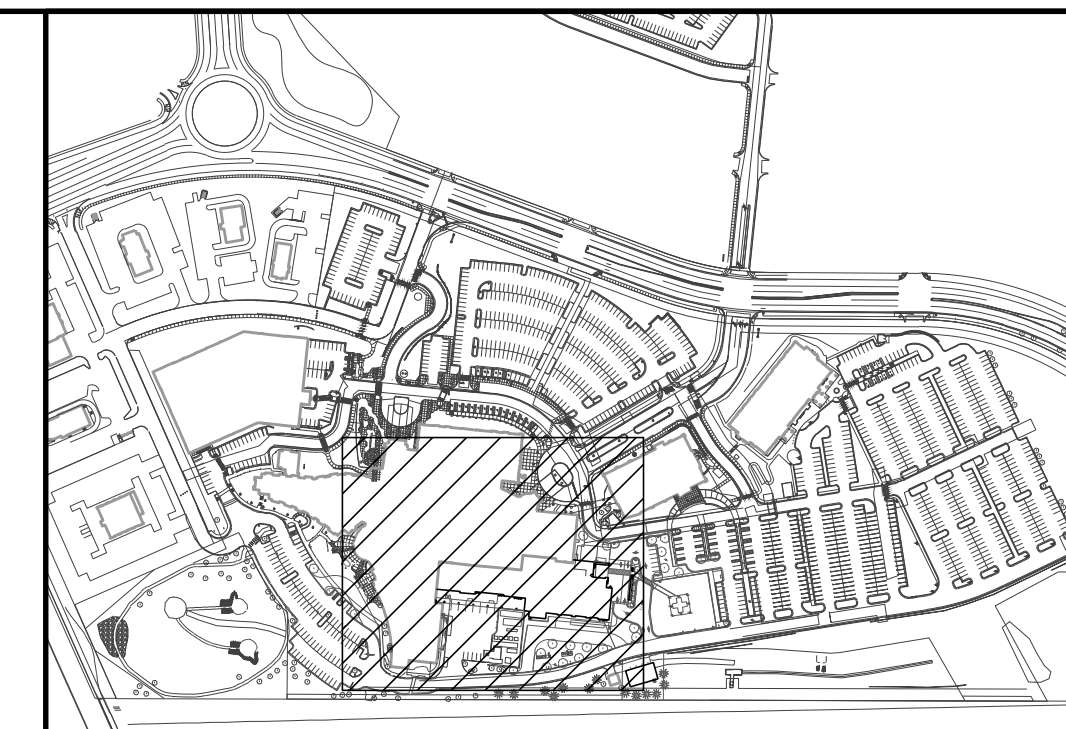


CROWN POINT FILING 1 AMENDMENT 30

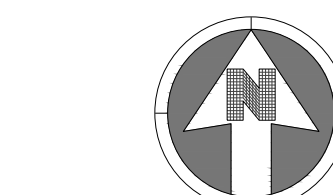
LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

SITE PLAN



KEY MAP
NOT TO SCALE



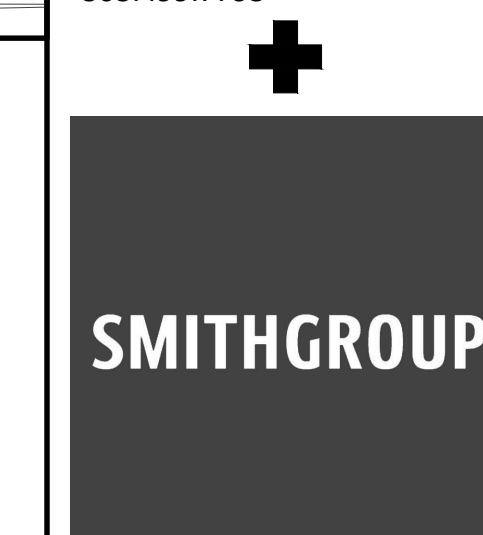
SCALE: 1" = 30'

NOTES:

- SEE SHEET A-C001 FOR CIVIL NOTES AND LEGEND.



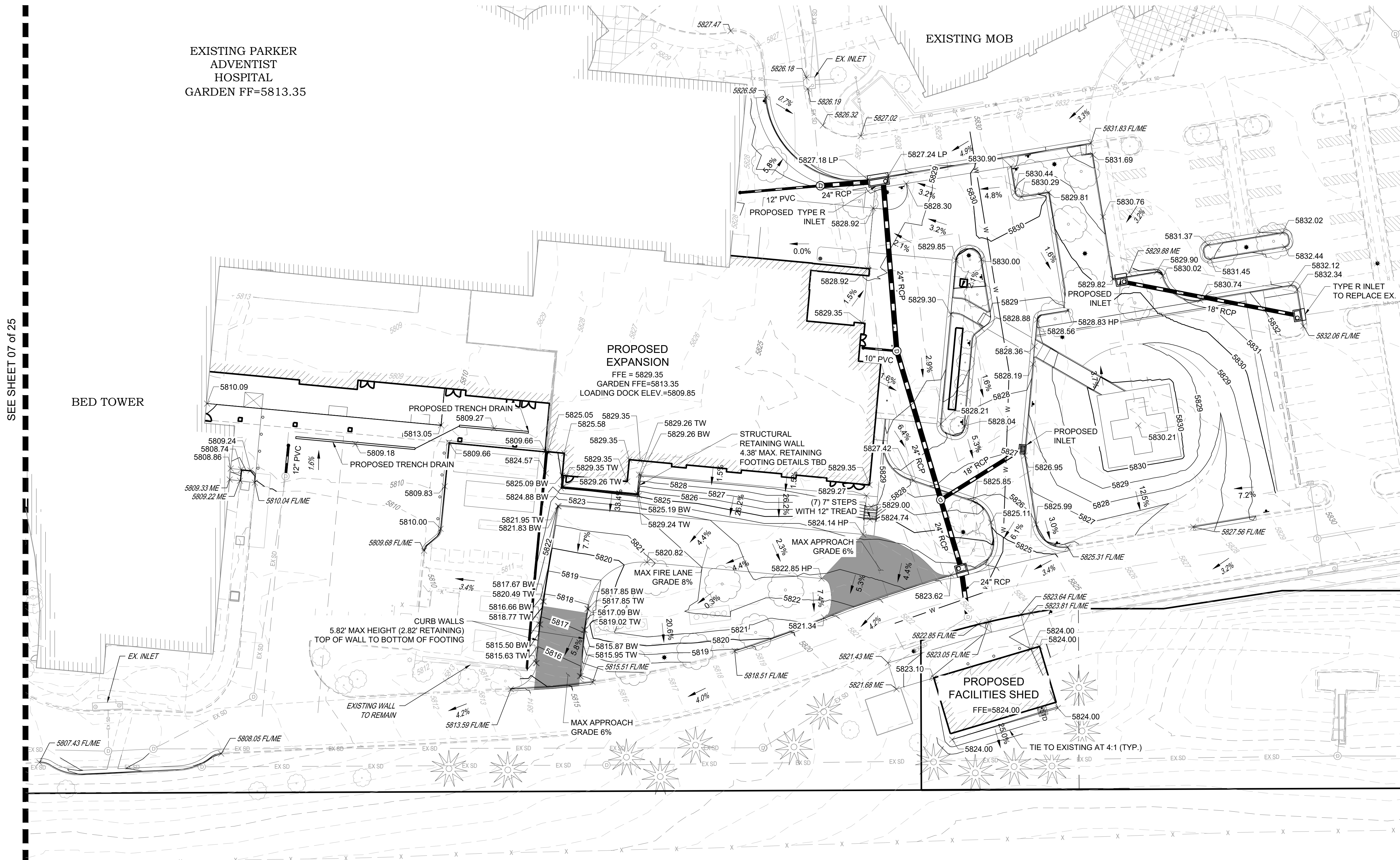
BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



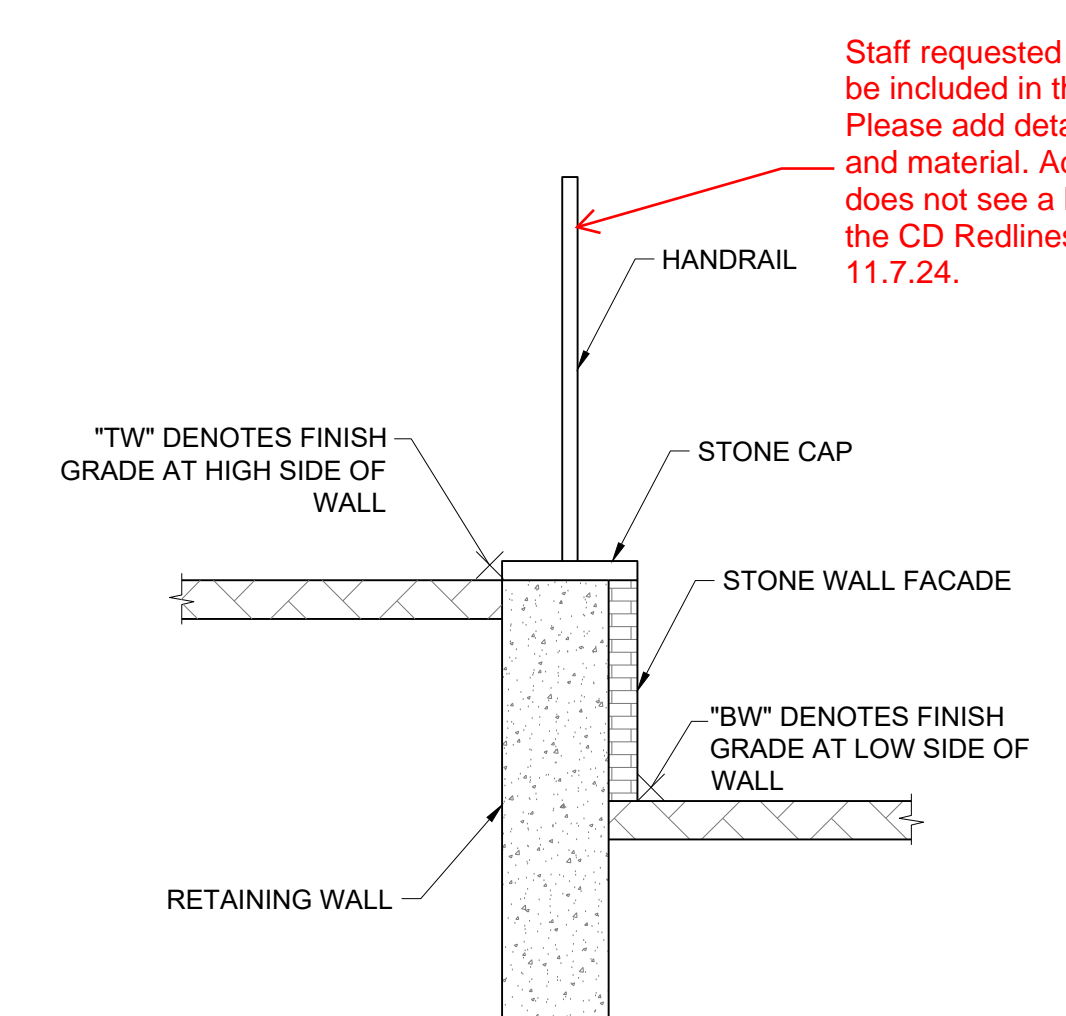
ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT
LOT 1, TRACT A & B
PARKER, CO 80138

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024
3RD SUBMITTAL	10/10/2024
4TH SUBMITTAL	11/07/2024

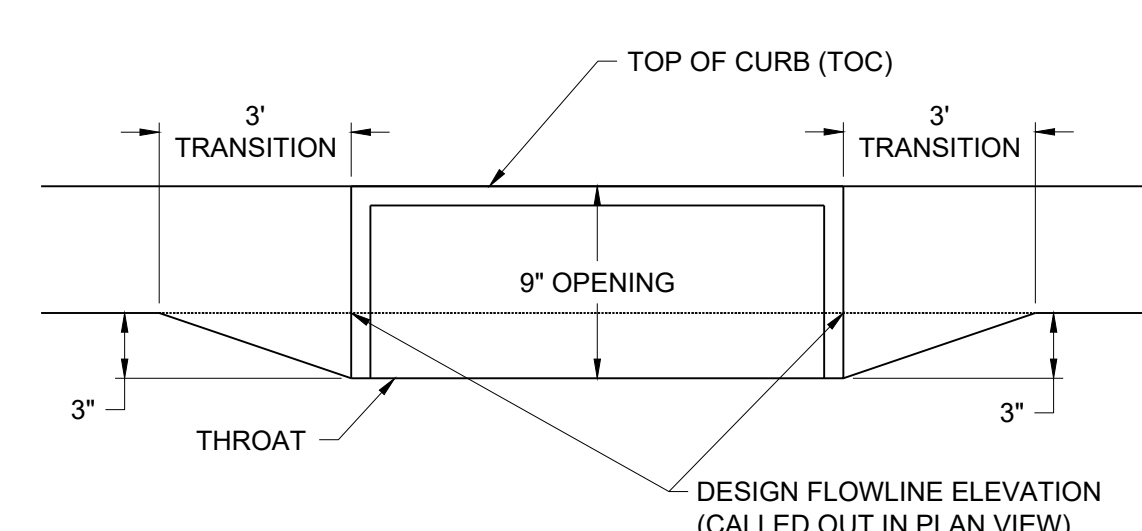


SEE SHEET 07 of 25

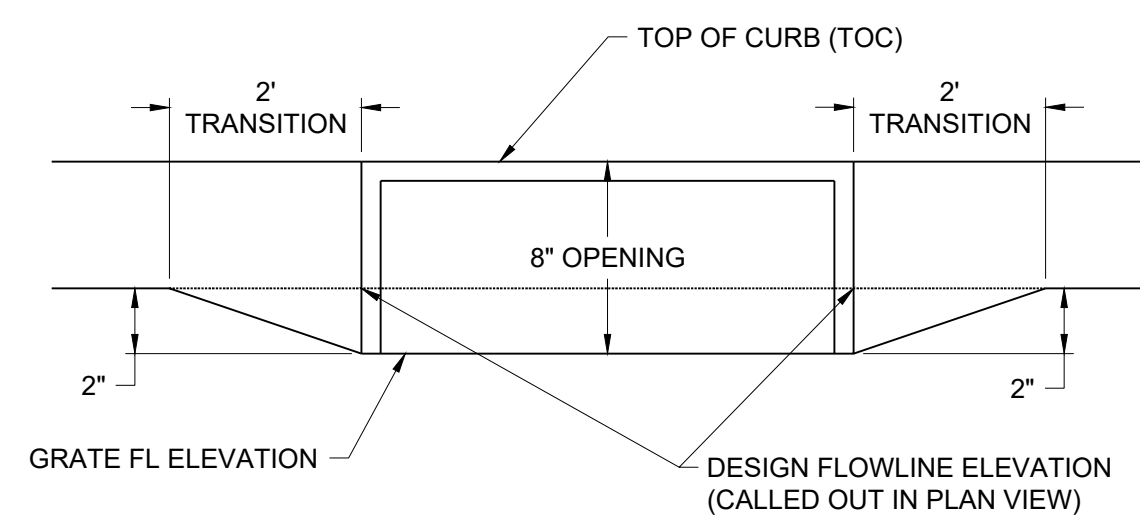


NOTE: STRUCTURAL RETAINING WALL DETAILS ARE INCLUDED AS PART OF A SEPARATE SUBMITTAL. HANDRAIL DETAILS ARE INCLUDED ON THE CIVIL CONSTRUCTION DOCUMENTS SUBMITTED SEPARATELY.

RETAINING WALL GRADING LABEL DETAIL
NOT TO SCALE



TYPE R INLET ANNOTATION DETAIL



SINGLE TYPE 16 COMBO INLET ANNOTATION DETAIL

Staff requested the handrail detail be included in the site plan set. Please add detail including color and material. Additionally, staff does not see a handrail detail in the CD Redlines submitted on 11.7.24.

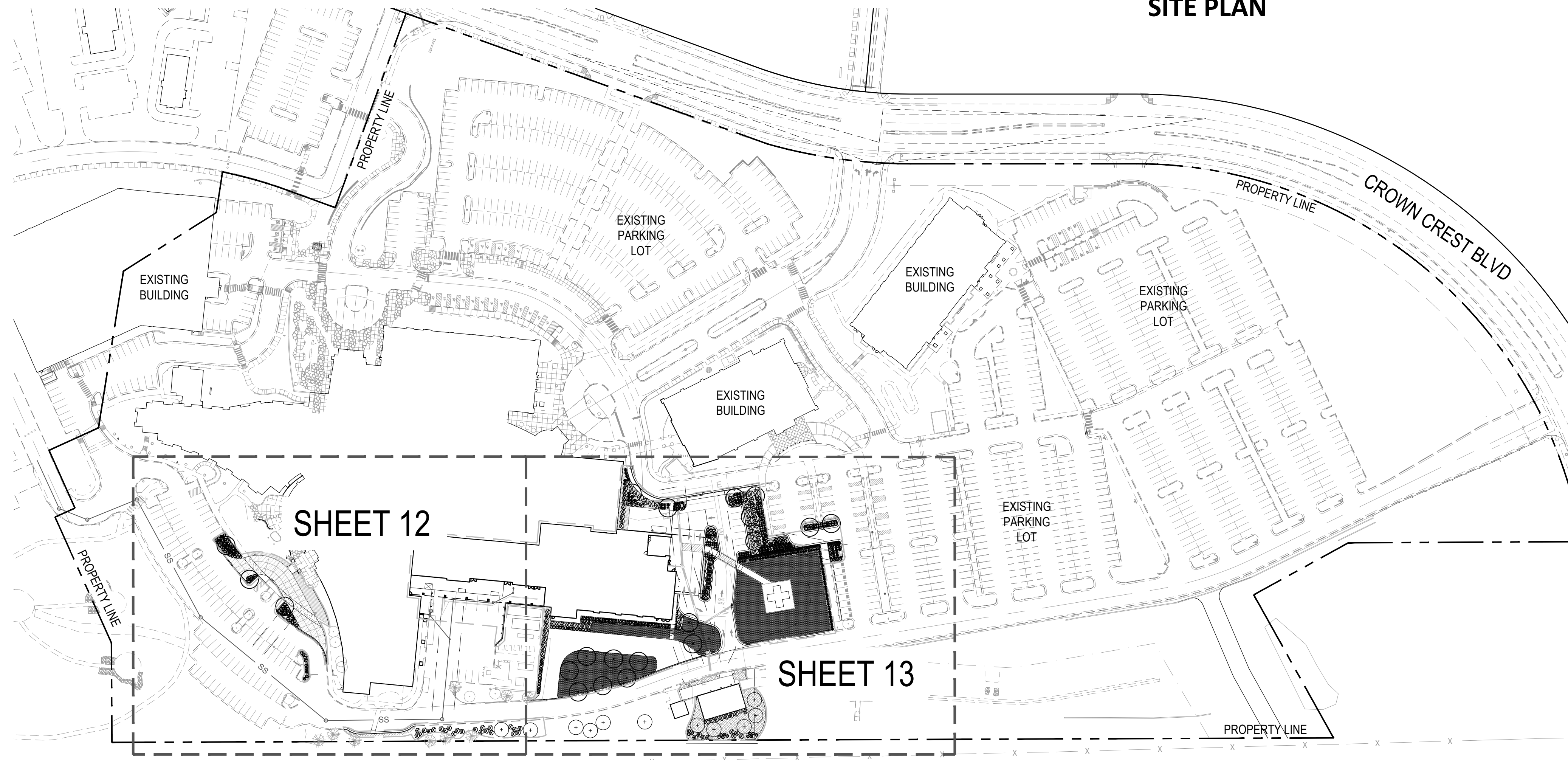
DATE	10/10/2024
PARKER PROJECT NUMBER	SP24-062
SHEET TITLE	GRADING PLAN
DRAWING NUMBER	08 of 25

CROWN POINT FILING 1 AMENDMENT 30

LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

SITE PLAN



PARKING LOT INTERIOR LANDSCAPE CHART:

ISLAND TYPE	AREA OF THE ISLAND	# OF TREES REQUIRED (1/ 162 FT)	# OF TREES PROVIDED	# OF SHRUBS REQUIRED (5/162 FT)	# OF SHRUBS PROVIDED
ISLAND 1	747 SQ. FT	1	2	44	45
ISLAND 2	415 SQ. FT.	1	1	22	23
ISLAND 3	385 SQ. FT	1	0**	20	26***
ISLAND 4	316 SQ. FT	1	2	15	16
ISLAND 5	563 SQ. FT	1	1	32	41
ISLAND 6	301 SQ. FT	1	1	14	17
TOTALS:	2,727 SQ. FT	6	7*	147	168

*(1) EXTRA TREE IS BEING PROVIDED = 10 SHRUBS.
**TREE CANNOT BE PROVIDED DUE TO STORMWATER SEWER EASEMENT
***INCLUDES (9) ORNAMENTAL GRASSES = 3 SHRUBS

LANDSCAPE AREA TYPE	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
PARKING LOT INTERIOR	6 TREES	7 TREES	147 SHRUBS	168 SHRUBS

NOTE: TABLE ACCOUNTS FOR THE LANDSCAPED AREA OF THE PARKING LOT INTERIOR, NOT THE AREA OF THE ENTIRE PARKING LOT INTERIOR.



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT
LOT 1, TRACT A & B
PARKER, CO 80138

SUBMITTALS	
DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024
3RD SUBMITTAL	10/10/2024
4TH SUBMITTAL	11/07/2024

1 LANDSCAPE PLAN

11 SCALE: 1" = 100"

PROPOSED LANDSCAPE:

NET SITE AREA	REQUIRED LANDSCAPE AREA	PROPOSED LANDSCAPE AREA	TREE REQUIREMENT (1 / 1,500 SF)			SHRUB REQUIREMENT (5 / 1,500 SF)			ORNAMENTAL GRASSES	
			REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	PROVIDED	SHRUB EQUIVALENT(3 GRASSES = 1 SHRUB)
114,662 SF	17,200 SF	32,476 SF	12	30	+18	60	108	+254*	71	24

OVERALL LANDSCAPE AREA:

EXISTING LANDSCAPING TO REMAIN	405,596 SQ FT
EXISTING LANDSCAPE TO BE DEMOLISHED	28,417 SQ FT
PROPOSED ADDITIONAL LANDSCAPE	32,476 SQ FT
TOTAL LANDSCAPE PROPOSED	409,655 SQ FT 439,072
LANDSCAPE REQUIRED (1,474,205 SQ FT X .15%)	221,131 SQ FT

This number has been accounted for in the existing to remain number. It does not need to be deducted a second time.

405596
+ 32476
439,072

*INCLUDES 24 GRASS EQUIVALENT SHRUBS
32476/1500 X 5 = 108.3
Calculation is based on proposed landscaping not required.

MINIMUM EVERGREEN REQUIREMENT	25%	
NUMBER OF TREES	REQUIRED	PROVIDED
37*	10	11

*INCLUDES (7) TREES IN PARKING LOT ISLANDS

LANDSCAPING PERIMETER CHART:

LOCATION	LENGTH / %	TREE REQUIREMENTS (1 / 40 LF)			SHRUB REQUIREMENT (5 / 40 LF)		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT
SOUTH PROPERTY LINE	263 LF	7	11	+4	33	52	+19
MIN. EVERGREEN TREE REQUIREMENT	40%	3	11	+3			

There is a second evergreen requirement specific to perimeter landscaping. 40% of proposed trees must be evergreen to provide adequate screening in winter.