



August 25, 2025

City of Parker, CO
Development Review Division
20120 East Mainstreet
Parker, CO 80138

Subject: Parker Pointe, Black Rock Coffee, Site Plan Review Comments 03

To whom it may concern:

The following are responses to comments received from the City of Parker – Development Review Division, dated July 21st, 2025, regarding the Site Plan Review from the City of Parker.

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](#)
➤ Acknowledged
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.
➤ Acknowledged
3. Please contact the referral agencies if you have questions regarding their review comment(s).
➤ Acknowledged
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
➤ Acknowledged
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.**
➤ Acknowledged
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 send the application for referral without with this naming convention.

Example: "02" or "Second Submittal"

- Acknowledged

Site Plan Redlines:

Sheet C0.00:

1. List setbacks as applicable for each façade. Add required/provided column.
 - Required & Provided column has been added.
2. Add Provided height
 - The Provided height for the building is ±20'.
3. Include the rated capacity of building in this tab
 - Rated capacity of the building is 37 people which is included in the table.
4. 1 required. Show calculation – 10% of vehicle spaces provided
 - 1 Required – calculation of 10% vehicle spaces provided shown.
5. 11?
 - There are 10 stacking spaces in the drive-through. This is now clarified as "Drive-Through Stacking Provided" under the Parking Summary Table.

Sheet C2.00:

1. Why is transformer being located off-site? See Core's comments – transformer location not approved.
 - This is not a transformer; it was an existing cubical.
2. Show actual setbacks from all property lines (not required setbacks)
 - Actual setbacks from all property lines are shown and provided on the Site Data table.
3. Label screen wall location on this sheet.
 - Screen Wall location & Keynote added to this sheet.
4. Internal sidewalk & crosswalk needs to connect to sidewalk to Declan Drive.
 - Internal Sidewalk & crosswalk is connected to Declan Drive.

Sheet L1.01:

1. Show grayed out landscape as provided by Master developer
 - Landscape provided by Master developer now shown on updated plan.
2. ONEOK (formerly Magellan) is still reviewing of the landscaping in this area. I will let you know when their comments are available.
 - Noted.

3. If not rock mulch, what will ground cover be in areas that were left white? Hatching needed
 - Areas not hatched are rock mulch. Additional hatching will make the plans unclear and more difficult to read.
4. Add 8' Landscape Buffer on East side, south side, & west side of the property.
 - 8' buffer lines added.

Sheet L1.02

1. Cover Sheet lists 25,933 sf
 - Updated to 25,933.
2. Cover sheet lists 8,294 sf
 - Updated to 8,294.
3. Ensure this is correct (cover sheet lists 8,294 sf of landscape)
 - Updated to 8,294
4. Perimeter requirements apply to all perimeters. Include east, west
 - Applied to all perimeters.
5. Streetscape requirements are separate and can't be used to perimeter requirements.
 - Added perimeter requirements as well as streetscape.
6. 9 trees present on south perimeter
 - Updated to show 9.
7. List all landscape islands, show dimensions and that trees/shrub counts for each are met
 - All landscape island areas are shown in blue on plan. The areas within the blue outlines have been included in the calculations.

Sheet 1 of 3:

1. Property line locations are not accurate
 - Addressed in updated Photometric Site Plan Sheet E1.1.
2. Lighting of parking lots and drive aisles shall have a uniformity ratio of six to one (6:1) (maximum to minimum)
 - Addressed in updated Photometric Site Plan Sheet E1.1.

Sheet 2 of 3:

1. Indicate selections as done as previous plans, include color selection. Height of freestanding poles must also be indicated here or in table on previous sheet.
 - Addressed in updated Exterior Lighting Spec Sheets.

Sheet 3 of 3:

1. Include selections as done on previous plans, include color selection.
 - Addressed in updated Exterior Lighting Spec Sheets.

Sheet A6.0 (B&W):

1. Remove B&W elevation sheets to eliminate potential inconsistencies.
 - Black and White elevations were not included in this submittal
2. Add #15 to all elevation sheets. #13 on some sheets lists electrical equipment.
 - The electrical equipment is identified as KN 15 on the correct color elevation sheet.

Sheet A6.0 (Color):

1. Electrical equipment shown on west façade on previous sheet. Please locate to a different façade as this is the most prominent facing Parker Road.
 - This location was not modified, but a full height screen wall was added to conceal all electrical devices on the outside of the building.
2. Shown as gray in drawings.
 - The block color is now more accurately depicted in color elevations

Sheet A6.1 (Color):

1. Show transparency calculations for these facades
 - East – 25%
 - North – 40%
 - East and North elevation transparency calculations now shown on the elevation sheet.

Please let us know if there are any questions on the above responses.

Thank you for your time and review,

Nicholas Salazar
Project Manager
ATWELL, LLC
(972) 638-8860
nsalazar@atwell.com