



Application Number: PL2025014
Application Type: Final Development Plan
Application Name: 1025 SW Jefferson, Chick-Fil-A

Please note our comment responses in bold below.

Review – Planning (Hector Soto Jr.)

1. PLATTING. The proposed building and lot conflict with the limits of existing SW Oldham Pkwy and associated right-of-way. The subject property is required to be platted and any ROW vacated prior to the issuance of any building permit. **NOTED.**

The comment has been previously made and noted by the applicant.

2. APPLICATION. A completed and signed application shall be submitted and application fee paid.
Acknowledged.

The resubmittal response letter says that it has now been provided, but none was uploaded via the portal.

3. MECHANICAL EQUIPMENT. Dash in the location(s) of the roof-top mechanical units (RTUs) on the building elevations to demonstrate that the proposed building parapet heights are at least equal to the height of the RTUs in order to fully screen their view on all sides. Please take into account any additional height from the curbs on which the RTUs will sit. **To be provided.**

No building elevations were provided on the resubmittal to demonstrate how the above comment was addressed.

Review – Engineering (Gene Williams)

1. Refer to previous comment letter. The backflow vault appears to be shown within a public easement. Move the vault outside the limits of the public easement. **Revised.**

2. ADA-accessible ramps and ADA-accessible routes across the new commercial entrances were not shown nor detailed. Provide ADA-accessible ramps and routes across the intersection, including truncated domes in this instance. **Added Sheet.**

3. A cost estimate shall be required prior to formal approval. **Provided with submittal.**

4. Detention basin shall be installed and functional prior to construction. **Noted.**

5. A SWPPP may be required prior to formal approval. **Acknowledged.**



Review – Traffic (Erin Ralovo)

1. All previous comments have been noted but not corrected siting that based on other sites developer feels these issues will not be a problem. Staff Routinely receives complaints about other sites and many of the issues are the same. Staff acknowledges applicant's refusal to change site. **Acknowledged.**

Review – Fire (Jim Eden)

2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. **Added FH.**

FDC and hydrant were not shown.

3. All roads and hydrants shall be installed before vertical combustible construction will be allowed.
Acknowledged.

4. IFC 507.5.1- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. **Added 300' FH Routes.**

Show the hydrants.

5. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Confirm drive lanes will support an apparatus. **Yes.**

Review – Building Code (Joe Frogge)

1. Architectural plans were not reviewed under this submittal. **ACKNOWLEDGED.**

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht