

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

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 SHALL MAINTAIN AND BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLET, PIPE, 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 SHALL MAINTAIN AND BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM DRAINAGE FACILITIES, THEIR 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 REMOVED 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, 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.

3. 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) FEET 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 VISIBLELY 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.

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 RECEIVED JANUARY 7, 2022 AT RECEPTION NO. 10005780, BEING A 1/5" 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.

BAR IS ONE INCH ON
ORIGINAL DRAWING.

[illegible]

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

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
1	05/07/26	1ST SDP RE-SUBMITTAL



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

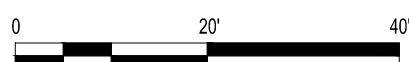
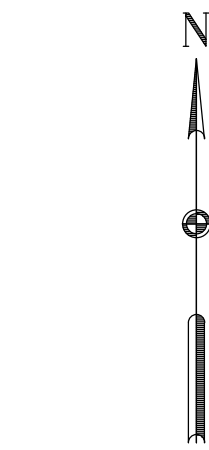
MALETA LANE
CASTLE ROCK, CO 80104

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.

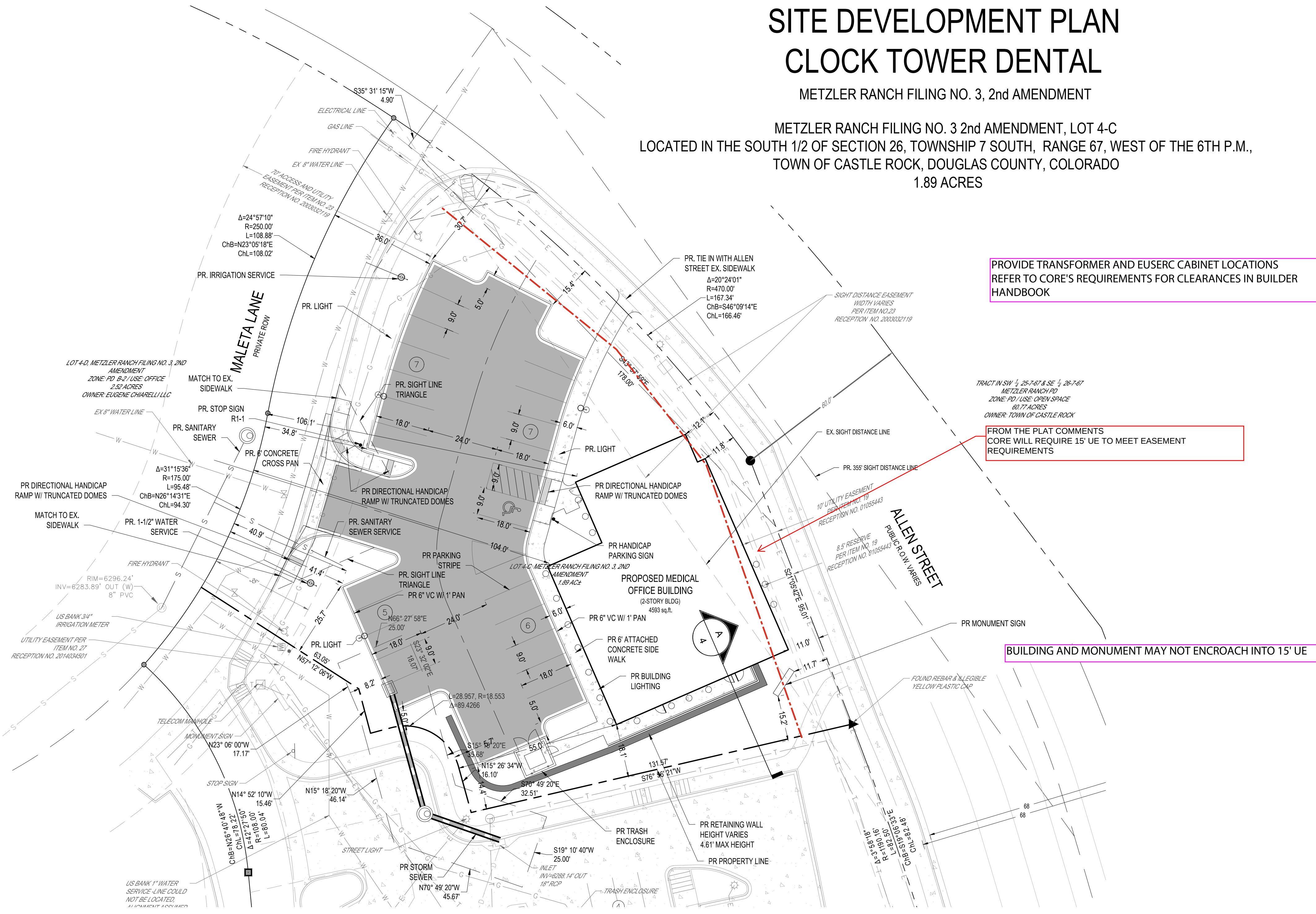


BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"

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



PROVIDE TRANSFORMER AND EUSERC CABINET LOCATIONS
REFER TO CORE'S REQUIREMENTS FOR CLEARANCES IN BUILDER
HANDBOOK

FROM THE PLAT COMMENTS
CORE WILL REQUIRE 15' UE TO MEET EASEMENT
REQUIREMENTS

BUILDING AND MONUMENT MAY NOT ENCROACH INTO 15' UE

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.

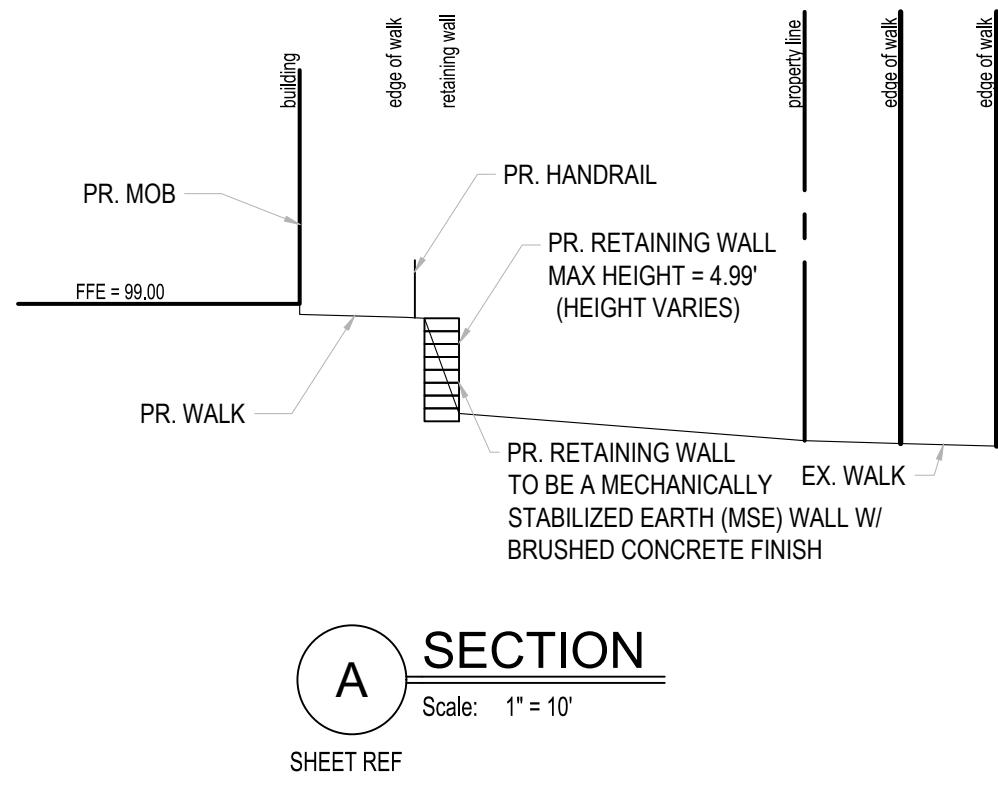
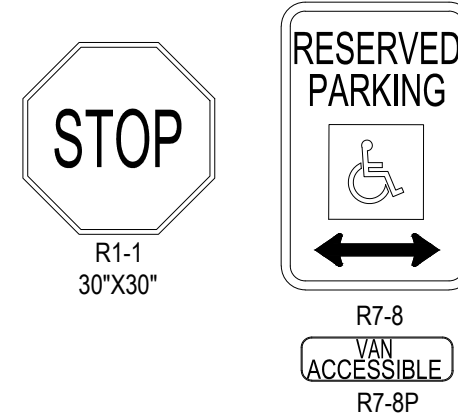
LEGEND

	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 *

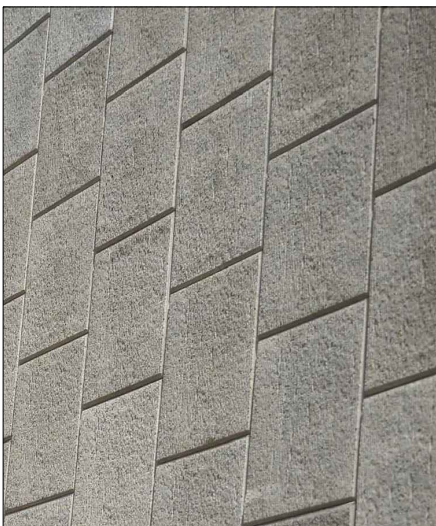
ABBREVIATIONS

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

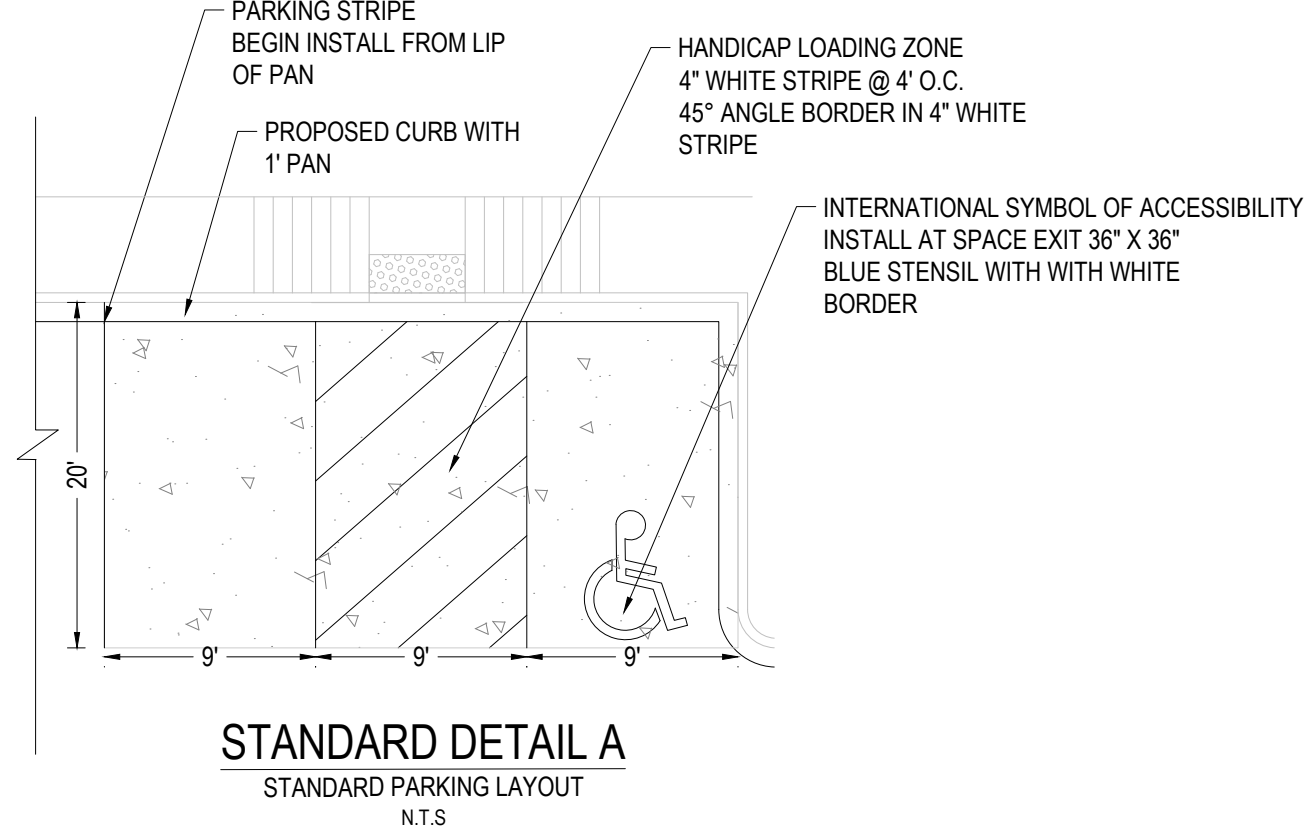
SIGN LEGEND



SECTION
Scale: 1" = 10'
SHEET REF



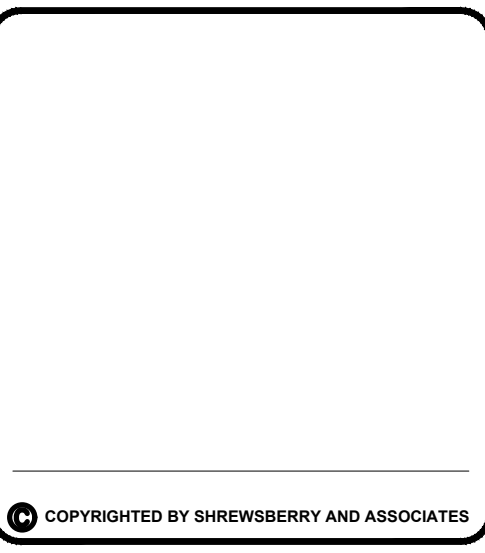
M.S.E. WALL BRUSHED CONCRETE FINISH
N.T.S.



BENCHMARK

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1	05/07/2026	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	



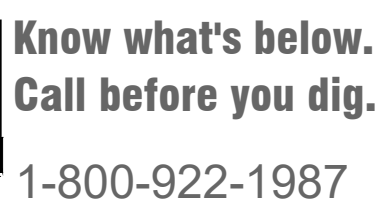
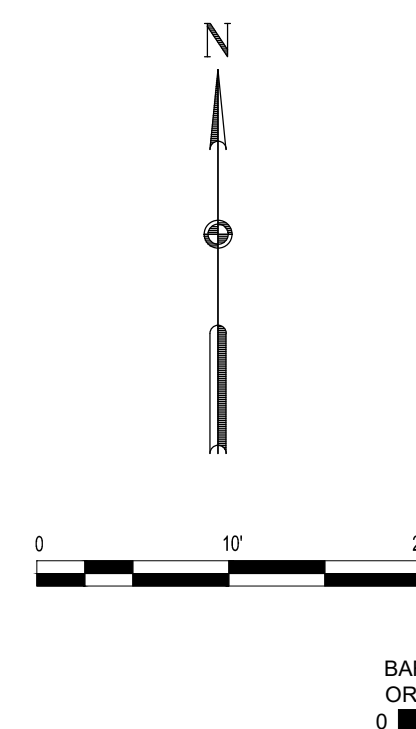
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LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES

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
 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
BW	BOTTOM OF PIPE
ESMT	EASEMENT
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
FU	FUTURE
GV	GRADE BREAK
HP	GATE VALVE
IN	HIGHPOINT
INV	INVERT
LP	LOWPOINT
ME	MATCH EXISTING
PRO	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
R/C	REINFORCED CONCRETE PIPE
REF	REFERENCE
TS	THRUST BLOCK
TC	TOP OF CURB
TP	TOP OF PIPE
UT	UTILITY EASEMENT
VC	VERTICAL CURB
W/	WITH



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.

[illegible]

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

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

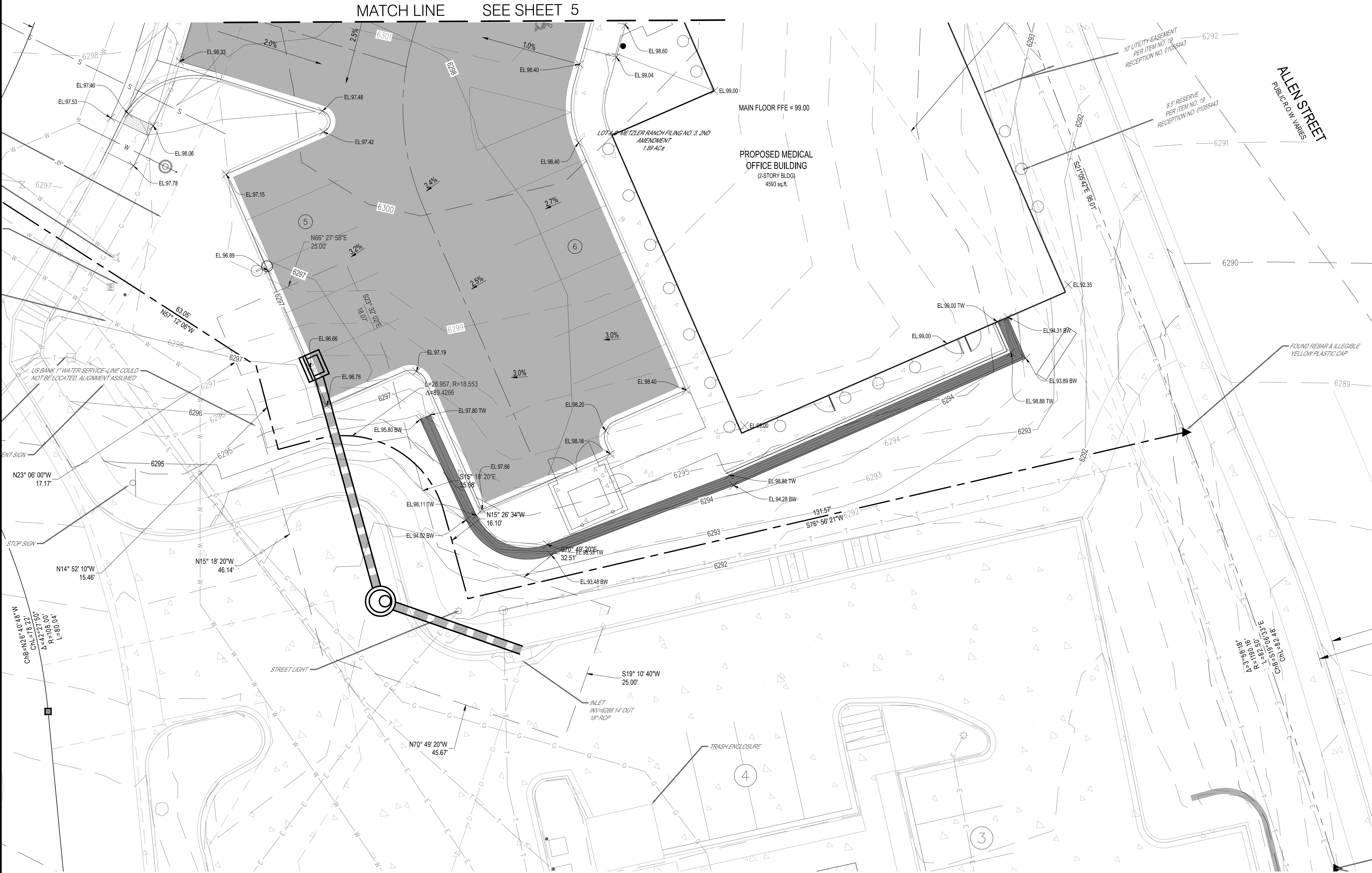
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- PROPOSED CURB
- PROPOSED FLOW LINE
- PROPOSED PAN/LIP
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING / PROPOSED GRADE
(FL=FLOWLINE, TC=TOP CURB,
FG=FINISH GRADE)
- SLOPE

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.
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- 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 |



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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', NAVD88 DATUM.

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

shrewsberry
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shrewsusa.com

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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

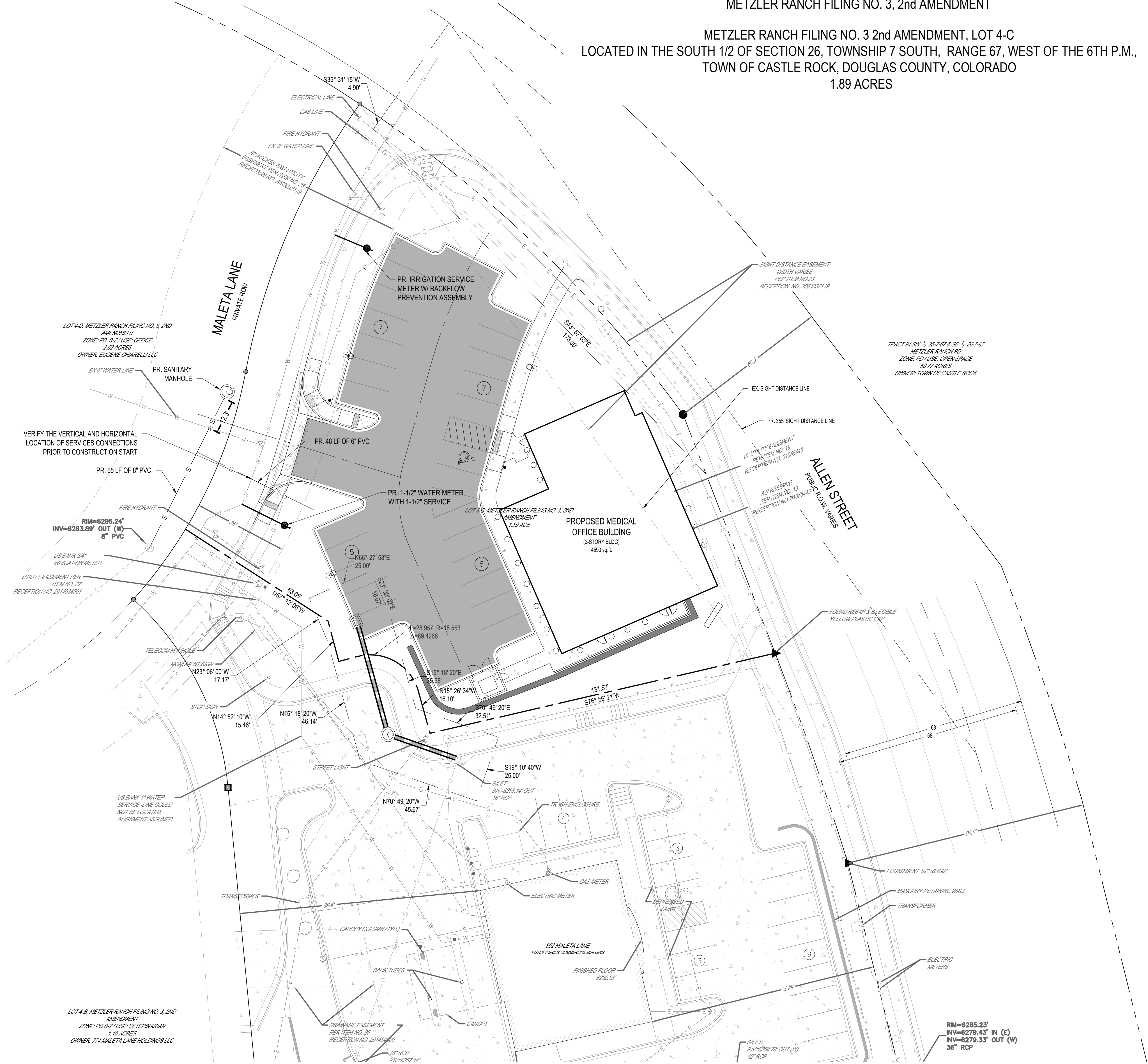
- SITE SURVEY IS PROVIDED BY RW BAYER.
- SURVEY MAY NOT REPRESENT ALL EXISTING UTILITIES AND SITE ENCUMBRANCES. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, SITE ENCUMBRANCES AND EXISTING FIELD CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO CONSTRUCTION.
- ROADWAY AND DRIVEWAY DIMENSIONS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

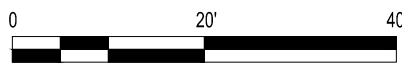
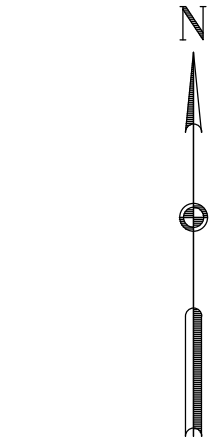
ABBREVIATIONS

- | | |
|---------|--------------------------|
| 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 |



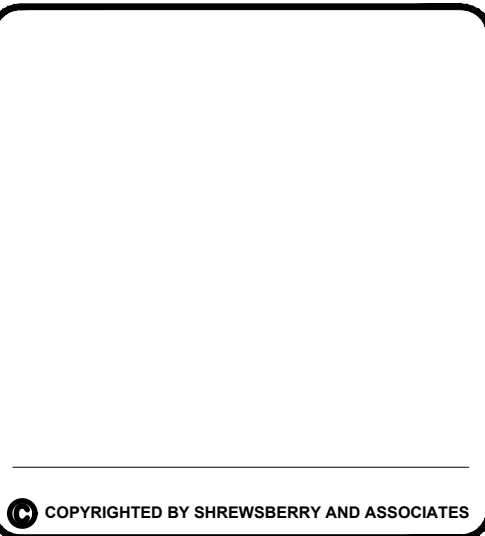
BENCHMARK

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" 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. 1"

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



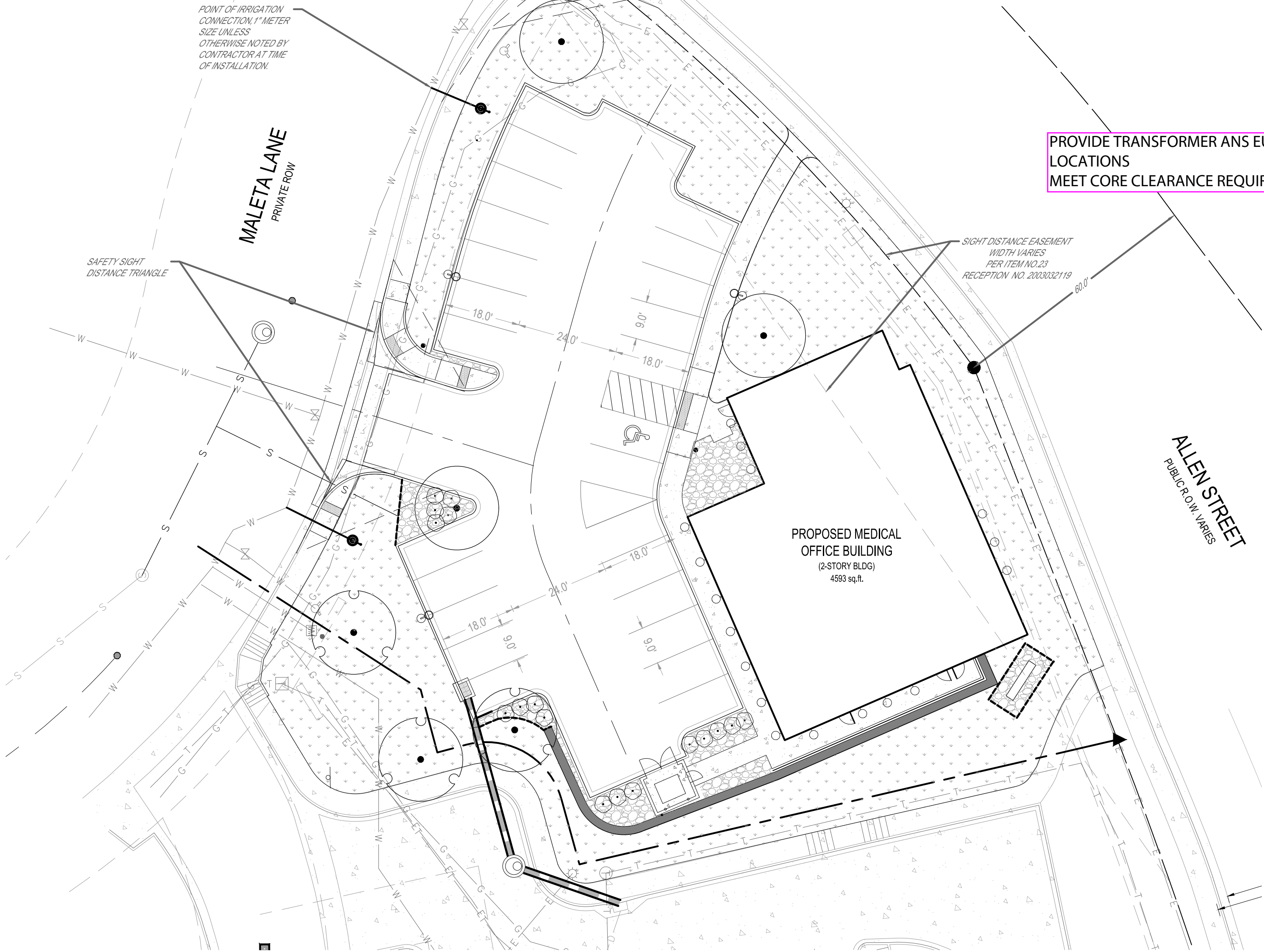
CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT
MALETA LANE
CASLTE ROCK, CO 80104

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	

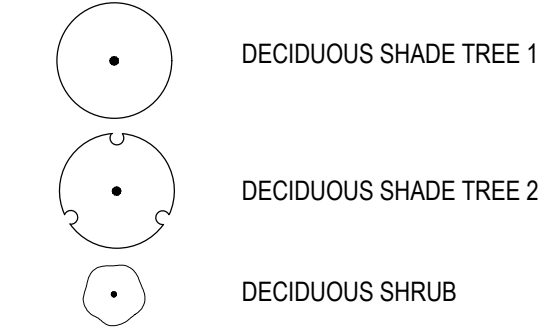
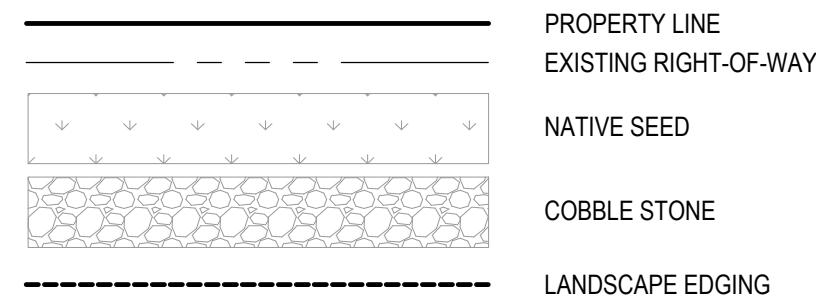
SITE DEVELOPMENT PLAN
CLOCK TOWER DENTAL

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



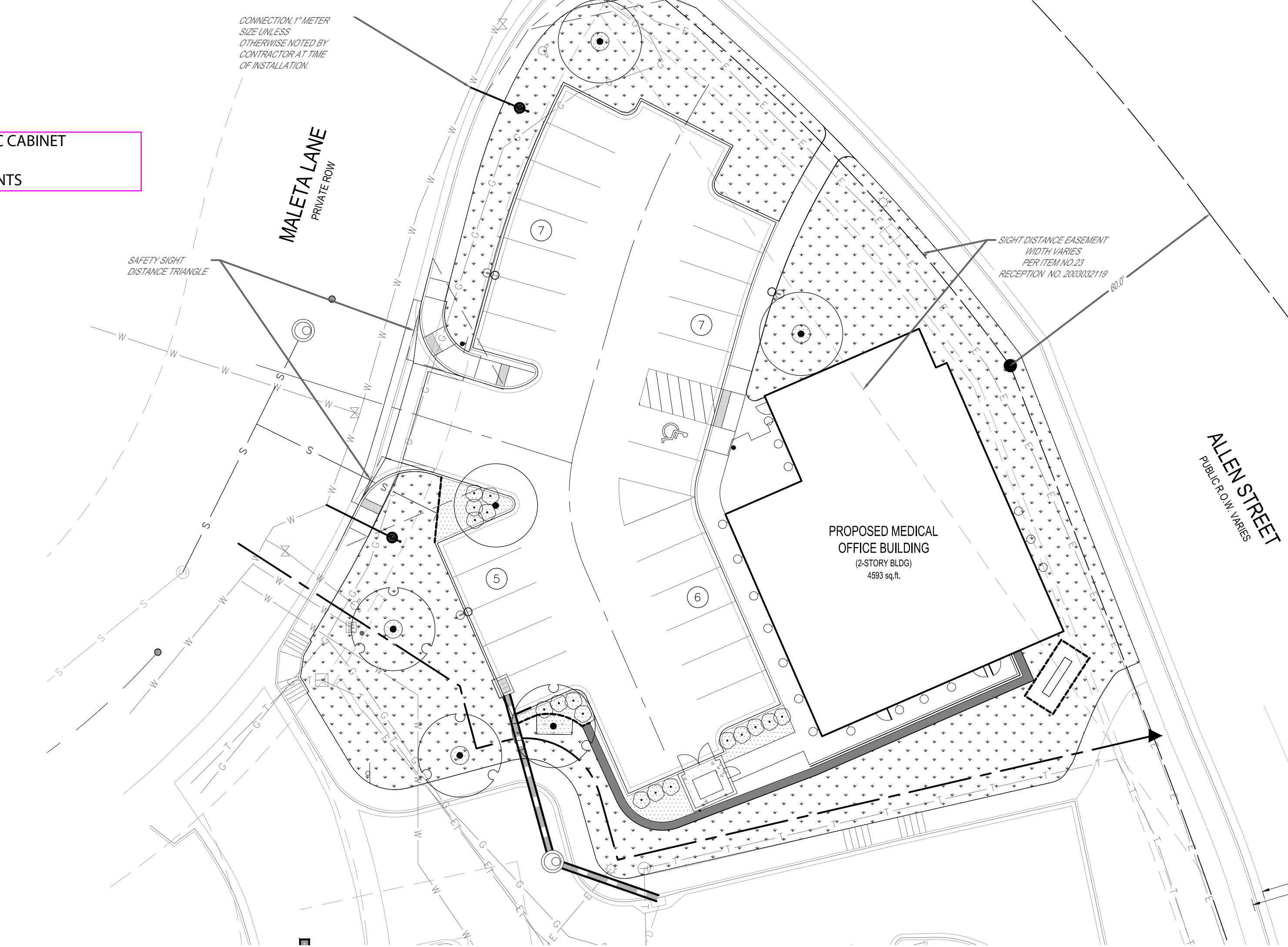
LANDSCAPE PLAN



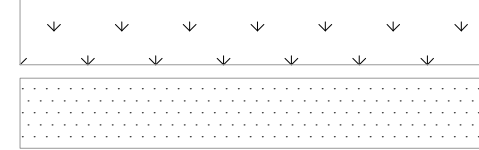
DECIDUOUS SHADE TREES	HYDROZONE	2	QUANTITY	6
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH				
DECIDUOUS SHRUBS	HYDROZONE	2	QUANTITY	13
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
NATIVE SEED	HYDROZONE	1	AREA	8,100 SQ. FT.
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 APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]				
*Choose one symbol for each tree category. **Choose one pattern for each category of ground cover, shrubs, and grasses.				

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



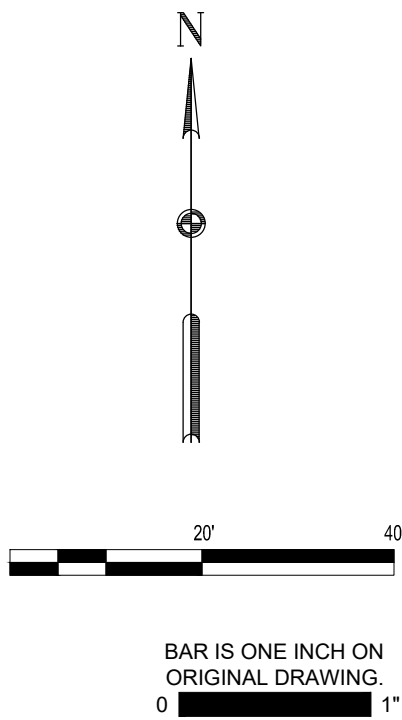
HYDROZONE 1 - TEMP. IRRIGATION FOR ESTABLISHMENT OF SEED.

HYDROZONE 2 - MEDIUM USE DRIP IRRIGATION.

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)
30,000	3,000	0	0	6	6	12	16	.5 cu yds.
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
0	2,250	0	8,200	750	760	3	6	Yes ___ X ___ 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)
8,620	862	0	1,235	2	2	3
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
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.



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

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

DATE: 04/27/2026 PROJECT NO: 25-0049
DRAWN BY: GOD CHECKED BY: CDN
DRAWING STATUS: PRELIMINARY
SHEET TITLE: LANDSCAPE PLAN
SHEET NO: 8 of 16

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

GENERAL LANDSCAPE NOTES

- ## CASTLE ROCK STANDARD NOTES

- [illegible]



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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			



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 1-5/16" 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.

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

SILICONE OPTICS
STRIKE STRIKE



W1



D1

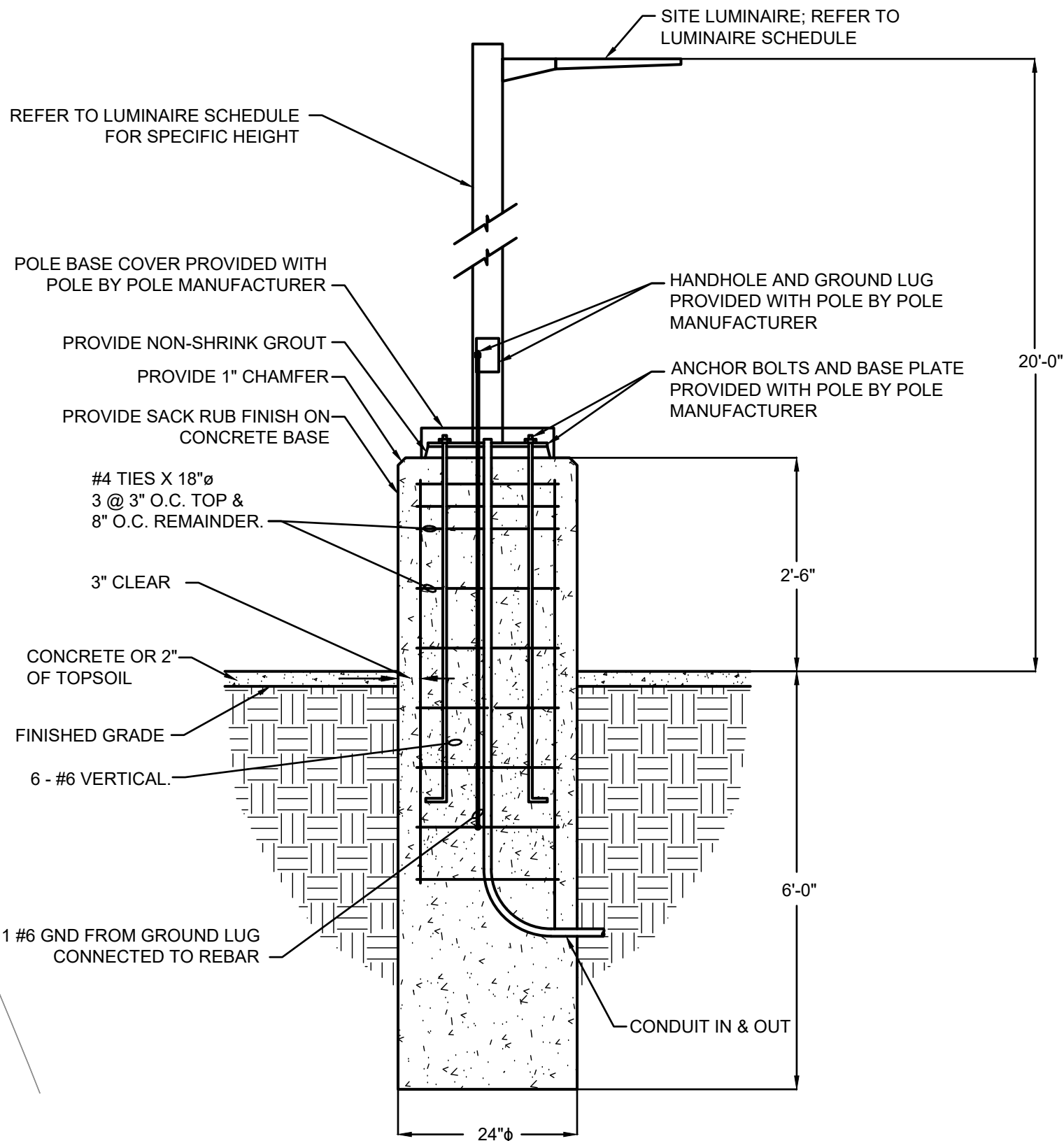


KEY NOTES

- 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.

LIGHTING STANDARD NOTES

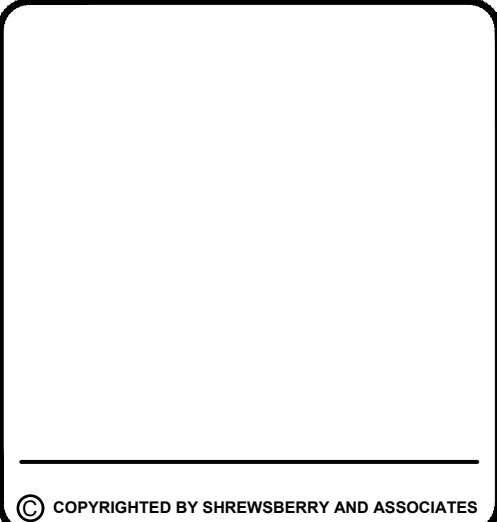
- LIGHT LOSS FACTOR IS 1 (SEE LUMINAIRE SUMMARY TABLE ON THIS SHEET)
- EXTERIOR LIGHTING TO BE CONTROLLED BY A BUILDING MOUNTED PHOTOCELL WITH TIME CLOCK OVERRIDE; POLE-MOUNTED LUMINAIRES (TYPE P1) TO OPERATE FROM DUSK UNTIL 10:00 PM AT 100% OUTPUT AND SHALL DIM TO 50% OUTPUT AFTER 10:00 PM VIA 0-10V 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.
- LIGHTING OBJECTIVES BY AREA:
 - PARKING AREA
PROVIDE SAFE AND UNIFORM ILLUMINATION FOR VEHICLE AND PEDESTRIAN CIRCULATION USING FULL CUT-OFF W1 OUTDOOR SCENCE 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.
- 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.
- EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- 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.



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-bk	WS-W15710-bk	WALL SCENCE, 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	

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
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	

METZLER RANCH FILING NO. 3, 2nd AMENDMENT

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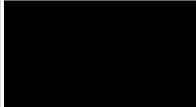
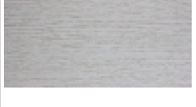
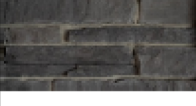
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SITE DEVELOPMENT PLAN
CLOCK TOWER DENTAL

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 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.

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BAR IS ONE INCH ON ORIGINAL DRAWING. 1"

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



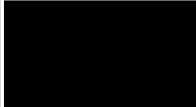
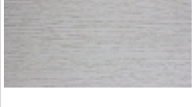
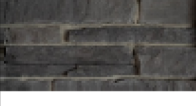
CLOCK TOWER DENTAL LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT	
MALETA LANE CASTLE ROCK, CO 80104	

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

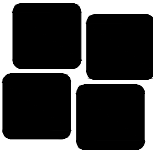
METZLER RANCH FILING NO. 3 2nd AMENDMENT, LOT 4-C
LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.89 ACRES

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).
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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
317.841.4799 | 317.841.4790
shrewsusa.com



J and M
architects

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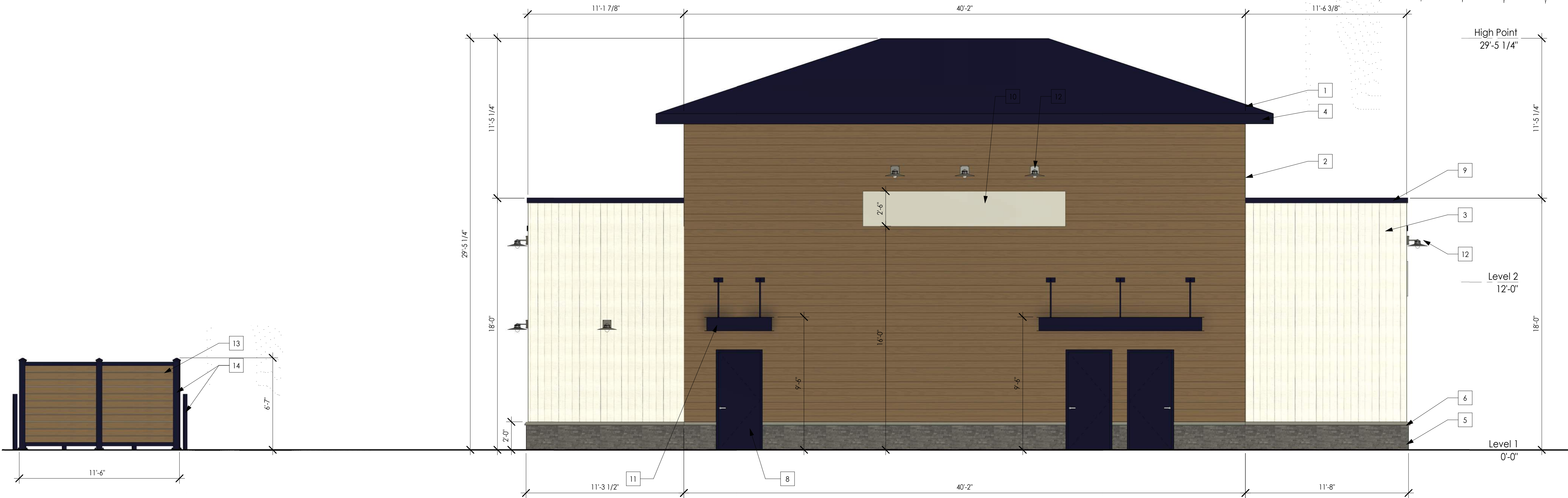
CLOCK TOWER DENTAL
LOT 4-C, METZLER RANCH FILING NO. 3 2nd AMENDMENT

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.:
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.

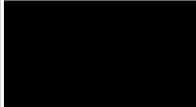
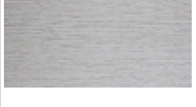
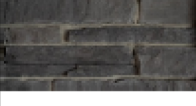
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BAR IS ONE INCH ON ORIGINAL DRAWING. 1"

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 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 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.
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ELEVATIONS NOTES LEGEND	
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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.

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BAR IS ONE INCH ON ORIGINAL DRAWING. 1"

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



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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	

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"



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 RECEIVED 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 FOWERS PARKWAY.
ELEVATION: 6286.45', NAVD83 DATUM.

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BAR IS ONE INCH ON
ORIGINAL DRAWING.

0 1"

[illegible]

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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 RENDERINGS	
SHEET NO.: 15 of 16	

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
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SHEET TITLE: EXTERIOR RENDERINGS	
SHEET NO.: 16 of 16	