

VEGA COLLEGIATE ACADEMY

ADVISORY SITE PLAN AMENDMENT

10180 East Colfax Avenue
Aurora, Colorado 80010

LEGAL DESCRIPTION: 10180 E. COLFAX AVE.

PARCEL I:
The west 75 feet of lot 1,
all of lots 4, 5 and 6,
and the east 44 feet of lots 7 and 8,
all in block 1,
DEL MAR AMENDED PLAT,
County of Arapahoe,
State of Colorado

PARCEL II:
All the part of lot 11, block 1, DEL MAR AMENDED PLAT, Arapahoe County, Colorado
lying east of the Following described boundary; Commencing on the North line of said lot,
a distance of 158.19 feet West of the Northeast corner of said lot, thence South at right
angle to said north line a distance of 81 feet, thence westerly and parallel with said north
line a distance of 75 feet, thence Southerly at right angles to said North line of said lot a
distance of 101.10 feet more or less to the Southwesterly line of said lot 11, except the
following described property in said lot 11:

Beginning at the NE corner of said Lot 11;
Thence S00°03'03"W along the Westerly R.O.W. line of Galena Street, also the Easterly
line of said Lot 11 a distance of 1.72 feet to a point of curve to the right;
thence along said R.O.W. line and the arc of said curve having a central angle of
31°59'30", a radius of 210.49 feet, an arc length of 117.53 feet;
thence S32°02'33"W along said R.O.W. line a distance of 138.17 feet to the Northerly
R.O.W. line of Del Mar Parkway also the Southwesterly line of said Lot 11;
thence along a nontangent curve to the left whose chord bears N67°09'32"W a distance
of 64.89 feet said curve having a central angle of 09°33'45". radius of 389.26 feet and an
arc length of 64.97 feet;
thence along said R.O.W. line N71°56'25"E a distance of 41.16 feet;
thence N32°02'33"E a distance of 105.53 feet to a point of curve to the right;
thence along said curve having a central angle of 57°43'15". a radius of 35.00 feet and
an arc length of 35.26 feet;
thence N89°45'48"E a distance of 85.97 feet;
thence N00°14'12"W a distance of 86.00 feet to a point on the North line of said Lot 11;
thence N89°45'48"E along said North line a distance of 33.19 feet to the POINT OF
BEGINNING.

Traffic study received via email on 12/26 and under review. anticipate sending comments back to the development team by 1/5. Please make sure the updated study (once revised per any comments) is submitted with the site plan through the portal.

Final Traffic Impact Analysis dated 12/21/17 has been submitted through the portal. Recommendations as provided in the analysis are incorporated into the proposed traffic circulation in this submittal. - HCM

SITE PLAN TABULATIONS

DATA:	TOTAL:
Land area within property lines	1.036 acres
Gross floor area	56,000 sq. ft.
Number of buildings	1
Number of stories	2.5, T.O.P. 47'-0"
Total retail space	41,590 sq. ft.
Existing 2003 IBC Classification	M & S (No Fire Sprinkler System)
Proposed 2003 IBC Classification	M & S (No Fire Sprinkler System)
Total building coverage	59%
Hard surface area	17,400 sq. ft.
Landscape required area	6769 sq. ft.
Landscape provided area	2501 sq. ft.
Present zoning classification	B-2
Present use	B-2
Permitted maximum sign area	200 sq. ft. 60 SF (FRONTAGE) + 10 SF (ALLEY)
Proposed sign area	128 sq. ft. 20 SF (FRONTAGE) + 10 SF (ALLEY)
Type of sign	building face
Bicycle spaces required	2
Bicycle spaces provided	2
Parking spaces required 2 PER 3 EMPLOYEES	32 AT FULL BUILD OUT
Parking spaces provided	30 **
Handicap spaces required	2 TOTAL, / 1 VAN ACCESSIBLE
Handicap spaces provided	2 TOTAL, / 1 VAN ACCESSIBLE
Loading spaces required	1
Loading spaces provided	1

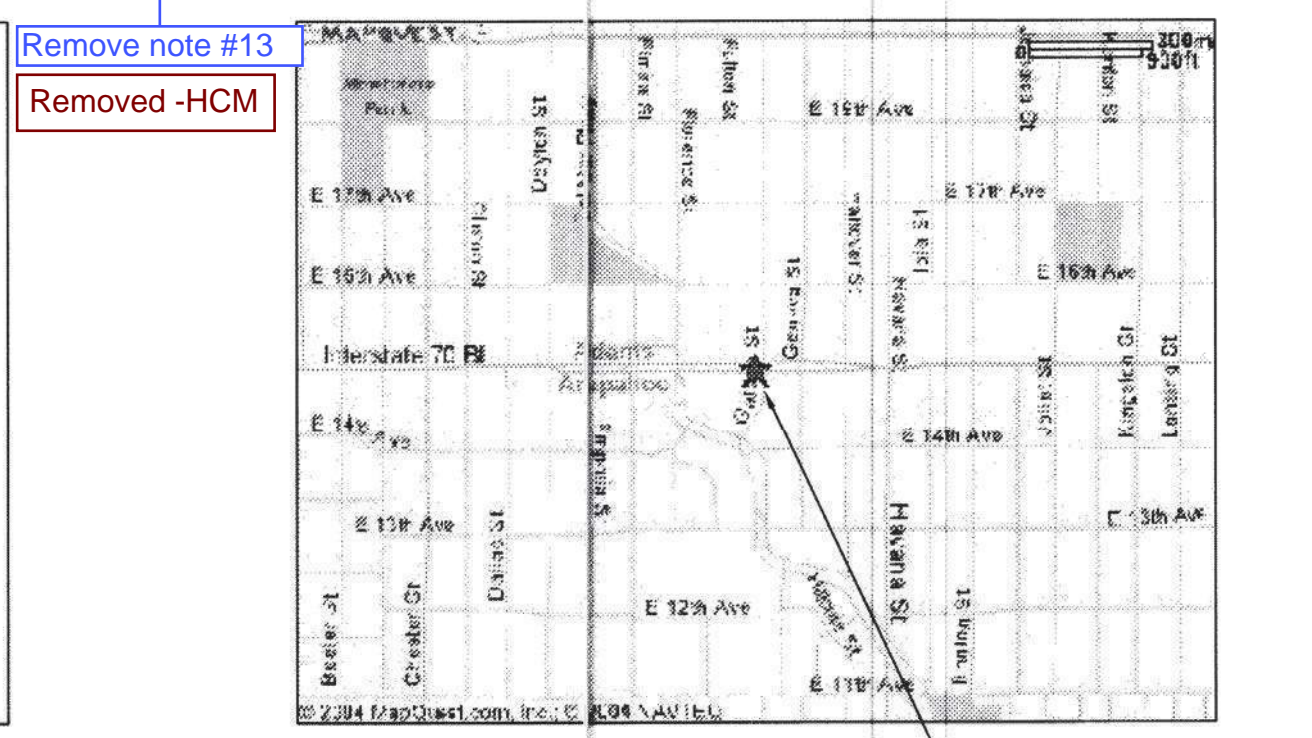
** PARKING PROVIDED EXCEEDS 32 WHEN UTILIZING PARKING ON THE PROPERTY AS WELL AS STREET SIDE PARKING AS DEFINED BY SEC. 146-1510. - LOCATION OF OFF-SITE PARKING.

SITE PLAN NOTES

- The developer, his successor and assigns, including the home owner or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
- All signs must conform to the City of Aurora sign codes.
- Right of way for ingress and egress for service and emergency vehicles is granted over, across and through any and all private roads and ways now and hereafter established on described property, and the same are hereby designated as "Service and Utility Easement" and shall be posted "No Parking - Fire Lane."
- "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk (exception: to an accessible garage). An accessible route can only be within a drive aisle when it is being extended to an accessible parking garage. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2003 International Building Code, Chapter 11, and the American Standards Institute (ANSI) A117-1998
- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approval Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
- All crossing or encroachment by irrigation systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easement of rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said irrigation systems and/or private utilities.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- All building address numbers shall comply with Section 126-272 and 126-278 of the Aurora City Code.
- All rooftop mechanical equipment and vents grater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because the screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to issuance of a permanent Certificate of Occupancy.
- Notwithstanding any surface improvements, landscaping, planting, or changes as shown in these sites or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in surface, etc. shall interfere with the operation of utility lines placed within the easements. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
- All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of the building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
- Architectural features (i.e. bay windows, fireplaces, roof overhangs, foundations, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

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VICINITY MAP
not to scale

PROJECT SITE

APPROVAL

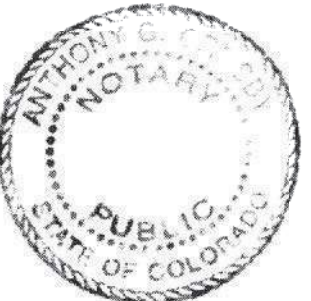
This Site Plan and any amendment hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity for all building permits, and shall restrict and limit the construction, location, use occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, SONSHINE FURNITURE BROYHILL, INC. has caused these presents to be executed this 11th day of FEBRUARY A.D. 2005.

By: Evan Thompson - Sylvia Thompson (Principals or Owners) Corporate Seal

State of Colorado
County of Arapahoe

This foregoing instrument was acknowledged before me this 11th day of February by EVAN THOMPSON & SYLVIA THOMPSON (Principals or Owners)



Witness my hand and official seal
Anthony G. Crmsley (Notary Public)

My Commission expires 11-22-06 Notary Business
Address: 9898 E. Colfax Ave.

CITY OF AURORA APPROVALS

City Attorney: Robert Wehring Date: 2/14/05
Planning Director: Alit Watta Date: 2/14/05
Planning Commission: NA Date: NA (Chairperson)
City Council: NA Date: NA (Myor)
Attest: _____ Date: _____ (City Clerk)

RECORDS CERTIFICATE
Accepted for filing in the office of the Clerk and Recorder of _____ Colorado at _____ o'clock M, this _____ day of _____ A.D., _____.
Clerk and Recorder: _____ Deputy: _____

- AMENDMENTS:
- | | |
|---------------------------|---|
| 1 SIGN SQ. FOOTAGE | 8 COLOR SCHEME |
| 2 PARKING COUNT | 9 SIGN |
| 3 USES | 10 NEW EXTERIOR WINDOWS |
| 4 FIRE SUPPRESSION SYSTEM | 11 ADVISORY SITE PLAN AMENDMENT SUBMITTED: 12/11/17 |
| 5 GREASE INTERCEPTOR | |
| 6 PLUMBING FIXTURE COUNT | |
| 7 PARAPET HEIGHT | |

1314 CLAYTON STREET
DENVER, CO 80206
T. 303. 333. 1550
F. 303. 320. 6906

SONSHINE FURNITURE EXTERIOR
Redevelopment Plan
10180 East Colfax Avenue
Aurora, Colorado 80010

REV	DATE	ISSUE
10.20.04	11.01.04	12.27.04
01.31.05	02.11.05	

PROJECT NO. #0436KARCH
SCALE
DRAWING TITLE COVER SHEET

Aurora Water notes:
1) All materials, workmanship, construction details, and testing for the water line construction shall conform to Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure, latest revision as set forth by the City of Aurora Water Department, latest revision.
2) Water main restraint shall be in accordance with Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure, latest revision. Megalugs or Uni-flange may be used in place of rods and clamps.
3) Water Pressure Zone 1. Zero (0) psi @ elevation 5540. A pressure valve (PRV) is required when the pressure at the unit is greater than 100 psi.
4) Adjust all manholes, fire hydrants, and valve boxes to grade per Utility Construction Plans, Design Criteria 5 - 9 January 2012 Standard Specifications Regarding Water, Sanitary Sewer and Storm Sewer, latest revision, as necessary.
5) All fire lines and commercial water service lines require reduced pressure back flow assembly or double check valves as required by the City of Aurora Water Department. Contact Water Services at (303) 326-8114 or (303) 326-8129 for inspection prior to the issuance of a certificate of occupancy.
6) The contractor shall contact the Aurora Water Inspection Line at (303) 739-7385 at least 24 hours in advance of commencing construction of any wet utility to schedule inspections

USE TABLE:

EDUCATION
ASSEMBLY

LEGEND:

● SUPERVISED TRAFFIC CONTROL
■ VEHICLE FOOTPRINT

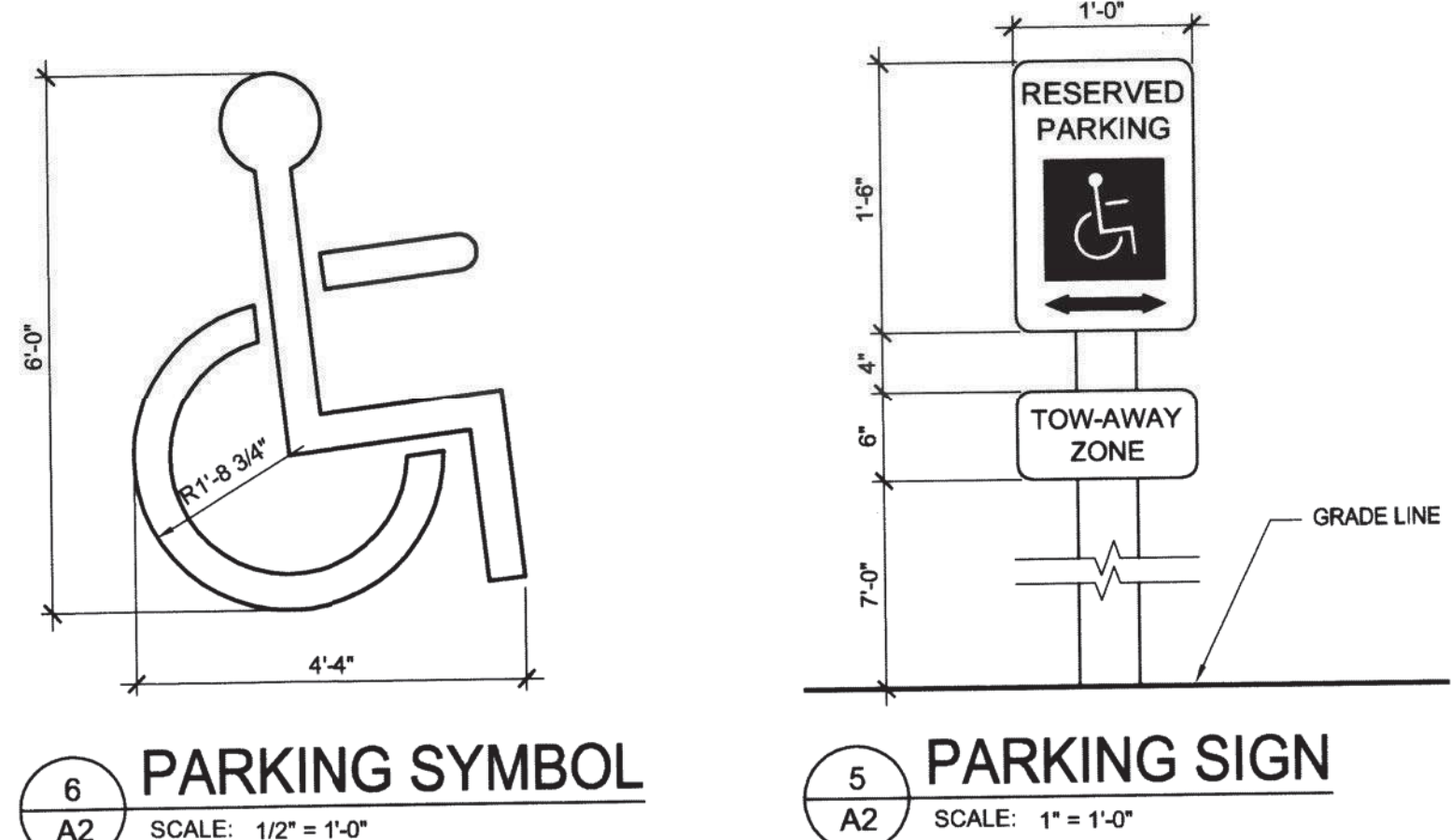
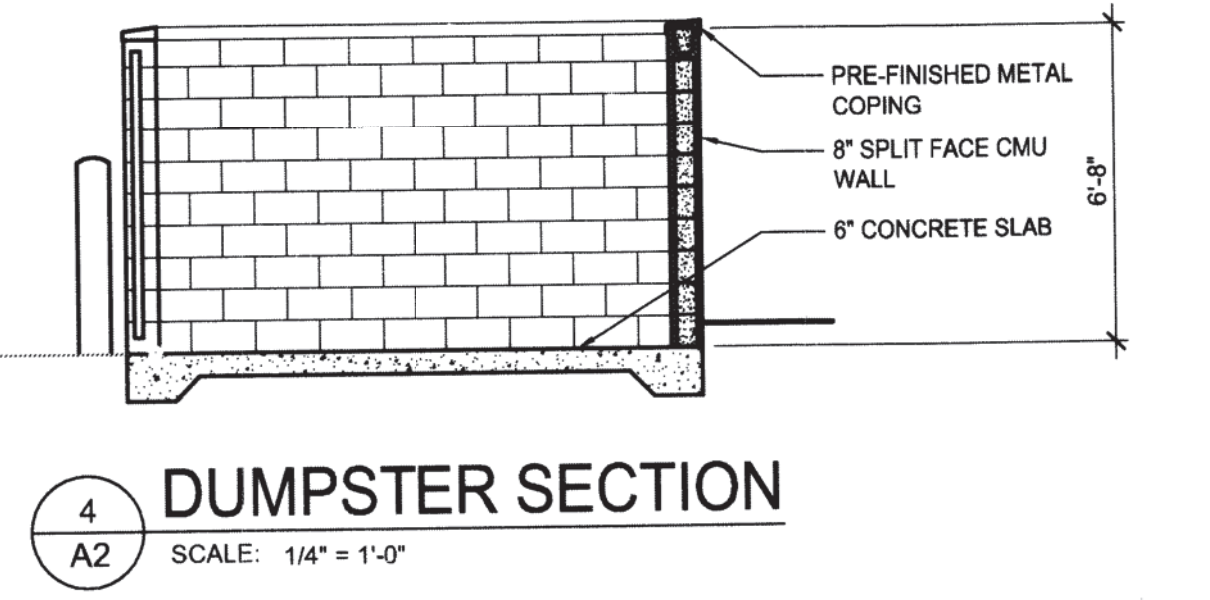
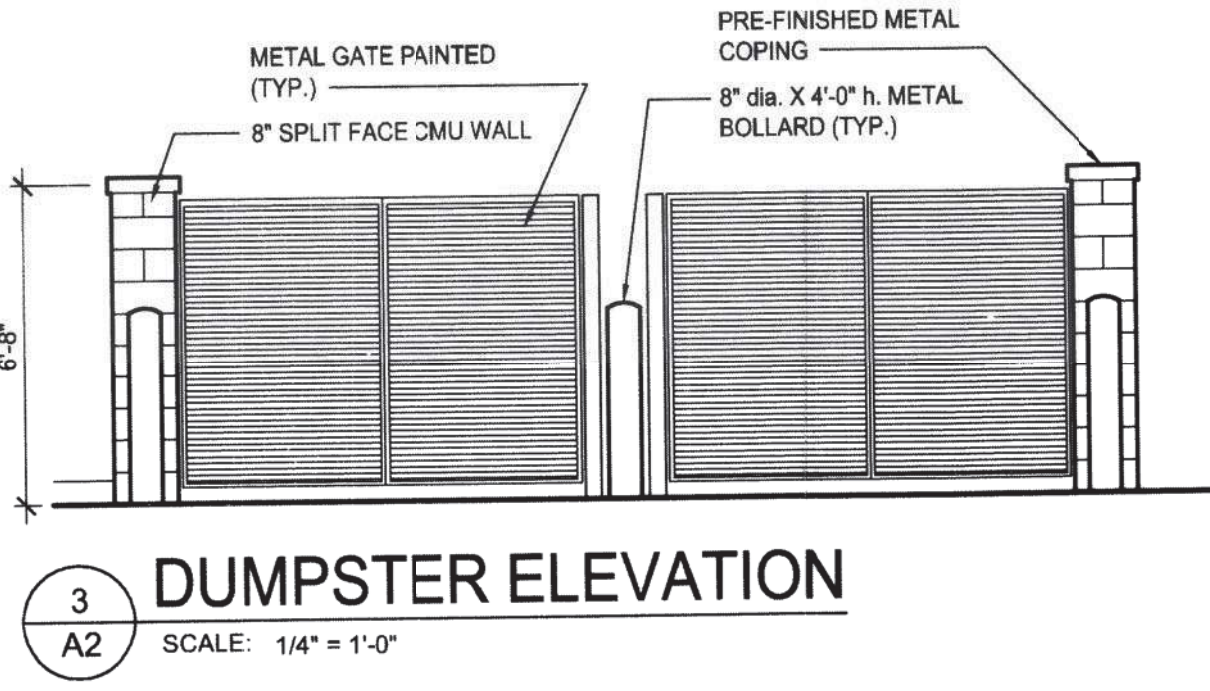
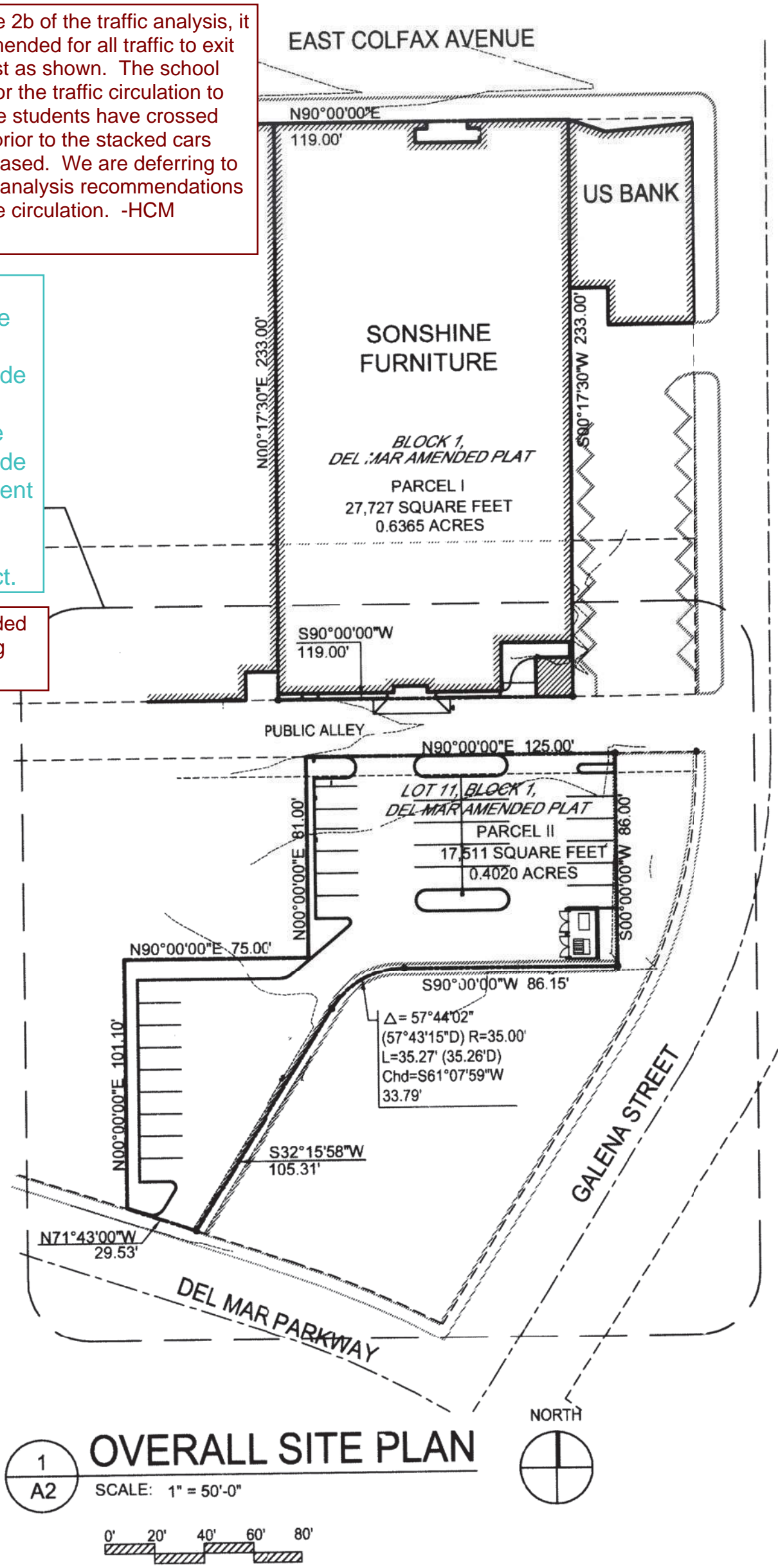
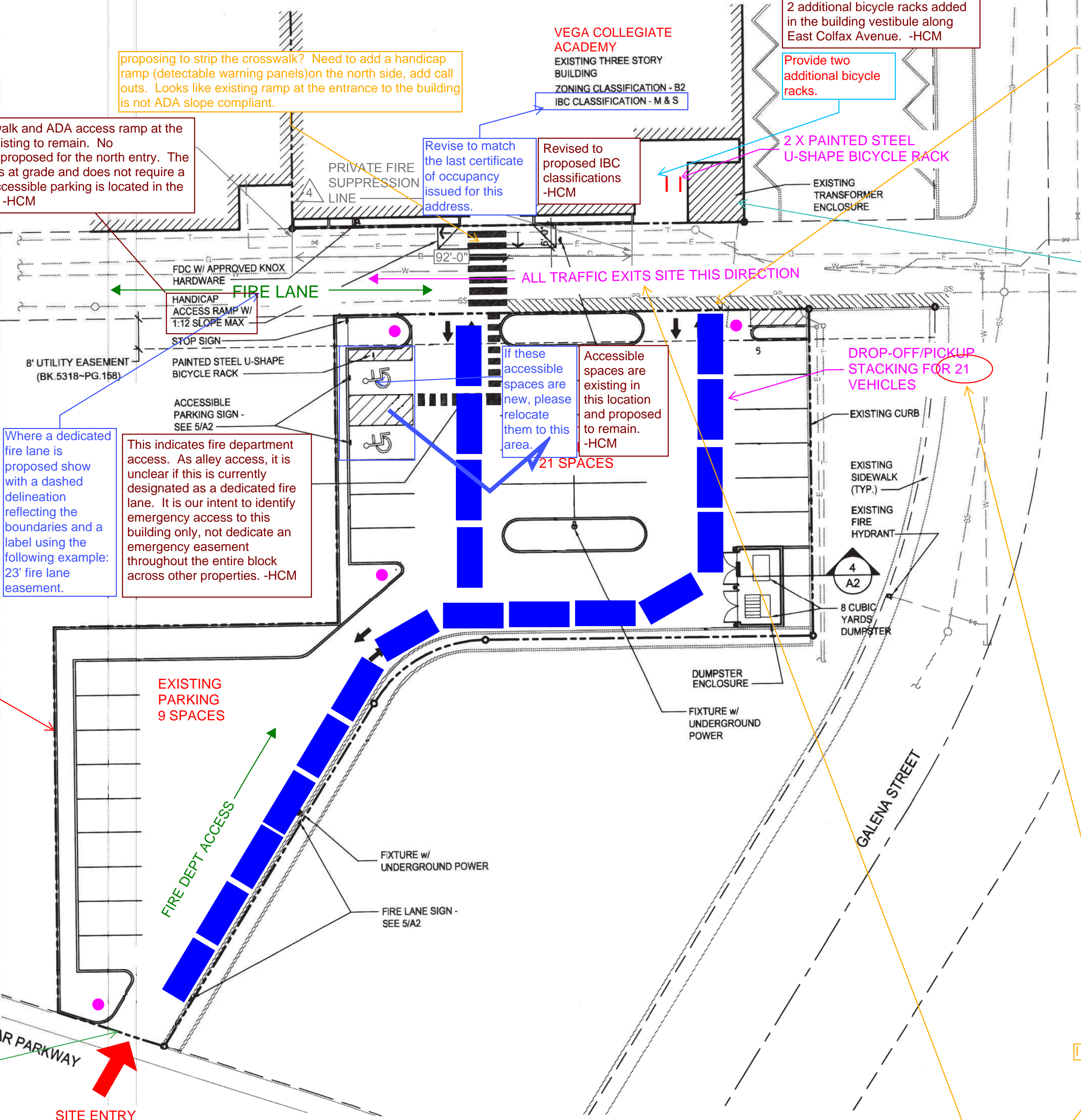
EXISTING PROPERTY BOUNDARY

A fixture unit table is required to be submitted, to determine the adequacy of the existing water meter to serve the charter school. Show existing water meter size and location and sanitary sewer connection on site plan.

Fixture unit table is provided with the response letter. Existing 1-1/2" meter size is adequate to support the proposed fixture count. Meter size, location and sanitary sewer connect -HCM

Show improvements at entrance

Improvements to be fully designed and engineered. The construction documents of the improvements will be issued with the full construction documents. The proposed improvements are provided on the revised submittal. -HCM



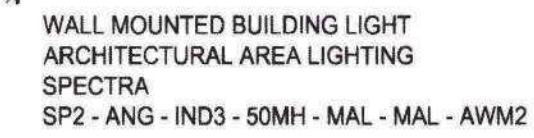
1314 CLAYTON STREET
DENVER, CO 80204
T. 303.333.1550
F. 303.320.6906

SONSHINE FURNITURE EXTERIOR
Redevelopment Plan
10180 East Colfax Avenue
Aurora, Colorado 80010

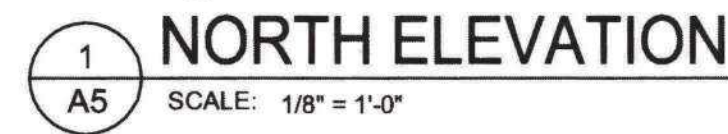
REV	DATE	ISSUE
10.20.04		PLANNING REVIEW
11.01.04		PLANNING SUBMITTAL
12.27.04		2ND PLANNING SUBMITTAL
01.31.05		3RD PLANNING SUBMITTAL
02.11.05		FINAL

PROJECT NO. #0436XARCH
SCALE AS NOTED
DRAWING TITLE SITE PLAN

A2



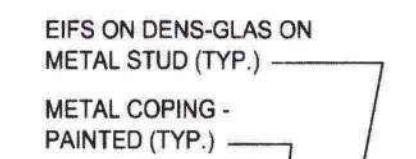
SCALE: 1" = 1'-0"



EXISTING BUILDING SIGNAGE REMOVED & WALL FINISH
— PATCHED. SCHOOL SIGNAGE TO BE ADDED IN A FUTURE PHASE.

If there is not currently a Knox box at this main entrance, please provide one at this time. Locate at 6' to top of Knox box to grade. Show and label on this elevation sheet.

There is not an existing knox box at the north entry. The elevations are updated to include the addition of a knox box. -HCM

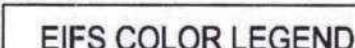


EIFS ON EXISTING
MASONRY ———

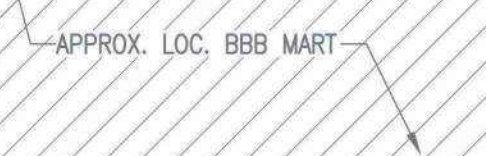
TRANSFORMER
ENCLOSURE

CULTURED STONE
ON EXISTING WALL ———

SCALE: 1/8" = 1'-0"



SIGNAGE NOTE:
TEMPORARY WINDOW SIGNS ARE NOT PERMITTED



A5 SCALE: 1/8" = 1' 0"



Aurora, Colorado 80010

EV	DATE	ISSUE
	10.20.04	PLANNING REVIEW
	11.01.04	PLANNING SUBMITTAL
	12.27.04	2ND PLANNING SUBMITTAL
	01.31.05	3RD PLANNING SUBMITTAL
	02.11.05	FINAL

PROJECT NO. #0436XARCH

SALE

DRAWING TITLE

BUILDING
ELEVATIONS

A5