



Corrections Notice

Permit Application #SPRAD210636

Following are the comments regarding the plan review for the above referenced application. We have noted several concerns and/or non-conforming items regarding the work to be performed. These items must be addressed through revised drawings submitted online through your My Items page in order to proceed.

Building Code Review (Reviewed By: Ted Allen)

3. Routt County Regional Building Department typically only reviews Civil Plans on certain sheets, such as the main site plan in most cases, that would show building setbacks, parking, accessible routes, etc. Provide site plan that shows continuous, unobstructed path of accessible route(s) from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks that complies with Chapter 11 to the building entrance(s) and egress doors served as applicable. Accessible routes shall be designed per ANSI A117 and designated graphically on the site plan complete with details of walking surfaces not be steeper than 1:20 unless a compliant ramp is proposed. The cross slope of a walking surface (and ramps) shall not be steeper than 1:48. This was not done, start with labelling all accessible building entrance(s) on accessible routes(s). Building entrances must be connected by an accessible route to public and common use areas that must be accessible include, but are not limited to, such spaces and elements as selected on-site walks, parking, aprons, rental offices, mailbox areas, trash/refuse disposal areas with at least one dumpster being accessible, and portions of common use tenant patio and picnic tables. Certain building entrances may be inaccessible if impractical based on site tests. Then provide accessible routes graphically on the site plan complete with details of floor surfaces (pavers, concrete and asphalt) not be steeper than 1:20 unless a compliant ramp is proposed. The cross slope of a walking surface (and ramps) shall not be steeper than 1:48 but adequate to prevent ice build-up. Include details of ramp(s) with guard and handrails per ANSI A119.5-15.

Engineering Review (Reviewed By: Stuart King, P.E.)

1. DPVC-21-06 Condition of Approval #1 to be resolved prior to construction permit approval. DPVC-21-06 Condition of Approval #1: "The developer shall pay proportionate share of potential future roadway and/or intersection improvements at Downhill Drive/US40 intersection, calculated at 1.29% of \$7,441,409.92 or \$95,994.20. Payment shall be submitted prior to issuance of building permit."

Planning Review (Reviewed By: Kelly Douglas)

1. DPVC-21-06 Condition of Approval #1 to be resolved prior to construction permit approval. DPVC-21-06 Condition of Approval #1: "The developer shall pay proportionate share of potential future roadway and/or intersection improvements at Downhill Drive/US40 intersection, calculated at 1.29% of \$7,441,409.92 or \$95,994.20. Payment shall be submitted prior to issuance of building permit."



If I can provide any further information to you, please feel free to contact me at (970) 870-5334 or by email at mmichael-ferrier@co.routt.co.us.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Malea Michael-Ferrier'.

Malea Michael-Ferrier

Administrative Assistant/Plan Reviewer Assistant