



Architect's Response Letter

Project: UNSER CROSSING
Date Issued: JUNE 25th, 2024
Issued by: Daniel Duran
Modulus Architects

To: COA Development Review Services

To whom may concern,

Per your comments, below I have listed my response in red under each comment.

1. Provide the square footage of office space to support the warehouse activity, so the amount of required off-street parking can be determined. There is no parking requirement for warehouses. Revise the parking table, if necessary. **Parking Calcs have been determined by the square footage of each building because we currently have no tenants.**
2. Show and label all existing entrances to the site off of 86th St, Central Ave, and Victory Lane. **All entrances have been labeled.**
3. Unused existing entrances are to be closed and curb and butter and sidewalk constructed. **Unused entrances are still shown on site until replat has been approved.**
4. Provide a copy of the plat and the approved infrastructure list, if there is one, after it has been replatted. **Plat is being worked on. This will be a Condition of approval.**
5. There is most likely an Access Easement on Tract 12 for the benefit of the property this project is on. Victory Lane is to be constructed in the easement from the north terminus to Bridge Blvd. Provide a copy of the plat/easement. Show the proposed Victory lane extension on the plan. **Since the re plat is being worked on, all new easements will be on the new plat.**
6. The Long Range Bikeway System map shows a Protected Bike Lane Upgrade along the frontage of this project. Show this on the plan. **Bike lane is shown on the frontage road of Central Ave.**
7. The Protected Bike Lane and the extension of Victory Lane are to be built per Work Order. Please add a note for this. **Note has been added to general notes.**
8. Why does the west entrance on Central Ave need to be 40 ft wide? Narrower entrances are better for pedestrians. **These entrances have been designed for large commercial vehicles.**
9. Label Victory Lane. **Victory Lane has been labeled.**
10. Sites are required to be paved. Specify the pavement type. **Site pavement has been labeled as new asphalt**
11. The Jersey Barriers in Victory Lane at the north end of the traffic circle and along Central Ave are to be removed. **This note has been added to general notes.**
12. Radii of 20' for the entrance off of Victory Lane are not large enough for vehicles SU-30

and larger. Specify expected largest vehicle and provide appropriate radii. **Radii off of Victory Lane has been changed to 25'-0".**

13. Is it necessary to have connectivity between the warehouse delivery circulation and passenger vehicle circulation? **Yes, the circulation of the site needs to inclusive to service vehicles and passenger vehicles.**

14. Provide the location of the office front door(s) for both buildings. **Locations of main entrances to the buildings are provided**

15. Specify the width of existing sidewalks on Central Ave, Bridge Blvd and Victory Lane.

16. The plan is to be stamped/sealed. **Dimensions of the sidewalks have been provided.**

In addition, the plan cannot be approved for Building Permit Approval until the following comments are addressed:

17. The sidewalk disappears at the traffic circle. **Side walk goes all around the traffic circle.**

18. Draw the mini clear sight triangles at all of the site entrances. **Clear site triangles can be found at all entrances.**

19. Provide build notes for curb and gutter, ramps, drive entrances and all sidewalk widths. **Notes and details have been provided.**

20. I couldn't find the motorcycle and bicycle parking spaces for Bldg. 2. **These have been provided for the first building to be in compliance with the whole site.**

21. Specify radii for all parking islands. **Radii for parking islands have been noted.**

22. I couldn't find the location for the bollards (Keyed Note 20). **Bollard detail and note have been provided**

23. Provide all site entrance widths. **Widths have been provided**

24. Provide Fire and Solid Waste Dept. approvals. **Approvals have been provided.**

25. Provide dimensions for motorcycle parking stalls. **Dimensions have been added.**

26. I couldn't find the locations for Keyed Notes 7 and 8. **Keyed notes have been provided.**

27. Comments on Detail Sheets G4 and G5:

a. Provide a bike rack layout that include all racks.

b. The ramp shown in 13/G5 may not provide enough room for a minimum 5'x5' landing. The sidewalk would need to be 10 ft wide.

c. Tampered Ramp Detail, 14/G5 shows a 1:20 max/ The max slope for landings is 1:50 or 2.0% in all directions.

d. Accessible aisles are to have blue diagonal striping, rather than the rectangles. **Details have been addressed.**