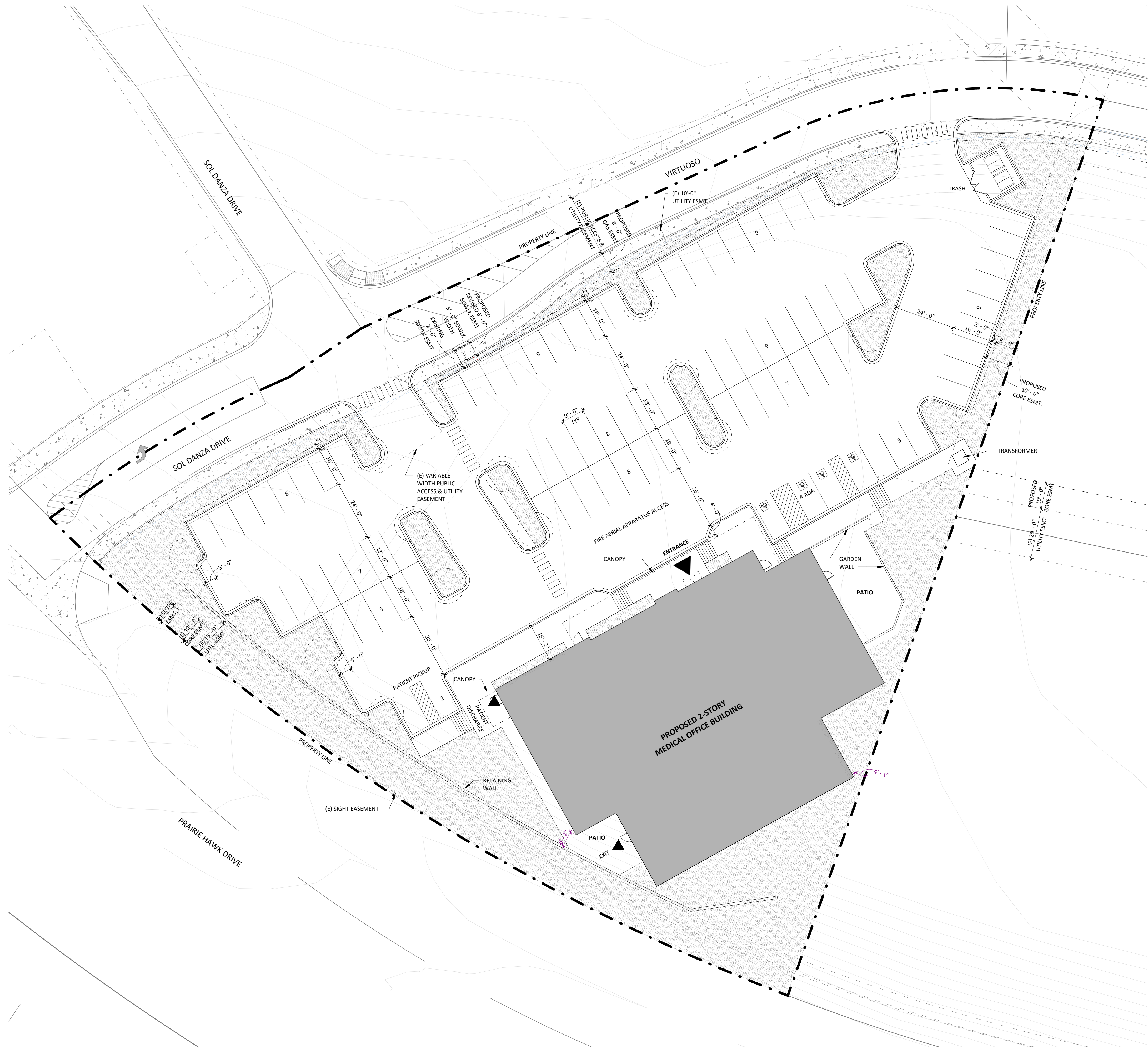




1 SITE PLAN
1" = 20'-0"

GENERAL SITE INFORMATION	
SITE ADDRESS	TBD CASTLE ROCK, CO 80109
LOT	6G-3A-1
SITE ACREAGE	1.793 ACRES; 78,136 SF
ZONING	PD, THE MEADOWS
THE MEADOWS LAND USE	C-O-I
PROPOSED USE	MEDICAL OFFICE
BUILDING AREA	
GROSS FLOOR AREA (GFA)	23,668
GROSS LEASABLE AREA (GLA)	17,095

THE MEADOWS PD 4TH AMENDMENT LOT STANDARDS		
NEIGHBORHOOD USE AREA ZONING RESTRICTIONS (TABLE VIA)		
ZONE C-O-I	ALLOWED	PROVIDED
MAX FLOOR AREA RATIO	0.60 MAX	0.30
MAX BUILDING COVERAGE	60% MAX	15.15%
MIN. SETBACK BETWEEN RESIDENTIAL AND NON-RESIDENTIAL	0'	N/A
MAX HT. OF PRINCIPLE BLDG	60'	40'-0"

TOWN OF CASTLE ROCK PARKING REQUIREMENTS		
ZONING	PD, THE MEADOWS	
USE	MEDICAL OFFICE & CLINIC	
OFF-STREET PARKING	REQUIRED	PROVIDED
TOTAL SPACES; 5/1000 SF OF GLA (TOCRZC 17.54.040 TABLE 64-1)	85	88
STANDARD SPACES; 9'-0" x 18'-0" (TOCRZC 17.54.040 TABLE 64-1)	-	84
ACCESSIBLE (TOCRZC 17.54.050 TABLE 64-1)	4	
STANDARD; 9'-0" x 18'-0" W/ 5' WIDE...	-	3
VAN; 9'-0" x 18'-0" W/ 8' WIDE AISLE	-	1
LOADING (TOCRZC 17.54.120)	1	1
BICYCLE (TOCRZC 17.54.040-I) 5% OF TOTAL OFF-STREET PARKING STALLS	4	4

*TOCRZC = TOWN OF CASTLE ROCK ZONING CODE



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 260040.00

HEALTHSPAN MEDICAL OFFICE BUILDING - SITE DEVELOPMENT PLAN

PRAIRIE HAWK DR. & SOL DANZA
DR. CASTLE ROCK, CO 80109

SITE DEVELOPMENT PLAN

DATE 6/19/2026

REVISIONS		
#	DESCRIPTION	DATE

SHEET TITLE

PRE-APP
CONCEPTUAL
SITE PLAN

SHEET NUMBER

3

SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 15
TOWN OF CASTLE ROCK PROJECT NO. SPDXX-XXXX