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March 16, 2011

Ms. Elizabeth "Libby" Tart-Schoenfelder
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

**RE: Letter of Introduction for Murphy Creek Self Storage and Convenience Store
Site Plan and Plat**

Dear Libby,

On behalf of the owner and developer, Murphy Creek, LLC, I am pleased to submit this application for a Site Plan and Plat for Murphy Creek Parcels 1C and 3C. This site is located east of Gun Club Road and south of Mississippi on either side of the Gun Club Connector Rad.

The following team of consultants has been assembled to complete this application:

Developer / Applicant:

Murphy Creek, LLC
Alan Westfall
7964 Kelty Tr.
Franktown, CO 80116
303-725-1466

kiowa.group@gmail.com

Land Owner:

Murphy Creek, LLC
Harvey Alpert
30 Cherry Hills Farm Drive
Englewood CO 80113
303-761-3667

Planners and Landscape Architects:

Norris Design
Diana Rael
1101 Bannock Street
Denver, CO 80204
303-892-1166

drael@norris-design.com

Engineers and Surveyors:

Peak Civil Consultants
Jeff French
2828 Speer Blvd. Suite 201
Denver, CO 80211
720-855-3859

JFrench@peakcivil.com

Traffic Consultants:

LSC Transportation
Alex Ariniello
1889 York St
Denver, CO 80205
303-333-1105

aja@lscdenver.com

Lighting / Electrical Consultants:

COREY Electrical Engineering, Inc.
Anne Stilson-Cope
7822 South Wheeling Court, Suite B
Englewood, CO 80112
303-309-6960

anne@coreyeng.com

Architect:

HADC
Robert Hooper
7437 Village Square Dr, #200
Castle Rock, CO 80108
303-931-2320

rhooper@hadcinc.com

The primary use proposed at Murphy Creek Parcel 1C is a self storage facility with office and retail accessory uses and RV parking and storage also as an accessory use. This facility is located north east of the Gun Club Road/Gun Club Connector Road intersection. The office hours are 8:00am – 6:00pm Monday-Saturday, 12:00 – 6:00pm Sunday, 1:00 – 5:00pm or by appointment; the secured gated property will be operational from 6:00am – 9:00pm in the winter months and 6:00 – 10:00pm in the summer months. The primary use proposed at Murphy Creek Parcel 3c is a Convenience Store with gas. This facility is proposed southeast of the Gun Club Road/Gun Club Connector Road intersection and is proposed as a 24 hour use.

The self storage plan is designed so that the buildings on the perimeter of the site screen normal activity on the property and the garage doors on the interior of the site. The landscape and architectural building design also serve as screening tools to help conceal the interior garages, drive lanes, and loading and unloading. There is a single point of access to the site from a private road on the eastern edge of the site. The entrance to the self storage use will be gated for security. The private road intersection with the Gun Club Connector Road is a stop-controlled, full movement access. Customer parking is located at the entry outside of the security gates to provide access to the retail and office uses in the main building. The pavement in this entry area is designed with a decorative paving material to enhance the appearance and user experience. In addition, the landscape around the main building and at the entry area is enhanced and includes outdoor seating for an elevated experience for the retail users as well as for the employees. The project will employ one full-time and one part-time employee. It will have state of the art security monitoring when entering the site and throughout all building areas. All buildings and signage are designed with stone and stucco to meet the enhanced Murphy Creek Design Standards and complement the proposed signage.

The RV storage is located just north of the self storage site and is proposed as an accessory use to the self storage development. The landscape and screening is designed to be consistent with the self storage site with visual emphasis and a bulk of the plant material placed on Gun Club Road. The RV storage will have a dedicated entrance from the Private Drive that will be gated for security and security monitored. An office/sales building with customer parking will be located outside of the security gates. An enhanced entry area, including outdoor seating is provided for customers and employees. The RV storage Site Plan is equipped with convenient amenities and necessities inside of the security gates for customers' convenience. These amenities include an RV wash and vacuum area, a sewage disposal area, and a pet waste station. The RV parking area provides both open and covered storage spaces with the covered storage providing an option for solar energy.

The gas station and convenience store is designed with a similar landscape theme to be consistent with the self storage and outdoor storage uses. The building design utilizes high quality materials per the Murphy Creek Development Standards and to meet the architectural quality controls for the community. The trash enclosure is screened with stone and EIFS materials to match the building.

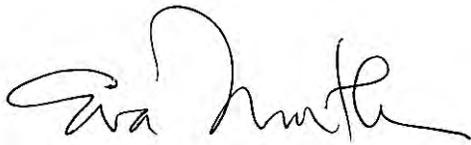
The development application includes a Site Plan and Subdivision Plat. The Self Storage and Convenience Store uses are Allowed Uses subject to a public hearing per the Murphy Creek Development Standards. Two waivers are proposed as a part of the Site Plan Development Application. The first waiver proposed is to allow more than 5% of the floor area of the principle building for accessory uses. The RV storage is proposed as an accessory use to the self storage facility and comprises 63% of the total site area for these two uses. The second waiver is to allow chain link fencing. This is proposed in only the area between the RV storage site and the self storage site for minimal visual impact to the surrounding community. Chain link fencing is the best fencing alternative in this location as it provides the most effective screening. The chain link fencing proposed is a metal material, powder coated a dark green color to match the Murphy Creek design elements. To mitigate these requested variances, significant berming is provided wherever possible and the landscape has been concentrated in areas of high visibility to help screen the site and the fencing.

There has been an increase in the amount of self storage rentals in the last several years. One reason for this increase might be the growing trend of children moving back into their parents' home because of the struggling economy. As a result, families need a place to store their belongings. There is currently just one fully constructed self storage facility totaling approximately 42,700 square feet of self storage space and 600 RV parking spaces in the primary trade area. The self storage/outdoor storage facility is located at Jewell and E-470. On average, this facility is typically 80% full and the RV storage is nearly 90% full. The proposed self storage use in this location is ideal because it will continue to serve the increasing self storage needs in the area and generates minimal traffic impact in a location that has limited access.

This is also the ideal location for a Convenience Store with gas. There are currently no commercial uses on Gun Club Road between I-70 and the Southlands Mall. Locating a Convenience/Gas station in this location will fill a need within the area and may help to spur additional commercial growth.

This Site Plan is located in the Buckley Air Force Base 55-60 LDN Noise District. We believe that these commercial uses are an ideal fit with this land use restriction and that the proposed Site Plan is in alignment with the original spirit and intent of the General Development Plan for Murphy Creek. The proposed Development Application meets the design standards and requirements with the acceptance of the two waivers and will be a positive addition to this community. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,
Norris Design



Eva Mather, LEED® AP
Senior Associate

Murphy Creek Parcel 1C
Responses to Initial Comments Dated: December 16, 2010
Submitted: 03/18/2011

Key Issues:

- **Planning:** Two of the uses you propose, a convenience store with a car wash and fueling and mini-storage, are permitted by the current zoning, but are subject to separate Conditional Use Approval and Site Plan approval processes. The RV storage is not mentioned in the General Development Plan for the Murphy Creek Commercial zoning and is therefore not allowed. As part of your application, you will need to include a GDP Amendment to allow the outside storage, Conditional Use approvals for a fueling facility and mini-storage, Site Plans for all requests, a Subdivision Plat, and a Street Vacation for Mississippi Avenue (see Public Works and Real Property comments for further references). The GDP Amendment requires a hearing before the Planning Commission and City Council. Your Conditional Uses and Site Plan approvals will require a hearing before the Planning Commission. The Subdivision Plat will be reviewed administratively. Please note that the Planning comments are numbered. When you submit your application, include a cover letter responding to each of the numbered comments marked with an asterisk.

Response: Three uses proposed are subject to a public hearing including the self storage, the convenience store with gas, and a 24-hour use for the convenience store. The outdoor storage is proposed as an accessory use to the self storage so a GDP Amendment is not proposed.

- **Library and Cultural Services:** The Murphy Creek Metropolitan District has not fulfilled its Public Art Plan requirement. Please contact Deana Miller, Art in Public Places Manager, for further information.

Response: Although the Murphy Creek District feels that they are grandfathered and that the service plan was approved prior to the AIPP Ordinance, and although prior public art, such as antique farm equipment, golfer statues, and windmills have been installed throughout the community, the Murphy Creek District will further participate in the AIPP program at such time the assessed valuation increases within the District boundaries.

- **Water:** Connections in Gun Club Road Connector and any utilities crossing Murphy Creek must be bored. A number of utility fees are required at either time of platting or at building permit. See Utility Development Fees section on page 15 below.

Response: Utility connections will be made to the onsite existing stubs. No bored connections will be necessary.

- **Traffic:** Provide a letter from the Colorado Department of Transportation indicating preliminary approval for the access(es) onto Gun Club Road (State Highway 30). Site access shown onto the Gun Club Connector is too close to the signalized intersection at S.H. 30. Relocate this access to provide a minimum 600 feet of separation. Right-of-Way (ROW) dedication is required for both S.H. 30 and Gun Club Connector. Improvement to a 6-lane arterial with raised island on the east half of S.H. 30 and transitions to the existing highway are required.

Response: No additional accesses to SH 30 are proposed with this project. The site accesses have been relocated as far east as practical, due to the existing Murphy Creek crossing. The ultimate GC Connector and SH30 ROW's have already been dedicated to the City. Proposed improvements have been limited to east half improvements with deferred timing, refer to the Site Plan for improvement trigger information.

PLANNING - represented by Elizabeth Tart

Zoning and Land Use Issues

*1A. The Murphy Creek GDP does not specify principal outdoor storage uses as a use by right or as a conditional use. Accessory outdoor storage is allowed for 5% for the principal square-footage use, per the GDP.

Response: We have requested a waiver from the 5% accessory use requirement for the RV/Outdoor storage land use.

*1B. The gas station and mini storage are allowed with a public hearing for each conditional use request.

Response: Comment noted.

*1C. Please review the Murphy Creek GDP for the specifications on uses, architectural design, landscape design, and fencing.

Response: The Site Plan has been designed to meet the spirit and the intent of the Murphy Creek GDP and Design Standards.

2. Traffic and Street Layout Issues

*2A. All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for detached sidewalks and tree lawns. Please see the specifications listed in the Murphy Creek GDP for street designs also.

Response: Proposed street sections match the Murphy Creek street standards approved with the GDP.

*2B. Real Property and Public Works state that a street vacation request may be necessary for Mississippi Avenue. If so, a City Council hearing will also be scheduled to address this request. The street vacation request will likely go before the City Council prior to the Conditional Use and Site Plan Planning Commission hearings.

Response: Noted. It is proposed that the vacation process will be completed by separate document and process, independent of the Site Plan and Plat as it requires coordination with the property owner to the north.

3. Environmental Issues

*3A. **Buckley AID:** The project is located within the Airport Influence District (AID) of Buckley AFB. The applicant will need to assure that an aviation easement has been conveyed to the City of Aurora for this parcel and this easement has been recorded with the Arapahoe County Clerk and Recorder along with the first plat in accordance with Section 146-811 of the Aurora Zoning Code. A copy of the recorded document must be submitted to the Case Manager and:

Debbie McKay, City Clerk and Recorder
15151 East Alameda Parkway

Aurora, Colorado 80012

The Permanent Parcel Identification (PPI) number and Book and Page where the avigation easement is recorded should be included on the avigation easement submitted to the Case Manager. The easement form is available on the City website at www.auroragov.org, Planning Department, Application Forms and Instructions. Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports.

Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with Section 146-811. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact R. Porter Ingram at 303-739-7227 with any additional questions regarding the AID.

Response: Airport noise for this development is partially addressed through the Air Rights Covenant recorded December 12, 1986 in book 4983 at page 560 for portions of the Murphy Creek site. Similar Air Rights Covenants have been accepted by the City Attorney's Office as acceptable replacements for the Avigation Easement and we would propose that for these be utilized for this Murphy Creek site as well. Please refer to the air rights covenant document included as a part of this submittal. We will work with Porter Ingram throughout the submittal process to ensure we have the appropriate easements recorded to address airport noise.

4. Site Design Issues

*4A. *Density of Use.* Planning requests the applicant wraps the self-storage buildings around the parking areas to avoid the appearance of a large parking lot and to avoid seeing the loading occurring within the self-storage.

Response: The self storage site has been designed such that the buildings wrap around the perimeter to help disguise the interior garages, drive lanes, and loading and unloading.

4B. *Building Orientation.* Please see the density of use item above to address the mini-storage building orientation.

Response: The self storage site has been designed such that the buildings wrap around the perimeter to help disguise the interior garages, drive lanes, and loading and unloading.

*4C. *Pedestrian Circulation and Linkages to Off-Site Trails & Open Space.* Please show the ADA route and the sidewalks from both Mississippi Avenue and Gun Club Road into each business use.

Response: ADA routes are shown on the Site Plan.

*4D. *On-Site Vehicular Circulation.* Please see Rick Hunter's comments about the access points and the types of access granted for the Gun Club Road and Mississippi Avenue access points.

Response: Noted. No accesses from Gun Club Road or Mississippi are proposed.

*4E. *On-Site Amenities and Use of Open Space.* Will there be a vacuum/air pump station at the fueling station? If so, please set aside two parking/loading spaces for use of those facilities.

Response: No vacuum facility is proposed. An air pump station is proposed and shown on the Site Plan.

4F. *Parking*

Off-street parking is required by Section 1504 of the Zoning Code. Based on the information you've provided, here is the parking minimums for each use:

*Fueling with Convenience and a Car Wash: (fueling) 1 space per cashier or attendant, plus 2 for each grease rack or similar facility; (self-service car wash) 1 drying space and 2 stacking spaces per washing module; (convenience) 1 space per 250 general floor area.

*Mini Storage: One space for each 1.5 employees (two spaces for a resident caretaker), plus three spaces conveniently located at the registration area. Where self-storage does not provide customer drive-up access, provide one additional loading space per 100 storage spaces.

*Off-street loading spaces shall also be required for the gross floor area of the development. Please see Table 15.3 for the specifications based on the mini-storage use and the fueling station.

*Bicycle parking is also required at 3% of the required parking spaces for each parcel. ADA parking is also required based on the minimum standard parking count. Please see Sections 1507 and 1508.

Response: Parking has been accommodated as noted above, with modifications for the latest land plan, as applicable. Refer to the Site Plan for parking information

*4G. *Site Lighting.* Section 146-1509(H) governs the design of parking lot lighting. Among other requirements, pole heights in these areas shall not exceed 30 feet in height for commercial parking areas, except that in industrial zones light poles located at least 750 feet from residentially zoned properties may be up to 40 feet in height. Light sources shall be of a full cut-off luminaire type, and shall provide an average illuminance value of no less than two foot-candles. Where adjacent to residential uses, maintained average illuminance shall not exceed .5 foot-candles at ten feet beyond the property line, except where adjacent to walkways, driveways, and public and private streets.

Where pedestrian scale fixtures are used, we recommend maximum poles heights of 16 feet. Incandescent light sources of 100 watts or less or other light sources of 60 watts or less do not have to be shielded provided they are located at least 150 feet from the property line of a residential district.

Show typical details of lighting on the plan and/or building elevations. See 146-1509(H) for more complete requirements.

Response: Lighting photometrics and details may be found on the electrical plans, Sheets E1-E4.

5. Landscape Design Issues. Landscape standards are established by Article 14 of the Zoning Code. For further information, please feel free to contact our Senior Landscape Architect, Don Fecko, at (303) 739-7271.

Our general landscape comments on your proposal are listed below:

- *5A. Streetscapes.
Applicable streetscapes for this development include:
- a. S. Gun Club Road Streetscape
 - b. Gun Club Connector Streetscape

Standards for Gun Club streetscapes consist of a 10 wide landscape strip (tree lawn) and 10 feet wide detached walk. Show large deciduous trees 40 feet o.c. max., sod or permitted alternative landscape treatments within the tree lawn.

Response: No street improvements are proposed to Gun Club Road. The landscape plans meet the planting requirements.

The Gun Club Connector streetscape consists of a 16' wide landscape strip landscaped as a street edge buffer at one tree and ten shrubs per or two tree equivalents per each 40 linear feet of buffer length.

Response: The landscape plans meet the requirements for Streetscapes.

- *5B. Street Edge Landscape Buffers. Buffers for Gun Club Road consist of a twenty feet wide buffer landscaped with one tree and 10 shrubs or two tree equivalents per each 40 linear feet of buffer length. A tree equivalent is equal to one 2" or 2 ½" caliper deciduous tree, one six feet tall evergreen tree, 10 five gallon shrubs, or 30 one gallon perennial plants. Buffer width may be reduced when features shown in Article 14, Table 14.5 are provided. Also, buffer landscaping may be counted toward parking/storage lot screening or building perimeter landscaping when they are adjacent to the buffer.

Response: The landscape plans meet the requirements for street edge landscape buffers.

- *5C. Non-street frontage landscape buffers (Vacated Mississippi R.O.W). The standard buffer width is 10' wide and is landscaped with one tree and five shrubs per each 40 linear feet of buffer length.

Response: The landscape plans meet the requirements for non-street frontage landscape buffers.

- *5D. Distinctive landscape features. Distinctive landscape features are required at the intersection of Gun Club Road and Mississippi Avenue and each site entrance. Distinctive features should consist of specimen quality plant material that will provide visual quality during all seasons.

Response: The landscape plans meet the requirements for distinctive landscape features.

- *5E. Special landscape buffers. Special buffers are required adjacent to public open spaces and public parks and will be reviewed by Parks, Recreation, and Open Space Department (PR&OS). Applicable property lines requiring special landscape buffers include:

- a. Tract A. Provide a 25' wide min landscape buffer consisting of one tree and 10 shrubs per each 30 linear feet of buffer length. Have PR&OS approve your plant material selection for this buffer prior to your submittal. Keep plant materials out of the 100 yr floodplain.

Response: The landscape plans meet the requirements for special landscape buffers.

- *5F. Re-vegetation plans. A re-vegetation plan (Sec. 146-1429) is required when establishing non-irrigated dryland, restorative, and native grasses. A re-vegetation plan is not required if automatic irrigation is provided during establishment.

Response: Comment noted.

6. Architectural and Urban Design

- *6A. *Design Standards.* Section 146-405(F) 8 of the zoning code establishes the following approval criteria for building architecture and urban design:

“The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved, as well as internal consistency of design...The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings....”

Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, “high quality of design” usually means that architectural details should be continued on all four sides of all buildings open to view.

Response: Architectural elevations are provided with this submittal and have been designed to meet the Murphy Creek Design Standards.

- *6B. *Screening of Roof Top Mechanicals.* Show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case the screening must be at least as high as the equipment it hides. The following note to be labeled “Roof-Mounted Equipment Screening” must be added to the general notes section of all Site Plans:

“All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of a material, color, and design matching the building. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don’t meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a Certificate of Occupancy.”

Response: This note is included with the Site Plan notes.

7. Signage

- *7A. The total allowable square footage of signs is based on a zoning code formula tied to location of the property and building frontage. All ground signs should be at least

10 feet back from the property line and 21 feet back from the flow line. In non-residential areas, ground signs abutting arterial streets may be up to 12 feet high; ground signs abutting other streets and areas are limited to 8 feet in height. Please refer to Article 16 of the Zoning Code for complete regulations. Based on the information you have supplied us, your total sign area should be limited to each building frontage. Please specify the building frontages to your Case Manager. You will be allowed up to five individual signs for each business.

Response: We hope to resolve the signage requirements and provisions throughout the site plan approval process.

8. Waivers

*8A. From the material you supplied us; it appears that your plans are not sufficiently detailed to determine whether any design standard waivers are involved.

If you decide to request any waivers, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in Section 405 of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

Response: Two waivers are requested from the Murphy Creek Development Standards and Aurora Code. Two waivers are proposed as a part of the Site Plan Development Application. The first waiver proposed is to allow more than 5% of the floor area of the principle building for accessory uses. The RV storage is proposed as an accessory use to the self storage facility and comprises 63% of the total site area for these two uses. The second waiver is to allow chain link fencing around the RV storage site. Chain link fencing provides the best fencing alternative as it provides the most effective screening. The chain link fencing is proposed only in the area between the outdoor storage and self storage sites. It is a metal material, powder coated a dark green color to match the Murphy Creek design elements. To mitigate these requested variances, significant berming is provided wherever possible and the landscape has been concentrated in areas of high visibility to help screen the site and the fencing.

LIBRARY & CULTURAL SERVICES – represented by Deana Miller

Art in Public Places (AIPP):

- The Murphy Creek Metropolitan District has not fulfilled its Public Art Plan requirement. Aurora AIPP staff worked with the Developer, Michael Sheldon, in 2005 for a potential Plan that was subsequently declined by Sheldon. On September 10, 2009 AIPP staff sent notification, via a pre-application referral note for DA1250-32-34, to comply. The Developer did not respond. The Developer or a Metropolitan District representative must contact the Aurora AIPP manager, Deana Miller, before any further submittals for Murphy Creek. The Public Art Plan must be submitted before any building permit application will be approved. Contact Deana Miller for further information, 303-739-6747.

Response: Although the Murphy Creek District feels that they are grandfathered and that the service plan was approved prior to the AIPP Ordinance, and although prior public art, such as antique farm equipment, golfer statues, and windmills have been installed throughout the community, the Murphy Creek District will further participate in the AIPP program at such time the assessed valuation increases within the District boundaries.

AURORA WATER – represented by Nicole Johnston

Site Requirements for Site Plan and Subdivision Plat:

- Existing and proposed utilities are required to be shown on the Site Plan. This includes service lines, water meter, fire suppression lines, and fire hydrants necessary to service your development. Label sizes and material for all proposed and existing utilities.

Response: Existing utilities have been shown on the Site Plan.

- Water is currently located in Gun club Road with a 12-inch stub and an 8-inch stub. The 12-inch must be extended to Mississippi to the northwest.

Response: The 12" WL has been extended internally through the site to the north, instead of in the Gun Club alignment, to avoid future parallel pipes.

- Connections in Gun Club Road Connector must be bored.

Response: Noted, no new connections are proposed.

- Utilities crossing Murphy Creek need to be bored.

Response: Noted, no crossings of Murphy Creek are proposed.

- Irrigation cannot cross lot lines.

Response: Noted.

- A sanitary sewer is currently located in Gun Club Road with a stub out at the south.

Response: Noted.

- Follow the approved Master Utility Study.

Response: The proposed plan is in conformance with the Murphy Creek Master Utility Study by Costin Engineering (COA#201064).

- All lots must front and public water and sewer mains.

Response: Public water and sewer is available for each lot, see the Site Plan.

- Easements are required to be shown on the Site Plan and Subdivision Plat. Easements are required to be 16-feet in width for one utility and 26-feet in width for two utilities. All water meters are required to be located in a landscape area, within the right-of-way or an easement. All utility easements must remain unobstructed and no encroachments or trees are allowed within the utility easements.

Response: Noted.

TRAFFIC – represented by Rick Hunter

Access:

- S.H. 30 is a state highway. Approval and access permits if required will need to be obtained from the Colorado Department of Transportation (CDOT). Please contact Richard Solomon at CDOT, phone number 303-365-7305. Developers/applicants are encouraged to contact CDOT early on in the review process to determine the feasibility of the proposed access and any specific CDOT requirements. In order to insure CDOT will allow access as shown, provide a letter from CDOT indicating they have reviewed the proposed access(es) and have given preliminary approval. This letter must be received 10 days prior to the Planning Commission hearing.

Response: No new accesses are proposed to SH30.

- Site access shown onto Gun Club Connector is too close to the signal at S.H. 30. Relocate this access to provide a minimum of 600-feet from the SH30 intersection measured from nearest flowline to nearest flowline.

Response: The access has been moved as far east as practicable due to the Murphy Creek crossing. Please refer to the Traffic Report.

- Designate the 30-foot sight triangles on the landscaping plan at all access points and intersections. Landscaping shall be restricted to less than 26-inches in the sight triangles. Please review TE-15 in the Roadway Manual for site distance requirements for regulatory signs.

Response: Site triangles are shown on the site plan and landscape plans.

ROW/Plat Issues:

- ROW dedication is required for S.H. 30 and the Gun Club Connector is required.

Response: The ultimate ROW dedication for SH30 on the east side and Gun Club Connector has already been completed.

- Designate a public access easement through the site for all lots to have access to all of the accesses.

Response: A Public Access easement has been shown on the private road to the north. The road to the south is proposed to be public.

- A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner.

Response: Noted.

Improvements:

- Street lights are required along adjacent roadways. Please contact Rick Hunter with Public Works at 303-739-7300 for specific information and lighting requirements.

Response: Noted.

- Show the installation of new stop signs by developer at the site access points onto public streets. Signs shall be furnished and installed per the Manual on Uniform Traffic Control Devices (MUTCD).

Response: Proposed signage & striping is shown on the site plan.

- The developer is responsible for striping all streets with more than two lanes, streets designed to accommodate bike lanes and TOD and Urban Center streets per City specifications. The developer is required to place traffic control signs and guide signs on all public streets and private streets approaching an intersection with a public street. Add a note to the Site Plan indicating this commitment.

Response: This note is included on the Site Plan.

- The intersection of Mississippi Avenue and Gun Club Connector is a potential candidate for future signalization if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the signal cost. Add the following note to the Site Plan:

(Applicant/owner name, address, phone) shall be responsible for funding 50% of the signal installation costs at the intersection of Mississippi Avenue and Gun Club Connector if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the 2003 Manual on Uniform Traffic Control Devices. For warrant purposes, the minor street approach traffic shall be comprised of all through and left-turn movements and 50% of right turn movements. A signal phasing agreement initiated by the City, for the cost of the signal, shall be signed by the applicant/owner prior to issuance of a building permit.

Response: This property is not adjacent to the GC Connector/Mississippi intersection. There is a future development parcel at the noted location. This requirement will be a responsibility of that future development.

- Pending something unforeseen, such as public comment, the Traffic Division will not require a Traffic Study at this time.

Response: Comment noted, thank you.

DRAINAGE AND PUBLIC IMPROVEMENTS – represented by Rick Hunter

As Discussed:

- Removal of Mississippi Avenue and the Murphy Creek culvert from Gun Club to S.H. 30 including repair of the channel is required with this project.

Response: See Response Below.

- At the pre-application meeting we discussed the allowing Mississippi Avenue to remain. We would allow a local type 3 with a cul-de-sac, a new culvert at Murphy Creek and no access to S.H. 30. The local street would need to flare out the match 4 lane arterial east of Gun Club Road. The first 250 feet west of Gun Club will be required to be constructed in concrete as the other three legs of the intersection are (will be) in concrete for an arterial/arterial intersection.

Response: Mississippi Ave is proposed to remain in the short term, however the ROW will be vacated and the pavement will be removed per the triggers noted on Sheet C-5 of the Site Plan.

- Section 2 of the Roadway Manual has been revised and enhanced grading requirements added. Please review.

Response: Noted.

- Improvement to a 6-lane arterial with raised island on the east half of S.H. 30 fronting SH 30 and transitions to the existing SH30 as required. Please coordinate with CDOT on the cross-section required.

Response: Refer to the traffic report by LSC for the required laneage and improvements on SH 30. Only curb, gutter, and taper along the east side frontage of the gas station site is proposed in the interim. Refer to Sheet C-5 of the Site Plan for deferred east half improvements timing.

- Add a 10-foot detached sidewalk along the existing Gun Club Connector with an 8-foot tree lawn.

Response: The approved Gun Club Connector cross-section in the Murphy Creek Design Guidelines requires no sidewalk on either side of Gun Club Connector.

However, we are proposing an 8' sidewalk with 7.5' tree lawn along the south side of GC Connector to allow pedestrian access to the proposed gas station/convenience store site.

LIFE SAFETY- represented by Mike Dean

Site Specific Comments:

- A fire lane easement will also be required within the RV storage parking/storage area.

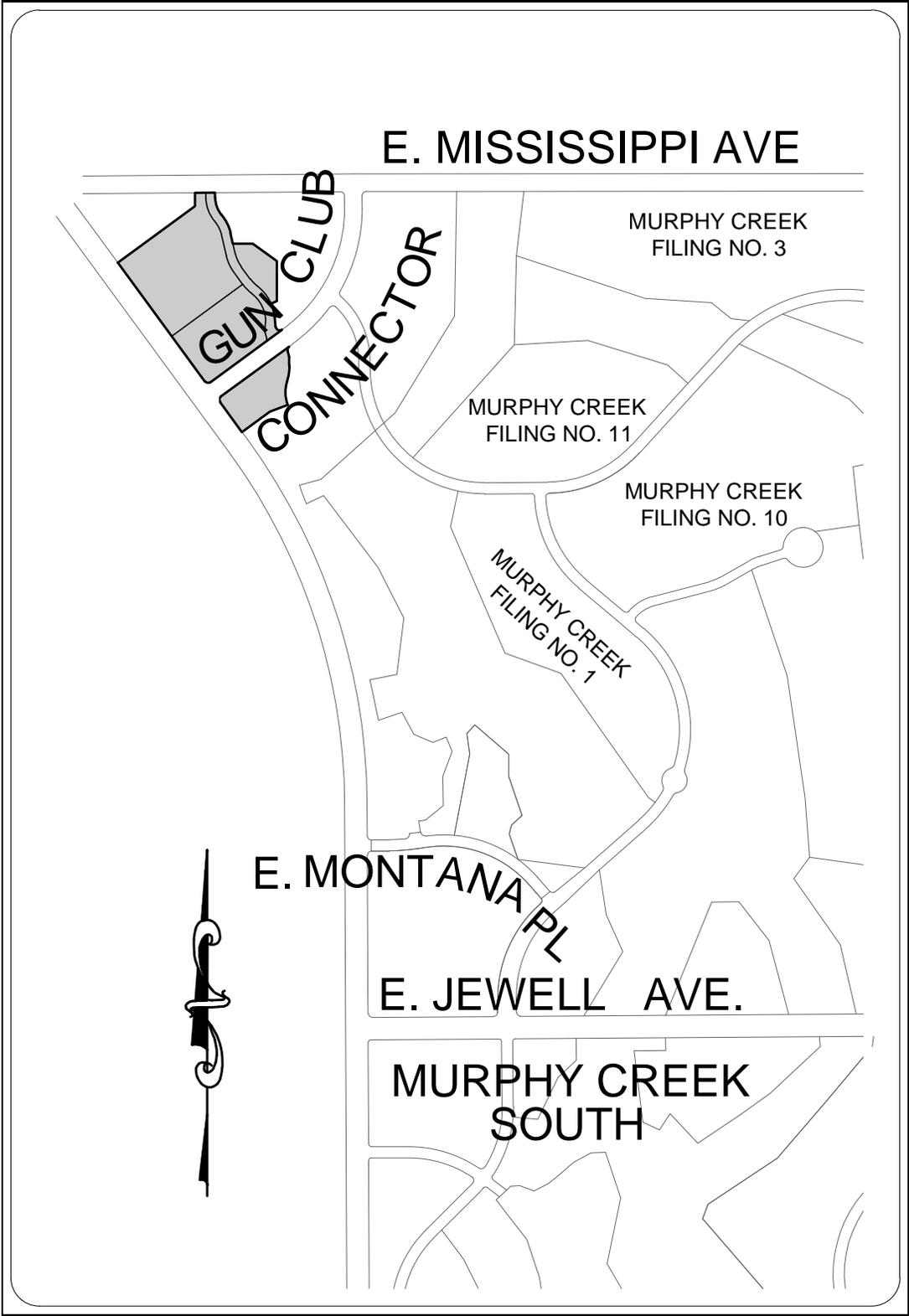
Response: Fire lane easements added.

- A looped water supply with fire hydrant coverage will be required within the RV storage area.

Response: Looped water system incorporated in the RV area.

- The Site Plan must show the location of all underground fuel storage tanks. Label the tanks with the gallon capacity and type of fuel being stored.

Response: Fuel tanks noted on the Site Plan.



VICINITY MAP

