

LEGAL DESCRIPTION  
FIRE STATION NO. 10  
PLANNED BUILDING GROUP

A parcel of land situated in the SW 1/4 of Section 3, T5S, R66W, 6th P.M., Arapahoe County, Colorado, being a part of Lot 1, Block 1 of Highpoint Subdivision, Filing No. 8, more particularly described as follows:

Commencing at the most northerly corner of Highpoint Subdivision Filing No. 8, as recorded in Arapahoe County, Colorado, said corner lying on a curve; thence southeasterly along the arc of a curve to the left and along the easterly boundary of said subdivision, said curve having a radius of 575.00 feet, a central angle of 6°32'08" and an arc length of 65.59 feet (whose chord bears S28°09'08"E a distance of 65.55 feet) to a point of tangent; thence S31°25'12"E, along said tangent, continuing along said easterly boundary, a distance of 511.0 feet to the POINT OF BEGINNING;

Thence continuing along the last described course and along said easterly boundary a distance of 294.00 feet; thence S58°34'48"W a distance of 42.00 feet to a point of curve; thence southwesterly along the arc of a curve to the left having a radius of 115.00 feet, a central angle of 36°54'43" and an arc length of 74.09 feet; thence N70°49'26"W a distance of 234.00 feet; thence N19°10'34"E a distance of 214.63 feet; thence N58°34'48"E a distance of 93.77 feet to the POINT OF BEGINNING, containing (55530 square feet) 1.278 acres, more or less.

The bearings and distances used in this description are derived from the plat of Highpoint Subdivision Filing No. 8, as recorded in Arapahoe County, Colorado

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefore, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof, City of Aurora, Colorado, a municipal Corporation, has caused these presents to be executed this 21st day of April, 1981, A.D. 1981

By: *[Signature]* Attest: *[Signature]*  
CITY CLERK

NOTARIAL:  
STATE OF COLORADO )  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 21st day of April, 1981

Witness my hand and seal.

By: *[Signature]* Notary Public  
My commission expires 1-18-84

CITY OF AURORA APPROVAL: ADMINISTRATIVE AMENDMENT 4/20/81

By: *[Signature]* Planning Director  
DATE: 21 APR 81

RECORDER'S CERTIFICATE

Accepted for filing in the Office of the Clerk and Recorder of Arapahoe County, Colorado, at 10 o'clock, A.M. this 21 day of April, A.D., 1981.

By: *[Signature]* Clerk and Recorder  
Deputy

# city of aurora fire station no.10 p.b.g. amended

DATA:	
Land area within property lines	= 1.278 acres
Gross floor area (Article II, 41-14)	= 8124 square feet
Total building coverage	= 24973 square feet
hard-surface area exclusive of buildings	= 22573 sq. ft. 40.5%
Area devoted to landscaping within site	
Present zoning classification	= PC2D
Proposed uses	= Fire Station
Number of stories	= 1
Maximum height of buildings	= 21'
Loading spaces provided	
Total parking spaces provided	= 16 proposed (20 existing)
Parking spaces provided	= 16 parking spaces
Parking calculations	= Occupant Load = 38; 38 / 4 = 10 required parking spaces

NOTES:

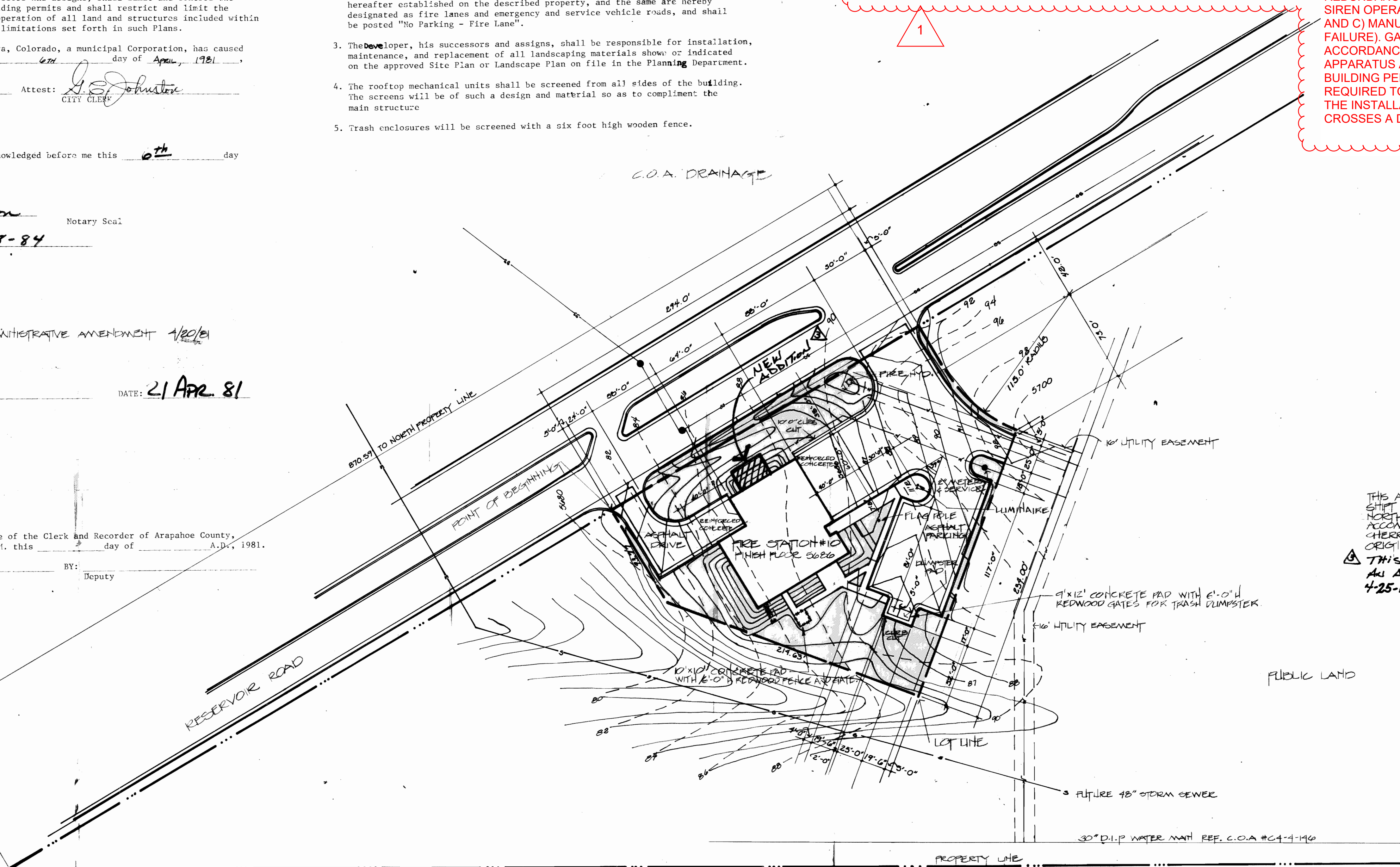
- All signs must conform to the City of Aurora sign code.
- Right-of-Way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane".
- 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.
- The rooftop mechanical units shall be screened from all sides of the building. The screens will be of such a design and material so as to compliment the main structure.
- Trash enclosures will be screened with a six foot high wooden fence.

6. A licensed contractor is required to obtain a valid building permit through the Aurora Building Division prior to the installation of any gating system utilized by emergency responders to enter the site. Call 303-739-7420 to begin the plan review, permitting and inspection processes.

7. 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.

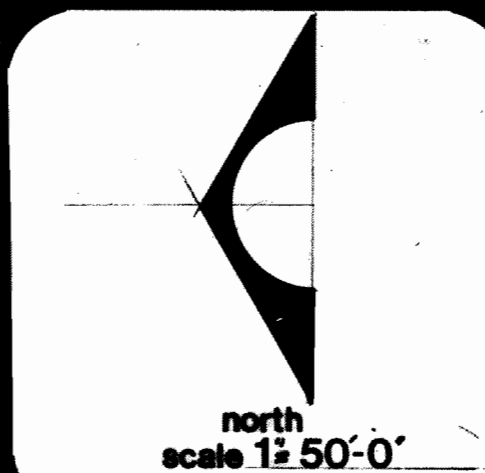
8. Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the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

9. 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 WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT 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; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.



LANDSCAPED AREAS  
WATER LINE  
SANITARY SEWER LINE  
STORM SEWER  
EXISTING CONTOUR  
PROPOSED CONTOUR

THIS AMENDMENT IS FILED DUE TO A SHIFT IN THE BUILDING LOCATION TO THE NORTH & REVISIONS IN THE PARKING LOT TO ACCOMMODATE A COMMON DRIVE WITH CHERRY CREEK MIDDLE SCHOOL #9 ORIGINAL WAS FILED OCTOBER 1980  
THIS AMENDMENT IS FILED DUE TO AN ADDITION TO THE EXISTING BUILDING 4-25-11



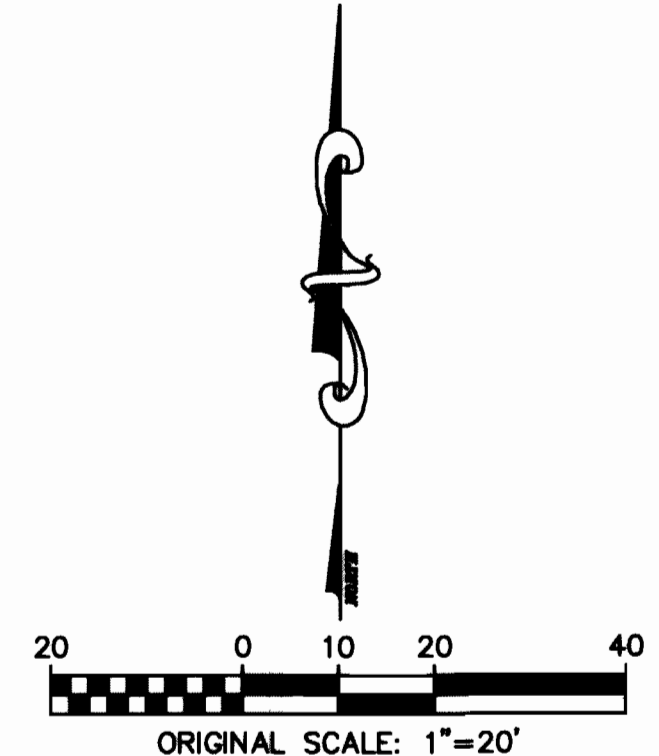
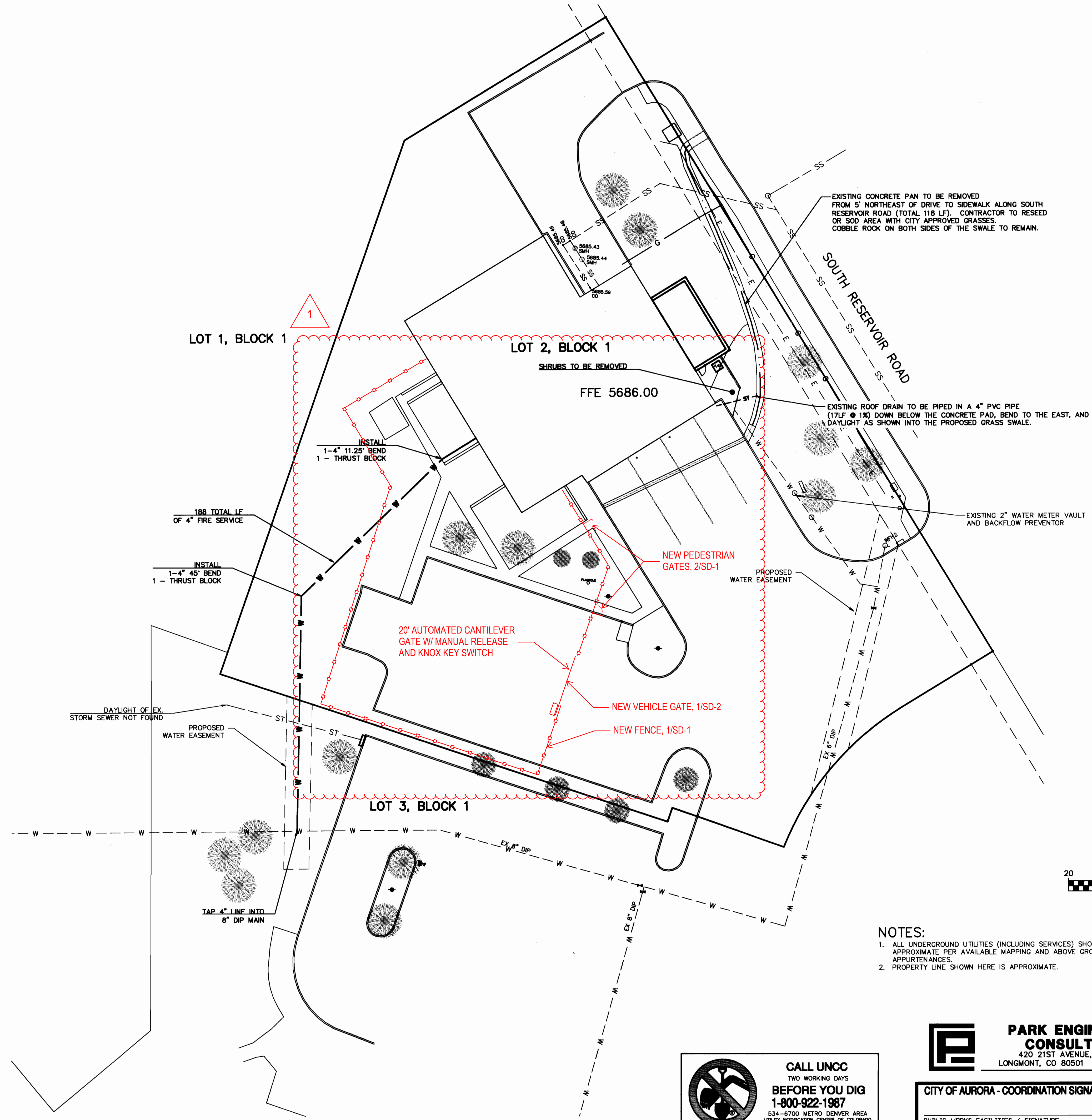
planned building group  
fire station no.10 - city of aurora  
3940 s. reservoir rd.

FIRE STATION #10	
set	PEG SITE PLAN
sheet	
contract no.	
project no.	
designed J. PATE	
checked	
date APRIL 3, 1981	
revised 4/20/81	
approved	
sheet 1 of 2	

city of aurora parks, recreation and public properties dept.

FIRE STATION NO. 10 80-6037-2





- NOTES:
1. ALL UNDERGROUND UTILITIES (INCLUDING SERVICES) SHOWN ARE APPROXIMATE PER AVAILABLE MAPPING AND ABOVE GROUND APPURTENANCES.
  2. PROPERTY LINE SHOWN HERE IS APPROXIMATE.

 **CALL UNCC**  
TWO WORKING DAYS  
**BEFORE YOU DIG**  
**1-800-922-1987**  
534-8700 METRO DENVER AREA  
UTILITY NOTIFICATION CENTER OF COLORADO

 **PARK ENGINEERING CONSULTANTS**  
420 21ST AVENUE, SUITE 101  
LONGMONT, CO 80501 (303)651-6626

CITY OF AURORA - COORDINATION SIGNATURES		
PUBLIC WORKS-FACILITIES / SIGNATURE	TITLE	DATE
DEPARTMENT / SIGNATURE	TITLE	DATE

NO.	DATE	DESCRIPTION

**FIRE STATION #10**  
**ADDITION & REMODEL**  
**CITY SUBMITTAL**

SHEET TITLE:  
**UTILITY & DEMOLITION PLAN**

SCALE: 1"=20'

SHEET NUMBER:  
**2 OF 6**

**ALLRED & ASSOCIATES**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
800 N. MAIN ST. SUITE 100, DENVER, CO 80202  
TEL: 303.733.4444 FAX: 303.733.4444 WWW.AAARCHITECT.COM

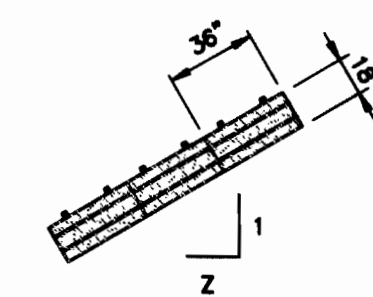
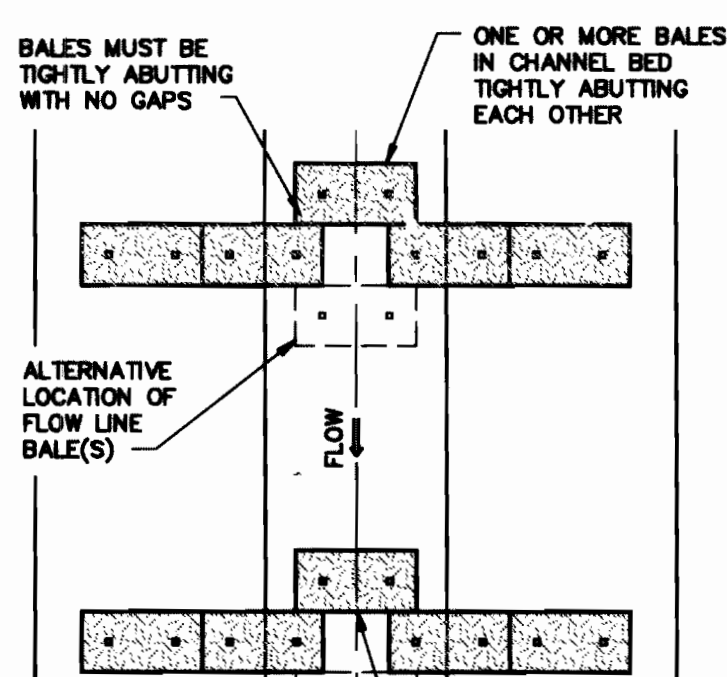
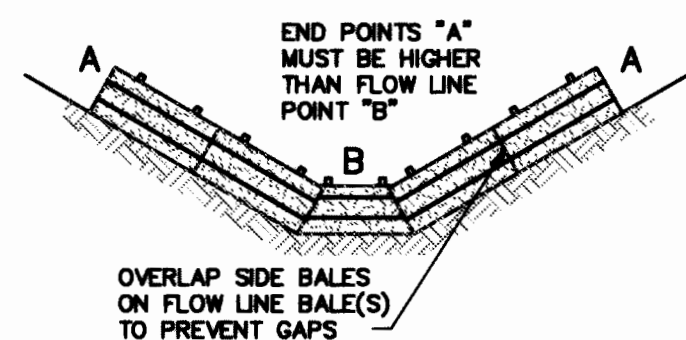


BLDG #L1320

**FIRE STATION #10**  
**ADDITION & REMODEL**

3951 SOUTH RESERVOIR ROAD  
Aurora, Colorado 80013 PROJECT #PW 11-10740





VALUE OF Z	NUMBER OF BALES (MINIMUM)
1.0 OR <	1**
1.0 - 3.5	2**
3.5 - 5.0	3**
5.0 - 7.0	4**
7.0 OR >	5**

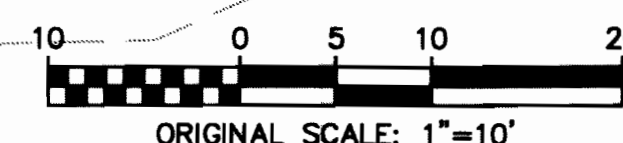
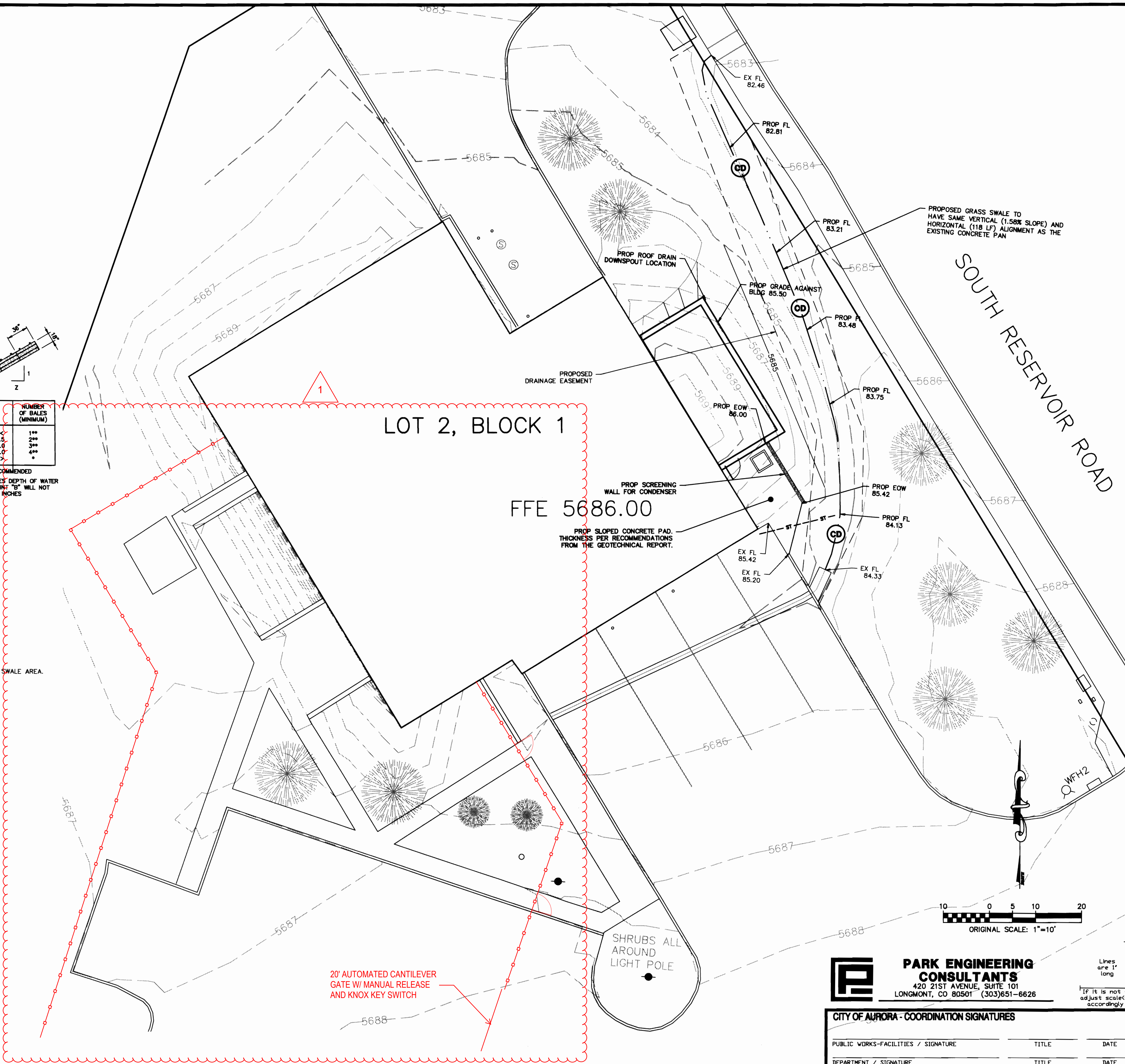
\* NOT RECOMMENDED

\*\* ASSUMES DEPTH OF WATER ABOVE POINT "B" WILL NOT EXCEED 6 INCHES

PLACE DOWNSTREAM BALES SUCH THAT POINT "B" IS APPROXIMATELY LEVEL WITH THE LOWEST GROUND ELEVATION OF THE UPSTREAM BALE

**CD STRAW BALE DIKE**  
N.T.S., (CHECK DAM)

- NOTES:**
1. STRAW BALE DIKES TO BE INSTALLED IF GRASS SEED IS PLANTED IN SWALE AREA.
  2. FFE ASSUMED TO BE 5686.00 PER PREVIOUS PLANS.



**PARK ENGINEERING CONSULTANTS**  
420 21ST AVENUE, SUITE 101  
LONGMONT, CO 80501 (303)651-6626

**CITY OF AURORA - COORDINATION SIGNATURES**

PUBLIC WORKS-FACILITIES / SIGNATURE	TITLE	DATE
DEPARTMENT / SIGNATURE	TITLE	DATE

**ALLRED & ASSOCIATES**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
1000 BURNING TREE BLVD, SUITE 100, BOULDER, CO 80501 (303)440-4444



BLDG #L1320

**FIRE STATION #10**  
**ADDITION & REMODEL**

3951 SOUTH RESERVOIR ROAD  
Aurora, Colorado 80013 PROJECT #PW 11-10740

PROJ. NO. 1018  
DRAWN: BRR  
CHECKED: JRS  
CADD FILE:  
DATE: 03/11/2011

NO.	DATE	DESCRIPTION

**FIRE STATION #10**  
**ADDITION & REMODEL**  
CITY SUBMITTAL

SHEET TITLE:  
**DETAILED GRADING & EROSION CONTROL PLAN**

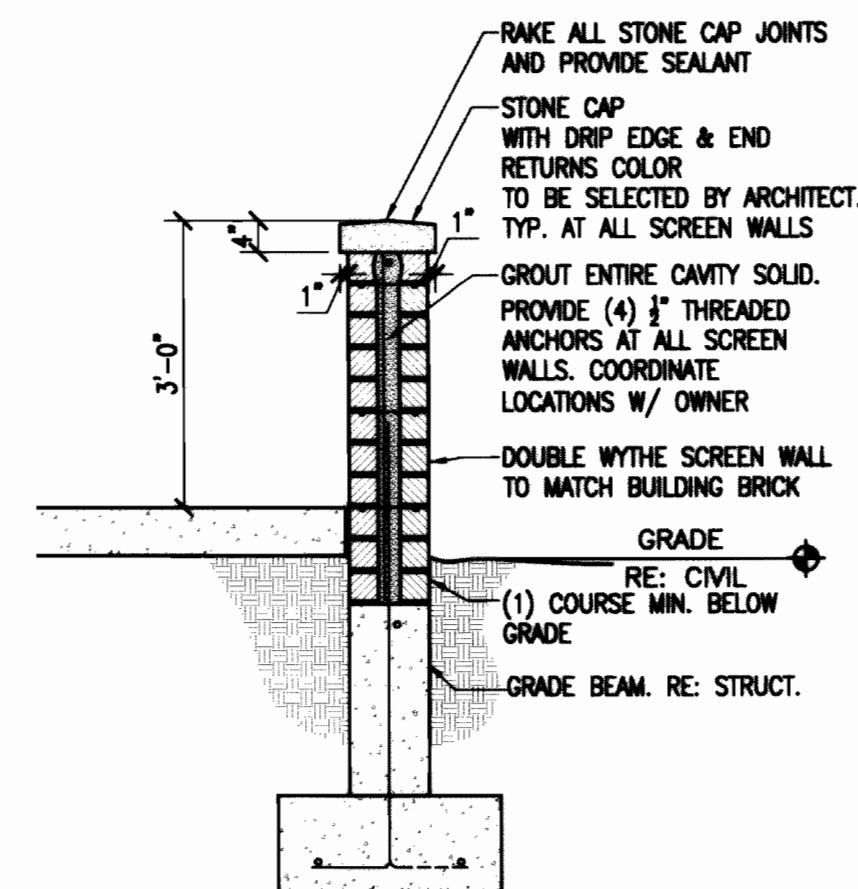
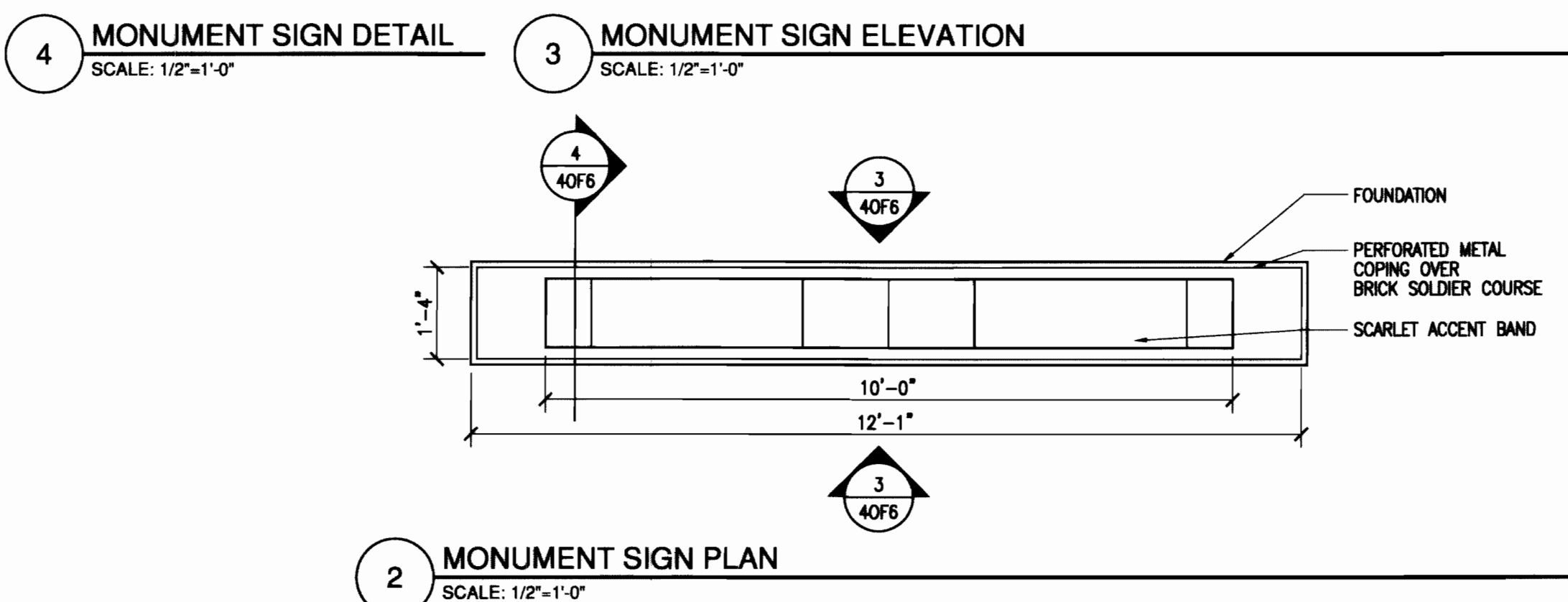
SCALE: 1"=10'  
SHEET NUMBER:

**3 OF 6**

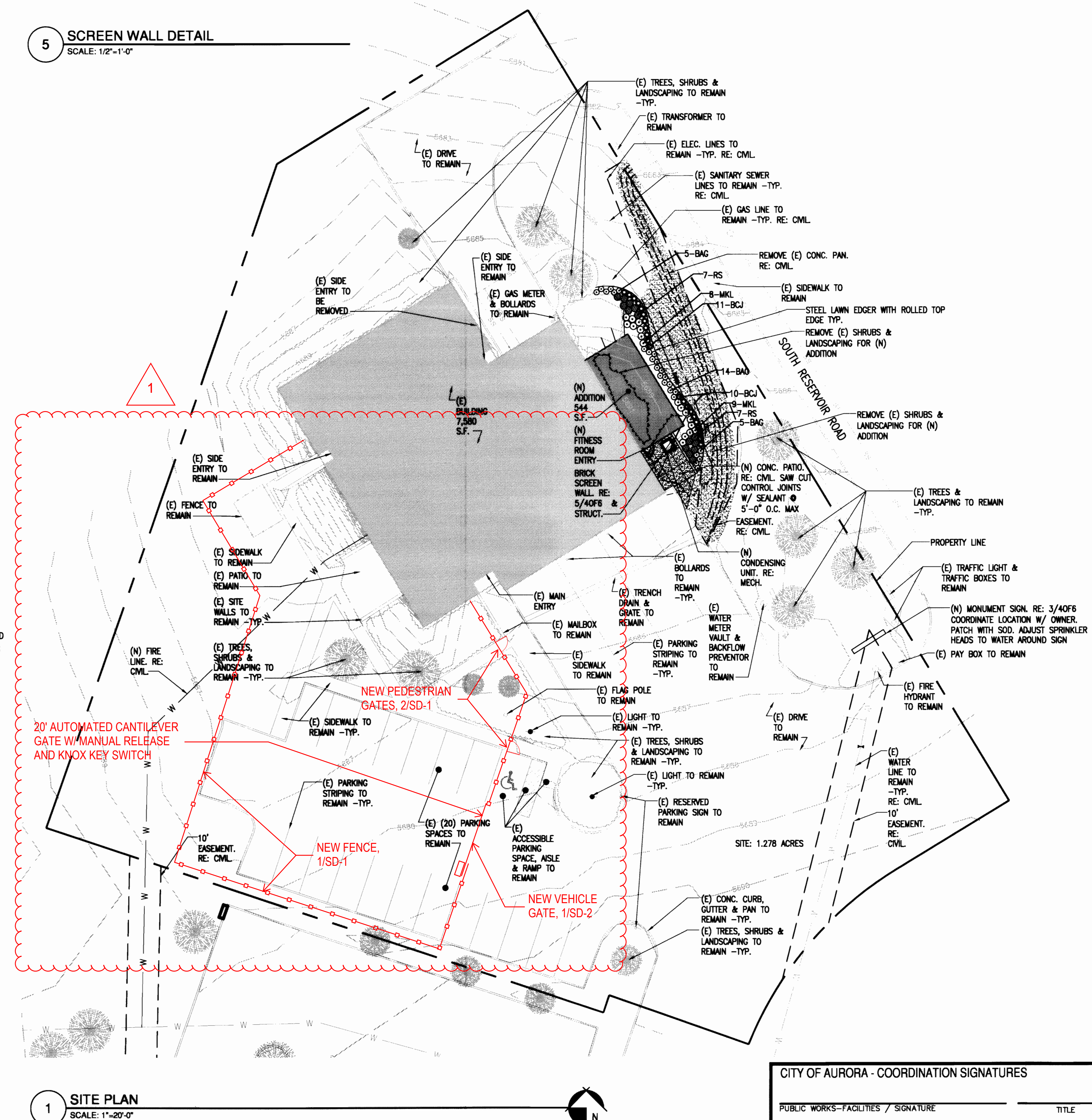
FIRE STATION #10 1980-6037-03



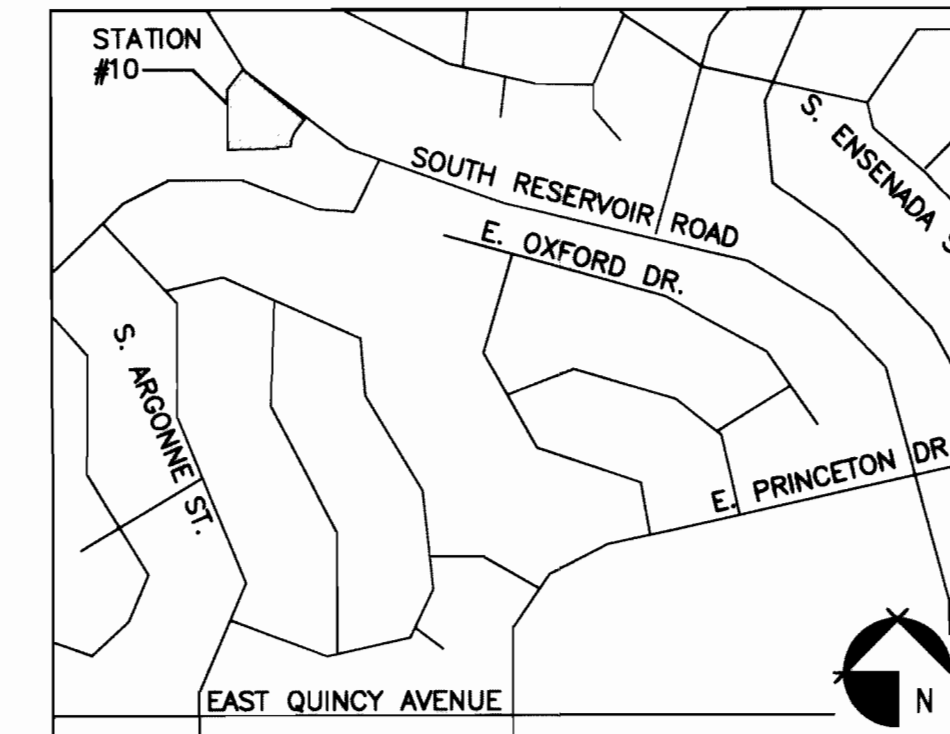
1. REFER TO CIVIL DRAWINGS FOR GRADING PLAN, UTILITY PLANS AND FOR HORIZONTAL CONTROL LOCATIONS, WHICH WILL BE PROVIDED BY CAD FILES FOR SURVEYOR COORDINATION.
2. THE CONTRACTOR SHALL PREVIEW CONDITIONS AND REVIEW THE GEOTECHNICAL ENGINEERING REPORT TITLED:  
SUBSURFACE SOILS INVESTIGATION  
FIRE STATION #10 ADDITION  
IMPROVEMENTS  
PROJECT NUMBER 10740  
DATED NOVEMBER 10TH, PREPARED BY THE CITY OF AURORA MATERIAL TESTING LABORATORY. FAILURE TO DO SO WILL NOT ELIMINATE RESPONSIBILITY TO PERFORM THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
3. EXISTING GRADES SHOWN ARE FROM INFORMATION PROVIDED IN A SURVEY BY TRUE POSITION LAND SURVEYING; 951 EAST 8TH STREET, BROOMFIELD, COLORADO 80020; 720.566.0466. CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES BETWEEN CONDITIONS SHOWN AND ACTUAL CONDITIONS.
4. EXISTING UTILITIES SHOWN ARE GRAPHIC IN NATURE AND IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE PROCEEDING WITH EXCAVATIONS.
5. ALL GRADING AND CONCRETE PAVING SHALL SLOPE AWAY FROM BUILDING.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE SITE DURING THE PROCESS OF EXCAVATION AND GRADING. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
7. THE IRRIGATION SUBCONTRACTOR SHALL COORDINATE THE LOCATION OF ALL NEW & EXISTING IRRIGATION PIPES WITH THE GENERAL CONTRACTOR PRIOR TO PAVING & THE (N) ADDITION CONSTRUCTION ACTIVITIES. SLEEVES SHALL BE PROVIDED AND INSTALLED BY THE IRRIGATION SUBCONTRACTOR. IRRIGATION DESIGN TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LANDSCAPE PLANS.
8. THE IRRIGATION SUBCONTRACTOR SHALL COORDINATE THE EXISTING LANDSCAPE IRRIGATION WITH THE NEW IRRIGATION SYSTEM AND PROVIDE ALL NECESSARY DESIGN & MATERIAL FOR A COMPLETE NEW DESIGN.
9. THE CONTRACTOR IS TO INSPECT ALL IRRIGATION LINES WITH PRESSURE TESTS PRIOR TO BACK FILL - PROVIDE INSPECTION RESULTS TO THE ARCHITECT AND THE OWNER. THE CONTRACTOR IS TO TEST THE IRRIGATION SYSTEM AFTER THE LANDSCAPE IS INSTALLED FOR LEAKS.
10. THE CONTRACTOR IS TO PROVIDE OR COORDINATE ELECTRICAL SLEEVES UNDER PAVEMENT FOR ALL ELECTRICAL FIXTURES.
11. ALL UNDERGROUND UTILITIES SHALL BE TESTED AND VERIFIED IN THE FIELD PRIOR TO BACKFILLING OR COVERING. TEST FOR LEAKS AND CONTINUITY. PROVIDE WRITTEN VERIFICATION TO THE ARCHITECT AND THE OWNER AS EACH UTILITY IS Laid PRIOR TO COVERING THAT UTILITY. VERIFY ALL DRAIN SLOPES PRIOR TO EXCAVATION AND TRENCHING. NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH ELEVATIONS AND ABILITY TO DAYLIGHT PROPERTY AT SPECIFIED LOCATIONS. SUCH VERIFICATION SHALL INCLUDE BUT NOT BE LIMITED TO: DRAIN PIPES, SEWER LINES, WATER LINES, GAS LINES, CONDUIT FOR ELEC., TELEPHONE, AND CABLE.
12. THE CONTRACTOR IS TO SHOOT WITH A TRANSIT OR EQUIPMENT ACCEPTABLE FOR MEASURING HORIZONTAL SLOPES CURB AND GUTTER FORM WORK, PIPE DRAINAGE, FINISH GRADE, AND PARKING LOT SUBGRADE TO VERIFY PROPER GRADING AND DRAINAGE. PROVIDE SURVEY RESULTS TO ARCHITECT AND OWNER.
13. PROVIDE SEALANT ON ALL COLD JOINTS INCLUDING, BUT NOT LIMITED TO, JOINTS BETWEEN CURB & SIDEWALK, GUTTER & CONCRETE PAVING AND EXPANSION JOINTS IN CONC. PAVING.
14. ALL SITE WORK, SITE CLEARING, EARTH WORK, WATER DISTRIBUTION, ETC. SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT MANUAL AND OR WRITTEN CLARIFICATION BY THE ARCHITECT AS REQUIRED TO COMPLETE THE INTENT AS SHOWN ON THE CONTRACT DOCUMENTS. EACH SITE WORK SHALL BE REVIEWED BY THE TESTING ENGINEER AS SELECTED BY THE OWNER. FIELD REPORTS OF THE SAME SHALL BE ISSUED IMMEDIATELY AFTER THE FIELD INSPECTION AND SHALL BE COMPILED IN THE AS BUILT SETS OF DRAWINGS, AND SHALL BE DISTRIBUTED TO THE ARCHITECT AND OWNER.
15. ADJACENT STREETS AND PARKING AREA SHALL BE KEPT FREE OF MUD AND DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF MUD AND DEBRIS AT THE END OF EACH DAY. REFER TO CIVIL DRAWINGS FOR VEHICLE TRAFFIC CONTROL LOCATIONS.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS TO REMAIN FROM DAMAGE. DAMAGED ITEMS SHALL BE REPLACED, REPAIRED, OR RESTORED BY THE CONTRACTOR AT NO COST TO THE OWNER. IF, IN THE OPINION OF THE CONTRACTOR, EXISTING IMPROVEMENTS TO REMAIN WILL BE DAMAGED OR REQUIRE REMOVAL THE GENERAL CONTRACTOR IS TO INCLUDE THE COST OF REPAIR OR REPLACEMENT IN BASE BID.
17. LIGHT BROOM FINISH ON ALL SIDEWALKS & FLATWORK & PROVIDE 6X6-W1.4 X W1.4 W.W.F. ON COMPACTED GRADE. PROVIDE CONTROL JOINTS AS SHOWN ON SITE PLANS.
18. ADA PARKING SIGNS AND INSTALLATION TO BE APPROVED BY THE CITY OF AURORA MINIMUM STANDARDS.
19. CROSS SLOPE OF SIDEWALKS NOT TO EXCEED 2%.
20. ALL EXISTING NATIVE GRASS AREAS DISTURBED DURING CONSTRUCTION ARE TO BE RESEED PER THE CITY OF AURORA REQUIREMENTS.



**5 SCREEN WALL DETAIL**  
SCALE: 1/2"=1'-0"



## VICINITY MAP



BLDG #L1320

## **FIRE STATION #10 ADDITION & REMODEL**

3951 SOUTH RESERVOIR ROAD  
Aurora, Colorado 80013 PROJECT #PW 11-10740

PROJ. NO. 1018  
DRAWN: BC  
CHECKED: BRB  
CADD FILE: A1.0.DWG  
DATE: 03/11/2011

[illegible]

**FIRE STATION #10  
ADDITION & REMODEL  
CITY SUBMITTAL**

SHEET TITLE:  
**SITE PLAN**

SCALE: AS NOTED  
SHEET NUMBER:

4 OF 6

**FIRE STATION #10 1980-6037-03**





BLDG #L1320

FIRE STATION #10  
ADDITION & REMODEL

3951 SOUTH RESERVOIR ROAD  
Aurora, Colorado 80013 PROJECT #PW 11-10740

PROJ. NO. 1018  
DRAWN: BC  
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CADD FILE: A1.0.DWG  
DATE: 03/11/2011

NO.	DATE	DESCRIPTION

FIRE STATION #10  
ADDITION & REMODEL  
CITY SUBMITTAL

SHEET TITLE:  
LANDSCAPE  
DETAILS &  
NOTES

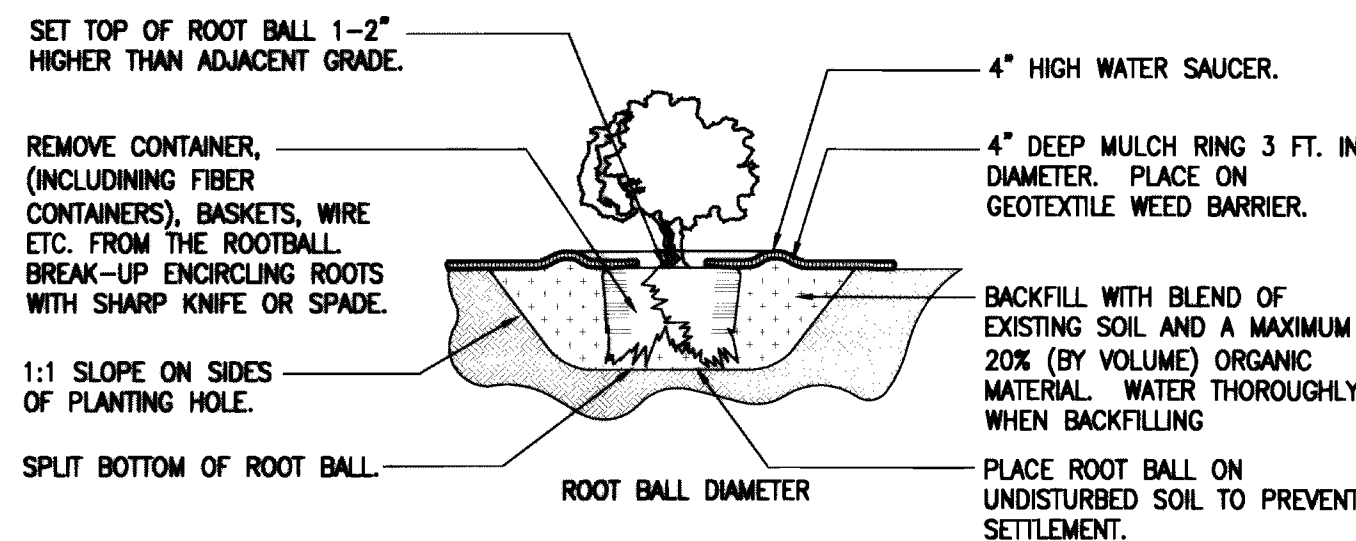
SCALE: AS NOTED  
SHEET NUMBER:

5 OF 6

PLANT LIST

SYMBOL	NUMBER	NAME	SIZE	TYPE	HEIGHT	SPREAD
<b>SHRUBS</b>						
RS	14	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIO	5 GAL.	CONTAINER	4'	3'
MKL	17	MISS KIM LILAC SYRINGA PATULA 'MISS KIM'	5 GAL.	CONTAINER	5'	3'
<b>EVERGREEN SHRUBS</b>						
BCJ	21	BLUE CHIP JUNIPER JUNIPERUS HORIZONRALIS 'BLUE CHIP'	5 GAL.	CONTAINER	1'-6'/2"	4'
<b>ORNAMENTAL GRASSES</b>						
BAG	24	BLUE AVENA GRASS HELIOTOTRICON SEMPERVIRENS	5 GAL.	CONTAINER	4'	2'
		SOD TURF TO MATCH EXISTING				

CONTRACTOR TO VERIFY ALL PLANT COUNTS



PLACEMENT NOTES:  
SET SHRUB PLUMB. SPACE PLANTS, AND  
PLACE FOR BEST EFFECT.

PRUNING NOTES:  
DO NOT HEAVILY PRUNE THE SHRUB AT  
PLANTING. PRUNE ONLY DEAD OR  
BROKEN BRANCHES. IF FORM IS  
COMPROMISED BY PRUNING, REPLACE  
SHRUB.

C SHRUBS - PLANTING DETAIL  
SCALE: NOT TO SCALE

LANDSCAPE NOTES

- SOIL PREPARATION - ALL PLANTED AREAS SHALL BE AMENDED WITH 3 CUBIC YARDS OF COMPOST PER 1000 SQUARE FEET. THESE AREAS SHALL BE RIPPED AND ROTOTILLED TO A DEPTH OF 6-8". RESTORE SOIL TO ORIGINAL GRADE AS SHOWN ON THE GRADING PLAN AFTER SOIL PREPARATION IS COMPLETED.
- SOD - ALL AREAS DESIGNATED AS TURF SHALL BE SOODED WITH DROUGHT TOLERANT KENTUCKY BLUEGRASS BLEND SOD. TURF AREAS SHALL BE FINE GRADED BEFORE SOD IS INSTALLED.
- EDGING - ALL PLANTING BEDS SHALL BE EDGED WITH ROLLED TOP STEEL EDGING. EDGING SHALL BE HELD IN PLACE WITH STEEL PINS INSTALLED APPROXIMATELY 3' APART.
- WEED BARRIER - ALL SHRUB BEDS SHALL RECEIVE WEED BARRIER FABRIC. OVERLAP SEAMS A MINIMUM OF 6".
- WOOD MULCH - ALL SHRUB BEDS SHALL RECEIVE 3" OF SHREDDED REDWOOD MULCH OVER WEED BARRIER.
- ANY SUBSTITUTE PLANT MATERIAL OR LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE. ALL PLANT MATERIAL MUST BE FIRST QUALITY AND SHALL COMPLY WITH THE MOST RECENT STANDARDS FOR NURSERY STOCK AS APPROVED BY THE AMERICAN STANDARDS INSTITUTE AND SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTING - FOLLOW PLANTING DETAILS CAREFULLY. ALL PLANTS SHALL BE PRUNED AS NEEDED IMMEDIATELY AFTER INSTALLATION TO PROMOTE VIGOROUS GROWTH.
- CONTRACTOR TO REVIEW AND VERIFY SITE CONDITIONS COMPARED TO PLANS. THESE ARE NOT ENGINEERED DRAWINGS, AND FIELD ADJUSTMENTS MAY BE NECESSARY DUE TO ACTUAL UTILITY LOCATIONS, STRUCTURES, OBJECTS OR CONDITIONS THAT ARE DIFFERENT THAN SHOWN ON THESE PLANS.
- NO PLANTS WITH A MATURE HEIGHT OF GREATER THAN 36" SHALL BE PLANTED IN THE SIGHT DISTANCE TRIANGLES.

PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH A DRIP (TRICKLE) IRRIGATION SYSTEM PER THE CITY OF AURORA STANDARDS. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FABRIC. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOD.
- CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY OF AURORA PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY OF AURORA.
- MINIMUM CLEARANCE OF 3' ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE CITY OF AURORA PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE ELEMENTS ON THIS PLAN.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE INCORPORATED AT A RATE OF AT LEAST 3 CUBIC YARDS PER 1000 SQUARE FEET.
- TURF GRASS WILL BE SOODED WITH A DROUGHT TOLERANT BLEND
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SHRUB BEDS TO RECEIVE WEED FABRIC AND 4" RIVER ROCK MULCH.
- NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF 3' AND 8' SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE TWO EDGES OF THE DRIVING SURFACE, THEN TO 40' ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.

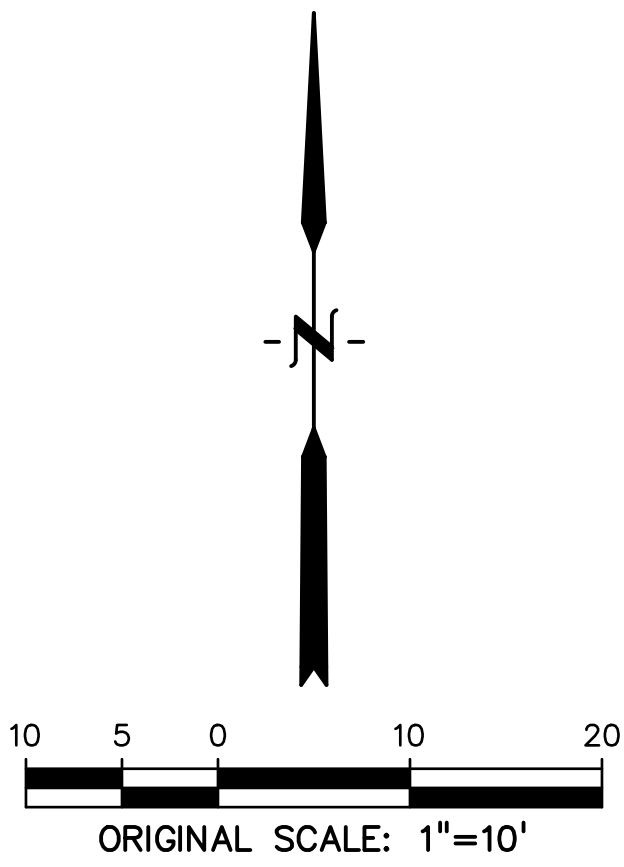
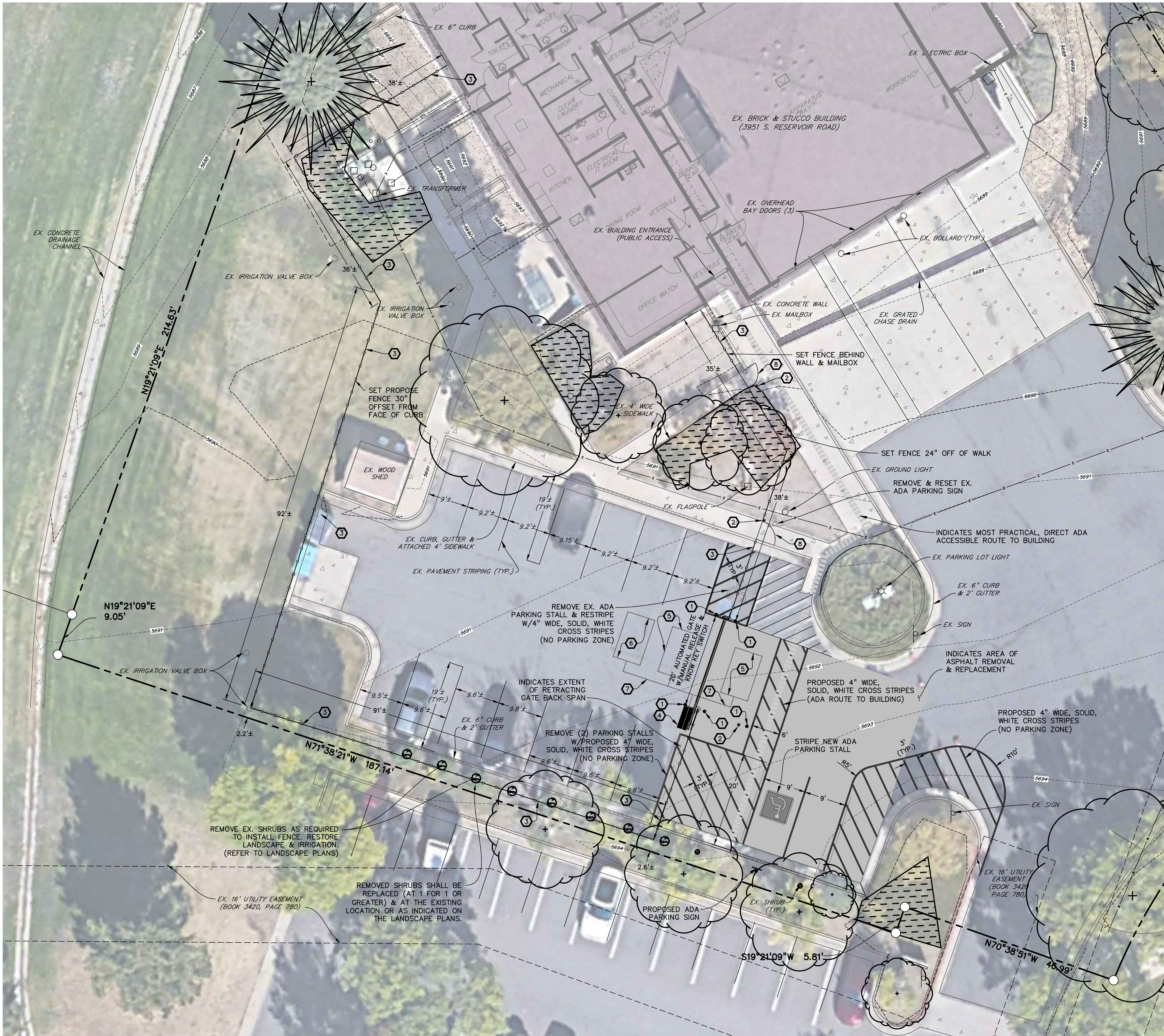
Lines are  
1" long  
If it is not - adjust  
scale(s) accordingly

CITY OF AURORA - COORDINATION SIGNATURES

PUBLIC WORKS-FACILITIES / SIGNATURE	TITLE	DATE
DEPARTMENT / SIGNATURE	TITLE	DATE







**LEGEND**

- PROPERTY LINE ..... - - - - -
- EX. FENCE ..... x x x
- EX. FIRE HYDRANT ..... ⌵
- EX. WATER VALVE ..... ⊙
- EX. SIGN ..... ⌋
- EX. TREE ..... ⊙
- EX. WATER METER ..... ⊙
- EX. MANHOLE ..... ⊙
- EX. CABLE TV LINE ..... CTV
- EX. GAS LINE ..... G
- EX. WATER LINE ..... W
- EX. BURIED ELECTRIC LINE ..... E
- EX. POWER POLE ..... ⌋
- EX. STREET LIGHT ..... \*
- EX. LANDSCAPE ..... [Pattern]
- EX. CONCRETE ..... [Pattern]
- EX. GRAVEL ..... [Pattern]
- EX. INTERMEDIATE CONTOUR ..... -5364-
- EX. INDEX CONTOUR ..... -5365-
- PROPOSED SIGN ..... ⌋
- PROPOSED FENCE ..... [Pattern]
- PROPOSED ASPHALT ..... [Pattern]
- PROPOSED ADA ACCESSIBLE ROUTE ..... [Pattern]

**CONSTRUCTION NOTES**

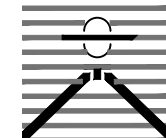
1. INSTALL 6-INCH DIA. STEEL BOLLARD. (REFER TO LANDSCAPE PLANS FOR DETAIL.)
2. INSTALL KEY PAD/CARD READER. (REFER TO ELECTRICAL PLANS FOR DETAIL.)
3. INSTALL 6-FOOT HIGH METAL SECURITY FENCE. (REFER TO LANDSCAPE PLANS FOR DETAIL.)
4. INSTALL LEFT-HAND CANTILEVER GATE OPERATOR. (REFER TO ELECTRICAL 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. INSTALL 4-FOOT WIDE PEDESTRIAN SECURITY GATE W/PANIC BAR. (REFER TO LANDSCAPE PLANS FOR DETAIL.)

**GENERAL NOTES:**

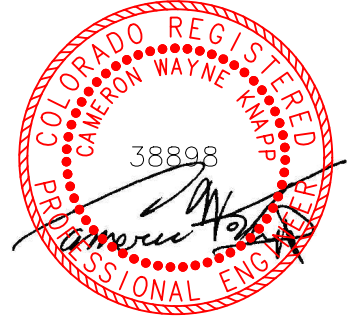
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1 THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED WITH A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

**HB&A**

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



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LAFAYETTE, COLORADO 80026  
(303) 442-4338  
LAFAYETTE  
COLORADO SPRINGS



PROJECT #R-2287

BLDG #1320

**FIRE STATION #10**

**Aurora Fire Rescue**

**3951 S. Reservoir Road**

**Aurora, Colorado 80013**

PROJ. NO. R-2287

DRAWN: MTO

CHECKED: CWK

CADD FILE:

DATE: 07/24/2024

NO.	DATE	DESCRIPTION
11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set
07/24/24		Building Permit Set

**FIRE STATION #10**  
**AURORA FIRE RESCUE**  
**CONSTRUCTION DRAWING SET**

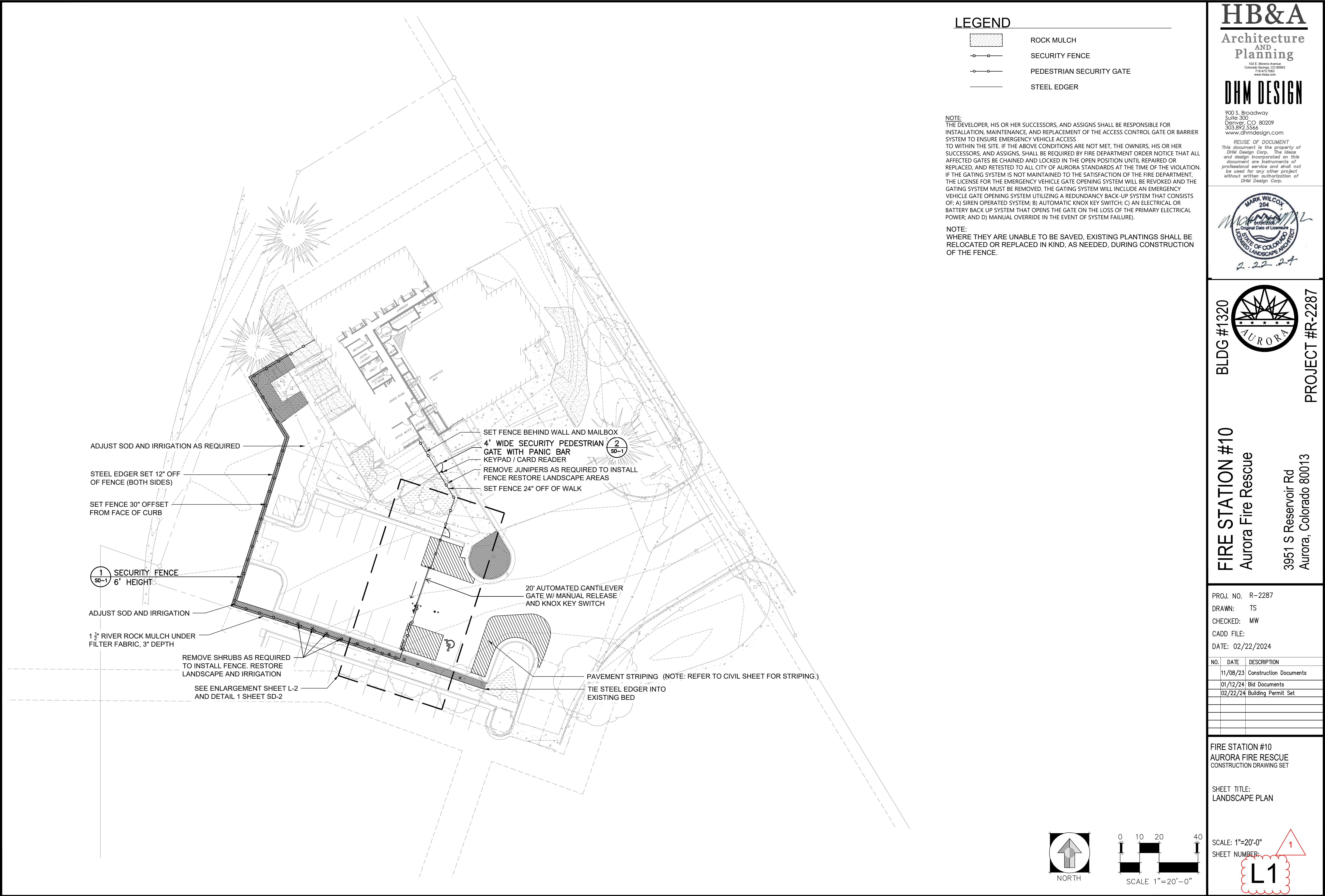
SHEET TITLE:  
**SITE PLAN**

SCALE: SCALE 1"=20'

SHEET NUMBER:

**C1**





LEGEND

- ROCK MULCH
- SECURITY FENCE
- PEDESTRIAN SECURITY GATE
- 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.

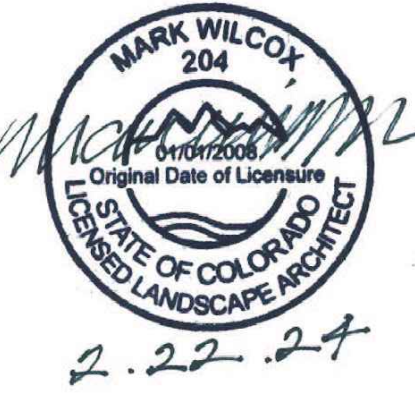
HB&A  
Architecture  
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BLDG #1320

FIRE STATION #10

Aurora Fire Rescue

3951 S Reservoir Rd  
Aurora, Colorado 80013

PROJECT #R-2287

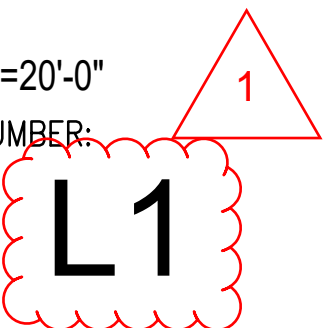
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DRAWN: TS  
CHECKED: MW  
CADD FILE:  
DATE: 02/22/2024

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

FIRE STATION #10  
AURORA FIRE RESCUE  
CONSTRUCTION DRAWING SET

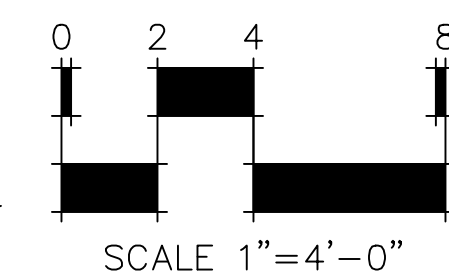
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LANDSCAPE PLAN

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

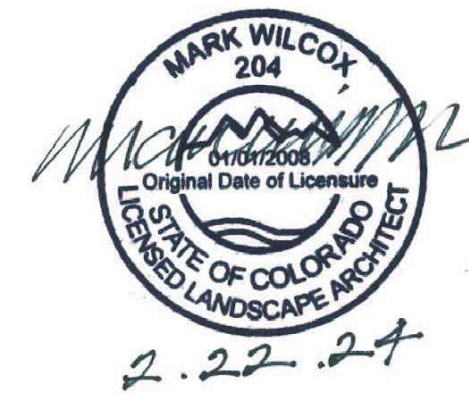




## STEEL EDGER







BLDG #1320

FIRE STATION #10

Aurora Fire Rescue

3951 S Reservoir Rd

Aurora, Colorado 80013

PROJECT #R-2287

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

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

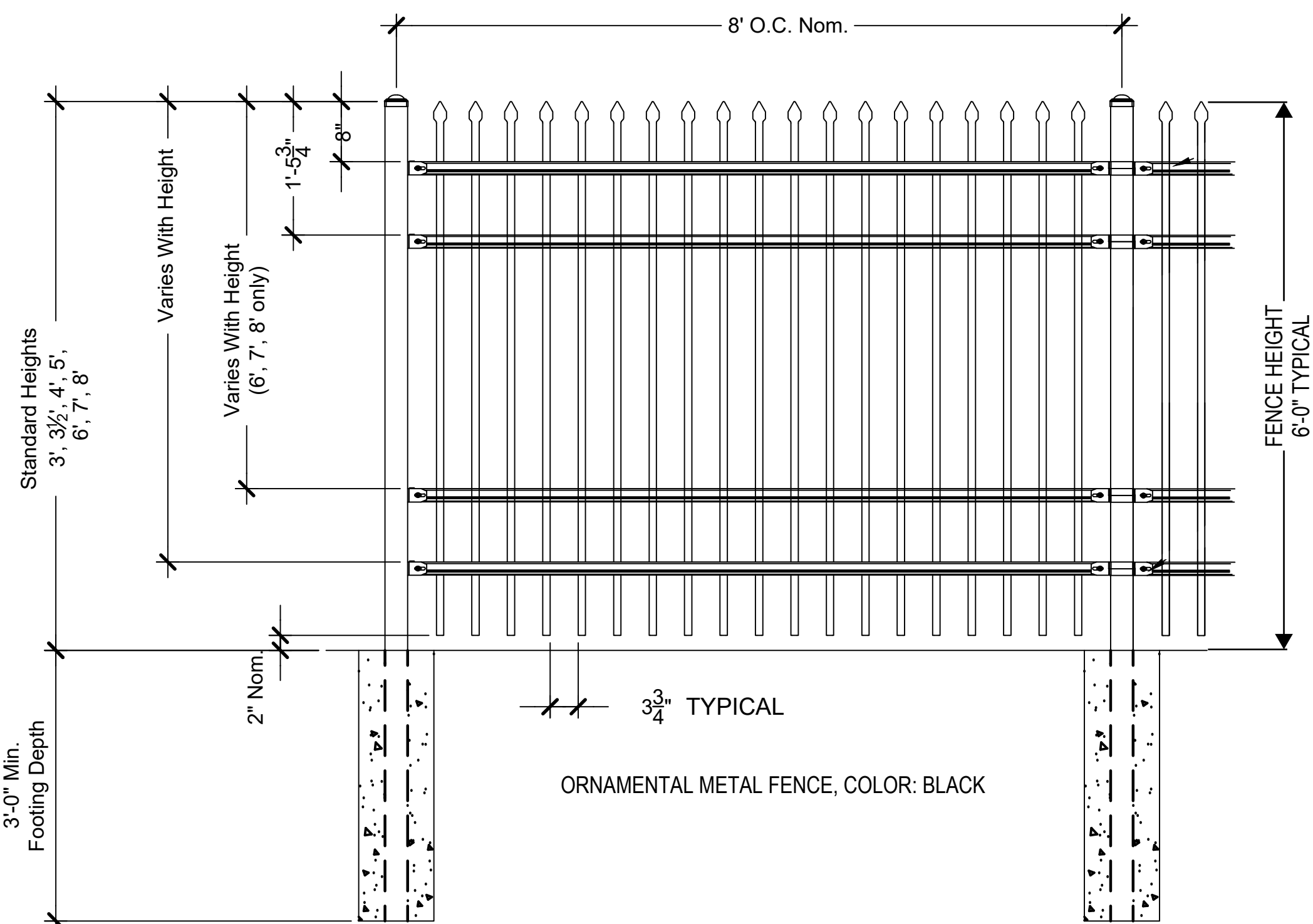
FIRE STATION #10  
AURORA FIRE RESCUE  
CONSTRUCTION DRAWING SET

SHEET TITLE:  
SITE DETAILS

SCALE: NTS

SHEET NUMBER:

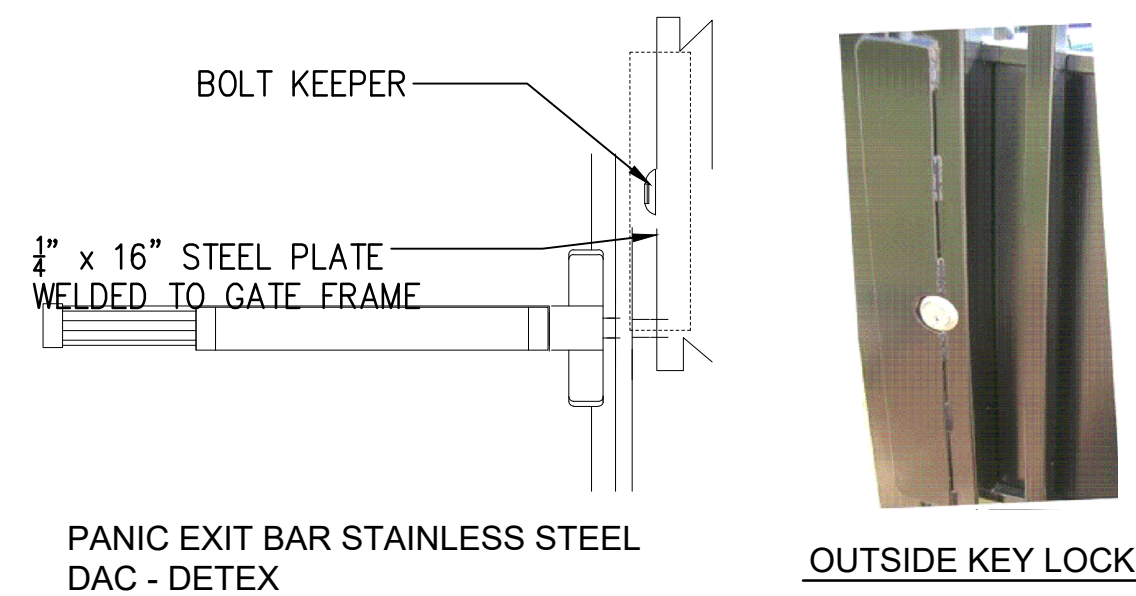
SD-1



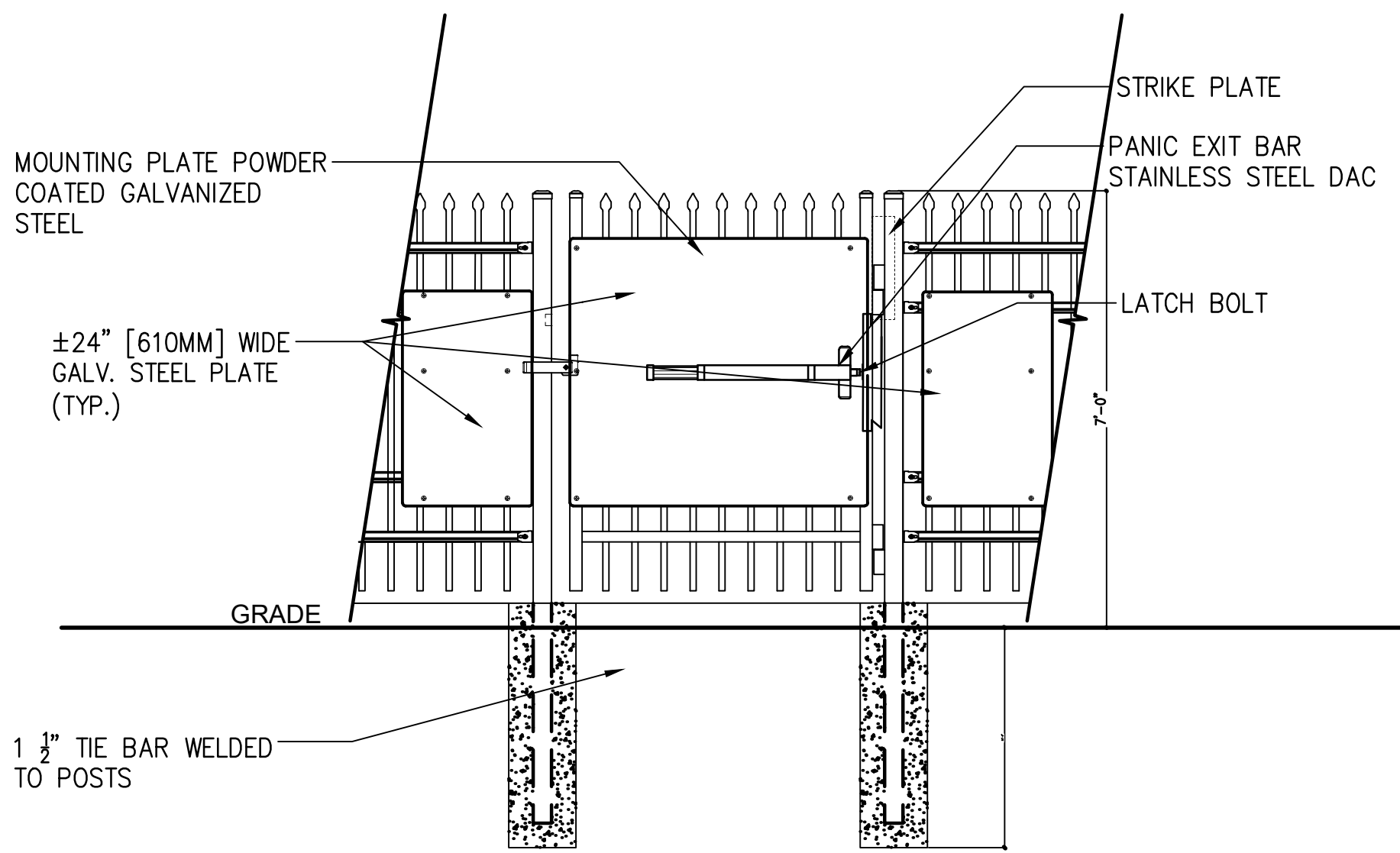
1 SECURITY FENCE - 6' HEIGHT

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



OUTSIDE KEY LOCK



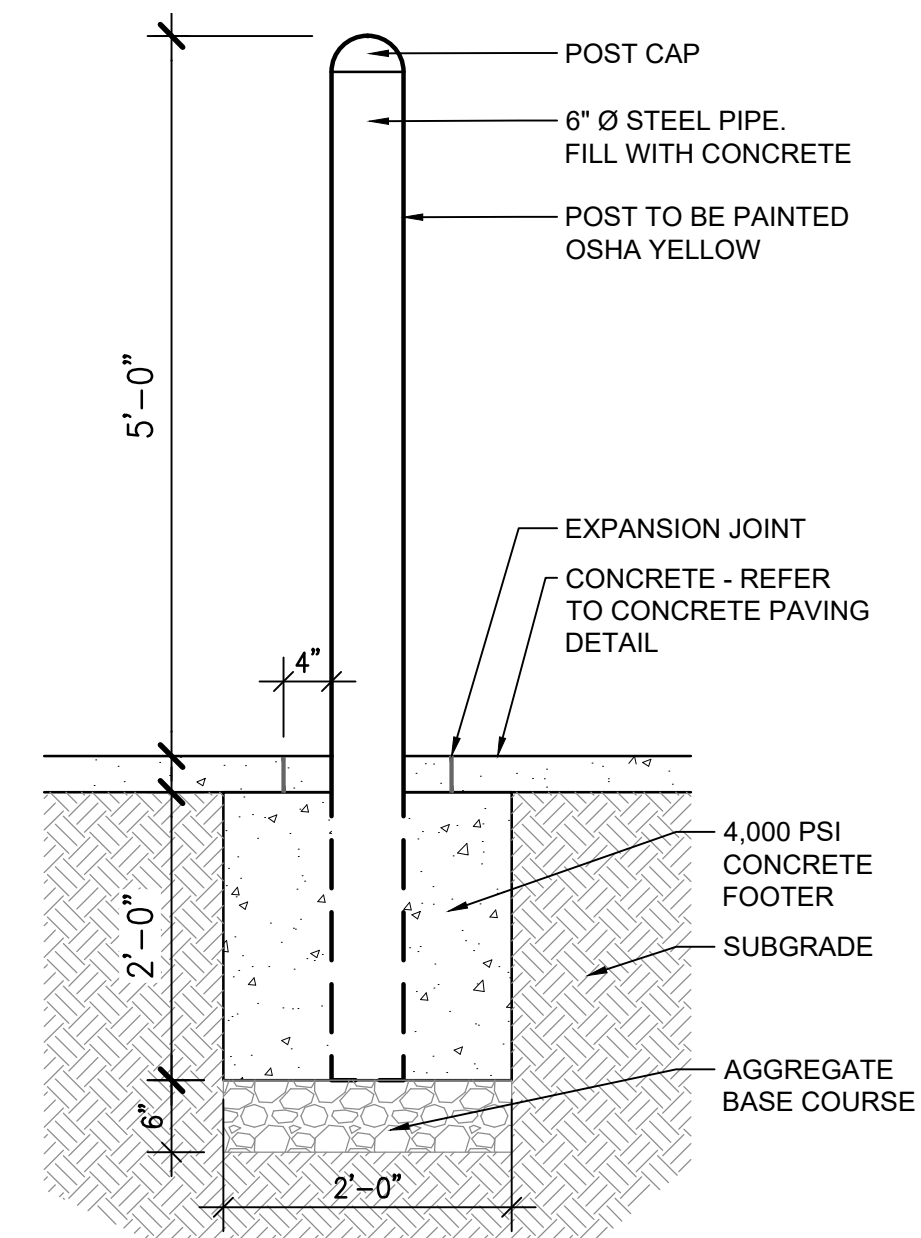
GATE ELEVATION

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

2 4' PEDESTRIAN GATE WITH PANIC BAR

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

NOT TO SCALE

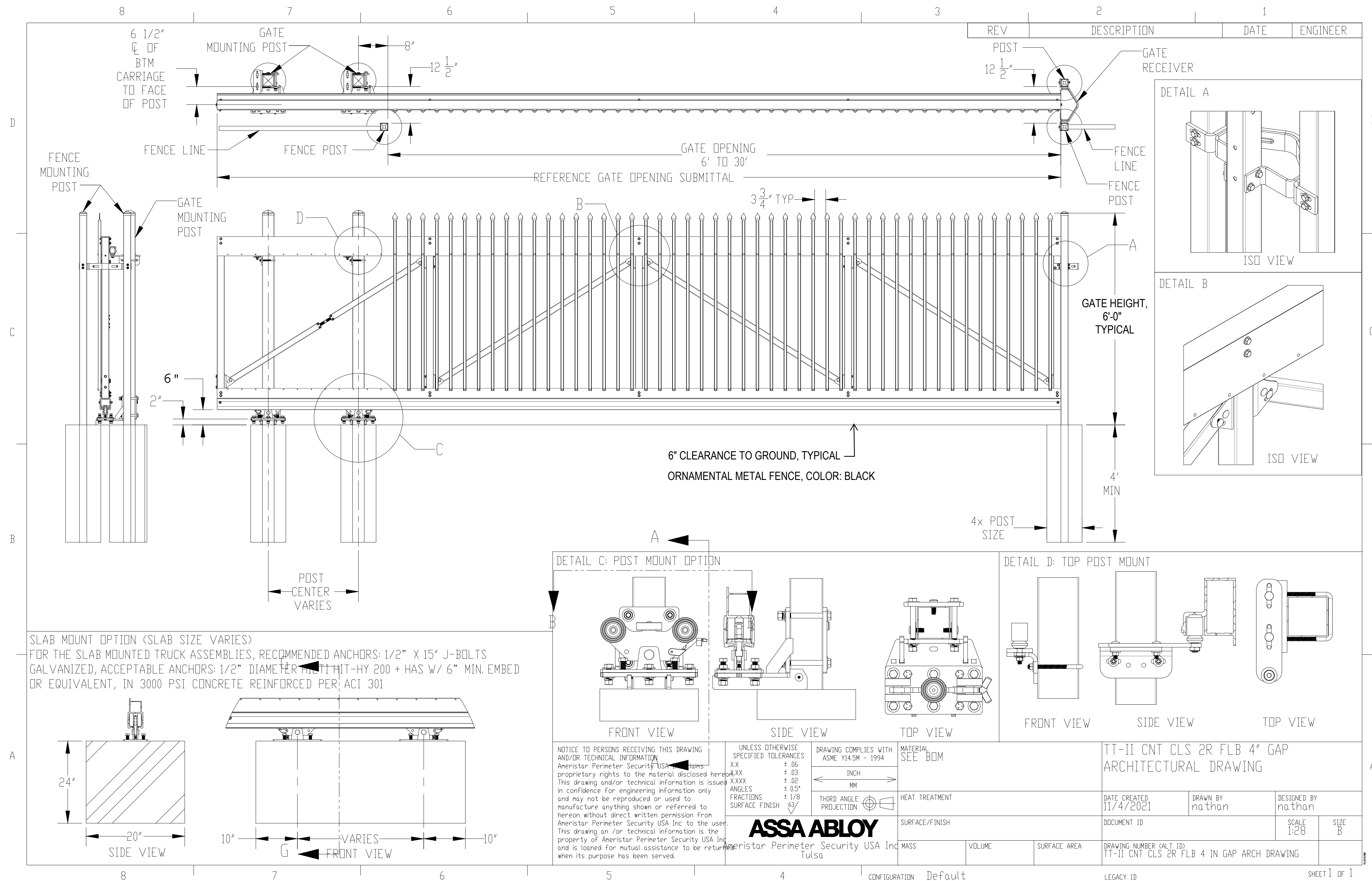


3 STEEL BOLLARD

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



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



1 20' CANTILEVER GATE  
AS SUPPLIED BY AMERISTAR, TULSA, OK (1-888-333-3422) OR APPROVED EQUAL  
MODEL: TRANSPORT TRAVERSE II CANTILEVER GATE, 6' HEIGHT  
COLOR: BLACK

NOT TO SCALE