

July 13, 2020

Town of Parker
Stacey Nerger, Associate Planner
20120 E Main St.
Parker, CO 80138

RE: Parker & Pine Filing No. 1 Lot 2 – Site Plan – SP20-019

Dear Stacey,

Please find below our comment responses addressing the first submittal for the Site Plan comments for the proposed Murphy Oil. This letter is to address comments we received from you on May 6, 2020. To facilitate your review, we have included the original conditions in *italicized* font and have provided our responses in **bold blue**.

Planning Department:

General Comments

1. *Please reference the redlines for additional comments/clarification.*
Complied: Yes No

Response: Redline comments and responses have been included in this response letter.

2. *Please change the plans to allow redlines over graphics. The overall site plan and lighting pages allowed this, but the others were restricted.*
Complied: Yes No

Response: PDFs have been updated to allow.

3. *Please change the title on all pages to be consistent with the legal description once the Replat is recorded. This means the title should be Parker and Pine Filing No. 1 Lot 2 – Site Plan. Murphy Express can be the second line, but the legal description needs to be the main title of the Site Plan package.*
Complied: Yes No

Response: All sheets have been updated.

4. *Please label the setbacks for the convenience store and canopy from all property lines. Also, please include the Finished Floor Elevation (FFE) of the convenience store on the plans. The setbacks and FFE will be needed at time of building permit.*
Complied: Yes No

Response: Dimensions have been added. FFE is called out on multiple sheets.

Parking

5. *Pursuant to the LDO Section 13.06.050(f) Parking spaces adjacent to landscape islands shall be ten (10) feet in width or a concrete strip, at least eighteen (18) inches wide, shall be provided on the adjacent side of the island for pedestrians to step out of the car. Please adjust the plan to account for the above requirement.*
Complied: Yes No



Response: The island has been adjusted.

6. Pursuant to the LDO Section 13.06.060 (c) bicycle parking spaces are required for any building that requires site plan approval. Please include a minimum of 2 bicycle parking spaces on the property.
Complied: Yes No

Response: Bicycle parking spaces have been added adjacent to the building.

7. Pursuant to the Development Design Standards Section B. 5. Bicycle parking shall be thoughtfully located near public entrances with easy bicycle access from the public road, avoiding conflicts with vehicular and pedestrian movement.
Complied: Yes No

Response: Bicycle parking spaces have been added adjacent to the building.

Landscaping

8. Please include a breakdown of all of the required landscaping within the landscape table. This should include overall landscape, streetscape, property perimeter, and parking lot perimeter. All landscaping that is on the proposed property will fall under the overall landscaping total.
Complied: Yes No

Response: Additional rows have been added to the landscape table. Parking lot perimeter is not included in the table because it overlaps with property perimeter landscaping and property perimeter landscaping is greater per Sec. 13.06.070. Streetscape landscaping is by the MDP.

9. Pursuant to Section 13.06.070 (m) of the Town of Parker LDO streetscape landscaping shall be provided along all property lines directly abutting a street. Streetscape landscaping shall be installed between the back of curb and the sidewalk. Turf grass along with 1 tree per 40 linear feet of frontage is required along these property lines. Please add the streetscape landscaping proposed to be installed as part of the Minor Development Plat to the landscape plan. These trees should be grayed back with a note that states: Not a part of this plan, to be installed as part of the MDP.
Complied: Yes No

Response: Acknowledged, the trees from the MDP have been added to the landscape plan and are grayed back.

10. Pursuant to Section 13.06.070 (m) of the Town of Parker LDO streetscape landscaping shall be provided along all property lines directly abutting a street. Streetscape landscaping shall be installed between the back of curb and the sidewalk. This is also required along the internal roadways. The south property line states that the landscaping will be installed as part of the MDP, what about the west property line? If no landscaping is proposed along this property line, streetscape landscaping consisting of 1 tree per 40 linear feet shall be installed.
Complied: Yes No

Response: Acknowledged, streetscape landscaping cannot be met along west property line due to attached sidewalk and an easement running along the property line.

11. Pursuant to the LDO Section 13.06.070 (q) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a commercial use a minimum of 1 tree and 5 shrubs is required for every 40 lineal feet of edge. Based on the above you are required to have the following landscaping totals:

East – 5 trees and 22 shrubs
South – 6 trees and 28 shrubs
West – 5 trees and 22 shrubs
North – 6 trees and 28 shrubs

These trees and shrubs should be located along the property perimeter (5 – 10 feet inside the property line).

Complied: Yes No

Response: Site perimeter landscaping has been met the best that it can be, by dispersing trees throughout the site to meet the site perimeter landscaping. All calculations are rounded in such a way if it is less than .5 than we rounded and if it is greater than .5 we rounded up.

12. Pursuant to the LDO Section 13.06.070 (q) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a commercial use a minimum of 1 tree and 5 shrubs is required for every 40 lineal feet of edge. Along the east property line (adjacent to Parker Road) the table states that there are 4 trees and 150 shrubs. Based on the drawing it shows a total of 22 shrubs. Where is all of the landscaping listed. In addition, there is a lot of are adjacent to Parker Road that only consists of native seed. Additional shrubs should be added to this area since many utility easements do not restrict shrubs.

Complied: Yes No

Response: There was an error in the calculation that was shown in the table. The required is 22 shrubs required and 22 shrubs proposed. The table has been updated.

13. Pursuant to the LDO Section 13.06.070 (q) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. As outlined in number 12 above, the north property line is not proposed to be a shared access with the property to the north, therefore, the property perimeter landscaping is necessary. Please provide a minimum landscape bed width to allow for the required trees and shrubs to survive.

Complied: Yes No

Response: The property line lies on the back of curb and there is not sufficient space to achieve the north property line perimeter landscaping requirement in that area. Shrubs have been used in lieu of trees to meet the tree requirement and dispersed throughout the site.

14. Pursuant the Development Design Standards III.1.C; Buildings located at intersections shall include a plaza, courtyard or similar public space to create attractive and active outdoor public spaces with enhanced landscaping. Dependent upon easement ability, landscaping at the intersections of Parker Road and the southeast corner of your property should be enhanced.

Complied: Yes No

Response: Many existing utilities and easement exist at the street corner. The existing gas line and fiber optic are of big concerns. Which does not allow us to enhance the street corner.

15. Please use the Town of Parker Planting Standards located within the Town of Parker Specification and Design Considerations of Parks, Trails and Streetscapes, which can be found at the following link Construction:

<http://www.parkeronline.org/DocumentCenter/View/400>

On page 44-46 of the pdf document.

Complied: Yes No

Response: Acknowledged, the Town of Parker Planting Standards have been added to plan.

16. *The Town of Parker recommends using the preferred seed mixes listed, please use one of the preferred native seed mixes as outlined within the Town of Parker Construction Specification and Design Considerations of Parks, Trails and Streetscapes, which can be found at the following link:*

<http://www.parkeronline.org/DocumentCenter/View/400>

On page 84 of the pdf document.

Complied: Yes No

Response: Acknowledged, one of the Town of Parker recommended seed mixes has been added to plan.

17. *Please include an irrigation plan to be reviewed as part of this site plan. This irrigation plan will also require specific Parker Water and Sanitation District calculations for water taps.*

Complied: Yes No

Response: The irrigation plan has been included with this submittal.

Lighting

18. *Please include within the photometric table the color of each fixture.*

Complied: Yes No

Response: The color of each fixture has been added to the table.

19. *Per Section 13.10.140 of the Parker Land Development Ordinance the following lighting ratios are required:*

- *Parking Lots with medium vehicular activity: Average to Minimum Luminance ration shall be 3:1 and the Maximum to Minimum Luminance Ratio shall be 10:1.*

Please ensure that all ratios meet these ratios. To meet these ratios, the areas with 0 luminance may need to be removed from the calculations.

Complied: Yes No

Response: Average to minimum and maximum to minimum luminance ratios have been recalculated after resizing of the canopy. Please reference the calculation summary table on sheet C-3.5 indicating compliance with the town code.

20. *Per Section 13.10.140 of the Parker Land Development Ordinance general parking areas shall not exceed 12.0 foot-candles, maximum installed illuminance. Please adjust the lights within these areas to ensure this maximum is not exceeded.*

Complied: Yes No

1. Response: Slight revisions to light locations have been made and illuminance levels within the parking areas on site comply with the maximum 12.0 foot-candle requirement. Per the definitions section in the town's 13.10.140 ordinance, the canopy area qualifies as Principal Display, "...to qualify as principal display area, one (1) of the following specific uses must occur: motorized vehicle sales, boat sales, gardening or nursery sales, outdoor gasoline sales."

Building Elevations

21. Pursuant the Development Design Standards Section F. 2. ii.; buildings located on corners are required to have two primary facades with one side designated as the main entrance. Corner treatments shall include two front primary facades, which are equally designated and articulated.
Complied: Yes No

Response: Corner treatments on the building have been revised to include equal design and articulation on both facades as required. Elements unique to the corner have been added to provide additional visual interest.

22. Pursuant the Development Design Standards Section F. 2. ii.; buildings located on corners shall be required to meet section D. 4. In the case where a building that is visible to the public realm from all four sides, all sides of the building shall be equally designed and articulated as a building front.
Complied: Yes No

Response: The southern and western elevations of the c-store have been revised and upgraded to provide the required design and articulation for all four sides of the building.

23. Pursuant the Development Design Standards Section F. 2. a.; canopies larger than 100 feet in length are recommended to be broken down into two or more smaller sized canopies with four gas pumps per canopy.
Complied: Yes No

Response: Murphy has reimagined some of their standard canopies. As a result, the face-to-face dimension of the canopy is 99'8" in length.

24. Pursuant the Development Design Standards Section X. A. 2. a.; to activate the street and create visual interest, arrange windows and other openings with transparent features to include clear glazing on each façade of the building. Faux windows and spandrel glass are not permitted. With this being said there are other options that we can evaluate with you which could include real windows that are blacked out, back lit windows (lighted from the inside, but without visibility into the building) as well as murals or other alternatives.
Complied: Yes No

Response: Blacked out windows have been provided where there clear glazing cannot be added at storefront. These windows are provided with further highlight by adding awnings above each.

25. Pursuant the Development Design Standards Section X. A. c. i. 1.; Commercial buildings 100 feet in length or less with building fronts facing a public street shall include a ground floor level transparency shall be a minimum of 40%. The 40% transparency will apply to the north, east and south sides of the building.
Complied: Yes No

Response: The north and east elevations have been revised to meet the 40% transparency requirements. The south elevations is the rear side of the building and that includes the electrical panels, gas meter and CO2 closet located on the façade. These required utilities restrict the total façade available to provide the 40% transparency. Similar window areas and awnings have been added to this elevation to provide as much visual interest as possible. A table has been added to the elevations drawings to indicate compliance.

26. Pursuant the Development Design Standards Section X. A. c. i. 2.; Commercial buildings 100 feet in length or less sides of buildings shall include a ground floor level transparency shall be a minimum of 25%. The 25% transparency will apply to the west side of the building.

Complied: Yes No

Response: the east Elevation has been revised to meet the 25% requirement. A table has been included on the elevations sheets to show compliance.

27. Pursuant to Development Design Standards Section X. A. 3. a.; exterior building mass shall be reduced through a variation in wall planes, wall surfaces, fenestration and height to achieve a pedestrian-scaled building design. Building mass can also be broken down vertically by creating regular intervals of vertical elements of the building composition. Breaking down the building vertically shall require three of the following:

- A change in recesses, protrusions, or changes in the plane of the façade to create a visual shadow line.
- A significant break in the eave line of roof form
- A change in façade material or color.

All sides of the building shall meet this requirement.

Complied: Yes No

Response: On each of the four elevations additional articulation has been added to both the horizontal and vertical planes. The articulation provided at the building entrance provides the pedestrian an indication of its location.

28. Pursuant to Development Design Standards X. A. 3. a.; all commercial building shall be organized with a visual top, middle and base. All sides of the building shall meet this requirement.

Complied: Yes No

Response: Changes in material types and colors from the bottom of the c-store to the top of the c-store provide the required top, middle and base. Cornice elements have been highlighted to provide a greater level of visual interest.

29. Pursuant to Development Design Standards X. A. 3. c.; the building roof form shall be use to break the building massing vertically, through the roof pitch and roof type. Key elements, such as entries, towers, dormers, and corner elements shall have roof forms that add to the diversity of the building design. Please ensure that that the varied roof line requirements are satisfied.

Complied: Yes No

Response: Varying roof lines have been included in both the c-store and the canopy. Sloped mansard roof lines are included behind the articulated vertical face on the canopy. Clerestory type elements have been included on the corner element of the c-store to add visual interest to the roof lines and c-store in general.

30. Pursuant to Development Design Standards X. A. 3. e.; the portions of a building located at a corner or intersection shall be designed with greater building massing, high quality architectural design using prominent building elements to frame the intersection in which the building in fronting. Building articulation shall wrap around the corner to create an architectural focal point. The northeast/southeast corners of the building need to include additional articulation to meet this standard. Relocating the building entrance to the east end and wrapping the tower element and windows can help meet this intent.

Complied: Yes No

Response: Corner element with high quality architectural design elements have been added as requested – it features, material and massing different and breaking off from the main façades. Faux windows have been added to create a clear story effect with a decorative cornice at the top adding more definition to this corner feature.

31. Pursuant the Development Design Standards; all front and side building facades that face a public roadway shall include a minimum of two of the following building elements: awnings, canopies, arcades, galleries, tower elements, or prominent roof feature. Please ensure that two of these features are located on all sides of the building that face a public roadway.

Complied: Yes No

Response: Every façade has awnings added over the storefront and tower element with varying roof line.

32. Pursuant to Development Design Standards XI. A. 3.; EIFS shall not be used as the primary building material and shall comprise no more than 30% of the total street facing facade. Please ensure that EIFS does not make up more than 30% of the north, east or west facades.

Complied: Yes No

Response: EIFS is not being used on the buildings for this project.

33. Pursuant to Development Design Standards XI. B.; exterior color palettes shall be cohesive and compatible with the colors of nearby structures and shall be used to enhance, unify and complement the building design. Coordinated color themes shall consist of a minimum of three different colors. Based on the colored elevation drawings the colors of the stone, brick and EIFS look very close to the same color. Additional color variation may be necessary.

Complied: Yes No

Response: Three different colors and materials have been used on the exterior façade complying with this section.

34. For information purposes only, the Development Design Standards prohibit the use of products that emulate brick or masonry such as veneer.

Complied: Yes No

Response: Acknowledged. The face of the c-store will be masonry where indicated in the elevations.

35. Pursuant the Development Design Standards; trash collection functions shall be screened and integrated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent public rights-of-way, open space or residential areas. Also, architectural elements, materials, colors, and design of screening walls, coverings, and/or fences shall conform to those used as predominant materials, colors and elements on the building or landscaping. Please update the elevations of the trash enclosure to include materials and colors similar to the building.

Complied: Yes No

Response: See the color rendering (last sheet of planning set) for trash enclosure for updated materials, colors and style.

36. Pursuant the Development Design Standards; utility equipment shall be located away from the public realm and shall be screen from view. Utilities attached to the building shall be painted to match the building façade and shall be inset into the wall to help screen from view.

Complied: Yes No

Response: Utility equipment is located on the back of the c-store, this equipment will be painted to match the color of the field material on the c-store behind it. Further screening of the area is done by landscaping.

37. Pursuant the Development Design Standards; A sample material board is required to be submitted. The Town is planning to open back up to the public within the coming weeks. I will keep you informed as to when the materials board can be dropped off at Town Hall.

Complied: Yes No

Response: Acknowledged. Once final material are settled, a physical materials board will be made and delivered to town hall.

38. Please make sure to review the Design Standards developed for the Parker and Pine Property and ensure your design meets the minimum requirements.

Complied: Yes No

Response: The Parker and Pine Design Standards were utilized to design the buildings on this project.

Miscellaneous

39. The Pine and Parker Subdivision Minor Development Plat will need to be approved prior to approval of the Site Plan.

Complied: Yes No

Response: Acknowledged. It is understood town council approved the project on 7/6/2020.

OUTSIDE REFERRAL AGENCY COMMENTS

40. Please address all outside referral agency comments with a written response. Copies of these comments can be found within the case file in TRAKiT.

Complied: Yes No

Response: Acknowledged. Referral agency comment responses are included within this letter.

Fire/Life Safety – Randall L. Capra:

1. The applicant shall be aware that no vertical construction on this site will be allowed until such time that curb gutter and first lift of asphalt are installed; a site inspection will be required to ensure that this requirement is made prior to allowing vertical construction to commence.

Response: Acknowledged.

2. Per the requirements of [18 IFC Section 503.1.1 Buildings and Facilities] approved fire apparatus access roads shall be provided for every facility, building, portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility (the building is a 155+ feet long and 50.56 feet wide and cannot meet the requirement as measured from the center line of the fire apparatus as measured by an approved route from any point that a fire

engine might park when responding to a call at this building). This submittal does not provide for this requirement of the code. Per the requirements of the code, the fire code official is allowed to increase the dimension of the 150 feet provided that the applicant meets Exception 1.1 of this section... "The building is equipped throughout with an approved automatic sprinkler suppression system installed in accordance with section 903.1.1, 903.1.2, or 903.3.1.3.

Response: Is this comment applicable to this project? It seems that there are multiple accesses that are within 150' of the building. Please advise.

3. The applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions of this site (both sides of the gas canopy); NO PARKING – FIRE LANE signage is required for any portion of the access where the 20-foot clear width requirement cannot be met. This is applicable for the loop around the canopy as well as for each entry. The access on each side of the canopy shall meet this requirement with no portion of the canopy encroaching into the required fire lane access road.

Response: An auto turn analysis has been provided on sheet C-1.2 (Fire Mobility Plan).

4. The Town of Parker requires that fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus, 30 two axle and 40 ton three axle vehicles. An unimpeded clear width of 20 feet shall be maintained at all times. As such, any location where parked vehicles would obstruct this clear width requirement will require "NO PARKING – FIRE LANE" signage. This signage shall be red on white. Update design criteria has been provided at the end of this document; ensure compliance when resubmitting.

Response: Parking area and drive aisles have been designed to withstand heavy vehicular loads (fueling truck).

5. The applicant shall provide a fire hydrant in the island shown below; address this issue when resubmitting.



6. **Response: A fire hydrant has been added to the island as requested.**

7. The applicant has not included the required fire life safety signature block for Fire Life Safety on either a cover page or the overall utility page. This issue must be addressed when resubmitting.

Response: The fire code review block has been added to the cover sheet and utility plan.

8. An updated signature block has been created with regard to the utility drawing package; typically, this signature block is located on the cover sheet and the overall utility page of the water drawings. The signature block is noted below; address as applicable.

Response: The fire code review block has been added to the cover sheet and utility plan.

GENERAL COMMENTS (as applicable)

All engineering documents submitted to the Town of Parker shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

Response: Acknowledged.

Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.

Response: Acknowledged.

Underground fire lines

When thrust blocks are used as part of the pipe restraint system, submitted plans for permit shall provide detailed documentation that the thrust blocks satisfy all requirements of 13 NFPA 24: 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.

Response: The PWSD kickblock detail has been added to the plans. Thrust block calculations have been included with this submittal.

***VEHICLE SPECIFICATIONS** are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.*

Response: These specifications have been used for the fire mobility plan.

Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.

Response: Understood, please reference the fire mobility plan for details.

PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that addresses the fire and life safety of the citizens.

Response: Parking area and drive aisles have been designed to withstand heavy vehicular loads (fueling truck).

Engineering:

Traffic and Roadway Review Comments

Civil Construction Plans

1. *Add the Town's engineering signature block to the cover sheet.*

Response: The signature block has been added to the cover sheet.

2. *The Town requires 25-foot drainage easements be dedicated over all proposed storm sewer; with the exception of plastic roof and landscape drains. These will be dedicated via separate document. On future submittals, provide legal descriptions and exhibits for these areas.*

Response: The drainage easement has been added to the plans. Please confirm layout before we proceed with legal description.

Utility Construction Plans

3. *Add the Fire-Life Safety signature block to the overall utility plan.*

Response: The signature block has been added to the utility plan.

4. *Add the following note to the overall utility plan:*

"Any traffic control within Parker Road right-of-way will require a CDOT right-of-way permit."

Response: The note has been added to the utility plan.

Site Plan

5. *Show sight triangles on the landscape plan and remove or relocate any trees or landscape above 2-feet in height shown within.*

Response: Sight triangles have been added to the landscape plan.

Traffic Letter

6. *The Town will evaluate this letter once the Master Traffic Study has been approved. Please update this letter with any revisions made to the master study.*

Response: The traffic letter has been updated to compliment the most current master study.

Stormwater Review Comments

The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, Storm Drainage and Environmental Criteria Manual (SDECM), as revised, February, 2014. Additional regulatory and planning documents were utilized in the review, and are referenced in the comments where appropriate.

Civil Construction Plans

7. *Storm Drainage Infrastructure Notes on sheet C-0.1 appear to be out of date. Include current notes provided in the SDECM on the Town's website (<http://parkeronline.org/577/Storm-Drainage-and-Environmental-Criteri>)*

Response: The notes have been updated.

8. *All storm sewer systems collecting drainage from the proposed drive aisles and parking areas shall be considered public and must adhere to the standards and specifications outlined within Section 6.3.3 of the Town's SDECM, including the use of RCP and dedication of drainage easements. Plastic landscape drains, roof drains, and leaders for these systems are considered private and may be constructed with plastic pipe and catch basins. These private systems must connect to the public storm sewer system at an inlet or manhole structure.*

Response: Acknowledged. Connections to public storm sewer system have been designed per this requirement.

9. *Provide a plan and profile sheet for the public storm lateral.*

Response: A plan and profile sheet has been added for the public storm lateral.

Drainage Report

10. *Provide hydrologic, hydraulic, and inlet capacity calculations for the two proposed storm inlets.*

Response: Inlet capacity calculations have been included with the drainage memo.

11. *Once approved, provide a signed copy of the drainage memo.*

Response: Acknowledged.

Grading and Erosion Control Plans

GENERAL COMMENTS

12. *Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.*

Response: The utilities have been removed.

13. *Include within the plan set all of the town's 31 CBMP Notes & Details.*

Response: The plan set has been updated.

14. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.

Response: The properties have been labeled as requested.

15. Revise limits of disturbance (LOD) to be limits of construction (LOC).

Response: The callout has been updated to LOC as requested.

INITIAL CBMP PLANS

16. The southern sidewalk is to be constructed with the subdivision infrastructure. Remove the sidewalk and landscape strip from the LOC. Otherwise provide sediment control log (SCL) along the back of sidewalk.

Response: The LOC has been updated.

17. Provide inlet protection (IPCOG) for the inlet located west of the project within Lot 7

Response: IP has been provided.

18. Remove the erroneous inlet protection located in the southeastern corner of the site.

Response: IP has been removed.

INTERIM/FINAL CBMP PLANS

19. Provide and identify sediment control logs (SCL) along all paved areas downhill of adjacent landscape/pervious areas. This includes landscape islands and all pedestrian walks.

Response: SCL have been added.

20. Remove the erroneous inlet protection located in the southeastern corner of the site.

Response: IP has been removed.

21. Specify the inlet protection types on the inlets.

Response: IP types have been specified.

22. Provide debris and trash control (DTC) for the adjacent private streets.

Response: DTC has been added.

23. Provide masonry work protection (MWP).

Response: MWP has been added.

24. Also provide surface roughening (SR) for the seeding, mulching, crimping (SMC) areas

Response: SR has been added.

Sheet C-0.0

25. Please change the title on all pages to be: Parker and Pine Filing No. 1 Lot 2 – Site Plan Murphy Oil USA.

Response: The title on all sheets has been updated.

26. Change Commercial to Highway Oriented Commercial to align with the PD zoning.

Response: Cover sheet has been updated.

27. Minimum landscape area/open space is 15% please update.

Response: Cover sheet has been updated.

28. *Max height per the PD is 45 feet, please correct. Also please include the proposed building height in this table.*

Response: Cover sheet has been updated.

29. *Please include the number required and the number provided. Also, please also include required and provided bicycle parking (yes, it is required for a gas station).*

Response: Cover sheet has been updated.

Sheet C-1.1

30. *Please include setbacks from all property lines for both the convenience store and the canopy.*

Response: Dimensions have been added.

31. *Why does sidewalk not wrap to the north here?*

Response: We respectfully request this sidewalk not be included as an abrupt ending on the north end will lead pedestrians to native ground. Recommend sidewalk on opposite side of street as it will better fit with the pedestrian connectivity and available pedestrian facilities planned to be constructed within the overall development.

32. *Please include images of these on the elevations page. Screening of these may be required.*

Response: The images have been included as requested.

33. *Where can we get elevations?*

Response: Elevations are in the planning set.

Dry Utility:

IREA Review Comments

34. *Add the required additional 5' UE from referral SP18-047*

Response: The additional 5' easement has been added to the easement schedule on the site plan.

35. *Meet IREA EUSERC cabinet requirements.*

Response: The cabinet has been added and called out on the utility plan.

Sincerely,
GALLOWAY

Jeff Weeder
Site Development Project Manager
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