



Clock Tower Dental Plat
Metzler Ranch Filing No. 3, 5th Amendment PL26-0008
852 Maleta Lane, Castle Rock, 80108
Plat 1st Resubmittal
July 14, 2026

Shrewsberry and Associates
2696 South Colorado Boulevard, Suite 460
Denver, CO 80222

RE: Clock Tower Dental – PL26-0008 – Review 1 Comments

Darcie Hartman – Development Services

This letter provides responses to the Town of Castle Rock written and redlined review comments for the Clock Tower Family Dental Plat **PL26-0008**, located at 852 Maleta Lane, Castle Rock, Colorado. The comments were received as part of Review 1, dated June 11, 2026.

The following documents are included with this resubmittal to address Town of Castle Rock Review 1 comments:

- 2-PL26-0008 Comment Response Letter
- 2-PL26-0008 Plat
- 2-PL26-0008 Abutters
- 2-Resp-Project Review Letter PL26-0008-Rev1
- 2-Resp-D-PL26-0008 Plat-Rev1
- 2-Resp-DS-PL26-0008 Plat-Rev1
- 2-Resp-PL-PL26-0008 Plat-Rev1
- 2-Resp-U-PL26-0008 Plat-Rev1
- 2-Resp-CORE COMMENTS PL26-0008 Plat-Rev1
- 2-Resp-DC Referral Comments Report-Rev1

Each reviewer's comment has been addressed individually within this response letter. Town of Castle Rock comments are shown in bold and italicized text, followed by the applicant's corresponding response in standard text. Where a comment could not be directly addressed, an explanation has been provided. Redline comments provided directly on the plat have also been addressed and responded to individually on the appropriate documents. Revised plans and documents have been updated accordingly and are included with this resubmittal.

Drainage Plan Review Comments

Reviewer: David Van Dellen, Sr. Plan Review Engineer

D1. The rating for this review is Yellow due missing information required to meet minimum criteria. Note: This rating is specific to this discipline and may not be the overall rating for this review.

Response: Comment acknowledged.

D3. Please see attached redline comments.

Response: Attached redline comments have been reviewed and the appropriate documents have been revised and included with this resubmittal. Please see the attached PDF 2-Resp-D-PL26-0008 Plat-Rev1, containing responses to the attached redline comments.

Castle Rock Water Review Comments

Reviewer: Ken Torres, PE, Sr. Plan Review Engineer

U1. Please contact Ken Torres, PE, Senior Plan Review Engineer with questions. ktorres@crgov.com or 720-733-6072

Response: Comment acknowledged.

U2. The rating for this review is Green. Only minor comments remain. Note: This rating is specific to this discipline and may not be the overall rating for this review.

Response: Comment acknowledged.

U3. Please see attached redline comments.

Response: Attached redline comments have been reviewed and the appropriate documents have been revised and included with this resubmittal. Please see the attached 2-Resp-U-PL26-0008 Plat-Rev1, containing responses to the attached redline comments.

Planning Department Review Comments

Reviewer: Lauren Gleason

PL1. Please contact Planning, Lauren Gleason with questions at 720.733.3513 or lgleason@crgov.com.

Response: Comment acknowledged.

PL2. The review is rated Green - Needs Revisions. The proposed plat has only minor comments remaining. Note: This rating is specific to this discipline and may not be the overall rating for this review.

Response: Comment acknowledged.



PL3. Please see and address attached redline comments (PL-PL26-0008-Rev1).

Response: Attached redline comments have been reviewed and the appropriate documents have been revised and included with this resubmittal. Please see the attached PDF 2-Resp-PL-PL26-0008 Plat-Rev1, containing responses to the attached redline comments.

Public Works Review Comments

Reviewer: Bryson Williams

PW1. No comments at this time.

Response: Comment acknowledged.

Plan Review Comments

Reviewer: Darcie Hartman, Plan Review Project Coordinator

DS1. This review is rated Green. Only minor comments remain. Note: This rating is specific to this discipline and may not be the overall rating for this review.

Response: Comment acknowledged.

DS2. Please submit abutters notice with next submittal.

Response: Abutters notice included with this resubmittal.

DS3. Please see attached redline comments.

Response: Attached redline comments have been reviewed and the appropriate documents have been revised and included with this resubmittal. Please see the attached PDF 2-Resp-DS-PL26-0008 Plat-Rev1, containing responses to the attached redline comments.

External Review Comments

CORE Electric Cooperative Review Comments

1. CORE will require the applicant to revise the plat to reflect a 15-foot utility easement along all roadway frontages. The existing CORE electric facilities currently serve the original lot and, at the time of installation, did not require an easement. However, due to the subdivision of the property into two lots, the applicant shall provide CORE with an as-built 10-foot easement for the existing electric facilities. In addition, the applicant shall provide a separate easement document to extend service to Lot 4-F.

Response: Our team has coordinated with CORE on their requirements for this submittal. Please see the attached PDF 2-Resp-CORE COMMENTS PL26-0008 Plat-Rev1, containing responses to their attached redline documents, as well as an email chain summarizing the above comment and CORE's reconsideration of their requirements.



Douglas County Plan Review Comments

1. See the attached Referral Comments Report.

Response: The provided Referral Comments Report contained no comments from Douglas County.

We believe this resubmittal comprehensively addresses all Town of Castle Rock review comments associated with this review cycle. The plans and supporting materials have been revised to reflect the Town's requirements and clarifications requested by staff.

Please do not hesitate to contact us should additional information or clarification be required during your continued review. We appreciate the Town's time and comments and look forward to progressing this project through the next stage of the review process.

Respectfully submitted,

Shrewsberry and Associates

Clifford Netuschil, PE
Sr. Site Civil Engineer

