TENTATIVE. NO DEVELOPMENT WILL OCCUR AT THE UN-CORNER OF 4TH AND A军队 ROAD DUE TO EXISTING ELEVATION. 4.5' L.O.D.
Provided: 8 Trees

Provided: 7 Trees

Required Tree Planting: 1 Tree per 35 lf of Frontage = 7.06 Trees

Frontage: 247 lf

Provided: 10 Trees

Required Tree Planting: 1 Tree per 35 lf of Frontage = 9.88 Trees

Landscape Buffer: 25’ wide

Frontage: 346 lf

REQUIRED LANDSCAPE AREA AT PARKING LOT

REQUIRED TREE PLANTINGS SUMMARY

<table>
<thead>
<tr>
<th>Sym/Detail</th>
<th>Native Grass Seed Mix to be incorporated with Stormwater Management Basin and Slopes</th>
<th>Deciduous Shrubs</th>
<th>Minor Deciduous Trees</th>
<th>Evergreen Trees</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Schizachyrium scoparium</td>
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<td>Monarda fistulosa var. menthaefolia</td>
<td>Liatris punctata</td>
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Total Required Dedicated Open Space with Credit:

Required Dedicated Open Space:

Total Parcel Area

25% x 0.6832 acres = 0.1708 acres

20% x 3.416 acres = 0.6832 acres

3.416 acres

CURTAIN PRIMARY
CARE CLINIC - GOLDEN CO.
To: City of Golden  
From: ERDMAN  
Date: May 14, 2014  
Re: FACT SHEET – Clinic @ Hwy 8 & Heritage Road

The following are general facts about the proposed clinic at the location above so that your evaluation is informed as to its purpose, general use, and mission:

1. **Mission:**  
The intent in developing community based health and wellness clinics is to bring services out into the communities, increasing access to quality care, and reduce the need for patients to go to an emergency room in lieu other options in the area. This facility will be a place of health, wellness, and education that will be shaped by the community it serves.

2. **Purpose:**  
   - This will be a primary care facility with the ability to add rotating specialists as driven by the demand for specialized services within the community  
   - There will be a public atrium space and small conference rooms that will double as seminar and education space  
   - This facility is not an urgent care facility  
   - There will be no overnight stays, or ambulance traffic barring unforeseen emergencies

3. **Use:**  
   - This facility will be 10,800 sf  
   - It will have 15 exam and procedure rooms, medical imaging services, and a blood lab  
   - At maximum capacity, this facility can house up to 7 Care Providers (MD’s), and up to 14 Nurses or Medical Assistants  
   - This facility will be open from 7:00 am – 8:00 pm in order to improve ease of access to care  
   - It is anticipated that this facility will ramp up to its full capacity within 3-5 years