

SITE DATA

	PHASE 1	PHASE 2
LAND AREA WITHIN PROPERTY LINES	66,144 SF/1.518 ACRES	
GROSS FLOOR AREA	12,856 SF	1,157 SF
NUMBER OF BUILDINGS	1	
MAXIMUM HEIGHT OF BUILDINGS	38'-5 3/4"	38'-5 3/4"
TOTAL BUILDING COVERAGE	10,164 SF/15.37%	11,321 SF/17.12%
HARD SURFACE AREA	29,728 SF/44.94%	30,885 SF/46.69%
LANDSCAPE AREA	25,682 SF/38.83%	23,938 SF/36.19%
LANDSCAPE AREA (INCLUDING ROW)	27,992 SF	26,277 SF
PRESENT ZONING CLASSIFICATION	PD - FIRE STATION	
PROPOSED USES	FIRE STATION	
PERMITTED MAXIMUM SIGN AREA	210 SF	
PROPOSED TOTAL SIGN AREA	150 SF	
PROPOSED TYPE OF SIGNS	MONUMENT FREE STANDING	
PROPOSED NUMBER OF SIGNS	2 (1 BUILDING MOUNTED)	
PERMITTED NUMBER OF SIGNS	5	
PARKING SPACES REQUIRED	24	
PARKING SPACES PROVIDED	34	
HANDICAP SPACES REQUIRED	1	
HANDICAP SPACES PROVIDED	1	
HANDICAP VAN SPACES REQUIRED	1	
HANDICAP VAN SPACES PROVIDED	1	
NUMBER OF TRUCK BAYS	2	1
REQUIRED BICYCLE PARKING	1	
PROVIDED BICYCLE PARKING	2	

APPLICABLE BUILDING CODES

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FUEL GAS CODE
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FIRE CODE
2009 ICC/ANSI A117.1 ACCESSIBLE USABLE BLDGS & FACILITIES

CONSTRUCTION TYPE

CONSTRUCTION TYPE: TYPE V-B
AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
OCCUPANCY TYPE: RESIDENTIAL 2 (R-2)

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE S89°22'24"W, 1371.50 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 19;
THENCE N00°37'56"W, 70.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JEWELL AVENUE AND THE POINT OF BEGINNING;
THENCE S89°22'24"W 242.04 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE BEGINNING OF A CURVE;
THENCE 40.30 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 92°21'45" AND WHOSE CHORD BEARS N44°26'43"W 36.08 FEET THE BEGINNING OF A COMPOUND CURVE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF SOUTH FLAT ROCK TRAIL;
THENCE 245.79 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 710.00 FEET, THROUGH A CENTRAL ANGLE OF 19°50'06" AND WHOSE CHORD BEARS N11°39'12"E 244.57 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 19, N89°22'24"E, 215.00 FEET;
THENCE S00°37'36"E, 285.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 1.518 ACRES (66,144 SQUARE FEET) MORE OR LESS.

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 WHEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____
BY: Stephen D. Hogan CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO _____)SS
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April AD. 2017

BY: Stephen D. Hogan
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Steve H. Watson
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 11/01/2020 NOTARY BUSINESS ADDRESS: 15151 E. Alameda Parkway Aurora, Co 80012

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: 4/11/17

PLANNING DIRECTOR: Perez DATE: 4/4/2017

ATTEST: N/A DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: February 15, 2017

RECORDER'S CERTIFICATE:

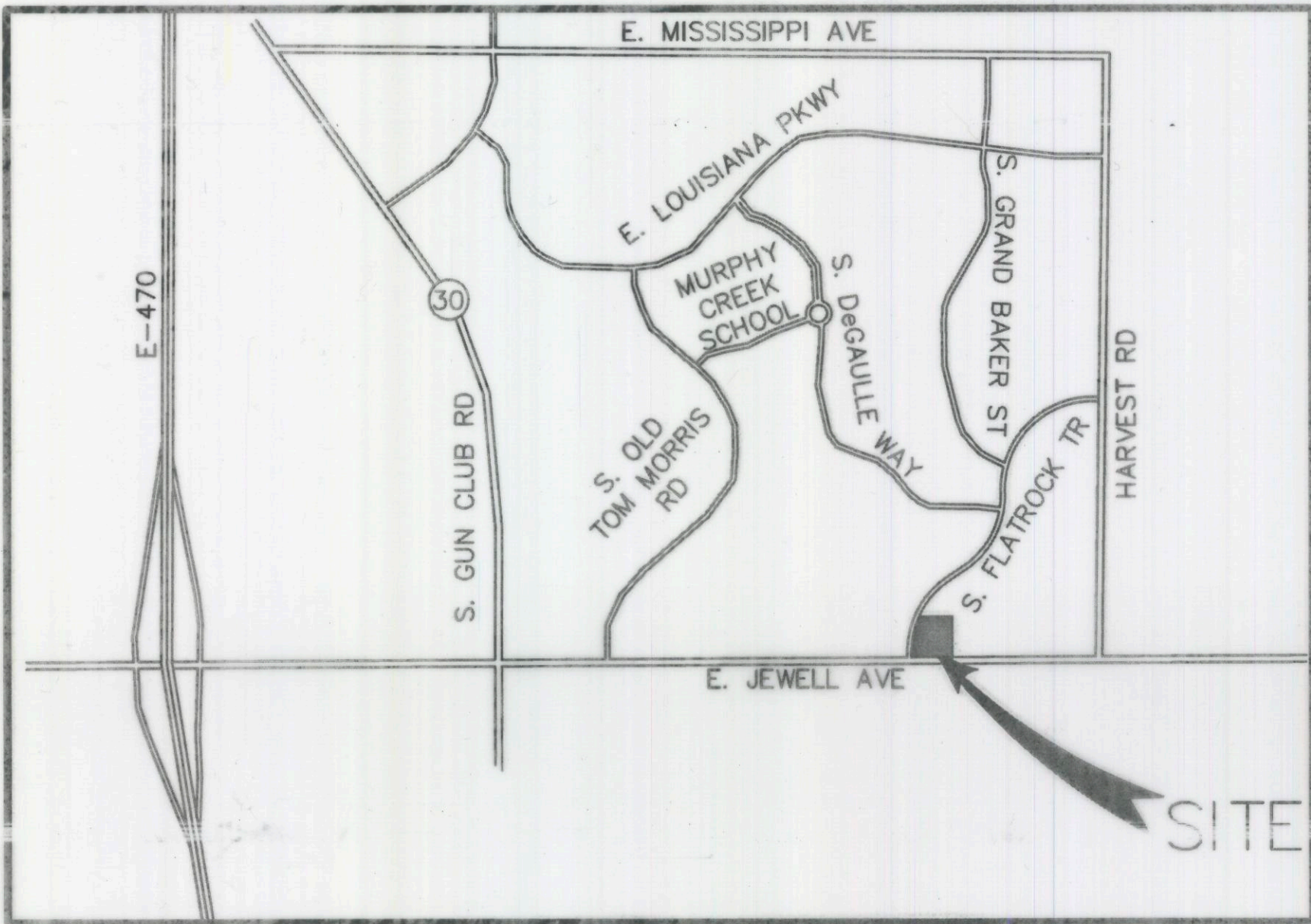
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COUNTY, COLORADO

AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

AURORA FIRE STATION #15

SITE PLAN



VICINITY MAP

N.T.S.



OWNER:

CITY OF AURORA

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

ARCHITECT:

HB & A ARCHITECTURE

102 E. MORENO AVENUE
COLORADO SPRINGS, CO 80903
CONTACT: STEVE POWELL
PHONE: (719) 473-7063
STEPHEN.POWELL@HBAA.COM

BENCHMARK

CITY OF AURORA BENCHMARK 456519SE001: LOCATED ON THE WEST SIDE OF HARVEST ROAD, NORTH OF SOUTH FLATROCK TRAIL.

NGVD 29 ELEV.=6126.821
NAVD 88 ELEV.=5629.98

THIS PLAN IS DESIGNED USING NAVD 1988 DATUM.
(NAVD 88 ELEVATION = NGVD 29 ELEV. + 3.159)

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M. CONSIDERED TO BEAR S89°22'24"W, WITH ALL BEARINGS MADE AS A REFERENCE HEREON.

CIVIL ENGINEER:

DREXEL BARRELL & CO.

710 11TH AVE., SUITE L-45
GREELEY, CO 80631
CONTACT: CAMERON KNAPP
PHONE: (970) 351-0645
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

SITE PLAN 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 REQUIRED BY 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 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
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 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 AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS 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 SYSTEMS OR PRIVATE UTILITIES.
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 THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE 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, 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
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. 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.
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTION 510, REQUIRES ALL BUILDINGS TO BE ADDRESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ACCESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER'S OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
18. THE CITY OF AURORA (15151 E. ALAMEDA PARKWAY, (303) 739-7109) SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF JEWELL AVENUE AND FLATROCK TRAIL, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS OF THE DATE OR DATES OF SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER PURSUANT TO 117-37.5 OF CITY CODE. THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

AMENDMENTS

HB&A

Architecture
& Planning

102 E. Moreno Avenue
Colorado Springs, CO 80903
719.473.7063
www.hb&a.com



DREXEL, BARRELL & CO.

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BLDG #L1649



FIRE STATION #15

Aurora Fire Rescue

1880 S. Flat Rock Trail

Aurora, Colorado 80018

PROJECT #135680

PROJ. NO. 125-02

DRAWN: MAB

CHECKED: CWK

CADD FILE: 20921CV1

DATE: 12/9/2016

NO.	DATE	DESCRIPTION
10/21/16		DEVELOPMENT APPLICATION
12/09/16		DA. RE-SUBMITTAL
01/26/17		DA. RE-SUBMITTAL
02/24/17		DA. RE-SUBMITTAL

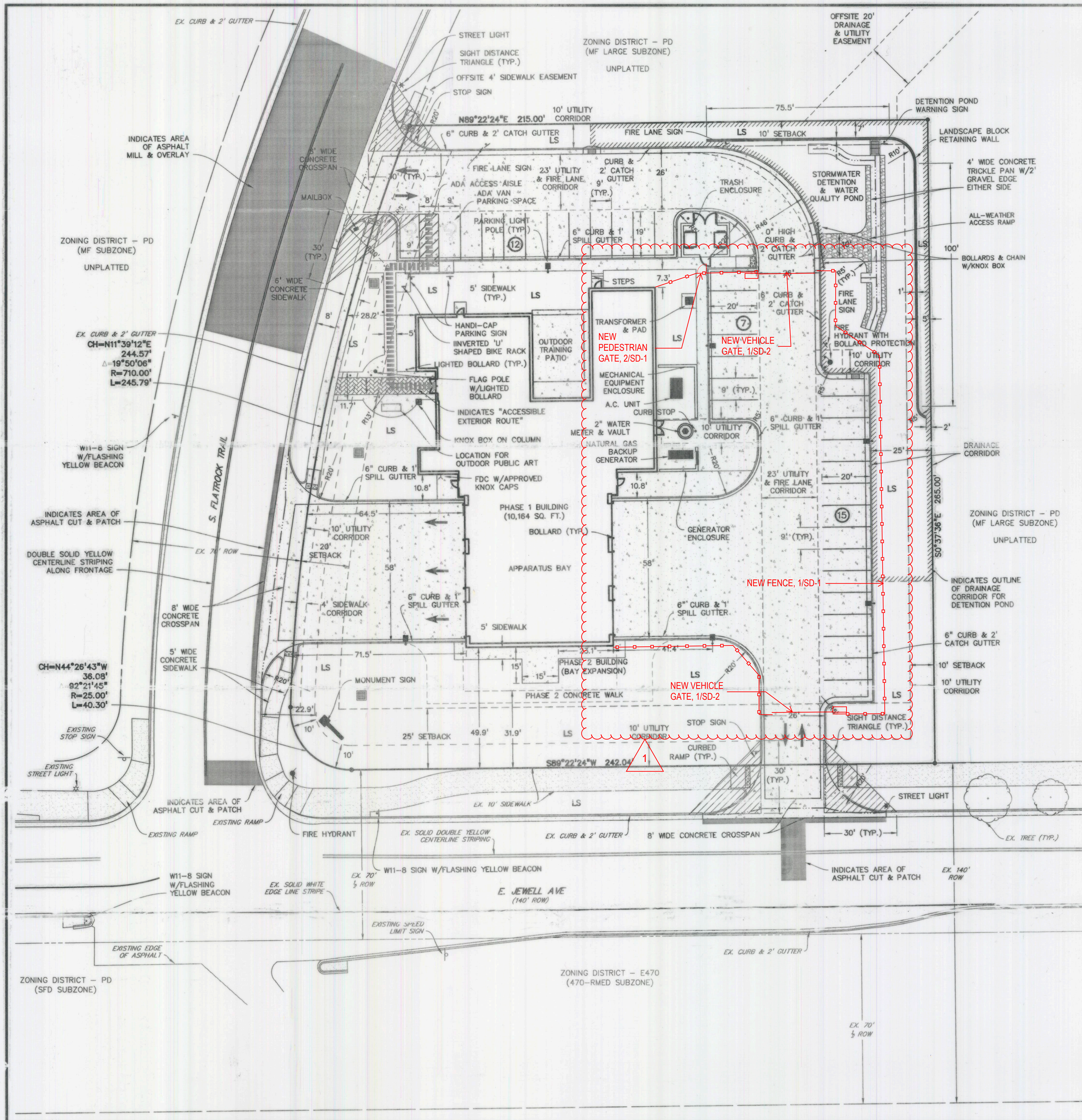
FIRE STATION #15
AURORA FIRE RESCUE
NOT FOR CONSTRUCTION

SHEET TITLE:
COVER SHEET

SCALE: NA

SHEET NUMBER:

C1.00



SITE DATA TABLE

TOTAL SITE COVERAGE	SQ. FT.	ACRES	% OF LOT
LOT SIZE	66,144	1.518	100%
PROPOSED BUILDING	10,164	0.233	15.37%
FUTURE BUILDING	1,157	0.027	1.75%
DRIVEWAY/PARKING	22,578	0.518	34.13%
FUTURE SIDEWALK	1,157	0.027	1.75%
HARDSCAPED/WALK AREAS	7,150	0.164	10.81%
LANDSCAPED AREA	23,938	0.550	36.19%
TOTAL	66,124	1.518	100%

PARKING DATA TABLE

CRITERIA	REQUIRED	PROVIDED
STANDARD VEHICLE PARKING SPACES	24	34
ADA VEHICLE PARKING SPACES	1	1
HC VAN ACCESSIBLE SPACES	1	1
BICYCLE PARKING SPACES	1	2

PERSONNEL PER SHIFT = 4
MAX. NUMBER OF SHIFTS ON SITE AT ONCE = 2
MAX. EMPLOYEE PARKING = 8
ASSUME MAX. VISITOR PARKING = 4
COMMUNITY ROOM CAPACITY IS 48
1 SPACE PER 4 SEATS = 12 SPACES
ADA REQUIRED PARKING = 1 SPACE PER EVERY 25 REQUIRED = 1
BICYCLE PARKING: 3% OF PARKING SPACES = 24 X .03 = 1 SPACE
(SINGLE INVERTED 'U' SHAPED BICYCLE RACK PROVIDES 2 SPACES)

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PARKING SPACES
- EX. CONCRETE
- LANDSCAPE AREA
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED COLORED PAVERS
- PROPOSED STORM INLET
- PROPOSED PARKING LOT LIGHT
- PROPOSED SIGN
- PROPOSED STREET LIGHT

GENERAL NOTES:

- SEE NOTE #4 ON COVER SHEET REGARDING ACCESSIBLE ROUTE REQUIREMENTS.
- REFER TO SCHEMATIC UTILITY PLAN ON SHEET C4.00 FOR ALL SITE UTILITIES.



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.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M. CONSIDERED TO BEAR S89°22'24"W, WITH ALL BEARINGS MADE AS A REFERENCE HEREON.

BENCHMARK

CITY OF AURORA BENCHMARK 456519SE001, LOCATED ON THE WEST SIDE OF HARVEST ROAD, NORTH OF SOUTH FLATROCK TRAIL.
3" DIAM. BRASS CAP ON N.E. CONC. BASE FOR 1ST POWER TOWER SOUTH OF THE FLORIDA LANDLINE: SAID PWR TWR. BEING C. THE WEST SIDE OF HARVEST ROAD.
NOTE DUE TO THE MON. BEING ON A SLANT, USE PUNCH MARK IN CENTER OF CAP FOR POINT OF ELEVATION.
NAVD 88 ELEV=5629.98

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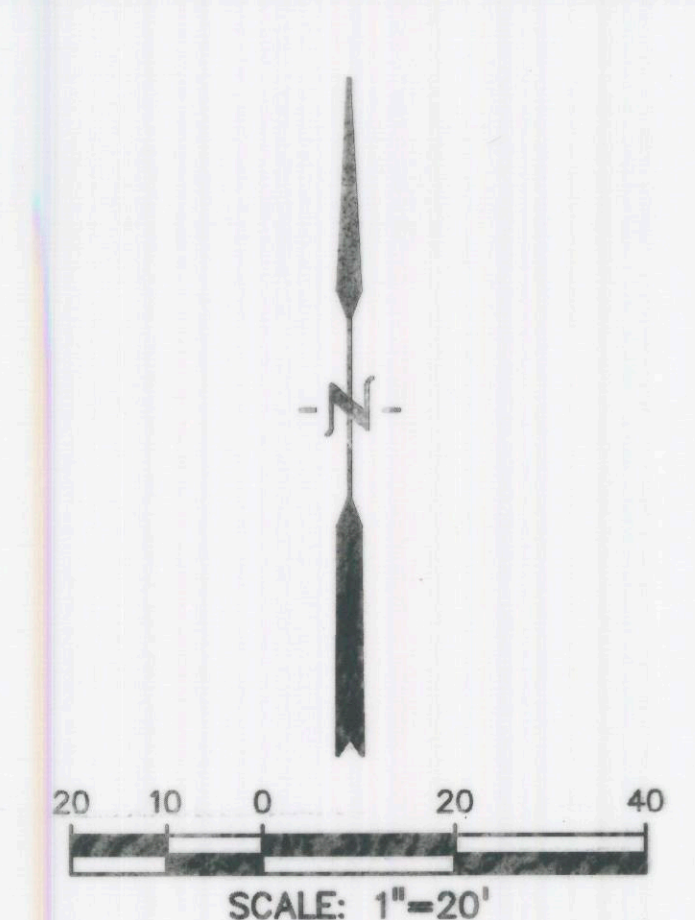
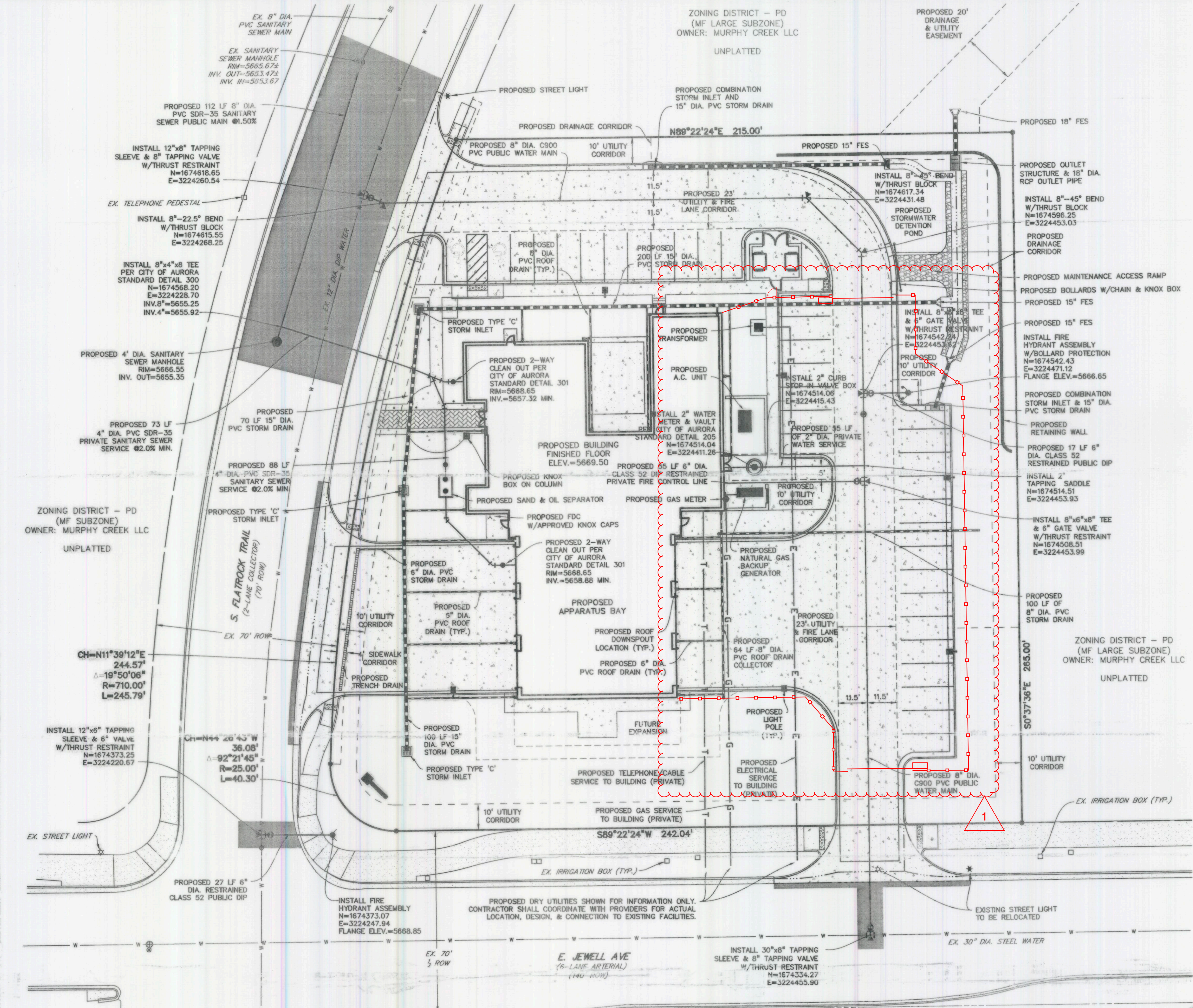
BLDG #L1649
FIRE STATION #15
Aurora Fire Rescue
1880 S. Flat Rock Trail
Aurora, Colorado 80018
PROJECT #135680

PROJ. NO. 125-02
DRAWN: MAB
CHECKED: CWK
CADD FILE: 20921SP01
DATE: 10/20/2016

NO.	DATE	DESCRIPTION
10/21/16		DEVELOPMENT APPLICATION
12/09/16		D.A. RE-SUBMITTAL
01/26/17		D.A. RE-SUBMITTAL
02/24/17		D.A. RE-SUBMITTAL

FIRE STATION #15
AURORA FIRE RESCUE
NOT FOR CONSTRUCTION
SHEET TITLE:
SITE PLAN

SCALE: 1"=20'
SHEET NUMBER:
C2.00



LEGEND	
PROPERTY LINE	---
RIGHT OF WAY LINE	---
EX. SANITARY SEWER	EX. 8" PVC SAN. SEWER
EX. WATER LINE	EX. 8" WATER
EX. GAS LINE	G
EX. BURIED ELECTRIC LINE	E
EX. STORM LINE	EX. 18" RCP STORM
EX. FIRE HYDRANT	⦿
EX. WATER VALVE	⊙
EX. WATER METER	⊙
EX. MANHOLE	⊙
EX. LIGHT POLE	⋆
PROPOSED STORM SEWER	18" RCP
PROPOSED SANITARY SEWER	8" PVC
PROPOSED WATER LINE	8" PVC
PROPOSED GAS LINE	G
PROPOSED BURIED ELECTRIC LINE	E
PROPOSED BURIED TELEPHONE LINE	T
PROPOSED CABLE TV LINE	CTV
PROPOSED OVERHEAD POWER/ELECTRIC	OWH
PROPOSED FIRE HYDRANT	⦿
PROPOSED WATER VALVE	⊙
PROPOSED WATER METER	⊙
PROPOSED MANHOLE	⊙
PROPOSED STREET LIGHT	⋆
PROPOSED LIGHT POLE	⋆
EX. CONCRETE	[Pattern]
PROPOSED CONCRETE	[Pattern]
PROPOSED ASPHALT	[Pattern]
PROPOSED COLORED PAVERS	[Pattern]

GENERAL NOTES:

- ALL ON SITE STORM SEWER FACILITIES, INCLUDING THE DETENTION POND, SHALL BE MAINTAINED BY THE OWNER - THE CITY OF AURORA.
- BACKFLOW PREVENTION SHALL BE PROVIDED FOR THE DOMESTIC WATER SERVICE AND FIRE SERVICE LINES PER SECTION 11.07 OF CITY OF AURORA SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF DRY UTILITIES WITH PROVIDERS WHO WILL PROVIDE THE ACTUAL DESIGN AND ROUTING OF SERVICE LINES TO THE BUILDING. CONTACT THE XCEL BUILDER'S CALL LINE AT 1-800-628-2121 TO BEGIN THE APPLICATION PROCESS FOR ELECTRICAL AND NATURAL GAS SERVICE.

VARIANCE REQUESTS			
SECTION #	DESCRIPTION	REASON SPECIFICATION CANNOT BE MET	AW APPROVAL
17.08	WATER METER SHALL BE LOCATED IN LANDSCAPED AREA	THE PROPOSED WATER METER LOCATION, IN CONCRETE SIDEWALK, IS DICTATED BY THE FLOOR PLAN AND NEED FOR THE WATER SERVICE TO ENTER THE BUILDING AT THE MECHANICAL ROOM. THERE ARE NO LANDSCAPE AREAS NEARBY TO FULFILL THE REQUIREMENT.	

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CONSIDERED TO BEAR 59°22'24"W, WITH ALL BEARINGS MADE AS A REFERENCE HEREON.

BENCHMARK

CITY OF AURORA BENCHMARK 4S6519SE001: LOCATED ON THE WEST SIDE OF HARVEST ROAD, NORTH OF SOUTH FLATROCK TRAIL.

3" DIAM. BRASS CAP ON N.E. CONC. BASE FOR 1ST POWER TOWER SOUTH OF THE FLORIDA LANDLINE: SAID PWR TWR. BEING ON THE WEST SIDE OF HARVEST ROAD.

NOTE DUE TO THE MON. BEING ON A SLANT, USE PUNCH MARK IN CENTER OF CAP FOR POINT OF ELEVATION.

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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

APPROVED FOR ONE YEAR FROM THIS DATE	
CITY ENGINEER	DATE
WATER DEPARTMENT	DATE
FIRE DEPARTMENT	DATE

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BLDG #L1649

FIRE STATION #15

Aurora Fire Rescue

1880 S. Flat Rock Trail
Aurora, Colorado 80018

PROJECT #135680

PROJ. NO. 125-02
DRAWN: MAB
CHECKED: CWK
CADD FILE: 20921UPD1
DATE: 12/9/2016

NO.	DATE	DESCRIPTION
10/21/16		DEVELOPMENT APPLICATION
12/09/16		D.A. RE-SUBMITTAL
01/26/17		D.A. RE-SUBMITTAL
02/24/17		D.A. RE-SUBMITTAL

FIRE STATION #15
AURORA FIRE RESCUE
NOT FOR CONSTRUCTION

SHEET TITLE:
SCHEMATIC
UTILITY PLAN

SCALE: 1"=20'
SHEET NUMBER:
C4.00

SOD NOTE:

THE BLUEGRASS SOD AREAS SHALL BE SODDED WITH EITHER REVELLE HYBRID BLUEGRASS, OR COLORADO GROWN BANDERA HYBRID BLUEGRASS BLEND, OR APPROVED EQUAL.

SEED NOTE:

NATIVE GRASS SEED TO BE A LOW GROW SEED MIX: PROVIDE THE FOLLOWING MIXTURE:

GRASS SEED VARIETY LBS. P.L.S. /ACRE

EPHRAIM CRESTED WHEATGRASS	30%
SHEEP FESCUE	25%
PERENNIAL RYE	20%
CHEWINGS FESCUE	15%
CANADA BLUEGRASS	10%

SEEDING RATE: 40LBS PER ACRE

LANDSCAPE NOTES:

- ROAD R.O.W.**
1 TREE PER 40 LF FRONTAGE
- LANDSCAPE BUFFER (ALONG ROADS)**
1 TREE / 10 SHRUBS PER 30 LF
50% EVERGREEN
- LANDSCAPE BUFFER (ADJACENT RESIDENTIAL LAND-USE)**
1 TREE / 5 SHRUBS PER 25 LF
50% EVERGREEN
- LANDSCAPE FOR DETENTION AREA**
1 TREE / 10 SHRUBS PER 4,000 SF
- BUILDING PERIMETER LANDSCAPE**
1.15 PLANTS PER 5 LF OF BUILDING

*ALL PROPOSED PLANTINGS WITHIN THE SIGHT TRIANGLE MUST COMPLY WITH COA VERTICAL REQUIREMENTS PER SECTION 4.04.2.10

LEGEND

- SITE BOUNDARY
- EASEMENT
- RETAINING WALL
- DECORATIVE CONCRETE PAVERS
- LANDSCAPE MULCH
- IRRIGATED SEED
- IRRIGATED SOD
- ORNAMENTAL GRASSES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS TREE
- PARKING LOT LIGHTING
- MONUMENT SIGN

ZONING DISTRICT - PD
(MF SUBZONE)

- 9-BUFFALO JUNIPER
- 5-CRANBERRY COTONEASTER
- 2-AUSTRIAN PINE
- 5-BUFFALO JUNIPER
- 20-STELLA D'ORO DAYLILY
- 16-STELLA D'ORO DAYLILY
- 3-DWARF FOUNTAIN GRASS
- 13-FEATHER REED GRASS
- 6-DWARF FOUNTAIN GRASS
- 4-WESTERN SANDCHERRY
- 3-FROEBEL SPIREA
- 3-BUFFALO JUNIPER
- 12-STELLA D'ORO DAYLILY
- 4-CRANBERRY COTONEASTER
- 4-WESTERN SANDCHERRY
- 2-FROEBEL SPIREA

- RIVER ROCK MULCH
- STEEL EDGER
- 4-DWARF FOUNTAIN GRASS
- 9-FEATHER REED GRASS
- 3-GOLDEN CURRANT
- 1-WESTERN HACKBERRY

- 13-STELLA D'ORO DAYLILY
- 12-DWF FOUNTAIN GRASS
- 1-ENGLISH OAK
- 5-BUFFALO JUNIPER
- 8-RUSSIAN SAGE
- 8-FEATHER REED GRASS
- 1-FRONTIER ELM
- 17-FROEBEL SPIREA
- 1-ENGLISH OAK

ZONING DISTRICT - PD
(MF LARGE SUBZONE)

- 2-AUSTRIAN PINE
- 6-RUSSIAN SAGE
- 1-SHADEMASTER HONEYLOCUST
- 5-CRANBERRY COTONEASTER
- 1-AUSTRIAN PINE
- 5-FEATHER REED GRASS
- 7-WESTERN SANDCHERRY

- 1-SWAMP WHITE OAK
- 6-RUSSIAN SAGE
- 3-BUFFALO JUNIPER
- 1-AUSTRIAN PINE
- RETAINING WALL
- 4-CRANBERRY COTONEASTER
- 1-COLORADO BLUE SPRUCE
- 5-BUFFALO JUNIPER
- 10-FEATHER REED GRASS
- 1-WESTERN HACKBERRY
- 5-FROEBEL SPIREA
- 7-FEATHER REED GRASS
- 3-GOLDEN CURRANT
- 5-FROEBEL SPIREA
- 4-WESTERN SANDCHERRY
- 1-SPRING SNOW CRABAPPLE

- 6-GOLDEN CURRANT
- 7-CRANBERRY COTONEASTER
- 1-AUSTRIAN PINE
- 7-CRANBERRY COTONEASTER
- 3-FEATHER REED GRASS
- 6-FROEBEL SPIREA
- 7-GOLDEN CURRANT
- 1-SHADEMASTER HONEYLOCUST
- 5-BUFFALO JUNIPER
- 13-DWARF FOUNTAIN GRASS
- 4-WOODS ROSE

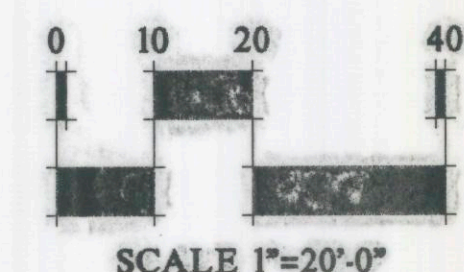
ZONING DISTRICT - PD
(MF LARGE SUBZONE)

- 3-COLORADO BLUE SPRUCE
- 6-GOLDEN CURRANT
- 3-WESTERN SANDCHERRY
- 1-WESTERN HACKBERRY
- 12-FROEBEL SPIREA
- 3-COLORADO BLUE SPRUCE
- 5-CRANBERRY COTONEASTER
- 7-BUFFALO JUNIPER

- 1-AUSTRIAN PINE
- 3-BUFFALO JUNIPER
- 8-FEATHER REED GRASS
- 6-FROEBEL SPIREA
- 6-RUSSIAN SAGE
- 7-CRANBERRY COTONEASTER
- 1-SWAMP WHITE OAK
- 6-BUFFALO JUNIPER
- 16-FEATHER REED GRASS
- 11-DWARF FOUNTAIN GRASS
- 11-STELLA D'ORO DAYLILY
- 1-ENGLISH OAK
- 17-DWARF FOUNTAIN GRASS

- 12-RUSSIAN SAGE
- 9-WESTERN SANDCHERRY
- 12-GOLDEN CURRANT
- 9-WOODS ROSE
- 9-FROEBEL SPIREA
- 3-AUSTRIAN PINE
- 8-WESTERN SANDCHERRY
- PHASE TWO BUILDING FOOTPRINT
- 5-DWARF FOUNTAIN GRASS
- 10-BUFFALO JUNIPER
- 12-FEATHER REED GRASS
- 1-SHADEMASTER HONEYLOCUST

- 9-RUSSIAN SAGE
- 20-STELLA D'ORO DAYLILY
- 9-DWARF FOUNTAIN GRASS
- 7-CRANBERRY COTONEASTER
- 0-RUSSIAN SAGE
- 1-FRONTIER ELM
- 14-DWARF FOUNTAIN GRASS
- 6-BUFFALO JUNIPER
- 14-FEATHER REED GRASS



ZONING DISTRICT - E470
(470-RMD SUBZONE)

HB&A

Architecture & Planning

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

DHM DESIGN

900 S. Broadway
Suite 300
Denver, CO 80209
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www.dhmdesign.com

BLDG #L1649



PROJECT #135680

FIRE STATION #15

Aurora Fire Rescue

1880 S. Flat Rock Trail
Aurora, Colorado 80018

PROJ. NO. 125-02

DRAWN: GG

CHECKED: MW

CADD FILE:

DATE: 6/7/16

NO.	DATE	DESCRIPTION
10/21/16		DEVELOPMENT APPLICATION
12/09/16	D.A.	RE-SUBMITTAL
01/26/17	D.A.	RE-SUBMITTAL
02/24/17	D.A.	RE-SUBMITTAL

FIRE STATION #15
AURORA FIRE RESCUE
NOT FOR CONSTRUCTION

SHEET TITLE:
PRELIMINARY
LANDSCAPE PLAN

SCALE: As Noted

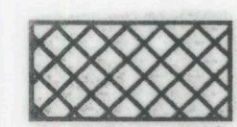
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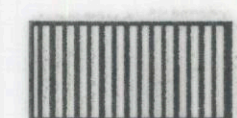
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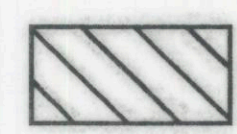


NO.	DATE	DESCRIPTION
10/21/16		DEVELOPMENT APPLICATION
12/09/16		D.A. RE-SUBMITTAL
01/26/17		D.A. RE-SUBMITTAL
02/24/17		D.A. RE-SUBMITTAL

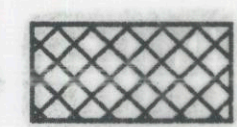
LEGEND - PHASE ONE

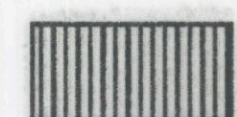
 NON-WATER CONSERVING
9,229 SF


 WATER CONSERVING
12,708 SF

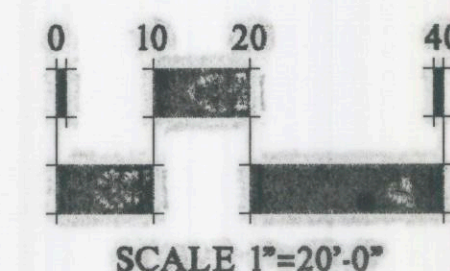
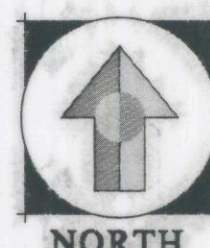
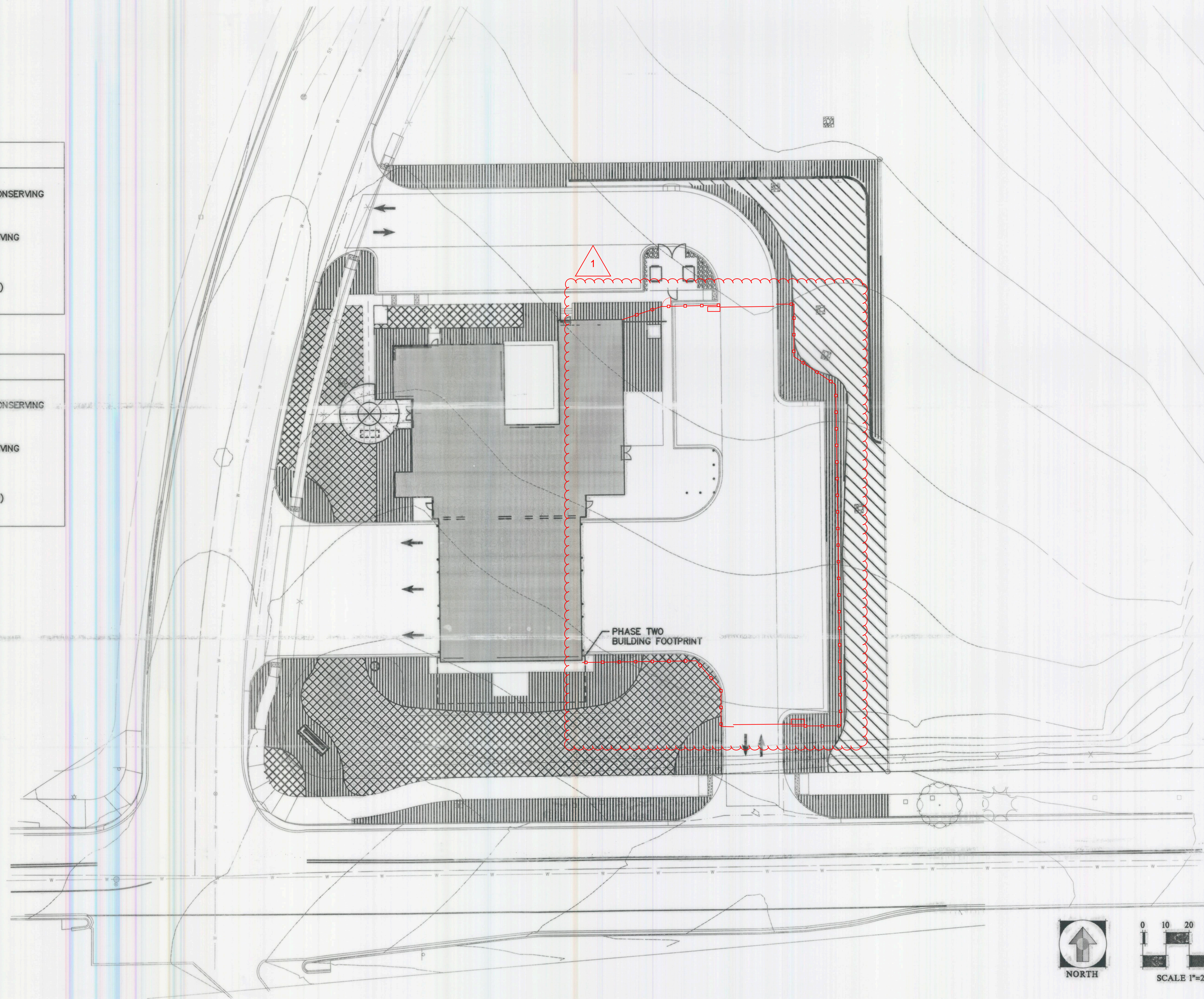
 NON-WATER (Z)
6,055 SF

LEGEND - PHASE TWO

 NON-WATER CONSERVING
8,445 SF

 WATER CONSERVING
11,777 SF

 NON-WATER (Z)
6,055 SF



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. CONTRACTOR TO SUBMIT SOD CERTIFICATE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
4. 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.
5. 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).
6. ALL PLANT MATERIAL ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. ALL SHRUB BEDS TO BE MULCHED WITH 3" DEPTH FIR FIBER MULCH UNLESS OTHERWISE NOTED. SUBMIT SAMPLE FOR APPROVAL.
8. 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.
9. 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.
10. 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.
11. ANY TREE SUBSTITUTIONS MUST BE APPROVED BY OWNER'S REPRESENTATIVE AND THE CITY PLANNING DEPARTMENT PRIOR TO DELIVERY AND INSTALLATION.
12. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
13. 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.
14. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.
15. 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").
16. PARKING LOT TO BE ILLUMINATED BY FREE STANDING LIGHTS. RE: CIVIL PLANS FOR LIGHT TYPE AND LOCATIONS.
17. ALL WALKS AND PLAZAS TO BE EITHER STANDARD GREY CONCRETE OR PAVERS. ALL PARKING AND DRIVE AREAS TO BE STANDARD GREY CONCRETE. RE: CIVIL PLANS FOR CONCRETE DETAILING.

STREET FRONTAGE LANDSCAPE TABLE (1 TREE PER 40 LF FRONTAGE)					
AREA	DESCRIPTION	LENGTH	NOTES	TREE/40 LF REQUIRED	TREES PROVIDED
A	SOUTH FLATROCK TRAIL	119'	50' DRIVE EXCLUDED 75' DRIVE EXCLUDED	3	3
B	EAST JEWEL AVENUE	192'	50' DRIVE EXCLUDED	5	5

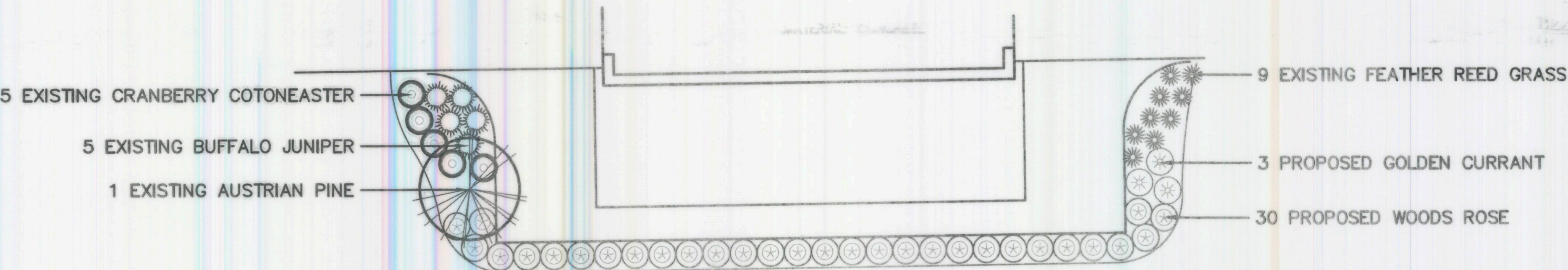
STREET PERIMETER BUFFER LANDSCAPE TABLE (1 TREE/5 SHRUBS PER 30 LF 50% EVERGREEN)									
AREA	DESCRIPTION	LENGTH	NOTES	WIDTH REQUIRED	WIDTH PROVIDED	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED 10 SHRUBS/30 LF	SHRUBS PROVIDED
A	SOUTH FLATROCK TRAIL	119'	50' DRIVE EXCLUDED 75' DRIVE EXCLUDED	20'	20'	4	4	40	107
B	EAST JEWEL AVENUE	192'	50' DRIVE EXCLUDED	25'	35'	6	6	64	190

BUILDING PERIMETER LANDSCAPE TABLE (1.5 PLANTS PER 5 LF OF BUILDING)									
ELEVATION	ELEVATION LENGTH	PLANTS REQUIRED	TREES REQUIRED	TREES PROVIDED	TALL SHRUBS REQUIRED	TALL SHRUBS PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	
N	100'	23	1	1	4	6	18	34	
S	62'	15	1	2	2	12	12	51	
W	135'	32	2	2	5	7	26	38	
E	145'	35	2	2	5	6	28	31	

BUILDING PERIMETER LANDSCAPE TABLE-PHASE TWO (1.5 PLANTS PER 5 LF OF BUILDING)									
ELEVATION	ELEVATION LENGTH	PLANTS REQUIRED	TREES REQUIRED	TREES PROVIDED	TALL SHRUBS REQUIRED	TALL SHRUBS PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	
S	62'	15	1	1	2	3	12	30	

LANDSCAPE FOR DETENTION PONDS TABLE (1 TREE/10 SHRUBS PER 4,000 SF)				
AREA	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
5160 SF	1	3	12	75

NON STREET FRONTAGE BUFFER LANDSCAPE TABLE (1 TREE/5 SHRUBS PER 25 LF 50% EVERGREEN)								
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
A	NORTH RESIDENTIAL BUFFER	215'	10'	10'	7	7	43	59
B	EAST RESIDENTIAL BUFFER	265'	10'	10'	11	12	53	72



PLANTS USED ON PLAN

COMMON/ BOTANICAL NAME	SIZE	COMMENTS	QUANTITIES
DECIDUOUS SHADE TREE			
Shademaster Honeylocust <i>Gleditsia triacanthos</i>	2 1/2" cal.	Specimen quality B&B, staked	2
Shademaster Honeylocust <i>Gleditsia triacanthos</i>	3" cal.	Specimen quality B&B, staked	2
English Oak <i>Quercus robur</i>	2 1/2" cal.	Specimen quality B&B, staked	5
Frontier Elm <i>Ulmus 'Frontier'</i>	2 1/2" cal.	Specimen quality B&B, staked	3
Western Hackberry <i>Celtis occidentalis</i>	2 1/2" cal.	Specimen quality B&B, staked	1
Western Hackberry <i>Celtis occidentalis</i>	3" cal.	Specimen quality B&B, staked	3
Swamp White Oak <i>Quercus bicolor</i>	2 1/2" cal.	Specimen quality B&B, staked	1
Swamp White Oak <i>Quercus bicolor</i>	3" cal.	Specimen quality B&B, staked	3
EVERGREEN TREES			
Colorado Blue Spruce <i>Picea pungens glauca</i>	10' ht.	Specimen quality B&B, guyed	7
Austrian Pine <i>Pinus nigra</i>	8' ht.	Specimen quality B&B, guyed	7
Austrian Pine <i>Pinus nigra</i>	10' ht.	Specimen quality B&B, guyed	4
ORNAMENTAL TREES			
Spring Snow Crabapple <i>Malus X Spring Snow</i>	2.5" cal.	Specimen quality B&B, guyed	2
EVERGREEN SHRUBS			
Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	5 gal.	Container, 5 canes min. 18"-24" spread	88
DECIDUOUS SHRUBS			
Froebel Spirea <i>Spiraea japonica 'Froebeli'</i>	5 gal.	Container, 5 canes min. 12"-18" ht.	69
Russian Sage <i>Perovskia artilipicifolia</i>	5 gal.	Container, 5 canes min. 18"-24" ht.	73
Western Sandcherry <i>Prunus besseyi</i>	5 gal.	Container, 5 canes min. 12"-18" ht.	51
Cranberry Cotoneaster <i>Cotoneaster apiculatus</i>	5 gal.	Container, 5 canes min. 18"-24" ht.	77
Golden Currant <i>Ribes aureum</i>	5 gal.	Container, 5 canes min. 18"-24" ht.	42
Woods Rose <i>Rose woodsii</i>	5 gal.	Container, 5 canes min. 18"-24" ht.	37
ORNAMENTAL GRASSES / PERENNIALS			
Stella D'Oro Daylily <i>Hemerocallis 'Stella D'Oro'</i>	1 gal.	well established 24" o.c.	147
Dwarf Fountain Grass <i>Pennisetum alopecuroides</i>	1 gal.	well established 24" o.c.	117
Feather Reed Grass <i>Calamagrostis acutiflora</i>	1 gal.	well established 24" o.c.	172

HB&A

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DHM DESIGN

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BLDG #L1649



FIRE STATION #15

Aurora Fire Rescue

1880 S. Flat Rock Trail
Aurora, Colorado 80018

PROJ. NO. 125-02

DRAWN: GG

CHECKED: MW

CADD FILE:

DATE: 6/7/16

NO.	DATE	DESCRIPTION
10/21/16		DEVELOPMENT APPLICATION
12/09/16D.A.		RE-SUBMITTAL
01/26/17D.A.		RE-SUBMITTAL
02/24/17D.A.		RE-SUBMITTAL

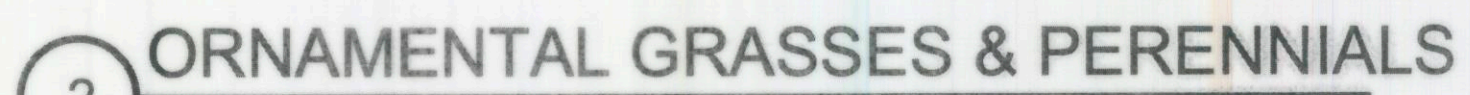
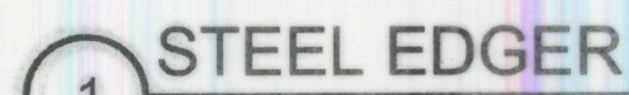
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AURORA FIRE RESCUE
NOT FOR CONSTRUCTION
SHEET TITLE:
PRELIMINARY
LANDSCAPE PLAN

SCALE: As Noted
SHEET NUMBER:

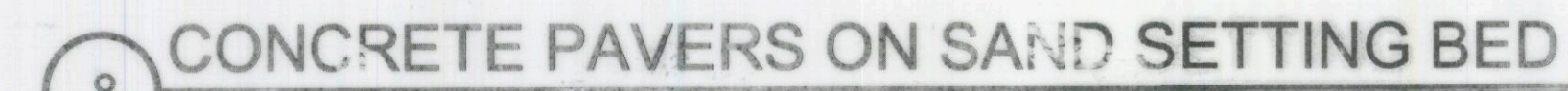
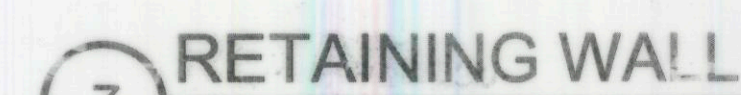
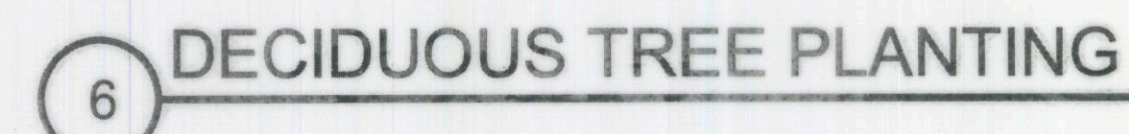
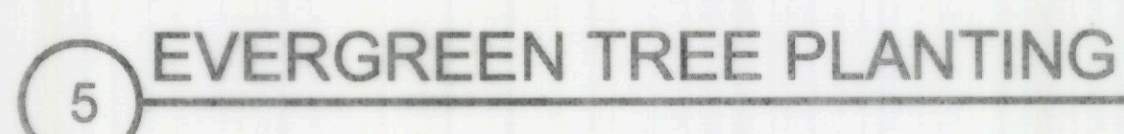
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1 PHASE TWO EXPANSION PLANTING

NOT TO SCALE



4 SHRUB PLANTING



BLDG #L1649



PROJECT #135680

FIRE STATION #15

Aurora Fire Rescue

1880 S. Flat Rock Trail
Aurora, Colorado 80018

PROJ. NO. 125-02

DRAWN: Author

CHECKED: Checker

CADD FILE:

DATE: 10/19/16

NO.	DATE	DESCRIPTION
10/21/16		DEVELOPMENT APPLICATION
12/09/16		D.A. RE-SUBMITTAL
01/26/17		D.A. RE-SUBMITTAL

FIRE STATION #15
AURORA FIRE RESCUE
NOT FOR CONSTRUCTION

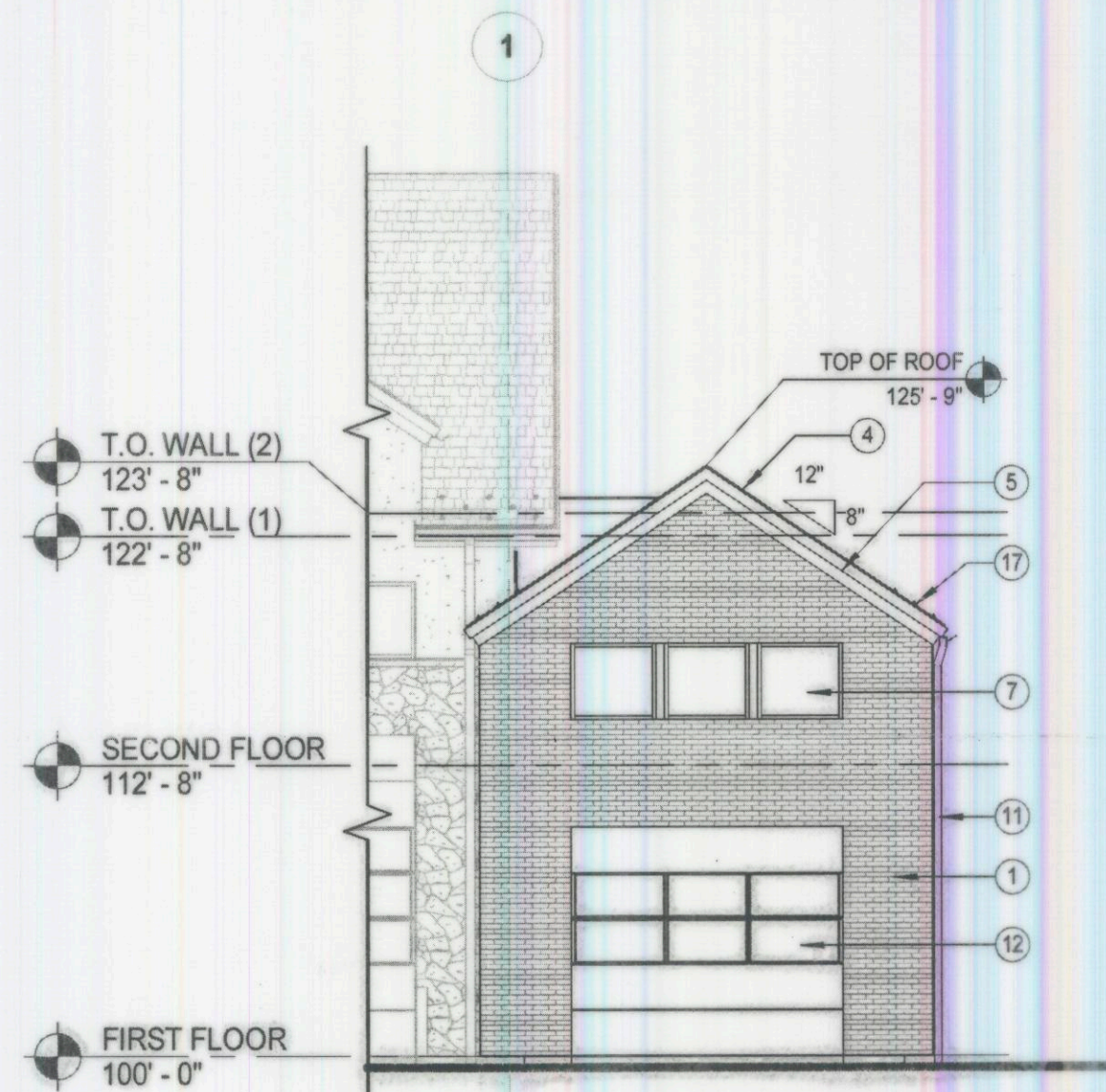
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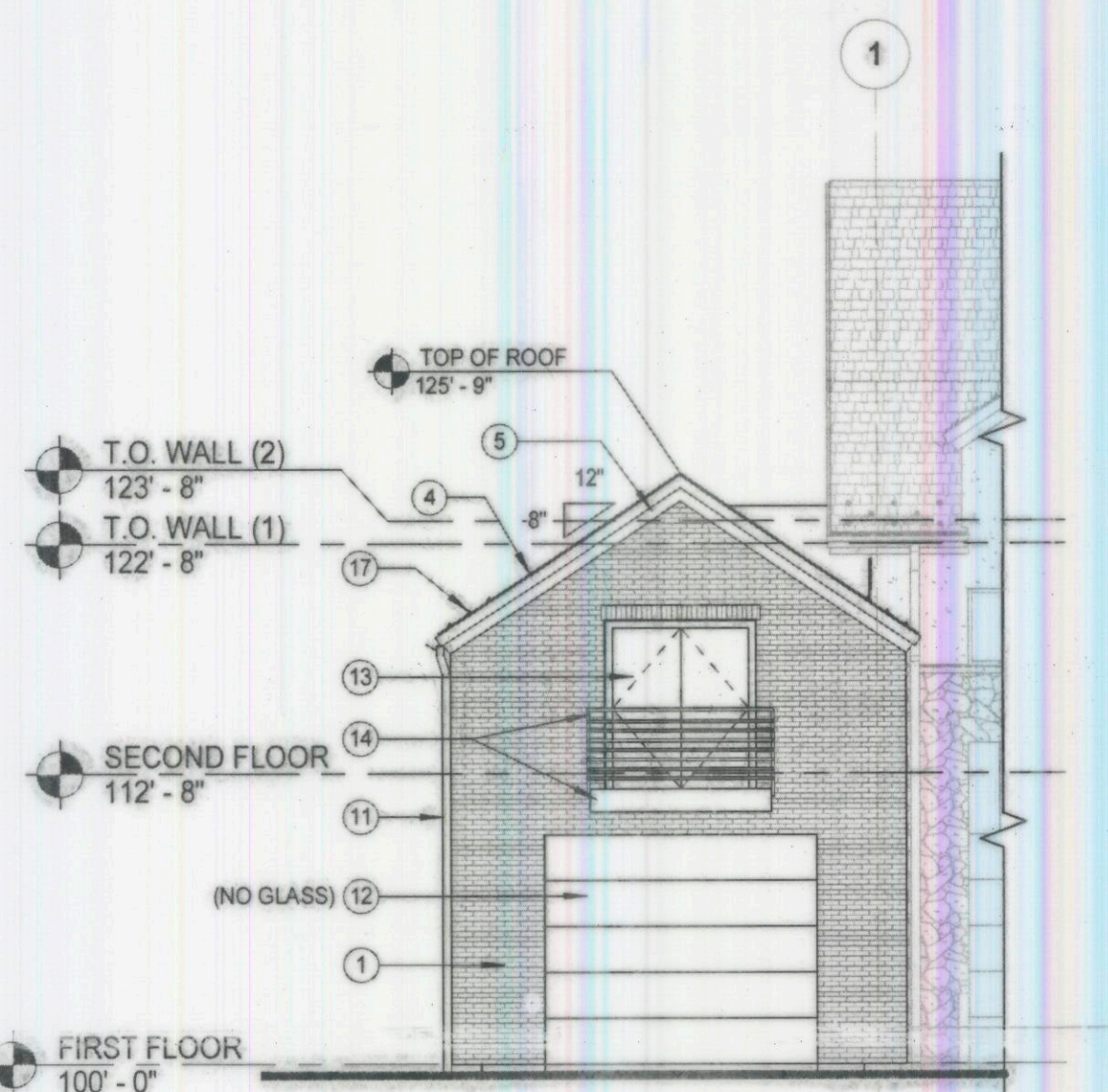
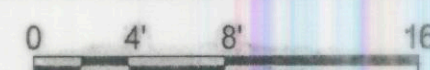
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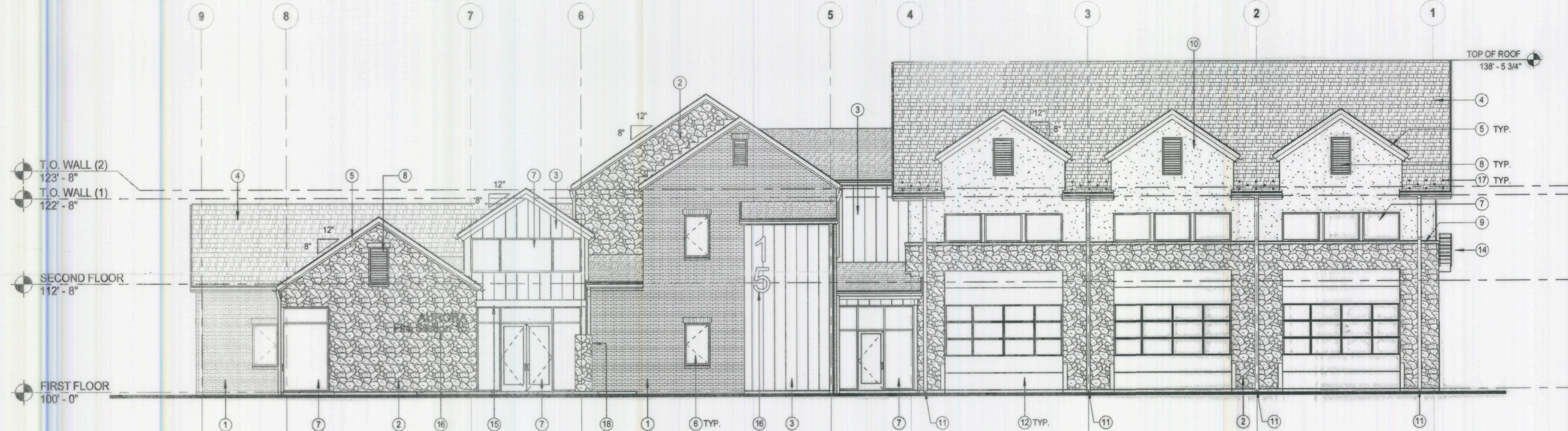
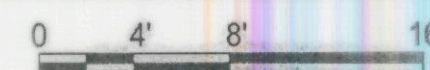
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3 WEST ELEVATION - PHASE TWO
A1.00 1/8" = 1'-0"

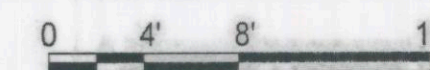


4 EAST ELEVATION - PHASE TWO
A1.00 1/8" = 1'-0"



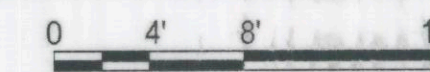
WEST ELEVATION MATERIAL PERCENTAGE
STONE = 28% BRICK = 14% METAL = 12% STUCCO = 12% OPENINGS/GLAZING = 34%

1 WEST ELEVATION
A1.00 1/8" = 1'-0"



EAST ELEVATION MATERIAL PERCENTAGE
STONE = 19% BRICK = 28% METAL = 13% STUCCO = 12% OPENINGS/GLAZING = 28%

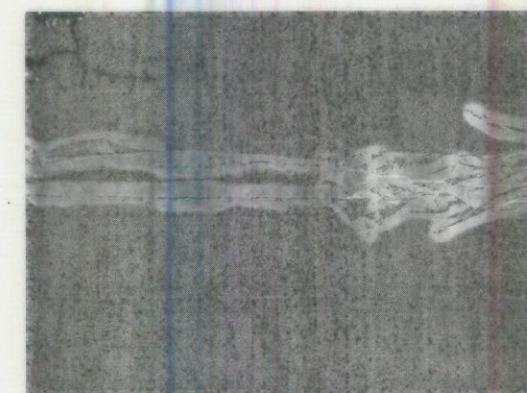
2 EAST ELEVATION
A1.00 1/8" = 1'-0"



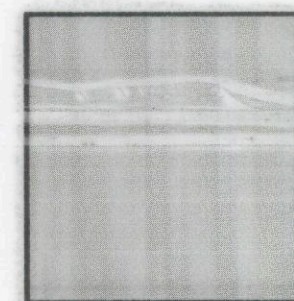
EXTERIOR MATERIALS LEGEND



BRICK VENEER
BASIS OF DESIGN:
GENERAL SHALE
COLOR: CULPEPPER



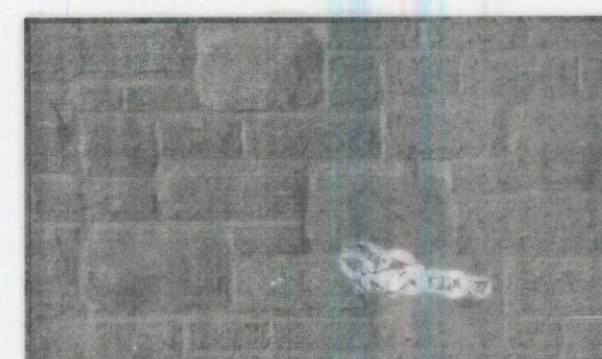
ROOFING SYSTEM
BASIS OF DESIGN:
OWENS-CORNING
DURA MAX SHINGLE
(50-YEAR WARRANTY),
COLOR: CHARCOAL



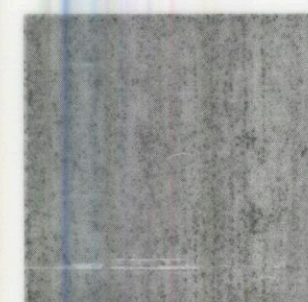
STUCCO SYSTEM
BASIS OF DESIGN:
PARCEX LAMARCA
3-COAT STUCCO
COLOR: LARIAT



STONE ACCENTS
BASIS OF DESIGN:
ARRISCRAFT SILL
COLOR: BROWN



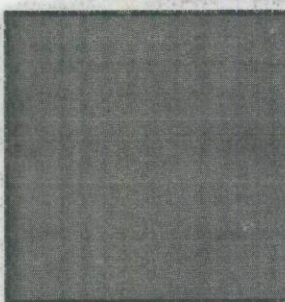
STONE VENEER
BASIS OF DESIGN:
ARRISCRAFT CITADEL
COLOR: IRON MOUNTAIN



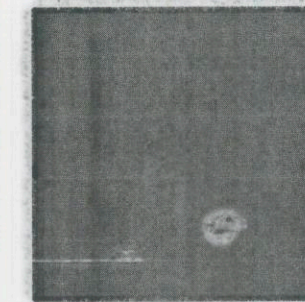
STOREFRONT SYSTEM
BASIS OF DESIGN:
KAWNEER 451T
COLOR: CHARCOAL



FIBERGLASS WINDOWS
BASIS OF DESIGN:
MILGARD ULTRA
COLOR: BLACK BEAN



EXTERIOR PAINT
BASIS OF DESIGN:
BENJAMIN MOORE
GRAY 2121-10



METAL SIDING & FASCIA
BASIS OF DESIGN:
BERRIDGE CHARCOAL GREY

KEYNOTE LEGEND

- | | |
|--|--|
| 1 BRICK VENEER, 4" NOMINAL THICKNESS | 11 DOWNSPOUT, PAINTED DARK GRAY |
| 2 STONE VENEER, 4" NOMINAL THICKNESS | 12 INSULATED OVERHEAD DOOR WITH GLASS PANELS, DARK GRAY FINISH |
| 3 ARCHITECTURAL METAL PANEL SIDING, DARK GRAY | 13 PAINTED HOLLOW METAL DOOR, DARK GRAY |
| 4 DIMENSIONAL ASPHALT SHINGLE ROOF, DARK GRAY | 14 TRAINING BALCONY - PAINTED STEEL FRAME WITH PAINTED METAL RAILINGS, DARK GRAY |
| 5 PREFINISHED METAL FASCIA, DARK GRAY | 15 ENTRY CANOPY AT MAIN ENTRANCE |
| 6 FIBERGLASS WINDOW & SLIDING GLASS DOOR, DARK GRAY FINISH | 16 ALUMINUM DIMENSIONAL SIGNAGE LETTERS, STUD MOUNTED WITH 1" STANDOFFS |
| 7 ALUMINUM STOREFRONT SYSTEM | 17 SNOW GUARDS, DARK GRAY TO MATCH ROOF COLOR |
| 8 PREFINISHED METAL LOUVER, DARK GRAY | 18 KNOX BOX LOCATED APPROX. 6 FT. ABOVE F.F. ON BACK SIDE OF COLUMN |
| 9 STONE ACCENT BAND | 19 FIRE DEPARTMENT CONNECTION |
| 10 STUCCO SYSTEM | |

BLDG #L1649



FIRE STATION #15

Aurora Fire Rescue

1880 S. Flat Rock Trail
Aurora, Colorado 80018

PROJECT #135680

PROJ. NO: 125-02
DRAWN: Author
CHECKED: Checker
CADD FILE:
DATE: 10/19/16

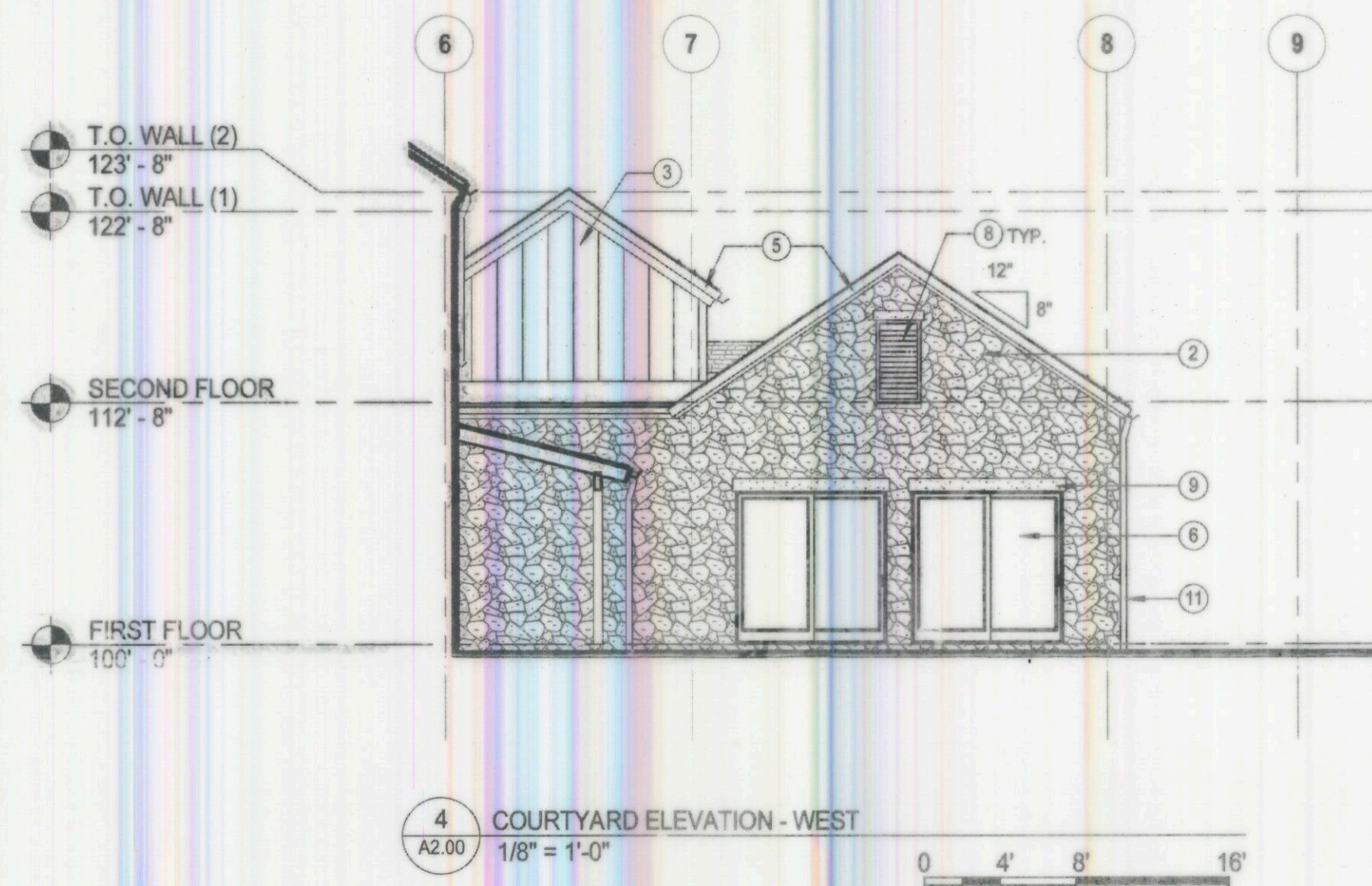
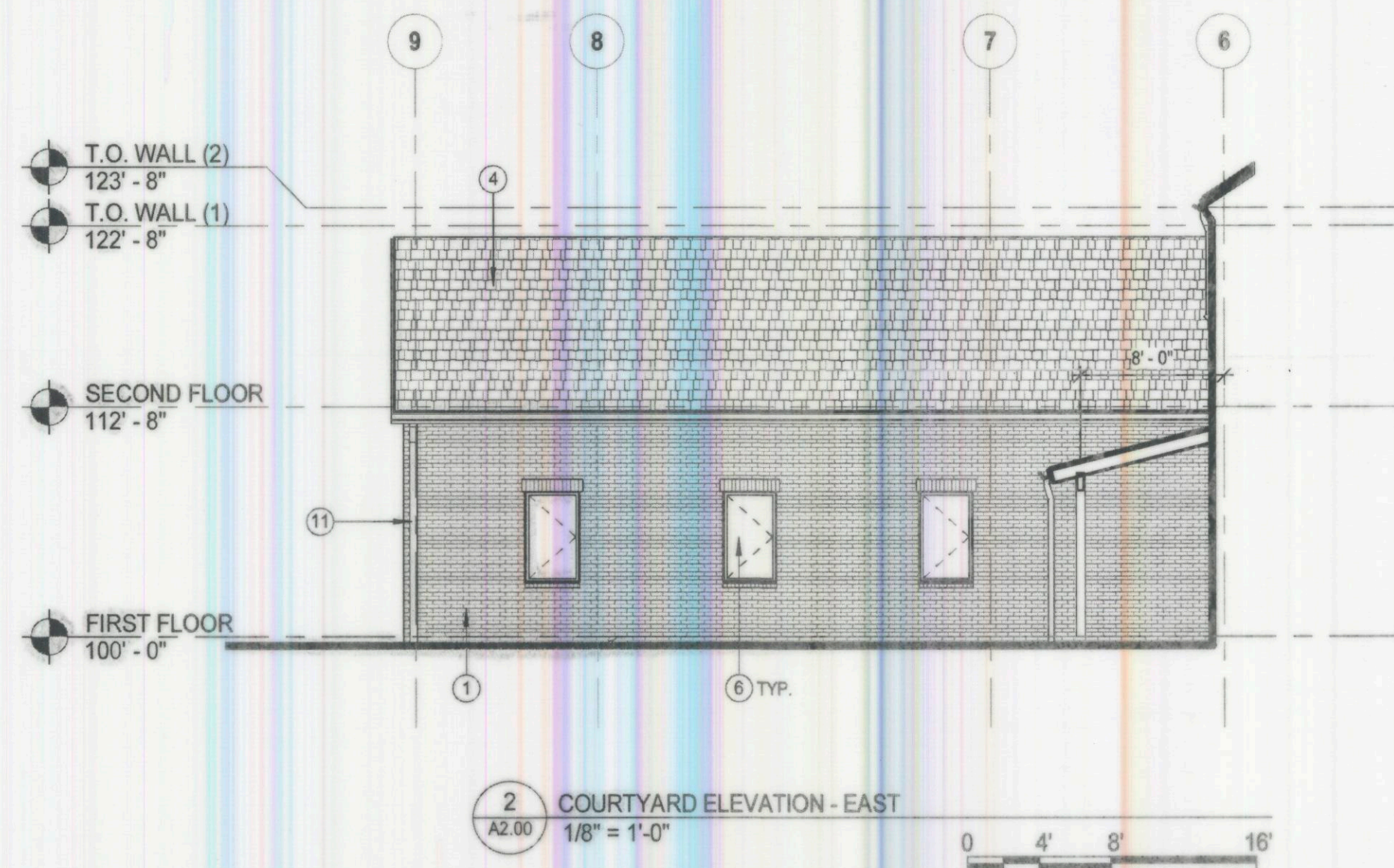
NO.	DATE	DESCRIPTION
10/21/16		DEVELOPMENT APPLICATION
12/09/16		D.A. RE-SUBMITTAL
01/26/17		D.A. RE-SUBMITTAL

FIRE STATION #15
AURORA FIRE RESCUE
NOT FOR CONSTRUCTION

SHEET TITLE:
BUILDING ELEVATIONS

SCALE: As indicated
SHEET NUMBER:

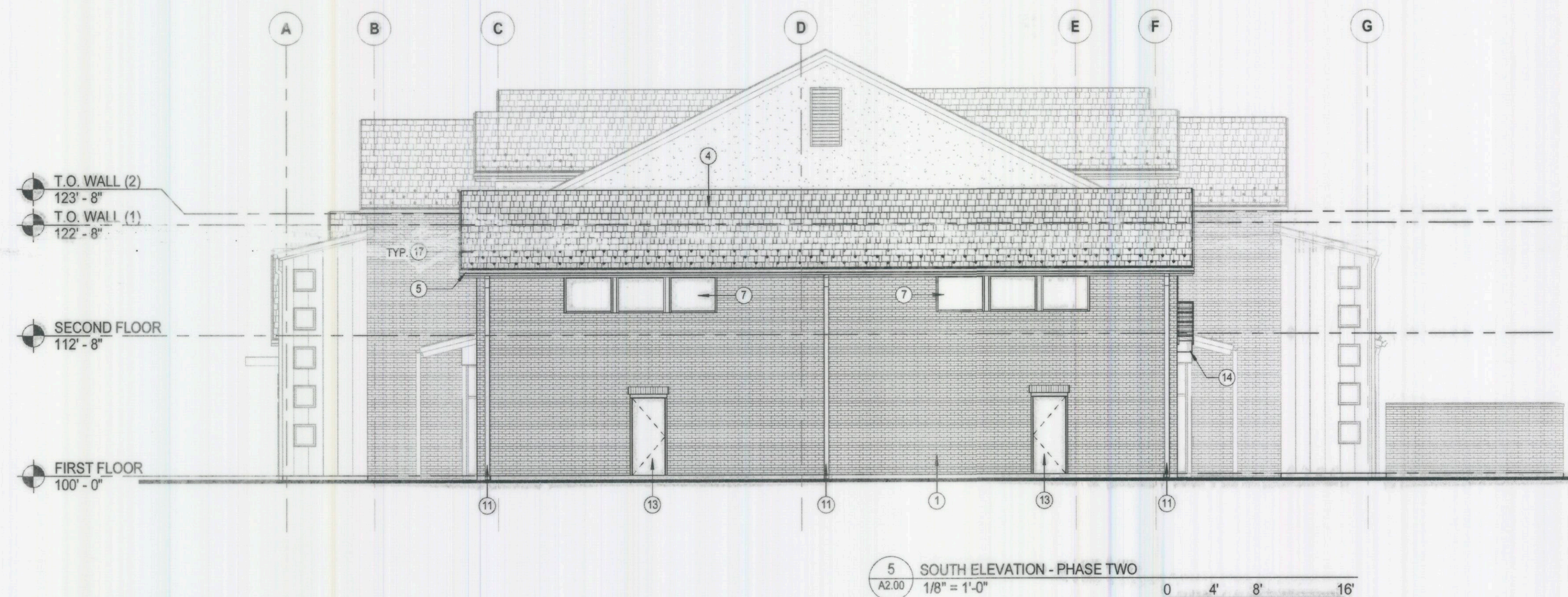
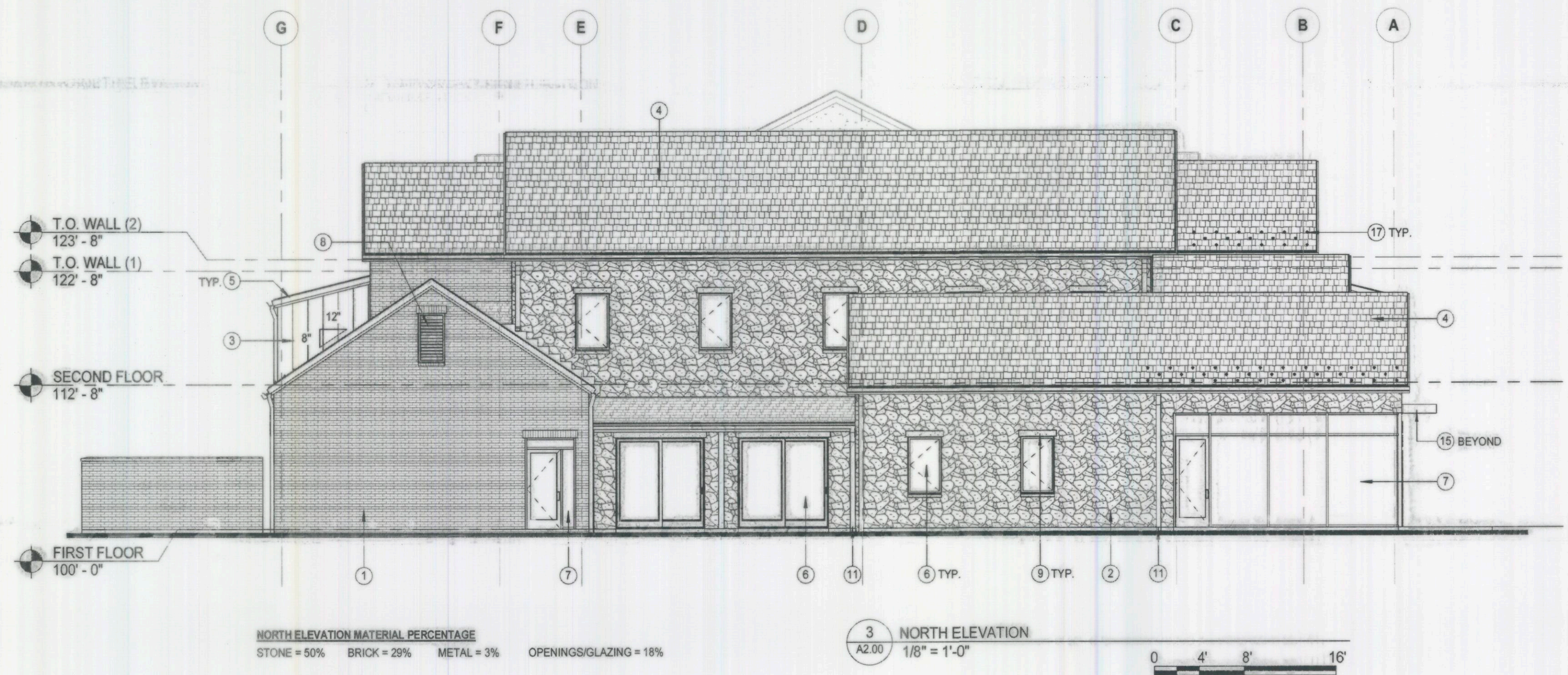
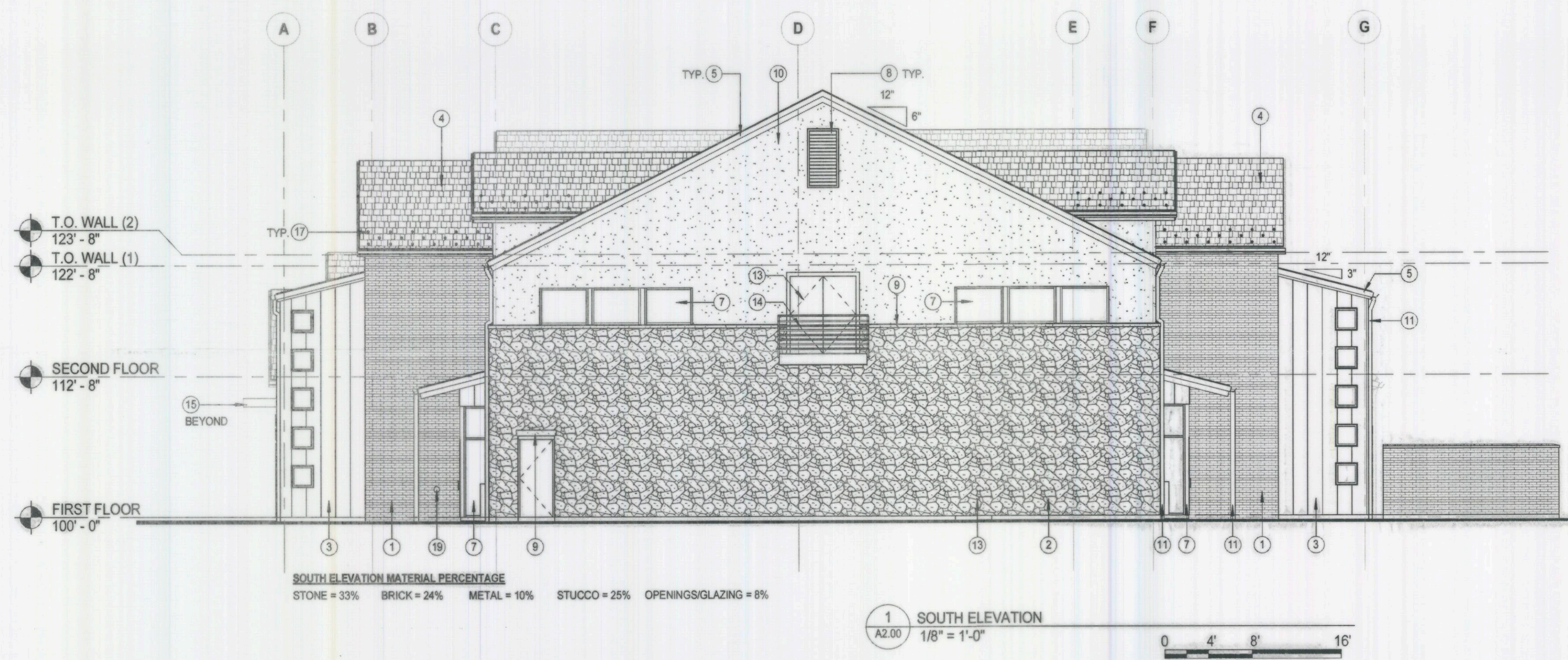
A2.00

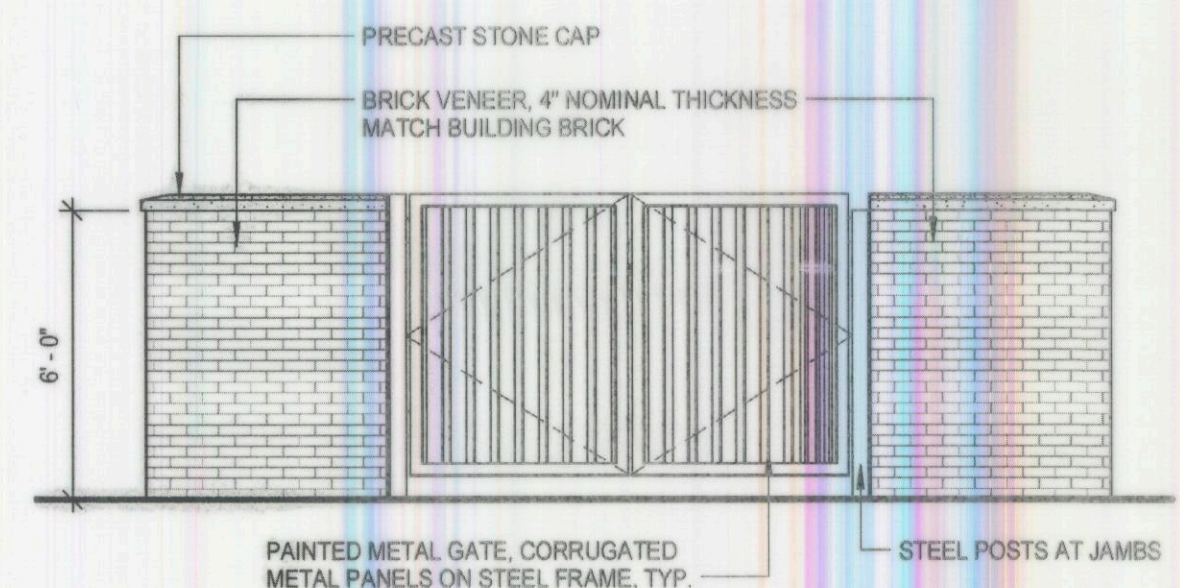


KEYNOTE LEGEND

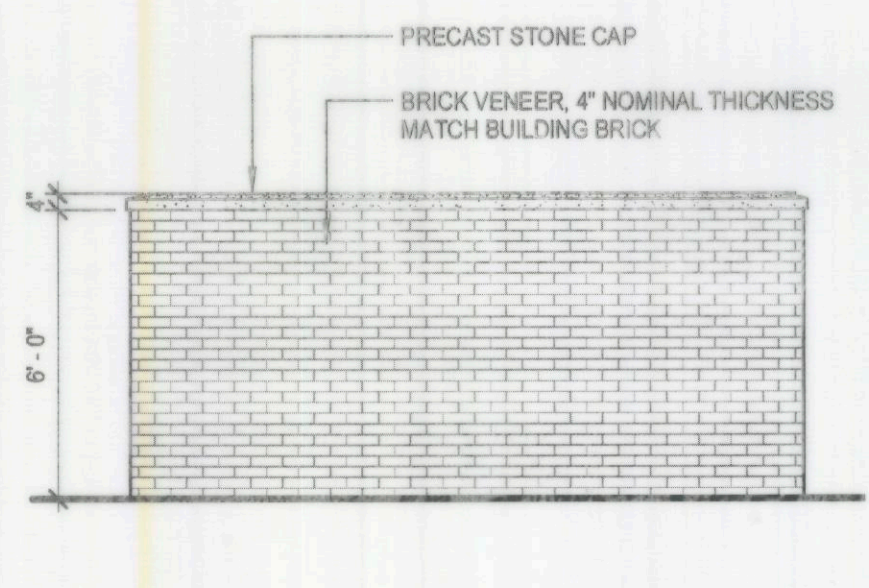
- | | |
|--|--|
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| 7 ALUMINUM STOREFRONT SYSTEM | 17 SNOW GUARDS, DARK GRAY TO MATCH ROOF COLOR |
| 8 PREFINISHED METAL LOUVER, DARK GRAY | 18 KNOX BOX LOCATED APPROX. 6 FT. ABOVE F.F. ON BACK SIDE OF COLUMN |
| 9 STONE ACCENT BAND | 19 FIRE DEPARTMENT CONNECTION |
| 10 STUCCO SYSTEM | |

TOTAL ELEVATION MATERIAL PERCENTAGE
STONE = 30% BRICK = 23% STUCCO = 14%
METAL = 10% OPENINGS/GLAZING = 23%

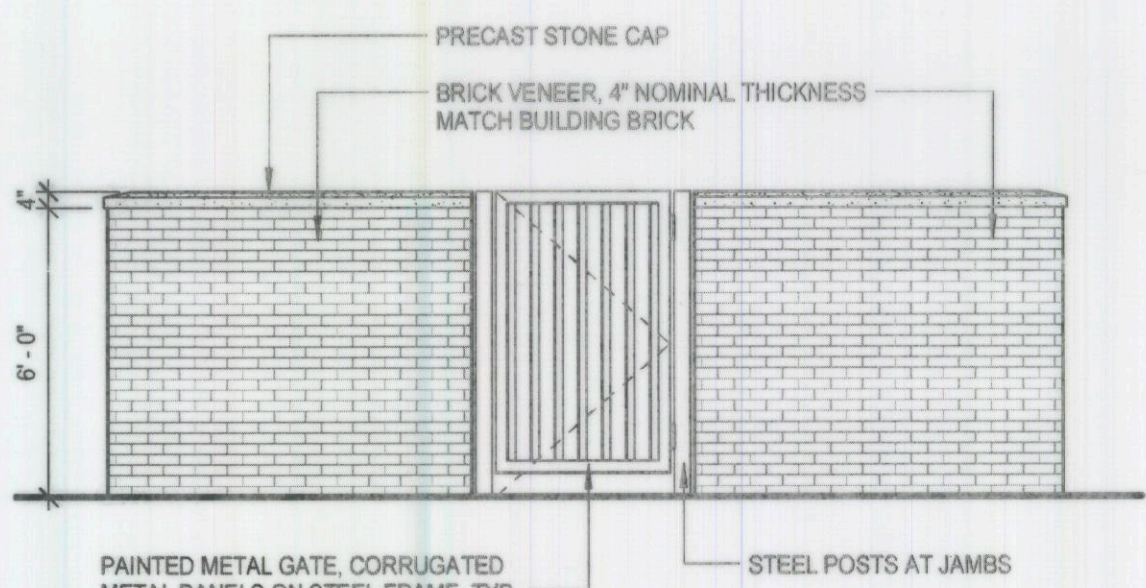




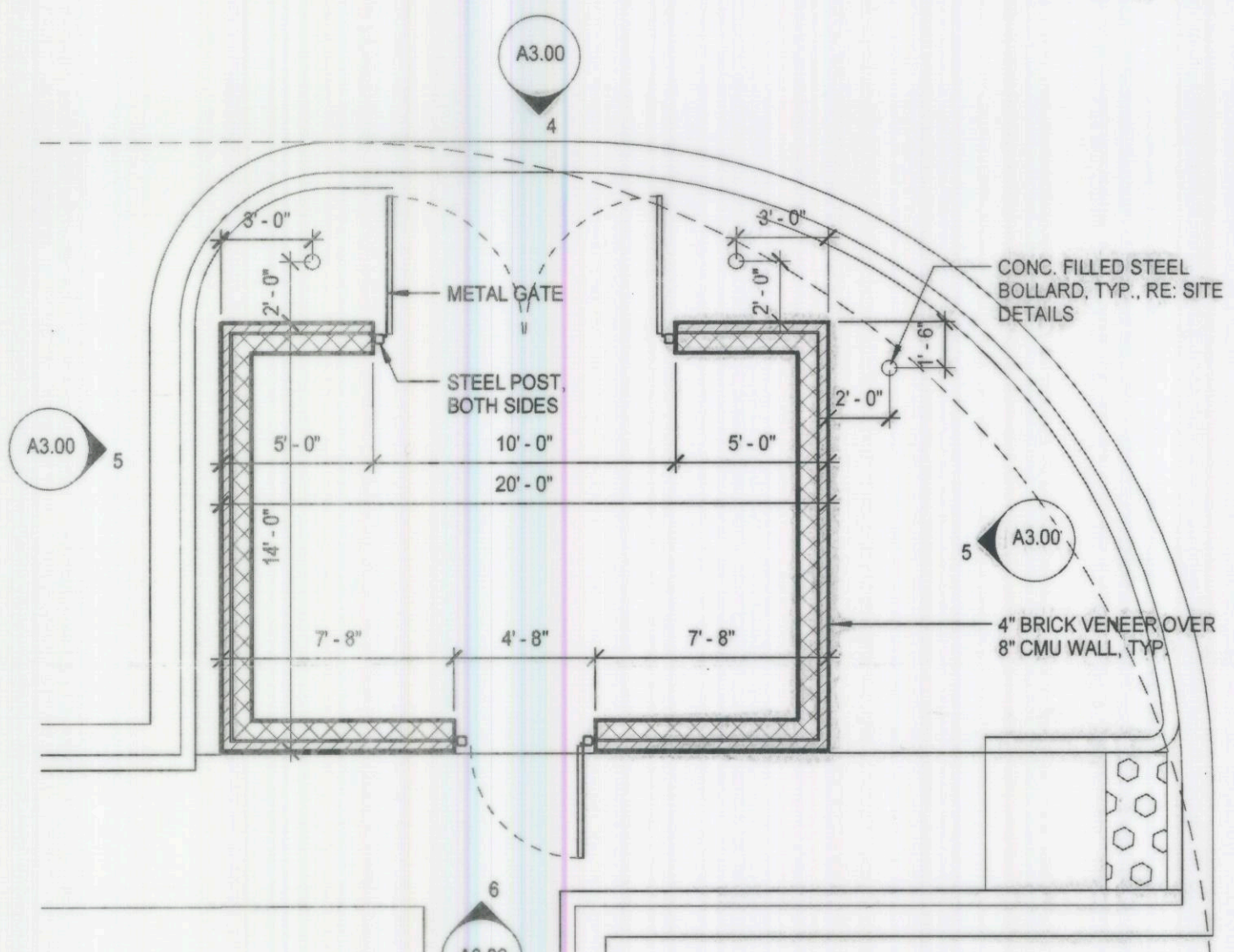
4 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



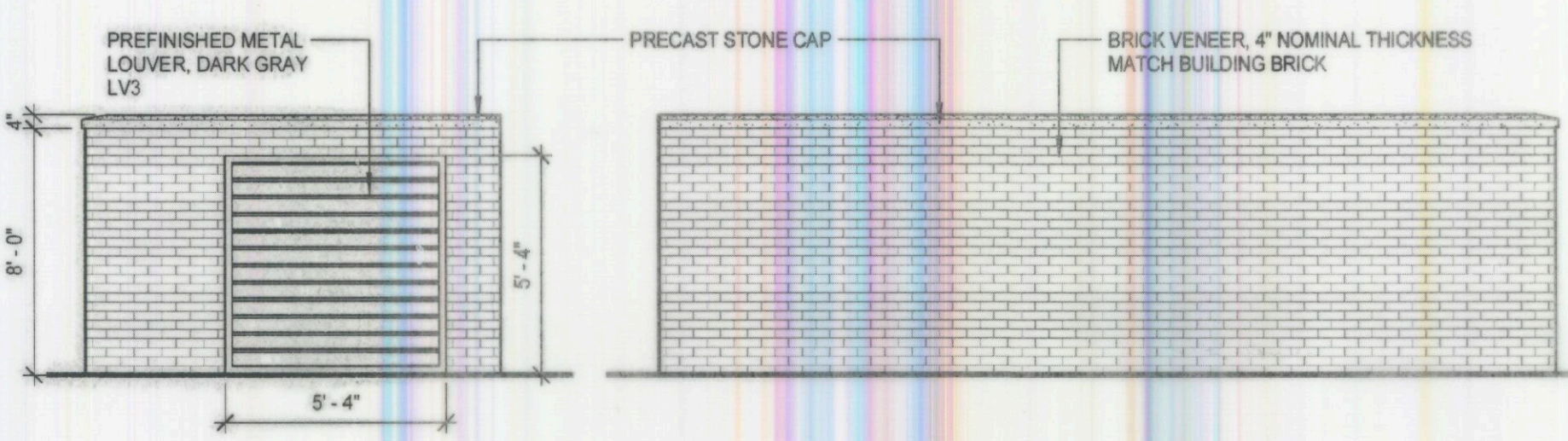
5 TRASH ENCLOSURE WEST & EAST ELEVATIONS
1/4" = 1'-0"



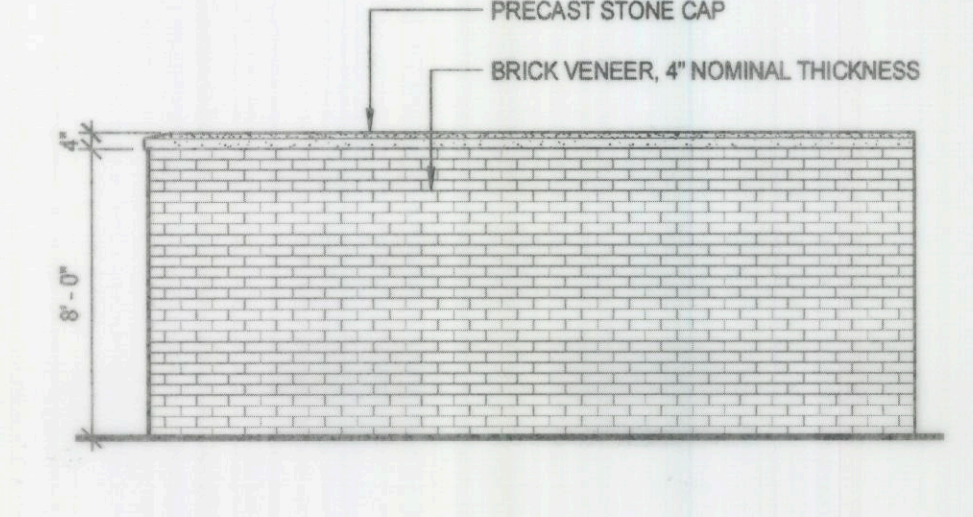
6 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



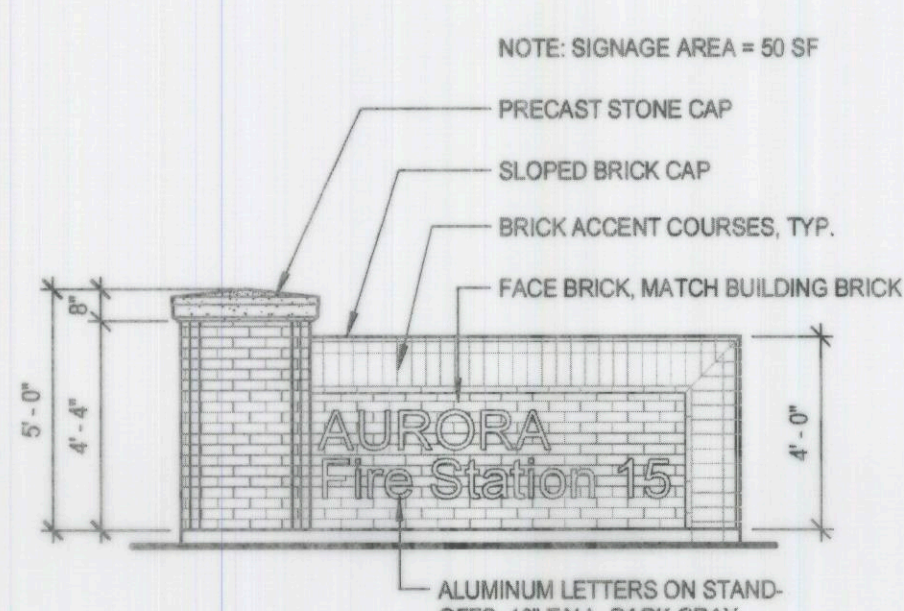
1 TRASH ENCLOSURE PLAN
3/16" = 1'-0"



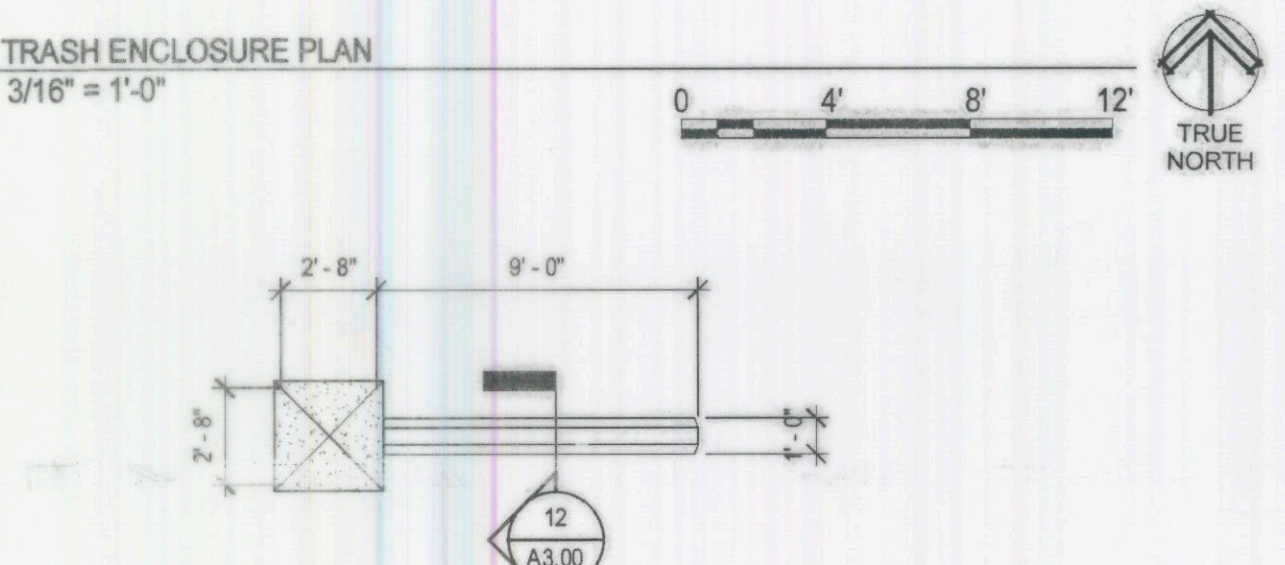
7 MECHANICAL SCREEN EAST ELEVATION
1/4" = 1'-0"



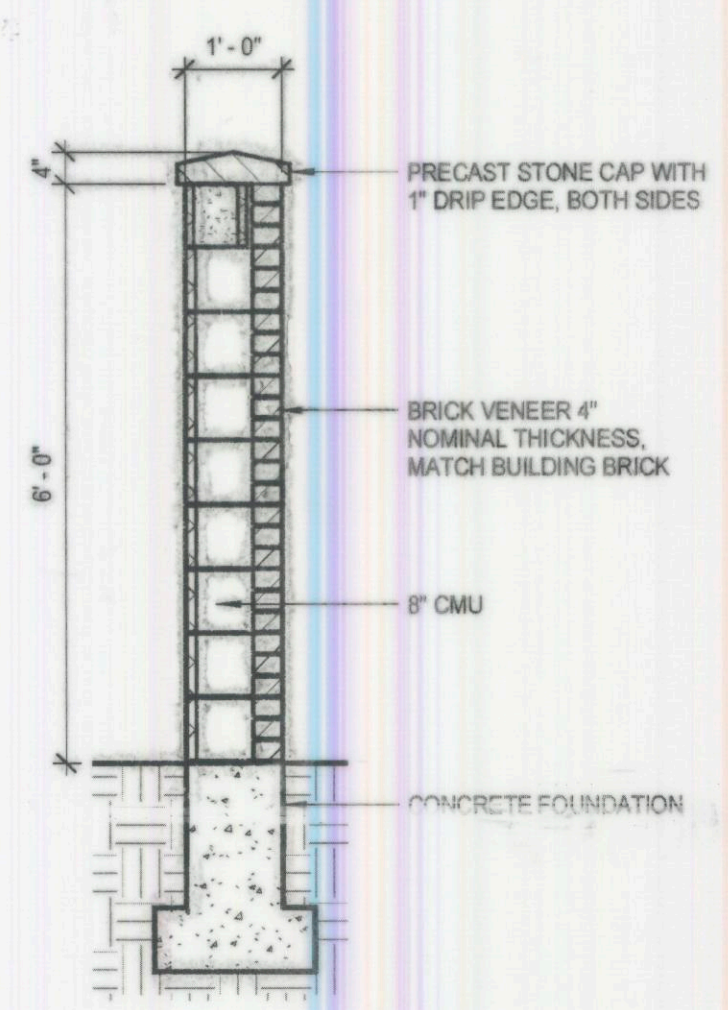
8 MECHANICAL SCREEN NORTH & SOUTH ELEVATIONS
1/4" = 1'-0"



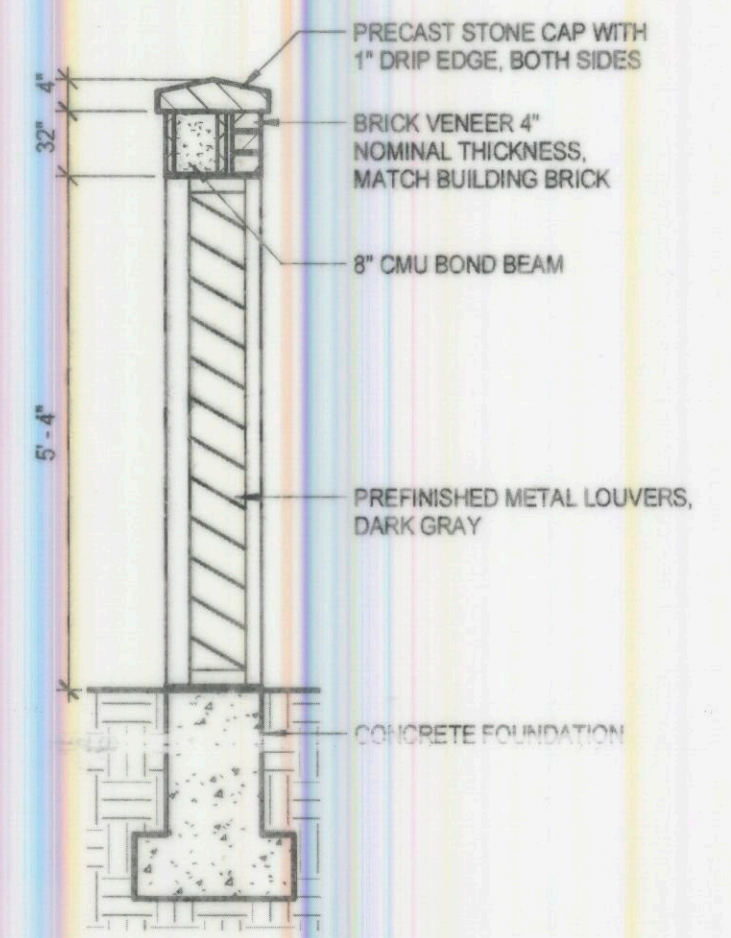
9 MONUMENT SIGN ELEVATION
1/4" = 1'-0"



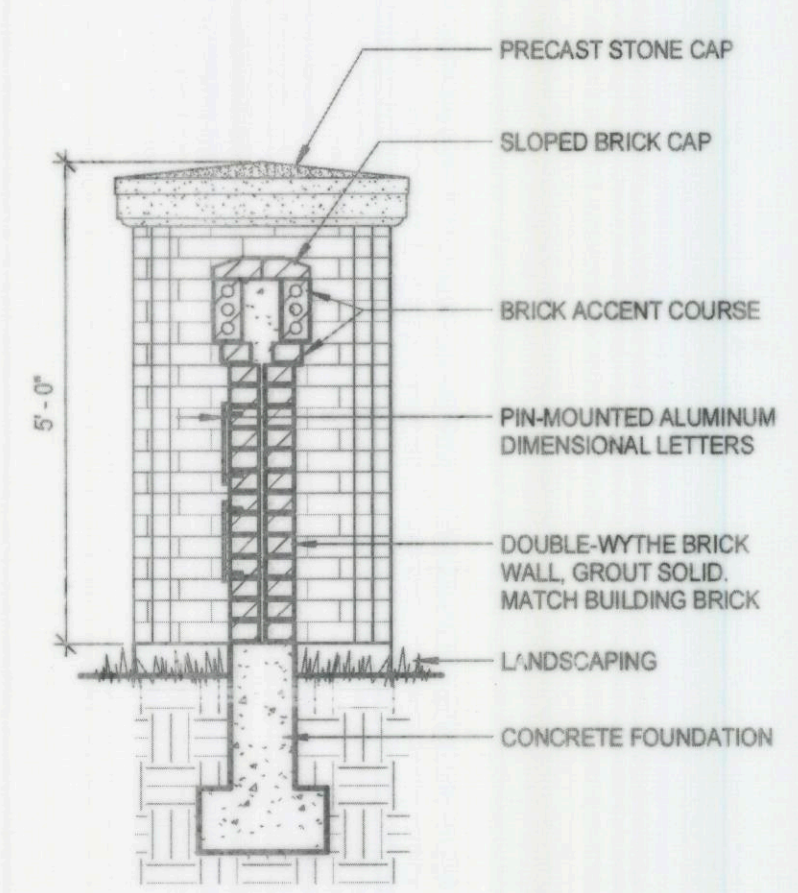
2 MONUMENT SIGN PLAN
3/16" = 1'-0"



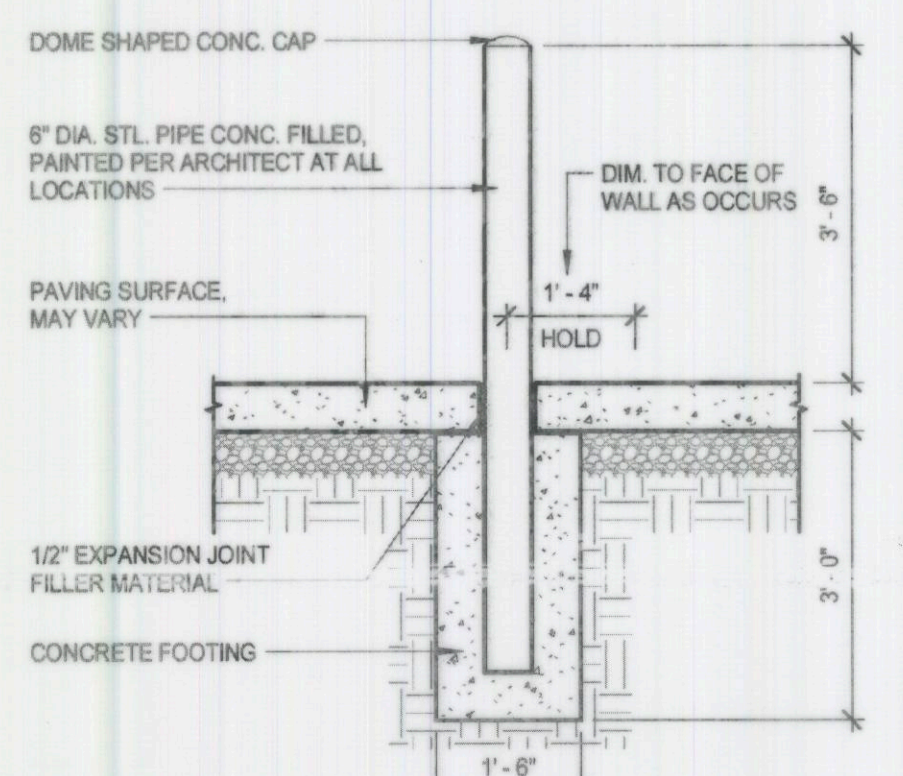
10 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



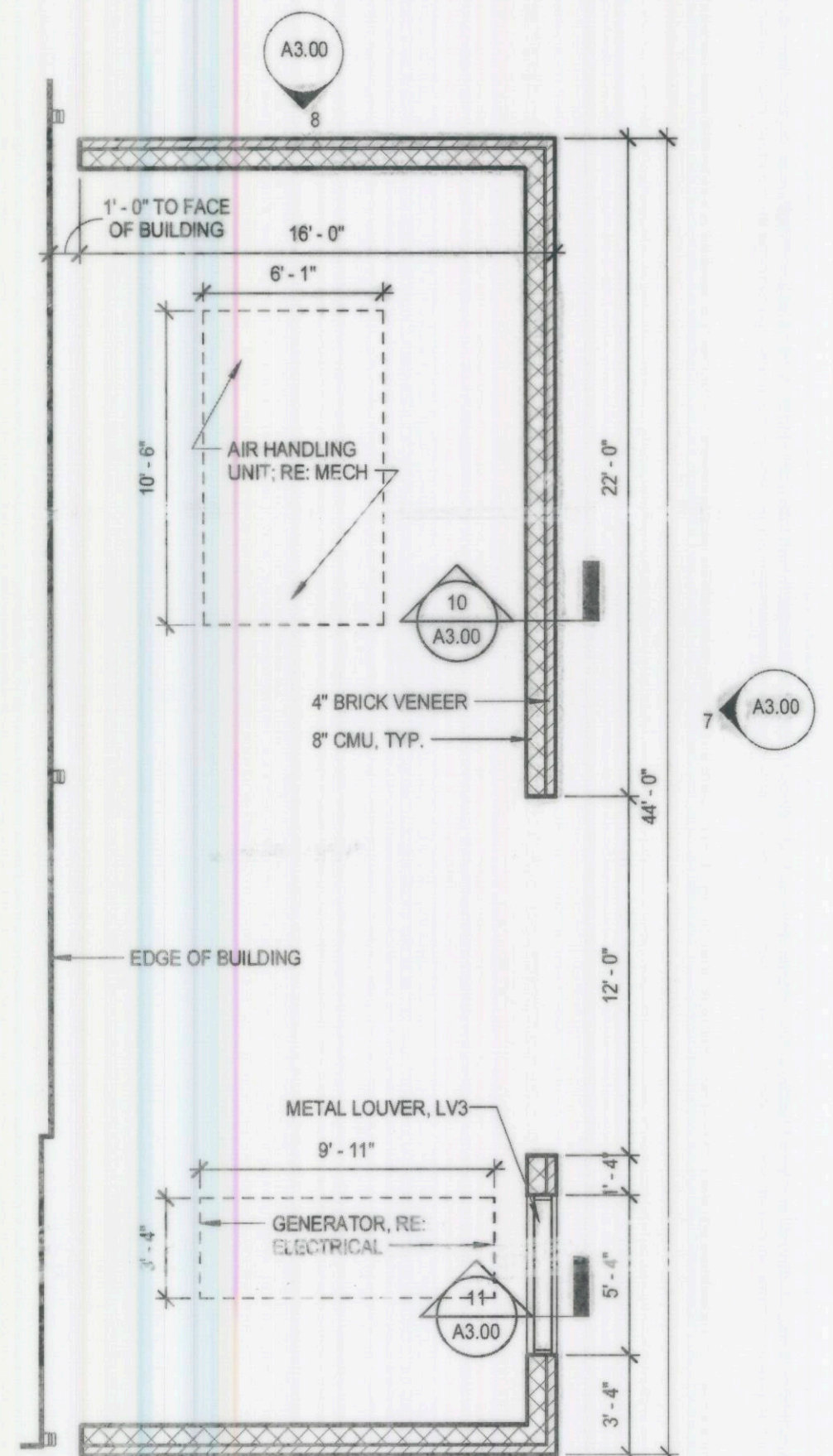
11 MECH. SCREEN WALL SECTION
1/2" = 1'-0"



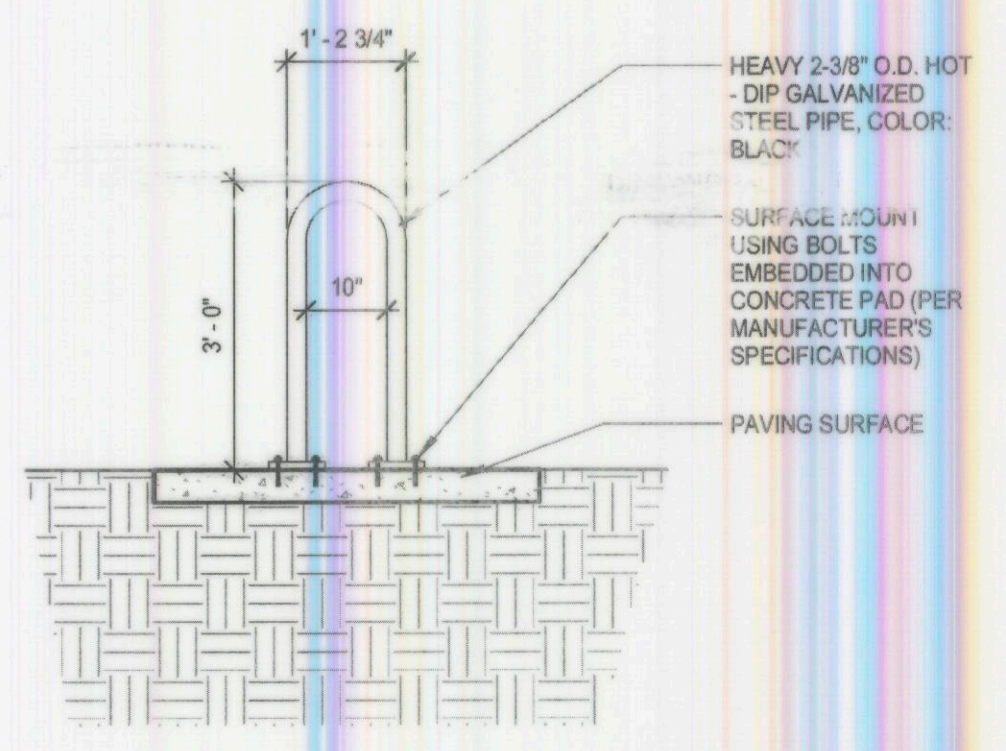
12 MONUMENT SIGN SECTION
1/2" = 1'-0"



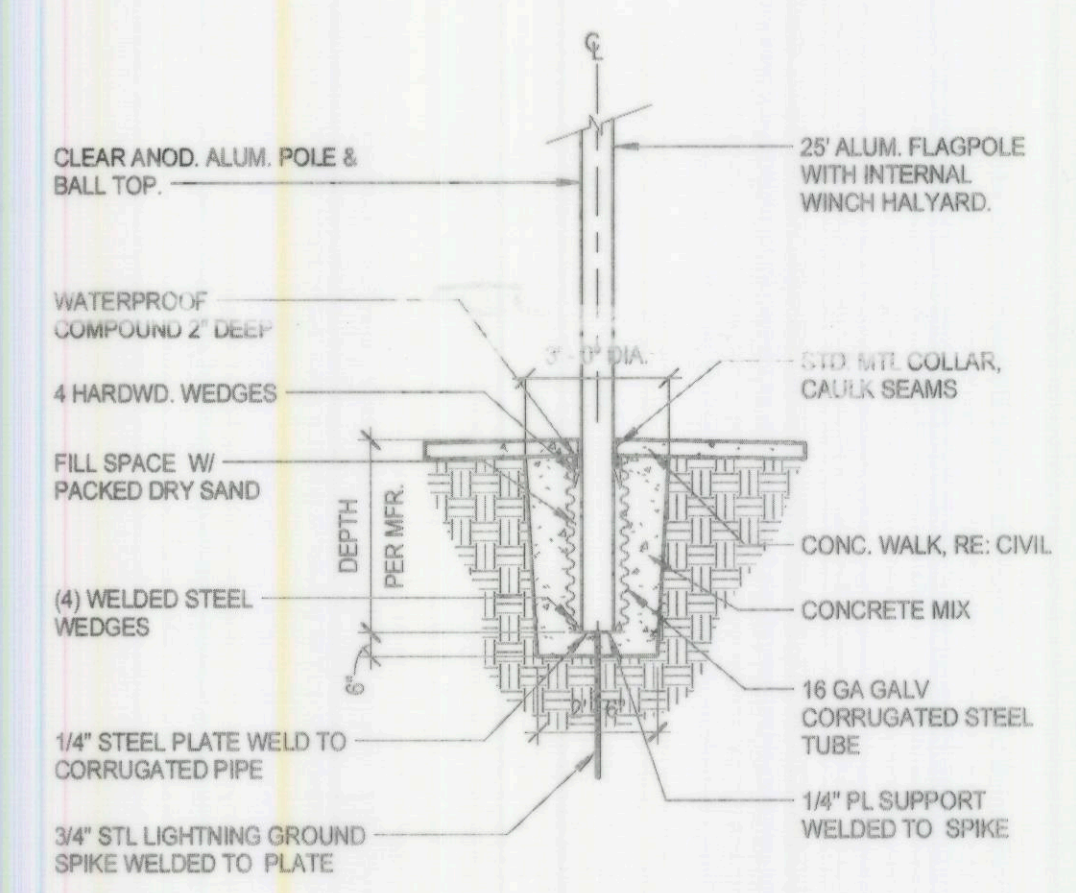
13 PIPE BOLLARD
1/2" = 1'-0"



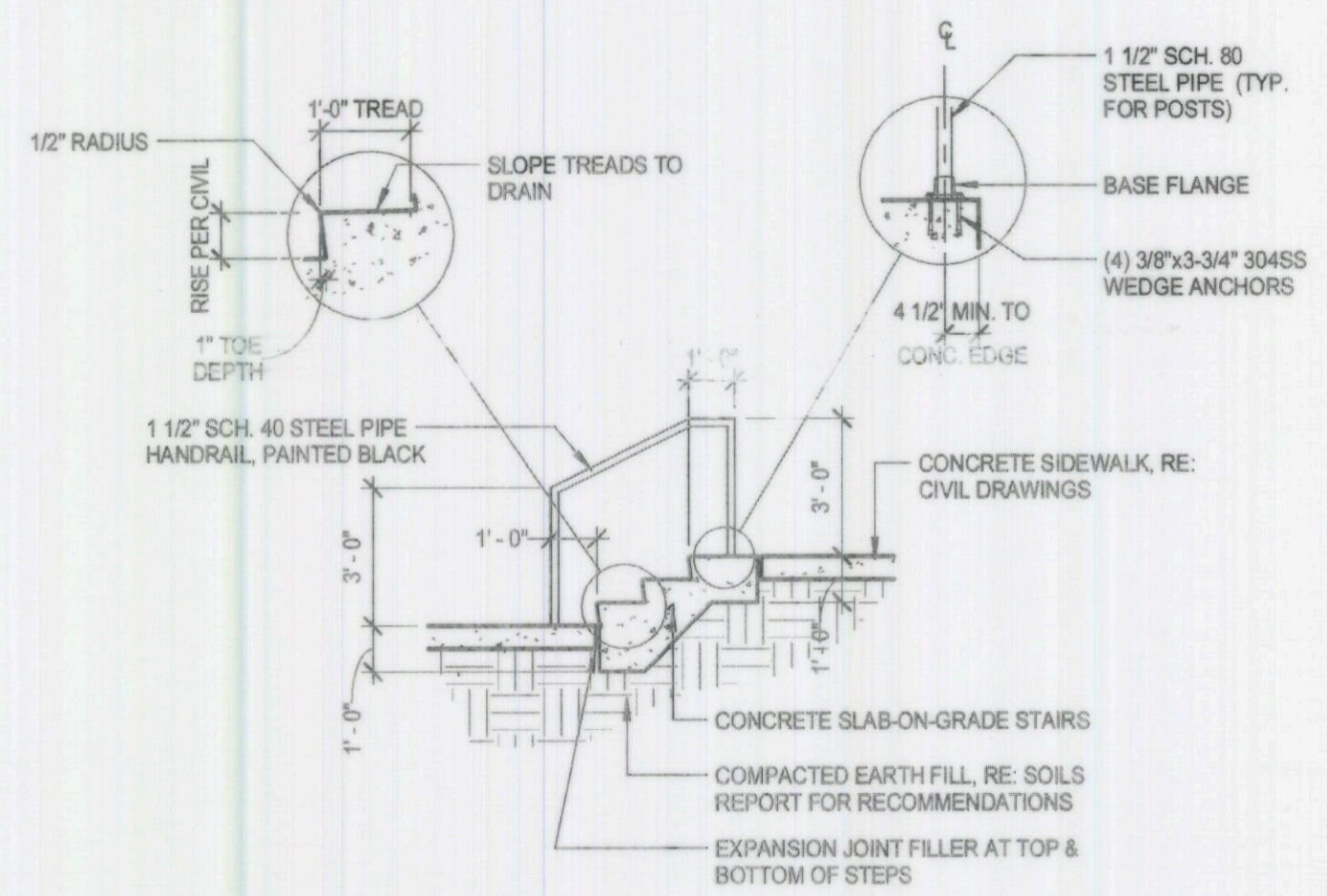
3 MECHANICAL SCREEN WALL PLAN
3/16" = 1'-0"



14 BIKE RACK DETAIL
1/2" = 1'-0"



15 FLAGPOLE DETAIL
1/4" = 1'-0"



16 SIDEWALK STAIRS
1/4" = 1'-0"

HB&A

Architecture & Planning

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

BLDG #1649

PROJECT #135680

FIRE STATION #15

Aurora Fire Rescue

1880 S. Flat Rock Trail
Aurora, Colorado 80018

PROJ. NO. 125-02
DRAWN: TL
CHECKED: SP
CADD FILE:
DATE: 10/19/16

NO.	DATE	DESCRIPTION
1	10/21/16	DEVELOPMENT APPLICATION
2	12/09/16	D.A. RE-SUBMITTAL
3	01/26/17	D.A. RE-SUBMITTAL
4	02/24/17	D.A. RE-SUBMITTAL

FIRE STATION #15
AURORA FIRE RESCUE
NOT FOR CONSTRUCTION

SHEET TITLE:
SITE PLAN DETAILS

SCALE: As indicated
SHEET NUMBER:
A3.00



BRIDGERS
& PAXTON
1365 Garden of the Gods Rd., Suite 130
Colorado Springs, CO 80907
719.630.3350 www.bpc.com



BLDG #L1649

FIRE STATION #15

Aurora Fire Rescue

1880 S. Flat Rock Trail
Aurora, Colorado 80018

PROJ. NO. 125-02

DRAWN: SMH

CHECKED: WMB

CADD FILE:

DATE: 11/15/16

NO.	DATE	DESCRIPTION
10/21/16		DEVELOPMENT APPLICATION
12/09/16		D.A. RE-SUBMITTAL
01/26/17		D.A. RE-SUBMITTAL

FIRE STATION #15
AURORA FIRE RESCUE
NOT FOR CONSTRUCTION

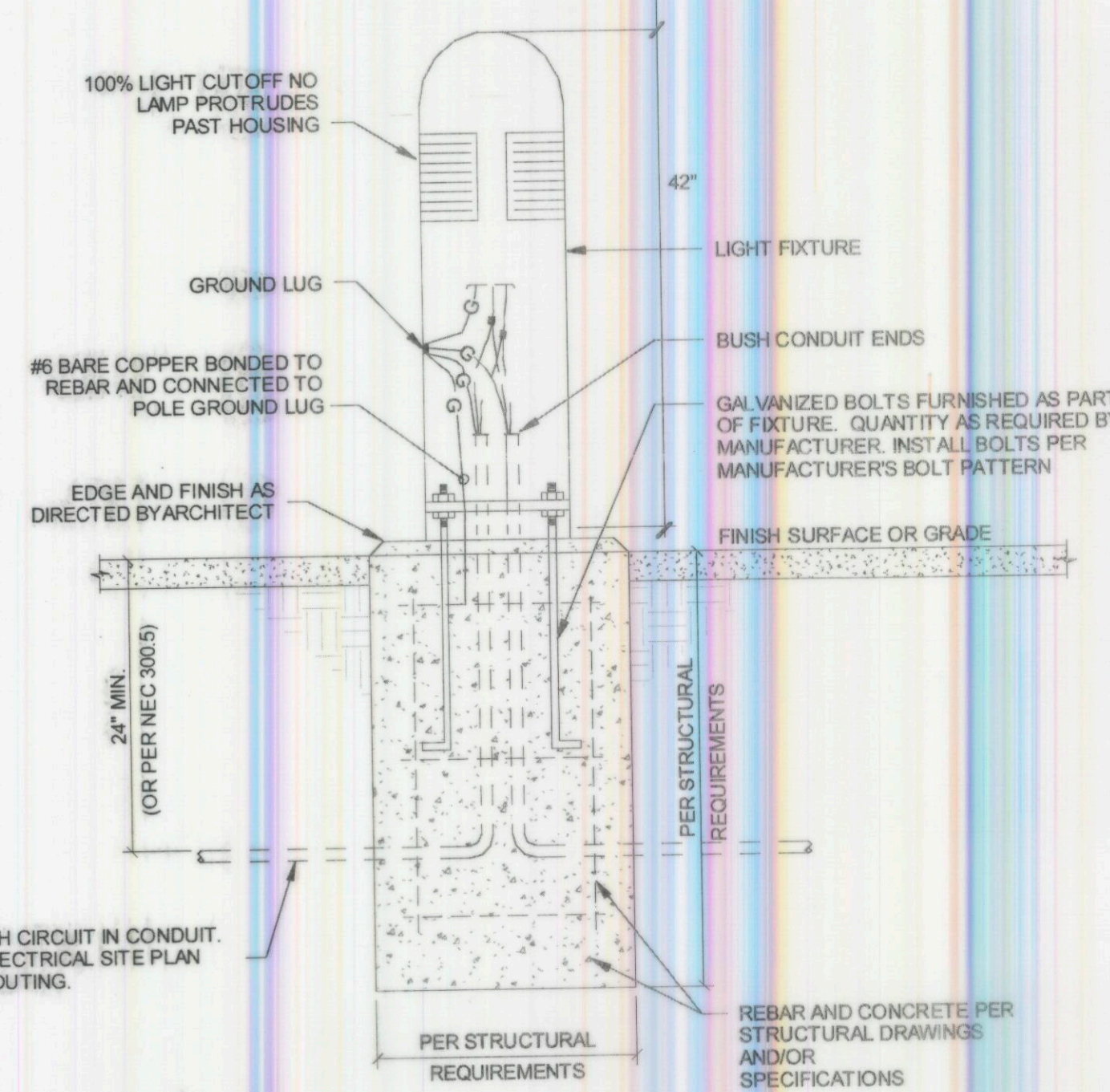
SHEET TITLE:

PHOTOMETRIC PLAN

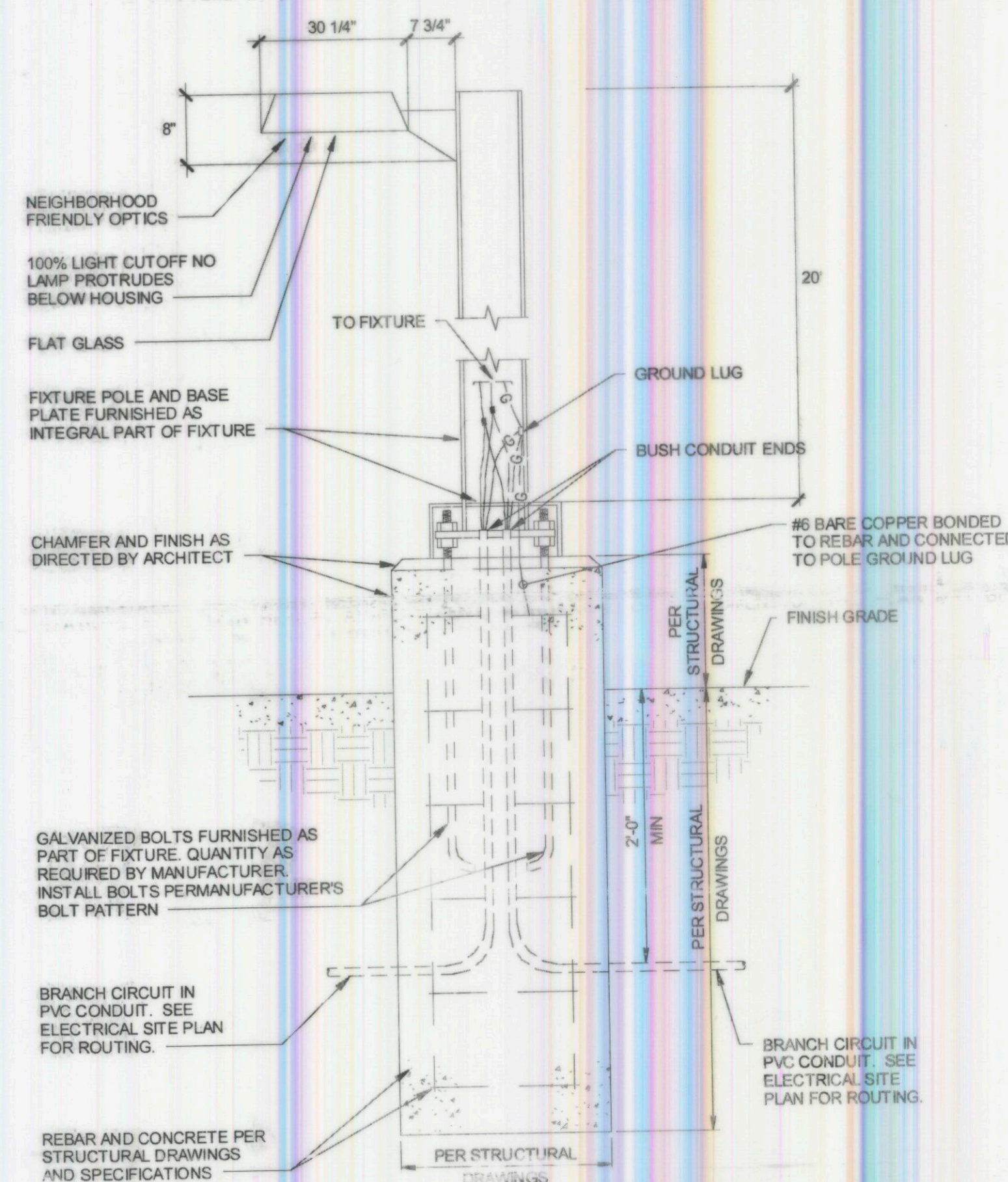
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SHEET NUMBER:

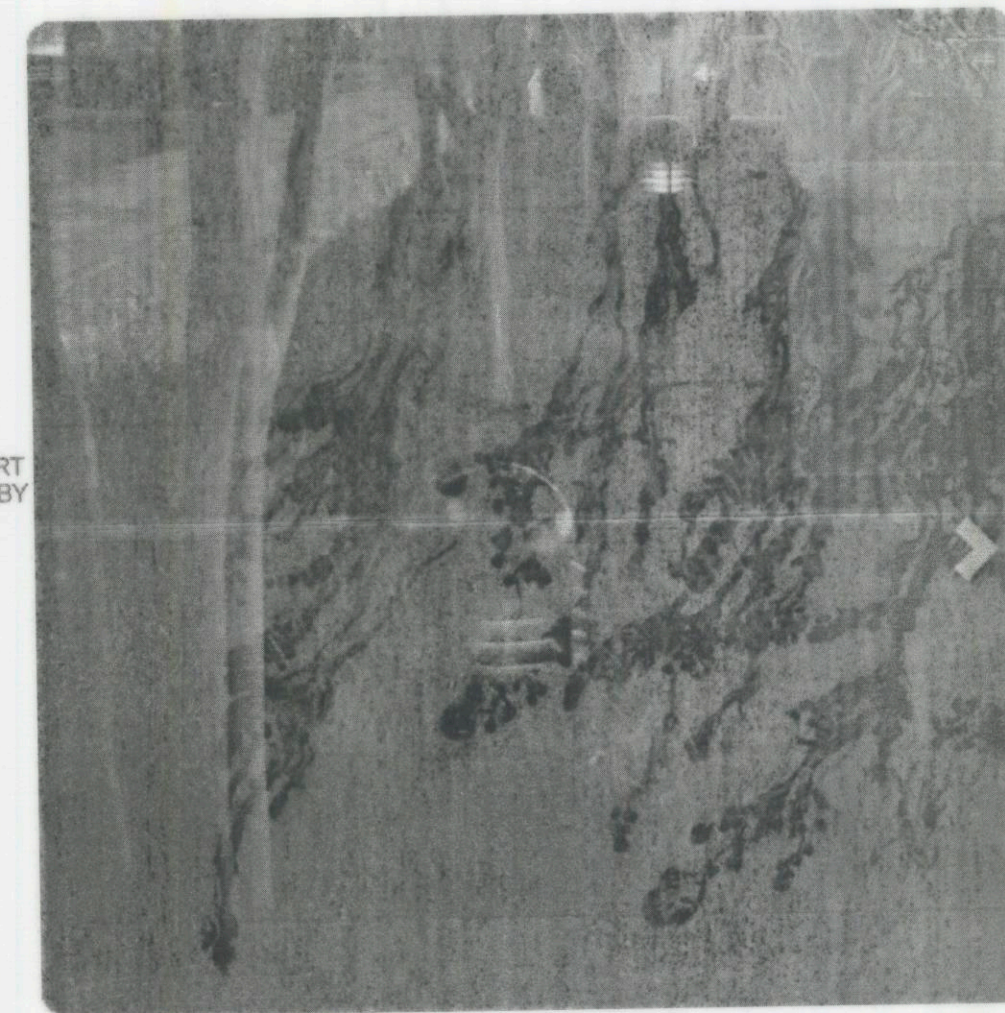
EDP1.0



3 BOLLARD FIXTURE MOUNTING - TYPE SB31
EDP1.0 N.T.S.



2 EXTERIOR LUMINAIRE POLE CONNECTION DETAIL - TYPE S311
EDP1.0 N.T.S.

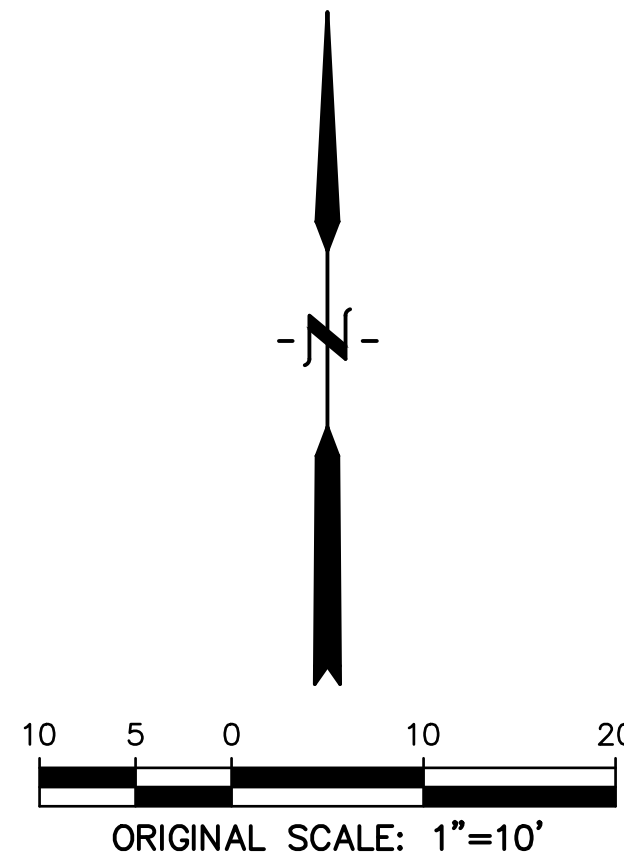
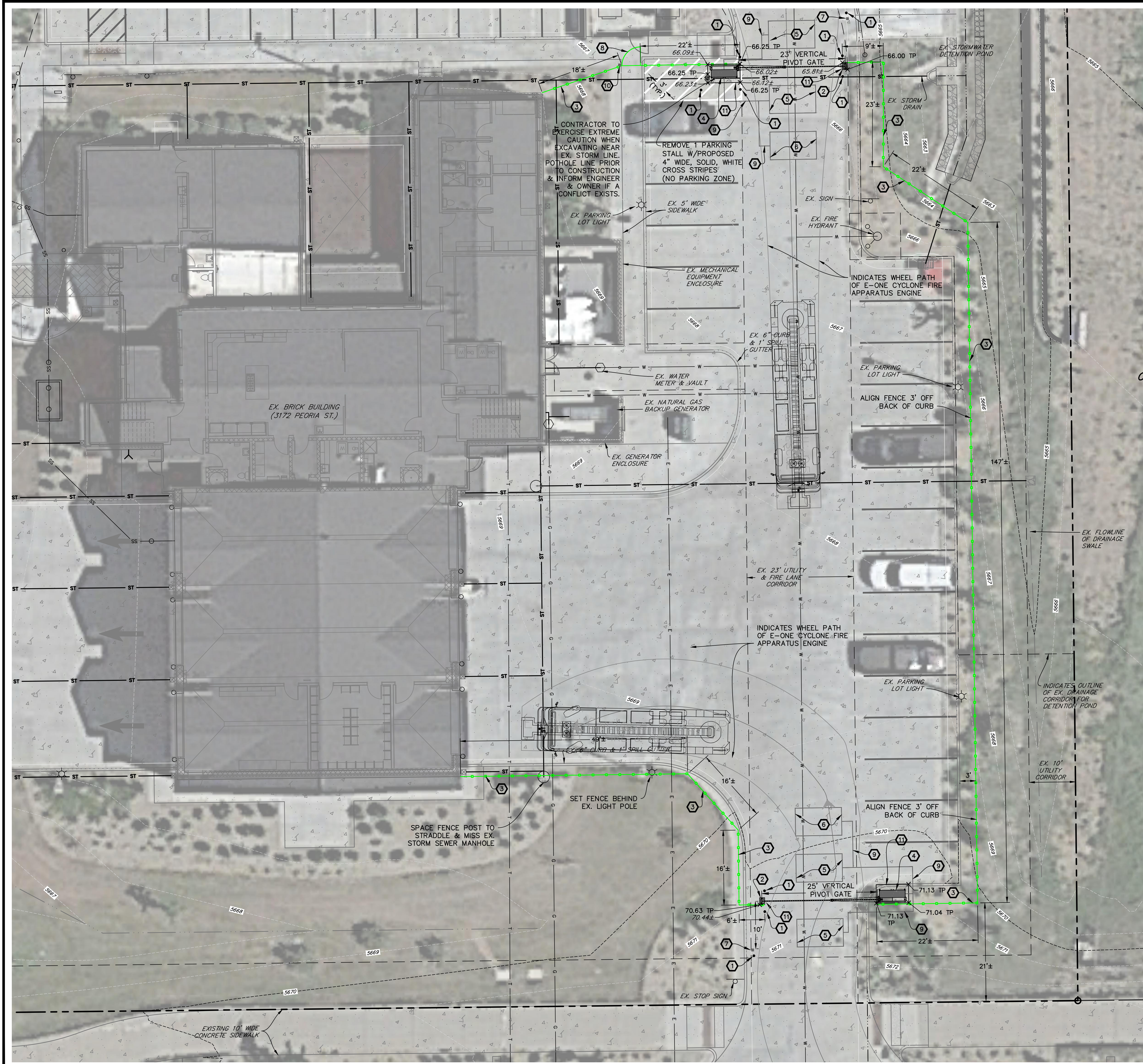


1 SITE DEVELOPMENT APPLICATION -PHOTOMETRIC PLAN
EDP1.0 1" = 20'-0"

0 10' 20' 40' PLAN NORTH TRUE NORTH

FIRE STATION #15 SITE LUMINAIRE SCHEDULE						
TYPE	DESCRIPTION	VOLT S	MOUNTING	LAMPS	LED DRIVER	LENS
S311	PICO PRISM LED OUTDOOR FIXTURE, TYPE III DISTRIBUTION, 20' ROUND STRAIGHT STEEL POLE, SINGLE LUMINAIRE, COLOR BY ARCHITECT	208	POLE	10,000 LUMENS		FLAT GLASS
SB31	8" DIMETER, ALUMINUM, VANDAL RESISTANT, DOMED CAP, LED BOLLARD	120	BOLLARD			
SFI	10" DIAMETER IN-GRADE SPOT FIXTURE, SEALED IP68 LED LIGHT ENGINE, BLUETOOTH CONNECTIVITY FOR REMOTE CONTROL AIMING AND DIMMING, RUNS COOL TO TOUCH	120	IN-GRADE	1633 LUMENS		

CALCULATION SUMMARY						
AREA NAME	SPAC	AVE	MAX	MIN	MAX/MIN	AVE/MIN
SITE	10.00	1 fc	9 fc	0 fc	49111.07	6644.4



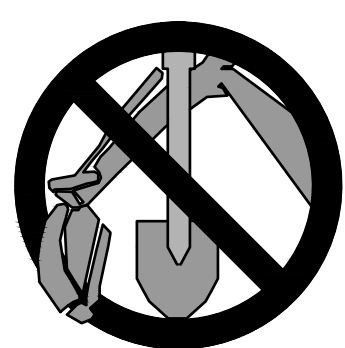
LEGEND

- PROPERTY LINE.....
EX. FENCE.....
EX. FIRE HYDRANT.....
EX. WATER VALVE.....
EX. SIGN.....
EX. TREE.....
EX. WATER METER.....
EX. MANHOLE.....
EX. WATER LINE.....
EX. BURIED ELECTRIC LINE.....
EX. GAS LINE.....
EX. CABLE TV LINE.....
EX. POWER POLE.....
EX. STREET LIGHT.....
EX. LANDSCAPE.....
EX. CONCRETE.....
EX. GRAVEL.....
EX. INTERMEDIATE CONTOUR.....
EX. INDEX CONTOUR.....
PROPOSED FENCE.....
EX. SPOT ELEVATIONS.....
TOP OF CONCRETE PAD.....
PROPOSED SPOT ELEVATION.....
NOTE:
1. ADD 5600 TO ALL SPOT ELEVATIONS

CONSTRUCTION NOTES

1. INSTALL 6-INCH DIA. STEEL BOLLARD. (REFER TO LANDSCAPE PLANS FOR DETAIL.)
2. CONSTRUCT 13"x18" CONCRETE YOKE PAD. (REFER TO STRUCTURAL PLANS FOR DETAIL.)
3. INSTALL 6-FOOT HIGH METAL SECURITY FENCE. (REFER TO LANDSCAPE PLANS FOR DETAIL.)
4. INSTALL LEFT-HAND VERTICAL PIVOT GATE OPERATOR & 4"x7" CONCRETE PAD. (REFER TO ELECTRICAL & STRUCTURAL PLANS FOR DETAILS.)
5. SAW CUT ASPHALT, INSTALL UNDERGROUND REVERSING LOOP (STANDARD SIZE 6'x10') & ADD SEALANT. REFER TO MANUFACTURER'S SPECIFICATIONS.
6. SAW CUT ASPHALT, INSTALL UNDERGROUND FREE EXIT LOOP (STANDARD SIZE 6'x10') & ADD SEALANT. REFER TO MANUFACTURER'S SPECIFICATIONS.
7. INSTALL TWO-TIERED KEY PAD/CARD READER. (REFER TO ELECTRICAL PLANS FOR DETAIL.)
8. INSTALL 4-FOOT WIDE PEDESTRIAN SECURITY GATE W/PANIC BAR. (REFER TO LANDSCAPE PLANS FOR DETAIL.)
9. SAWCUT ASPHALT, INSTALL LOOP HOMERUNS, & ADD SEALANT. REFER TO MANUFACTURER'S SPECIFICATIONS.
10. INSTALL KEY PAD/CARD READER. (REFER TO ELECTRICAL PLANS FOR DETAIL.)
11. REMOVE EX. CONCRETE PAVEMENT AND SIDEWALK, CURB & GUTTER AS NECESSARY (TO NEAREST JOINT OR SAWCUT TO MINIMIZE AREA) TO FACILITATE PROPOSED CONSTRUCTION. RECONSTRUCT TO MATCH EXISTING GRADES & MATERIAL TYPE/THICKNESS/SIZE.

PROJECT BENCHMARK:
CITY OF AURORA BENCHMARK:
ID NO. 456519SE001
PUBLISHED ELEVATION = 5629.98
(BASED ON NAVD, 88 DATUM)



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.



FIRE STATION #15
Aurora Fire Rescue
1880 S. Flatrock Trail
Aurora, Colorado 80018

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

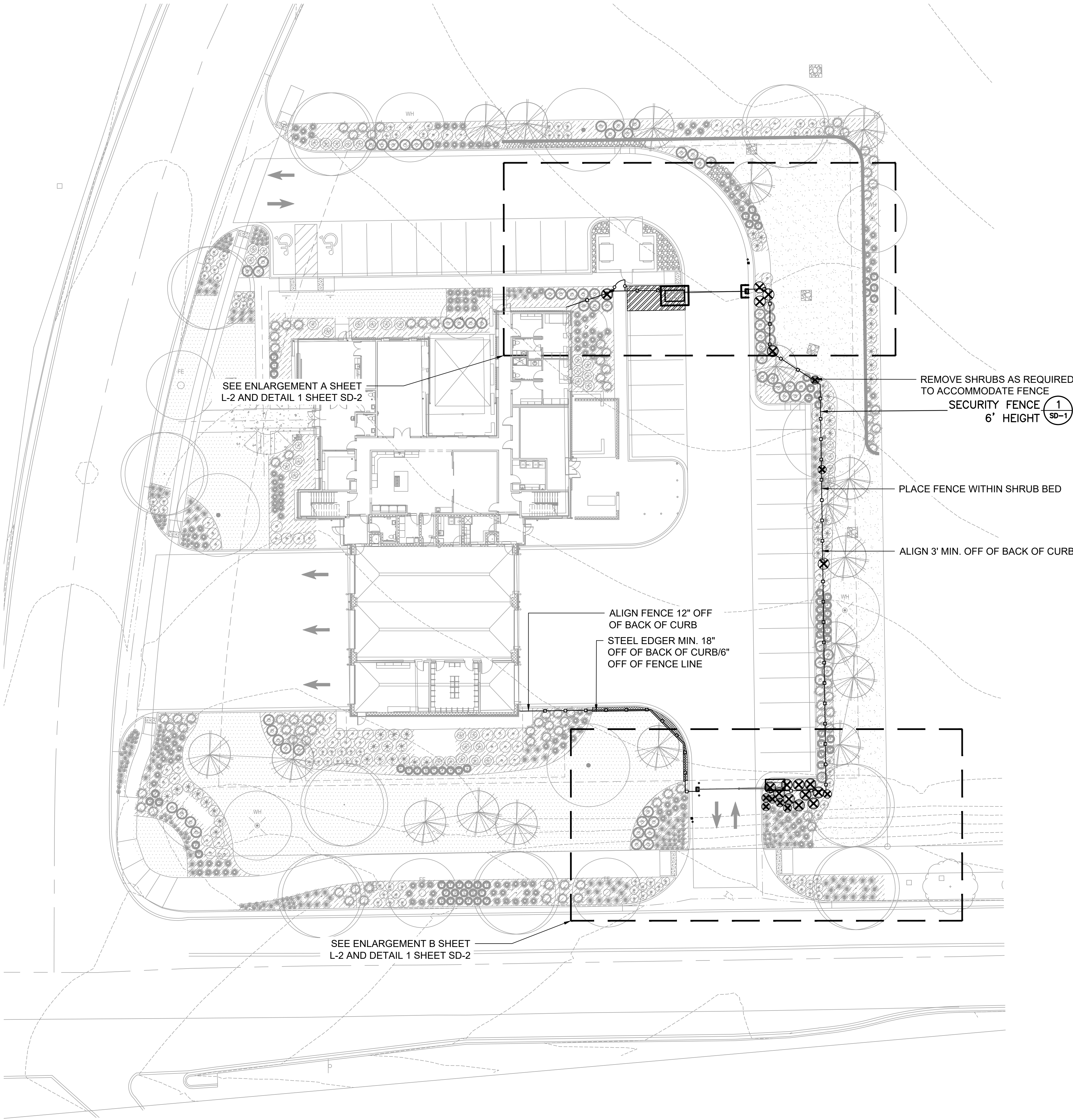
NO.	DATE	DESCRIPTION
11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set

FIRE STATION #15
AURORA FIRE RESCUE
CONSTRUCTION PLAN SET

SHEET TITLE:
SITE PLAN

SCALE: 1"=10'
SHEET NUMBER:

C1



LEGEND

- SECURITY FENCE
- PEDESTRIAN SECURITY GATE

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).

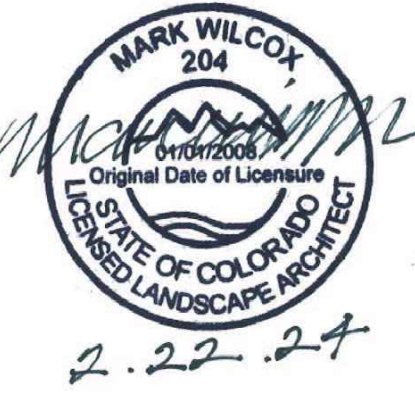
HB&A
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Planning

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DHM DESIGN

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Suite 300
Denver, CO 80209
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BLDG #1649

FIRE STATION #15

Aurora Fire Rescue

1880 S. Flatrock Trail

Aurora, Colorado 80018

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

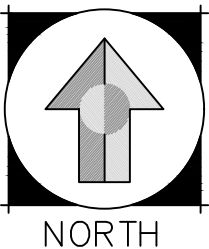
NO.	DATE	DESCRIPTION
11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set

FIRE STATION #15
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

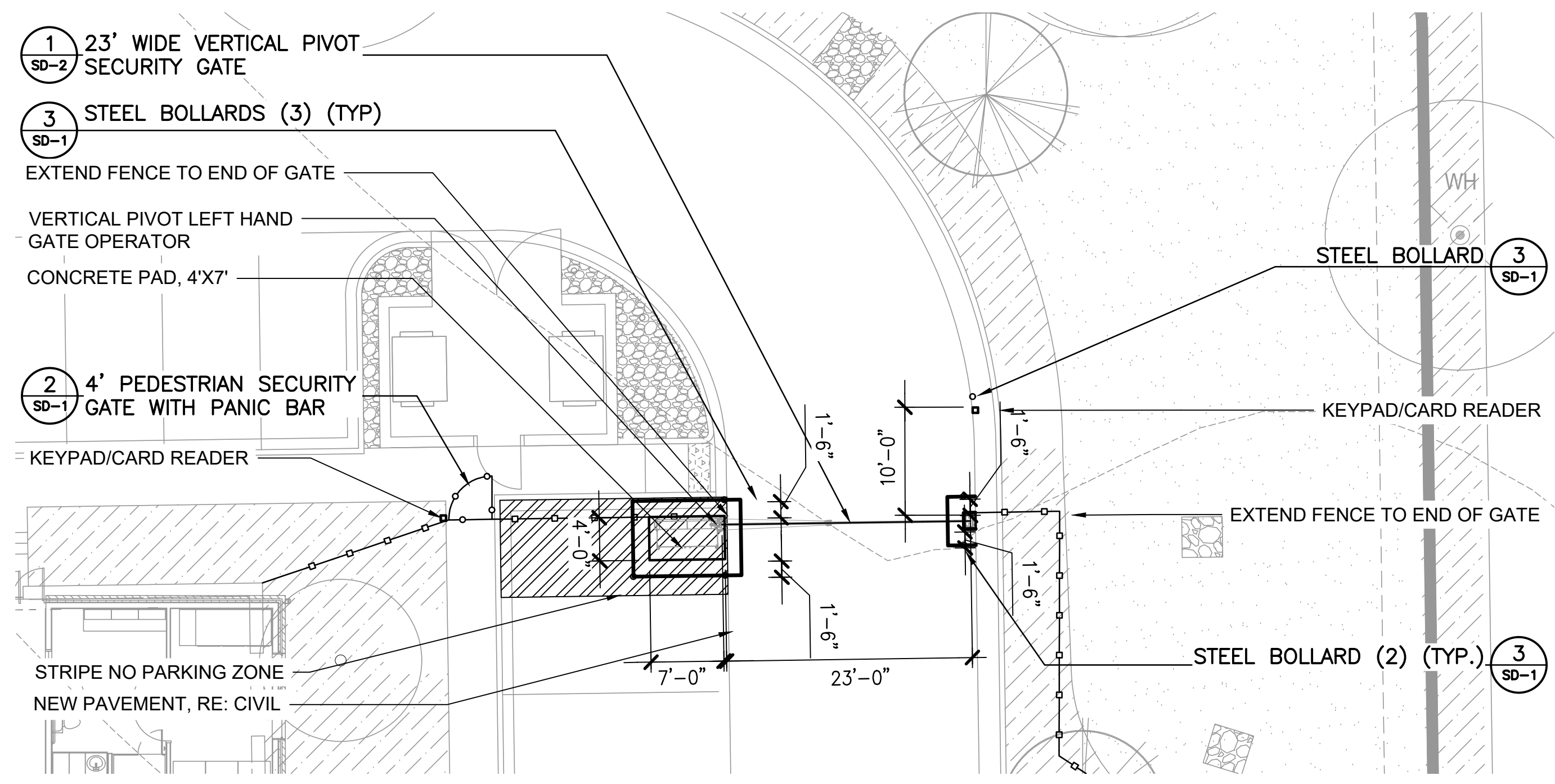
SHEET TITLE:
LANDSCAPE PLAN

SCALE: 1"=20'-0"
SHEET NUMBER:

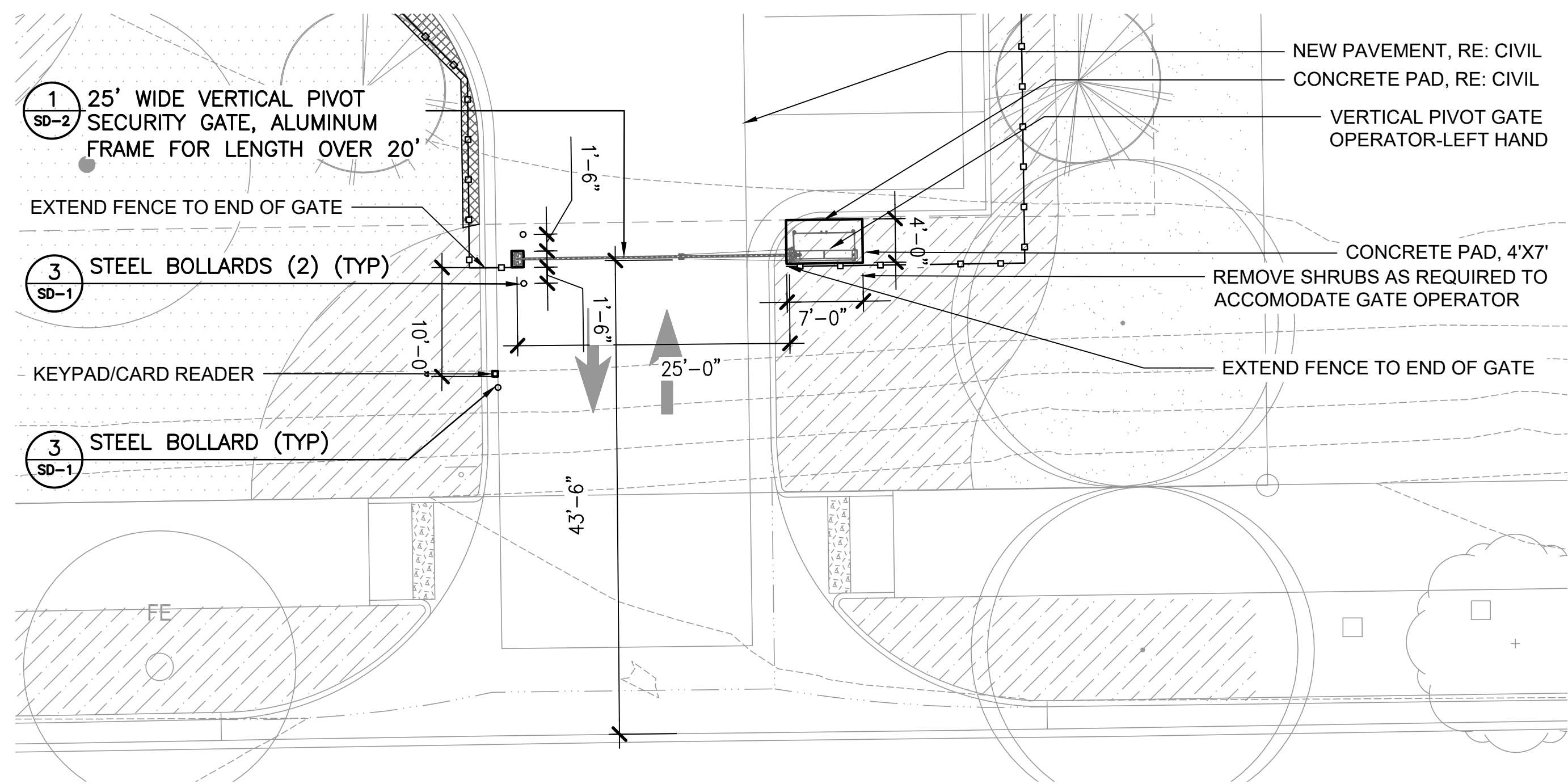
L-1



SCALE 1"=20'-0"



VERTICAL PIVOT GATE ENLARGEMENT A



VERTICAL PIVOT GATE ENLARGEMENT B

LEGEND

- SECURITY FENCE
- PEDESTRIAN SECURITY GATE

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Colorado Springs, CO 80903
719.473.7583
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BLDG #1649

FIRE STATION #15

Aurora Fire Rescue
1880 S. Flatrock Trail
Aurora, Colorado 80018

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

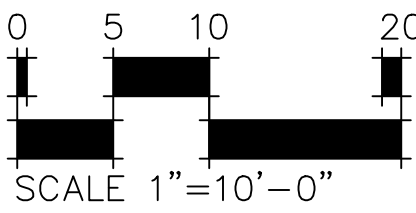
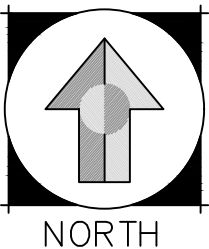
NO.	DATE	DESCRIPTION
11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set

FIRE STATION #15
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

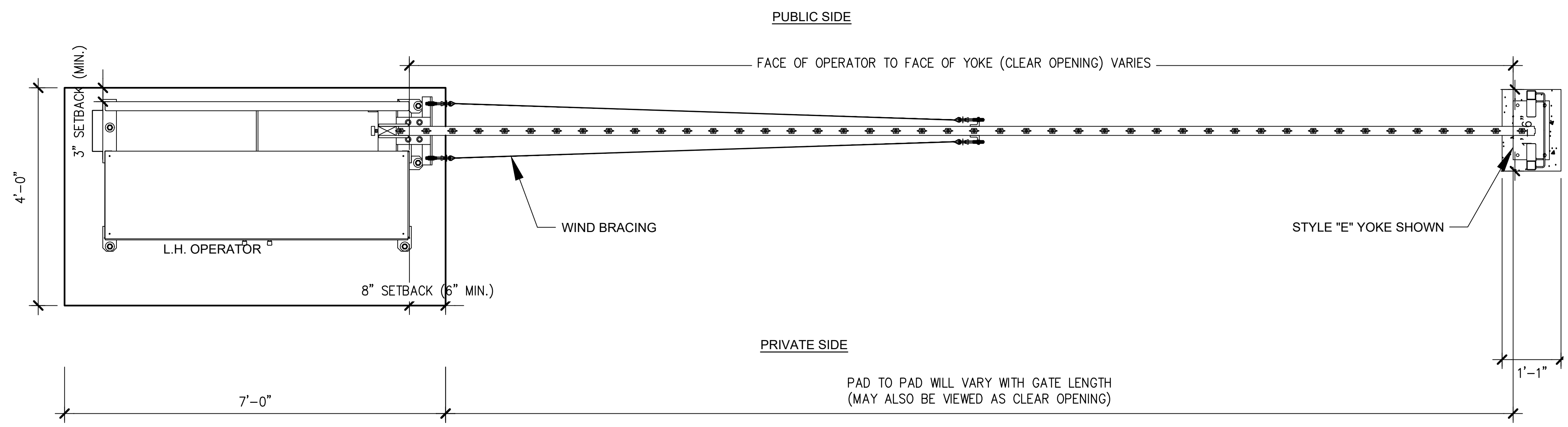
SHEET TITLE:
LANDSCAPE PLAN

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

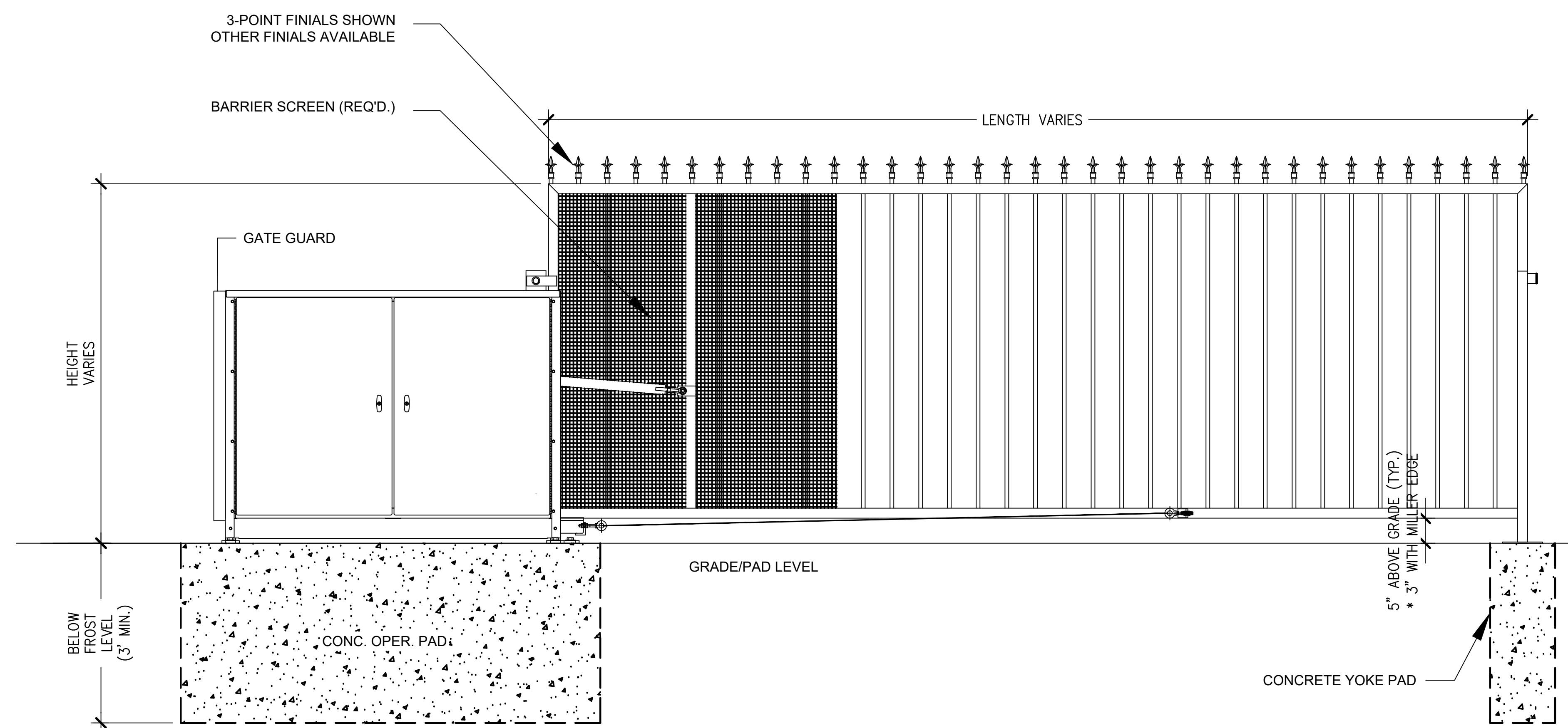
L-2



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).

1 23'/25' VERTICAL PIVOT GATE
AS SUPPLIED BY AUTOGATE, BERLIN HEIGHTS, OHIO FAX: 419-588-3514
MODEL: LEFTHAND BUCKEYE 500
COLOR: BLACK

NOT TO SCALE

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AND
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BLDG #1649

FIRE STATION #15
Aurora Fire Rescue
1880 S. Flatrock Trail
Aurora, Colorado 80018

PROJECT #R-2287

PROJ. NO. R-2287
DRAWN: CS
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 #15
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

SHEET TITLE:
SITE DETAILS

SCALE: NTS
SHEET NUMBER:

1
SD-2