SITE DEVELOPMENT PLAN

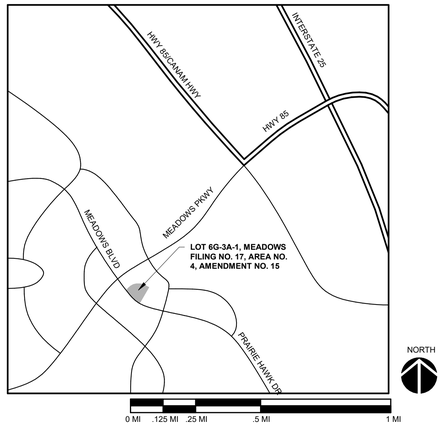
LOT 6G-3A-1, MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 17

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

SHEET INDEX

1 OF 16	COVER SHEET
2 OF 16	STANDARD NOTES
3 OF 16	ARCHITECTURAL SITE PLAN
4 OF 16	OVERALL GRADING PLAN
5 OF 16	OVERALL UTILITY PLAN
6 OF 16	LANDSCAPE NOTES
7 OF 16	LANDSCAPE PLAN
8 OF 16	SITE DETAILS
9 OF 16	SITE DETAILS
10 OF 16	SITE DETAILS
11 OF 16	ARCHITECTURAL ELEVATIONS
12 OF 16	ARCHITECTURAL ELEVATIONS
13 OF 16	ARCHITECTURAL ELEVATIONS
14 OF 16	ARCHITECTURAL RENDERINGS
15 OF 16	ELECTRICAL SITE PLAN & DETAILS
16 OF 16	LIGHTING SCHEDULES & CUTSHEETS

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 SITE DEVELOPMENT PLAN 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

OWNERSHIP
HEALTHSPAN DEVELOPMENT, LLC
ATTN: ANDREW SHEARER
5995 GREENWOOD PLAZA BLVD, STE 210
GREENWOOD VILLAGE, CO 80111
PHONE: 303.893.0250

LIENHOLDER
FIRST-CITIZENS BANK & TRUST COMPANY
DAC20
P.O. BOX 26592
RALEIGH, NC 27611-6592

ARCHITECT
BA
1426 PEARL ST, STE 300
BOULDER, CO 80302
PHONE: 303.499.7795

CONTRACTOR
VERTIX BUILDERS
178 1ST STREET
FIRESTONE, CO 80520
PHONE: 303.222.4253

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.

_____
HEALTHSPAN DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY 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: _____.

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, DAVID L. SWANSON, 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.

_____ _____
DAVID L. SWANSON, P.L.S. 36070 DATE
COLORADO ILC LAND SURVEYING

CIVIL ENGINEER'S STATEMENT

I, KEVIN ROTH, 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.

_____ _____
KEVIN ROTH, CO PE #35704 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 DECEMBER 26, 2023 AT RECEPTION NO. 2023053324, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
FIRST-CITIZENS BANK & TRUST 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: _____.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003, AT RECEPTION NO. 2003102970. 5.4 SFEs WILL BE DEDUCTED FOR COMMERCIAL USE AND IRRIGATION.

SITE DATA:		
ZONING DISTRICT CLASSIFICATION	C-O-I; OFFICE	
LOT AREA	78,136 SF (1.793 ACRES)	
BUILDING	TWO-STORY - 23,416 SF	
GROSS LAND AREA (G.L.A.)	1.793 ACRES	
MAXIMUM BUILDING COVERAGE	60% ALLOWED, 15.13% PROVIDED	
BUILDING AND PARKING SITING STANDARDS		
	REQUIRED	PROVIDED
MAXIMUM F.A.R. (NON-RESIDENTIAL USES)	0.60	0.30
MINIMUM SETBACKS BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES	0'	N/A
FRONT	0'	150'-9"
SIDE (WEST)	0'	19'-6"
SIDE (EAST)	0'	4'-1"
BUILDING STANDARDS		
	MAX HEIGHT	PROVIDED
MAXIMUM BUILDING HEIGHT	60'	34'-4"
PARKING		
TOTAL PARKING SPACES = 5/1,000 SF OF GROSS LEASABLE AREA (GLA) TOTAL BICYCLE SPACES = 5% OF TOTAL OFF-STREET PARKING STALLS		
	REQUIRED	PROVIDED
TOTAL	87	89
STANDARD	81	81
ACCESSIBLE STANDARD	3	3
ACCESSIBLE VAN	1	1
ACCESSIBLE EV VAN	2	4*
LOADING	1	1
BICYCLE	5	8

*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

GROSS LEASABLE AREA		
NAME	**LEVEL**	**AREA**
GLA	FLOOR 2	9,741 SF
GLA	FLOOR 1	7,501 SF
		17,242 SF

SITE UTILIZATION

	SQUARE FEET	PERCENTAGE OF TOTAL SITE UTILIZATION
BUILDING COVERAGE	11,824 SF	15.13%
PARKING COVERAGE	34,602 SF	44.28%
STREET COVERAGE	7,147 SF	9.15%
LANDSCAPING/OPEN SPACE COVERAGE	17,267 SF	22.10%
OTHER IMPERVIOUS COVERAGE (SIDEWALK, PATIO, RETAINING WALL, TRANSFORMER/EUSERC PAD)	7,296 SF	9.34%
TOTAL	78,136 SF	100.00%

BA
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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

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

10/8/2026 1:21:06 PM
Autodesk Docs://260040.00 Healthspan CR MOB R26/260040.00 Healthspan CR MOB.rvt
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

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 within the Meadows 4th Amendment Planned Development.

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 to32 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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

STANDARD NOTES

SHEET NUMBER

2 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

10/8/2026 1:21:07 PM
Autodesk Docs://260040.00 Healthspan CR MOB R26/260040.00 Healthspan CR MOB.rvt
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

SITE PLAN GENERAL NOTES

1. TYPICAL PARKING STALL DIMENSIONS SHALL BE AS FOLLOWS:
   STANDARD SPACES: 9'-0" x 18'-0"
   ACCESSIBLE STANDARD SPACES: 9'-0" x 18'-0" W/ 5'-0" WIDE AISLE
   ACCESSIBLE VAN SPACES: 9'-0" x 18'-0" W/ 8'-0" WIDE AISLE
   ACCESSIBLE EV VAN SPACES: 11'-0" x 20'-0" W/ 5'-0" WIDE AISLE

SITE PLAN LEGEND

- # — PARKING STALL COUNT
- POLE LIGHT FIXTURE RE: LIGHTING PLAN
- BOLLARD LIGHT FIXTURE RE: LIGHTING PLAN
- BUILDING MOUNTED LIGHT FIXTURE RE: LIGHTING PLAN
- PROPERTY LINE
- EASEMENT
- SIGHT TRIANGLE
- EXISTING FENCE
- ACCESSIBLE PATH

LOT 6G-1B
THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 8
ZONING: COI

LOT 6G-3B
THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15
ZONING: COI

LOT 6G-3C
THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15
ZONING: COI

LOT 6G-3A-2
THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 17
ZONING: COI

LOT 6G-3A-3
THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 17
ZONING: COI

SOL DANZA DRIVE (PRIVATE)

VIRTUOSO LOOP (PRIVATE)

PRAIRIE HAWK DRIVE (ROW VARIES)

(E) PUBLIC ACCESS & UTILITY EASEMENT REC.NO. 2012907776

(E) PUBLIC ACCESS & UTILITY EASEMENT REC.NO. 2008085477

(E) UTILITY EASEMENT REC. NO. 2024028541

(E) 7'-6" SIDEWALK EASEMENT REC. NO. 2024028551

(E) 25'-0" DRAINAGE EASEMENT REC. NO. 2012097776

PEDESTRIAN CROSSWALK

(E) 10'-0" UTILITY ESMT REC. NO 2024032963

PROPOSED 6'-0" SIDEWALK EASEMENT
PROPOSED 8'-6" UTILITY EASEMENT

(E) VARIABLE WIDTH PUBLIC ACCESS & UTILITY EASEMENT REC. NO. 2023010779

CONCRETE SIDEWALK, STANDARD GREY COLOR, LIGHT BROOM FINISH W/ SAW CUT JOINTS

PEDESTRIAN CROSSWALK

PROPOSED 20'-0" UTILITY EASEMENT

(E) VARIABLE WIDTH PUBLIC ACCESS & UTILITY EASEMENT REC. NO. 2012097776

N65° 47' 56"E 183.85'

N55° 57' 42"E 34.40'

N65° 57' 42"E 8.33'

R=400.00 L=80.93 Δ=011°35'34"

N54° 22' 08"E 21.22'

R=200.00 L=129.69 Δ=037°09'12"

S19° 23' 28"W 376.19'

PROPERTY LINE

10.33' UTILITY & DRAINAGE EASEMENT

TRASH

CONCRETE SIDEWALK, STANDARD GREY COLOR, LIGHT BROOM FINISH W/ SAW CUT JOINTS

TRASH ENCLOSURE RE: ELEVATIONS FOR MATERIAL AND HEIGHT

8 EVRS
EVRS
EVRS
EVRS
EVRS
EVRS
EVRS
EVRS
EVRS

PROPOSED 10'-0" CORE EASEMENT

TRANSFORMER AND CABINET

NEW EV CHARGERS INSTALLED DAY 1

(E) 20' UTILITY EASEMENT REC. NO. 2024032963

PROPOSED 10'-0" CORE EASEMENT

(E) 20' SEWER EASEMENT REC. NO. 2026030530

PROPERTY LINE

OUTDOOR FIREPLACE RE: LANDSCAPE FOR MATERIAL AND HEIGHT

NEW GARDEN WALL RE: LANDSCAPE FOR MATERIAL AND HEIGHT

METAL PLANTER RE: LANDSCAPE

PATIO

ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY

EVCL
EVCL
EVCL
EVCL
EVCL
EVCL
EVCL
EVCS
EVCS
EVCS
EVCS
EVCS
EVCS
EVCS

FIRE HYDRANT

FIRE SERVICE ENTRY ROOM

NEW FDC

CANOPY ABOVE

BIKE RACKS

PATIENT PICKUP

DEDICATED PATIENT PICKUP SIGNAGE

PATIENT DISCHARGE

FIRE AERIAL APPARATUS ACCESS

4 ADA
EVSE
2 EVSE

ACCESSIBLE ROUTE TO PARKING

CANOPY ABOVE

HIGH OVERHANG ABOVE

PEDESTRIAN CROSSWALK

ENTRANCE

PROPOSED 2-STORY MEDICAL OFFICE BUILDING

BUILDING FOOTPRINT:
APPROX. 11,728 SF

EXIT

PATIO

ILLUMINATED MONUMENT SIGN RE: ELEVATIONS FOR MATERIAL AND HEIGHT

(E) SLOPE EASEMENT BK 1432, PG 1037

(E) 10'-0" CORE EASEMENT REC. NO. 2005086302

(E) 15'-0" UTILITY EASEMENT REC. NO. 2023010779

PROPERTY LINE

METAL GUARDRAIL ON RETAINING WALL RE: LANDSCAPE

RETAINING WALL
229'-8" TOTAL LENGTH
8'-4" MAXIMUM EXPOSED HEIGHT
RE: GRADING PLAN FOR TOP AND BOTTOM OF WALL HEIGHT
RE: ELEVATIONS FOR MATERIAL

(E) SIGHT DISTANCE EASEMENT REC. NO. 2008085477

R=3870.00 L=1590.73 Δ=023°55'23"

GENERATOR AND SCREEN WALLS RE: ELEVATIONS FOR MATERIAL AND HEIGHT

BICYCLE LOCKERS

(E) FENCE

(E) RETAINING WALL

1"=20' - 0" 0" 10'-0" 20'-0" 40'-0" 80'-0"

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

B 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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

3 of 16

10/8/2026 1:21:08 PM
Autodesk Docs://260040.00 Healthspan CR MOB R26/260040.00 Healthspan CR MOB.rvt
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE



LINETYPE LEGEND

PROPOSED		EXISTING
	AASHTO SIGHT TRIANGLE	
5280	CONTOUR - MAJOR	5280
5279	CONTOUR - MINOR	5279
	DRAINAGE SWALE	
	EXPOSED FOUNDATION	
	HANDRAIL	
	RETAINING WALL	
RD RD	ROOF DRAIN	
	STEM WALL	
	STORM SEWER	
UD UD	UNDERDRAIN	UD UD UD

SYMBOLS LEGEND

RD	ROOF DRAIN	
2.0%	SLOPE	
80.00	SPOT ELEVATION	(80.00)
	STORM INLET	
	STORM MANHOLE	D

HATCHING LEGEND

- ACCESSIBLE RAMP
- CONCRETE PAVING
- RIPRAP / GRAVEL
- SIDEWALK CHASE
- TRUNCATED DOMES

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

B A

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

ROTH LANG ENGINEERING GROUP, LLC
6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

PROJECT 260040.00

HEALTHSPAN MEDICAL OFFICE BUILDING

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

SITE DEVELOPMENT PLAN

DATE 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

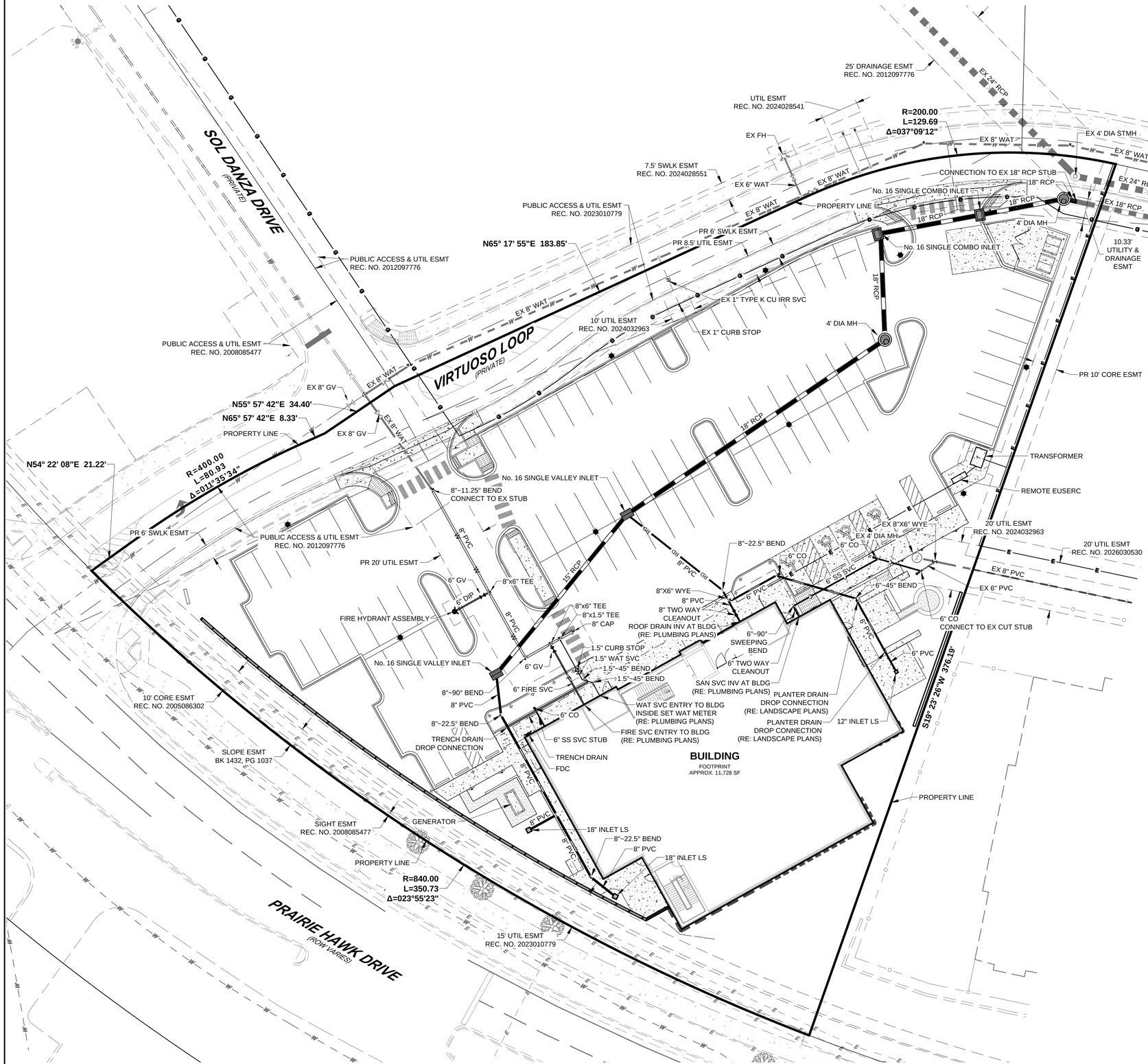
SHEET TITLE

OVERALL GRADING PLAN

SHEET NUMBER

4 of 16

Plotted by: Jacob Hazelton Date: 10/7/2026 4:03 PM
File Name: S:_Projects\260401 - Meadows MOB\CADD\Sheet Sets\Planning\4 - OVERALL GRADING PLAN.dwg
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE



N

20 0 20

HORIZONTAL SCALE: 1" = 20'

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
	AASHTO SIGHT TRIANGLE	
CATV	CABLE TV	CATV
E E	ELECTRIC - UNDERGROUND	E E
FO FO	FIBER OPTIC LINE	FO FO
F F F	FIRE SERVICE	F F F
G G	GAS LINE	G G
IRR IRR	IRRIGATION	IRR IRR
OH OH	OVERHEAD POWER	OH
RD RD	ROOF DRAIN	
	SANITARY SEWER	
	STORM SEWER	
T T	TELEPHONE	T T
UD UD	UNDERDRAIN	UD UD
W W	WATER LINE	W W

SYMBOLS LEGEND

	CLEANOUT	
	CURB STOP/ CORP STOP	
EM	ELECTRIC METER	EM
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
GM	GAS METER	GM
	GATE VALVE	
	LIGHT POLE	
	LIGHTED BOLLARD	
RD	ROOF DRAIN	
S	SANITARY MANHOLE	S
	STORM INLET	
	STORM MANHOLE	D
T	TRANSFORMER	T
	UTILITY POLE	
	WATER METER	

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

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

ROTH LANG ENGINEERING GROUP LLC
6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

PROJECT 260040.00

HEALTHSPAN MEDICAL OFFICE BUILDING

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

SITE DEVELOPMENT PLAN

DATE 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

OVERALL UTILITY PLAN

SHEET NUMBER

5 of 16

Plotted by: Jacob Huskton Date: 10/7/2026 4:03 PM
File Name: S:_Projects\260401 - Meadows MOB\CADD\Sheet Sets\Planning\5 - OVERALL UTILITY PLAN.dwg
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

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 UNSIGHLY 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 1" 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 DUTY OF THE CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
17. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM THE DATE OF SUBSTANTIAL COMPLETION. PLANT DURING ONE OF THE FOLLOWING PERIODS:
    SPRING PLANTING: APRIL 1 TO JUNE 15
    FALL PLANTING: SEPTEMBER 1 TO OCTOBER 15
18. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
19. CONTRACTOR TO TO PROVIDE AFFIDAVIT OF SOIL AMENDMENTS INSTALLATION.

NON RESIDENTIAL SITE INVENTORY TABLE:

NON-RESIDENTIAL SITE INVENTORY							
GROSS SITE AREA	REQUIRED LANDSCAPE (10% OF GROSS SITE AREA)	PROVIDED LANDSCAPE AREA	REQUIRED TREES (2 TREES / 1,000 SF)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS / 1,000 SF)	PROVIDED SHRUBS	SOIL PREP AMOUNTS (CU. YDS. PER 1,000 SF)
78,136 SF	7,814 SF	17,267 SF	16	24	31	339	44
TURF GRASS AREA	REQUIRED LANDSCAPE COVERAGE (75% MIN.)	PROVIDED LANDSCAPE COVERAGE AT MATURITY	REQUIRED NONLIVING ORNAMENTAL% (25% MAX.)	PROVIDED NONLIVING ORNAMENTAL AREA IN LANDSCAPE	REQUIRED LARGE CANOPY DECIDUOUS TREE (50% MIN.)	PROVIDED LARGE CANOPY DECIDUOUS SHADE TREE	SEPARATE IRRIGATION SERVICE CONNECTIONS
N/A	12,950 SF	15,814 SF	4,317	1,453 SF	8	16	YES

PARKING LOT						
PARKING LOT AREA	LANDSCAPING AREA REQUIRED (10% OF SQUARE FOOTAGE)	LANDSCAPE AREA PROVIDED	REQUIRED TREES (2 LARGE CANOPY DECIDUOUS SHADE TREES/1,000 SF)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS/1,000 SF)	PROVIDED SHRUBS
34,602 SF	3,460 SF	5,379 SF	7	11	14	90
PARKING LOT PENINSULA ISLANDS (40 SPACES OR MORE)						
NUMBER OF PARKING LOT SPACES	NUMBER OF LANDSCAPED ISLANDS/PENINSULAS REQUIRED (1 PER 15 SPACES)	NUMBER OF LANDSCAPED ISLANDS/PENINSULAS PROVIDED	REQUIRED TREES (MIN. 1 LARGE CANOPY DECIDUOUS SHADE TREE PER ISLAND/PENINSULA)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS MIN. PER ISLAND/PENINSULA)	PROVIDED SHRUBS
89	6	7	7	9	23	29

STREETSCAPE INVENTORY TABLE

STREET NAME	LINEAR FEET (LF)	REQUIRED STREET TREES (1 PER 40 LF)	PROVIDED STREET TREES	REQUIRED STREET SHRUBS (5 PER TREE?)	PROVIDED STREET SHRUBS
PRAIRIE HAWK DR.	311.5 LF	8	8	40	70

B 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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

Landscape Notes

SHEET NUMBER

6 of 16

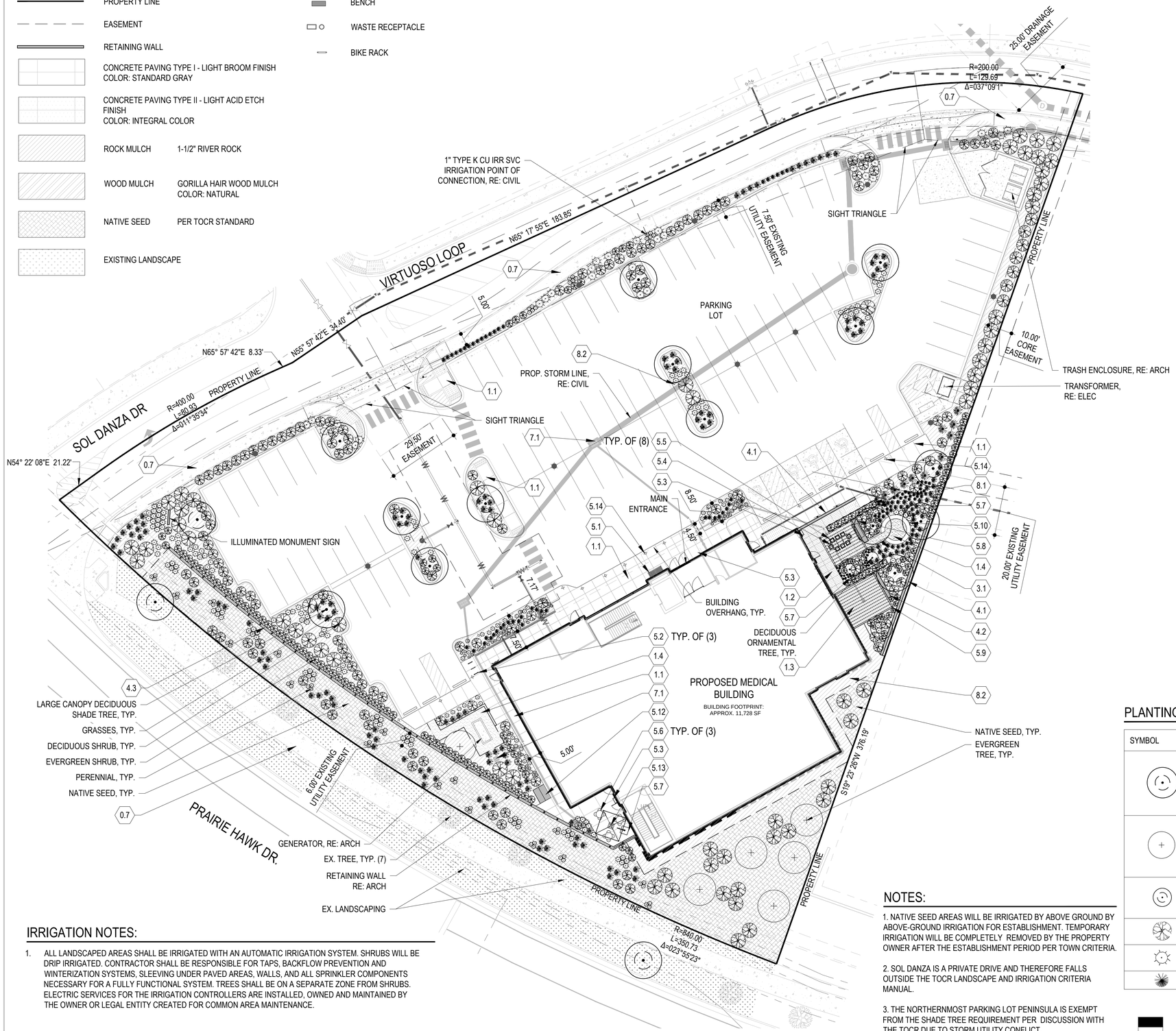
SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030

1/6/2006 3:32:47 PM
File Path

THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

LEGEND

- PROPERTY LINE
- EASEMENT
- RETAINING WALL
- 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
- BENCH
- WASTE RECEPTACLE
- BIKE RACK



KEYNOTES:

			DTL./SHT. #
0.0	EXISTING CONDITIONS		
	0.1	EXISTING UTILITY	-
	0.2	EXISTING ELECTRICAL	-
	0.3	EXISTING PAVING	-
	0.4	EXISTING CURB & GUTTER	-
	0.5	EXISTING TREE(S)	-
	0.6	EXISTING LANDSCAPE BED	-
	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
	4.3	STEEL GUARDRAIL	3 / p.10
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	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	-

PLANTING SCHEDULE:

SYMBOL	PLANT TYPE	PLANT SIZE	HYDROZONE	QUANTITY	IRR. MANNER
	LARGE CANOPY DECIDUOUS SHADE TREE	2.5" CALIPER	L	15	DRIP
	EVERGREEN TREE	6'	L	6	DRIP
	DECIDUOUS ORNAMENTAL TREE	1-1/2" CALIPER	L	3	DRIP
	SHRUBS	5 GALLON	L	339	DRIP
	PERENNIALS	5 GALLON	L	352	DRIP
	GRASSES	5 GALLON	L	281	DRIP

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.

NOTES:

1. 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.

2. SOL DANZA IS A PRIVATE DRIVE AND THEREFORE FALLS OUTSIDE THE TOCR LANDSCAPE AND IRRIGATION CRITERIA MANUAL.

3. THE NORTHERNMOST PARKING LOT PENINSULA IS EXEMPT FROM THE SHADE TREE REQUIREMENT PER DISCUSSION WITH THE TOCR DUE TO STORM UTILITY CONFLICT.

0 10 20 40

SCALE: 1"=20'

NORTH

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

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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

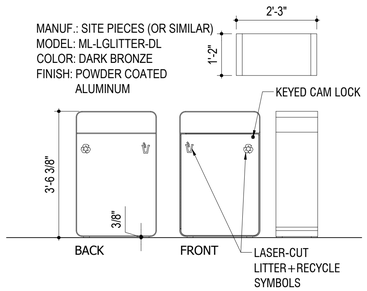
SHEET TITLE

Landscape Plan

SHEET NUMBER

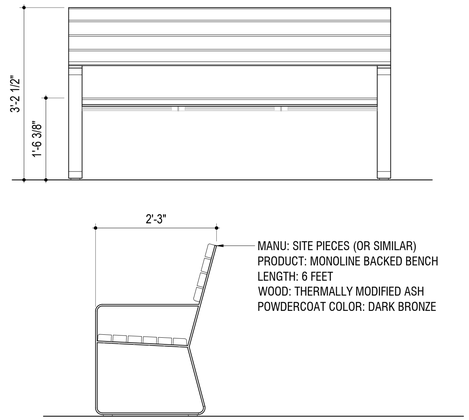
7 of 16

10/9/2026 3:32:47 PM
File Path
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE



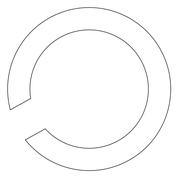
7 TRASH RECEPTACLE

SCALE: 1/2" = 1'-0"

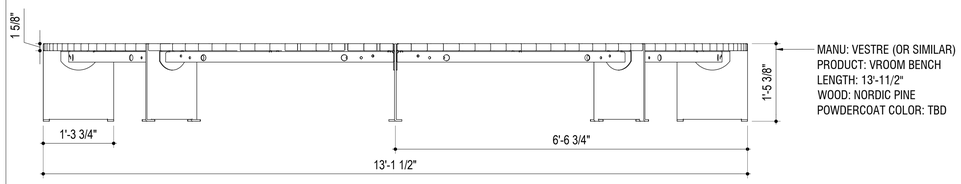


8 BENCH

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



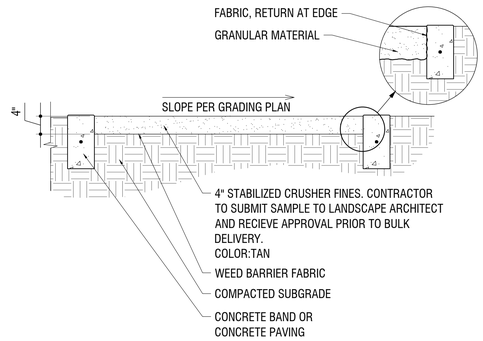
PLAN (NTS)



SECTION

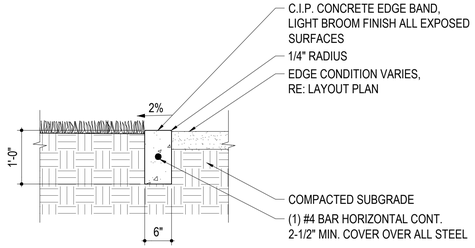
9 BENCH - GARDEN

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



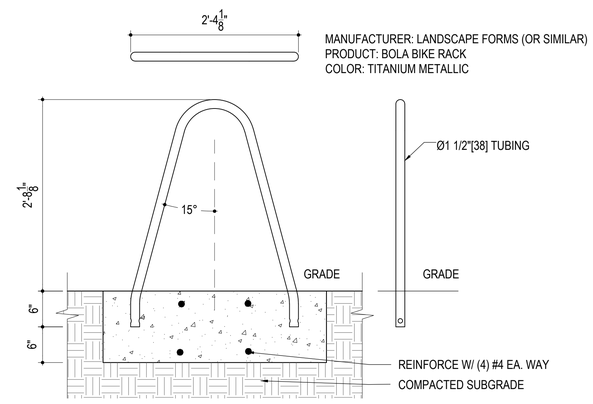
4 CRUSHER FINES

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



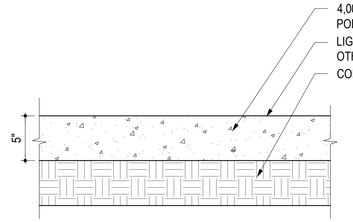
5 CONCRETE BAND

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



6 BIKE RACK

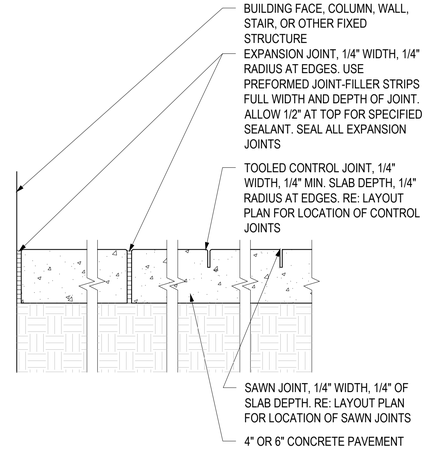
SCALE: 3/4" = 1'-0"



NOTES:
1. PROVIDE POSITIVE DRAINAGE OFF PAVING AT ALL LOCATIONS. ADJUST ADJACENT GRADES AS NECESSARY TO PROPERLY DRAIN.
2. MAXIMUM CROSS-SLOPES TO BE 2% UNLESS OTHERWISE SHOWN ON DRAWINGS.
3. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT THICKNESS RECOMMENDATIONS.
4. COLOR: SEE LANDSCAPE PLAN

1 CONCRETE PAVING DETAIL

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



2 CONCRETE JOINTING

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



MANUF.: NEW TECHWOOD (OR SIMILAR)
MODEL: 1' X 1' COMPOSITE DECK TILE
COLOR: BRAZILIAN IPE

3 SYNTHETIC WOOD DECK

SCALE: NTS

B 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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

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

1/9/2006 3:32:47 PM
File Path
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

MANUF.: LANDSCAPE FORMS (OR SIMILAR TO)
MODEL: EVERY DAY LOUNGE CHAIR
COLOR: TBD

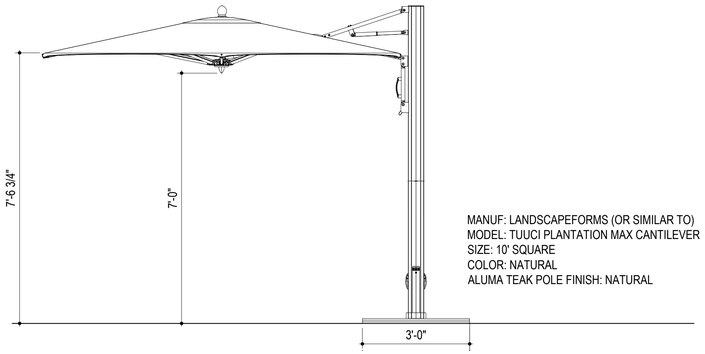
MANUF.: LANDSCAPE FORMS (OR SIMILAR TO)
MODEL: PARC TABLE
COLOR: TBD





6 MOVABLE TABLE & CHAIRS

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

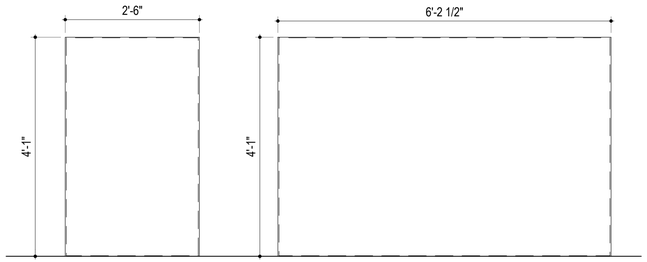


MANUF: LANDSCAPEFORMS (OR SIMILAR TO)
MODEL: TUUCI PLANTATION MAX CANTILEVER
SIZE: 10' SQUARE
COLOR: NATURAL
ALUMA TEAK POLE FINISH: NATURAL

7 UMBRELLA

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

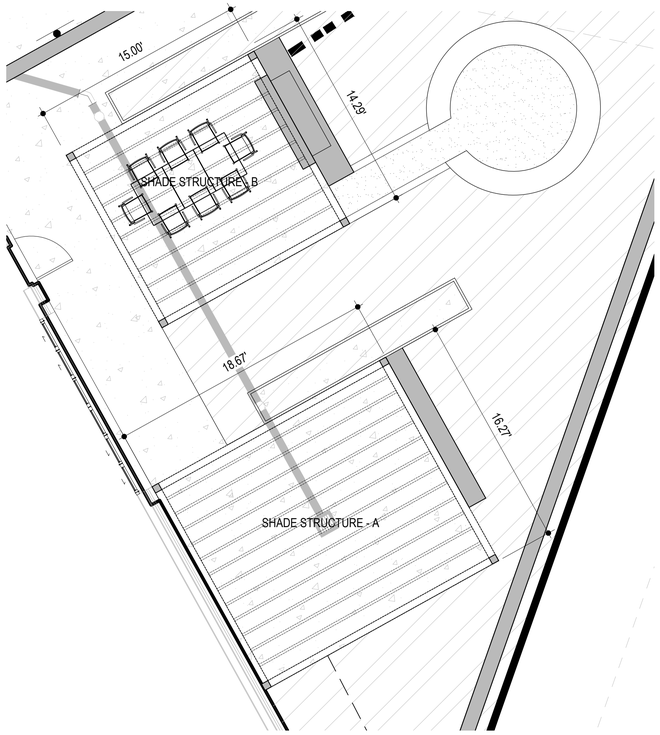
MANUF.: AMERICAN BICYCLE SECURITY (OR SIMILAR)
MODEL: WBB936374
MPN: 301-MEDGREY-THANDLE
COLOR: MEDGREY
MATERIAL: POLYESTER FIBERGLASS



ELEVATION

8 BIKE LOCKER

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



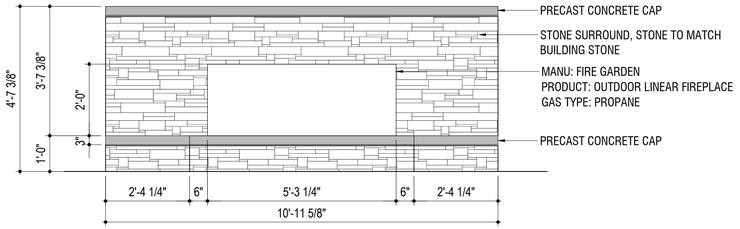
SHADE STRUCTURE ENLARGEMENT
SCALE: 1" = 5'-0"



MANUF.: STRUXURE (OR SIMILAR TO)
MODEL: PERGOLA X CLASSIC
MATERIALS: POWDER COATED METAL
COLOR: BRONZE

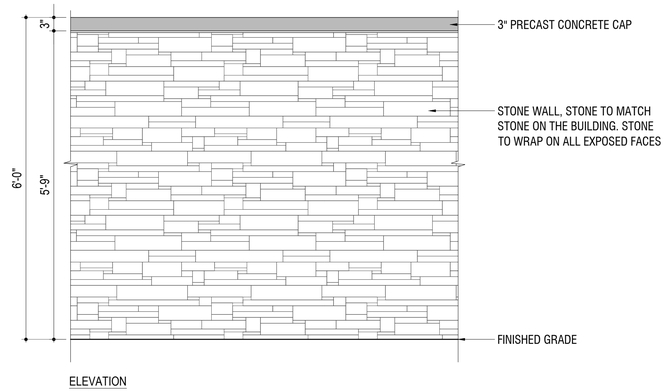
4 SHADE STRUCTURE

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



5 OUTDOOR FIREPLACE

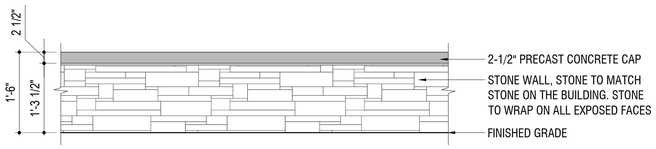
SCALE: 3/4" = 1'-0"



ELEVATION

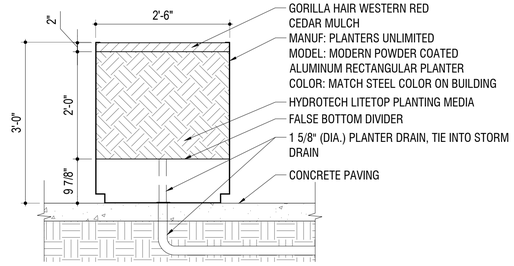
1 6' TALL STONE WALL

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



2 STONE SEAT WALL

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



3 METAL PLANTER

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

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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

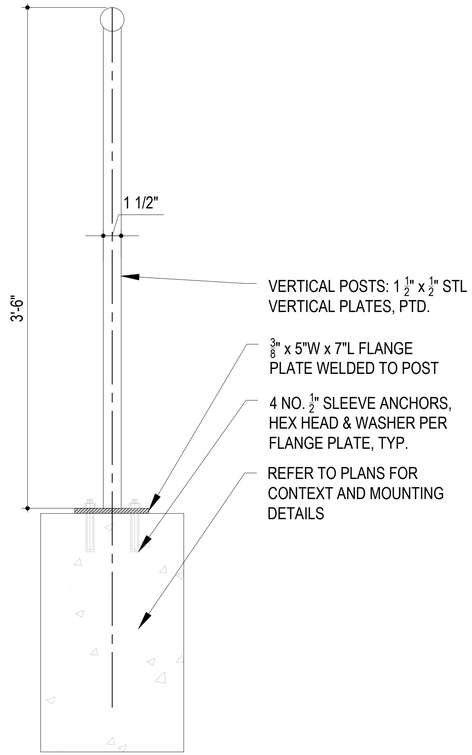
Site Details

SHEET NUMBER

9 of 16

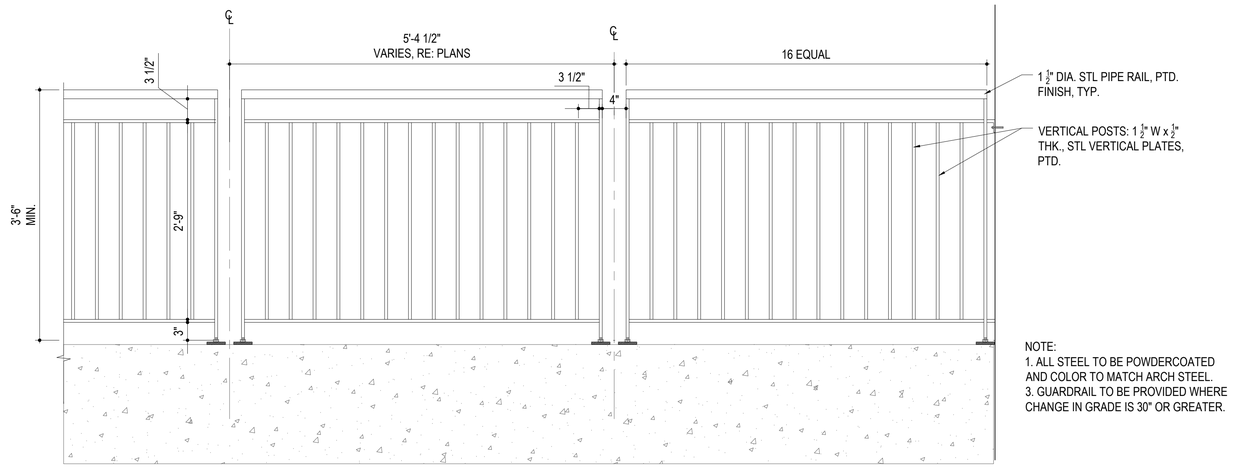
SITE DEVELOPMENT PLAN
LOT 6G-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0030

1/9/2026 3:32:47 PM
File Path:
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE



3 GUARDRAIL - SECTION

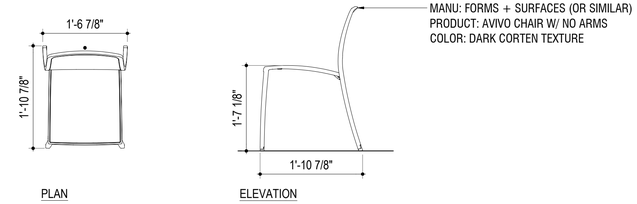
SCALE: 1/2" = 1'-0"



NOTE:
1. ALL STEEL TO BE POWDERCOATED AND COLOR TO MATCH ARCH STEEL.
3. GUARDRAIL TO BE PROVIDED WHERE CHANGE IN GRADE IS 30" OR GREATER.

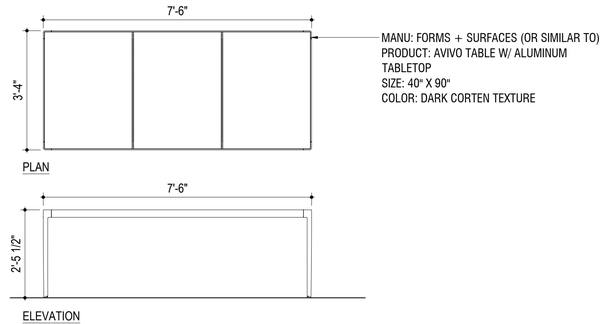
4 GUARDRAIL - ELEVATION

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



1 DINING CHAIRS

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



2 DINING TABLE

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

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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

Site Details

SHEET NUMBER

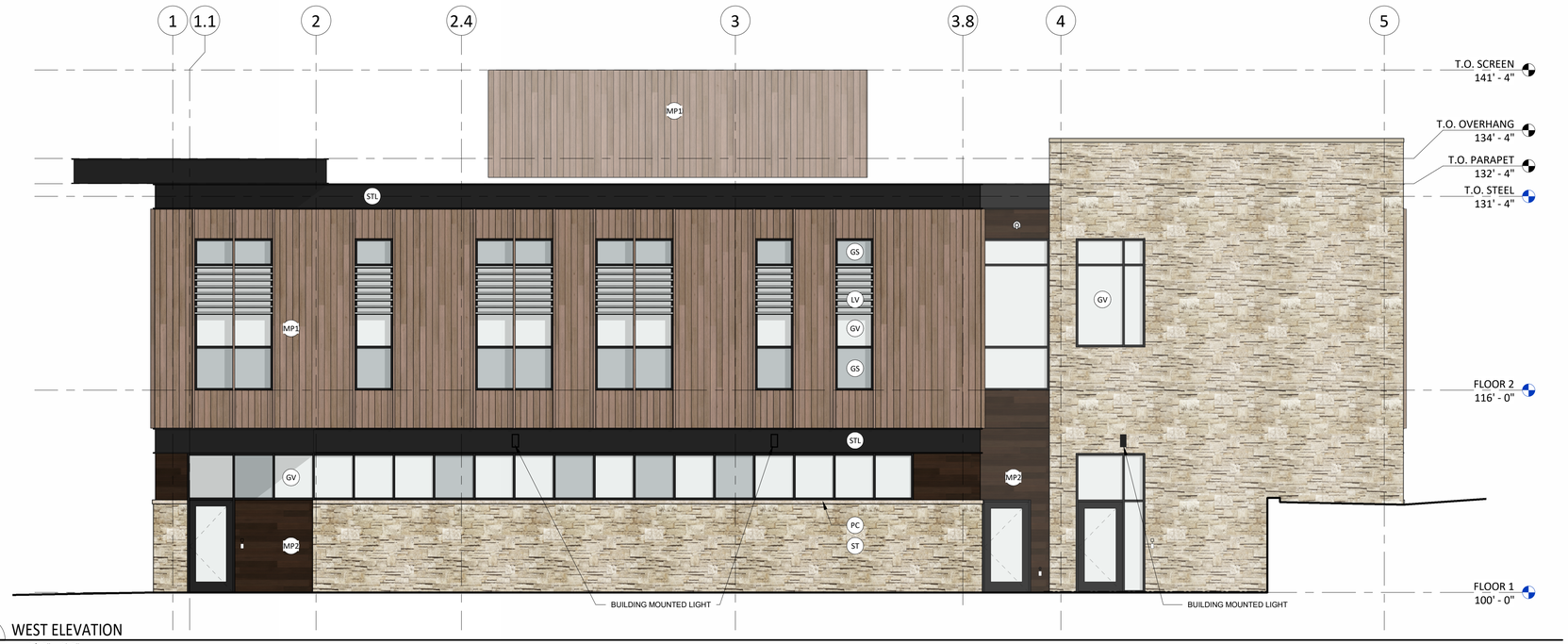
10 of 16

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

1/6/2026 3:32:47 PM
File Path
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE



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



2 WEST ELEVATION
A1.11 | 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
- MP3 — PREFINISHED METAL PANEL
- STL — STEEL BENT PLATE, PAINTED
- PC — PRECAST CONCRETE CAP/SILL
- LV — PREFINISHED ALUMINUM LOUVER SYSTEM
- GV — VISION GLASS
- GS — SPANDREL GLASS

MATERIALS BOARD


ADHERED STONE MASONRY


WOOD-LOOK METAL PANEL W/ VERTICAL BATTENS


PREFINISHED LAP SEAM METAL PANEL


ALL PREFINISHED & PAINTED METALS

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

B 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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

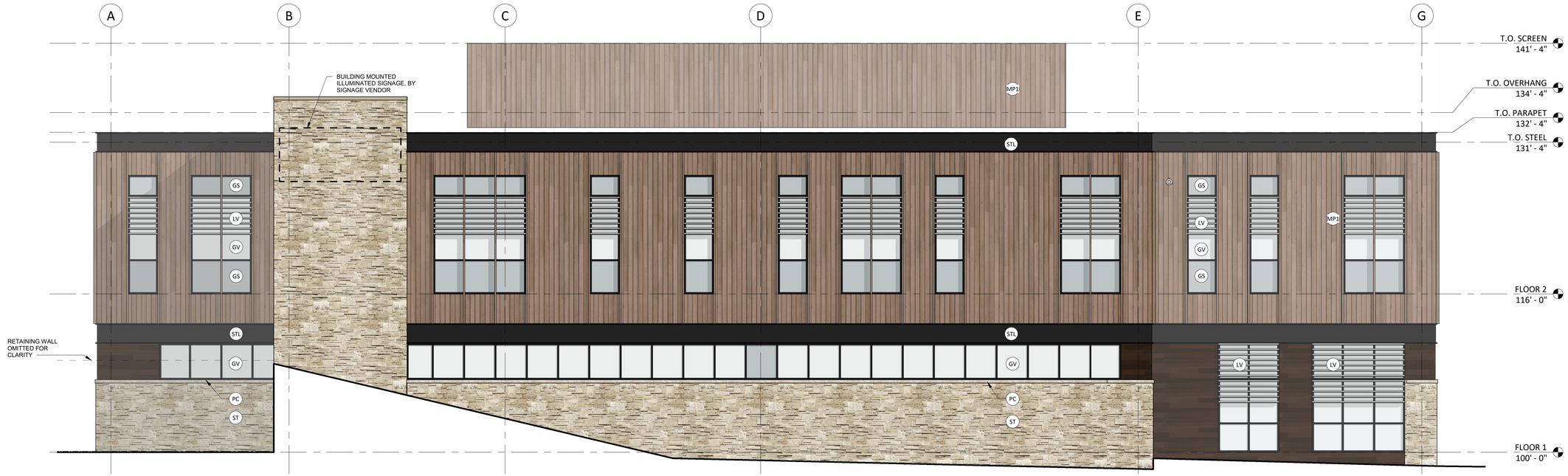
SHEET TITLE

ARCHITECTURAL ELEVATIONS

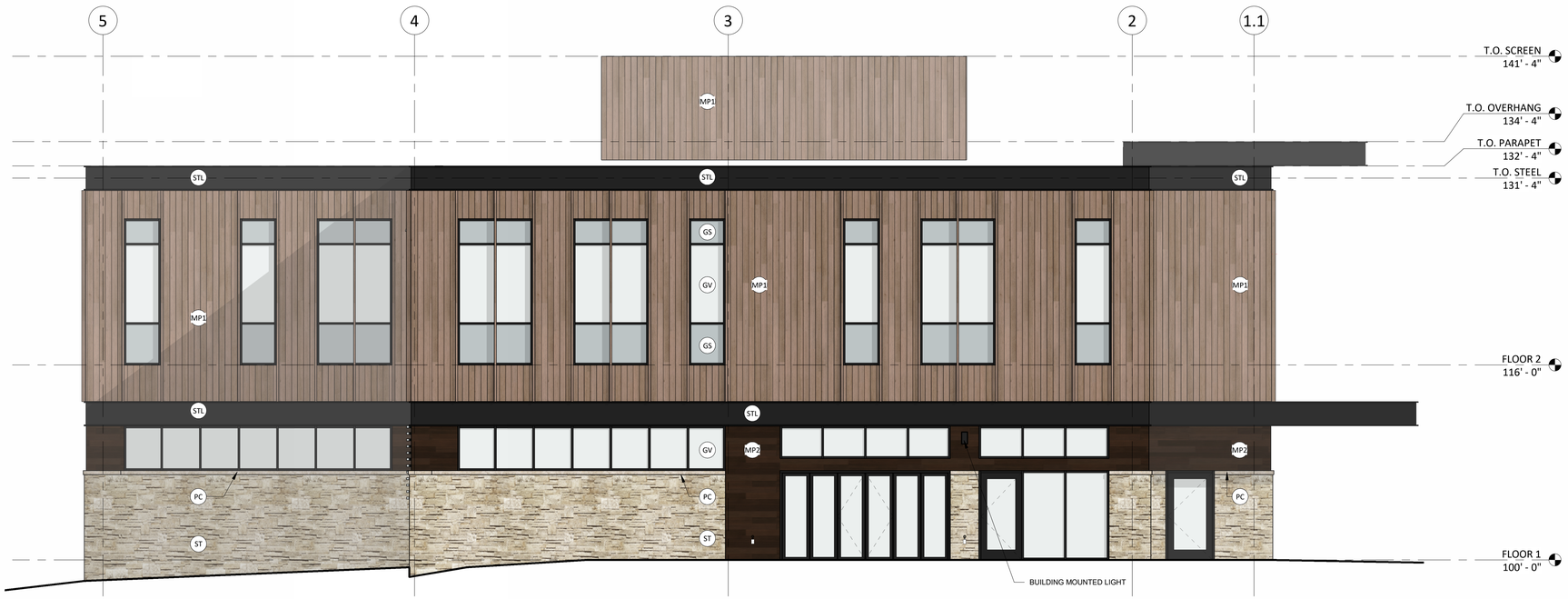
SHEET NUMBER

11 of 16

10/8/2026 1:26:29 PM
Autodesk Docs://260040.00 Healthspan CR MOB R26/260040.00 Healthspan CR MOB.rvt
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE



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
- MP3 — PREFINISHED METAL PANEL
- STL — STEEL BENT PLATE, PAINTED
- PC — PRECAST CONCRETE CAP/SILL
- LV — PREFINISHED ALUMINUM LOUVER SYSTEM
- GV — VISION GLASS
- GS — SPANDREL GLASS

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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

ARCHITECTURAL ELEVATIONS

SHEET NUMBER

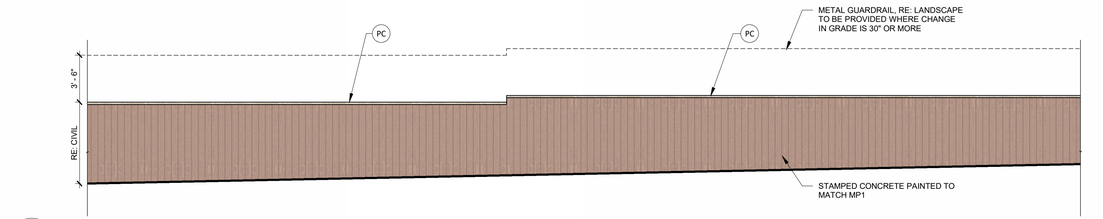
12 of 16

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

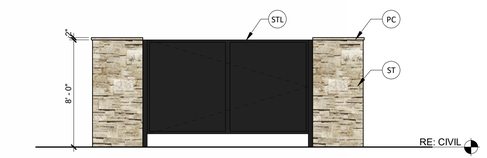
10/8/2026 1:31:44 PM
Autodesk Docs://260040.00 Healthspan CR MOB R26/260040.00 Healthspan CR MOB.rvt
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

EXTERIOR ELEVATION MATERIAL LEGEND

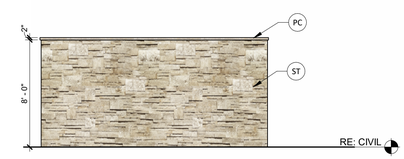
- ST — ADHERED STONE MASONRY
- MP1 — WOOD-LOOK METAL PANEL W/ VERTICAL BATTENS
- MP2 — PREFINISHED LAP SEAM METAL PANEL
- MP3 — PREFINISHED METAL PANEL
- STL — STEEL BENT PLATE, PAINTED
- PC — PRECAST CONCRETE CAP/SILL
- LV — PREFINISHED ALUMINUM LOUVER SYSTEM
- GV — VISION GLASS
- GS — SPANDREL GLASS



1 RETAINING WALL
13 3/16" = 1'-0"



2 TRASH ENCLOSURE NORTH
13 3/16" = 1'-0"



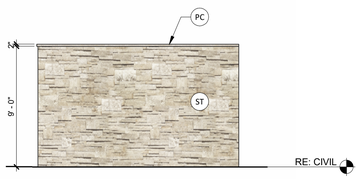
3 TRASH ENCLOSURE EAST
13 3/16" = 1'-0"



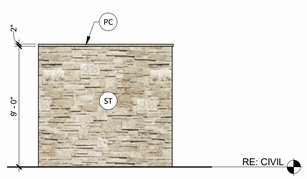
4 TRASH ENCLOSURE SOUTH
13 3/16" = 1'-0"



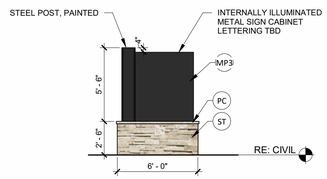
5 TRASH ENCLOSURE WEST
13 3/16" = 1'-0"



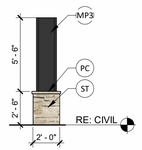
6 ENTITLEMENTS GENERATOR ENCLOSURE NORTH
A1.11 13 3/16" = 1'-0"



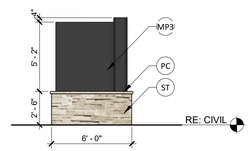
7 ENTITLEMENTS GENERATOR ENCLOSURE EAST
A1.11 13 3/16" = 1'-0"



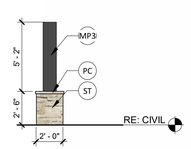
8 MONUMENT SIGN WEST
13 3/16" = 1'-0"



9 MONUMENT SIGN NORTH
13 3/16" = 1'-0"



10 MONUMENT SIGN EAST
13 3/16" = 1'-0"



11 MONUMENT SIGN SOUTH
13 3/16" = 1'-0"

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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

ARCHITECTURAL ELEVATIONS

SHEET NUMBER

13 of 16

10/8/2026 1:41:53 PM
Autodesk Docs://26040/40.00 Healthspan CR MOB R26\26040.00 Healthspan CR MOB.rvt
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

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



VIEW FROM VIRTUOSO LOOP - NORTH ELEVATION



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



VIEW FROM PARKING AREA - NORTHEAST CORNER

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 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

ARCHITECTURAL RENDERINGS

SHEET NUMBER

14 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

10/8/2026 1:32:35 PM
Autodesk Docs://260040.00 Healthspan CR MOB R26/260040.00 Healthspan CR MOB.rvt
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE



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. PARKING LOT LIGHTING IS TO BE CONTROLLED VIA PHOTOSENSOR AND TIMECLOCK. PARKING LOT POLE MOUNTED LIGHTS AS WELL AS BOLLARDS ARE TO BE TIMECLOCK CONTROL WITH AUTOMATIC DIM TO 50% FROM MIDNIGHT TO 6AM OR TO ONE HOUR BEFORE BUILDING OPEN. ALL BUILDING MOUNTED WALL PACKS AND CANOPY LIGHTING IS TO BE CONTROLLED VIA PHOTOSENSOR CONTROLS. 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.
   NON-RETAIL CANOPY: TO PROVIDE WAY FINDING FOR PERSONS ENTERING AND EXITING THE BUILDING.
   BUILDING MOUNTED ENTRY: TO PROVIDE SAFE PATHWAY AND LIGHTING FOR KEY BUILDING ENTRY LOCATIONS.
   WALKWAY LIGHTING: TO PROVIDE LIGHT ON PATHWAYS LEADING TO BUILDING ENTRY POINTS.
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.

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

Calculation Summary		List the Use Area / Zone Type				
Label	Calc Type	Units	Average	Min	Max	AVG Min Max
PARKING LOT	ILLUMINANCE	FC	1.79	0.2	4.9	8.95
NON-RETAIL CANOPY	ILLUMINANCE	FC	7.1	5.1	9.2	1.4
BUILDING MOUNTED ENTRY	ILLUMINANCE	FC	2.38	1.4	2.7	1.7
WALKWAY	ILLUMINANCE	FC	2.95	1.1	5	2.68

THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

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

B A
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

RMH GROUP
making a difference through engineering™
Mechanical • Electrical
Industrial • Sustainability
Denver // Phoenix
12600 West Colfax Avenue, Suite A-400
Lakewood, Colorado 80215
Phone 303-239-0909
www.rmhgroup.com
RMH Group project number 21646

© 2026

PROJECT 260040.00

HEALTHSPAN MEDICAL OFFICE BUILDING

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

SITE DEVELOPMENT PLAN

DATE 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

ELECTRICAL SITE PLAN & DETAILS

SHEET NUMBER

15 of 16



1 ES1.02 TYPE B2
SCALE: NONE



2 ES1.02 BOLLARD BASE
SCALE: NONE



3 ES1.02 TYPE PA1-3 AND PA1-5
SCALE: NONE



4 ES1.02 TYPE WA AND WB
SCALE: NONE



5 ES1.02 TYPE DA
SCALE: NONE



6 ES1.02 DB
SCALE: NONE

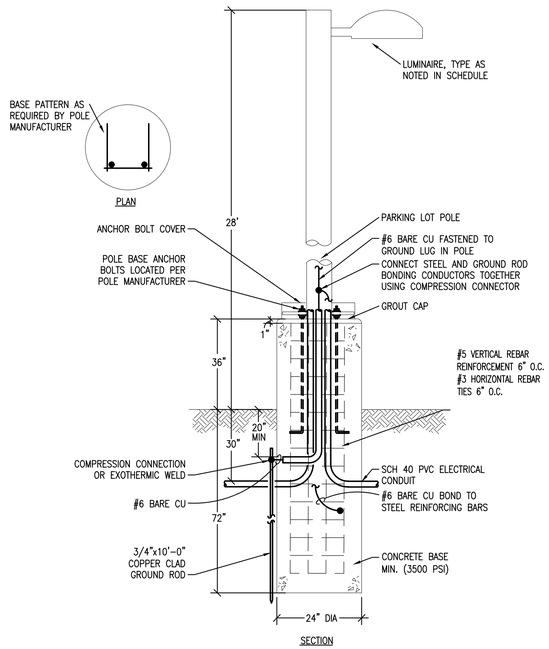
EXTERIOR LIGHTING CONTROL SEQUENCE OF OPERATION SCHEDULE

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% FROM MIDNIGHT TO 6AM; OR TO ONE HOUR BEFORE BUILDING OPEN.

Site Lumminary Summary Table

Luminaire												Lamps						
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
B2	BEGA	B84690	BOLLARD TOP: B84690-K3-BLK BOLLARD BASE: B84016-BLK	RECTANGULAR BOLLARD WITH 360 SHIELDING AND DRIVE THROUGH PROTECTED BASE	Y	TYPE 5	UNV	0-10V	21	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	Y	TYPE 5	UNV	0-10V	7	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	Y	TYPE 3	UNV	0-10V	4	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-145-3K7-5QW-UNV-BLK-SHD-2-HSS-360	PARKING AREA LUMINAIRE, DOUBLE HEAD, TYPE V SQUARE WIDE WITH FULL 360 SHEILDING. FACTORY LIMITED TO 5297 LUMENS.	Y	TYPE 5	UNV	0-10V	6	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	WALL SURFACE	13'-0" AFG	1	LED	19.9	2569	3000K/70+	1	BLACK
WB	BEACON	RWL1	RWL1-48L-10-3K7-3-UNV-BLK	ABOVE DOOR WALL PACK, TYPE 4	Y	TYPE 3	UNV	0-10V	2	WALL SURFACE	6'-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.



7 ES1.02 PARKING LOT POLE BASE DETAIL
SCALE: NONE

THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

RMH GROUP
making a difference through engineering℠
Mechanical • Electrical
Industrial • Sustainability
Denver // Phoenix
12600 West Colfax Avenue, Suite A-400
Lakewood, Colorado 80215
Phone 303-239-0909
www.rmhgroup.com

© 2026
RMH Group project number 21646

PROJECT 260040.00

HEALTHSPAN MEDICAL OFFICE BUILDING

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

SITE DEVELOPMENT PLAN

DATE 10/9/2026

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

LIGHTING SCHEDULES AND CUTSHEETS

SHEET NUMBER

16 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