

AURORA FIRE STATION NO. 3 SITE PLAN

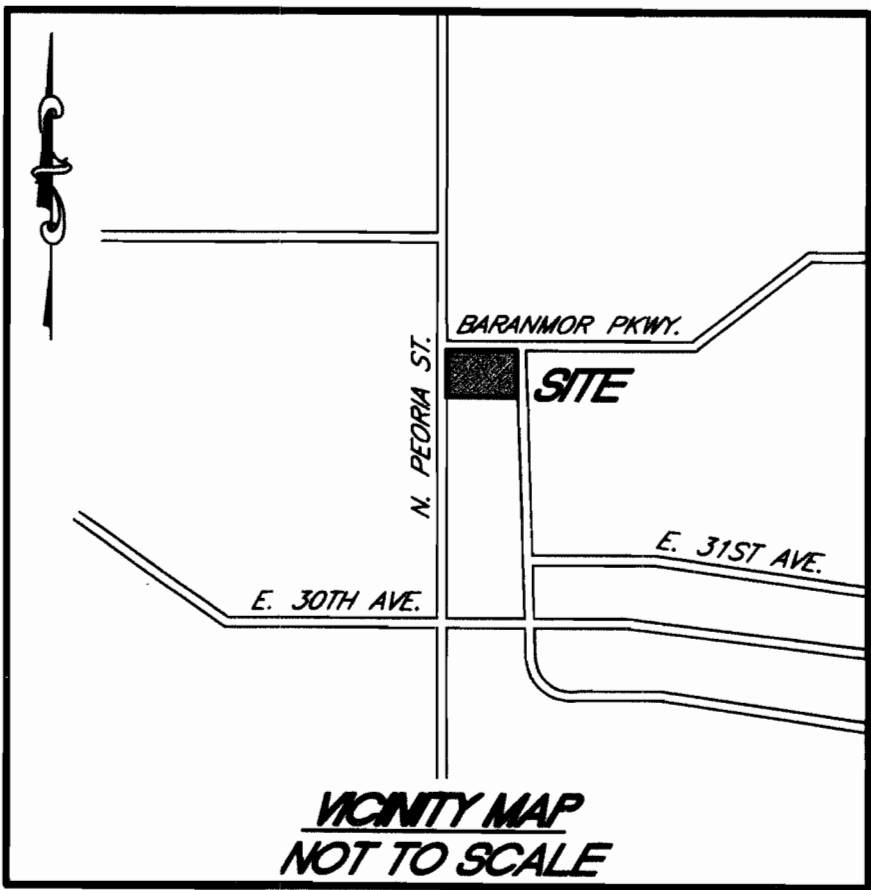
AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET INDEX

COVER SHEET.....	S1
NOTES & SITE PLAN SCHEDULE.....	S2
SITE PLAN.....	S3
PHASE PLAN.....	S4
LANDSCAPE PLAN.....	L1 OF 2
PLANTING DETAILS.....	L2 OF 2
BUILDING ELEVATIONS.....	A1
FLOOR PLAN.....	A2

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



SITE DATA:

LAND AREA WITHIN SITE PLAN: 54,777 SQUARE FEET OR 1.2575 ACRES

MAXIMUM HEIGHT OF BUILDING: 60 FEET

TOTAL BUILDING COVERAGE: 9,704 SQUARE FEET OR 17.7%

HARD SURFACE AREA: 25,110 SQUARE FEET OR 45.8%

LANDSCAPE AREA: 19,963 SQUARE FEET OR 36.5%

PRESENT ZONING CLASSIFICATION: R-4

PROPOSED USE: FIRE STATION

PARKING

REQUIRED:

- 1 SPACE PER EMPLOYEE (10 EMPLOYEES)
- 1 SPACE PER FOUR SEATS IN COMMUNITY ROOM (20 SEATS)
- 10 + 5 = 15 SPACES

PROVIDED:

- 31 STANDARD SPACES
- 2 HANDICAP VAN ACCESSIBLE SPACES

BICYCLE PARKING

REQUIRED:

- 3% OF REQUIRED MOTOR VEHICLE PARKING

PROVIDED:

- 3 SPACES

SIGNAGE

ALLOWABLE SIGN AREA:

- 116 SQUARE FEET

PROVIDED SIGN AREA:

- PROPOSED MONUMENT SIGN = 80 SQUARE FEET
- 8" HIGH LETTERING ON BUILDING "FIRE STATION NO. 3", SEE ARCHITECTURAL ELEVATIONS FOR LOCATIONS = 20 SQUARE FEET
- TOTAL SIGNAGE AREA = 100 SQUARE FEET

BENCHMARK

CITY OF AURORA BM NO. 05 014.95 DESCRIBED AS 3" BRASS CAP ATOP S. END OF CONC. HEADWALL FOR DRAINAGE DITCH ON N. SIDE OF BARANMOR PKWY., BEING 240' NORTH OF THE 1/4 COR. TO SEC. 25/26 T.3S., R.67W. + 273' EAST OF THE CENTERLINE OF PEORIA ST.. ELEVATION = 5309.31 FEET NAVD 1929 DATUM.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE ADDRESS: 3190 PEORIA STREET

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 10 DAY OF JANUARY, 2003 A.D.

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

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 9 DAY OF JANUARY, 2003 A.D.
BY Paul E. Tamer, AS Mayor
OF City of Aurora.

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

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
ADAMS 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: Robert W. King DATE: 11-7-03

PLANNING DIRECTOR: Debbie M. King DATE: 1-7-03

PLANNING COMMISSION: DATE: 11-13-02
CHAIRMAN

CITY COUNCIL: DATE:
MAYOR

ATTEST: DATE:
CITY CLERK

AMENDMENTS

1 MINOR AMENDMENT 2002-6038-03: ADDING NEW PERIMETER FENCES AND GATE

BEFORE YOU DIG CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1887 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE ANY EXCAVATION OR DRILLING OPERATIONS MARKING OF UNDERGROUND UTILITIES	
REVISIONS	BY DATE DESCRIPTION
1	08-30-02 JDP PER CITY COMMENTS
2	10-30-02 JDP PER CITY COMMENTS
COVER SHEET AURORA FIRE STATION NO. 3 SITE PLAN AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1 SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO DESIGNED BY: DWM DRAWN BY: JDP CHECKED BY: DWM DRAWER NUMBER: E-571 DATE: 08-05-2002 SCALE: N/A SHEET NUMBER: S1	
PREPARED BY:	ENGINEERING SERVICE COMPANY 1300 South Potomac Street, Suite 126 Aurora, Colorado 80012 Phone: (303) 337-1393 Fax: (303) 337-7481 engineers@eservice.com
PREPARED FOR:	COMMERCIAL BUILDING SERVICES INC. 7561 SOUTH GRANT STREET, SUITE A-4 LITTLETON, COLORADO 80122 (303) 730-3001

AURORA FIRE STATION NO. 3 SITE PLAN

AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, 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 MUTCD.

18. Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

GENERAL NOTES

- 1. STREET LIGHT INSTALLATION IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE INSTALLATION WITH AURORA PUBLIC WORKS • (303)739-7300.
- 2. CITY OF AURORA, 1470 SOUTH HAVANA STREET, AURORA, COLORADO 80012, 303-739-7687 SHALL BE RESPONSIBLE FOR FUNDING 25% OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTION OF BARANMOR PARKWAY AND PEORIA STREET OF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE WARRANTS NUMBER 1 THROUGH 10 AS DESCRIBED IN THE 1988 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. FOR WARRANT PURPOSES, THE BARANMOR PARKWAY APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENTS AND 50% IF RIGHT-TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY THE CITY) SHALL BE SIGNED BY THE APPLICANT/OWNER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 3. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE VIA PEORIA STREET AND NOT THROUGH THE ADJACENT RESIDENTIAL AREA TO THE EAST.
- 4. THE EXISTING AURORA FIRE STATION NO. 3 FACILITY WILL BE DEMOLISHED AFTER THE CONSTRUCTION OF THE NEW FACILITY. THE OLD FACILITY WILL REMAIN IN OPERATION DURING CONSTRUCTION.
- 5. THE GENERATOR WILL USE NATURAL GAS, NO STORAGE TANKS ARE REQUIRED TO HOLD FUEL FOR THE GENERATOR.


SITE PLAN SCHEDULE

- 1 HANDICAP PARKING SIGN
- 2 EXISTING MONUMENT SIGN TO BE REMOVED AND REPLACED W/ NEW MONUMENT SIGN
- 3 5' DETACHED CONCRETE WALK W/ A 10' TREE LAWN.
- 4 6.5' CONCRETE WALK
- 5 5.5' ATTACHED CONCRETE WALK
- 6 RELOCATED WATER METER
- 7 PUBLIC PARKING AREA
- 8 EMPLOYEE PARKING AREA
- 9 TRASH ENCLOSURE (SEE DETAIL)
- 10 ASPHALT PAVEMENT
- 11 GENERATOR SCREEN WALLS (SEE DETAIL)
- 12 SIDEWALK EASEMENT (BY PLAT)
- 13 EXISTING FLAG POLE TO REMAIN
- 14 4' CONCRETE PAN
- 15 HANDICAP RAMP PER C.O.A. STANDARDS (TYP.)
- 16 PRIVATE OUTLET STRUCTURE
- 17 EXISTING UTILITIES TO BE REMOVED OR RELOCATED
- 18 8' CROSS PAN PER C.O.A. STANDARDS S4.1 (TYP.)
- 19 PROPOSED DETENTION POND (PRIVATE)
- 20 5' CONCRETE WALK
- 21 10' DETACHED CONCRETE WALK W/ A 10' TREE LAWN.
- 22 2' CONCRETE PAN
- 23 PROPOSED BUILDING (RE: ARCHITECTURAL FOR DIMENSIONS)
- 24 LANDSCAPED AREA
- 25 18" HDPE (PRIVATE)
- 26 PULL BOX
- 27 25' RADIUS
- 28 15' RADIUS
- 29 2-3" CONDUIT TO CONTROL CABINET
- 30 SAND/OIL SEPARATOR
- 31 EXISTING FIRE HYDRANT TO BE RELOCATED
- 32 RELOCATED FIRE HYDRANT
- 33 EXISTING WATER METER TO BE RELOCATED IN FRONT SIDEWALK
- 34 20' LANDSCAPE BUFFER
- 35 10' LANDSCAPE BUFFER
- 36 SIGHT TRIANGLE
- 37 STOP SIGN
- 38 16' UTILITY EASEMENT (BY PLAT)
- 39 5' UTILITY EASEMENT (BY PLAT)
- 40 EXISTING EMERGENCY VEHICLE SIGNALS TO BE REBUILT AT THE NEW EMERGENCY VEHICLE ACCESS. SIGNAL COSTS SHALL BE SPLIT 50-50 BETWEEN THE FIRE DEPARTMENT AND THE TRAFFIC DIVISION.
- 41 BICYCLE PARKING RACK
- 42 5310.00 CONTOUR, FLOODPLAIN AFTER DISCUSSIONS W/ CITY OF AURORA

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1687
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
MARKING OR UNDERGROUND MEMBER UTILITIES

NO.	1	2			
DESCRIPTION	PER CITY COMMENTS	PER CITY COMMENTS			
DATE	09-30-02	10-30-02			
BY	JDP	JDP			

REVISIONS

PREPARED BY:

Engineering Service Company, Inc.
1300 South Peoria Street, Suite 128
Aurora, Colorado 80012
Phone: (303) 337-1583 Fax: (303) 337-7481
engineers@escompany.com

NOTES & SITE PLAN SCHEDULE
AURORA FIRE STATION NO. 3
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
PREPARED FOR:
CITY OF AURORA
1470 SOUTH HAVANA STREET
AURORA, COLORADO 80012
(303) 739-7687
ENGINEER'S SEAL:
DESIGNED BY: DWM
DRAWN BY: JDP
CHECKED BY: DWM
DRAWER NUMBER: E-571
DATE: 08-05-2002
SCALE: N/A
SHEET NUMBER: S2

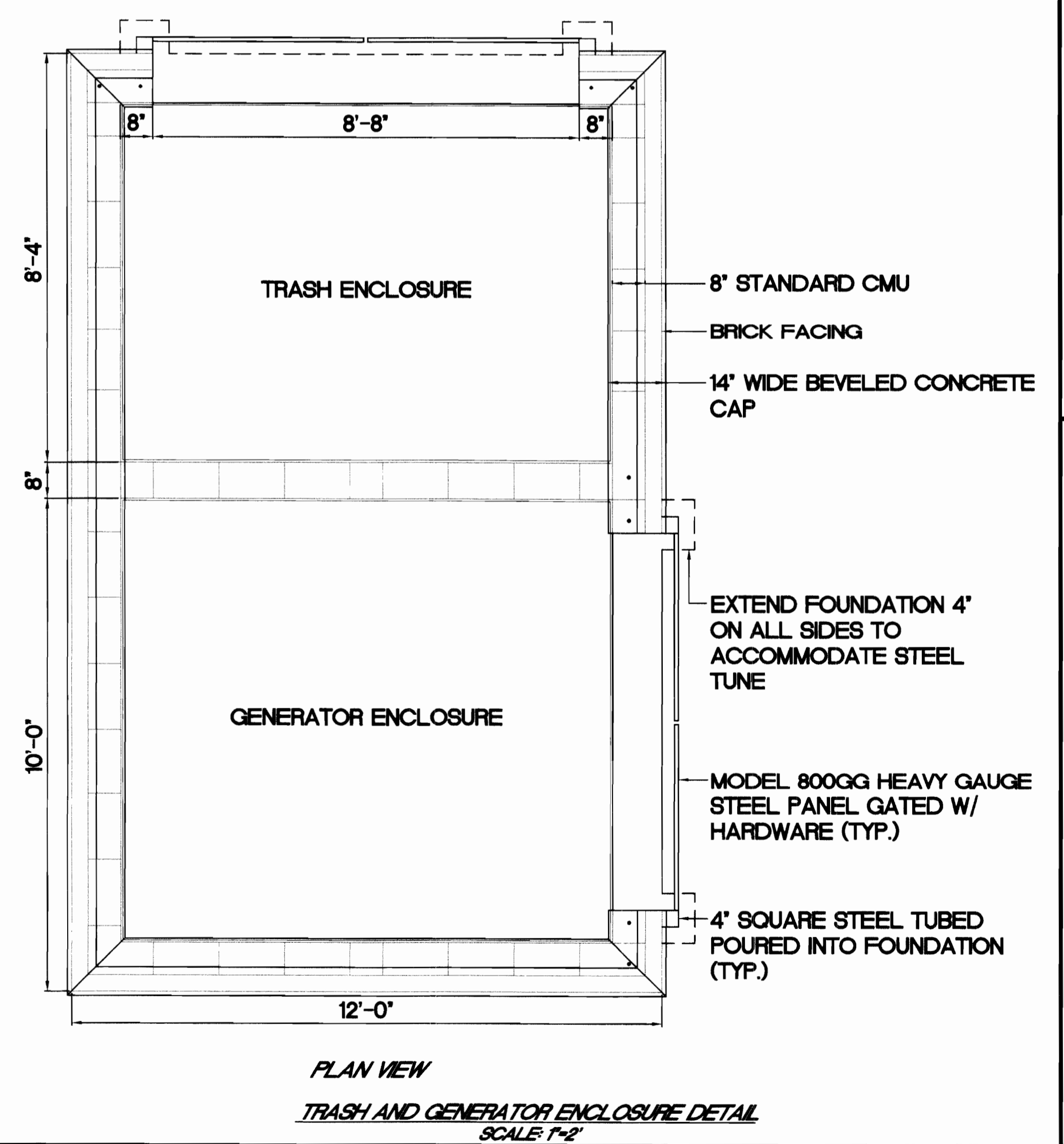
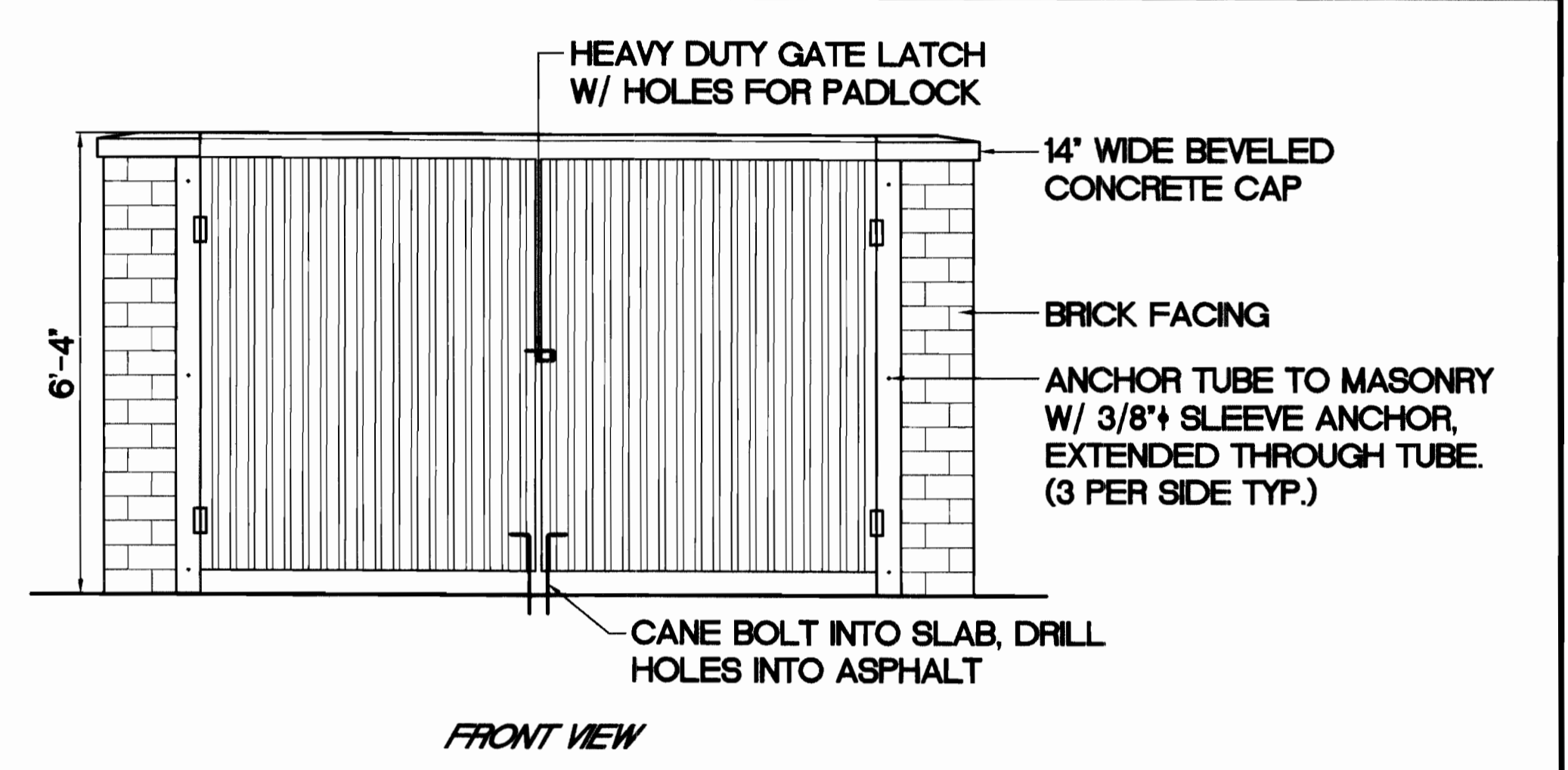
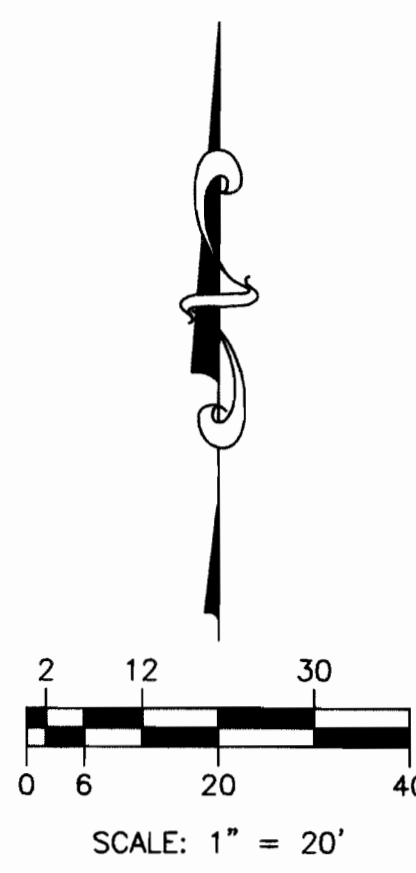
N:\kiddows\Commercial Builders\Station 3\Site Plan\3-site.dwg Tue Dec 17 11:46:26 2002

AURORA FIRE STATION NO. 3 SITE PLAN

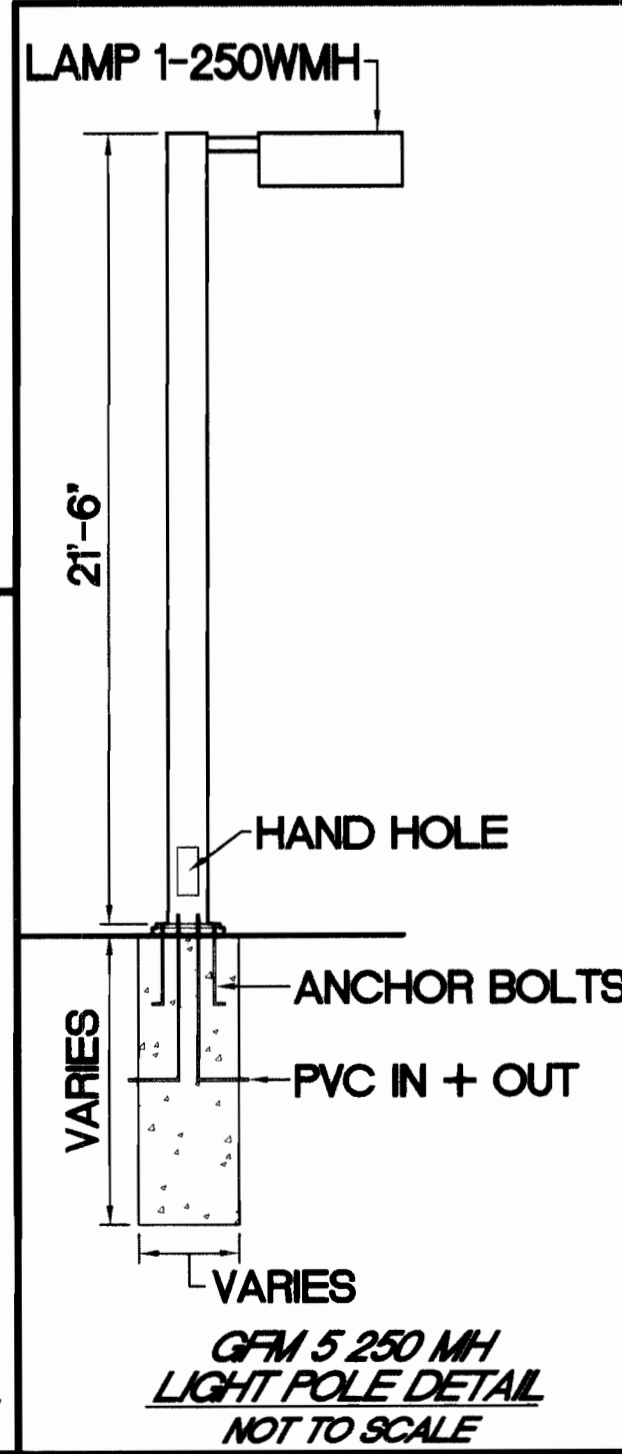
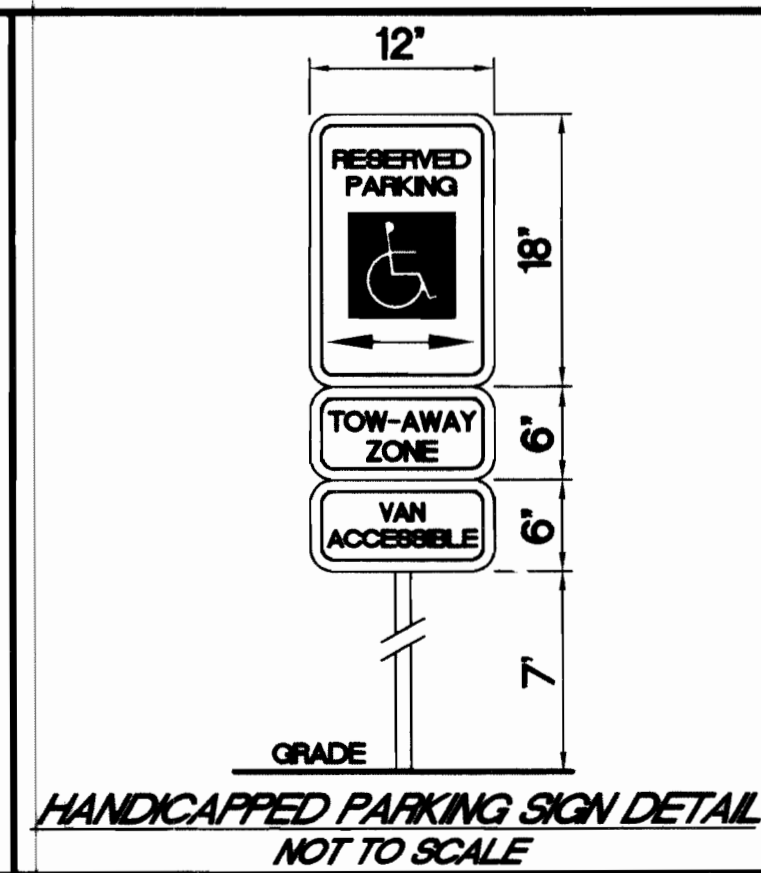
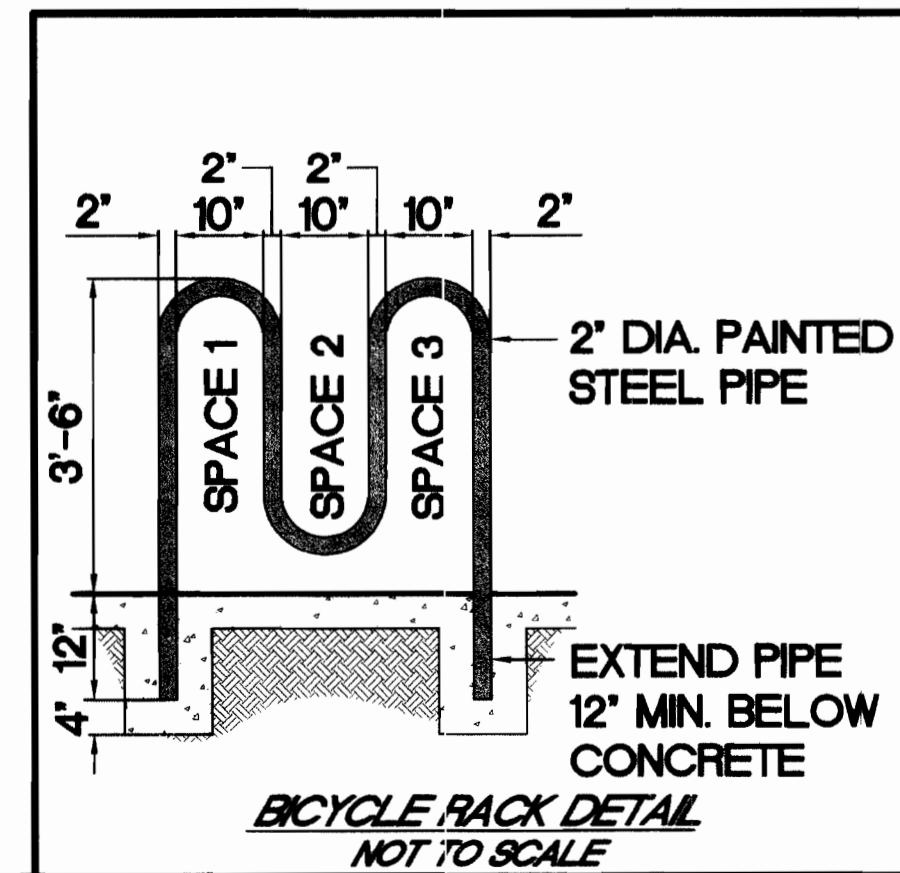
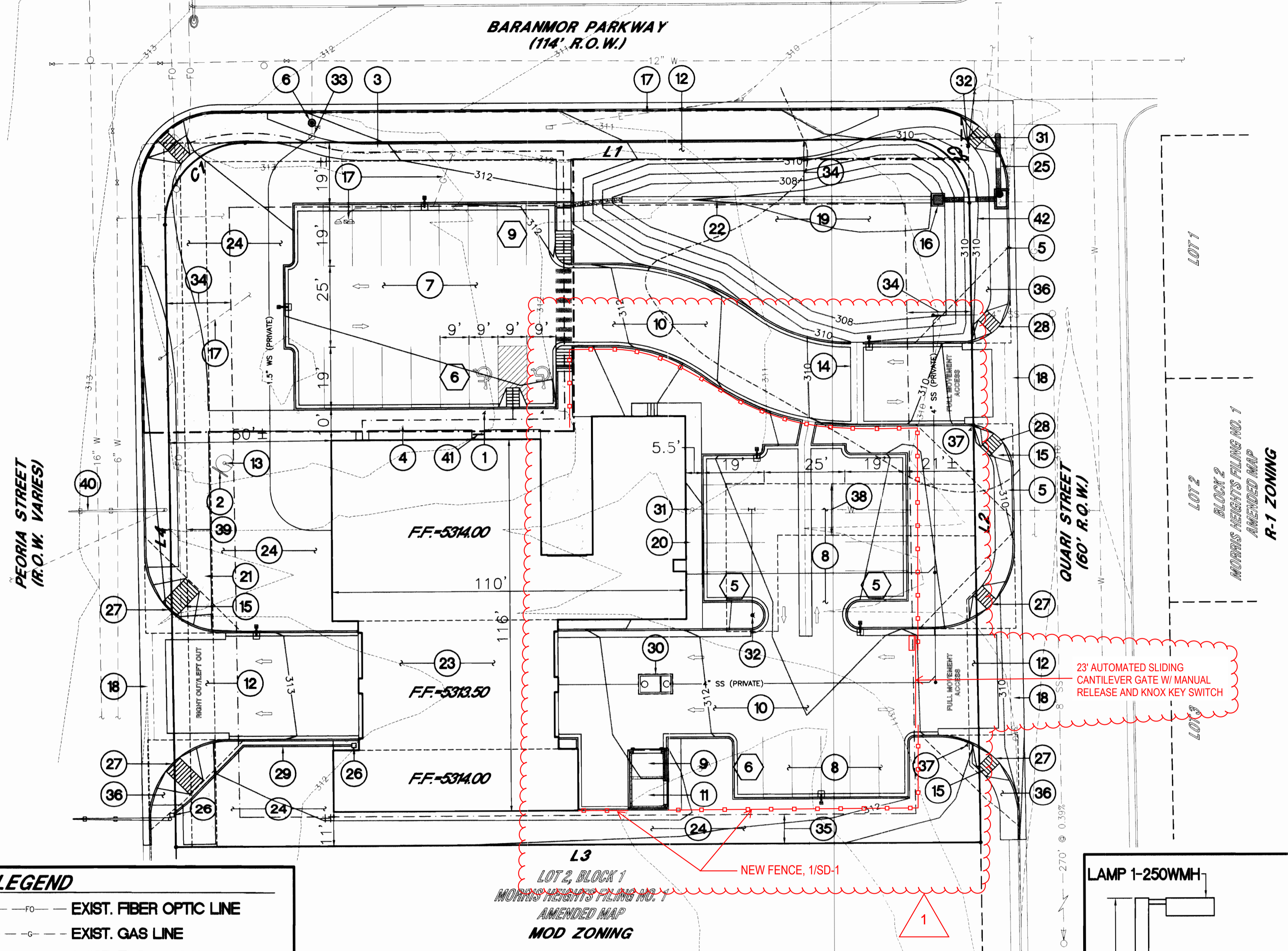
AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	N89°42'49"E	204.94
L2	S00°54'26"E	200.22'
L3	S89°42'49"W	250.00'
L4	N00°54'26"W	194.73'

CURVE DATA TABLE					
COURSE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°37'15"	25.00'	39.54'	N44°24'11"E	35.55'
C2	89°33'45"	20.00'	31.20'	S45°35'49"E	28.13'



- LEGEND**
- FO EXIST. FIBER OPTIC LINE
 - G EXIST. GAS LINE
 - E EXIST. ELECTRICAL LINE
 - OP EXIST. OVERHEAD POWER LINE
 - SS EXIST. SANITARY SEWER LINE
 - STS EXIST. STORM SEWER LINE
 - T EXIST. TELEPHONE LINE
 - W EXIST. WATER LINE
 - SS PROP. SANITARY SERVICE LINE
 - W PROP. WATER LINE
 - HC PROP. HANDICAP ROUTE
 - FL APPROX. 100YR FLOODPLAIN PER FEMA
 - A EXIST. FIRE HYDRANT
 - O EXIST. MANHOLE
 - A PROP. FIRE HYDRANT
 - 0 NUMBER OF PARKING STALLS
 - X EXIST. WATER VALVE
 - ← CIRCULATION ARROW



BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 7 BUSINESS DAYS IN ADVANCE BEFORE ANY EXCAVATION OR MARKING OF UNDERGROUND UTILITIES

NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS	09-30-02	JDP
2	PER CITY COMMENTS	10-30-02	JDP

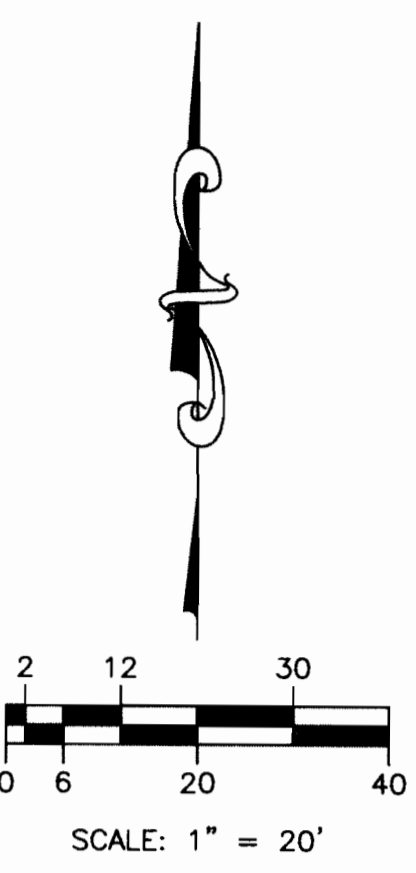
PREPARED BY: **Engineering Service Company**
1300 South Polaris Street, Suite 126
Aurora, CO 80012
Phone: (303) 337-1583 Fax: (303) 337-7481
engineers-landmark

SITE PLAN
AURORA FIRE STATION NO. 3 SITE PLAN
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
PREPARED FOR: **CITY OF AURORA**
1470 SOUTH HAVANA STREET
AURORA, COLORADO 80012
(303) 739-7887

DESIGNED BY: DWM
DRAWN BY: JDP
CHECKED BY: DWM
DRAWER NUMBER: E-571
DATE: 08-05-2002
SCALE: 1"=20'
SHEET NUMBER: S3

AURORA FIRE STATION NO. 3 SITE PLAN

AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 7 BUSINESS DAYS BEFORE
ANY EXCAVATION OR
MARKING OF UNDERGROUND UTILITIES

NO.	DATE	BY	DESCRIPTION
1	09-30-02	JDP	PER CITY COMMENTS
3	10-30-02	JDP	PER CITY COMMENTS

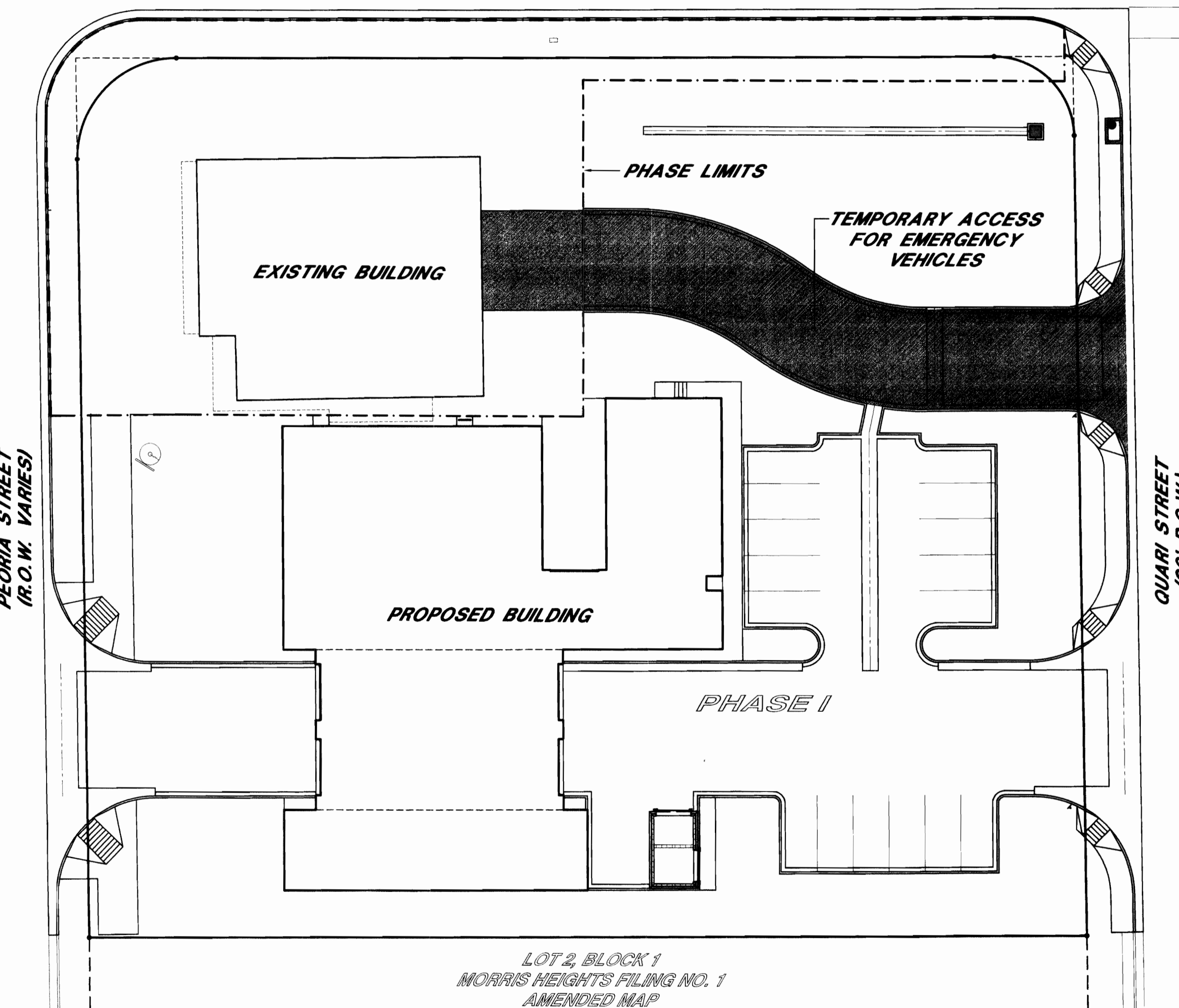
PREPARED BY:

Engineering Service Company
1500 South Regent Street, Suite 100
Aurora, Colorado 80012
Phone: (303) 337-1393 Fax: (303) 337-7481
escompany@aol.com

PHASING PLAN
AURORA FIRE STATION NO. 3 SITE PLAN
AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
PREPARED FOR:
CITY OF AURORA
1470 SOUTH HAVANA STREET
AURORA, COLORADO 80012
(303) 759-1887
COMMERCIAL BUILDING SERVICES INC
7561 LITTLETON STREET, SUITE A-4
LITTLETON, COLORADO 80120
(303) 759-3001

DESIGNED BY:	DWM
DRAWN BY:	JDP
CHECKED BY:	DWM
DRAWER NUMBER:	E-571
DATE:	08-05-2002
SCALE:	1"=20'
SHEET NUMBER:	S4

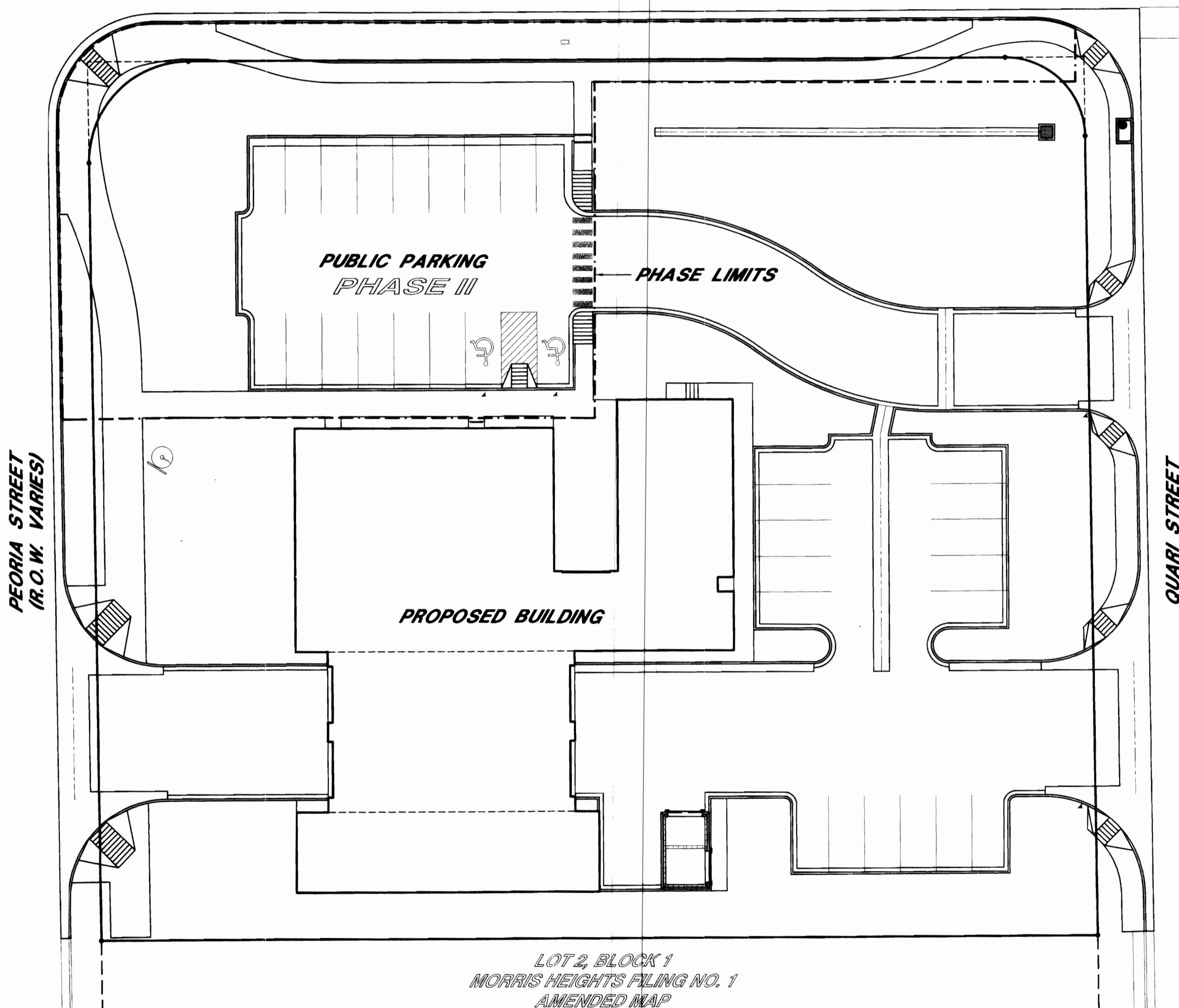
BARANMOR PARKWAY
(114' R.O.W.)



PHASE I PLAN

PHASE I
DEMOLITION OF THE EXISTING IMPROVEMENTS EXCEPT FOR THE EXISTING FIRE STATION NO. 3 BUILDING. CONSTRUCTION OF ALL NEW IMPROVEMENTS EXCEPT FOR THE PUBLIC PARKING AREA LOCATED WITHIN THE PHASE LIMITS. EMERGENCY ACCESS WILL BE RELOCATED TO THE EAST SIDE OF THE EXISTING BUILDING TEMPORARILY DURING CONSTRUCTION.

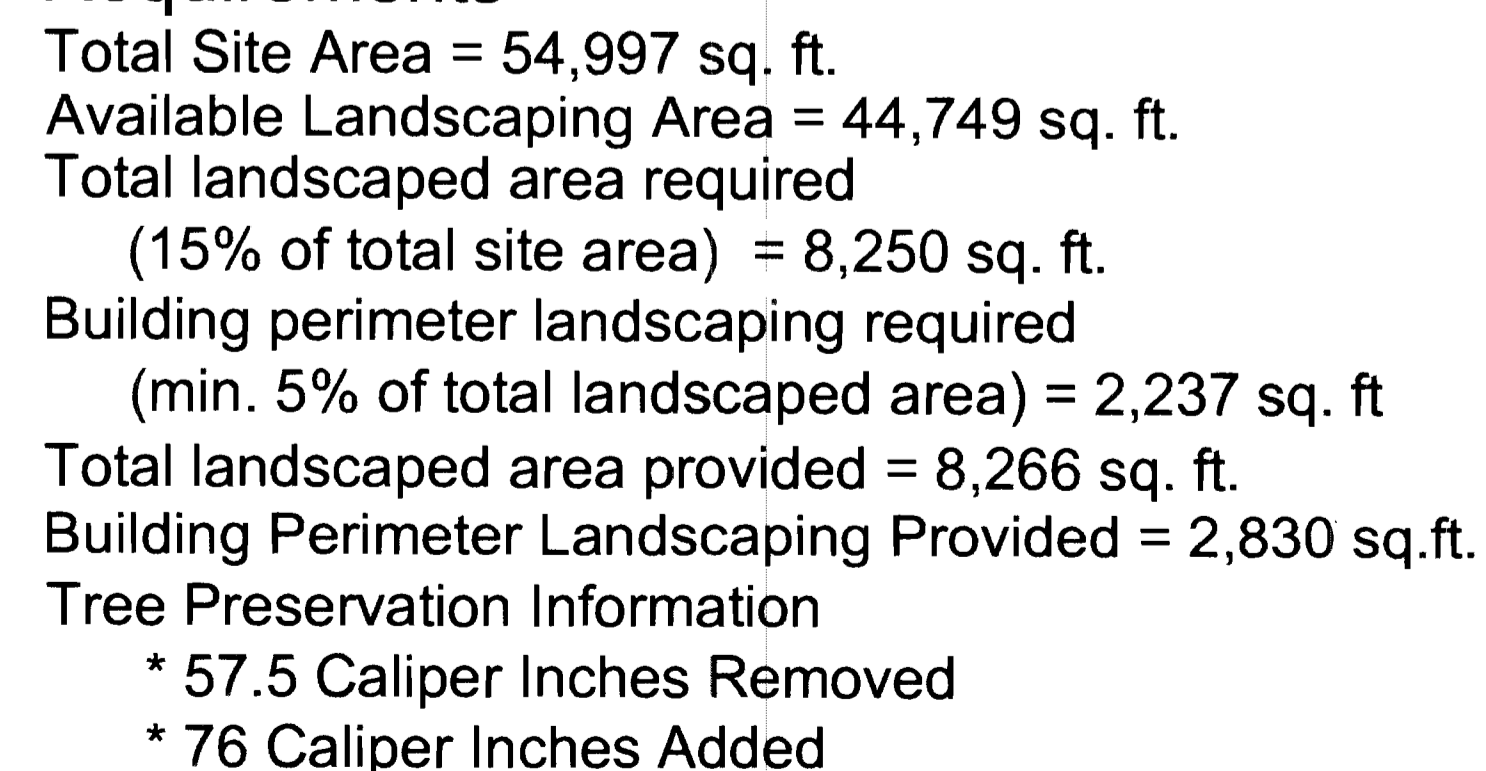
BARANMOR PARKWAY
(114' R.O.W.)



PHASE II PLAN

PHASE II
DEMOLITION OF THE EXISTING FIRE STATION NO. 3 BUILDING AND THE CONSTRUCTION OF THE PUBLIC PARKING ARE LOCATION WITHIN THE PHASE LIMITS.

AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



Street Frontage/Non-Street Frontage	Buffer Description /Length/Adj. Land Use	Standard Buffer Width/Buffer Width Provided	Buffer Reduction Features	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided
Peoria Street	190'	20'/20'	N/A	5	25	5 (includes existing)	30
Baranmor Parkway	250'	20'/20'	N/A	6	30	5 (includes existing)	39
Quari Street	190'	20'/20'	N/A	6	24	7	22
South Property Line	250'	10'/10'	N/A	6	30	6	32

Elevation (direction facing)	Elevation length	# Trees required at one tree for each 30 lineal feet/# Trees provided	Total length of planters or plant beds required. Must equal or exceed 1/3 elevation length	Total length of planters or plant beds provided
North	110 l.f.	3.6 / 4	33 l.f.	59 l.f.
South	110 l.f.	3.6 / 4	33 l.f.	80 l.f.
East	123 l.f.	4.1 / 4	40 l.f.	45 l.f.
West	123 l.f.	4.1 / 4	40 l.f.	85 l.f.

Symbol	Scientific Name	Common Name	Quantity	Size	Water Zone	D/E
	Ss <i>Salvia sylvestris</i> 'Mainacht'	Maynight Salvia	15	1 gal.	L	D
	Sc <i>Santolina chamaecyparissus</i>	Lavendar cotton	24	1 gal.	L	D/E

1. Reverse Landscape.

SCALE: 1" = 20'

SHEET NUMBER: L1 OF 2

002-6038-00



AURORA FIRE STATION NO. 3 SITE PLAN

AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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-INCHES. ALL EDGING SHALL BE FASTENED WITH A MINIMUM OF 4 PINS/10FT SECTION.

4. ALL SHRUB BED AREAS SHALL BE MULCHED WITH 1/2-INCH STONE TO A MINIMUM DEPTH OF 4-INCHES. 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 LAWN AREAS SHALL HAVE A 3-FOOT DIAMETER WEED BARRIER. MULCH SHALL CONSIST OF A 4-INCH DEPTH OF ASPEN MULCH

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-FT 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" GUYING 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 AN ~~6 MONTHS~~ 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 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 AT A MINIMUM, 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 5-FEET TO STREET ROW AND CONIFEROUS TREES NO CLOSER THAN 10-FEET TO STREET ROW LINES OR PUBLIC IMPROVEMENTS (IE; SIDEWALKS, CURB, AND GUTTER).

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF DIRT AND DEBRIS SPILLED ON TO ANY PAVED SURFACES OR PUBLIC ROW.

18. PRIOR TO SEEDING OR SODDING THE CONTRACTOR SHALL RAKE SMOOTH OR OTHERWISE LOOSEN THE SURFACE TO OBTAIN A SMOOTH FRIABLE SURFACE FREE OF EARTH CLOUDS, LUMPS, AND DEPRESSIONS. LOOSE STONES HAVING A DIMENSION GREATER THAN 1/2-INCH AND DEBRIS BROUGHT TO THE SURFACE DURING CULTIVATION SHALL BE REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR OFF-SITE.

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 PLANT 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 UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.

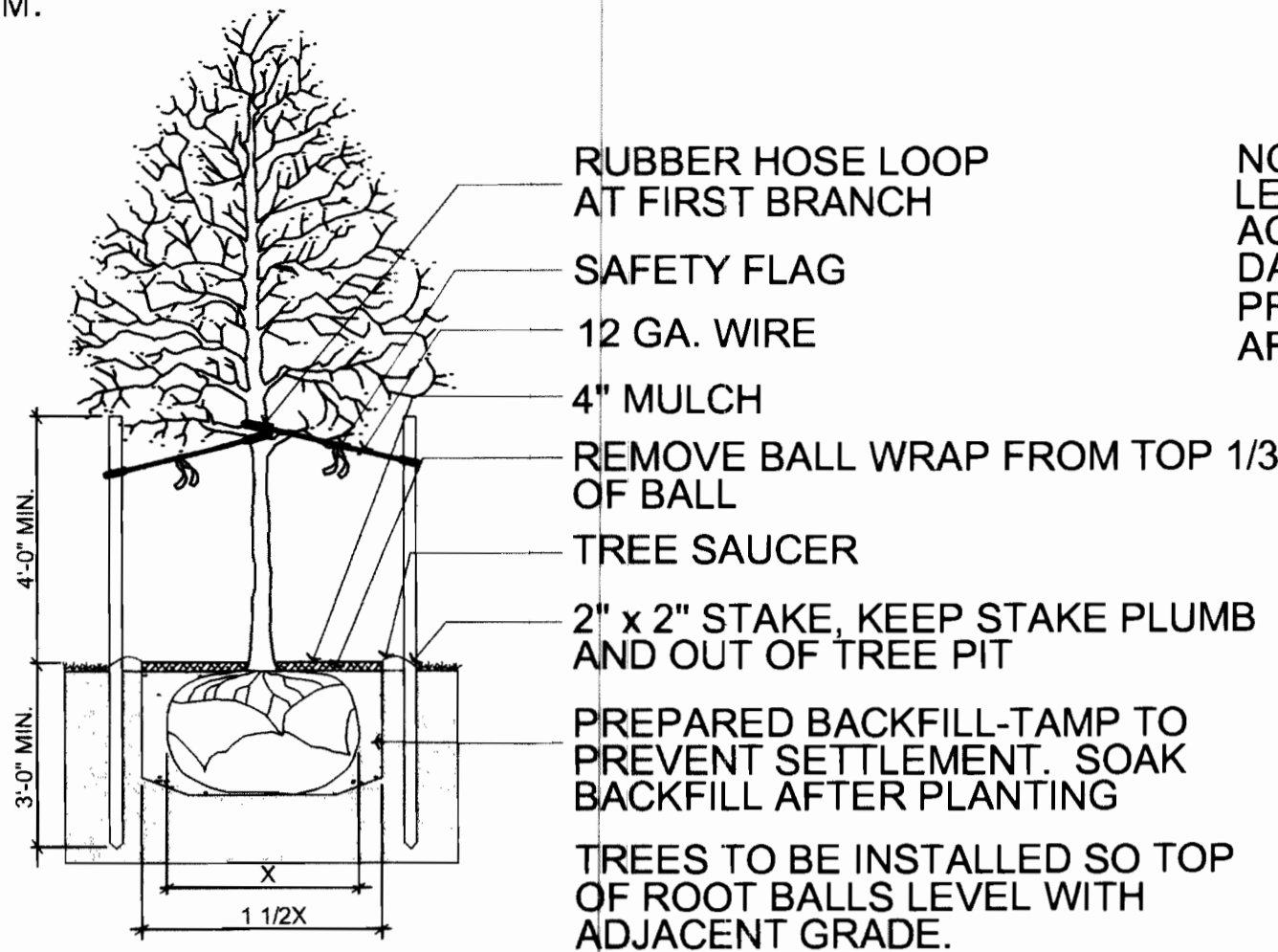
25. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

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.

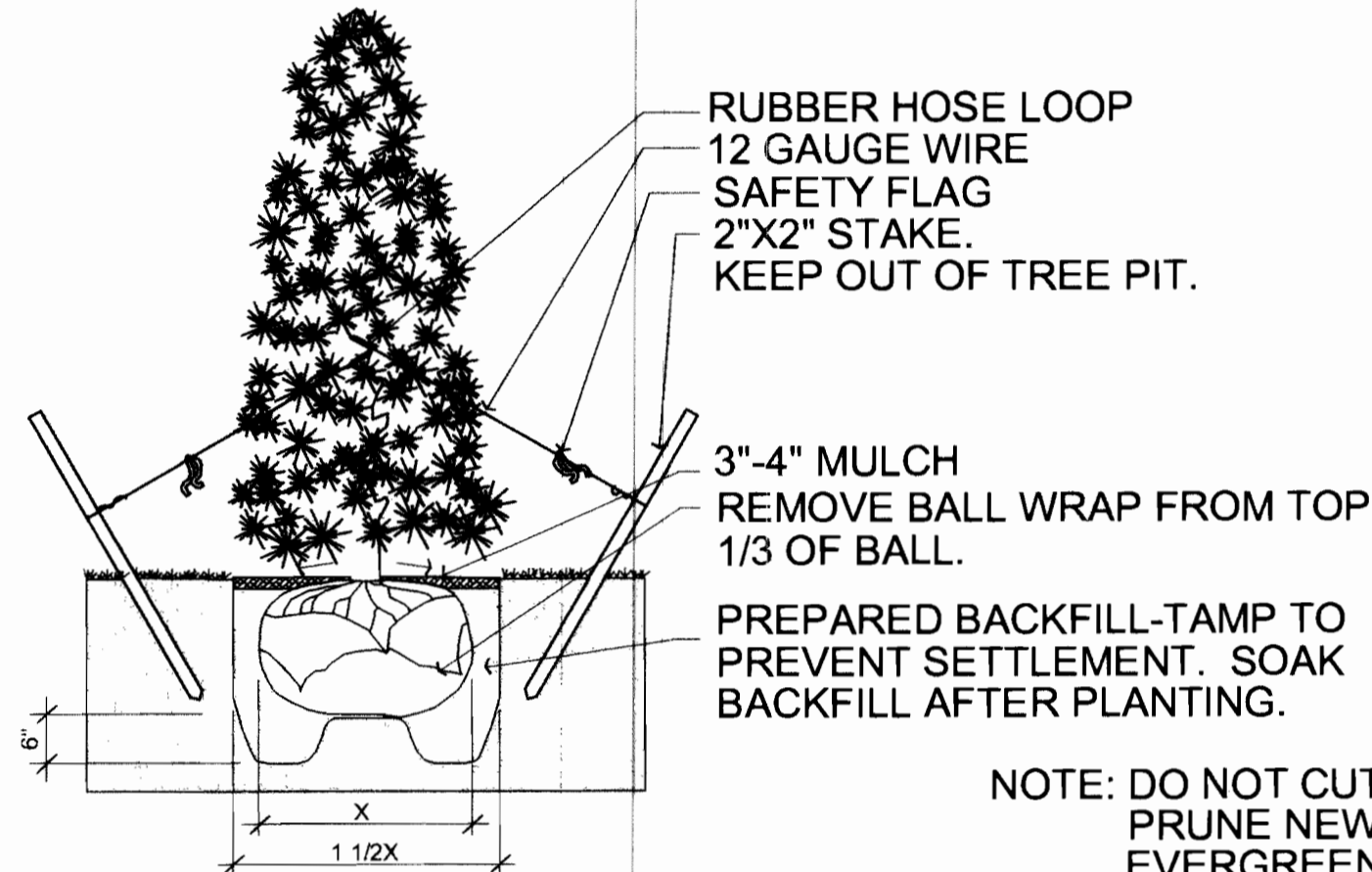
GRASS NOTES

ALL SOD TURF AREAS SHALL CONSIST OF A TURF TYPE 90% TALL FESCUE AND 10% BLUE GRASS BLEND THAT IS LOCALLY GROWN

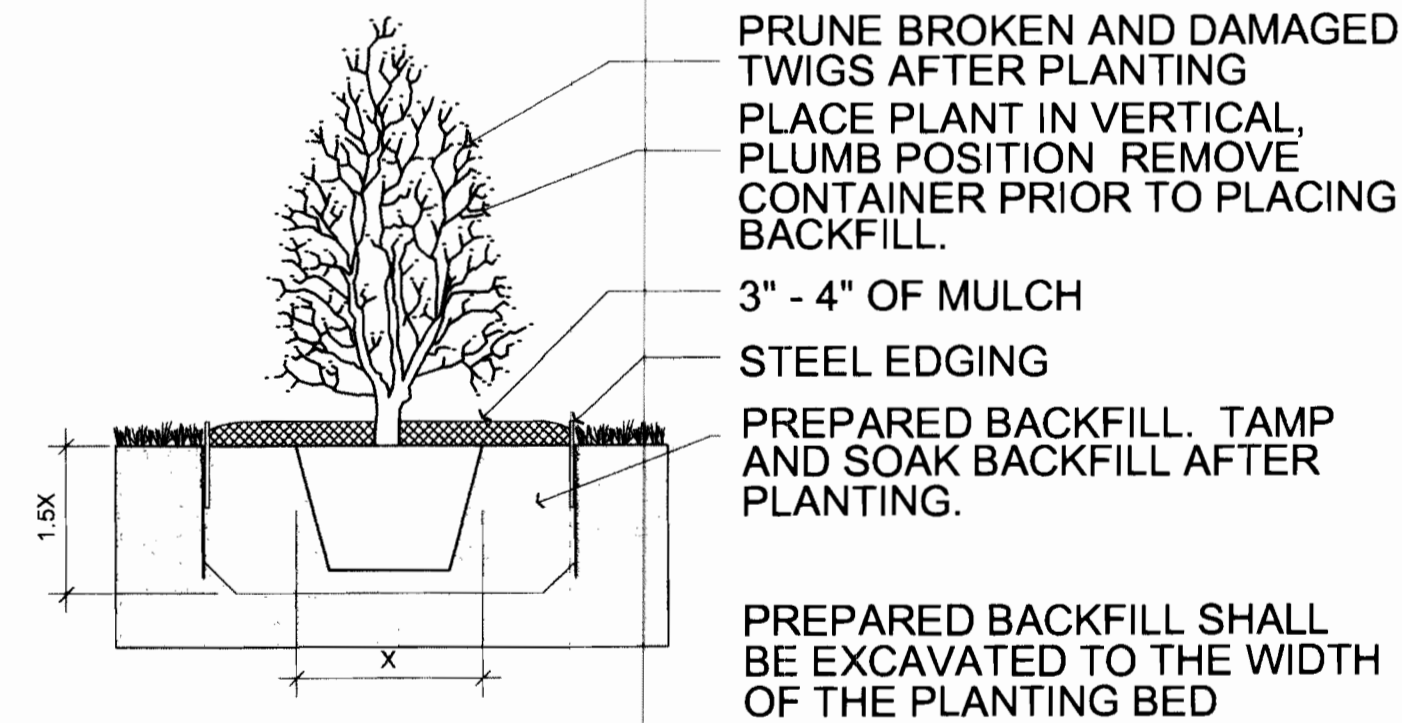
NATIVE GRASS MIXTURE:
BLUE GRAMA GRASS - 25%
BOTTLEBURSH SQUIRRELTAIL - 5%
BUFFALO GRASS - 25%
GREEN NEEDLE GRASS - 5%
PRAIRE JUNE GRASS - 5%
SAND DROPSEED - 5%
SIDEOATS GRAMA GRASS - 20%
WESTERN WHEATGRASS - 10%



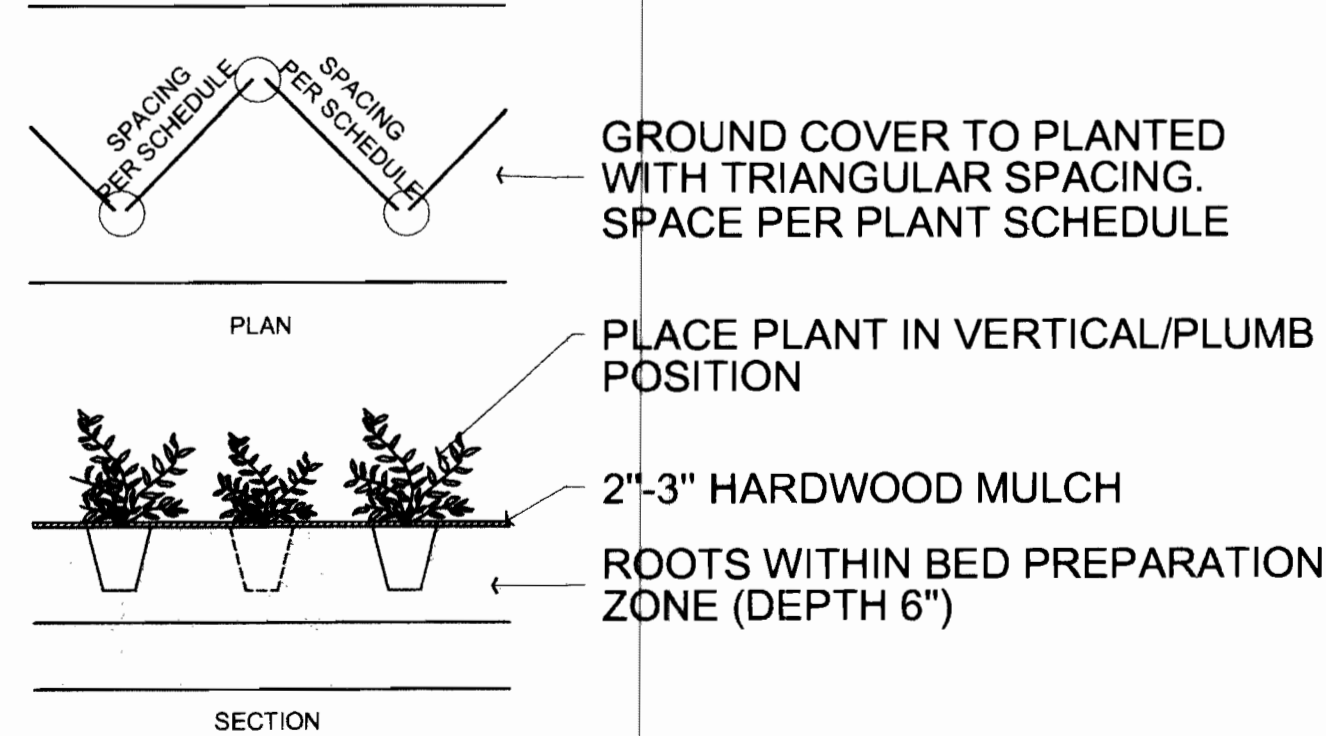
A DECIDUOUS TREE PLANTING DETAIL
2 NTS



B EVERGREEN TREE PLANTING DETAIL
2 NTS

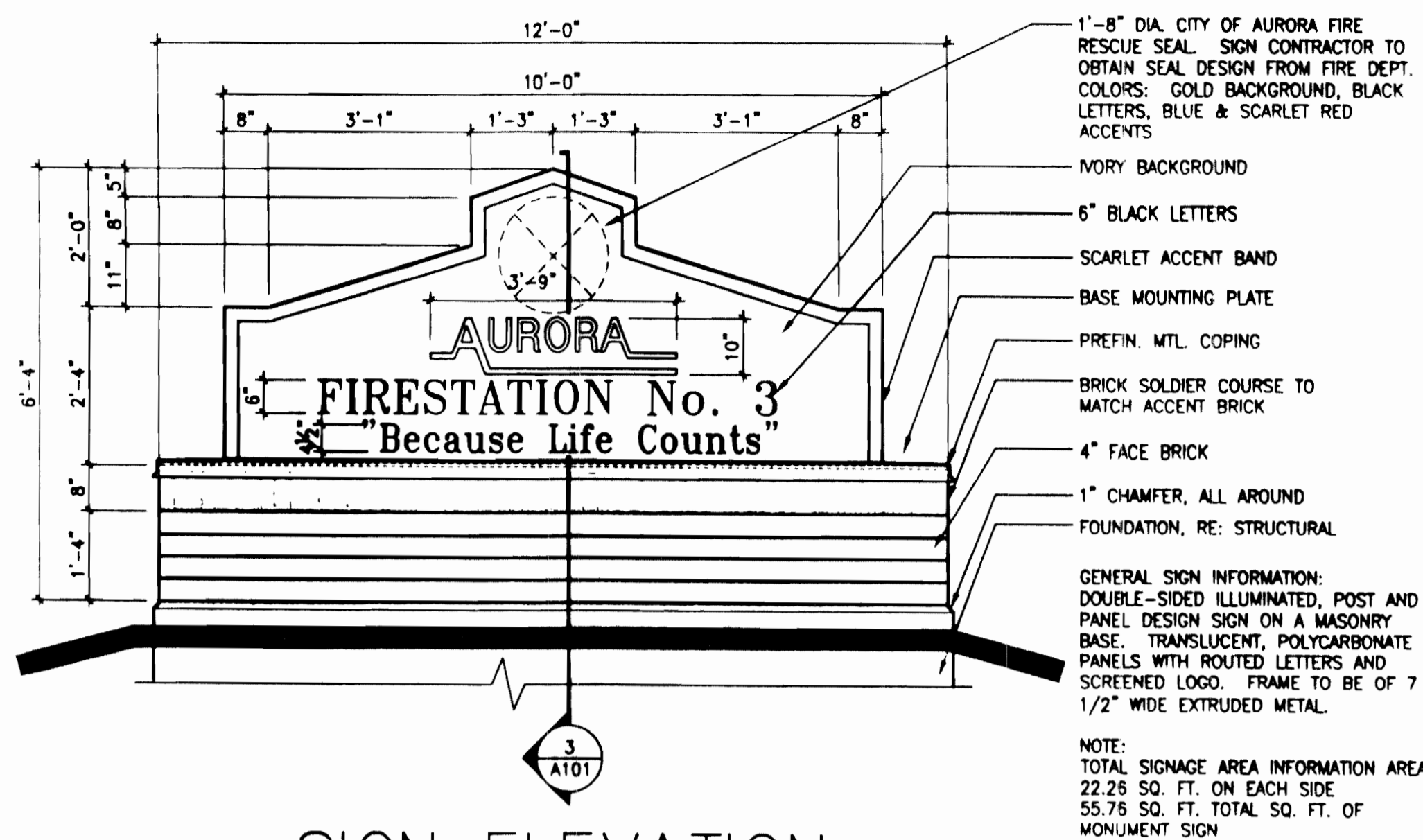


C SHRUB PLANTING DETAIL
2 NTS

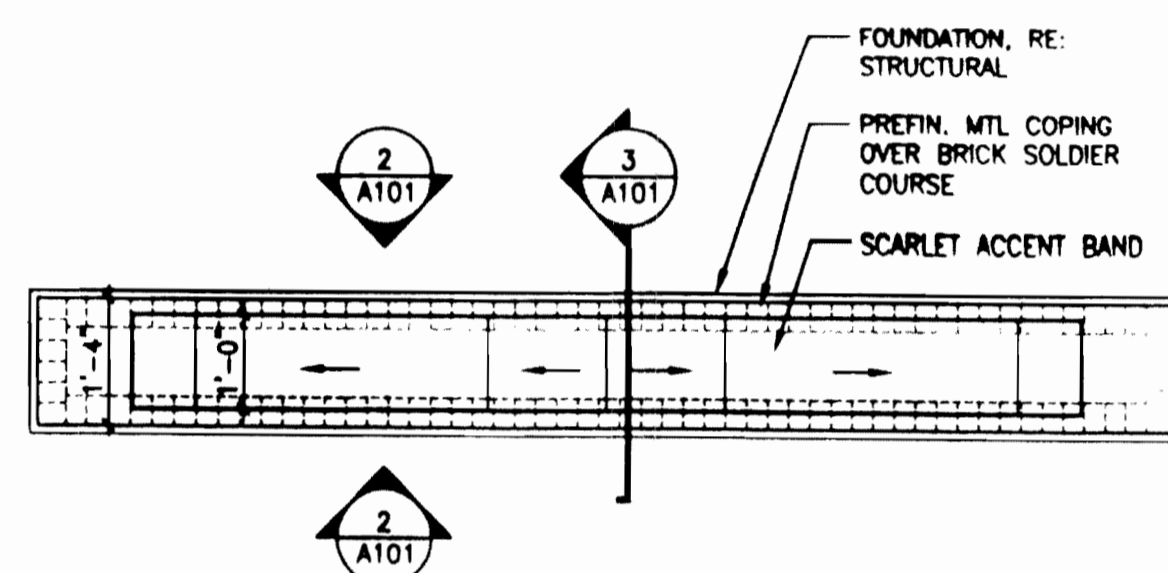


D GROUND COVER PLANTING DETAIL
2 NTS

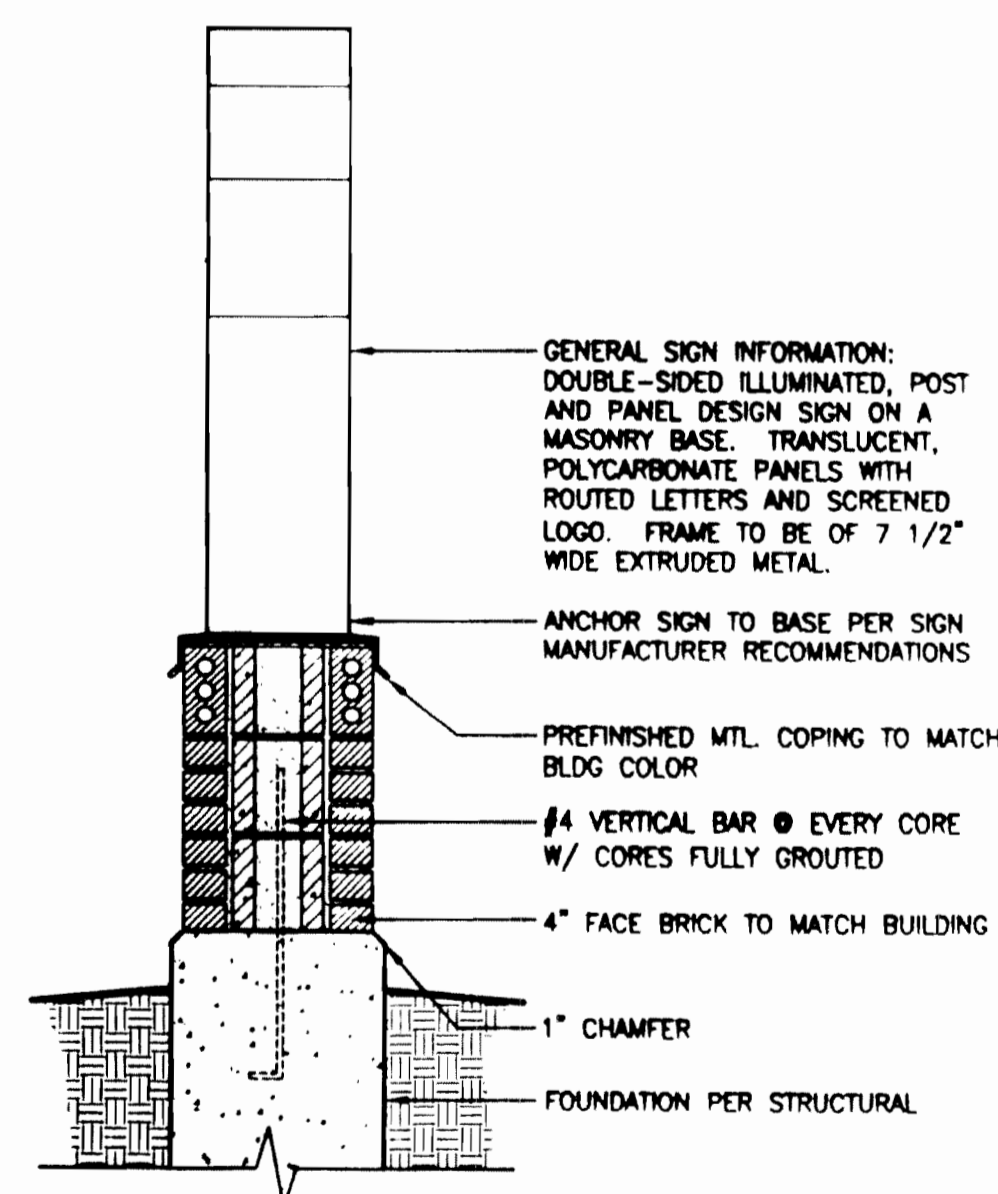
BEFORE YOU DIG CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 CALL 3 BUSINESS DAYS BEFORE YOU BEGIN ANY EXCAVATION FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES			
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	For City Comments	09-30-02	CMC
2	For City Comments	10-30-02	RAG
LANDSCAPE DETAILS AURORA FIRE STATION NO. 3 SITE PLAN AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1 SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO PREPARED FOR: CITY OF AURORA 1470 SOUTH HAVANA STREET AURORA, COLORADO 80012 ENGINEERS SEAL LAND ARCHITECTS perspective balance 2881 West Alamo Avenue Littleton, Colorado 80120 Phone (303) 734-1777 Fax (303) 734-1778 DESIGNED BY: TAM DRAWN BY: TAM CHECKED BY: CMC DRAWER NUMBER: DATE: 08/02/02 SCALE: N/A SHEET NUMBER: L2 OF 2			



SIGN ELEVATION

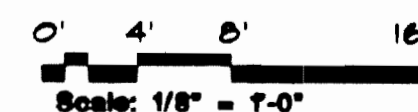


SIGN PLAN



SIGN SECTION

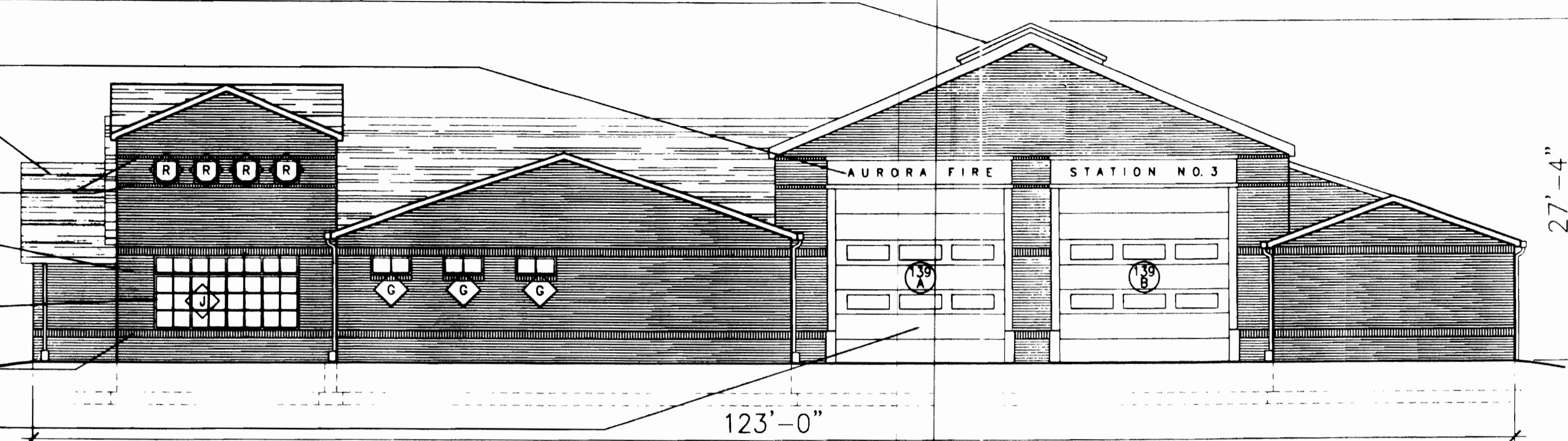
TSP Five, Inc.
Architects/Engineers/Planners
8731 E. Hampden Ave. Suite A-1
Denver, Colorado



AURORA FIRE STATION NO. 3 ELEVATIONS

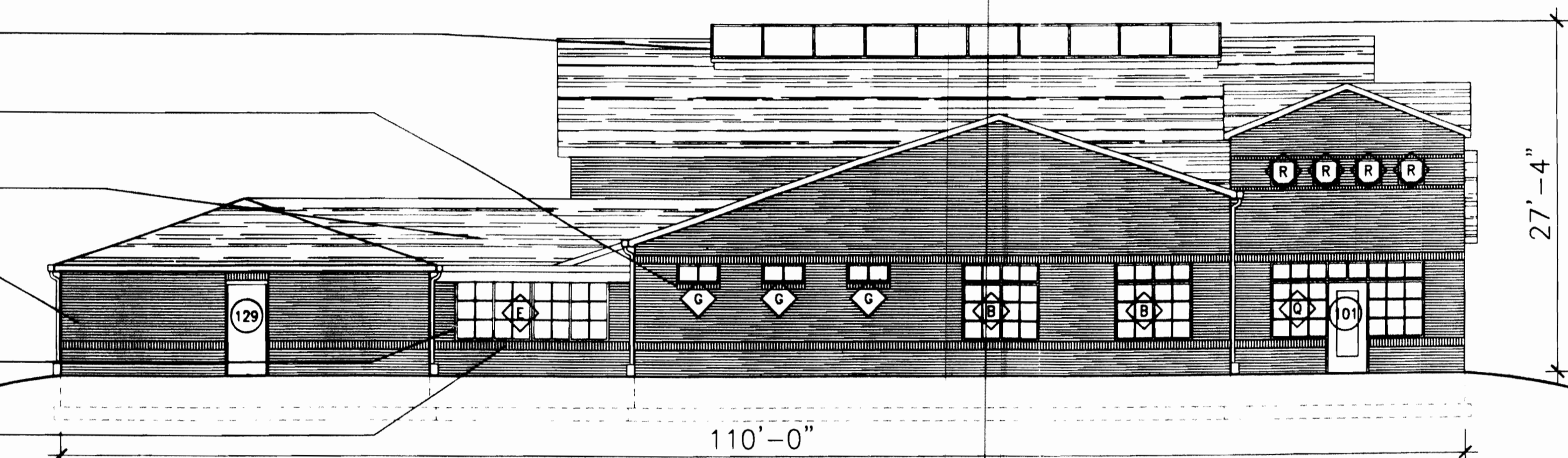
AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

- TRANSLUCENT PANEL SKYLIGHTS
- 8" TALL SIGNAGE W/ 8" SPACING
- ASPHALT SHINGLE ROOF (GREY)
- BRICK ROWLOCK COURSE (GREY)
- FACE BRICK (RED)
- MTL. CLAD WOOD WINDOWS (WHITE)
- BRICK SOLDIER COURSE (GREY)
- OVERHEAD SECTIONAL DOOR (WHITE)



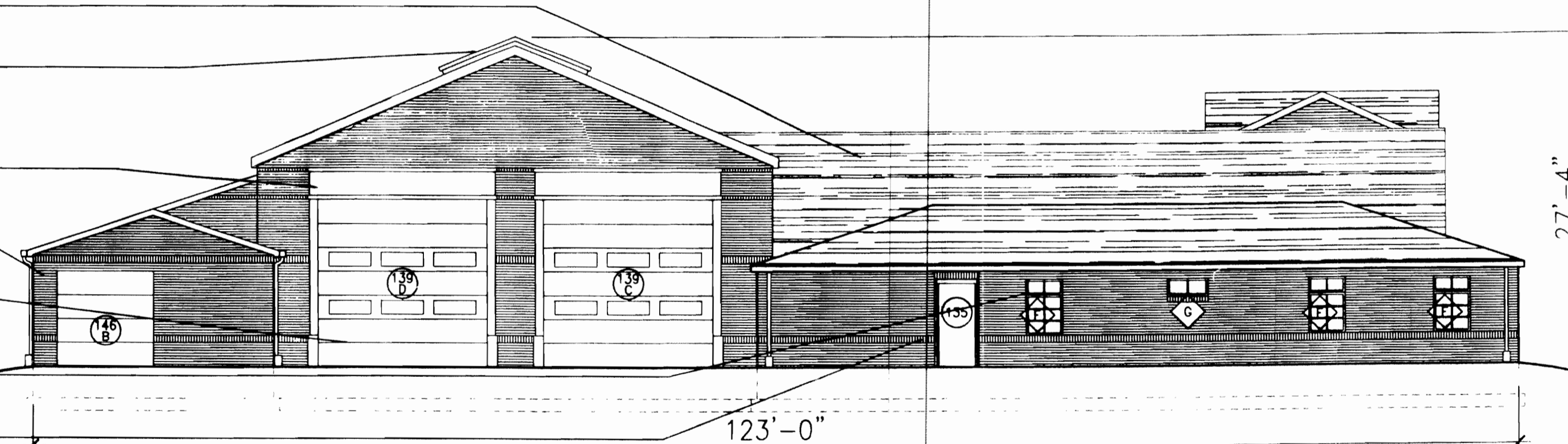
WEST ELEVATION

- TRANSLUCENT PANEL SKYLIGHTS
- BRICK ROWLOCK SILL (RED)
- ASPHALT SHINGLE ROOF (GREY)
- FACE BRICK (RED)
- MTL. CLAD WOOD WINDOWS (WHITE)
- BRICK SOLDIER COURSE (GREY)



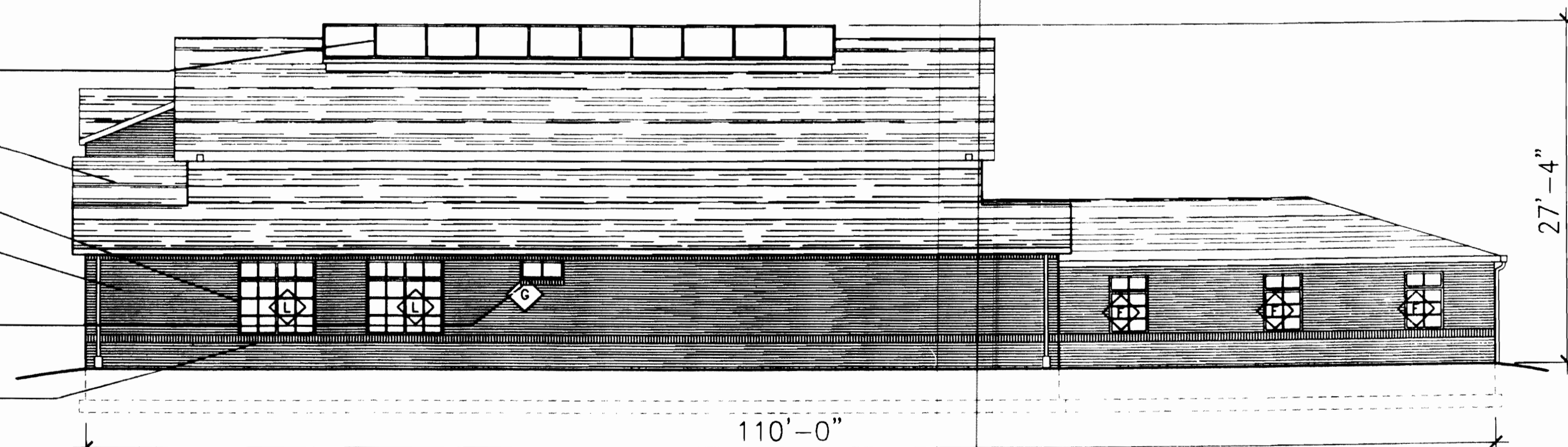
NORTH ELEVATION

- ASPHALT SHINGLE ROOF (GREY)
- TRANSLUCENT PANEL SKYLIGHTS
- PRECAST LINTEL
- FACE BRICK (RED)
- OVERHEAD SECTIONAL DOOR (WHITE)
- MTL. CLAD WOOD WINDOWS (WHITE)
- BRICK SOLDIER COURSE (GREY)



EAST ELEVATION

- TRANSLUCENT PANEL SKYLIGHTS
- ASPHALT SHINGLE ROOF (GREY)
- MTL. CLAD WOOD WINDOWS (WHITE)
- FACE BRICK (RED)
- BRICK ROWLOCK SILL (RED)
- BRICK SOLDIER COURSE (GREY)



SOUTH ELEVATION

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG. ORANGE OF EXCAVATE FOR THE
WORKING OF UNDERGROUND UTILITIES

NO.	REVISIONS	DATE	BY

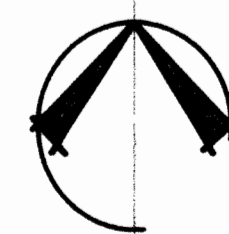
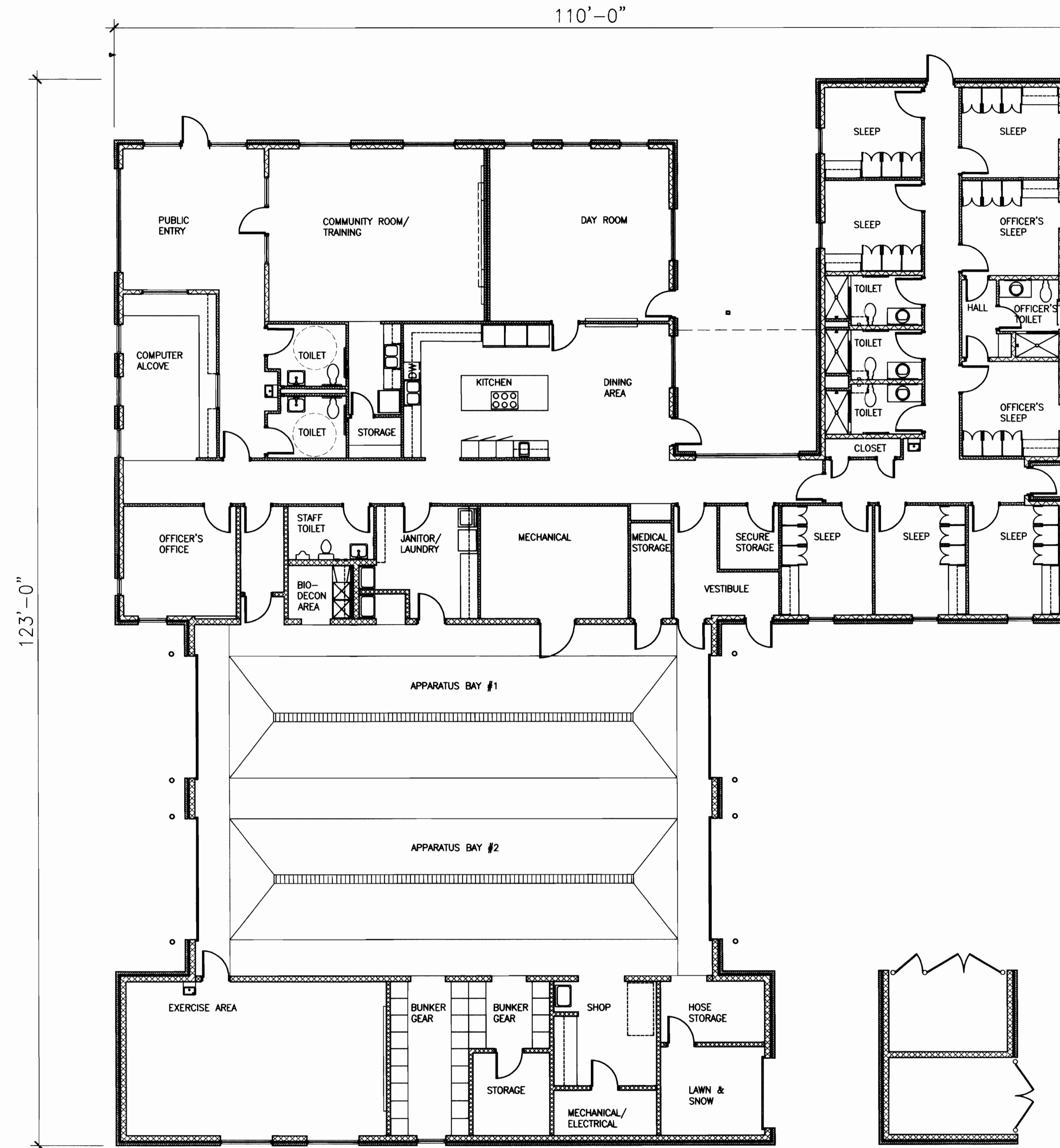
Engineering Service Company
1470 SOUTH HAVANA STREET, SUITE A-4
AURORA, COLORADO 80012
(303) 738-7867

SHEET TITLE
AURORA FIRE STATION NO. 3 ELEVATIONS
AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
PREPARED FOR
CITY OF AURORA
1470 SOUTH HAVANA STREET, SUITE A-4
AURORA, COLORADO 80012
(303) 738-7867

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DIVISION NUMBER:
DATE:
SCALE:
SHEET NUMBER:
A-1

AURORA FIRE STATION NO. 3 FLOOR PLAN

AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
SITUATED IN THE W 1/2 OF SECTION 25, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



FLOOR PLAN

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



TSP Five, Inc.
Architects/Engineers/Planners
8751 E. Hampden Ave. Suite A-1
Denver, Colorado

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
YOU MAY BE ASKED TO PROVIDE THE
LOCATION OF UNDERGROUND UTILITIES

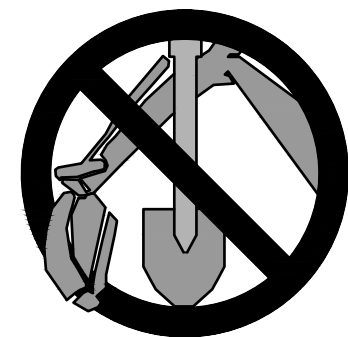
NO.	REVISIONS	DATE	BY
	DESCRIPTION		

ENGINEERING SERVICE COMPANY
1300 South Broadway, Suite 126
Aurora, Colorado 80013
Phone: (303) 344-4444
Fax: (303) 344-4444

SHEET TITLE
AURORA FIRE STATION NO. 3 FLOOR PLAN
AURORA FIRE STATION NO. 3 SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET FOR: 1470 SOUTH HAVANA STREET
AURORA, COLORADO 80012
(303) 738-7887
COMMERCIAL BUILDING SERVICES, INC.
7861 SOUTH GRANT STREET, SUITE A-4
LITTLETON, COLORADO 80122
(303) 738-3001

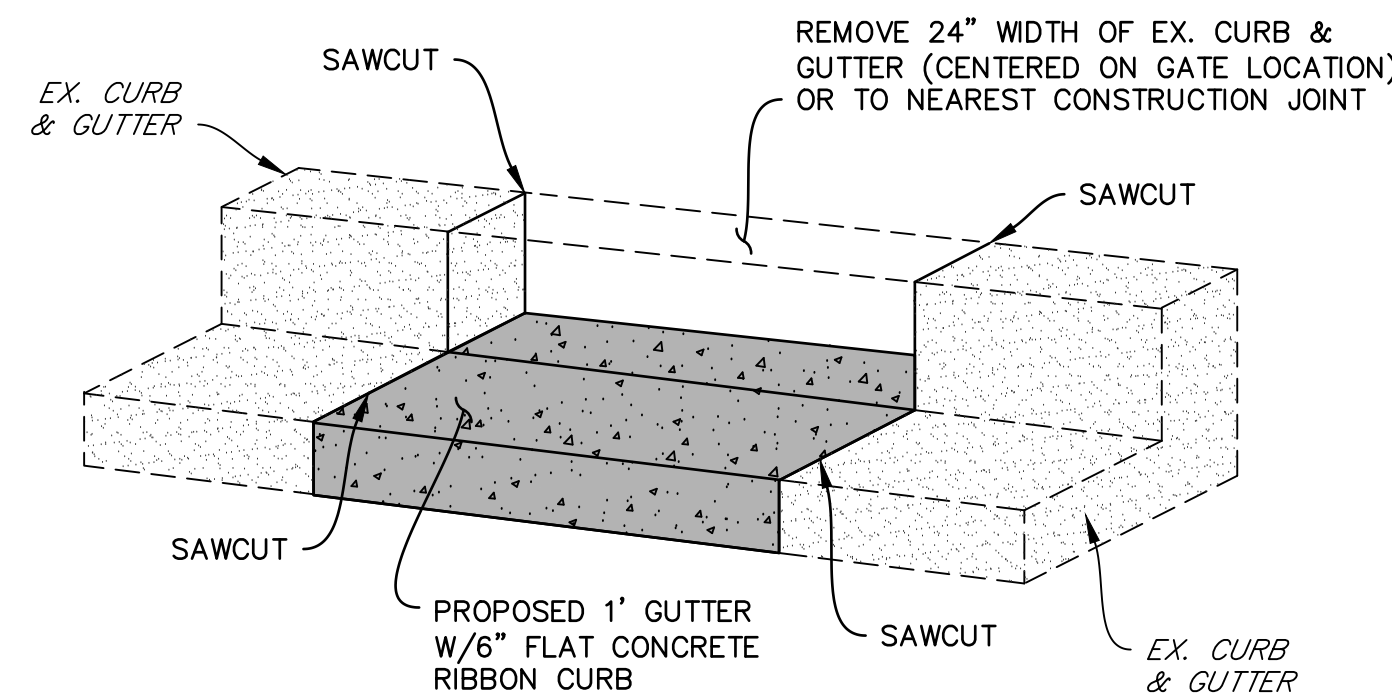
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: 11/01/02
SHEET NUMBER: A-2

PROJECT BENCHMARK:
CITY OF AURORA BENCHMARK
ID NO. 356725NWOODS
PUBLISHED ELEVATION = 5316.93
(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.



FLAT RIBBON CURB DETAIL

NOT TO SCALE

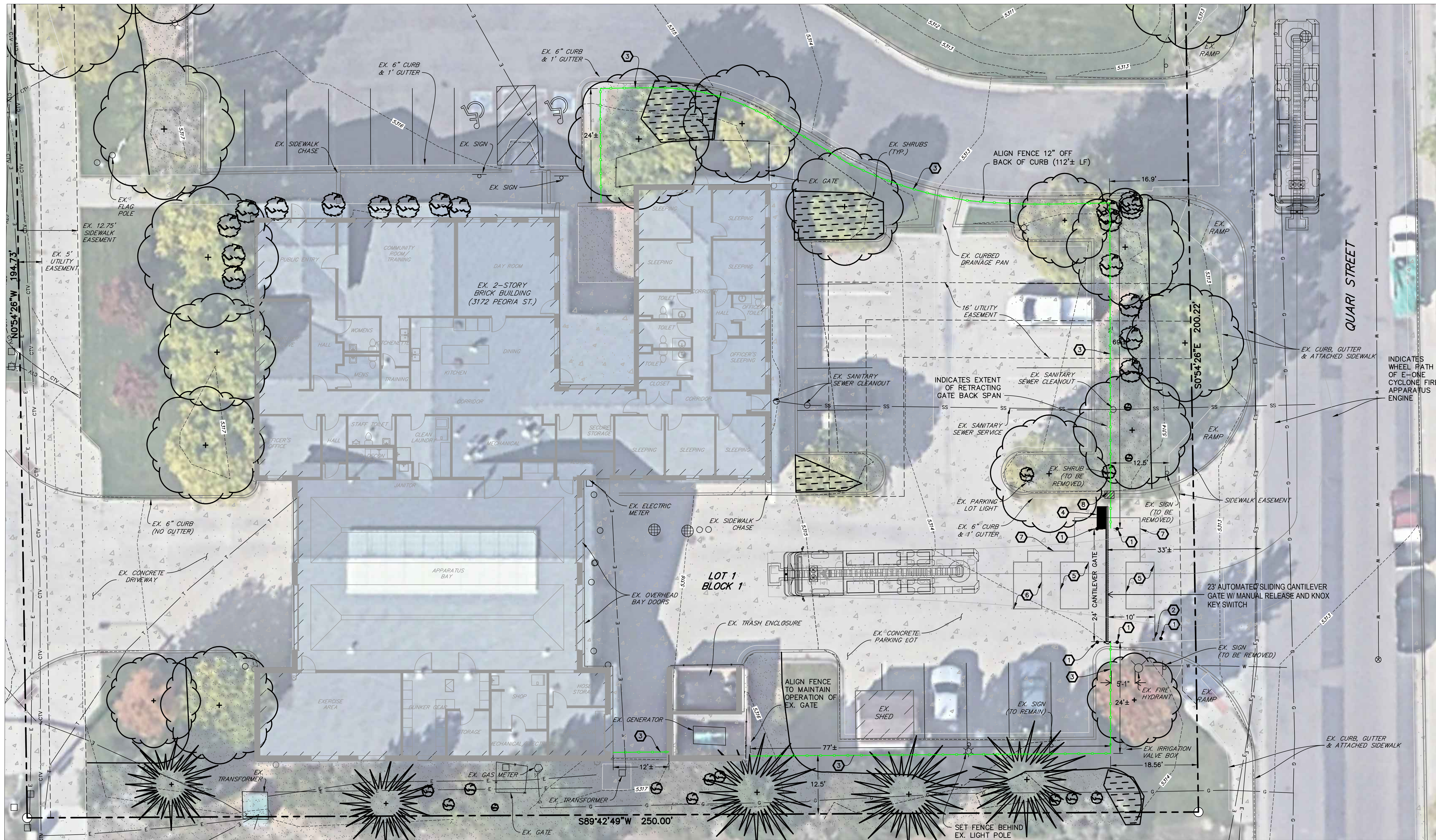
CONSTRUCTION NOTES

1. INSTALL 6-INCH DIA. STEEL BOLLARD.
(REFER TO LANDSCAPE PLANS FOR DETAIL.)
2. INSTALL TWO-TIERED KEY PAD/CARD READER.
(REFER TO ELECTRICAL PLANS FOR DETAIL.)
3. INSTALL 6-FOOT HIGH METAL SECURITY FENCE.
(REFER TO LANDSCAPE PLANS FOR DETAIL.)
4. INSTALL RIGHT-HAND CANTILEVER GATE OPERATOR.
(REFER TO ELECTRICAL 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. SAWCUT ASPHALT, INSTALL LOOP HOMERUNS, & ADD
SEALANT. REFER TO MANUFACTURER'S SPECIFICATIONS.
8. SAWCUT & REMOVE (OR FROM NEAREST JOINTS) A 24"
GAP OF EX. CURB TO ALLOW RETRACTING GATE TO
SLIDE THRU. REPLACE WITH FLAT RIBBON CURB. (SEE
DETAIL THIS SHEET.)

LEGEND

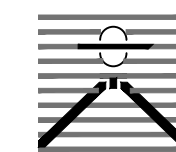
PROPERTY LINE.....	---	EX. GRAVEL.....	[Pattern]
EX. FENCE.....	-x-x-	EX. LANDSCAPE.....	[Pattern]
EX. FIRE HYDRANT.....	⋈	EX. CABLE TV LINE.....	CTV
EX. WATER VALVE.....	⊗	EX. WATER LINE.....	W
EX. SIGN.....	⊙	EX. GAS LINE.....	G
EX. TREE.....	⊙	EX. BURIED ELECTRIC LINE.....	E
EX. WATER METER.....	⊙	EX. INTERMEDIATE CONTOUR.....	-5.364-
EX. MANHOLE.....	⊙	EX. INDEX CONTOUR.....	-5.365-
EX. POWER POLE.....	⊙	PROPOSED FENCE.....	---
EX. STREET LIGHT.....	⋈	EX. SPOT ELEVATIONS.....	X 56.23±
EX. CONCRETE.....	[Pattern]	NOTE:	
EX. SANITARY SEWER.....	SS	1. ADD 5300 TO ALL SPOT ELEVATIONS	

10 5 0 10 20
ORIGINAL SCALE: 1"=10'



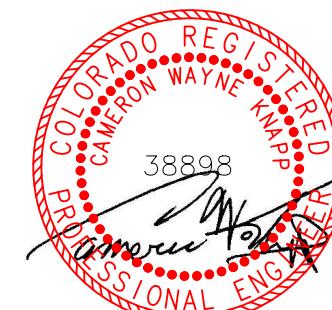
HB&A
Architecture
& Planning

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



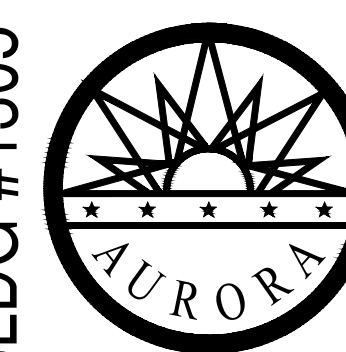
DREXEL, BARRELL & CO.
Engineers • Surveyors

1376 MINERS DRIVE, SUITE 107
LAFAYETTE, COLORADO 80026
(303) 442-4338
LAFAYETTE
COLORADO SPRINGS



02/22/2024

BLDG #1305



PROJECT #R-2287

FIRE STATION #3

Aurora Fire Rescue

3172 Peoria Street

Aurora, Colorado 80011

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

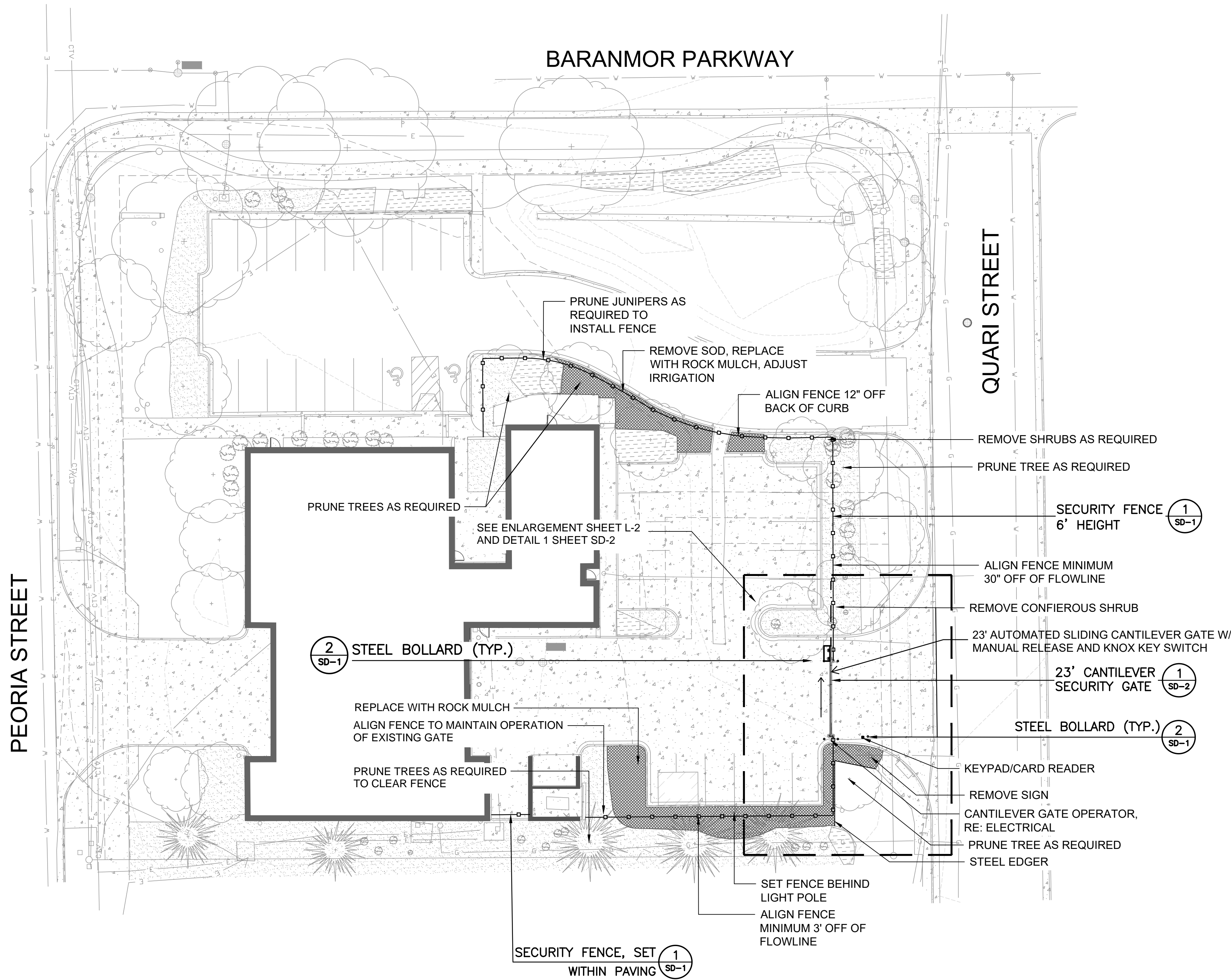
FIRE STATION #3
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

SHEET TITLE:
SITE PLAN

SCALE: 1"=10'

SHEET NUMBER:

C1



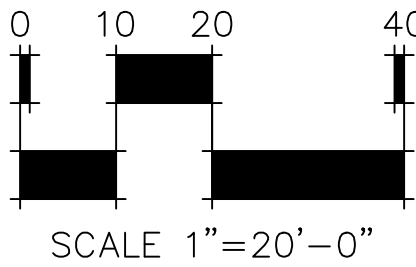
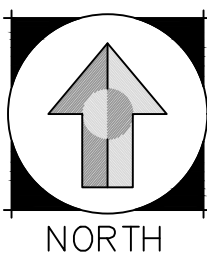
LEGEND

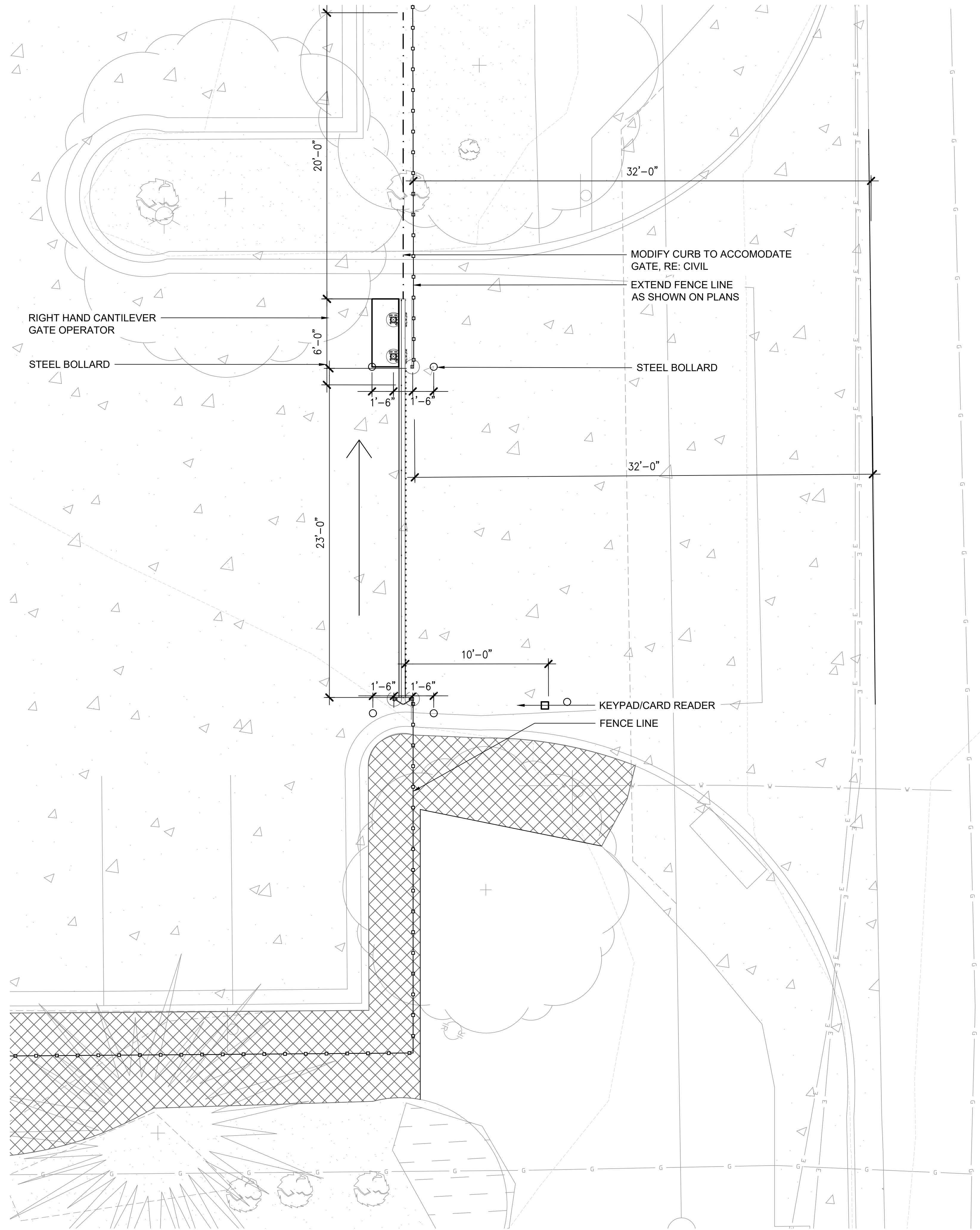
- ROCK MULCH
- SECURITY FENCE
- STEEL EDGER

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).

NOTE:
WHERE THEY ARE UNABLE TO BE SAVED, EXISTING PLANTINGS SHALL BE RELOCATED OR REPLACED IN KIND, AS NEEDED, DURING CONSTRUCTION OF THE FENCE.

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

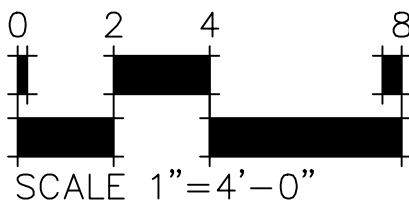
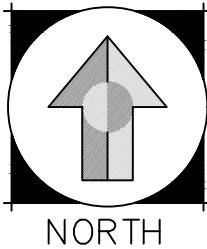




CANTILEVER GATE ENLARGEMENT

LEGEND

- ROCK MULCH
- SECURITY FENCE
- STEEL EDGER



HB&A
Architecture
& Planning
102 E. Moreno Avenue
Colorado Springs, CO 80903
719.473.7063
www.hbaa.com

DREXEL, BARRELL & CO.
Engineers • Surveyors
1376 MINERS DRIVE, SUITE 107
LAFAYETTE, COLORADO 80026
(303) 442-4338
LAFAYETTE
COLORADO SPRINGS

BLDG #1305

PROJECT #R-2287

FIRE STATION #3
Aurora Fire Rescue
3172 Peoria St.
Aurora, Colorado 80010

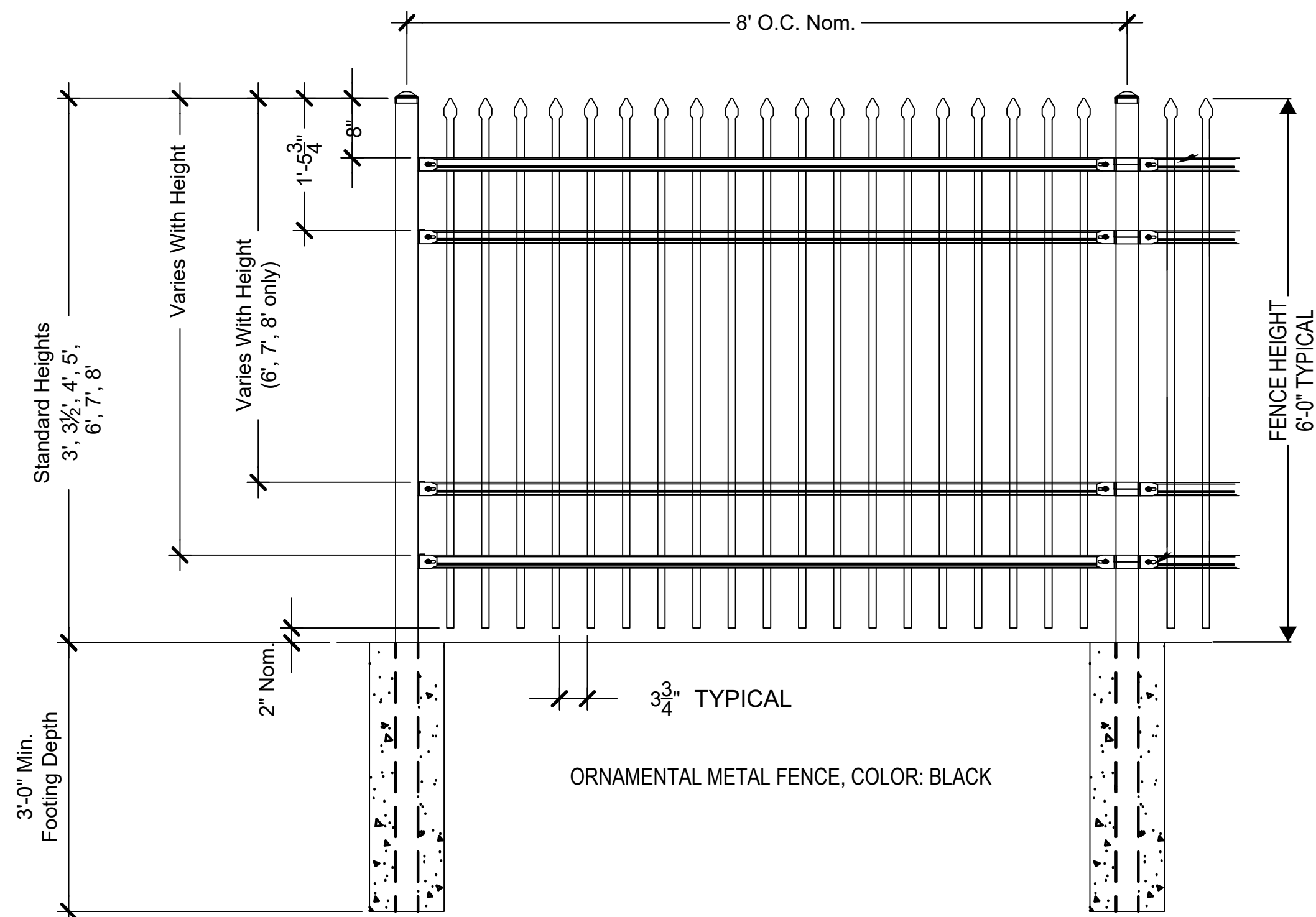
PROJ. NO. R-2287
DRAWN: CS
CHECKED: MW
CADD FILE:
DATE: 02/22/2024

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

FIRE STATION #3
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

SHEET TITLE:
LANDSCAPE PLAN

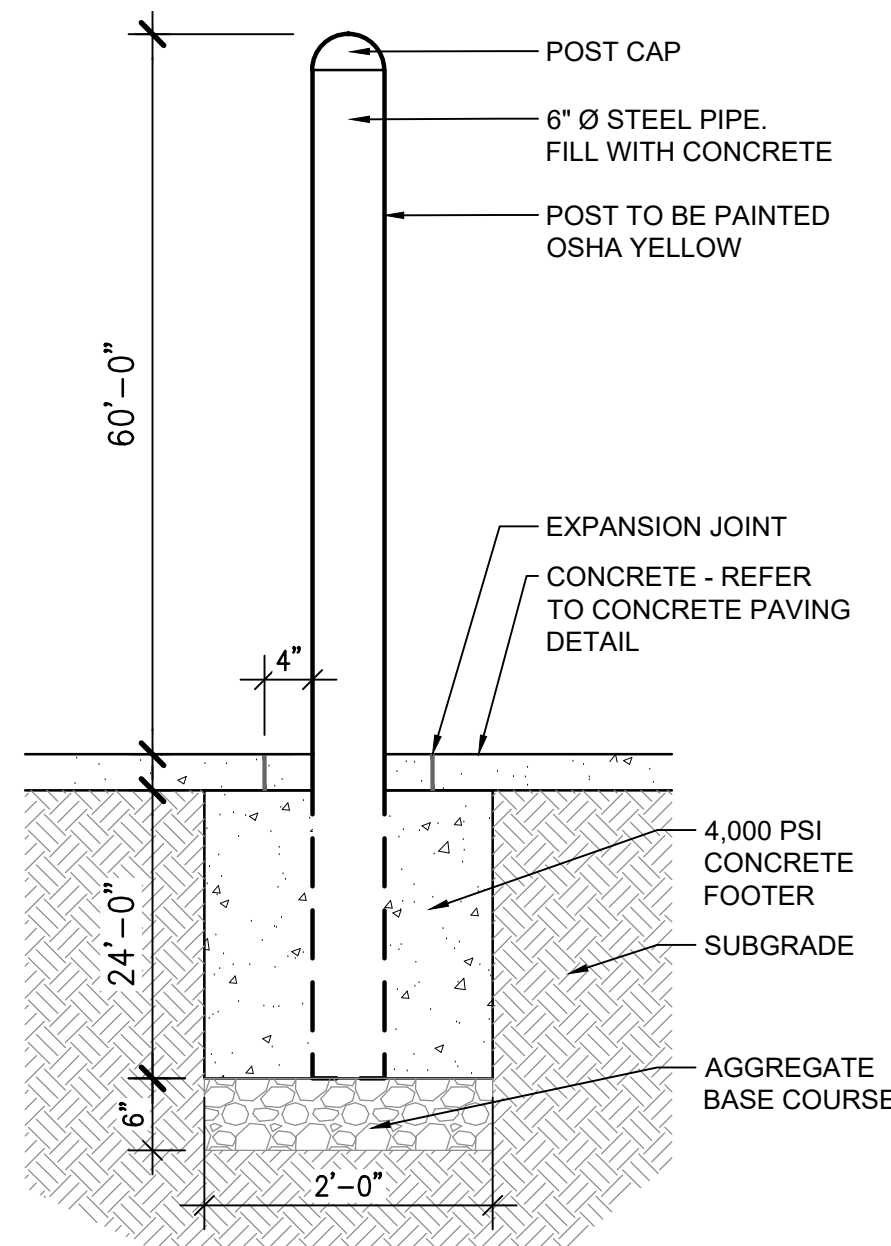
SCALE: 1"=4'-0"
SHEET NUMBER:
L2



1 SECURITY FENCE - 6' HEIGHT

AS SUPPLIED BY AMERISTAR, TULSA, OK (1-888-333-3422) OR APPROVED EQUAL
MODEL: MONTAGE II CLASSIC 4 RAIL FENCE
COLOR: BLACK

NOT TO SCALE



2 STEEL BOLLARD

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

HB&A

Architecture
& Planning

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



DREXEL, BARRELL & CO.

Engineers • Surveyors
1376 MINERS DRIVE, SUITE 107
LAFAYETTE, COLORADO 80026
(303) 442-4338

LAFAYETTE
COLORADO SPRINGS



BLDG #1305

PROJECT #R-2287

FIRE STATION #3

Aurora Fire Rescue

3172 Peoria St.

Aurora, Colorado 80010

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

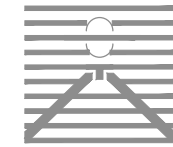
FIRE STATION #3
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

SHEET TITLE:
SITE DETAILS

SCALE: NTS

SHEET NUMBER:

1
SD-1



BLDG #1305

FIRE STATION #3

Aurora Fire Rescue

3172 Peoria St.

Aurora, Colorado 80010

PROJ. NO. R-2287

DRAWN: CS

CHECKED: MW

CADD FILE:

DATE: 02/22/2024

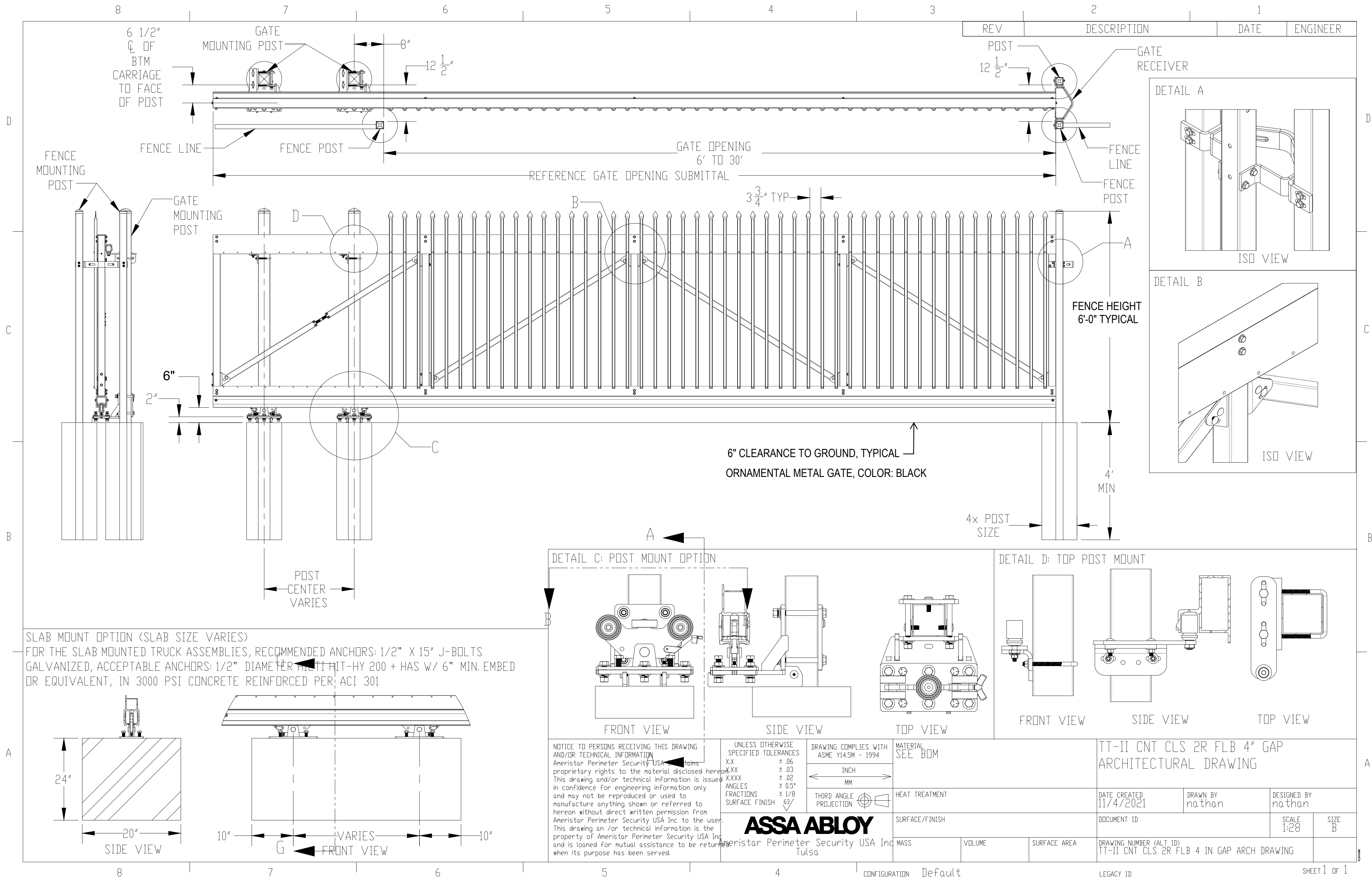
NO.	DATE	DESCRIPTION
11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set

FIRE STATION #3
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

SHEET TITLE:
SITE DETAILS

SCALE: NTS
SHEET NUMBER:

SD-2



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