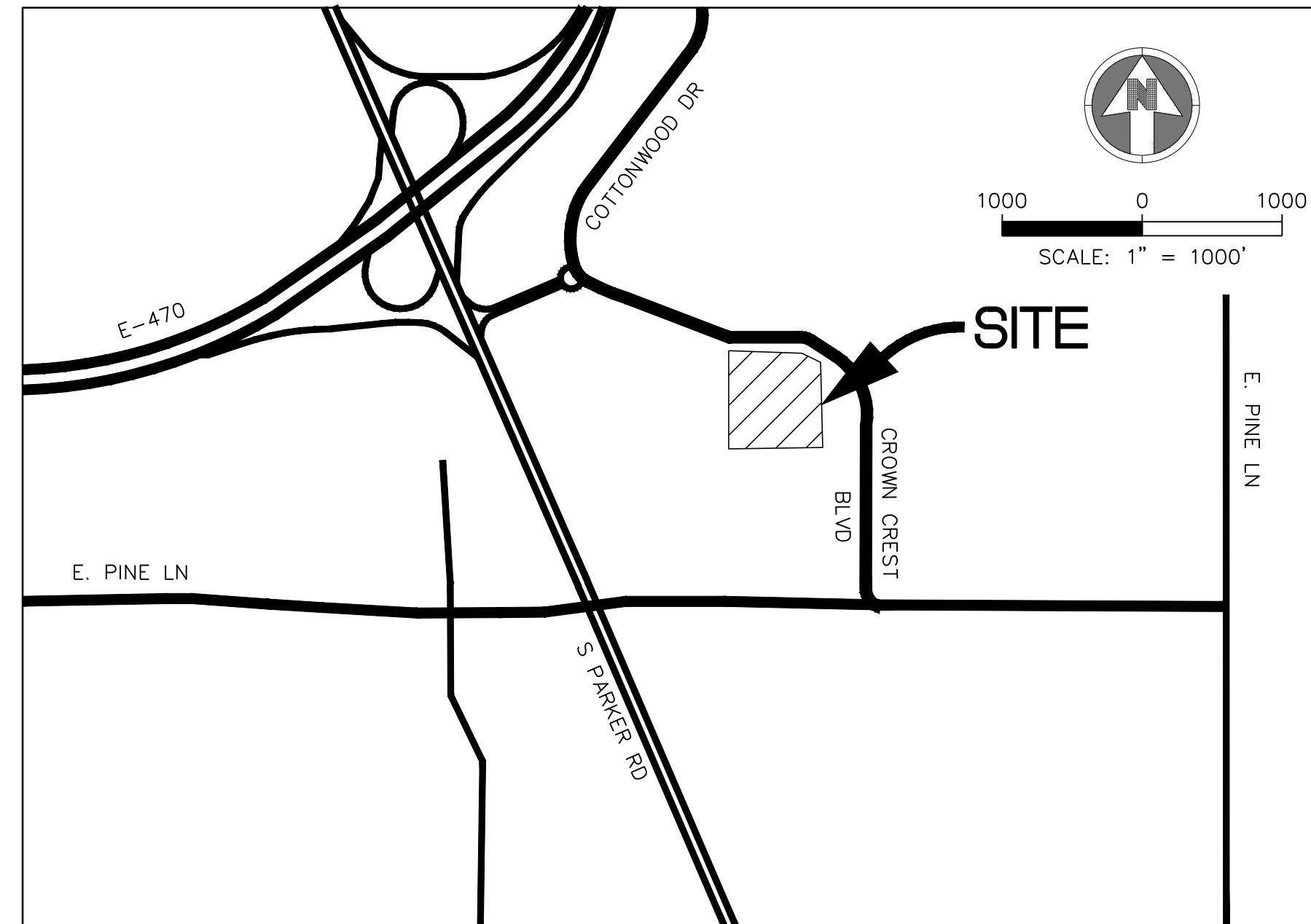


PARKER ADVENTIST HOSPITAL MOB III

A PARCEL OF LAND BEING LOT 1, TRACT A, CROWN POINT F#1, 18TH AMENDMENT PLAT
SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=1000'

SHEET LIST	
1	COVER SHEET
2	SITE PLAN
3	EXISTING TREE SURVEY
4	LANDSCAPE PLAN
5	LANDSCAPE NOTES AND DETAILS
6	SITE FURNISHING DETAILS
7	BUILDING ELEVATIONS
8	BUILDING ELEVATIONS
9	BRIDGE AND SITE ENCLOSURES ELEVATIONS
10	BUILDING RENDERINGS
11	SITE LIGHTING PHOTOMETRIC PLANS
12	SITE LIGHTING CUT SHEETS & DETAIL

AGENCY LIST

ELECTRIC-IREA
PO DRAWER A
5496 US HWY 85
SEDALIA, CO. 80135
303-688-3100
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
9200 MOTSENBOCKER ROAD
PARKER, CO 80134
303-840-9546
CONTACT: MIKE WAUGH

CABLE-COMCAST
6850 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

PARKER ADVENTIST HOSPITAL
9395 CROWN CREST BLVD.
PARKER, CO. 80138
303-269-4014
CONTACT: JONATHON FISHER / CFO

DEVELOPER INFORMATION

CP DEVELOPMENT
OWNER REPRESENTATIVE:
GUIDE MANAGEMENT, LLC
CONTACT: KATE REILLY
PHONE: 720-255-6879
EMAIL: KATE@GUIDEMGMT.COM

DESIGN INFORMATION

ARCHITECT: RTA ARCHITECTS
PHONE: 719-471-7566

CIVIL ENGINEER: S. A. MIRO, INC
PHONE: 303-741-3737

LANDSCAPE ARCHITECT: GROUND LOGIC INC.
PHONE: 303-733-8333

PHOTOMETRIC ENGINEER: SSR, INC.
PHONE: 303-779-1222

PARKER PROJECT NUMBER
SP18-081

DRAWN BY
SSM

DATE
11/15/2018

#	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO TOWN	8/8/18
1	REVISED SUBMITTAL TO TOWN	11/26/18



S.A. MIRO, INC.
CONSULTING ENGINEERS
4582 South Ulster Street Pkwy.
Suite 750 Denver, CO 80237
ph. 303 741 3737
fax 303 694 3134

PROJECT

Parker Adventist
Hospital MOB III

9395 CROWN CREST BLVD.
PARKER, COLORADO 80138

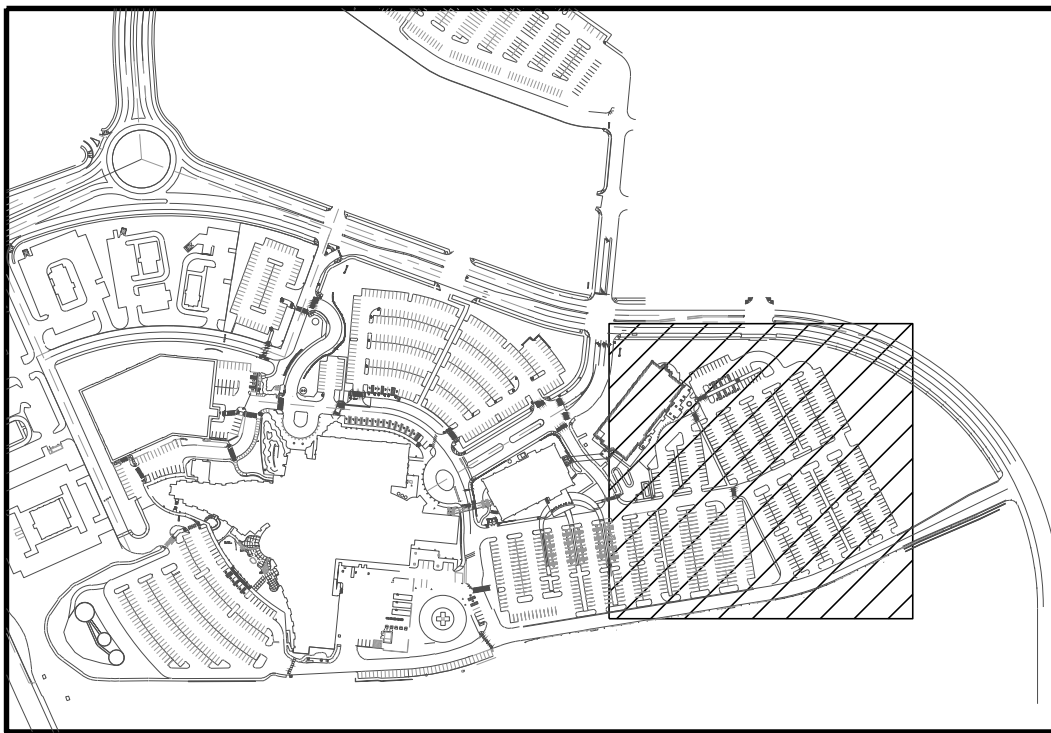
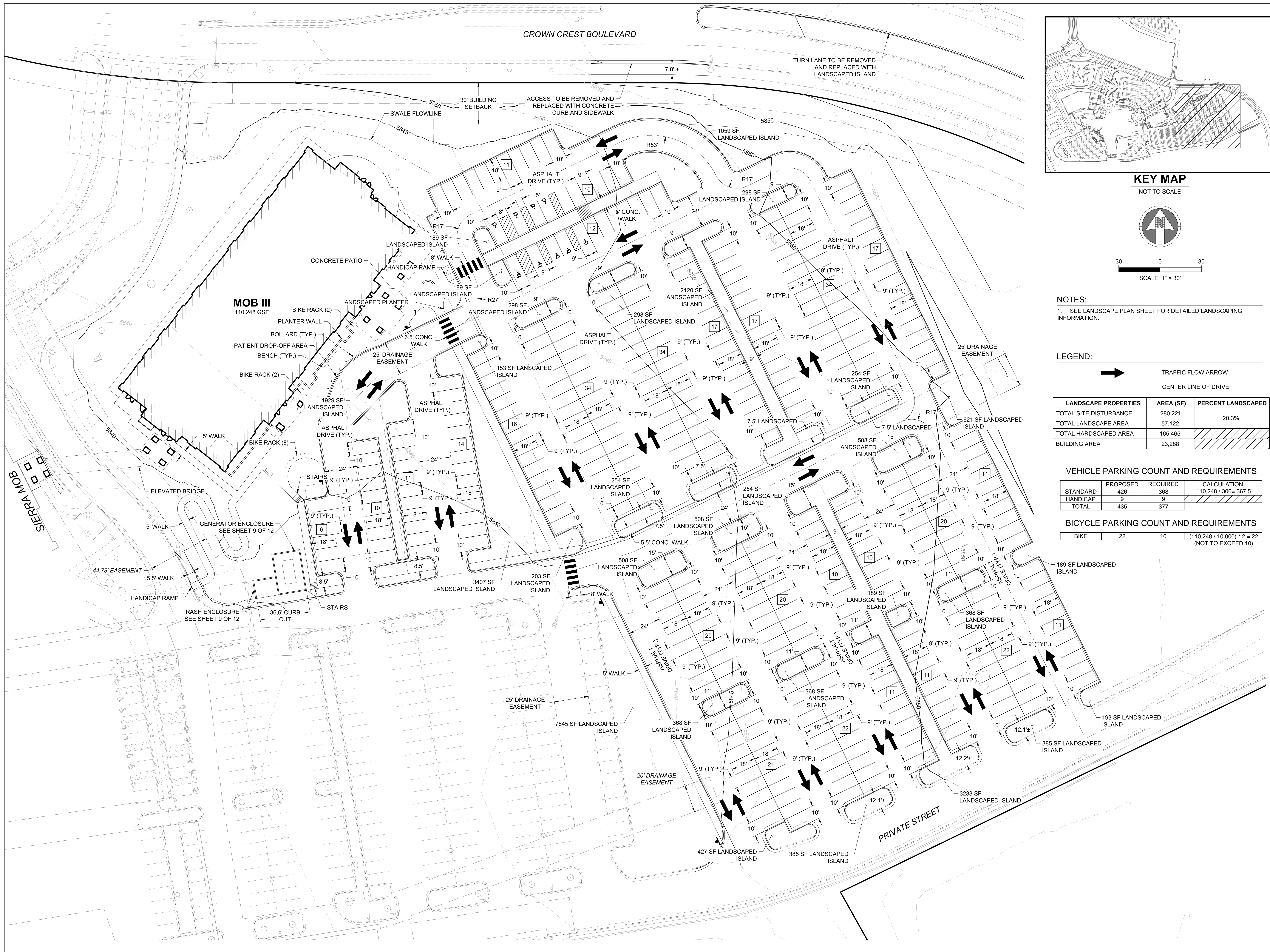
SITE PLAN
AMENDMENT

SHEET TITLE

COVER SHEET


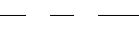
SHEET NUMBER

1 OF 12



KEY MAP
NOT TO SCALE

NOTES:
1. SEE LANDSCAPE PLAN SHEET FOR DETAILED LANDSCAPING INFORMATION.

LEGEND:
 TRAFFIC FLOW ARROW
 CENTER LINE OF DRIVE

LANDSCAPE PROPERTIES	AREA (SF)	PERCENT LANDSCAPED
TOTAL SITE DISTURBANCE	280,221	
TOTAL LANDSCAPE AREA	57,122	20.3%
TOTAL HARDSCAPED AREA	165,465	
BUILDING AREA	23,288	

VEHICLE PARKING COUNT AND REQUIREMENTS

STANDARD	PROPOSED	REQUIRED	CALCULATION
STANDARD	426	368	$110,248 / 300 = 367.5$
HANDICAP	9	9	
TOTAL	435	377	

BICYCLE PARKING COUNT AND REQUIREMENTS

BIKE	22	10	$(110,248 / 10,000) * 2 = 22$ (NOT TO EXCEED 10)
------	----	----	---

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Suite 750 Denver, CO 80237
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fax 303 694 3134

PROJECT
Parker Adventist Hospital MOB III
9395 CROWN CREST BLVD.
PARKER, COLORADO 80138

SITE PLAN AMENDMENT

SHEET TITLE
SITE PLAN

SHEET NUMBER
2 OF 12

#	DESCRIPTION	DATE
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19 SOUTH TEJON ST., SUITE 300
 COLORADO SPRINGS, CO. 80903
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 FAX: 719-471-1174
 www.rtaarchitects.com

PROJECT

Parker Adventist Hospital MOB III

9395 CROWN CREST BLVD. PARKER, COLORADO 80138

SITE PLAN AMENDMENT

SHEET TITLE

BUILDING ELEVATIONS

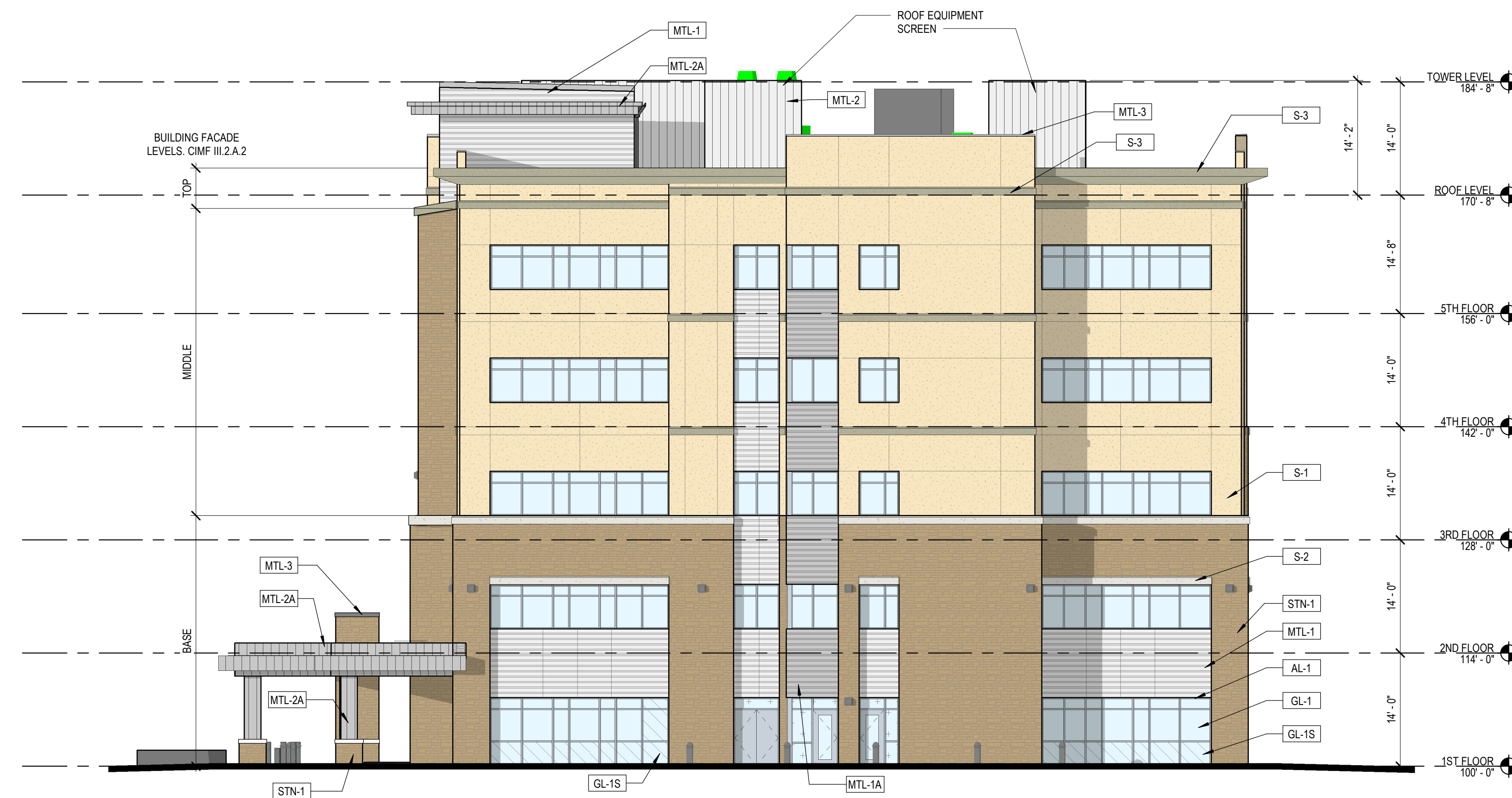
SHEET NUMBER



2 TOWN OF PARKER NORTH ELEVATION
 SP-3 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

	S-1 STUCCO LARIAT PAREX		GL-1 INSULATED VISION GLASS SOLARBAN 80 OPTIBLUE PPG
	S-2 STUCCO SNOWBALL PAREX		GL-1S INSULATED SPANDREL GLASS AG 43 GRAY (INBOARD) GUARDIAN SUNGUARD
	S-3 STUCCO BASALT PAREX		AL-1 ALUMINUM STOREFRONT CLEAR ANODIZED KAWNEER
	STN-1 STONE CHERRY CREEK LEDGE SUNSET STONE		
	MTL-1 METAL PANEL HS-8 PANEL - CITYSCAPE BERRIDGE		
	MTL-1A METAL PANEL HS-8 PANEL - ZINC GREY BERRIDGE		
	MTL-2 METAL PANEL FW-12 PANEL - CITYSCAPE BERRIDGE		
	MTL-2A METAL PANEL FW-12 - CITYSCAPE BERRIDGE		
	MTL-3 METAL COPING ZINC GREY BERRIDGE		



1 TOWN OF PARKER EAST ELEVATION
 SP-3 3/32" = 1'-0"

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PARKER, COLORADO 80138

SITE PLAN AMENDMENT

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER



2 TOWN OF PARKER SOUTH ELEVATION
 SP-4 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

	S-1 STUCCO LARIAT POREX		GL-1 INSULATED VISION GLASS SOLARBAN 80 OPTIBLUE PPG
	S-2 STUCCO SNOWBALL POREX		GL-1S INSULATED SPANDELL GLASS AG 43 GRAY (INBOARD) GUARDIAN SUNGUARD
	S-3 STUCCO BASALT POREX		AL-1 ALUMINUM STOREFRONT CLEAR ANODIZED KAWNEER
	STN-1 STONE CHERRY CREEK LEDGE SUNSET STONE		
	MTL-1 METAL PANEL HS-8 PANEL - CITYSCAPE BERRIDGE		
	MTL-1A METAL PANEL HS-8 PANEL - ZINC GREY BERRIDGE		
	MTL-2 METAL PANEL FW-12 PANEL - CITYSCAPE BERRIDGE		
	MTL-2A METAL PANEL FW-12 - CITYSCAPE BERRIDGE		
	MTL-3 METAL COPING ZINC GREY BERRIDGE		



1 TOWN OF PARKER WEST ELEVATION
 SP-4 3/32" = 1'-0"

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1	REVISED SUBMITTAL TO TOWN	11/26/18



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PROJECT

**Parker Adventist
 Hospital MOB III**

9395 CROWN CREST BLVD.
 PARKER, COLORADO 80138

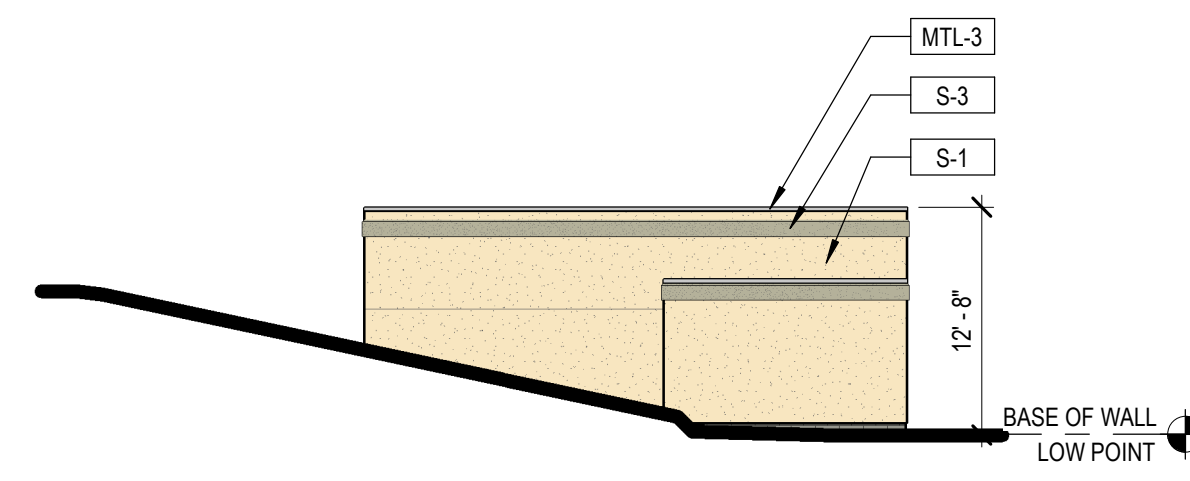
**SITE PLAN
 AMENDMENT**

SHEET TITLE

**BRIDGE AND SITE
 ENCLOSURES
 ELEVATIONS**

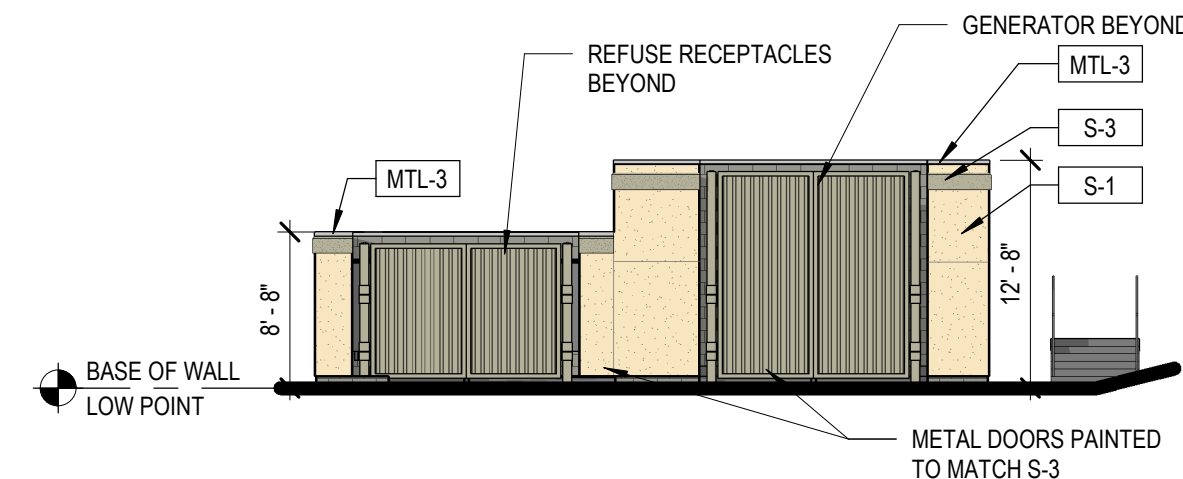
SHEET NUMBER

5 of 12



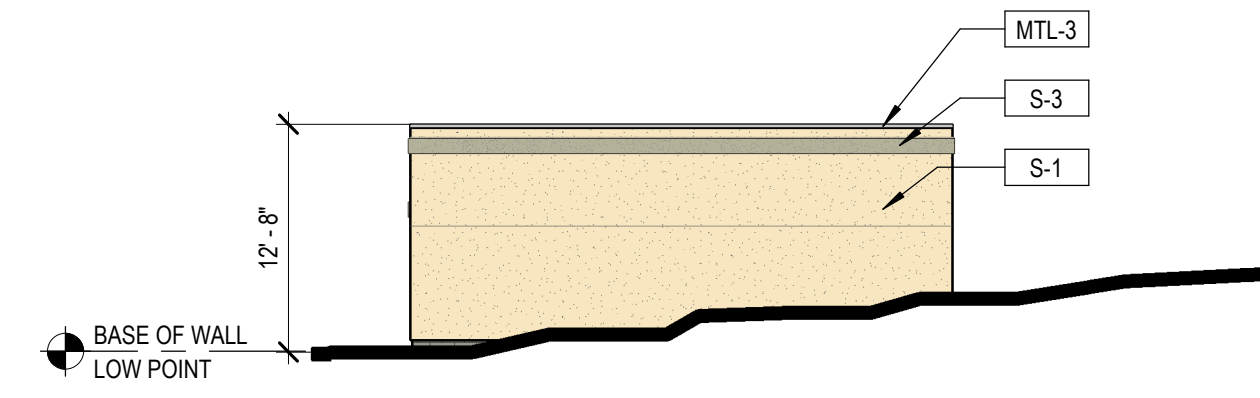
TOWN OF PARKER TRASH AND GENERATOR ENCLOSURES WEST ELEVATION

6
 SP-5
 3/32" = 1'-0"



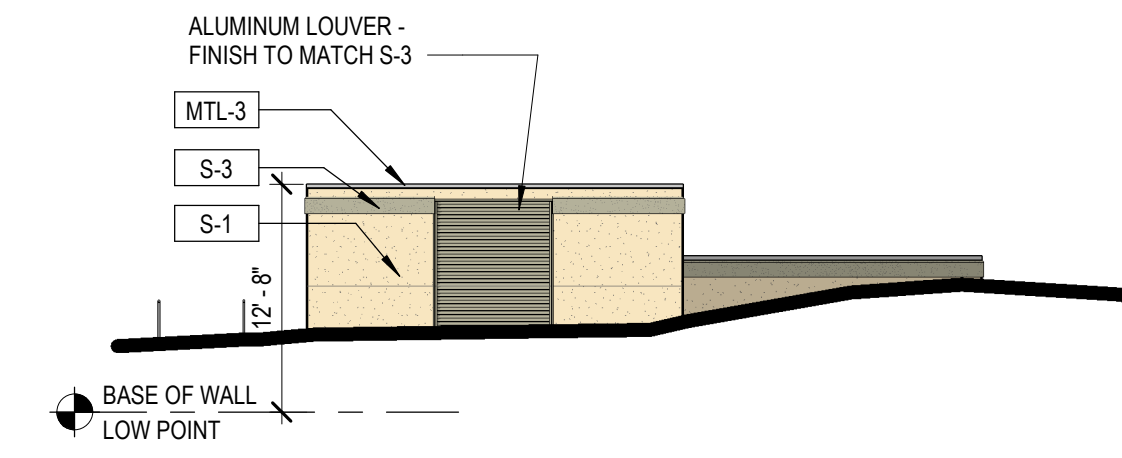
TRASH AND GENERATOR ENCLOSURES SOUTH ELEVATION

5
 SP-5
 3/32" = 1'-0"



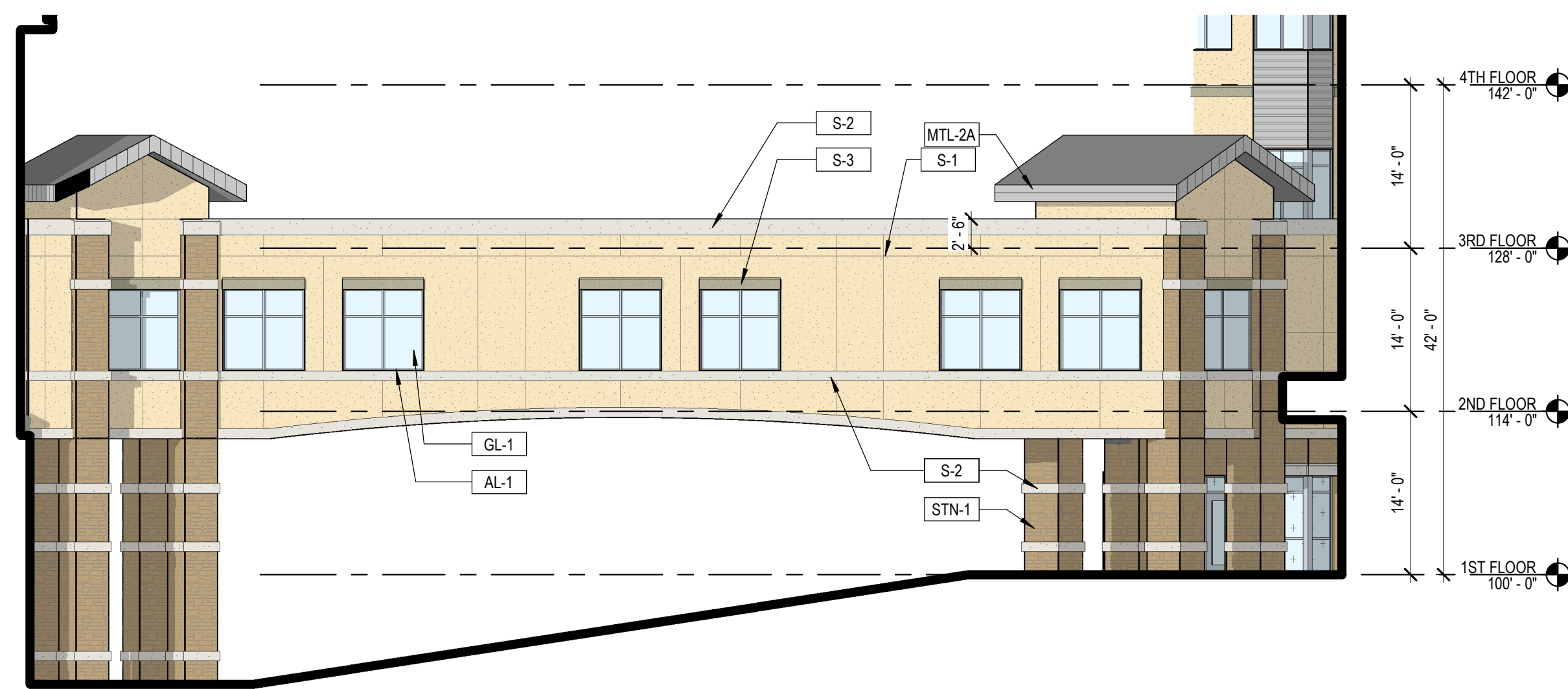
TRASH AND GENERATOR ENCLOSURES EAST ELEVATION

4
 SP-5
 3/32" = 1'-0"



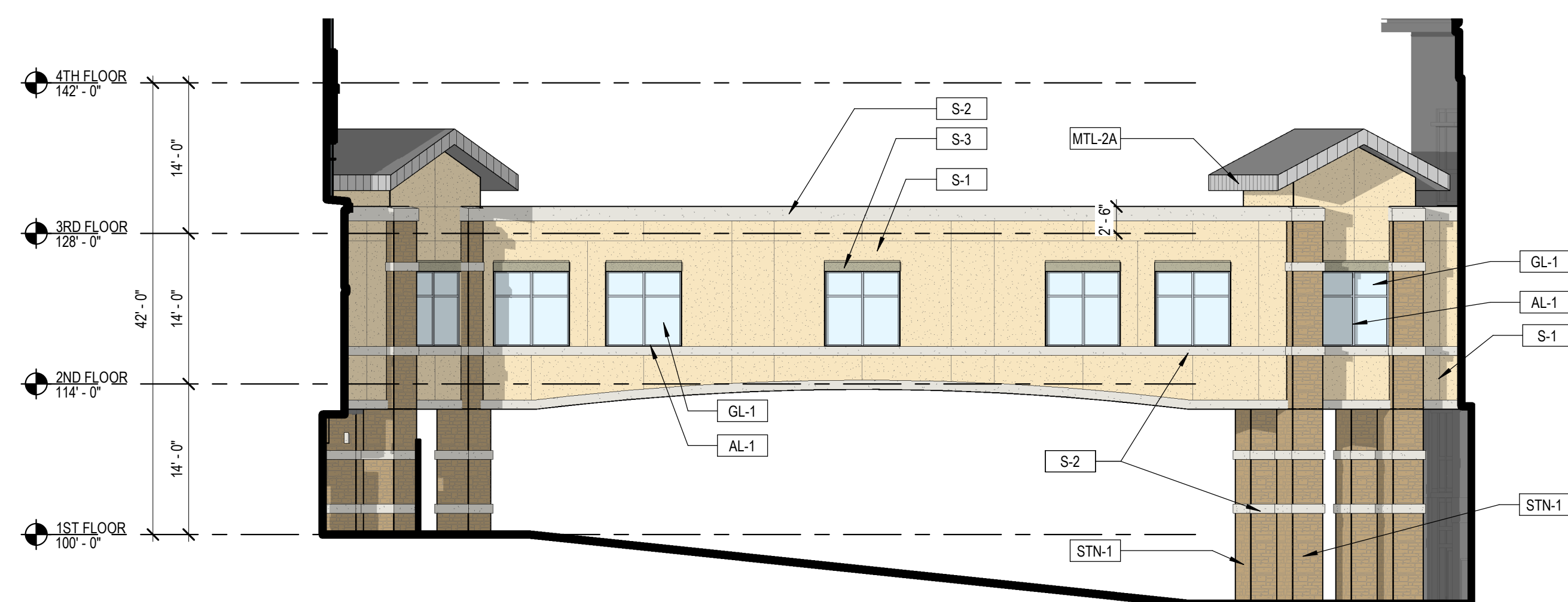
TRASH AND GENERATOR ENCLOSURES NORTH ELEVATION

3
 SP-5
 3/32" = 1'-0"



BRIDGE SOUTH ELEVATION

2
 SP-5
 3/32" = 1'-0"



BRIDGE NORTH ELEVATION

1
 SP-5
 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

	S-1	STUCCO LARIAT PAREX		GL-1	INSULATED VISION GLASS SOLARBAN 80 OPTIBLUE PPG
	S-2	STUCCO SNOWBALL PAREX		GL-1S	INSULATED SPANDELL GLASS AG 43 GRAY (INBOARD) GUARDIAN SUNGUARD
	S-3	STUCCO BASALT PAREX		AL-1	ALUMINUM STOREFRONT CLEAR ANODIZED KAWNEER
	STN-1	STONE CHERRY CREEK LEDGE SUNSET STONE			
	MTL-1	METAL PANEL HS-8 PANEL - CITYSCAPE BERRIDGE			
	MTL-1A	METAL PANEL HS-8 PANEL - ZINC GREY BERRIDGE			
	MTL-2	METAL PANEL FW-12 PANEL - CITYSCAPE BERRIDGE			
	MTL-2A	METAL PANEL FW-12 - CITYSCAPE BERRIDGE			
	MTL-3	METAL COPING ZINC GREY BERRIDGE			



2
SP6 VIEW FROM NORTHWEST



1
SP6 VIEW FROM SOUTHEAST

BIM_3001/Parker MOB III/Arch MOB III CS_ARCH_v18.rvt
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PARKER PROJECT NUMBER

SP18-081

DATE

11/26/2018

REVISIONS

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 COLORADO SPRINGS, CO. 80903
 TELE: 719-471-7566
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PROJECT

**Parker Adventist
Hospital MOB III**

9395 CROWN CREST BLVD.
 PARKER, COLORADO 80138

**SITE PLAN
AMENDMENT**

SHEET TITLE




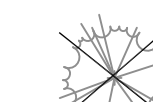
**BUILDING
RENDERINGS**

SHEET NUMBER

6 of 12

#	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO TOWN	8/8/18
1	REVISED SUBMITTAL TO TOWN	11/26/18

LEGEND

-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING DECIDUOUS TREE TO BE REMOVED
-  EXISTING EVERGREEN TREE TO REMAIN
-  EXISTING EVERGREEN TREE TO BE REMOVED

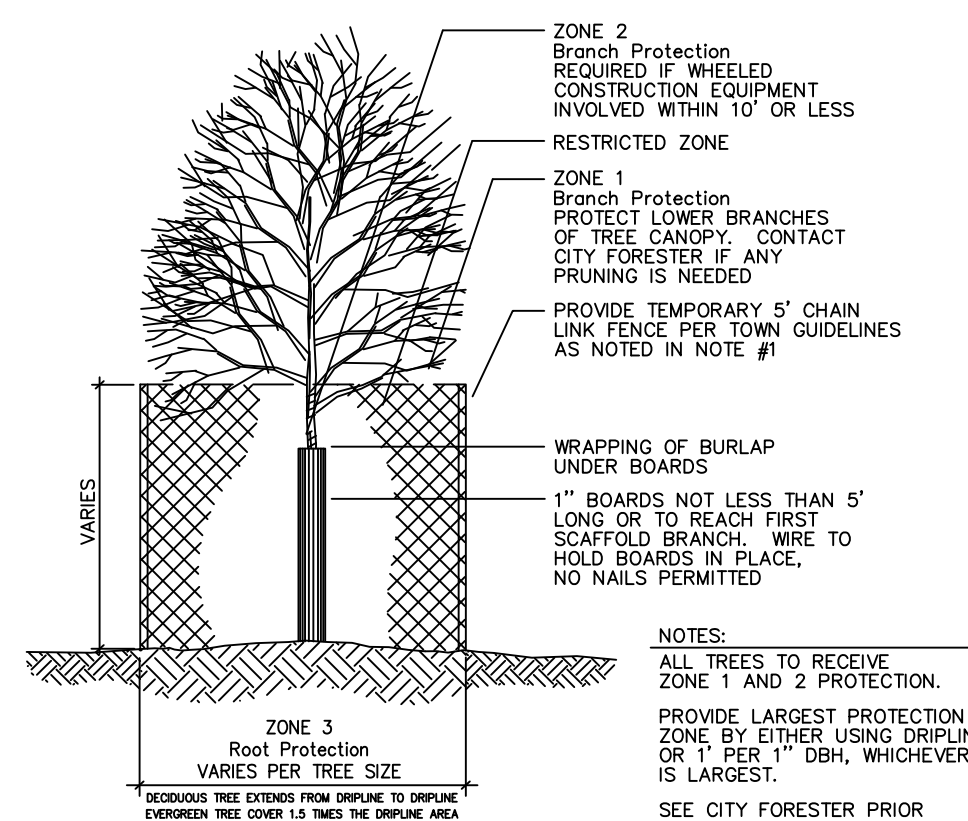
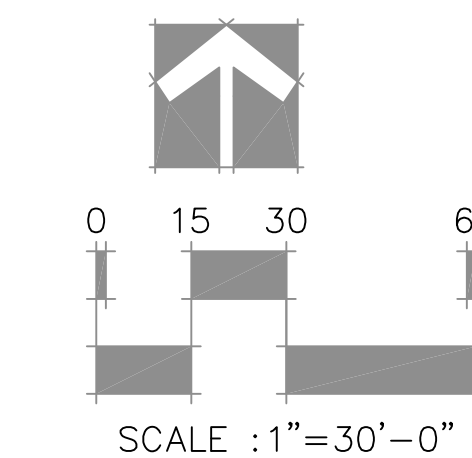


TREE PROTECTION AT ALL TREES WITHIN PROPOSED RE-GRADING AREAS.

EXISTING TREE SURVEY					
LABEL	DESCRIPTION	SIZE	UNIT	REMARKS	
#1	HACKBERRY	2	INCH	CALIPER	PRESERVE
#2	HACKBERRY	2	INCH	CALIPER	PRESERVE
#3	HACKBERRY	2	INCH	CALIPER	PRESERVE
#4	RED SUNSET MAPLE	2.5	INCH	CALIPER	PRESERVE
#5	RED SUNSET MAPLE	2.5	INCH	CALIPER	PRESERVE
#6	HACKBERRY	5.0	INCH	CALIPER	PRESERVE
#7	SPRING SNOW CRABAPPLE	4.0	INCH	CALIPER	PRESERVE
#8	SHADEMASTER HONEYLOCUST	4.0	INCH	CALIPER	REMOVE
#9	WESTERN HACKBERRY	3.0	INCH	CALIPER	REMOVE
#10	WESTERN HACKBERRY	3.0	INCH	CALIPER	DEAD REMOVE
#11	SHADEMASTER HONEYLOCUST	3.0	INCH	CALIPER	REMOVE
#12	GINNALA MAPLE	2.0	INCH	HEIGHT	CLUMP REMOVE
#13	OAK	3.0	INCH	CALIPER	REMOVE
#14	SHADEMASTER HONEYLOCUST	3.0	INCH	CALIPER	REMOVE
#15	SHADEMASTER HONEYLOCUST	3.0	INCH	CALIPER	REMOVE
#16	PEAR	2.0	INCH	CALIPER	REMOVE
#17	HACKBERRY	4.0	INCH	CALIPER	TOP DEAD REMOVE
#18	HACKBERRY	4.0	INCH	CALIPER	TOP DEAD REMOVE
#19	PEAR	2.0	INCH	CALIPER	DEAD REMOVE
#20	PEAR	2.0	INCH	CALIPER	DEAD REMOVE
#21	RED SUNSET MAPLE	3.5	INCH	CALIPER	REMOVE
#22	SPRING SNOW CRABAPPLE	4.5	INCH	CALIPER	REMOVE
#23	HACKBERRY	4.5	INCH	CALIPER	REMOVE
#24	HACKBERRY	5.0	INCH	CALIPER	REMOVE
#25	PEAR	2.0	INCH	CALIPER	REMOVE
#26	PEAR	2.0	INCH	CALIPER	REMOVE
#27	HACKBERRY	3.0	INCH	CALIPER	REMOVE
#28	HACKBERRY	3.0	INCH	CALIPER	REMOVE
#29	SPRING SNOW CRABAPPLE	4.0	INCH	CALIPER	REMOVE
#30	HACKBERRY	2.5	INCH	CALIPER	REMOVE
#31	HACKBERRY	4.0	INCH	CALIPER	TOP DEAD REMOVE
#32	AUSTRIAN PINE	20.0	FOOT	HEIGHT	PRESERVE
#33	AUSTRIAN PINE	15.0	FOOT	HEIGHT	PRESERVE
#34	AUSTRIAN PINE	20.0	FOOT	HEIGHT	PRESERVE
#35	AUSTRIAN PINE	20.0	FOOT	HEIGHT	PRESERVE
#36	AUSTRIAN PINE	15.0	FOOT	HEIGHT	PRESERVE
#37	AUSTRIAN PINE	15.0	FOOT	HEIGHT	PRESERVE
#38	RED SUNSET MAPLE	15.0	FOOT	HEIGHT	PRESERVE
#39	AUSTRIAN PINE	15.0	FOOT	HEIGHT	PRESERVE
#40	AUSTRIAN PINE	20.0	FOOT	HEIGHT	PRESERVE
#41	HACKBERRY	5.0	INCH	CALIPER	PRESERVE

NOTE: NONE OF THE TREES THAT ARE PROPOSED TO BE REMOVED MEET THE MINIMUM REQUIREMENTS FOR MITIGATION.

Page 1 EX TREES



- TREE PRESERVATION AND REMOVAL NOTES:**
- BARRICADES SHALL HAVE A 1-FOOT RADIUS PER INCH OF TRUNK DIAMETER, WITH A WOOD CHIP MULCH 6 TO 8 INCHES DEEP EXTENDING BEYOND THE BARRIER TO THE DRIPLINE, IF NEEDED. IF LOW BRANCHES WILL BE KEPT, PLACE THE FENCE OUTSIDE THE DRIPLINE. EXAMINE TREES AND BARRICADES AT LEAST ONCE A WEEK DURING CONSTRUCTION. WITHIN THE DRIPLINE OF PROTECTED EXISTING TREES, THERE SHALL BE NO CUT OR FILL UNLESS THE TOWN ARBORIST HAS EVALUATED AND APPROVED THE DISTURBANCE. TREE ROOTS ON TREES IN NATIVE AREAS SUCH AS THIS CAN BE FOUND AT THE VERY SURFACE OF THE SOIL, AND AS MANY OF THESE ARE FEEDER ROOTS, NO DISTURBANCE OF ANY KIND SHALL BE PERMITTED UNLESS APPROVED BY THE TOWN ARBORIST.
 - AN IRRIGATION SYSTEM SHALL DELIVER WATER TO ALL EXISTING PRESERVED TREES FROM COMMENCEMENT OF CONSTRUCTION UNTIL COMPLETION OF CONSTRUCTION. THE WATERING SCHEDULE AND AMOUNT SHALL COMPLY WITH FORESTER/ARBORIST RECOMMENDATIONS.
 - ALL TRENCHING, BRING AND PUSHING OF UTILITIES THROUGH THE ROOT ZONES OF EXISTING TREES SHALL BE AVOIDED.
 - IF DAMAGE OCCURS TO ROOTS OF EXISTING TREES, THE ROOTS SHALL BE PRUNED WITHIN ONE HOUR.
 - THE TOWN ARBORIST MUST BE CONTACTED PRIOR TO ANY NECESSARY CUT AND FILL EARTHWORK WITHIN THE DRIPLINE OF AN EXISTING PRESERVED TREE.
 - EARTHWORK SHALL NOT BE PLACED ADJACENT TO TREE TRUNKS.
 - ALL CONSTRUCTION ACTIVITY SHALL BE PROHIBITED WITHIN THE FENCED ROOT/DRIPLINE IN ORDER TO PREVENT SOIL COMPACTION.
 - A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING PRESERVED TREES ONLY AFTER CONSULTING WITH THE TOWN ARBORIST.
 - ALL TREE TO BE REMOVED FROM THE SITE SHALL BE SATISFIED BY A FEE IN LIEU OF THE VALUE OF THE REQUIRED REPLACEMENT TREE, TO BE PAID TO THE TOWN OF PARKER.

1 TREE PROTECTION

NT.S.

GROUND LOGIC INC.
LANDSCAPE ARCHITECTURE
IRRIGATION DESIGN
SITE DESIGN & GIS

GROUND LOGIC, INC.
2038 Grove Street
Boulder, Colorado 80502
P. 720-331-0696
greg@groundlogic.com



S.A. MIRO, INC.
CONSULTING ENGINEERS
4582 South Ulster Street Pkwy.
Suite 750 Denver, CO 80237
ph. 303 741 3737
fax 303 694 3134

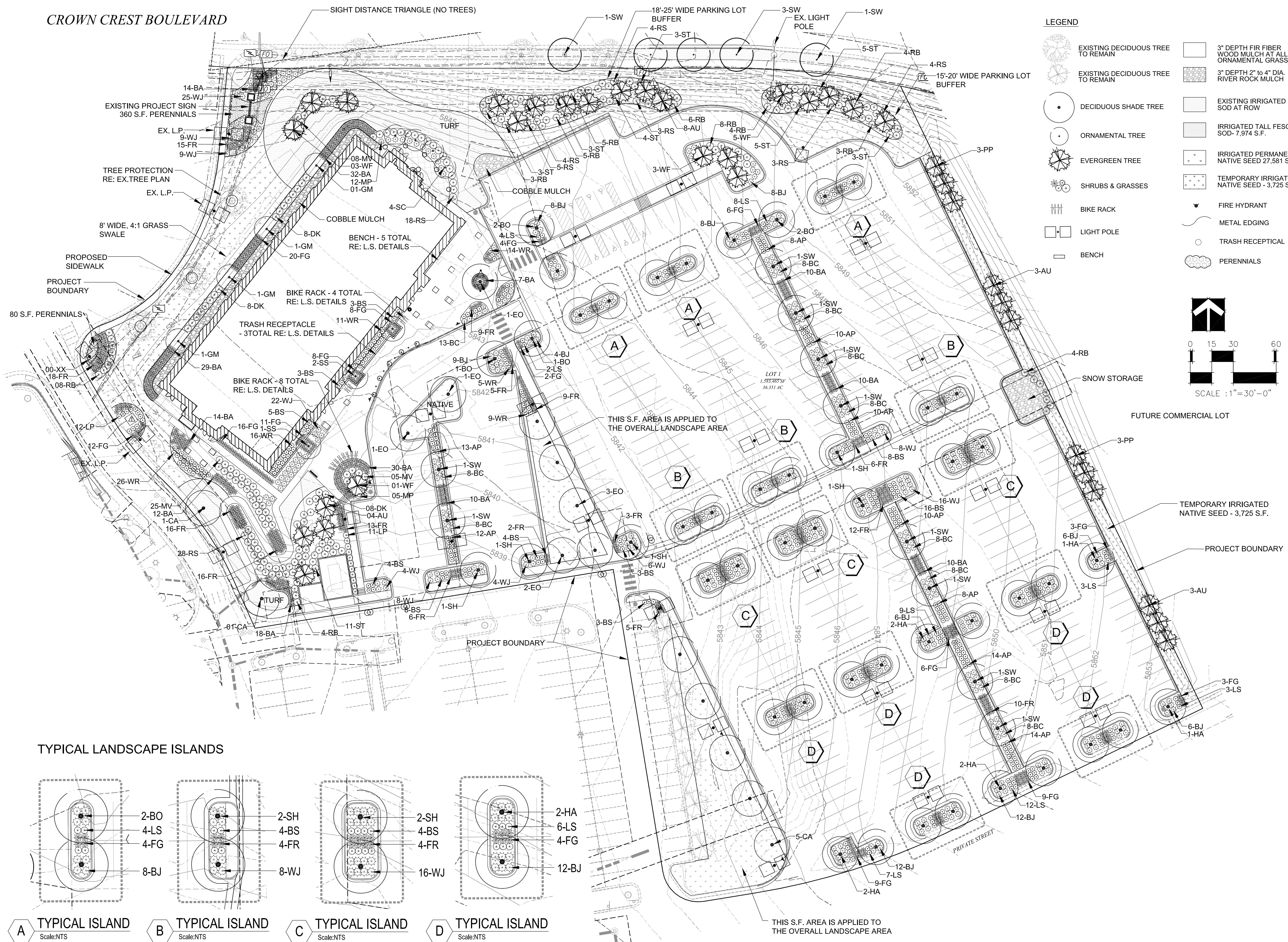
PROJECT
Parker Adventist Hospital MOB III
9395 CROWN CREST BLVD.
PARKER, COLORADO 80138

SITE PLAN
AMENDMENT

SHEET TITLE
EXISTING TREE SURVEY

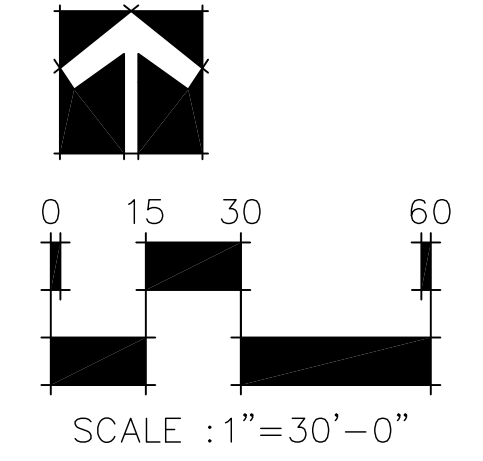
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CROWN CREST BOULEVARD

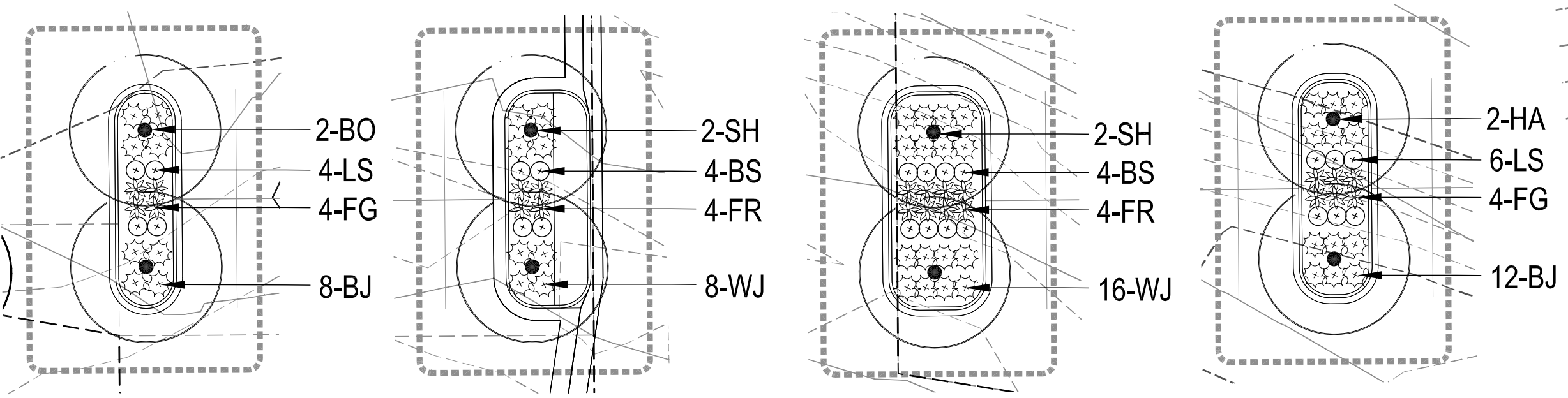


LEGEND

	EXISTING DECIDUOUS TREE TO REMAIN		3" DEPTH FIR FIBER WOOD MULCH AT ALL ORNAMENTAL GRASSES
	EXISTING DECIDUOUS TREE TO REMAIN		3" DEPTH 2" TO 4" DIA. RIVER ROCK MULCH
	DECIDUOUS SHADE TREE		EXISTING IRRIGATED SOD AT ROW
	ORNAMENTAL TREE		IRRIGATED TALL FESCUE SOD - 7,974 S.F.
	EVERGREEN TREE		IRRIGATED PERMANENT NATIVE SEED 27,581 S.F.
	SHRUBS & GRASSES		TEMPORARY IRRIGATED NATIVE SEED - 3,725 S.F.
	BIKE RACK		FIRE HYDRANT
	LIGHT POLE		METAL EDGING
	BENCH		TRASH RECEPTICAL
			PERENNIALS



TYPICAL LANDSCAPE ISLANDS



A TYPICAL ISLAND Scale: NTS
B TYPICAL ISLAND Scale: NTS
C TYPICAL ISLAND Scale: NTS
D TYPICAL ISLAND Scale: NTS

PARKER PROJECT NUMBER
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GROUND LOGIC INC.
 LANDSCAPE ARCHITECTURE
 IRRIGATION DESIGN
 SITE DESIGN & GIS

GROUND LOGIC, INC.
 2038 Grove Street
 Boulder, Colorado 80302
 P. 720-331-0696
 greg@groundlogic.com

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 CONSULTING ENGINEERS
 4582 South Ulster Street Plwy.
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 ph. 303 741 3737
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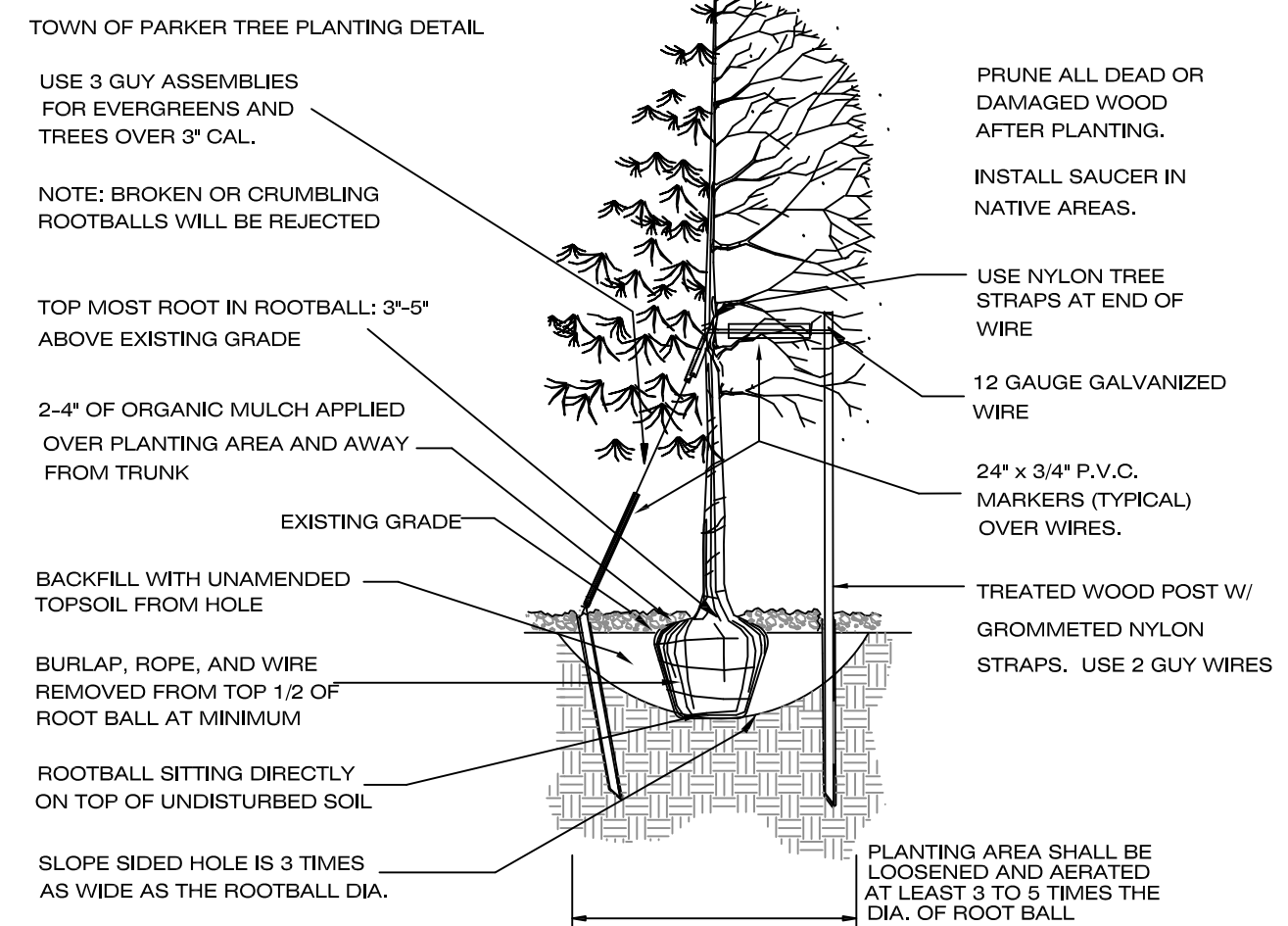
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Parker Adventist Hospital MOB III
 9395 CROWN CREST BLVD.
 PARKER, COLORADO 80138

SITE PLAN
 AMENDMENT

SHEET TITLE
LANDSCAPE PLAN

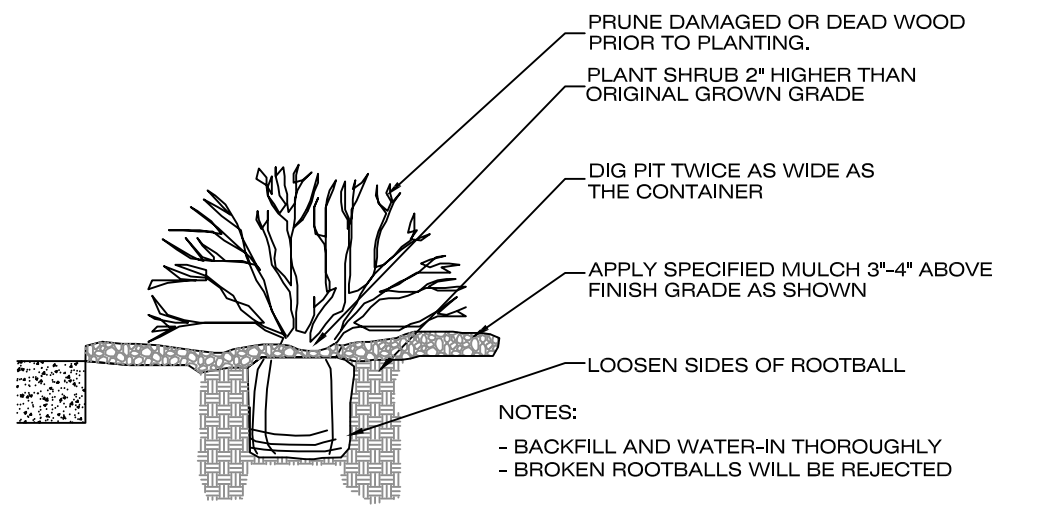
SHEET NUMBER
8 OF 12

LANDSCAPE DETAILS

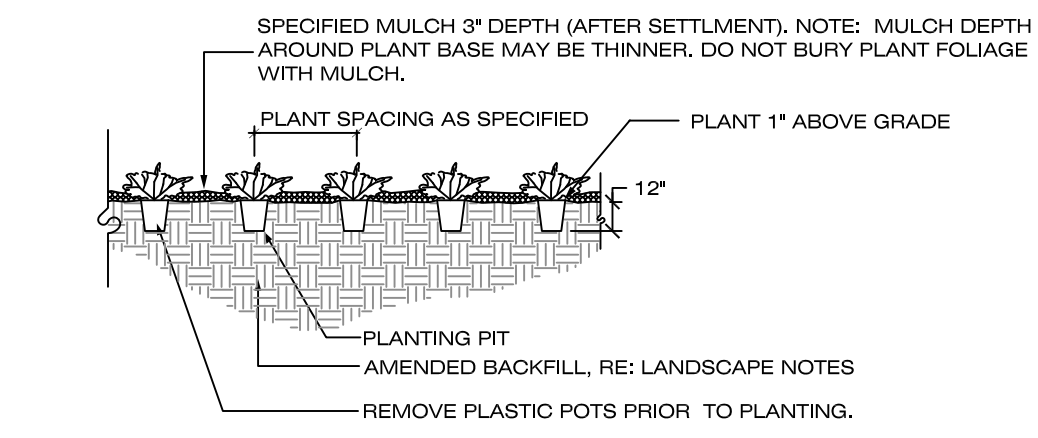


- TREE PLANTING NOTES:**
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (3 TO 5 INCHES) THAN THE DISTANCE FROM THE OP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSELY AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 - TREES SHALL BE PLANTING WITH THE TOP MOST ROOT IN THE ROOT BALL 3\"/>

1 TREE PLANTING DETAIL



2 SHRUB PLANTING DETAIL



3 GROUND COVER / PERENNIAL PLANTING DETAIL

LANDSCAPE NOTES

- PLANT SPECIES AND LOCATION SHOULD FOLLOW APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN THE APPLICANT MUST GET APPROVAL FROM THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.
- PLANT MATERIALS SHALL MEET THE AMERICAN STANDARD FOR NURSERY PLANT STOCK (ANSI Z60.1), CURRENT EDITION.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHOULD BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAT 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE TIME REPLACEMENT THAT INCLUDES MATERIALS AND LABOR COSTS.
- SHRUB BED AND NATIVE SEED AREAS SHALL BE PREPARED WITH CLASS 1 ORGANIC MATTER AT THE RATE OF 4 CUBIC YARDS PER 1,000 S.F.. THE ORGANIC MATTER SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6\"/>

- DOUGLAS COUNTY LOW GROW NATIVE SEED MIXTURE:
- 20% BLUE GRAMA
 - 20% WESTERN WHEATGRASS
 - 20% SIDEOATS GRAMA
 - 20% THICKSPIKE WHEATGRASS
 - 20% STREAMBANK WHEATGRASS
- RATE: 20-40 LBS./AC.

TOWN OF PARKER LANDSCAPE MAINTENANCE REQUIREMENTS.

- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNERS' ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY. ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPRAYING, CULTIVATING OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
- NON-LIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
- LANDSCAPING STRUCTURAL FEATURES (E.G. , FENCING, WALLS, PLANTER BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION.
- IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.
- IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.
- LANDSCAPED AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
- FAILURE TO REPLACE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO THE ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

PLANT LIST

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
DECIDUOUS TREES						
SH	17	GLEDISIA TRIACANTHOS INERMINS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5\"/>		

LANDSCAPE CODE REQUIREMENT

Site Landscape Requirement	Square foot area	Formula	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	% Evergreen
Overall Landscape Area (20.3%)	57,122	1 Tree / 5 Shrubs per 1,500 s.f.	38	32 + 9 EXISTING = 41	190	308	25

SITE PARKING LOT PERIMETER LANDSCAPE REQUIREMENT

Area of Landscaping	Lineal Feet of Frontage	Formula	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	% Evergreen
North Perimeter	355	1 Tree / 5 Shrubs per 40 l.f.	9	13	44	78	100*
East Perimeter	477	1 Tree / 5 Shrubs per 40 l.f.	12	12	60	8	100*
Total for Perimeters			21	25	104	86	100* Tree / shrub substitution

*Increase in evergreen species from 60 to 100% is proposed for additional screening along Crown Crest Blvd. A total of 4 additional trees have been substituted for deficient shrub quantity

PARKING LOT INTERIOR LANDSCAPE REQUIREMENT

Area of Landscaping	Each	Formula	Square Footage	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Interior Parking Lot Islands	57	1 Tree / 5 Shrubs per 162 s.f.	9234	57	62	285	285
Additional Parking Lot Area	SF	1 Shrub / add 15 s.f.	9,445	-	62	630	645
						915	930

PARKING LOT LANDSCAPE REQUIREMENT

Total Parking Lot Area (S.F.)	186,390
Internal Parking Lot LS Area Required (S.F.)	18,639 10.00%
Internal Parking Lot LS Area Provided (S.F.)	18,679 10.02%

TURF AREA REQUIREMENT

Total Landscape Area (S.F.)	57,122
Turf Area Provided (S.F.)	7,974 14%

LIVING VS. NON-LIVING LANDSCAPE REQUIREMENT

Area of Landscaping	S.F.	% Living	% non-Living
Interior Parking Lot Islands	18,679	89	11
Remaining Landscape Areas	57,122	83	17

PARKER PROJECT NUMBER
SP18-081

DRAWN BY
SSM

DATE
11/15/2018

REVISIONS

#	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO TOWN	8/8/18
1	REVISED SUBMITTAL TO TOWN	11/26/18



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Suite 750 Denver, CO 80237
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fax 303 694 3134

PROJECT
Parker Adventist
Hospital MOB III

9395 CROWN CREST BLVD.
PARKER, COLORADO 80138

SITE PLAN
AMENDMENT

SHEET TITLE
**LANDSCAPE
NOTES AND
DETAILS**

SHEET NUMBER

#	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO TOWN	8/8/18
1	REVISED SUBMITTAL TO TOWN	11/26/18

GROUND LOGIC INC.
LANDSCAPE ARCHITECTURE
IRRIGATION DESIGN
SITE DESIGN & GIS

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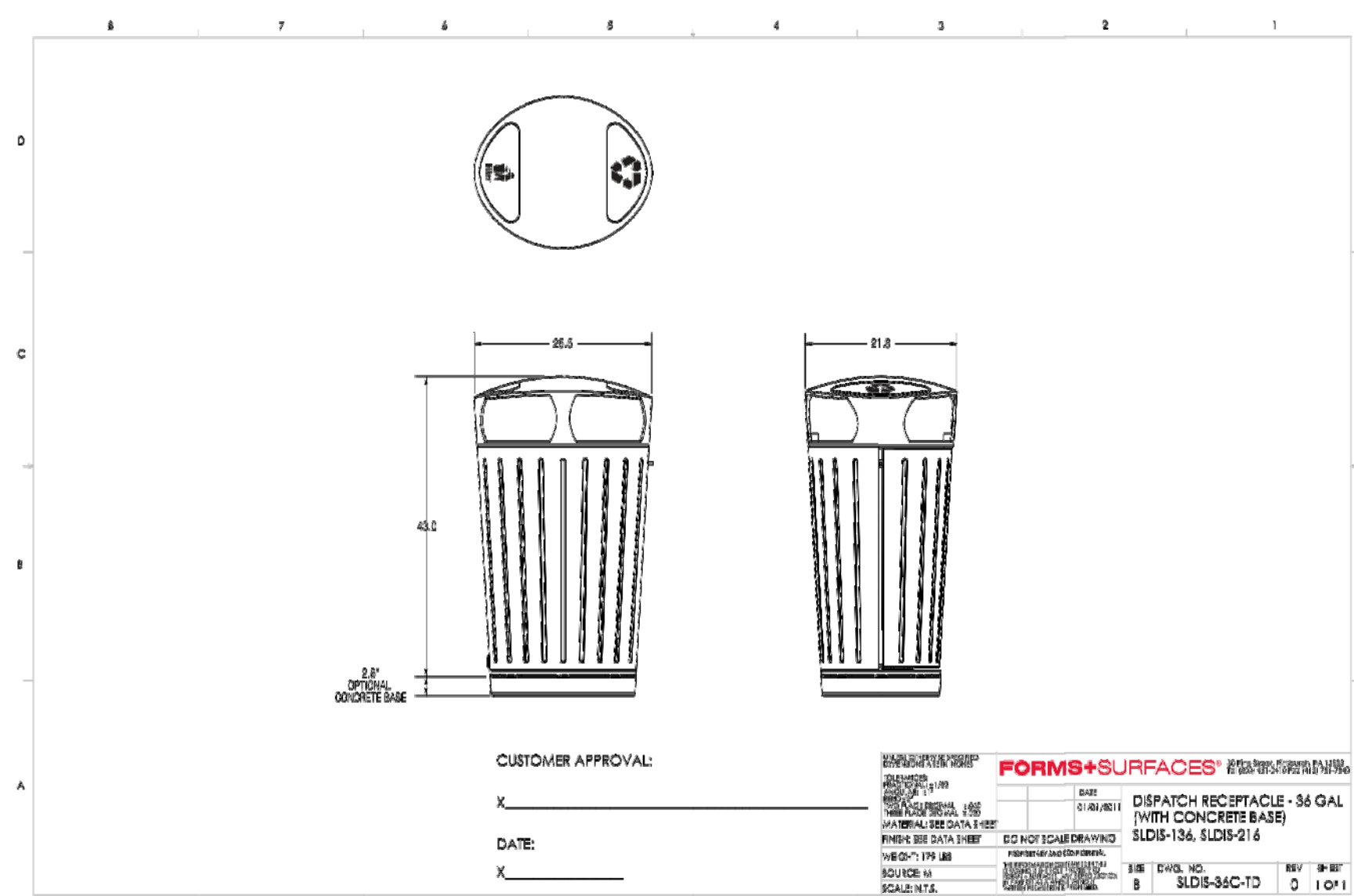
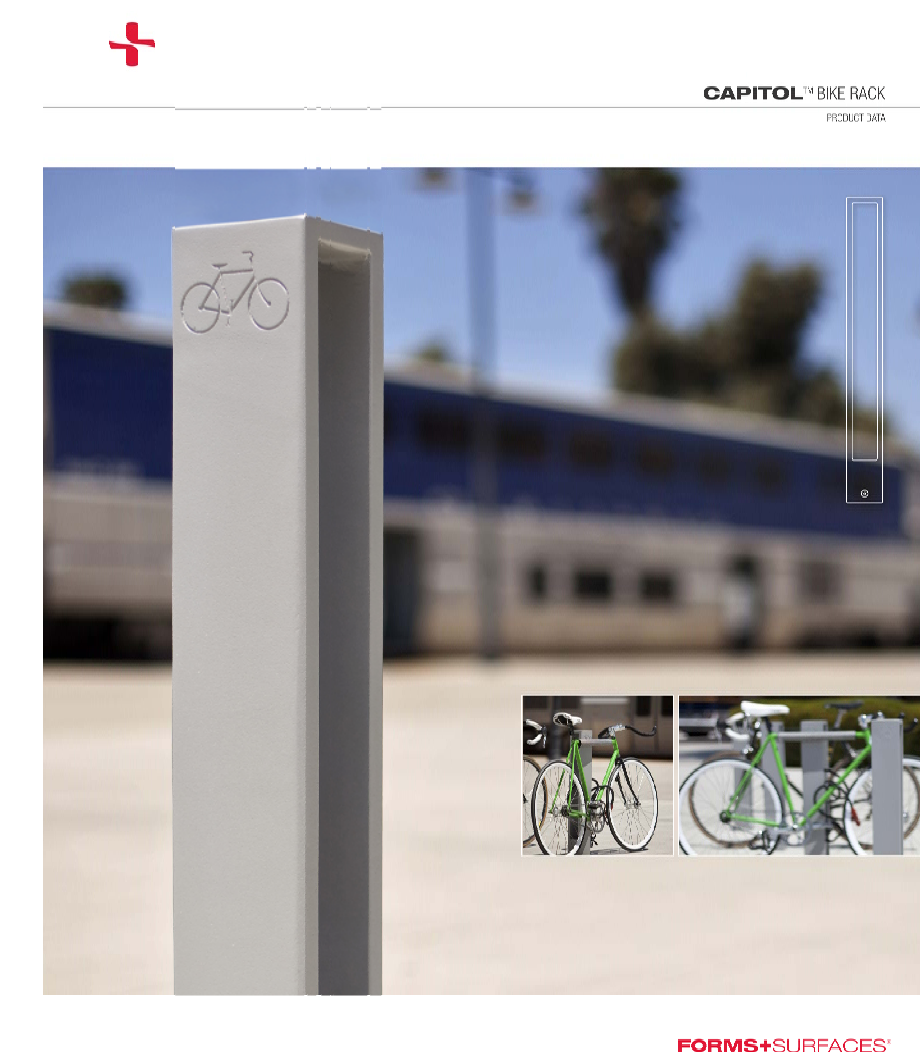
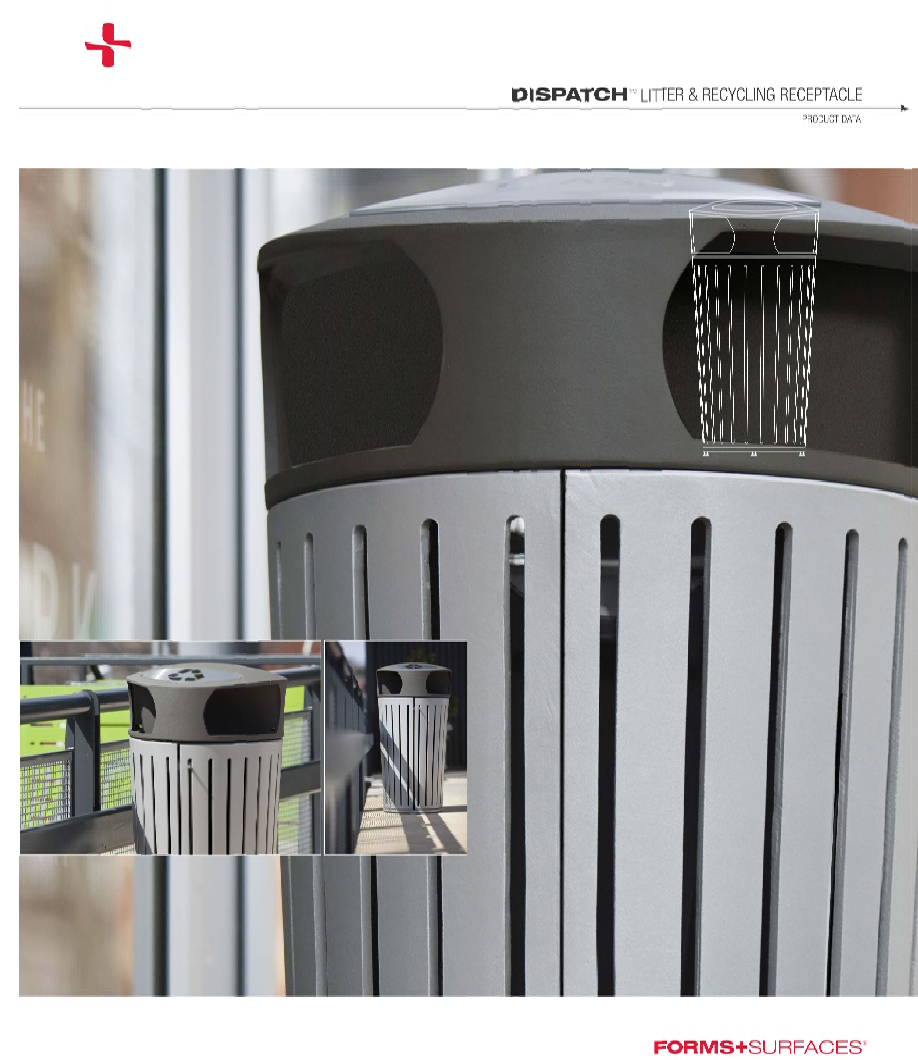
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SITE PLAN
AMENDMENT

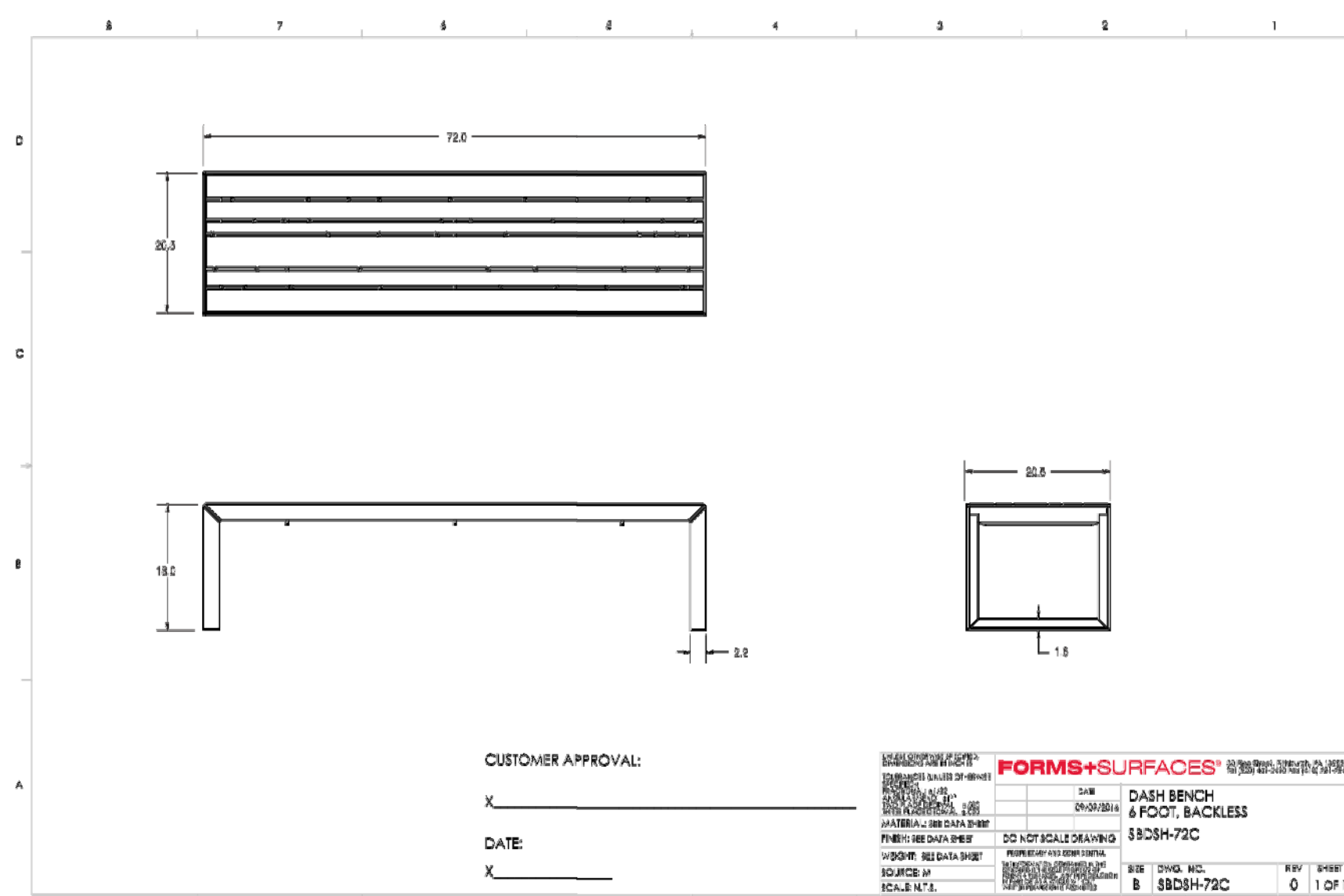
SHEET TITLE
**SITE FURNISHING
DETAILS**

SHEET NUMBER

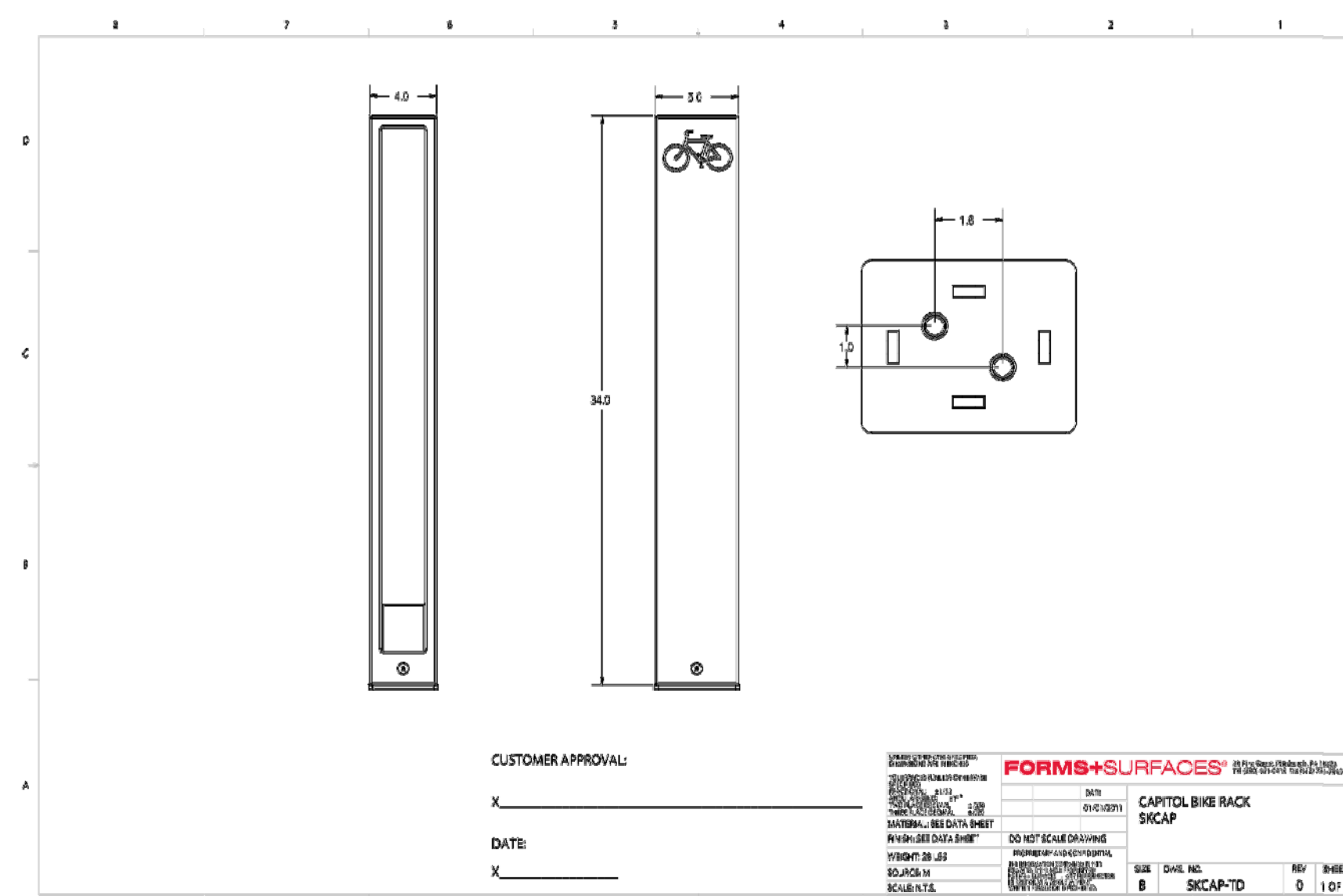
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1 36 GALLON TRASH RECEPTACLE



2 6' BACKLESS BENCH

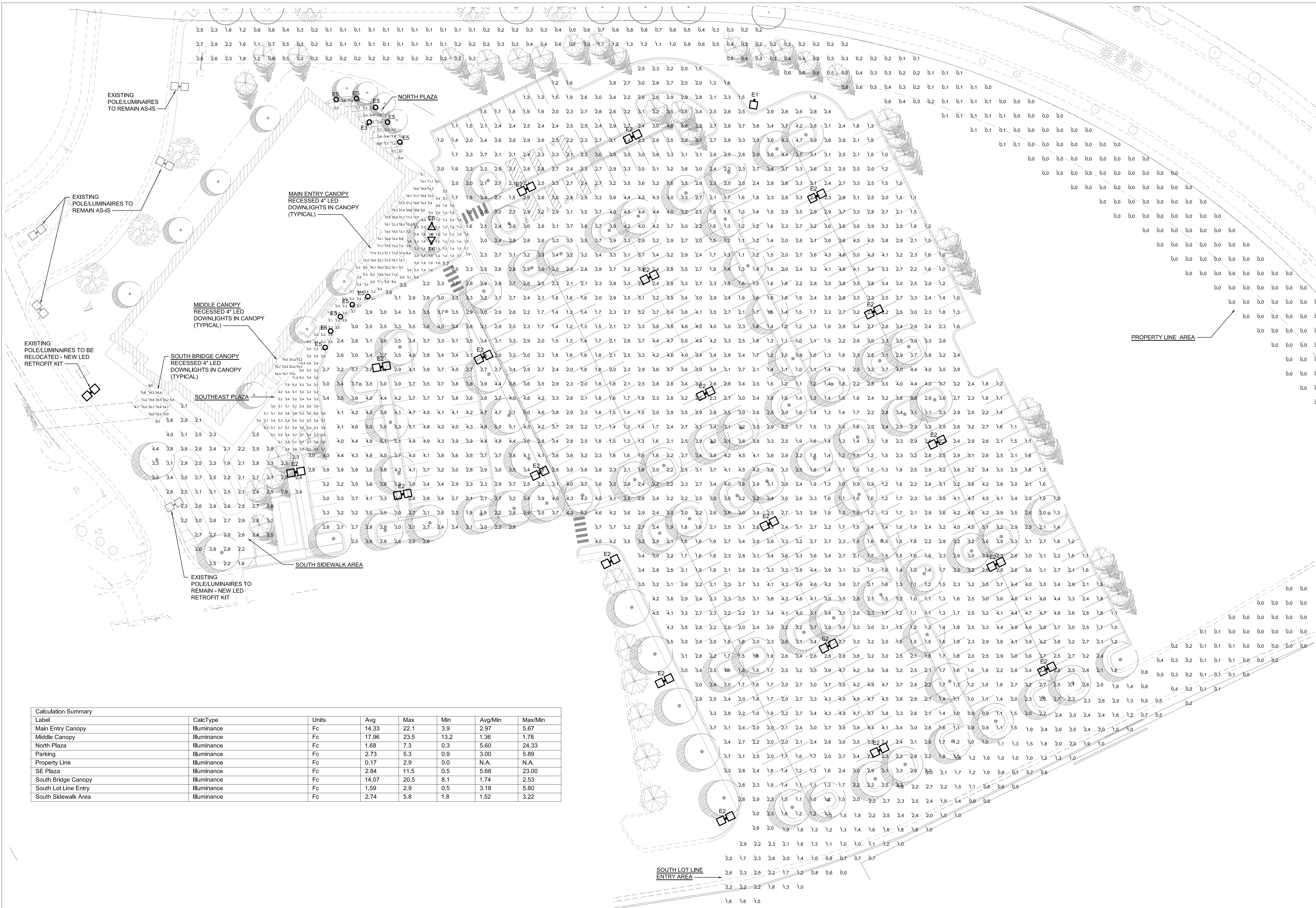


3 BIKE RACK

SITE FURNISHING NOTES

- 1). EXACT LOCATION SHALL BE COORDINATED WITH SITE WORK AND DETERMINED IN THE FIELD.
- 2). COLORS SHALL MATCH ACROSS ALL MODELS AND INCLUDE BLACK TEXTURE POWDER COAT FINISH.

#	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO TOWN	8/8/18
1	REVISED SUBMITTAL TO TOWN	11/26/18



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Main Entry Canopy	Illuminance	Fc	14.33	22.1	3.9	2.97	5.67
Middle Canopy	Illuminance	Fc	17.96	23.5	13.2	1.36	1.78
North Plaza	Illuminance	Fc	1.68	7.3	0.3	5.60	24.33
Parking	Illuminance	Fc	2.73	5.3	0.9	3.00	5.89
Property Line	Illuminance	Fc	0.17	2.9	0.0	N.A.	N.A.
SE Plaza	Illuminance	Fc	2.84	11.5	0.5	5.68	23.00
South Bridge Canopy	Illuminance	Fc	14.07	20.5	8.1	1.74	2.53
South Lot Line Entry	Illuminance	Fc	1.59	2.9	0.5	3.18	5.80
South Sidewalk Area	Illuminance	Fc	2.74	5.8	1.8	1.52	3.22

