



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Keith Fronczak, Boulder Associates
FROM: Stacey Nerger, Senior Planner
DATE: October 30, 2024
SUBJECT: Crown Point Filing No. 1 Amendment 30 Lot 1– Site Plan Review Comments 03

Listed below are the Planning Division’s comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Stacey Nerger
EMAIL: snerger@parkeronline.org
PHONE: 303.805.3199

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and ~~Parker~~ **Cottonwood** Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: “04” or “Fourth Submittal”

- 7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

- 8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

General Comments

- 1. **Please reference the redlines for additional comments/clarification.**

Comment Addressed: Yes No

Response:

Please see the comments attached and the revised sheets updated.

Parking

- 1. **Please see the attached redlines regarding parking.**

Comment Addressed: Yes No

Response:

Please see the revised sheets addressing the comments.

Landscaping

- 1. **Please see the attached redlines regarding landscaping.**

Comment Addressed: Yes No

Response:

Attached landscape redlines have been addressed.

- 2. **Please verify the numbers you have provided are correct.**

Comment Addressed: Yes No

Response:

Landscape numbers have been verified.

Lighting

1. Please see the attached redlines regarding the photometric plan.

Comment Addressed: Yes No

Response:

The luminaire schedule has been corrected, see revised sheet.

Building Elevations

Staff has no additional comments on the elevations.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have been sent referrals, but have not submitted comments to the application:

- Cottonwood Water and Sanitation District – **Please reach out to the District to submit required plans**
- Crown Point ACC – **Please reach out to the Committee to see if any comments/changes are needed**

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

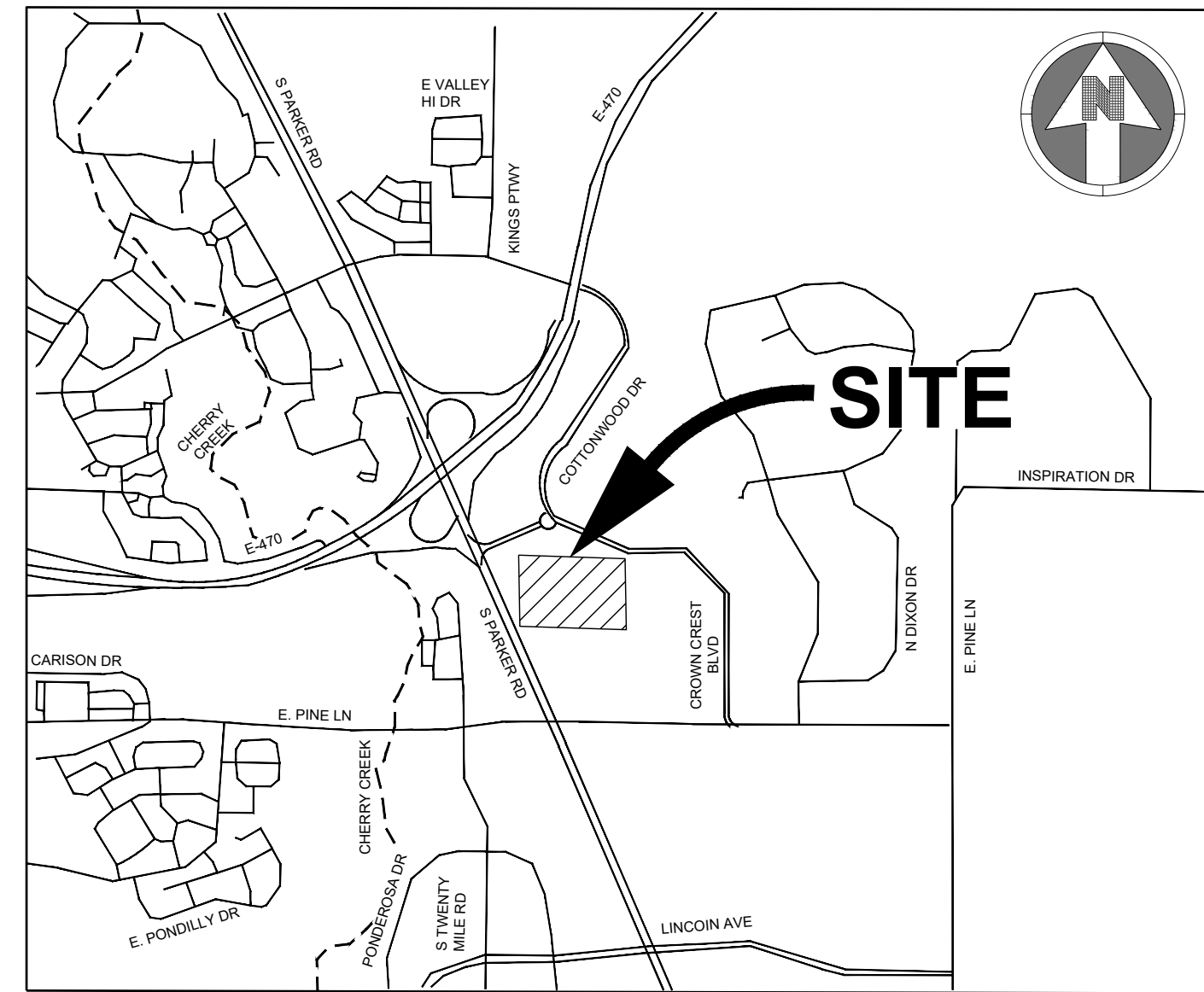
Date

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



VICINITY MAP
SCALE: 1"=2000'

Sheet Number	Sheet Title
01 of 25	COVER SHEET
02 of 25	EXISTING CONDITIONS MAP
03 of 25	EXISTING CONDITIONS MAP
04 of 25	OVERALL SITE PLAN
05 of 25	SITE PLAN
06 of 25	SITE PLAN
07 of 25	GRADING PLAN
08 of 25	GRADING PLAN
09 of 25	CIVIL SITE DETAILS
10 of 25	LANDSCAPE COVER SHEET
11 of 25	OVERALL LANDSCAPE PLAN
12 of 25	LANDSCAPE PLAN
13 of 25	LANDSCAPE PLAN
14 of 25	TREE CONSERVATION PLAN
15 of 25	PLANTING DETAILS
16 of 25	SITE DETAILS
17 of 25	ARCHITECTURAL SITE PLAN
18 of 25	EXTERIOR ELEVATIONS
19 of 25	EXTERIOR ELEVATIONS
20 of 25	EXTERIOR ELEVATIONS
21 of 25	EXTERIOR PERSPECTIVES
22 of 25	EXT. ELEVATION DIAGRAMS
23 of 25	LUMINAIRE SCHEDULE, DETAILS, AND LEGENDS
24 of 25	LUMINAIRE CUT SHEETS
25 of 25	PHOTOMETRIC SITE PLAN

Table has been updated to show existing to be removed and to remain and the amount added in the proposed and finally the total areas in the final condition.

Is this correct? This site plan proposes to remove landscaped area, is there additional landscaping beyond the 385,781 SF proposed?

ZONING	PLANNED DEVELOPMENT		
	SF	ACRE	% OF TOTAL
LOT AREA			
GROSS	1,474,205	33.843	100.00%
NET	1,474,205	33.843	100.00%
SITE DATA	SF	ACRE	% OF TOTAL
EXISTING BUILDING AREA	235,512	5.40	15.98%
PROPOSED BUILDING AREA	32,347	0.74	2.19%
EXISTING LANDSCAPE AREA	385,781	8.86	26.17%
PROPOSED LANDSCAPE AREA	36,108	0.83	2.49%
EXISTING HARDSCAPE AREA	738,491	16.95	50.10%
PROPOSED HARDSCAPE AREA	45,966	1.06	3.10%
TOTAL	1,474,205	33.843	100.00%

Same with this area. Is the proposed hardscape an addition to the existing for a total of 788,457 SF. Need to have accurate numbers that can be used for any future additions or changes.

Table has been updated to show existing to be removed and to remain and the amount added in the proposed and finally the total areas in the final condition.

PROPOSED SHED SETBACKS	
NORTH EAST OF SHED	19'
WEST OF SHED	7'
SOUTH WEST OF SHED	27'
SOUTH EAST OF SHED	614'

The Crown Point PD requires a 30' setback between PA boundaries and buildings. Please amend this building to meet the required setbacks.

Shed shifted to provide 31' setback

REQUIRED SETBACKS	
CROWN CREST BLVD (E)	30'
CROWN CREST BLVD (N)	30'
PARKER ROAD (W)	50'

PROPOSED BUILDING SETBACKS	
NORTH EAST OF BUILDING	1,154'
NORTH OF BUILDING	568'
WEST OF BUILDING	346'
SOUTH EAST OF BUILDING	89'

Please add back in the south property line and setback requirement. Pursuant to the Crown Point PD this setback is 30'

Table updated to re-include the south property

AGENCY LIST

- | | |
|--|---|
| ELECTRIC-IREA
PO DRAWER A
5496 US HWY 85
SEDALIA, CO. 80135
303-888-3100
CONTACT: BROOKS KAUFMAN | GAS-XCEL ENERGY
2070 SOUTH VALENTIA STREET
DENVER, CO. 80231
1-800-628-2121
CONTACT: DESIGN MANAGER |
| FIRE-SOUTH METRO FIRE RESCUE
9195 E. MINERAL AVE
CENTENNIAL, CO 80112
720-989-2000
CONTACT: RANDY CAPRA | TOWN OF PARKER
PLANNING AND BUILDING DEPT.
20120 E. MAIN STREET
PARKER, CO. 80134
303-841-2332
CONTACT: PAUL WORKMAN |
| TOWN OF PARKER-PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80134
303-840-9546
CONTACT: MIKE WAUGH | COTTONWOOD WATER & SANITATION DISTRICT
2 INVERNESS DRIVE EAST
ENGLEWOOD, CO
303-792-9509
CONTACT: PATRICK MULHERN/ LAURI TATLOCK |
| CABLE-COMCAST
8850 S. TUSCON WAY
ENGLEWOOD, CO. 80112
303-603-5605
CONTACT: KEVIN YOUNG | TELEPHONE - CENTURY LINK
LOCAL NETWORK OPERATIONS
9750 E. COSTILLA AVENUE
ENGLEWOOD, CO. 80112
303-792-1840
CONTACT: KAREN CAIME |
| TRI-COUNTY HEALTH DEPARTMENT
7000 E. BELLEVIEW AVENUE
GREENWOOD VILLAGE, CO. 80111
303-220-9200
CONTACT: CAROL MACLENNAN | COTTONWOOD WATER AND SANITATION
DISTRICT ENGINEER-KENNEDY JENKS CONSULTING
143 UNION BOULEVARD
SUITE 600
LAKEWOOD, CO 80228
PHONE: 303-985-3636
CONTACTS: TOM NAPOLILLI |
| CROWN POINT ARCHITECTURAL
CONTROL COMMITTEE
27905 MEADOW DRIVE, SUITE 11
EVERGREEN, CO 80439 303-674-7856
CONTACT: TIM LEONARD | |

OWNER INFORMATION

ADVENTHEALTH PARKER
9395 CROWN CREST BLVD.
PARKER, CO. 80138
303-269-4014

DESIGN INFORMATION

- ARCHITECT: BOULDER ASSOCIATES
PHONE: 303-499-7795
- ARCHITECT: SMITHGROUP
PHONE: 303-832-3272
- CIVIL ENGINEER: S. A. MIRO, INC
PHONE: 303-741-3737
- LANDSCAPE ARCHITECT: OXBOW DESIGN COLLABORATION
PHONE: 720-465-6168
- STRUCTURAL ENGINEER: MGA STRUCTURAL ENGINEERS, INC.
PHONE: 719-635-4473
- MEPT ENGINEERS: CATOR RUMA & ASSOCIATES CO
PHONE: 303-232-6200
- FIRE PROTECTION: TLH FIRE
PHONE: 303-517-1775



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

DATE
10/10/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
COVER SHEET

DRAWING NUMBER

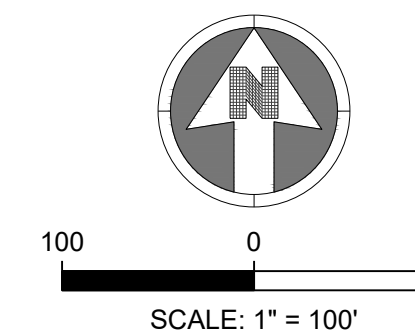
01 of 25

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



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



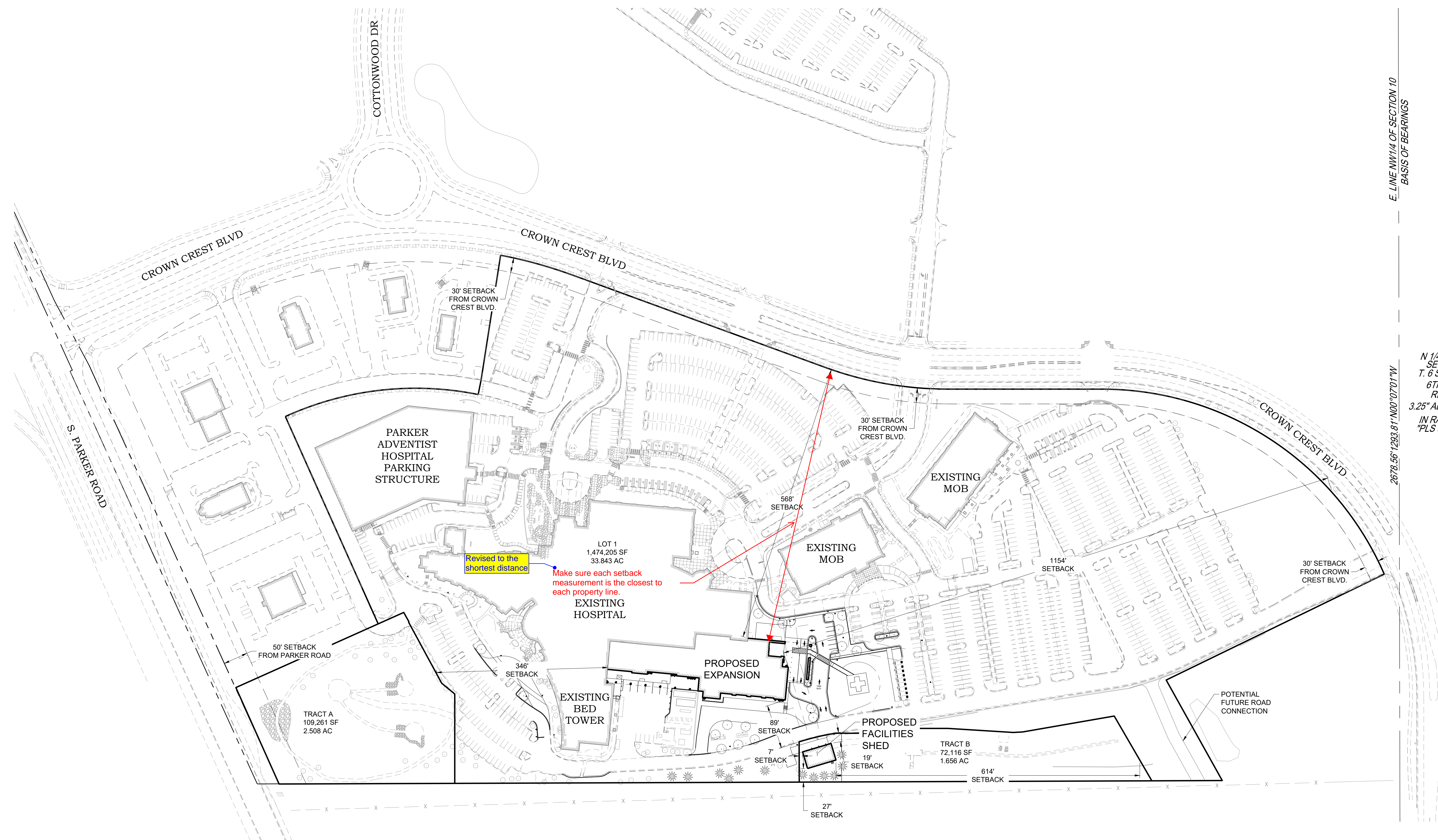
SMITHGROUP

**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
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E. LINE NW1/4 OF SECTION 10
BASIS OF BEARINGS

2678.56' 1293.81' N00°07'01"W

*N 1/4 CORNER
SECTION 10
T. 6 S., R. 66 W.,
6TH P.M. #6
REBAR W/
3.25" ALUMINUM CAP
IN RANGE BOX,
PLS 9329 2005"*

DATE
10/10/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
**OVERALL SITE
PLAN**

DRAWING NUMBER

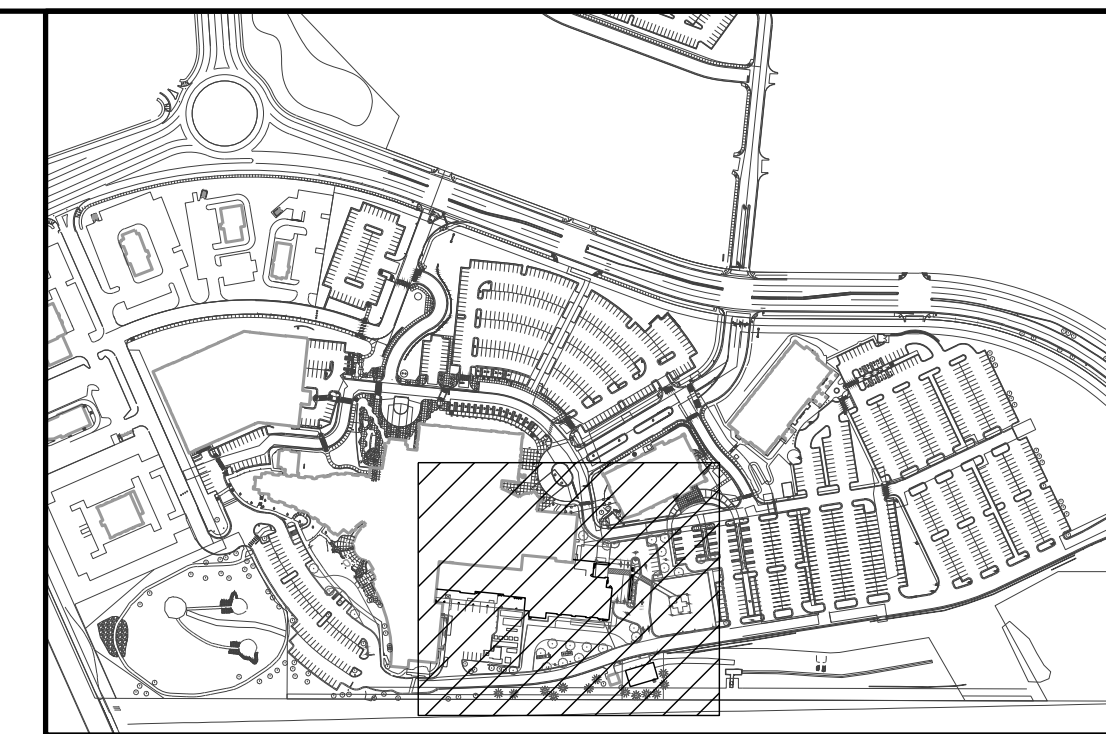
04 of 25

CROWN POINT FILING 1 AMENDMENT 30

LOT 1, TRACT A & B

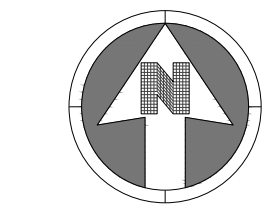
LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

SITE PLAN



KEY MAP

NOT TO SCALE



30 0 30
SCALE: 1" = 30'

LEGEND:

- TRAFFIC FLOW ARROW
- PARKING STALL COUNT
9'X18' MINIMUM DIMENSIONS



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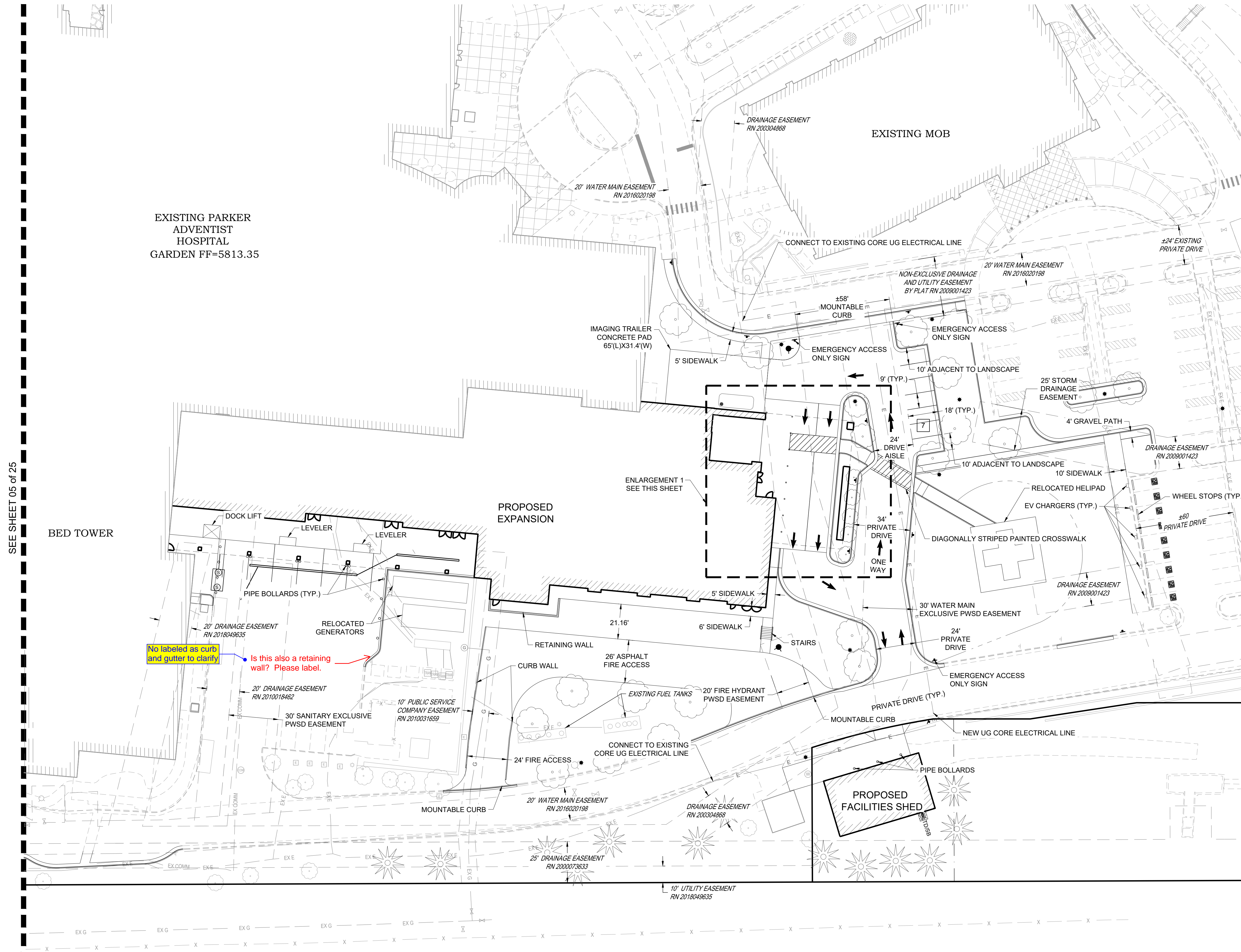


SMITHGROUP

ADVENTHEALTH PARKER FACILITY EXPANSION

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

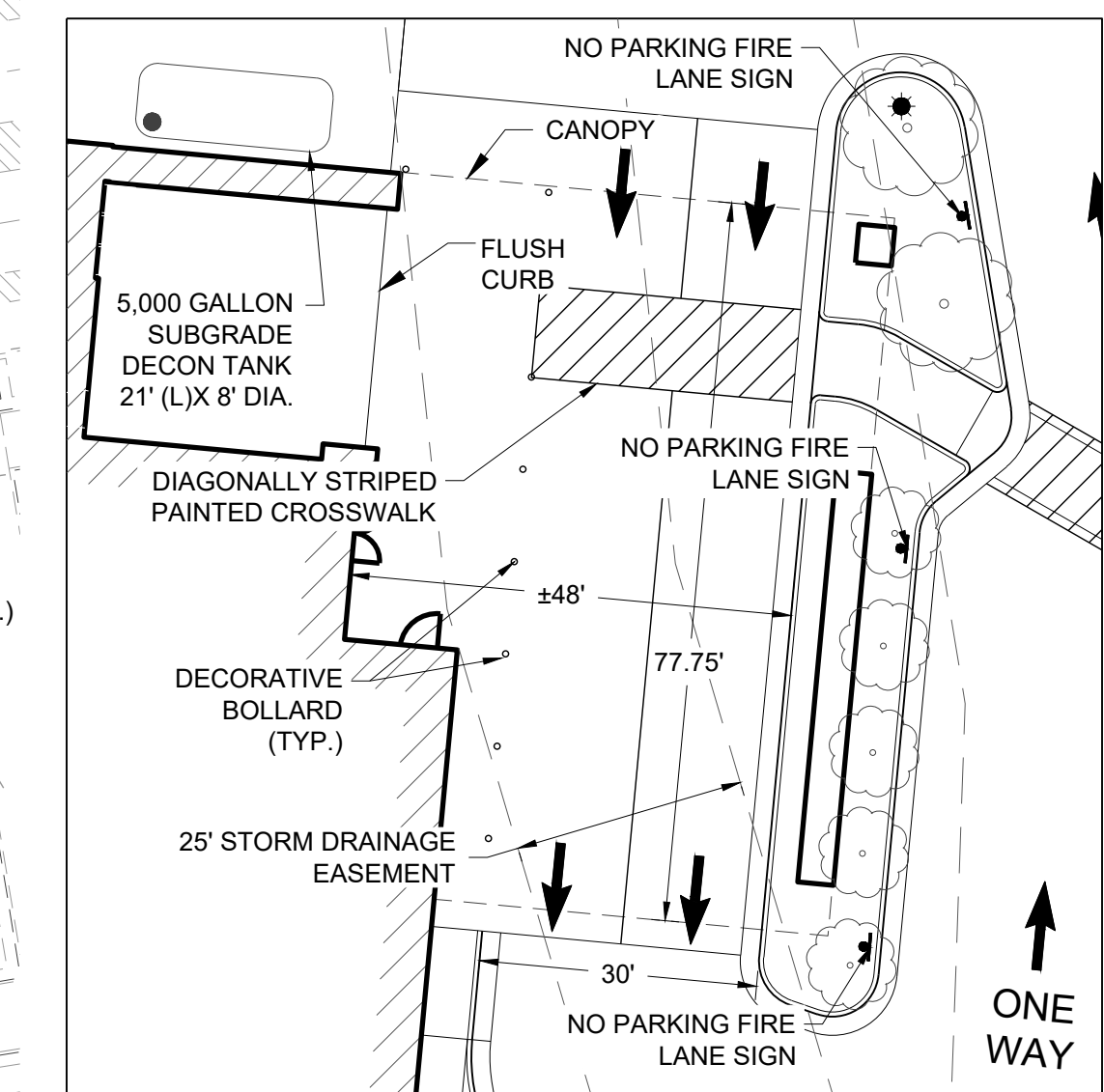
DESCRIPTION	DATE
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EXISTING PARKER
ADVENTIST
HOSPITAL
GARDEN FF=5813.35

No labeled as curb
and gutter to clarify

Is this also a retaining
wall? Please label.



ENLARGEMENT 1
SCALE: 1" = 20'

SEE SHEET 05 of 25

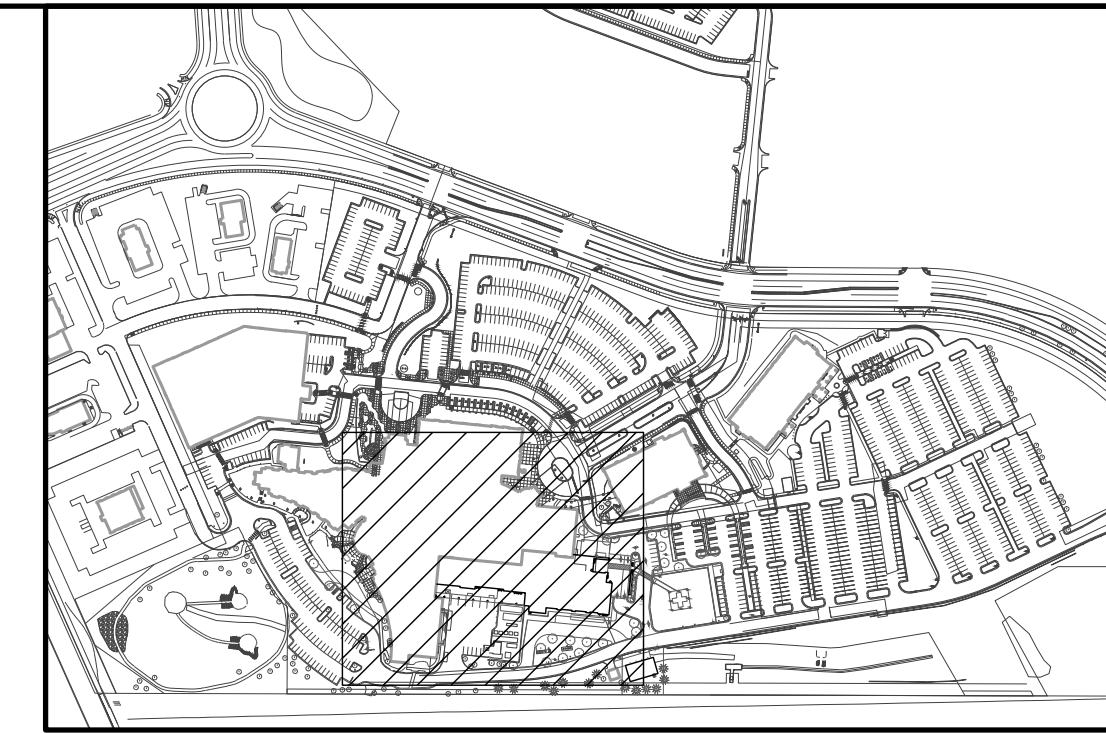
DATE	10/10/2024
PARKER PROJECT NUMBER	SP24-062
SHEET TITLE	SITE PLAN
DRAWING NUMBER	06 of 25

CROWN POINT FILING 1 AMENDMENT 30

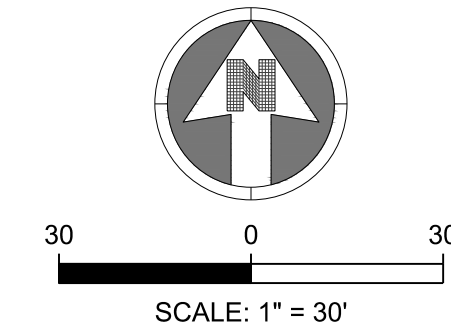
LOT 1, TRACT A & B

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

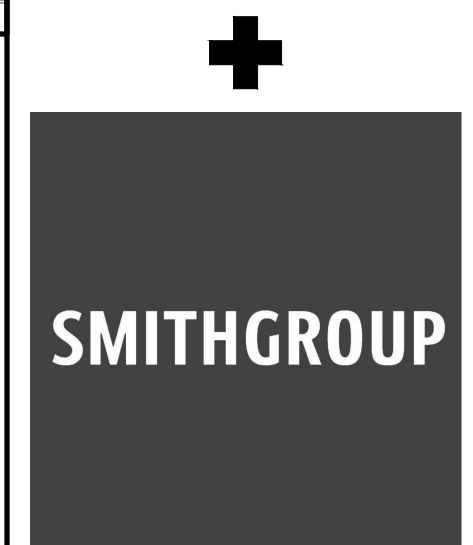
SITE PLAN



KEY MAP
NOT TO SCALE



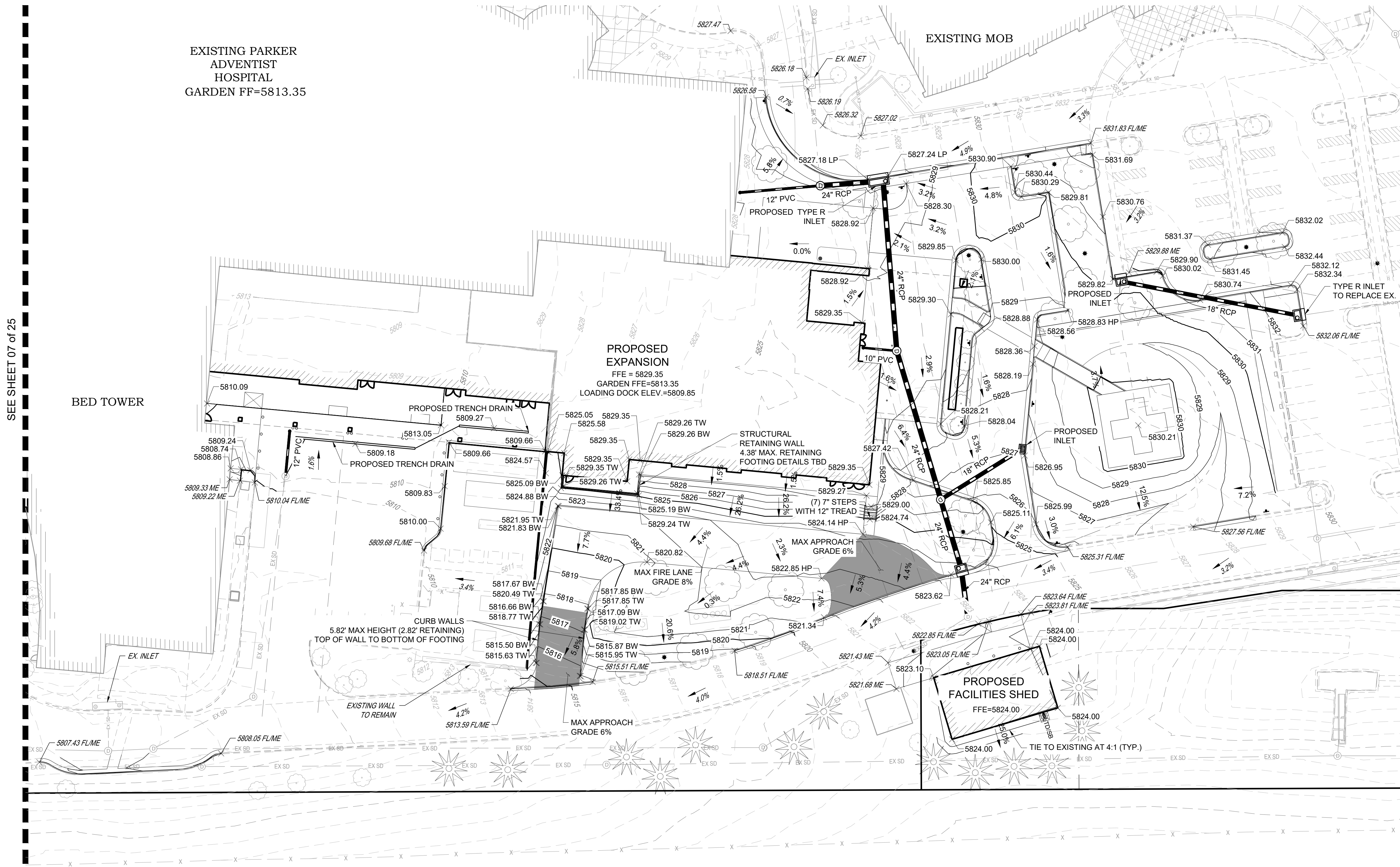
NOTES:
1. SEE SHEET A-C001 FOR CIVIL NOTES AND LEGEND.



ADVENTHEALTH PARKER FACILITY EXPANSION

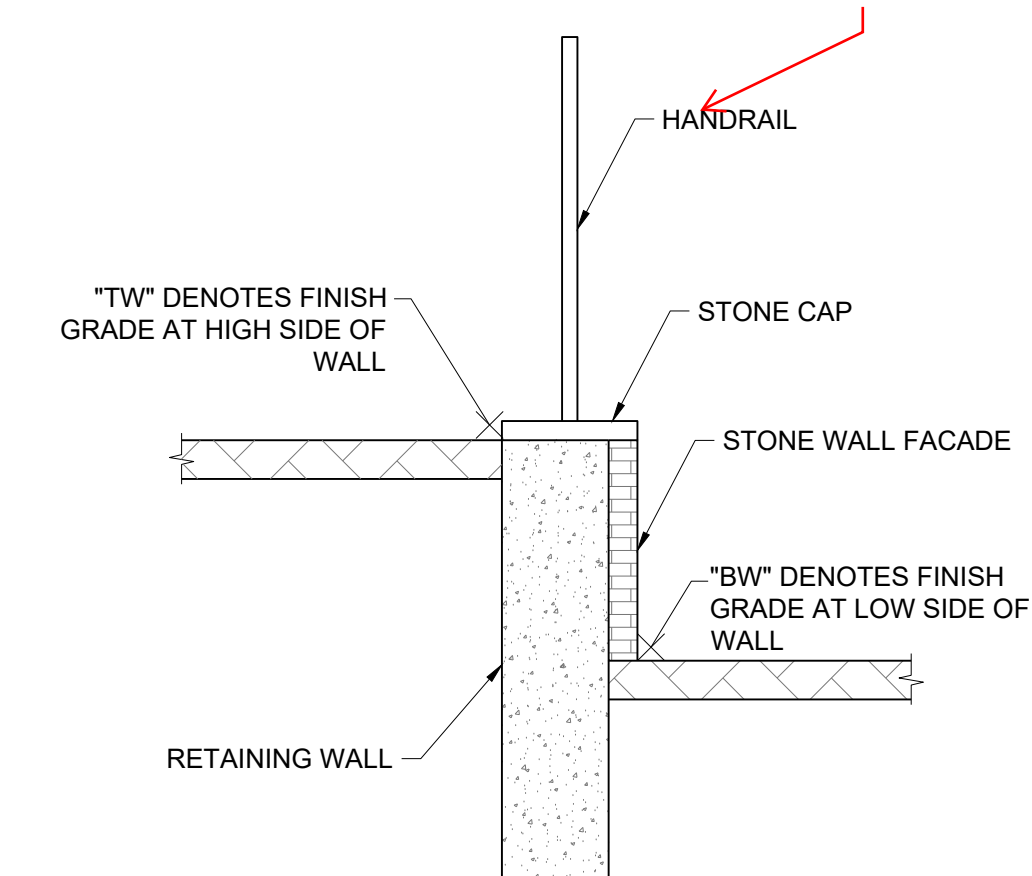
CROWN POINT, 30TH AMDMT
LOT 1, TRACT A & B
PARKER, CO 80138

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
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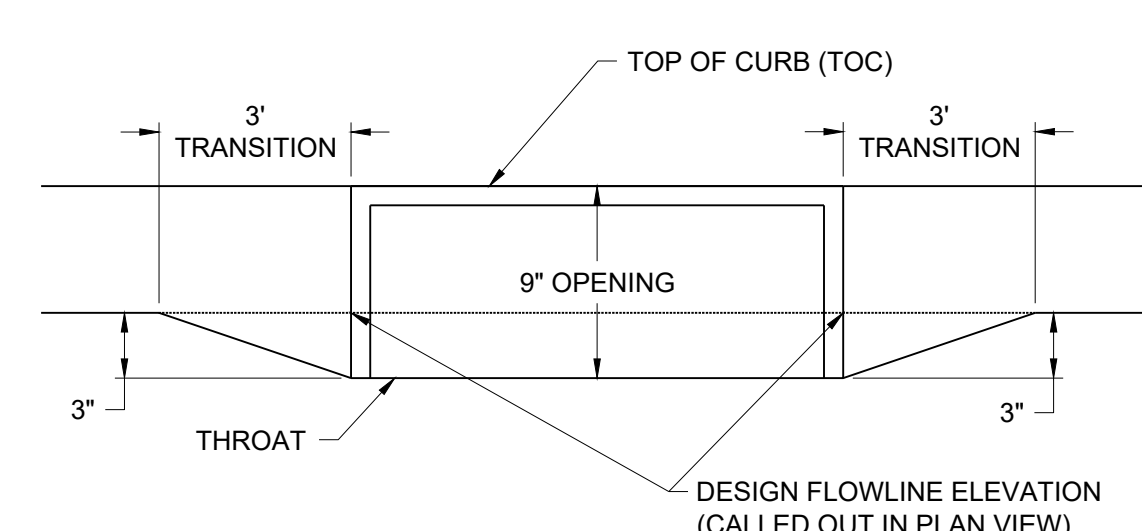
SEE SHEET 07 of 25

Image added, material and color labeled.
Please include an image of the handrail that includes the materials and color.

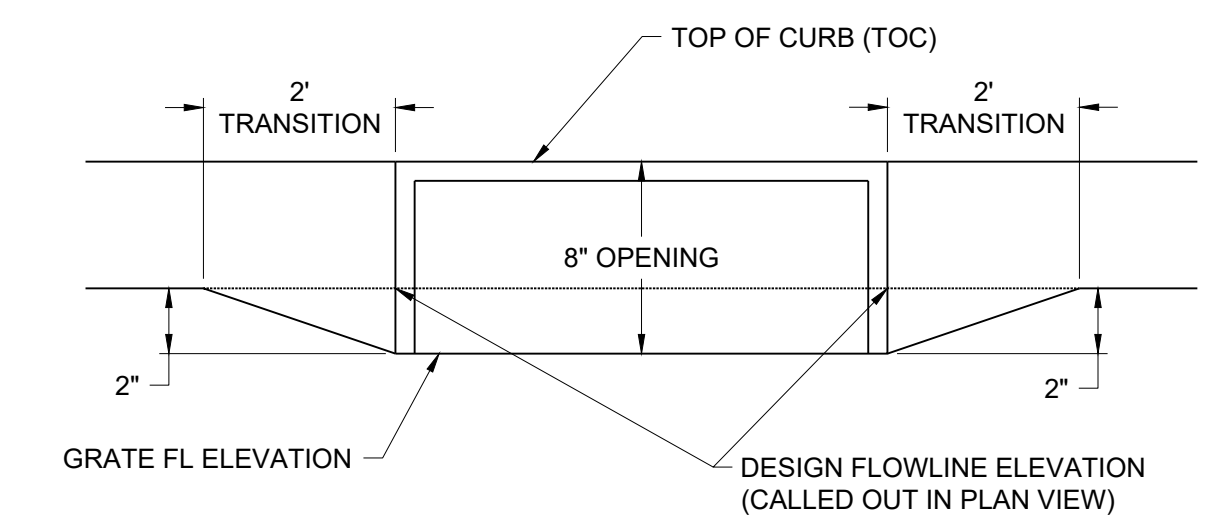


NOTE: STRUCTURAL RETAINING WALL DETAILS ARE INCLUDED AS PART OF A SEPARATE SUBMITTAL. HANDRAIL DETAILS ARE INCLUDED ON THE CIVIL CONSTRUCTION DOCUMENTS SUBMITTED SEPARATELY.

RETAINING WALL GRADING LABEL DETAIL
NOT TO SCALE



TYPE R INLET ANNOTATION DETAIL



SINGLE TYPE 16 COMBO INLET ANNOTATION DETAIL

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

CROWN POINT FILING 1 AMENDMENT 30

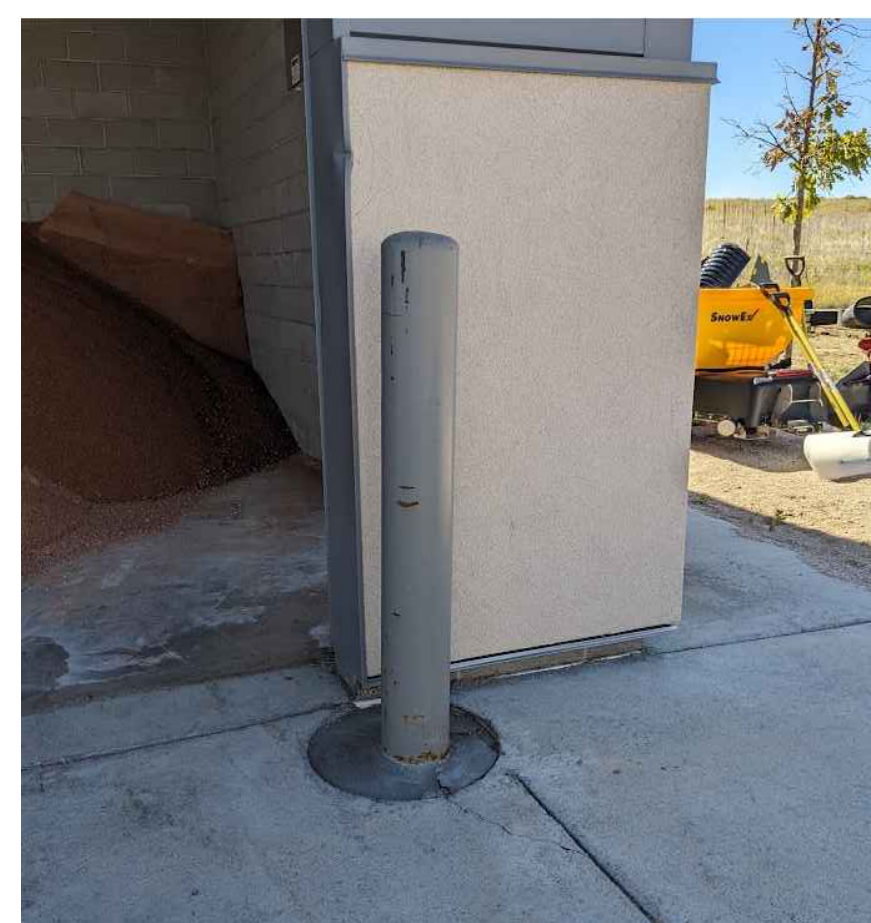
LOT 1, TRACT A & B

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TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

SITE PLAN



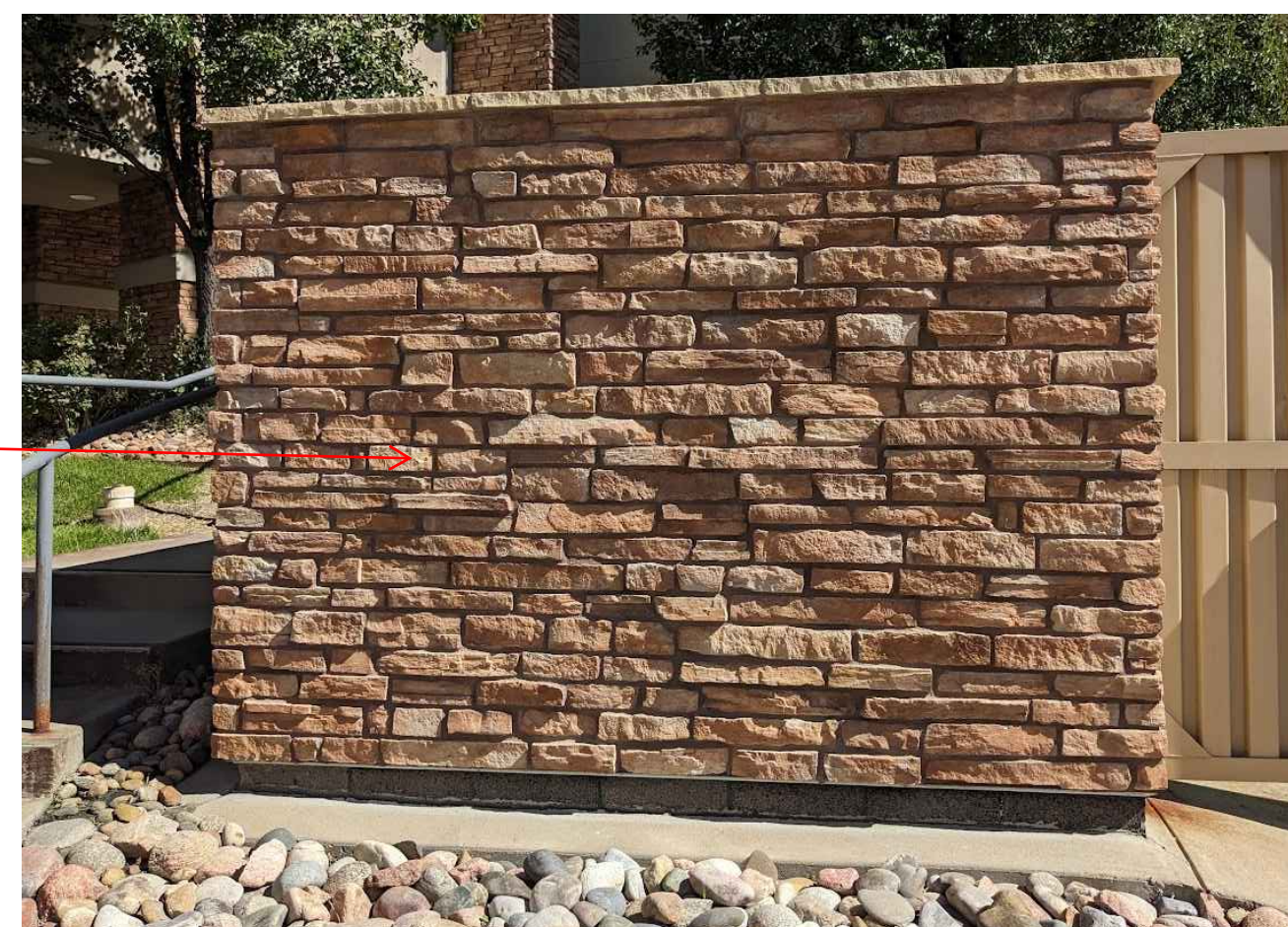
7 EV CHARGER EXAMPLE IMAGE
09 of 25 NO SCALE



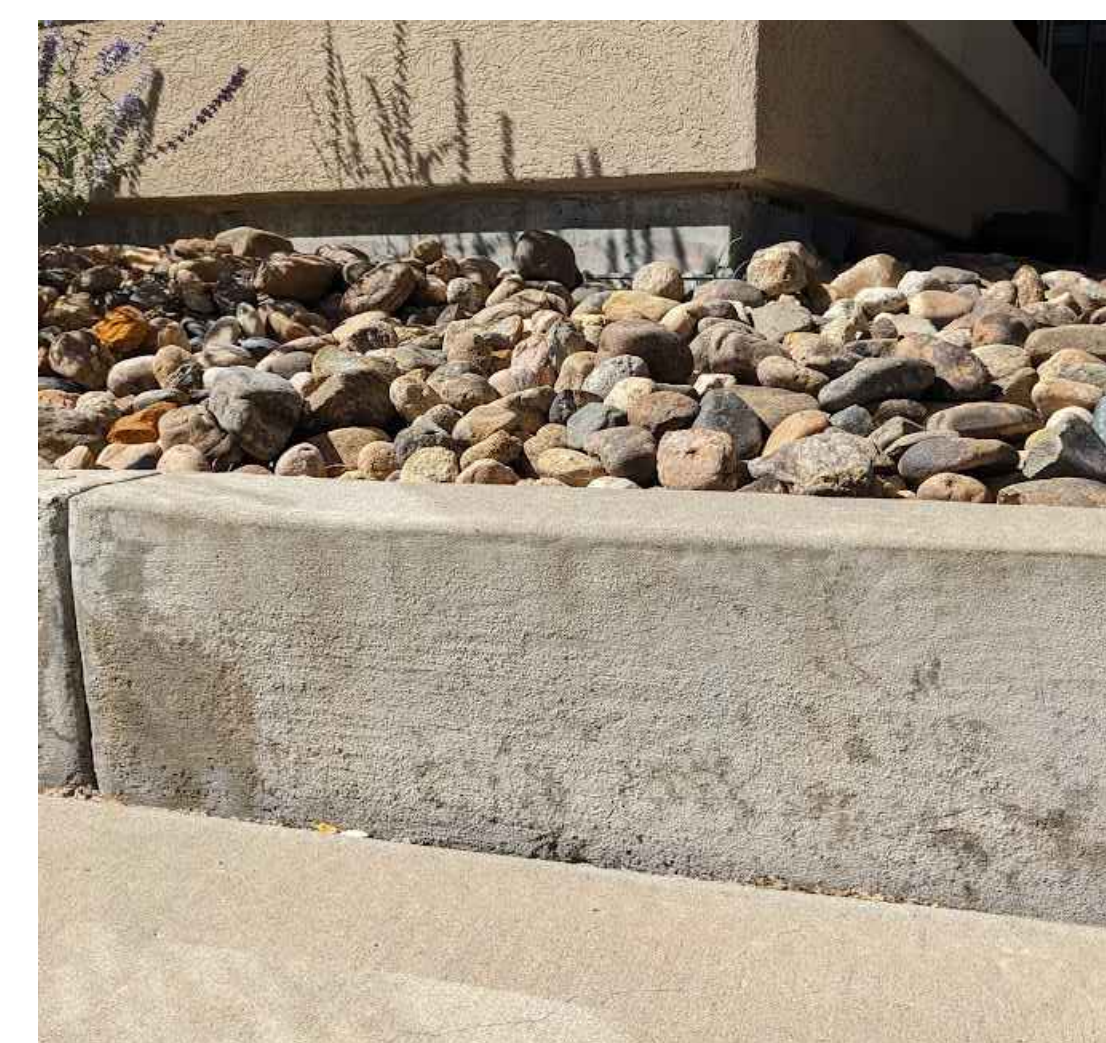
4 BOLLARD EXAMPLE IMAGE - LOADING DOCK AND SHED (COLOR TBD)
09 of 25 NO SCALE



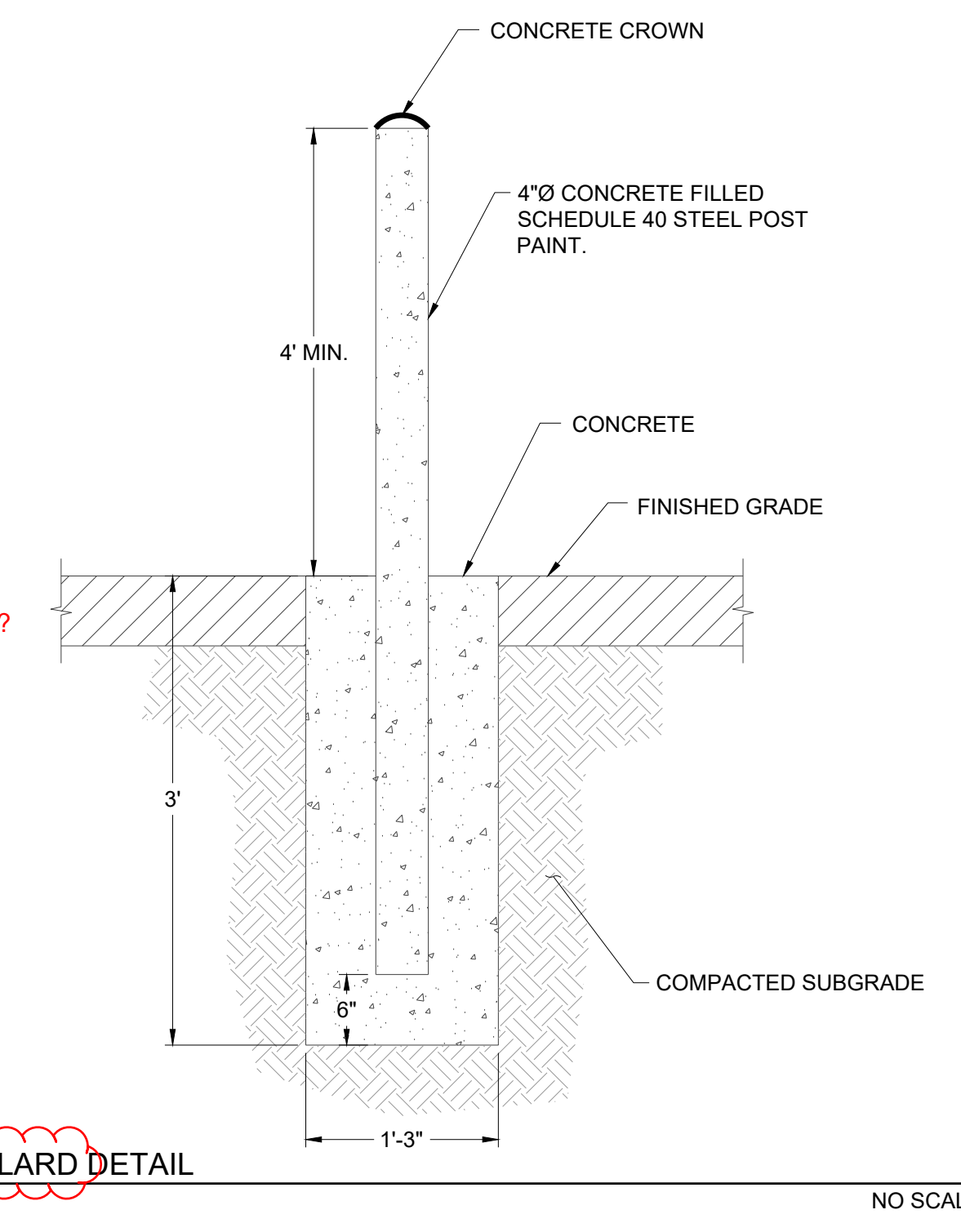
5 BOLLARD EXAMPLE IMAGE - ED ENTRY - BLACK FINISH
09 of 25 NO SCALE



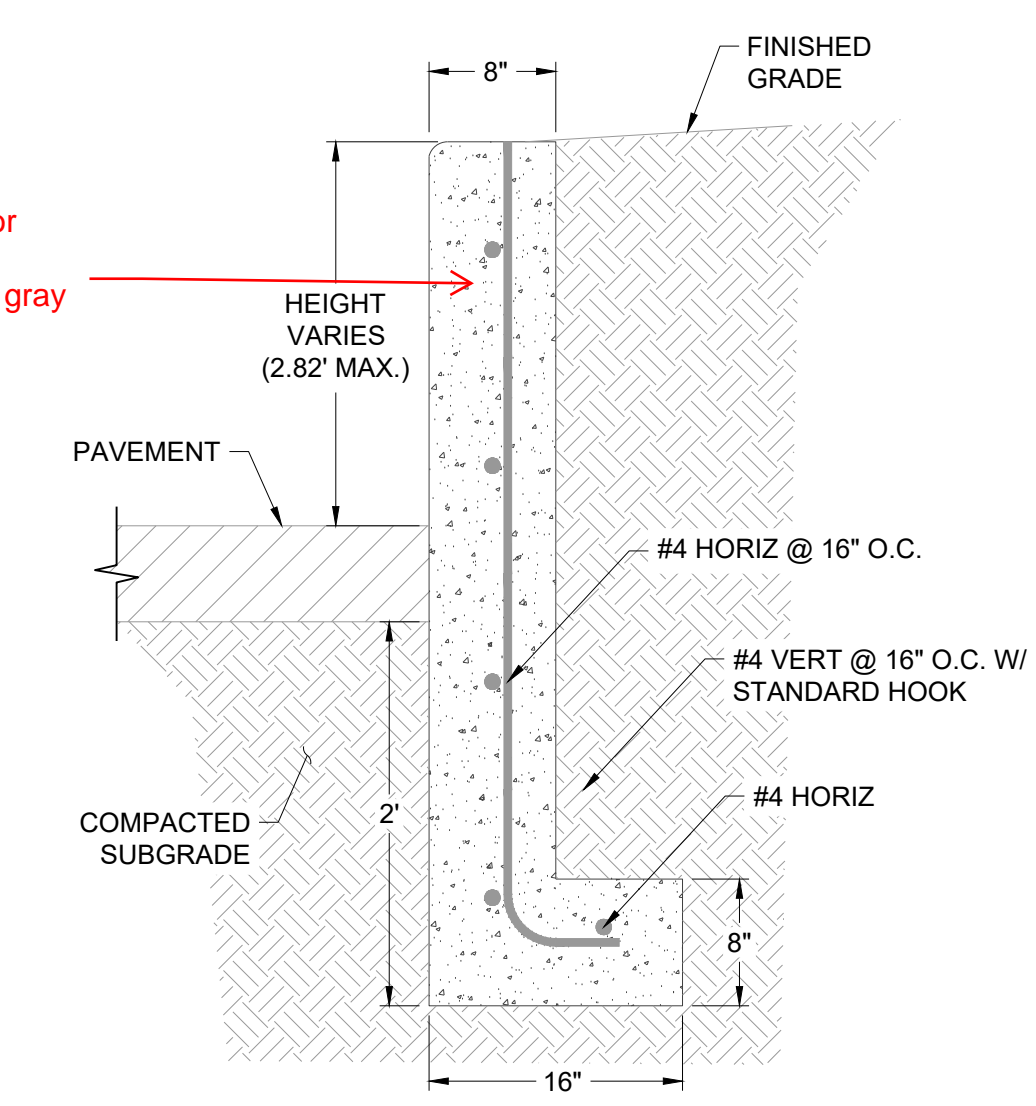
6 RETAINING WALL EXAMPLE IMAGE
09 of 25 NO SCALE



2 CURB WALL EXAMPLE IMAGE
09 of 25 NO SCALE



1 BOLLARD DETAIL
09 of 25 NO SCALE



2 CURB WALL DETAIL
09 of 25 NO SCALE

Please label these to match the name on the previous pages. Is this the Pipe Bollard?

Decorative and Pipe bollards labeled on previous site plan sheet. This is the pipe bollard.

Pipe bollard. Labeled on revised sheets

Which bollard is this?

Materials and colors labeled under each image detail

A color for these bollards are needed on this plan.

Please label color and material. Assuming this is gray concrete.

Labeled here and in the image example. Thank you.

Please label these to match the name on the previous pages. Is this the Decorative Bollard?

Decorative and Pipe bollards labeled on previous site plan sheet. This is the decorative bollard.

Please label materials and colors.

Materials and colors labeled under each image detail



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
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SMITHGROUP

ADVENTHEALTH
PARKER FACILITY
EXPANSION

CROWN POINT, 30TH AMDMT
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SUBMITTALS

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DATE
10/10/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
CIVIL SITE
DETAILS

DRAWING NUMBER

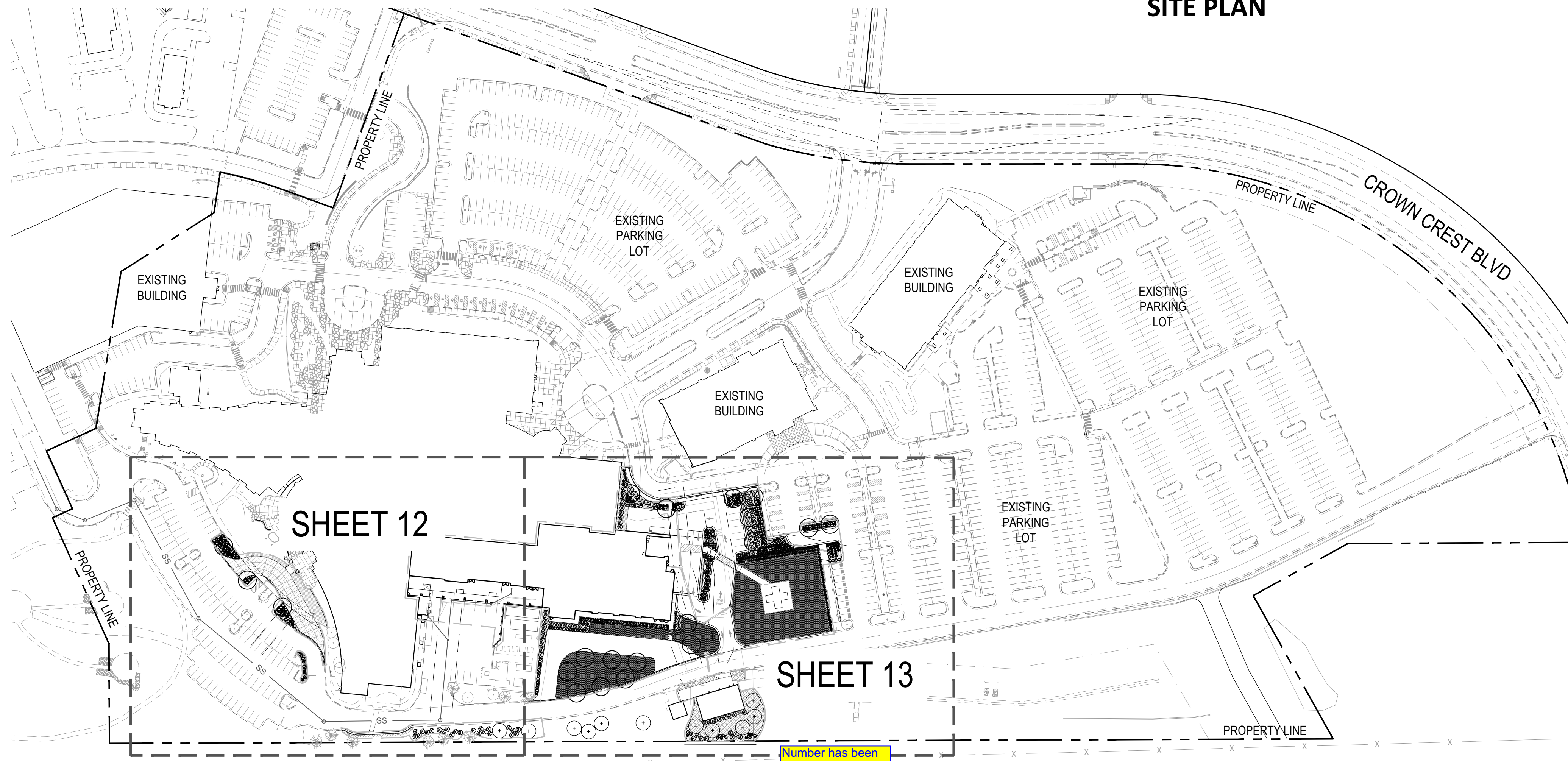
09 of 25

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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	23
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	165

*(1) EXTRA TREE IS BEING PROVIDED = 10 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	165 SHRUBS

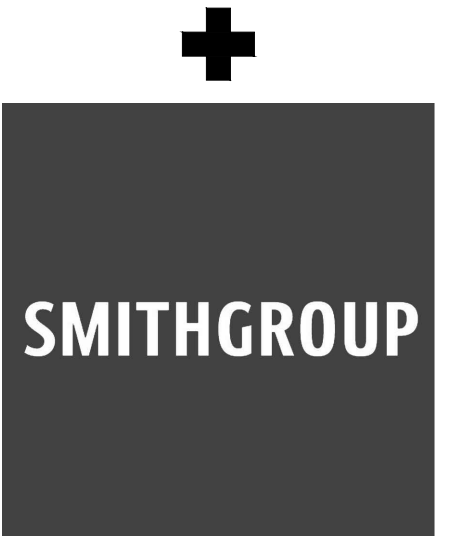
NOTE: TABLE ACCOUNTS FOR THE LANDSCAPED AREA OF THE PARKING LOT INTERIOR, NOT THE AREA OF THE ENTIRE PARKING LOT INTERIOR.

Please add a note as to why this island does not meet the minimum requirements. Stormwater and no trees permitted is an ok response.

Note has been added.



BOULDER ASSOCIATES
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BOULDER, COLORADO 80302
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ADVENTHEALTH PARKER FACILITY EXPANSION

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

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
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1 LANDSCAPE PLAN

SCALE: 1" = 100"

OVERALL INTERNAL LANDSCAPING CHARTS:

Rename this table to :
Proposed landscape

DISTURBED NET SITE AREA	DISTURBED LANDSCAPE AREA	REQUIRED LANDSCAPE AREA (15%)	NEW LANDSCAPED AREA PROVIDED	TREE REQUIREMENT (1 / 1,500 SF)			SHRUB REQUIREMENT (5 / 1,500 SF)		
				REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT
123,690 SF	40,048 SF	18,554 SF	20,889 SF	14	24	+20	62	230	+168

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

PROPOSED LANDSCAPING TO BE REMOVED	AREA
	30,978 SF

NOTE: NO TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS ADDITION.

LANDSCAPING PERIMETER CHART:

LOCATION	LENGTH / %	TREE REQUIREMENTS (1 / 25 LF)			SHRUB REQUIREMENT (5 / 25 LF)		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT
SOUTH PROPERTY LINE	263 LF	7	11	+4	33	53	0
MIN. EVERGREEN TREE REQUIREMENT	40%	3	11	+3			

Number matches the first page now

Number has been updated.

Number is lower because it does not count trees in parking lot landscape islands.

Number has been updated.

Please add the following information to this page:

Existing landscaping 385,781
Removed landscape 30,978
Total landscape proposed 327,806
Landscape required (1,474,205 SF * 15% = 221,131 SF)

Information has been added to this page.

Ornamental grasses equal shrubs at 3 grasses equal 1 shrub.

"Proposed landscaping to be removed" chart has been taken off this page.

Ornamental grass column has been added.

Please include an additional column for the ornamental grasses proposed.

Staff only counts 52 shrubs.

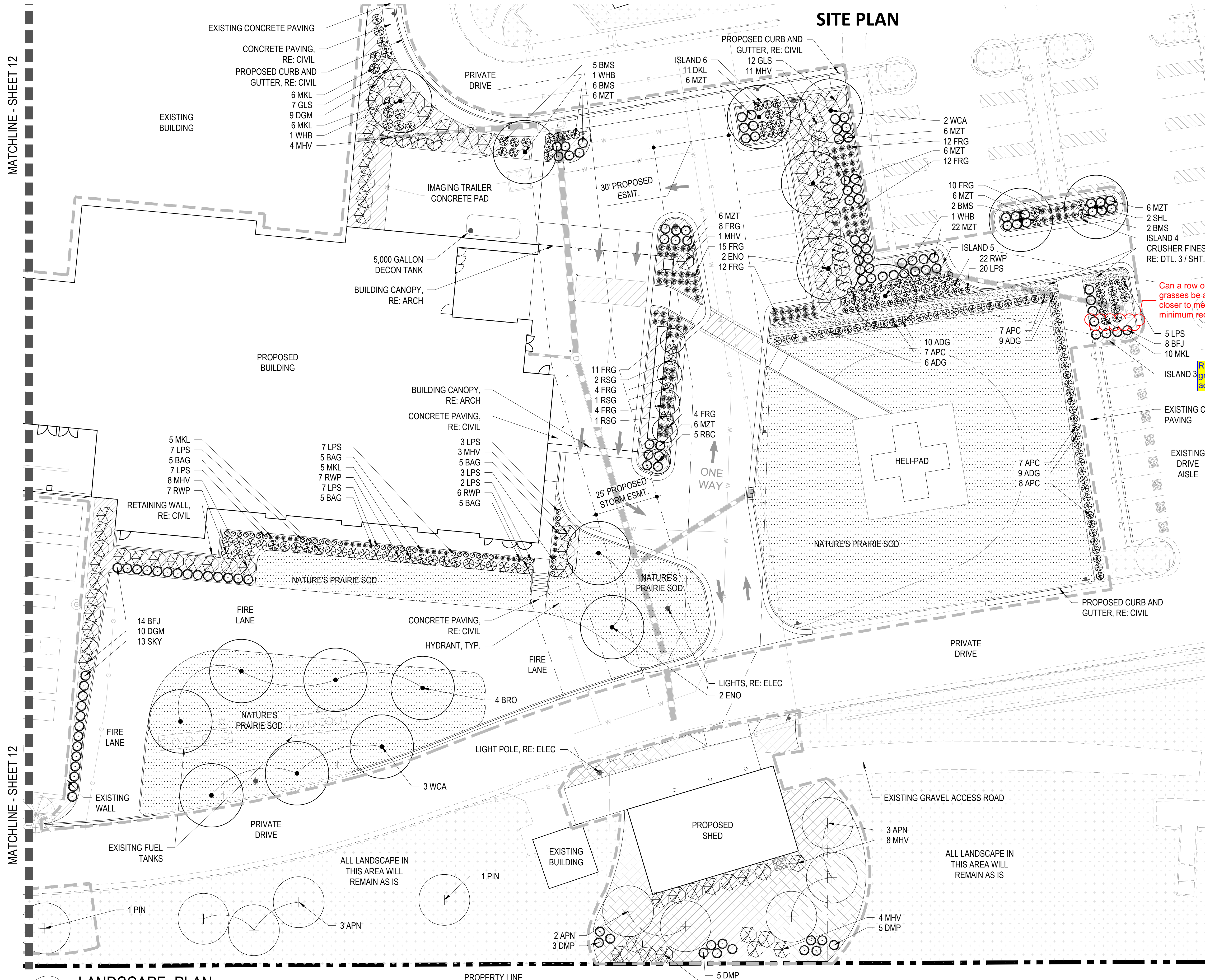
Number has been updated.

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



MATERIAL LEGEND:

- PROPERTY LINE
- MATCHLINE
- LIMIT OF WORK
- STEEL EDGER
- CONCRETE PAVING TYPE I - VEHICULAR (6" TH) W/ TOOLED JOINTS
COLOR: DAVIS COLOR 'OMAHA TAN' #5084
FINISH: LIGHT ACID ETCH
- CONCRETE PAVING TYPE II - VEHICULAR (6" TH) W/ TOOLED JOINTS
COLOR: STANDARD GRAY
FINISH: LIGHT BROOM
- 1-1/2" RIVER ROCK MULCH

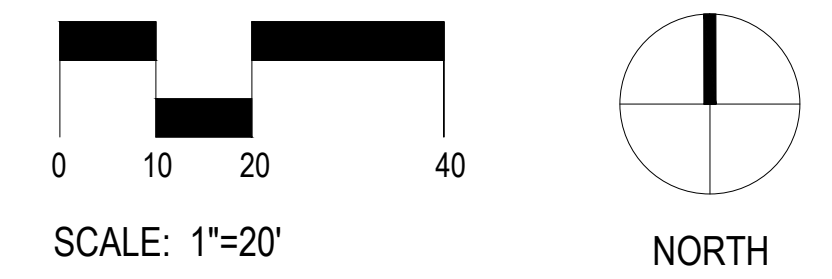
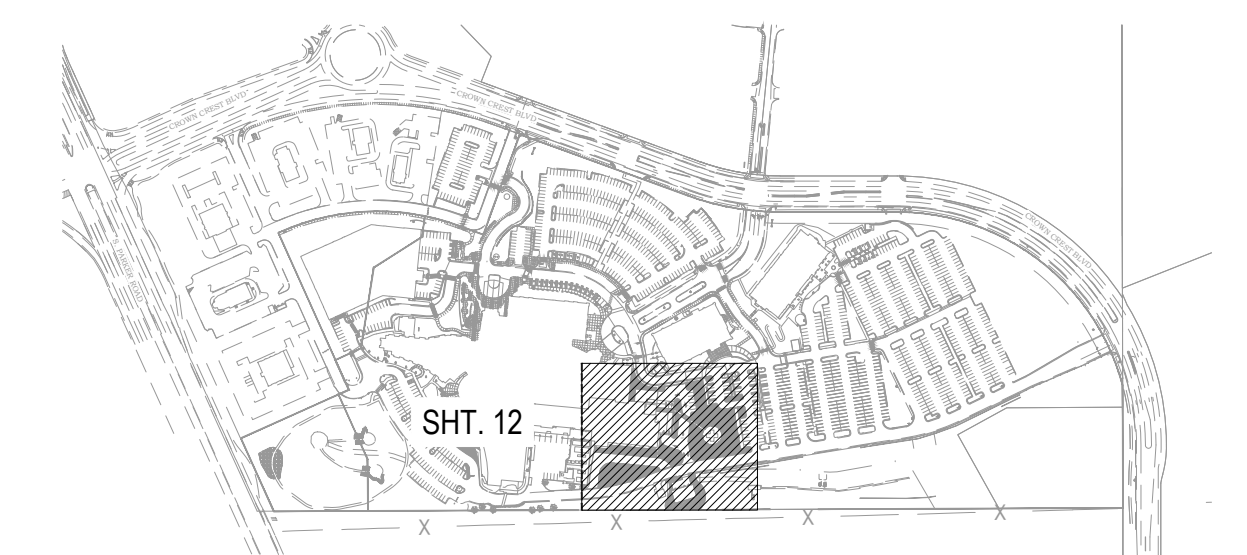
PLANTING LEGEND:

- DECIDUOUS SHADE TREE
- EXISTING TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- LOW GROW NATIVE SEED MIX
- NATURE'S PRAIRIE SOD
PRODUCER: TURF MASTERS LLC
- EXISTING LANDSCAPE

Can a row of ornamental grasses be added to get closer to meeting the minimum requirements?

Row of ornamental grasses has been added.

KEY MAP:



MATCHLINE - SHEET 12

MATCHLINE - SHEET 12

1 LANDSCAPE PLAN
13 SCALE: 1" = 20'



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

DATE
08/16/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
LANDSCAPE PLAN

DRAWING NUMBER
13 of 25

5/28/2024 2:48:57 PM Autodesk Docs: \\236365.MM AdventHealth Parker Hospital (24)236365.00 AM Parker CS-Arch

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.

PARKING ANALYSIS

EXISTING					
PARKING	BEDS	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
MEDICAL OFFICE BUILDINGS...	-	256,815	1 PER 300 SF	856.05	1,601
HOSPITAL (E)	179	-	1.5 PER PATIENT BED	268.50	-
ACCESSIBLE SPACES (E)	-	-	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER...	22.00	88
				1,124.55	1,689

PROPOSED					
PARKING	BEDS	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
MEDICAL OFFICE BUILDINGS...	-	256,815	1 PER 300 SF	856.05	1,462
HOSPITAL (E)	329	-	1.5 PER PATIENT BED	493.50	-
POLICE (N)	-	-	-	-	7
EV (N*)	-	-	-	-	9
ACCESSIBLE SPACES	-	-	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER...	23.00	68
				1,349.55	1,546

(E) - REPRESENTS EXISTING STALLS
(N) - REPRESENTS NEW STALLS
(N*) - REPRESENTS EXISTING STANDARD PARKING SPACES RESTRIPTED FOR NEW EV SPACES

PARKING SPACE COUNT			
PARKING SPACE TYPE	COUNT	WIDTH	LENGTH
TYPICAL PARKING SPACES (E)	1,462	9'-0"	18'-0" MIN
ACCESSIBLE SPACES (E)	68	9'-0"	18'-0" MIN
POLICE SPACES (N)	5	9'-0"	18'-0" MIN
POLICE SPACES (N)	2	10'-0"	18'-0" MIN
EV SPACES (N*)	9	9'-0"	18'-0" MIN
TOTAL SPACES	1,546		

(E) - REPRESENTS EXISTING STALLS
(N) - REPRESENTS NEW STALLS
(N*) - REPRESENTS EXISTING STANDARD PARKING SPACES RESTRIPTED FOR NEW EV SPACES

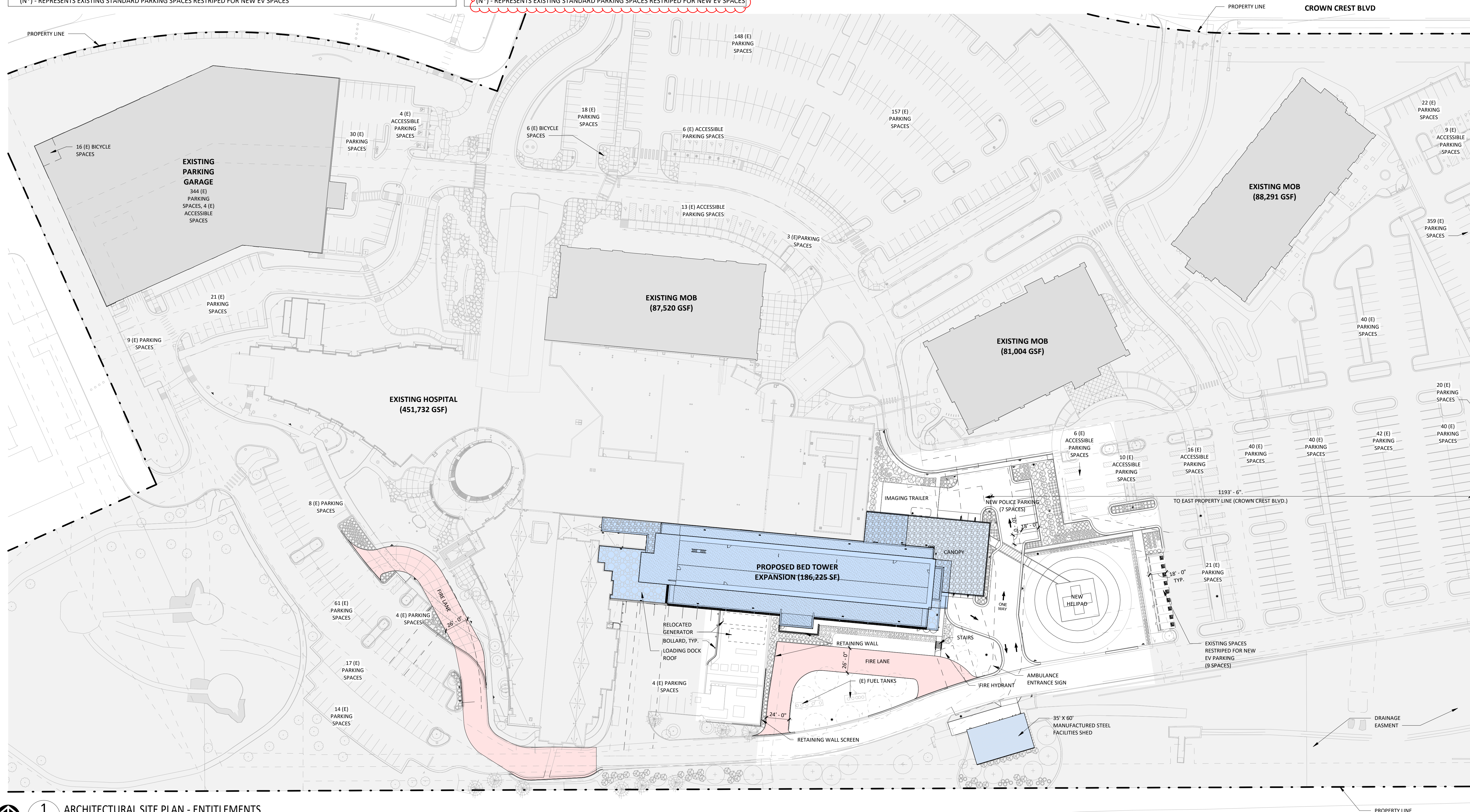
SITE PLAN

Symbols have been added to the parking spaces on the site plan below.

Please add these symbols to the site plan below for where these spaces are located.

BICYCLE PARKING ANALYSIS

BICYCLE PARKING	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
HOSPITAL (E)	451,732	2 PER 10,000 SF NOT TO EXCEED 10	10	22
HOSPITAL (N)	185,500	REQUIREMENT IS MET WITH EXISTING HOSPITAL	-	-
HOSPITAL TOTAL	637,232		10	22



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



SMITHGROUP

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

DATE
12/20/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
ARCHITECTURAL SITE PLAN

DRAWING NUMBER
17 of 25

10/10/2024 8:07:25 AM Autodesk Docs\228365.NIM AdventHealth Parker Hospital R24\230365.00 AH Parker CS-Act



CROWN POINT FILING 1 AMENDMENT 30

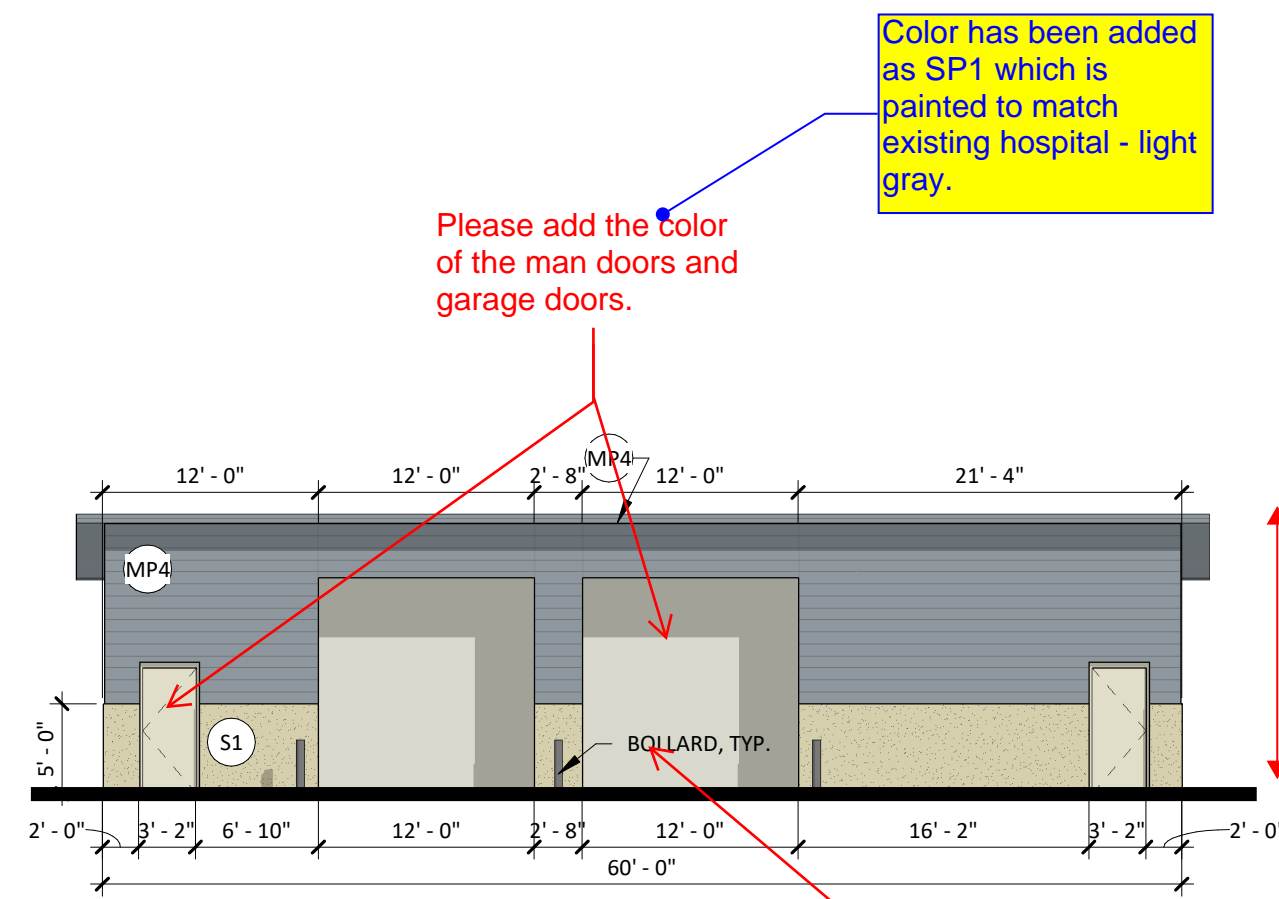
LOT 1, TRACT A & B

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

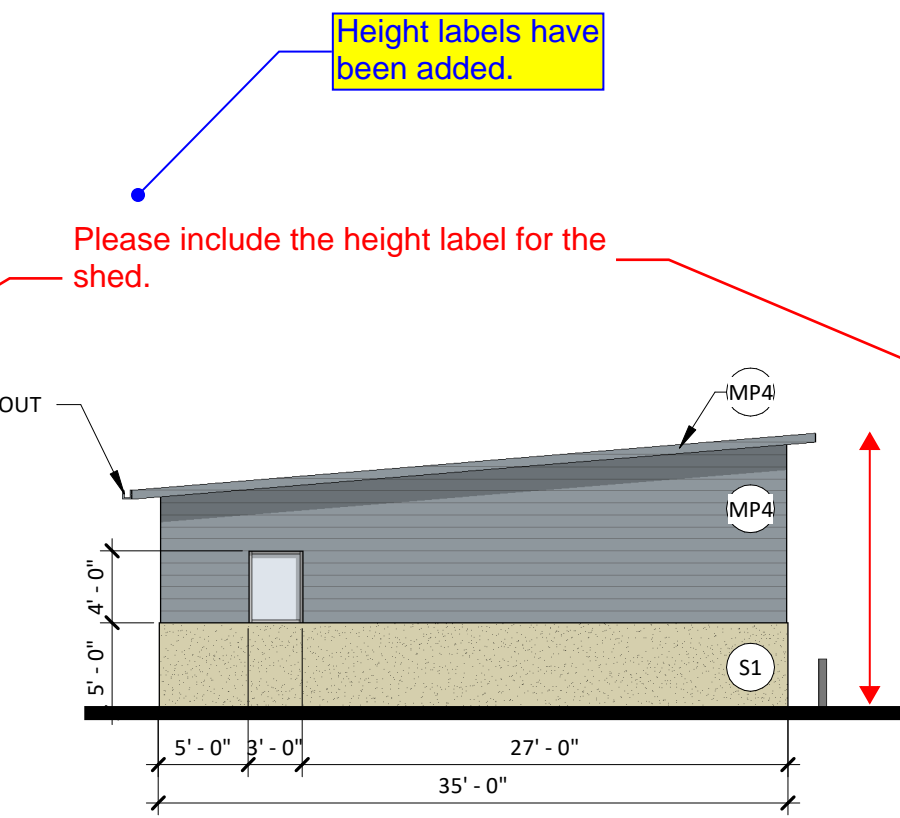
SITE PLAN

EXTERIOR ELEVATION MATERIAL LEGEND - FACILITY SHED

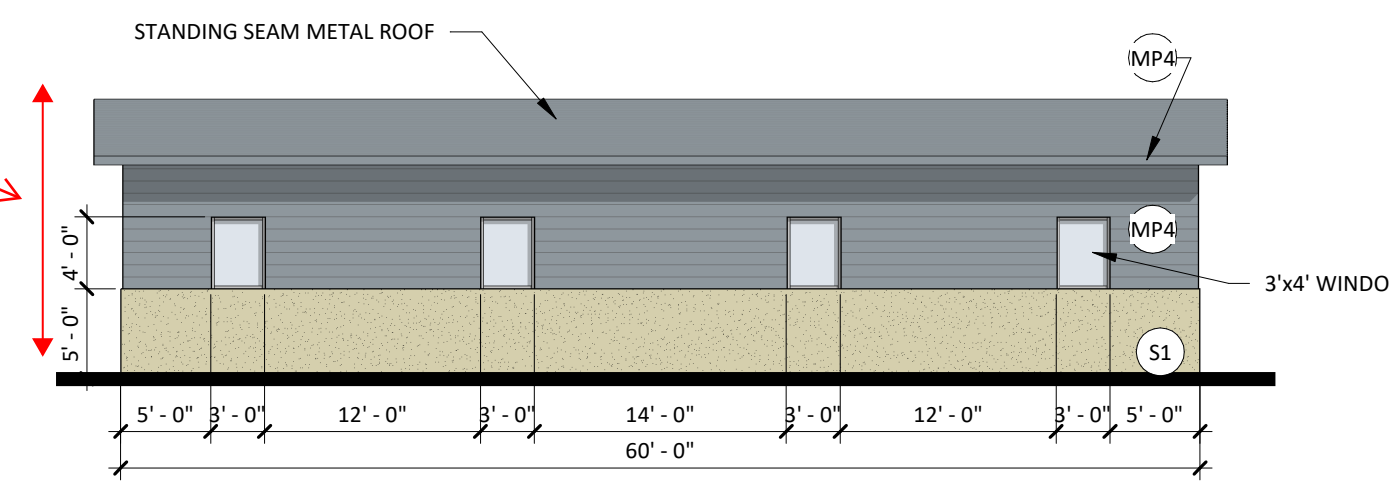
-  3/4" NOMINAL STUCCO (S1), COLOR TO MATCH EXISTING
-  METAL PANEL, BERRIDGE 22 GA. H5-8, COLOR: ZINC GREY



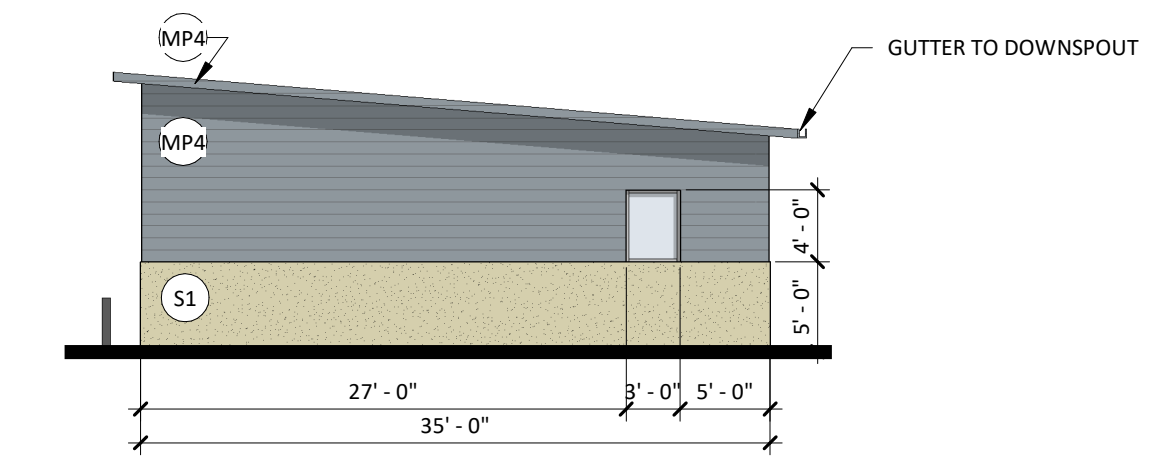
FACILITIES SHED - NORTH ELEVATION
3/32" = 1'-0"



FACILITIES SHED - EAST ELEVATION
3/32" = 1'-0"

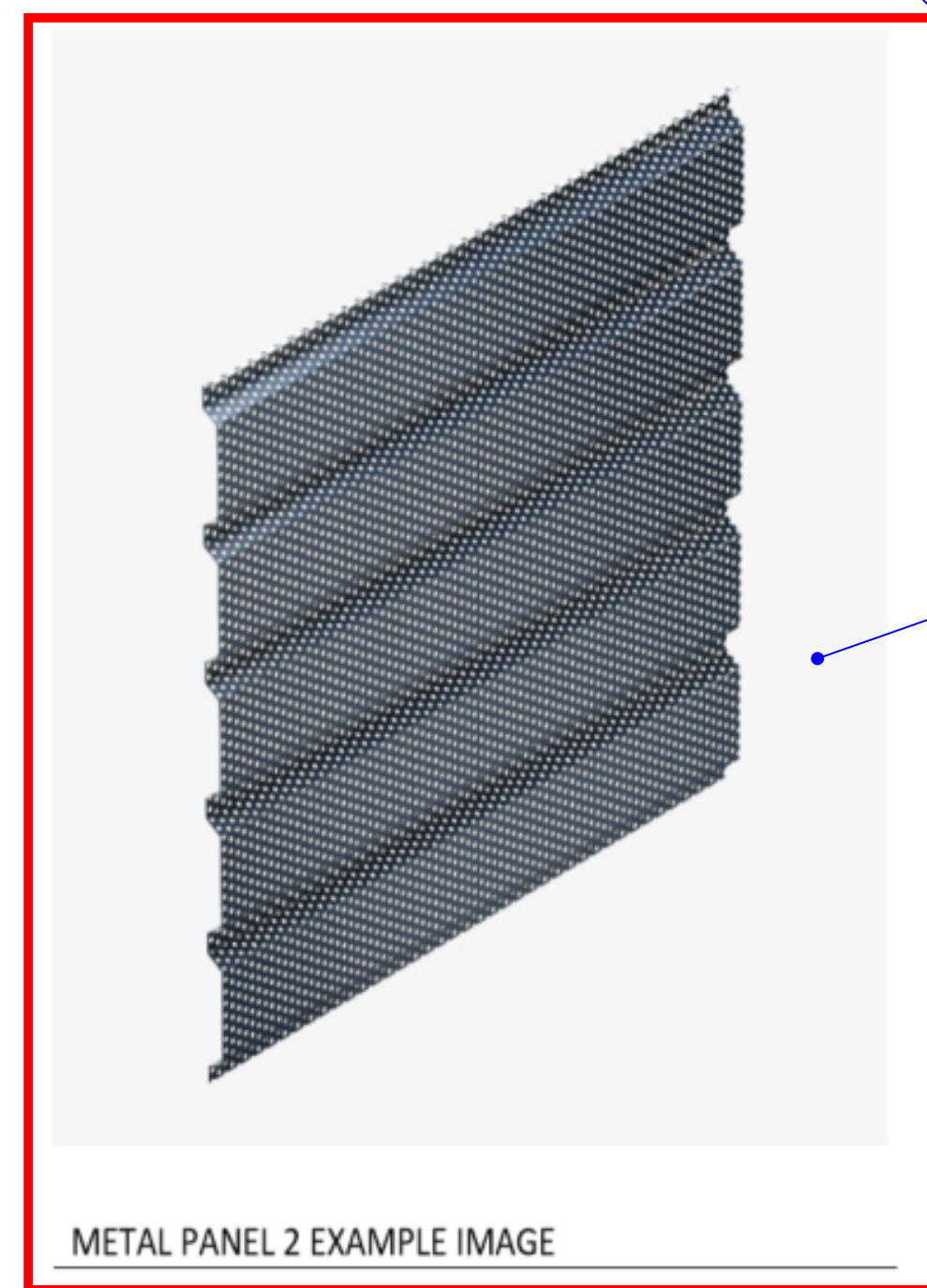


FACILITIES SHED - SOUTH ELEVATION
3/32" = 1'-0"



FACILITIES SHED - WEST ELEVATION
3/32" = 1'-0"

Please add the type of bollard this is to match the page listed with all the bollards.



These have been labeled to match civil, "Pipe Bollard, Typ."

Added image of MP2 to the revised sheet. This will be ran vertically.

Please add an image of the metal screening proposed to be used to screen the storage yard.



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



SMITHGROUP

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

DATE
12/20/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
EXTERIOR
ELEVATIONS

DRAWING NUMBER

20 of 25

CROWN POINT FILING 1 30TH 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

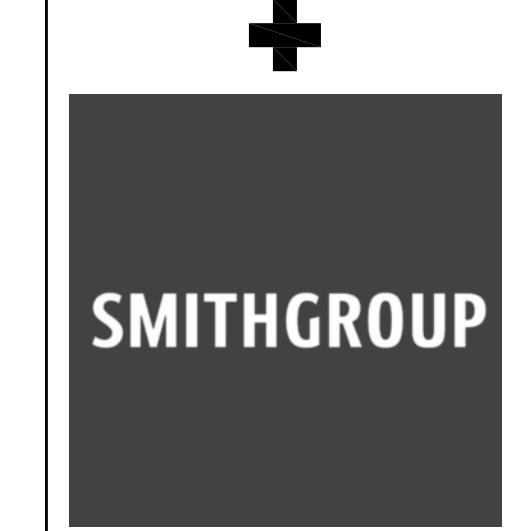
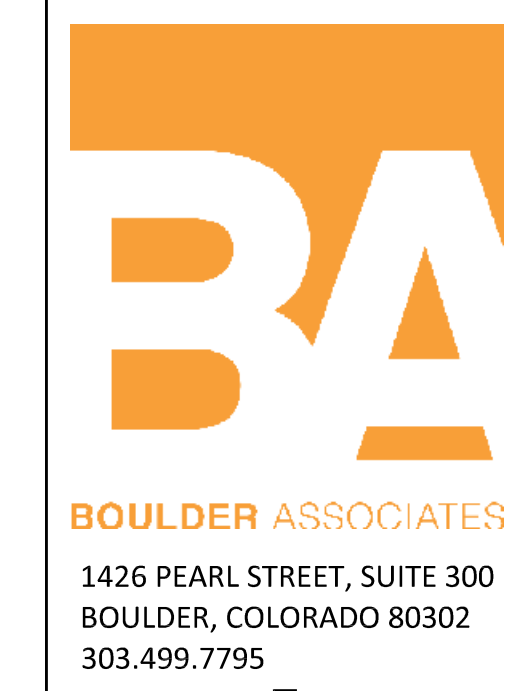
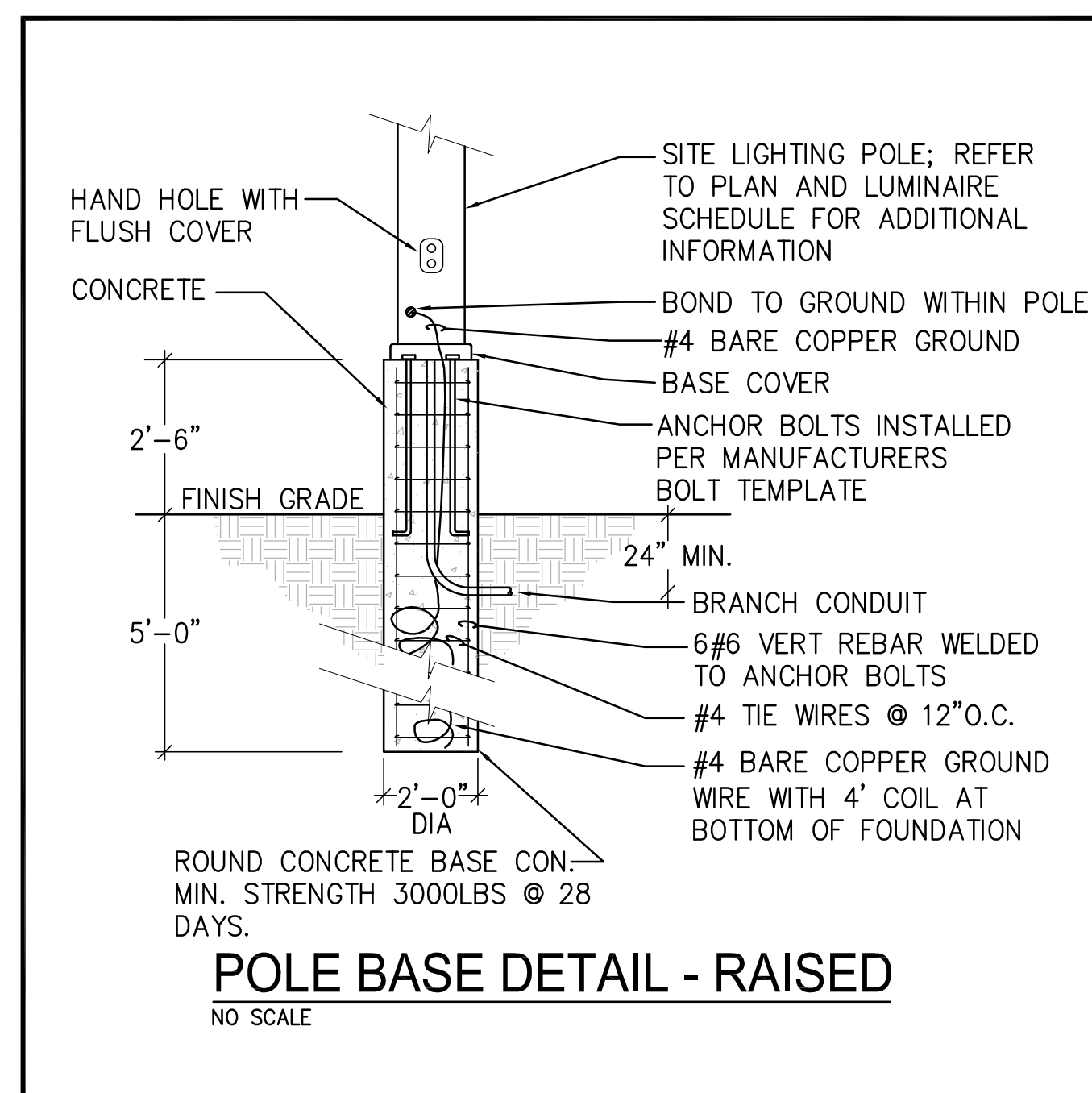
REFERENCE SYMBOLS LEGEND (Not all symbols listed below are used on these drawings)			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	KEY NOTE REFERENCE		KITCHEN/OWNER/MEDICAL EQUIPMENT REFERENCE
	TYPICAL CIRCUIT NUMBER		EXISTING TO REMAIN
	TYPICAL LUMINAIRE TYPE		EXISTING TO BE REMOVED
	TYPICAL ROOM REFERENCE (TOP=RM#, BOTTOM=FLR)		EXISTING TO BE RELOCATED
	MECHANICAL EQUIPMENT REFERENCE		EXISTING TO REMAIN - REPLACE DEVICE
	LIGHTING CONTROL/ EQUIPMENT REFERENCE		EXISTING TO BE REMOVED AND REPLACED

LIGHTING LEGEND (Not all symbols listed below are used on these drawings)			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SHADING INDICATES EM SYSTEM, LOWER CASE SUBSCRIPT INDICATES SWITCHING, UPPER CASE SUBSCRIPT INDICATES LUMINAIRE TYPE (TYP)		PENDANT LUMINAIRE - SINGLE SUSPENSION
	TROFFER - RECESSED		PENDANT LUMINAIRE - MULTIPLE SUSPENSION
	SURFACE LUMINAIRE		WALL MOUNTED LUMINAIRE
	LINEAR LUMINAIRE - RECESSED		IN-WALL LUMINAIRE
	FIELD MEASURED LUMINAIRE LENGTH AND SHAPE DENOTED BY LINEWORK, SUBSCRIPT IN RECTANGLE INDICATES LUMINAIRE TYPE		POLE LUMINAIRE - ARM MOUNTED
	DOWNLIGHT - RECESSED		POLE LUMINAIRE - POST TOP

EXTERIOR LUMINAIRE SCHEDULE												
GENERAL NOTES:												
A. CATALOG NUMBER REFERS TO FIRST NAME LISTED UNDER MANUFACTURER PER LUMINAIRE TYPE. REMAINING MANUFACTURERS LISTED ARE CONSIDERED EQUIVALENT PRODUCTS FOR THIS PROJECT AND SHALL MEET ALL CRITERIA LISTED INCLUDING THAT CALLED FOR BY THE SPECIFIC LUMINAIRE CATALOG NUMBER. CATALOG NUMBERS DO NOT NECESSARILY REPRESENT COMPLETE CATALOG NUMBERS. ALL ITEMS LISTED IN THE DESCRIPTION SHALL BE PROVIDED.												
B. REFER TO LIGHTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.												
C. PROVIDE UNIT PRICING FOR ALL LUMINAIRES BY TYPE AND SUBMIT WITH BID FORM.												
D. PROVIDE AN EMERGENCY BALLAST TEST SWITCH FOR RECESSED DOWNLIGHTS ON CEILING ADJACENT TO LUMINAIRE.												
SPECIFIC NOTES:												
1. VERIFY EXACT MOUNTING HEIGHT WITH ARCHITECT.					5. EXISTING POLE LIGHT.							
2. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS.												
3. HELPPAD LIGHTING TO BE COORDINATED WITH HELPPAD CONSULTANT.												
4. NEW LUMINAIRE HEAD ON RELOCATED EXISTING POLE.												
TYPE	DESCRIPTION	LAMPS	VOLT-AMPS	VOLTAGE	MANUFACTURER	CATALOG SERIES	FINISH	MOUNTING	HEIGHT	QUANTITY	RECESS	NOTES
EW1	18" WIDE X 11" DEEP EXTERIOR WALL PACK, TYPE IV FORWARD DISTRIBUTION	LED 5000K, 70 CRI 6000 LUMENS	55	277	KIM LIGHTING	WDM-D-48L-55-9K7-4F	DARK BRONZE MATTE	15' - 18" WALL	15' - 18"	13	-	1
EL12	12" RECESSED LINEAR LED SLOT LIGHT EXTRUDED WHITE PAINTED METAL HOUSING WITH WHITE PAINTED FLAT METAL END CAPS, FROSTED DROP PLASTIC LENS, LENSES FROSTED BOTH SIDES, 0-10V DIMMING, DAMP LOCATION LISTED	LED 5000K, 70 CRI 4000 LUMENS	43	277	FINELIGHT	HP4 WL-R-D-12-S-840-F-96-277-SC-FC-10%-VF-C1-PE-SW	WHITE	RECESSED	14.5'	13	4"	2
EP5	10' TALL LED POLE LIGHT ON 2" CONCRETE BASE, SINGLE HEAD, 36L-105 LIGHT ENGINE, TYPE IV DISTRIBUTION	LED 5000K, 70 CRI 12,200 LUMENS	85	277	KIM LIGHTING	VP-ST-1-36L-105-9K7-5W	DARK BRONZE MATTE	10' POLE	25'	3	-	
EP8	23' TALL LED POLE LIGHT ON 2" CONCRETE BASE, SINGLE HEAD, 36L-105 LIGHT ENGINE, TYPE 3 DISTRIBUTION	LED 5000K, 70 CRI 7,500 LUMENS	85	277	KIM LIGHTING	VP-ST-1-36L-105-9K7-5W	DARK BRONZE MATTE	10' POLE	12'-25'	4	-	
EP9	23' TALL LED POLE LIGHT ON 2" CONCRETE BASE, DOUBLE HEAD, 36L-105 LIGHT ENGINE, TYPE 4W DISTRIBUTION	LED 5000K, 70 CRI 12,200 LUMENS	170	277	KIM LIGHTING	VP-ST-1-36L-105-9K7-5W	DARK BRONZE MATTE	10' POLE	25'	1	-	
EP10	10' TALL LED POLE LIGHT ON 2" CONCRETE BASE, SINGLE HEAD, 36L-55 LIGHT ENGINE, TYPE IV DISTRIBUTION	LED 5000K, 70 CRI 7,500 LUMENS	85	277	KIM LIGHTING	VP-ST-1-36L-55-9K7-5W	DARK BRONZE MATTE	10' POLE	12'	2	-	
EP11	10' TALL LED POLE LIGHT ON 2" CONCRETE BASE, DOUBLE HEAD, 36L-55 LIGHT ENGINE, TYPE IV DISTRIBUTION	LED 5000K, 70 CRI 7,500 LUMENS	170	277	KIM LIGHTING	VP-ST-1-36L-55-9K7-5W	DARK BRONZE MATTE	10' POLE	12'	1	-	

These have been corrected, see revised sheet.

Height of Fixture



ADVENTHEALTH
PARKER FACILITY
EXPANSION

CROWN POINT, 30TH AMDMT
LOT 1, TRACT A & B
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SUBMITTALS

DESCRIPTION	DATE
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2ND SUBMITTAL	08/15/2024
3RD SUBMITTAL	10/10/2024



DATE
06/03/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
**LUM. SCHEDULE,
DETAILS & LEGENDS**

DRAWING NUMBER
23 of 25