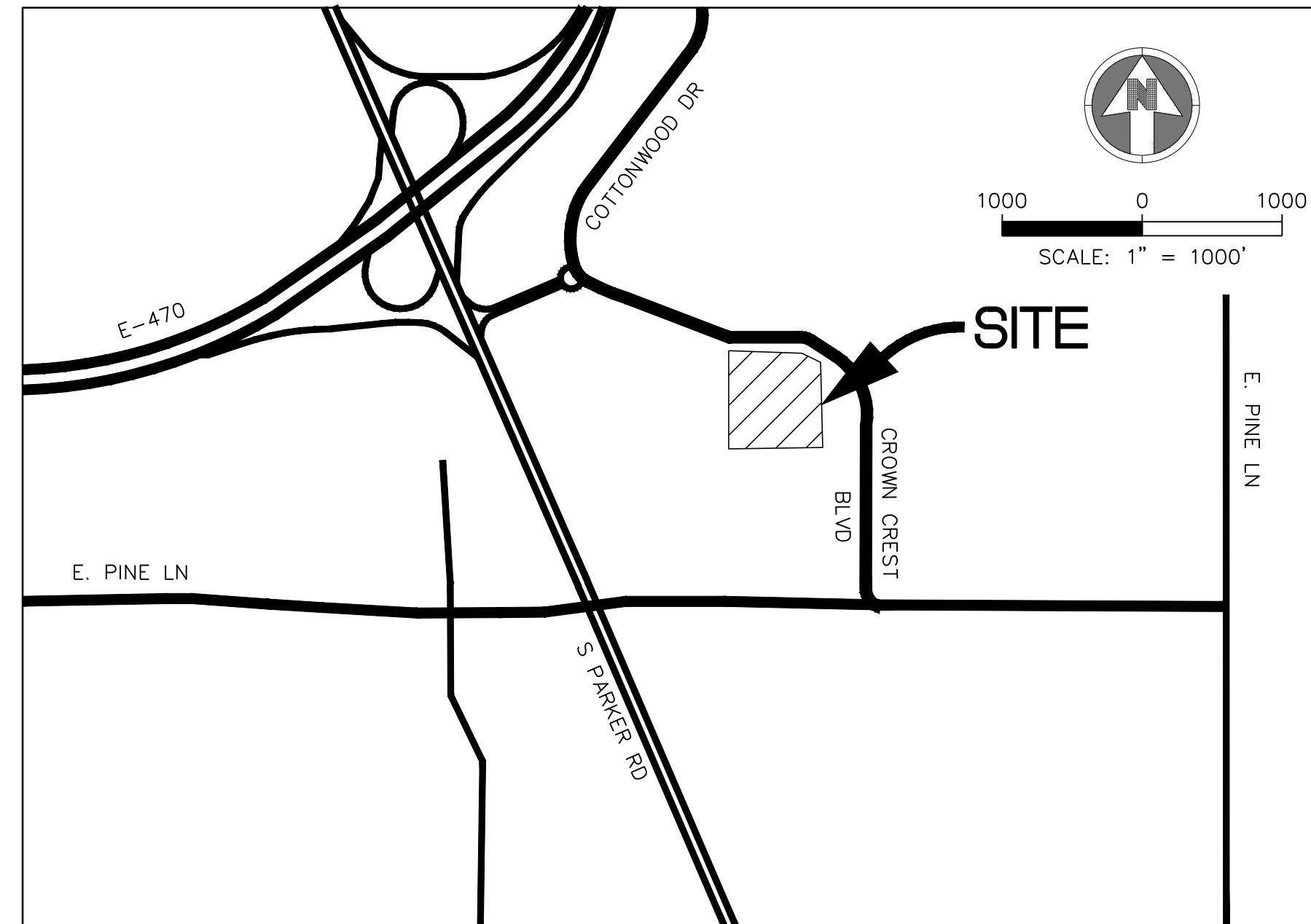


PARKER ADVENTIST HOSPITAL MOB III

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, CROWN POINT F#1, AMENDMENT 28
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

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

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

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

TOWN OF PARKER-PUBLIC WORKS
9200 MOTSENBOCKER ROAD
PARKER, CO 80134
303-840-9546
CONTACT: MIKE WAUGH

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

CABLE-COMCAST
6850 S. TUSCON WAY
ENGLEWOOD, CO. 80112
303-603-5605
CONTACT: KEVIN YOUNG

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

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

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

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

OWNER INFORMATION

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

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

DATE
10/30/2019

REVISION DESCRIPTION DATE

#	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO TOWN	8/8/18
1	REVISED SUBMITTAL TO TOWN	11/26/18
2	THIRD SUBMITTAL TO TOWN	07/31/19
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4	FIFTH SUBMITTAL TO TOWN	10/30/19



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

9403 CROWN CREST BLVD.
PARKER, COLORADO
80138


SITE PLAN
AMENDMENT

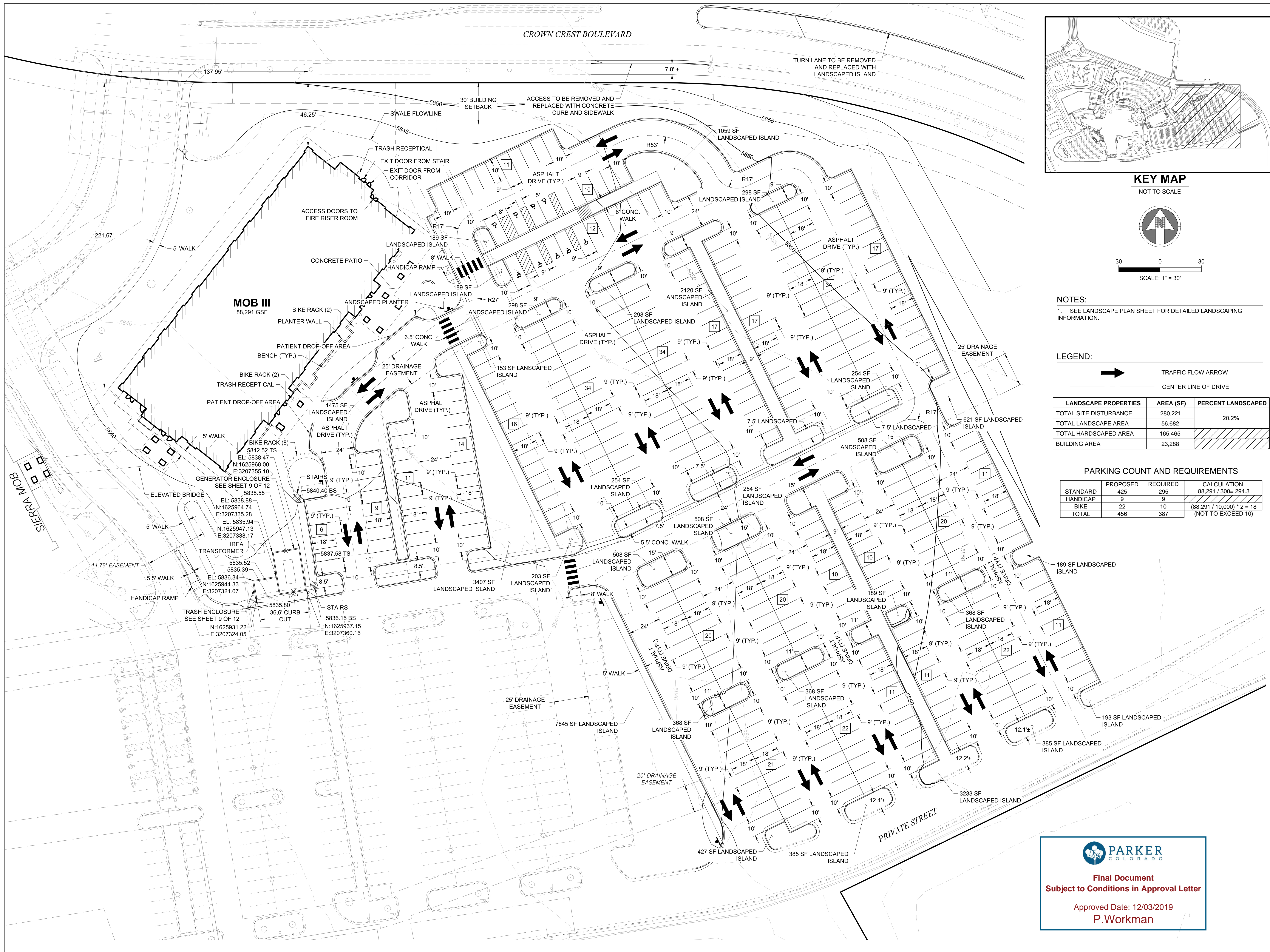
SHEET TITLE

COVER SHEET

SHEET NUMBER

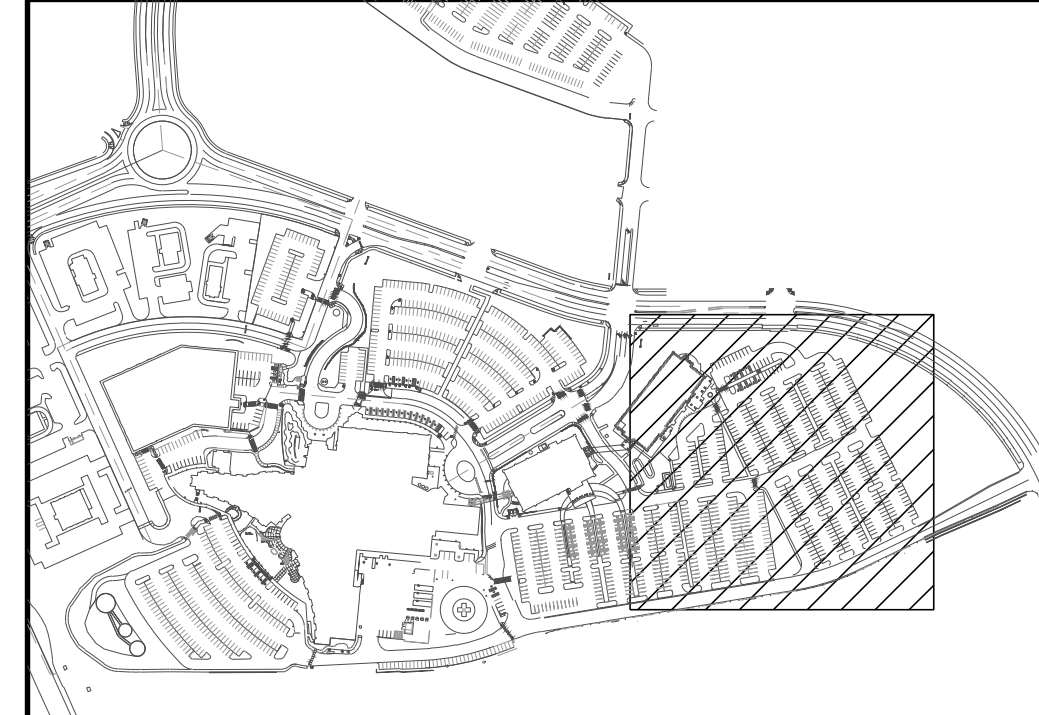
1 OF 12


Final Document
Subject to Conditions in Approval Letter
 Approved Date: 12/03/2019
P.Workman



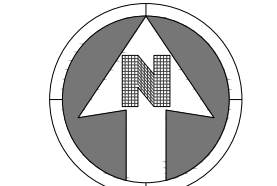
CROWN CREST BOULEVARD

TURN LANE TO BE REMOVED AND REPLACED WITH LANDSCAPED ISLAND



KEY MAP

NOT TO SCALE



SCALE: 1" = 30'

NOTES:

1. SEE LANDSCAPE PLAN SHEET FOR DETAILED LANDSCAPING INFORMATION.

LEGEND:



LANDSCAPE PROPERTIES	AREA (SF)	PERCENT LANDSCAPED
TOTAL SITE DISTURBANCE	280,221	
TOTAL LANDSCAPE AREA	56,682	20.2%
TOTAL HARDSCAPED AREA	165,465	
BUILDING AREA	23,288	

PARKING COUNT AND REQUIREMENTS

	PROPOSED	REQUIRED	CALCULATION
STANDARD	425	295	88,291 / 300 = 294.3
HANDICAP	9	9	
BIKE	22	10	(88,291 / 10,000) * 2 = 18
TOTAL	456	387	(NOT TO EXCEED 10)

PARKER PROJECT NUMBER
SP18-081

DATE
10/30/2019

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4582 South Ulster Street Pkwy.
Suite 750 Denver, CO 80237
ph. 303 741 3737
fax 303 694 3134

PROJECT
Parker Adventist Hospital MOB III
9403 CROWN CREST BLVD.
PARKER, COLORADO
80138

SITE PLAN AMENDMENT

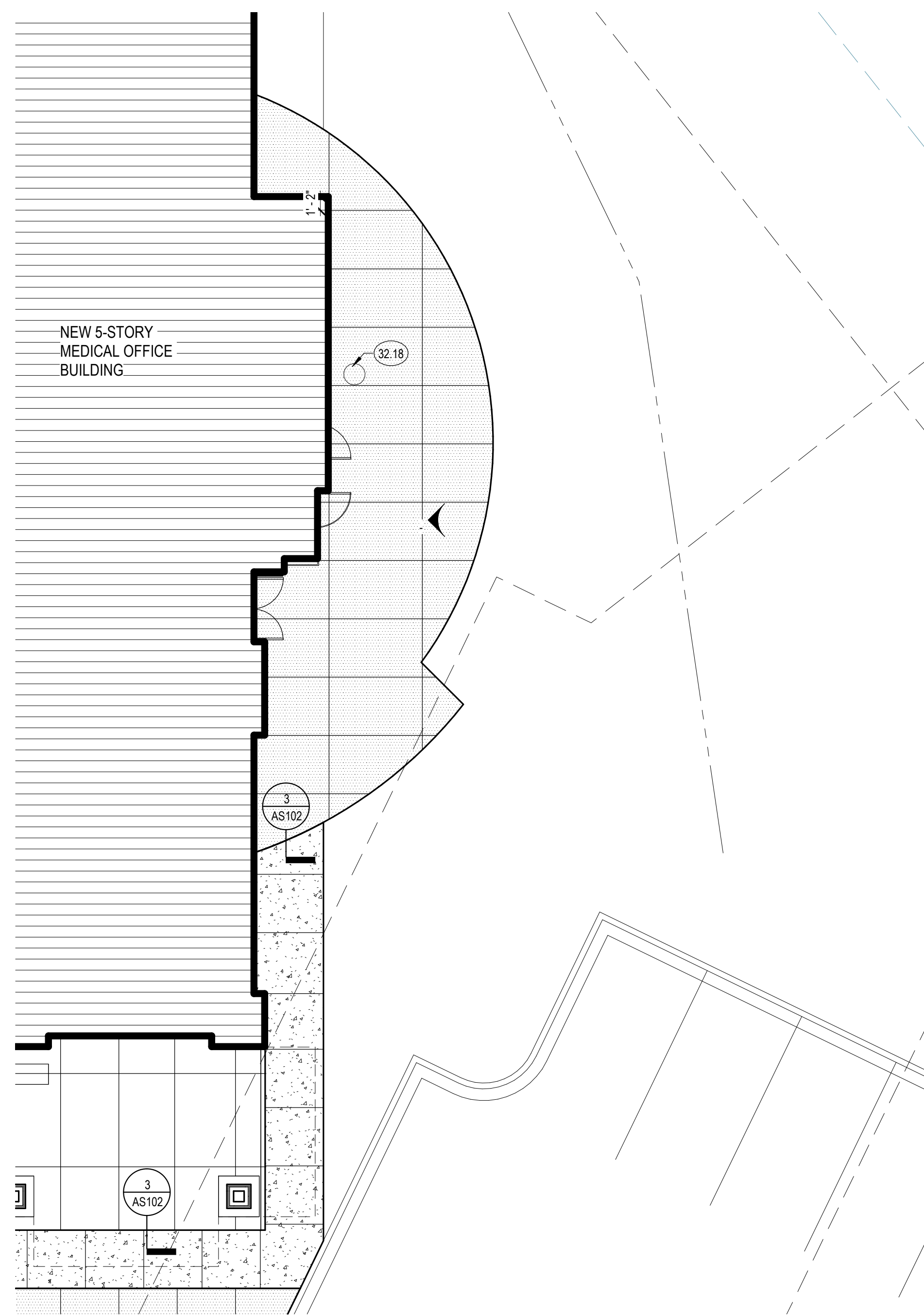
PARKER COLORADO

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Subject to Conditions in Approval Letter

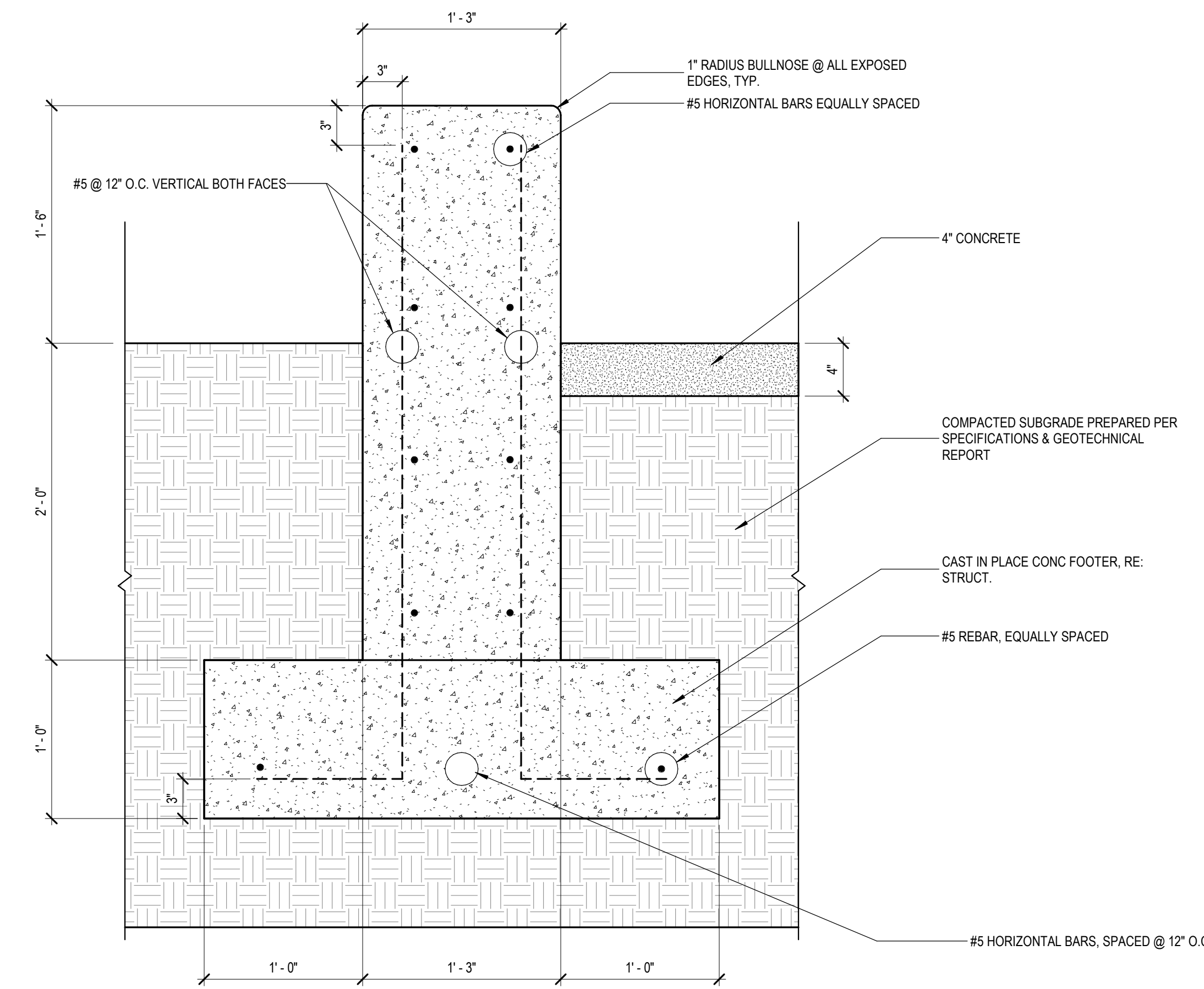
Approved Date: 12/03/2019
P.Workman

SHEET TITLE
SITE PLAN

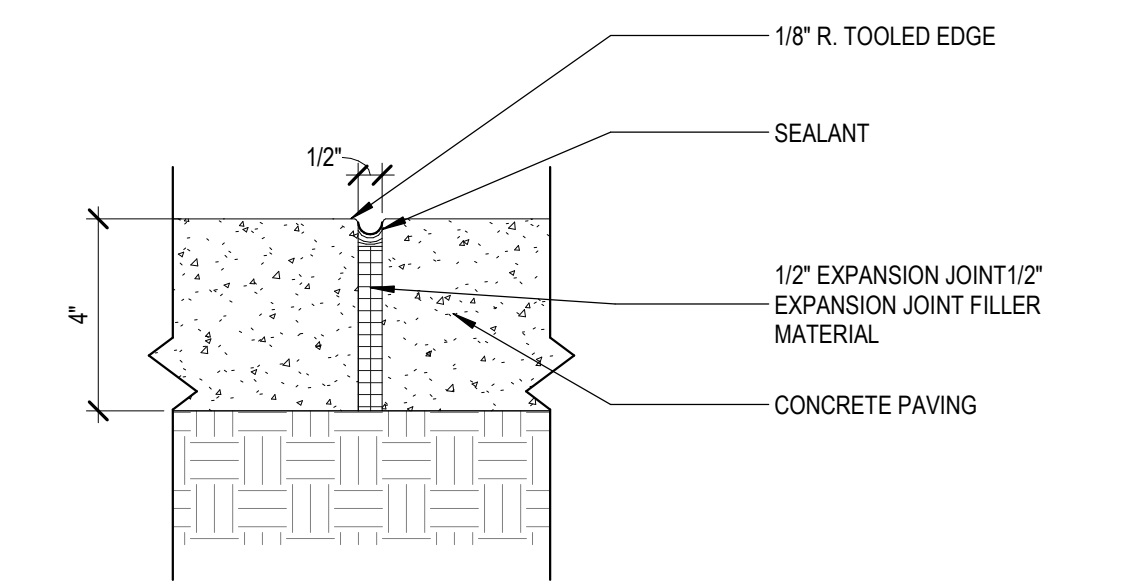
SHEET NUMBER
2 OF 12



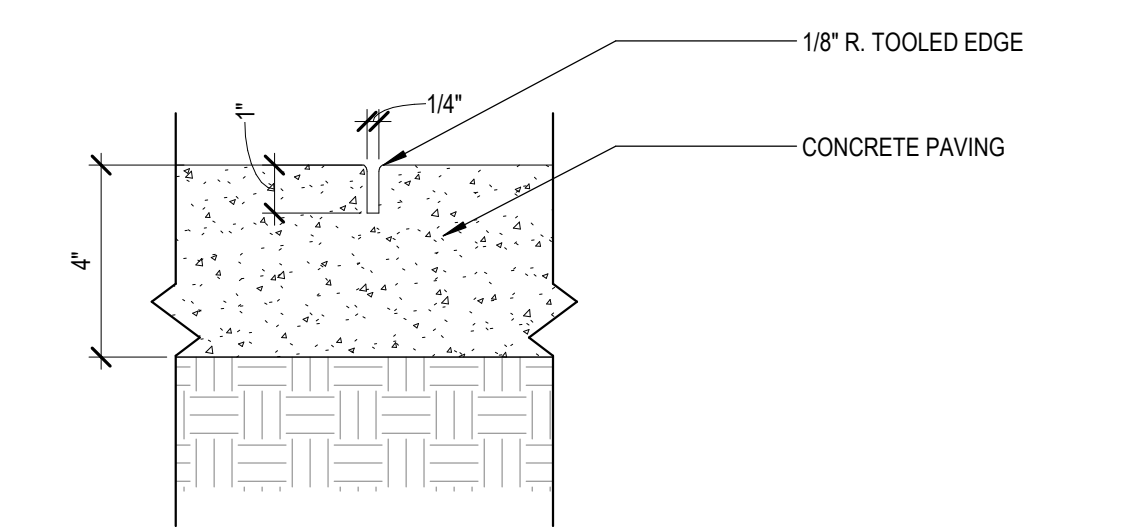
ENLARGED SITE PLAN - NORTH PATIO
HARDSCAPE
1 AS102
1/8" = 1'-0"
NORTH



4 SITE WALL DETAIL
1 1/2" = 1'-0"
EXTR-SITE-SEC-56



3 CONCRETE EXPANSION JOINT, TYP.
3" = 1'-0"
EXTR-SITE-SEC-55



2 CONCRETE CONTROL JOINT, TYP.
3" = 1'-0"
EXTR-SITE-SEC-54

SITE PLAN LEGEND

	CONC-1 CONCRETE OUTBACK 677 DAVIS COLORS		CONC-3 CONCRETE KALLUA 677 DAVIS COLORS
	CONC-2 CONCRETE SUNSET ROSE 160 DAVIS COLORS		

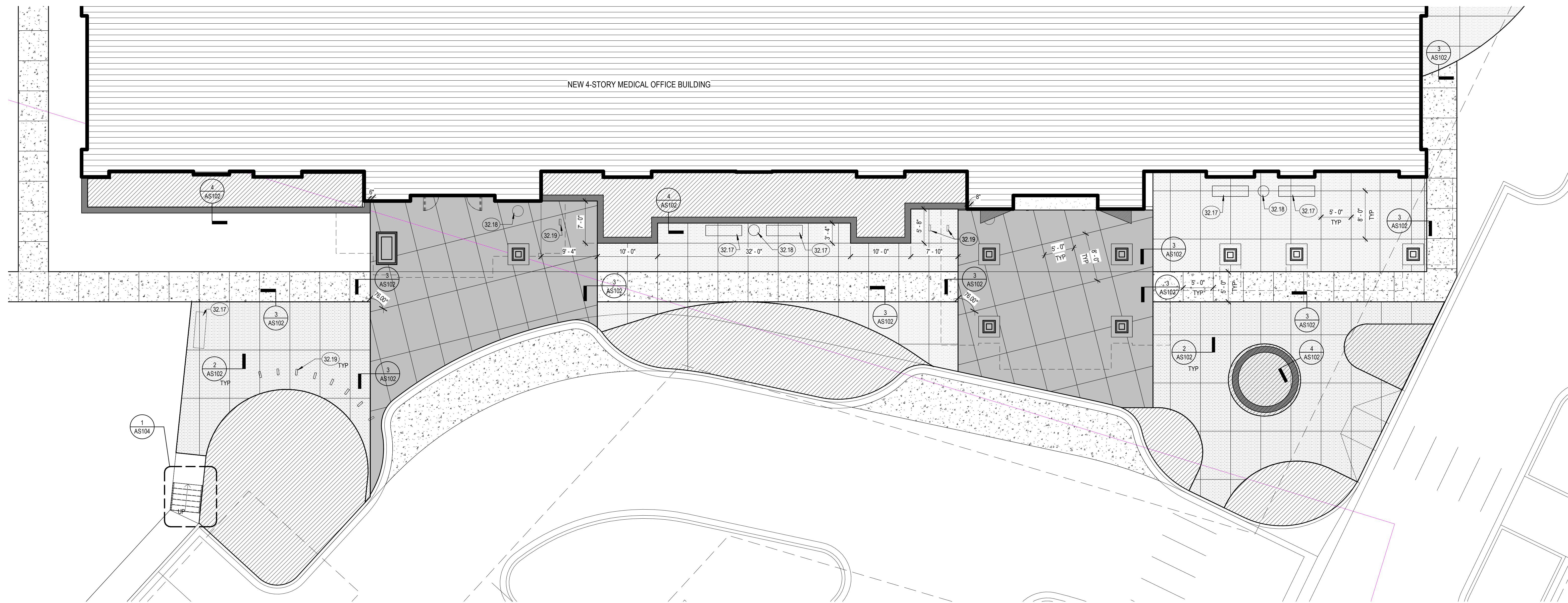
KEYNOTE LEGEND

32.17	SITE FURNISHING, BENCH
32.18	SITE FURNISHING, WASTE RECEPTACLE
32.19	SITE FURNISHING, BIKE RACK

PARKER COLORADO

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Approved Date: 12/03/2019
P.Workman



ENLARGED SITE PLAN - MAIN & ED ENTRY
HARDSCAPE
7 AS102
1/8" = 1'-0"
NORTH

RTA ARCHITECTS

19 SOUTH TEJON ST., SUITE 300
COLORADO SPRINGS, CO. 80903
TELE: 719-471-7566
FAX: 719-471-1174
www.rtaarchitects.com

STATE OF COLORADO
JAMES M. GOULD
00262910
1-3-19
LICENSED ARCHITECT

PARKER MEDICAL OFFICE BUILDING III CORE & SHELL

PARKER ADVENTIST HOSPITAL

9403 CROWN CREST BLVD.
PARKER, CO 80138

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SHEET TITLE
SITE DETAILS

RTA PROJECT NUMBER
18035.04

DATE
07/31/2019

REVISIONS

#	DATE	REVISION	DESCRIPTION

ISSUED FOR:
CONSTRUCTION DOCUMENTS

SHEET NO.
AS102

QUALITY APPROVAL: **DM**
DESIGNED BY: **LF**
CHECKED BY: **MEP**

BIM 580:/Parker MOB III/Parker MOB III_ReDesign C-S_ARCH_V19.rvt
8/1/2019 8:27:37 AM

REVISIONS

#	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO TOWN	8/8/18
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LEGEND

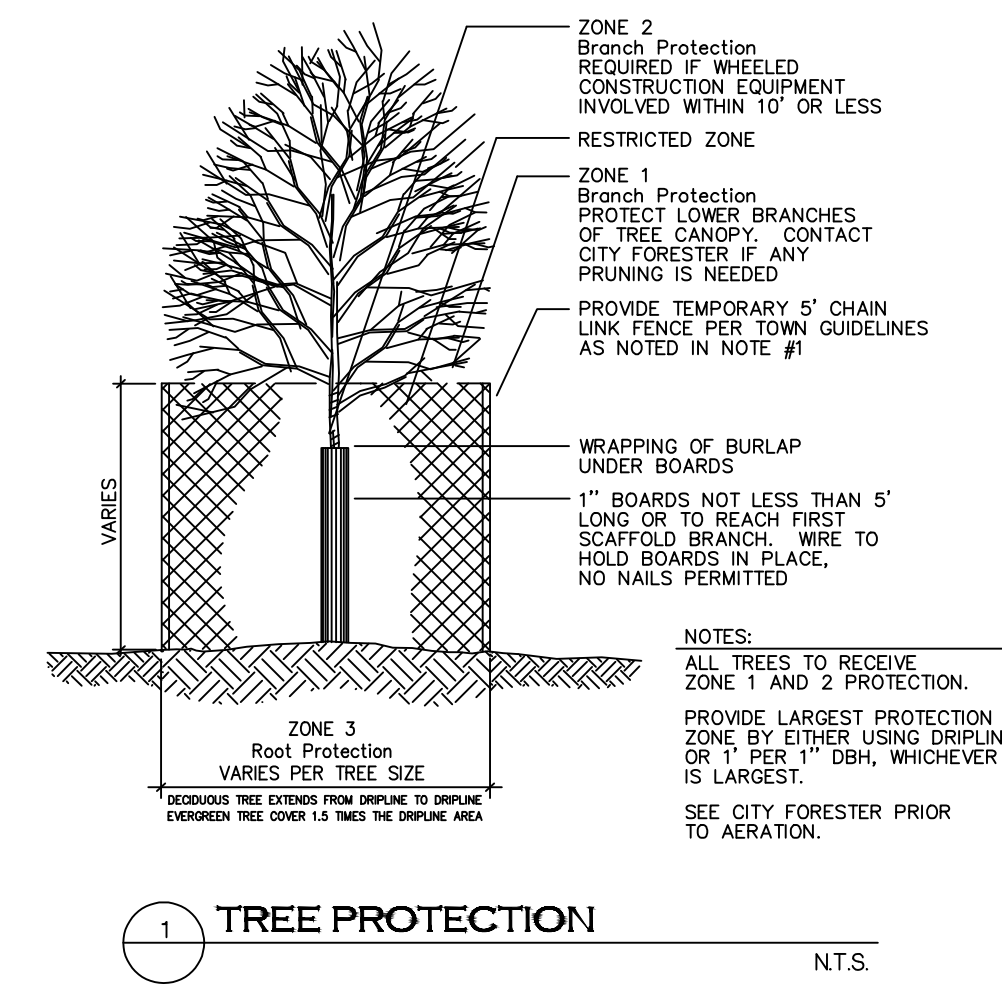
-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING DECIDUOUS TREE TO BE REMOVED
-  EXISTING EVERGREEN TREE TO REMAIN
-  EXISTING EVERGREEN TREE TO BE REMOVED

EXISTING TREE SURVEY

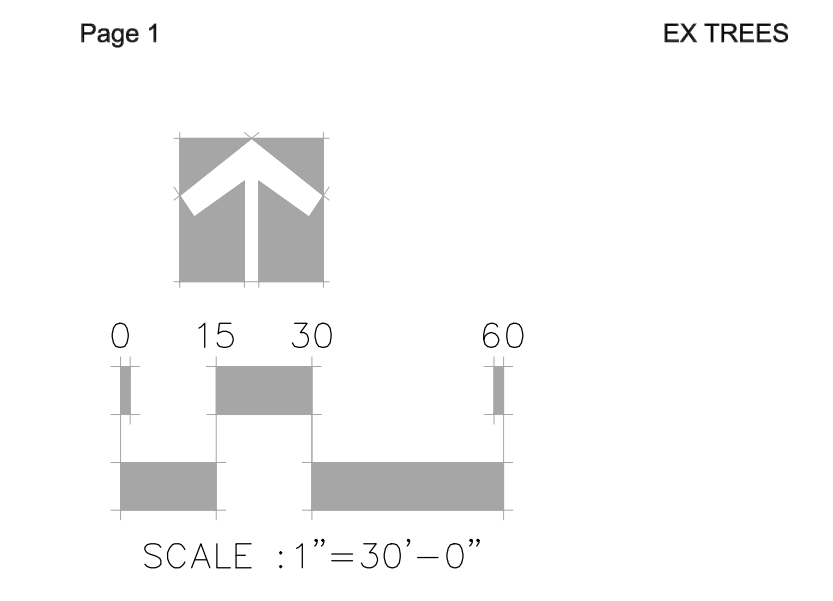
LABEL	DESCRIPTION	SIZE	UNIT	REMARKS
#1	HACKBERRY	2	INCH CALIPER	PRESERVE
#2	HACKBERRY	2	INCH CALIPER	PRESERVE
#3	HACKBERRY	2	INCH CALIPER	PRESERVE
#4	RED SUNSET MAPLE	2.5	INCH CALIPER	PRESERVE
#5	RED SUNSET MAPLE	2.5	INCH CALIPER	PRESERVE
#6	HACKBERRY	5.0	INCH CALIPER	PRESERVE
#7	SPRING SNOW CRABAPPLE	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	20.0	FOOT HEIGHT	PRESERVE
#37	AUSTRIAN PINE	15.0	FOOT HEIGHT	PRESERVE
#38	AUSTRIAN PINE	15.0	FOOT HEIGHT	PRESERVE
#39	AUSTRIAN PINE	15.0	FOOT HEIGHT	PRESERVE
#40	AUSTRIAN PINE	15.0	FOOT HEIGHT	PRESERVE
#41	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 PROTECTION AT ALL TREES WITHIN PROPOSED RE-GRADING AREAS.



- 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.



PARKER COLORADO

Final Document
Subject to Conditions in Approval Letter

Approved Date: 12/03/2019
P. Workman

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

PROJECT
Parker Adventist Hospital MOB III

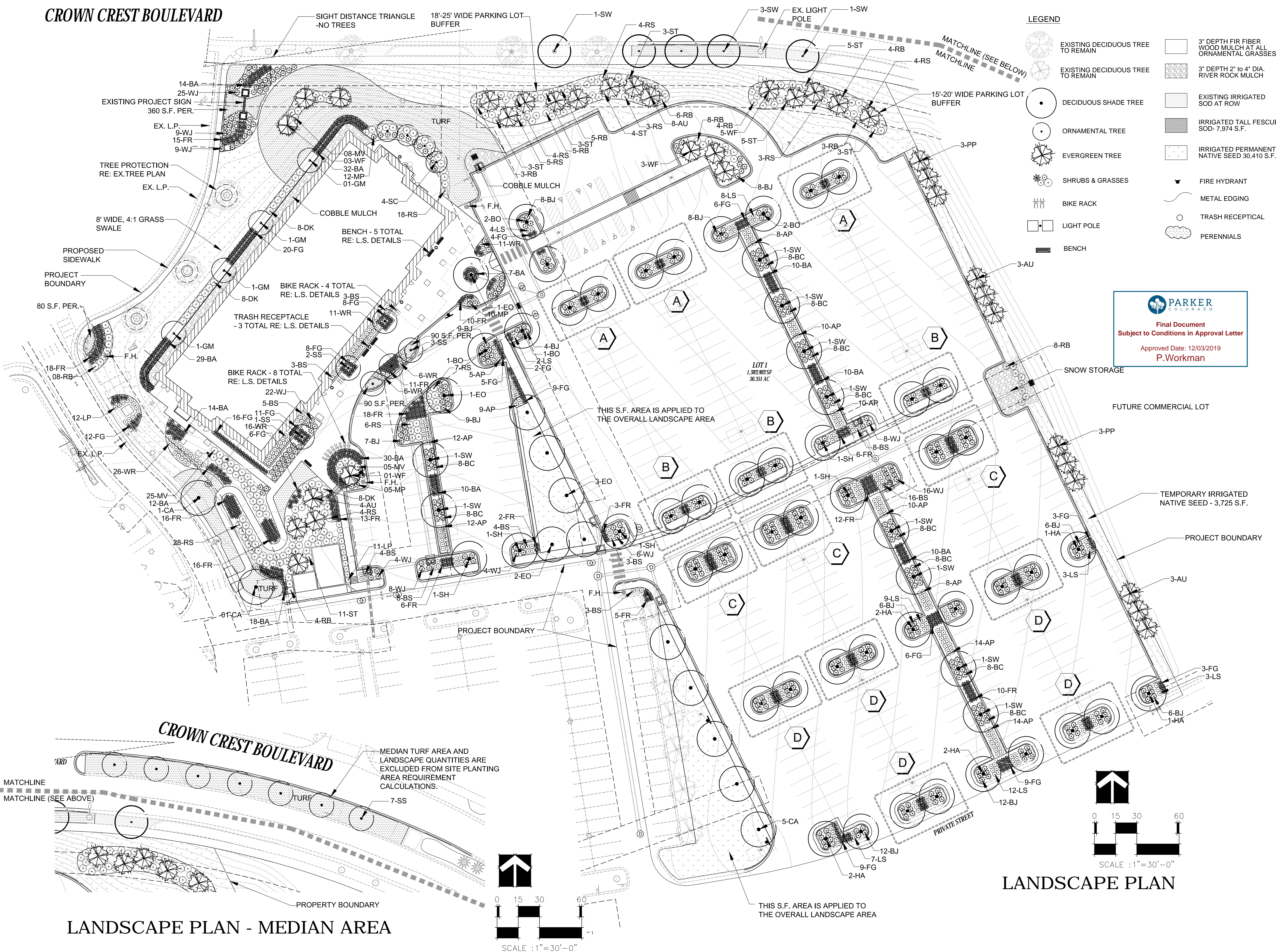
9403 CROWN CREST BLVD.
PARKER, COLORADO
80138

SITE PLAN AMENDMENT

SHEET TITLE
EXISTING TREE SURVEY

SHEET NUMBER

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 30,410 S.F.
	SHRUBS & GRASSES		FIRE HYDRANT
	BIKE RACK		METAL EDGING
	LIGHT POLE		TRASH RECEPTACLE
	BENCH		PERENNIALS

PARKER
COLORADO

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19 SOUTH TEJON ST., SUITE 300
COLORADO SPRINGS, CO. 80903
TELE: 719-471-7566
FAX: 719-471-1174
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GROUND LOGIC INC.
LANDSCAPE ARCHITECTURE
IRRIGATION DESIGN
SITE DESIGN & GIS

GROUND LOGIC, INC.
2038 Grove Street
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PROJECT
Parker Adventist Hospital MOB III

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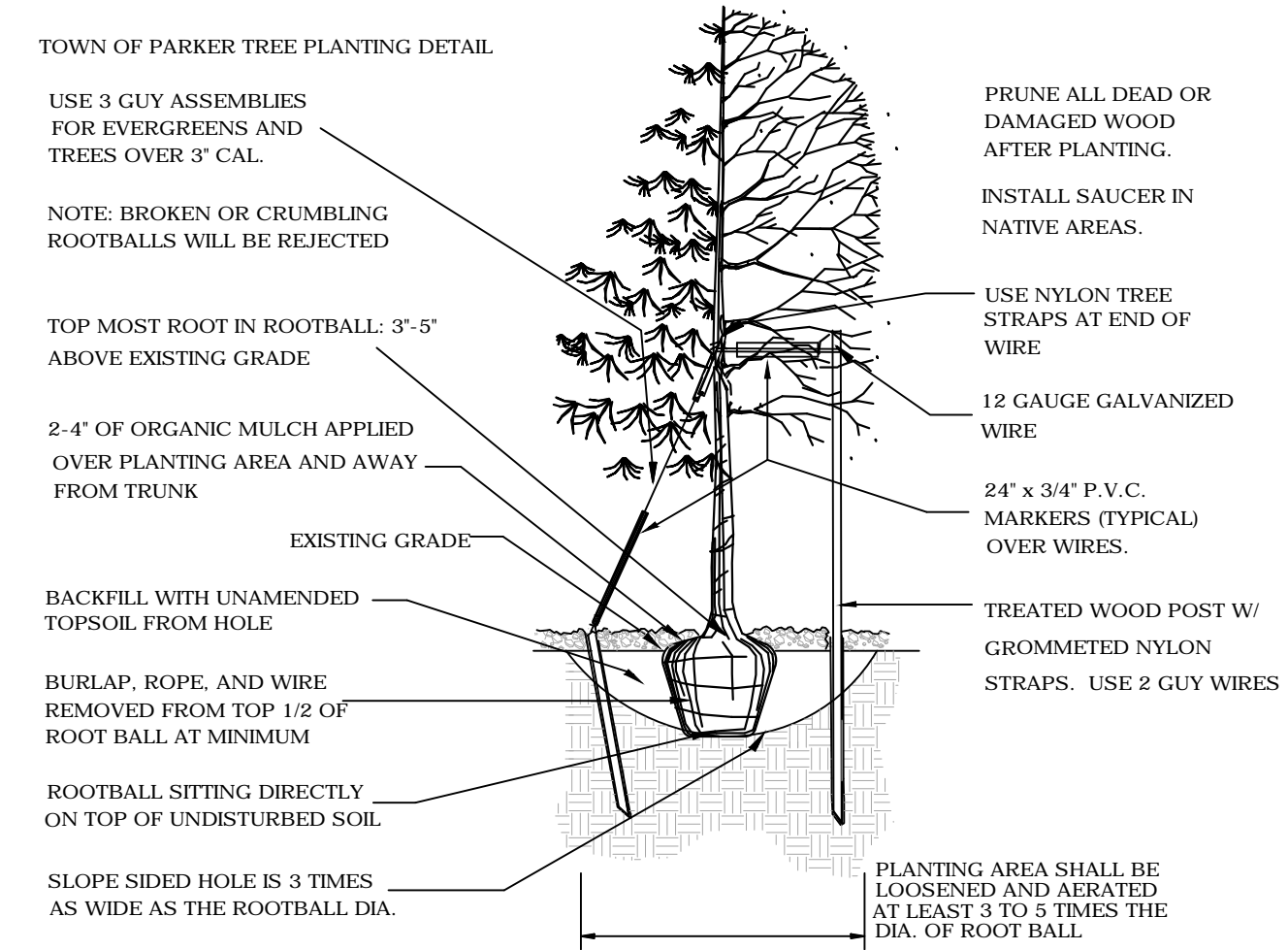
SITE PLAN AMENDMENT

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

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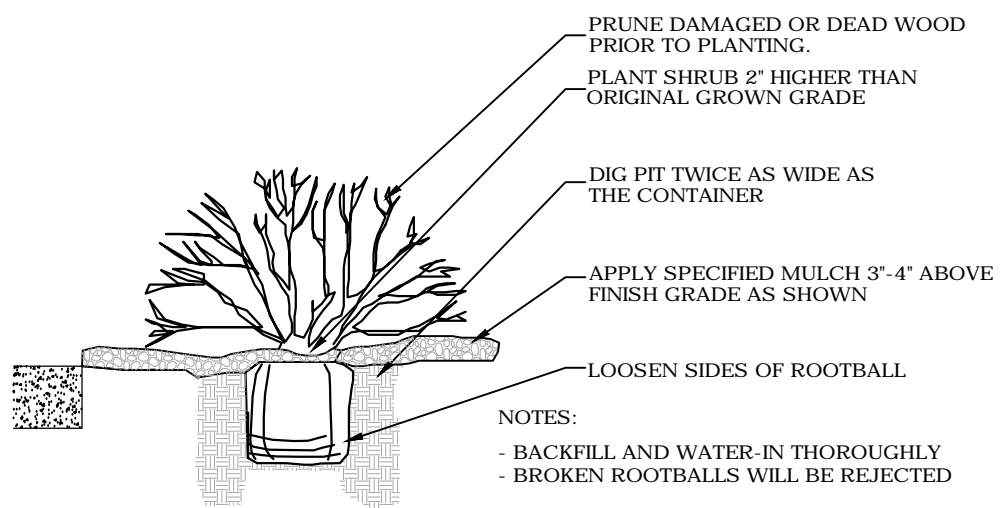
LANDSCAPE DETAILS



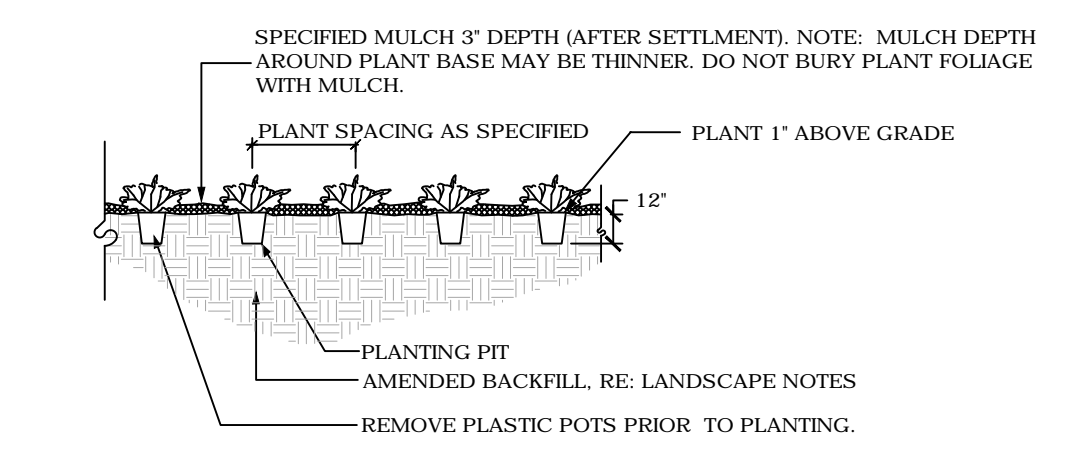
TREE PLANTING NOTES:

- 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 IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSEND 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' TO 5' HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREE WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY WHERE POSSIBLE. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP POSSIBLE. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
- STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE NECESSARY TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTING THE TOWN ARBORIST.
- RESETTING IMPROPERLY PLANTED TREE WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL NOT IN ANY WAY COMPROMISE THE ROOTBALL, AND SHALL ONLY BE DONE WITH THE APPROVAL OF THE TOWN ARBORIST.

1 TREE PLANTING DETAIL



2 SHRUB PLANTING DETAIL



3 GROUNDCOVER / 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" OF SOIL. TURF AREAS SHALL BE PREPARED WITH 3" DEPTH PLANTERS MIXTURE TOPSOIL. RAISED PLANTERS SHALL BE PREPARED WITH 24" DEPTH PLANTERS MIXTURE TOPSOIL.
- MULCH: PROVIDED 2"-4" DIAMETER ROUND RIVER COBBLES OVER FILTER FABRIC AT ALL DECIDUOUS AND EVERGREEN SHRUB BEDS. PROVIDE AN 18" DIAMETER X 3" DEPTH FIR FIBER WOOD MULCH RING WITHOUT FILTER FABRIC AT ALL ORNAMENTAL GRASSES. ALL PERENNIAL BEDS SHALL BE MULCHED WITH 2" DEPTH FIR FIBER MULCH WITHOUT FILTER FABRIC. TREE RINGS SHALL BE MULCHED WITH 3" DEPTH FIR FIBER WOOD MULCH WITHOUT FILTER FABRIC.
- FILTER FABRIC SHALL BE TYPAR 315, OR APPROVED EQUAL.
- IRRIGATION DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE TO TOWN OF PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAILS, AND STREETSCAPES MANUAL APPROVED JULY, 1997 AND RE-VEGETATION STANDARDS AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. DRIP IRRIGATION TO BE PROVIDED TO ALL PLANT MATERIAL AND TEMPORARY SPRAY/ROTOR IRRIGATION TO SEED AREAS. TEMPORARY IRRIGATION MAY BE REMOVED IMMEDIATELY AFTER ESTABLISHMENT IS COMPLETE, OR IN ANY CASE, NO LONGER THAN ONE (1) YEAR PER MUNICIPAL CODE 13.06.070(i).
- ALL TREES WILL EITHER BE STAKED USING TWO LODGEPOLE STAKES OR GUYES USING 3-12GA. GALVANIZED WIRE GUYES ATTACHED TO BURIED STAKES.
- ALL SHRUB BEDS ARE TO BE CONTAINED WITH STEEL EDGER (3/16"x4") NOT REQUIRED AT CURB, WALK, OR BUILDING. EDGER TO BE ROLL TOPPED STEEL EDGING OR APPROVED EQUAL.
- SOIL RETENTION BLANKETS ARE REQUIRED ON ALL SLOPES 3:1 OR STEEPER AND SHALL BE PLACED INTO THE FLOW LINES OF DITCHES AND SWALES STEEPER THAN 2% (BY OTHERS).
- ALL TREES MUST BE A MINIMUM OF 7' AWAY FROM ANY WATER AND SANITARY SEWER MAIN.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS AND THE CALL-OUTS ON THE PLANS, THE ACTUAL NUMBER OF PLANT SYMBOLS DEPICTED ON THE PLANS SHALL PREVAIL.
- IRRIGATED TURF SHALL BE RTF WATER SAVIOR SOD AS PROVIDED FOR BY GREEN VALLEY TURF COMPANY,
- PERMANENTLY IRRIGATED NATIVE SEED AREAS SHALL INCLUDE THE FOLLOWING:

TOWN OF PARKER - LOW GROW NATIVE SEED MIXTURE:

- 25% EPHRAIM CRESTED WHEATGRASS
- 23% SHEEP FESCUE
- 18% PERENNIAL RYEGRASS
- 13% CANADA BLUEGRASS
- 12% BARLEY OR OATS
- 9% BLUE FESCUE
- 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 REPLENISHED 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	GLEDITSIA TRIACANTHOS INERMINS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5" CAL. B&B	60'	20'
BO	12	QUERCUS MACROCARPA	BUR OAK	2.5" CAL. B&B	60'	40'
HA	18	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL. B&B	60'	40'
EO	7	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL. B&B	60'	40'
SW	15	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL. B&B	70'	45'
CA	7	CATALPA SPECIOSA	CATALPA	2.5" CAL. B&B	70'	45'
	76	SUBTOTAL				
ORNAMENTAL TREES						
GM	4	ACER GINNALA	GINNALA MAPLE	2" CAL. B&B	15'	15'
SS	13	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL. B&B	20'	15'
SC	4	MALUS SARGENTII	SARGENT CRABAPPLE	2" CAL. B&B	10'	10'
	21	SUBTOTAL				
	97	TOTAL DECIDUOUS TREES				
EVERGREEN TREES						
WF	12	ABIES CONCOLOR	WHITE FIR	8' HT. B&B	40'	20'
AU	18	PINUS NIGRA	AUSTRIAN PINE	8' HT. B&B	40'	20'
PP	6	PINUS EDULIS	PINION PINE	8' HT. B&B	35'	20'
	36	TOTAL EVERGREEN TREES				
	133	TOTAL TREES				
DECIDUOUS SHRUBS						
BS	93	CARYOPTERIS X CLANDONENSIS 'DARK NIGHT'	BLUEMIST SPIREA	#5 CONT.	4'	4'
AP	112	PONTEILLIA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA		3'	3'
LS	90	SPIREA JAPANICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA		3'	4'
RS	86	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE		4'	4'
LP	23	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET		5'	5'
DK	24	SYRINGA MEYERI	DRAWF KOREAN LILAC		5'	5'
WR	76	ROSA 'WINNIPEG PARKS'	WINNIPEG PARKS ROSE		3'	3'
ST	37	RIBUS TYPHINA	STASHORN SUMAC		8'	5'
RB	58	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH		6'	5'
MV	38	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM		4'	6'
	637	SUBTOTAL				
	1106	TOTAL 5' GALLON SHRUBS				
EVERGREEN SHRUBS						
WJ	183	JUNIPERUS HORIZONTALIS 'WILTONI'	WILTON CARPET JUNIPER	#5 CONT.	6"	6"
BC	80	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5 CONT.	2'	5'
BJ	179	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT.	2'	5'
MP	27	PINUS MUGO VAR. PUMILIO	DWARF MUGO PINE	#5 CONT.	2'	5'
	469	SUBTOTAL				
	1106	TOTAL 5' GALLON SHRUBS				
ORNAMENTAL GRASSES						
FG	179	PENNISETUM ALOPECUROIDES 'HAMEL'	HARDY FOUNTAIN GRASS	#5 CONT.	2'	2'
BA	196	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#5 CONT.	3'	4'
FR	168	ALCANTARA X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#5 CONT.	4'	2'
	543	TOTAL 5' GALLON GRASSES				
PERENNIALS - 620 S.F.						
	26	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDAR, MUNSTEAD	1 GAL.	18"	18"
	26	RUDBECKIA, SPP.	BLACK-EYED SUSAN	1 GAL.	30"	18"
	26	PAPAVER ORIENTALE	POPPY, ORIENTAL	1 GAL.	30"	36"
	26	ACHILLEA MOONSHINE	YARROW, MOONSHINE	1 GAL.	24"	24"
	26	ECHINACEA PURPUREA	CONEFLOWER, PURPLE	1 GAL.	30"	18"
	130	TOTAL 1 GALLON PERENNIALS				

NOTE: PERENNIALS SHALL BE EVENLY DISTRIBUTED WITH TRIANGLE SPACING AT 24" ON CENTER

LANDSCAPE CODE REQUIREMENT

LANDSCAPE AREA 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	34 + 9 EXISTING = 43	190	308	25

SITE PARKING LOT PERIMETER LANDSCAPE REQUIREMENT

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%
					40		Tree / shrub substitution
						126	

*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	61	285	285
Additional Parking Lot Area	SF	1 Shrub / add. 15 s.f.	9,445	-	-	630	637
			18,679	57	61	915	922

PARKING LOT LANDSCAPE REQUIREMENT

Total Parking Lot Area (S.F.)	186,390
Interior Parking Lot LS Area Required (S.F.)	16,638 10.00%
Interior 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%

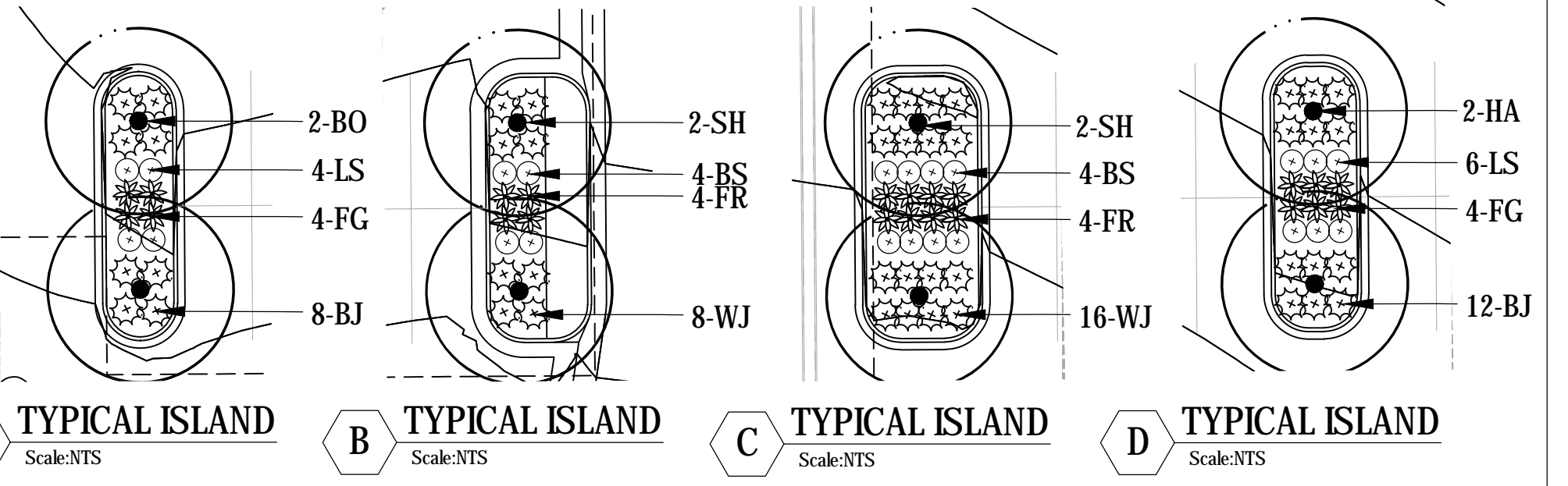
LIVING VS. NON-LIVING LANDSCAPE REQUIREMENT

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

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TYPICAL LANDSCAPE ISLANDS



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

GROUND LOGIC, INC.
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greg@groundlogic.com

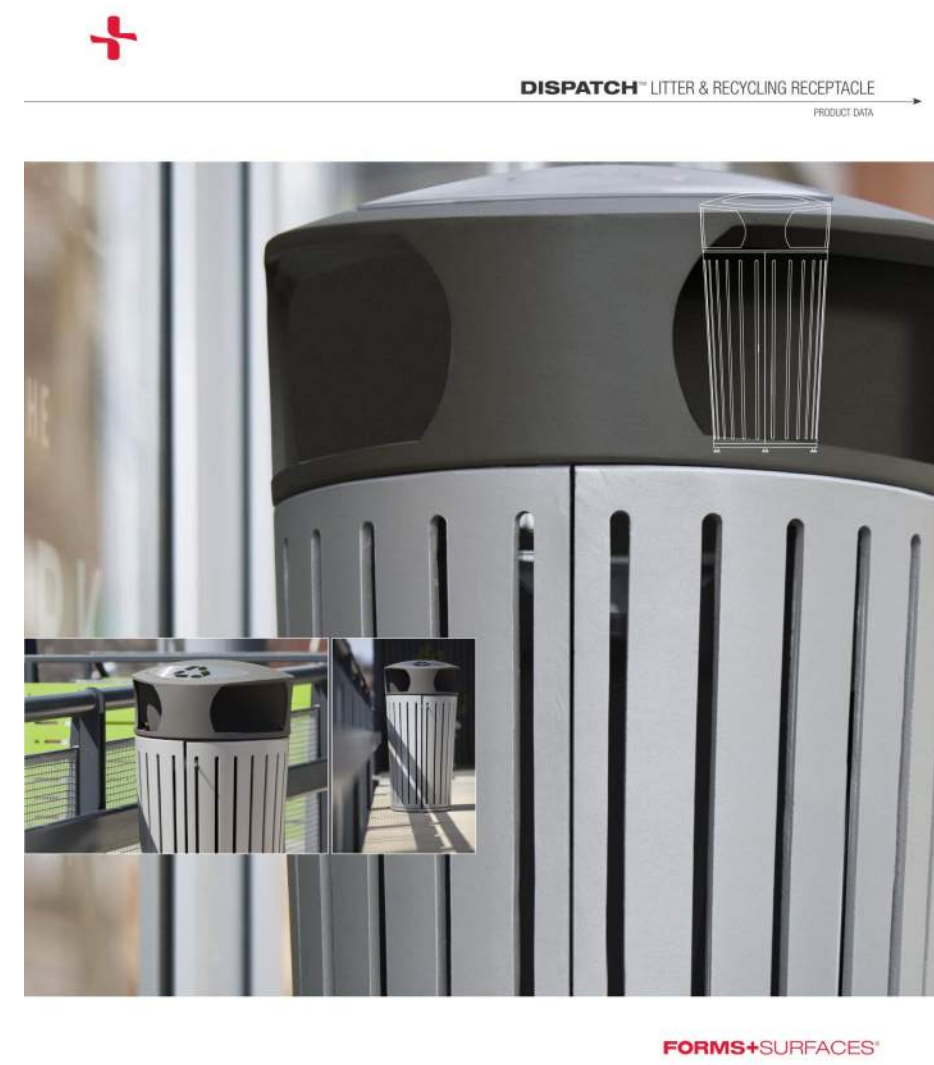
PROJECT
Parker Adventist Hospital MOB III

9403 CROWN CREST BLVD.
PARKER, COLORADO
80138

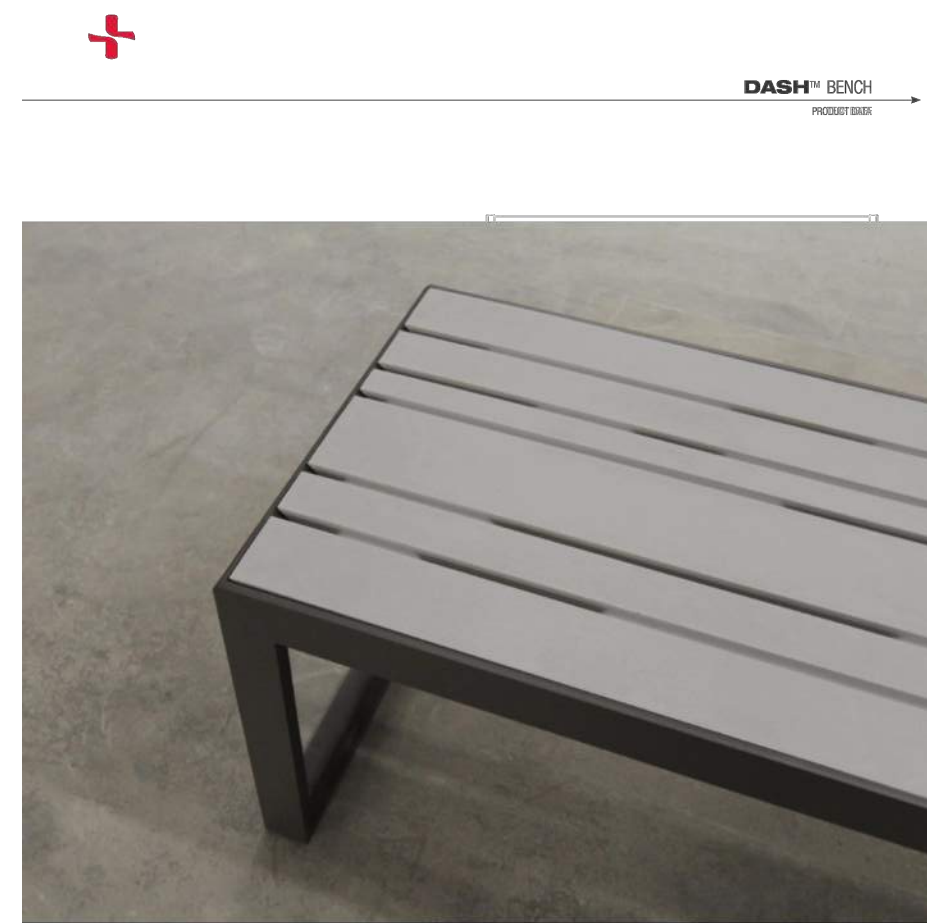
SITE PLAN AMENDMENT

SHEET TITLE
LANDSCAPE NOTES AND DETAILS

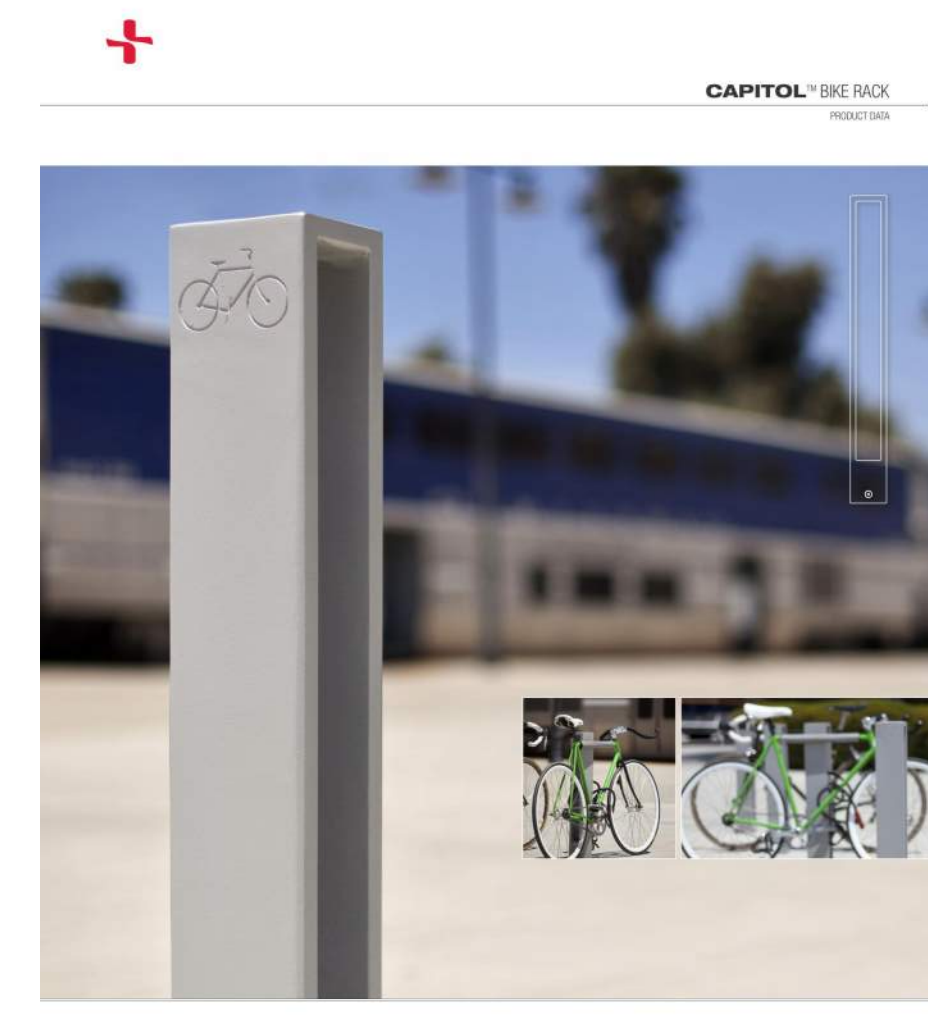
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FORMS+SURFACES

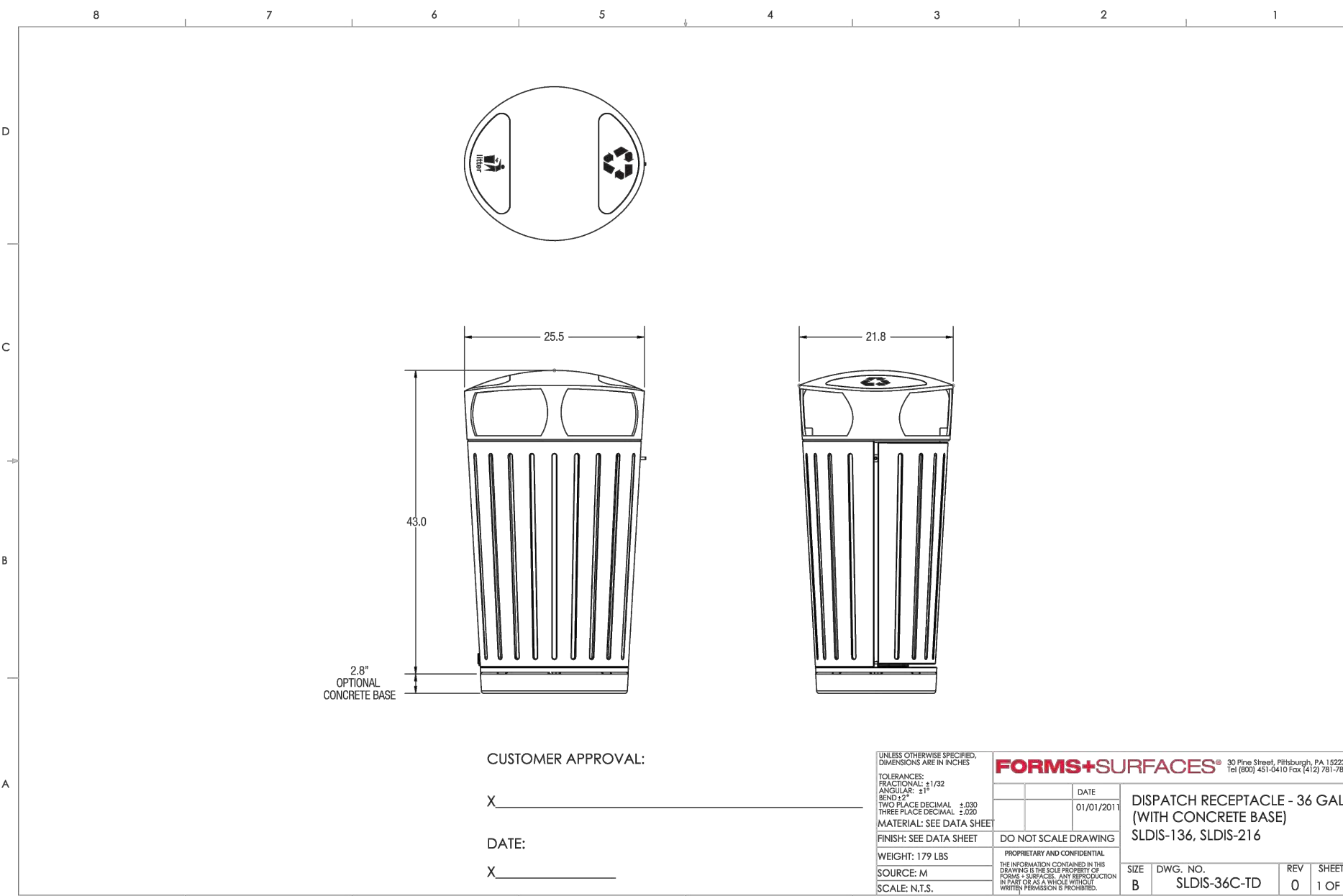


DASH BENCH

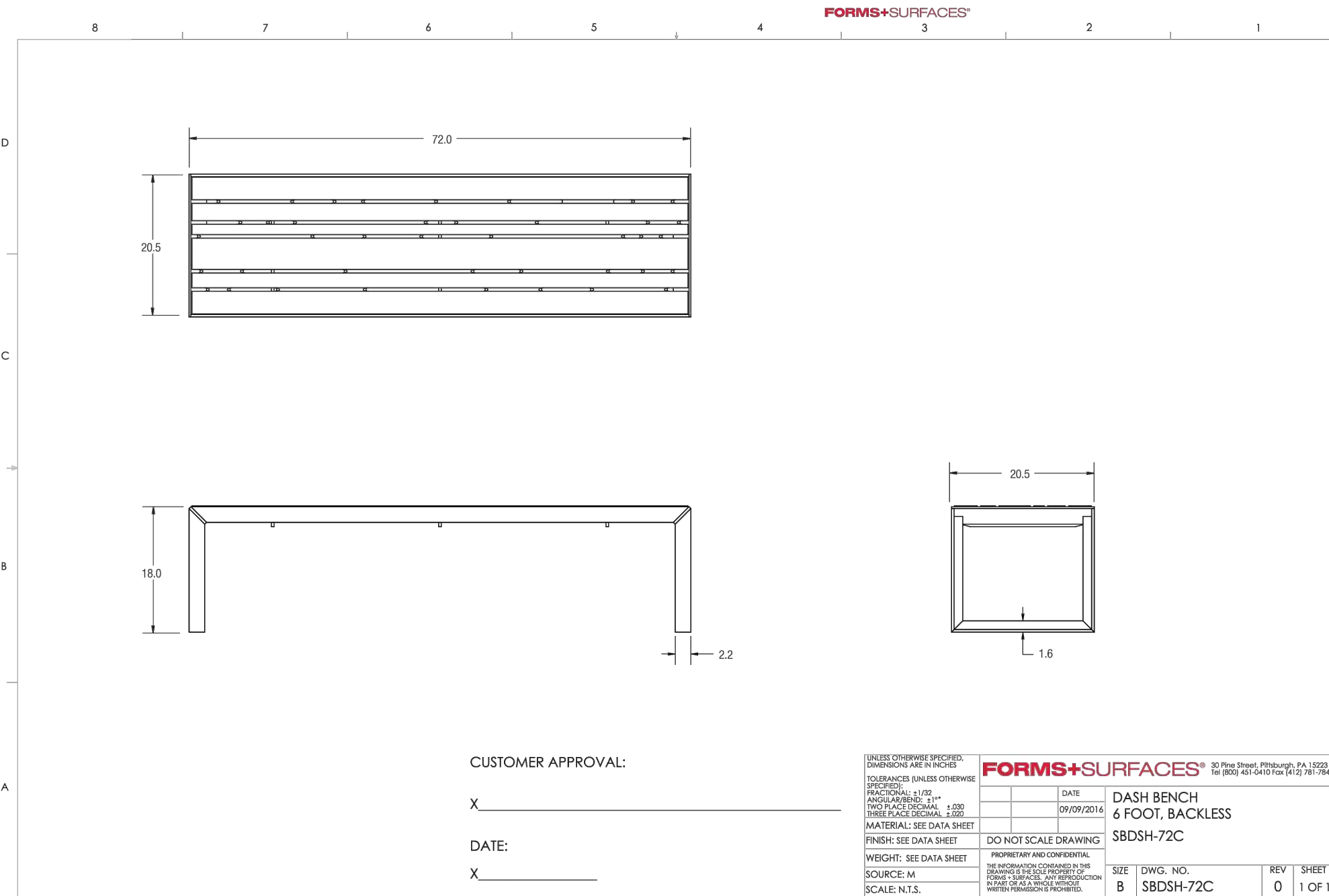


CAPITOL BIKE RACK

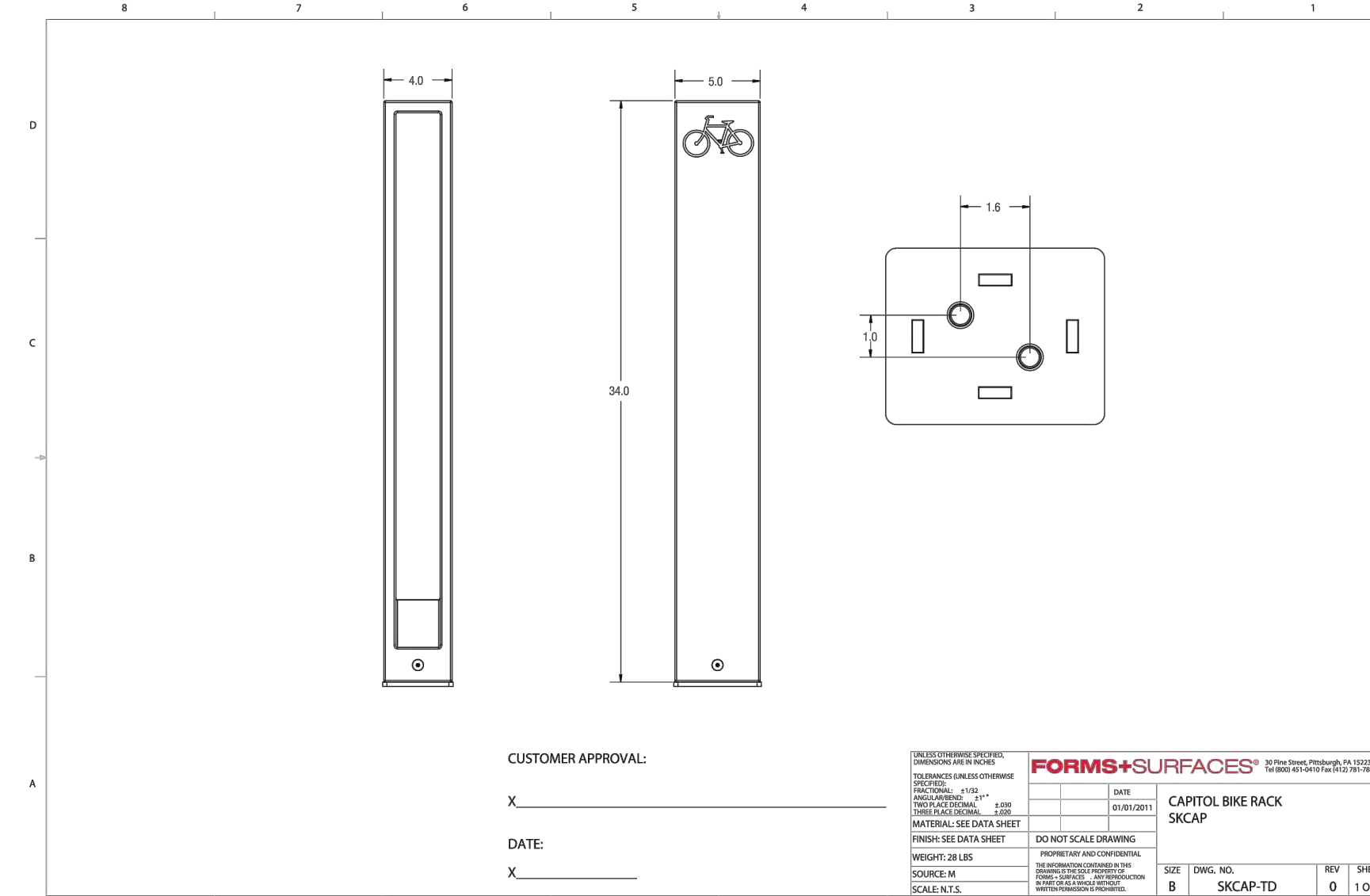
FORMS+SURFACES



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.

BM 3862/Parker MOB III Parker MOB III Redesign C_S_ARCH_V19.rvt 7/15/2019 3:03:26 PM


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SITE PLAN AMENDMENT

SHEET TITLE
SITE FURNISHING DETAILS

SHEET NUMBER

6 OF 12

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SITE PLAN AMENDMENT

SHEET TITLE

**BUILDING
 ELEVATIONS**

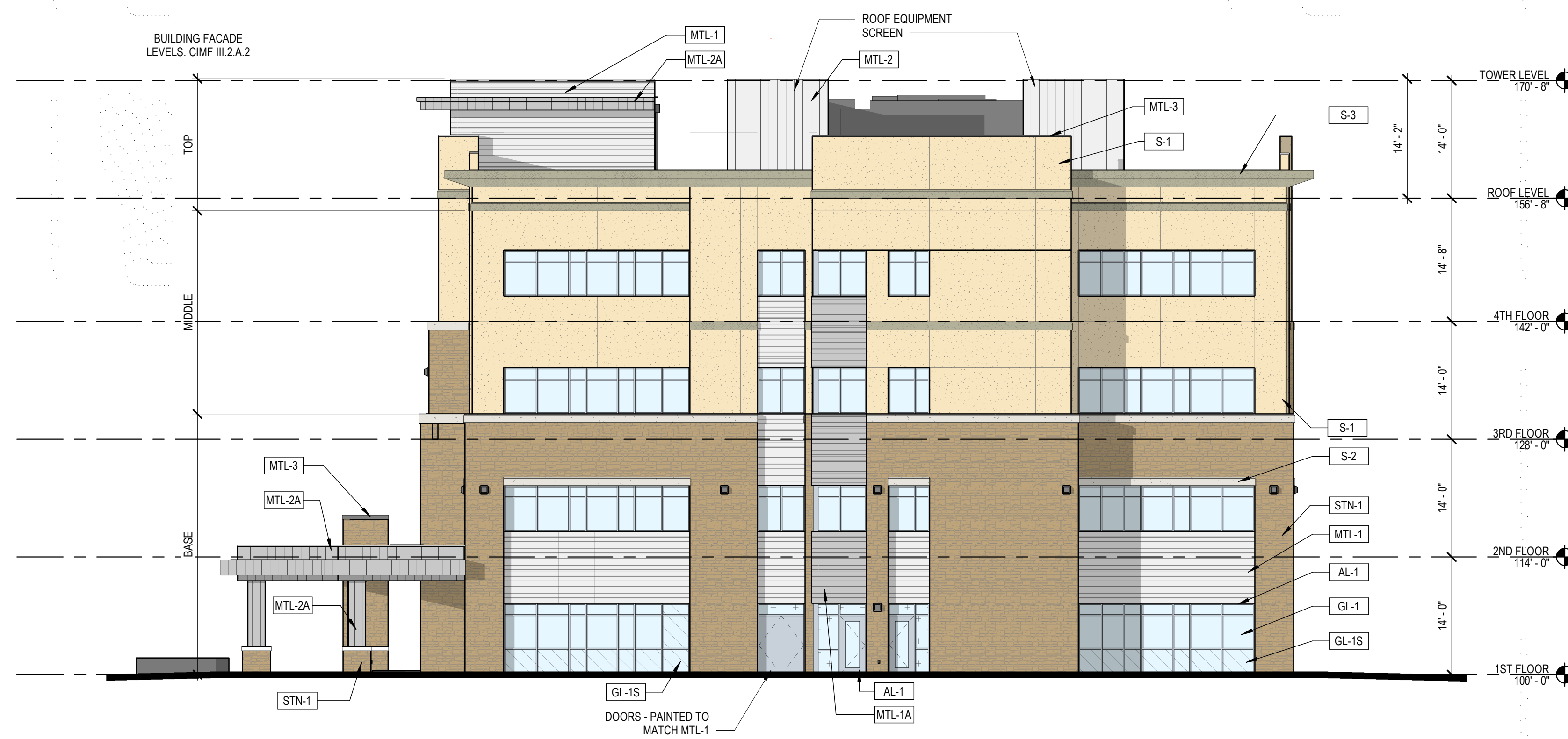
SHEET NUMBER



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

EXTERIOR ELEVATION LEGEND

	S-1 STUCCO LARIAT POREX		GL-1 INSULATED VISION GLASS SOLARBAN 80 OPTIBLUE PFG
	S-2 STUCCO SNOWBALL POREX		GL-1S INSULATED SPANDELL GLASS AG 43 GRAY (INBOARD) GUARDIAN SINGUARD
	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 PANEL - CITYSCAPE BERRIDGE		
	MTL-3 METAL COPING ZINC GREY BERRIDGE		



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

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**SITE PLAN
 AMENDMENT**

SHEET TITLE

**BUILDING
 ELEVATIONS**

SHEET NUMBER

8 OF 12

BUILDING FACADE
 LEVELS, CIMF III.2.A.2

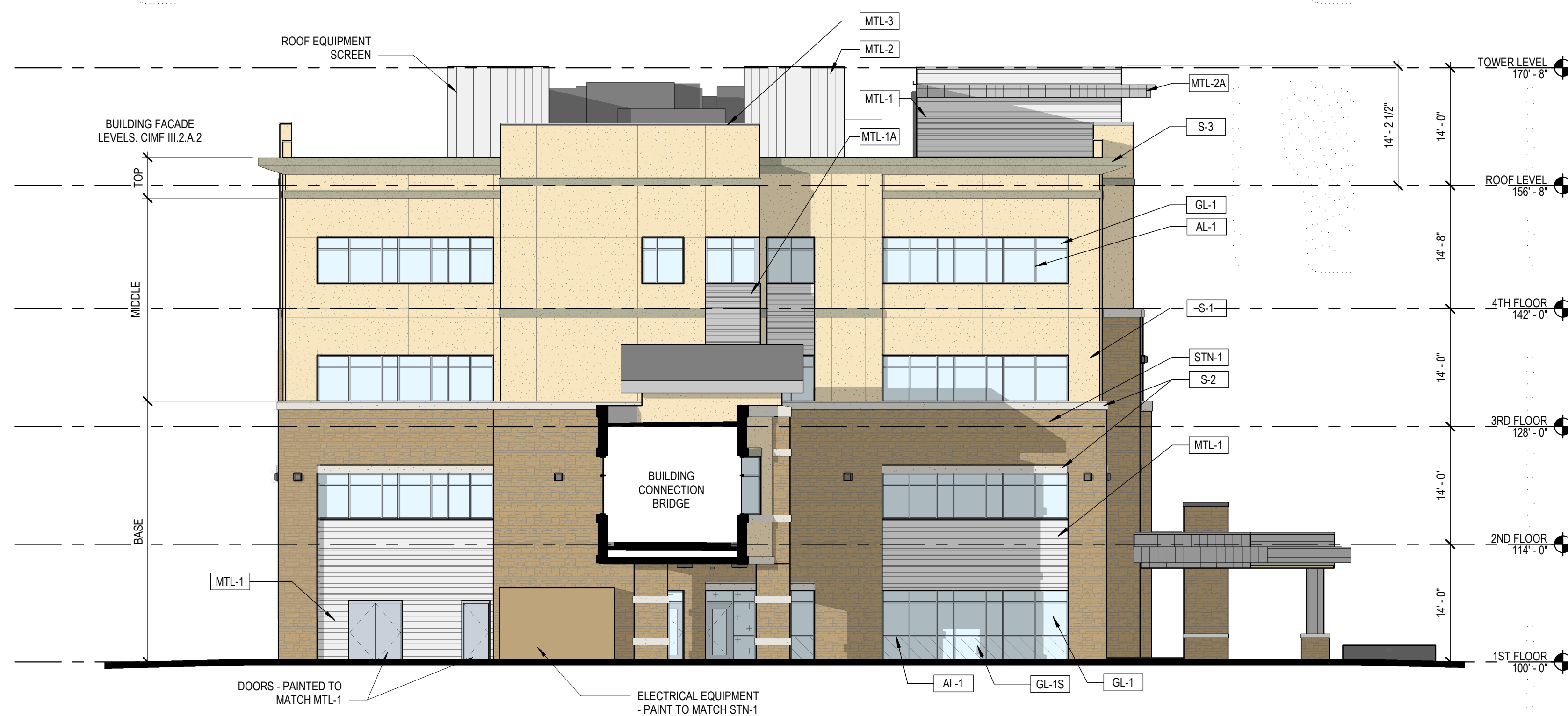


2 SOUTH ELEVATION
 SP-4 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

	S-1 STUCCO LARIAT PAREX		GL-1 INSULATED VISION GLASS SOLARBAN 80 OPTIBLUE PFG
	S-2 STUCCO SNOWBALL PAREX		GL-1S INSULATED SPANDELL GLASS AG 43 GRAY (INBOARD) GUARDIAN SUGUARD
	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		
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	MTL-3 METAL COPING ZINC GREY BERRIDGE		

BUILDING FACADE
 LEVELS, CIMF III.2.A.2



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

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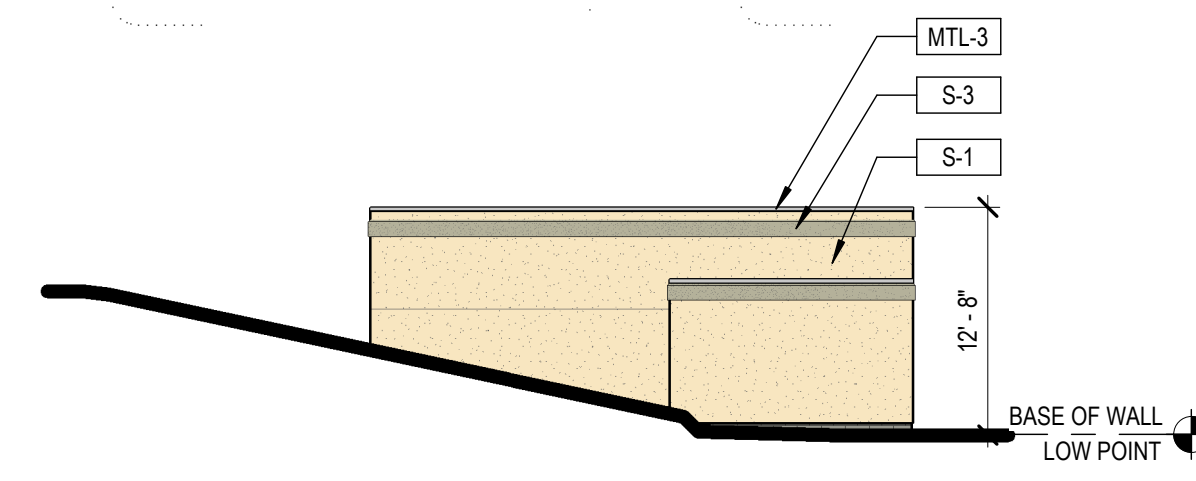
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**SITE PLAN
AMENDMENT**

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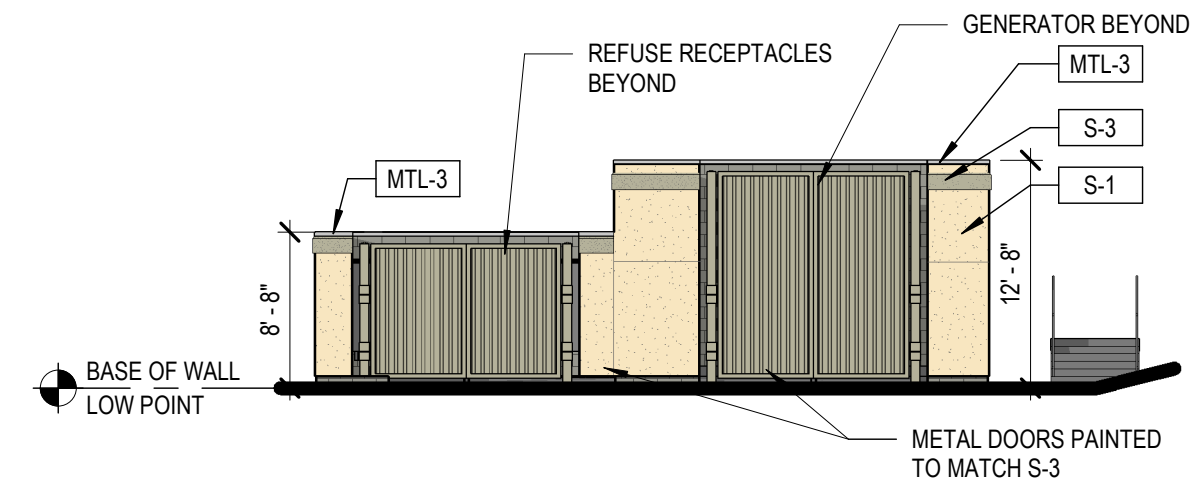
**BRIDGE AND SITE
ENCLOSURES
ELEVATIONS**

SHEET NUMBER



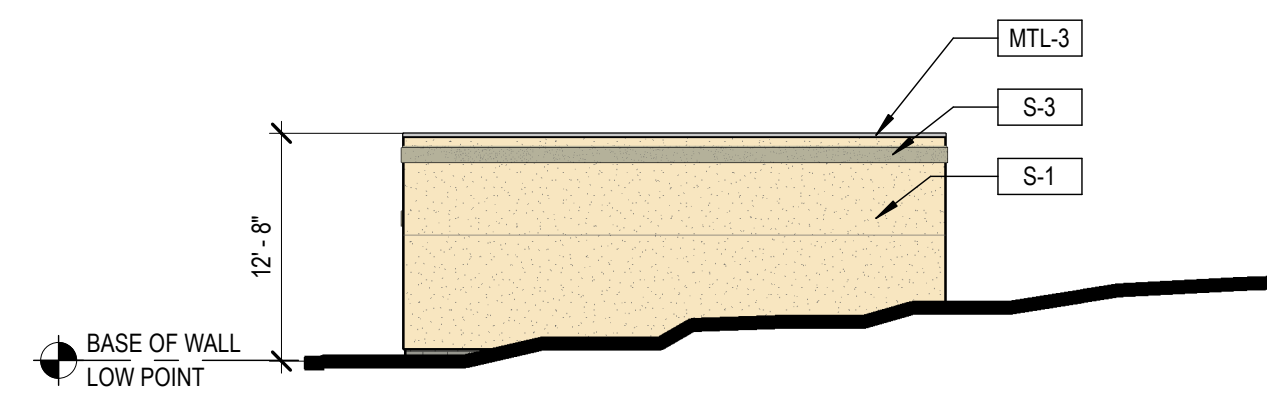
**TRASH AND GENERATOR ENCLOSURES - WEST
ELEVATION**

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



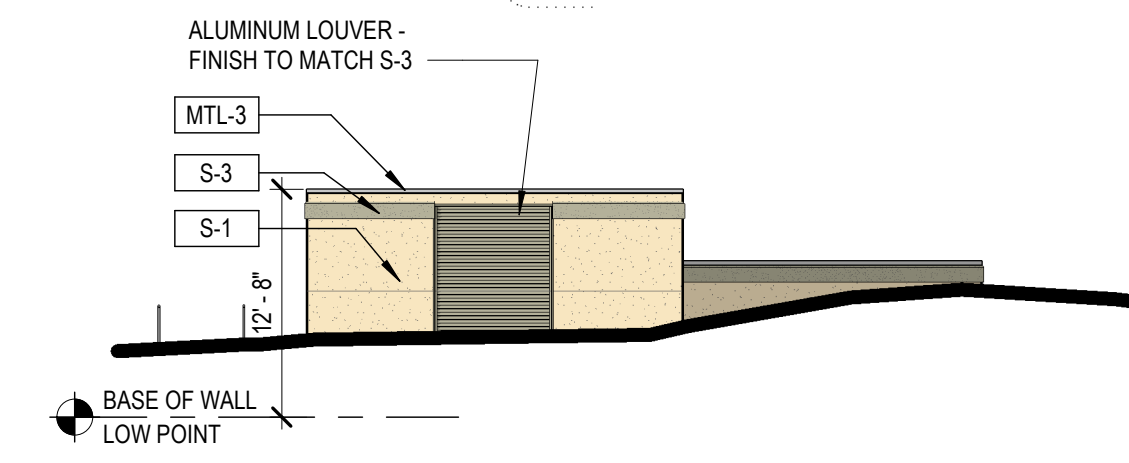
**TRASH AND GENERATOR ENCLOSURES -
SOUTH ELEVATION**

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



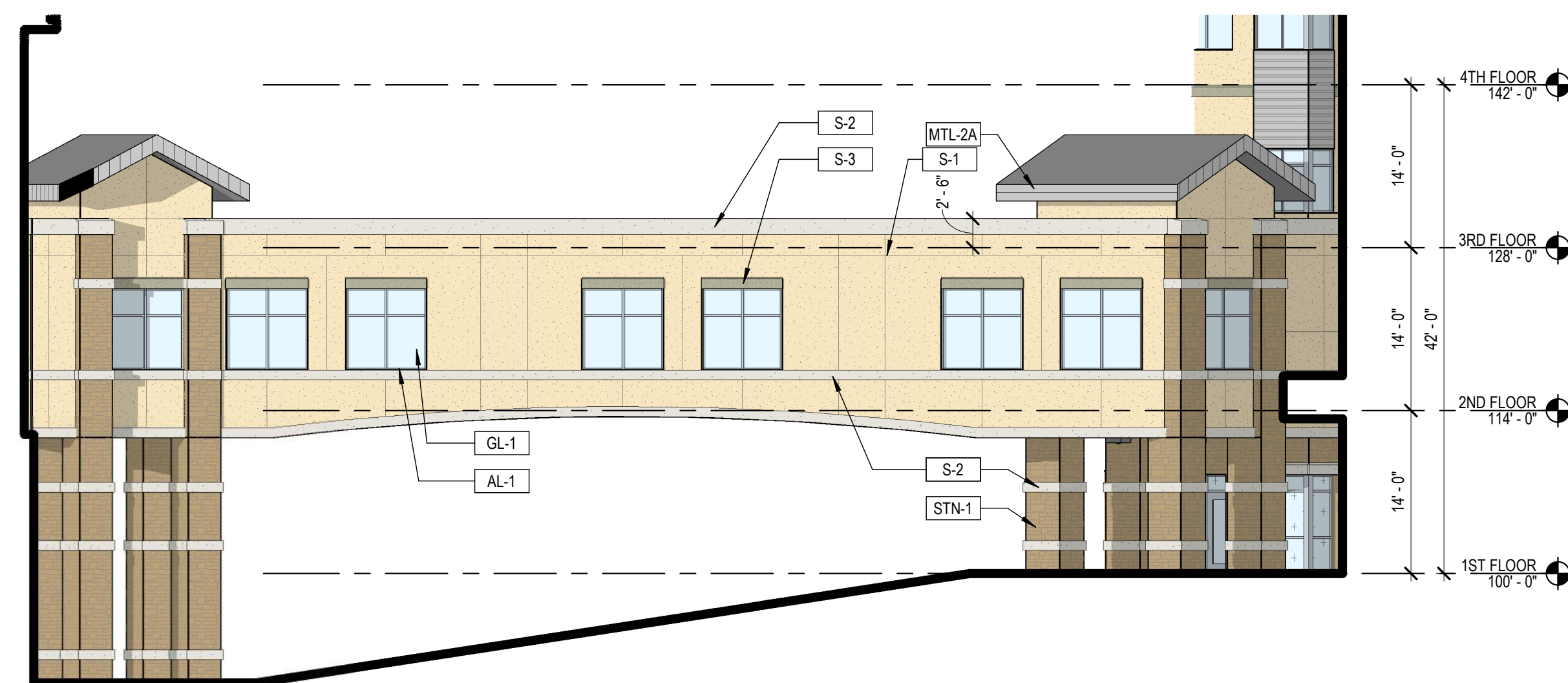
**TRASH AND GENERATOR ENCLOSURES - EAST
ELEVATION**

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



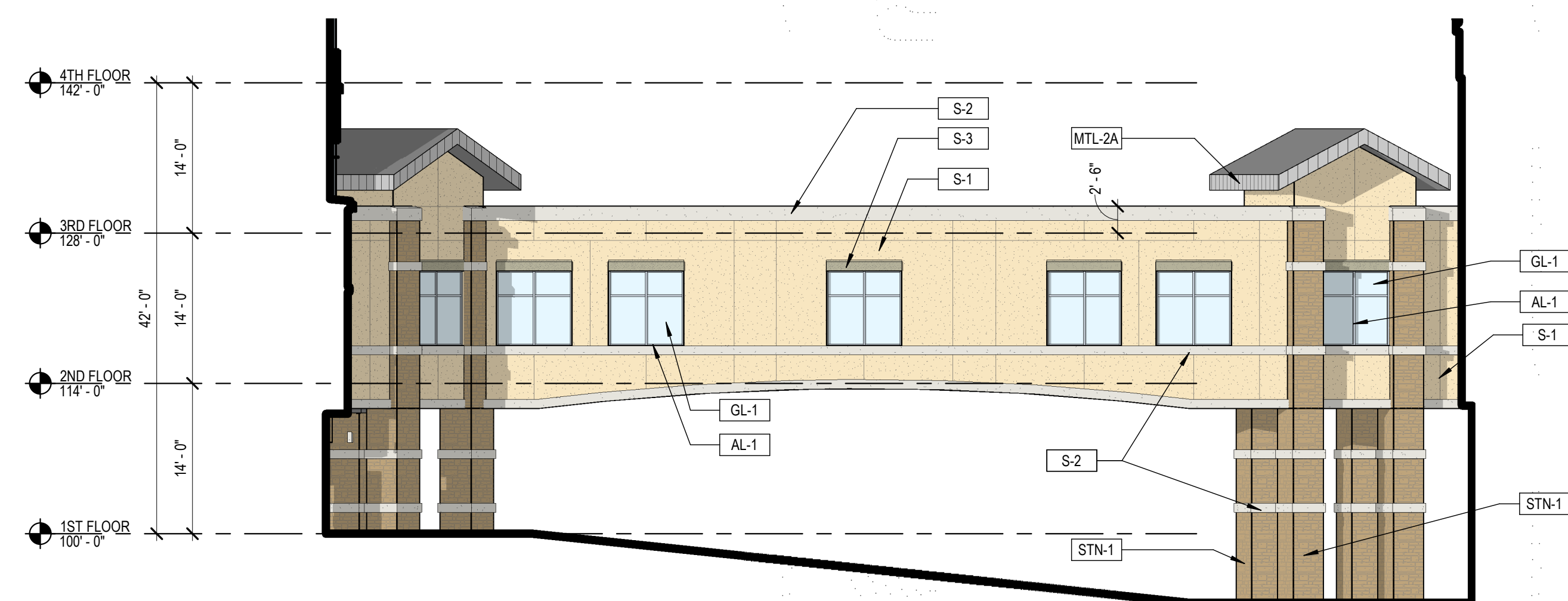
**TRASH AND GENERATOR ENCLOSURES -
NORTH ELEVATION**

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			

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2
SP6 VIEW FROM NORTHWEST



1
SP6 VIEW FROM SOUTHEAST

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DATE

10/30/2019

REVISIONS

#	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO TOWN	8/8/18
1	REVISED SUBMITTAL TO TOWN	11/26/18
2	THIRD SUBMITTAL TO TOWN	07/31/19
3	FOURTH SUBMITTAL TO TOWN	9/13/19
4	FIFTH SUBMITTAL TO TOWN	10/30/19



19 SOUTH TEJON ST., SUITE 300
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PROJECT

**Parker Adventist
 Hospital MOB III**

9403 CROWN CREST BLVD.
 PARKER, COLORADO
 80138


**SITE PLAN
 AMENDMENT**

SHEET TITLE

**BUILDING
 RENDERINGS**

SHEET NUMBER

10 OF 12



PARKER
 COLORADO

Final Document
 Subject to Conditions in Approval Letter

Approved Date: 12/03/2019
 P.Workman

BIM_360/Parker MOB III/Parker MOB III_Redesign C-S_ARCH_V19.rvt
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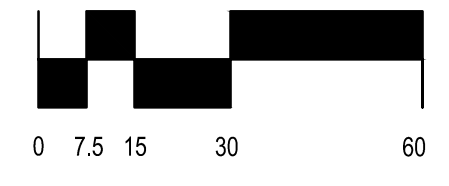
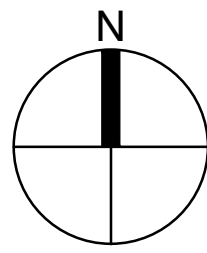



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Main Entry Canopy	ILLUMINANCE	Fc	7.96	11.8	3.0	2.65	3.93
Middle Canopy	ILLUMINANCE	Fc	8.69	10.5	7.1	1.22	1.48
North Plaza	ILLUMINANCE	Fc	2.78	5.7	1.8	1.54	3.17
Parking	ILLUMINANCE	Fc	2.77	5.4	1.0	2.77	5.40
Property Line	ILLUMINANCE	Fc	0.09	1.1	0.0	N.A.	N.A.
SE Plaza	ILLUMINANCE	Fc	2.84	6.5	1.5	1.89	4.33
South Bridge Canopy	ILLUMINANCE	Fc	8.67	11.9	5.1	1.70	2.33
South Lot Line Entry	ILLUMINANCE	Fc	1.48	2.9	0.6	2.97	7.25
South Sidewalk Area	ILLUMINANCE	Fc	2.61	4.3	1.8	1.45	2.39

A
11 OF 12

SITE LIGHTING PHOTOMETRIC AND ELECTRICAL PLAN

1" = 30'-0"




PARKER COLORADO
 Final Document
 Subject to Conditions in Approval Letter
 Approved Date: 12/03/2019
 P.Workman

PARKER PROJECT NUMBER
SP18-081

DATE
10/30/2019

REVISIONS

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PROJECT
Parker Adventist Hospital MOB III

9403 CROWN CREST BLVD.
 PARKER, COLORADO
 80138

SITE PLAN AMENDMENT

SHEET TITLE
 SITE LIGHTING PHOTOMETRIC AND ELECTRICAL PLAN

SHEET NUMBER
11 OF **12**

