



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: 5/12/26
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"

- 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.
- 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

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

Comment Addressed: Yes No

Response:

- The location of the transformer will need to be final. Please consult with CORE Electric on the proposed location and if it is accepted, please remove “Conceptual”.**

Comment Addressed: Yes No

Response:

Landscaping

- Please move the Town Notes and Parker Standards to a new page and increase the size of the landscape plan. Currently very hard to read with the amount of material on one page.**

Comment Addressed: Yes No

Response:

- Please address the gap in the landscaping along the private drive, the landscaping here should continue especially in this location to provide screening for the drive thru from the road.**

Comment Addressed: Yes No

Response:

3. The Perimeter buffers were incorrectly interpreted on the last review. 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 ROW, the P2 Moderate Site Perimeter landscaping requirements shall be satisfied. 3 sides, the South, East and West have a P2 Site Perimeter Landscape buffer requiring a 10 foot planting area width with 1 tree per 25 linear feet, and 5 shrubs per 25 linear feet, with a 25% evergreen tree requirement. The needed numbers to meet this have been listed on the redlines. Please add this requirement and the proposed landscaping to the landscape table.

Comment Addressed: Yes No

Response:

4. 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. Note on first review stated that buffalo Blue Gamma grass has been added to match McDonalds, but additional plantings still need to be added in this space as it is directly on parker road and McDonalds has set the standard for the subdivision. The amount of seeded area should be reduced.



Comment Addressed: Yes No

Response:

Building Elevations

1. The previously submitted elevation included a more transparent glass tower feature at this corner location. The currently proposed design substantially reduces the glazing and visual prominence of this architectural element. Staff did not provide prior comments requesting modification of this feature. Consider reinstating the previously shown tower glazing and corresponding side elevation treatment to increase transparency, strengthen the architectural corner feature at the intersection of Parker Road and Napa Avenue, and provide additional roofline variation and articulation. The earlier design better emphasized the corner condition and contributed additional visual interest along both street-facing elevations.

Per the Design Standards: “Emphasize corners through the use of special roof and architectural forms (such as towers, domes, hipped or pitched roofs).”

Comment Addressed: Yes No

Response:

2. Removal of the tower/roof feature reduces the vertical massing variation previously provided on this elevation. Buildings less than 100 feet in length are required to provide a vertical massing break at intervals of 25 feet along front and side facades. The current elevation may not clearly demonstrate compliance with this requirement. Reinstating the previously proposed tower feature could help satisfy the required plane and massing break; alternatively, another architectural element or façade modulation meeting the intent of the standard may be provided. Applicable standards include: “Buildings less than 100 feet in length shall require a vertical massing break at a distance of 25 feet to front and side building facades.” and “Integrate varied roof lines, modulated building heights, stepbacks, or innovative architectural detailing.”

Comment Addressed: Yes No

Response:

3. The south elevation may not currently demonstrate the minimum required architectural elements along a façade facing a public roadway. Please provide a response in the comment memo identifying which qualifying architectural elements are being utilized to satisfy this requirement, or revise the elevation accordingly.

Per code, façades facing a public roadway must include at least two (2) of the following:

- Awnings
- Canopies
- Arcades
- Galleries
- Tower elements
- Prominent roof features

Comment Addressed: Yes No

Response:

4. The south elevation is considered a front building façade and is therefore subject to the required 40% transparency standard. The drive-thru canopy should not be included as part of the building edge when calculating façade length. Excluding the canopy, the south façade measures approximately 72 feet in length and is therefore subject to the transparency requirement applicable to façades less than 100 feet in length. The currently provided transparency calculation of approximately 32% does not appear to meet this requirement. Please revise the elevation accordingly or provide additional justification in the comment response memo.

Comment Addressed: Yes No

Response:

5. The east elevation is considered a front building façade and is therefore subject to the required 40% transparency standard for façades less than 100 feet in width. Transparency may be supplemented through alternative compliance measures, including murals located outside the 2- to 8-foot transparency zone. Based on the following sheet, an approximately 118-square-foot mural is proposed. Please include the mural area within the transparency calculation table to demonstrate compliance with the required 40% transparency standard through alternative compliance measures.

Comment Addressed: Yes No

Response:

6. The south elevation currently appears to be the only façade that does not incorporate the green brick material utilized elsewhere on the building. Staff recommends incorporating the green brick on this elevation to maintain consistency in materials and architectural composition across all building sides, particularly along the façade containing the primary entrance. Utilizing the material as a soldier course or similar accent/detailing element would be an acceptable approach.

Comment Addressed: Yes No

Response:

7. The primary entrance on the south elevation may not currently demonstrate compliance with the required entrance articulation standards. Please revise the elevation or provide additional justification in the comment response memo demonstrating how the entrance meets the applicable design requirements.

Applicable standards include requirements for:

- **Weather-protection coverings such as awnings, overhangs, or canopies at each entrance;**
- **Architectural articulation through vertical massing breaks, roof form variation, awnings, canopies, or arcades; and**
- **Individual storefront distinction through a minimum of three (3) ground-level design features, including items such as lighting fixtures, bulkheads, string courses, piers/pilasters, storefront cornices, masonry, awnings, or transom windows.**

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response.

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

- Parker Water and Sanitation Districts
- ONEOK

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

Staff Comments 02
SP25-138; Parker Pointe F1 AMD 1 L3A - Huntington Bank
Site Plan
May 12, 2026

Project Representative

Date

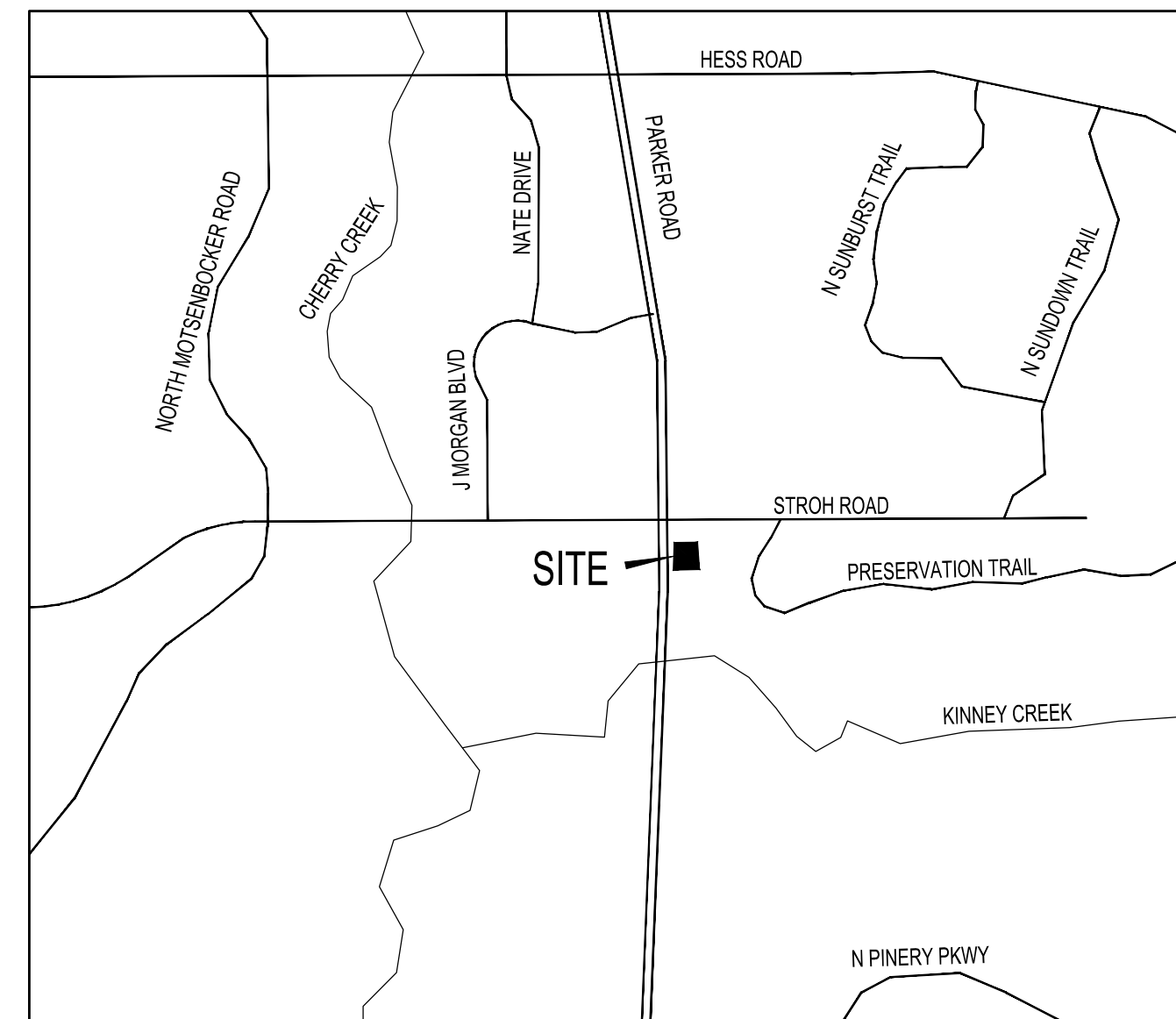
LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

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

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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" = 2000'



SITE DATA TABLE

ZONING DISTRICT	MIXED-USE COMMUNITY	
GROSS SITE AREA	58,985 SF	1.3541 AC
BUILDING GROSS FLOOR AREA	3,005 SF	5%
PARKING/DRIVES	32,730 SF	55%
SIDEWALKS	1,630 SF	3%
LANDSCAPING	21,620 SF	37%
	REQUIRED	PROPOSED
BUILDING HEIGHT	45' MAX	25'
BUILDING SETBACKS		
FRONT	25'	109'
SIDE ADJACENT TO DECLAN DR	5'	97.9'
SIDE ADJACENT TO PARKER RD	10'	64.5'
REAR	10'	94.7'
BICYCLE PARKING		
TOTAL REQUIRED	2	(1/20 PARKING STALLS)
TOTAL PROVIDED	2	

PARKING INFORMATION: HUNTINGTON NATIONAL BANK						
DESCRIPTION	BUILDING AREA (SF)	RATIO	REQUIRED SPACES			
			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
BANK	3005	1 SPACE/ 300 SF NLA	8	1	1	10
PROVIDED SPACES						
STALL DIMENSIONS:			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
9' X 18'			16	1	1	18
9' X 18' SPACES WITH ADJACENT 18" CONCRETE STRIP (ADJACENT TO LANDSCAPE ISLANDS)			7	0	0	7
TOTAL WITHIN PARKING LOT:			23	1	1	25

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
SEEDLICK, 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

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SITE PLAN
LANDSCAPE PLAN
LANDSCAPE NOTES & DETAILS
LANDSCAPE NOTES & DETAILS
BUILDING ELEVATIONS
BUILDING ELEVATIONS
PHOTOMETRIC PLAN
LUMINAIRE CUT SHEETS

APRIL 19, 2026

SHEET TITLE

COVER SHEET
1 OF 10




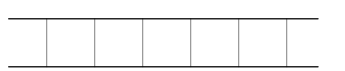
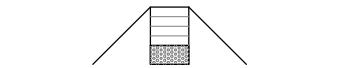





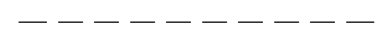




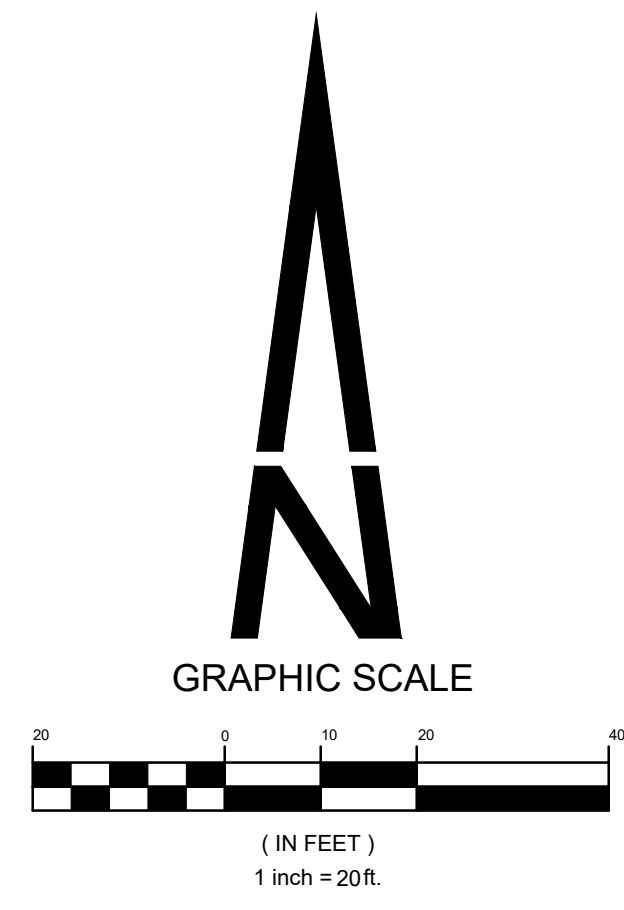
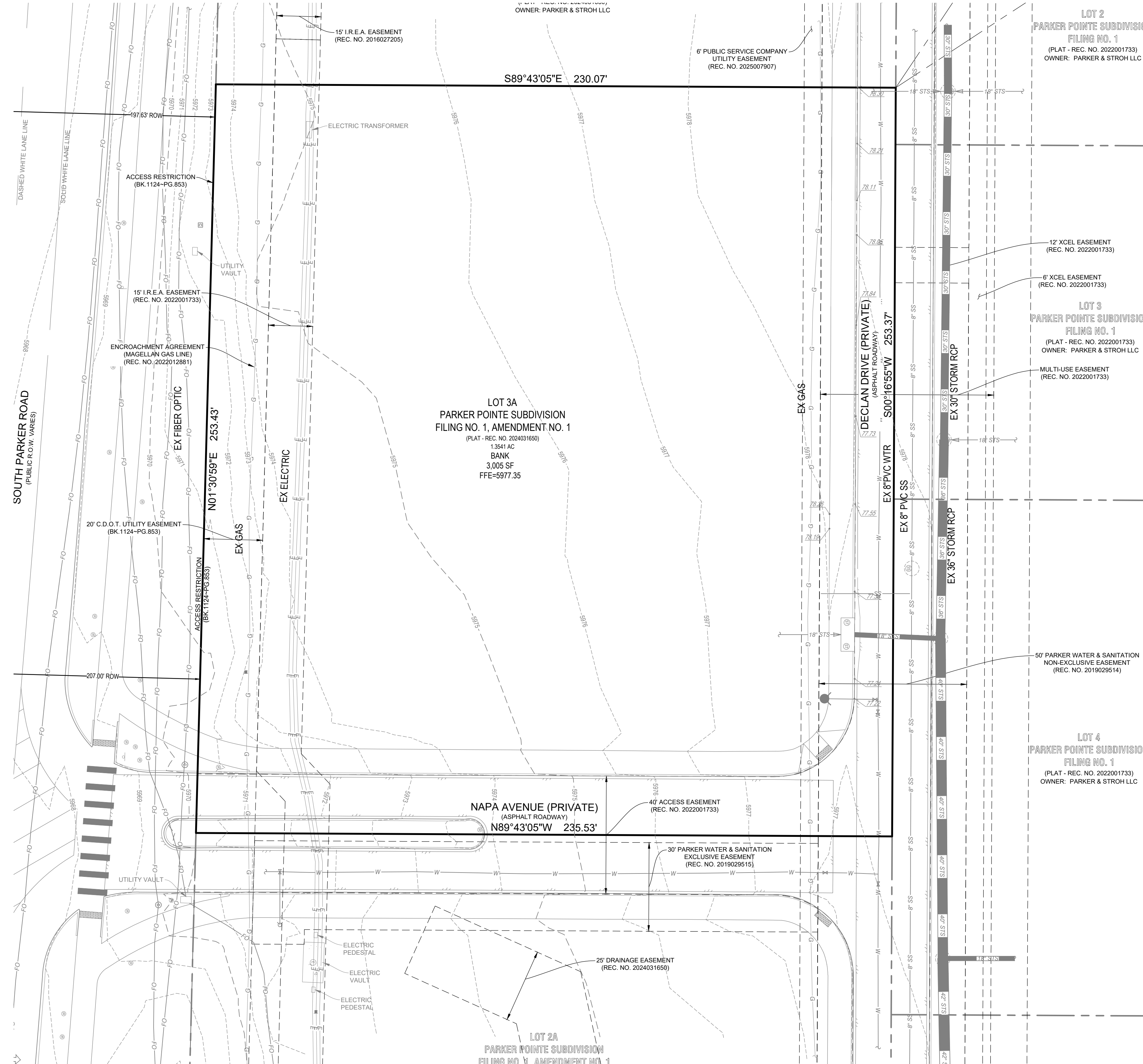
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

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

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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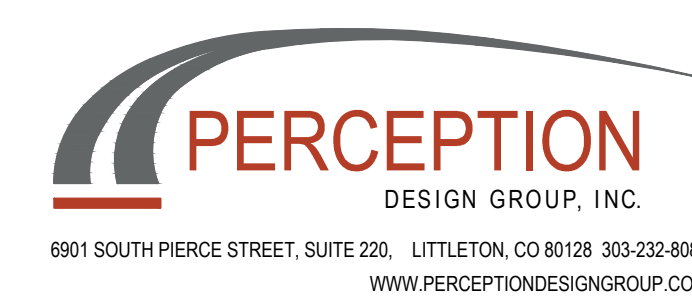
LEGEND

-  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



APRIL 10, 2026

SHEET TITLE
EXISTING SITE
2 OF 10






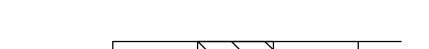




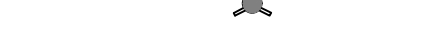




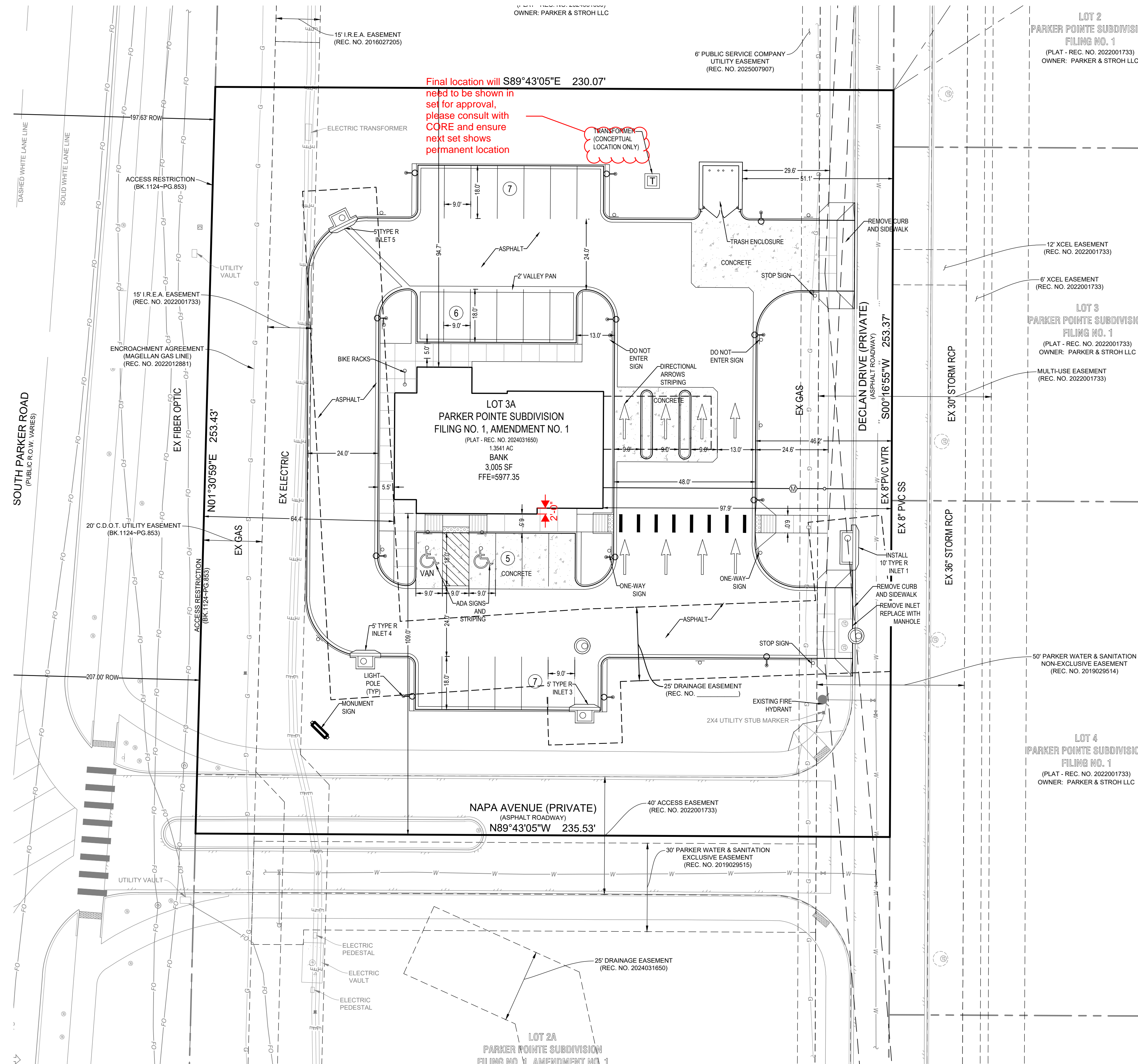
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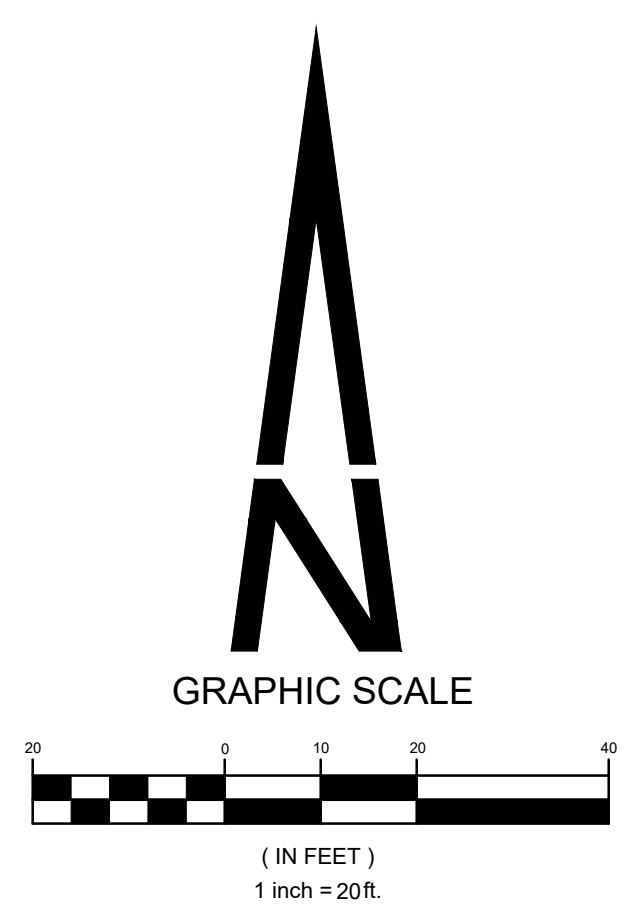
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LEGEND

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

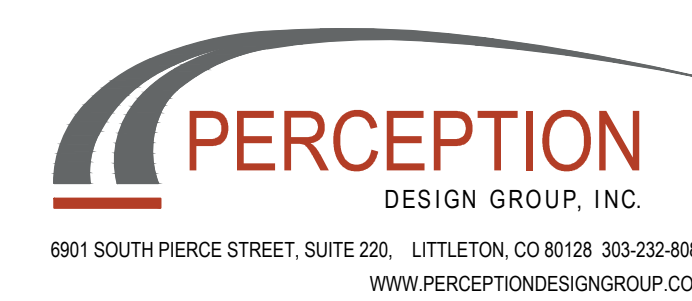


BIKE RAKE
MANUFACTURED BY PARKTASTIC
BLACK
36" TALL X 24" WIDE



APRIL 10, 2026

SHEET TITLE
SITE PLAN
3 OF 10



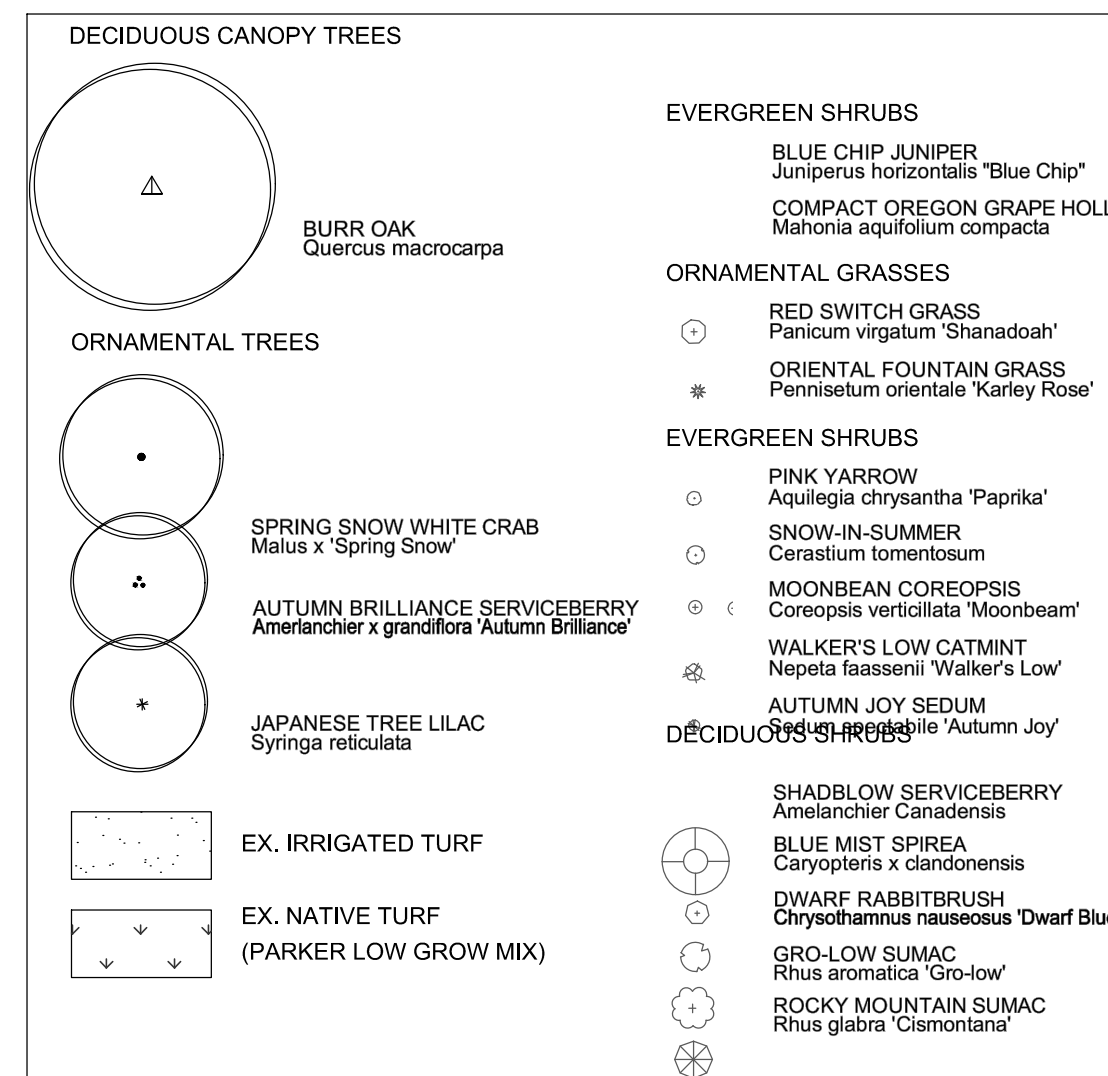
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PARKER STANDARDS & REQUIREMENTS
 1. Minimum landscape standards; (2)a. At maturity, at least seventy-five percent (75%) of the landscaped area shall have a ground cover of living plant material, including, but not limited to, trees, shrubs, ground 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.

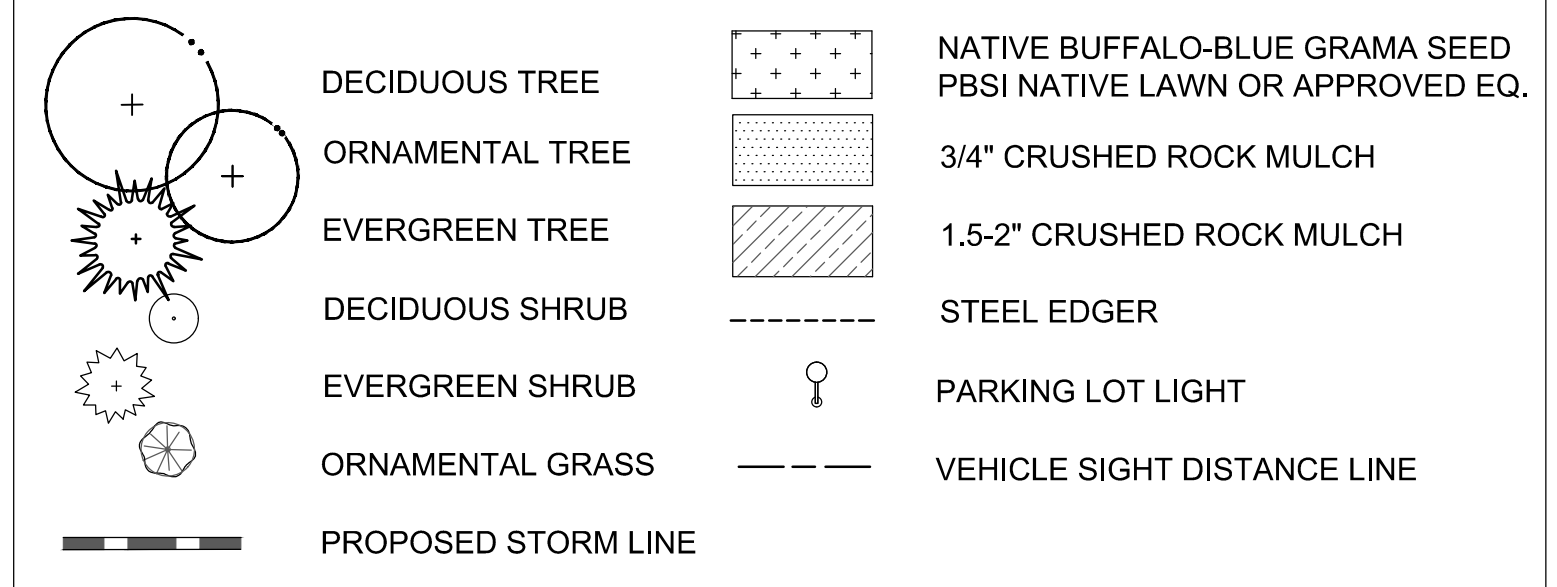
Does not have to be on final set, or can be moved to next page if want to keep

EXISTING PLANT REFERENCE



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

PROPOSED LEGEND



PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	WATER REQ.	MATURE HT. x WIDTH	INSTALLED SIZE	CONDITION/REMARKS
DECIDUOUS TREES							
AE	2	Ulmus japonica x wilsoniana 'Morton'	Accolade Elm	L-M	50-70' x 30-40'	2" cal.	B&B, single stem, full head
CO	2	Quercus muhlenbergii	Chinkapin Oak	L-M	35-50' x 35-50'	2" cal.	B&B, single stem, full head
HL	3	Gleditsia triacanthos inermis 'Shademaker'	Shademaker Honeylocust	L-M	40-60' x 30-40'	2" cal.	B&B, single stem, full head
ORNAMENTAL TREES							
CB	4	Malus 'Coralcole'	Coralburst Crabapple	L-M	12-15' x 12-15'	2" cal.	B&B, single stem, full head
CH	3	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	L-M	20-30' x 12-15'	2" cal.	B&B, single stem, full head
HW	2	Acer tartaricum 'Hot Wings'	Hot Wings Maple	L	15-20' x 15-20'	2" cal.	B&B, single stem, full head
MG	4	Acer grandidentatum JFS-NuMex 3	Mesa Glow Bigtooth Maple	L-M	20-30' x 15-18'	2" cal.	B&B, single stem, full head
EVERGREEN TREES							
AP	3	Pinus nigra	Austrian Pine	L-M	40-60' x 20-40'	6" ht.	B&B, full & bushy
BP	6	Pinus heldreichii	Bosnian Pine	L	15-25' x 10-12'	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
CP	24	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	L	6-8' x 4-6'	30-36" ht.	#5 container
DL	31	Syringa patula 'Miss Kim'	Dwarf Purple Lilac	L	3-4' x 3-4'	24-30" ht.	#5 container
GL	10	Rhus aromatica 'Gro-low'	Gro-low Sumac	L	2-3' x 6-8'	18-21" ht.	#5 container
HC	39	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	L	2-3' x 6-8'	18-21" ht.	#5 container
LD	14	Physocarpus opulifolios 'Little Devil'	Little Devil Ninebark	L	3-4' x 3-4'	24-30" ht.	#5 container
LP	15	Ligustrum vulgare 'Lodense'	Lodense Privet	L	2-3' x 3-4'	24-30" ht.	#5 container
KP	17	Potentilla fruticosa 'Klondike'	Klondike Potentilla	L	2-3' x 2-3'	12-15" ht.	#5 container
RB	22	Ericameria nauseosa v. glabrata	Tall Green Rabbitbrush	VL	3-6' x 3-6'	21-24" ht.	#5 container
SW	15	Physocarpus opulifolios 'Summer Wine'	Summer Wine Ninebark	L	4-6' x 4-6'	30-36" ht.	#5 container
EVERGREEN SHRUBS							
BJ	15	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	L	8-12" x 6-8"	9-12" ht.	#5 container
BS	10	Juniperus squamata 'Blue Star'	Blue Star Juniper	L	2-3' x 3-4'	15-18" ht.	#5 container
HJ	13	Juniperus chinensis 'Hetz Columnar'	Hetz Columnar Juniper	L	12-15' x 4-5'	36-42" ht.	#7 container
LM	23	Cercocarpus intricatus	Littleleaf Mountain Mahogany	L	3-6' x 3-5'	21-24" ht.	#5 container
MJ	21	Juniperus scopulorum 'Medora'	Medora Juniper	L	15-18' x 3-5'	36-42" ht.	#5 container
SJ	7	Juniperus chinensis 'Spartan'	Spartan Juniper	L	15-20' x 3-4'	36-42" ht.	#5 container
ORNAMENTAL GRASSES							
BA	11	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass	L	2-3' x 2-3'	12-15" ht.	#5 container
BB	16	Andropogon gerardii	Big Bluestem Grass	L	4-5' x 2-3'	21-24" ht.	#5 container
BG	9	Helictotrichon sempervirens 'Sapphire'	Blue Avena Grass	L	2-3' x 2-3'	12-15" ht.	#5 container

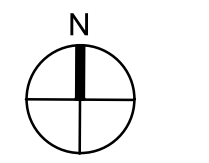
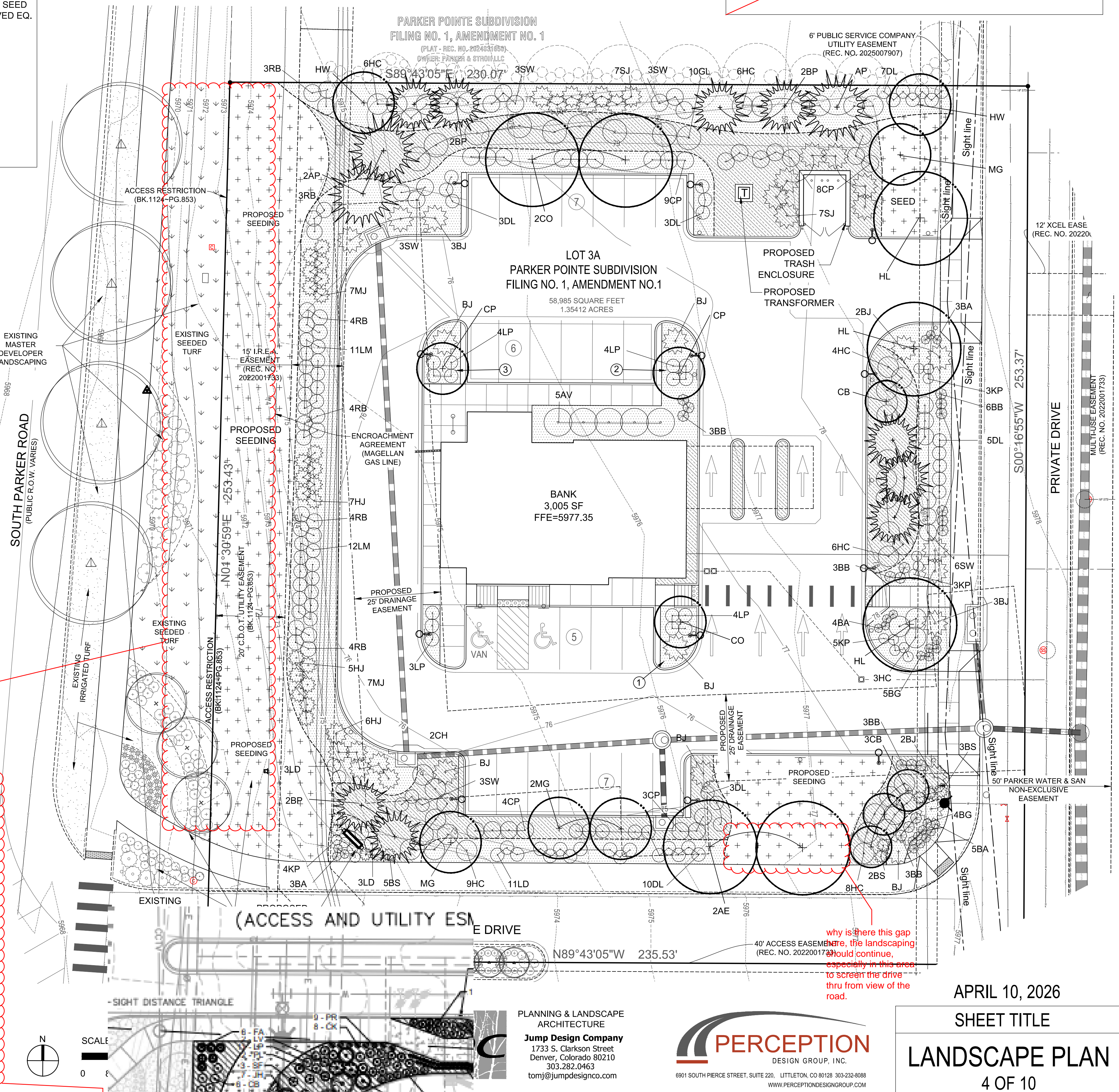
1. PLANT WATER REQUIREMENTS: VL = Very Low; L = Low; M = Moderate; H = High
 2. ALL PLANTS SHALL BE HEALTHY & WELL-ESTABLISHED - TREES AS BALLED & BURLAPPED AND SHRUBS/GRASSES IN CONTAINERS.
 SIZE, BRANCHING, NUMBER OF CANES, ETC. SHALL BE PER ANSI Z60, AMERICAN STAND FOR NURSERY STOCK, CURRENT EDITION.

TOWN 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 WITH 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.

Comment on adding grasses refered to additional plantings in this area, similar to how mcdonalds minimized the seeding area to the maximum extent possible.

why is there this gap here, the landscaping should continue, especially in this area to screen the drive thru from view of the road.



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



APRIL 10, 2026
 SHEET TITLE
LANDSCAPE PLAN
 4 OF 10

Can the town notes be moved to the

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 DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
- 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 SEEDER 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 SEEDER 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.

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.

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 10

PROJECT LANDSCAPE NOTES

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

- FINE GRADING / PREPARATION NOTES**
- LANDSCAPE OPERATIONS SHALL ACHIEVE FINISHED GRADES AS SHOWN ON THE CIVIL GRADING PLANS AFTER INSTALLATION. ALL COMPLETED LANDSCAPE AREAS SHALL DRAIN AT 2% MINIMUM SLOPE WITHOUT LOW SPOTS THAT POND. FINISH GRADES SHALL SLOPE AWAY FROM STRUCTURES AT THE RECOMMENDED SLOPES INDICATED IN THE PROJECT GEOTECHNICAL/ SOILS REPORT UNLESS SPECIFICALLY APPROVED BY THE CIVIL ENGINEER AND OWNER.

- THE LANDSCAPE CONTRACTOR SHALL REVIEW THE COMPLETED ROUGH GRADING OPERATIONS PRIOR TO BEGINNING WORK AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE GRADING PLANS AND ACTUAL CONDITIONS.

- ALL LANDSCAPE AREAS SHALL BE FINE GRADED TO .10" +/- RESULTING IN A SMOOTH FINISH WITHOUT DEBRIS. DELETERIOUS MATERIALS OR CLODS OVER 1" DIAMETER. ALL FINE GRADING MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.

- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING. COORDINATE WITH GENERAL CONTRACTOR. THE TOP 4" OF LANDSCAPE AREAS SHALL BE EXISTING OR IMPORTED TOPSOIL AS NECESSARY.

- SOIL AMENDMENT SHALL BE LOW-SALTS, FULLY-MATURED & NITROGEN STABILIZED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS. pH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY A1 ORGANICS 16350 WCR 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.

- 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.

- ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME, POST-FINAL ACCEPTANCE REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS. PLANTS NEEDED REPLACED PRIOR TO ACCEPTANCE WILL NOT APPLY TOWARD WARRANTY REPLACEMENTS.

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

- PLANT QUANTITIES SHOWN SYMBOLICALLY ON THE PLAN SHOULD MATCH THOSE TOTALS IN THE PLANT LIST. IN THE CASE OF A DISCREPANCY, PLAN SYMBOLS SHALL TAKE PRECEDENT.

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

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

- EDGER**
- LAYOUT BED LINES FOR APPROVAL PRIOR TO INSTALLATION. ALL PLANTING BEDS ARE TO BE CONTAINED WITH MINIMUM 4" HEIGHT STEEL EDGER WITH ROLLED TOP AND NO EXPOSED SHARP EDGES. EDGER SHALL BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED SURFACES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS.

- 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**
- INSTALL DEWITT 2.2 OZ. BIODEGRADABLE WEED BARRIER OR APPROVED EQUAL UNDER ALL ROCK BEDS PER SPEC'S AT: <https://www.dewittcompany.com/wp-content/uploads/2023/07/GardenWeedBarrierSpec.pdf>

- PLANTING BEDS ROCK MULCHES SHALL BE BULK "CLEAR CREEK GRANITE" AT 3/4" AND 1.5-2" SIZES PER PLAN PER PIONEER LANDSCAPE SUPPLY OR APPROVED EQUAL. PLACE AT 3" DEPTH MIN. OVER SPEC'D. 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.

- 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**
- SEED SHALL BE PAWNEE BUTTES SEED (PBSI) "NATIVE LAWN MIX" BUFFALO AND BLUE GRAMA NATIVE TURF OR APPROVED EQUAL. 85% BUFFALOGRASS / BUCHLOE DACTYLOIDES 'BISON', 'CODY' OR 'PLAINS' 35% NATIVE BLUE GRAMA / BOUTELOUA GRACILIS 'HACHITA' SUBMIT DETAILED SEED SPEC'S. SUBSTITUTIONS WILL BE CONSIDERED PRIOR TO BIDDING. PAWNEE BUTTES SEED INC., 605 25TH ST., GREELEY, CO (800) 782-5947

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

LANDSCAPE REQUIREMENTS SUMMARY

A. INTERNAL LANDSCAPING		LANDSCAPE AREA			% LIVE COVER		
NET SITE AREA		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT
		15%			75%	78.6%	
58,985 SF		8,848 SF	21,620 SF	+12,772 SF	16,215 SF	16,991 SF	776 SF

INTERNAL LANDSCAPE AREA		TREE REQUIREMENT (1 / 1500 SF)			SHRUB REQUIREMENT (5 / 1500 SF)			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for tree equivalents	Total equivalent trees	Total tree & tree equivalents provided
21,620 SF		15	29	NA SEE BELOW	72	317	NA SEE BELOW			

B. STREETScape LANDSCAPE		TREE REQUIREMENT (1 / 40 LF)			SHRUB REQUIREMENT (NA)			Shrubs available for tree equivalents	Total equivalent trees	Total tree & tree equivalents provided
	LENGTH	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED				
East Private drive	176 LF	5	5	0	NA	NA				
South Private drive	213 LF	6	9 existing	+3	NA	NA	NA	NA	NA	
Parker Road	220 LF	6	6 existing	0	NA	NA				

C. LANDSCAPE PERIMETER (STANDARD)		TREE REQUIREMENT (1 / 30 LF)			SHRUB REQUIREMENT (5 / 30 LF)			TREE EQUIVALENT CALCULATION		
	LENGTH	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for tree equivalents	Total equivalent trees	Total tree & tree equivalents provided
North Property Line	208 LF	7	8	7	0	35	41	35	0	NA
South Property Line	210 LF	7	9	6	-1	35	42	47	+12	12
East Property Line	174 LF	6	7	3	-3	29	35	59	+30	30
West Property Line	174 LF	8	7	4	-4	38	35	78	+40	40

D. PARKING LOT SCREENING		TREE REQUIREMENT (1 / 30 LF)			SHRUB REQUIREMENT (5 / 30 LF)			TREE EQUIVALENT CALCULATION		
	LENGTH	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for tree equivalents	Total equivalent trees	Total tree & tree equivalents provided
North parking bay	63 LF	2	2	0	8	12	+3			
South parking bay	63 LF	2	2	0	8	11	+3	NA	NA	NA
East drive-thru edge	100 LF	3	3	0	13	13	0			

E. EVERGREEN REQUIREMENT- OVERALL SITE		25%	
MIN. EVERGREEN TREES REQ'D	# OF TREES	REQUIRED	PROVIDED
	29	8	9

F. PARKING LOT INTERIOR LANDSCAPE			
LOT ISLAND #	AREA SF	TREES REQ'D. / PROVIDED 1 PER 162 SF	SHRUBS REQ'D. / PROVIDED 5 PER 162 SF
① Southeast island	166 LF	1 / 1	5 / 5
② Northeast island	170 LF	1 / 1	5 / 5
③ Northwest island	170 LF	1 / 1	5 / 5

Apologies, I made an incorrect statement before, these are actually P2 required buffers as they are adjacent to ROW. They will require a 10 foot planting area with 1 tree and 5 shrubs per 25 linear feet, with 25% required evergreen.

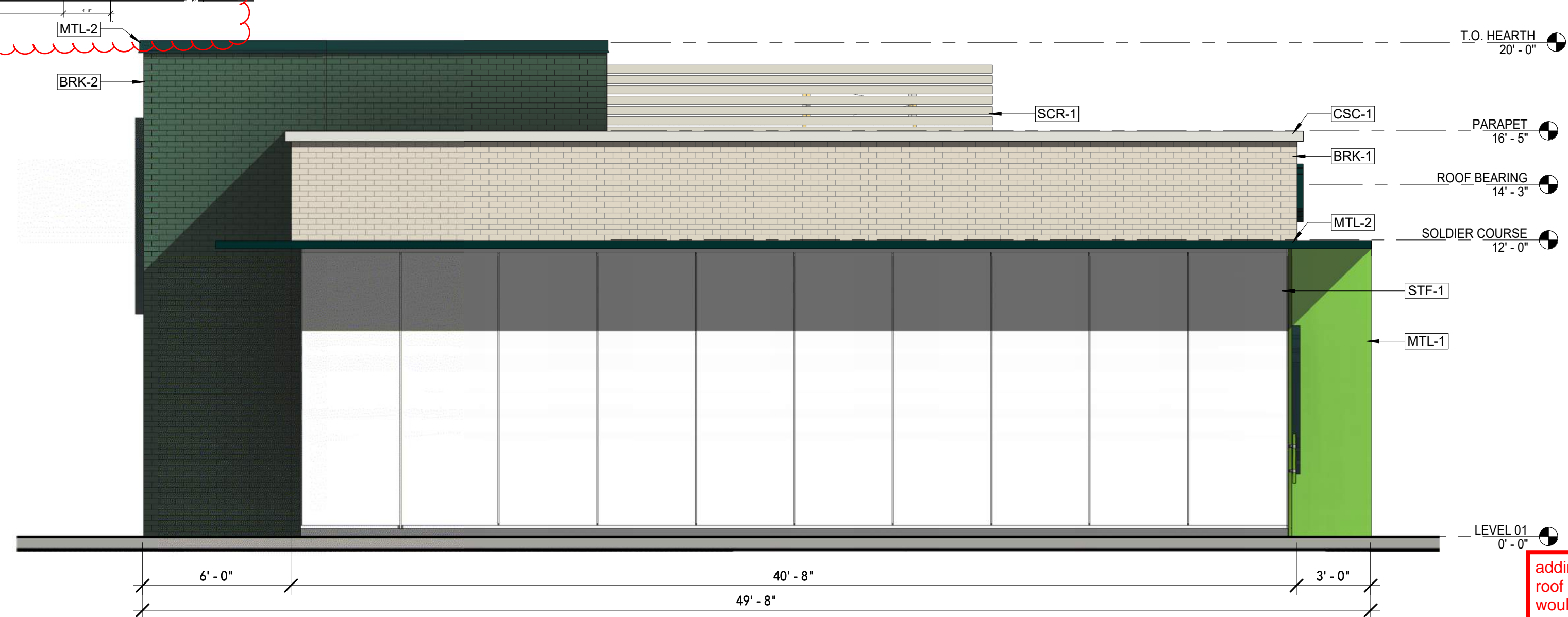
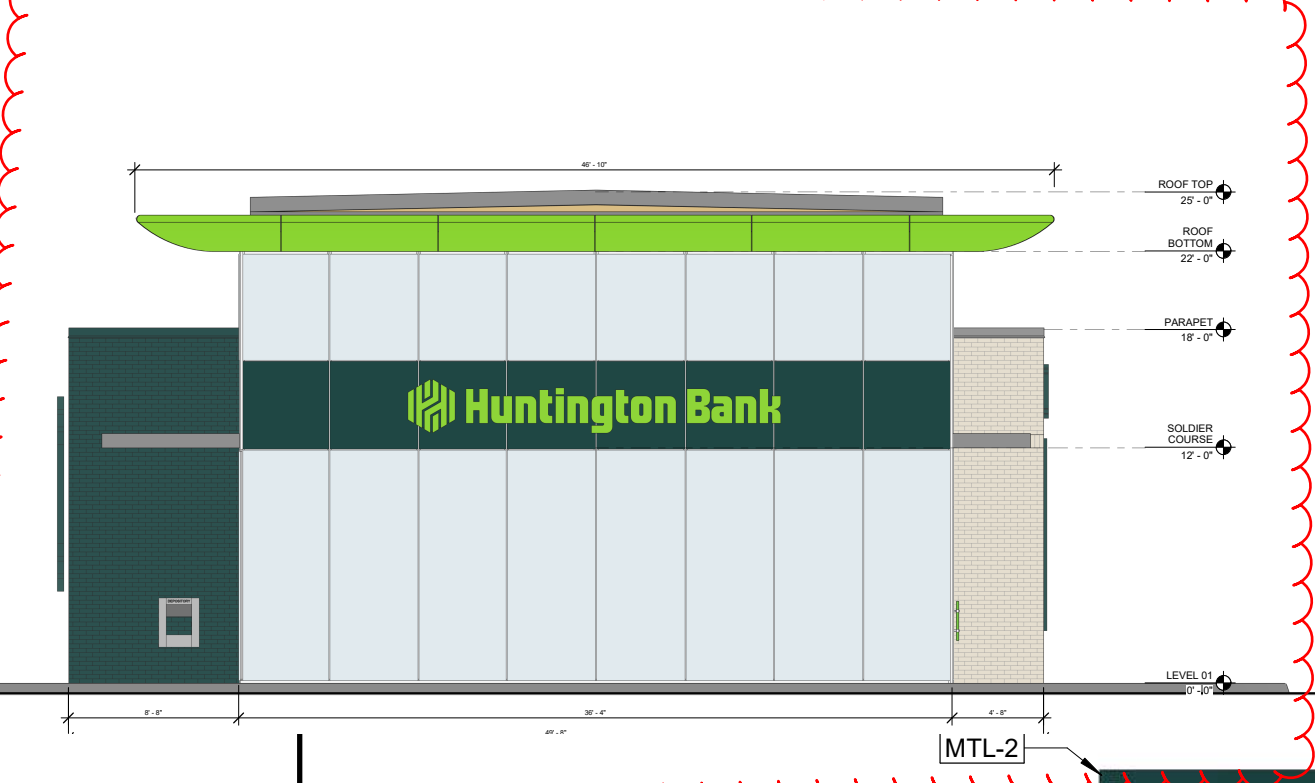
APRIL 10, 2026

SHEET TITLE

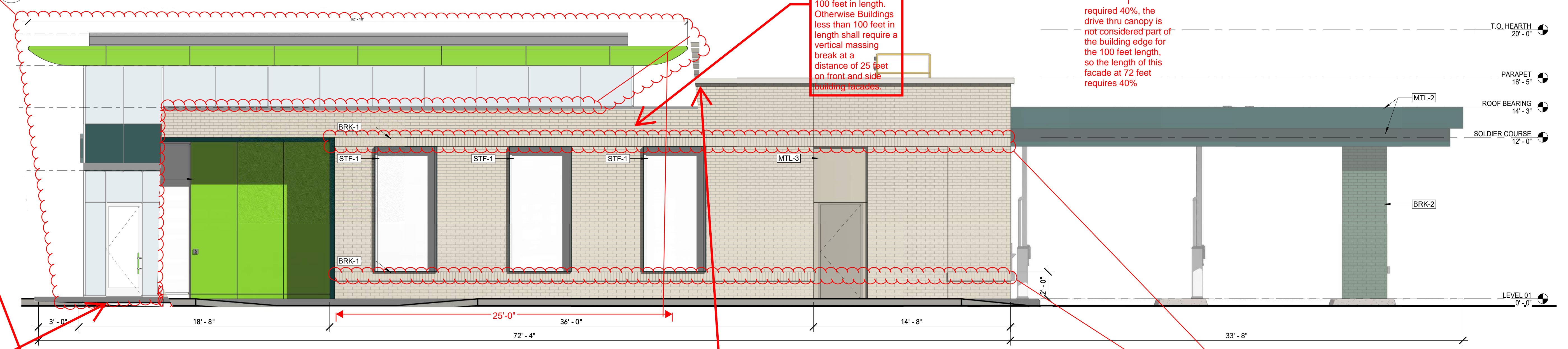
LANDSCAPE NOTES & DETAILS
5 OF 10

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



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

BRK-1 PALMETTO BRICK WHITESTONE GROUT TO MATCH BRICK RUNNING BOND	BRK-2 BELDEN BRICK COLOR: FOUNDER'S GLAZE GROUT: CHARCOAL GRAY STYLE: RUNNING BOND	MTL-1 ALUCOBOND METAL PANEL SYSTEM COLOR: CUSTOM ABUNDANT GREEN	MTL-2 ALUCOBOND METAL PANEL SYSTEM COLOR: CUSTOM PROSPEROUS GREEN	MTL-3 ALUCOBOND METAL PANEL SYSTEM COLOR: CUSTOM TO MATCH BRK-1	SCR-1 CITYSCAPES ENVISOR MECHANICAL SCREEN COLOR: SILVER SATIN	STF-1 KAWNEER GLAZING SYSTEM COLOR: ANODIZED ALUMINUM

MATERIAL TAKE-OFF TABLES

EXTERIOR MATERIALS		
TOTAL WALL AREA (WEST ELEVATION)	871 SF	100%
FENESTRATION	466	54%
BRICK	324	37%
STONE	17	2%
METAL	64	7%
TRANSPARENCY ZONE* TOTAL AREA	298	
TRANSPARENCY AREA	239	80%

EXTERIOR MATERIALS		
TOTAL WALL AREA (EAST ELEVATION)	860 SF	%
FENESTRATION	0	0%
BRICK	713	83%
STONE	17	2%
METAL	130	15%
TRANSPARENCY ZONE* TOTAL AREA	298	
TRANSPARENCY AREA	0	0%

EXTERIOR MATERIALS		
TOTAL WALL AREA (SOUTH ELEVATION)	1338 SF	%
FENESTRATION	247	18%
BRICK	802	60%
STONE	29	2%
METAL	260	19%
TRANSPARENCY ZONE* TOTAL AREA	414	
TRANSPARENCY AREA	132	32%

EXTERIOR MATERIALS		
TOTAL WALL AREA (NORTH ELEVATION)	1338 SF	%
FENESTRATION	361	27%
BRICK	833	62%
STONE	22	2%
METAL	122	9%
TRANSPARENCY ZONE* TOTAL AREA	433	
TRANSPARENCY AREA	186	43%

*TRANSPARENCY ZONE DEFINED PER DEVELOPMENT DESIGN STANDARDS SECTION X.A.2.b

Why was this elevation so significantly changed? Staff had no comments on this side, it and the corresponding side view of this tower feature could be added back in the increase transparency and provide a corner feature for the side facing parker road and napa avenue

adding back in this roof feature here would count as a roofline change for the required vertical massing break at 25 feet for building facades less than 100 feet in length. Otherwise Buildings less than 100 feet in length shall require a vertical massing break at a distance of 25 feet on front and side building facades.

required 40%, the drive thru canopy is not considered part of the building edge for the 100 feet length, so the length of this facade at 72 feet requires 40%

considered a building front and will need 40% transparency for a building facade less than 100 feet in width. Can be substituted with murals beyond the 2 to 8 foot range for alternative compliance-based on next page a mural of 118 sqft will be added, please add that to this table to show that the 40% area for transparency through alternative compliance is met

All front and side building facades that face a public roadway shall include a minimum of two (2) of the following building elements (see figures 81 and 82):
i. Awnings
ii. Canopies
iii. Arcades
iv. Galleries
v. Tower elements
vi. Prominent roof feature

c. Each entrance shall have a weather-protection covering with an awning, overhang or canopy.
d. Entrances shall be articulated architecturally by (see figure 83):
i. Vertical breaks in the massing
ii. Breaks in eave lines and roof forms
iii. Awnings
iv. Canopies
v. Arcades
Individual storefronts shall be distinguished by a minimum three (3) of the following list of design features at the ground level (see figure 84):
i. Lighting fixtures (full-cut off)
ii. Bulkheads
iii. String courses
iv. Piers or pilasters
v. Storefront cornice
vi. Tile work
vii. Masonry
viii. Awnings
ix. Transom windows

Varying roofline on all 4 sides is required per development design standards, adding back the tower feature would satisfy this

use green brick here for soldier trim to use all building elements on each side; this is the only facade lacking the green brick and it needs to be carried over. This needs to be included on the side with the main entrance

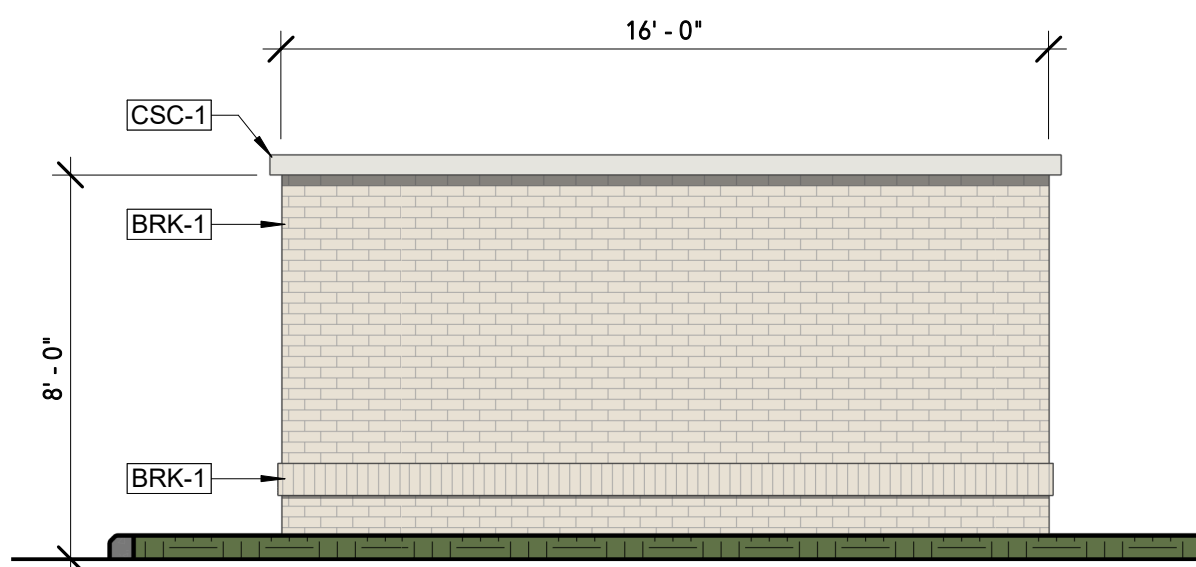
SEPTEMBER 17, 2025

SHEET TITLE
BUILDING ELEVATIONS
7 OF 10

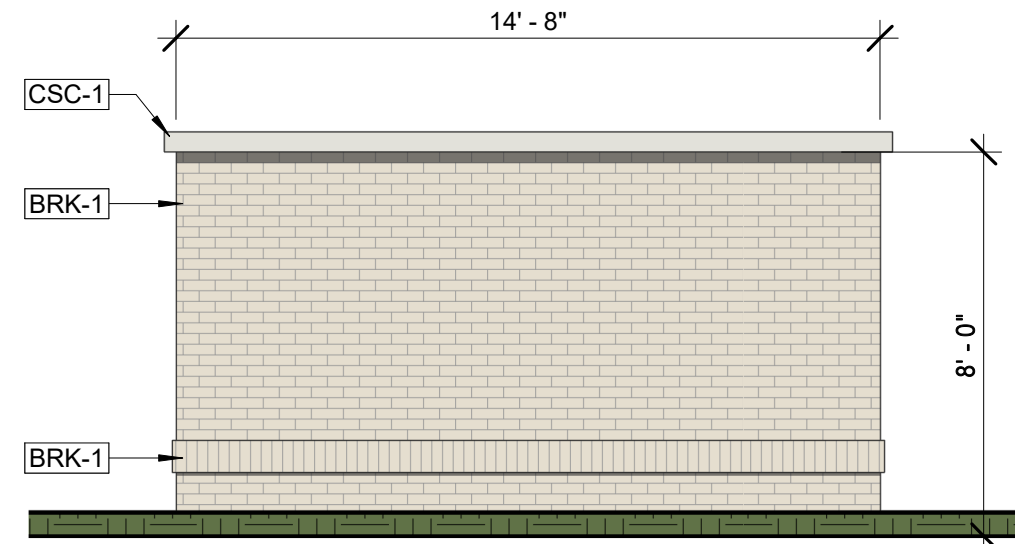


LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

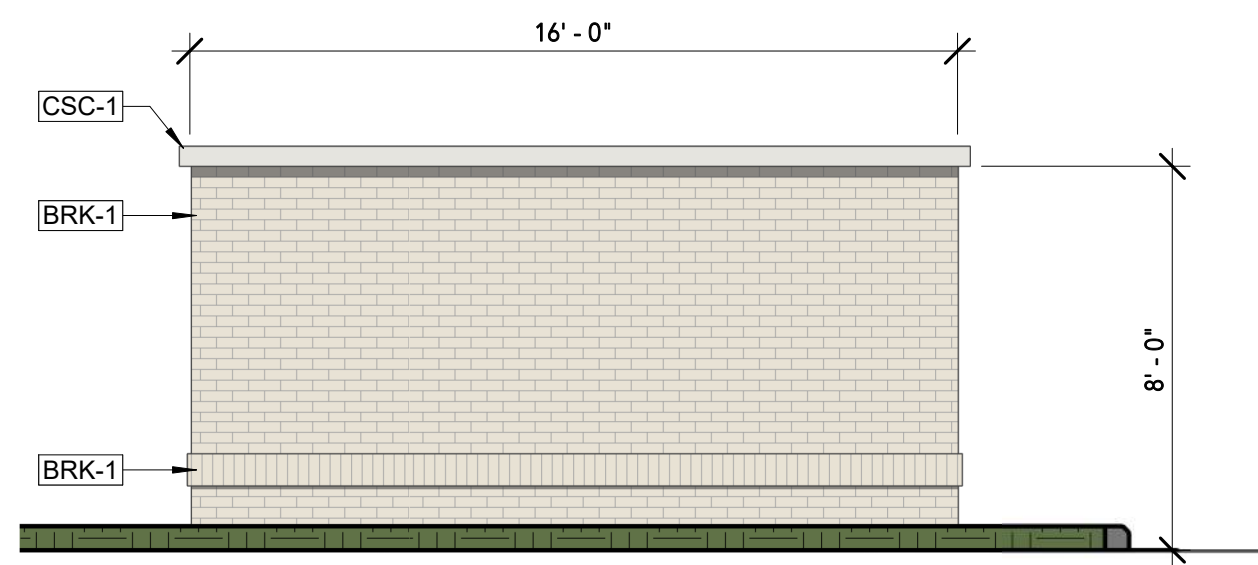
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



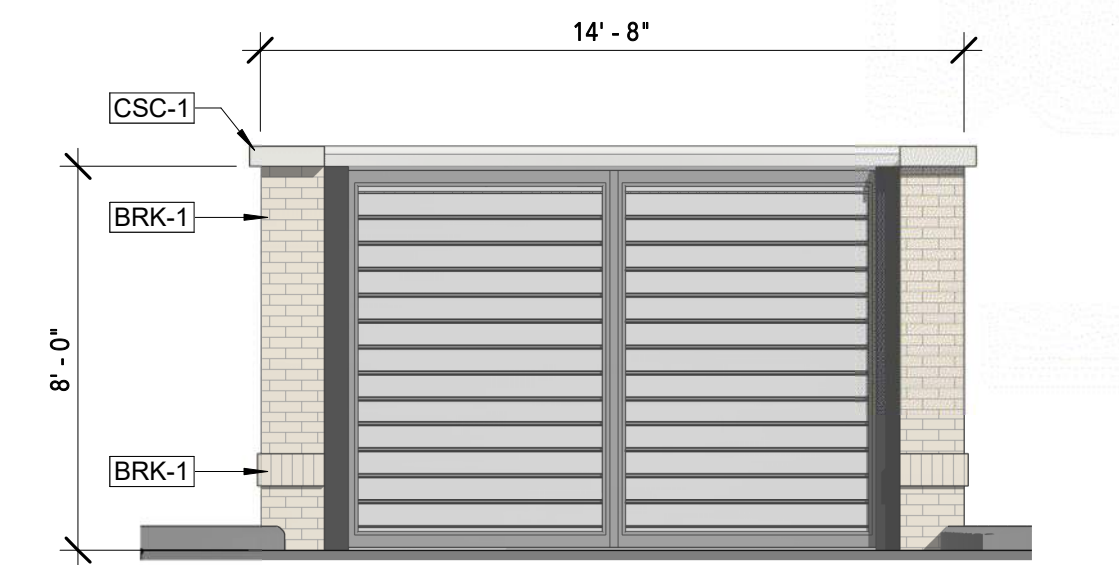
6 DUMPSTER - EAST
SCALE: 1/4" = 1'-0"



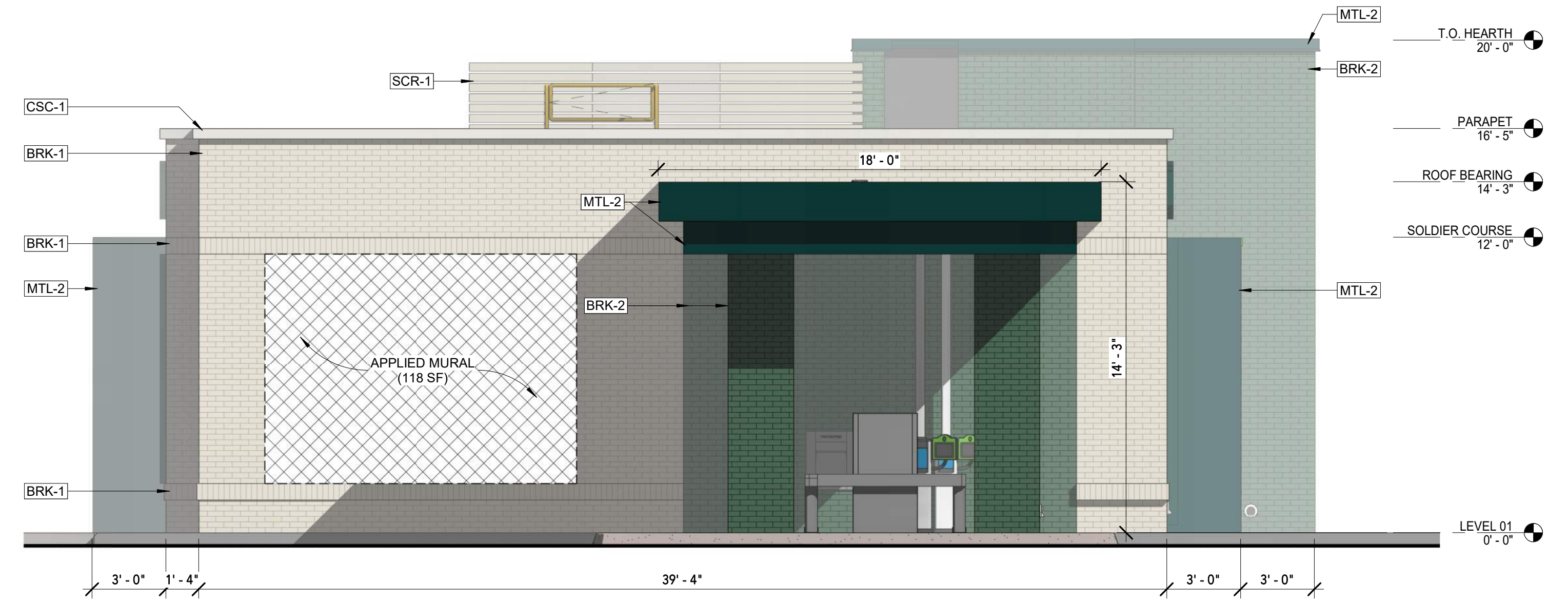
5 DUMPSTER - NORTH
SCALE: 1/4" = 1'-0"



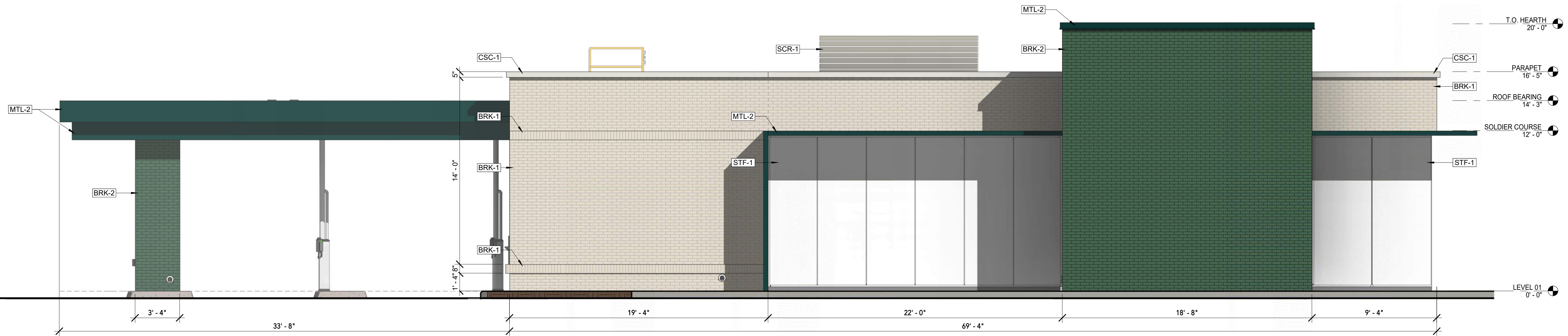
4 DUMPSTER - WEST
SCALE: 1/4" = 1'-0"



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



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



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

PALMETTO BRICK WHITESTONE GROUT: TO MATCH BRICK RUNNING BOND	BELDEN BRICK COLOR: FOUNDER'S GLAZE GROUT: CHARCOAL GRAY STYLE: RUNNING BOND	ALUCOBOND METAL PANEL SYSTEM COLOR: CUSTOM ABUNDANT GREEN	ALUCOBOND METAL PANEL SYSTEM COLOR: CUSTOM PROSPEROUS GREEN	ALUCOBOND METAL PANEL SYSTEM COLOR: CUSTOM TO MATCH BRK-1	CITYSCAPES ENVISOR MECHANICAL SCREEN COLOR: SILVER SATIN	KAWNEER GLAZING SYSTEM COLOR: ANODIZED ALUMINUM

SEPTEMBER 17, 2025

SHEET TITLE
BUILDING ELEVATIONS
8 OF 10

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

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	F	2	Lithonia Lighting	TFX2 LED 40K Mvolt	TFX2 LED Floodlight 12,700lm	1	12827	0.9	93.1
○	P11	9	LSI INDUSTRIES, INC.	LAD6-LAD6R-LCD6-LED-14L-40-WF-TR6R-SF-HAZ	LCD6-LAD6-LAD6R	1	1335	0.9	14
□	TYPE 5	4	Lithonia Lighting	DSXO LED P3 30K 80CRI TSM	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	8000	0.9	68.95
□	TYPE 4-HS	4	Lithonia Lighting	DSXO 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	0.9	68.95
□	TYPE L	2	Lithonia Lighting	DSXO 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	0.9	45.14
□	TYPE R	2	Lithonia Lighting	DSXO 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	0.9	45.14
□	WP1	1	Lithonia Lighting	WDGE1 LED P1 30K 90CRI VW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 90CRI, VISUAL COMFORT WIDE OPTIC	1	1030	0.9	10.0002
○	A	2	Gotham Architectural Lighting	EVO2 40/05 90CRI MWD AR LD	EVO 2 INCH RECESSED DOWNLIGHT, ROUND, 4000K, 500 LUMENS, CLEAR, MATTE-DIFFUSE, MEDIUM WIDE, 90 CRI	1	499	0.9	6.33

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive Up Canopy	+	10.8 fc	17.0 fc	2.7 fc	6.3:1	4.0:1
Parking/Drive Lanes	+	2.1 fc	4.4 fc	0.8 fc	5.5:1	2.6:1
Walkways	+	2.7 fc	9.1 fc	1.2 fc	7.6:1	2.3:1
Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Landscape Areas	+	0.4 fc	6.8 fc	0.0 fc	N/A	N/A

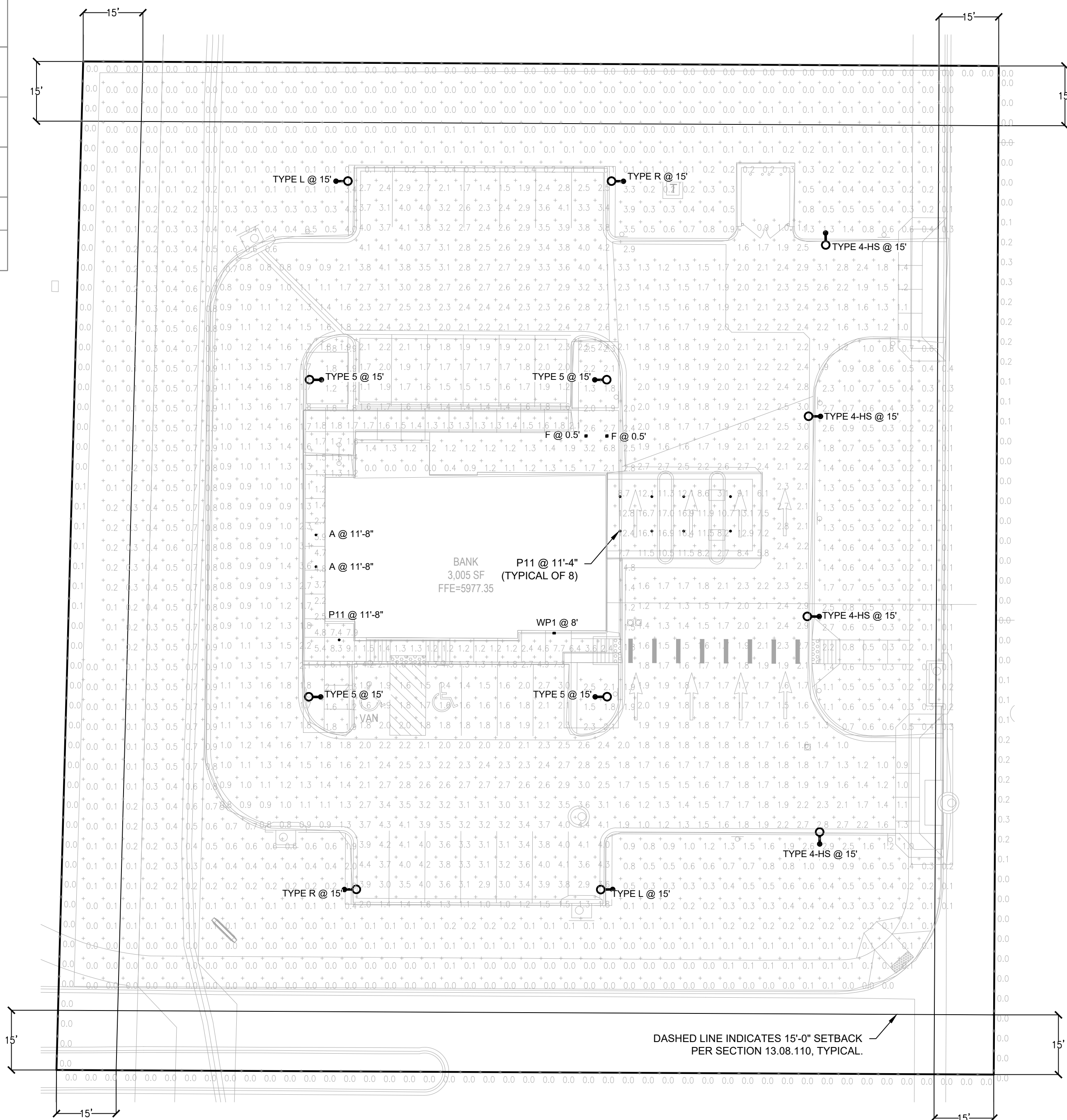
LUMENS PER SQUARE FOOT:

LUMENS PER SQUARE FOOT
TOTAL LUMENS - 102,905 LUMENS ON PROPERTY
SITE - 59,025.5 SF - BUILDING SQFT (3005 SF) = 56,020.5 SF
LUMENS PER SQUARE FOOT = 1.8369 LUMENS PER SQUARE FOOT

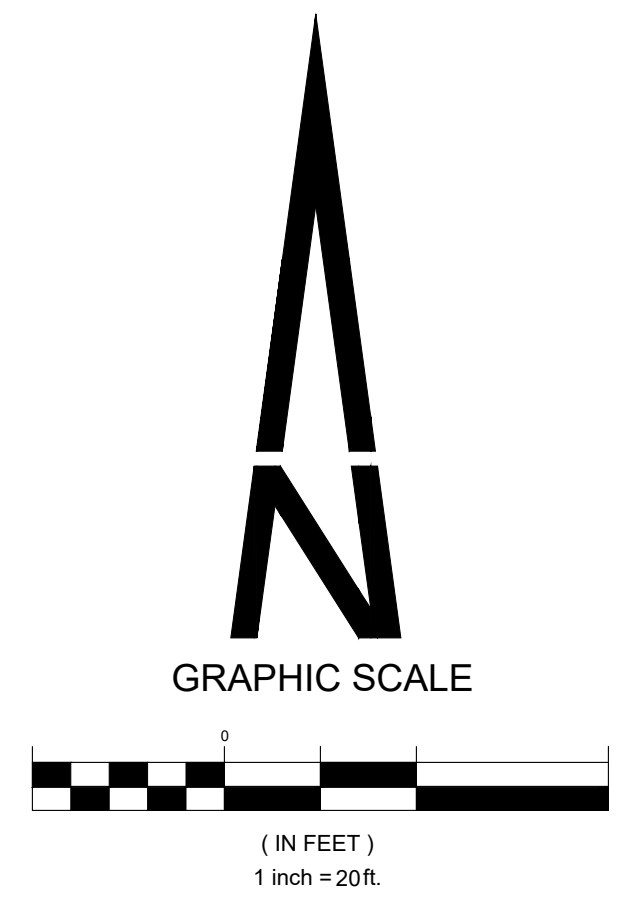
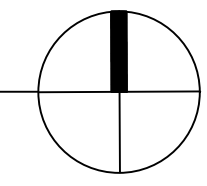
LIGHTING CONTROLS NOTE:

PER 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.

THESE REQUIREMENTS WILL BE MET DURING VIA CONTROLS DURING DESIGN.



SITE PHOTOMETRIC PLAN
1"=20'-0"



JULY 25, 2025

SHEET TITLE
PHOTOMETRIC PLAN
9 OF 10



Project Reviews Town of Parker

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 2**

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						
10/15/2025			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
10/15/2025	10/22/2025	10/29/2025	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



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



PARKER
COLORADO

Project Reviews Town of Parker



12/11/2025	1/13/2026	1/15/2026	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
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Notes:

SP25-138 Parker Pointe F1 AMD 1 L3A - Huntington Bank 1st Environmental Review, 1-13-26

Please note that a CBMP Cost Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

1. Please correct the general note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.”
2. Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
3. Please add a general note stating - ALL NATIVE SEEDED SLOPED AREAS 4V:1H AND STEEPER MUST BE COVERED WITH STRAW EROSION CONTROL BLANKET, SB150BN or EQUIVALENT.
4. Please add a general note stating - “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact John Nelson at jnelson@parkeronline.org for Fuel Storage Permit questions.
5. Please move the Concrete Washout to the Stabilized Staging Area and show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.
6. Please label and identify the ratio of all slopes that are 4:1 or steeper. Please note the Town of Parker does not allow any permanent slopes steeper than 3:1, adjust plans to meet this requirement. Use of retaining walls may be required.
7. Please provide Parker’s complete Legend of Keys/Symbols to correspond to the Town’s 29 CBMP Details on the Erosion Control plan sheets.
8. Please add a callout/label on ALL properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”.

INITIAL CBMP PLANS

9. Please move the Concrete Washout to the Stabilized Staging Area and show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.

INTERIM CBMP PLANS

10. Please show all proposed Stormwater Utilities, (inlets, pipe, and structures) on the Interim/Final plans sheets.
11. Please show Masonry Work Protection (MWP) on the plans in two locations for construction of the building.
12. Please show/move the Portable Toilets to a pervious area, they can not be on a impervious surface.
13. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on the plans where needed.

FINAL CBMP PLANS

14. Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition.
15. Provide and identify Erosion Control Blanket (ECB) for all slopes steeper than 4:1.

A copy of the REDLINED EROSION CONTROL PLAN SHEETS is available in eTRAKiT Attachments.

12/11/2025	1/13/2026	1/15/2026	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
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Notes:



PARKER
COLORADO

Project Reviews Town of Parker



12/11/2025	1/13/2026	1/15/2026	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
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Notes:

12/11/2025	1/12/2026	1/15/2026	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	Meet Town of Parker ordinance requirements
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Notes:

CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. After evaluating the project for impacts to our existing facilities, utility easements, electric loading, and service requirements, we provide the following comments and concerns:

Existing Facilities and Easements
CORE has existing underground electric facilities on the subject property. These utility easements and facilities will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies. The applicant will be required to grant CORE an easement by separate document at electric design.

Transformer Relocation
The applicant must relocate the proposed transformer to comply with both the Town of Parker ordinance and CORE requirements. CORE clearance requirement from the front of the door to the back of the curb is 10 feet.

Metering Location
The applicant is required to provide the metering location and ensure compliance with the Town of Parker ordinance.

Plantings Within Easement
Any proposed plantings within the CORE easement must maintain a minimum clearance of 3 feet from existing underground electric feeders.

12/11/2025	1/8/2026	1/15/2026	PHOTOMETRIC PLAN 20	Elizabeth Steward	REVISIONS REQUIRED	
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Notes:
See Planning Comments memo.

12/11/2025		1/15/2026	POLICE 20	Rachel Hennager		
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Notes:

12/11/2025	1/8/2026	1/15/2026	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
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Notes:
please see attached

12/11/2025	1/13/2026	1/15/2026	SITE PLAN - CIVIL	Charles Kudlauskas	COMPLETED	
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Notes:

12/11/2025	1/8/2026	1/15/2026	SITE PLAN 20	Elizabeth Steward	REVISIONS REQUIRED	
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Notes:
See Planning Comments memo.



PARKER
COLORADO

Project Reviews Town of Parker



12/11/2025	12/30/2025	1/15/2026	SMFR PLANNING 20	South Metro Fire Rescue	APPROVED	
Notes:						
12/11/2025	1/13/2026	1/15/2026	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
Notes: Minor Comment.						
4/21/2026	5/12/2026	5/13/2026	COLORED BUILDING ELEVATIONS 20	Elizabeth Steward	REVISIONS REQUIRED	
Notes: see planning comments memo.						
4/21/2026	5/1/2026	5/13/2026	CONST PLANS - ENVIRONMENTAL	Robert Seacat	APPROVED	
Notes: Revisions Completed.						
4/21/2026	5/8/2026	5/13/2026	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	COMPLETED	See Notes
Notes: Please provide the Signed and Stamped CDs when ready. Please provide the name and title of the person signing for the drainage easement for drafting of the easement when ready.						
4/21/2026	5/8/2026	5/13/2026	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	COMPLETED	See Notes
Notes: Please provide the Engineer signed and stamped Final Drainage Report/Memo when ready.						
4/21/2026	5/6/2026	5/13/2026	IREA 20	Brooks Kaufman	APPROVED	
Notes:						
4/21/2026	5/12/2026	5/13/2026	PHOTOMETRIC PLAN 20	Elizabeth Steward	COMPLETED	
Notes:						
4/21/2026	5/12/2026	5/13/2026	SITE PLAN 20	Elizabeth Steward	REVISIONS REQUIRED	
Notes: see planning comments memo.						
4/21/2026	5/8/2026	5/13/2026	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	COMPLETED	
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



Review Group: SP ADD

12/11/2025	12/30/2025	1/15/2026	CDOT REGION 1 20	CDOT Referrals	ADVISORY COMMENTS	
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Notes:
see attached comments sheet.

12/11/2025	1/9/2026	1/15/2026	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	see notes
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Notes:
Please provide PWSD a set of landscape and irrigation plans for this project.
Please Note : PWSD will need a fixture count worksheet to ensure the proposed 1-inch service is sized appropriately.

Please provide an address for the building so invoices can be generated.
Please provide PWSD a plan set dedicated to PWSD.
Please feel free to reach out with any questions you may have.
Thanks Robert

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

4/21/2026		5/13/2026	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey		
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Notes:

4/21/2026		5/13/2026	ONEOK 20	Clara Lucero		
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Notes: