

SITE DEVELOPMENT PLAN

LOT 1, PLUM CREEK COMMONS UNIT ONE
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0038

SITE DEVELOPMENT GENERAL NOTES:

1. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
2. Pursuant to Section 4.3 and 8.2.3 of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
3. The provided landscape counts in the Site Development Plan are minimum required counts. Any changes to the provided landscape counts shall require an SDP amendment. The location of plant material is subject to change due to field conditions with review of the Construction Documents.
4. The subject property shown hereon lies in a Zone AE and unshaded per Firm Map No. 08035C0301G, Dated: March 16, 2016.
5. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
6. The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
7. Approval of this Site Development 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.
8. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
9. All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.
10. The Zoning recordation information, including date and reception number OR "This site is zoned B, Business/ Commercial within the Downtown Overlay District, South District."
11. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
12. Retaining walls, sections of retaining walls greater than 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and must receive a Building Permit from the Town of Castle Rock.
13. A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code.
14. The number of parking spaces has been set based on the proposed uses on this Site Development Plan and Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code will require an amendment to this Site Development Plan

UTILITY LOCATE AND UTILITY CUTS NOTES:

1. All utilities are reviewed for area of placement (locatoin) including, in easement/ROW, horizontal and vertical clearances, and conflicts with other utilities per the Transportation Design Criteria Manual, Water System Design Criteria Manual, Wastewater Collection System Design Criteria Manual, Storm Drainage Design and Technical Criteria Manual, and all other utility owner and operator criteria.
2. All utility cuts within ROW are to be backfilled with Flowable Fill up to subgrade. Edge Mill required around perimeter of sawcut. Match existing asphalt depth. Coordinate with Public Works Inspector.

SIGNATURES

SURVEYOR'S CERTIFICATE

I, DON JOHNSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

LICENSED LAND SURVEYOR NO. 34593 DATE _____

CIVIL ENGINEER'S STATEMENT

I, MATTHEW L. MURPHY BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (SITE DEVELOPMENT PLAN) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

LICENSED PROFESSIONAL ENGINEER NO. 50884 23 JANUARY 2025
DATE

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS (NAME OF DOCUMENT) WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOW OF CASTLE ROCK, COLORADO ON THE _____ OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

FIRE DEPARTMENT NOTES:

1. If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
3. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
4. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
6. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
7. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
8. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
9. The developer understands that as the project develops there may be fire and life safety provisions of the Town of Castle Rock adopted International Fire Code (IFC) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc

SIGNATURES

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS AUTHORIZED REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATION

SHORE CAPITAL REAL ESTATE PARTNERS FUND, LP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

NAME OF OWNER _____
SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

SIGNATURES

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AT RECEPTION NO. _____, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(NAME OF MORTGAGEE) _____

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

This Site Development Plan is submitted to demonstrate compliance with the Vision 2030, 2030 Comprehensive Master Plan, zoning codes, general design principles, and technical manuals.

WATER RIGHTS DEDICATION:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _____ AGREEMENT, RECORDED ON THE _____ DAY OF _____, 20____, AT RECEPTION NO. _____ AND ACCORDINGLY _____ SFE ARE DEBITED FROM THE WATER BANK.

LOCATION MAP



SUMMARY TABLE:

GENERAL ZONING INFORMATION	SQUARE FEET	ACRES
LOT AREA	37,085	0.85
	PERMITTED	PROPOSED
BUILDING GROUND COVERAGE (MAX.)	35%	0
ZONING	B - BUSINESS/COMMERCIAL & DOWNTOWN OVERLAY DISTRICT (DOD)	
BUILDING HEIGHT, STORIES (MAX)	--	ONE (1)
BUILDING HEIGHT, FEET (MAX)	35 FT	13 FT-10 IN (EX)
	REQUIRED/PERMITTED	PROVIDED
PARKING		
STANDARD*	29	27
ACCESSIBLE	2	2
COMPACT	Not Permitted	0
TOTAL	29	29**

*REQUIREMENT OF 5 SPACES PER 1,000 SQ. FT.

**DUE TO SITE LIMATIIONS AND LACK OF SHARED PARKING ON ADJACENT LOT, PAYMENT IN LIEU OF TWO (2) STALLS IS PROVIDED.

VARIANCES:

VARIANCE TO TCR MUNIPAL CODE SECTION 17.54.040 PARKING SPACE REQUIREMENTS BY USE: REDUCTION OF TWO (2) SPACES VIA PAYMENT IN LIEU OF VIA 17.54.090. (TCV25-0007)

SETBACKS	REQUIRED/PERMITTED	PROVIDED
FRONT YEARD	25 FT	31.1 FT
SIDE YARD - NORTH	0	40.0 FT
SIDE YARD - SOUTH	0	24.4 FT
REAR YARD	0	129.5 FT
MAXIMUM BUILDING SETBACK	--	

PROGRAM SUMMARY	
OFFICE	5,695 SF
PARKING	15,720 SF

LANDSCAPE SUMMARY - TOTAL SITE (SF)	
BUILDING COVERAGE (EXISTING)	5,695
PAVEMENT COVERAGE (EXISTING)	11,918
LANDSCAPE COVERAGE	20,426
TOTAL	38,039

SHEET INDEX

- 1 OF 3 COVER SHEET
2 OF 3 SITE PLAN
3 OF 3 BUILDING ELEVATIONS

LEGAL DESCRIPTION

LOT 1, PLUM CREEK COMMONS UNIT ONE, AS PER THE PLAT THEREOF RECORDED NOVEMBER 12, 1980 AT RECEPTION NO. 259432. COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT TEAM

CLIENT: SOUTHERN VETERINARY PARTNERS
CONTACT: COREY CUMMINGHAM
PHONE: (202) 852-7199 EXT. 99974
EMAIL: COREY.CUMMINGHAM@SVP.VET

ARCHITECT: ANIMAL ARTS DESIGN STUDIO
CONTACT: SHELBY CARPENTER
PHONE: (303) 444-4413
EMAIL: SHELBY@ANIMALARTS.COM

CIVIL ENGINEER: TREANOR, INC.
CONTACT: MATTHEW L. MURPHY, PE
PHONE: (785) 842-4858
EMAIL: MMURPHY@TREANOR.DESIGN

LANDSCAPE ARCHITECT: TREANOR, INC.
CONTACT: ANDY BUCHWITZ
PHONE: (785) 842-4858
EMAIL: ABUCHWITZ@TREANOR.DESIGN

STRUCTURAL ENGINEER: JVA, INC.
CONTACT: KEATON CLANEY
PHONE: (720) 975-1465
EMAIL: KCLANEY@JVA.JVA.COM

MEP ENGINEER: MECHANICAL & PLUMBING ENGINEER: 20/20 ENGINEERING
CONTACT: RIDGE SMITH
PHONE: (303) 963-8290
EMAIL: RIDGE@2020ENGINEER.COM

ELECTRICAL ENGINEER: AE DESIGN GROUP, INC.
CONTACT: ZACH CLAWSON
PHONE: (303) 296-4443
EMAIL: ZCLAWSON@AEDESIGN-INC.COM

SURVEYOR: AEI CONSULTANTS
CONTACT: DON JOHNSON, RLS
PHONE: (925) 746-6000

BASIS OF BEARINGS: BEARINGS ARE BASED ON TRUE NORTH PER GPS OBSERVATION USING COLORADO STATE PLANE CENTRAL ZONE, NAD 83.

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SDP24-0038

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REVISIONS

APPROVALS

SEAL

DRAWING TITLE
SDP 1

COVER SHEET

SHEET
1 OF 3

LOT 1, PLUM CREEK COMMONS UNIT ONE
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0038

1. EXISTING ASPHALT PARKING TO REMAIN
2. EXISTING ADA PARKING TO REMAIN
3. EXISTING CONCRETE SIDEWALK TO REMAIN
4. EXISTING LANDSCAPE AREA TO REMAIN
5. EXISTING WALL TO REMAIN
6. EXISTING ROCK PATHWAY TO REMAIN
7. EXISTING SHARED DRIVEWAY AND ADJACENT PARKING TO REMAIN
8. EXISTING COURTYARD AREA TO BE IN-FILLED
9. PROPOSED ENTRY AND SIDEWALK PAVING
10. PROPOSED DUMPSTER ENCLOSURE, 13'-17" X 18'-8". SOLID WALL, 7' HIGH, 3-SIDED ENCLOSURE WITH GATES. WALL MATERIAL TO MATCH EXISTING BUILDING FINISH AND COLOR

	CONCRETE SURFACE		CC C&G		CONCRETE CURB
	NO PARKING AREA				CONCRETE CURB & GUTTER
	HANDICAP PARKING SPACE				MANHOLE
	PARKING SPACE(S)				UTILITY POLE
	COVERED AREA				POLE ANCHOR
	TELEPHONE RISER				LIGHT POLE
	SET MONUMENT				OVERHEAD UTILITY LINE
	FOUND MONUMENT				CHAIN LINE FENCE
	COMPUTED POINT (NO MONUMENT)				WOOD PANEL FENCE
	RECORD				METAL FENCE
	NOW OR FORMERLY DRAINAGE INLET				CENTER, RIGHT-OF-WAY LINE
					RIGHT-OF-WAY LINE
					ADJOINING BOUNDARY LINE
					EASEMENT LINE (COLOR AS SHOWN)
					GOVERNMENT LAND LINE
					SETBACK LINE

IMPROVEMENT NOTE: THE WORDS "IN" AND "OUT" WHEN USED TO DELINEATE IMPROVEMENTS NEAR BOUNDARY LINES ARE IN REFERENCE TO INSIDE OR OUTSIDE SUBJECT PROPERTY.

9 — RESERVATIONS CONTAINED IN THE PATENT:
FROM THE UNITED STATES OF AMERICA
TO: ROBERT L. PROPHIT
FILING DATE: NOVEMBER 1, 1873
FILING NO.: 419
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VEINS AND ACCRUED WATER RIGHTS FOR MINING,
AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES
AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE
RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND
THE DECISIONS OF THE COURTS OF THE TERRITORY OF ARIZONA, THE
PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM
SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES
HEREBY GRANTED, AS PROVIDED BY LAW, AND THE RESERVATION FROM THE
LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS
CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
AFFECTS, BLANKET IN NATURE

10 — EASEMENT(S) FOR THE PURPOSE(S) [X] SHOWN BELOW AND RIGHTS INCIDENTAL
THERE TO, AS GRANTED IN A DOCUMENT:
GRANTED TO: DEPARTMENT OF HIGHWAYS, STATE OF COLORADO
PURPOSE: DRAINAGE CHANNEL CHANGE
RECORDING DATE: MAY 6, 1953
RECORDING NO.: BOOK 109 AT PAGE 86
DOES NOT AFFECT

11 — EASEMENT(S) FOR THE PURPOSE(S) [X] SHOWN BELOW AND RIGHTS INCIDENTAL
THERE TO, AS GRANTED IN A DOCUMENT:
GRANTED TO: STATE HIGHWAY COMMISSION OF COLORADO FOR THE
DEPARTMENT OF HIGHWAYS
PURPOSE: CHANNEL CHANGE
RECORDING DATE: JULY 3, 1953
RECORDING NO.: BOOK 109 AT PAGE 158
AFFECTS, AS SHOWN

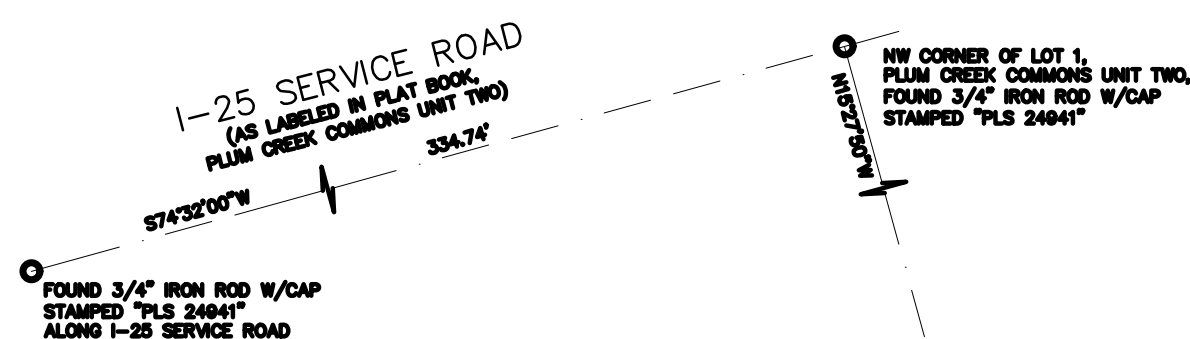
12 — EASEMENT(S) FOR THE PURPOSE(S) [X] SHOWN BELOW AND RIGHTS INCIDENTAL
THERE TO, AS GRANTED IN A DOCUMENT:
GRANTED TO: DEPARTMENT OF HIGHWAYS, STATE OF COLORADO
PURPOSE: CHANNEL RECONSTRUCTION
RECORDING DATE: OCT. 10, 1964
RECORDING NO.: BOOK 156 AT PAGE 214
DOES NOT AFFECT

13 — SUBJECT TO THE DEDICATION OF WATER RIGHTS TO THE TOWN OF CASTLE ROCK,
THE 15 FOOT PORTION OF THE ACCESS AND UTILITY EASEMENT, THE 30 FOOT BY
20 FOOT UTILITY EASEMENT AND THE 100' FEET FLOOD PLAN AND THE HIGHWAY
EASEMENT, ALL AS SHOWN ON THE PLAT FOR PLUM CREEK COMMONS UNIT ONE,
AS SET FORTH IN THE INSTRUMENT:
RECORDING DATE: NOVEMBER 12, 1980
RECORDING NO.: RECORDING NO. 259432
AFFECTS, AS SHOWN

14 — TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED
IN THE DEVELOPMENT AGREEMENT PLUM CREEK COMMONS UNIT ONE AS SET
FORTH BELOW:
RECORDING DATE: NOVEMBER 17, 1980
RECORDING NO.: BOOK 989 AT PAGE 502
AFFECTS, AGREEMENT, NOTHING TO PLOT

15 — ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN
THE PLUM CREEK METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT(S)
RECORDED
RECORDING DATE: AUGUST 15, 1985
RECORDING NO.: BOOK 989 AT PAGE 183
AFFECTS, BLANKET IN NATURE

16 — TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED
IN THE EASEMENT AGREEMENT TO MAINTAIN AND REPAIR WATER LINES AND FIRE
HYDRANT IN FAVOR OF THE TOWN OF CASTLE ROCK AS SET FORTH BELOW:
RECORDING DATE: JANUARY 12, 1985
RECORDING NO.: BOOK 1241 AT PAGE 2280
AFFECTS, AS SHOWN



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VISIONS

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SDP 2

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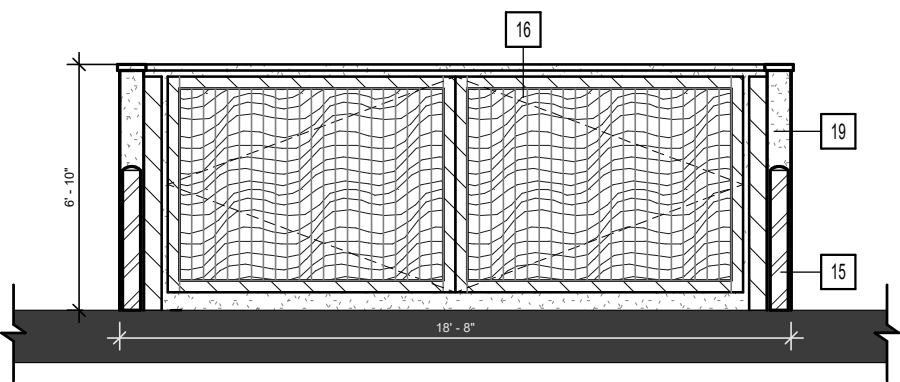
M0624.1903

SITE DEVELOPMENT PLAN

LOT1, PLUM CREEK COMMONS UNIT ONE

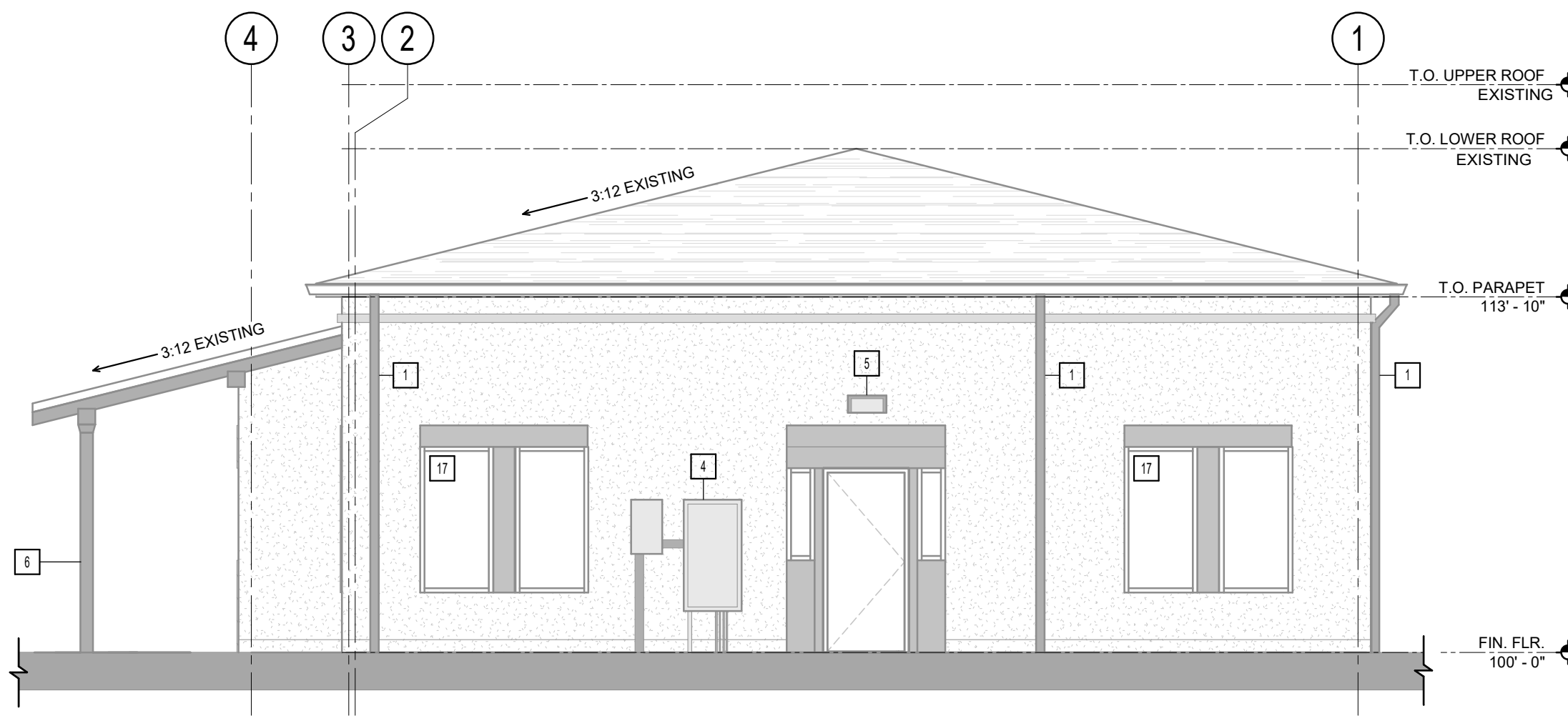
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP-24-0038



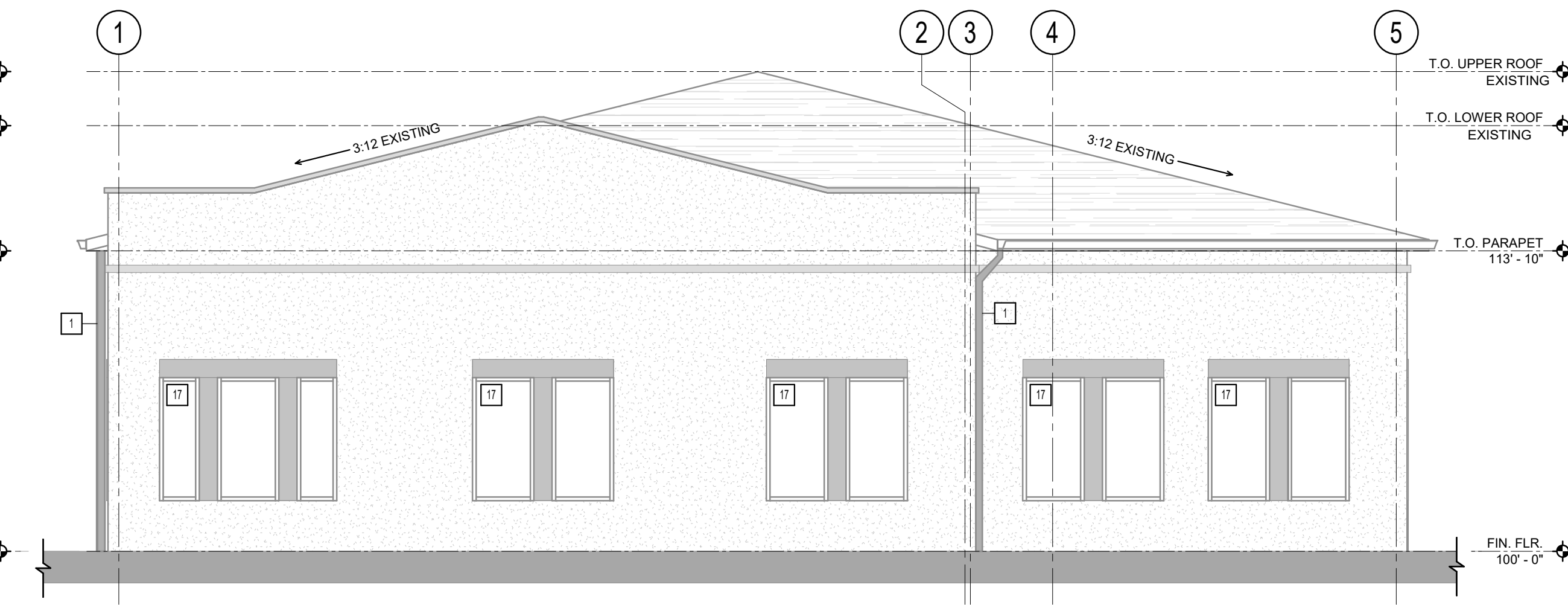
6 NEW TRASH ENCLOSURE ELEVATION

SCALE: 3/16" = 1'-0"



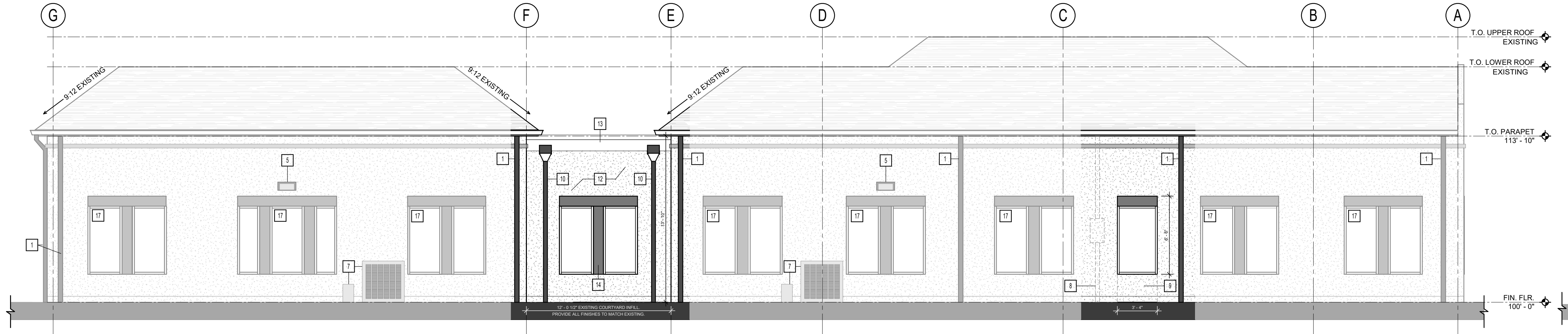
4 PLAN EAST EXTERIOR ELEVATION - EXISTING TO REMAIN UNCHANGED

SCALE: 3/16" = 1'-0"



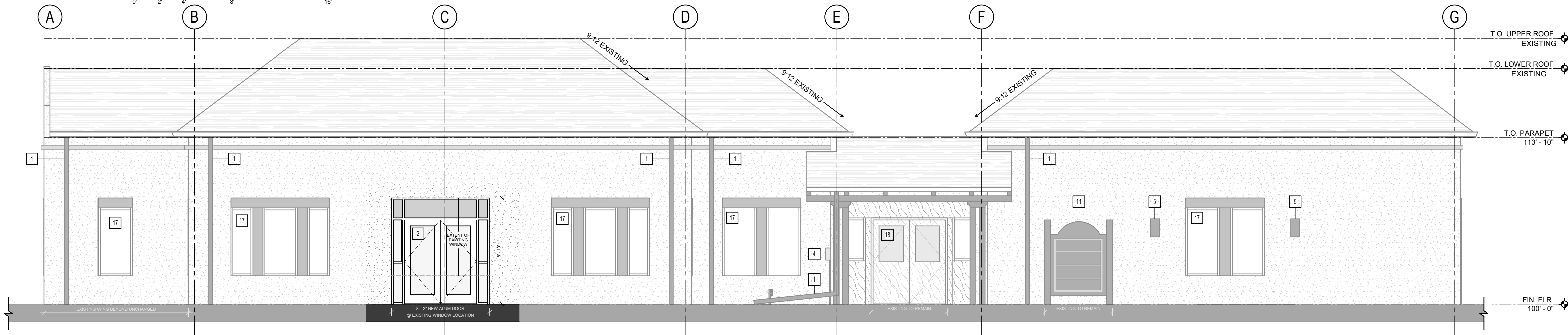
5 PLAN WEST EXTERIOR ELEVATION - EXISTING TO REMAIN UNCHANGED

SCALE: 3/16" = 1'-0"



2 PLAN NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



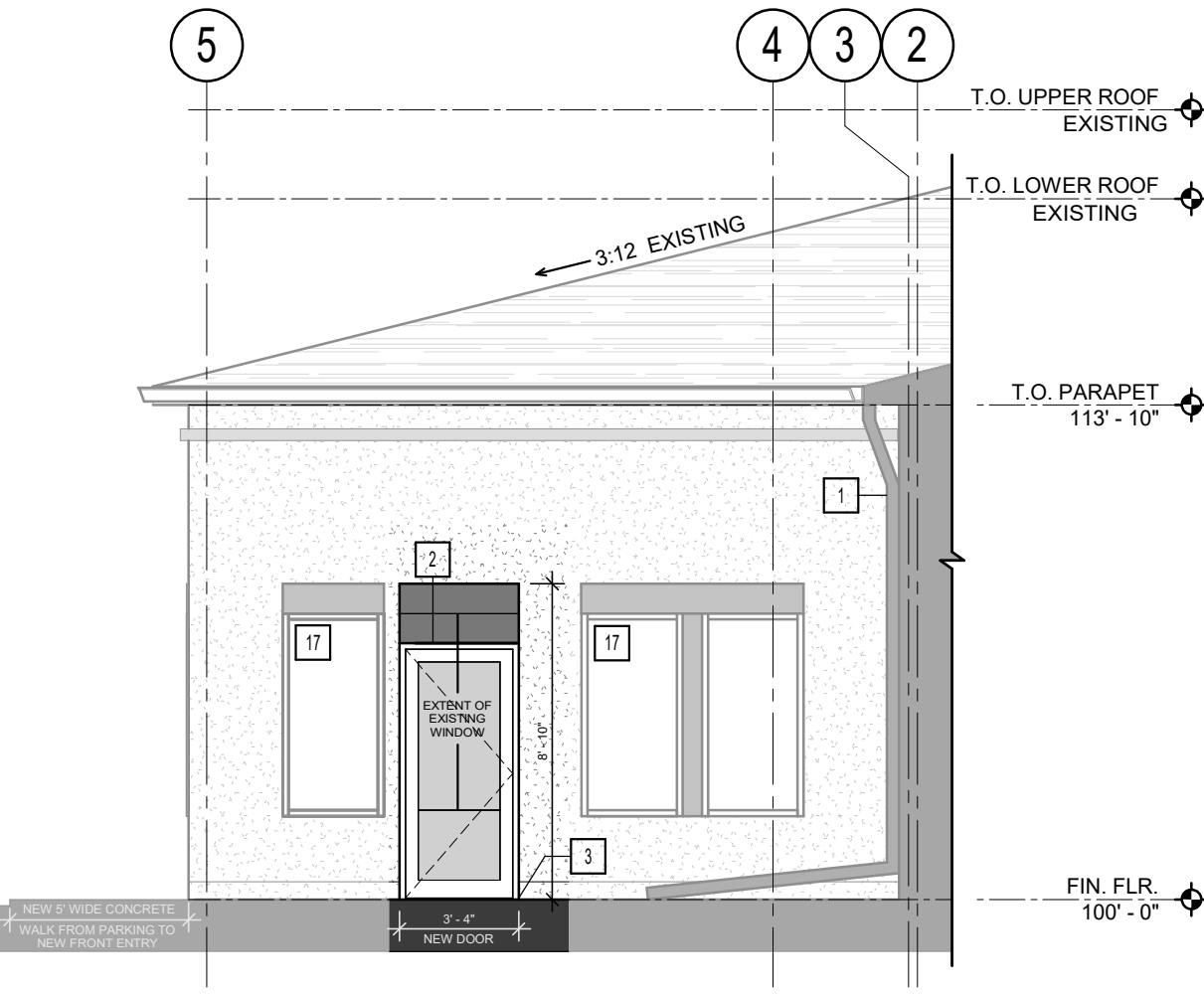
1 PLAN SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

KEYNOTES	
SYMBOL	DESCRIPTION
1	EXISTING DOWNSPOUT TO REMAIN
2	NEW ALUMINUM DOOR @ EXISTING WINDOW LOCATION
3	NEW CONCRETE LANDING FOR NEW DOOR + RAMP DOWN TO EXISTING SIDEWALK
4	EXISTING ELECTRICAL TO REMAIN
5	EXISTING EXTERIOR LIGHTING TO REMAIN
6	EXISTING WOOD COLUMNS TO REMAIN
7	EXISTING HVAC TO REMAIN
8	EXISTING SECURITY TO BE REMOVED
9	DEMO EXISTING DOOR, INSTALL WINDOW IN OPENING. MATCH ADJACENT WINDOW COLOR AND MATERIAL. ALL SECURITY & LIGHTING FOR DOOR TO BE REMOVED.
10	NEW DOWNSPOUT, MATCH EXISTING
11	EXISTING SIGN TO REMAIN
12	NEW WALL, EXTERIOR FINISH TO MATCH ADJACENT FINISHES
13	PROVIDE PAINTED METAL PARAPET CAP @ NEW T.O. WALL, MATCH ALL FLASHING COLORS TO EXISTING.
14	NEW WINDOW, EXTERIOR FINISH TO MATCH ADJACENT EXTERIOR WINDOWS
15	STEEL BOLLARD, PAINTED YELLOW
16	SATIN BLACK ALUMINUM WELDED GATE WITH SIENNA VINYL INFILL
17	EXISTING WINDOW TO REMAIN
18	EXISTING DOOR TO REMAIN
19	STUCCO ON CMU, COLOR TO MATCH EXISTING BUILDING

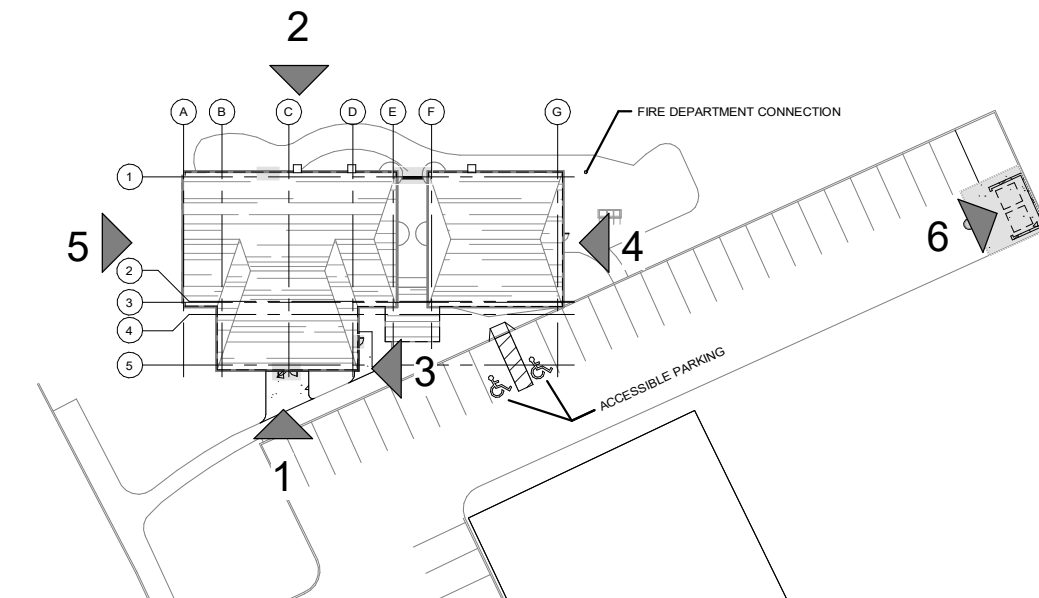
BUILDING SIGN COMPARISON TABLE	
FREESTANDING SIGN PER 19.04.053 OF CASTLE ROCK MUNICIPAL CODE FREE STANDING SIGNS PER FRONTAGE ALLOWABLE: 1 ACTUAL: 1 (EXISTING) TOTAL FREE STANDING SIGN AREA ALLOWABLE: 500SF PER SIGN FACE ACTUAL: EXISTING TO REMAIN	FREE STANDING SIGN MAXIMUM HEIGHT ALLOWABLE: 20FT ACTUAL: EXISTING TO REMAIN MINIMUM SETBACK FROM PROPERTY LINE ALLOWABLE: 0FT ACTUAL: EXISTING TO REMAIN

EXTERIOR MATERIAL & COLOR LEGEND	
	EXISTING EXTERIOR ROOF
	EXISTING EXTERIOR STUCCO
	EXISTING WOOD DOOR
	TRASH ENCLOSURE GATE - SIENNA
	TRASH ENCLOSURE GATE - SATIN BLACK
	STEEL BOLLARD - PAINTED YELLOW

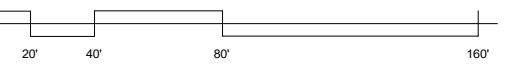


3 PLAN EAST EXTERIOR ELEVATION - COMFORT ENTRANCE

SCALE: 3/16" = 1'-0"



ELEVATION KEY PLAN



HIGHLIGHTED AREA INDICATES PROPOSED REVISION LOCATION

SDP-24-0038

ANIMAL ARTS

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PLUM CREEK VETERINARY SERVICES

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CASTLE ROCK, CO 80104

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APPROVALS

SEAL

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE: 08/22/2024

SDP 3
SHEET 3 OF 3