

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



July 17, 2019

Ryan Adragna
Adragna Architecture
7383 S. Alton Way 150
Centennial, Co 80112

Re: Gishen Maryam Ethiopian Orthodox Church

Case Number: 2002-6041-03

Dear Mr. Adragna:

Thank you for your initial submission for the above-named minor amendment. Many comments are on the site plan. Please refer to the site plan for location of all comments. We reviewed the submission and have the following comment:

A. Life Safety Mark Apodaca 303-739-7656 mapodaca@auroragov.org Please see all of the marked-up comments on the site plan.

1. Be advised, that new additions to existing structures will require a full radio frequency survey of both the addition and the existing structure. (See Chapter 11 of the 2015 IFC) *Noted, this will be stated as a requirement in the construction documents and will include the addition and existing building.*
2. Revise to include new addition.
3. Validate that new addition will be the same height to different. *This has been validated.*
4. Please validate that the previous number of accessible spaces will support the occupant loading of the new addition. *It has been validated that all existing parking will meet the requirements of the addition.*
5. Add an additional note stating that the new structure will be in compliance with the 2015 IBC and currently adopted codes of the City of Aurora. *This note has been added.*
6. The 2015 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage. The currently adopted 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC) prior to issuance of a certificate of occupancy. At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the Aurora Building Division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or the developers' expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage. Du183-Core and shells structures will not require this assessment, but the tenant finish that follows and prior to issuance of the certificate of occupancy will be required to conduct this assessment, install a system where needed. Facilities utilizing high-piled storage must be stocked prior to the radio frequency survey by a 3rd party. Du183-New additions to existing structures will require a full radio frequency survey of both the addition and the existing structure. (See Chapter 11 of the 2015 IFC) Based on the size of the proposed structure(s), Fire/Life Safety is not asking for a radio assessment unless the site is reconfigured to utilize larger structures at time of submittal *Noted, this will be stated as a requirement in the construction documents and will include the addition and existing building.*



(A2.0 / Floor Plan)

7. Show location of fire riser room on this sheet. Include a symbol for the fire department connection. Note: Knox caps are required to secure the openings on the fire department connection. If the door to riser room is not currently labeled, it will be required to be labeled at this time. **Fire riser room has been shown and a symbol for the fire department connection has been include.**

B. Civil Engineering Kristin Tanabe 303-739-7306 ktanabe@auroragov.org

1. It appears a drainage letter was uploaded to the site, but the "Submit" button on the application tab was not clicked. Please return to the civil plan folder for this project, go to the application tab and click the submit button for the drainage letter review process to begin. A review fee will be required.
2. A minimum slope away from the building is 5% for 10 feet for landscape areas and a minimum 2% for impervious areas. **The area surrounding the building will be impervious sidewalk sloped at 2%.**
3. A minimum 2% slope is required for non-paved areas. **The regraded area south of the addition has been labeled at its slope of 2%**

C. Traffic Engineering Brianna Medema 303-739-7336 bmedema@auroragov.org

1. Reach out to CDOT to determine if this change requires a new access permit. Colfax Avenue is a state highway. **Communications have occurred with Marilyn Cross with CDOT. An access permit application has been submitted to Marilyn and can be found attached to this document.**
2. This is an extension of an existing use, reach out to CDOT to have them determine if a new access permit is required.
3. Approval and access permits will need to be obtained from the Colorado Department of Transportation (CDOT). Please contact Marilyn Cross at CDOT, phone number 303.512.4266. In order to insure CDOT will allow access as shown, provide a letter from CDOT indicating they have reviewed the proposed access(es) and have given preliminary approval.

D. Forestry Rebecca Lamphear 303-739-7139 rlamphea@auroragov.org

1. There will be several trees affected by development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. **No existing trees will be affected by the development of the addition to this existing church.**
2. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan. **Any trees that may require protection during construction will follow the tree protection requirements as outlined in the Parks, Recreation & Open Space Dedication and Development Criteria manual. This criteria will be included in the site plan amendment.**
3. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. **No existing trees will be affected by the development of the addition to this existing church.**
4. The caliper inches that will be lost are 68", but only 18" would be required for planting back onto the site. The Mitigation value is \$7,130.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	American elm	36	\$5,056.98		11



2	Cottonwood	23	\$2,071.48		7
3	Elm		\$0.00	gone	0
4	Siberian elm	9	\$0.00	dead	0
5	elm			gone	
Total		68	\$7,128.46		18

5. NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

E. Environmental Porter Ingram 303-739-7227 pingrum@auroragov.org

1. Please submit a survey of the property that includes a legal description of the property, so it can be attached to the avigation easement for recordation. *An additional site plan has been added to the end of the site plan amendment that clearly shows the property boundary and legal description for the avigation easement recordation.*

F. Utilities Department Ryan Tigera 303-739-8867 rtigera@auroragov.org

1. Addition requires meter fixture unit table on building permit to ensure current 1.5 inch meter is adequate. See Page 11 on the site plan. *Even though the addition does not include any new fixtures, a meter fixture unit table will be included in the construction documents to ensure the current 1.5 inch meter is adequate.*

Please resubmit your work with the requested change. You may email it directly to me at wbarrett@auroragov.org. If you have specific questions about any of the comments, please contact the referral partner that made the comment. Please cc me on any emails sent to referral partners. Should you have any other questions you may contact me via email or by calling 303.739.7133

Sincerely,

W. David Barrett
Sr. Planner II