

June 7, 2021
Merrick Project No. 65120679

Laura Rickhoff
City of Aurora
15151 E. Alameda Parkway
Suite 5200
Aurora, CO 80012

Re: CFA Alameda Remodel (#1499441)
Pre-Application Meeting held November 12, 2020

Dear Ms. Rickhoff:

Merrick & Company has reviewed the comments dated November 25, 2020 regarding the Preplanning Application Meeting for the Chick-fil-A on Alameda. The following summarizes Merrick's responses to the comments provided by the City of Aurora.

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The MU-R district is intended to serve "image making" areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district allows for a mix of medium- to high-density residential and regional commercial uses, as well as other uses as shown in Table 3.2-1 (Permitted Use Table). The MU-R district intends to promote a distinctive, unified character and to ensure high quality development.

[Response: Noted. The proposed improvements are to be made to an existing restaurant due to higher traffic volumes.](#)

1B. Placetype – Urban District

The Urban District is the city's most intensely developed area with mixed-use, entertainment, institutional, retail, restaurant and multifamily residential as defining uses. In the absence of a single "Downtown Aurora," this placetype creates a unique mix of uses in a relatively dense urban fabric, that provides a pedestrian-friendly environment and a place to live, work, shop, dine, recreate and more. It is distinguished from other placetypes by density, scale and the prioritization of multimodal transportation. Multifamily housing and employment opportunities abound, making Urban Districts the center of activity for Aurora. Predominantly mixed-use developments accompanied by a small amount of stand-alone commercial and multifamily uses characterize the Urban District.

[Response: Noted. This is an existing standalone commercial restaurant with proposed updates.](#)

2. Land Use

2A. Conditional Use

The proposed use is subject to Conditional Use approval, according to Sections 146-3.2 and 146-3.3. Approval criteria can be found in Section 146-5.4.3.A, and generally involve compatibility of the proposed use with existing and planned uses, traffic generation, use of architectural and landscape features to mitigate negative impacts, and several other topics. As part of the application, please submit a Letter of Introduction with an Operations Plan that introduces the project and justifies the Conditional Use request by specifically responding to the Criteria of

Employee Owned



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Approval. The Operations Plan should include information about the number of employees during peak times, detail on how the driveway operates at peak times, including traffic direction/circulation through the drive-through lane. The Planning and Zoning Commission will consider the ability of the proposal to meet these criteria in their evaluation of the proposal.

Response: Noted. The Letter of Introduction was submitted with the first submittal. The proposed site changes were in the consideration of current high traffic volumes experienced onsite.

3. Development Standards

3A. Common Space and Amenities

The incorporation of on-site amenities and site furnishings is required for all commercial developments and considered an important mitigation tool for Conditional Uses. Including an outdoor patio area and the provisions of site furniture, landscaping, and pedestrian-scaled lighting is required. The existing outdoor dining space is proposed to be converted to building structure, which would leave the property with no on-site amenities. Perhaps some of the adjacent parking spaces on east side of the building can be converted to a 'parklet' type environment to provide on-site amenities for the site users. Staff would support a parking adjustment in order to accommodate for an outdoor amenity.

Response: An outdoor dining area has been proposed with the current site plan.

3B. Access and Connectivity

The proposed additional drive lane should not impact the pedestrian movement to and from the main entrance of the building, specifically to the south where site users access the building from Crystal Street and the ring road. Please keep in mind that the intersection of Crystal Street and the ring road may be converted to a roundabout. You should consider providing more dense landscaping in this area to provide a buffer where possible. Please try to preserve the existing trees if possible.

Response: Landscaping has been added to this area. Existing trees were preserved where possible.

3C. Parking, Loading, and Stacking

The site plan will need to show adequate numbers of vehicle stacking for the drive-thru lanes per Section 146-4.6.7.A Table 4.6-7. Required stacking distances shall be measured from the flow line to the first parking stall or aisle. Minimum required stacking spaces per lane for a restaurant is 7 spaces, of which 4 must be located before the ordering station. Please be sure to follow additional standards within this section.

Response: 7 car stacking is provided with the current design. The proposed changes to the existing site do not modify the existing stacking count.

3D. Building Design Standards

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. Code requires that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. Please ensure that the building addition is comparable to the existing architecture of the Chick-fil-a building. Provide for visual interest along the façade with architectural ornamentation as well as landscaping as a buffer and an additional opportunity to mitigate the blank façade of the addition.

Response: The façade of the proposed building addition will be consistent with the existing building and will maintain visual interest on the exterior of the building.



3E. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. If possible, please match the existing lighting standards that are utilized on the building.

Response: The proposed lighting matches the existing standards.

3F. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations. Please indicate if any directional signs will be added and note them on the Site Plan Amendment.

Response: Directional signs have been added and labeled on the proposed site plan amendment

4. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go *above and beyond* requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146- 5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

Response: A letter of introduction was included with the first submittal.

5. Submittal Reminders

5A. CAD Data Submittal Standards

The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

Response: CAD Data Submittal Standards have been reviewed and the submittal will be made correctly.

5B. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

Response: PDFs submitted to the city will be flattened in the future.

5C. Mineral Rights Notification

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager with the application submittal.

Response: The Mineral Rights Affidavit was given with the first submittal.

Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal



requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners. Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting.

[Response: A presubmittal meeting occurred in March of 2021.](#)

Community Participation:

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.

[Response: Noted. Thank you.](#)

Neighborhood Services Liaison:

- Meg Allen is the neighborhood liaison for the project. She has put together a report attached to these notes listing the registered neighborhood organizations within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns. Your Neighborhood Services Liaison is Meg Allen. Since there are no registered neighborhoods within a one-mile radius of this site plan area, there is no neighborhood referral list. However, this project will be referred to the adjacent property owners as well as it will be listed on our website www.aurora4biz.org where residents can make comments throughout the project review. Should there turn out to be substantive comments on this project, Meg can assist with the meeting planning.
- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings.
- Additional information about the Neighborhood Liaison Program can be found on the [Housing and Community Services](#) page of the city website.

[Response: Noted. Thank you.](#)

Parks, Recreation & Open Space Department (PROS)

Forestry Division

It appears there are several newly planted trees located at the southwest corner of the project that will be impacted by the addition of the second drive through lane, as well as a couple of more mature trees in the same location that will be in jeopardy for the same reason. Mitigation will likely be required.

[Response: Noted. Thank you.](#)

Tree Mitigation Requirements:

Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10" tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents is not acceptable for tree mitigation.

[Response: Noted. Thank you.](#)



Forestry's Role in Site Plan Review:

- When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors.

Response: The landscape plan indicates which trees are existing and the size of said trees.

- Once Forestry Staff conducts the tree assessment, a spreadsheet will be provided showing the dollar value of the tree(s) that will be removed as well as the number of inches required for replacement back onto the site. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Tree Planting Fund based on the dollar value associated with tree loss.

Response: Noted. Thank you.

- Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://www.auroragov.org/cms/one.aspx?pagelid=16394080>

Response: Noted. Thank you.

Ash Trees Prohibited:

Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement.

Response: Noted. All existing ash trees will be removed.

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- ▶ Please update the fixture unit table if any fixture changes are anticipated for this remodel. There is an existing 1.5" meter serving the site.

Response: Noted. Thank you.

- ▶ A domestic allocation agreement will be required for connections 2" and larger.

Response: All connections are less than 2".

Utility Services Available:

- Water service may be provided from: Currently serviced
- Sanitary sewer service may be provided from: Currently serviced
- The project is located on Map Page 09G.

Response: Noted. Thank you.

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains



- Service Lines
- Water Meters
- Fire Suppression Lines
- Fire Hydrants necessary to service your development
- Grease Interceptors are required for commercial kitchens
- All utility connections in the arterial roadway are required to

Response: Noted. Thank you.

- General utility design criteria can be found in Section 5 of the [Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure](#) (Utility Manual).

Response: Noted. Thank you.

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.

Response: Noted. Thank you.

- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.

Response: Noted. Thank you.

- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#).

Response: Noted. Thank you.

Public Works Department

Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

Key Issues:

- ▶ A Traffic Letter will be required with this modification. See below for additional information.
- ▶ Ensure appropriate signage and striping to provide visibility for staff / team members delivery of food.
 - If two delivery lanes are provided, it is expected to have a safe pedestrian crossing and standing/delivery area.
 - If an escape lane is provided, ensure appropriate signage and communication is included.
- ▶ The intersection of Crystal Street and ring road is anticipated to be interim all-way stop condition until a future roundabout is installed in this location if additional densification of the mall area continues to occur. No offsite modification is anticipated with this remodel development.
- ▶ Turning movement analysis / turning templates for outbound movements from drive thru.
 - Show all adjacent and opposing access points on the Site Plan.
 - Label the access movements on the Site Plan.
 - Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#). In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#).



Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

Response: This note has been added to the landscape plans.

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following not to the Site Plan:
 - 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.

Response: The existing site plan shows the existing stop signs and that note has been added to the cover page.

Traffic Letter:

- A full Traffic Impact Study will not be required. The applicant shall prepare a detailed letter to address the following items. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:
 - Trip Generation from the site (please provide data for from this location)
 - Site Circulation Plan, Operations Plan & queuing discussion
 - Plan with 3rd party pick-up/delivery (Uber Eats, DoorDash, etc.) with clear sign communication
 - Analysis of pedestrian connectivity

Response: A traffic Impact Study was provided with the first submittal.

- Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

Response: Noted. Thank you.

The Traffic Letter shall be prepared in accordance with the [City of Aurora Traffic Impact Study Guidelines](#). *Submitting the Traffic Letter:*

- The Traffic Letter shall be sent directly to *Brianna Medema* at bmedema@auroragov.org as soon as possible.
- The Traffic Letter shall also be uploaded with the rest of the submittal.
- Based on our review of the Traffic Letter, additional improvements may be required.

Engineering Division



The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- A preliminary drainage letter shall be submitted with the site plan to reflect the proposed changes. Detention and water quality shall be addressed.
- Previously approved plans and reports can be found on the City's website. Instructions can be found here: [Getting to Engineering Documents Online](#). Older documents can be provided upon request.

Improvements:

Sections and details referenced in the Improvements section refer to the City's [Roadway Design and Construction Specifications \(Roadway Manual\)](#).

- Curb ramps must be shown (located) on the plans at all curb returns and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.
- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or handrails may be required.

ROW/Easements/Plat:

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.
 - Sidewalk easements may be required for new sidewalk installed.
 - A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
 - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
 - Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

[Response: A preliminary Drainage letter was provided with the first submittal. All proposed sidewalk changes meet ADA standards, and no additional easement filings are anticipated with this project.](#)

Drainage:

Drainage design standards can be found in the City's ["Storm Drainage Design and Technical Criteria"](#).

- A preliminary drainage letter may be submitted in lieu of a preliminary drainage study. It should state the approved drainage patterns will not be altered and address any changes in imperviousness from the approved drainage study covering this development. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the reviewing engineer to ensure adequate analysis. It will need to be signed



and stamped by a Professional Engineer licensed in the State of Colorado. The letter shall be submitted to Engineering at the time of the Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the letter. The site plan will not be approved until the preliminary drainage letter is approved. If the planning application is a minor amendment, the engineer will need to contact the Civil Plans Submittal staff at 303-739-7335 to create a drainage folder for the preliminary drainage letter.

- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.
 - A storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it.
 - Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.
- Response:** Noted. There are no proposed changes to the existing storm sewer system.

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issues:

- ▶ Please review the 2015 IFC, Chapter 11 for Construction Requirements for Existing Buildings. The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this code.
- ▶ The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series.

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; [ICC Codes Online](#).

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- [Dead-End Fire Lane Detail](#)
- [Fire Lane Sign Detail](#)
 - The developer of the site will be required to install fire lane signs in areas where the site abuts an existing fire lane easement that is currently without adequate signage.
- [Gated Entry for Fire Department Access utilizing a 4' Manway Gate](#)
- [Grading Plan](#)
- [Handicap Accessible Parking Signs](#)
- [Sign Package](#)
- [Signature Block](#)

Response: Noted. Thank you.

Emergency Responder Radio Coverage:

The 2015 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.



- The 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC). 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.

[Response: Noted. Thank you.](#)

- New additions to existing structures will require a full radio frequency survey of both the addition and the existing structure. (See Chapter 11 of the 2015 IFC)

[Response: Noted. Thank you.](#)

[Fire Department Access:](#)

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:

- [Fire Lane Easement](#)
 - The fire lane easement within the CFA site is being encroached upon by the stacking of vehicles going through the order/pick-up window. As this is a violation of city ordinances the stopping or standing of vehicles needs to be addressed at this time. The image below provides some direction to resolve this issue.

[Response: Noted. The existing site meets the minimum requirements for the](#)

[Fire Hydrants:](#)

- Based on the proximity of the structure to existing fire hydrants, Fire/Life Safety is not asking for additional fire hydrants to support this site. Please show and label existing fire hydrants abutting this site on the site plan submitted to the Planning Department and Civil Plans submitted to Public Works.

[Response: Noted. Thank you.](#)

[Fire Sprinkled Structures:](#)

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015 IFC and IBC.

General Comments:

- Commercial Cooking Equipment utilizing a Type I Hood will require a kitchen hood suppression system.

[Response: Noted. Thank you.](#)

[Accessibility Requirements:](#)

The City of Aurora reviews accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1.

- [Commercial](#)

[Legend:](#)



The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

Response: Noted. A legend has been provided.

Loading and Unloading Areas:

The site plan must show the location of the loading and unloading areas. These areas must not encroach into the dedicated or designated fire lane easement.

Photometric Plan:

- 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".

Response: The note has been provided on photometric plan.

- Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 footcandle of illumination along its entire length.

Response: The note and accessible route have been added to the photometric plan.

Site Plan Data Block:

The site plan must include a "Data Block" on the cover sheet that reflects all items indicated within the "link" that apply to your project.

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- **Abutting Fire Lane or Public Access Easement to Property**
 - If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- **Fire Apparatus Access Road Specifications**
 - If an existing fire lane or public roadway has to be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department.
- **Combined Fire Lane, Public Access and Utility Easements**
- **Construction of Fire Lane Easements and Emergency Access Easement**
- **Encroachment into Emergency Access or Fire Lane Easements are Prohibited**
- **Labeling of Easements on the Site Plan, Plat and Civil Plans**
- **No Parking is allowed within a Fire Lane Easement**
- **Public Street Systems Adjacent to Site**
- **Speed Bumps**
- **Snow Removal Storage Areas**

Response: Noted. Plans have been updated to show the requested, special design considerations.

Trash Enclosure:



Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

Response: Noted. Thank you.

Real Property Division

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Site Plans:

A Site Plan Amendment will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require.

These items are listed on the Real Property [Subdivision Plat Checklist](#).

Response: Noted. Thank you.

Separate Documents:

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county.

Response: Noted. Thank you.

- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process:

- [Dedications Packet](#)
- [Easement Release](#)
- [License Agreement Packet](#)

Response: Noted. Thank you.

- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the [Easement Release Packet](#). Once complete and accurate easement release information is submitted to Real Property, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Noted. Thank you.

- The developer may need to **dedicate new easements** and/or street right-of-way on the site. Since a new subdivision plat is not required, these dedications must be done by separate legal document. These legal documents must be prepared using Real Property specifications which are found in the [Dedications Packet](#). Once complete and accurate easement dedication information is submitted to Real Property, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Noted. Thank you.

- You may have items that encroach into city-owned property or easements (i.e., retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a **License**

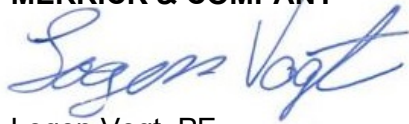


Agreement. Requirements can be found in the [License Agreement Packet](#). It takes **8-10 weeks** to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

[Response: Noted. Thank you.](#)

We hope we have adequately addressed your comments. If you have any questions, or need further clarification concerning the resubmitted plans, please don't hesitate to give me a call at 303-353-3696.

Respectfully submitted,
MERRICK & COMPANY



Logon Vogt, PE
Project Engineer

