

Per the pre-application notes, a drainage letter is required with this site plan. Please contact 303-739-7335 to create a civil folder for the drainage letter. Review fees will apply. The site plan amendment will not be approved by public works until the drainage letter is approved.

COLORADO EARLY COLLEGES AURORA HIGH SCHOOL

1400 S. Abilene St. Aurora, Colorado

Minor Amendment

Vicinity Map:



Missing standard site plan notes

Notes replaced

SITE PLAN NOTES

- AMERICANS WITH DISABILITIES ACT - THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS, EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE"
- THE 2015 INTERNATIONAL FIRE CODE (IFC), 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 A 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 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.
- FIRE LANE EASEMENTS: WHERE FIRE LANE EASEMENTS ARE DEDICATED WITHIN THE SITE PROVIDE THE FOLLOWING NOTE: RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- FIRE LANE SIGNS: THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- SITE PHOTOMETRICS - ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, SECTION 1006.1 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".
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING THE BUILDING. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

SITE DATA BLOCK			
ZONING	MU-C - MIXED USE-CORRIDOR WITHIN SUB AREA 'B'		
OVERLAY ZONES	NONE		
SITE ACREAGE	408,796 SF / 9.38 AC LOT 1, BLOCK 1, SOUTH TRACT SUBDIVISION NO. 1		
LAND USE	CHARTER HIGH SCHOOL		
NUMBER OF BUILDINGS	(1) ONE (EXISTING)		
BUILDING MAX HEIGHT	34'-6" - 1 STORY (EXISTING)		
SQUARE FOOTAGE	PROPOSED TENANT FINISH = 63,000 SF - TOTAL BUILDING = 106,382 SF (EXISTING)		
BUILDING OCCUPANCY	E-EDUCATION		
TYPE OF CONSTRUCTION	11-B (EXISTING)		
BUILDING SPRINKLED	YES (EXISTING)		
PARKING	PARKING SPACES CALCULATION 600 STUDENTS + 35 EMPLOYEES = 635 / 1 SPACES PER 4 PERSONS PARKING SPACES REQUIRED = 159 SPACES EXISTING PARKING SPACES PROVIDED = 183 SPACES (7 ADA)		
	ADA SPACES REQUIRED: 7 ADA SPACES PROVIDED: 7 (N/A) - NOT A PART OF PARKING COUNTS		
	CITY OF AURORA		
SITE COVERAGE	SQUARE FEET	ACRES	% OF
BUILDING FOOTPRINT - (EXISTING)	106,382	2.4	26.0%
LANDSCAPE - (EXISTING)	29,806	0.7	7.3%
PAVED DRIVE AND PARKING - (EXISTING)	260,618	6.0	63.7%
SIDEWALKS / HARDSCAPE - (EXISTING)	11,990	0.3	3.0%
TOTAL AREA:	408,796	9.4	100%

2 of the 7 accessible parking spaces shall be van accessible per 2015 IBC section 1106. Indicate the van accessible parking spaces in the data block. Please list van spaces.

revised as noted

Please add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer

note added

Add the following note: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

note added

Please use original cover sheet from the existing (ECO TECH) Site Plan for this parcel. Cloud areas of change and reference what will be modified on which sheet. Update all Data Block information. Cross out original Site Plan notes and create a new sheet with updated notes language.

see ECO-TEC Cover

APPLICANT

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PLANNER / LANDSCAPE ARCHITECT

Mike Walker, PLA, Partner
TB Group
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, SOUTH TRACT SUBDIVISION NO. 1
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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SEAL

PROJECT TITLE

Colorado Early Colleges

CEC Aurora High School
1400 S. Abilene St.
Aurora, CO

PREPARED FOR

REVISIONS DATE

City Submittal - 01 12/13/19

DATE

December 13, 2019

SHEET TITLE

Cover Sheet

SHEET INFORMATION

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