



December 4, 2025

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

Subject: Parker Pointe, Black Rock Coffee, Site Plan Review Comments 05

To whom it may concern:

The following are responses to comments received from the City of Parker – Development Review Division, dated November 13, 2025, regarding the Site Plan Review from the City of Parker.

Minor Comments:

Landscape Comments

1. L1.02: Streetscape for Parker Road is “Proposed to be installed by developer” however, this is included the calculations within the landscape table. Since the applicant is not installing this landscaping, add a note “Not a part of this Site Plan, installed by others.”

➤ The note was added in color pink text. Please see the revised sheet L1.02.

Photometric Comments

2. E1.1: The Parking Lot lights A5 should be similar in color to the other light fixtures on site. Currently these are proposed as white while the others are either black or dark bronze. Please change A5 color to black or dark bronze.
➤ A5 finish color been changed to be ‘Dark Bronze’. Please refer to sheet E1.1 for more information.
3. E1.1: What light fixture is the bollard light? Bollard is not described within the lighting table. The image on page E1.1 should be labeled similar to the freestanding light above it. In addition, the bollard shown on page E1.1 does not match the look of the light on page E1.3, assuming these are the same light.
➤ Detail for fixture ‘BL’ has been updated. Please refer to sheet E1.1 for more information.

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

Thank you for your time and review,

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