

SITE PLAN AMENDMENT
PARKER ADVENTIST HOSPITAL SALT SHED BUILDING
 SECTION 10, TOWNSHIP 6 S., RANGE 66 W, LOT 1, FILING 1
 ACERAGE: 36.35

SP19-129

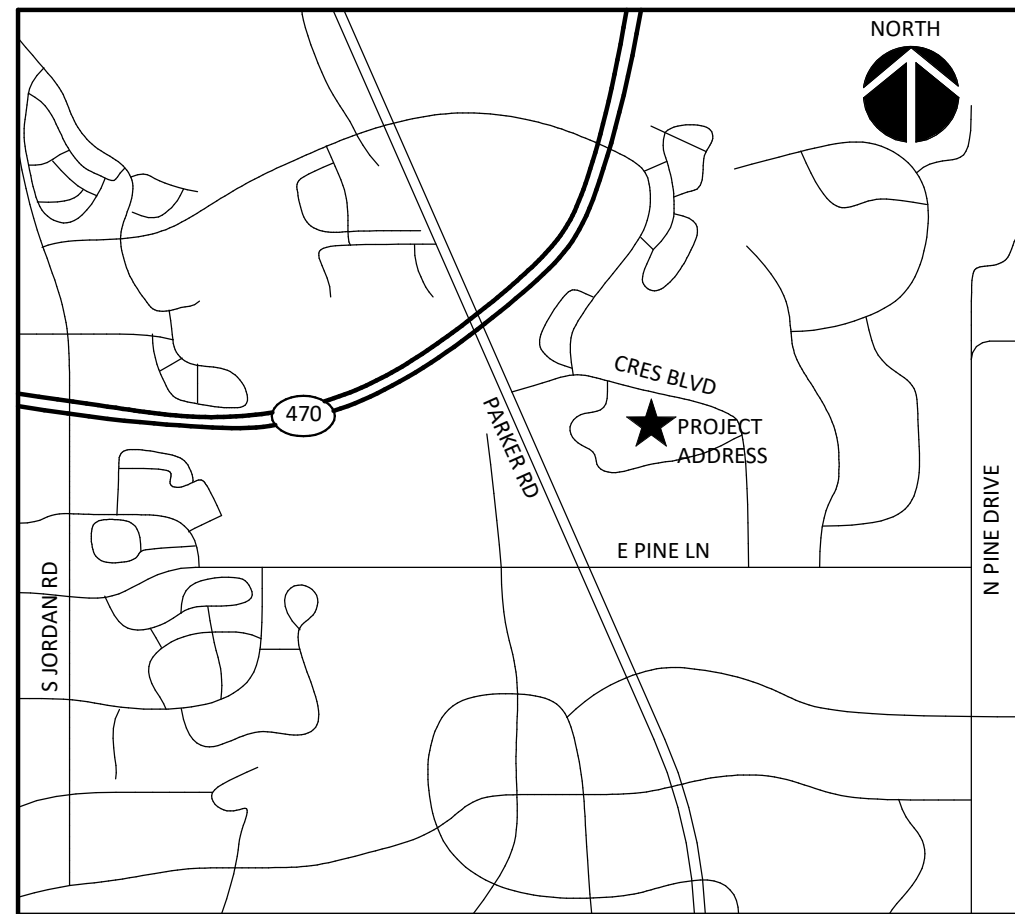
Comment #1: Should be:

SITE PLAN AMENDMENT
 PARKER ADVENTIST HOSPITAL
 SALT SHED
 A PORTION OF LOT 1, CROWNPOINT F1 AMD 28 L1
 SECTION 10, TOWNSHIP 6 S., RANGE 66W, LOT 1, FILING 1
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 36.35 ACRES; Add Acreage of salt shed site.

PROJECT DIRECTORY

OWNER PARKER ADVENTIST HOSPITAL 188 INVERNESS DRIVE WEST, SUITE 500 PARKER CO 80138 PHONE: 303.267.9158 FAX: 303.804.8195	CIVIL ENGINEER S.A. MIRO, INC. 4582 S ULSTER ST PKWY, STE 750 DENVER, CO 80237-2639 PHONE: 303.741.3737 FAX: 720.407.1070
ARCHITECT BOULDER ASSOCIATES, INC. 1426 PEARL STREET, SUITE 300 BOULDER, CO 80302 PHONE: 303.499.7795 FAX: 303.499.7767	CONTRACTOR VERTIX BUILDERS --- --- PHONE: --- FAX: ---
STRUCTURAL MARTIN & MARTIN ENGINEERS 12499 W COLFAX AVE LAKEWOOD, CO 80215 PHONE: 303.431.6100 FAX: 303.499.7767	

VICINITY MAP



SITE DATA

GROSS LOT AND NET ACREAGE: 36.35 ACRES
 DWELLING UNITS: 0
 GROSS FLOOR AREA: 400 S.F.
 PARKING REQUIREMENTS: NONE
 ZONING: PD
 USE: MEDICAL/HOSPITAL
 SUBDIVISION: CROWNPOINT F#1, 26TH AMENDMENT

Comment 2: Add data on the salt shed.

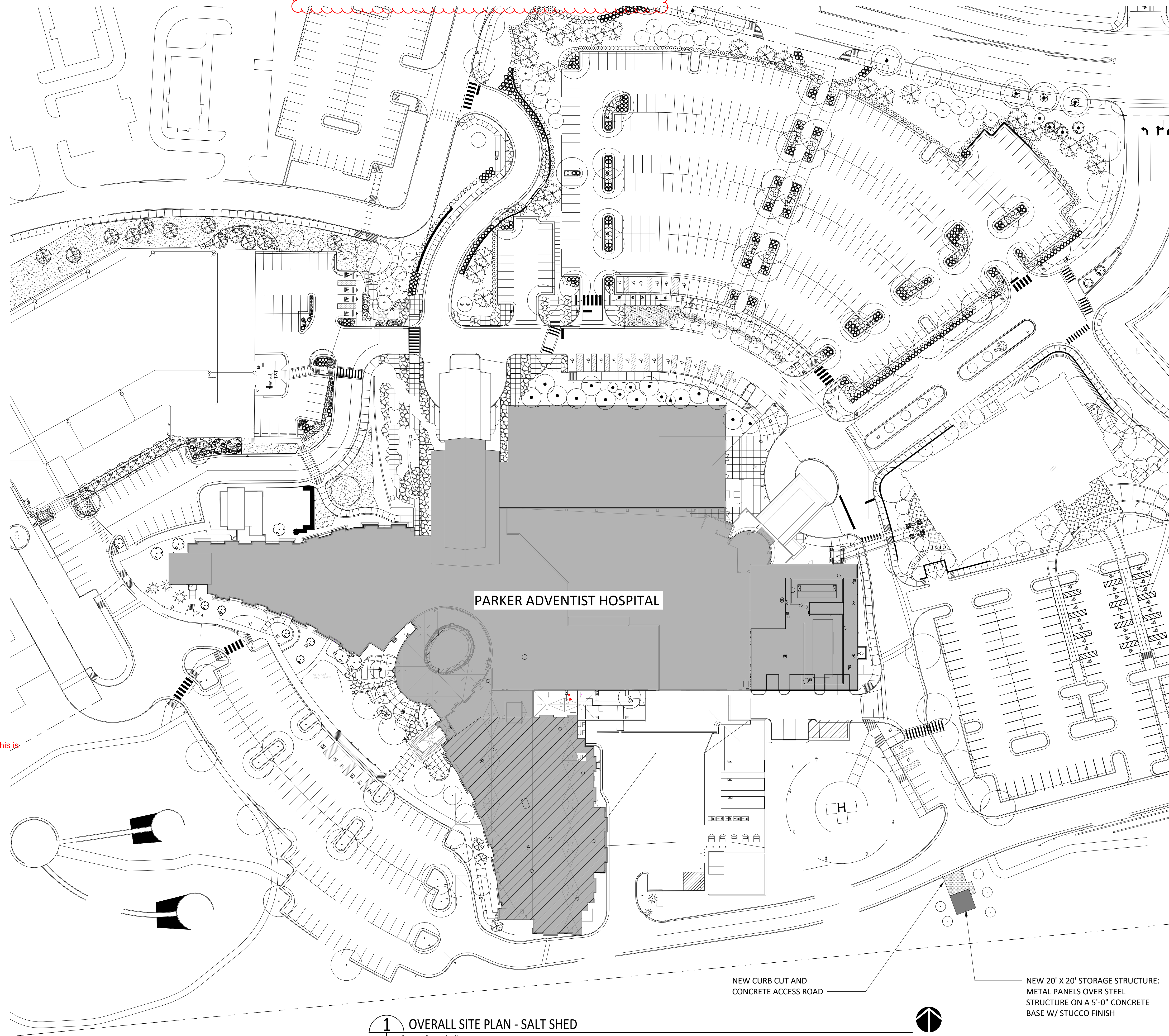
Comment 3: Spell Out

Comment 4: This is correct?

Comment 5: This should be accessory use - salt shed for roadway and sidewalk maintenance

SHEET INDEX

- 1 of 7 COVER SHEET
- 2 of 7 EXISTING CONDITIONS PLAN
- 3 of 7 SITE PLAN
- 4 of 7 LANDSCAPE PLAN
- 5 of 7 LANDSCAPE DETAILS
- 6 of 7 PLAN AND ELEVATIONS
- 7 of 7 EXISTING PHOTOS



NEW CURB CUT AND CONCRETE ACCESS ROAD

NEW 20' X 20' STORAGE STRUCTURE: METAL PANELS OVER STEEL STRUCTURE ON A 5'-0" CONCRETE BASE W/ STUCCO FINISH

PROJECT NUMBER
194160.00

DRAWN BY
Author

DATE
4/14/2020

REV	DESCRIPTION	DATE
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BOULDER ASSOCIATES

ARCHITECTS

Boulder Associates, Inc.
 Architecture + Interior Design
 1426 Pearl Street, Suite 300
 Boulder, Colorado 80302
 303.499.7795 F 303.499.7767
 www.boulderassociates.com

PROJECT
PARKER ADVENTIST HOSPITAL: FCU G-8

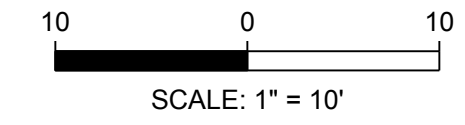
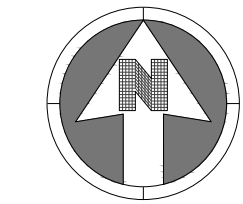
9395 CROWN CREST BLVD.
 PARKER, COLORADO 80138

~~PERMIT SET~~




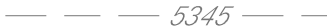
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COVER SHEET

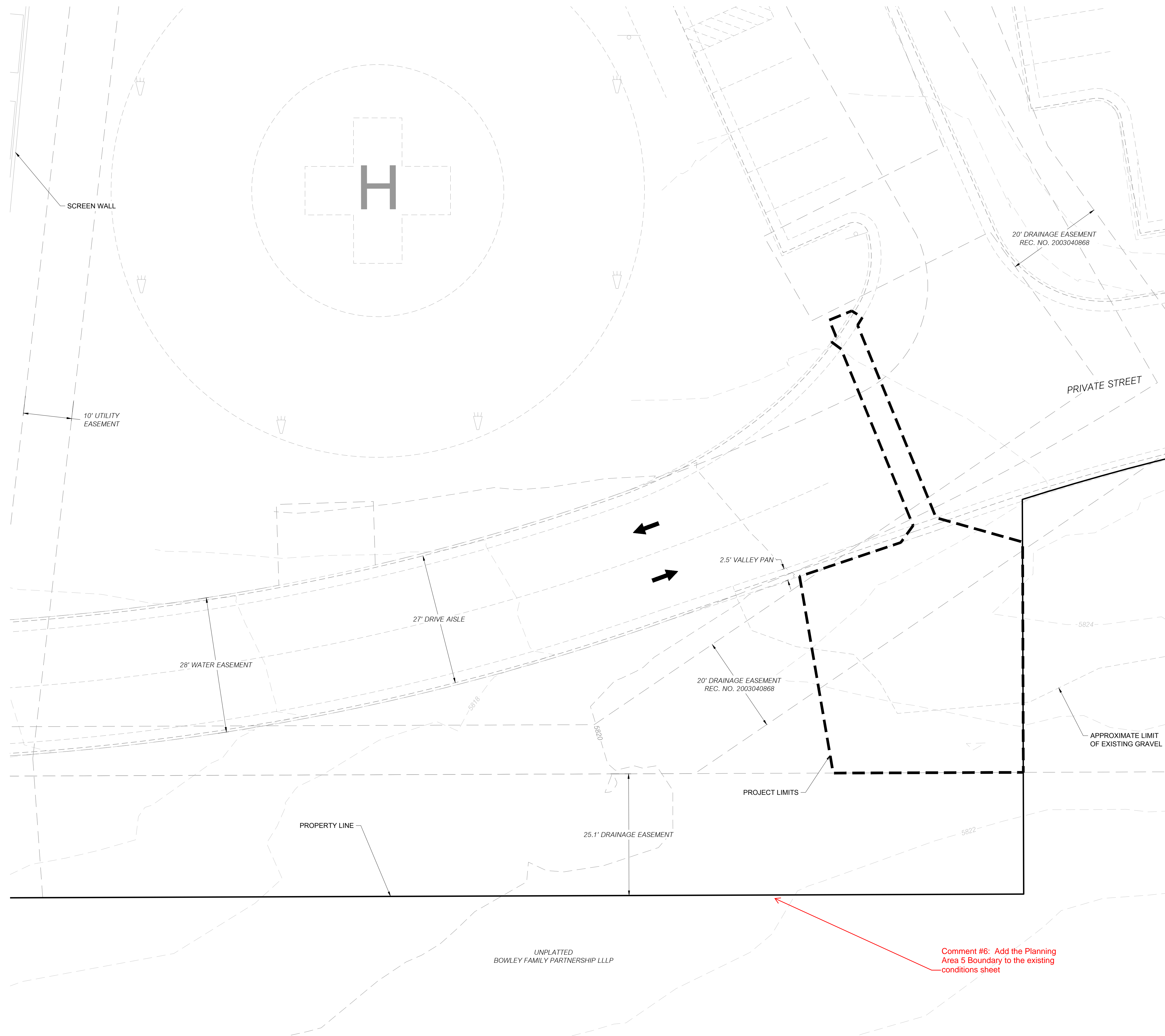
SHEET NUMBER

1 of 7



LEGEND:

-  TRAFFIC FLOW AREA
-  EXISTING EASEMENT
-  MINOR CONTOURS
-  MAJOR CONTOURS



Comment #6: Add the Planning Area 5 Boundary to the existing conditions sheet

BOULDER ASSOCIATES

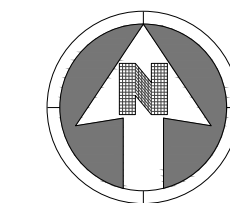
ARCHITECTS

Boulder Associates, Inc.
Architecture + Interior Design
1426 Pearl Street, Suite 300
Boulder, Colorado 80302
303.499.7795 F 303.499.7767
www.boulderassociates.com

PROJECT
**PARKER
ADVENTIST
HOSPITAL: SALT
SHED**


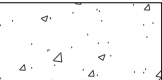







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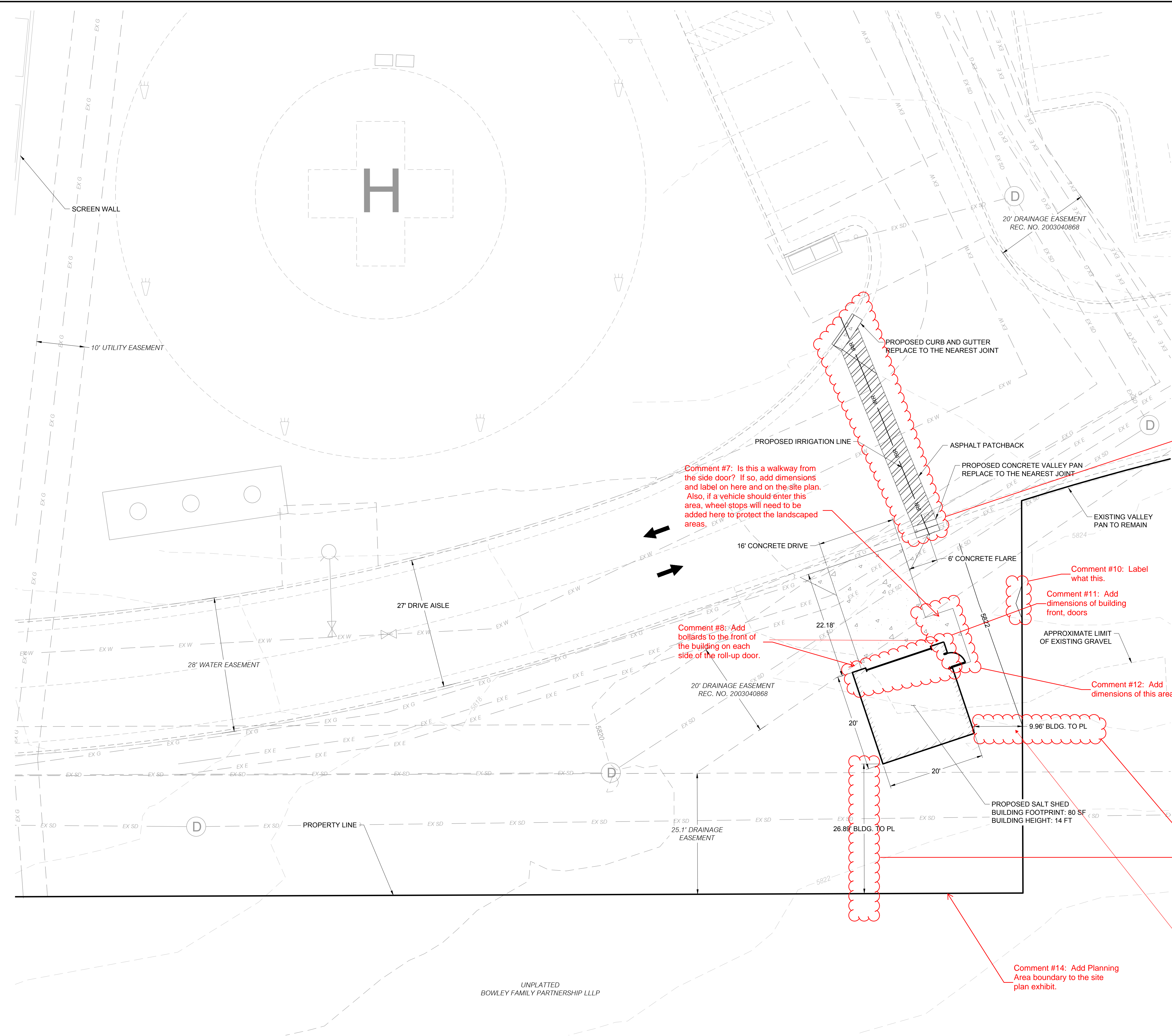
**EXISTING
CONDITIONS**



10 0 10
SCALE: 1" = 10'

LEGEND:

-  TRAFFIC FLOW AREA
-  6" CONCRETE PAVEMENT
-  6" ASPHALT PATCH BACK
-  EXISTING EASEMENT
-  PROPOSED EASEMENT
-  MINOR EXISTING CONTOURS
-  MAJOR EXISTING CONTOURS
-  MINOR PROPOSED CONTOURS
-  MAJOR PROPOSED CONTOURS



Comment #7: Is this a walkway from the side door? If so, add dimensions and label on here and on the site plan. Also, if a vehicle should enter this area, wheel stops will need to be added here to protect the landscaped areas.

Comment #8: Add bollards to the front of the building on each side of the roll-up door.

Comment #10: Label what this.

Comment #11: Add dimensions of building front, doors

Comment #12: Add dimensions of this area

Comment #9: Add details for these curb and gutter, and proposed concrete valley pan.

Comment #13: SETBACKS: This rear portion of the building appears to be encroaching within the required 30' building setback from the Planning Area boundary.

The Crownpoint Center Development Guide (Third Amendment, June 3, 2013) identifies this area as Planning Area 5 - within the Commercial/Office/Hotel District (see past page of attached for map of Planning Areas).

Under the 9.2.1.3 Development/Design Standards, 9.2.1.3.3 Minimum Setback: States: "Thirty (30) feet shall be required in areas abutting perimeter and interior public streets and the boundaries of the Planning Area; except that buildings will be set back a minimum of fifty (50) feet from Parker Road (applies only to above-grade enclosed buildings and not any other improvements except above grade parking structures). No minimum setback will apply adjacent to property lines which merely separate uses whether or not under separate or different ownerships, e.g., anchor tenant buildings attached to a regional mall."

Verify that the proposed location of this building will not encroach upon the setback requirement. Provide a drawing that depicts the exact planning area boundaries in relationship to the location of this proposed building. You may be able to shift the building rear up approx. 20 degrees to gain a few feet to meet the 30 ft setback from the south.

For the Building rear corner facing east, verify that the building will not encroach the planning area boundary as well.

Comment #14: Add Planning Area boundary to the site plan exhibit.

BOULDER ASSOCIATES

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Architecture + Interior Design
1426 Pearl Street, Suite 300
Boulder, Colorado 80302
303.499.7795 F. 303.499.7767
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PROJECT
PARKER ADVENTIST HOSPITAL: SALT SHED

9395 CROWN CREST BLVD.
PARKER, COLORADO 80138

SITE PLAN EXHIBIT

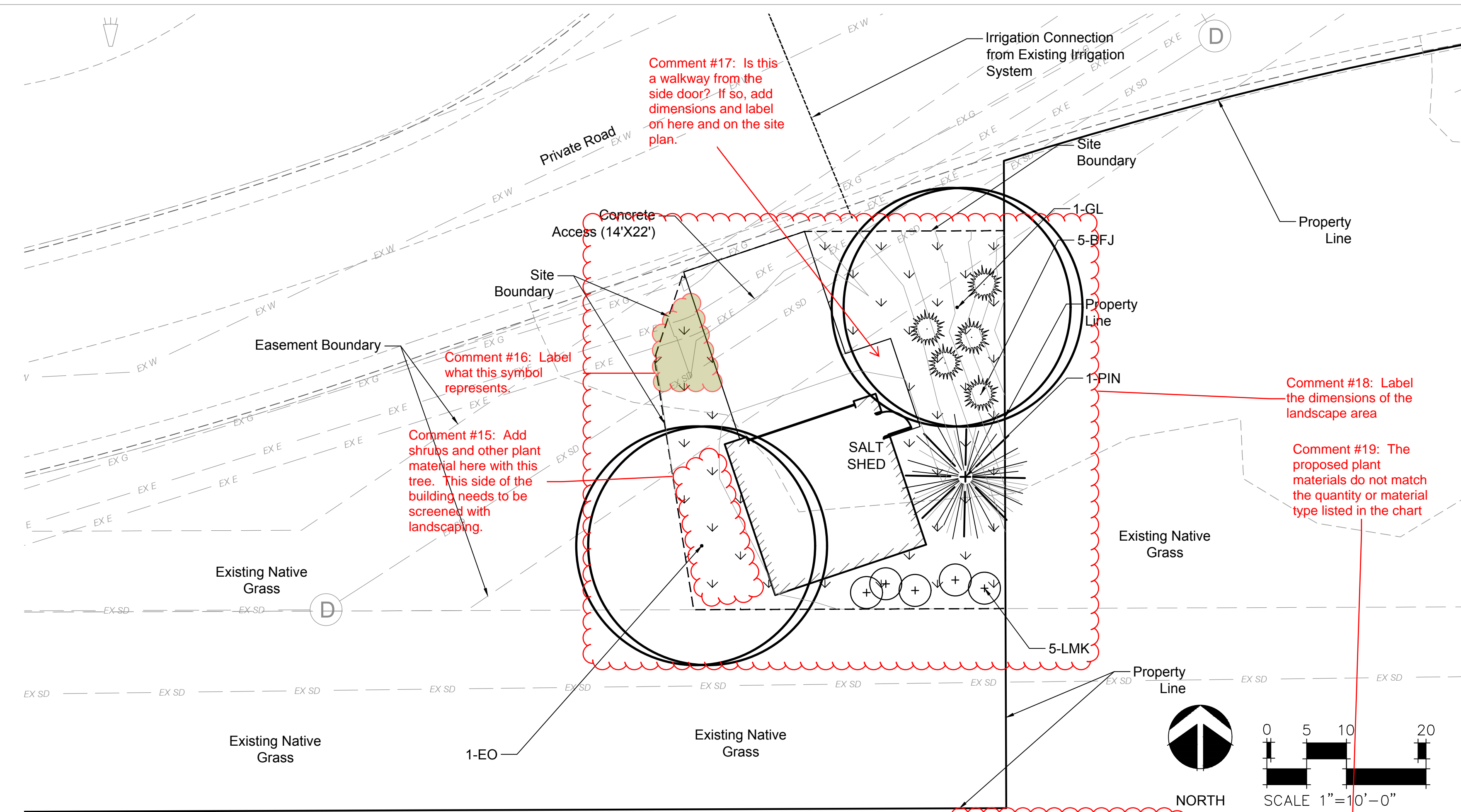
SHEET NUMBER
3 of 7

GENERAL NOTES

1. THE PROJECT IS LOCATED IN THE TOWN OF PARKER, COLORADO.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
3. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS TO COMPLETE THE WORK. REFER TO ALL PLANS, SPECIFICATIONS, AND ALL NOTES.
4. ALTHOUGH THE BEST INFORMATION AVAILABLE REGARDING EXISTING UTILITY ALIGNMENTS, SITE FEATURES, AND GRADES IS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING EXACT LOCATIONS, DIMENSIONS, DEPTHS, AND MATERIALS PRIOR TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL COORDINATE THE UTILITY NOTIFICATION SERVICE (811 OR UNCC2.ORG). ANY INACCURACIES OR CONFLICTS WITH THE PROPOSED DESIGNS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR FURTHER CLARIFICATION PRIOR TO CONSTRUCTION ACTIVITIES. PROTECT EXISTING UTILITIES DURING ALL DEMOLITION AND CONSTRUCTION OPERATIONS. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
6. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION OPERATIONS. THESE ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL TREES, SHRUBS, AND STRUCTURES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY. ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
7. ALL MATERIALS SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO SATISFY ALL PERTINENT LOCAL AND REGIONAL CODES AND REGULATIONS NECESSARY TO COMPLETE THE WORK.
9. CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PRIOR TO COMMENCING WORK.
9. THE CONTRACTOR SHALL ERRECT AND MAINTAIN ALL PROTECTIVE DEVICES SUCH AS BARRICADES, WARNING SIGNS AND LIGHTS. THE CONTRACTOR SHALL MAINTAIN VEHICULAR AND PEDESTRIAN TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION.
10. SITE ACCESSES, STAGING AREA, AND CONSTRUCTION LIMITS SHALL BE VERIFIED DURING PRE-CONSTRUCTION MEETINGS WITH THE OWNER. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO DETERMINED ACCESSES AND LIMITS.
11. THE CONTRACTOR SHALL FOLLOW THE DESIGN PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER BEFORE PROCEEDING WITH WORK.
12. CONTRACTOR SHALL USE LOCAL BEST MANAGEMENT PRACTICES FOR OBTAINING AND INSTALLING ALL MATERIALS. COMPLETE THE WORK USING SKILLED PERSONNEL, PROFICIENT IN THE TRADES REQUIRED IN A NEAT, ORDERLY AND RESPONSIBLE MANNER WITH RECOGNIZED STANDARDS OF WORKMANSHIP. INSTALLER SHALL HAVE NO LESS THAN FIVE YEARS SUCCESSFUL EXPERIENCE WITH INSTALLATION OF SIMILAR WORK.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING BMPs FOR ALL CONSTRUCTION ACTIVITIES AS WELL AS FOR THE STAGING AREA, AND ADEQUATELY PROTECT ALL STORM WATER DRAINAGE AREAS.
14. MINIMUM EROSION CONTROL DEVICES ARE SHOWN ON THE GRADING PLAN. CONTRACTOR TO ADD OR ADJUST AS NECESSARY TO ACCOMMODATE CONSTRUCTION SEQUENCE.
15. INSTALL OVER ALL NATIVE SEED AREAS. DISTRUBUTED BY ARKANSAS VALLEY SEEDS AT (303) 320-7500. (LOW GROW MIX).

Species	% P.L.S./Acre
Ephraim Crested Wheatgrass	30%
Dwarf Perennial Ryegrass	25%
SR3200 Blue Fescue	20%
Reubens Canada Bluegrass	15%
Chewings Fescue	10%
TOTAL	100%

Seeding Rate: 20-25 lbs. Per acre in non irrigated areas
NOTE: *Seed and Irrigate all disturbed areas.
16. ALL LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A NET AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING., REMOVAL OF WEEDS FROM PLANTED AREAS AND APPROPRIATE PRUNING OF PLANT MATERIALS.



SITE CALCULATIONS:

Site	1,938 sf.	0.04 Acres
Landscape Area	1,124 sf.	0.03 Acres
Access Road	414 sf.	0.01 Acres

SITE PERIMETER LANDSCAPE REQUIREMENTS:

South Perimeter:	Lineal Feet	1 Tree/5 Shrubs per 40 Lineal Feet	Trees Required	Shrubs Required	Trees Provided	Shrubs Provided	%Evergreen
	39		9	44	10*	74	100%*

* The 50% Evergreen, 50% Deciduous Tree Requirement was not met because only 1 tree was required.

SITE LANDSCAPE REQUIREMENTS:

Interior Landscape Islands:	1 Tree/5 Shrubs per 1,500 s.f.	Square Footage	Trees Required	Shrubs Required	Trees Provided	Shrubs Provided
		1,124	1	5	1	5

STREETSCAPE LANDSCAPE REQUIREMENTS:

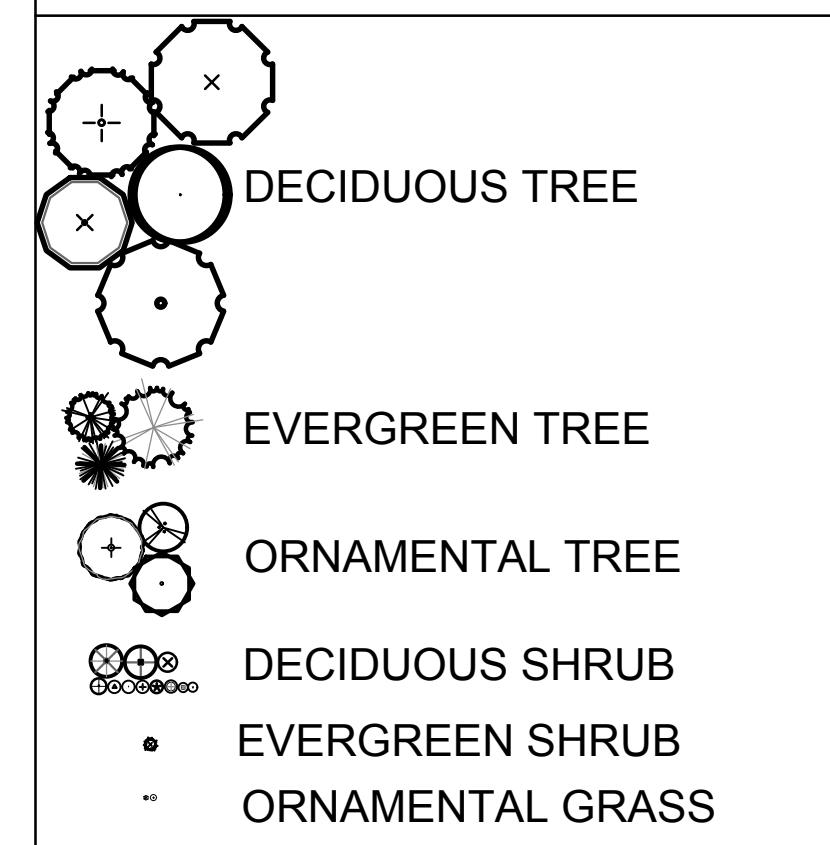
Streetscape:	Lineal Feet	Trees Require	Trees Provided
	43	1*	1*

* Tree Set Directly behind Easement Line.

LIVING VS. NON-LIVING LANDSCAPE REQUIREMENTS:

Overall Landscape:	Square Footage	% Living	% Non-Living
	1,124 sf.	100%	0%

PLANT LEGEND



LANDSCAPE NOTES

1. 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.
2. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
3. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE TIME REPLACEMENT THAT INCLUDES PLANT MATERIALS AND LABOR COSTS.
4. SHRUB BEDS SHALL BE PREPARED WITH ORGANIC MATTER AT THE RATE OF 3 CUBIC YARDS PER 1,000 SQUARE FEET. THE ORGANIC MATTER SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
5. TREE RINGS TO BE MULCHED WITH WOOD MULCH.
6. IRRIGATION DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE TO TOWN OF PARKER'S CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAIL 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 SEEDBED AREAS. TEMPORARY IRRIGATION MAY BE REMOVED IMMEDIATELY AFTER ESTABLISHMENT IS COMPLETE, OR IN ANY CASE, NO LONGER THE ONE (1) YEAR PER MUNICIPAL CODE 13.06.070 (j).
7. ALL TREES WILL EITHER BE STAKED USING TWO LODGEPOLE PINE STAKES OR GUYED USING 3-12 GA. GALVANIZED WIRE GUYS ATTACHED TO BURIED STAKES. REFER TO TOWN OF PARKER TREE PLANTING DETAIL SHOWN ON SHEET L3.
8. SOIL RETENTION BLANKETS ARE REQUIRED ON ALL SLOPES 3:1 OR STEEPER AND SHALL BE PLACED IN THE FLOW LINES OF DITCHES AND SWALES STEEPER THAN 2% (BY OTHERS).
9. ALL TREES MUST BE A MINIMUM OF 7 FEET FROM ANY WATER AND SANITARY SEWER MAIN.
10. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALL-OUTS ON THE PLANS AND THE ACTUAL NUMBER OF PLANT SYMBOLS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS AS SYMBOLICALLY DEPICTED ON THE PLANS.

PLANT SCHEDULE

#	SYM	COMMON/ BOTANICAL NAME	SIZE	COMMENTS	MATURITY
DECIDUOUS SHADE TREE					
1	EO	English Oak Acer x freemanii 'Jeffersred'	2.5" cal.	Specimen quality B&B, staked	
1	HLY	Skyline Honeylocust Gleditsia triacanthos inermis 'Skyline'	2.5" cal.	Specimen quality B&B, staked	
EVERGREEN TREE					
1	PIN	Pinion Pine Pinus edulis	8' HT.	Specimen quality B&B, staked	
DECIDUOUS/EVERGREEN SHRUBS					
21	LMK	Dwarf Korean Lilac Syringa meyeri 'Palibin'	5 gal.	Container, 5 canes min. 24"-30" ht.	3-5 Years
5	BFJ	Buffalo Juniper Juniperus sabina 'Buffalo'	5 gal.	Container 12"-18" ht.	3-5 Years

Comment #15: Add shrubs and other plant material here with this tree. This side of the building needs to be screened with landscaping.

Comment #16: Label what this symbol represents.

Comment #17: Is this a walkway from the side door? If so, add dimensions and label on here and on the site plan.

Comment #18: Label the dimensions of the landscape area.

Comment #19: The proposed plant materials do not match the quantity or material type listed in the chart.

Comment #20: Add the landscape notes as shown on next page.

Comment #21: If wood or rock mulch used in landscape plan, please add to the landscape chart and show required size and depth. See Town's landscape code for requirements.

Comment #22: Is this the correct botanical name for English Oak?

Comment #23: Indicate what "GL" is and quantity. Also list what the proposed ground plant material is on the chart.

Comment #24: Where is this at on the Landscape plan?

Comment #25: Landscape plan only shows 5; where are the remaining to be planted? Also, didn't see this on the Town of Parker approved plant list.

Comment #26: SB: 25 ft x 15' spr.

Comment #27: List maturity info.

Comment #28: Native seed mix needs to be from the approved Town of Parker Plant list. Indicate areas that will be temporarily irrigated and/or areas to be permanently irrigated.

PARKER PROJECT NUMBER
DRAWN BY: RMM
DATE: 4/14/2020

REVISIONS	REV.	DESCRIPTION	DATE



Boulder Associates, Inc.
Architecture + Interior Design
1426 Pearl Street, Suite 300
Boulder, Colorado 80302
303.499.7795 F 303.499.7767
www.boulderassociates.com



Landscape Architecture
303.250.5108

PROJECT
Parker Adventist Hospital: Salt Shed

9395 CROWN CREST BLVD.
PARKER, COLORADO 80138

SITE AMENDMENT

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
4 OF 7

IMAGES

REFS

FILE NAME
PLOT DATE
TTLBv110221



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Architecture + Interior Design
1426 Pearl Street, Suite 300
Boulder, Colorado 80302
303.499.7795 F 303.499.7767
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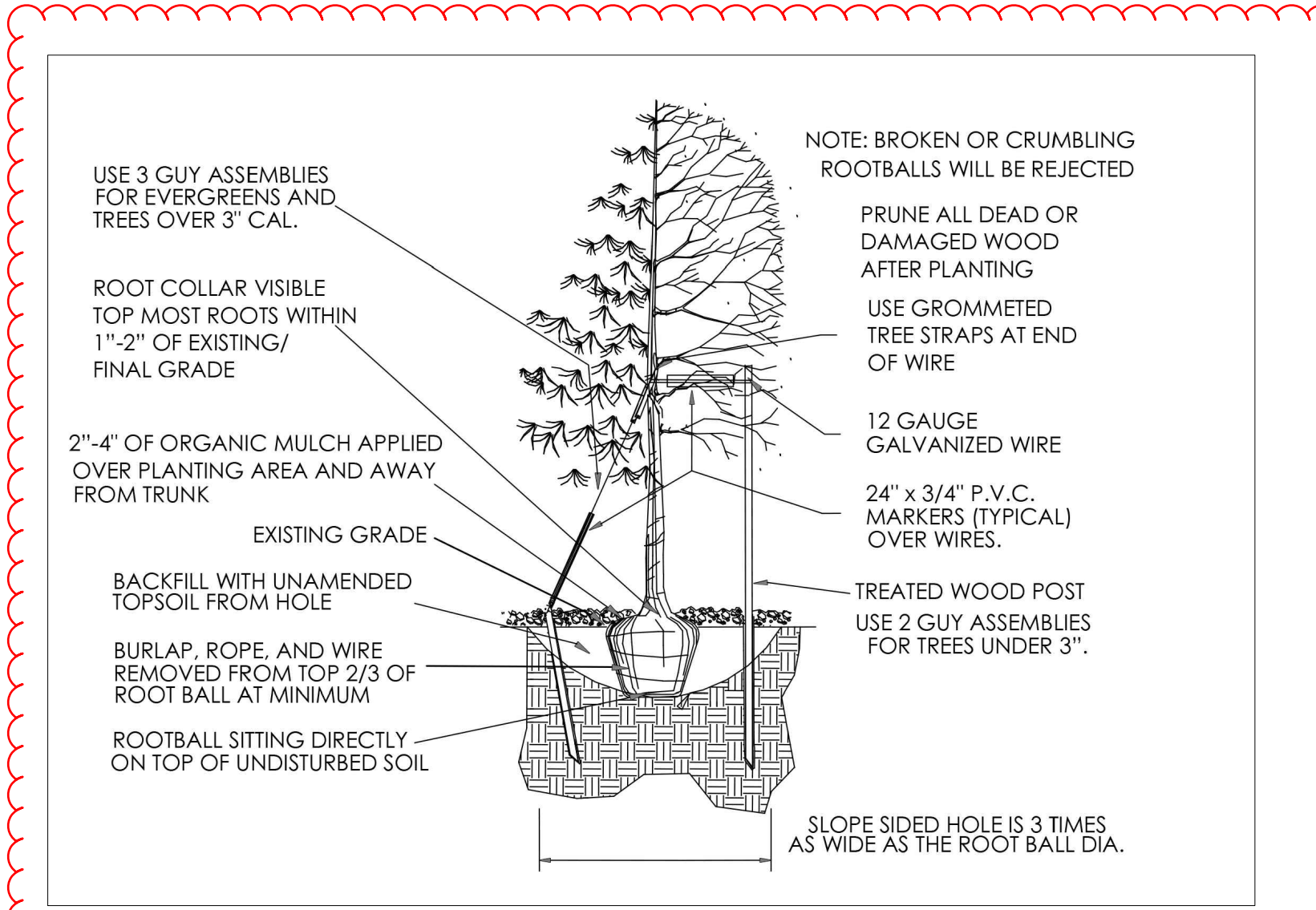
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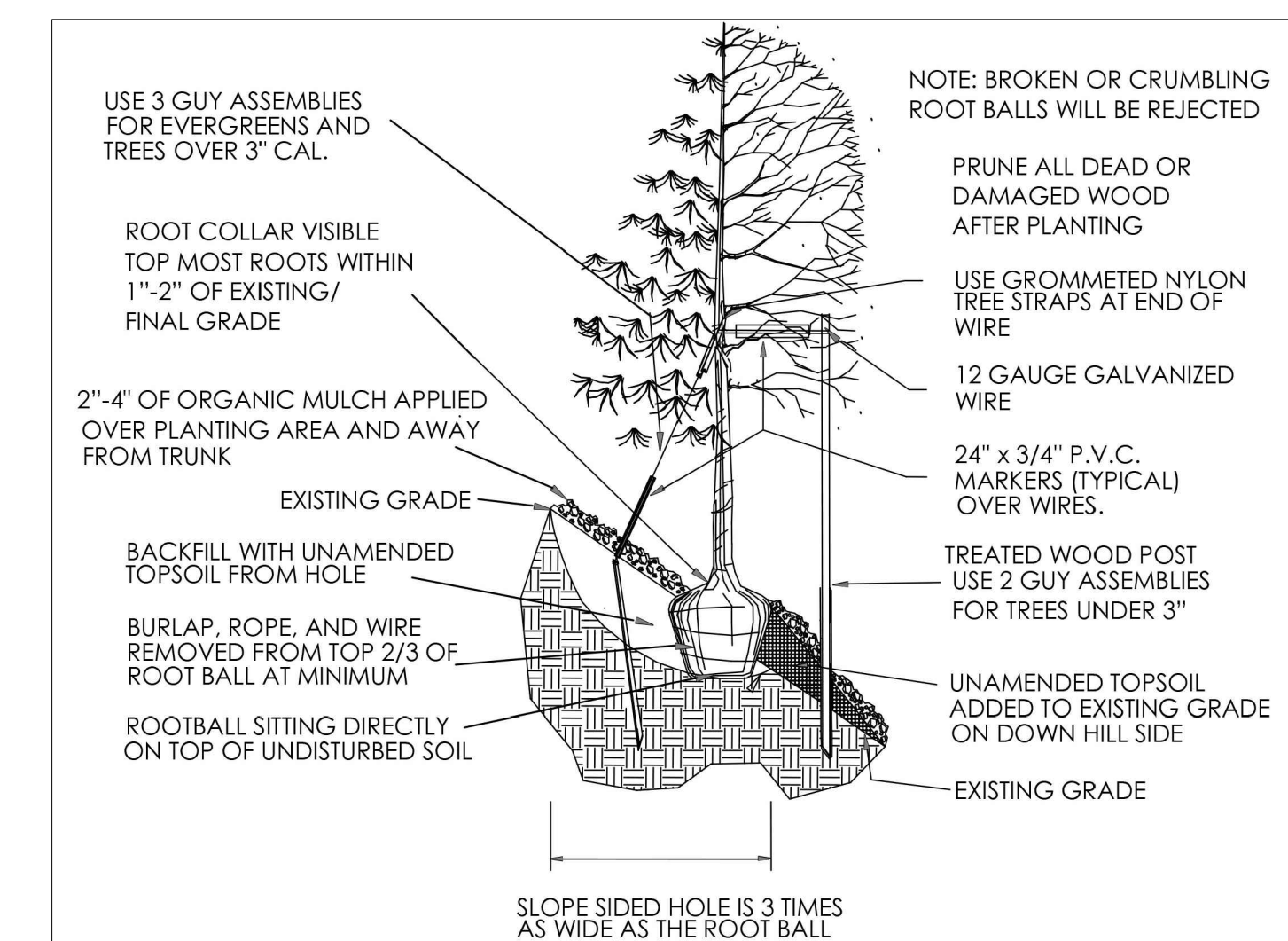
SITE
AMENDMENT

SHEET TITLE
LANDSCAPE
DETAILS

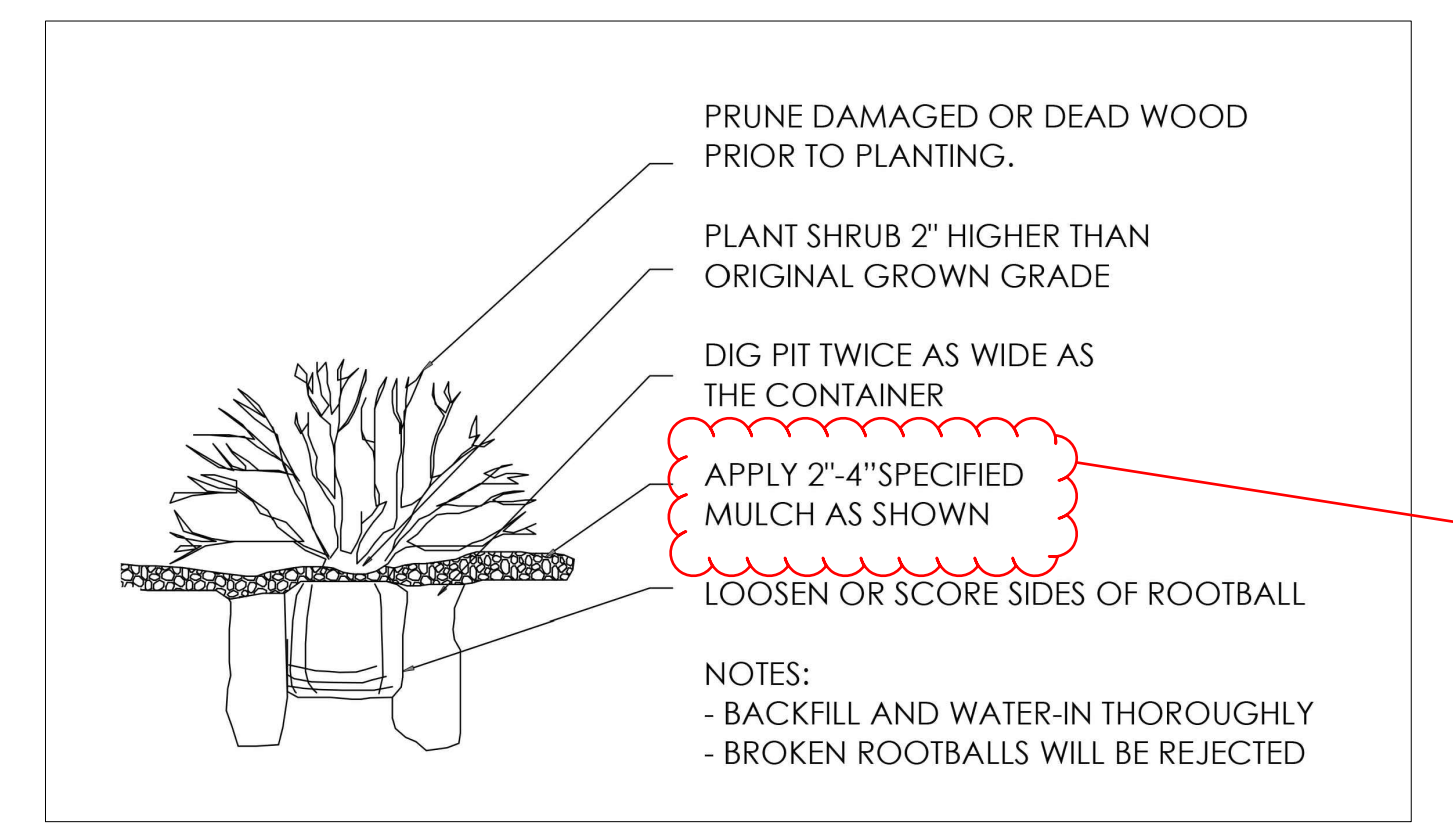
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1 DECIDUOUS TREE PLANTING NOT TO SCALE



2 TREE PLANTING ON SLOPE NOT TO SCALE



3 SHRUB PLANTING NOT TO SCALE

PLANTING NOTES:

- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATION AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP OF MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE PLANTING HOLES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSEND AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL-NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF ROOT BALL FINISH GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT BALL COLLAR WILL BE SHALL BE REJECTED. DO NOT COVER ROOT BALL WITH SOIL. WHEN ROOT BALL WILL REMAIN INTACT, 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. AT MINIMUM, THE TOP 3/4 OF BURLAP AND BASKET SHALL BE REMOVED FROM ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT LATE FALL PLANTING SITUATIONS, AND ONLY AFTER THE CONSULTATION WITH THE TOWN ARBORIST.
- RESETTING IMPROPERLY PLANTED TREE WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH THE APPROVAL OF THE TOWN ARBORIST.

Comment #30: Please use the Town of Parker's approved planting standards, and cross-sections from the Construction Specifications and Design Considerations for Parks, Trails and Streetscapes.

Comment #31: ADD THESE LANDSCAPE NOTES TO THE LANDSCAPE PLAN ON THE PREVIOUS PAGE:

Minimum Plant Size Requirements: Minimum plant size requirements are 2-inch to 2.5-inch caliper for deciduous trees, 1.5-inch to 2-inch caliper for ornamental trees and 6-feet to 8-feet in height for evergreen trees. Minimum size requirements for shrubs is 5-gallon container, or 18-inch to 24-inch spread for junipers. Plants are required to be mixed between 25% and 50% evergreen trees excluding streetscape requirements.

Weed Barrier: No geotextile fabric shall be used in areas of perennial flower and ground cover plantings.

Mulch Requirements: Wood mulch shall consist of natural cedar fiber mulch and shall be applied a minimum of 4-inches in depth over a weed barrier. Rock or stone shall be between 2-inches and 6-inches in size and at a depth of no less than 3-inches.

Implementation and Coordination of the Landscape Plan: The developer shall ensure that the landscape plan is closely coordinated with plans prepared by other consultants so that the proposed grading, storm drainage or other construction does not conflict with or preclude the installation and maintenance of landscape elements as designated on the landscape plan.

Irrigation: All landscape areas and plant materials must be watered by an automatic irrigation system. Irrigation system design and maintenance must conform to the standards of the Parker Water and Sanitation District. Approval of this landscape plan does not constitute approval from the Parker Water and Sanitation District.

Maintenance: The developer, their successors and assigns shall be responsible for installation, maintenance and replacement of all landscape materials shown on the approved landscape plan, including the landscaping within the right-of-way.

Landscaping shall be continuously maintained including necessary watering, weeding, pruning, and pest control. Replacement of dead or diseased plant material shall be of the same type of plant material as approved by the landscape plan (a tree must replace a tree or a shrub must replace a shrub). Any replacement shall occur within 45 days unless seasonal conditions prohibit the installation of landscaping. In such case, replacement shall occur in the next growing season.

This approved landscape plan shall be on file in the project file in TRAKIT. All landscaping will be installed as delineated on the plan prior to the issuance of any Certificate of Occupancy.

Vehicle Parking Note: No vehicle parking is allowed in any landscape treatment area.

Relocation Considerations: Any required plant material that cannot be installed due to site distance triangles, utility restrictions, light poles, stop sign, etc. shall be provided on-site in alternative locations as determined by the Town.

Comment #32: This does not meet Town Code. SB: Apply specified mulch 3" - 4" above finish grade as shown.

REV	DESCRIPTION	DATE
ASI-4	ASI 04	11.03.14

BOULDER ASSOCIATES

ARCHITECTS

Boulder Associates, Inc.
Architecture + Interior Design
1426 Pearl Street, Suite 300
Boulder, Colorado 80302
303.499.7795 F 303.499.7767
www.boulderassociates.com

PROJECT
PARKER ADVENTIST HOSPITAL: FCU G-8

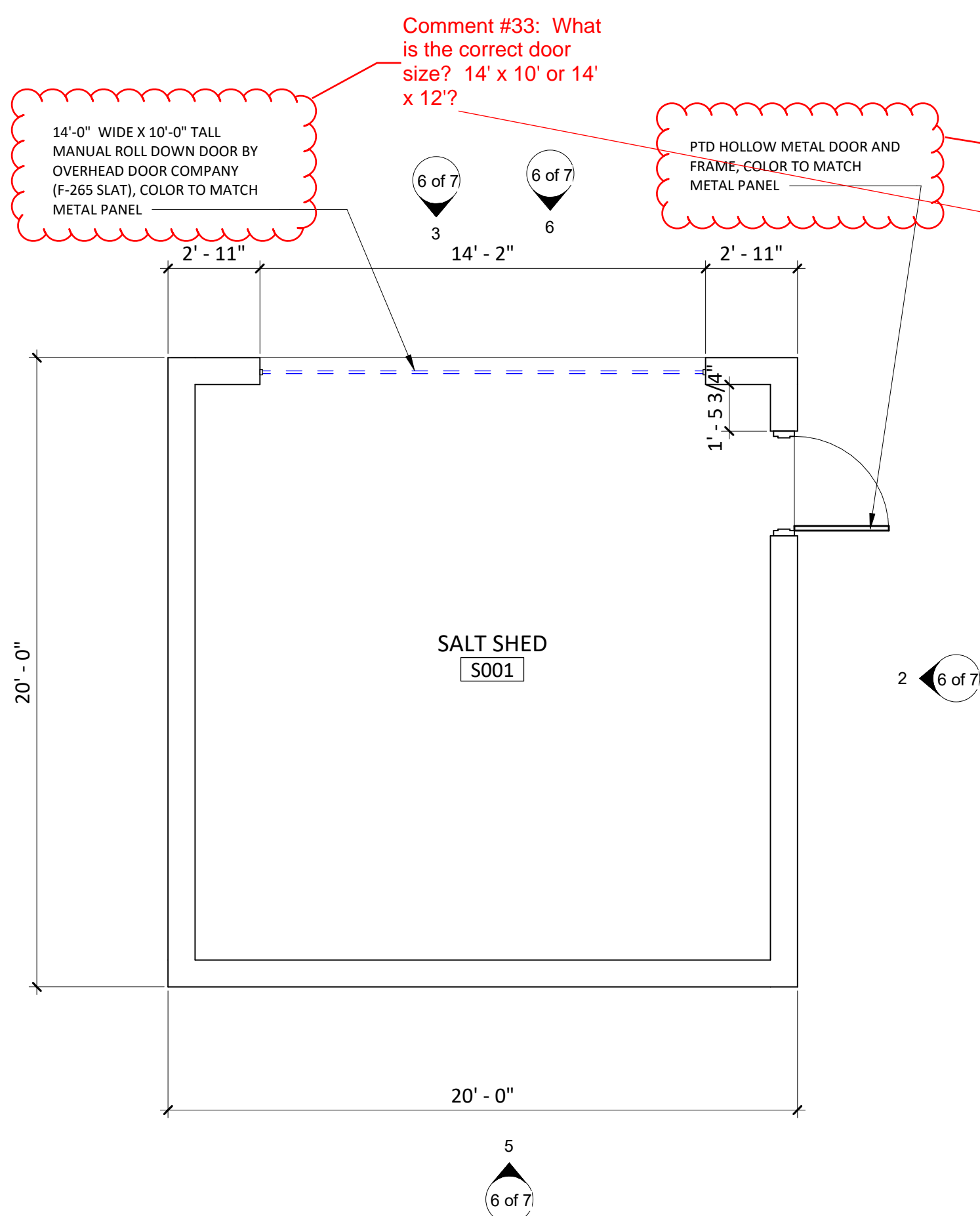
9395 CROWN CREST BLVD.
PARKER, COLORADO 80138

PERMIT SET

SHEET TITLE
PLAN AND ELEVATIONS

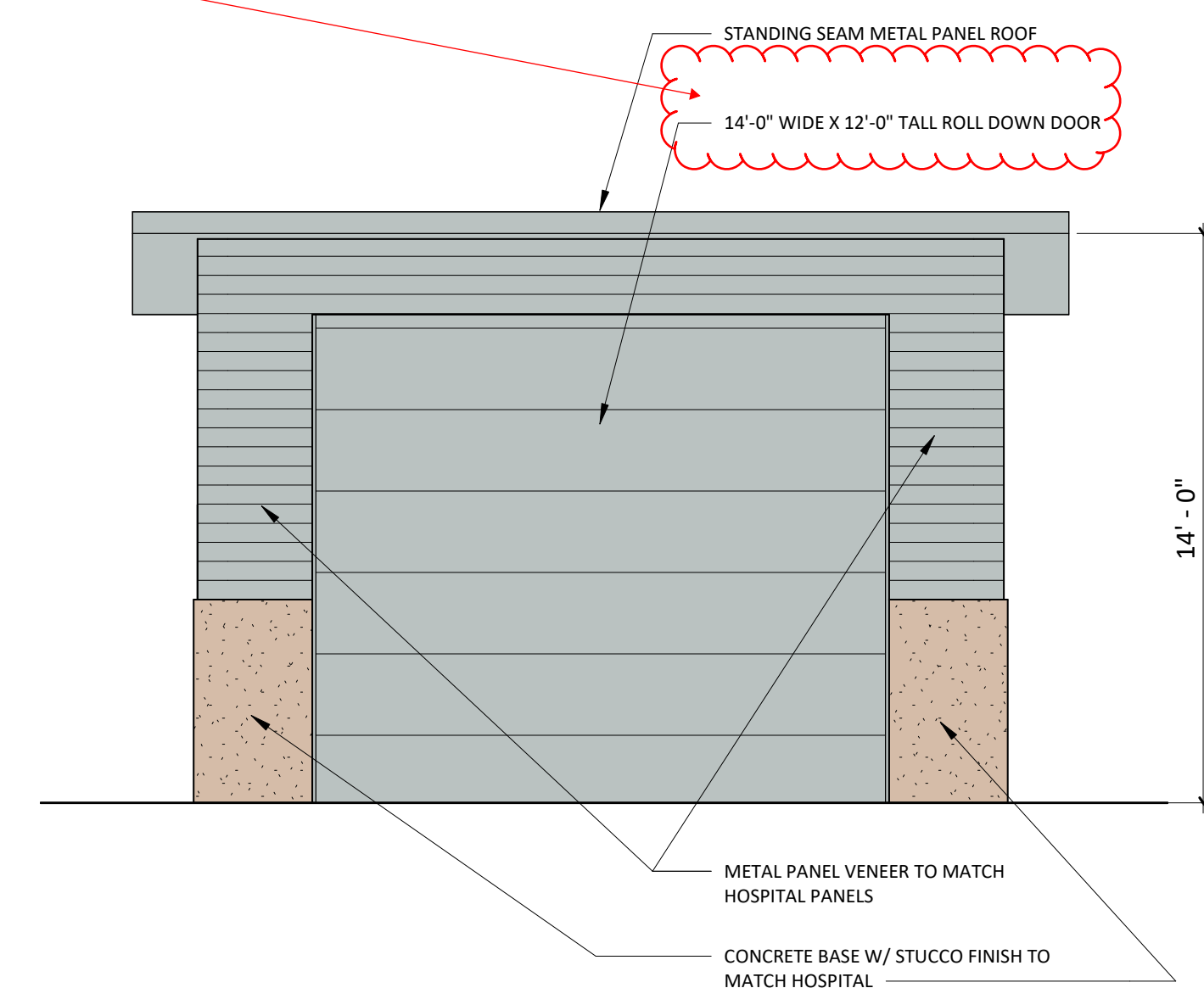
SHEET NUMBER

6 of 7



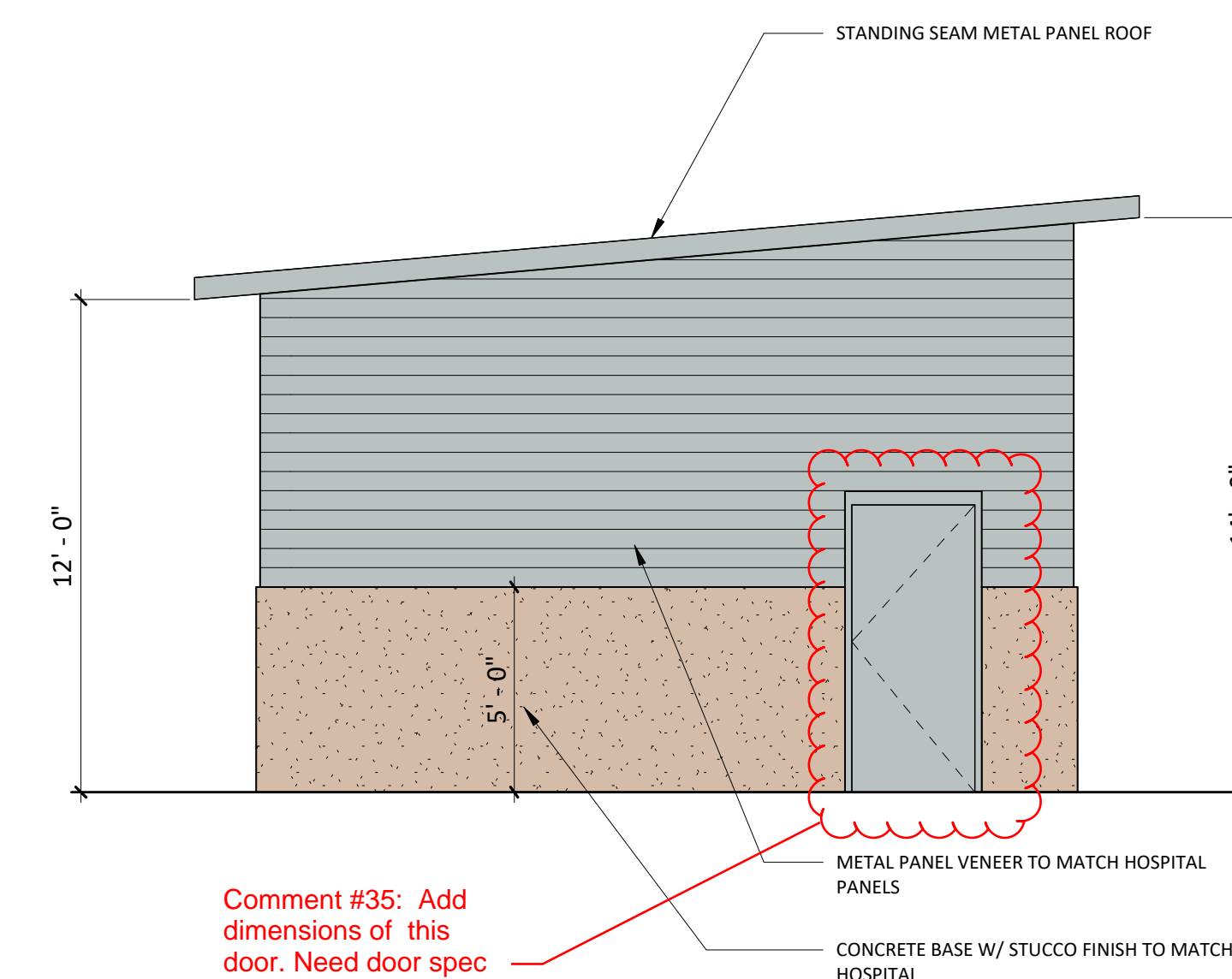
1 SALT SHED FLOOR PLAN

A2.0A | 6 of 7 | 1/4" = 1'-0"



2 SALT SHED - NORTH ELEVATION

6 of 7 | 6 of 7 | 1/4" = 1'-0"

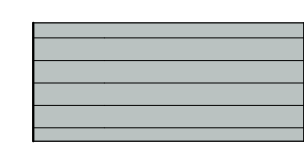


3 SALT SHED - EAST ELEVATION

6 of 7 | 6 of 7 | 1/4" = 1'-0"

SALT SHED MATERIALS LEGEND

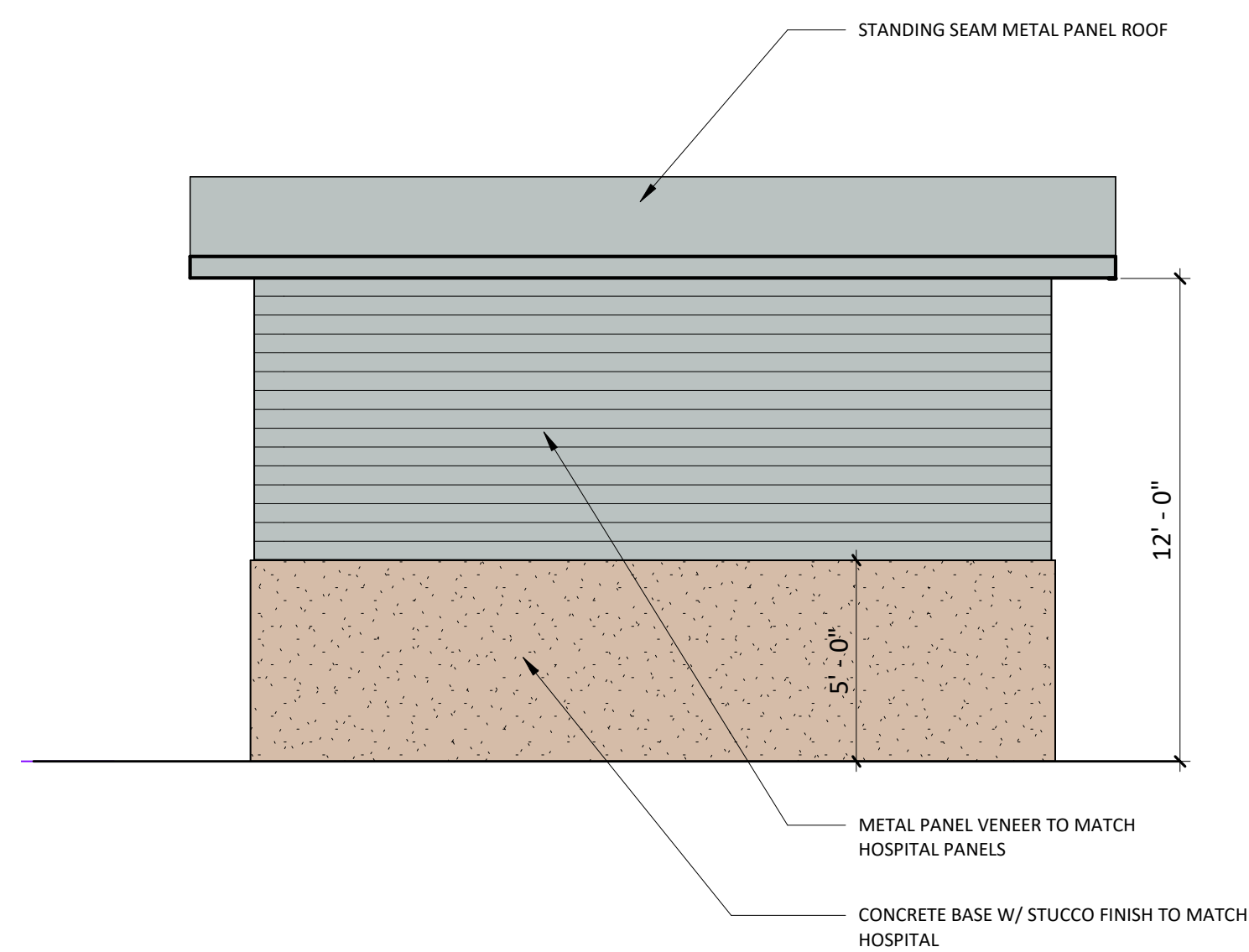
METAL PANEL, ROLL DOWN DOOR, HOLLOW METAL DOOR. COLOR TO MATCH FIRESTONE UNACLAD CHARCOAL GREY (MATCH EXISTING METAL PANEL)



STUCCO, TAUPE COLOR TO MATCH EXISTING HOSPITAL

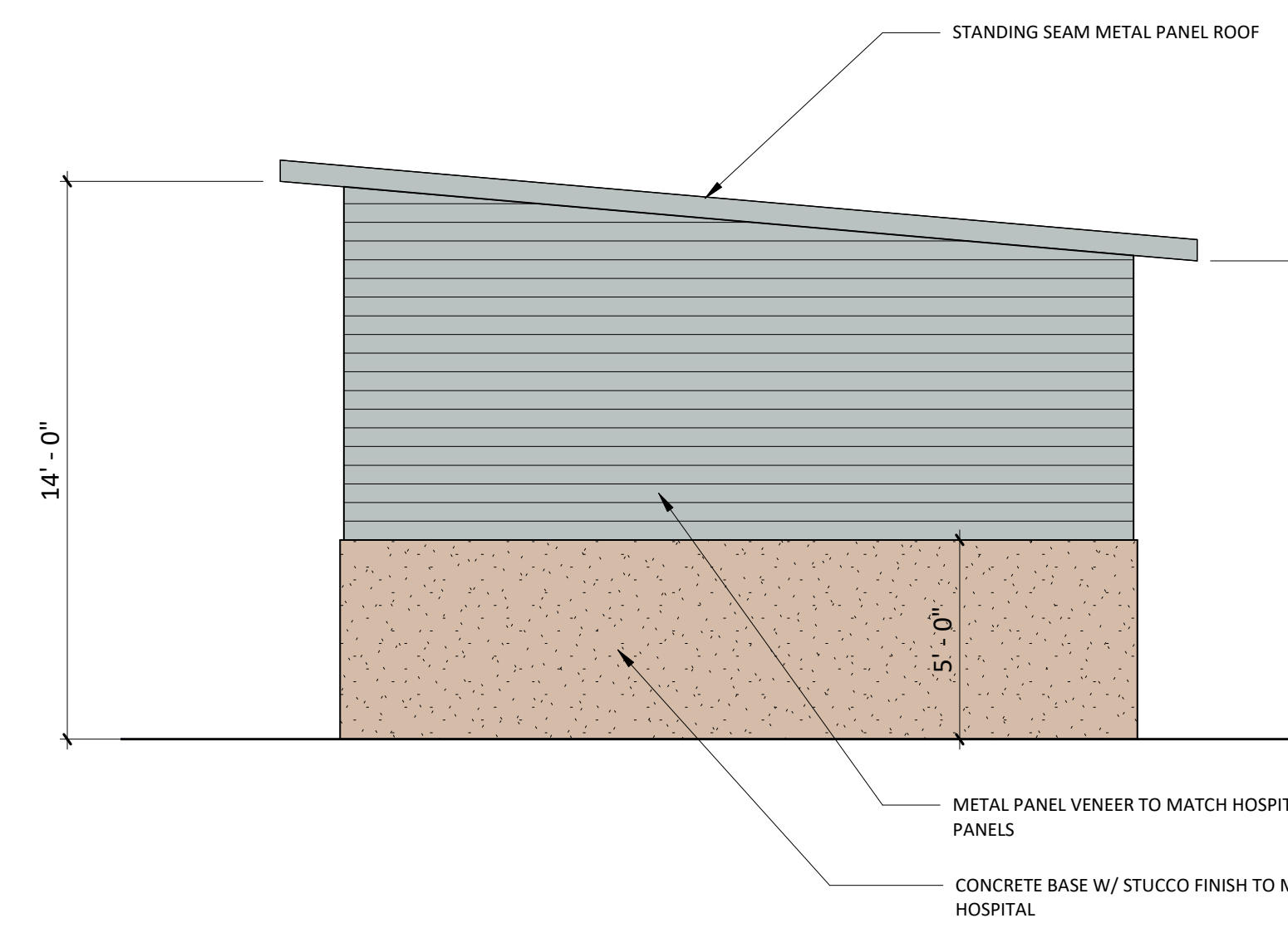


Comment #36: Will the Standing Seam Metal Panel Rooftop be painted this same color? Also, add this color to the roll down door cut sheets. Needs to be a flat finish.



4 SALT SHED - SOUTH ELEVATION

6 of 7 | 6 of 7 | 1/4" = 1'-0"



5 SALT SHED - WEST ELEVATION

6 of 7 | 6 of 7 | 1/4" = 1'-0"



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PROJECT
**PARKER
 ADVENTIST
 HOSPITAL: FCU
 G-8**

9395 CROWN CREST BLVD.
 PARKER, COLORADO 80138

PERMIT SET

SHEET TITLE
EXISTING PHOTOS

SHEET NUMBER



EXISTING SITE LOOKING SOUTH



EXISTING METAL PANEL VENEER AND COPING. SHED TO MATCH.



EXISTING STUCCO. SHED TO MATCH.