



Development Review Division

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

M E M O R A N D U M

TO: Jerry Davidson, Goode Perception Design Group
FROM: Elizabeth Steward, Associate Planner- Development Review
DATE: 7/21/26
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. **There is a typo on the Bike Rack Cut Sheet, please correct.**

Comment Addressed: ☐ Yes ☐ No

Response:

2. **The Colorado Electric Ready Plan was adopted by the building department on July 1, 2026. Part of this is the requirement of EV Chargers for Commercial Projects. If you would like to proceed with this Site Plan without EV Chargers we can, but please note it will require a Site Plan Adjustment/Amendment during the Building Permit Stage to add them in and may affect the electric capacity of your transformer with CORE. For additional information on this requirement and its effects, please reach out to your reviewers from Building and CORE Electric.**

Comment Addressed: ☐ Yes ☐ No

Response:

Landscaping

1. **Please switch the species below the drive lanes along the private drive from deciduous to evergreen plants to provide year round screening.**

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:

- 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

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

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.

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) 680-3100
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

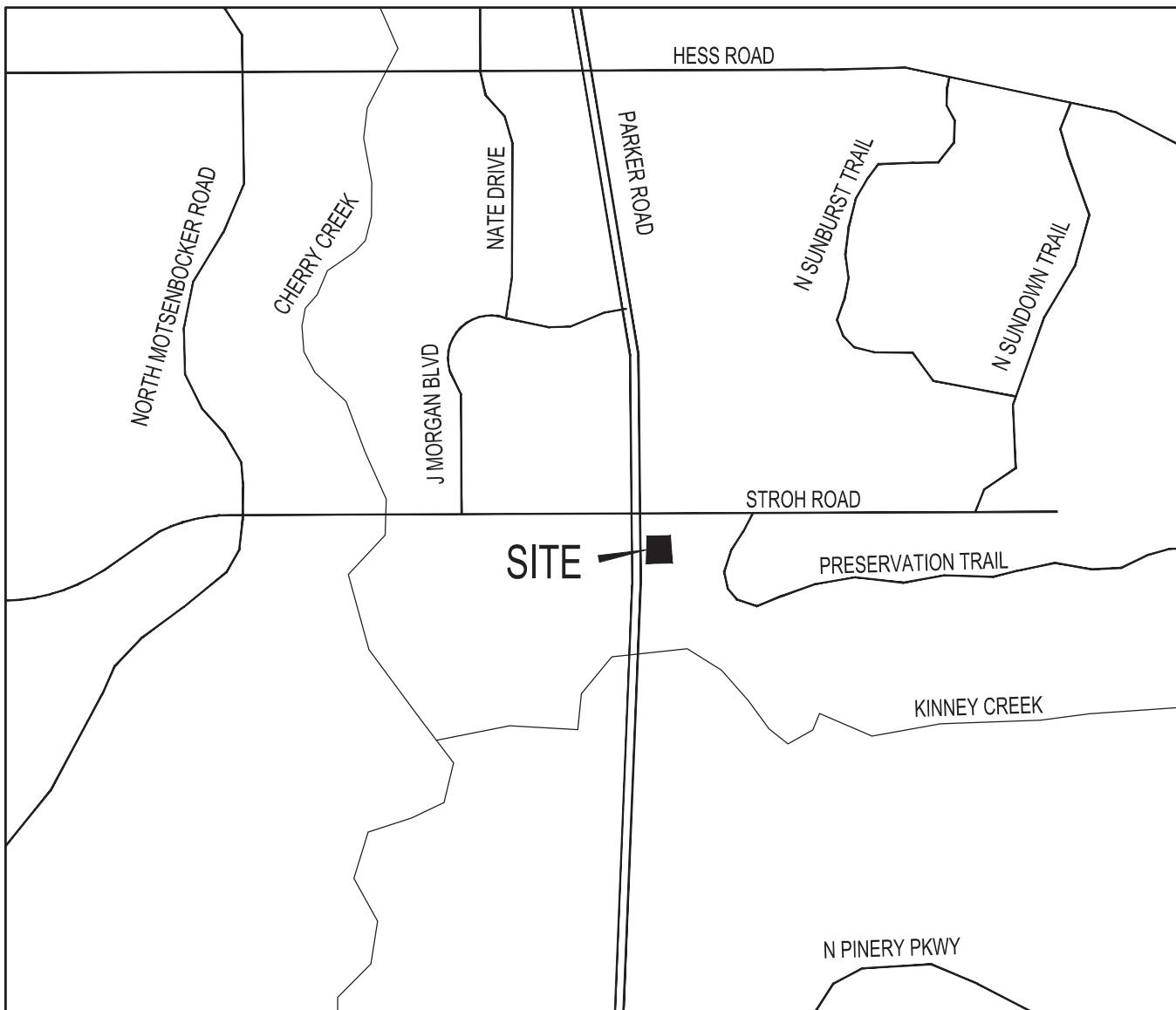
VOCON
3142 PROSPECT AVENUE E
CLEVELAND, OH 44115
216-329-9535
CONTACT: AMY SUBA
AMY.SUBA@VOCON.COM

LANDSCAPE ARCHITECT

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

SURVEYOR

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



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	2,885 SF	5%
PARKING/DRIVES	28,556 SF	48%
SIDEWALKS	5,706 SF	10%
LANDSCAPING	21,838 SF	37%
	REQUIRED	PROPOSED
BUILDING HEIGHT	45' MAX	20'
BUILDING SETBACKS		
FRONT	25'	113.3'
SIDE ADJACENT TO DECLAN DR	5'	96.3'
SIDE ADJACENT TO PARKER RD	10'	67.7'
REAR	10'	93.4'
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

SHEET INDEX

SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10

COVER SHEET
EXISTING CONDITIONS PLAN
SITE PLAN
LANDSCAPE PLAN
LANDSCAPE NOTES & DETAILS
LANDSCAPE NOTES & DETAILS
BUILDING ELEVATIONS
BUILDING ELEVATIONS
PHOTOMETRIC PLAN
LUMINAIRE CUT SHEETS

JUNE 29, 2026

SHEET TITLE

COVER SHEET
1 OF 10



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

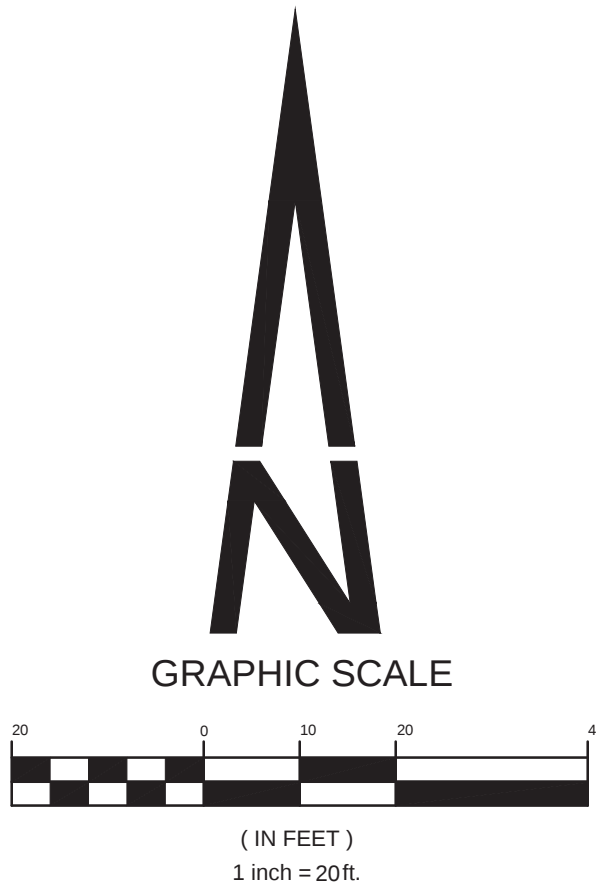
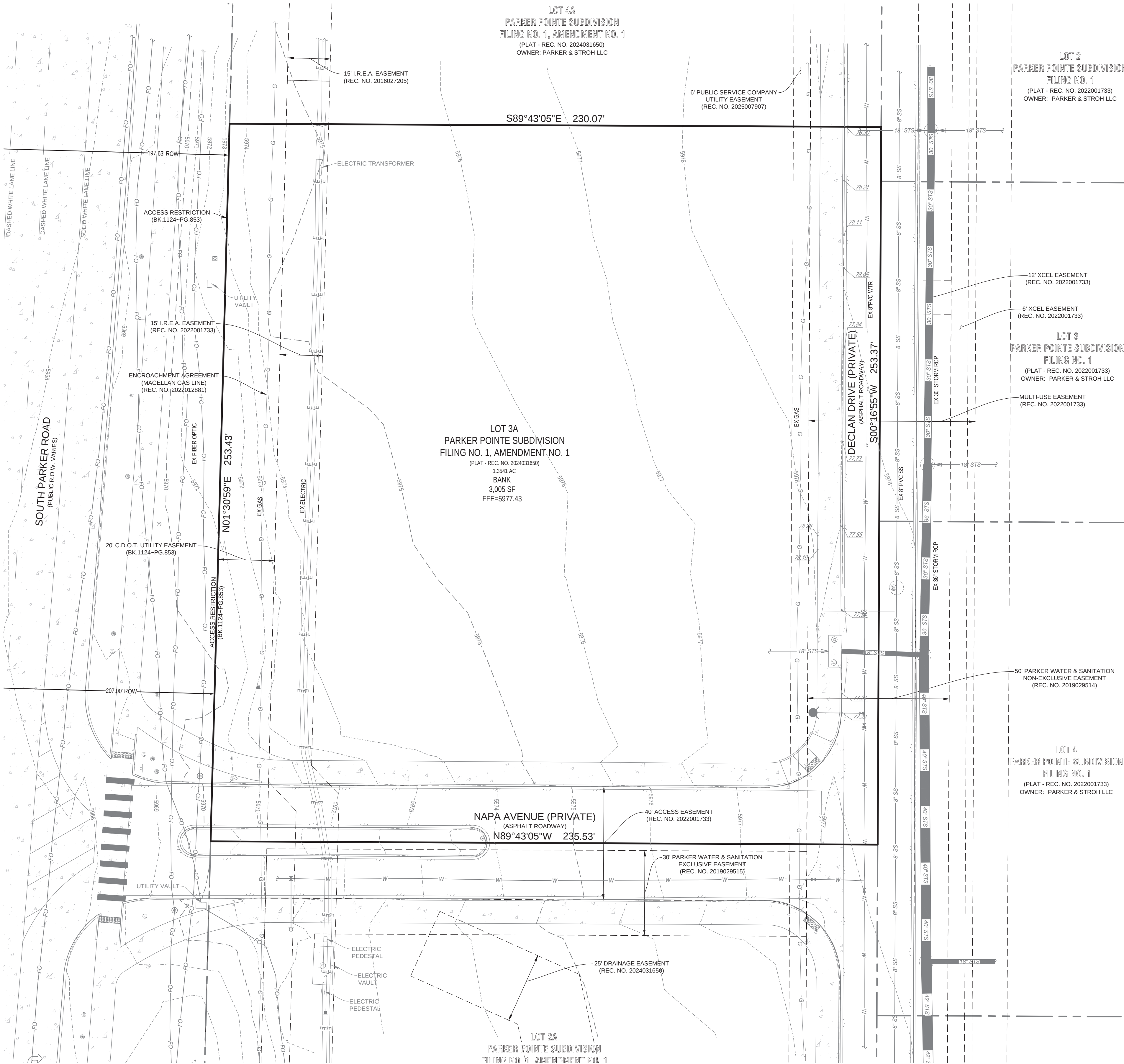
HUNTINGTON NATIONAL BANK

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

PAGE 2 OF 10

LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- FIRE HYDRANT
- EXISTING EASEMENT
- EXISTING CONCRETE PAVEMENT
- 18" STS
- 8" SS
- W
- E
- G
- FO
- 5260
- STORM SEWER
- SANITARY SEWER
- WATER
- ELECTRIC
- GAS
- FIBER OPTIC
- CONTOUR



JUNE 29, 2026

SHEET TITLE

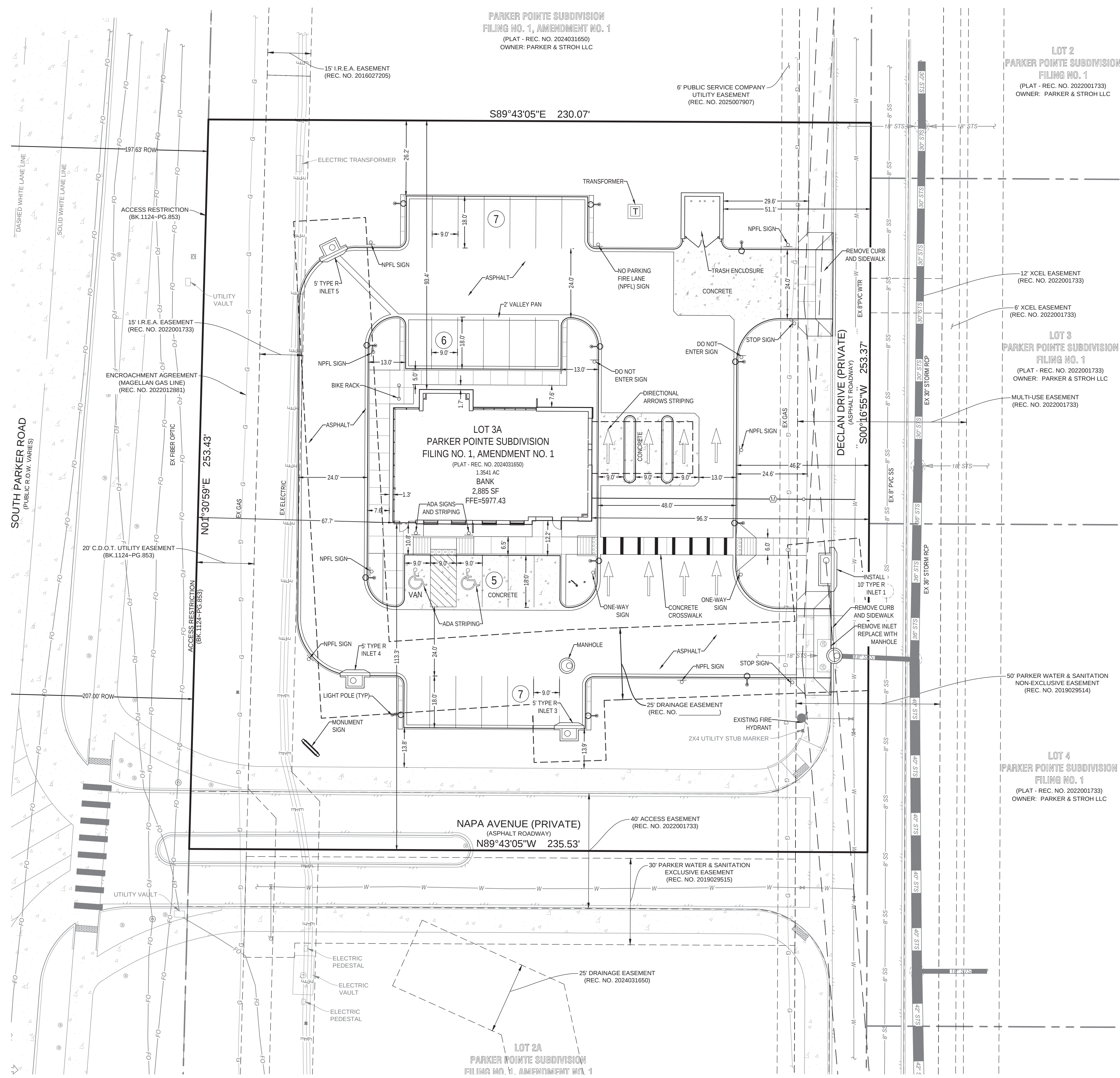
EXISTING SITE
2 OF 10



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

HUNTINGTON NATIONAL BANK

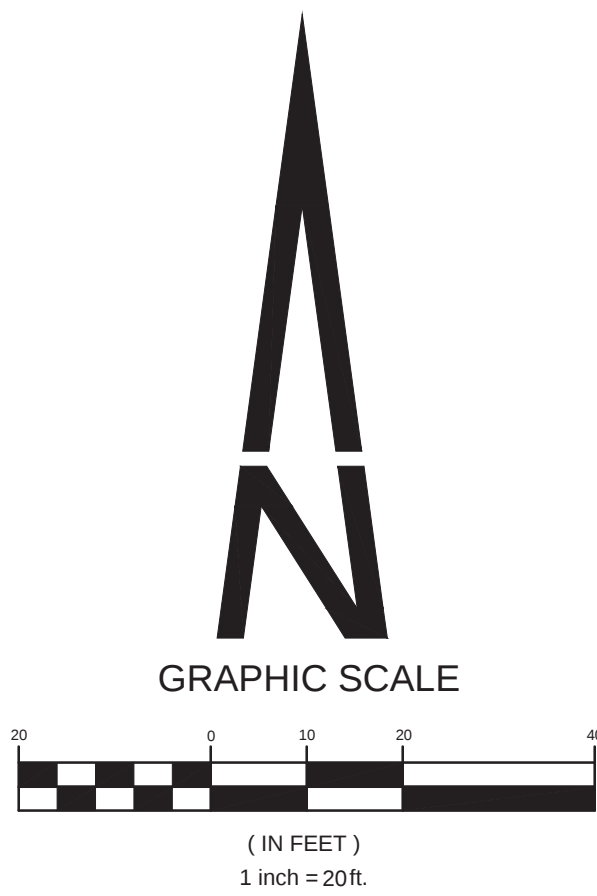
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 3 OF 10



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

The Colorado Electric Ready Plan was adopted by the building department on July 1, 2026. Part of this is the requirement of EV Chargers for Commercial Projects. If you would like to proceed with this Site Plan without EV Chargers we can, but please note it will require a Site Plan Adjustment/Amendment during the Building Permit Stage to add them in and may affect the electric capacity of your transformer with CORE. For additional information on this requirement and its effects, please reach out to your reviewers from Building and CORE Electric.



JUNE 29, 2026

SHEET TITLE

SITE PLAN
3 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

PAGE 4 OF 10

EXISTING PLANT REFERENCE

DECIDUOUS CANOPY TREES		EVERGREEN SHRUBS	
	BURR OAK <i>Quercus macrocarpa</i>		BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'
ORNAMENTAL TREES			COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>
	RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah'		ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose'
	PINK YARROW <i>Aquilegia chrysantha</i> 'Paprika'		EVERGREEN SHRUBS
	SPRING SNOW WHITE CRAB <i>Malus x 'Spring Snow'</i>		SNOW-IN-SUMMER <i>Cassiope tomentosum</i>
	AUTUMN BRILLIANCE SERVICEBERRY <i>Amerindier x grandiflora</i> 'Autumn Brilliance'		MOONBEAM COREOPSIS <i>Coreopsis verticillata</i> 'Moonbeam'
	JAPANESE TREE LILAC <i>Syringa reticulata</i>		WALKER'S LOW CATMINT <i>Nepeta tassenii</i> 'Walker's Low'
	EX. IRRIGATED TURF		AUTUMN JOY SEDUM <i>Sedum 'Autumn Joy'</i>
	EX. NATIVE TURF (PARKER LOW GROW MIX)		SHADBLOW SERVICEBERRY <i>Amelanchier canadensis</i>
			BLUE MIST SPIREA <i>Caryopteris x clandonensis</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> 'Crimsonand'

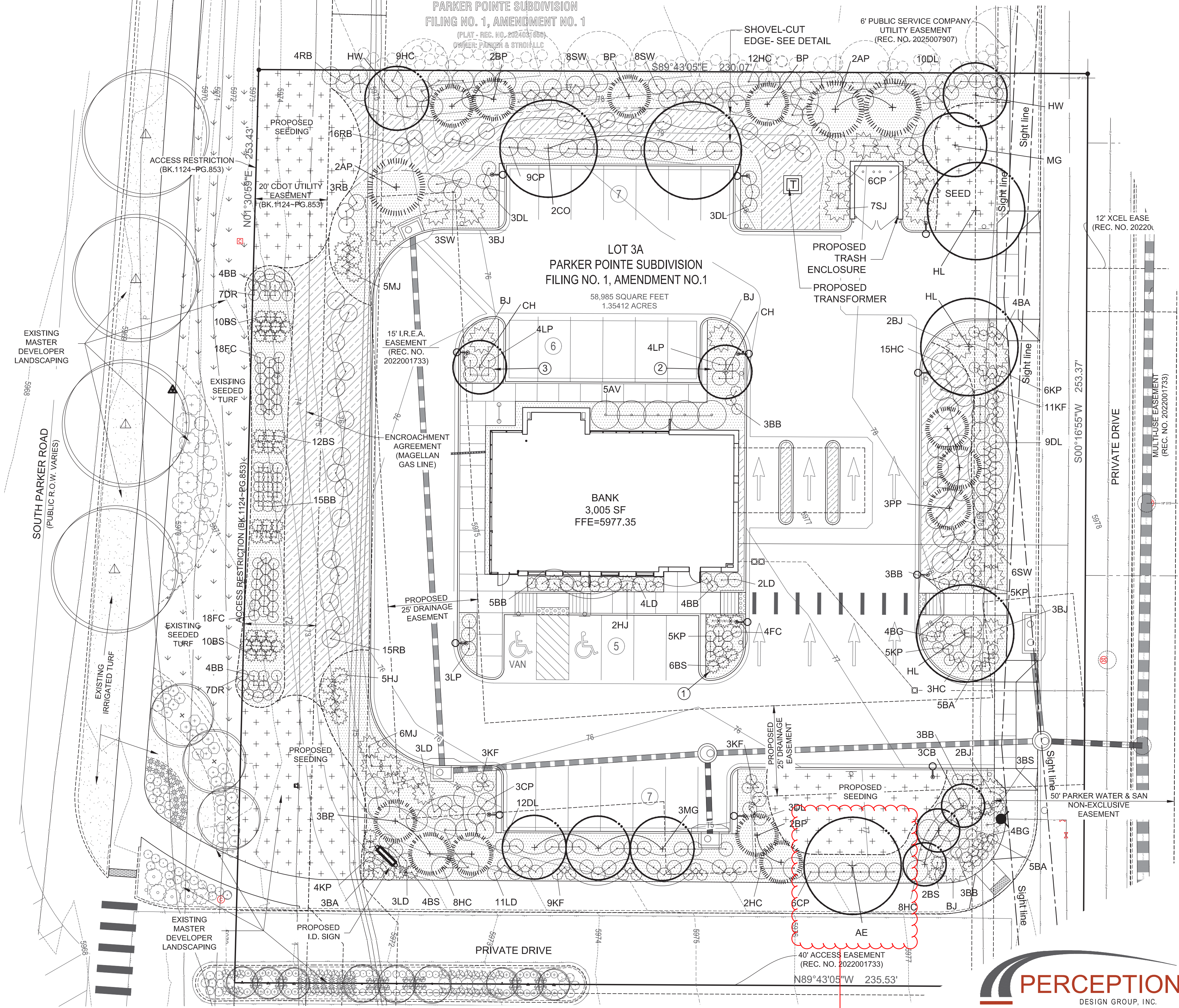
NOTE: PARKER ROAD R.O.W. AND ACCESS MEDIAN INSTALLED
BASED ON PLANS FOR PARKER POINTE FILING 1, LOTS 1 THRU
14 & TRACT A DONE BY STERLING DESIGN ASSOCIATES FOR
PERCEPTION DESIGN GROUP. 10/26/18

KEY	QTY.	BOTANICAL NAME	COMMON NAME	WATER REQT.	MATURE HT. x WIDTH	INSTALLED SIZE	CONDITION/REMARKS
DECIDUOUS TREES							
AE	1	<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	2	<i>Quercus muhlenbergii</i>	Chinkapin Oak	L-M	35-50' x 35-50'	2" cal.	B&B, single stem, full head
HL	3	<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							
CB	3	<i>Malus 'Coralcole'</i>	Coralburst Crabapple	L-M	12-15' x 12-15'	2" cal.	B&B, single stem, full head
CH	2	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	L-M	20-30' x 12-15'	2" cal.	B&B, single stem, full head
HW	2	<i>Acer tartaricum</i> 'Hot Wings'	Hot Wings Maple	L	15-20' x 15-20'	2" cal.	B&B, single stem, full head
MG	4	<i>Acer grandidentatum</i> 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	<i>Pinus nigra</i>	Austrian Pine	L-M	40-60' x 20-40'	6' ht.	B&B, full & bushy
BP	7	<i>Pinus heldreichii</i>	Bosnian Pine	L	15-25' x 10-12'	6' ht.	B&B, full & bushy
PP	5	<i>Pinus edulis</i>	Pinyon Pine	L-VL	20-30' x 10-20'	6' ht.	B&B, full & bushy
DECIDUOUS SHRUBS							
AV	5	<i>Viburnum x rhytidophyloides</i> 'Alleghany'	Alleghany Viburnum	L	8-15' x 6-12'	42-48" ht.	#5 container
CP	24	<i>Ligustrum vulgare</i> 'Cheyenne'	Cheyenne Privet	L	6-8' x 4-6'	30-36" ht.	#5 container
DL	36	<i>Syringa patula</i> 'Miss Kim'	Dwarf Purple Lilac	L	3-4' x 3-4'	24-30" ht.	#5 container
DR	14	<i>E. nauseosa</i> ssp. <i>nauseosa</i> v. <i>nauseosa</i>	Dwarf Blue Rabbitbrush	VL	30" x 2-3'	15-18" ht.	#5 container
FC	40	<i>Caryopteris x clandonensis</i> 'First Choice'	First Choice Blue Mist Spirea	I	2-3' x 2-3'	18-21" ht.	#5 container
HC	39	<i>Symphoricarpos x chenaultii</i> 'Hancock'	Hancock Coralberry	L	2-3' x 6-8'	18-21" ht.	#5 container
LD	26	<i>Physocarpus opulifolius</i> 'Little Devil'	Little Devil Ninebark	L	3-4' x 3-4'	24-30" ht.	#5 container
LP	11	<i>Ligustrum vulgare</i> 'Lodense'	Lodense Privet	L	2-3' x 3-4'	24-30" ht.	#5 container
KP	20	<i>Potentilla fruticosa</i> 'Klondike'	Klondike Potentilla	L	2-3' x 2-3'	12-15" ht.	#5 container
RB	38	<i>Ericameria nauseosa</i> v. <i>glabrata</i>	Tall Green Rabbitbrush	VL	3-6' x 3-6'	21-24" ht.	#5 container
SW	25	<i>Physocarpus opulifolius</i> 'Summer Wine'	Summer Wine Ninebark	L	4-6' x 4-6'	30-36" ht.	#5 container
EVERGREEN SHRUBS							
BJ	13	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	L	8-12" x 6-8'	9-12" ht.	#5 container
BS	47	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	L	2-3' x 3-4'	15-18" ht.	#5 container
HJ	8	<i>Juniperus chinensis</i> 'Hetz Columnar'	Hetz Columnar Juniper	L	12-15' x 4-5'	36-42" ht.	#7 container
MJ	10	<i>Juniperus scopulorum</i> 'Medora'	Medora Juniper	L	15-18' x 3-5'	36-42" ht.	#5 container
SJ	7	<i>Juniperus chinensis</i> 'Spartan'	Spartan Juniper	L	15-20' x 3-4'	36-42" ht.	#5 container
ORNAMENTAL GRASSES							
BA	13	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama Grass	L	2-3' x 2-3'	12-15" ht.	#5 container
BB	44	<i>Andropogon gerardii</i>	Big Bluestem Grass	L	4-5' x 2-3'	21-24" ht.	#5 container
BG	16	<i>Helictotrichon sempervirens</i> 'Sapphire'	Blue Avena Grass	L	2-3' x 2-3'	12-15" ht.	#5 container
KF	26	<i>Calamagrostis brachytricha</i>	Korean Feather Grass	L	3-4' x 2-3'	24-30" 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.

PROPOSED LEGEND

	DECIDUOUS TREE		NATIVE BUFFALO-BLUE GRAMA SEED PBSI NATIVE LAWN OR APPROVED EQ.
	ORNAMENTAL TREE		3/4" DIA. "CLEAR CREEK" CRUSHED GRANITE ROCK MULCH (GRAY)
	EVERGREEN TREE		1-1/2" DIA. "GRAY ROSE" ROCK RIVER ROCK MULCH
	DECIDUOUS SHRUB	-----	STEEL EDGER
	EVERGREEN SHRUB	-----	SHOVEL-CUT EDGE
	ORNAMENTAL GRASS		PARKING LOT LIGHT
	PROPOSED STORM LINE	-----	VEHICLE SIGHT DISTANCE LINE



Please switch the plantings
here for Evergreens to provide
year round screening for the
drive thru lanes



SCALE 1/16" = 1'-0"
0 8 16 32



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



JUNE 29, 2026

SHEET TITLE

LANDSCAPE PLAN

4 OF 10

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

1. SEE PLAN VIEW FOR:

- LOCATION(S) OF SEEDING AND MULCHING
- TYPE OF SEED MIX

2. 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.

3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.

4. 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.

5. 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.

6. ALL AREAS TO BE SEEDDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.

7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF ¼ – ½ INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.

8. ALL AREAS INCAPABLE OF BEING DRILL SEEDDED 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 SEEDDED 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 ¼ – ½ INCH.

9. 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.

10. 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.

Town of Parker

COLORADO

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

SMC

1 OF 3
Oct. 2013

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

SEEDING AND MULCHING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.

2. ANY SEEDDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

WEED MANAGEMENT

1. 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.

2. 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.

3. HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.

4. 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.

5. HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.

Town of Parker

COLORADO

CONSTRUCTION BEST MANAGEMENT PRACTICES

CBMP

SMC

2 OF 3
Oct. 2013

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

HUNTINGTON NATIONAL BANK

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

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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PROJECT LANDSCAPE NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE TOWN OF PARKER AND LOCAL & STATE STANDARDS AND REGULATIONS.

2. 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.

3. 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.

4. 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.

5. 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.

6. COORDINATE LOCATION OF IRRIGATION SLEEVING FOR INSTALLATION PRIOR TO PARKING AND WALK PAVING OPERATIONS. SEE IRRIGATION PLANS.

FINE GRADING / PREPARATION NOTES

7. 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.

8. 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.

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

10. 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.

11. 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 BIOCOM-CLASS 1 BY AT ORGANICS 16350 WCR 76, EATON, CO 80615, OR APPROVED EQUAL. AMENDMENT FOR LANDSCAPE AREAS SHALL BE 4 C.Y. PER 1,000 S.F.

12. THE TOP 5" OF SUBGRADE SHALL BE TOPSOIL AND SOIL AMENDMENT MIXTURE TILLED TO A MIN. DEPTH OF 6" BELOW SUBGRADE.

13. IN ALL BED AREAS HOLD TOP OF SUBGRADE 3-4" BELOW ADJACENT IMPROVEMENTS TO ALLOW FOR SPECIFIED MULCH DEPTH.

PLANTING NOTES

14. PLANTS SHALL 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.

15. 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 PLANTS' 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 SHOULD MATCH THOSE TOTALS IN THE PLANT LIST. IN THE CASE OF A DISCREPANCY, PLAN SYMBOLS SHALL TAKE PRECEDENT.

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

22. 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.

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

25. PLANTING BEDS ROCK MULCHES SHALL BE 1) 3/4" BULK "CLEAR CREEK" CRUSHED GRANITE AND 2) 1.5" DIA. "GRAY ROSE" RIVER ROCK PER PIONEER/SITE ONE LANDSCAPE SUPPLY OR APPROVED EQUAL. PLACE AT 3-4" DEPTH MIN. OVER SPECIFIED LANDSCAPE FILTER FABRIC. ALL PLANTS SHALL HAVE 4" DEPTH RING OF SHREDDED CEDAR MULCH ABOVE EACH PLANTING PIT NOT LESS THAN THE CONTAINER DIAMETER. MULCH & ROCK COLOR SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

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.

SEED

27. SEED SHALL BE PAWNEE BUTTES SEED (PBSI) 'NATIVE LAWN MIX' BUFFALO AND BLUE GRAMA NATIVE TURF OR APPROVED EQUAL: 65% 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

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

TOWN NOTES

1. 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.

2. 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.

3. 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".

4. 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.

5. PROVIDE ADEQUATE ACCESS AND CLEARANCE AROUND FIRE HYDRANTS (3 FEET MIN.), ELECTRICAL APPURTENANCES AND UTILITY INSTALLATIONS WHEN INSTALLING SHRUBS AND GRASSES.

6. 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.

7. 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.

8. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

9. 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.

10. ALL PLANTING BEDS ARE TO BE CONTAINED WITH 4" DEPTH STEEL EDGER WITH ROLLED TOP.

11. 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.

12. 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.

13. 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.

PARKER STANDARDS & REQUIREMENTS

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

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

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

LANDSCAPE REQUIREMENTS SUMMARY

A. INTERNAL LANDSCAPING						
NET SITE AREA	LANDSCAPE AREA			% LIVE COVER		
	REQUIRED 15%	PROVIDED	SURPLUS / DEFICIT	REQUIRED 75%	PROVIDED 76.0%	SURPLUS / DEFICIT
58,985 SF	8,848 SF	21,838 SF	+12,990 SF	16,378 SF	16,597 SF	219 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
21,838 SF	15	29	NA SEE BELOW	73	480	NA SEE BELOW			

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

	LENGTH	TREE REQUIREMENT (1 / 40 LF)			SHRUB REQUIREMENT (NA)			Shrubs available for tree equivalents	Total equivalent trees	Total tree & tree equivalents provided
		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				
Parker Road	220 LF	6	6 existing	0	NA	NA				

C. LANDSCAPE PERIMETER (STANDARD)									
	TREE REQUIREMENT (1 / 25 LF)				SHRUB REQUIREMENT (5 / 25 LF)				
	LENGTH	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for tree equivalents	Total equivalent trees
North Property Line	208 LF	9	8	-1	41	51	+10	10	1
South Property Line	210 LF	9	7	-2	42	72	+30	30	3
East Property Line	174 LF	7	2	-5	35	85	+50	50	5
West Property Line	174 LF	7	0	-7	35	105	+70	70	7

D. PARKING LOT SCREENING									
	TREE REQUIREMENT (1 / 30 LF)				SHRUB REQUIREMENT (5 / 30 LF)				
	LENGTH	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for tree equivalents	Total equivalent trees
North parking bay	63 LF	2	2	0	8	12	+3		
South parking bay	63 LF	2	2	0	8	11	+3	NA	NA
East drive-thru edge	100 LF	3	3	0	13	14	+1		

E. EVERGREEN REQUIREMENT- OVERALL SITE		
MIN.EVERGREEN TREES REQ'D	25%	
# OF TREES	REQUIRED	PROVIDED
29	9	15

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	Shrubs Available for Tree Equivalents	Total Equivalent Trees
① Southeast island	166 LF	1 / 0	5 / 15	10	1
② Northeast island	170 LF	1 / 1	5 / 5	NA	NA
③ Northwest island	170 LF	1 / 1	5 / 5	NA	NA

SITE DATA	
DESCRIPTION	SQ. FT. AREA
SITE AREA	58,985
BUILDING COVERAGE	3.005 / 5.1%
HARD SURFACE	34,360 / 58.2%
LANDSCAPE	21,620 / 36.6%
IRRIGATED TURF	0
LIVE PLANT COVER	81%

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

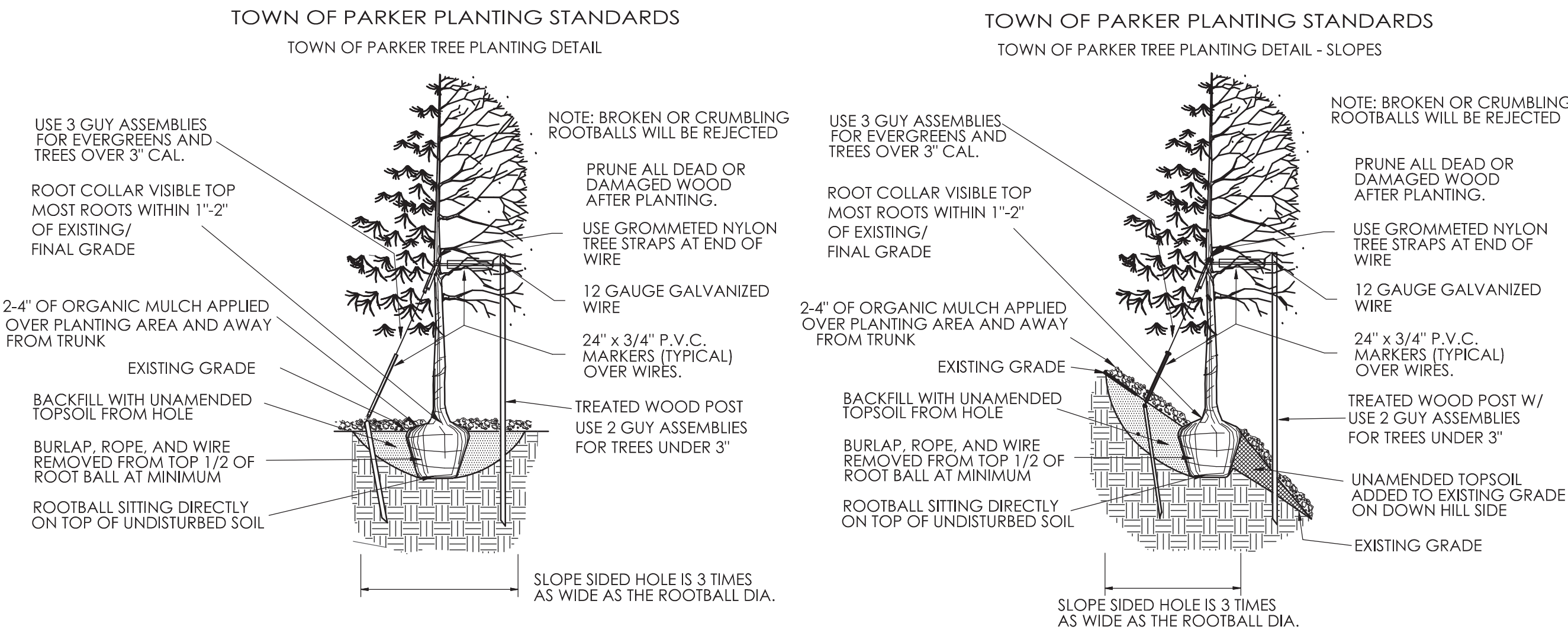
JUNE 29, 2026

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
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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 LOOSENEED 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.

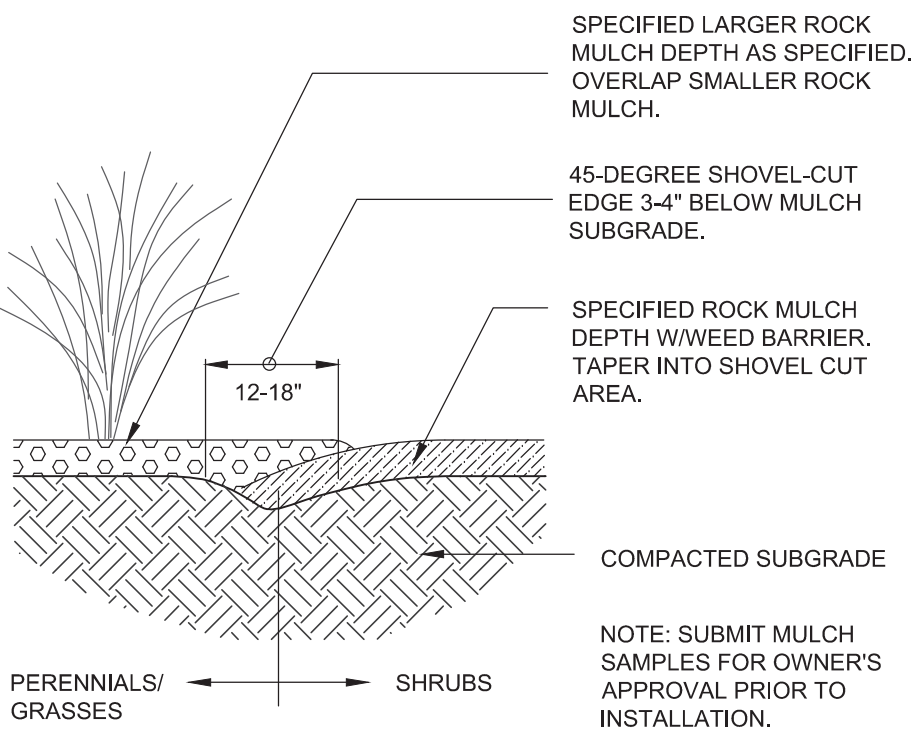
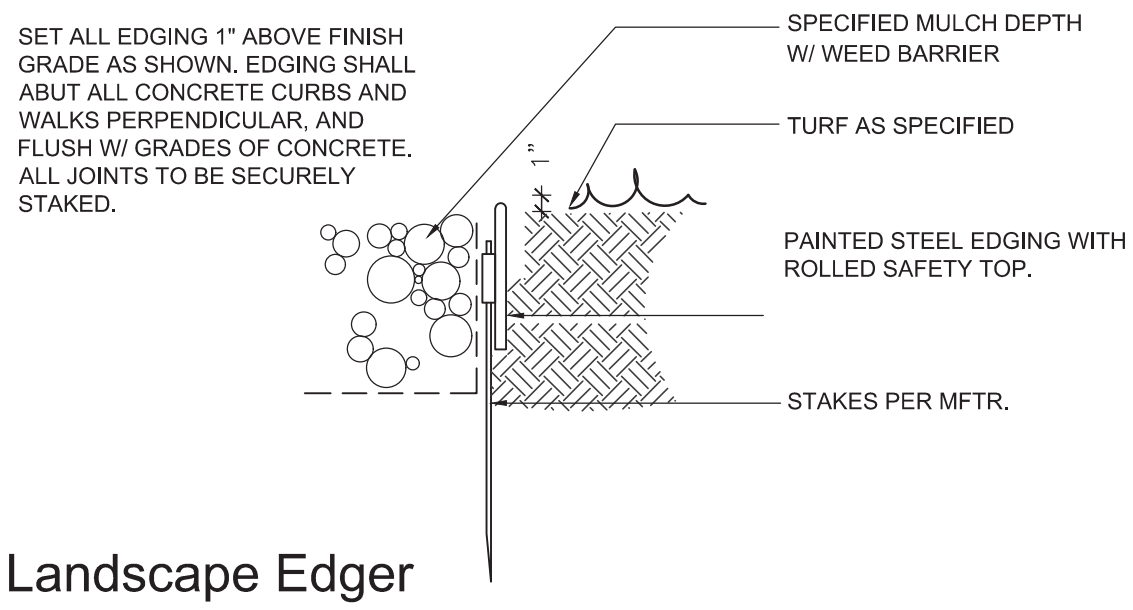
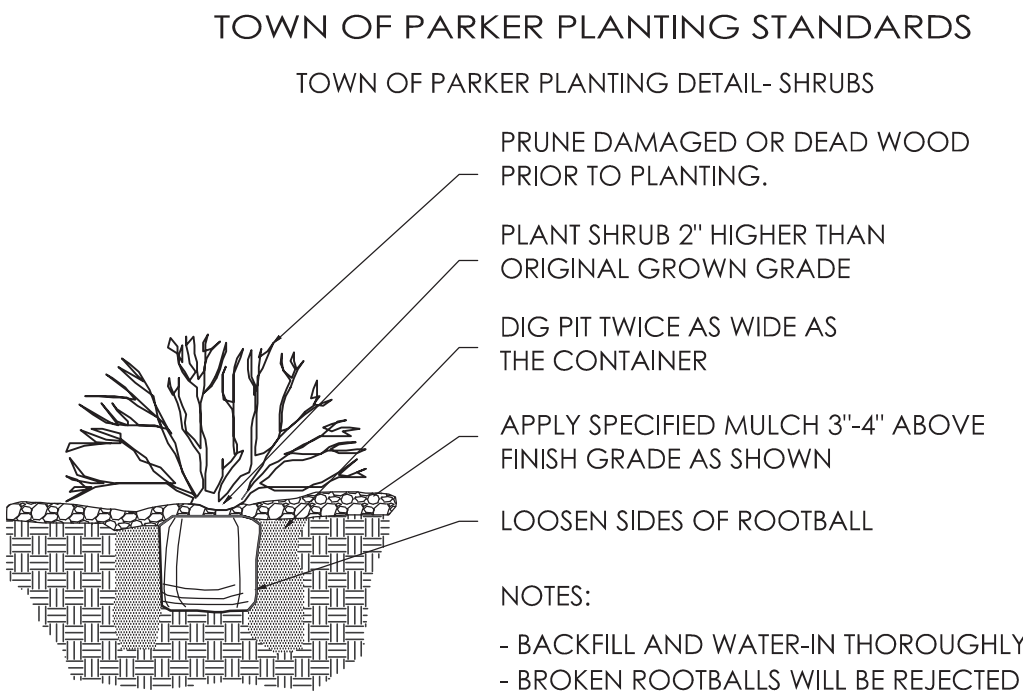
WHEN THE ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF THE WIRE BASKET BEFORE PLACING TREE IN HOLE; CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY. AT MINIMUM, THE TOP 1/2 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON 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.

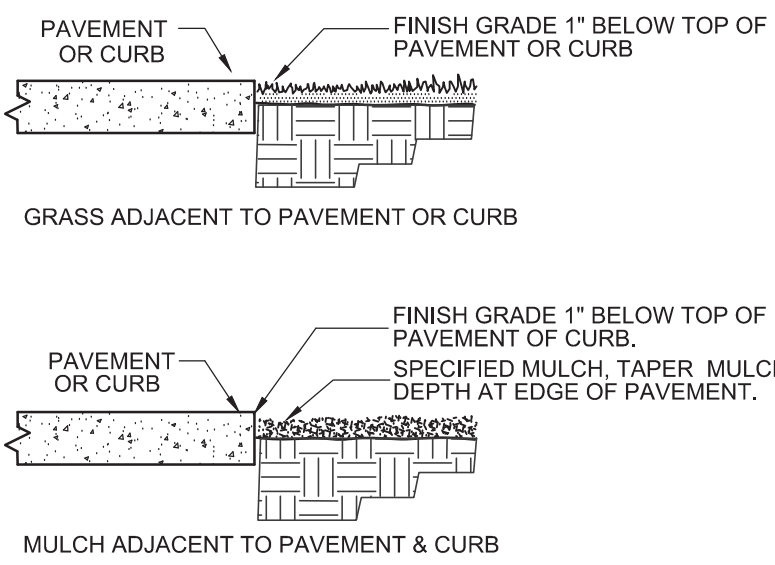
STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.

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.



Shovel-cut Edge
NOT TO SCALE



Typical Construction Edges
NOT TO SCALE

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)	Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Sub-Total of (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)	
						& Ex. Irrigated area	
Area #1	0 sf x 1 = 0	4,133 sf x .6 = 2,479.8	12,464 sf x .3 = 3,739.2	4,129 sf x 0 = 0	6,219.0 sf	6,000	1.04 SFE's

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

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

ET Controller (with Rain Sensor)

Manufacturer _____
Model number _____

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



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



JUNE 29, 2026

SHEET TITLE

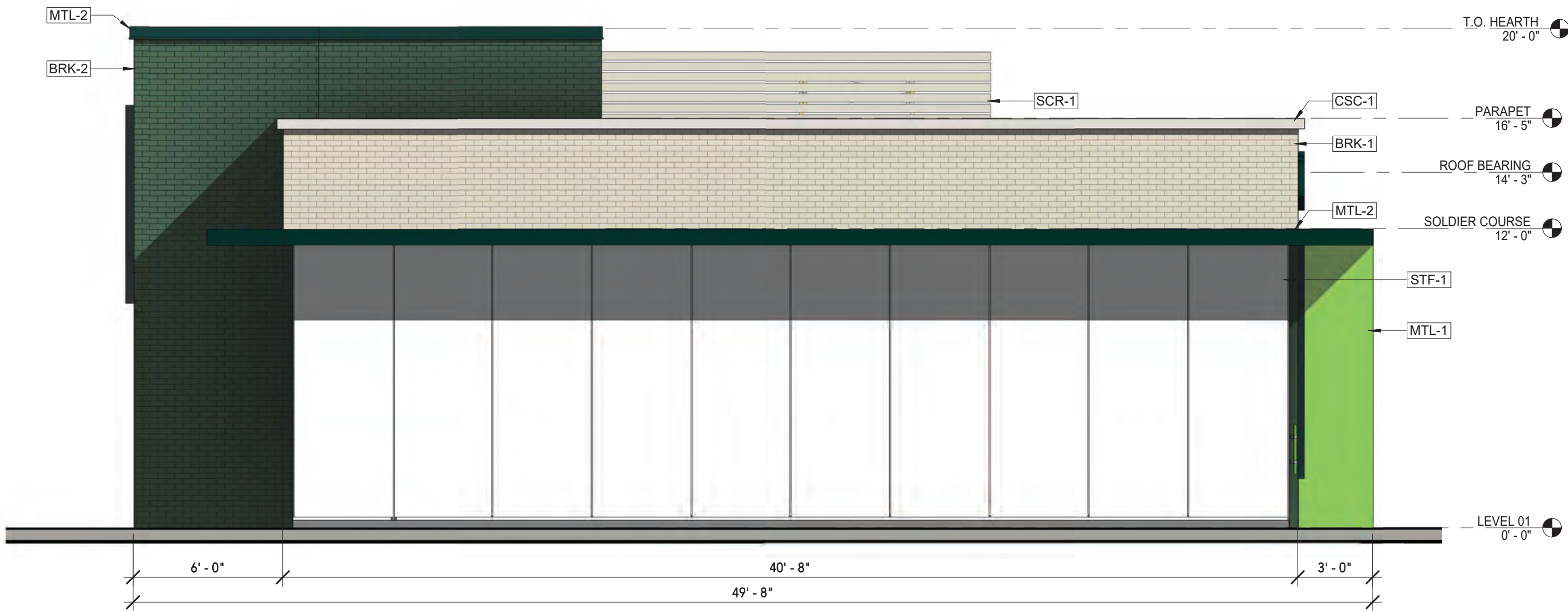
LANDSCAPE
NOTES & DETAILS
6 OF 10

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"

MATERIAL TAKE-OFF TABLES

EXTERIOR MATERIALS (WEST ELEVATION)			
TOTAL WALL AREA	871 SF	100%	
FENESTRATION	452	52%	
BRICK	324	37%	
STONE	16	2%	
METAL	79	9%	
TRANSPARENCY ZONE* TOTAL AREA	298		
TRANSPARENCY AREA	239	80%	

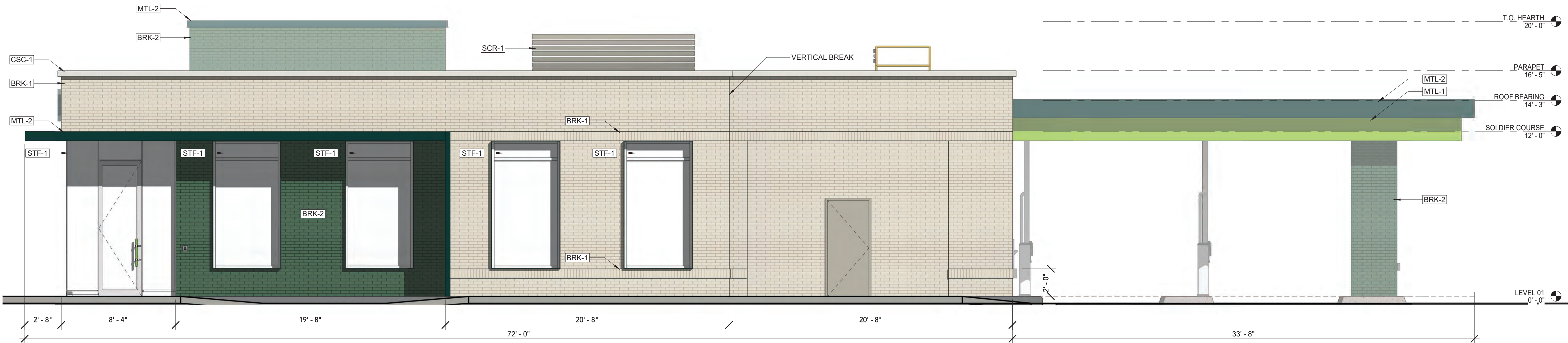
EXTERIOR MATERIALS (EAST ELEVATION)			
TOTAL WALL AREA	871 SF	%	
FENESTRATION	0	0%	
BRICK	724	83%	
STONE	17	2%	
METAL	130	15%	
TRANSPARENCY ZONE* TOTAL AREA	298		
TRANSPARENCY AREA	0	0%	
MURAL AREA**	124	42%	

EXTERIOR MATERIALS (NORTH ELEVATION)			
TOTAL WALL AREA	1342 SF	%	
FENESTRATION	351	26%	
BRICK	833	62%	
STONE	22	2%	
METAL	136	10%	
TRANSPARENCY ZONE* TOTAL AREA	414		
TRANSPARENCY AREA	186	45%	

EXTERIOR MATERIALS (SOUTH ELEVATION)			
TOTAL WALL AREA	1273 SF	%	
FENESTRATION	301	24%	
BRICK	819	64%	
STONE	29	2%	
METAL	124	10%	
TRANSPARENCY ZONE* TOTAL AREA	414		
TRANSPARENCY AREA	168	41%	

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

**TRANSPARENCY REQUIREMENT SATISFIED THROUGH AN ALTERNATIVE COMPLIANCE MEASURE BY PROVIDING A MURAL DUE TO LIMITATIONS ON ADDING TRANSPARENCY TO THIS ELEVATION.



1

SOUTH PRESENTATION ELEVATION

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

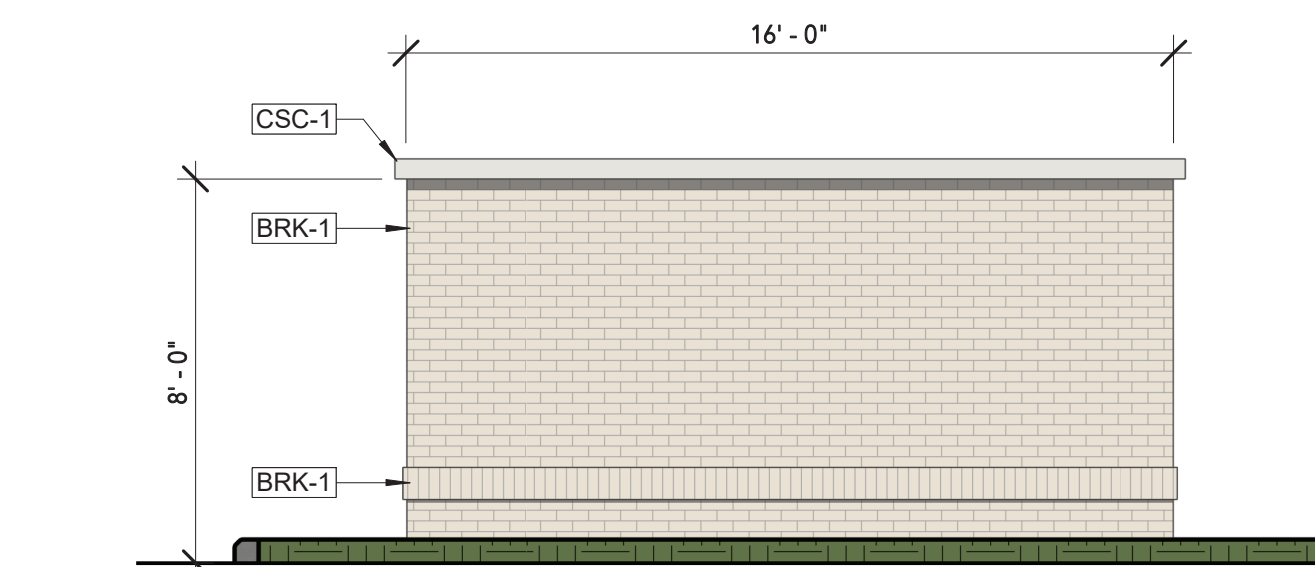
BRK-1 PALMETTO BRICK WHITESTONE GROUT: TO MATCH BRICK RUNNING BOND	BRK-2 BELDEN BRICK COLOR: FOUNDER'S GLAZE GROUT: CHARCOAL GRAY STYLE: RUNNING BOND	MTL-1 ALUCOBOND METAL PANEL SYSTEM COLOR: CUSTOM ABUNDANT GREEN	MTL-2 ALUCOBOND METAL PANEL SYSTEM COLOR: CUSTOM PROSPEROUS GREEN	MTL-3 ALUCOBOND METAL 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

JULY 29, 2026

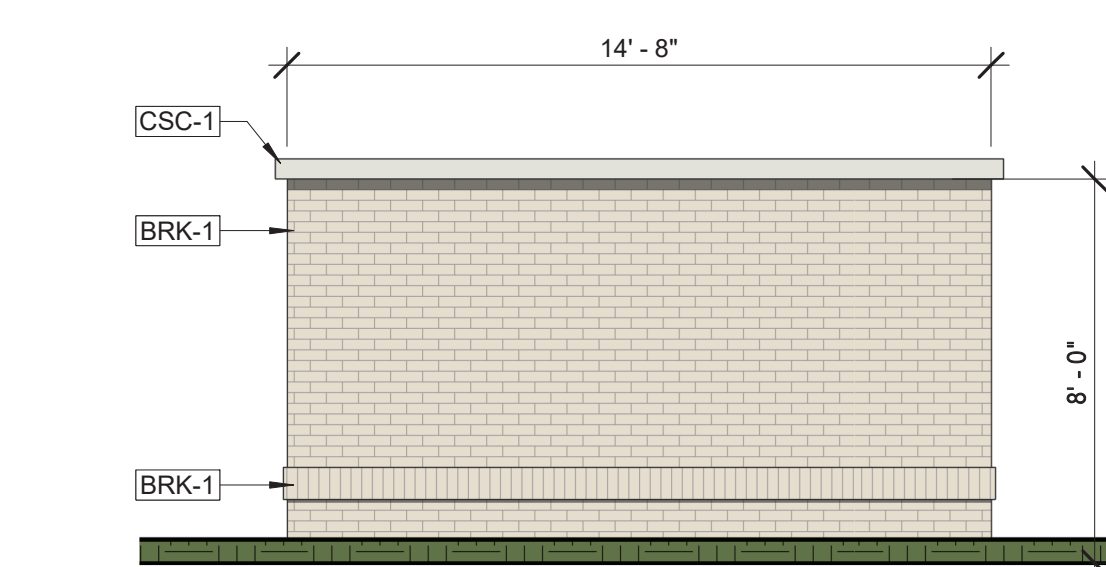
vocon.

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

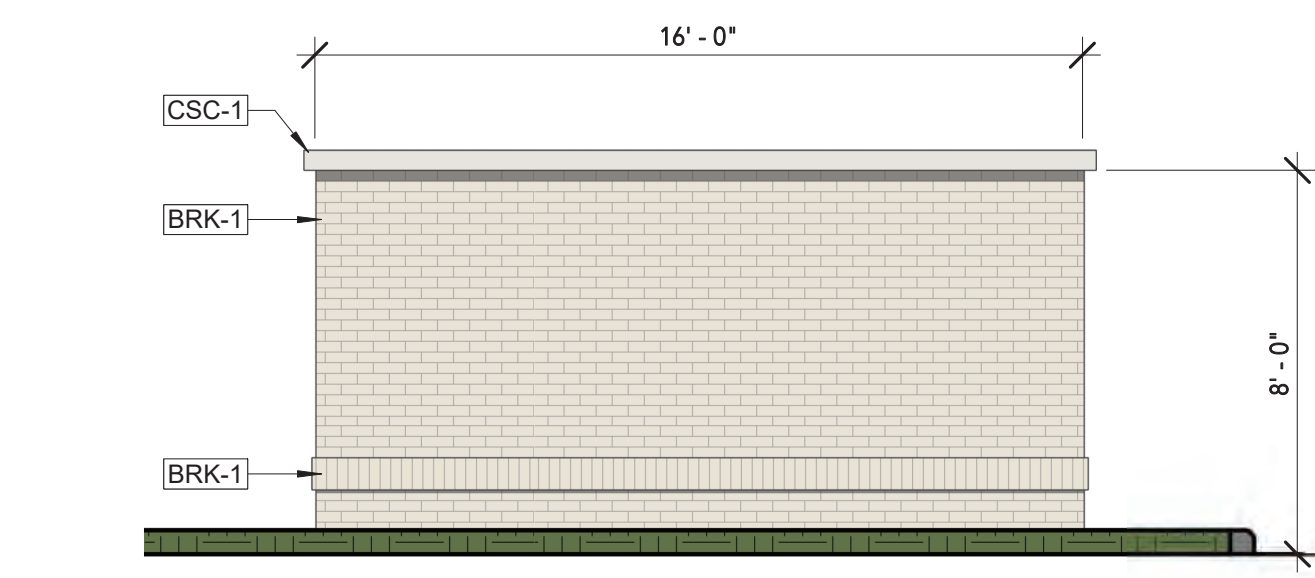
SHEET TITLE
BUILDING ELEVATIONS
7 OF 10



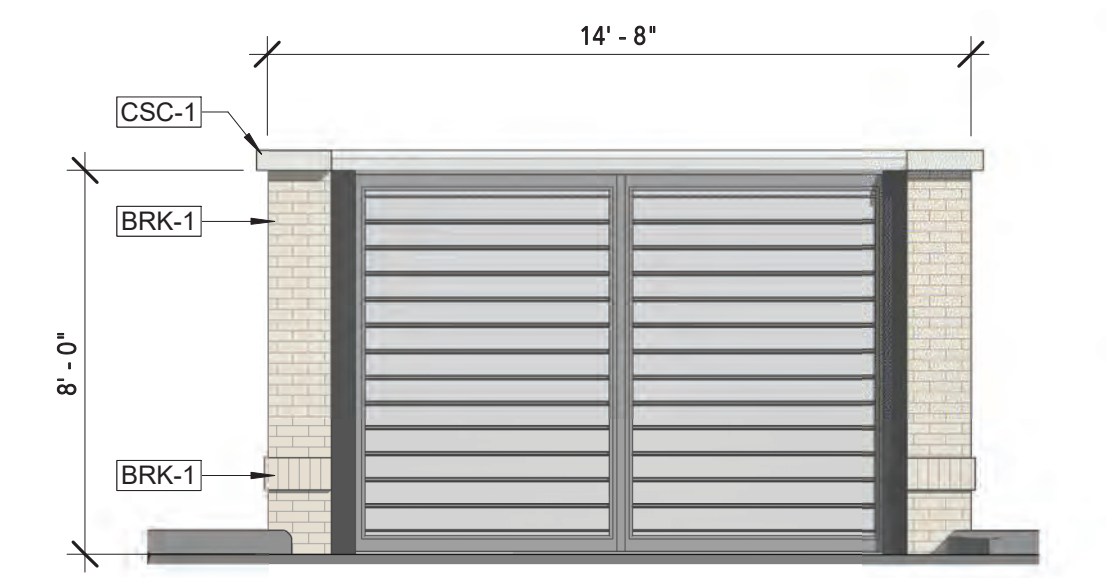
6 DUMPSTER - EAST
SCALE: 1/4" = 1'-0"



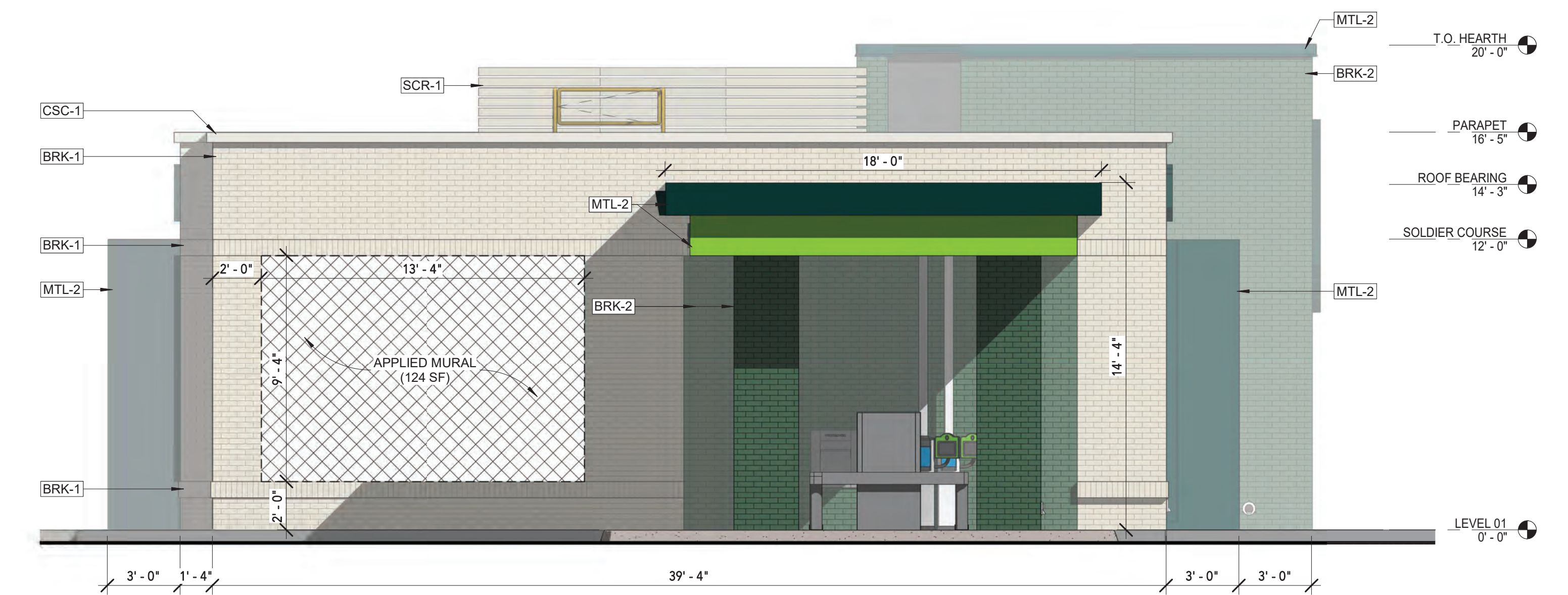
5 DUMPSTER - NORTH
SCALE: 1/4" = 1'-0"



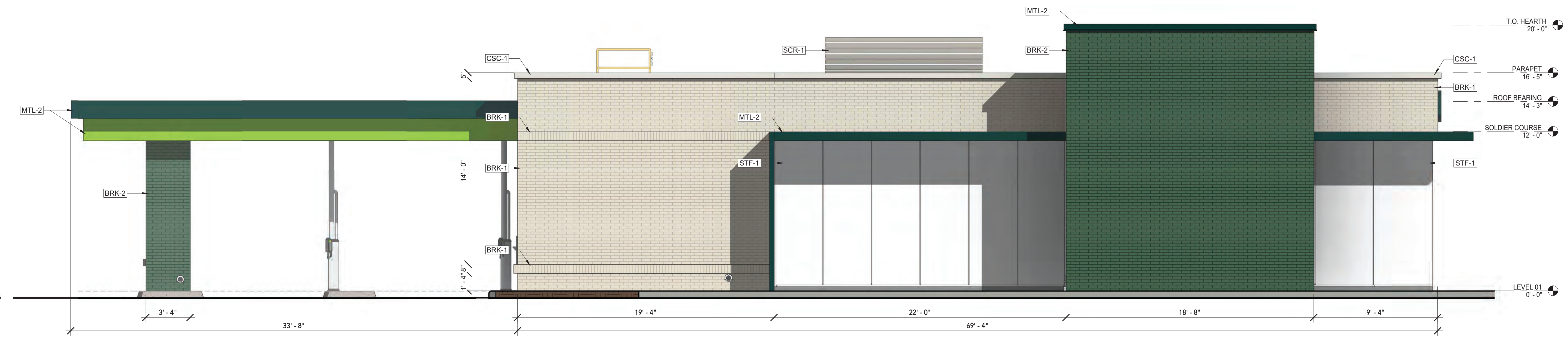
4 DUMPSTER - WEST
SCALE: 1/4" = 1'-0"



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"

BRK-1	BRK-2	MTL-1	MTL-2	MTL-3	SCR-1	STF-1
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

JULY 29, 2026

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	11	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	DSX0 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	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	0.9	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	0.9	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	0.9	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	EV02 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

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

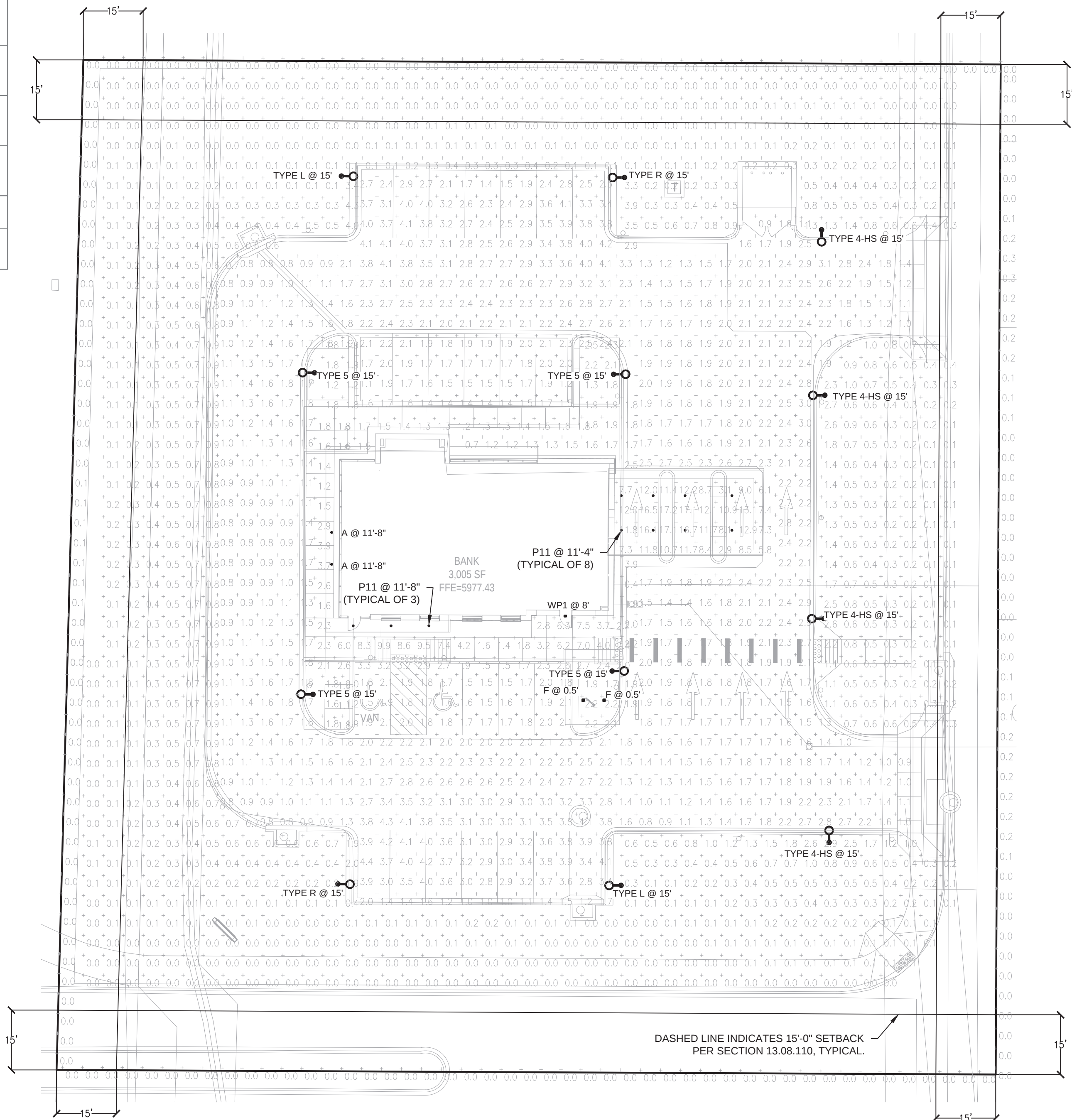
LUMENS PER SQUARE FOOT = 1.8369 LUMENS PER SQUARE FOOT

LIGHTING CONTROLS NOTE:

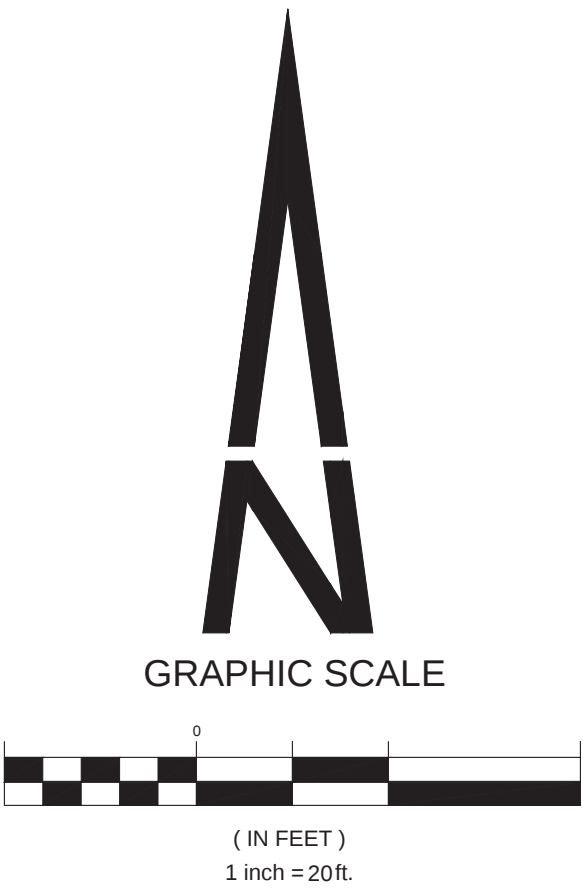
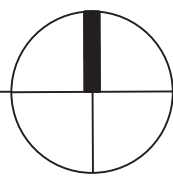
PER SECTION 13.08.110 (E) (8) ALL ILLUMINATION SHALL BE REDUCED BY AT LEAST 70 PERCENT ONE HOUR AFTER THE CLOSE OF BUSINESS AND SHALL NOT EXCEED THAT LEVEL OF ILLUMINATION UNTIL AT LEAST ONE HOUR PRIOR TO THE OPENING OF THE BUSINESS. THIS REDUCTION IN ILLUMINATION MAY BE ACHIEVED BY DIMMING THE LAMPS 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.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive Up Canopy	+	10.8 fc	17.2 fc	2.9 fc	5.9:1	3.7:1
Parking/Drive Lanes	+	2.0 fc	4.4 fc	0.8 fc	5.5:1	2.5:1
Walkways	+	3.0 fc	9.9 fc	1.1 fc	9.0:1	2.7:1
Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Landscape Areas	+	0.4 fc	4.3 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN
1"=20'-0"



JUNE 29, 2026

SHEET TITLE

PHOTOMETRIC PLAN
9 OF 10

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


gotham | E V O
 Multiple Layers of Light



Luminaire Type: A
 Catalog Number: _____



General Illumination Round Downlight

2"



Feature Set

- Balancing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Blending "daylight" optical design
- 50° Cutoff to source and source image
- Field interchangeable optic
- Fully serviceable and sag-resistant lensed LED light engine
- 70% lumen maintenance at 60,000 hours

Distribution



Superior Performance

Nominal lumens	250	500	750	1000	1500	2000
Delivered	295	540	837	1019	1537	2094
Voltage	3.4	6.3	9.7	12.7	23.2	31.7
Efficiency	79	80	81	84	73	96

*Based on 150W/80CRI/130 lM/42C

csi design select

Items marked by a **shielded** background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aculitybranded.com/designselect.
*See ordering tree for details.

Coordinated Apertures | Multiple Layers of Light




General Illumination Layer | EVO




High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

Core

















Healthcare







Special Applications













EVO2
 page 1 of 7

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 The product and/or design shown on this illustration is a registered trademark and may appear in a patent application and/or pending.

Page 1 of 2

Project No:
Project By:

Date:

6" LED Commercial Downlight (LCD6)

New Construction

OVERVIEW	
Lumen Package (lm)	1100 ~ 4,200
Wavelength Range (nm)	44 ~ 420
Efficiency Range (LPW)	92 ~ 106
Weight Box (kg)	9 (x3)

LINKS

Ordering Guide	Performance	Photometrics	Dimensions
----------------	-------------	--------------	------------

FEATURES & SPECIFICATIONS

Construction

- Designed for use in non-insulated ceiling where installation must be kept a minimum of 3" from the fixture.
- Junction box listed for (8) #12 AWG (four in, four out) 90°C conductors and thru branch wiring.
- Junction box contains (5) 1/2" knockouts with trade pry-out slots and (4) Romex cable clamp knockouts.
- Frame accommodates up to 1/2" ceiling thickness. Standard 24" nailer bars step with each unit and field installed.

Optical System

- LED source provides superior lumen output with maximum visible comfort.
- Tailored spot, narrow flood, flood and wide flood beam options designed for glare free illumination.
- Choice of flanged or flangeless spun reflector utilizing heavy gauge highly reflective diffuse anodized aluminum to deliver low glare, even illumination of the space.
- Reflectors are retained with three retention clips holding the flange light to the finished ceiling surface.
- Minimum CRI of 80.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (1% - 100% standard).
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz.
- 1.70 Calculated Life > 50K Hours projected @ 25°C per IESNA TM-21-11
- Total harmonic distortion <20%.
- Power factor: >90
- Input power stays constant over life.
- Driver can be accessed from below plenum for servicing.
- High-efficiency LEDs with integrated circuit board mounted directly to an extruded aluminum heatsink to maximize heat dissipation and promote long life.
- Remote Emergency Battery (120-277V) field-installed is available to meet critical life safety lighting requirements. The 90-minute battery provides 7.8 watts constant output during the LED system, ensuring code compliance to calculate light output during emergency mode (EM battery 7.8 watts x LPW of fixture being replaced - see spec sheet). Detailed wiring diagram and installation instructions located on website.

Installation

- Accommodates ceiling thickness up to 0.5"
- 24" nailer bars provide stability and support for installation on joists, T-Grid and suspended ceilings.
- Housings can be positioned at any point within the 24" joist span.
- Score lines allow adjustments for 10" joists without tools.
- New construction rough-in kits available. See Accessory ordering information.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com.com/resources/terms-conditions-warranty/> for more information.
- 1 year warranty on optional Emergency Battery. Test required in accordance with local codes.

Listings

- CSA Listed to UL 1598 and UL 8750 standards for 25°C Ambient applications
- RoHS Compliant.
- EM/RFI compliant with FCC 47CFR Part 15 Class B Consumer limits and Class A Commercial & Industrial.
- Damp location rated.
- Tile 24 Compliant.

LSI Industries Inc., 10000 Alliance Blvd., Cincinnati, OH 45242 • (513) 372-3200 • www.lsiindustries.com
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Printed: 01/18 02/20/2018
 BEE-0000A-01

WP1

WDGE1 LED Architectural Wall Sconce

Crating Number	
Type	
Notes	

Specifications

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

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architectural style. The clean rectilinear design comes in four sizes with lumens packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE delivers up to 2,000 lumens with a soft, non-polluted light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery option, makes it ideal over-the-door wall-mounted lighting solution.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aialighting.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Options	Standard CRF, FT	CRF, FT	CRF, FT	Power	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10
WDGE1 LED	Wood Comfort	400				750	1,200	2,000	3,000	4,000	6,000	--	--	--	--
WDGE2 LED	Wood Comfort	1000	100W	100W	Standstill / Night	--	1,200	2,000	3,000	4,000	6,000	--	--	--	--
WDGE2 LED	Precision Reflective	100W	100W	100W	Standstill / Night	700	1,000	2,000	3,000	4,000	12,000	--	--	--	--
WDGE1 LED	Precision Reflective	130W	100W	100W	Standstill / Night	6,000	7,500	8,500	10,000	12,000	--	--	--	--	--
WDGE4 LED	Precision Reflective	--	--	--	Standstill / Night	--	12,000	18,000	18,000	20,000	22,000	25,000	--	--	--

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DBXDB

Series	Package	Color Temperature	CRI	Recessed	Voltage	Mounting
WDGE1 LED	P1	27K 1200K	80CRI	VF	Wood comfort brass finish	Shipped included: NEW Surface mounting bracket. NEW Hidden Gravity Ceiling Mount Bracket (by drop to orders only) NEW Standoff Architectural wall mount.* PBWB Surface-recessed back box (up to 10' long, no corner entry) (see when there is a junction box available)
	F1	30K 1200K	90CRI	VF	Wood comfort wide	
	P2	40K 1200K	90CRI	VF	Wood comfort wide	
	F2	50K 1200K	90CRI	VF	Wood comfort wide	
	P3	60K 1200K	90CRI	VF	Wood comfort wide	

Series	Features		
EMER	Emergency battery backup, Certified in CA, UL60301/UL924 VMC, 0°C max		
PE	Phosphor, Instant Start		
P2	Two switching circuits with dimmers and 2 total energies; see page 1 for details		
DWG	0-10V dimming when pulled outside box (not with an internal control, ordered separately)		
K2	Quick disconnect ready lock box (PBWB). Type of energy points		
PSE	Post-Security (1 Year), 2 Light Entry		
CE	Coastal Certification*		
Files			
DRD1	Dark bronze	DRD1D	Tinted dark bronze
BLD1	Black	BLD1D	Tinted black
SLD1	Silver Aluminum	SLD1D	Tinted silver aluminum
WH1D	White	WH1DGD	Tinted white
SD1D	Sandstone	SD1DGD	Tinted sandstone

COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30013 • Phone 1 800 705 SERV / 737R •
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WDGE1 LED
Rev. 04/2025

TFX2 LED Floodlights



TFX2 with Yoke Mount



Crating Weight	
Net Wt.	
Gross Wt.	

Introduction

The TFX2 LED flood luminaire is a cost-effective, energy-efficient, long-life solution for replacing metal halide or HPS floodlights. Delivering 13,200 lumens, the TFX2 can replace up to 250W metal halide while saving 68% in energy costs. Reliable IP66 construction and excellent LED lumen maintenance will ensure a long service life, avoiding the multiple lamp changes of the metal halide luminaires they replace.

The TFX2 is available with yoke mounting options.

Coloring Information

Color Temp	Lumen Output	Input Power	Efficacy (Lumens per Watt)	Finish	Voltage	Mounting	Catalog Number	CI Code	UPC Code
4000K	13,200	94W	140	Dark Bronze	MVOLT (120V-277V)	Yoke	TFX2 LED 40K MVOLT YK DORBK	*25SZME	19304710234
5000K						Yoke	TFX2 LED 50K MVOLT YK DORBK	*25HFK	193048041552

FEATURES & SPECIFICATIONS

INTENDED USE

The TFX2 LED Floodlight is designed to provide a cost-effective, energy-efficient solution for the use in the replacement of existing metal halide or high-pressure sodium lighting. The TFX2 is ideal for replacing up to 250W HPS luminaires in parking lots, sports arenas, and other floodlighting applications. TFX luminaires deliver uniform, wide beam spot distribution.

CONSTRUCTION

The TFX2 LED Floodlight features a die-cast aluminum main body with optional thermal management for high-temperature LED lighting and extends construction life. The light engine and housing are IP66-rated, and sealed against moisture in environmental conditions.

ELECTRICAL

Light integrated configurations consist of high-efficiency LEDs and LED lumen maintenance > 90% over 50,000 hours. 4000K and 5000K color temperatures (CCT) options will maintain 80% of TFX LED luminaires over MVOLT 120/277V and ensure system power factor >95% and THD <45%. All luminaires have 100,000+ lamp replacement.

INSTALLATION

The integral dipper option (DI) mates with standard 2" (51mm) for pole-to-pole mounting. The pole mount (PO) option allows mounting to solid surfaces and has a 3/8" (10mm) 3/8" UNF mounting hole suitable for using a 1/2" eye-bolts. TFX is tested for installation of ground, can be fitted from 0° horizontal facing downwards, up to 180° horizontal facing upwards.

LISTINGS

UL Certified to meet US and Canadian standards. Suitable for wet locations. (FMSB) DesignLights Consortium® DLCQ Premium qualified product. Please check the DLC Qualified Product List for more details. [Go to: here](#)

WARRANTY

3-year limited warranty. This is the only warranty provided and other warranties in this specification shall render any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.lithonia.com](#)

Notes

Actual performance may differ as a result of wind speed measurement and application. All claims and design in typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

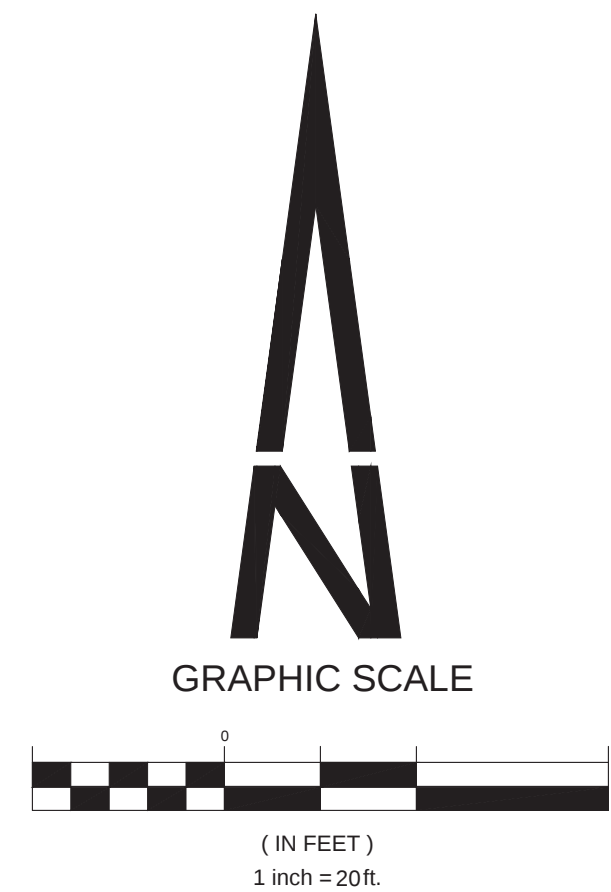
One Lithonia Way • Cary, Georgia 30013 • Phone: 1-800-795-5879 / 253-678

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TFX2 LED
Rev. 04/22/20
Page 1 of 2

[illegible]

PERCEP
DESIGN
6901 SOUTH PIERCE STREET, SUITE 220 LITTLE



JUNE 29, 2026

SHEET TITLE

LUMINAIRE CUT SHEETS
10 OF 10



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 3

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		
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Notes:

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



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Project Reviews Town of Parker



Review Group: SP

12/11/2025	12/18/2025	1/15/2026	BUILDING 20	Randy Sale	COMPLETED	See notes
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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		
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Notes:

12/11/2025	12/16/2025	1/15/2026	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
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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@ccbwwqa.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	
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Notes:

See Planning Comments memo.

12/11/2025	12/22/2025	1/15/2026	COLORS AND MATERIAL BOARD 20	Elizabeth Steward	COMPLETED	
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Notes:

building materials board received. in review with site plan.

12/11/2025		1/15/2026	COMCAST 20	Butch Buster		
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Notes:



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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:



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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.



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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:						



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7/13/2026	7/21/2026	7/27/2026	COLORED BUILDING ELEVATIONS 20	Elizabeth Steward	COMPLETED	
Notes:						
7/13/2026	7/21/2026	7/27/2026	SITE PLAN 20	Elizabeth Steward	REVISIONS REQUIRED	
Notes:						
3 Edits: Typo on the Bike Rack Cutsheet, and please change the planting species added below the drive through lanes from deciduous to evergreen to provide year round screening.						
Lastly, the Colorado Electric Ready Plan was adopted by the building department on July 1, 2026. Part of this is the requirement of EV Chargers for Commercial Projects. If you would like to proceed with this Site Plan without EV Chargers we can, but please note it will require a Site Plan Adjustment/Amendment during the Building Permit Stage to add them in and may affect the electric capacity of your transformer with CORE. For additional information on this requirement and its effects, please reach out to your reviewers from Building and CORE Electric.						
If you can submit these updates by the 27th, I can re-review during this cycle and we can hopefully get this approved sooner.						
Review Group: SP ADD						
12/11/2025	12/30/2025	1/15/2026	CDOT REGION 1 20	CDOT Referrals	ADVISORY COMMENTS	
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
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		
Notes:						
4/21/2026	5/12/2026	5/13/2026	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes:						
Please see the review letter.						
4/21/2026		5/13/2026	ONEOK 20	Clara Lucero		
Notes:						
7/13/2026		7/27/2026	ONEOK 20	Clara Lucero		
Notes:						