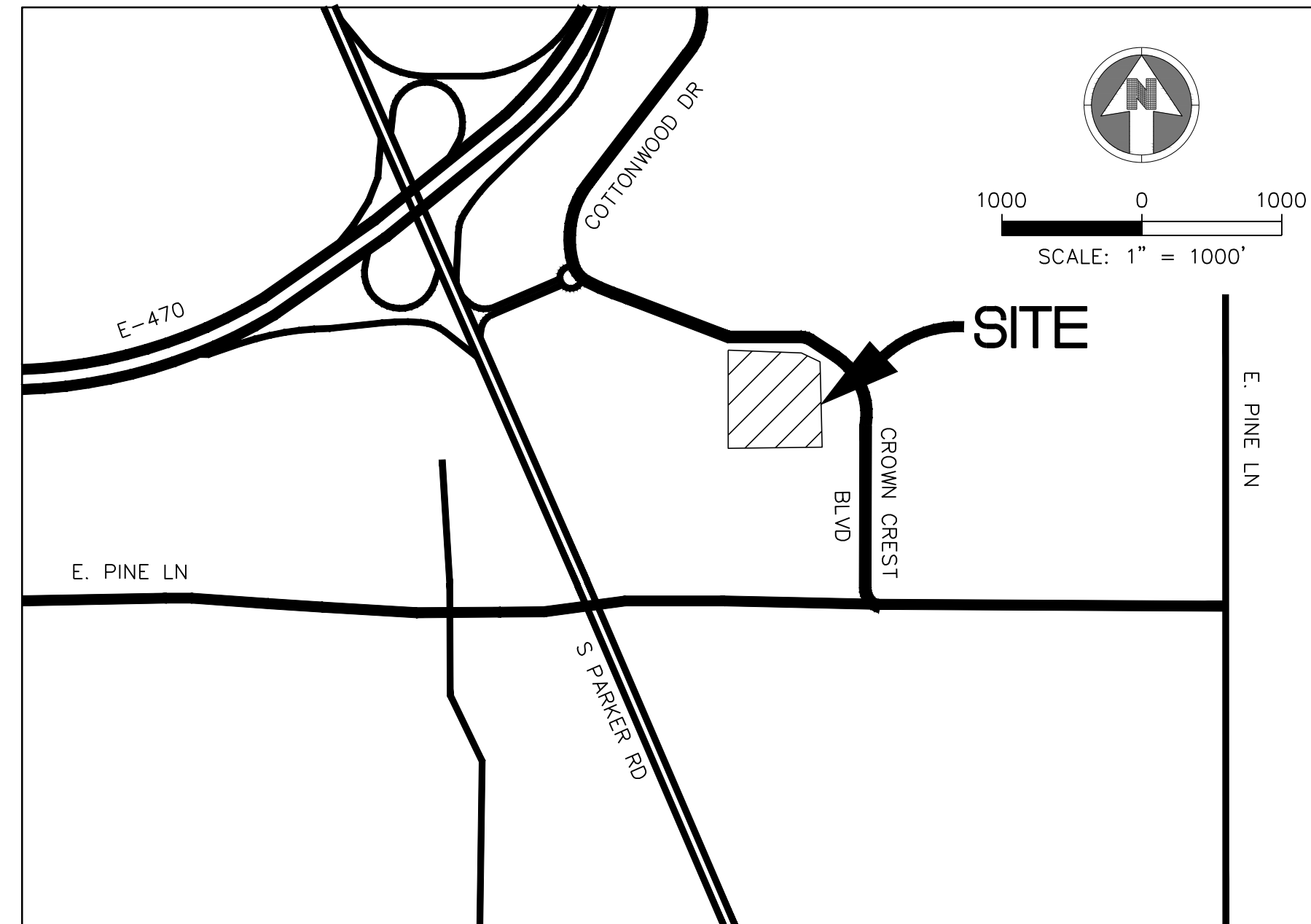


# PARKER ADVENTIST HOSPITAL MOB III

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          | LANDSCAPE NOTES AND DETAILS       |
| 4          | LANDSCAPE PLAN                    |
| 5          | LANDSCAPE NOTES AND DETAILS       |
| 6          | SITE FURNISHING DETAILS           |
| 7          | BUILDING ELEVATIONS               |
| 8          | BUILDING ELEVATIONS               |
| 9          | SITE ENCLOSURES ELEVATIONS        |
| 10         | BUILDING ELEVATIONS               |
| 11         | SITE LIGHTING PHOTOMETRIC PLANS   |
| 12         | SITE LIGHTING CUT SHEETS & DETAIL |

## AGENCY LIST

ELECTRIC-IREA  
PO DRAWER A  
5496 US HWY 85  
SEDALIA, CO. 80135  
303-688-3100  
CONTACT: BROOKS KAUFMAN

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

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

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

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

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

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

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

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

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

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

## OWNER INFORMATION

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

## 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

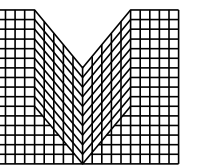
PARKER PROJECT NUMBER

**SP18-081**

DATE

**06/15/2020**

| REVISION | 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  | 09/13/19  |
| 4        | FIFTH SUBMITTAL TO TOWN   | 10/30/19  |
| 5        | SIXTH SUBMITTAL TO TOWN   | 06/15/20  |
| 6        | SEVENTH SUBMITTAL TO TOWN | 09/09/20  |
| 7        | EIGHTH SUBMITTAL TO TOWN  | 10/7/2020 |



**M I R O**

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

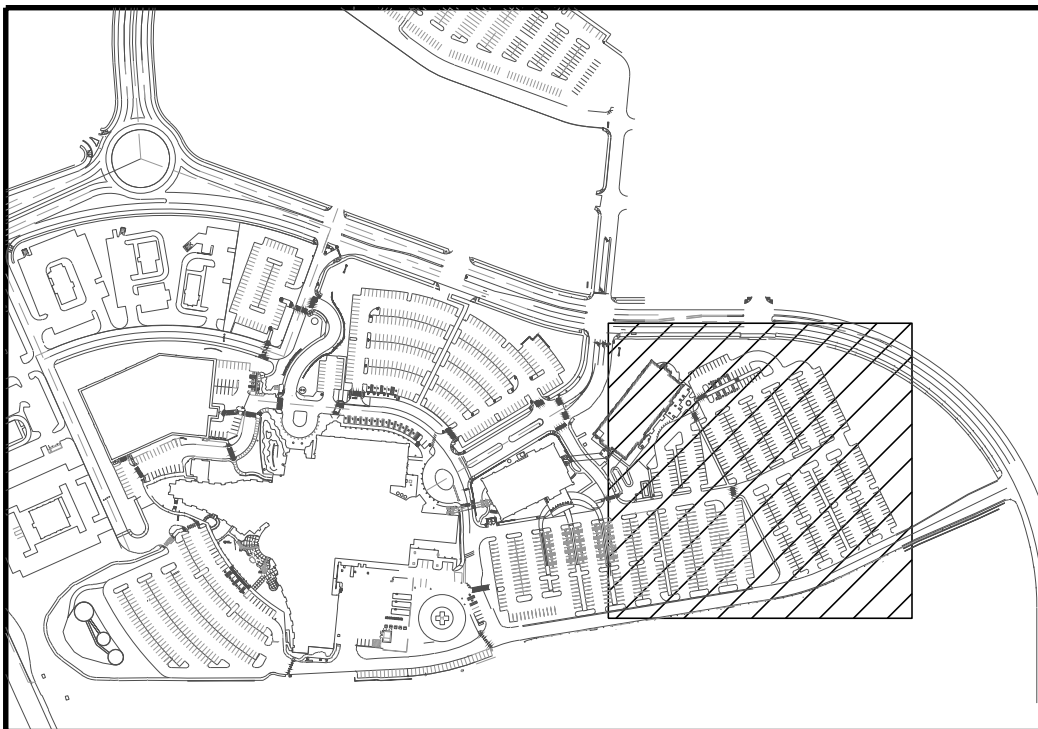
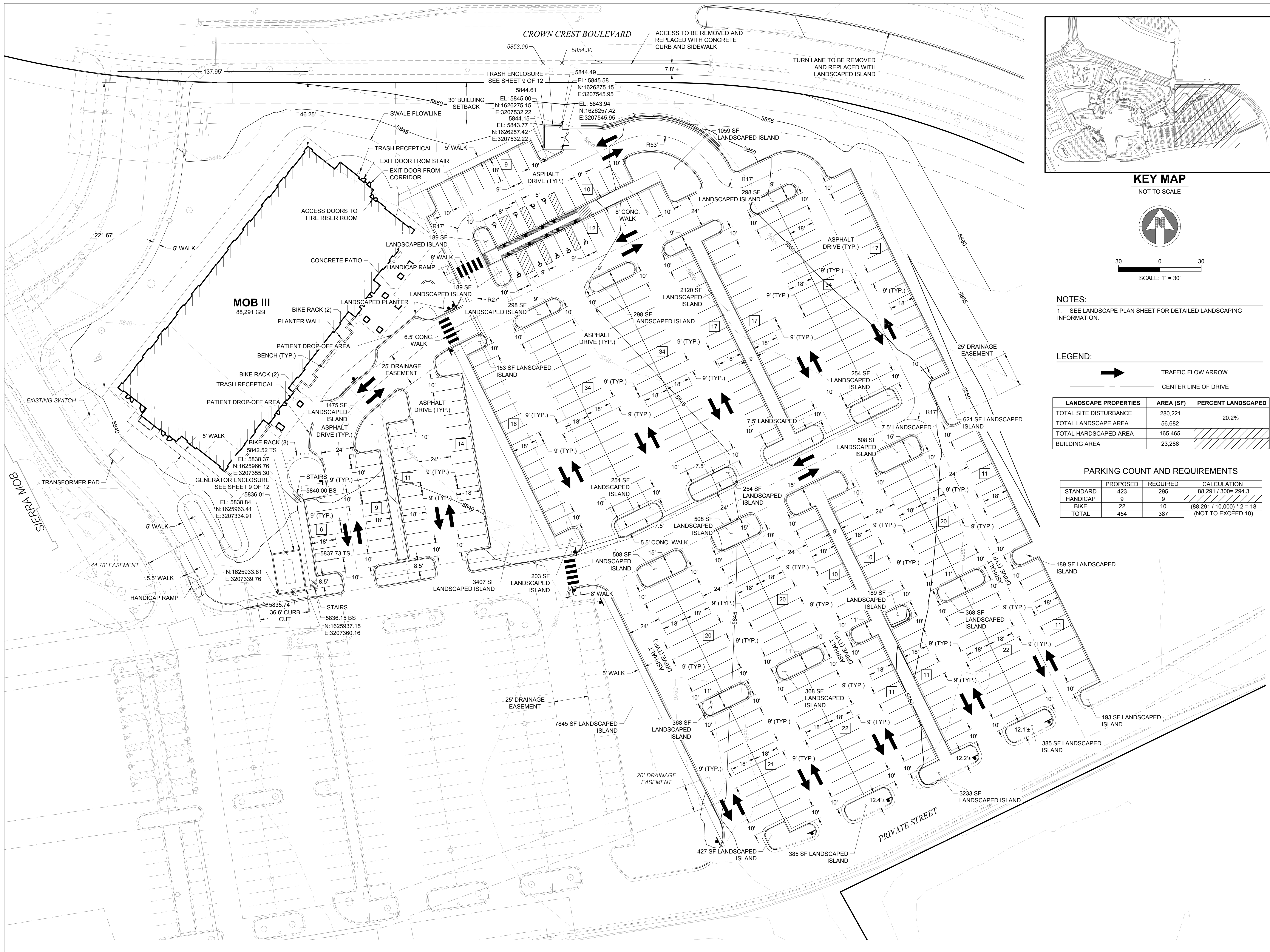
## SITE PLAN AMENDMENT

SHEET TITLE

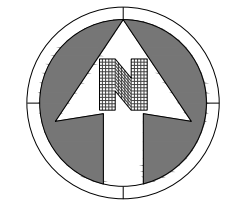
**COVER SHEET**

SHEET NUMBER

**1 OF 12**



**KEY MAP**  
NOT TO SCALE



30 0 30  
SCALE: 1" = 30'

**NOTES:**  
1. SEE LANDSCAPE PLAN SHEET FOR DETAILED LANDSCAPING INFORMATION.

**LEGEND:**  
 TRAFFIC FLOW ARROW  
 CENTER LINE OF DRIVE

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

**PARKING COUNT AND REQUIREMENTS**

| STANDARD | PROPOSED | REQUIRED | CALCULATION                |
|----------|----------|----------|----------------------------|
| STANDARD | 423      | 295      | 88,291 / 300 = 294.3       |
| HANDICAP | 9        | 9        |                            |
| BIKE     | 22       | 10       | (88,291 / 10,000) * 2 = 18 |
| TOTAL    | 454      | 387      | (NOT TO EXCEED 10)         |

PARKER PROJECT NUMBER  
**SP18-081**

DATE  
**06/15/2020**

**REVISIONS**

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| 6 | SEVENTH SUBMITTAL TO TOWN | 09/20/20  |
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fax 303 694 3134

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

**SITE PLAN AMENDMENT**

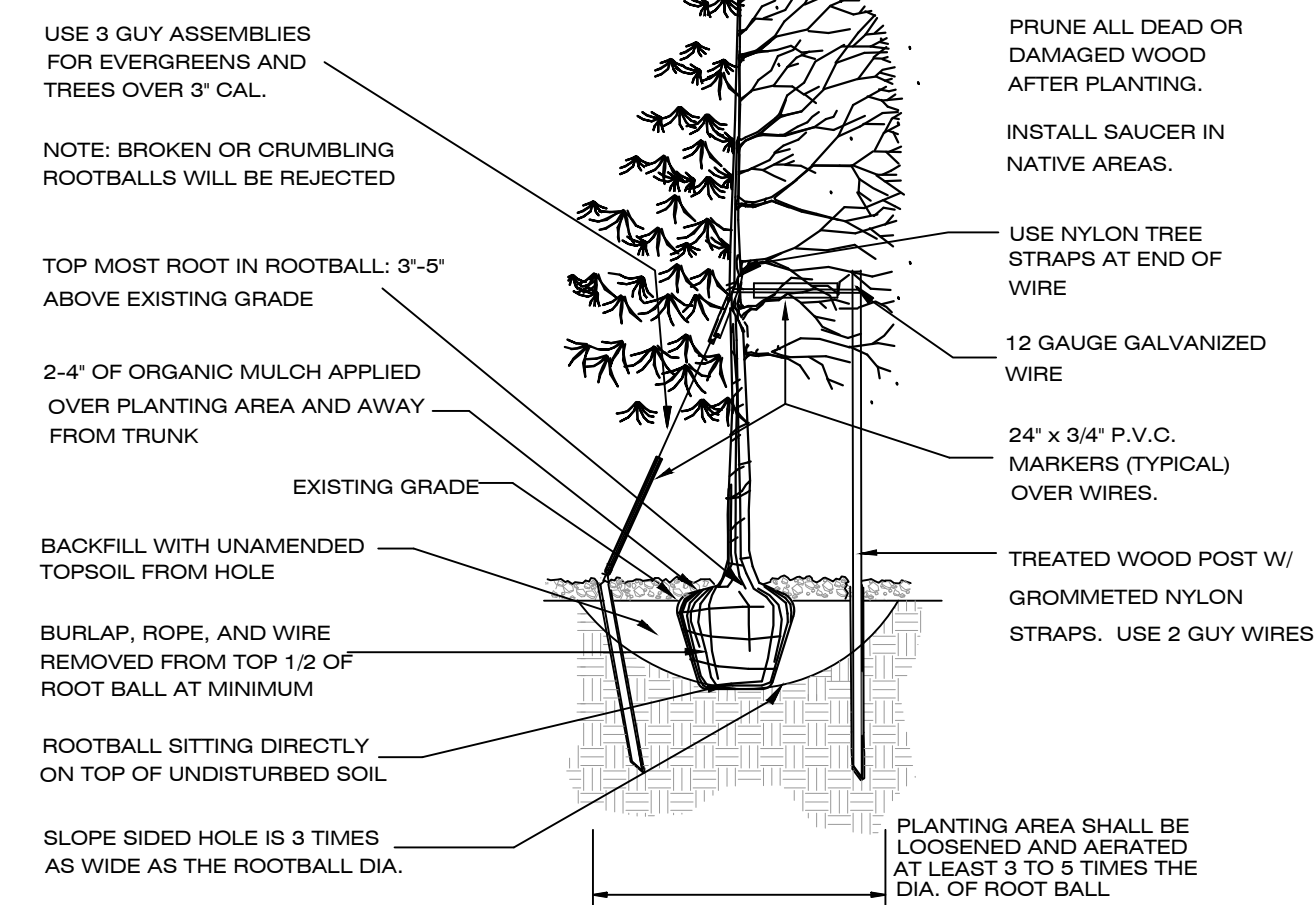
SHEET TITLE  
**SITE PLAN**

SHEET NUMBER



# LANDSCAPE DETAILS

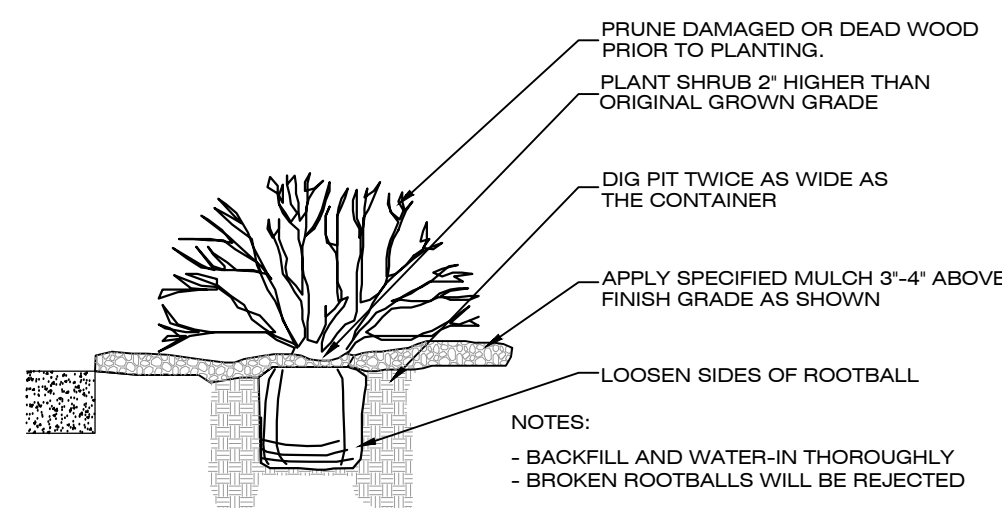
TOWN OF PARKER TREE PLANTING DETAIL



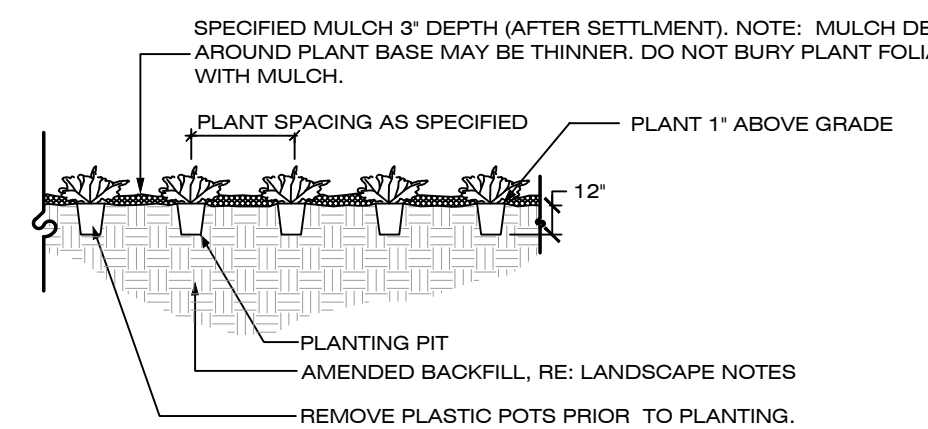
### TREE PLANTING NOTES:

- 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 OP 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 ARE. 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 SEEDED 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 SAVOR 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 |
|------------------------------|------|---|-------------------------|---------------|--------|-------|
| <b>DECIDUOUS TREES</b>       |      |   |                         |               |        |       |
| SH                           | 17   | GLEDOTISIA 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   | <b>SUBTOTAL</b>                               |                         |               |        |       |
| <b>ORNAMENTAL TREES</b>      |      |   |                         |               |        |       |
| 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   | <b>SUBTOTAL</b>                               |                         |               |        |       |
|                              | 97   | <b>TOTAL DECIDUOUS TREES</b>                  |                         |               |        |       |
| <b>EVERGREEN TREES</b>       |      |   |                         |               |        |       |
| WF                           | 12   | ABIES CONCOLOR                                | WHITE FIR               | 8" HT. B&B    | 40'    | 20'   |
| AU                           | 18   | PINUS NIGRA                                   | AUSTRIAN PINE           | 8" HT. B&B    | 40'    | 25'   |
| PP                           | 6    | PINUS EDULIS                                  | PINION PINE             | 8" HT. B&B    | 35'    | 20'   |
|                              | 36   | <b>TOTAL EVERGREEN TREES</b>                  |                         |               |        |       |
|                              | 133  | <b>TOTAL TREES</b>                            |                         |               |        |       |
| <b>DECIDUOUS SHRUBS</b>      |      |   |                         |               |        |       |
| BS                           | 93   | CARYOPTERIS X CLANDONENSIS 'DARK NIGHT'       | BLUEMIST SPIREA         | 4'            | 4'     |       |
| AP                           | 112  | PONTEILLIA FRUTICOSA 'ABBOTSWOOD'             | ABBOTSWOOD POTENTILLA   | 3'            | 3'     |       |
| LS                           | 90   | SPIREA JAPANICA 'LITTLE PRINCESS'             | LITTLE PRINCESS SPIREA  | 3'            | 4'     |       |
| RS                           | 90   | PEROVSKIA TRIPLICIFOLIA                       | RUSSIAN SAGE            | 4'            | 5'     | 5     |
| LP                           | 20   | LIGUSTRUM VULGARE 'LODENSE'                   | LODENSE PRIVET          | 5'            | 5'     | 5     |
| OK                           | 25   | SYRINGA MEYERI                                | DWARF KOREAN LILAC      | 5'            | 5'     | 5     |
| GA                           | 206  | ROSA 'WINNIE PARKS'                           | WINNIE PARKS ROSE       | 5'            | 5'     | 5     |
| ST                           | 20   | STACONOMA                                     | JACKSON SAGE            | 5'            | 5'     | 5     |
| RB                           | 38   | CHRYSOTHAMNUS NAUSEOSUS                       | RABBITRUSH              | 6'            | 5'     | 5     |
| MV                           | 38   | VIBURNUM LANTANA 'MOHICAN'                    | MOHICAN VIBURNUM        | 4'            | 6'     |       |
|                              | 645  | <b>SUBTOTAL</b>                               |                         |               |        |       |
| <b>EVERGREEN SHRUBS</b>      |      |   |                         |               |        |       |
| WJ                           | 183  | JUNIPERUS HORIZONTALIS 'WILTONI'              | WILTON CARPET JUNIPER   | #5 CONT.      | 6'     | 6'    |
| BC                           | 80   | JUNIPERUS SABINA 'BLUE CHIP'                  | BLUE CHIP JUNIPER       | #5 CONT.      | 2'     | 5'    |
| BJ                           | 179  | JUNIPERUS SABINA 'BUFFALO'                    | BUFFALO JUNIPER         | #5 CONT.      | 2'     | 5'    |
| MP                           | 27   | PHILUS MUGO VAR. PUMILIO                      | DWARF MUGO PINE         | #5 CONT.      | 2'     | 5'    |
|                              | 469  | <b>SUBTOTAL</b>                               |                         |               |        |       |
|                              | 1114 | <b>TOTAL 5 GALLON SHRUBS</b>                  |                         |               |        |       |
| <b>ORNAMENTAL GRASSES</b>    |      |   |                         |               |        |       |
| FG                           | 179  | Pennisetum alopecuroides 'DAMENI'             | HARRY FOUNTAIN GRASS    | #5 CONT.      | 2'     | 2'    |
| GA                           | 206  | HECTOCHLOA SEMPERVIRENS                       | BLUE AVENA GRASS        | #5 CONT.      | 3'     | 3'    |
| ER                           | 180  | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'    | FEATHER REED GRASS      | #5 CONT.      | 4'     | 5'    |
|                              | 565  | <b>TOTAL 5 GALLON GRASSES</b>                 |                         |               |        |       |
| <b>PERENNIALS - 620 S.F.</b> |      |   |                         |               |        |       |
|                              | 26   | LAVENDULA ANGSTIFOLIA 'MUNSTEAD'              | LAVENDAR, MUNSTEAD      | 1 GAL.        | 18"    | 18"   |
|                              | 26   | RUBEOCKIA 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  | <b>TOTAL 1 GALLON PERENNIALS</b>              |                         |               |        |       |

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             | 190             | 25          |

### SITE PARKING LOT PERIMETER LANDSCAPE REQUIREMENT

| Area of Landscaping  | Lineal 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              | 44              | 100%        |
| East Perimeter       | 477                     | 1 Tree / 5 Shrubs per 40 l.f. | 12             | 12             | 60              | 60              | 100%        |
| Total for Perimeters |                         |                               | 21             | 25             | 104             | 104             | 100%        |

Tree / shrub substitution

\*Increase in evergreen species from 60 to 100% is proposed for additional screening along Crown Crest Blvd. A total of 4 additional trees have been substituted for deficient shrub quantity

### 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       |
| Internal Parking Lot LS Area Required (S.F.) | 18,639 10.00% |
| Internal Parking Lot LS Area Provided (S.F.) | 18,679 10.02% |

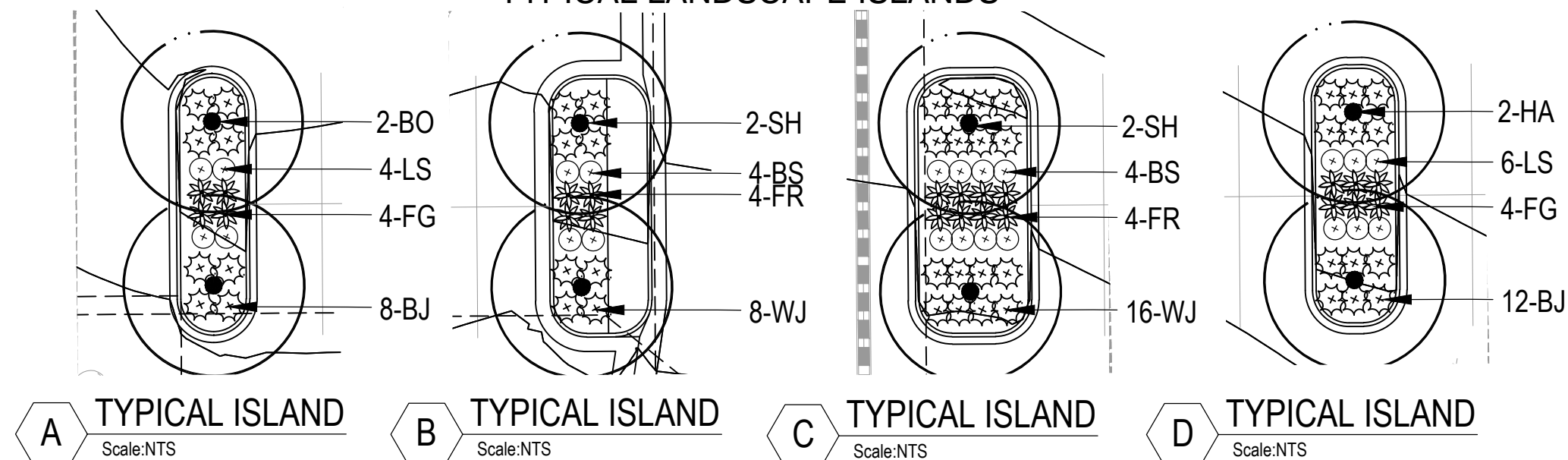
### TURF AREA REQUIREMENT

|                             |           |
|-----------------------------|-----------|
| 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           |

### TYPICAL LANDSCAPE ISLANDS



### PARKER PROJECT NUMBER

SP18-081

### DATE

6/15/2020

### 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  | 09/13/19  |
| 4 | FIFTH SUBMITTAL TO TOWN   | 10/30/19  |
| 5 | SIXTH SUBMITTAL TO TOWN   | 06/15/20  |
| 6 | SEVENTH SUBMITTAL TO TOWN | 09/20/20  |
| 7 | EIGHTH SUBMITTAL TO TOWN  | 10/7/2020 |



19 SOUTH TEJON ST., SUITE 300  
 COLORADO SPRINGS, CO. 80903  
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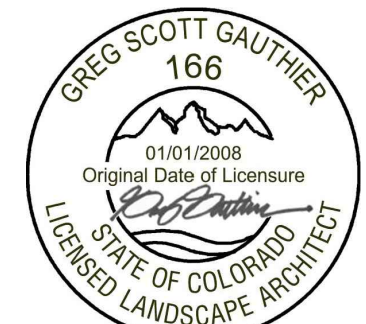
GROUND LOGIC, INC.  
 2038 Grove Street  
 Boulder, Colorado 80502  
 P. 720-331-0696  
 greg@groundlogic.com

### PROJECT

Parker Adventist  
 Hospital MOB III

9403 CROWN CREST BLVD.  
 PARKER, COLORADO  
 80138

### PROJECT LANDSCAPE ARCHITECT:



# SITE PLAN AMENDMENT

### SHEET TITLE

LANDSCAPE NOTES  
 AND DETAILS

### SHEET NUMBER

5 OF 12

| # | DESCRIPTION               | DATE      |
|---|---------------------------|-----------|
| 0 | INITIAL SUBMITTAL TO TOWN | 8/8/18    |
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| 3 | FOURTH SUBMITTAL TO TOWN  | 09/13/19  |
| 4 | FIFTH SUBMITTAL TO TOWN   | 10/30/19  |
| 5 | SIXTH SUBMITTAL TO TOWN   | 06/15/20  |
| 6 | SEVENTH SUBMITTAL TO TOWN | 9/9/2020  |
| 7 | EIGHTH SUBMITTAL TO TOWN  | 10/7/2020 |



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PROJECT

**Parker Adventist  
 Hospital MOB III**

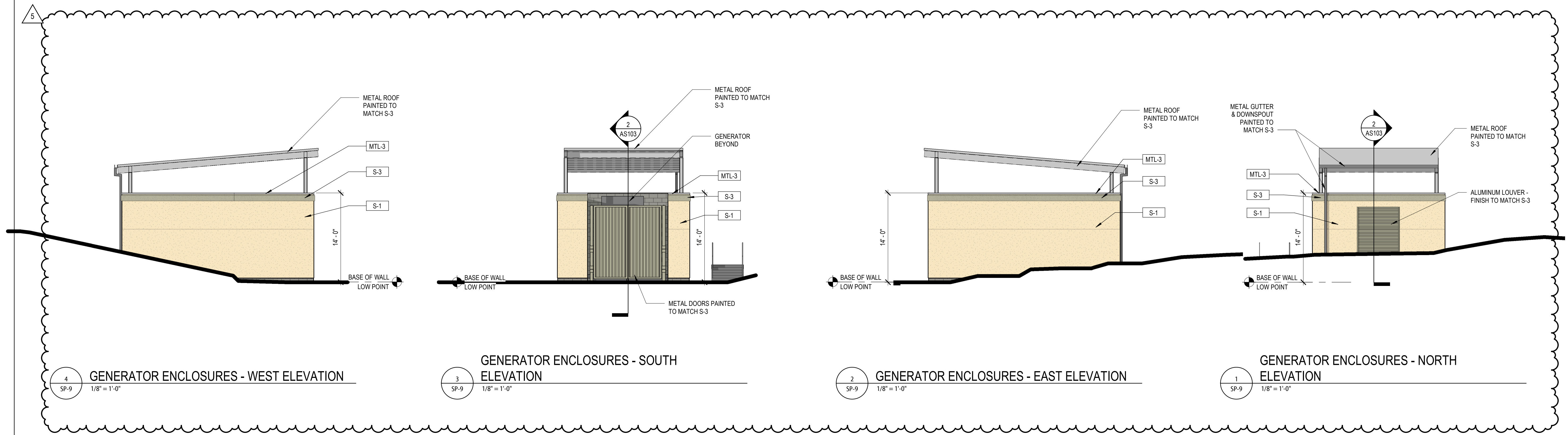
9403 CROWN CREST BLVD.  
 PARKER, COLORADO  
 80138

**SITE PLAN  
 AMENDMENT**

SHEET TITLE

**SITE ENCLOSURES  
 ELEVATIONS**

SHEET NUMBER

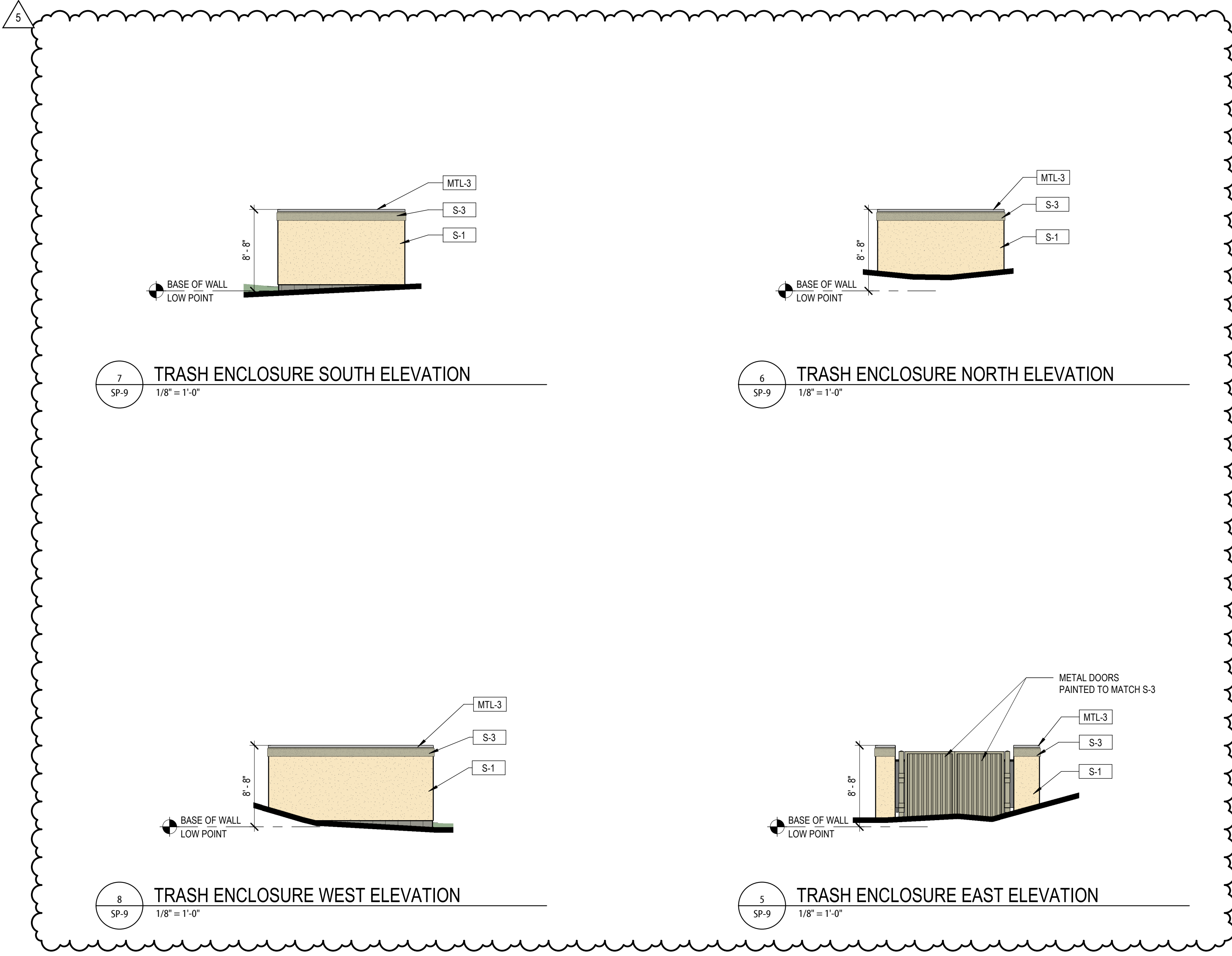


**4 GENERATOR ENCLOSURES - WEST ELEVATION**  
 SP-9 1/8" = 1'-0"

**3 GENERATOR ENCLOSURES - SOUTH ELEVATION**  
 SP-9 1/8" = 1'-0"

**2 GENERATOR ENCLOSURES - EAST ELEVATION**  
 SP-9 1/8" = 1'-0"

**1 GENERATOR ENCLOSURES - NORTH ELEVATION**  
 SP-9 1/8" = 1'-0"



**7 TRASH ENCLOSURE SOUTH ELEVATION**  
 SP-9 1/8" = 1'-0"

**6 TRASH ENCLOSURE NORTH ELEVATION**  
 SP-9 1/8" = 1'-0"

**8 TRASH ENCLOSURE WEST ELEVATION**  
 SP-9 1/8" = 1'-0"

**5 TRASH ENCLOSURE EAST ELEVATION**  
 SP-9 1/8" = 1'-0"

**EXTERIOR ELEVATION LEGEND**

|  |   |  |   |
|--|---|--|---|
|  | <b>S-1</b> STUCCO LARIAT PAREX                            |  | <b>GL-1</b> INSULATED VISION GLASS SOLARBAN 80 OPTIBLUE PPG                 |
|  | <b>S-2</b> STUCCO SNOWBALL PAREX                          |  | <b>GL-1S</b> INSULATED SPANDEL GLASS AG 43 GRAY (INBOARD) GUARDIAN SUNGUARD |
|  | <b>S-3</b> STUCCO BASALT PAREX                            |  | <b>AL-1</b> ALUMINUM STOREFRONT CLEAR ANODIZED KAWNEER                      |
|  | <b>STN-1</b> STONE CHERRY CREEK LEDGE SUNSET STONE        |  |   |
|  | <b>MTL-1</b> METAL PANEL HS-8 PANEL - CITYSCAPE BERRIDGE  |  |   |
|  | <b>MTL-1A</b> METAL PANEL HS-8 PANEL - ZINC GREY BERRIDGE |  |   |
|  | <b>MTL-2</b> METAL PANEL FW-12 PANEL - CITYSCAPE BERRIDGE |  |   |
|  | <b>MTL-2A</b> METAL PANEL FW-12 - CITYSCAPE BERRIDGE      |  |   |
|  | <b>MTL-3</b> METAL COPING ZINC GREY BERRIDGE              |  |   |

REVISIONS

| # | DESCRIPTION               | DATE      |
|---|---------------------------|-----------|
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| 3 | FOURTH SUBMITTAL TO TOWN  | 09/13/19  |
| 4 | SIXTH SUBMITTAL TO TOWN   | 06/15/20  |
| 5 | SEVENTH SUBMITTAL TO TOWN | 08/28/20  |
| 6 | EIGHTH SUBMITTAL TO TOWN  | 10/7/2020 |



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SSR Project #: 18530090

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**



| Label                | CalcType    | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
|----------------------|-------------|-------|------|------|-----|---------|---------|
| Main Entry Canopy    | Illuminance | Fc    | 7.73 | 11.5 | 2.7 | 2.86    | 4.26    |
| Middle Canopy        | Illuminance | Fc    | 8.31 | 9.8  | 6.8 | 1.22    | 1.44    |
| North Plaza          | Illuminance | Fc    | 3.02 | 6.0  | 2.0 | 1.51    | 3.00    |
| Parking              | Illuminance | Fc    | 3.60 | 7.4  | 1.2 | 2.95    | 6.17    |
| Property Line        | Illuminance | Fc    | 0.15 | 1.5  | 0.0 | N.A.    | N.A.    |
| SE Plaza             | Illuminance | Fc    | 3.55 | 6.8  | 1.8 | 1.97    | 3.78    |
| South Lot Line Entry | Illuminance | Fc    | 1.60 | 3.9  | 0.9 | 1.78    | 4.33    |
| South Sidewalk Area  | Illuminance | Fc    | 3.48 | 6.7  | 1.6 | 2.18    | 4.19    |

**A**  
11 OF 12

**SITE LIGHTING PHOTOMETRIC AND ELECTRICAL PLAN**

1" = 30'-0"

