



March 18, 2025

Community Development Department  
Town Hall  
20120 East Main Street  
Parker, CO 80138  
Phone: (303) 841-2332

**Subject: SP24-128 • Memorandum • Black Rock Coffee • S. Parker Rd. & Stroh Rd.  
CORE Review Comments 01: Response Letter**

To whom it may concern:

The following are responses to comments received from Case Planner, Julia Duncan, with the Town of Parker Planning Department, dated February 4th, 2025, regarding the submittal of a land use application with the Town of Parker.

### **Core Review Comments**

#### **Site Plan**

1. Provide Transformer (10'X10') and metering location – Refer to Core Builder Handbook for requirements. Transformer and metering may not open into drive/parking.
  - The final location of the transformer and metering equipment has not been determined. We are currently evaluating potential locations will finalize the placement based on the site conditions, design requirements, and coordination with Core utility provider.

#### **Landscape Plan**

1. Provide Transformer (10'X10') and metering location – Refer to Core Builder Handbook for requirements. Transformer and metering may not open into drive/parking.
  - The final location of the transformer and metering equipment has not been determined. We are currently evaluating potential locations will finalize the placement based on the site conditions, design requirements, and coordination with Core utility provider.

Please let us know if there are any questions on the above responses.  
Thank you for your time and review,

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