

AURORA FIRE STATION 14 SITE PLAN

AURORA FIRE STATION 14 SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PREPARED FOR: COMMERCIAL BUILDING SERVICES INC.
7561 SOUTH GRANT STREET, SUITE A-4
LITTLETON, COLORADO 80122
PHONE: (303) 730-3001

PREPARED BY: ENGINEERING SERVICE COMPANY
ATTN: DOUGLAS W. MIZE, PE
1300 S. POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
PHONE: (303) 337-1393

SHEET INDEX

COVER SHEET.....	1	OF 11
NOTES & SITE PLAN SCHEDULE.....	2	OF 11
SITE PLAN.....	3	OF 11
LANDSCAPE PLAN.....	4	OF 11
PLANTING NOTES.....	5	OF 11
PLANTING DETAILS.....	6	OF 11
IRRIGATION PLAN.....	7	OF 11
IRRIGATION NOTES.....	8	OF 11
IRRIGATION DETAILS.....	9	OF 11
BUILDING ELEVATIONS.....	10	OF 11
SIGN DETAILS.....	11	OF 11

LEGAL DESCRIPTION

LOT 1, BLOCK 1, AURORA FIRE STATION 14 SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE ADDRESS:

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 City of Aurora
HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS 9th DAY OF JANUARY, 2023 A.D.

BY: Paul E. Tauer AS Mayor
print name print title

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 9th DAY OF JANUARY, 2023 A.D.
BY Paul E. Tauer, AS Mayor
OF City of Aurora.

WITNESS MY HAND AND OFFICIAL SEAL: Debbie M. Tauer
MY COMMISSION EXPIRES: 4-24-04.

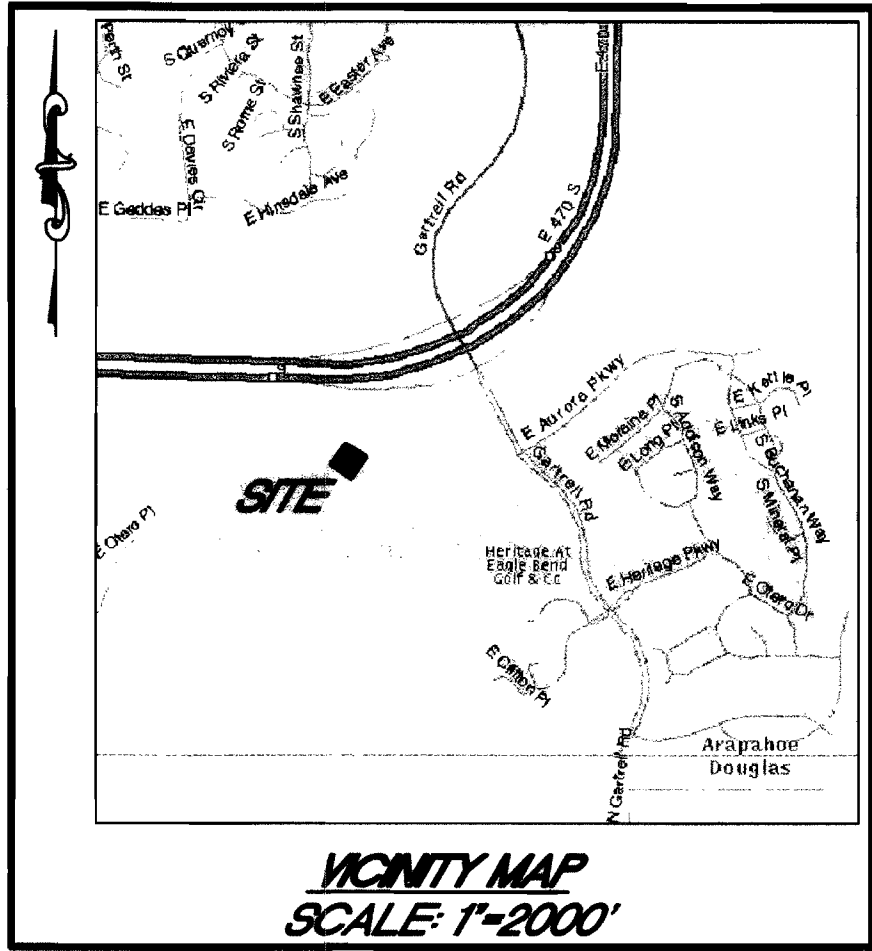
RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT O'CLOCK M.
THIS DAY OF , 20 A.D. IN
BOOK AT PAGE RECEPTION NO.

CLERK AND RECORDER:
DEPUTY:

CITY OF AURORA APPROVALS

CITY ATTORNEY: Belmont Wenzel DATE: 1/8/23
PLANNING DIRECTOR: Debbie M. Tauer DATE: 1-8-23
PLANNING COMMISSION: DATE: 3-26-02
CHAIRMAN
CITY COUNCIL: NA DATE:
MAYOR
ATTEST: NA DATE:
CITY CLERK



AURORA FIRE STATION 14 SITE PLAN

AURORA FIRE STATION NO. 14 SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES

1. 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 AS DEFINED BY CHAPTER 147 OF THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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".
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE 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 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. "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11, AND CABO/ANSI 117.1.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHT-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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

ROOF-MOUNTED EQUIPMENT SCREENING

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MUST 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 SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. 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, ETCETERA 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.

NOTES CONTINUED

12. 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 CITY OF AURORA 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.
13. FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. 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.
15. 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.
16. NO ARCHITECTURAL FEATURE (I.E. ROOF OVERHANG, FOUNDATION, FOOTER, CANTILEVERED WALL, ETC.) CAN ENCROACH INTO ANY EASEMENT.
17. ALL TRAFFIC CONTROL SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCO.

GENERAL NOTES

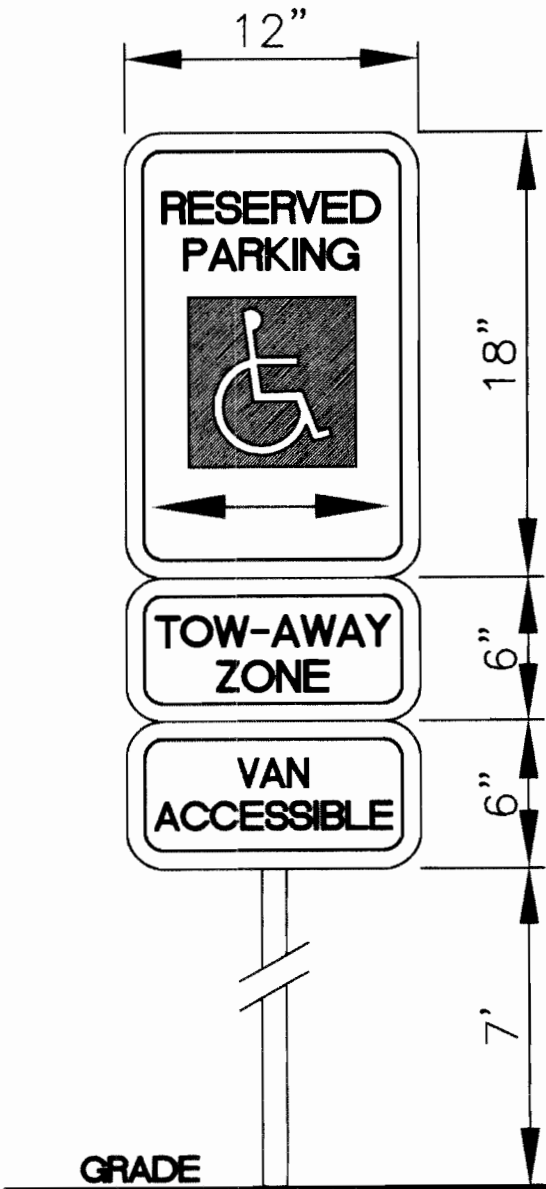
1. STREET LIGHT INSTALLATION IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE INSTALLATION WITH AURORA PUBLIC WORKS • (303)739-7300.
2. WHEN WARRANTED, THE DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE TRAFFIC SIGNAL PURCHASE AND INSTALLATION.

SITE PLAN SCHEDULE

- 1 HANDICAP PARKING SIGN
- 2 MONUMENT SIGN
- 3 8' CONCRETE WALK
- 4 6.5' CONCRETE WALK
- 5 5.5' CONCRETE WALK
- 6 FUTURE EMERGENCY TRAFFIC SIGNAL CONDUIT
- 7 PUBLIC PARKING AREA
- 8 EMPLOYEE PARKING AREA
- 9 CMU TRASH ENCLOSURE
- 10 ASPHALT PAVEMENT
- 11 SAND/OIL INTERCEPTOR
- 12 13' UTILITY EASEMENT (BY PLAT)
- 13 1.5' WATER METER
- 14 EXISTING SANITARY SEWER MANHOLE
- 15 PROPOSED HANDICAP RAMP PER C.O.A. STANDARDS 59.7 (TYP.)
- 16 PRIVATE OUTLET STRUCTURE
- 17 10' DETACHED SIDEWALK AND 10' TREELAWN TO BE CONSTRUCTED WITH AURORA PARKWAY IMPROVEMENTS
- 18 AURORA PARKWAY (UNDER CONSTRUCTION)
- 19 PROPOSED WATER QUALITY POND (PRIVATE)
- 20 EXISTING GOLF CART PATH

SITE PLAN SCHEDULE CONTINUED

- 21 CONCRETE RETAINING WALL, COLOR TO MATCH BUILDING, HEIGHT VARIES 0-6 FEET
- 22 TYPE R INLET TO BE CONSTRUCTED WITH AURORA PARKWAY IMPROVEMENTS
- 23 PROPOSED BUILDING (RE: ARCHITECTURAL FOR DIMENSIONS)
- 24 LANDSCAPED AREA
- 25 18" RCP (PRIVATE)
- 26 TYPE R INLET (PRIVATE)
- 27 30' RADIUS
- 28 FLAG POLE
- 29 FIRE HYDRANT
- 30 16' UTILITY EASEMENT (BY PLAT)
- 31 STREET LIGHT



HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS		DATE	BY
NO.	DESCRIPTION	PER CITY COMMENTS	PER CITY COMMENTS
1		01-29-2002	KEK
2		03-01-2002	JDP

PREPARED BY:

Engineering Service Company
1310 South Grant Street, Suite 126
Aurora, Colorado 80013
Phone: (303) 739-7481
Fax: (303) 739-7481
E-mail: info@escompany.com

NOTES & SITE PLAN SCHEDULE
AURORA FIRE STATION NO. 14 SITE PLAN
SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
PREPARED FOR:
CITY OF AURORA
1470 SOUTH HAVANA STREET
AURORA, COLORADO 80012
(303) 739-7387
COMMERCIAL BUILDING SERVICES, INC.
7561 SOUTH GRANT STREET, SUITE A-4
LITTLETON, COLORADO 80122
(303) 739-3301

ENGINEER'S SEAL
DESIGNED BY: DWM
DRAWN BY: JDP
CHECKED BY: RHY
DRAWER NUMBER: E-548
DATE: 12-17-2001
SCALE: N/A
SHEET NUMBER: 2 OF 11

AURORA FIRE STATION 14 SITE PLAN

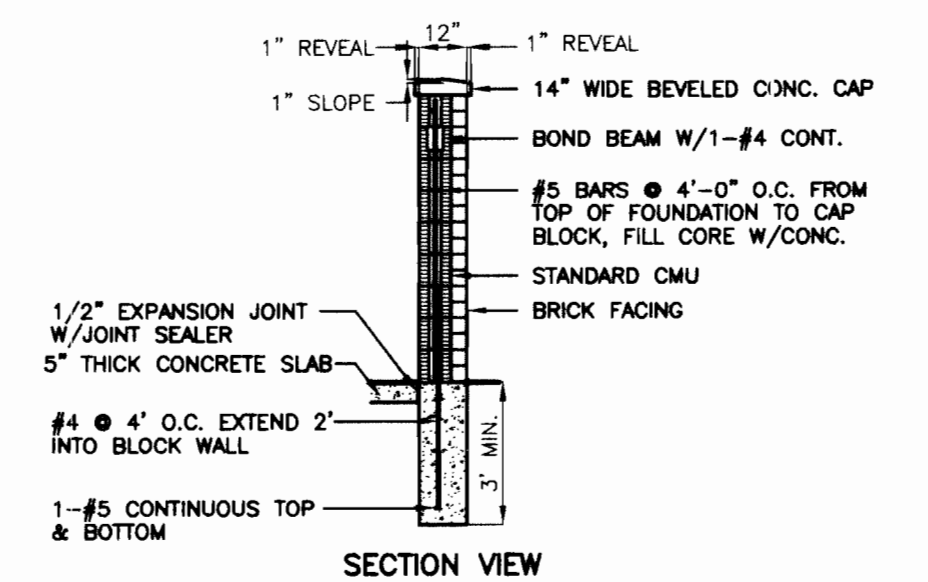
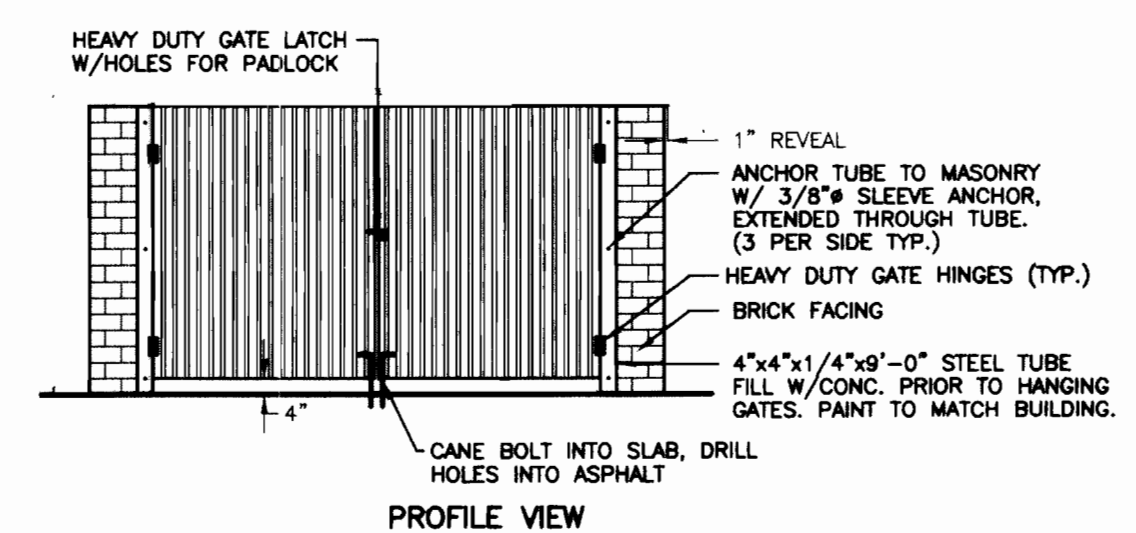
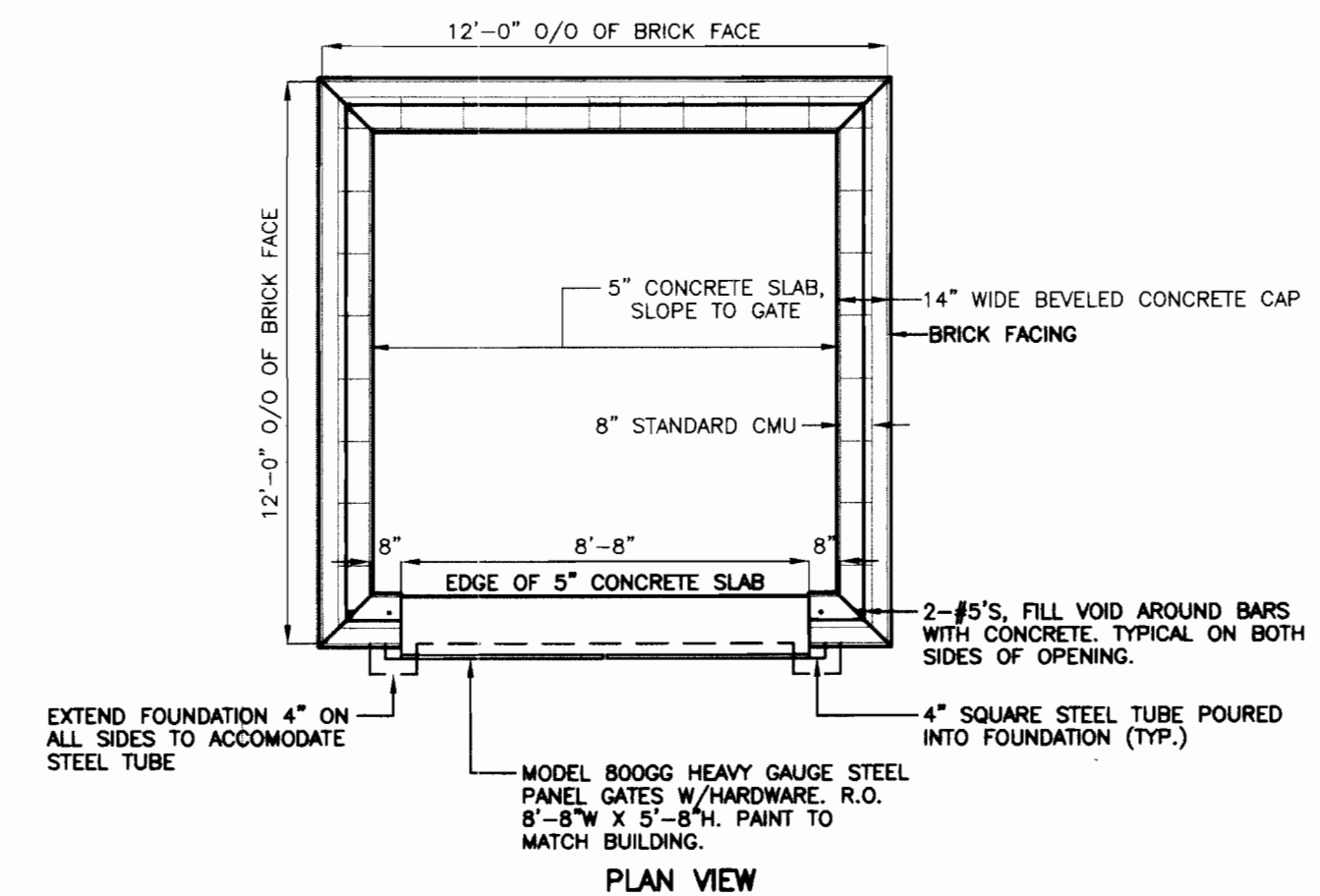
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SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	S55°51'01"E	151.42'
L2	S79°08'56"W	98.99'
L3	S34°08'59"W	170.00'
L4	N55°51'01"W	249.00'
L5	N34°08'59"E	224.74'

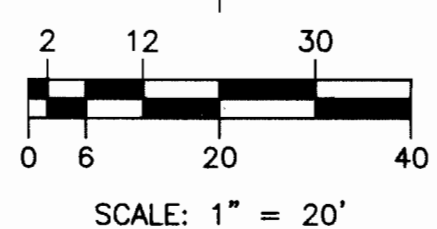
CURVE DATA TABLE					
COURSE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	10°24'14"	928.00'	168.51'	S61°03'08"E	168.28'

LEGEND

FO	EXIST. FIBER OPTIC LINE	—	PROP. HANDICAP ROUTE
G	EXIST. GAS LINE	—	EXIST. FIRE HYDRANT
UE	EXIST. ELECTRICAL LINE	—	EXIST. MANHOLE
SS	EXIST. SANITARY SEWER LINE	—	PROP. FIRE HYDRANT
STS	EXIST. STORM SEWER LINE	—	NUMBER OF PARKING STALLS
UT	EXIST. TELEPHONE LINE	—	PROP. WATER METER
W	EXIST. WATER LINE	—	EXIST. WATER VALVE
SS	PROP. SANITARY SEWER LINE	—	PARKING LOT LIGHT
W	PROP. WATER LINE	—	



TRASH ENCLOSURE DETAILS
SCALE: 1"=4'



BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	DATE	BY	DESCRIPTION
1	01-29-2002	KEK	PER CITY COMMENTS
2	03-01-2002	JOP	PER CITY COMMENTS
3	07-25-2002	JOP	PER CITY COMMENTS

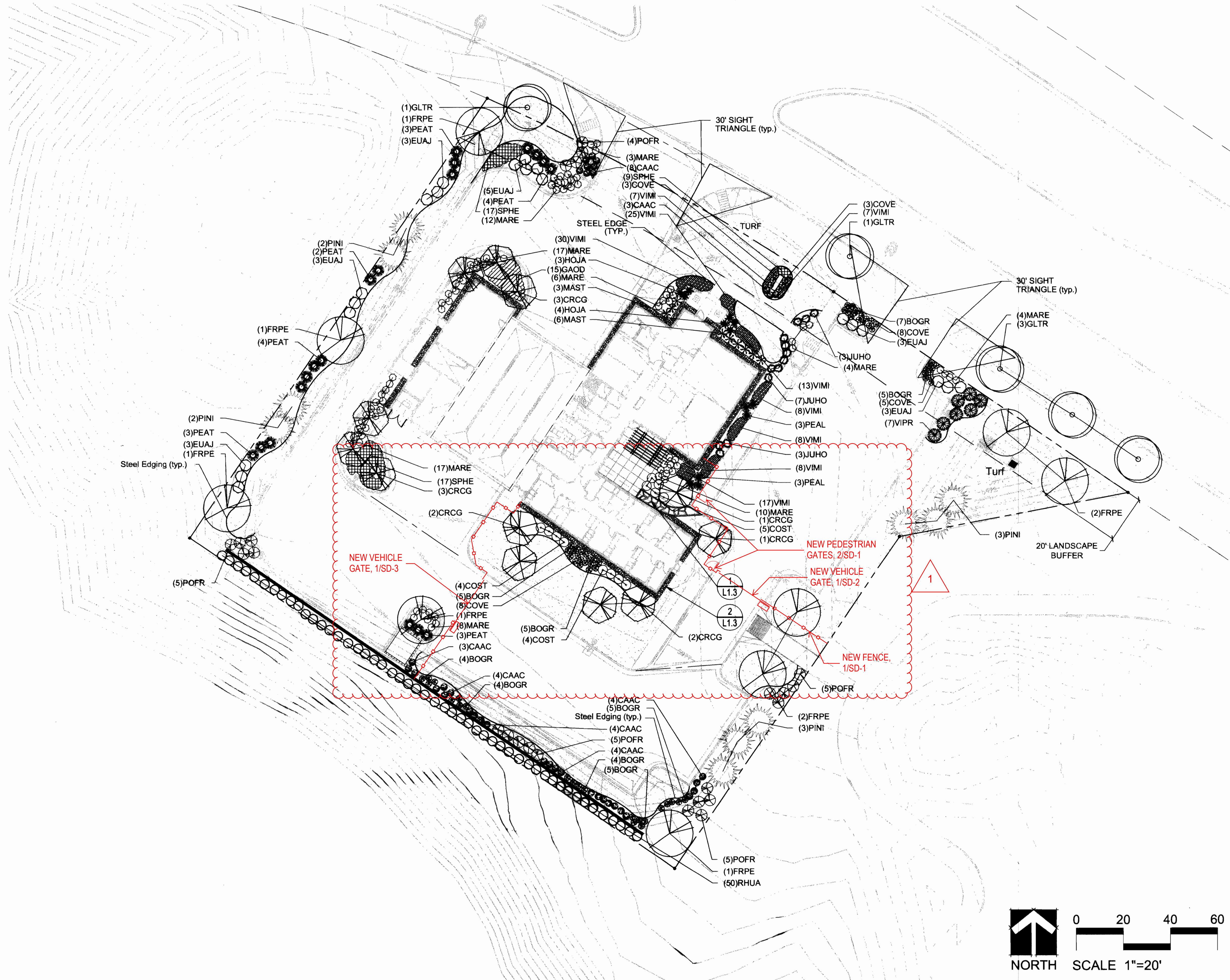
PREPARED BY:
Engineering Service Company
1000 S. W. 10th St., Suite 100
Aurora, Colorado 80013
Phone: (303) 238-7481
FAX: (303) 238-7481

DESCRIPTION:
SITE PLAN
AURORA FIRE STATION NO. 14 SITE PLAN
AURORA FIRE STATION NO. 14 SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
PREPARED FOR:
CITY OF AURORA
1470 SOUTH HAVANA STREET
AURORA, CO 80012
(303) 238-7687

ENGINEER'S SEAL:
DESIGNED BY: DWM
DRAWN BY: JOP
CHECKED BY: RHY
DRAWER NUMBER: E-548
DATE: 12-17-2001
SCALE: 1"=20'
SHEET NUMBER: 3 OF 11

FIRE STATION 14 SITE PLAN

SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG. GRADE OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS	
NO.	DESCRIPTION
1	SITE AND LANDSCAPE REVISIONS (per CITY OF AURORA)

PREPARED BY: **Engineering Service Company**
Aurora, Colorado 80012-1317-1481
Phone: (303) 739-5001

PLANTING PLAN
FIRE STATION 14 SITE PLAN
SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PREPARED FOR:
CITY OF AURORA
1401 EAST 10TH AVENUE
AURORA, COLORADO 80012
(303) 739-7887

ENGINEER'S SEAL:
LAND ARCHITECTS
perspective | balance
2001 W. 14th Ave.
Littleton, Colorado 80120
Phone: (303) 734-1773
Fax: (303) 734-1779

DESIGNED BY: G.C.
DRAWN BY: R.A.B.
CHECKED BY: G.C.
DRAWER NUMBER:
DATE: 12/14/01
SCALE: 1"=20'-0"
SHEET NUMBER: 4 of 11

FIRE STATION 14 SITE PLAN

SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO










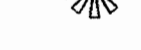





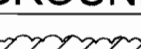



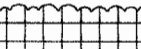


PLANTING NOTES:

1. ALL TOP SOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCK PILED PRIOR TO CONSTRUCTION. FOLLOWING ROUGH GRADING, TOP SOIL SHALL BE REDISTRIBUTED IN LANDSCAPE AREAS INCLUDING PUBLIC RIGHT-OF-WAY. TOP SOIL SHALL BE FREE OF ALL DEBRIS.
2. ALL TOP SOIL SHALL BE AMENDED WITH COMPOST AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL USING TILLER OR RIPPER TEETH EQUIPMENT.
3. ALL SHRUB BED AREAS SHALL BE EDGED WITH STEEL EDGING. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6". ALL EDGING SHALL BE FASTENED WITH A MINIMUM OF 4 PINS/10' SECTION.
4. ALL SHRUB BED AREAS SHALL BE MULCHED WITH 1/2" STONE TO A MINIMUM DEPTH OF 4". THE CONTRACTOR SHALL INSTALL A WEED BARRIER FABRIC ANCHORED W/GROUND STAPLES UNDER ALL MULCH (PHILLIPS 66 DUON OR EQUAL).
5. ALL TREES PLANTED IN LAWS AREAS SHALL HAVE A 3' DIAMETER MULCH RING. MULCH SHALL CONSIST OF A 4" DEPTH OF ASPEN MULCH OR EQUAL.
6. ALL TURF GRASS, TREES, SHRUBS, & FLOWERS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM USING SPRINKLER AND DRIP EMITTERS AS REQUIRED TO ADEQUATELY SUPPLEMENT MOISTURE REQUIREMENTS.
7. ALL PLANTING PITS SHALL BE 1.5-2 TIMES THE WIDTH OF THE PLANT ROOT BALL WITH SCARIFIED WALLS. THE BACKFILL SOIL SHALL CONSIST OF A MINIMUM OF 1/3 PEAT MOSS OR OTHER ORGANIC MATTER HOMOGENEOUSLY MIXED INTO BACKFILL ALONG WITH OSMOCOTE 14-14-14 FERTILIZER AT A RATE PER MANUFACTURE'S RECOMMENDATION.
8. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
9. ALL TREES SHALL BE STAKED WITH NEW 6' POSTS AND GUYED WITH #12 GALVANIZED WIRE THROUGH CANVAS TREE STRAPS FOR A MINIMUM OF 1 YEAR. THE CONTRACTOR MAY SUBSTITUTE POSTS WITH 'DUCK BILL' BUYING SYSTEM. ALL GUY WIRES SHALL BE FLAGGED WITH FLORESCENT TAPE 12-18 INCHES LONG FOR SAFETY.

10. ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER FINAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AND ADDITIONAL 12-MONTHS. ALL REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER RECOMMENDED THAT THE CONTRACTOR TEST SOILS TO ENSURE NO CONTAMINATION IS PRESENT, VERIFY STATIC WATER PRESSURE FOR IRRIGATION SYSTEM REQUIREMENTS, AND REVIEW PLANS FOR CONFLICTS. ANY AND ALL CONFLICTS WITHOUT EXCEPTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
12. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK."
13. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE HANDBOOK FOR LANDSCAPE CONTRACTORS PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
14. ALL CONTAINERS AND ROPE SHALL BE REMOVED FROM THE ROOT BALL PRIOR TO PLANTING. BURLAP SHALL BE PULLED DOWN FROM AROUND THE TOP OF THE ROOT BALL AND TUCKED DOWN INTO THE PLANTING PIT.
15. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
16. DECIDUOUS TREES SHALL NOT BE PLANTED CLOSER THAN 4' TO STREET R.O.W. AND CONIFEROUS TREES NO CLOSER THAN 10' TO STREET R.O.W. LINES OR PUBLIC IMPROVEMENTS (IE. SIDEWALKS, CURB AND GUTTER.)
17. PRIOR TO SEEDING OR SODDING, THE CONTRACTOR SHALL RAKE SMOOTH OR OTHERWISE LOOSEN THE SURFACE TO OBTAIN A SMOOTH FRIABLE SURFACE FREE OF EARTH CLODS, LUMPS, AND DEPRESSIONS. LOOSE STONES HAVING A DIMENSION GREATER THAN 1/2" AND DEBRIS BROUGHT TO THE SURFACE DURING CULTIVATION SHALL BE REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR OFF-SITE.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF DIRT AND DEBRIS SPILLED ONTO ANY PAVED SURFACES OR PUBLIC R.O.W.
19. PLANT QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, PLAN DRAWING SHALL PREVAIL.
20. PRIOR TO PLANTING ANY PLANT MATERIALS, THE CONTRACTOR SHALL FIELD LOCATE THE PLACEMENT OF ALL PLANT MATERIALS USING WOODEN STAKES. FIELD LOCATED PLAN LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS. APPROVAL OF PLANT LOCATIONS DOES NOT RELEASE THE CONTRACTOR FROM LIABILITY OF DAMAGE OR INJURY TO UTILITIES, STRUCTURES, OR PERSONS ON SITE.
21. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
22. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.
23. 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 CERTIFICATE OF OCCUPANCY.
24. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM FOR ANY NATIVE SEED AREAS WILL BE TEMPORARY. IT WILL BE OPERATION FOR A MINIMUM OF THREE YEARS.
25. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
26. CITY OF AURORA TURF ORDINANCE REQUIRES THE FOLLOWING MINIMUM SOIL AMENDMENTS: THREE (3) CUBIC YARDS OF ORGANIC MATTER PER ONE THOUSAND (1,000) SQUARE FEET, AND TEN (10) POUNDS OF TRIPLE PHOSPHATE PER ONE THOUSAND (1,000) SQUARE FEET OF LAWN AREA. THESE MATERIALS ARE TO BE TILLED TO A DEPTH OF SIX (6) TO EIGHT (8) INCHES DEEP INTO THE TOP SOIL LAYER.

Planting Legend

SYMBOL	ALIAS	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	SYMBOL	ALIAS	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
DECIDUOUS TREES							PERENNIALS/GRASSES						
	CRCG	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	2" CAL	12	L		BOGR	BOUTELOUA GRACILLIS	BLUE GRAMA GRASS	2-GAL	45	L
	FRPE	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" CAL	12	L		CAAC	CALAMAGROSTIS ACUTIFOLIA 'STRICTA'	FEATHER REED GRASS	2-GAL	37	L
	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3.5" CAL	5	L		COVE	COREOPSIS VERTICULATA 'ZAGREB'	ZAGREB COREOPSIS	2-GAL	27	L
EVERGREEN TREES								HOJA	HOSTA JAPONICA	NARROW-LEAFED PLANTAIN LILY	5-GAL	7	H
	PINI	PINUS NIGRA	AUSTIRAN PINE	6'	16	L		MAST	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	5-GAL	9	H
DECIDUOUS SHRUBS								PEAL	PENNISSETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2-GAL	6	L
	COST	CORNUS STOLONIFERA 'KELSEYI'	KELSEY DOGWOOD	5-GAL	13	M		PEAT	PEROVSKIA ARTIPLICIFOLIA	RUSSIAN SAGE	5-GAL	19	L
	EUAJ	EUONYMUS JAPONICA 'SILVER KING'	SILVER KING EUONYMUS	5-GAL	20	M		TURF	ALL SOD TURF AREAS SHALL CONSIST OF A TURF TYPE 90 % TALL FESCUE AND 10 % BLUE GRASS BLEND THAT IS LOCALLY GROWN	14,386 S.F.		L	
	POFR	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	5-GAL	24	M							
	VIPR	VIBURNUM PRUNIFOLIUM	BLACK HAW VIBURNUM	5-GAL	7	L							
GROUNDCOVERS													
	GAOD	GALIUM ODORATUM	SWEET WOODRUFF	1-GAL	15	M							
	JUHO	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	2-GAL	13	L							
	MARE	MAHONIA REPENS	CREEPING MAHONIA	1-GAL	81	L							
	RHUA	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	2-GAL	50	L							
	SPHE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1-GAL	43	L							
	VIMI	VINCA MINOR	DWARF PERIWINKLE	1-GAL	109	L							

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
ANY EXCAVATION. IF YOU ARE NOT
MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS

NO	DESCRIPTION	DATE	BY
1	SITE AND LANDSCAPE REVISIONS (per CITY OF AURORA)	1/28/02	GWC

ENGINEERS SEAL

ENGINEERING SERVICE COMPANY
1300 South Inverness Street, Suite 108
Aurora, CO 80012
Phone: (303) 337-1383 Fax: (303) 337-7481
engineering@esvc.com

PLANTING NOTES
FIRE STATION 14 SITE PLAN
SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PREPARED FOR:
CITY OF AURORA
1470 SOUTH HAVANA STREET
AURORA, COLORADO 80012
(303) 728-1681

COMMERCIAL BUILDING SERVICES, INC.
7261 LITTLETON GRANT STREET, SUITE A-4
LITTLETON, COLORADO 80120
(303) 728-5001

DESIGNED BY:
G.C.

DRAWN BY:
R.A.B.

CHECKED BY:
G.C.

DRAWER NUMBER:

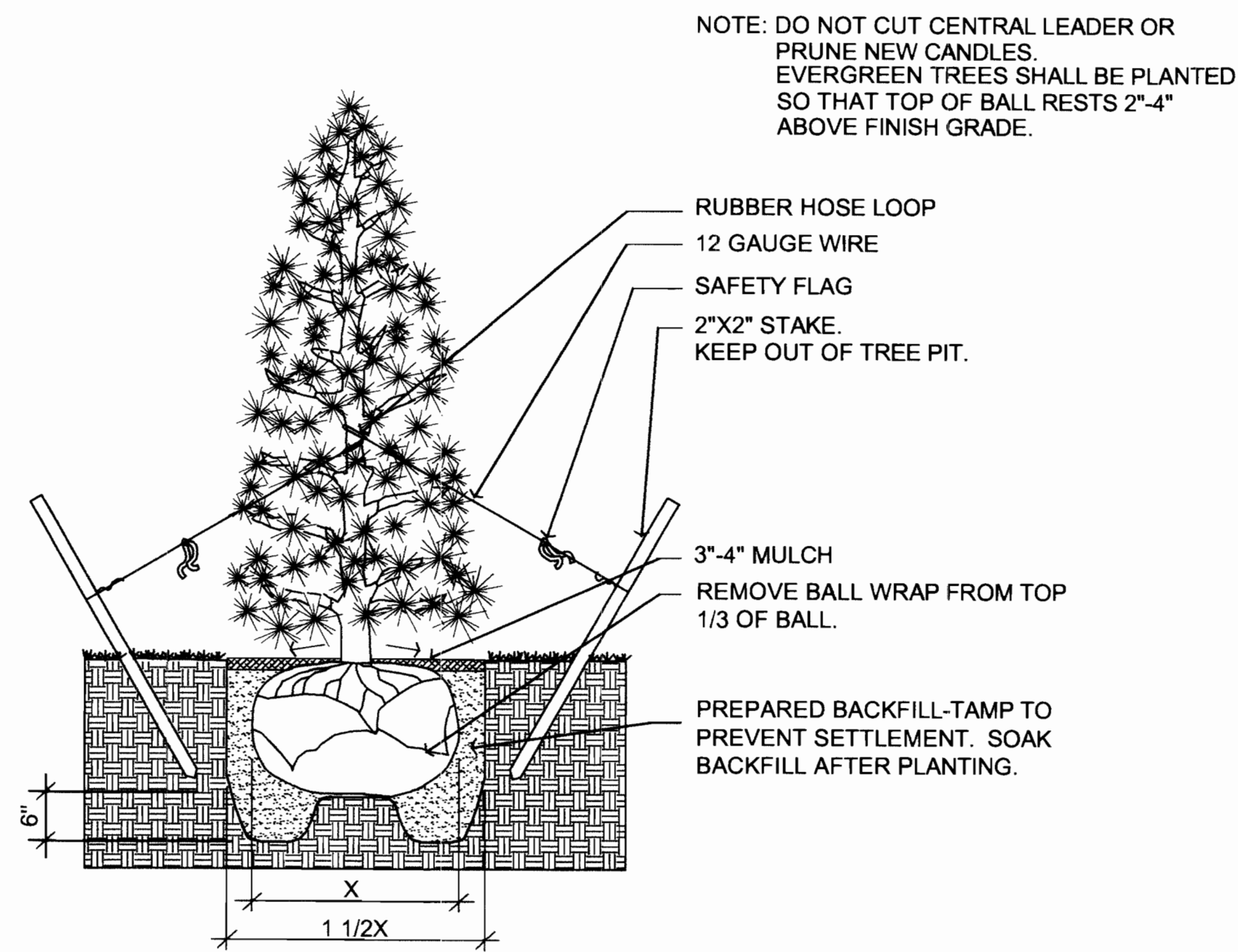
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12/14/01

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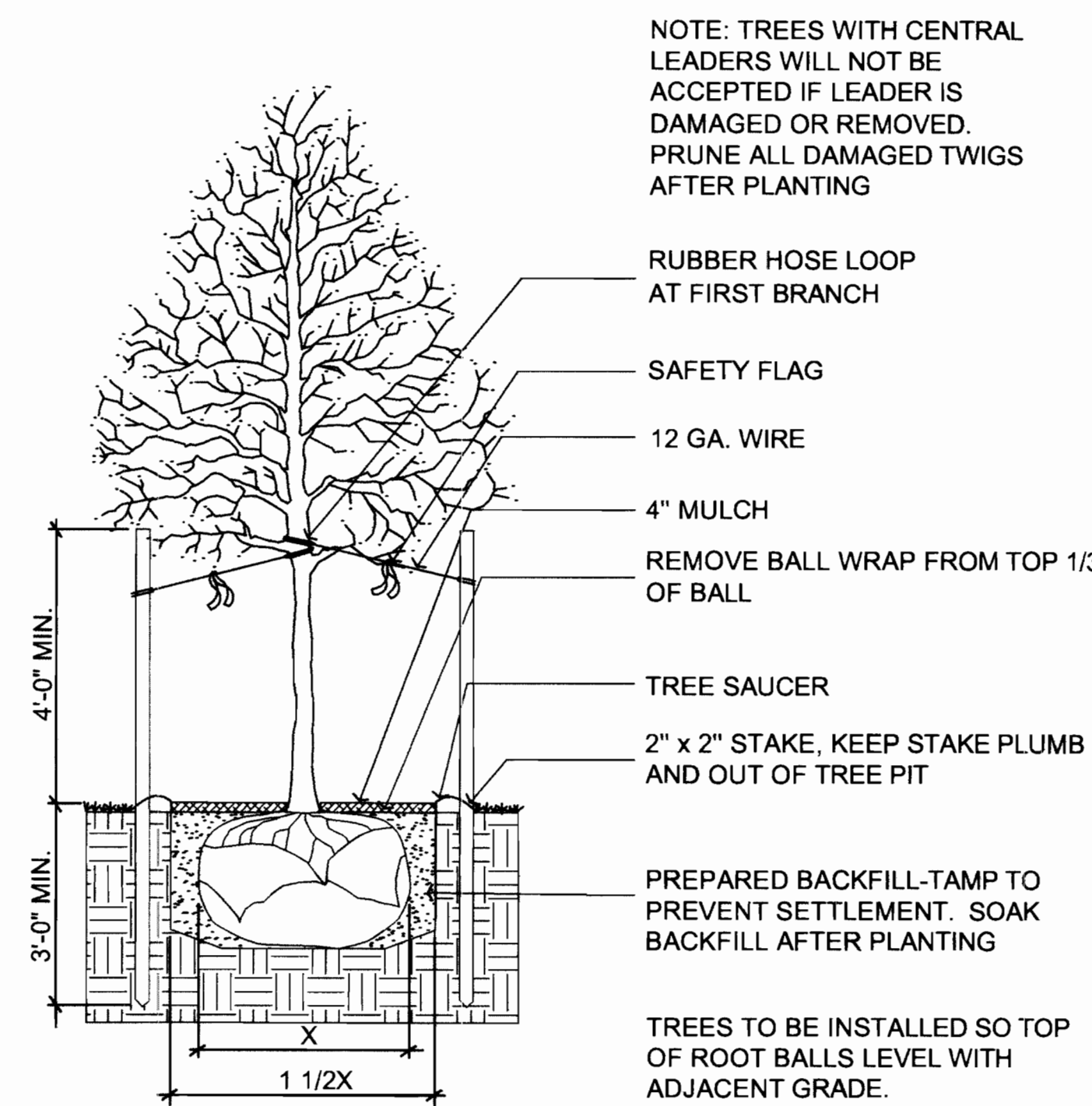
SHEET NUMBER:
5 of 11

FIRE STATION 14 SITE PLAN

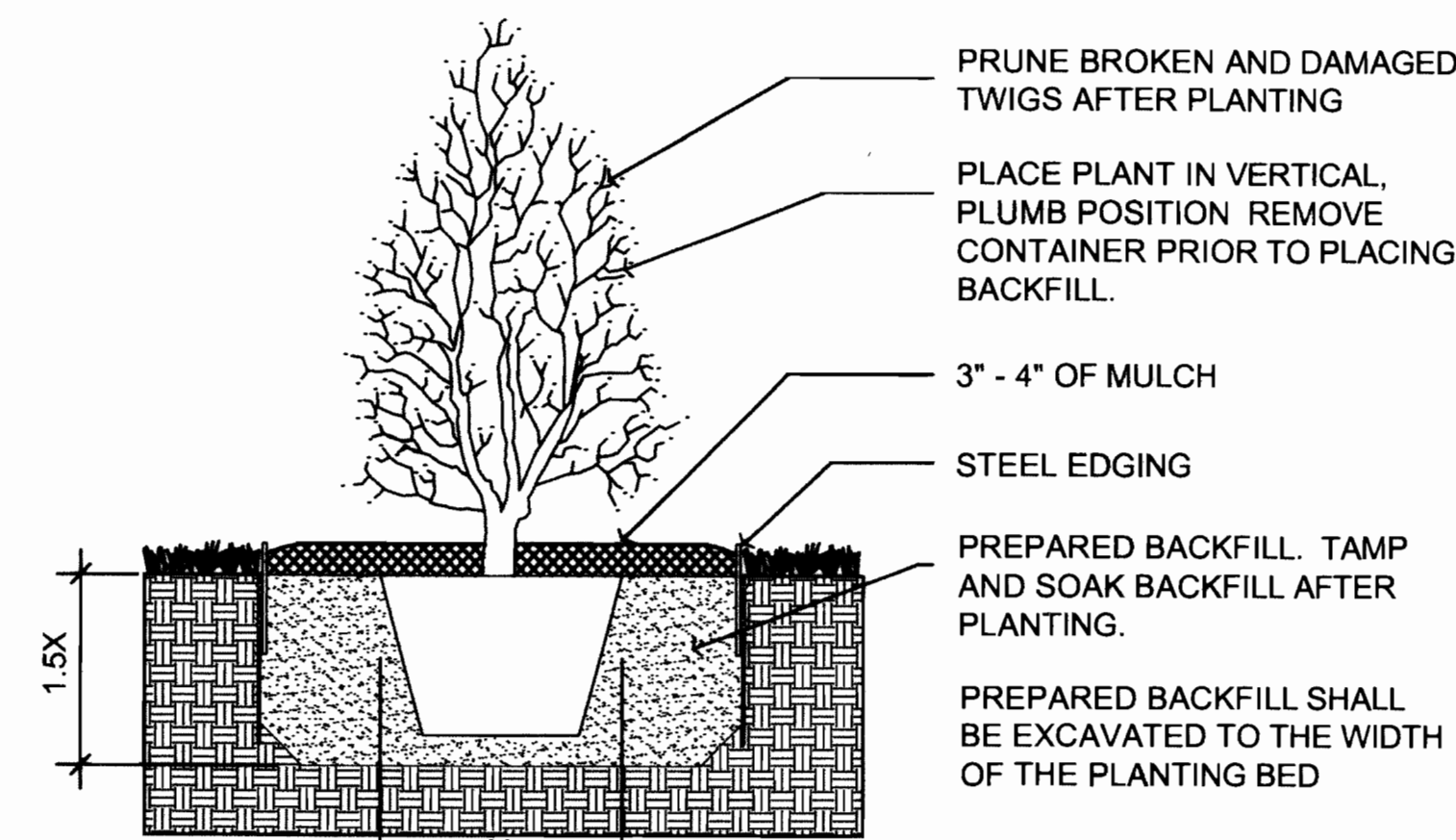
SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



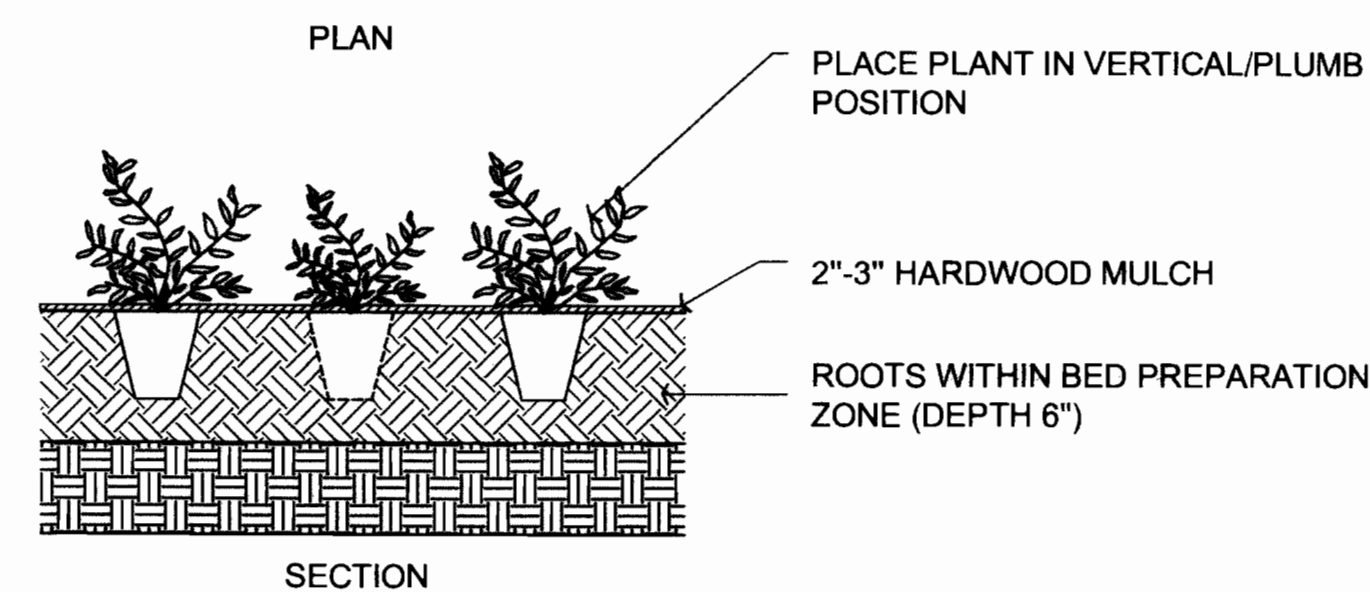
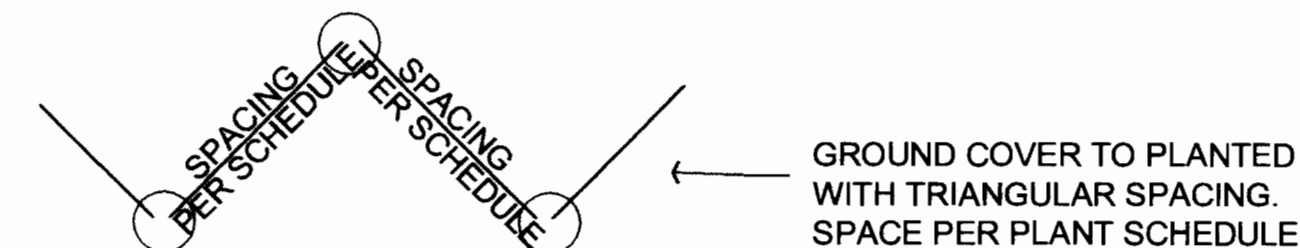
A Evergreen Tree Planting Detail
L1.3 SCALE: NTS



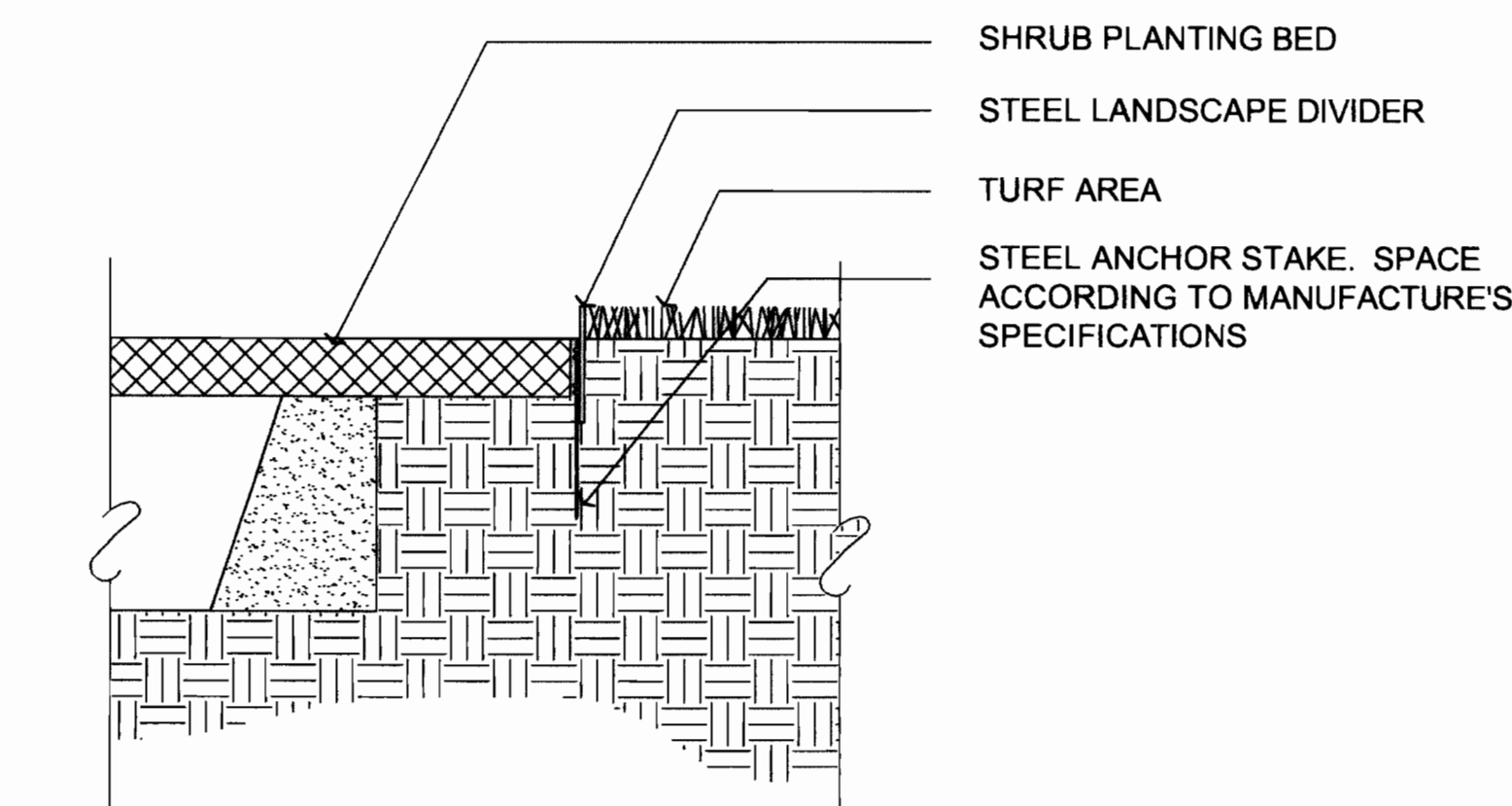
B Deciduous Tree Planting Detail
L1.3 SCALE: NTS



C Shrub Planting detail
L1.3 SCALE: NTS



D Groundcover Planting Detail
L1.3 SCALE: NTS



E Steel Edging Detail
L1.3 SCALE: NTS

LANDSCAPE REQUIREMENTS

MIN. LANDSCAPE AREA = 15 % OF SITE
REQUIRED LANDSCAPE AREA = 9897.12 S.F.
PROVIDED LANDSCAPE AREA = 22883.28 S.F.

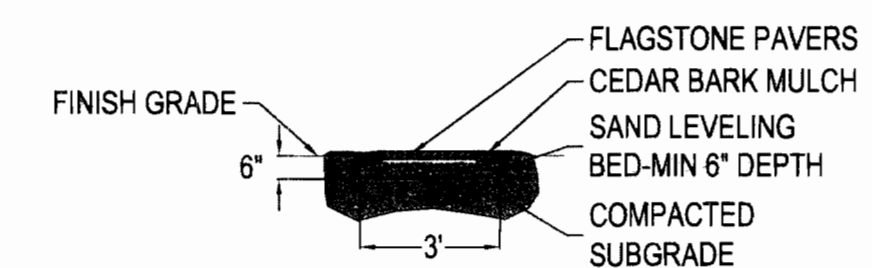
MIN. BUILDING LANDSCAPE = 5 % OF LANDSCAPE AREA
REQUIRED BUILDING LANDSCAPE AREA = 1144.16 S.F.
PROVIDED BUILDING LANDSCAPE AREA = 5824.85 S.F.

AURORA PARKWAY LANDSCAPE BUFFER: (299.92 L.F.)

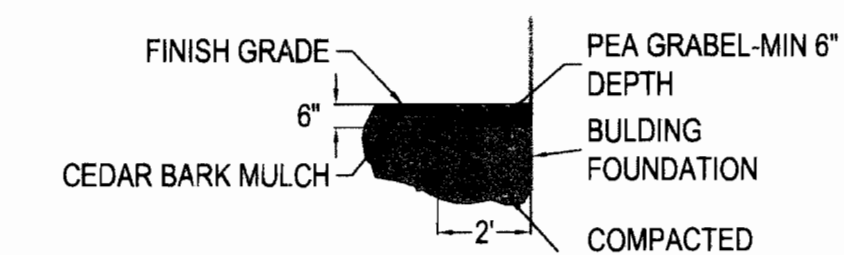
REQUIRED:
11 TREES
110 SHRUBS
PROVIDED:
13 TREES
113 SHRUBS

DETENTION POND PERIMETER LANDSCAPING: (1,604 S.F.)

REQUIRED:
1 TREES
5 SHRUBS
PROVIDED:
7 TREES
7 SHRUBS



1 STONE WALKWAY
L1.3 SCALE: 1/4" = 1'



2 GRAVEL MAINTENANCE STRIP
L1.3 SCALE: 1/4" = 1'

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MARKING OF UNDERGROUND UTILITIES

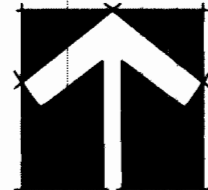
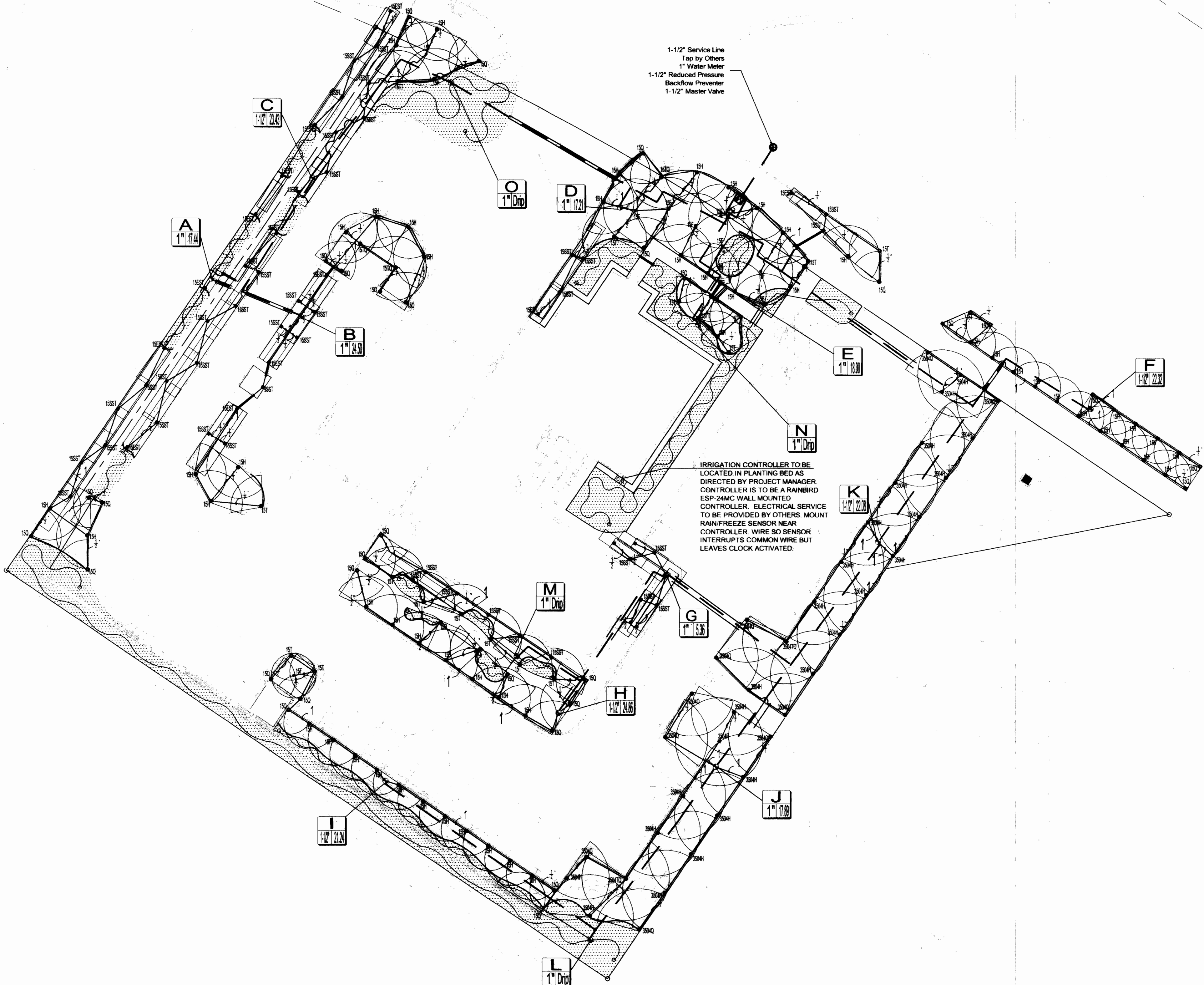
NO.	DATE	BY	DESCRIPTION
1	1/28/02	SMC	SITE AND LANDSCAPE REVISIONS (per CITY OF AURORA)

ENGINEERING SERVICE COMPANY
1300 South Platte Street, Suite 108
Aurora, Colorado 80012
Phone: (303) 337-3383 Fax: (303) 337-7481
www.escoinc.com

LAND ARCHITECTS
7861 SOUTH GRANT STREET, SUITE A-4
LITTLETON, COLORADO 80122
(303) 730-3001

DESIGNED BY: G.C.
DRAWN BY: R.A.B.
CHECKED BY: G.C.
DRAWER NUMBER:
DATE: 12/14/01
SCALE: 1"=20'-0"
SHEET NUMBER: 6 of 11


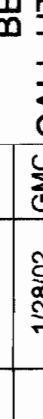
FIRE STATION 14 SITE PLAN
SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NORTH SCALE 1"=20'

Number of children	Frequency
0	10
20	20
40	10
60	20

SCALE 1"=20'

<div>ENGINEERS SEAL</div> <div></div> <div>perspective balance</div> <div>1801 N. 1st Ave. Ste. 100 Littleton, Colorado 80120 Phone: (303) 798-7887 Fax: (303) 798-1778</div>	DESCRIPTION		<div>PREPARED BY</div> <div></div> <div>Engineering Service Company</div> <div>15000 Colorado 30072 Aurora, Colorado 80012 Phone: (303) 257-0000 Engineers-Surveyors</div>	REVISIONS	
	IRRIGATION PLAN FIRE STATION 14 SITE PLAN SITUATION: THE CITY OF AURORA, COUNTY OF JEFFERSON, STATE OF COLORADO PREPARED FOR: CITY OF AURORA 14711 SOUTH RIVER STREET AURORA, COLORADO 80012 (303) 798-7887			NO	
	1			DESCRIPTION	
	SITE AND LANDSCAPE REVISIONS (per CITY OF AURORA)			DATE	BY
				1/28/02	GMC
<div>BEFORE YOU DIG CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 CALL TO GET THE MESSAGE CAUTION: GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES</div>					
3 of 11					

GENERAL IRRIGATION NOTES

1. IRRIGATION PLAN IS A SCHEMATIC DRAWING REPRESENTING DESIRED WATER COVERAGE. CONTACT THE OFFICE OF THE LANDSCAPE ARCHITECT IF UNFORESEEN CIRCUMSTANCES REQUIRE ADJUSTMENT FROM PLAN AS SHOWN

2. IRRIGATION CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF ANY WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING APPROPRIATE UTILITY OWNERS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE HE MAY CAUSE TO UTILITIES.

3. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND/OR PAYING ALL FEES ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WITH LOCAL AUTHORITIES.

4. IRRIGATION SYSTEM IS TO CONSIST OF SEPARATE DRIP EMITTER ZONES, POP-UP SPRAY HEAD AND ROTOR HEAD ZONES, EACH WITH SEPARATE VALVES AND STATIONS ON THE CONTROLLER.

5. IRRIGATION CONTROLLER IS TO BE A RAIN BIRD ESP-24MC WALL MOUNTED CONTROLLER HYBRID SOLID STATE TYPE, WITH METAL LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION. IRRIGATION CONTROLLER IS TO BE LOCATED AS INDICATED ON PLANS, AS DIRECTED BY PROJECT MANAGER. ELECTRICAL SERVICE SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE OF IRRIGATION MAINLINE AND RPZ.

6. EACH ZONE OF THE IRRIGATION SYSTEM IS DESIGNED WITH A MAXIMUM OF 30 GALLONS PER MINUTE AND A MAXIMUM WORKING PRESSURE OF 25 psi AT THE HEAD. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY. IRRIGATION CONTRACTOR SHALL SUBMIT PRESSURE LOSS CALCULATIONS FROM THE SITE WATER SUPPLY (POINT OF CONNECTION) TO THE FURTHEST HEAD OF THE LARGEST ZONE AND THE FURTHEST HEAD FROM THE SITE WATER SUPPLY ENSURING THE OWNER AN OPERABLE SYSTEM PRIOR TO COMMENCEMENT OF ANY WORK. IRRIGATION SYSTEM WAS DESIGNED WITH THE ASSUMPTION THAT THE DOMESTIC WATER SUPPLY IS TO BE TAPPED OFF OF CITY 8" WATER MAIN LINE WITH A 1" METER AND 1-1/2" SUPPLY LINE IF DOMESTIC TAP AND LINE SIZE CHANGE, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

7. IRRIGATION BLOW-OUT VALVE, ISOLATION GLOBE VALVE, RAIN/FREEZE SENSOR, RPZ ENCLOSURE AND MANUAL DRAIN VALVES ARE TO BE LOCATED IN AREA SHOWN ON PLAN. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS.

8. RAIN/FREEZE SENSOR SHALL BE LOCATED NEAR IRRIGATION CONTROLLER AS INDICATED ON PLANS. WIRE SO RAIN/FREEZE SENSOR INTERRUPTS VALVE COMMON WIRE BUT LEAVES CLOCK ACTIVATED.

9. MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL DRAIN VALVES IN A LOCKABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW VALVE.

10. AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE LOW POINT IS AT THE END OF LINE, LOCATE VALVE A MINIMUM OF 12" FROM END SPRINKLER HEAD. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF GRAVEL.

11. IRRIGATION RPZ AND ENCLOSURE TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY SIZE OF RPZ AND ENCLOSURE AFTER VERIFYING SITE WATER SUPPLY.

12. SEE CIVIL DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS AND COORDINATING THE EXACT SIZE WITH IRRIGATION CONTRACTOR.

13. ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDINGS REMAIN FREE OF OVERSPRAY.

14. PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER ALL PAVING. COMBINE PIPING AND WIRING WHENEVER POSSIBLE TO REDUCE QUANTITY OF SLEEVING MATERIAL.

15. IRRIGATION CONTRACTOR SHALL PROVIDE FOUR (4) ADDITIONAL CONTROL WIRES ALONG MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLER.

16. DRIP IRRIGATION SHALL BE CONSTRUCTED USING PVC PIPE AND MULTI-OUTLET EMITTERS. NO PRESSURE COMPENSATING POLYLINE SHALL BE USED.

17. USE THE FOLLOWING GUIDELINES WHEN INSTALLING DRIP EMITTERS:
A. ONE HALF GALLON PER HOUR EMITTERS ARE TO DISTRIBUTED AS FOLLOWS:
1. 1 DRIP EMITTER PER ONE SQUARE FOOT OF GROUND COVER BEDS.
2. 1 DRIP EMITTER PER 2"-4" GROUND COVER.
3. 2 DRIP EMITTERS PER 1-5 GALLON SHRUBS.
4. 4 DRIP EMITTERS PER TREE.

18. WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS CLOSE TO CURB AS POSSIBLE TO ALLOW FOR PLANTING TREES, SHRUBS AND GROUND COVERS TO AVOID CONFLICT WITH PIPE LOCATIONS.

19. UPON COMPLETION OF IRRIGATION SYSTEM INSTALLATION, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
A. ACCURATE AND COMPLETE "AS-BUILT" PLAN OF IRRIGATION SYSTEM INCLUDING 8-1/2" x 11" ZONE MAP TO BE PLACED INSIDE CONTROLLER BOX.
B. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM CONTROLLER AND FUNCTION.
C. TEN PERCENT (10%) EXTRA OF EACH TYPE OF HEAD INSTALLED.

20. CLUSTER VALVES IN GROUPS, MINIMUM 2 VALVES PER VALVE BOX.




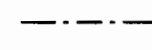



























21. INSTALL QUICK COUPLER VALVES ON MAINLINE @ 100' O.C.

22. QUANTITIES ARE FOR REFERENCE ONLY. CONTRACTOR SHALL PROVIDE NUMBER OF HEADS AND VALVES AS SHOWN ON PLANS.

23. ALL NATIVE SEED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC SPRAY OR POP-UP SYSTEM FOR A MINIMUM PERIOD OF THREE YEARS.

CRITICAL HEAD CALCULATIONS			
	Rainbird ESP-24MC Controller		
	Farthest System	Largest System	
Zone ID	I	H	
Flow (GPM)	21.24	24.86	
Pressure needed @ sprinkler	15.00	15.00	
Meter Size	1"	1"	
BFP Size	1"	1"	
Master Valve Size	1-1/2"	1-1/2"	
Elevation Change (f.t.)	8	1	
Valve Size	1-1/2"	1-1/2"	
Service Line Size	1-1/2" Type 'K' Copper	1-1/2" Type 'K' Copper	
Service Line Length	19.48	19.48	
Friction Loss Co-efficient	2.19	2.99	
Mainline Size	2" CL 200 PVC	2" CL 200 PVC	
Mainline Length	443.08	323.63	
Friction Loss Co-efficient	0.32	0.43	
PSI loss through Service Line	0.43	0.58	
PSI loss through BFP	10.20	10.20	
PSI loss through Meter	2.80	4.00	
PSI loss through Master Valve	3.60	3.60	
PSI loss through Mainline	1.42	1.39	
PSI loss through Valve	3.60	3.60	
PSI loss through Lateral	5.20	5.98	
Estimate for fittings loss: 10% for all pipe losses	0.66	0.74	
PSI loss/gain due to elev. change (+ = loss / - = gain)	3.46	0.43	
Total Pressure Required by System	46.37	45.52	
Pressure available @ Source	50.00	50.00	
IF THIS IS A POSITIVE NUMBER THE SYSTEM WILL WORK	3.63	4.48	

Irrigation Legend

Symbol	Quantity	Description	Operating Pressure	Label
		Drip Irrigation Area		
		2" CL200 PVC Mainline		
		Sch. 40 PVC Lateral Line (Sized on Plans)		
		4" Sch. 40 PVC Sleeve		
	18	Rainbird 1804-15EST Strip Series Pop-Up Spray	15 psi	15EST
	40	Rainbird 1804-15SST Strip Series Pop-Up Spray	15 psi	15SST
	1	Rainbird 1804-9SST Strip Series Pop-Up Spray	15 psi	9SST
	33	Rainbird 1804-15Q Pop-Up Spray	15 psi	15Q
	15	Rainbird 1804-15T Pop-Up Spray	15 psi	15T
	70	Rainbird 1804-15H Pop-Up Spray	15 psi	15H
	3	Rainbird 1804-15TT Pop-Up Spray	15 psi	15TT
	3	Rainbird 1804-15TQ Pop-Up Spray	15 psi	15TQ
	8	Rainbird 1804-15F Pop-Up Spray	15 psi	15F
	2	Rainbird 3504-PC-0.75 90 Degree Pop-Up Rotor	25 psi	3504Q
	32	Rainbird 3504-PC-1.5 180 Degree Pop-Up Rotor	25 psi	3504H
	2	Rainbird 3504-PC-2.0 270 Degree Pop-Up Rotor	25 psi	3504TQ
	1	Rainbird 3504-FC-3.0 360 Degree Pop-Up Rotor	25 psi	3504F
	6	Rainbird 150-PESB-PRS-D 1-1/2" Turf Valve		
	5	Rainbird 100-PESB-PRS-D 1" Turf Valve		
	4	Rainbird XCZ-100-COM Drip Valve		
	1	1" Reduced Pressure Backflow Preventor		
	1	1" Water Meter		
	1	Rainbird 150-PESB-PRS-D 1-1/2" Master Valve		
		Rainbird ESP-8MC Pedestal Mounted Controller		
		Rain/Freeze Sensor		
		Head Identification Tag		
		Spray Pattern Type Nozzle Series		
		Zone Identification Tag		
		Zone I.D. Letter		
		Gallons Per Minute		
		Valve Size		

21 PC



ZONE CHART

Rainbird ESP-16MC Wall Mounted Controller	ZONE ID LETTER	STATION #	GPM	VALVE SIZE	ZONE TYPE	MANUFACTURE'S STATED PRECIPITATION RATE
	ZONE A	STATION 1	17.44	1"	POP-UP SPRAY	Avg. of 1.05 Inches / Hour
	ZONE B	STATION 2	24.50	1-1/2"	POP-UP SPRAY	Avg. of 1.05 Inches / Hour
	ZONE C	STATION 3	23.43	1-1/2"	POP-UP SPRAY	Avg. of 1.05 Inches / Hour
	ZONE D	STATION 4	17.21	1"	POP-UP SPRAY	Avg. of 1.05 Inches / Hour
	ZONE E	STATION 5	18.00	1"	POP-UP SPRAY	Avg. of 1.05 Inches / Hour
	ZONE F	STATION 6	22.32	1-1/2"	POP-UP SPRAY	Avg. of 1.05 Inches / Hour
	ZONE G	STATION 7	5.36	1"	POP-UP SPRAY	Avg. of 1.05 Inches / Hour
	ZONE H	STATION 8	24.86	1-1/2"	POP-UP SPRAY	Avg. of 1.05 Inches / Hour
	ZONE I	STATION 9	21.24	1-1/2"	POP-UP SPRAY	Avg. of 1.05 Inches / Hour
	ZONE J	STATION 10	17.89	1"	POP-UP ROTOR	Avg. of 0.5 Inches / Hour
	ZONE K	STATION 11	22.08	1-1/2"	POP-UP ROTOR	Avg. of 0.5 Inches / Hour
	ZONE L	STATION 12	D	1"	DRIP EMITTER	Avg. of 1.25 Inches / Hour
	ZONE M	STATION 13	D	1"	DRIP EMITTER	Avg. of 1.25 Inches / Hour
	ZONE N	STATION 14	D	1"	DRIP EMITTER	Avg. of 1.25 Inches / Hour
	ZONE O	STATION 15	D	1"	DRIP EMITTER	Avg. of 1.25 Inches / Hour
	ZONE P	STATION 16	M	1-1/2"	MASTER VALVE	MASTER VALVE

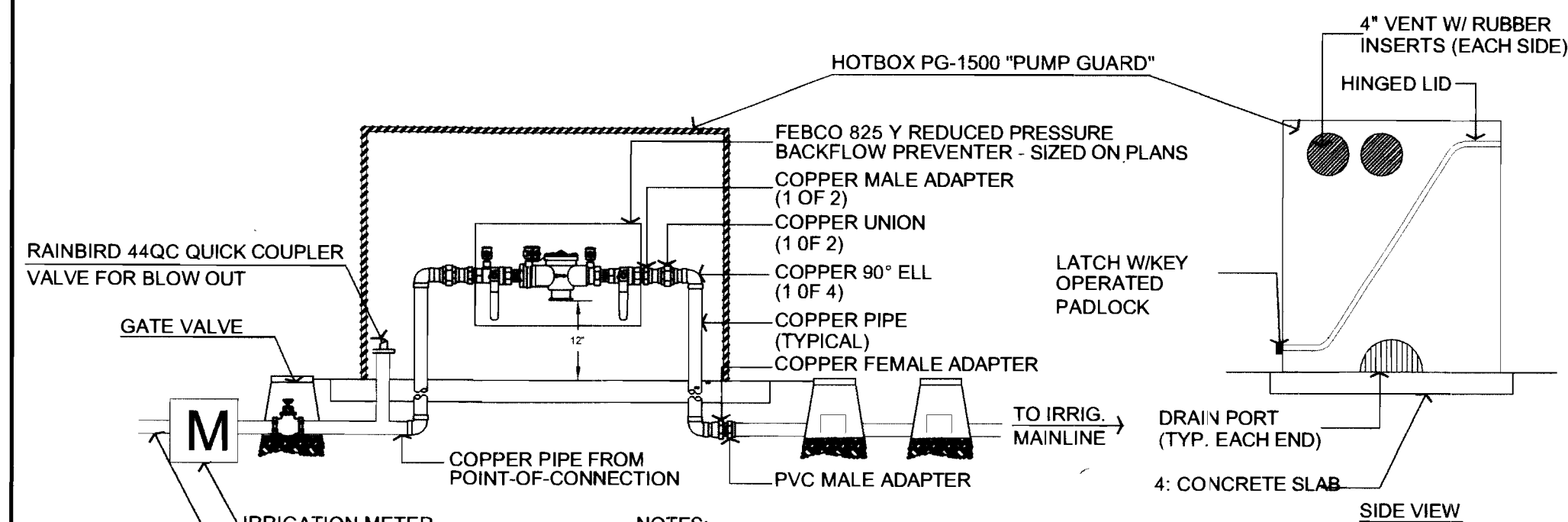
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REVISIONS
BY
DATE
DESCRIPTION
1 SITE AND LANDSCAPE REVISIONS (per CITY OF AURORA)
1/28/02
GMC

PREPARED BY
ENGINEERING SEAL
LAND ARCHITECTS
perspective | balance
1470 SOUTH HAVANA STREET
AURORA, COLORADO 80012
(303) 736-1687
DESIGNED BY: G.C.
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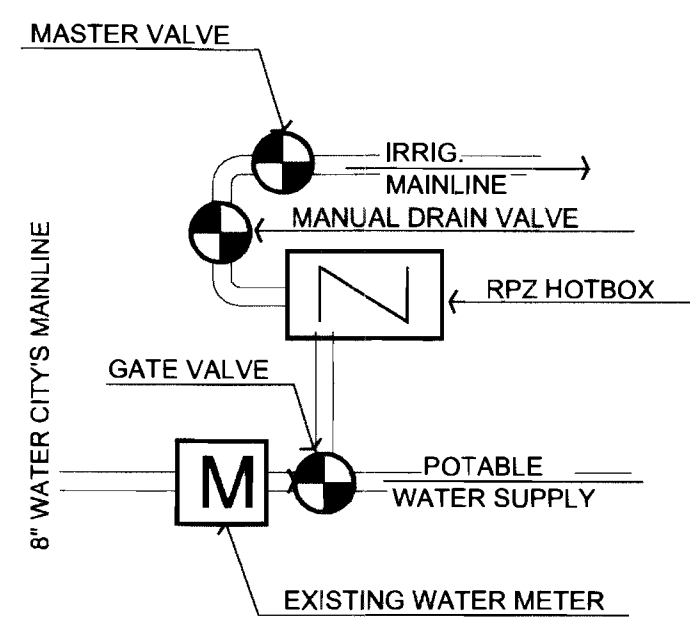
IRRIGATION NOTES
FIRE STATION 14 SITE PLAN
SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
PREPARED FOR:
CITY OF AURORA
1470 SOUTH HAVANA STREET
AURORA, COLORADO 80012
(303) 736-1687
COMMERCIAL BUILDING SERVICES, INC.
7561 SOUTH GRANT STREET, SUITE A-4
LITTLETON, COLORADO 80122
(303) 736-3001

FIRE STATION 14 SITE PLAN SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



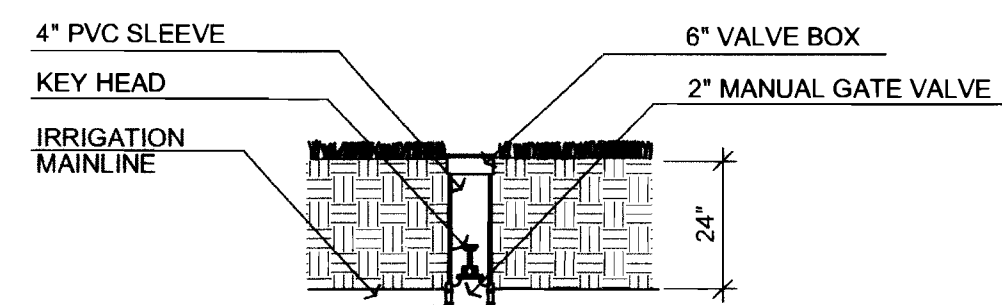
NOTES:
IRRIGATION BACKFLOW PREVENTOR IS TO BE LOCATED IN LANDSCAPE BED AS SHOWN ON IRRIGATION PLAN. PLACE RPZ INSIDE AN INSULATED ENCLOSURE (i.e. HOTBOX) MINIMUM HEIGHT OF RPZ SHALL BE 1'-0" ABOVE FINISH GRADE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT EACH SPECIFIED RPZ IS SUFFICIENT TO OPERATE EACH SYSTEM. SEE CIVIL DRAWINGS FOR IRRIGATION TAP AND METER LOCATION. INSTALL BACKFLOW PREVENTOR AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. ALL COPPER TO BE TYPE K SOLID COPPER PIPE. IRRIGATION CONTRACTOR SHALL PROVIDE KEY OPERATED PADLOCK.

A Reduced Pressure Backflow Preventor
L2.3 SCALE: NTS

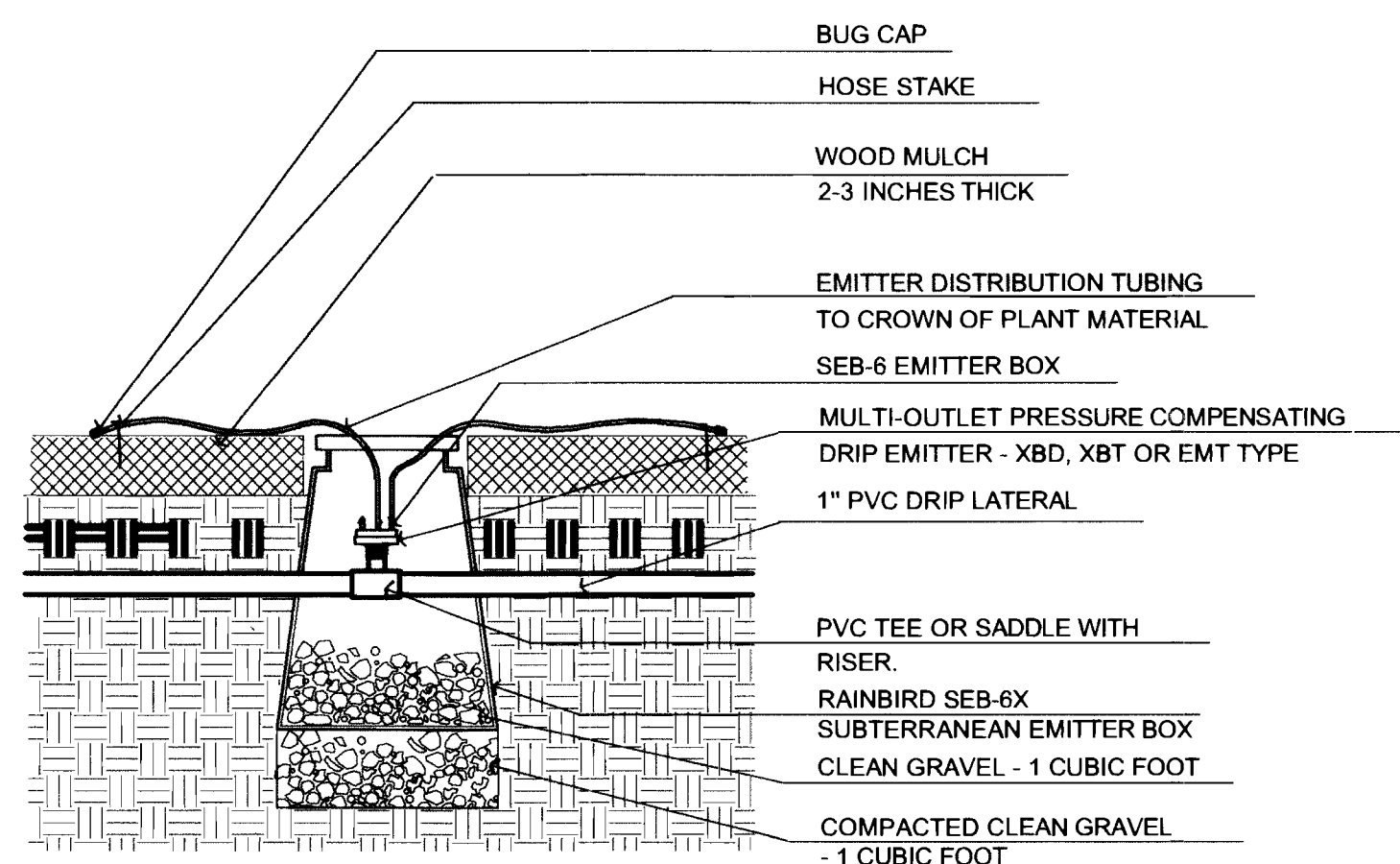


WINTERIZATION PROCEDURES:
1. TURN OFF SPRINKLER SYSTEM @ GATE VALVE BEFORE WATER METER.
2. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE
3. SLOWLY OPEN MANUAL DRAIN VALVE
4. REPEAT PROCEDURE FOR ALL MANUAL DRAIN VALVES ALONG IRRIGATION MAINLINE.

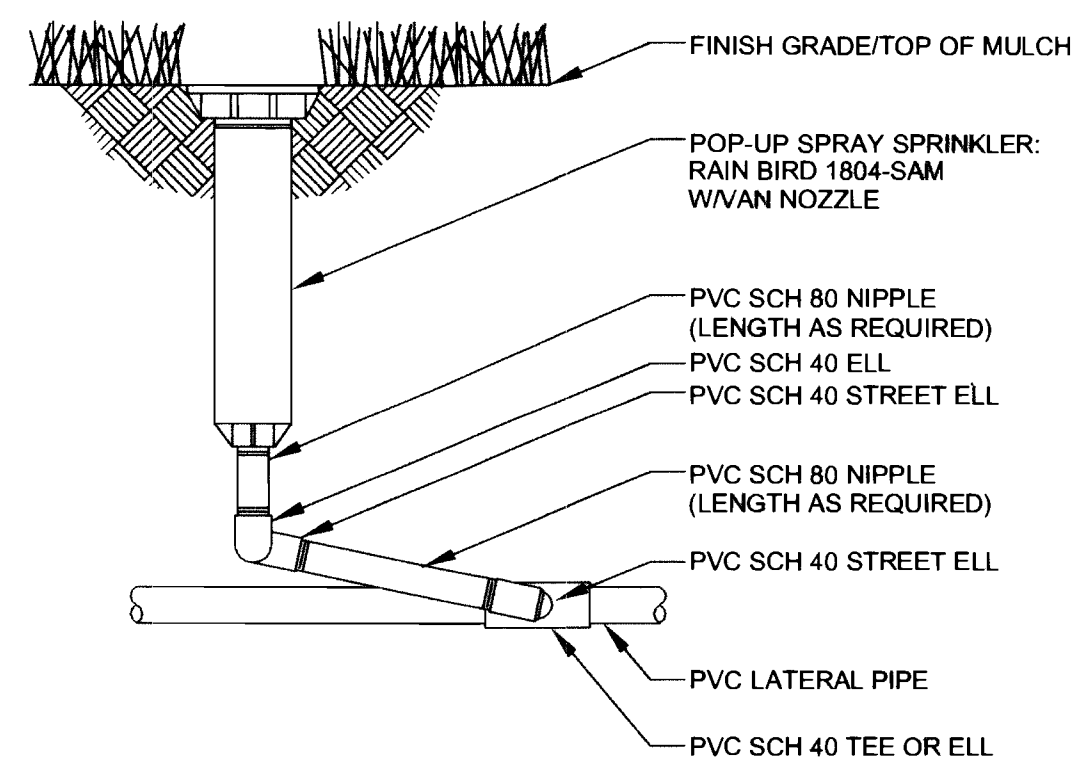
B Water Tap Diagram
L2.3 SCALE: NTS



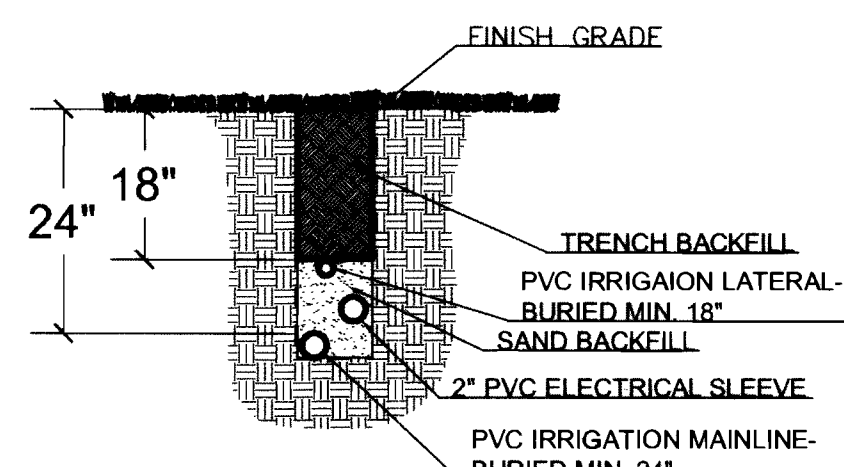
C Mainline Isolation Valve
L2.3 SCALE: NTS



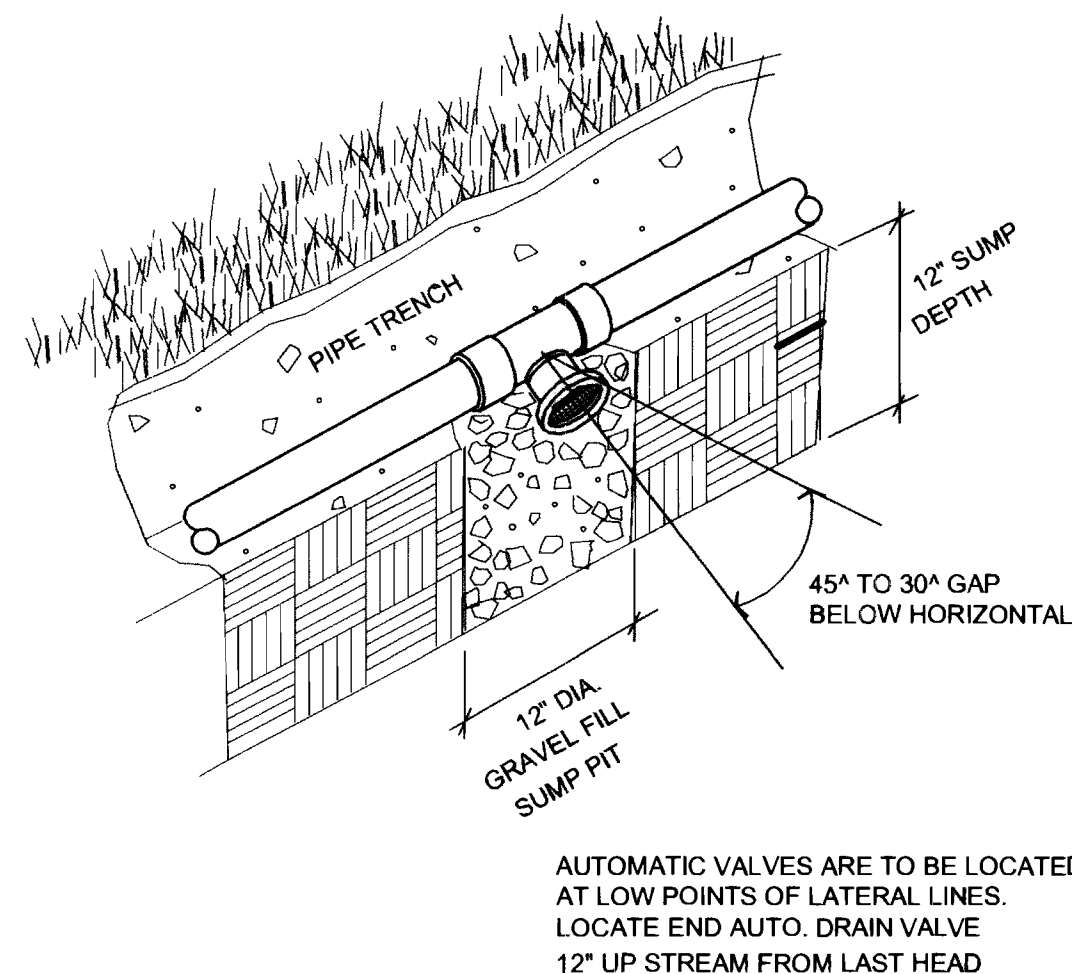
D Multi-Outlet Emmitter
L2.3 SCALE: NTS



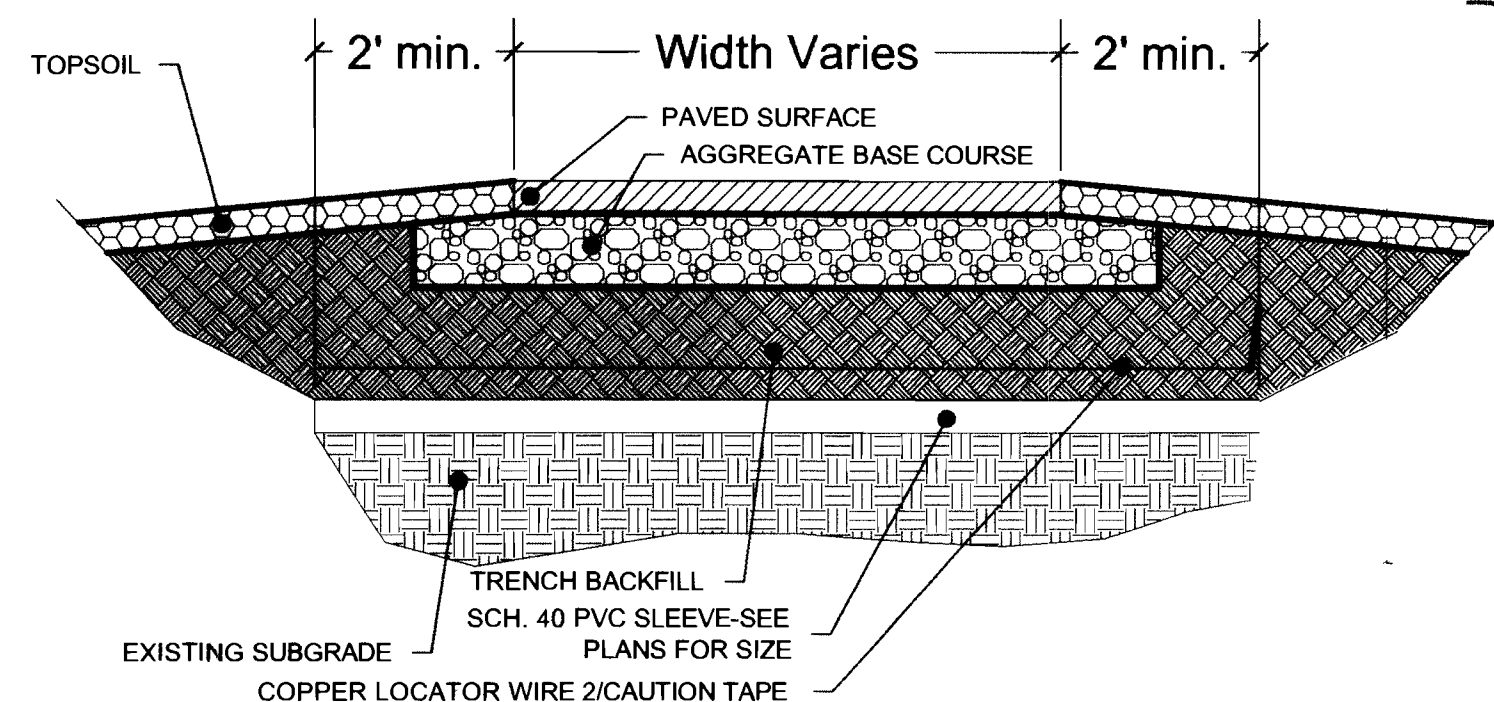
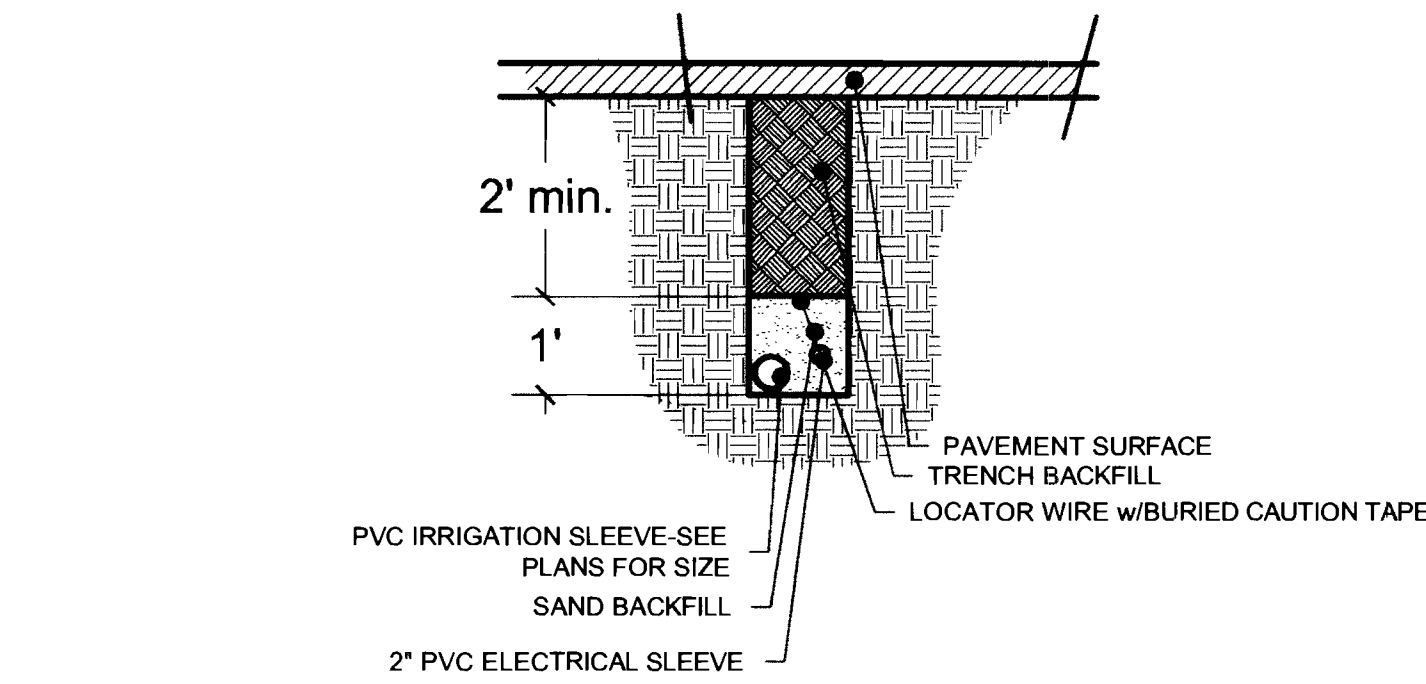
E Rainbird 1800 Series Pop-Up Spray
L2.3 SCALE: NTS



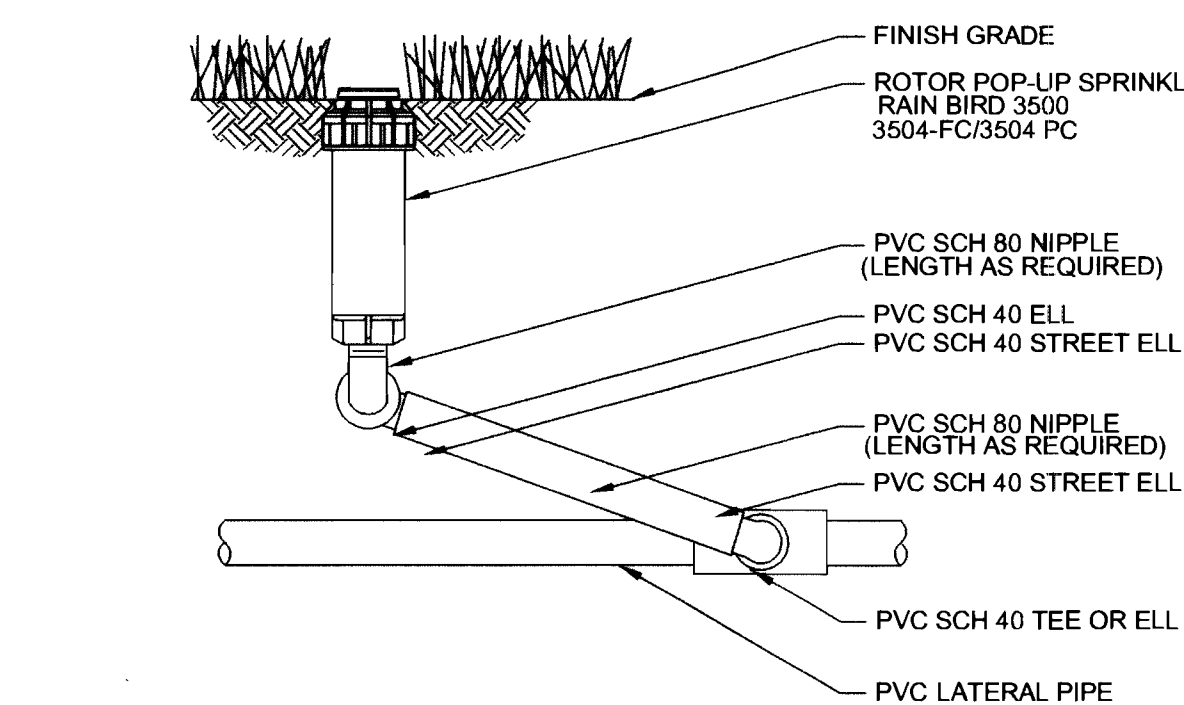
F Mainline & Lateral Min. Depth
L2.3 SCALE: NTS



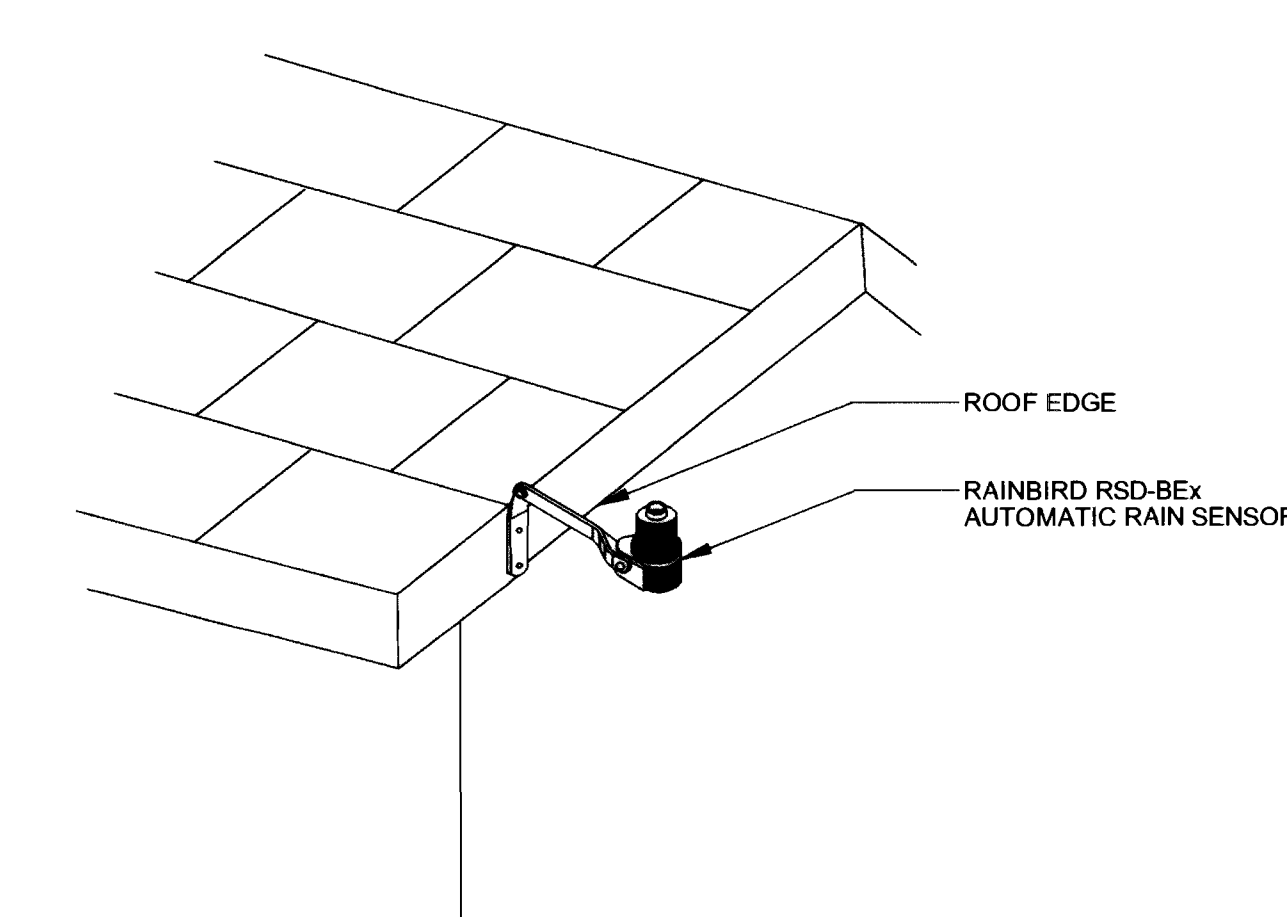
G Automatic Drain & Sump Pit
L2.3 SCALE: NTS



H PVC Sleeve Trenching Detail
L2.3 SCALE: NTS

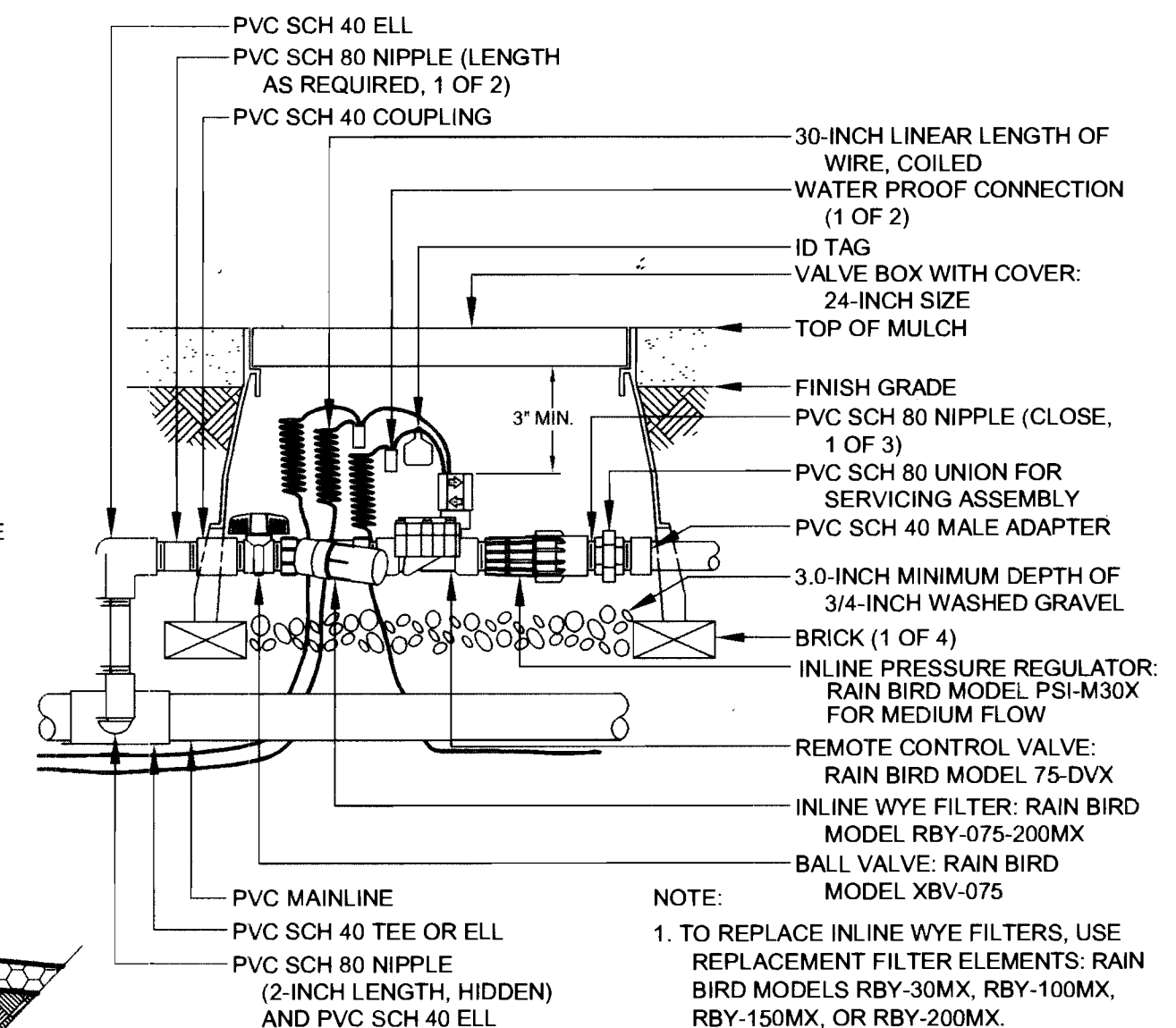


I Rainbird 3500 Pop-Up Spray
L2.3 SCALE: NTS

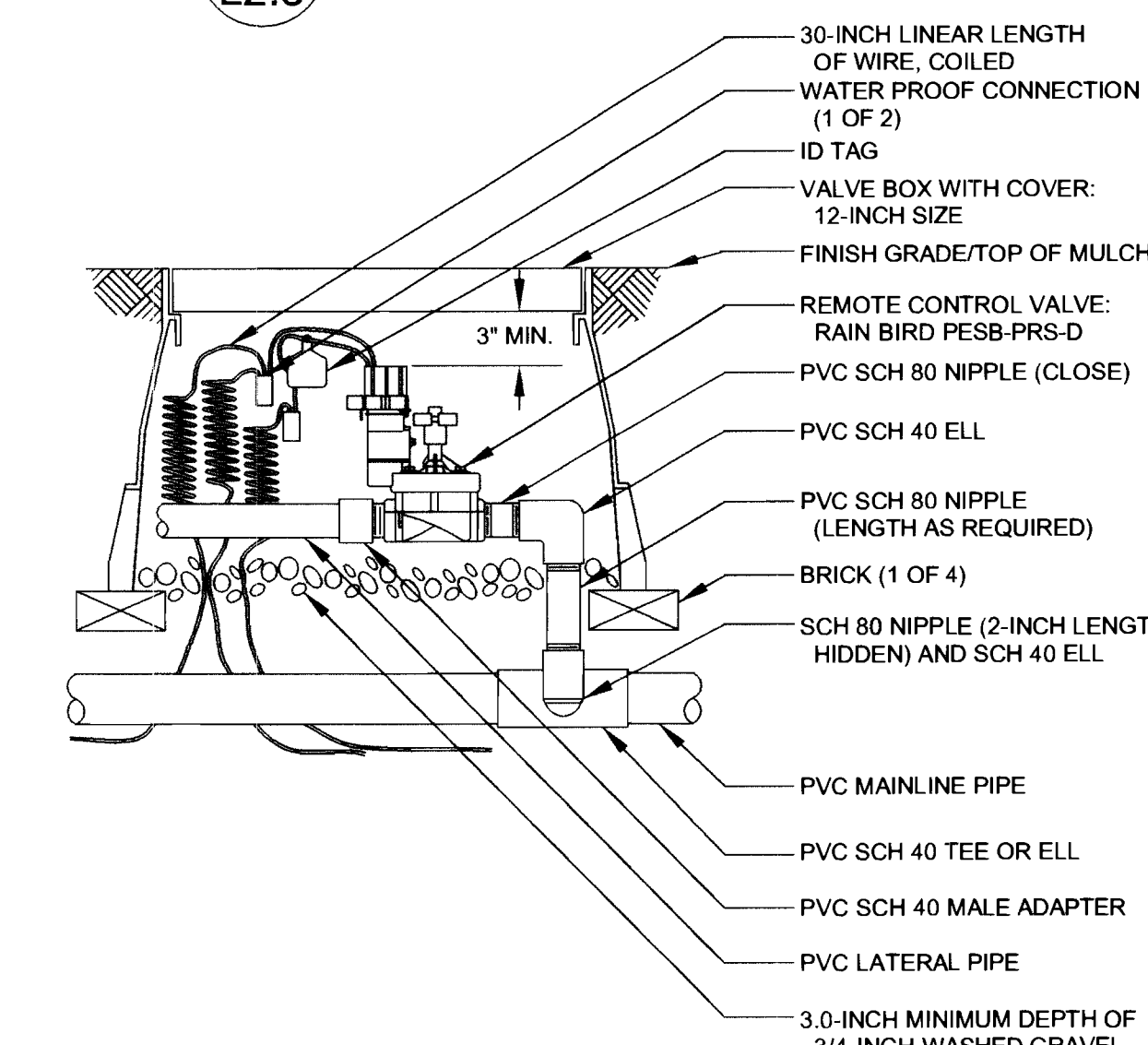


NOTE:
1. FOR COMPLETE INSTALLATION INSTRUCTIONS, SEE INSTRUCTIONS ENCLOSED WITH RAIN SENSOR

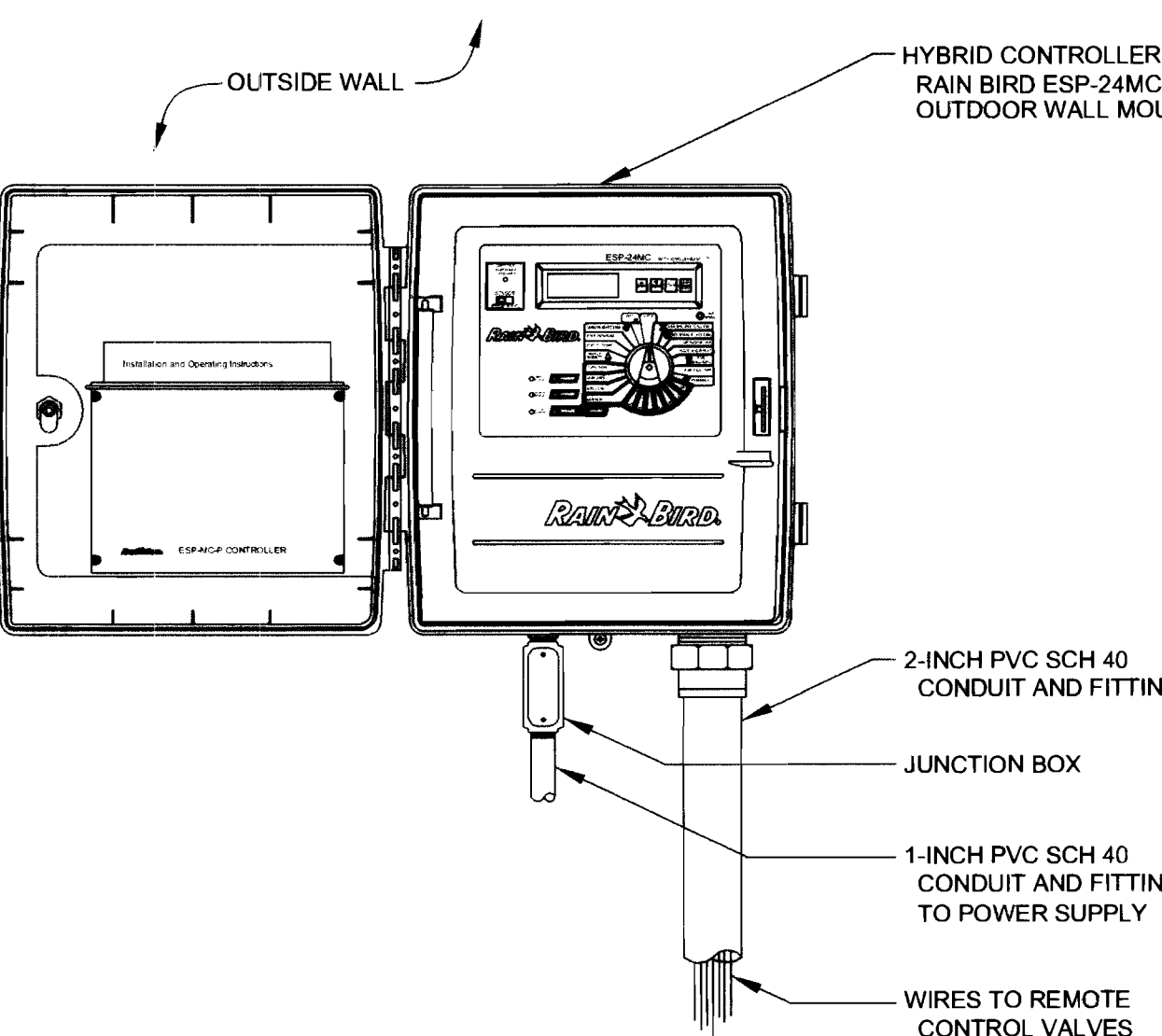
J Rainbird RSD-BEx Rain Sensor
L2.3 SCALE: NTS



K Rainbird XGZ-100-COM Drip Valve
L2.3 SCALE: NTS



L Rainbird PESB-PRS-D Turf Valve
L2.3 SCALE: NTS



M Rainbird ESP-24MC Controller
L2.3 SCALE: NTS

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS BEFORE
YOU DIG GRADE OR EXCAVATE OR THE
MARKING OF UNDERGROUND UTILITIES

NO.	DESCRIPTION	DATE	BY
1	SITE AND LANDSCAPE REVISIONS (per CITY OF AURORA)	1/28/02	GMC

Engineering Service Company
1000 W. 10th Avenue, Suite 100
Aurora, Colorado 80012
Phone: (303) 735-7987
Fax: (303) 735-7987
Email: eservice@eserviceco.com

IRRIGATION DETAILS
FIRE STATION 14 SITE PLAN
SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
PREPARED FOR:
CITY OF AURORA
1470 SOUTH HAYANA STREET
AURORA, CO 80012
(303) 735-7987

ENGINEERS SEAL:
LAND ARCHITECTS
perspective | balance
2001 W. Alameda Ave.
Aurora, Colorado 80012
Phone: (303) 734-1777
Fax: (303) 734-1778
DESIGNED BY: G.C.
DRAWN BY: R.A.B.
CHECKED BY: G.C.
DRAWER NUMBER:
DATE: 12/14/01
SCALE: 1"=20'-0"
SHEET NUMBER: 9 of 11

SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

FIRE STATION # 14 2001-6092-00

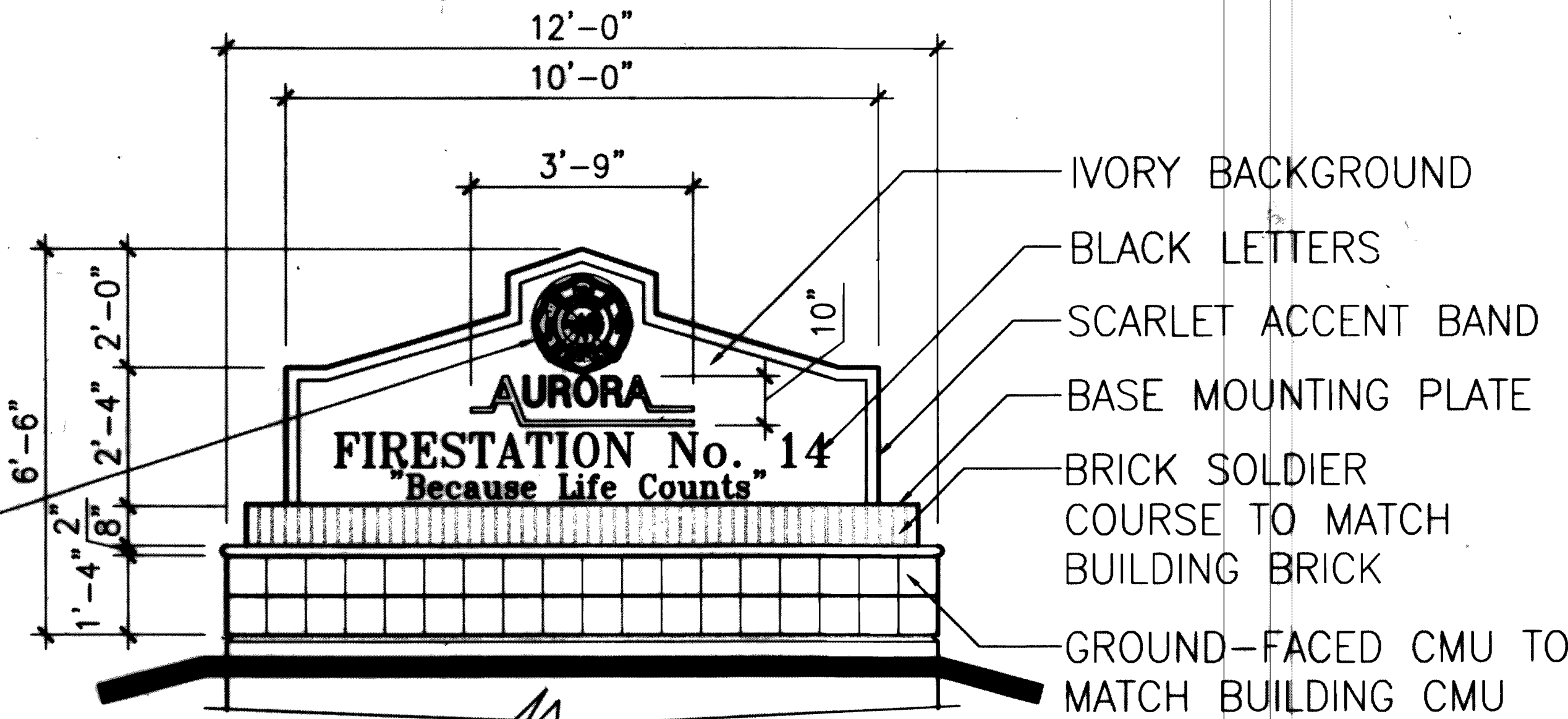
AURORA FIRE STATION 14 SITE PLAN
SITUATED IN THE NW 1/4 OF SECTION 36, T.5S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTE: TOTAL SIGNAGE INFORMATION AREA
= 22.26 SQ. FT. ON EACH SIDE
= 55.76 SQ. FT. TOTAL OF MONUMENT SIGN

1'-8" DIA. CITY OF AURORA FIRE RESCUE
SEAL. SIGN CONTRACTOR TO OBTAIN SEAL
DESIGN FROM FIRE DEPT. COLORS: GOLD
BACKGROUND, BLACK LETTERS, BLUE &
SCARLET RED ACCENTS

GENERAL SIGN INFORMATION:
DOUBLE-SIDED ILLUMINATED, POST AND PANEL DESIGN SIGN ON A MASONRY BASE. TRANSLUCENT, POLYCARBONATE
PANELS WITH ROUTED LETTERS AND SCREENED LOGO. FRAME TO BE OF 7 1/2" WIDE EXTRUDED METAL.

MONUMENT SIGN
SCALE: 1/2" = 1'-0"



REVISIONS	
NO.	DESCRIPTION

DATE	BY

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG. GRADE OR EXCAVATE FOR THE
MARKING OF UNDERGROUND UTILITY LINES

1500 W. 1st
P.O. Box 1000
Denver, Colorado 80202
Phone: (303) 733-1000
Fax: (303) 733-1001
www.tspinc.com

TSP

PREPARED BY: TSP FIVE, INC.
1470 SOUTH HAVANA STREET
AURORA, CO 80012
(303) 738-7887

COMMERCIAL BUILDING SERVICES, INC.
7561 SOUTH GRANT STREET, SUITE A-4
LITTLE ROCK, AR 72612
(501) 330-3001

ARCHITECT'S SEAL:

DESIGNED BY: TSP FIVE, INC.
DRAWN BY: RAD
CHECKED BY: JSK
DRAWER NUMBER:

DATE: 02-13-2002
SCALE: 1/2" = 1'-0"
SHEET NUMBER: 11 OF 11



PROJECT #R-2287

Aurora Fire Rescue


22298 E Aurora Parkway
Aurora, Colorado 80016

DATE: 02/22/2024

1"=20'-0"

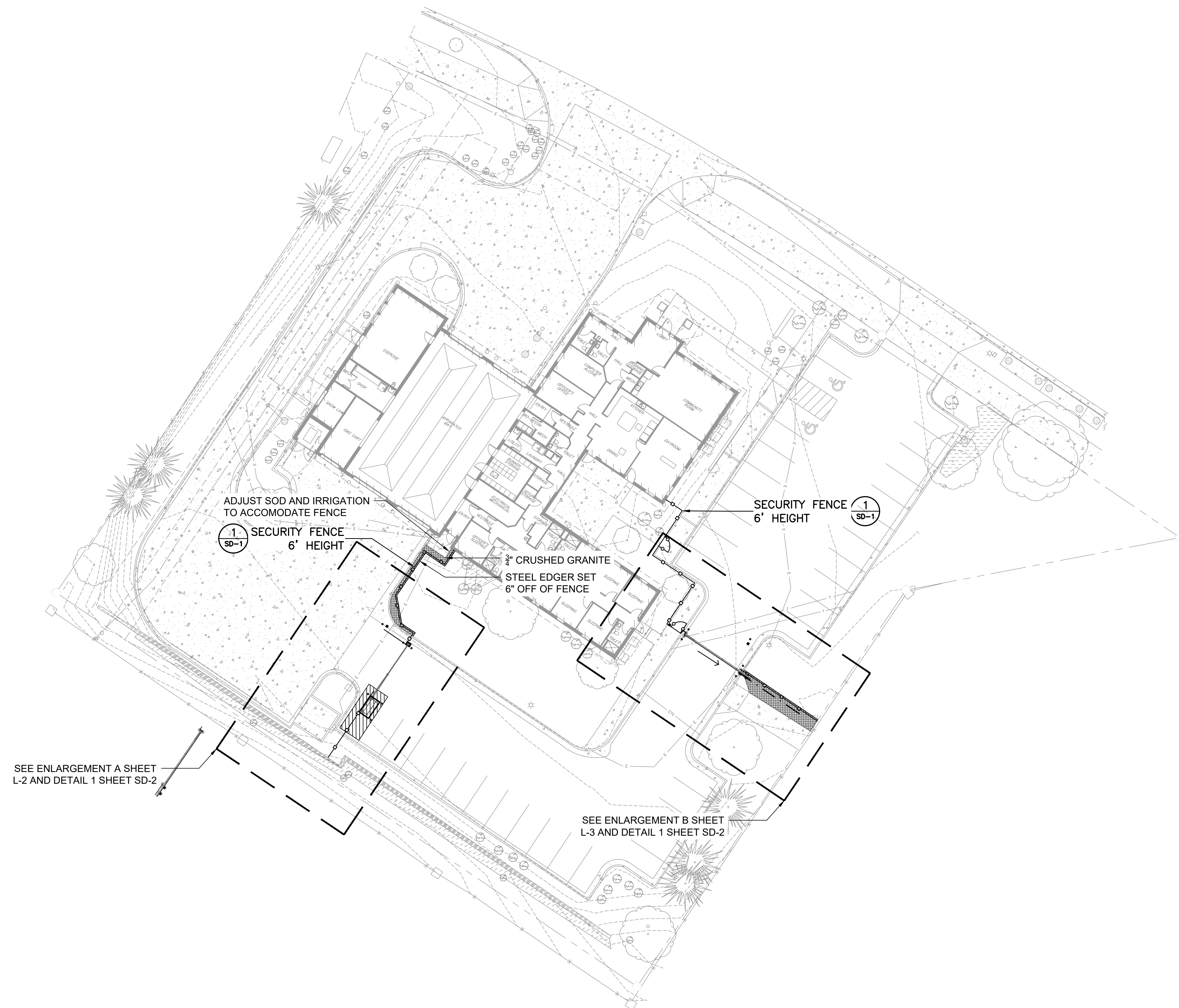
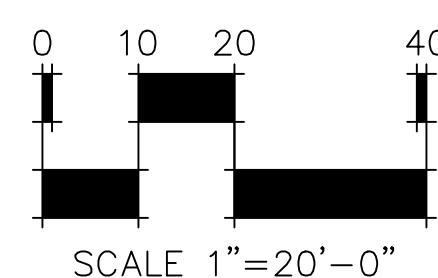
NUMBER:

L1

A diagram of a roof truss section. It features a red triangle at the top with the number '1' inside. Below the triangle is a red cloud-like shape with the text 'L1' inside. To the left of the cloud is the text '1"=20'-0"' and 'NUMBER:'.

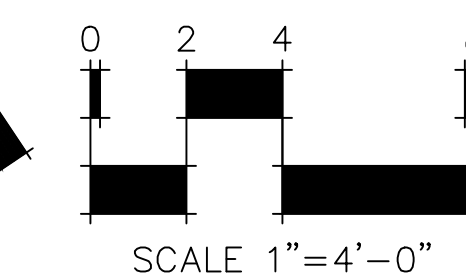
$\frac{3}{4}$ " CRUSHED GRANITE MULCH

NOTE: THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; C) AN ELECTRICAL OR BATTERY BACK UP SYSTEM THAT OPENS THE GATE ON THE LOSS OF THE PRIMARY ELECTRICAL POWER; AND D) MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE.



NO.	DATE	DESCRIPTION
	11/08/23	Construction Document
	01/12/24	Bid Documents
	02/22/24	Building Permit Set

L2



NO.	DATE	DESCRIPTION
	11/08/23	Construction Documents
	01/12/24	Bid Documents
	02/22/24	Building Permit Set

E: 1"=4'-0"

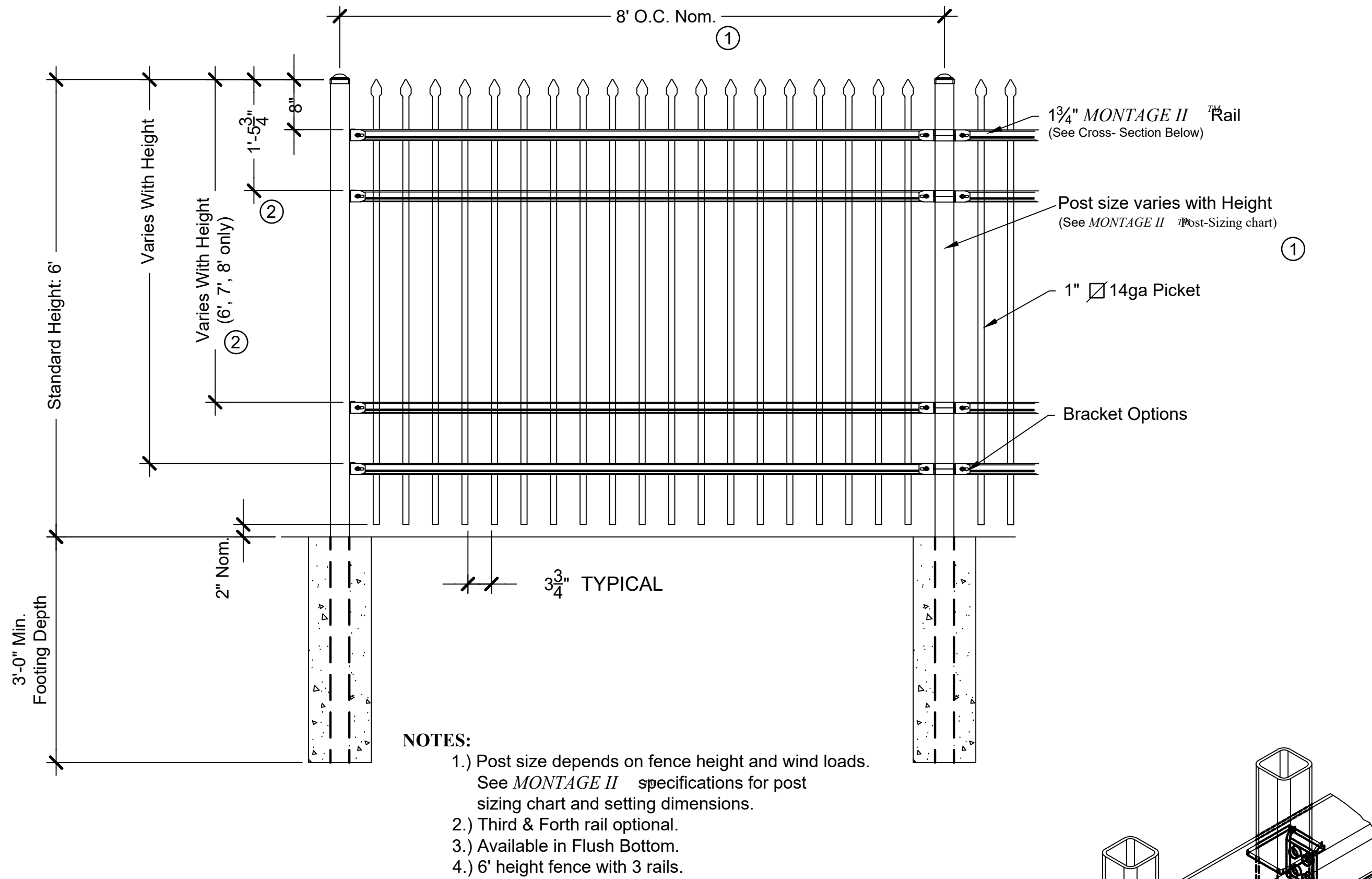
T NUMBER:

L3

1

0 2 4

SCALE 1"=4'-0"

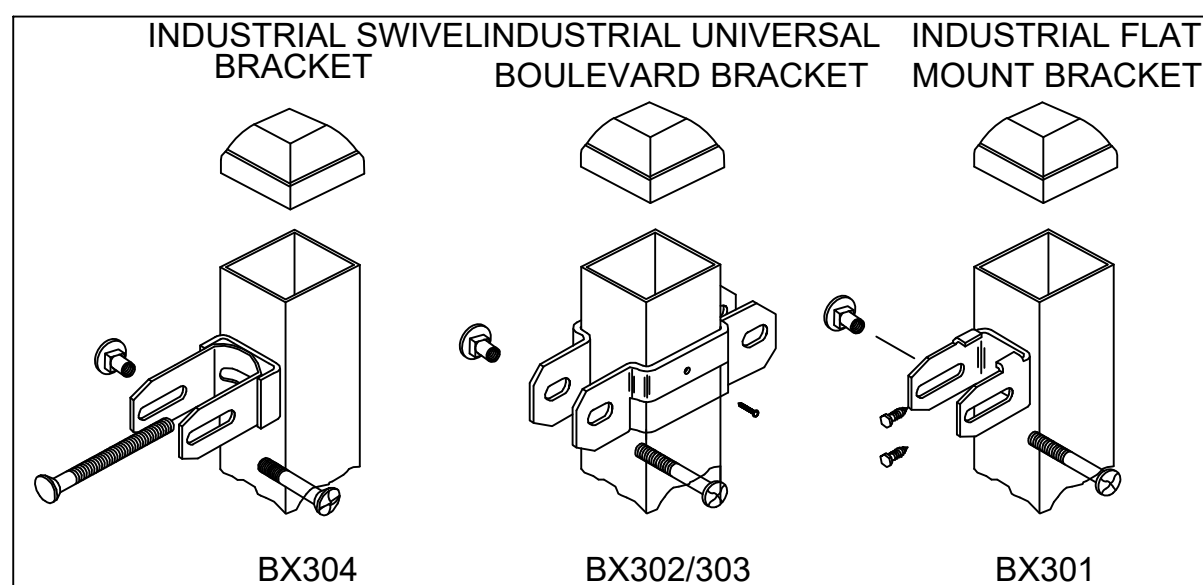


- NOTES:
- 1.) Post size depends on fence height and wind loads. See *MONTAGE II* specifications for post sizing chart and setting dimensions.
 - 2.) Third & Forth rail optional.
 - 3.) Available in Flush Bottom.
 - 4.) 6' height fence with 3 rails.

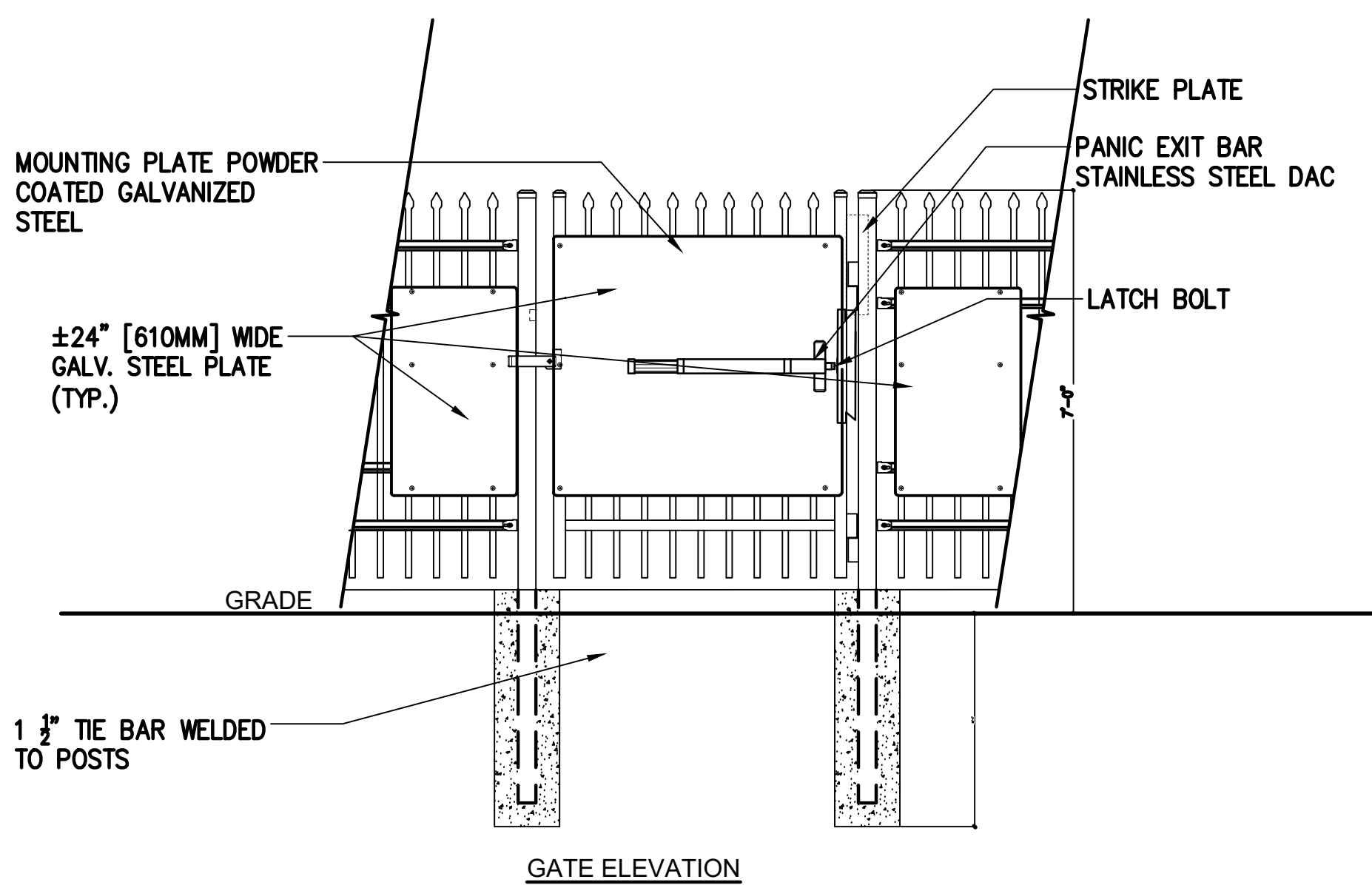
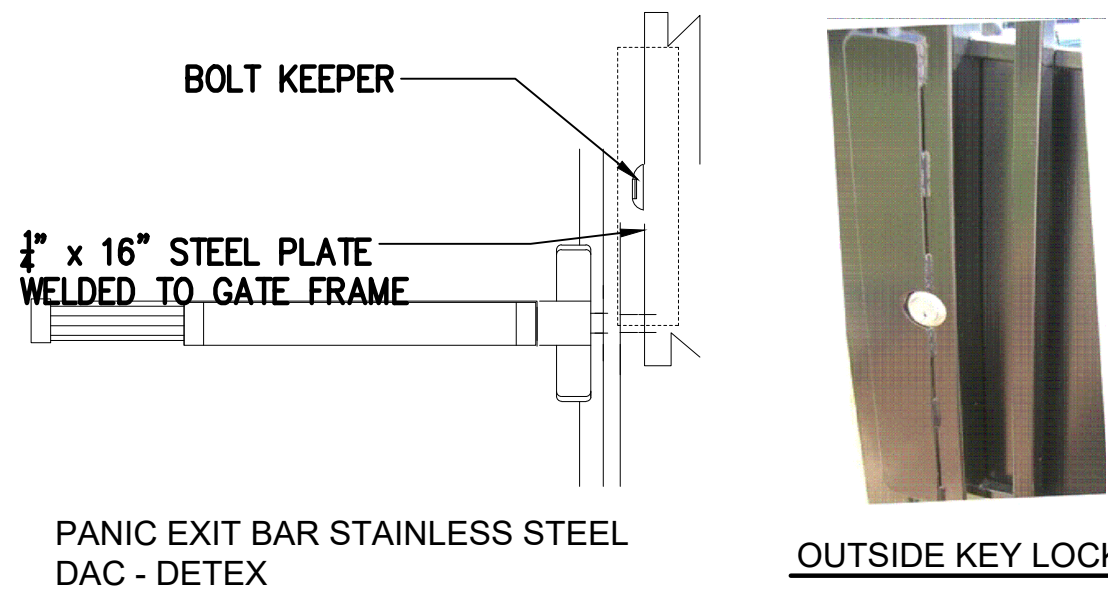
RAKING DIRECTIONAL ARROW
Welded panel can be raked 30° over 8' with arrow pointing down grade.

PROFUSION WELDING PROCESS
No exposed welds,
Good Neighbor profile - Same appearance on both sides

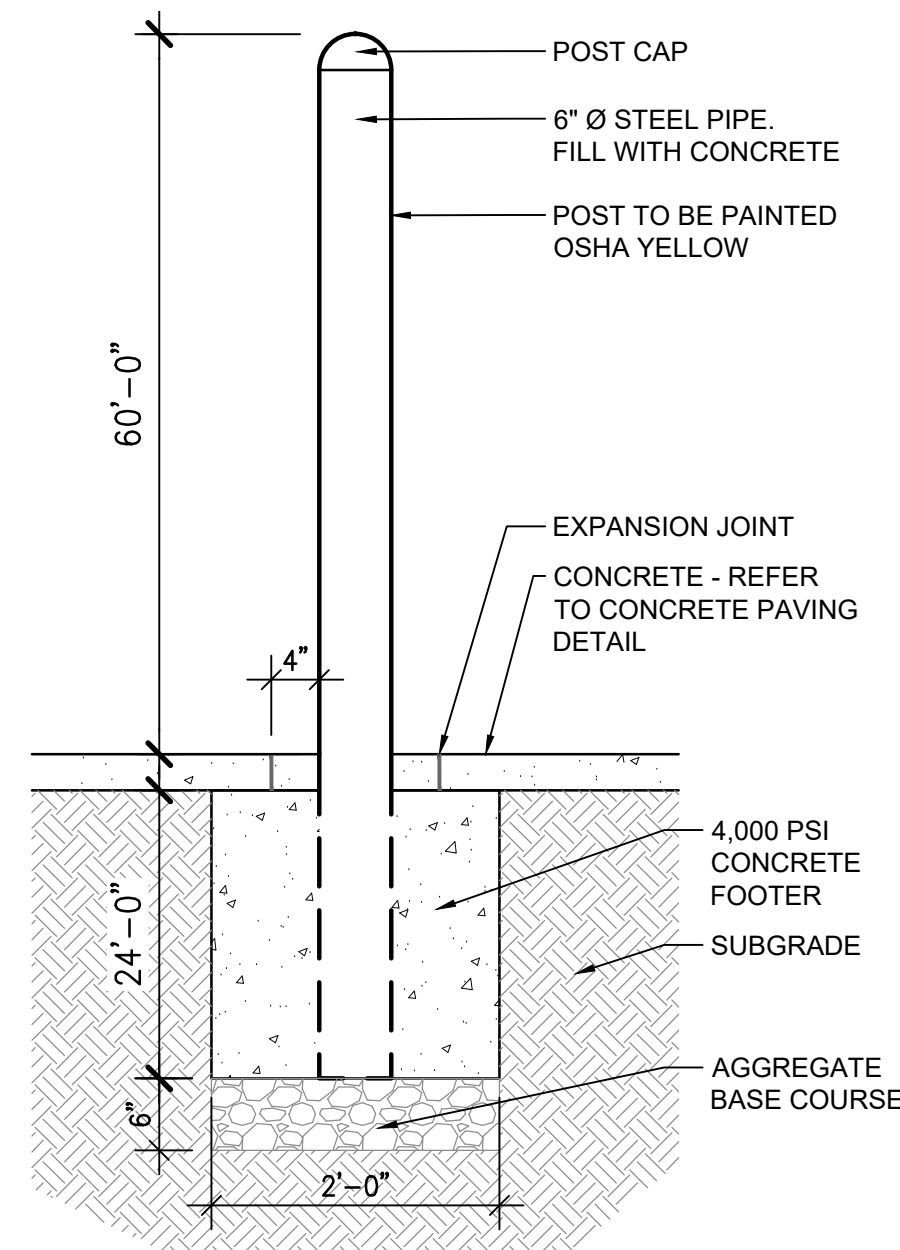
MONTAGE II RAIL
Specially formed high strength architectural shape.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.



- NOTES:
1. SPECIFICATIONS CAN BE CHANGED BY MERCHANT METALS ONLY
 2. PANEL TO BE +/-24" PERFORATED GALVANIZED STEEL
 3. ULTRA HEAVY DUTY MAMMOTH HYDRAULIC GATE CLOSER AND RAPTOR HINGES (TOP & BOTTOM) AS PROVIDED BY LOCINOX, GENDALE HEIGHTS, IL, USA (877).562.4669 OR APPROVED EQUAL



1 SECURITY FENCE - 6' HEIGHT

AS SUPPLIED BY AMERISTAR, TULSA, OK (1-888-333-3422) OR APPROVED EQUAL
MODEL: 6' HEIGHT MONTAGE II CLASSIC 3 RAIL FENCE
COLOR: BLACK

NOT TO SCALE

2 4' PEDESTRIAN GATE WITH PANIC BAR

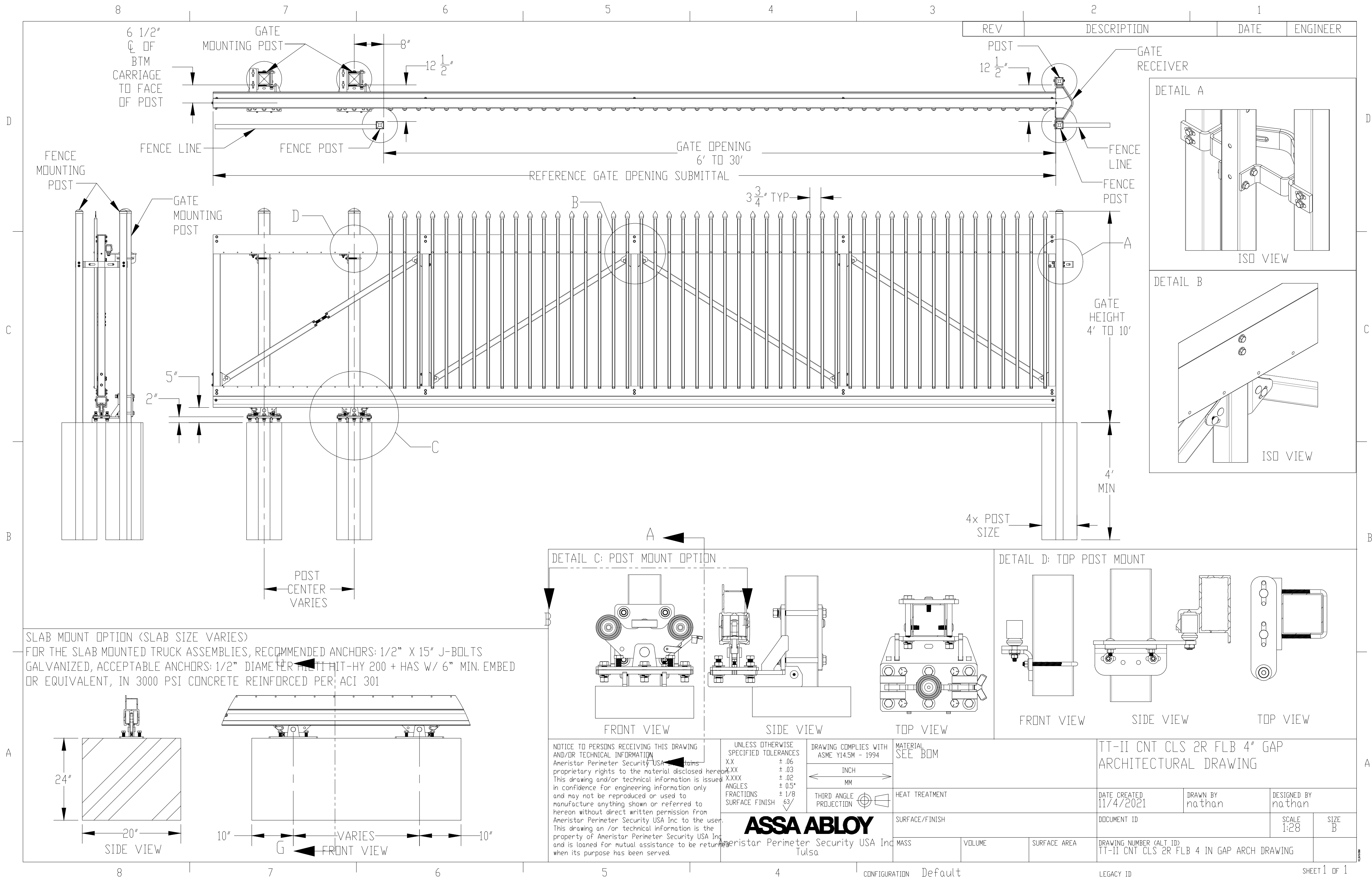
AS SUPPLIED BY AMERISTAR, TULSA, OK (1-888-333-3422) OR APPROVED EQUAL
MODEL: 6' HEIGHT MONTAGE II CLASSIC 3 RAIL SINGLE

NOT TO SCALE

3 STEEL BOLLARD

SCALE: 3/4" = 1'-0"

NO.	DATE	DESCRIPTION
11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set



1 23' CANTILEVER GATE
AS SUPPLIED BY AMERISTAR, TULSA, OK (1-888-333-3422) OR APPROVED EQUAL
MODEL: TRANSPORT TRAVERSE II CANTILEVER GATE, 6' HEIGHT
COLOR: BLACK

NOT TO SCALE

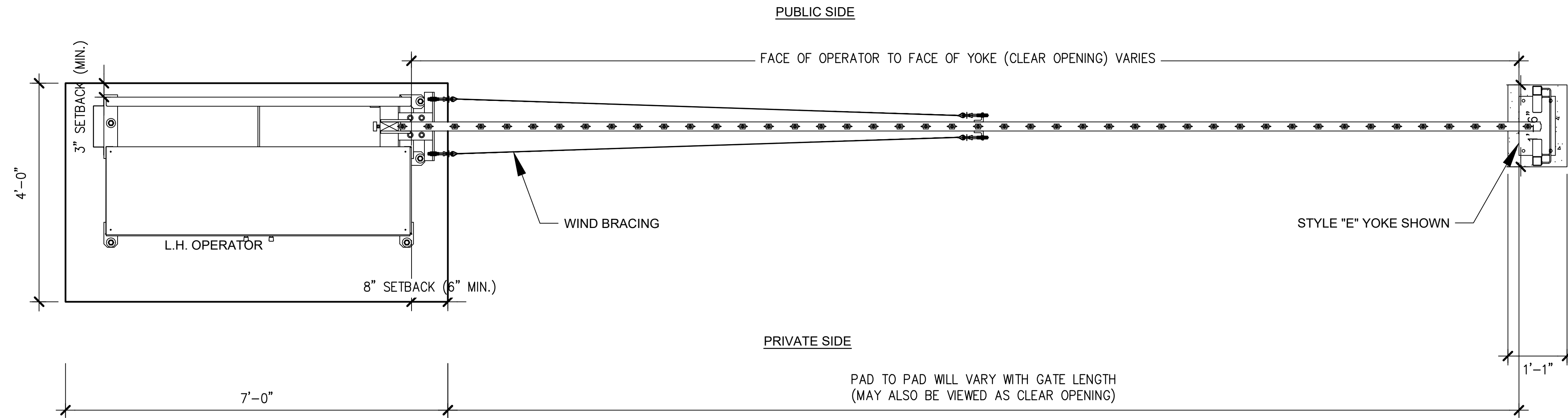
NO.	DATE	DESCRIPTION
11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set

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22287_V_P\VPV.dwg
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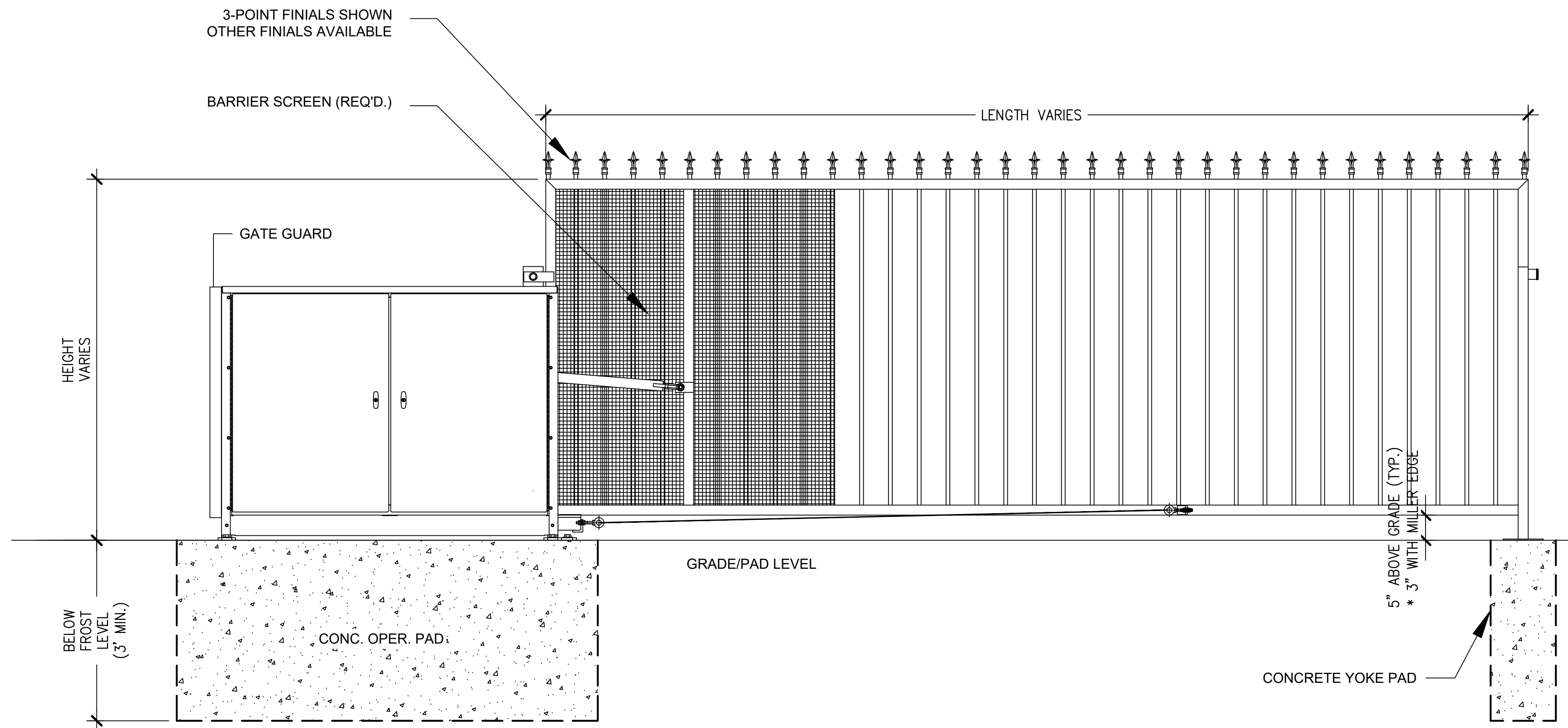
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2024-02-23 10:30 AM

VPV
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22287_V_P\VPV.dwg
2024-02-23 10:30 AM

LEFTHAND - VERTICAL PIVOT GATE (VPG)



PLAN VIEW



ELEVATION VIEW

VIEWED FROM PRIVATE SIDE

NOTES:

- 1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
- 2) LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
- 3) SHOWN WITH STANDARD 5' STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
- 4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

23' VERTICAL PIVOT GATE

AS SUPPLIED BY AMERISTAR, TULSA, OK (1-888-333-3422) OR APPROVED EQUAL
LEFTHAND BUCKEYE 500
COLOR: BLACK

NOT TO SCALE

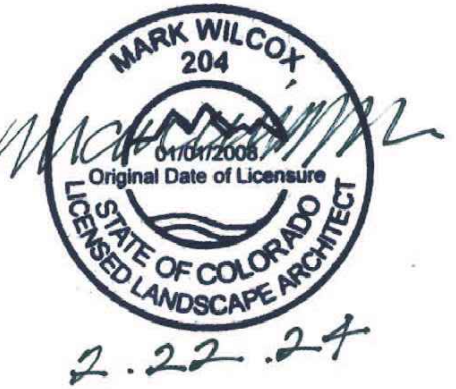
HB&A
Architecture
AND
Planning

102 E. Moreno Avenue
Colorado Springs, CO 80903
719.473.7583
www.hb-a.com

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900 S. Broadway
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Denver, CO 80209
303.892.5566
www.dhmdesign.com

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BLDG #1326

FIRE STATION #14
Aurora Fire Rescue

22298 E Aurora Parkway
Aurora, Colorado 80016

PROJ. NO. R-2287
DRAWN: TS
CHECKED: MW
CADD FILE:
DATE: 02/22/2024

NO.	DATE	DESCRIPTION
11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set

FIRE STATION #14
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

SHEET TITLE:
SITE DETAILS

SCALE: NTS
SHEET NUMBER:

SD-3