

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



February 28, 2018

Teame Deste
Addis Kidan Evangelical Church
1455 Boston St.
Aurora, CO 80010

Re: Ethiopian Evangelical Church (Addis Kidan Evangelical Church)
Minor Amendment: Case Number: 2001-6001-02

Thank you for your submission. We have reviewed it and have the following comments:

- A. Planning**
Porter Ingram, 303-739-7227, pingrum@auroragov.org
1. Thank you for providing additional information about the proposed architecture including materials and color schemes as well as the updated data block.
- B. Landscaping**
W. David Barrett, 303-739-7133, wbarrett@auroragov.org
1. Thank you for addressing the previous comments.
- C. Life Safety**
Neil Wiegert, 303-739-7613, nwiegert@auroragov.org

SITE PLAN
SHEET 1 COVER
Add a Sheet Index

Revise listed codes as follows:

- * 2017 National Electric Code
- * 2015 International Fire Code
- * Remove reference to NFPA 101

Add the following notes:

18. THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). 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'S OR DEVELOPER'S 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.

19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.

20. FOR ASBESTOS ABATEMENT OR REMOVAL, INCLUDING STRUCTURE DEMOLITION, CONTACT THE STATE OF COLORADO DEPARTMENT OF HEALTH, 303-692-2000.

This submittal shall include a Photometric Plan, and shall provide the following:

1. The "accessible route" (heavy dashed line) in order to verify minimum 1 foot-candle of illumination along its entire length

2. The following note:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.

ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

3. All other information as required by other City departments

Is this note #17 relevant to this project?

Replace note #9 with the following:

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.

Re: "E" Occupancies, see comment associated to City Code Section 66-33 on Sheet 2.

Replace with "4, 1 VAN"

SHEET 2 SITE PLAN

It is the responsibility of the applicant, or their designated representative, to field verify that there is not a fuel dispensing station within 500' of this building that incorporates an 'E' Occupancy'. (This includes liquefied propane gas or compressed natural gas).

Provide documentation with 4th submittal stating that the above item has been evaluated and verified.

Sec. 66-33. - Motor fuel dispensing facilities.

The International Fire Code, section 2203.1 is hereby amended by adding additional subsections (6) and (7) to read as follows:

2203.1. Location of dispensing devices.

(6) No dispensing or delivery of flammable or combustible liquids will be permitted within 500 feet of any E, I, or R-4 occupancy. This distance shall be measured from the nearest transfer or delivery point of the fuel to the nearest portion of the building or to the nearest activity area of the use, such as a playground or recreational area. This restriction shall not apply to the normal scheduled delivery of combustible fuel into approved tanks used for heating or the operation of emergency electrical generating equipment, provided such delivery is made in accordance with approved dispensing practices with regard to public safety.

Exceptions:

a. The distance restrictions for the dispensing of flammable or combustible liquids can be eliminated if site grading and run-off control features will maintain a distance of at least 20 feet between any potential fuel release and the E, I, or R-4 occupancy and that the fuel, due to elevation differences, will not be able to pool or congregate in or around any E, I, or R-4 occupancy. b. The distance restrictions for the delivery of flammable or combustible liquids can be eliminated if the delivery occurs when the E, I, or R-4 occupancy is not in use. (7) The chief may modify the provision of subsection (6) where there are practical difficulties in carrying out the strict letter of this subsection; provided, that the spirit of this section shall be complied with, public safety secured, and substantial justice done. Where an E, I or R-4 occupancy is located at a grade higher than where motor fuel dispensing occurs a reduction in the 500 foot restriction may occur as follows:

"SEPARATION OFF-SET CHART"

● 1-FOOT = 400' ● 2-FEET = 300' ● 3-FEET = 200' ● 4-FEET = 100'

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Show existing conditions in greater detail within this area to include, but not be limited to, shared fire lane easement at site entrance, landscaped areas, parking striping, sidewalk and curb ramps within sidewalk at accessible route, etc.

Show existing conditions in greater detail within this area to include, but not be limited to, sidewalks, landscaped areas, parking striping, screened mechanical enclosures, etc.

Show existing conditions in greater detail within this area to include, but not be limited to, site entrance, landscaped areas, sidewalk and curb ramps within sidewalk, etc.

1. Show existing FDC with a "Y"-shaped symbol.
2. Revise label to "FDC W/APPROVED KNOX HARDWARE".

Provide a label and a square symbol with an "X" inside the square to show the location of the existing Knox box. (adjacent to the fire riser room door??)

Replace with "4 ACCESSIBLE STALLS PROVIDED, 1 VAN"

Replace with "Existing Fire Hydrant" (where shown)

Replace with "New Fire Hydrant" (where shown)

What is this "Public Access Easement" label and curved line?

Re: building addressing, indicate if the existing "15150" street address number is installed on the monument sign, or on the building elevations fronting primary site arrival point(s). Minimum 8" high characters are typically for the monument sign. Minimum 10" high characters are required if on the primary building elevation.

Per City records, there is an existing fire hydrant in this area. Please verify location, and show and label the hydrant on this Site Plan.

Extend the accessible route of travel on the site plan with a heavy dashed line in accordance with the 2015 IBC, chapter 11 as shown. The accessible route must be located within a sidewalk. Accessible exterior routes shall interconnect the public sidewalks of the adjacent public street with:

- The accessible parking spaces, extending the accessible route of travel into, and the length of, the access aisles adjacent to the accessible parking stalls.
 - Accessible passenger loading zones
 - At least 60% of the accessible public building entrances they serve
- * To at least two accessible means of egress (where more than one means of egress is required)

Per City records, the existing easement surrounding this site is labeled as, "23' FIRE LANE & UTILITY EASEMENT." There is no record of a "Drainage Easement." Please relabel to match City records.

Per City records, the existing water main continues to the south of the church property, and is part of a required looped water supply for the new hydrant. Please show the water line continuation.

Provide dashed line delineation representing the boundaries of the existing dedicated 23-ft. fire lane easement completely surrounding the building. Utilize a standard minimum turning radius of 29 feet inside and 52 feet outside for all turning elements within the fire lane easement.

Per City records, the "Drainage Easement" is within this area. Please verify and coordinate with Engineering and Real Property.

Remove crosswalk striping here. It is not existing nor is it required.

SHEET 4 ELEVATIONS

Provide a true east elevation for both existing church and new addition to this structure.

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Coordinating with the Site Plan, the East Elevation shall show and label the existing locations of:

1. Fire Department Connection, "FDC WITH APPROVED KNOX HARDWARE". (The fire department connection must be located not less than 18 in. and not more than 4 ft above the level of the adjacent grade or access level.)
2. Fire riser room with permanently affixed "FIRE RISER ROOM" sign detail on the exterior door
3. Knox box mounted 4-6 feet above finished grade

SHEET 5 LANDSCAPE PLAN

Label fire line with example "6" FIRE LINE DIP (PRIVATE)

Coordinating with the Site Plan comments, the Landscape Plan shall show and label the locations of all existing and new:

1. Fire hydrants
2. Fire department connection (FDC). Provide a symbol and label within the legend reading as "FDC W/APPROVED KNOX HARDWARE". The FDC must be accessible using a minimum 42" wide paved surface.
3. Fire riser room and exterior door with minimum 42" wide paved surface access to door
4. Fire lane easements (Verify width - they are shown as 23' wide on Site Plan and City records.)
6. Knox box symbols and labels must be reflected within the legend and/or on the plan.

Add the following Fire Life Safety landscape notes:

1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.
4. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

D. Real Property

Darren Akrie, 303-739-7331, dakrie@auroragov.org

- Please continue to work with Real Property to address issues related to easements.

E. Engineering

Kristin Tanabe, 303-739-7306, ktanabe@auroragov.org

- Please see marked-up site plan.

Since there are several outstanding issues, you will need to make another submission. Please e-mail me the revised site plan. As always, if you have any comments or concerns, please give me a call. I may be reached at pingrum@auroragov.org or 303.739.7227

Sincerely,



Porter Ingram
Senior Planner
Planning and Development Services Department