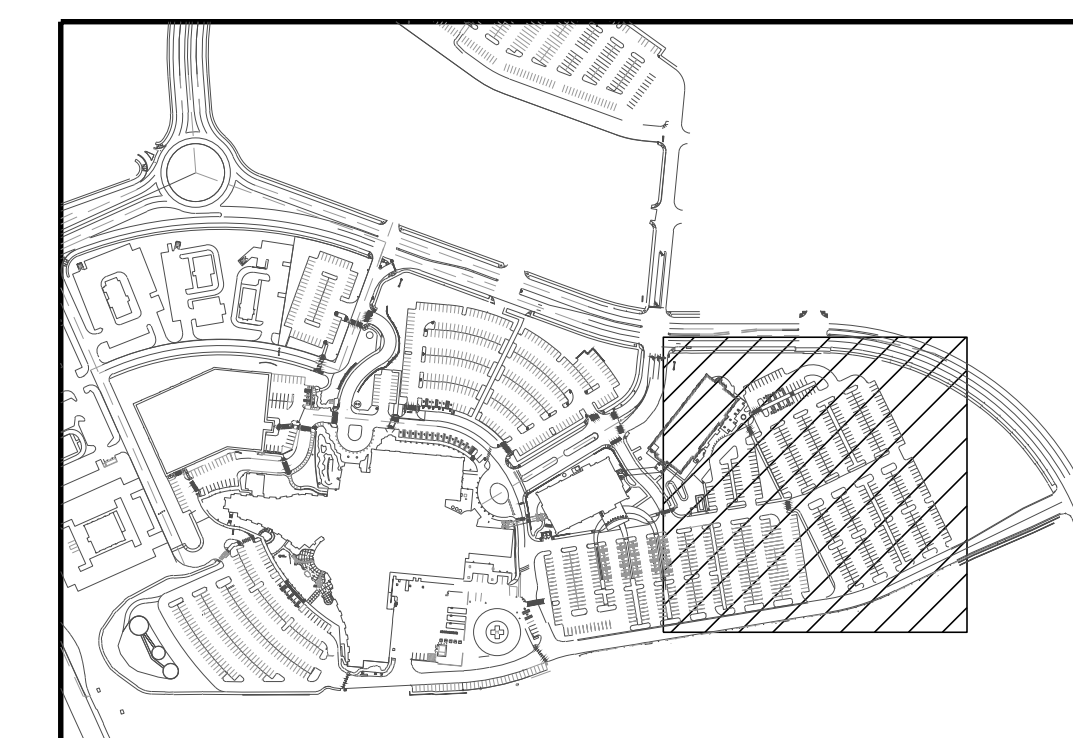
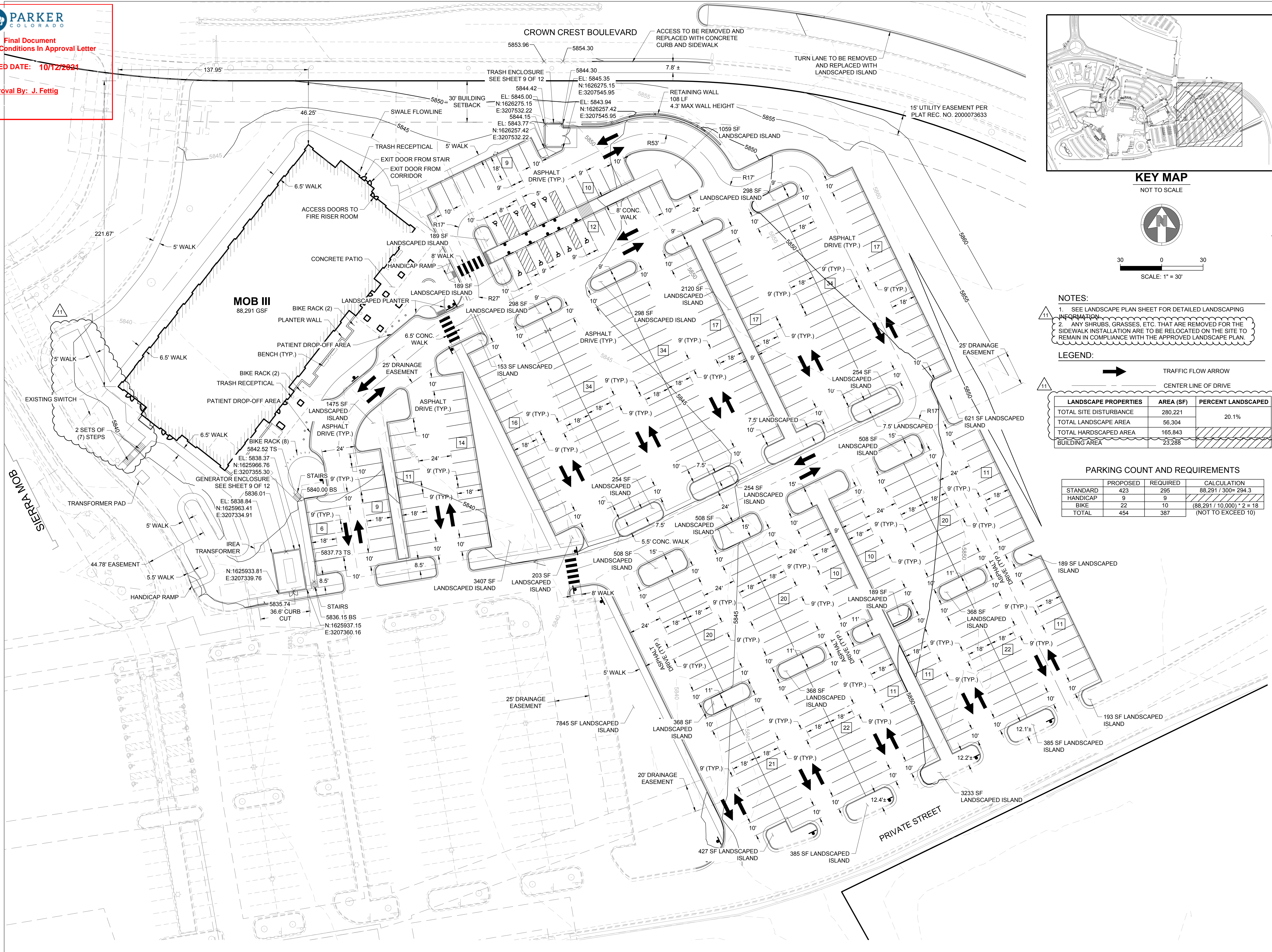




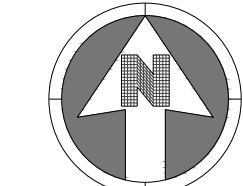
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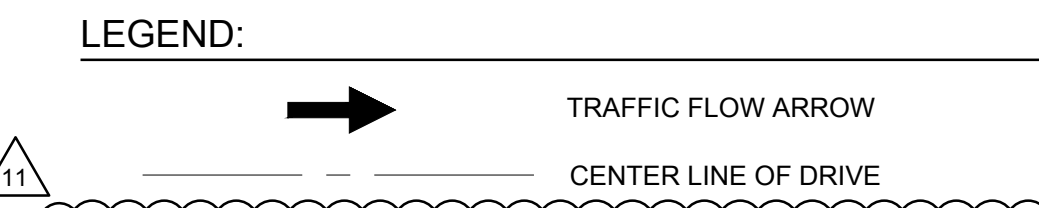
Planning Approval By: J. Fettig



**KEY MAP**  
NOT TO SCALE



- NOTES:**
- SEE LANDSCAPE PLAN SHEET FOR DETAILED LANDSCAPING INFORMATION.
  - ANY SHRUBS, GRASSES, ETC. THAT ARE REMOVED FOR THE SIDEWALK INSTALLATION ARE TO BE RELOCATED ON THE SITE TO REMAIN IN COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN.



LANDSCAPE PROPERTIES	AREA (SF)	PERCENT LANDSCAPED
TOTAL SITE DISTURBANCE	280,221	
TOTAL LANDSCAPE AREA	56,304	20.1%
TOTAL HARDSCAPE AREA	165,843	
BUILDING AREA	23,288	

**PARKING COUNT AND REQUIREMENTS**

STANDARD	PROPOSED	REQUIRED	CALCULATION
	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  
**08/23/2021**

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
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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
10	ELEVENTH SUBMITTAL TO TOWN	4/12/21
11	TWELFTH SUBMITTAL TO TOWN	10/1/21



**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**

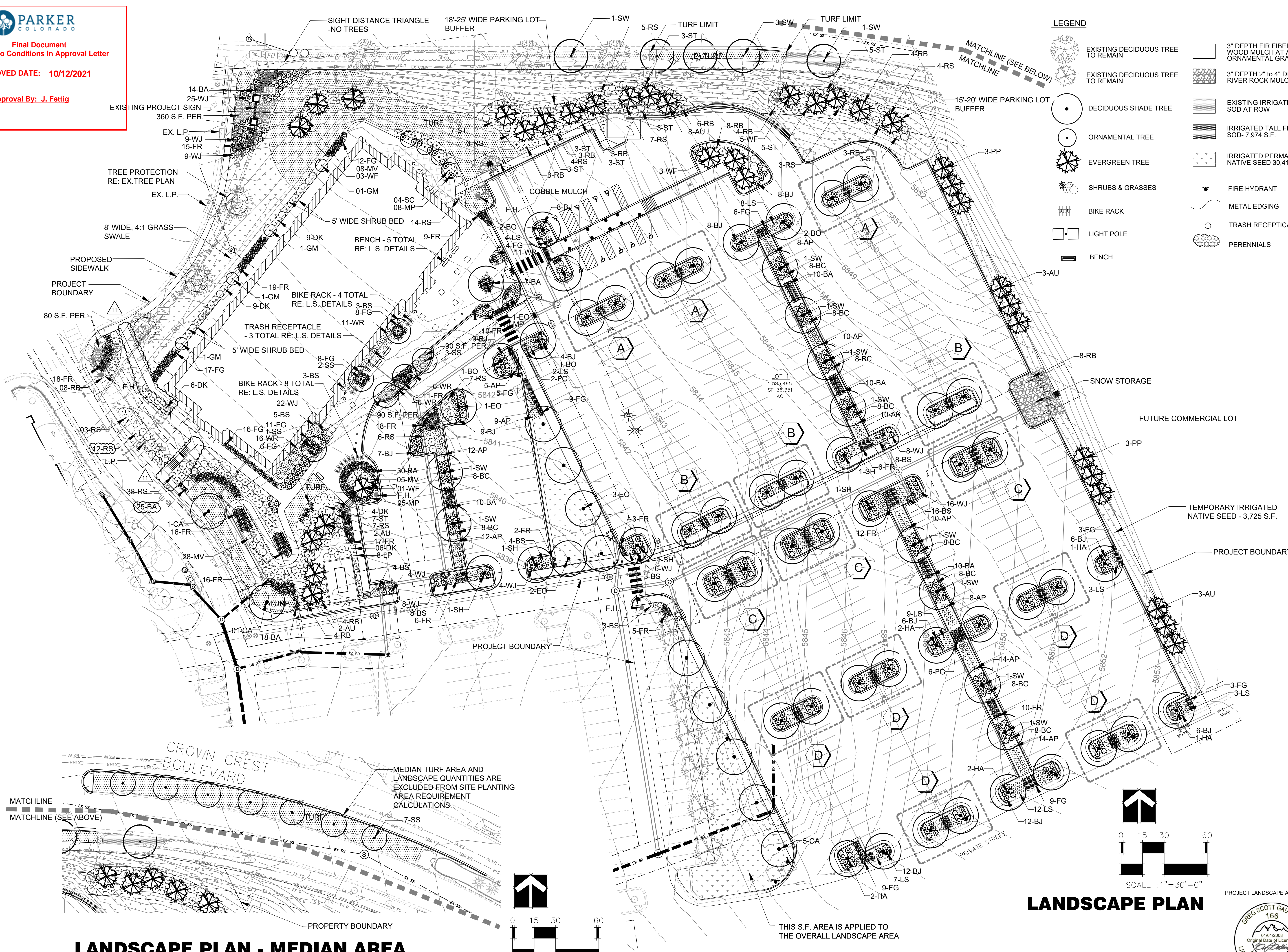
SHEET NUMBER



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**LEGEND**

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

PARKER PROJECT NUMBER  
**SP18-081**

DATE  
**9/30/2021**

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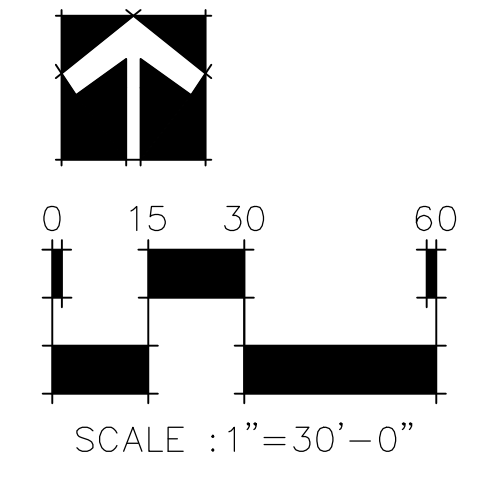
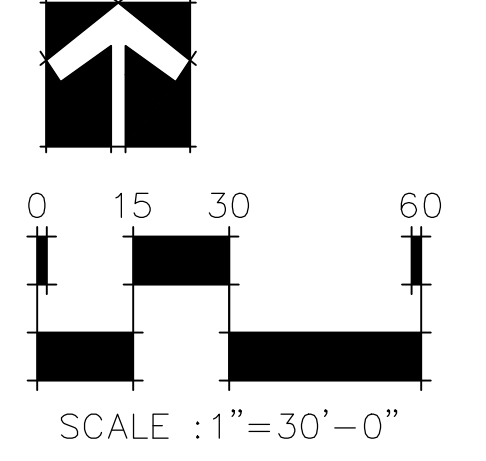
**SITE PLAN AMENDMENT**

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER

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**LANDSCAPE PLAN - MEDIAN AREA**



THIS S.F. AREA IS APPLIED TO THE OVERALL LANDSCAPE AREA

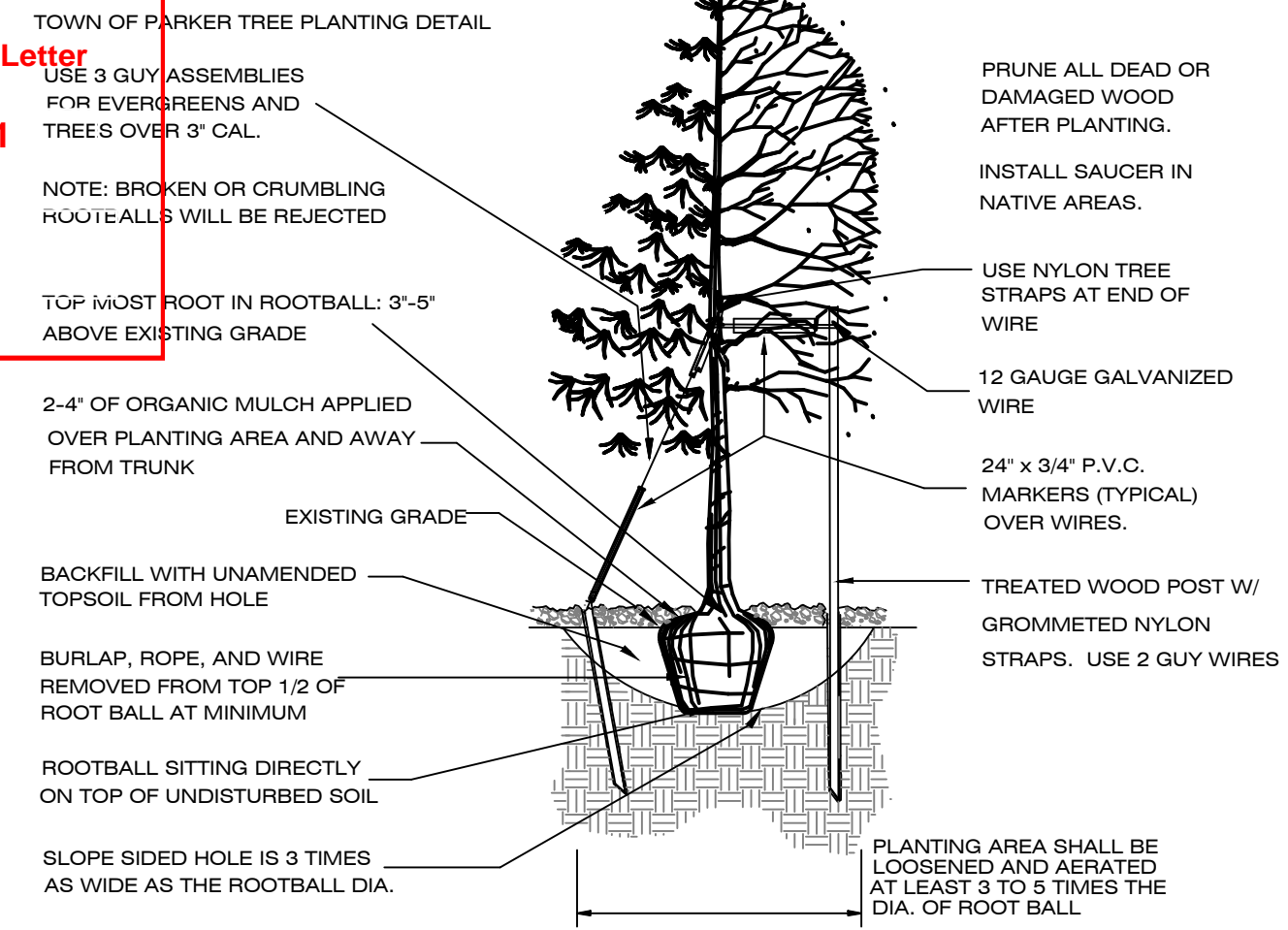
**LANDSCAPE PLAN**



# LANDSCAPE DETAILS

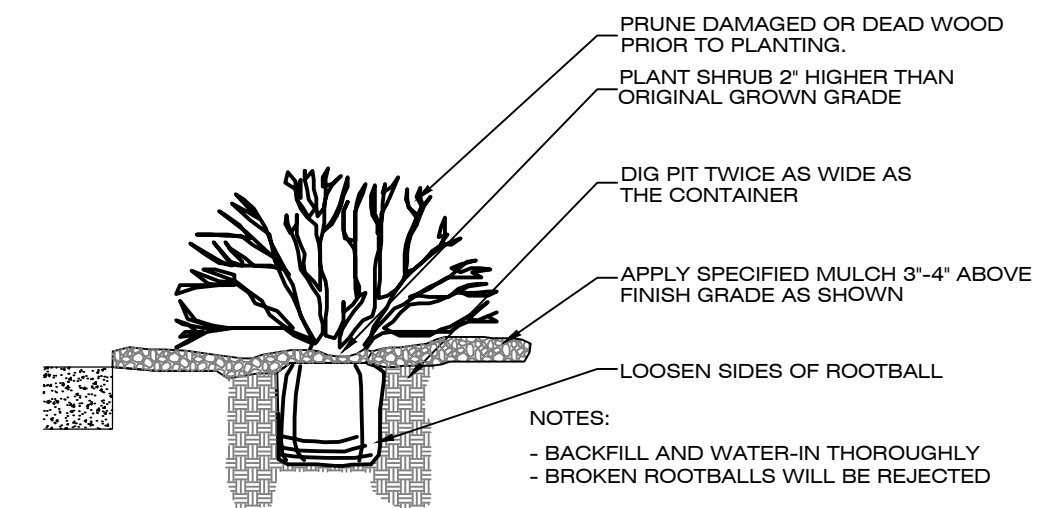


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 Planning Approval By: J. Fettig

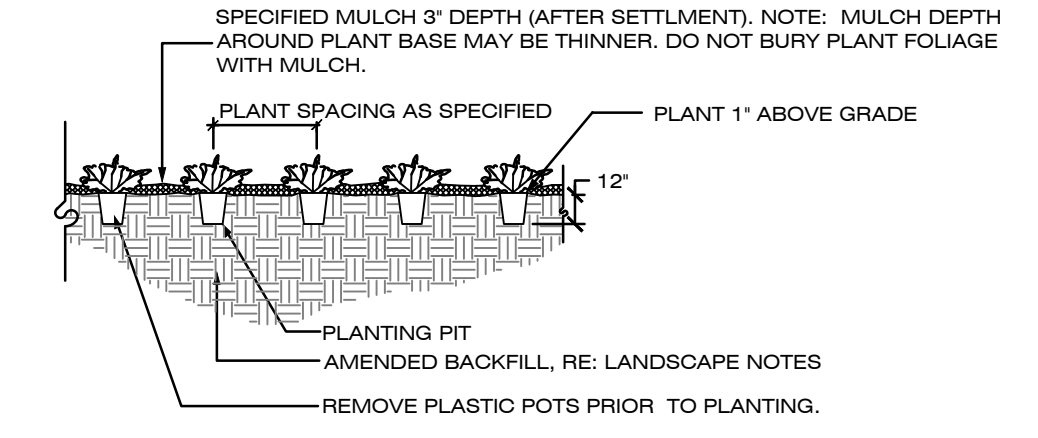


- TREE PLANTING NOTES:**
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (3 TO 5 INCHES) THAN THE DISTANCE FROM THE OP MOST ROOT 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 SEEDBED 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
<b>DECIDUOUS TREES</b>						
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'
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'
	<b>76</b>	<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'
	<b>21</b>	<b>SUBTOTAL</b>				
	<b>97</b>	<b>TOTAL DECIDUOUS TREES</b>				
<b>EVERGREEN TREES</b>						
WF	12	ABIES CONCOLOR	WHITE FIR	8" HT. B&B	40'	20'
AU	18	PINUS AUSTRA	AUSTRIAN PINE	8" HT. B&B	40'	25'
PP	6	PINUS EDULIS	PINON PINE	8" HT. B&B	35'	20'
	<b>36</b>	<b>TOTAL EVERGREEN TREES</b>				
	<b>133</b>	<b>TOTAL TREES</b>				
<b>DECIDUOUS SHRUBS</b>						
BS	93	CARYOPTERIS X CLANDONENSIS 'DARK NIGHT'	BLUEMIST SPIREA	#5 CONT.	4'	4'
AP	112	PONTEPILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	#5 CONT.	3'	3'
LS	90	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	#5 CONT.	3'	4'
RS	4	SPIREA ATROPICIFOLIA	RUSSIAN SAGE	#5 CONT.	4'	4'
LP	8	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	#5 CONT.	5'	5'
DK	34	SYRINGA MEYERI	DRAWN KOREAN LILAC	#5 CONT.	5'	5'
WR	50	ROSA 'WINNIEG PARKS'	WINNIEG PARKS ROSE	#5 CONT.	3'	3'
ST	42	RHUS TYPHINA	STAGHORN SUMAC	#5 CONT.	8'	5'
RE	58	CHRYSOETHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT.	5'	5'
MV	41	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	#5 CONT.	4'	6'
	<b>641</b>	<b>SUBTOTAL</b>				
<b>EVERGREEN SHRUBS</b>						
WJ	183	JUNIPERUS HORIZONTALIS 'WILTONI'	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"
	<b>467</b>	<b>SUBTOTAL</b>				
	<b>1108</b>	<b>TOTAL 5 GALLON SHRUBS</b>				
<b>ORNAMENTAL GRASSES</b>						
FG	162	PENNISETUM ALOPECUROIDES 'HAMEL'	HARDY FOUNTAIN GRASS	#5 CONT.	2'	2'
BA	131	HELICOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#5 CONT.	3'	4'
FR	226	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#5 CONT.	4'	2'
	<b>619</b>	<b>TOTAL 3 GALLON GRASSES</b>				
<b>PERENNIALS- 620 S.F.</b>						
	26	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDAR, MUNSTEAD	1 GAL.	18"	18"
	26	RUBEBECKIA, 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"
	<b>130</b>	<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	333	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	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**

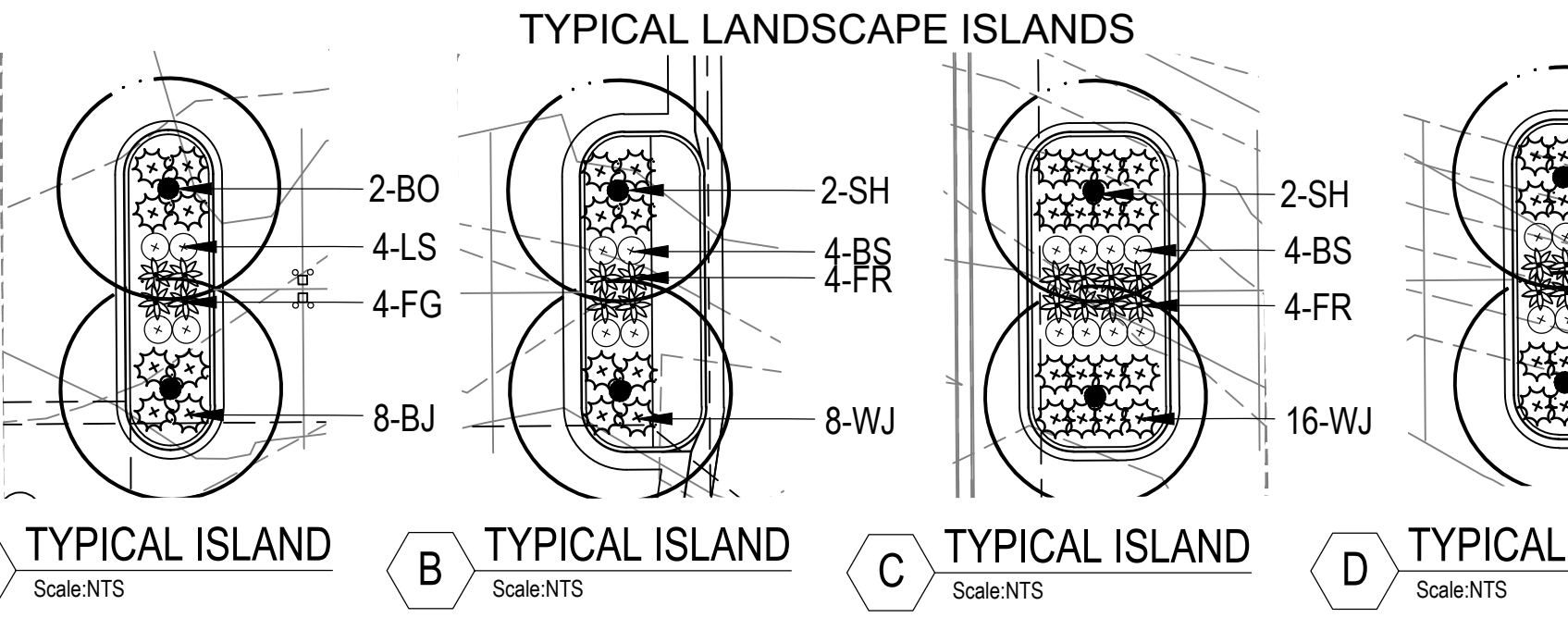
Area of Landscaping	S.F.	% Living	% Non-Living
Interior Parking Lot Islands	18,679	89	11
Remaining Landscape Areas	57,122	83	17

**TURF AREA REQUIREMENT**

Area of Landscaping	S.F.	% Living	% Non-Living
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



PARKER PROJECT NUMBER  
**SP18-081**

DATE  
**9/30/21**

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PROJECT  
**Parker Adventist Hospital MOB III**

9403 CROWN CREST BLVD.  
 PARKER, COLORADO  
 80138

# SITE PLAN AMENDMENT

SHEET TITLE  
**LANDSCAPE NOTES AND DETAILS**

SHEET NUMBER

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