

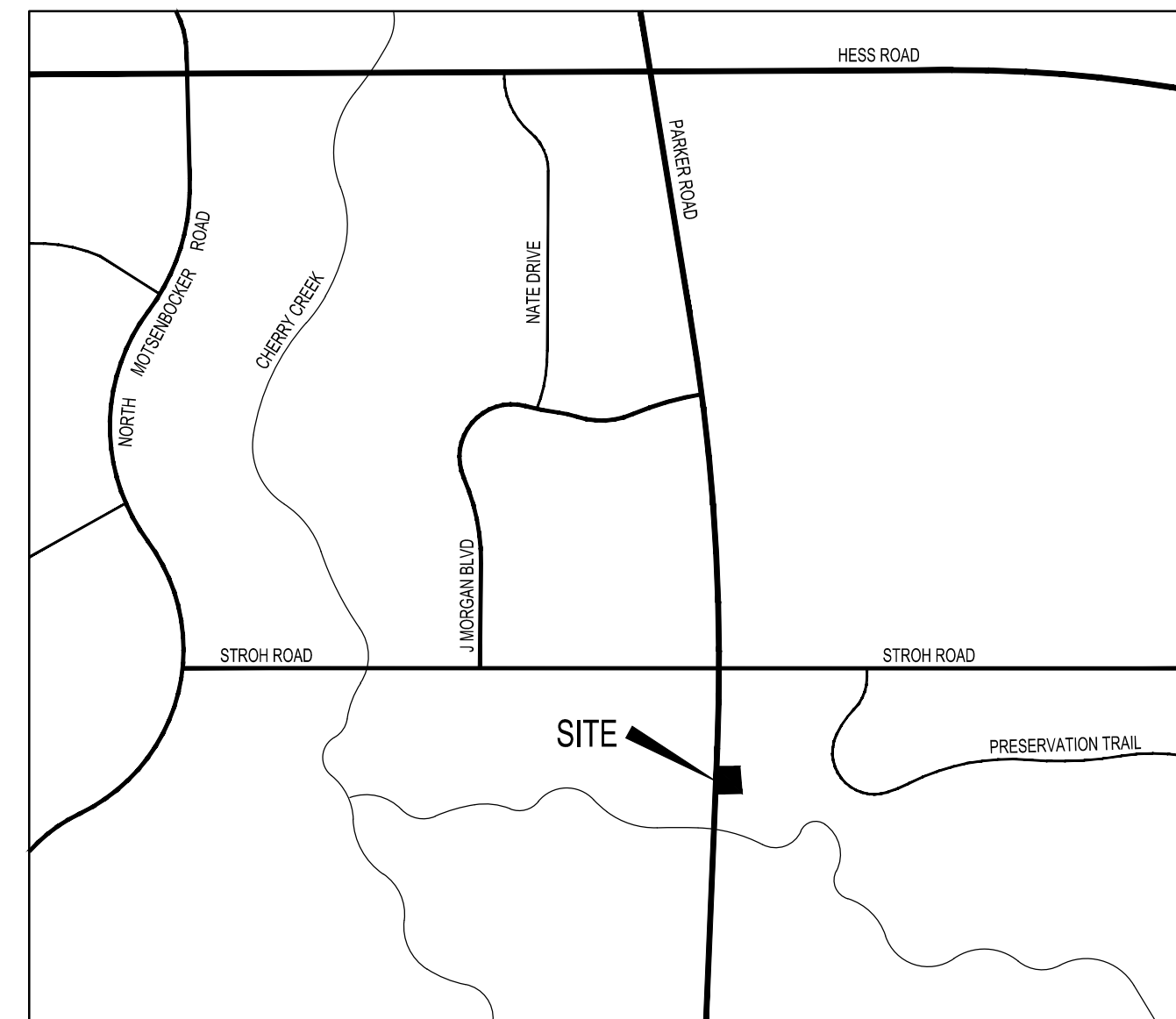
# LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 HUNTINGTON NATIONAL BANK

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" = 500'



## SITE DATA TABLE

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

### TOWN OF PARKER

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

### GAS PROVIDER

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

### WATER/SEWER PROVIDER

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

### ELECTRIC PROVIDER

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

### FIRE PROTECTION

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

### CABLE PROVIDER

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

### DEVELOPER

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

### CIVIL ENGINEER

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

### LIGHTING ENGINEER

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

### ARCHITECT

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

### LANDSCAPE ARCHITECT

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

### SURVEYOR

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

## SHEET INDEX

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

SEPTEMBER 17, 2025

SHEET TITLE

COVER SHEET  
1 OF 9






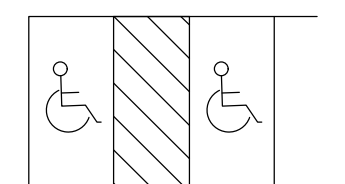




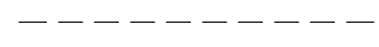




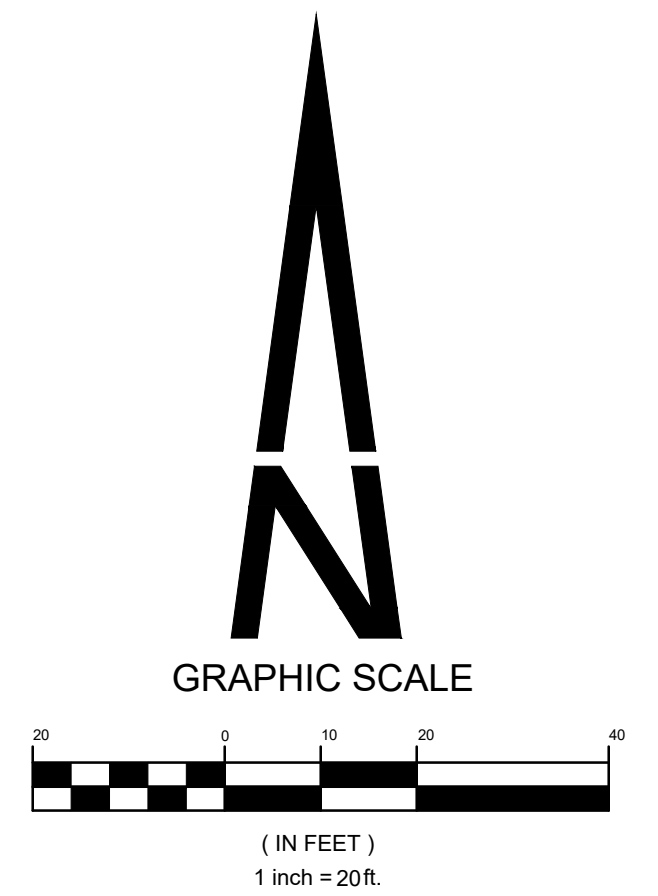
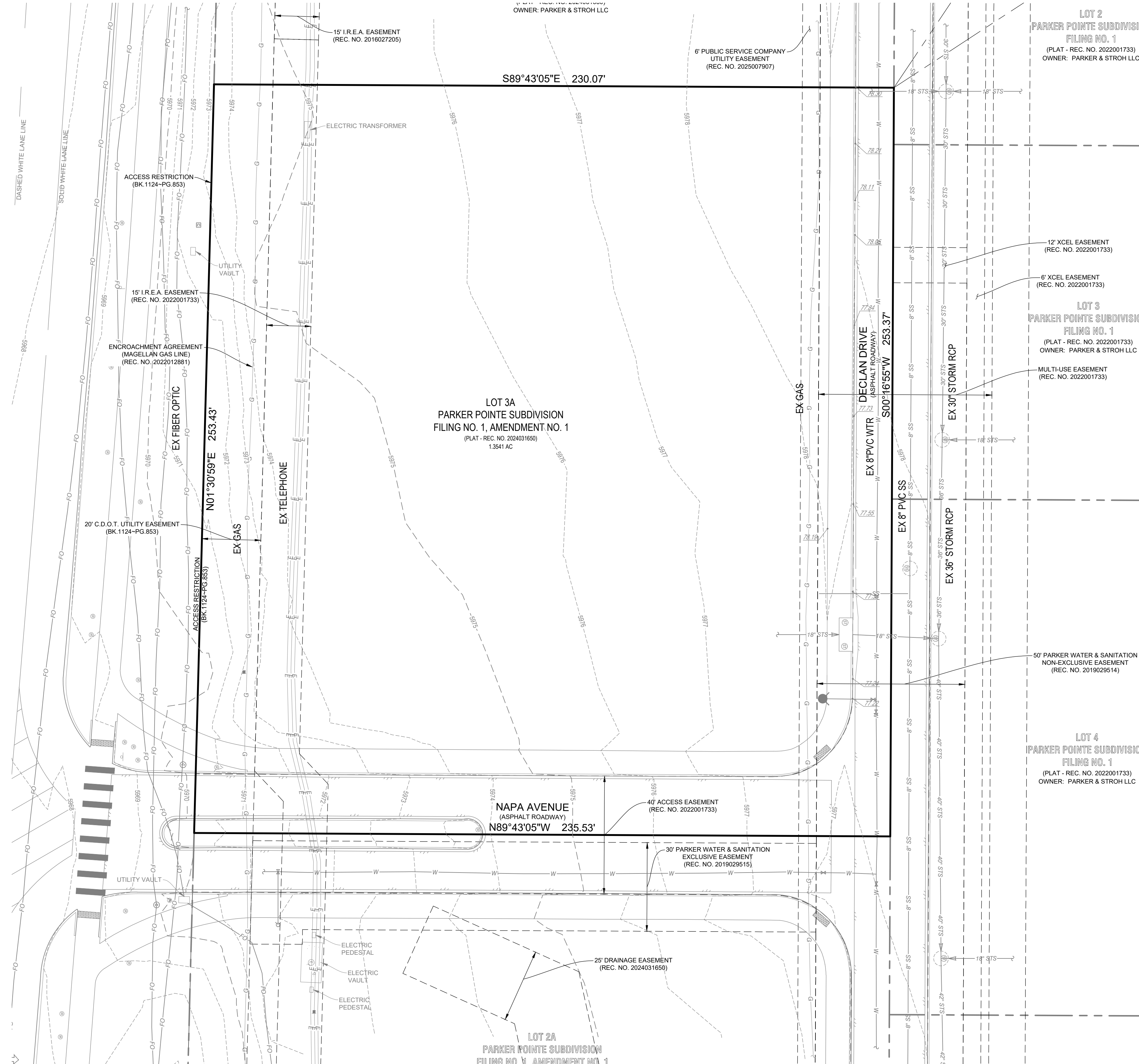
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303-232-8088  
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
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## LEGEND

-  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



SEPTEMBER 17, 2025

SHEET TITLE  
**EXISTING SITE**  
2 OF 9

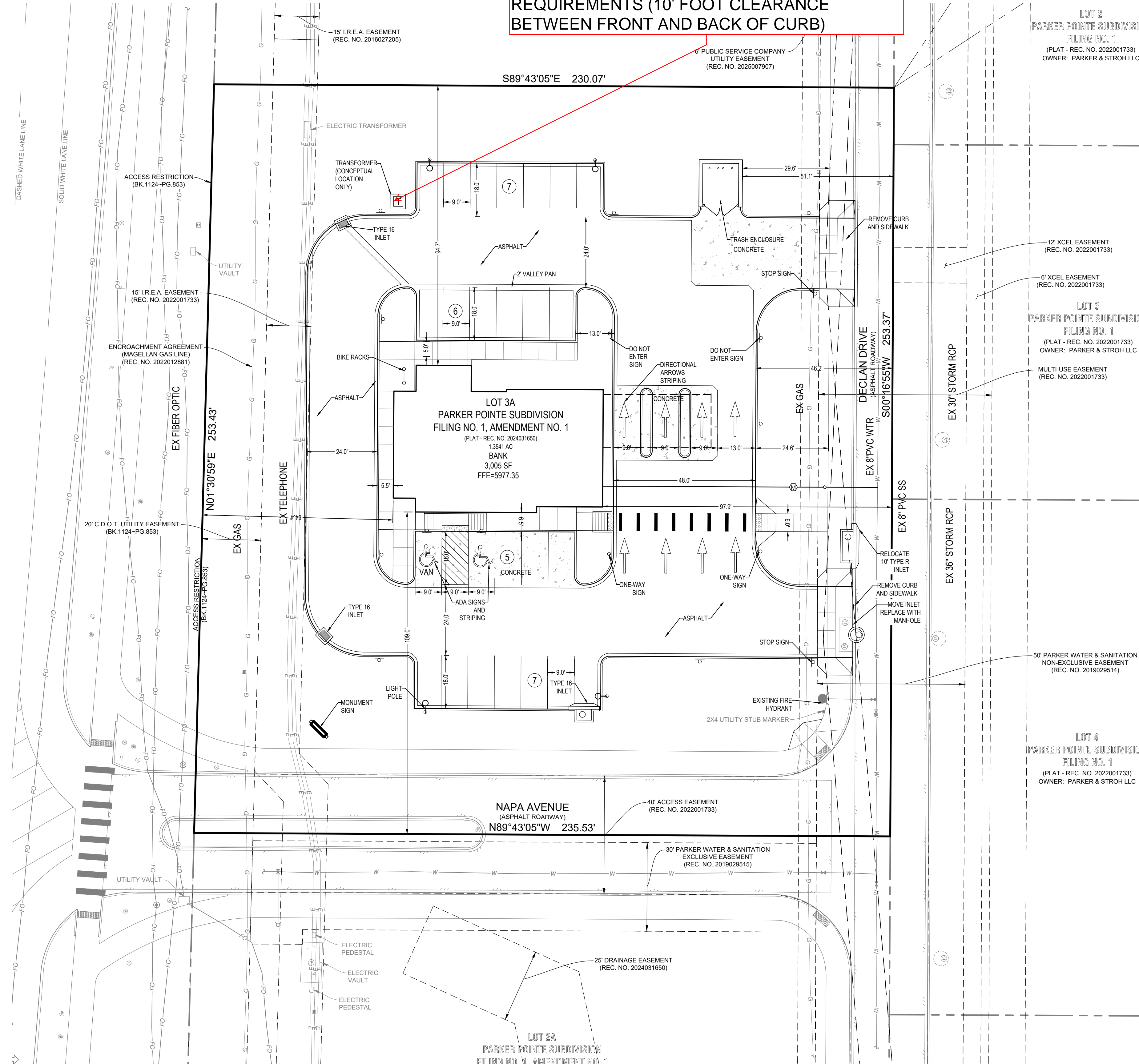


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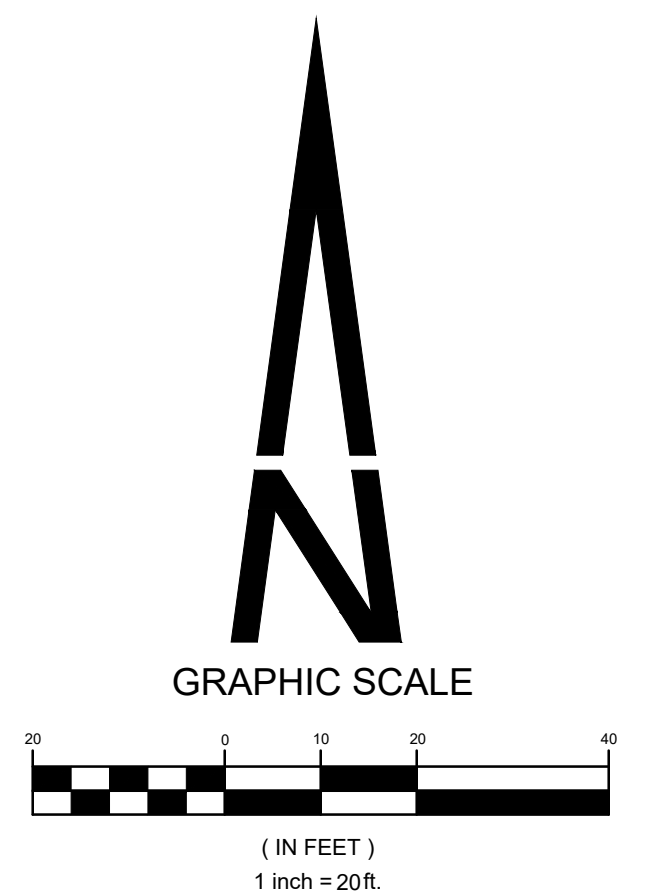
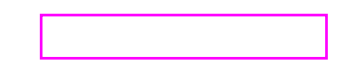
RELOCATE TRANSFORMER TO MEET TOWN  
ORDINANCE REQUIRMENT AND MEET CORE  
REQUIREMENTS (10' FOOT CLEARANCE  
BETWEEN FRONT AND BACK OF CURB)



## LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING
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- EXISTING EASEMENT
- PROPOSED TRANSFORMER
- PROPOSED SITE LIGHTING

PROVIDE METERING LOCATION - METER MAY NOT  
FACE PARKER ROAD PER TOWN OF PARKER



SEPTEMBER 17, 2025

SHEET TITLE

SITE PLAN  
3 OF 9



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

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## NOTES

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

## SEED MIX- TOWN OF PARKER "LOW GROW" MIX

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

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

## PARKER STANDARDS & REQUIREMENTS

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

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

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

## PLANT LIST

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

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

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

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

## EXISTING PLANT REFERENCE

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

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

## PARKING LOT SCREENING

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

## SITE PERIMETER LANDSCAPING

LOCATION	LENGTH	1 TREE/40 LF		5 SHRUBS / 40 LF	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH PROP. LINE	208 LF	6	6	20	23
SOUTH PROP. LINE	212 LF	5	5	25	25
EAST PROP. LINE	174 LF	5	2 + 30 shrubs	22	22
WEST PROP. LINE	225 LF	6	3 + 30 shrubs	28	31

## STREETSCAPE REQUIREMENTS

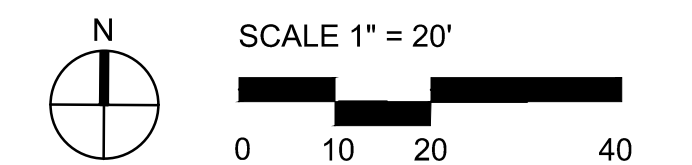
LOCATION	LENGTH	1 TREE/40 LF	
		REQUIRED	PROVIDED
EAST PRIVATE DRIVE	176 LF	5	5
SOUTH PRIVATE DRIVE	213 LF	6	9 existing
PARKER ROAD	220 LF	6	7 existing

## SITE DATA

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

## PROPOSED LEGEND

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

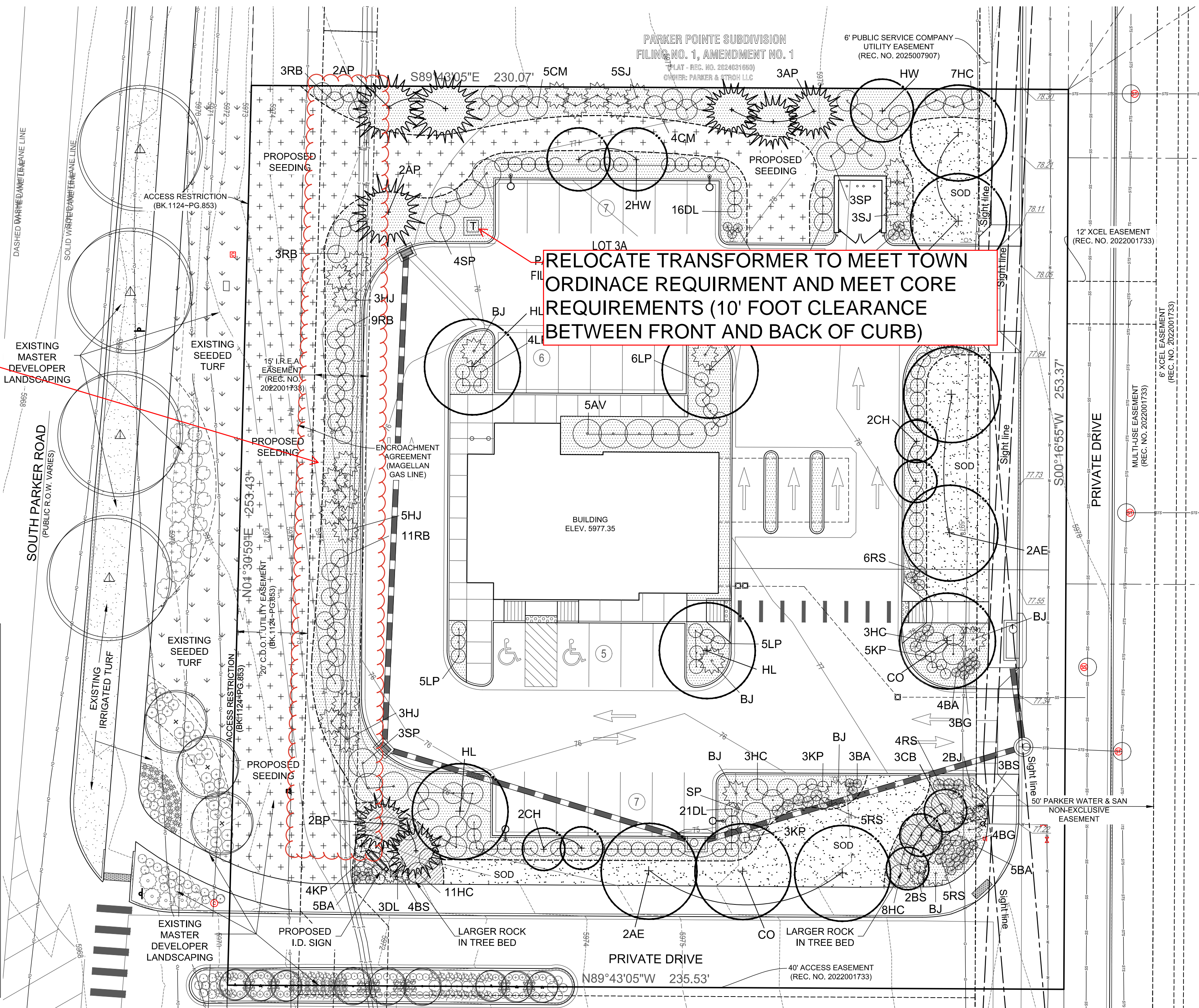


SEPTEMBER 17, 2025

SHEET TITLE

LANDSCAPE PLAN

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