

THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 9,
LOT 6B-1 USE BY SPECIAL REVIEW

LOCATED IN THE NW ¼ OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

CONSTRUCTION OF A TELECOMMUNICATION FACILITY ATOP THE BUILDING ASSOCIATED WITH SDP15-0016, CONSISTING OF (3) SECTORS WITH A TOTAL OF (3) BALLAST MOUNTS, (3) FIBERGLASS REINFORCED PANELS (FRP) FOR SCREENING, (12) ANTENNAS, (12) RADIOS, (3) RAYCAPS, EQUIPMENT ROOM & SERVICE EQUIPMENT.

1. FACILITY DESIGNED IN ACCORDANCE WITH TOWN OF CASTLE ROCK REGULATIONS.

2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.

3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION

SITE NAME: DEN LOUIE

PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATIONS FACILITY

TOWER TYPE: 27'-4" ROOFTOP

SITE ADDRESS: 3990 LIMELIGHT AVE.
(E911 ADDRESS TBD) CASTLE ROCK, CO 80109
(DOUGLAS COUNTY)

JURISDICTION: TOWN OF CASTLE ROCK

AREA OF CONSTRUCTION: 2,000 ± SQ. FT. (LEASE AREA)

LEGAL DESCRIPTION: LOT 6B-1, THE MEADOWS FILING 17, AREA NO.4, AMENDMENT NO. 9 ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

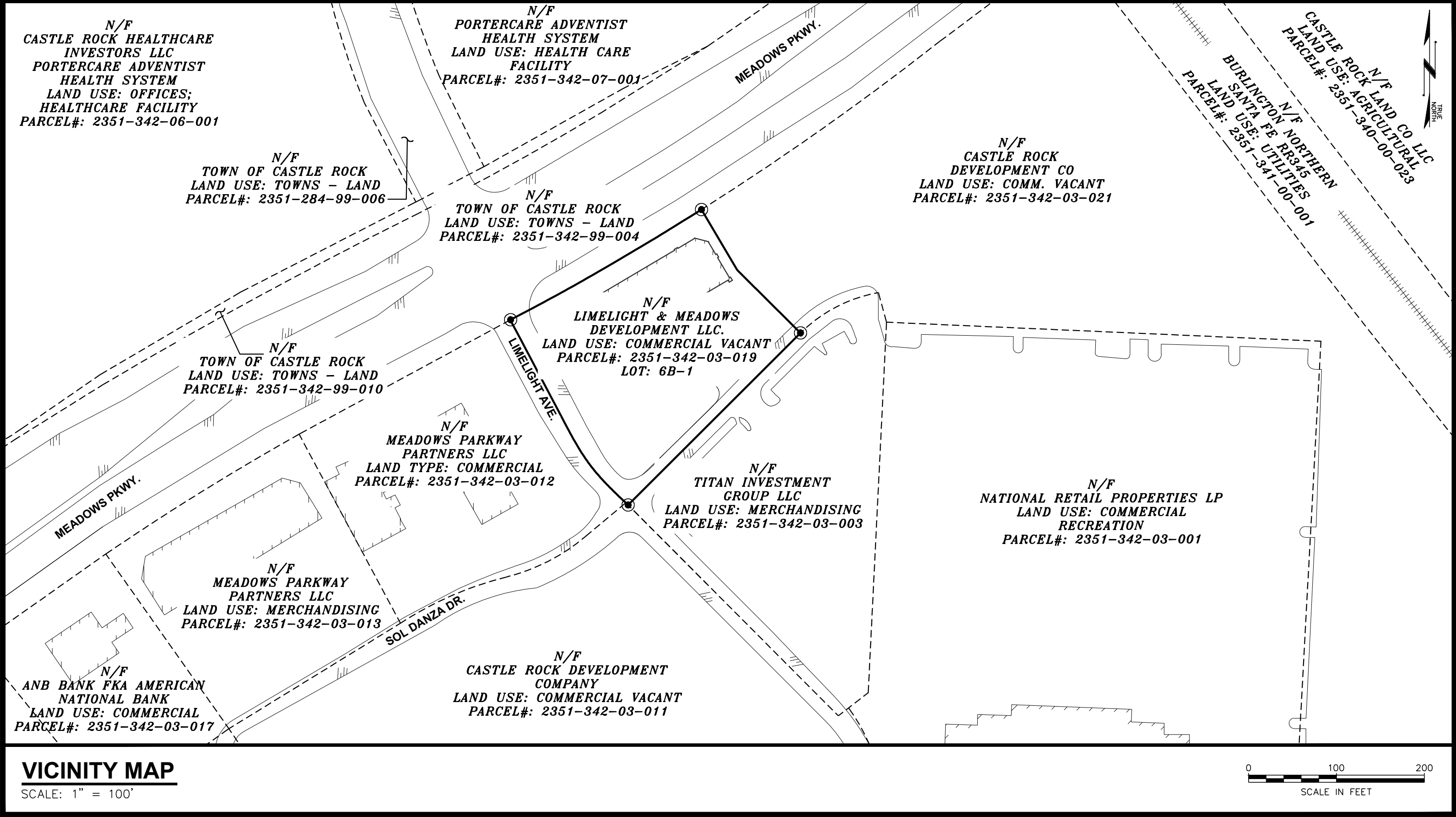
PRESENT OCCUPANCY TYPE: VACANT

STATE PARCEL ID: 2351-342-03-019

COUNTY ACCOUNT #: R0484773

ZONING: MEADOWS FOURTH AMENDMENT PD

PROJECT INFORMATION



NOTE: FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A REVISED SITE IMPROVEMENT PLAN OF THE PHASE FOR WHICH A PERMIT IS REQUIRED AND SHALL RECEIVE APPROVAL FROM THE REVIEW BODY PRIOR TO ISSUANCE OF A BUILDING PERMIT.

WIRELESS SITE NOTES:

- THE TOWN OF CASTLE ROCK ENGINEERING DIVISION (ENGINEERING) HAS REVIEWED THIS DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH ENGINEERING'S CRITERIA. ENGINEERING ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE ADEQUACY OF THE IMPROVEMENTS DEPICTED IN THE DOCUMENT LIES SOLELY WITH THE OWNER OF THE IMPROVEMENTS.
- WHEN APPLYING FOR ENGINEERING PERMITS THE CONTRACTOR WILL SHOW A COPY OF THE APPROVED SITE IMPROVEMENT PLAN, INCLUDING ALL REQUIRED ORIGINAL SIGNATURES OF TOWN OFFICIALS, FOR ENGINEERING FILE NUMBER DV 2016-_____.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF CASTLE ROCK ENGINEERING DIVISION INSPECTION SECTION, 303-660-7487, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED SET OF THE SITE IMPROVEMENT PLAN, ACCEPTED BY THE DOUGLAS COUNTY ENGINEER, AT THE JOB SITE AT ALL TIMES.
- THE SITE WORK WILL INVOLVE NO WORK WITHIN THE TOWN OF CASTLE ROCK ROW. THERE WILL BE NO STREET PAVEMENT CUTS OR CUTS OF THE PUBLIC CURB AND GUTTER. NO PIPES WILL DRAIN INTO THE GUTTER.
- ACCESS TO THE SITE WILL BE BY WAY OF EXISTING ACCESS DRIVE TO AND FROM 3990 LIMELIGHT AVE, CASTLE ROCK, CO 80109.
- THE IMPROVEMENTS FOR THIS PROJECT ARE EXPECTED TO GENERATE 2 VISITS PER MONTH:
- 0 CUBIC YARDS OF SOIL WILL BE EXPORTED FROM THE SITE.
- 0 CUBIC YARDS OF SOIL WILL BE IMPORTED TO THE SITE.
- ALL IMPROVEMENTS IDENTIFIED AS "NEW" OR "PROPOSED" WILL BE CONSTRUCTED WITH THIS PROJECT.
- APPROVAL OF THIS USE BY SPECIAL REVIEW PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.

WIRELESS SITE NOTES

SITE CONSTRUCTION MANAGER:
NAME: VERIZON WIRELESS
ADDRESS: 3131 S VAUGHN WAY, SUITE 550
CITY, STATE, ZIP: AURORA, CO 80014
CONTACT: CHAD WEBER
PHONE: (303) 873-2620

RF ENGINEER:
NAME: VERIZON WIRELESS
ADDRESS: 3131 S VAUGHN WAY, SUITE 550
CITY, STATE, ZIP: AURORA, CO 80014
CONTACT: BILL KOWALCHUK

SITE APPLICANT:
NAME: GLOSSER CONSULTING
ADDRESS: MARK PLAZ
PHONE: (303) 915-3428

LEAD ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 5545 W 56TH AVE, UNIT E
CITY, STATE, ZIP: ARVADA, CO 80002
CONTACT: NICHOLAS M. CONSTANTINE, P.E.
PHONE: (303) 566-9914

PROPERTY OWNER:
NAME: LIMELIGHT & MEADOWS DEVELOPMENT LLC
ADDRESS: 15530 E BRONCOS PKWY, UNIT 300
CITY, STATE, ZIP: CENTENNIAL, CO 80112
CONTACT: GREG ARMSTRONG
PHONE: (303) 759-4030

UTILITIES:
POWER COMPANY: IREA
CONTACT: CUSTOMER SERVICE
PHONE: (303) 666-3100
ADDRESS: 8486 N HWY 95
CITY, STATE, ZIP: SEDALIA, CO 80135

SURVEYOR:
NAME: ALTURA LAND CONSULTANTS
ADDRESS: 6551 S REVERE PKWY, SUITE 165
CITY, STATE, ZIP: ENGLEWOOD, CO 80111
CONTACT: JESUS A. LUGO, P.L.S.
PHONE: (720) 468-1303

CONTACT INFORMATION

LATITUDE: N 39° 24' 11.89" (NAD '83)"
LONGITUDE: W 104° 52' 53.16" (NAD '83)"
ELEVATION: 6125' (NAVD '88)"
BENCHMARK: NGS CONTROL POINT "N 393", ELEVATION 6222.12 FEET (NAVD 88)
BASIS OF BEARINGS: THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83).
CLASSIFICATION: THIRD
MINIMUM GEOMETRIC ACCURACY STANDARD: 5.0cm + 1:10,000
*INFORMATION PROVIDED BY 1A CERTIFICATION DOCUMENT BY JESUS A. LUGO DATED JUNE 8, 2016.

1-A COORDINATES

SHEET:	DESCRIPTION:
1 OF 3	COVER SHEET
2 OF 3	SITE PLAN AND EQUIPMENT PLANS
3 OF 3	BUILDING ELEVATIONS
REV	DATE
SHEET INDEX	

SHEET TITLE:

COVER SHEET

REVISION:

2

SHEET NUMBER:

1 OF 3

TEP #: 63931.36683

PREPARED BY:

TOWER ENGINEERING PROFESSIONALS

5545 W 56TH AVE., UNIT E

ARVADA, CO 80002

OFFICE: (303) 566-9914

FAX: (303) 566-9916

2025-08-25-16

DEVELOPMENT

2025-08-05-16

DEVELOPMENT

2025-06-27-16

DEVELOPMENT

DATE

ISSUED FOR:

DRAWN BY: KES

CHECKED BY: NMC

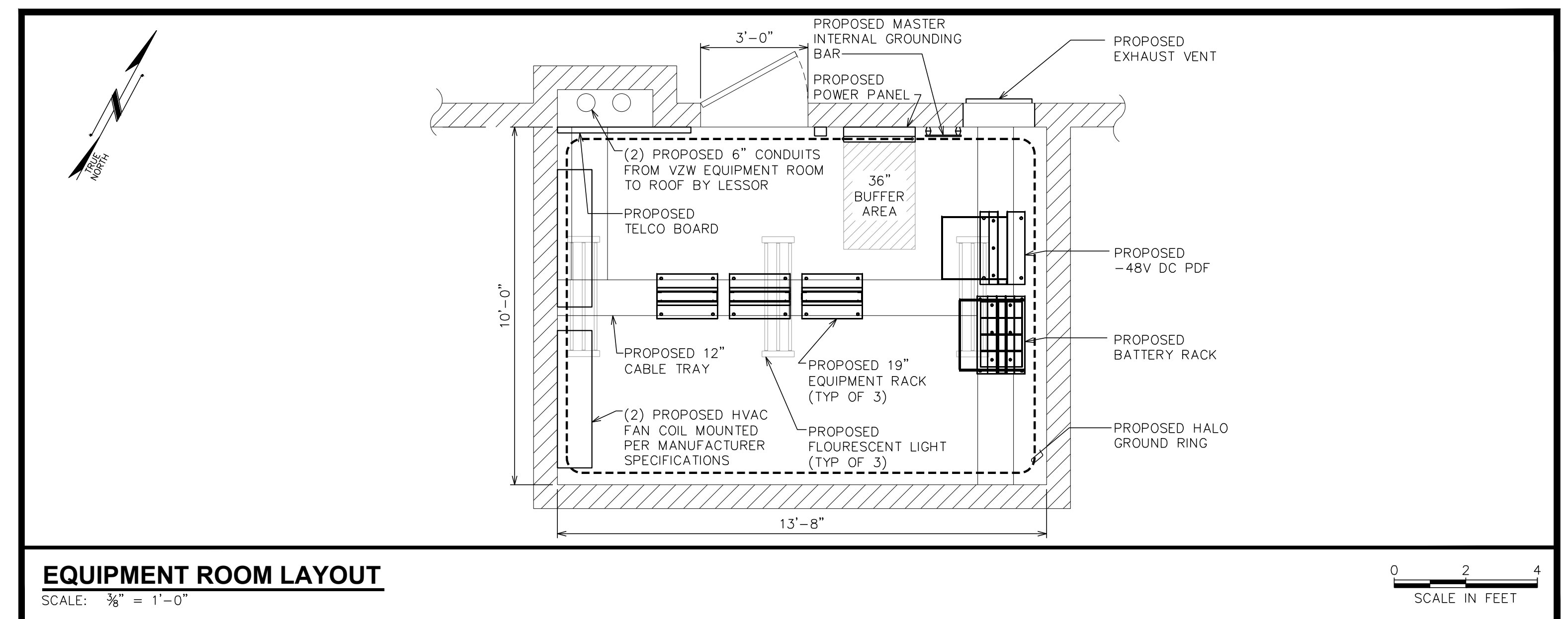
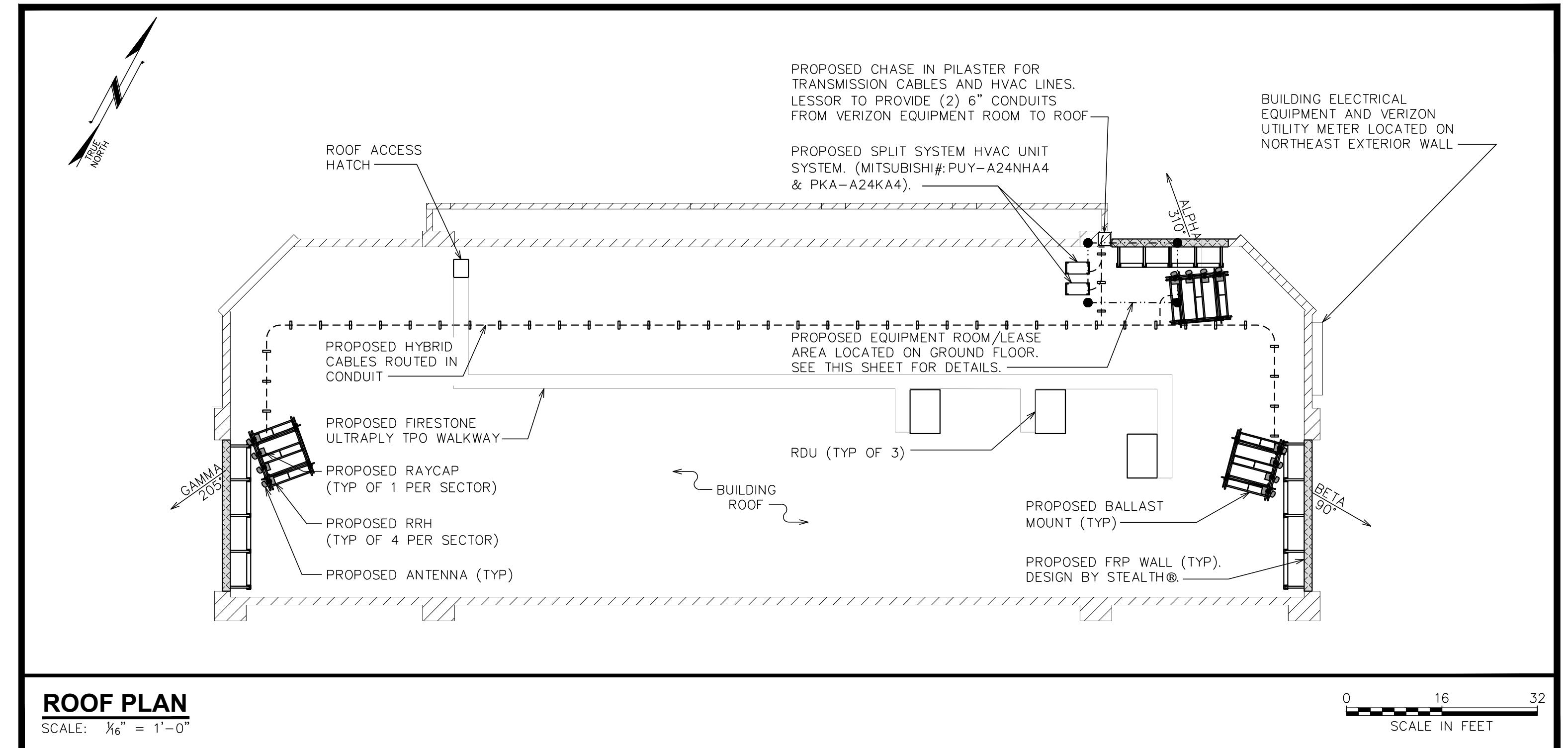
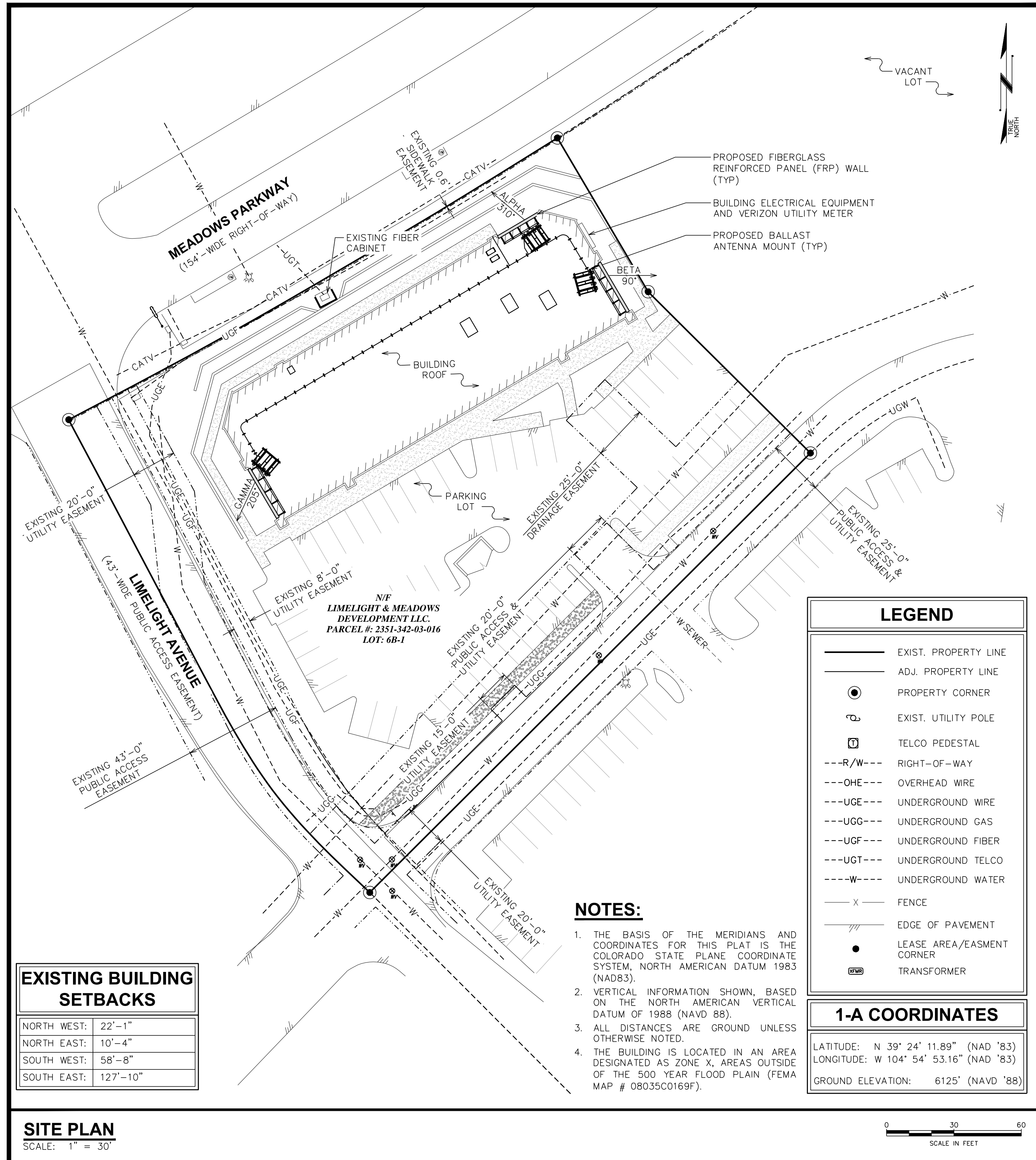
PROJECT INFORMATION:

THE MEADOWS FILING 17,
AREA NO. 4, AMENDMENT
NO. 9, LOT BB-1 USE BY
SPECIAL REVIEW
PROJECT NO. USR16-0006

3990 LIMELIGHT AVE.
CASTLE ROCK, CO 80109
(DOUGLAS COUNTY)

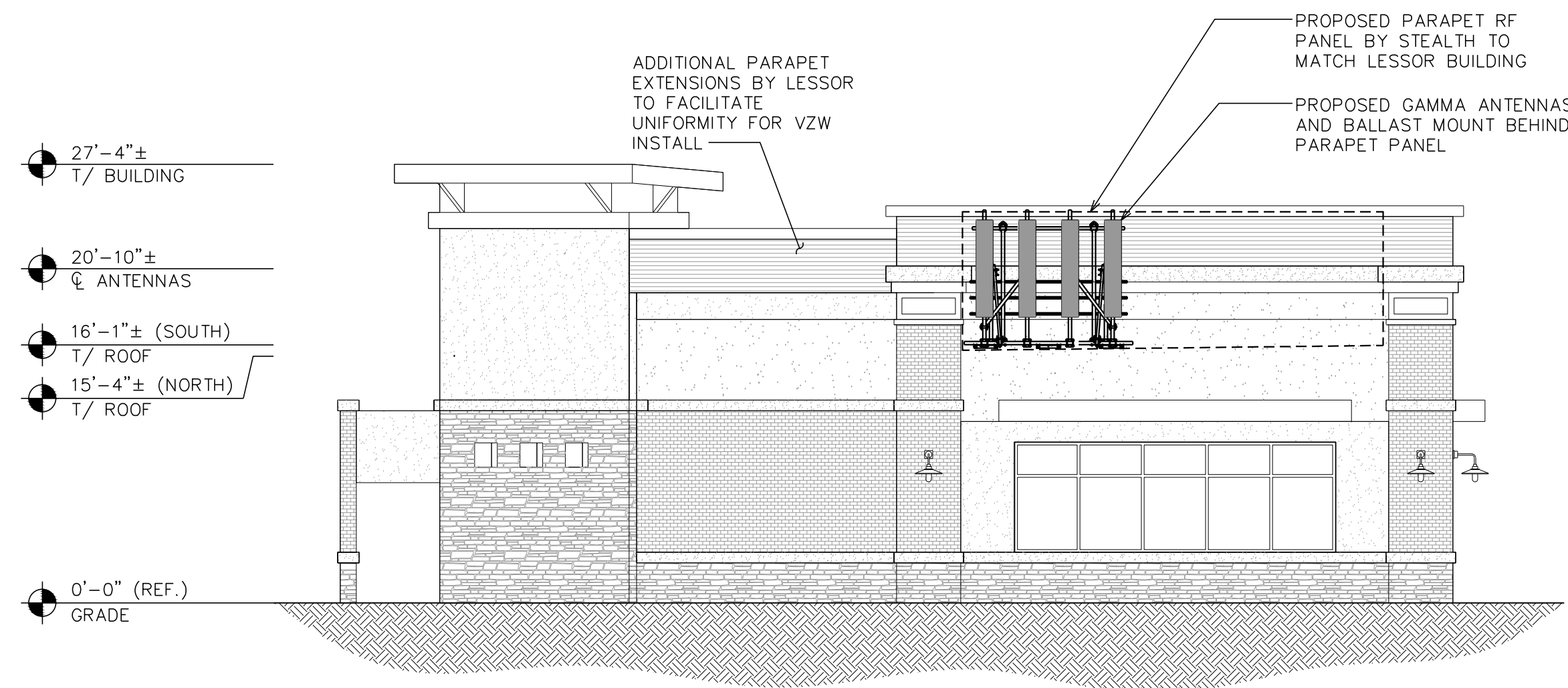
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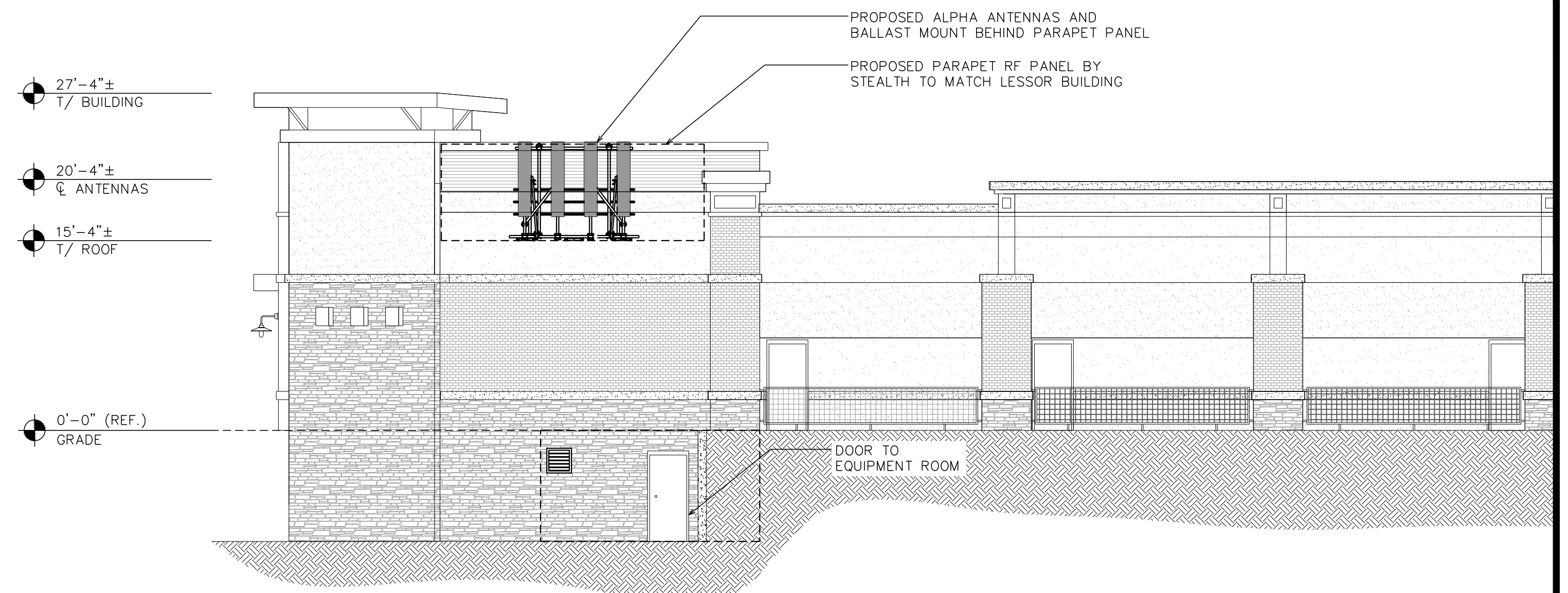


SHEET TITLE: SITE PLAN & EQUIPMENT PLANS		REVISION: 2	PREPARED BY: TOWER ENGINEERING PROFESSIONALS 5545 W 56TH AVE., UNIT E ARVADA, CO 80002 OFFICE: (303) 566-9914 FAX: (303) 566-9916	PROJECT INFORMATION: THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 9, LOT BB-1 USE BY SPECIAL REVIEW PROJECT NO. USR16-0006 3990 LIMELIGHT AVE. CASTLE ROCK, CO 80109 (DOUGLAS COUNTY)	
SHEET NUMBER: 2 OF 3		TEP #: 63931.38683		2 08-25-16 DEVELOPMENT 1 08-05-16 DEVELOPMENT 0 06-27-16 DEVELOPMENT REV DATE ISSUED FOR: DRAWN BY: KES CHECKED BY: NMC	

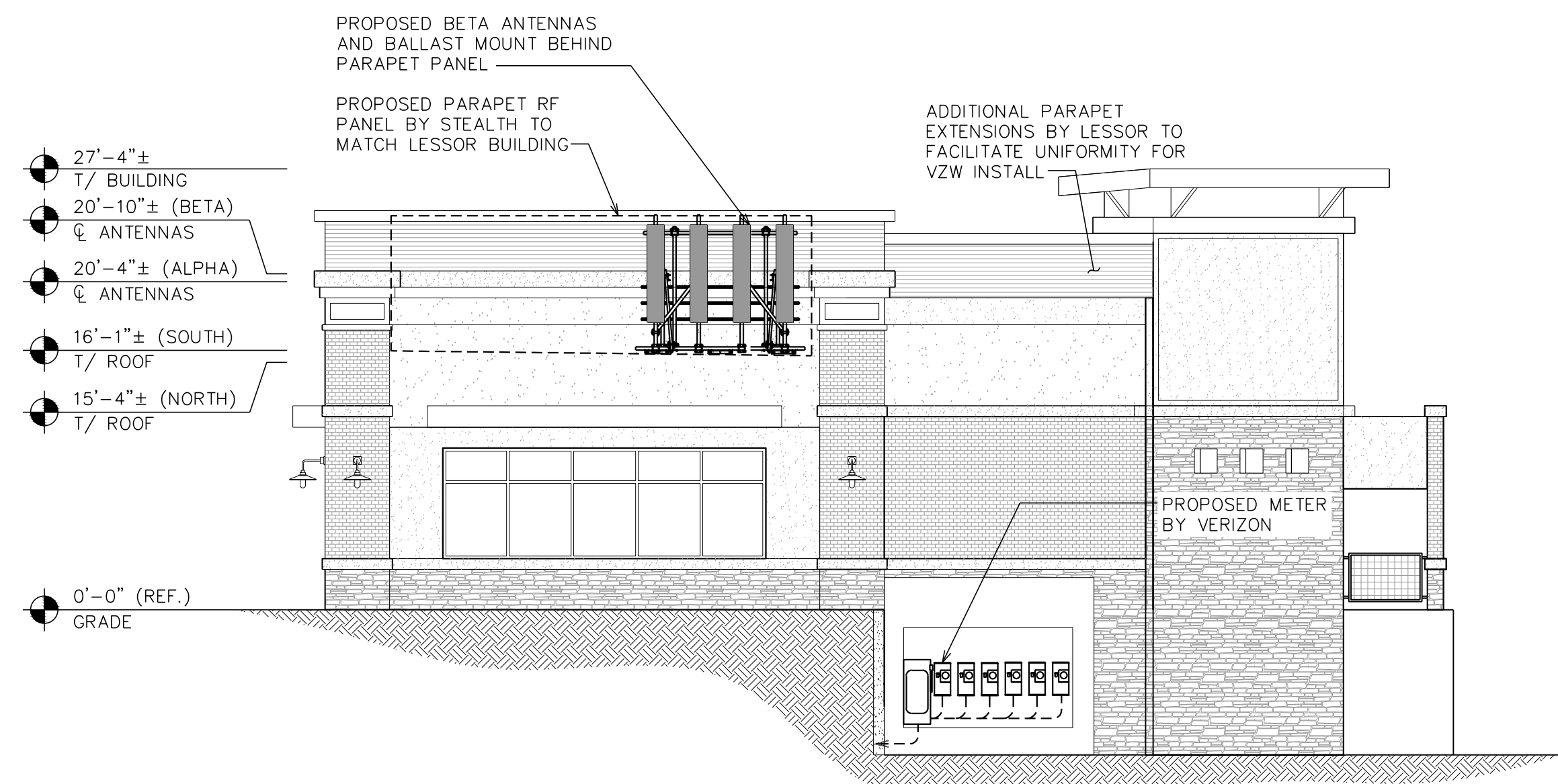
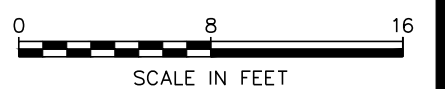
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WEST ELEVATION
SCALE: 1/8" = 1'-0"

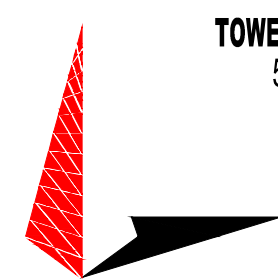


NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SHEET TITLE: BUILDING ELEVATIONS		REVISION: 2	<div>PREPARED BY: TOWER ENGINEERING PROFESSIONALS 5545 W 56TH AVE., UNIT E ARVADA, CO 80002 OFFICE: (303) 566-9914 FAX: (303) 566-9916</div> 	PROJECT INFORMATION: THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 9, LOT BB-1 USE BY SPECIAL REVIEW PROJECT NO. USR16-0006 3990 LIMELIGHT AVE., CASTLE ROCK, CO 80109 (DOUGLAS COUNTY)	
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