

FREDERICK J. GOGLIA

ARCHITECT, NCARB, ISP

September 19, 2019

Department of Development Services
Planning Division
206 West Main St.
Plainfield, IN 46168

RE: Arby's Remodel
2601 East Main St.
Plainfield, IN 46168
Case Review: DP-19-156

To Whom it may concern,

This letter is in response to the comments generated during the Committee review on September 10, 2019. All affected sheets have been included with this response, and the changes clouded.

Comment 1: The committee supports granting a waiver to allow the metal canopy.

Response: Understood.

Comment 2: The committee supports granting a waiver to allow rooftop units to be visible from the rear elevation.

Response: Understood.

Comment 3: Recommend removal of up-lighting.

Response: Up-lighting has been removed. Sconces at rear portions of building have been changed to downlight only. All photometric calculations impacted have been updated.

Comment 4: Provide dimensions of wall signs on plans.

Response: All wall signs have been dimensioned.

Comment 5: Trash enclosure doors need to comply with the ordinance.

Response: Enclosure doors have been revised to direct ordinance compliant material and finishes to the G.C.

Comment 6: Recommend maintenance of existing landscaping and replacement when needed..

Response: This recommendation/requirement has been brought to the attention of Arby's Operations, and it is expected they will comply. Care and replacement of project related landscaping is addressed in/on our plans.

Comment 7: Relocate existing pedestrian connection with the sidewalk along Main St. over to the handicap parking area and ensure compliance with the ADA.

Response: Pedestrian connection has been revised/established as commented.

Comment 8: Recommend replacement of existing shed with permanent storage solution such as adding a building to the dumpster enclosure. The committee does not support granting any waivers for the shed.

Response: Arby's has agreed to remove the existing (temporary) shed from the site in advance of the start of project work. We have revised/added a storage outbuilding attached to the existing dumpster enclosure, and have represented it on the revised sheets included, as well in an added sheet included with this set. A conversation with Eric Berg in your department on 9/13 concluded for purposes of vermin/varmit deterrence, a metal door/frame (matching the type/appearance used on the main facility) was acceptable.

If you have any questions, comments or need any additional information regarding this letter please contact John Wollberg or Jim Holdcraft at ArcVision Inc. 800-489-2233.

Sincerely,

John Wollberg