

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 65.89 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 whereof, City of Aurora, Colorado, a municipal Corporation, has caused these presents to be executed this 4th day of April, 1981, A.D. 1981

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

NOTARIAL:  
STATE OF COLORADO )  
COUNTY OF ARAPAHOE ) SS

The foregoing instrument was acknowledged before me this 0th day of April, 1981

Witness my hand and seal.

By: *[Signature]* Notary Seal

My commission expires 1-18-84

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

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

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: Clerk and Recorder Deputy

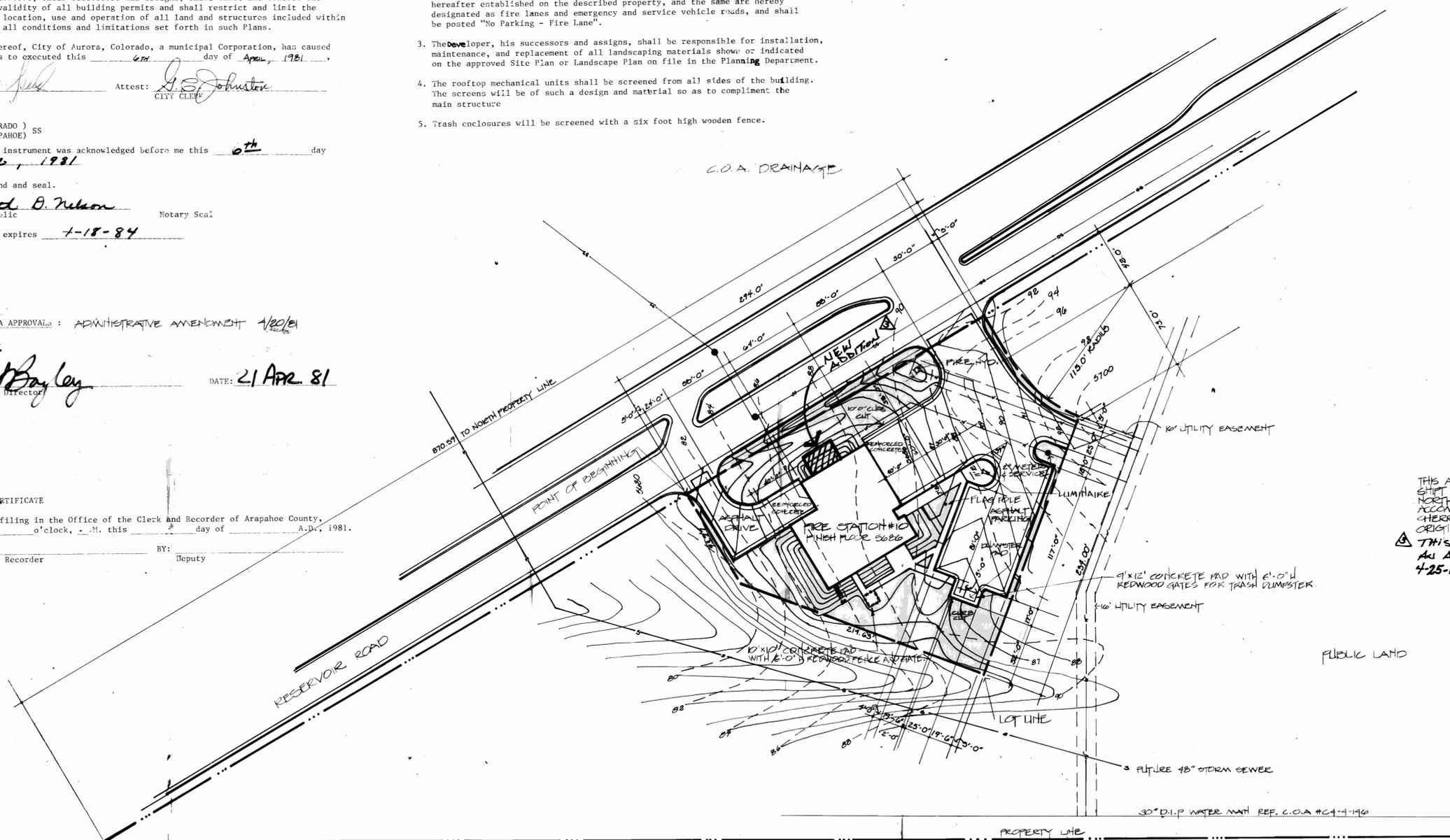
# city of aurora fire station no.10 p.b.g. amended

DATA:

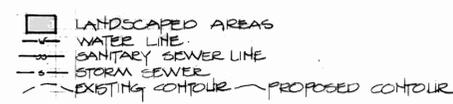
Land area within property lines	= 1.278 acres
Gross floor area (Article II, 41-14)	= 8124 square feet
Total building coverage	= 8124 square feet
Hard-surface area exclusive of buildings	= 24973 sq. ft.
Area devoted to landscaping within site	= 22573 sq. ft. 40.5%
Present zoning classification	= PCZD
Proposed uses	= Fire Station
Number of stories	= 1
Maximum height of buildings	= 21'
Loading spaces provided	= 0
Total parking spaces provided	= 20
Parking spaces provided	= 22,
Parking calculations	= no regulation

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.

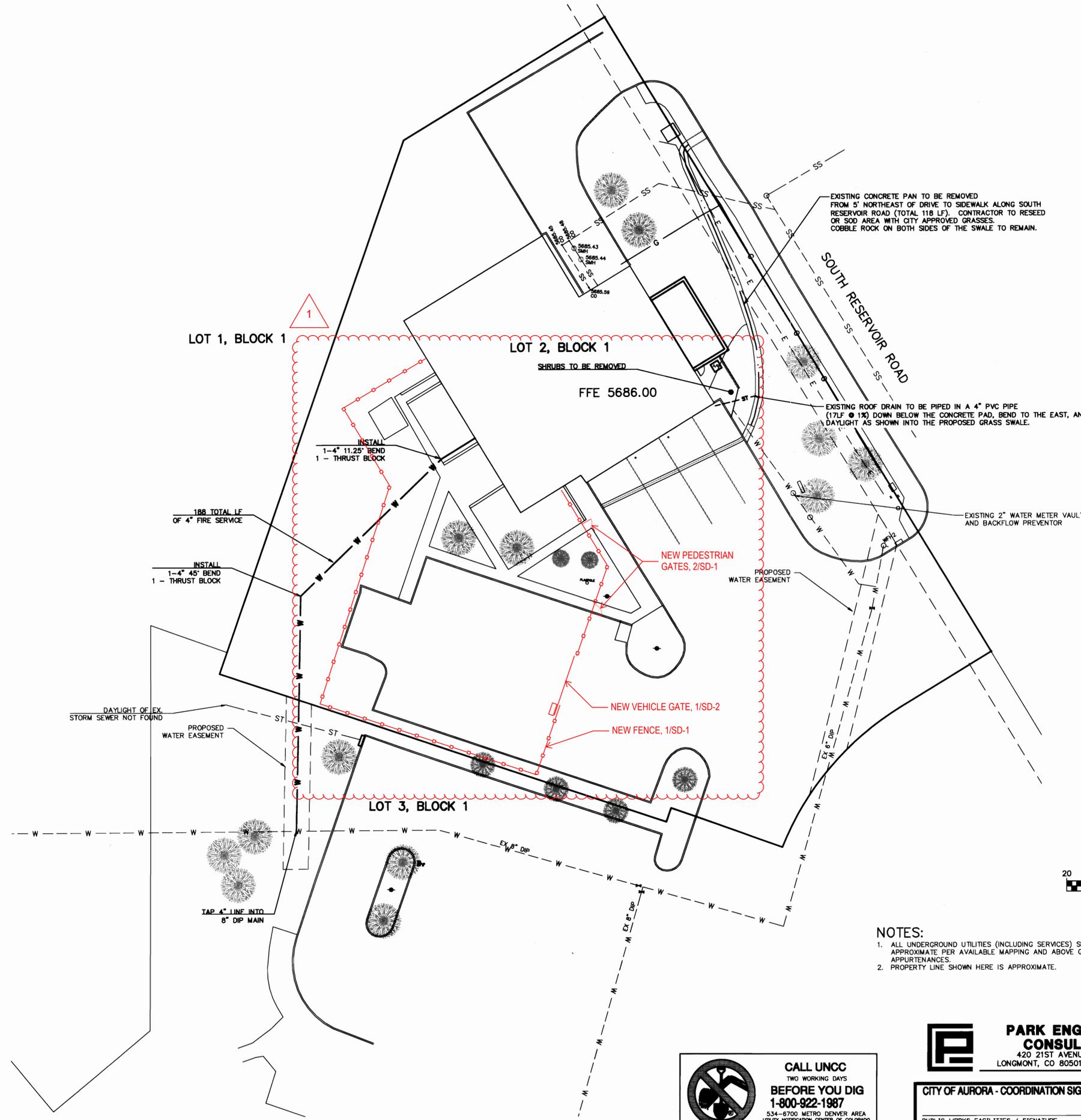


THIS AMENDMENT IS FILED DUE TO A SHIFT IN THE BUILDING LOCATION TO THE NORTH & REVISIONS IN THE PARKING LOT TO ACCOMMODATE A COMMON DRIVE WITH HERBY CREEK MIDDLE SCHOOL #8 ORIGINAL WAS FILED OCTOBER 1980  
THIS AMENDMENT IS FILED DUE TO AN ADDITION TO THE EXISTING BUILDING 4-25-11



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



EXISTING CONCRETE PAN TO BE REMOVED FROM S' NORTHEAST OF DRIVE TO SIDEWALK ALONG SOUTH RESERVOIR ROAD (TOTAL 118 LF). CONTRACTOR TO RESEED OR SOD AREA WITH CITY APPROVED GRASSES. COBBLE ROCK ON BOTH SIDES OF THE SWALE TO REMAIN.

SOUTH RESERVOIR ROAD

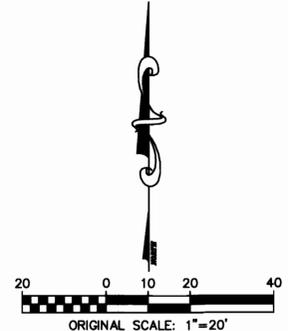
EXISTING ROOF DRAIN TO BE PIPED IN A 4" PVC PIPE (17LF @ 1%) DOWN BELOW THE CONCRETE PAD, BEND TO THE EAST, AND DAYLIGHT AS SHOWN INTO THE PROPOSED GRASS SWALE.

EXISTING 2" WATER METER VAULT AND BACKFLOW PREVENTOR

DAYLIGHT OF EX STORM SEWER NOT FOUND

PROPOSED WATER EASEMENT

TAP 4" LINE INTO 8" DIP MAIN



- 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

**ALLRED & ASSOCIATES**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
1000 MARSHALL ST. SUITE 100, AURORA, COLORADO 80013 P.O. BOX 488, AURORA, CO 80013  
www.allred.com

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:  
**UTILITY & DEMOLITION PLAN**  
SCALE: 1"=20'  
SHEET NUMBER:  
**2 OF 6**



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

NO.	DATE	DESCRIPTION

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

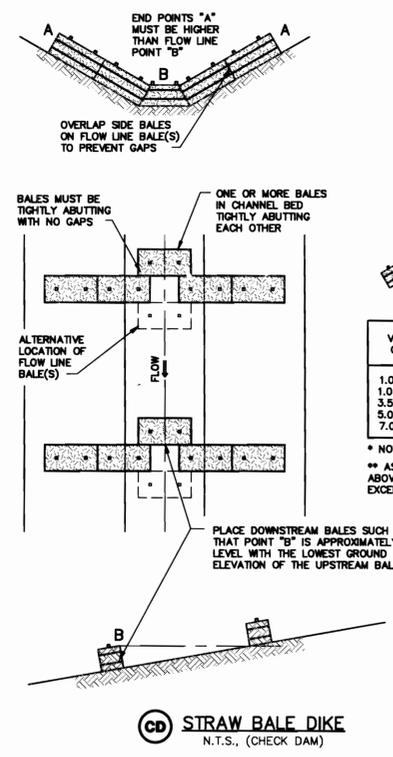
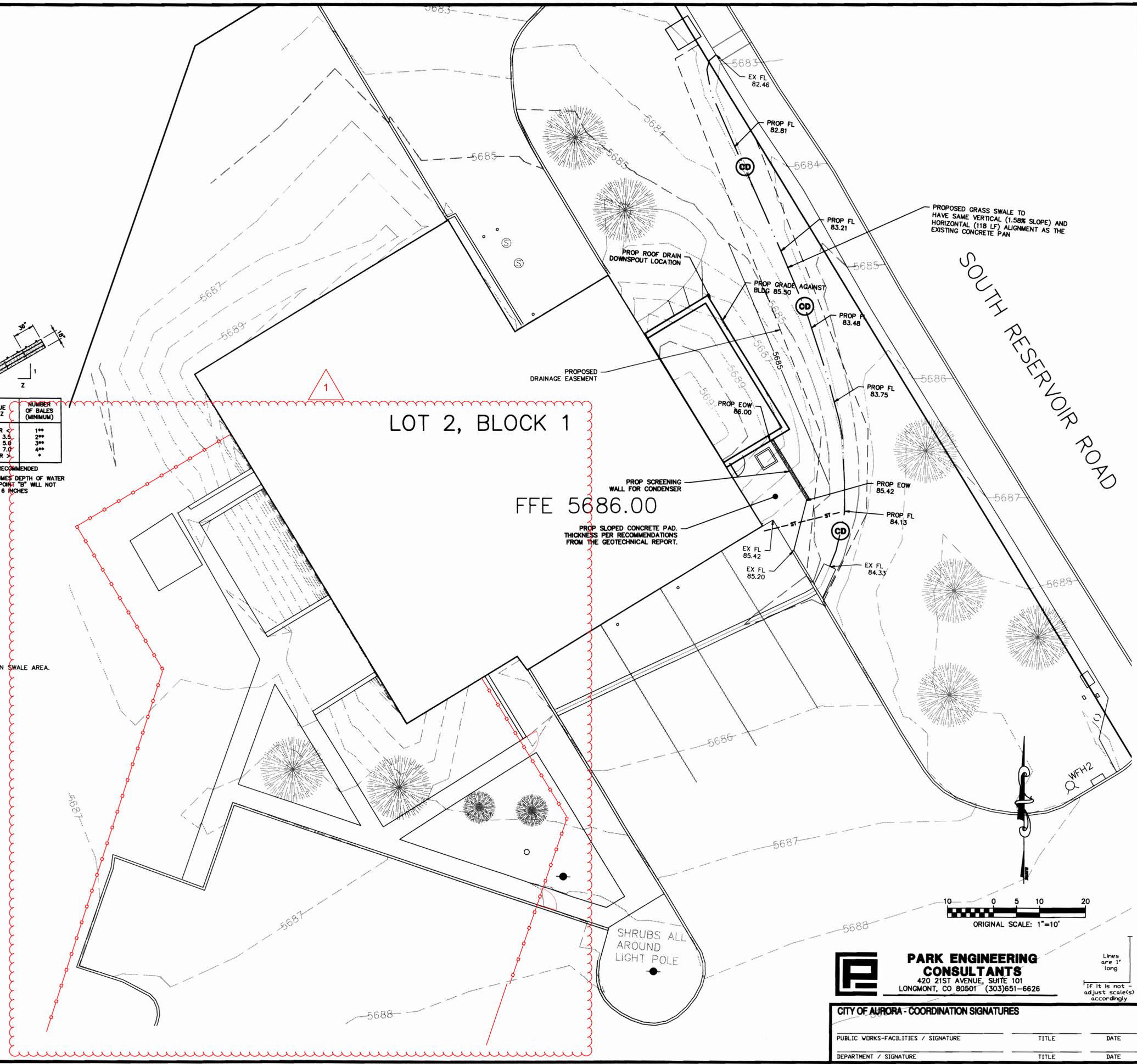
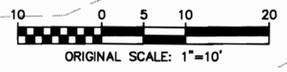
SHEET TITLE:  
**DETAILED GRADING & EROSION CONTROL PLAN**

SCALE: 1"=10'  
 SHEET NUMBER:  
**3 OF 6**

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

**CITY OF AURORA - COORDINATION SIGNATURES**

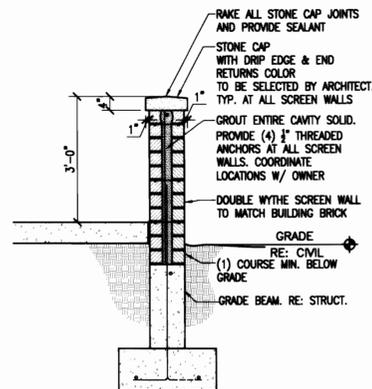
PUBLIC WORKS-FACILITIES / SIGNATURE	TITLE	DATE
DEPARTMENT / SIGNATURE	TITLE	DATE



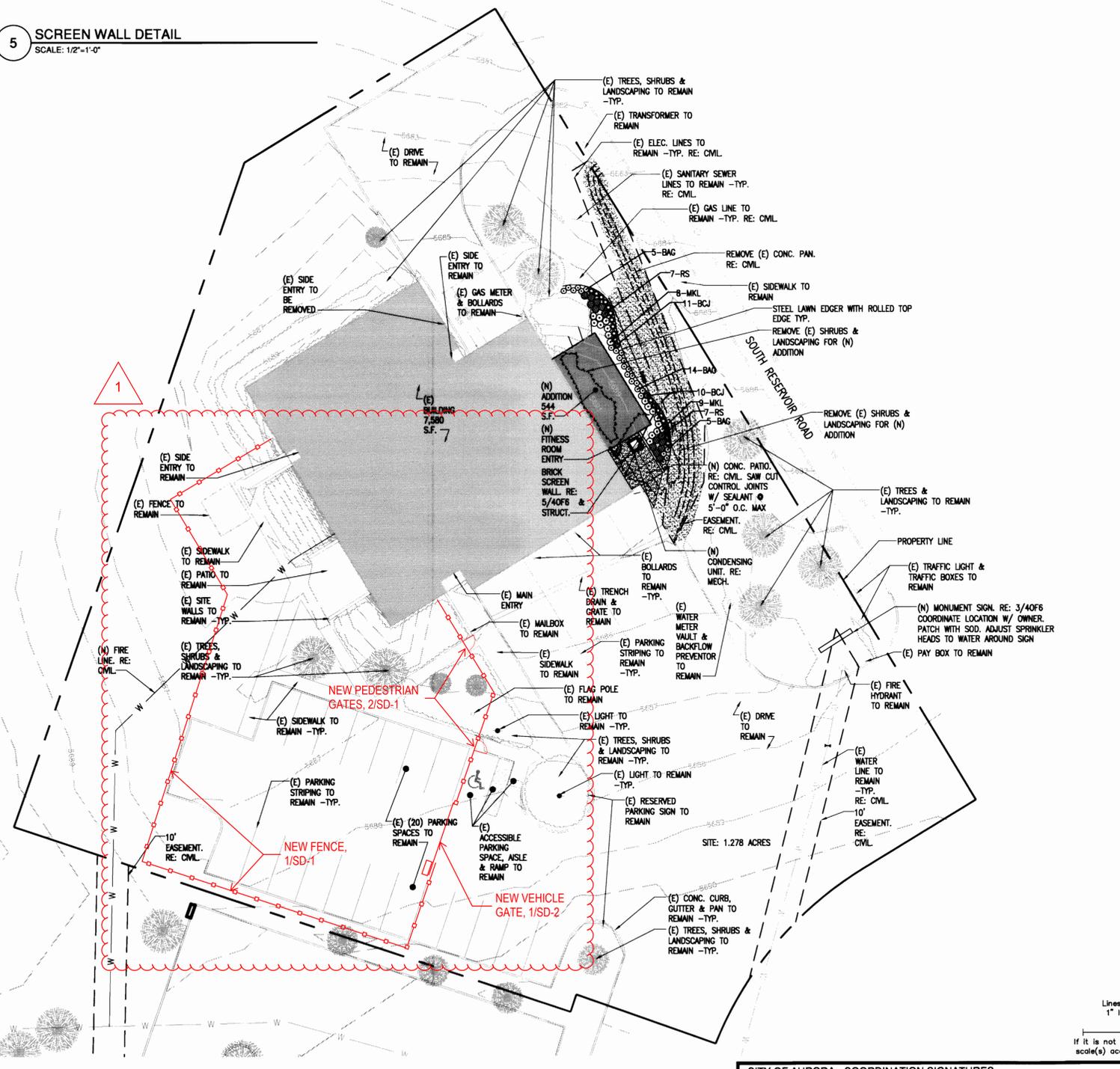
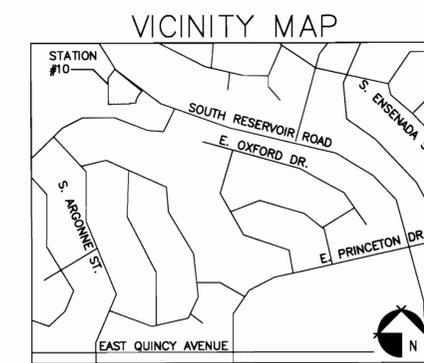
**NOTES:**  
 1. STRAW BALE DIKES TO BE INSTALLED IF GRASS SEED IS PLANTED IN SWALE AREA.  
 2. FFE ASSUMED TO BE 5686.00 PER PREVIOUS PLANS.

GENERAL NOTES

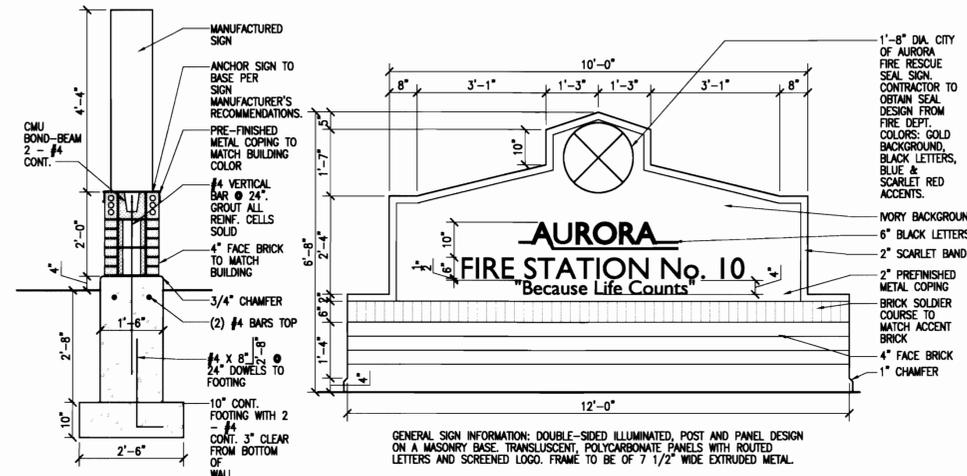
- REFER TO CIVIL DRAWINGS FOR GRADING PLAN, UTILITY PLANS AND FOR HORIZONTAL CONTROL LOCATIONS, WHICH WILL BE PROVIDED BY CIVIL ENGINEER BY CAD FILES FOR SURVEYOR COORDINATION.
- THE CONTRACTOR SHALL PREVIEW CONDITIONS AND REVIEW THE GEOTECHNICAL ENGINEERING REPORT TITLED: SUBSURFACE SOILS INVESTIGATION FIRE STATION #10 ADDITION IMPROVEMENTS PROJECT NUMBER 10740 DATED NOVEMBER 2010; 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.
- EXISTING GRADES SHOWN ARE FROM INFORMATION PROVIDED IN A SURVEY BY TRUE POSITION LAND SURVEYING; 951 EAST 8TH STREET, BROOMFIELD, COLORADO 80020; 720.568.0468. CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES BETWEEN CONDITIONS SHOWN AND ACTUAL CONDITIONS.
- EXISTING UTILITIES SHOWN ARE GRAPHIC IN NATURE AND IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE PROCEEDING WITH EXCAVATIONS.
- ALL GRADING AND CONCRETE PAVING SHALL SLOPE AWAY FROM BUILDING.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR IS TO PROVIDE OR COORDINATE ELECTRICAL SLEEVES UNDER PAVEMENT FOR ALL ELECTRICAL FIXTURES.
- 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.
- 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.
- PROVIDE SEALANT AT ALL COLD JOINTS INCLUDING, BUT NOT LIMITED TO, JOINTS BETWEEN CURB & SIDEWALK, GUTTER & CONCRETE PAVING AND EXPANSION JOINTS IN CONC. PAVING.
- ALL SITE WORK, SITE CLEARING, EARTH WORK, WATER DISTRIBUTION, ETC. SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT MANUAL AND OR WRITTEN CLARIFICATIONS 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.
- 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.
- 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.
- 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.
- ADA PARKING SIGNS AND INSTALLATION TO BE APPROVED BY THE CITY OF AURORA MINIMUM STANDARDS.
- CROSS SLOPE OF SIDEWALKS NOT TO EXCEED 2%.
- ALL EXISTING NATIVE GRASS AREAS DISTURBED DURING CONSTRUCTION ARE TO BE RESEED PER THE CITY OF AURORA REQUIREMENTS.



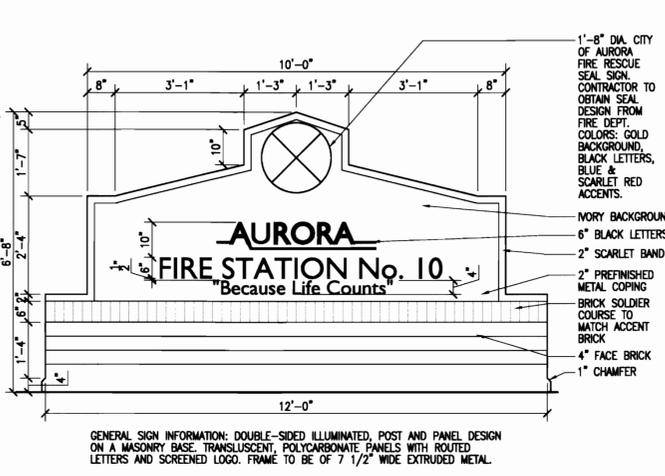
5 SCREEN WALL DETAIL  
SCALE: 1/2"=1'-0"



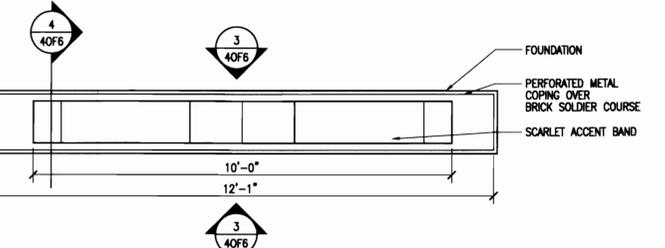
1 SITE PLAN  
SCALE: 1"=20'-0"



4 MONUMENT SIGN DETAIL  
SCALE: 1/2"=1'-0"



3 MONUMENT SIGN ELEVATION  
SCALE: 1/2"=1'-0"



2 MONUMENT SIGN PLAN  
SCALE: 1/2"=1'-0"

CITY OF AURORA - COORDINATION SIGNATURES

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

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

NO.	DATE	DESCRIPTION

FIRE STATION #10  
ADDITION & REMODEL  
CITY SUBMITTAL  
SHEET TITLE:  
SITE PLAN  
SCALE: AS NOTED  
SHEET NUMBER:  
**4 OF 6**

**ALLRED & ASSOCIATES**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
568 BURBANK ST. SUITE 125 BROOMFIELD, COLORADO 80020 PH: 303.466.6068 FAX: 303.466.6382 WWW.AURORA.COM





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  
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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 HORIZONTALIS 'BLUE CHIP'	5 GAL.	CONTAINER	1'-6"/2'	4'
<b>ORNAMENTAL GRASSES</b>						
BAG	24	BLUE AVENA GRASS HELICTOTRICON SEMPERVIRENS	5 GAL.	CONTAINER	4'	2'
		SOD TURF TO MATCH EXISTING				

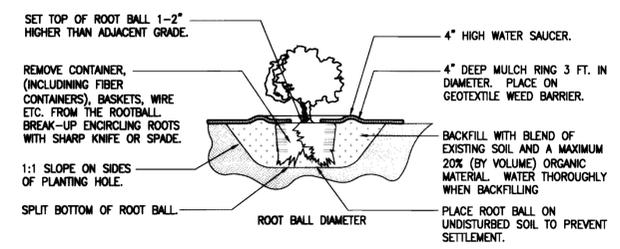
CONTRACTOR TO VERIFY ALL PLANT COUNTS

**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 NURSERMEN.
- 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 NURSERMEN 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 TYFAR 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.



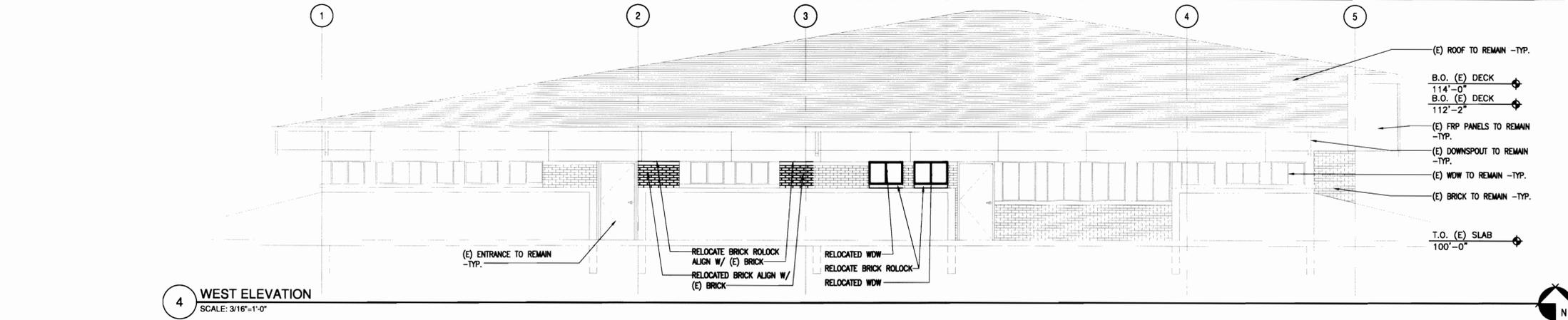
**PLACEMENT NOTES:**  
 SET SHRUB PLUMB. SPACE PLANTS, AND PLACE FOR BEST EFFECT.

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

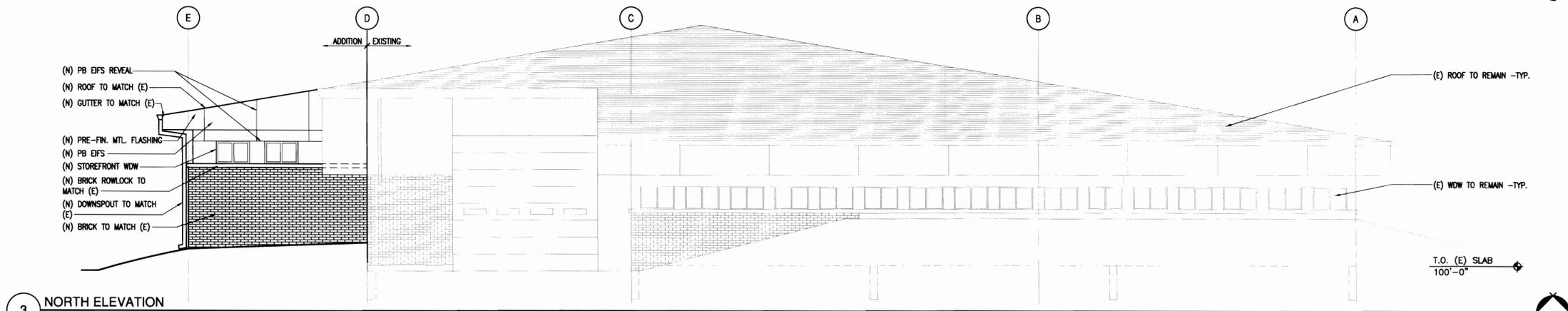
**C SHRUBS - PLANTING DETAIL**  
 SCALE: NOT TO SCALE

**CITY OF AURORA - COORDINATION SIGNATURES**

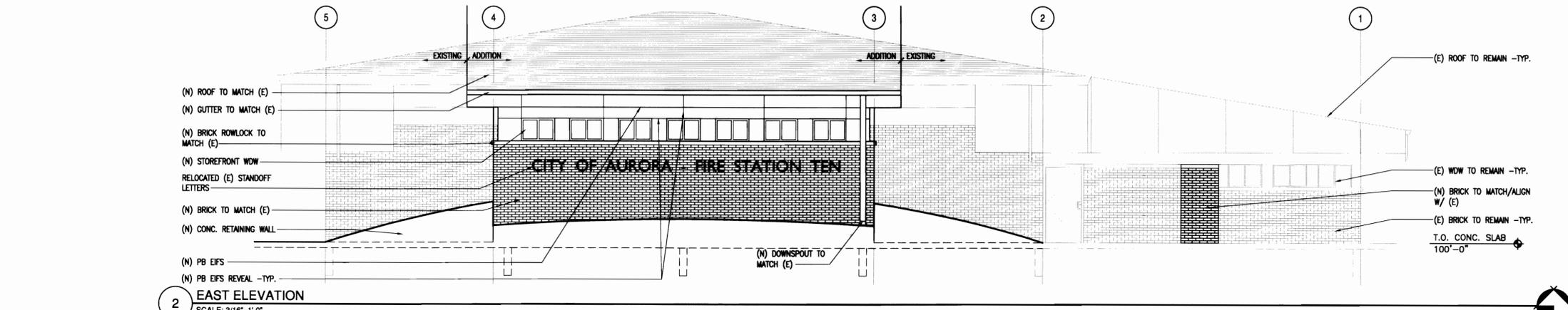
PUBLIC WORKS-FACILITIES / SIGNATURE	TITLE	DATE
DEPARTMENT / SIGNATURE	TITLE	DATE



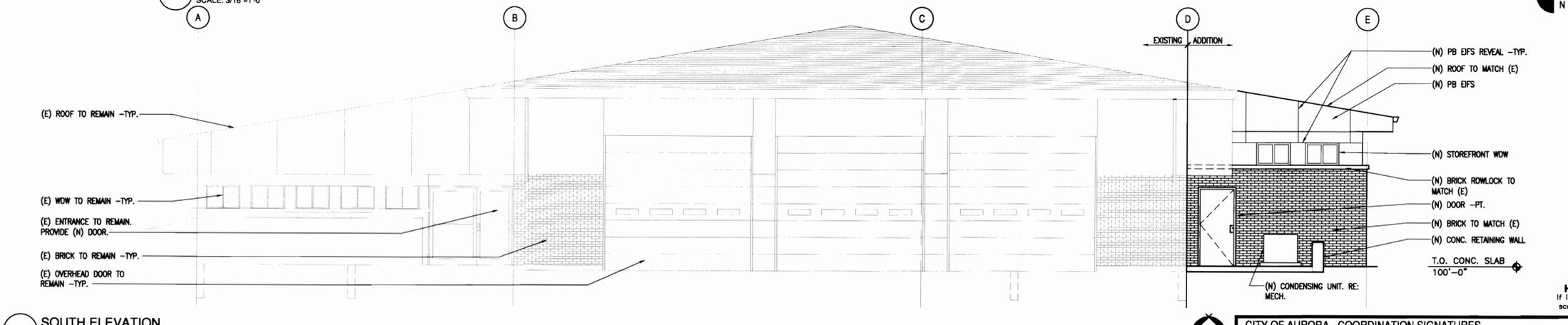
4 WEST ELEVATION  
SCALE: 3/16"=1'-0"



3 NORTH ELEVATION  
SCALE: 3/16"=1'-0"



2 EAST ELEVATION  
SCALE: 3/16"=1'-0"



1 SOUTH ELEVATION  
SCALE: 3/16"=1'-0"



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: A4.0.DWG  
DATE: 03/11/2011

NO.	DATE	DESCRIPTION

FIRE STATION #10  
ADDITION & REMODEL  
CITY SUBMITTAL

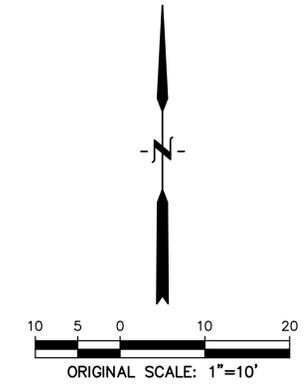
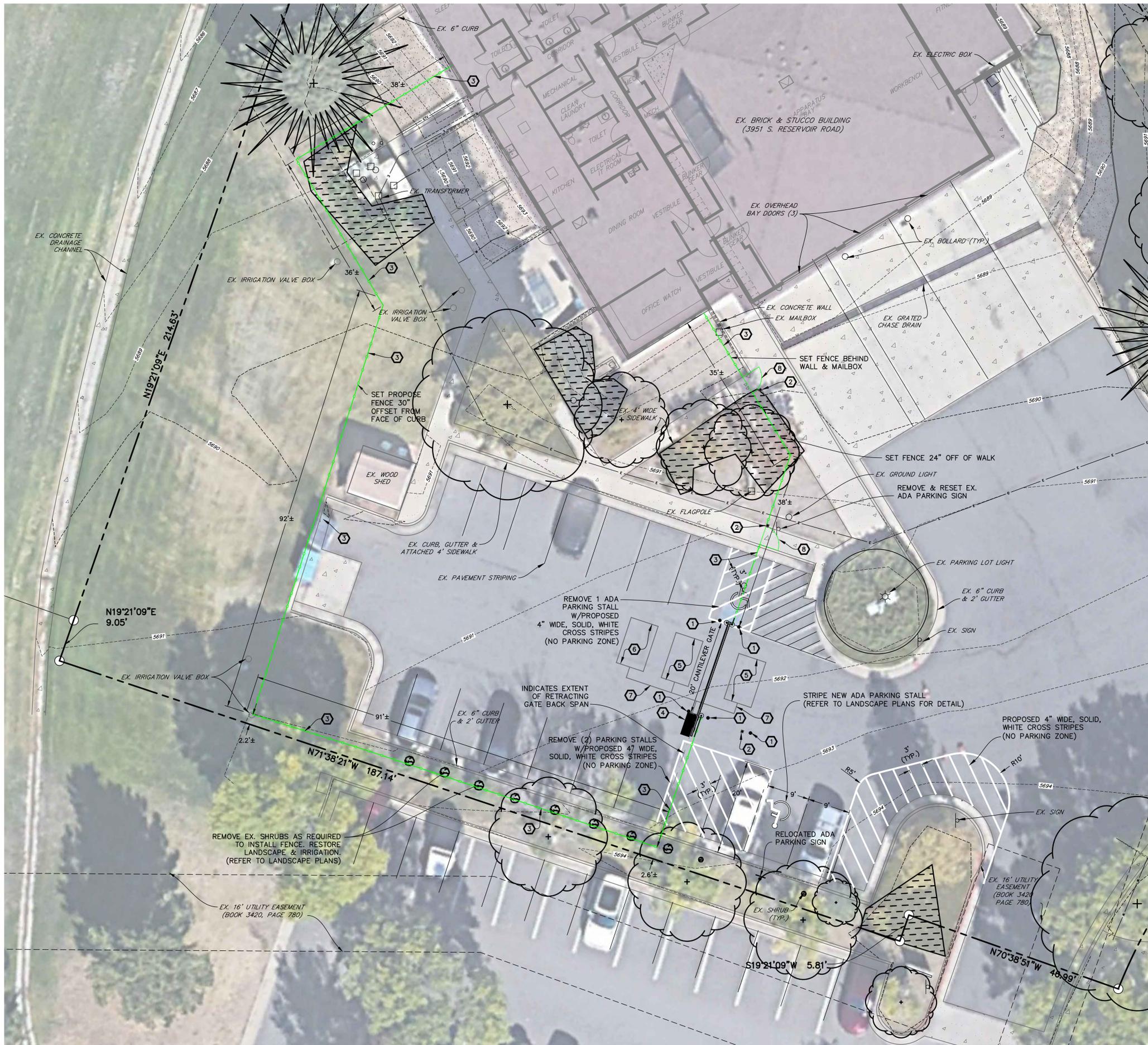
SHEET TITLE:  
EXTERIOR  
ELEVATIONS

SCALE: 3/16"=1'-0"  
SHEET NUMBER:

**6 OF 6**

CITY OF AURORA - COORDINATION SIGNATURES

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



**LEGEND**

- PROPERTY LINE ..... - - - - -
- EX. FENCE ..... x x 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 ..... -5.364-
- EX. INDEX CONTOUR ..... -5.365-
- PROPOSED SIGN ..... ⚡
- 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 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.)

**PROJECT BENCHMARK:**  
 CITY OF AURORA BENCHMARK  
 ID NO. 556603NW03  
 PUBLISHED ELEVATION = 5678.84  
 (BASED ON NAVD88 DATUM)



CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 811  
 CALL 3-BUSINESS DAYS IN ADVANCE  
 BEFORE YOU DIG, GRADE, OR EXCAVATE  
 FOR THE MARKING OF UNDERGROUND  
 MEMBER UTILITIES.



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

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

**FIRE STATION #10**  
**AURORA FIRE RESCUE**  
 CONSTRUCTION DRAWING SET  
 SHEET TITLE:  
 SITE PLAN

SCALE: SCALE 1"=20'  
 SHEET NUMBER:  


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BLDG #1320  
**FIRE STATION #10**  
 Aurora Fire Rescue  
 3951 S Reservoir Rd  
 Aurora, Colorado 80013

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

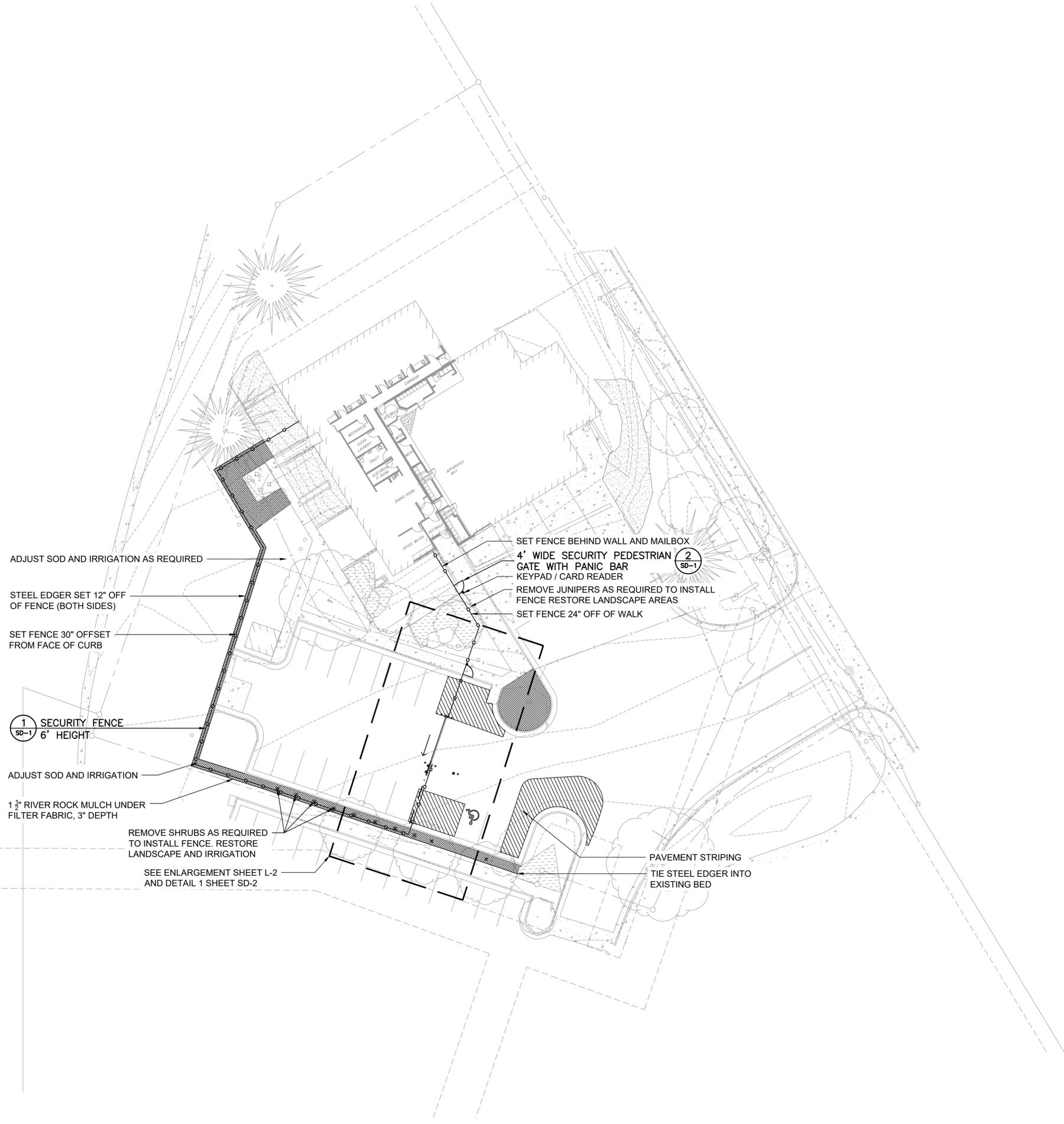
SHEET TITLE:  
 LANDSCAPE PLAN

SCALE: 1"=20'-0"  
 SHEET NUMBER:  
**L1**

**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).



ADJUST SOD AND IRRIGATION AS REQUIRED

STEEL EDGER SET 12" OFF  
 OF FENCE (BOTH SIDES)

SET FENCE 30" OFFSET  
 FROM FACE OF CURB

**1**  
 SD-1  
 SECURITY FENCE  
 6' HEIGHT

ADJUST SOD AND IRRIGATION

1 1/2" RIVER ROCK MULCH UNDER  
 FILTER FABRIC, 3" DEPTH

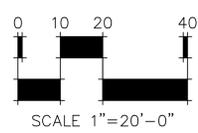
REMOVE SHRUBS AS REQUIRED  
 TO INSTALL FENCE. RESTORE  
 LANDSCAPE AND IRRIGATION

SEE ENLARGEMENT SHEET L-2  
 AND DETAIL 1 SHEET SD-2

SET FENCE BEHIND WALL AND MAILBOX  
**4' WIDE SECURITY PEDESTRIAN**  
**GATE WITH PANIC BAR**  
 KEYPAD / CARD READER  
 REMOVE JUNIPERS AS REQUIRED TO INSTALL  
 FENCE RESTORE LANDSCAPE AREAS  
 SET FENCE 24" OFF OF WALK

**2**  
 SD-1

PAVEMENT STRIPING  
 TIE STEEL EDGER INTO  
 EXISTING BED



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BLDG #1320  
 PROJECT #R-2287

FIRE STATION #10  
 Aurora Fire Rescue  
 3951 S Reservoir Rd  
 Aurora, Colorado 80013

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

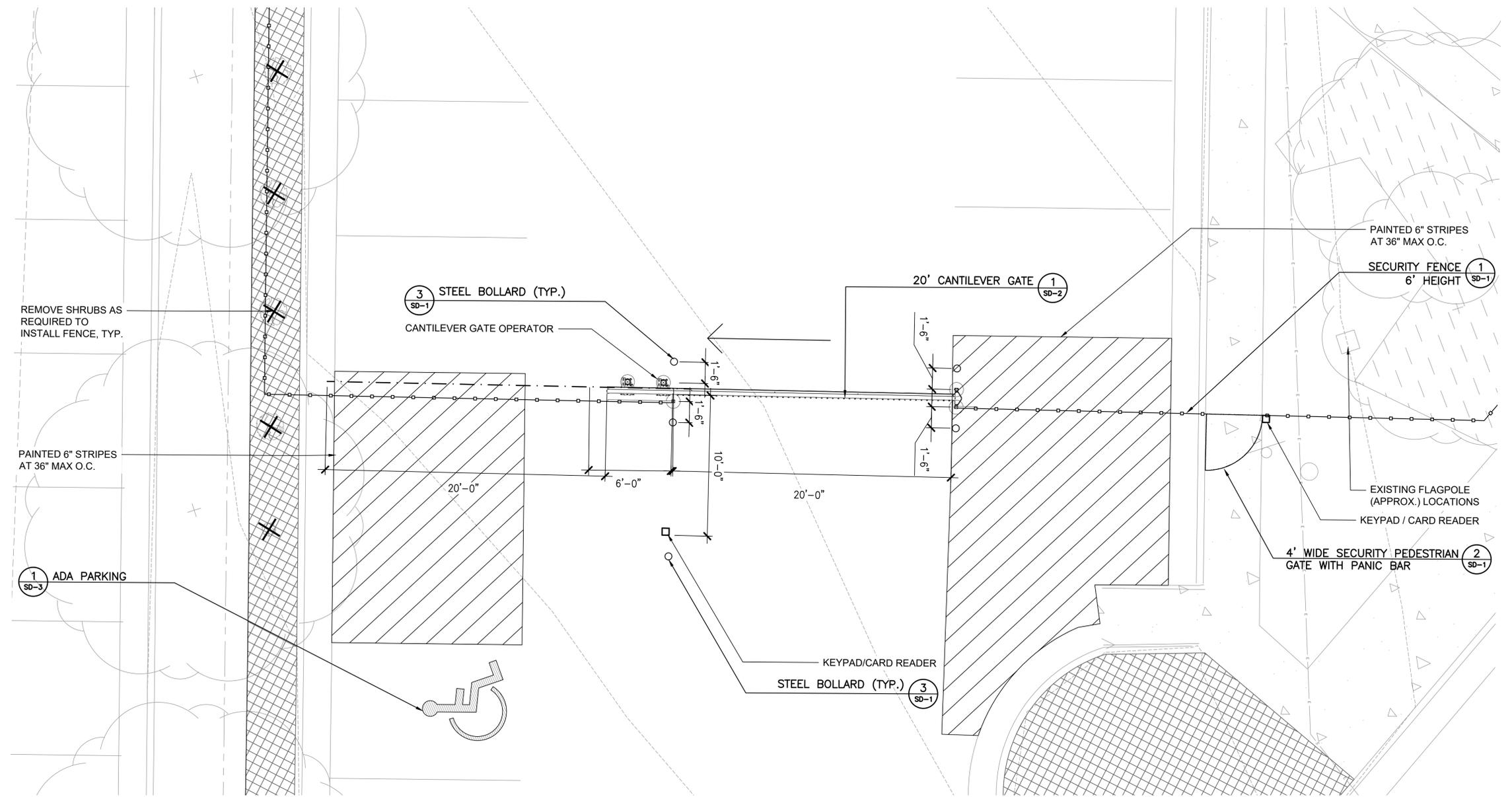
FIRE STATION #10  
 AURORA FIRE RESCUE  
 CONSTRUCTION DRAWING SET

SHEET TITLE:  
 LANDSCAPE PLAN

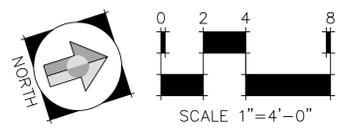
SCALE: 1"=4'-0"  
 SHEET NUMBER:

L2

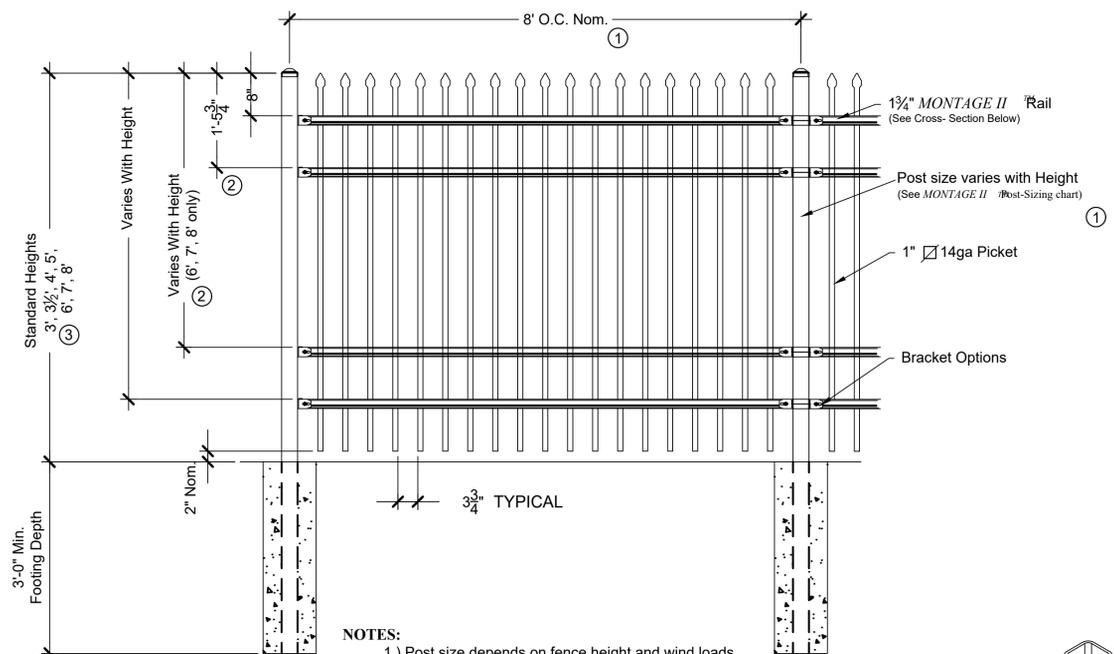
- LEGEND**
-  ROCK MULCH
  -  SECURITY FENCE
  -  PEDESTRIAN SECURITY GATE
  -  STEEL EDGER



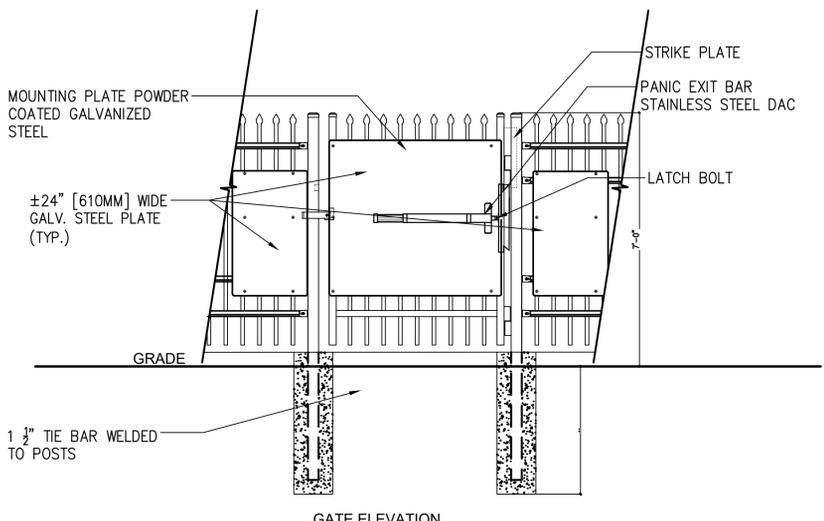
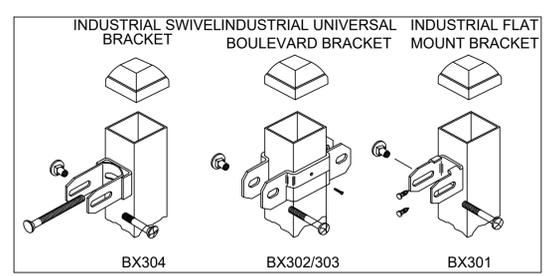
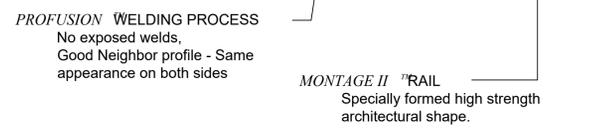
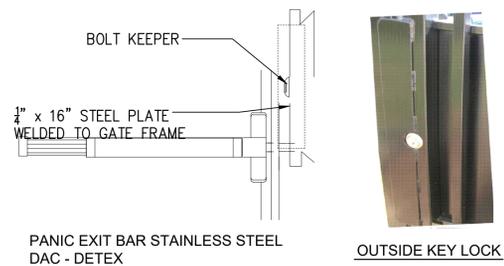
**CANTILEVER GATE ENLARGEMENT**



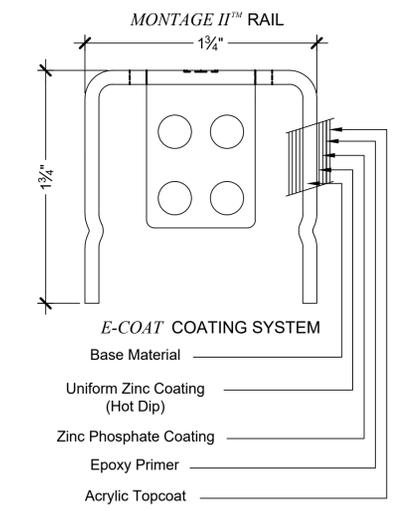
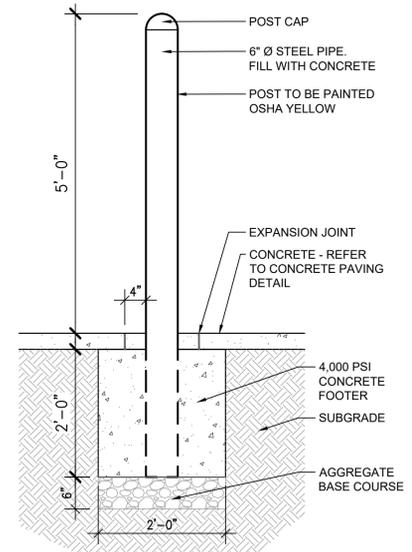
NO.	DATE	DESCRIPTION
11/08/23		Construction Documents
01/12/24		Bid Documents
02/22/24		Building Permit Set



- NOTES:**
- 1.) Post size depends on fence height and wind loads. See MONTAGE II specifications for post sizing chart and setting dimensions.
  - 2.) Third & Forth rail optional.
  - 3.) Available in Flush Bottom.

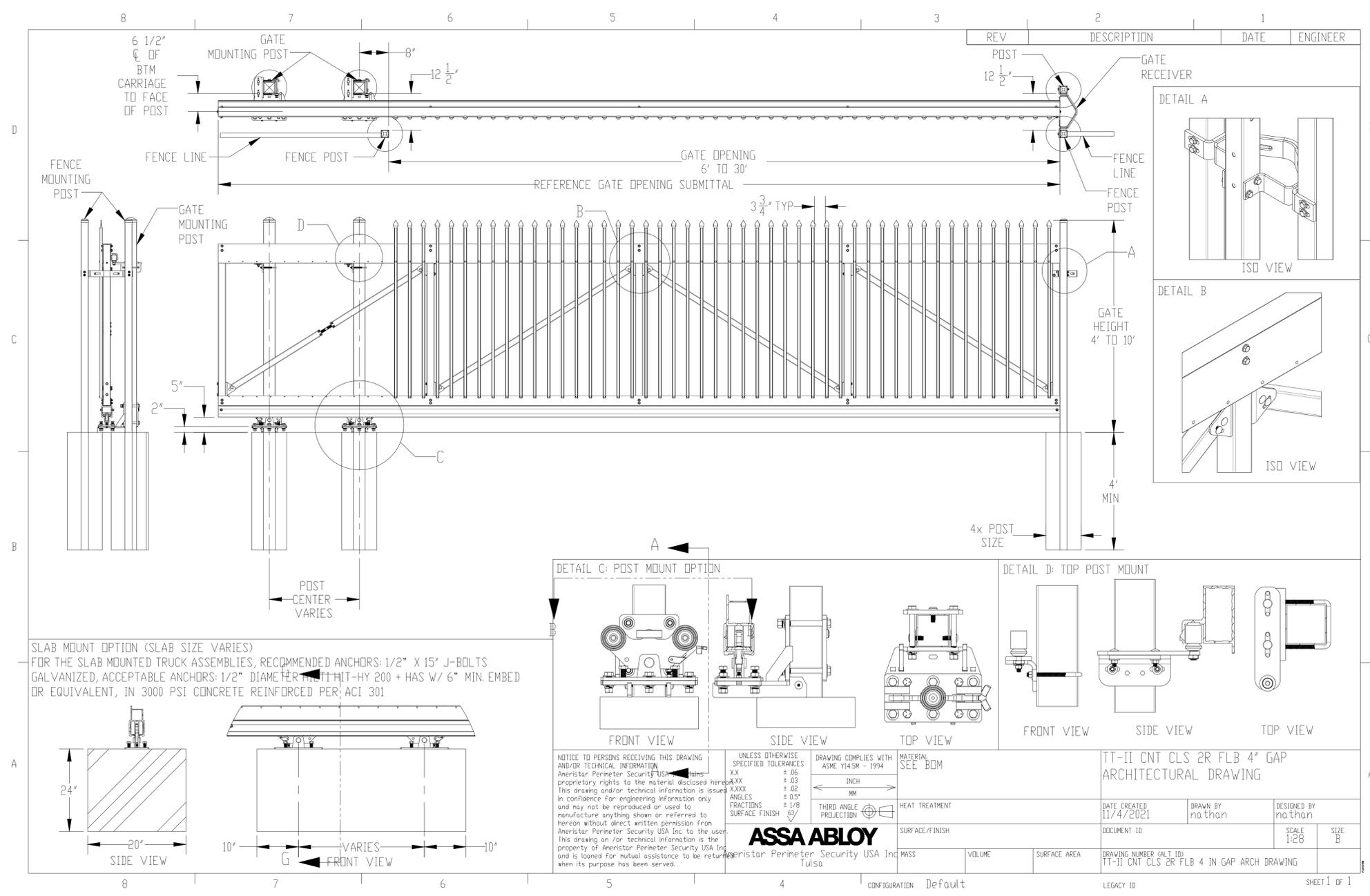


- NOTES:**
1. SPECIFICATIONS CAN BE CHANGED BY MERCHANT/METALS ONLY
  2. PANEL TO BE +/-24" PERFORATED GALVANIZED STEEL
  3. ULTRA HEAVY DUTY MAMMOTH HYDRAULIC GATE CLOSER AND RAPTOR HINGES (TOP & BOTTOM) AS PROVIDED BY LOCINOX, GENDALE HEIGHTS, IL, USA (877).562.4669 OR APPROVED EQUAL



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

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