

SITE DEVELOPMENT PLAN

LOT 6G-3A-1, MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 17

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP26-0030

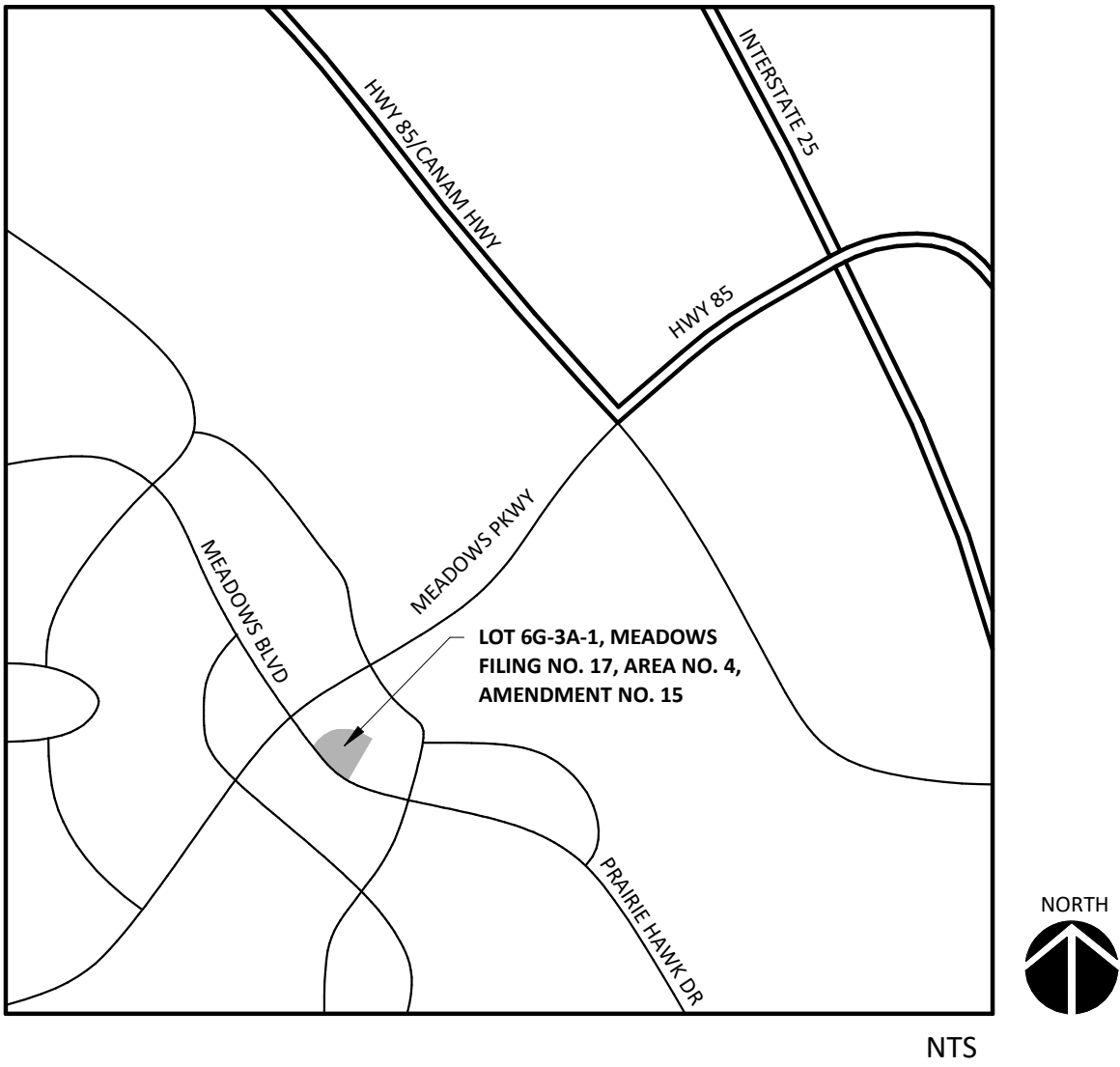
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**B
L
A**

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

COVER - VICINITY MAP



LEGAL DESCRIPTION

LOT 6G-3A-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 17, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW WELLNESS-FOCUSED MEDICAL OFFICE BUILDING, HOUSING DERMATOLOGY, MEDSPA AND PLASTIC SERVICES UNDER ONE ROOF. THIS CONSOLIDATED FACILITY WILL EXPAND ACCESS TO SPECIALIZED OUTPATIENT MEDICAL AND AESTHETIC CARE FOR CASTLE ROCK RESIDENTS AND THE SURROUNDING REGION

BENCHMARKS STATEMENT AND BASIS OF BEARING STATEMENT

BENCHMARK:
ELEVATIONS ARE BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 12/06/2023 AND ARE BASED ON NAVD88 VERTICAL DATUM

NGS BENCHMARK KK0199 WITH AN ELEVATION OF 6118.73'
SITE TBM IS AN 1.25" ORANGE PLASTIC CAP "AZTEC LS 38636" AT THE NORTHWEST SIDE OF THE SUBJECT PROPERTY ELEV=6146.90'

BASIS OF BEARINGS:
BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE EAST LINE OF LOT 6G-3A, THE MEADOWS FILING NO 17, AMENDMENT NO. 17, BETWEEN MONUMENTS AS SHOWN HEREON IS S19° 26'20"W, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.

PROJECT DIRECTORY

DEVELOPER
DEVELOPMENT SOLUTIONS GROUP
5995 GREENWOOD PLAZA BLVD #210
GREENWOOD VILLAGE, CO 80111
PHONE: 303.893.0250

ARCHITECT
BOULDER ASSOCIATES, INC.
1426 PEARL ST, STE 300
BOULDER, CO 80302
PHONE: 303.499.7795

CONTRACTOR
TBD
-
PHONE: -

CIVIL ENGINEER
ROTH LANG
6855 S HAVANA ST, STE 600
CENTENNIAL, CO 80112
PHONE: 303.841.9365

LANDSCAPE ARCHITECT
OXBOW DESIGN COLLABORATIVE
209 KALAMATH ST, STE 6
DENVER, CO 80223
PHONE: 720.465.6168

MEP ENGINEER
RMH GROUP
12600 W COLFAX AVE
LAKEWOOD, CO 80215
PHONE: 303.239.0909

STRUCTURAL ENGINEER
MARTIN/MARTIN
12499 W COLFAX AVE
LAKEWOOD, CO 80215
PHONE: 303.431.6100

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.

(Name of owner)
SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

TITLE CERTIFICATION

I, _____, 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.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS ____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, _____, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

LICENSED LAND SURVEYOR

DATE

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

LICENSED PROFESSIONAL ENGINEER

DATE

LIENHOLDER SUBORDINATION CERTIFICATE

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 _____ AT RECEPTION NO. _____, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(Name of mortgagee)

SIGNED THIS ____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PROJECT 260040.00

HEALTHSPAN MEDICAL OFFICE BUILDING

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

SITE DEVELOPMENT PLAN

DATE 8/17/2026

REVISIONS

#	DESCRIPTION	DATE
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SHEET TITLE

COVER SHEET

SHEET NUMBER

1 of 16

SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030

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 COI - Commercial, Office, Industrial.

3. This property is located within Zone X as per FEMA FIRM Panel No. 08035C0169G Dated 3/16/2016.

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.

SITE DEVELOPMENT PLAN 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.

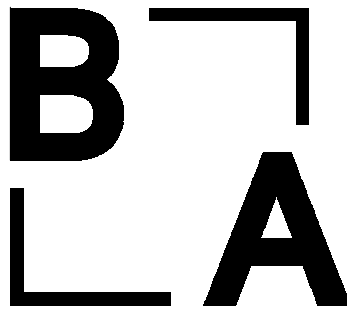
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.

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.



1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 260040.00

HEALTHSPAN
MEDICAL
OFFICE
BUILDING

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

SITE DEVELOPMENT
PLAN

DATE 8/17/2026

#	DESCRIPTION	DATE
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SHEET TITLE

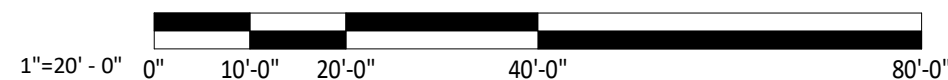
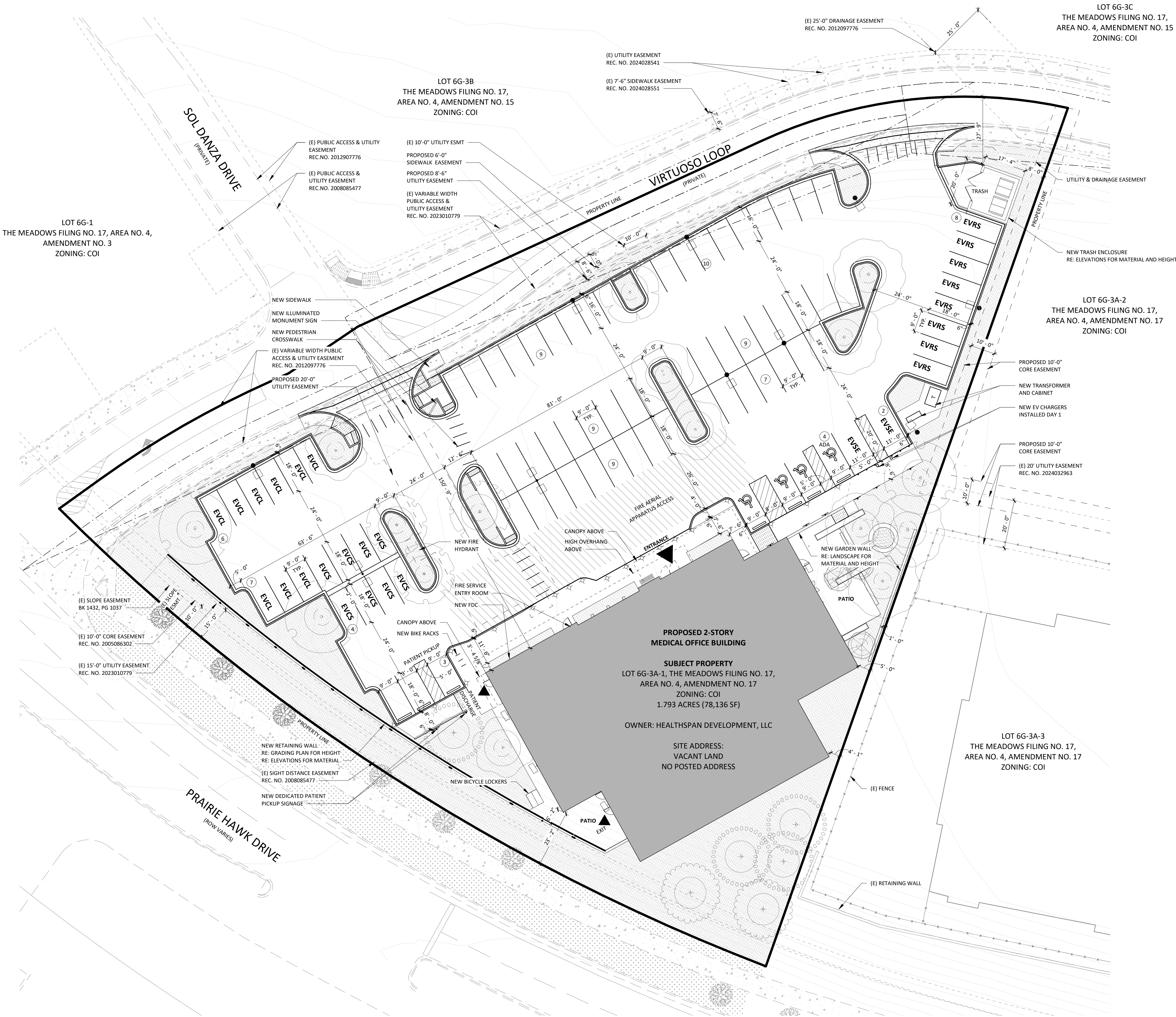
STANDARD NOTES

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THIS DRAWING IS TO BE USED ONLY WHEN PRINTED TO FULL SCALE

 1 SITE PLAN
11 | 3 1" = 20'-0"

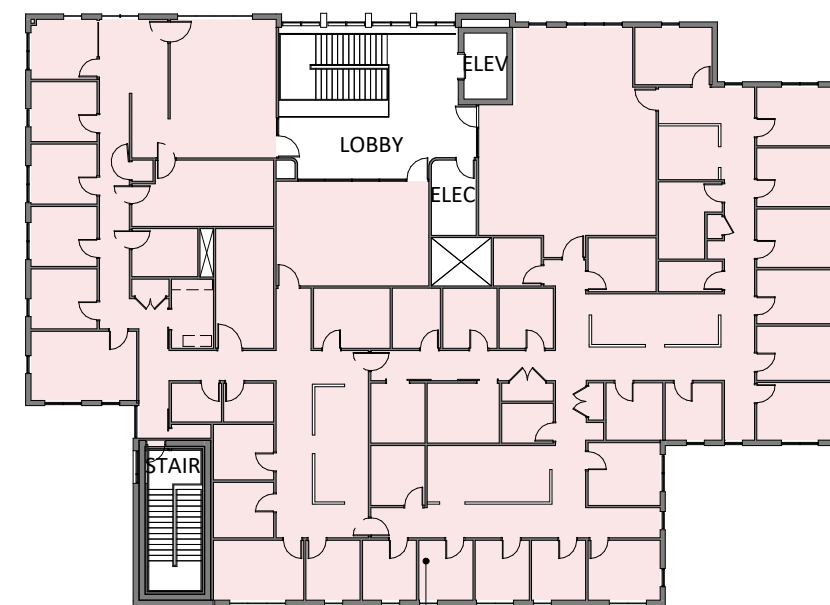
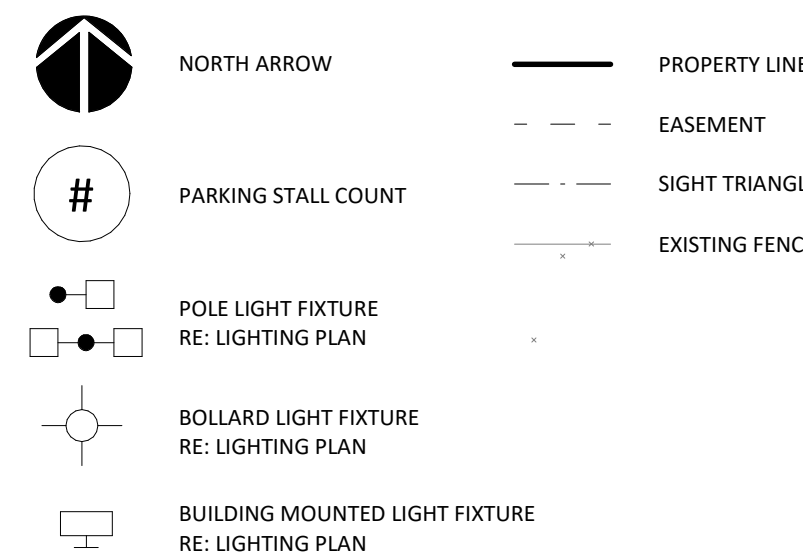


GROSS LEASABLE AREA (GLA)	17,366 SF	
OFF-STREET PARKING	REQUIRED	PROVIDED
TOTAL SPACES; 5/1000 SF OF GLA (TOCRZC 17.54.040 TABLE 64-1)	87	89
STANDARD SPACES; 9'-0" x 18'-0" (TOCRZC 17.54.040 TABLE 64-1)	-	81
ACCESSIBLE (TOCRZC 17.54.050 TABLE 64-1)	4	
STANDARD; 9'-0" x 18'-0" W/ 5' WIDE AISLE	-	3
VAN; 9'-0" x 18'-0" W/ 8' WIDE AISLE	-	1
EV, VAN-ACCESSIBLE; 11'-0" x 20'-0" W/ 5' WIDE AISLE (C.R.S. 31-23-315 HB23-1233)	-	4**
LOADING (TOCRZC 17.54.120)	1	1
BICYCLE (TOCRZC 17.54.040-1)	5	8
5% OF TOTAL OFF-STREET PARKING STALLS		

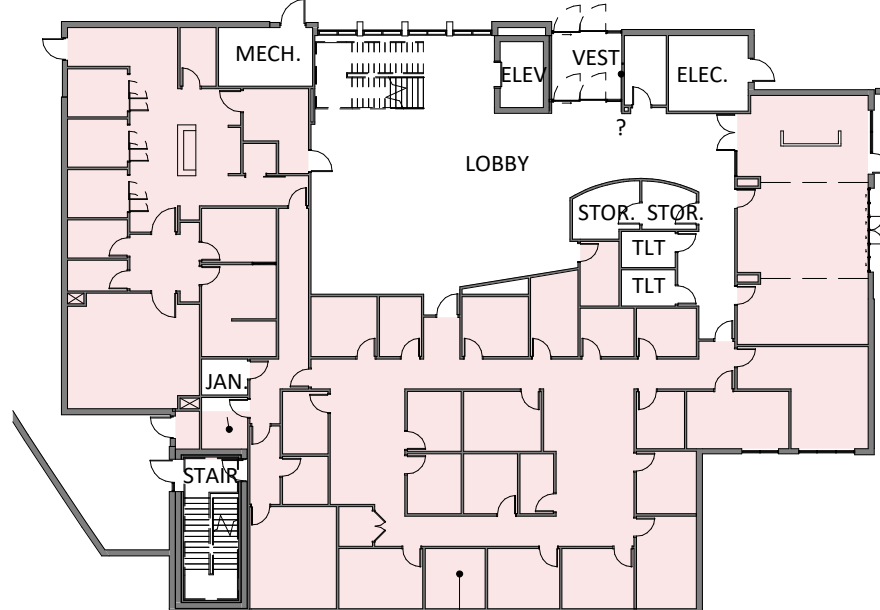
*TOCRZC = TOWN OF CASTLE ROCK ZONING CODE
**PER COLORADO REVISED STATUTE 31-23-315 UNDER STATE LAW HB23-1233, "ANY VAN-ACCESSIBLE PARKING SPACE THAT IS DESIGNED TO ACCOMMODATE A PERSON IN A WHEELCHAIR, IS SERVED BY AN ELECTRIC CHARGING STATION, AND IS NOT DESIGNED AS PARKING RESERVED FOR A PERSON WITH A DISABILITY UNDER SECTION 42-4-1208 MUST BE COUNTED AS AT LEAST TWO STANDARD AUTOMOBILE PARKING SPACES."

COLORADO MODEL ELECTRIC READY AND SOLAR READY EV PARKING REQUIREMENTS		
CALCULATED FROM TABLE CV502.1: EV POWER TRANSFER INFRASTRUCTURE REQUIREMENTS COMMERCIAL BUILDING (B-OCCUPANCY) WITH GREATER THAN 10 SPACES		
EV PARKING TYPE	REQUIRED	PROVIDED
EVSE INSTALLED SPACE - EVSE (2% OF SPACES)	2	2
EVSE READY SPACE - EVRS (8% OF SPACES)	7	8
EVSE CAPABLE SPACE - EVCS (10% OF SPACES)	9	8
EVSE CAPABLE LIGHT SPACE - EVCL (10% OF SPACES)	9	9

SITE PLAN LEGEND



GROSS LEASABLE AREA - FLOOR 2



GROSS LEASABLE AREA - FLOOR 1

GROSS LEASABLE AREA		
NAME	LEVEL	AREA
GLA	FLOOR 2	9,802 SF
GLA	FLOOR 1	7,564 SF
		17,366 SF

SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030

BLA

1426 PEARL STREET, SUITE 300
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HEALTHSPAN MEDICAL OFFICE BUILDING

PRAIRIE HAWK DR. &
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CASTLE ROCK, CO 80109

SITE DEVELOPMENT PLAN

DATE 8/17/2026

REVISIONS

#	DESCRIPTION	DATE
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SHEET TITLE

ARCHITECTURAL SITE PLAN

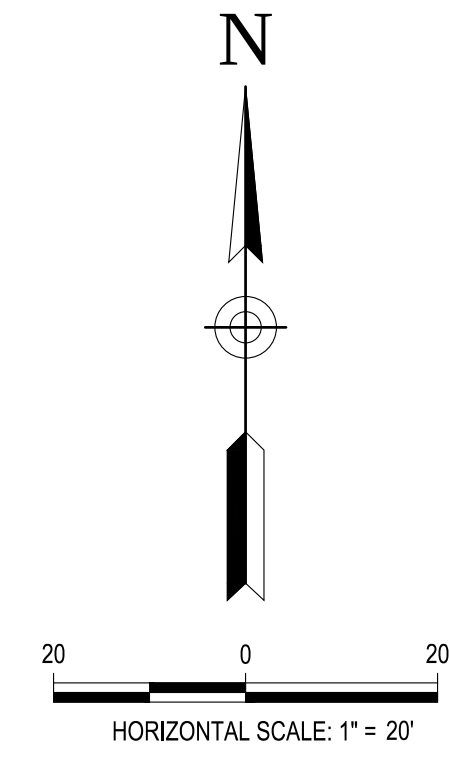
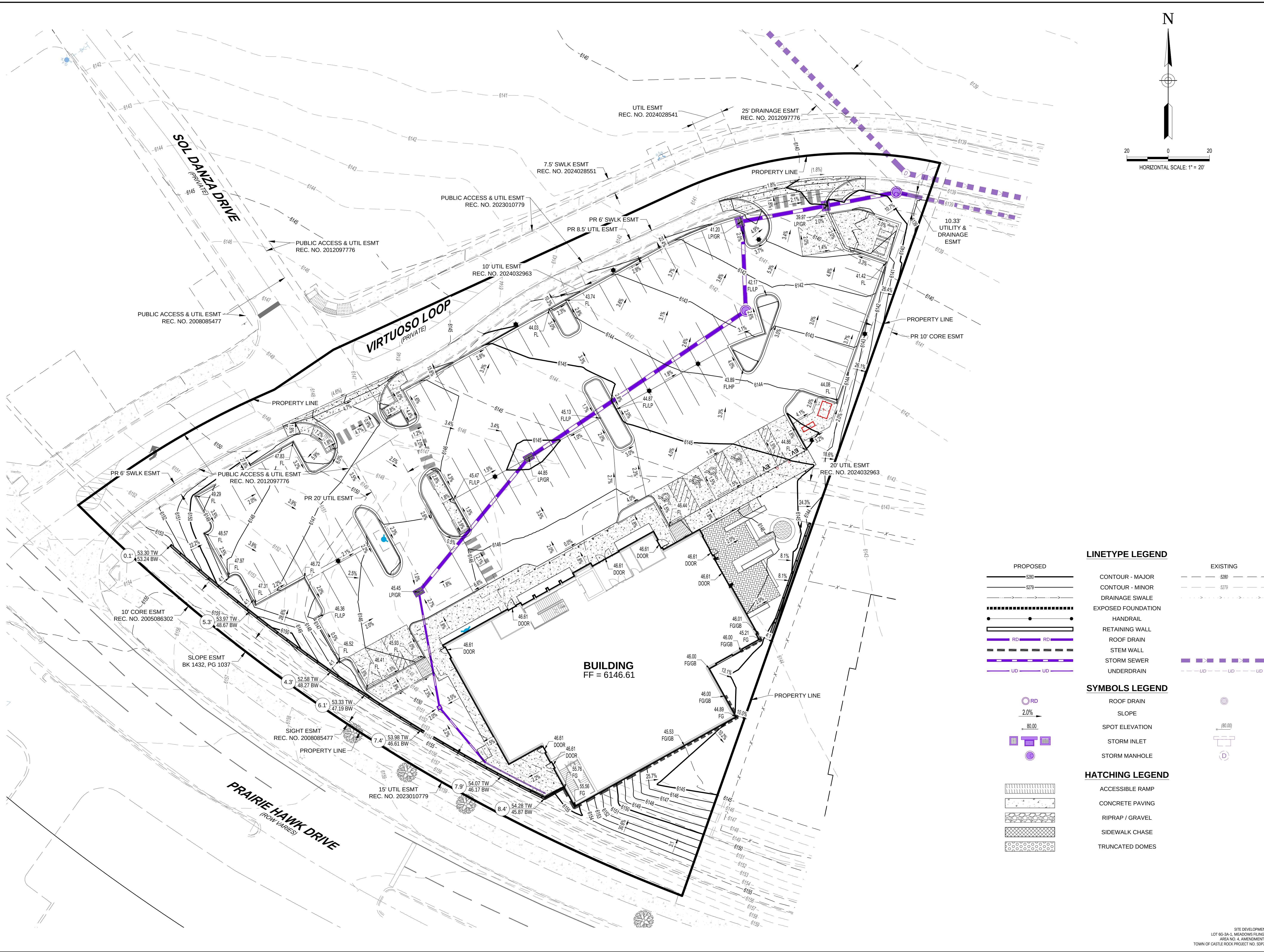
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3 of 16

Plotted by: Jacob Huseison Date: 8/7/2026 4:16 PM

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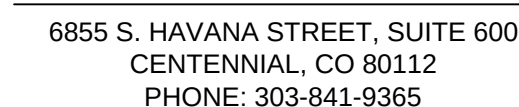
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HEALTHSPAN
MEDICAL
OFFICE
BUILDING

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

SITE DEVELOPMENT PLAN

DATE 8/17/2020

REVISIONS

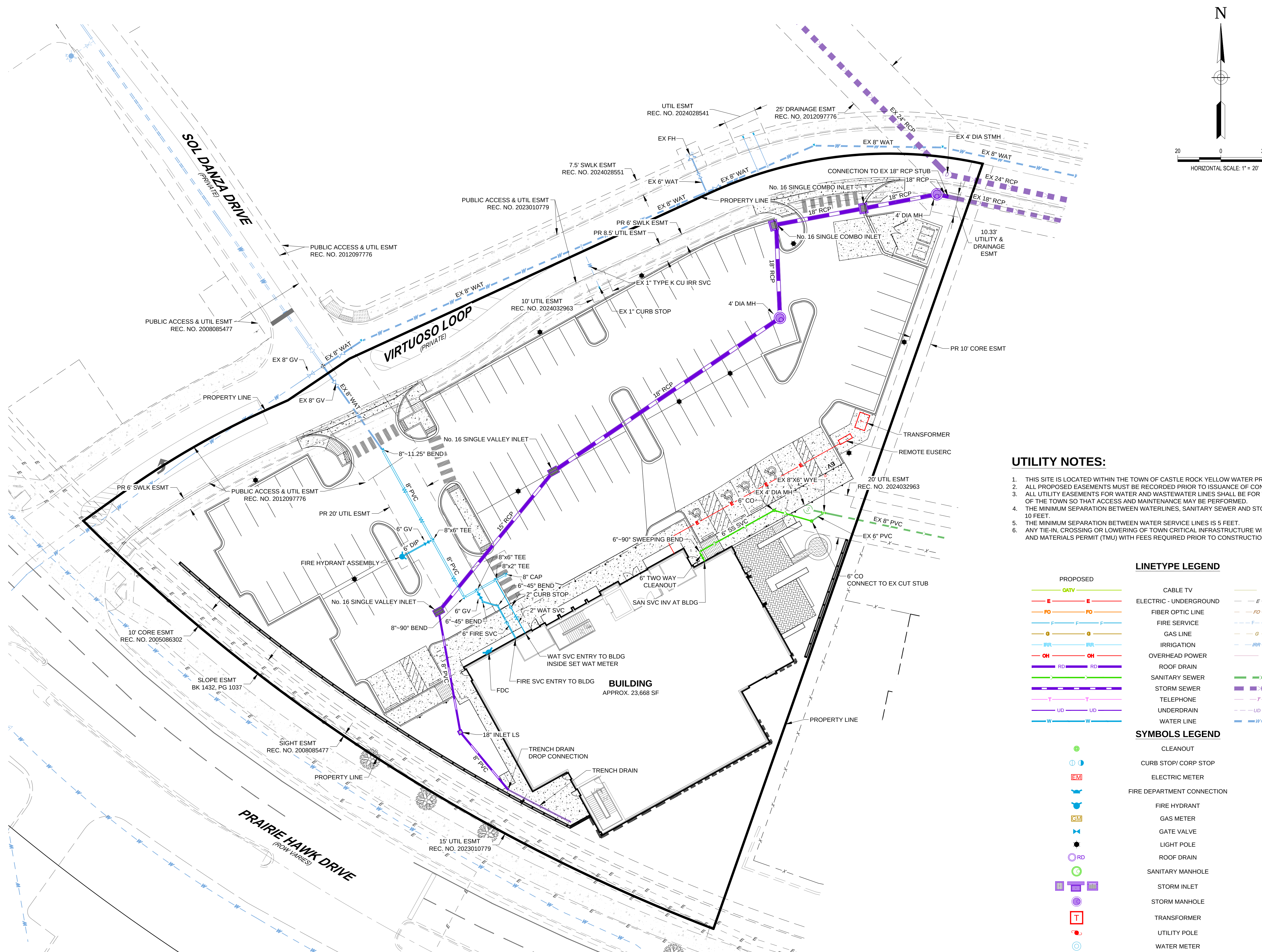
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SHEET TITLE

OVERALL UTILITY PLAN

SHEET NUMBER

5 of 16



UTILITY NOTES:

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS
3. 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.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

LINETYPE LEGEND

PROPOSED		EXISTING
	CABLE TV	
	ELECTRIC - UNDERGROUND	
	FIBER OPTIC LINE	
	FIRE SERVICE	
	GAS LINE	
	IRRIGATION	
	OVERHEAD POWER	
	ROOF DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	TELEPHONE	
	UNDERDRAIN	
	WATER LINE	

SYMBOLS LEGEND

	CLEANOUT	
	CURB STOP/ CORP STOP	
	ELECTRIC METER	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	GAS METER	
	GATE VALVE	
	LIGHT POLE	
	ROOF DRAIN	
	SANITARY MANHOLE	
	STORM INLET	
	STORM MANHOLE	
	TRANSFORMER	
	UTILITY POLE	
	WATER METER	

SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 1
AREA NO. 4, AMENDMENT NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDR26-003

Plotted by: Jacob Huselton Date: 8/7/2026 4:16 PM

File Name: S:\ Projects\260401 - Meadows MOB\CADD\Sheet Sets\Planning\4 - OVERALL UTILITY PLAN.dwg

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MAINTENANCE NOTES:

1.
- ALL LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY PLANT MATERIAL, REMOVAL OF WEEDS FROM PLANTED AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS UNTIL FINAL COMPLETION.

LANDSCAPE ARCHITECT INFORMATION:

COMPANY NAME: OXBOW DESIGN COLLABORATIVE
ADDRESS: 209 KALAMATH ST. UNIT 6, DENVER, CO 80223
PHONE: 720-465-6168
EMAIL: DAVID@OXBOWDC.COM
DATE: 08-06-2026
COLORADO LICENSE LANDSCAPE ARCHITECT #: LA-001011

STREETSCAPE CALCULATIONS:

EXISTING STREET LANDSCAPE ALONG PRAIRIE HAWK DR. EXISTING. PROTECT IN PLACE.

IRRIGATION NOTES:

1.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. SHRUBS WILL BE DRIP IRRIGATED. CONTRACTOR SHALL BE RESPONSIBLE FOR TAPS, BACKFLOW PREVENTION AND WINTERIZATION SYSTEMS, SLEEVING UNDER PAVED AREAS, WALLS, AND ALL SPRINKLER COMPONENTS NECESSARY FOR A FULLY FUNCTIONAL SYSTEM. TREES SHALL BE ON A SEPARATE ZONE FROM SHRUBS. ELECTRIC SERVICES FOR THE IRRIGATION CONTROLLERS ARE INSTALLED, OWNED AND MAINTAINED BY THE OWNER OR LEGAL ENTITY CREATED FOR COMMON AREA MAINTENANCE.
2.
- THE IRRIGATION CONTROLLER'S METERED ELECTRIC SERVICE MUST BE BUILT TO THE NATIONAL ELECTRIC CODE (NEC), REQUIRE A BUILDING PERMIT AND A ONE-LINE DIAGRAM. THE ONE-LINE DIAGRAM MUST BE SHOWN AS COLD SEQUENCED AND LABELED WITH THE SERVICE SIZE & VOLTAGE REQUIREMENTS.
3.
- SITE IRRIGATION WILL BE PROVIDED USING A PERMANENT 3/4" DEDICATED IRRIGATION TAP AND A TEMPORARY TAP OFF OF THE HYDRANT FOR NATIVE GRASS ESTABLISHMENT.

CASTLE ROCK LANDSCAPE NOTES:

1.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4.
- DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
5.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9.
- 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.
10.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14.
- 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 SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK STREET CONSTRUCTION NOTES:

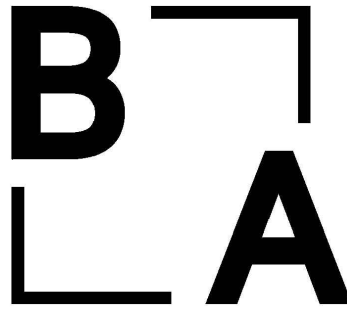
1.
- ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET CONSTRUCTION NOTES LISTED HERE.
2.
- A PAVING SECTION DESIGN, SIGNED AND SEALED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, MUST BE SUBMITTED TO THE TCR PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO ANY STREET CONSTRUCTION ACTIVITY (FULL-DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8" ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3.
- WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT A MINIMUM DISTANCE OF 12" FROM THE EXISTING EDGE TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BEMADE.
4.
- STREET SUBGRADES SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND RE-COMPACTED PRIOR TO SUB-BASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
5.
- VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

CASTLE ROCK STREET STRIPING AND SIGNAGE

1.
- ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.
2.
- ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
3.
- ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE "ROLLED" INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.

PLANTING NOTES:

1.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS, ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
2.
- SEE PLANTING DETAILS FOR PLANT PIT DIMENSIONS, BACKFILL REQUIREMENTS, AND INSTALLATION NOTES. ALL TREES TO BE STAKED OR GUYED PER DETAILS ON SHEET L4.2
3.
- ALL PLANTS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE DELIVERY TO THE SITE. ALL TREE LOCATIONS AND EDGES OF NEW PLANTING BEDS ARE TO BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
5.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIALS, AND BY TYPE AS CALLED OUT ON PLANS. UNIT COSTS TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, FERTILIZERS, ETC. AS DETAILED AND SPECIFIED FOR EACH SIZE.
6.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
7.
- COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH FOOTINGS AND PAVEMENTS. ANY DAMAGE TO IMPROVEMENTS BY OTHERS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8.
- THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
9.
- IMPORTED SOIL SHALL BE USED TO SUPPLEMENT EXISTING SOIL AS NECESSARY TO MEET THE FINISHED GRADING REQUIREMENTS OF PLANTING AREAS.
10.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM A STANDARD AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL PROPOSED FOR PLANTING AT HIS EXPENSE AND INCORPORATE RECOMMENDATIONS PER FRASER WATER AMENDMENT REQUIREMENTS PRIOR TO PLANTING.
11.
- INSTALL A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PER 1000 SQUARE FEET OF PERMEABLE AREA TO BE PLANTED WITH SOD, SHRUBS, GRASSES, OR PERENNIALS. AMENDMENT SUPPLIER SHALL BE A1 ORGANICS OF EATON, COLORADO.
12.
- ALL TREES, SHRUBS, PERENNIALS, SOD AND SEEDED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
13.
- TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
14.
- STREET TREES SHALL BE PLACED 5'-0" MIN. FROM BURIED UTILITIES.
15.
- TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE



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BOULDER, COLORADO 80302
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HEALTHSPAN
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PRAIRIE HAWK DR. &
SOL DANZA DR.
CASTLE ROCK, CO 80109

SITE DEVELOPMENT
PLAN

DATE8/17/2026

REVISIONS		
	DESCRIPTION	DATE

SHEET TITLE

Landscape Notes

SHEET NUMBER

6 of 16

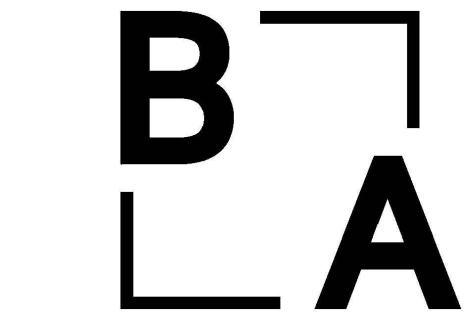
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LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030

LEGEND

	PROPERTY LINE		BENCH
	EASEMENT		WASTE RECEPTACLE
	RETAINING WALL		BIKE RACK
	CONCRETE PAVING TYPE I - LIGHT BROOM FINISH COLOR: STANDARD GRAY		
	CONCRETE PAVING TYPE II - LIGHT ACID ETCH FINISH COLOR: INTEGRAL COLOR		
	ROCK MULCH 1-1/2" RIVER ROCK		
	WOOD MULCH GORILLA HAIR WOOD MULCH COLOR: NATURAL		
	NATIVE SEED PER TOCR STANDARD		
	EXISTING LANDSCAPE		

KEYNOTES:

	EXISTING CONDITIONS	DTL./SHT. #
0.0	EXISTING UTILITY	-
0.1	EXISTING ELECTRICAL	-
0.2	EXISTING PAVING	-
0.3	EXISTING CURB & GUTTER	-
0.4	EXISTING TREE(S)	-
0.5	EXISTING LANDSCAPE BED	-
0.6	EXISTING SIDEWALK	-
0.7	EXISTING SIDEWALK	-
1.0	PAVING	
1.1	CONCRETE PAVING - STANDARD GREY COLOR, LIGHT BROOM FINISH W/ SAW CUT JOINTS	1 / p.8
1.2	CONCRETE PAVING - INTEGRAL COLOR, LIGHT ACID ETCH FINISH W/ SAW CUT JOINTS	1 / p.8
1.3	SYNTHETIC WOOD DECK	3 / p.8
1.4	CRUSHER FINES	4 / p.8
2.0	JOINTING	
2.1	SEALED EXPANSION JOINT	2 / p.8
2.2	SAW CUT CONTROL JOINT	2 / p.8
2.3	TOOLED CONTROL JOINT	2 / p.8
3.0	CURBS, EDGERS, AND STEPS	
3.1	CONCRETE BAND	5 / p.8
4.0	WALLS & RAILINGS	
4.1	6' TALL STONE WALL	1 / p.9
4.2	STONE SEAT WALL	2 / p.9
5.0	SITE FURNISHINGS / AMENITIES	
5.1	BENCH	8 / p.8
5.2	BIKE RACK	6 / p.8
5.3	TRASH RECEPTACLE	7 / p.8
5.4	DINING TABLE	3 / p.10
5.5	DINING CHAIRS	2 / p.10
5.6	MOVABLE TABLE W/ CHAIRS	6 / p.9
5.7	METAL PLANTER	3 / p.9
5.8	OUTDOOR FIREPLACE	5 / p.9
5.9	SHADE STRUCTURE	4 / p.9
5.10	BENCH - GARDEN	7 / p.8
5.11	STONE SEATING	2 / p.9
5.12	BIKE LOCKER	9 / p.9
5.13	UMBRELLA	7 / p.9
5.14	BOLLARD	1 / p.10
5.15	ILLUMINATED BOLLARD	RE: ELEC
6.0	LIGHTING / ELECTRICAL	
6.1	POLE LIGHTS	RE: ELEC
7.0	DRAINAGE	
7.1	DRAIN INLET	CIVIL
8.0	PLANTING	
8.1	WESTERN RED CEDAR WOOD MULCH	-
8.2	ROCK MULCH	-



1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 260040.00

HEALTHSPAN
MEDICAL
OFFICE
BUILDING

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

SITE DEVELOPMENT
PLAN

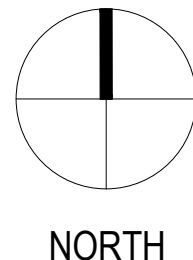
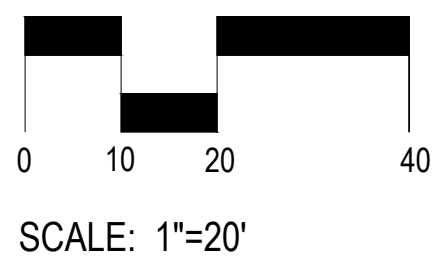
DATE 8/17/2026

REVISIONS

#	DESCRIPTION	DATE
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PLANTING SCHEDULE:

SYMBOL	PLANT TYPE	PLANT SIZE	HYDROZONE	QUANTITY
	LARGE CANOPY DECIDUOUS SHADE TREE	2.5" CALIPER	L	16
	EVERGREEN TREE	6'	L	6
	DECIDUOUS ORNAMENTAL TREE	1-1/2" CALIPER	L	3
	SHRUBS	5 GALLON	L	350
	PERENNIALS	5 GALLON	L	343
	GRASSES	5 GALLON	L	260



NOTE:

NATIVE SEED AREAS WILL BE IRRIGATED BY ABOVE GROUND BY ABOVE-GROUND IRRIGATION FOR ESTABLISHMENT. TEMPORARY IRRIGATION WILL BE COMPLETELY REMOVED BY THE PROPERTY OWNER AFTER THE ESTABLISHMENT PERIOD PER TOWN CRITERIA.

LARGE CANOPY DECIDUOUS
SHADE TREE, TYP.
GRASSES, TYP.
DECIDUOUS SHRUB, TYP.
EVERGREEN SHRUB, TYP.
PERENNIAL, TYP.
NATIVE SEED, TYP.

EX. TREE, TYP. (7)
RETAINING WALL
RE: CIVIL
EX. LANDSCAPING

1 LANDSCAPE PLAN
SCALE: 1"=20"

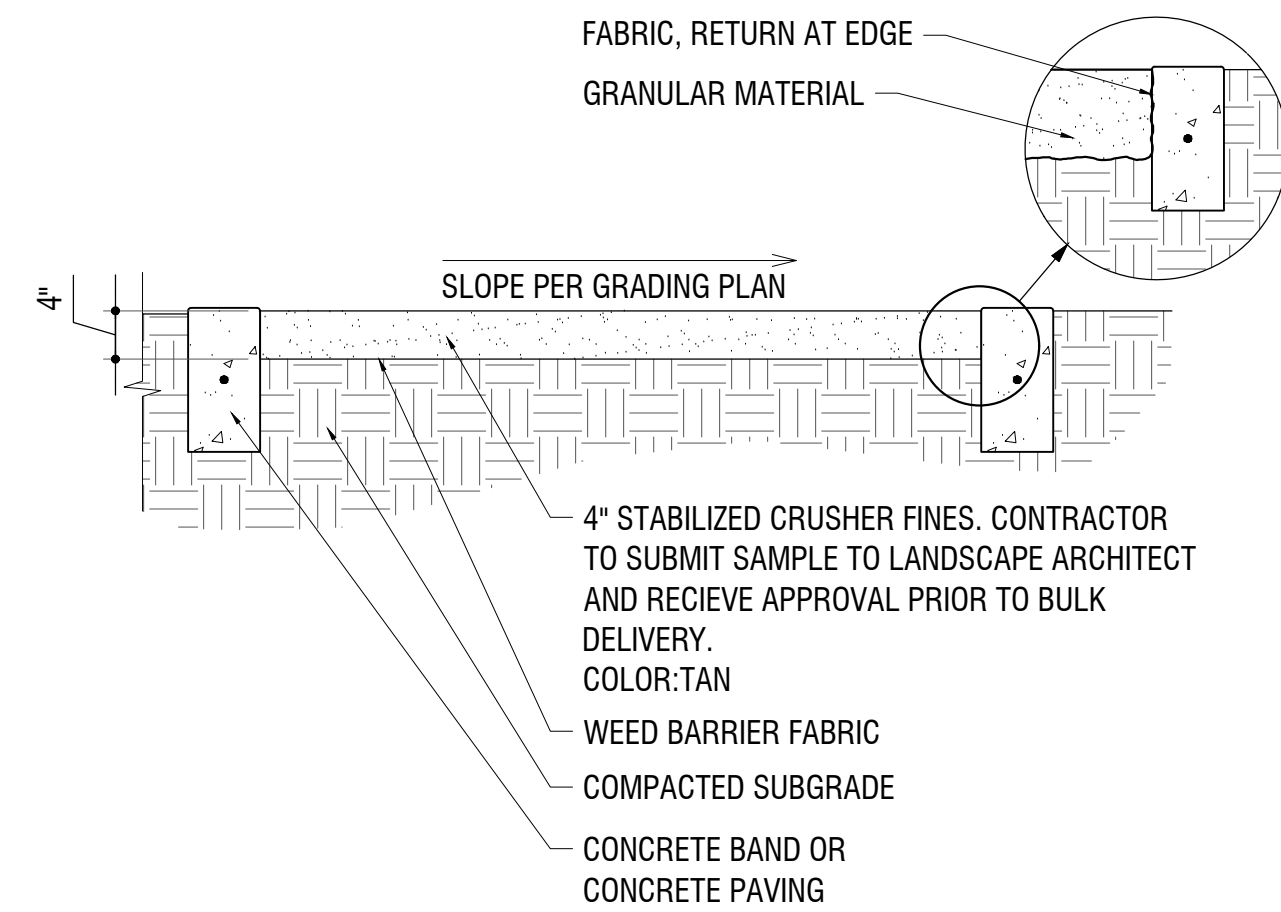
SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030

SHEET TITLE

Landscape Plan

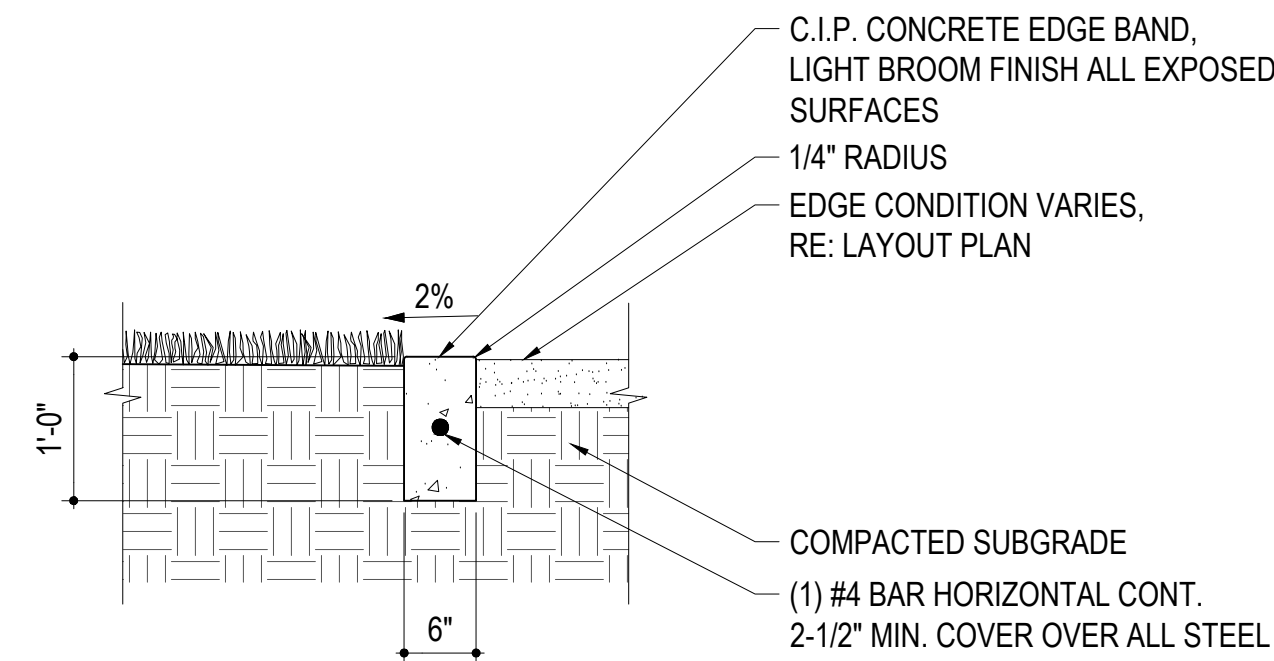
SHEET NUMBER

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CRUSHER FINES

SCALE: 3/4" = 1'-0"



2x8 1/2"

15°

GRADE

6"

6"

Ø1 1/2"[38] TUBING

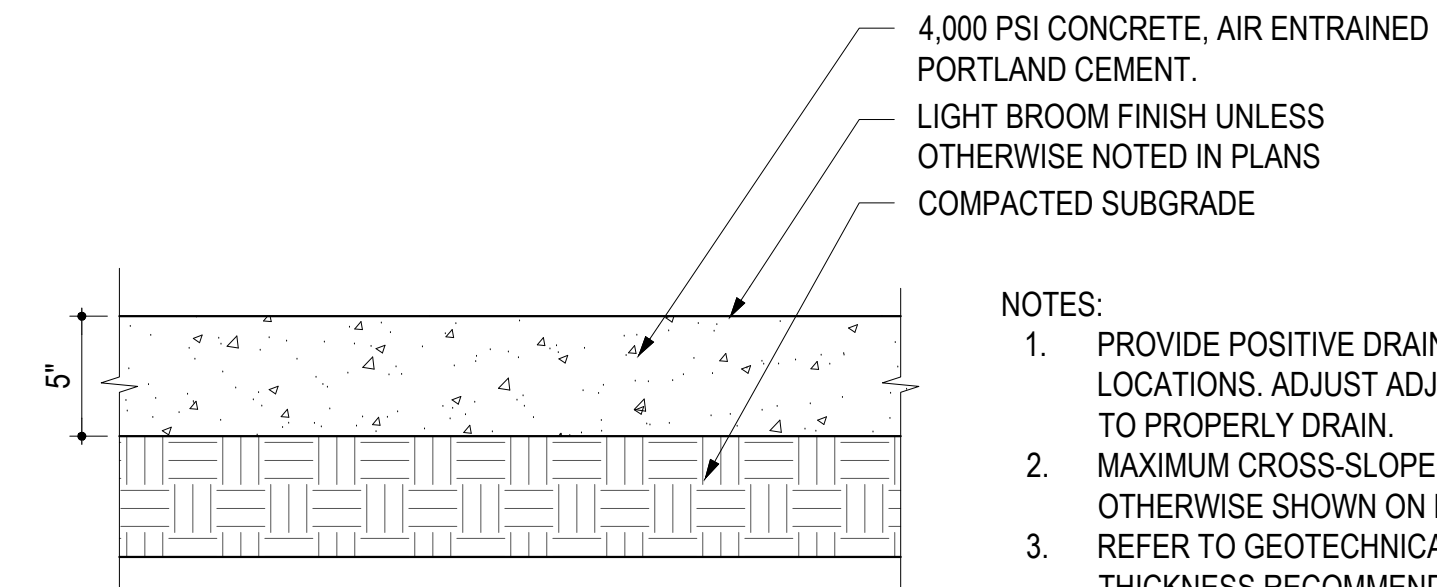
GRADE

REINFORCE W/ (4) #4 EA. WAY

COMPACTED SUBGRADE

BIKE RACK

SCALE: 3/4" = 1'-0"



CONCRETE PAVING DETAIL

Diagram illustrating the construction details of concrete pavement joints, showing various types of joints and their specifications:

- BUILDING FACE, COLUMN, WALL, STAIR, OR OTHER FIXED STRUCTURE**
- EXPANSION JOINT, 1/4" WIDTH, 1/4" RADIUS AT EDGES. USE PREFORMED JOINT-FILLER STRIPS FULL WIDTH AND DEPTH OF JOINT. ALLOW 1/2" AT TOP FOR SPECIFIED SEALANT. SEAL ALL EXPANSION JOINTS**
- TOOLED CONTROL JOINT, 1/4" WIDTH, 1/4" MIN. SLAB DEPTH, 1/4" RADIUS AT EDGES. RE: LAYOUT PLAN FOR LOCATION OF CONTROL JOINTS**
- SAWN JOINT, 1/4" WIDTH, 1/4" OF SLAB DEPTH. RE: LAYOUT PLAN FOR LOCATION OF SAWN JOINTS**
- 4" OR 6" CONCRETE PAVEMENT**

CONCRETE JOINTING

SYNTHETIC WOOD DECK

MANU: VESTRE
 PRODUCT: VROOM BENCH
 LENGTH: 13'-11 1/2"
 WOOD: NORDIC PINE
 POWDERCOAT COLOR: TBD

BENCH - GARDEN

B
LA

HEALTHSPAN MEDICAL OFFICE BUILDING

SITE DEVELOPMENT PLAN

REVISIONS

	DESCRIPTION	DATE
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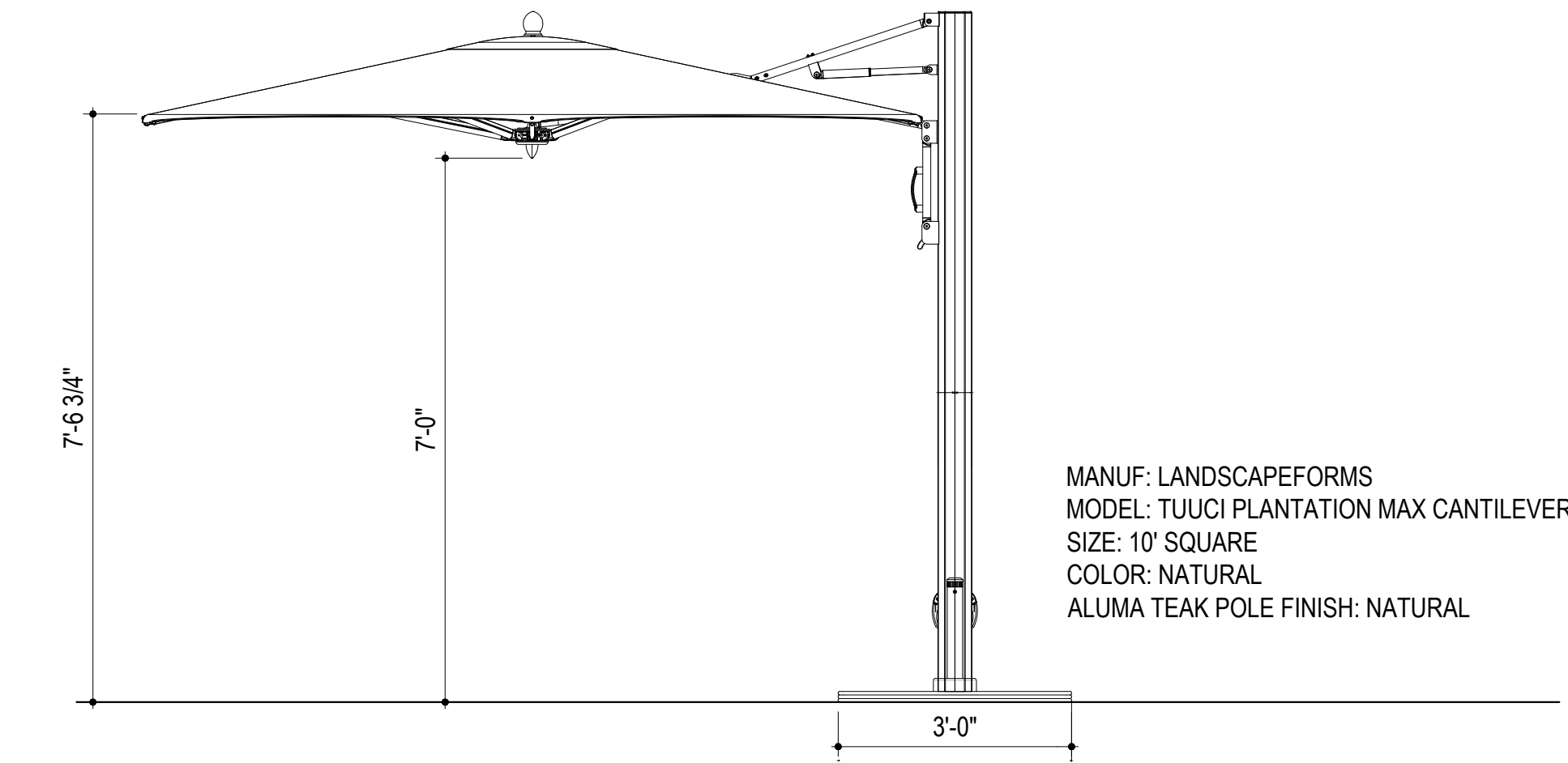
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Site Details

SHEET NUMBER

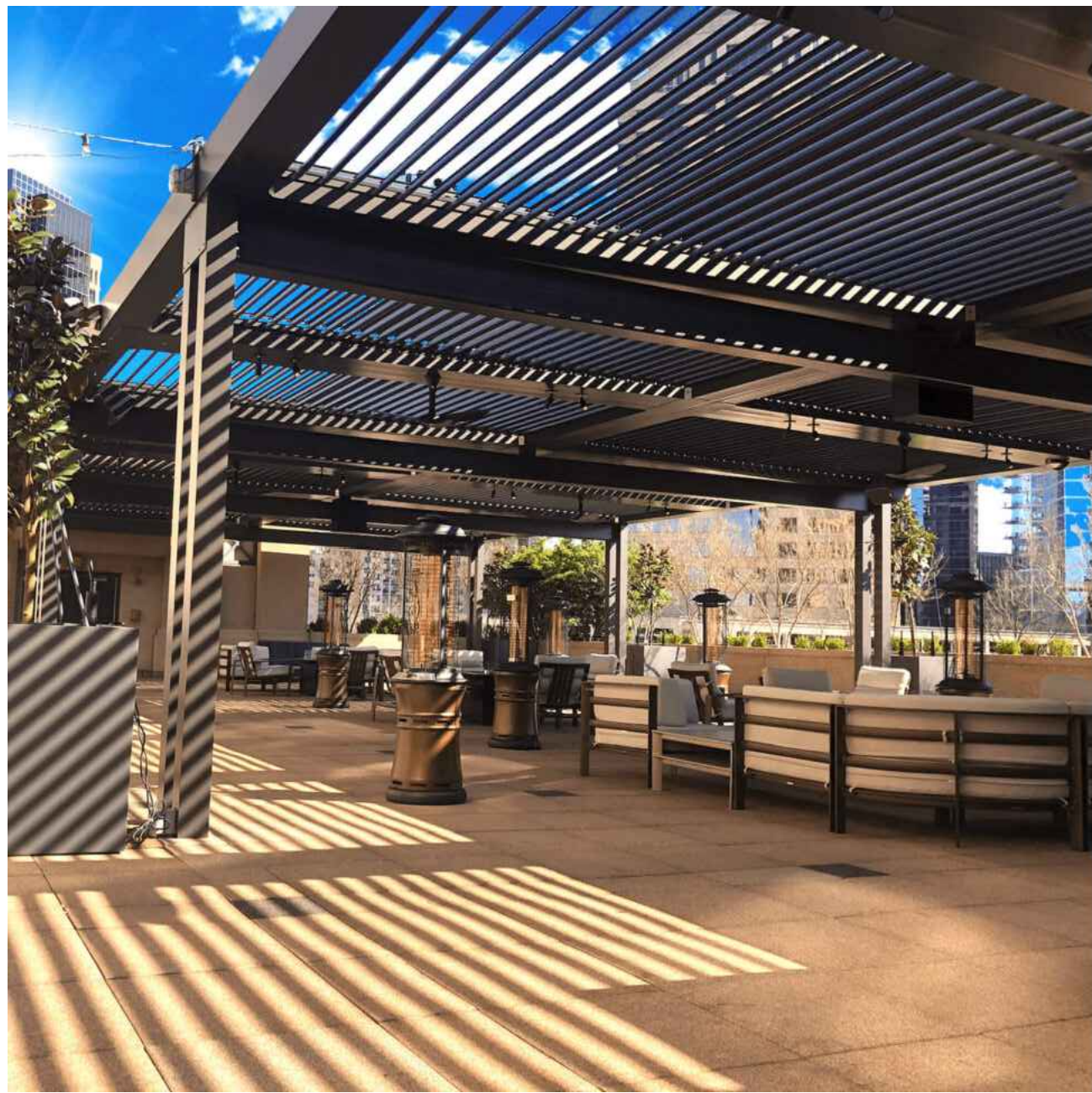
8 of 16

SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030



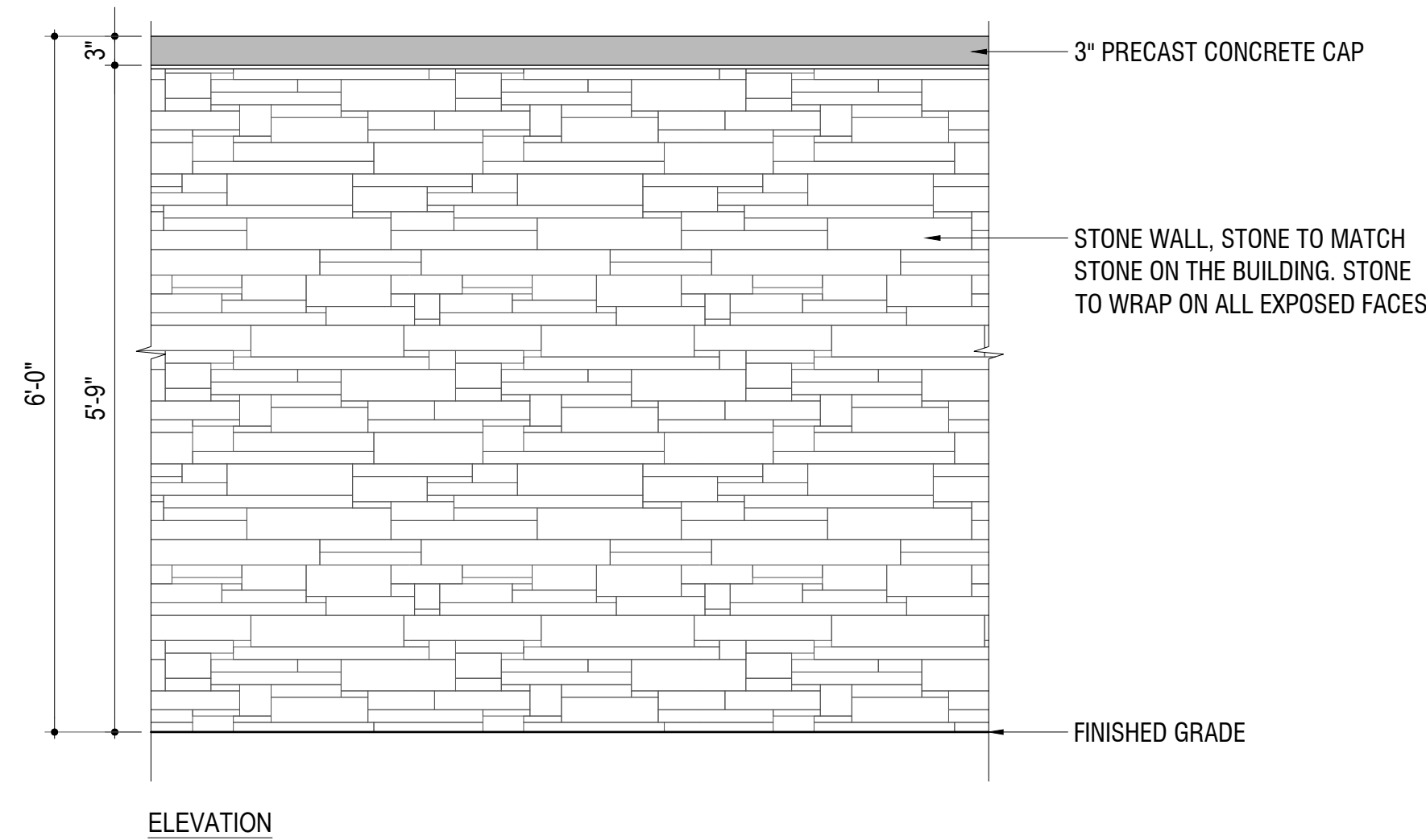
MANUF.: LANDSCAPEFORMS
MODEL: TUUCI PLANTATION MAX CANTILEVER
SIZE: 10' SQUARE
COLOR: NATURAL
ALUMA TEAK POLE FINISH: NATURAL

7 UMBRELLA
SCALE: 3/4" = 1'-0"

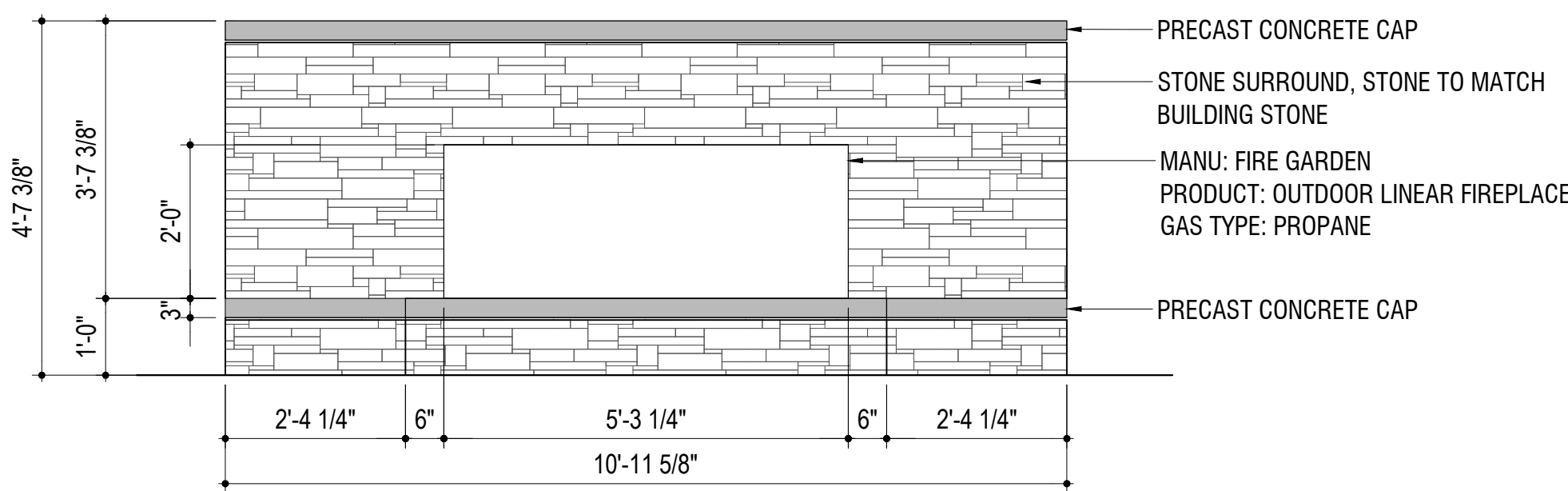


MANUF.: STRUXURE
MODEL: PERGOLA X CLASSIC
MATERIALS: TBD
COLOR: TBD

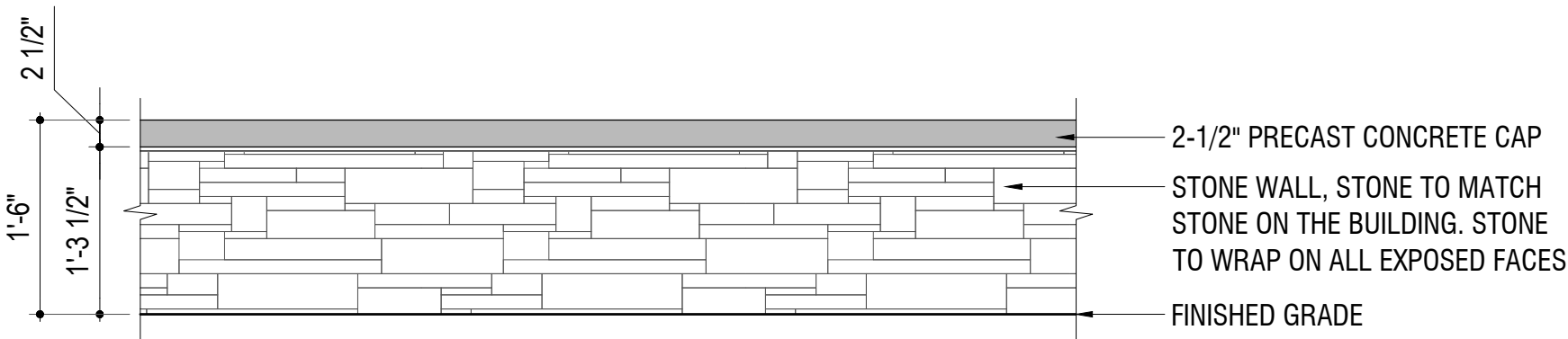
4 SHADE STRUCTURE
SCALE: 3/4" = 1'-0"



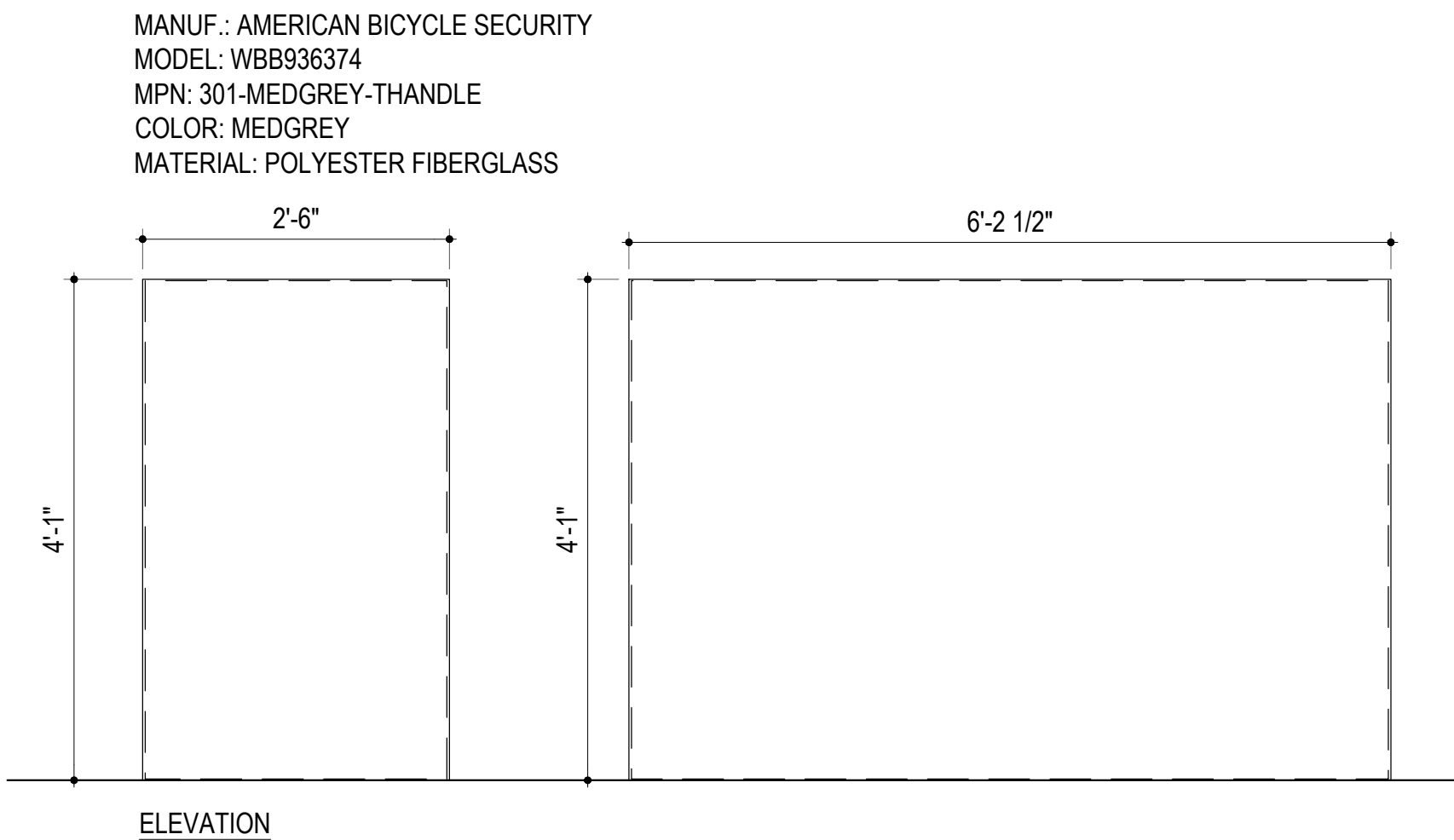
1 6' TALL STONE WALL
SCALE: 3/4" = 1'-0"



5 OUTDOOR FIREPLACE
SCALE: 3/4" = 1'-0"



2 STONE SEAT WALL
SCALE: 3/4" = 1'-0"



MANUF.: AMERICAN BICYCLE SECURITY
MODEL: WBB936374
MPN: 301-MEDGREY-THANDLE
COLOR: MEDGREY
MATERIAL: POLYESTER FIBERGLASS

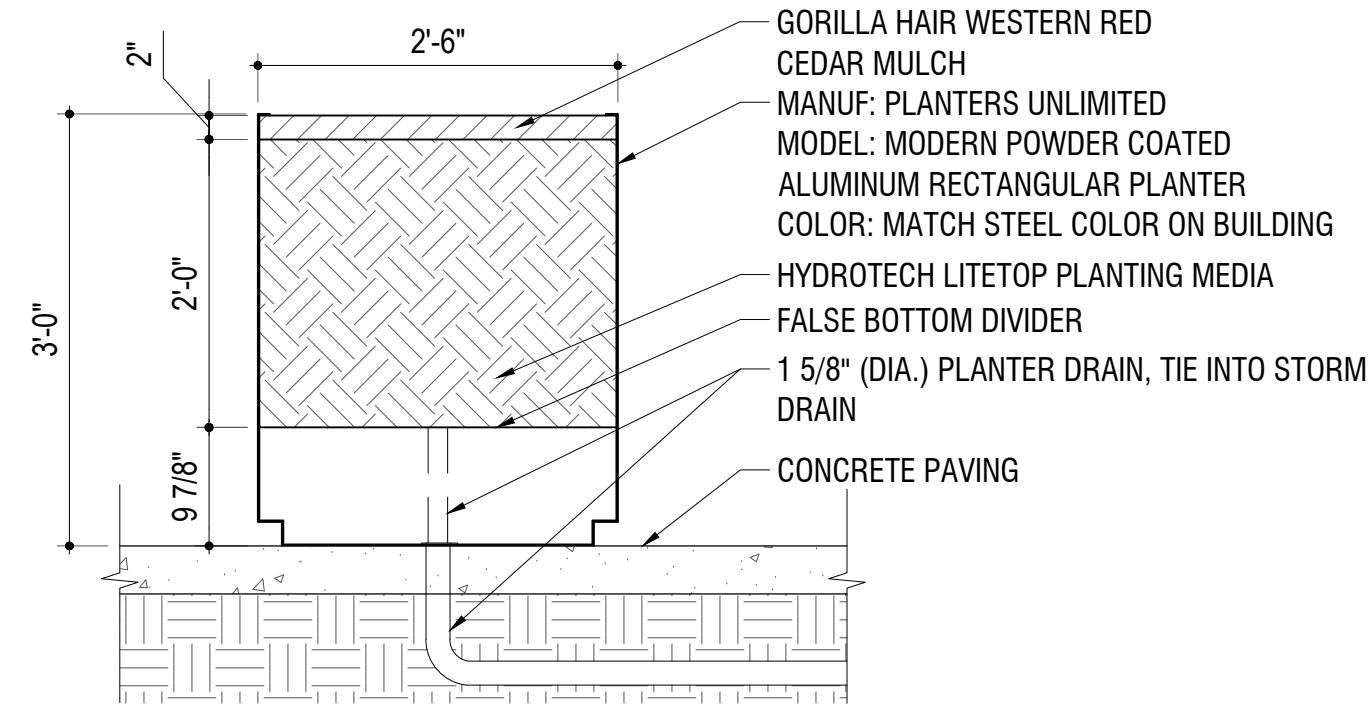
8 BIKE LOCKER
SCALE: 3/4" = 1'-0"

MANUF.: LANDSCAPE FORMS
MODEL: EVERY DAY LOUNGE CHAIR
COLOR: TBD

MANUF.: LANDSCAPE FORMS
MODEL: PARC TABLE
COLOR: TBD



6 MOVABLE TABLE & CHAIRS
SCALE: 3/4" = 1'-0"



3 METAL PLANTER
SCALE: 3/4" = 1'-0"

B
L
A

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HEALTHSPAN MEDICAL OFFICE BUILDING

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

SITE DEVELOPMENT PLAN

DATE 8/17/2026

REVISIONS

#	DESCRIPTION	DATE
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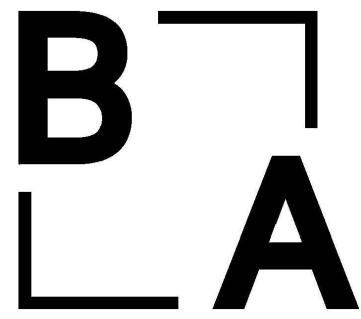
SHEET TITLE

Site Details

SHEET NUMBER

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SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030



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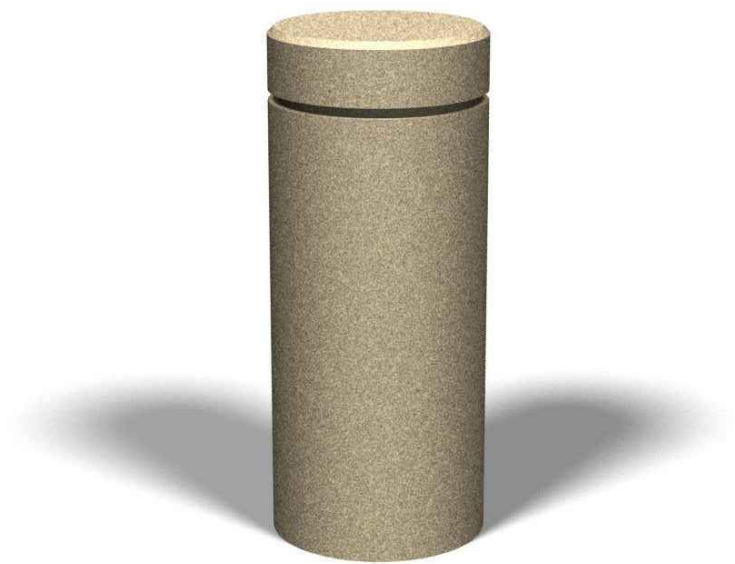
REVISIONS		
#	DESCRIPTION	DATE

SHEET TITLE

Site Details

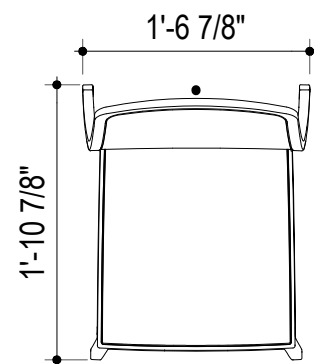
SHEET NUMBER

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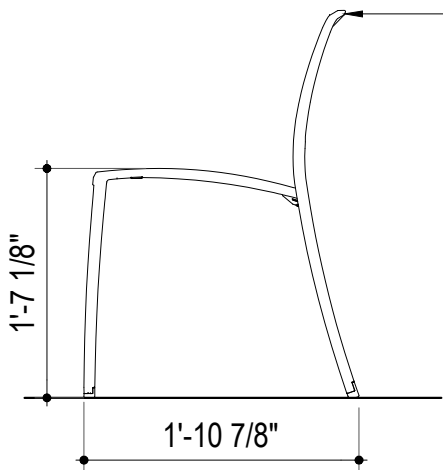


MANU: PETERSON MANUFACTURING CO.
PRODUCT: B9 CONCRETE BOLLARD
COLOR: SAND
FINISH: ACID-ETCH

1 BOLLARD
SCALE: NTS



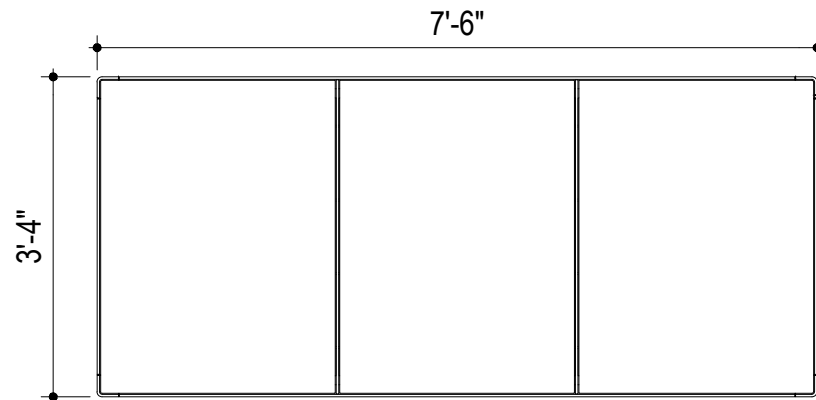
PLAN



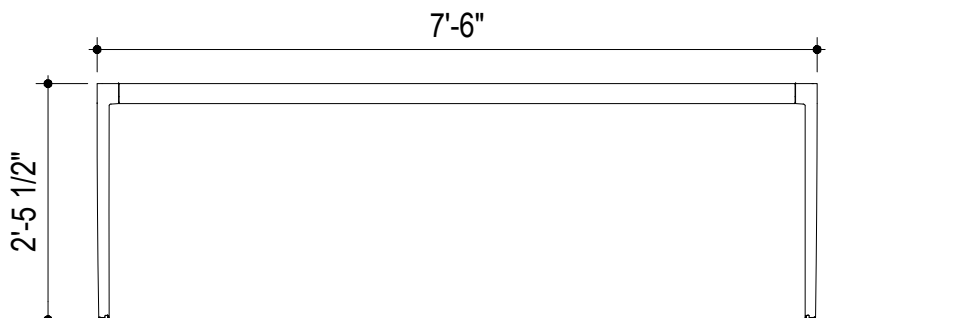
ELEVATION

MANU: FORMS + SURFACES
PRODUCT: AVIVO CHAIR W/ NO ARMS
COLOR: DARK CORTEN TEXTURE

2 DINING CHAIRS
SCALE: 3/4" = 1'-0"



PLAN



ELEVATION

MANU: FORMS + SURFACES
PRODUCT: AVIVO TABLE W/ ALUMINUM
TABLETOP
SIZE: 40" X 90"
COLOR: DARK CORTEN TEXTURE

3 DINING TABLE
SCALE: 3/4" = 1'-0"

SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
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SITE DEVELOPMENT
PLAN

DATE 8/17/2026

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SHEET TITLE

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER

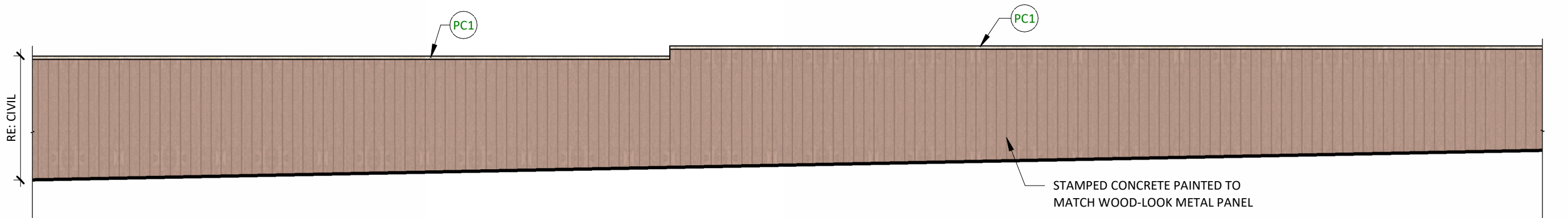
11 of 16



1 NORTH ELEVATION
11 3/16" = 1'-0"



2 WEST ELEVATION
11 3/16" = 1'-0"

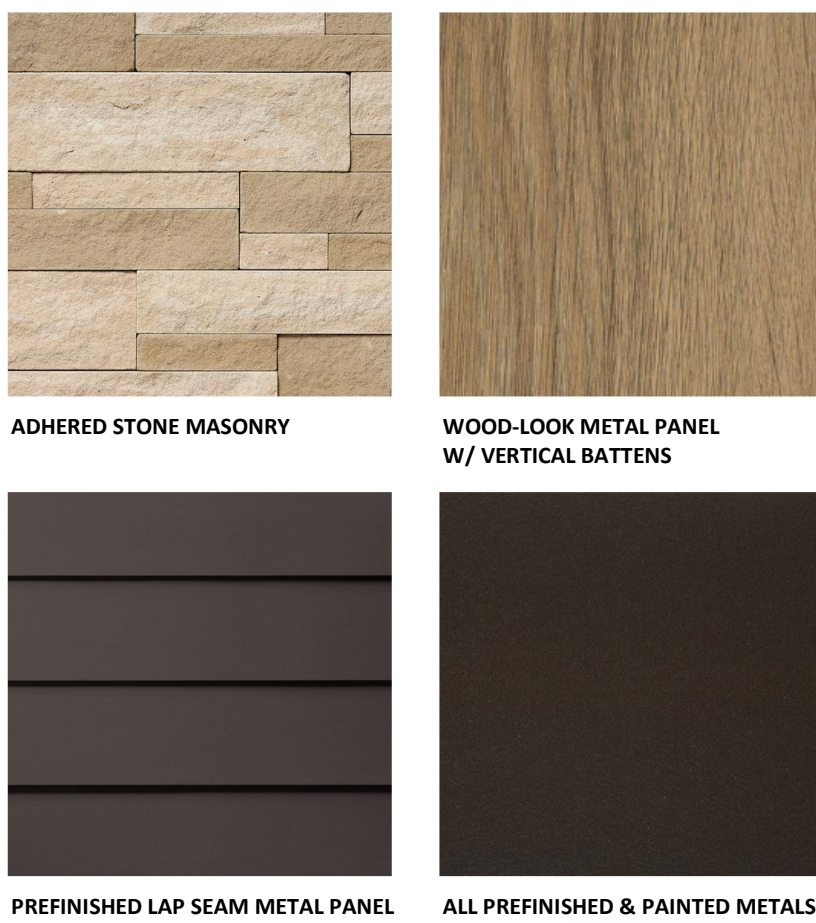


3 RETAINING WALL
11 3/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

- ST ADHERED STONE MASONRY
- MP1 WOOD-LOOK METAL PANEL W/ VERTICAL BATTENS
- MP2 PREFINISHED LAP SEAM METAL PANEL
- STL STEEL BENT PLATE, PAINTED
- PC1 PRECAST CONCRETE CAP/SILL
- LV1 PREFINISHED ALUMINUM LOUVER SYSTEM
- G1 VISION GLASS
- G2 SPANDREL GLASS

MATERIALS BOARD



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CASTLE ROCK, CO 80109SITE DEVELOPMENT
PLAN

DATE 8/17/2026

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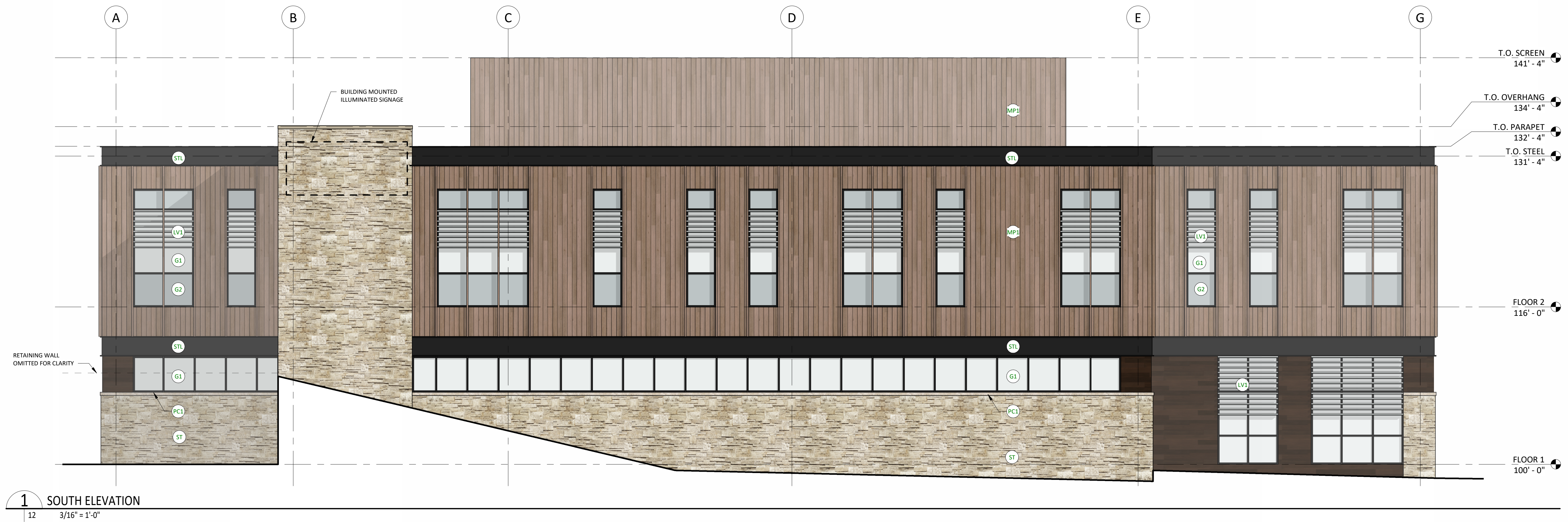
#	DESCRIPTION	DATE
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SHEET TITLE

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER

12 of 16



1 SOUTH ELEVATION

12 3/16" = 1'-0"

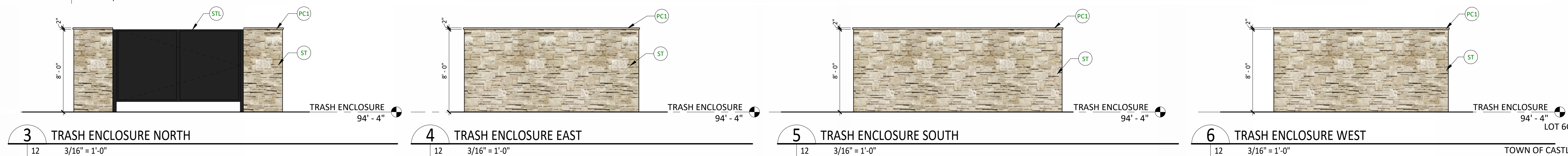


2 EAST ELEVATION

12 3/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

ST	ADHERED STONE MASONRY
MP1	WOOD-LOOK METAL PANEL W/ VERTICAL BATTENS
MP2	PREFINISHED LAP SEAM METAL PANEL
STL	STEEL BENT PLATE, PAINTED
PC1	PRECAST CONCRETE CAP/SILL
LV1	PREFINISHED ALUMINUM LOUVER SYSTEM
G1	VISION GLASS
G2	SPANDREL GLASS



3 TRASH ENCLOSURE NORTH

12 3/16" = 1'-0"

4 TRASH ENCLOSURE EAST

12 3/16" = 1'-0"

5 TRASH ENCLOSURE SOUTH

12 3/16" = 1'-0"

6 TRASH ENCLOSURE WEST

12 3/16" = 1'-0"

SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030

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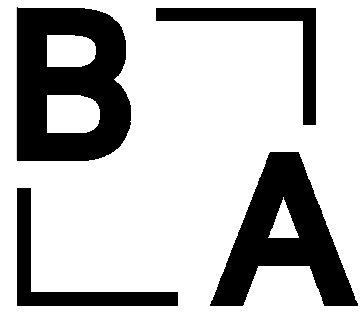
VIEW FROM VIRTUOSO LOOP - NORTH ELEVATION



VIEW FROM INTERSECTION OF PRAIRIE HAWK DRIVE AND VIRTUOSO LOOP - NORTHWEST CORNER



VIEW FROM PARKING AREA - NORTHEAST CORNER



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SITE DEVELOPMENT
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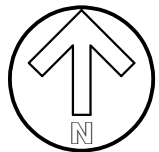
SHEET TITLE

ARCHITECTURAL
RENDERINGS

SHEET NUMBER

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SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030



1 LIGHTING SITE PLAN
SCALE: 1"=20'-0"

SHEET NOTES

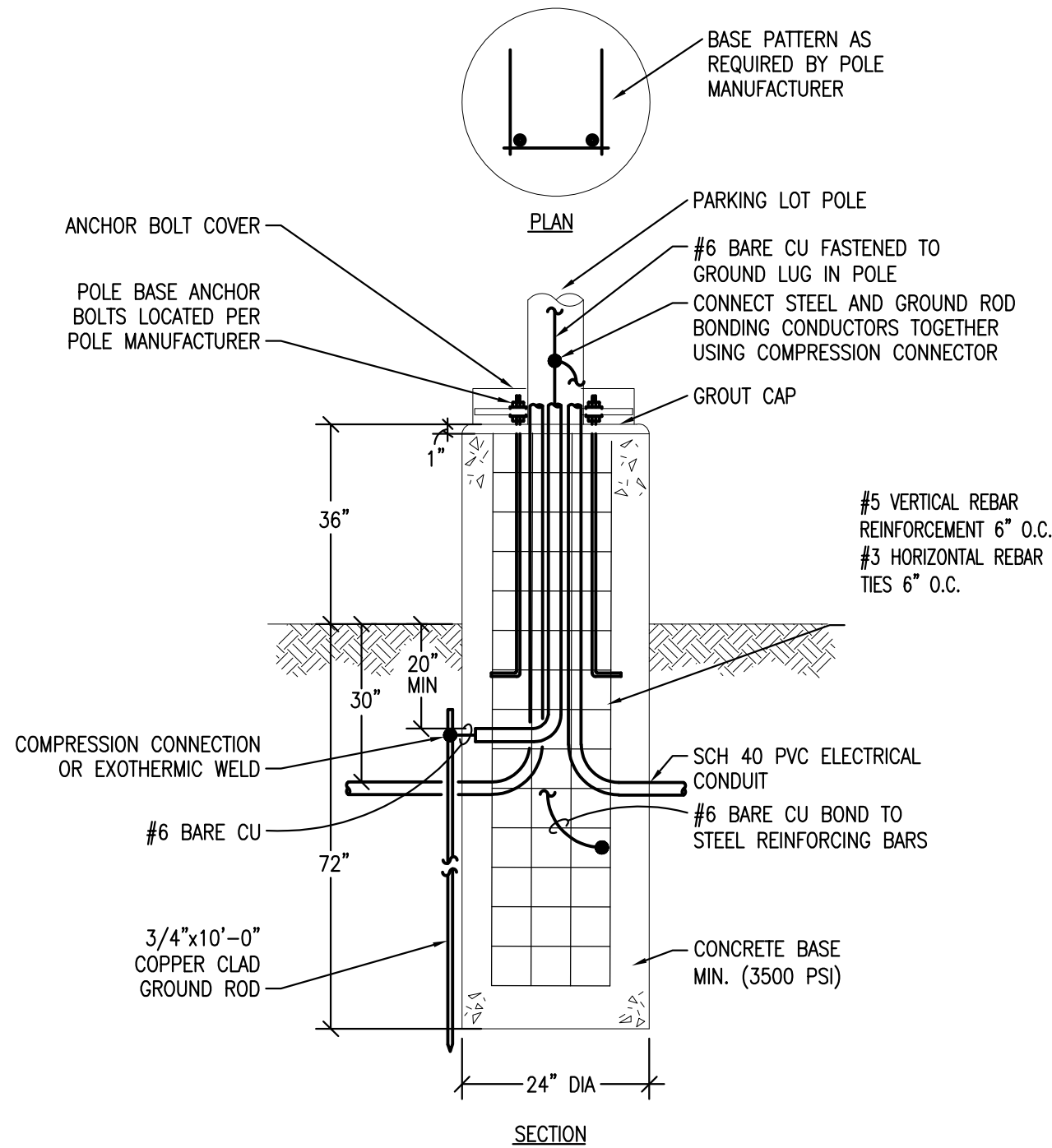
1. LIGHT LINE WEIGHT INDICATES EXISTING. HEAVY LINE WEIGHT INDICATES NEW CONSTRUCTION.
2. INCLUDE ALL COST, LABOR, MATERIAL, SERVICE ENTRANCE INSTALLATION, CONNECTION, FINAL TERMINATION, START-UP, TESTING, PERMIT FEES, AND ALL OTHER APPLICABLE FEES.
3. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND INSTALL ALL UNDERGROUND RACEWAYS IN MOST FEASIBLE LOCATION.
4. COORDINATE ELECTRICAL EQUIPMENT LOCATIONS AND UNDERGROUND ROUTING WITH UTILITIES AND OTHER TRADES PRIOR TO TRENCHING AND SETTING EQUIPMENT PADS.
5. PATCH AND PAINT ANY DAMAGED SURFACES DUE TO DEMOLITION AND CONSTRUCTION TO MATCH EXISTING CONDITIONS.
6. PROVIDE ALL TRENCHING, BACKFILL AND SAW CUTTING. RETURN ALL LANDSCAPING, PAVEMENT, AND FLATWORK BACK TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
7. PROVIDE BOLLARDS AS REQUIRED TO PROTECT EQUIPMENT FROM DAMAGE.
8. REFER TO ARCHITECTURAL, CIVIL, AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

LIGHTING STANDARD NOTES

1. LIGHT LOSS FACTOR IS 1.
2. ALL LIGHTS TO BE CONTROLLED VIA PHOTOCELL AND/OR TIMECLOCK CONTROL. REFER TO THE LIGHTING CONTROLS SEQUENCE SCHEDULE ON SHEET ES1.02 FOR MORE INFORMATION.
3. PARKING LOT: TO PROVIDE LIGHT TO THE PEDESTRIANS PARKING CARS AND TRAVELING FROM THE PARKING LOT TO THE BUILDING.
MAIN ENTRY: TO PROVIDE WAY FINDING FOR PATRONS ENTERING AND EXITING THE BUILDING.
STAFF ENTRY: TO PROVIDE SAFE PATHWAY AND ENTRY LIGHTING FOR STAFF ENTERING THE BUILDING.
4. ALL POLE LUMINAIRES ARE AFFIXED WITH 360 DEGREE SHIELDING TO MITIGATE LIGHT LEAKAGE ACROSS THE PROPERTY LINE.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
6. 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. LUMINAIRES ON THIS PROJECT COMPLY WITH THESE REQUIREMENTS.

Calculation Summary		List the Use Area / Zone Type				
Label	Calc Type	Units	Average	Min	Max	AVG Min Max
PARKING LOT	ILLUMINANCE	FC	1.78	0.2	6.1	8.9
MAIN ENTRY WAY	ILLUMINANCE	FC	7.07	5	9.1	1.4
STAFF ENTRY WAY	ILLUMINANCE	FC	2.38	1.9	2.7	1.25

SYMBOL	DESCRIPTION
- LIGHTING - (REFER TO LUMINAIRE SCHEDULE)	
	POLE MOUNTED LUMINAIRE (QUANTITY OF LUMINAIRES PER POLE AS INDICATED ON PLANS)
	DOWNLIGHT LUMINAIRE
	WALL MOUNTED LUMINAIRE
	BOLLARD



2 PARKING LOT POLE BASE DETAIL
SCALE: NONE

**B7
LA**

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BOULDER, COLORADO 80302
303.499.7795



PROJECT 260040.00

HEALTHSPAN MEDICAL OFFICE BUILDING

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

SITE DEVELOPMENT PLAN

DATE 8/17/2026

REVISIONS

#	DESCRIPTION	DATE
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SHEET TITLE

ELECTRICAL SITE PLAN & DETAILS

SHEET NUMBER

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SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030

System bollard head · Shielded · 360°

BEGA

Application
BEGA system bollard heads with shielded 360° light distribution. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during the installation.

Materials
Borosilicate glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Interlocking stainless steel mounting mechanism for attachment of head and tube

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 13.0 lbs.

Electrical
Operating voltage 120-277VAC
Minimum start temperature -30° C
LED module wattage 25.2 W
System wattage 30.0 W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 709lm
LED service life (L70) 60000hrs

LED color temperature
4000K (K4)
3500K (K35)
3000K (K3)
2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

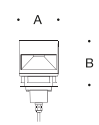
Available colors

Black (BLK)
Silver (SLV)
Natural Bronze (NTB)
CUS:

Bronze (BRZ)
White (WHT)
RAL:

Available options

CUS Custom finish
MGU Marine grade undercoat
NTB Natural bronze (premium finish)
RAL RAL Classic, matte finish



System bollard head · Shielded · 360°			
LED	A	B	
B84691	25.2 W	8 1/4	7 1/2

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
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1
ES1.02
TYPE B1
SCALE: NONE

System bollard head · Shielded · 360°

BEGA

Application
BEGA system bollard heads with shielded 360° light distribution. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during the installation.

Materials
Borosilicate glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Interlocking stainless steel mounting mechanism for attachment of head and tube

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 21.0 lbs.

Electrical
Operating voltage 120-277VAC
Minimum start temperature -30° C
LED module wattage 16.8 W
System wattage 21.0 W
Controllability 0-10V, TRIAC, and ELV dimmable
Color rendering index Ra > 80
Luminaire lumens 389lm
LED service life (L70) 60000hrs

LED color temperature
4000K (K4)
3500K (K35)
3000K (K3)
2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

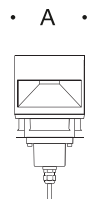
Available colors

Black (BLK)
Silver (SLV)
Natural Bronze (NTB)
CUS:

Bronze (BRZ)
White (WHT)
RAL:

Available options

CUS Custom finish
MGU Marine grade undercoat
NTB Natural bronze (premium finish)
RAL RAL Classic, matte finish



System bollard head · Shielded · 360°			
LED	A	B	
B84690	16.8 W	6 1/4	4 1/4

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2
ES1.02
TYPE B2
SCALE: NONE

System bollard tube · Drive-through protection

BEGA

Application
BEGA system bollard luminaire impact tube for vehicular drive-through protection. BEGA system bollard tubes are designed for easy attachment to system bollard heads using an interlocking mechanism. An accompanying bollard head must be selected for proper installation. The bollard tube and anchorage are designed for two different impact ratings depending on the corresponding foundation detail: Up to 1.5 metric tons at 6 mph, or up to 1.5 metric tons at 30 mph. Full scale concrete and rebar structural construction documents provided. Statics calculation and design based on PA68; 2013 British Standard and Europe IWA 14-1; 2013.

Materials
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Stainless steel hardware
Galvanized steel anchorage

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 115.0 lbs.

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

Black (BLK)
Silver (SLV)
Natural Bronze (NTB)
CUS:

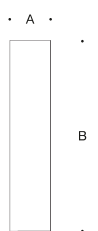
Bronze (BRZ)
White (WHT)
RAL:

Available options

CUS Custom finish
MGU Marine grade undercoat
NTB Natural bronze (premium finish)
RAL RAL Classic, matte finish

Included (available for pre-shipment)

B96086 Direct burial anchorage



System bollard tube · Drive-through protection			
	A	B	
B84016	8 1/4	34 1/4	

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3
ES1.02
BOLLARD BASE
SCALE: NONE

LIGHTING CONTROL SEQUENCE OF OPERATION SCHEDULE

KEY	DESCRIPTION	CONTROL SYSTEM TYPE	VACANCY (MANUAL ON, AUTO OFF)	OCCUPANCY (AUTO ON, AUTO OFF)	TIMECLOCK	PHOTOSENSOR DIMMING	PHOTOSENSOR ON/OFF	NOTES
S91	PHOTOSENSOR ON/OFF	NETWORK					X	APPLICABLE TO ALL WALL PACKS AND CANOPY LIGHTING. PHOTOSENSOR ON/OFF CONTROL.
S92	TIMECLOCK ON/OFF, PHOTOSENSOR ON/OFF	NETWORK			X		X	APPLICABLE TO ALL POLE MOUNTED FIXTURES AND BOLLARDS. PHOTOSENSOR ON/OFF CONTROL. TIMECLOCK CONTROL WITH AUTOMATIC DIM TO 50%: 1. FROM MIDNIGHT TO 6AM; OR 2. FROM ONE HOUR AFTER BUILDING CLOSE TO ONE HOUR BEFORE BUILDING OPEN.

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/CR	Light loss factor	Fixture Finish
B1	BEGA	B84691	BOLLARD TOP: B84891-K3-BLK BOLLARD BASE: B84016-BLK	RECTANGULAR BOLLARD WITH 360 SHIELDING AND DRIVE THROUGH PROTECTED BASE	Y	TYPE 5	UNV	0-10V	13	BOLLARD BASE	39" TOTAL HEIGHT	1	LED	25.2	709	3000K/80+	1	BLACK
B2	BEGA	B84690	BOLLARD TOP: B84890-K3-BLK BOLLARD BASE: B84016-BLK	RECTANGULAR BOLLARD WITH 360 SHIELDING AND DRIVE THROUGH PROTECTED BASE	Y	TYPE 5	UNV	0-10V	6	BOLLARD BASE	39" TOTAL HEIGHT	1	LED	16.8	388	3000K/80+	1	BLACK
DA	PRESCOLITE	LFR	LFR-4RD-10L-30K8-XW	4" LOWER CANOPY RECESSED DOWNLIGHT WITH EXTRA WIDE DISTRIBUTION	N	EXTRA WIDE	UNV	0-10V	6	RECESSED	11" CANOPY	1	LED	7.6	644	3000K/80+	1	BLACK
DB	PRESCOLITE	LFR	LFR-6RW-M-15L-30K-8-DM1	6" UPPER CANOPY RECESSED DOWNLIGHT WITH WALL WASH. LIGHT RESTRICTED TO WALL. NO LIGHT PAST CANOPY	N	WALL WASH	UNV	0-10V	3	RECESSED	32"-4"	1	LED	11.4	1139	3000K/80+	1	BLACK
PA1-3	BEACON	VIPER	VP-ST-2-72L-145-3K7-3-UNV-BLK-SHD-2-HSS-360	PARKING AREA LUMINAIRE, SINGLE HEAD, TYPE III WITH FULL 360 SHIELDING. FACTORY LIMITED TO 7320 LUMENS.	Y	TYPE 3	UNV	0-10V	6	POLE	25' POLE 28' TOTAL HEIGHT WITH BASE	1	LED	130.5	8134	3000K/70+	1	BLACK
PA1-5	BEACON	VIPER	VP-ST-2-72L-145-3K7-3-SQW-UNV-BLK-SHD-2-HSS-360	PARKING AREA LUMINAIRE, DOUBLE HEAD, TYPE V SQUARE WIDE WITH FULL 360 SHIELDING. FACTORY LIMITED TO 5297 LUMENS.	Y	TYPE 5	UNV	0-10V	7	POLE	25' POLE 28' TOTAL HEIGHT WITH BASE	1	LED	130.5	5886	3000K/70+	1	BLACK
WA	BEACON	RWL1	RWL1-48L-20-3K7-3-UNV-BLK	ABOVE DOOR WALL PACK, TYPE 3	Y	TYPE 3	UNV	0-10V	4	SURFACE	13'-0" AFG	1	LED	10.1	1336	3000K/70+	1	BLACK

NOTE:
1. COORDINATE VOLTAGE AND MOUNTING CONFIGURATION WITH THE PLANS.
2. CONFIRM FINISHES WITH ARCHITECT.

B
L
A

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



PROJECT 260040.00

HEALTHSPAN MEDICAL OFFICE BUILDING

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

SITE DEVELOPMENT PLAN

DATE 8/17/2026

REVISIONS

DESCRIPTION DATE

SHEET TITLE

LIGHTING
SCHEDULES AND
CUTSHEETS

SHEET NUMBER

15 of 16

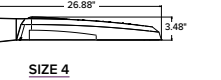
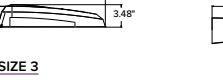
SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030



VIPER Area/Site

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRD™ and 7-Pin with networked controls
- New customizable lumino output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

- CONSTRUCTION**
 - Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
 - Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
 - External hardware is corrosion resistant

- OPTICS**
 - Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
 - Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distribution and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a poly-carbonate bezel to frame the appearance of the Micro Strike Optics to both solutions can be combined on the same application. Catalog logic found on page 3
 - Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backgirt control shields and house side shields can be added for further reduction of illumination behind the pole
 - One-piece silicone gasket ensures a weatherproof seal
 - Zero up-light at 0 degrees of tilt
 - Field rotatable optics

- INSTALLATION**
 - Mounting patterns for each arm can be found on page 11
 - Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASOU) or accessory for square and round poles
 - All mounting hardware included
 - Knupe arm filter option available for 2-3/8" OD tension
 - For products with EPR less than 1 mounted to a pole greater than 200, a vibration damper is recommended

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Rev 01/16/25
BEA_VIPERSPEC_R16

1
ES1.03

TYPE PA1-3 AND PA1-5

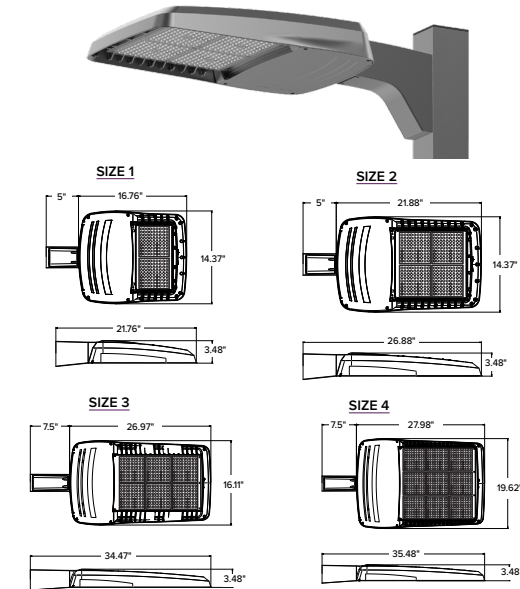
SCALE: NONE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

MICROSTRIKE | STRIKE



ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

- Dual Driver option provides 2 drivers within luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

- 7-pin ANSI C136.41 2013 prescolite control receptacle option available for twist lock photocentrics or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRD™ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

IES					
Strike Module	PA1-3	PA1-5	PA1-3	PA1-5	Code
Typical Power	0.54	0.55	0.55	0.55	
Typical Power	0.54	0.55	0.55	0.55	
Typical Power	0.54	0.55	0.55	0.55	
Typical Power	0.54	0.55	0.55	0.55	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® Qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL 1598 and CSA C22.2 #250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IES recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy American Solutions (link to <http://www.currentlighting.com/buy-american-solutions>)
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

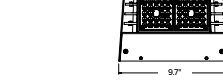


RATIO Wall

RWL1RWL2 LED WALLPACK

FEATURES

- Low profile wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, LightGRD™ and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada



CONTROL TECHNOLOGY



SERVICE PROGRAM



CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 mid-power LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 12" conduit hubs
- Integral backbox provided as standard with selection of some options

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 33W
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66

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Page 1 of 10

Rev 10/22/25
Ratio_Wall_Spec_Sheet_R12

2
ES1.03

TYPE WA

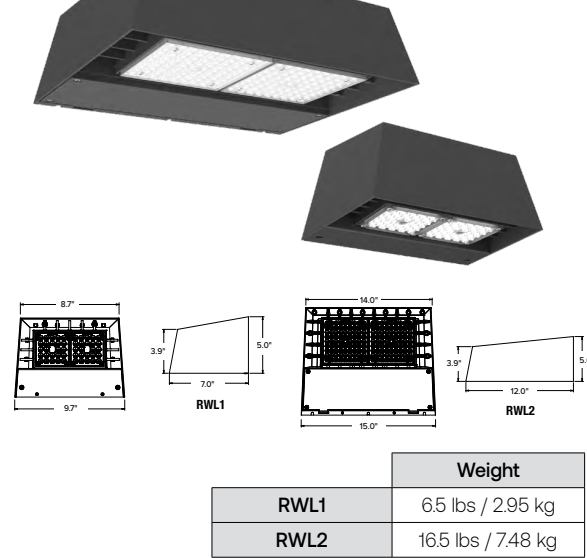
SCALE: NONE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

MICROSTRIKE | STRIKE



Weight	
RWL1	6.5 lbs / 2.95 kg
RWL2	10.5 lbs / 7.49 kg

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 mid-power LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 12" conduit hubs
- Integral backbox provided as standard with selection of some options

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 33W
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66

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Rev 10/22/25
Ratio_Wall_Spec_Sheet_R12



LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

FEATURES

- 4" LED downlight delivering 1000-6000 lumens
- Direct install from below ceiling for New Construction or Remodel applications
- Optional housing accessories available
- Five beam distributions
- 2700K-5000K, 80+ and 90+ CRI (2 SDCM)
- Dimming protocols include 0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem
- NX Lighting Controls wired and wireless controls capability available



CONTROLS TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Standard Fixture Module designed for Non-IC, Direct Install construction
- Optional Non-IC frame or IC housing available with pre-installed bar hangers
- Die cast aluminum fixture module support ring with spring steel clips for secure mounting to ceiling
- Driver J-Box can be installed and accessed from below the ceiling as direct install or easily snap on to optional housing frame/enclosure
- Light Engine connections use plenum rated (CMP) cable

OPTICS

- High purity spun aluminum reflector, self-flanged
- 57° visual cutoff to source image and 31° cutoff to source
- Specular or Semi-Specular anodized or White painted cone reflector finish/colors
- Painted flange options in White or Black
- Optional clear lens trim for wet location applications
- Wide Angle and Soft Focus lens filter/clip accessories available

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >50,000 hours (TM-21)

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Page 1 of 11

Rev 12/16/24
PRL_LFR-4RD_Spec_R05

3
ES1.03

TYPE DA

SCALE: NONE



LFR-6RW

LITEFRAME 6" ROUND LENSED WALL WASH

FEATURES

- 6" LED lensed wall wash delivering 1000-8000 lumens
- Direct install from below ceiling for New Construction or Remodel applications
- Optional housing accessories available
- Provides smooth, uniform illumination
- 2700K-5000K, 80+ and 90+ CRI (2 SDCM)
- Dimming protocols include 0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem
- NX Lighting Controls wired and wireless controls capability available



CONTROLS TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Standard Fixture Module designed for Non-IC, Direct Install construction
- Optional Non-IC frame or IC housing available with pre-installed bar hangers
- Die cast aluminum fixture module support ring with spring steel clips for secure mounting to ceiling
- Driver J-Box can be installed and accessed from below the ceiling as direct install or easily snap on to optional housing frame/enclosure
- Light Engine connections use plenum rated (CMP) cable

OPTICS

- Tempered Glass Lens standard
- Provides uniform light distribution down the wall
- High purity spun aluminum reflector, self-flanged
- Specular or Semi-Specular anodized or White painted cone reflector finish/colors
- Painted flange options in White or Black

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >50,000 hours (TM-21)
- Universal voltage 120-277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection
- Flicker-free dimming options in a wide range of protocols from 1% to <0.1% performance
- 0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem options
- NX Lighting Controls provides options for standalone and networked functionality with wired or wireless connectivity for NX system deployments
- Remote emergency battery option available

INSTALLATION

- Accommodates ceiling thickness from 0.50" to 1.25"
- Fixture Module including driver fully accessible from above or below the ceiling
- 10L-15L Fixture Modules are inherently protected IC without the use of IC housing enclosure. (IC housing is still recommended when using loose-fill or spray foam insulation types.)

DATE: LOCATION:

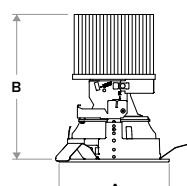
TYPE: PROJECT:

CATALOG #:

LITEFRAME 2.0



SERVICE PROGRAMS



Typical Dimensions and Weights			
Lumen Package	W Diameter (inches (mm))	H Height (inches (mm))	Weight (lbs (kg))
10L - 30L	5.37 (136)	5.45 (138)	4.0 (1.8)
35L - 60L	5.37 (136)	7.03 (179)	4.3 (1.9)

See DIMENSIONS section for complete details

ELECTRICAL (CONTINUED)

- Universal voltage 120-277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection
- Flicker-free dimming options in a wide range of protocols from 1% to <0.1% performance
- 0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem options
- NX Lighting Controls provides options for standalone and networked functionality with wired or wireless connectivity for NX system deployments
- Integral and remote emergency battery options available

INSTALLATION

- Accommodates ceiling thickness from 0.50" to 2.50"
- Fixture Module including driver fully accessible from above or below the ceiling
- 10L Fixture Modules are inherently protected IC without the use of IC housing enclosure. (IC housing is still recommended when using loose-fill or spray foam insulation types.)

CERTIFICATIONS

- cCSAus certified to UL 1598
- For >50L: Marked spacing required 36" future center to center; 18" future center to building member; 0.5" above fixture

KEY DATA	
Lumen Range	1000-6000
Wattage Range	8-54
Efficacy Range (LPW)	105-135
Reported Life (Hours)	L90 / >50,000
Input Current (mA)	66-450 (120V)

*Based on Specular, 35K, 80 CRI

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Rev 12/16/24
PRL_LFR-4RD_Spec_R05

B7 LA

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



PROJECT 260040.00

HEALTHSPAN MEDICAL OFFICE BUILDING

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

SITE DEVELOPMENT PLAN

DATE 8/17/2026

REVISIONS

#	DESCRIPTION	DATE
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SHEET TITLE

LIGHTING CUTSHEETS

SHEET NUMBER

16 of 16

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SITE DEVELOPMENT PLAN

LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030

4
ES1.03

TYPE DB

SCALE: NONE