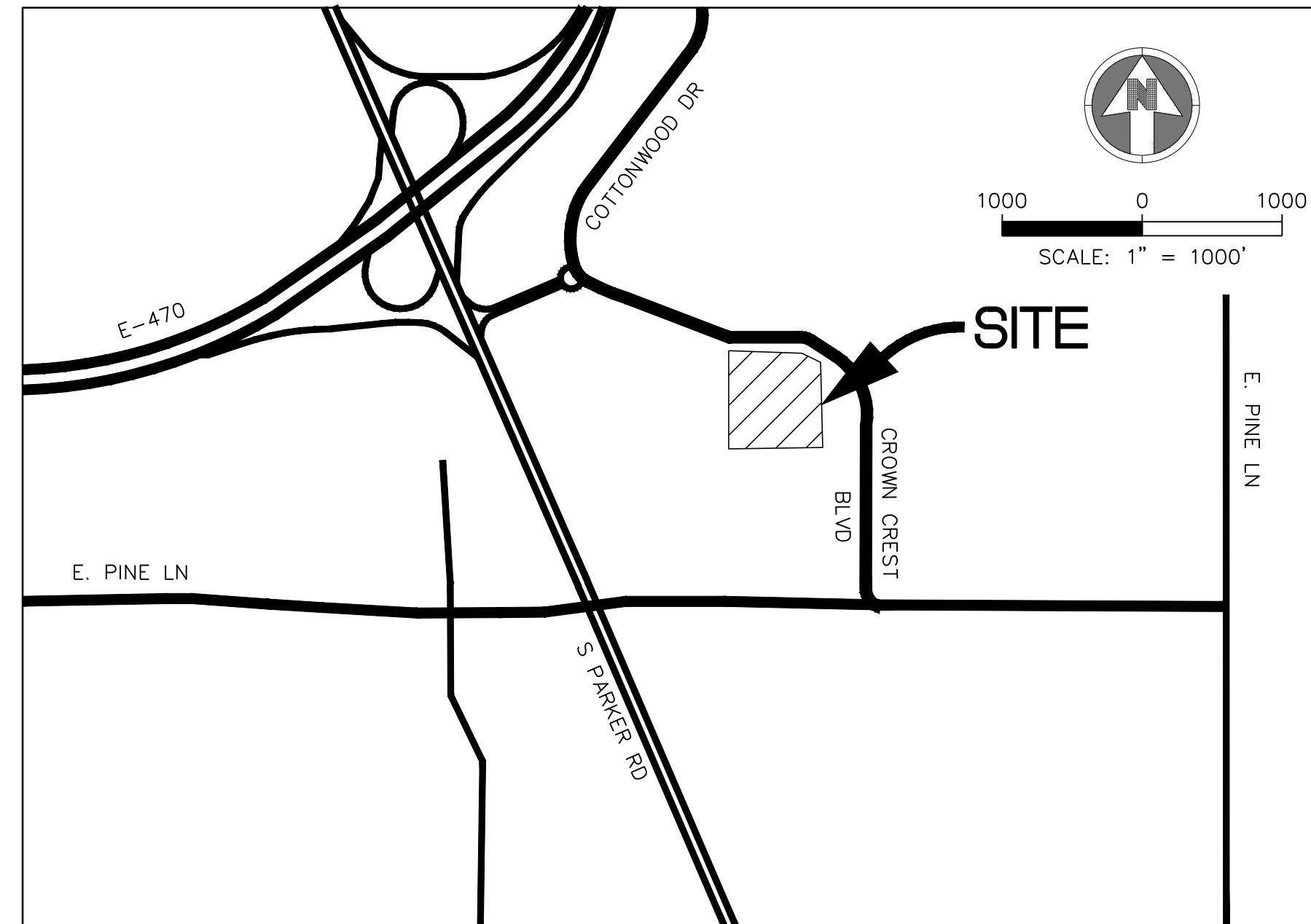


# PARKER ADVENTIST HOSPITAL MOB III

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

Revised based on  
Douglas County  
addressing comments.

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

9895 CROWN CREST BLVD.  
PARKER, COLORADO 80138

SITE PLAN  
AMENDMENT

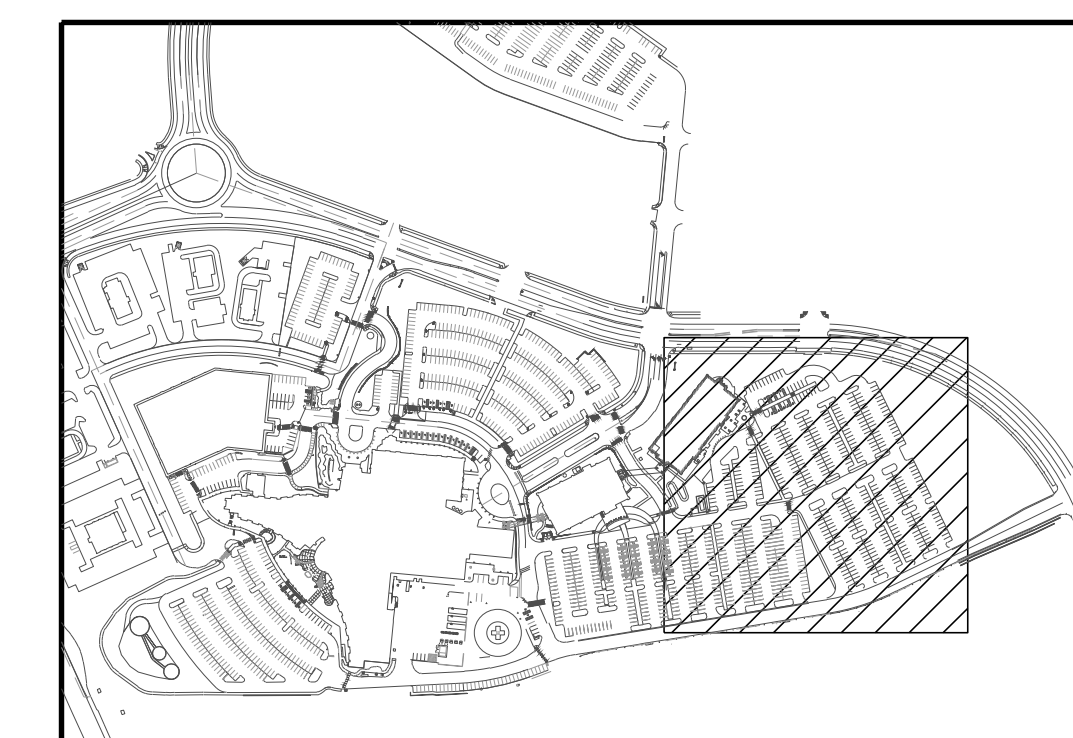
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COVER SHEET

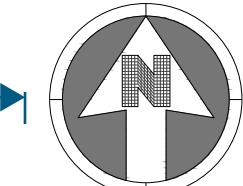
SHEET NUMBER

1 OF 12

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



**KEY MAP**  
NOT TO SCALE



30 0 30  
SCALE: 1" = 30'

**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**

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

**BICYCLE PARKING COUNT AND REQUIREMENTS**

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



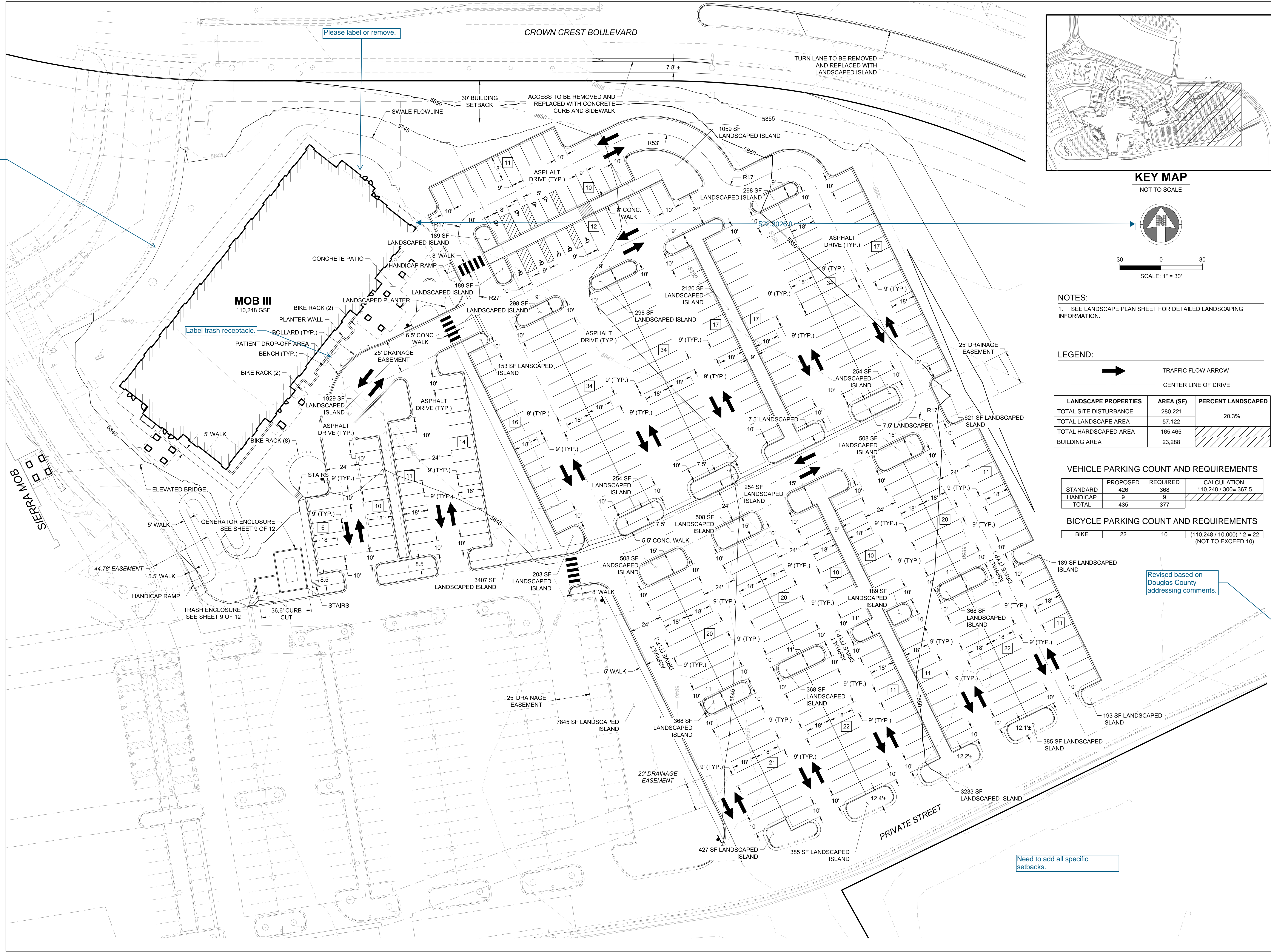
**S.A. MIRO, INC.**  
CONSULTING ENGINEERS  
4582 South Ulster Street Pkwy.  
Suite 750 Denver, CO 80237  
ph. 303 741 3737  
fax 303 694 3134

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

**SITE PLAN AMENDMENT**

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**2 OF 12**



Note new 5' wide concrete sidewalk for clarity.

Label trash receptacle.

Revised based on Douglas County addressing comments.

Need to add all specific setbacks.

#	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO TOWN	8/8/18
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19 SOUTH TEJON ST., SUITE 300  
 COLORADO SPRINGS, CO. 80903  
 TELE: 719-471-7566  
 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

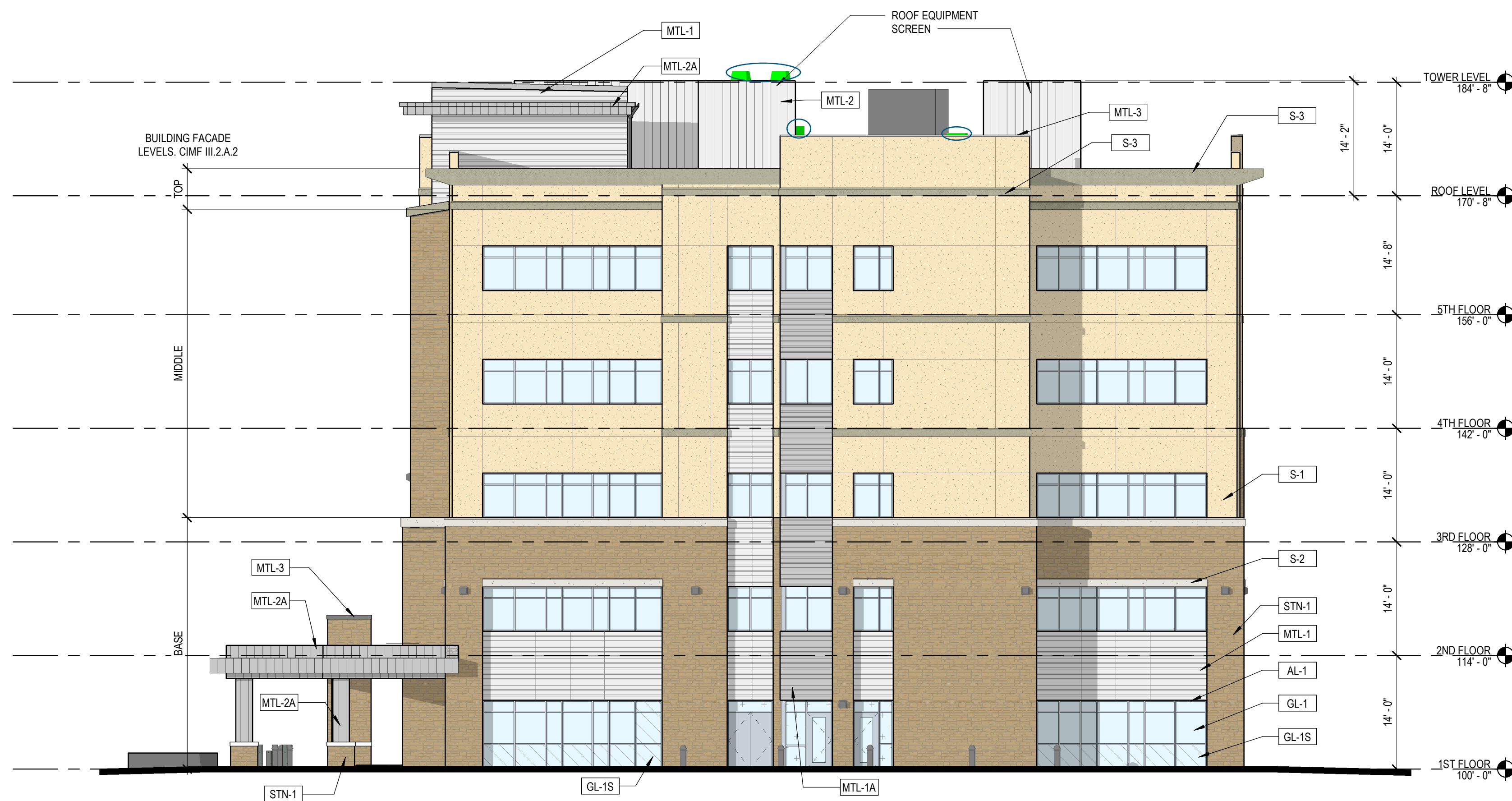


2 TOWN OF PARKER NORTH ELEVATION  
 SP-3 3/32" = 1'-0"

**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		

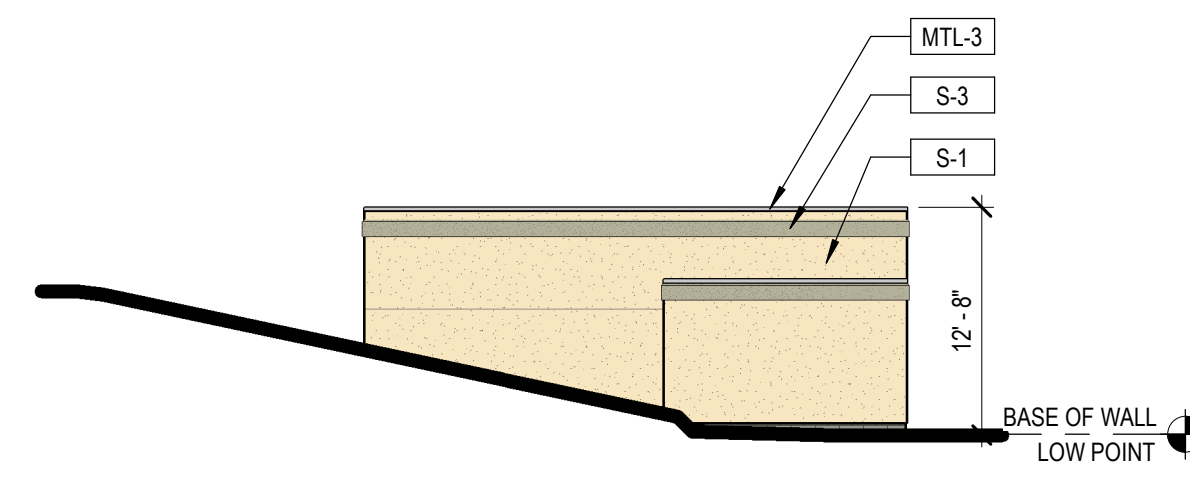
Revised based on Douglas County addressing comments.



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

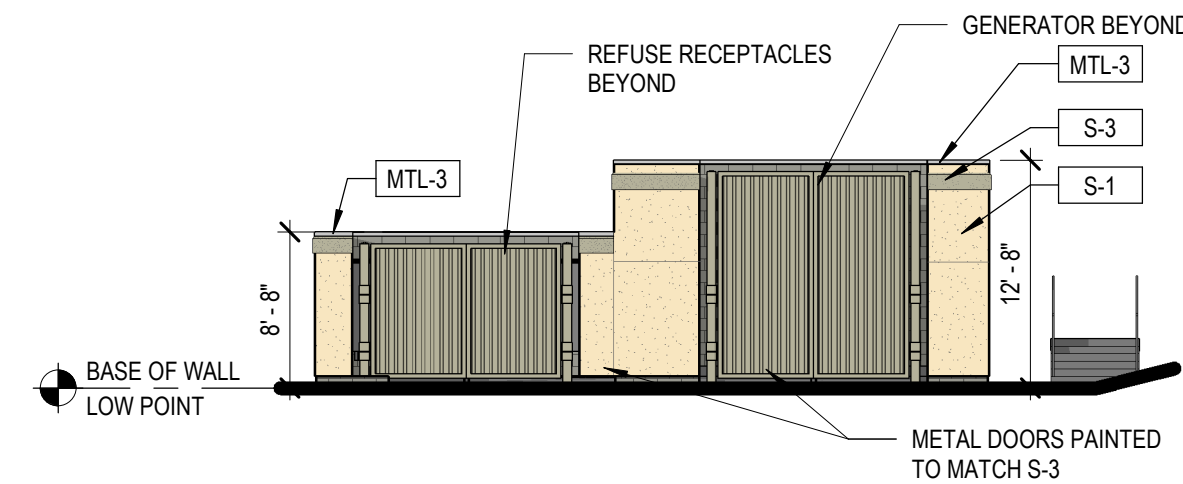


#	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO TOWN	8/8/18
1	REVISED SUBMITTAL TO TOWN	11/26/18



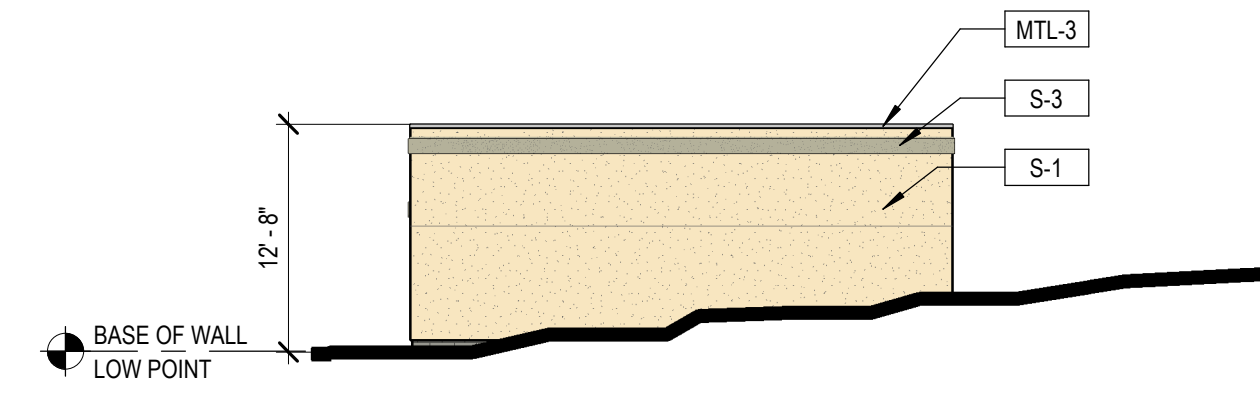
TOWN OF PARKER TRASH AND GENERATOR ENCLOSURES WEST ELEVATION

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



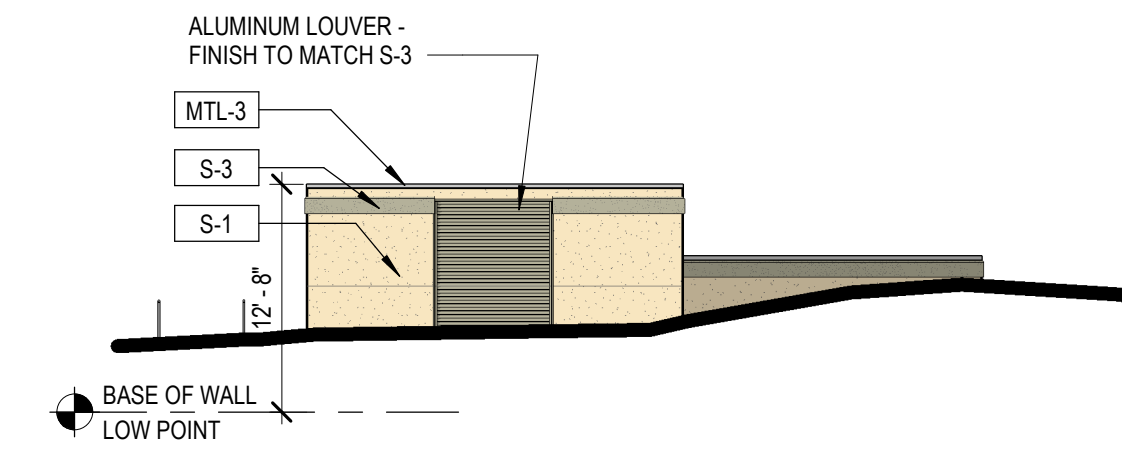
TRASH AND GENERATOR ENCLOSURES SOUTH ELEVATION

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



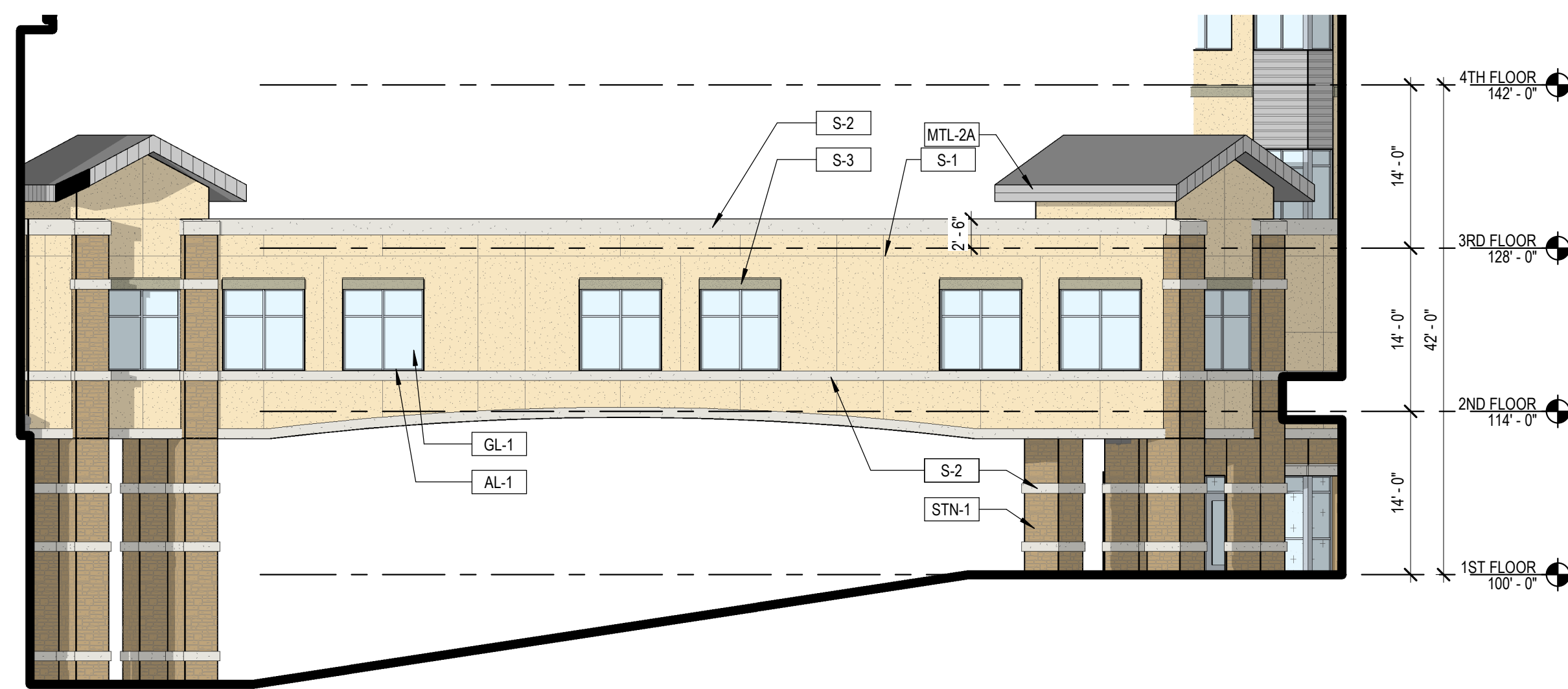
TRASH AND GENERATOR ENCLOSURES EAST ELEVATION

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



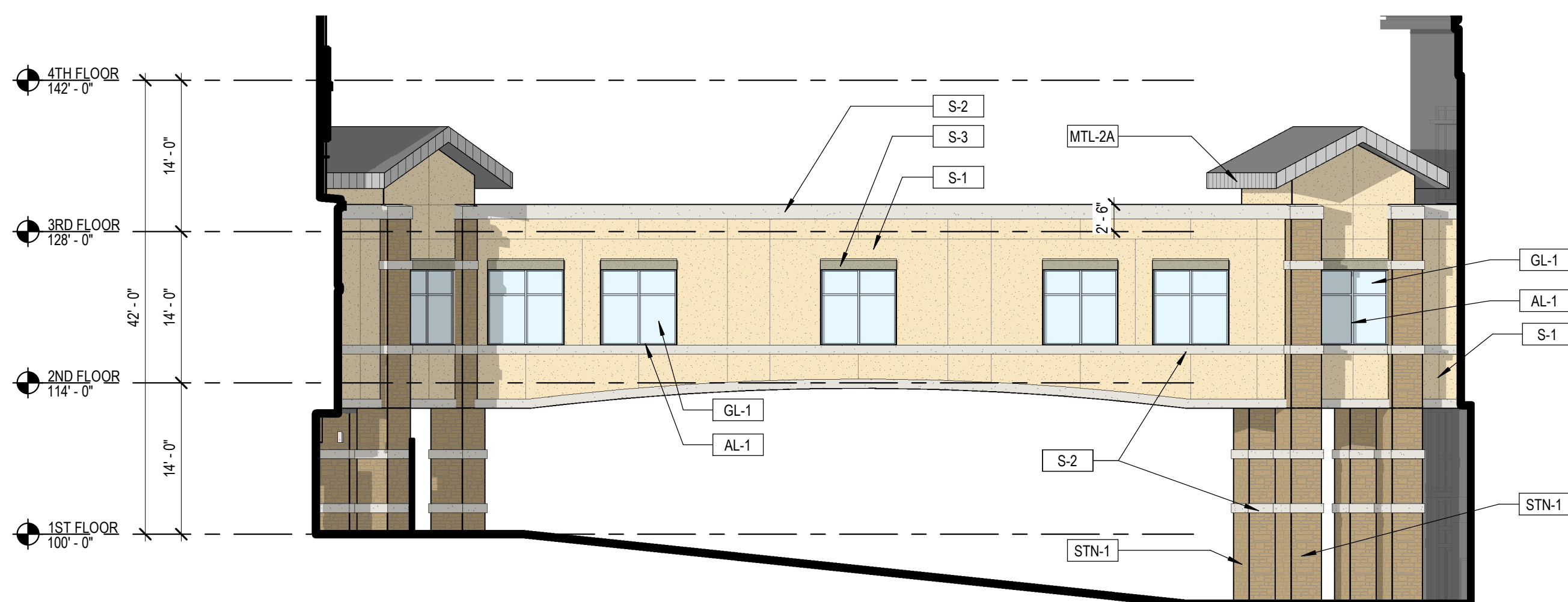
TRASH AND GENERATOR ENCLOSURES NORTH ELEVATION

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



BRIDGE SOUTH ELEVATION

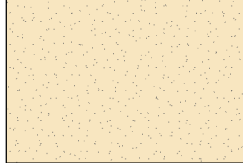
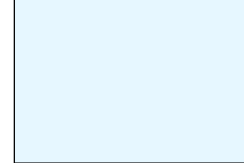



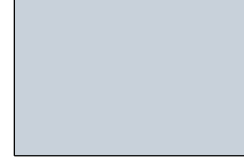
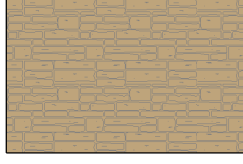
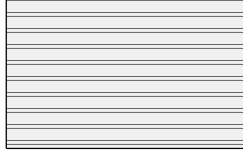
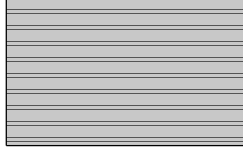
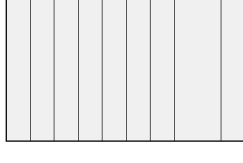
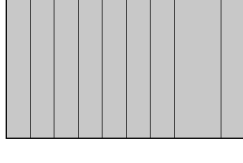

2  
SP-5  
3/32" = 1'-0"



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 SPANDEL GLASS AG 43 GRAY (INBOARD) GUARDIAN SINGUARD
	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			

Revised based on Douglas County addressing comments.

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



2  
SP6 VIEW FROM NORTHWEST



1  
SP6 VIEW FROM SOUTHEAST

PARKER PROJECT NUMBER

**SP18-081**

DATE

**11/26/2018**

REVISIONS

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



19 SOUTH TEJON ST., SUITE 300  
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 TELE: 719-471-7566  
 FAX: 719-471-1174  
 www.rtaarchitects.com

Revised based on  
 Douglas County  
 addressing comments.

PROJECT

**Parker Adventist  
 Hospital MOB III**

9398 CROWN CREST BLVD.  
 PARKER, COLORADO 80138

**SITE PLAN  
 AMENDMENT**

SHEET TITLE




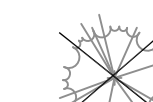
**BUILDING  
 RENDERINGS**

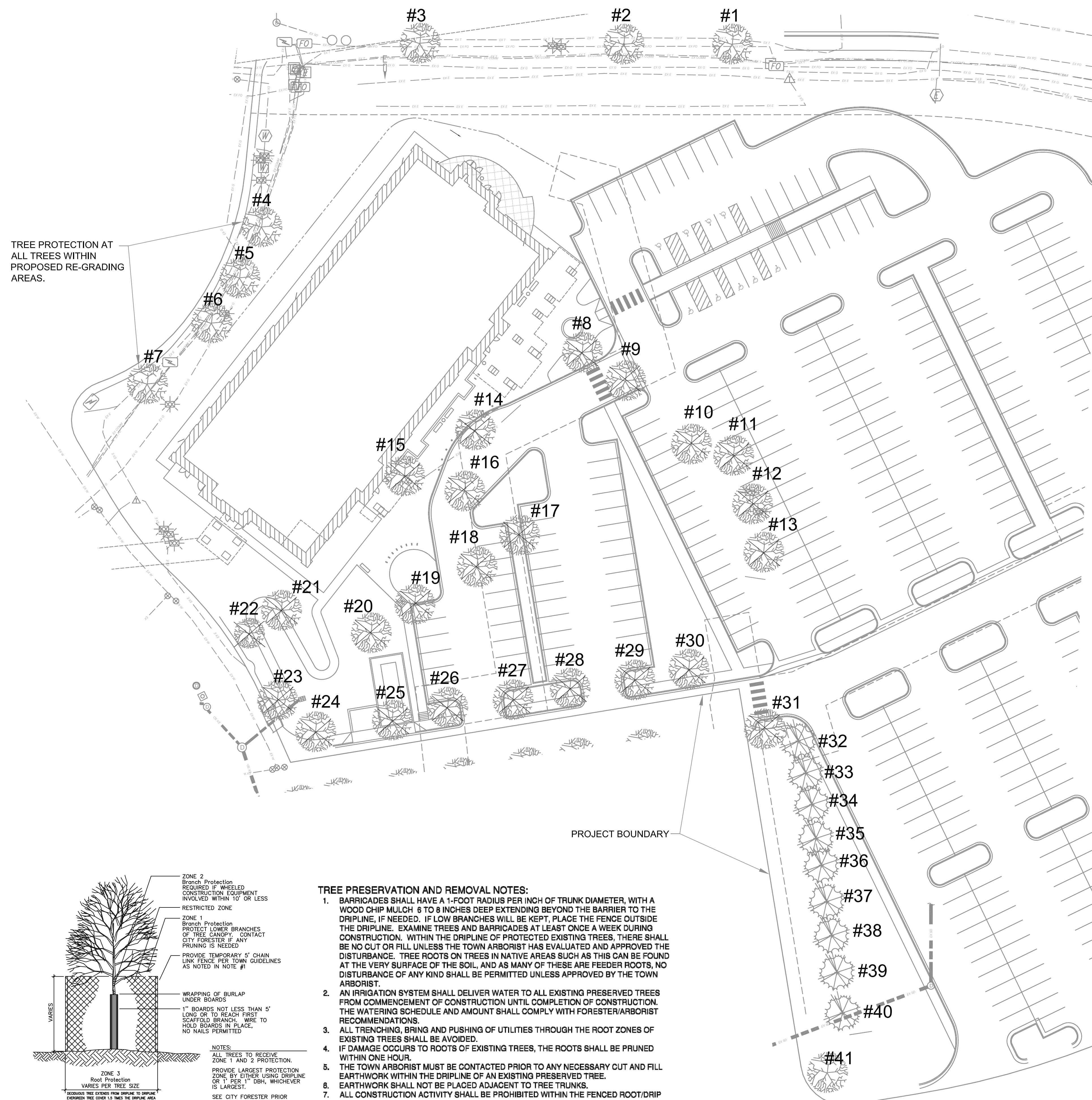
SHEET NUMBER

**6 of 12**

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

**LEGEND**

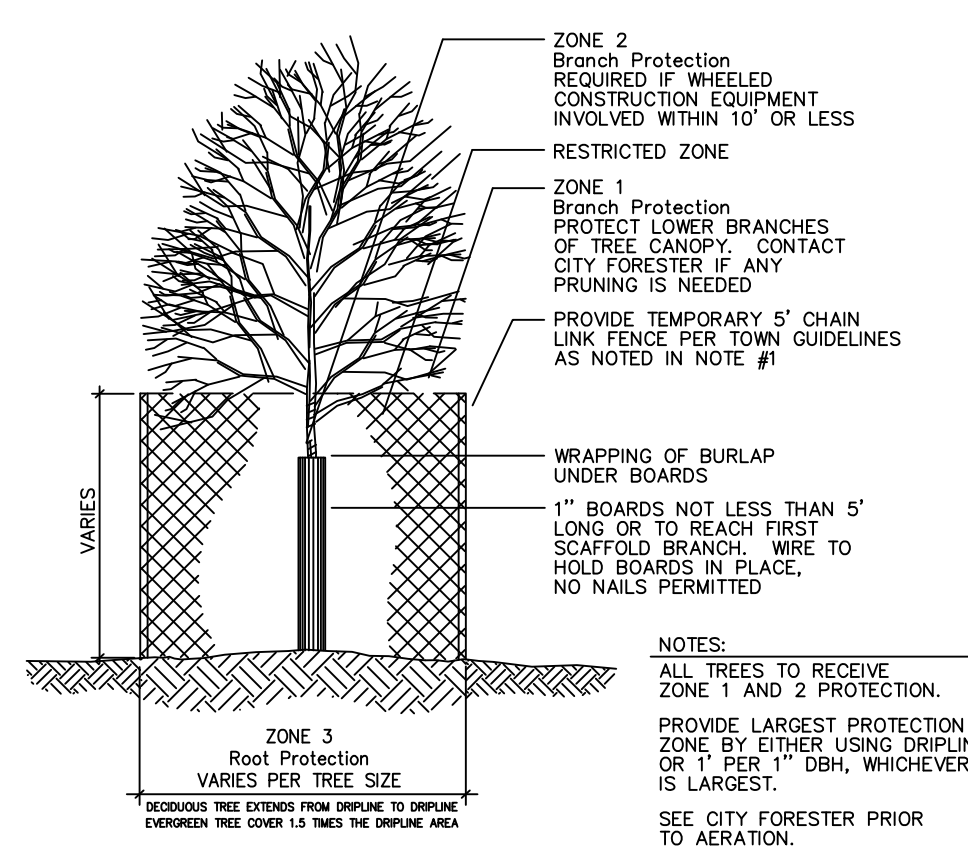
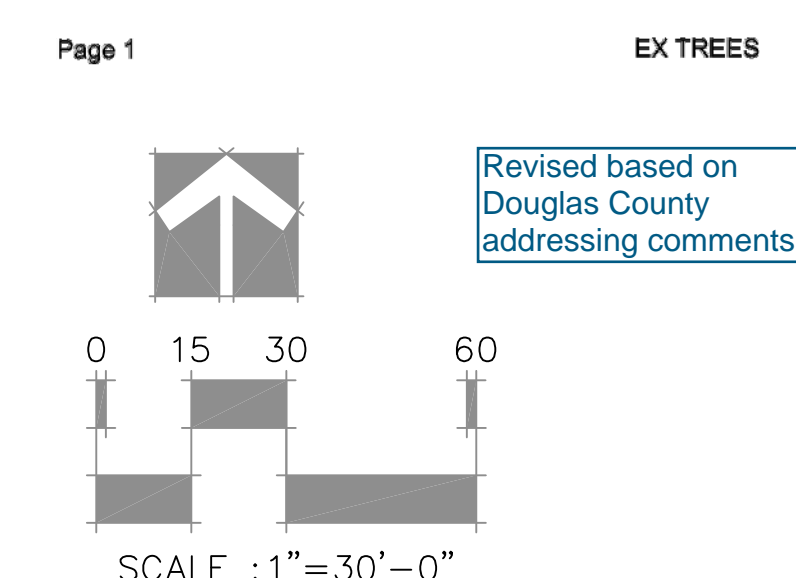
-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING DECIDUOUS TREE TO BE REMOVED
-  EXISTING EVERGREEN TREE TO REMAIN
-  EXISTING EVERGREEN TREE TO BE REMOVED



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.



- 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.

**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



**S.A. MIRO, INC.**  
 CONSULTING ENGINEERS  
 4582 South Ulster Street Plwy.  
 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

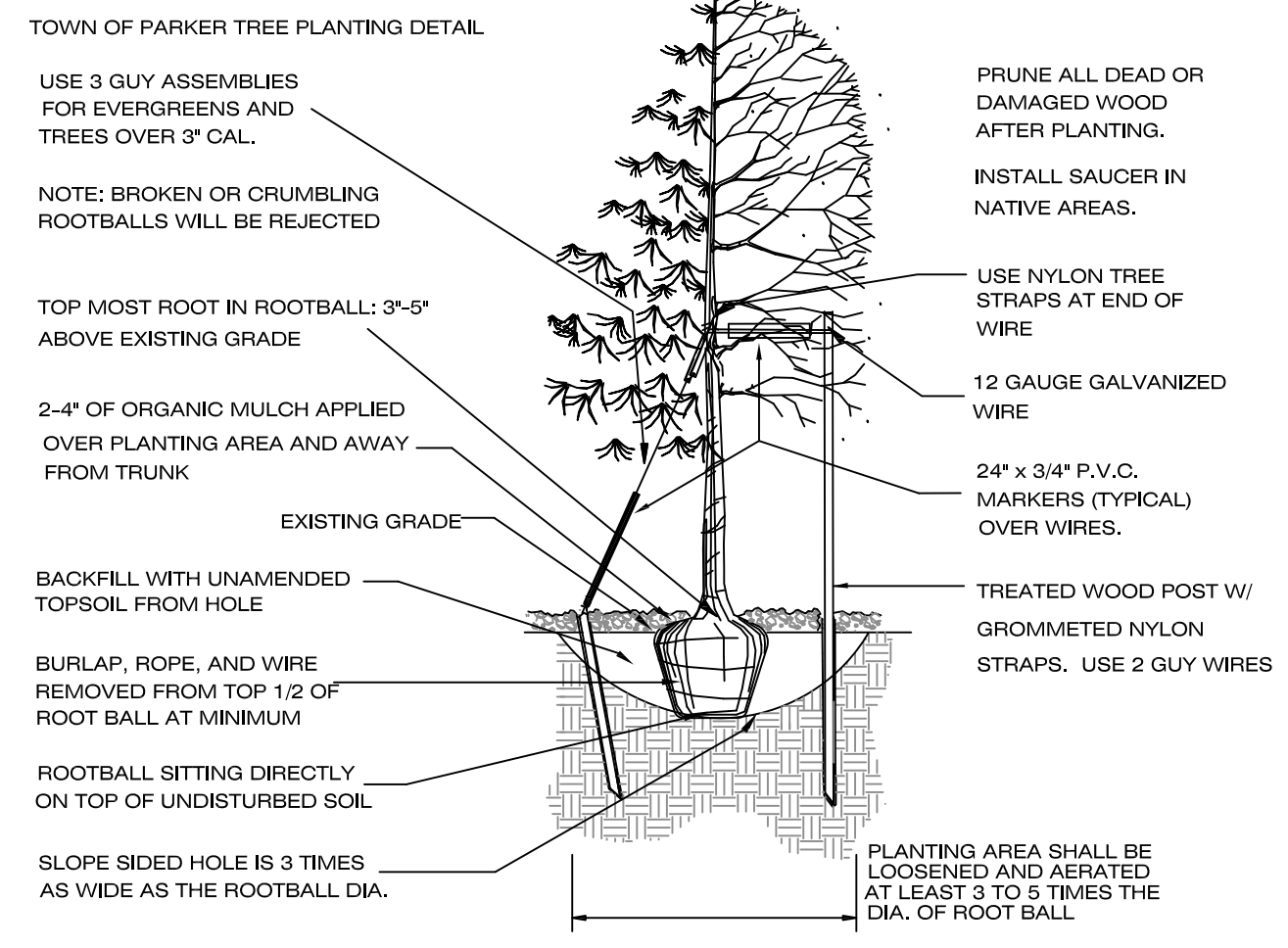
SITE PLAN  
 AMENDMENT

SHEET TITLE  
**EXISTING TREE SURVEY**

SHEET NUMBER  
**7 of 12**

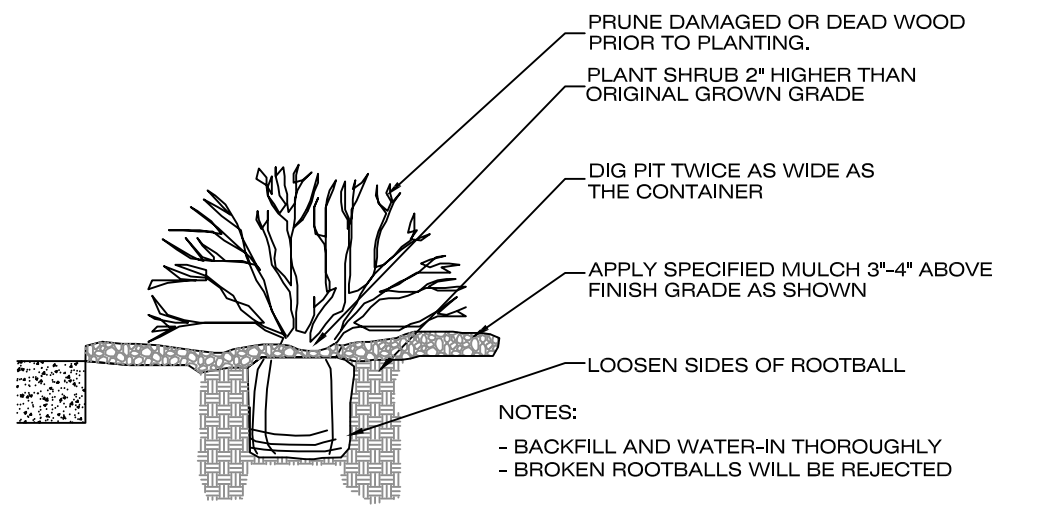


# LANDSCAPE DETAILS

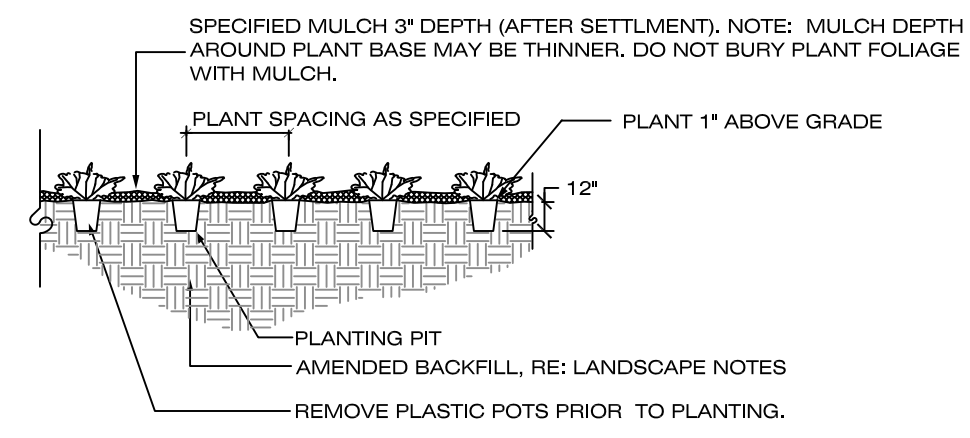


- TREE PLANTING NOTES:**
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (3 TO 5 INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT OF 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.
- NONLIVING 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
<b>DECIDUOUS TREES</b>						
SH	17	GLEDITSIA TRIACANTHOS INERMINS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5\"/>		

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>ORNAMENTAL TREES</b>						
GM	4	ACER GINNALA	GINNALA MAPLE	2\"/>		

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>DECIDUOUS SHRUBS</b>						
BS	92	CARYOPTERIS X CLANDONENSIS 'DARK NIGHT'	BLUEMIST SPIREA	#5 CONT.	4'	4'

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>EVERGREEN SHRUBS</b>						
WJ	183	JUNIPERUS HORIZONTALIS 'WILTONII'	WILTON CARPET JUNIPER	#5 CONT.	6'	6'

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>ORNAMENTAL GRASSES</b>						
FR	151	PENNISETUM ALOPECUROIDES 'HAMELIN'	HARDY FOUNTAIN GRASS	#5 CONT.	2'	2'

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

Area of Landscaping	Linear 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

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

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

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

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

- TOWN OF PARKER, SEED MIX 1**
- 20% CANADA WILDRYE
  - 15% CRESTED WHEATGRASS
  - 15% SLENDER WHEATGRASS
  - 10% ANNUAL RYEGRASS
  - 10% SHEEP FESCUE
  - 10% BIG BLUESTEM
  - 10% SIDEOATS GRAMA
  - 5% CANADA BLUEGRASS
  - 5% BLUE GRAMA
- TOWN OF PARKER, SEED MIX 2**
- 22% SLENDER WHEATGRASS
  - 18% SODAR STREAMBANK WHEATGRASS
  - 13% ARIZONA FESCUE
  - 13% BLUE GRAMA
  - 12% BUFFALOGRASS
  - 12% BARLEY OR OATS
  - 5% SPIKE MUHLY
  - 5% INDIAN RICEGRASS

- TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)**
- 25% EPHRAIM CRESTED WHEATGRASS
  - 23% SHEEP FESCUE
  - 18% PERENNIAL RYEGRASS
  - 13% CANADA BLUEGRASS
  - 12% BARLEY OR OATS
  - 9% BLUE FESCUE

Revised based on Douglas County addressing comments.

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

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

2038 Grove Street  
Boulder, Colorado 80302  
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**

9995 CROWN CREST BLVD.  
PARKER, COLORADO 80138

SITE PLAN  
AMENDMENT

SHEET TITLE  
**LANDSCAPE NOTES AND DETAILS**

SHEET NUMBER  
**9 of 12**

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

**GROUND LOGIC INC.**  
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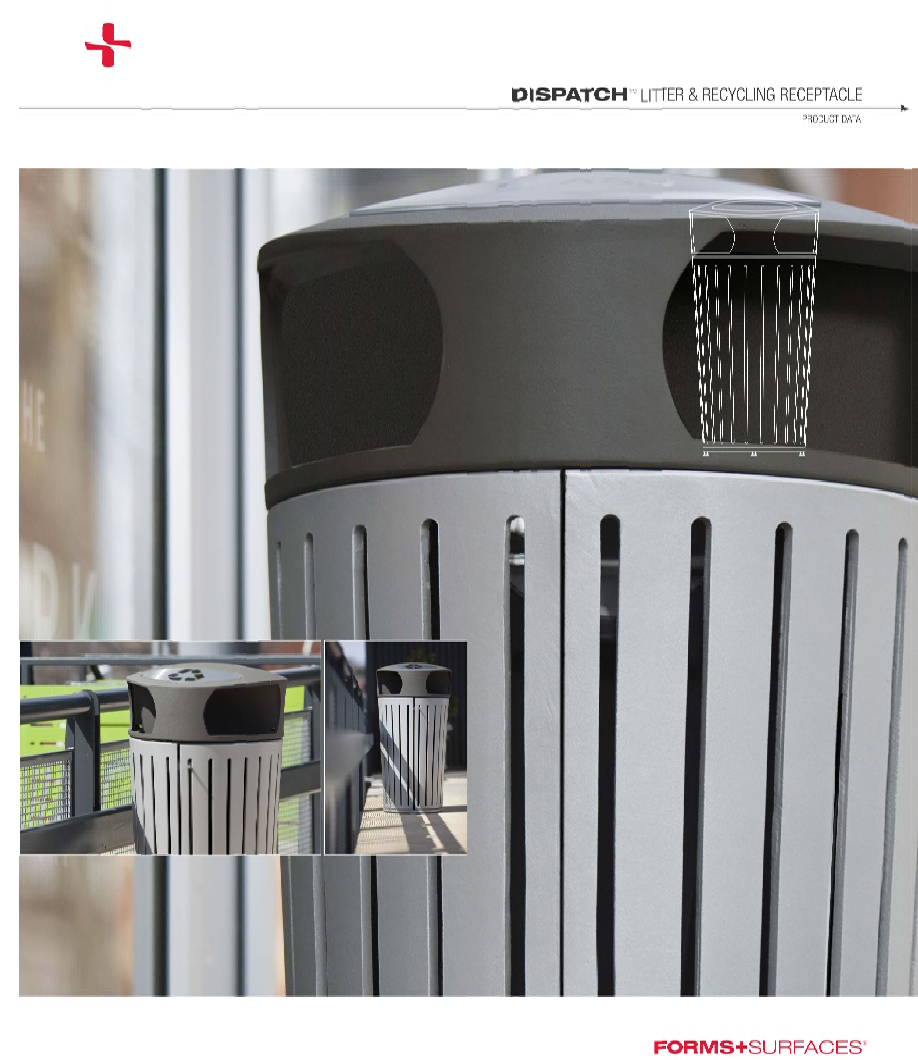
PROJECT  
**Parker Adventist Hospital MOB III**  
9395 CROWN CREST BLVD.  
PARKER, COLORADO 80138

SITE PLAN  
AMENDMENT

SHEET TITLE  
**SITE FURNISHING  
DETAILS**

SHEET NUMBER

**10 of 12**



DISPATCH LITTER & RECYCLING RECEPTACLE

FORMS+SURFACES



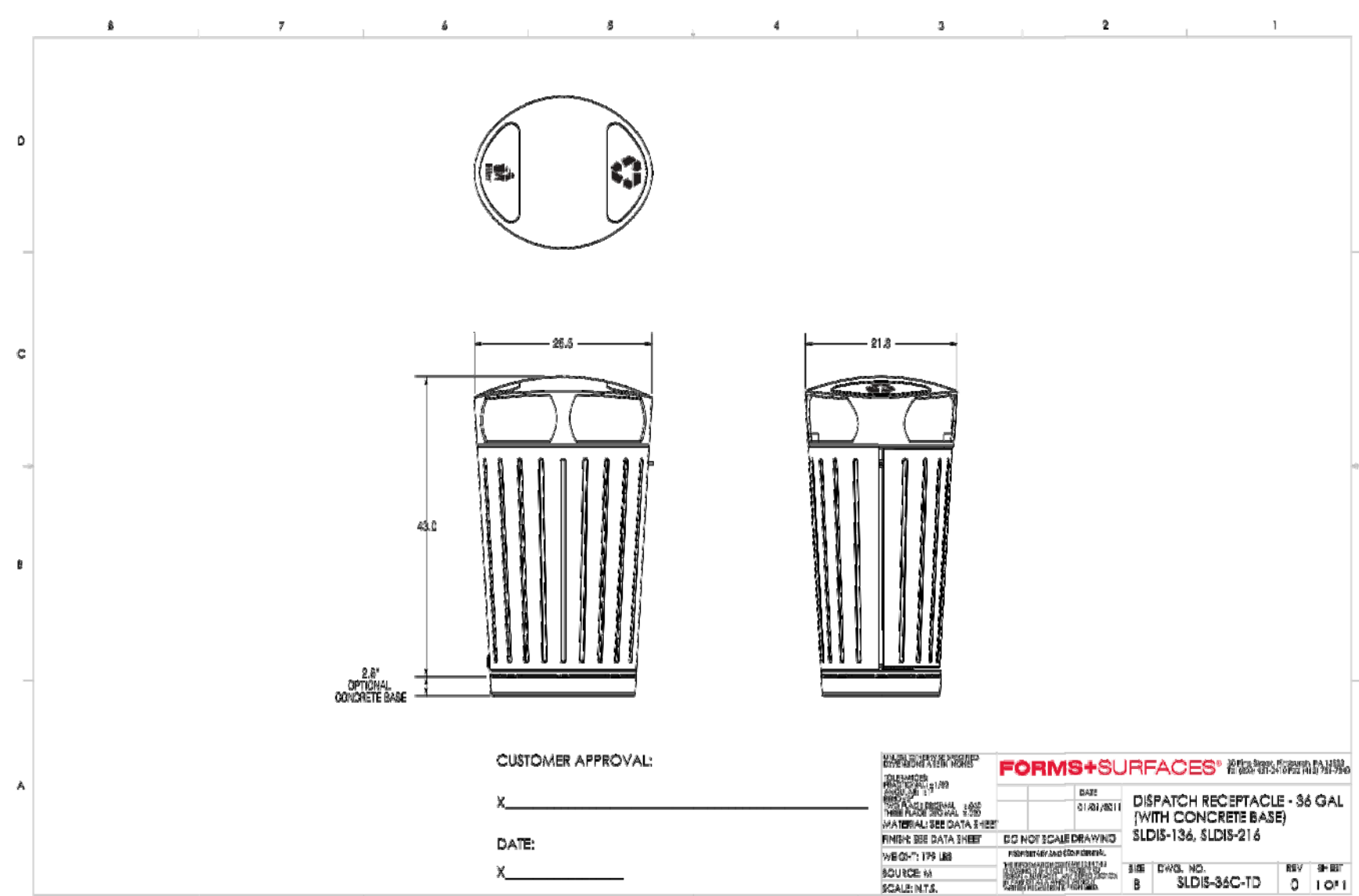
DASH BENCH

FORMS+SURFACES

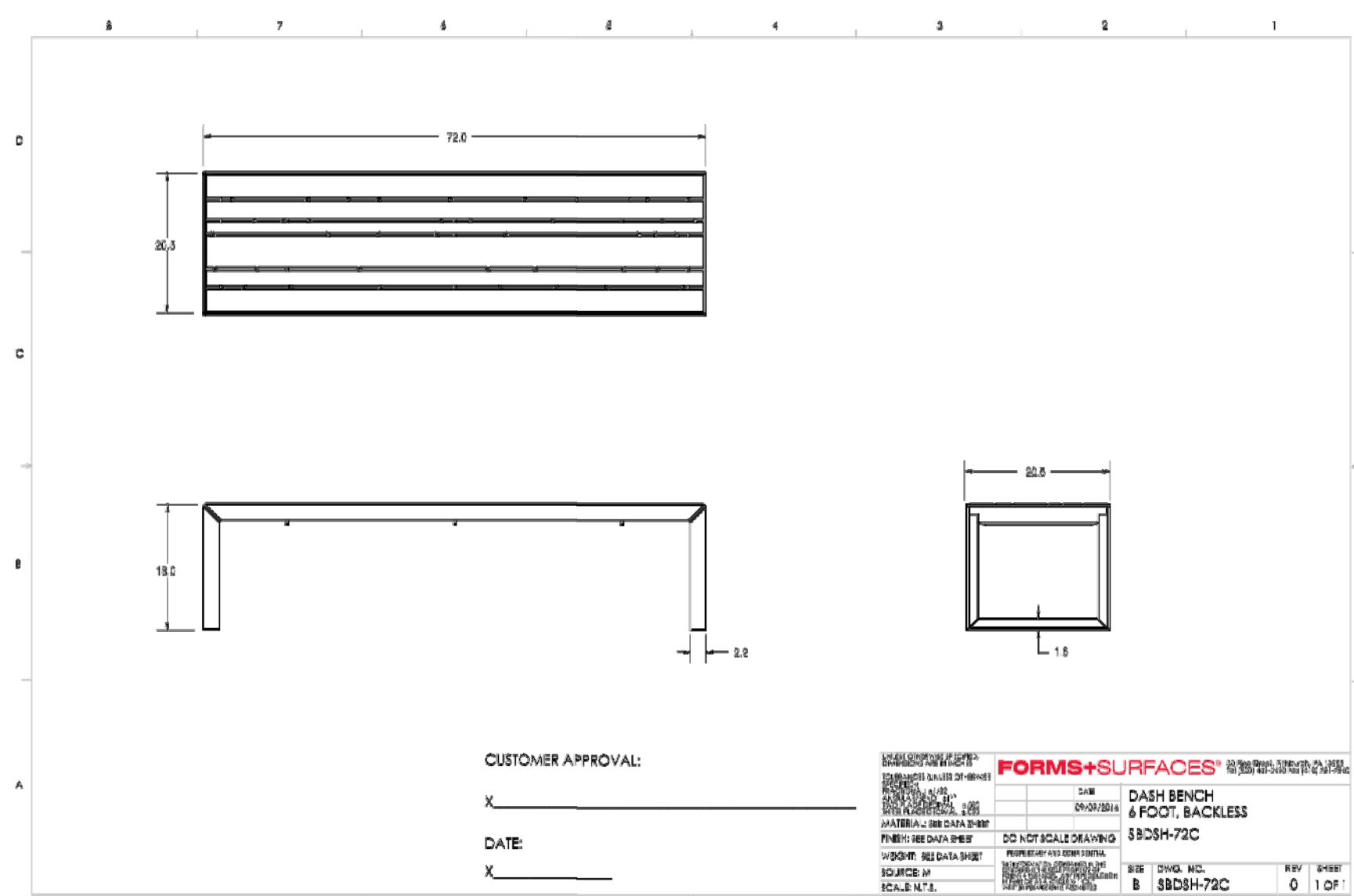


CAPITOL BIKE RACK

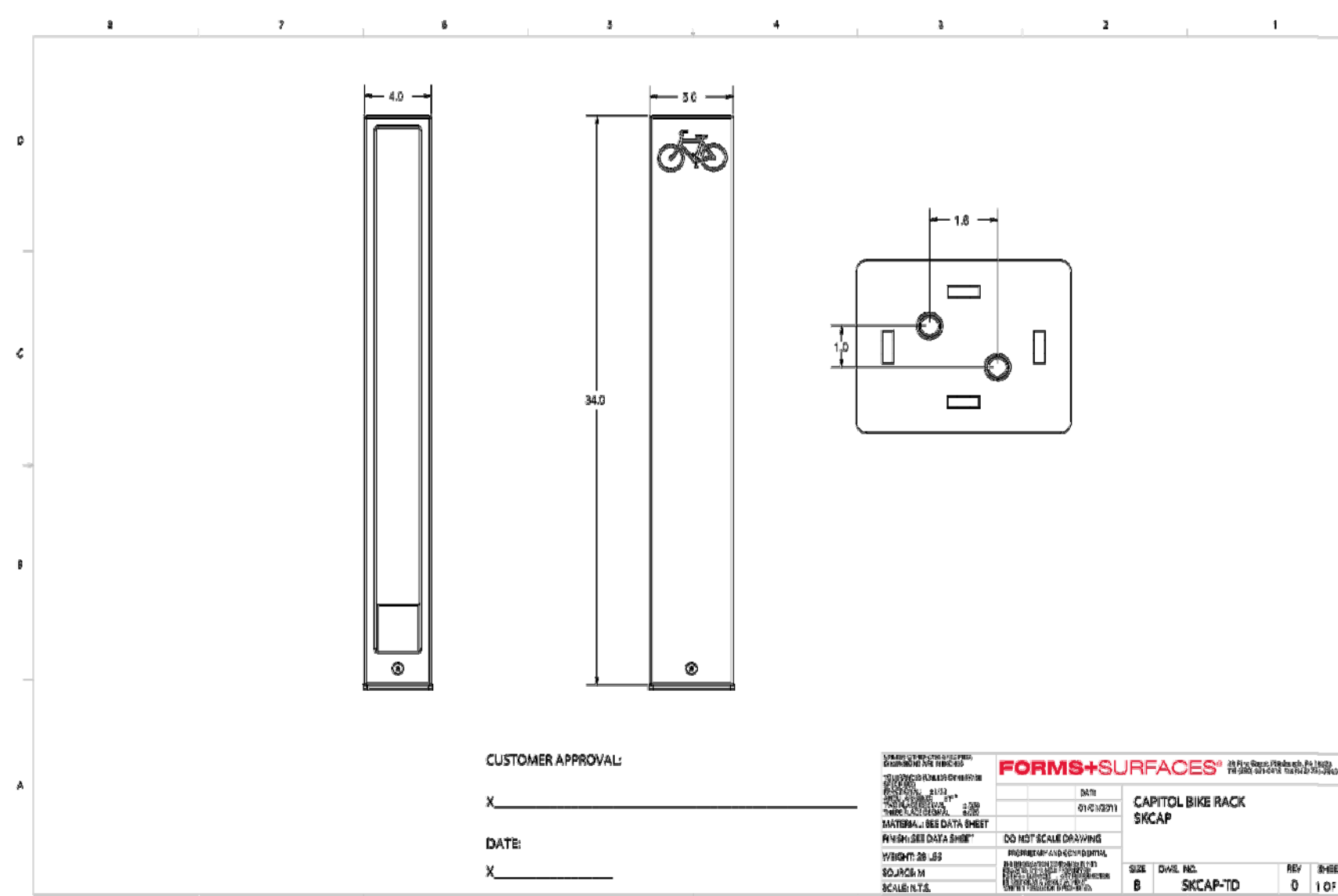
FORMS+SURFACES



1 36 GALLON TRASH RECEPTACLE



2 6' BACKLESS BENCH



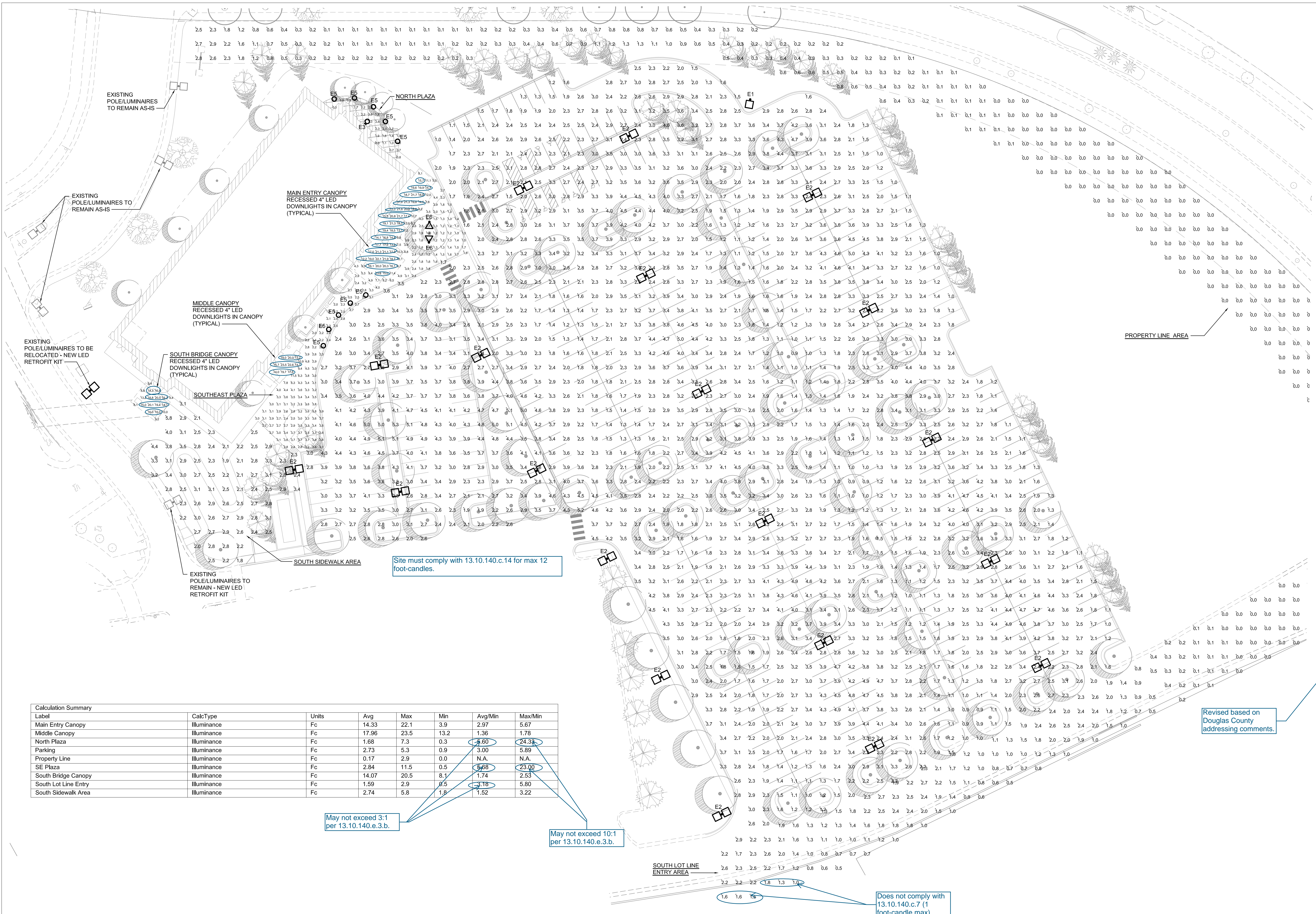
3 BIKE RACK

Revised based on Douglas County addressing comments.

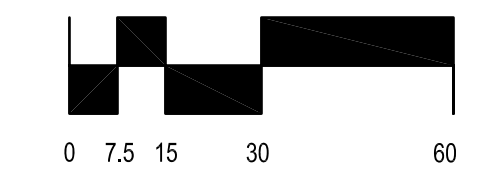
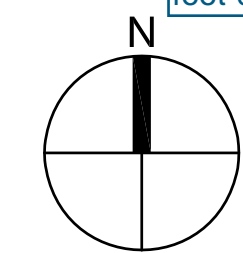
**SITE FURNISHING NOTES**

- 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	2.18	5.80
South Sidewalk Area	Illuminance	Fc	2.74	5.8	1.8	1.52	3.22



**ET LED**  
Entablature® Large PicoPrism™ LED  
kl\_etled\_spec.pdf

**KIM LIGHTING**

JOB: \_\_\_\_\_ TYPE: \_\_\_\_\_  
NOTES: \_\_\_\_\_ APPROVALS: \_\_\_\_\_

**FEATURES**

- Full Cutoff PicoPrism technology
- Patented low profile luminaire\*
- Available in 5000m, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5, R, L distributions
- 0-10V dimming drivers standard
- Sealed optical chamber, IP66 certified

**Certifications**

**SPECIFICATIONS**

Max. Weight = 45 lbs. ETL E1 for IA. See Configuration for additional specs.

**ORDERING CODE**

Configuration	EP*	Finish	Mounting	Electrical Module	Fixture Finish	Photocell Options
1A	1 Arm Side M	1 R	1 R	1 2000K	1 R	1 A25 7 pin Photocell
2A	2 Arm Side M	2 C	2 C	2 3000K	2 C	2 A25 7 pin Photocell
3A	3 Arm Side M	3 C	3 C	3 4000K	3 C	3 A25 7 pin Photocell
4A	4 Arm Side M	4 C	4 C	4 5000K	4 C	4 A25 7 pin Photocell
5A	5 Arm Side M	5 C	5 C	5 5000K	5 C	5 A25 7 pin Photocell
6A	6 Arm Side M	6 C	6 C	6 5000K	6 C	6 A25 7 pin Photocell
7A	7 Arm Side M	7 C	7 C	7 5000K	7 C	7 A25 7 pin Photocell
8A	8 Arm Side M	8 C	8 C	8 5000K	8 C	8 A25 7 pin Photocell
9A	9 Arm Side M	9 C	9 C	9 5000K	9 C	9 A25 7 pin Photocell
10A	10 Arm Side M	10 C	10 C	10 5000K	10 C	10 A25 7 pin Photocell

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P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. 10.06.2018

**1 LUMINAIRES E1 AND E2**  
11 OF 11 NO SCALE

**GEM1 LED Performance Bollard**  
Aluminum Shaft  
revision: 5/31/18 • kl\_gem1led\_spec.pdf

**KIM LIGHTING**

Type: \_\_\_\_\_ Job: \_\_\_\_\_ Approvals: \_\_\_\_\_  
Catalog number: \_\_\_\_\_

**SPECIFICATIONS**

GEM Models

GEM1 Maximum weight: 28 lb

**Top Cap:** Die-cast, low copper (< 0.6% Cu) aluminum secured to rib body by captive stainless steel allen cap screws. For lamp access, allen screws shall not require complete removal.

**Supports:** Die-cast, low copper (< 0.6% Cu) aluminum supports secured in place as a complete cage assembly. The top section provides a cutoff lamp compartment. The supports are secured to the shaft by four stainless steel tie rods.

**Reflector:** Thermally tempered soda lime glass sealed with silicone gaskets top and bottom.

**Shaft:** One-piece aluminum extrusion, .125" minimum wall thickness with a heavy cast aluminum anchor base concealed within the shaft. Hex socket stainless steel set screws shall lock the shaft onto the cast frangible anchor base.

**LED Optical System:** A total of 9 mid power LED emitters configured in a rectangular array comprised together as a module. Two (2) modules, 18 diodes for Type I version; three (3) modules, 27 diodes for Type III version; and four (4) modules, 36 diodes for Type V version. Available in 5000m Amber, 3000K, 4000K and 5000K color temperatures.

**LED Driver:** Universal voltage from 120 to 277V with a ±10% tolerance. -40°F. starting temperature. All drivers are Underwriters Laboratories recognized.

**Anchor Bolts:** Four 3/8" x 10" = 2" zinc plated J-bolts, each with two nuts, washers and a rigid pressed board template.

**Finish:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidic isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (include RAL's).

**Listed to:** UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2 #250.0 Luminaires. RoHS compliant. Meets Buy American provisions within ARRA.

**Warranty:** Kim Lighting warrants Bollard LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finishes, (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

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**2 LUMINAIRE E5**  
11 OF 11 NO SCALE

**Scarab™ EL700**  
120 to 277 Volt Die-Cast Aluminum LED  
9/5/13 • kl\_el700led\_spec.pdf

**KIM LIGHTING**

Type: \_\_\_\_\_ Job: \_\_\_\_\_ Approvals: \_\_\_\_\_  
Fixture Catalog number: \_\_\_\_\_ Fixture Options: \_\_\_\_\_

**SPECIFICATIONS**

EL7007L 7 Light Emitting Diodes

EL7009L 9 Light Emitting Diodes

EL70012L 12 Light Emitting Diodes

**Housing:** Die-cast aluminum body and lens frame.

**Swivel:** Die-cast aluminum with locking teeth and 1/2" solid brass NPT mount. Provides horizontal rotation independent of the threaded mount. Swivel locked by 3/16" stainless set screw. Clear anodized prior to powder coating for added corrosion resistance.

**Gasketing:** Silicone gaskets throughout.

**Fasteners:** Stainless steel.

**Wiring:** No. 18AWM rated 105°C.

**Optical System:** High performance acrylic optic securely attached to internal heat sink for maximum thermal dissipation.

**Driver:** Universal Voltage from 120 to 277V with a ±10% tolerance. -40°F. starting temperature. All drivers are Underwriters Laboratories recognized.

**Finish:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidic isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (CR) Verde Green.

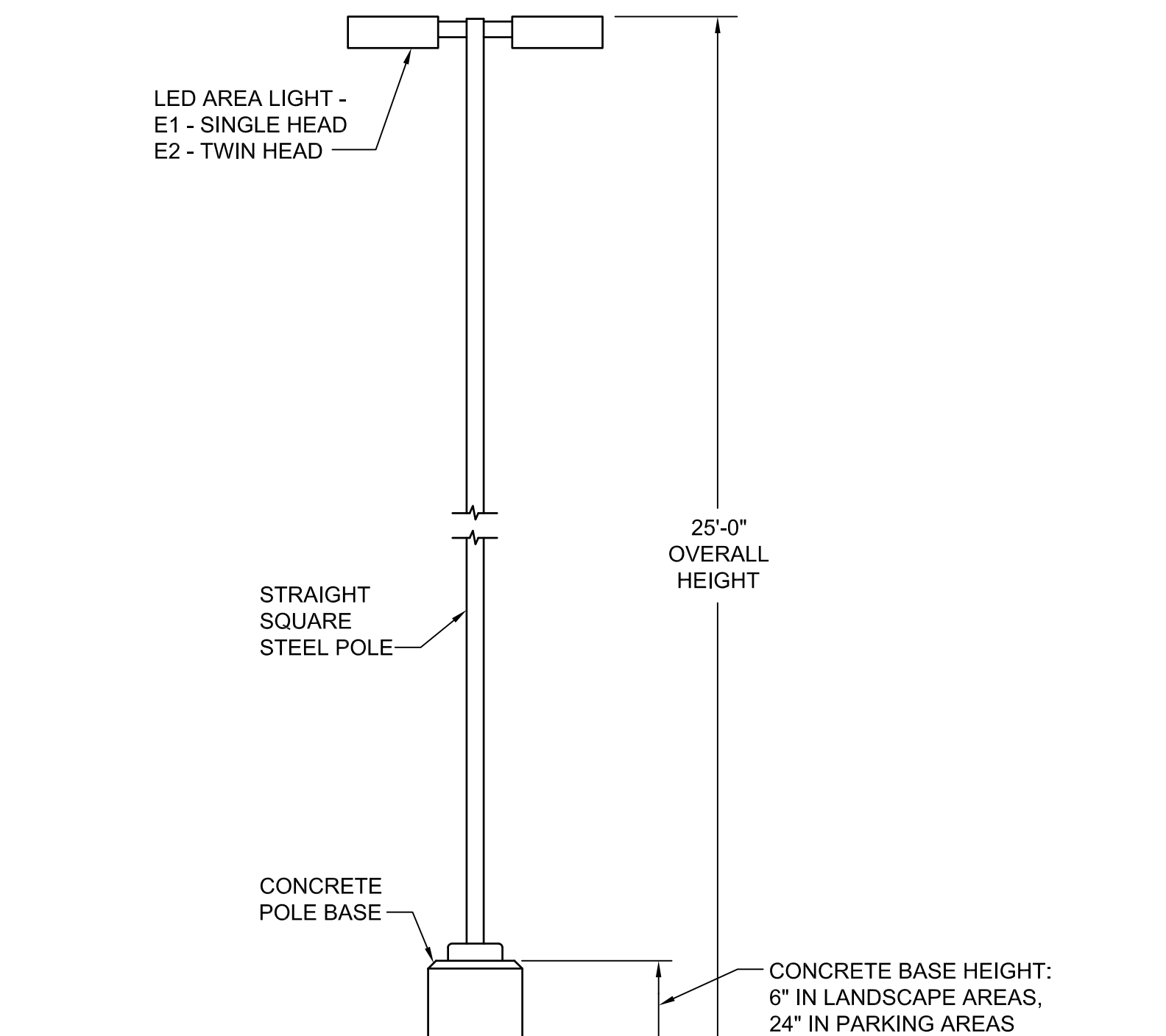
**Listed to:** UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CAN/CSA C22.2 No. 250.0 Luminaires. LEDs and drivers are RoHS compliant.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

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**3 LUMINAIRE E6**  
11 OF 11 NO SCALE



**4 POLE DETAIL**  
11 OF 11 NOT TO SCALE

**WDS**  
Wall Director® Small  
kl\_wds\_spec.pdf

**KIM LIGHTING**

JOB: \_\_\_\_\_ TYPE: \_\_\_\_\_ APPROVALS: \_\_\_\_\_  
NOTES: \_\_\_\_\_

**FEATURES**

- 5° to +10° tilt adjustment
- High performance optics deliver up to 8,500 lumens
- Up or down mountable without modification
- Diffused lens option
- Programmable occupancy sensor (dimming)
- Stainless wireless controls
- Up to 150 lumens per watt

**Certifications**

**SPECIFICATIONS**

Weight: 20 lbs

**ORDERING CODE**

Model	Mounting	Color	Height	Light Output	Beam Spread	Photocell	Finish
WDS-20	U* Up	24, 30, 36, 42	36, 42, 48, 54, 60, 66, 72	367, 459, 551, 643, 735, 827, 919	34°	1	BL, DB, CR, LG, PS, SG, WH

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**5 LUMINAIRE E3**  
11 OF 11 NO SCALE

Revised based on Douglas County addressing comments.

PARKER PROJECT NUMBER  
SP18-081

DRAWN BY  
TAH

DATE  
10/19/2018

REVISIONS

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

SHEET TITLE  
SITE LIGHTING CUTSHEETS & DETAIL

SHEET NUMBER  
12 OF 12

**SITE PLAN AMENDMENT**

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