

Location and Extent Staff Report

DATE: APRIL 25, 2024
TO: DOUGLAS COUNTY PLANNING COMMISSION
FROM: ERIC PAVLINEK, PRINCIPAL PLANNER *EP*
JEANETTE BARE, AICP, PLANNING MANAGER *JB*
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES *SK*
SUBJECT: 8008 Y CAMP ROAD – LOCATION AND EXTENT

PROJECT FILE: LE2024-011

OWNER:
CITY & COUNTY OF DENVER
1600 W 12TH AVE
DENVER, CO 80204

APPLICANT:
DOUGLAS COUNTY SHERIFF'S OFFICE
4000 JUSTICE WAY
CASTLE ROCK, CO 80104

PLANNING COMMISSION HEARING:

MAY 6, 2024 @ 6:00 PM

I. EXECUTIVE SUMMARY

Douglas County Sheriff's Office (DCSO) requests approval of a Location and Extent (L & E) application to construct a 185-ft communications tower on property owned by the City and County of Denver. The project site is in the southwest portion of the County, located approximately 25 miles north of Woodland Park. The new tower will improve radio communications for emergency service providers in the area and will work in concert with other public safety communication towers.

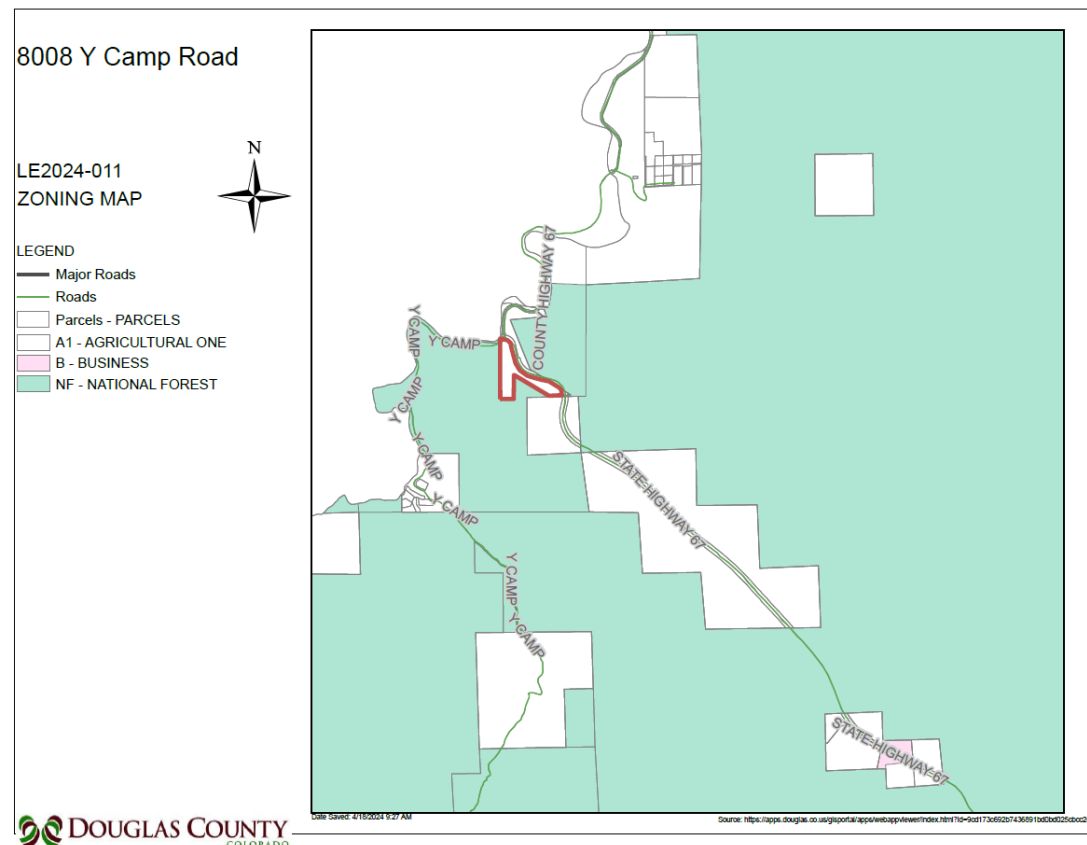
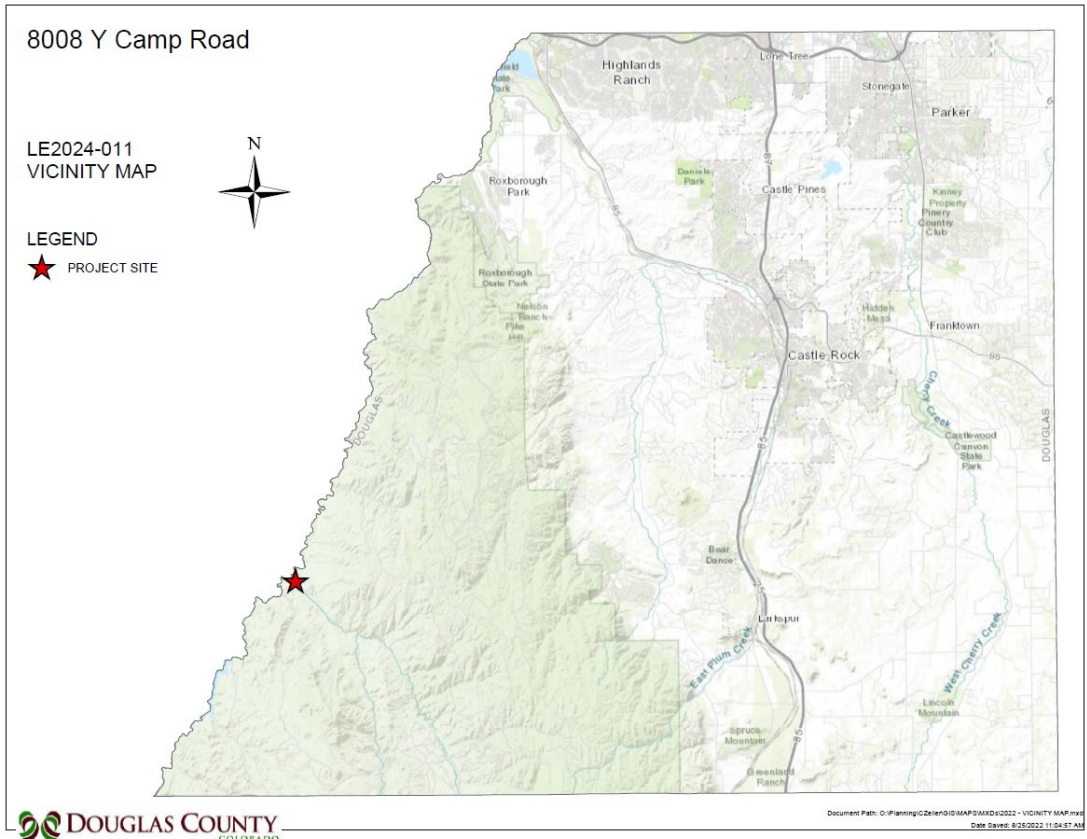
II. REQUEST

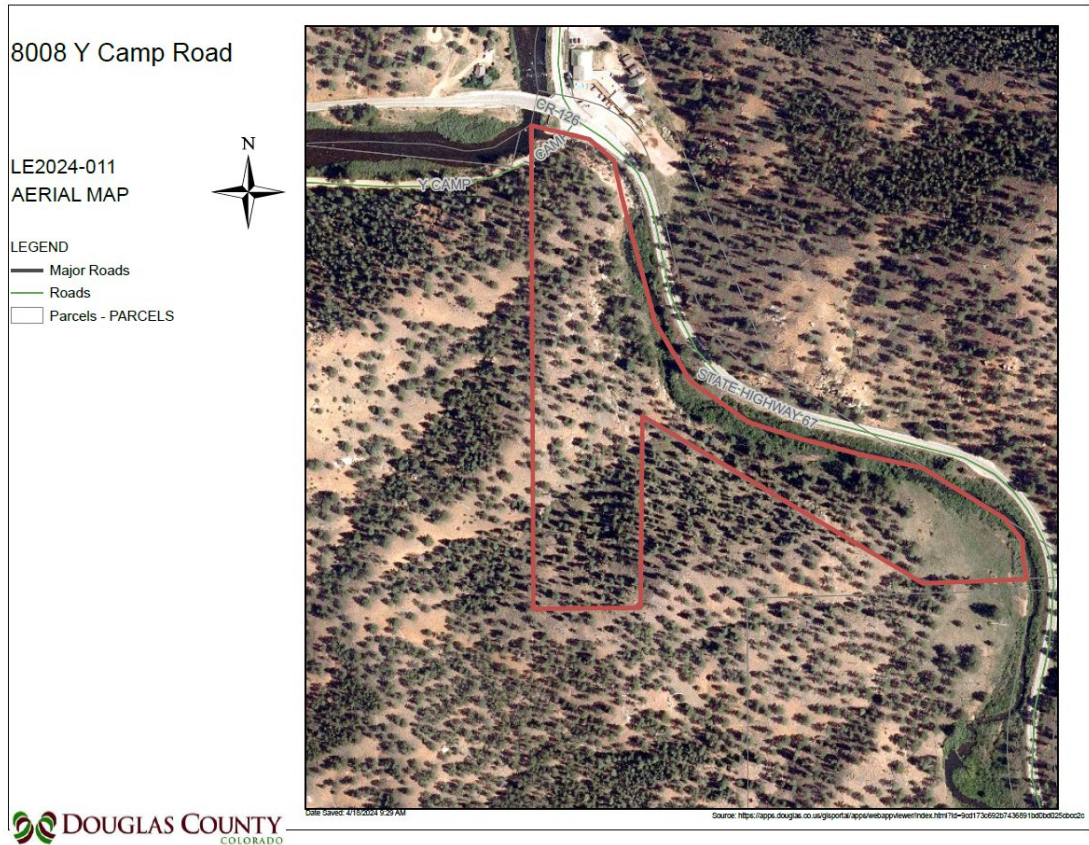
A. Request

The DCSO requests approval of a L & E application for the construction of a 185-ft communications tower necessary to improve radio coverage for government agencies throughout the County.

B. Location

The project site is located near Deckers, southwest of the intersection of State Highway 67 and Jefferson County Road 126. The following vicinity, zoning, and aerial maps highlight site location and existing conditions.





C. Project Description

The applicant is proposing to construct a 185-ft communications tower and install ground equipment on a parcel owned by the City and County of Denver. The improvements will be located within a 10,000 square foot easement granted by the property owner. The proposed project will include the following:

- 185-ft self-support lattice tower
- Prefabricated, 16-ft by 24-ft equipment building
- 370-gallon diesel belly tank
- 50 kW diesel generator
- Utility H-frame structure
- 7-foot chain link perimeter fence topped with 3 strands of barb wire
- Retaining walls as necessary to flatten out the compound site

The proposed lattice tower's height will be 185 feet. The applicant indicates that this height is required to provide coverage due to the varying topography of the area. The tower height will also work in concert to communicate with other public safety communication towers. A 10-foot-tall lighting rod will be installed on the top of the tower as depicted on the elevation detail. A warning light is also shown on the elevation to be mounted at the top of the tower. Staff has requested that the applicant clarify the intended purpose and frequency of use of this light. A light is not

necessary for FAA compliance and has not typically been proposed for other Sheriff's communication towers in the rural portions of the County.

The communication tower and related equipment is sited on the western portion of the property. According to the applicant's narrative and community impact report, the closest building is over 1,000 feet away. To help mitigate visual impacts of the tower at longer distances, the tower is designed as a free-standing open lattice metal structure. The new communication tower system will include an equipment building and other ground equipment within the fenced compound. Existing vegetation will help screen the ground-mounted elements. The project has been designed to locate the tower and other necessary equipment in close proximity with each other to minimize the overall disturbance to the natural landscape.

Access to the communication tower will be from a new service road that will be constructed from the existing Y Camp Road. Y Camp Road connects to Highway 67 and provides access to a fishing club and youth camp. The service road to the compound area will be gated.

Construction activity is expected to be minimal and project completion is expected in eight weeks. Once operational, it is anticipated that the proposed facility will generate minimal traffic consisting of operations personnel visiting the project area once a month.

III. CONTEXT

A. Background

The DCSO has developed a multi-phased plan with new communication towers and equipment necessary to improve radio coverage throughout the County. Several towers have been approved by the Planning Commission in recent years including towers at the Douglas County School District Stone Canyon Outdoor Adventures and Central Park in Highlands Ranch.

According to the applicant, this location was chosen to balance the locational and operational requirements with the potential impacts from the placement of the communication tower. Within the Deckers area most of the suitable radio tower sites are held by the Forest Service and the approval process for new radio towers is difficult and lengthy. Because of these constraints, the County worked with Denver Water to acquire the easement for the tower, equipment, and access.

B. Adjacent Land Uses and Zoning

The subject property totals approximately 15.38 acres and is located within the Agricultural One (A-1) zone district. The parcel is located on property owned by the City and County of Denver. The following table reflects other zone districts and land uses within the immediate area.

	Zoning	Land Use
North	National Forest	Pike National Forest
South	National Forest	Pike National Forest
East	National Forest	Pike National Forest
West	National Forest	Pike National Forest

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The area is heavily forested and has steep terrain. The self-support tower will be engineered and secured to a concrete foundation. The A-1 zone district does require a 50-foot setback between structures and all side and rear property lines for parcels between 9 and 34.9 acres in size. The tower is located a minimum of 50 feet from the north, east, and south property lines, but its distance from the west property line is approximately 38 feet. The applicant indicates that the lesser setback is necessary to site the tower in an area with significant topographic constraints.

B. Access

Access for installation purposes is provided from Highway 67 and Y Camp Road. A service road will be constructed to connect to Y Camp Road. A roadside gate will control access to the service road and the fenced compound area.

C. Drainage and Erosion

The applicant is responsible for preparation of site-specific engineering plans, which will include a Grading Erosion and Sediment Control (GESCC) Plans and Report and Phase III Drainage Report.

D. Floodplain

The project site is located outside of any known floodplain.

V. PROVISION OF SERVICES

A. Fire Protection

North Fork Fire Protection District provides fire and emergency medical services to the site. At the writing of the staff report, no response has been received from the District.

B. Sheriff Services

The DCSO provides emergency services to the site. At the writing of the staff report, no response had been received from the DCSO or DCSO E911. Office of Emergency Management reviewed the request and has no concerns.

C. Water and Sanitation

No water or sanitation service demands are generated by the proposed project.

D. Utilities

Area utility service providers were provided a referral on this application. Xcel Energy reviewed the request and has no apparent conflict. No other utility provider issued comments at the writing of the staff report.

E. Other Required Processes and Permits

In addition to the L & E approval, the following permits and other approvals will be required prior to commencement of construction:

- Public Works Engineering
 - GESC Plan and Permit
- Douglas County Building Division
 - Building and Electrical Permits

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to abutting property owners. At the preparation of the staff report, no adjacent property owners or members of the public commented on the proposal.

Referral response requests were sent to referral agencies on April 15, 2024. Referral responses are due at the conclusion of the referral period on April 29, 2024, or prior to the Planning Commission hearing. Agency responses received to date are included as an attachment to this staff report.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the public safety communication tower will improve overall radio coverage throughout the county, increase penetration of radio signals into buildings, and reduce radio busy signals during heavy use and critical incidents.

Should the Planning Commission approve the L & E request, the applicant will be required to receive final approval of all necessary permits prior to project commencement.

ATTACHMENTS	PAGE
Douglas County Land Use Application	8
Applicant’s L & E Narrative & Community Impact Report.....	9
Vicinity Map	13
Zoning Map	14
Aerial Map.....	15
Initial Referral Agency Response Report	16
Referral Agency Letters.....	17
Location and Extent Plan Exhibit	18

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY	
PROJECT NAME: <u>8008 Y Camp Rd</u>	PROJECT FILE #: <u>LE2024-011</u>
PROJECT TYPE: <u>Location and Extent</u>	PLANNING FEES: _____
MARKETING NAME: <u>Deckers Public Safety Communication Tower</u>	ENGINEERING FEES: _____
SITE ADDRESS: <u>8008 Y Camp Rd.</u>	TOTAL FEES: _____
OWNER(S):	RELATED PROJECTS: <u>PS2023-066</u>
Name(s): <u>City and County of Denver (Denver Water)</u>	_____
Address: <u>1600 W. 12th Ave. Denver, CO 80204</u>	_____
Phone: _____	_____
Email: _____	_____
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)	_____
Name: <u>Capt. Troy McCarty</u>	_____
Address: <u>4000 Justice Way Castle Rock, CO 80104</u>	_____
Phone: <u>303-660-7569</u>	_____
Email: <u>tmccarty@dcsheriff.net</u>	_____

LEGAL DESCRIPTION:

Subdivision Name: Tract in S1/2 NE1/4 21-9-70 lying S of Hwy 67 15.38 AM/L

Filing #: - Lot #: - Block #: - Section #: 21 Township: 9N Range: 70W

STATE PARCEL NUMBER(S): 2613-210-00-004

ZONING:

Present Zoning: A-1 Proposed Zoning: A-1 Gross Acreage: 15.4

Gross Site Density (DU per AC): 0 # of Lots or Units Proposed: 0

SERVICE PROVIDERS:

Fire District: North Fork Metro District: NA Gas: NA

Water: NA Sewer: NA Electric: CORE

Roads: Public Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. **I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.**

Troy McCarty 8316
Applicant Signature

4-8-24
Date

**LOCATION & EXTENT NARRATIVE
DECKERS PUBLIC SAFETY COMMUNICATION TOWER
8008 Y CAMP ROAD SEDALIA, CO 80135**

Request:

This request is for approval of a Location and Extent for the 185-foot Deckers Public Safety Communication Tower located on City and County of Denver (Denver Water) property near Deckers at 8008 Y Camp Road. This site was chosen for because it provides the greatest area of radio coverage in the Deckers area along State Highway 67.

Location:

The parcel is located southwest portion of Douglas County of the intersection of State Highway 67 in Douglas County and Jefferson County Road 126 (Deckers Road), near the Deckers Store. The site is 25 miles north of Woodland Park in Teller County and 25 miles southwest of Sedalia. The proposed access road is on the south side of Y Camp Road approximately 150 feet west of its intersection with State Highway 67.

Background:

To improve radio coverage, the Douglas County Sheriff's Office (DCSO) developed a multi-phase plan for new communication towers and equipment throughout Douglas County. This has improved overall radio coverage throughout the county, increased penetration of radio signals into buildings, and reduced radio busy signal during heavy use and critical incidents. All first responders, police departments, State Patrol, Sheriff's Office, fire departments, school district, road and bridge, parks, and other agency radio users traveling through Douglas County have access the communication system.

To the extent feasible, the Deckers location was chosen to balance the locational and operational requirements with the potential impacts from the placement of public safety communication towers. In the Deckers area most of the suitable radio tower sites are held by the Forest Service. The Forest Service approval process for new radio towers is difficult and lengthy, so privately-owned locations were sought.

The City and County of Denver owns most of the remaining privately available parcels along State Highway 67 in anticipation of the Two Forks reservoir project. The County negotiated with the City and County of Denver to obtain a tower location lease in exchange for tower space for its Denver Water radio infrastructure on the tower. The City and County of Denver provided land for DCSO to place a tower to improve radio coverage in the Deckers area as well as improving Denver Water's radio coverage in the area.

The proposed Decker tower will fill in some coverage gaps along Highway 67 that cannot be reached by the West Creek tower on Rampart Range Road. Due to distance and elevation, the Deckers tower will be a standalone tower as it does not have line-of-sight to other towers and will rely on a fiber optic cable for its backhaul to the communications network.

Site:

The tower would be constructed at 8008 Y Camp Road which is south of the intersection of State Highway 67 in Douglas County and Jefferson County Road 126 (Deckers Road). The proposed Deckers tower is on a 100-foot by 100-foot (10,000 square feet) easement granted by the City and County of Denver. The County negotiated an easement for the tower, equipment, and access.

This project includes the construction of the following:

- On-site constructed 185-foot lattice telecommunication tower
- Pre-fabricated, 16-foot by 24-foot equipment structure (under the tower)
- 50kW diesel generator
- 370-gallon diesel belly tank
- 7-foot chain link fence with barbed wire for the 80 by 55-foot enclosure

The tower is in the most south-central portion of the property and over 1,000-feet away from the nearest building which is the Deckers store and restaurant. There are no residences or other habitable structures closer. The YMCA Camp (Y Camp) is 1.5 miles to the south with higher intervening topography. The Deckers location provides for a relatively larger coverage area considering the winding South Platte River canyon and steep topography.

Due to siting constraints from steep topography to the east and narrow parcel, the tower support structure will be approximately 38 feet from the western property line shared with the Pike National Forest. The equipment structure will be approximately 42 feet from the western property line. The northern property line is approximately 1000 feet away with the southern property line being 450 feet away.

There will be no water and sewer demand for the proposed tower and associated equipment. A CORE (fka IREA) electrical line will supply power to the tower. Fiber optic cable will be branched from the main cable located in State Highway 67. A propane tank and generator will supply backup power for the tower.

The tower will not interfere with electrical systems or cellular communications as the public safety communication network operates on its own frequency, 800 MHz, so the possibility of interference is extremely unlikely. There will be no private cellular providers allowed on the tower and will only be for government uses. This tower will be advantageous for the public safety radio system along the South Platte River and State Highway 67.

Vegetation and trees will be cleared in an area large enough to serve as a fire break for the tower and to prevent damage to the site from falling trees. Douglas County will coordinate wildfire mitigation and site clear with the appropriate county agencies.

Visibility:

The 185-foot height is needed to provide coverage in the varying topography of southwest Douglas County along State Highway 67 and work in concert with other towers. At 185 feet in height, a warning light is not required by the FAA. The tower itself will be visible from various

vantage points along State Highway 67, but the open nature of the lattice structure somewhat reduces its visibility at longer distances.

There will be visual impacts from placing a new tower where none was before. The tower requires substantial height from the ground to provide adequate radio coverage in the challenging topography of the South Platte River corridor. The tower will have visibility when looking from the north and south along State Highway 67, but the view will not be continuous as the highway follows the curves of the South Platte River and Horse Creek. Some of the properties along south State Highway 67 and near Deckers will be able to see the upper portion of the tower. The surrounding foothills and forest will provide a backdrop to screen views of much of the lower portion of the tower. The tower itself is situated over 200 feet above and 500 feet west of State Highway 67 and Horse Creek and this distance and topography change will help screen the base of the tower from the passing roadway users.

Access:

The site will be accessed from the via a yet-to-be-constructed 1,000-foot service road on the south side of Y Camp Road. A roadside gate will control access to the service road and the 80 by 55-foot fenced enclosure. A temporary access impact will be the construction traffic during the approximate eight (8) weeks it will take to construct the tower and install equipment. The construction crew generally makes one trip into and out of the site per day.

As part of the contract to construct the tower, the contractor is responsible for repairing damages to adjoining roadways. It is anticipated that the access road will require nominal improvements to make it passable for construction equipment. From the entrance, the access road will go south for approximately 1,000 feet to the site.

Any needed construction related to Y Camp Road or to access the site will comply with the Douglas County Roadway Design and Construction Standards, as required. A Phase III Drainage Report and any required Grading Erosion and Sediment Control (GES) permits will be submitted in accordance with County requirements prior to construction of the towers, equipment, and access. Once the tower is operational, a monthly maintenance and inspection trip, in a small maintenance truck or ATV will typically be required.

CMP Consistency:

This project also is consistent with the 2040 Douglas County Comprehensive Master Plan specifically Section 5 regarding Community Resources. To the extent feasible, the tower has been placed to balance the locational and operational requirements with the potential impacts from the placement of 185-foot public safety communication tower (CMP Policies 5-5A.2, 5-5B.1, and 5-5B.2). There will be visual impacts from placing any new tower within the County, where there were none before. The tower will have a nominal footprint on the ground and generally require less than a quarter acre for the tower's foundation and associated equipment.

The Sheriffs' Office communication tower promotes CMP Objective 5-6A that notes: "Provide coordinated law enforcement resources that correspond with population growth." Development

of public safety communication network in areas of the County with inconsistent coverage will help to ensure that emergency services can efficiently communicate in the rural areas of Douglas County. An improved and reliable communication network is an important resource for law enforcement and other agencies to serve the increasing visitation and recreational uses along the South Platte River and Pike National Forest.

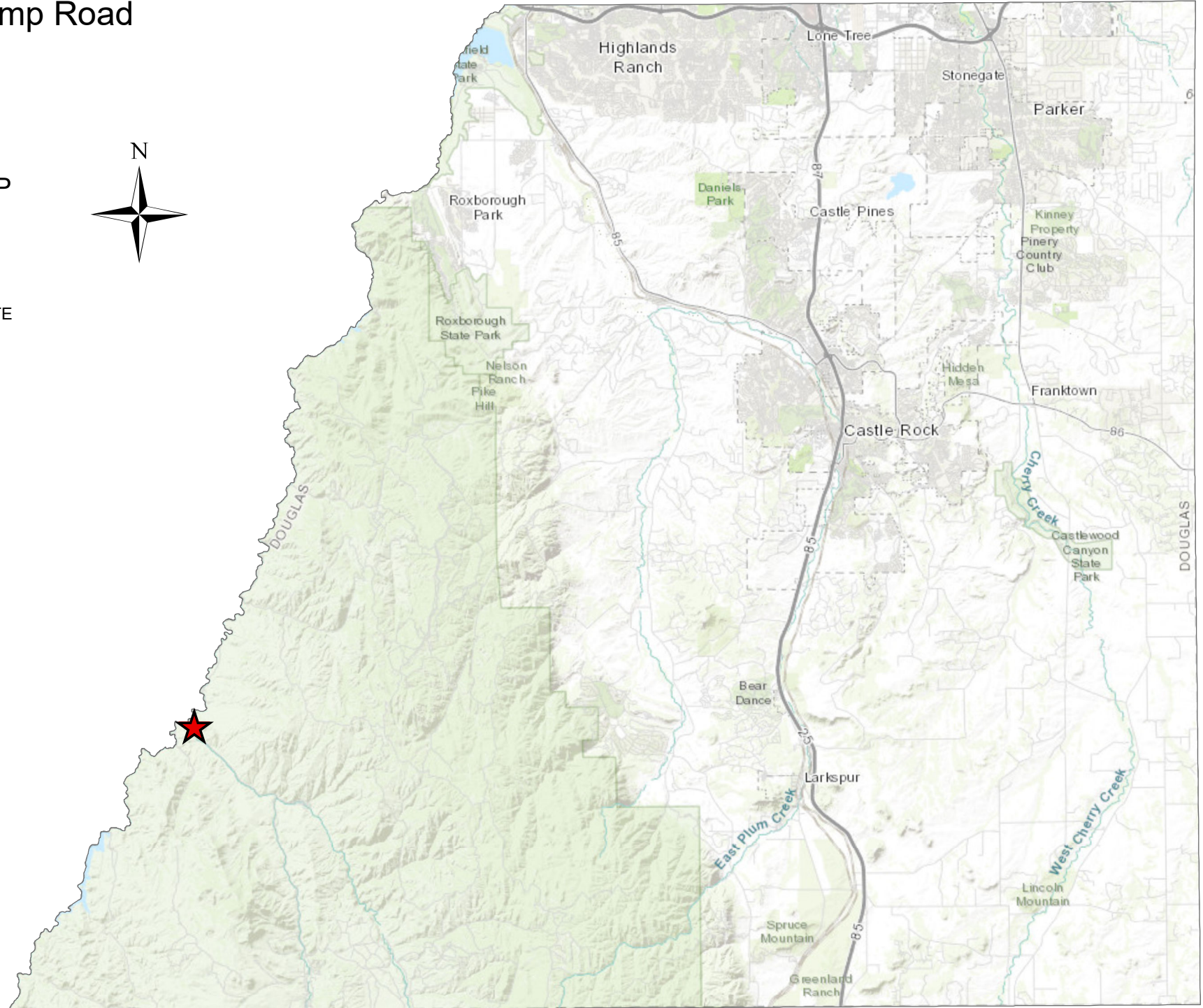
8008 Y Camp Road

LE2024-011
VICINITY MAP



LEGEND

 PROJECT SITE



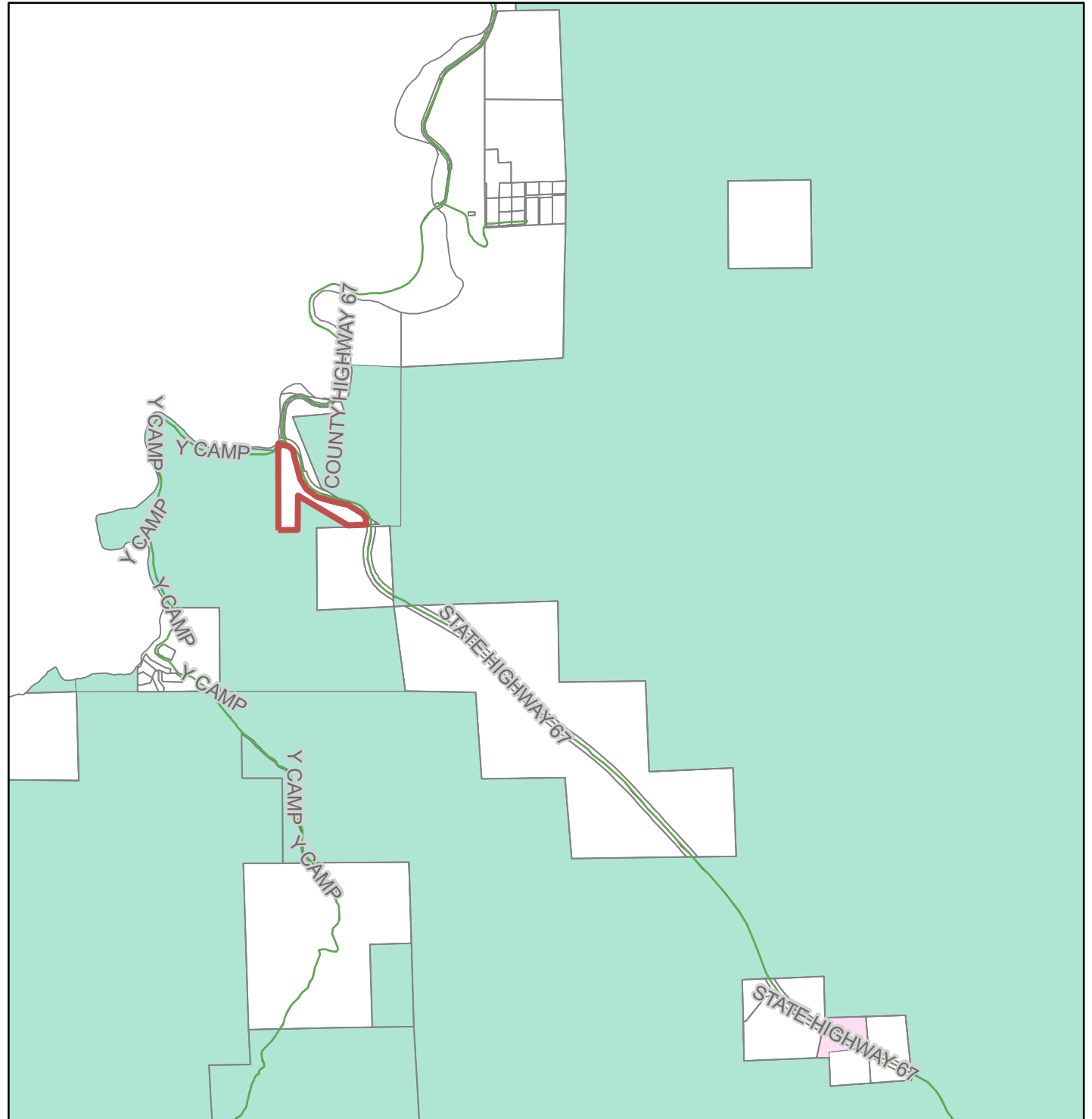
8008 Y Camp Road

LE2024-011
ZONING MAP



LEGEND

- Major Roads
- Roads
- ▭ Parcels - PARCELS
- ▭ A1 - AGRICULTURAL ONE
- ▭ B - BUSINESS
- ▭ NF - NATIONAL FOREST



8008 Y Camp Road

LE2024-011
AERIAL MAP



LEGEND

- Major Roads
- Roads
- Parcels - PARCELS



Initial Referral Agency Response Report**Project Name:** 8008 Y Camp**Project File #:** LE2024-011**Date Sent:** 04/15/2024**Date Due:** 04/29/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/15/2024	Verbatim Response: No comment.	No action required.
AT&T Long Distance - ROW		No response received as of staff report preparation.	
Black Hills Energy		No response received as of staff report preparation.	
Building Services	04/19/2024	Verbatim Response: Permit is required. Please visit Douglas County's website for requirements and contact 303-660-7494 if you have any questions.	Comments provided to applicant.
CenturyLink		No response received as of staff report preparation.	
Colorado Department of Transportation CDOT-Region # 1		No response received as of staff report preparation.	
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative		No response received as of staff report preparation.	
Denver Water Board		No response received as of staff report preparation.	
Douglas County Health Department		No response received as of staff report preparation.	
Engineering Services		No response received as of staff report preparation.	
Jefferson County Planning and Zoning		No response received as of staff report preparation.	
North Fork Fire Protection District		No response received as of staff report preparation.	
Office of Emergency Management	04/16/2024	Verbatim Response: OEM has no concerns with this project.	No action required.
Pike National Forest-US Forest Service		No response received as of staff report preparation.	
Sheriff's Office		No response received as of staff report preparation.	
Sheriff's Office E911		No response received as of staff report preparation.	
Wildfire Mitigation		No response received as of staff report preparation.	
Xcel Energy-Right of Way & Permits	04/16/2024	Summary of Response: Xcel Energy has no apparent conflict.	Comments provided to applicant.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

April 16, 2024

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

Re: 8008 Y Camp Road, Case # LE2024-011

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **8008 Y Camp Road** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

PROJECT DESCRIPTION
 INSTALLATION OF ANTENNAS, MICROWAVE DISHES, COAXIAL CABLE, AND ASSOCIATED MOUNTS ON A NEW 185' SELF SUPPORT TOWER.
 INSTALLATION OF A 16' X 24' UNMANNED EQUIPMENT SHELTER ON CONCRETE FOUNDATION.
 NEW ELECTRIC SERVICE TO SITE AND EQUIPMENT SHELTER. NO WATER SUPPLY OR SEWAGE TO/FROM THE SITE.

SITE NAME:
 DECKERS

SITE ADDRESS:
 8008 Y CAMP RD.
 SEDALIA, CO 80135

SITE COORDINATES
 LATITUDE - N 39° 15' 05.64"
 LONGITUDE - W 105° 13' 38.40"

8008 Y CAMP ROAD

DECKERS PUBLIC SAFETY COMMUNICATION TOWER

EAST- $\frac{1}{2}$ OF SECTION 21 TOWNSHIP 9 SOUTH, RANGE 7 WEST
 DOUGLAS COUNTY COLORADO
 15.38 ACRES

SITE INFORMATION

LANDLORD
 CITY AND COUNTY OF DENVER
 1600 W. 12TH AVE
 DENVER, CO 80204

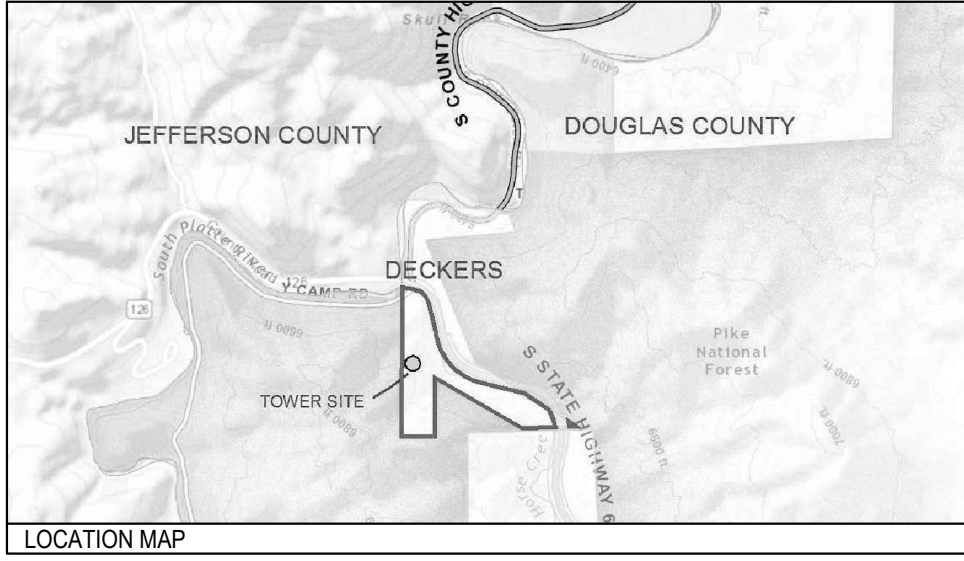
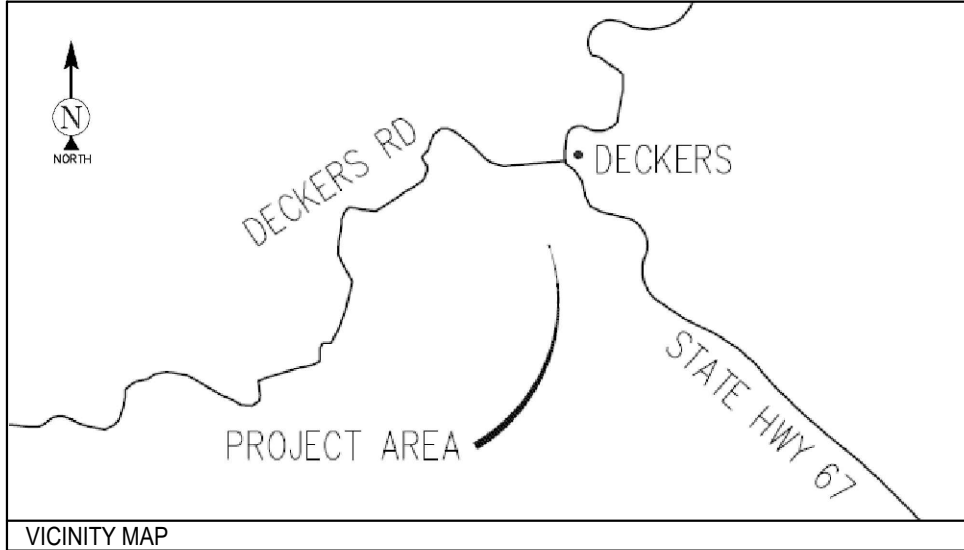
APPLICANT
 DOUGLAS COUNTY SHERIFF
 4000 JUSTICE WAY
 CASTLE ROCK, CO 80104

PROJECT MANAGER
 ADW COMMUNICATIONS SERVICES, INC.
 ALAN WAWRZYNIAK
 PH: (480) 291-6824
 EMAIL: AWAWRZYNIAK@ADWCOMM.COM

ARCHITECTURAL AND ENGINEERING
 MISSION 1 COMMUNICATIONS
 6202 CONSTITUTION DRIVE, SUITE C
 FORT WAYNE, IN 46804

TOWER MANUFACTURER
 SABRE INDUSTRIES
 7101 SOUTHBRIDGE DRIVE
 SIOUX CITY, IA 51102-0658
 PH: (712) 258-6690

DOUGLAS COUNTY SHERIFF REPRESENTATIVE :	RECEIVED :
	ACCEPTED :
PROPERTY OWNER:	RECEIVED :
	ACCEPTED :
	RECEIVED :
	ACCEPTED :
RECEIVED AND ACCEPTED	



DRAWING INDEX

- T-1 PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX
- LS-1 TOPOGRAPHIC SURVEY
- C-2 ENLARGED SITE PLAN
- C-2.1 GRADING PLAN
- C-3 TOWER ELEVATION AND ANTENNA INFORMATION

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



NO.	DATE	REVISIONS	BY	CHK	APP'D
D	03-19-24	REVISED ADDRESS	SAH	SAH	
C	03-14-24	CONCEPT DRAWING REVISED PER COMMENTS	RNV	SAH	
B	03-05-24	CONCEPT DRAWING W/ TOWER ELEVATION	RNV	SAH	
A	02-08-24	8008 Y Camp Road - Location and External	SAH	SAH	

MISSION 1
 COMMUNICATIONS
 6202 Constitution Drive, Suite C
 Fort Wayne, IN 46804

ADW
 COMM

DOUGLAS COUNTY
 SHERIFF
 Sheriff of Douglas County

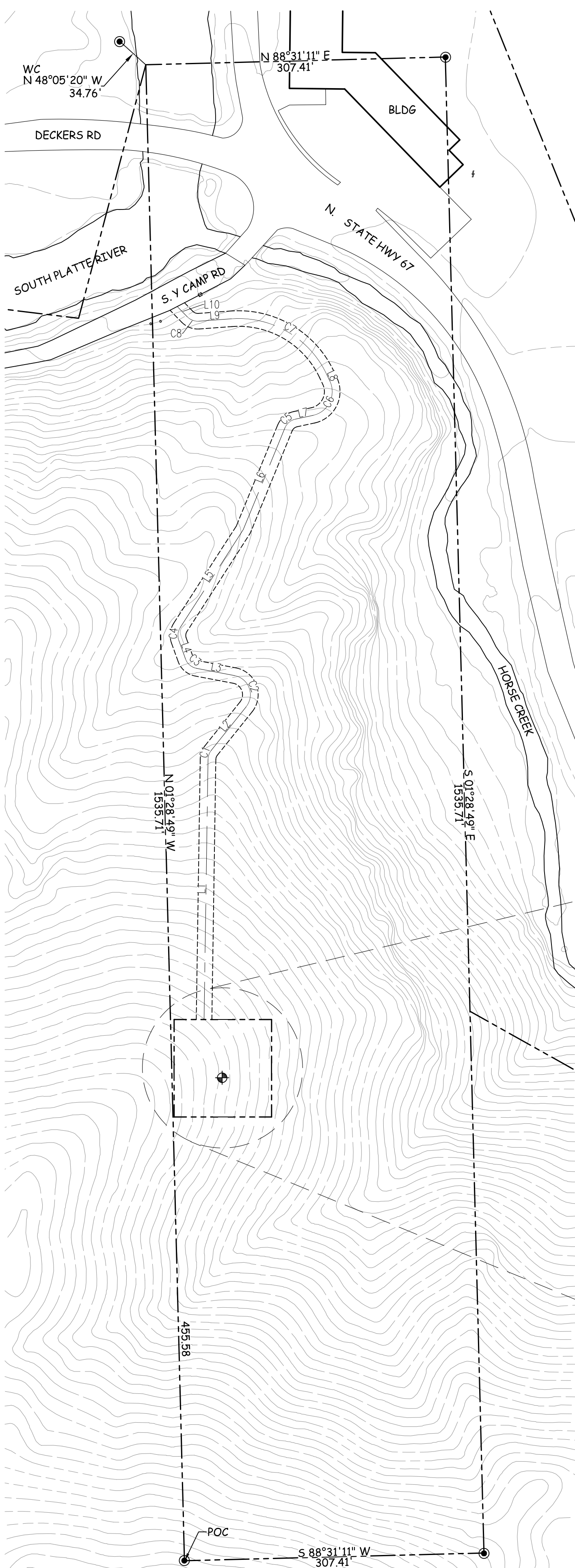
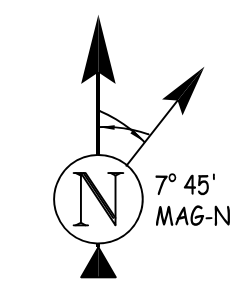
PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX	T-1
DECKERS 8008 Y CAMP RD. SEDALIA, CO 80135	

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

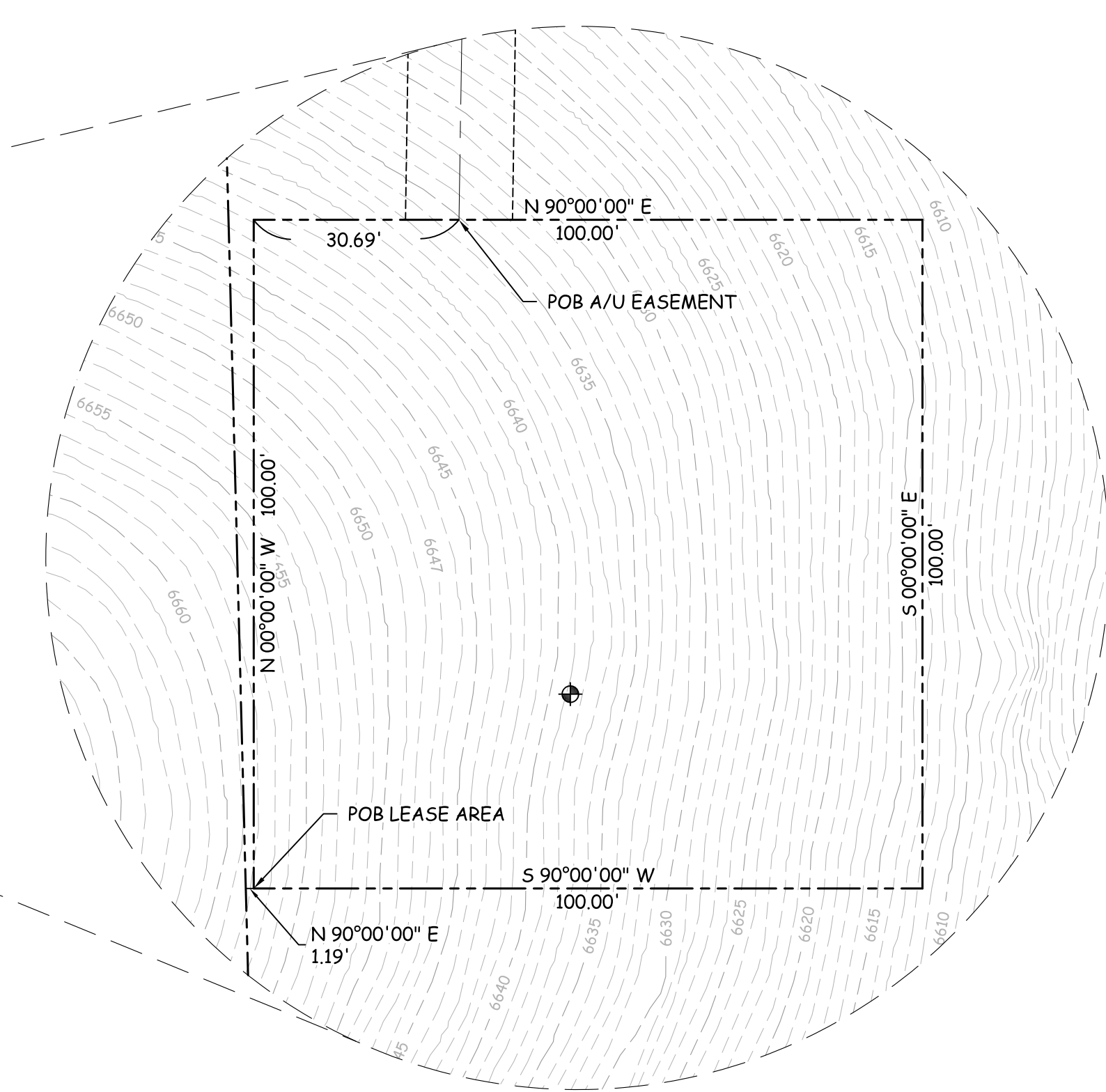
TOPOGRAPHIC SURVEY

8008 Y CAMP ROAD
DECKERS PUBLIC SAFETY COMMUNICATION TOWER
EAST 1/2 OF SECTION 21 TOWNSHIP 9 SOUTH, RANGE 7 WEST
DOUGLAS COUNTY COLORADO
15.38 ACRES



1-A ACCURACY CERTIFICATION
 THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

CENTER OF PROPOSED TOWER
 LATITUDE 39° 15' 05.64" NORTH (NAD83)
 LONGITUDE 105° 13' 38.40" WEST
 ELEVATION 6638.00' (NAVD88)



FEMA FLOOD INFORMATION

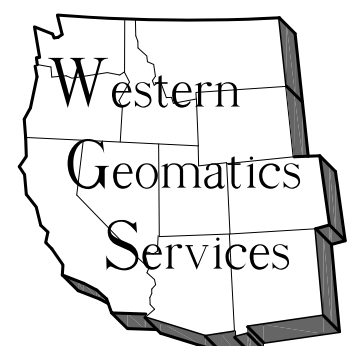
MAP NUMBER	COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
08035C0238F	080087	0238	F	9/30/2005	D

LEGEND

- POB POINT OF BEGINNING
- POT POINT OF TERMINUS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- DW DRIVEWAY
- SW SIDEWALK
- BCHH BRASS CAP IN HANDHOLE
- BCFL BRASS CAP FLUSH
- SPOT ELEVATION
- POSITION OF GEODETIC COORDINATES
- WATER CONTROL VALVE
- FIRE HYDRANT
- POWER POLE
- ELECTRIC MANHOLE
- TELCO MANHOLE
- FOUND BLM ALC "2012"
- OVERHEAD ELECTRIC
- PROPERTY LINE
- BARBED WIRE FENCE

LINE	BEARING	DISTANCE
L1	N 00°52'22" E	267.04'
L2	N 38°41'12" E	57.21'
L3	N 79°14'41" W	39.69'
L4	N 19°48'35" W	20.23'
L5	N 32°46'11" E	119.47'
L6	N 22°16'04" E	112.77'
L7	N 77°50'08" E	18.49'
L8	N 25°12'37" W	7.61'
L9	S 85°46'29" W	33.45'
L10	N 44°16'51" W	14.80'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	15.00'	9.90'	37°48'50"
C2	20.00'	41.17'	117°55'53"
C3	15.00'	15.56'	59°26'07"
C4	15.00'	13.77'	52°34'46"
C5	15.00'	14.55'	55°34'05"
C6	25.00'	44.96'	103°02'45"
C7	100.00'	120.45'	69°00'54"
C8	15.00'	13.08'	49°56'39"

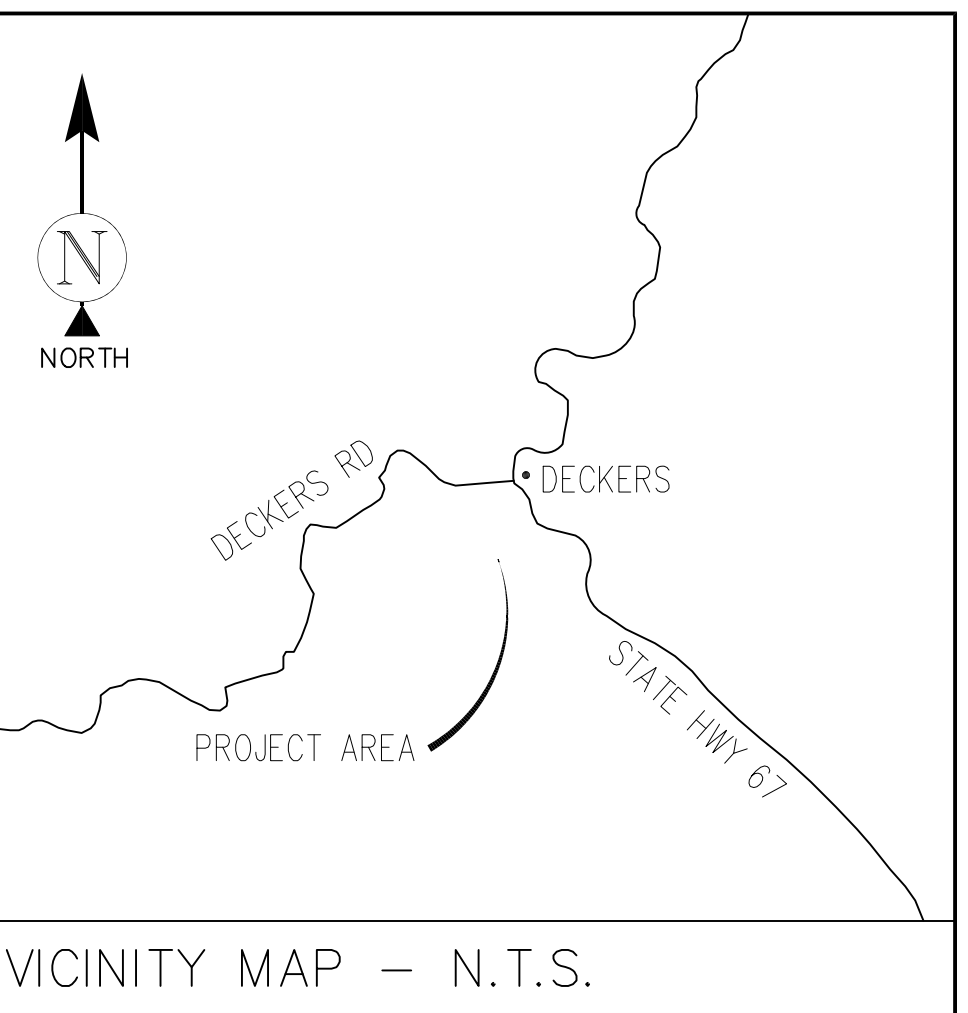


SURVEYOR
 2925 E Riggs Rd Suite 8-191
 Chandler, AZ 85249
 (480) 656-7912 office
 (480) 219-5195 fax

LEASE AREA LEGAL DESCRIPTION
 A PORTION OF ANDRE LODE SITUATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 7 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID ANDRE LODE AS DESCRIBED IN THE DEPENDENT RESURVEY BY ROGER G. ATNES, PLAT. CO06009050700W, FROM WHICH THE NORTHWEST CORNER OF SAID ANDRE LODE BEARS NORTH 01°28'49" WEST, A DISTANCE OF 1535.71 FEET, THENCE ALONG SAID WEST LINE NORTH 01°28'49" WEST 455.58 FEET; THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, A DISTANCE OF 1.19 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 00°00'00" WEST, A DISTANCE OF 100.00 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION
 A 16 FOOT ACCESS AND UTILITY EASEMENT SITUATED IN A PORTION OF ANDRE LODE SITUATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 7 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID ANDRE LODE AS DESCRIBED IN THE DEPENDENT RESURVEY BY ROGER G. ATNES, PLAT. CO06009050700W, FROM WHICH THE NORTHWEST CORNER OF SAID ANDRE LODE BEARS NORTH 01°28'49" WEST, A DISTANCE OF 1535.71 FEET, THENCE ALONG SAID WEST LINE NORTH 01°28'49" WEST 455.58 FEET; THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, A DISTANCE OF 1.19 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.69 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT LYING 8 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 THENCE NORTH 00°02'22" EAST, A DISTANCE OF 267.04 FEET TO THE BEGINNING OF A CURVE CONCAVE EAST HAVING A RADIUS OF 15.00 FEET AND A DELTA ANGLE OF 37°48'50"; THENCE ALONG SAID CURVE A DISTANCE OF 9.90 FEET;
 THENCE NORTH 38°41'12" EAST, A DISTANCE OF 57.21 FEET TO THE BEGINNING OF A CURVE CONCAVE WEST HAVING A RADIUS OF 20.00 FEET AND A DELTA ANGLE OF 117°55'53"; THENCE ALONG SAID CURVE A DISTANCE OF 41.17 FEET;
 THENCE NORTH 79°14'41" WEST, A DISTANCE OF 39.69 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 15.00 FEET AND A DELTA ANGLE OF 59°26'07"; THENCE ALONG SAID CURVE A DISTANCE OF 15.56 FEET;
 THENCE NORTH 19°48'35" WEST, A DISTANCE OF 20.23 FEET TO THE BEGINNING OF A CURVE CONCAVE EAST HAVING A RADIUS OF 15.00 FEET AND A DELTA ANGLE OF 52°34'46"; THENCE ALONG SAID CURVE 13.77 FEET;
 THENCE NORTH 32°46'11" EAST, A DISTANCE OF 119.47 FEET;
 THENCE NORTH 22°16'04" EAST, A DISTANCE OF 112.77 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 15.00 FEET AND A DELTA ANGLE OF 53°34'05"; THENCE ALONG SAID CURVE A DISTANCE OF 15.56 FEET;
 THENCE NORTH 77°50'08" EAST, A DISTANCE OF 18.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 103°02'45"; THENCE ALONG SAID CURVE 44.96 FEET;
 THENCE NORTH 25°12'37" WEST, A DISTANCE OF 7.61 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 100.00 FEET AND A DELTA ANGLE OF 69°00'54"; THENCE ALONG SAID CURVE 120.45 FEET;
 THENCE SOUTH 85°46'29" WEST, A DISTANCE OF 33.45 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTH HAVING A RADIUS OF 15.00 FEET AND A DELTA ANGLE OF 49°56'39"; THENCE ALONG SAID CURVE 13.08 FEET;
 THENCE NORTH 44°16'51" WEST, A DISTANCE OF 14.80 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTH Y CAMP ROAD.

LEGAL DESCRIPTIONS



BENCHMARK
 NGS CONTROL STATION "KK0762"
 ELEVATION = 6408.84' NAVD88

BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM, COLORADO CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE
 3.30.23

SURVEYOR'S NOTES
 A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE TITLE REPORT WHICH MAY AFFECT THE LEASE AREA HAVE NOT BEEN PLOTTED.
 THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT INFORMATION



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SCALE IS BASED ON 24 X 36 "D" SIZE (11 X 17 FORMAT IS NOT TO SCALE)

DRAWN BY: CB
 APPROVED BY: JC

SUBMIT TRACKER

REV.	DATE	DESCRIPTION	BY
1	03.07.24	SUBMITTAL	CB

SITE CODE:
 -

SITE NAME:
 DECKERS

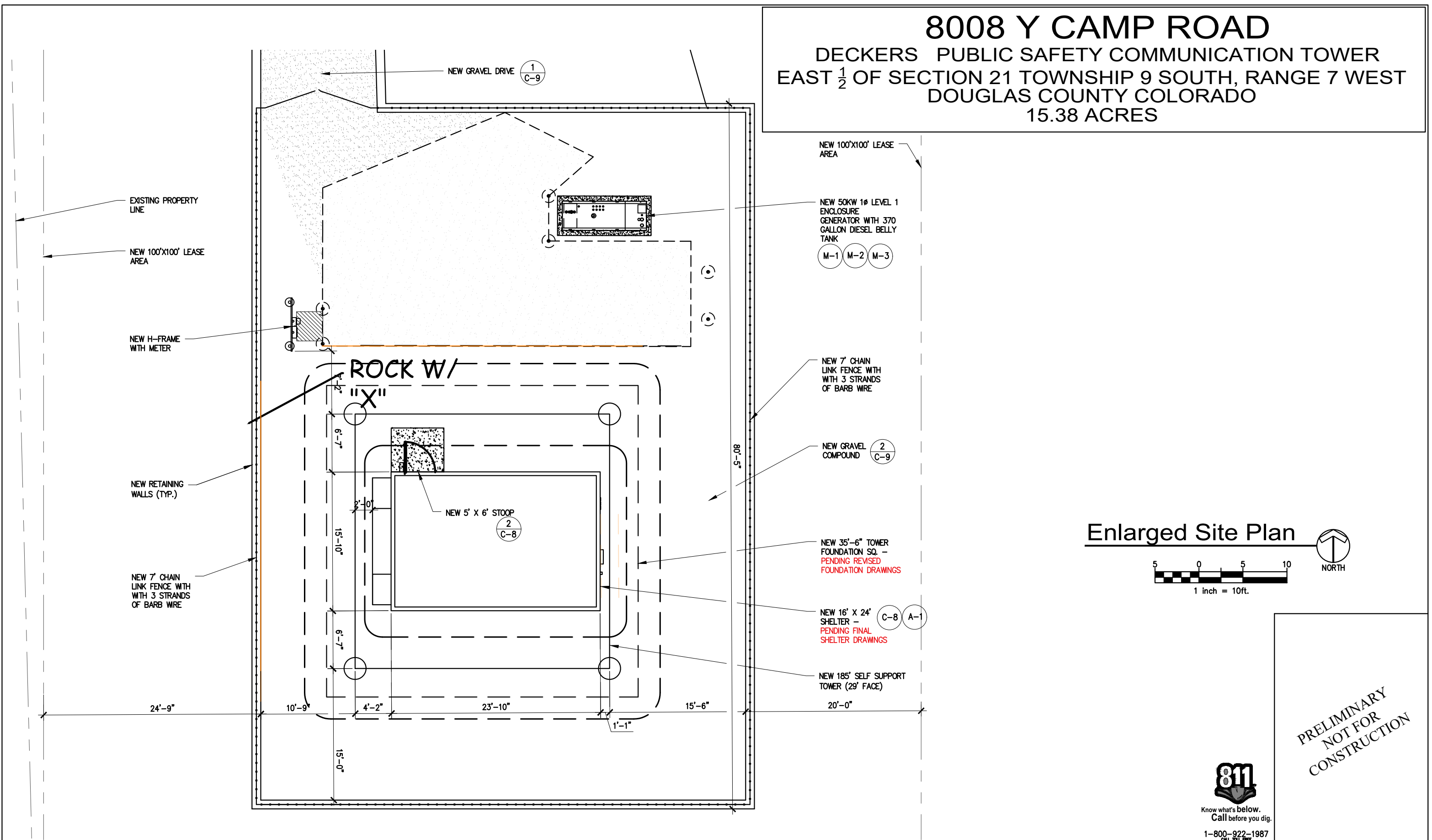
SITE LOCATION:
 S. Y CAMP RD
 DECKERS, CO 80135
 LATITUDE: 39° 15' 05.64" N
 LONGITUDE: 105° 13' 38.40" W
 ELEVATION: 6638.0'

SHEET TITLE:
TOPOGRAPHIC SURVEY

LS-1

8008 Y CAMP ROAD

DECKERS PUBLIC SAFETY COMMUNICATION TOWER
 EAST 1/2 OF SECTION 21 TOWNSHIP 9 SOUTH, RANGE 7 WEST
 DOUGLAS COUNTY COLORADO
 15.38 ACRES



Enlarged Site Plan

PRELIMINARY
 NOT FOR
 CONSTRUCTION



NO.	DATE	DESCRIPTION	BY	CHK	APP'D
D	03-19-24	REVISED ADDRESS	SAH	SAH	
C	03-14-24	CONCEPT DRAWING REVISED PER COMMENTS	RNV	SAH	
B	03-05-24	CONCEPT DRAWING W/ TOWER ELEVATION	RNV	SAH	
A	02-08-24	8008 Y Camp Road - Location and Extension	SAH	SAH	

Project File: DE2024-011
 Planning Commission Staff Report - Page 20 of 22

MISSION 1 COMMUNICATIONS
 6202 Constitution Drive, Suite 2
 Fort Wayne, IN 46804

4DW comm
 18291 N. PIMA RD., STE. 110-317
 SCOTTSDALE, AZ 85255

DOUGLAS COUNTY SHERIFF
 Sheriff M. Brady

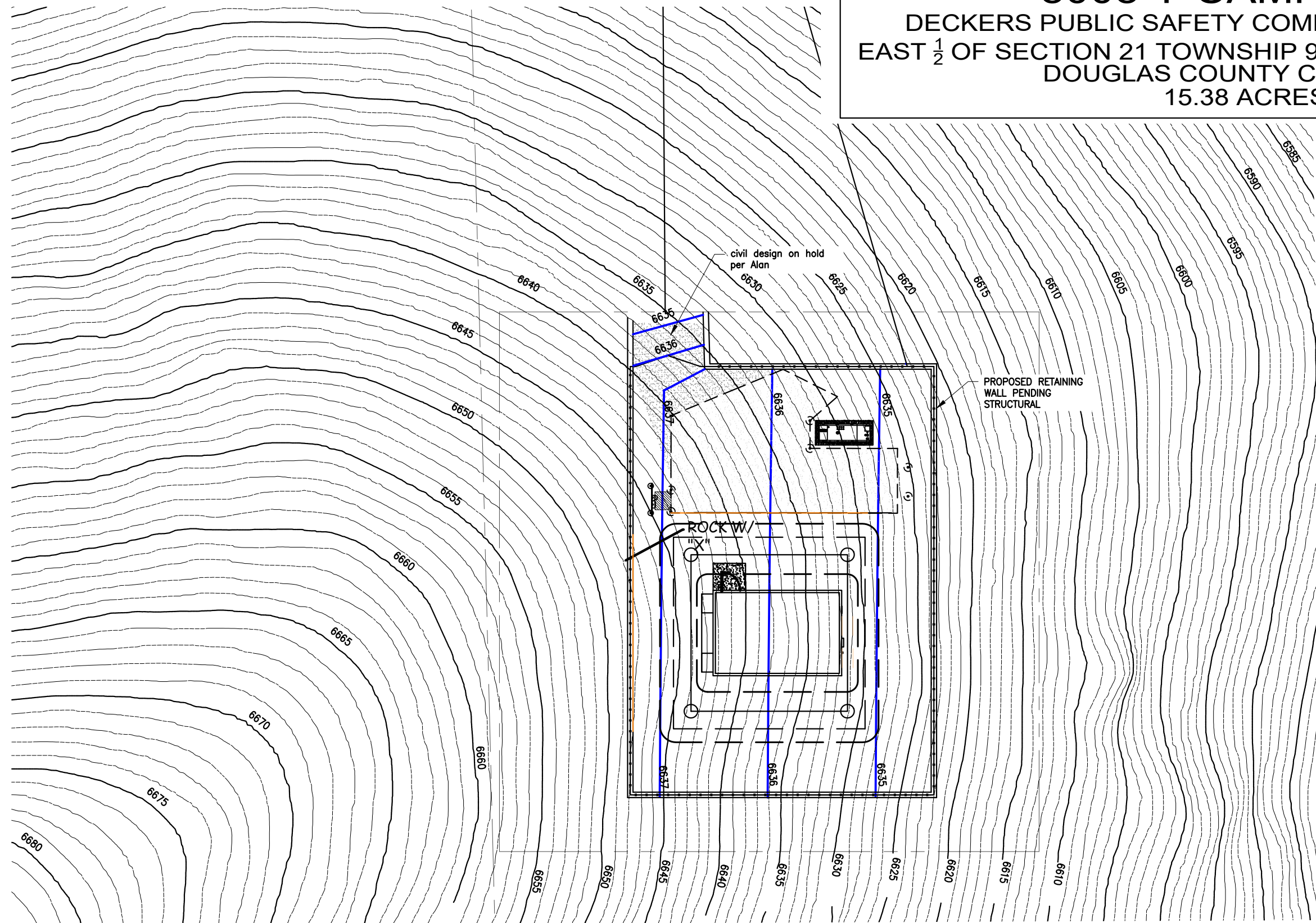
ENLARGED SITE PLAN	C-2
DECKERS 8008 Y CAMP RD. SEDALIA, CO 80135	

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8008 Y CAMP ROAD

DECKERS PUBLIC SAFETY COMMUNICATION TOWER
EAST 1/2 OF SECTION 21 TOWNSHIP 9 SOUTH, RANGE 7 WEST
DOUGLAS COUNTY COLORADO
15.38 ACRES



Grading Plan

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CONSTRUCTION



NO.	DATE	REVISIONS	BY	CHK	APP'D
D	03-19-24	REVISED ADDRESS	SAH	SAH	
C	03-14-24	CONCEPT DRAWING REVISED PER COMMENTS	RNV	SAH	
B	03-05-24	CONCEPT DRAWING W/ TOWER ELEVATION	RNV	SAH	
A	02-08-24	8008 Y Camp Road - Location and External	SAH	SAH	

Project File: DE2024-011
Planning Commission Staff Report - Page 21 of 22



GRADING PLAN	C-2.1
DECKERS 8008 Y CAMP RD. SEDALIA, CO 80135	

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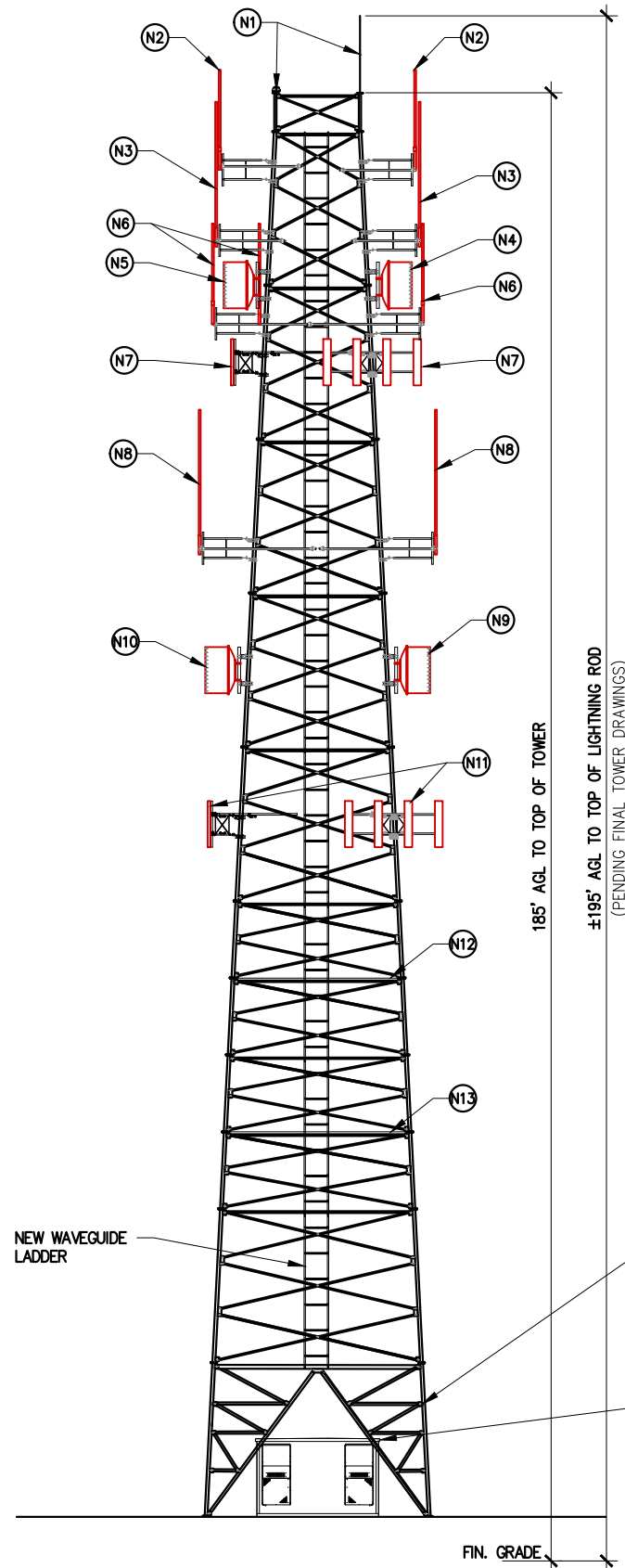
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8008 Y CAMP ROAD

DECKERS PUBLIC SAFETY COMMUNICATION TOWER

EAST- $\frac{1}{2}$ OF SECTION 21 TOWNSHIP 9 SOUTH, RANGE 7 WEST
DOUGLAS COUNTY COLORADO
15.38 ACRES

ANTENNAS NOT TO EXCEED FAA DETERMINATION. FAA ANALYSIS BY OTHERS



185' AGL TO TOP OF TOWER
±195' AGL TO TOP OF LIGHTNING ROD
(PENDING FINAL TOWER DRAWINGS)

NEW WAVEGUIDE LADDER

NEW 185' SELF SUPPORT TOWER (29' FACE @ BOTTOM) (PENDING TOWER DWGS)

NEW 16' X 24' SHELTER - (PENDING FINAL SHELTER DRAWINGS)

FIN. GRADE

1 Tower Elevation
NOT TO SCALE

ANTENNA LIST

NO	ELEV	ANTENNA	TX-LINE
1	185'	(1) Lights & Lightning Rod	(1) 1" (not on ladder)
2	175'	(2) DS7C06P36D-D + (2) 6ft Sidearms	(2) 7/8"
3	165'	(2) COL53-160 + (2) 6ft Sidearms	(2) 7/8"
4	160'	(1) 6' H.P. Dish	(1) EW90
5	160'	(1) 6' H.P. Dish	(1) EW90
6	155'	(3) DS7C06P36D-D + (3) 6ft Sidearms	(3) 7/8"
7	150'	(12) 6' x 1' x 4in + 12' 3 EHD V-Boom	(12) 1/2"
8	125'	(2) COL53-160 + (2) 6ft Sidearms	(2) 7/8"
9	110'	(1) 6' H.P. Dish	(1) EW90
10	110'	(1) 6' H.P. Dish	(1) EW90
11	90'	(12) 6' x 1' x 4in + 12' 3 EHD V-Boom	(12) 1/2"
12	70'	(1) Horizontal Braces for 10' Special Section	
13	50'	(1) Horizontal Braces for 10' Special Section	

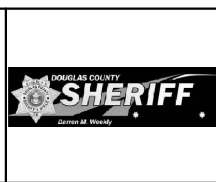
ANTENNA LIST FROM SABRE TOWER JOB NO. 23-0058R1 DRAWING DATED 1 JUN 2022

GENERAL NOTES:

- SEE TOWER AND FOUNDATION DRAWINGS SABRE INDUSTRIES JOB NUMBER 23-0058R1 DATED JUNE 1ST 2022. PENDING FINAL STAMP AND SIGNED DRAWINGS.
- ALL VERTICAL TRANSMISSION LINE RUNS FROM THE ANTENNAS SHALL BE GROUNDED NEAR THE TOP & BOTTOM OF THE TOWER (BEFORE THE CABLE MAKES HORIZONTAL TRANSITION & NEAR ENTRY PORT ON THE SHELTER). ADDITIONAL TRANSMISSION LINE GROUND KITS SHALL BE INSTALLED AS NEEDED TO LIMIT THE DISTANCE BETWEEN GROUND KITS TO 75 FEET.
- THE CONTRACTOR SHALL CONDUCT A FDR SWEEP TEST ON ALL THE NEWLY INSTALLED TRANSMISSION LINES TO DETERMINE THE CABLE CONDUCTOR RESISTANCE, CABLE INSERTION LOSS, REFLECTION & STIMULUS RESPONSE MEASUREMENTS. RESULTS TO BE SUBMITTED TO DOUGLAS COUNTY SHERIFF DEPARTMENT.
- DRIP LOOPS SHALL BE INCORPORATED IN CABLE RUNS TO PREVENT WATER FROM TRICKLING DOWN THE LINES INTO THE SHELTER.
- ALL TRANSMISSION LINES SHALL BE MARKED WITH APPROPRIATE COLOR TAPE BANDS (ONE INCH WIDE COLOR TAPE) FOR IDENTIFICATION NEAR THE ANTENNA. JUST BEFORE ENTERING THE SHELTER AS WELL AS INSIDE THE SHELTER, BEFORE CONNECTING TO THE SURGE SUPPRESSORS. SEE EQUIPMENT & COAXIAL CABLE SCHEDULE FOR COLOR CODING SCHEME.
- COLOR TAPE BANDS ARE ONLY TEMPORARY. PERMANENT BRASS TAGS SHALL BE INSTALLED PER R-56 4"-6" FROM FOLLOWING LOCATIONS: NEAR THE ANTENNA, JUST BEFORE ENTERING THE SHELTER AS WELL AS INSIDE SHELTER, BEFORE CONNECTING TO THE SURGE SUPPRESSORS.

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CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHK	APP'D
D	03-19-24	REVISED ADDRESS	SAH	SAH	
C	03-14-24	CONCEPT DRAWING REVISED PER COMMENTS	RNV	SAH	
B	03-05-24	CONCEPT DRAWING W/ TOWER ELEVATION	RNV	SAH	
A	02-08-24	8008 Y Camp Road - Location and External Antenna	SAH	SAH	



TOWER ELEVATION AND ANTENNA INFORMATION

DECKERS
8008 Y CAMP RD.
SEDALIA, CO 80135

C-3

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