

LEGAL DESCRIPTION

LOT 2, BLOCK 1, CASTLE ROCK HEALTH CAMPUS FINAL PLAT, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, RECEPTION NO. 9645871.

OWNERSHIP CERTIFICATE

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

C.R.H.I., LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: FREDERICK SCHUMANN AS MANAGER
SIGNED THIS 22nd DAY OF May, 2019

NOTARY BLOCK

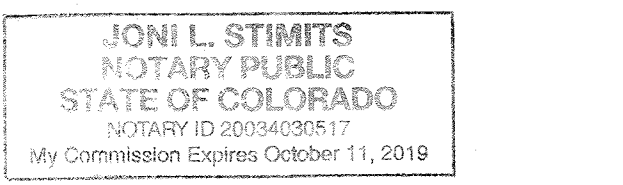
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF May, 2019

BY: Frederick Schumann AS manager OF C.R.H.I., LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-11-2019



TITLE CERTIFICATION

I, Brenda Sue Lee, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, 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

Land Title Guarantee Company

TITLE COMPANY

SIGNED THIS 22nd DAY OF May, 2019

NOTARY BLOCK

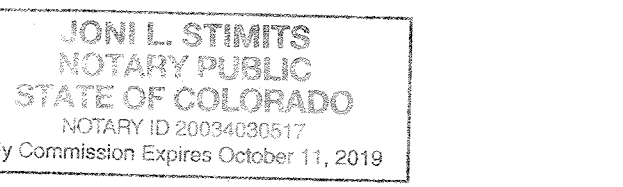
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF May, 2019

BY: Brenda Sue Lee AS Authorized Representative OF CASTLE ROCK DEVELOPMENT COMPANY, Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-11-2019

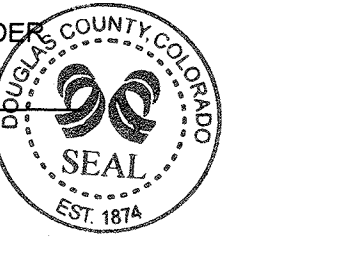


DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:28 AM ON THE 16th DAY OF JUNE, 2019 AT RECEPTION NO. 2019032071.

DOUGLAS COUNTY CLERK AND RECORDER

BY: Telayne Poir DEPUTY

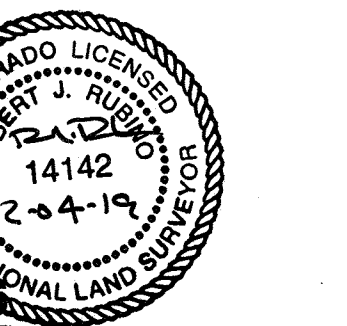


SURVEYOR'S CERTIFICATE

I, Robert J. Rubino, A REGISTERED 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.

REGISTERED LAND SURVEYOR

DATE: 2019



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

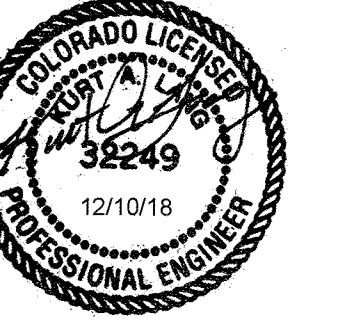
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 23rd DAY OF MAY, 2018

DIRECTOR OF DEVELOPMENT SERVICES

CIVIL ENGINEER'S STATEMENT

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

KURT A. LANG PE #32249



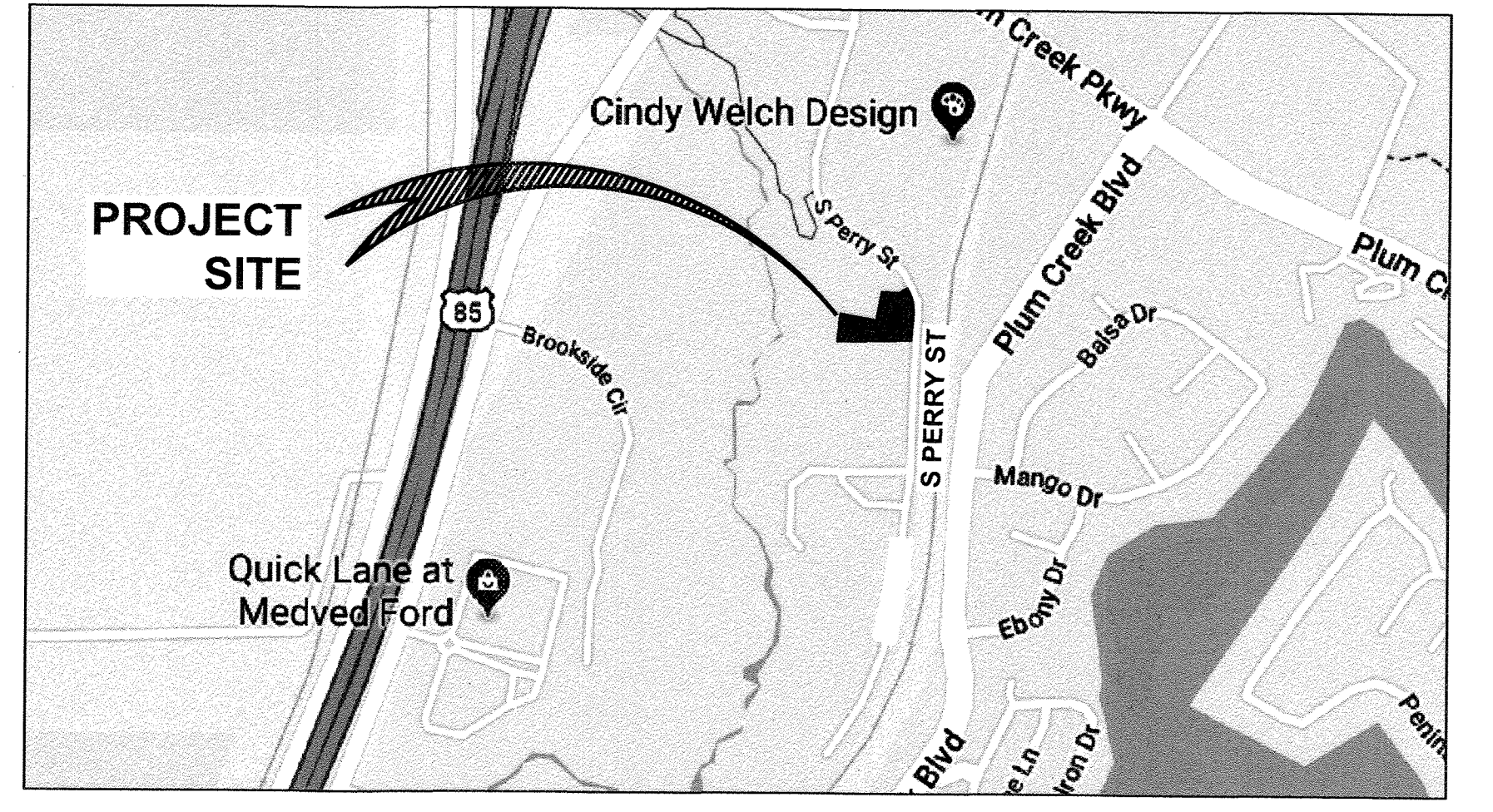
SITE DEVELOPMENT PLAN

BROOKSIDE FILING NO. 1

SITUATED IN LOT 2, BLOCK 1, CASTLE ROCK HEALTH CAMPUS

BEING THE NW 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP 1"=1000'

PROJECT SUMMARY TABLE

Table with 4 columns: ITEM, SFT, AC, %. Rows include TOTAL GROSS SDP PROJECT AREA, BUILDING 1st FLOOR, HARDSCAPE, PARKING LOT, LANDSCAPE, and TOTAL.

* TOTAL BUILDING AREA INCLUDING 2ND FLOOR = 28704 SFT

Table with 3 columns: ZONING, REQUIRED, PROPOSED. Shows Brookside Business Park Planned Development vs No Change.

Table with 3 columns: BROOKSIDE PD GROUND CONVERGENCE, 263,170 SFT EXISTING, 14,376 SFT PD REQUIRES MAX OF 3,168,380 sft. PROPOSED TOTAL = 277,546

Table with 3 columns: BUILDING HEIGHT (50' MAX, 35'-7"), PARKING LOT LANDSCAPING (1,380 SF MIN, 2,353 SF), FLOOR AREA RATIO (1.5 MAX, 0.29)

Table with 3 columns: SETBACKS (NORTH 0', WEST 0', EAST 0', SOUTH 0'), NORTH 12.6', WEST 39.7', EAST 78.6', SOUTH 26.2'

Table with 3 columns: PARKING (NURSING HOME: 1 SP/5 BEDS (32 BEDS PROVIDED) 7, 7; 1 SP/EMPLOYEE @ MAX STAFF 24, 25; FUTURE 6 ADDITIONAL BEDS 2, 2; TOTAL 33, 34)

Table with 3 columns: HANDICAP PARKING (HC include in the 34 provided) 2, 7

SINGLE FAMILY EQUIVALENT (SFE) = 0.0005/SF = 0.0005 * 4,358=2.2 SFE'S FOR THIS PROJECT

NOTES:

- 1. A "NO-RISE" CERTIFICATION (OR FLOODPLAIN MODIFICATION STUDY) MUST BE PROVIDED PRIOR TO APPROVAL OF THE CD'S.
2. A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF CONSTRUCTION AND/OR GESC PERMITS FOR ACTIVITIES WITHIN THE FLOODPLAIN.
3. MINIMUM 2' FREEBOARD REQUIRED FOR ALL STRUCTURES ADJACENT TO THE FLOODPLAIN

SHEET INDEX

- 1 COVER SHEET
2 SITE PLAN
3 GRADING PLAN
4 UTILITY PLAN
5 LANDSCAPE NOTES AND SCHEDULE
6 LANDSCAPE PLAN
7 EXTERIOR ELEVATIONS
8 EXTERIOR ELEVATIONS
9 PHOTOMETRIC SITE PLAN
10 LIGHTING CUT SHEETS

BASIS OF BEARINGS

NORTH 89°04'13" EAST ALONG THE NORTH LINE OF LOT 1, BLOCK 1, BROOKSIDE FILING NO. 1

BENCHMARK

SITE BENCHMARK IS NGS BM Y 396 / PID KK1332, STAINLESS STEEL ROD IN 5" LOGO BOX JUST EAST OF 125 FRONTAGE ROAD AT MILE MARKER 180. NAVD DATUM ELEVATION 6276.49.

TOWN OF CASTLE ROCK GENERAL NOTES

- 1. 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.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. FLOOD ZONE: THE WESTERN PORTION SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100-YEAR & 500-YEAR FLOOD PLAIN PER FEMA FIRM MAP PANEL NO. 08035C0301G, DATED MARCH 16, 2016. THE AREA IS STATED TO BE A "SPECIAL FLOOD HAZARD AREA" SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE & SHADED ZONE X.
5. 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.
6. 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.
7. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
11. THIS SITE IS ZONED BROOKSIDE BUSINESS PARK PLANNED DEVELOPMENT
12. 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.
13. 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, ELECTRICAL LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
14. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
15. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

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. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHTING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

ARCHITECT/LANDSCAPE

HORD COPLAN MACHT 1331 NINETEENTH STREET DENVER, COLORADO 80202 (303) 607-0977

CIVIL ENGINEER

ROTH LANG ENGINEERING GROUP, LLC 7853 EAST ARAPAHOE COURT, STE. 2500 CENTENNIAL, CO 80112 (303) 841-9365

SURVEYOR

RUBINO SURVEYING 11945 AIRPORT WAY BROOMFIELD, COLORADO 80021 (303) 464-9515

APPLICANT/OWNER

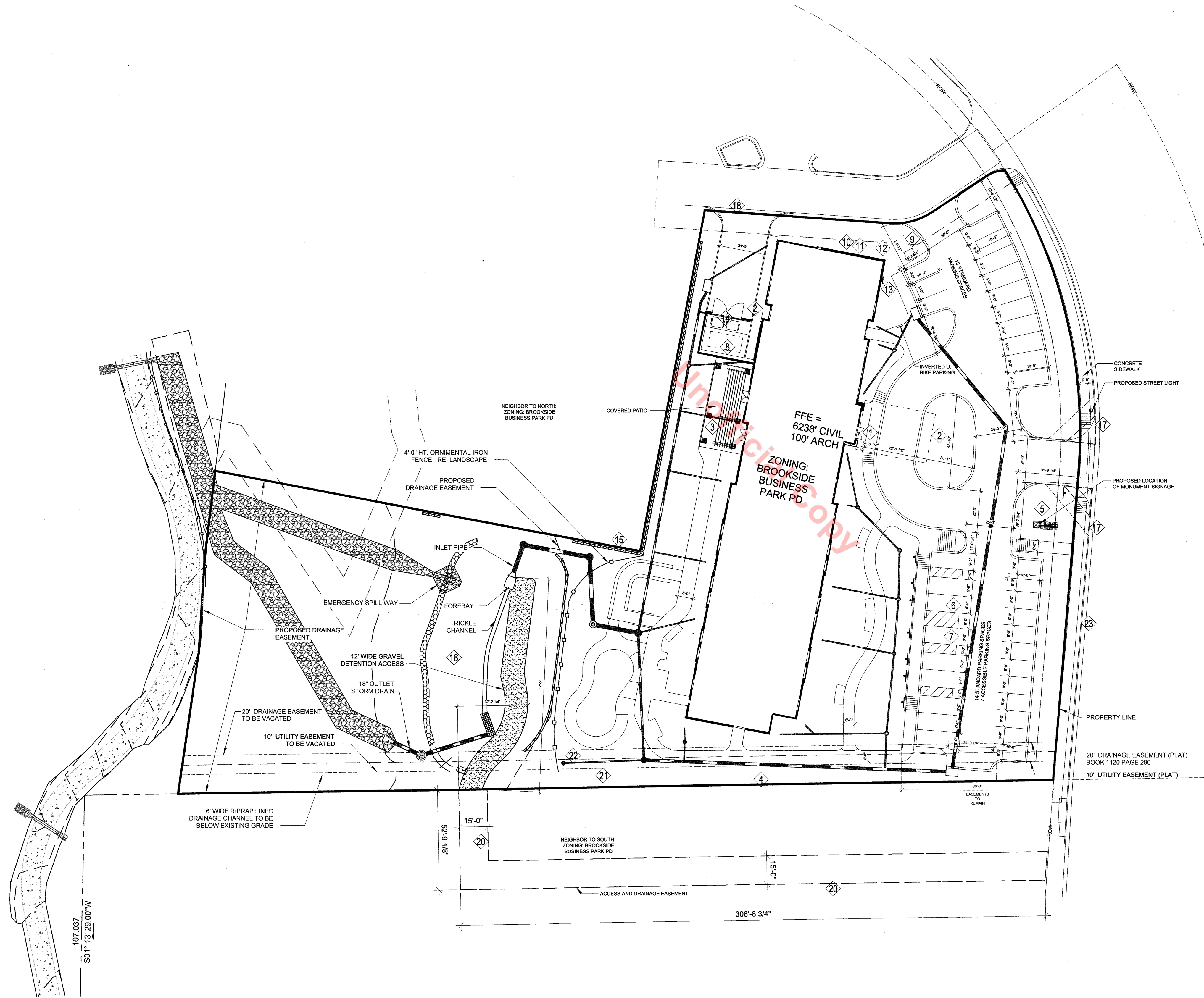
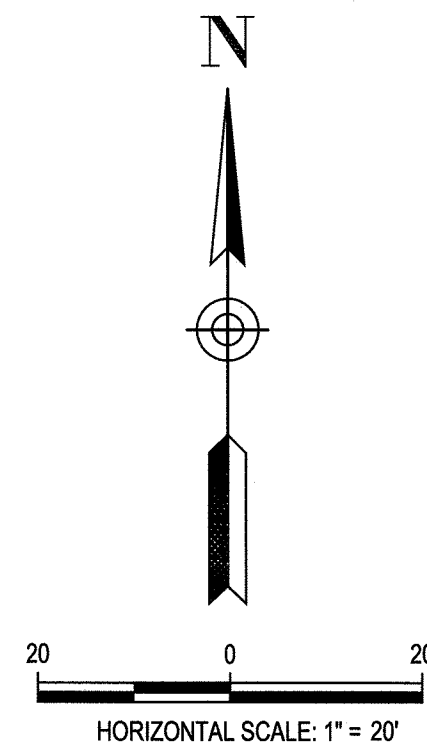
C.R.H.I., LLC 1297 SOUTH PERRY STREET CASTLE ROCK, CO 80104 (303) 888-2500

Vertical sidebar containing: ROTH LANG ENGINEERING GROUP, LLC (7853 E. ARAPAHOE COURT, SUITE 2500, CENTENNIAL, CO 80112, PHONE: 303-841-9365); C.R.H.I., LLC (1297 South Perry Street, Castle Rock, Colorado 80104); CASTLE ROCK SKILLED NURSING CENTER (CASTLE ROCK HEALTH CAMPUS); SCALE: AS SHOWN; FILE NO.: 170601; DRAWN BY: KAL; CHECKED BY: KAL; DATE: NOVEMBER 20, 2018; SHEET NUMBER: 1 OF 10; SDP17-0041

SITE DEVELOPMENT PLAN

BROOKSIDE FILING NO. 1
 SITUATED IN LOT 2, BLOCK 1, CASTLE ROCK HEALTH CAMPUS
 BEING THE NW 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET NOTES - SITE PLANS	
NOTE #	NOTE
1	MAIN ENTRANCE
2	ROOF ABOVE
3	TRELLIS ABOVE
4	FUTURE ADDITION
5	MONUMENT SIGN
6	VAN ACCESSIBLE PARKING, W/ POLE MOUNTED SIGNAGE
7	ACCESSIBLE PARKING, W/ POLE MOUNTED SIGNAGE, TYP.
8	GENERATOR/GENERATOR ENCLOSURE
9	TRANSFORMER
10	GAS METER
11	ELECTRICAL METER
12	WATER METER
13	2 WAY FIRE DEPARTMENT CONNECTION
14	GREASE INTERCEPTOR
15	RETAINING POND
16	RETAINING WALL
17	VIEW TRIANGLE
18	28' INGRESS/EGRESS EASEMENT
20	ACCESS EASEMENT
21	10' UTILITY EASEMENT - TO BE VACATED
22	20' DRAINAGE EASEMENT - TO BE VACATED
23	EXISTING FIRE HYDRANT
24	DUMPSTER

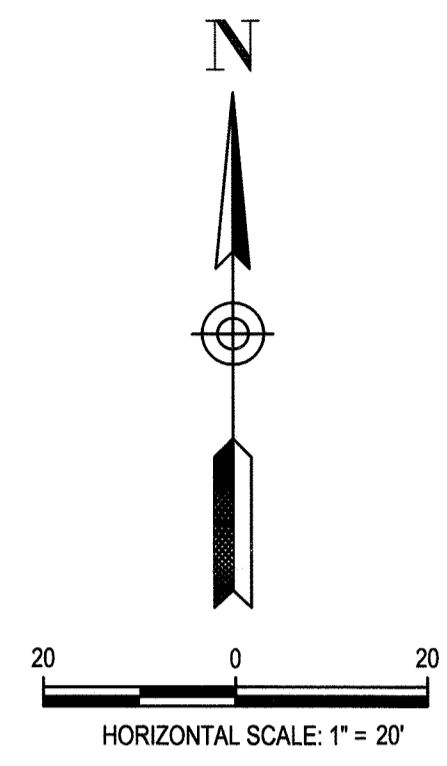


1 SITE PLAN
 1" = 30'-0"

PROTH LANG ENGINEERING GROUP, LLC							
7853 E. ARAPAHOE COURT, SUITE 2500 CENTENNIAL, CO 80112 PHONE: 303-941-9865							
C.R.H.I., LLC. 1297 South Perry Street Castle Rock, Colorado 80104							
CASTLE ROCK SKILLED NURSING CENTER CASTLE ROCK HEALTH CAMPUS INDEX, ABBREVIATIONS, GENERAL NOTES, SYMBOLS, LEGEND							
DRAWN BY:	SC	CHECKED BY:	JMS	DATE:	May 15, 2019	SCALE:	AS SHOWN
FILE NO.:	170601						
SHEET NUMBER							
2 OF 10							

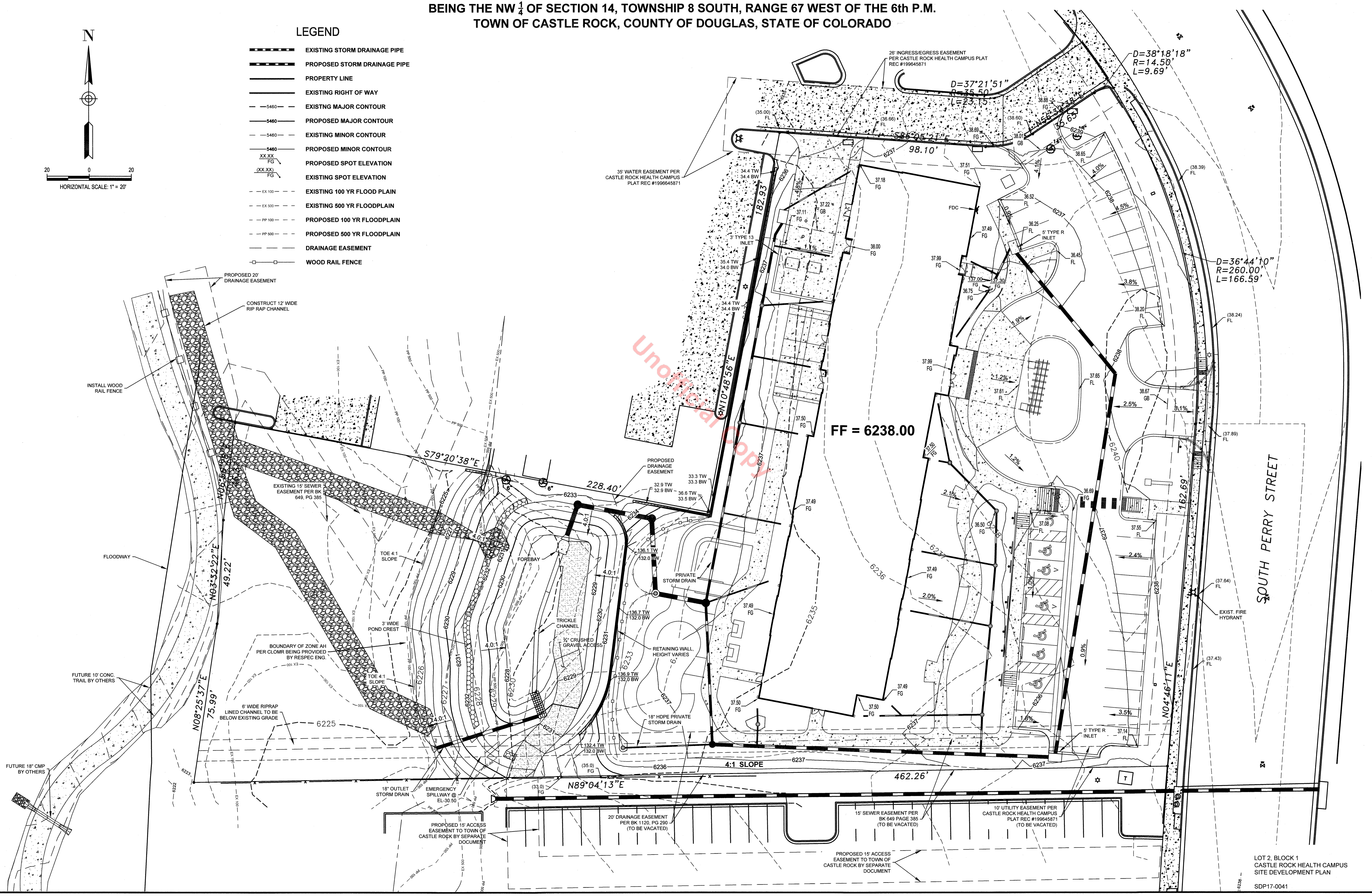
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING 100 YR FLOOD PLAIN
- EXISTING 500 YR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- PROPOSED 500 YR FLOODPLAIN
- DRAINAGE EASEMENT
- WOOD RAIL FENCE



No.	Revisions	Date	Init.	Appr.	Date

ROTH LANG
ENGINEERING GROUP, LLC
7885 E. ARAPAHOE COURT, SUITE 2500
DENVER, CO 80231
PHONE: 303-641-9885

C.R.H.I., LLC.
1297 South Perry Street
Castle Rock, Colorado 80104

CASTLE ROCK SKILLED NURSING CENTER
CASTLE ROCK HEALTH CAMPUS

GRADING PLAN

DRAWN BY:	SCALE:	AS SHOWN	FILE NO. 170601
CHECKED BY: KAL			
DATE: May 15, 2019			

SHEET NUMBER

3 OF 10

LOT 2, BLOCK 1
CASTLE ROCK HEALTH CAMPUS
SITE DEVELOPMENT PLAN
SDP17-0041

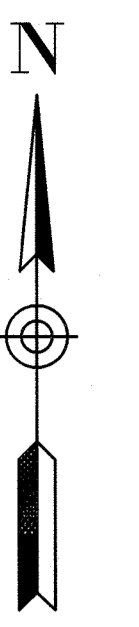
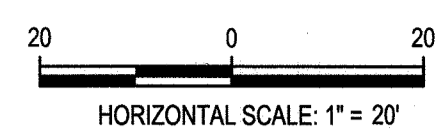
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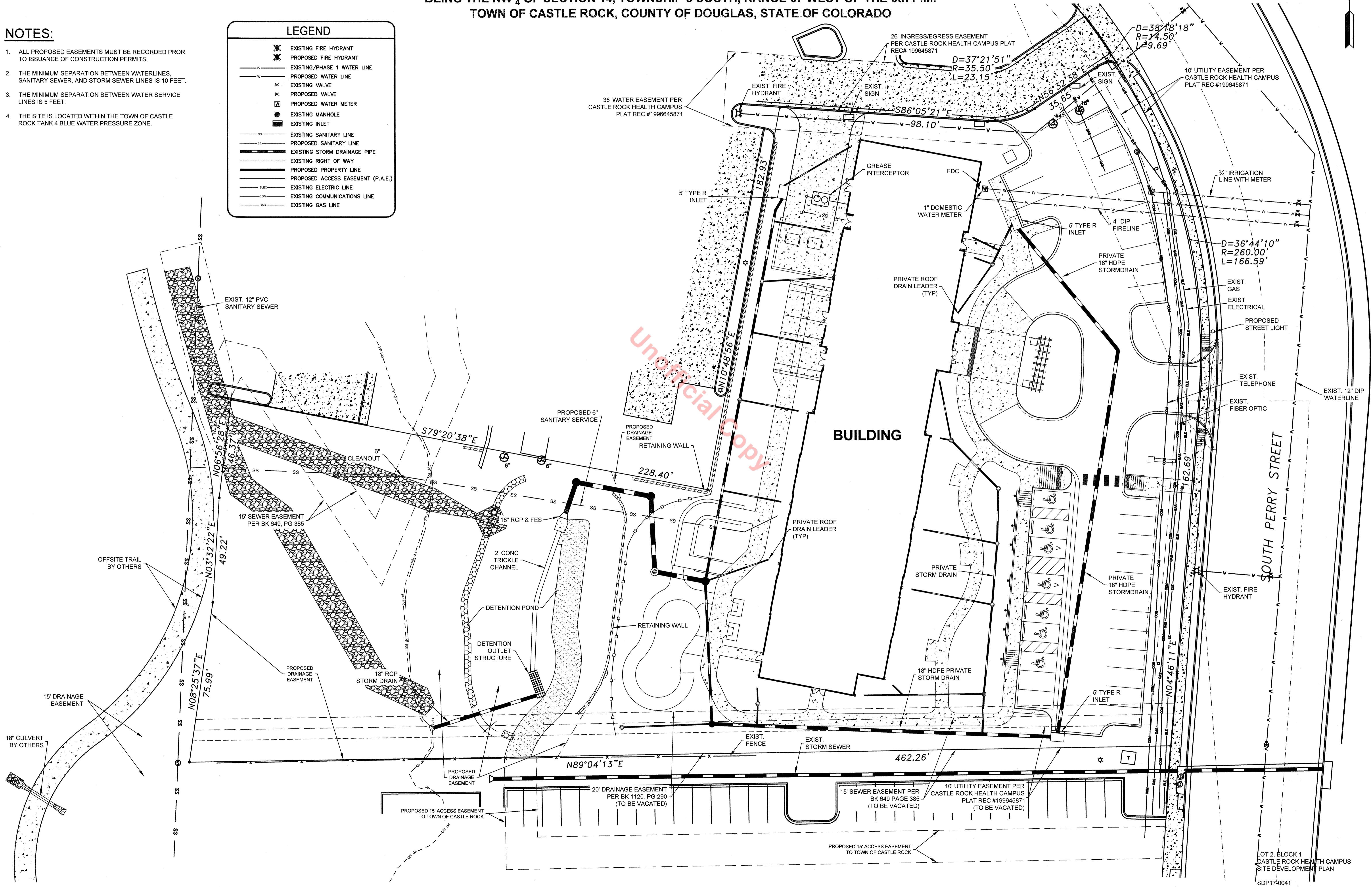
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRO TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER, AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK TANK 4 BLUE WATER PRESSURE ZONE.

LEGEND	
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING/PHASE 1 WATER LINE
	PROPOSED WATER LINE
	EXISTING VALVE
	PROPOSED VALVE
	PROPOSED WATER METER
	EXISTING MANHOLE
	EXISTING INLET
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING STORM DRAINAGE PIPE
	EXISTING RIGHT OF WAY
	PROPOSED ACCESS EASEMENT (P.A.E.)
	EXISTING ELECTRIC LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING GAS LINE



 PROTH LANG ENGINEERING GROUP, LLC 7853 E. ARAPAHOE COURT, SUITE 2500 CENTENNIAL, CO 80112 PHONE: 303-841-9885	
CASTLE ROCK SKILLED NURSING CENTER CASTLE ROCK HEALTH CAMPUS UTILITY PLAN	C.R.H.I., LLC. 1297 South Perry Street Castle Rock, Colorado 80104
SCALE: AS SHOWN	FILE NO: 170601
DRAWN BY: AS SHOWN	CHECKED BY: KAL
DATE: May 15, 2019	SHEET NUMBER 4 OF 10
SHEET NO. Revisions Date Init. Date Appr. Date	

LOT 2, BLOCK 1
 CASTLE ROCK HEALTH CAMPUS
 SITE DEVELOPMENT PLAN
 SDP17-0041

SITE DEVELOPMENT PLAN

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SITUATED IN LOT 2, BLOCK 1, CASTLE ROCK HEALTH CAMPUS

BEING THE NW 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

hord | coplan | macht

1331 Nineteenth Street
Denver, CO. 80202 P 303.607.0977
www.hcm2.com



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HYDROZONE		RAT	97	RATBIDA COLUMNIFERA 'MEXICAN HAT' / PRAIRE CONEFLOWER	1 GAL	1-2	
	ABM	4	ACER X FREEMANI 'JEFFSRED' / AUTUMN BLAZE MAPLE	B & B	2.5" CAL	3-4 (TURF)		RUD	37	RUDBECKIA FULGIDA 'GOLDSTRUM' / CONEFLOWER	1 GAL	2-3	
								SAL	86	SALVA ARGENTEA 'ARTEMIS' / SILVER SAGE	1 GAL	2	
								SAV	9	SALVA VERTICILLATA 'PURPLE RAIN' / PURPLE RAIN SAGE	1 GAL	2	
	CCA	5	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	2" CAL	3		EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	GAL	HYDROZONE
								ACP	3	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA	5 GAL	2	
	CCI	1	CRATAEGUS CRUS-GALLI INERMIS TM / THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL	1-2		PMS	2	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	5 GAL	2	
								ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	GAL	HYDROZONE
	GTI	9	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2.5" CAL	2-3		AND	59	ANDROPOGON GERARDII / BIG BLUE STEM	5 GAL	1-2	
								BOU	159	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	5 GAL	1-2	
								CAK	15	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL	2-3	
								FGE	5	FESTUCA GLAUCA 'ELLIAN BLUE' / BLUE FESCUE	5 GAL	2-3	
	QRU	2	QUERCUS RUBRA / RED OAK	B & B	2.5" CAL	2-3		HEL	39	HELICTOTRICHON SEMPERVIRENS 'AVENA' / AVENA OAT GRASS	5 GAL	2-3	
								MSY	45	MISCANTHUS SINENSIS 'YAKU JIMA' / YAKU JIMA DWARF MAIDEN GRASS	5 GAL	3	
								PVS	5	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	5 GAL	2	
								PEK	59	PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS	5 GAL	2-3	
								SSM	18	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS	5 GAL	1-2	
								SOR	41	SORGHASTRUM NUTANS 'THIN MAN' / THIN MAN INDIAN GRASS	5 GAL	1-2	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HYDROZONE							
	JUN CO2	5	JUNIPERUS SCOPIULORIUM 'COLOGREEN' / JSC	B & B	6"-8" HT	1-2							
	JSM	6	JUNIPERUS SCOPIULORIUM 'MOONGLOW' / MOONGLOW JUNIPER	B & B	6"-8" HT	1-2							
	PIN	3	PINUS ARISTATA / BRISTLEcone PINE	B & B	8"-10"	1-2							
	PFL	3	PINUS FLEXILIS / LIMBER PINE	B & B	6"-8" HT	1-2							
	PPO	3	PINUS PONDEROSA / PONDEROSA PINE	B & B	6"-8" HT	1-2-3							
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	GAL	HYDROZONE								
	AMO	4	AMORPHA NANA / FALSE INDIGO	5 GAL	1								
	AXC	15	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA	5 GAL	2								
	FOR	12	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	5 GAL	1-2-3								
	JUH	38	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL	2								
	JSA	29	JUNIPERUS SABINA 'ARCADIA' / ARCADIA JUNIPER	5 GAL	2								
	JUN	13	JUNIPERUS X MEDIA 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL	2								
	PHI	5	PHILADELPHUS LEWISII 'CHEYENNE' / LEWIS MOCK ORANGE	5 GAL	3								
	PRP	27	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL	2-3								
	RHU	21	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	1-2								
	ROS	6	ROSA WOODSII / MOUNTAIN ROSE	5 GAL	1-2								
	SJA	6	SPIRAEA JAPONICA 'ANTHONY WATERER' / JAPANESE SPIREA	5 GAL	3								
	SYR	24	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC	5 GAL	2-3								
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	GAL	HYDROZONE								
	AGC	97	AGASTACHE CANA 'DOUBLE BUBBLE' / DOUBLE BUBBLE MINT	1 GAL	1-2								
	AGR	25	AGASTACHE RUPESTRIS / THREADLEAF GIANT HYSSOP	1 GAL	2-3								
	ALC	11	ALCEA ROSEA 'NIGRA' / BLACK HOLLYHOCK	1 GAL	1-2								
	ALG	12	ALLIUM GIGANTEUM 'GLOBEMASTER' / GIANT ALLIUM	1 GAL	2-3								
	ASC	58	ASCLEPIAS SPECIOSA / SHOWY MILKWEED	1 GAL	2-3								
	ECP	49	ECHINACEA PALLIDA / PALE PURPLE CONEFLOWER	1 GAL	3								
	EPP	61	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL	2-3								
	EPM	57	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	1 GAL	2-3								
	HSO	67	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	1-2								
	LAV	7	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	1 GAL	3								
	LIA	27	LIATRIS PUNCTATA / DOTTED GAYFEATHER	1 GAL	1-2								
	MOF	24	MONARDA FISTULOSA 'JACOB CLINE' / BEE BALM	1 GAL	2-3								
	ORI	24	ORIGANUM LAEVIGATUM 'HERRENHAUSEN' / ORNAMENTAL OREGANO	1 GAL	1-2								
	PEI	30	PENSTEMON EATONII / FIRECRACKER PENSTEMON	1 GAL	2								
	PER	29	PEROVSKIA ATRIPLEXIFOLIA 'FILIGRAN' / RUSSIAN SAGE	1 GAL	1-2								

Irrig. Zone	Plant Name	App Rate	Zone	% of	IA	LWUR	TA	CLWUR
		(inches/month)	(V,L,L,Mod,H,W)	Total Area	(Irrigated area in sq ft for each zone)	(Landscape Water Use Rating)	(Total Area of all Irrigation Landscape Zones)	(LWUR x IA/TA)
DRIP / SPRAY	TREES/SHRUBS AND IRRIGATED SEED / WILDFLOWERS	5 - 10	LOW	69.70%	23,818	1.0 - 3.0	34,172	1.39
SPRAY	SOD	10 - 15	MODERATE	30.30%	10,354	3.0 - 4.5	34,172	1.14
TOTALS				100%			Total of the CLWUR =	2.53

Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional CRAIG STOFFEL
 Town of Castle Rock Registration # 17-2283 State of Colorado License Landscape Architect # LA-1041
 Company Name HORD | COPLAN | MACHT Address 1331 19th Street, Denver, CO 80202
 Phone (303) 607-0977 Email CSTOFFEL@HCM2.COM Date 07/10/2018
 PROJECT NAME CASTLE ROCK SKILLED NURSING CENTER - CASTLE ROCK HEALTH CAMPUS

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
99,498 SF	43,271 SF (includes undisturbed area on west side of site)	NATURE'S PRAIRIE TURF GRASS (15,680 SF) MEADOW GRASS SEED (10,290 SF) WILDFLOWER SEED MIX (1,320 SF)	3,250 SF	20	37	30	121	4	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
13,797 SF	2,353 SF	34	0	0	N/A	3	3	6	61

STREET	LINEAR FEET	PROPOSED AREA (TREE LAWN)	REQUIRED TREES (1 PER 40')	PROPOSED TREES	REQUIRED SHRUBS (4 PER TREE)	PROPOSED SHRUBS
SOUTH PERRY STREET	329 LF	4,720 SF	8	4*	32	44*

- *NOTES:
 1. PROPOSED STREET TREE NUMBERS ARE LESS THAN REQUIRED DUE TO EXISTING UTILITIES AND LEFT TURN SIGHT DISTANCE TRIANGLE.
 2. PROPOSED SHRUB NUMBERS INCLUDE ORNAMENTAL GRASSES (BUT NOT FLOWERING PERENNIALS) AT BOTH SIDES OF VEHICULAR ENTRY ADJACENT TO ROW. AREA OF QUANTIFICATION IS BETWEEN ROW SIDEWALK AND PARKING CURB ALIGNMENT (PARALLEL TO STREET).
 3. PROPOSED SHRUBS WITHIN THE SIGHT DISTANCE TRIANGLE HAVE 30" MAXIMUM MATURE HEIGHT TO ENSURE VISIBILITY.

CASTLE ROCK STANDARD NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- 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.

PLANTING NOTES

- REFER TO SHEET 6 OF 10 FOR PLANTING AND TREE LAYOUT
- CONTRACTOR TO SEED ALL OTHER AREAS NOT NOTED ON THE DRAWINGS THAT ARE DISTURBED DURING CONSTRUCTION
- PROPOSED PLANTS WITHIN THE SIGHT DISTANCE TRIANGLE ARE DESIGNED TO REACH A MAXIMUM HEIGHT OF 30 INCHES.

CRAIG STOFFEL (17-1041)
 REGISTERED LANDSCAPE ARCHITECT
 STATE OF COLORADO

LOT 2, BLOCK 1
 CASTLE ROCK HEALTH CAMPUS
 SITE DEVELOPMENT PLAN

SDP17-0041

NOT FOR CONSTRUCTION

PROTH LANG ENGINEERING GROUP, LLC 7853 E. ARAPAHOE COURT, SUITE 2500 CENTENNIAL, CO 80112 PHONE: 303-841-9385	C.R.H., LLC. 1297 South Perry Street Castle Rock, Colorado 80104	CASTLE ROCK SKILLED NURSING CENTER CASTLE ROCK HEALTH CAMPUS LANDSCAPE NOTES AND SCHEDULE	SCALE: AS SHOWN FILE NO: 170601	DRAWN BY: CM CHECKED BY: RB DATE: December 18, 2018	SHEET NUMBER 5 OF 10
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LANDSCAPE KEY

SYMBOL	TYPE	HYDRO ZONE*	IRRIGATION*
	LANDSCAPE AREA WITH SHRUBS & TREES SEE SHEET 5 FOR PERCENTAGES	M	DRIP
	IRRIGATED 'NATURE'S PRAIRIE' TURF	M	SPRAY
	NON-IRRIGATED SEED MIX	V	NONE
	IRRIGATED MEADOW GRASS SEED	L	SPRAY
	IRRIGATED WILDFLOWER SEED MIX	L	DRIP/SPRAY
	NON-IRRIGATED DRY ZONE AROUND BUILDING	V	NONE

*AS PER THE CASTLE ROCK LANDSCAPE AND IRRIGATION MANUAL
 **SEE SHEET 5 FOR PERCENTAGES OF VEGETATION TYPE AND CANOPY TREES



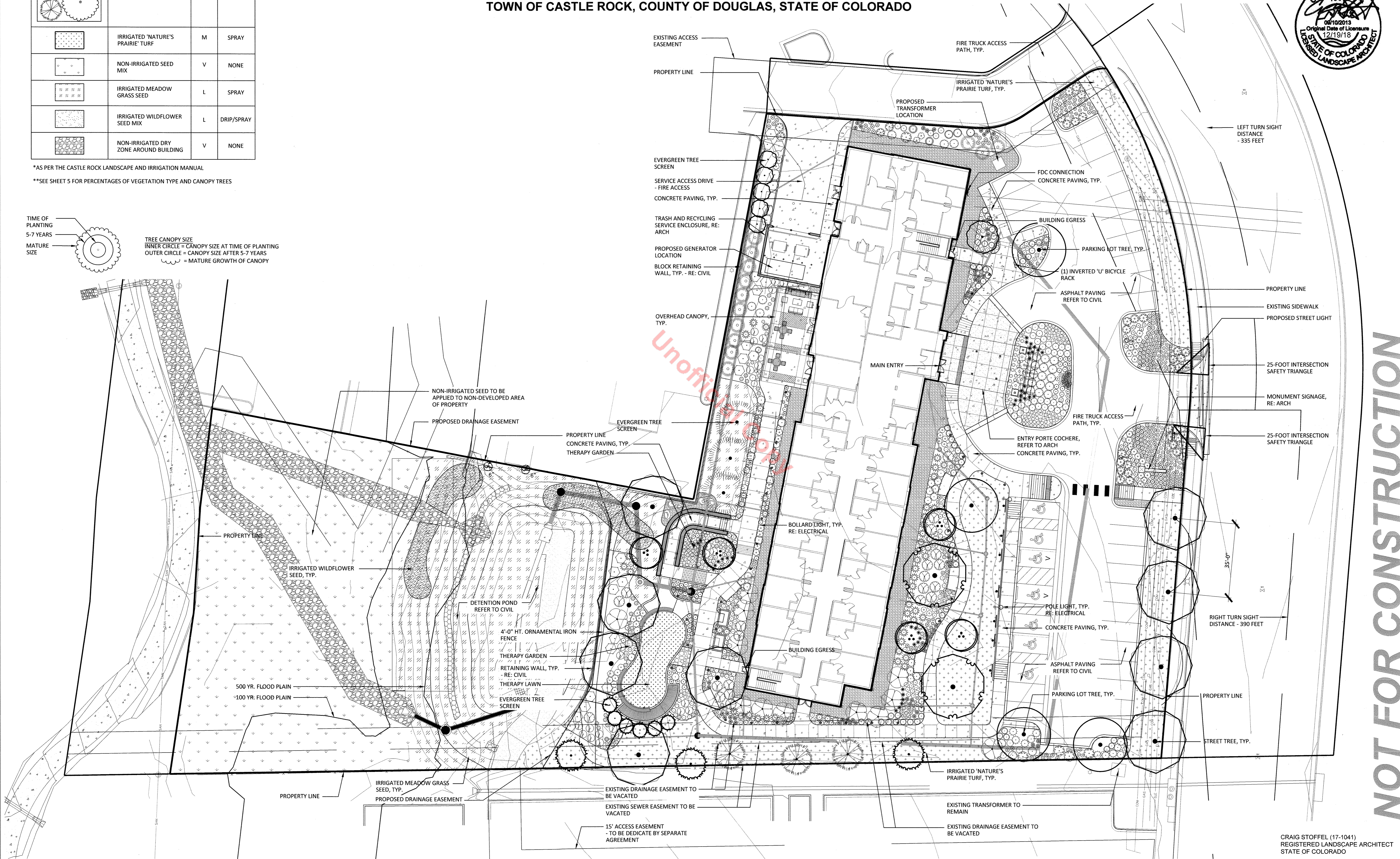
SITE DEVELOPMENT PLAN

BROOKSIDE FILING NO. 1
 SITUATED IN LOT 2, BLOCK 1, CASTLE ROCK HEALTH CAMPUS
 BEING THE NW 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

hord | coplan | macht

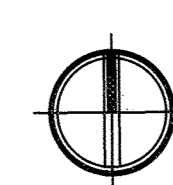
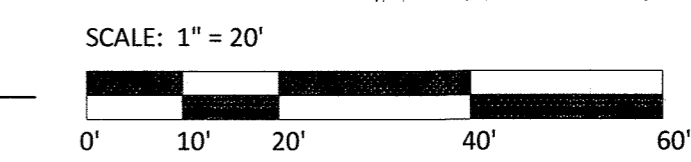
1331 Nineteenth Street
 Denver, CO. 80202

P 303.607.0977
 www.hcm2.com



NOT FOR CONSTRUCTION

A1 OVERALL PLANTING PLAN
1"=20'-0"



CRAIG STOFFEL (17-1041)
 REGISTERED LANDSCAPE ARCHITECT
 STATE OF COLORADO

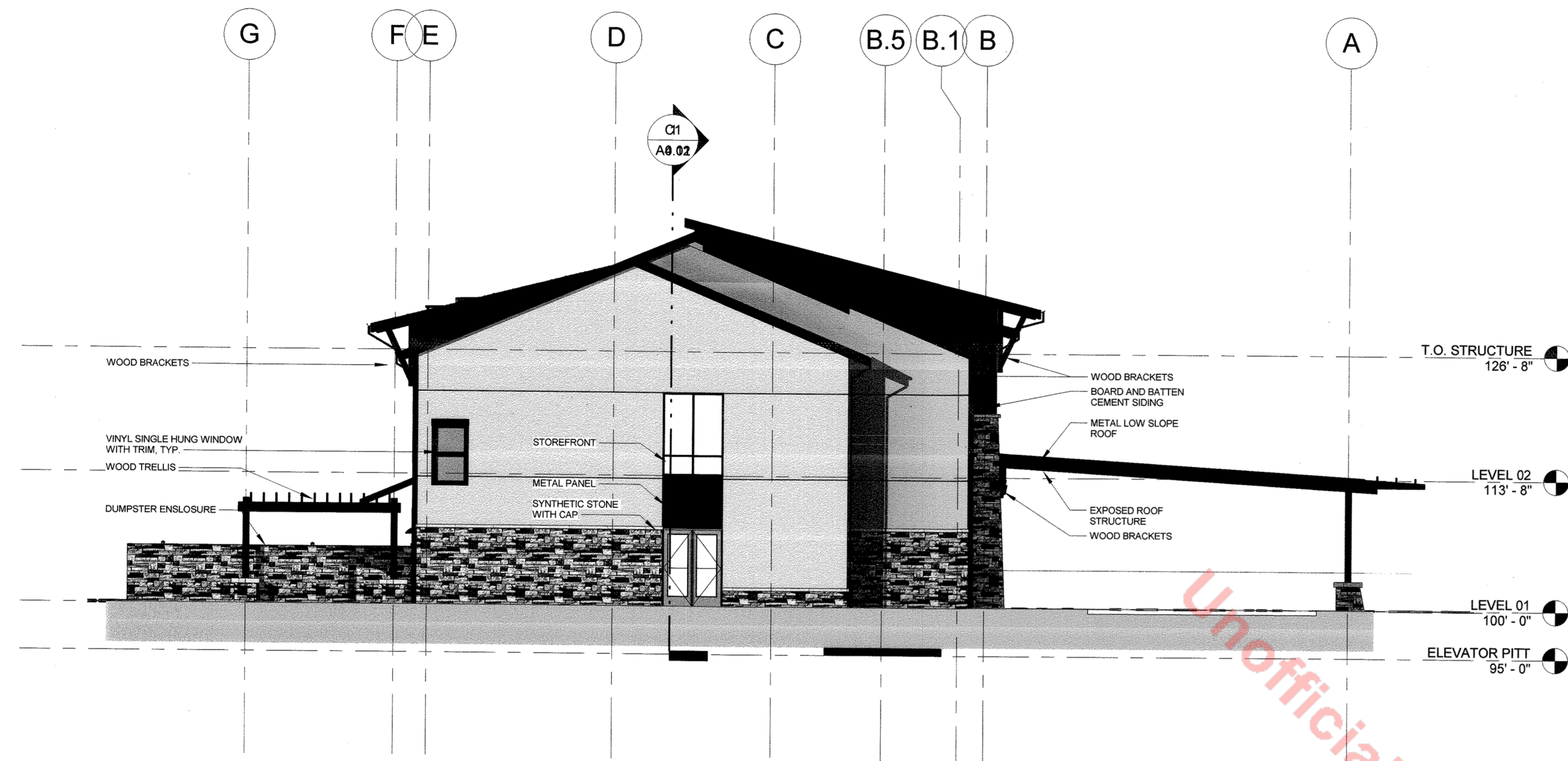
LOT 2, BLOCK 1
 CASTLE ROCK HEALTH CAMPUS
 SITE DEVELOPMENT PLAN

SDP17-0041

No.	Revisions	Date	Appr.
<p>PROTHLANG ENGINEERING GROUP, LLC 7853 E. ARAPAHOE COURT, SUITE 2500 DENVER, CO 80112 PHONE: 303-941-9525</p>			
<p>CASTLE ROCK SKILLED NURSING CENTER CASTLE ROCK HEALTH CAMPUS</p>			
<p>C.R.H.I., LLC. 1297 South Perry Street Castle Rock, Colorado 80104</p>			
<p>LANDSCAPE PLAN</p>			
SCALE:	OR	AS SHOWN	FILE NO:
170601	RB	170601	170601
DATE:	December 19, 2018		
SHEET NUMBER			
6 OF 10			

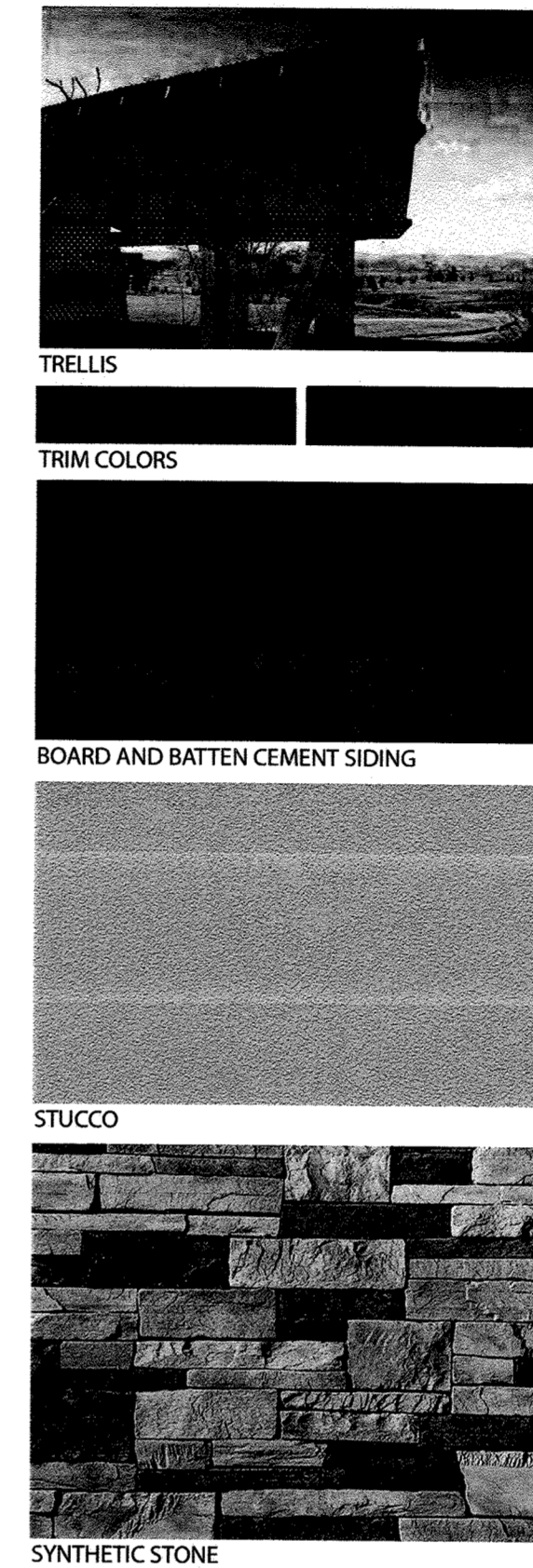
SITE DEVELOPMENT PLAN

BROOKSIDE FILING NO. 1
SITUATED IN LOT 2, BLOCK 1, CASTLE ROCK HEALTH CAMPUS
BEING THE NW 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



2 SOUTH ELEVATION COLOR
3/32" = 1'-0"

EXTERIOR ELEVATIONS



Unofficial Copy



1 WEST ELEVATION COLOR
3/32" = 1'-0"

1	2	3	4	No.	Date	Init.	Date
1	2	3	4	No.	Date	Init.	Date
<p style="font-weight: bold; font-size: 1.2em;">PROTH LANG</p> <p style="font-size: 0.8em;">ENGINEERING GROUP, LLC 7853 E. ARAPAHOE COURT, SUITE 2500 CENTENNIAL, CO 80112 PHONE: 303-841-9885</p>							
<p style="font-size: 0.8em;">C.R.H.I., LLC. 1297 South Perry Street Castle Rock, Colorado 80104</p>							
<p style="font-size: 0.8em;">CASTLE ROCK SKILLED NURSING CENTER CASTLE ROCK HEALTH CAMPUS</p>							
<p style="font-size: 0.8em;">EXTERIOR ELEVATIONS</p>							
SCALE:	AS SHOWN			FILE NO:	170601		
DRAWN BY:	ET			CHECKED BY:	JS		
DATE:	NOVEMBER 20, 2018						
<p style="font-size: 0.8em;">SHEET NUMBER</p>							
<p style="font-size: 1.5em; font-weight: bold;">8 OF 10</p>							

SITE DEVELOPMENT PLAN

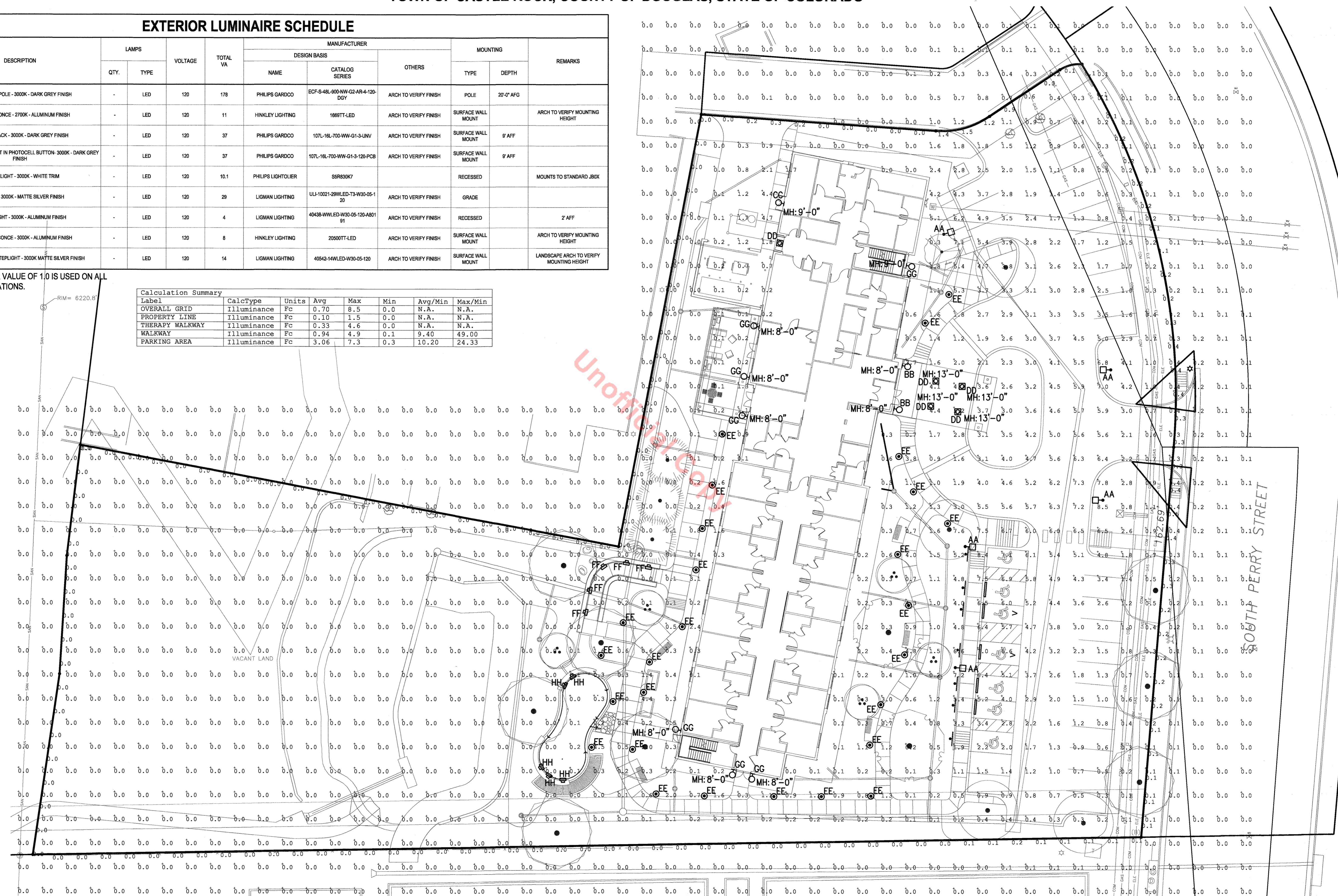
BROOKSIDE FILING NO. 1
 SITUATED IN LOT 2, BLOCK 1, CASTLE ROCK HEALTH CAMPUS
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR LUMINAIRE SCHEDULE

DESIGNATION	DESCRIPTION	LAMPS		VOLTAGE	TOTAL VA	MANUFACTURER			MOUNTING		REMARKS
		QTY.	TYPE			NAME	CATALOG SERIES	OTHERS	TYPE	DEPTH	
AA	SINGLE HEAD POLE - 3000K - DARK GREY FINISH	-	LED	120	178	PHILIPS GARDCO	ECF-S-48L-900A-W-G2-AR-4-120-DGY	ARCH TO VERIFY FINISH	POLE	20'-0" AFG	
BB	LUNA WALL SCONCE - 2700K - ALUMINUM FINISH	-	LED	120	11	HINKLEY LIGHTING	1999TT-LED	ARCH TO VERIFY FINISH	SURFACE WALL MOUNT		ARCH TO VERIFY MOUNTING HEIGHT
CC	BOH WALL PACK - 3000K - DARK GREY FINISH	-	LED	120	37	PHILIPS GARDCO	107L-16L-700-WW-G1-3-UNV	ARCH TO VERIFY FINISH	SURFACE WALL MOUNT	9" AFF	
CC/PB	BOH WALL PACK WITH BUILT IN PHOTOCELL BUTTON- 3000K - DARK GREY FINISH	-	LED	120	37	PHILIPS GARDCO	107L-16L-700-WW-G1-3-120-PCB	ARCH TO VERIFY FINISH	SURFACE WALL MOUNT	9" AFF	
DD	CANOPY LIGHT - 3000K - WHITE TRIM	-	LED	120	10.1	PHILIPS LIGHTOLIER	55R830K7		RECESSED		MOUNTS TO STANDARD JBOX
EE	BOLLARD - 3000K - MATTE SILVER FINISH	-	LED	120	29	LIGMAN LIGHTING	UL1-10021-28WLED-T3-W30-05-1-20	ARCH TO VERIFY FINISH	GRADE		
FF	LED STEPLIGHT - 3000K - ALUMINUM FINISH	-	LED	120	4	LIGMAN LIGHTING	40438-WWLED-W30-05-120-A801-91	ARCH TO VERIFY FINISH	RECESSED		2" AFF
GG	TITAN WALL SCONCE - 3000K - ALUMINUM FINISH	-	LED	120	8	HINKLEY LIGHTING	20500TT-LED	ARCH TO VERIFY FINISH	SURFACE WALL MOUNT		ARCH TO VERIFY MOUNTING HEIGHT
HH	HIGH OUTPUT LED STEPLIGHT - 3000K MATTE SILVER FINISH	-	LED	120	14	LIGMAN LIGHTING	40542-14WLED-W30-05-120	ARCH TO VERIFY FINISH	SURFACE WALL MOUNT		LANDSCAPE ARCH TO VERIFY MOUNTING HEIGHT

NOTE: A LIGHT LOSS FACTOR VALUE OF 1.0 IS USED ON ALL FIXTURES FOR SITE CALCULATIONS.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL GRID	Illuminance	Fc	0.70	8.5	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.10	1.5	0.0	N.A.	N.A.
THERAPY WALKWAY	Illuminance	Fc	0.33	4.6	0.0	N.A.	N.A.
WALKWAY	Illuminance	Fc	0.94	4.9	0.1	9.40	49.00
PARKING AREA	Illuminance	Fc	3.06	7.3	0.3	10.20	24.33



1

PHOTOMETRIC SITE PLAN

SCALE: 1"=20'-0"

NOT FOR CONSTRUCTION

PROTH LANG ENGINEERING GROUP, LLC 7833 E. ARAPAHOE COURT, SUITE 2500 CENTENNIAL, CO 80112 PHONE: 303-941-9985	C.R.H.I., LLC. 1297 South Perry Street Castle Rock, Colorado 80104	CASTLE ROCK SKILLED NURSING CENTER CASTLE ROCK HEALTH CAMPUS PHOTOMETRIC SITE PLAN	SCALE: AS SHOWN FILE NO: 170601	DRAWN BY: AV CHECKED BY: MS DATE: 08/24/2018	SHEET NUMBER 9 OF 10	Revisions Date Init. Appr. Date
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JCAA
 4100 Wadsworth Blvd.
 Wheat Ridge, CO 80033
 p 303.985.3260 #116.156

LOT 2, BLOCK 1
 CASTLE ROCK HEALTH CAMPUS
 SITE DEVELOPMENT PLAN

SDP17-0041

