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December 10, 2025

Atwell LLC  
9001 Airport Freeway Suite 660  
North Richland Hills, TX 76180

Subject: Parker Pointe F1 AMD 1 L4A - Drive Through Coffee Shop  
Site Plan [Case File SP24-128]

Atwell LLC,

The Town of Parker has completed the review of the above referenced application for a Site Plan filed by Atwell LLC. The applicant, Black Rock Coffee, is proposing a Site Plan for a coffee shop with a drive through. The site is located southeast of the intersection of Parker Road and Stroh Road.

This correspondence is to inform you that following referral agency review and Town staff evaluation of the above referenced application, your proposed Site Plan has been **approved subject to the conditions set forth in this letter**. The Site Plan was evaluated against the criteria specified in the Town of Parker Land Development Ordinance and applicable Town standards, guidelines and regulatory manuals referenced within the Town's Land Development

**NOTIFY YOUR CASE PLANNER OF ALL ALTERATIONS, MODIFICATIONS, SUBSTITUTIONS, OR REVISIONS FROM THE APPROVED SITE PLAN, ARCHITECTURE, LANDSCAPING, AND CONSTRUCTION PLAN DOCUMENTS - ALL CHANGES WILL NEED TO BE SUBMITTED THROUGH ETRAKIT AND WILL REQUIRE APPROVAL BY THE TOWN'S COMMUNITY DEVELOPMENT DEPARTMENT.**

Ordinance.

Please be advised that this approval is subject to the Parker Municipal Code, and the following conditions of approval:

### Standard Conditions

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1. **Approved Site Plan** - The Site Plan exhibit, building elevations exhibit and landscape plan exhibit **stamped 'Final Document' on (Insert Date) and** uploaded to TRAKiT on **(Insert Date)**, shall be the approved plans.

2. **Approved Construction Plan Documents** - The construction plan documents signed by Engineering, the water and sanitation district and Fire Life Safety, shall be the approved construction plans.
3. **Removal of Public Notice Signs** - All Public Notice signs posted on the property must be removed with ten (10) business days from the date of this letter.
4. **Approval Expiration** - This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan approval and **SHALL REMAIN IN EFFECT FOR FIFTEEN (15) MONTHS FROM THE DATE OF THIS APPROVAL LETTER**. If a Grading Permit or Building Permit is not obtained within fifteen months, this approval becomes null and void. The Community Development Director, upon written request, may grant a one hundred eighty (180) day extension.
5. **Prairie Dog Certification Required** - A Certification of Compliance with Municipal Code Section 13.08.040(e) Prairie Dog Management is required prior to issuance of a Grading Permit and the start of any work on the site.
6. **Permits Required** - It is the applicant's responsibility to acquire all required permits prior to starting work on the site including Grading Permits, Building Permits and Electrical Permits.
7. **Screening of Mechanical Equipment and Utility Boxes Required** - All **MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED** with permanent material and painted to match the building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. All rooftop mechanical, vents or appurtenances, which are not shown on the approved plans may require additional conditions for screening as determined by the Town.
  - Above ground on-site utilities for the provision of service to nonresidential use(s) may not be located in the front-yard between the building and the public or private street and can only be located in a rear-yard or side-yard. Any above ground **UTILITY EQUIPMENT SHALL BE SCREENED** with landscaping or a screening wall in coordination with the utility company. Where utility meters and connections are attached to the building they shall be located away from the public realm to the greatest extent possible and be painted to match the building. Location of all utility equipment shall be reviewed and approved by the Community Development Department prior to installation. Any deviation from this standard may result in the relocation of the equipment.

8. **Landscape Inspections or Security Required** - Landscape inspections will not be conducted between October 31<sup>st</sup> and May 15<sup>th</sup> due to weather and plant material being dormant. In the event that a non-residential project is in need of final inspections during this timeframe, the Town will not issue a Certificate of Occupancy. The Town may issue a *Temporary Certificate of Occupancy* subject to the property owner signing a site completion deposit agreement and submitting security with the Town. Security shall equal one hundred ten percent (110%) of the estimated cost of the landscape improvements that are based upon a professional landscape architect or contractor estimate that is in a form acceptable to the Town. The security may be cash or an irrevocable letter of credit in a form and from a financial institution acceptable to the Town. In addition, there is an administrative fee of one hundred dollars (\$100.00) if the deposit is in the form of cash and two hundred fifty dollars (\$250.00) if the deposit is a letter of credit.
9. **Landscape Compliance with Colorado Senate Bill 24-005 (SB24-005)** – On March 15, 2024, Governor Jared Polis signed SB24-005 prohibiting new non-functional turf, artificial turf and invasive plant species from being located in rights of way, on public properties and on any non-residential property. SB24-005 applies to any landscape and plant material installed after January 1, 2026. It is the applicant’s responsibility to ensure compliance with SB24-005, compliance may require the applicant to amend the approved landscape plan and/or streetscape plan if said landscaping is not installed prior to October 15, 2025 or if it is determined to not be otherwise in compliance with SB24-005.
10. **Final Grading Certificate Required** - The Town requires the submittal of a Final Grading Certificate as a *prerequisite to obtaining a Certificate of Occupancy or Temporary Certificate of Occupancy*;
  - An as-built drawing of the individual lot which indicates the finished floor elevation(s), and finished grade site elevation points sufficient to show positive drainage away from all buildings.
  - A certification statement by a licensed professional engineer **and** surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.
11. **Signage Not Included** - Approval of this site plan **DOES NOT INCLUDE SIGNAGE**. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.

The approved Site Plan and conditions of approval will form the basis of Community Development's inspection of the site prior to release of a Certificate of Occupancy or Completion. All elements of the Site Plan must be complete prior to Community Development inspection approval. The Certificate of Occupancy or Completion will not be released until inspection approvals have been granted and the above referenced conditions have been satisfied.

Please feel free to contact me at 303.841.2332 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bryce Matthews', with a long horizontal flourish extending to the right.

Bryce Matthews  
Assistant Director - Planning

cc: Cynthia Liston Thye