

May 15, 2018
Merrick Project No. 65119777

Dan Osoba
City of Aurora – Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re:	Initial 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 May 3, 2018 regarding the initial submission review – Chick-Fil-A at Eagles Nest Village Center CSP No. 3 Amendment. The following summarizes Merrick's responses to the comments provided by the City of Aurora Planning Division.

1. PLANNING DEPARTMENT COMMENTS

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

Cover Sheet C1.0

- All the data in this table and the parking calculations must be amended to reflect the proposed changes to the site.
Response: The site data table has been amended per the proposed layout.
- Please remove the column of (N/A).
Response: Column removed as requested.
- The parking required is based on the seating accommodations. Please include the revised seating accommodations and update the calculation.
Response: Parking requirement has been revised per the proposed seating conditions.
- It appears that 5 parking spaces and 2 handicap-accessible spaces are to be removed with the addition of the drive-thru. Based on your seating accommodations on site, staff will review if you are in compliance with parking standards. If you are not, you may request for a waiver within 10% of the required parking amount to be approved administratively. Any more than 10% will require approval at a Public Hearing at Planning Commission.
Response: The proposed condition for the site includes 36 on site parking stalls, 2 of which will be accessible. However, there is also a parking agreement between Chick-fil-A and the development that gives Chick-fil-A 10 parking spaces, bringing the total to 46.
- Provide the required site plan notes as shown on sheet 2 of the original site plan. You may either show them on this cover sheet, or on a separate sheet.

Employee Owned



5970 Greenwood Plaza Blvd
Greenwood Village, CO 80111



Tel: +1 303-751-0741



hello@merrick.com
www.merrick.com

Response: Site plan notes have been added to the cover sheet.

Site Plan C2.0

- Seven (7) stacking spaces are required to be shown on this plan with a minimum of 4 of the 7 spaces designated for the drive-thru ordering station area.

Response: Stacking has been shown on the site plan.

- Please provide the setback dimension from the property line to the building front.

Response: Setback dimension has been provided.

Exterior Elevations A2.2

- Is the stucco #2 to match the existing stucco?

Response: Yes, All stucco to match existing. Please note that the original 2008 construction Stucco #2 as built was originally specified as SW6187 Rosemary, but appears to have been repainted to sw6089 grounded or similar. GC is to match what is currently on building.

2. LANDSCAPING

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

Sheet L-10

- All new plant material trees, shrubs and grasses must be labeled and cannot just be identified as a symbol.

Response: Noted and labeled as requested.

- Make sure the hatching that identifies the existing plat material to remain matches the legend.

Response: Noted and revised as requested.

- Correct the typo as shown on the redlined plans.

Response: Typo corrected.

- The city does not allow for contractor-related notes on the landscape plans as we do not review or approve landscape construction drawings.

Response: Notes removed as requested.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

3. FORESTRY

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

- There are several trees located on the property that will be impacted by construction on the south side of the project, these trees may require mitigation if construction activity is too close. Due to the size, location, and condition of trees on the site relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Please indicate on the plan all trees that will be removed for the project. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund. Below is the list of those trees that will require mitigation.



Response: Trees for removal have been marked.

- 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. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

Response: Protection specifications have been provided on the plans.

- Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

Response: Tree mitigation chart has been added to the plans.

- The caliper inches that will be lost are 11", but only 2" would be required for planting back onto the site. The mitigation value is \$272.32.

Response: Noted, thank you.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Golden Raintree	6	\$272.32		2
2	Colorado Blue Spruce	5	\$78.35	May not require mitigation but included incase removal is needed	1
3	Honeylocust	5	\$135.80	May not require mitigation but included incase removal is needed	2
Total		11	\$272.32		2

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

4. LIFE SAFETY

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

Site Plan Comments

Cover sheet C1.0

- In the Site Data Block include the 2015 International Building Code occupancy classification (A-2) and the construction type (VB-SPK) of the existing structure and proposed addition to be built within this site, and that the existing building and addition are constructed with an automatic sprinkler system. Please add "vehicle" to note 9.

Response: The site data has been revised as requested.



- Provide Standard City of Aurora Site Plan notes. Verify that they include the following:

[Response: City of Aurora site plan notes provided as requested.](#)

1. THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTIONS 510.2 AND 1103.2, REQUIRE EXISTING 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'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: Note Provided.](#)

2. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

[Response: Note Provided.](#)

3. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.

[Response: Note Provided.](#)

4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.

[Response: Note Provided.](#)

5. 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.



[Please note: The site plan notes listed above are not all the notes that are required to be on the plan. Please reference the required notes provided below.]

Response: Note Provided.

Site Plan Sheet C2.0

- Clearly delineate the proposed addition from the existing building.

Response: Building addition has been made clearer on the plans.

- Coordinate with the Utility Plan, show the existing, new, or relocated FDC with a “Y”-shaped symbol on the plan, and label as “FDC WITH APPROVED KNOX HARDWARE”. If the FDC is being relocated, verify that its new location is still within 100 feet of an available fire hydrant.

Response: FDC has been added to the plans and labeled accordingly.

- Revise “ADA” to “ACCESSIBLE”.

Response: Revised as requested.

- Label the easement as “23’ ACCESS EASEMENT” to match the recorded plat.

Response: Easement label revised as requested.

- Re: Building addressing, indicate the locations of the existing “24400” street address number, typically either on a monument sign, or on the building elevations fronting primary site arrival points. If new construction requires the relocation of existing, or installing new address numbers, use a minimum of 8” high characters typically for the monument sign. Use a minimum of 8” high characters if it is placed on the primary building.

Response: Building address location added to plans.

Utility Plan PS1.0

- Label as “KNOX BOX” as shown on the redlined sheet.

Response: Knox Box labeled as requested.

- Revise the label to “4” FIRE LINE DIP (PRIVATE).

Response: Label revised as requested.

- Please show the existing, new, or relocated FDC with a “Y”-shaped symbol on the plan, and label as “FDC WITH APPROVED KNOX HARDWARE”. If the FDC is being relocated, verify that its new location is still within 100 feet of an available fire hydrant.

Response: FDS has been added to the plans and labeled accordingly.

Exterior Elevations A2.1 & A2.2

- Re: Building addressing, indicate the locations of the existing “24400” street address number, typically either on a monument sign, or on the building elevations fronting primary site arrival points. If new construction requires the relocation of existing, or installing new address numbers, use a minimum of 8” high characters typically for the monument sign. Use a minimum of 8” high characters if it is placed on the primary building.

Response: Street address number is existing to remain. Not in scope.



- Please show the existing, new, or relocated FDC with a “Y”-shaped symbol on the plan, and label as “FDC WITH APPROVED KNOX HARDWARE”. If the FDC is being relocated, verify that its new location is still within 100 feet of an available fire hydrant.

[Response: Elevations have been revised to shown FDC within 100ft of fire hydrant.](#)

- Provide a label and a square symbol with an “X” inside the square to show the location of the existing Knox box adjacent to the front main entrance doorway to the building and mounted 4-6 feet above the finished grade.

[Response: Elevations and arch site plan have been revised to show knox box locations.](#)

Photometric Plan ES1.1

- 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: Note has been added to Sheet ES1.1.](#)

- Add the “accessible route” as a heavy dashed line to the photometric plan and verify the minimum 1-foot candle of illumination along its entire path.

[Response: Accessible route has been added to sheet ES 1.1 as requested.](#)

- The “accessible route” is less than 1-foot candle of illumination within this area, and needs to be increased to a minimum of 1-foot candle.

[Response: Per 5/10 conversation with the reviewer, the foot candles in this area are the same as was approved with the original SDP and are to be treated as an existing condition.](#)

Landscape Plan L-1.0

- Coordinate with the Utility Plan, show the existing, new, or relocated FDC with a “Y”-shaped symbol on the plan, and label as “FDC WITH APPROVED KNOX HARDWARE”. If the FDC is being relocated, verify that its new location is still within 100 feet of an available fire hydrant.

[Response: FDC has been noted on the plans.](#)

- Label the existing “KNOX BOX”.

[Response: Existing Knox Box has been labeled.](#)

- Label all existing fire hydrants.

[Response: Hydrants labeled as requested.](#)

Landscape Details and Notes L-2.0

- Add the following Fire Life Safety landscape notes:



1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.
4. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

Response: Provided as requested, see sheet L2.0.

5. **REAL PROPERTY**

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

- No portion of your building addition may encroach into easements dedicated to the city.

Response: Comment noted, thank you.

6. **TRAFFIC**

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

- Please revise and update the plans per the comments in the Civil Plan review.

Response: Plans revised accordingly.

7. **CIVIL ENGINEERING**

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

- There are no comments at this time. If the plan changes significantly, there may be comments in your next submission.

Response: Comment noted, thank you.

PUBLIC COMMENTS, CONCERNS, AND QUESTIONS

There were no comments received from the general public.

No response necessary.

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,



Logon Vogt
Project Engineer

