

SITE DATA

LAND AREA WITHIN PROPERTY LINES	35,632 SF/0.818 AC.
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	36'-0"
TOTAL BUILDING COVERAGE AND GFA	8,439 S.F. (23.68 %)
HARD SURFACE AREA	18,021 S.F. (50.58 %)
LANDSCAPE AREA	9,172 S.F. (25.74 %)
SIDEWALKS AND PATIOS	773 S.F. (2.15 %)
PRESENT ZONING CLASSIFICATION	R-1
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	210 SF
PROPOSED TOTAL SIGN AREA	180 SF
PROPOSED NUMBER OF SIGNS	2 (1 BUILDING MOUNTED)
PROPOSED MONUMENT SIGN	1
PROPOSED MONUMENT SIGN AREA	40 SF PER SIDE
PARKING SPACES REQUIRED	14
PARKING SPACES PROVIDED	14
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1
LOADING SPACES REQUIRED	NA
LOADING SPACES PROVIDED	NA

APPLICABLE BUILDING CODES

2021 INTERNATIONAL BUILDING CODE  
2021 INTERNATIONAL FUEL GAS CODE  
2023 NATIONAL ELECTRICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE  
2021 INTERNATIONAL FIRE CODE  
2017 ICC/ANSI A117.1 ACCESSIBLE USABLE BLDGS & FACILITIES

CONSTRUCTION TYPE

CONSTRUCTION TYPE: TYPE V-B  
AUTOMATIC SPRINKLER SYSTEM THROUGHOUT  
OCCUPANCY TYPE: MIXED USE (S-1, R-2).

LEGAL DESCRIPTION

LOT 1, BLOCK 1, FIRE STATION NUMBER 9 SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NUMBER 1732563, BOOK 34, PAGE 43 IN THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

AURORA FIRE STATION #9

(OFFICIAL PROJECT NAME)

THIS SITE PLAN AND ANY AMENDMENTS 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 OF 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, \_\_\_\_\_ HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_ CORPORATE  
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO \_\_\_\_\_ )SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD,

BY \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

NOTARY  
SEAL

CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE: \_\_\_\_\_

RECORDER'S CERTIFICATE:

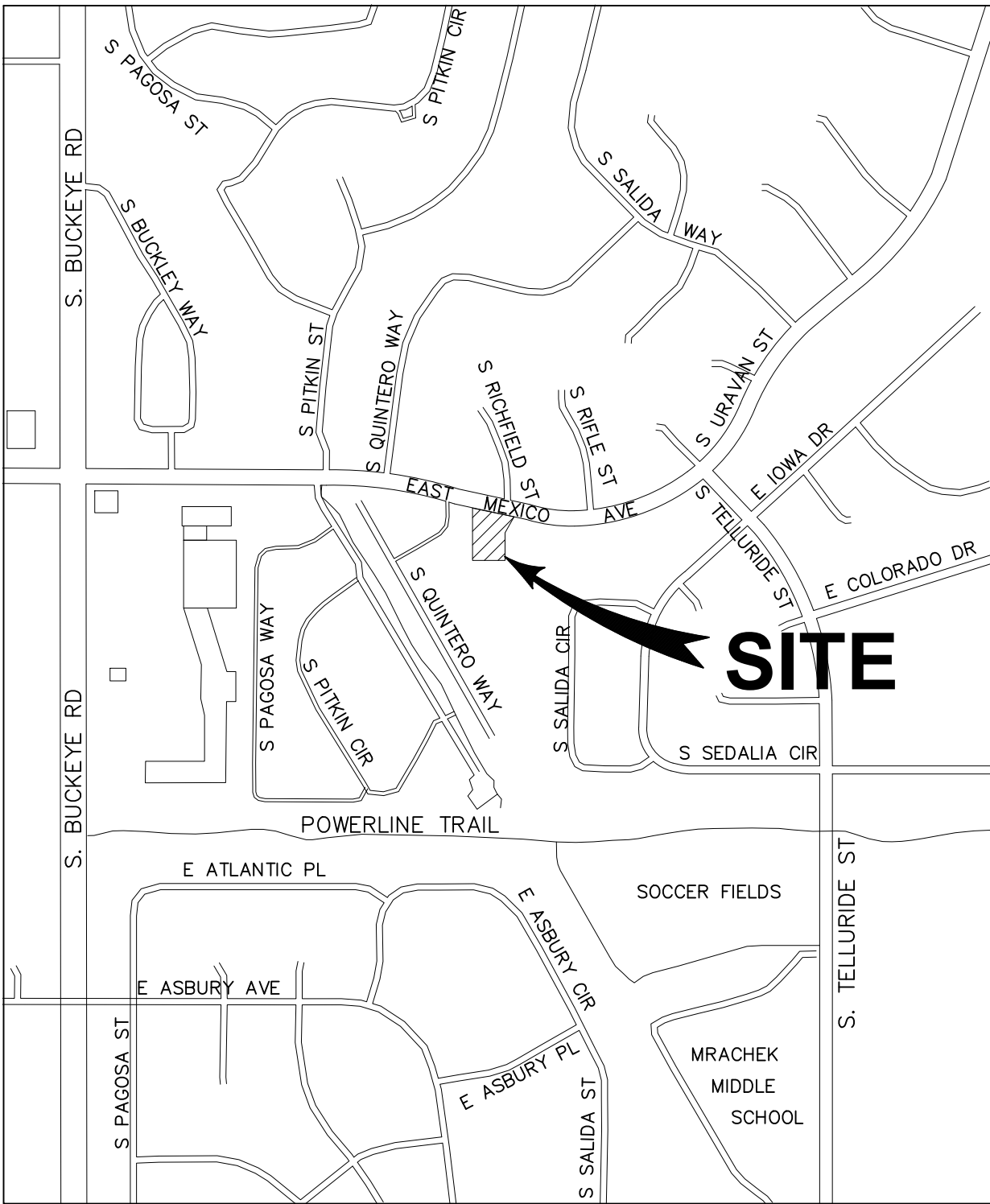
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_ COUNTY, COLORADO

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

AURORA FIRE STATION #9

WITH ADJUSTMENTS AND CONDITIONAL USE



VICINITY MAP

SCALE 1"=2000'



SHEET INDEX TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES & LEGEND
3	SITE PLAN
4	SCHEMATIC GRADING PLAN
5	SCHEMATIC UTILITY PLAN
6	EXISTING CONDITIONS & TREE MITIGATION PLAN
7	LANDSCAPE PLAN
8	NATIVE SEED RESTORATION PLAN
9	WATER CONSERVATION PLAN
10	LANDSCAPE NOTES AND SCHEDULE
11	LANDSCAPE DETAILS
12	BUILDING ELEVATIONS
13	BUILDING ELEVATIONS
14	SITE PLAN DETAILS
15	SITE PLAN DETAILS
16	SITE LIGHTING PLAN
17	SITE PHOTOMETRIC PLAN
18	ELECTRIC DETAILS

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 456621SW002  
DESCRIPTION=3" DIA. BRASS CAP & STEEL PIPE MONUMENT IN A RANGE BOX IN BUCKLEY RD MEDIAN AT JEWELL PROJECTED (SEC 20-21/29-28 T4S R66W)  
PUBLISHED ELEV=5591.49 FEET (NAVD 1988) DATUM

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF LOT 9, BLOCK 1, AURORA HIGHLANDS SUBDIVISION FILING NO. 4, BEING MONUMENTED AS SHOWN HEREON, WITH THE LINE ASSUMED TO BEAR S00°21'53"W.

OWNER:

CITY OF AURORA

15151 E. ALAMEDA PARKWAY  
CONTACT: ELLY WATSON, PUBLIC WORKS  
PHONE: (303) 739-7109  
ELWATSON@AURORAGOV.ORG

ARCHITECT:

HB & A ARCHITECTURE

102 E. MORENO AVENUE  
COLORADO SPRINGS, CO 80903  
CONTACT: DEVON JACKSON, RA, NCARB  
PHONE: (719) 473-7063  
DEVON.JACKSON@RSANDH.COM

ELECTRICAL:

BRIDGER & PAXTON

1365 GARDEN OF THE GODS RD., SUITE 260  
COLORADO SPRINGS, CO 80907  
CONTACT MARK BANKSON, LC, LEED AP  
PHONE: (719) 550-5604  
WMBANKSON@BPCE.COM

CIVIL ENGINEER:

DREXEL BARRELL & CO.

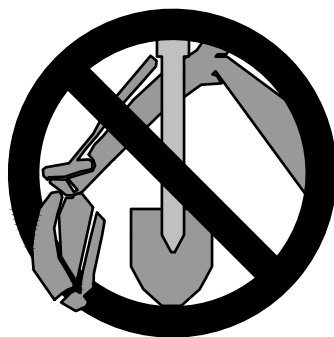
1376 MINERS DRIVE, SUITE 107  
LAFAYETTE, CO 80026  
CONTACT: CAMERON KNAPP  
PHONE: (303) 442-4338  
CKNAPP@DREXELBARRELL.COM

LANDSCAPE ARCHITECT:

DHM DESIGN

900 SOUTH BROADWAY, SUITE 300  
DENVER, CO 80209  
CONTACT: MARK WILCOX  
PHONE: (303) 892-5566  
MWILCOX@DHMDSIGN.COM

AURORA FIRES STATION #9 REQUEST FOR ADJUSTMENTS				
ADJUSTMENT	YEAR OF ADOPTED CODE	REFERENCE	REASON	ADJUSTMENT REQUESTED
#1	2019	COA UNIFIED DEVELOPMENT CODE (SEC. 4.4.6.A & SEC. 4.7.5)	SIDE SET BACK & LANDSCAPE BUFFER ON WEST PROPERTY LINE IS LESS THAN 25' (25' IS REQUIRED DUE TO NON-RESIDENTIAL USES ADJACENT TO RESIDENTIAL ZONES).  REAR SET BACK ON SOUTH PROPERTY LINE IS LESS THAN 25' TO EITHER THE PROPOSED PARKING LOT OR THE TRASH ENCLOSURE (25' SET BACK IS REQUIRED DUE TO NON-RESIDENTIAL USES ADJACENT TO RESIDENTIAL ZONES).	11' SET BACK WILL BE PROVIDED ON WEST SIDE.  12' SET BACK WILL BE PROVIDED ON SOUTH SIDE.
#2	2019	COA UNIFIED DEVELOPMENT CODE (SEC. 4.6.5.B.2)	'PUBLIC' PARKING ON NORTH SIDE IS LESS THAN 50' FROM INTERSECTING STREET OR RIGHT OF WAY.	APPROXIMATELY 20' WILL BE PROVIDED FROM THE STREET TO THE BEGINNING OF THE FIRST PARKING STALL.



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO

811

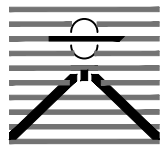
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

AMENDMENTS

HB&A

Architecture  
& Planning

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(303) 442-4338

LAFAYETTE  
COLORADO SPRINGS



BLDG #9

FIRE STATION #9

Aurora Fire Rescue  
17200 E. Mexico Avenue  
Aurora, Colorado 80017

PROJ. NO. R-2287

DRAWN: MTO

CHECKED: CWK

CADD FILE: DA-CV09

DATE:11/22/2024

NO.	DATE	DESCRIPTION
	04/22/24	DEVELOPEMENT APPLICATION
	08/29/24	D.A. RESUBMITTAL
	10/15/24	D.A. RESUBMITTAL
	11/22/24	D.A. RESUBMITTAL

FIRE STATION #9  
AURORA FIRE RESCUE  
NOT FOR CONSTRUCTION

SHEET TITLE:

COVER SHEET

SCALE: N.A.

SHEET NUMBER:

1

SITE PLAN NOTES

- THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY 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. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11,AND ICC A117.1
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR 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 EASEMENTS OR 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 PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- 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 THE CITY ENGINEER.
- 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 THE AURORA CITY CODE, ARTICLE VII – NUMBERING OF BUILDINGS
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAYBE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN. 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 AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE 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 THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING \_\_\_\_ (25/30 – REFER TO SECTION 146–2.6.2.C.) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE–CASE NOISE CONDITIONS.
- (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146–1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
- THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): THIS SITE PLAN FEATURES A "PUBLIC FACILITY" CONDITIONAL USE
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22–425 THROUGH 22–434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING \_\_\_\_\_ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE–CASE NOISE CONDITIONS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL THE APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB & GUTTER AT THE DEVELOPERS EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATE-OWNED AND HEREIN ARE ACKNOWLEDGED BY THE UNDERGROUND AS BEING SUBJECT TO CITY'S USE AND AND OCCUPANCY OF SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREE TO REMOVE, REPAIR, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHT-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL THE RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

CITY OF AURORA GRADING NOTES

- MINIMUM PAVEMENT SLOPES: 1%, FOR ASPHALT, 0.5% FOR CONCRETE.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED WITH A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LINE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

LEGEND

PROPERTY LINE ..... — — — — —  
RIGHT OF WAY LINE ..... — — — — —  
EX. SANITARY SEWER ..... — SS —  
EX. WATER LINE ..... — EX. 8" WATER —  
EX. GAS LINE ..... — G —  
EX. BURIED ELECTRIC LINE ..... — E —  
EX. FENCE ..... — X — X —  
EX. CONCRETE ..... — — — — —

EX. SIGN ..... — — — — —  
EX. FIRE HYDRANT ..... — — — — —  
EX. LIGHT POLE ..... — — — — —  
EX. WATER METER ..... — — — — —  
EX. WATER VALVE ..... — — — — —  
EX. MANHOLE ..... — — — — —  
EX. INTERMEDIATE CONTOUR ..... — — — — —  
EX. INDEX CONTOUR ..... — — — — —

PROPOSED INTERMEDIATE CONTOUR ..... — — — — —  
PROPOSED INDEX CONTOUR ..... — — — — —  
DIRECTION OF SLOPE ..... — — — — —  
FLOWLINE OF DRAINAGE SWALE ..... — — — — —

PROPOSED SANITARY SEWER ..... — 8"PVC —  
PROPOSED WATER LINE ..... — 8"PVC —  
PROPOSED GAS LINE ..... — G —  
PROPOSED BURIED ELECTRIC LINE ..... — E —  
PROPOSED CABLE TV LINE ..... — CTV —  
PROPOSED FIRE HYDRANT ..... — — — — —  
PROPOSED WATER VALVE ..... — — — — —  
PROPOSED WATER METER & VAULT ..... — — — — —

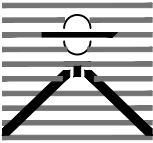
PROPOSED LIGHT POLE ..... — — — — —  
PROPOSED BOLLARD LIGHT ..... — — — — —  
PROPOSED FDC W/APPROVED KNOX CAPS ..... — — — — —  
PROPOSED KNOX BOX ..... — — — — —  
PROPOSED SETBACK LINE ..... — — — — —

PROPOSED ASPHALT ..... — — — — —  
PROPOSED CONCRETE ..... — — — — —

PROPOSED PARKING SPACES ..... — — — — —  
PROPOSED FENCE ..... — — — — —  
PROPOSED SIGN ..... — — — — —  
LANDSCAPE AREA ..... — — — — —  
DETAIL NUMBER ..... — — — — —  
DETAIL SYMBOL ..... — — — — —  
DETAIL SHEET NO. .... — — — — —

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LAFAYETTE  
COLORADO SPRINGS



BLDG #9

FIRE STATION #9

Aurora Fire Rescue  
17200 E. Mexico Avenue  
Aurora, Colorado 80017

PROJECT #R-2287

PROJ. NO. R-2287

DRAWN: MTO

CHECKED: CWK

CADD FILE: DA-NT09

DATE: 11/22/2024

NO.	DATE	DESCRIPTION
04/22/24		DEVELOPEMENT APPLICATION
08/29/24		D.A. RESUBMITTAL
10/15/24		D.A. RESUBMITTAL
11/22/24		D.A. RESUBMITTAL

FIRE STATION #9  
AURORA FIRE RESCUE  
NOT FOR CONSTRUCTION

SHEET TITLE:

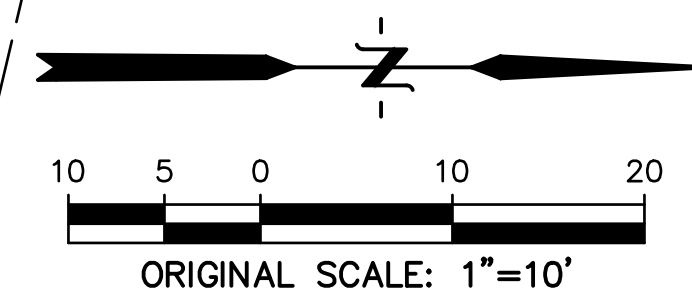
NOTES & LEGEND

SCALE: N.A.

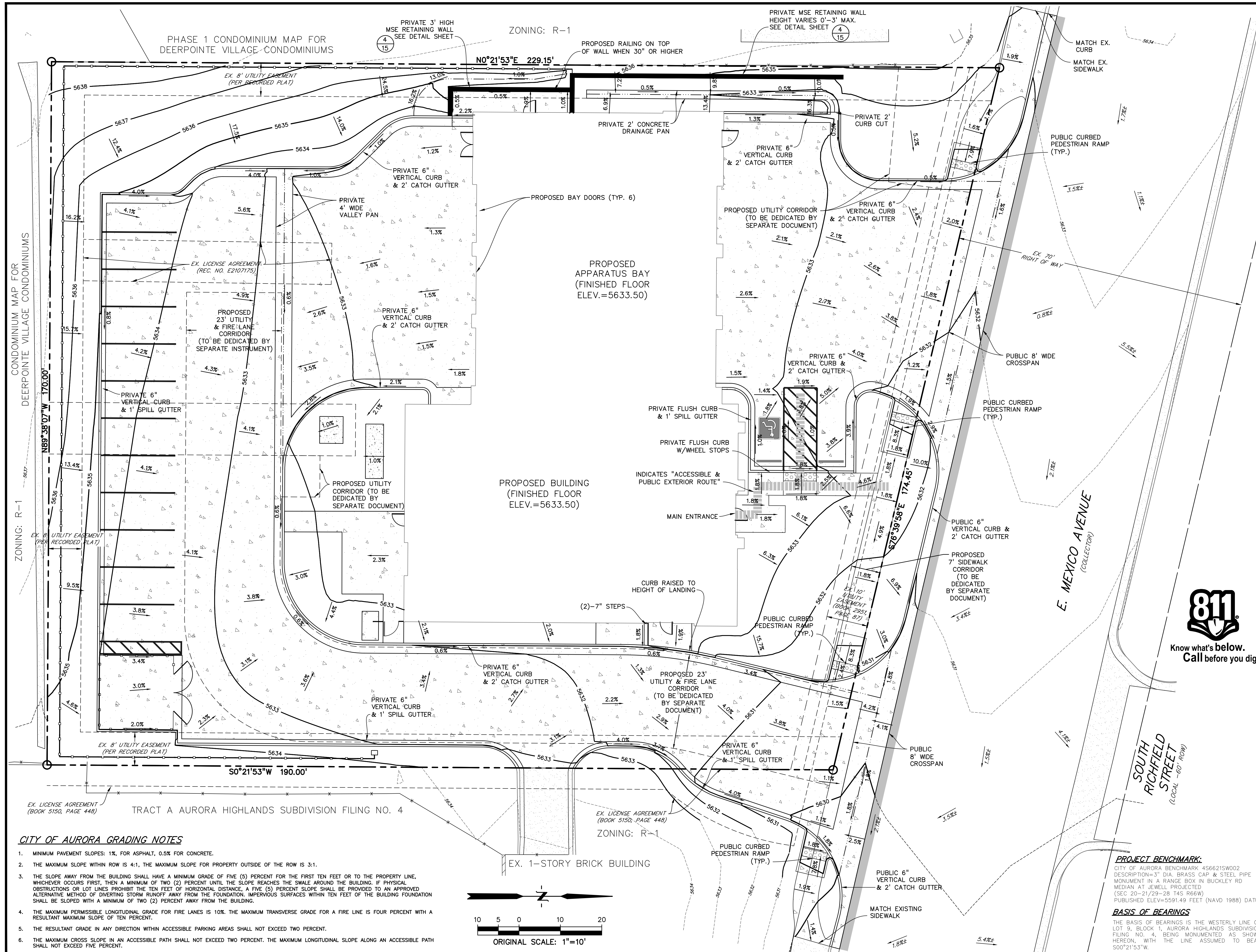
SHEET NUMBER:

2

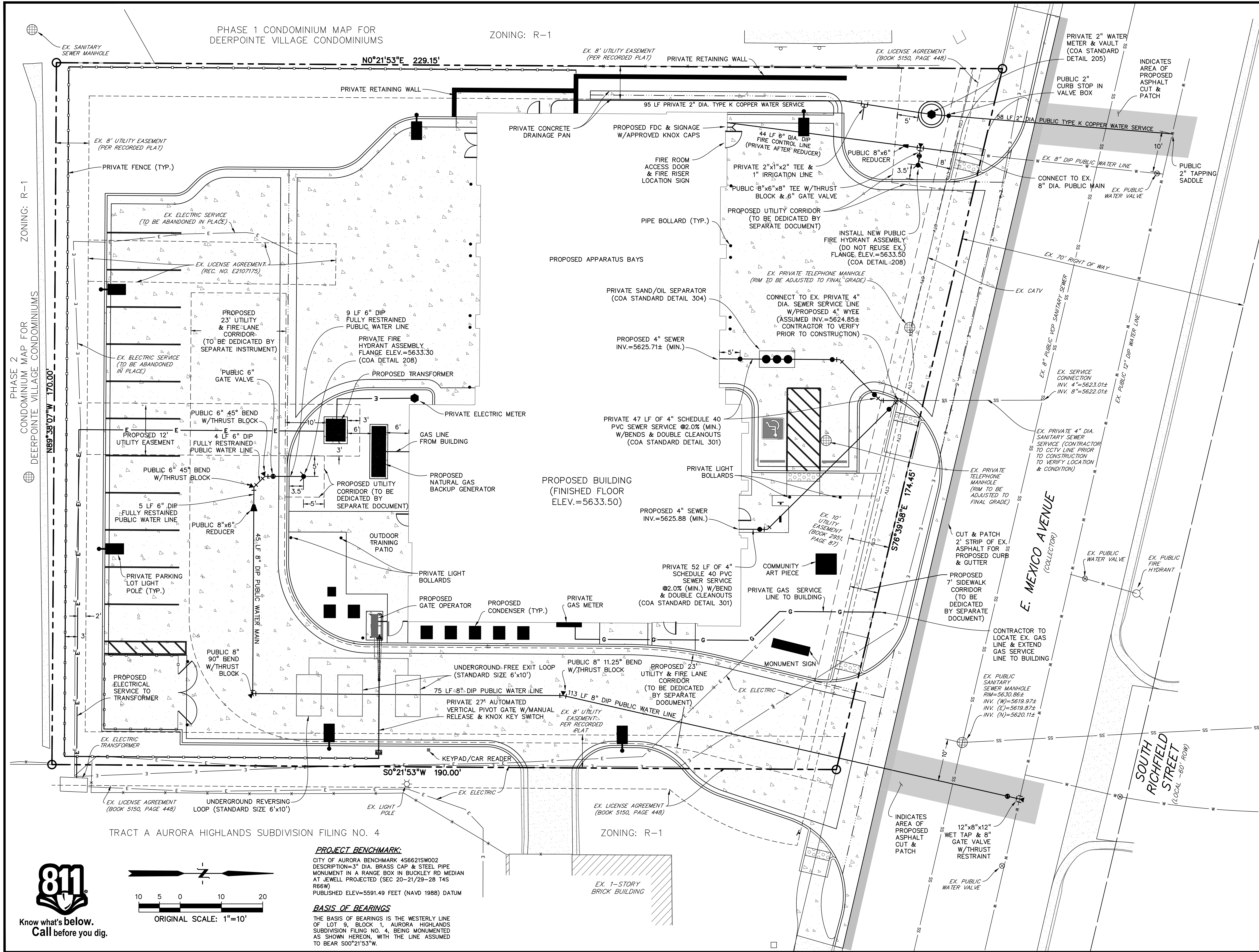












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LAFAYETTE, COLORADO 80026  
(303) 442-4338  
LAFAYETTE  
COLORADO SPRINGS

BLDG #9

FIRE STATION #9

Aurora Fire Rescue

17200 E. Mexico Avenue

Aurora, Colorado 80017

PROJECT #R-2287

PROJ. NO. R-2287

DRAWN: MTO

CHECKED: CWK

CADD FILE:

DATE: 11/22/2024

NO.	DATE	DESCRIPTION
04/22/24	04/22/24	DEVELOPMENT APPLICATION
08/29/24	08/29/24	D.A. RESUBMITTAL
10/15/24	10/15/24	D.A. RESUBMITTAL
11/22/24	11/22/24	D.A. RESUBMITTAL

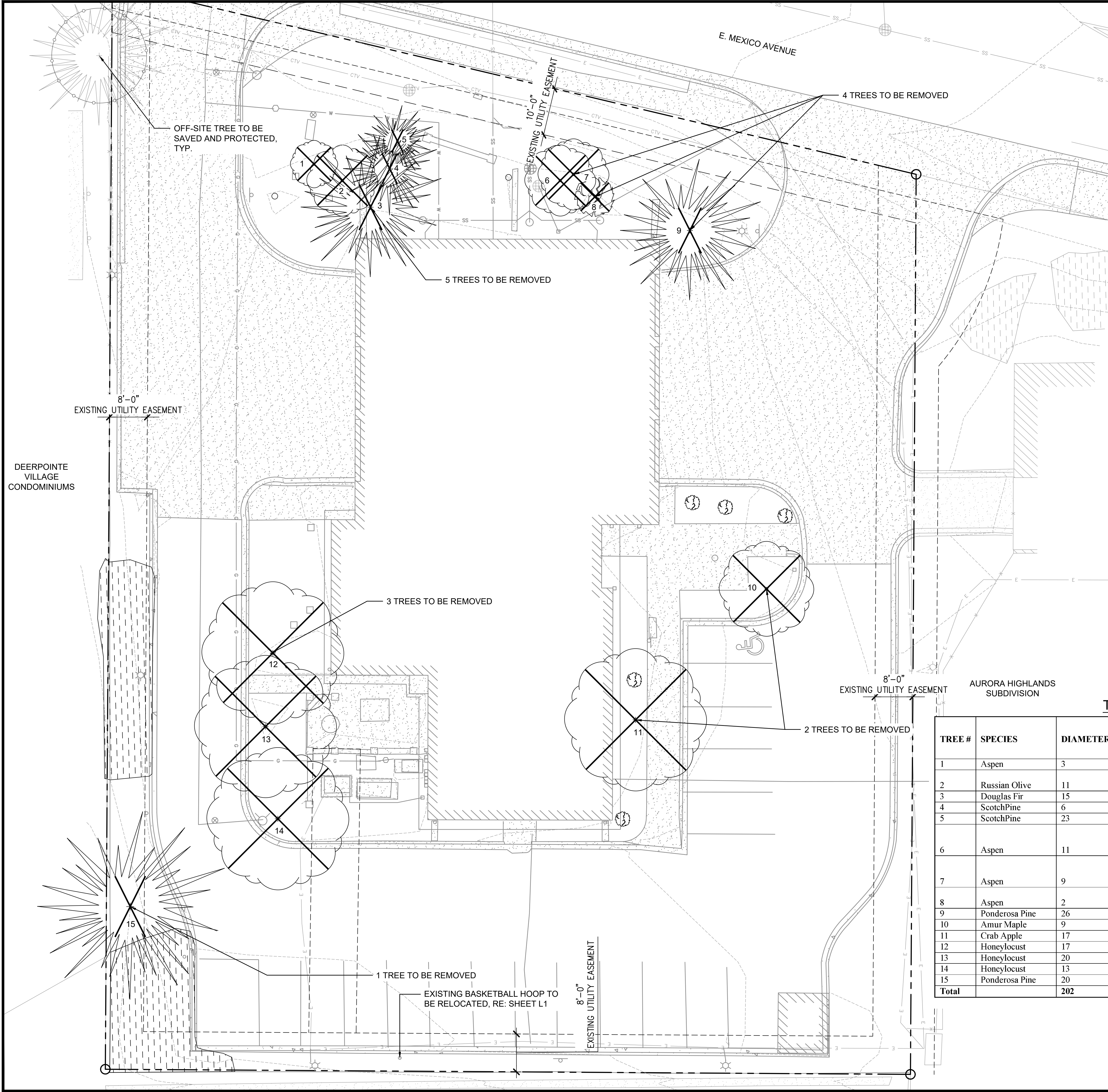
FIRE STATION #9  
AURORA FIRE RESCUE  
NOT FOR CONSTRUCTION

SHEET TITLE:  
SCHEMATIC  
UTILITY PLAN

SCALE: 1"=10'

SHEET NUMBER:  
5



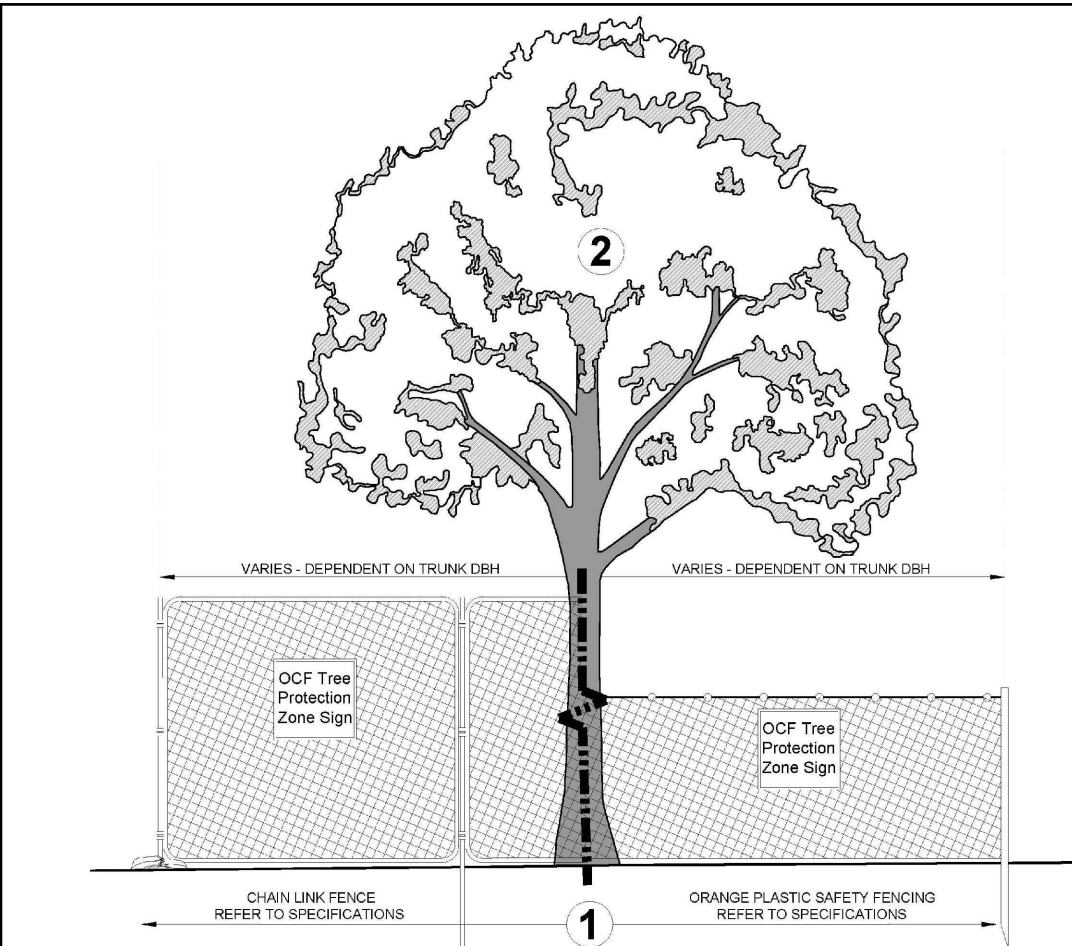


**LEGEND**

EXISTING TREES

TREES TO BE REMOVED

EXISTING TREE TO BE SAVED & PROTECTED

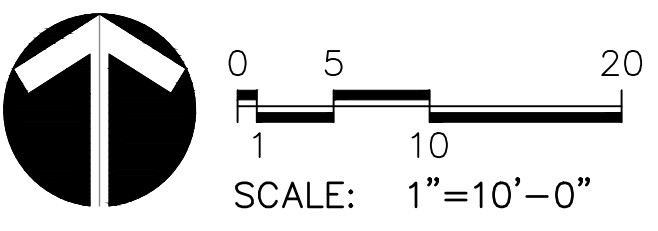


- 1 TREE PROTECTION ZONE (TPZ):** SHALL BE EQUAL TO TWELVE INCHES (12") RADIALY FROM THE TREE FOR EVERY ONE INCH (1") OF TRUNK DIAMETER AT BREAST HEIGHT (DBH) - FOUR FEET SIX INCHES (4'6") ABOVE SOIL LINE. TREE PROTECTION ON NOTABLE TREES SHALL BE EQUAL TO FIFTEEN INCHES (15") RADIALY FROM THE TREE FOR EVERY ONE INCH (1") OF TRUNK DIAMETER AT BREAST HEIGHT, OR AS DETERMINED BY THE OFFICE OF THE CITY FORESTER (OCF).
1. REFER TO THE TREE RETENTION AND PROTECTION SPECIFICATIONS FOR REQUIREMENTS OF THE TREE PROTECTION ZONES. THESE SPECIFICATIONS SHALL BE FOLLOWED THROUGHOUT THE DURATION OF THE PROJECT.
2. THE TREE PROTECTION FENCING AND SIGNS MUST BE IN PLACE AND APPROVED IN WRITING BY THE OCF PRIOR TO COMMENCEMENT OF WORK. TRUNK PROTECTION MAY BE REQUIRED AND SHALL BE INSTALLED AT THE DIRECTION OF THE OCF.
3. CHAIN LINK FENCING IS REQUIRED AT STANDING, HIGH-Traffic AREAS AROUND NOTABLE TREES, AND MAY BE REQUIRED AT OTHER LOCATIONS AS INDICATED BY THE OCF.
4. ONCE APPROVED, THE TREE PROTECTION ZONE SHALL NOT BE REMOVED, ALTERED, OR REMOVED AT ANY TIME WITHOUT PRIOR APPROVAL FROM THE OCF. THE FENCING SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE PROJECT AND THE CONTRACTOR IS APPROVED FOR REMOVAL BY THE OCF AND THE PROJECT MANAGER.
5. THE TREE PROTECTION FENCING AND SIGNS MUST BE MAINTAINED IN THE CONDITION AS APPROVED UNTIL THE COMPLETION OF THE PROJECT.
6. WATERING IS THE RESPONSIBILITY OF THE CONTRACTOR, REFER TO TREE RETENTION AND PROTECTION SPECIFICATIONS.
7. VIOLATION OF THE TREE PROTECTION ZONE AND DAMAGE TO TREES ARE SUBJECT TO PENALTY PER THE TREE RETENTION AND PROTECTION SPECIFICATIONS AND THE CITY ORDINANCE.
- 2 LOWER CANOPY PROTECTION:**
1. CONTACT THE OCF IF POTENTIAL FOR DAMAGE EXISTS AND/OR IF PRUNING IS NEEDED FOR CLEARANCE ISSUES PRIOR TO WORK. PRUNING FOR THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR, REFER TO THE SPECIFICATIONS FOR REQUIREMENTS.

TREE PROTECTION FENCING

TREE MITIGATION CHART

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	TREE MITIGATION FUND	COMMENTS	MITIGATION INCHES
1	Aspen	3	\$59.26	\$59.26	No mit for Russian Olive	1
2	Russian Olive	11	\$0.00	\$0.00		0
3	Douglas Fir	15	\$1,239.97	\$1,239.97		5
4	ScotchPine	6	\$157.09	\$157.09		2
5	ScotchPine	23	\$2,300.26	\$2,300.26		7
6	Aspen	11	\$0.00	\$0.00	Slated as removal no mit	0
7	Aspen	9	\$0.00	\$0.00	Slated as removal no mit	0
8	Aspen	2	\$0.00	\$0.00	no mit too small	0
9	Ponderosa Pine	26	\$3,873.71	\$3,873.71		10
10	Amur Maple	9	\$868.56	\$868.56		4
11	Crab Apple	17	\$2,496.08	\$2,496.08		7
12	Honeylocust	17	\$2,147.52	\$2,147.52		7
13	Honeylocust	20	\$740.88	\$740.88		2
14	Honeylocust	13	\$1,265.36	\$1,265.36		5
15	Ponderosa Pine	20	\$2,292.15	\$2,292.15		8
Total		202	\$17,440.84	\$17,440.84		57



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**BLDG #9**

**FIRE STATION #9**

**Aurora Fire Rescue**

**PROJECT #R-2287**

**17200 E. Mexico Avenue**  
Aurora, Colorado 80017

PROJ. NO. R-2287

DRAWN: CS

CHECKED: MW

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8/29/24		DA RESUBMITTAL
9/13/24		PERMIT SET
10/15/24		DA RESUBMITTAL
11/22/24		DA RESUBMITTAL

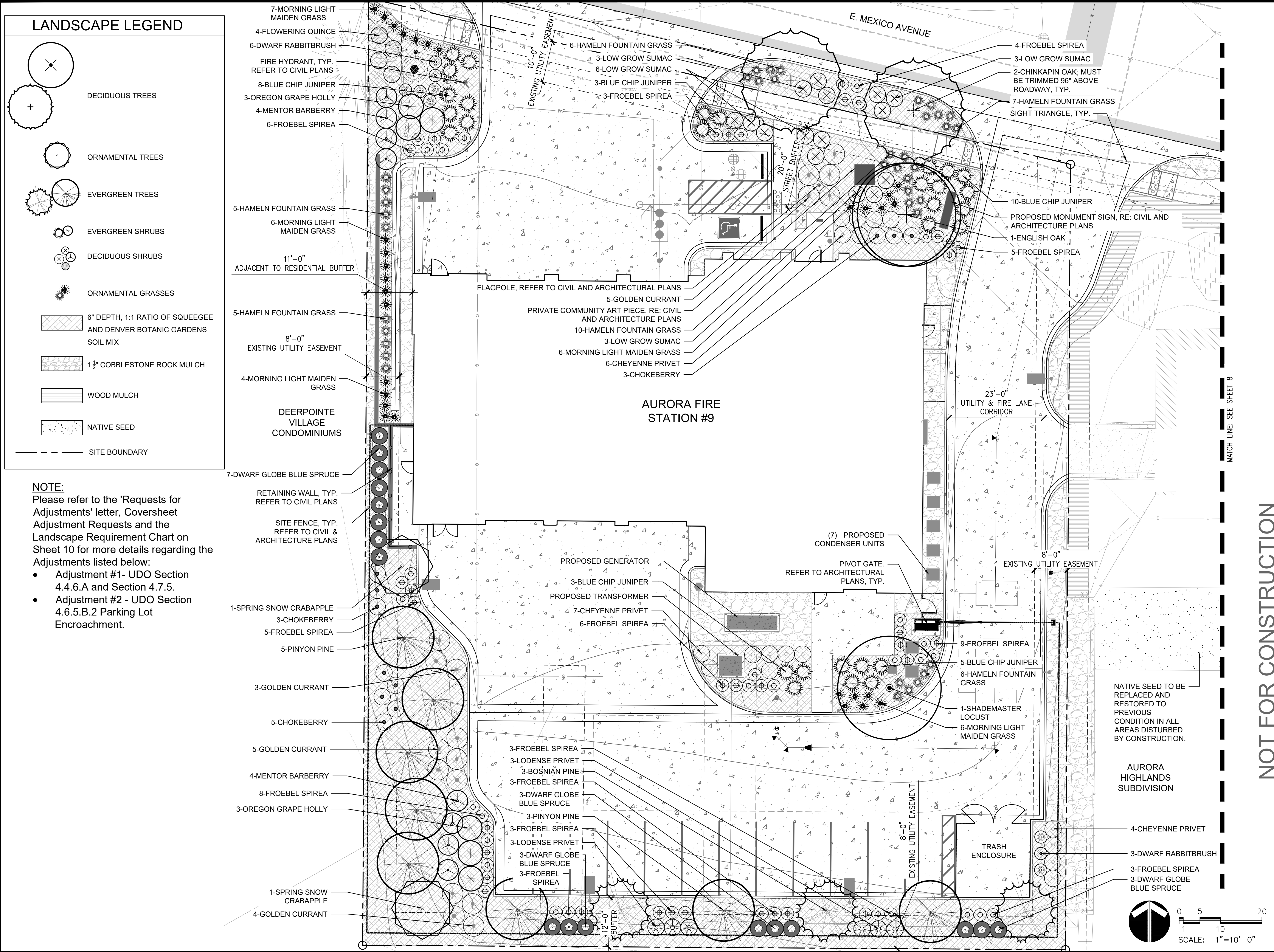
**FIRE STATION #9**  
AURORA FIRE RESCUE  
NOT FOR CONSTRUCTION

SHEET TITLE:  
EXISTING CONDITIONS AND  
TREE MITIGATION PLAN

SCALE:1"=10'-0"

SHEET NUMBER:  
**6**





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FIRE STATION #9  
AURORA FIRE RESCUE  
NOT FOR CONSTRUCTION

SHEET TITLE:  
LANDSCAPE PLAN

SCALE:1"=10'-0"  
SHEET NUMBER:  
**7**



DECIDUOUS TREES

ORNAMENTAL TREES

EVERGREEN TREES

EVERGREEN SHRUBS

DECIDUOUS SHRUBS

ORNAMENTAL GRASSES

6" DEPTH, 1:1 RATIO OF SQUEEGEE OR DENVER BOTANIC GARDENS SOIL MIX

1 1/2" COBBLESTONE ROCK MULCH

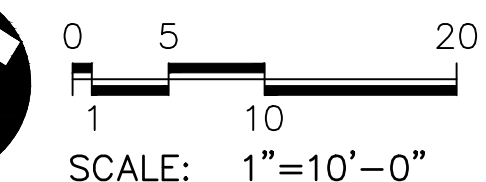
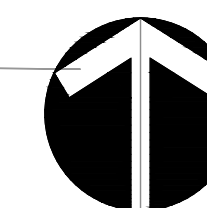
WOOD MULCH

NATIVE SEED

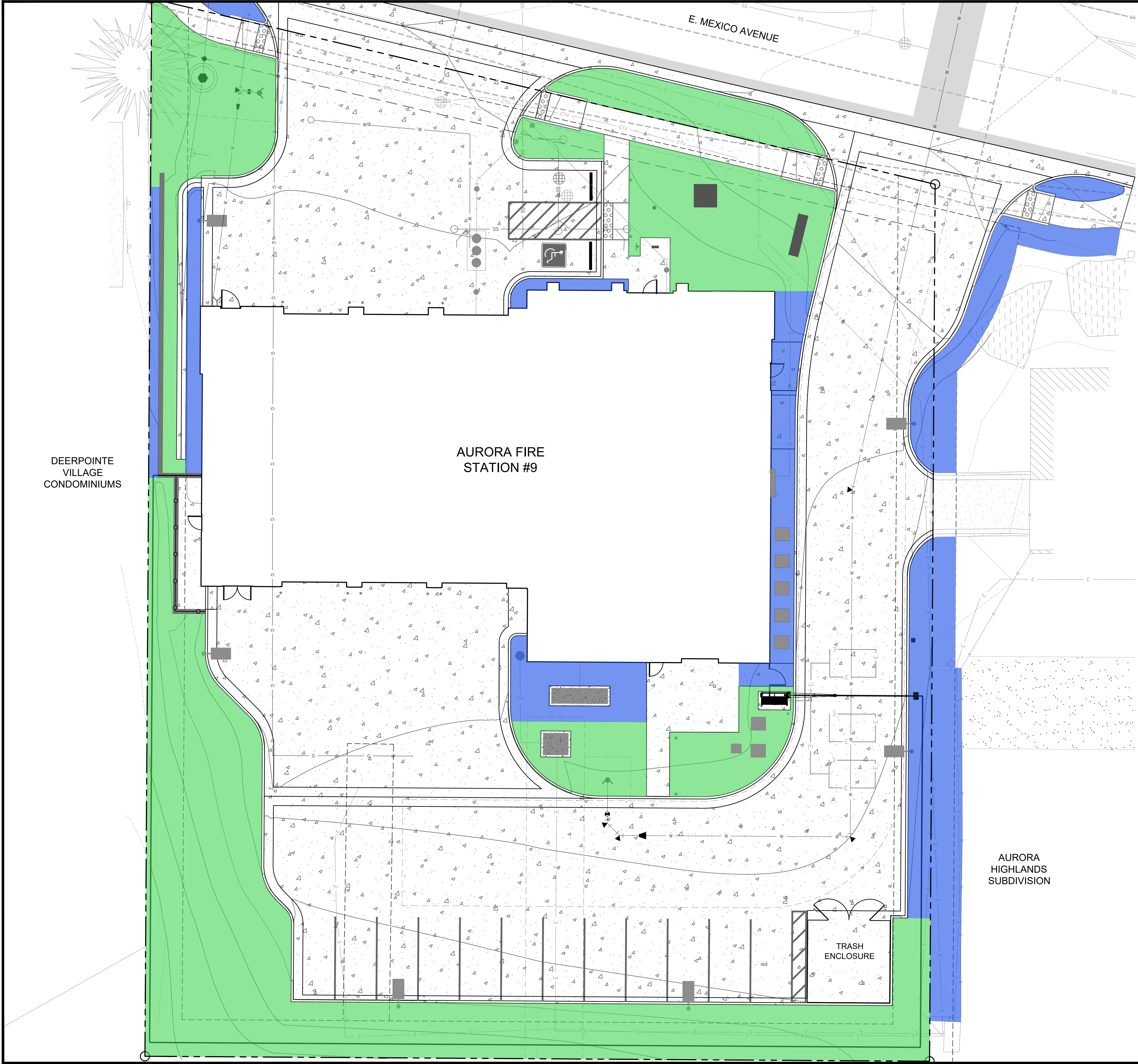
— — — — — SITE BOUNDARY



8







WATER CONSERVATION LEGEND

- WATER CONSERVING (72%)  
7,715 SF
- NON-WATER (Z) (28%)  
2,953 SF
- TOTAL = 10,668 SF

DEERPOINTE  
VILLAGE  
CONDOMINIUMS

AURORA FIRE  
STATION #9

AURORA  
HIGHLANDS  
SUBDIVISION

TRASH  
ENCLOSURE

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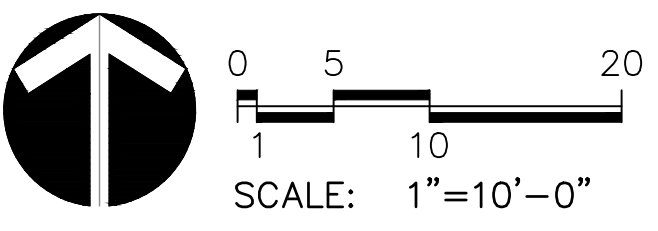
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SHEET TITLE:  
WATER CONSERVATION  
PLAN

SCALE:1"=10'-0"  
SHEET NUMBER:

9





LANDSCAPE NOTES

1. ALL PLANT MATERIALS SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI 260.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
2. ALL APPROVED WORK WITHIN TREE PROTECTION ZONE/CRITICAL ROOT ZONE MUST BE ACCOMPLISHED WITH HAND TOOLS ONLY. (REFER TO PROJECT'S TREE RETENTION AND PROTECTION SPECIFICATION)
3. THE TURF AREAS AS WELL AS SHRUB BEDS SHALL BE PREPARED WITH ORGANIC MATTER AT THE RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. REFER TO SPECIFICATION FOR NATIVE SEED LANDSCAPE AREA AMENDMENTS. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
4. ALL SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PROVIDE SHRUB BED LAYOUT BASED UPON THIS LANDSCAPE PLAN AND NOT THE IRRIGATION PLAN. TREE LOCATION TO BE NO CLOSER THAN 6' FROM ALL CURBS & WALKWAYS (EXCEPT IN TREE LAWNS).
5. ALL PLANT MATERIAL ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. SOIL PREPARATION FOR ALL SHRUB BEDS TO BE 6" DEPTH, 1 PART IN-ORGANIC SOIL AMENDMENT SIZED ¼" AND SMALLER (FOR EXAMPLE SQUEEGEE OR CRUSHED GRANITE), AND 1 PART GARDEN TOPSOIL, UNLESS OTHERWISE NOTED. SUBMIT SAMPLE FOR APPROVAL.
7. ALL VEGETATION WITHIN THE R.O.W., OTHER THAN STREET TREES, ARE NOT TO EXCEED 30" IN HEIGHT. VEGETATION MUST BE PLACED A MINIMUM OF 24" FROM FACE OF CURB.
8. NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW & APPROVAL BY THE OWNER'S REPRESENTATIVE AND THE CITY PLANNING DEPARTMENT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.
9. ALL TREES IN SEEDED OR SODDED AREAS WILL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT A 3"-4" DEPTH AND AT LEAST 3'-4' DIAMETER. NO MULCH WILL BE PLACED AGAINST THE TRUNK OF THE TREE.
10. ANY TREE SUBSTITUTIONS MUST BE APPROVED BY OWNER'S REPRESENTATIVE AND THE CITY PLANNING DEPARTMENT PRIOR TO DELIVERY AND INSTALLATION.
11. ALL UTILITY CORRIDOR SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
12. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
13. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
14. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'-0").
15. ALL PROPOSED PLANTINGS WITHIN THE SIGHT TRIANGLE MUST COMPLY WITH COA VERTICAL REQUIREMENTS PER SECTION 4.04.2.10.
16. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
17. THE MAINTENANCE RESPONSIBILITY OF THE AREA BETWEEN THE FENCES (CITY OWNED AND ADJOINING PROPERTY OWNER TO THE NORTH) SHALL BE THE RESPONSIBILITY OF THE CITY.

City of Aurora Landscape Requirements							
Street Frontage / Curbside Area Landscape Requirement							
1 Tree per 40 LF and 1 shrub per 40 SF of Curbside							
Street	Length	Curbside Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
East Mexico Avenue	46	432	1	2	11	14	
*Note: 3 Ornamental Grasses = 1 Shrub Credit							
Adjustment #2 requested for Proposed Parking Encroachment.							

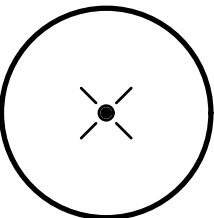
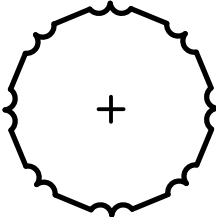
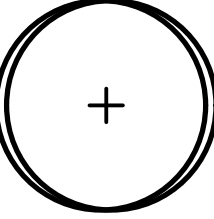
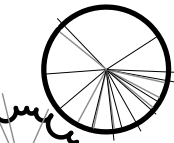

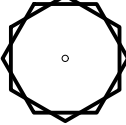














Landscape Street Buffer Requirement								
1 Tree & 10 Shrubs per 40 Linear Feet								
Street	Length	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
East Mexico Avenue	98	20	5 - 29	2	1	30	31	
Adjustment #2 requested for the Landscape Street Buffer Requirement.								

Building Perimeter Requirement					
1 Tree per 40 LF of Building Perimeter or a Combination of Trees and Shrubs (1 Tree = 10 Shrubs) along R.O.W or Residential Views					
Building Perimeter	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
North	54	2	0	18	18
South	53	2	1	18	34
West	60	2	0	20	4
Total		6	1	56	56

Non-Street Buffer - Adjacent to Residential								
1 Tree and 5 Shrubs per 25 LF. 50% of the Tree species to be Evergreen. Width required is 25'. Option to Reduce to 12' with the installation of a wall								
Buffer Perimeter	Length	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
West	222	25'	11 - 30	9	6	44	*79	
South	170	25'	12	7	7	34	37	
Total				16	13	78	116	

\*Extra 30 Shrubs to be allotted towards (3) missing trees.  
Adjustment #1 is requested as the minimum buffer width along the west side is less than the minimum permitted of 12'. The buffer reduction feature along the south requires a wall and a fence has been provided.

PLANT\_SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
	1	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust B&B, Full Crown, Staked, Specimen Quality	2.5"
	2	Quercus muehlenbergii / Chinkapin Oak B&B, Full Crown, Staked, Specimen Quality	2.5"
	1	Quercus robur / English Oak B&B, Full Crown, Staked, Specimen Quality	2.5"
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
	8	Pinus edulis / Pinyon Pine B&B, Full Crown, Guyed, Specimen Quality	8'
	3	Pinus leucodermis / Bosnian Pine B&B, Full Crown, Guyed, Specimen Quality	8'
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
	2	Malus x 'Spring Snow' / Spring Snow Crab Apple B&B, Full Crown, Staked, Specimen Quality	2"
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	15	Rhus aromatica 'Gro-Low' / Low Grow Sumac Container, 5 canes min, 2' ht.	#5
	11	Aronia melanocarpa / Chokeberry Container, 5 canes min, 3' - 6' ht.	#5
	17	Ligustrum vulgare 'Cheyenne' / Cheyenne Privet Container, 5 canes min, 8' - 10' ht.	#5
	6	Ligustrum vulgare 'Lodense' / Lodense Privet Container, 5 canes min, 3' - 4' ht.	#5
	4	Chaenomeles speciosa / Flowering Quince Container, 5 canes min, 6' - 8' ht.	#5
	8	Berberis x mentorensis / Mentor Barberry Container, 5 canes min, 5' - 7' ht.	#5
	17	Ribes aureum / Golden Currant Container, 5 canes min, 4' - 5' ht.	#5
	9	Ericamerica nauseosa / Dwarf Rabbitbrush Container, 5 canes min, 1' - 3' ht.	#5
	61	Spiraea japonica 'Froebeli' / Froebel Spirea Container, 5 canes min, 2' ht.	#5
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	29	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Container, 5 canes min, 12" ht.	#5
	6	Mahonia aquifolium / Oregon Grape Holly Container, 5 canes min, 3' - 8' ht.	#5
	17	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce Container, 5 canes min, 3' - 5' ht.	#5
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT
	30	Miscanthus sinensis 'Morning Light' / Morning Light Maiden Grass Container, Well established	#1
	39	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass Container, Well established	#1

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AURORA

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SHEET TITLE:  
LANDSCAPE NOTES AND  
SCHEDULE

SCALE:NTS  
SHEET NUMBER:  
10





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LANDSCAPE DETAILS

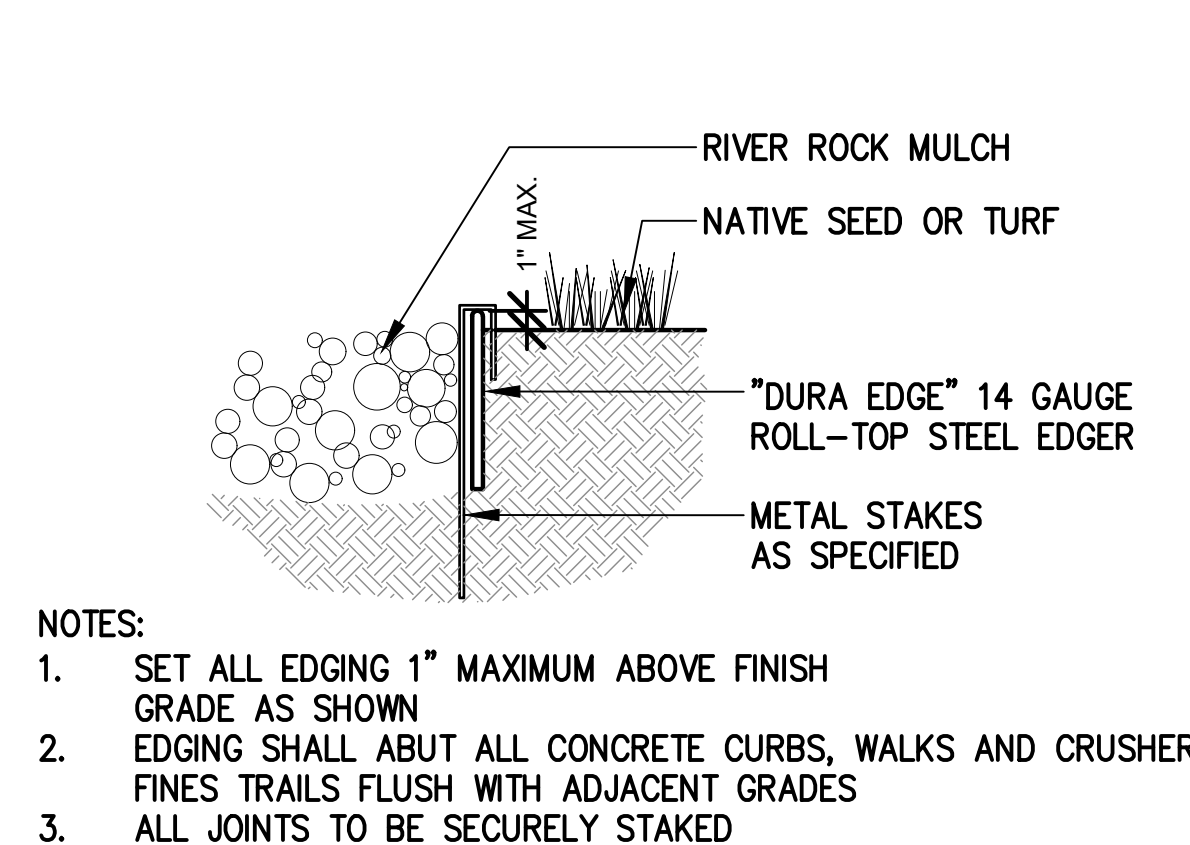
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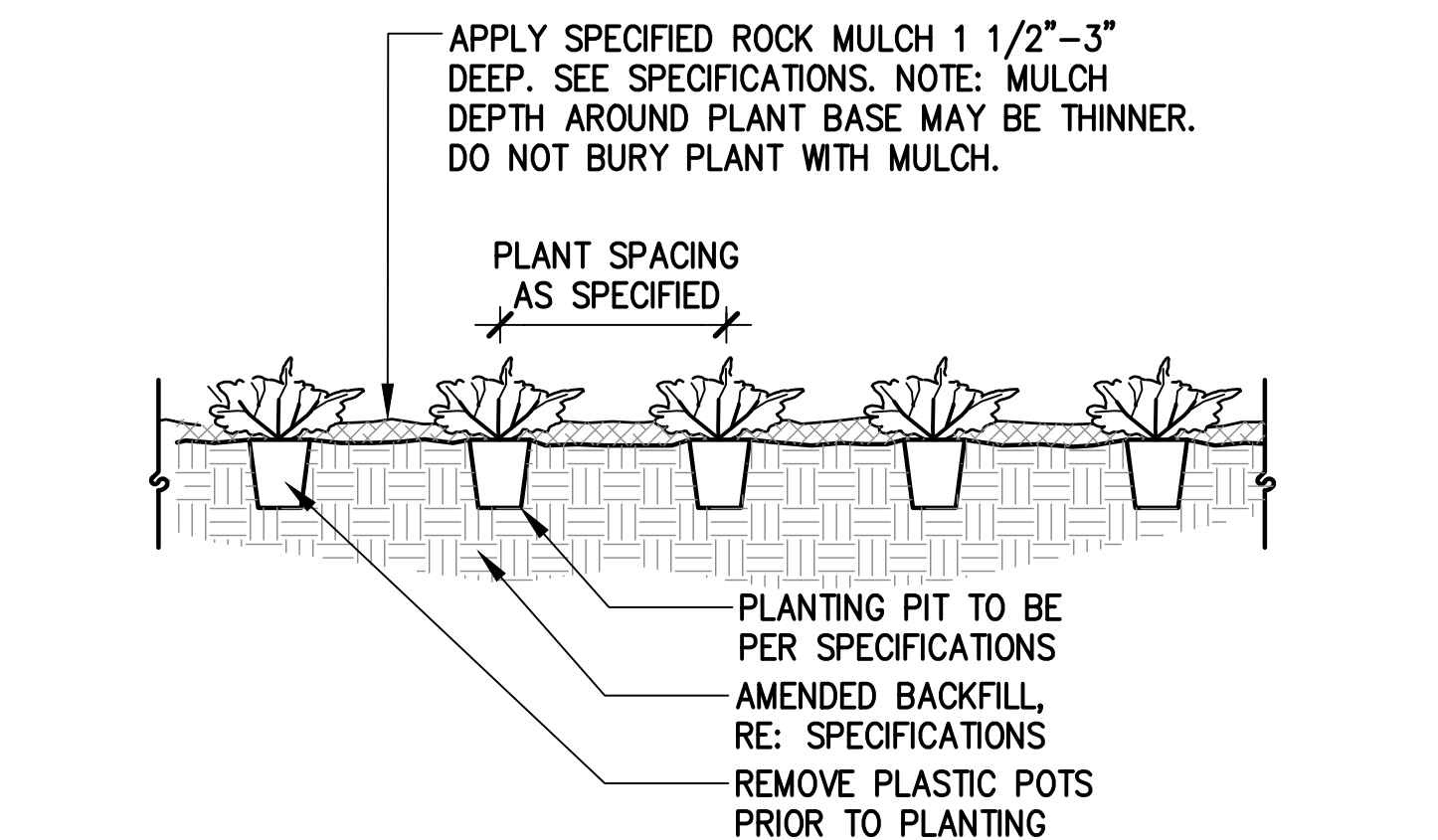
NOT FOR CONSTRUCTION

**PLANT SPACING	A	B	C	D
6"	6"	6"	5"	6"
8"	8"	6"	7"	8"
12"	12"	8"	10"	12"
18"	18"	9"	15 $\frac{1}{2}$ "	18"
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"



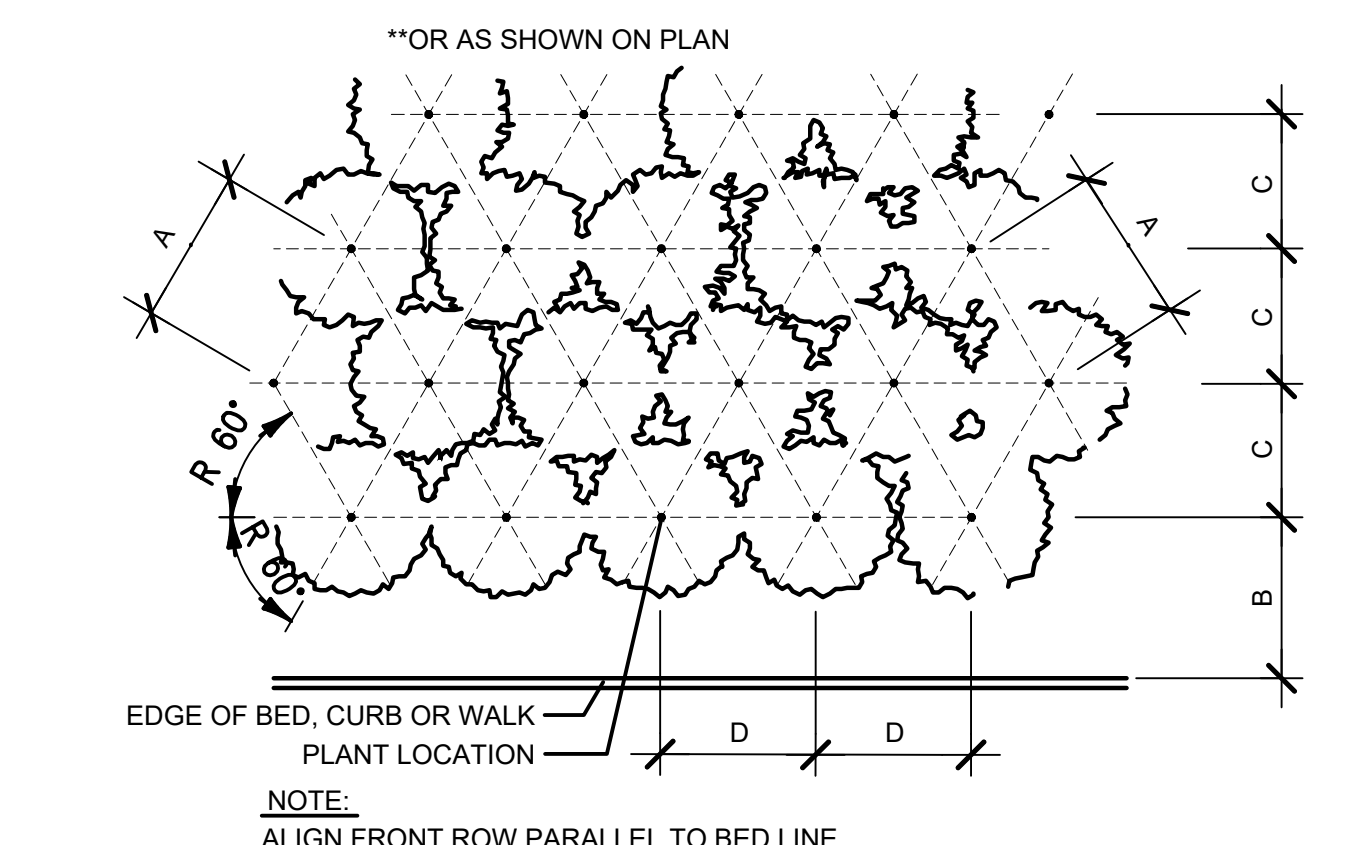
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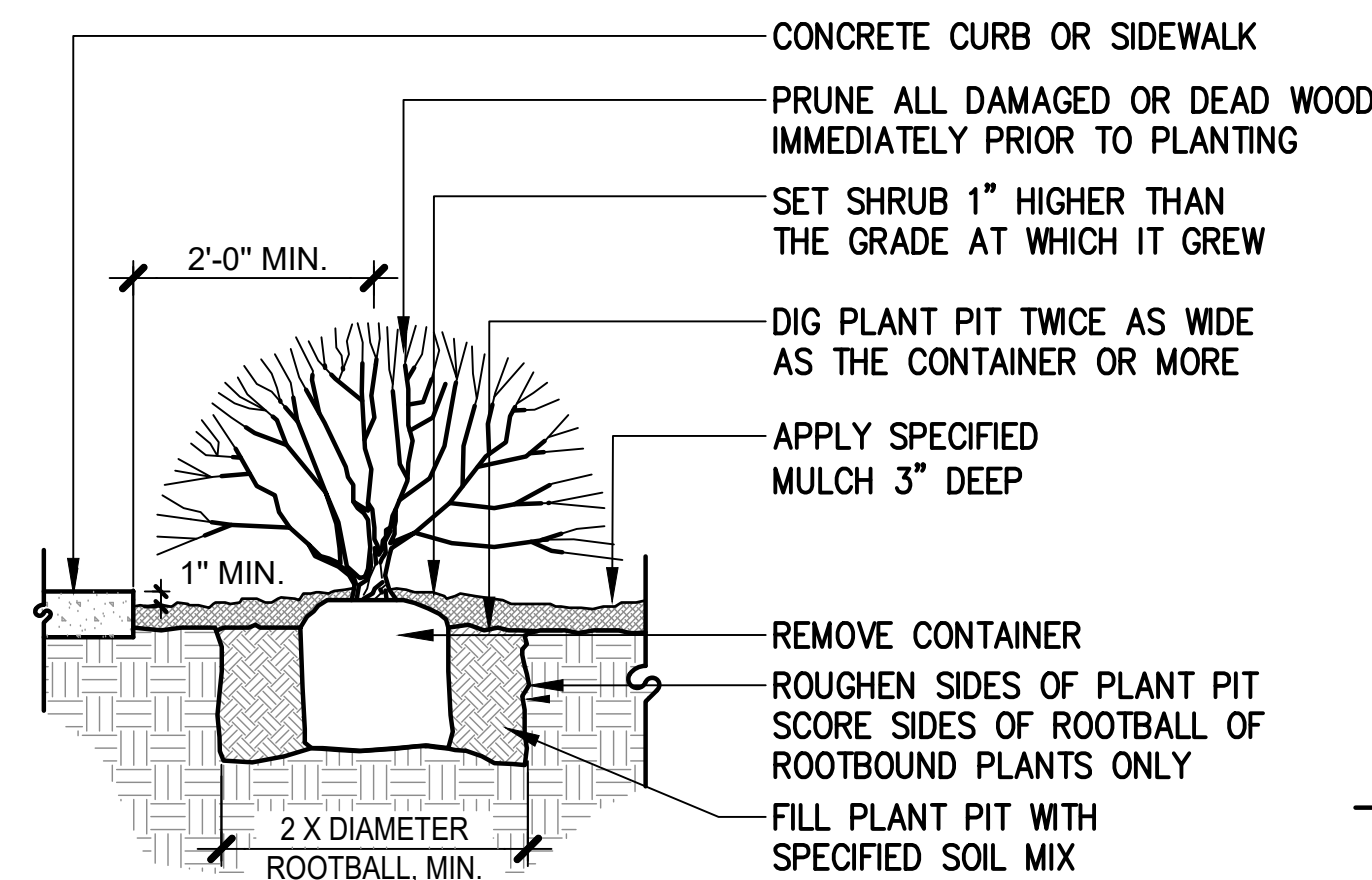
## ORNAMENTAL GRASSES & PERENNIALS

NOT TO SCALE



## SHRUB/ORN. GRASS/GROUNDCOVER

NOT TO SCALE

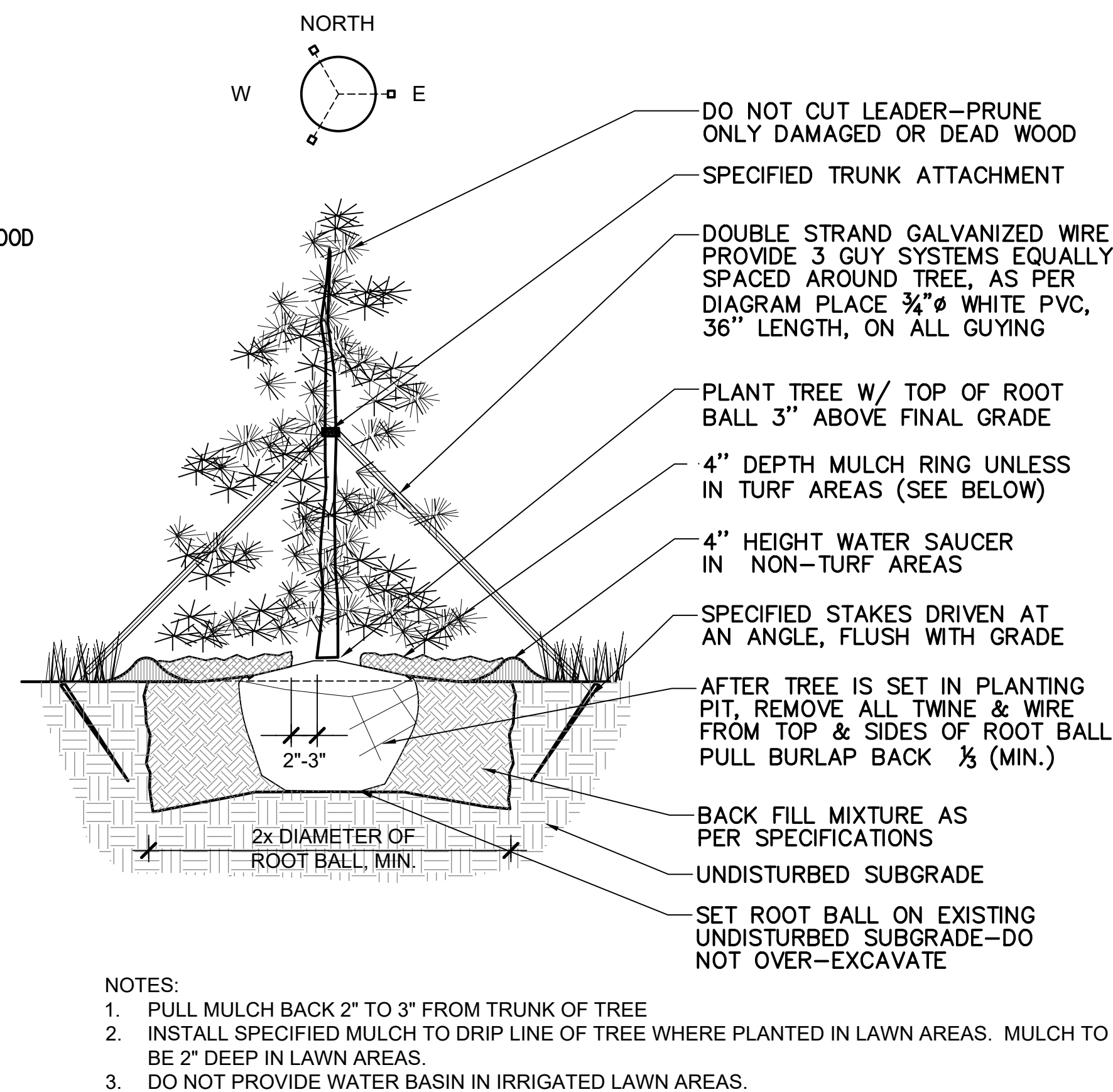


### GENERAL NOTES

- HOLD GRADE 1" BELOW EDGE OF WALK OR CURB
- SHRUB PLANTING - REFER TO SHRUB BED LAYOUT FOR PLACEMENT OF SHRUBS.
- FOR GROUPINGS OF SHRUBS, MULCH ENTIRE PLANTING AREA. FOR INDIVIDUAL SHRUBS, MULCH PLANTING PIT AREA ONLY.
- GRADE EDGE OF PLANTING AREAS TO RETAIN MULCH.
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

## SHRUB PLANTING

NOT TO SCALE

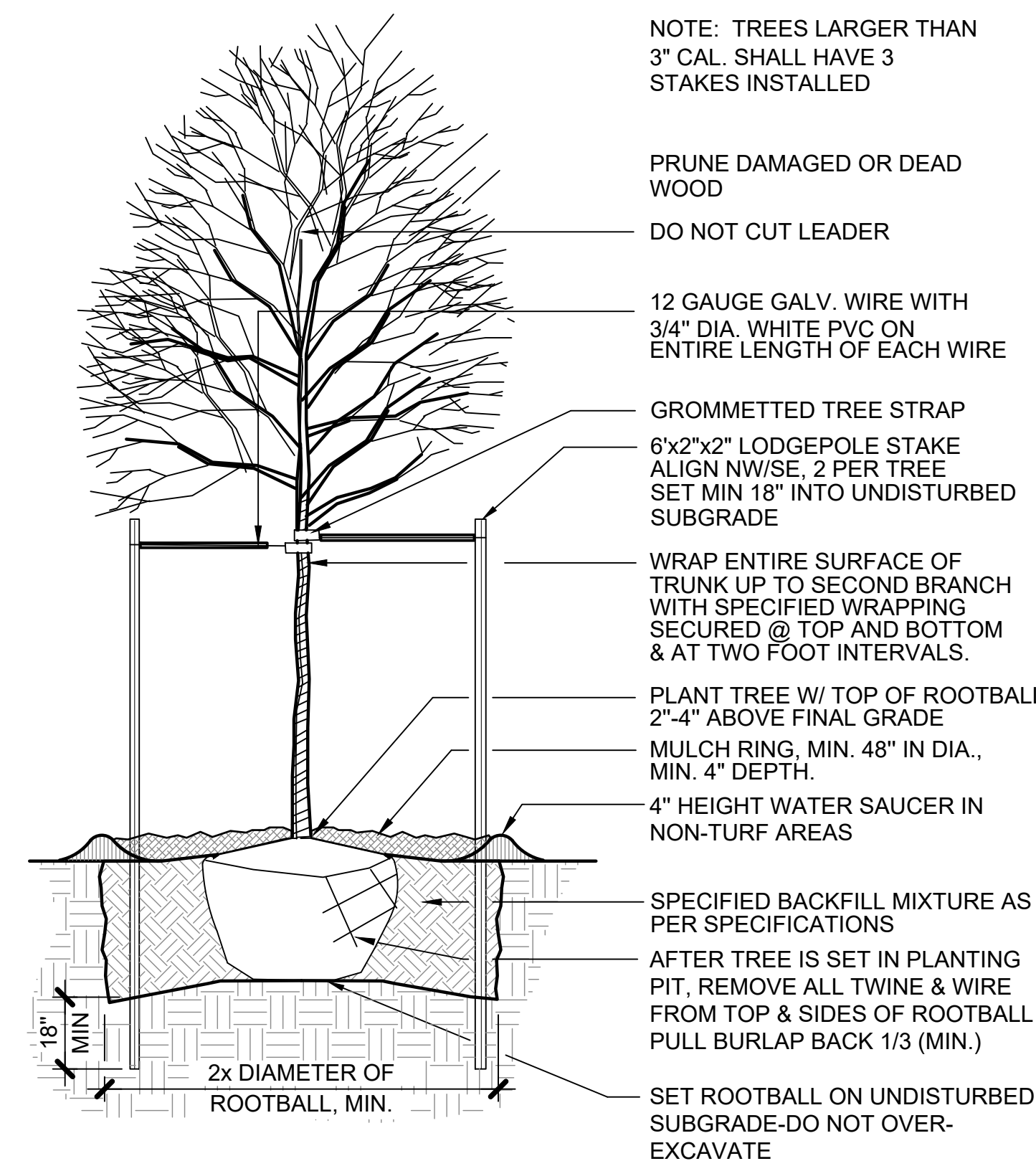


### NOTES:

- PULL MULCH BACK 2" TO 3" FROM TRUNK OF TREE
- INSTALL SPECIFIED MULCH TO DRIP LINE OF TREE WHERE PLANTED IN LAWN AREAS. MULCH TO BE 2" DEEP IN LAWN AREAS.
- DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

## EVERGREEN TREE PLANTING

NOT TO SCALE



## DECIDUOUS TREE PLANTING

NOT TO SCALE





FIRE STATION #9 REPLACEMENT  
AURORA FIRE RESCUE

PROJECT #5367A

17200 E. Mexico Ave.  
Aurora, CO 80017

PROJ. NO. 125-07  
DRAWN: MD  
CHECKED: DJ  
CADD  
DATE: 08/29/24

NO.	DATE	DESCRIPTION
04/22/24		DEVELOPMENT APPLICATION
08/29/24		D.A. RESUBMITTAL
10/15/24		D.A. RESUBMITTAL
11/22/24		D.A. RESUBMITTAL

FIRE STATION #9  
AURORA FIRE RESCUE

SHEET

BUILDING  
ELEVATIONS

SCALE 3/16" = 1'-0"  
SHEET

12



EXTERIOR MATERIALS LEGEND KEYNOTE LEGEND

- EXTERIOR MATERIALS LEGEND**
- METAL ROOF**  
BASIS OF DESIGN: VARCO PRUDEN  
SSR STANDING SEAM ROOF  
COLOR: COOL WEATHERED COPPER
  - METAL WALL PANEL**  
BASIS OF DESIGN: BERRIDGE  
STYLE: HS-12  
COLOR: ROSEWOOD
  - METAL WALL PANEL**  
BASIS OF DESIGN: VARCO PRUDEN  
STYLE: PANEL RIB  
COLOR: COOL ARCTIC WHITE
  - METAL WALL PANEL**  
BASIS OF DESIGN: VARCO PRUDEN  
STYLE: PANEL RIB  
COLOR: COOL SIERRA TAN
  - PRECAST STONE TRIM**  
COLOR: LIGHT BROWN
  - BRICK VENEER**  
BASIS OF DESIGN: SUMMIT BRICK  
COLOR: LIGHT PEWTER
- KEYNOTE LEGEND**
- 1 METAL PANEL ROOFING, DARK BRONZE
  - 2 METAL PANEL WALL SYSTEM, ROSEWOOD
  - 3 METAL PANEL WALL SYSTEM, COOL ARCTIC WHITE
  - 4 METAL PANEL WALL SYSTEM, SIERRA TAN
  - 5 PREFINISHED METAL FASCIA, DARK BRONZE
  - 6 BRICK VENEER, B.O.D. SUMMIT
  - 7 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
  - 8 INSULATED OVERHEAD DOOR WITH GLASS PANELS
  - 9 PAINTED HOLLOW METAL DOOR, DARK BRONZE
  - 10 24" ALUMINUM DIMENSIONAL SIGNAGE LETTERS, STUD MOUNTED WITH 1" STANDOFFS
  - 11 METAL TRIM, COLORS TO MATCH ADJACENT METAL PANELS
  - 12 TRAINING BALCONY - PAINTED STEEL FRAME WITH PAINTED METAL RAILINGS
  - 13 DOWNSPOUT, PAINTED, DARK BRONZE
  - 14 FIBERGLASS WINDOW, DARK BRONZE
  - 15 6" DIA. CONCRETE-FILLED METAL BOLLARD; RE: SITE PLAN DETAILS
  - 16 72" ALUMINUM DIMENSIONAL SIGNAGE NUMBER WITH BACKLIGHTING, STUD MOUNTED WITH 1" STANDOFFS
  - 17 PRECAST STONE TRIM, LIGHT BROWN
  - 18 METAL LOUVER, DARK BRONZE, RE: MECH DRAWINGS
  - 19 6' TALL WOOD SCREEN WALL
  - 20 ROOF BRACKET
  - 21 FDC LOCATION WITH REQUIRED SIGNAGE





FIRE STATION #9 REPLACEMENT  
AURORA FIRE RESCUE

PROJECT #5367A

17200 E. Mexico Ave.  
Aurora, CO 80017

PROJ. NO. 125-07  
DRAWN: Author  
CHECKED: Checker  
CADD  
DATE: 01/22/15

NO.	DATE	DESCRIPTION
04/22/24		DEVELOPMENT APPLICATION
08/29/24		D.A. RESUBMITTAL
10/15/24		D.A. RESUBMITTAL
11/22/24		D.A. RESUBMITTAL

FIRE STATION #9  
AURORA FIRE RESCUE

SHEET

BUILDING  
ELEVATIONS

SCALE 3/16" = 1'-0"  
SHEET



1 SOUTH ELEVATION  
3/16" = 1'-0"

0 4' 8' 12'



2 EAST ELEVATION  
3/16" = 1'-0"

0 4' 8' 12'

EXTERIOR MATERIALS LEGEND KEYNOTE LEGEND



**METAL ROOF**  
BASIS OF DESIGN: VARCO PRUDEN  
SSR STANDING SEAM ROOF  
COLOR: COOL WEATHERED COPPER

**METAL WALL PANEL**  
BASIS OF DESIGN: BERRIDGE  
STYLE: HS-12  
COLOR: ROSEWOOD

**METAL WALL PANEL**  
BASIS OF DESIGN: VARCO PRUDEN  
STYLE: PANEL RIB  
COLOR: COOL ARCTIC WHITE

**METAL WALL PANEL**  
BASIS OF DESIGN: VARCO PRUDEN  
STYLE: PANEL RIB  
COLOR: COOL SIERRA TAN

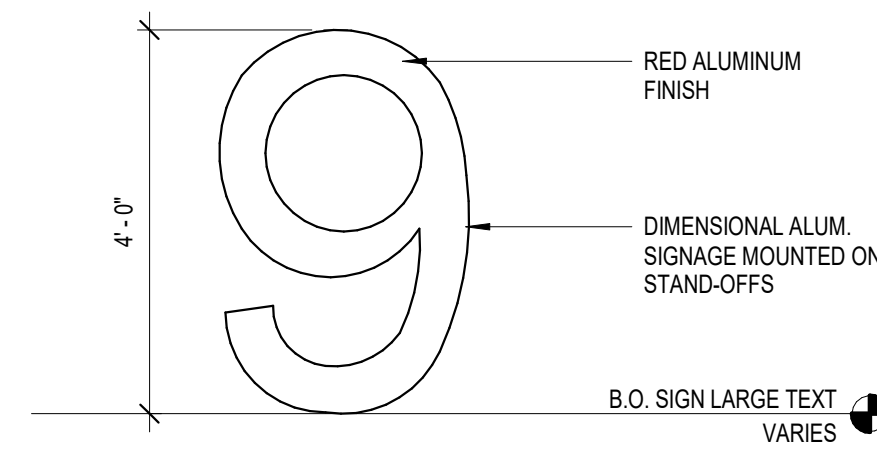
**PRECAST STONE TRIM**  
COLOR: LIGHT BROWN

**BRICK VENEER**  
BASIS OF DESIGN: SUMMIT BRICK  
COLOR: LIGHT PEWTER

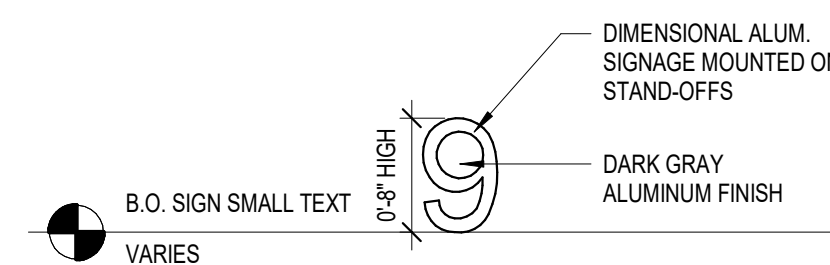
- 1 METAL PANEL ROOFING, DARK BRONZE
- 2 METAL PANEL WALL SYSTEM, ROSEWOOD
- 3 METAL PANEL WALL SYSTEM, COOL ARCTIC WHITE
- 4 METAL PANEL WALL SYSTEM, SIERRA TAN
- 5 PREFINISHED METAL FASCIA, DARK BRONZE
- 6 BRICK WAINSCOT, B.O.D. SUMMIT
- 7 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 8 INSULATED OVERHEAD DOOR WITH GLASS PANELS
- 9 PAINTED HOLLOW METAL DOOR, DARK BRONZE
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- 17 PRECAST STONE TRIM, LIGHT BROWN
- 18 METAL LOUVER, DARK BRONZE, RE: MECH DRAWINGS
- 19 6" TALL WOOD SCREEN WALL
- 20 ROOF BRACKET
- 21 FDC LOCATION



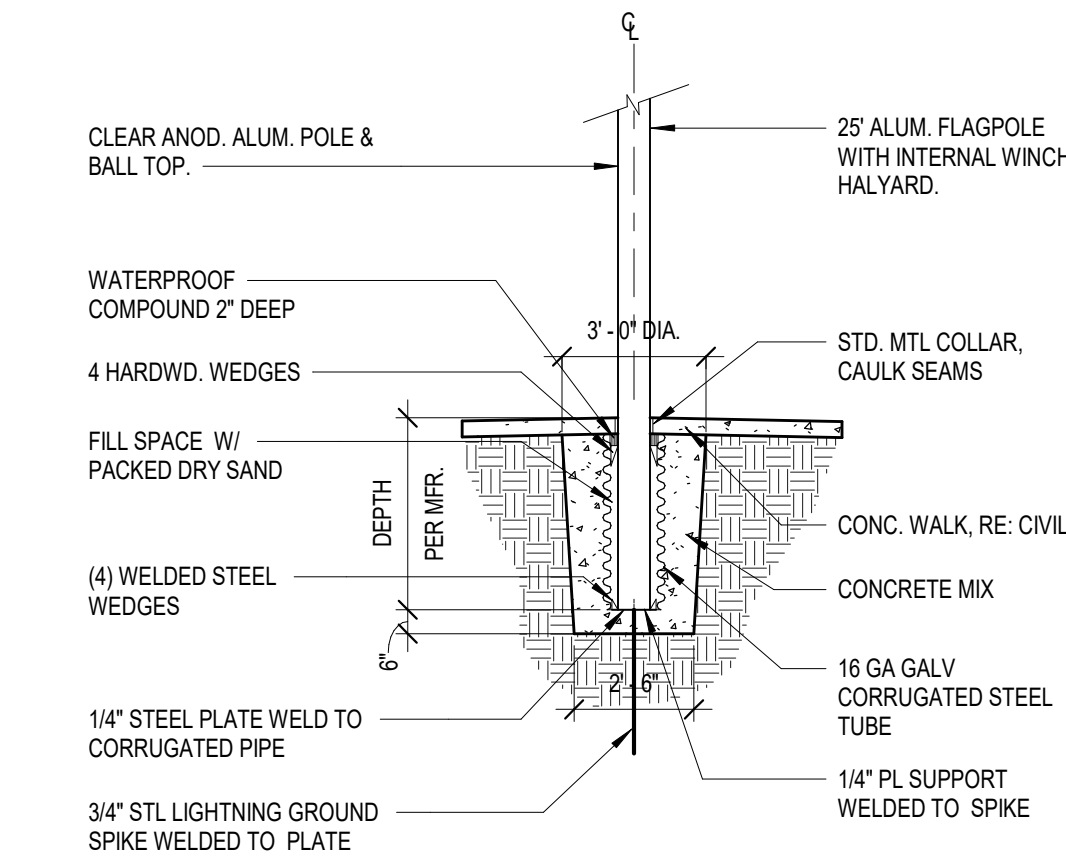
\*NOTE: ALL SIGNAGE IS REVIEWED AND  
APPROVED BY SEPARATE PERMIT.



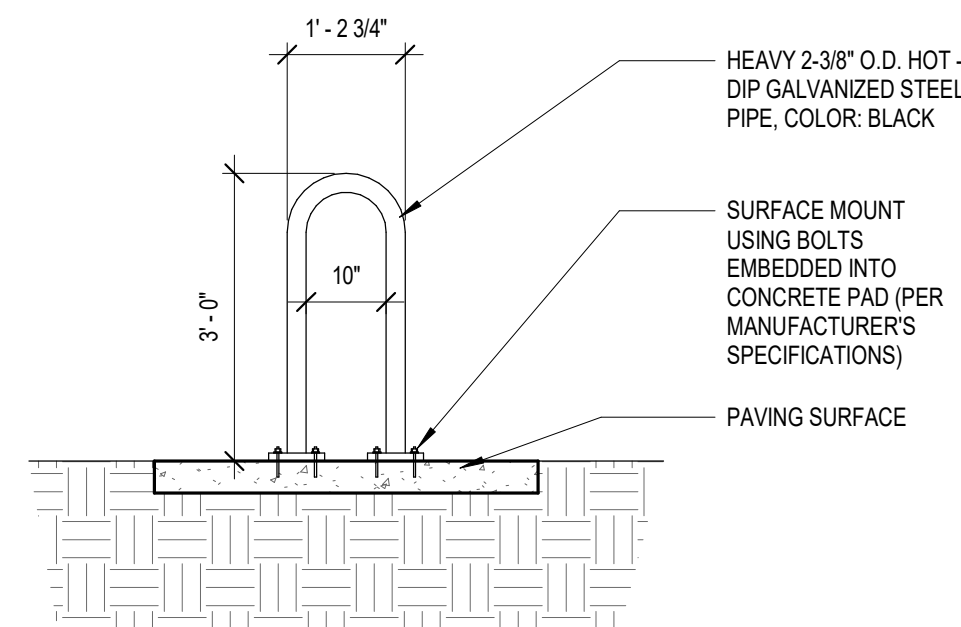
14 FIRE STATION NUMBER SIGNAGE.  
1/2" = 1'-0"



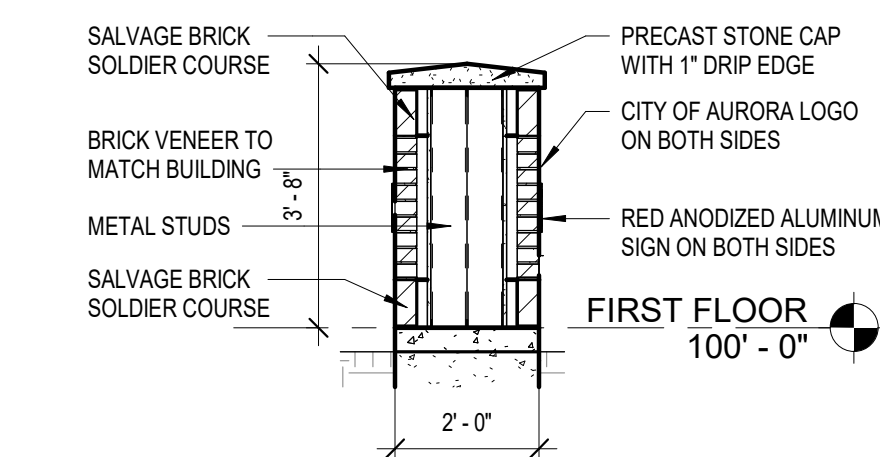
13 SIGNAGE ELEVATIONS SMALL TEXT.  
3/4" = 1'-0"



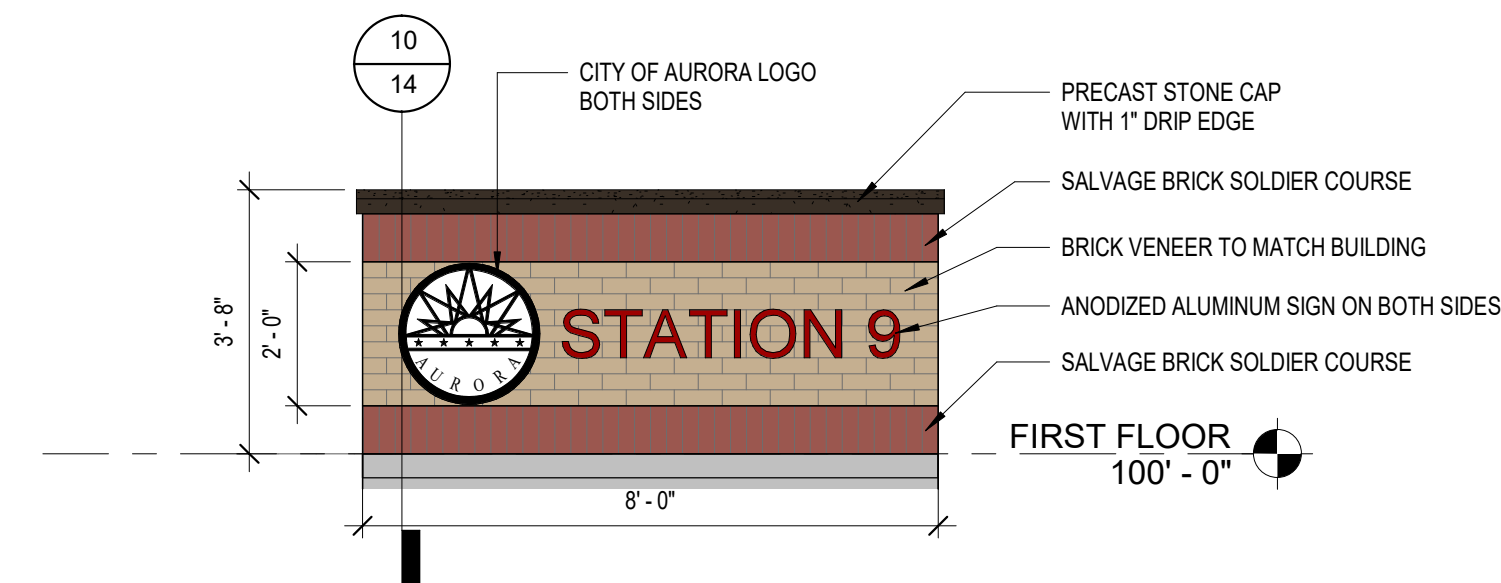
12 FLAGPOLE DETAIL.  
1/4" = 1'-0"



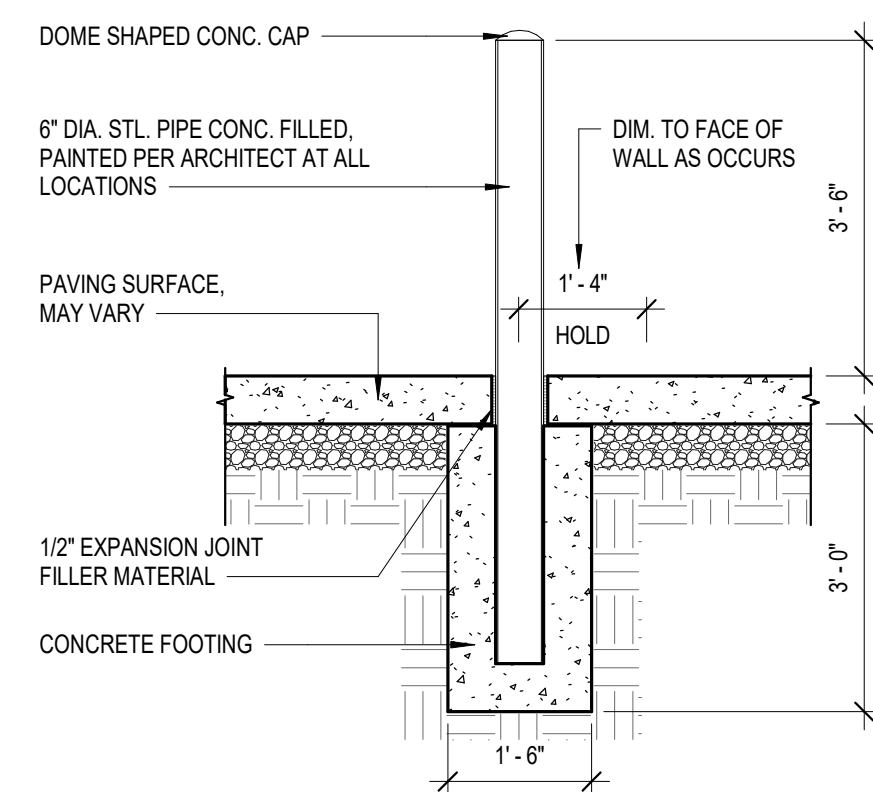
11 BIKE RACK DETAIL.  
1/2" = 1'-0"



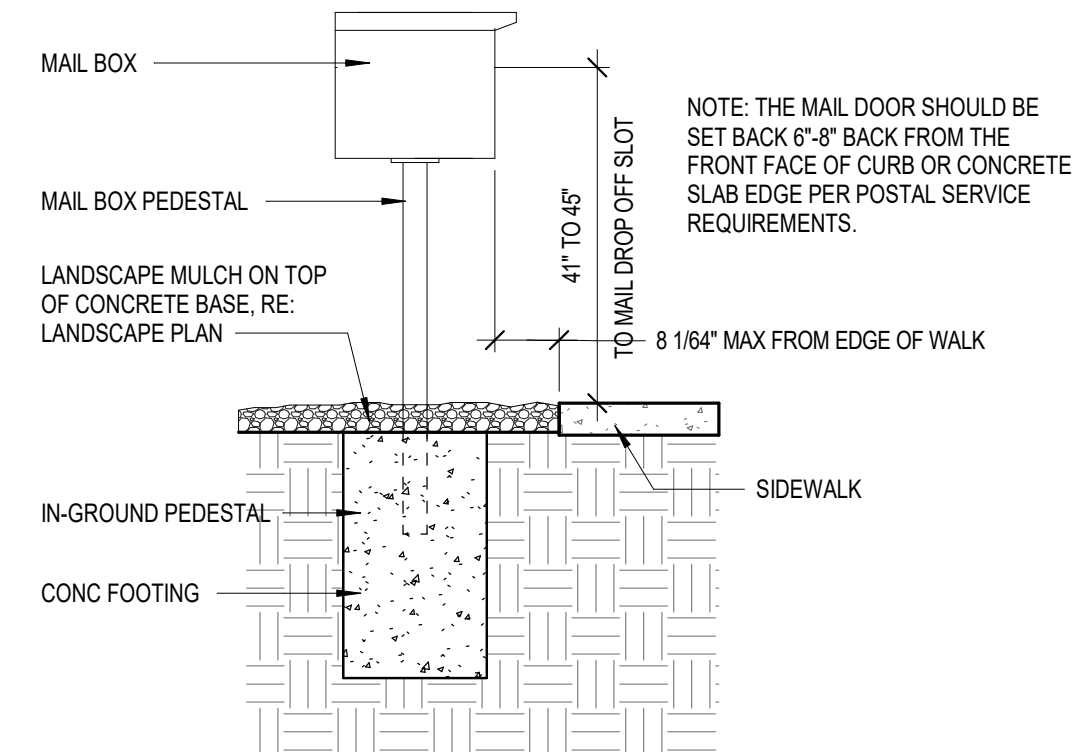
10 MONUMENT SIGN SECTION  
3/8" = 1'-0"



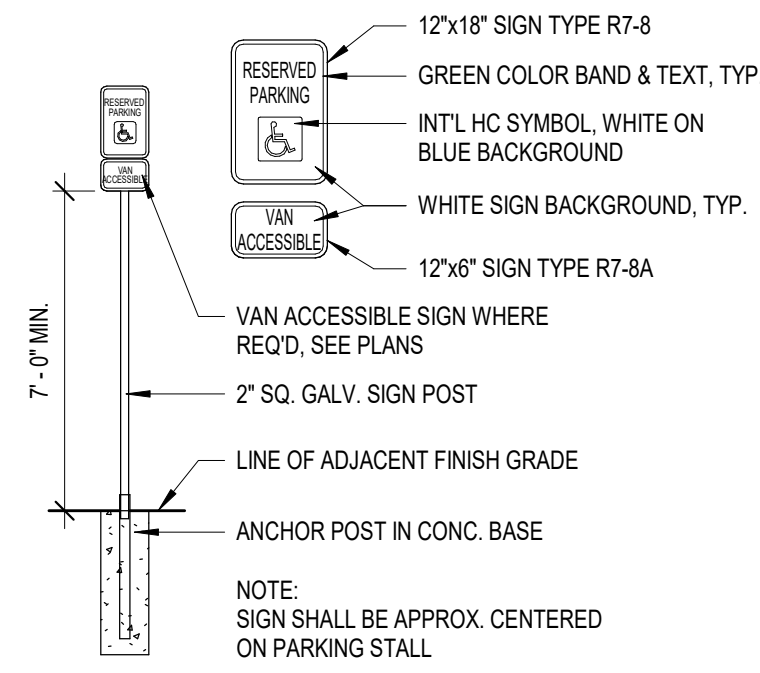
9 MONUMENT SIGN - FRONT AND BACK ELEVATIONS  
3/8" = 1'-0"



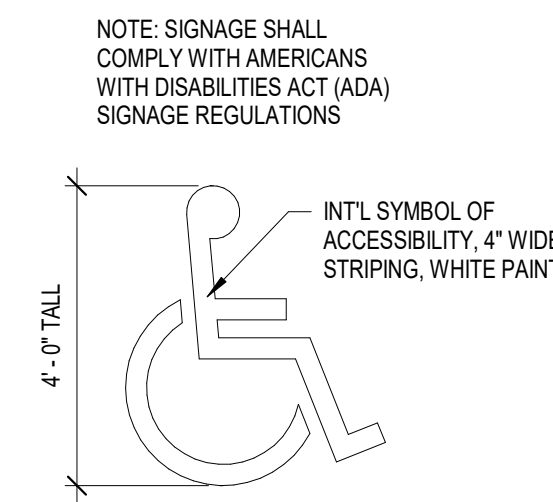
8 PIPE BOLLARD.  
1/2" = 1'-0"



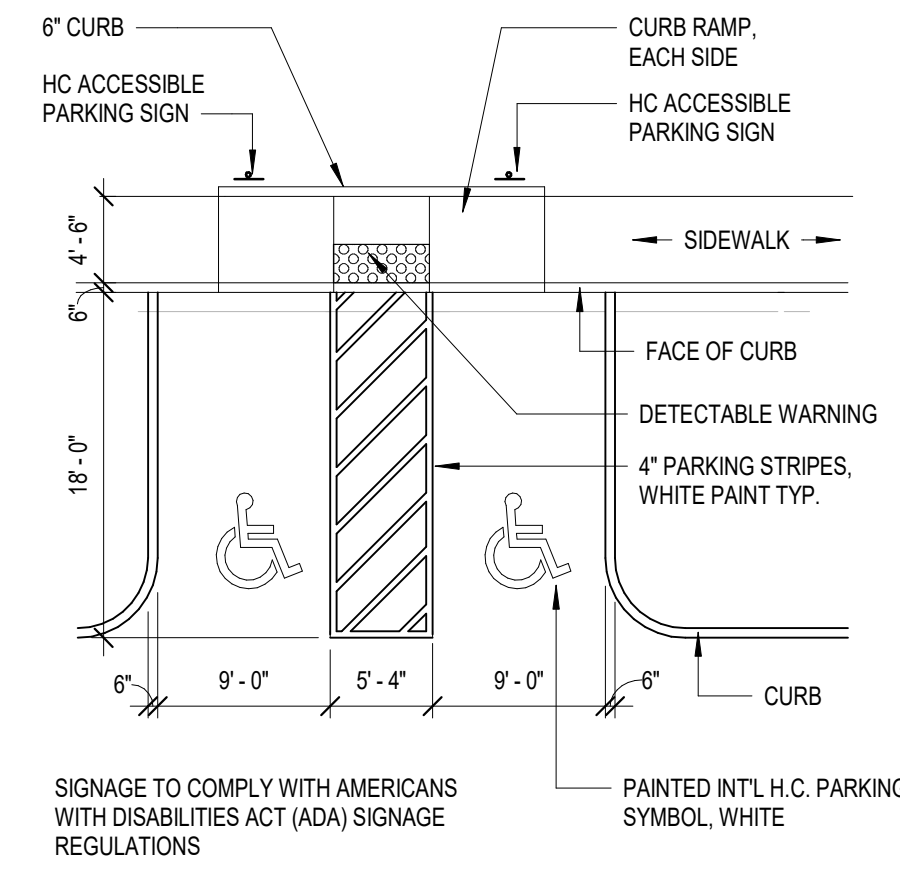
7 MAILBOX.  
1/2" = 1'-0"



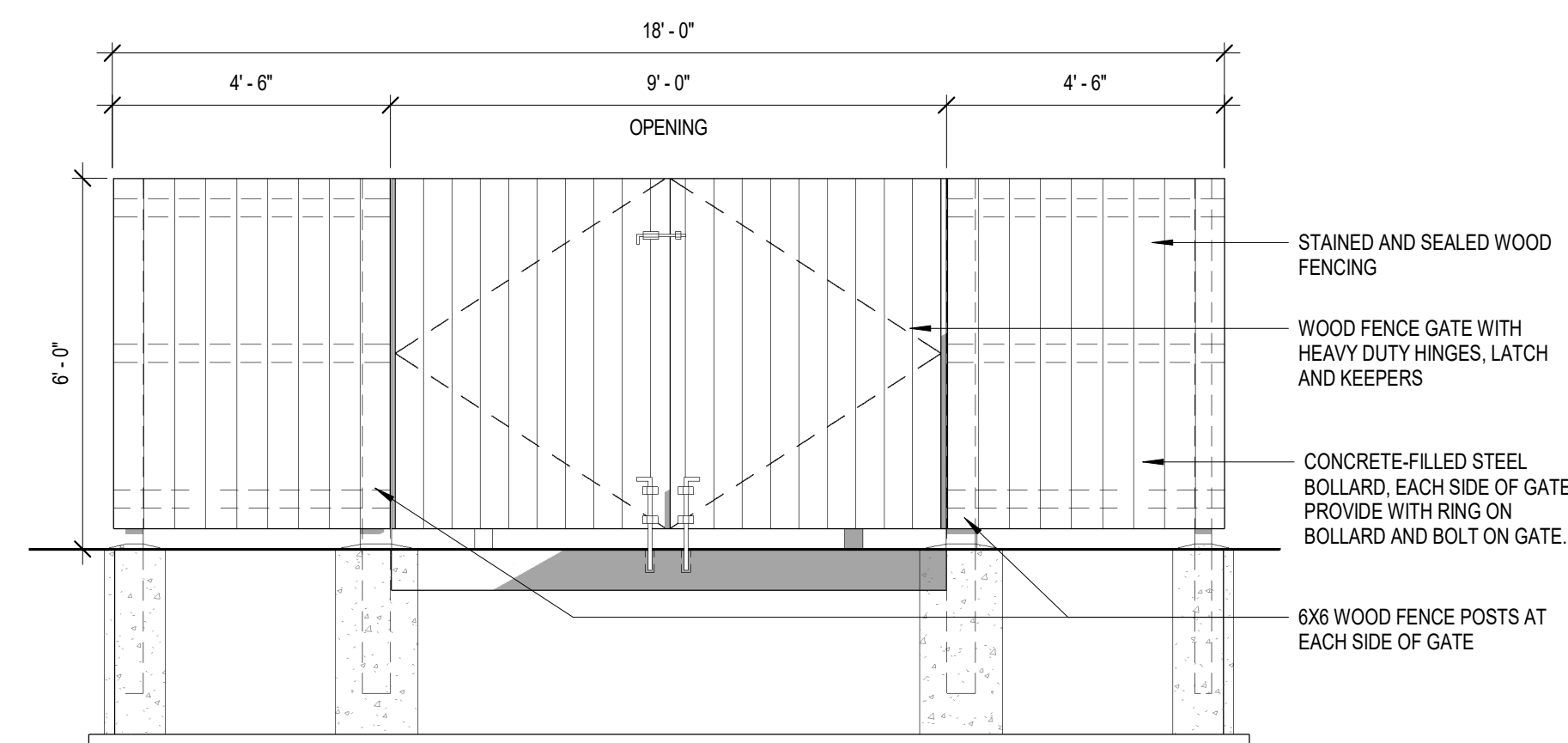
6 HC PARKING SIGN  
1/4" = 1'-0"



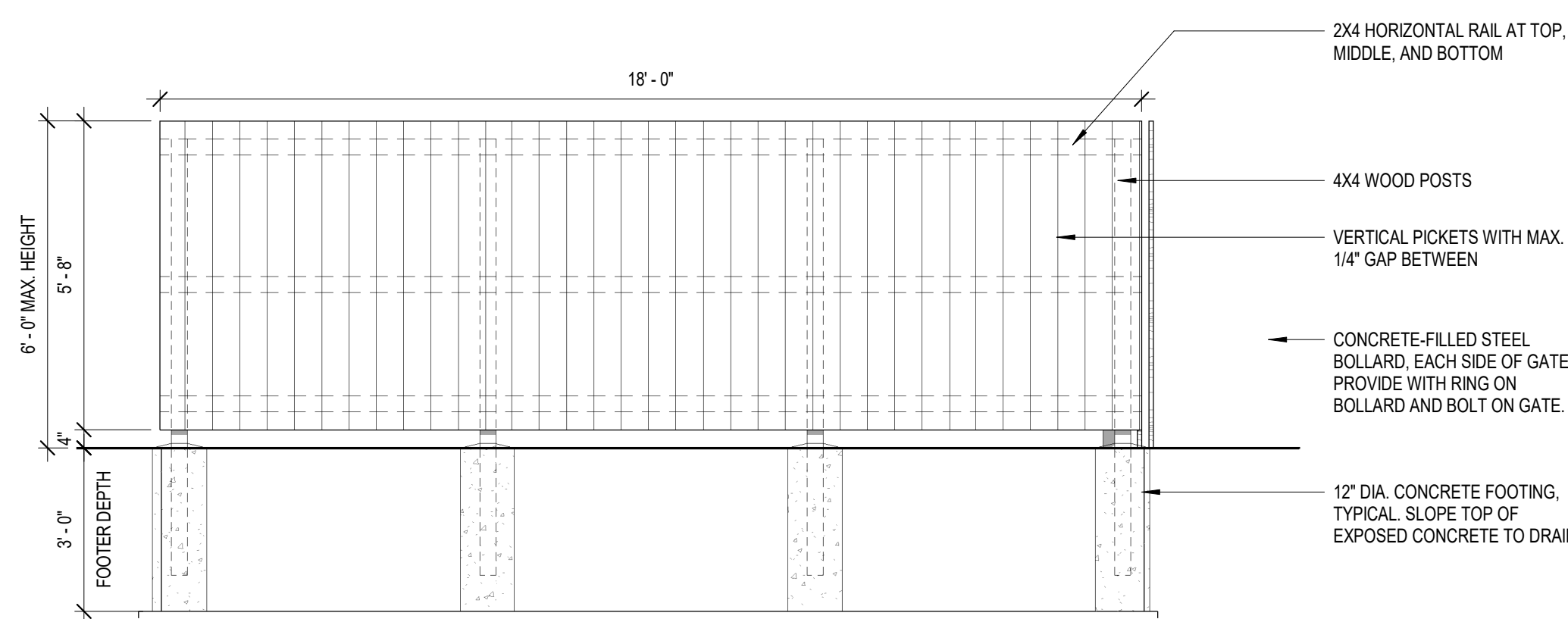
5 HC PARKING SYMBOL  
3/16" = 1'-0"



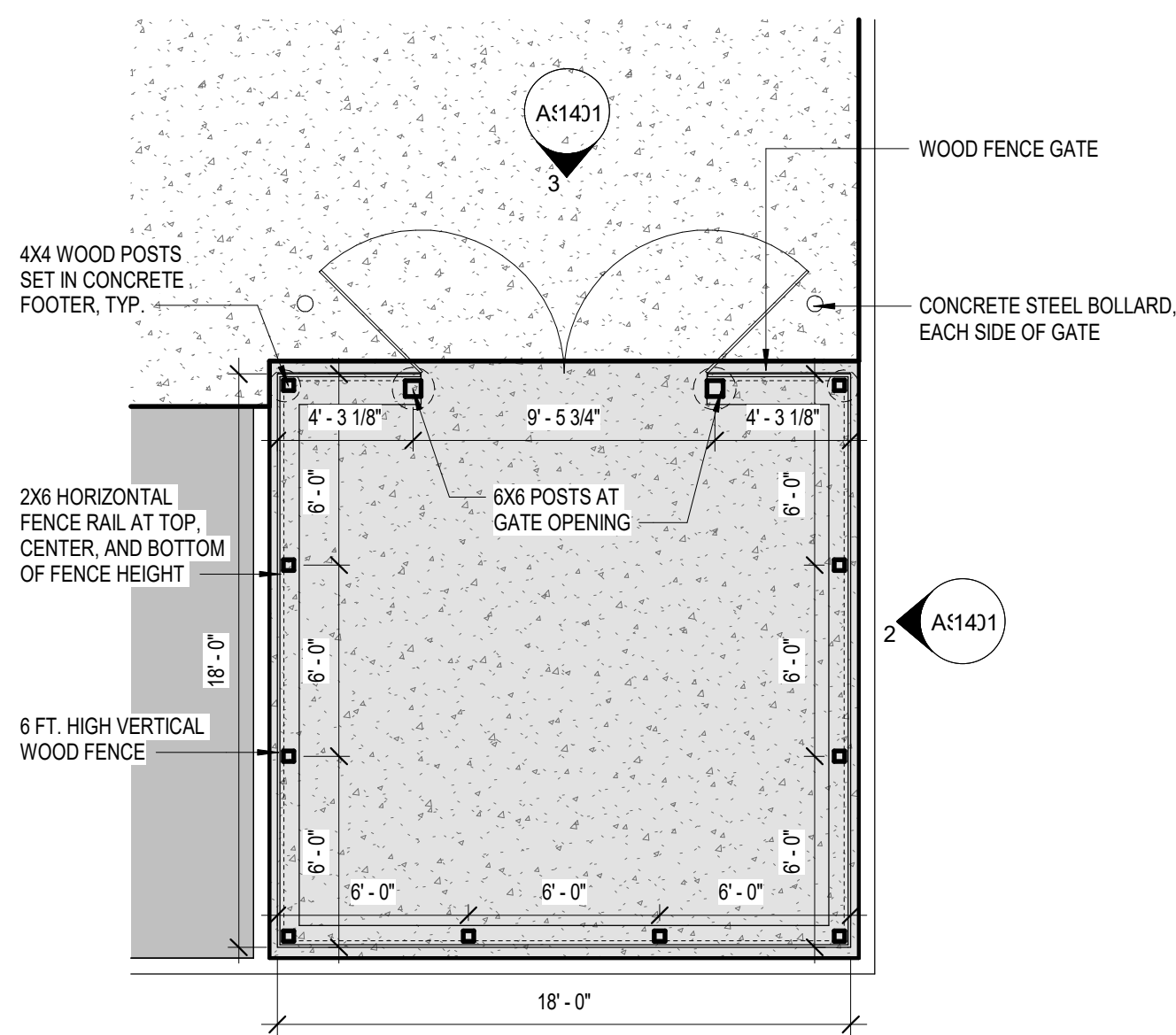
4 ACCESSIBLE PARKING TYP.  
1" = 10'-0"



3 TRASH ENCLOSURE - FRONT ELEVATION  
3/8" = 1'-0"



2 TRASH ENCLOSURE - SIDE AND REAR ELEVATION  
3/8" = 1'-0"



1 TRASH ENCLOSURE PLAN  
3/16" = 1'-0"



FIRE STATION #9 REPLACEMENT  
AURORA FIRE RESCUE

17200 E. Mexico Ave.  
Aurora, CO 80017

PROJECT #5367A

PROJ. NO. 125-07  
DRAWN: MD  
CHECKED: DJ  
CADD  
DATE: 04/22/24

NO.	DATE	DESCRIPTION
04/22/24	04/22/24	DEVELOPMENT APPLICATION
08/29/24	08/29/24	D.A. RESUBMITTAL
10/15/24	10/15/24	D.A. RESUBMITTAL
11/22/24	11/22/24	D.A. RESUBMITTAL

FIRE STATION #9  
AURORA FIRE RESCUE

SHEET  
SITE PLAN DETAILS

SCALE As indicated  
SHEET





FIRE STATION #9 REPLACEMENT  
AURORA FIRE RESCUE

17200 E. Mexico Ave.  
Aurora, CO 80017

PROJECT #5367A

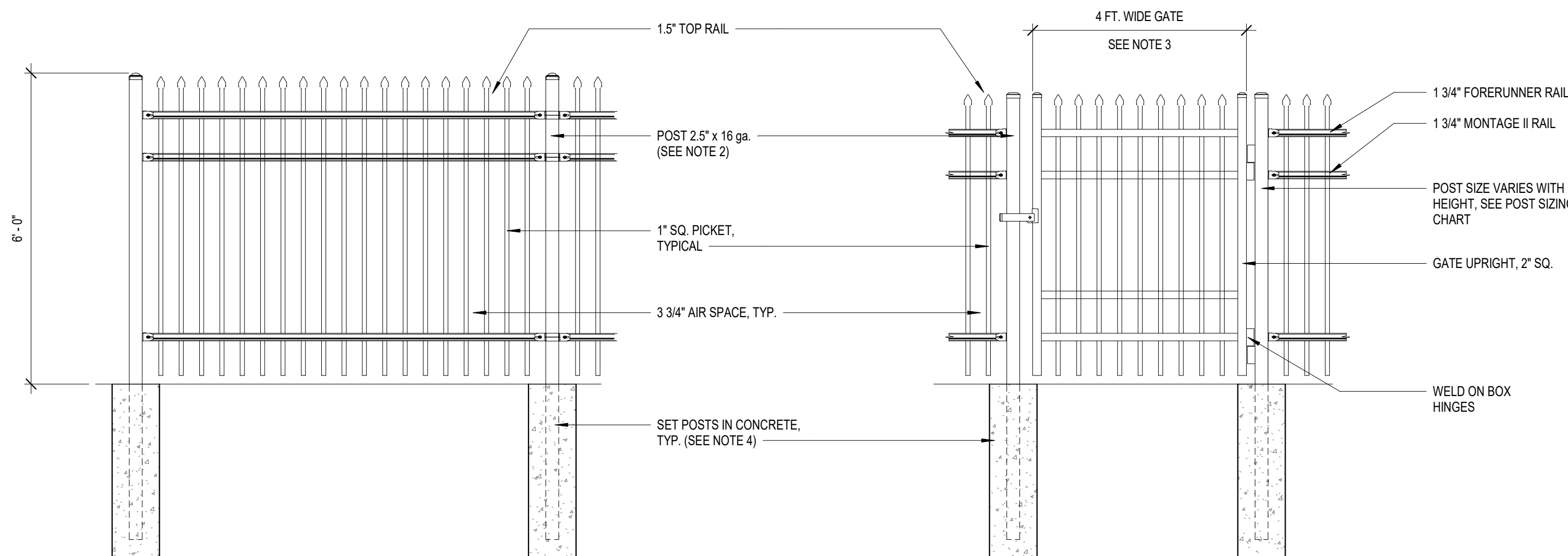
PROJ. NO. 125-07  
DRAWN: MD  
CHECKED: DJ  
CADD  
DATE: 04/22/24

NO.	DATE	DESCRIPTION
04/22/24		DEVELOPMENT APPLICATION
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11/22/24		D.A. RESUBMITTAL

FIRE STATION #9  
AURORA FIRE RESCUE

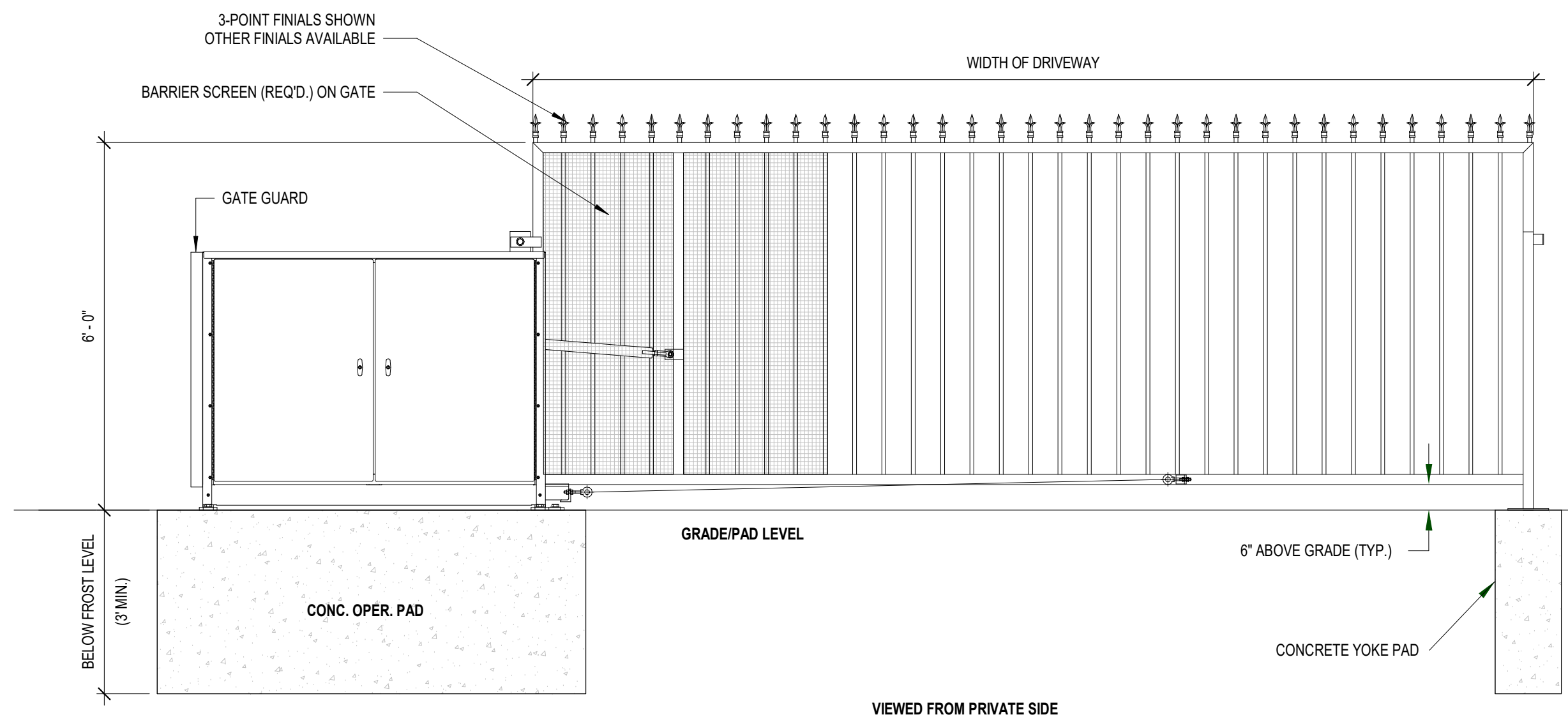
SHEET  
SITE PLAN DETAILS

SCALE As indicated  
SHEET



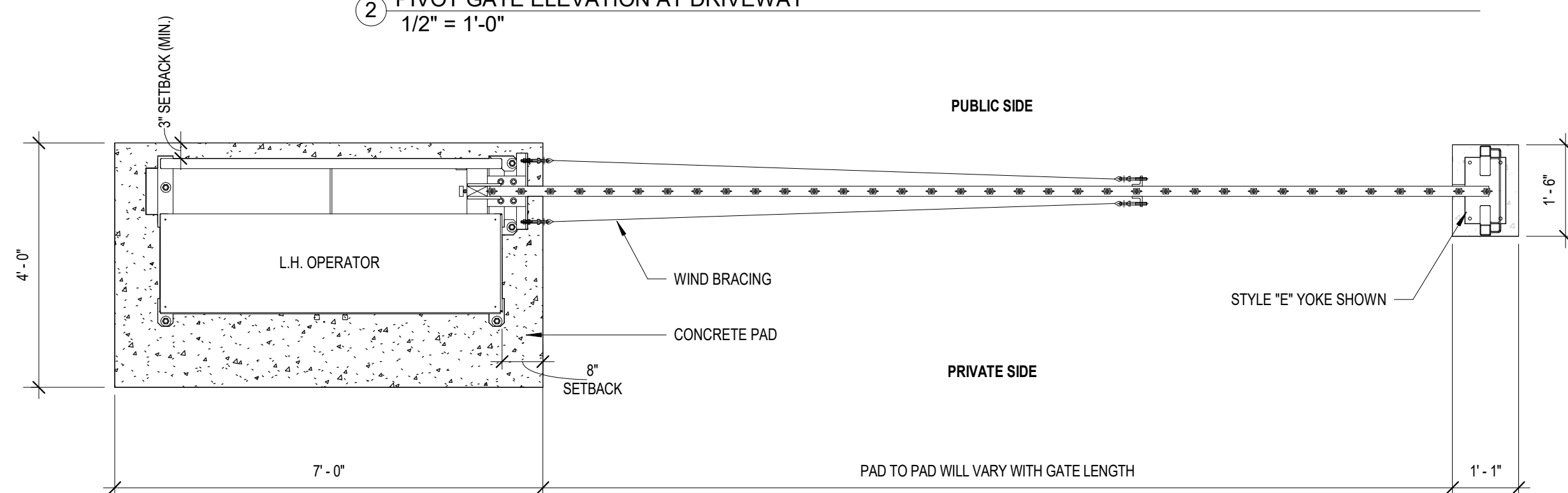
- NOTES:
- FENCE DETAILS ARE BASED ON AMERISTAR MONTAGE II CLASSIC, COLOR BLACK.
  - POST SIZE DEPENDS ON FENCE HEIGHT, WEIGHT AND WIND LOADS. SEE MONTAGE II SPECIFICATIONS FOR POST SIZING CHART AND SETTING DIMENSIONS.
  - THIRD AND FOURTH RAIL OPTIONAL.
  - SEE AMERISTAR GATE TABLE FOR STANDARD OUT TO OUT DIMENSIONS OF GATE.
  - ADDITIONAL STYLES OF GATE HARDWARE ARE AVAILABLE ON REQUEST. THIS COULD CHANGE THE LATCH AND HINGE CLEARANCE.
  - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

3 SITE FENCE AND MAN GATE DETAILS  
1/2" = 1'-0"

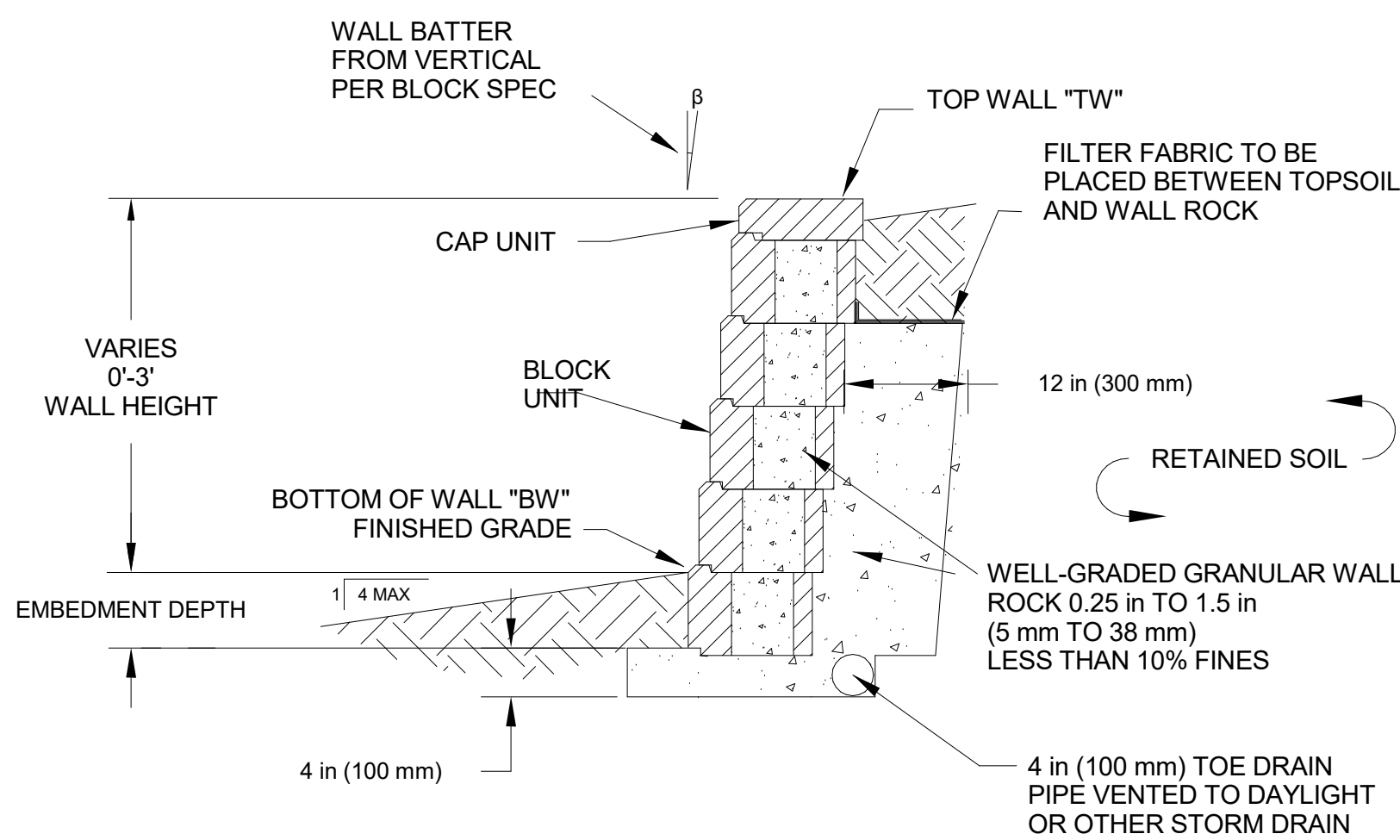


- NOTES:
- GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
  - LENGTH AND HEIGHT VARIES. CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
  - SHOWN WITH STANDARD 5' STYLE 'E' YOKE. SEE DRAWING #105 FOR YOKE STYLES.
  - CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

2 PIVOT GATE ELEVATION AT DRIVEWAY  
1/2" = 1'-0"



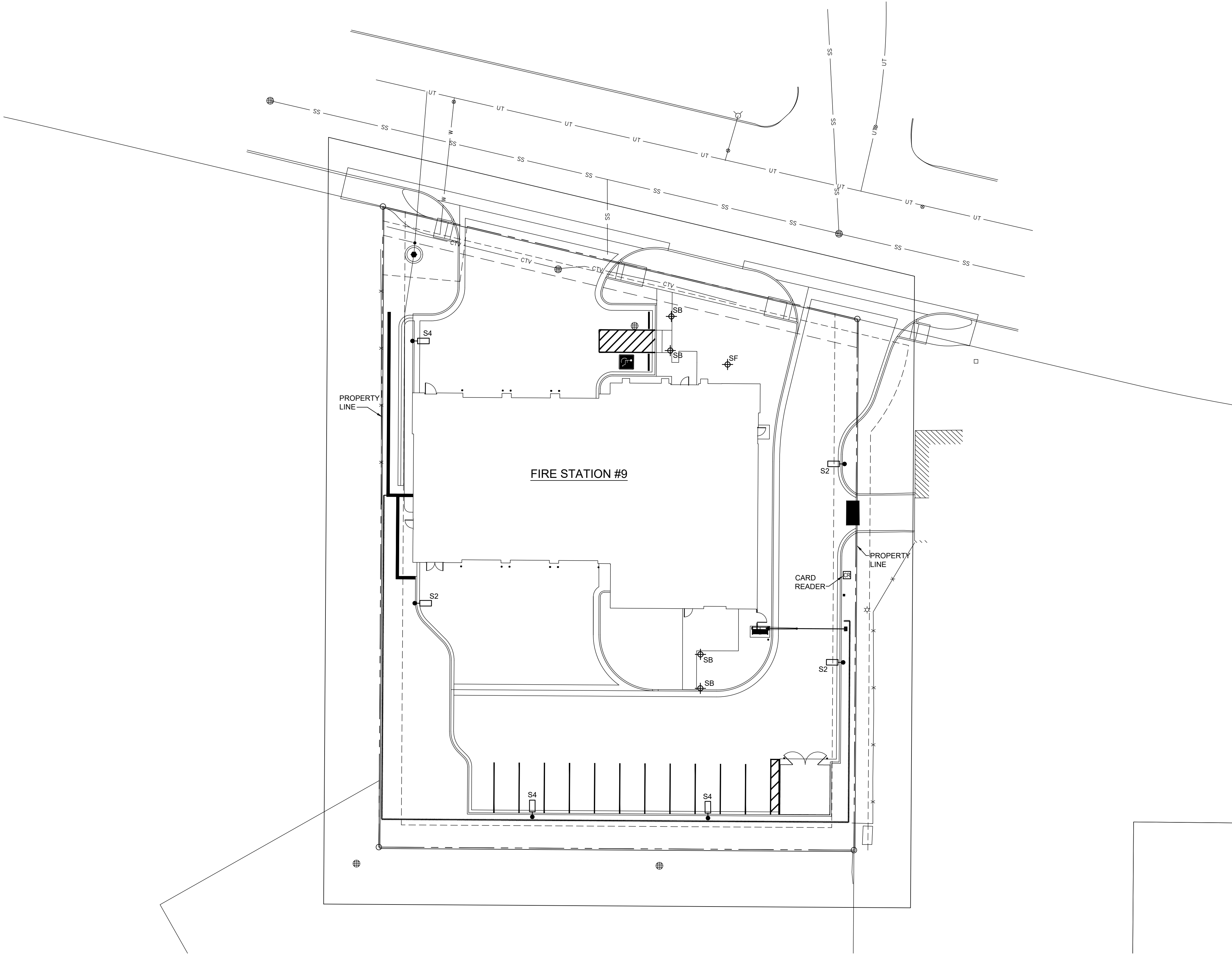
1 PIVOT GATE - PLAN DETAIL  
1/2" = 1'-0"



4 TYPICAL RETAINING WALL SECTION  
1" = 1'-0"



Date: Nov 22, 2024 - 8:45am User:RJOwen . . . Drawing File: H:\COS\6685\CAD\AutoCAD\Aurora FS #9\Sheets\Electrical\6685-ES101.dwg . . . Last Saved By: RJOwen Oct 15, 2024 - 12:18pm . . . Layout Name: 15



A1 SITE LIGHTING PLAN  
E1 1" = 20'-0"



Lines are  
1" long  
If it is not - adjust  
scale(s) accordingly.

CITY OF AURORA - COORDINATION  
SIGNATURES

PUBLIC WORKS-FACILITIES /	TITLE	DATE
DEPARTMENT /	TITLE	DATE

GENERAL NOTES

- A. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
- B. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF WORK IN ADVANCE OF AN DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL, AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OTHERWISE.
- C. ALL EXTERIOR LIGHTING CONDUITS SHALL BE 1" SCHEDULE 40 PVC UNLESS OTHERWISE INDICATED.
- D. ALL EXTERIOR LIGHTING CONDUCTORS SHALL BE #8 UNLESS OTHERWISE INDICATED.
- E. ALL ELECTRICAL EQUIPMENT AND ASSOCIATED SUPPORT EQUIPMENT TO BE PAINTED TO MATCH SURROUNDING BUILDING AS SELECTED BY ARCHITECT.
- F. EXACT LOCATION OF LIGHT FIXTURE TO BE COORDINATED IN THE FIELD WITH LANDSCAPE ARCHITECT AND WITH FINAL APPROVAL BY ARCHITECT.
- G. ARROW ADJACENT TO LIGHT FIXTURE INDICATES DIRECTION OF REFLECTOR.

HB&A  
Architecture  
AND  
Planning

102 E. Moreno Avenue  
Colorado Springs, CO 80903  
719.473.7063  
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BRIDGERS  
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Colorado Springs, CO 80907 | 719.630.3350 | www.bpcce.com  
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FIRE STATION #9 RENOVATION  
AURORA FIRE RESCE

17200 E. Mexico Ave.  
Aurora, Colorado 80017

PROJECT #XXXX

PROJ. NO. 125-07  
DRAWN: RJO  
CHECKED: JFH/WMB  
CADD  
DATE: 08/29/2024

NO.	DATE	DESCRIPTION
04/22/24		DEVELOPMENT APPLICATION
08/29/24		D.A. RESUBMITTAL
10/15/24		D.A. RESUBMITTAL
11/22/24		D.A. RESUBMITTAL

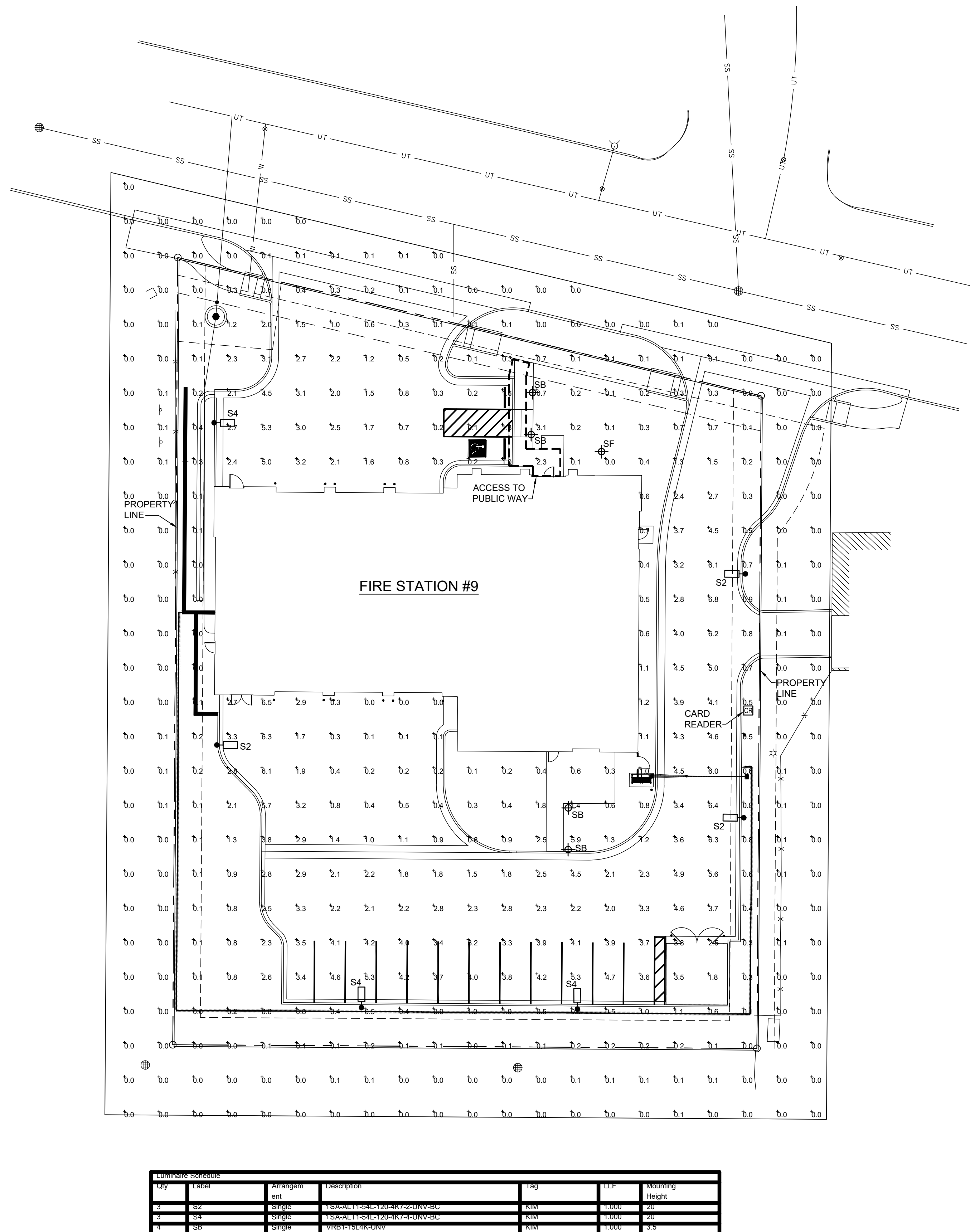
FIRE STATION #9  
AURORA FIRE RESCUE

SHEET TITLE:  
SITE LIGHTING PLAN

SCALE 1" = 20'-0"  
SHEET

16





Cumulative Schedule						
Qty	Label	Arrangement	Description	Tag	LLF	Mounting Height
3	S2	Single	1SA-AL11-54L1-20-R7-2-UNV-BC	KIM	1,000	20
3	S4	Single	1SA-AL11-54L1-20-R7-4-UNV-BC	KIM	1,000	20
4	S8	Single	VRB11-154K-UNV	KIM	1,000	3.5

Lines are  
1" long

If it is not – adjust  
scale(s) accordingly

A1 SITE PHOTOMETRICS PLAN  
E2 1" = 20'-0"



## GENERAL NOTES

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**HB&A**  
Architecture  
AND  
Planning

102 E. Moreno Avenue  
Colorado Springs, CO 80903  
719.473.7063  
www.hbaa.com



## FIRE STATION #9 RENOVATION

AURORA FIRE RESCE

17200 E. Mexico Ave.  
Aurora, Colorado 80017

PROJECT #XXXXXX

PROJ. NO. 125-07

DRAWN: RJC

CHECKED: JFH/WMB

C ADD

DATE: 08/29/2024

NO	DATE	DESCRIPTION
	04/22/24	DEVELOPMENT APPLICATION
	08/29/24	D.A. RESUBMITTAL
	10/15/24	D.A. RESUBMITTAL
	11/22/24	D.A. RESUBMITTAL

FIRE STATION #9  
AURORA FIRE RESCUE

SHEET TITLE:

## SITE PHOTOMETRICS PLAN

SCALE 1" = 20'-0"

SHEET

17

**CITY OF AURORA - COORDINATION  
SIGNATURES**

PUBLIC WORKS—FACILITIES A

TITL

DATE \_\_\_\_\_

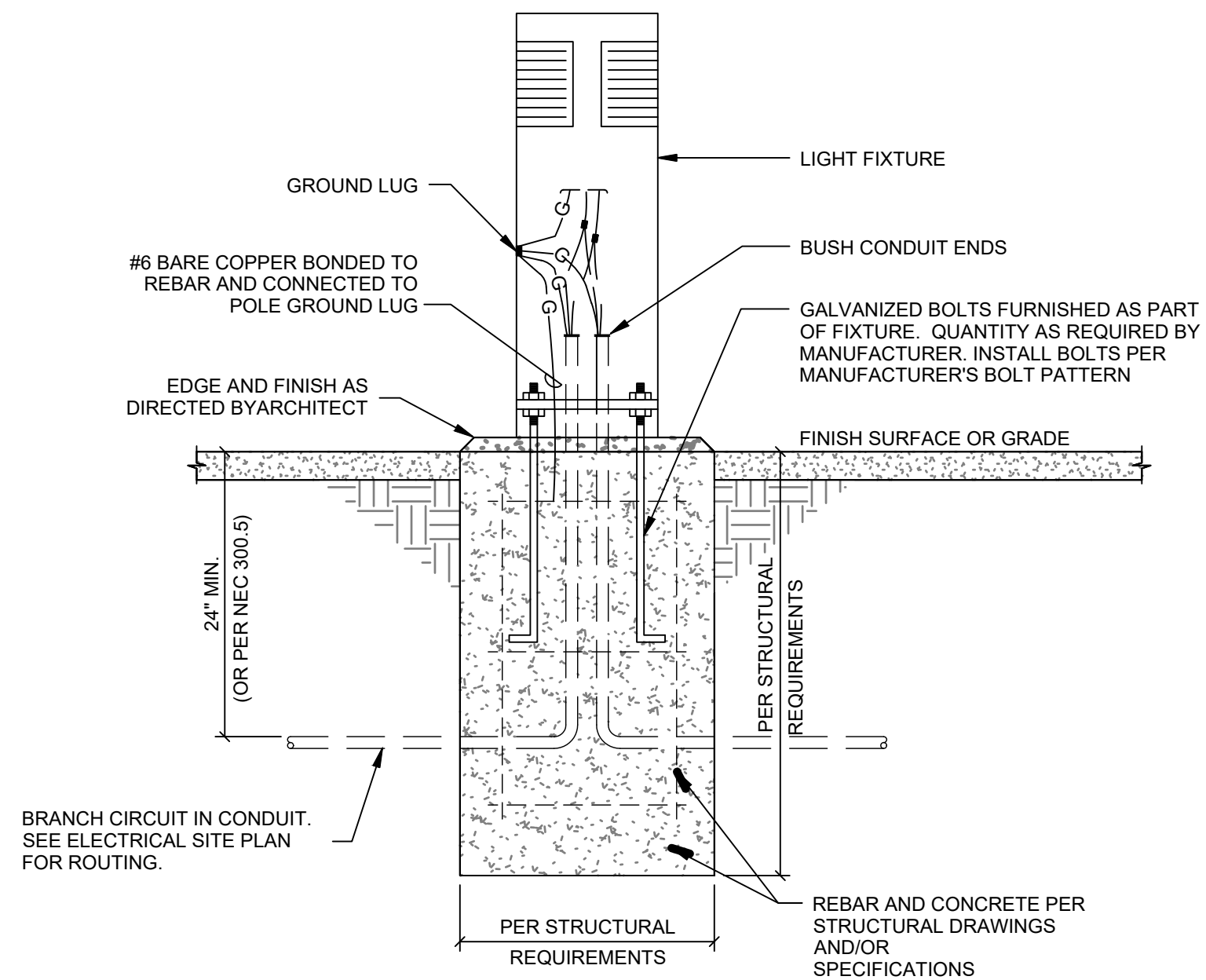
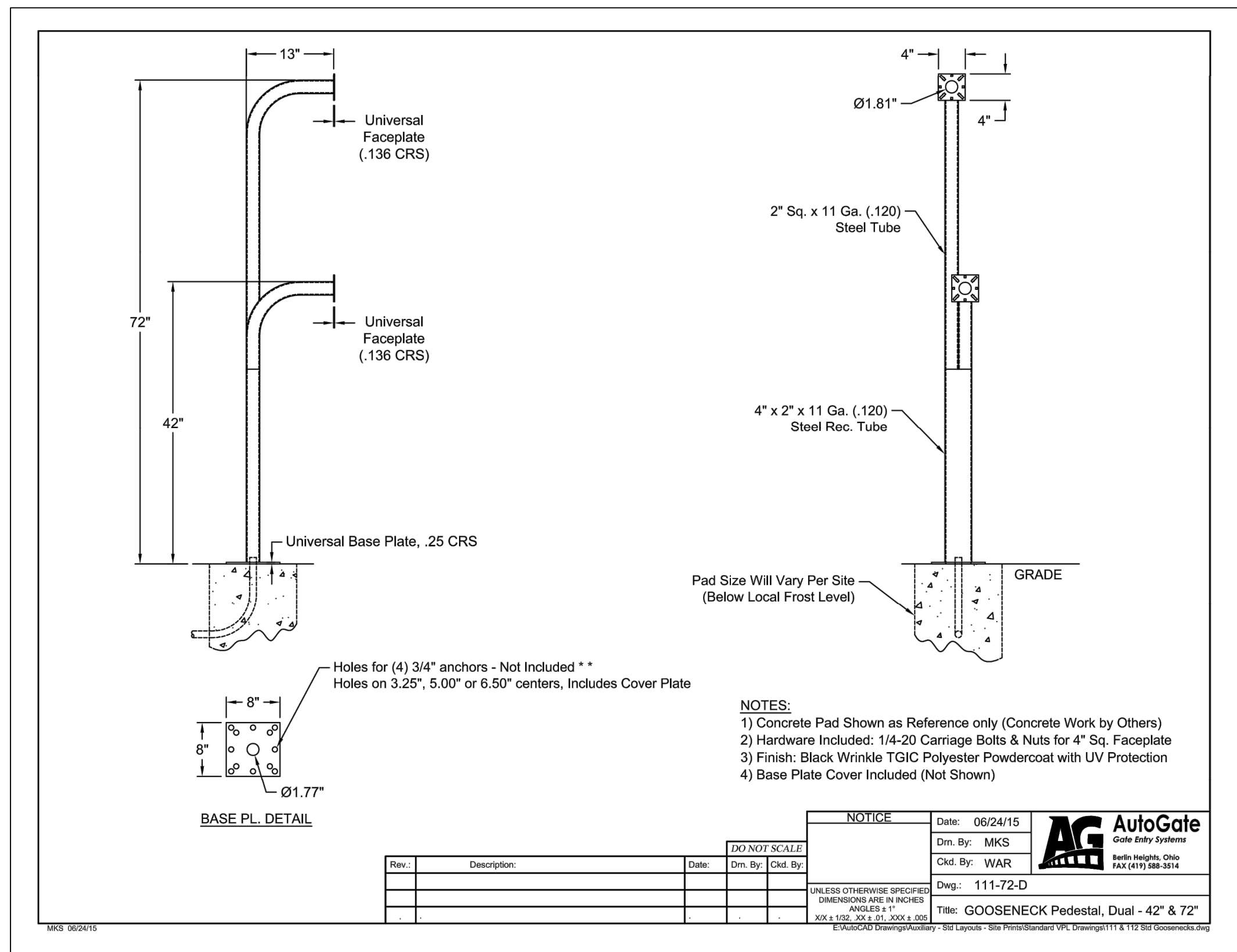
DEPARTMENT

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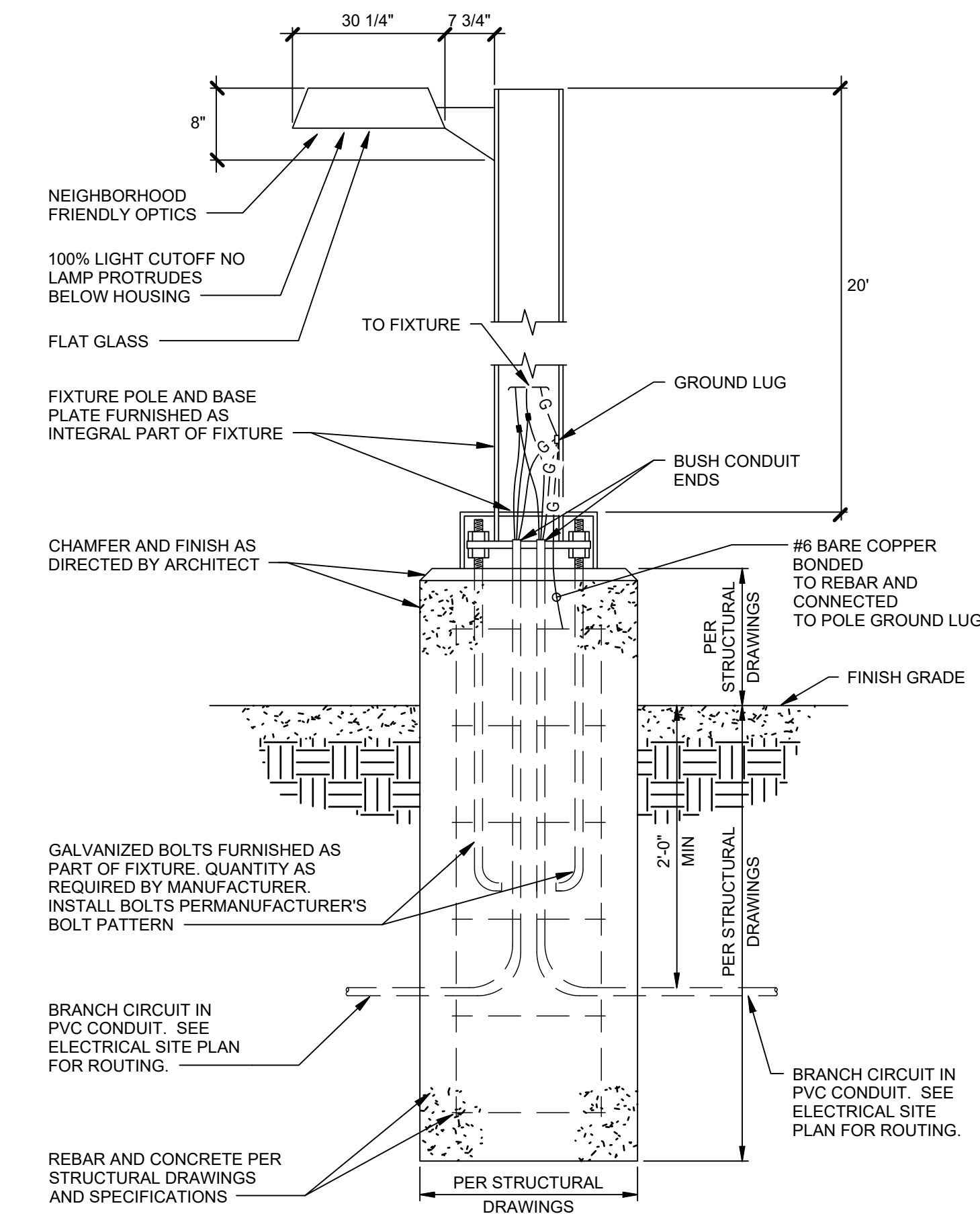
DATE \_\_\_\_\_



LUMINAIRE SCHEDULE - AURORA FIRE STATION #9										
TYPE	DESCRIPTION	VOLTS	MOUNTING	COLOR/LUMENS	DRIVER	EM. BAT. PK.	LENS	MANUFACTURER/MODEL NO.	VA	NOTES
S2	PICO PRISM LED OUTDOOR FIXTURE, TYPE II DISTRIBUTION, 20' ROUND STRAIGHT STEEL POLE, SINGLE LUMINAIRE, COLOR BY ARCHITECT, HOUSE SIDE SHIELD, 50% DIM MIDNIGHT TO 4AM (PRIVATELY OWNED)	UNV	POLE	4000K, 19,293 LUMENS	0-10V DIMMING	NONE	GLASS	KIM #1SA/ALT1/54L-120/4K7/2/UNV/FINISH/AD-02/BC		
S4	PICO PRISM LED OUTDOOR FIXTURE, TYPE IV DISTRIBUTION, 20' ROUND STRAIGHT STEEL POLE, SINGLE LUMINAIRE, COLOR BY ARCHITECT, HOUSE SIDE SHIELD, 50% DIM MIDNIGHT TO 4AM (PRIVATELY OWNED)	UNV	POLE	4000K, 19,293 LUMENS	0-10V DIMMING	NONE	GLASS	KIM #1SA/ALT1/54L-120/4K7/4/UNV/FINISH/AD-02/BC		
SB	8" DIAMETER, ALUMINUM, VANDAL RESISTANT, DOMED CAP, LED BOLLARD, COLOR BY ARCHITECT	UNV	BOLLARD	3500K, 3414 LUMENS	0-10V DIMMING	NONE	N/A	KIM #VBR1-15L-4K-UV-FINISH		



1 BOLLARD FIXTURE MOUNTING  
NONE



2 EXTERIOR LUMINAIRE POLE CONNECTION DETAIL  
N.T.S.

Lines are  
1" long

If it is not – adjust  
scale(s) accordingly

CITY OF AURORA - COORDINATION  
SIGNATURES

PUBLIC WORKS-FACILITIES /	TITLE	DATE
DEPARTMENT /	TITLE	DATE



## FIRE STATION #9 RENOVATION

AURORA FIRE RESCUE

17200 E. Mexico Ave.  
Aurora, Colorado 80017

PROJECT #XXXXX

PROJ. NO. 125-07

DRAWN: RJO

CHECKED: JFH/WMB

CADD

DATE: 08/29/2024

NO	DATE	DESCRIPTION
	04/22/24	DEVELOPMENT APPLICATION
	08/29/24	D.A. RESUBMITTAL
	10/15/24	D.A. RESUBMITTAL
	11/22/24	D.A. RESUBMITTAL

FIRE STATION #9  
AURORA FIRE RESCUE

SHEET TITLE:

## ELECTRICAL DETAILS

SCALE 1" = 20'-0"

SHEE

18