

FIRE STATION 11 SITE PLAN
 TRACT A, BLOCK 1, SECURITY SELF STORAGE SUBDIVISION FILING NO. 1
 AND LOT 1, BLOCK 1, AURORA FIRE STATION NO. 11 SUBDIVISION FILING NO. 1
 A PART OF THE NW 1/4 OF SECTION 26, T.4S., R.67W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

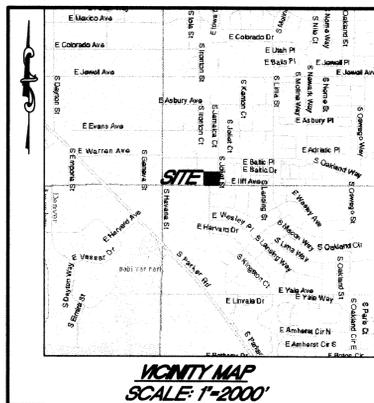
PREPARED FOR: COMMERCIAL BUILDING SERVICES INC.
 7561 SOUTH GRANT STREET, SUITE A-4
 LITTLETON, COLORADO 80122
 PHONE: (303) 730-3001

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

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- Mylar Change 2/14/03
- Revise building elevations to match site plan.
 - Delete block wall to match site plan.
 - Add man door.
 - Add window in existing door.
 - Show wall light.
 - Delete man door.
 - Delete 6' x 8' roll up.
 - Change roll up to grill roll up.
 - Change note #17 to concrete parking.
 - Add enclosure for trash, generator and transformer.
 - Site Light Plan 547 B OF B
 - Revise Trash Enclosure Materials

SITE DATA:

LAND AREA WITHIN SITE PLAN: 96,131 SQUARE FEET OR 2.2069 ACRES

MAXIMUM HEIGHT OF BUILDING: 35 FEET

TOTAL BUILDING COVERAGE: 10,496 SQUARE FEET OR 10.92%

HARD SURFACE AREA: 28,504 SQUARE FEET OR 29.65%

LANDSCAPE AREA: 57,131 SQUARE FEET OR 59.43%

PRESENT ZONING CLASSIFICATION: AOD

PROPOSED USE: FIRE STATION

PARKING:

REQUIRED: 1 SPACE PER EMPLOYEE

8 EMPLOYEES: 8 SPACES REQUIRED

PROVIDED:

16 STANDARD SPACES FOR EMPLOYEE'S

16 STANDARD SPACES FOR PUBLIC/COMMUNITY MEETING ROOM

2 HANDICAP VAN ACCESSIBLE SPACES FOR PUBLIC/COMMUNITY MEETING ROOM

SIGNAGE:

DOUBLE SIDED MONUMENT SIGNAGE

ALLOWABLE SIGN AREA:

80 SQUARE FEET

PROVIDED SIGN AREA:

DOUBLE SIDED MONUMENT SIGN - 80 SQUARE FEET

BENCHMARK:

COA BM P-012B

3" DIAMETER BRASS CAP ATOP THE N.W. CORNER OF A CURB OPENING INLET

AT THE EAST CURB RETURN BEING AT THE N.E. CORNER OF S. JOLIET ST.

AND E. ILIFF AVE.

ELEVATION=5585.32

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, FIRE STATION NO. 11 SUBDIVISION FILING NO. 1, AND TRACT A, BLOCK 1, SECURITY SELF STORAGE SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE ADDRESS:

SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF
 HAS CAUSED THESE PRESENTS TO BE EXECUTED
 THIS _____ DAY OF _____, 20__ A.D.

BY: _____
 _____ 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: _____.

RECORDERS CERTIFICATE:

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

CLERK AND RECORDER: _____

DEPUTY: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: Blair C. Weisberg DATE: 7/26/02

PLANNING DIRECTOR: Debbie M. Balko DATE: 7-26-02

PLANNING COMMISSION: _____ DATE: 2-27-02
 CHAIRMAN

CITY COUNCIL: _____ NA _____ DATE: _____
 MAYOR

ATTEST: _____ NA _____ DATE: _____
 CITY CLERK

BEFORE YOU DIG
 CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 CALL 8 BUSINESS DAYS IN ADVANCE BEFORE
 YOU DIG. GRADE OR EXCAVATE FOR THE
 MARKING OF UNDERGROUND UTILITY LINES

NO.	DESCRIPTION	DATE	BY
1	PER CITY OF AURORA COMMENTS	02/15/02	DWM
2	PER CITY OF AURORA COMMENTS	04/17/02	DWM

PREPARED BY:  **Engineering Service Company**
 1300 S. POTOMAC STREET, SUITE 126
 AURORA, COLORADO 80012
 Phone: (303) 337-1393
 engineers@esvc.com

DESCRIPTION: **COVER SHEET**
 FIRE STATION 11 SITE PLAN
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 PREPARED FOR: **COMMERCIAL BUILDING SERVICES INC**
 7561 SOUTH GRANT STREET, SUITE A-4
 LITTLETON, COLORADO 80122
 (303) 730-3001
 CITY OF AURORA
 1470 SOUTH HANANA STREET
 AURORA, COLORADO 80012
 (303) 739-7888

DESIGNED BY:	DWM
DRAWN BY:	JDP
CHECKED BY:	RHY
DRAWER NUMBER:	E-547
DATE:	12-17-2001
SCALE:	N/A
SHEET NUMBER:	1 OF 8

MC 2/14/03

1 MA #2001-6094-02, 2/23/24: ADDING PERIMETER FENCE AND GATE TO NORTH EMPLOYEE PARKING LOT

NOTES

- 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.
 - ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
 - 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".
 - "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.
 - THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
 - 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.
 - 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.
 - THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ROOF-MOUNTED EQUIPMENT SCREENING:**
- 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.
 - 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.
 - 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.

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NOTES CONTINUED

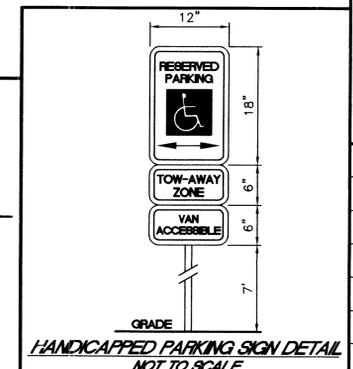
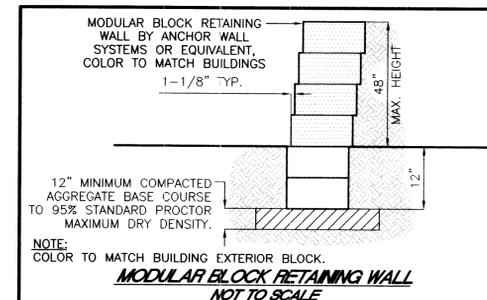
- FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- NO ARCHITECTURAL FEATURE (I.E. ROOF OVERHANG, FOUNDATION, FOOTER, CANTILEVERED WALL, ETC.) CAN ENCROACH INTO ANY EASEMENT.
- ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD.
- ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE VIA ILLIFF AVENUE AND NOT THROUGH THE RESIDENTIAL AREA TO THE NORTH.
- THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS OF THE EMERGENCY TRAFFIC SIGNAL PURCHASED AND INSTALLATION OF ILLIFF AVENUE AND JAMAICA STREET.
- THE SANITARY SEWER CROSSING ILLIFF AVENUE SHALL BE BORED.
- STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE INSTALLATION WITH AURORA PUBLIC WORKS AT 303-739-7300.
- CONSTRUCTION HOURS WILL BE FROM 7:00 A.M. TO 7:00 P.M.
- COMMUNITY ROOM HOURS WILL BE FROM 7:00 A.M. TO 10:00 P.M.
- THE CONTRACTOR WILL ASSIST THE HOMEOWNER IN REHABILITATING THE FENCE.

SITE PLAN SCHEDULE

- EXISTING FIRE HYDRANT NO. 13C-20
- EXISTING CURB AND GUTTER W/ATTACHED 4.5' SIDEWALK
- EXISTING CURB AND GUTTER W/ATTACHED 8' SIDEWALK TO BE REMOVED
- EXISTING HANDICAP RAMP TO BE REMOVED
- EXISTING FIRE HYDRANT NO. 13C-37
- EXISTING BUS STOP AND SIGN TO BE RELOCATED
- PROPOSED CURB AND GUTTER W/DETACHED 5' SIDEWALK
- PROPOSED HANDICAP RAMP PER C.O.A. STANDARDS (TYP.)
- PROPOSED 8' TYPE I CONCRETE PAN PER C.O.A. STANDARDS
- EXISTING TELEPHONE BOX
- EXISTING ELECTRICAL PEDESTAL TO BE RELOCATED
- 15' LANDSCAPE BUFFER
- CMU TRASH ENCLOSURE
- EXISTING TELEPHONE PEDESTALS TO BE RELOCATED
- EXISTING UTILITIES TO BE RELOCATED
- LANDSCAPED AREA
- ASPHALT PAVING (17A) CONCRETE PAVING
- EMPLOYEE PARKING AREA
- MAINTENANCE VEHICLE PARKING AREA
- VISITOR PARKING AREA
- SITE TRIANGLE

SITE PLAN SCHEDULE (CONTINUED)

- EXISTING 6' WOOD FENCE
- 10' SLOPE EASEMENT (BOOK 3812-PAGE 781) TO BE VACATED BY SEPARATE DOCUMENT
- 16' EASEMENT (BY PLAT) TO BE VACATED BY SEPARATE DOCUMENT
- 26' FIRE LANE EASEMENT (BY PLAT) TO BE VACATED BY SEPARATE DOCUMENT
- 15' FIRE LANE EASEMENT (BY PLAT) TO BE VACATED BY SEPARATE DOCUMENT
- 8' UTILITY EASEMENT (BY PLAT) TO BE VACATED BY SEPARATE DOCUMENT
- 10' DRAINAGE EASEMENT (BOOK 114, PAGE 78)
- 5' PUBLIC SERVICE COMPANY EASEMENT (BOOK 1831, PAGE 42)
- EXISTING EDGE OF ASPHALT
- PROPOSED 5.5' SIDEWALK EASEMENT (BY PLAT) TO BE VACATED BY SEPARATE DOCUMENT
- PROPOSED BUILDING (RE: ARCH. FOR DIMS.)
- PROPOSED DETENTION POND H.W. EL. = 5576.8
- PROPOSED HANDICAP RAMP
- 5' CONCRETE WALK
- 8' UTILITY EASEMENT (BY PLAT) TO BE VACATED BY SEPARATE DOCUMENT
- 7.5' SIDEWALK EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
- EXISTING LANE STRIPING
- 16' UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
- SAND/OIL SEPARATER (PRIVATE)
- MONUMENT SIGN
- EXISTING 3' HOGWIRE FENCE
- GENERATOR
- TRANSFORMER
- FLAG POLE
- 25' RADIUS
- 15' RADIUS
- STREET LIGHT
- 2' WIDE CONCRETE PAN
- MODULAR BLOCK RETAINING WALL
- 10.0' SIDEWALK EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
- 4.0' SIDEWALK EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
- 4.0' CONCRETE TRICKLE CHANNEL
- 4.0' CONCRETE PAN
- 2' HIGH LANDSCAPE BERM



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

CALL TO LOCATE AND MARK UTILITIES BEFORE YOU DIG TO AVOID DAMAGE TO UNDERGROUND UTILITIES

NO.	DATE	BY	DESCRIPTION
1	02/13/02	DWM	PER CITY OF AURORA COMMENTS
2	04/17/02	DWM	PER CITY OF AURORA COMMENTS

REVISIONS

PREPARED BY: **Engineering Service Company**
 1300 South Grant Street, Suite 1012
 Aurora, Colorado 80012
 Phone: (303) 739-7300 Fax: (303) 739-7481

NOTES & SITE PLAN SCHEDULE

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PREPARED FOR: **CITY OF AURORA**
 1470 SOUTH GRANT STREET, SUITE 1012
 AURORA, COLORADO 80012
 (303) 739-7300

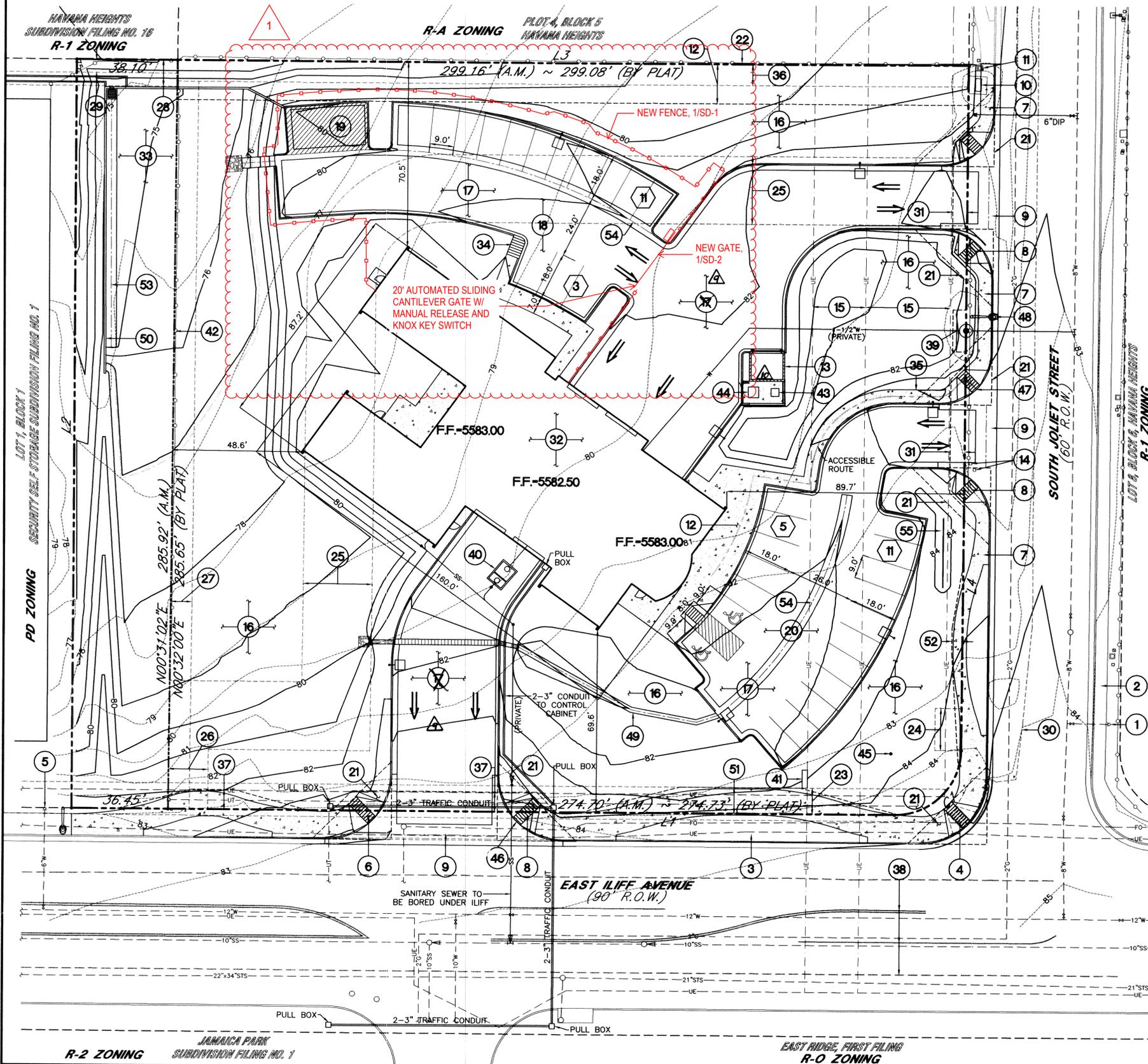
ENGINEERS SEAL:

DESIGNED BY: DWM
 DRAWN BY: JDP
 CHECKED BY: RHY
 DRAWER NUMBER: E-547
 DATE: 12-17-2001
 SCALE: N/A
 SHEET NUMBER: 2 OF 8

2/14/03

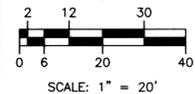
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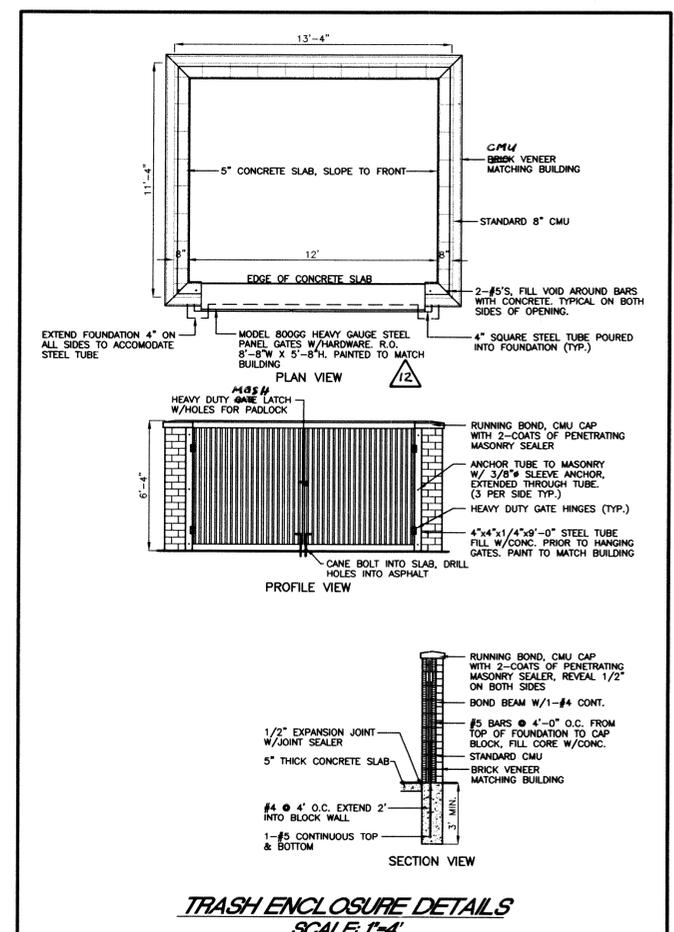
NOTE:
A TWO-RAIL OPEN WOOD FENCE WILL BE BUILT ABOVE THE RETAINING WALL WHERE THAT THE WALL EXCEEDS THREE FEET IN HEIGHT.

COURSE	BEARING	LENGTH
L1	N89°48'48"W	311.15'
L2	N00°11'12"E	285.89'
L3	S89°51'09"E	337.26'
L4	S00°25'46"W	261.23'



COURSE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°45'26"	25.00'	39.16'	S45°18'29"W	35.28'

—FO—	EXIST. FIBER OPTIC LINE	—W—	PROP. WATER LINE
—G—	EXIST. GAS LINE	—H—	PROP. HANDICAP ROUTE
—E—	EXIST. ELECTRICAL LINE	—F—	EXIST. FIRE HYDRANT
—SE—	EXIST. SANITARY SEWER LINE	—M—	EXIST. MANHOLE
—SS—	EXIST. STORM SEWER LINE	—P—	PROP. FIRE HYDRANT
—UT—	EXIST. TELEPHONE LINE	—O—	NUMBER OF PARKING STALLS
—W—	EXIST. WATER LINE	—M—	PROP. WATER METER
—SS—	PROP. SANITARY SEWER LINE	—V—	EXIST. WATER VALVE
—>>>	SITE CIRCULATION ARROWS	—A—	PROP. AREA LIGHT



TRASH ENCLOSURE DETAILS
SCALE: 1"=4"

**BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO**
1-800-922-1987
CALL & RESERVE YOUR ADVANCE BEFORE
YOU DIG. BRING OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	DATE	BY	DESCRIPTION
1	01/29/02	DWM	PER CITY OF AURORA COMMENTS
2	04/17/02	DWM	PER CITY OF AURORA COMMENTS

Engineering Service Company
1300 South Federal Boulevard, Suite 1105
Aurora, Colorado 80013 337-7481
Phone: (303) 739-7887 Fax: (303) 739-7887

SITE PLAN
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CITY OF AURORA
14170 EAST ILIFF AVENUE
AURORA, COLORADO 80012
(303) 739-7887

COMMERCIAL BUILDING SERVICES, INC.
7501 LITTLETON ROAD, SUITE 404
LITTLETON, COLORADO 80120
(303) 730-3001

DESIGNED BY: DWM
DRAWN BY: JDP
CHECKED BY: RHY
DRAWER NUMBER: E-547
DATE: 12-17-2001
SCALE: 1"=20'
SHEET NUMBER: 3 OF 8

MC 2/14/03

FIRE STATION 11 SITE PLAN

PLANTING NOTES:

1. ALL TOP SOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCK PILED PRIOR TO CONSTRUCTION. FOLLOWING ROUGH GRADING, TOP SOIL SHALL BE REDISTRIBUTED IN LANDSCAPE AREAS INCLUDING PUBLIC-RIGHT-OF WAY. TOP SOIL SHALL BE FREE OF ALL DEBRIS.
2. ALL TOP SOIL SHALL BE AMENDED WITH COMPOST AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL USING TILLER OR RIPPER TEETH EQUIPMENT.
3. ALL SHRUB BED AREAS SHALL BE EDGED WITH STEEL EDGING. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-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 MULCH RING. MULCH SHALL CONSIST OF A 4-INCH DEPTH OF ASPEN MULCH OR EQUAL.
6. ALL TURF GRASS, TREES, SHRUBS, & FLOWERS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM USING SPRINKLER AND DRIP EMITTERS AS REQUIRED TO ADEQUATELY SUPPLEMENT MOISTURE REQUIREMENTS.
7. ALL PLANTING PITS SHALL BE 1.5 - 2 TIMES THE WIDTH OF THE PLANT ROOT BALL WITH SCARIFIED WALLS. THE BACKFILL SOIL SHALL CONSIST OF A MINIMUM OF 1/3 PEAT MOSS OR OTHER ORGANIC MATTER HOMOGENEOUSLY MIXED INTO BACKFILL ALONG WITH OSMOCOTE 14-14-14 FERTILIZER AT A RATE PER MANUFACTURE'S RECOMMENDATION.
8. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
9. ALL TREES SHALL BE STAKED WITH NEW 6-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 ADDITIONAL 12-MONTHS. ALL REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.

Planting Legend

SYMBOL	ALIAS	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	DECIDUOUS SHRUBS	COMMON NAME	SIZE	QUANTITY	WATER USE	
DECIDUOUS TREES												
C P							CHANTICLEER PEAR					
	ACRU	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	2.5" CAL	7	M		RIA	RIBES AUREUM	5-GAL	48	L
	SOJA	SOPHORA JAPONICA	JAP. PAGODA TREE	2.5" CAL	3	L		RHAR	RHUS AROMATICA 'GROW-LOW'	1-GAL	57	L
	GLTR	GLEDITSIA TRIACANTHOS INERMIS	SHADEMASTER HONEYLOCUST	3.5" CAL	3	L		POTF	POTENTILLA FRUTICOSA 'SUTTER'S GOLD'	5-GAL	57	L
	ACS	AMELANCHIER CANADENSIS 'SHADBLOW'	SERVICEBERRY	2.5" CAL	3	M		WEF	WEIGELA FLORIDA 'JAVA RED'	5-GAL	28	M
EVERGREEN TREES												
	JSM	JUNIPERUS SCOPULARUM 'MEDORA'	MEDORA JUNIPER	40'	44	T		PBQ	PHILADELPHUS x 'BUCKLEY'S QUILL'	5-GAL	43	M
	PPM	PICEA PUNGENS 'R.H. MONTGOMERY'	R.H. MONTGOMERY SPRUCE	4'	9	M		CCDK	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	5-GAL	112	L
	PIN	PINUS EDULIS	PINON PINE	10'	29	L	GROUNDCOVERS & PERENNIALS					
EVERGREEN SHRUBS												
	CDH	CYTISUS DALLIMOREI HYBRID	'LILAC TIME' SCOTCH	5-GAL	11	L		LISP	LIATRIS SPICATA	1-GAL	19	L
	JSB	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	1-GAL	15	L		RUFL	RUDBECKIA FLUGIDIA 'GOLDSTRUM'	1-GAL	205	M
	MOAQ	MAHONIA AQUIFOLIUM 'COMPACT'	COMPACT OREGON GRAPE HOLLY	2-GAL	121	L		COVE	COREOPSIS VERTICILLATA 'MOONBEAM'	1-GAL	53	L
GRASSES												
	CAAR	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	RED FEATHER GRASS	1-GAL	33	M		TEC	TEUCRIUM CHAMAEDRYIS	1-GAL	42	M
	MSP	MISCANTHUS SINENSIS 'PURPURESCENS'	MAIDEN PURPLE FLAME	1-GAL	32	M		ACY	ACHILLEA SPP. 'MOONSHINE'	1-GAL	14	L
	CHL	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1-GAL	8	M		HSSA	HEUCHERA SANGUINEA 'ALUMROOT'	1-GAL	36	M
	PEAL	PENNISETUM ALOPECUROIDES 'HAMELN'	HARDY FOUNTAIN GRASS	1-GAL	68	L		TURF	SEE GRASS NOTE			

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 CLODS, 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.

**BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1887**

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE MARKING OF UNDERGROUND UTILITIES

NO.	DESCRIPTION	DATE	BY
1	SITE AND LANDSCAPE REVISIONS (per CITY OF AURORA)	01/28/02	T.H.
2	SITE AND LANDSCAPE REVISIONS (per CITY OF AURORA)	02/08/02	T.H.
3	LANDSCAPE REVISIONS	04/16/02	G.C.

REVISIONS

PREPARED BY:
Engineering Service Company
1470 SOUTH HAVANA STREET, SUITE A-4
AURORA, COLORADO 80012
PHONE: (303) 733-7481
FAX: (303) 733-3001

LANDSCAPE NOTES
FIRE STATION 11 SITE PLAN
TRACT A, BLOCK 1, SECURITY SELF STORAGE SUBDIVISION FILING NO. 1
AND LOT 1, BLOCK 1, AURORA FIRE STATION NO. 11 SUBDIVISION FILING NO. 1
PREPARED FOR CITY OF AURORA, COUNTY OF ARAPAHO, STATE OF COLORADO

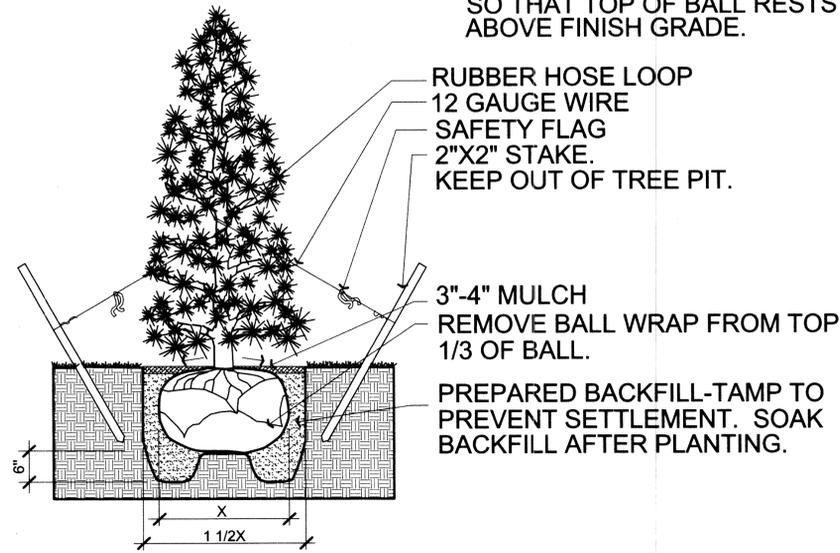
ENGINEER'S SEAL
LAND ARCHITECTS
1470 SOUTH HAVANA STREET, SUITE A-4
AURORA, COLORADO 80012
PHONE: (303) 733-7481
FAX: (303) 733-3001

DESIGNED BY:	G.C.
DRAWN BY:	T.H.
CHECKED BY:	G.C.
DRAWER NUMBER:	
DATE:	12/14/01
SCALE:	1"=20'-0"
SHEET NUMBER:	SHEET 5 of 8

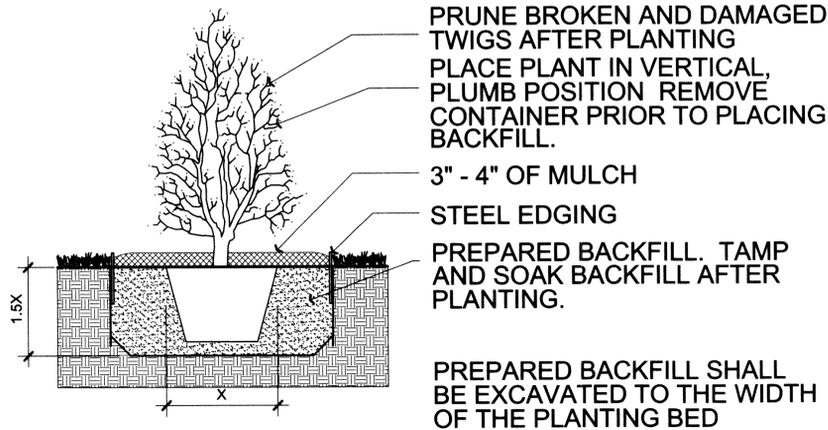
FIRE STATION 11 SITE PLAN

TRACT A, BLOCK 1, SECURITY SELF STORAGE SUBDIVISION FILING NO. 1
AND LOT 1, BLOCK 1, AURORA FIRE STATION NO. 11 SUBDIVISION FILING NO. 1
A PART OF THE NW 1/4 OF SECTION 26, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTE: DO NOT CUT CENTRAL LEADER OR PRUNE NEW CANDLES. EVERGREEN TREES SHALL BE PLANTED SO THAT TOP OF BALL RESTS 2"-4" ABOVE FINISH GRADE.



A EVERGREEN TREE PLANTING DETAIL
6 NTS

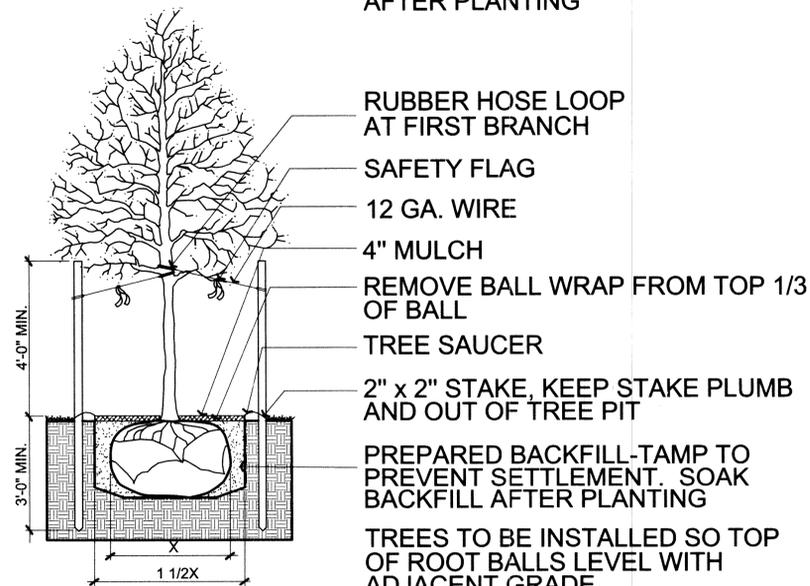


C SHRUB PLANTING DETAIL
6 NTS

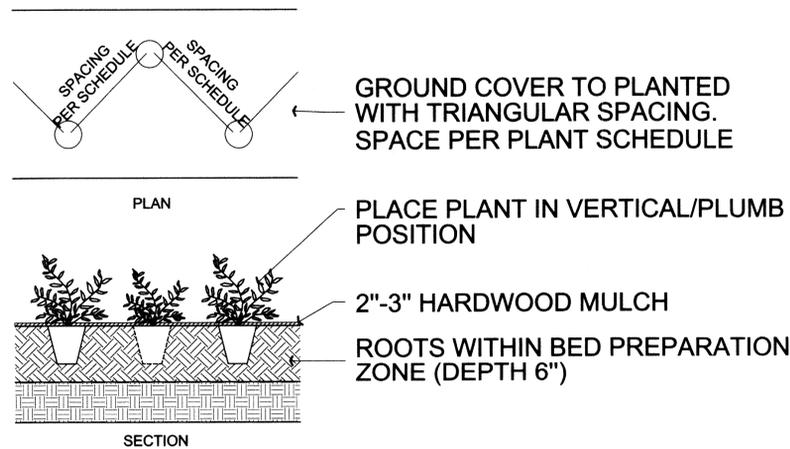
GRASS NOTES

- 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%
SIDEOTS GRAMA GRASS - 20%
WESTERN WHEATGRASS - 10%

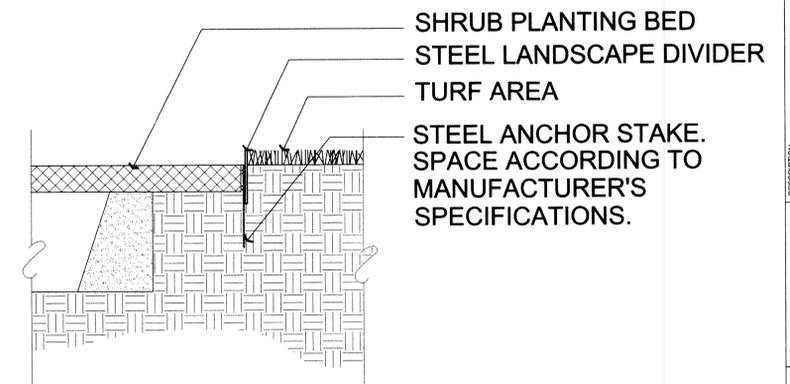
NOTE: TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING



B DECIDUOUS TREE PLANTING DETAIL
6 NTS



D GROUND COVER PLANTING DETAIL
6 NTS



E STEEL EDGING DETAIL
6 NTS

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL TO REPORT OR EXCAVATE FOR THE
MARKING OF UNDERGROUND UTILITIES

NO.	DATE	BY	DESCRIPTION
1	01/28/02	T.H.	SITE AND LANDSCAPE REVISIONS (per CITY OF AURORA)
2	02/08/02	T.H.	SITE AND LANDSCAPE REVISIONS (per CITY OF AURORA)

PREPARED BY:
Engineering Service Company
1300 South Polaris Street, Suite 126
Aurora, Colorado 80012
Phone: (303) 337-1383 Fax: (303) 337-7481
escompany.com

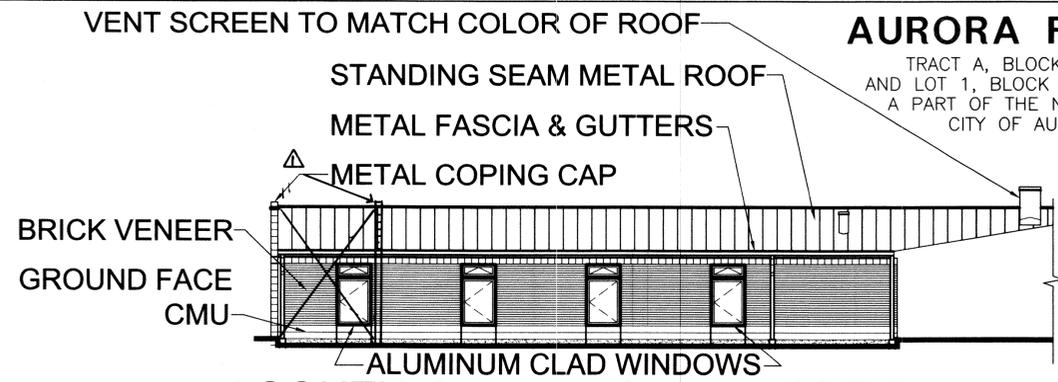
LANDSCAPE DETAILS
FIRE STATION 11 SITE PLAN
TRACT A, BLOCK 1, SECURITY SELF STORAGE SUBDIVISION FILING NO. 1
AND LOT 1, BLOCK 1, AURORA FIRE STATION NO. 11 SUBDIVISION FILING NO. 1
A PART OF THE NW 1/4 OF SECTION 26, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
COMMERCIAL BUILDING SERVICES, INC.
7651 SOUTH GRANT STREET, SUITE A-4
LITTLETON, COLORADO 80122
(303) 739-5001

ENGINEERS SEAL:
LAND ARCHITECTS
1470 SOUTH HAVANA STREET
AURORA, COLORADO 80012
(303) 739-7667

DESIGNED BY: T.H.
DRAWN BY: T.H.
CHECKED BY: G.C.
DRAWER NUMBER:
DATE: 12/14/01
SCALE: N.T.S.
SHEET NUMBER: 6 of 8

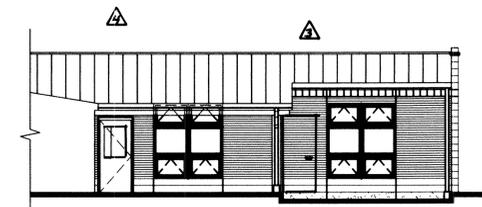
AURORA FIRE STATION 11 SITE PLAN

TRACT A, BLOCK 1, SECURITY SELF STORAGE SUBDIVISION FILING NO. 1
 AND LOT 1, BLOCK 1, AURORA FIRE STATION NO. 11 SUBDIVISION FILING NO. 1
 A PART OF THE NW 1/4 OF SECTION 26, T.4S., R.67W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



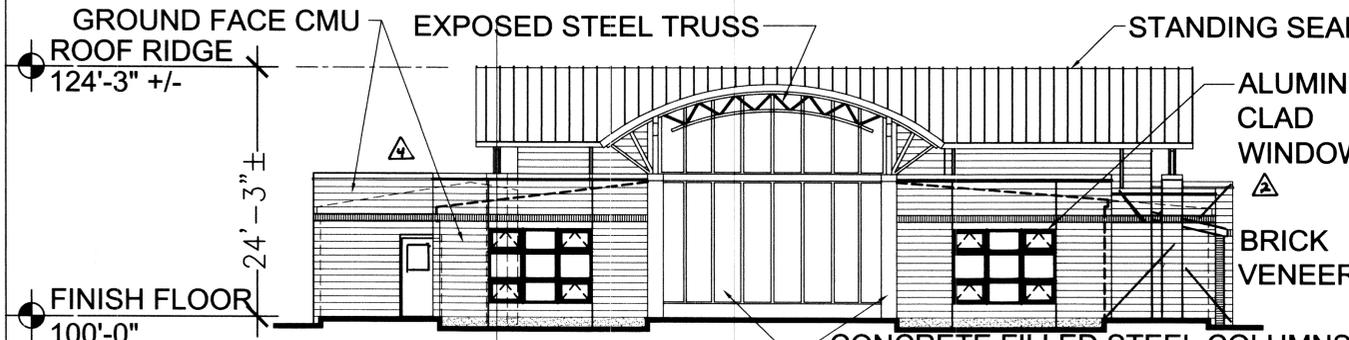
SOUTH ELEVATION AT PATIO

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



NORTH ELEVATION AT PATIO

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



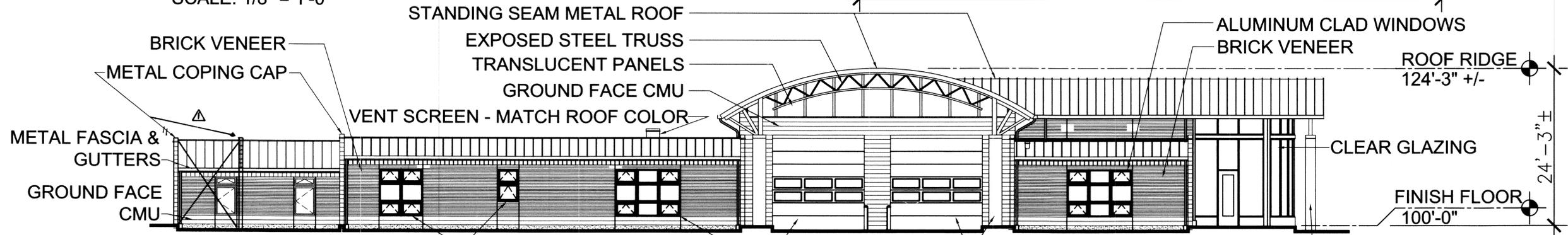
EAST ELEVATION

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



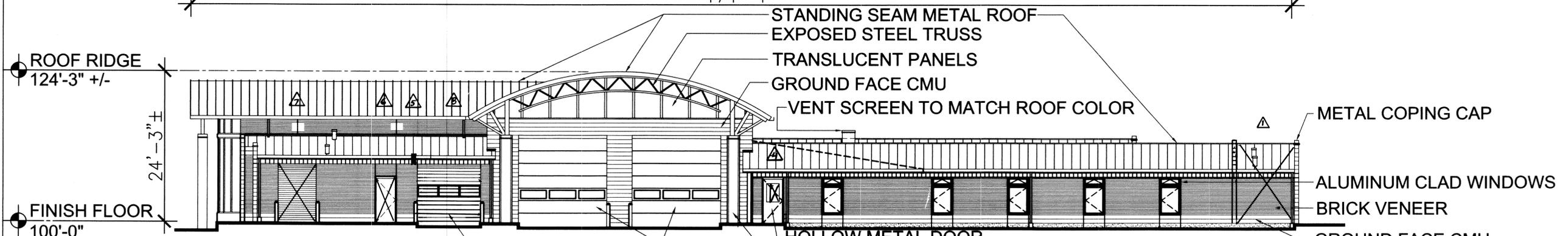
WEST ELEVATION

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



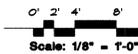
SOUTH ELEVATION

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



NORTH ELEVATION

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



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

NO.	REVISIONS	DATE	BY

TSP Inc.
 8751 E. Hampden Ave., Suite A-1
 Denver, Colorado 80231
 phone: (303) 696-1987
 fax: (303) 696-1988
 503 Blumington, Suite 5
 Ft. Collins, Colorado
 phone: (970) 484-1172
 fax: (970) 484-1021
 www.tspinc.com

PREPARED BY:
TSP

DESCRIPTION:
 AURORA FIRE STATION 11 ELEVATIONS

PREPARED FOR:
CITY OF AURORA
 1470 SOUTH HAVANA STREET
 AURORA, CO 80012
 (303) 739-7887

COMMERCIAL BUILDING SERVICES, INC.
 7561 SOUTH GRANT STREET, SUITE A-4
 LITTLETON, CO 80120
 (303) 739-3000

DESIGNED BY:	TSP FIVE Inc.
DRAWN BY:	RAD
CHECKED BY:	JSK
DRAWER NUMBER:	
DATE:	02-13-2002
SCALE:	1/8" = 1'-0"
SHEET NUMBER:	7 OF 8

MC 2/14/03

AURORA FIRE STATION 11 SITE PLAN

TRACT A, BLOCK 1, SECURITY SELF STORAGE SUBDIVISION FILING NO. 1
 AND LOT 1, BLOCK 1, AURORA FIRE STATION NO. 11 SUBDIVISION FILING NO. 1
 A PART OF THE NW 1/4 OF SECTION 26, T.4S., R.67W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

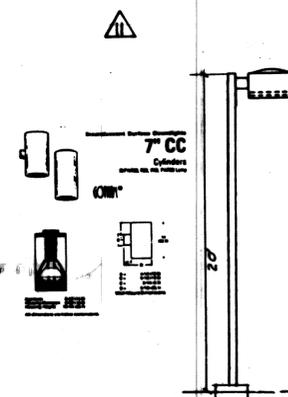
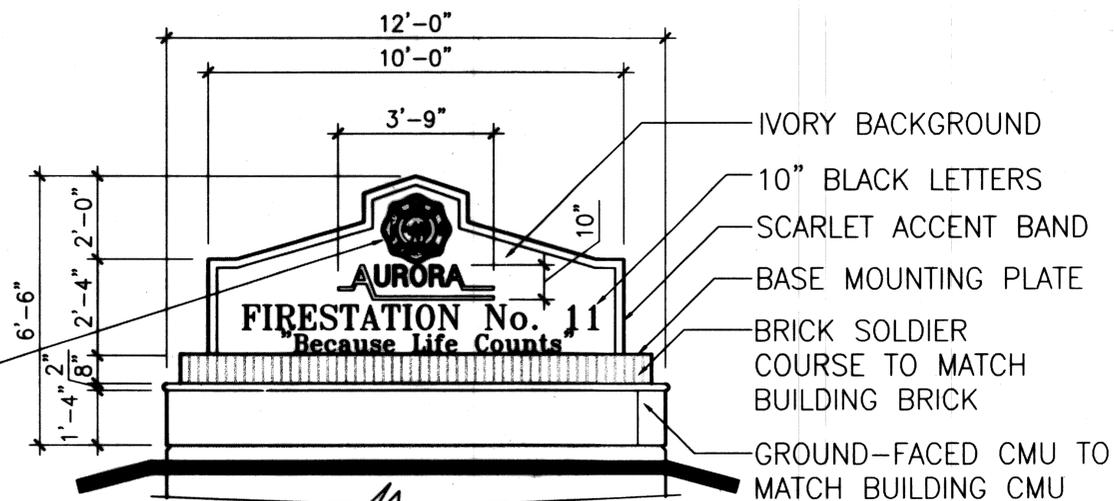
NOTE: TOTAL SIGNAGE INFORMATION AREA
 = 22.26 SQ. FT. ON EACH SIDE
 = 55.76 SQ. FT. TOTAL OF MONUMENT SIGN

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

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

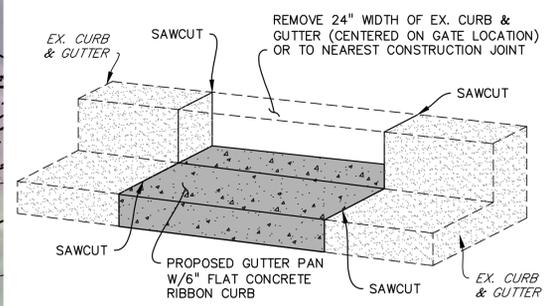
MONUMENT SIGN

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



BEFORE YOU DIG CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 CALL TO MARK THE GRADE OF EXISTING UTILITIES MARKING OF UNDERGROUND MEMBER UTILITIES	
NO.	REVISIONS
DATE	DESCRIPTION
BY	
PREPARED FOR: CITY OF AURORA 1470 SOUTH HAWANA STREET AURORA, COLORADO 80012 (303) 739-7687	
SHEET TITLE AURORA FIRE STATION 11 SIGN DETAIL	
PREPARED BY: TSP FIVE INC. COMMERCIAL BUILDING SERVICES, INC. 7581 SOUTH GRANT STREET, SUITE 4-4 LITTLETON, COLORADO 80122 (303) 739-3001	
ARCHITECT'S SEAL:	
DESIGNED BY: TSP FIVE INC.	
DRAWN BY: RAD	
CHECKED BY: JSK	
DRAWER NUMBER:	
DATE: 02-13-2002	
SCALE: 1/2" = 1'-0"	
SHEET NUMBER: 8 OF 8	

mc 2/14/03



FLAT RIBBON CURB DETAIL
NOT TO SCALE



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.

PROJECT BENCHMARK:
CITY OF AURORA BENCHMARK
ID NO. 458728W005
PUBLISHED ELEVATION = 5588.31
(BASED ON NAVD88 DATUM)

ORIGINAL SCALE: 1"=10'

LEGEND

PROPERTY LINE	---
EX. FENCE	-x-x-
EX. FIRE HYDRANT	⊕
EX. WATER VALVE	⊙
EX. SIGN	⊥
EX. TREE	⊙
EX. WATER METER	⊙
EX. MANHOLE	⊙
EX. POWER POLE	⊕
EX. STREET LIGHT	*
EX. CONCRETE	▒
EX. LANDSCAPE	▒
EX. GRAVEL	▒
EX. CABLE TV LINE	ctv
EX. WATER LINE	w
EX. GAS LINE	g
EX. BURIED ELECTRIC LINE	e
EX. INTERMEDIATE CONTOUR	5364
EX. INDEX CONTOUR	5365
PROPOSED FENCE	—●—

CONSTRUCTION NOTES

- 1 INSTALL 6-INCH DIA. STEEL BOLLARD. (REFER TO LANDSCAPE PLANS FOR DETAIL.)
- 2 INSTALL 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 PAVEMENT, INSTALL UNDERGROUND REVERSING LOOP (STANDARD SIZE 6'x10') & ADD SEALANT. REFER TO MANUFACTURER'S SPECIFICATIONS.
- 6 SAW CUT PAVEMENT, INSTALL UNDERGROUND FREE EXIT LOOP (STANDARD SIZE 6'x10') & ADD SEALANT. REFER TO MANUFACTURER'S SPECIFICATIONS.
- 7 SAWCUT PAVEMENT, 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.)

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 #1322
PROJECT #R-2287

FIRE STATION #11
Aurora Fire Rescue
2291 S. Joliet Street
Aurora, Colorado 80014

PROJ. NO. R-2287
DRAWN: MTO
CHECKED: CWK
CADD FILE:
DATE: 08/08/2024

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

FIRE STATION #11
AURORA FIRE RESCUE
CONSTRUCTION PLAN SET
SHEET TITLE:
SITE PLAN

SCALE: SCALE 1"=20'
SHEET NUMBER:
C1

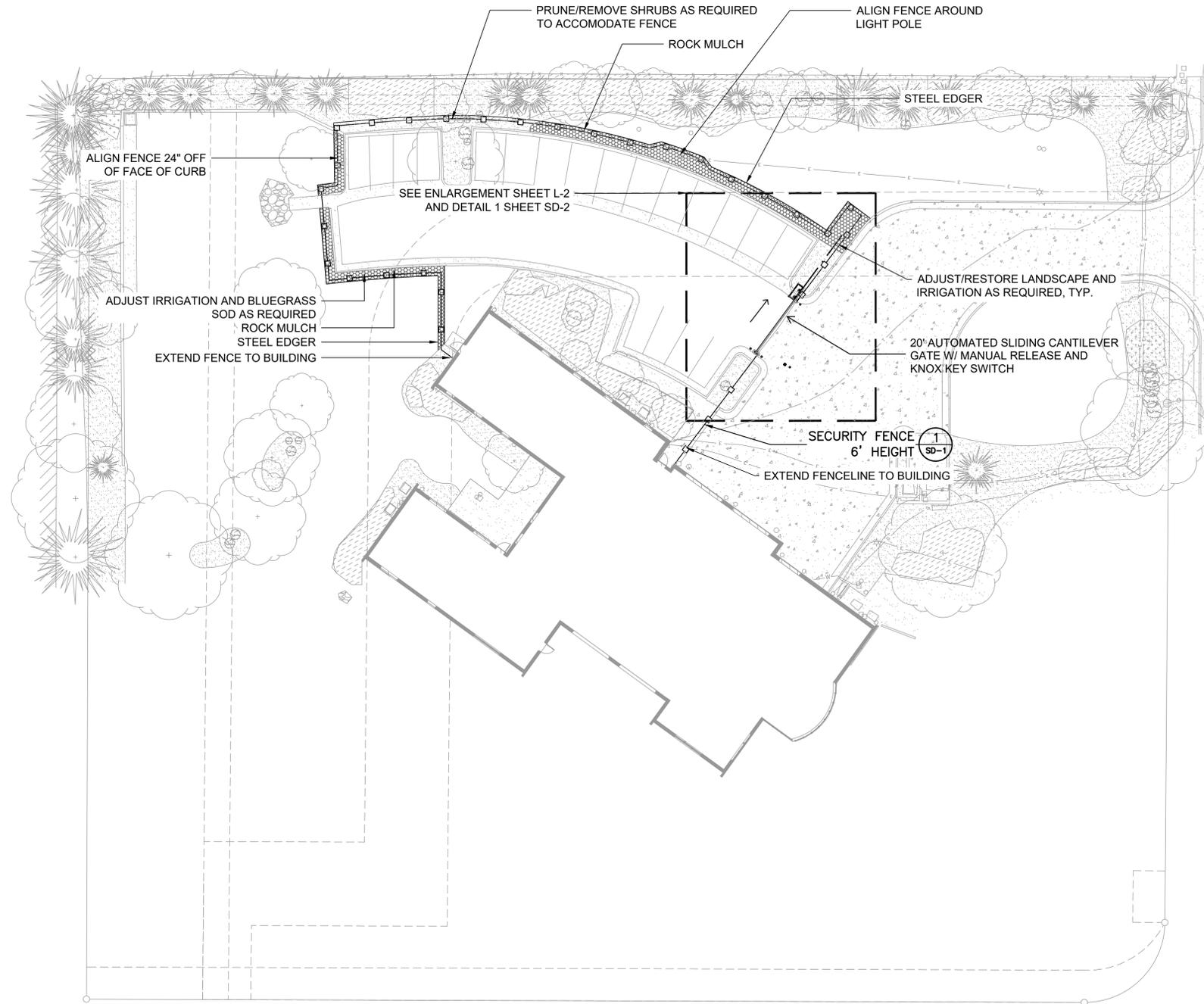
LOT 1, BLOCK 1
FIRE STATION NO. 11
SUB. FILING NO. 2

LEGEND

-  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.



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BLDG # 328

FIRE STATION #11

Aurora Fire Rescue

2291 S. Joliet St.

Aurora, Colorado 80014

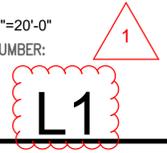
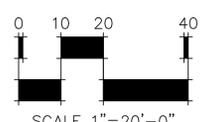
PROJECT #R-2287

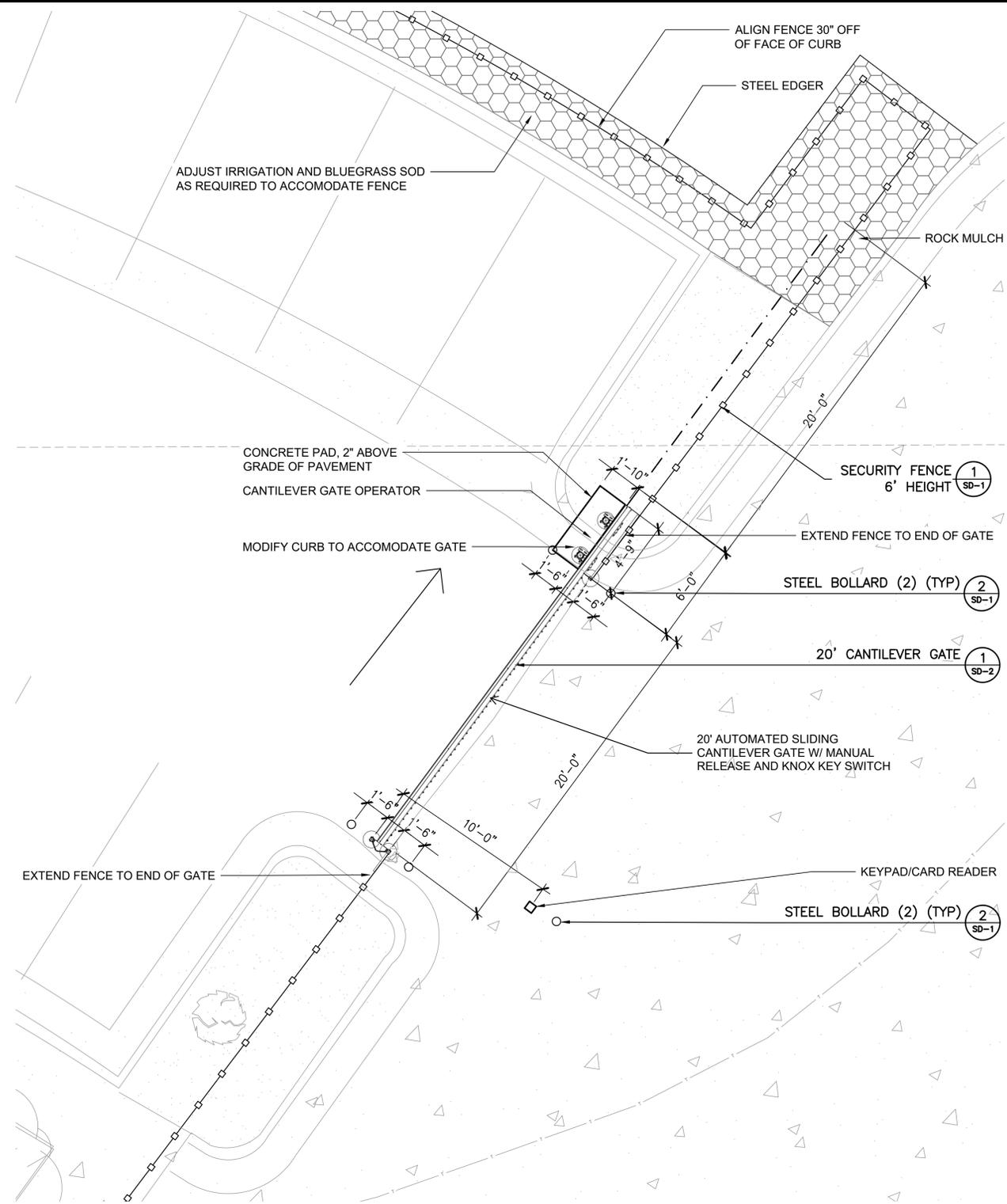
PROJ. NO. R-2287
 DRAWN: CS
 CHECKED: MW
 CADD FILE:
 DATE: 02/22/2024

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

FIRE STATION #11
 AURORA FIRE RESCUE
 CONSTRUCTION DRAWING SET
 SHEET TITLE:
LANDSCAPE PLAN

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





CANTILEVER GATE ENLARGEMENT

LEGEND

- SECURITY FENCE
- STEEL EDGER

HB&A

Architecture
AND
Planning

102 E. Moreno Avenue
Colorado Springs, CO 80903
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BLDG #1322

PROJECT #R-2287

FIRE STATION #11

Aurora Fire Rescue
2291 S. Joliet St.
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
01/12/24		Bid Documents
02/22/24		Building Permit Set

FIRE STATION #11
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET
SHEET TITLE:
LANDSCAPE PLAN

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



1
L2



BLDG #1322

PROJECT #R-2287

FIRE STATION #11

Aurora Fire Rescue

2291 S. Joliet St.

Aurora, Colorado 80014

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

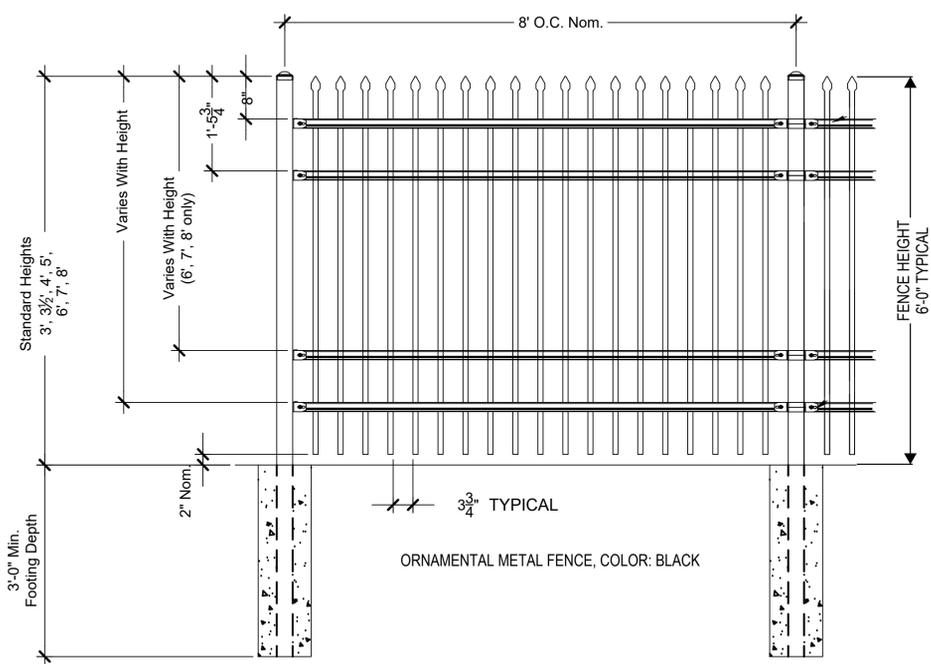
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01/12/24		Bid Documents
02/22/24		Building Permit Set

FIRE STATION #11
 AURORA FIRE RESCUE
 CONSTRUCTION DRAWING SET

SHEET TITLE:
 SITE DETAILS

SCALE: NTS
 SHEET NUMBER:

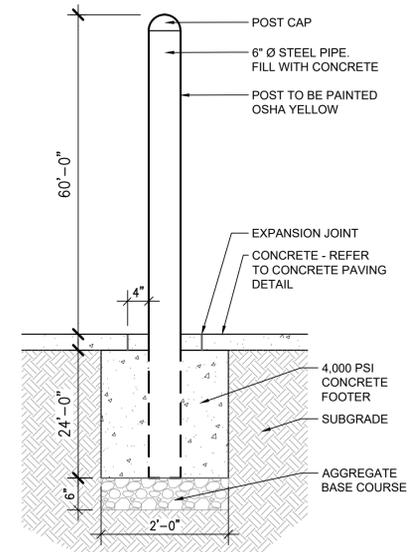
SD-1



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"



BLDG #1322

FIRE STATION #11

Aurora Fire Rescue
2291 S. Joliet St.
Aurora, Colorado 80014

PROJECT #R-287

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

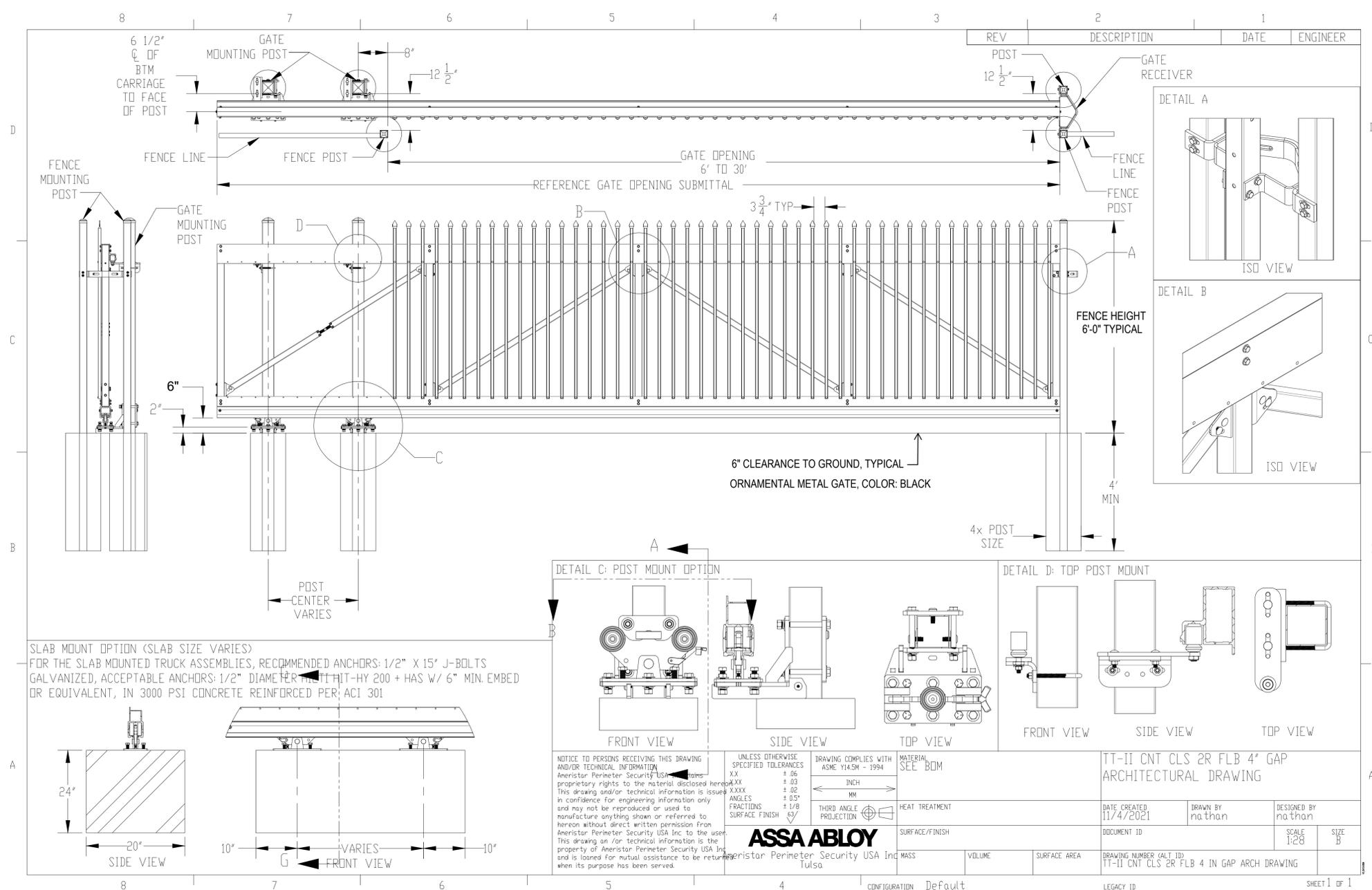
NO.	DATE	DESCRIPTION
11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set

FIRE STATION #11
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

SHEET TITLE:
SITE DETAILS

SCALE: NTS
SHEET NUMBER:

SD-2



20' 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

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DATE CREATED: 11/4/2021	DRAWN BY: nathan	DESIGNED BY: nathan
DOCUMENT ID	SCALE: 1:28	SIZE: B
LEGACY ID	CONFIGURATION: Default	SHEET 1 OF 1