



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:

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

Comment Addressed: Yes No

Response:

- 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:

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

Comment Addressed: Yes No

Response:

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:

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:

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:

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:

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:

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

Comment Addressed: Yes No
 Response:

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 | 39,507 | LANDSCAPE AREA | | | % LIVE COVER | | | REQUIRED (15%) | PROVIDED | SURPLUS / DEFICIT |
| | | REQUIRED (15%) | PROVIDED | SURPLUS / DEFICIT | REQUIRED (75%) | PROVIDED | SURPLUS / DEFICIT | | | |
| | | 5,926 | 11,120 | 5193.95 | 4,445 | 8,896 | 4451.46 | | | |

| INTERNAL LANDSCAPE AREA (S.F.) | 5,926 | 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 |
| | | 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 | 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 | 0 | 4 |
| EAST PROPERTY LINE | 242 | 7 | 6 | -1 | 31 | 41 | 10 | 10 | 1 | 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 | 0 | 10 |
| MIN. EVERGREEN REQUIREMENT | 40% | 4 | 6 | 2 | | | 0 | | | |

| EVERGREEN TREE REQUIREMENT - OVERALL SITE | | | | |
|---|----|----------|----------|--|
| MINIMUM EVERGREEN REQ. | | 25% | | |
| Number of Trees | 29 | REQUIRED | PROVIDED | |
| | | 8 | 9 | |

Comment Addressed: Yes No
 Response:

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:

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:

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:

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:

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:

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:

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:

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:

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:

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:

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

Comment Addressed: Yes No

Response:

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:

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:

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:

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:

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

Comment Addressed: Yes No

Response:

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:

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:

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:

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

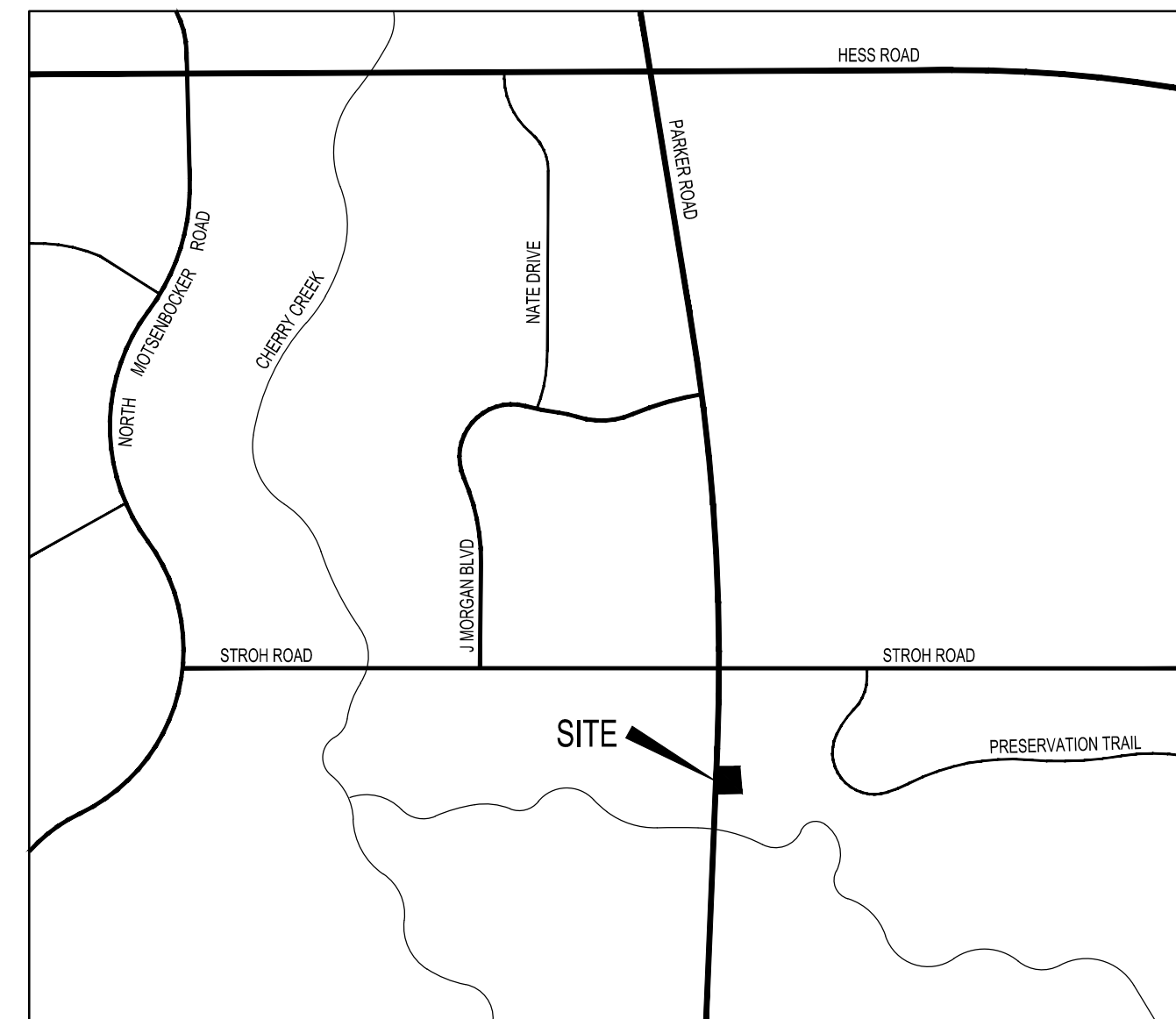
LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

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'

| 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 REQUIRED | 2 | |
| TOTAL PROVIDED | 2 | |
| BUILDING SETBACKS | 25' | |
| FRONT | 5' | |
| SIDE | 10' | |
| SIDE ADJACENT TO STREET | 10' | |
| REAR | 10' | |

also add site acreage

Mixed-Use Community

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

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

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

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
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SHEET INDEX

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SEPTEMBER 17, 2025

SHEET TITLE

COVER SHEET
1 OF 9





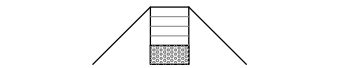
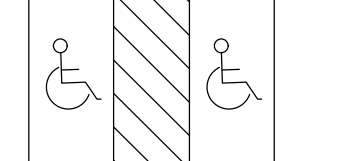




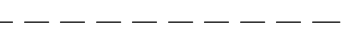




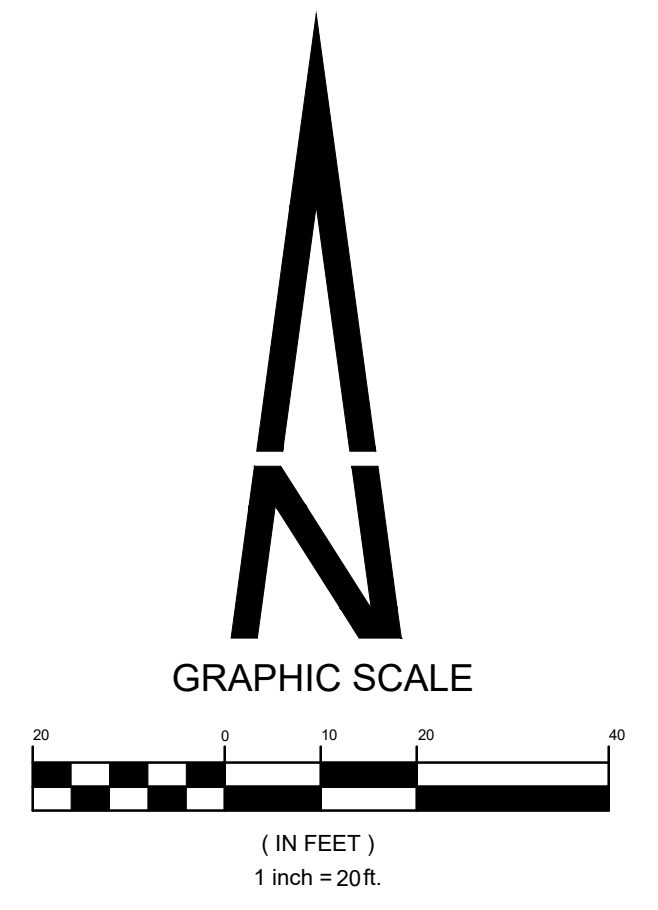
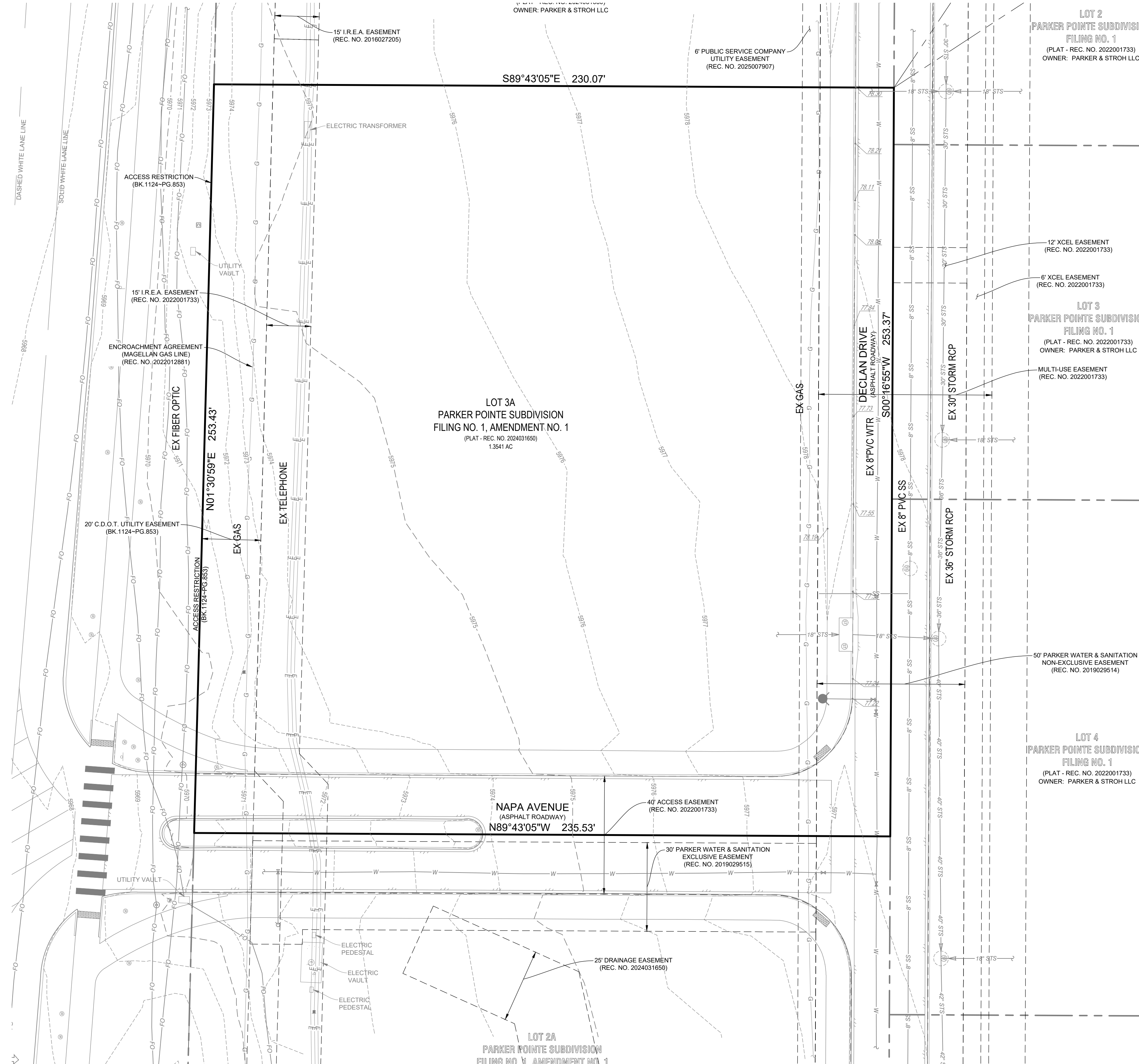
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

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 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.

| PARKING LOT ISLAND | PARKING LOT ISLAND SIZE (SF) | INTERNAL TREES (1" DIA) | INTERNAL SHRUBS (1" DIA) |
|--------------------|------------------------------|-------------------------|--------------------------|
| 1 | 164 SF | 1/0* | 5/6 |
| 2 | 164 SF | 1/0* | 5/6 |
| 3 | 165 SF | 1/1* | 5/6 |
| 4 | 307 SF | 1/1* | 17/23 |
| 5 | 419 SF | 1/0* | 13/24 |
| 6 | 415 SF | 1/2* | 28/30 |
| 7 | 399 SF | 1/0* | 12/22 |
| 8 | 142 SF | 1/1* | 19/22 |
| 9 | 166 SF | 1/1* | 5/8 |
| 10 | 1348 SF | 1/1* | 42/37* |
| 11 | 166 SF | 1/1* | 5/8 |
| 12 | 166 SF | 1/1* | 18/28 |
| 13 | 166 SF | 1/0* | 5/8 |
| 14 | 200 SF | 1/1* | 8/12 |
| 15 | 253 SF | 1/1* | 8/13 |
| 16 | 166 SF | 1/1* | 5/8 |
| 17 | 165 SF | 1/1* | 5/8 |
| 18 | 259 SF | 1/1* | 7/14 |
| 19 | 410 SF | 1/1* | 12/18 |
| 20 | 965 SF | 1/3* | 30/30 |
| 21 | 166 SF | 1/1* | 5/8 |
| 22 | 166 SF | 1/1* | 5/8 |
| 23 | 166 SF | 1/1* | 5/8 |
| 24 | 492 SF | 1/1* | 15/19 |
| 25 | 166 SF | 1/1* | 5/8 |
| 26 | 166 SF | 1/0* | 5/8 |
| 27 | 166 SF | 1/1* | 5/8 |
| 28 | 166 SF | 1/0* | 5/8 |
| 29 | 166 SF | 1/1* | 5/8 |
| 30 | 166 SF | 1/1* | 5/8 |
| 31 | 166 SF | 1/1* | 5/8 |
| 32 | 255 SF | 1/1* | 8/12 |
| 33 | 255 SF | 1/1* | 8/12 |
| 34 | 166 SF | 1/1* | 5/8 |
| 35 | 166 SF | 1/1* | 5/8 |
| 36 | 362 SF | 1/1* | 11/19 |
| 37 | 298 SF | 1/1* | 14/20 |
| 38 | 218 SF | 1/1* | 7/10 |
| 39 | 424 SF | 1/1* | 14/20 |
| 40 | 381 SF | 1/1* | 11/20 |
| 41 | 165 SF | 1/0* | 5/6 |
| 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. **Note "with a site plan adjustment"**
 - 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' |
| | COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i> |
| ORNAMENTAL TREES | ORNAMENTAL 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> 'Karelay Rose' |
| JAPANESE TREE LILAC <i>Syringa reticulata</i> | |
| 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 tassenii</i> 'Walker's Low' |
| | AUTUMN JOY SEDUM <i>Sedum spectabile</i> 'Autumn Joy' |
| | DECIDUOUS SHRUBS |
| | SHAD-BLOW SERVICEBERRY <i>Amerindia canadensis</i> |
| | BLUE MIST SPIREA <i>Caryopteris x daniellensis</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

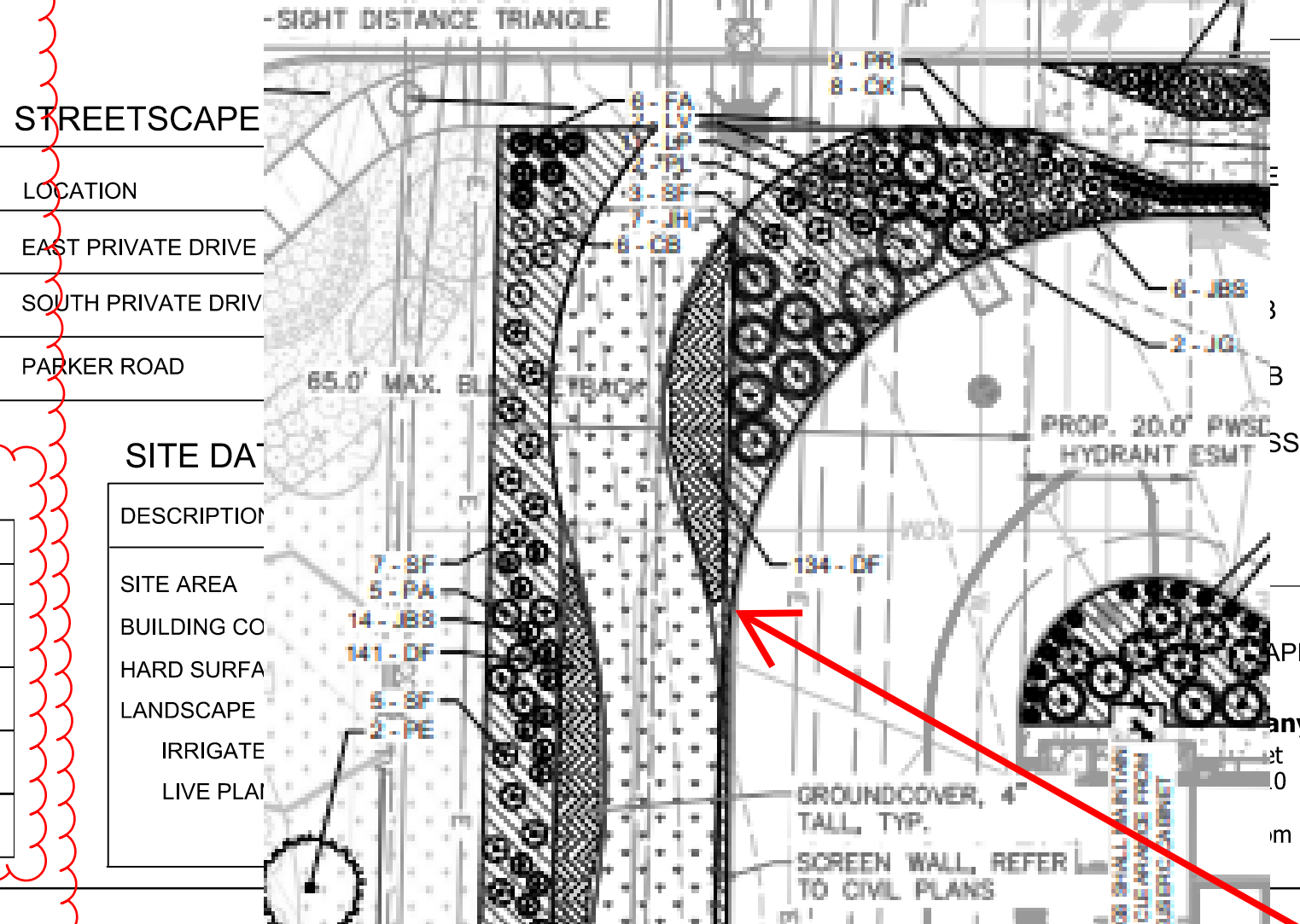
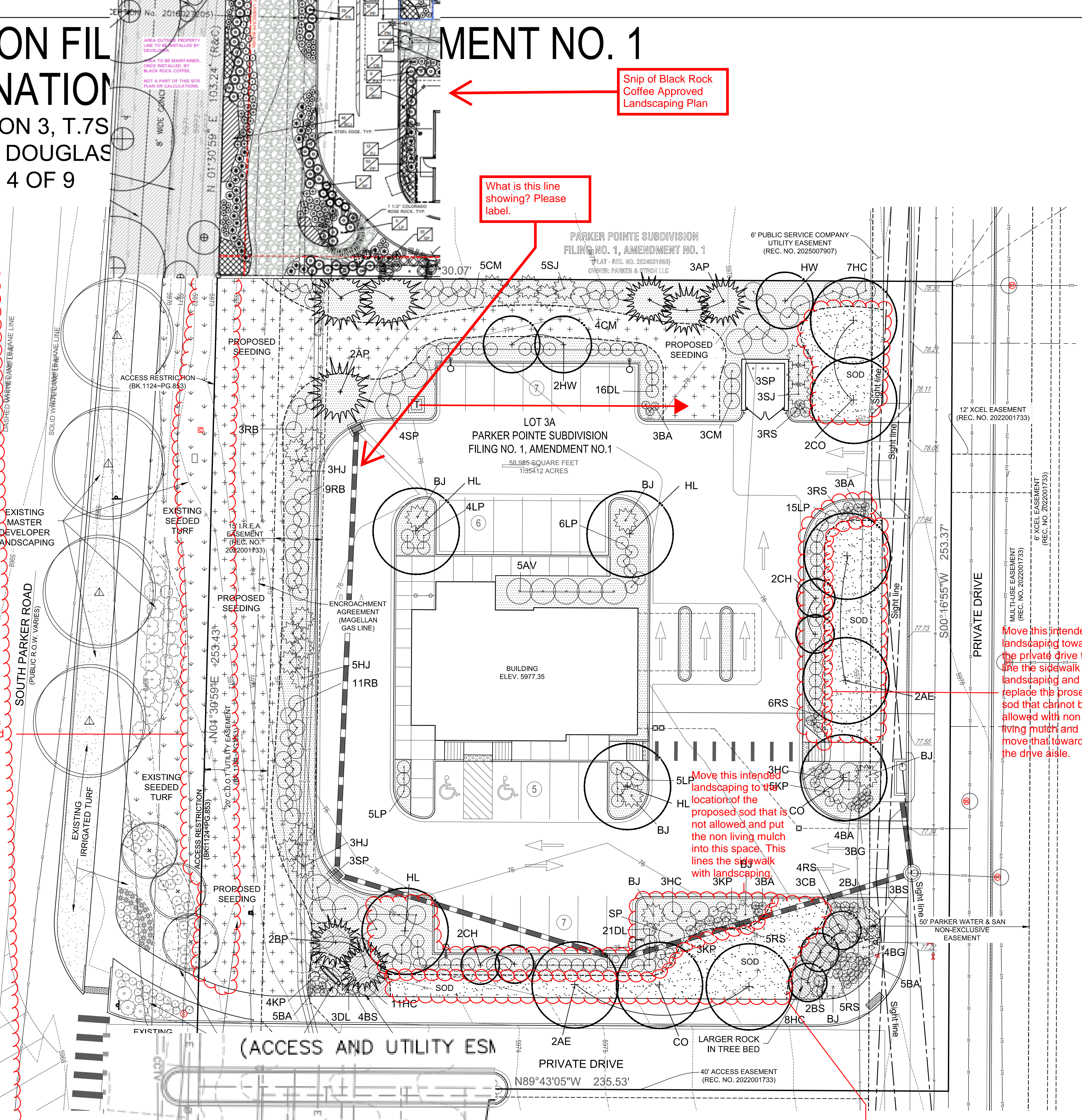
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | WATER REQ'T. | MATURE HT. x WIDTH | INSTALLED SIZE | CONDITION/REMARKS |
|-----------------------------|------|--|-----------------------------|--------------|--------------------|----------------|-----------------------------|
| DECIDUOUS TREES (12) | | | | | | | |
| 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 muelenbergii</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 v. 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 Columnar' | Hetz Columnar 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.

All 4 sides have a P1 Site Perimeter Landscape buffer requiring a 3 foot planting area width with 1 tree per 30 linear feet, and 5 shrubs per 30 linear feet not 40 as shown. Please correct the amounts and drawings to reflect the requirement.



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

Colorado State Law prohibits new installation of turf and sod in Commercial developments. It does allow native seed types, this could be replaced with a Buffalo Grass or a nonliving mulch if you can still meet your 75% living landscape percentage without it.

snip of mcdonalds approved landscape plans for reference.

SCALE 1" = 20'

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

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.





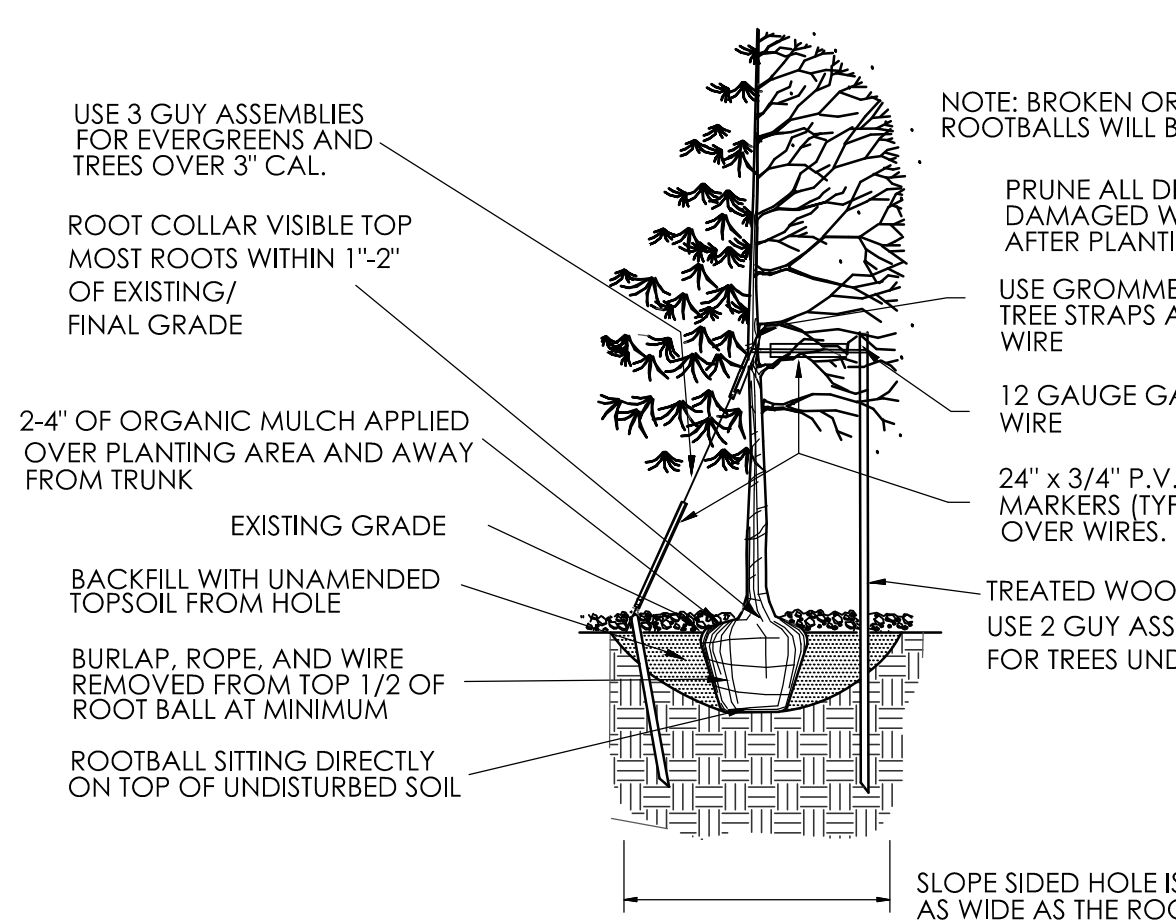
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HUNTINGTON NATIONAL BANK

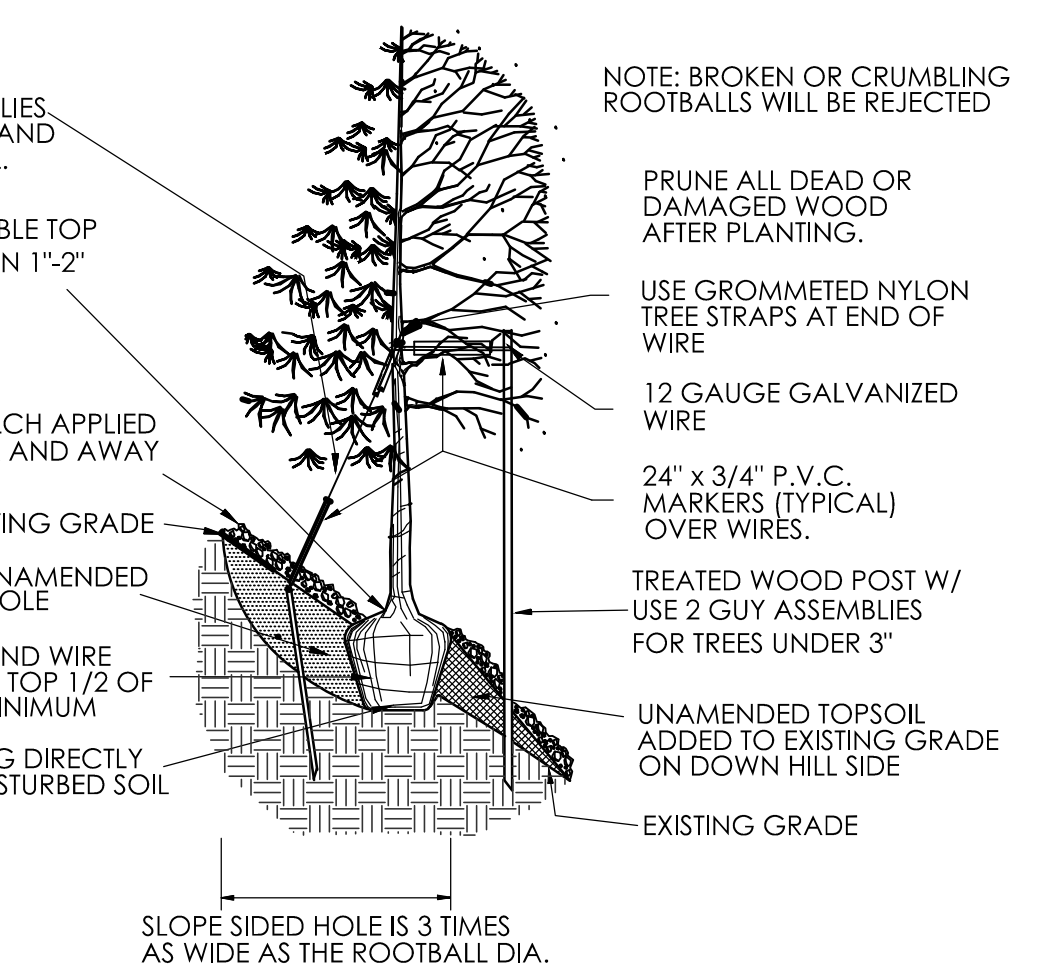
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

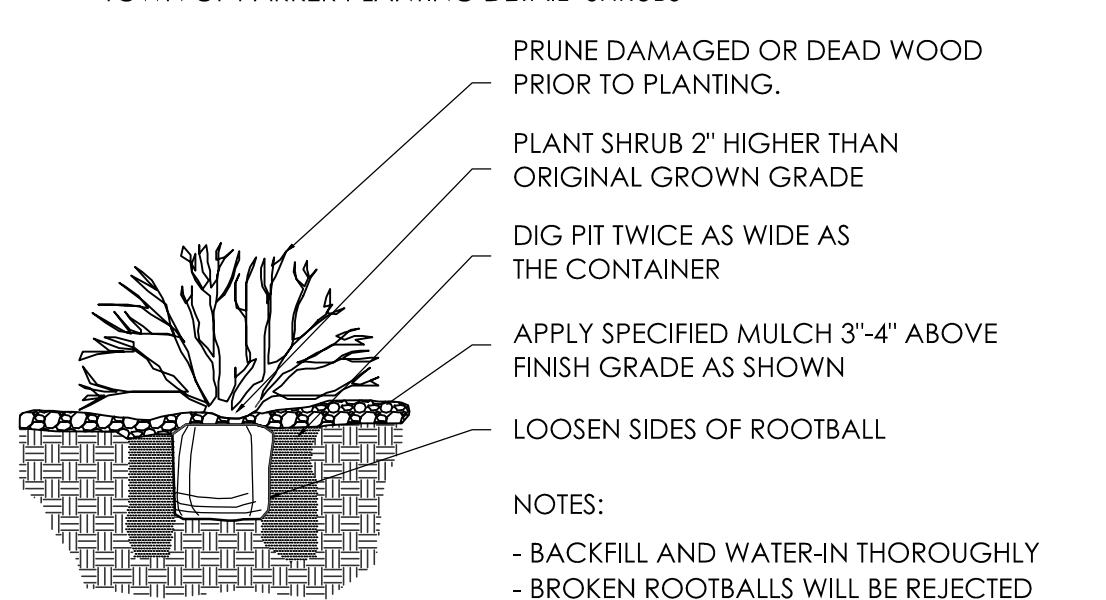
TOWN OF PARKER PLANTING STANDARDS
TOWN OF PARKER TREE PLANTING DETAIL



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



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.

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.
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- 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.

16. 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.

17. 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.

18. LAYOUT PLANT LOCATIONS FOR APPROVAL PRIOR TO INSTALLATION. TREE LOCATIONS SHALL BE NO CLOSER THAN 3' FROM ALL CURBS & WALKWAYS EXCEPT FOR PARKING ISLANDS.

19. PLANT QUANTITIES SHOWN SYMBOLICALLY ON THE PLAN SHALL TAKE PRECEDENT AND BE INSTALLED OVER THOSE TOTALS IN THE **PLANT LIST**. **should match**

20. PLANT HOLE BACKFILL SHALL BE 1/3 TOPSOIL, 1/3 COMPOSTED AMENDMENT AND 1/3 NATIVE SOIL THOROUGHLY MIXED.

21. ALL SHRUBS & GRASSES SHALL RECEIVE SCOTT'S AGRIFORM SLOW-RELEASE FERTILIZER TABLETS APPLIED AT MANUFACTURER RECOMMENDED RATES.

EDGER

23. EDGER SHALL BE PRO-STEEL PS3/16-16, 4" DEPTH x 3/16" (7 GA.) WITH STAKES AND FASTENED OVERLAP 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

24. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL UNDER ALL ROCK BEDS.

25. 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.

26. 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

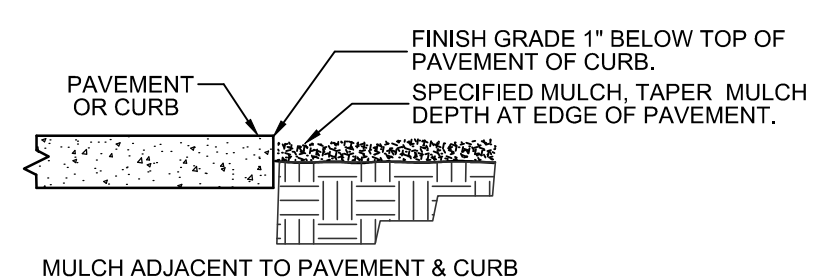
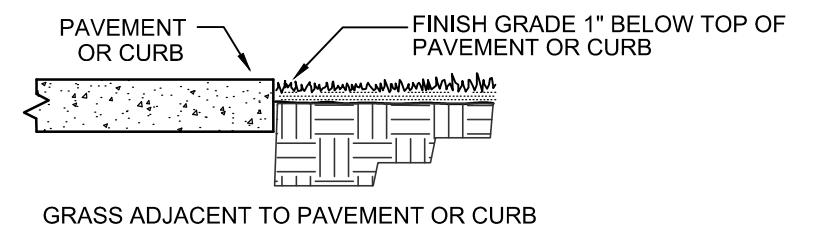
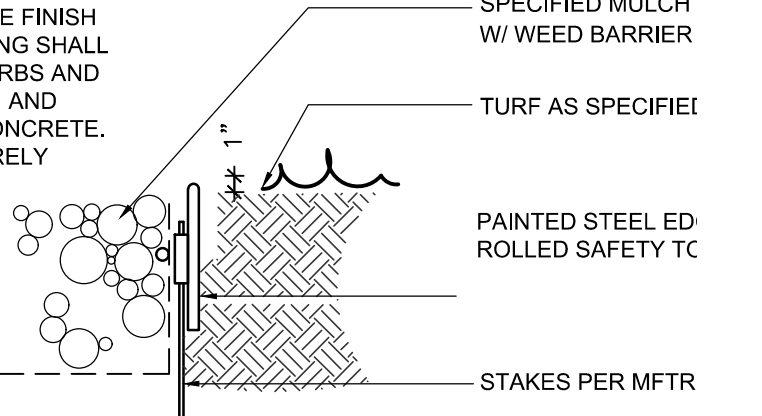
27. SOD SHALL BE WOERNER 50/50 TEXAS HYBRID-BLUEGRASS BLEND - **TEXAS KENTUCKY BLUEGRASS (POA ARACHNIFERA x POA PRATENSIS)** AND IS AVAILABLE THROUGH WOERNER'S 11325 POTOMAC ST, BRIGHTON, CO, 80603; (303) 288-2042. SUBSTITUTIONS WILL BE CONSIDERED PRIOR TO BIDDING.

IRRIGATION

28. IRRIGATION SHALL MEET TOWN STANDARDS AND REQUIREMENTS AND SHALL BE INSTALLED PER THE APPROVED PLANS.

not allowed in commercial developments due to colorado state law

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 | PWSD one SFE per 6000 | SFE Requirement (Sub-Total Calculation divided by 6000 = requirement) |
|----------------|-----------------------------------|---|--|--|-----------------------|---|
| | | | | & Ex. Irrigated area | | |
| 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

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.



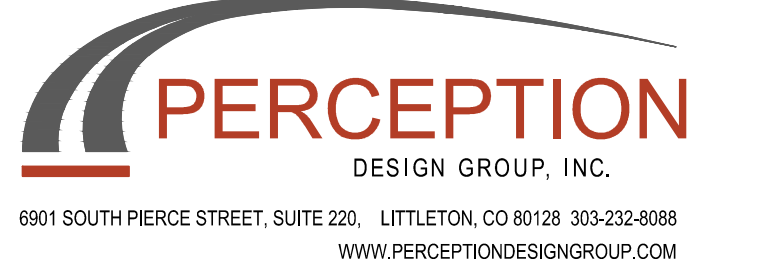




PLANNING & LANDSCAPE ARCHITECTURE
Jump Design Company
1733 S. Clarkson Street
Denver, Colorado 80210
303.282.0463
tomj@jumpdesignco.com

SEPTEMBER 17, 2025

SHEET TITLE
LANDSCAPE NOTES & DETAILS
5 OF 9



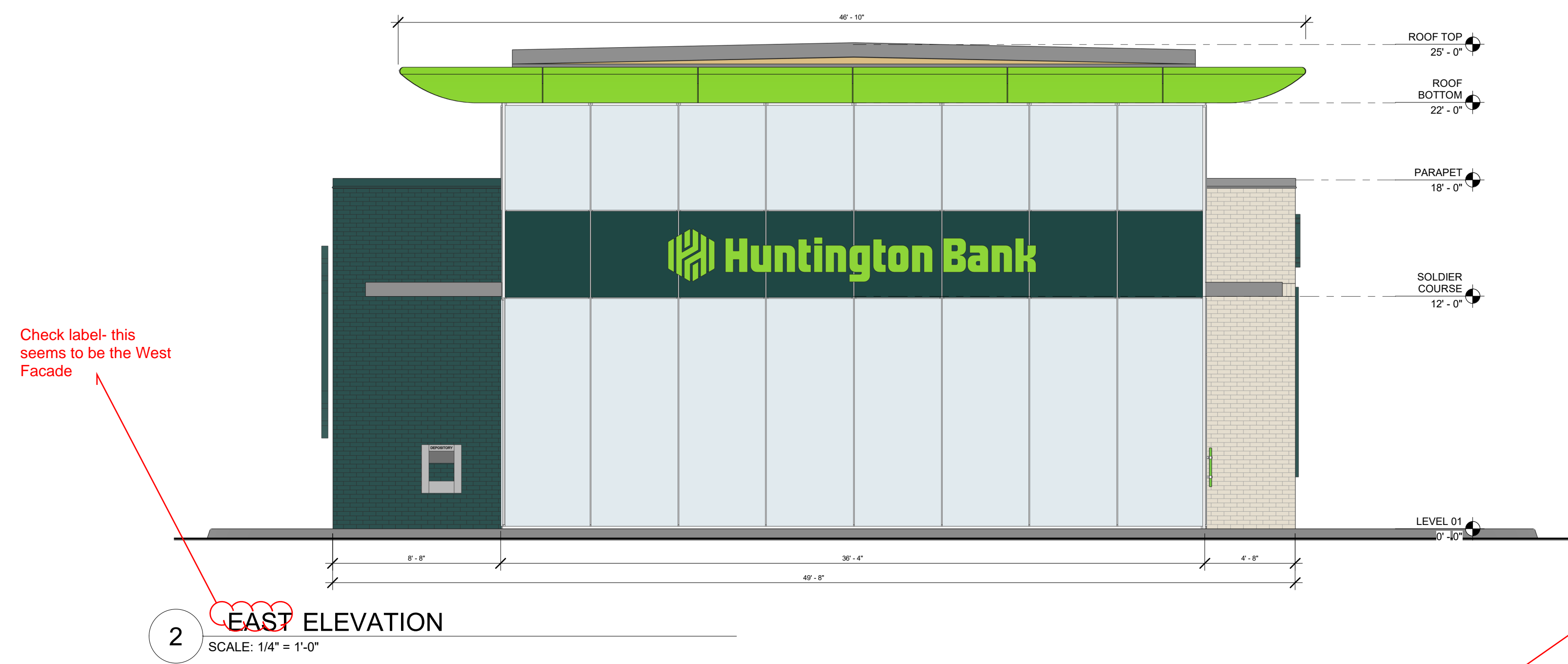
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

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

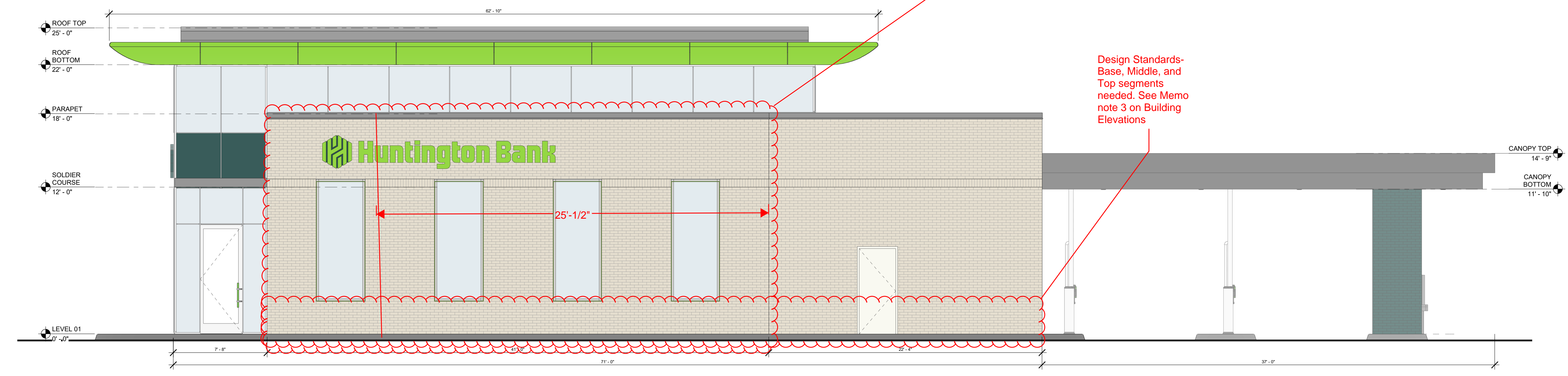
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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 |










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



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

check label, this seems to be the south elevation

| | | | | | | |
|---|--|---|---|---|---|---|
|  |  |  |  |  |  |  |
| 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 |

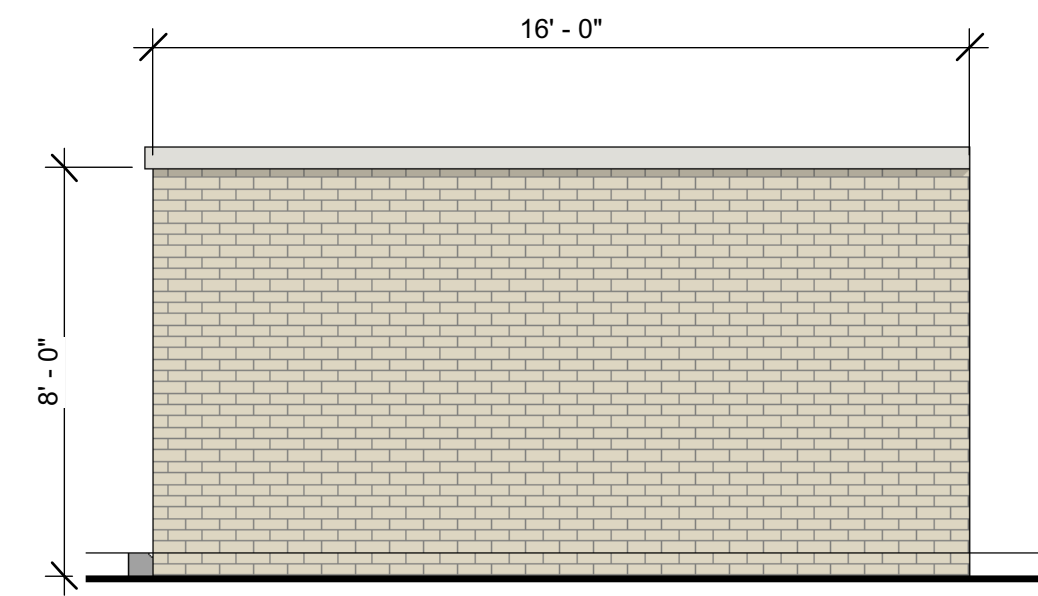
SEPTEMBER 17, 2025

SHEET TITLE
BUILDING ELEVATIONS
6 OF 9

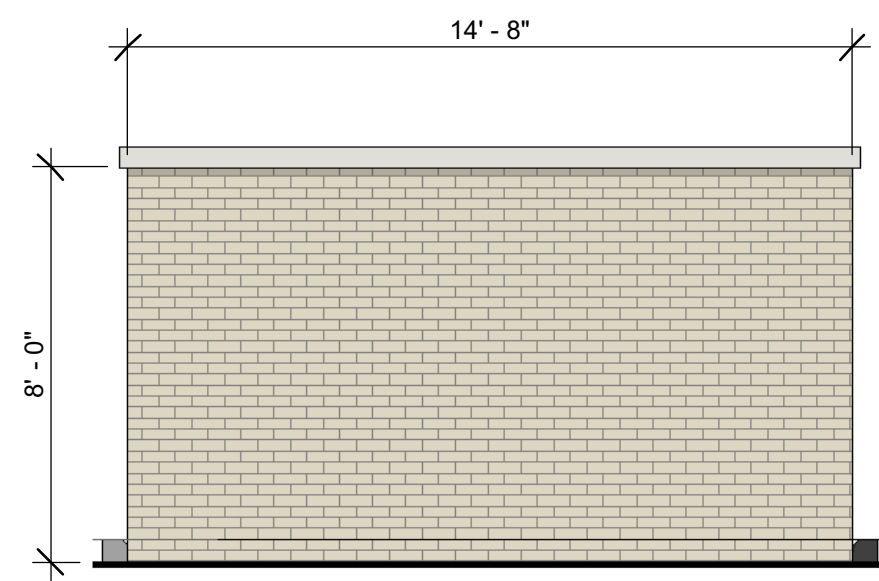


LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

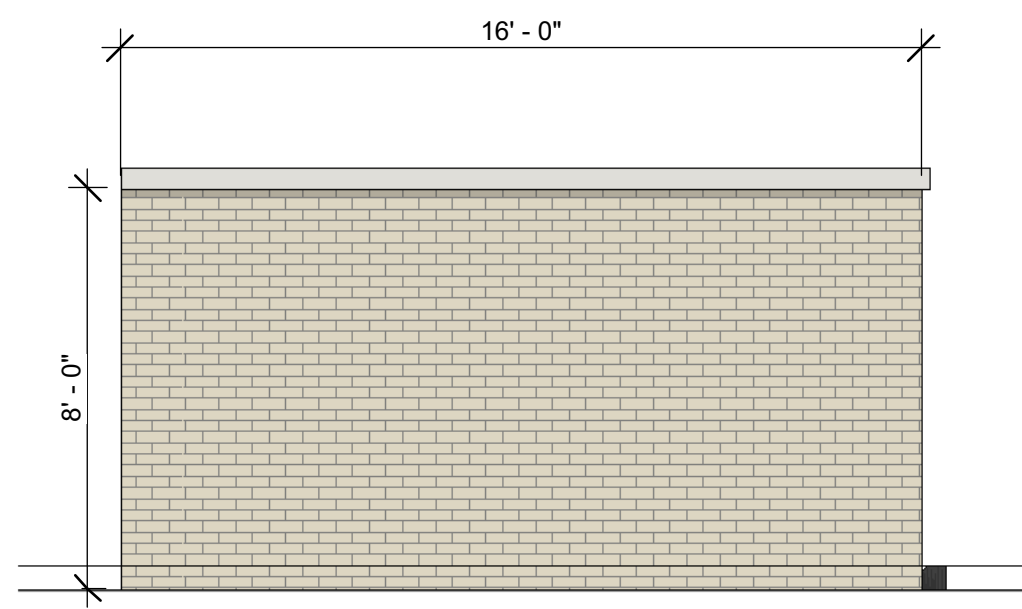
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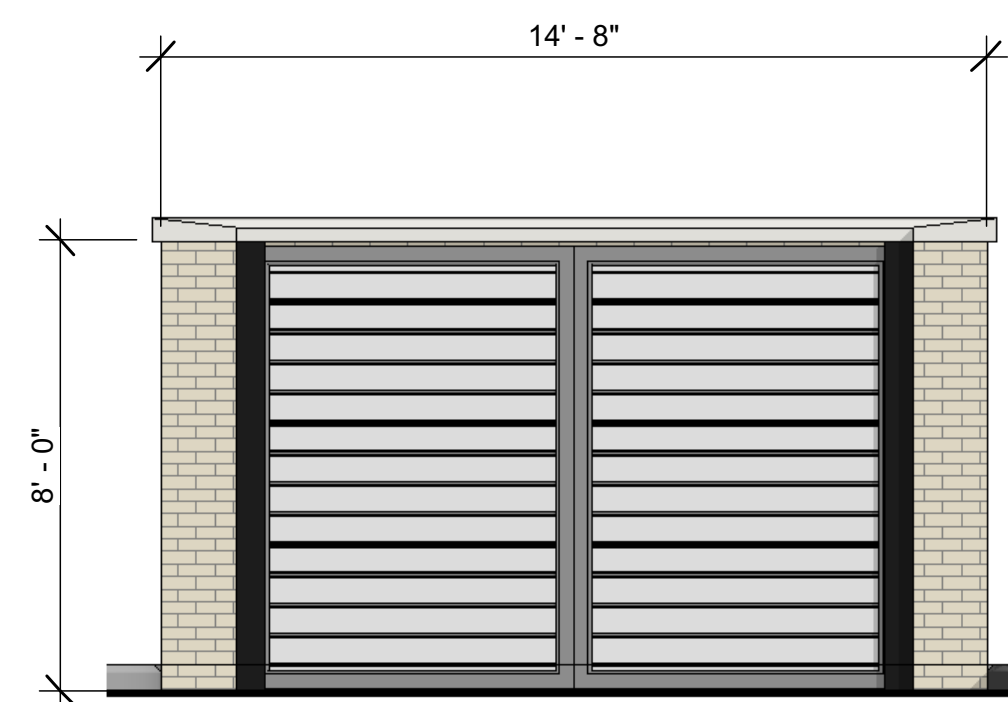
4 DUMPSTER - WEST
SCALE: 1/4" = 1'-0"



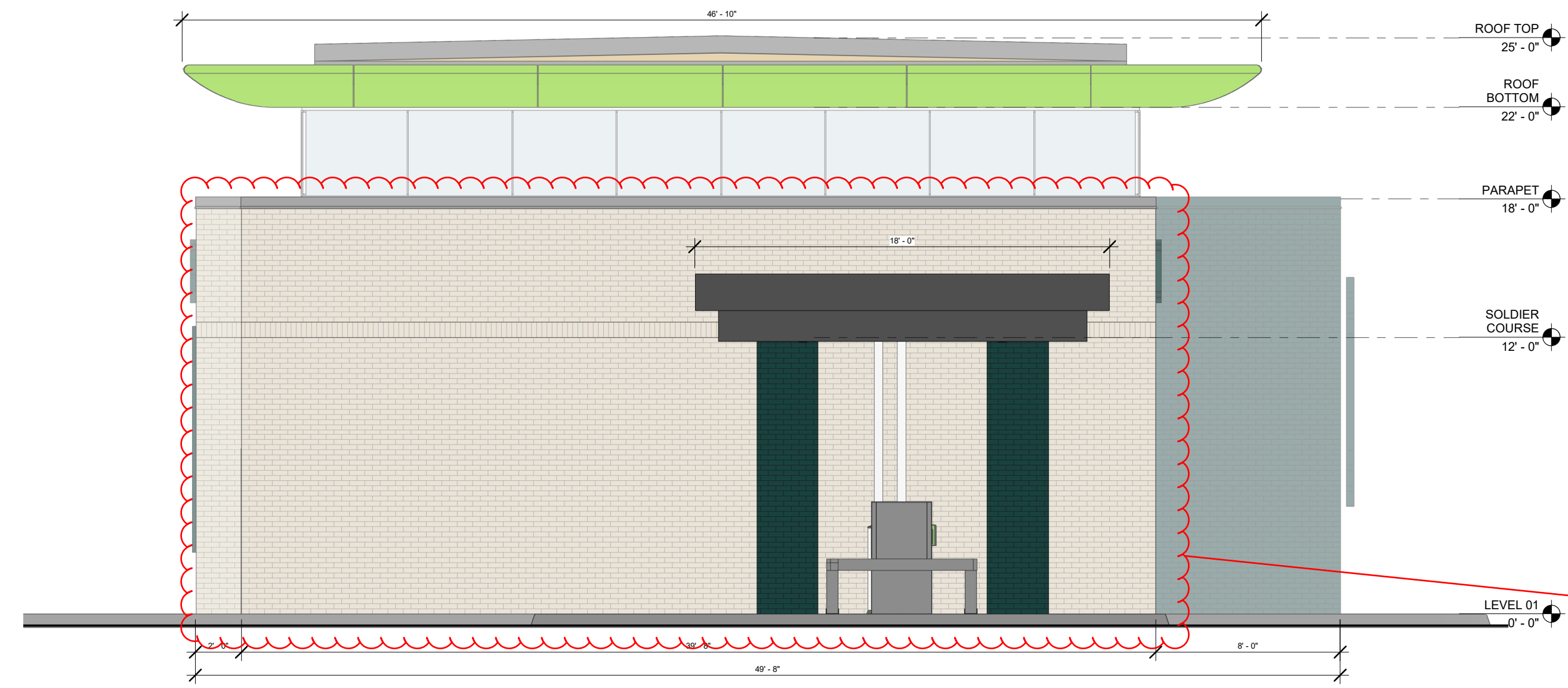
3 DUMPSTER - SOUTH
SCALE: 1/4" = 1'-0"



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



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

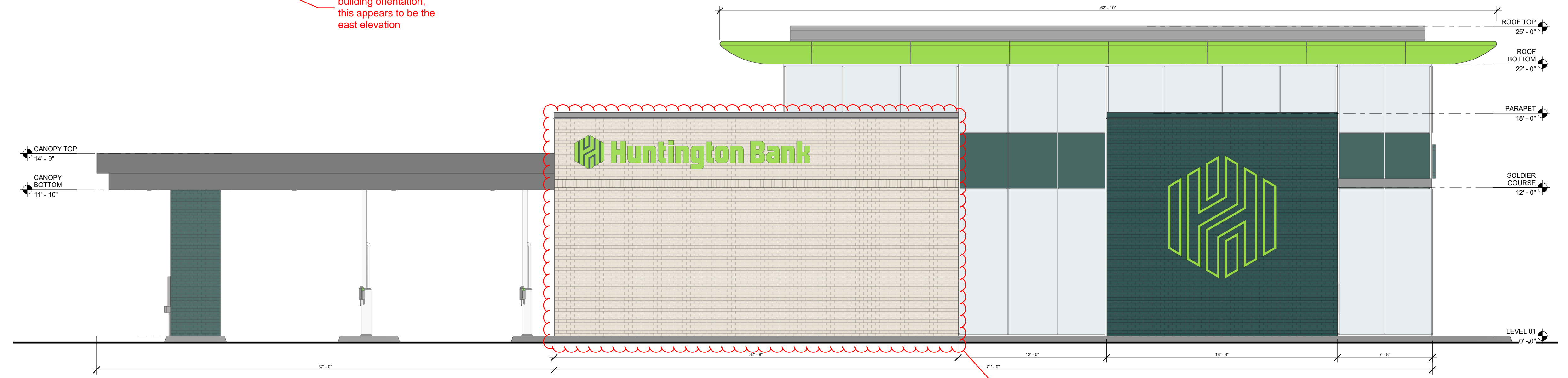


5 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

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

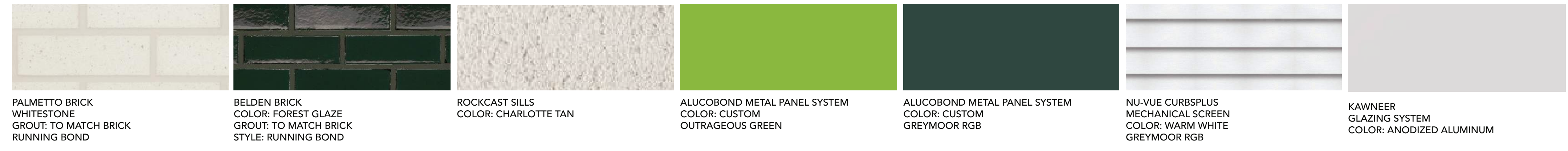
Separate
NOTE: ALL SIGNAGE SHOWN APPROVED UNDER SEPARATE PERMIT. NOT THROUGH THE DEVELOPMENT PERMIT PROCESS



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

check label, this seems to be the north elevation

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



SEPTEMBER 17, 2025

SHEET TITLE
BUILDING ELEVATIONS
7 OF 9



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

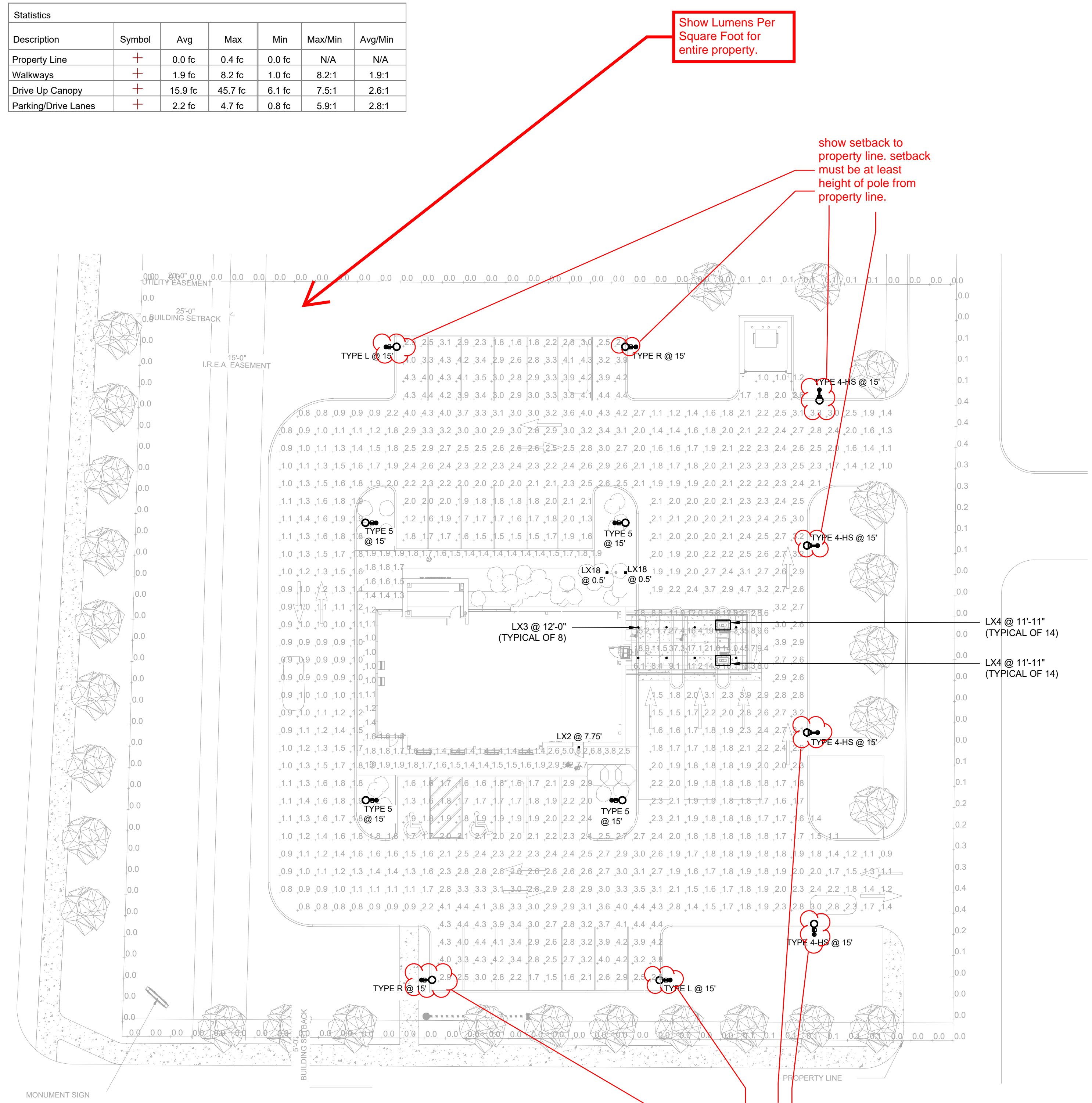
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PAGE 1 OF 11

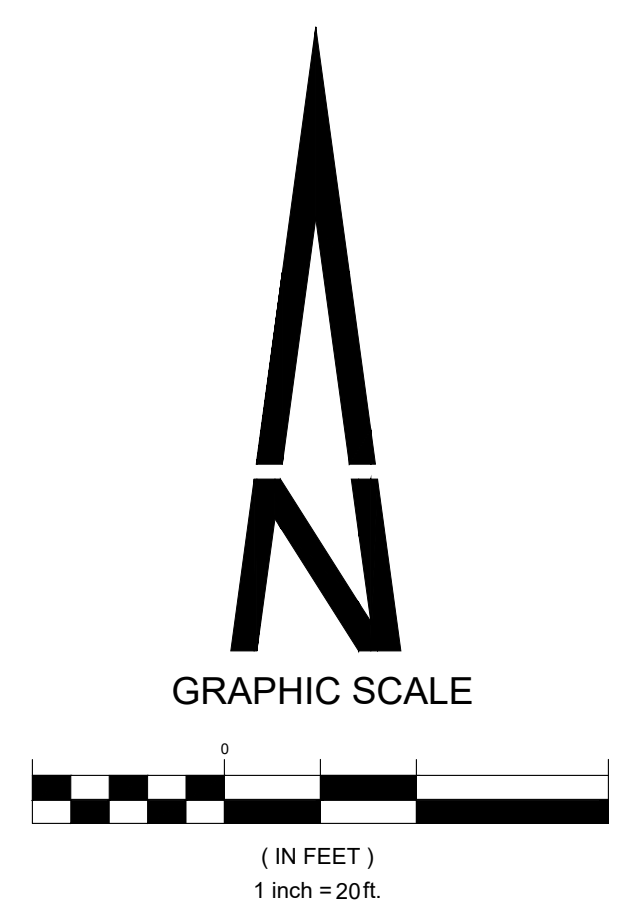
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-----------|----------|-------------------|------------------------------------|--|--------------|-----------------|-------------------|---------|
| ○ | 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 120-277V 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



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 |
|-----------|---------------|----------|------|---------|--------|---------|
|-----------|---------------|----------|------|---------|--------|---------|

Review Group: ALL

| | | | | | | |
|------------|------------|------------|---------------------|-------------------|--------------------|--|
| 10/17/2025 | 10/21/2025 | 10/24/2025 | COMPLETENESS REVIEW | Elizabeth Steward | REVISIONS REQUIRED | |
|------------|------------|------------|---------------------|-------------------|--------------------|--|

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

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|------------|--|--|----------------------------|--------------|--|--|
| 10/15/2025 | | | ENGINEERING ADMINISTRATIVE | Tom Williams | | |
|------------|--|--|----------------------------|--------------|--|--|

Notes:

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|------------|------------|------------|------------------------------|---------------|-----------|--|
| 10/15/2025 | 10/22/2025 | 10/29/2025 | LAND USE COMPLETENESS REVIEW | Alex Mestdagh | COMPLETED | |
|------------|------------|------------|------------------------------|---------------|-----------|--|

Notes:



PARKER
COLORADO

Project Reviews Town of Parker



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|---|------------|-----------|---|--------------------|--------------------|-----------|
| 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: | | | | | | |



PARKER
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Project Reviews Town of Parker



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| 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. | | | | | | |



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Project Reviews Town of Parker

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| 12/11/2025 | | 1/15/2026 | ONEOK 20 | Clara Lucero | | |
|------------|--|-----------|----------|--------------|--|--|

Notes: