

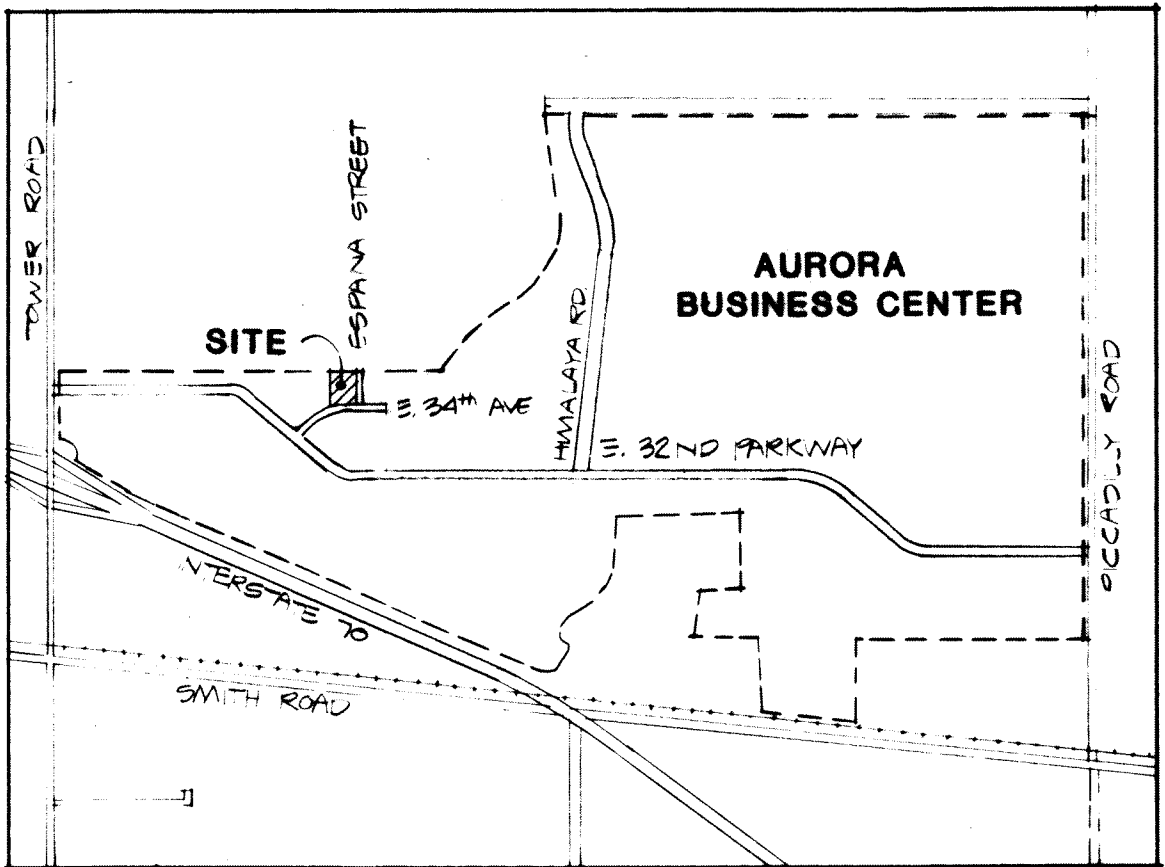
AURORA FIRE STATION 12
PLANNED BUILDING GROUP

SHEET 1 OF 2

PREPARED BY

Pahl-Pahl-Pahl pc
Architects/Planners
1200 Lincoln Street
Suite 420
Denver, Colorado 80203
303-861-7147

11/21/85



VICINITY MAP



NORTH

DATA:

Land area within property lines 43,360 SF 1.0 Acres
Gross floor area (41-16 City Code) 7824 Sq. Ft.
Number of buildings ONE % and Sq. Ft.
Total Building Coverage 7800 SQ. FT. 6.73% % and Sq. Ft.
Hard-surface area (exclusive of buildings) 14790 SQ. FT. 89.86 % and Sq. Ft.
Area devoted to landscaping within site 2130 SQ. FT. 49.84 % and Sq. Ft.
Present zoning classification M1
Proposed uses FIRE STATION
Sign Area 8 x 30 ft ONE SIGN 0.0 Sq. Ft.
Type of Sign (Free standing, Wall, etc.) FREE
Number of stories 1/10
Maximum height of buildings 39.0 FEET
Parking spaces provided 22 % compact 0
Parking spaces required 11 STAFF MEMBERS PER SHIFT

(List information for parking calculations based on 41-668 of the City Code).

11 STAFF MEMBERS ON MAXIMUM SHIFT - 11 SPACES; VISITOR PARKING/
OVERLAP OF SHIFTS - 11 SPACES. TOTAL 11 SPACES REQUIRED VS. 22
SPACES PROVIDED. TYPICAL STALL DIMENSION - 9' x 19' (2' OVERHANG) - 20' ISLE WIDTH.
FIRE APPARATUS: LADDER, 2 PUMPS, 1 RESCUE, 1 UTILITY.

Legal Description LOT 4 BLOCK 1 Aurora Business Center Subdivision Filing No. 6

This Planned Building Group site plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This Plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this Plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this Plan may be permitted only upon approval of the City of Aurora.

In witness thereof _____ has caused these presents to be executed this 18th day of September AD 1986

By: _____
(Principal or Owners)

Corporate Seal

NOTARIAL:

State of Colorado _____) ss
County of Jefferson)

The foregoing instrument was acknowledged before me this 18th day of September AD 1986 by Dennis Champagne
(Principal or Owners)

Witness my hand and official seal

Dennis Champagne
NOTARY PUBLIC

Notary Seal

My commission expires 1-23-89 Notary/Busn. address:

CITY OF AURORA APPROVALS:

City Attorney: N.A. Date: N.A.

Planning Director: John M. Duggan Date: 8-20-86

Planning Commission: N.A. Date: N.A.

City Council: N.A. Date: N.A.

Mayor: N.A.

Attest: N.A. Date: N.A.

City Clerk

RECORDER'S CERTIFICATE

Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M. This _____ Day of _____ AD 19 _____ Clerk and Recorder: _____ Deputy: _____

10. 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.

11. 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.

12. 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.

1

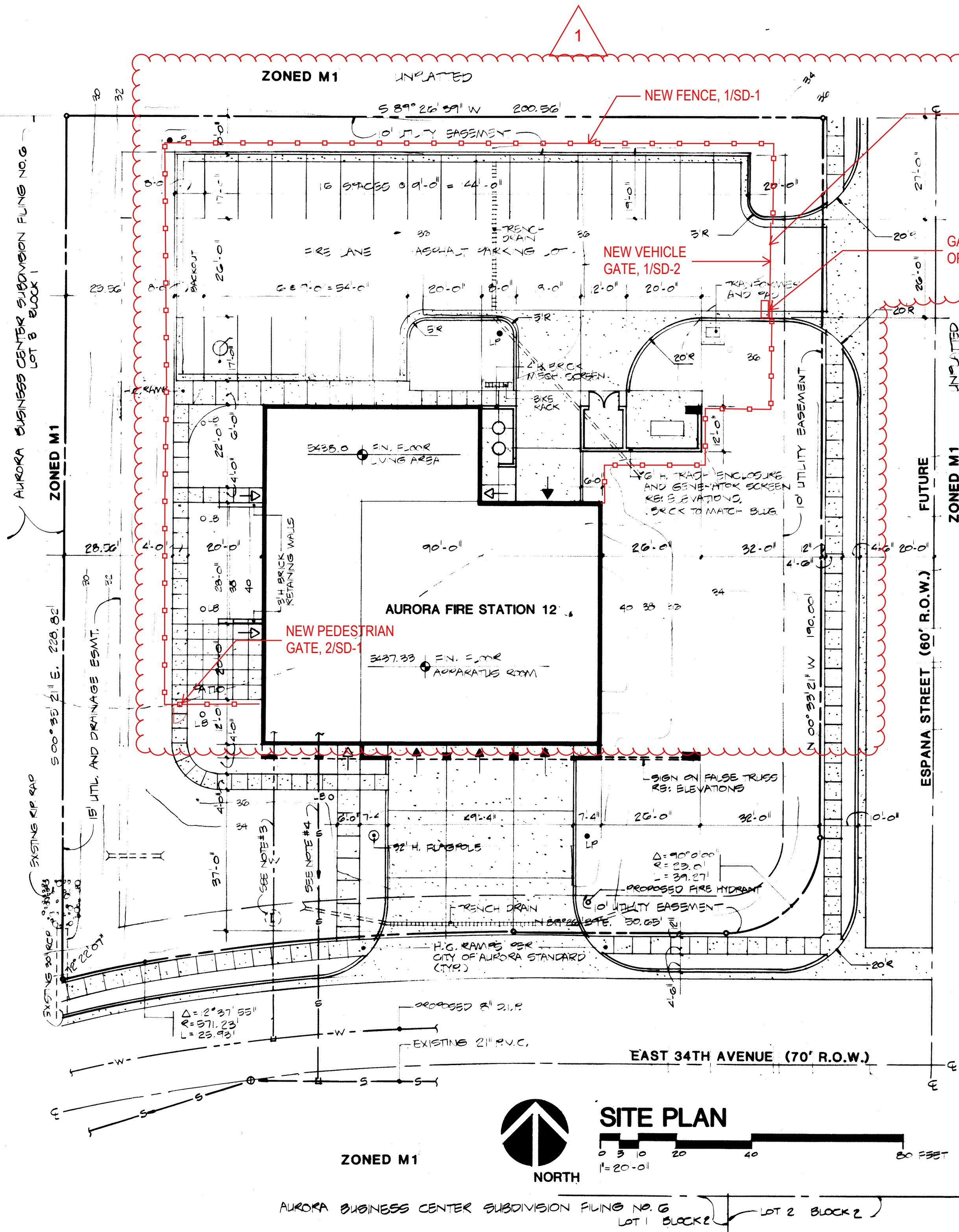
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SHEET 2 OF 2

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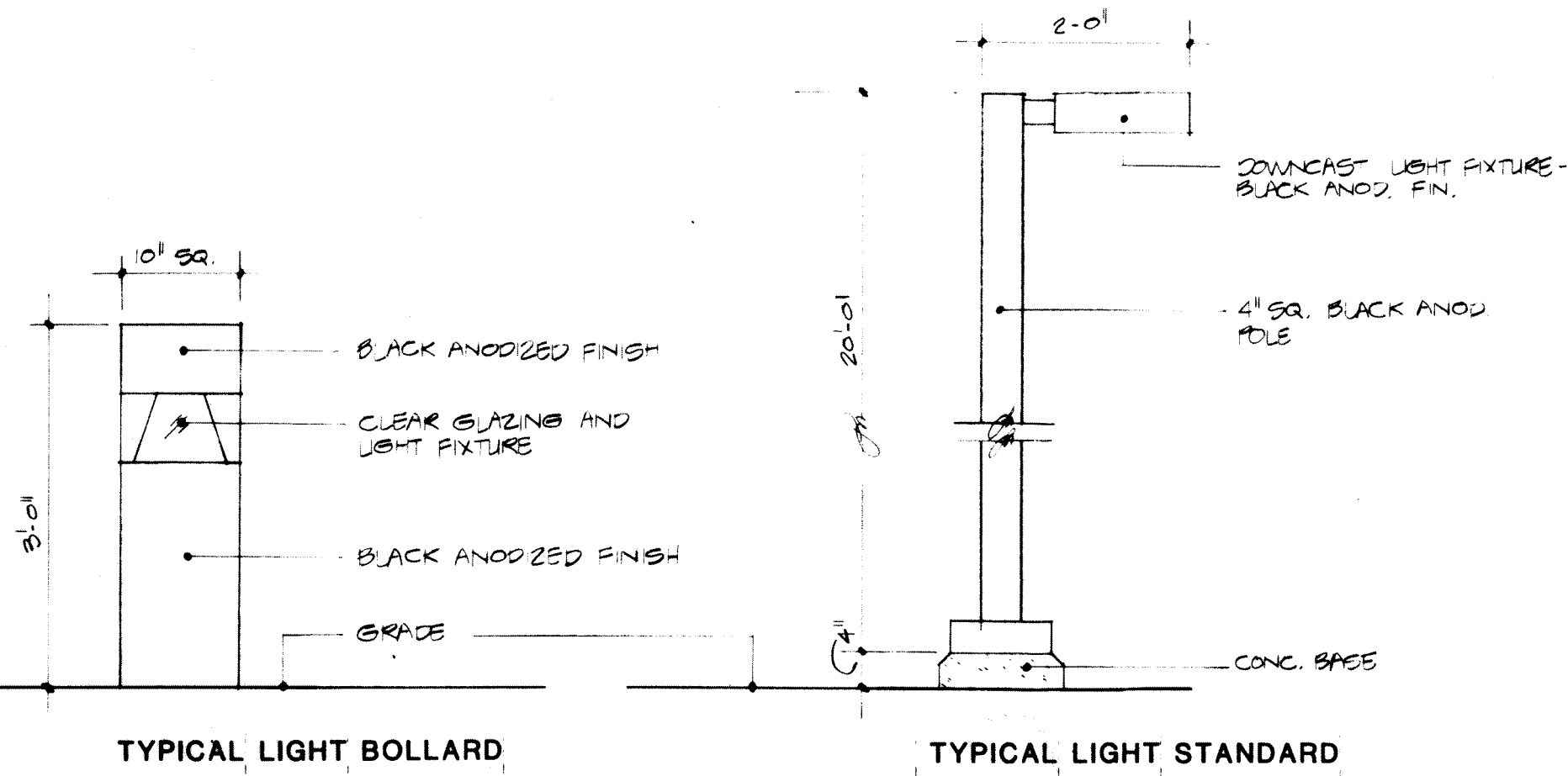


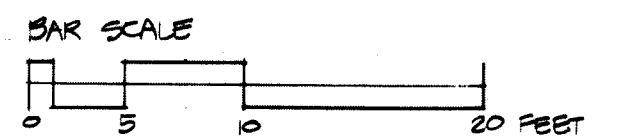
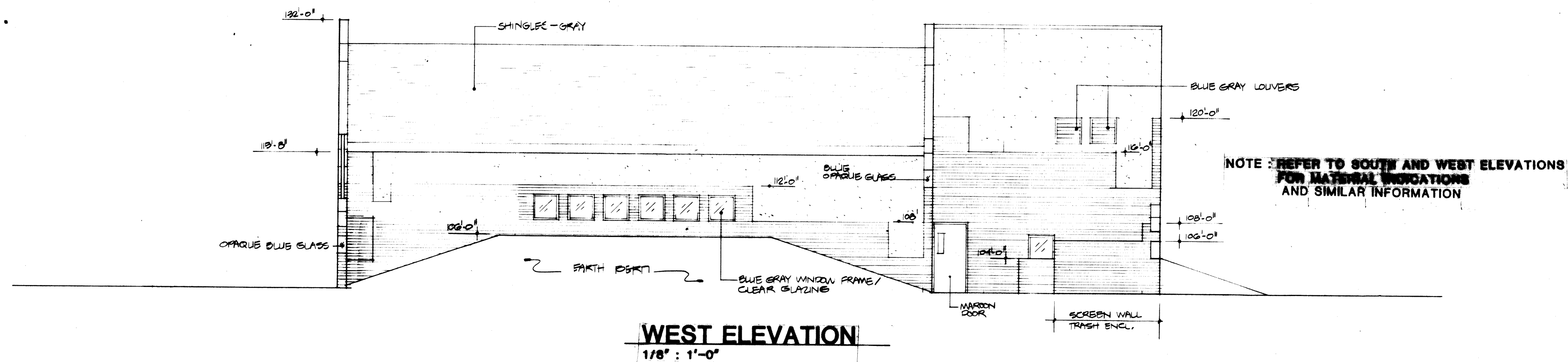
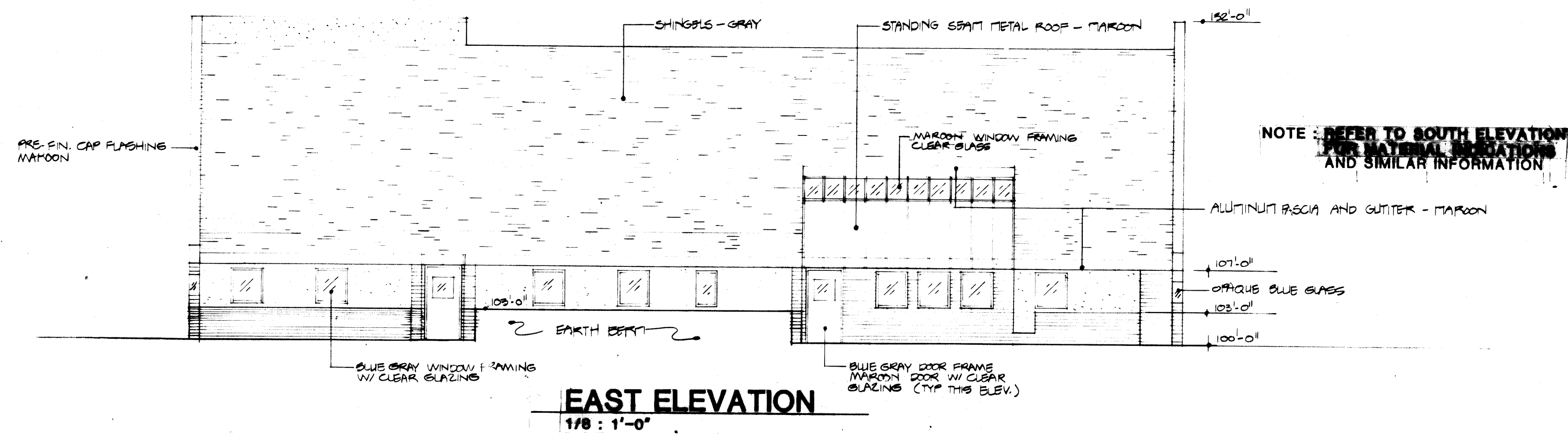
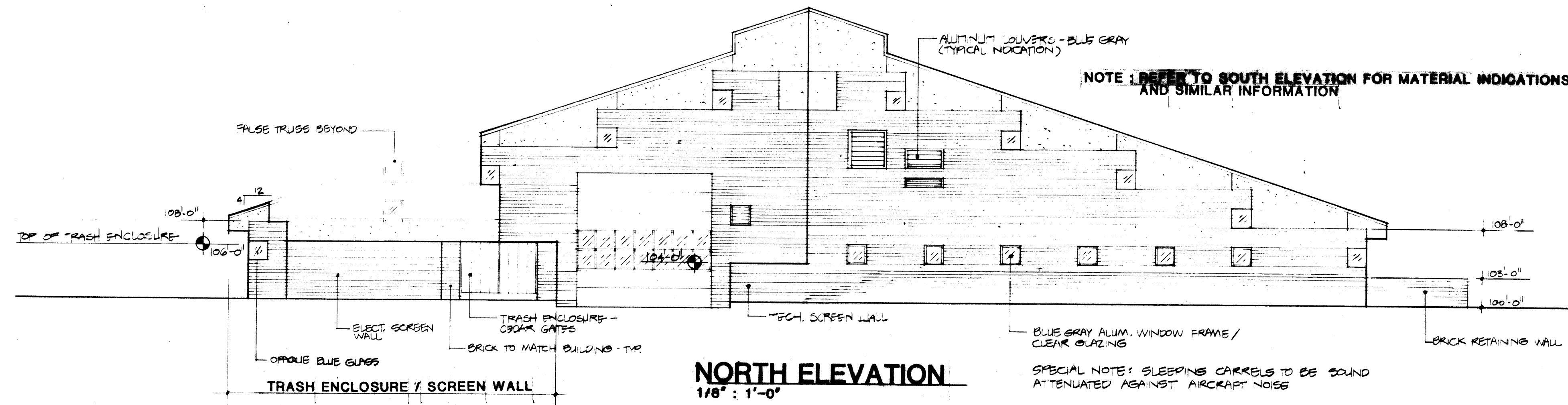
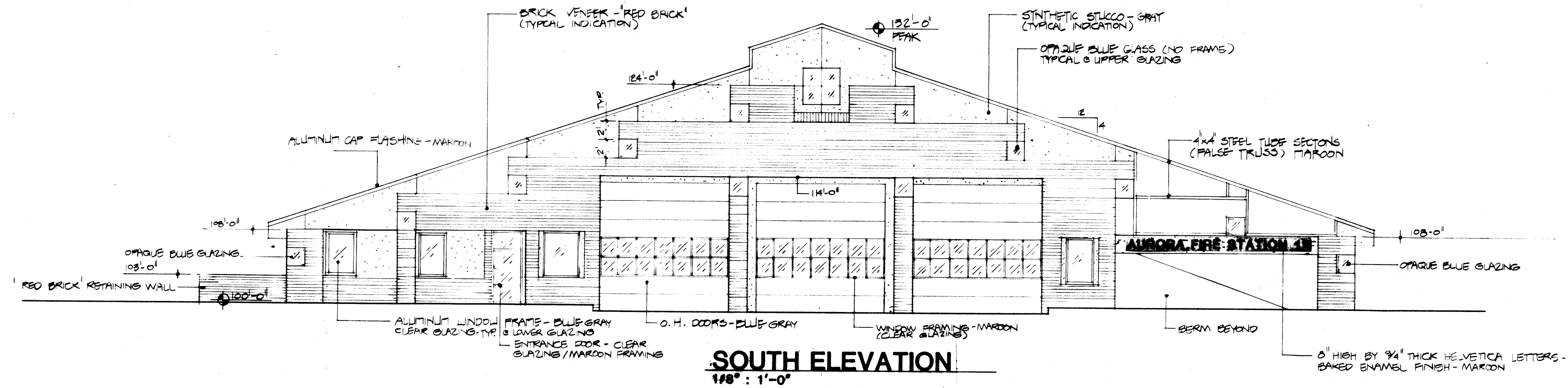
NOTES

1. LANDSCAPE WILL BE WATERED BY AUTOMATIC IRRIGATION SYSTEM.
2. ALL WORK OUTSIDE PROPERTY LINES IS EXISTING OR TO BE DONE BY OTHERS. EXISTING AND LANDSCAPES.
3. 1/2" WATER LINE FROM STREET TO WATER (INCLUDING METER) IS APPROX. NEW 1/2" WATER LINE FROM METER TO BUILDING IS APPROX.
4. 2" SEWER LINE FROM STREET TO BUILDING IS APPROX. 2" SEWER LINE FROM EXISTING TO BUILDING IS APPROX.

LEGEND

- CONCRETE DRIVE
- CONCRETE WALK
- EXIST. CONCRETE CURB AND 24" GUTTER
- 2" R.C. - 20' HIGH - 20' NCAS
- 2" R.C. - 8' HIGH - 8' NCAS
- EXISTING CURB
- PROPOSED CONCRETE - 2" INTERMIX
- UNDERGROUND PVC. CHANGES LINES



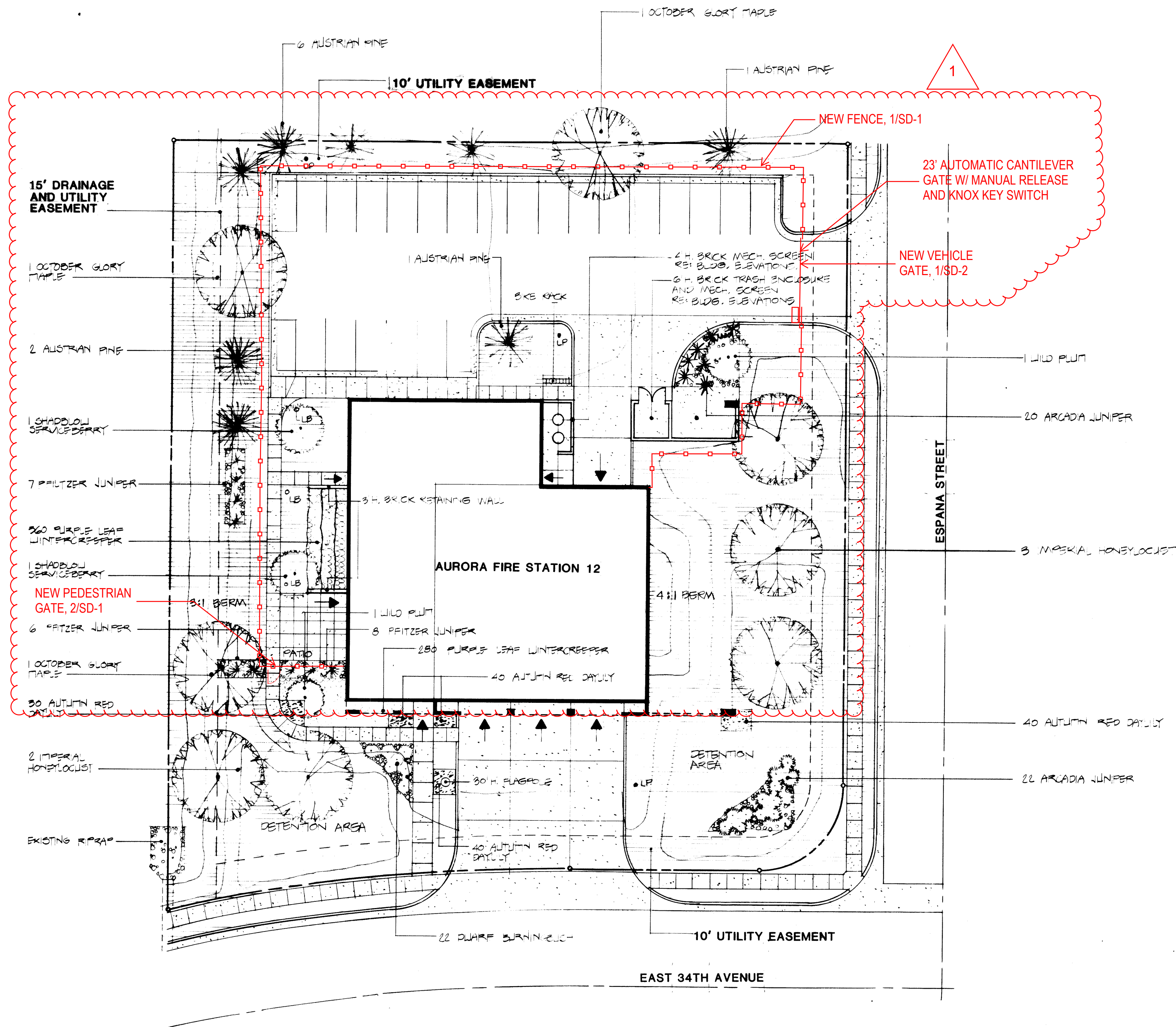


AURORA FIRE STATION 12 PLANNED BUILDINGS GROUP ELEVATIONS

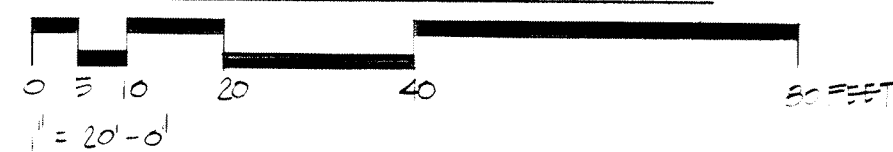
PREPARED BY



Aurora Fire Station #12 95-6069-1



LANDSCAPE PLAN



PLANTING SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	METHOD
OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3	2" - 2 1/2" CAL.	BB
IMPERIAL HONEYLOCUST	GLADSTONIA TRICANTHOS 'IMPERIAL'	3	2" - 2 1/2" CAL.	BB
AUSTRIAN PINE	PINUS NIGRA	10	6" - 8" H.	BB
SHADBLOW SERVICEBERRY	ATTELACHER CANADENSIS	2	6" - 8" H.	BB
WILD PLUM	PRUNUS AMERICANA	2	6" - 8" H.	BB
DAWF BURNINGBUSH	EUONYMUS ALATUS 'COMPACTA'	22	5 GAL.	24" O.C.
PFITZER JUNIPER	JUNIPERUS CHINENSIS 'PFITZERANA'	22	5 GAL.	30" O.C.
ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	42	5 GAL.	30" O.C.
PURPLE-LEAF WINTERCREEPER	EUONYMUS FORTUNSI 'COLORATUS'	640	1 GAL.	12" O.C.
AUTUMN RED DAYLILY	HETEROCALLIS 'AUTUMN RED'	150	1 GAL.	18" O.C.

MATERIAL LEGEND

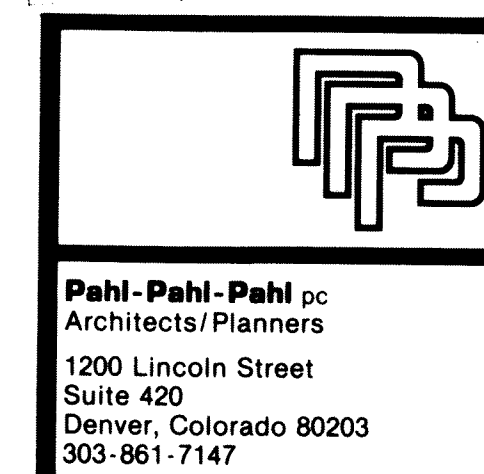
	CONCRETE PAVING
	CONCRETE WALK
	ASPHALT PAVING
	BLUEGRASS SOD
	NATURAL GRASSES (BUFFALO GRASS SEED)
	1/2" - 3/4" RIVER ROCK (4" DEEP)
	CROSSED CONTOURS - 2' INTERVAL
	LIGHT POLE - 20' H., DOWNCAST
	LIGHT POLLARD 8' H.

NOTES

1. SOIL FERT. SHALL BE A MINIMUM OF 3 CUBIC YDS. ORGANIC PER 1000 SQ. FT.
2. SEED SHALL BE OF A BLUEGRASS / FESCUE / RYE MIX
3. SHRUB BEDS SHALL BE MULCHED WITH CHIPPED BARK OVER LANDSCAPE FABRIC
4. ALL PLANT MATERIAL SHALL BE AUTOMATICALLY IRRIGATED
5. ALL TREES (EXCEPT MULTI-STEM) SHALL BE GUED AND STAKED
6. SHRUB BEDS SHALL BE SEPARATED FROM LAWN BY EDGING
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT
8. LANDSCAPING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMITANT CERTIFICATE OF OCCUPANCY
9. ALL PLANTING PROPERTY IS ZONED M1
10. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
11. LANDSCAPING WILL BE COMPLETED BY AUGUST 1, 2006

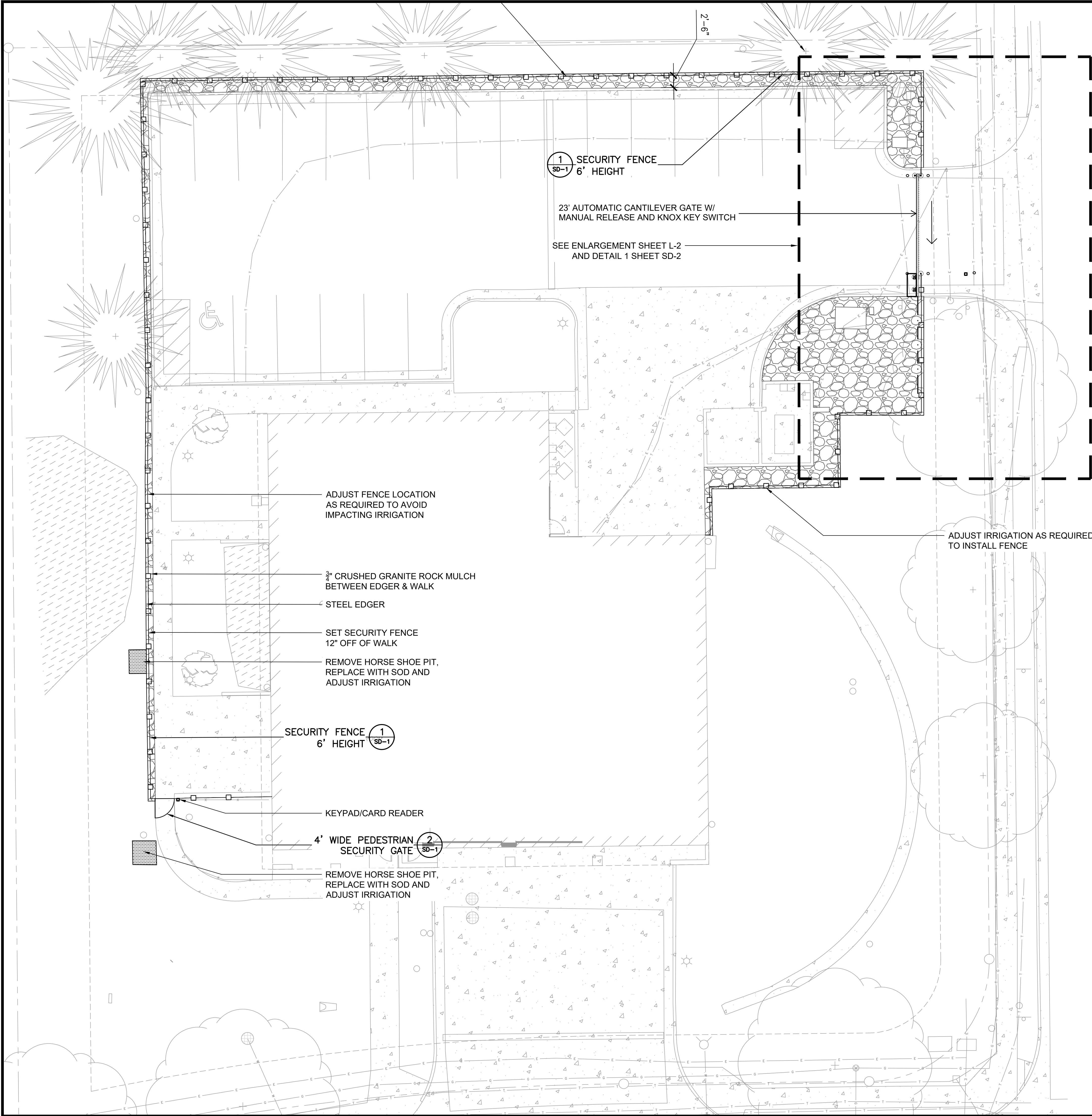
AURORA FIRE STATION 12 PLANNED BUILDING GROUP LANDSCAPE PLAN

PREPARED BY



Aurora Fire Station #12

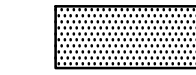
85-6069-1 1/2



LEGEND



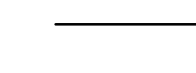
ROCK MULCH



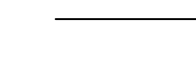
SOD



SECURITY FENCE



PEDESTRIAN SECURITY GATE



STEEL EDGER

NOTE:

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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 # 1324



PROJECT #R-2287

FIRE STATION #12

Aurora Fire Rescue

19491 E. 34th Drive

Aurora, Colorado 80011

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

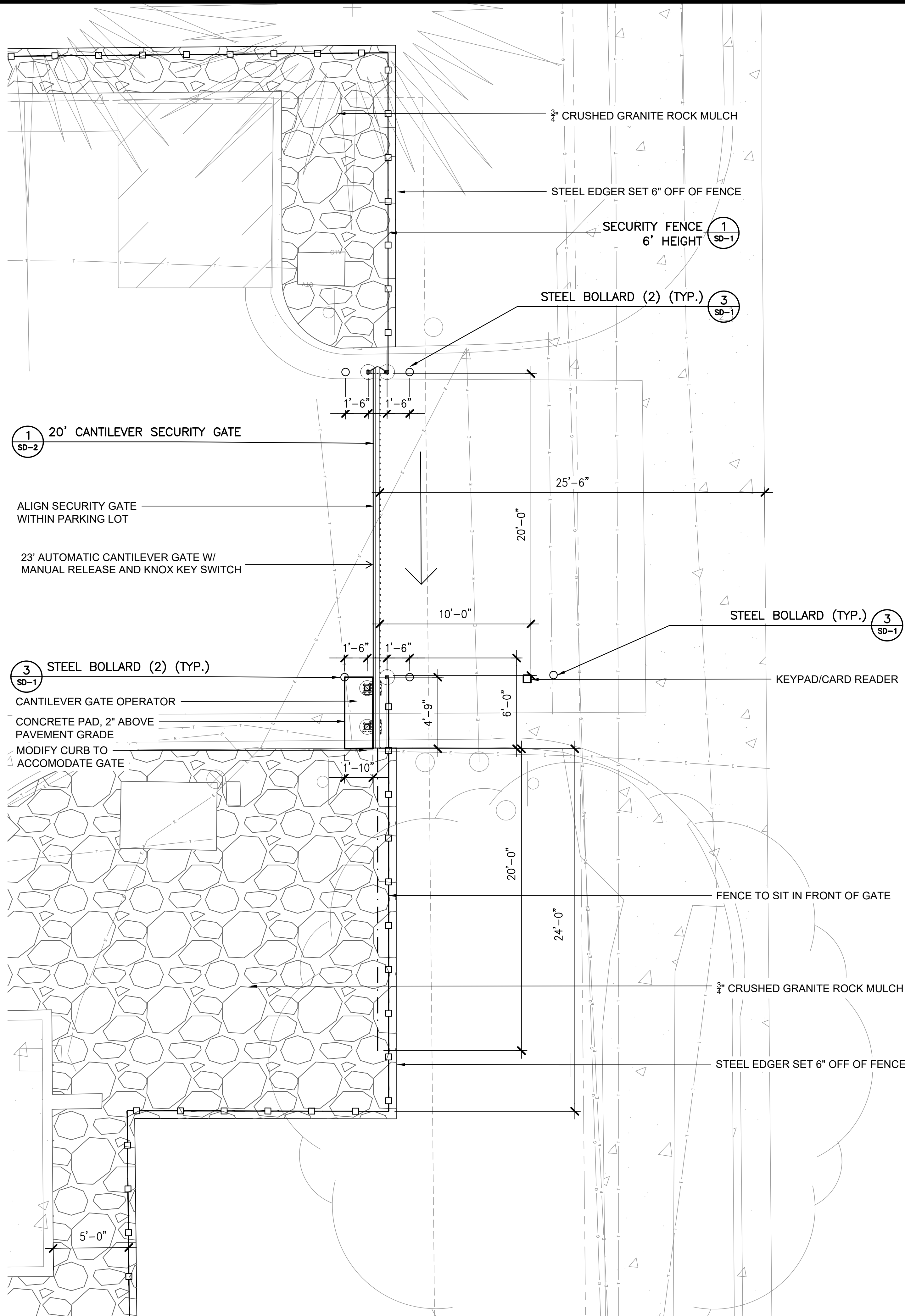
FIRE STATION #11
AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

SHEET TITLE:
LANDSCAPE PLAN

SCALE: 1"=4'-0"

SHEET NUMBER:

L1



CANTILEVER GATE ENLARGEMENT

LEGEND

- ROCK MULCH
- SOD
- SECURITY FENCE
- PEDESTRIAN SECURITY GATE
- STEEL EDGER

NORTH

SCALE 1"=4'-0"

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FIRE STATION #12

Aurora Fire Rescue

19491 E. 34th Drive

Aurora, Colorado 80011

PROJECT #R-2287

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FIRE STATION #11

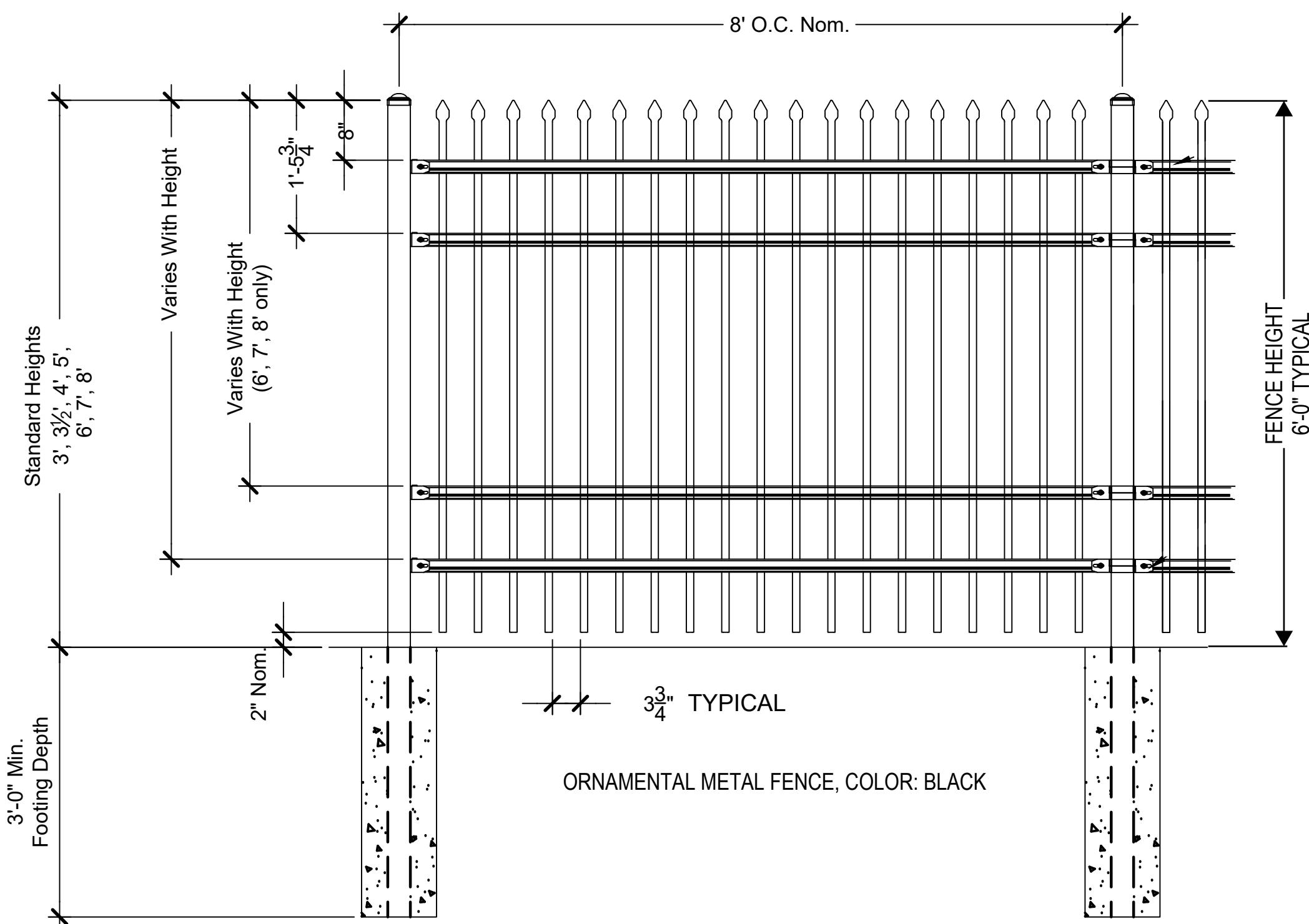
AURORA FIRE RESCUE

CONSTRUCTION DRAWING SET

SHEET TITLE:
LANDSCAPE PLAN

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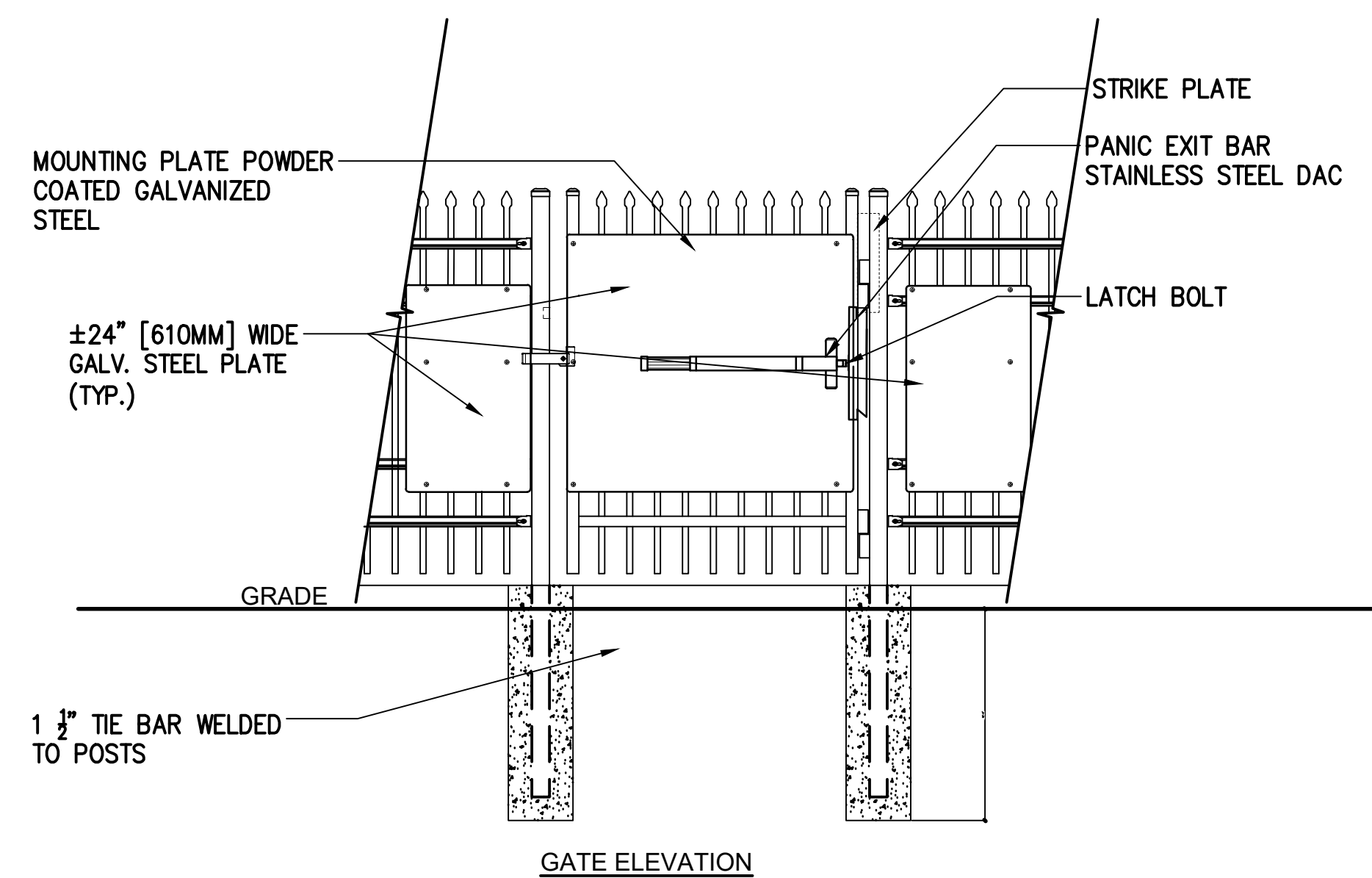
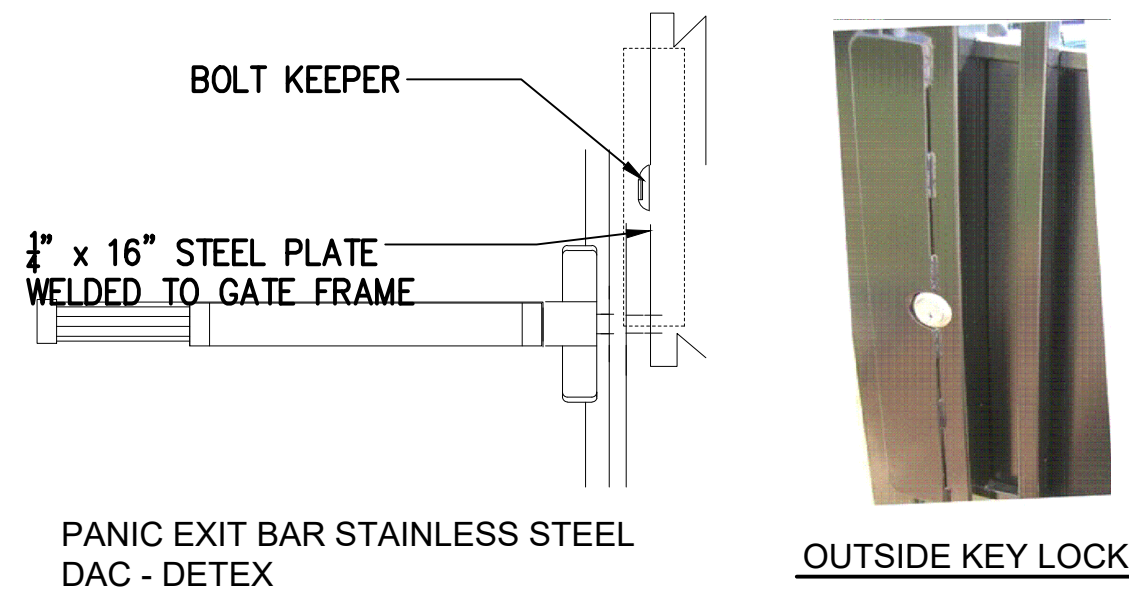
SHEET NUMBER:
L2



1 SECURITY FENCE - 6' HEIGHT

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

NOT TO SCALE

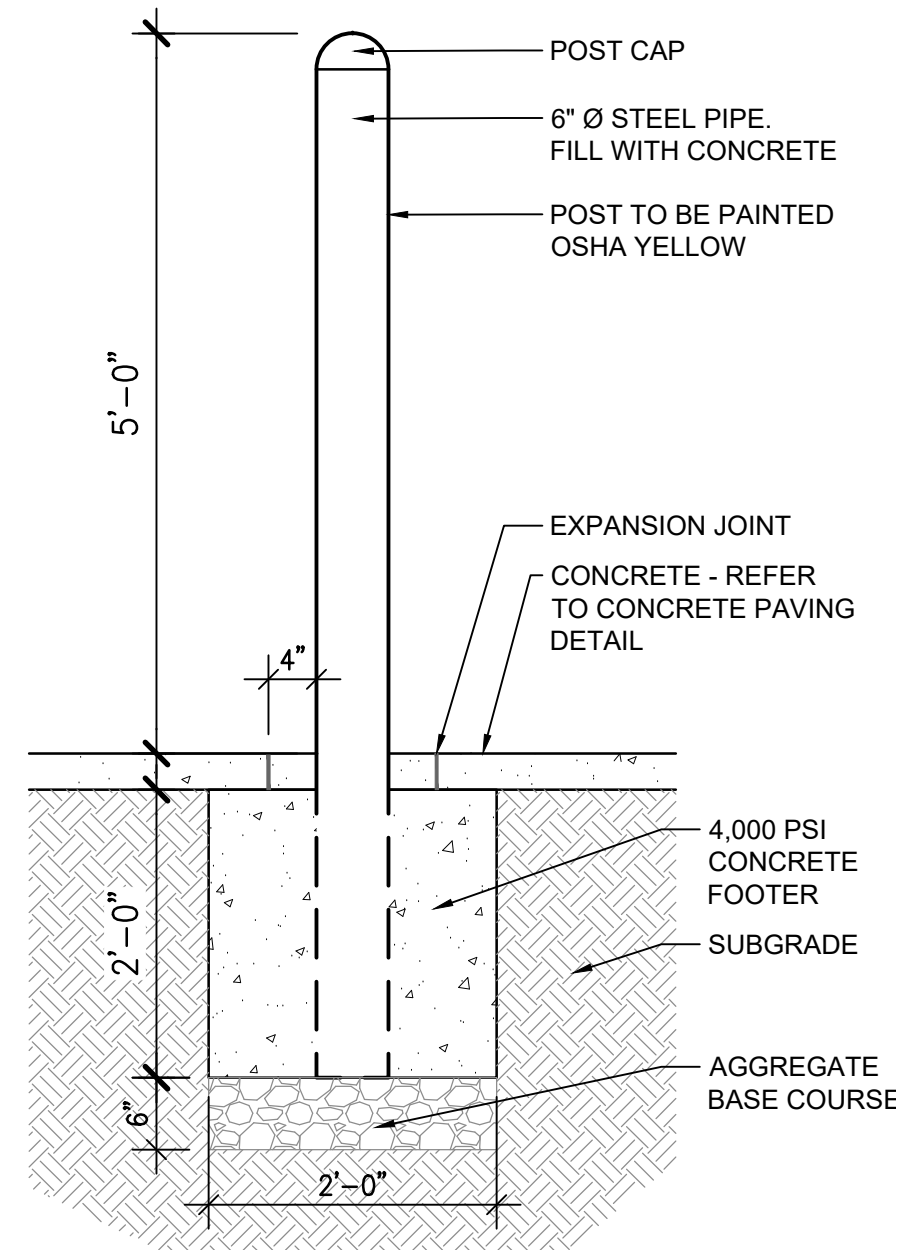


- NOTES:
- SPECIFICATIONS CAN BE CHANGED BY MERCHANT METALS ONLY
 - PANEL TO BE +/- 24" PERFORATED GALVANIZED STEEL
 - ULTRA HEAVY DUTY MAMMOTH HYDRAULIC GATE CLOSER AND RAPTOR HINGES (TOP & BOTTOM) AS PROVIDED BY LOCINOX, GENDALE HEIGHTS, IL, USA (877).562.4669 OR APPROVED EQUAL

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"

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AURORA FIRE RESCUE
CONSTRUCTION DRAWING SET

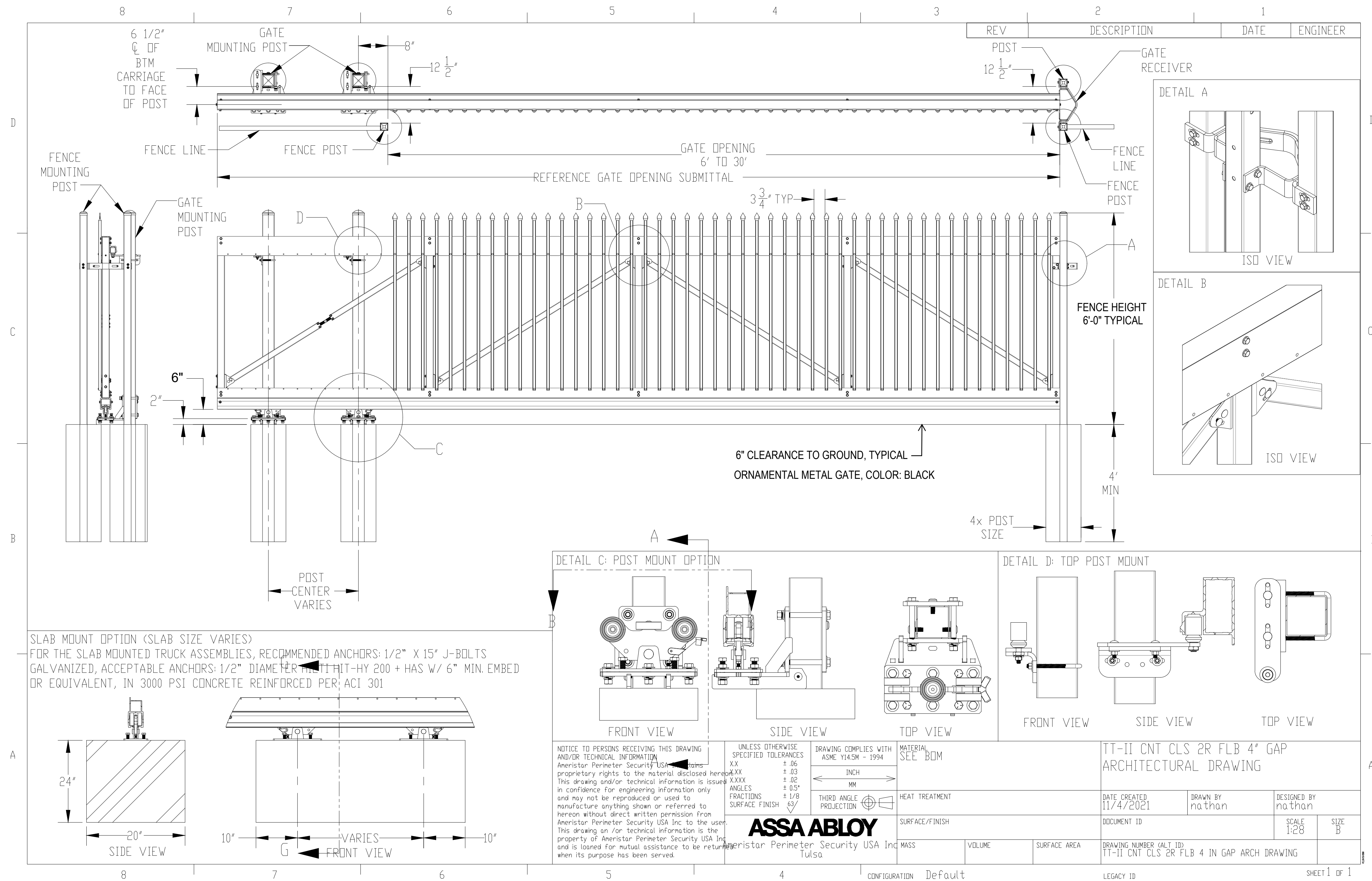
SHEET TITLE:
SITE DETAILS

SCALE: NTS

SHEET NUMBER:

SD-1

NO.	DATE	DESCRIPTION
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01/12/24		Bid Documents
02/22/24		Building Permit Set



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