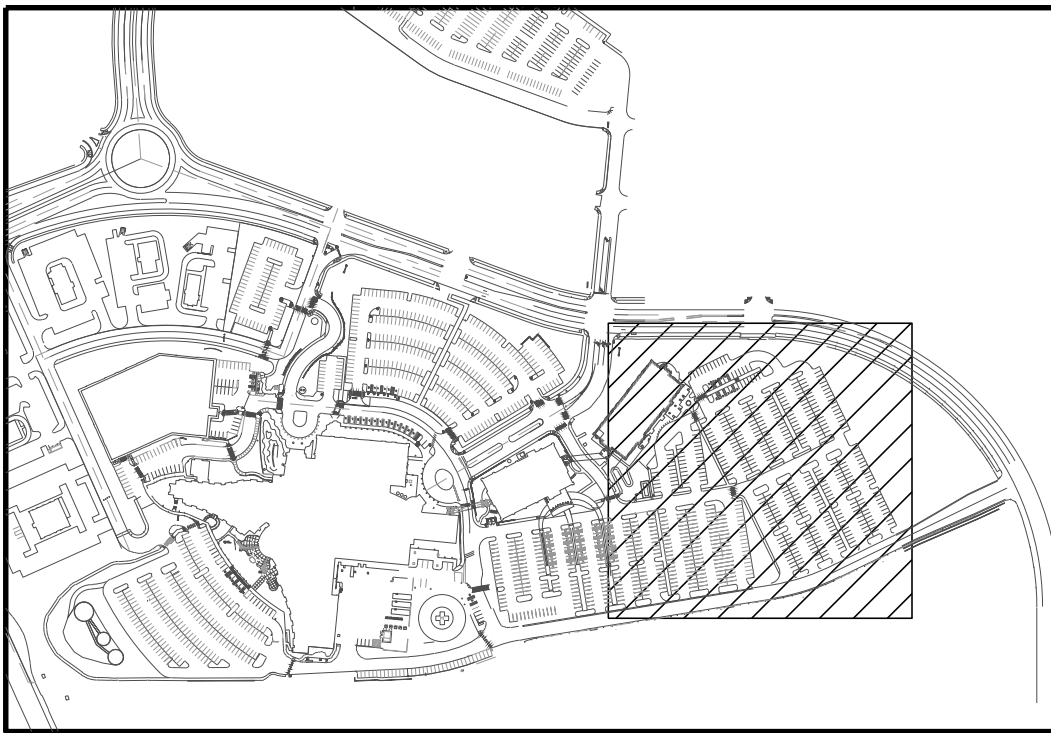
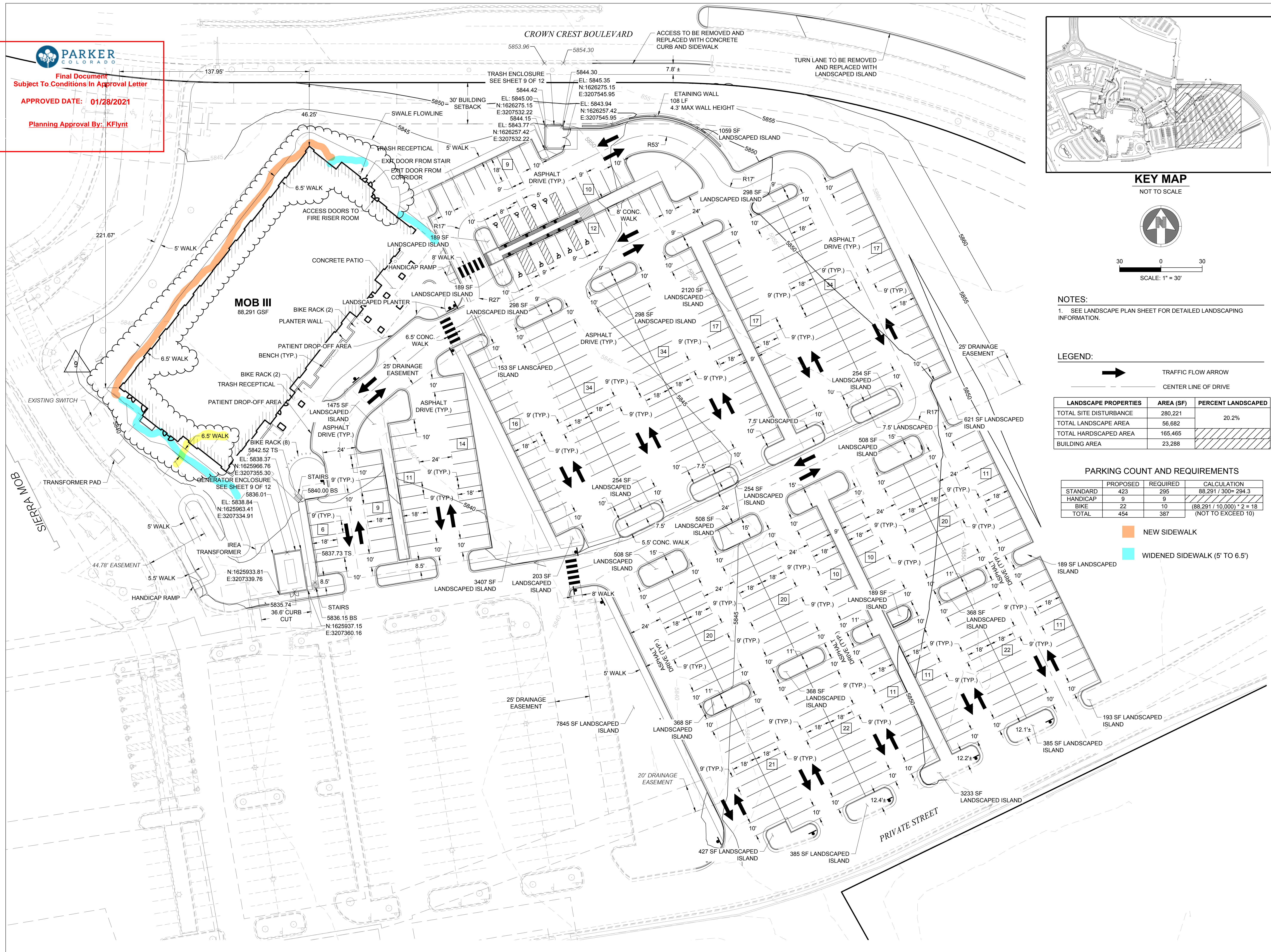


PARKER
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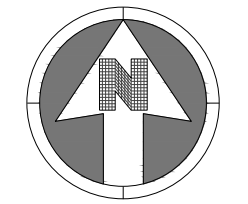
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Subject To Conditions In Approval Letter

APPROVED DATE: 01/28/2021

Planning Approval By: KFlynt



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

	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)

NEW SIDEWALK
 WIDENED SIDEWALK (5' TO 6.5')

PARKER PROJECT NUMBER
SP18-081

DATE
01/08/2021

REVISION	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO TOWN	8/8/18
1	REVISED SUBMITTAL TO TOWN	11/26/18
2	THIRD SUBMITTAL TO TOWN	7/31/19
3	FOURTH SUBMITTAL TO TOWN	9/13/19
4	FIFTH SUBMITTAL TO TOWN	10/30/19
5	SIXTH SUBMITTAL TO TOWN	6/15/20
6	SEVENTH SUBMITTAL TO TOWN	9/9/20
7	EIGHTH SUBMITTAL TO TOWN	10/7/20
8	NINTH SUBMITTAL TO TOWN	12/11/20
9	TENTH SUBMITTAL TO TOWN	1/8/21



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
SITE PLAN

SHEET NUMBER
2 OF 12



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 01/28/2021

Planning Approval By: KFlynt

PARKER PROJECT NUMBER

SP18-081

DATE

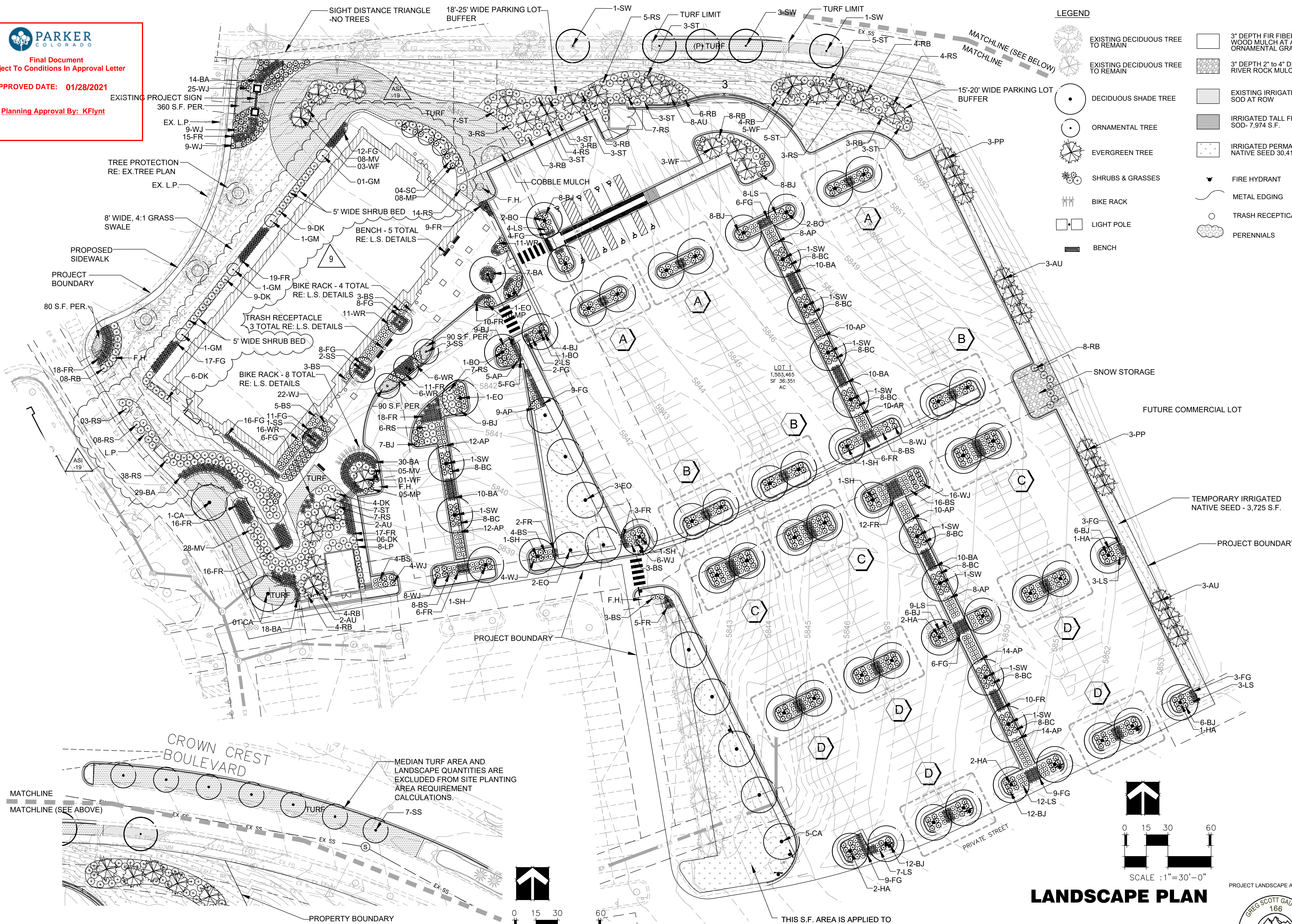
6/15/2020

REVISIONS

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7	EIGHTH SUBMITTAL TO TOWN	10/7/2020
8	NINTH SUBMITTAL TO TOWN	12/10/20
9	TENTH SUBMITTAL TO TOWN	1/6/2021

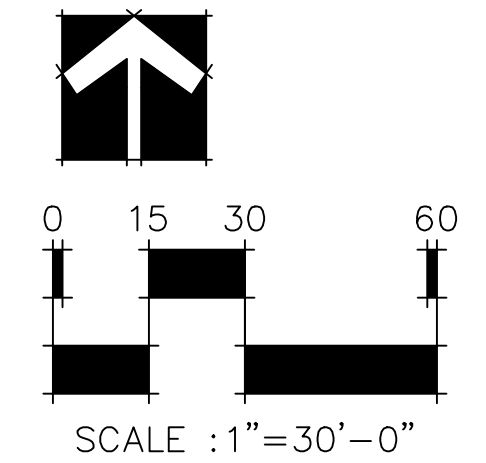
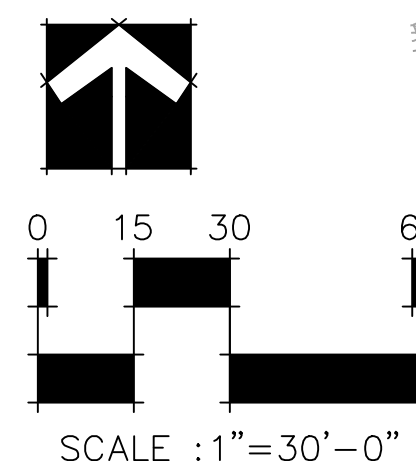
LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS & GRASSES
- BIKE RACK
- LIGHT POLE
- BENCH
- 3" DEPTH FIR FIBER WOOD MULCH AT ALL ORNAMENTAL GRASSES
- 3" DEPTH 2" to 4" DIA RIVER ROCK MULCH
- EXISTING IRRIGATED SOD AT ROW
- IRRIGATED TALL FESCUE SOD- 7,974 S.F.
- IRRIGATED PERMANENT NATIVE SEED 30,410 S.F.
- FIRE HYDRANT
- METAL EDGING
- TRASH RECEPTACLE
- PERENNIALS



LANDSCAPE PLAN - MEDIAN AREA

LANDSCAPE PLAN



B:\M 300\parker MOB III\Parker MOB III_Redesign_C-S_ARCH_V10.rvt 7/15/2019 3:03:26 PM



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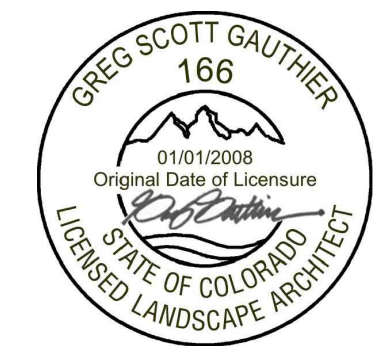
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SITE PLAN AMENDMENT

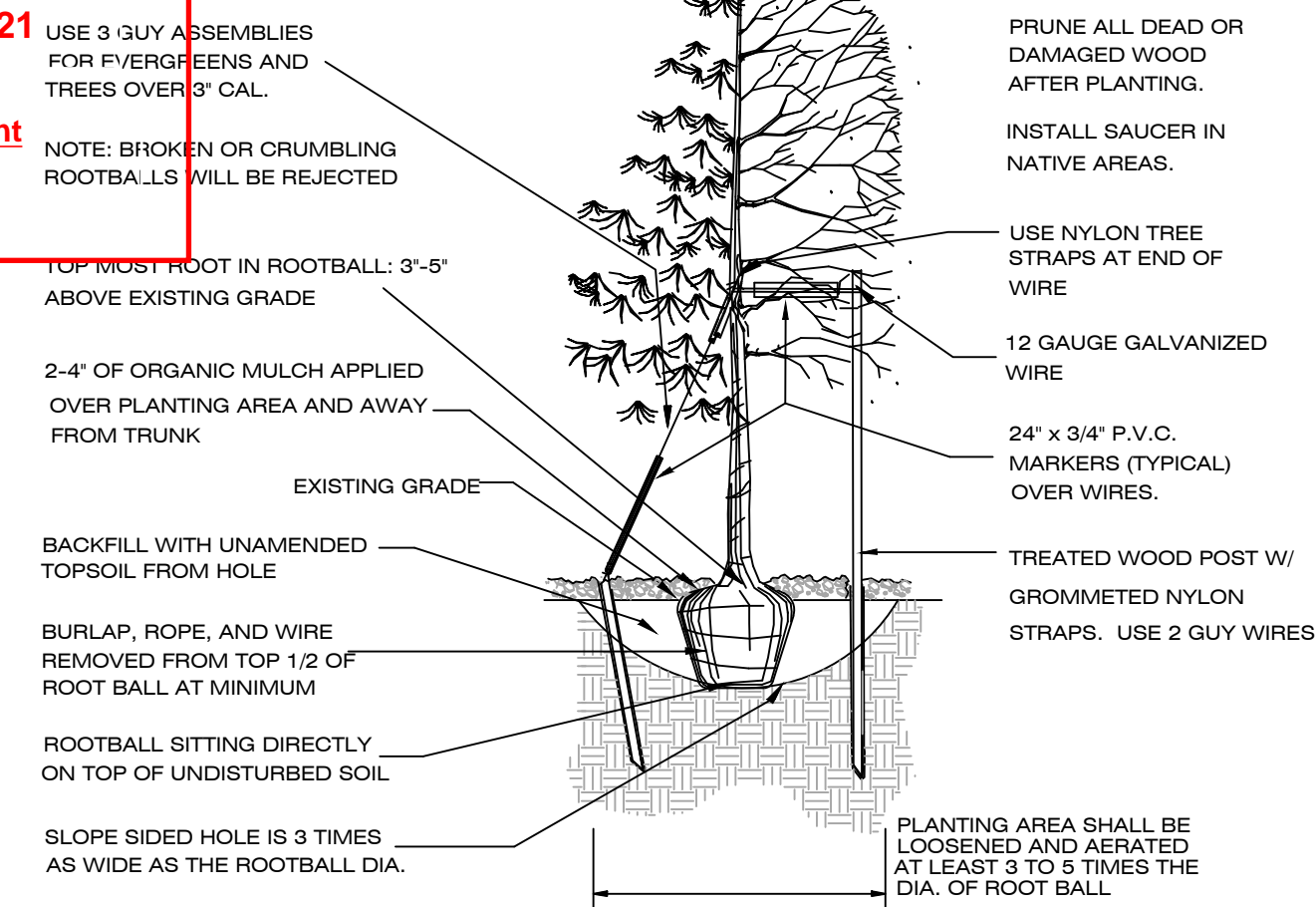
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

4 OF 12



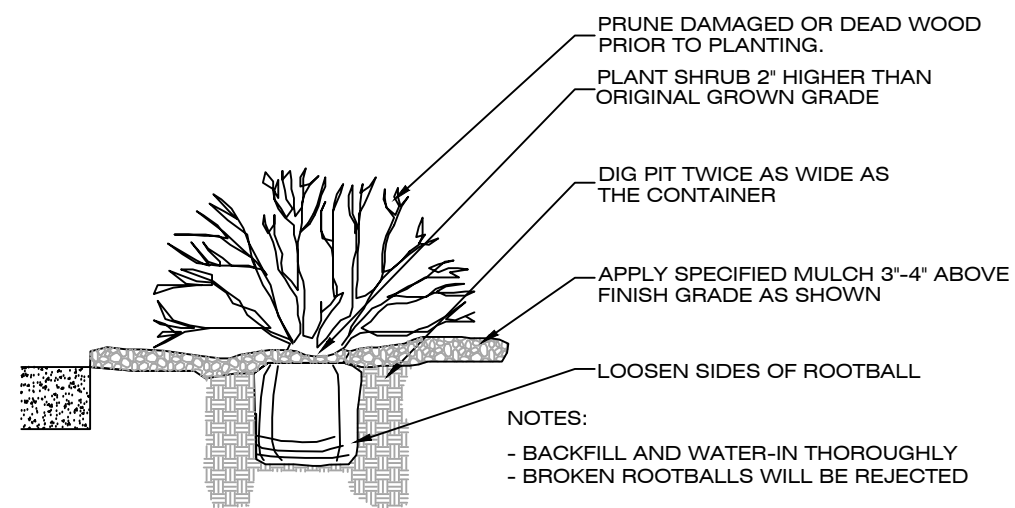
TOWN OF PARKER TREE PLANTING DETAIL



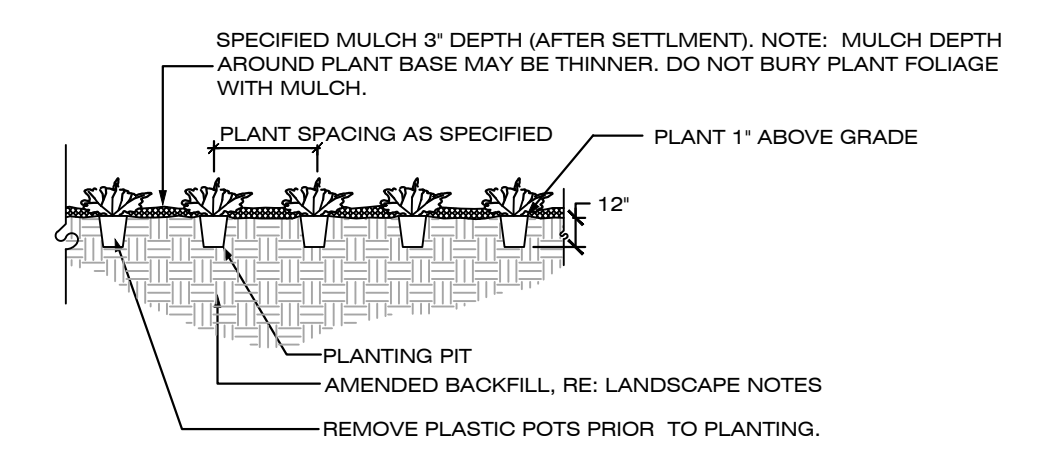
TREE PLANTING NOTES:

- 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(j).
- 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
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'
EA	18	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL. B&B	60'	40'
HO	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 SPECIOSEA	CATALPA	2.5" CAL. B&B	70'	45'
	76	SUBTOTAL				
ORNAMENTAL TREES						
GM	4	ACER GINNALA	GINNALA MAPLE	2" CAL. B&B	15'	15'
MS	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'	25'
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	4'	4'	3'
AP	112	PONTEILLIA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	3'	3'	4'
LS	95	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3'	4'	4'
RS	109	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	4'	4'	4'
LP	8	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5'	5'	5'
DK	34	SYRINGA MEYERI	DWARF KOREAN LILAC	5'	5'	5'
WR	50	ROSA 'WINNIPEG PARKS'	WINNIPEG PARKS ROSE	3'	3'	3'
ST	42	RHUS TYPHINA	STAGHORN SUMAC	8'	5'	5'
RB	58	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	6'	5'	5'
MV	41	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	4'	6'	6'
	637	SUBTOTAL				
EVERGREEN SHRUBS						
WJ	163	JUNIPERUS HORIZONTALIS 'WILTON'	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	25	PINUS MUGO VAR. PUMILIO	DWARF MUGO PINE	#5 CONT.	2'	5'
	467	SUBTOTAL				
	1104	TOTAL 5 GALLON SHRUBS				
ORNAMENTAL GRASSES						
FG	162	PENNISETUM ALOPECUROIDES 'HAMEL'	HARDY FOUNTAIN GRASS	#5 CONT.	2'	2'
BR	138	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#5 CONT.	3'	4'
FA	226	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#5 CONT.	4'	2'
	526	TOTAL 5 GALLON GRASSES				

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	333	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	86	100%
East Perimeter	477	1 Tree / 5 Shrubs per 40 l.f.	12	12	60	8	100%
Total for Perimeters			21	25	104	94	100%
					40	Tree / shrub substitution	
					134		

*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

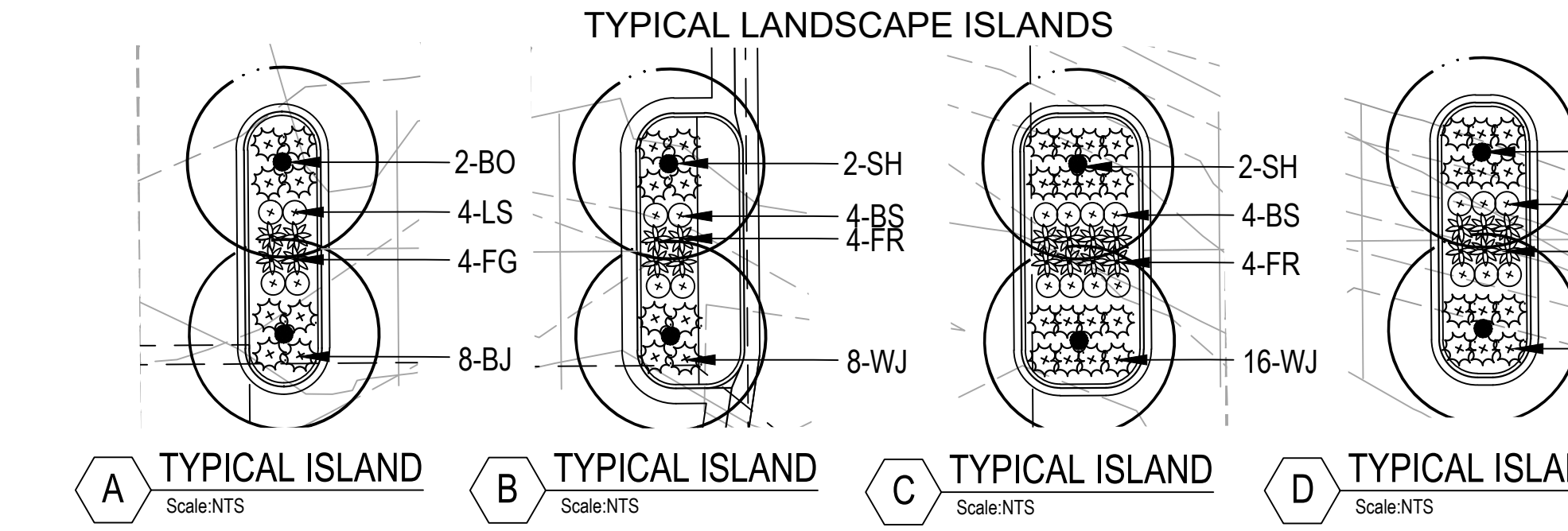
Area	Formula	Value
Total Parking Lot Area (S.F.)		186,390
Internal Parking Lot LS Area Required (S.F.)	10.00%	18,639
Internal Parking Lot LS Area Provided (S.F.)	10.02%	18,679

TURF AREA REQUIREMENT

Area	Formula	Value
Total Landscape Area (S.F.)		57,122
Turf Area Provided (S.F.)	14%	7,974

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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80138

PROJECT LANDSCAPE ARCHITECT:
 GREG SCOTT GAUTHIER 166
Original Date of Licensure 01/01/2008
STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

SITE PLAN AMENDMENT

SHEET TITLE
LANDSCAPE NOTES AND DETAILS