

PLANNING DIVISION  
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CITY OF ORANGE

## Letter of Explanation & Project Revisions based upon Staff Comments at DRC review

To: **City of Orange Planning Department**

Project: **NEXX Burger** 2940 E Chapman Ave, Orange CA 92869

1. Proposed Landscape Design was revised from the Cactus & Palm combination on the Planting plan which was described as a Fusion Style planting mix at the DRC meeting.
  - Planting revisions include modification of plantings based upon the latest trash enclosure design & relocation.
  - Planting revisions include modification to South Edge within Civil Water Quality Basin, Columbia London Plane Trees were added as a change out & proposed new shrubs species were added to better fit the Civil Bio Filtration Planter System.
  - The Irrigation was also revised to match new plantings & reflect new tree shrubs adjustments.
  - Based upon our team experiences (Civil, Landscape & Architect) we can confirm that the proposed plantings will not conflict with the trees along the west property and the 4 inch perforated PVC. The proposed irrigation piping serving the trees is 12" deep, and the drip system is surface mounted.
  - Please refer to revised Landscape Planting Plan sheet L-1
  - Please refer to revised Irrigation Plan sheet LI-1.01
2. Concerns were raised at the DRC meeting with regards to drainage thought this area & potential Easement on our Property at the South West rear corner of the property.
  - Our Civil engineer proposes to connect to an existing Storm Drain in that location. Proposed CMU Block wall will leave a wall opening there for connection.
  - Our Surveyor & Civil Engineer updated the Survey & Civil Grading plans per the attached title report. Please see his email which describes our findings that the easements are non-plottable. If the City is reviewing the documents and believes they should be plotted, we will be more than happy to plot them as the City Engineer determines they should be plotted.
  - Our proposed Bio Filtration Planter is located along the West Property Line and is shown on Architectural Sheet A-0.0, Planting Plan L-1 & Civil Plans for reference.
3. Concerns were raised at the DRC meeting collection of water & treatment of water on site.
  - Per Civil Engineer all water on site including roof water is pumped to the Bio Planter from the catch basin. There is a schematic on our grading sheet that demonstrates this system.
  - See Civil Plans Sheet 1 of 1 Grading Plan for proposed Storm Water Drainage and Treatment System.
  - Proposed Area of Bio Filtration Planter is adequate and designed per BMP sizing calculations reviewed by Mike Carney.
4. Concerns were raised at the DRC meeting with regards to the location of the proposed Trash Enclosure near existing Single Family residence at South PL.
  - As a result of these concerns the trash enclosure was relocated away approximately 8'-2" away from the existing residence and closer to the West Property Line approximately 4'-3".

- As a result of multiple discussions with PW the trash enclosure was widened to include a full trash & recycle bin. Modifications to plans also include Defensible landscape planting per Orange PD requirements.
  - See Revised Architectural A-0.0, Landscape L-1 & Civil Plans for revised Trash Enclosure.
5. Concerns were raised at the DRC meeting with regards to the LED Lights at the East Drive-Through Pick up window that will be visible from the single family residential neighbors on the East Property Line.
- LED lighting was removed. Please see attached revised Signage Plans which show this proposed modification Sheet 3 of 22 Lighting Package.
6. Concerns were raised at the DRC meeting with regards to the Burger Arrows are misleading, add arrows to show direction and shrink the burger logo.
- Please see revised Signage package. The Burger LOGO was reduced drastically in size to eliminate this confusion.
7. Concerns were raised at the DRC meeting with regards to the 42" high fence the Front Property Line (North) along Chapman Avenue.
- Proposed wall was lowered to 30", see A-0.0 & A-3.2
8. Concerns were raised at the DRC meeting with regards to the proposed Loading Signs located in the Bio Planter area which identify the Loading Zones, conflict with proposed trees way be of issue.
- Signs were removed, Architect proposed painted letters on asphalt in lieu of multiple signs which conflict with the Tree Trunks. See A-0.0
9. Concerns were raised at the DRC meeting with regards to the location of the Bike & Motorcycle space. Ideas were raised with regards to relocating the bike & motorcycle space to the rear of the property.
- Orange PD and Client agree that the proposed location adjacent to Chapman Ave is the best location for the safety of users. No Change in Plans.
10. Concerns were raised at the DRC meeting with regards to the speaker box (order box).
- The Architect advised Staff that the proposed decibel levels are within the allowed guidelines.
11. Concerns were raised at the DRC meeting with regards to the type of roof enclosure of the Trash Enclosure.
- The Architect advised Staff that we are proposing an open roof above the trash enclosure.
12. Concerns were raised at the DRC meeting with regards to the existing Rock formation located on the South West Property Line.
- Existing Rock is not Historical (photos attached), existing rock will be removed and recycled.

In Addition to the items which were discussed & revised as a result of the DRC meeting; we spoke with Mike Carney (Water Quality Division), Police Dep & regarding the new trash enclosure location. Everyone agreed that the proposed new trash enclosure location is acceptable. A Letter signed by Civil Engineer was drafted that confirms that the biofiltration planter meets OCTGD guidelines and has enough surface area available to achieve treatment, and that the BMP works as originally designed regardless of the orientation of the trash enclosure.

**Thank you,**

**Darian Radac / Alberto Juarez**

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