

SITE DEVELOPMENT PLAN

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006

SITE DEVELOPMENT PLAN GENERAL NOTES

1. 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. THERE MAY BE SUBSEQUENT AMENDMENTS.

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

3. THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED IN THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0186G EFFECTIVE MARCH 16, 2016.

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.

5. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.

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, 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.

7. PURSUANT TO 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.

8. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.

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.

10. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.

11. 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.

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.

13. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE 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.

14. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.

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.

16. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.

17. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.

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.

FIRE 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. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

4. 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.

5. 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.

6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.

7. 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.

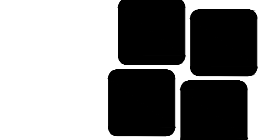
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.

9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. 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.

10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.

11. 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) 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.

REVISIONS							
NO.	DATE	DESCRIPTION	1ST SDP RE-SUBMITTAL	2ND SDP RE-SUBMITTAL	3RD SDP RE-SUBMITTAL		
1	05/07/26						
2	08/05/26						
3	09/18/26						



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CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT

MALETA LANE
CASTLE ROCK, CO 80104

DATE: 09/18/2026
DRAWN BY: GRG
DRAWING STATUS: PRELIMINARY

PROJECT NO: 25-0049
CHECKED BY: CDN

SHEET TITLE: NOTES

SHEET NO.: 2 of 18

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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.

CLOCK TOWER DENTAL
SITE DEVELOPMENT PLAN
METZLER RANCH FILING NO.3
5TH AMENDMENT SDP26-0006
BAR IS ONE INCH ON ORIGINAL DRAWING. 1"

SITE DEVELOPMENT PLAN

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006

LEGEND

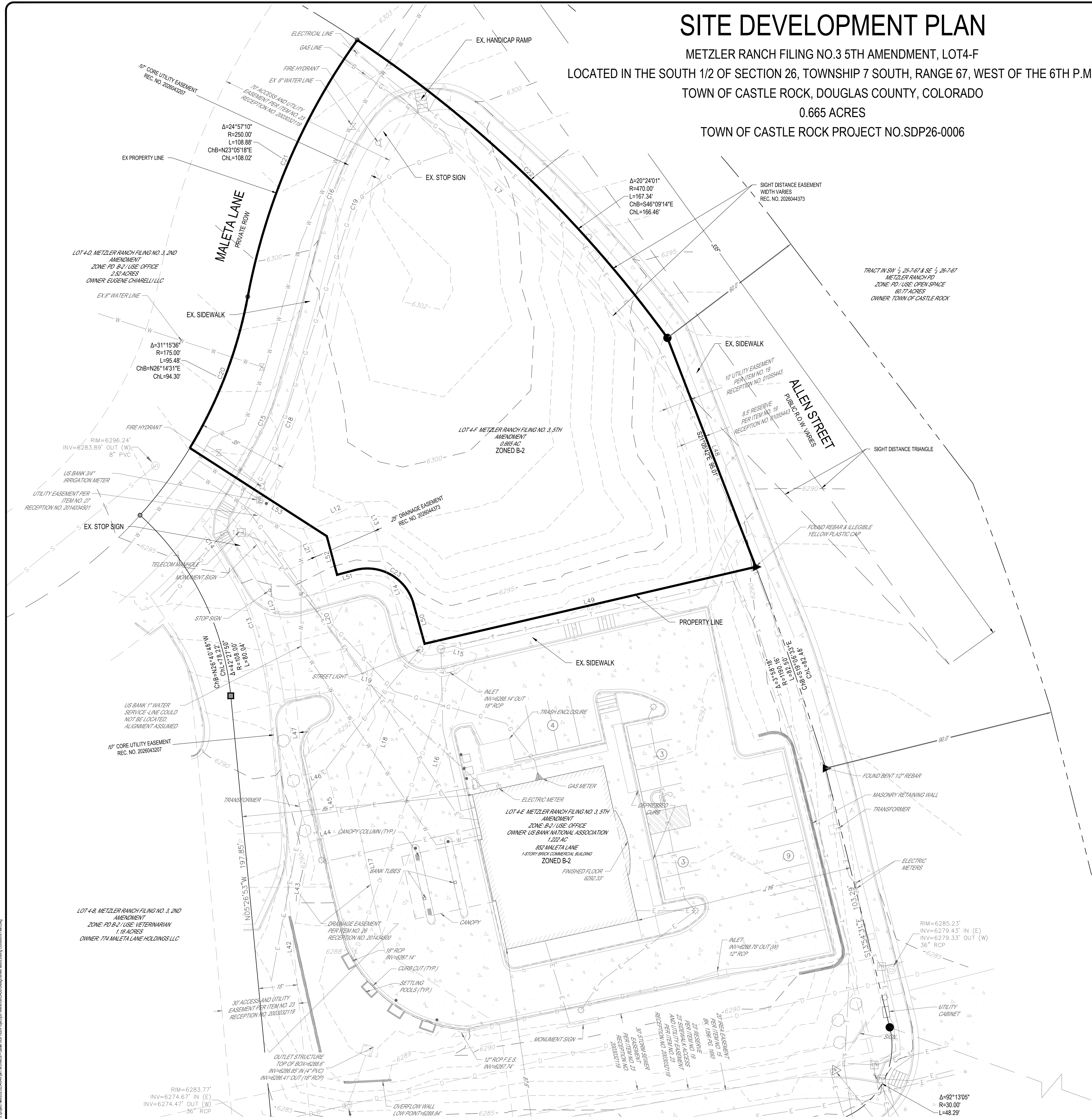
- SITE PROPERTY LINE
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED SAWCUT LINE
- EXISTING CURB TO REMAIN
- EXISTING FLOW LINE TO REMAIN
- EXISTING PANVIL TO REMAIN
- EXISTING CONTOUR

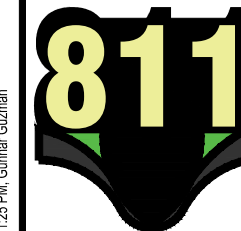
ABBREVIATIONS

- 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

LINE TABLE		
LINE #	BEARING	DISTANCE
L7	S43°57'59"E	187.67
L12	S66°27'58"W	25.00
L13	N23°32'02"W	13.60
L14	N15°18'20"W	37.58
L15	N70°49'20"W	30.69
L16	N18°39'21"E	115.25
L17	S11°41'48"E	49.47
L18	S18°39'21"W	47.78
L19	S70°49'20"E	19.07
L20	S15°18'20"E	48.94
L21	S23°32'02"E	11.80
L42	N05°26'53"W	197.81
L43	N10°38'00"E	37.66
L44	N75°51'04"E	12.81
L45	N14°08'56"W	25.55
L46	S75°51'04"W	9.34
L47	N05°26'53"W	33.33
L48	S21°05'42"E	95.01
L49	S76°56'21"W	131.57
L50	N15°26'34"W	16.10
L51	S75°07'50"W	7.18
L52	N14°52'10"W	15.46
L53	N57°12'06"W	63.05

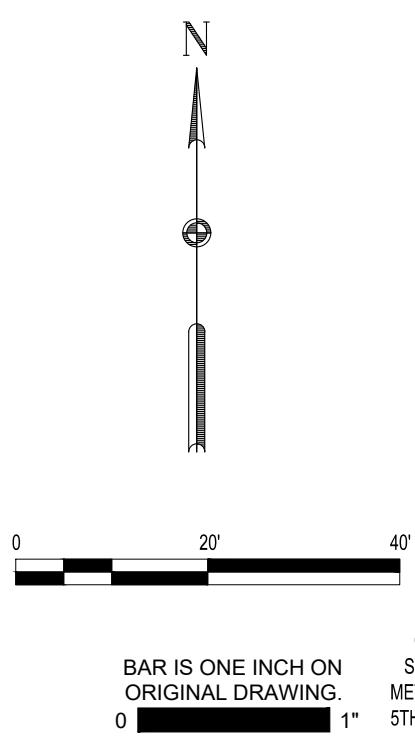
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C13	55.95	123.00	26°03'45"	N18°28'45"W	55.47
C14	14.09	123.00	6°33'54"	N34°47'35"W	14.09
C15	94.09	196.50	27°26'02"	N24°19'44"E	93.19
C16	89.74	228.50	22°30'03"	N21°51'45"E	89.16
C17	67.99	133.00	29°17'29"	N20°05'37"W	67.26
C18	91.24	206.50	25°18'56"	N23°16'11"E	90.50
C19	85.14	218.50	22°19'33"	N21°46'30"E	84.60
C20	63.04	175.00	20°38'18"	N20°55'52"E	62.70
C21	108.88	250.00	24°57'10"	N23°05'18"E	108.02
C22	167.34	470.00	20°24'01"	S46°09'14"E	166.46
C23	28.96	18.55	89°25'36"	N60°09'22"W	26.11





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BENCHMARK
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NO.	DATE	DESCRIPTION
1	06/07/26	1ST SDP RE-SUBMITTAL
2	06/06/26	2ND SDP RE-SUBMITTAL
3	09/18/26	3RD SDP RE-SUBMITTAL



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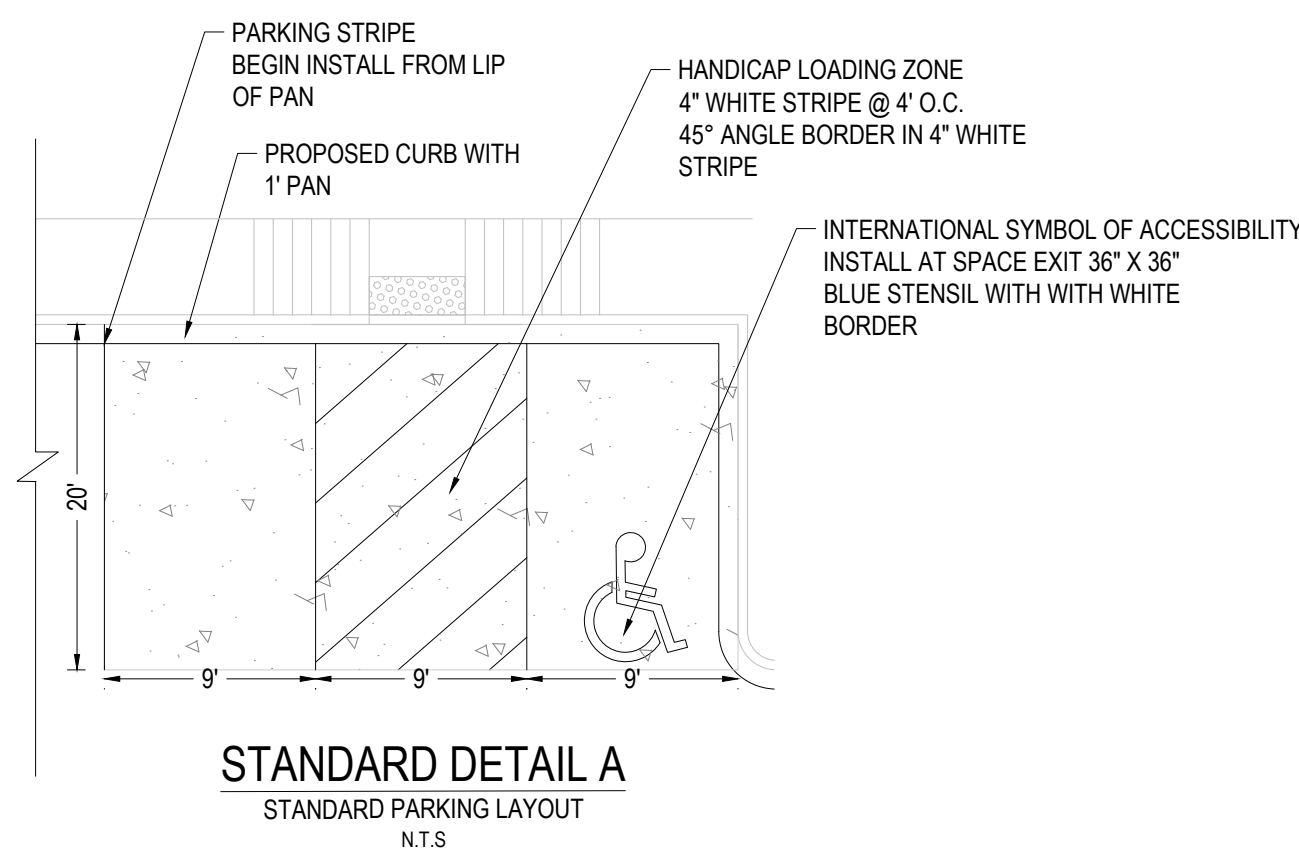
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CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT

MALETA LANE
CASTLE ROCK, CO 80104

DATE: 09/18/2026 PROJECT NO: 25-0049
DRAWN BY: GRG CHECKED BY: CDN
DRAWING STATUS: PRELIMINARY
SHEET TITLE: EXISTING CONDITIONS PLAN
SHEET NO.: 3 of 18

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006



1. SITE SURVEY IS PROVIDED BY RW BAYER.
2. 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.
3. ROADWAY AND DRIVEWAY DIMENSIONS ARE FROM FL-FL.
4. 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.
5. 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.
6. 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.
7. PROPOSED IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.
8. 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.
9. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD AND OR THE TOWN OF CASTLE ROCK ROADWAY STANDARDS AND SPECIFICATIONS.
10. ALL PAVEMENT SECTIONS AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS IN THE THE APPROVED GEOTECHNICAL STUDY FOR THE SITE.

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. 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.
3. 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.

	SITE PROPERTY LINE
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED SAWCUT LINE
	PROPOSED CURB
	PROPOSED FLOW LINE
	PROPOSED PANILIP
	EXISTING CURB TO REMAIN
	EXISTING FLOW LINE TO REMAIN
	EXISTING PANILIP TO REMAIN
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED ADA PARKING STRIPING SYMBOL *
	NUMBER OF PARKING STALLS
	EXISTING / PROPOSED SIGN *
	EXISTING / PROPOSED LIGHT POLE *
	PR EVSE CHARGER / INSTALLED SPACES
	PR EV READY SPACES
	PR EV CAPABLE SPACES
	PR EV CAPABLE - LIGHT SPACES

ASSY	ASSEMBLY
BS / TS	BOTTOM & TOP OF STAIR
BP / WT	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
VC	UTILITY EASEMENT
VC	VERTICAL CURB
W/	WITH



CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT

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CASTLE ROCK, CO 80104

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DRAWING STATUS:	
PRELIMINARY	
SHEET TITLE:	
SITE PLAN	
SHEET NO.:	
4 of 18	



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ELEVATION: 6286.45, NAVD88 DATUM.

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Diagram illustrating the proposed site layout and boundaries. The diagram shows a rectangular area with various boundary lines and elevations. The following table summarizes the key features:

Feature	Value / Description
Site Property Line	Top boundary line
Existing Easement	Line below Site Property Line
Existing Property Line	Line below Existing Easement
Proposed Curb	Line below Existing Property Line
Proposed Flow Line	Line below Proposed Curb
Proposed Panlip	Line below Proposed Flow Line
Proposed Contour	Line below Proposed Panlip
Existing Contour	Line below Proposed Contour
Existing / Proposed Grade	Line below Existing Contour
FL=Flowline, TC=Top Curb, FG=Finish Grade	Text description of line types
Slope	2.0%

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
BP / TW	BOTTOM AND TOP OF WALL
BP	BOTTOM OF PIPE
ESMT	EASEMENT
ELEV	ELEVATION
EA	EDGE OF ASPHALT
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
GU	GRADE
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

[illegible]

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CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT

MALETA LANE
CASTLE ROCK, CO 80104

DATE: 09/18/2026	PROJECT NO.: 25-0049
DRAWN BY: GRG	CHECKED BY: CDN

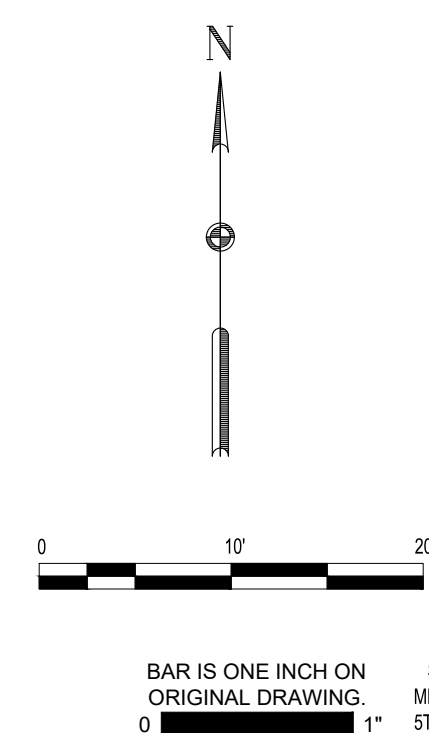
PRELIMINARY

SHEET TITLE:

GRADING PLAN

SHEET NO.:

5 of 18



18/2/2025 1:26 PM, Gunnar Gudman



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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 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.

SITE DEVELOPMENT PLAN

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006

LEGEND

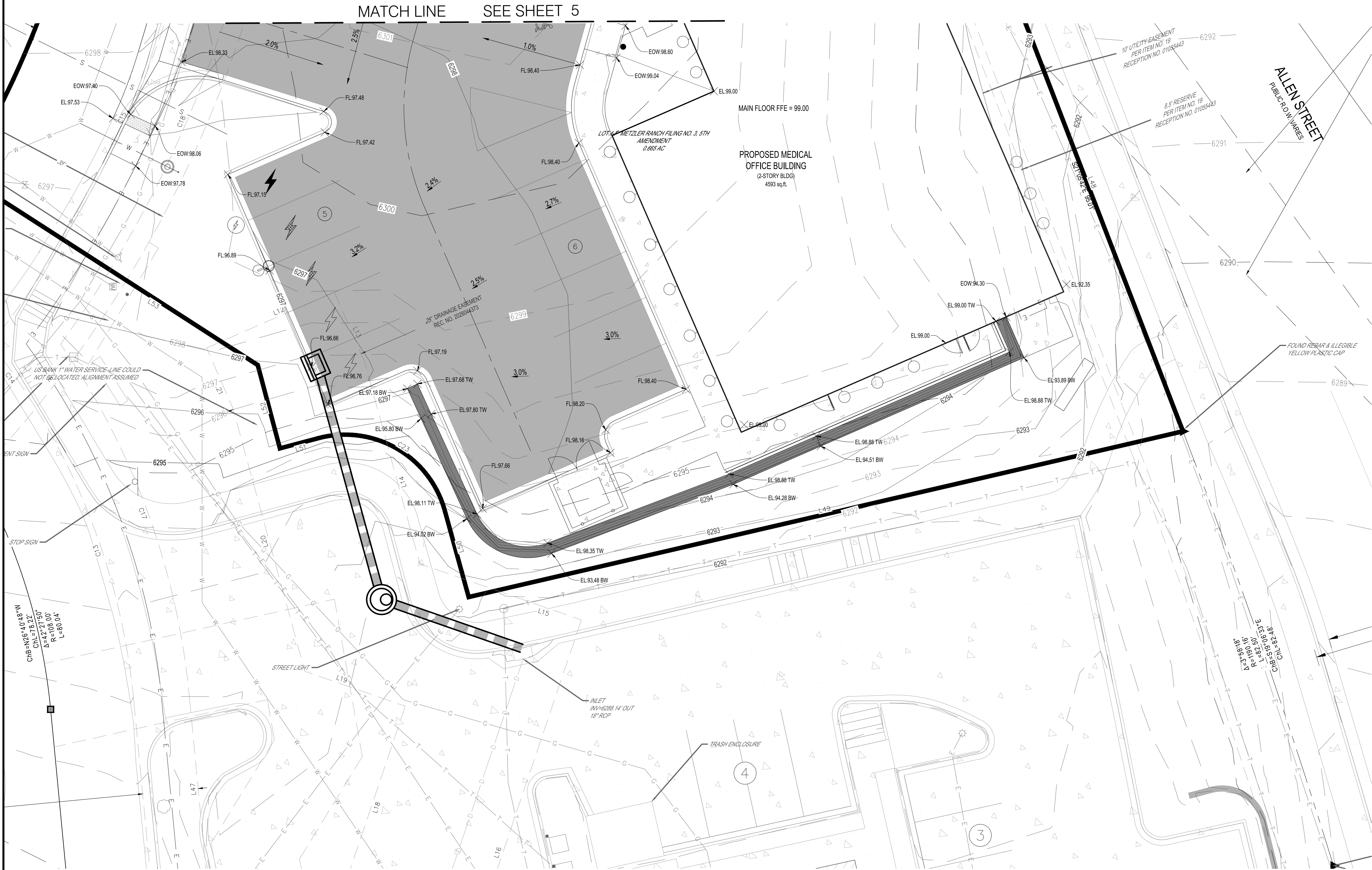
- SITE PROPERTY LINE
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- PROPOSED CURB
- PROPOSED FLOW LINE
- PROPOSED PANLIP
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING / PROPOSED GRADE
(FL=FLOWLINE, TC=TOP CURB,
FG=FINISH GRADE)
- SLOPE

GRADING NOTES

- SITE SURVEY IS PROVIDED BY RW BAYER.
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- SLOPES SHOWN ARE FOR GENERAL REFERENCE AND TO PROVIDE DRAINAGE INFORMATION.

ABBREVIATIONS

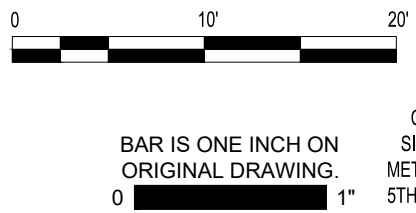
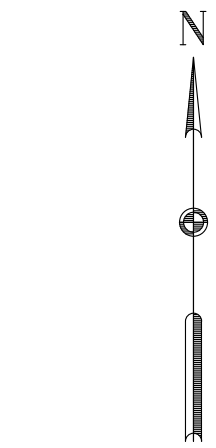
- | | |
|---------|--------------------------|
| ASSY | ASSEMBLY |
| BS / TS | BOTTOM & TOP OF STAIR |
| BW / TW | BOTTOM AND TOP OF WALL |
| BP | BOTTOM OF PIPE |
| ESMT | EASEMENT |
| ELEV | ELEVATION |
| EOA | EDGE OF ASPHALT |
| EX | EXISTING |
| FFE | FINISH FLOOR ELEVATION |
| FG | FINISHED GRADE |
| 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 |
| W/ | WITH |



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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', NAVD85 DATUM.



CLOCK TOWER DENTAL
SITE DEVELOPMENT PLAN
METZLER RANCH FILING NO.3
5TH AMENDMENT SDP26-0006

REVISIONS				
NO.	DATE	DESCRIPTION	1ST SDP RE-SUBMITTAL	2ND SDP RE-SUBMITTAL
1	05/07/26			
2	08/05/26			
3	09/18/26			

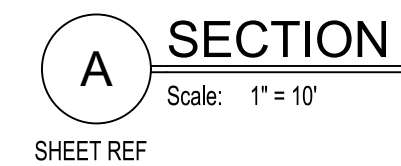
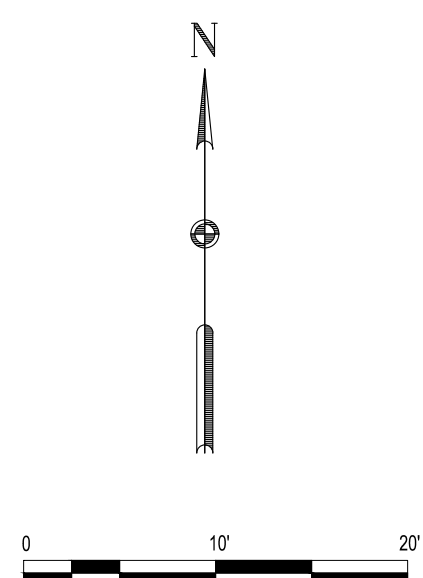
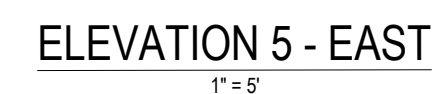
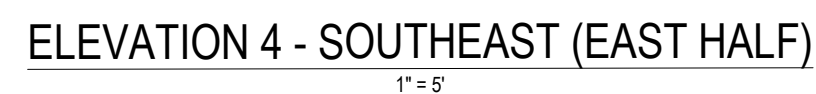
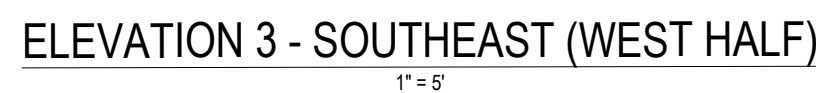
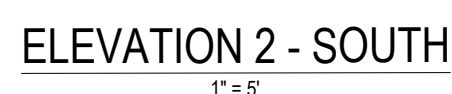
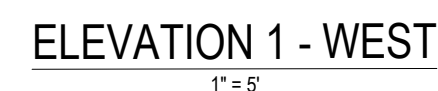
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CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 09/18/2026	PROJECT NO: 25-0049
DRAWN BY: GRG	CHECKED BY: CDN
DRAWING STATUS: PRELIMINARY	
SHEET TITLE: GRADING PLAN	
SHEET NO: 6 of 18	

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006

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CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 35TH AMENDMENT

MALETA LANE
CASTLE ROCK, CO 80104

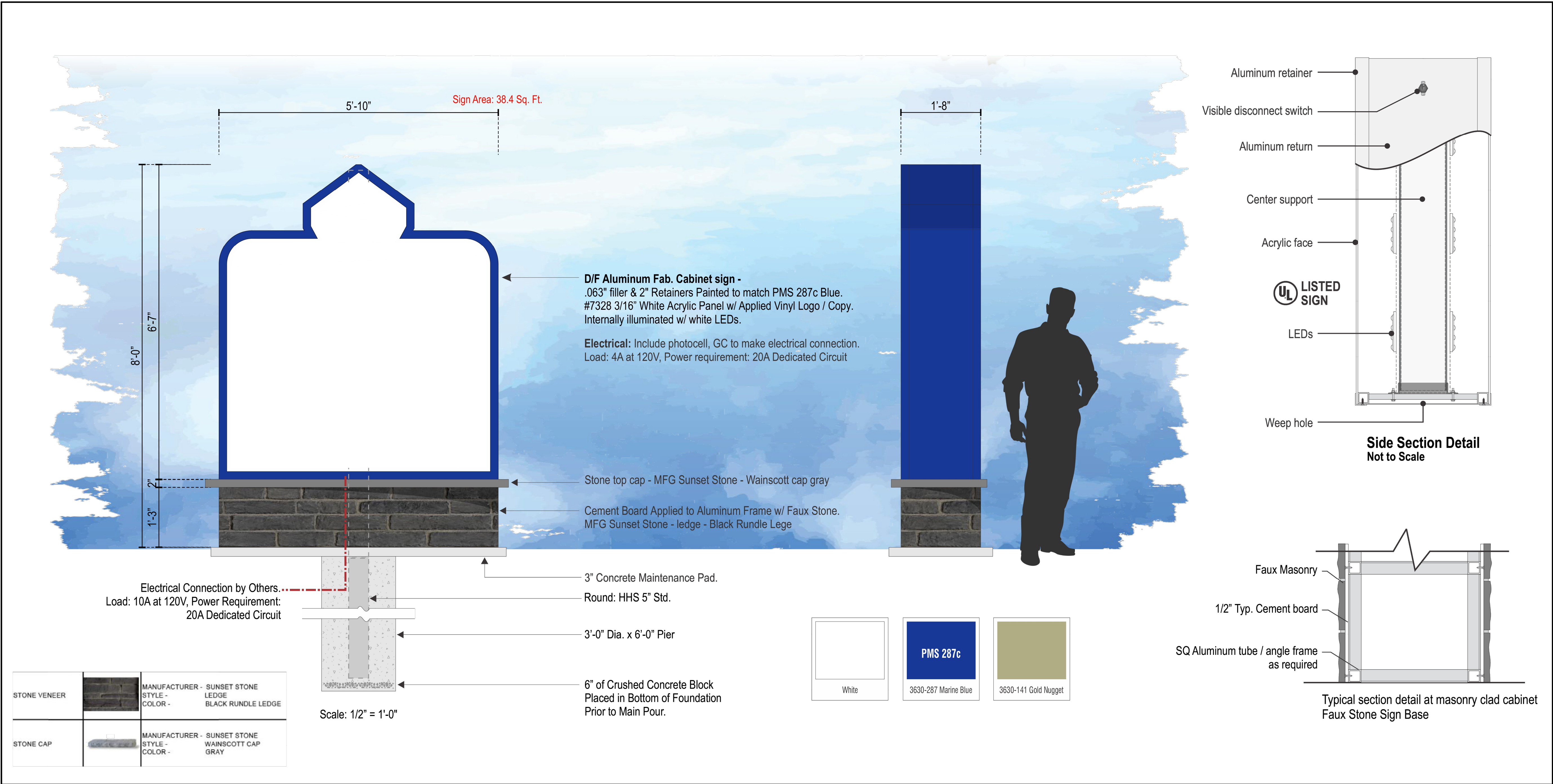
DATE:	09/18/2026	PROJECT NO.:	25-0049
DRAWN BY:	GRG	CHECKED BY:	CDN
DRAWING STATUS:			
PRELIMINARY			
SHEET TITLE:			
RETAINING WALL ELEVATIONS			
SHEET NO.:			
7 of 18			



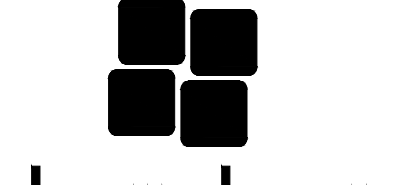
ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK CDOT CONTROL POINT 555 AS DESCRIBED IN RIGHT OF WAY PLANS LOCATED JANUARY 7, 2022 AT RECEPTION NO. 1005780, BEING A 1-5/16" YELLOW PLASTIC CAP ON 5/8" REBAR STAMPED "CONTROL POINT" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN ALLEN STREET AND FOUNDERS PARKWAY.
ELEVATION: 6286.45'. NAVD88 DATUM.

SITE DEVELOPMENT PLAN

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006



REVISIONS			
NO.	DATE	DESCRIPTION	
1	05/07/26	1ST SDP RE-SUBMITTAL	
2	08/05/26	2ND SDP RE-SUBMITTAL	
3	09/18/26	3RD SDP RE-SUBMITTAL	



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CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT

MALETA LANE
CASTLE ROCK, CO 80104

DATE: 09/18/2026
DRAWN BY: GRG
DRAWING STATUS: PRELIMINARY

PROJECT NO: 25-0049
CHECKED BY: CDN

SHEET TITLE:
SIGN ELEVATIONS

SHEET NO:
8 OF 18



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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', NAVD85 DATUM.

SITE DEVELOPMENT PLAN

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006

LEGEND

- SITE PROPERTY LINE
- 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
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM SEWER

STANDARD NOTES

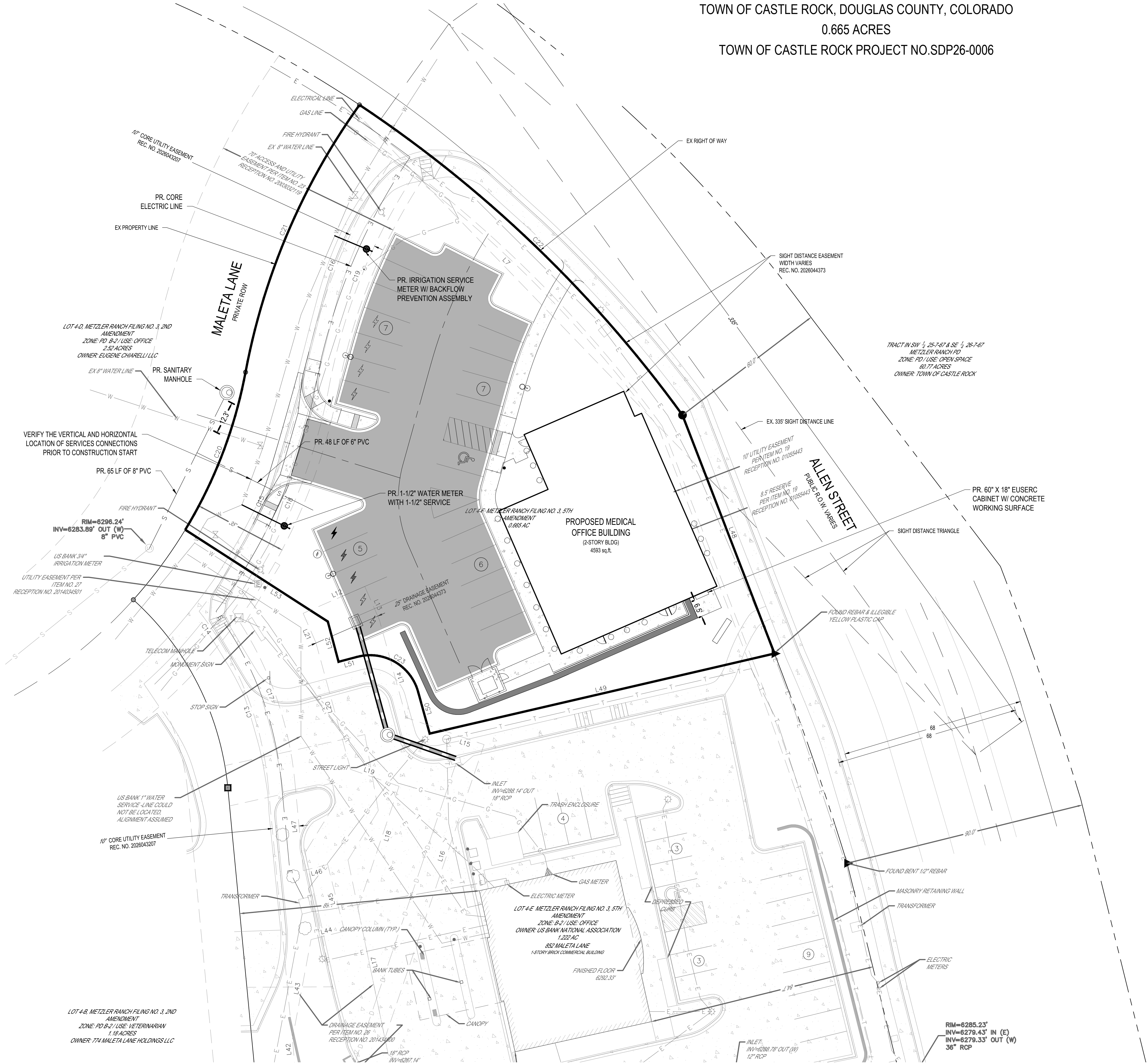
- SITE SURVEY IS PROVIDED BY RW BAYER.
- SURVEY MAY NOT REPRESENT ALL EXISTING UTILITIES AND SITE ENCUMBRANCES. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, SITE ENCUMBRANCES AND EXISTING FIELD CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO CONSTRUCTION.
- ROADWAY AND DRIVEWAY DIMENSIONS 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

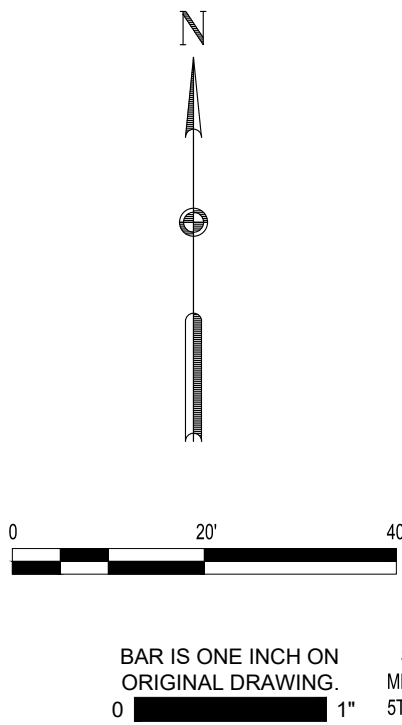
- | | |
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| ELEV | ELEVATION |
| EOA | EDGE OF ASPHALT |
| EX | EXISTING |
| FFE | FINISH FLOOR ELEVATION |
| FG | FINISHED GRADE |
| FL | FLOWLINE |
| FU | FUTURE |
| GB | GRADE BREAK |
| GV | GATE VALVE |
| HP | HIGHPOINT |
| INV | INVERT |
| LP | 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 |



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Call before you dig.
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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	
2	08/05/26	2ND SDP RE-SUBMITTAL	
3	09/18/26	3RD SDP RE-SUBMITTAL	



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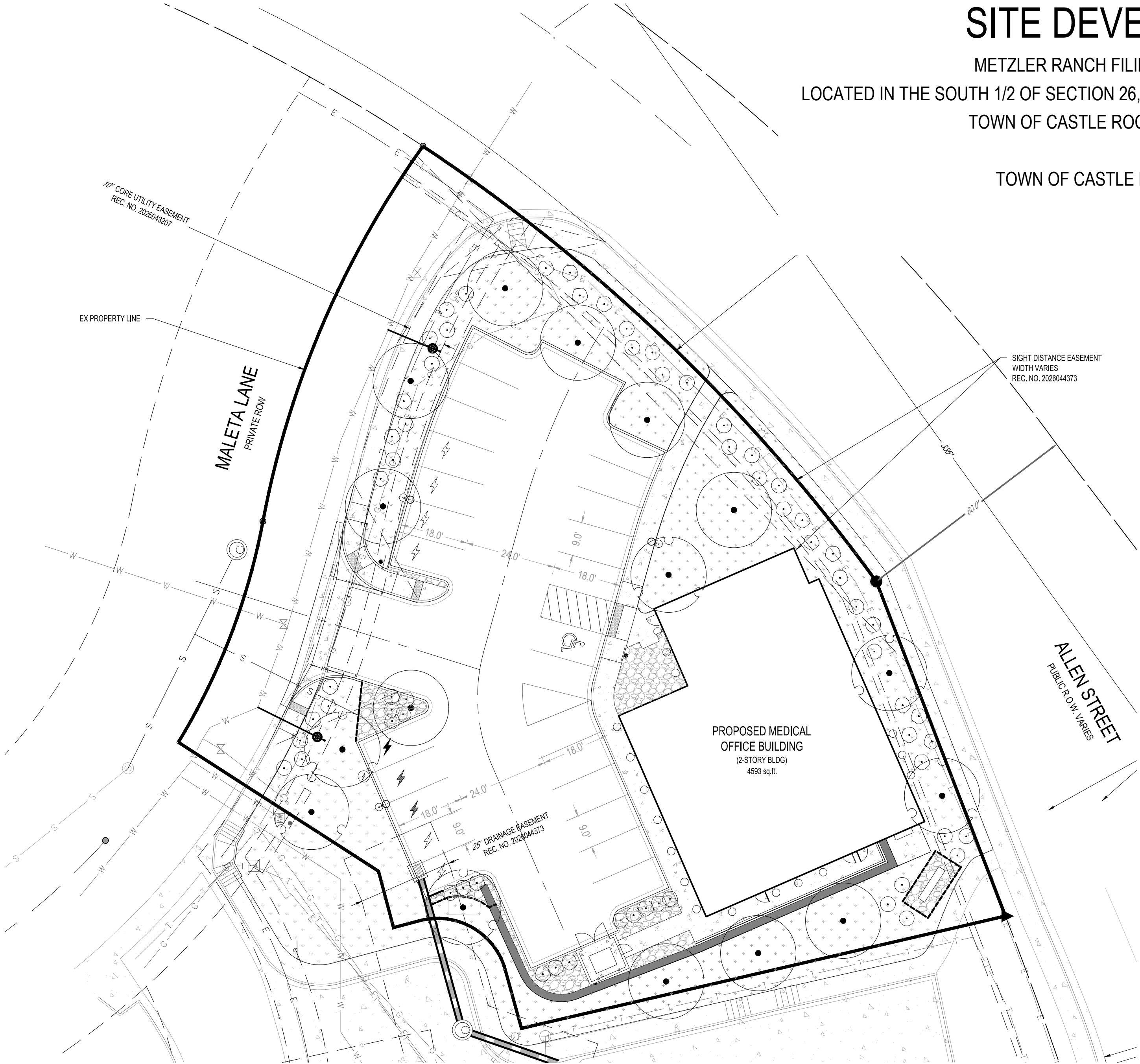
CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT

MALETA LANE
CASTLE ROCK, CO 80104

DATE: 09/18/2026	PROJECT NO: 25-0049
DRAWN BY: GRG	CHECKED BY: CDN
DRAWING STATUS: PRELIMINARY	
SHEET TITLE: UTILITY PLAN	
SHEET NO: 9 of 18	

SITE DEVELOPMENT PLAN

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006



LANDSCAPE PLAN

	PROPERTY LINE EXISTING RIGHT-OF-WAY	DECIDUOUS SHADE TREES	HYDROZONE	2 QUANTITY	16
	NATIVE SEED TEMP IRRIGATION	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND			
	COBBLE STONE	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH			
	LANDSCAPE EDGING	DECIDUOUS SHRUBS	HYDROZONE	2 QUANTITY	55
		SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
	DECIDUOUS SHADE TREE 1 DRIP IRRIGATION	NATIVE SEED	HYDROZONE	1 AREA	8100 sq. ft.
	DECIDUOUS SHADE TREE 2 DRIP IRRIGATION	GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON			
	DECIDUOUS SHRUB DRIP IRRIGATION	APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]			

STREETSCAPE*

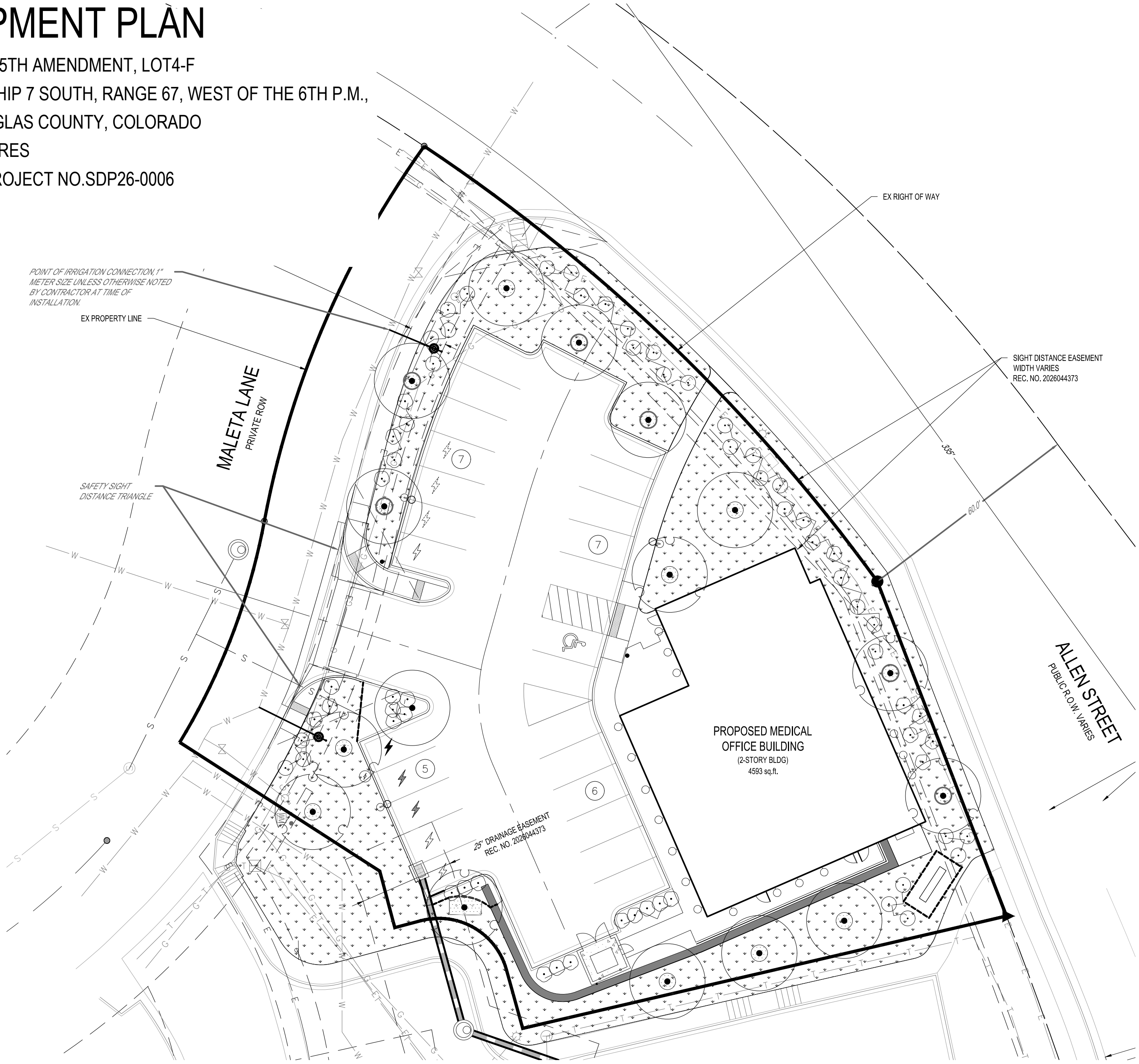
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
Allen Street	233	6	0	6	1	29
Maleta Lane	165	4	0	4	1	16
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual
*Streetscape does not count towards overall site landscape requirements
*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.
**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

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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.



HYDROZONE PLAN

	HYDROZONE 1 - TEMP. IRRIGATION FOR ESTABLISHMENT OF SEED.
	HYDROZONE 2 - MEDIUM USE: DRIP IRRIGATION.
	SHRUB DRIP IRRIGATION

Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
29,022	2,902	0	9097	6	16	12	16	
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Deciduous Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
N/A	2,177	0	8,200	726	760	3	6	Yes ☒ No ☐

Parking Lot*							
Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
8,620	862	0	1235	2	2	3	16
Parking Lot Peninsula/Islands (40 Spaces or More)****							
Number of Parking Spaces	Number of Landscaped Islands Required (1 island per 15 spaces)		Number of Landscaped Islands Provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
25	2		2	2	3	7	8

CLOCK TOWER DENTAL
SITE DEVELOPMENT PLAN
METZLER RANCH FILING NO.3
5TH AMENDMENT SDP26-0006
BAR IS ONE INCH ON
ORIGINAL DRAWING:
0 20' 40'

REVISIONS			
NO.	DATE	DESCRIPTION	
1	05/07/26	1ST SDP RE-SUBMITTAL	
2	08/05/26	2ND SDP RE-SUBMITTAL	
3	09/18/26	3RD SDP RE-SUBMITTAL	

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CLOCK TOWER DENTAL
METZLER RANCH FILING NO. 3 5TH AMENDMENT
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 09/18/2026 PROJECT NO: 25-0049
DRAWN BY: GOD CHECKED BY: CDN
DRAWING STATUS: PRELIMINARY
SHEET TITLE: LANDSCAPE PLAN
SHEET NO: 10 of 18

SITE DEVELOPMENT PLAN

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND REJECT ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL IF THE SITE OF MATERIAL IS DAMAGED, DISEASED, OR DECLINING AT THE TIME OF SHIPMENT OR INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD DEFINED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPDATE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE AVAILABILITY OF ITEMS WITH DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS PRIOR TO ORDERING. IF PLANT MATERIAL SUBMIT CHANGE REQUEST WITHIN 10 DAYS OF BID AWARD TO OWNER REPRESENTATIVE. IN ADDITION, COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. FOR SELECTION CHANGES WRITTEN MUST BE APPROVED. IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN SUBMITTED TO THE OWNER'S REPRESENTATIVE TO THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- LANDSCAPE MATERIAL LOCATIONS SHALL TAKE PRECEDENCE OVER IRRIGATION MATERIAL AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT TO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER GRADES ARE INSTALLED IN ALL LANDSCAPED AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MINIMUM DISTANCE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPED; SHALL HAVE A 1% MIN FILL AND OR CROSS SLOPE UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE AND/OR PLANS AND SHALL BE 1% GRADE. TURF AND OR LANDSCAPE AREAS SHALL BE CENT-FREE FROM ADJACENT WALKS. MINIMUM CROSS AND LANDSCAPE AREAS SHALL BE 3%. MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL MAINTAIN ALL AREAS DISTURBED BY CONSTRUCTION THAT WERE DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE MAINTAINED/LOOSENEED TO A DEPTH OF 4"-6" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT A QUANTITY OF 4 CU YD/1000 SF.
- TREES SHALL BE INSTALLED PER THE TREE PLANTING DETAIL AND IN CONFORMANCE WITH LANDSCAPE CONTRACTOR SPECIFICATIONS OR INSTALLATION OF THE OWNER'S LANDSCAPE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 3'-0" OF THE CENTER OF ORNAMENTAL TREES CLOSER THAN 7' FROM SIDEWALKS. SPACING OF ALL PLANTS SHALL REFLECT THE DESIGN INTENT AND ALLOW FOR FUTURE GROWTH. THERE IS NO WARRANTY FOR TREES DAMAGED BY IMPROPER CLEARANCES. WHERE VEGETATION COMES INTO CONTACT WITH THE ARCHITECTURAL OR CIVIL BUILT ENVIRONMENT.
- ALL EVERGREEN TREES SHALL BE FULLY GROUNDED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES SHALL RECEIVE A 4" DEEP MULCH FOR TREE RINGS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES OR IRRIGATION LINES RESULTING FROM THEIR PLANTINGS PER THE LANDSCAPE INSTALLATION OR OTHER OWNER LANDSCAPE REPRESENTATIVE PRIOR TO REMOVAL.
- TREES ARE TO BE PLANTED AFTER ARCHITECTURAL UTILIZING GEO-GRID MUST BE AND DUG TO PROTECT GEO-GRID. IF GEO-GRID SET OUT IS DAMAGED AFTER REMOVAL.
- ALL PLANTS SHALL BE FREE OF ROOT-BOUND MATERIALS. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIAL FOR ANY TREES THAT WILL NOT BE NEEDED OR AS REQUESTED IN SUBMITTALS.
- LANDSCAPE EDGING SHALL BE STEEL EDGING, 14 GA X 4" W/6" L. 6" STAKES PROVIDED BY THE MANUFACTURER PER SPECIFICATIONS. ANY STEEL EDGING SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS TO PROVIDE A CLEAN EDGE BETWEEN PLANTING AREAS AND TURF AREAS OR DECOMPOSING GRANITE PATHWAY NEARBY. IF THE OWNER'S REP REQUESTS REROUTE OF THE EDGING THE CONTRACTOR SHALL PROVIDE A RFI TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL EDGING SHALL BE PLACED PER PLANS. IF ANY CHANGES ARE MADE IN THE FIELD THE OWNER'S REPRESENTATIVE WILL NEED TO BE NOTIFIED AND WILL BE SUBJECT TO OWNER APPROVAL.
- ANY DECOMPOSED GRANITE PATHWAYS OR WALKING AREAS SHALL BE INSTALLED IN ALL WALKABLE AREAS BY THE FULL WIDTH OF THE SPECIFIED PATH. A MINIMUM 3" DEPTH OF COMPACTED DECOMPOSED GRANITE IS REQUIRED PER PLANS. ANY ADDITIONAL CRUSHED AGGREGATE BASE SHALL BE INSTALLED PER LANDSCAPE CONTRACTOR SPECIFICATIONS.
- AT SEED AREAS NOT APPARENT TO IRRIGATION THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL SUBGRADE AND WILL NEED THE SUBSTRATE TO BE REWORKED WITH A MINIMUM OF 4" FOR TREE PLANTINGS OR TREE WELLS. ALL SEED APPLICATION AND AREA GRADES SHALL BE RESTORED WITH COMPOST OR AMENDMENT SOILS PRIOR TO SEEDING.
- AT PLANTING AREAS, 2" OF AMENDED SOILS SHALL BE APPLIED UNIFORMLY PRIOR TO PLANTING AND PLANTS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- THE OWNER SHALL OVERSEE ALL MAINTENANCE OR SERVICES ACCESS BRIDGES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE DECLARED IN THE PLANS.
- TREES SHALL BE PLANTED PER THE GENERAL LANDSCAPE PLAN.
- TREE PLANTING IS NOT TO OCCUR WITHIN 36" OF ENERGIZED UTILITIES.
- LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING WILDFIRE RISK REDUCTION PRACTICES:
 - HAZARDOUS DEAD PLANT MATERIAL MUST BE REMOVED FROM LIVE VEGETATION.
 - AVOID LARGE ACCUMULATIONS OF SURFACE FUELS SUCH AS LOGS, BRANCHES, SLASH, AND COMBUSTIBLE MULCH.
 - PRUNE TREE BRANCHES TO A HEIGHT OF 6-10 FEET FROM THE GROUND OR A THIRD OF THE TOTAL HEIGHT OF THE TREE, WHICHEVER IS LESS.
- CONTRACTOR WILL BE GIVEN DIRECTION FROM OWNER REPRESENTATIVES AND OR BUILDING REPRESENTATIVES FOR MATERIAL. NOTIFY OWNERS REPRESENTATIVE IF AREAS IN FIELD DIFFER FROM PLANS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL ENSURE A MINIMUM OF 4" OF ORGANIC MATERIAL (COMPOST) SHALL BE ADDED TO ALL PLANTING AREAS EXCLUDING AREAS DESIGNATED DECOMPOSED GRANITE AS SHOWN ON PLANS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY IRRIGATION CONTRACTOR PRIOR TO PERFORMING LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE IRRIGATION SHALL HAVE PRIORITY UNLESS DIRECTED OTHERWISE BY OWNER.
- THE OWNER/REPRESENTATIVE OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

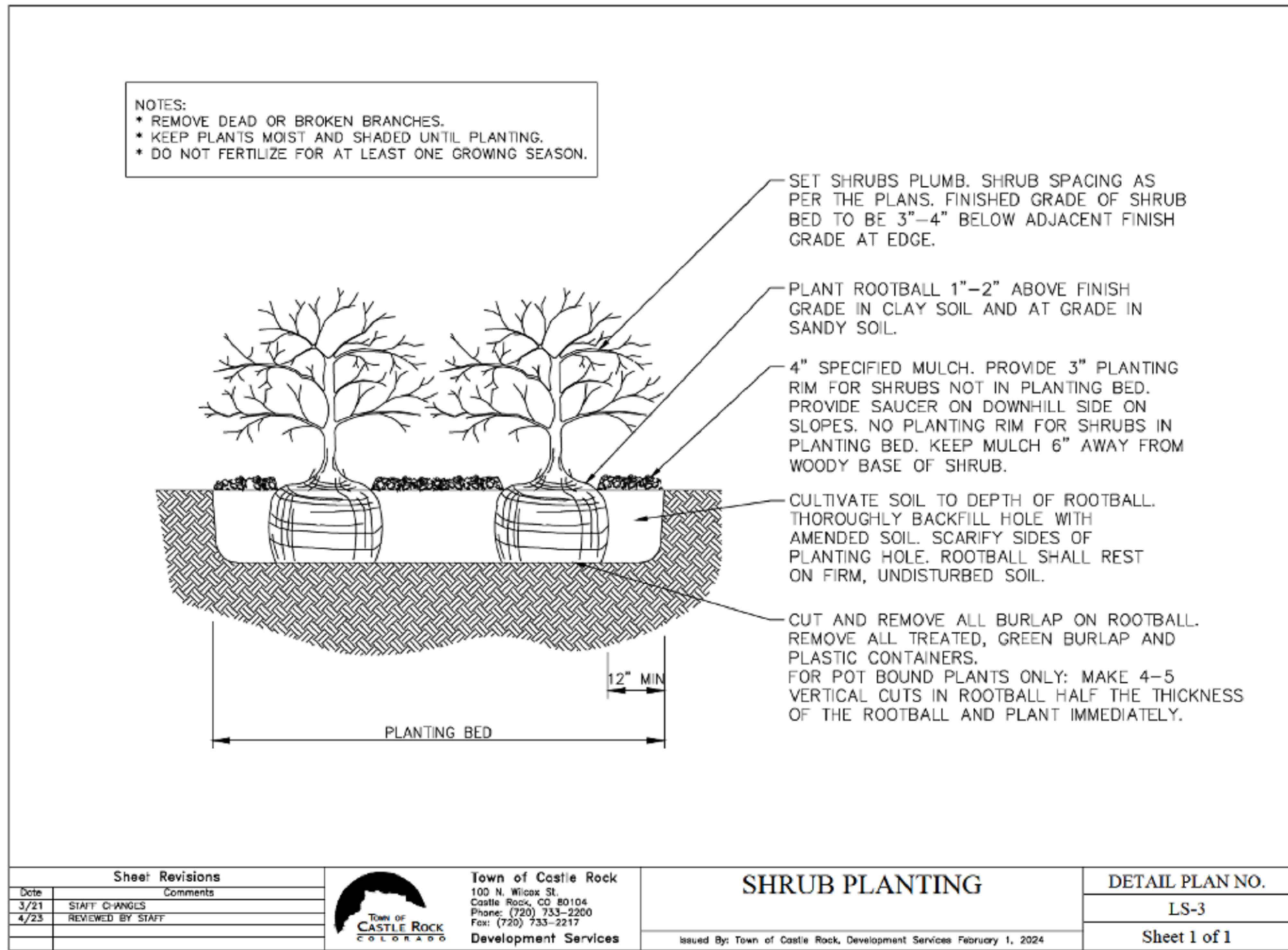
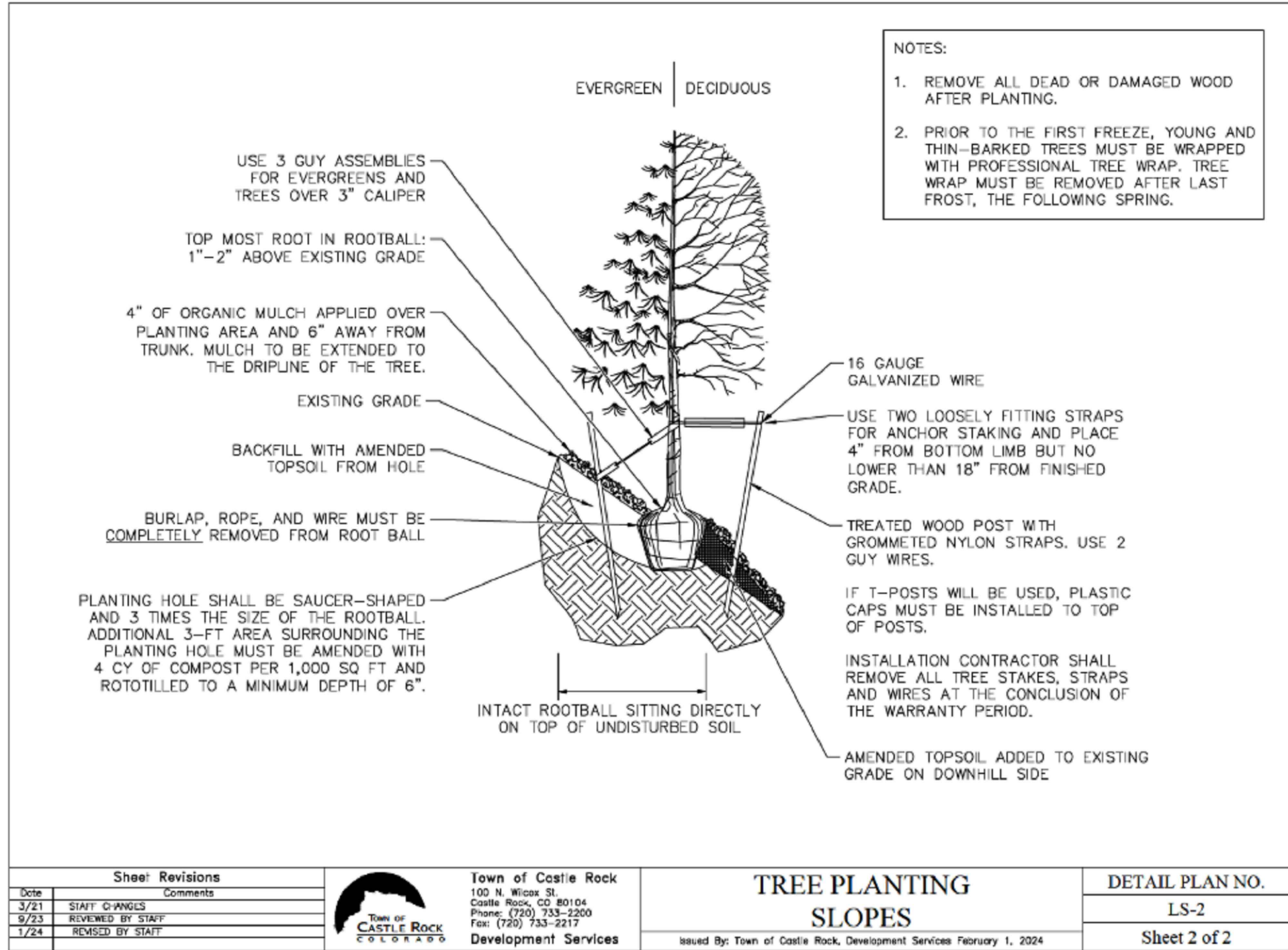
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BENCHMARK

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.

CASTLE ROCK STANDARD NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH
- PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT PECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.



REVISIONS							
NO.	DATE	DESCRIPTION	1ST SDP RE-SUBMITTAL	2ND SDP RE-SUBMITTAL	3RD SDP RE-SUBMITTAL		
1	05/07/26						
2	08/05/26						
3	09/18/26						



CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3.5TH AMENDMENT

MALETA LANE
CASTLE ROCK, CO 80104

DATE: 09/18/2026	PROJECT NO: 25-0049
DRAWN BY: GOD	CHECKED BY: CDN
DRAWING STATUS: PRELIMINARY	
SHEET TITLE: LANDSCAPE DETAILS	
SHEET NO: 11 of 18	

CLOCK TOWER DENTAL
SITE DEVELOPMENT PLAN
METZLER RANCH FILING NO.3
5TH AMENDMENT SDP26-0006
BAR IS ONE INCH ON ORIGINAL DRAWING. 0

SITE DEVELOPMENT PLAN

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F

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

0.665 ACRES

TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006

P1 & P2

SILICONE OPTICS
STRIKE STRIKE



W1



D1

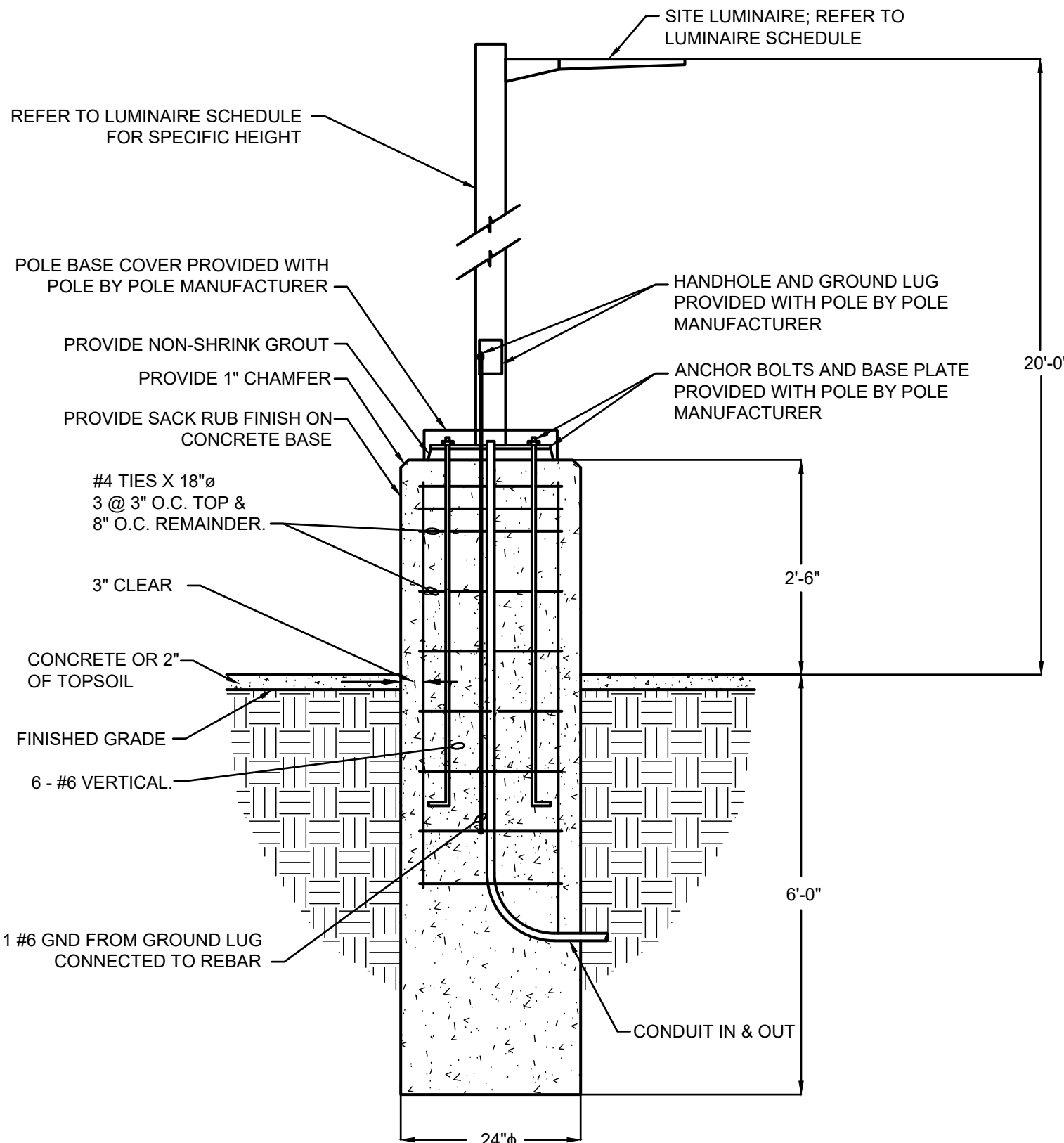


LIGHTING STANDARD NOTES

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 TIMECLOCK OVERRIDE; POLE-MOUNTED LUMINAIRES (TYPES P1, P2) 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 AND TIMECLOCK ON, PHOTOCELL OFF IN MORNING. PROGRAM ON/OFF TIMES WITH OWNER.
3. LIGHTING OBJECTIVES BY AREA:
 - PARKING AREA
PROVIDE SAFE AND UNIFORM ILLUMINATION FOR VEHICLE AND PEDESTRIAN CIRCULATION USING FULL CUTOFF W1 OUTDOOR SCONCE 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.
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, 10, 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	0.04	0.0	0.3	N.A.	N.A.
Landscaping	ILLUMINANCE	FOOTCANDLES	0.25	0.0	1.8	N.A.	N.A.
Parking Area	ILLUMINANCE	FOOTCANDLES	0.96	0.1	1.9	9.6	0.51
Property Line	ILLUMINANCE	FOOTCANDLES	0.13	0.0	1.0	N.A.	0.13
Walkway	ILLUMINANCE	FOOTCANDLES	1.95	1.1	3.4	1.77	0.57

Site Luminary 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-35-3K8-3-UNV-BLT-BC-ADT	POLE MOUNTED AREA LIGHT, TYPE III DISTRIBUTION (BACKLIGHT CONTROL)	Y	TYPE III	120/277V	0-10V	2	POLE	20'-0"	1	LED	37	3643	3000K / 80 CRI	1	BRONZE
P2	BEACON	VIPER	VP-1-160L-35-3K8-3-UNV-BLT-ADT	POLE MOUNTED AREA LIGHT, TYPE III DISTRIBUTION	Y	TYPE III	120/277V	0-10V	1	POLE	20'-0"	1	LED	35	4748	3000K / 80 CRI	1	BRONZE
W1	WAC LIGHTING	"SODOR"	WS-W15708-BK	WALL SCONCE, FULL CUT-OFF	Y	WIDE	120V	0-10V	18	WALL	9'-0" / 15'-0" / 20'-0" AFG	1	LED	9	330	3000K / 80 CRI	1	BLACK
D1	DMF	H3TRFBK	H3BH / HM30 / H3T-R-F-BK	CANOPY DOWNLIGHT, FULL CUT OFF	Y	WIDE	120V	0-10V	5	RECESSED	8'-6" AFF	1	LED	5	350	3000K / 90 CRI	1	BLACK

1 PHOTOMETRIC SITE PLAN
SCALE: 1/16" = 1'-0"

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

REVISIONS			
NO.	DATE	DESCRIPTION	
1	05/01/26	1ST SDP RESUBMITTAL	
1	07/10/26	2ND SDP RESUBMITTAL	



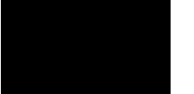
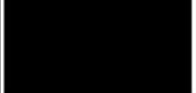
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CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 07/30/2026	PROJECT NO: 250049
DRAWN BY: ZJH	CHECKED BY: PMP
DRAWING STATUS: PRELIMINARY	
SHEET TITLE: PHOTOMETRIC SITE PLAN	
SHEET NO.: 12 of 18	

SITE DEVELOPMENT PLAN

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006

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. VERTICAL SIDING		MANUFACTURER - SAGIPER STYLE - SAGIWALL V-GROOVE COLOR - WHITE OAK	11. CANOPY		MANUFACTURER - Awnex STYLE - COLORADO 12" OPEN FACE COLOR - PSB-6865
4. METAL FASCIA		MANUFACTURER - PAC-CLAD STYLE - PAC-TITE COLOR - BLACK	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 STYLE - SAGIWALL V-GROOVE COLOR - 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 STYLE - VENTED LOUVER UNIT MOUNTED COLOR - BLACK
8. HOLLOW METAL DOOR		MANUFACTURER - TO BE DETERMINED COLOR - BLACK (MATCH PAC-CLAD)			

SOLAR READY ZONE

A SOLAR READY ZONE WILL BE PROVIDED ON THE FLAT ROOF AREA OF THE BUILDING, WHICH IS NOT VISIBLE FROM THE GROUND LEVEL.

WILDFIRE RESILIENCY NOTES

EXTERIOR MATERIALS INDICATED ON EXTERIOR ELEVATIONS ARE NONCOMBUSTIBLE IN ACCORDANCE WITH SECTION 402 OF THE COLORADO WILDFIRE RESILIENCY CODE.

1. 402.2 NONCOMBUSTIBLE MATERIAL. NONCOMBUSTIBLE MATERIAL SHALL COMPLY WITH THE DEFINITION OF NONCOMBUSTIBLE MATERIALS IN SECTION 202.

2. 402.3 FIRE-RETARDANT-TREATED WOOD. FIRE-RETARDANT-TREATED WOOD SHALL BE IDENTIFIED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE 2024 INTERNATIONAL BUILDING CODE.

3. 402.4 IGNITION-RESISTANT BUILDING MATERIAL. MATERIAL SHALL BE TESTED ON THE FRONT AND BACK FACES IN ACCORDANCE WITH THE EXTENDED ASTM E84 OR UL 723 TEST, FOR A TOTAL TEST PERIOD OF 30 MINUTES, OR WITH THE ASTM E2768 TEST. THE MATERIALS SHALL BEAR IDENTIFICATION SHOWING THE FIRE TEST RESULTS. PANEL PRODUCTS SHALL BE TESTED WITH A RIPPED OR CUT LONGITUDINAL GAP OF 1/8 INCH. THE MATERIALS, WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E84 OR UL 723 FOR A TEST PERIOD OF 30 MINUTES, OR WITH ASTM E2768, SHALL COMPLY WITH SECTIONS 402.4.1 THROUGH 402.4.3.3. MATERIALS OR PRODUCTS WHICH MELT, DRIP OR DELAMINATE TO THE EXTENT THAT THE FLAME FRONT IS INTERRUPTED ARE NOT PERMITTED.

- 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 6 INCH 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"

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	
2	07/16/26	2ND SDP RE-SUBMITTAL	


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CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT

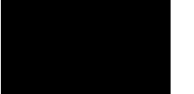
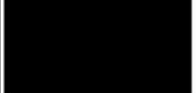
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 07/16/26	PROJECT NO.: 163001
DRAWN BY: JWB	CHECKED BY: JWB
DRAWING STATUS:	
SHEET TITLE: EXTERIOR ELEVATION	
SHEET NO.:	

13 of 18

SITE DEVELOPMENT PLAN

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006

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. VERTICAL SIDING		MANUFACTURER - SAGIPER STYLE - SAGIWALL V-GROOVE COLOR - WHITE OAK	11. CANOPY		MANUFACTURER - AWNEX STYLE - COLORADO 12" OPEN FACE COLOR - PSB-6865
4. METAL FASCIA		MANUFACTURER - PAC-CLAD STYLE - PAC-TITE COLOR - BLACK	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 STYLE - SAGIWALL V-GROOVE COLOR - 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 STYLE - VENTED LOUVER UNIT MOUNTED COLOR - BLACK
8. HOLLOW METAL DOOR		MANUFACTURER - TO BE DETERMINED COLOR - BLACK (MATCH PAC-CLAD)			

SOLAR READY ZONE

A SOLAR READY ZONE WILL BE PROVIDED ON THE FLAT ROOF AREA OF THE BUILDING, WHICH IS NOT VISIBLE FROM THE GROUND LEVEL.

WILDFIRE RESILIENCY NOTES

EXTERIOR MATERIALS INDICATED ON EXTERIOR ELEVATIONS ARE NONCOMBUSTIBLE IN ACCORDANCE WITH SECTION 402 OF THE COLORADO WILDFIRE RESILIENCY CODE.

- 402.2 NONCOMBUSTIBLE MATERIAL. NONCOMBUSTIBLE MATERIAL SHALL COMPLY WITH THE DEFINITION OF NONCOMBUSTIBLE MATERIALS IN SECTION 202.
- 402.3 FIRE-RETARDANT-TREATED WOOD. FIRE-RETARDANT-TREATED WOOD SHALL BE IDENTIFIED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE 2024 INTERNATIONAL BUILDING CODE.
- 402.4 IGNITION-RESISTANT BUILDING MATERIAL. MATERIAL SHALL BE TESTED ON THE FRONT AND BACK FACES IN ACCORDANCE WITH THE EXTENDED ASTM E84 OR UL 723 TEST, FOR A TOTAL TEST PERIOD OF 30 MINUTES, OR WITH THE ASTM E2768 TEST. THE MATERIALS SHALL BEAR IDENTIFICATION SHOWING THE FIRE TEST RESULTS. PANEL PRODUCTS SHALL BE TESTED WITH A RIPPED OR CUT LONGITUDINAL GAP OF 1/8 INCH. THE MATERIALS, WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E84 OR UL 723 FOR A TEST PERIOD OF 30 MINUTES, OR WITH ASTM E2768, SHALL COMPLY WITH SECTIONS 402.4.1 THROUGH 402.4.3.3. MATERIALS OR PRODUCTS WHICH MELT, DRIP OR DELAMINATE TO THE EXTENT THAT THE FLAME FRONT IS INTERRUPTED ARE NOT PERMITTED.

- GENERAL ELEVATION NOTES
- 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. 6 INCH 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"



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

REVISIONS			
NO.	DATE	DESCRIPTION	
1	05/07/26	1ST SDP RE-SUBMITTAL	
2	07/16/26	2ND SDP RE-SUBMITTAL	



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CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 07/16/26	PROJECT NO.: 163001
DRAWN BY: JWB	CHECKED BY: JWB
DRAWING STATUS:	
SHEET TITLE: EXTERIOR ELEVATION	
SHEET NO.: 14 of 18	

CLOCK TOWER DENTAL
SITE DEVELOPMENT PLAN
METZLER RANCH FILING NO.3
5TH AMENDMENT SDP26-0006

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006

SOLAR READY ZONE

A SOLAR READY ZONE WILL BE PROVIDED ON THE FLAT ROOF AREA OF THE BUILDING, WHICH IS NOT VISIBLE FROM THE GROUND LEVEL.

- EXTERIOR MATERIALS INDICATED ON EXTERIOR ELEVATIONS ARE NONCOMBUSTIBLE IN ACCORDANCE WITH SECTION 402 OF THE COLORADO WILDFIRE RESILIENCY CODE.
1. 402.2 NONCOMBUSTIBLE MATERIAL. NONCOMBUSTIBLE MATERIAL SHALL COMPLY WITH THE DEFINITION OF NONCOMBUSTIBLE MATERIALS IN SECTION 202.
2. 402.3 FIRE-RETARDANT-TREATED WOOD. FIRE-RETARDANT-TREATED WOOD SHALL BE IDENTIFIED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE 2024 INTERNATIONAL BUILDING CODE.
3. 402.4 IGNITION-RESISTANT BUILDING MATERIAL. MATERIAL SHALL BE TESTED ON THE FRONT AND BACK FACES IN ACCORDANCE WITH THE EXTENDED ASTM E84 OR UL T257 TEST. FOR A TOTAL TEST PERIOD OF 30 MINUTES, OR WITH THE ASTM E2768 TEST. THE MATERIALS SHALL BEAR IDENTIFICATION SHOWING THE FIRE TEST RESULTS. PANEL PRODUCTS SHALL BE TESTED WITH A RIPPED OR CUT LONGITUDINAL GAP OF 1/8 INCH. THE MATERIALS, WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E84 OR UL T257 FOR A TEST PERIOD OF 30 MINUTES, OR WITH ASTM E2768, SHALL COMPLY WITH SECTIONS 402.1 THROUGH 402.3.3. MATERIALS OR PRODUCTS WHICH MELT, DRIP OR DELAMINATE TO THE EXTENT THAT THE FLAME FRONT IS INTERRUPTED ARE NOT PERMITTED.

● ## 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.

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 LEDE).
6	MANUFACTURED STONE SILL (SUNSET STONE, WATERABLE/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	6 INCH 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 - PS8-6865).
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).



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LOT 4-F, METZLER RANCH FILING NO. 35TH AMENDMENT

MALETA LANE

DATE: 07/16/26	PROJECT NO.: 163001
DRAWN BY: JWB	CHECKED BY: JWB
DRAWING STATUS:	
SHEET TITLE: EXTERIOR ELEVATION	
SHEET NO.:	

15 of 18

CLOCK TOWER DENTAL
SITE DEVELOPMENT PLAN
METZLER RANCH FILING NO.
5TH AMENDMENT SDP26-006

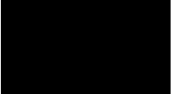
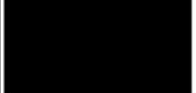


1 Know what's below. Call before you dig.

1-800-922-1987

SITE DEVELOPMENT PLAN

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006

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 CHOCOLATE BLACKWOOD	10. BUILDING SIGNAGE		BY OTHERS UNDER SEPARATE PERMIT
3. VERTICAL SIDING		MANUFACTURER - SAGIPER SAGIWALL V-GROOVE WHITE OAK	11. CANOPY		MANUFACTURER - AWNEX COLORADO 12" OPEN FACE PSB-6865
4. METAL FASCIA		MANUFACTURER - PAC-CLAD PAC-TITE BLACK	12. EXTERIOR LIGHTING		MANUFACTURER - SEE PHOTOMETRIC COLOR - BLACK
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 - BLACK
7. ALUMINUM STOREFRONT		MANUFACTURER - KAWNEER BLACK	15. ROOFTOP SCREENING		MANUFACTURER - ENVISOR VENTED LOUVER UNIT MOUNTED BLACK
8. HOLLOW METAL DOOR		MANUFACTURER - TO BE DETERMINED BLACK (MATCH PAC-CLAD)			

SOLAR READY ZONE

A SOLAR READY ZONE WILL BE PROVIDED ON THE FLAT ROOF AREA OF THE BUILDING, WHICH IS NOT VISIBLE FROM THE GROUND LEVEL.

WILDFIRE RESILIENCY NOTES

EXTERIOR MATERIALS INDICATED ON EXTERIOR ELEVATIONS ARE NONCOMBUSTIBLE IN ACCORDANCE WITH SECTION 402 OF THE COLORADO WILDFIRE RESILIENCY CODE.

- 402.2 NONCOMBUSTIBLE MATERIAL. NONCOMBUSTIBLE MATERIAL SHALL COMPLY WITH THE DEFINITION OF NONCOMBUSTIBLE MATERIALS IN SECTION 202.
- 402.3 FIRE-RETARDANT-TREATED WOOD. FIRE-RETARDANT-TREATED WOOD SHALL BE IDENTIFIED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE 2024 INTERNATIONAL BUILDING CODE.
- 402.4 IGNITION-RESISTANT BUILDING MATERIAL. MATERIAL SHALL BE TESTED ON THE FRONT AND BACK FACES IN ACCORDANCE WITH THE EXTENDED ASTM E84 OR UL 723 TEST, FOR A TOTAL TEST PERIOD OF 30 MINUTES, OR WITH THE ASTM E2768 TEST. THE MATERIALS SHALL BEAR IDENTIFICATION SHOWING THE FIRE TEST RESULTS. PANEL PRODUCTS SHALL BE TESTED WITH A RIPPED OR CUT LONGITUDINAL GAP OF 1/8 INCH. THE MATERIALS, WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E84 OR UL 723 FOR A TEST PERIOD OF 30 MINUTES, OR WITH ASTM E2768, SHALL COMPLY WITH SECTIONS 402.4.1 THROUGH 402.4.3.3. MATERIALS OR PRODUCTS WHICH MELT, DRIP OR DELAMINATE TO THE EXTENT THAT THE FLAME FRONT IS INTERRUPTED ARE NOT PERMITTED.

GENERAL ELEVATION NOTES

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

ELEVATIONS NOTES LEGEND

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



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



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

REVISIONS

NO.	DATE	DESCRIPTION
1	05/07/26	1ST SDP RE-SUBMITTAL
2	07/16/26	2ND SDP RE-SUBMITTAL



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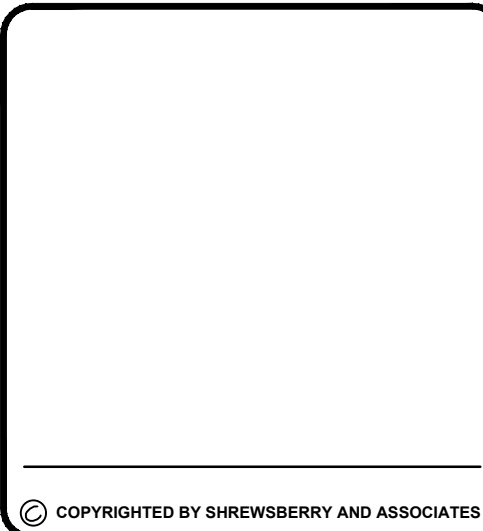
CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3 5TH AMENDMENT
MALETA LANE
CASTLE ROCK, CO 80104

DATE: 07/16/26	PROJECT NO.: 163001
DRAWN BY: JWB	CHECKED BY: JWB
DRAWING STATUS:	
SHEET TITLE: EXTERIOR ELEVATION	
SHEET NO.:	

METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006



③ NORTH-EAST PERSPECTIVE RENDERING 2
1/32" = 1'-0"

[illegible]

CLOCK TOWER DENTAL
LOT 4-F, METZLER RANCH FILING NO. 3.5TH AMENDMENT

MALETA LANE
CASL TE ROCK, CO 80104

DATE: 07/16/26	PROJECT NO.: 163001
DRAWN BY: JWB	CHECKED BY: JWB
DRAWING STATUS:	
SHEET TITLE: EXTERIOR RENDERINGS	
SHEET NO.:	

17 of 18



**Know what's below.
Call before you dig.**
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METZLER RANCH FILING NO.3 5TH AMENDMENT, LOT4-F
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
0.665 ACRES
TOWN OF CASTLE ROCK PROJECT NO.SDP26-0006



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



DATE: 07/16/26	PROJECT NO.: 163001
DRAWN BY: JWB	CHECKED BY: JWB
DRAWING STATUS:	
SHEET TITLE: EXTERIOR RENDERINGS	
SHEET NO.: 18 of 18	



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

1-800-922-1987

CLOCK TOWER DENTAL
SITE DEVELOPMENT PLAN
METZLER RANCH FILING NO.3
5TH AMENDMENT SDP26-0006