

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

PROJECT NUMBER
194160.00

DRAWN BY
Author

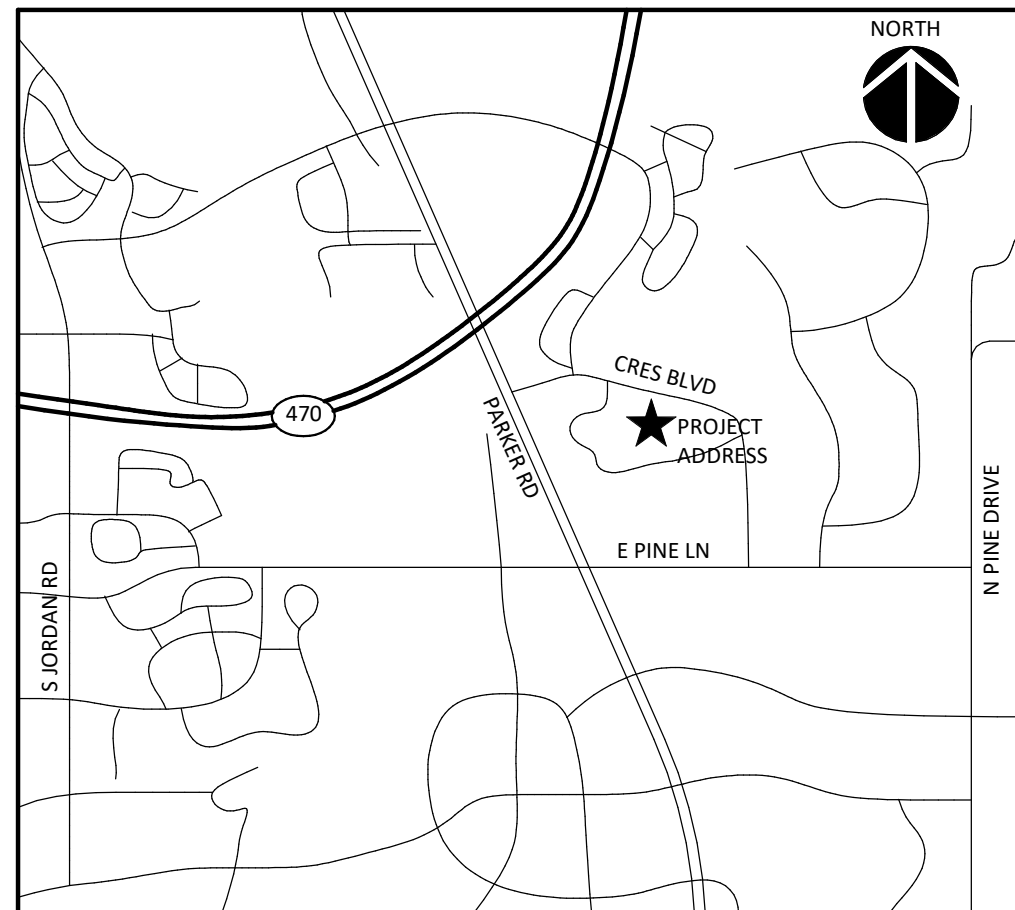
DATE
4/14/2020

REV	DESCRIPTION	DATE

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

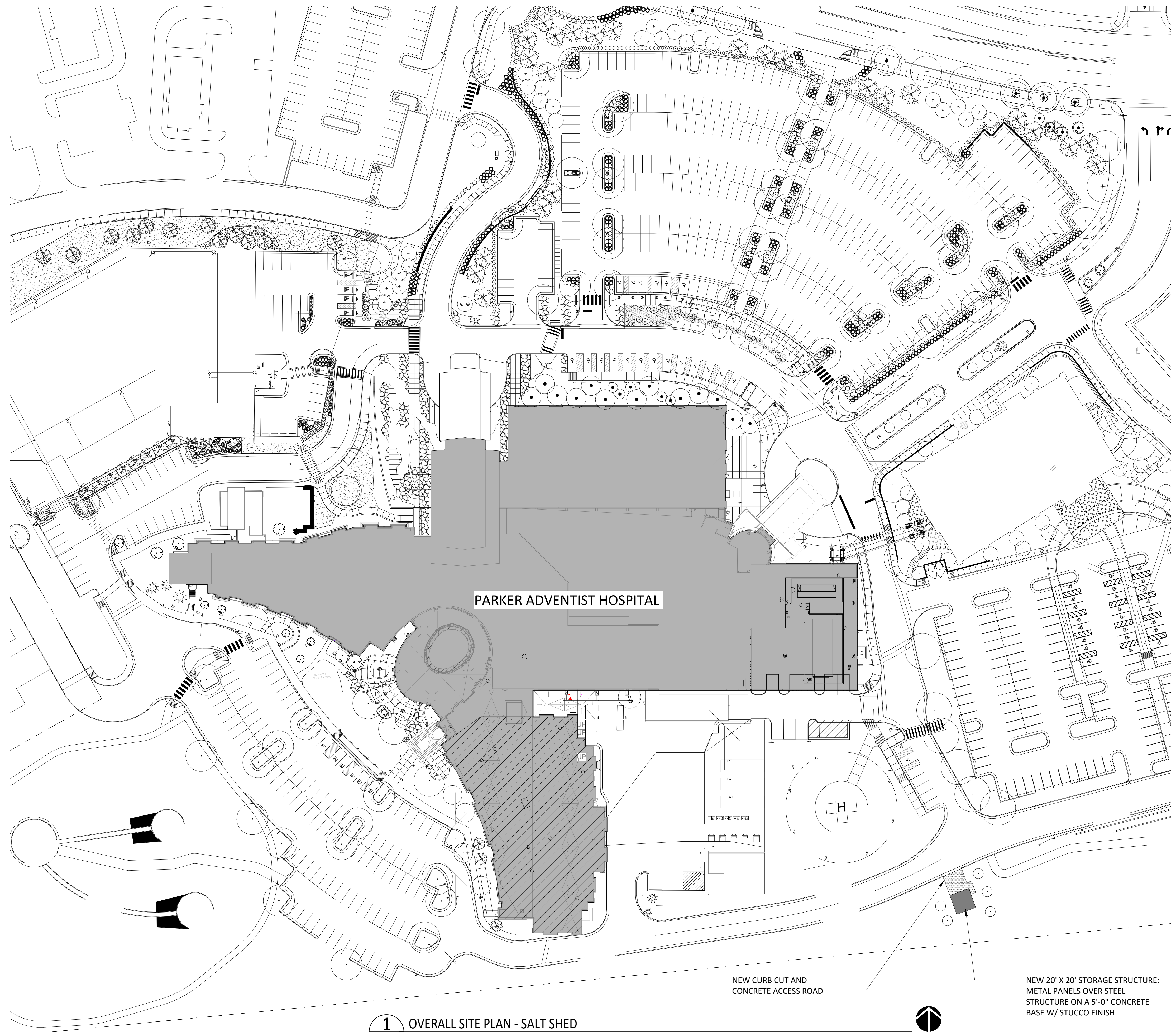


SITE DATA

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

SHEET INDEX

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7 of 7	EXISTING PHOTOS



1 OVERALL SITE PLAN - SALT SHED
 A3.1 | 1 of 7 | 1" = 50'-0"

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PROJECT
PARKER ADVENTIST HOSPITAL: FCU G-8

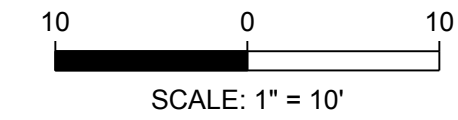
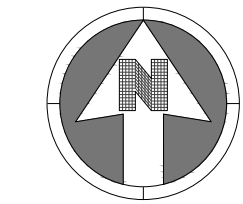
9395 CROWN CREST BLVD.
 PARKER, COLORADO 80138

PERMIT SET




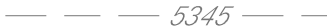
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COVER SHEET

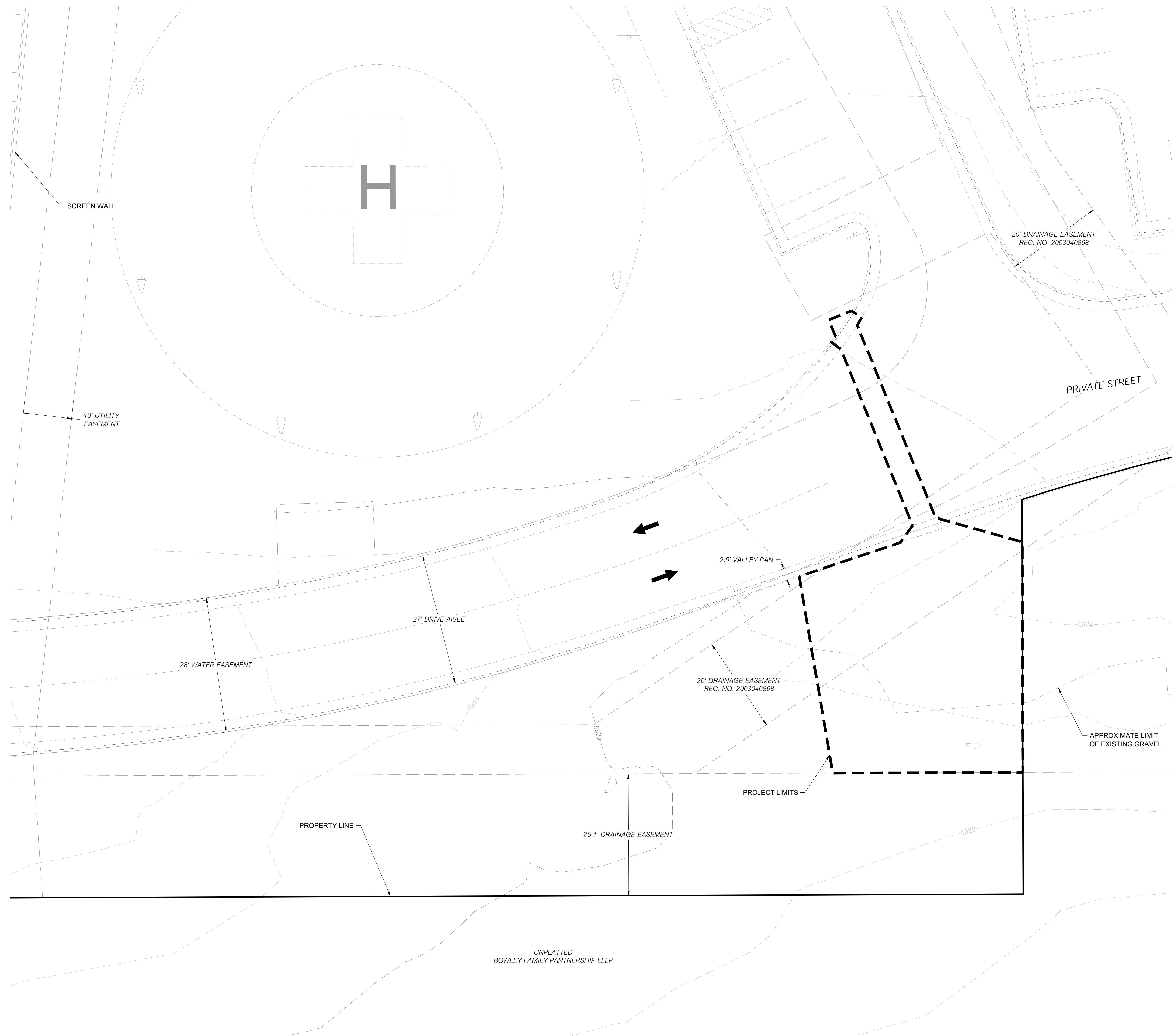
SHEET NUMBER

1 of 7



LEGEND:

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



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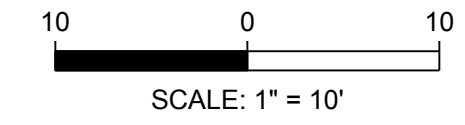
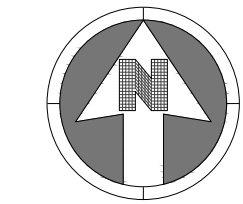
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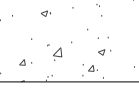





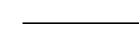
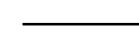
PROJECT
PARKER ADVENTIST HOSPITAL: SALT SHED

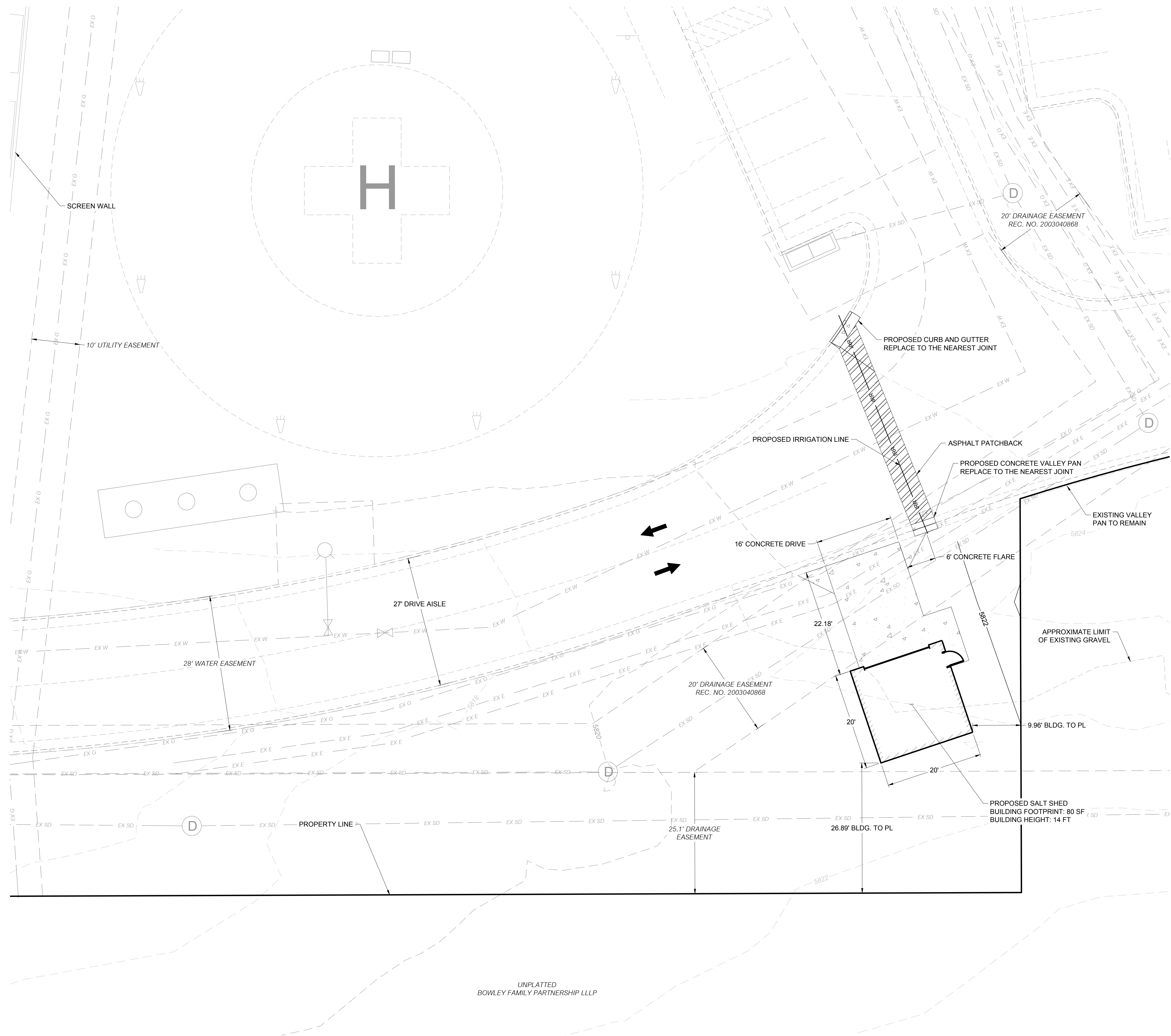
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EXISTING CONDITIONS



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



UNPLATTED
BOWLEY FAMILY PARTNERSHIP LLLP

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SITE PLAN EXHIBIT

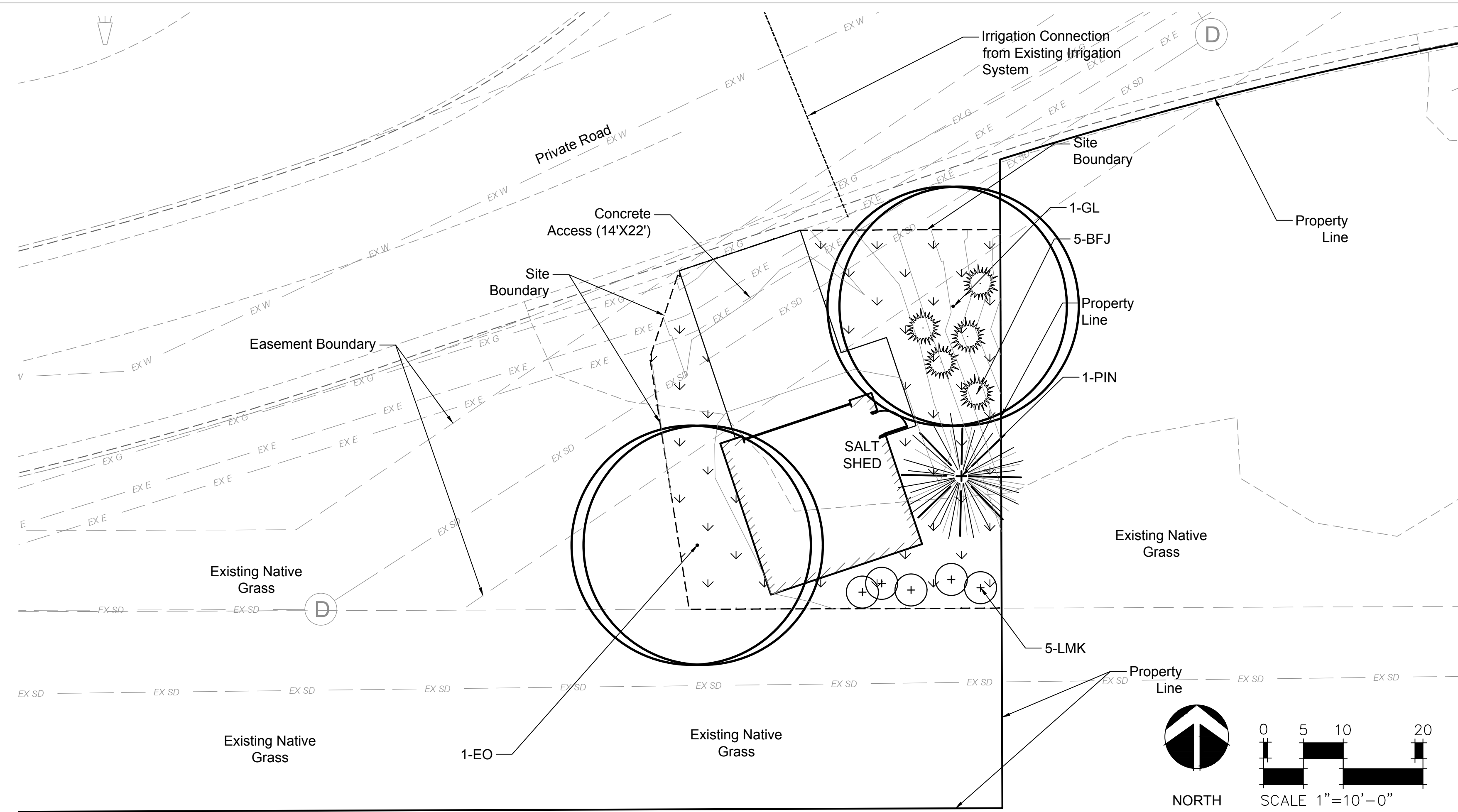
SHEET NUMBER

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:

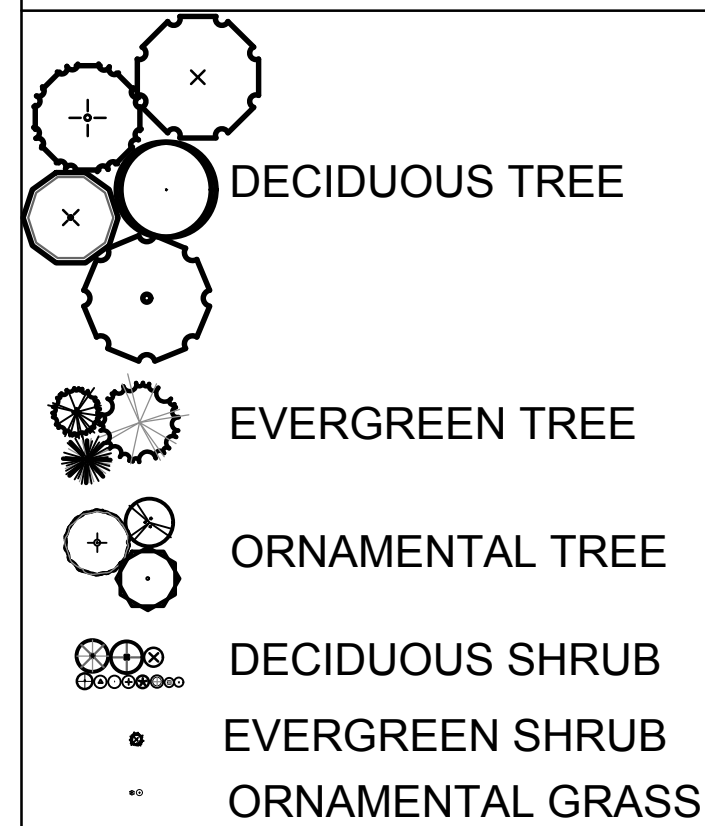
Streetscape:	Lineal Feet	Trees Require	Trees Provided
	43	1*	1*

* 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 SEEDED 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	
EVEREENTREE					
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

PARKER PROJECT NUMBER

DRAWN BY:
RMM

DATE
4/14/2020

REVISIONS
REV. DESCRIPTION DATE



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Landscape Architecture
303.250.5108

PROJECT

Parker Adventist
Hospital: Salt Shed

9395 CROWN CREST BLVD.
PARKER, COLORADO 80138

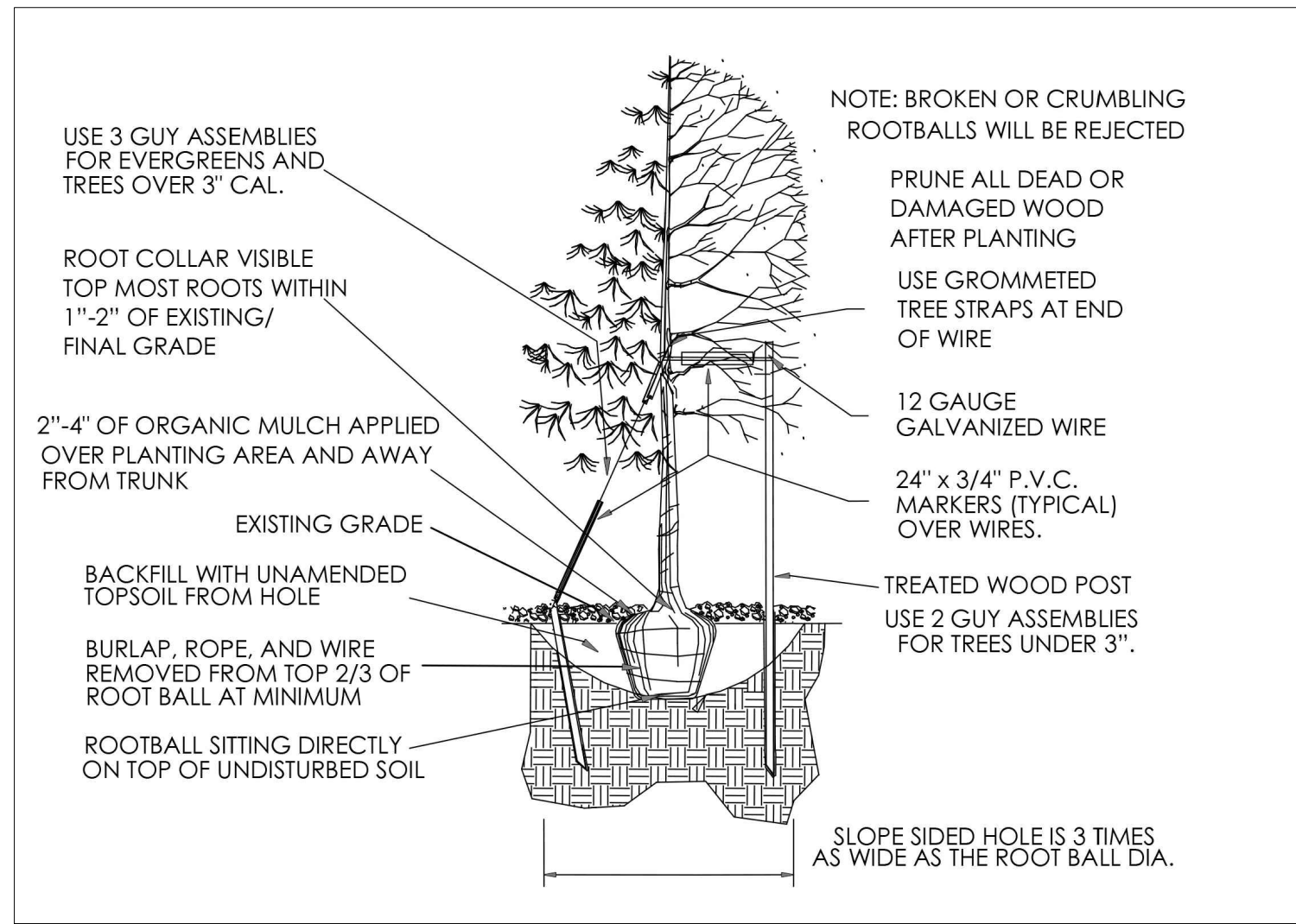
SITE
AMENDMENT

SHEET TITLE

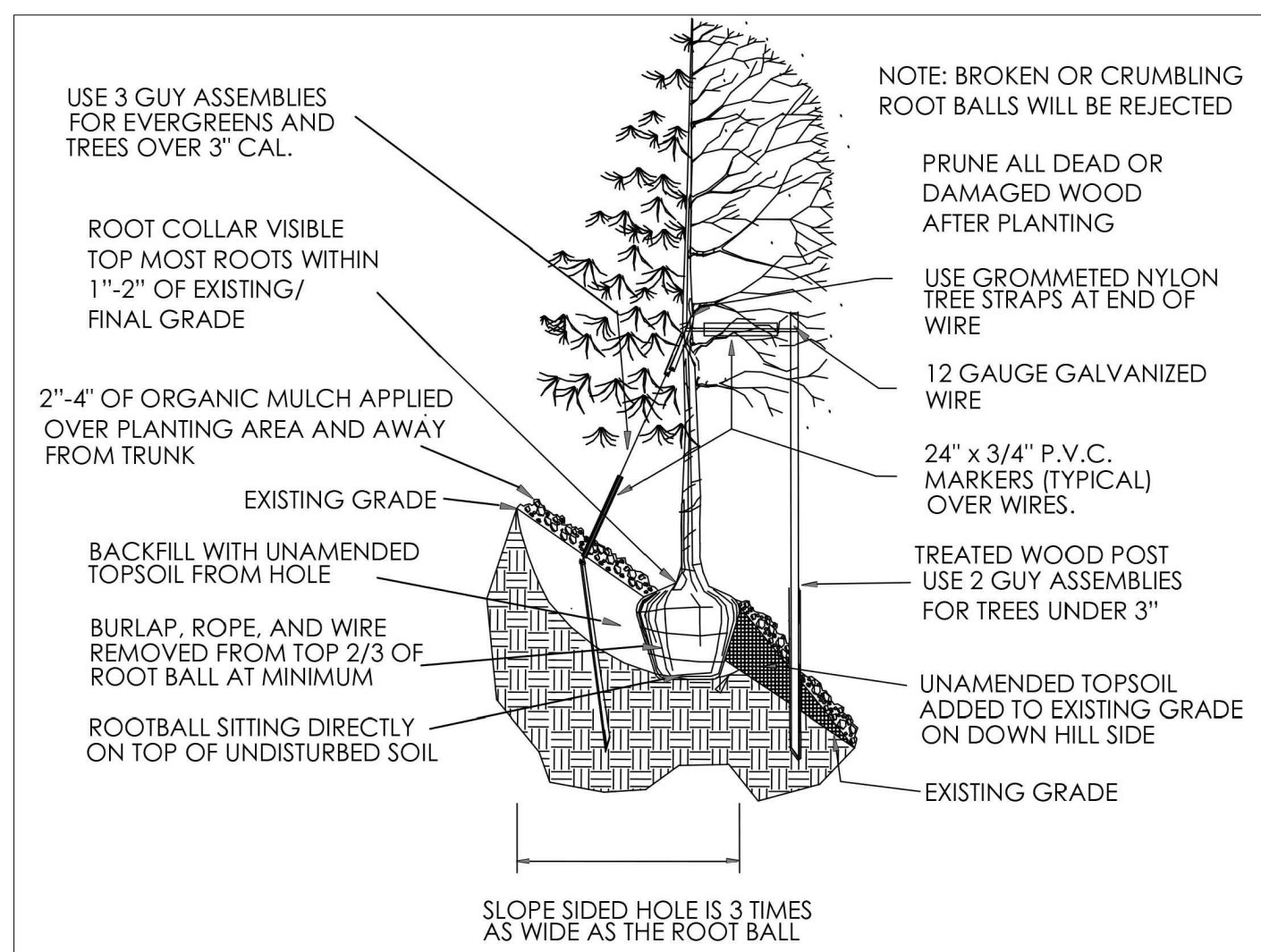
**LANDSCAPE
PLAN**

SHEET NUMBER

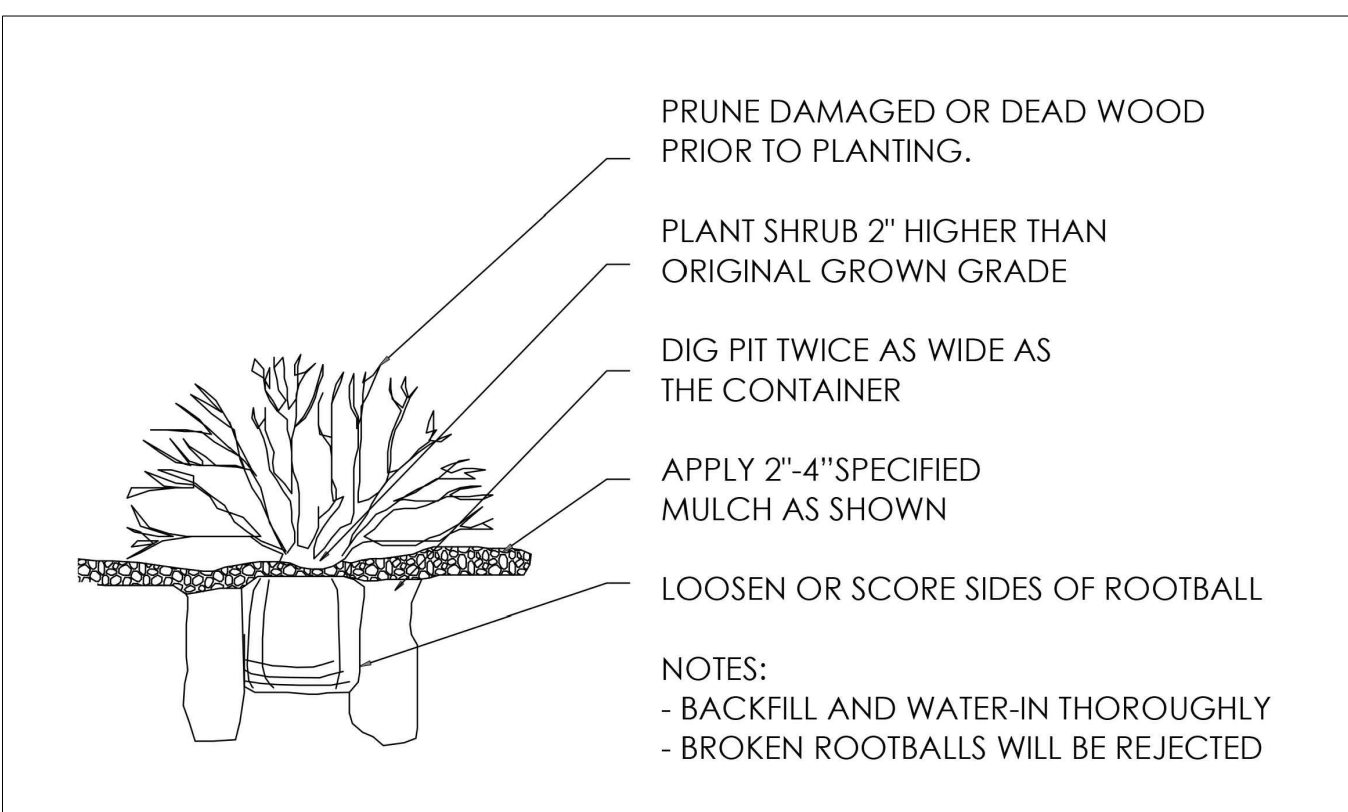
4 OF 7



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, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED 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 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.



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Parker Adventist Hospital: Salt Shed

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SITE
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SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
5 OF 7

REV	DESCRIPTION	DATE
ASI-4	ASI 04	11.03.14

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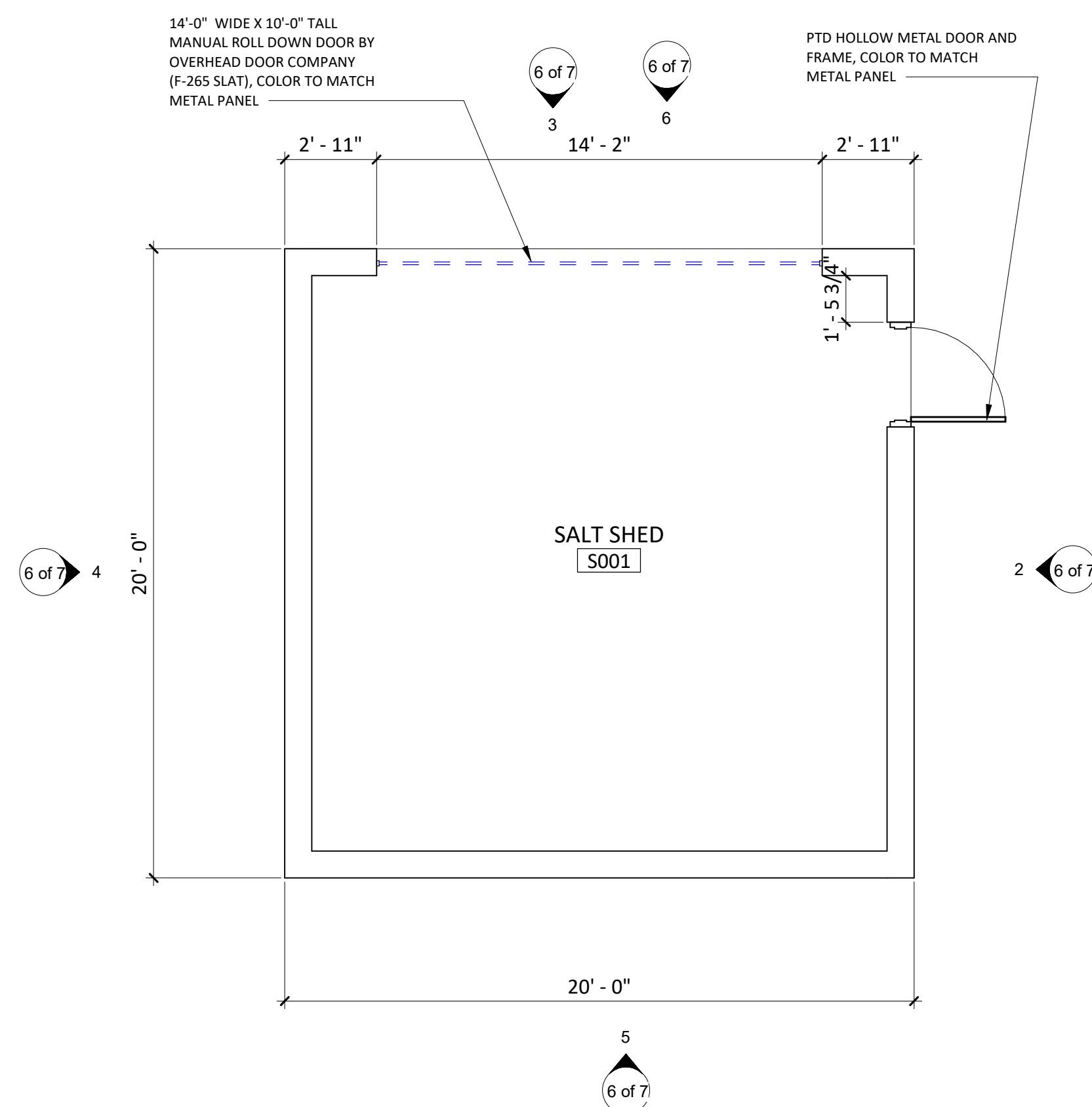
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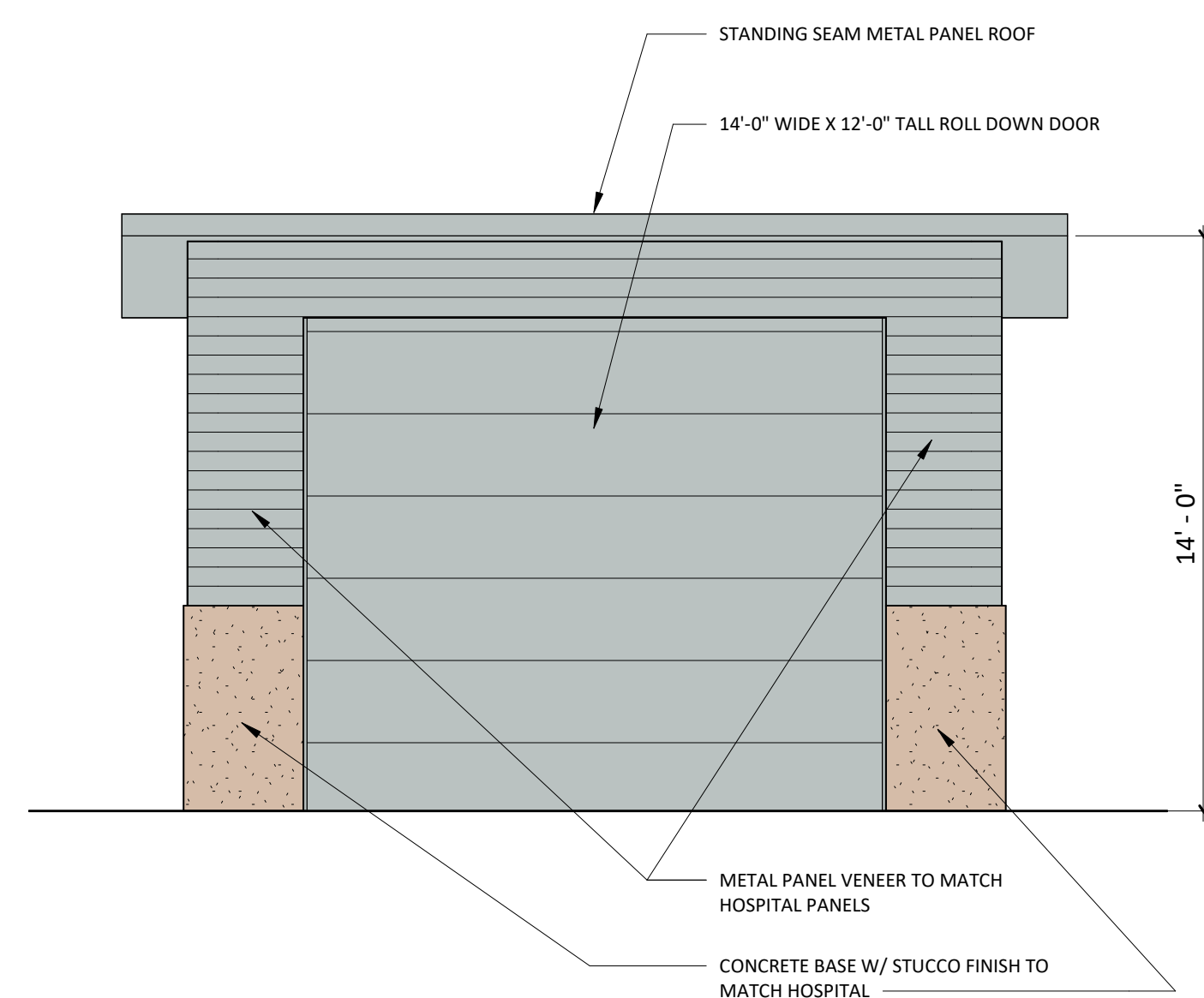
SHEET TITLE
PLAN AND ELEVATIONS

SHEET NUMBER

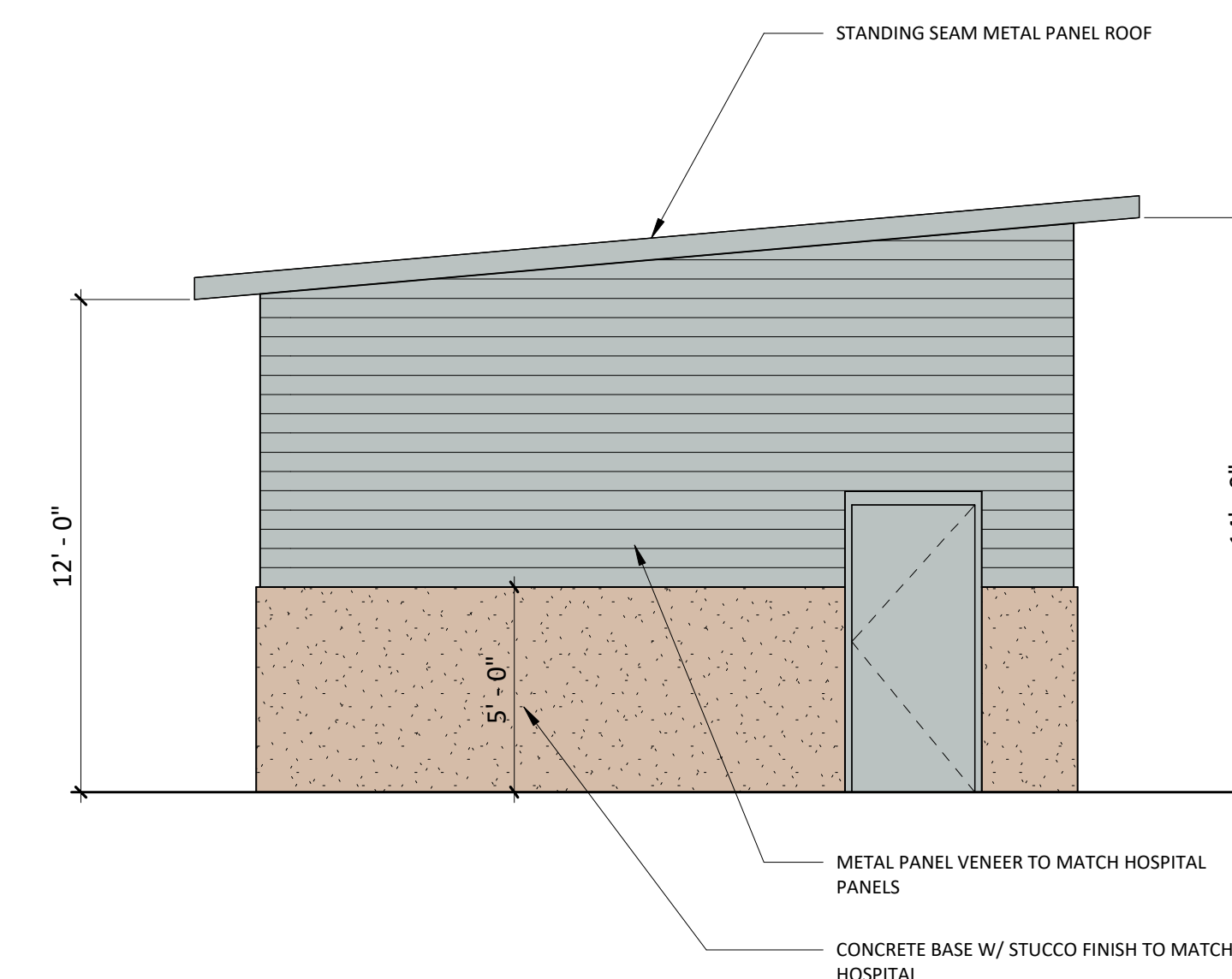
6 of 7



1 SALT SHED FLOOR PLAN
A2.0A | 6 of 7 1/4" = 1'-0"



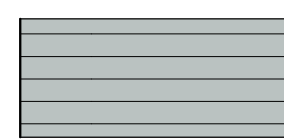
2 SALT SHED - NORTH ELEVATION
6 of 7 | 6 of 7 1/4" = 1'-0"



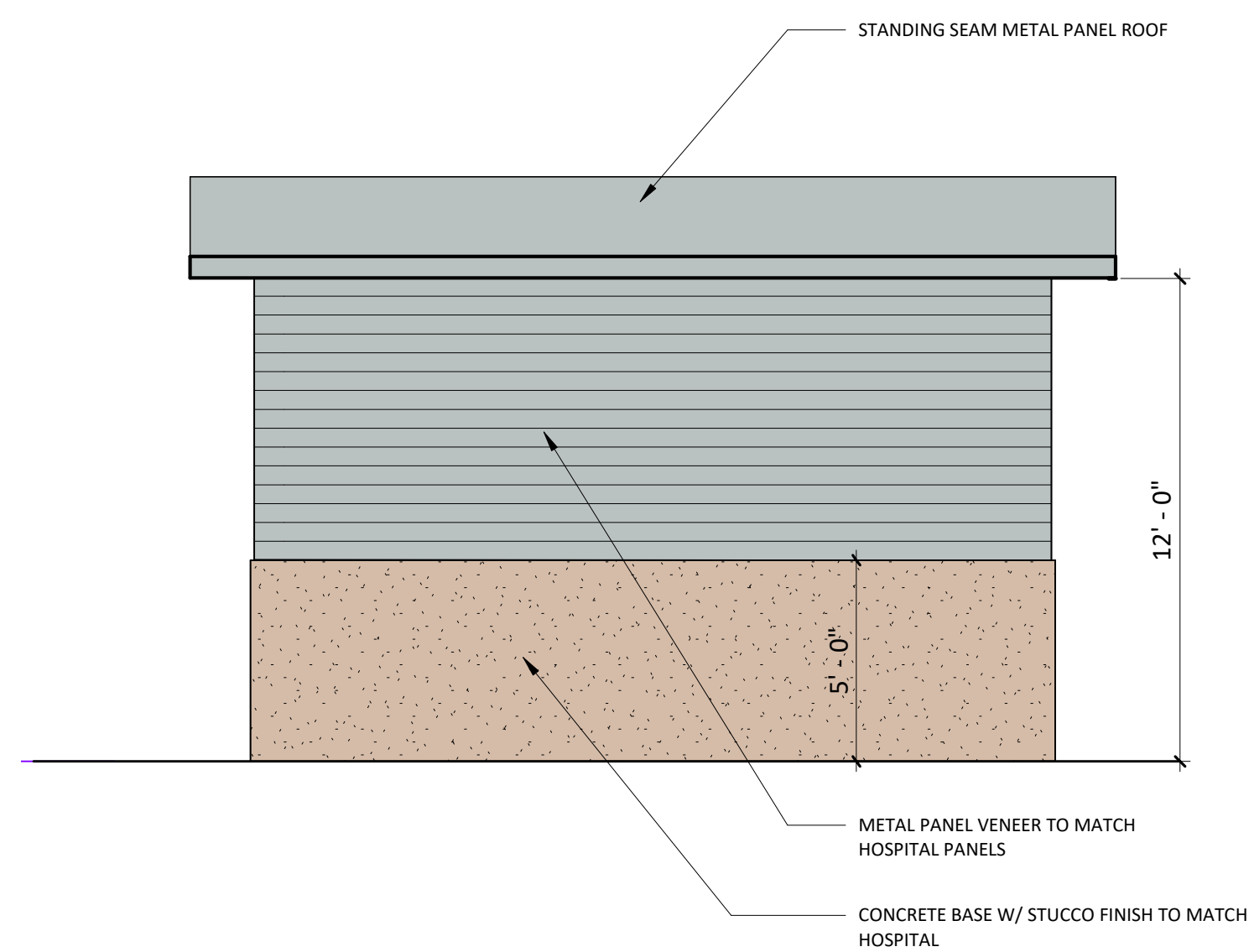
3 SALT SHED - EAST ELEVATION
6 of 7 | 6 of 7 1/4" = 1'-0"

SALT SHED MATERIALS LEGEND

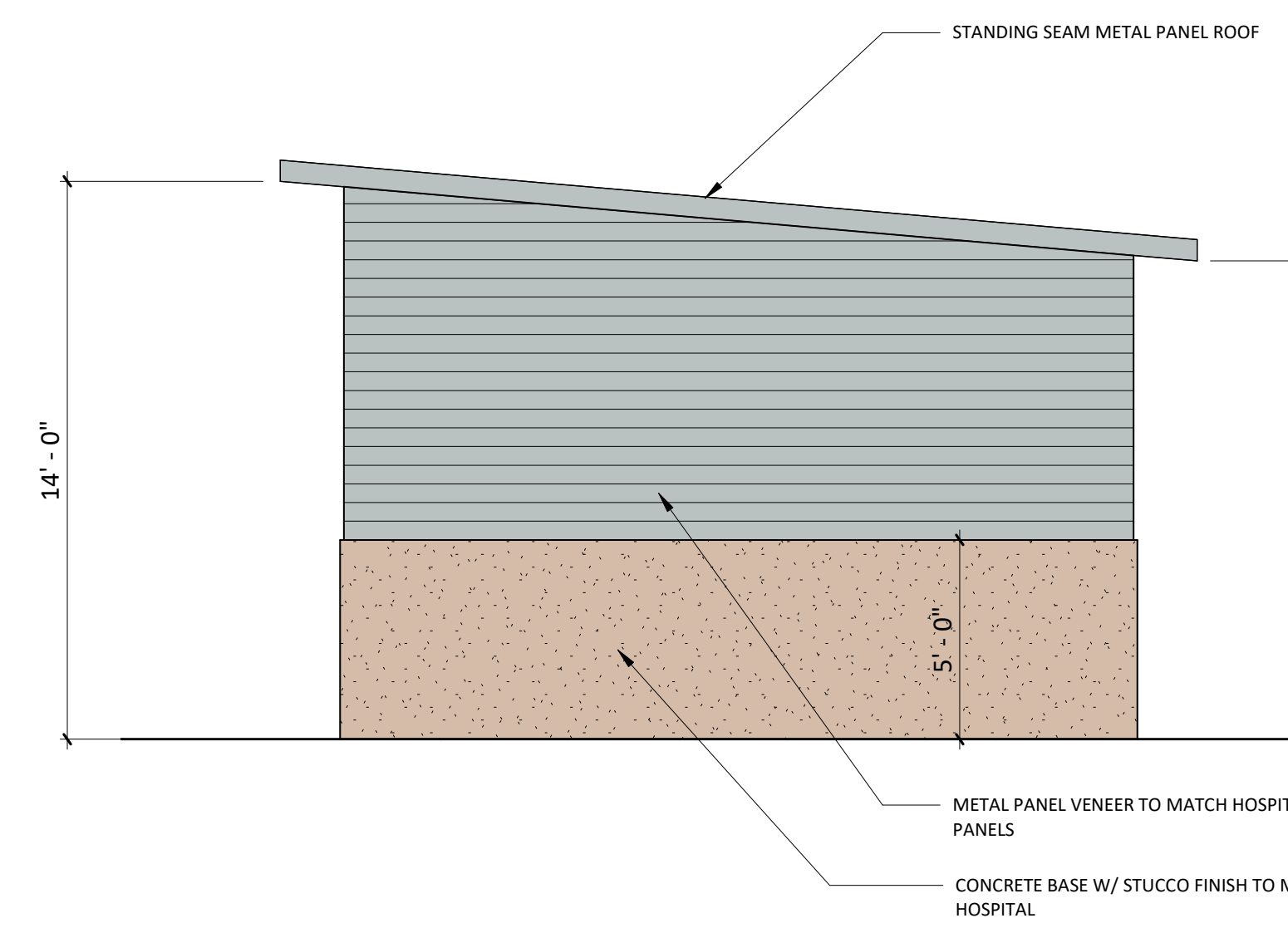
METAL PANEL, ROLL DOWN DOOR, HOLLOW METAL DOOR. COLOR TO MATCH FIRESTONE UNACLAD CHARCOAL GREY (MATCH EXISTING METAL PANEL)



STUCCO, TAUPE COLOR TO MATCH EXISTING HOSPITAL



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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 G-8**

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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.