



September 29, 2021

Nilo Salgado-Fernandez, PE
Senior Traffic Engineer, Planning Department
Development Review Services

Re: Brewer Oil
3208 Richmond Drive NE
Traffic Circulation Layout

Hello Nilo

This is a response letter to the letter from you dated July 20, 2021. I will respond with the numbering you used for the comments:

1. This project is classified as "U" per *sec. 312 International Building Code*. It is open on the east side and there is no exterior doors. There is no occupant load. It is for outdoor storage of non-hazardous containers used in their industrial based business. I added some hatching to show the surrounding lots not in site construction.
2. This is updated on the site plan.
3. Apologies. Upon investigation I learned it was a drafting error when attempting to show the existing adjacent conditions. You can see on sheet A1.0 (attached with the resubmittal) the edge of curb was much farther north than what we showed. The drawing has been corrected to show actual conditions.
4. There are no other buildings on the site where we are building or the adjacent lots touching the site where we are building. There is an existing building along Candelaria and it is on a different site from ours. There is no parking shown for this new building per response #1. The parking for the existing building is shown for context and not on the site for our project. I added language to better show this.
5. We added it to the roads where we are working. Candelaria r.o.w. is unknown per the plat on sheet A1.0.
6. The existing curb cuts serving our project is of the correct width and I added language to updated them to COA standard drawings.
7. Dimensions have been added for driveways and drive aisles.
8. Please reference response #1.
9. Please reference response #1.
10. Please reference response #1.
11. Please reference response #1.
12. This has been updated with notes referencing COA standard drawings.



13. Please reference response #1.
14. Please reference response #1.
15. Please reference response #1.
16. Please reference response #1.
17. Please reference response #1.
18. This has been added to the drawing.
19. This is shown on the drawing. There are interior lot lines per shared access agreement that has been noted. The only structures in this project is the open sided storage building and the new dumpster. Everything else is open paving except where noted as landscape.
20. The only curved radii shown is the existing corner at Richmond and Matthew. That corner has been noted to COA standard drawing.
21. Please reference response #1.
22. Please reference response #1.
23. Please reference response #1.
24. This has been added to the resubmittal.
25. This has been added to the drawing.
26. This has been added to the drawing.
27. These numbers have been added to the drawing at the appropriate locations.
28. This has been added to the submittal and noted on the drawing.
29. This note has been added to the drawing.
30. This is the letter of response.
31. That is attached to the resubmittal.

Thanks so much for your work and have a nice day

Joe Simons, architect president ceo
Simons Architecture PC

cc. TCL, Shared Access Agreement, TIS, Approved Solid Waste, existing survey