

**SITE PLAN AMENDMENT
PARKER ADVENTIST HOSPITAL
SALT SHED**

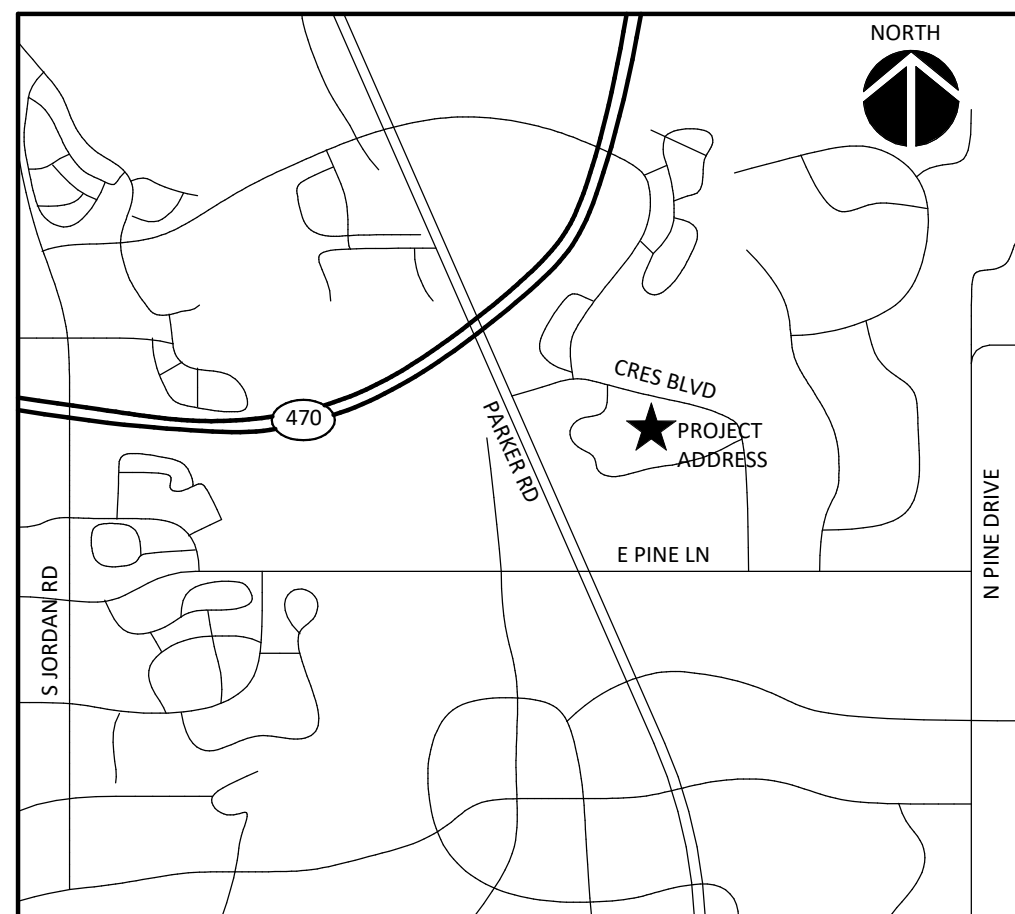
SP19-129

A PORTION OF LOT 1, CROWN POINT F1 AND 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; .052 ACRES (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



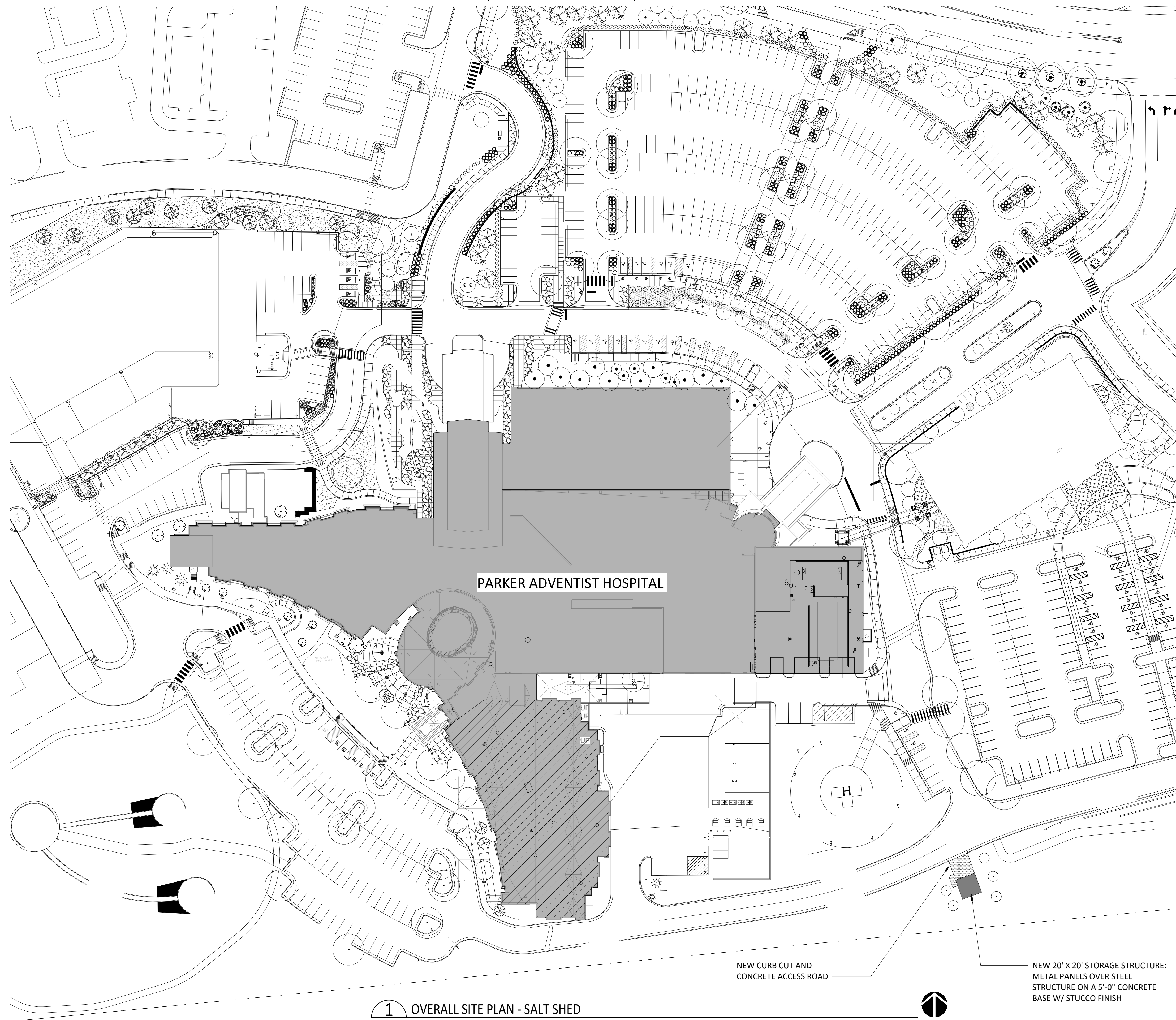
SITE DATA

GROSS LOT AND NET ACREAGE: 36.35 ACRES TOTAL SITE AREA,
.052 ACRES (2279 SF) SALT SHED SITE AREA

DWELLING UNITS: 0
GROSS FLOOR AREA: 400 S.F.
PARKING REQUIREMENTS: NONE
ZONING: PLANNED DEVELOPMENT
USE: MEDICAL/HOSPITAL; ACCESSORY USE -
SALT SHED FOR ROADWAY AND SIDEWALK
MAINTENANCE
SUBDIVISION: CROWNPOINT F#1, 26TH AMENDMENT

SHEET INDEX

| | |
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| 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 |



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

PROJECT NUMBER
194160.00

DRAWN BY
Author

DATE
03-05-2020

| REV | DESCRIPTION | DATE |
|---------|-------------|----------|
| SDPREV1 | SDP REV1 | 05/22/20 |

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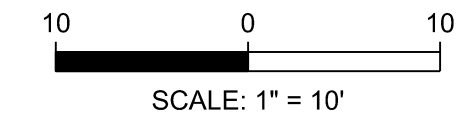
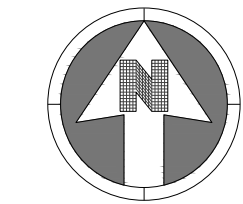
PROJECT
**PARKER
ADVENTIST
HOSPITAL: SALT
SHED**

9395 CROWN CREST BLVD.
PARKER, COLORADO 80138




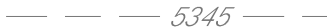
SHEET TITLE
COVER SHEET

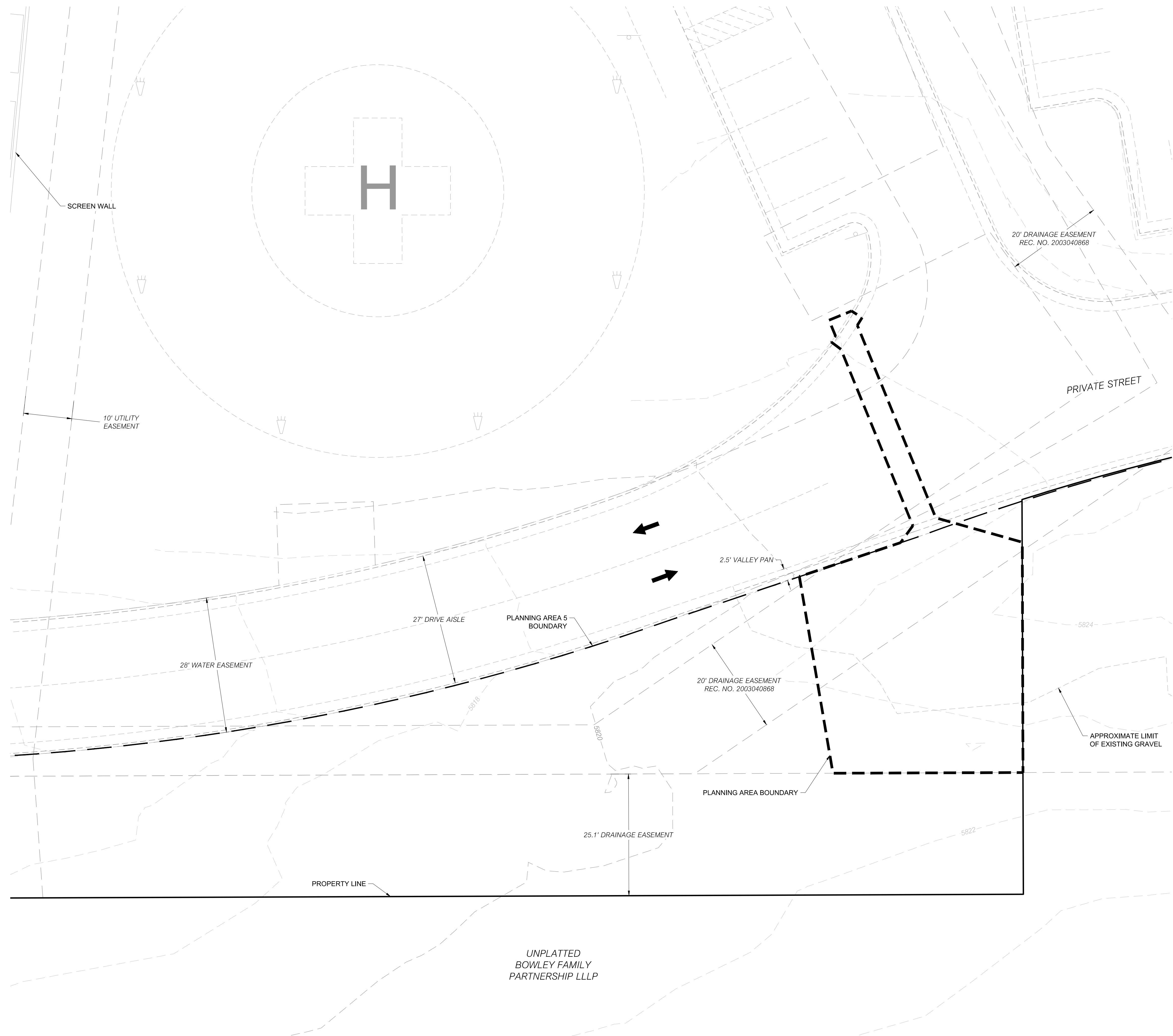
SHEET NUMBER

1 of 7



LEGEND:

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



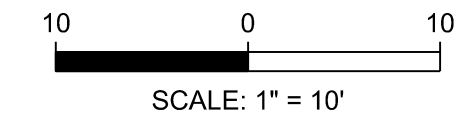
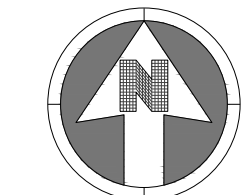
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PROJECT
PARKER ADVENTIST HOSPITAL: SALT SHED

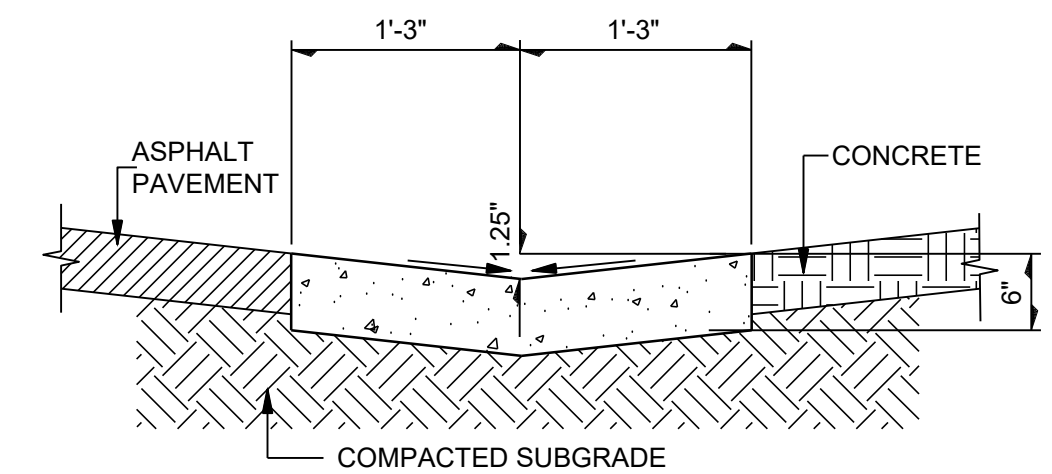
9395 CROWN CREST BLVD.
PARKER, COLORADO 80138

EXISTING CONDITIONS

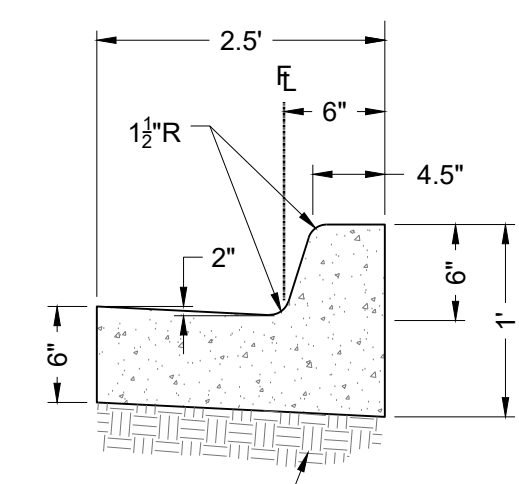


LEGEND:

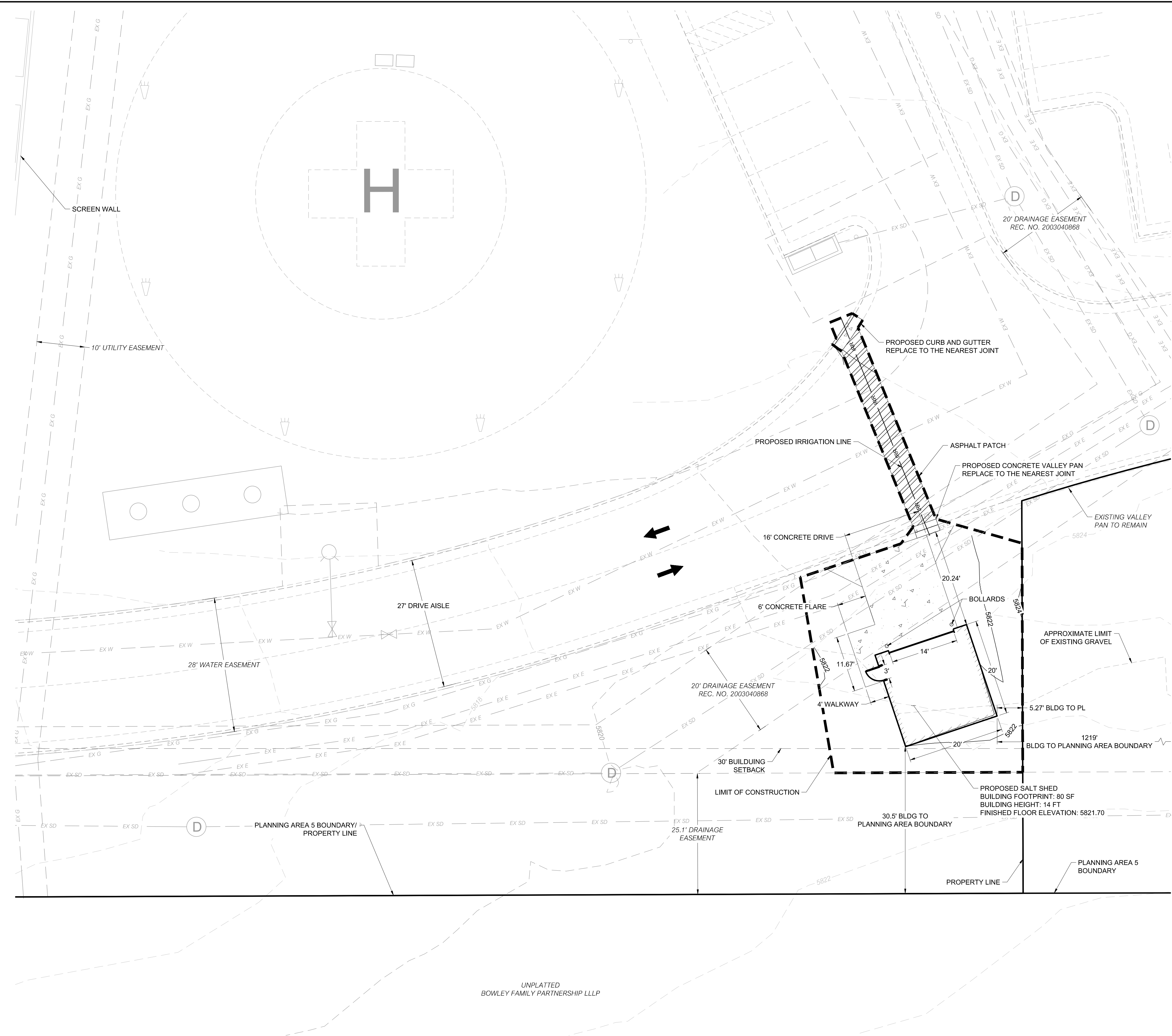
-  TRAFFIC FLOW AREA
-  6" CONCRETE PAVEMENT
-  6" ASPHALT PATCH
-  EXISTING EASEMENT
-  PROPOSED EASEMENT
-  MINOR EXISTING CONTOURS
-  MAJOR EXISTING CONTOURS
-  MINOR PROPOSED CONTOURS
-  MAJOR PROPOSED CONTOURS



VALLEY PAN DETAIL



CURB AND GUTTER DETAIL



UNPLATTED
BOWLEY FAMILY PARTNERSHIP LLLP

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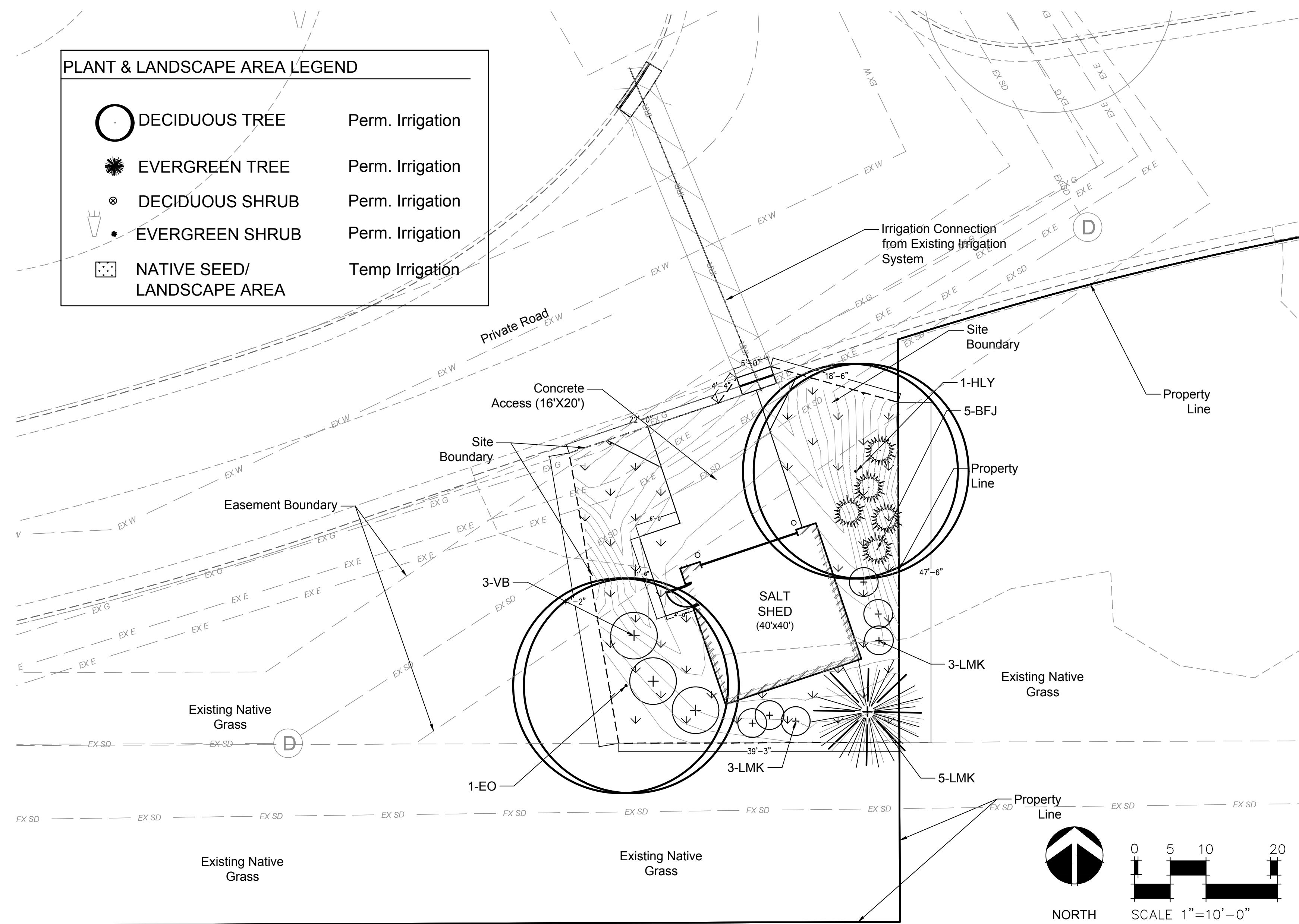
SITE PLAN EXHIBIT

SHEET NUMBER

3 of 7

PLANT & LANDSCAPE AREA LEGEND

| | | |
|--|--------------------------------|------------------|
| | DECIDUOUS TREE | Perm. Irrigation |
| | EVERGREEN TREE | Perm. Irrigation |
| | DECIDUOUS SHRUB | Perm. Irrigation |
| | EVERGREEN SHRUB | Perm. Irrigation |
| | NATIVE SEED/ LANDSCAPE AREA | Temp Irrigation |



SITE CALCULATIONS:

| | | |
|----------------|-----------|------------|
| Site | 2,279 sf. | 0.05 Acres |
| Landscape Area | 1,203 sf. | 0.03 Acres |
| Access Road | 388 sf. | 0.01 Acres |
| /Walk | | |
| Salt Shed | 400 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: | 1 Tree/5 Shrubs per 1,500 s.f. | Square Footage | Trees Required | Shrubs Required | Trees Provided | Shrubs Provided |
| | | 1,203 | 1 | 5 | 1 | 14 |

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 |
| Native Seed | 1,200 sf. | 99% | 0% |
| Wood Mulch Rings | 3 sf. | | 1% |

PLANT SCHEDULE

| # | SYM | COMMON/ BOTANICAL NAME | SIZE | MATURE SIZE | COMMENTS | MATURITY |
|-----------------------------------|-----|--|-----------|-------------------|--|-----------|
| DECIDUOUS SHADE TREE | | | | | | |
| 1 | EO | English Oak Quercus robur | 2.0" cal. | 50'Ht. & 40' Spd. | Specimen quality B&B, staked | |
| 1 | HLY | Skyline Honeylocust Gleditsia triacanthos inermis 'Skyline' | 2.0" cal. | 50'Ht. & 30' Spd. | Specimen quality B&B, staked | |
| EVEREENTREE | | | | | | |
| 1 | PIN | Pinion Pine Pinus edulis | 6' HT. | 25'Ht. & 15' Spd. | Specimen quality B&B, staked | |
| DECIDUOUS/EVERGREEN SHRUBS | | | | | | |
| 6 | LMK | Miss Kim Lilac Syringa meyeri 'Palibin' | 5 gal. | 5'Ht. & 5' Spd. | Container, 5 canes min. 24"-30" ht. | 3-5 Years |
| 5 | BFJ | Armstrong Juniper Juniperus chinensis 'Armstrongii' | 5 gal. | 4'Ht. & 4' Spd. | Container 12"-18" ht. | 3-5 Years |
| 3 | VB | Koreanspice Viburnum carlesii | 5 gal. | 6'Ht. & 6' Spd. | Container 12"-18" ht. | 3-5 Years |

LANDSCAPE NOTES

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 6feet to 8-feet in height for evergreen trees. Minimum size requirements for shrubs is 5gallon 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 Cottonwood 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 onsite in alternative locations as determined by the Town.

Install in Native Seed/Landscape Area. Town of Parker Seed Mix 3 (Low Growth Mix).

| Species | % P.L.S./Acre |
|----------------------------|---------------|
| Ephraim Crested Wheatgrass | 25% |
| Perennial Ryegrass | 18% |
| Sheep Fescue | 23% |
| Canada Bluegrass | 13% |
| Blue Fescue | 9% |
| Barley or Oats | 12% |
| TOTAL | 100% |

Seeding Rate: 50 lbs. Per acre Broadcast

| REV. | DESCRIPTION | DATE |
|------|-------------|------------|
| | SUBMITTAL 3 | 05-22-2020 |

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Landscape Architecture
303.250.5108

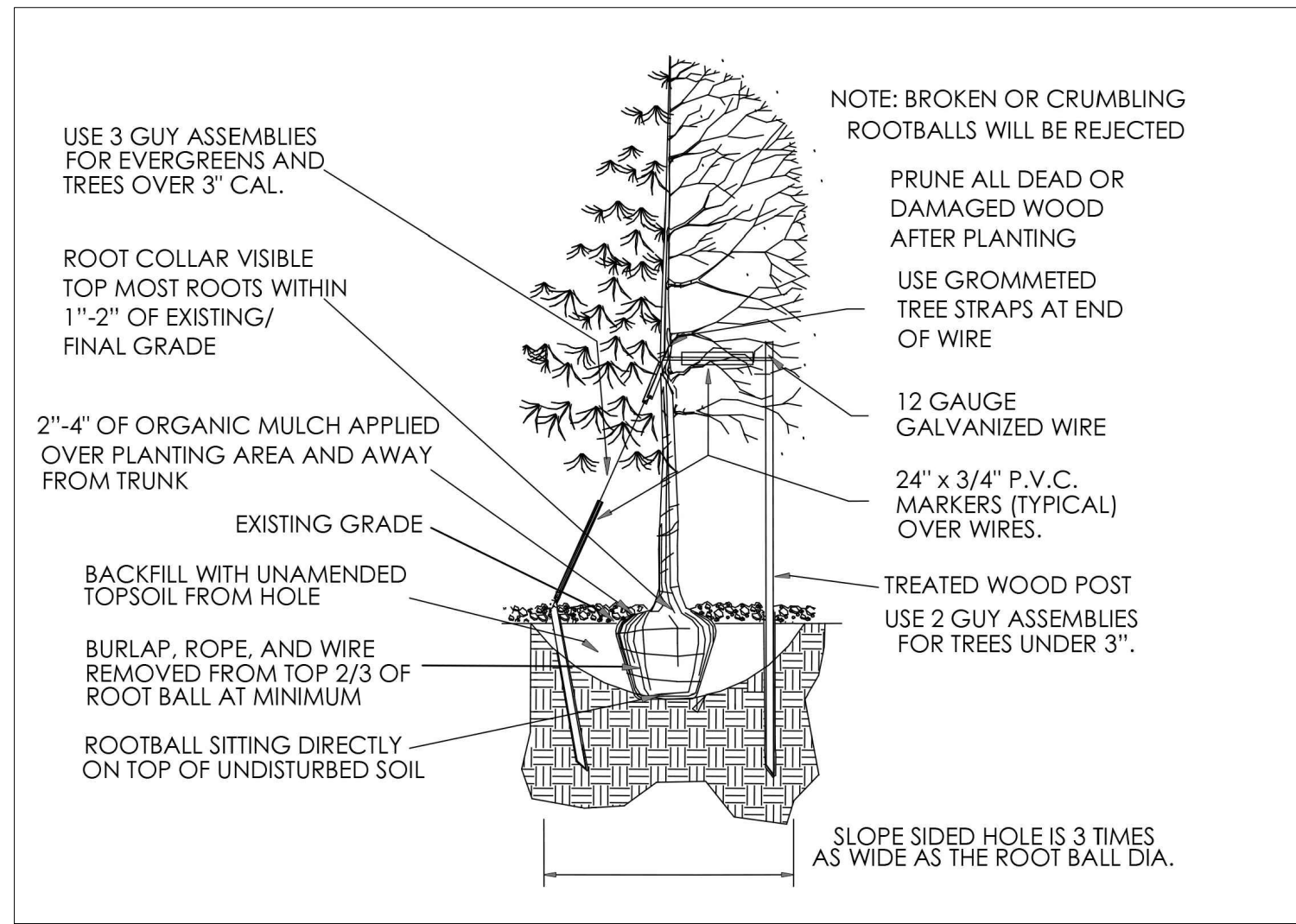
Parker Adventist
Hospital: Salt Shed

9395 CROWN CREST BLVD.
PARKER, COLORADO 80138

LANDSCAPE PLAN

4 OF 7

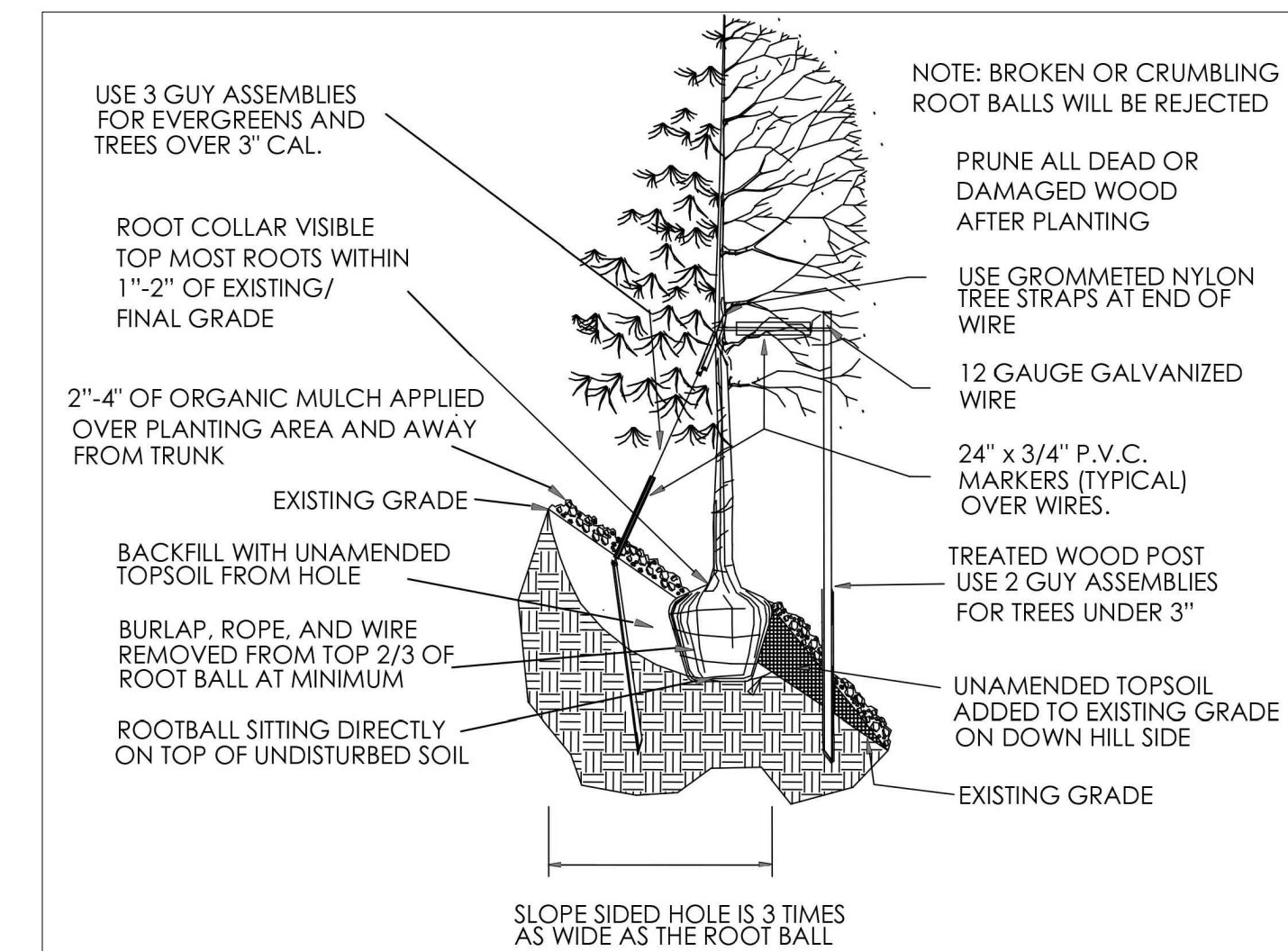
| REV. | DESCRIPTION | DATE |
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| | SUBMITTAL 3 | 05-22-2020 |



1
7

DECIDUOUS TREE PLANTING

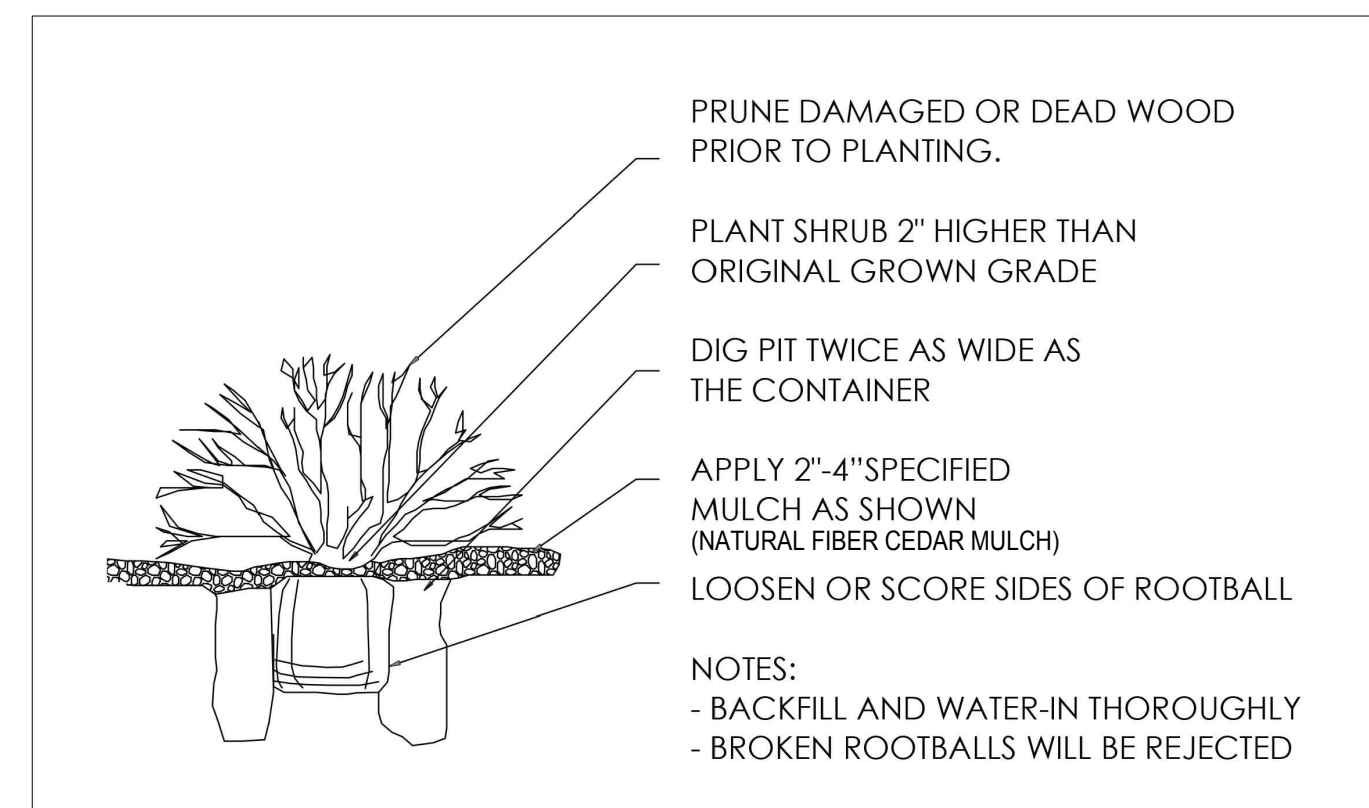
NOT TO SCALE



2
7

TREE PLANTING ON SLOPE

NOT TO SCALE



3
7

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 ALLOW SETTLING. 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 REJECTED. DO NOT COVER ROOT BALL WITH SOIL. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/2 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 3/8 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.
- STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
- 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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PROJECT

Parker Adventist Hospital: Salt Shed

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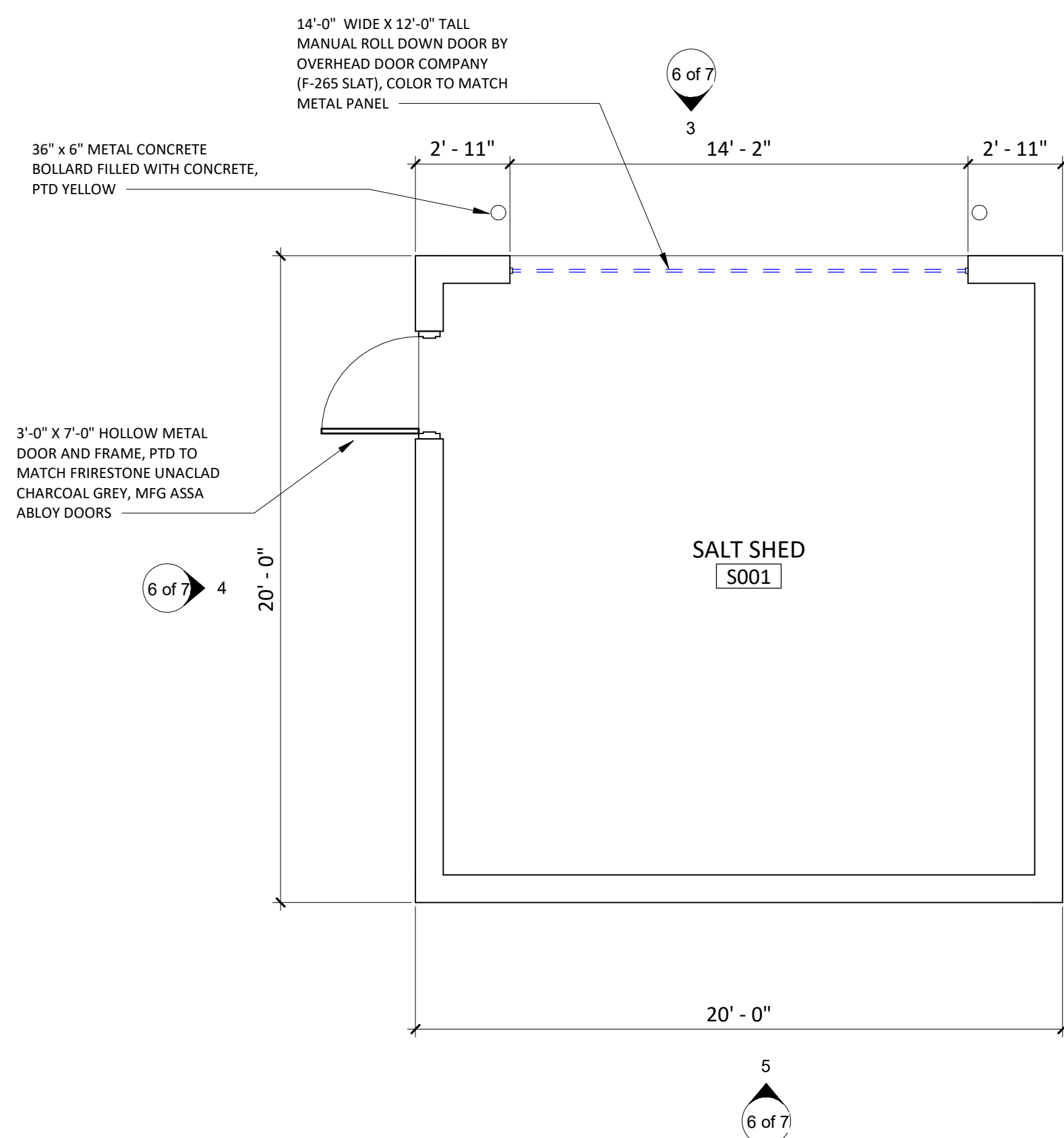
SHEET TITLE

LANDSCAPE DETAILS

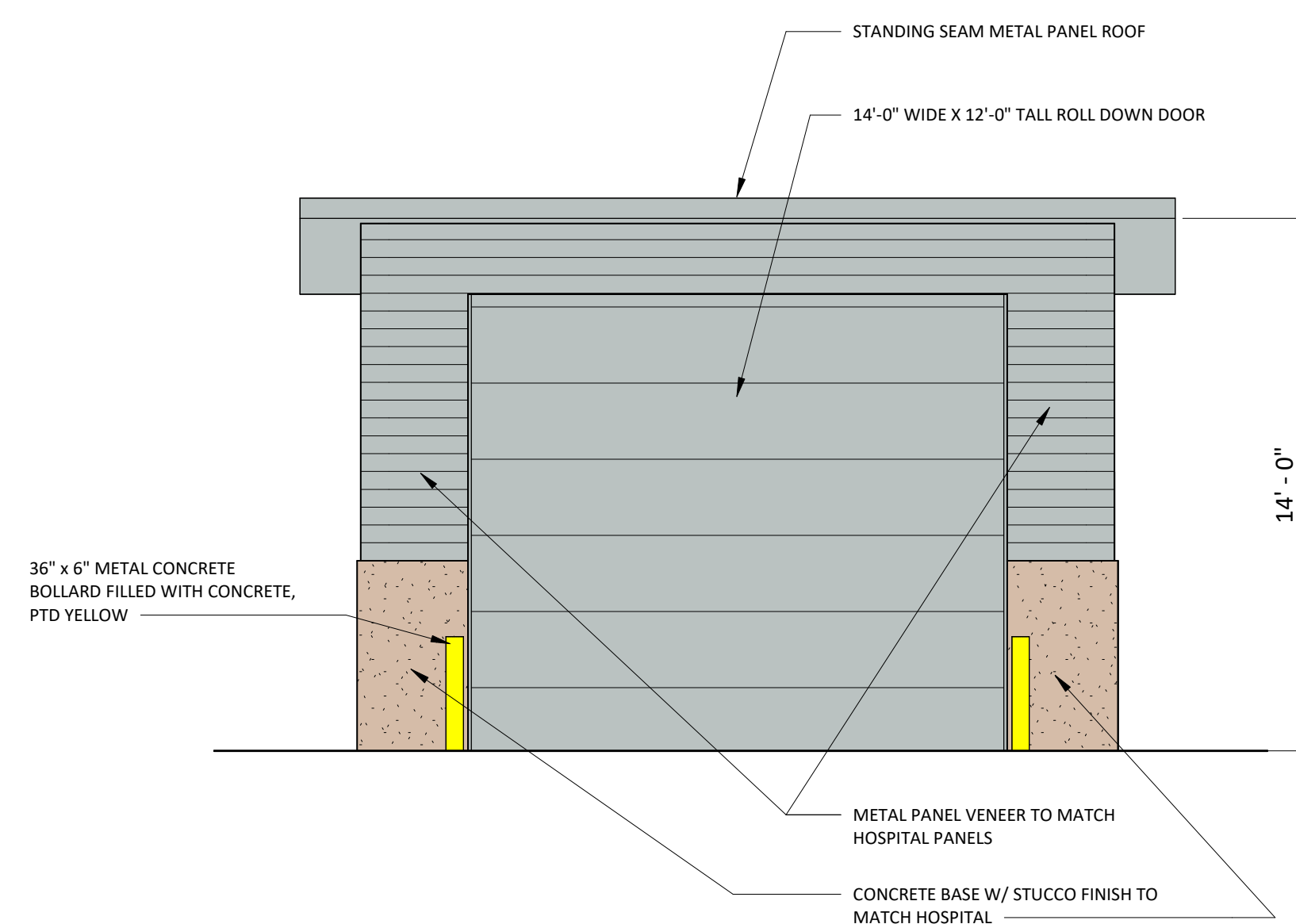
SHEET NUMBER

5 OF 7

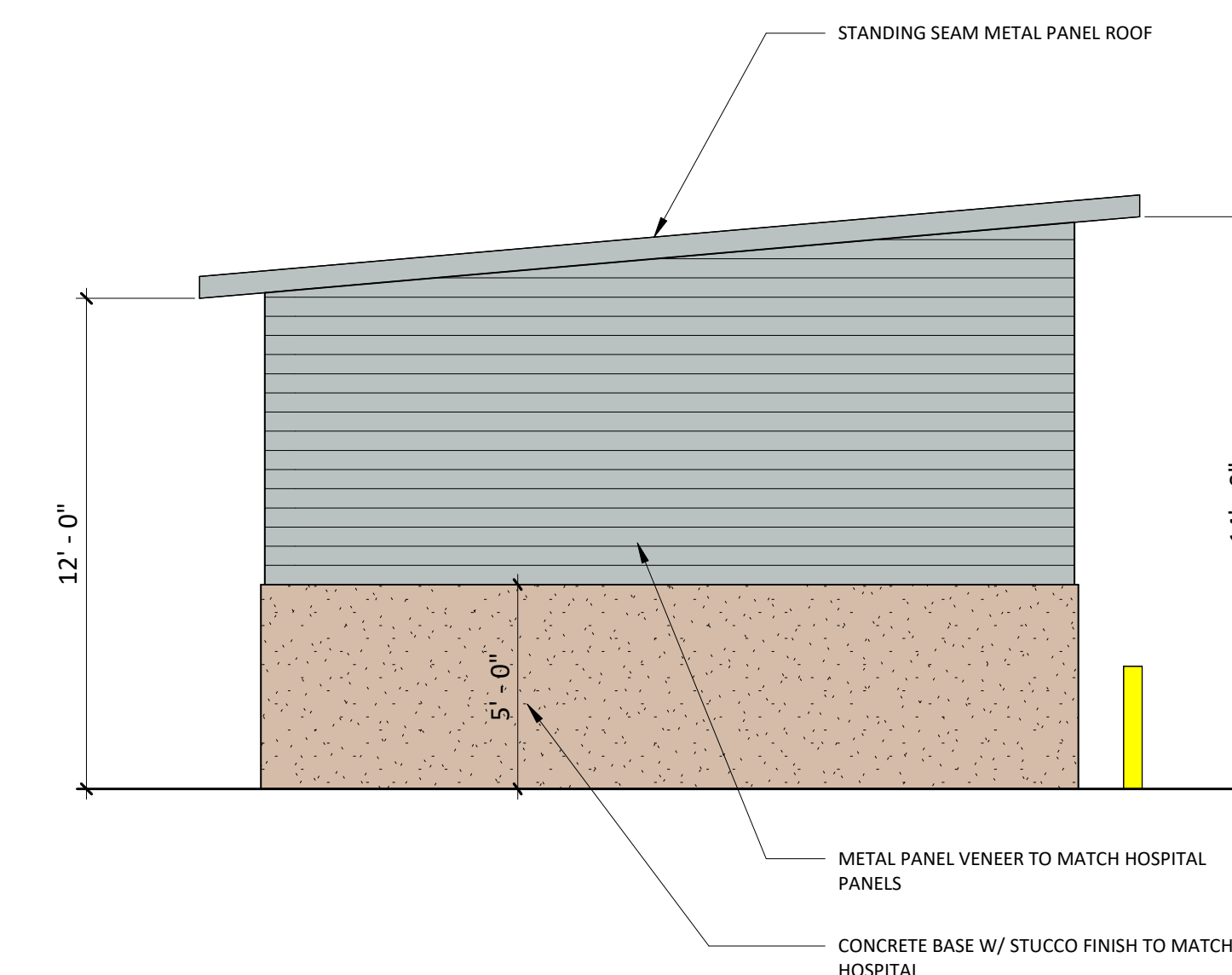
| REV | DESCRIPTION | DATE |
|---------|-------------|----------|
| ASI-4 | ASI 04 | 11.03.14 |
| SDPREV1 | SDP REV1 | 05/22/20 |



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



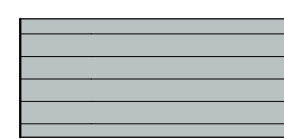
2 SALT SHED - NORTH ELEVATION
6 of 7 | 6 of 7 | 1/4" = 1'-0"



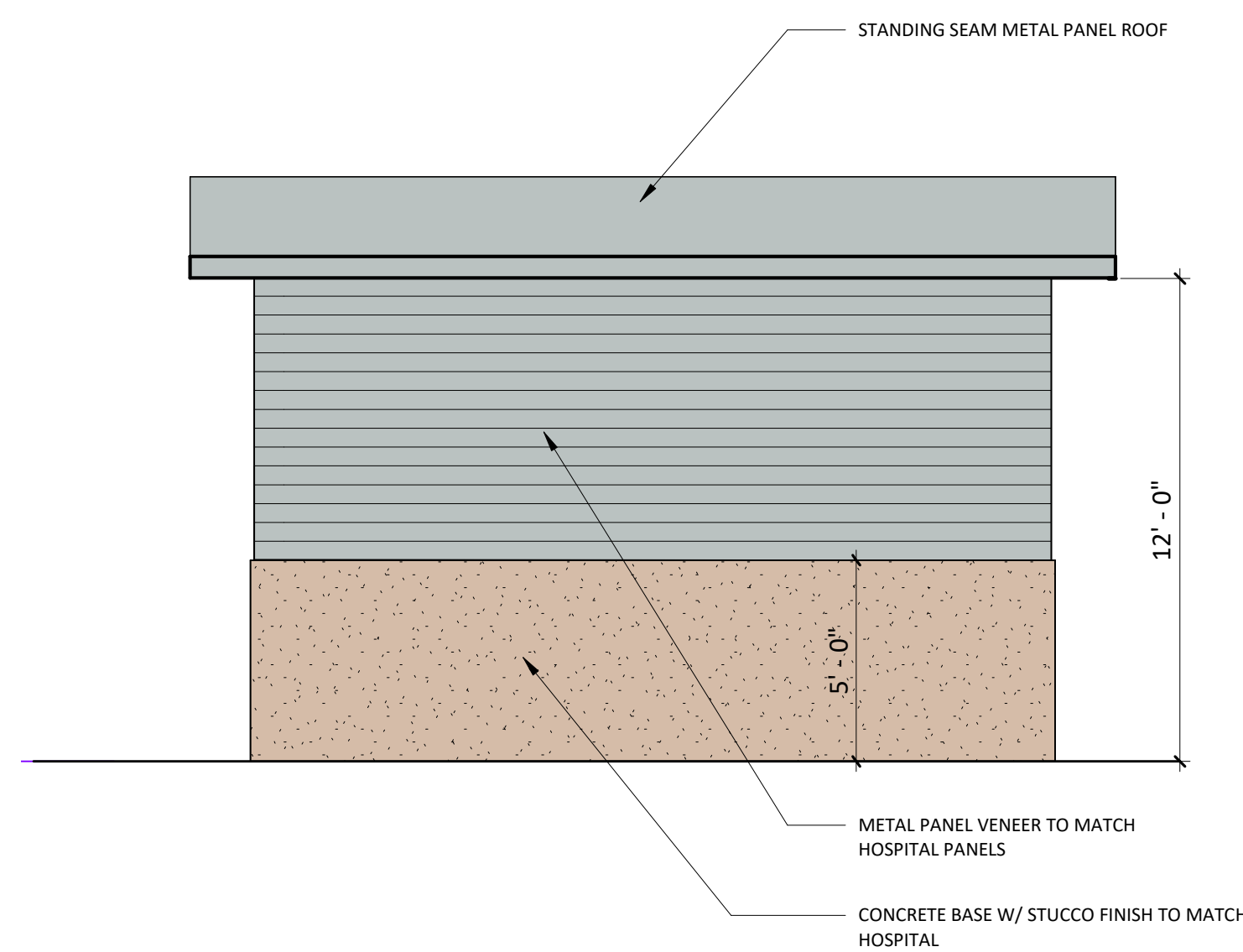
3 SALT SHED - EAST ELEVATION
6 of 7 | 6 of 7 | 1/4" = 1'-0"

SALT SHED MATERIALS LEGEND

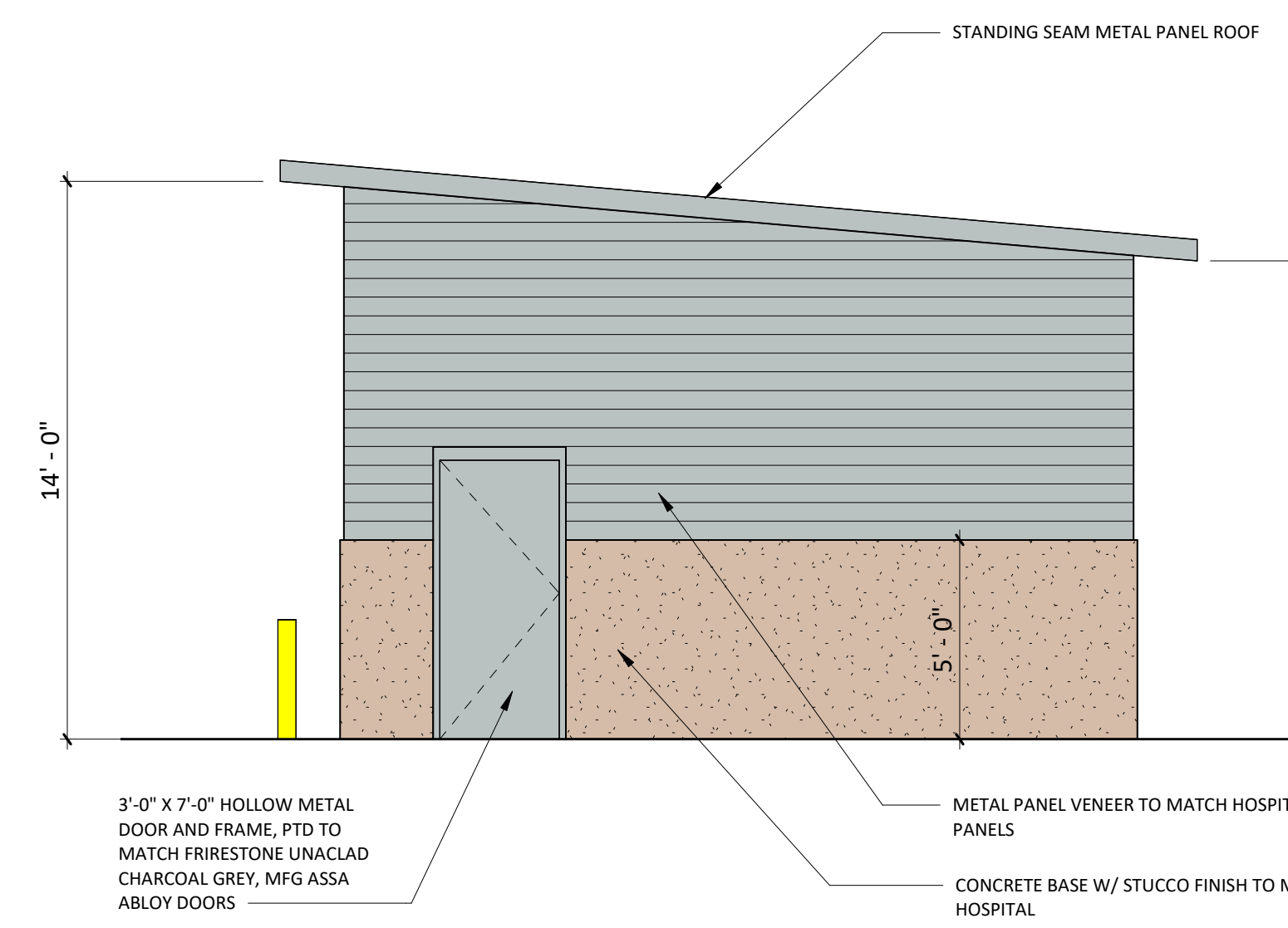
METAL PANEL, ROLL DOWN DOOR, STANDING SEAM METAL ROOF, AND HOLLOW METAL DOOR. COLOR TO MATCH FIRESTONE UNACLAD CHARCOAL GREY (MATCH EXISTING METAL PANEL)



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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SHEET TITLE
PLAN AND ELEVATIONS

SHEET NUMBER



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SHEET TITLE
EXISTING PHOTOS

SHEET NUMBER



EXISTING SITE LOOKING SOUTH



EXISTING METAL PANEL VENEER AND COPING. SHED TO MATCH.



EXISTING STUCCO. SHED TO MATCH.