

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 3A, DOUGLAS COUNTY JUSTICE CENTER FILING NO.3, 1ST AMENDMENT

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

SITE DEVELOPMENT NOTES

SITE DEVELOPMENT PLAN GENERAL NOTES

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- Pursuant to Section 4.3 and 8.2.3 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.
- This property is located within Zone X as per FEMA FIRM Panel No. 08035C0186G Dated 03/16/2016.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- 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.
- The Zoning recodification information, including date and reception number OR "This site is zoned PD."
- 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, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- 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.
- The number of parking spaces has been set based on the proposed uses on this Site Development Plan and Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code will require an amendment to this Site Development Plan.

FIRE NOTES

FIRE NOTES

- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
- "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
- 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) 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.

PROJECT DIRECTORY

BUILDING OWNER
CHRISTOPHER WEIL & COMPANY, INC
11236 EL CAMINO REAL, STE 200
SAN DIEGO, CA 92130
PHONE: 800.355.9345

SUITE OWNER
SCA DENVER PHYSICIAN'S HOLDING
569 BROOKWOOD VILLAGE, STE 901
BIRMINGHAM, AL 35209

PROPERTY MANAGER
TRS PROPERTY MANAGEMENT, INC
PO BOX 461585
AURORA, CO 80046
PHONE: 720.285.6975

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

CIVIL ENGINEER
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, STE 101
LITTLETON, CO 80128
PHONE: 303-257-9689

ELECTRICAL ENGINEER
MAZZETTI
1999 BROADWAY
DENVER, CO 80202
PHONE: 303.292.1999

PURPOSE STATEMENT

THE PROJECT PROPOSES TO ADD A DROP OFF CANOPY AT THE WEST SIDE OF THE EXISTING BUILDING ALONG WITH RELOCATING THE EXISTING TRASH ENCLOSURE AND ADDING NEW BUILDING SIGNAGE. TO ADD THE CANOPY EXISTING ADA PARKING SPACES WILL BE RELOCATED TO THE NORTH SIDE OF THE BUILDING.

LEGAL DESCRIPTION

LOT 3-A, DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, 1ST AMENDMENT, RECORDED JUNE 15, 1999 AT AT RECEPTION NO. 99054063, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT STATION NAME 2011031 LOCATED AT THE INTERSECTION OF MEADOWS BLVD. AND ELEGANT ST. ELEVATION = 6089.99' NAVD88

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, 1ST AMENDMENT ASSUMED TO BEAR N89°35'19"W.

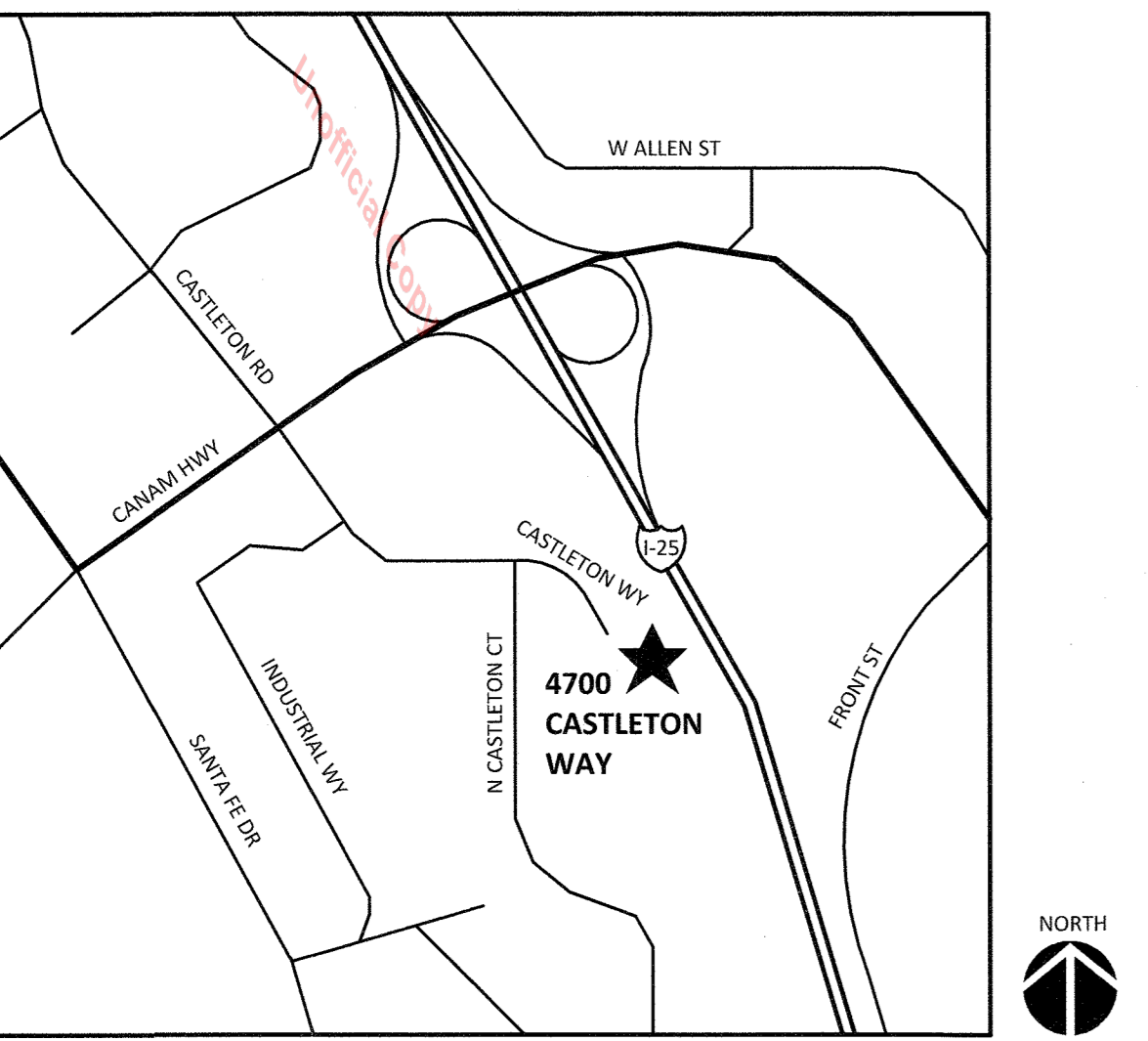
SUMMARY TABLE

ZONING	PLANNED DEVELOPMENT
LOT AREA	1.76 ACRE (76,667 SF)
BUILDING FOOTPRINT	15,936 SF
PARKING	16891 SF
DRIVE LANE COVERAGE	26,242 SF
SIDEWALK/DISPLAY	5296 SF
OPEN/LANDSCAPE	11,222 sf
MAXIMUM GROSS FLOOR AREA	35% OF NET ACREAGE
SETBACKS	FRONT: 15' MINIMUM
MAX BUILDING HEIGHT ALLOWED	35 FEET
EXISTING BUILDING HEIGHT	45 FEET
PARKING REQUIRED: MEDICAL OFFICE	
5 SPACES PER 1000 SF OF GLA	(15936/1000) x 5 = 80 SPACES
PARKING PROVIDED	100 SPACES
ADA PARKING REQUIRED/PROVIDED	REQ: 4 SPACES / PROVIDED: 5 SPACES

LAND USE TABLE

ZONING	PLANNED DEVELOPMENT
LOT AREA	1.76 ACRE (76,667 SF)(100%)
BUILDING COVERAGE	15,936 SF (20.8%)
PARKING	16,891 SF (22%)
DRIVE LANE COVERAGE	26,242 SF (34.2%)
HARDSCAPE	6,376 SF (8.4%)
LANDSCAPE/OPEN SPACE	11,222 SF (14.6%)

VICINITY MAP



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 9 DAY OF June, 20 21.

Joanna
DIRECTOR OF DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATE

I, Cameron M. Watson, 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 AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS (name of document) ACCURATELY REPRESENTS THAT SURVEY.

Cameron M. Watson
REGISTERED LAND SURVEYOR

5.20.21
DATE

CIVIL ENGINEER'S STATEMENT

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

Tiffany D. Watson
REGISTERED PROFESSIONAL ENGINEER

05.19.2021
DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS (Site Development Plan Amendment) WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:26am ON THE 7th DAY OF July, 20 21 AT RECEPTION NO. 2021082267

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Daniel Wood*
DEPUTY

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.

Joanna Weil
CWC INCOME PROPERTIES 5, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
SIGNED THIS 2nd DAY OF June, 20 21

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June, 20 21 BY Jillian Grace Andrews.

WITNESS MY HAND AND OFFICIAL SEAL.

Jillian Grace Andrews
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/29/2022

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 JULY 8, 2016 AT RECEPTION NO. 2016044559, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Stephan R. Johnson, SVP
Academy Bank
SIGNED THIS 7th DAY OF June, 20 21.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF June, 20 21 BY Audrey PALMER.

WITNESS MY HAND AND OFFICIAL SEAL.

Audrey Palmer
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/09/2024

TITLE CERTIFICATION

I, V. Tapia-Rentor, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., 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.

BY: *V. Tapia-Rentor*
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Co.
TITLE COMPANY

SIGNED THIS 8th DAY OF June, 20 21.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF June, 20 21 BY V. Tapia-Rentor AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co.

WITNESS MY HAND AND OFFICIAL SEAL.

Jeremias David Osorio
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 9th 2023

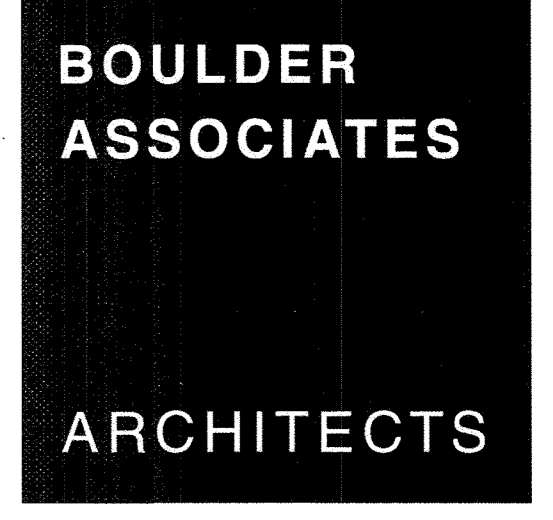
PROJECT NUMBER
204395.00

DRAWN BY
Author

DATE
03/08/2021

REVISIONS

REV	DESCRIPTION	DATE
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Boulder Associates, Inc.
Architecture + Interior Design
1426 Pearl Street, Suite 300
Boulder, Colorado 80302
303.499.7795
www.boulderassociates.com
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PROJECT
SCA CASTLE ROCK SURGICENTER - CANOPY ADDITION

4700 Castleton Way
Castle Rock, Colorado 80109

CONSTRUCTION SET 3/8/2021

SHEET TITLE
COVER SHEET

SHEET NUMBER

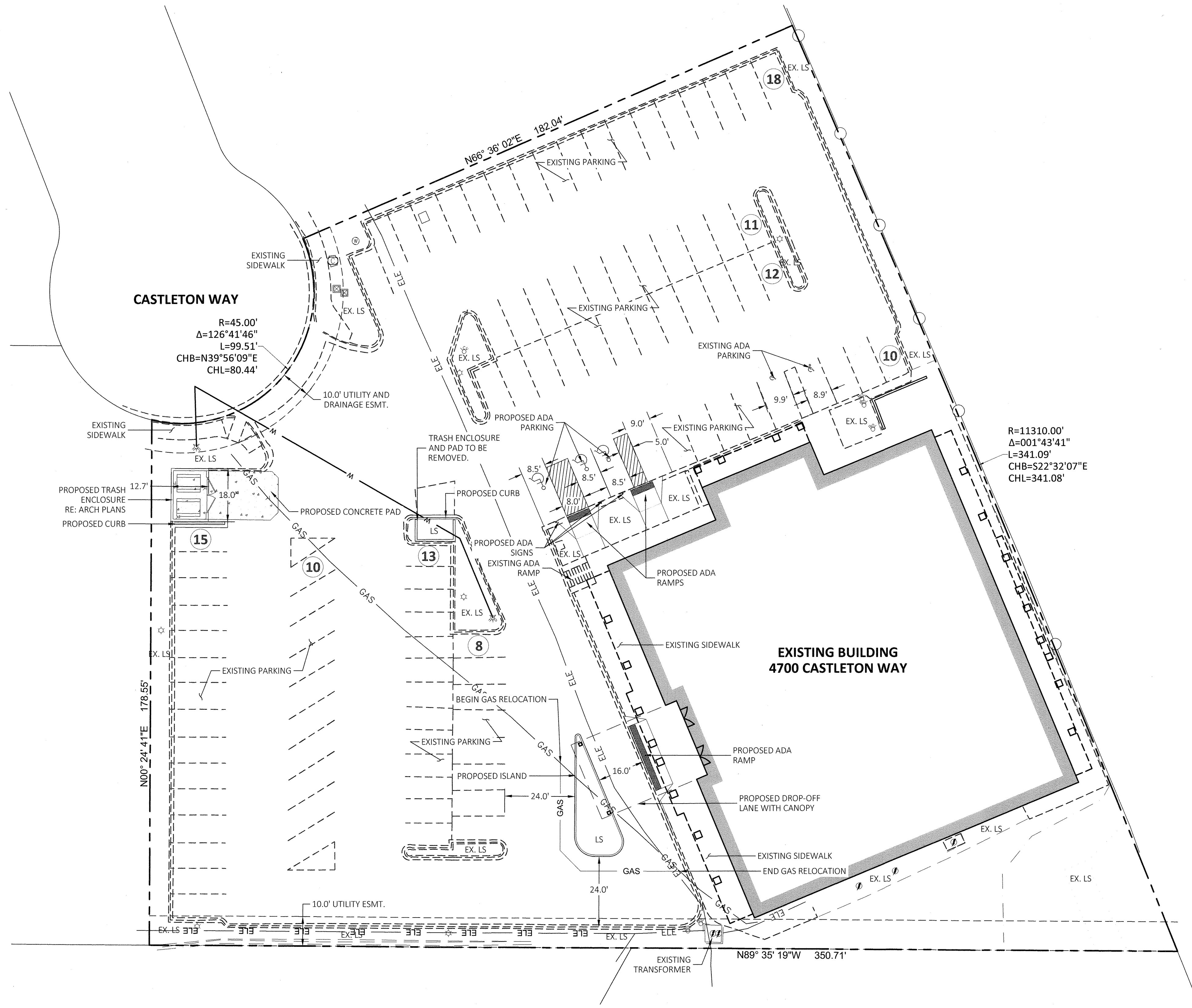
1 OF 6

SDP21-0011

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 3A, DOUGLAS COUNTY JUSTICE CENTER FILING NO.3, 1ST AMENDMENT

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



LEGEND

	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING LANDSCAPE AREA
	PROPOSED LANDSCAPE AREA
	SIGNAGE

SITE DATA

SITE AREA: 76,667 SF
 ZONE: PLANNED DEVELOPMENT (PD)
 GROSS FLOOR AREA: 15,936 SF
 MAXIMUM HEIGHT OF BUILDING: 35 FEET
 EXISTING BUILDING HEIGHT: 38 FEET
 MINIMUM SETBACKS REQUIRED:
 FRONT: 15 FEET (25 FEET ABUTTING AN ARTERIAL ROAD)

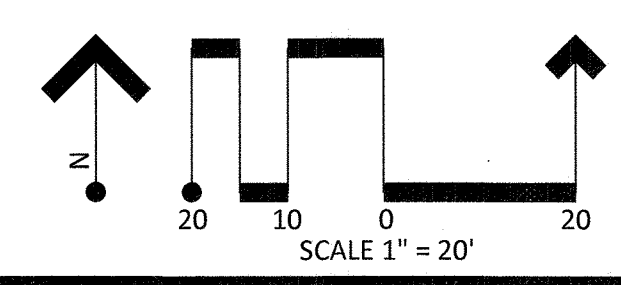
PARKING:
 EXISTING PARKING: 106 SPACES
 PROPOSED PARKING: 100 SPACES

EXISTING LANDSCAPE: 10,858 SF (14.1%)
 PROPOSED LANDSCAPE: 11,222 SF (14.6%)

NOTES

CONTRACTOR IS TO COORDINATE WITH IREA ON THE RELOCATION OF THE ELECTRIC LINE FROM UNDER THE PROPOSED CANOPY.

Unofficial Copy



POINT

POINT CONSULTING, LLC
 8460 W KEN CARYL AVE # 101
 LITTLETON, CO 80128
 720-258-6836
 www.pch-llc.com
 PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

SITE DEVELOPMENT PLAN
SCA CASTLE ROCK SURGICENTER
 - CANOPY ADDITION
 CASTLE ROCK, CO

SITE PLAN | JOB NO. 21.006

DATE	02.09.2021
DESCRIPTION	ORIGINAL PREPARATION
SHEET NUMBER:	2 OF 6

SDP21-0011

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 3A, DOUGLAS COUNTY JUSTICE CENTER FILING NO.3, 1ST AMENDMENT

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

PROJECT NUMBER
204395.00

DRAWN BY
Author

DATE
03/08/2021

REV	DESCRIPTION	DATE

BOULDER ASSOCIATES

ARCHITECTS

Boulder Associates, Inc.
Architecture + Interior Design
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Boulder, Colorado 80302
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PROJECT
SCA CASTLE ROCK SURGICENTER - CANOPY ADDITION

4700 Castleton Way
Castle Rock, Colorado 80109

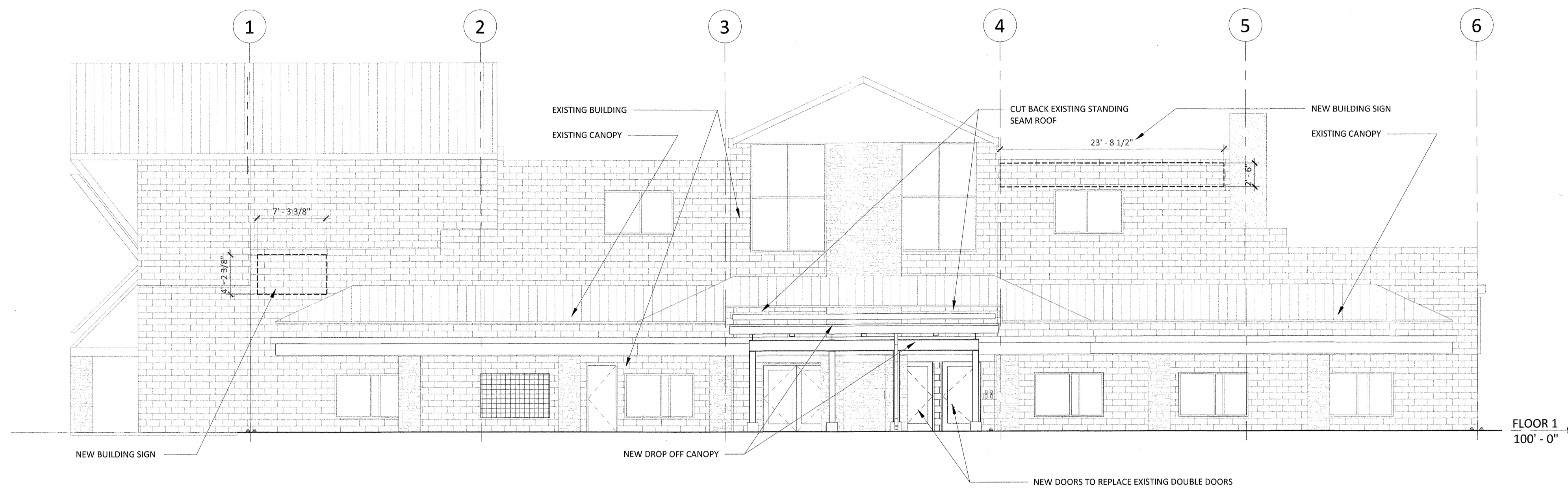
CONSTRUCTION
SET 3/8/2021

SHEET TITLE
SDP BUILDING ELEVATIONS

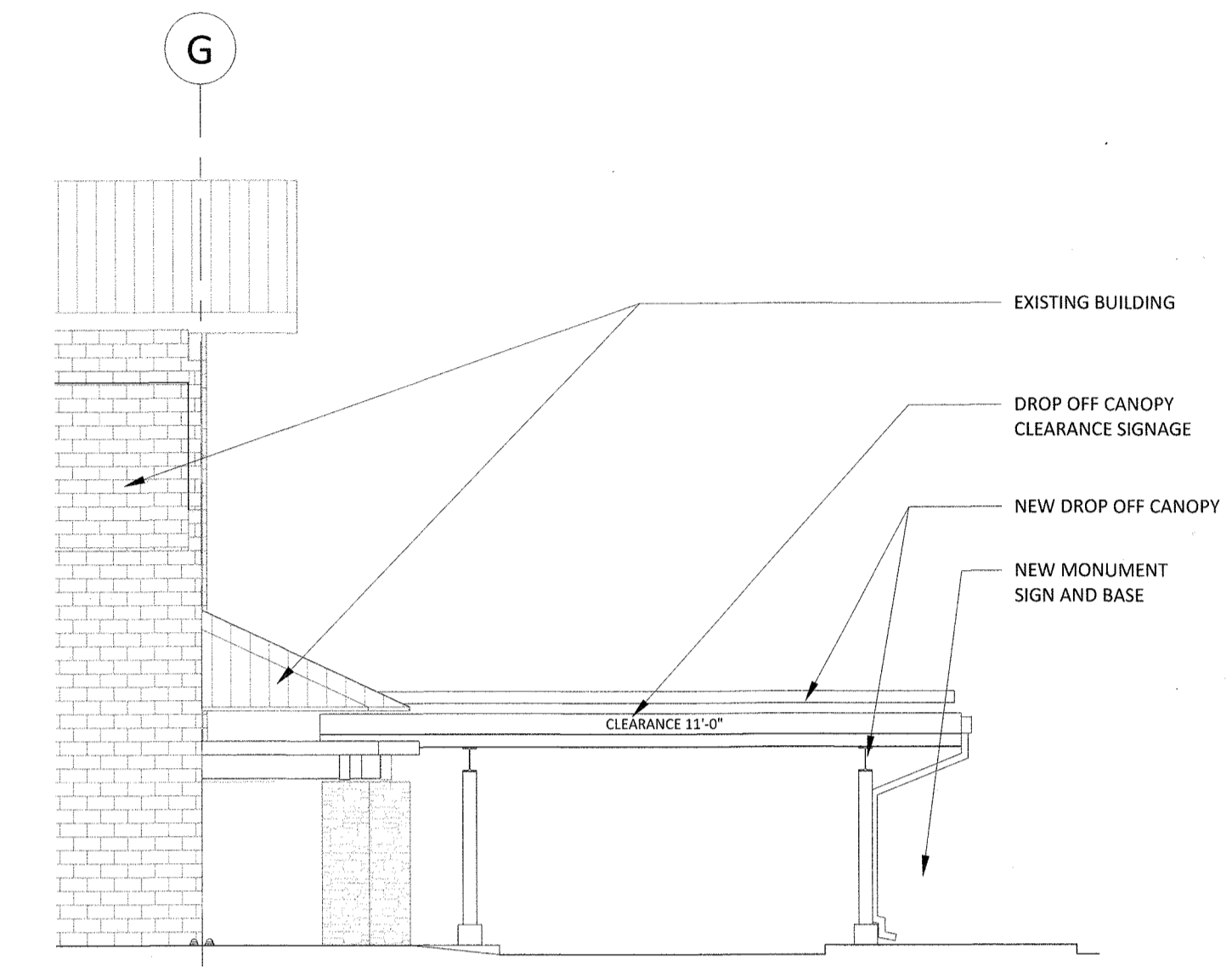
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3 OF 6

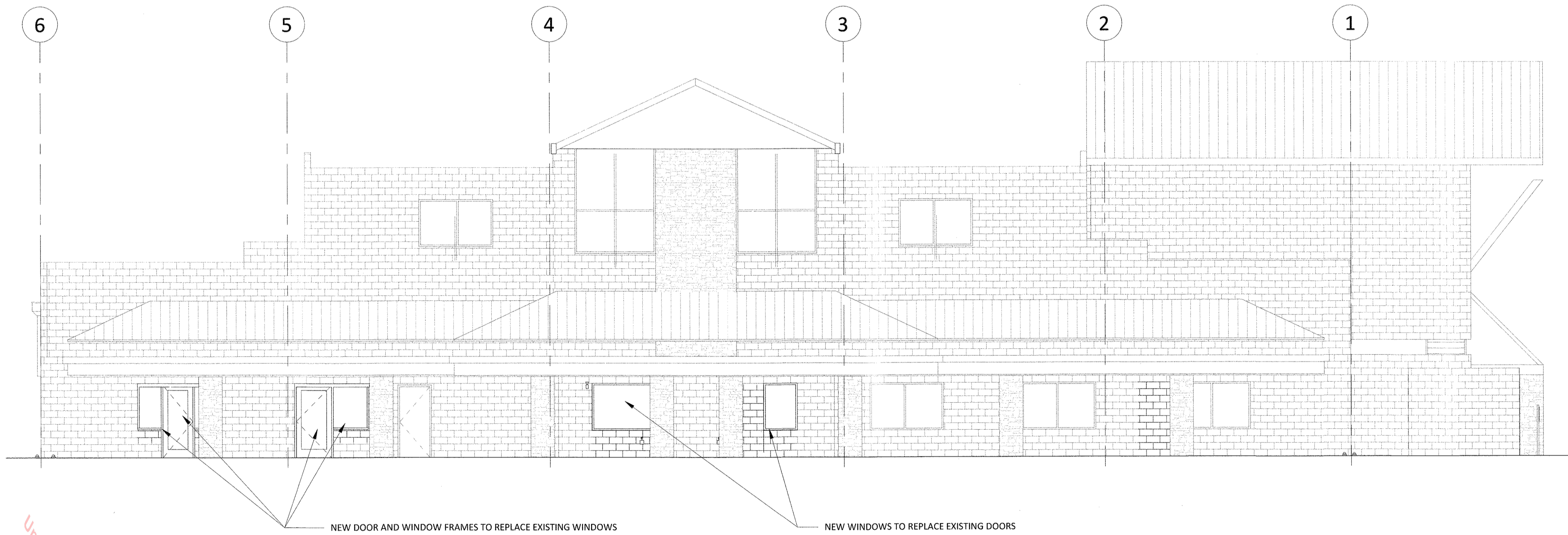
SDP21-0011



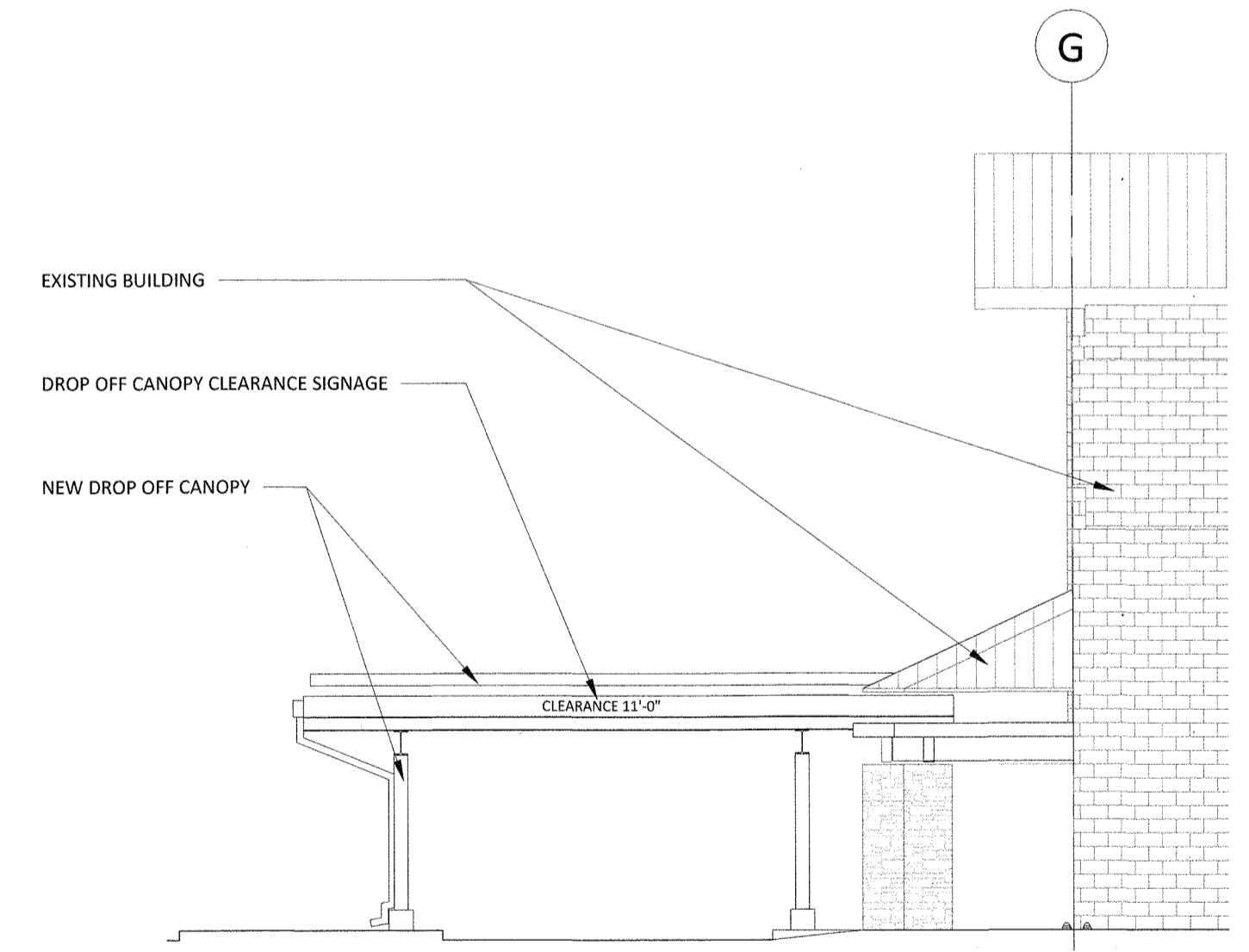
1 WEST ELEVATION
3 OF 6 1/8" = 1'-0"



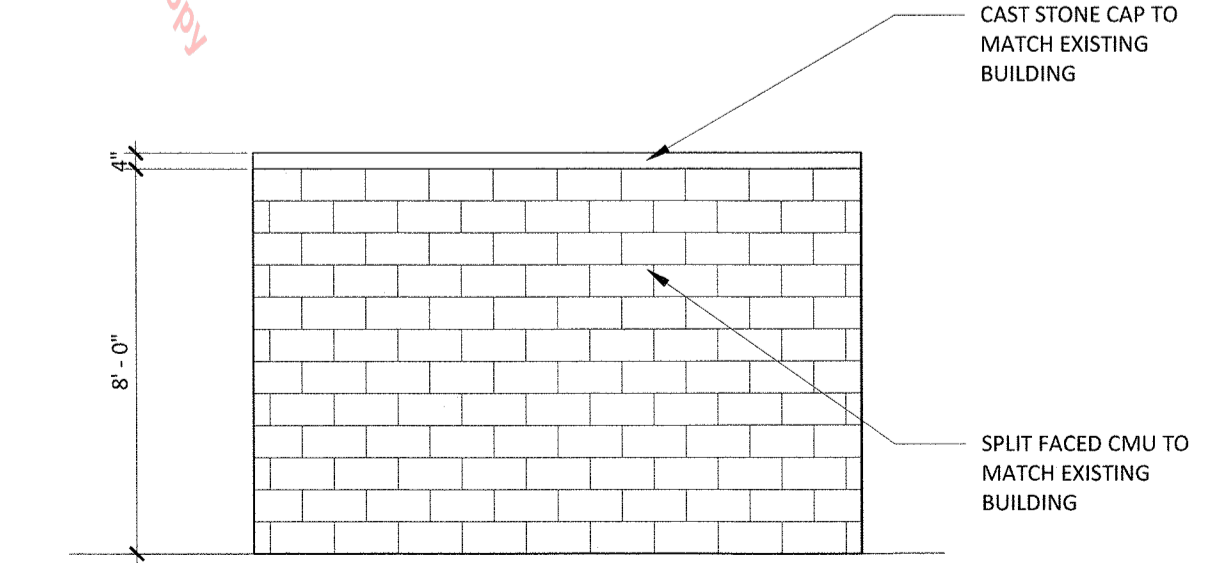
3 NORTH ELEVATION
3 OF 6 1/8" = 1'-0"



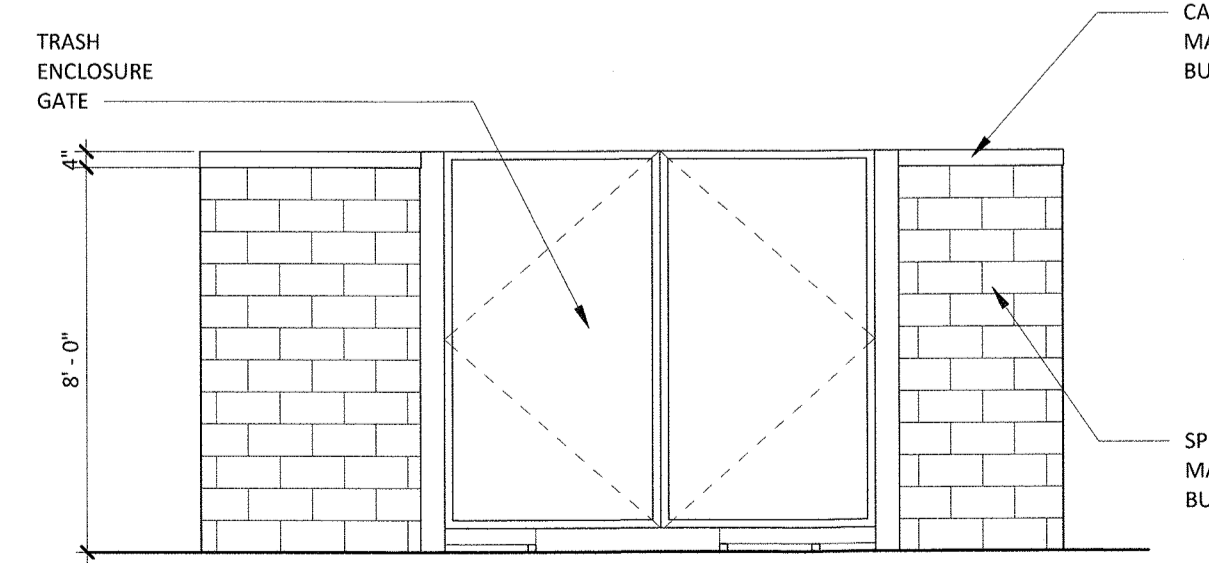
2 EAST ELEVATION
3 OF 6 1/8" = 1'-0"



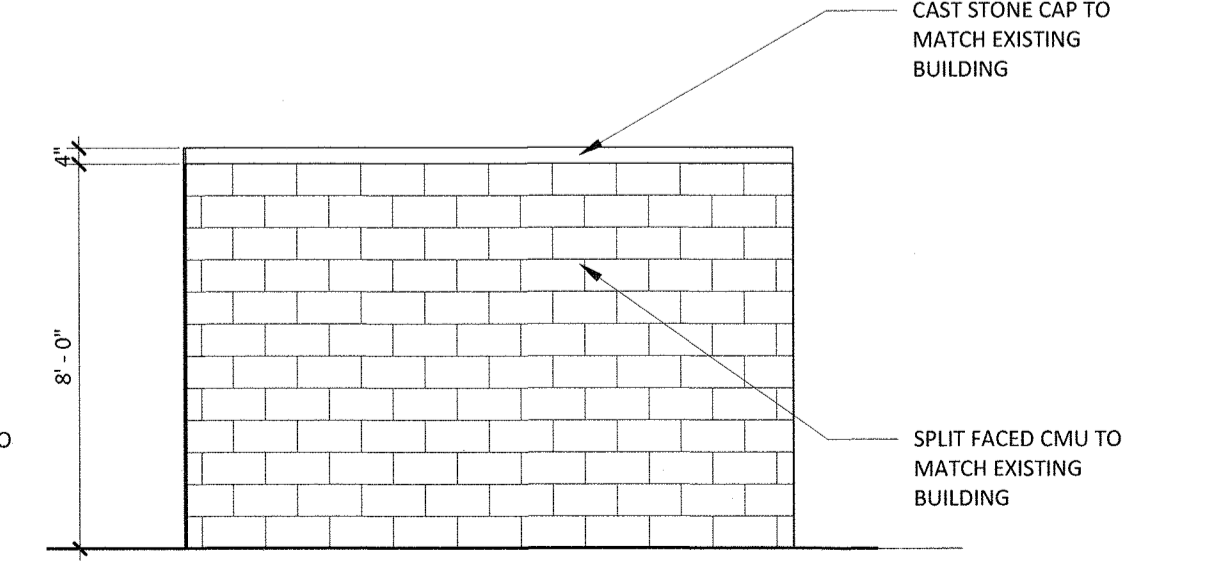
4 SOUTH ELEVATION
3 OF 6 1/8" = 1'-0"



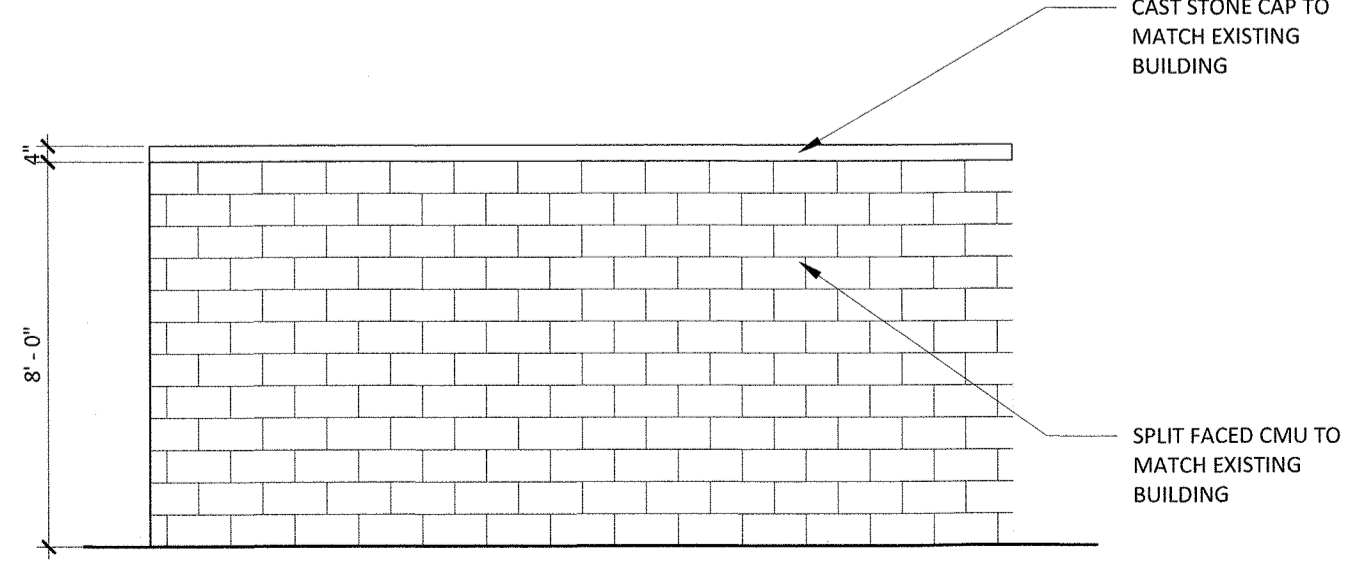
6 TRASH ENCLOSURE - SOUTH ELEVATION SDP
3 OF 6 1/4" = 1'-0"



7 TRASH ENCLOSURE EAST ELEVATION SDP
3 OF 6 1/4" = 1'-0"



8 TRASH ENCLOSURE NORTH ELEVATION SDP
3 OF 6 1/4" = 1'-0"



9 TRASH ENCLOSURE WEST ELEVATION SDP
3 OF 6 1/4" = 1'-0"

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SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 3A, DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, 1ST AMENDMENT

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

SHEET NOTES

- A. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES AND DEVICES, CEILING TYPES AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
- B. ALL LUMINAIRES AND DEVICES SHOWN ARE NEW, UNLESS OTHERWISE NOTED.
- C. REFER TO SITE LUMINAIRE SCHEDULE FOR MORE INFORMATION.
- D. CIRCUIT ALL NORMAL, CRITICAL AND LIFE SAFETY LUMINAIRES ON THIS SHEET TO PANEL AND CIRCUIT INDICATED ON PLANS, UNLESS OTHERWISE NOTED. REFER TO PANEL SCHEDULES FOR MORE INFORMATION.
- E. ALL NEW CONDUIT SHALL BE CONCEALED IN WALLS AND CEILING OR BELOW FLOORS, UNLESS OTHERWISE NOTED.

KEYNOTES

- L3 PROVIDE DEDICATED 20A, 120V/1PHASE CIRCUIT FOR EXTERIOR BUILDING MOUNT SIGN LIGHT. CIRCUIT TO PANEL AND CIRCUIT INDICATED. COORDINATE EXACT POWER CONNECTION LOCATION OF THE SIGN IN THE FIELD. PROVIDE PHOTOSENSOR CONTROL FOR AUTOMATIC DUSK TO DAWN ON/OFF CONTROL.

PROJECT NUMBER
204395.00

DRAWN BY
MAZZETTI

DATE
03/08/2021

REVISIONS	DESCRIPTION	DATE

BOULDER ASSOCIATES

ARCHITECTS

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PROJECT
SCA CASTLE ROCK SURGICENTER - CANOPY ADDITION

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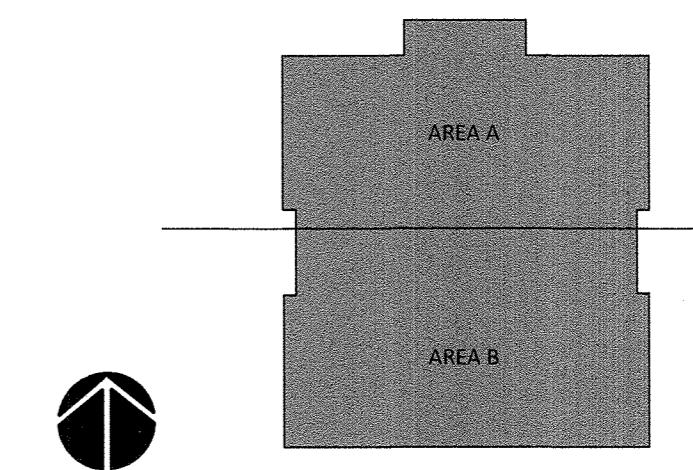
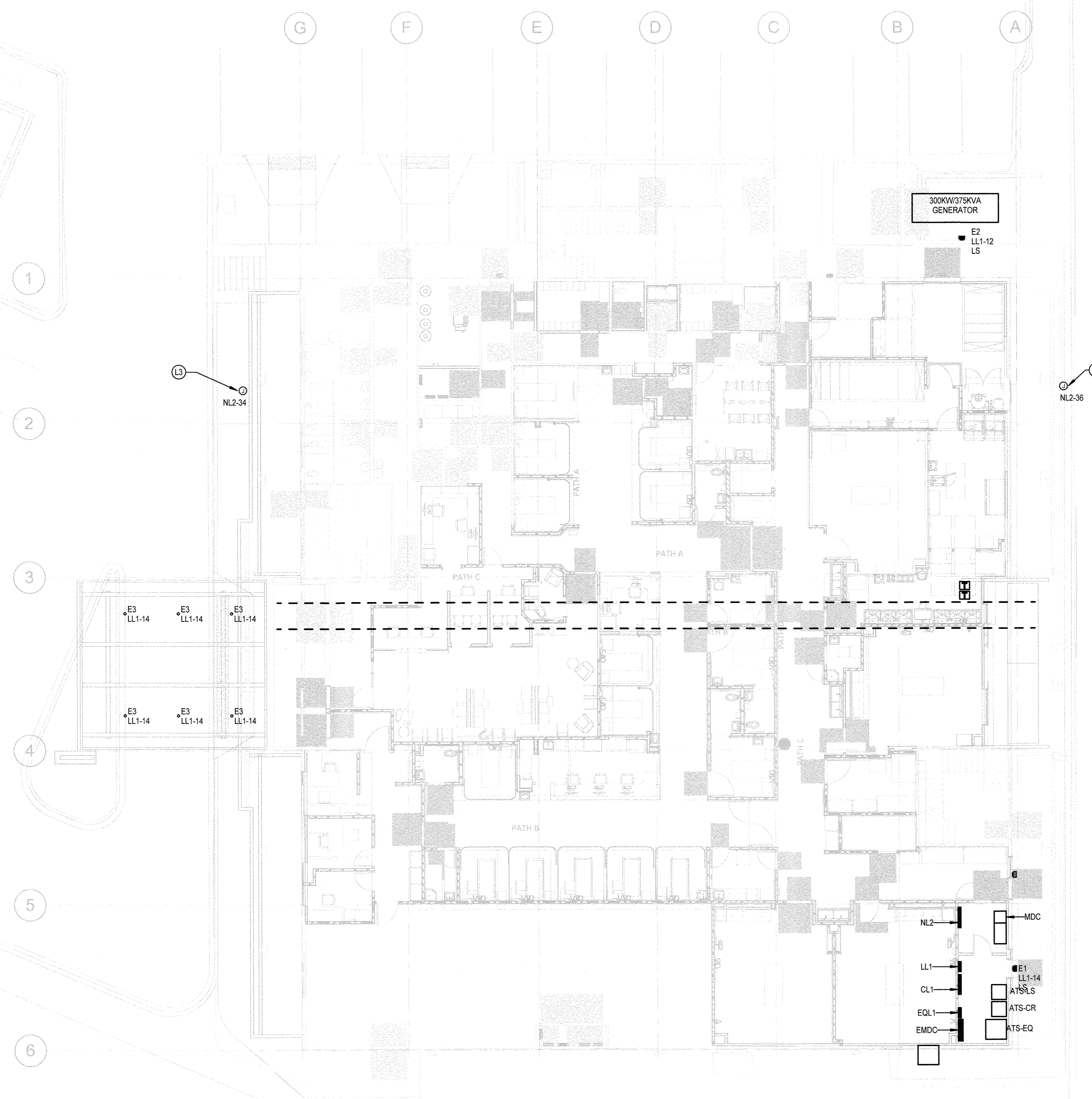
CONSTRUCTION
SET 3/8/21

SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER

4 OF 6

SDP21-0011



KEYPLAN - OVERALL

Unofficial Copy

1 SITE LIGHTING PLAN
4 OF 6 3/8" = 1'-0"

BIM 360//704395.00 SCA Castle Rock Surgicenter Remodel/204-043-CASTLE ROCK SURGICENTER-MZT-MEP-R20.rvt
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TLB4.11021

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

SITE LIGHTING GENERAL NOTES

- A. SITE LIGHTING OBJECTIVES ARE TO PROMOTE SAFETY, SECURITY, AND WAYFINDING ON THE PROPERTY.
- B. SITE LIGHTING SHALL REMAIN OFF DURING DAYLIGHT HOURS AND ON FROM DUSK TO DAWN.
- C. HOUSESIDE SHIELD WILL BE ADDED AS NECESSARY TO MITIGATE THE LIGHT IMPACTS ON THE SURROUNDING PROPERTIES.
- D. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.
- E. ALL EXTERIOR AND SITESLANDSCAPE LIGHTING MUST ADHERE TO ALL LOCAL LIGHTING ORDINANCES AND REQUIREMENTS. PROVIDE SHIELDING, GLARE CONTROL, HARDWARE OPTIONS, AND ACCESSORIES AS NECESSARY TO COMPLY.

PROJECT NUMBER
204395.00

DRAWN BY
MAZZETTI

DATE
03/08/2021

REV	DESCRIPTION	DATE

SITE LIGHTING CONTROLS SCHEDULE			
TYPE	DESCRIPTION	CONTROL TYPE	SCHEDULE
E1	BOULDING MOUNTED SCONCES	PHOTOCELL	ON (DUSK TO DAWN) OFF (DAYLIGHT HOURS)
E2	BOULDING MOUNTED SCONCES	PHOTOCELL	ON (DUSK TO DAWN) OFF (DAYLIGHT HOURS)
E3	CANOPY SURFACE MOUNT LIGHTS	PHOTOCELL	ON (DUSK TO DAWN) OFF (DAYLIGHT HOURS)

- NOTES:
- A. FIXTURES SHALL BE CIRCUITED VIA NEAREST BUILDING RELAY PANEL.
 - B. EACH RELAY PANEL SHALL COME WITH A ROOF MOUNTED PHOTOCELL AND AN ASTRONOMICAL TIME CLOCK WITH SETTINGS THAT MEET OR EXCEED THE REQUIREMENTS IN SECTION C405 OF THE 2015 IECC AND ANY REQUIREMENTS BY THE LOCAL AHJ.
 - C. ALL TIME CLOCK SETTINGS SHALL BE VERIFIED BY OWNER AND ADHERE TO LOCAL AHJ REQUIREMENTS.
 - D. ROOF MOUNTED PHOTOCELLS SHALL FACE NORTH.

SITE CALCULATION SUMMARY						
LABEL	CALC TYPE	UNITS	AVG.	MAX.	MIN.	AVG./MIN.
SITE	ILLUMINANCE	fc	0.07	5.0	0.0	NA
CANOPY	ILLUMINANCE	fc	2.67	5.0	0.3	8.9

EXISTING PARKING LOT LIGHTING NOT A PART OF THIS AMMENDMENT. IT IS EXISTING AND SHALL REMAIN AS IS.

(6) NEW E3 TYPE LUMINAIRES UNDER NEW CANOPY AND ASSOCIATED LIGHTING AREA.

(E) GENERATOR ENCLOSURE LIGHT TO REMAIN

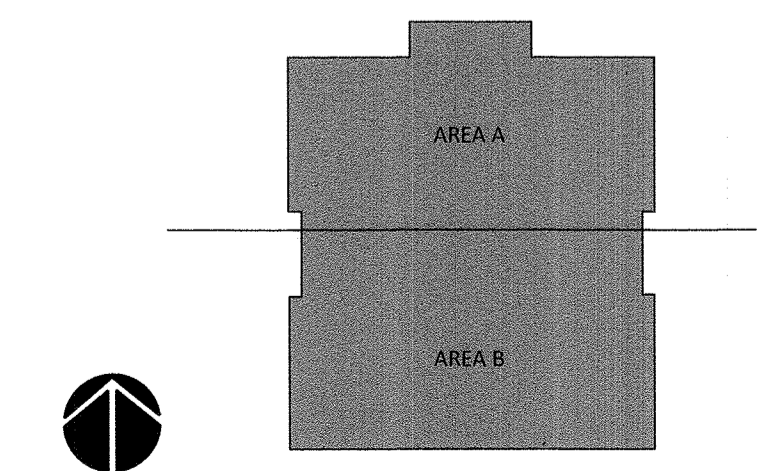
(E) TO REMAIN



1 SITE LIGHTING PLAN PHOTOMETRICS
5 OF 6 1/16" = 1'-0"

SITE LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	LUMENS	WATTS	CCT	CRI	FINISH	DRIVER TYPE	DIMMING INTERFACE	VOLTS	DISTRIBUTION TYPE	MOUNTING HEIGHT
E1	EXTERIOR BUILDING MOUNTED LED SCONCE.	LITHONIA LIGHTING	ARC1 LED P1 30K MVOLT PE DBLXD	1500	11 W	3000K	80	BLACK	INTEGRAL	NO DIM	120 V	TYPE III FULL CUT OFF	BOTTOM OF FIXTURE AT 9' AFF
E2	EXTERIOR BUILDING MOUNTED LED SCONCE WITH BACK-UP BATTERY.	LITHONIA LIGHTING	ARC1 LED P1 30K MVOLT E4WH PE DBLXD	1500	11 W	3000K	80	BLACK	INTEGRAL	NO DIM	120 V	TYPE III FULL CUT OFF	BOTTOM OF FIXTURE AT 9' AFF
E3	EXTERIOR SURFACE MOUNTED 5" DIAMETER DOWNLIGHT WITH INTEGRAL DIMMING DRIVER.	WAC LIGHTING	FM -5RN 930 *FINISH	1050	12 W	3000K	90	TBD	INTEGRAL	ELV	120 V	NA	SURFACE MOUNT ON UNDERSIDE OF CANOPY



KEYPLAN - OVERALL

BOULDER ASSOCIATES

ARCHITECTS

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303.499.7795
www.boulderassociates.com
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PROJECT
SCA CASTLE ROCK SURGICENTER - CANOPY ADDITION

4700 Castleton Way
Castle Rock, Colorado 80109

CONSTRUCTION
SET 3/8/21

SHEET TITLE
SITE LIGHTING PHOTOMETRICS

SHEET NUMBER

5 OF 6

SDP21-0011

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

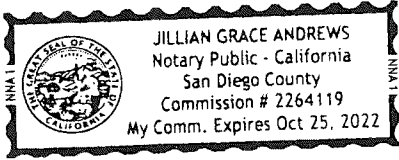
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On June 2, 2021 before me, Jillian Grace Andrews, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared John Wells
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jillian Grace Andrews
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____