

Popeyes at Smoky Hill Crossing Response to Comments

PLANNING DEPARTMENT COMMENTS

1 Planning Comments (Tanner Axt / 303-739-7450 / text@auroragov.org / Comments in dark teal)

1.A Letter of Introduction

- 1.A.1 Include an adjustment request that states, at a minimum, the section of code being adjusted, the requirement, what is being provided, and the justification for the adjustment. Please outline the criteria for a Major Adjustment in Section 146-5.4.4.D when justifying the adjustment.

This information has been added.

- 1.A.2 Elaborate more on the site layout, parking, building design, employee count, and circulation.

- 1.A.3 Adjust the “Comprehensive Plan” section to speak about the [Aurora Places Comprehensive Plan](#). This site is located within the Established Neighborhood placetype.

This section has been adjusted.

- 1.A.4 Adjust the “Control of Nuisance Impacts” section to remove screening fiber as a method to screen drive-through.

This section has been adjusted.

1.B Site Plan Set

1.B.1 Site Design

- 1.B.1.a Include lighting on pedestrian paths, as required by the FDP.

Provided- please see revised Photometric Plan.

- 1.B.1.b Include a detail of the handrail.

COA Pedestrian Handrail detail has been added.

- 1.B.1.c Include a detail of the bike racks.

Please see sheet 7 of the submittal.

- 1.B.1.d Rotate the bike rack 90 degrees so both sides of the bike rack are useable. The UDO requires 2 racks, for a total of 4 bicycle parking spaces.

Bike rack has been rotated 90 degrees and an additional bike rack has been added.

- 1.B.1.e Include a detail of the outdoor seating area.

Please see landscape plans and also a typical patio section detail on sheet 8.

- 1.B.1.f Provide a detail of the open space area. It must include planter boxes, concrete scoring, and a 30” horizontal iron fence, per the FDP.

Please see landscape plans.

- 1.B.1.g Adjust southern walking route to limit parking lot crossings.

This walking route has been adjusted.

- 1.B.1.h The sidewalk along the private drive is identified as detached in the FDP. Adjust accordingly.

The FDP allows for attached sidewalks where site constraints exists. Dimensional site constraints exist for this site. The sidewalk was left as attached.

- 1.B.1.i Adjust the proposed monument sign location to the north side of the property, per the FDP.

Proposed monument sign has been relocated to the north side of the property.

- 1.B.1.j The drive through lane must be screened by a wall, per the FDP. Adjust accordingly.

Landscaped screening has been added to screen drive-through from Smoky Hill RD. ROW.

- 1.B.1.k The current ramp proposed to the Smoky Hill ROW eliminates all landscaping adjacent the drive-through. Redesign to minimize/disperse impacts to landscaping across the entire site frontage. Consider connecting with the plaza amenity identified on the ISP.

The proposed ramp has been redesigned.

- 1.B.1.l Include a perspective drawing from northwest of the site on Smoky Hill Road to show impacts of adjacent drive-through and ensure any rooftop equipment is hidden.

A site cross-section has been added to the plans.

1.B.2 All Sheets

- 1.B.2.a Include a Title Block that reads “POPEYES AT SMOKY HILL CROSSING SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE” on all sheets.

The Title of each sheet has been revised accordingly.

- 1.B.2.b Number all sheets 1-13, as applicable.
Numbering of sheets has been adjusted.
- 1.B.2.c Remove all color in the plan set. Upload colored elevations separately. These plans will be recorded in Black and White and color will not show appropriately.
Color has been removed from plan set and colored elevations have been uploaded separately.
- 1.B.2.d Remove all contractor notes. The site plan is an entitlement document, not a construction document.
Contractor notes have been removed.
- 1.B.2.e Remove notation on bottom of all sheets that reads "Popeyes – Final Development Plan and Civil Plans – Lot 4 – Smokey Hills Crossing Subdivision."
This notation has been removed.
- 1.B.2.f Arapahoe County records Arch D size sheets. Plot pages at 24" x 36".
Sheet size has been adjusted to 24" x 36".
- 1.B.2.g Remove logo from building. This document entitles a use and layout, not a user.
The logo has been removed from the building.
- 1.B.2.h Remove floor plans from all sheets.
Removed floor plan related items. Trash enclosure is attached to the building so it is impossible to remove the partial rear wall.
- 1.B.2.i Remove signs from all sheets. Notate sign locations with a dashed rectangles.
Noted and removed.
- 1.B.3 Sheet 1
 - 1.B.3.a Change the Title Block to read as follows:
 POPEYES AT SMOKY HILL CROSSING
 SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE
 LOT 4, BLOCK 1
 SMOKY HILL CROSSING SUBDIVISION FILING 1
Title Block has been changed to show the above text.
 - 1.B.3.b Do not include a logo in the Title Block.
Logo has been removed from Title Block.
 - 1.B.3.c Adjust the key map to increase legibility and include current street network from plat/ISP.
Key map has been upsized and includes street network from plat/ISP.
 - 1.B.3.d Remove notes to the applicant from Site Plan Notes.
Notes to the applicant have been removed from the Site Plan Notes.
 - 1.B.3.e Notate the Conditional Use on the cover sheet, similar to the Adjustment.
The Conditional Use has been notated on the Cover Sheet.
 - 1.B.3.f Adjust the Adjustment request to include, at a minimum, the section of code being adjusted, the requirement, and what is being provided.
This information has been added.
 - 1.B.3.g Adjust the Present Zoning Classification to "MU-C, Subarea C" within the Data Block.
"Subarea C" has been added.
 - 1.B.3.h Calculate Permitted Sign Area and include within the Data Block. Based on scaled measurements, approximately 170 square feet will be allowed.
170 SQ FT has been added.
 - 1.B.3.i Include a % of total site coverage for building coverage, hard surface area, landscape area. Totals should add to 100%.
Percentages have been added.
 - 1.B.3.j Adjust Total Sign Area to read "By Separate Permit" within the Data Block.
This change has been made.
 - 1.B.3.k Adjust "Proposed Number of Signs" to read "Permitted Maximum Number of Signs" and identify 5 within the Data Block.
This change has been made.
 - 1.B.3.l Change "AMERICAN" to "AMERICANS" in Site Plan Note 5.
This change has been made.
 - 1.B.3.m Adjust the spacing in Site Plan Note 10.

The spacing in this note has been adjusted.

- 1.B.3.n Adjust typographical errors identified in the Signature Block.

Typographical errors in Signature Block have been fixed.

1.B.4 Sheet 2

- 1.B.4.a Identify the location of the adjustment.

Location of adjustment has been identified.

- 1.B.4.b Combine the Site Information Block with the Data Block on Sheet 1 and remove from Sheet 2.

Site information block has been combined with Data Block on Sheet 1 and removed from Sheet 2.

- 1.B.4.c Adjust Bicycle Parking Requirement to 4.

Bicycle parking requirement revised to 4.

- 1.B.4.d Identify City of Aurora boundaries.

City of Aurora boundaries are outside of viewport.

- 1.B.4.e Show adjacent property lines and identify each with subdivision, lot, block, and zoning. For example:

LOT 2, BLOCK 1
SAMPLE SUBDIVISION FILING 2
ZONING: MU-C, SUBAREA C
OR
UNPLATTED
ZONING: MU-C, SUBAREA C

Adjacent property lines are shown and labeled. Identification of adjacent lots have been revised to the above text.

- 1.B.4.f Provide a section drawing in the section identified on the plan set to understand the elevation change. Include vehicles in the drive-through, the building and an order menu.

This site section has been added.

- 1.B.4.g Utilize decorative concrete scoring to further highlight the building entrance.

Decorative concrete scoring has been added.

- 1.B.4.h Dumpster pads must fit a waste and a recycle bin.

Recycle bin not added as Popeyes will not recycle.

1.B.5 Sheet 6

- 1.B.5.a Remove left two panes, only include the monument sign base information. This may even be consolidated with another sheet.

Please refer to revised monument sign drawings.

- 1.B.5.b Remove signage from Detail. Represent signs with a dashed, dimensioned rectangle and “Potential Wall Sign per Separate Sign Permit” notation.

Please see attached revised colored elevations- all signage removed and denoted with rectangular dashed boxes.

1.B.6 Sheets 7&8

- 1.B.6.a 60% of the net façade must be faced in brick or stone.

Complied- please refer to the revised colored elevations.

- 1.B.6.b Buildings must provide a wainscot of Sunset Stone – Country Ledge.

Complied- please refer to the revised colored elevations.

- 1.B.6.c 60% of north, south, and east elevations must incorporate specialty architectural features such as arcades, display windows, entry areas, metal awnings, projections/recesses, or changes in material or texture.

Complied – please refer to the revised colored elevations which include specialty features such as projections/ recesses, material changes, texture changes, wood-like element at the main entry, metal awnings/ canopies.

- 1.B.6.d Remove signage from Elevations. Represent signs with a dashed, dimensioned rectangles and “Potential Wall Sign per Separate Sign Permit” notation.

Done- please refer to revised elevations.

- 1.B.6.e Include and notate Table 4.8-8 from the UDO. A copy of this table can be found attached to the end of this document. The east elevation is a Primary Façade, all remaining elevations are Secondary

Façades. Currently, the south elevation has a distinctly back-of-house feel, consider incorporating elements or features from the north elevation.

Complied – please refer to the revised colored elevations

1.B.6.f Dimension elements on elevations.

Complied – please refer to the revised colored elevations

1.B.6.g The FDP identifies building light sconces that must be used in lieu of the lights currently shown.

Shown light sconces with dark bronze finish.

1.B.6.h The “Love That Chicken” painted onto the east elevation is considered signage.

Shown with a dashed rectangle

1.B.6.i The storefront must be bronze with wood accents according to the FDP.

Storefront is dark bronze now and we have added wood-like product called Nichiha Fiber Cement Board which looks like wood at the main entrance.

1.B.6.j Enhance the storefront using a feature such as a change in roof form or projected mass.

Raised the parapet line at the entrance to provide this sense of entry. Also changed the material to Nichiha Vintage Wood Panels (Cedar Color) looks like wood and also denotes entry.

1.B.7 Sheet 9

1.B.7.a Remove floorplan from trash enclosure detail.

Can't do- one of the exterior walls of the building is part of the trash enclosure. The trash enclosure is attached to the building.

1.B.7.b Remove all references to other plan sets. The Site Plan is a standalone document.

Done.

1.B.7.c Remove the south elevation, canebolt detail, latchbolt detail, wall section, and hinge detail from this sheet.

Done- please see revised sheet no. 7.

1.B.8 Sheet 10

1.B.8.a The chicken symbol and arrow above the speaker box is considered signage.

Removed from detail- please see revised sheet no. 8.

1.B.8.b Include a detail of the light fixture in detail 2.

Light fixture will be recessed- please see revised drawing- no detail available – it is simply a recessed light fixture in the canopy ceiling.

1.B.8.c Remove details 1, 3, 6, 7, and the left section of detail 2.

Please see revised sheet no. 8.

1.B.9 Sheet 11

1.B.9.a Show the property line. At 10' beyond the property line, light may not exceed 0.1 footcandles, except sidewalks and streets.

Please see revised photometrics plans.

1.B.9.b The FDP requires pedestrian lights along footpaths.

Done

1.B.9.c The FDP requires bollard lights around the patio area.

Per the Photometric Plan sheet there is sufficient lighting around the patio and bollard lighting is no longer required.

1.B.9.d Include all outdoor lighting sources (wall sconces, parking lights, pedestrian lights, drive-through overhead lights, etc).

Done.

1.B.9.e Remove the floorplan from the building.

I removed the interior items from the floor plan and left the exterior wall face and doors which I believe are necessary.

1.B.10 Sheets 12&13

1.B.10.a Lights must match FDP.

I believe we meet this requirement.

1.B.10.b Lights must be full-cutoff and dark bronze.

Lights will be full cutoff and dark bronze – 23' tall.

1.B.10.c Remove all electrical and lighting details other than the fixture details. The rest is for civil plans.

Done

2 Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 2.A Submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints (If available)

Noted

- 2.B Ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

Noted

3 Landscaping (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in light teal)

3.A Site Plan Set

3.A.1 Sheet 5

- 3.A.1.a Change the name of the Public Rights-of-Way table column to Curbside Landscaping.

Revised Note

- 3.A.1.b Add "Street Frontage Landscape Buffer" and FDP requirements of 1 tree and 10 shrubs per 40 linear feet. A minimum 15' wide landscape buffer is required along Smoky Hill Road that is inclusive of a buffer reduction feature as identified within the UDO

Revised Note

- 3.A.1.c The tree requirement calculations may be rounded to the nearest whole number. Noted

- 3.A.1.d Add the East Building Elevation to the table. Revised Note

- 3.A.1.e Parking lot landscaping is not required to show in the landscape calculations table. Parking lots are required to have a landscaped island at the end of each row that consists of one deciduous canopy tree and six shrubs. Note Removed

- 3.A.1.f Remove all notes that refer to a contractor. Those notes may be added to the civil plans after the site plan submittal is approved. See the Landscape Reference Manual for the required Standard Landscape Notes. Removed Contractor Notes

- 3.A.1.g Add Sod to the plant material list with hatch pattern. The "Sod Project Notes" are not required and can be deleted from the site plan submittal. Sod Label Added to List, Removed Sod Notes

- 3.A.1.h Label and show the sidewalk more prominently for reference. Added hatch and label to sidewalk

- 3.A.1.i Per the Infrastructure Site Plan (ISP), each individual pad site development shall be responsible for the installation, irrigation and maintenance of the pre-approved curbside landscape and street tree improvements as shown on the ISP. Therefore, show all curbside landscaping and the five street trees behind the sidewalk as shown in the ISP with this submittal. The street trees that cannot be placed due to the proposed accessible ramp must be relocated elsewhere on site. If there are limited options for additional tree locations on site, they may be converted to 10 shrubs per tree. Add a note on how it will be resolved. Required Planting shown and Noted in Calc Chart

- 3.A.1.j Add a dashed line for the 15' landscape buffer. Add label with a dimension line. Noted

- 3.A.1.k Per FDP, wood planter boxes, shade tree and enhanced paving shall be required in the patio areas. Wood planter boxes noted in patio area

- 3.A.1.l A landscaped terminal parking lot island is required with a shade tree and shrubs or shrub equivalents at the end of each parking row. The shade tree may be relocated if there are utility or structural encumbrances. Trees and shrubs located in terminal islands

- 3.A.1.m Per the ISP, a plaza amenity is to be designed and installed concurrently with pad sites 4&5. Refer to FDP for design requirements. Plaza is located outside of the Property Limits

- 3.A.1.n Delete "Preliminary" from title and update sheet index. Noted

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4 Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4.A Site Plan Set

4.A.1 Sheet 1

- 4.A.1.a The site plan will not be approved by public works until the preliminary drainage letter is approved.
Noted.
- 4.A.1.b Add the following note:
IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT.
INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
This note has been added.

4.A.2 Sheet 2

- 4.A.2.a Dimension widths of existing and proposed sidewalks.
Sidewalk width dimensions have been added.
- 4.A.2.b The text is too small. Maintain a minimum text height of .1".
Text height has been upsized to 0.10".
- 4.A.2.c The wall identified on the plan set would be an existing wall if built by master developer.
The associated note has been revised accordingly.
- 4.A.2.d Indicate material type and max height or height range for proposed retaining wall.
This information has been added.
- 4.A.2.e Verify easement type for the easement identified on the Site Plan.
Easement type verified and revised.
- 4.A.2.f Maintain a minimum 15' curb return radius at private drives.
Curb returns have been revised to 15' radius.
- 4.A.2.g Curb return with ramp is required for the locations identified in the plan set.
Ramps have been added between the two proposed Popeyes drives. There is not enough space to provide a ramp at the western property boundary between the proposed Popeyes driveway and proposed driveway of Lot 3.

4.A.3 Sheet 3

- 4.A.3.a Include details or typical sections for retaining walls.
Typical sections for retaining walls have been added.
- 4.A.3.b Spot elevations are not required on the site plan.
Spot elevations have been removed.
- 4.A.3.c Label site slopes. Maintain a minimum 2% slope in all non-paved areas.
Noted. Site slopes have been added.
- 4.A.3.d Minimum slope away from building is 50% for 10' for landscaped areas, 2% for impervious areas.
Noted.
- 4.A.3.e Label storm sewer.
Storm sewer has been labeled.
- 4.A.3.f Add a note indicating if the storm system is public or private and who will maintain it.
This note has been added.
- 4.A.3.g Remove civil plan notes
Civil plan notes have been removed.
- 4.A.3.h Accessible parking may not slope greater than 2% in any direction.
Noted.

4.A.4 Sheet 4

- 4.A.4.a Add a note indicating if the storm system is public or private and who will maintain it.
This note has been added.
- 4.A.4.b Remove civil plan notes
Civil plan notes have been removed.

5.A Traffic Letter of Conformance

5.A.1 Provide a Colorado PE stamped copy.

Colorado PE stamped copy has been provided.

5.A.2 Include the identified queuing analysis included in the pre-app notes. Please note that queuing may occur in parking lots as long it is not a dedicated fire lane.

Queueing analysis has been added.

5.A.3 Queuing analysis including a comparison of the development proposal to the recommended Design Queues as presented in ITE Summer 2012, Drive-Through Queue Generation, 1st Edition by Mike Spack, P.E., PTOE. For Fast Food restaurants, this is 240 feet or 12 vehicles. Ensure recommended queue is outside of fire lanes or any off-site access.

Queueing analysis and comparison to the ITE Summer 2012, Drive-Through Queue Generation has been added.

5.B Site Plan Set

5.B.1 Sheet 1

5.B.1.a Add the following note:

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

This note has been added.

5.B.2 Sheet 2

5.B.2.a Adjust Accessibility Requirement E as notated in the plan set.

This note has been adjusted.

5.B.2.b Add 25mph sight triangles as identified in the plan set.

Sight Triangles are currently shown and are in accord with COA Roadway Design and Technical Criteria – Section 4.04.2.10.2.03.

5.B.2.c Traffic Engineering supports shifting walking route and crossing to a single crossing, with stop control.

The walking route has been adjusted accordingly.

5.B.2.d Monument sign may have to move based on sight triangle locations.

Monument sign has been relocated.

5.B.3 Sheet 5

5.B.3.a Review plantings along the private drive once sight triangles have been added.

Done.

6 Aurora Water (Ryan Tigera / 303-726-8867 / rtigera@auroragov.org / Comments in red)

6.A Site Plan Set

6.A.1 Sheet 4

- 6.A.1.a 4-inch sewer connections to be connected to main with a saddle tee.

Sewer service has been adjusted to be connected at the existing sewer stub provided by the developer.

- 6.A.1.b Service line diameter is to match meter size. Disconnect 1-inch service line and re-tap with 1.5-inch.

Water service line has been changed to 1.5" and has been adjusted to connect to existing water service stub provided by developer.

- 6.A.1.c Existing 4-inch PVC sewer stub to be disconnected at the main if not being used.

Sewer service has been adjusted to be connected at the existing sewer stub provided by the developer.

7 Fire/Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

7.A Site Plan Set

7.A.1 Sheet 1

- 7.A.1.a Add the following note:

The currently adopted 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC) prior to issuance of a certificate of occupancy. At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the Aurora Building Division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or developers expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.

This note has been added.

- 7.A.1.b Indicate within the data block if this structure is sprinklered or non-sprinklered.

This information has been added to the data block.

- 7.A.1.c Revise the data block by categorizing the parking count to include accessible parking.

- Handicap Parking Spaces Provided.
- Handicap Parking Spaces Required.
- Parking Spaces Provided.
- Parking Spaces Required.

The data block has been revised accordingly.

- 7.A.1.d Indicate the 2015 IBC Construction Type of structure(s) and occupancy classification.

This information has been added to the data block.

7.A.2 Sheet 2

- 7.A.2.a Identify the accessible parking space as "Van Accessible".

The accessible parking space is now shown as Van accessible.

- 7.A.2.b On all sheets, identify and provide the Knox Box location at the front main entrance. Identify the Knox Box with an "X" inside a box.

Knox Box has been added.

7.A.3 Sheet 3

- 7.A.3.a Include the slope of the grade in percentage along the exterior accessible path.

This has been added.

7.A.4 Sheet 6

7.A.4.a Add the following Fire Life Safety landscape note:

LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

This note has been added.

7.A.5 Sheet 8

7.A.5.a On all sheets, identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box."

This has been added.

7.A.6 Sheet 9

- 7.A.6.a Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44".

By others

- 7.A.6.b "SIGNAGE AND STRIPING" package shall be included for approval with the Site and Civil Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments.

Signs and Striping are called out on Site Plan and Signage & Paving Details sheet has been added.

7.A.7 Sheet 11

- 7.A.7.a Add the following note to the Photometric Site Plan:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

Note added.

- 7.A.7.b Update the accessible route to the accessible parking by using a heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.

Updated.

8 Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

- 8.A See the red line comments on the Site Plan. Work with Grace Gray to process any License Agreements for the objects shown in the Site Plan. Work with Andy Niquette to resolve any easement dedications/releases that will be handled by separate document. The Site Plan cannot be approved until the License Agreements and Easements are complete and ready to be recorded.

Understood

9 CenturyLink (Les Gutierrez / 505-767-7440 / les.gutierrez@centurylink.com)

- 9.A See attached letter.

Noted.

10 Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 10.A See attached letter.

Noted.