

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

SITE DEVELOPMENT PLAN GENERAL NOTES

2. THIS SITE IS ZONED PLANNED DEVELOPMENT (PD) - B-2 GENERAL BUSINESS DISTRICT.

4. 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 REQUIRE A BUILDING PERMIT.

6. 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 SHALL MAINTAIN AND REPAIR THE DRAINAGE FACILITIES AND ASSIGNS RESPONSIBILITY 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. THE TOWN MAY REQUIRE THE OWNER TO MAINTAIN THE FACILITIES THROUGH THE EMPLOYMENT OF CONTRACTORS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.

9. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

12. 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.

15. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.

18. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

11. THE DEVELOPER UNDERSTANDS THAT AS ON THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) 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.

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS RECORDED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1-5/16" YELLOW PLASTIC CAP ON 5/8" REBAR STAMPED "CONTROL POINT" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN ALLEN STREET AND FOUNDERS PARKWAY.
ELEVATION: 6286.45', NAVD83 DATUM.

BAR IS ONE INCH ON
ORIGINAL DRAWING.

DATE: 05/07/2026	PROJECT NO.: 25-0049
DRAWN BY: GRG	CHECKED BY: CDN
DRAWING STATUS:	
PRELIMINARY	
SHEET TITLE:	
NOTES	
SHEET NO.:	
2 of 16	

SITE DEVELOPMENT PLAN
CLOCK TOWER DENTAL

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES

LEGEND

- PROPOSED PROPERTY LINE
PROPOSED EASEMENT
EXISTING EASEMENT
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
PROPOSED SAWCUT LINE
EXISTING CURB TO REMAIN
EXISTING FLOW LINE TO REMAIN
EXISTING PANLIP TO REMAIN
EXISTING CONTOUR

ABBREVIATIONS

- ASSY ASSEMBLY
BS / TS BOTTOM & TOP OF STAIR
BW / TW BOTTOM AND TOP OF WALL
BP BOTTOM OF PIPE
ESMT EASEMENT
ELEV ELEVATION
EOA EDGE OF ASPHALT
EX EXISTING
FFE FINISH FLOOR ELEVATION
FG FINISHED GRADE
FL FLOWLINE
FU FUTURE
GB GRADE BREAK
GV GATE VALVE
HP HIGHPOINT
INV INVERT
LP LOWPOINT
ME MATCH EXISTING
PR PROPOSED
PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
REF REFERENCE
TB THRUST BLOCK
TC TOP OF CURB
TP TOP OF PIPE
UE UTILITY EASEMENT
VC VERTICAL CURB
WI WITH

REVISIONS		NO.	DATE	DESCRIPTION	1ST SDF RE-SUBMITTAL
		1	05/07/26		



shrewsberry
7321 SHADELAND STATION, INDIANAPOLIS IN 46256
(p) 317.841.4799 (f) 317.841.4790
shrewsberry.com

COPYRIGHTED BY SHREWSBERRY AND ASSOCIATES

CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT

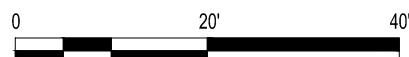
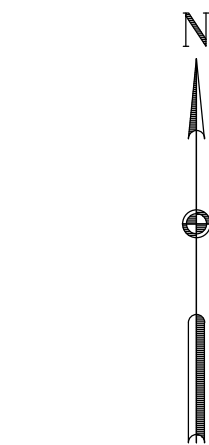
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 05/07/2026	PROJECT NO.: 25-0049
DRAWN BY: GRG	CHECKED BY: CDN
DRAWING STATUS: PRELIMINARY	
SHEET TITLE: EXISTING CONDITIONS PLAN	
SHEET NO.: 3 of 16	



BENCHMARK

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS RECORDED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1-5/16" YELLOW PLASTIC CAP ON 5/8" REBAR STAMPED "CONTROL POINT" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN ALLEN STREET AND FOUNDERS PARKWAY. ELEVATION: 6286.45', NAVD83 DATUM.

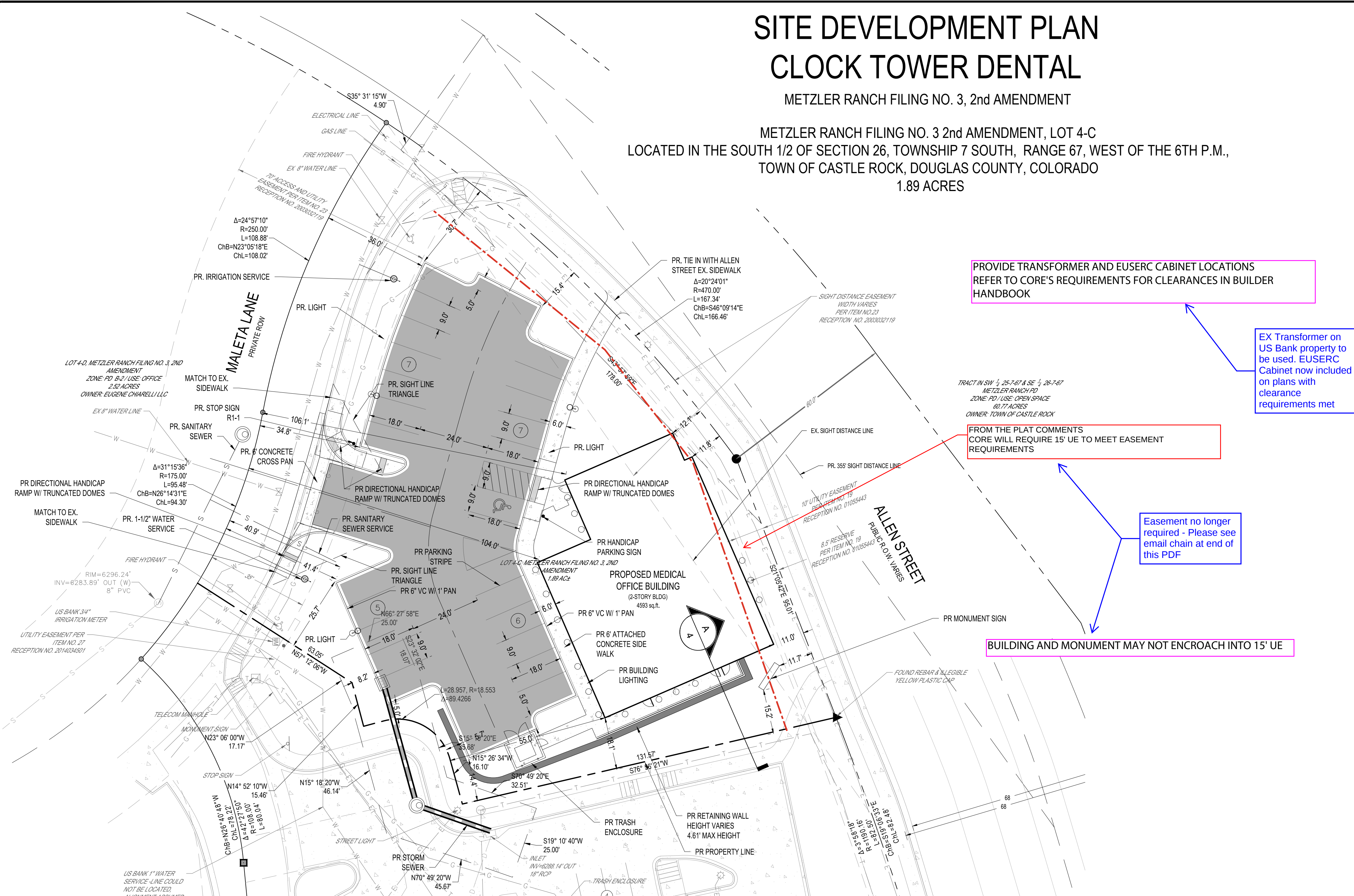


BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

SITE DEVELOPMENT PLAN CLOCK TOWER DENTAL

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES



STANDARD NOTES

- SITE SURVEY IS PROVIDED BY RW BAYER.
- SURVEY MAY NOT REPRESENT ALL EXISTING UTILITIES AND SITE ENCUMBRANCES. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, SITE ENCUMBRANCES AND EXISTING FIELD CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO CONSTRUCTION.
- ROADWAY AND DRIVEWAY DIMENSIONS ARE FROM FL-FL.
- SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH TOWN STANDARDS. CUTS SHALL BE STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING SIDEWALKS, CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
- EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE THIS INCLUDES BUT IS NOT LIMITED TO VALVES BOXES, MANHOLE LIDS, UTILITY ACCESS COVERS, UTILITY PEDESTALS.
- PATCH BACK OF EXISTING ASPHALT SHALL BE IN ACCORDANCE WITH TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS. PATCH BACK ALONG EXISTING UTILITY LINES SHALL BE IN CONFORMANCE WITH CITY AND UTILITY PROVIDERS STANDARDS AND SPECIFICATIONS.
- PROPOSED IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.
- THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL ENERGY, CENTURY LINK OR OWNERS OF EXISTING DRY AND FRANCHISE UTILITY LINES.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD AND OR THE TOWN OF CASTLE ROCK ROADWAY STANDARDS AND SPECIFICATIONS.
- ALL PAVEMENT SECTIONS AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS IN THE THE APPROVED GEOTECHNICAL STUDY FOR THE SITE.

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- EXISTING UTILITIES SHOWN MAY NOT REPRESENT ALL EXISTING UTILITIES AND SITE ENCUMBRANCES, CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, SITE ENCUMBRANCES AND EXISTING FIELD CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO CONSTRUCTION.

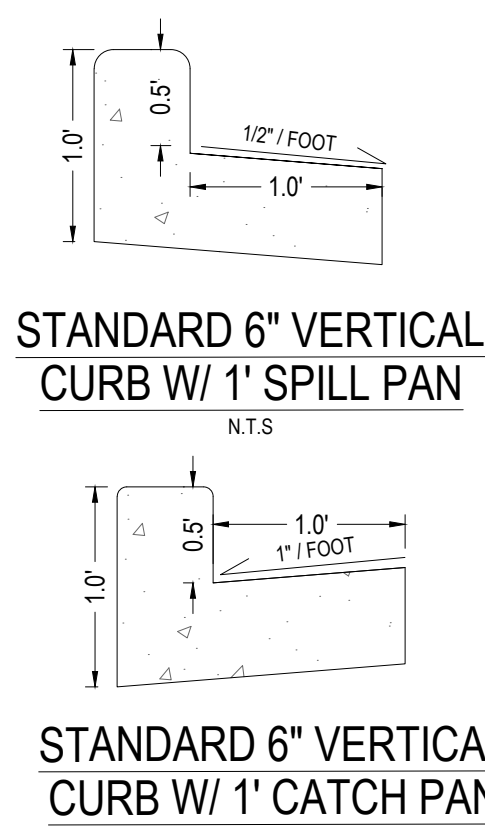
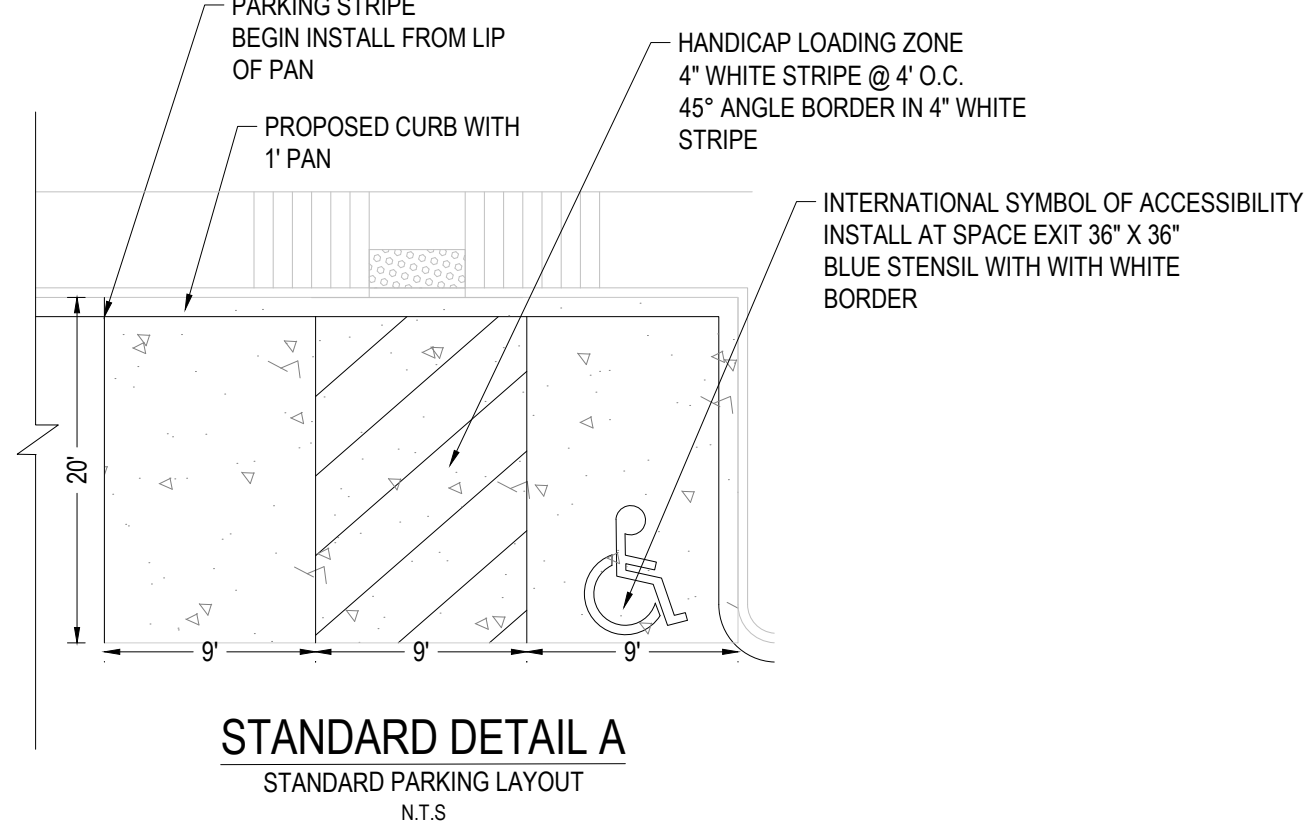
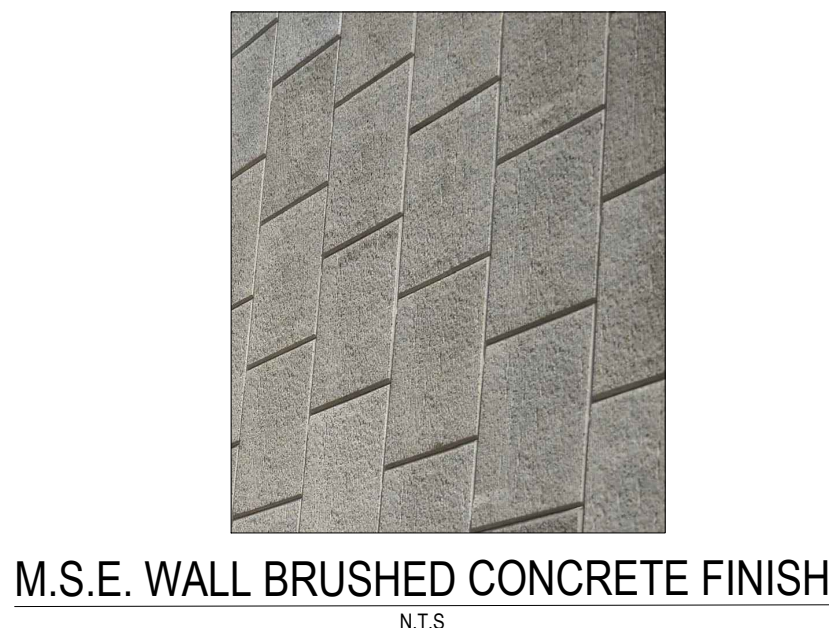
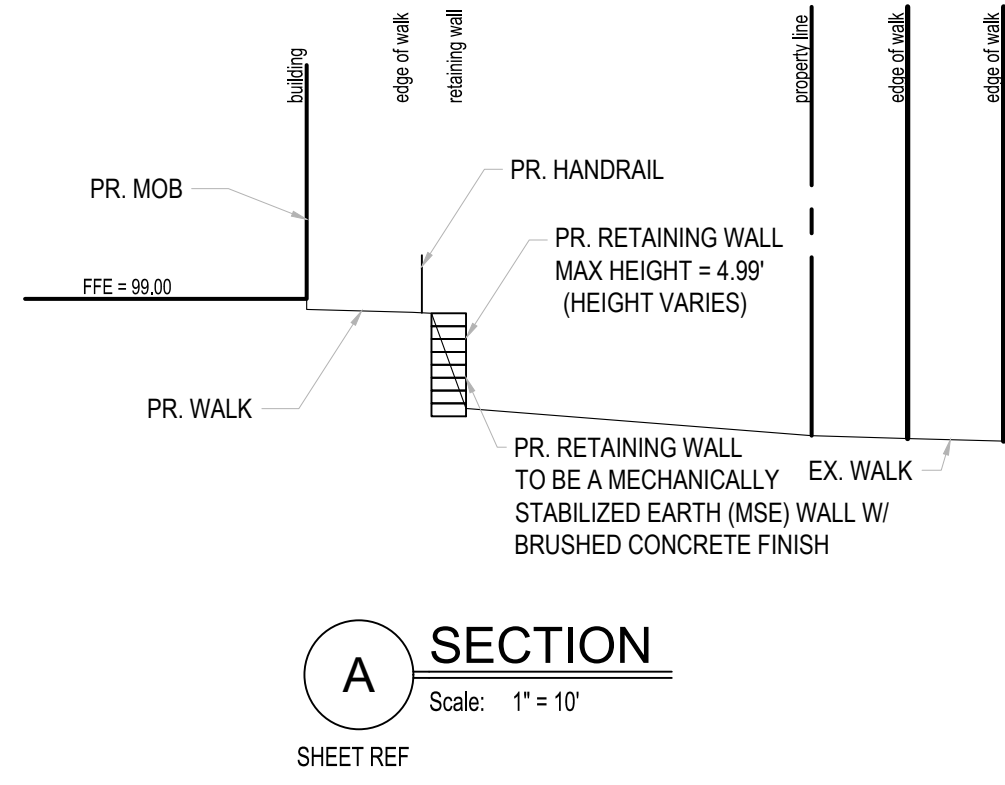
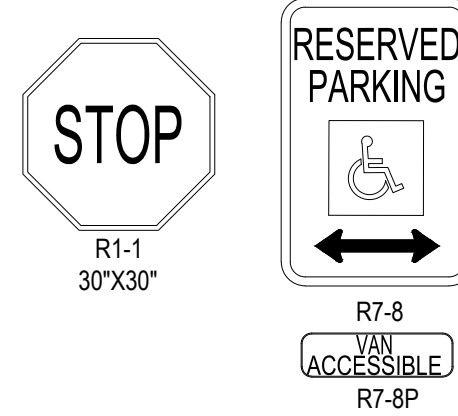
LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED SAWCUT LINE
	PROPOSED CURB
	PROPOSED FLOW LINE
	PROPOSED PANLIP
	EXISTING CURB TO REMAIN
	EXISTING FLOW LINE TO REMAIN
	EXISTING PANLIP TO REMAIN
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED ADA PARKING STRIPING SYMBOL *
	NUMBER OF PARKING STALLS
	EXISTING / PROPOSED SIGN *
	EXISTING / PROPOSED LIGHT POLE *

ABBREVIATIONS

ASSY	ASSEMBLY
BS / TS	BOTTOM & TOP OF STAIR
BW / TW	BOTTOM AND TOP OF WALL
BP	BOTTOM OF PIPE
ESMT	EASEMENT
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
FU	FUTURE
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGHPOINT
INV	INVERT
LP	LOWPOINT
ME	MATCH EXISTING
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
TB	THRUST BLOCK
TC	TOP OF CURB
TP	TOP OF PIPE
UE	UTILITY EASEMENT
VC	VERTICAL CURB
WI	WITH

SIGN LEGEND

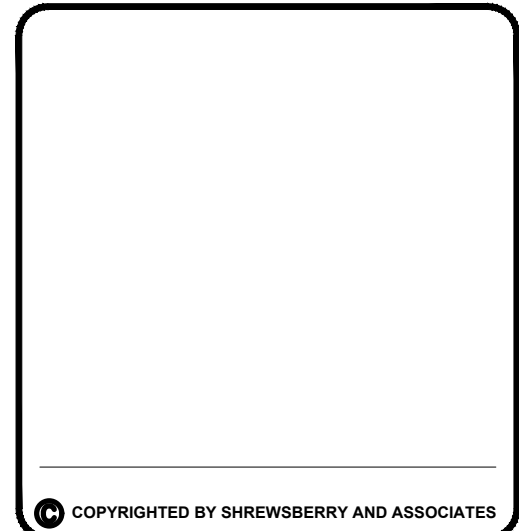


BENCHMARK

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS RECORDED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1-5/16\"/>



REVISIONS				
NO.	DATE	DESCRIPTION		
1	05/07/26	1ST SDP RE-SUBMITTAL		



CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT

MALETA LANE
CASLTE ROCK, CO 80104

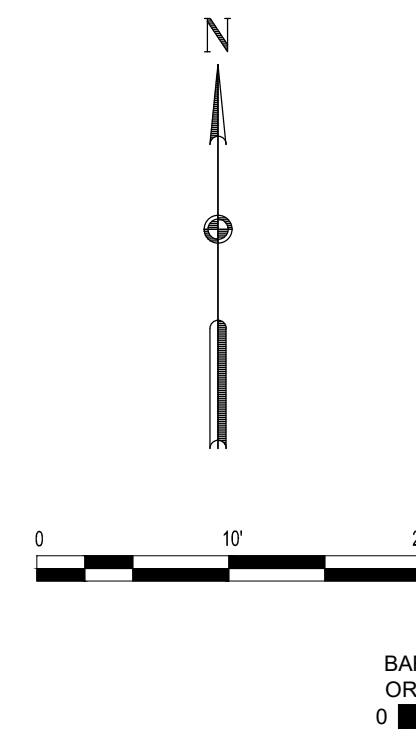
DATE: 05/07/2026	PROJECT NO: 25-0049
DRAWN BY: GRG	CHECKED BY: CDN
DRAWING STATUS: PRELIMINARY	
SHEET TITLE: SITE PLAN	
SHEET NO: 4 of 16	

METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES

GRADING NOTES

1. SITE SURVEY IS PROVIDED BY RW BAYER.
2. ROADWAY DIMENSIONS ARE FROM FL-FL. REFERENCE THE PAVING PLAN FOR TYPICAL ROADWAY SECTIONS.
3. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION PLANS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION, NOTIFYING AND SCHEDULING LOCAL AGENCIES INSPECTIONS.
4. ALL ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED AND DO NOT ACCOUNT FOR PAVEMENT MATERIAL THICKNESS. ELEVATIONS SHOWN AT CURBS ARE FLOWLINE UNLESS OTHERWISE NOTED.
5. PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AGENCIES STANDARDS AND CRITERIA.
6. REFERENCE THE APPROVED GEOTECHNICAL REPORT FOR THE PROJECT FOR SITE PAVEMENT RECOMMENDATIONS AND STANDARDS.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
8. EXISTING GRADES ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF SURVEY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH DISCREPANCIES.
9. "TC" TOP OF CURB IS THE FINISHED ELEVATION AT THE TOP OF CURB AT INLETS
10. SIDEWALK CROSS SLOPE SHALL BE 1.5% TYP. 2% MAXIMUM. HANDICAP PARKING AND ACCESS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NO GRADER THAN 2% IN ANY DIRECTION.
11. "TW" AND "BW" ELEVATIONS ARE FINISHED GROUND AT THE WALL AND DO NOT REFERENCE THE ELEVATION OF TOP WALL STRUCTURE OR BOTTOM OF FOOTING. WALL DESIGN SHALL BE PROVIDED BY OTHERS.
12. CONSTRUCTION DRAWINGS ARE NOT COMPLETE WITHOUT THE, MOST RECENTLY APPROVED GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLANS.
13. THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
14. EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.
15. SLOPES SHOWN ARE FOR GENERAL REFERENCE AND TO PROVIDE DRAINAGE INFORMATION.

ASSY	ASSEMBLY
BS / TS	BOTTOM & TOP OF STAIR
BW / TW	BOTTOM AND TOP OF WALL
BP	BOTTOM OF PIPE
ESMT	EASEMENT
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FU	FUTURE
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGHPOINT
INV	INVERT
LP	LOWPOINT
ME	MATCH EXISTING
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
TB	THRUST BLOCK
TC	TOP OF CURB
TP	TOP OF PIPE
UE	UTILITY EASEMENT
VC	VERTICAL CURB
W	WITH



811 Know what's below.
Call before you dig.
1-800-922-1987

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1' BENCHMARK CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS RECORDED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1-5/8" YELLOW PLASTIC CAP ON 5/8" REBAR STAMPED "CONTROL POINT" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN ALLEN STREET AND FOUNDERS PARKWAY.

ELEVATION: 6286.45' NAVD83 DATUM.

[illegible]

Copyright © 2007 by Shrewsberry and Associates, Inc.

CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT

MALETA LANE
CASL TE ROCK, CO 80404

DATE: 05/07/2026	PROJECT NO: 25-0049
DRAWN BY: GRG	CHECKED BY: CDN
DRAWING STATUS:	
PRELIMINARY	
SHEET TITLE:	
GRADING PLAN	
SHEET NO.:	
5 of 16	

SITE DEVELOPMENT PLAN
CLOCK TOWER DENTAL

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES

LEGEND

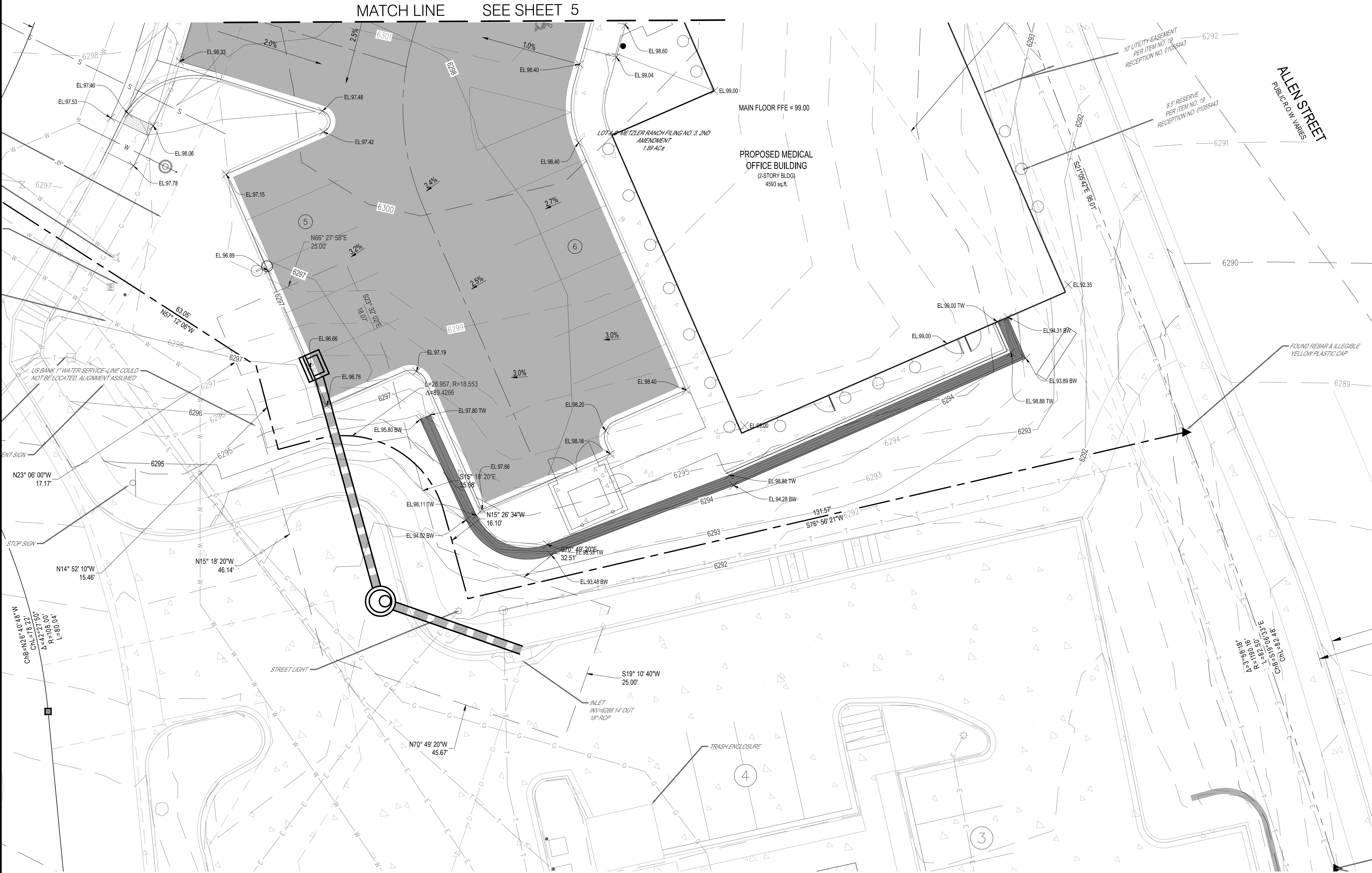
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	PROPOSED CURB
	PROPOSED FLOW LINE
	PROPOSED PAN/LIP
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING / PROPOSED GRADE (FL=FLOWLINE, TC=TOP CURB, FG=FINISH GRADE)
	SLOPE

GRADING NOTES

- SITE SURVEY IS PROVIDED BY RW BAYER.
- ROADWAY DIMENSIONS ARE FROM FL-FL, REFERENCE THE PAVING PLAN FOR TYPICAL ROADWAY SECTIONS.
- THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION PLANS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION, NOTIFYING AND SCHEDULING LOCAL AGENCIES INSPECTIONS.
- ALL ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED AND DO NOT ACCOUNT FOR PAVEMENT MATERIAL THICKNESS. ELEVATIONS SHOWN AT CURBS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AGENCIES STANDARDS AND CRITERIA.
- REFERENCE THE APPROVED GEOTECHNICAL REPORT FOR THE PROJECT FOR SITE PAVEMENT RECOMMENDATIONS AND STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
- EXISTING GRADES ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF SURVEY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH DISCREPANCIES.
- "TC" TOP OF CURB IS THE FINISHED ELEVATION AT THE TOP OF CURB AT INLETS
- SIDEWALK CROSS SLOPE SHALL BE 1.5% TYP. 2% MAXIMUM. HANDICAP PARKING AND ACCESS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NO GRADER THAN 2% IN ANY DIRECTION.
- "TW" AND "BW" ELEVATIONS ARE FINISHED GROUND AT THE WALL AND DO NOT REFERENCE THE ELEVATION OF TOP WALL STRUCTURE OR BOTTOM OF FOOTING. WALL DESIGN SHALL BE PROVIDED BY OTHERS.
- CONSTRUCTION DRAWINGS ARE NOT COMPLETE WITHOUT THE, MOST RECENTLY APPROVED GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLANS.
- THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
- EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.
- SLOPES SHOWN ARE FOR GENERAL REFERENCE AND TO PROVIDE DRAINAGE INFORMATION.

ABBREVIATIONS

ASSY	ASSEMBLY
BS / TS	BOTTOM & TOP OF STAIR
BW / TW	BOTTOM AND TOP OF WALL
BP	BOTTOM OF PIPE
ESMT	EASEMENT
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
FU	FUTURE
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGHPOINT
INV	INVERT
LP	LOWPOINT
ME	MATCH EXISTING
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
TB	THRUST BLOCK
TC	TOP OF CURB
TP	TOP OF PIPE
UE	UTILITY EASEMENT
VC	VERTICAL CURB
WI	WITH



811 Know what's below.
Call before you dig.
1-800-922-1987

BENCHMARK

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS RECORDED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1-5/16" YELLOW PLASTIC CAP ON 5/8" REBAR STAMPED "CONTROL POINT" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN ALLEN STREET AND FOUNDERS PARKWAY. ELEVATION: 6286.45', NAVD88 DATUM.

N
0 10' 20'
1" = 20'

REVISIONS	
NO.	DESCRIPTION
1	05/07/26 1ST SDF RE-SUBMITTAL

shrewsberry
7321 SHADELAND STATION, INDIANAPOLIS IN 46256
(p) 317.841.4799 (f) 317.841.4790
shrewsusa.com

© COPYRIGHTED BY SHREWSBERRY AND ASSOCIATES

CLOCK TOWER DENTAL
CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 05/07/2026	PROJECT NO.: 25-0049
DRAWN BY: GRG	CHECKED BY: CDN
DRAWING STATUS: PRELIMINARY	
SHEET TITLE: GRADING PLAN	
SHEET NO.: 6 of 16	

SITE DEVELOPMENT PLAN
CLOCK TOWER DENTAL

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED SAWCUT LINE
- EXISTING CURB TO REMAIN
- EXISTING FLOW LINE TO REMAIN
- EXISTING PAN/LIP TO REMAIN
- EXISTING CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM SEWER

STANDARD NOTES

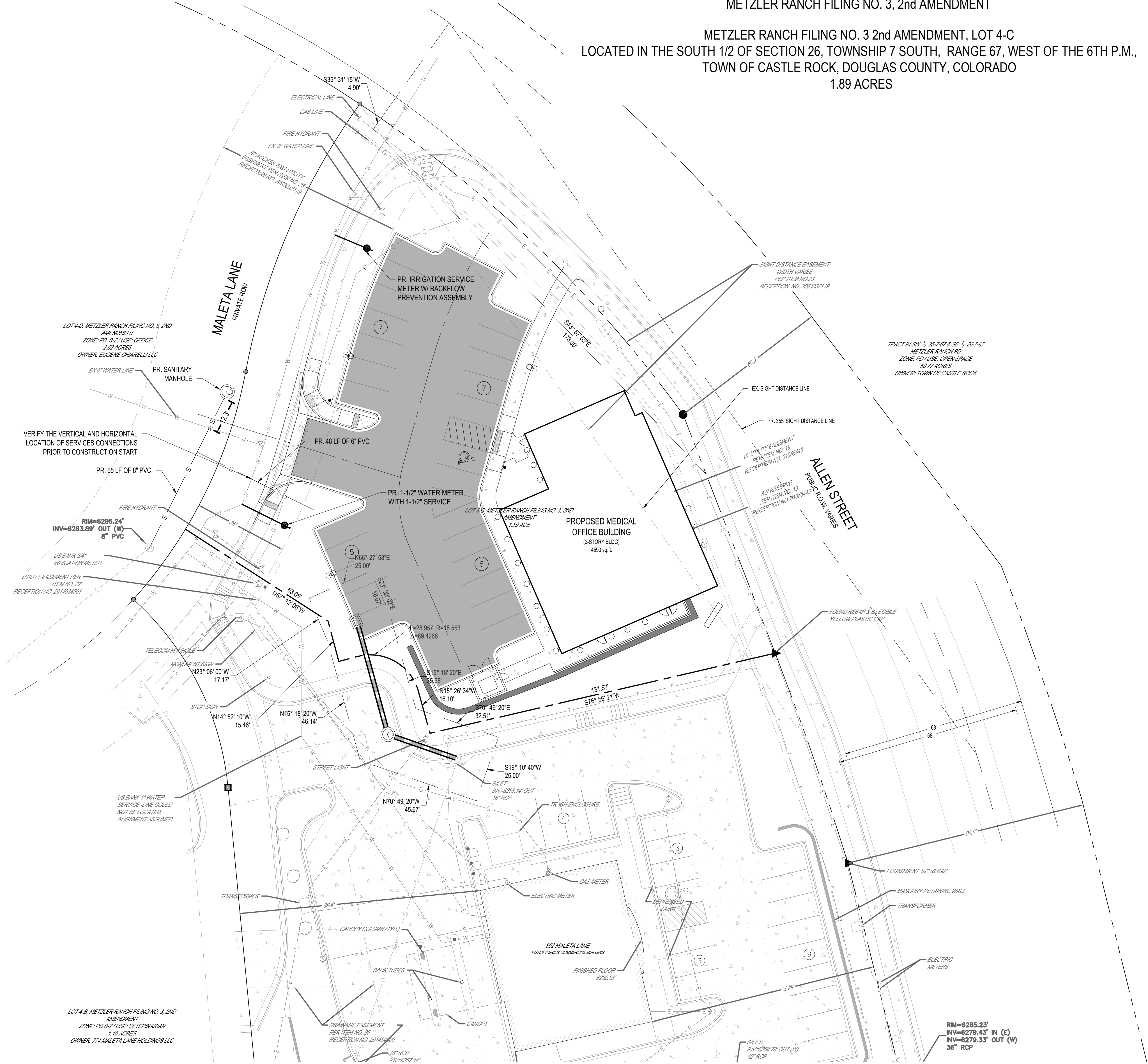
- SITE SURVEY IS PROVIDED BY RW BAYER.
- SURVEY MAY NOT REPRESENT ALL EXISTING UTILITIES AND SITE ENCUMBRANCES. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, SITE ENCUMBRANCES AND EXISTING FIELD CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO CONSTRUCTION.
- ROADWAY AND DRIVEWAY DIMENSIONS ARE FROM FL-FL.
- SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH TOWN STANDARDS. CUTS SHALL BE STRAIGHT WITH CLEAN EDGES, REMOVE EXISTING SIDEWALKS, CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
- EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE THIS INCLUDES BUT IS NOT LIMITED TO VALVES BOXES, MANHOLE LIDS, UTILITY ACCESS COVERS, UTILITY PEDESTALS.
- THE HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING UTILITY STUBS SHALL BE LOCATED IN FIELD PRIOR TO CONSTRUCTION START. THE LOCATION AND INVERTS SHALL BE COORDINATED WITH THE DESIGN ON THESE PLANS AND DISCREPANCIES COORDINATED WITH THE ENGINEER PRIOR TO CONSTRUCTION START.
- PATCH BACK OF EXISTING ASPHALT SHALL BE IN ACCORDANCE WITH TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS. PATCH BACK ALONG EXISTING UTILITY LINES SHALL BE IN CONFORMANCE WITH CITY AND UTILITY PROVIDERS STANDARDS AND SPECIFICATIONS.
- PROPOSED IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.
- THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL ENERGY, CENTURY LINK OR OWNERS OF EXISTING DRY AND FRANCHISE UTILITY LINES.
- WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.
- ALL LENGTHS ARE MEASURED FROM CENTER OF FITTING TO CENTER OF FITTING.
- VALVE BOX COVERS AND WATER METER LIDS SHALL BE RAISED TO FINISHED GRADE.
- REFERENCE THE LANDSCAPING PLANS FOR CONDITIONS OF IRRIGATION WATER IMPROVEMENTS.

UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK METZLER NORTH BLUE WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

ABBREVIATIONS

- | | |
|---------|--------------------------|
| ASSY | ASSEMBLY |
| BS / TS | BOTTOM & TOP OF STAIR |
| BW / TW | BOTTOM AND TOP OF WALL |
| BP | BOTTOM OF PIPE |
| ESMT | EASEMENT |
| ELEV | ELEVATION |
| EOA | EDGE OF ASPHALT |
| EX | EXISTING |
| FFE | FINISH FLOOR ELEVATION |
| FG | FINISHED GRADE |
| FL | FLOWLINE |
| FU | FUTURE |
| GB | GRADE BREAK |
| GV | GATE VALVE |
| HP | HIGHPOINT |
| INV | INVERT |
| LP | LOWPOINT |
| ME | MATCH EXISTING |
| PR | PROPOSED |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| REF | REFERENCE |
| TB | THRUST BLOCK |
| TC | TOP OF CURB |
| TP | TOP OF PIPE |
| UE | UTILITY EASEMENT |
| VC | VERTICAL CURB |
| W | WITH |



BENCHMARK

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS RECORDED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1-5/16\"/>

811 Know what's below.
Call before you dig.
1-800-922-1987

REVISIONS		NO.		DATE		DESCRIPTION	
1		05/07/26		1ST SDP RE-SUBMITTAL			

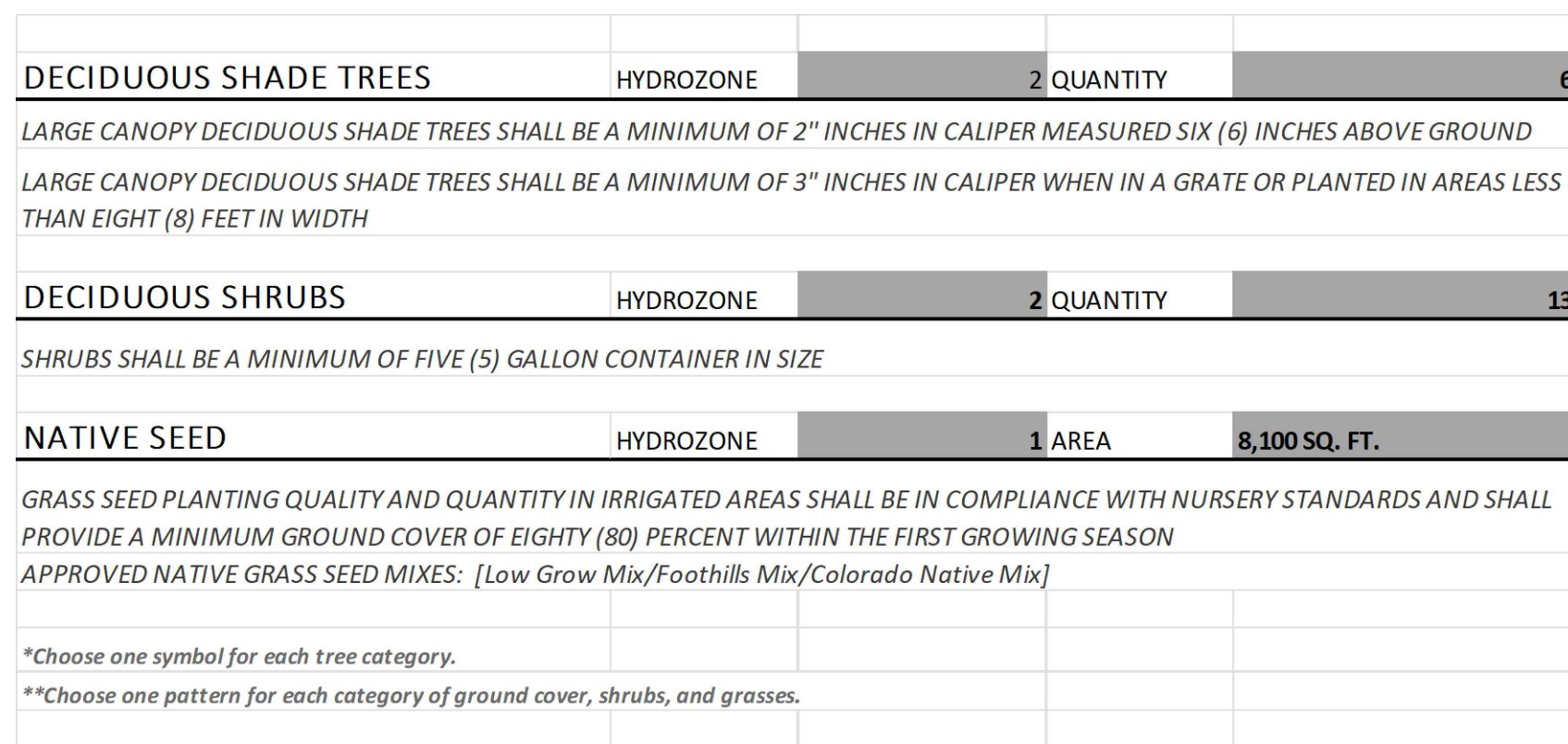


COPYRIGHTED BY SHREWSBERRY AND ASSOCIATES

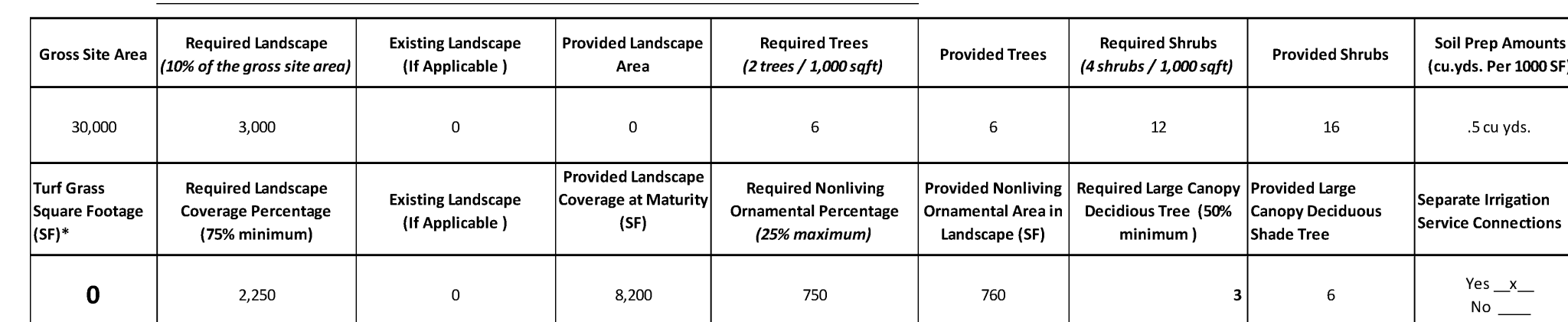
CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT
MALETA LANE
CASLTE ROCK, CO 80104

DATE: 05/07/2026	PROJECT NO: 25-0049
DRAWN BY: GRG	CHECKED BY: CDN
DRAWING STATUS: PRELIMINARY	
SHEET TITLE: UTILITY PLAN	
SHEET NO: 7 of 16	

METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES



HYDROZONE 2 -MEDIUM USE DRIP IRRIGATION.



Parking Lot*							
Parking Lot Area	Landscape Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscape Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4shrubs / 1,000sqft)	Provided Shrubs
8,620	862	0	1,235	2	2	3	16
Parking Lot Peninsula/Islands (40 Spaces or More)****							
Number of Parking Spaces	Number of Landscape Islands Required (1 island per 15 spaces)		Number of Landscape Islands Provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4shrubs per island/peninsula)	Provided Shrubs
24	2		2	2	3	6	8

*Parking Lot landscaping can count towards overall site landscape requirements.

**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.

***Evergreens are not permitted in landscaped islands/peninsulas.

****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS LOCATED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1-5/16" YELLOW PLASTIC CAP ON 5/8" REBAR STAMPED "CONTROL POINT" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN ALLEN STREET AND FOUNDERS PARKWAY.



**Know what's below.
Call before you dig.**
1-800-922-1987



CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT

MALETA LANE
CASLTE ROCK, CO 80104

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

GENERAL LANDSCAPE NOTES

- ## CASTLE ROCK STANDARD NOTES

- [illegible]



Copyrighted by Shrewsberry and Associates

DATE: 04/27/2026	PROJECT NO.: 25-0049
DRAWN BY: GOD	CHECKED BY: CDN
DRAWING STATUS:	
PRELIMINARY	
SHEET TITLE:	
LANDSCAPE DETAILS	
SHEET NO.:	
9 of 16	



BENCHMARK

BAR IS ONE INCH ON
ORIGINAL DRAWING.

SITE DEVELOPMENT PLAN
CLOCK TOWER DENTAL

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES

P1 & P2



W1



D1

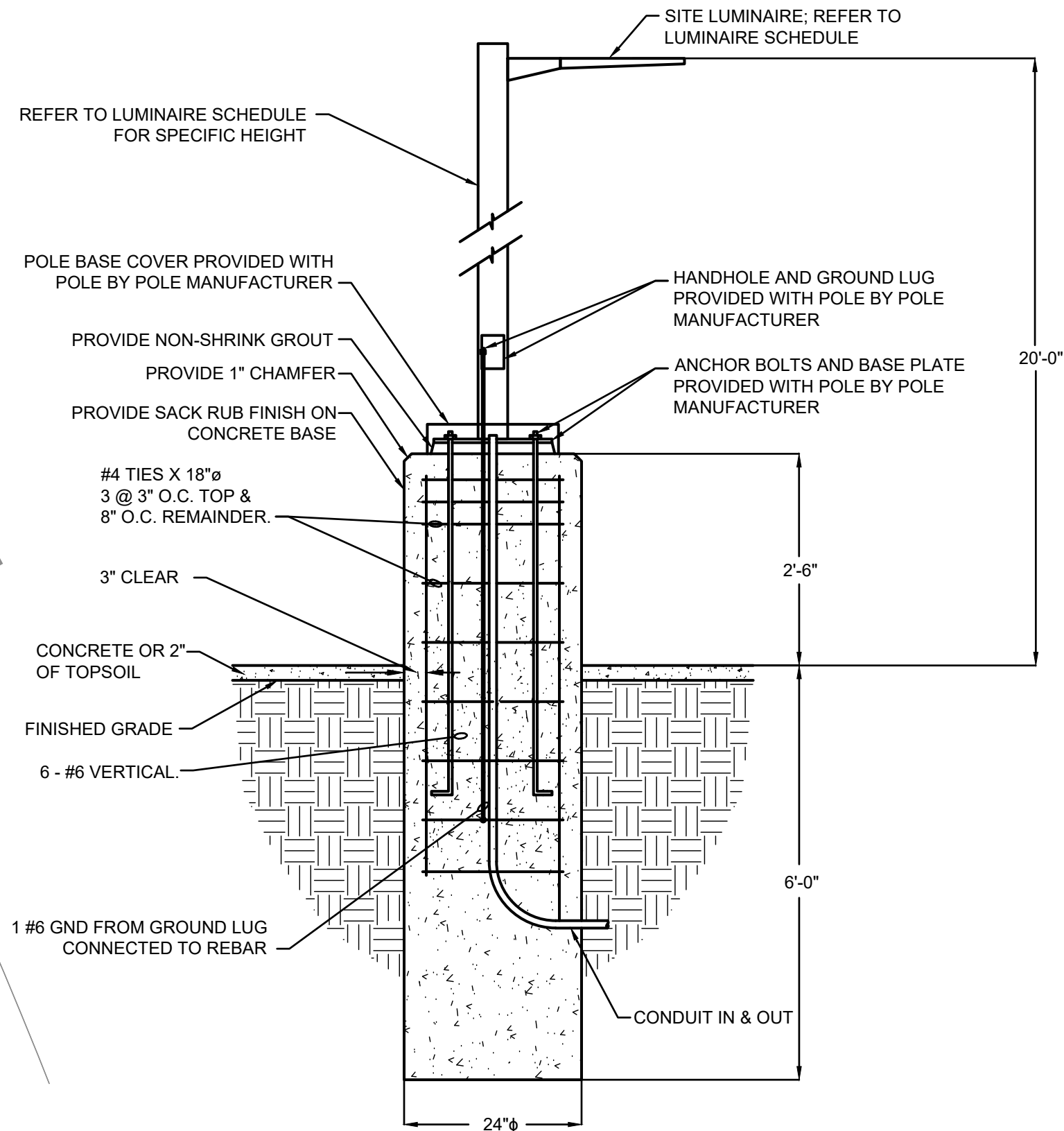


LIGHTING STANDARD NOTES

1. LIGHT LOSS FACTOR IS 1 (SEE LUMINAIRE SUMMARY TABLE ON THIS SHEET)
2. EXTERIOR LIGHTING TO BE CONTROLLED BY A BUILDING MOUNTED PHOTOCELL WITH TIME CLOCK OVERRIDE; POLE-MOUNTED LUMINAIRES (TYPE P1) TO OPERATE FROM DUSK UNTIL 10:00 PM AT 100% OUTPUT AND SHALL DIM TO 50% OUTPUT AFTER 10:00 PM VIA 0-10V DIMMING CONTROLS. AND WALL-MOUNTED AND RECESSED LUMINAIRES (TYPE W1, D1) TO OPERATE FROM DUSK TO DAWN FOR BUILDING SECURITY. COORDINATE EXACT WORKING HOURS WITH OWNER. MONUMENT SIGNS SHALL BE PHOTOCELL ON, TIMECLOCK OFF AT NIGHT, TIMECLOCK ON, PHOTOCELL OFF IN MORNING. PROGRAMMED ON/OFF TIMES WITH OWNER.
3. LIGHTING OBJECTIVES BY AREA:
 - PARKING AREA
PROVIDE SAFE AND UNIFORM ILLUMINATION FOR VEHICLE AND PEDESTRIAN CIRCULATION USING FULL CUT-OFF W1 OUTDOOR SCIENCE AND POLE-MOUNTED LUMINAIRES WITH TYPE III DISTRIBUTION.
 - WALKWAY
PROVIDE SAFE PEDESTRIAN VISIBILITY WITH CONTINUOUS, LOW-LEVEL ILLUMINATION.
 - LANDSCAPING
PROVIDE SUBTLE ILLUMINATION USING WALL-MOUNTED LUMINAIRES AND LIMITED POLE LIGHTS WITH TYPE III DISTRIBUTION AND FULL CUT-OFF TO MINIMIZE GLARE AND LIGHT SPILL.
 - PROPERTY LINE / 10' OFFSET
MINIMIZE LIGHT TRESPASS ONTO ADJACENT PROPERTIES USING FULL CUT-OFF LUMINAIRES AND CONTROLLED LIGHT LEVELS.
4. ALL LUMINAIRES ARE FULL CUTOFF, U0 RATED, AND ORIENTED TO DIRECT LIGHT AWAY FROM ADJACENT PROPERTIES; BUG RATINGS DO NOT EXCEED B1-U0-G1, AND SITE LIGHTING IS DESIGNED TO COMPLY WITH PROPERTY LINE ILLUMINATION LIMITS AND PREVENT OFF-SITE GLARE AND LIGHT TRESPASS.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

KEY NOTES (X)

1. EXTERIOR MONUMENT SIGN SHALL CONSIST OF AN INTERNALLY ILLUMINATED ALUMINUM CABINET WITH INTERNALLY MOUNTED WHITE LED SHEET LUMINAIRES BEHIND ROUTED ACRYLIC FACE PANELS WITH APPLIED VINYL GRAPHICS AND LOGOS. LED LUMINAIRES SHALL BE 5000K, LOW PROFILE, WET-LOCATION RATED, WITH INITIAL OUTPUT NOT TO EXCEED 6,000 LUMENS PER SIGN FACE. SIGN FACE LUMINANCE SHALL NOT EXCEED 300 CD/M² PRE-CURFEW AND 100 CD/M² POST-CURFEW. SIGN SHALL OPERATE AT 120V, 10A MAXIMUM LOAD. PROVIDE LIGHTING CONTROLS PER EXTERIOR LIGHTING CONTROL NOTES ON THIS SHEET.



Calculation Summary

Label	Calc Type	Units	Average	Min	Max	AVG/Min	AVG/Max
10' Offset	ILLUMINANCE	FOOTCANDLES	0.03	0.0	0.3	N.A.	N.A.
Landscaping	ILLUMINANCE	FOOTCANDLES	0.29	0.0	2.5	N.A.	N.A.
Parking Area	ILLUMINANCE	FOOTCANDLES	0.99	0.1	2.0	9.9	0.50
Property Line	ILLUMINANCE	FOOTCANDLES	0.15	0.0	1.1	N.A.	0.14
Walkway	ILLUMINANCE	FOOTCANDLES	4.23	1.3	14.7	3.25	0.29

Site Luminaire Summary Table

Luminaire											Lamps							
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light Loss Factor	Fixture Finish
P1	BEACON	VIPER	VP-1-160L-35-3K7-3-UNV-BLT-BC-ADT	POLE MOUNTED AREA LIGHT, TYPE III DISTRIBUTION	Y	TYPE III	120/277V	0-10V	2	POLE	20'-0"	160	LED	36.8	3643	3500K / 80 CRI	1	BRONZE
P2	BEACON	VIPER	VP-1-160L-35-3K7-4F-UNV-BLT-ADT	POLE MOUNTED AREA LIGHT, TYPE 4 FORWARD THROW DISTRIBUTION	Y	TYPE 4 FORWARD THROW	120/277V	0-10V	1	POLE	20'-0"	160	LED	36.8	3643	3500K / 80 CRI	1	BRONZE
W1	WAC LIGHTING	WS-W15710	WS-W15710-bk	WALL SCIENCE, FULL CUT-OFF	Y	WIDE	120V	0-10V	18	WALL	9'-0" / 15'-0" / 20'-0" AFG	1	LED	11.8	561	3000K / 80 CRI	1	BLACK
D1	DMF	M4MRN	MD-15-9-30-WF-0-M4TRS-BK	CANOPY LIGHT, FULL CUT OFF	Y	WIDE	120V	0-10V	5	RECESSED	8'-6" AFF	1	LED	14.3	1500	3000K / 93 CRI	1	BLACK

PHOTOMETRIC SITE PLAN

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

NO.	DATE	DESCRIPTION
1	05/07/26	1ST SDP RE-SUBMITTAL



© COPYRIGHTED BY SHREWSBERRY AND ASSOCIATES

CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 05/06/2026	PROJECT NO: 250049
DRAWN BY: MC	CHECKED BY: PMP
DRAWING STATUS:	
SHEET TITLE: PHOTOMETRIC SITE PLAN	
SHEET NO.: 10 of 16	

SITE DEVELOPMENT PLAN
CLOCK TOWER DENTAL

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES

CLOCKTOWER DENTAL FINISH SCHEDULE					
1. METAL ROOFING		MANUFACTURER - PAC-CLAD STYLE - COLOR -	9. ALUMINUM COPING		MANUFACTURER - PAC-CLAD COLOR -
2. HORIZONTAL SIDING		MANUFACTURER - SAGIPER SAGIWALL V-GROOVE CHOCOLATE BLACKWOOD	10. BUILDING SIGNAGE		BY OTHERS UNDER SEPARATE PERMIT
3. METAL FASCIA		MANUFACTURER - PAC-CLAD STYLE - COLOR -	11. CANOPY		MANUFACTURER - AWNEX COLORADO 12" OPEN FACE PSB-6865
4. VERTICAL SIDING		MANUFACTURER - SAGIPER SAGIWALL V-GROOVE WHITE OAK	12. EXTERIOR LIGHTING		MANUFACTURER - SEE PHOTOMETRIC COLOR -
5. STONE VENEER		MANUFACTURER - SUNSET STONE LEDGE BLACK RUNDLE LEDGE	13. TRASH ENCLOSURE SIDING		MANUFACTURER - FIELD FABRICATED SAGIWALL V-GROOVE CHOCOLATE BLACKWOOD
6. STONE CAP		MANUFACTURER - SUNSET STONE WAINSCOTT CAP GRAY	14. POWDER COATED METAL		MANUFACTURER - FIELD FABRICATED COLOR -
7. ALUMINUM STOREFRONT		MANUFACTURER - KAWNEER COLOR -	15. ROOFTOP SCREENING		MANUFACTURER - ENVISOR VENTED LOUVER UNIT MOUNTED BLACK
8. HOLLOW METAL DOOR		MANUFACTURER - TO BE DETERMINED BLACK (MATCH PAC-CLAD)			

- ##

EXTERIOR FINISH MATERIAL (REFER TO EXTERIOR MATERIAL SCHEDULE)
1.

REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2.

ELEVATION NOTES AND TAGS ARE TYPICAL FOR ALL SIMILAR MATERIALS ON SAME ELEVATION AND ALL SIDES OF BUILDING.
3.

ALL EXTERIOR CAULKING AND FILLER MATERIAL TO MATCH THE COLOR OF ADJACENT MATERIALS.
4.

VERIFY EXTERIOR MATERIALS, COLORS, FINISHES, ETC. WITH OWNER/ARCHITECT PRIOR TO ORDERING OR BEGINNING CONSTRUCTION.
5.

SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHT LOCATIONS.
6.

GC TO PROVIDE MATERIAL MOCKUP FOR CLIENT APPROVAL PRIOR TO ORDERING EXTERIOR FINISHES.

ELEVATIONS NOTES LEGEND

- 1

STANDING SEAM ROOFING SYSTEM. (PAC-CLAD BLACK) - SEE ROOF PLAN
- 2

HORIZONTAL SIDING SYSTEM WITH 6" V-GROOVE PROFILE (SAGIWALL, CHOCOLATE BLACKWOOD)
- 3

VERTICAL SIDING SYSTEM WITH 6" V-GROOVE PROFILE (SAGIWALL, WHITE OAK)
- 4

METAL FASCIA (PAC-CLAD BLACK)
- 5

2" THICK NATURAL VENEER STONE (SUNSET STONE, DRY STACK, BLACK RUNDLE LEDGE).
- 6

MANUFACTURED STONE SILL (SUNSET STONE, WATERTABLE/SILL, GRAY).
- 7

ALUMINUM AND GLASS STOREFRONT SYSTEM- BLACK ANODIZED ALUMINUM FRAME.
- 8

HOLLOW METAL INSULATED EXTERIOR DOOR (PAINTED TO MATCH PAC-CLAD BLACK).
- 9

ALUMINUM COPING (PAC-CLAD BLACK)
- 10

BUILDING SIGNAGE, DESIGN BY SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT.
- 11

CANOPY - AWNEX COLORADO 12 INCH OPEN FACE OR APPROVED EQUAL (COLOR - PSB-6865).
- 12

EXTERIOR BUILDING MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR SPECIFICATION.
- 13

TRASH ENCLOSURE SIDING (MATCH HORIZONTAL SIDING ON BUILDING).
- 14

POWDER COATED METAL (COLOR MATCH PAC-CLAD BLACK).
- 15

ROOFTOP EQUIPMENT SCREENING - ENVISOR UNIT ATTACHED (COLOR MATCH PAC-CLAD BLACK).



1 NORTH ELEVATION
1/4" = 1'-0"
BENCHMARK

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS RECORDED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1-5/16" YELLOW PLASTIC CAP ON 5/8" REBAR STAMPED "CONTROL POINT" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN ALLEN STREET AND FOUNDERS PARKWAY. ELEVATION: 6286.45', NAVD88 DATUM.

COPYRIGHT - J & M Architects, LLC
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGN REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND THEREFORE ARE THE PROPERTY OF J & M ARCHITECTS. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J & M ARCHITECTS, LLC.

BAR IS ONE INCH ON ORIGINAL DRAWING. 1"

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	1ST SDP RE-SUBMITTAL
1	05/07/26		



CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 05/06/26	PROJECT NO.: 163001
DRAWN BY: JWB	CHECKED BY: JWB
DRAWING STATUS:	
SHEET TITLE: EXTERIOR ELEVATION	
SHEET NO.: 11 of 16	

SITE DEVELOPMENT PLAN
CLOCK TOWER DENTAL

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES

CLOCKTOWER DENTAL FINISH SCHEDULE					
1. METAL ROOFING		MANUFACTURER - PAC-CLAD STYLE - SNAP CLAD COLOR - BLACK	9. ALUMINUM COPING		MANUFACTURER - PAC-CLAD COLOR - BLACK
2. HORIZONTAL SIDING		MANUFACTURER - SAGIPER STYLE - SAGIWALL V-GROOVE COLOR - CHOCOLATE BLACKWOOD	10. BUILDING SIGNAGE		BY OTHERS UNDER SEPARATE PERMIT
3. METAL FASCIA		MANUFACTURER - PAC-CLAD STYLE - PAC-TITE COLOR - BLACK	11. CANOPY		MANUFACTURER - AWNEX STYLE - COLORADO 12" OPEN FACE COLOR - PSB-6865
4. VERTICAL SIDING		MANUFACTURER - SAGIPER STYLE - SAGIWALL V-GROOVE COLOR - WHITE OAK	12. EXTERIOR LIGHTING		MANUFACTURER - SEE PHOTOMETRIC COLOR - BLACK
5. STONE VENEER		MANUFACTURER - SUNSET STONE STYLE - LEDGE COLOR - BLACK RUNDLE LEDGE	13. TRASH ENCLOSURE SIDING		MANUFACTURER - FIELD FABRICATED STYLE - SAGIWALL V-GROOVE COLOR - CHOCOLATE BLACKWOOD
6. STONE CAP		MANUFACTURER - SUNSET STONE STYLE - WAINSCOTT CAP COLOR - GRAY	14. POWDER COATED METAL		MANUFACTURER - FIELD FABRICATED COLOR - BLACK
7. ALUMINUM STOREFRONT		MANUFACTURER - KAWNEER COLOR - BLACK	15. ROOFTOP SCREENING		MANUFACTURER - ENVISOR STYLE - VENTED LOUVER UNIT MOUNTED COLOR - BLACK
8. HOLLOW METAL DOOR		MANUFACTURER - TO BE DETERMINED COLOR - BLACK (MATCH PAC-CLAD)			

GENERAL ELEVATION NOTES	
	## EXTERIOR FINISH MATERIAL (REFER TO EXTERIOR MATERIAL SCHEDULE)
1.	REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2.	ELEVATION NOTES AND TAGS ARE TYPICAL FOR ALL SIMILAR MATERIALS ON SAME ELEVATION AND ALL SIDES OF BUILDING.
3.	ALL EXTERIOR CAULKING AND FILLER MATERIAL TO MATCH THE COLOR OF ADJACENT MATERIALS.
4.	VERIFY EXTERIOR MATERIALS, COLORS, FINISHES, ETC. WITH OWNER/ARCHITECT PRIOR TO ORDERING OR BEGINNING CONSTRUCTION.
5.	SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHT LOCATIONS.
6.	GC TO PROVIDE MATERIAL MOCKUP FOR CLIENT APPROVAL PRIOR TO ORDERING EXTERIOR FINISHES.

ELEVATIONS NOTES LEGEND	
1	STANDING SEAM ROOFING SYSTEM. (PAC-CLAD BLACK) - SEE ROOF PLAN
2	HORIZONTAL SIDING SYSTEM WITH 6" V-GROOVE PROFILE (SAGIWALL, CHOCOLATE BLACKWOOD)
3	VERTICAL SIDING SYSTEM WITH 6" V-GROOVE PROFILE (SAGIWALL, WHITE OAK)
4	METAL FASCIA (PAC-CLAD BLACK)
5	2" THICK NATURAL VENEER STONE (SUNSET STONE, DRY STACK, BLACK RUNDLE LEDGE).
6	MANUFACTURED STONE SILL (SUNSET STONE, WATERTABLE/SILL, GRAY).
7	ALUMINUM AND GLASS STOREFRONT SYSTEM- BLACK ANODIZED ALUMINUM FRAME.
8	HOLLOW METAL INSULATED EXTERIOR DOOR (PAINTED TO MATCH PAC-CLAD BLACK).
9	ALUMINUM COPING (PAC-CLAD BLACK)
10	BUILDING SIGNAGE, DESIGN BY SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT.
11	CANOPY - AWNEX COLORADO 12 INCH OPEN FACE OR APPROVED EQUAL (COLOR - PSB-6865).
12	EXTERIOR BUILDING MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR SPECIFICATION.
13	TRASH ENCLOSURE SIDING (MATCH HORIZONTAL SIDING ON BUILDING).
14	POWDER COATED METAL (COLOR MATCH PAC-CLAD BLACK).
15	ROOFTOP EQUIPMENT SCREENING - ENVISOR UNIT ATTACHED (COLOR MATCH PAC-CLAD BLACK).



1 EAST ELEVATION
1/4" = 1'-0"

BENCHMARK

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS RECORDED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1-5/16" YELLOW PLASTIC CAP ON 5/8" REBAR STAMPED "CONTROL POINT" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN ALLEN STREET AND FOUNDERS PARKWAY. ELEVATION: 6286.45', NAVD88 DATUM.

COPYRIGHT - J & M Architects, LLC
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS, AND DESIGN REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND THEREFORE ARE THE PROPERTY OF J & M ARCHITECTS. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J & M ARCHITECTS, LLC.

BAR IS ONE INCH ON ORIGINAL DRAWING. 1"

REVISIONS	
NO.	DESCRIPTION
1	05/07/26 1ST SDP RE-SUBMITTAL



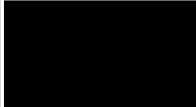
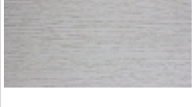
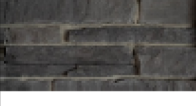
CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 05/06/26	PROJECT NO.: 163001
DRAWN BY: JWB	CHECKED BY: JWB
DRAWING STATUS:	
SHEET TITLE: EXTERIOR ELEVATION	
SHEET NO.: 12 of 16	

SITE DEVELOPMENT PLAN
CLOCK TOWER DENTAL

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

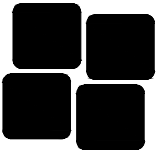
METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES

CLOCKTOWER DENTAL FINISH SCHEDULE					
1. METAL ROOFING		MANUFACTURER - PAC-CLAD STYLE - SNAP CLAD COLOR - BLACK	9. ALUMINUM COPING		MANUFACTURER - PAC-CLAD COLOR - BLACK
2. HORIZONTAL SIDING		MANUFACTURER - SAGIPER SAGIWALL V-GROOVE COLOR - CHOCOLATE BLACKWOOD	10. BUILDING SIGNAGE		BY OTHERS UNDER SEPARATE PERMIT
3. METAL FASCIA		MANUFACTURER - PAC-CLAD STYLE - PAC-TITE COLOR - BLACK	11. CANOPY		MANUFACTURER - AWNEX COLORADO 12" OPEN FACE PSB-6865
4. VERTICAL SIDING		MANUFACTURER - SAGIPER SAGIWALL V-GROOVE COLOR - WHITE OAK	12. EXTERIOR LIGHTING		MANUFACTURER - SEE PHOTOMETRIC COLOR - BLACK
5. STONE VENEER		MANUFACTURER - SUNSET STONE LEDGE COLOR - BLACK RUNDLE LEDGE	13. TRASH ENCLOSURE SIDING		MANUFACTURER - FIELD FABRICATED SAGIWALL V-GROOVE CHOCOLATE BLACKWOOD
6. STONE CAP		MANUFACTURER - SUNSET STONE WAINSCOTT CAP COLOR - GRAY	14. POWDER COATED METAL		MANUFACTURER - FIELD FABRICATED COLOR - BLACK
7. ALUMINUM STOREFRONT		MANUFACTURER - KAWNEER COLOR - BLACK	15. ROOFTOP SCREENING		MANUFACTURER - ENVISOR VENTED LOUVER UNIT MOUNTED COLOR - BLACK
8. HOLLOW METAL DOOR		MANUFACTURER - TO BE DETERMINED COLOR - BLACK (MATCH PAC-CLAD)			

GENERAL ELEVATION NOTES	
	## EXTERIOR FINISH MATERIAL (REFER TO EXTERIOR MATERIAL SCHEDULE)
1.	REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2.	ELEVATION NOTES AND TAGS ARE TYPICAL FOR ALL SIMILAR MATERIALS ON SAME ELEVATION AND ALL SIDES OF BUILDING.
3.	ALL EXTERIOR CAULKING AND FILLER MATERIAL TO MATCH THE COLOR OF ADJACENT MATERIALS.
4.	VERIFY EXTERIOR MATERIALS, COLORS, FINISHES, ETC. WITH OWNER/ARCHITECT PRIOR TO ORDERING OR BEGINNING CONSTRUCTION.
5.	SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHT LOCATIONS.
6.	GC TO PROVIDE MATERIAL MOCKUP FOR CLIENT APPROVAL PRIOR TO ORDERING EXTERIOR FINISHES.

ELEVATIONS NOTES LEGEND	
1	STANDING SEAM ROOFING SYSTEM. (PAC-CLAD BLACK) - SEE ROOF PLAN
2	HORIZONTAL SIDING SYSTEM WITH 6" V-GROOVE PROFILE (SAGIWALL, CHOCOLATE BLACKWOOD)
3	VERTICAL SIDING SYSTEM WITH 6" V-GROOVE PROFILE (SAGIWALL, WHITE OAK)
4	METAL FASCIA (PAC-CLAD BLACK)
5	2" THICK NATURAL VENEER STONE (SUNSET STONE, DRY STACK, BLACK RUNDLE LEDGE).
6	MANUFACTURED STONE SILL (SUNSET STONE, WATERTABLE/SILL, GRAY).
7	ALUMINUM AND GLASS STOREFRONT SYSTEM- BLACK ANODIZED ALUMINUM FRAME.
8	HOLLOW METAL INSULATED EXTERIOR DOOR (PAINTED TO MATCH PAC-CLAD BLACK).
9	ALUMINUM COPING (PAC-CLAD BLACK)
10	BUILDING SIGNAGE, DESIGN BY SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT.
11	CANOPY - AWNEX COLORADO 12 INCH OPEN FACE OR APPROVED EQUAL (COLOR - PSB-6865).
12	EXTERIOR BUILDING MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR SPECIFICATION.
13	TRASH ENCLOSURE SIDING (MATCH HORIZONTAL SIDING ON BUILDING).
14	POWDER COATED METAL (COLOR MATCH PAC-CLAD BLACK).
15	ROOFTOP EQUIPMENT SCREENING - ENVISOR UNIT ATTACHED (COLOR MATCH PAC-CLAD BLACK).

REVISIONS	
NO.	DESCRIPTION
1	05/07/26 1ST SDP RE-SUBMITTAL



shrewsberry
7321 SHADELAND STATION, INDIANAPOLIS IN 46256
931 317-841-4799 | 931 317-841-4790
shrewsusa.com



J and M
architects

© COPYRIGHTED BY SHREWSBERRY AND ASSOCIATES

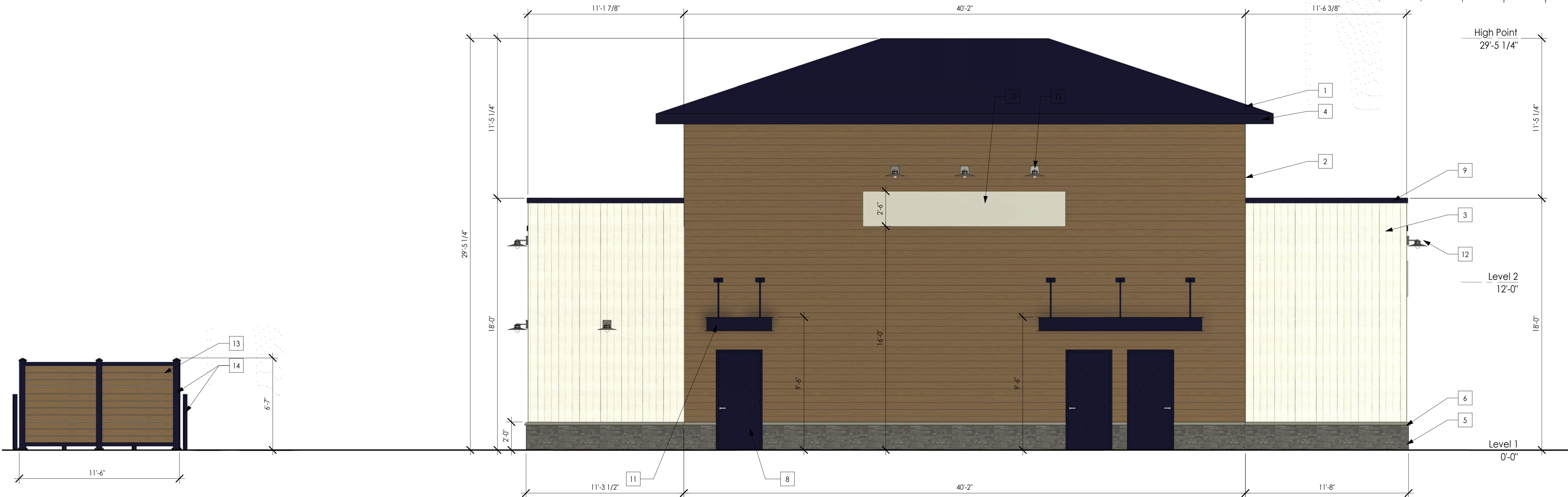
CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT

MALETA LANE
CASLTE ROCK, CO 80104

DATE: 05/06/26 PROJECT NO.: 163001
DRAWN BY: JWB CHECKED BY: JWB
DRAWING STATUS:

SHEET TITLE:
EXTERIOR ELEVATION

SHEET NO.:
13 of 16



1 SOUTH ELEVATION
1/4" = 1'-0"

BENCHMARK

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS RECORDED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1'-5/16" YELLOW PLASTIC CAP ON 5/8" REBAR STAMPED "CONTROL POINT" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN ALLEN STREET AND FOUNDERS PARKWAY. ELEVATION: 6286.45', NAVD88 DATUM.

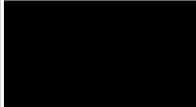
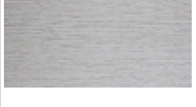
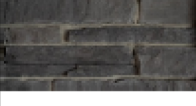
COPYRIGHT - J & M Architects, LLC
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGN REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND THEREFORE ARE THE PROPERTY OF J & M ARCHITECTS. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J & M ARCHITECTS, LLC.

BAR IS ONE INCH ON ORIGINAL DRAWING. 1"

SITE DEVELOPMENT PLAN
CLOCK TOWER DENTAL

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES

CLOCKTOWER DENTAL FINISH SCHEDULE					
1. METAL ROOFING		MANUFACTURER - PAC-CLAD STYLE - SNAP CLAD COLOR - BLACK	9. ALUMINUM COPING		MANUFACTURER - PAC-CLAD COLOR - BLACK
2. HORIZONTAL SIDING		MANUFACTURER - SAGIPER SAGIWALL V-GROOVE COLOR - CHOCOLATE BLACKWOOD	10. BUILDING SIGNAGE		BY OTHERS UNDER SEPARATE PERMIT
3. METAL FASCIA		MANUFACTURER - PAC-CLAD STYLE - PAC-TITE COLOR - BLACK	11. CANOPY		MANUFACTURER - AWNEX COLORADO 12" OPEN FACE PSB-6865
4. VERTICAL SIDING		MANUFACTURER - SAGIPER SAGIWALL V-GROOVE COLOR - WHITE OAK	12. EXTERIOR LIGHTING		MANUFACTURER - SEE PHOTOMETRIC COLOR - BLACK
5. STONE VENEER		MANUFACTURER - SUNSET STONE LEDGE COLOR - BLACK RUNDLE LEDGE	13. TRASH ENCLOSURE SIDING		MANUFACTURER - FIELD FABRICATED SAGIWALL V-GROOVE CHOCOLATE BLACKWOOD
6. STONE CAP		MANUFACTURER - SUNSET STONE WAINSCOTT CAP GRAY	14. POWDER COATED METAL		MANUFACTURER - FIELD FABRICATED COLOR - BLACK
7. ALUMINUM STOREFRONT		MANUFACTURER - KAWNEER COLOR - BLACK	15. ROOFTOP SCREENING		MANUFACTURER - ENVISOR VENTED LOUVER UNIT MOUNTED BLACK
8. HOLLOW METAL DOOR		MANUFACTURER - TO BE DETERMINED BLACK (MATCH PAC-CLAD)			

- GENERAL ELEVATION NOTES
- ##

EXTERIOR FINISH MATERIAL (REFER TO EXTERIOR MATERIAL SCHEDULE)
1.

REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2.

ELEVATION NOTES AND TAGS ARE TYPICAL FOR ALL SIMILAR MATERIALS ON SAME ELEVATION AND ALL SIDES OF BUILDING.
3.

ALL EXTERIOR CAULKING AND FILLER MATERIAL TO MATCH THE COLOR OF ADJACENT MATERIALS.
4.

VERIFY EXTERIOR MATERIALS, COLORS, FINISHES, ETC. WITH OWNER/ARCHITECT PRIOR TO ORDERING OR BEGINNING CONSTRUCTION.
5.

SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHT LOCATIONS.
6.

GC TO PROVIDE MATERIAL MOCKUP FOR CLIENT APPROVAL PRIOR TO ORDERING EXTERIOR FINISHES.

- ELEVATIONS NOTES LEGEND
- 1

STANDING SEAM ROOFING SYSTEM. (PAC-CLAD BLACK) - SEE ROOF PLAN
- 2

HORIZONTAL SIDING SYSTEM WITH 6" V-GROOVE PROFILE (SAGIWALL, CHOCOLATE BLACKWOOD)
- 3

VERTICAL SIDING SYSTEM WITH 6" V-GROOVE PROFILE (SAGIWALL, WHITE OAK)
- 4

METAL FASCIA (PAC-CLAD BLACK)
- 5

2" THICK NATURAL VENEER STONE (SUNSET STONE, DRY STACK, BLACK RUNDLE LEDGE).
- 6

MANUFACTURED STONE SILL (SUNSET STONE, WATERTABLE/SILL, GRAY).
- 7

ALUMINUM AND GLASS STOREFRONT SYSTEM- BLACK ANODIZED ALUMINUM FRAME.
- 8

HOLLOW METAL INSULATED EXTERIOR DOOR (PAINTED TO MATCH PAC-CLAD BLACK).
- 9

ALUMINUM COPING (PAC-CLAD BLACK)
- 10

BUILDING SIGNAGE, DESIGN BY SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT.
- 11

CANOPY - AWNEX COLORADO 12 INCH OPEN FACE OR APPROVED EQUAL (COLOR - PSB-6865).
- 12

EXTERIOR BUILDING MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR SPECIFICATION.
- 13

TRASH ENCLOSURE SIDING (MATCH HORIZONTAL SIDING ON BUILDING).
- 14

POWDER COATED METAL (COLOR MATCH PAC-CLAD BLACK).
- 15

ROOFTOP EQUIPMENT SCREENING - ENVISOR UNIT ATTACHED (COLOR MATCH PAC-CLAD BLACK).



1 WEST ELEVATION
1/4" = 1'-0"

BENCHMARK

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS RECORDED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1-5/16" YELLOW PLASTIC CAP ON 5/8" REBAR STAMPED "CONTROL POINT" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN ALLEN STREET AND FOUNDERS PARKWAY. ELEVATION: 6286.45', NAVD88 DATUM.

COPYRIGHT - J & M Architects, LLC
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGN REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND THEREFORE ARE THE PROPERTY OF J & M ARCHITECTS. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J & M ARCHITECTS, LLC.

BAR IS ONE INCH ON ORIGINAL DRAWING. 1"

REVISIONS		DESCRIPTION		DATE	
NO.	1	1ST SDP RE-SUBMITTAL			



© COPYRIGHTED BY SHREWSBERRY AND ASSOCIATES

CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 05/06/26	PROJECT NO.: 163001
DRAWN BY: JWB	CHECKED BY: JWB
DRAWING STATUS:	
SHEET TITLE: EXTERIOR ELEVATION	
SHEET NO.: 14 of 16	

C:\Users\jmd\OneDrive\B10031294.dwg

811 Know what's below.
Call before you dig.
1-800-922-1987

METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES



② SOUTH-EAST PERSPECTIVE RENDERING 2
1/16" = 1'-0"

[illegible]

CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT

MALETA LANE
CASLITE ROCK, CO 80104

DATE: 05/06/26	PROJECT NO.: 163001
DRAWN BY: JWB	CHECKED BY: JWB
DRAWING STATUS:	
SHEET TITLE: EXTERIOR RENDERINGS	
SHEET NO.: 15 of 16	



**Know what's below.
Call before you dig.**

1-800-922-1987

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS RECORDED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1-5161 YELLOW PLASTIC CAN ON 5/8" REBAR STAMPED "CONTROL POINT" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN ALLEN STREET AND FOUNDRY PARKWAY.
ELEVATION: 6286.45', NAVD83 DATUM.

COPYRIGHT - J & M Architects, LLC
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS,
ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO
IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND
THEREFORE ARE THE PROPERTY OF J & M ARCHITECTS. NONE
OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY
PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF
J & M ARCHITECTS, LLC.

BAR IS ONE INCH ON
ORIGINAL DRAWING.

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

4



③ SOUTH-EAST TRASH ENCLOSURE PERSPECTIVE RENDERING
1/32" = 1'-0"



DATE: 05/06/26	PROJECT NO.: 163001
DRAWN BY: JWB	CHECKED BY: JWB
DRAWING STATUS:	
SHEET TITLE: EXTERIOR RENDERINGS	
SHEET NO.: 16 of 16	

Gunnar Guzman

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Monday, June 22, 2026 6:33 AM
To: Gunnar Guzman; Lauren Gleason
Cc: Clifford Netuschil; Austin Handley; John Beystehner
Subject: Re: Clock Tower SDP26-0006/PL26-0008 CORE Easement Requirements
Attachments: COREBuilderDeveloperServiceRequirements 2025.pdf

Good morning, Gunnar and Lauren,

CORE Electric Cooperative approves the proposed plat with the existing utility easements, including the 10-foot easement along Allen Street and the existing 20-foot IREA (CORE) easement.

At the time of electric design, the applicant will be required to grant an additional 10-foot easement, by separate document, to accommodate the existing CORE underground electric facilities as well as the extension of electric service necessary to complete the loop.

The site plan will require revisions to address the comments below, specifically related to the metering location. Refer to the attached CORE Builder Handbook for requirements and clearances for the metering and transformer.

Additional responses to questions are provided below.

Please let me know if you have any questions.

Best regards,

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



The Energy to Thrive™



From: Gunnar Guzman <gguzman@shrewsusa.com>

Sent: Thursday, June 18, 2026 4:33 PM

To: Brooks Kaufman <BKaufman@core.coop>

Cc: Clifford Netuschil <cnetuschil@shrewsusa.com>; Austin Handley <ahandley@pmgdevelop.com>; John Beystehner <john@jandmarchitects.com>

Subject: Clock Tower SDP26-0006/PL26-0008 CORE Easement Requirements

You don't often get email from gguzman@shrewsusa.com. [Learn why this is important](#)

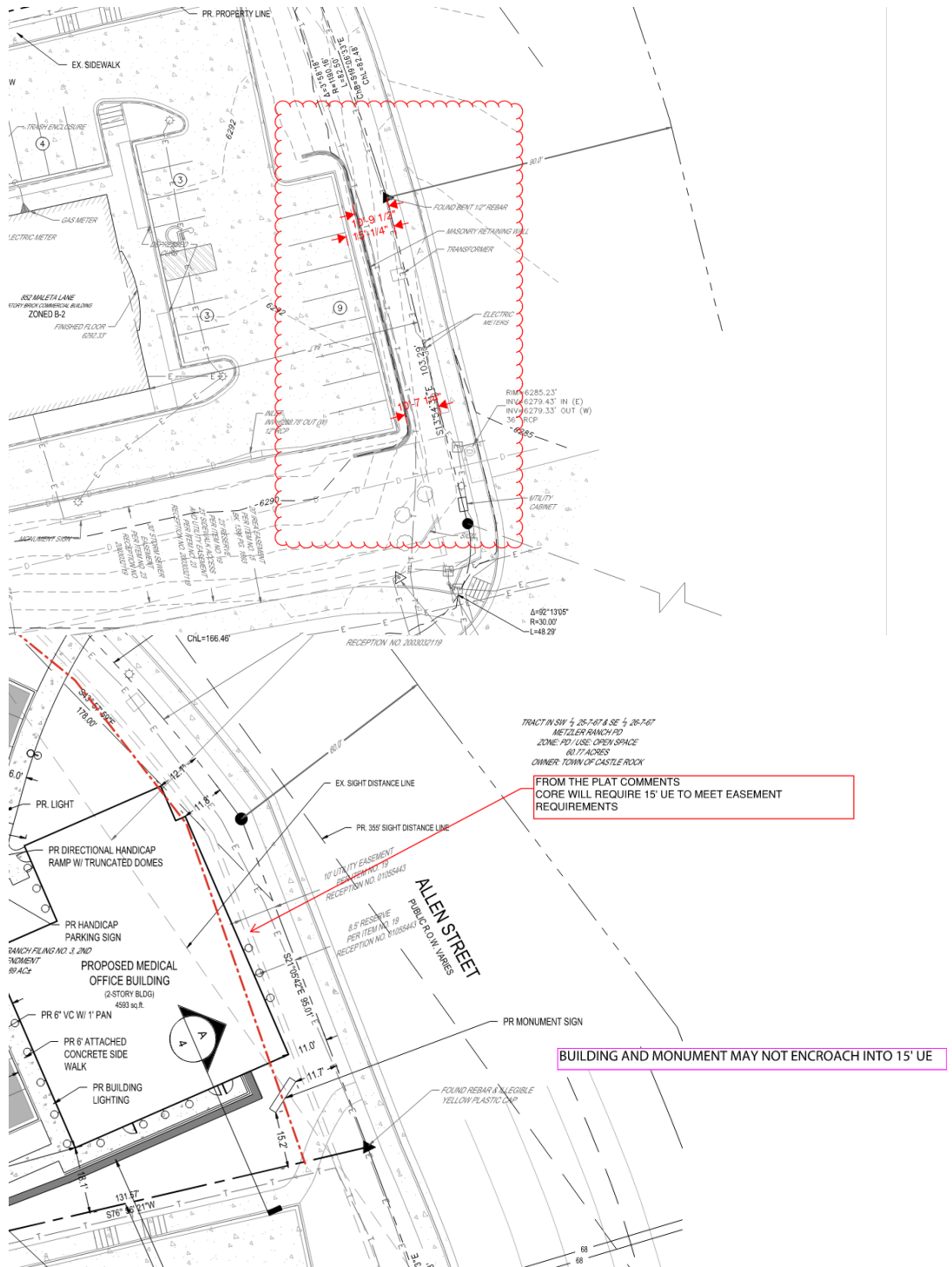
[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Brooks,

Thank you for taking the time to answer our questions regarding CORE Easement requirements today.

Please confirm the following as discussed earlier:

1. The 15' Utility Easement along Founders Parkway will no longer be required as there is an existing 20' IREA Easement. **Not needed**
2. The need for the 5' expansion of the existing 10' Utility Easement along Allen street will be re-evaluated by CORE given the following:
 1. The existing retaining wall and parking encroach the proposed 5' expansion. (image below, left)
 2. The impact on constructability of the proposed Clock Tower Dental Site. (image below, right)



3. A 5' Dry Utility Easement will not be required by CORE along the proposed property line on either side. (See attached document "U-SDP26-0006 Plans-Rev2" for reference) **Not needed**
4. The existing transformer (400 amp / 208V secondary) currently being used by US Bank is fit to serve the proposed site under the conditions:
 1. The upgrade of the transformer from 150 to 225 kVa. **May require an upgrade from 75 kVA, voltage will serve unless a request to 277/480 Volt.**
 2. Metering is located on the proposed Clock Tower Dental Building. **Provide metering location that meet CORE requirements for clearances and metering. Update site plan required.**

3. Proper Easement Dedication is provided for the additional secondary wire serving the Clock Tower Dental Building. **Additional easement maybe required to grant an easement for the secondary from the bank to the Dental office; that easement will be between property owners and not CORE.**
4. Loop of the system is completed with the ~347' extension to the existing structure at the western corner of Allen Street and Maleta Lane. **Will be required to be completed at electric design at the expense of the applicant and provide a 10-foot easement by CORE separate document.**
5. The need for the appropriate 10' Dry Utility Easement along the property line/existing core facilities between Lot 4B and 4E, continuing north along Maleta Lane for the proposed connection. **Provide a 10-foot easement for the existing CORE underground electric facilities and for the future electric loop to the western corner of Allen Street and Maleta Lane**

Once again, we appreciate your time and cooperation with our team. Please let us know if there is any information that you require from us, or any other questions/comments that you may have, at this time.

Thank you,

Gunnar Guzman, EIT

Project Engineer

Site Civil & Land Development



2696 South Colorado Boulevard, Suite 460

Denver, CO 80222

gguzman@shrewsusa.com

M 970.380.8185

shrewsusa.com



NOTICE TO RECIPIENTS: The information contained in and accompanying this communication may be confidential, subject to legal privilege, or otherwise protected from disclosure, and is intended solely for the use of the intended recipient(s). If you are not the intended recipient of this communication, please delete and destroy all copies in your possession, notify the sender that you have received this communication in error, and note that any review or dissemination of, or the taking of any action in reliance on, this communication is expressly prohibited.