

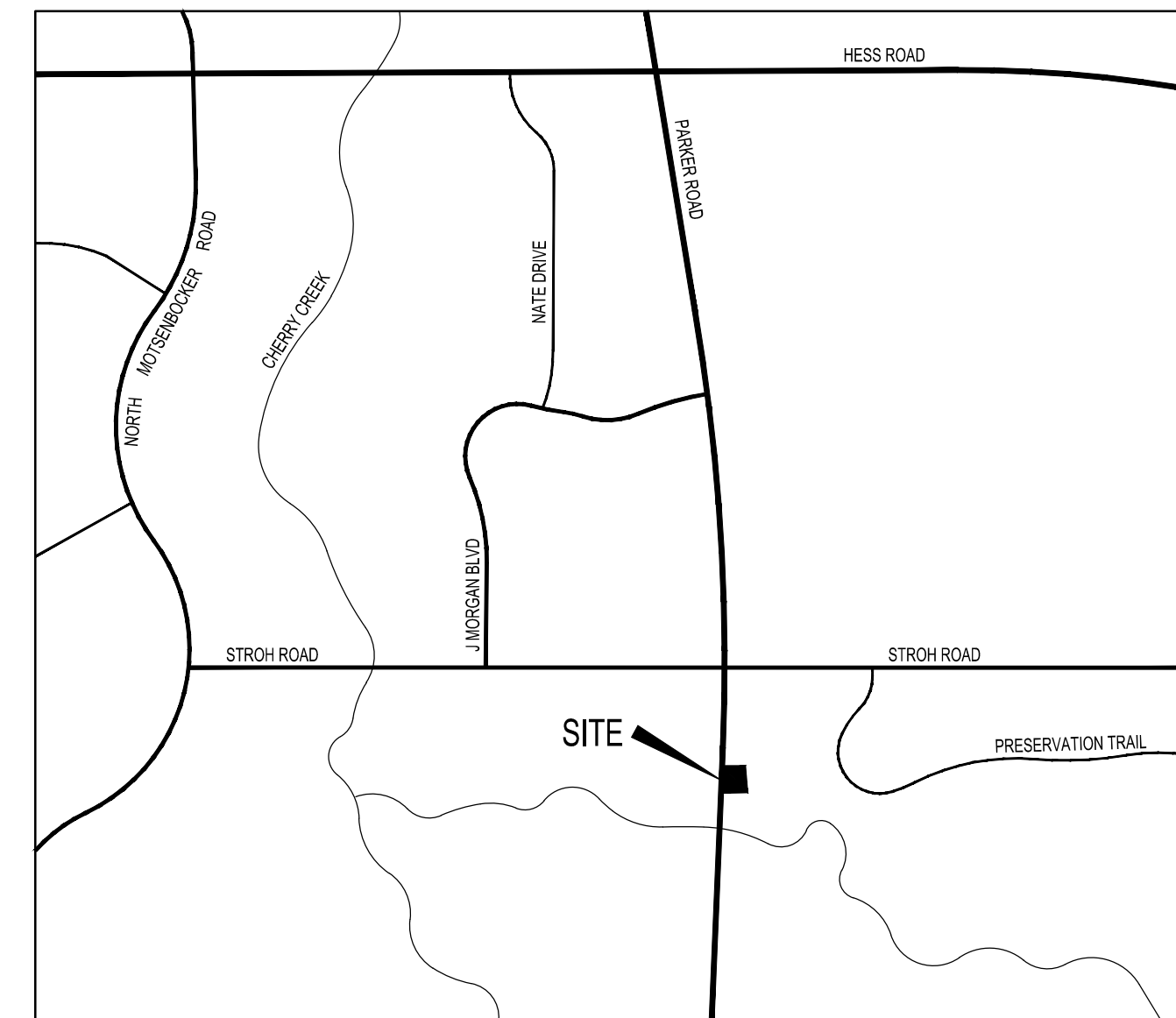
LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

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'



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'	
<u>PARKING REQUIRED</u>		
BANK @ 1 SPACE PER 300 SQ FT	9	
TOTAL REQUIRED	9	
TOTAL PROVIDED	25	
TOTAL ACCESSIBLE REQUIRED	2	
TOTAL ACCESSIBLE PROVIDED	2	
VAN ACCESSIBLE PROVIDED	1	
BICYCLE PARKING		
TOTAL REQUIRED	2	(1/20 PARKING STALLS)
TOTAL PROVIDED	2	
BUILDING SETBACKS		
FRONT	25'	
SIDE	5'	
SIDE ADJACENT TO STREET	10'	
REAR	10'	

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
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

LIGHTING ENGINEER

WHS ENGINEERING
2012 WEST 25TH STREET
CLEVELAND, OH 44113
216-990-2344
CONTACT: SUE DUNMIRE
SUE@WHS-ENG.COM

ARCHITECT

VOCON
3142 PROSPECT AVENUE E
CLEVELAND, OH 44115
216-329-9535
CONTACT: AMY SUBA
AMY.SUBA@VOCON.COM

LANDSCAPE ARCHITECT

JUMP DESIGN COMPANY
1733 S. CLARKSON STREET
DENVER, CO 80210
303-282-0463
CONTACT: TOM JUMP
TOMJ@JUMPDENIGNCO.COM

SURVEYOR

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, CO 80012
(303) 337-1393
CONTACT: JEFFERY A. MILLER
JEFFM@ENGINEERINGSERVICECO.COM

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	SITE PLAN
SHEET 4	LANDSCAPE PLAN
SHEET 5	LANDSCAPE NOTES & DETAILS
SHEET 6	BUILDING ELEVATIONS
SHEET 7	BUILDING ELEVATIONS
SHEET 8	PHOTOMETRIC PLAN
SHEET 9	LUMINAIRE CUT SHEETS

SEPTEMBER 17, 2025

SHEET TITLE

COVER SHEET
1 OF 9






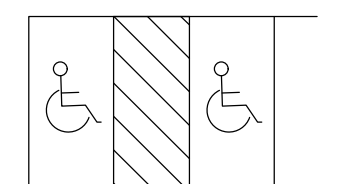




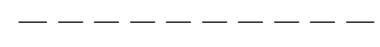




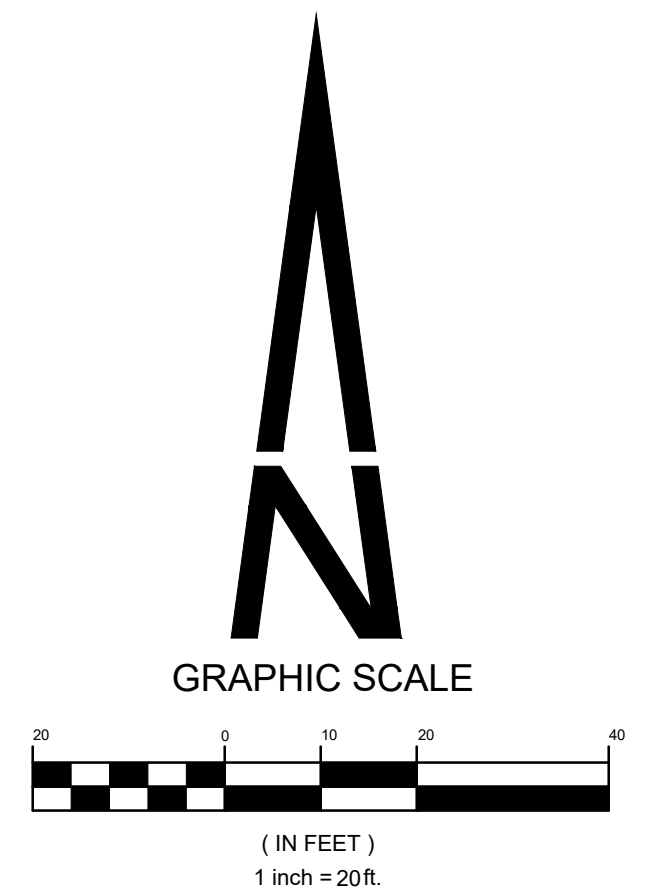
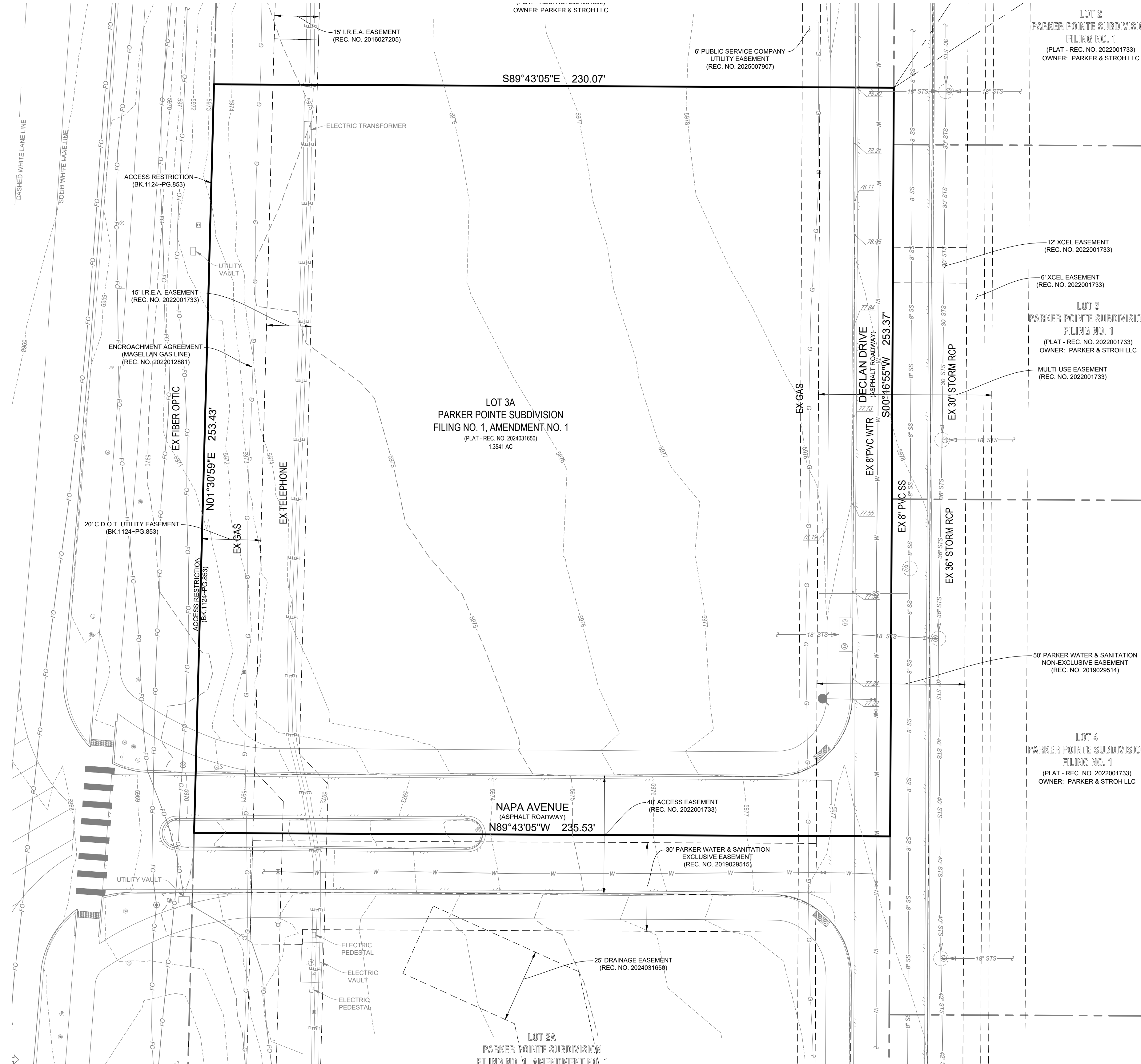
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

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

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






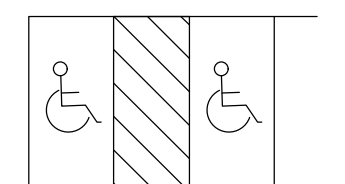




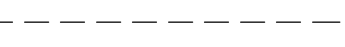


SHEET TITLE
EXISTING SITE
2 OF 9

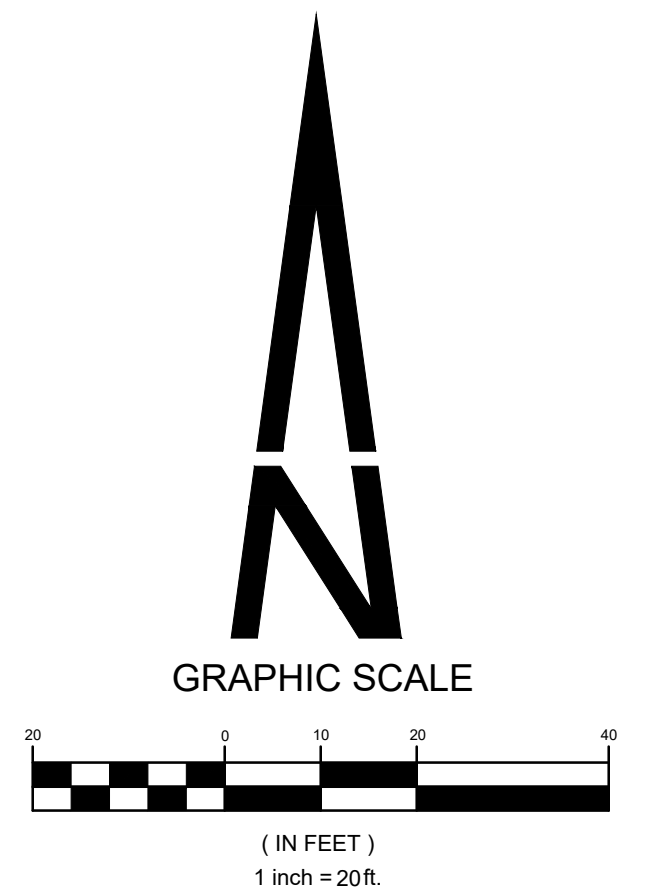
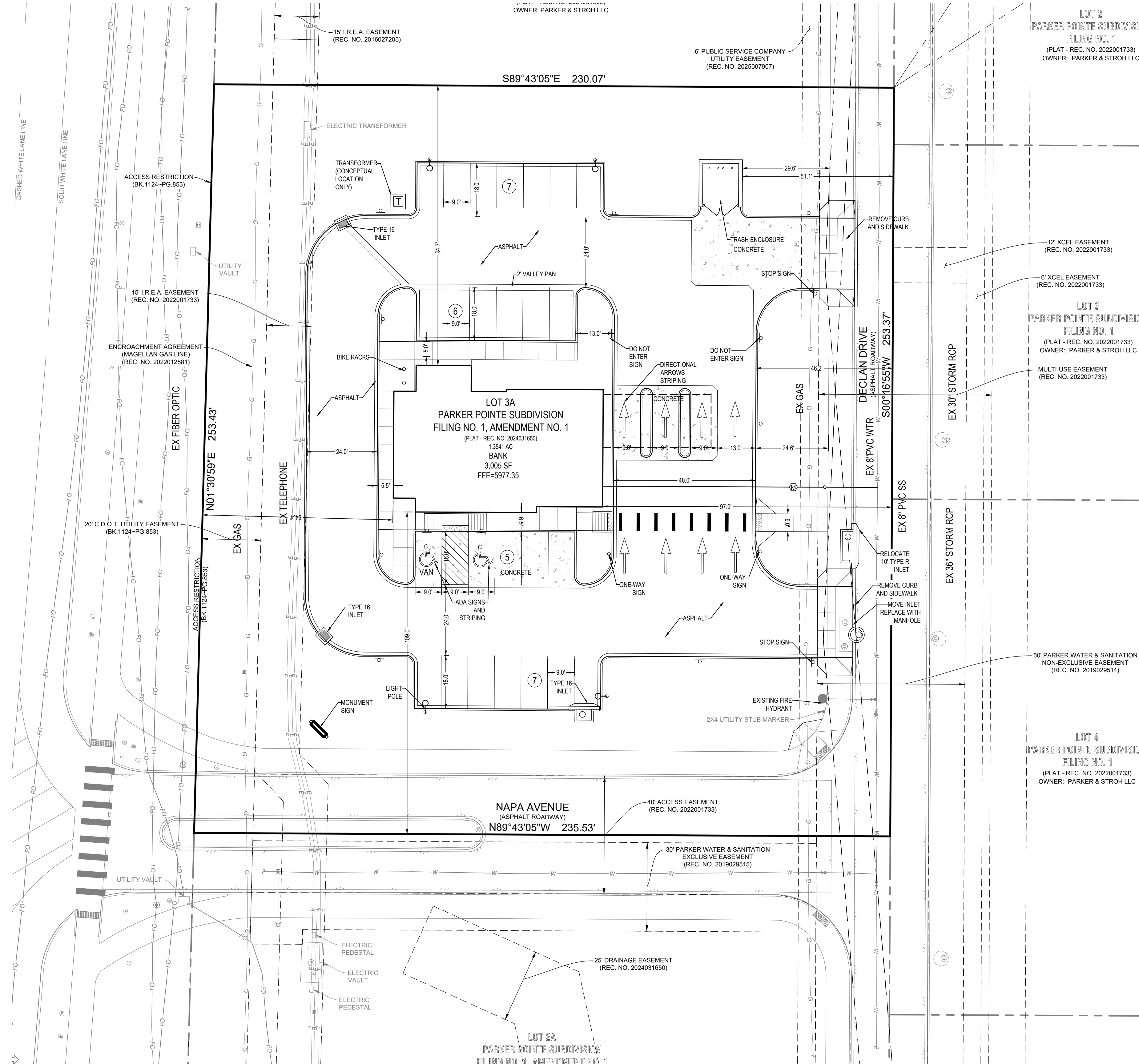


LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

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
-  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
SITE PLAN
3 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 4 OF 9

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.

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. h.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.

PLANT LIST

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

EXISTING PLANT REFERENCE

DECIDUOUS CANOPY TREES	EVERGREEN SHRUBS
BURR OAK <i>Quercus macrocarpa</i>	BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'
ORNAMENTAL TREES	COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>
SPRING SNOW WHITE CRAB <i>Malus x Spring Snow</i>	ORNAMENTAL GRASSES
AUTUMN BRILLIANCE SERVICEBERRY <i>Amerindia s. grandifolia</i> 'Autumn Brilliance'	RED SWITCH GRASS <i>Panicum virgatum</i> 'Shenandoah'
JAPANESE TREE LILAC <i>Syringa reticulata</i>	ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karey Rose'
EX. IRRIGATED TURF	EVERGREEN SHRUBS
EX. NATIVE TURF (PARKER LOW GROW MIX)	PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'
	SNOW-IN-SUMMER <i>Cerastium tomentosum</i>
	MOONBEAN COREOPSIS <i>Cornopsis verticillata</i> 'Moonbeam'
	WALKER'S LOW CANTINI <i>Nepeta faassenii</i> 'Walker's Low'
	AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy'
	DECIDUOUS SHRUBS
	SHAD-BLOW SERVICEBERRY <i>Amerindia chrysantha</i>
	BLUE MIST SPIREA <i>Caryopteris x dlandonensis</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	2 + 30 shrubs	22	22
WEST PROP. LINE	225 LF	6	3 + 30 shrubs	28	31

STREETSCAPE REQUIREMENTS

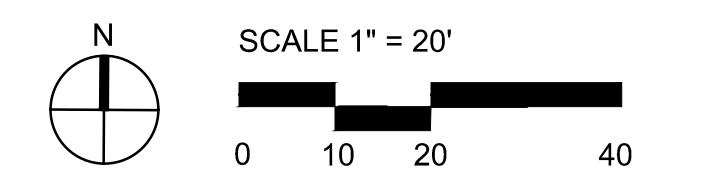
LOCATION	LENGTH	1 TREE/40 LF	
		REQUIRED	PROVIDED
EAST PRIVATE DRIVE	176 LF	5	5
SOUTH PRIVATE DRIVE	213 LF	6	9 existing
PARKER ROAD	220 LF	6	7 existing

SITE DATA

DESCRIPTION	SQ. FT. AREA
SITE AREA	58,985
BUILDING COVERAGE	3,005 / 5.1%
HARD SURFACE	34,360 / 58.2%
LANDSCAPE	21,620 / 36.6%
IRRIGATED TURF	0
LIVE PLANT COVER	81%

PROPOSED LEGEND

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



SEPTEMBER 17, 2025

SHEET TITLE

LANDSCAPE PLAN

4 OF 9



PLANNING & LANDSCAPE ARCHITECTURE
Jump Design Company
1733 S. Clark Street
Denver, Colorado 80210
303.282.0463
tomj@jumpdesignco.com



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

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.





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

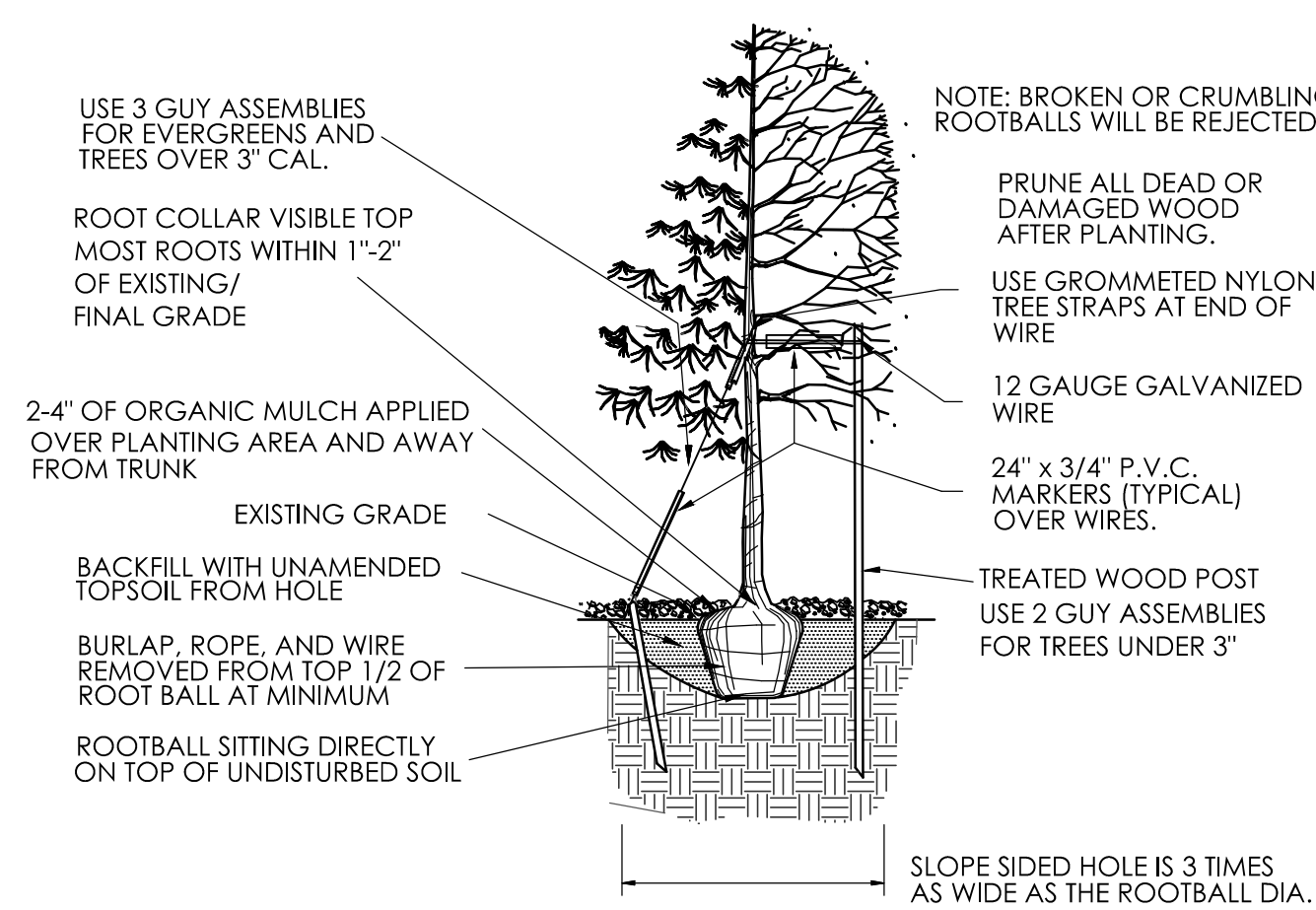
HUNTINGTON NATIONAL BANK

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

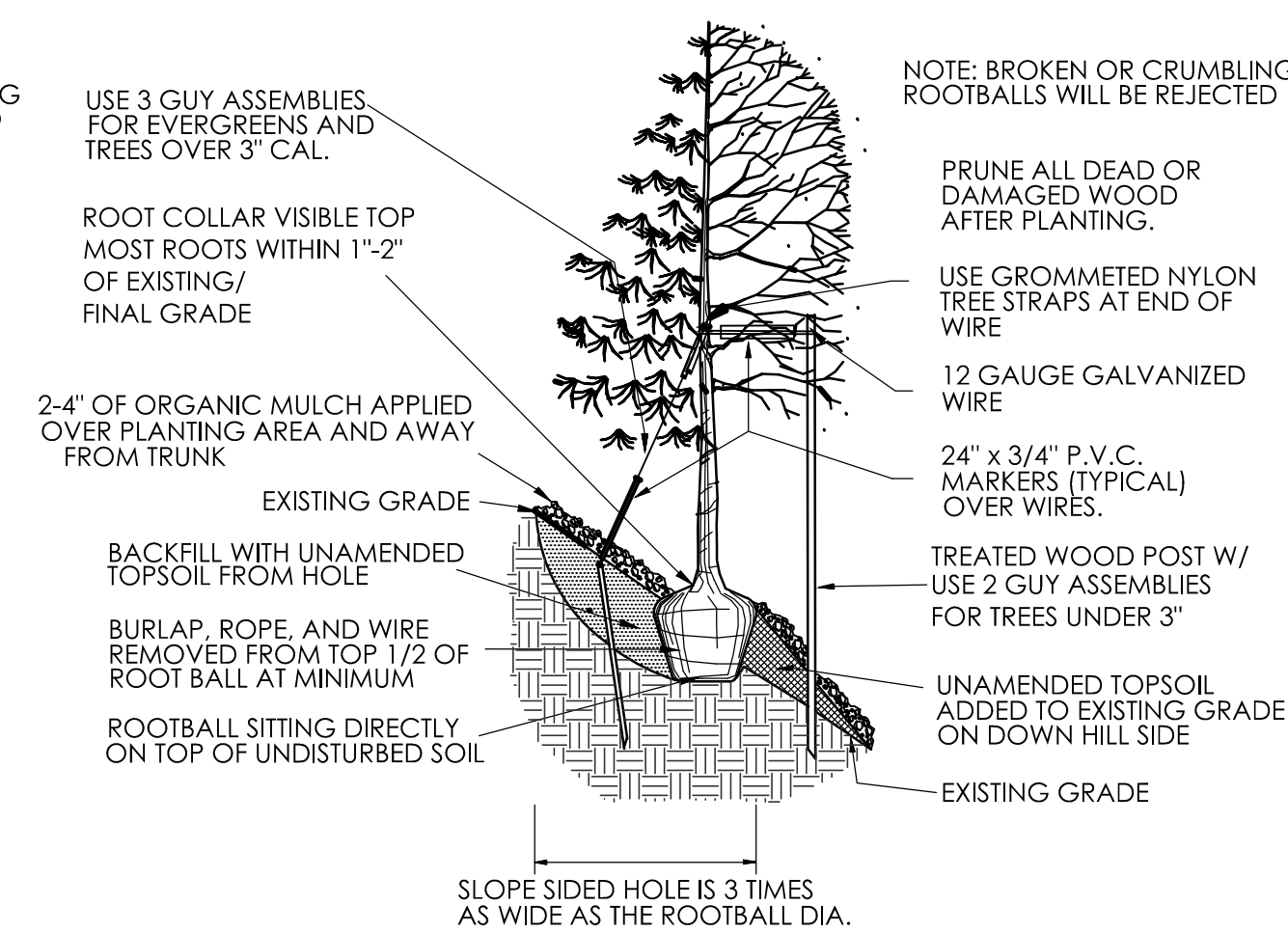
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PAGE 5 OF 9

TOWN OF PARKER PLANTING STANDARDS
TOWN OF PARKER TREE PLANTING DETAIL



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



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.
- 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.

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.

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

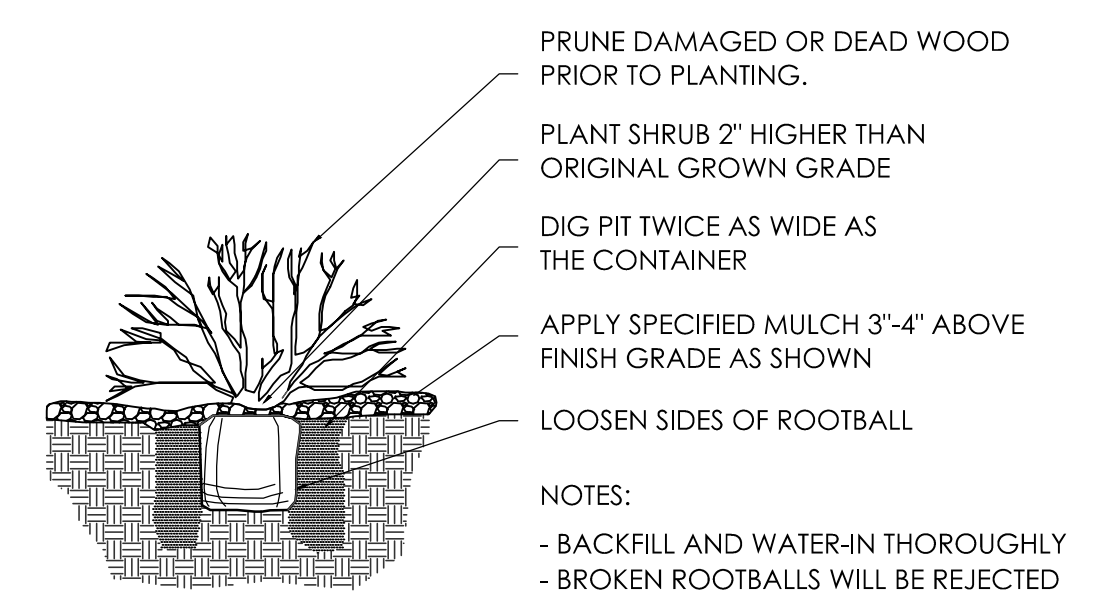
- ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
- HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH 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.





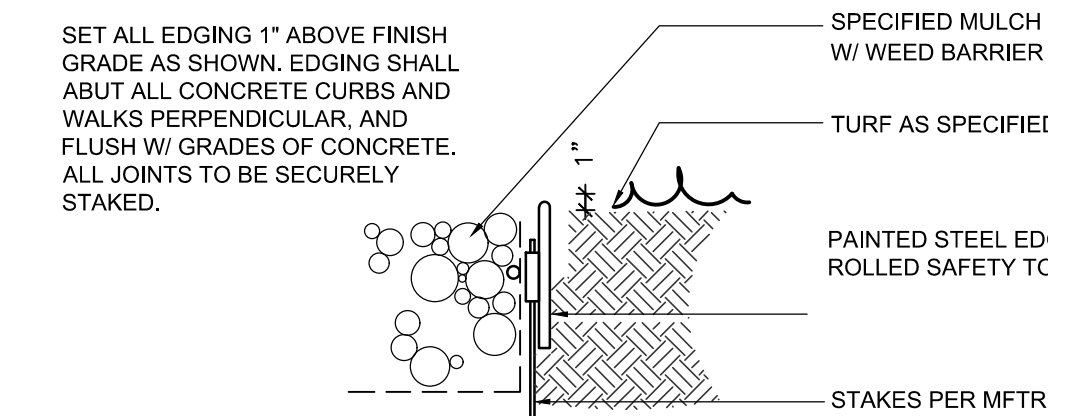
TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER PLANTING DETAIL- SHRUBS

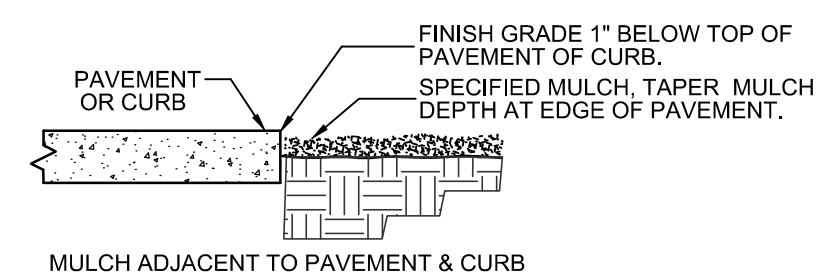
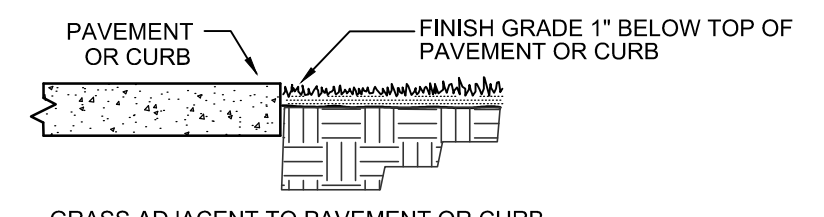


TOWN OF PARKER STANDARD PLANTING NOTES

- 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.



Landscape Edger



Typical Construction Edges

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

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 Non-Irrigated area (calculated) Areas & Ex. Irrigated area	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
	TURF (6,000sf = 1 SFE)	(10,000sf = 1 SFE)	area (20,000sf = 1 SFE)			
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	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



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

SEPTEMBER 17, 2025

SHEET TITLE

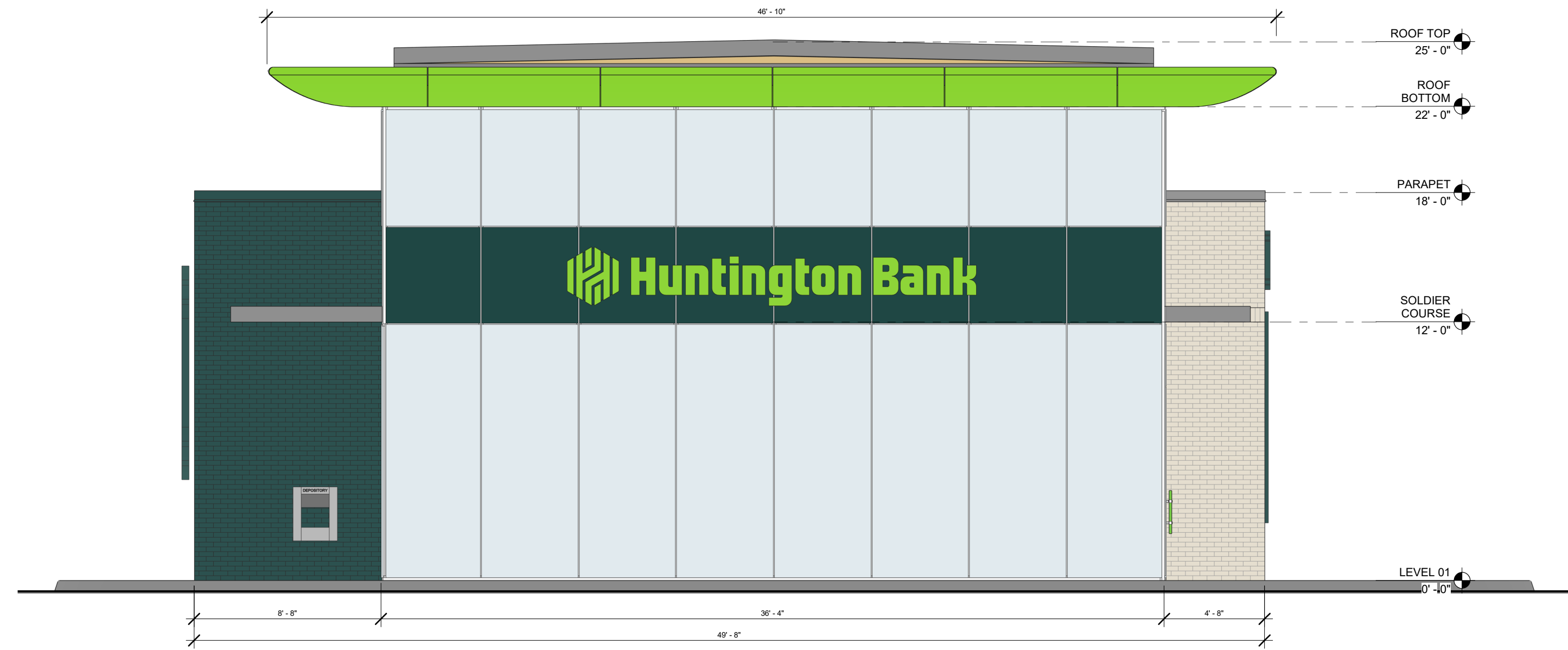
LANDSCAPE NOTES & DETAILS
5 OF 9



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

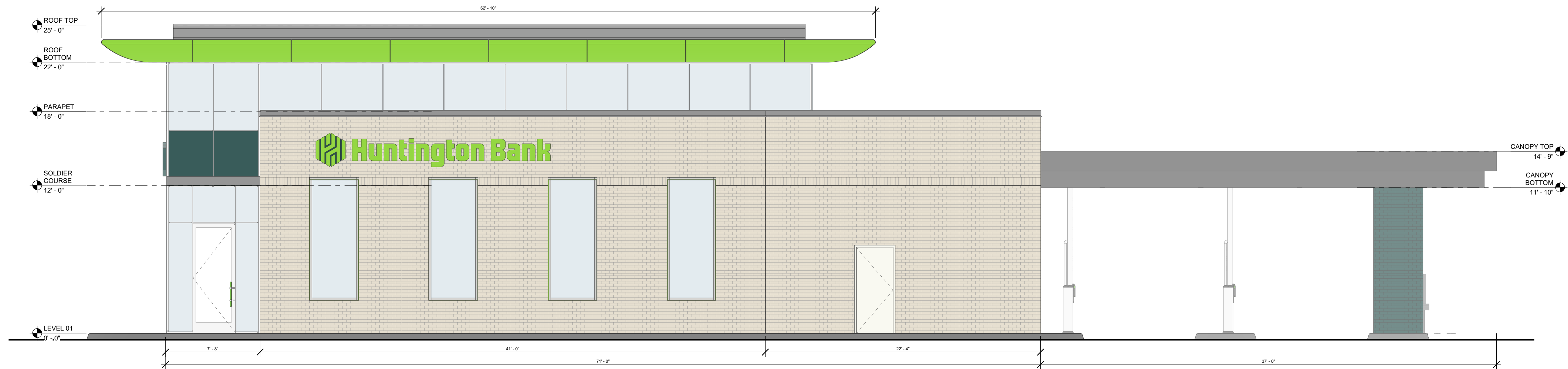
HUNTINGTON NATIONAL BANK

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



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

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



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



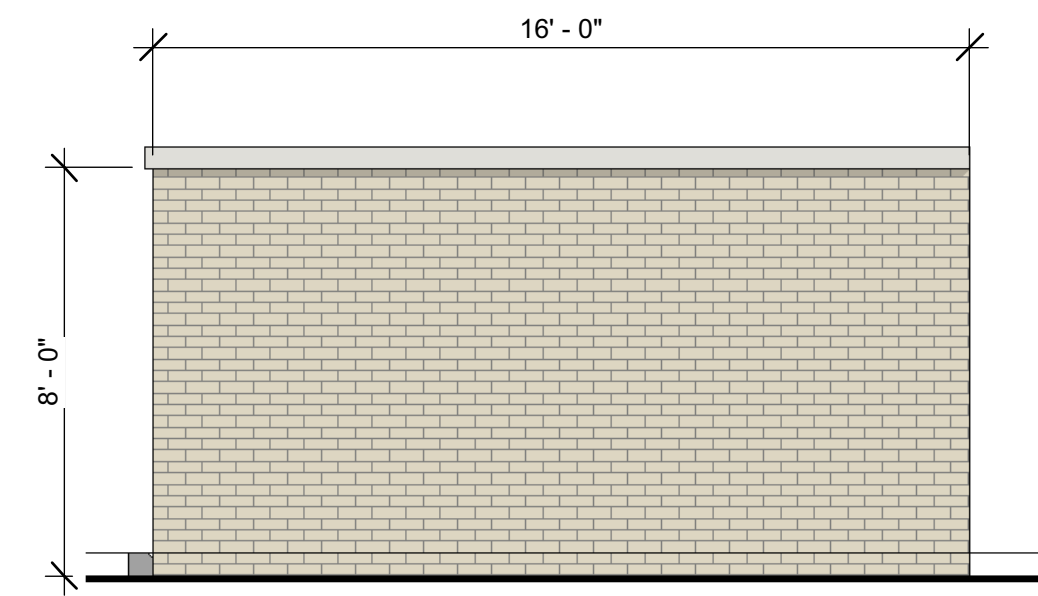
SEPTEMBER 17, 2025

SHEET TITLE
BUILDING ELEVATIONS
6 OF 9

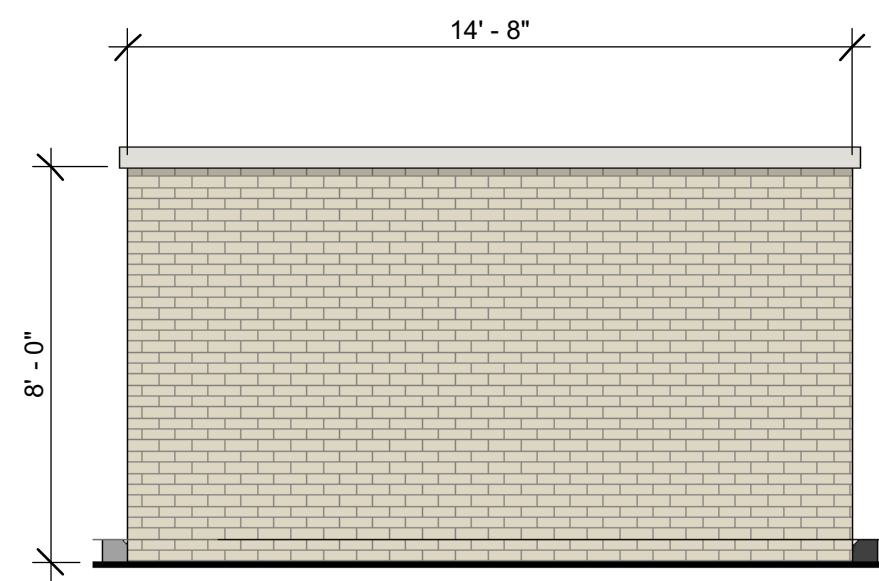


LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

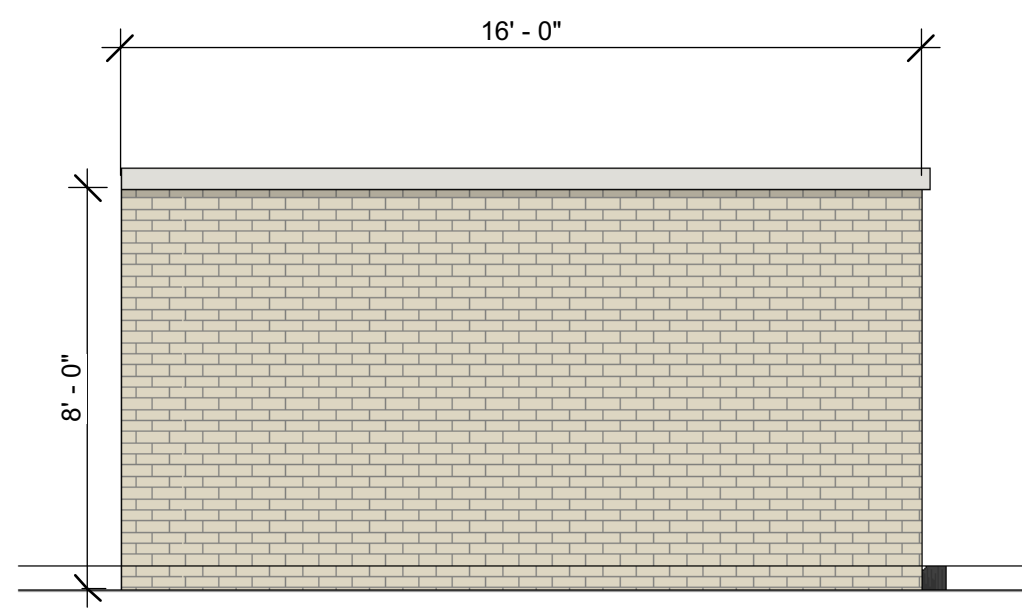
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



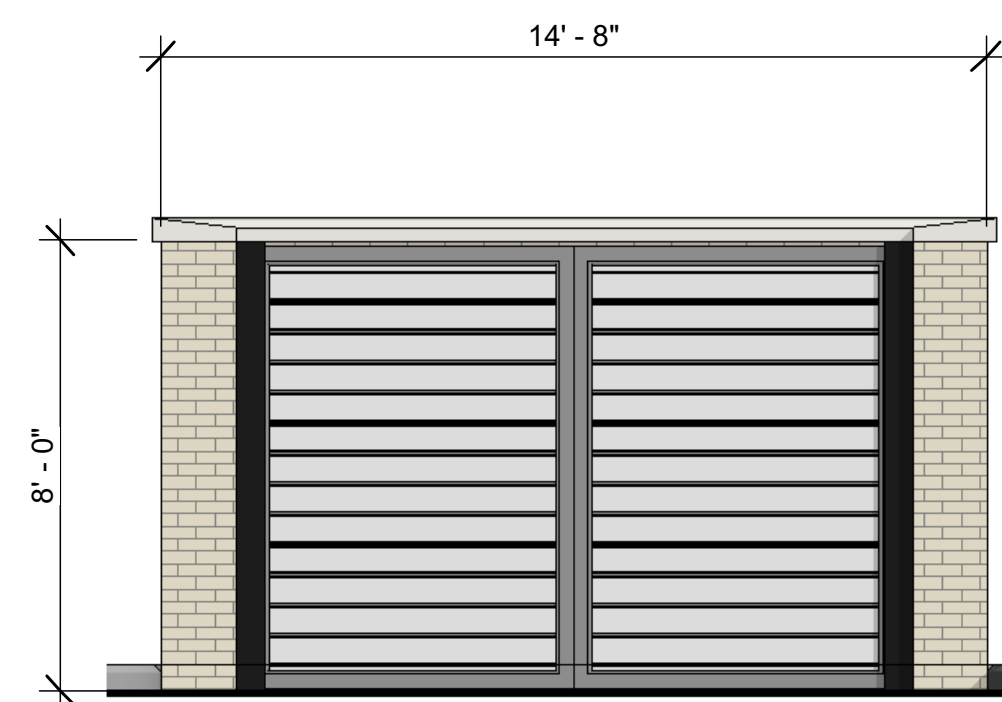
4 DUMPSTER - WEST
SCALE: 1/4" = 1'-0"



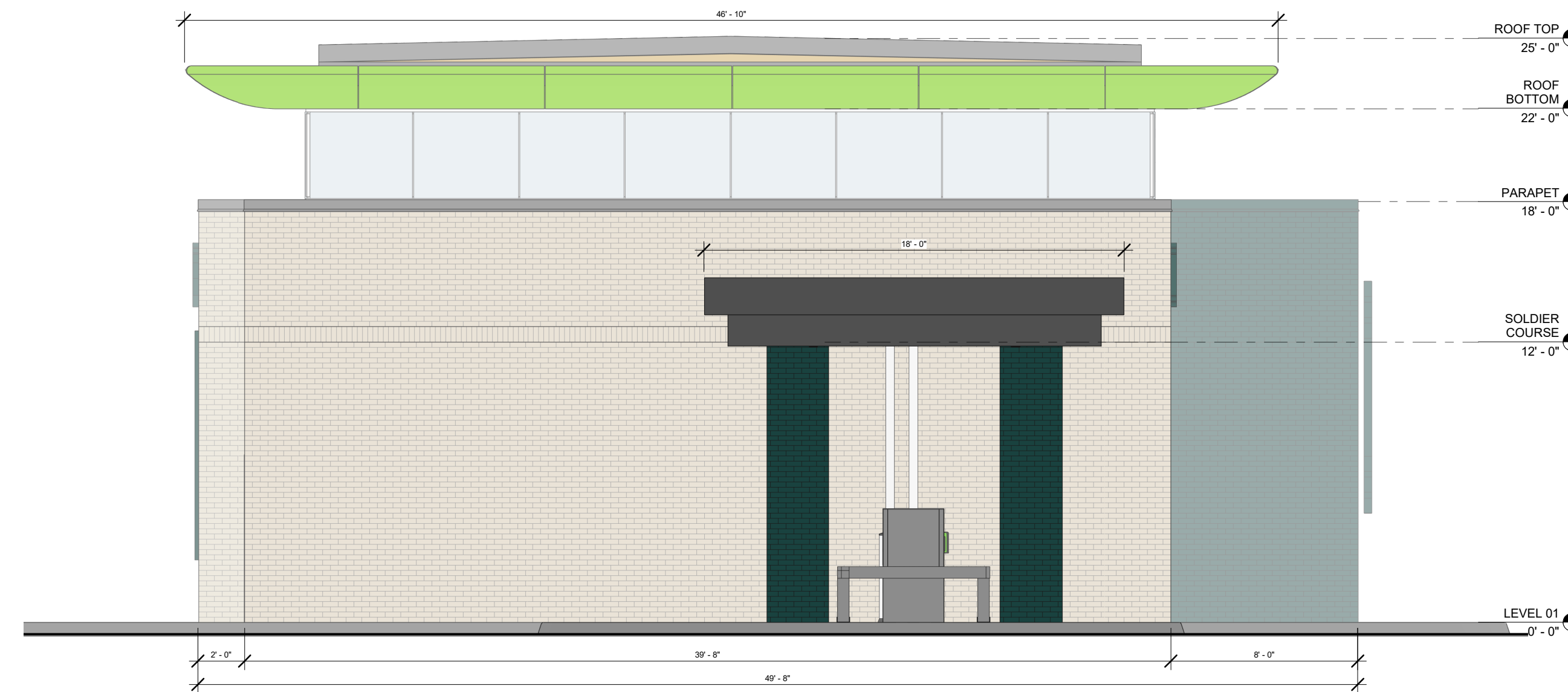
3 DUMPSTER - SOUTH
SCALE: 1/4" = 1'-0"



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

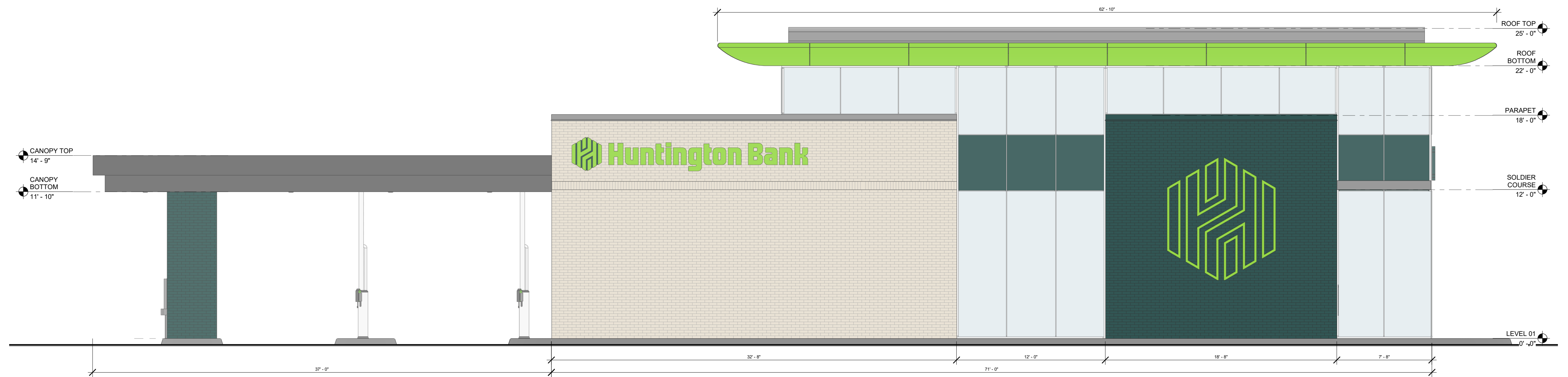


1 DUMPSTER - NORTH
SCALE: 1/4" = 1'-0"

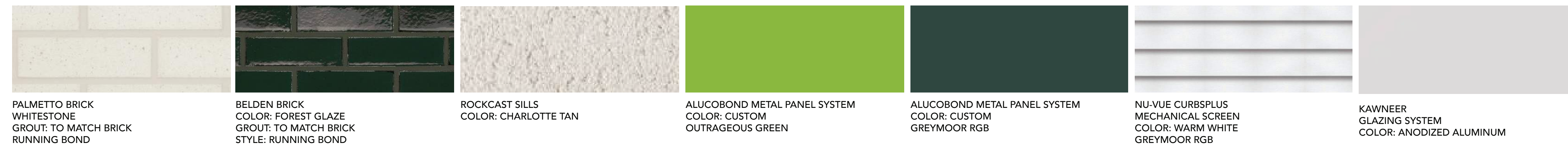


5 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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



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



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

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

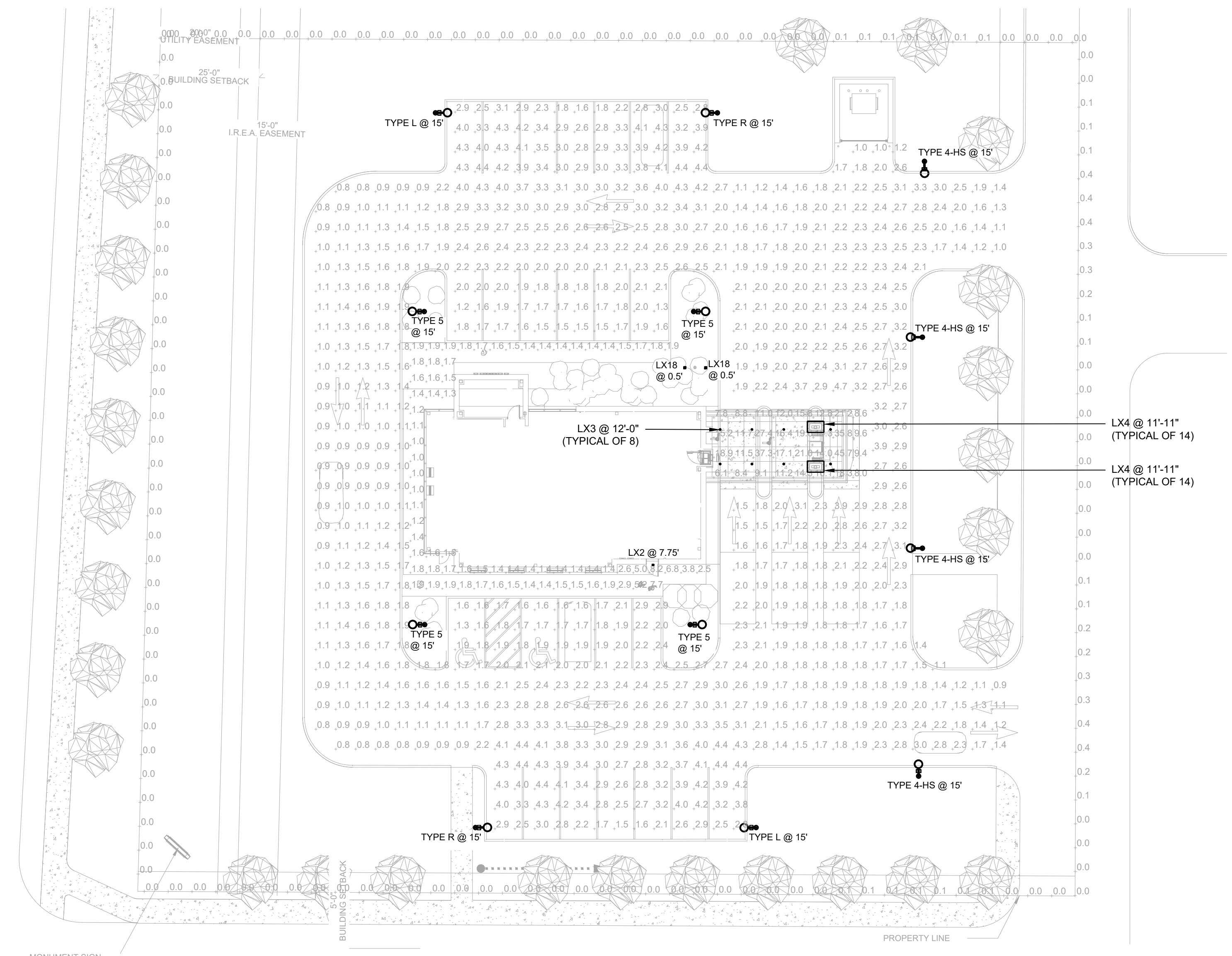
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PAGE 1 OF 11

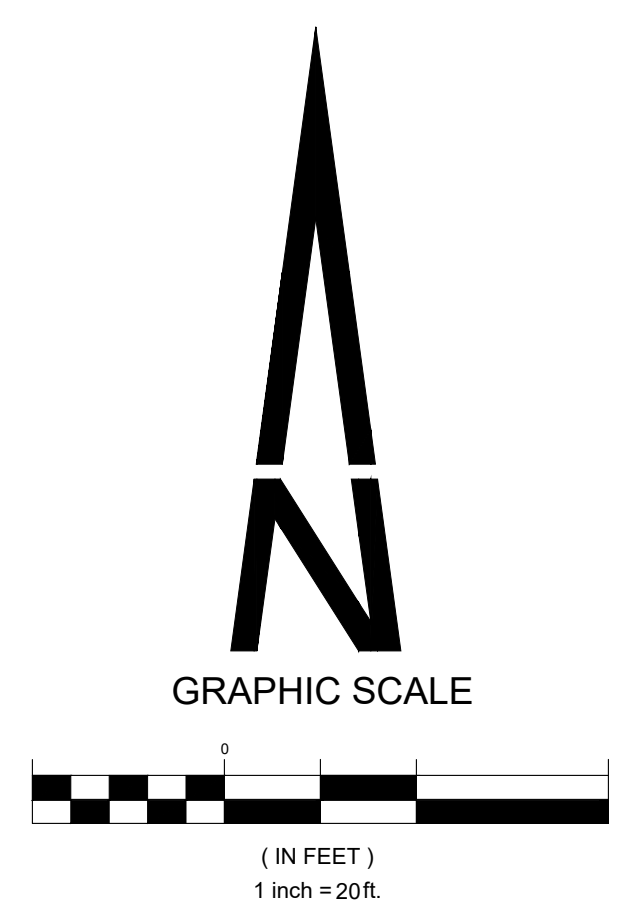
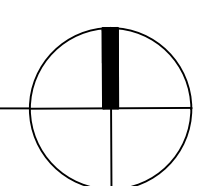
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○	LX3	8	FORMA LIGHTING	3499BB12-803014	Bullet 127 - Recessed - 3000K CRI80 - 14	1	1458	0.95	18.8
⊥	LX4	28	Q-Tran	N/A	VERS-04-SW-4.0-30-WET-GZR-ST	1	372	0.95	3.84
□	LX2	1	Lithonia Lighting	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.



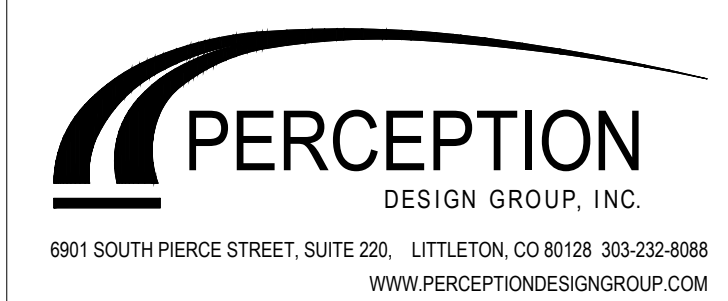
SITE PHOTOMETRIC PLAN
1"=20'-0"



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: 12/18/2023
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: 66
IP: 66
Finish: Black RAL 9004

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 remote 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/FIT	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	6.0	5000K	10	1000K	None
VERS-04-04	9.0	6000K	7	7000K	None

5 Year Warranty

WDGE1 LED Architectural Wall Sconce LX2

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.

Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs (without options)

Ordering Information

Series	Package	Color Temperature	CRI	Description	Voltage	Mounting
WDGE1 LED	P1	27K	2700K	VF	Visual comfort forward flow	SHOULDER
WDGE1 LED	P1	30K	3000K	VF	Visual comfort side	SHOULDER
WDGE1 LED	P2	40K	4000K	VF	Visual comfort side	SHOULDER
WDGE1 LED	P2	50K	5000K	VF	Visual comfort side	SHOULDER

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	Color Rend	Beam	WWD	WWD	WWD	WWD
TIERRA IGF6	24.0	1,214	2,414	2,386	2,314	2,262	2,241	2,241	2,241

5 Year Warranty

D-Series Size 0 LED Area Luminaire

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

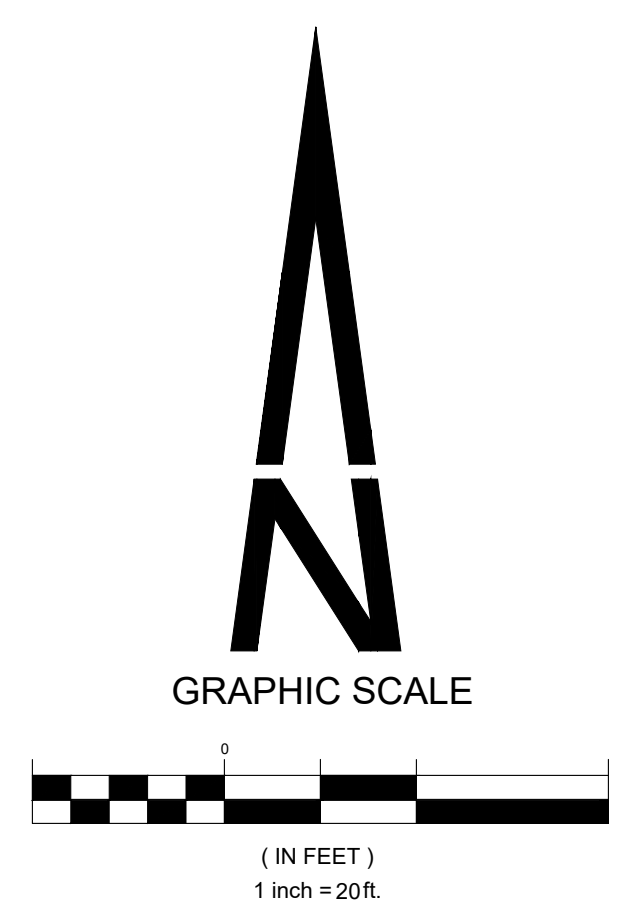
Series	LEDs	Color Temperature	Color Rend	Distribution	Voltage	Mounting
DSX0 LED	P1	30K	3000K	70CR	AFR	Asymmetric floor
DSX0 LED	P2	40K	4000K	70CR	T15	15° beam
DSX0 LED	P3	50K	5000K	70CR	T24	Type II low glare

5 Year Warranty

WDGE1 LED Architectural Wall Sconce LX2

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



JULY 25, 2025

SHEET TITLE

LUMINAIRE CUT SHEETS
9 OF 9

