



May 9, 2025

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

Subject: Parker Pointe, Black Rock Coffee, Site Plan Review Comments 02

To whom it may concern:

The following are responses to comments received from the City of Parker – Development Review Division, dated April 09, 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.
Acknowledge
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have been provided as part of this comment letter may be identified as part of future submittals, based on revision to the project.
Acknowledge
3. Please contact the referral agencies if you have questions regarding their review comment(s).
Acknowledge
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
Acknowledge
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.
Acknowledge
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.
Acknowledge

Site Plan Redlines:

Sheet CO.00:

1. Remove, fire will not stamp/sign these plans
 - **Fire stamp/sign block has been removed from the cover Sheet. Please see**

Revised Sheet C0.00.

2. Label this as landscaped area
 - The label has changed from pervious area to “Landscape Area”. Please see Revised Sheet C0.00.
3. Mixed use community
 - The Label for zoning has changed from Modified commercial to “Mixed-use community”. Please see Revised Sheet C0.00.
4. Inaccurate setbacks for mixed-use community can be found in Section 13.04.070 (do not include landscape buffer information here)
 - The setbacks for mixed-use community have been revised on cover sheet. Please see Sheet C0.00.
5. Building height limit 45’
 - Building height limit has been changed from 35’ to 45’. Please see Revised Sheet C0.00.
6. Remove, drive through stacking applies but does not need to be listed in site data table
 - Drive through stacking is removed from the Site Date Table. Please see Revised Sheet C0.00.
7. Remove, engineering will not sign/stamp these plans
 - Engineering sign/stamp has been removed. Please see revised Sheet C0.00.

Sheet C1.00:

1. Remove this sheet. Construction details not needed in site plan.
 - The Construction detail sheet has been removed from the Site Plan Submittal.

Sheet C1.10:

1. Remove this sheet. Construction details not needed in site plan.
 - The Construction detail has been removed from the Site Plan Submittal.

Sheet C1.20:

1. Remove, engineering will not sign/stamp these plans
 - The engineering sign/stamp has been removed from the sheet. Please see revised Sheet C1.20.

Sheet C2.00:

1. Show building setbacks from all property lines.
 - The setbacks are clearly defined on the Site Data Table & are shown on the site plan. Please see revised sheet C2.00.
2. Show transformer location.
 - The location for the transformer is shown on the Site Plan. Please see revised sheet C2.00, keynote #19.
3. Show bicycle service station.
 - No Proposed bicycle service station required.
4. What is this & where will it be relocated? (17=existing utilities to be relocated)
 - This is electric Transformer which is going to be located north of the property line, and it will be tied to our electric service line.
5. Remove. Site data table only needed on cover sheet – Avoid inconsistencies.

- Site data table has been removed from site plan. Please revised Sheet C2.00.
6. Show vehicle stacking spaces (must be 11'x20')
 - Vehicle stacking spaces 11'x20' are shown on the site plan. Please see revised Sheet C2.00.
 7. Locate trash enclosure in southeast corner away from site entrance
 - This comment has been resolved and the dumpster enclosure will remain in the same location because of storm stub out is proposed on southeast of the site. The confirmation was confirmed from Amanda on 4/14/25 via email response.
 8. Show all of sidewalk here
 - All existing 8' concrete sidewalks are shown on the site plan. Please see revised sheet C2.00.
 9. Remove
 - The sign/stamp block has been removed from site plan. Please see revised sheet C2.00.

Detail SF-9:

1. Service station not shown on site plan. If not present, remove this sheet.
 - No Proposed service station is required; the sheet will be removed for SUB 03.

Sheet L1.01:

1. Turf grass is not permitted in site perimeter landscape areas.
 - No turf grass has been provided within property limits.
2. Show transformer on this sheet.
 - Transformer is shown.
3. Place more shrubs/grasses in landscape islands (show counts are met in table)
 - Additional shrubs and grasses have been provided in landscape. It is shown in the tables we are well exceeding the requirements.
4. Enhance landscaping at corner/site entrance.
 - Site entrances enhanced.
5. Fix overlapping text.
 - Overlapping text has been removed.
6. Some areas have been left white. Show ground cover with hatching in all landscaped areas.
 - Additional shrubs and groundcover have been added. Shrubs and groundcover have been shown outside of the root ball of the tree.
7. Show landscape buffer width on east, south, west sides.
 - Landscape buffer on all sides except north have been provided.
8. Remove this plant schedule. Provided on next sheet – avoid inconsistencies
 - Removed.
9. Remove
 - Removed.

Sheet L1.02

1. Include irrigation plan in this site plan set.
 - Noted.
2. Show max turf grass allowed and provided in table (95% max of required landscaped area). Note that turf grass is not permitted in site perimeter landscaping.
 - No turf grass been provided.
3. Previous staff comment may have been a typo – 15% required.

- 15% has been adjusted.
- 4. Provide percentage as well as square footage
 - Percentage provided.
- 5. These number should reflect totals in the planting schedule for trees & shrubs.
 - Numbers updated.
- 6. 1 tree, 5 shrubs required per 1,500sf of lot area not covered by building or required parking, not required landscaped area. Revise section.
 - Numbers shown and provided.
- 7. Site perimeter (P1) applies to east, south and west property lines. Show that tree/shrub AND buffer requirements are met.
 - Buffer requirements are shown and met.
- 8. No evergreen requirements apply in P1 site perimeter landscaping.
 - Noted and removed.
- 9. Remove. No enhanced requirements exist.
 - Noted and removed.
- 10. These number should reflect totals in the planting schedule for trees & shrubs.
 - Adjusted to reflect all trees and shrubs.
- 11. Table needs to be revised. See “parking lot interior landscaping” in Section 13.08.090(f) for requirements.
 - Table adjusted. Parking now shown in purple/blue with a hatch. Parkin lot islands dimensioned and shown in thick outline.
- 12. 25%-50% (min and max apply).
 - Minimum is 25%. We have met the minimum. We are also below the maximum of 50%.
- 13. Remove.
 - Removed.

Sheet L1.03:

1. Remove.
 - Removed

Sheet 1 of 3:

1. Show property line in bold. Max footcandles allowed at property line is 1.0.
 - Acknowledged, Property line shown in Red bold line.

Sheet A1.0:

1. No CMU present on trash enclosure.
 - Corrected as noted.

Sheet A6.0:

1. Provide schedule for letters.
 - The letters in the large bubble represent the grid lines for the structure in the building. They have been removed from this drawing.
2. Incorporate proposed masonry into design not currently shown.
 - Masonry has been incorporated into the design and has been reflected in the schedule and elevations.
3. Will this be sandcastle or light oak? List one.
 - The James Hardie has been corrected to be sandcastle only on all finish schedules.
4. Will this be charcoal gray or onyx? List one.
 - The Corrugated metal item 2 has been corrected to be Matte charcoal Gray on

all schedules.

5. Spandrel glass is not permitted per Development Design Standards.
 - The keynote for glass has been noted to be tinted glass.
6. Architecture needs to be enhanced, specially on west side facing parker road. Only two materials used on entire building – add more materials, possible corner feature on parker road, etc.
 - The architecture has been updated by adding masonry and changing the color of material number 1 to a lighter base color so black is not read as the primary color. All elevations and finish schedules now reflect this. Please also refer to the renderings for reference.
7. Please review commercial design standards in Development Design Standards document.
 - The development design standards have been reviewed and the result is a noted above in item 6.
8. This area especially needs to be broken up. All black
 - This elevation has been broken up with a light, different profiled, set and angle metal siding.

Sheet A6.1:

1. #13 Electric meter not shown. Please show on elevations, add note that it will be painted to match adjacent wall.
 - The electrical service gear has been shown where located on elevations and key noted to be painted to match adjacent wall
2. #14 Screen wall not shown. This should be shown on elevations and site plan.
 - The screen wall has been shown and key noted on all elevations were shown to shield the electrical gear.
3. Architecture needs to be enhanced, specially on west side facing parker road. Only two materials used on entire building – add more materials, possible corner feature on parker road, etc.
 - The architecture has been updated by adding masonry and changing the color of material number 1 to a lighter base color so black is not read as the primary color. All elevations and finish schedules now reflect this. Please also refer to the renderings for reference.
4. Please review commercial design standards in Development Design Standards document.
 - The development design standards have been reviewed and the result is a noted above in item 6.
5. What is this portion? Wall? Please label, show on all relevant elevations.
 - The screen wall has been shown on the elevations and keynoted.

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

Thank you for your time and review,

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