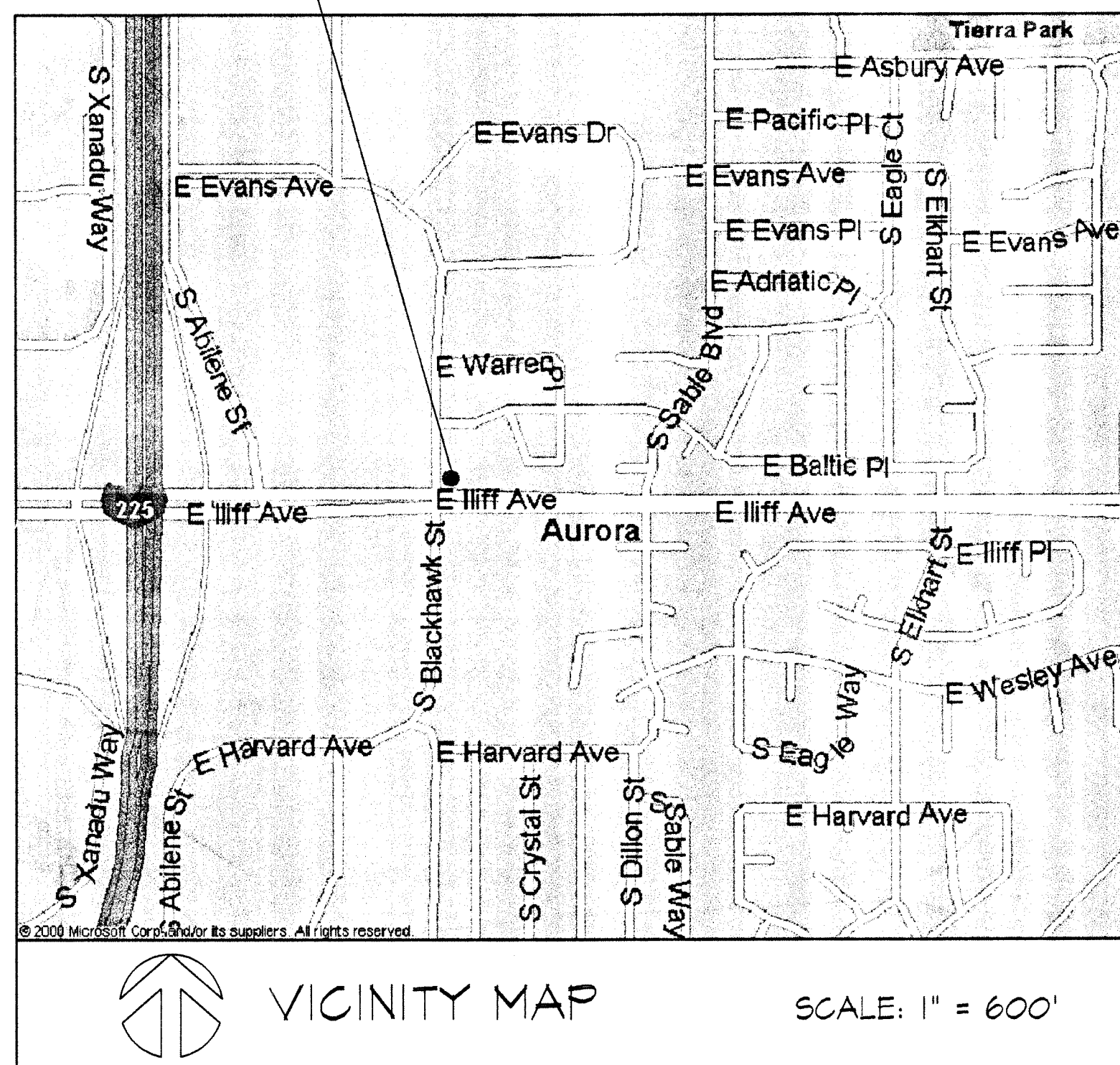


FIRE STATION NO. 7 SUBDIVISION FILING NO. 1
PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO

SITE



PROJECT DATA

	EXISTING	PROPOSED
LAND AREA WITHIN PROP. LINE	43,424 SF (.9969 AC.)	43,424 SF (.9969 AC.)
GROSS FLOOR AREA	4,790 SF	9,506 SF
NUMBER OF BUILDINGS	1	1
NUMBER OF STORIES		1 + BSMT.
MAXIMUM HEIGHT OF BUILDING	20'-0"	20'-0"
TOTAL BUILDING COVERAGE	4,790 S.F. (11%)	7,270 SF (17%)
HARD SURFACE AREA	17,513 SF (40%)	17,512 SF (40%)
LANDSCAPE AREA	21,121 SF (49%)	18,581 SF (43%)
PHASED NATIVE GRASS AREA	N.A.	N.A.
PRESENT ZONING CLASSIFICATION	R-1	R-1
PROPOSED USES	FIRE STA. (B)	FIRE STA. (B)
PERMITTED MAXIMUM SIGN AREA	190 S.F.	190 S.F.
PROPOSED SIGN AREA	40 S.F.	40 S.F.
TYPE OF SIGNS	WALL	WALL
PARKING SPACES REQUIRED (ONE PER EMPLOYEE)	6	6
PARKING SPACES PROVIDED AND % COMPACT	13 0%	13 0%
HANDICAP VAN ACCESSIBLE SPACES REQUIRED	1	1
HANDICAP VAN ACCESSIBLE SPACES PROVIDED	1	1
LOADING SPACES REQUIRED	N.A.	N.A.
LOADING SPACES PROVIDED	---	---

SHEET INDEX

1	COVER SHEET AND VICINITY MAP
2	NOTES AND DETAILS
3	SITE PLAN AND DETAILS
4	LANDSCAPE PLAN
5	PLANTING NOTES
6	FLOOR PLANS
7	BUILDING ELEVATIONS

AMENDMENTS

APPROVAL CERTIFICATE

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, FIRE STAT ON NO. 7, SUBDIVISION FILING NO. 1.

SITE ADDRESS: 2290 SOUTH BLACKHAWK STREET, AURORA, COLORADO

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 PRESENTS TO BE EXECUTED
THIS _____ DAY OF _____, 20 _____ A.D.

BY: _____

CORPORATE SEAL

_____ AS _____
print name print title

NOTARIAL:

STATE OF COLORADO)
COUNTY OF _____, SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____ A.D.

BY: _____ AS _____

OF _____

WITNESS MY HAND AND OFFICIAL SEAL: _____

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

RECORDER'S CERTIFICATE:

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

CLERK AND RECORDER:

DEPUTY:

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Robert Weitzman DATE: 4/3/03

PLANNING DIRECTOR: Debbie M. Belk DATE: 4-3-03

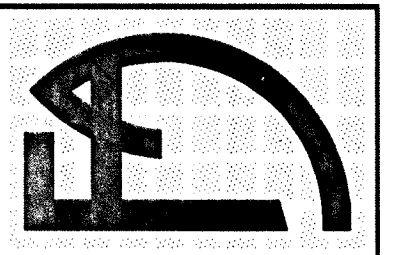
PLANNING COMMISSION: 14 DATE: 7-24-02

CITY COUNCIL: _____ DATE: _____

MIATOK 1/1

ATTEST: _____ DATE: _____
CITY CLERK

FISHER ASSOCIATES
A Professional Corporation
ARCHITECTS and ENGINEERS



AURORA FIRE STATION #7
ADDITION AND ALTERATIONS
22290 S. BLACKHAWK STREET
AURORA, COLORADO

Drawn By:	WTG
Checked By:	DBF
Revisions:	
6/20/02	2ND SUB.
8/05/02	
TECH. CORRECTIONS	

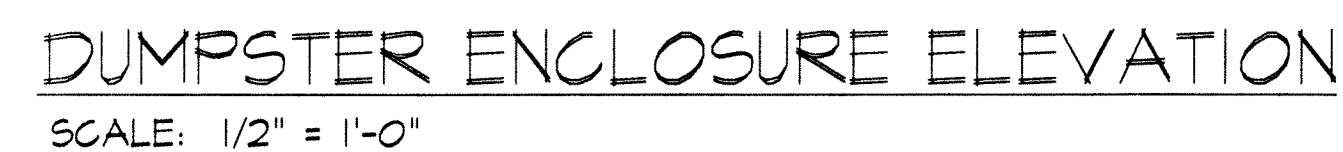
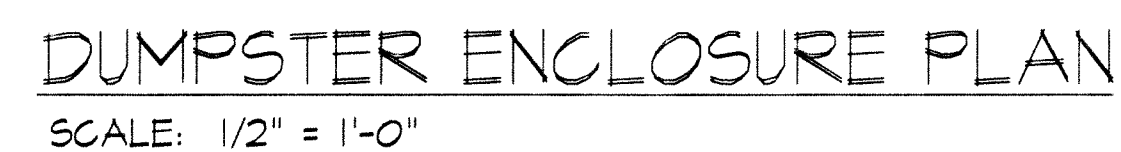
Job Number: FA 00103
 Date: 4-15-2002
 Sheet Number: 1 of 7
 COVER & VICINITY MAP

FIRE STATION NO. 7 SUBDIVISION FILING NO. 1
PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS SHALL 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 THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX II, AND C.A.B.O./A.N.S.I. 117.1.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS 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 LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
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.
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 FREE-STANDING 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, ET CETERA 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.
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 (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/ OWNER. COORDINATE THE INSTALLATION WITH AURORA PUBLIC WORKS @ (303) 739-7300.



AURORA FIRE STATION #7
ADDITION AND ALTERATIONS
2290 S. BLACKHAWK STREET
AURORA, COLORADO

FISHER ASSOCIATES
A Professional Corporation
ARCHITECTS and ENGINEERS

2305 W. Berry Avenue Littleton, CO. 80120 FAX 303-795-5341 303-795-1643

Job Number:	FA 00103
Date:	4-15-2002
Sheet Number:	

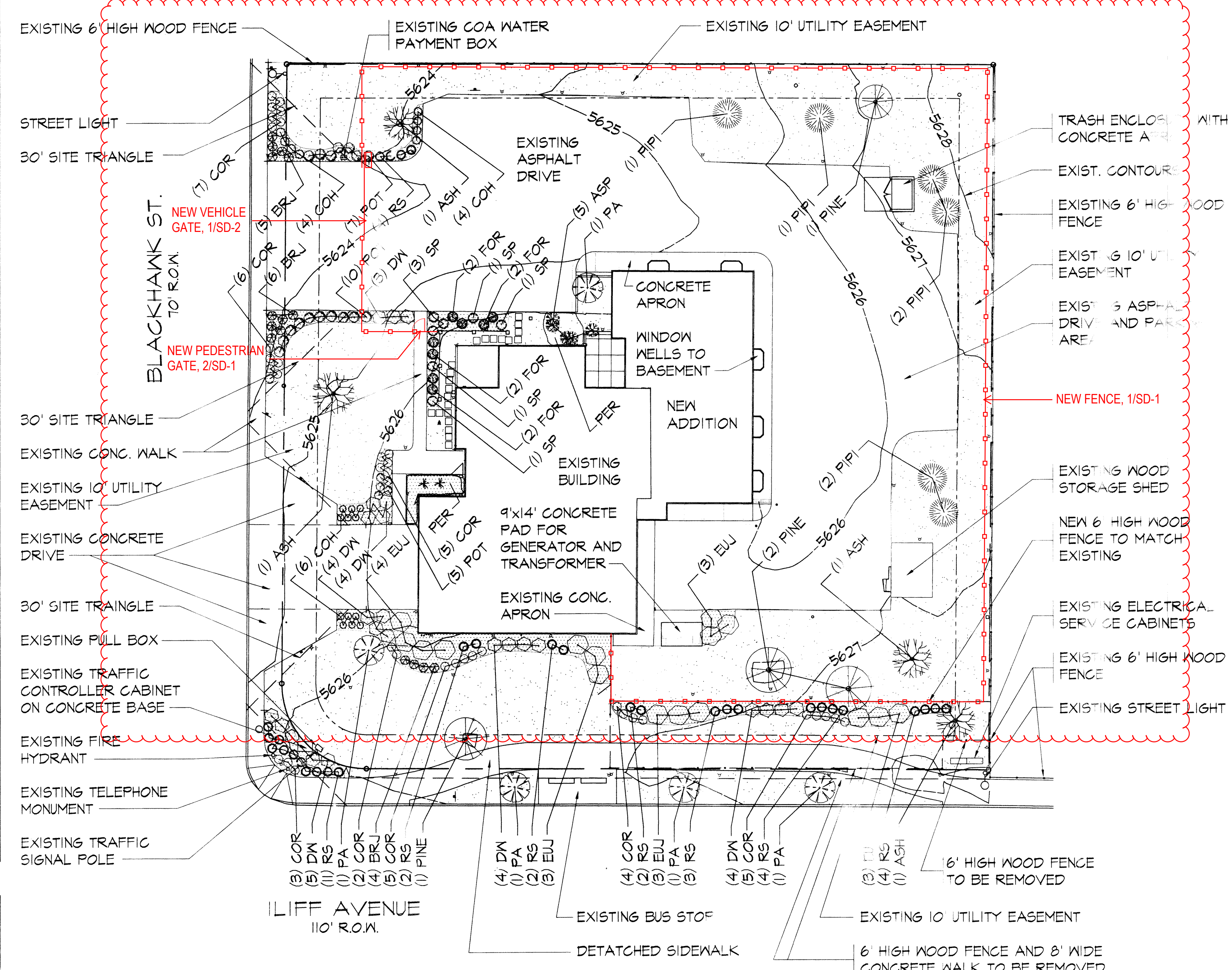
Drawn By:	WTC
Checked By:	DBF
Revisions:	
	6/20/02 2ND SUB
	8/05/02 TECH. CORRECTIONS

AURORA FIRE STATION NO. 7 SITE PLAN

FIRE STATION NO. 7 SUBDIVISION FILING NO. 1
PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO

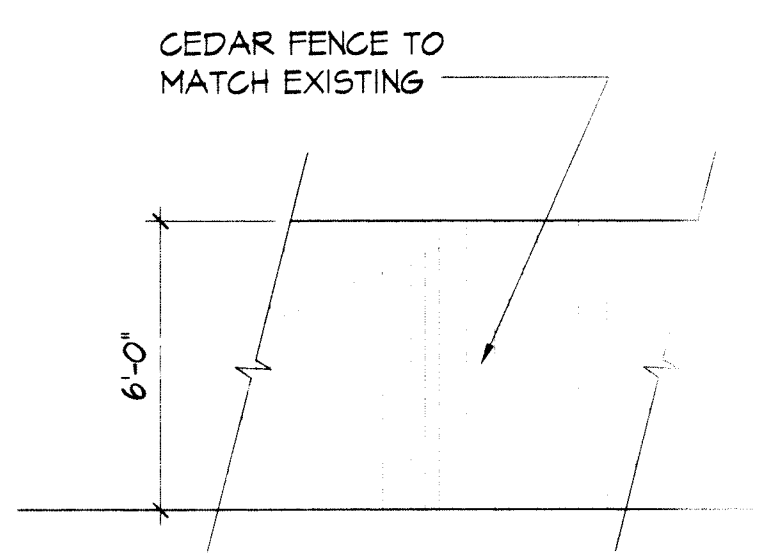
LANDSCAPE LEGEND						
SYMBOL	ALIAS	SCIENTIFIC NAME	COMMON NAME	SIZE	NO.	H2O USE
DECIDUOUS TREES						
	ASPEN	EXISTING	--	4"+ CAL	5	--
	ASH	EXISTING	--	12"+ CAL	4	--
	PA	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	3.5" CAL	5	L
EVERGREEN TREES						
	PINE	EXISTING	--	12"+ CAL	4	--
	PIPI	PINUS EDULIS	PINON PINE	10 FEET	6	L
DECIDUOUS SHRUBS						
	COR	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB COREOPSIS	2 GAL	37	L
	EUJ	EUONYMUS JAPONICA 'SILVER KING'	SILVER KING EUONYMUS	5 GAL	16	M
	RS	PEROVSKIA ATRORHIZIFOLIA	RUSSIAN SAGE	5 GAL	32	L
	COH	ANTILLA FRUTICOSA	BUSH CINQUEFOIL	5 GAL	2	M
	DA	RNUS SERICEA	RED TWIG DOGWOOD	5 GAL	24	M
	COH	PAHONIA AQUIFOLIUM	COMPACT OREGON GRAPE HOLLY	5 GAL	20	M
	SP	SPIREA X CINEREA	SPIREA	5 GAL	7	M
	FOR	FORSYTHIA X 'NORTHERN SUN'	FORSYTHIA	5 GAL	8	M
GROUNDCOVERS						
	BRJ	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	2 GAL	17	--
	PER	EXISTING	PERIWINKLE	--	--	--
GRASSES						
	--	EXISTING	TURF	17162 S.F.	--	--
	--	MULCH	1/2"	2686 S.F.	--	--

STREET FRONTAGE AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS				
BUFFER DESCRIPTION/ ADJACENT LAND USE/ LENGTH	BUFFER WIDTH REQUIRED/ BUFFER WIDTH PROVIDED -TABLE 14.5	LANDSCAPE REQUIREMENT SECT. 1420 B	# TREES REQUIRED/ PROVIDED	# SHRUBS REQUIRED/ PROVIDED
SOUTH BUFFER FOR EAST ILIFF AVENUE STREET FRONTAGE LENGTH: 210 FEET	20'-0" REQUIRED/ 20'-0"+ PROVIDED	- TREE LAWN - STREET TREES @ 40'-0" O.C.	5 REQUIRED/ 5 PROVIDED	0 REQUIRED/ 41 PROVIDED
WEST BUFFER FOR SOUTH BLACKHAWK STREET FRONTAGE LENGTH: 120 FEET	20'-0" REQUIRED/ 20'-0"+ PROVIDED	- TREE LAWN - STREET TREES @ 40'-0" O.C.	5 REQUIRED/ 3 PROVIDED	0 REQUIRED/ 57 PROVIDED
NORTH BUFFER ADJACENT TO SINGLE FAMILY ATTACHED LENGTH: 120 FEET	10' PER APPROVED SITE PLAN/ 10'-0" PROVIDED	ONE TREE AND 5 SHRUBS FOR EA 25 L.F.	8 REQUIRED/ 3 PROVIDED	40 REQUIRED/ 45 PROVIDED
EAST BUFFER ADJACENT TO SINGLE FAMILY ATTACHED LENGTH: 120 FEET	10' PER APPROVED SITE PLAN/ 10'-0" PROVIDED	ONE TREE AND 5 SHRUBS FOR EA 25 L.F.	8 REQUIRED/ 5 PROVIDED	40 REQUIRED/ 3 PROVIDED
			26 REQUIRED/ 16 PROVIDED	80 REQUIRED/ 146 PROVIDED



NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPE TABLE		
ELEVATION (DIRECTION FACING)/ ELEVATION LENGTH	# TREES REQ'D (1 PER 30 L.F.)/ PROVIDED	LENGTH OF PLANT BEDS REQUIRED (1/3 ELEV. LENGTH)/ PROVIDED
SOUTH ELEVATION LENGTH: 99 FEET	4 REQUIRED 2 PROVIDED	33 L.F. REQUIRED/ 57 L.F. PROVIDED
WEST ELEVATION LENGTH: 120 FEET	4 REQUIRED 1 PROVIDED	40 L.F. REQUIRED/ 52 L.F. PROVIDED
NORTH ELEVATION LENGTH: 99 FEET	4 REQUIRED 5 PROVIDED	33 L.F. REQUIRED/ 25 L.F. PROVIDED
EAST ELEVATION LENGTH: 120 FEET	4 REQUIRED 0 PROVIDED	40 L.F. REQUIRED/ 0 L.F. PROVIDED
TOTAL	16 REQUIRED 8 PROVIDED	146 L.F. REQUIRED/ 134 L.F. PROVIDED

LANDSCAPE PLAN
SCALE: 1" = 20'-0"



FENCE DETAIL
SCALE: 1" = 4'-0"

NOTES:
1. SEE SHEET 5 FOR GENERAL LANDSCAPE NOTES AND SUMMARY.
2. QUANTITIES OF MATERIALS REFER TO ENTIRE PROJECT INCLUDING AREA BETWEEN PROPERTY LINES AND CURB.

* MYLAR CHANGE: 11-7-05
* See paper file for landscape changes.

FISHER ASSOCIATES

AURORA FIRE STATION #7 ADDITION AND ALTERATIONS

2290 S. BLACKHAWK STREET AURORA, COLORADO

Job Number: 4-0103
Date: 4-10-2002
Sheet Number: 4
Revisions: 1/20/02 2ND SUB. MINOR AMENDMENTS 9/05/02 TECH. CORRECTIONS

MYLAR CHANGE: 11-7-05 (see paper file).

AURORA FIRE STATION NO. 7 SITE PLAN

FIRE STATION NO. 7 SUBDIVISION FILING NO. 1
PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO

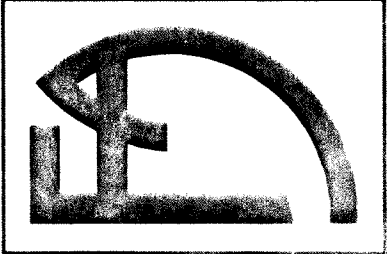
LANDSCAPE NOTES

1. ALL TURF IS EXISTING BLUEGRASS TO REMAIN.
2. 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.
3. 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).
4. ALL TREES PLANTED IN LAWN AREAS SHALL HAVE A 3-FOOT DIAMETER MULCH RING. MULCH SHALL CONSIST OF A 4-INCH DEPTH OF ASPEN MULCH OR EQUAL.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM USING SPRINKLER AND DRIP EMITTERS AS REQUIRED TO ADEQUATELY SUPPLEMENT MOISTURE REQUIREMENTS. CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC RAIN SHUT OFF SENSORS. THE EXISTING SYSTEM IS TO BE MODIFIED TO ACHIEVE THE IRRIGATION REQUIREMENTS.
6. 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 MANUFACTURER'S RECOMMENDATION.
7. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
8. ALL TREES SHALL BE STAKED WITH NEW 6-FOOT 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.
9. ALL TRESS, 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 ADDITIONAL 12-MONTHS. ALL REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
10. 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 ARCHITECT IMMEDIATELY.
11. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY AND FREE OF INJURY, BROKEN ROOT BALL, PESTS AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN "THE AMERICAN STANDARD FOR NURSERY STOCKS".
12. 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.
3. 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.
4. 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.
4. DECIDUOUS TREES SHALL NOT BE PLANTED CLOSER THAN 5-FOET TO STREET ROW AND CONIFEROUS TREES NO CLOSER THAN 10-FOET TO STREET ROW LINES OR PUBLIC IMPROVEMENTS (I.E. SIDEWALKS, CURB AND GUTTER).

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF DIRT AND DEBRIS SPILLED ONTO ANY PAVED SURFACES OR PUBLIC ROW.
17. PLANT QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, PLAN DRAWING SHALL PREVAIL.
18. 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 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.
19. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE ARCHITECT ONE-WEEK PRIOR TO BEGINNING CONSTRUCTION.
20. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.
21. 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.
22. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
23. THERE ARE NO RETAINING WALLS ON THIS PROJECT.
24. ALL CONTOURS SHOWN ARE EXISTING TO REMAIN, EXCEPT AS CHANGED TO SLOPE GRADE AWAY FROM BUILDING.
25. SITE LIGHTING REQUIREMENTS WILL BY MET BY LIGHT FIXTURES ATTACHED TO THE BUILDING. THERE WILL BE NO FREESTANDING LIGHT FIXTURES WITHIN THE SITE.
26. PRUNE AND/ OR TRIM SHRUBS IN SITE TRIANGLE AREAS TO ENSURE THAT SHRUB HEIGHTS REMAIN AT A MINIMUM OF 26" AT TIME OF MATURITY.
27. THE ENTRANCE DRIVE TO THE APPARATUS BAYS AND ALL WALKS AND CURBS ARE CONCRETE. OTHER DRIVES AND PARKING AREAS ARE ASPHALT.

LANDSCAPE SUMMARY		
LOCATION	NEGATIVE	POSITIVE
SOUTH BUFFER (LIFF AVENUE)	- EXISTING 8' WIDE ATTACHED SIDEWALK - EXISTING 10' WIDE UTILITY EASEMENT	+ 20 FOOT BUFFER ADDED + 3 TREES AND 41 SHRUBS ADDED + EXISTING TREES ARE MATURE
WEST BUFFER (SOUTH BLACKHAWK)	- EXISTING 5' WIDE ATTACHED SIDEWALK - EXISTING 10' WIDE UTILITY EASEMENT	+ ENTRANCE FEATURES (41 SHRUBS) ADDED + ACTUAL WALK LENGTH IS MINIMAL + EXISTING TREES ARE MATURE
NORTH BUFFER	- EXISTING 10' WIDE UTLITY EASEMENT	+ ADDED TREES ARE INCENTIVE SIZE + EXISTING TREE IS MATURE
EAST BUFFER	- EXISTING 10' WIDE UTLITY EASEMENT	+ ADDED TREES ARE INCENTIVE SIZE
SOUTH ELEV. PERIMETER	- EXISTING BUILDING	+ OVERGROWN JUNIPERS TO BE REMOVED + EXTRA PLANT BED LENGTH ADDED + EXISTING TREES ARE MATURE
WEST ELEV. PERIMETER	- EXISTING BUILDING	+ ADDED TREE IS INCENTIVE SIZE
NORTH ELEV. PERIMETER	- SITE CONSTRAINTS	+ AVAILABLE AREA IS HEAVILY PLANTED + EXISTING TREES ARE MATURE + CONCRETE AT BUILDING ENABLES POSITIVE DRAINAGE
EAST ELEV. PERIMETER	- SITE CONSTRAINTS	+ CONCRETE AT BUILDING ENABLES POSITIVE DRAINAGE
TOTAL	- SITE CONSTRAINTS	+ AVAILABLE AREA IS HEAVILY PLANTED + EXISTING DRAINAGE IS UNCHANGED

FISHER ASSOCIATES
ARCHITECTS, PLANNERS, ENGINEERS
2305 W. Berry Avenue Littleton, CO 80120 FAX 303-795-5341 303-795-1643



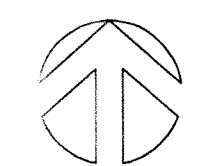
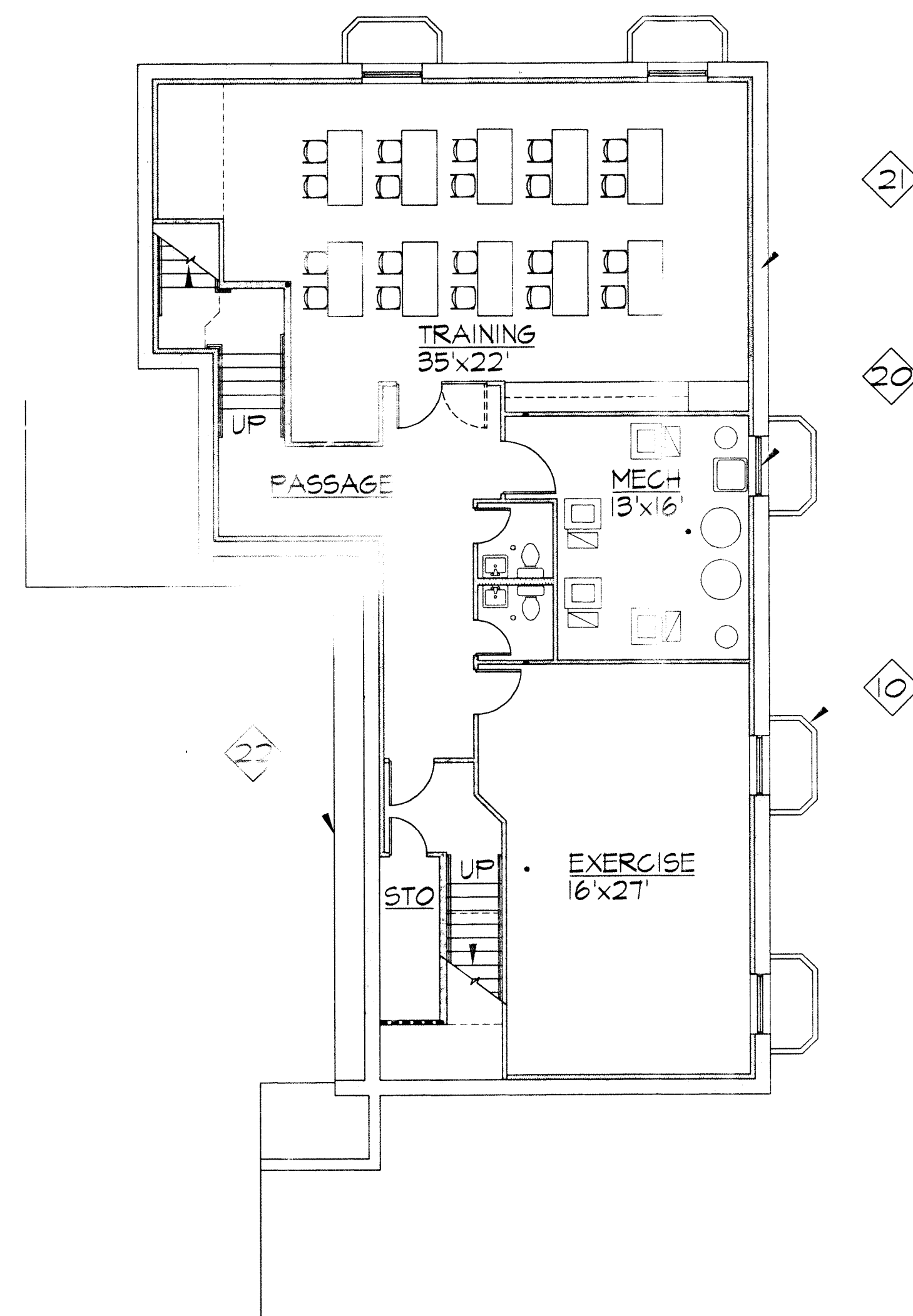
AURORA FIRE STATION #7
ADDITION AND ALTERATIONS
AURORA, COLORADO
2290 S. BLACKHAWK STREET

Drawn By	WTC
Checked By	DBP
Revisions	
6/20/02	2ND SUB.
8/05/02	TECH CORRECTIONS

Job Number:	FA 00103
Date:	4-15-2002
Sheet Number:	LANDSCAPE NOTES
5 of 7	

AURORA FIRE STATION NO. 7 SITE PLAN

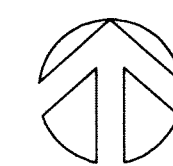
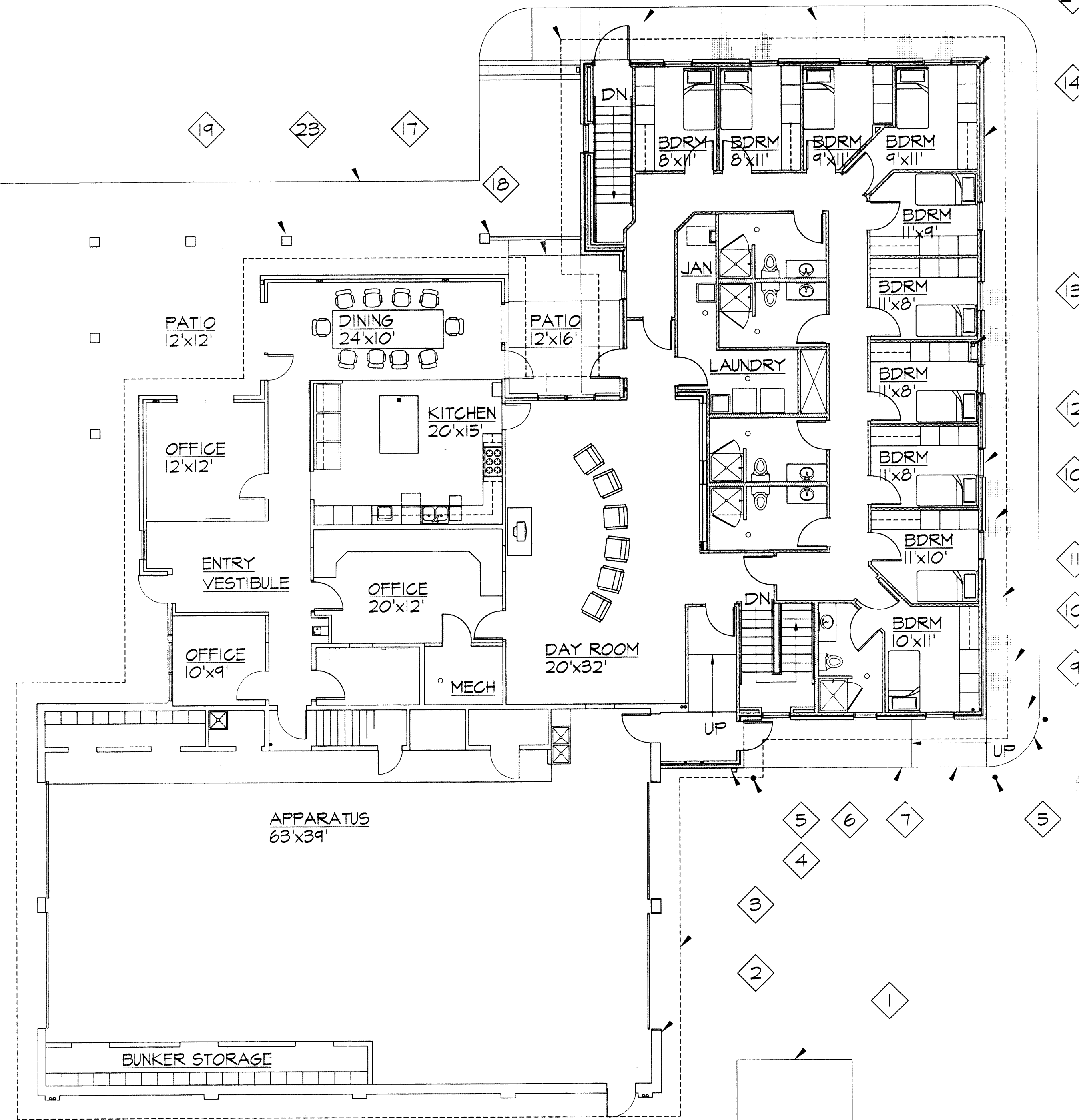
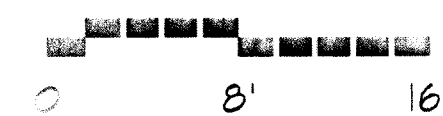
FIRE STATION NO. 7 SUBDIVISION FILING NO. 1
PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO



BASEMENT PLAN

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

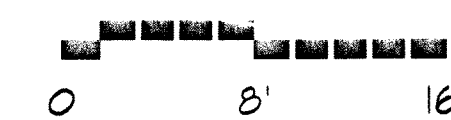
0 S.F. EXISTING
2225 S.F. ADDITION



FIRST FLOOR PLAN

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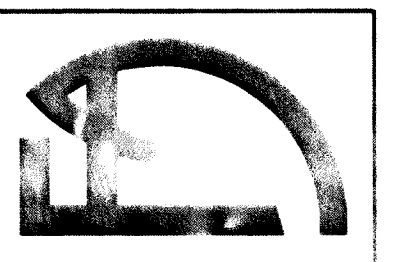
4790 S.F. EXISTING
2480 S.F. ADDITION



KEYED NOTES

- 1 CONCRETE PAD FOR ELECTRICAL METER, TRANSFORMER, GENERATOR
- 2 EXISTING FIRE STATION
- 3 LINE OF HIGH ROOF ABOVE
- 4 PREFINISHED DOWNSPOUT, TYP.
- 5 PAINTED STEEL BOLLARD, TYP.
- 6 CONCRETE WALK
- 7 CURB RAMP
- 8 LINE OF CONCRETE APRON
- 9 TRENCH W/ GRATE THROUGH SIDEWALK
- 10 STEEL GRATE OVER PRECAST CONCRETE WINDOW WELL
- 11 RELOCATED GAS METER
- 12 ALUMINUM GLAD WOOD WINDOW
- 13 6" FLUE
- 14 BRICK VENEER TO MATCH EXISTING
- 15 CONTROL JOINTS, TYP.
- 16 LINE OF NEW LOWER ROOF, ABOVE
- 17 NEW WOOD FENCE WITH BRICK PIERS TO MATCH EXISTING
- 18 CONCRETE PATIO
- 19 EXISTING WOOD FENCE WITH BRICK PIERS
- 20 LOUVERS
- 21 CONCRETE FOUNDATION WALL
- 22 LINE OF EXISTING FOUNDATION
- 23 EDGE OF ASPHALT
- 24 ROOF DRAIN

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ARCHITECTS
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AURORA FIRE STATION #7 ADDITION AND ALTERATIONS

AURORA, COLORADO

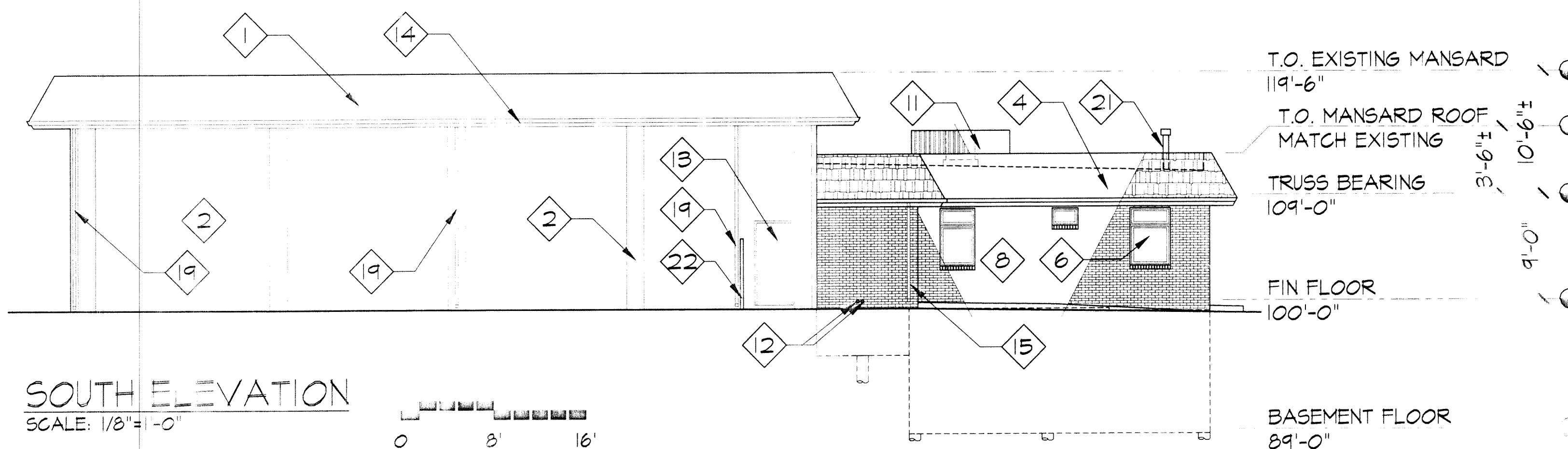
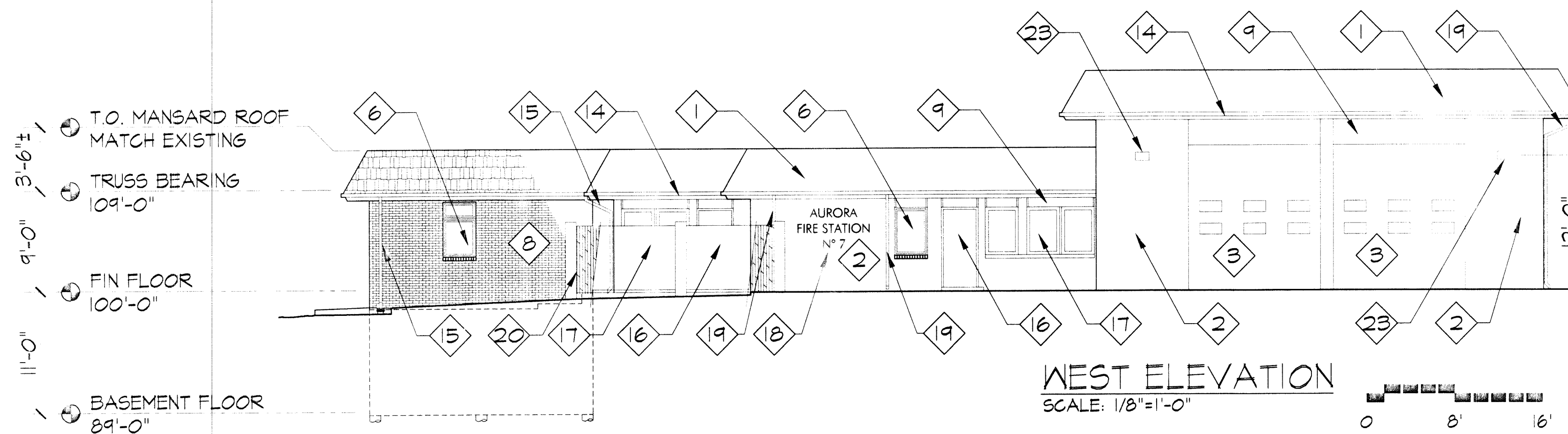
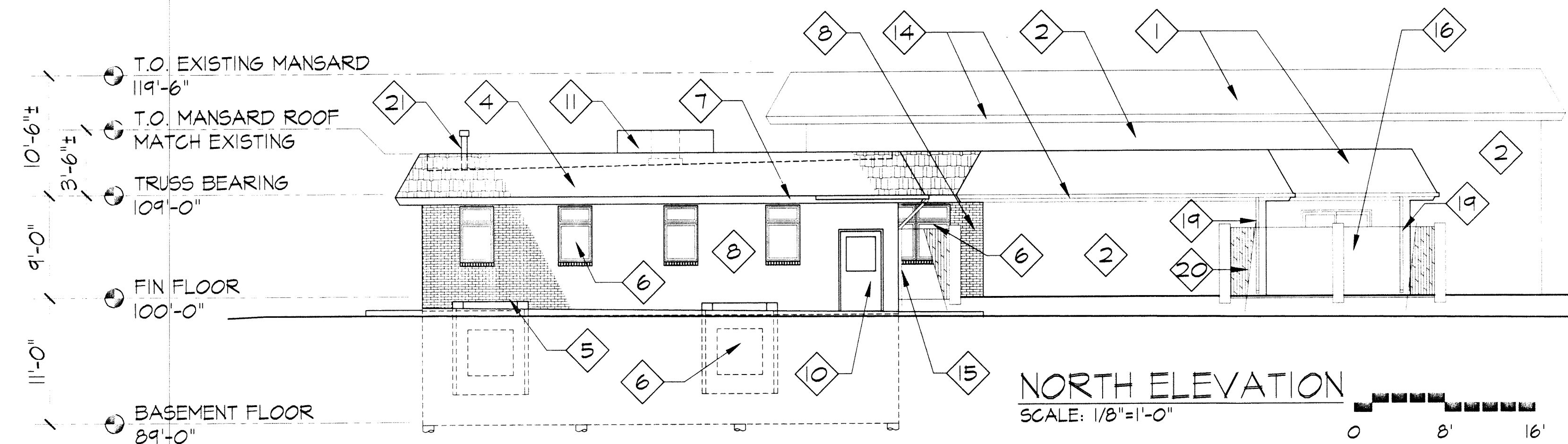
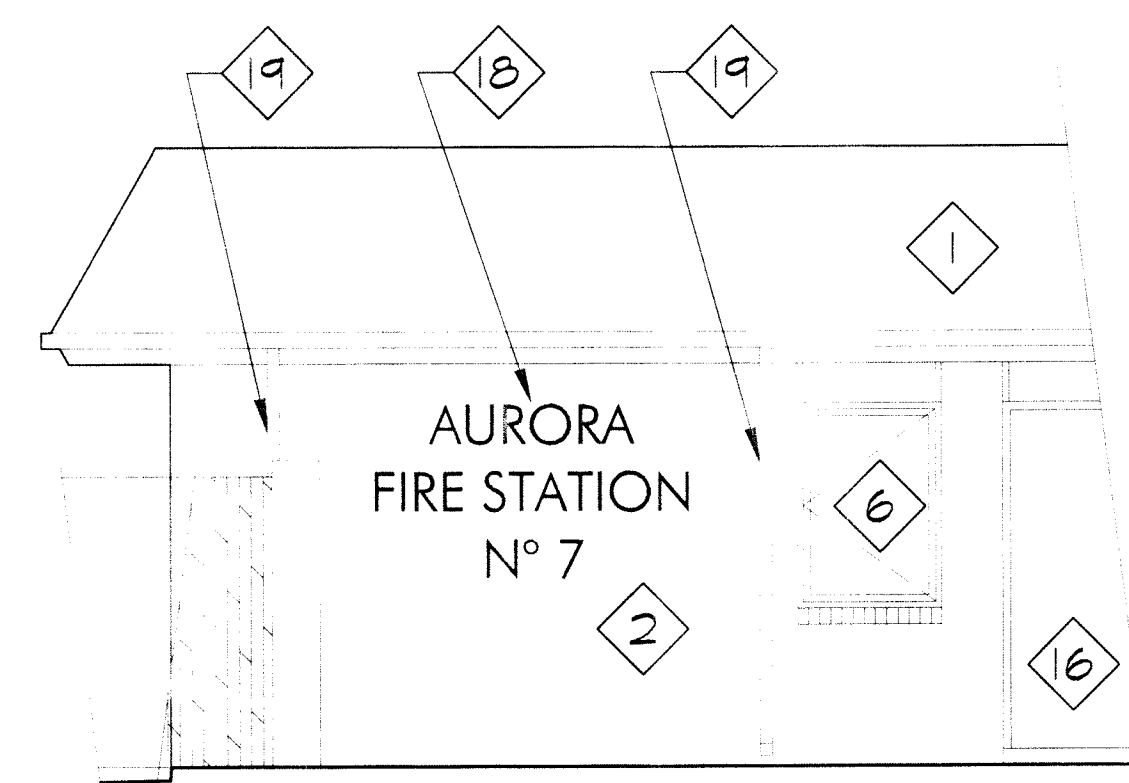
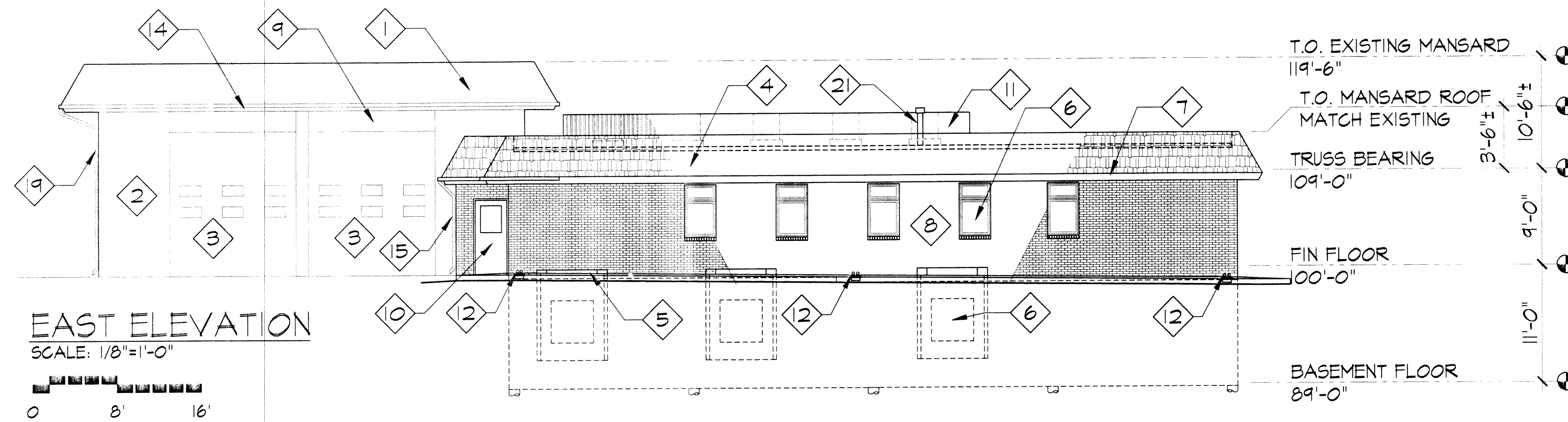
2290 S. BLACKHAWK STREET

Drawn By:	WTC
Checked By:	DBF
Revisions:	
6/20/02	2ND SUB
8/05/02	TECH CORRECTIONS

Job Number:	A-00103
Date:	4-18-2002
Sheet Number:	
FLOOR PLANS	
6	
6 of 7	

AURORA FIRE STATION NO. 7 SITE PLAN

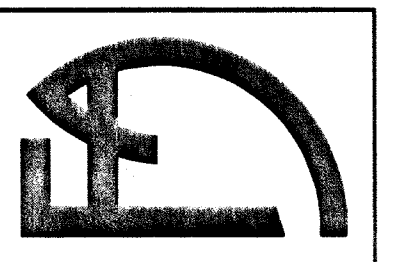
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PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO



KEYED NOTES

- 1 NEW DARK GRAY ASPHALT SHINGLES ON EXISTING ROOF
- 2 EXISTING RED/BROWN BRICK
- 3 EXISTING WHITE OVERHEAD DOOR WITH VISION PANELS
- 4 DARK GRAY ASPHALT SHINGLES ON MANSARD ROOF TO MATCH EXISTING SLOPE, TYP.
- 5 STEEL GRATE OVER PRECAST CONCRETE WINDOW WELL
- 6 WHITE ALUMINUM CLAD WOOD WINDOW
- 7 PAINTED DARK BROWN HARD-BOARD FASCIA AND WHITE HARDBOARD SOFFIT TO MATCH EXISTING
- 8 RED/BROWN BRICK TO MATCH EXISTING
- 9 EXISTING WHITE STUCCO
- 10 PAINTED WHITE HOLLOW METAL DOOR
- 11 ROOF TOP CONDENSING UNIT AND DARK GRAY CORRUGATED METAL SCREEN, TYPICAL
- 12 LAMB'S TONGUE DISCHARGE FOR ROOF DRAIN AND OVERFLOW DRAIN, TYP.
- 13 EXISTING WHITE PAINTED HOLLOW METAL DOOR
- 14 EXISTING DARK BROWN PAINTED FASCIA AND WHITE PAINTED SOFFIT
- 15 DARK BROWN PREFINISHED DOWNSPOUT, TYPICAL
- 16 EXISTING WHITE FRAMED SLIDING GLASS DOOR
- 17 EXISTING WHITE FRAMED WINDOW
- 18 EXISTING ANODIZED BRONZE METAL WALL MOUNTED LETTERING RECONFIGURED TO AVOID NEW WINDOW
- 19 EXISTING DARK BROWN GUTTER AND DOWNSPOUT (RELOCATED AS REQUIRED TO AVOID NEW WINDOW WHERE SHOWN)
- 20 EXISTING WOOD FENCE WITH BRICK PIERS TO MATCH BUILDING BRICK
- 21 6" DIAMETER FLUE, 3' ABOVE ROOF
- 22 EXISTING 8'-6" WOOD SITE FENCE
- 23 WALL MOUNTED LIGHT FIXTURE WITH SHIELDED LAMP, 150 WATT MAXIMUM

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AURORA FIRE STATION #7
ADDITION AND ALTERATIONS
2290 S. BLACKHAWK STREET
AURORA, COLORADO

Drawn By:	WTC
Checked By:	DBF
Revisions:	
6/20/02	2ND SUB
8/05/02	TECH CORRECTIONS
3/24/03	6-FT FUTURE ADD

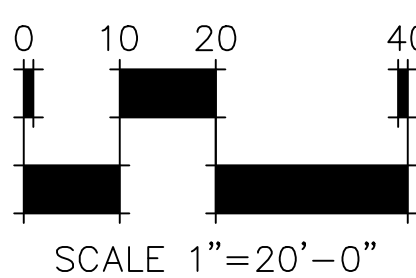
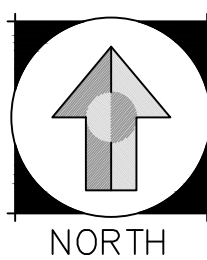
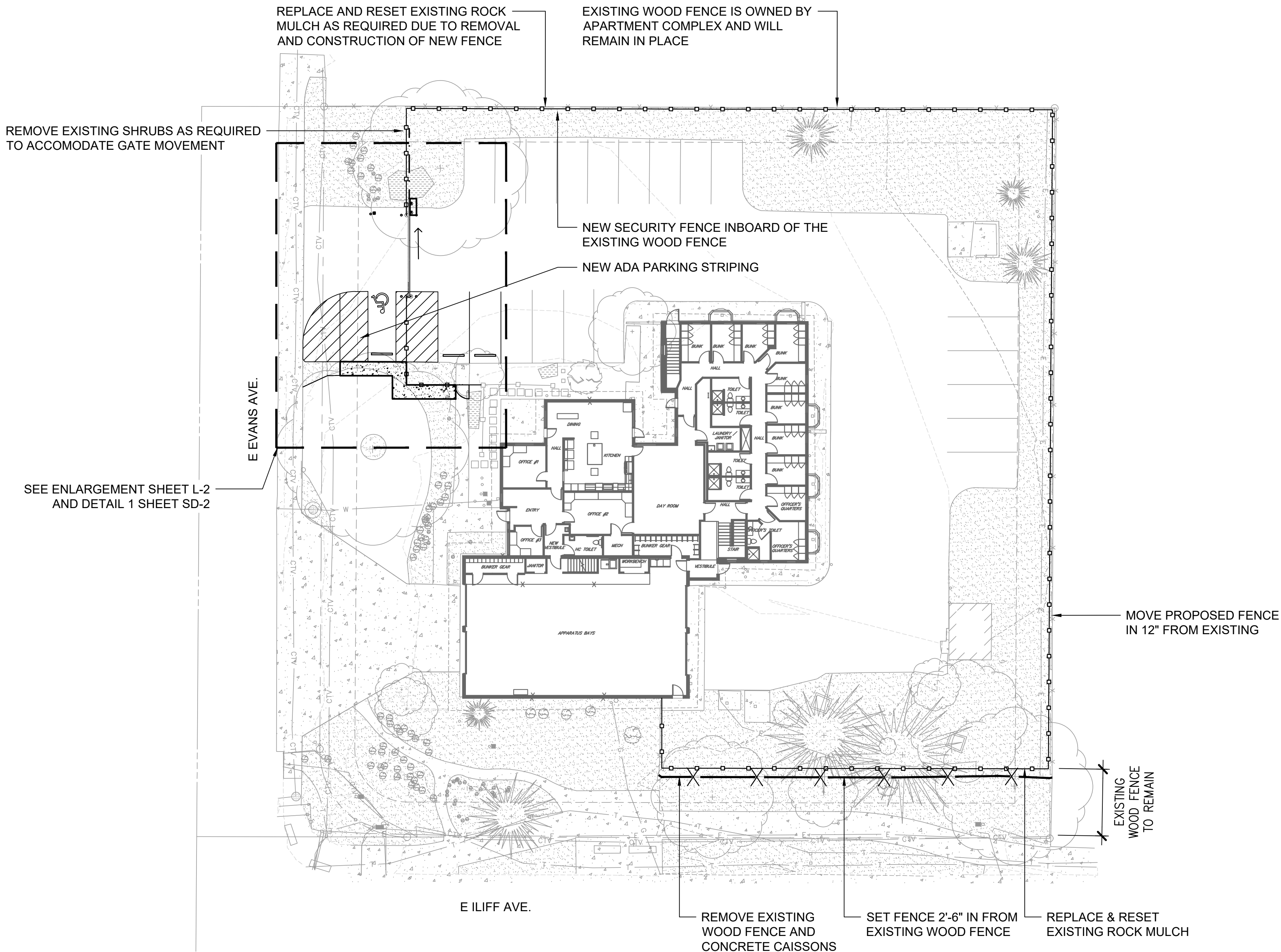
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Date:	4-15-2002
Sheet Number:	
BUILDING ELEVATIONS	
7	7 of 7

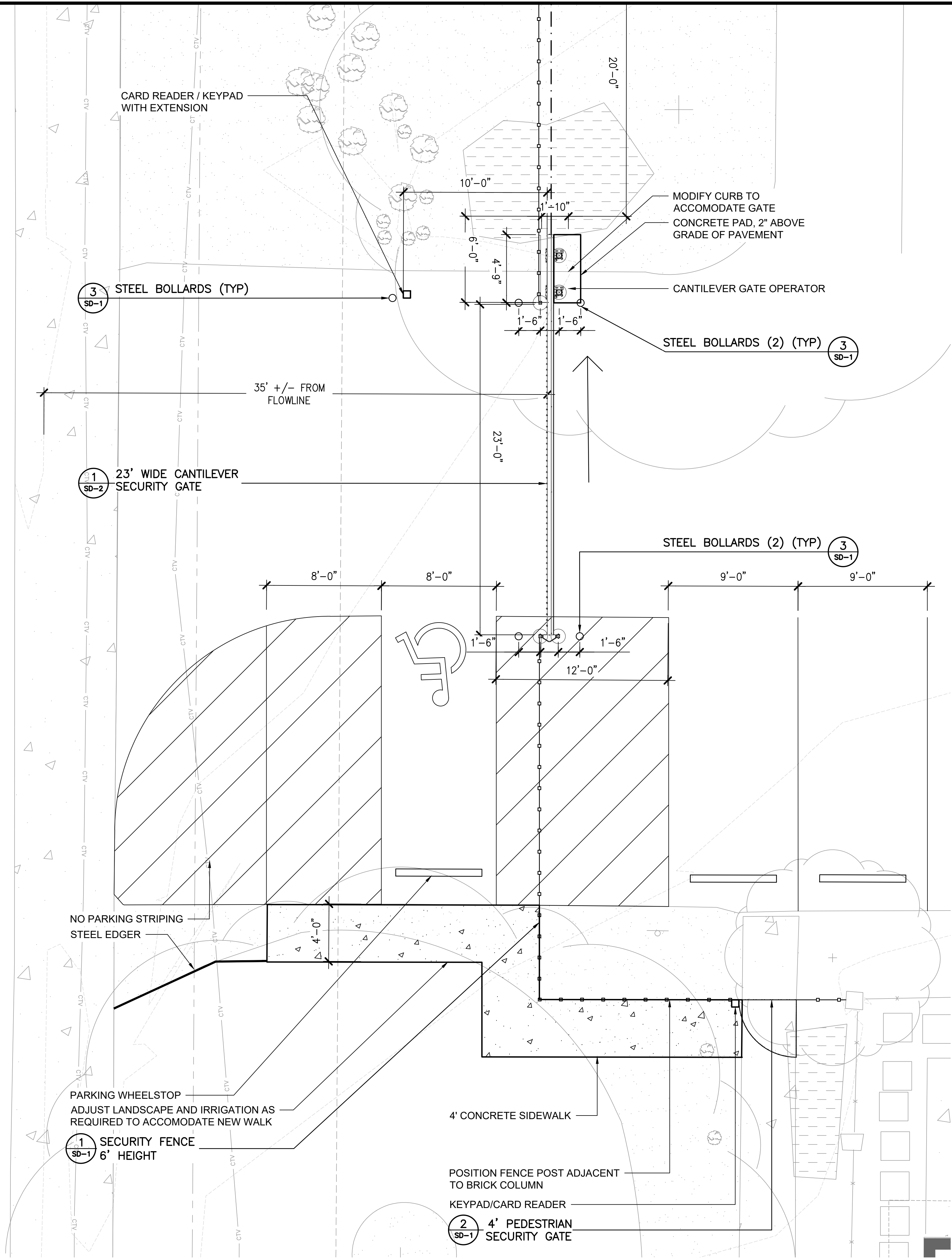
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11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set

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).





LEGEND

—○— SECURITY FENCE

— PEDESTRIAN SECURITY GATE

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MARK WILCOX
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Original Date of License
2.22.24

AURORA

BLDG #1314

FIRE STATION #7
Aurora Fire Rescue
2290 S. Blackhawk Street
Aurora, Colorado 80014

PROJECT #R-2287

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

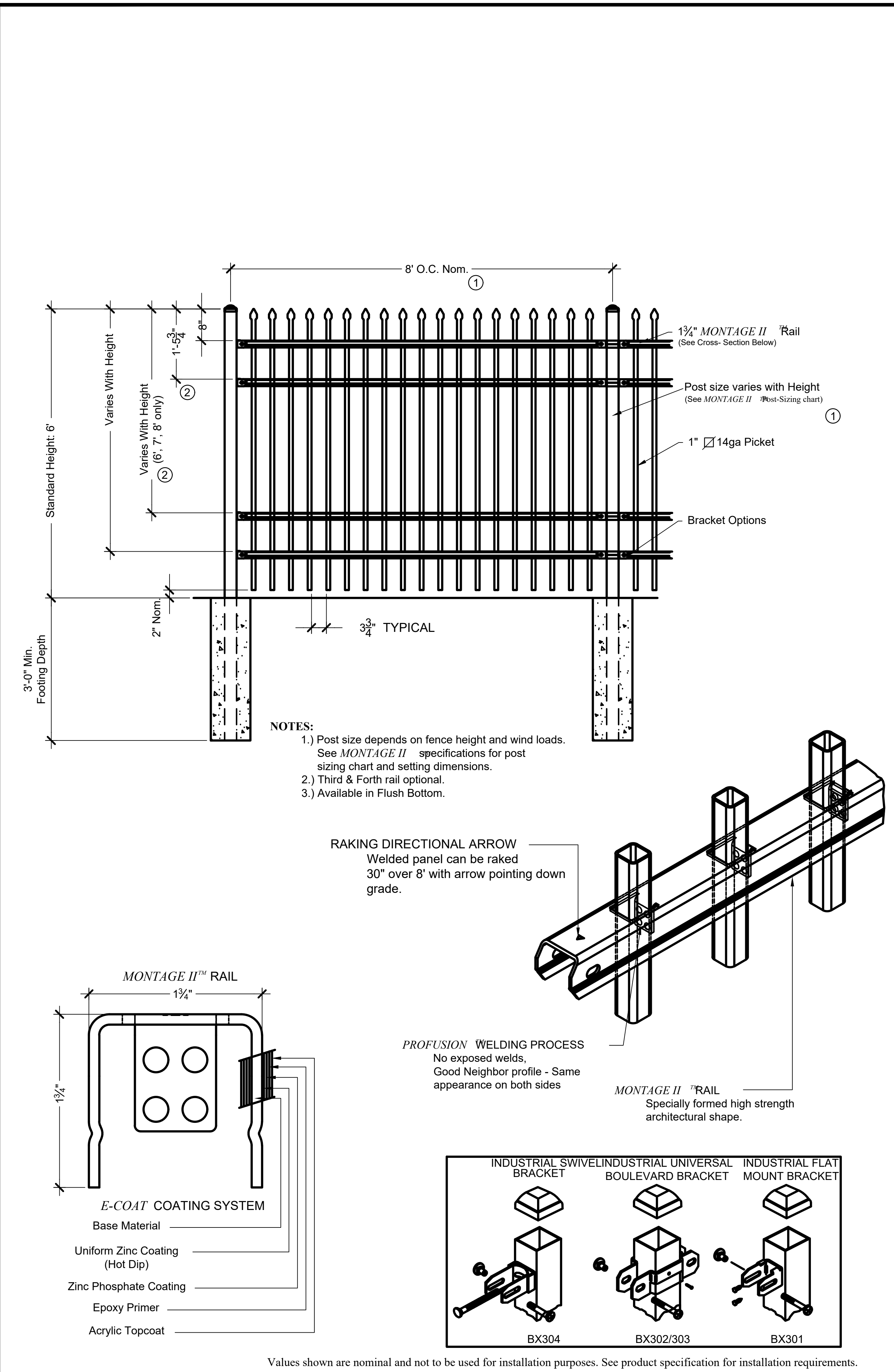
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11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set

FIRE STATION #7
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

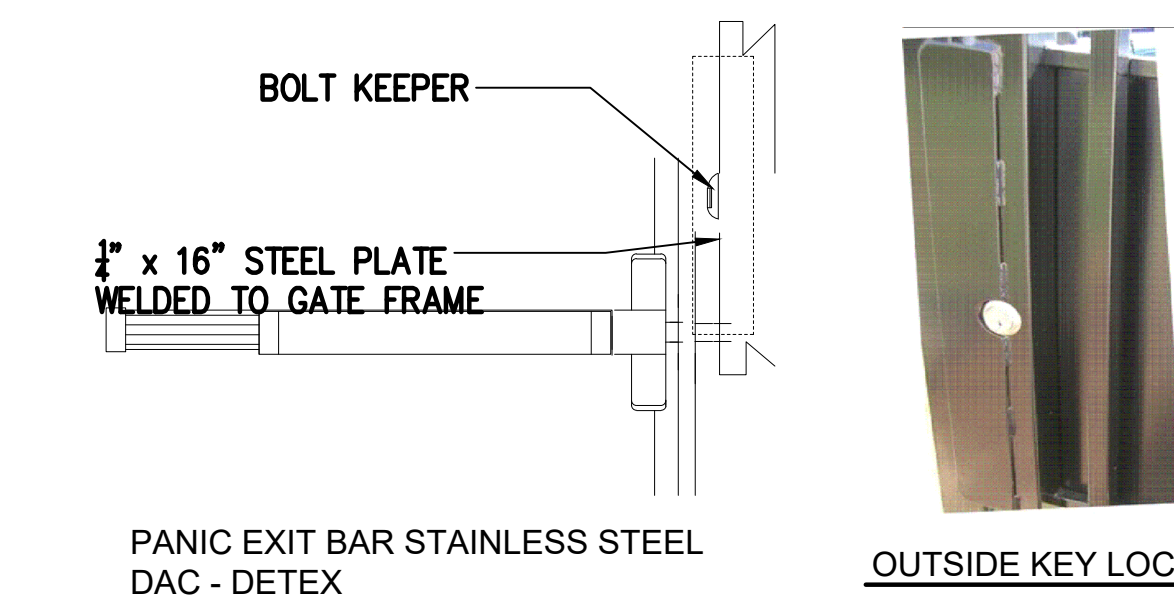
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LANDSCAPE PLAN

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

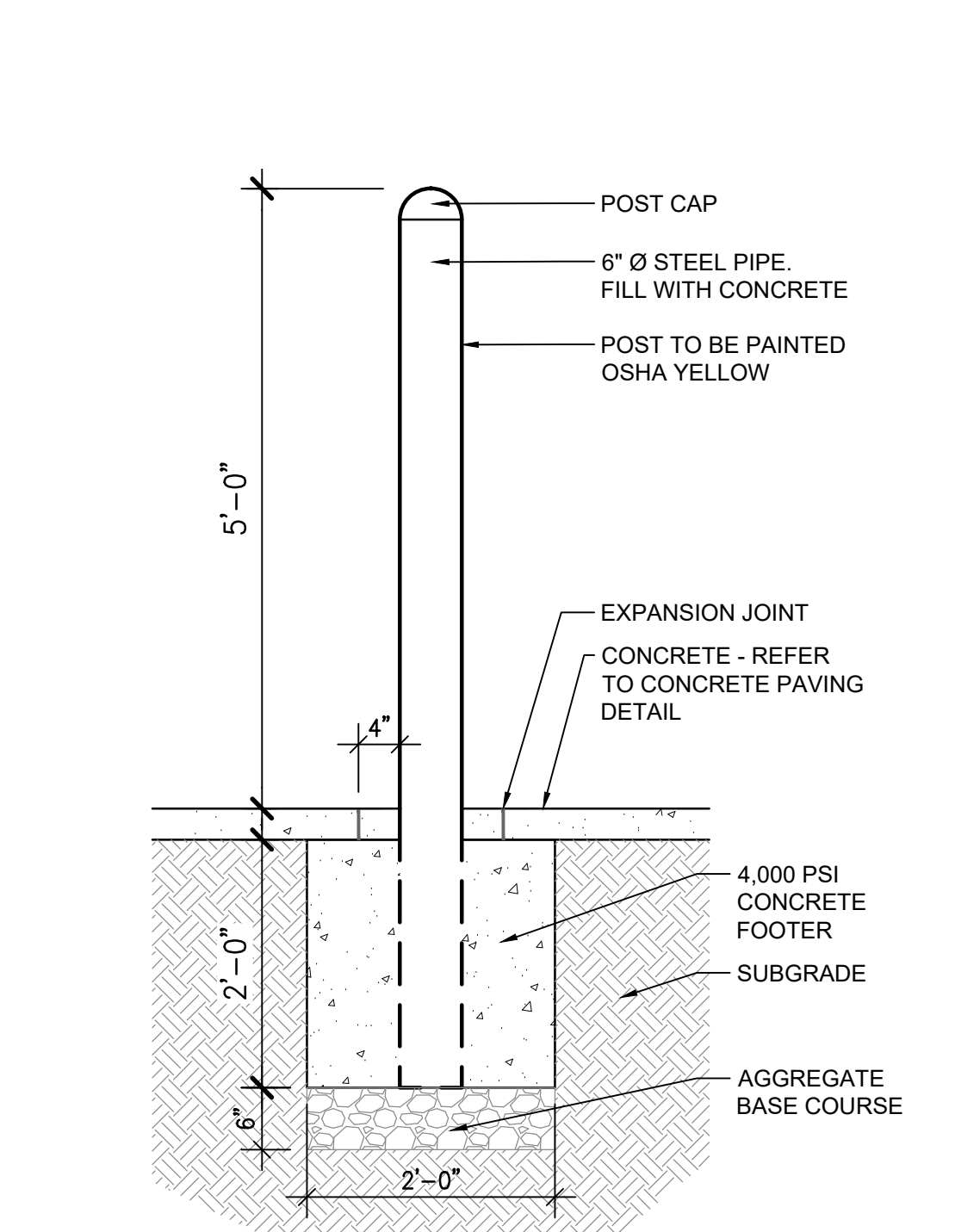
CANTILEVER GATE ENLARGEMENT



1 SECURITY FENCE - 6' HEIGHT
AS SUPPLIED BY AMERISTAR, TULSA, OK (1-888-333-3422) OR APPROVED EQUAL
MODEL: 6' HEIGHT MONTAGE II CLASSIC 3 RAIL FENCE
COLOR: BLACK
NOT TO SCALE



2 4' PEDESTRIAN GATE WITH PANIC BAR
AS SUPPLIED BY AMERISTAR, TULSA, OK (1-888-333-3422) OR APPROVED EQUAL
MODEL: 6' HEIGHT MONTAGE II CLASSIC 3 RAIL SINGLE
NOT TO SCALE



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

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MARK WILCOX
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Architect
Original Date of Licensure
2.22.24

STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

BLDG #1314

FIRE STATION #7
Aurora Fire Rescue
2290 S. Blackhawk Street
Aurora, Colorado 80014

PROJECT #R-2287

PROJ. NO. R-2287
DRAWN: CS
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DATE: 02/22/2024

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

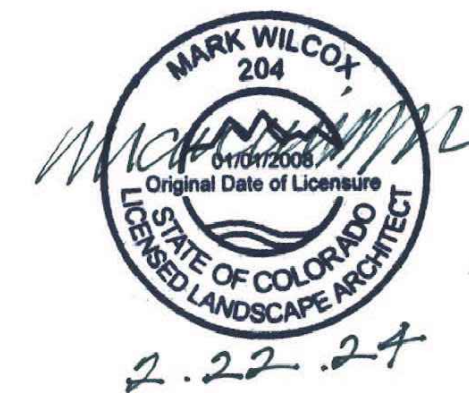
FIRE STATION #7
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

SHEET TITLE:
SITE DETAILS

SCALE: NTS
SHEET NUMBER:

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SD-1



BLDG #1314

PROJECT #R-2287

FIRE STATION #7

Aurora Fire Rescue
2290 S. Blackhawk Street
Aurora, Colorado 80014

PROJ. NO. R-2287

DRAWN: CS

CHECKED: MW

CADD FILE:

DATE: 02/22/2024

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

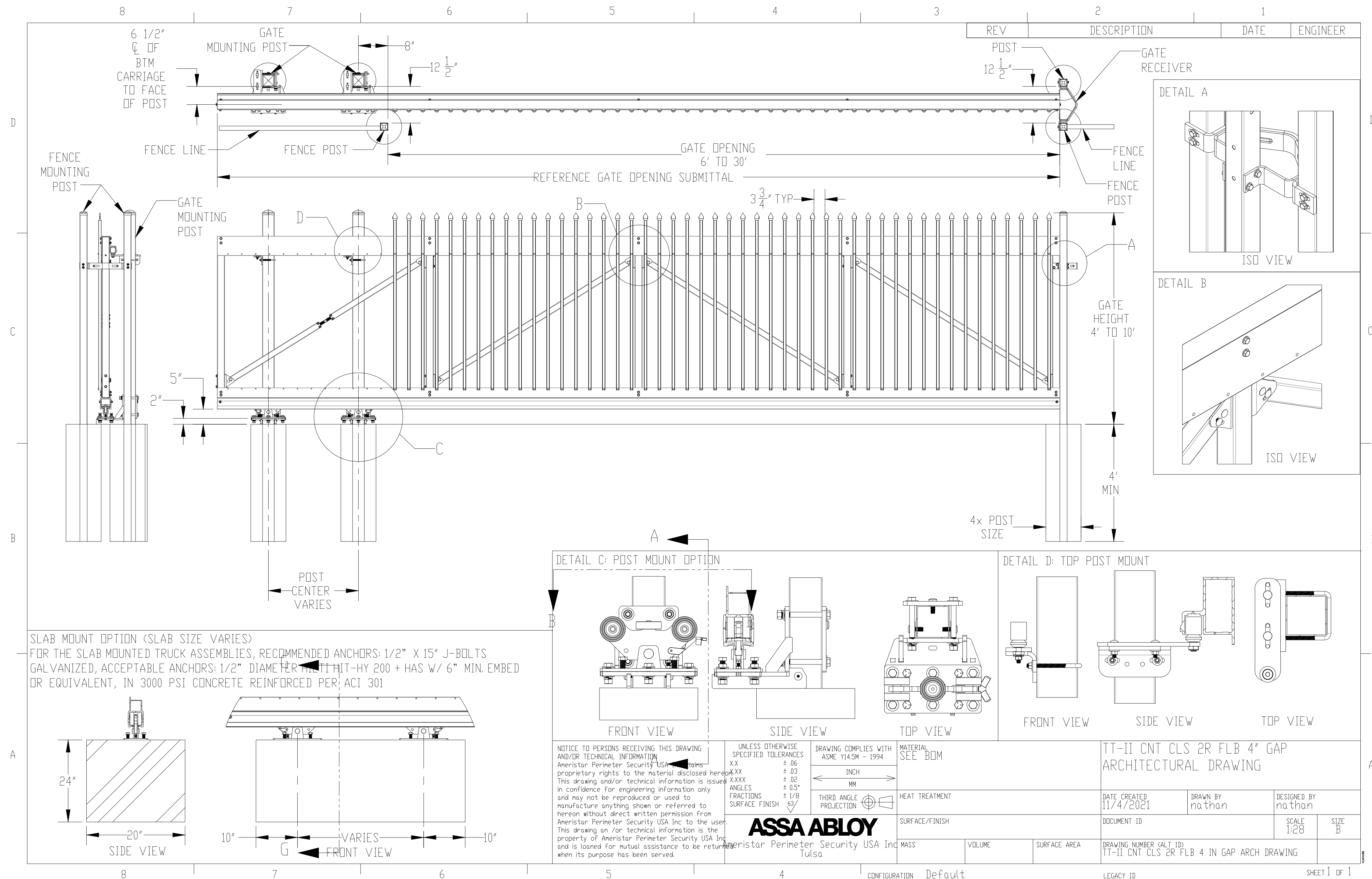
FIRE STATION #7
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

SHEET TITLE:
SITE DETAILS

SCALE: NTS

SHEET NUMBER:

SD-2



1 23' CANTILEVER GATE

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

NOT TO SCALE