

June 21, 2018
Merrick Project No. 65119777

Dan Osoba
City of Aurora
Planning and Development Services
15151 E. Alameda Parkway
Suite 2300
Aurora, CO 80012

Re: Second Submission Review Chick-Fil-A at Eagles Nest Village Center CSP No. 3 Amendment
Application Number: DA-1404-12
Case Number: 2007-6032-03

Dear Mr. Osoba:

Merrick & Company has reviewed the comments dated June 12, 2018 regarding the second submission review – Chick-Fil-A at Eagles Nest Village Center CSP No. 3 Amendment, construction documents and drainage report. The following summarizes Merrick’s responses to the comments provided by the City of Aurora Planning Division.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide the shared parking agreement with your next submittal.
Response: Shared parking agreement has been sent to Dan Osoba and has been included with the re-submittal
- Make the changes to the data block regarding parking counts.
Response: Data block has been updated to reflect correct required and provided parking.
- Add Site Plan notes per the Life Safety comments.
Response: Notes have been added.

Completeness and Clarity of the Application

- Add the previously approved waiver for loading spaces to the cover sheet of the Site Plan.
Response: Waiver has been added.

1. PLANNING DEPARTMENT COMMENTS

Dan Osoba | dosoba@auroragov.org | 303.739.7121 | Comments in teal box, teal text

Cover Sheet C1.0

- Please add the previously approved waiver from the original plan to this sheet and remove “SEE SHEET 2(C1.1)”:
 1. A WAIVER FOR CITY OF AURORA MUNICIPAL CODE ARTICLE 15, SECTION 146-1506, “OFF-STREET LOADING SPACES IN BUSINESS AND INDUSTRIAL DISTRICTS” IS REQUESTED. WHEREAS THIS SECTION (PER TABLE 15.3) REQUESTED ON THE BASIS OF LOADING/UNLOADING ACTIVITIES TO TAKE PLACE IN OFF-HOURS.

Employee Owned



5970 Greenwood Plaza Blvd
Greenwood Village, CO 80111



Tel: +1 303-751-0741



hello@merrick.com
www.merrick.com

Response: Incorporated.

- Please provide the shared parking agreement with your next submittal which indicates the use of 10 parking spaces within the shopping center.
Response: Provided.
- Please revise the parking in the data table to indicate 34 parking spaces provided and 44 total parking spaces provided. Handicap accessible spaces are required above the total on-site parking requirement, and do not count toward that total.
Response: Date Block has been updated.
- 44 parking spaces is 2 spaces short of the required 46 parking spaces and a waiver must be granted for this adjustment unless more spaces can be allocated in the shared parking agreement to bring the total to 46 spaces. If a waiver is being requested, please add the waiver request to the site plan similar to the existing waiver for loading space requirements (and label it 2.)
Response: Required parking has been updated based on 126 seats and 1 space per 3 seats.

2. LANDSCAPING

Kelly K. Bish, PLA, LEED AP | kbish@auroragov.org | 303.739.7189 | Comments in teal cloud box, black text

- All Landscape comments have been satisfied.
Response: Thank you for your review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

3. FORESTRY

Rebecca Lamphear | rlamphea@auroragov.org | 303.739.7139 | Comments in purple

- All Tree Mitigation will be accomplished through planting back on site.
Response: Thank you for your review.
- All Forestry comments have been satisfied.
Response: Thank you for your review.

4. LIFE SAFETY

Neil Wiegert | 303.739.7613 | nwiegert@auroragov.org | Comments in blue

Cover sheet C1.0

- Replace Note 9 with the following: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 – ARTICLE VII – NUMBERING OF BUILDINGS.
Response: Updated note 9.
- Add the following notes:
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTIONS 510.2 AND 1103.2, REQUIRE EXISTING BUILDINGS, AND ANY ADDITIONS, 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'S OR DEVELOPER'S 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: Incorporated](#)

18. THE 2015 IFC, CHAPTER 33, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.

[Response: Incorporated](#)

Site Plan Sheet C2.0

- Coordinating with the Utility Plan, show the relocated FDC with a “Y”-shaped symbol on the plan, and label as “FDC WITH APPROVED KNOX HARDWARE”.

[Response: Revised callout from key not to text.](#)

PS1.0 Utility Plan

- Part of this requested label change was cut off. Please revise and label as: 4” FIRE LINE DIP (PRIVATE).

[Response: Updated callout.](#)

A2.1 Exterior Elevations

- Add a “24400” sheet address number on the south (rear) building elevation, as this elevation also fronts onto a primary site arrival point. Please use 8” height characters at a minimum.

[Response: Added address to rear elevation.](#)

A2.2 Exterior Elevations

- Revise label to “RELOCATED [OR NEW] FDC WITH APPROVED KNOX HARDWARE. COLOR TO MATCH...”

[Response: Label Revised.](#)

5. REAL PROPERTY

Darren Akrie | 303.739.7300 | darkie@auroragov.org | Comments in pink

- All Real Property comments have been satisfied.

[Response: Thank you for your review.](#)

6. TRAFFIC

Victor Rachael | vrachael@auroragov.org | 303.739.7309 | Comments in orange

- All Traffic comments have been satisfied.

[Response: Thank you for your review.](#)

7. CIVIL ENGINEERING

Kristen Tanabe, Project Engineer | 303.739.7306 | ktanabe@auroragov.org | Comments in green

- All Civil Engineering comments have been satisfied.

[Response: Thank you for your review.](#)

PUBLIC COMMENTS, CONCERNS, AND QUESTIONS

One comment was received from an outside agency referral:



Name: Donna George
Organization: Xcel Energy Public Service CO - Contract Row Processor
Address: 550 15th St, Suite 700 Denver, CO 80202
Phone: 303.571.3306
Email: donna.l.george@xcelenergy.com
Response: Process has been started with Xcel energy dba PSCo.

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 303-353-3721.

Respectfully submitted,
MERRICK & COMPANY



Kristofer K. Wiest, PE
Project Manager

