

SENT VIA EMAIL

December 12, 2024

City of Aurora
Planning Division

RE: Debreselam Medhanealem (Savior Of The World) Church - Site Plan
Application Number: DA-2386-00, Case Number: 2024-6033-00
1st Review Applicant Response Letter

Dear Ani

Thank you for the staff comments dated September 19, 2024, regarding the subject development application under review with the City of Aurora. We appreciate staff working with us to resolve the comments since their issuance; below is a summary in **bold and italics** of our responses that coincide with our related plan revisions.

PLANNING DEPARTMENT COMMENTS (Comments in Dark Cyan)

1. Community Questions, Comments, and Concerns

1A. No Comments

Galloway Response: Acknowledged.

2. Completeness and Clarity of the Application

2A. Operations Plan: Please include more details in regard to the need for meal delivery or on-site meal preparation, the need and/or use of commercial kitchen facilities, how commercial food delivery will be accomplished and any additional information as appropriate.

Galloway Response: From Client - Our church observes numerous holidays and feasts in honor of Our Lord Jesus Christ, St. Mary, the saints, and angels. For these occasions, we often invite members from other churches, and a meal is served. We also hold agape meals to foster fellowship and community. For all these events, church members prepare meals on-site using our commercial kitchen facility; no commercial food delivery is involved. The kitchen is also used for celebrations such as high school and college graduations.

2B. Avigation Easement: Per the Pre-Application notes, please provide the avigation easement in the second submittal.

Galloway Response: The avigation easement sent directly to Maria Alvarez and Jeffrey Moore on November 27th, 2024. Ani was copied on that submittal email.

3. Access and Connectivity

Sheet 2

3A. Please provide the dimension for the parking stall widths. The required parking space width for standard, head in parking spaces is 9 feet per code section 146-4.6.5.D.6. [Click here](#) to view all the off street parking layout dimensional standards in the City's code.

Galloway Response: Dimensions have been added to parking stalls.

3B. Staff recommends continuing a pedestrian connection from the proposed sidewalk on the southern portion of Building A to the public right of way on Ventura. The location is indicated on the site plan.

Galloway Response: A connection has been added at the southeast corner of the sanctuary.

4. Parking Comments



- 4A. Per the Pre-Application Notes and information provided at that time, the applicant was required to provide 156 parking spaces, including 6 ADA spaces. For this project, the applicant proposed 106 parking spaces and 6 ADA spaces. Please provide the following information in the operations plan and letter of introduction for staff to be able to calculate the required amount of parking:
- Amount of Seating provided in primary place of assembly
 - Amount of dedicated Classrooms in Community Center
 - Square footage of office space in Church Building and Community Center
- Galloway Response: This information has been included in the Operation Plan and the intro letter.**
- 4B. If the applicant requests a parking reduction, a letter outlining the reduction request and the reason behind the reduction should be submitted in the resubmittal for second review. [Click here](#) to review the parking reduction standards from code section 146-4.6.4. If the parking reduction measures are not able to be applied for parking compliance then a major adjustment may be required.
- Galloway Response: Parking reduction will not be needed.**
- 4C. Please provide a detailed drawing for the proposed bike racks.
- Galloway Response: A bike rack detail has been added to the site plan.**

5. Architectural and Urban Design Comments

In regard to proposed building materials for the exterior building façade, please verify that the “stucco finish wall” will be with three coat stucco since synthetic stucco (EIFS) is not a permitted building material based on the City’s code standards.

- 5A. East Elevation of Building B: Please clarify if this second set of doors is an error or not. Only one set of doors are shown on the east elevation on the site plan.
- Galloway Response: The plans now show the correct door locations.**
- 5B. Staff Recommendation: Since the east elevation of Building B faces the southern vehicle entrance, consider revising the design of the façade as a primary façade since that will be one of the first features visitors will be seeing as they enter the property.
- Galloway Response: We believe that visitors entering the site will approach either the north or south elevation of Building B. The south side serves as the main entrance, which is visible from East 6th ave. road and its façade is more prominent than the other sides.**
- 5C. Please provide clarification if there will be any building mounted or ground mechanical equipment proposed in addition to the existing mechanical equipment on the property. Building mounted and ground mechanical equipment have screening requirements per the City’s code standards, and Staff wants to ensure that those details are included if necessary.
- Galloway Response: We plan to use Rooftop Units (RTUs), which will be screened by a higher parapet to block the view from the ground distance, or alternatively, we can use rooftop screens provided by the RTU manufacturer.**
- 5D. Please provide a detail sheet with details drawings for the proposed trash enclosure.
- Galloway Response: A detail sheet for the trash enclosure has been added to the plan set.**

6. Lighting Comments

- 6A. Please provide a note on sheet 7 detailing the hours of operation for the area lights in the parking lot. Area lights in the parking lot are required by code to be extinguished within one hour after the end of the place of worship closing and remain extinguished until one hour before place of worship opening. As a reminder, maximum of 25 percent of the total luminaires used for parking lot illumination may remain in operation during this period to provide security.
- Galloway Response: Note added**
- 6B. Please verify if there are plans for building mounted lighting and if so, reference the lighting on the elevations.
- Galloway Response: No building mounted lighting available as of this submittal**

7. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright

teal)

Sheet 1

7A. Add the Landscape Architects contact information.

Galloway Response: *The landscape architects contact information has been added.*

Sheet L1.0

7B. Per Section 146-4.7.3.M. Detention Ponds require landscaping. Please show the required landscaping around the pond and label the 100 WSEL.

Galloway Response: *Requirements added to the table. Landscape added to the detention pond*

7C. See redline on site plan: A tree is required here per the parking lot requirements. The detention pond landscaping can overlap with parking lot requirements to satisfy both.

Galloway Response: *Site plan revised, tree added.*

7D. Per Sec. 146-4.7.5.E.2.b. label and dimension the 25' non- street frontage buffer on the west side of the project.

Galloway Response: *Revised, label is provided*

7E. Adjust viewport on the left side of the sheet.

Galloway Response: *Revised, viewport has been adjusted*

7F. Per Sec. 146-4.7.5.E.2.b. label and dimension the 25' non- street frontage buffer. If a reduction in the buffer width to 12' is chosen, provide the reduction feature chosen as specified in Table 4.7-2.

Galloway Response: *Site plan revised, 18' buffer width is chosen with 6' wood fence and landscaping*

7G. Plant material shall be provided at a ratio one tree and five shrubs per 40 linear feet. 30% of the tree species shall be evergreen.

Galloway Response: *Plant materials have been provided following the requirements*

7H. These sidewalks do not appear to be meeting up correctly.

Galloway Response: *Site plan revised*

7I. Note that the PBEP grow to 4'-6' height which is higher than the maximum 26" height in the sight distance triangle.

Galloway Response: *PBEP ('Pawnee Buttes' Sand Cherry) is 1.5' (18") max height, well below the sight triangle max height requirement (26" height)*

7J. These shrubs are not called out.

Galloway Response: *Shrubs callout has been moved to that grouping, previously was called out with the other grouping*

7K. See redline on site plan: provide street trees per the UDO requirements.

Galloway Response: *Utility lines (Fiber Optic) prevented us from planting the trees on the ROW.*

7L. Label and dimension the street frontage buffer on the east side of the property.

Galloway Response: *Street frontage buffer labelled*

7M. Note that the PBEP grow to 4'-6' height which is higher than the maximum 26" height in the sight distance triangle.

Galloway Response: *PBEP ('Pawnee Buttes' Sand Cherry) is 1.5' (18") max height, well below the sight triangle max height requirement (26" height)*

7N. A distinctive landscape feature shall be shown around the existing sign. This should consist of specimen quality plant material that will provide visual interest during all seasons. If this is not the sign for the church, then this landscape feature may be shown around the church's signage.

Galloway Response: *Distinctive landscaping has been added, existing sign is not for the Church*

7O. Is this area of turf going to be an activated space? Per the non-functional turf ordinance prohibits the installation of non-functional turf. Per a discussion with Tim York at 303-326-8819 he has agreed that this space would be considered an activated space.

Galloway Response: *Noted, site plan revised*

7P. Since the street trees and curbside landscaping cannot be placed between the walk and the street due to utilities, then update the landscape table and add a note to reflect this.

- Galloway Response: Revised, landscape table has been updated to reflect this**
- 7Q. Per Sec. 146-4.7.5 D. label and dimension the street frontage buffer on the south side of the property.
Galloway Response: Revised, label is provided
- 7R. Six shrubs are required in this island.
Galloway Response: Revised, required shrubs have been provided
- 7S. The site is over parked in accordance with ordinance requirements. Please expand the landscape island to remove a space to accommodate the required parking lot island landscaping including the tree.
Galloway Response: Site plan revised
- 7T. For the Hydrozone Table: provide a column that delineates the percentage of the overall site for each water conserving area.
Galloway Response: Revised, column has been provided with percentages
- 7U. See redlines on site plan: A tree is required at the terminus of each row of parking.
Galloway Response: Site plan revised, trees added
- 7V. Label the buildings.
Galloway Response: Labels for buildings have been added
- 7W. See redline on site plan: Above the plant schedule- Remove line.
Galloway Response: Revised, line has been removed (adjusted viewport)
- 7X. Note that any ornamental grasses in the curbside landscape area shall be 5 gallon.
Galloway Response: Noted. There are no ornamental grasses in the curbside landscape area

Sheet L2.0

- 7Y. In the Landscape Requirements Table:
- Provide an asterisk and add a note to the bottom of the table that street trees are being met with the street buffer trees.
 - Include column for buffer provided and relabel Formula as buffer required.
 - Trees being provided to meet the street buffer requirement cannot be counted toward the required street trees unless there is an attached sidewalk condition or if the curbside landscape area is encumbered. The buffer trees being provided along E. 6th Avenue can count as your street trees as there are numerous utilities preventing the installation of the required street trees. Street trees should be provided along Ventura Street. within the curbside landscape.
 - See redline on site plan: Remove. Shrub substitutes are not required. Tree requirement being met.
 - See redline on site plan: The buffer trees and shrubs should be included on this plan.
 - The very northern portion of the development is a detention pond. Where is the future expansion expected to be? The landscaping provided for the detention pond may overlap with the requirements for the non-street buffer but should be documented and included both on the plan and in the table. Label on the Plans where the future phase will be proposed.
 - 25' buffer required but move the 15' to the provided column.
 - Note in table: 18 islands
 - Include in the Landscape Requirements the Building Perimeter Landscaping.
 - Include the Detention Pond Requirements in the table.
Galloway Response: Noted. Landscape requirements table has been revised and updated:
 - **Note has been added to the table**
 - **Column for buffer required/provided is now a part of the code table**
 - **Trees provided revised, note added for trees counted as landscape buffer trees due to utility conflicts**
 - **Trees and shrubs numbers have been updated**
 - **The buffer trees and shrubs have been included**
 - **Table updated to show required and provided buffers**
 - **Site plan revised**

- *Table revised and updated to include building perimeter and detention pond*

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- PARCELS
- STREET LINES
- BUILDING FOOTPRINTS (IF AVAILABLE)

PLEASE ENSURE THAT THE DIGITAL FILE IS PROVIDED IN A NAD 83 FEET, STATE PLANE, CENTRAL COLORADO PROJECTION SO IT WILL DISPLAY CORRECTLY WITHIN OUR GIS SYSTEM. PLEASE PROVIDE A CAD .DWG FILE THAT IS A 2013 CAD VERSION. PLEASE ELIMINATE ANY LINE WORK OUTSIDE OF THE TARGET AREA. MORE INFORMATION CAN BE FOUND AT: [HTTPS://AURORAGOV.ORG/CADTOGISSTANDARDS](https://auroragov.org/cadtoGISstandards) OR BY CONTACTING CADGIS@AURORAGOV.ORG

Galloway Response: A drawing will be submitted once the layout is finalized.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Sara Siggue / 303-960-1349 / ssigue@auroragov.org/ Comments in green)
Sheet 2

9A. Label the roadway classifications.

Galloway Response: Added to the street label.

9B. Label curbside landscaping and its dimension.

Galloway Response: Curbside landscaping dimension label has been added.

9C. Label the lot corner radius.

Galloway Response: The lot corner radius has been labeled.

9D. Ensure the proposed sidewalk hatch matches the legend. (TYP)

Galloway Response: A sidewalk hatch has been added to match the legend.

9E. Label/ dimension the sidewalk easement on Ventura Street outside of the right of way.

Galloway Response: A sidewalk easement label and dimension has been added along Ventura Street.

9F. This is labeled as an existing light on the legend. Please ensure that there is existing lighting at this location.

Galloway Response: The site legend has been updated to reflect this light is proposed.

9G. Include improvements on the northern half of 6th Ave, such as pavement, curb and gutter, and street lights, as noted in the pre-app.

Galloway Response: Improvements are now shown.

9H. Label the public access/fire lane easement outside of the right of way.

Galloway Response: The fire lane easement has been labeled.

9I. Show detectable warnings at all ADA ramps. (TYP)

Galloway Response: Detectable warnings have been added to all ADA ramps.

9J. Provide typical sections for proposed public and private streets.

Galloway Response: There are no proposed public or private streets.

9K. ***If a deferral of improvement on 6th Ave desired by this project then a deferral request letter needs to be submitted via email.*** Send request to ssigue@auroragov.org and CC to jbingham@auroragov.org.

Galloway Response: A deferral request letter is being sent.

Sheet 3

9L. Label the roadway classifications.

Galloway Response: Added to the street label.

9M. Show the ultimate condition of 6th Ave.

Galloway Response: The ultimate condition of 6th Avenue is now shown.

Sheet 7

9N. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

This information (if it is not already shown) can be added to the street sections provided if desired.

Galloway Response: This information has been added to the site plan.

Sheet 9, 10, 11, 12 & 13

9O. Please remove the Copyright notes. The City must be able to make copies of the approved plans and reports at any time without written authorization from the plan's or report's authorization from the plan's or report's author.

Galloway Response: Copyright text has been removed.

10. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

10A. Traffic Memo Comment: The trips generated exceed 75 vehicles per a peak hour. Will need an analysis for Sunday only. See comments on the traffic memo for further information about the analysis.

Galloway Response: Full TIS provided in submission.

Site Plan - Sheet 2

10B. The southern access should meet the 150' spacing from 6th Avenue. It seems like the additional 3 feet is possible.

Galloway Response: The southern access has been shifted north to account for the 150' of spacing needed from 6th Avenue.

10C. Sight triangles should be set back at least 14.5 feet from flowline of intersection.

Galloway Response: Site triangles have been adjusted to be at least 14.5 feet from the flowline.

10D. Add sight triangle for 6th Ave.

Galloway Response: Sight triangles have been added to 6th Ave.

10E. Add stop signs are exit points.

Galloway Response: Stop signs have been added in both exit locations.

10F. Crosswalk should not be within a curve and will need to shift east slightly.

Galloway Response: Crosswalk has been shifted East to avoid being within a curve,

10G. Trees will need a 50' buffer from stop signs.

Galloway Response: Noted. No trees planted within 50' distance in front of stop signs.

10H. A 50' throat depth will be needed before the first parking space.

Galloway Response: A parking stall has been removed to accommodate for the 50' throat depth.

11. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Sheet 1

11A. Add the note below and include the words "65-80 LDN" between the words Exceeding and Under.

Galloway Response: The note provided has been added as note 21.

11B. Will this project be phased? If so, please include the appropriate notes related to your phasing plan.

Galloway Response: The project will not be phased.

11C. For each structure on the site, provide a complete data block with the information in the notes provided. Use the 2021 IBC instead of the 2015.

Galloway Response: The data blocks have been added.

11D. Replace note 4 with the one provided.

Galloway Response: Note 4 has been replaced with the text provided.

11E. Replace note 19 with the one provided.

Galloway Response: Note 19 has been replaced with the text provided.

11F. Will all of the structures share the same street address?

Galloway Response: Yes.

11G. The total square footage of all structures may require another hydrant on site. Please refer to Appendices B and C of the 2021 IFC.

Galloway Response: Each building requires 2 fire hydrants based upon square footage. An additional fire hydrant has been added.

Sheet 2

11H. Please identify and show accessible space and van accessible space signage.

Galloway Response: Van accessible space striping and signage has been added to differentiate from standard accessible spaces.

11I. Show and label the 26' fire lane easements through site. Fire lane easement should follow the face of curb as it travels through the site.

Galloway Response: Fire lane easement has been adjusted to follow the face of curb and labels have been added throughout the site.

11J. Change label to Flush Mounted FDC with approved Knox Caps. Relocate to the position indicated.

Galloway Response: FDC labels have been adjusted to text above and has been relocated.

11K. Will there be a fence around property? If so, please show and label.

Galloway Response: There will not be a fence around the property.

11L. The accessible route only needs to connect the structures with the accessible spaces and the public way. I have highlighted the best accessible route in blue.

Galloway Response: The accessible route has been adjusted to connect to all structures and public way.

11M. The accessible route only needs to connect the structures with the accessible spaces and the public way. I have highlighted the best accessible route in blue.

Galloway Response: The accessible route has been adjusted to connect to all structures and public way.

11N. Change label to Flush Mounted FDC with approved Knox Caps. Relocate to the position indicated.

Galloway Response: Label has been changed and the FDC's have been relocated.

11O. Show and label the fire riser room and Knox box on each structure.

Galloway Response: A fire riser room has been added to the sheets.

11P. Cross-hatch this space to prevent vehicle from blocking fire department access to FDC and riser room.

Galloway Response: A cross-hatch has been added.

Sheet 3

11Q. Show and label accessible route on grading sheets. See notes on sheet 2 regarding accessible route.

Galloway Response: The access route has been added to the grading plan.

11R. See notes on sheet 2 regarding fire lane easement.

Galloway Response: Fire lane easement has been labeled.

Sheet 4

- 11S. Rename fire service line using example provided.
Galloway Response: The fire service line has been renamed using the example provided.
- 11T. Show the entire water line.
Galloway Response: The entire water linework has been added.
- 11U. Show and label fire riser room on utility sheet.
Galloway Response: A fire riser room has been added to the sheets.
- 11V. Show location of FDC.
Galloway Response: The location of the FDC is now shown on the utility plan.
- 11W. Move fire service line to align with new FDC location.
Galloway Response: Fire service line has been relocated to align with new FDC location.
- 11X. Will this structure be provided any utility services? If so, please show.
Galloway Response: The structure will not provide any utility services.
- 11Y. Where is the domestic water line for this structure?
Galloway Response: A domestic water line has been added for this structure.

Sheet 5

- 11Z. See notes on sheet 2 regarding FDC, fire riser room, Knox box. Show all on landscape sheet.
Galloway Response: A fire riser room has been added to the sheets.

Sheet 7

- 11AA. Show all accessible routes on photometric sheet. See note on sheet 2 regarding accessible routes.
Galloway Response: Accessible route shown to match
- 11BB. Show and label fire lane easement. See notes on sheet 2 regarding fire lane easements.
Galloway Response: Fire lane easement shown and labelled
- 11CC. Show and label the path of exit discharge for all structures.
Galloway Response: Path of exit discharge shown and labelled

Sheet 9

- 11DD. For each building, where applicable, show the following features: FDC, fire riser room door, Knox box. See notes on sheet 2.
Galloway Response: A fire riser room has been added to the sheets.

Sheet 10

- 11EE. For each building, where applicable, show the following features: FDC, fire riser room door, Knox box. See notes on sheet 2.
Galloway Response: A fire riser room has been added to the sheets.

Sheet 12

- 11FF. For each building, where applicable, show the following features: FDC, fire riser room door, Knox box. See notes on sheet 2.
Galloway Response: A fire riser room has been added to the sheets.

Sheet 13

- 11GG. For each building, where applicable, show the following features: FDC, fire riser room door, Knox box. See notes on sheet 2.
Galloway Response: A fire riser room has been added to the sheets.

12. Aurora Water (Ashley Duncan / 720 859-4319 / aduncan@auroragov.org / Comments in red)

- 12A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved
Galloway Response: Acknowledged.

Sheet 2

- 12B. Add all the utility lines to Sheet 2.

Galloway Response: All utility lines have been added to the site plan.

- 12C. Make sure the storm note is the same as the one on the utility page.

Galloway Response: The storm note has been adjusted to match that on the utility page.

Sheet 4

- 12D. See redline on plan: Is this storm public or private? If it's private, it doesn't need to be in an easement.

Galloway Response: Storm line is private. The proposed easement has been removed.

- 12E. See redline on plan: Revise 'Extended Detention Basin' label to detention pond.

Galloway Response: Label has been updated to say "Detention pond."

- 12F. See redline on plan: Please show/continue the water line that this hydrant is connected to.

Galloway Response: Water linework has been added.

- 12G. Each building needs a water meter. Please add to plan.

Galloway Response: A water meter has been added for each building.

- 12H. Building A needs a sanitary sewer service.

Galloway Response: No sanitary service will be needed in Building A.

- 12I. See redline on plan: Label fire lines as private.

Galloway Response: Fire lines have been labeled as private.

- 12J. A clean out will be required every 100 linear feet within the service line.

Galloway Response: Two cleanouts have been added to the sanitary line.

- 12K. You don't need to have the pipe lengths on the site plan, you can keep it, but it isn't required.

Galloway Response: Utilities have been added to the site plan without pipe lengths.

- 12L. Building B: Are there going to be any bathrooms? If so, the service line needs to tie in downstream of grease interceptor.

Galloway Response: The service line now ties in after the grease interceptor inside the building.

- 12M. See redline on plan: The water meter needs to be an easement, the size of the meter will determine how large the easement needs to be. It also needs to be in a landscaped area.

Galloway Response: The water easement now includes the water meter.

- 12N. See redline on plan: An easement is needed around the fire hydrant.

Galloway Response: An easement has been added around all proposed fire hydrants.

- 12O. See redline on plan: Using DIP will be dependent on the soil resistivity. Please remove the type of pipe on the site plan.

Galloway Response: All pipe material has been removed on the proposed water main.

Sheet L1.0

- 12P. See redline on plan: Please ensure trees are not within 8' of the public fire hydrant.

Galloway Response: Noted. There are no trees within 8' of the public fire hydrants.

- 12Q. See redline on plan: Shrubs need to be 3' away from the meter and trees need to be 5' away from the meter.

Galloway Response: Noted. There are no trees within 5' of the meter, and no shrubs within 3' of the meter.

13. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 13A. The adjacent property located just west of the project has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damage incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received. Please contact Aurora Forestry if you would like a sample letter.

Galloway Response: Tree protection detail has been added to sheet L2.0, and existing trees on adjacent property to the west (outside of Church property) have been labelled to be protected during construction. Galloway is reaching out to Aurora Forestry for sample letter.

14. PROS (Abigail Scheuermann/ ahscheue@auroragov.org / Comments in mauve)

14A. No Comment

15. Land Development Services (Roger Nelson / 720 -587-2657 / ronelson@auroragov.org / Comments in magenta)

15A. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org

Galloway Response: Acknowledged.

Sheet 1

15B. City of Aurora Site Plan Notes – Note 7 Revise “Used” to “Use”.

Galloway Response: Note has been changed.

15C. Property Description – This will require a re-subdivision plat. (Please reach out to Land Development Services reviewer, Roger Nelson, regarding this comment)

Galloway Response: A conversation with Planning indicated that a re-plat will not be required.

Sheet 2

15D. Label the exterior bearings and distances to match the subdivision plat.

Galloway Response: The exterior bearings and distances have been fixed to match.

16. Arapahoe County (Terri Maulik/ 720-874-6650/ referrals@arapahoe.gov)

16A. Thank you for the opportunity to review and comment on this project. The Arapahoe county planning division has no comments; however, other departments and/or divisions may submit comments.

17. Xcel Energy PSCo (Donna George / 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

17A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for Debreselam Medhanealem (Saver of the World) Church. Please be aware PSCo owns and operates existing natural gas distribution facilities along the east property line and overhead and underground electric distribution facilities along the south property line, including a switch cabinet in the southwest corner of the subject property. Please note this is not a transformer.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformer to serve the buildings) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Galloway Response: Acknowledged.

18. Buckley Space Force Base (Robert “Porter” Ingram / 303-668-2510/ robert.ingrum@spaceforce.mil)

18A. Buckley Space Force Base has had the opportunity to review the development application for the Saver of the World Church-Site Plan, DA-2386-00. The installation has no issues with the project and finds it in compliance with AFH 32-7084. Please request the developer follow the attached procedures for crane use during construction (60 day notice prior to use). Thank you for the opportunity to review this project.

Galloway Response: Acknowledged.

19. CDOT (Steven Loeffler)

Permits Comments:

19A. This section of SH 30 is classified as NR-A. Section 3.10 (7) of the State Highway Access Code lists the auxiliary lane requirements for an NR-A road:

- A left turn deceleration lane is required if the peak hour ingress turning volume is greater than 10 vehicles per hour.
- A right turn deceleration lane and taper is required for any access with a projected peak hour ingress turning volume greater than 25 vph.

Galloway Response: As provided in the TIS, a left and right turn deceleration lane would be triggered by the proposed development. Coordination with CDOT on this improvement is anticipated.

19B. A Traffic Study showing peak hour turning movements, at the intersection of SH 30 and Ventura Street, should be provided.

Galloway Response: Full traffic study provided in submission.

19C. If any auxiliary lanes are required this work would be covered under an access permit.

Galloway Response: Auxiliary lanes are not being installed at this time.

19D. With the work being adjacent to the State Highway and within CDOT Right-of-Way we request to review a Drainage Report.

Galloway Response: A drainage report will be submitted, though no work will be done within the CDOT ROW at this time.

19E. Any work from or within CDOT Right-of-Way unrelated to access will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work. Application is made online at the following link:

<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

Galloway Response: No work within the CDOT ROW will be done at this time.

19F. Any signing must be on premise and cannot be either partly or wholly in CDOT ROW. Signing must be compliant with CDOT rules governing outdoor advertising per 2 CCR 601-3.

19G. ***Galloway Response: No signs will be included within the CDOT ROW.***

19H. Please show and clearly label the CDOT ROW. -- Aaron Eyl 9.9.24

Galloway Response: The ROW has been labeled on the Site Plan.

Residential Engineer Comments:

19I. No work identified on CDOT property but I also cannot determine where CDOT ROW line is. If there is no work on CDOT property, then no comment. If there is work, please clearly identify the work.

Galloway Response: No work within the CDOT ROW will be done at this time.

Right Of Way Comments:

19J. The Site Plan indicates a small area to be dedicated as right of way at the northwest corner of 6th Ave / Ventura. That dedication should be made to the local agency via Plat and then can be subsequently deeded to CDOT in the future if necessary. Please clarify when the Plat will be submitted for review.

Galloway Response: This area is no longer being dedicated.

19K. No concerns from Property Mgmt other than Shannon's comment regarding the dedication.

Galloway Response: Acknowledged.

Traffic Comments:

19L. Volumes suggest that left turn lane and right turn lane may be warranted at 6 and Ventura.

- Applicant does not have direct access to highway, so this requires further discussion.

Galloway Response: No work within the CDOT ROW will be done at this time.

19M. If any work is to take place within CDOT ROW, please follow the CDOT Region 1 Lane Closure Strategy.

Galloway Response: No work within the CDOT ROW will be done at this time.

Please feel free to reach out with any additional comments or questions you may have.

Sincerely,

GALLOWAY