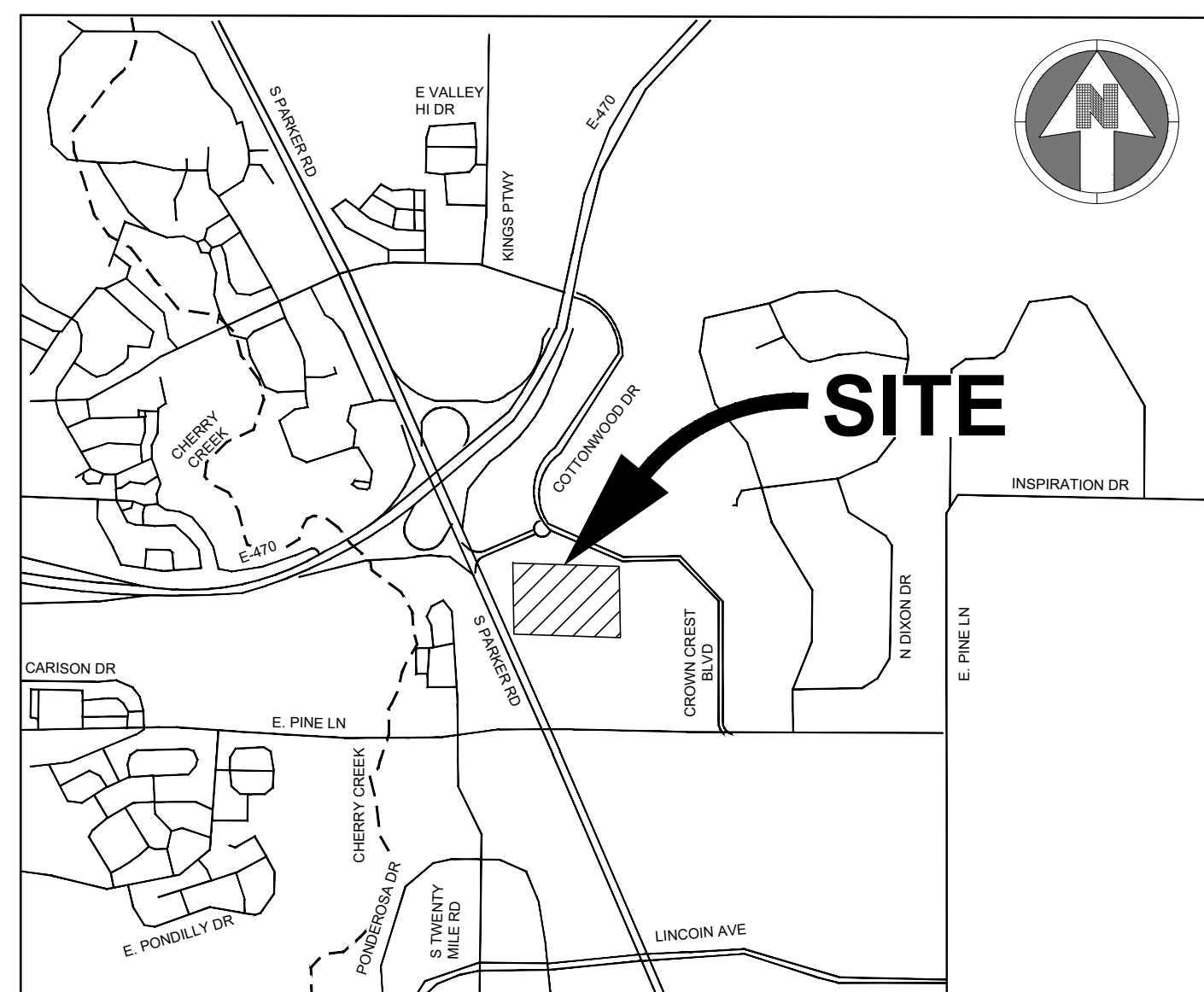


CROWN POINT FILING 1 AMENDMENT 30

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 List Table	
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

SITE STATISTICS

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 TO BE DEMOLISHED	0	0.00	0.00%	
EXISTING BUILDING AREA TO REMAIN	240,002	5.51	16.28%	
PROPOSED ADDITIONAL BUILDING AREA	30,266	0.69	2.05%	
TOTAL PROPOSED BUILDING AREA	270,268	6.20	18.33%	
EXISTING LANDSCAPE AREA TO BE DEMOLISHED	28,417	0.65	1.93%	
EXISTING LANDSCAPE AREA TO REMAIN	405,596	9.31	27.51%	
PROPOSED ADDITIONAL LANDSCAPE AREA	32,476	0.75	2.20%	
TOTAL PROPOSED LANDSCAPE AREA	438,072	10.06	29.72%	
EXISTING HARDSCAPE AREA TO BE DEMOLISHED	86,245	1.98	5.85%	
EXISTING HARDSCAPE AREA TO REMAIN	713,945	16.39	48.43%	
PROPOSED ADDITIONAL HARDSCAPE AREA	51,920	1.19	3.52%	
TOTAL PROPOSED HARDSCAPE AREA	765,865	17.58	51.95%	
	TOTAL	1,474,205	33.843	100.00%

PROPOSED SHED SETBACKS	
NORTH OF SHED	19'
WEST OF SHED	7'
SOUTH OF SHED	31'
EAST OF SHED	614'

REQUIRED SETBACKS	
CROWN CREST BLVD (E)	30'
CROWN CREST BLVD (N)	30'
PARKER ROAD (W)	50'
PLANNING AREA BOUNDARY (S)	30'

PROPOSED BUILDING SETBACKS	
EAST OF BUILDING	1,154'
NORTH OF BUILDING	556'
WEST OF BUILDING	346'
SOUTH OF BUILDING	89'

AGENCY LIST

ELECTRIC-IREA
PO DRAWER A
5496 US HWY 85
SEDALIA, CO. 80135
303-888-3100
CONTACT: BROOKS KAUFMAN

FIRE-SOUTH METRO FIRE RESCUE
9195 E. MINERAL AVE
CENTENNIAL, CO 80112
720-989-2000
CONTACT: RANDY CAPRA

TOWN OF PARKER-PUBLIC WORKS
20120 E. MAINSTREET
PARKER, CO 80134
303-840-9546
CONTACT: MIKE WAUGH

CABLE-COMCAST
8850 S. TUSCON WAY
ENGLEWOOD, CO. 80112
303-603-5605
CONTACT: KEVIN YOUNG

TRI-COUNTY HEALTH DEPARTMENT
7000 E. BELLEVIEW AVENUE
GREENWOOD VILLAGE, CO. 80111
303-220-9200
CONTACT: CAROL MACLENNAN

CROWN POINT ARCHITECTURAL
CONTROL COMMITTEE
27905 MEADOW DRIVE, SUITE 11
EVERGREEN, CO 80439 303-674-7856
CONTACT: TIM LEONARD

GAS-XCEL ENERGY
2070 SOUTH VALENTIA STREET
DENVER, CO. 80231
1-800-628-2121
CONTACT: DESIGN MANAGER

TOWN OF PARKER
PLANNING AND BUILDING DEPT.
20120 E. MAIN STREET
PARKER, CO. 80134
303-841-2332
CONTACT: PAUL WORKMAN

COTTONWOOD WATER & SANITATION DISTRICT
2 INVERNESS DRIVE EAST
ENGLEWOOD, CO
303-792-9509
CONTACT: PATRICK MULHERN/ LAURI TATLOCK

TELEPHONE - CENTURY LINK
LOCAL NETWORK OPERATIONS
9750 E. COSTILLA AVENUE
ENGLEWOOD, CO. 80112
303-792-1840
CONTACT: KAREN CAIME

COTTONWOOD WATER AND SANITATION
DISTRICT ENGINEER-KENNEDY JENKS CONSULTING
143 UNION BOULEVARD
SUITE 600
LAKEWOOD, CO 80228
PHONE: 303-985-3636
CONTACTS: TOM NAPOLILLI

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

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

DATE
10/10/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
COVER SHEET

DRAWING NUMBER

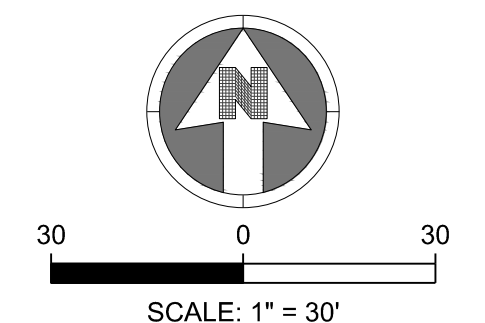
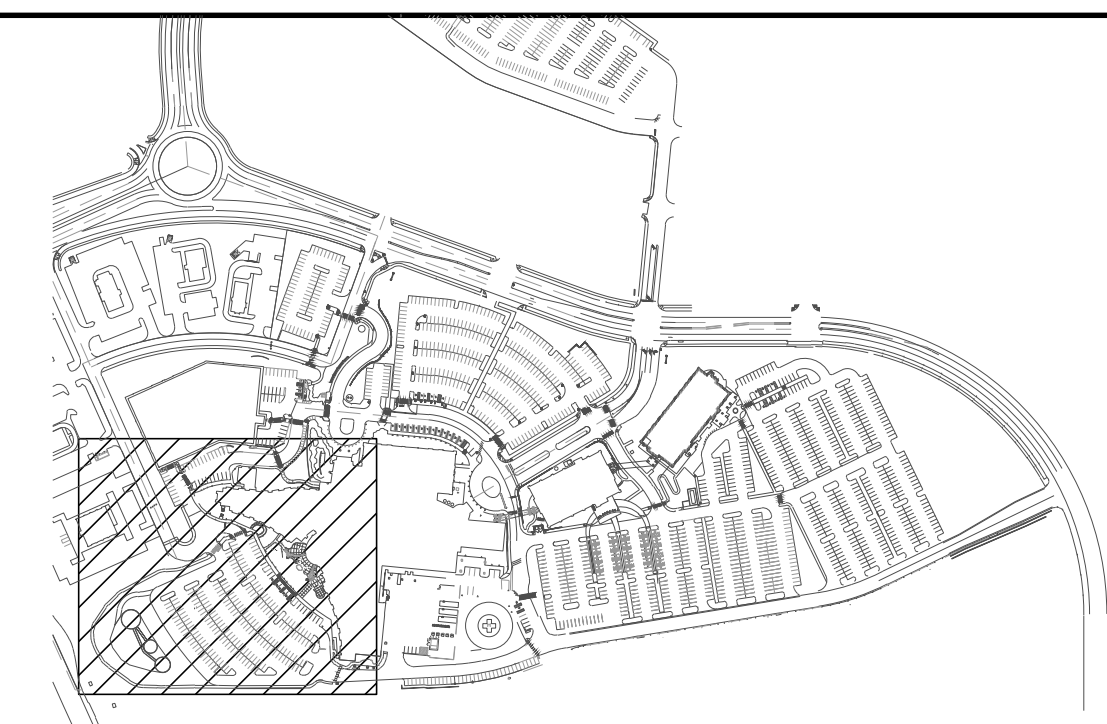
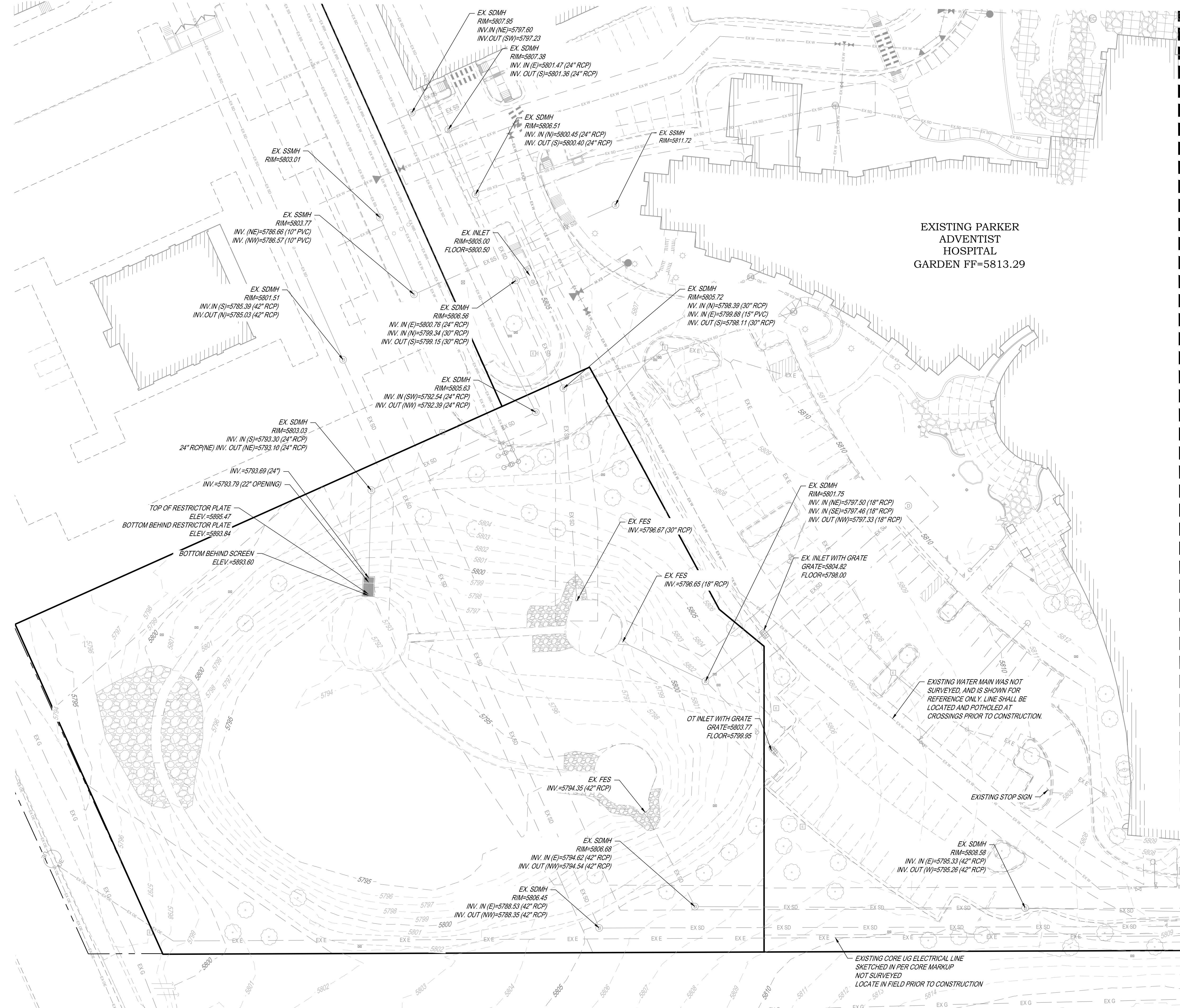
01 of 25

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



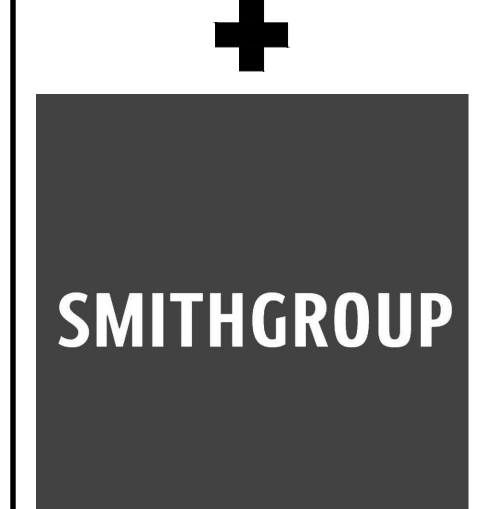
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	RIGHT OF WAY
	EXISTING BUILDING
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	EXISTING WALL
	EXISTING FENCE
	EXISTING SIGN
	EXISTING LIGHT
	EXISTING TREE
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING EASEMENT
	EXISTING ELECTRICAL LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING SANITARY LINE
	EXISTING STORM LINE
	EXISTING WATER LINE
	EXISTING STORM INLET
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING MANHOLES

SEE SHEET 03 OF 25



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

DATE
10/10/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
**EXISTING
CONDITIONS MAP**

DRAWING NUMBER
02 of 25

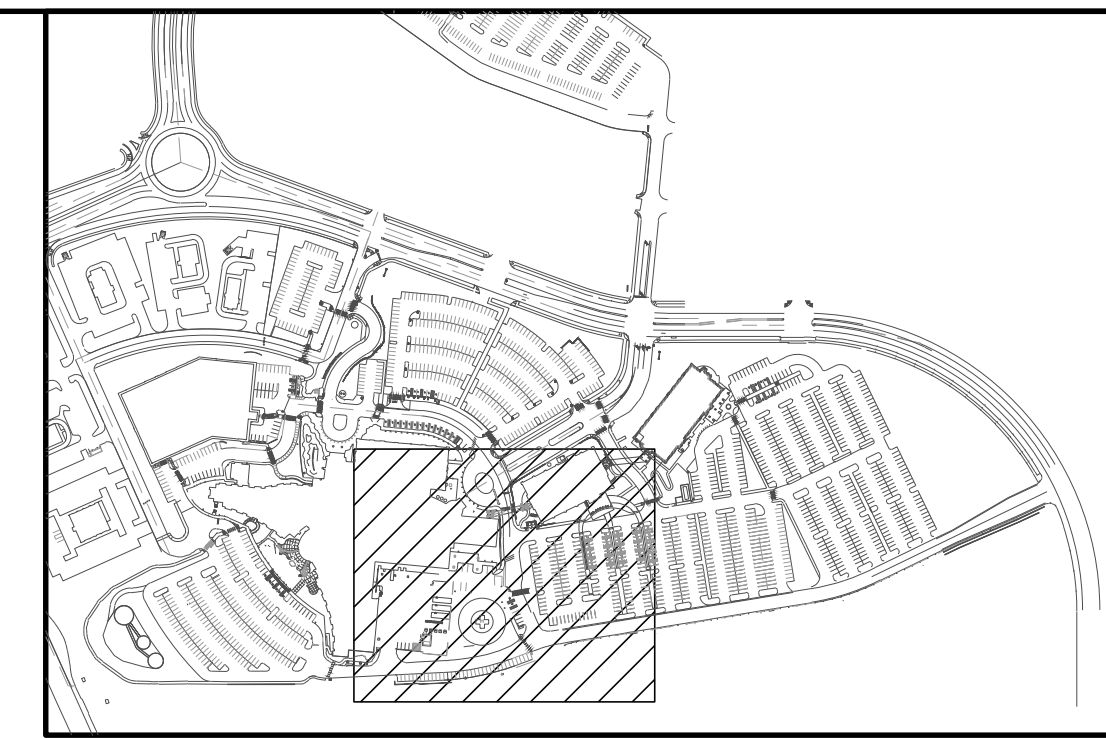
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CROWN POINT FILING 1 AMENDMENT 30

LOT 1, TRACT A & B

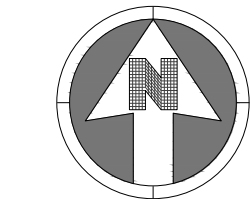
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TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

SITE PLAN



KEY MAP

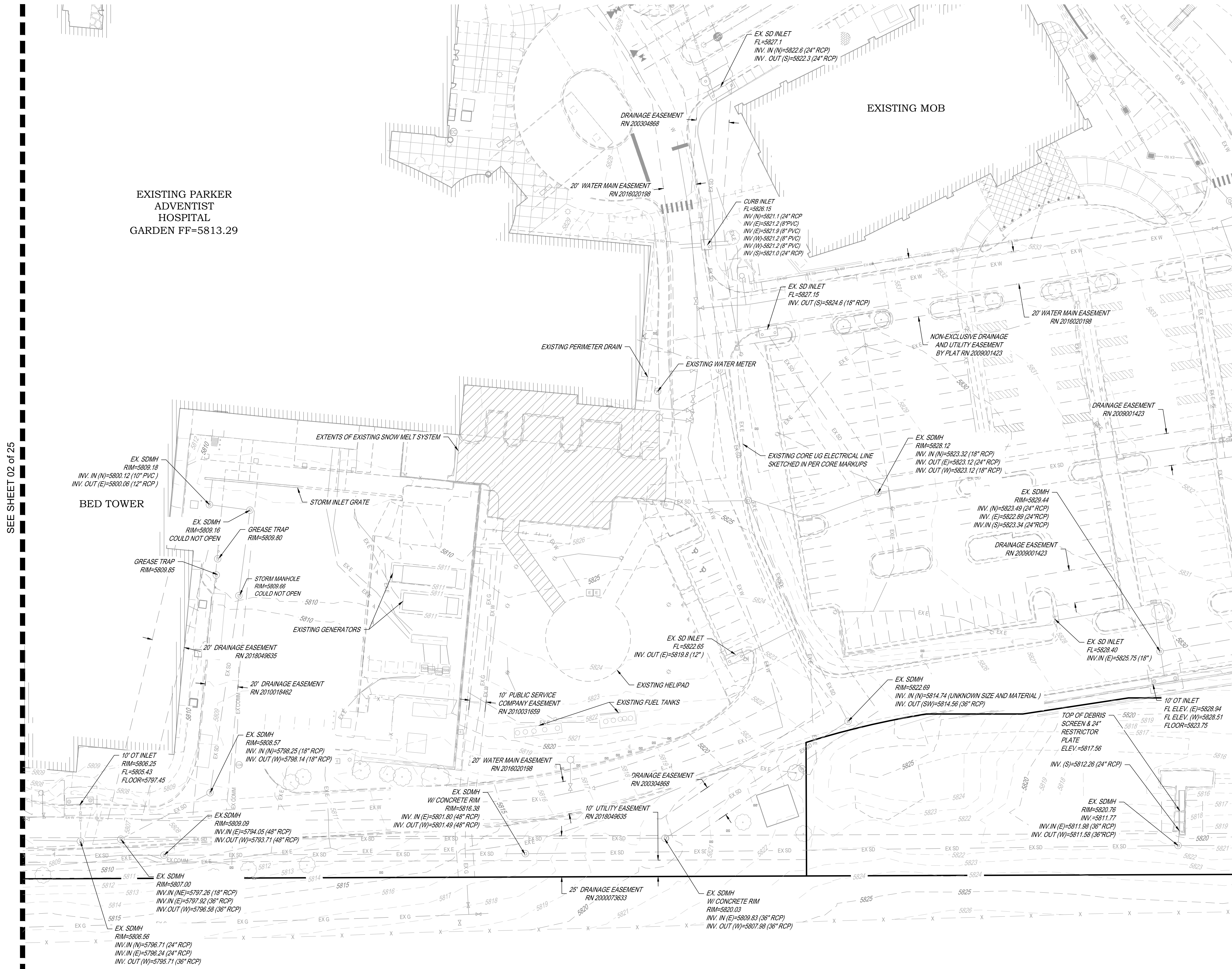
NOT TO SCALE



30 0 30
SCALE: 1" = 30'

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- EXISTING BUILDING
- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- EXISTING WALL
- EXISTING FENCE
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING TREE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING EASEMENT
- EX E EXISTING ELECTRICAL LINE
- EX FO EXISTING FIBER OPTIC LINE
- EX G EXISTING GAS LINE
- EX T EXISTING TELEPHONE LINE
- EX SS EXISTING SANITARY LINE
- EX SD EXISTING STORM LINE
- EX W EXISTING WATER LINE
- EXISTING STORM INLET
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING MANHOLES



EXISTING PARKER
ADVENTIST
HOSPITAL
GARDEN FF=5813.29

SEE SHEET 02 of 25

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

DATE
10/10/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
**EXISTING
CONDITIONS MAP**

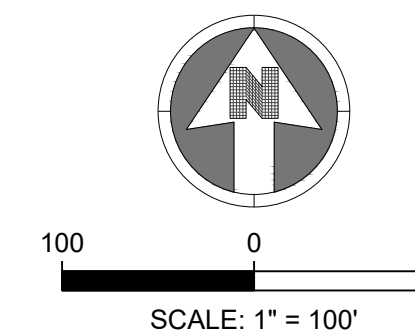
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03 of 25

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

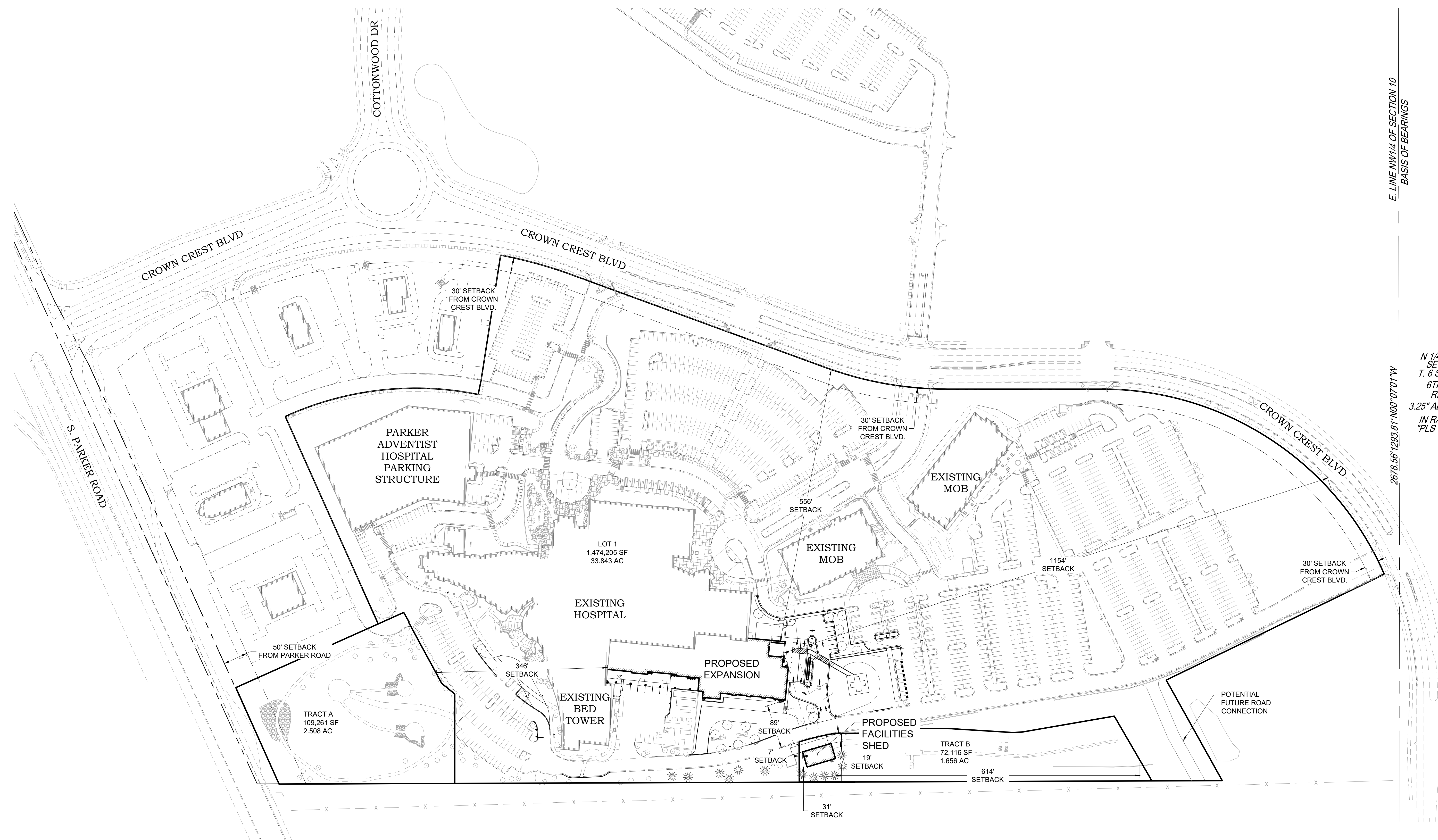


SMITHGROUP

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
3RD SUBMITTAL	10/10/2024
4TH SUBMITTAL	11/07/2024



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

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"

2678.56' 1293.81' N00°07'01" W

THIS DRAWING IS UNLESS OTHERWISE NOTED TO BE IN METRIC UNITS

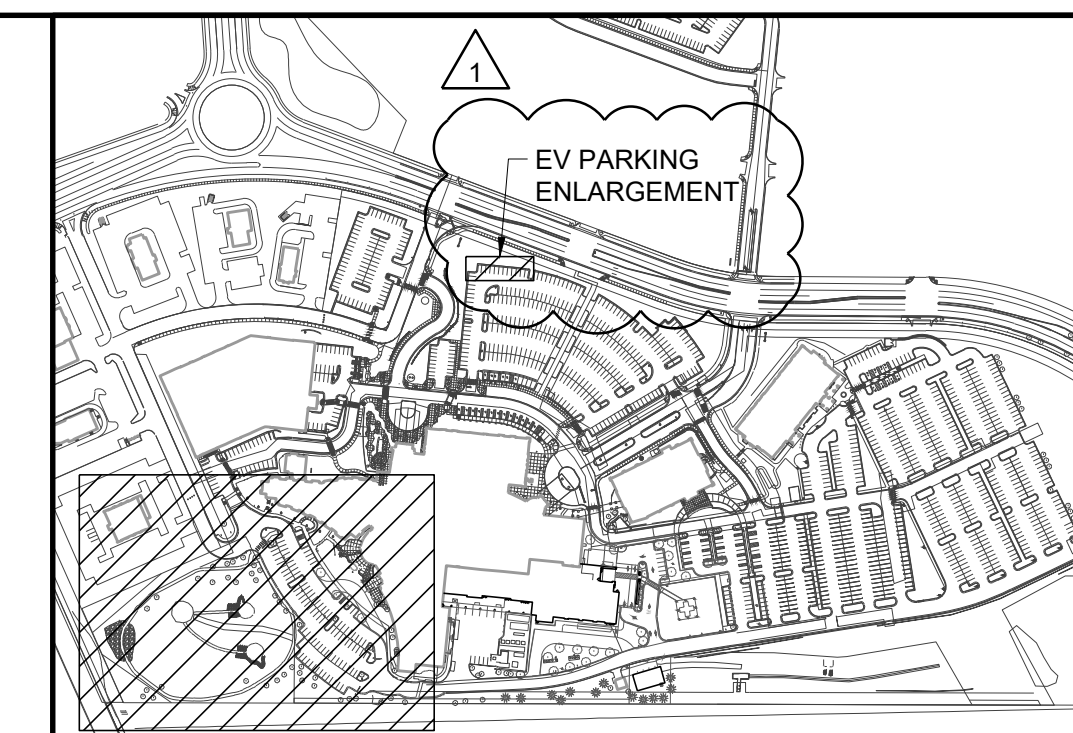
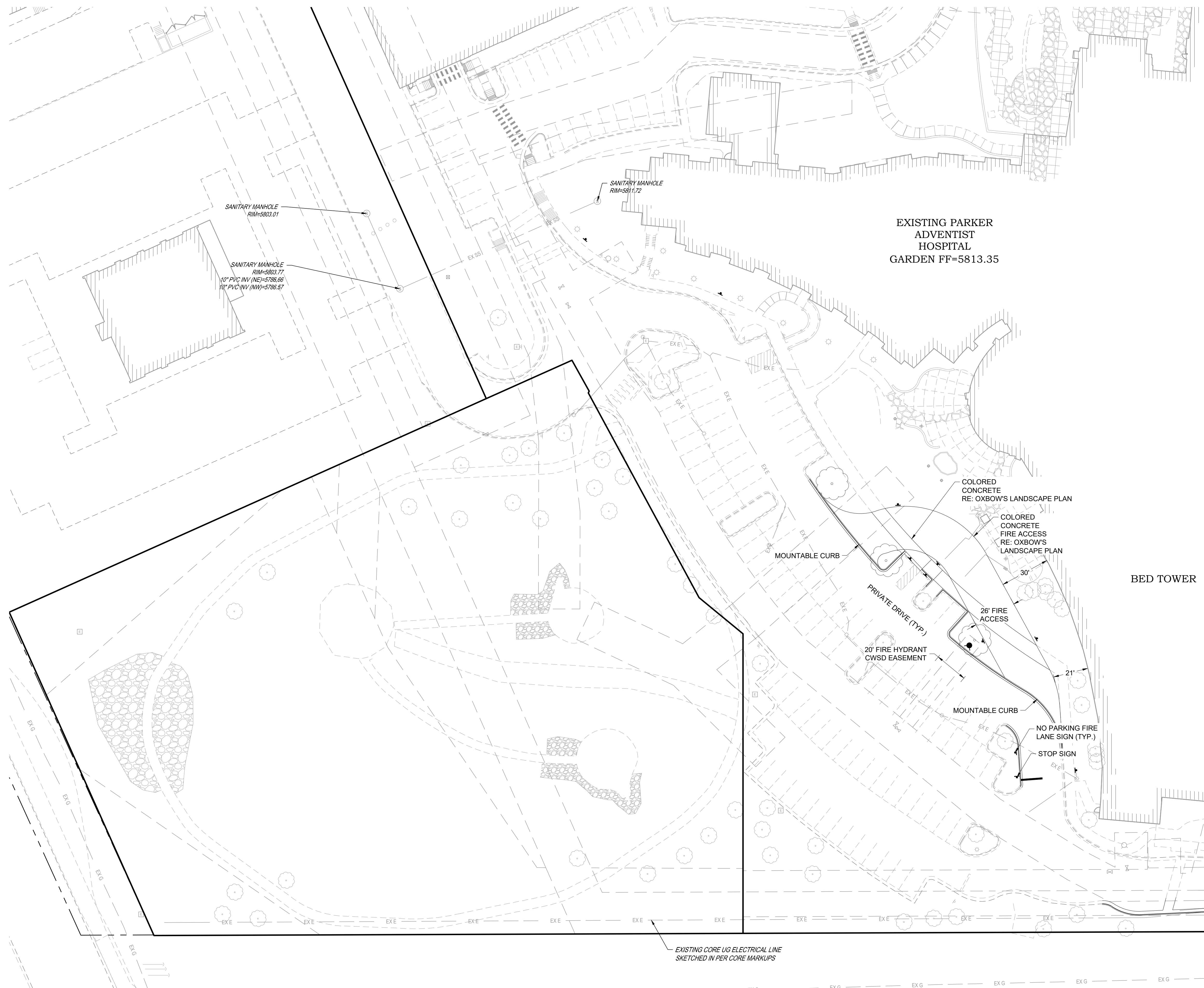
DATE	10/10/2024
PARKER PROJECT NUMBER	SP24-062
SHEET TITLE	OVERALL SITE PLAN
DRAWING NUMBER	04 of 25

CROWN POINT FILING 1 AMENDMENT 30

LOT 1, TRACT A & B

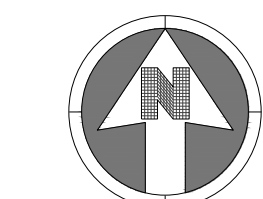
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TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

SITE PLAN



KEY MAP

NOT TO SCALE



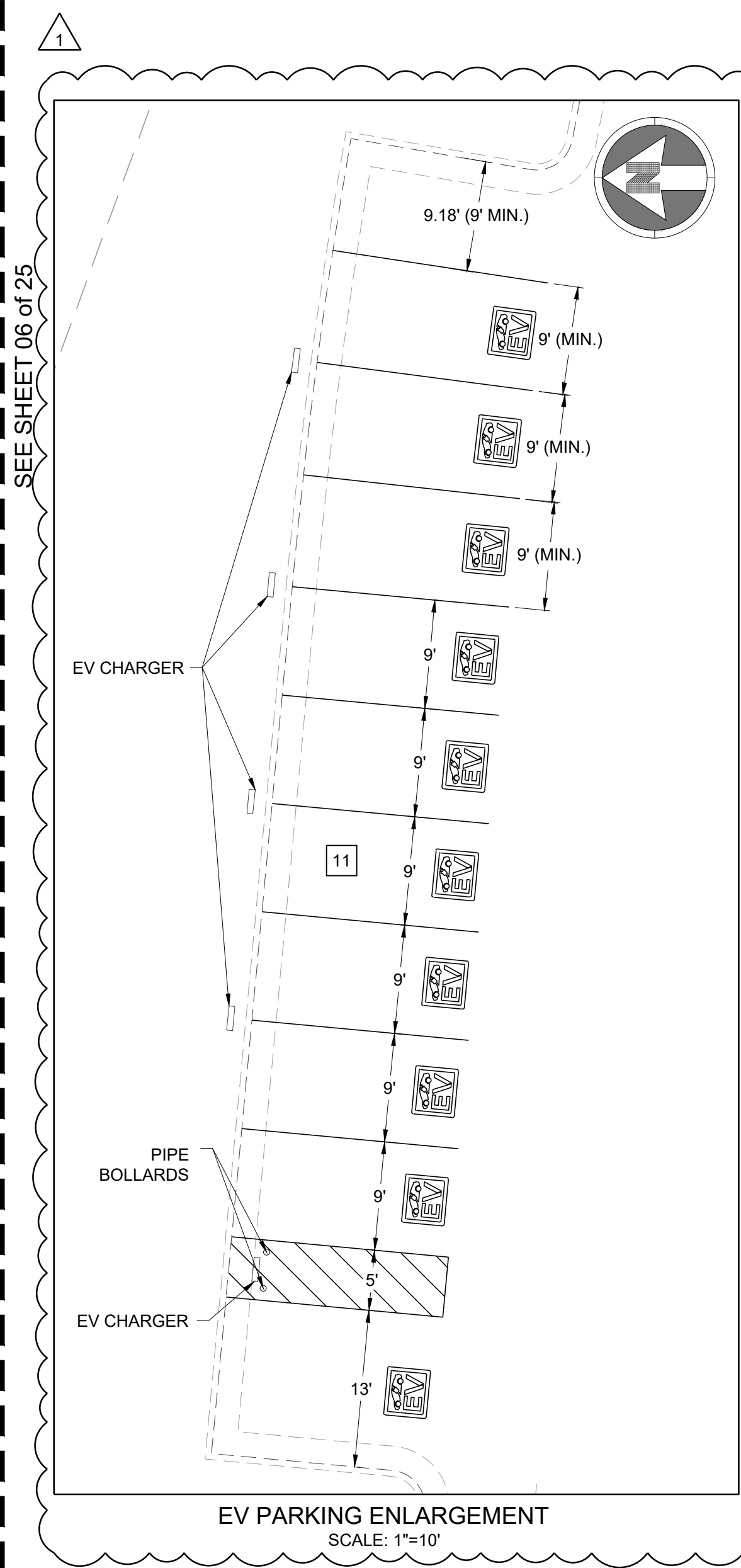
30 0 30

SCALE: 1" = 30'

LEGEND:

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

SEE SHEET 06 OF 25



BA
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
1ST AMENDMENT	04/14/2025

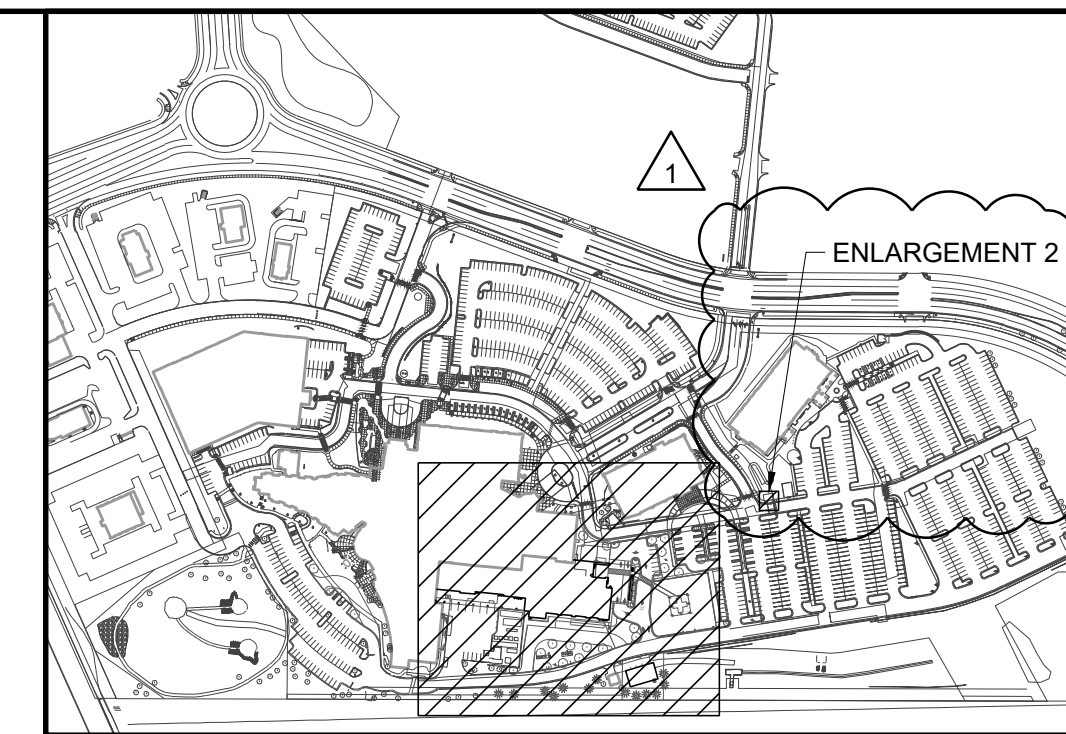
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PARKER PROJECT NUMBER	SP24-062
SHEET TITLE	SITE PLAN
DRAWING NUMBER	05 of 25

CROWN POINT FILING 1 AMENDMENT 30

LOT 1, TRACT A & B

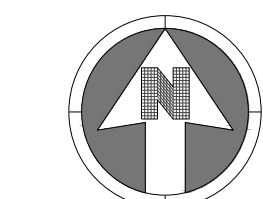
LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

SITE PLAN



KEY MAP

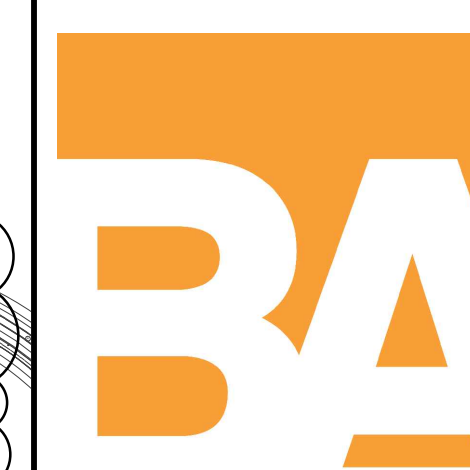
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30 0 30
SCALE: 1" = 30'

LEGEND:

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



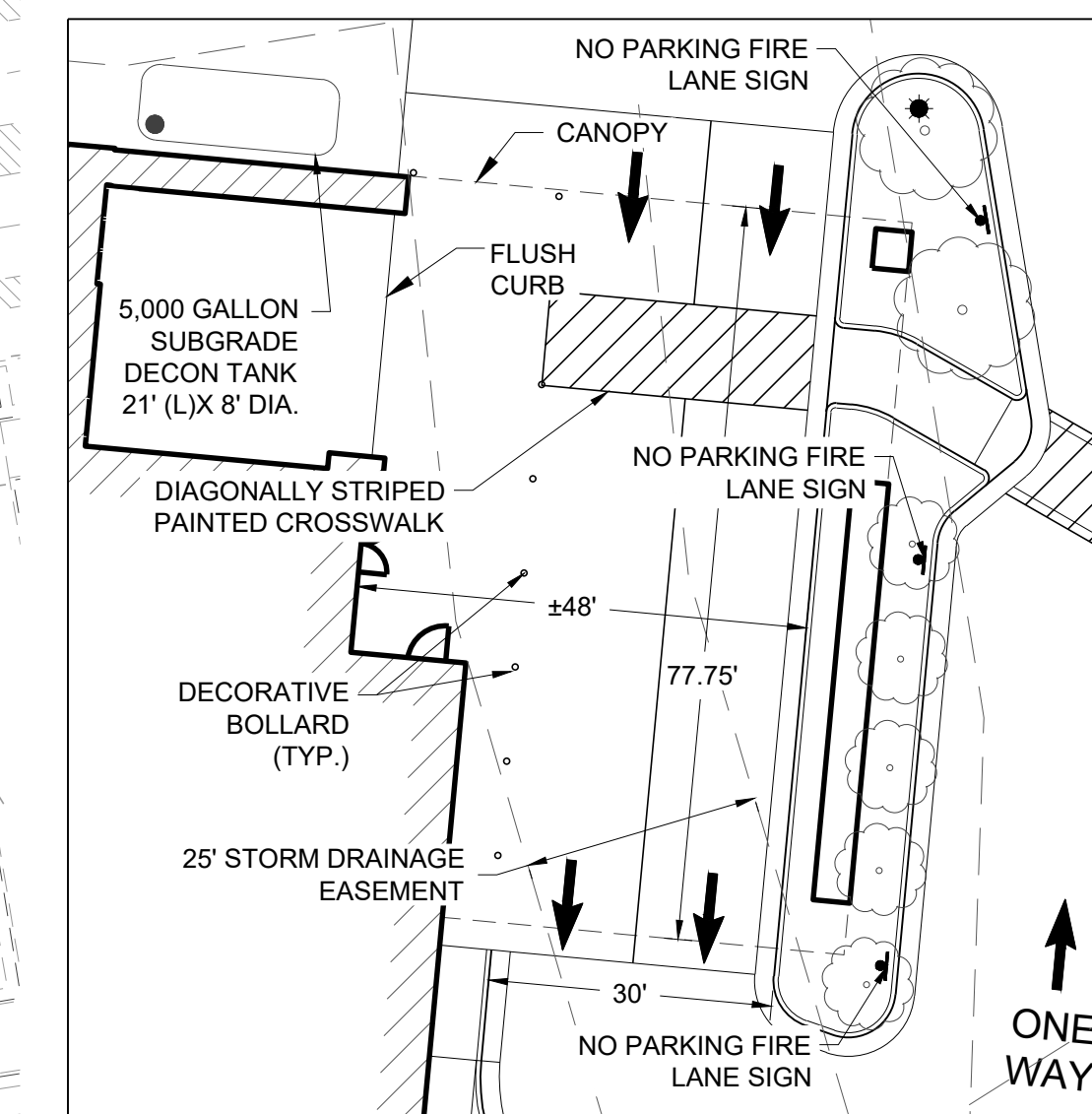
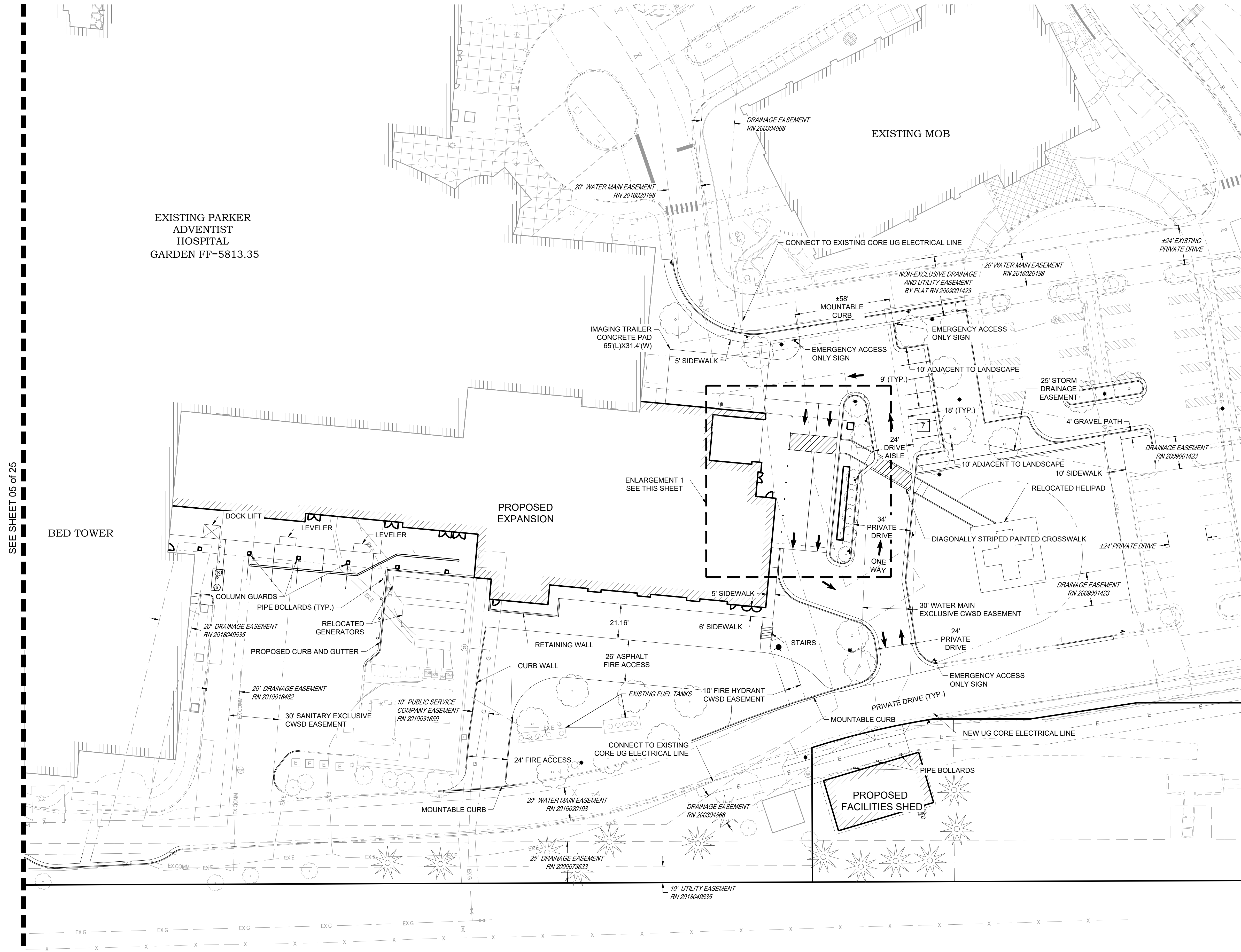
BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



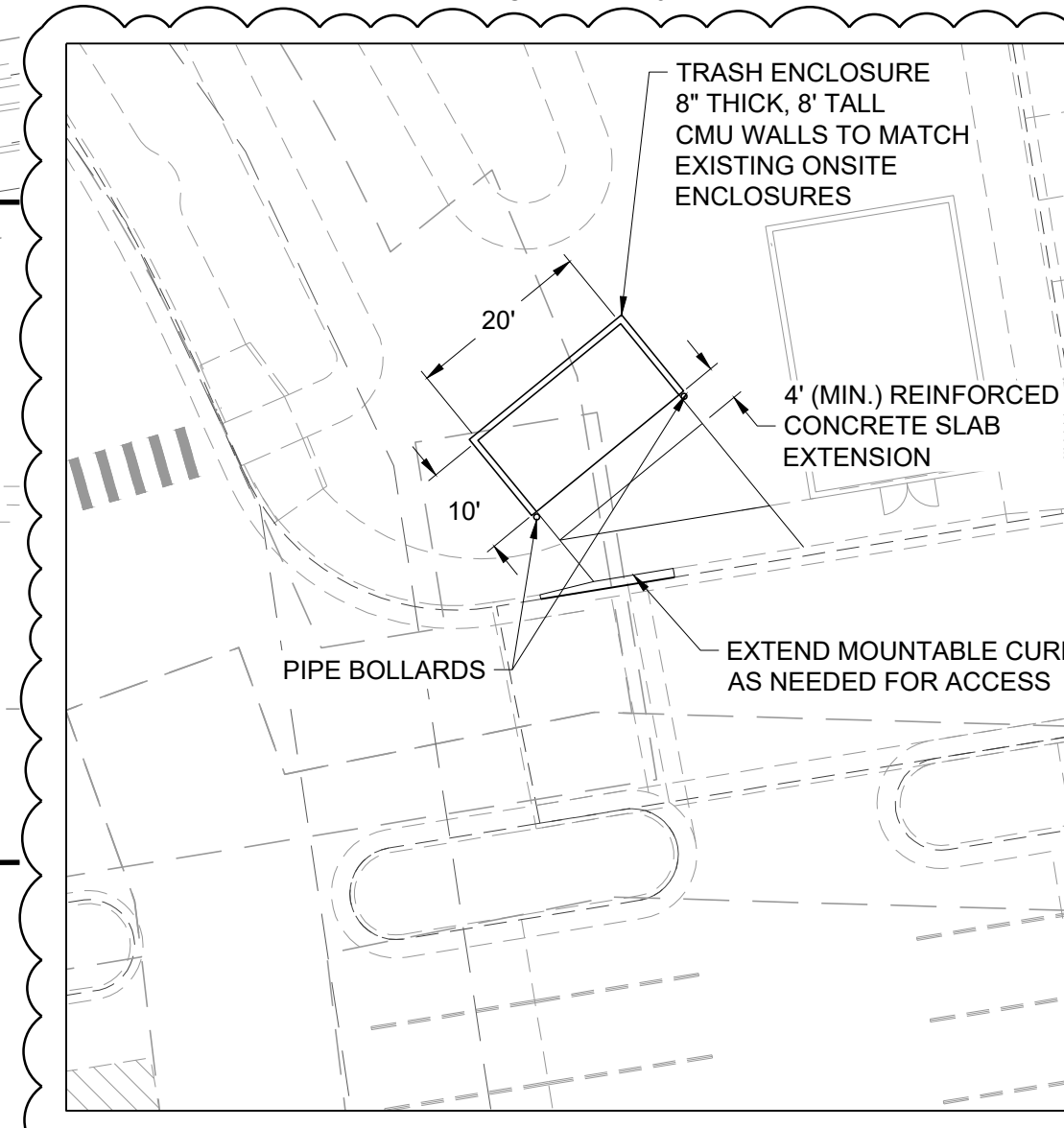
ADVENTHEALTH PARKER FACILITY EXPANSION

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
1ST AMENDMENT	04/14/2025



ENLARGEMENT 1
SCALE: 1" = 20'



ENLARGEMENT 2
SCALE: 1" = 20'

SEE SHEET 05 of 25

THIS DRAWING IS UNLESS OTHERWISE NOTED TO BE AT SCALE

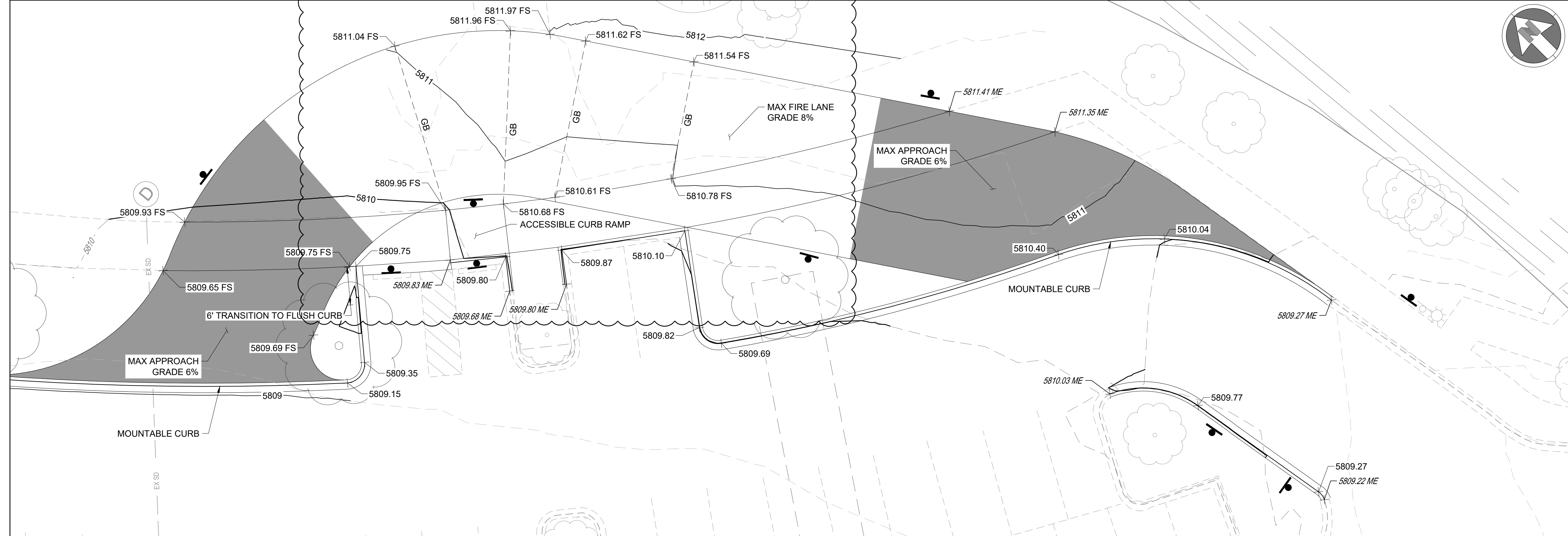
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PARKER PROJECT NUMBER	SP24-062
SHEET TITLE	SITE PLAN
DRAWING NUMBER	06 of 25

CROWN POINT FILING 1 AMENDMENT 30

LOT 1, TRACT A & B

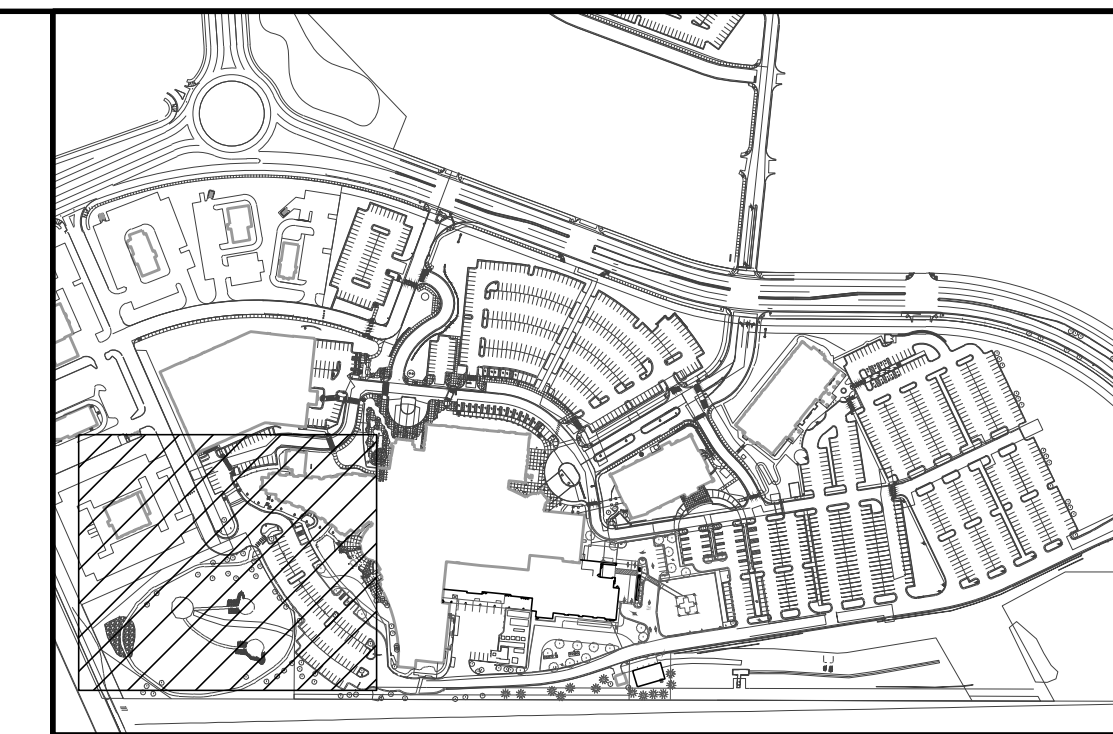
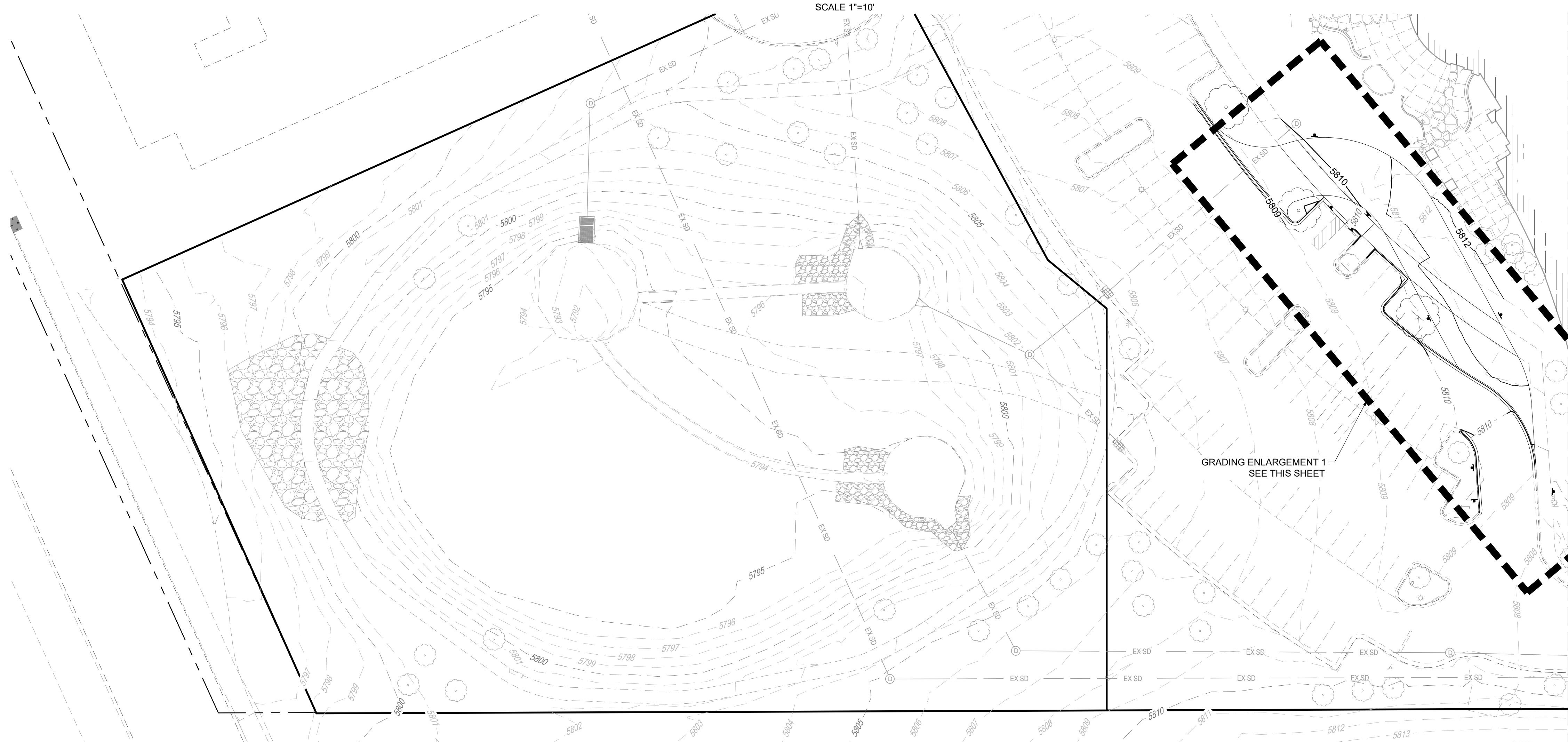
LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

SITE PLAN

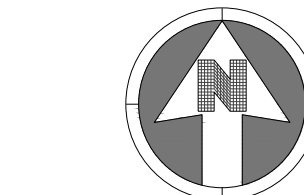


GRADING ENLARGEMENT 1 - WEST FIRE LANE

SCALE 1"=10'



KEY MAP
NOT TO SCALE



SCALE: 1" = 30'

NOTES:

1. 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
1ST AMENDMENT	04/14/2025

DATE
04/14/2025

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
GRADING PLAN

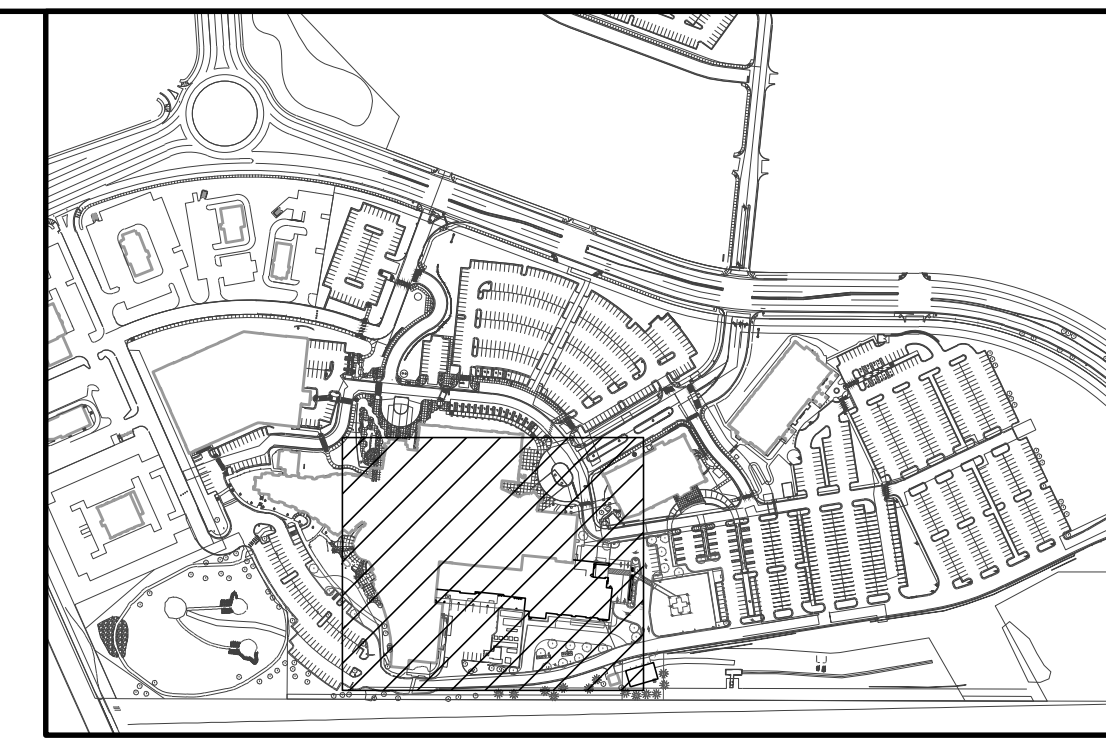
DRAWING NUMBER
07 of 25

CROWN POINT FILING 1 AMENDMENT 30

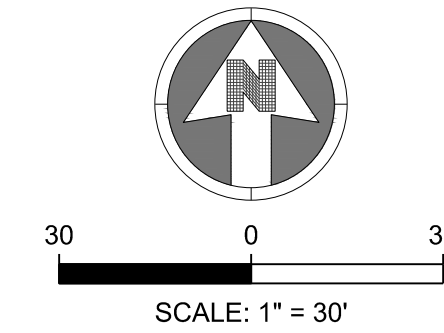
LOT 1, TRACT A & B

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

SITE PLAN



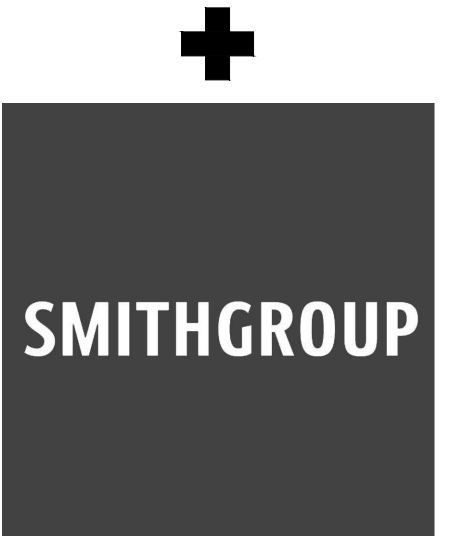
KEY MAP
NOT TO SCALE



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



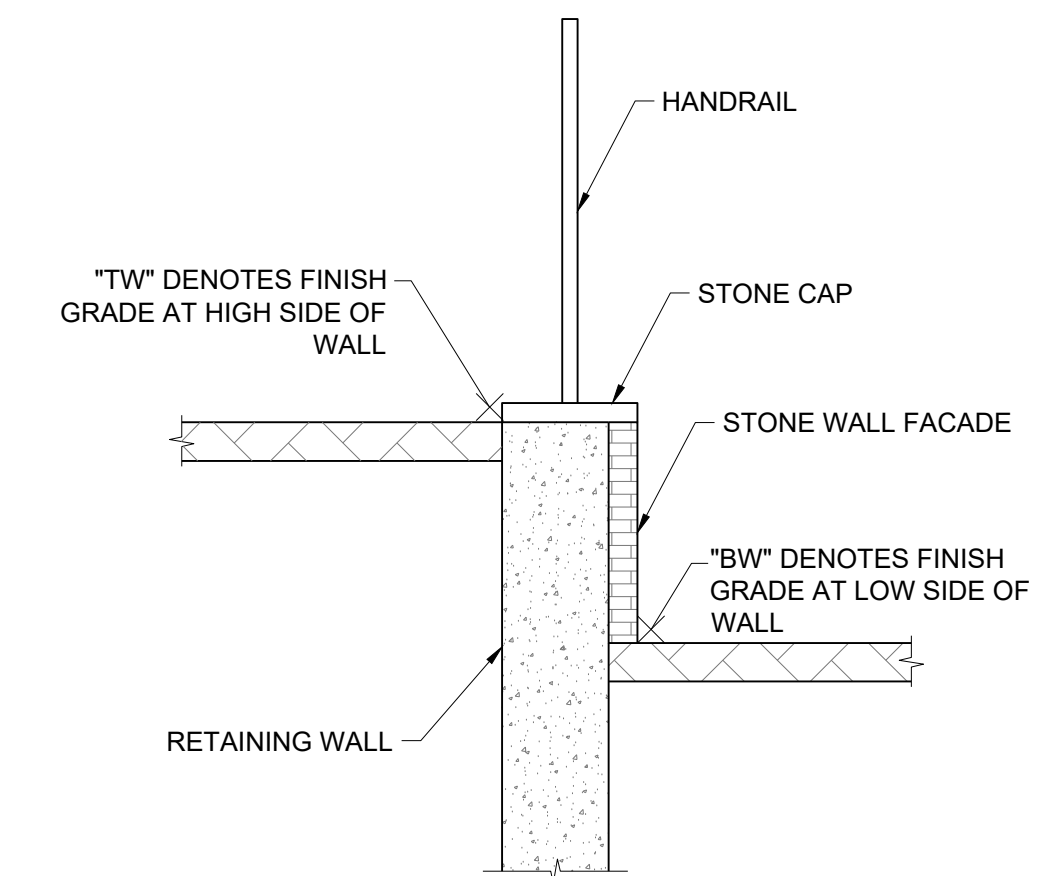
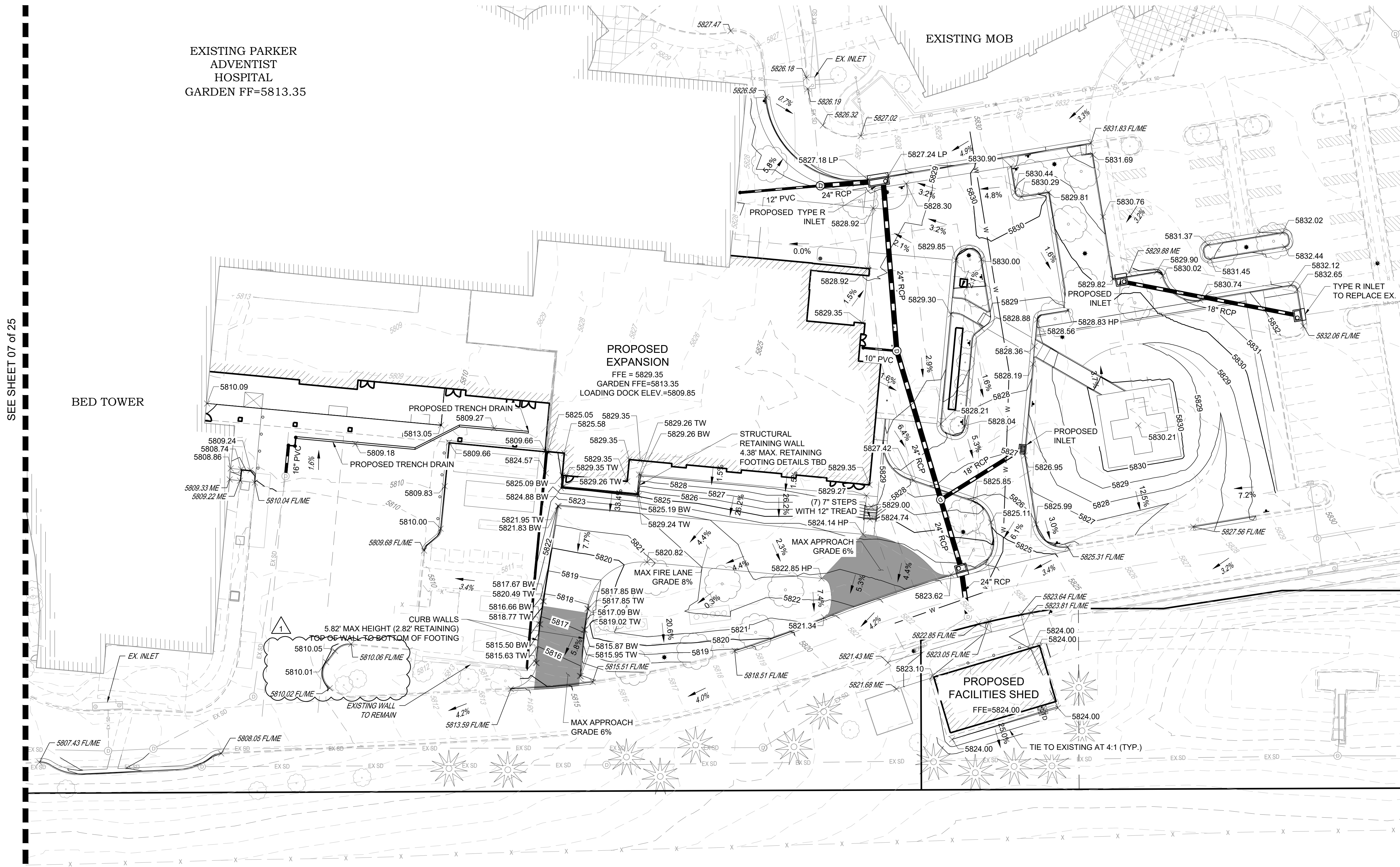
BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



ADVENTHEALTH PARKER FACILITY EXPANSION

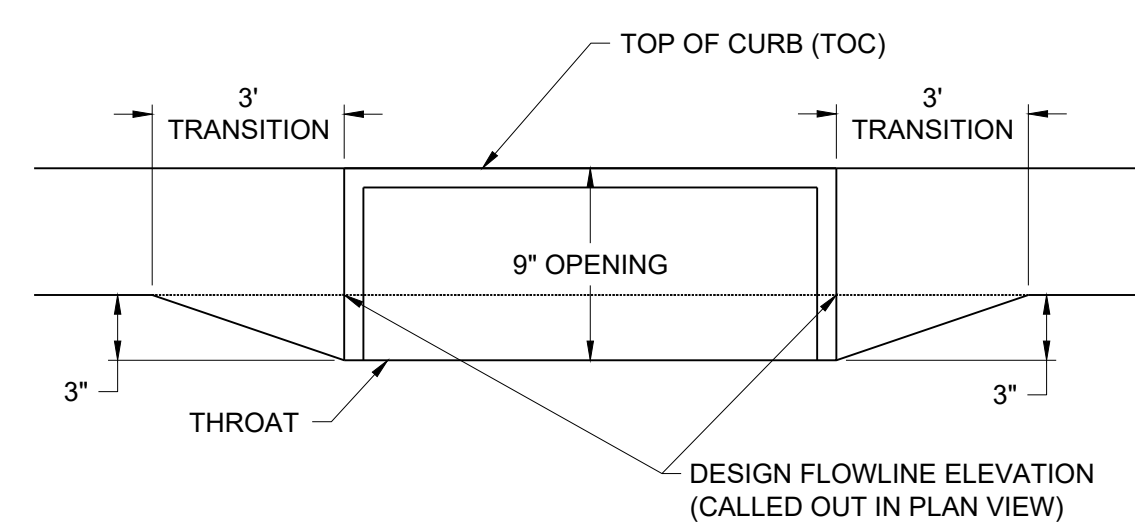
CROWN POINT, 30TH AMDMT
LOT 1, TRACT A & B
PARKER, CO 80138

DESCRIPTION	DATE
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2ND SUBMITTAL	08/16/2024
3RD SUBMITTAL	10/10/2024
1ST AMENDMENT	04/14/2025

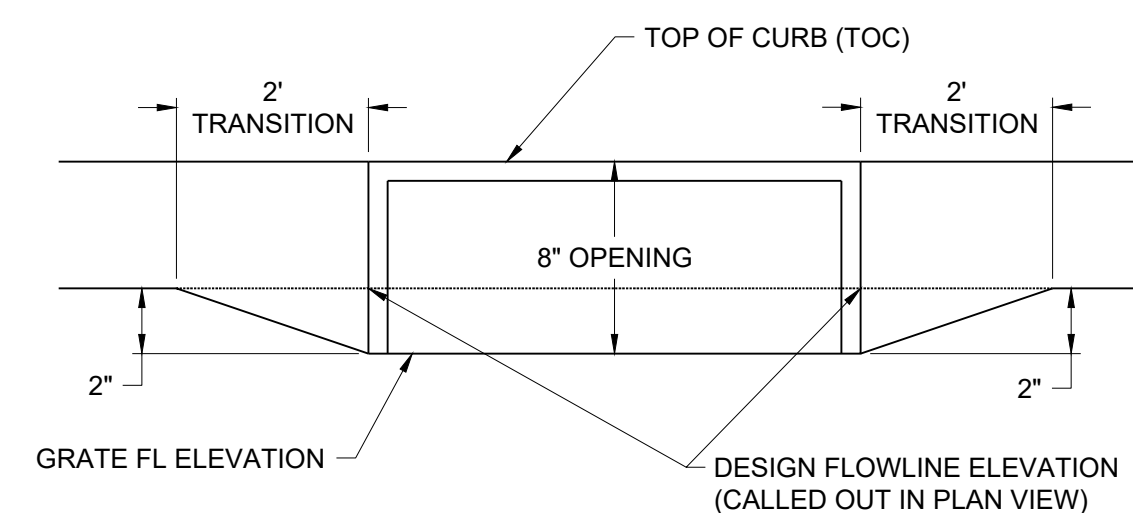


NOTE: STRUCTURAL RETAINING WALL DETAILS ARE INCLUDED AS PART OF A SEPARATE SUBMITTAL. HANDRAIL DETAILS ARE INCLUDED ON THE CIVIL CONSTRUCTION DOCUMENTS SUBMITTED SEPARATELY.

RETAINING WALL GRADING LABEL DETAIL
NOT TO SCALE



TYPE R INLET ANNOTATION DETAIL



SINGLE TYPE 16 COMBO INLET ANNOTATION DETAIL

SEE SHEET 07 of 25

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ORIGINAL SCALE

DATE: 04/14/2025
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



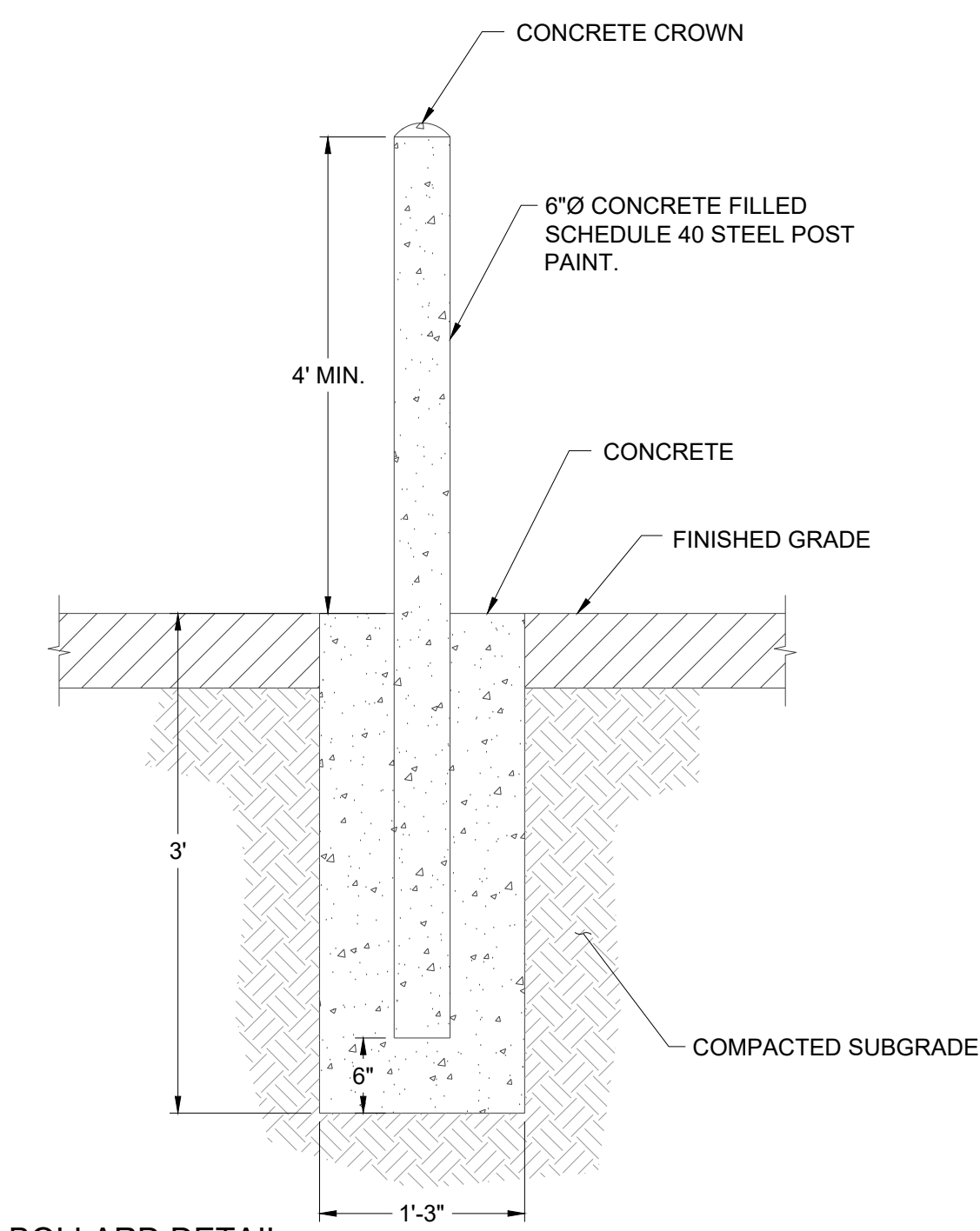
10 EV CHARGER EXAMPLE IMAGE
09 of 25 NO SCALE



7 COLUMN GUARD EXAMPLE IMAGE
MATERIAL: STEEL
COLOR: LIGHT GRAY TO MATCH EXISTING
09 of 25 NO SCALE



4 PIPE BOLLARD EXAMPLE IMAGE - LOADING DOCK ENCLOSURE AND SHED
MATERIAL: CONCRETE FILLED SCHEDULE 40 STEEL
COLOR: SP1 - LIGHT GRAY RE: ARCHITECTURAL
09 of 25 NO SCALE



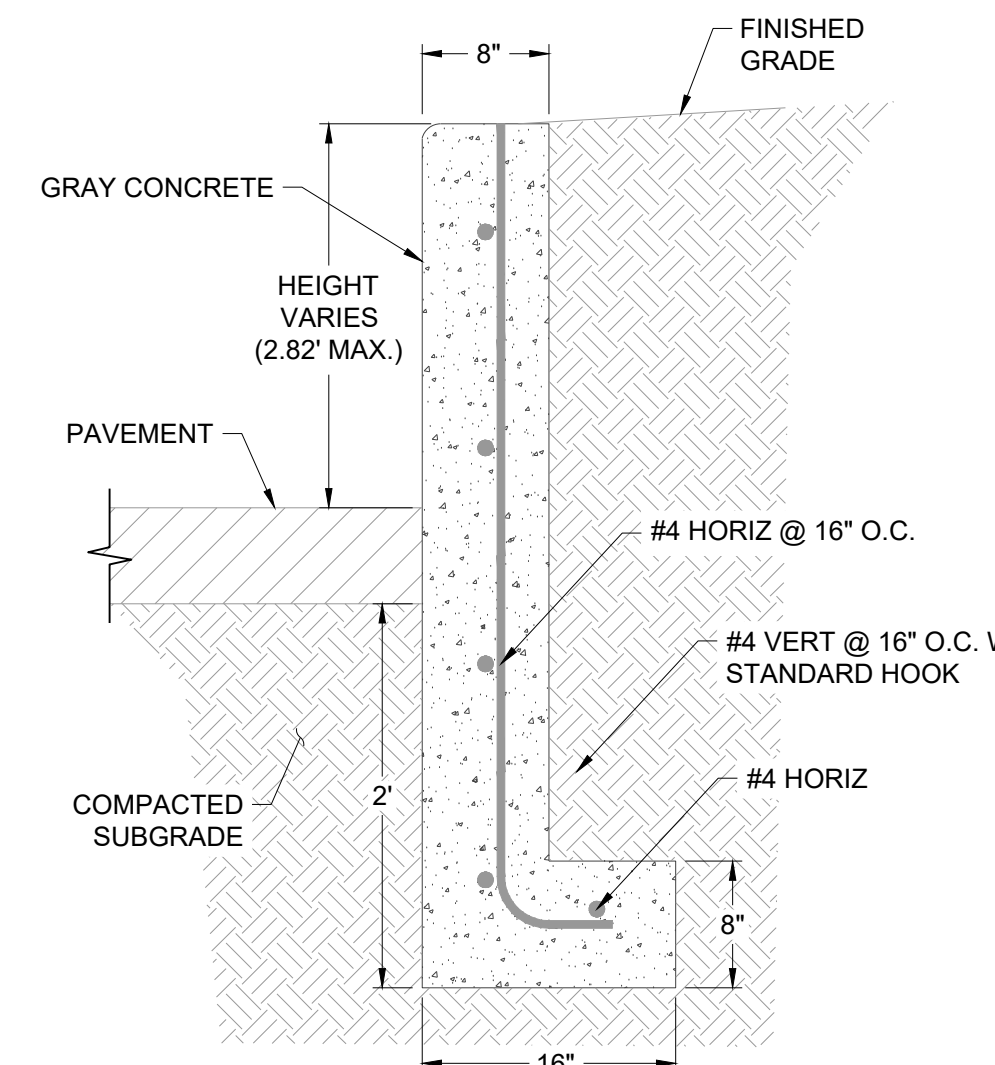
1 PIPE BOLLARD DETAIL
09 of 25 NO SCALE



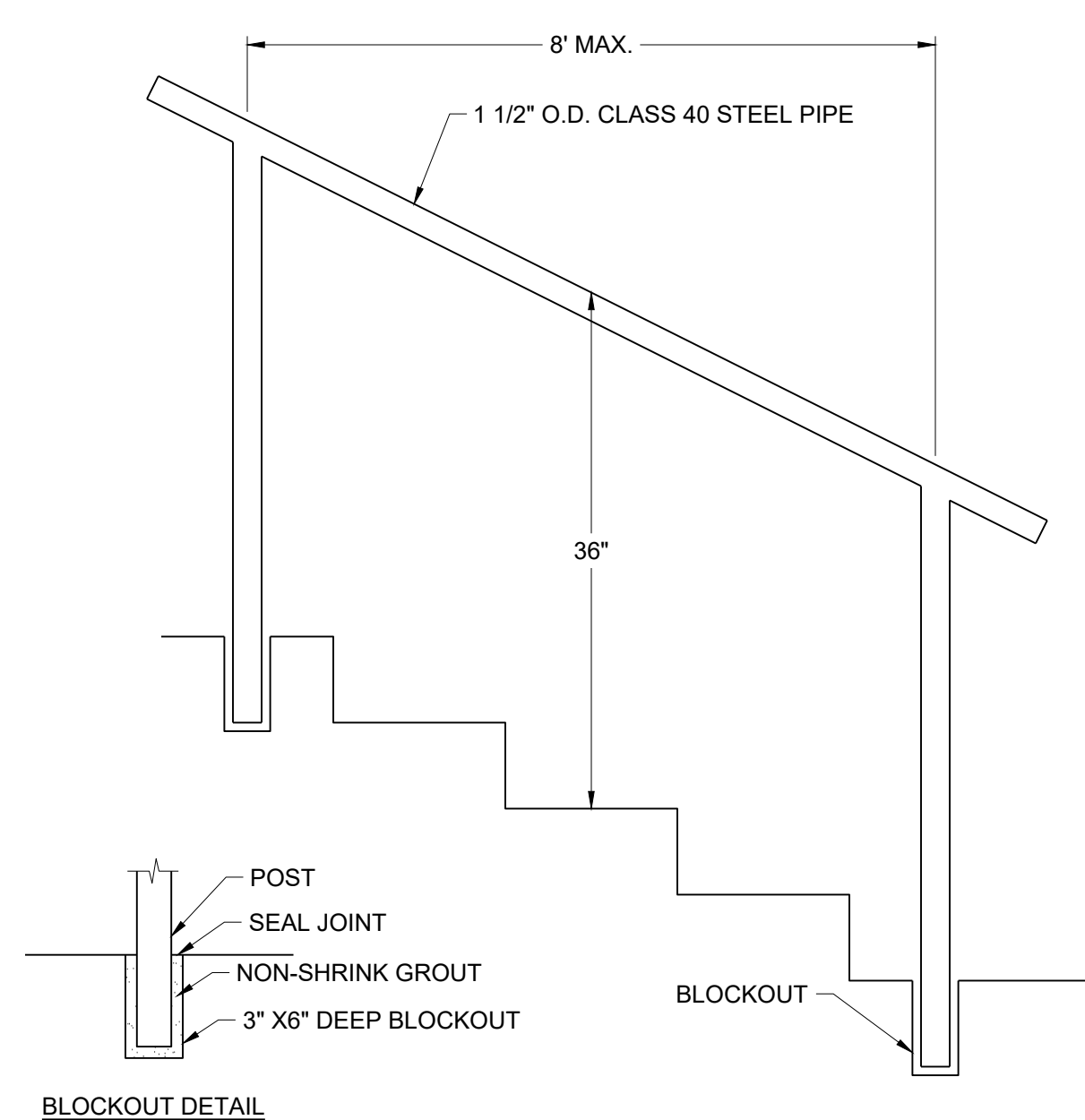
8 HANDRAIL EXAMPLE IMAGE
MATERIAL: STEEL
COLOR: LIGHT GRAY TO MATCH EXISTING
09 of 25 NO SCALE



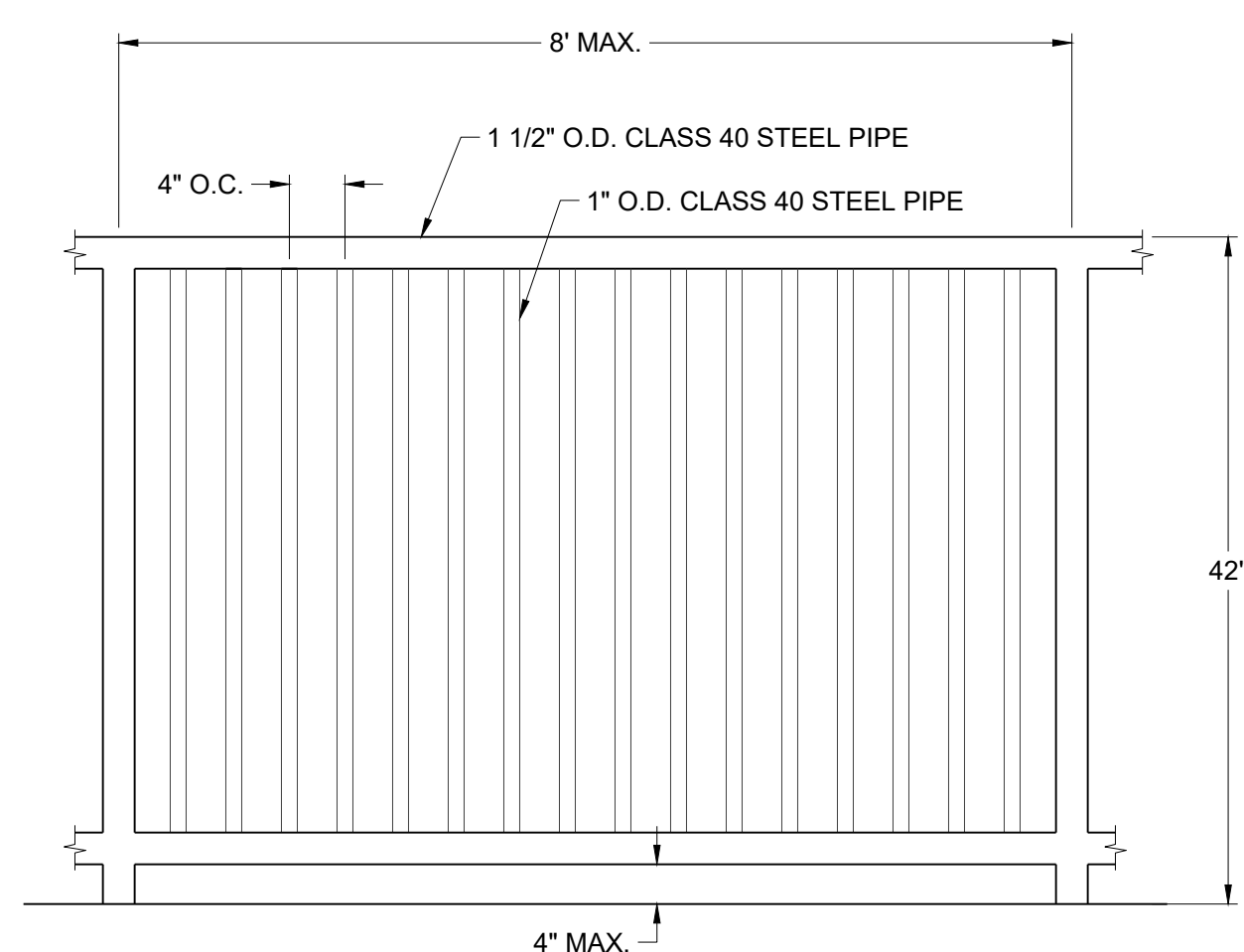
5 DECORATIVE BOLLARD EXAMPLE IMAGE - ED ENTRY - BLACK FINISH
MATERIAL: GALVANIZED STEEL
COLOR: BLACK
09 of 25 NO SCALE



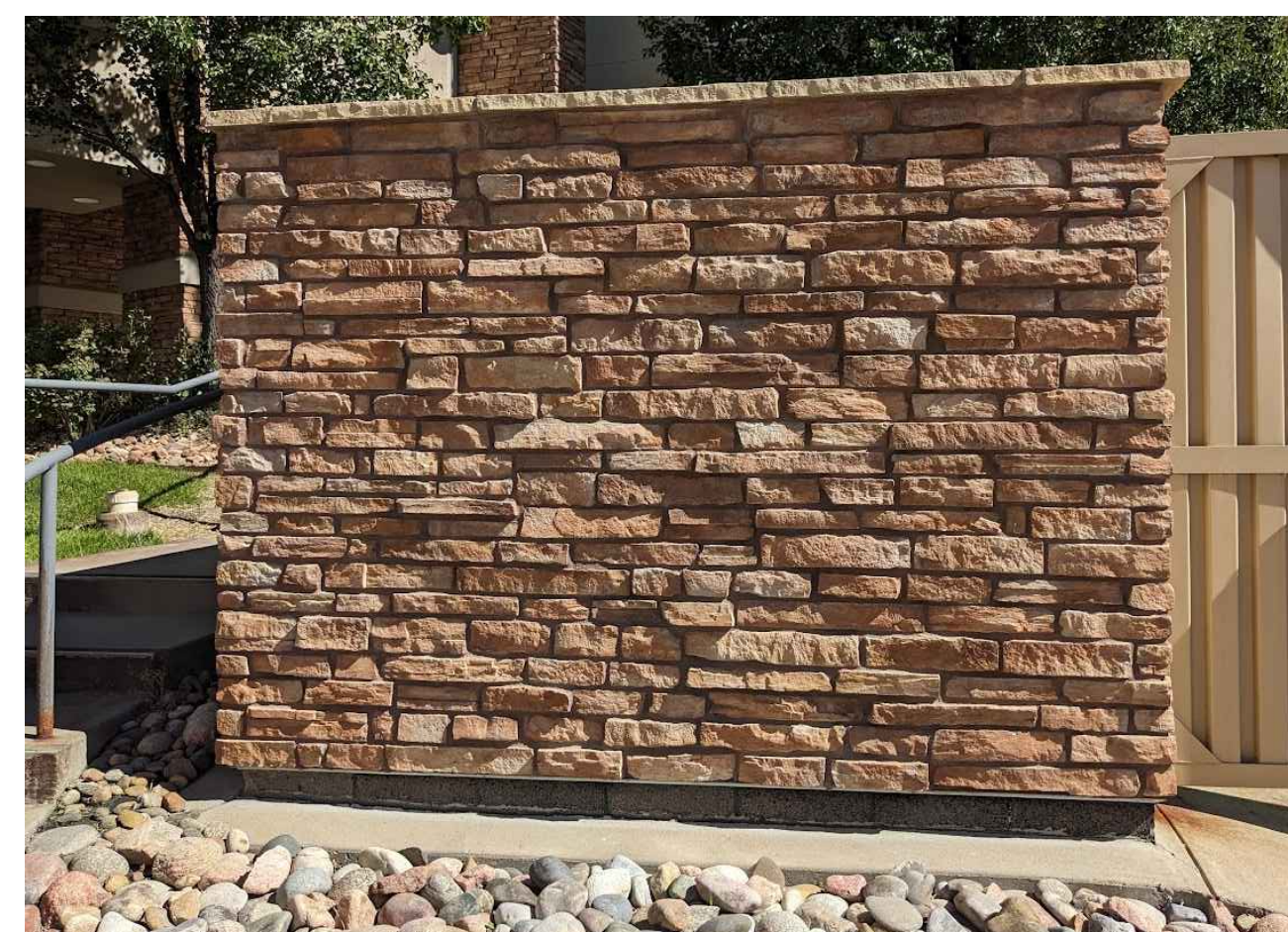
2 CURB WALL DETAIL
09 of 25 NO SCALE



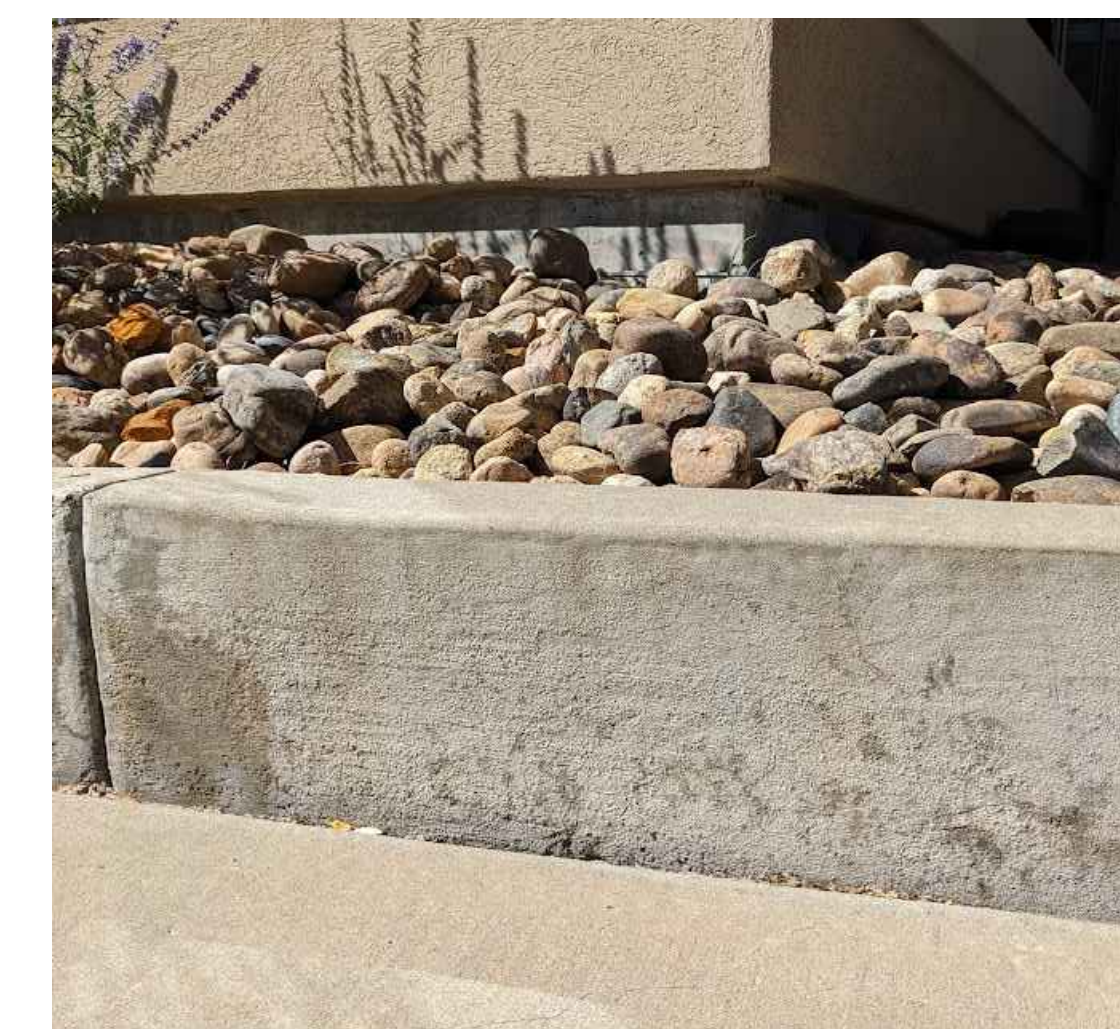
11 HANDRAIL DETAIL
A-C452 NO SCALE



9 GUARDRAIL DETAIL
A-C452 NO SCALE



6 RETAINING WALL EXAMPLE IMAGE
MATERIAL: ST1 MANUFACTURED STONE VENEER RE: ARCHITECTURAL
COLOR: CHERRY CREEK LEDGE
09 of 25 NO SCALE



2 CURB WALL EXAMPLE IMAGE
MATERIAL: CONCRETE
COLOR: LIGHT GRAY
09 of 25 NO SCALE



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

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024
3RD SUBMITTAL	10/10/2024
1ST AMENDMENT	04/14/2025

DATE
04/14/2025

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
CIVIL SITE
DETAILS

DRAWING NUMBER

09 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

PLANTING SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	HEIGHT	WIDTH	WATER
DECIDUOUS TREES								
BRO	<i>Quercus macrocarpa</i>	Bur Oak	4	2.5" cal.	as shown	50-80'	50-80'	L
WHB	<i>Celtis reticulata</i>	Western Hackberry	3	2.5" cal.	as shown	60'	40'	L
SHL	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	5	2.5" cal.	as shown	50'	35'	L
WCA	<i>Catalpa speciosa</i>	Western Catalpa	5	2.5" cal.	as shown	40-60'	30-50'	L
ENO	<i>Quercus robur</i>	English Oak	4	2.5" cal.	as shown	40 - 60'	30-40'	M
EVERGREEN TREES								
PIN	<i>Pinus edulis</i>	Pinon Pine	3	6'	as shown	20-30'	10-20'	L
APN	<i>Pinus nigra</i>	Austrian Pine	8	8'	as shown	50'	20-25'	L
ORNAMENTAL TREES								
RBC	<i>Malus 'Red Barron'</i>	Red Barron Crabapple	5	1.5" cal.	as shown	10'	10'	M
EVERGREEN SHRUBS								
MZT	<i>Arctostaphylos x coloradensis</i> 'Panchito'	Panchito Manzanita	150	#5	4' o.c.	2'	4'	L
DMP	<i>Pinus mugo 'Pumilo'</i>	Dwarf Mugo Pine	13	#5	4' o.c.	3-4'	3-4'	L
BFJ	<i>Juniperus sabinna 'Buffalo'</i>	Buffalo Juniper	22	#5	4' o.c.	12"	6'	L
SKY	<i>Juniperus virginiana 'Skyrocket'</i>	Skyrocket Juniper	13	#5	4' o.c.	4-6'	20'	L
DECIDUOUS SHRUBS								
DGM	<i>Acer ginnala 'Compacta'</i>	Dwarf Ginnala Maple	33	#5	6' o.c.	8'	8'	M
BMS	<i>Caryopteris clandonensis</i>	Blue Mist Spirea	15	#5	3.5' o.c.	3-5'	3-5'	M
LPS	<i>Spirea japonica 'Little Princess'</i>	Little Princess Spirea	61	#5	2' o.c.	2-3'	2-4'	M
RSG	<i>Perovskia artiplicifolia</i>	Russian Sage	4	#5	4' o.c.	4'	4'	L
GLS	<i>Rhus aromatica 'Grow Low'</i>	Gro-Low Sumac	19	#5	8' o.c.	3'	8'	L
DKL	<i>Syringa meyeri</i>	Dwarf Korean Lilac	30	#5	4' o.c.	4-6'	4-6'	L
RWP	<i>Rosa 'Winnipeg Parks'</i>	Winnipeg Parks Rose	42	#5	4' o.c.	3'	4'	L
MKL	<i>Syringa patula 'Miss Kim'</i>	Miss Kim Dwarf Lilac	32	#5	4' o.c.	3-5'	3-5'	L
MHV	<i>Viburnum lantana 'Mohican'</i>	Mohican Viburnum	53	#5	6' o.c.	6-8'	6-8'	L
APC	<i>Ribes alpinum</i>	Alpine Currant	29	#5	3' o.c.	3-6'	3-6'	L
ADG	<i>Cornus sericea Arctic Fire</i>	Arctic Fire Dogwood	34	#5	3' o.c.	3-4'	3-4'	M
ORNAMENTAL GRASSES								
FRG	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass	92	#1	2-3' o.c.	3-4'	2-3'	M
BAG	<i>Helictotrichon sempervirens</i>	Blue Avena Grass	34	#1	24" o.c.	2-3'	2'	M

LOW GROW NATIVE PRAIRIE MIX:

BOTANICAL NAME	COMMON NAME	%	PLS / ACRE
<i>Agropyron cristatum</i>	Ephraim Crested Wheatgrass	25	6.25
<i>Festuca ovina</i>	Sheep Fescue	23	5.75
<i>Lolium perenne</i>	Perennial Ryegrass	18	4.5
<i>Poa compressa</i>	Canada Bluegrass	13	3.25
<i>Hordeum vulgare</i>	Barley	12	3
<i>Festuca glauca</i>	Blue Fescue	9	2.25
Total lbs per acre.:		100	25

NATURE'S PRAIRIE SOD MIX:

BOTANICAL NAME	COMMON NAME
<i>Festuca rubra</i>	Creeping Red Fescue
<i>Koeleria macrantha</i>	Prairie Junegrass
<i>Deschampsia cespitosa</i>	Tufted Hairgrass
<i>Bouteloua curtipendula</i>	Sideoats Grama Grass
<i>Festuca ovina</i>	Sheep Fescue

PLANTING NOTES:

- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS, ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
- SEE PLANTING DETAILS FOR PLANT PIT DIMENSIONS, BACKFILL REQUIREMENTS, AND INSTALLATION NOTES. ALL TREES TO BE STAKED OR GUYED PER DETAILS ON SHEET L4.2.
- ALL PLANTS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE DELIVERY TO THE SITE. ALL TREE LOCATIONS AND EDGES OF NEW PLANTING BEDS ARE TO BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIALS, AND BY TYPE AS CALLED OUT ON PLANS. UNIT COSTS TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, FERTILIZERS, ETC. AS DETAILED AND SPECIFIED FOR EACH SIZE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
- COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH FOOTINGS AND PAVEMENTS. ANY DAMAGE TO IMPROVEMENTS BY OTHERS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
- IMPORTED SOIL SHALL BE USED TO SUPPLEMENT EXISTING SOIL AS NECESSARY TO MEET THE FINISHED GRADING REQUIREMENTS OF PLANTING AREAS.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM A STANDARD AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL PROPOSED FOR PLANTING AT HIS EXPENSE AND INCORPORATE RECOMMENDATIONS PER PARKER WATER AMENDMENT REQUIREMENTS PRIOR TO PLANTING.
- INSTALL A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PER 1000 SQUARE FEET OF PERMEABLE AREA TO BE PLANTED WITH SOD, SHRUBS, GRASSES, OR PERENNIALS. AMENDMENT SUPPLIER SHALL BE A1 ORGANICS OF EATON, COLORADO.
- ALL TREES, SHRUBS, PERENNIALS, SOD AND SEEDED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
- STREET TREES SHALL BE PLACED 5'-0" MIN. FROM BURIED UTILITIES.
- TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF THE CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.

GENERAL NOTES:

- THE BASE INFORMATION PROVIDED BY ENGINEER. REFER TO SURVEY, PLAT, ROADWAY AND UTILITY DRAWINGS AND OTHER AVAILABLE DOCUMENTS FOR PROPERTY LIMITS, EXISTING CONDITIONS, AND HORIZONTAL AND VERTICAL CONTROL. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL MATERIAL LOCATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES THAT ARE FOUND.
- THE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES. THOROUGHLY REVIEW THE SITE CONDITIONS, DRAWINGS, AND TECHNICAL SPECIFICATIONS PRIOR TO CONSTRUCTION. COMPLETE THE WORK OF THIS PROJECT IN ACCORDANCE WITH APPROVED DRAWINGS.
- ANYTHING MENTIONED IN THE TECHNICAL SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE TECHNICAL SPECIFICATIONS SHALL NOT BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH.
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
- CONTRACTOR IS ADVISED THAT ALL EXISTING TREES AND SHRUBS ARE TO REMAIN UNLESS SPECIFICALLY NOTED TO BE REMOVED IN THE PLANS. CARE SHALL BE TAKEN TO PROTECT ALL TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION. ALL DAMAGES CAUSED BY THE CONTRACTOR S SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS, AND WARNING DEVICES NECESSARY DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS TO PERFORM ALL PROPOSED WORK AND SHALL COMPLY WITH ALL NOTIFICATION AND INSPECTION REQUIREMENTS.
- CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH THE GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, (ETC). LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR DAMAGES TO THE UTILITY LINES, STRUCTURES OR INJURIES THEREFROM. FOR EXISTING UTILITY INFORMATION CONTACT "THE UTILITY NOTIFICATION CENTER OF COLORADO" AT 1-800-922-1987. A MINIMUM OF THREE (3) BUSINESS DAY NOTICE IN ADVANCE OF LOCATIONS NEEDED ARE REQUIRED.
- CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPE & HARDSCAPE MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E., MULCH, EDGER, SANDSTONE BOULDERS (ETC).
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTOR'S ASSOCIATION.



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

DATE
08/16/2024

PARKER PROJECT NUMBER
SP24-XXX

SHEET TITLE
**LANDSCAPE
COVER SHEET**

DRAWING NUMBER

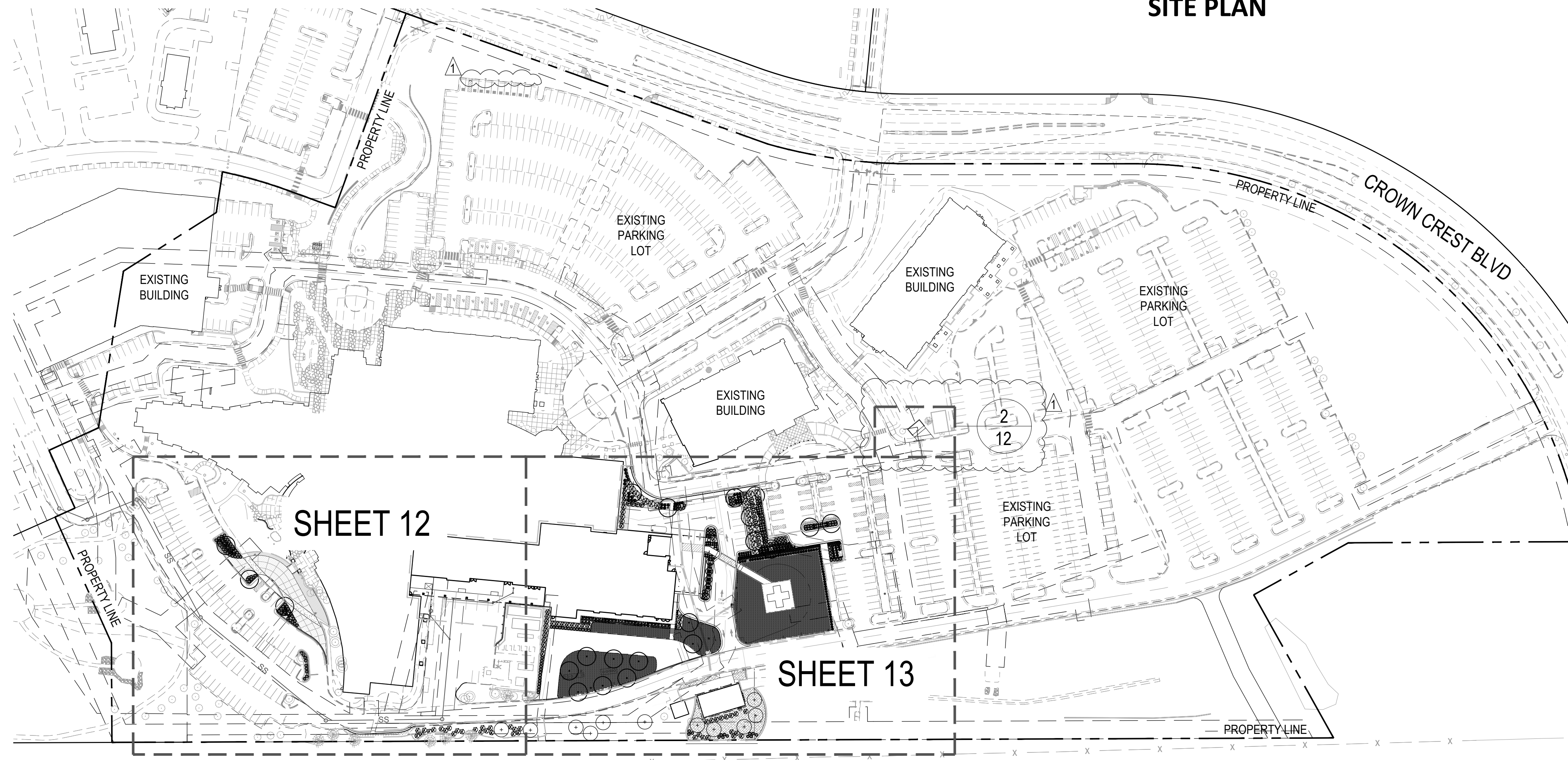
10 of 25

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.

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	22	30	+8	108	254*	+146	71	24

*INCLUDES 24 GRASS EQUIVALENT SHRUBS

OVERALL LANDSCAPE AREA:

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

MINIMUM EVERGREEN REQUIREMENT	25%	
MAXIMUM EVERGREEN REQUIREMENT	50%	
NUMBER OF TREES PROPOSED	REQUIRED (25% / 50%)	PROVIDED (30%)
37*	10 / 19	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 / 4	11				



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ADVENTHEALTH PARKER FACILITY EXPANSION

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

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PARKER PROJECT NUMBER
SP24-XXX

SHEET TITLE
OVERALL LANDSCAPE PLAN

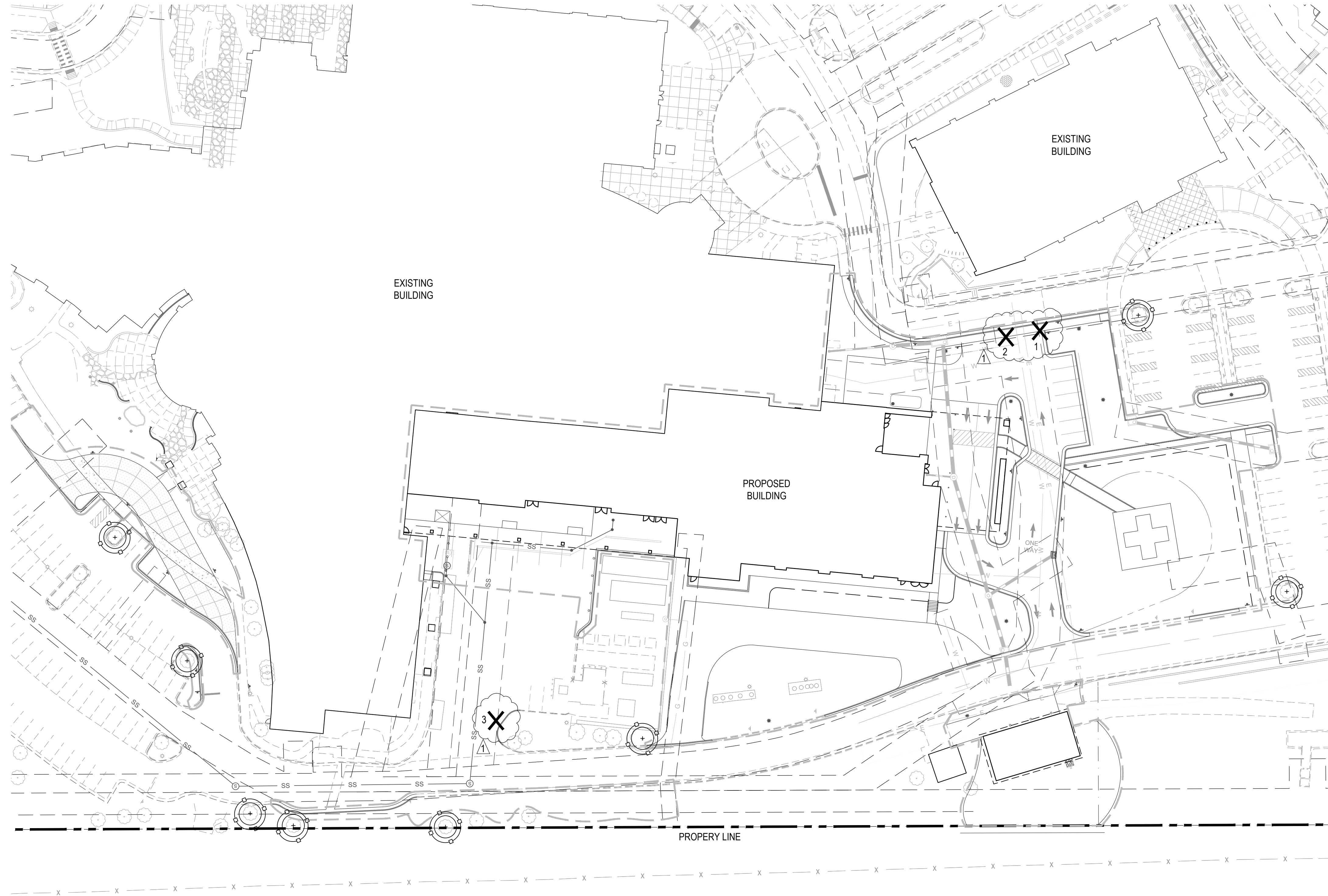
DRAWING NUMBER
11 of 25

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



TREE CONSERVATION LEGEND:

- EXISTING TREES TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING, RE: DTL. 2 / SHT. 14

- PROPERTY LINE

TREE DEMOLITION TABLE:

#	TREE SPECIES	SIZE	NOTES
1	Linden	5" CAL.	REMOVE
2	Linden	4" CAL.	REMOVE
3	Ponderosa Pine	14" CAL.	REMOVE

TREE MITIGATION NOTE:

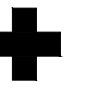
(3) REMOVED TREES ARE BEING MITIGATED BY PLANTING (8) ADDITIONAL TREES AND (146) ADDITIONAL SHRUBS BEYOND STANDARD LANDSCAPE REQUIREMENTS.

Pursuant to the Section 13.08.090 (I) Tree and shrub conservation and replacement; these trees will need to be evaluated based on the size and health of the tree itself. A monetary value will then need to be applied to the tree. Trees proposed to be planted above the requirements can then be counted as mitigation.



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

SUBMITTALS

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PARKER PROJECT NUMBER

SP24-XXX

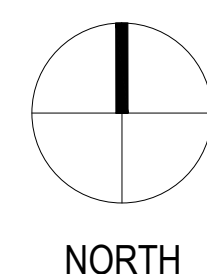
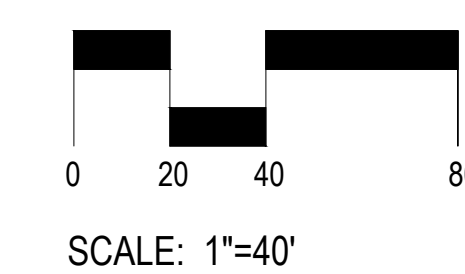
SHEET TITLE

TREE CONSERVATION PLAN

DRAWING NUMBER

14 of 25

1 TREE CONSERVATION PLAN
14 SCALE: 1" = 40'

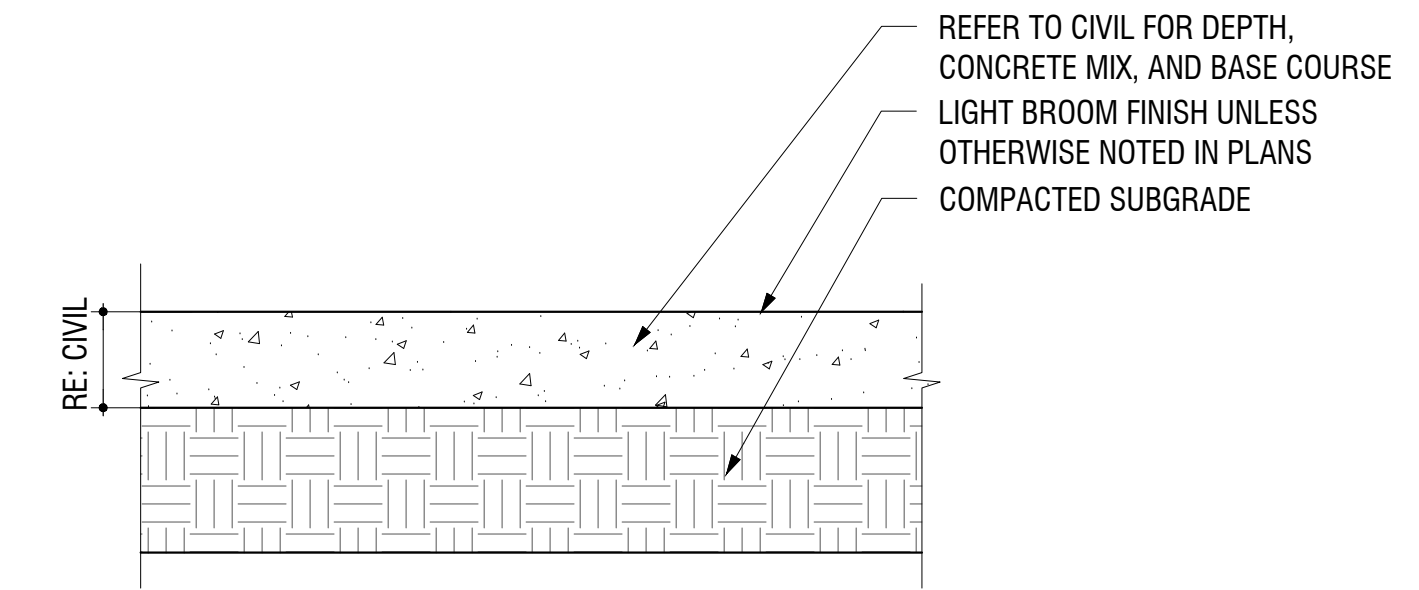


CROWN POINT FILING 1 AMENDMENT 30

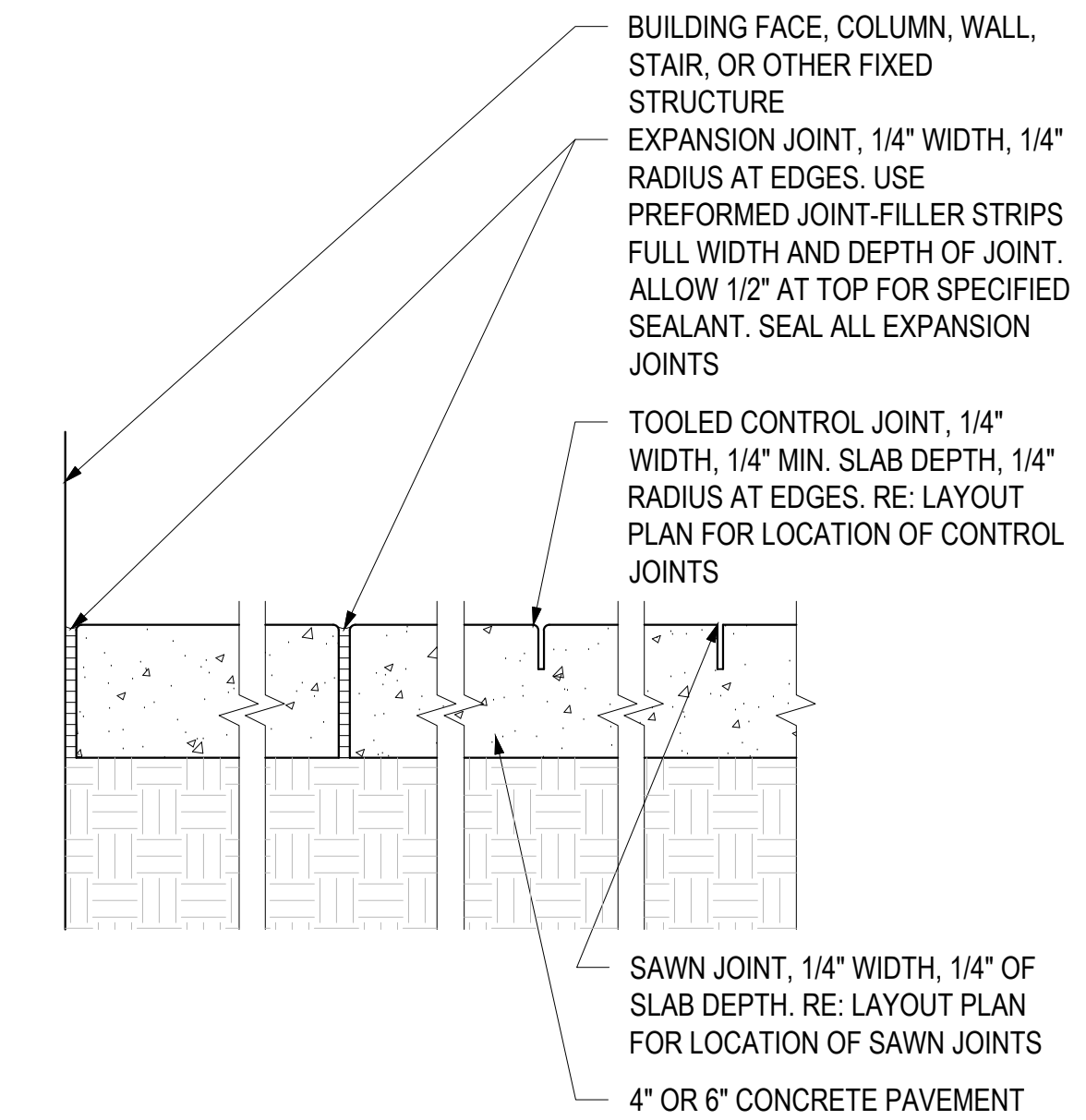
LOT 1, TRACT A & B

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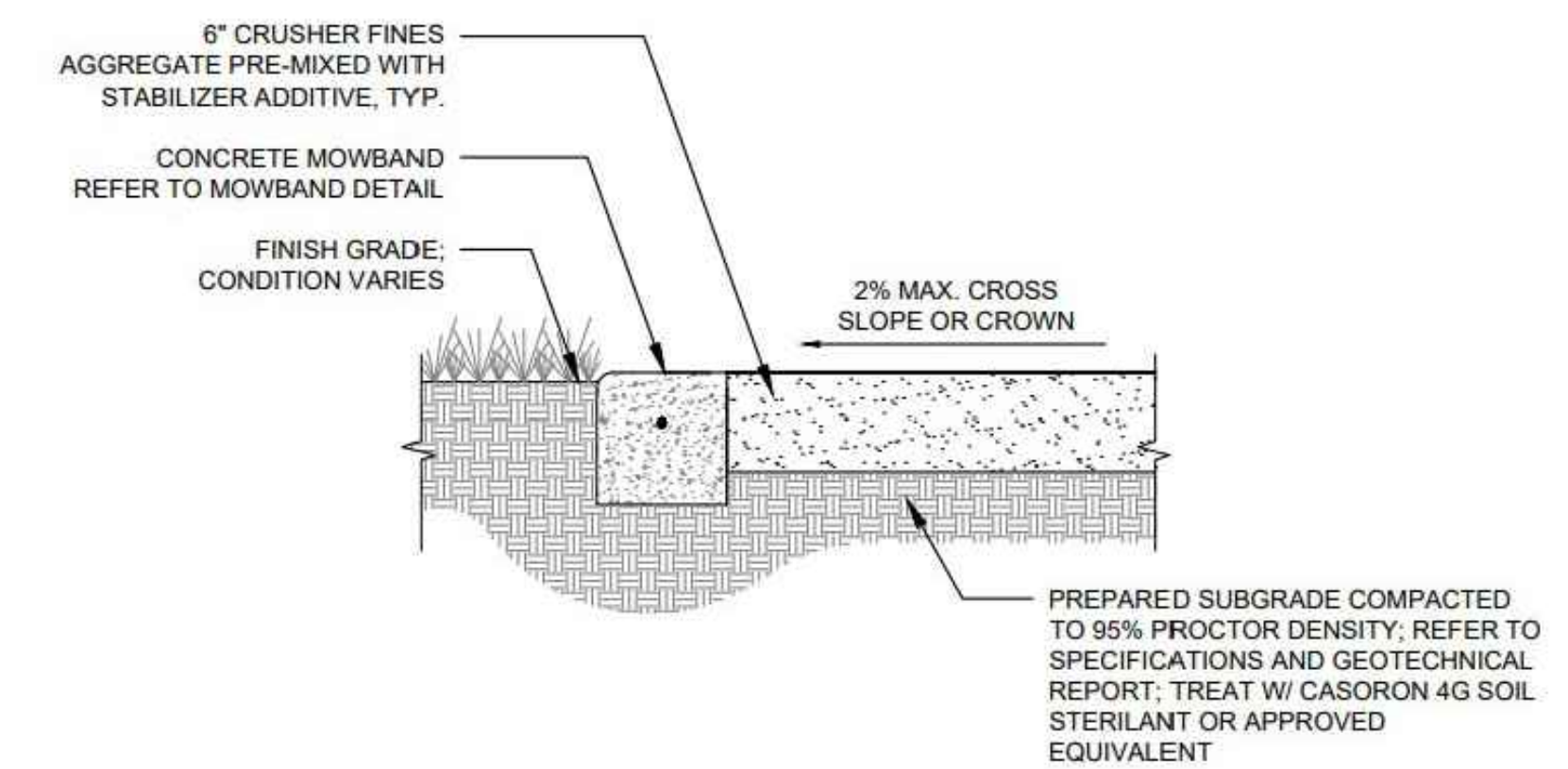
SITE PLAN



1
16 CONCRETE PAVING DETAIL - PEDESTRIAN
SCALE: 1 1/2" = 1'-0"



2
16 CONCRETE JOINTING
SCALE: 1-1/2" = 1'-0"



3
16 CRUSHER FINES DETAIL
SCALE: 3/4" = 1'-0"



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SHEET TITLE
SITE DETAILS

DRAWING NUMBER
16 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 ANALYSIS

EXISTING					
PARKING	BEDS	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
MEDICAL OFFICE BUILDINGS...	-	256,815	1 PER 300 SF	856.05	1,600
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	1,688

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*)	-	-	-	-	10
ACCESSIBLE SPACES	-	-	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER...	23.00	88
				1,349.55	1,547

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

How does the total parking go up my 1 parking space when 1 parking space is proposed to be removed to relocated the EV Chargers?

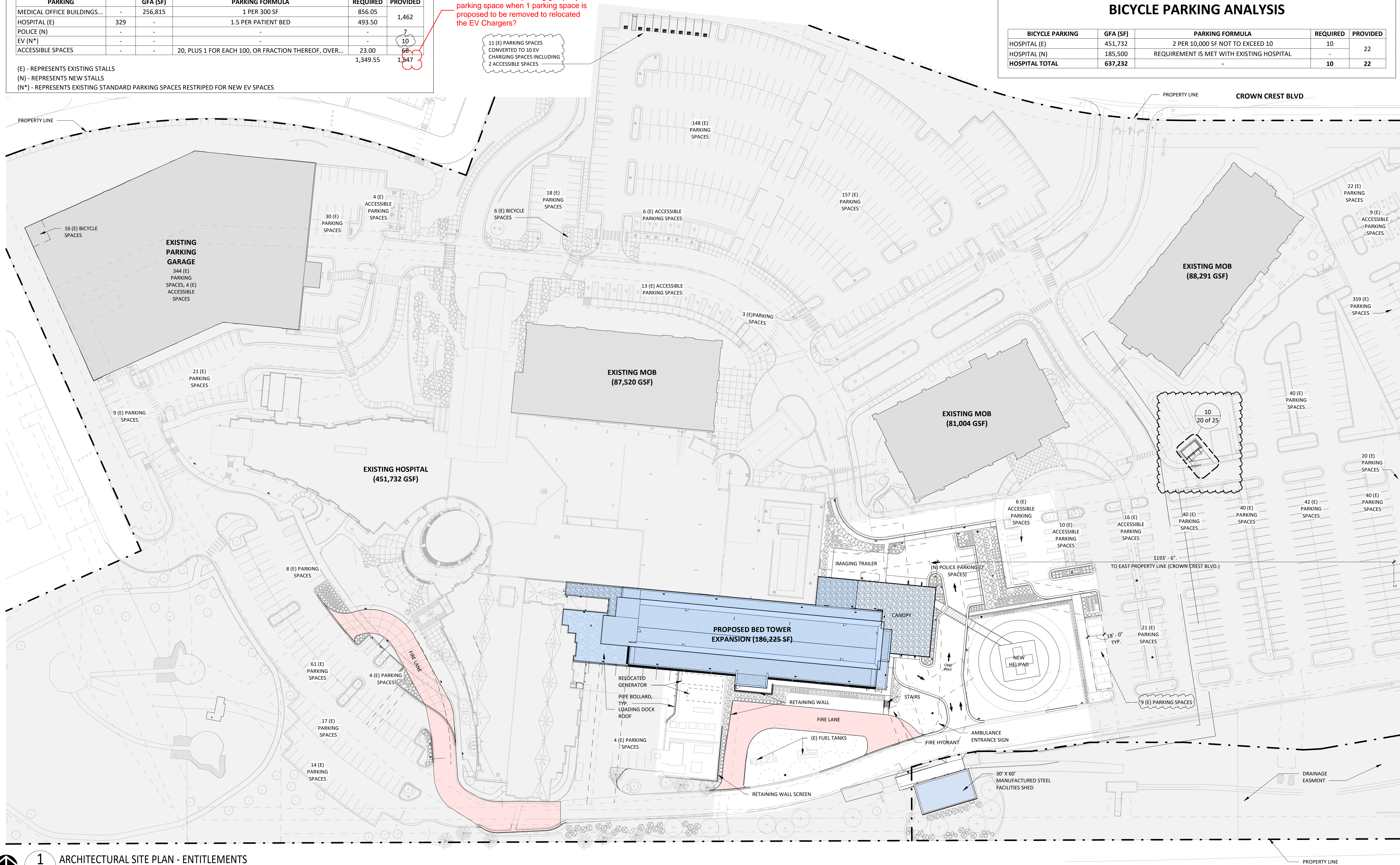
13 (E) PARKING SPACES CONVERTED TO 10 EV CHARGING SPACES INCLUDING 2 ACCESSIBLE SPACES

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*)	10	9'-0"	18'-0" MIN
TOTAL SPACES	1,547		

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

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



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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
1ST AMENDMENT	04/14/2025

DATE
12/20/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
ARCHITECTURAL SITE PLAN

DRAWING NUMBER
17 of 25

4/15/2025 10:34:55 AM Autodesk Docs\728365.NIM AdventHealth Parker Hospital R24\250365.00 AH Parker CS Act

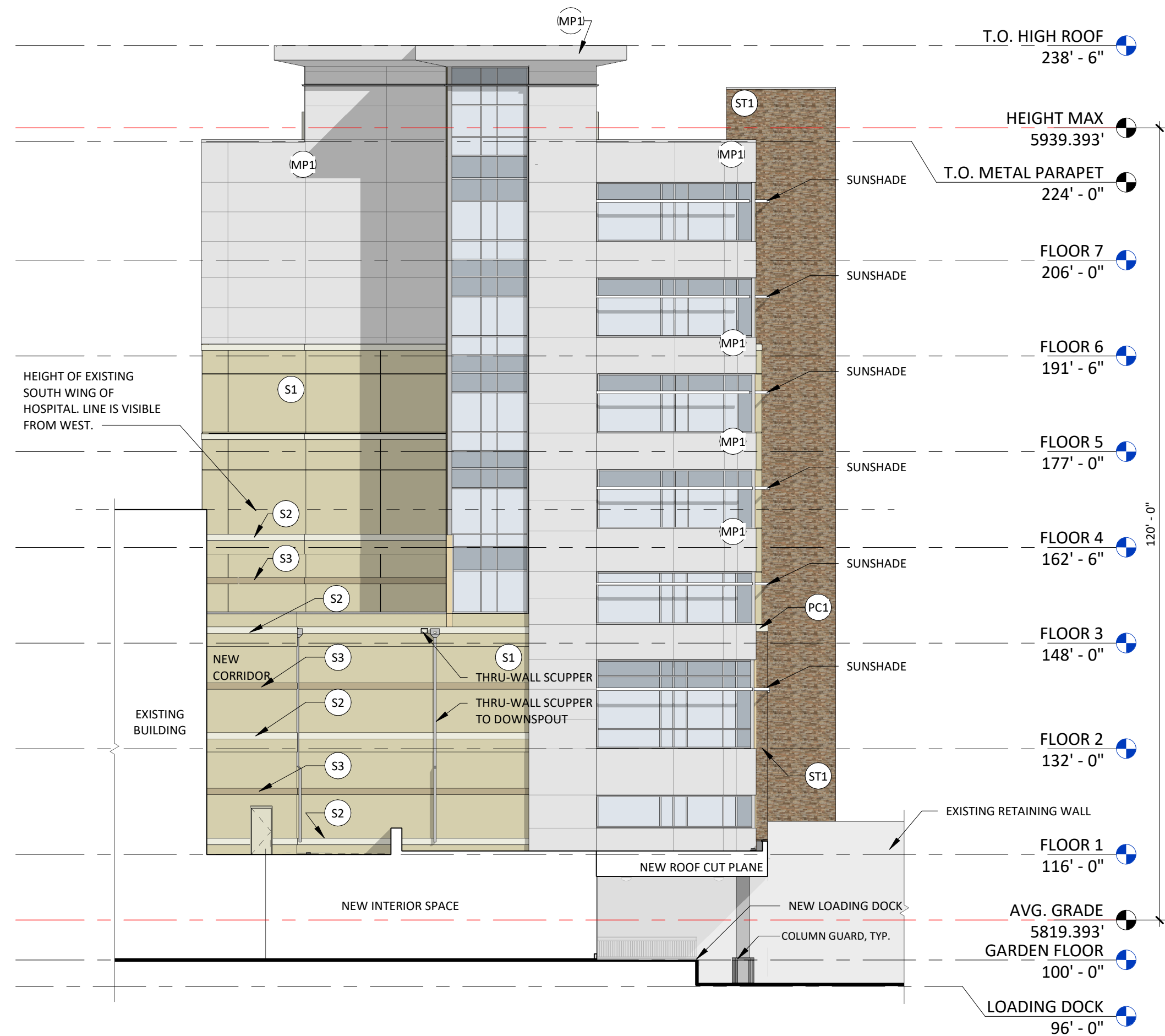
CROWN POINT FILING 1 AMENDMENT 30

LOT 1, TRACT A & B

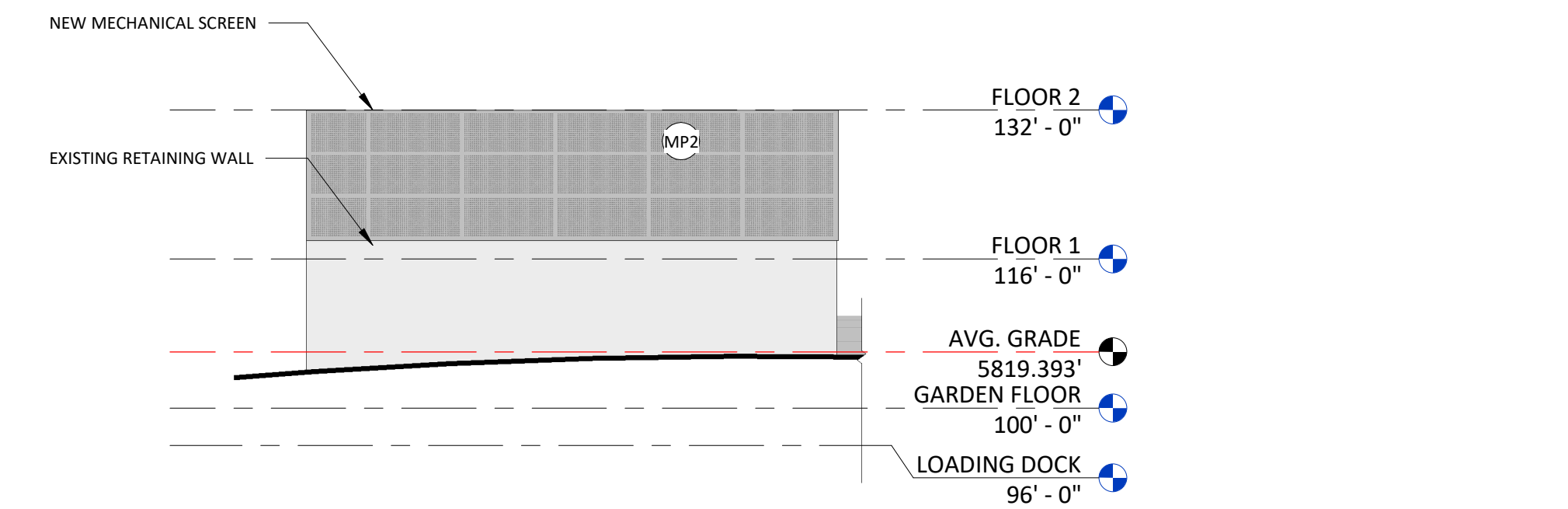
NOTE: PER CROWN POINTE DEVELOPMENT GUIDE AND TOWN OF PARKER DEVELOPMENT DESIGN STANDARDS THE HEIGHT MAXIMUM OF 120'-0" SHALL BE MEASURED FROM THE AVERAGE GRADE PLANE OF THE OVERALL SITE AND NOT APPLY TO STAIR/ELEVATOR CORES OR MECHANICAL SCREENING.

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

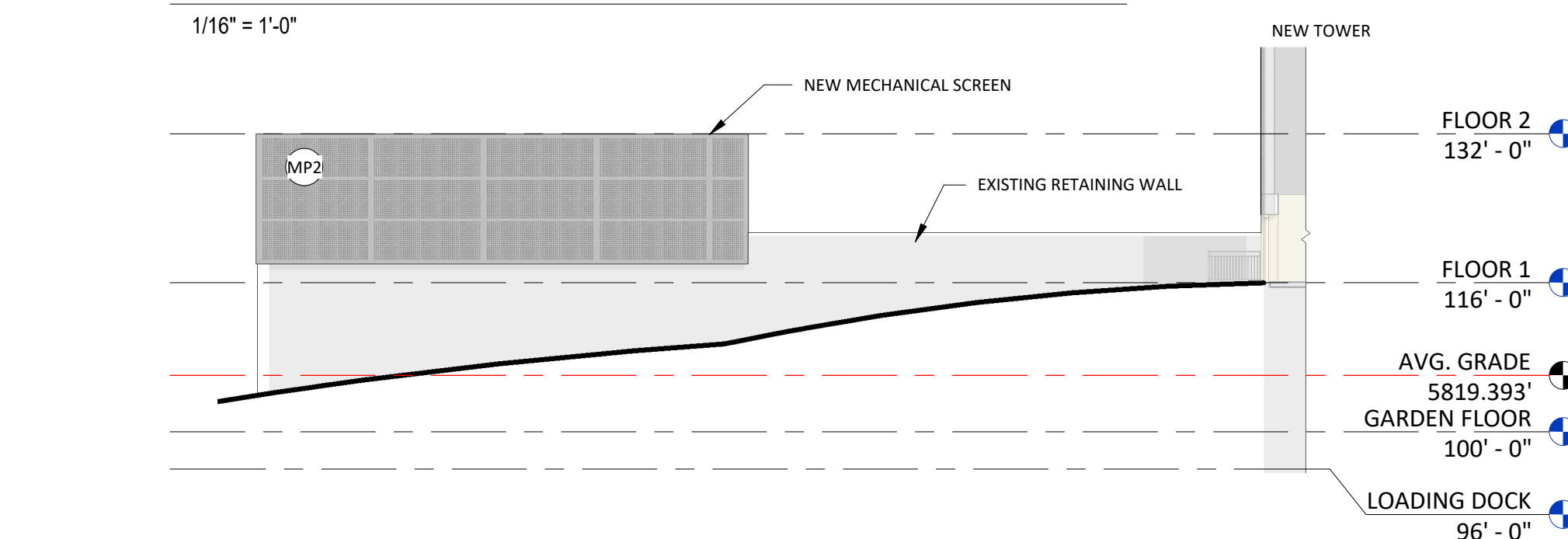
SITE PLAN



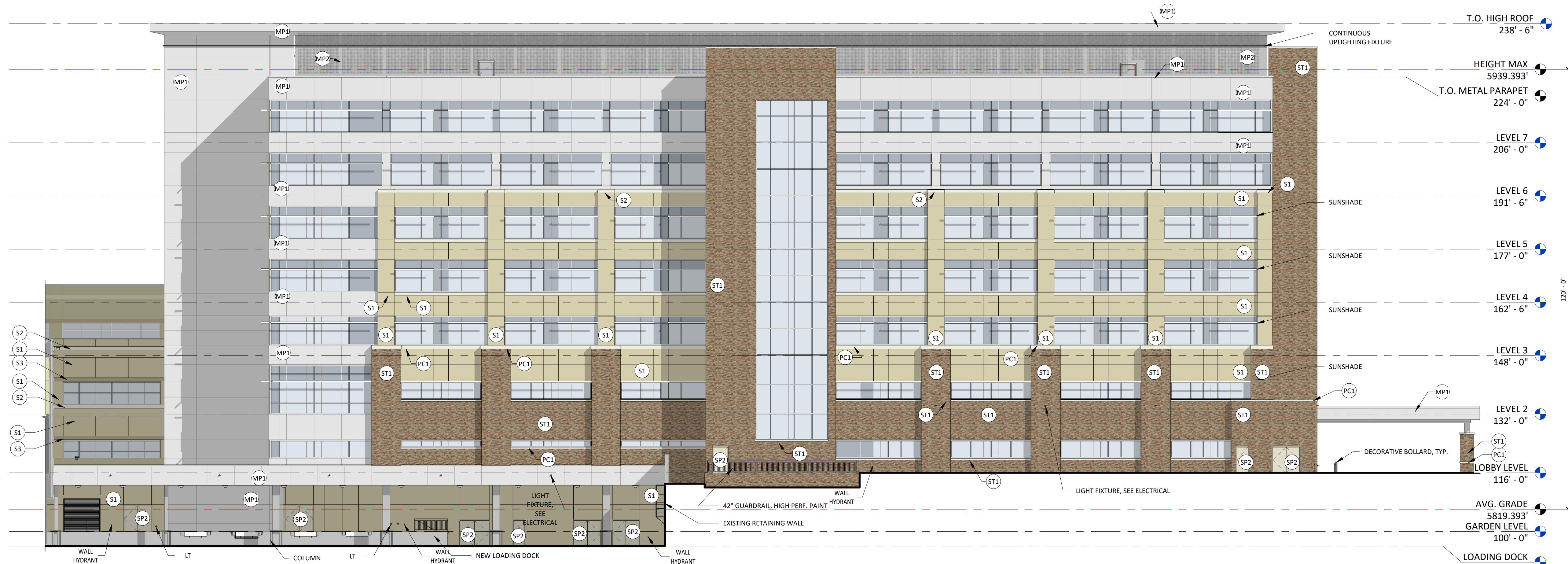
WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION - RETAINING WALL SCREEN
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

- S1 3/4" NOMINAL STUCCO (S1), COLOR TO MATCH EXISTING
- S2 3/4" NOMINAL STUCCO (S2) TRIM, COLOR TO MATCH EXISTING
- S3 3/4" NOMINAL STUCCO (S3) TRIM, COLOR TO MATCH EXISTING
- ST1 MANUFACTURED STONE VENEER, CHERRY CREEK LEUGE (MATCH EXISTING)
- PC1 PRECAST CONCRETE CAP, MIDWEST CAST STONE, COLOR: 1A
- MP1 COMPOSITE METAL PANEL, ALUCOBOND PLUS, COLOR: CHAMPAGNE METALLIC
- MP2 METAL PANEL ROOF SCREEN, MORIN PRODUCT: E8-40 PROFILE B, COLOR: SILVERSMITH, HORIZONTAL SEAM, PERFORATED 10% OPEN
- MP3 DECORATIVE ART SCREEN WALL, MORIN PRODUCT: MX-6, COLOR: SILVERSMITH, VERTICAL SEAM, PERFORATED 30% OPEN
- SP1 STEEL PAINTED, COLOR TO MATCH EXISTING (LIGHT GRAY)
- SP2 STEEL PAINTED, COLOR TO MATCH EXISTING (STONE/STUCCO)
- BR BRAKE METAL, BERRIDGE ZINC-COTE KYNAR 500
- VISION GLAZING, SEE SPECS
- SPANDEL GLAZING, SEE SPECS
- MULLION COLOR TO MATCH EXISTING (KAWNEER ANODIZED ALUMINUM)



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ADVENTHEALTH PARKER FACILITY EXPANSION

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

SUBMITTALS	
DESCRIPTION	DATE
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4TH SUBMITTAL	11/07/2024

DATE
12/20/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
**EXTERIOR
ELEVATIONS**

DRAWING NUMBER
18 of 25

11772024 E3053 BM Autodesk Docs/228365.XM AdventHealth Parker Hospital R24/250365.00 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.

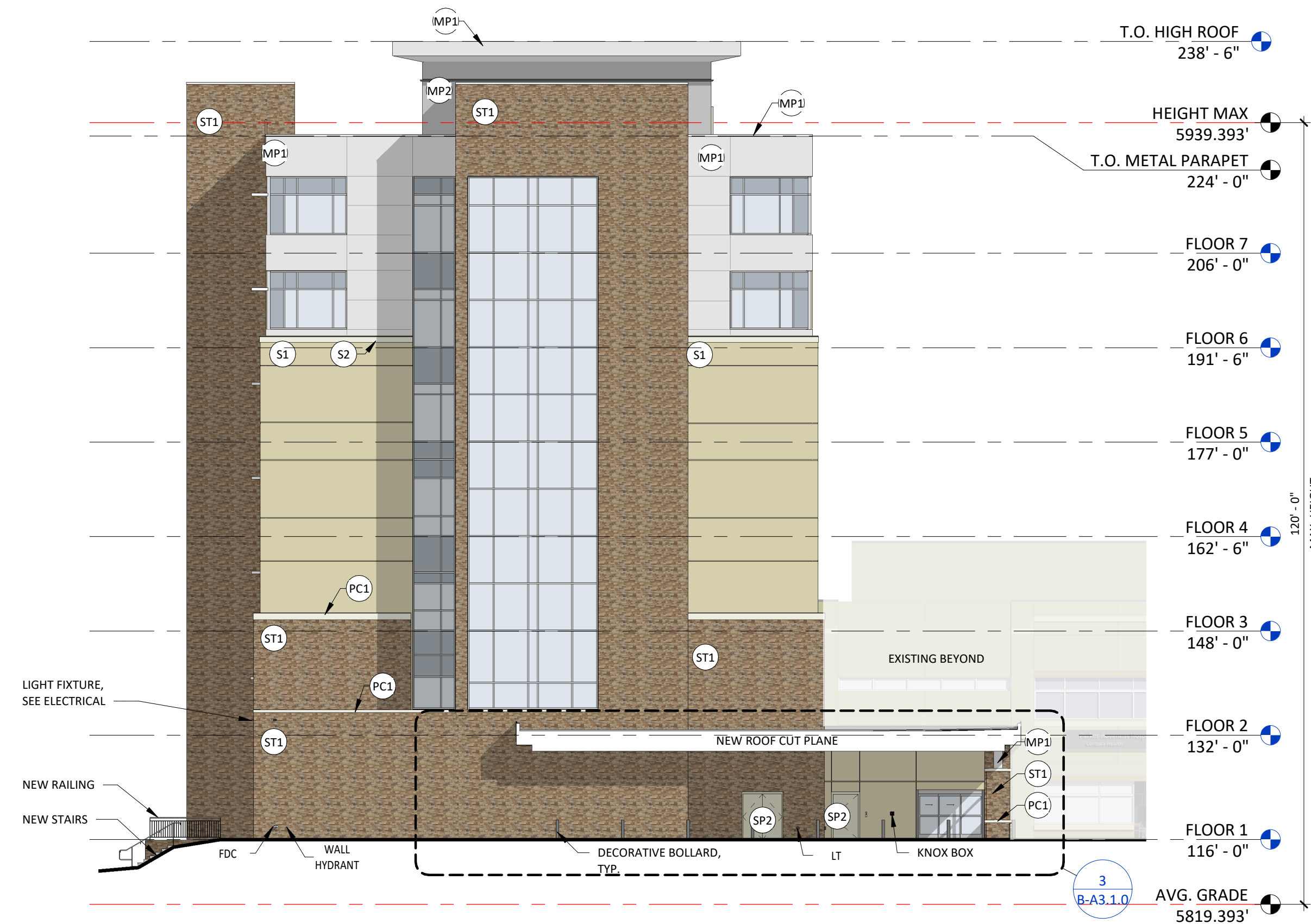
SITE PLAN



EXTERIOR ELEVATION MATERIAL LEGEND

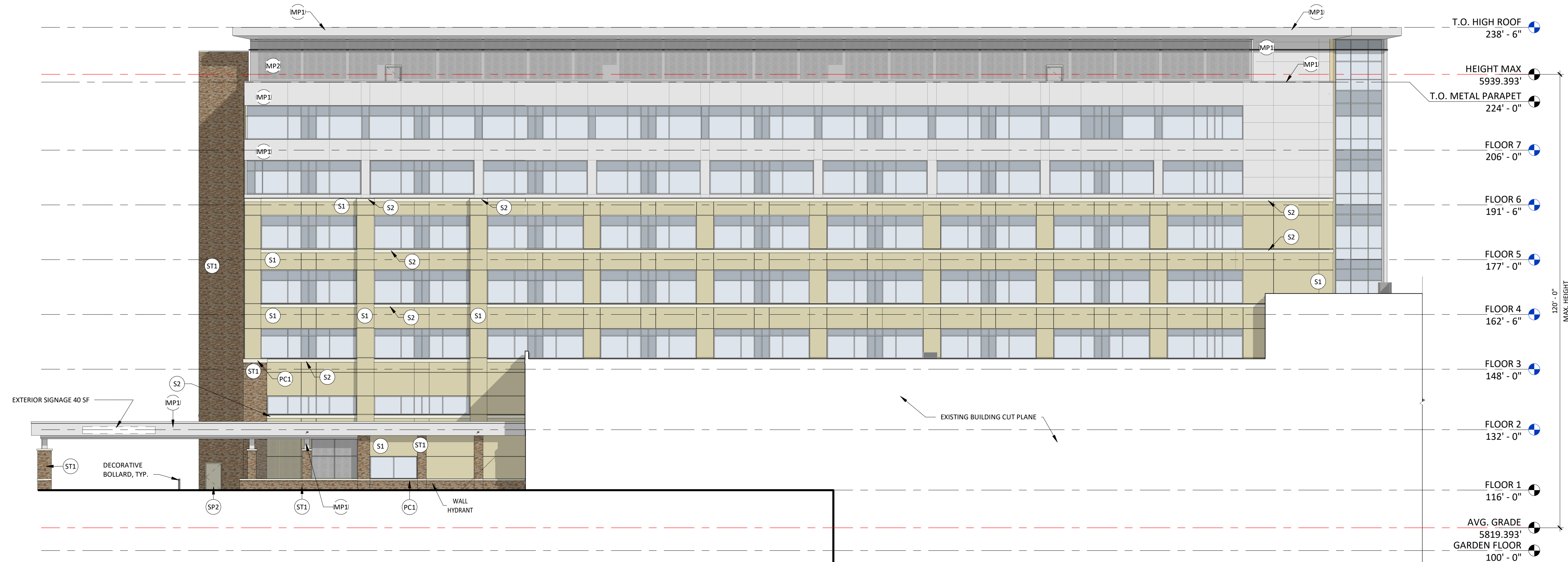
- S1 3/4" NOMINAL STUCCO (S1), COLOR TO MATCH EXISTING
- S2 3/4" NOMINAL STUCCO (S2) TRIM, COLOR TO MATCH EXISTING
- S3 3/4" NOMINAL STUCCO (S3) TRIM, COLOR TO MATCH EXISTING
- ST1 MANUFACTURED STONE VENEER, CHERRY CREEK LEDGE (MATCH EXISTING)
- PC1 PRECAST CONCRETE CAP, MIDWEST CAST STONE, COLOR: 1A
- MP1 COMPOSITE METAL PANEL, ALUCOBOND PLUS, COLOR: CHAMPAGNE METALLIC
- MP2 METAL PANEL ROOF SCREEN, MORIN PRODUCT: E8-40 PROFILE B. COLOR: SILVERSMITH, HORIZONTAL SEAM, PERFORATED 10% OPEN
- MP3 DECORATIVE ART SCREEN WALL, MORIN PRODUCT: MX-6. COLOR: SILVERSMITH, VERTICAL SEAM, PERFORATED 30% OPEN
- SP1 STEEL PAINTED, COLOR TO MATCH EXISTING (LIGHT GRAY)
- SP2 STEEL PAINTED, COLOR TO MATCH EXISTING (STONE/STUCCO)
- BR BRAKE METAL, BERRIDGE ZINC-COTE KYNAR 500
- VISION GLAZING, SEE SPECS
- SPANDREL GLAZING, SEE SPECS
- MULLION COLOR TO MATCH EXISTING (KAWNEER ANODIZED ALUMINUM)

NOTE: PER CROWN POINTE DEVELOPMENT GUIDE AND TOWN OF PARKER DEVELOPMENT DESIGN STANDARDS THE HEIGHT MAXIMUM OF 120'-0" SHALL BE MEASURED FROM THE AVERAGE GRADE PLANE OF THE OVERALL SITE AND NOT APPLY TO STAIR/ELEVATOR CORES OR MECHANICAL SCREENING.



EAST ELEVATION
1/16" = 1'-0"

EAST ELEVATION CANOPY
1/16" = 1'-0"



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



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**ADVENTHEALTH
PARKER FACILITY
EXPANSION**

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

SUBMITTALS	
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DATE
12/20/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
**EXTERIOR
ELEVATIONS**

DRAWING NUMBER
19 of 25

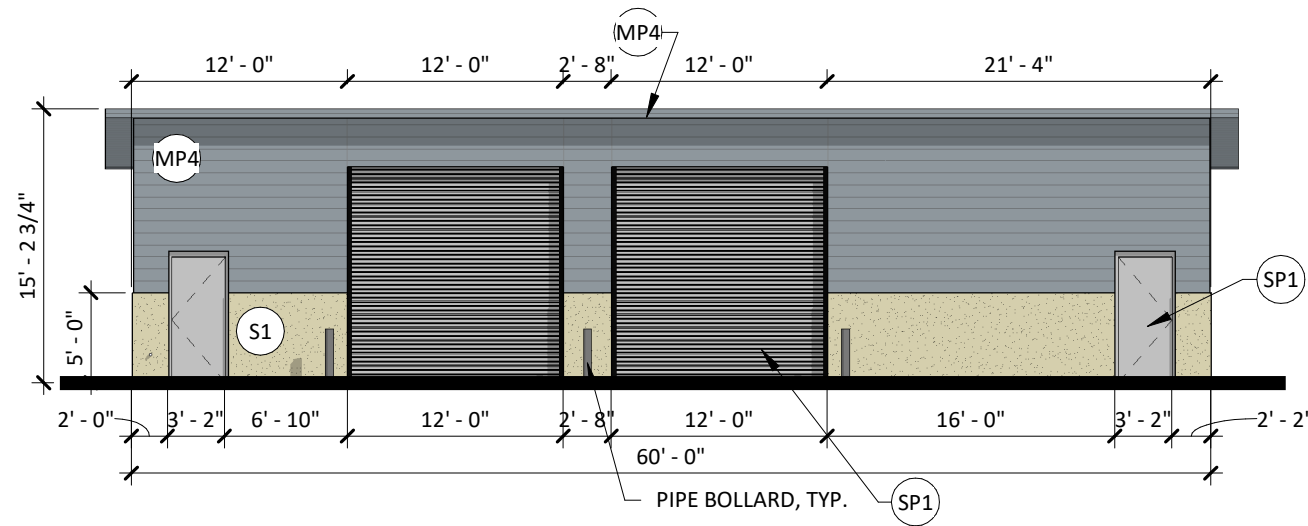
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CROWN POINT FILING 1 AMENDMENT 30

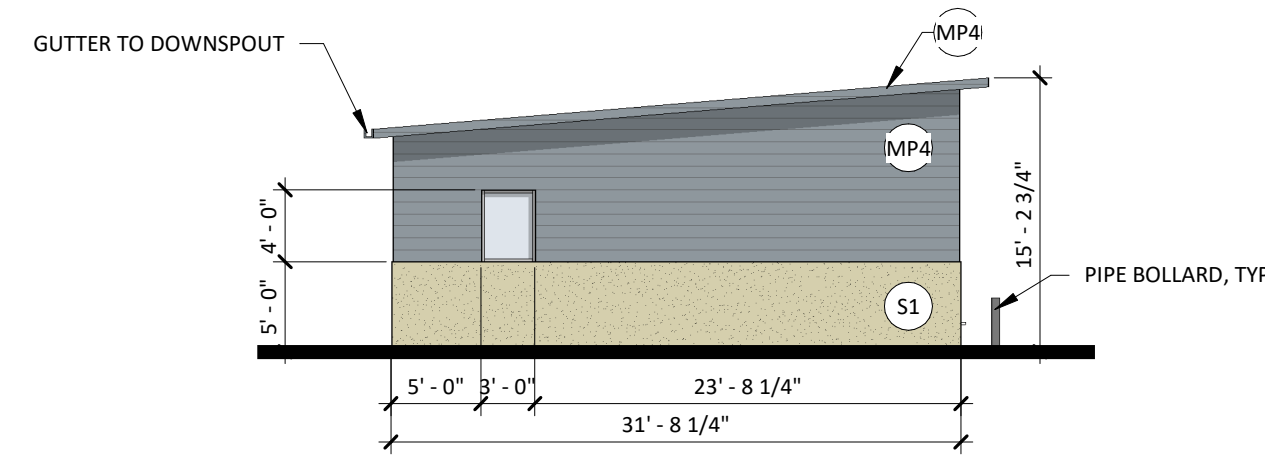
LOT 1, TRACT A & B

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

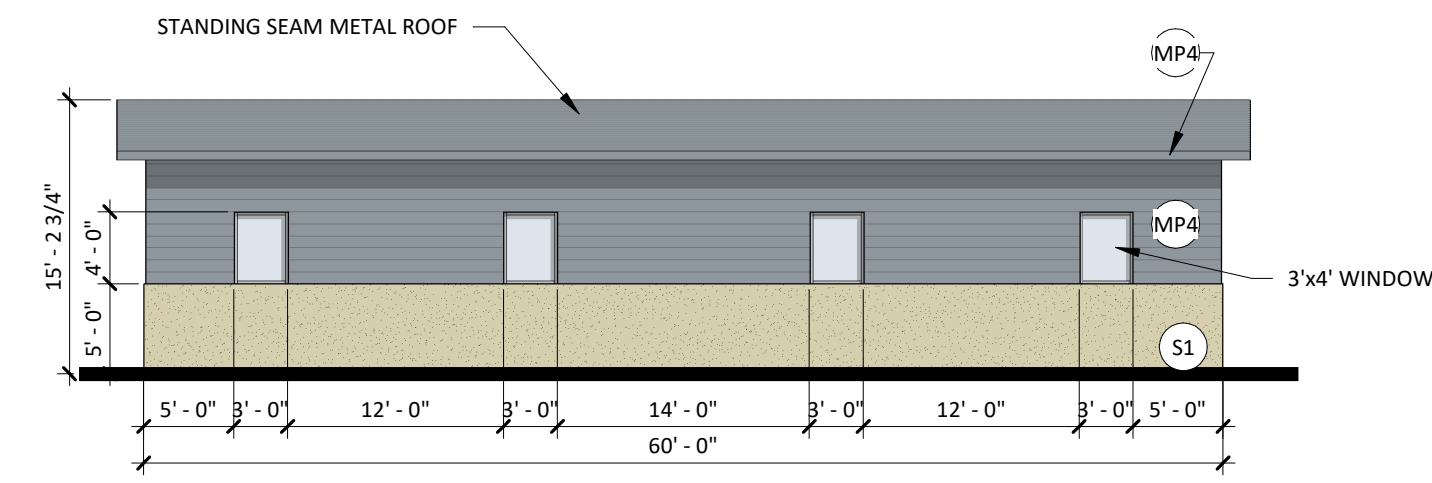
SITE PLAN



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

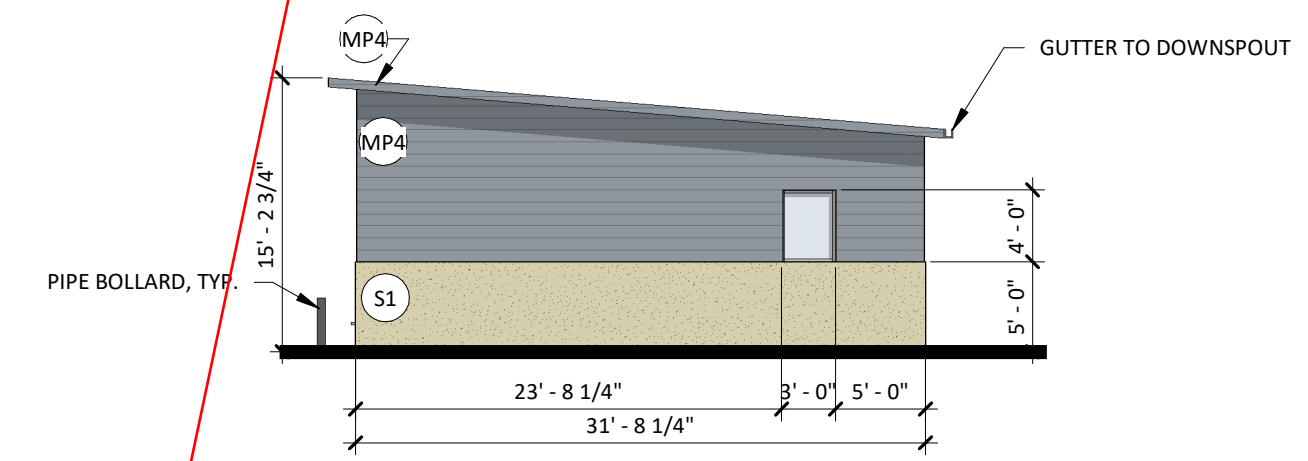
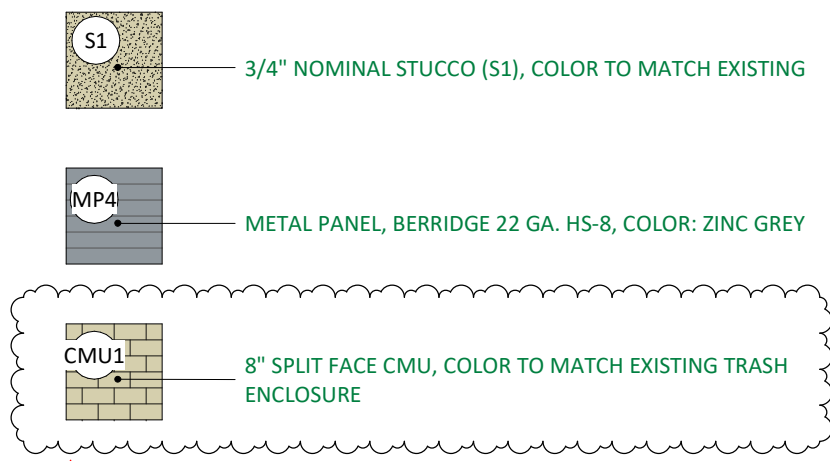


FACILITIES SHED - SDP EAST ELEVATION
3/32" = 1'-0"

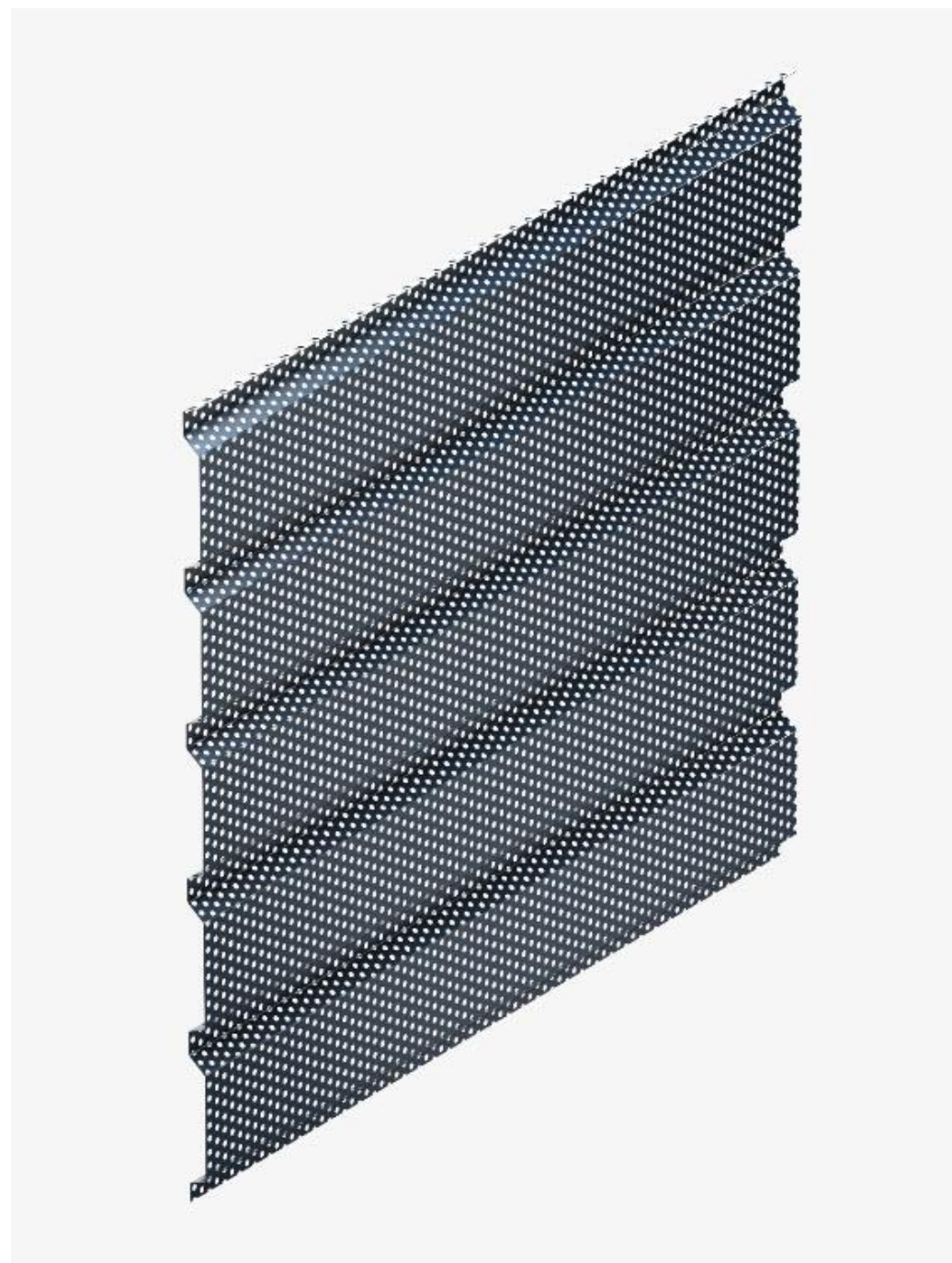


FACILITIES SHED - SDP SOUTH ELEVATION
3/32" = 1'-0"

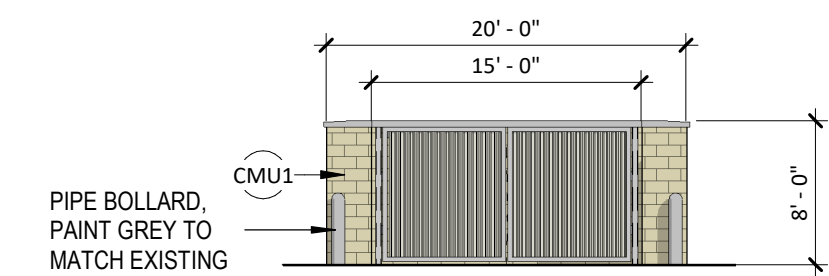
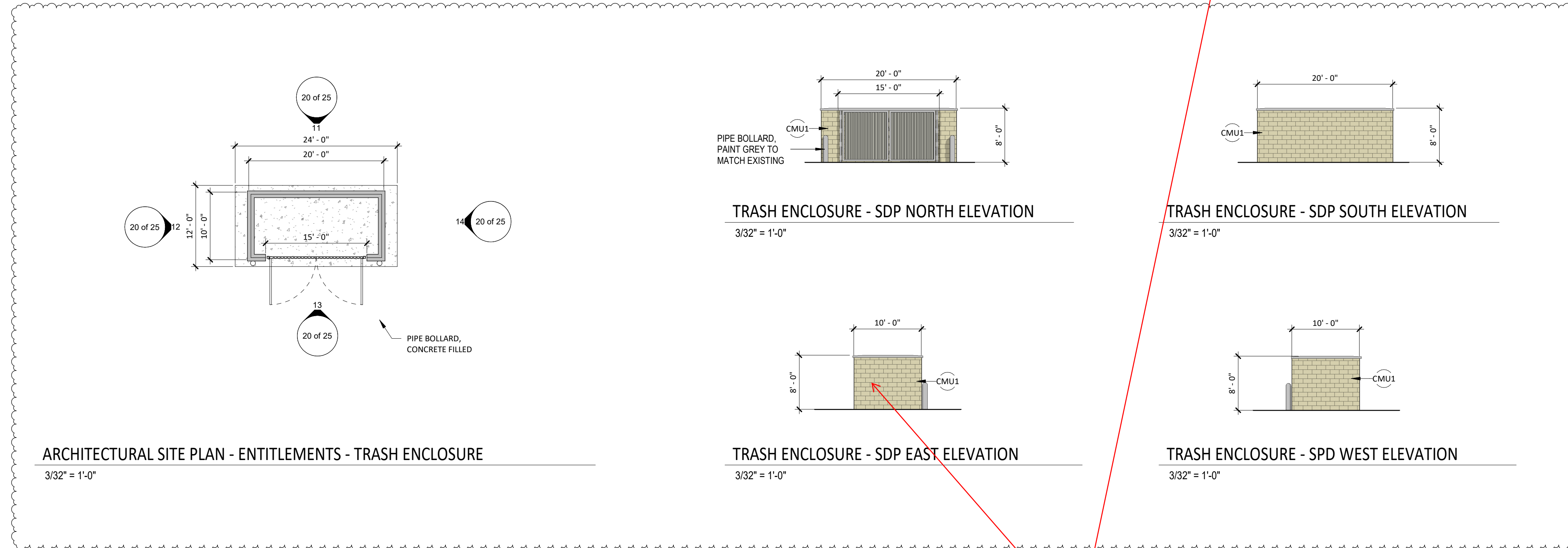
EXTERIOR ELEVATION MATERIAL LEGEND - FACILITY SHED



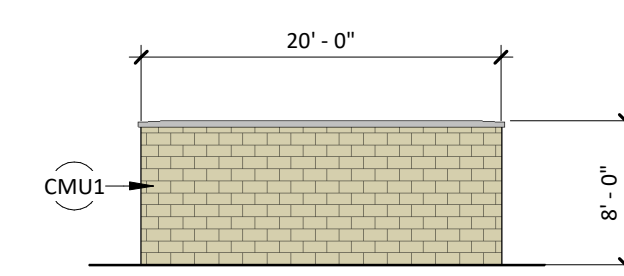
FACILITIES SHED - SDP WEST ELEVATION
3/32" = 1'-0"



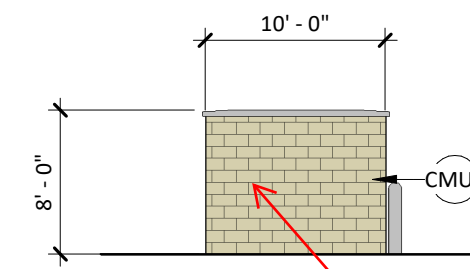
METAL PANEL 2 EXAMPLE IMAGE



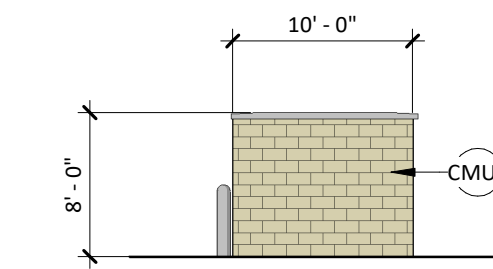
TRASH ENCLOSURE - SDP NORTH ELEVATION
3/32" = 1'-0"



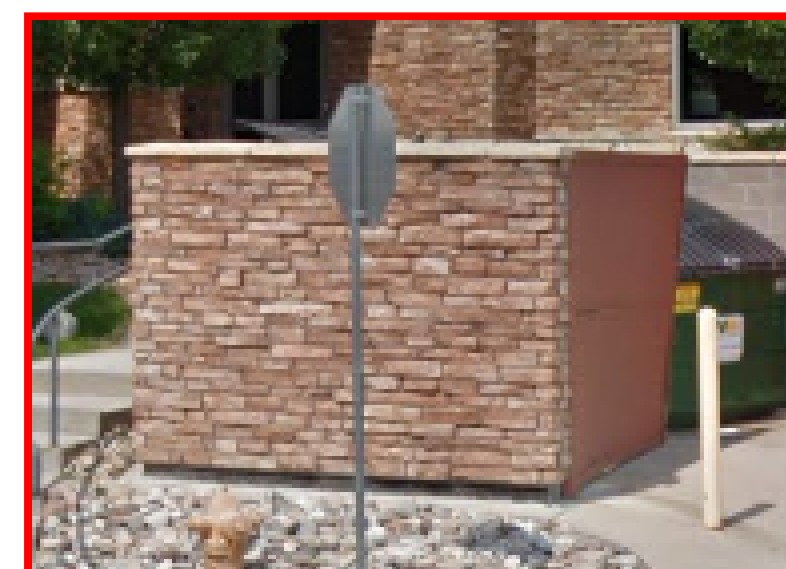
TRASH ENCLOSURE - SDP SOUTH ELEVATION
3/32" = 1'-0"



TRASH ENCLOSURE - SDP EAST ELEVATION
3/32" = 1'-0"



TRASH ENCLOSURE - SDP WEST ELEVATION
3/32" = 1'-0"



Trash enclosures (accessory structures/buildings) are required to consist of materials and colors consistent with the colors and materials on the principal structure. CMU is not a material that is used on the principal structure. Please change the material to meet the minimum code requirements.



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**ADVENTHEALTH
PARKER FACILITY
EXPANSION**

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

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1ST AMENDMENT	04/14/2025

DATE
12/20/2024

PARKER PROJECT NUMBER
SP24-062

SHEET TITLE
**EXTERIOR
ELEVATIONS**

DRAWING NUMBER

20 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



VIEW FROM EAST



VIEW FROM SOUTHEAST



VIEW FROM SOUTH



VIEW FROM NORTHWEST



VIEW FROM NORTH



VIEW FROM NORTHEAST



VIEW FROM WEST



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SMITHGROUP

**ADVENTHEALTH
PARKER FACILITY
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SP24-062

SHEET TITLE
**EXTERIOR
PERSPECTIVES**

DRAWING NUMBER
21 of 25

CROWN POINT FILING 1 AMENDMENT 30

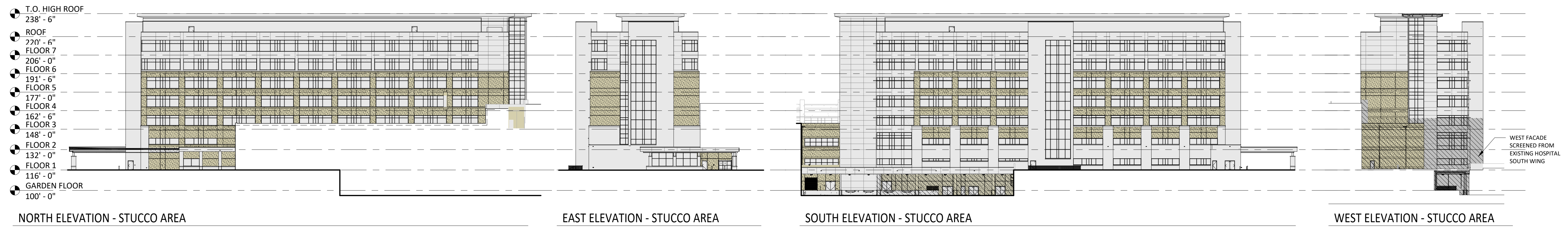
LOT 1, TRACT A & B

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

SITE PLAN

STUCCO CALCULATIONS

FAÇADE	STUCCO (SF)	TOTAL AREA (SF)	MAXIMUM STUCCO %	PROVIDED %
NORTH	8,491	30,069	30%	28%
EAST	2,068	13,105	30%	16%
SOUTH	7,993	43,006	30%	19%
WEST	3,134	11,617	30%	27%



NORTH ELEVATION - STUCCO AREA

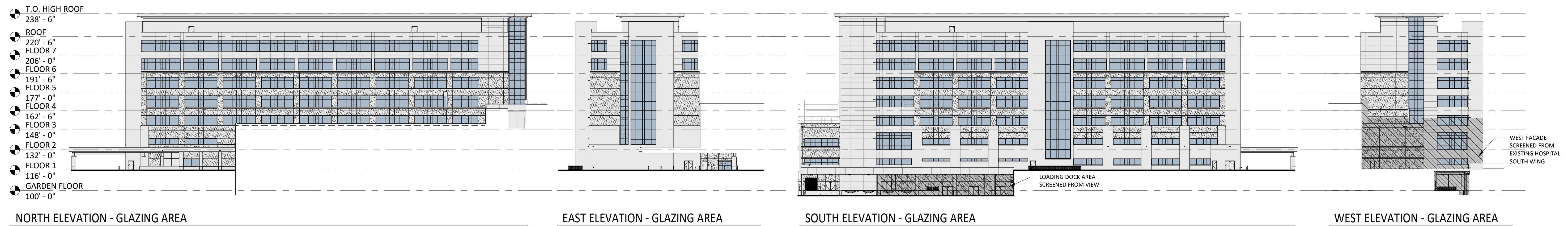
EAST ELEVATION - STUCCO AREA

SOUTH ELEVATION - STUCCO AREA

WEST ELEVATION - STUCCO AREA

GLAZING CALCULATIONS

FAÇADE	DESIGNATION	GLAZING AREA (SF)	BUILDING BASE AREA (SF)	REQUIRED GLAZING %	PROVIDED %
NORTH	FRONT (PRIMARY)	11,505	30,069	30%	38%
EAST	FRONT (SECONDARY)	2,702	13,105	30%	21%
SOUTH	FRONT (TERTIARY)	13,492	43,006	30%	31%
WEST	REAR	2,501	11,617	30%	22%



NORTH ELEVATION - GLAZING AREA

EAST ELEVATION - GLAZING AREA

SOUTH ELEVATION - GLAZING AREA

WEST ELEVATION - GLAZING AREA



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SMITHGROUP

ADVENTHEALTH
PARKER FACILITY
EXPANSION

CROWN POINT, 30TH AMDMT
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SHEET TITLE
**EXT. ELEVATION
DIAGRAMS**

DRAWING NUMBER

22 of 25

CROWN POINT FILING 1 30TH AMENDMENT 30

LOT 1, TRACT A & B

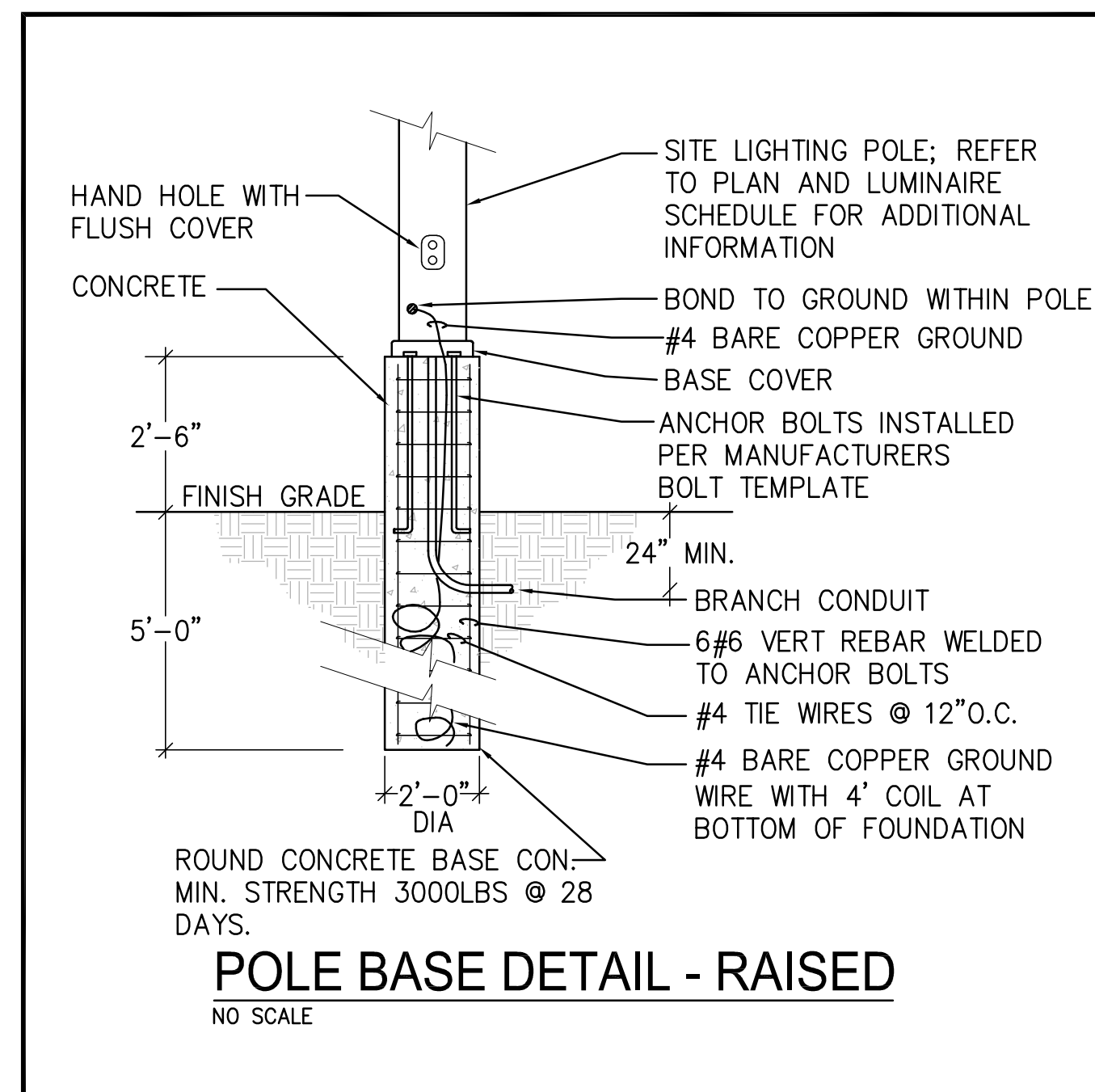
LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

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. 2. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS. 3. HELIPAD LIGHTING TO BE COORDINATED WITH HELIPAD CONSULTANT. 4. NEW LUMINAIRE HEAD ON RELOCATED EXISTING POLE. 5. EXISTING POLE LIGHT.											
TYPE	DESCRIPTION	LAMPS	VOLT-AMPS	VOLTAGE	MANUFACTURER	CATALOG SERIES	FINISH	HEIGHT OF FIXTURE	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-55-5K7-4F	DARK BRONZE MATTE	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-C-FE-SW	WHITE	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-105-5K7-5W	DARK BRONZE MATTE	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-105-5K7-5W	DARK BRONZE MATTE	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-105-5K7-5W	DARK BRONZE MATTE	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-55-5K7-5W	DARK BRONZE MATTE	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-55-5K7-5W	DARK BRONZE MATTE	12'	1	-	



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



**CATOR RUMA
& ASSOCIATES, C.C.**
896 Tabor Street, Lakewood, CO 80401
(903) 232-6290 • www.cator-ruma.com

DATE
06/03/2024

PARKER PROJECT NUMBER
SP24-XXX

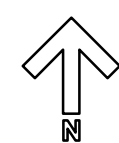
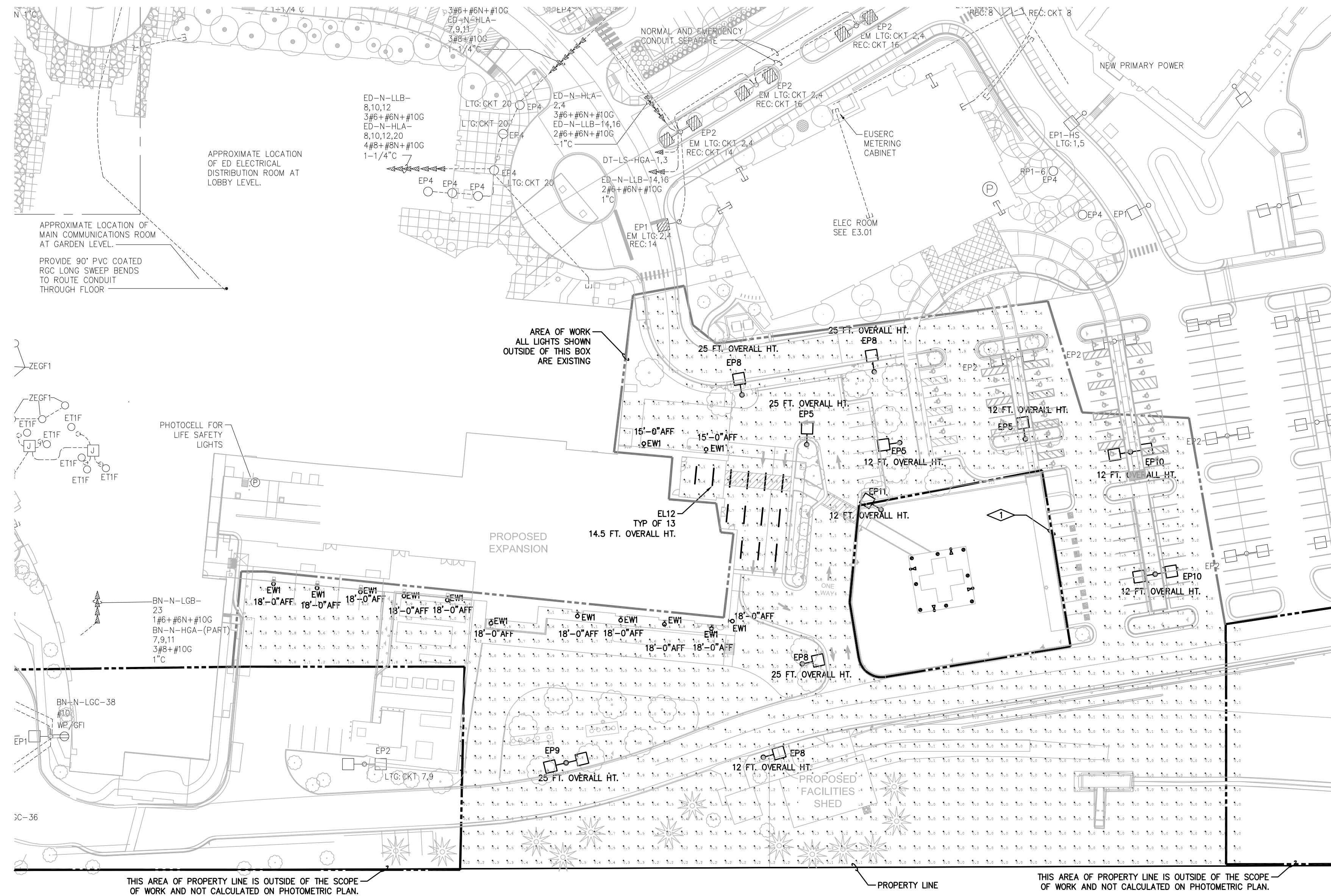
SHEET TITLE
**LUM. SCHEDULE,
DETAILS & LEGENDS**

DRAWING NUMBER
23 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



PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

KEY NOTES:

- HELIPAD LIGHTING ONLY IN THIS AREA. LIGHTING IS NOT INTENDED FOR SITE NAVIGATION AND NOT CALCULATED AS PART OF THE PHOTOMETRIC PLAN.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ambulance Drive	Illuminance	Fc	1.75	5.0	0.5	3.50	10.00
Canopy	Illuminance	Fc	6.67	10.7	1.7	3.92	6.29
Dock area	Illuminance	Fc	3.56	6.4	0.7	5.09	9.14
Fire Lane	Illuminance	Fc	2.44	6.5	0.8	3.05	8.13
Parking lot East	Illuminance	Fc	1.94	4.7	0.6	3.23	7.83
ROADWAY PROPERTY LINE	Illuminance	Fc	0.30	2.4	0.0	N/A	N/A
ROADWAY NORTH	Illuminance	Fc	1.18	2.3	0.3	3.93	7.67
TEMP IMAGING PARKING	Illuminance	Fc	4.00	6.0	1.9	2.11	3.16



BOULDER ASSOCIATES

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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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CATOR RUMA
& ASSOCIATES, CO.
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(303) 232-6200 • www.catorruma.com

DATE
06/03/2024

PARKER PROJECT NUMBER
SP24-XXX

SHEET TITLE
**PHOTOMETRIC
SITE PLAN**

DRAWING NUMBER

25 of 25