

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1 (AN AMENDMENT TO THE FINAL PD SITE PLAN) LOT 4-B, METZLER RANCH FILING NO. 3, 2ND AMENDMENT LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PM TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**LEGAL DESCRIPTION**  
LOT 4-B, METZLER RANCH FILING NO. 3, 2ND AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO

**NOTES:**  
ALL NOTES FROM THE ORIGINAL FINAL PD SITE PLAN DATED MAY 19, 2003 ARE STILL IN EFFECT.

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

*Megan H Rector*  
774 MALETA LANE HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY  
SIGNED THIS 19 DAY OF June, 2018

**NOTARY BLOCK**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF June  
2018 BY Megan H Rector AS President OF 774 MALETA LANE HOLDINGS LLC

WITNESS MY HAND AND OFFICIAL SEAL  
*Teresa Ann Hess*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Jan 2, 2022

**TERESA ANN HESS**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184000035  
My Commission Expires January 2, 2022

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED DECEMBER 21, 2017 AT RECEPTION NO. 2017085777 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

*United Community Bank*  
UNITED COMMUNITY BANK  
SIGNED THIS 20 DAY OF June, 2018

**NOTARY BLOCK**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF June  
2018 BY Kelly Jackson AS Senior Vice President OF UNITED COMMUNITY BANK.

WITNESS MY HAND AND OFFICIAL SEAL  
*Garry M Gumbay*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/2/2019

**GARRY M GUMBAY**  
Notary Public  
State of Colorado  
Notary ID 2015-4089099  
My Commission Expires Oct 2, 2019

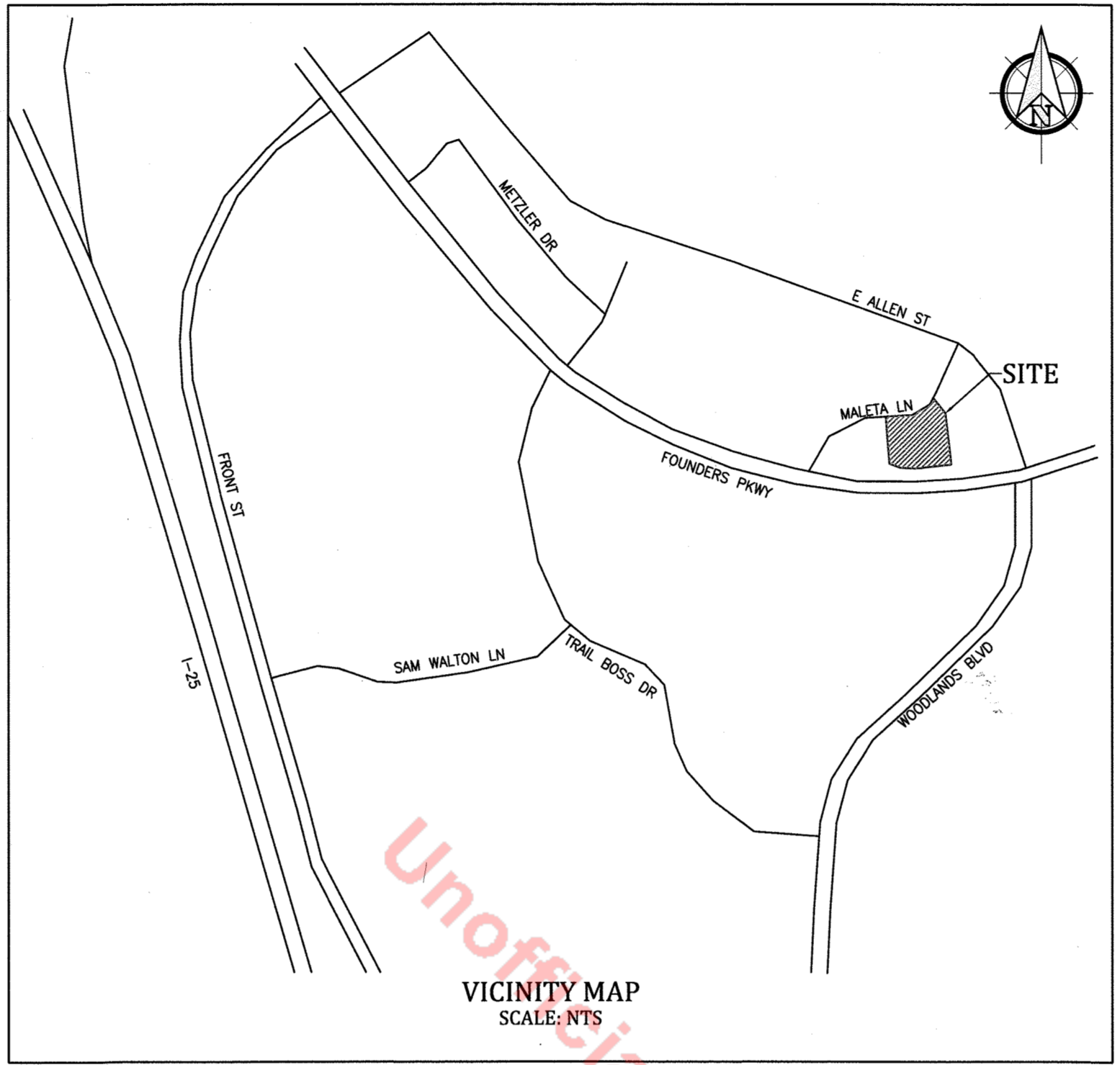
**TITLE CERTIFICATION**  
I, Robert M Hayes, AN AUTHORIZED REPRESENTATIVE OF A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF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

*Rob M Hayes*  
AUTHORIZED REPRESENTATIVE  
Title Officer, Land Title Guarantee  
TITLE COMPANY  
SIGNED THIS 19 DAY OF June, 2018

**NOTARY BLOCK**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF June  
2018 BY Robert M Hayes AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee

WITNESS MY HAND AND OFFICIAL SEAL  
*Teresa Ann Hess*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Jan 2, 2022

**TERESA ANN HESS**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184000035  
My Commission Expires January 2, 2022



**CONTACTS**

SERVICE	ENTITY	POINT OF CONTACT
DEVELOPER/OWNER	774 Maleta Lane Holdings, LLC 840 South High Street Denver, CO 80209	Dr. Megan Rector (303) 601-5357
CIVIL ENGINEER	Kiowa Engineering Corporation 7175 West Jefferson Ave, #2200 Lakewood, CO 80235	Matthew Erichsen, P.E. (303) 692-0369
ARCHITECT	FMD Architects, Inc 2841 Riviera Drive #200 Fairlawn, OH 44333	John C. Stouffer III (330) 836-2343

**SITE DATA**

ADDRESS: 774 MALETA LANE, CASTLE ROCK, CO 80104

PRESENT ZONING:	METZLER RANCH THIRD MAJOR AMENDMENT			
PROPOSED ZONING:	PD			
PRESENT USE:	RESTAURANT			
PROPOSED USE:	24-HOUR VETERINARY CLINIC			
ITEM	REQUIRED	CURRENT	PROPOSED	PROPOSED %
TOTAL LOT 4-B		51,341 SF	51,341 SF	
BUILDING FOOTPRINT	17,969SF MAX 35% MAX	9,732 SF	9,732 SF	19%
PARKING/ROADS HARDSCAPE TOTAL		28,680 SF 38,412 SF	27,784 SF 37,516 SF	54% 73%
LANDSCAPED AREA EXIST. LANDSCAPING LANDSCAPE TOTAL		- 12,929 SF 12,929 SF	415 SF 12,929 SF 13,344 SF	1% 25% 26%
FRONT YARD	15' FROM PL 25' FROM PL FOR ARTERIAL	45' MIN. FROM PL	45' MIN. FROM PL	--
<b>BUILDING SIZE</b>				
SINGLE STORY		9,732 SF	9,732 SF	--
BUILDING HEIGHT	35' MAX 50' SPECIAL REVIEW	28'-10"	28'-10"	--

**PARKING TABULATION**

REQUIRED PARKING 5 SPACES PER 1,000 SF	49 SPACES
PROVIDED PARKING	45 FULL SIZE 2 HANDICAP 47 TOTAL

A 4% REDUCTION HAS BEEN APPROVED PER SECTION 17.54.090 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE (TCR18-0005). APPROVED 3-10/2018.

**INDEX OF SHEETS**

1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	EXTERIOR ELEVATIONS
5	LIGHTING PLAN
6	LANDSCAPE PLAN

**SURVEYOR'S CERTIFICATE**  
I, KARL ECHESLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

*Karl Echesley*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE: 6/20/18

**CIVIL ENGINEER'S STATEMENT**  
I, MATTHEW ERICHSEN, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE ELEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

*Matthew Erichsen*  
REGISTERED PROFESSIONAL ENGINEER  
DATE: 6/20/18

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**  
THIS SITE DEVELOPMENT AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 20 DAY OF June, 2018

*Andrea C. Seary*  
DIRECTOR OF DEVELOPMENT SERVICES

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**  
THIS SITE DEVELOPMENT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:34 pm ON THE 26th DAY OF June, 2018 AT RECEPTION NO. 2018036423 DOUGLAS COUNTY CLERK AND RECORDER  
BY: DEPUTY  
*Andrea C. Seary*  
DEPUTY CLERK

- SITE DEVELOPMENT PLAN GENERAL NOTES:**
- ALL NOTES FROM THE ORIGINAL FINAL PD SITE PLAN DATED MAY 19, 2003 ARE STILL IN EFFECT FOR THIS AMENDMENT NO. 3.
  - BENCHMARK: NGS POINT "J 23", WITH A LISTED ELEVATION OF 6112.37' (NAVD 88 DATUM).
  - 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.
  - PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
  - THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
  - THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, PANEL NUMBER 08035C0186G, REVISED DATE MARCH 16, 2016.
  - 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.
  - 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.
  - APPROVAL OF THIS CONCEPTUAL 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.
  - NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BEAMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
  - THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAN AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
  - ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAN.
  - THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR "THIS SITE IS ZONED METZLER RANCH THIRD MAJOR AMENDMENT." A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.



**Kiowa**  
Engineering Corporation  
7175 West Jefferson Avenue, Suite 2200  
Lakewood, Colorado 80235  
(303) 692-0369

SDP18-002  
SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
LOT 4-B METZLER RANCH FILING NO. 3  
2ND AMENDMENT

**FMD ARCHITECTS**  
2841 Riviera Drive, Suite 200  
Fairlawn, Ohio 44333  
330.836.2343  
Fax 330.836.7359  
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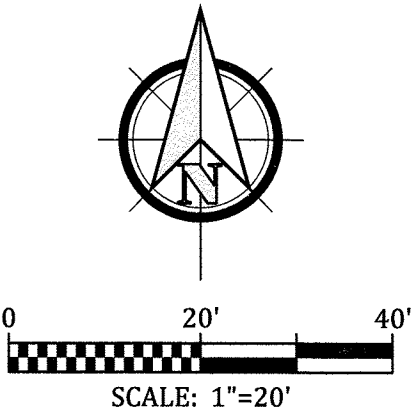
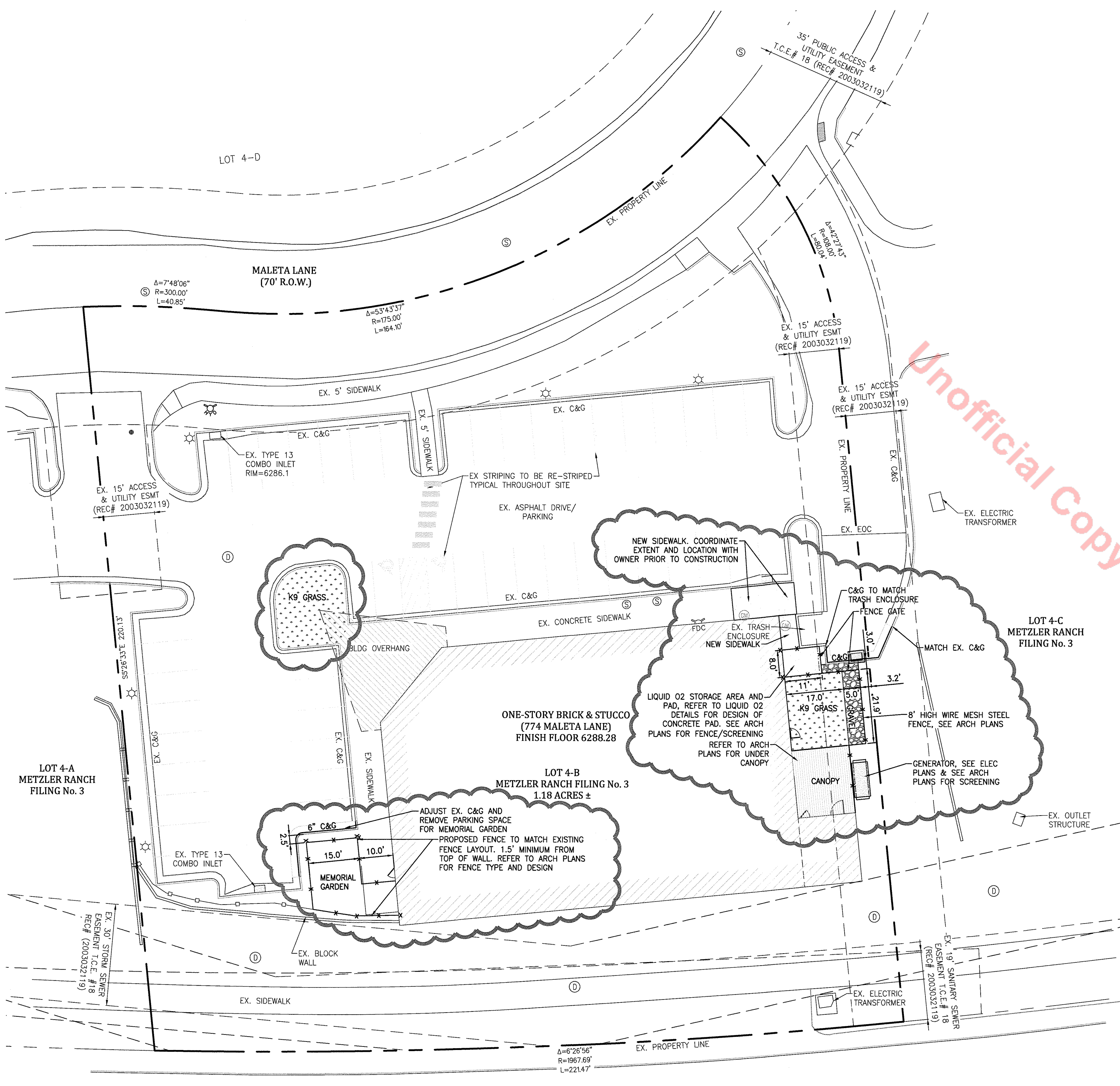
**VETERINARY EMERGENCY & SPECIALTY CARE CENTER OF THE ROCKIES**  
774A MALETA LANE  
CASTLE ROCK, CO. 80108  
SITE DEVELOPMENT PLAN

**COVER SHEET**

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1/8/18	1st SDP Town Submittal
2/27/18	2nd SDP Town Submittal
5/9/18	3rd SDP Town Submittal
6/5/18	4th SDP Town Submittal
6/14/18	Final SDP Town Submittal

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1 (AN AMENDMENT TO THE FINAL PD SITE PLAN) LOT 4-B, METZLER RANCH FILING NO. 3, 2ND AMENDMENT LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PM TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

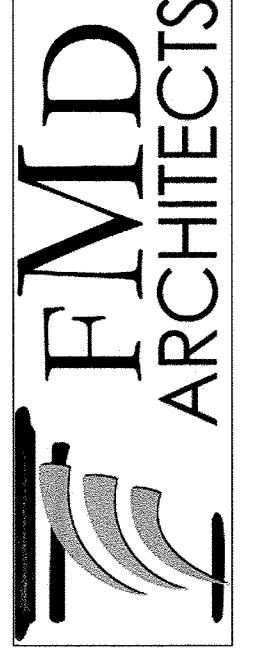


LEGEND	
	PROPOSED SIDEWALK
	FENCE
	PROPOSED CURB & GUTTER
	GRAVEL
	K-9 GRASS
	APPROXIMATE LIMIT OF DISTURBANCE AND ASPHALT REMOVAL
	PROPOSED CANOPY
	EXISTING BUILDING TO REMAIN
	EXISTING FIRE HYDRANT
	EXISTING SANITARY VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING LIGHT POLE
	PROPERTY OR ROW LINE
	EXISTING EASEMENT
	EXISTING FENCE RAIL
	EXISTING WOOD FENCE
	PROPOSED IMPROVEMENTS TO EXISTING SITE

**NOTES:**  
1. ALL NOTES FROM THE ORIGINAL FINAL PD SITE PLAN DATED MAY 19, 2003 ARE STILL IN EFFECT FOR THIS AMENDMENT NO. 3.

- FIRE NOTES**
- 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.
  - FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
  - 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.
  - DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
  - 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.
  - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
  - "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
  - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

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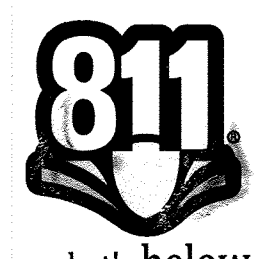
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Fallstown, Ohio 44133  
330.836.2943  
Fax: 330.836.7359  
www.fmdarchitects.com

VETERINARY EMERGENCY &  
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 ROCKIES  
 7744 MALETA LANE  
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 SITE DEVELOPMENT PLAN

SITE PLAN

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6/5/18	4th SDP Town Submittal
6/14/18	Final SDP Town Submittal



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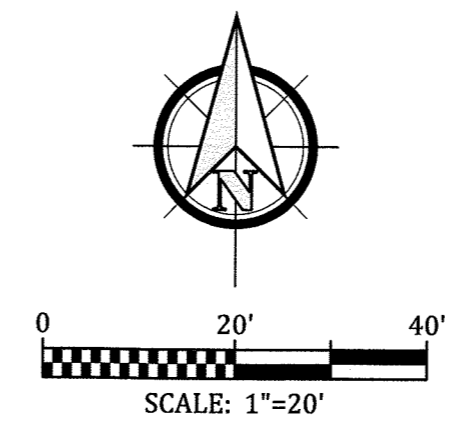
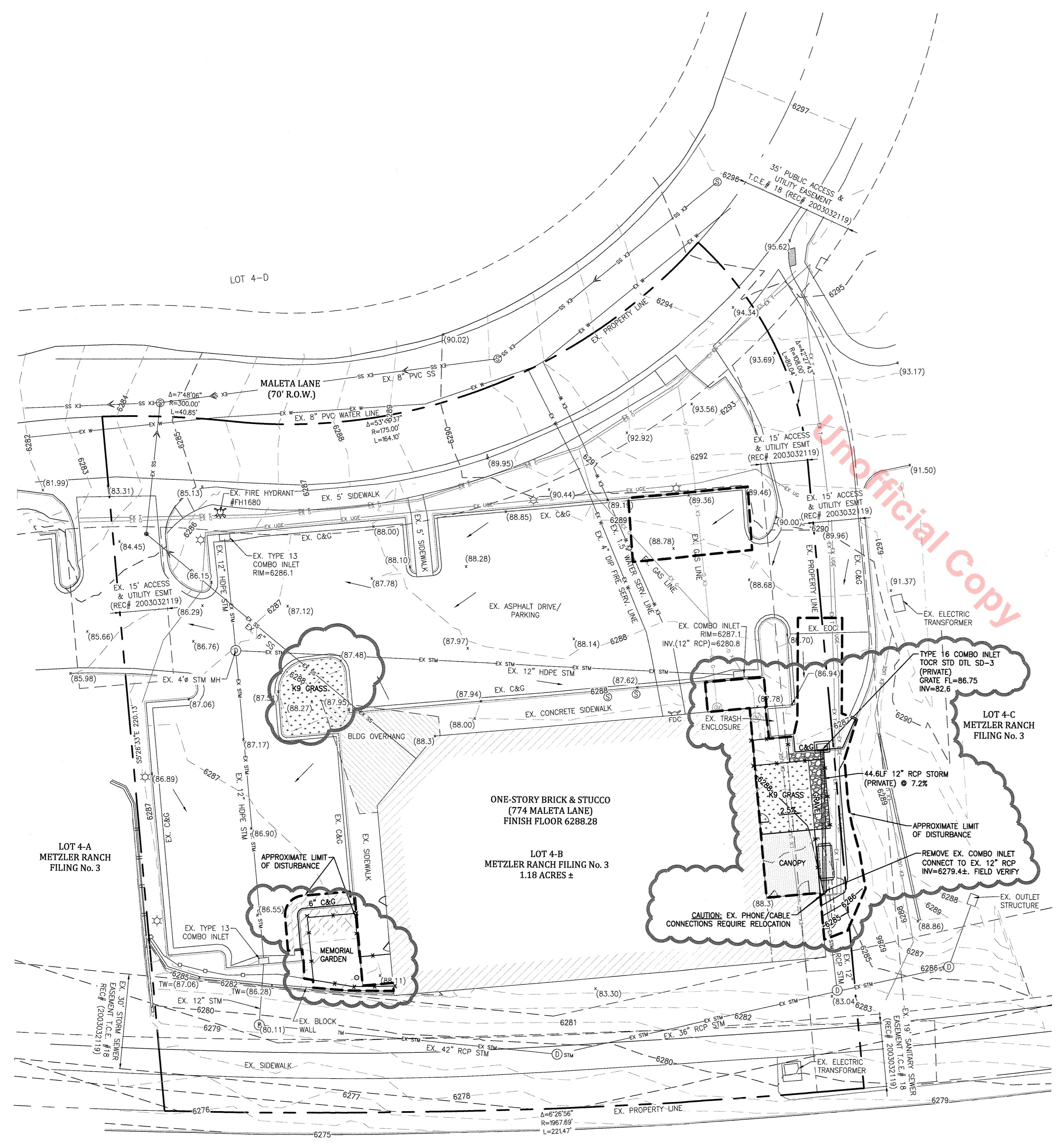
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SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
LOT 4-B METZLER RANCH FILING NO. 3  
2ND AMENDMENT

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## (AN AMENDMENT TO THE FINAL PD SITE PLAN)

### LOT 4-B, METZLER RANCH FILING NO. 3, 2ND AMENDMENT

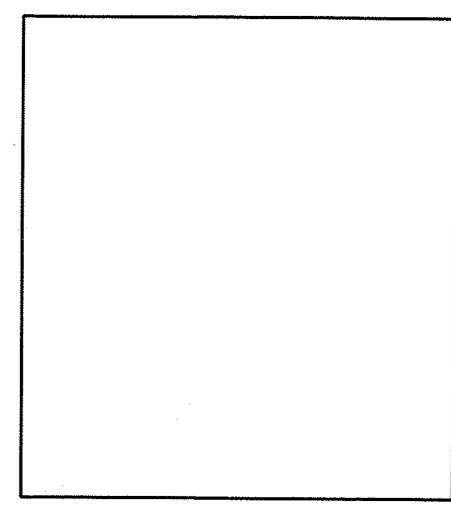
LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PM  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



LEGEND	
	PROPERTY OR ROW LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING SPOT ELEVATION
	APPROXIMATE EXISTING SPOT ELEVATION. ELEVATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
	PROPOSED SPOT ELEVATION
	EXISTING FLOW DIRECTION AND SLOPE
	PROPOSED FLOW DIRECTION AND SLOPE
	PROPOSED SLOPE
	PROPOSED IMPROVEMENTS TO EXISTING SITE

**TOWN UTILITY NOTES:**

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK METZLER SOUTH BLUE WATER PRESSURE ZONE.



**FMD ARCHITECTS**

2841 Riviera Drive, Suite 200  
Fairlawn, Ohio 44133  
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**VETERINARY EMERGENCY & SPECIALTY CARE CENTER OF THE ROCKIES**

7744 MALETA LANE  
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**SITE DEVELOPMENT PLAN**

**GRADING AND UTILITY PLAN**

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*Celebrating 30 years*  
**Kiowa**  
Engineering Corporation

7175 West Jefferson Avenue, Suite 2200  
Lakewood, Colorado 80235  
(303) 692-0369

SDP18-0002  
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# SITE DEVELOPMENT PLAN AMENDMENT NO. 1 (AN AMENDMENT TO THE FINAL PD SITE PLAN)

LOT 4-B, METZLER RANCH FILING NO. 3, 2ND AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PM  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

BUILDING MOUNTED SIGNS			
ELEVATION	LINEAL FT.	SIGN ALLOWANCE	SIGNAGE PROPOSED S.F.
SOUTH	145 FT	362.5 S.F.	56 S.F.
EAST	80 FT	200 S.F.	56 S.F.
WEST	60 FT	150 S.F.	56 S.F.
NORTH	98 FT	245 S.F.	N/A

MONUMENTAL SIGNS			
NORTH ELEVATION	SETBACK: 10 FT.	HEIGHT: 6 FT.	19.33 S.F.

## GENERAL NOTES

1. SEAL AROUND ALL WALL PENETRATION - REFER TO MEP DRAWINGS FOR FURTHER INFORMATION.
2. ARCHITECT & OWNER TO APPROVE ALL COLORS, MATERIALS, FINISHES PRIOR TO ORDERING & INSTALLING.
3. U.N.O. EXISTING COLORS & MATERIALS ARE TO REMAIN.

## EXTERIOR FINISH SCHEDULE

<b>WINDOWS:</b>	STOREFRONT WINDOWS TO MATCH EXISTING - ENERGY STAR RATED INSULATING GLASS - SUPPLY AND INSTALL WINDOW SHADES AT ALL NEW WINDOW LOCATIONS - COORDINATE w/ OWNER ON FINAL SELECTION AND FINAL LOCATIONS - REMOVE TINT ON ALL EXISTING STOREFRONT WINDOWS
<b>DOORS:</b>	HOLLOW METAL DOORS TO BE PAINTED TO MATCH EXISTING EXTERIOR DOORS
<b>GUTTERS AND DOWNSPOUTS:</b>	MATCH EXISTING - REPAINT ALL DOWNSPOUTS
<b>LOUVERS:</b>	PAINT TO MATCH EXISTING
<b>SEALANT:</b>	AT ALL DISSIMILAR MATERIALS, SHALL BE BY PAINTED IN COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE.
<b>FRONT CANOPY - EXISTING:</b>	SOFFIT PANELS TO MATCH EXISTING CANOPY COLOR
<b>REAR CANOPY - NEW:</b>	TUFF SPAN FRP ROOF DECK - COLOR T.B.D.

## CODED NOTES

1. EXISTING AWNINGS TO REMAIN
2. PROVIDE DOWNSPOUT COVER TO MATCH EXISTING
3. EXISTING ALUMINUM STOREFRONT TO REMAIN
4. BRUSHED ALUMINUM STOREFRONT WINDOWS TO MATCH EXISTING WINDOW WIDTH AND FRAME MATERIAL - WINDOWS TO BE ENERGY STAR RATED - LOW E COATING
5. EXTEND EXISTING DOWNSPOUTS INTO DOWNSPOUT BOOTS - CLEAN EXISTING BOOTS AND VERIFY EFFICIENCY - REPAIR DOWNSPOUTS AS NECESSARY
6. MEMORIAL GARDEN ENCLOSURE FENCE - STAINED WOOD SLATTED FENCE - 6'-0" HIGH - COLOR T.B.D. BY OWNER/ARCHITECT - REFER TO CIVIL DRAWINGS FOR EXTENTS OF LAYOUT
7. EXISTING ROOFTOP SCREEN TO REMAIN
8. ALTERNATE 1a: STONE PIERS w/ CAP TO MATCH EXISTING - COORDINATE DIMENSIONS w/ EXISTING STEEL COLUMN
9. ALTERNATE 1b: WRAP EXISTING STEEL COLUMNS w/ FAUX WOOD FINISH. EXTEND TO UNDERSIDE OF SOFFIT, CAULK & SEAL JOINT - COORDINATE w/ ARCHITECT AND OWNER FINAL DETAILS
10. ALTERNATE 1c: EIFS WALL PANELS ATTACHED TO EXISTING STRUCTURE - EIFS TO MATCH EXISTING, EXTEND 6" BELOW EXISTING STRUCTURE - COORDINATE w/ ARCHITECT FINAL DETAILS
11. ALTERNATE 1d: LINE OF TONGUE & GROOVE SOFFIT / CEILING UNDER EXISTING CANOPY - COORDINATE w/ ARCHITECT AND OWNER FINAL DETAILS
12. ALL EXISTING SIGNAGE TO BE REMOVED - ALL NEW SIGNAGE UNDER SEPARATE CONTRACT AND PROVIDED BY OWNER. REFER TO SIGNAGE TABLE FOR TOWN COMPLIANCE. REFER TO SEPARATE ATTACHED PDF FOR PROPOSED SIGNAGE.
13. EXISTING ELECTRONIC SIGN BOARD TO BE REMOVED - PATCH & REPAIR FINISH BEHIND SIGN BOARD.
14. EXISTING TRASH ENCLOSURE & DUMPSTER TO REMAIN - RE-PAINT GATE DOORS - PAINT ENCLOSURE WALLS TO MATCH FENCE GATES
15. OUTDOOR PLAY AREA ENCLOSURE FENCE - HM SQUARE STEEL POLES w/ WIRE MESH - 8'-0" HIGH - COLOR TO MATCH TRASH ENCLOSURE GATE DOORS - REFER TO CIVIL DRAWINGS FOR EXTENTS OF LAYOUT
16. REAR CANOPY STRUCTURE - REFER TO DETAILS
17. ROOFTOP MECHANICAL EQUIPMENT - REFER TO MECHANICAL DWGS. FOR FURTHER INFORMATION
18. MATCH EXISTING EIFS @ OVERHEAD DOOR INFILL
19. LIQUID O2 STORAGE AREA - PROVIDE 6'-0" SOLID FENCE TO MATCH EXISTING MECHANICAL PENTHOUSE ENCLOSURE ON ROOF - COORDINATE ADDITIONAL DETAILS AND RECOMMENDATIONS FROM SUPPLIER - PROVIDE 1/2" CONCRETE EXTERIOR BOLLARDS PER RECOMMENDATIONS FROM SUPPLIER
20. GENERATOR SCREEN - MATCH SCREEN TYPE w/ MECHANICAL PENTHOUSE SCREEN ON ROOF - COLOR TO MATCH ADJACENT OUTDOOR PLAY AREA FENCE - COORDINATE SCREEN DIMENSION w/ GENERATOR - HEIGHT OF FENCE AS NEEDED TO SCREEN GENERATOR.

**5 SOUTH ELEVATION**  
4 of 6 SCALE: 1/8" = 1'-0"

**4 SOUTHWEST ELEVATION**  
4 of 6 SCALE: 1/8" = 1'-0"

**3 NORTH ELEVATION**  
4 of 6 SCALE: 1/8" = 1'-0"

**2 EAST ELEVATION**  
4 of 6 SCALE: 1/8" = 1'-0"

**1 WEST ELEVATION**  
4 of 6 SCALE: 1/8" = 1'-0"

2841 Riviera Drive, Suite 200  
Fairfax, Ohio 44333  
330.668.7243  
330.668.7359  
www.fmdarchitects.com

**FMD ARCHITECTS**

VETERINARY EMERGENCY & SPECIALTY CARE CENTER OF THE ROCKIES

7744 MALETA LANE  
CASTLE ROCK, CO. 80108  
BULLETIN #1

EXTERIOR ELEVATIONS

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JOB NUMBER: 17-1098

DATE	BID / BUILD DEPT.	BULLETIN #1
02/27/18		1
05/08/18		2
05/18/18		3
06/05/18		5
06/14/18		

SDP18-002  
SITE DEVELOPMENT PLAN  
AMENDMENT NO. 1  
LOT 4-B METZLER RANCH FILING NO. 3  
2ND AMENDMENT

SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 (AN AMENDMENT TO THE FINAL PD SITE PLAN)  
 LOT 4-B, METZLER RANCH FILING NO. 3, 2ND AMENDMENT  
 LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PM  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



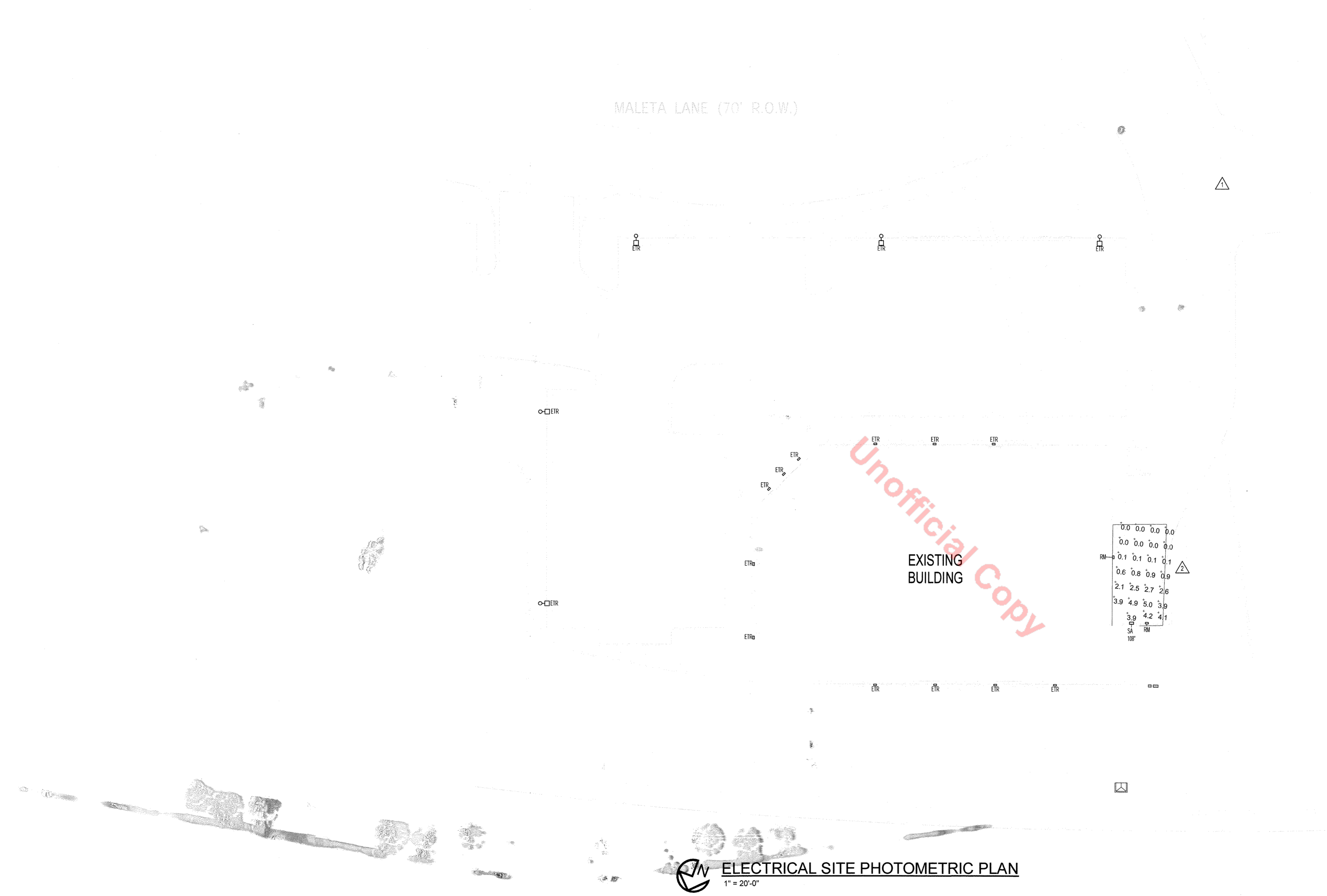
2841 Riviera Drive, Suite 200  
 Fallawn, Ohio 44333  
 330.836.2343  
 Fax 330.836.7569  
 www.fmdarchitects.com

ARCHITECTS • PLANNERS • INTERIORS • CONSTRUCTION ADMINISTRATION • LEED ACCREDITED

- GENERAL LIGHTING PLAN STANDARD NOTES:**
1. ALL SITE LIGHTING IS EXISTING TO REMAIN WITH EXCEPTION TO FIXTURE 'SA' INDICATED. FIXTURE TYPE 'SA' AS INDICATED TO REPLACE (2) EXISTING WALL MOUNTED LIGHT FIXTURES BEING REMOVED. THE INTENT OF THE FIXTURE IS TO ILLUMINATE THE ANIMAL RELIEF AREA.
  2. THE FACILITY IS TO OPERATE 24/7. THE FIXTURE 'SA' IS PHOTOCELL CONTROLLED AND INTENDED TO OPERATE FROM DUSK TILL DAWN.
  3. THE FIXTURE IS FULL CUTOFF TYPE WITH A DISTRIBUTION TYPE AND LUMEN OUTPUT SPECIFICALLY SPECIFIED TO LIMIT LIGHT SPILL ONTO ADJACENT PROPERTY.
  4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

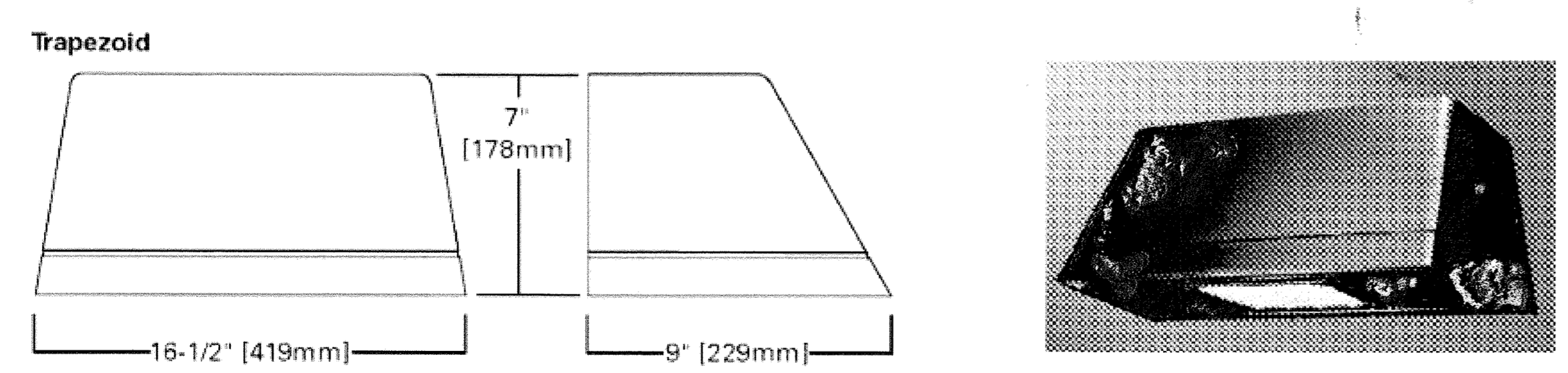
**NOTE:**  
 ALL BUILDING MOUNTED FIXTURES SHALL BE CONTROLLED VIA PHOTOCELL AND TIMECLOCK WITH DUSK TILL DAWN OPERATION.

**NOTE:**  
 NEW FIXTURE 'SA' IS BEING PROVIDED TO ILLUMINATE ANIMAL RELIEF AREA.



Unofficial Copy

**ELECTRICAL SITE PHOTOMETRIC PLAN**  
 1" = 20'-0"



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	SA	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	IST-AF-350-LED-E1-T3	IMPACT ELITE LED TRAPEZOID LUMINAIRE LIGHT SQUARE WITH ACCULUED OPTICS-TYPE II	(16) 4000K CCT, 70 CRI LEDs ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONOPHOTOMETER	16	IST-AF-350-LED-E1-T3ies	156	1	20.09

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.6 fc	5.0 fc	0.0 fc	N/A	N/A

VETERINARY EMERGENCY & SPECIALTY CARE CENTER OF THE ROCKIES  
 7744 MALETA LANE  
 CASTLE ROCK, CO. 80108  
 BULLETIN #1

ELECTRICAL SITE PHOTOMETRIC PLAN

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Date	By / BUILD. DEPT.	Rev
02/27/18	BULLETIN #1	1
03/23/18	3RD SDP TOWN SUBMITTAL	2
06/18/18	SITE AMENDMENT COMMENTS	3



SDP18-002  
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 LOT 4-B METZLER RANCH FILING NO. 3  
 2ND AMENDMENT

3030 West Streetsboro Road  
 Richfield, Ohio 44286  
 (330) 659-6688 Ph  
 (330) 659-6675 Fax

