



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Jerry Davidson, Goode Perception Design Group
FROM: Elizabeth Steward, Associate Planner- Development Review
DATE: 1/8/26
SUBJECT: Parker Pointe F1 AMD 1 L3A - Huntington Bank

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Elizabeth Steward

EMAIL: esteward@parkerco.gov

PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"

- 7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

- 8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

General Comments

- 1. **Please reference the redlines for additional comments/clarification.**

Comment Addressed: Yes No

Response:

Additional comments addressed on each pdf file.

- 2. **The Zoning on the Coversheet is incorrect, your property is designated “Mixed-Use Community”. Please update the label.**

Comment Addressed: Yes No

Response:

Zoning revised to Mixed-use Community.

- 3. **Please add a required and proposed setbacks columns for all sides to the Coversheet. This is needed for both compliance with the zoning as well as for the building permit.**

Comment Addressed: Yes No

Response:

Table revised to show required and proposed setback columns.

- 4. **The Required Parking for a building of 3005 sqft would be 10 spaces, not 9 as currently shown.**

Comment Addressed: Yes No

Response:

Text revised to show 10 spaces.

5. For the building Height, add Maximum allowed and proposed. It is currently unclear if the 45' is the proposed building height.

Comment Addressed: Yes No

Response:

Maximum building height allowed and proposed added.

6. Please include images of all exterior elements of the site. This includes the bollards, fencing, retaining walls, Bike racks, EV charging stations, etc. Please include all materials and colors for these elements in the plans.

Comment Addressed: Yes No

Response:

Image added for bike rack.

7. Please confirm if there are any proposed retaining walls on site. If there are, please include the grading plan/sheet within the Site Plan set. This sheet should show the top of wall, bottom of wall and the materials and colors of the wall.

Comment Addressed: Yes No

Response:

No retaining walls proposed on site.

8. On page 3 of the Site Plan set, please add space between the labels of "Trash Enclosure" and "Concrete".

Comment Addressed: Yes No

Response:

Concrete moved down to add sufficient space between concrete and trash enclosure.

Parking

1. Please include a table that breaks down the parking spaces on site. This should include all of the space sizes. The table should look similar to the following:

Staff Comments 01
 SP25-138; Parker Pointe F1 AMD 1 L3A - Huntington Bank
 Site Plan
 January 8, 2026

PARKING INFORMATION: PARKER GROCERY STORE						
DESCRIPTION	BUILDING AREA (SF)	REQUIRED:				
		RATIO	SPACES			
			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
PARKER GROCERY STORE	45,295	1 SPACE / 300 SF NLA	145	5	1	151
PROVIDED:						
		SPACES				
STALL DIMENSIONS:		REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL	
9' x 18'		68	5	0	73	
9' x 18' SPACES WITH ADJACENT 18" CONCRETE STRIP (ADJACENT TO LANDSCAPE ISLANDS)		2	0	0	2	
9' x 20'		98	0	0	98	
10' x 18' (ADJACENT TO LANDSCAPE ISLANDS)		14	1	1	16	
10' x 20' (ADJACENT TO LANDSCAPE ISLANDS)		24	0	0	24	
TOTAL WITHIN PARKING LOT:		206	6	1	213	

Comment Addressed: Yes No

Response:

Separate parking table provided.

2. Please provide an image of the bicycle rack including the material and color.

Comment Addressed: Yes No

Response:

Image added.

Landscaping

1. While many of the listed elements are on the plan, please provide landscape summary table in a format similar to the following. This summary table should include the required and provided landscape calculations for the different required sections of the Town Code.

LANDSCAPE REQUIREMENTS

A. INTERNAL LANDSCAPING										
NET SITE AREA	LANDSCAPE AREA			% LIVE COVER						
	REQUIRED (15%)	PROVIDED	SURPLUS / DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS / DEFICIT				
39,507	5,926	11,120	5193.95	4,445	8,896	4451.46				
INTERNAL LANDSCAPE AREA (S.F.)										
INTERNAL LANDSCAPE AREA (S.F.)	TREE REQUIREMENT 1/1500 S.F.			SHRUB REQUIREMENT 5/1500 S.F.			TREE EQUIVALENT CALCULATION			
	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided	
5,926	4	4	0	20	20	0	0	0	4	
B. STREETScape LANDSCAPE										
LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT 5/40 LF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
HESS ROAD	132	4	4	0	NA	NA	0	0	4	
C. LANDSCAPE PERIMETER (STANDARD)										
LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1 /40 LF			SHRUB REQUIREMENT 5/40 LF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
NORTH PROPERTY LINE	132	4	4	0	17	17	0	0	4	
EAST PROPERTY LINE	242	7	6	-1	31	41	10	10	7	
MIN. EVERGREEN REQUIREMENT	40%	5	3	-2			0			
D. LANDSCAPE PERIMETER (ENHANCED)										
LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1 /25 LF			SHRUB REQUIREMENT 5/25 LF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
WEST PROPERTY LINE	242	10	10	0	49	50	1	1	10	
MIN. EVERGREEN REQUIREMENT	40%	4	6	2			0			
EVERGREEN TREE REQUIREMENT - OVERALL SITE										
MINIMUM EVERGREEN REQ.		25%								
Number of Trees		REQUIRED	PROVIDED							
29		8	9							

Comment Addressed: Yes No
 Response:

Summary tables revised and provided per request

2. Move the Plant Schedule and Landscape Summary Table to a new page and increase the size of the landscape plan. Currently hard to read with the amount of material on one page.

Comment Addressed: Yes No
 Response:

Summary table moved & plan enlarged to 1/16th scale. Plant list needs to stay on plan sheet for ease of reference

3. On Friday March 15, 2024, Colorado Governor, Jared Polis Signed, SB24-005 prohibiting new non-functional turf, artificial turf and invasive plant species from being located in rights of way, on public properties and on any non-residential property. This affects your proposed sod redlined in the landscape plans will not be allowed. This needs to be replaced by non-living mulch and shrub coverage to meet the 75% living landscape coverage.

Comment Addressed: Yes No
 Response:

Design has been modified on resubmittal; turf changed to Buffalo-Blue Grama seeding

3. Please provide a separate table that breaks down all landscape islands. An example of what this should look like is:

TOWN OF PARKER LANDSCAPE REQUIREMENTS

PARKING LOT INTERIOR LANDSCAPE			
PARKING LOT ISLAND	PARKING LOT ISLAND SIZE (SF)	INTERNAL TREES (1/162) REQUIRED/PROVIDED	INTERNAL SHRUBS (5/162 SF) REQUIRED/PROVIDED
1	164 SF	1 / 0* ☀	5 / 6
2	164 SF	1 / 0* ☀	5 / 6
3	165 SF	1 / 1	5 / 6
4	567 SF	1 / 1	17 / 23
5	419 SF	1 / 0* ☀	13 / 24
6	915 SF	1 / 2	28 / 30
7	399 SF	1 / 0* +	12 / 22
8	642 SF	1 / 1	19 / 22
9	166 SF	1 / 1	5 / 8
10	1344 SF	1 / 6	42 / 37*
11	166 SF	1 / 1	5 / 6
12	598 SF	1 / 1	18 / 28
13	166 SF	1 / 0* +	5 / 9
14	300 SF	1 / 1	9 / 12
15	253 SF	1 / 1	8 / 13
16	166 SF	1 / 0* + ☀	5 / 8
17	165 SF	1 / 1	5 / 8
18	239 SF	1 / 0* +	7 / 14
19	410 SF	1 / 1	10 / 16
20	965 SF	1 / 3	30 / 30
21	166 SF	1 / 0* ☀	5 / 7
22	166 SF	1 / 1	5 / 8
23	166 SF	1 / 0* + ☀	5 / 7
24	492 SF	1 / 1	15 / 19
25	166 SF	1 / 1	5 / 6
26	168 SF	1 / 0* +	5 / 6
27	485 SF	1 / 1	15 / 20
28	166 SF	1 / 0* + ☀	5 / 6
29	166 SF	1 / 1	5 / 8
30	1252 SF	1 / 3	39 / 46
31	640 SF	1 / 9	20 / 25
32	255 SF	1 / 1	8 / 12
33	285 SF	1 / 0* ☀	8 / 19
34	166 SF	1 / 1	5 / 6
35	168 SF	1 / 0* + ☀	5 / 7
36	362 SF	1 / 1	11 / 19
37	209 SF	1 / 1	6 / 12
38	218 SF	1 / 1	7 / 10
39	454 SF	1 / 0* +	14 / 25
40	381 SF	1 / 0* ☀	11 / 20
41	168 SF	1 / 0* ☀	5 / 6
TOTAL	14,906 SF		

Comment Addressed: Yes No

Response:

Parking island table added to revised plan on resubmittal

4. Pursuant to the LDO Section 13.08.090 (g) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When an Commercial use is next to a Commercial use, the P1 Minor Site Perimeter landscaping requirements shall be satisfied. All 4 sides have a P1 Site Perimeter Landscape buffer requiring a 6 foot planting area width with 1 tree per 30 linear feet, and 5 shrubs per 30 linear feet not 40 as shown. Please add this requirement and the proposed landscaping to the landscape table.

Comment Addressed: Yes No

Response:

Design has been modified to comply with this comment

- 5. Pursuant to the LDO Section 13.08.L. A minimum of 75 percent of developed area is required to be landscaped with Living Material Cover. Pursuant to Sections 13.08.090(c) this shall be a variety of ground cover of living plant material, including, but not limited to, trees, shrubs, ground cover, native seed, and other perennial ground covering plant materials. Street trees shall not be included in the calculation. Please ensure that these minimums are satisfied with the reduction of the Sod due to SB24-005.

Comment Addressed: Yes No

Response:

Design has been modified to comply with this comment

- 6. Please switch the locations of the intended Sod to be replaced and the proposed landscaping so the landscaping lines the sidewalks and the non-planted landscaped area is internally screened.

Comment Addressed: Yes No

Response:

Design has been modified to comply with this comment

- 7. To match the standards set for the subdivision, please add additional landscaping, grasses, perennials, and shrubs, along and at the property line and in the streetscape area. Snips of the above Black Rock Coffee and below McDonalds have been provided and aligned in the redlined landscape plan to show the standard that needs to be met.



Comment Addressed: Yes No

Response:

Design has been modified to comply with this comment and "fit" with adjacent properties.

Screening and Utilities

1. Please move the location of the Proposed Transformer from along the West side of the property along Parker Road to closer to the property rear near the Proposed Trash Enclosure.

Comment Addressed: Yes No

Response:

Transformer moved next to trash enclosure.

Lighting

1. Pursuant to Section 13.08.110 (e) (6) All freestanding light fixtures shall be set back from each property line a distance at least equal to the total height of the luminaire. Please add setbacks for the freestanding luminaires to demonstrate compliance with this requirement.

Comment Addressed: Yes No

Response:

Total freestanding luminaire mounting height is 15'-0" (pole + base height). Set back has been indicated on plan, see sheet 9.

2. Pursuant to Section 13.08.110 (e) (7) lighting of parking lots and drive aisles shall have a uniformity ratio of six to one (maximum to minimum). Please show that your numbers meet this requirement.

Comment Addressed: Yes No

Response:

Uniformity ratio is less than 6:1 (max to min) see plans, statistics for parking/drive lanes, see sheet 9.

3. Please include the lumens per square feet for all areas of the property including landscape areas.

Comment Addressed: Yes No

Response:

Added to plan, see sheet 9.

4. For your knowledge, pursuant to Section 13.08.110 (e) (8) all illumination shall be reduced by at least 70 percent one hour after the close of business and shall not exceed that level of illumination until at least one hour prior to the opening of the business. This reduction in illumination may be achieved by dimming the lamps within a light fixture (luminaire) and/or turning off a luminaire or a portion of a multi-luminaire assemblage.

Comment Addressed: Yes No

Response:

Note added, see sheet 9.

Building Elevations

1. Please ensure directional labels for each Façade are correct. Based on Building footprint it appears the facades have been labeled incorrectly.

Comment Addressed: Yes No

Response:

Labels have been corrected.

2. Please see the Town's Development Design standards. Many aspects of the elevations need revisions and do not meet the Town's standards:
<https://www.parkerco.gov/DocumentCenter/View/26253/Development-Design-Standards---Final-Version?bidId=>
Keep in mind any façade facing a private or public street, or which has an entrance is considered a "Front" for design purposes, on this development, that means all 4 facades are considered fronts.

Comment Addressed: Yes No

Response:

Elevations have been revised and evaluated according to the Development Design Standards.

3. The Whitestone Building facade needs to be broken up into a top middle and base. This can be done with material changes by adding a stone or masonry element at the base or by playing with the color of the bricks i.e. continuing the green bricks for the circled area for a base and changing the soldier course to green brick for a top element or using the green brick to frame the windows. However, please note whatever is added here needs to also be continued the opposite side of the building "South Façade", the "rear" facing Declan Drive with the Drive up lanes, and the base element applied to the trash enclosure.

Comment Addressed: Yes No

Response:

Elevations have been revised to be broken up into a more pronounced top, middle, and base. The green glazed brick is proposed as a feature material used only at banking service locations (teller line, cash room, and drive-through services).

4. Please remove signage, including Logo on currently labeled South Façade. Signage is approved by separate permit.

Comment Addressed: Yes No

Response:

Signage removed from elevation drawings.

5. Please provide a table breaking down materials and their percentage of the facade for each side, also showing transparency requirements and EIFS limited to 30% per side. provide a table breaking down materials and their percentage of the facade for each side, also showing transparency requirements and EIFS limited to 30% per side. see example below:

Transparency requirements:

30% for Building Fronts 100 feet in length or more (South and North)

40% for Building Fronts less than 100 feet in length (East and West)

see example below:

EXTERIOR MATERIALS		
TOTAL WALL AREA	2398	%
FENESTRATION	500	20.9
SIDING	293	12.2
STONE	411	17.1
BRICK	549	22.9
METAL PANELS	0	0.0
STUCCO	645	26.9
TOTALS CHECK	2398	100.0

Comment Addressed: Yes No

Response:

Table has been provided breaking down the quantities and percentages of materials per elevation. Also includes transparency totals within the "Transparency Zone" between 2'-0" AFF and 8'-0" AFF.

6. Reaching 40% transparency on the currently labeled "West" Elevation with the Drive Up lanes may have security concerns. The town does allow windows with a faux wall behind them or allows Murals to count for transparency.

Comment Addressed: Yes No

Response:

With the combination of the drive-up and interior BOH functions, it is impractical from a security standpoint to add transparency to this elevation. A mural has been proposed as an alternative feature.

7. Label all building materials in the elevations, this can be a number referencing which material in the legend that part of the building is constructed of.

Comment Addressed: Yes No

Response:

All building materials have been labeled according to the finish palette found on each sheet.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following reviews in eTRAKiT have “Advisory Comments” or “Revisions Required:”

- CDOT Region 1
- Cherry Creek Basin Water Quality Authority
- Public Service Company of Colorado

Please keep an eye out in eTRAKiT for the following reviews:

- CenturyLink Communications
- Comcast
- Traffic Impact Study – Civil
- Site Plan – Civil
- IREA
- Parker Water and Sanitation Districts
- Police
- ONEOK
- Drainage report - civil
- Construction plans - environmental
- Construction plans - civil

These comments are available on eTRAKiT. Please address accordingly.

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

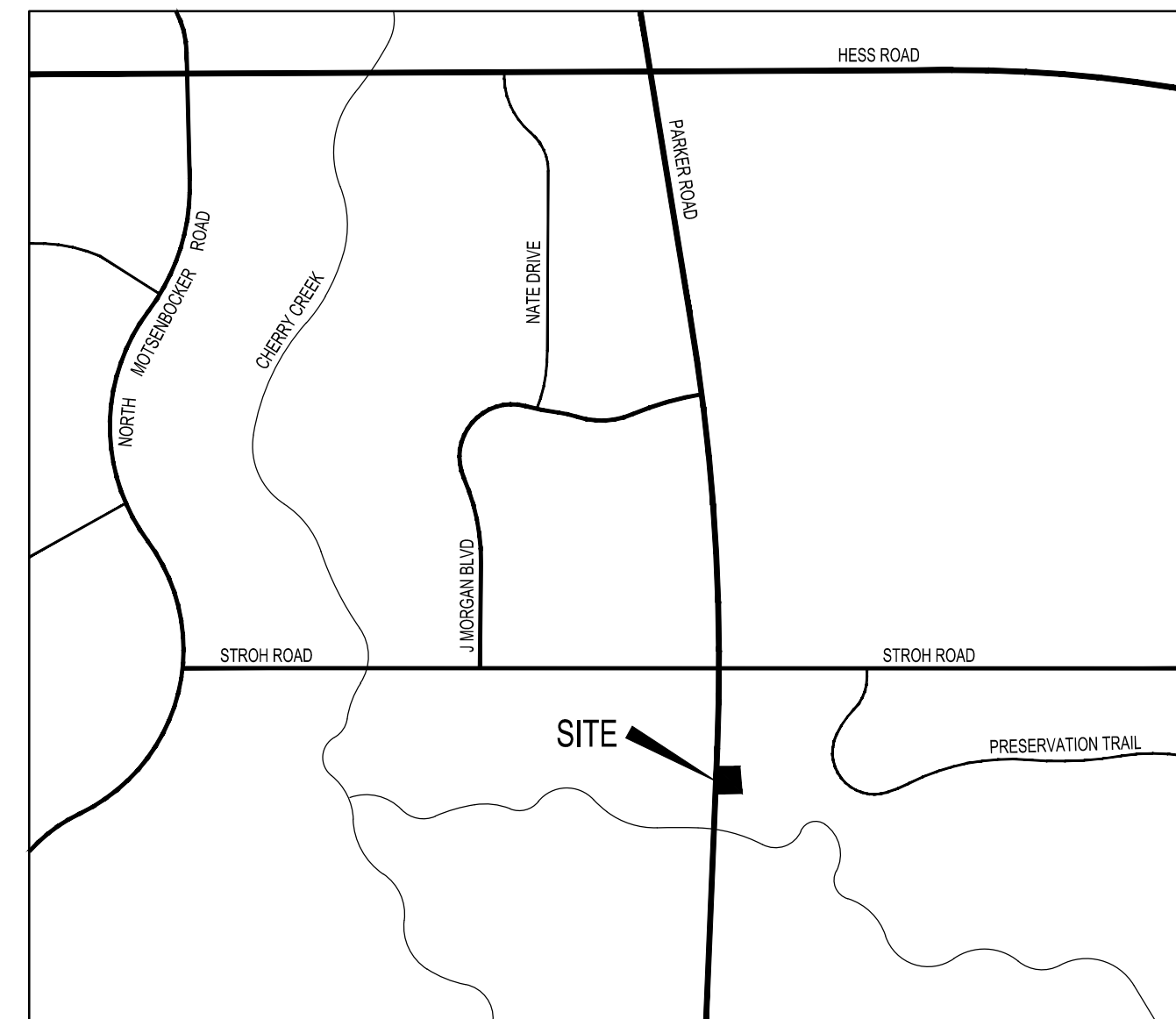
LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PAGE 1 OF 10

TOWN OF PARKER GENERAL NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.



VICINITY MAP
SCALE: 1" = 500'

Text revised.

Mixed-Use Community

Site acreage added.

also add site acreage

SITE DATA TABLE

ZONING DISTRICT	C-COMMERCIAL DISTRICT	
GROSS SITE AREA	58,985 SF	100%
BUILDING GROSS FLOOR AREA	3,005 SF	5%
PARKING/DRIVES	32,730 SF	55%
SIDEWALKS	1,630 SF	3%
LANDSCAPING	21,620 SF	37%
BUILDING HEIGHT	45'	
PARKING REQUIRED	9	
BANK @ 1 SPACE PER 300 SQ FT	9	
TOTAL REQUIRED	18	
TOTAL PROVIDED	25	
TOTAL ACCESSIBLE REQUIRED	2	
TOTAL ACCESSIBLE PROVIDED	2	
VAN ACCESSIBLE PROVIDED	1	
BICYCLE PARKING	2 (1/20 PARKING STALLS)	
TOTAL PROVIDED	2	
BUILDING SETBACKS	25'	
FRONT	5'	
SIDE	10'	
SIDE ADJACENT TO STREET	10'	
REAR	10'	

max is 45, is this also what is proposed? make a required and proposed column.

Required and proposed column added.

For a building of 3005 sqft, this would be 10 required spaces

Spaces revised to 10.

Make required and proposed setback columns required: front: 25 feet, side: 10 feet adjacent to street, 5 feet otherwise rear without alley 8 feet, with alley 5 feet

Required and proposed column added.

TOWN OF PARKER

PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
(303) 840-9546

GAS PROVIDER

XCEL ENERGY
550 15TH STREET, SUITE 700
DENVER, CO 80202 1-800-628-2121

WATER/SEWER PROVIDER

PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DR.
PARKER, CO 80134
(303) 841-4627
CONTACT: ROBERT RAMSEY

ELECTRIC PROVIDER

CORE ELECTRIC COOPERATIVE
5496 NORTH U.S. HIGHWAY 85
SEDALIA, CO 80135
(303) 688-3100
CONTACT: BROOKS KAUFMAN

FIRE PROTECTION

PARKER FIRE PROTECTION DISTRICT
10235 PARKGLENN WAY
PARKER, CO 80138
(720) 274-3700

CABLE PROVIDER

XFINITY STORE BY COMCAST
18300 COTTONWOOD DR, SUITE 101
PARKER, CO 80138
(800) 934-6489

DEVELOPER

HUNTINGTON NATIONAL BANK
720-254-7258
CONTACT: CHRIS EVANS
CHRIS.EVANS@HUNTINGTON.COM

CIVIL ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315,
LITTLETON, CO 80128
303-232-8088
CONTACT: JERRY DAVIDSON
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SURVEYOR

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SHEET INDEX

SHEET 1	COVER SHEET
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SEPTEMBER 17, 2025

SHEET TITLE





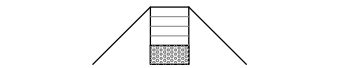
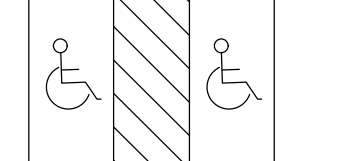




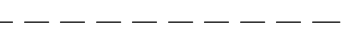


COVER SHEET
1 OF 9

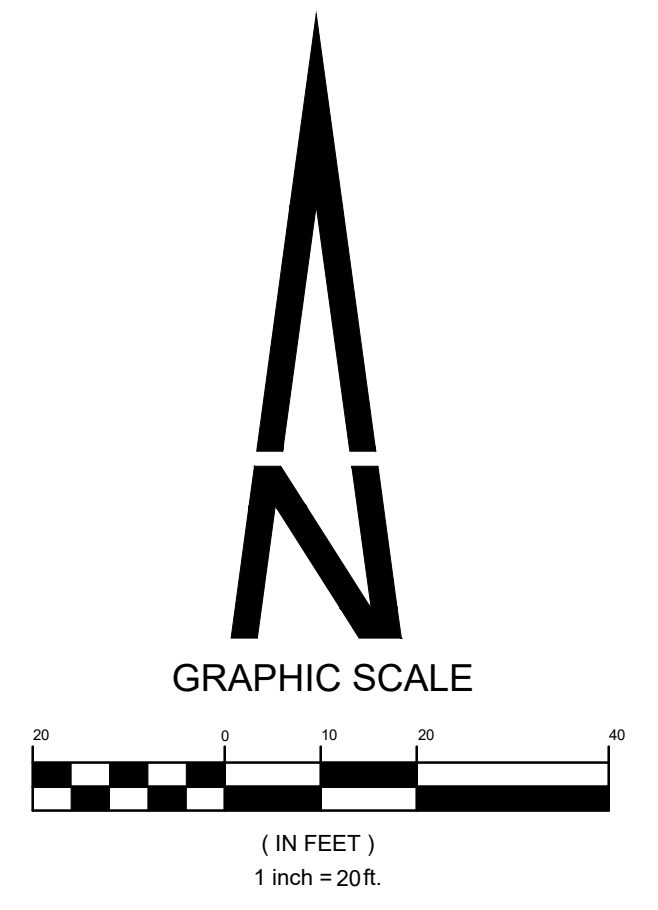
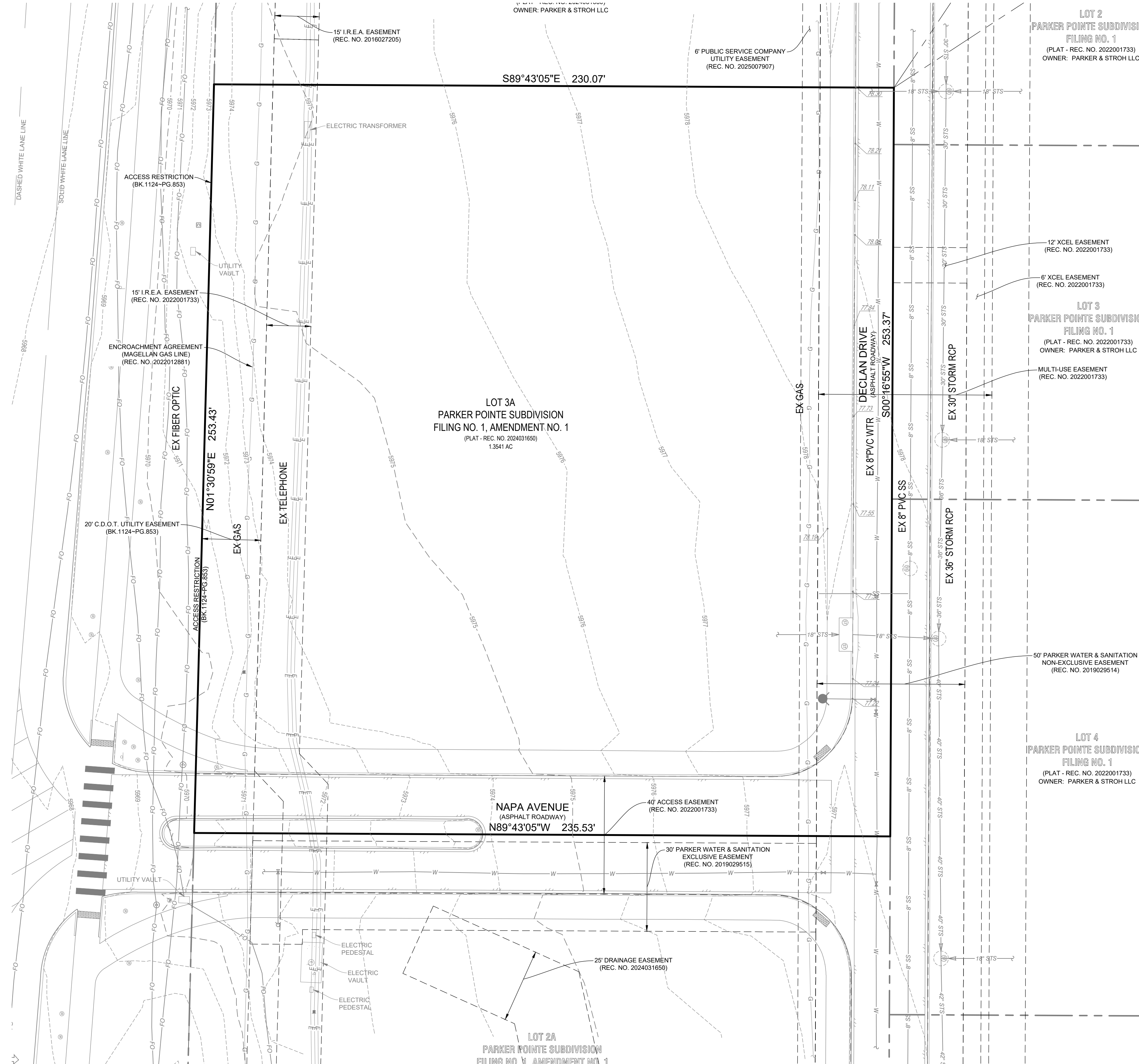


LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 1 OF 11

LEGEND

-  PROPERTY LINE
-  EXISTING CURB AND GUTTER
-  PROPOSED CURB AND GUTTER
-  PROPOSED SIDEWALK
-  PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING
-  PROPOSED HANDICAP PARKING STALL
-  PROPOSED PARKING COUNT PER ROW
-  PROPOSED LANDSCAPED AREA
-  FIRE HYDRANT
-  PROPOSED SITE SIGNAGE SHOWN FOR INFORMATION ONLY NOT APPROVED WITH THIS PLAN SEPARATE REVIEW AND PERMIT REQUIRED
-  EXISTING EASEMENT
-  PROPOSED TRANSFORMER
-  PROPOSED SITE LIGHTING



SEPTEMBER 17, 2025






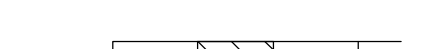




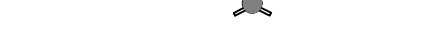


SHEET TITLE
EXISTING SITE
2 OF 9

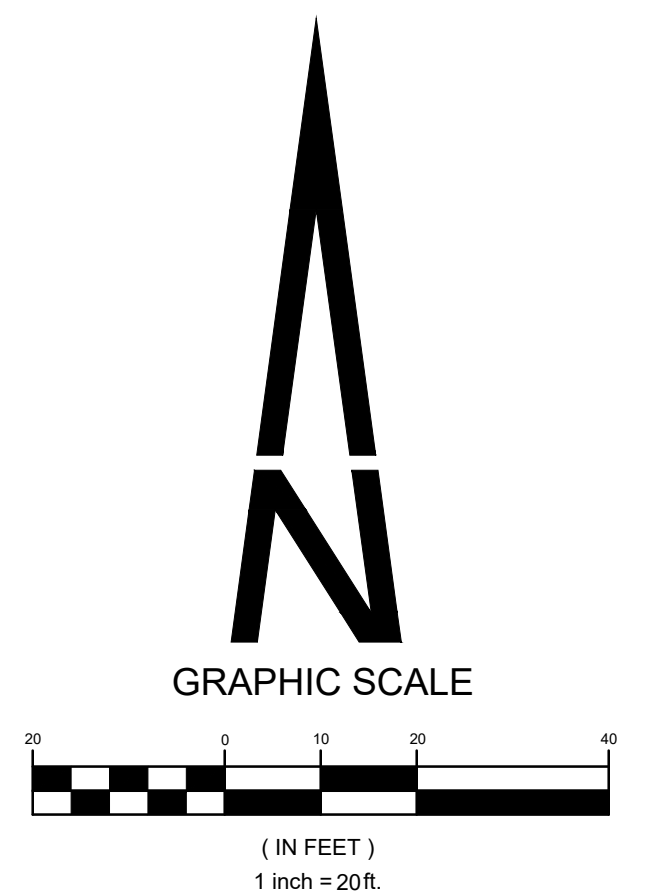
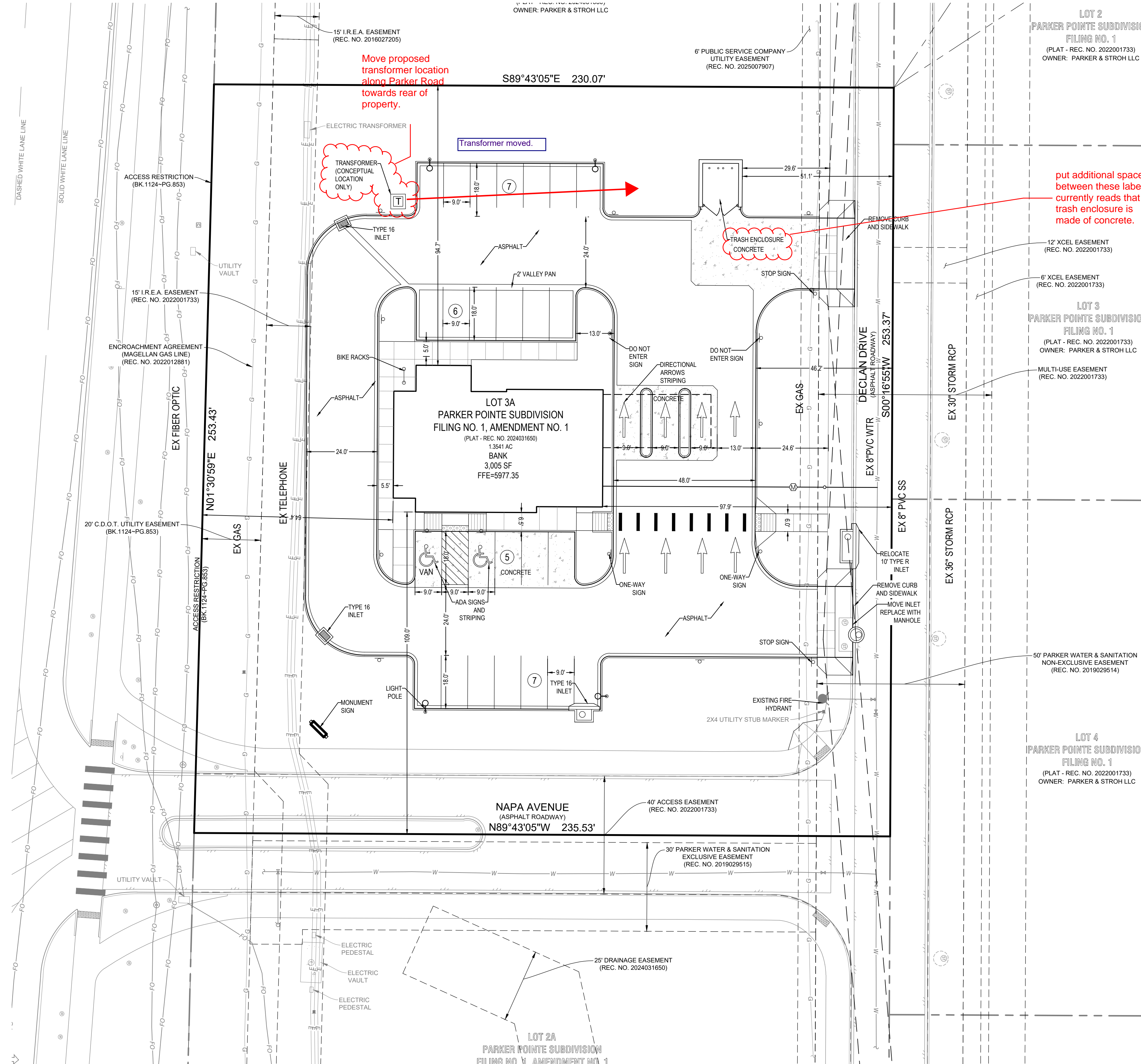


LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 1 OF 11

LEGEND

-  PROPERTY LINE
-  EXISTING CURB AND GUTTER
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-  PROPOSED SITE LIGHTING



SEPTEMBER 17, 2025

SHEET TITLE
SITE PLAN
3 OF 9



LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1

HUNTINGTON NATION

SITUATED IN THE NE 1/4 OF SECTION 3, T.7S
TOWN OF PARKER, COUNTY OF DOUGLAS

PAGE 4 OF 9

Add a parking lot landscape island table like shown below. Please note all landscape islands must be a minimum of 162 sqft with 1 tree and 5 shrubs.

A TABLE FOR THE PARKING ISLANDS HAS BEEN ADDED TO THE RESUBMITTAL

PARKING LOT ISLAND SIZE (SF)	INTERNAL TREES (1" DIA)	INTERNAL SHRUBS (1" DIA)
1	1/2"	5/8"
2	1/2"	5/8"
3	1/2"	5/8"
4	1/2"	5/8"
5	1/2"	5/8"
6	1/2"	5/8"
7	1/2"	5/8"
8	1/2"	5/8"
9	1/2"	5/8"
10	1/2"	5/8"
11	1/2"	5/8"
12	1/2"	5/8"
13	1/2"	5/8"
14	1/2"	5/8"
15	1/2"	5/8"
16	1/2"	5/8"
17	1/2"	5/8"
18	1/2"	5/8"
19	1/2"	5/8"
20	1/2"	5/8"
21	1/2"	5/8"
22	1/2"	5/8"
23	1/2"	5/8"
24	1/2"	5/8"
25	1/2"	5/8"
26	1/2"	5/8"
27	1/2"	5/8"
28	1/2"	5/8"
29	1/2"	5/8"
30	1/2"	5/8"
31	1/2"	5/8"
32	1/2"	5/8"
33	1/2"	5/8"
34	1/2"	5/8"
35	1/2"	5/8"
36	1/2"	5/8"
37	1/2"	5/8"
38	1/2"	5/8"
39	1/2"	5/8"
40	1/2"	5/8"
41	1/2"	5/8"
TOTAL	14,906 SF	

SEED MIX- TOWN OF PARKER "LOW GROW" MIX

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
 25% EPHRAIM CRESTED WHEATGRASS
 23% SHEEP FESCUE
 18% PERENNIAL RYEGRASS
 13% CANADA BLUEGRASS
 12% BARLEY OR OATS
 9% BLUE FESCUE

SEEDING RATE:
 DRILLED: 25 LBS/ACRE
 BROADCAST: 50 LBS/ACRE

PARKER STANDARDS & REQUIREMENTS

1. Minimum landscape standards: (2)a. At maturity, at least seventy-five percent (75%) of the landscaped area shall have a ground cover of living plant material, including, but not limited to, trees, shrubs, ground cover, turf or seed and other recognized perennial ground covering plant materials. Deciduous tree canopies shall not be included in the calculation.

2. (5) In all required landscaped areas, except within public rights-of-way and residential roadway buffers, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking. Please provide calculations that show compliance with this standard.

3. Streetscape landscaping shall be in compliance with the Town's Construction Specifications and Design Considerations for Parks, Trails and Streetscapes, as amended. Private roadways and internal vehicular access drives. Street trees and other plant materials shall be subject to the criteria set forth in this Section and shall be approved during site plan. Primary access drives are encouraged to provide a formal landscape character.

- ### NOTES
- ALL WORK SHALL CONFORM TO THE TOWN OF PARKER CODES. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO DIGGING, EXCAVATION OR TRENCHING. DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR WITH NO EXPENSE TO THE OWNER.
 - PLANTS SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 (2004). ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS NOT MEETING THE SET STANDARDS WILL BE REJECTED.
 - ALL IRRIGATED LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AMENDMENTS CONSISTING OF ORGANIC COMPOST AT A RATE OF 6 C.Y./1,000 S.F. TILLED TO THE DEPTH OF 6".
 - ALL THE LANDSCAPE AREAS AND PLANT MATERIALS WILL BE WATERED BY AN AUTOMATIC RAIN SENSOR. TRUF AREAS ARE TO HAVE HEAD TO HEAD COVERAGE. DRIP IRRIGATION WILL BE PROVIDED TO SHRUB BEDS AND ALL TREES.
 - PROVIDE ADEQUATE ACCESS AND CLEARANCE AROUND FIRE HYDRANTS (3 FEET MIN.), ELECTRICAL APPURTENANCES AND UTILITY INSTALLATIONS WHEN INSTALLING SHRUBS AND GRASSES.
 - COORDINATE STREET TREE LOCATIONS WITH PUBLIC WORKS DEPARTMENT AND NEW UTILITY LINE LOCATION/IMPROVEMENTS PRIOR TO INSTALLATION. NOTIFY TOWN PLANNING OF ANY NEEDED MODIFICATIONS/RELOCATIONS FROM APPROVED SITE PLAN PRIOR TO THE WORK.
 - PLANT SPECIES AND LOCATION SHOULD FOLLOW APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN THE APPLICANT MUST GET APPROVAL FROM THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT, PRIOR TO PLANTING.
 - TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
 - ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS.
 - ALL PLANTING BEDS ARE TO BE CONTAINED WITH 4" DEPTH STEEL EDGER WITH ROLLED TOP.
 - ALL PLANTING BEDS SHALL BE MULCHED PER TOWN OF PARKER STANDARDS WITH 3" DEPTH 2" DIA. CRUSHED GRANITE ON WEED BARRIER FABRIC. MULCH CIRCLES ABOVE ALL PLANT PITS SHALL BE 2 TIMES LARGER THAN ROOT BALL/CONTAINER WITH 4" DEPTH NATURAL SHREDDED RED CEDAR AT FINISH GRADE. SUBMIT MULCH SAMPLES FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
 - ALL TREES SHALL HAVE A MULCH RING WITH NATURAL SHREDDED CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 3-4" IN DIAMETER. MULCH SHALL NOT BE PLACED AGAINST THE TRUNK OF THE TREE.
 - LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR CONFIRM THAT THIS DESIGN INCLUDING ALL PLANT, TREE AND OTHER LANDSCAPE MATERIALS ARE IN COMPLIANCE WITH THE TOWN OF PARKER'S MUNICIPAL CODE LANDSCAPE SECTION AND APPROVED PLANT/TREE LIST.

EXISTING PLANT REFERENCE

DECIDUOUS CANOPY TREES	EVERGREEN SHRUBS
BURR OAK <i>Quercus macrocarpa</i>	BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'
ORNA MENTAL TREES	ORNA MENTAL GRASSES
SPRING SNOW WHITE CRAB <i>Malus x Spring Snow</i>	RED SWITCH GRASS <i>Panicum virgatum</i> 'Shenandoah'
AUTUMN BRILLIANCE SERVICEBERRY <i>Amerindia x grandifolia</i> 'Autumn Brilliance'	ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'
JAPANESE TREE LILAC <i>Syringa reticulata</i>	EVERGREEN SHRUBS
EX. IRRIGATED TURF	PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
EX. NATIVE TURF (PARKER LOW GROW MIX)	SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
	MOONBEAN COREOPSIS <i>Cornopsis verticillata</i> 'Moonbeam'
	WALKER'S LOW CANTINI <i>Nepeta hassenii</i> 'Walker's Low'
	AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
	DECIDUOUS SHRUBS
	SHADBLow SERVICEBERRY <i>Aamelanchier canadensis</i>
	BLUE MIST SPIREA <i>Caryopteris x dandonensis</i>
	DWARF RABBITBRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'
	GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'
	ROCKY MOUNTAIN SUMAC <i>Rhus glabra</i> 'Cismontana'

NOTE:
 PARKER ROAD R.O.W. AND ACCESS MEDIAN INSTALLED BASED ON PLANS FOR PARKER POINTE FILING 1, LOTS 1 THRU 14 & TRACT A DONE BY STERLING DESIGN ASSOCIATES FOR PERCEPTION DESIGN GROUP. 10/26/18

PARKING LOT SCREENING

LOCATION	LINEAL FOOTAGE	1 TREE / 40 LF		5 SHRUBS / 40 LF	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH	63	2	2	8	13
SOUTH	63	2	2	8	15
EAST	100	3	+ 10 shrubs	13	13

SITE PERIMETER LANDSCAPING

LOCATION	LENGTH	1 TREE/40 LF		5 SHRUBS / 40 LF	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH PROP. LINE	208 LF	6	6	20	23
SOUTH PROP. LINE	212 LF	5	5	25	25
EAST PROP. LINE	174 LF	5	+ 30 shrubs	22	22
WEST PROP. LINE	225 LF	6	+ 30 shrubs	28	31

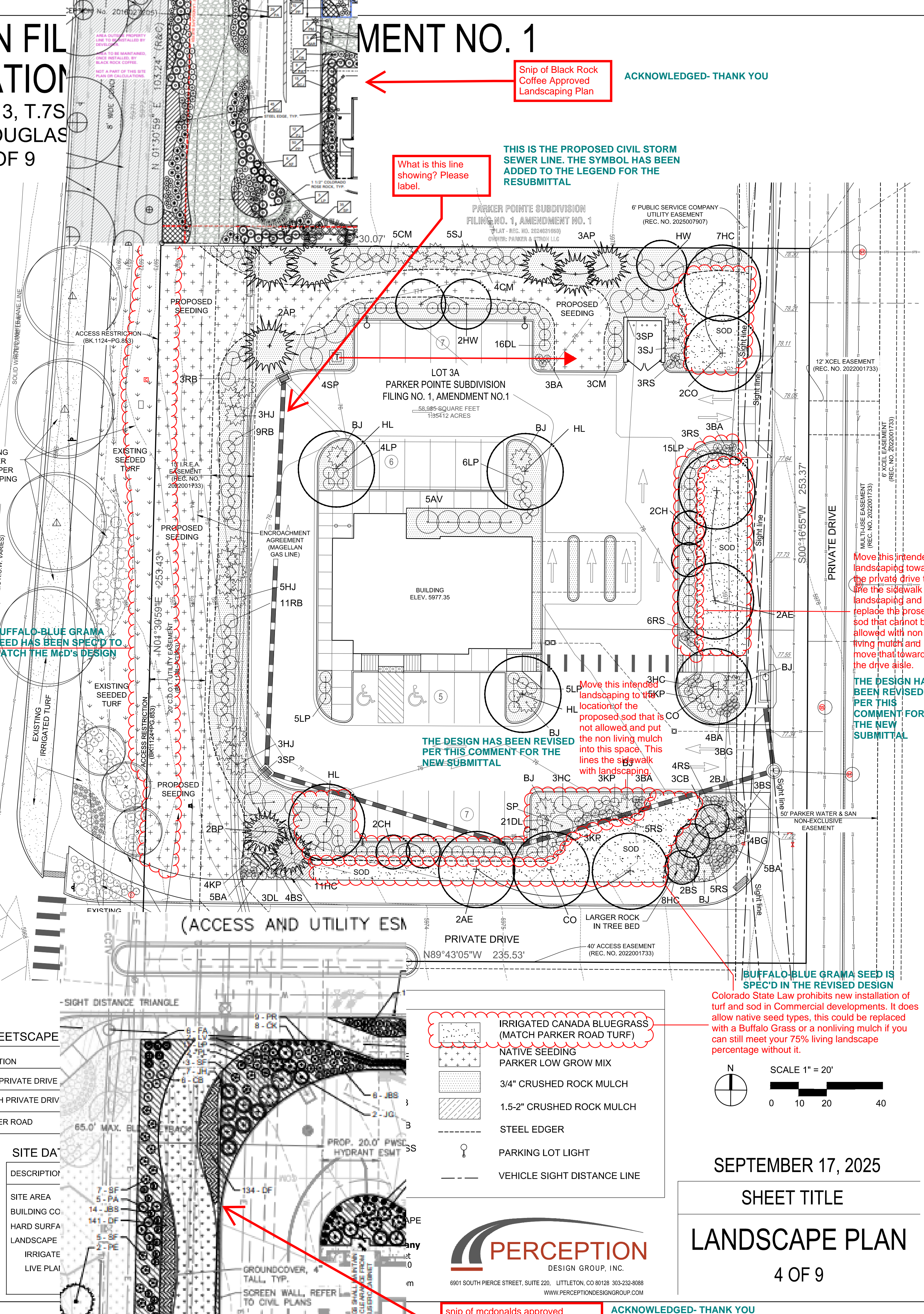
PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	WATER REQ'T.	MATURE HT. x WIDTH	INSTALLED SIZE	CONDITION/REMARKS
DECIDUOUS TREES (12)							
AE	4	<i>Ulmus japonica x wilsoniana</i> 'Morton'	Accolade Elm	L-M	50-70' x 30-40'	2" cal.	B&B, single stem, full head
CO	4	<i>Quercus muhlenbergii</i>	Chinkapin Oak	L-M	35-50' x 35-50'	2" cal.	B&B, single stem, full head
HL	4	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	L-M	40-50' x 30-40'	2" cal.	B&B, single stem, full head
ORNAMENTAL TREES (6)							
CB	3	<i>Malus</i> 'Coralcole'	Coralburst Crabapple	L-M	12-15' x 12-15'	2" cal.	B&B, single stem, full head
CH	4	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	L-M	20-30' x 12-15'	2" cal.	B&B, single stem, full head
HW	3	<i>Acer tartaricum</i> 'Hot Wings'	Hot Wings Maple	L	15-20' x 15-20'	2" cal.	B&B, single stem, full head
EVERGREEN TREES (7)							
AP	6	<i>Pinus nigra</i>	Austrian Pine	L-M	40-60' x 20-40'	6' ht.	B&B, full & bushy
BP	2	<i>Pinus aristata</i>	Bristlecone Pine	L	20-40' x 10-20'	6' ht.	B&B, full & bushy
DECIDUOUS SHRUBS							
AV	5	<i>Viburnum x rhytidophylloides</i> 'Alleghany'	Alleghany Viburnum	L	8-15' x 6-12'	42-48" ht.	#5 container
CM	12	<i>Philadelphus lewisii</i> 'Cheyenne'	Cheyenne Mockorange	L	5-7' x 4-6'	30-36" ht.	#5 container
DL	46	<i>Syringa patula</i> 'Miss Kim'	Dwarf Purple Lilac	L	3-4' x 3-4'	24-30" ht.	#5 container
HC	36	<i>Symphoricarpos x chenaultii</i> 'Hancock'	Hancock Coralberry	L	2-3' x 6-8'	18-21" ht.	#5 container
LP	32	<i>Ligustrum vulgare</i> 'Lodense'	Lodense Privet	L	2-3' x 3-4'	24-30" ht.	#5 container
KP	15	<i>Potentilla fruticosa</i> 'Klondike'	Klondike Potentilla	L	2-3' x 2-3'	12-15" ht.	#5 container
RB	28	<i>Ericameria nauseosa</i> v. <i>glabrata</i>	Tall Green Rabbitbrush	VL	3-6' x 3-6'	21-24" ht.	#5 container
SP	11	<i>Caragana arborecens</i>	Siberian Peashrub	L	10-15' x 8-12'	30-36" ht.	#5 container
EVERGREEN SHRUBS							
BJ	9	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	L	8-12' x 6-8'	9-12" ht.	#5 container
BS	9	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	L	2-3' x 3-4'	15-18" ht.	#5 container
SJ	8	<i>Juniperus chinensis</i> 'Spartan'	Spartan Juniper	L	15-20' x 3-4'	36-42" ht.	#5 container
HJ	11	<i>Juniperus chinensis</i> 'Hetz Columnnar'	Hetz Columnnar Juniper	L	12-15' x 4-5'	36-42" ht.	#7 container
ORNAMENTAL GRASSES							
BA	23	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama Grass	L	2-3' x 2-3'	12-15" ht.	#5 container
BG	7	<i>Helictotrichon sempervirens</i> 'Sapphire'	Blue Avena Grass	L	2-3' x 2-3'	12-15" ht.	#5 container
RS	21	<i>Panicum virgatum</i> 'Shenandoah'	Red Switch Grass	L	3-4' x 18-24"	15-18" ht.	#5 container

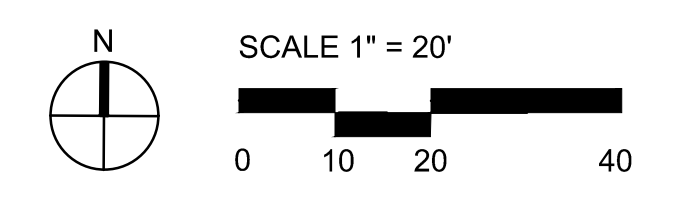
PLANT WATER REQUIREMENTS: VL = Very Low, L = Low, M = Moderate, H = High

IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE PLANT LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

ALL PLANTS SHALL BE HEALTHY & WELL-ESTABLISHED- TREES AS BALLED & BURLAPPED AND SHRUBS/GRASSES IN CONTAINERS. SIZE, BRANCHING, NUMBER OF CANES, ETC. SHALL BE PER ANSI Z60. AMERICAN STAND FOR NURSERY STOCK, CURRENT EDITION.



- IRRIGATED CANADA BLUEGRASS (MATCH PARKER ROAD TURF)
- NATIVE SEEDING PARKER LOW GROW MIX
- 3/4" CRUSHED ROCK MULCH
- 1.5-2" CRUSHED ROCK MULCH
- STEEL EDGER
- PARKING LOT LIGHT
- VEHICLE SIGHT DISTANCE LINE



SEPTEMBER 17, 2025

SHEET TITLE

LANDSCAPE PLAN

4 OF 9

PERCEPTION
 DESIGN GROUP, INC.
 6901 SOUTH PERCE STREET, SUITE 220, LITTLETON, CO 80128 303-232-8088
 WWW.PERCEPTIONDESIGNGROUP.COM

THE DESIGN HAS BEEN REVISED TO CONFORM WITH THESE REQUIREMENTS ON THE REVISED SUBMITTAL

snip of mcdonalds approved landscape plans for reference. ACKNOWLEDGED- THANK YOU

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE

- SEE PLAN VIEW FOR:
 - LOCATION(S) OF SEEDING AND MULCHING
 - TYPE OF SEED MIX
- SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
- SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
- AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
- IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
- ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDING RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF 1/4 - 1/2 INCH.
- WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF 1/4 - 1/2 INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
- ALL AREAS INCAPABLE OF BEING DRILL SEEDING SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDING RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF 1/4 - 1/2 INCH.
- AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
- IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.



Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC

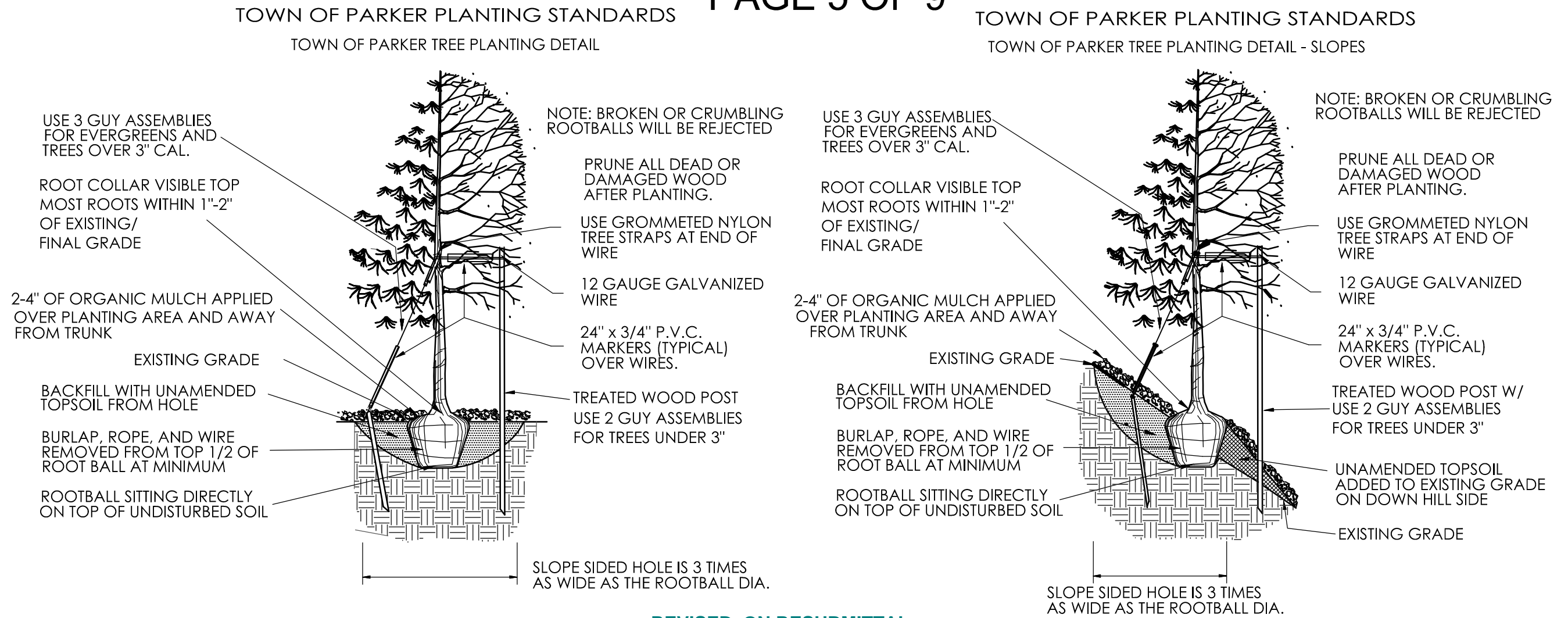
1 OF 3
Oct. 2013

LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1

HUNTINGTON NATIONAL BANK

SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



PROJECT LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE TOWN OF PARKER AND LOCAL & STATE STANDARDS AND REGULATIONS.
- CONTACT APPROPRIATE UTILITY LOCATORS TO LOCATE OF ALL BURIED UTILITY LINES. FIELD-VERIFY EXISTING LOCATIONS, GRADES, AND CONDITIONS OF ALL BURIED UTILITIES PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES FROM THESE PLANS. DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT HIS OWN COST WITH NO EXPENSE TO THE OWNER.
- VERIFY THE LOCATION OF ALL PERTINENT EXISTING & CONSTRUCTED SITE IMPROVEMENTS ALREADY INSTALLED PRIOR TO BEGINNING WORK. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES FROM THE INFORMATION SHOWN ON THESE PLANS. IF DISCREPANCIES EXIST DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.
- REFER TO THE ARCHITECTURAL, ENGINEERING, ELECTRICAL AND IRRIGATION PLANS COMPLETED BY OTHERS. ANY DISCREPANCIES THAT AFFECT THIS WORK MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- REFER TO THE CONSTRUCTION DRAWINGS DONE BY OTHER CONSULTANTS FOR GRADING AND ELEVATIONS. ENSURE POSITIVE DRAINAGE (2% MIN. FALL) AWAY FROM ALL BUILDING FOUNDATIONS IN ALL LANDSCAPE AREAS. NOTIFY OWNER'S REPRESENTATIVE IF ROUGH GRADING CONDITIONS WILL CREATE PONDING OR FLOW TOWARD FOUNDATIONS. ROUGH GRADES SHALL BE REVIEWED AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO FINE GRADING AND SOIL PREPARATION OPERATIONS.
- COORDINATE LOCATION OF IRRIGATION SLEEVING FOR INSTALLATION PRIOR TO PARKING AND WALK PAVING OPERATIONS. SEE IRRIGATION PLANS.

FINE GRADING / PREPARATION NOTES

- LANDSCAPE OPERATIONS SHALL ACHIEVE FINISHED GRADES AS SHOWN ON THE CIVIL GRADING PLANS AFTER INSTALLATION. ALL COMPLETED LANDSCAPE AREAS SHALL DRAIN AT 2% MINIMUM SLOPE WITHOUT LOW SPOTS THAT POND. FINISH GRADES SHALL SLOPE AWAY FROM STRUCTURES AT THE RECOMMENDED SLOPES INDICATED IN THE PROJECT GEOTECHNICAL SOILS REPORT UNLESS SPECIFICALLY APPROVED BY THE CIVIL ENGINEER AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW THE COMPLETED ROUGH GRADING OPERATIONS PRIOR TO BEGINNING WORK AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE GRADING PLANS AND ACTUAL CONDITIONS.
- ALL LANDSCAPE AREAS SHALL BE FINE GRADED TO .10" +/- RESULTING IN A SMOOTH FINISH WITHOUT DEBRIS, DELETERIOUS MATERIALS OR CLODS OVER 1" DIAMETER. ALL FINE GRADING MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING. COORDINATE WITH GENERAL CONTRACTOR. THE TOP 4" OF LANDSCAPE AREAS SHALL BE EXISTING OR IMPORTED TOPSOIL AS NECESSARY.
- SOIL AMENDMENT SHALL BE LOW-SALTS, FULLY-MATURED & NITROGEN STABILIZED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS. pH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY A1 ORGANICS 16350 WOR 76, EATON, CO 80615, OR APPROVED EQUAL. AMENDMENT FOR LANDSCAPE AREAS SHALL BE 4 C.Y. PER 1,000 S.F.
- THE TOP 5" OF SUBGRADE SHALL BE TOPSOIL AND SOIL AMENDMENT MIXTURE TILLED TO A MIN. DEPTH OF 6" BELOW SUBGRADE.
- IN ALL BED AREAS HOLD TOP OF SUBGRADE 3-4" BELOW ADJACENT IMPROVEMENTS TO ALLOW FOR SPECIFIED MULCH DEPTH.

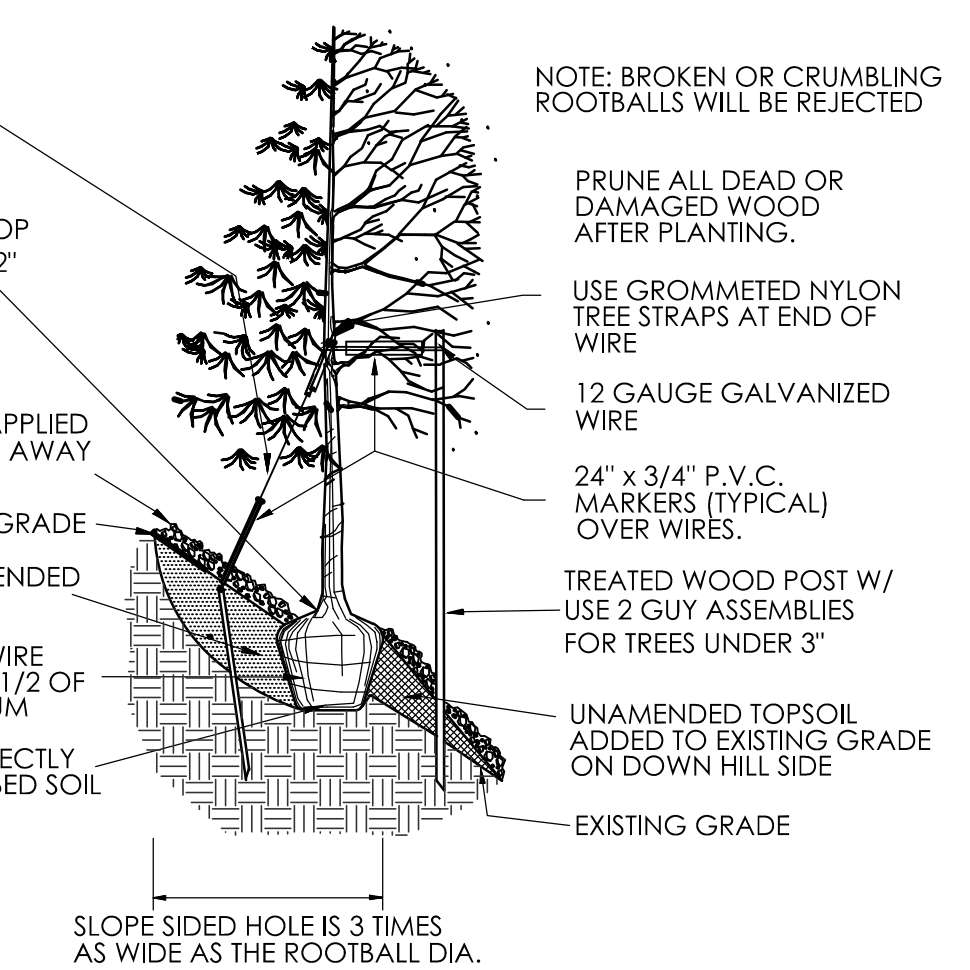
PLANTING NOTES

- PLANTS SHALL BE TRUE TO TYPE & SPECIES. HAVE SIMILAR SIZE & FORM AMONG THE SAME SPECIES AND MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 CURRENT EDITION.
- ALL PLANT MATERIALS SHALL BE HEALTHY, FREE OF PESTS, DISEASES AND BROKEN CONTAINERS AND ROOT BALLS. TREES SHALL HAVE SINGLE LEADERS UNLESS OTHERWISE SPECIFIED AND ROBUST BRANCHING AND FOLIAGE. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE TOWN AND OWNER'S REPRESENTATIVE- PLANTS NOT MEETING THE TOWN'S STANDARDS WILL BE REJECTED.

REVISED ON RESUBMITTAL

- PLANT SPECIES AND LOCATIONS SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY AND THE OWNER'S REPRESENTATIVE. SUBSTITUTIONS REQUIRE TOWN APPROVAL AND SHALL BE SUBMITTED PRIOR TO BIDDING. REQUESTED SPECIES SHALL MATCH THE SPECIFIED PLANT'S MATURE SIZE & FORM. *through a site plan adjustment*
- ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME, POST-FINAL ACCEPTANCE REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS. PLANTS NEEDED REPLACED PRIOR TO ACCEPTANCE WILL NOT APPLY TOWARD WARRANTY REPLACEMENTS.
- LAYOUT PLANT LOCATIONS FOR APPROVAL PRIOR TO INSTALLATION. TREE LOCATIONS SHALL BE NO CLOSER THAN 3' FROM ALL CURBS & WALKWAYS EXCEPT FOR PARKING ISLANDS.
- PLANT QUANTITIES SHOWN SYMBOLICALLY ON THE PLAN SHALL TAKE PRECEDENCE AND BE INSTALLED OVER THOSE TOTALS IN THE **PLANT LIST**. *should match*
- PLANT HOLE BACKFILL SHALL BE 1/3 TOPSOIL, 1/3 COMPOSTED AMENDMENT AND 1/3 NATIVE SOIL THOROUGHLY MIXED.
- ALL SHRUBS & GRASSES SHALL RECEIVE SCOTT'S AGRIFORM SLOW-RELEASE FERTILIZER TABLETS APPLIED AT MANUFACTURER RECOMMENDED RATES.
- IRRIGATION
- LAYOUT BED LINES FOR APPROVAL PRIOR TO INSTALLATION. ALL PLANTING BEDS ARE TO BE CONTAINED WITH MINIMUM 4" HEIGHT STEEL EDGER WITH ROLLED TOP AND NO EXPOSED SHARP EDGES. EDGER SHALL BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED SURFACES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS. *NOTE REVISED ON RESUBMITTAL. WHILE QUANTITIES SHOULD MATCH, THE REALITY IS SOMETIMES THEY DON'T & THIS INSTRUCTS THE CONTRACTOR ON PROCEDURE TO FOLLOW IN THAT CASE*

TOWN OF PARKER PLANTING STANDARDS TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



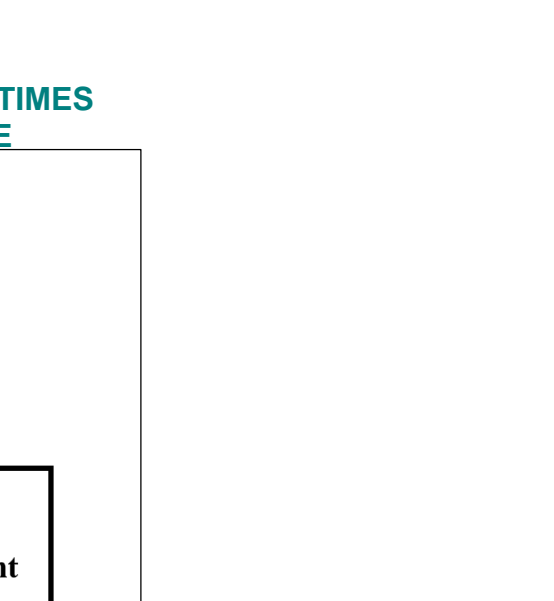
REVISED ON RESUBMITTAL

- EDGER SHALL BE PRO-STEEL PS3/16-16, 4" DEPTH x 3/16" (7 GA.) WITH STAKES AND FASTENED OVER LAP SECTIONS PER MANUFACTURER'S RECOMMENDATIONS. SUPPLIER SHALL BE PRO-STEEL EDGING & LANDSCAPE PRODUCTS, 5121 KALTENBRUN RD., FORT WORTH, TX 76119 OR APPROVED EQUAL.
- WEED BARRIER & MULCH
- INSTALL DEWITT PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL UNDER ALL ROCK BEDS.
- PLANTING BEDS SHALL BE MULCHED WITH ROCK MULCHES SHALL BE 3/4" AND 1.5-2" CRUSHED GRANITE-COLORADO RED PER PIONEER LANDSCAPE SUPPLY OR APPROVED EQUAL. PLACE AT 3" DEPTH PLACED OVER LANDSCAPE FILTER FABRIC. ALL PLANTS SHALL HAVE 4" DEPTH RING OF SHREDDED CEDAR MULCH ABOVE EACH PLANTING PIT NOT LESS THAN 2 TIMES THE CONTAINER DIAMETER. MULCH & ROCK COLOR SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. ANY PERENNIAL BEDS SHALL BE ALL CEDAR MULCH.
- ALL TREES SHALL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT 4" DEPTH AND AT LEAST 3-4" IN DIAMETER. KEEP MULCH 4-6" AWAY FROM TRUNKS.
- SOD
- SOD SHALL BE WOERNER 50/50 ~~TEXAS HYBRID BLUEGRASS BLEND~~ ~~TEXAS KENTUCKY BLUEGRASS (POA ARACHNIFERA x POA PRATENSIS)~~ AND IS AVAILABLE THROUGH WOERNER'S 11325 POTOMAC ST, BRIGHTON, CO, 80603; (303) 288-2042. SUBSTITUTIONS WILL BE CONSIDERED PRIOR TO BIDDING.
- IRRIGATION
- IRRIGATION SHALL MEET TOWN STANDARDS AND REQUIREMENTS AND SHALL BE INSTALLED PER THE APPROVED PLANS.

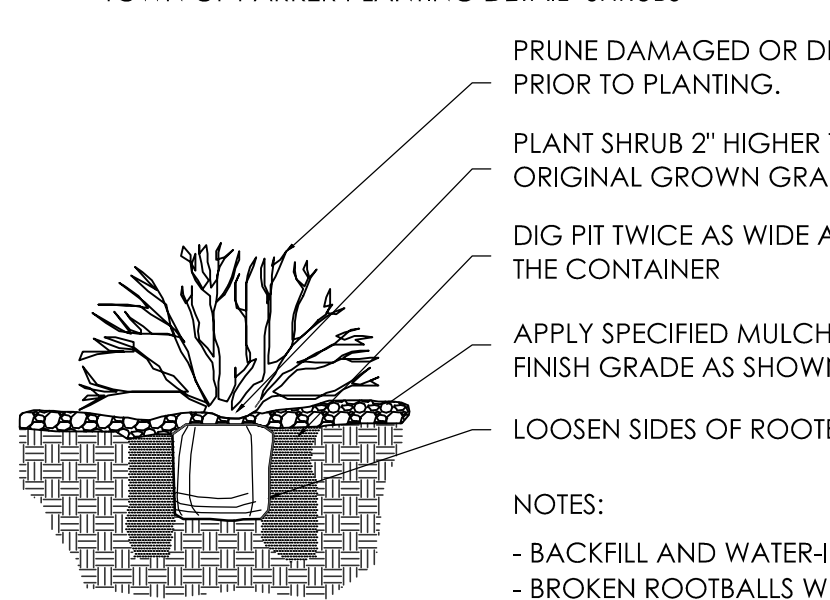
REVISED TO BUFFALO- BLUE GRAMA ON RESUBMITTAL

not allowed in commercial developments due to colorado state law

Landscape Edger



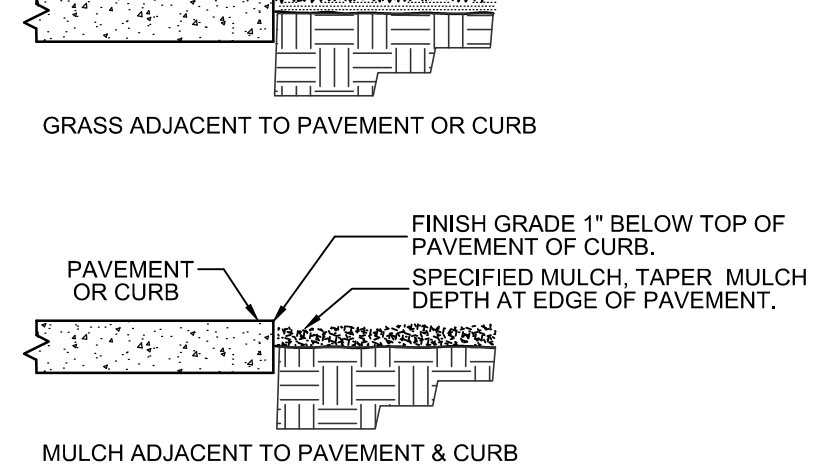
TOWN OF PARKER PLANTING STANDARDS TOWN OF PARKER PLANTING DETAIL- SHRUBS



TOWN OF PARKER STANDARD PLANTING NOTES

- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR 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 TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ONSITE SOIL- 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 1-2' OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM THE TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- WHEN THE ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF THE 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 1/2 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO A 3" TO 5" WATERING RING (SAUCER) AROUND THE 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 IN LATE FALL PLANTING SITUATIONS, AND THEN ONLY AFTER CONSULTATION WITH THE TOWN ARBORIST.
- RESETTLING OF IMPROPERLY PLACED TREES 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 APPROVAL OF THE TOWN ARBORIST.

Typical Construction Edges



Parker Water & Sanitation District (PWSD)
Landscape/Irrigation Worksheet

updated 9/24/07

Project Name: HUNTINGTON NATIONAL BANK

Landscape/Irrigation Tap address (physical location of tap). LOT 3A AT PARKER POINTE FIL. 1, AMEND. 1

Landscape Area	High Water TURF (6,000sf = 1 SFE)	Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Sub-Total of PWS D one		SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
				Non-Irrigated area (calculated) Areas	Non-Irrigated area (calculated) Areas	
Area #1	3614 sf x 1 = 3613.8	7,365 sf x .6 = 4419.2	10,671 sf x .3 = 4,419.2	0 sf x 0 = 0	11,234 sf	6,000
						1.87 SFE's

Worksheet Completed by: Thomas R. Jump ASLA Company: Jump Design Company Address: 1733 S. Clarkson Street Phone #: 303-282-0463

Owner/Developer: _____ Attn: _____ Billing Address: _____ Phone #: _____

ET Controller (with Rain Sensor)

Manufacturer: _____ Model number: _____

Tap Size Requirements:
 0 - 1 SFE's requires a 3/4-inch tap
 1.1 - 2.0 SFE's requires a 1-inch tap
 2.1 - 4.0 SFE's requires a 1 1/2-inch tap
 4.1 - 8.0 SFE's requires a 2-inch tap
 8.1 - 16.0 SFE's requires a 3-inch tap

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

SEEDING AND MULCHING MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
 - ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.
- WEED MANAGEMENT**
- ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
 - HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
 - AFTER THE GRASS SEED IS ESTABLISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
 - HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.



Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC

2 OF 3
Oct. 2013

SEPTEMBER 17, 2025

SHEET TITLE

LANDSCAPE NOTES & DETAILS

5 OF 9

JDC

PLANNING & LANDSCAPE ARCHITECTURE

Jump Design Company
 1733 S. Clarkson Street
 Denver, Colorado 80210
 303.282.0463
 tomj@jumpdesignco.com

LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

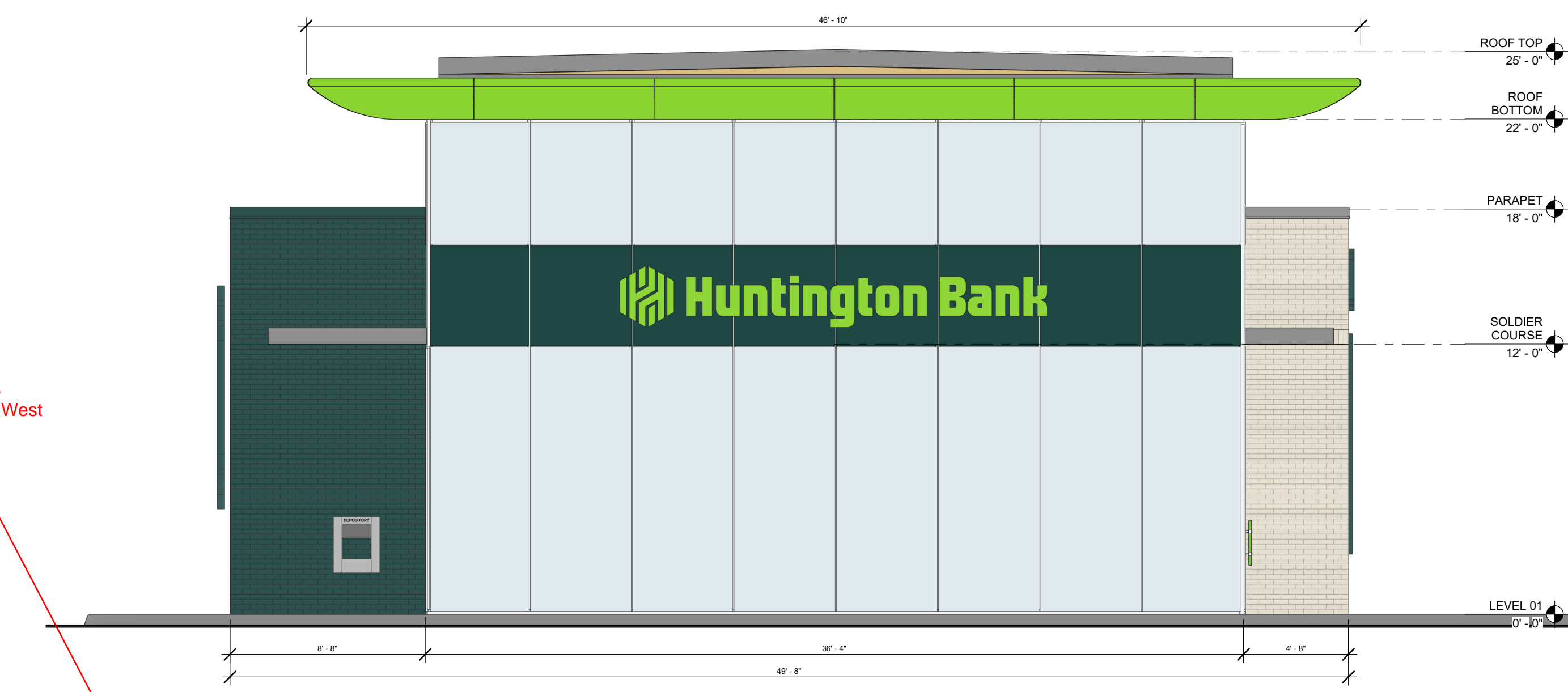
Vocon: Table has been provided breaking down the quantities and percentages of materials per elevation. Also includes transparency totals within the "Transparency Zone" between 2'-0" AFF and 8'-0" AFF.

provide a table breaking down materials and their percentage of the facade for each side, also showing transparency requirements and EIFS/ Stucco limited to 30% per side. see example below:
Transparency requirements:
30% for Building Fronts 100 feet in length or more (South and North)
40% for Building Fronts less than 100 feet in length (East and West)

EXTERIOR MATERIALS		
TOTAL WALL AREA	2398	%
FENESTRATION	500	20.9
SIDING	299	12.2
STONE	411	17.1
BRICK	549	22.9
METAL PANELS	0	0.0
STUCCO	645	26.9
TOTALS CHECK	2398	100.0

Vocon: label corrected

Check label- this seems to be the West Facade



NOTE: ALL SIGNAGE SHOWN APPROVED UNDER OPERATING PERMIT, NOT THROUGH THE DEVELOPMENT PERMIT PROCESS

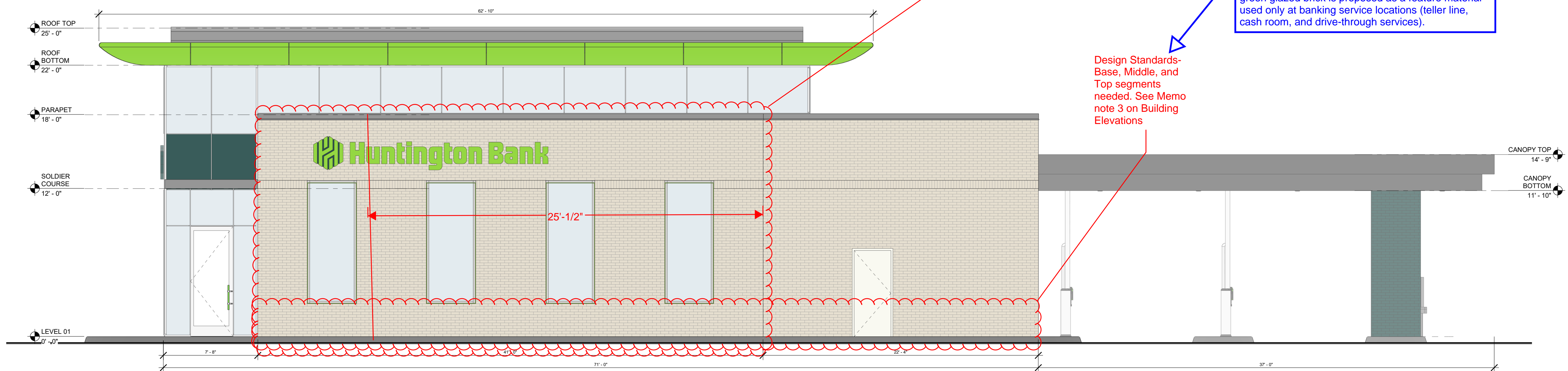
Vocon: All mentions of signage removed.

Vocon: Building geometry and design revised.

buildings less than 100 feet need a plane or material change every 25 feet

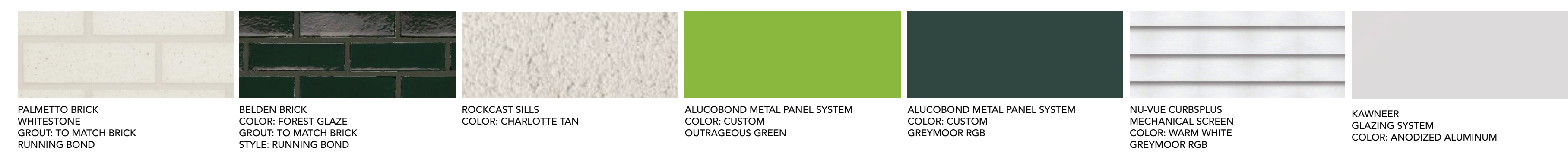
Vocon: Elevations have been revised to be broken up into a more pronounced top, middle, and base. The green glazed brick is proposed as a feature material used only at banking service locations (teller line, cash room, and drive-through services).

Design Standards- Base, Middle, and Top segments needed. See Memo note 3 on Building Elevations



Vocon: label corrected

check label, this seems to be the south elevation



SEPTEMBER 17, 2025

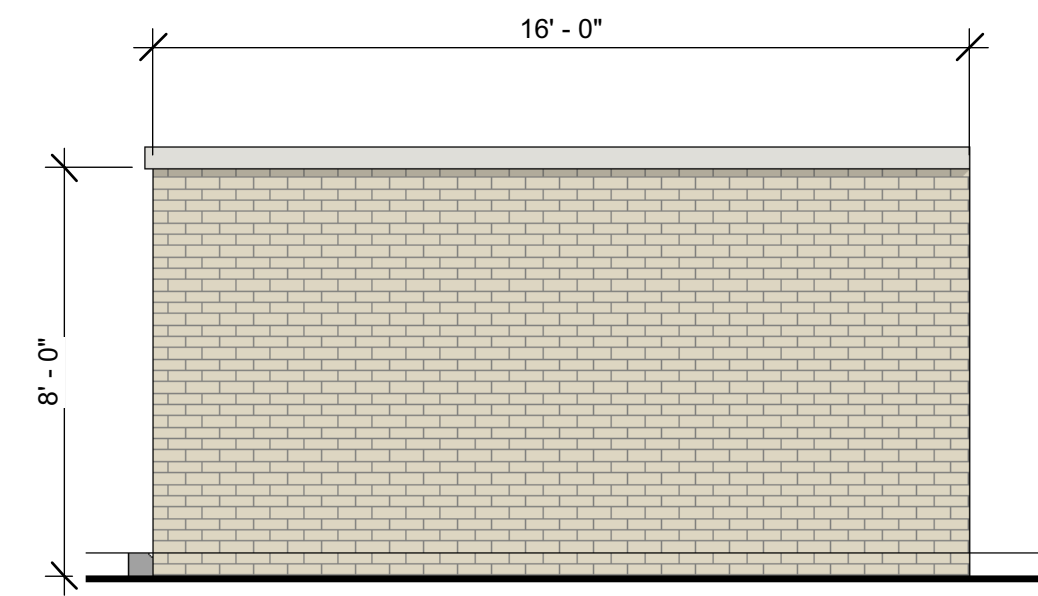
SHEET TITLE
BUILDING ELEVATIONS
6 OF 9



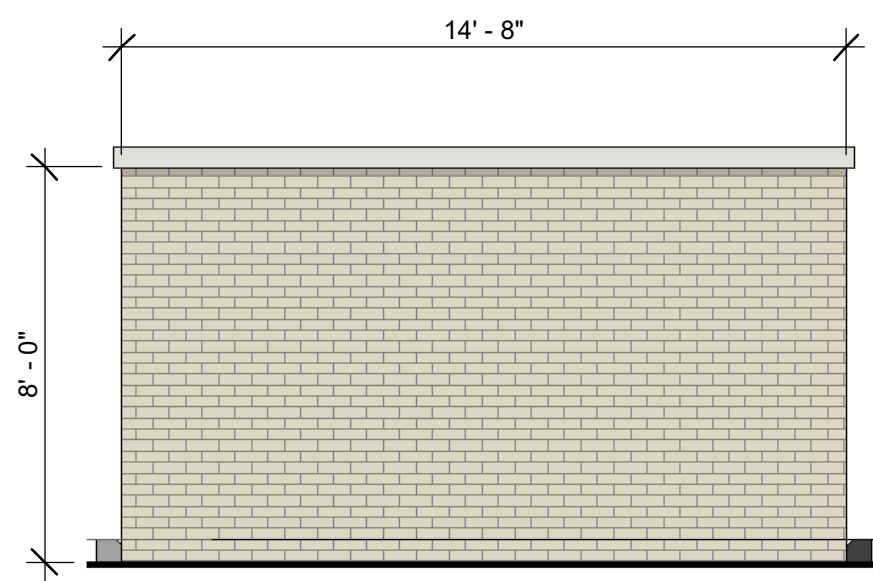
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

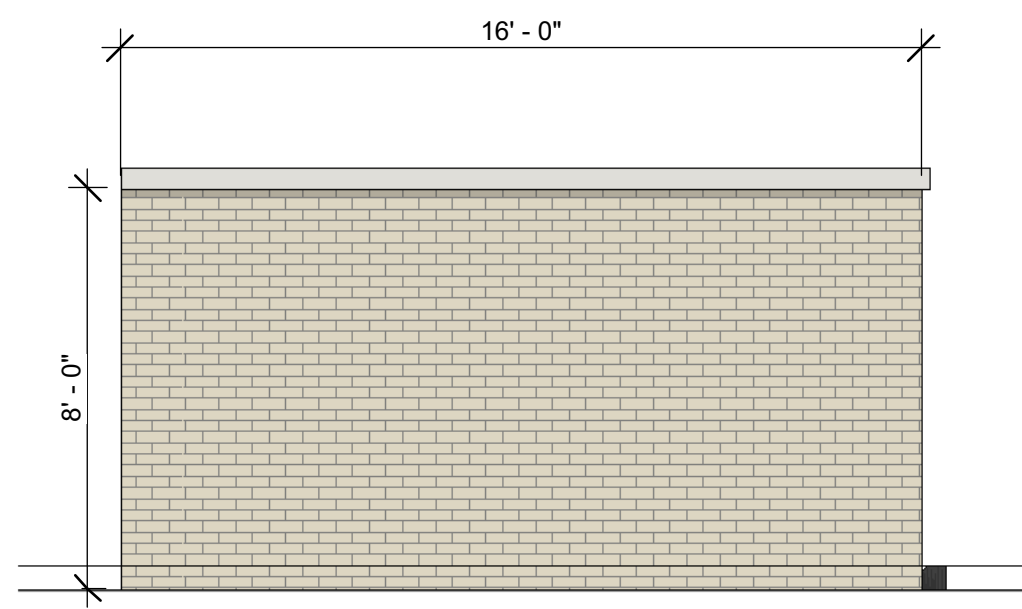
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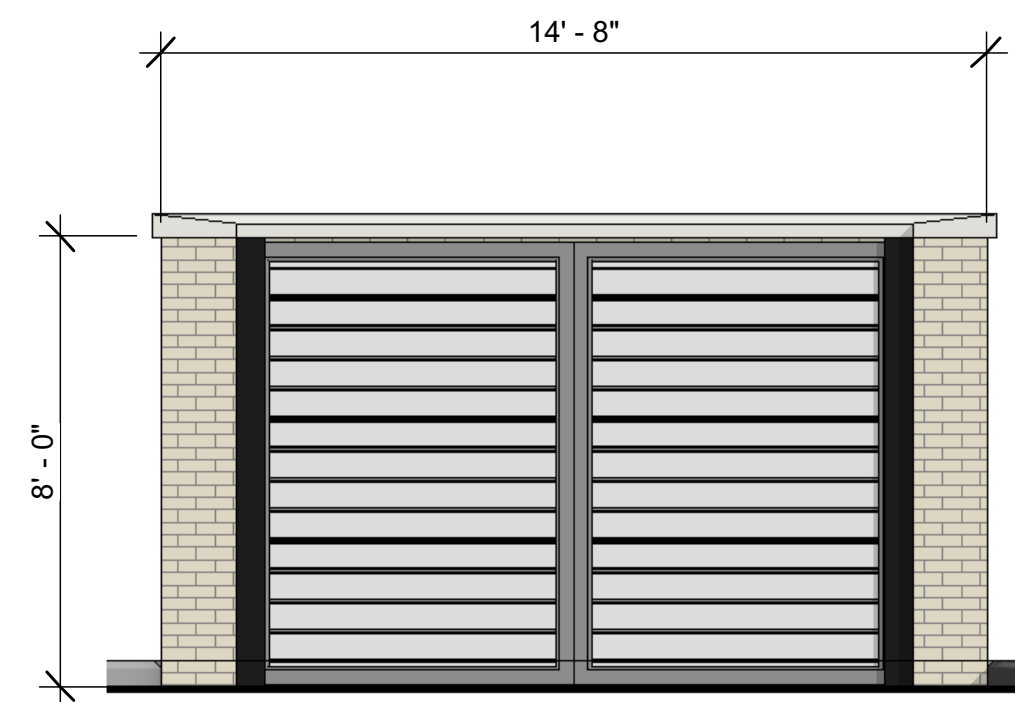
4 DUMPSTER - WEST
SCALE: 1/4" = 1'-0"



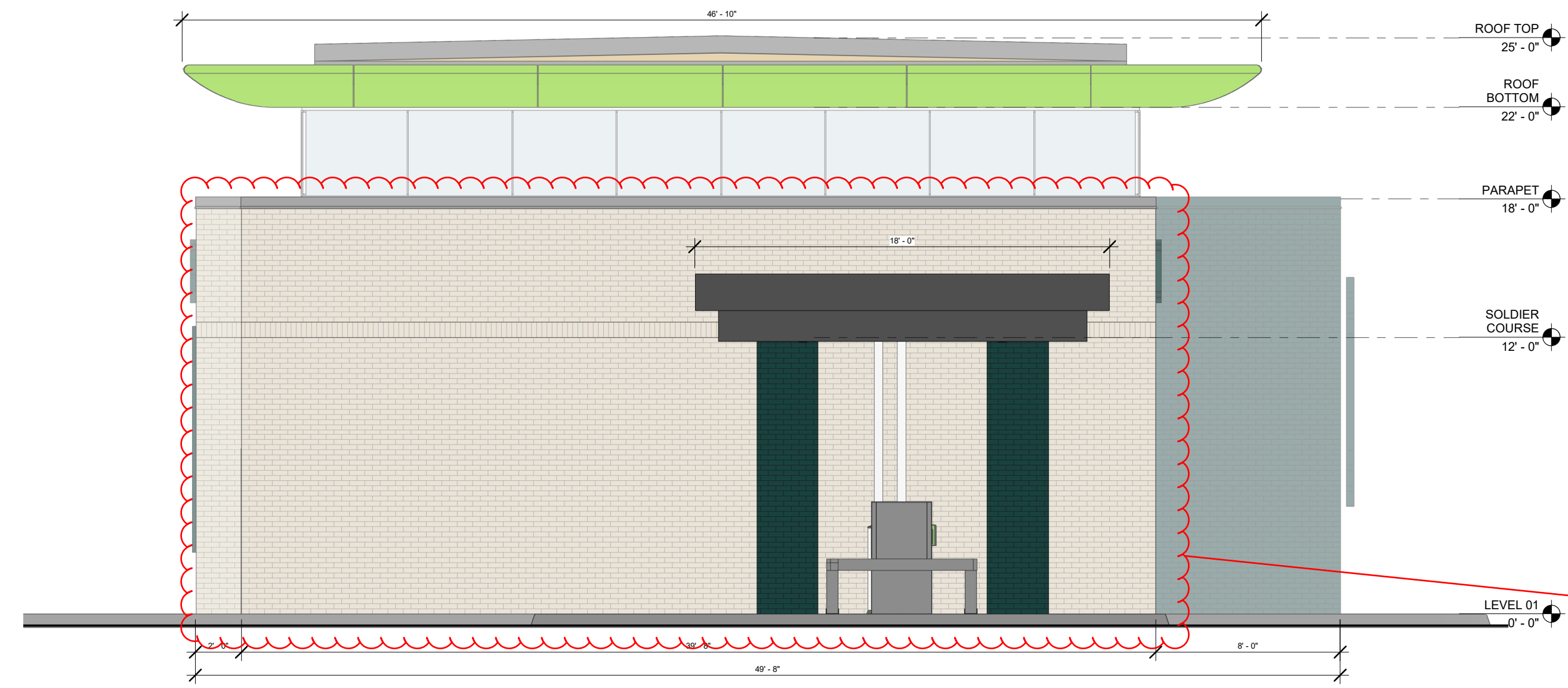
3 DUMPSTER - SOUTH
SCALE: 1/4" = 1'-0"



2 DUMPSTER - EAST
SCALE: 1/4" = 1'-0"



1 DUMPSTER - NORTH
SCALE: 1/4" = 1'-0"



5 WEST ELEVATION
SCALE: 1/4" = 1'-0"

check label, based on building orientation, this appears to be the east elevation

Vocon: label corrected

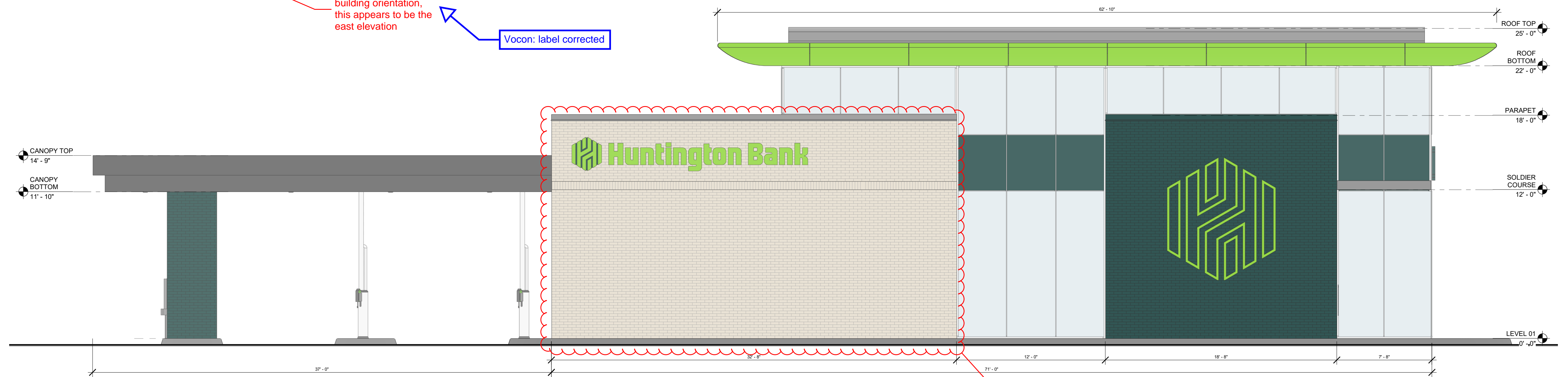
Vocon: With the combination of the drive-up and interior BOH functions, it is impractical from a security standpoint to add transparency to this elevation. A mural has been proposed as an alternative feature.

additional design elements and transparency needed. This facade does not meet Development Design Standards.

NOTE: ALL SIGNAGE SHOWN APPROVED UNDER SEPARATE PERMIT. NOT THROUGH THE DEVELOPMENT PERMIT PROCESS

Vocon: All mentions of signage removed.

Separate



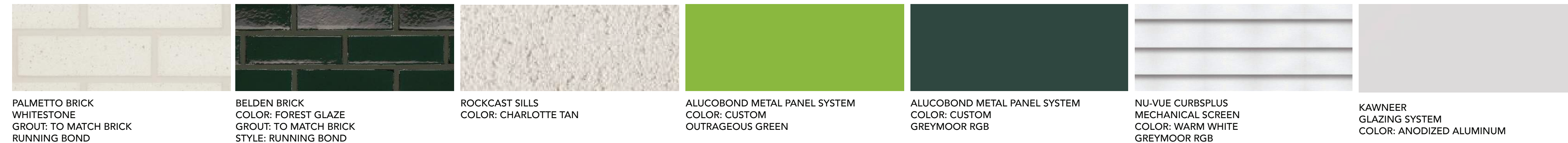
6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

check label, this seems to be the north elevation

Vocon: label corrected

Top Middle Base Design Standards need to be met, follow what is done with the opposite side here

Vocon: Elevations have been revised to be broken up into a more pronounced top, middle, and base. The green glazed brick is proposed as a feature material used only at banking service locations (teller line, cash room, and drive-through services).



PALMETTO BRICK
WHITESTONE
GROUT: TO MATCH BRICK
RUNNING BOND

BELDEN BRICK
COLOR: FOREST GLAZE
GROUT: TO MATCH BRICK
STYLE: RUNNING BOND

ROCKCAST SILLS
COLOR: CHARLOTTE TAN

ALUCOBOND METAL PANEL SYSTEM
COLOR: CUSTOM
OUTRAGEOUS GREEN

ALUCOBOND METAL PANEL SYSTEM
COLOR: CUSTOM
GREYMOORE RGB

NU-VUE CURBSPLUS
MECHANICAL SCREEN
COLOR: WARM WHITE
GREYMOORE RGB

KAWNEER
GLAZING SYSTEM
COLOR: ANODIZED ALUMINUM

SEPTEMBER 17, 2025

SHEET TITLE
BUILDING ELEVATIONS
7 OF 9

vocon.

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

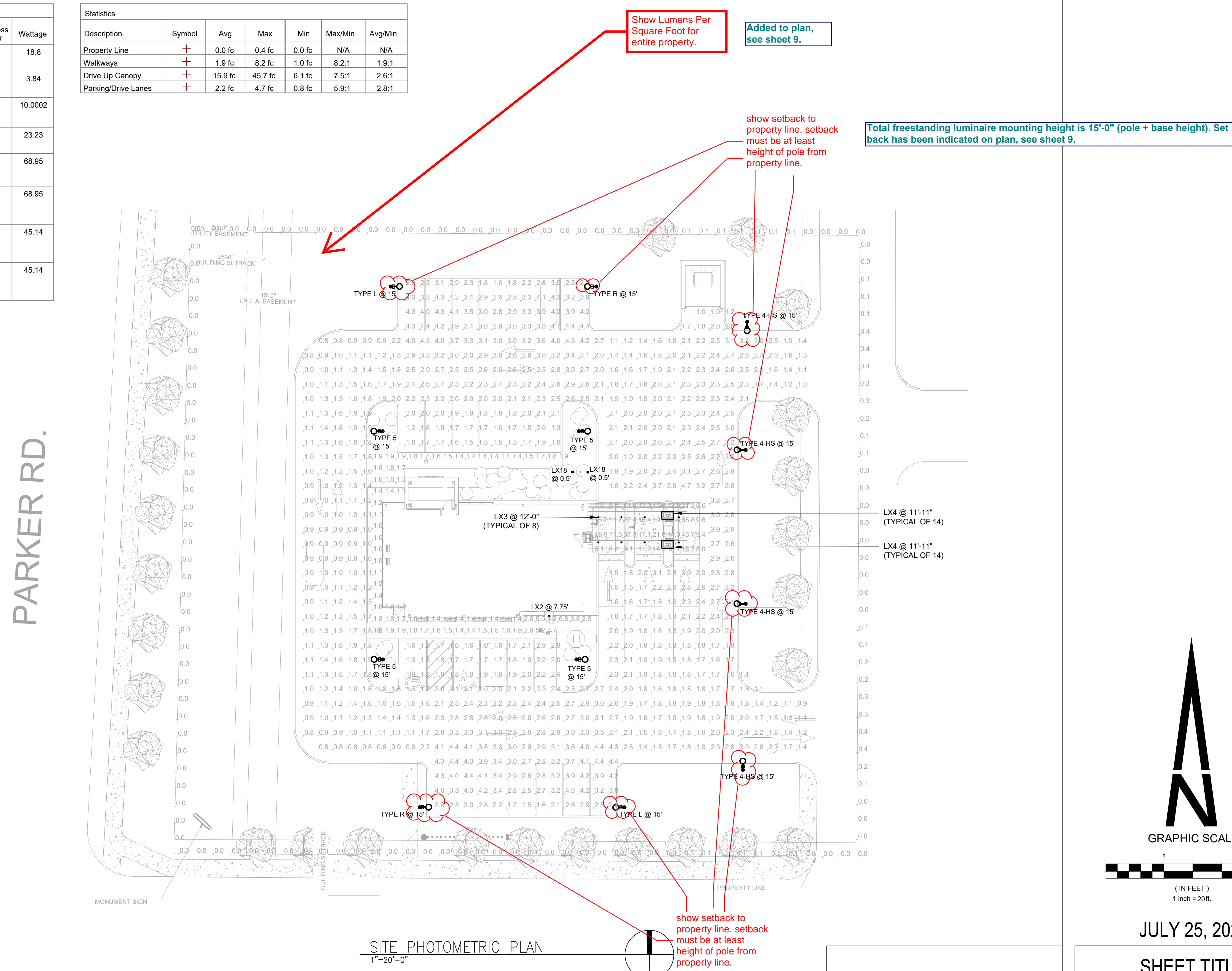
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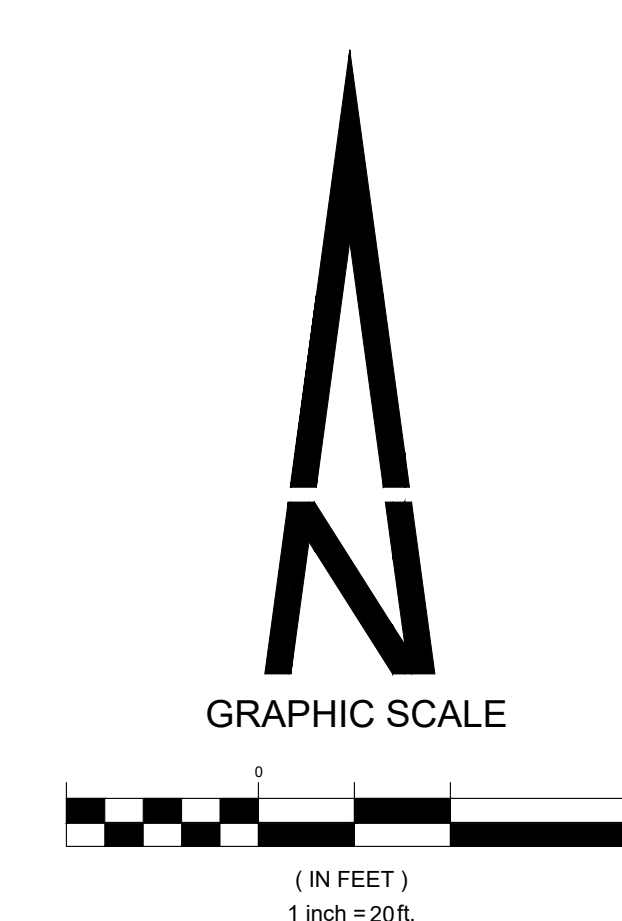
PAGE 1 OF 11

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○	LX3	8	FORMA LIGHTING	3499BB12-803014	Bullet 127 - Recessed - 3000K CRI80 - 14	1	1458	0.95	18.8
⊥	LX4	28	Q-Tran	N/A	VERS-04-SW-4.0-30-WET-GZR-ST	1	372	0.95	3.84
□	LX2	1	Lithonia Lighting	WDGE1 LED P1 30K 90CRI VW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE 3000K 90CRI, VISUAL COMFORT WIDE OPTIC	1	1030	0.95	10.0002
○	LX18	2	Hydrel	IGF6 P1 80CRI 30K MVOLT 7DEG	IGF6 P1 80CRI 3000K 120-27TV 7DEG No Tilt No Internal Accessory	1	1532	0.95	23.23
□	TYPE 5	4	Lithonia Lighting	DSX0 LED P3 30K 80CRI T5M	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	8000	0.95	68.95
□	TYPE 4-HS	4	Lithonia Lighting	DSX0 LED P3 30K 80CRI T4M HS EGS-F	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield Forward External Glare Shield	1	3884	0.95	68.95
□	TYPE L	2	Lithonia Lighting	DSX0 LED P2 30K 80CRI LCCO EGS	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control External Glare Shield	1	3918	0.95	45.14
□	TYPE R	2	Lithonia Lighting	DSX0 LED P2 30K 80CRI RCCO EGS	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield	1	3918	0.95	45.14

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
Walkways	+	1.9 fc	8.2 fc	1.0 fc	8.2:1	1.9:1
Drive Up Canopy	+	15.9 fc	45.7 fc	6.1 fc	7.5:1	2.6:1
Parking/Drive Lanes	+	2.2 fc	4.7 fc	0.8 fc	5.9:1	2.8:1



PARKER RD.



JULY 25, 2025

SHEET TITLE

PHOTOMETRIC PLAN
8 OF 9



LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 1 OF 11

formalighting Item code: 3499BB12-803014D010 LX3
Date: 12/18/2025
ORDERING CODE: 3499BB12-803014D010

BULLET 127 RECESSED

Recessed luminaire with light housing in aluminum extrusion inclusive of with toughened safety glass, weatherproof durable silicone gasket and external screws made of stainless steel. Ring and back plug cover in cast aluminum. Base and bracket in cast aluminum. Front cover designed to avoid accumulation of dust and water. Ceiling installation via clamping rings for ceiling thickness 1 to max 30mm.

PRODUCT CODE: 3499BB12 CRI: 80 CCT: 30 BA: 14 DIMMING: DD FINISH: 06

LIGHT SOURCE
Color Temperature (CCT): 30-3000K
LED Power (W): 14
Nominal Lumen (lm): 2152
System Power (W): 19
Delivered Lumen (lm): 1459
CRI: 80
SDCM: 3-step MacAdam

Mechanical
IP: 66
Finish: Black RAL 9004

Electrical
Dimming: DD - No Dimming
Class: Class II

5 Year Warranty

VERS-GRAZER (04) STATIC WHITE
24VDC Linear Fixtures - Surface & Recessed

Ceramic enhanced VERS-GRAZER fixture with narrow grazing properties ranging from 12° to 36°. High quality lens features a proprietary anti-glare optic for superior beam control and clean edge. Mounting options include a recessed or magnetic clip. With an internal White Optics coating, the fixture achieves greater lumen output. Available in 24VDC or 120VAC. Can be made for exterior use when specified as wet, contact factory for more information. Optional external louver accessory available in white or black for added glare control.

5 Year Warranty

Ordering Information

PRODUCT	WATTS/Ft	CCT	RATED	LENS	EXTERNAL LOUVER
VERS-04-00	1.5	1500K	30	3000K	None
VERS-04-01	3.0	3000K	22	2200K	None
VERS-04-02	4.5	4000K	14	1400K	None
VERS-04-03	3.0	3000K	27	2700K	None
VERS-04-04	3.0	3000K	30	3000K	None
VERS-04-05	3.0	3000K	36	3600K	None
VERS-04-06	3.0	3000K	36	3600K	None
VERS-04-07	3.0	3000K	36	3600K	None
VERS-04-08	3.0	3000K	36	3600K	None
VERS-04-09	3.0	3000K	36	3600K	None
VERS-04-10	3.0	3000K	36	3600K	None
VERS-04-11	3.0	3000K	36	3600K	None
VERS-04-12	3.0	3000K	36	3600K	None
VERS-04-13	3.0	3000K	36	3600K	None
VERS-04-14	3.0	3000K	36	3600K	None
VERS-04-15	3.0	3000K	36	3600K	None
VERS-04-16	3.0	3000K	36	3600K	None
VERS-04-17	3.0	3000K	36	3600K	None
VERS-04-18	3.0	3000K	36	3600K	None
VERS-04-19	3.0	3000K	36	3600K	None
VERS-04-20	3.0	3000K	36	3600K	None
VERS-04-21	3.0	3000K	36	3600K	None
VERS-04-22	3.0	3000K	36	3600K	None
VERS-04-23	3.0	3000K	36	3600K	None
VERS-04-24	3.0	3000K	36	3600K	None
VERS-04-25	3.0	3000K	36	3600K	None
VERS-04-26	3.0	3000K	36	3600K	None
VERS-04-27	3.0	3000K	36	3600K	None
VERS-04-28	3.0	3000K	36	3600K	None
VERS-04-29	3.0	3000K	36	3600K	None
VERS-04-30	3.0	3000K	36	3600K	None

5 Year Warranty

WDGE1 LED Architectural Wall Sconce

Introduction
The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, minimalist design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution. WDGE1 delivers up to 2,000 lumens with a soft, non-pointed light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

5 Year Warranty

Ordering Information

Series	Package	Color Temperature	CRI	Description	Voltage	Mounting
WDGE1 LED	P1	27K	2700K	VF	Visual comfort forward flow	SWOUL
WDGE1 LED	P1	30K	3000K	SCRI	Visual comfort side	SWOUL
WDGE1 LED	P1	40K	4000K	SCRI	Visual comfort side	SWOUL
WDGE1 LED	P1	50K	5000K	SCRI	Visual comfort side	SWOUL

5 Year Warranty

HYDREL LX18

TIERRA IGF6 STATIC WHITE
6" LED In-Grade Fixture

Patented "Flow-Thru" technology, featuring independently encapsulated LED module and Driver module. Modular Design to facilitate easy of installation, driver replacement, and light source access as technology advances. UV Stabilized, impact and corrosion resistant materials for the roughest operating environments. Optimal beam control with eight unique distributions. Color temperatures available in 27K, 30K, 35K, 40K and Amber Limited Wavelength. Superior performance with up to 2,414 delivered lumens and a max CBCP of 68,100.

5 Year Warranty

Performance Summary

Series	Watts	LEDs	Color Temp	Beam Angle	Beam Diameter	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread
TIERRA IGF6	18	18	2700K	120°	1.87"	1.87"	1.87"	1.87"	1.87"	1.87"	1.87"

5 Year Warranty

D-Series Size 0 LED Area Luminaire

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

5 Year Warranty

Ordering Information

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	P1	27K	2700K	AFR	Across-face	AFR
DSX0 LED	P1	30K	3000K	T15	Top	T15
DSX0 LED	P1	40K	4000K	T2M	Type II medium	T2M
DSX0 LED	P1	50K	5000K	T3M	Type III medium	T3M
DSX0 LED	P1	27K	2700K	T4M	Type IV medium	T4M
DSX0 LED	P1	30K	3000K	T5M	Type V medium	T5M
DSX0 LED	P1	35K	3500K	T6M	Type VI medium	T6M
DSX0 LED	P1	40K	4000K	T7M	Type VII medium	T7M
DSX0 LED	P1	50K	5000K	T8M	Type VIII medium	T8M

5 Year Warranty

TYPE 5, TYPE 4-HSS, TYPE L AND TYPE R

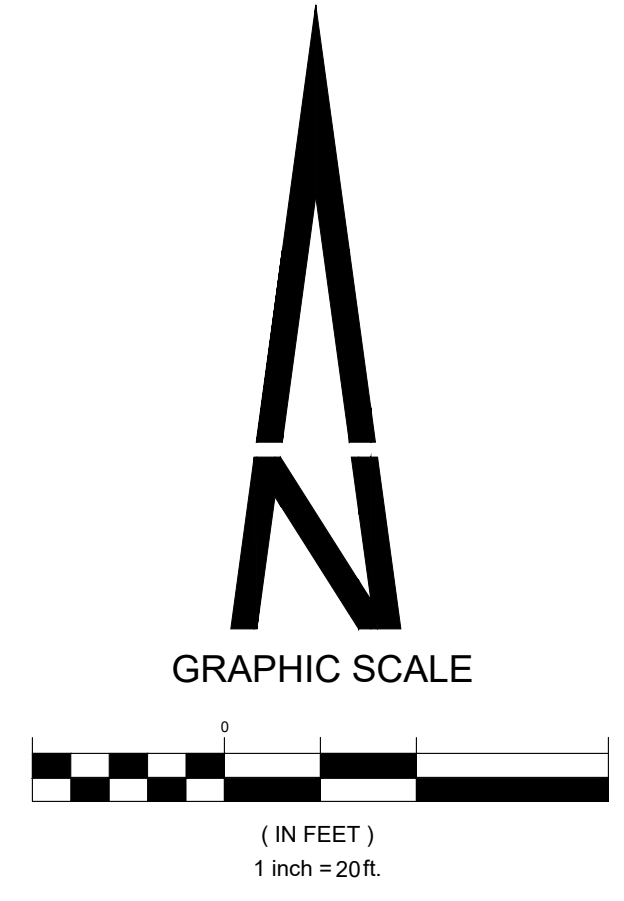
Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

5 Year Warranty

Ordering Information

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	P1	27K	2700K	AFR	Across-face	AFR
DSX0 LED	P1	30K	3000K	T15	Top	T15
DSX0 LED	P1	40K	4000K	T2M	Type II medium	T2M
DSX0 LED	P1	50K	5000K	T3M	Type III medium	T3M
DSX0 LED	P1	27K	2700K	T4M	Type IV medium	T4M
DSX0 LED	P1	30K	3000K	T5M	Type V medium	T5M
DSX0 LED	P1	35K	3500K	T6M	Type VI medium	T6M
DSX0 LED	P1	40K	4000K	T7M	Type VII medium	T7M
DSX0 LED	P1	50K	5000K	T8M	Type VIII medium	T8M

5 Year Warranty



JULY 25, 2025

SHEET TITLE

LUMINAIRE CUT SHEETS
9 OF 9





Project Number: SP25-138

Description: Parker Pointe F1 AMD 1 L3A - Huntington Bank

Applied: **10/15/2025**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80134**

Status: **UNDER REVIEW 1**

Applicant: **Perception Design Group, Inc.**

Parent Project: **SUB23-016**

Owner: **PARKER & STROH LLC**

Contractor: **<NONE>**

Details:

The applicant, Huntington Bank, is proposing a 3005 sq. ft. bank with drive through. The site is located on the east side of Parker Road south of Stroh Road.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

10/17/2025	10/21/2025	10/24/2025	COMPLETENESS REVIEW	Elizabeth Steward	REVISIONS REQUIRED	
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Notes:

Good Morning,
 I have been assigned your Site Plan Application, SP25-138, for Parker Pointe Huntington Bank. The following items are need to finish the completeness review and start the referral process.
 Please submit via Etrakit or email to me:
 Tree Conservation Plan page on the Site Plan (if no trees on site then disregard)
 Photometric Plan on the Site Plan
 Exhibit E- Vicinity Map of Project Area
 Please bring in a Physical Colors and materials Board
 A Chargeback Agreement is needed. Attached is a fillable document, please complete and notarize this document.
 Fees for the application need to be paid

Please feel free to reach out if you have any questions or concerns.

Review Group: AUTO

10/15/2025			ENGINEERING ADMINISTRATIVE	Tom Williams		
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Notes:

10/15/2025	10/22/2025	10/29/2025	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
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Notes:



PARKER
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Project Reviews Town of Parker



Review Group: SP						
12/11/2025	12/18/2025	1/15/2026	BUILDING 20	Randy Sale	COMPLETED	See notes
Notes: Please see attached document named "SP25-138, Parker Pointe F1 AMD 1 L3A - Huntington Bank".						
12/11/2025		1/15/2026	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
Notes:						
12/11/2025	12/16/2025	1/15/2026	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
Notes: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP25-138, Parker Pointe F1 AMD 1 L3A - Huntington Bank have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.						
12/11/2025	1/8/2026	1/15/2026	COLORED BUILDING ELEVATIONS 20	Elizabeth Steward	REVISIONS REQUIRED	
Notes: See Planning Comments memo.						
12/11/2025	12/22/2025	1/15/2026	COLORS AND MATERIAL BOARD 20	Elizabeth Steward	COMPLETED	
Notes: building materials board received. in review with site plan.						
12/11/2025		1/15/2026	COMCAST 20	Butch Buster		
Notes:						
12/11/2025		1/15/2026	CONST PLANS - ENVIRONMENTAL	Robert Seacat		
Notes:						
12/11/2025		1/15/2026	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas		
Notes:						
12/11/2025		1/15/2026	DRAINAGE REPORT - CIVIL	Charles Kudlauskas		
Notes:						



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Project Reviews Town of Parker



12/11/2025		1/15/2026	IREA 20	Brooks Kaufman		
Notes:						
12/11/2025	1/8/2026	1/15/2026	PHOTOMETRIC PLAN 20	Elizabeth Steward	REVISIONS REQUIRED	
Notes: See Planning Comments memo.						
12/11/2025		1/15/2026	POLICE 20	Rachel Hennager		
Notes:						
12/11/2025	1/8/2026	1/15/2026	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
12/11/2025		1/15/2026	SITE PLAN - CIVIL	Charles Kudlauskas		
Notes:						
12/11/2025	1/8/2026	1/15/2026	SITE PLAN 20	Elizabeth Steward	REVISIONS REQUIRED	
Notes: See Planning Comments memo.						
12/11/2025	12/30/2025	1/15/2026	SMFR PLANNING 20	South Metro Fire Rescue	APPROVED	
Notes:						
12/11/2025		1/15/2026	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas		
Notes:						
Review Group: SP ADD						
12/11/2025		1/15/2026	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey		
Notes:						
12/11/2025	12/30/2025	1/15/2026	CDOT REGION 1 20	CDOT Referrals	ADVISORY COMMENTS	
Notes: see attached comments sheet.						



PARKER
C O L O R A D O



Project Reviews Town of Parker

12/11/2025		1/15/2026	ONEOK 20	Clara Lucero		
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Notes: