

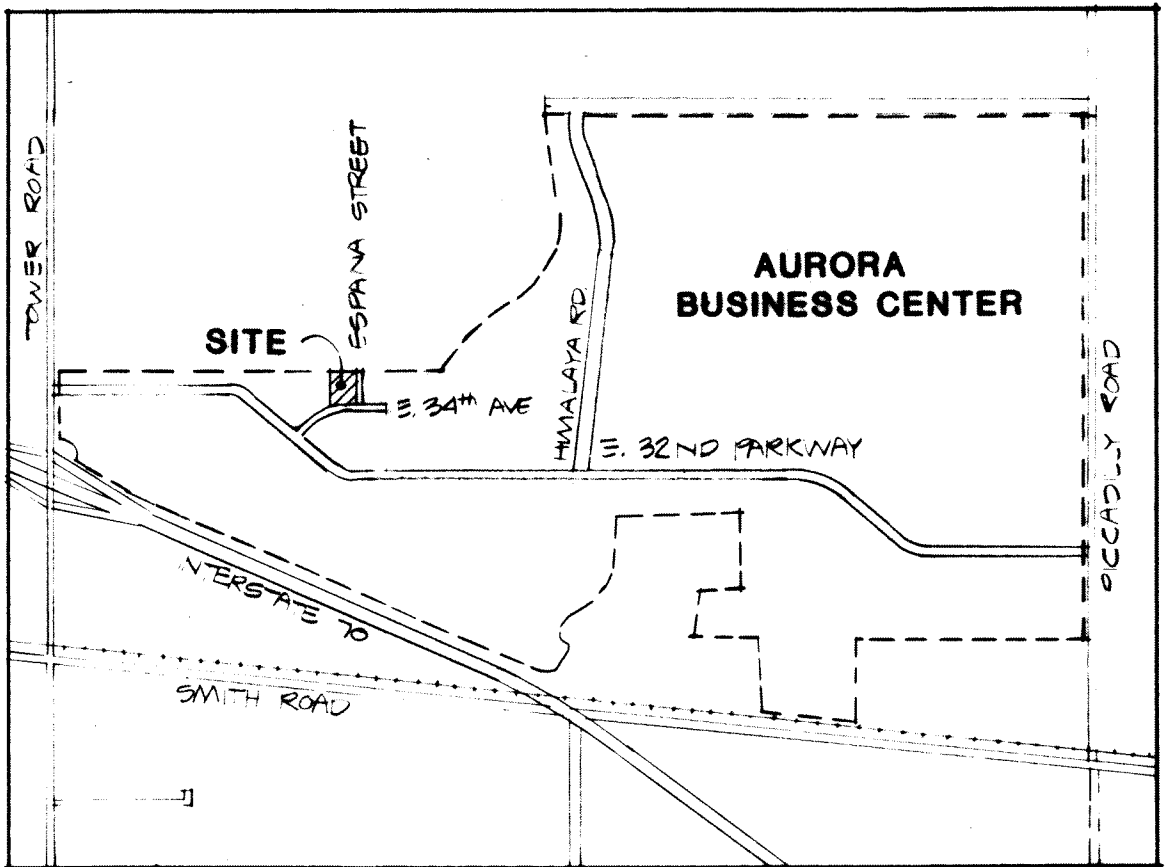
AURORA FIRE STATION 12  
PLANNED BUILDING GROUP

SHEET 1 OF 2

PREPARED BY

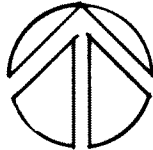
Pahl-Pahl-Pahl pc  
Architects/Planners  
1200 Lincoln Street  
Suite 420  
Denver, Colorado 80203  
303-861-7147

11/21/85



VICINITY MAP

1:2000



NORTH

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 "Service/Emergency and Utility Easements" 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.
- There will be no roof-top equipment. Roof penetration piping will be painted to match roof.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Building permits will not be issued until construction plans are reviewed by the appropriate City departments and approved for compliance with City codes, regulations, specifications and criteria.
- All landscaping will be installed prior to issuance of certificate of occupancy.
- The developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 37-66 of the Aurora City Code.
- All building address numbers shall comply with Sections 34-122 and 34-129 of the Aurora City Code.
- Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, et cetera shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.

DATA:

Land area within property lines 43,360 SF 1.0 Acres  
Gross floor area (41-16 City Code) 7,824 Sq. Ft.  
Number of buildings ONE % and Sq. Ft.  
Total Building Coverage 7,800 SQ. FT. 6.73% % and Sq. Ft.  
Hard-surface area (exclusive of buildings) 14,790 SQ. FT. 89.86 % and Sq. Ft.  
Area devoted to landscaping within site 2,130 SQ. FT. 49.84 % and Sq. Ft.  
Present zoning classification M1  
Proposed uses FIRE STATION  
Sign Area 8 x 8-0" 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 9' (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 Owner)

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 Owner)

Witness my hand and official seal

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: \_\_\_\_\_



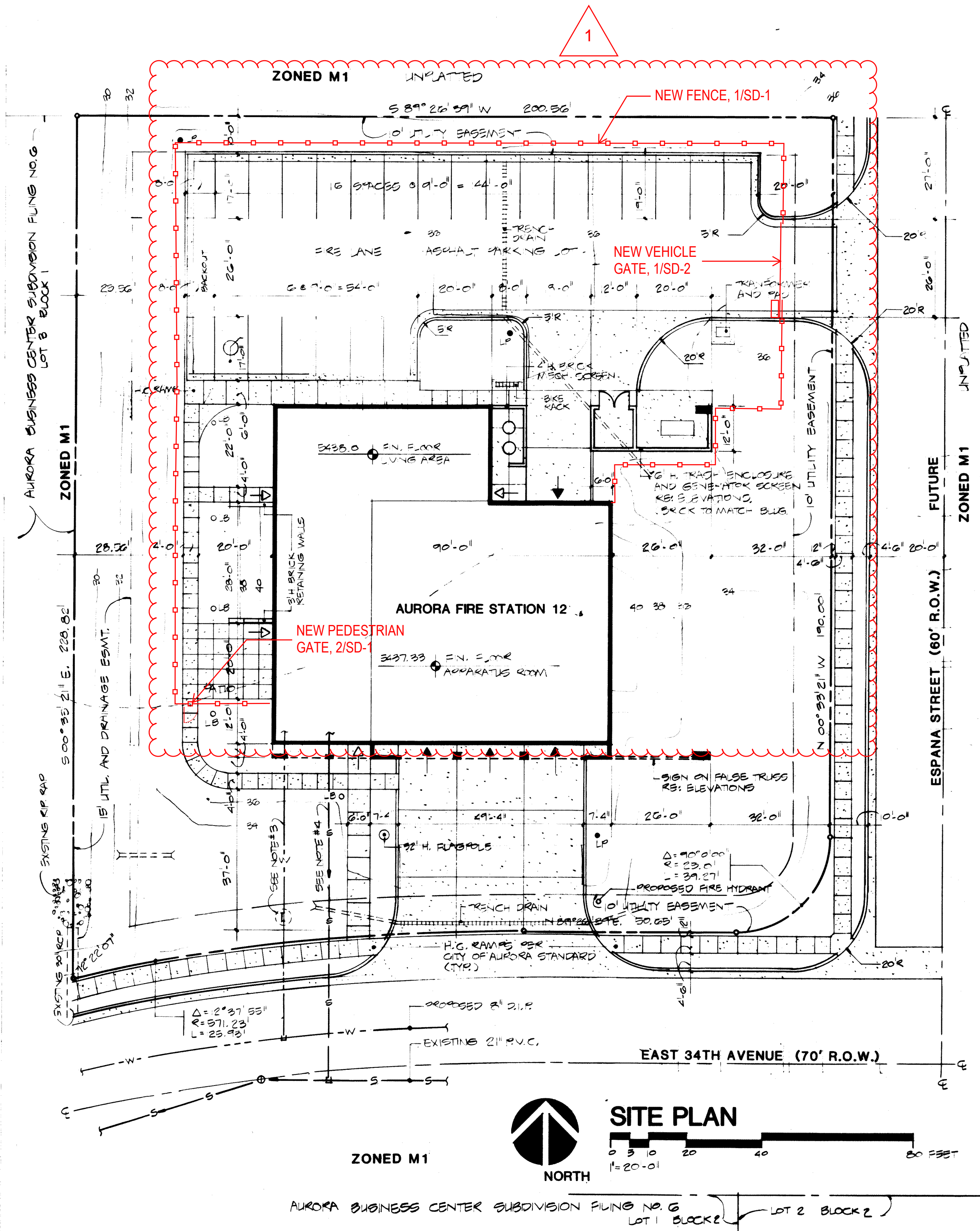
AURORA FIRE STATION 12  
PLANNED BUILDING GROUP

SHEET 2 OF 2

PREPARED BY

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

11-21-20

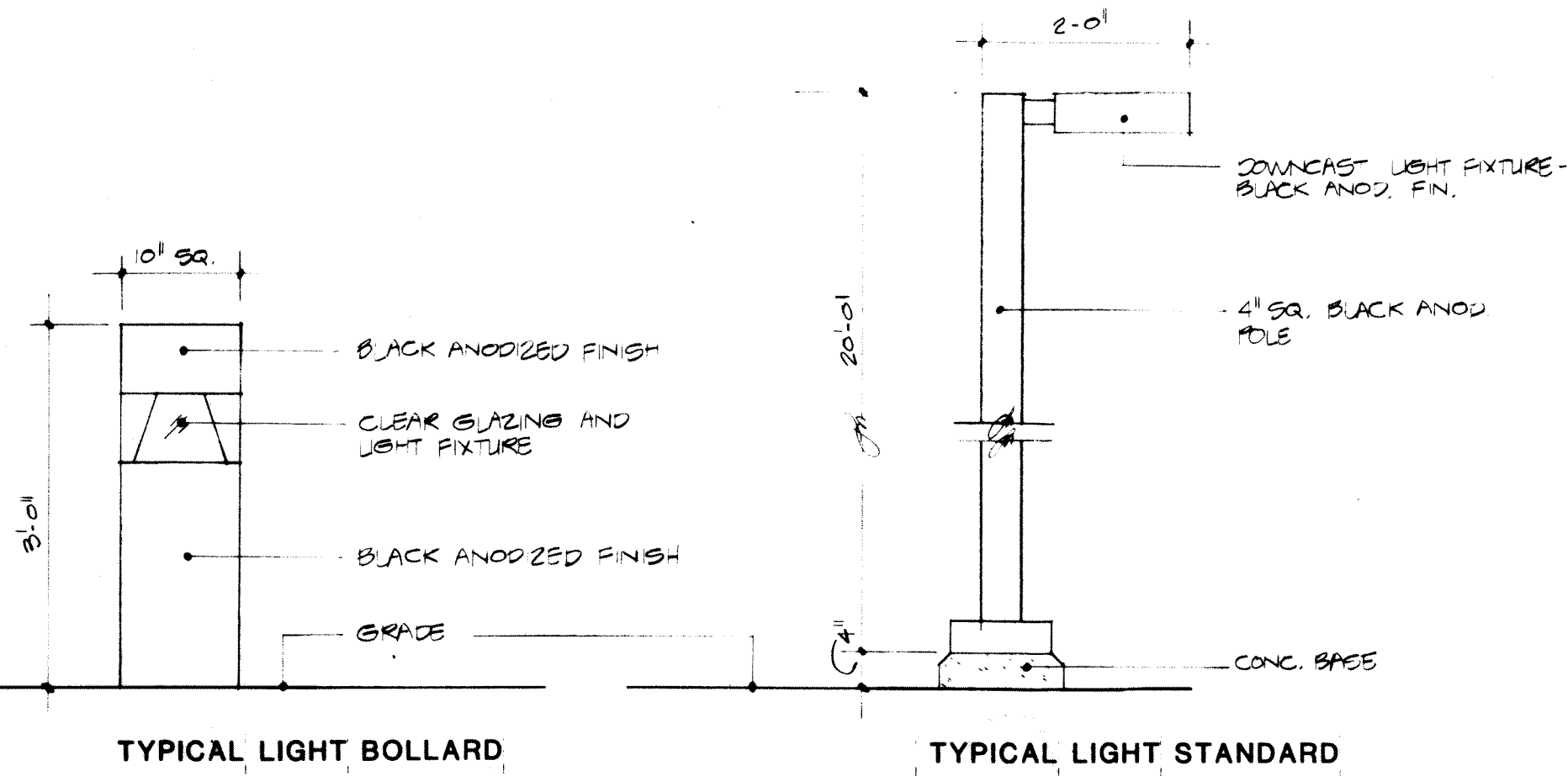


NOTES

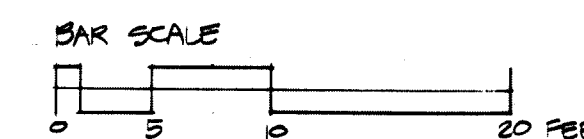
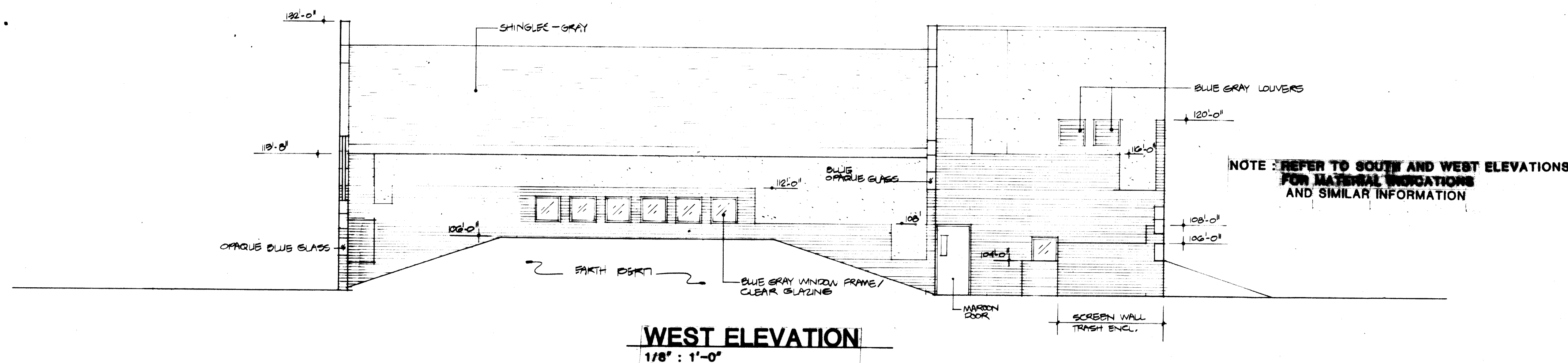
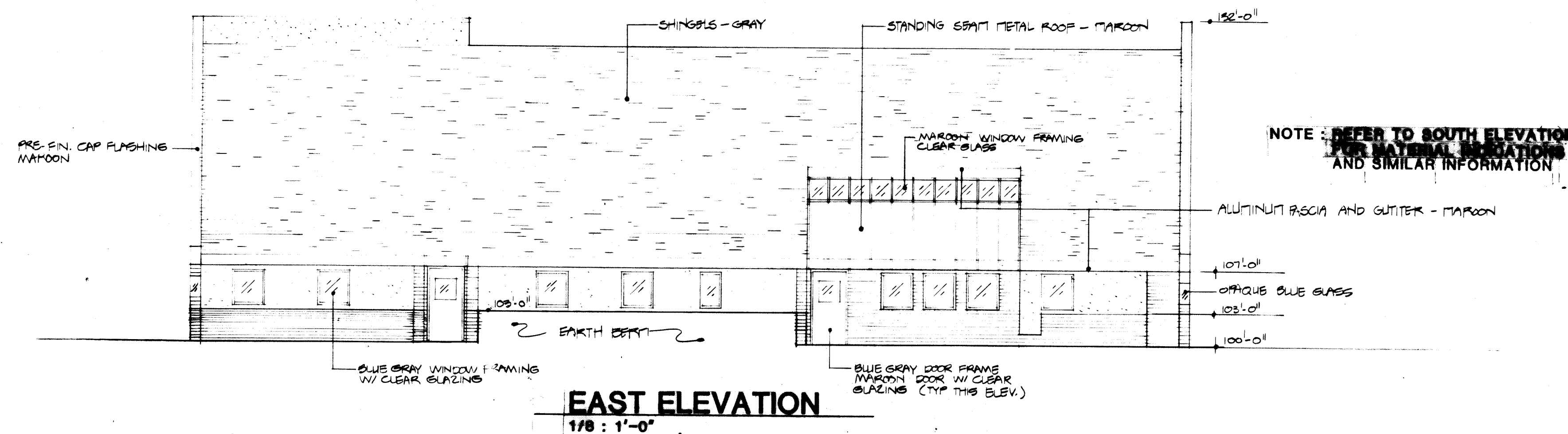
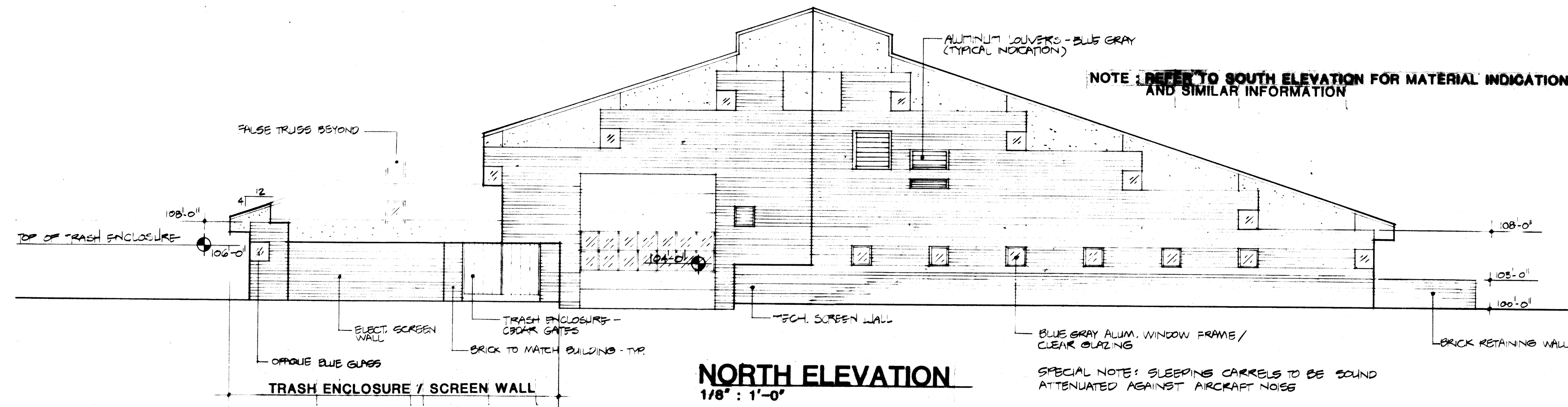
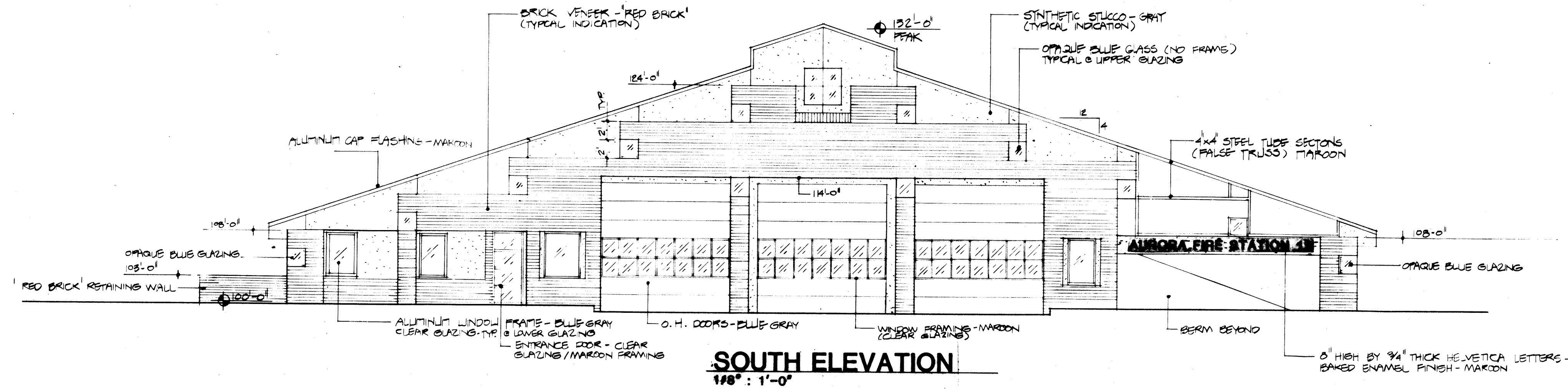
1. LANDSCAPE WILL BE WATERED BY AUTOMATIC IRRIGATION SYSTEM.
2. ALL WORK OUTSIDE PROPERTY LINES IS EXISTING OR TO BE DONE BY OTHERS, EXCEPT FOR LANDSCAPING.
3. 1/2" WATER LINE FROM STREET TO WATER (INCLUDING METER) IS APPROX. NEW 1/2" WATER LINE FROM METER TO BUILDING IS UNPROPOSED.
4. 2" SEWER LINE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

LEGEND

- CONCRETE CURB
- CONCRETE WALK
- EXIST. CONCRETE CURB AND 24" GUTTER
- 2" R.C. - 20' HIGH - 20' WIDE
- 2" R.C. - 8' HIGH - 8' WIDE
- EXISTING CURB
- PROPOSED CONCRETE - 2" INTERMEDIATE
- UNDERGROUND R.C. CHANGES LINES

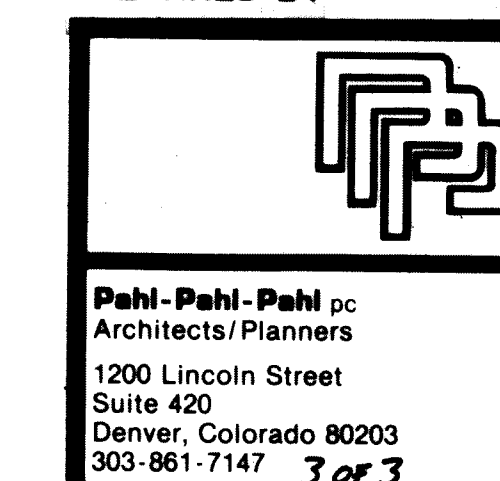






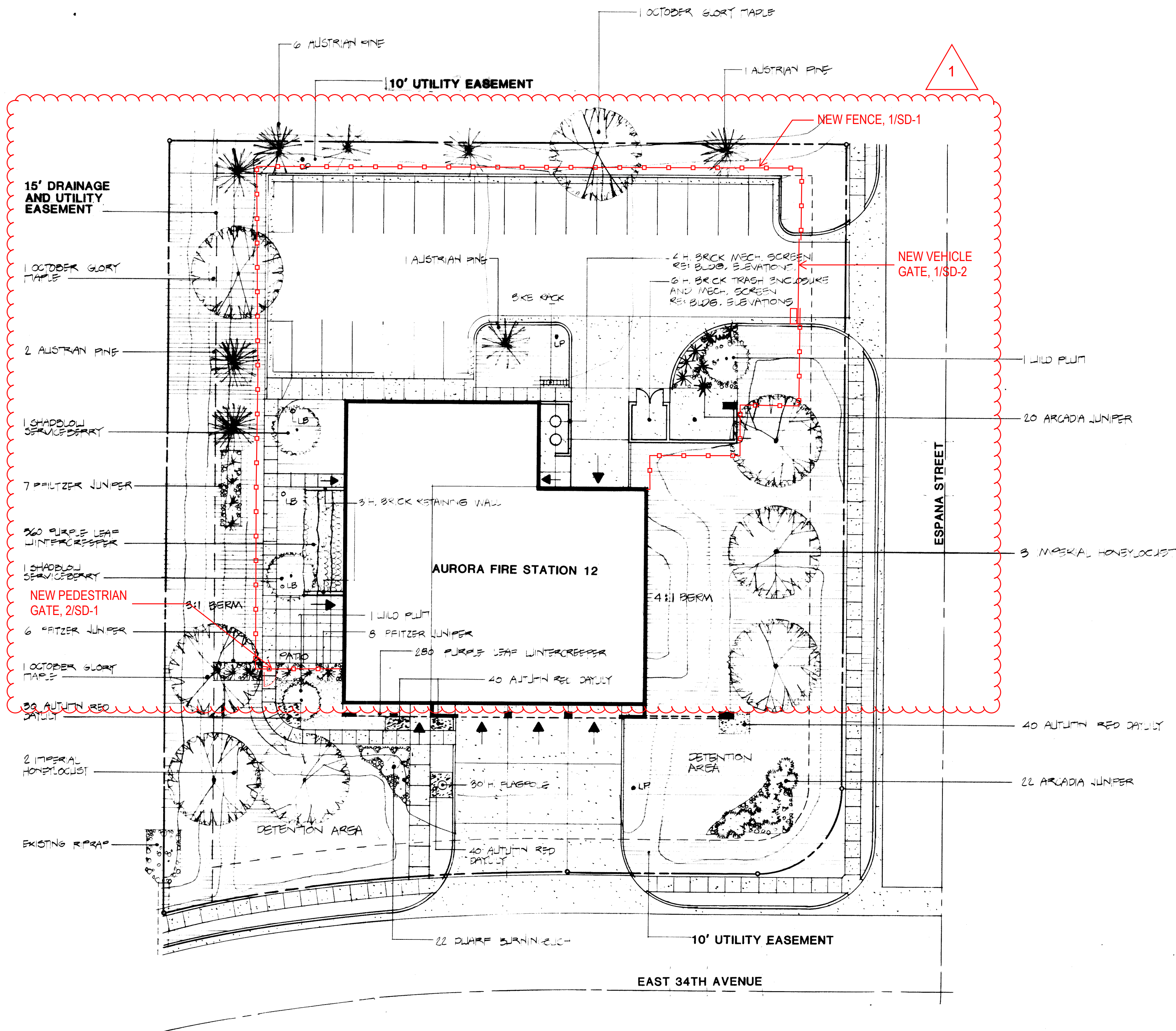
# AURORA FIRE STATION 12 PLANNED BUILDINGS GROUP ELEVATIONS

PREPARED BY

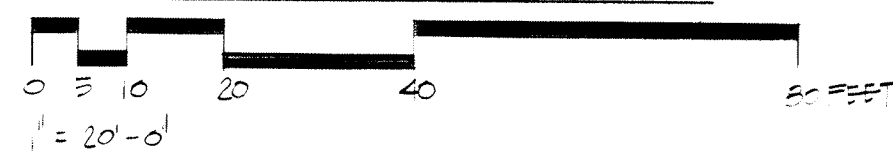


Aurora Fire Station #12 95-6069-1





## 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	ATTELACHIER CANADENSIS	2	6" - 8" H.	BB
WILD PLUM	PRUNUS AMERICANA	2	6" - 8" H.	BB
WILF BURNINGBUSH	EUONYMUS ALATUS 'COMPACTA'	22	5 GAL.	24" O.C.
PITZER JUNIPER	JUNIPERUS CHINENSIS 'PITZERANA'	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 DATILE	HETEROCALLIS 'AUTUMN RED'	150	1 GAL.	18" O.C.

## MATERIAL LEGEND

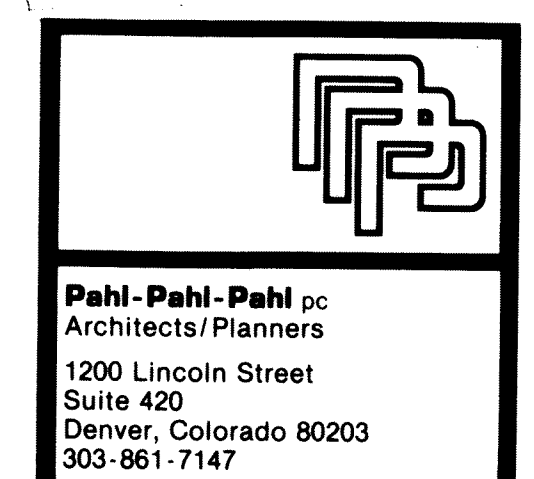
	CONCRETE PAVING
	CONCRETE WALK
	ASPHALT PAVING
	BLUEGRASS SOD
	NATURAL GRASS (BUFFALO GRASS SEED)
	1/2" - 3/4" RIVER ROCK (4" DEEP)
	CROSSED CONTOUR - 2' INTERVAL
	LIGHT POLE - 20' H., DOWNCAST
	LIGHT BOLLARD 3' H.

## NOTES

1. SOIL PHER 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 PERMANENT 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, 1986

## AURORA FIRE STATION 12 PLANNED BUILDING GROUP LANDSCAPE PLAN

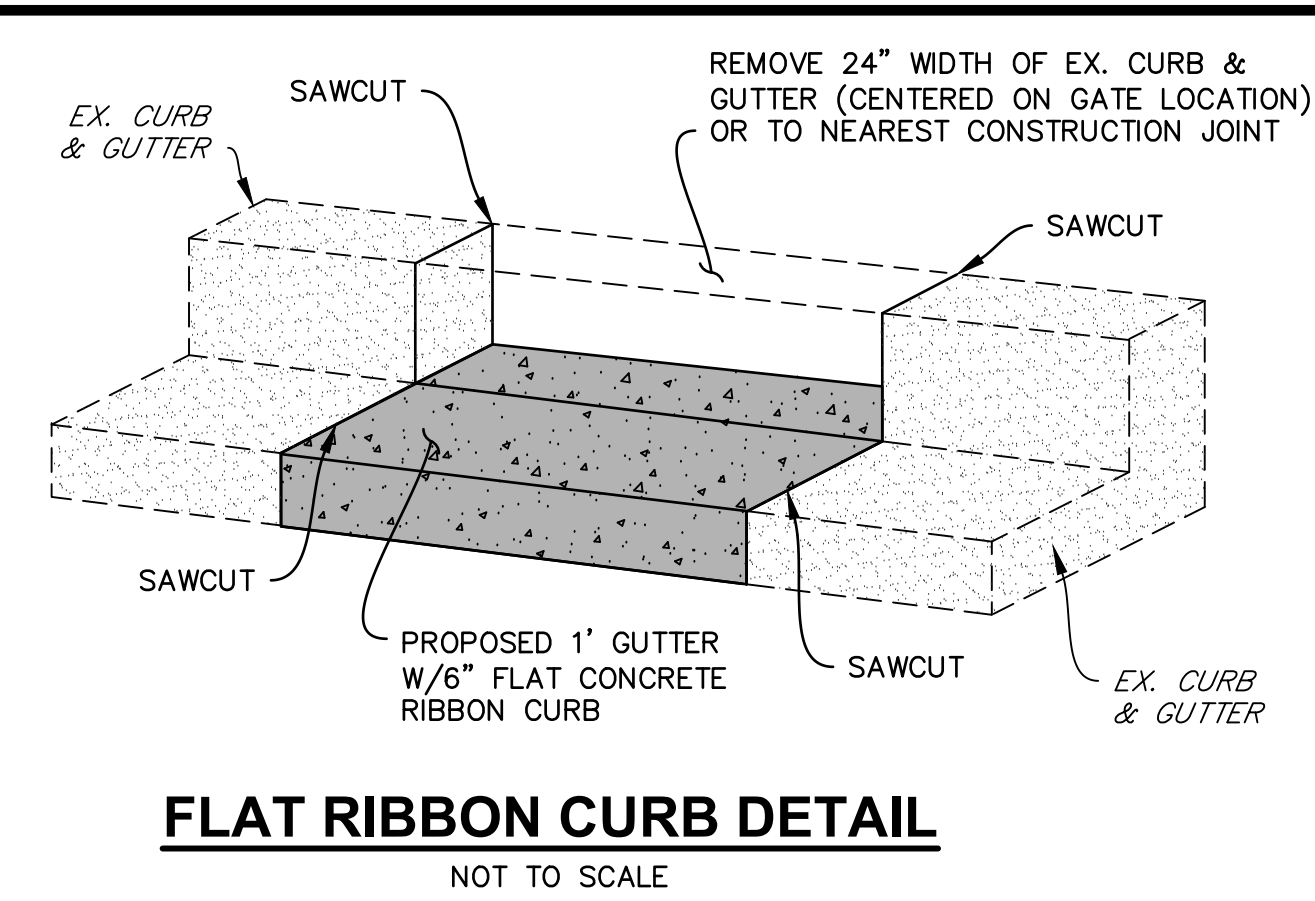
PREPARED BY



Aurora Fire Station #12

85-6069-1 1/2





- LEGEND**
- PROPERTY LINE ..... - - - - -
- EX. FENCE ..... x - 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. 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 ..... - - - - -
- EX. SPOT ELEVATIONS ..... 56.23±
- NOTE:
1. ADD 5400 TO ALL SPOT ELEVATIONS

- CONSTRUCTION NOTES**
1. INSTALL 6-INCH DIA. STEEL BOLLARD. (REFER TO LANDSCAPE PLANS FOR DETAIL.)
  2. INSTALL TWO-TIERED 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 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.)
  9. INSTALL 4-FOOT WIDE PEDESTRIAN SECURITY GATE W/PANIC BAR. (REFER TO LANDSCAPE PLANS FOR DETAIL.)
  10. INSTALL KEY PAD/CARD READER. (REFER TO ELECTRICAL PLANS FOR DETAIL.)

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. D-065  
PUBLISHED ELEVATION = 5445.28  
(BASED ON NAVD88 DATUM)

10 5 0 10 20  
ORIGINAL SCALE: 1"=10'

**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

**PROFESSIONAL ENGINEER**  
38808  
02/22/2024

**BLDG #1324**

**FIRE STATION #12**

**Aurora Fire Rescue**

**19491 E. 34th Drive**

**Aurora, Colorado 80011**

PROJECT #R-2287

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

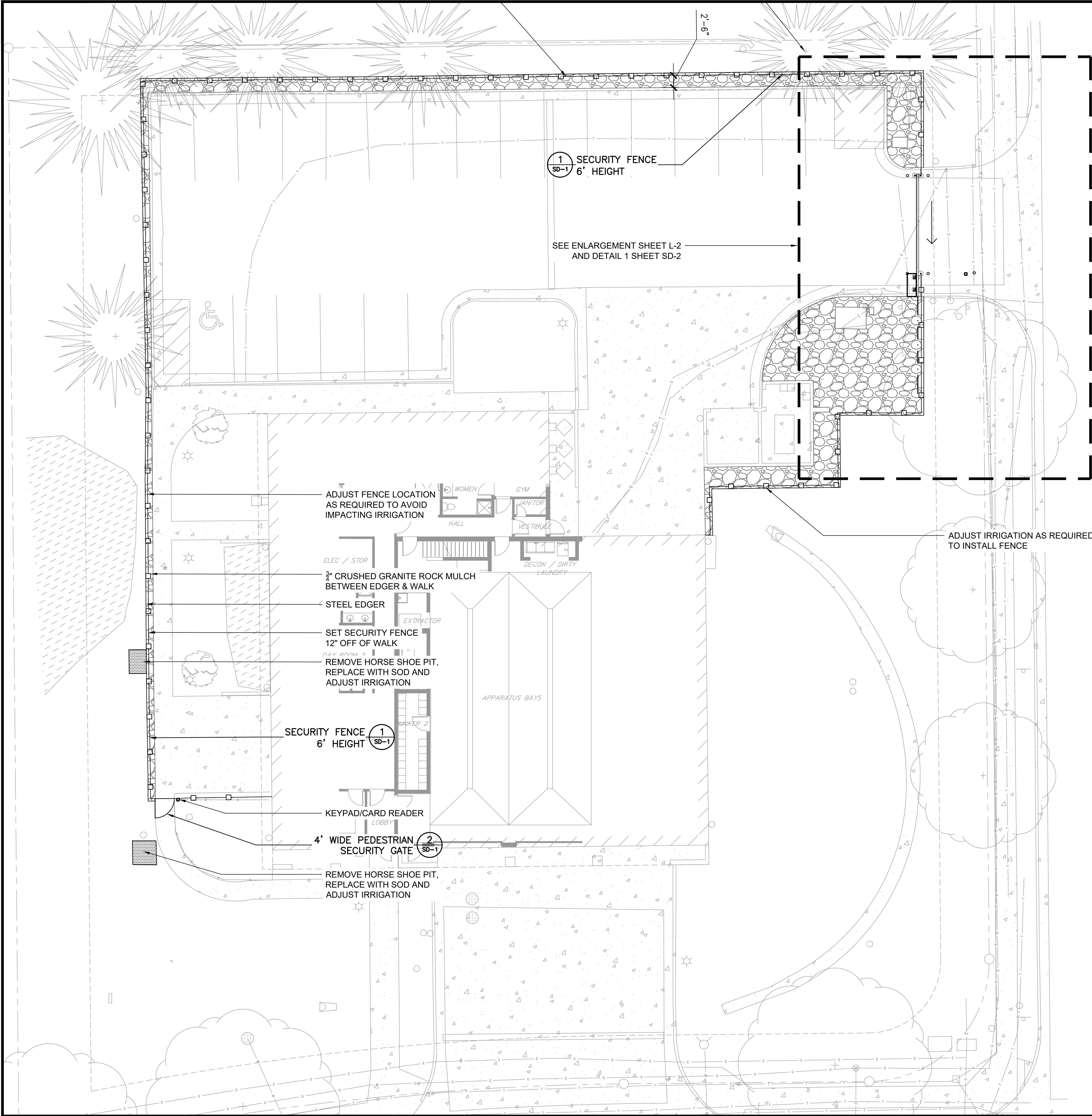
FIRE STATION #12  
AURORA FIRE RESCUE  
CONSTRUCTION PLAN SET

SHEET TITLE:  
SITE PLAN

SCALE: SCALE 1"=20'

SHEET NUMBER:  
C1





LEGEND

ROCK MULCH

SOD

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).

HB&A

Architecture  
AND  
Planning

102 E. Moreno Avenue  
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719.473.7963  
www.hb-a.com

DHM DESIGN

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www.dhmdesign.com

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DHM Design Corp.

MARK WILCOX  
204

Original Date of License  
01/01/2024

LOCKED LANDSCAPE ARCHITECT

2.22.24

BLDG # 324

FIRE STATION #12

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
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02/22/24		Building Permit Set

FIRE STATION #11

AURORA FIRE RESCUE

CONSTRUCTION DRAWING SET

SHEET TITLE:

LANDSCAPE PLAN

SCALE: 1"=4'-0"

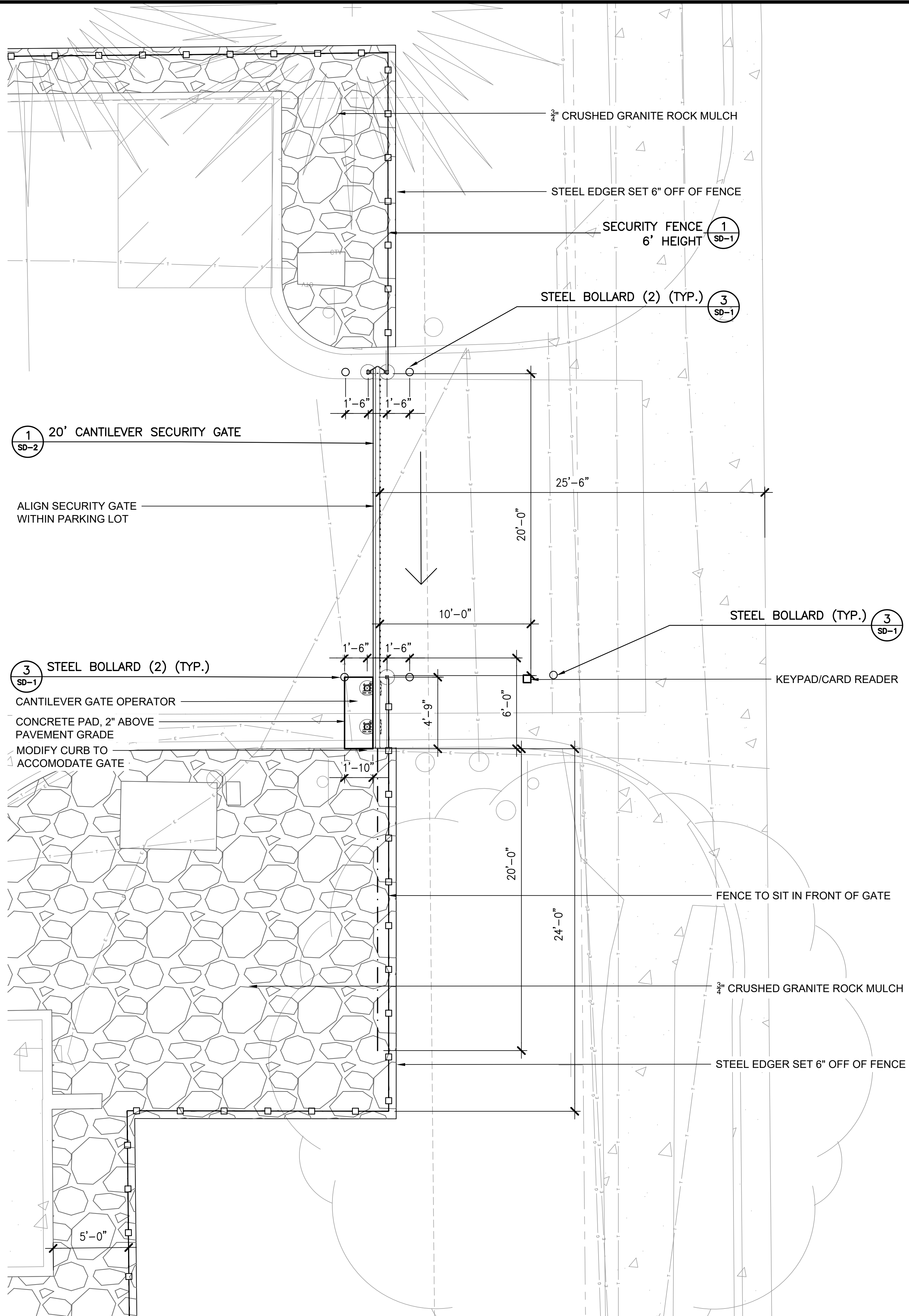
SHEET NUMBER:

L1

0 5 10 20

SCALE 1"=10'-0"





# CANTILEVER GATE ENLARGEMENT

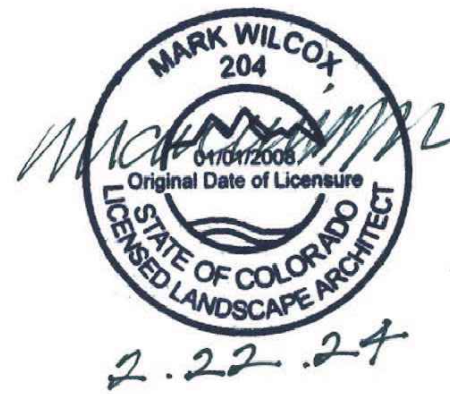
## LEGEND

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

**HB&A**  
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AND  
Planning

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BLDG #1324  
PROJECT #R-2287

**FIRE STATION #12**  
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
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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:  
LANDSCAPE PLAN

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

L2





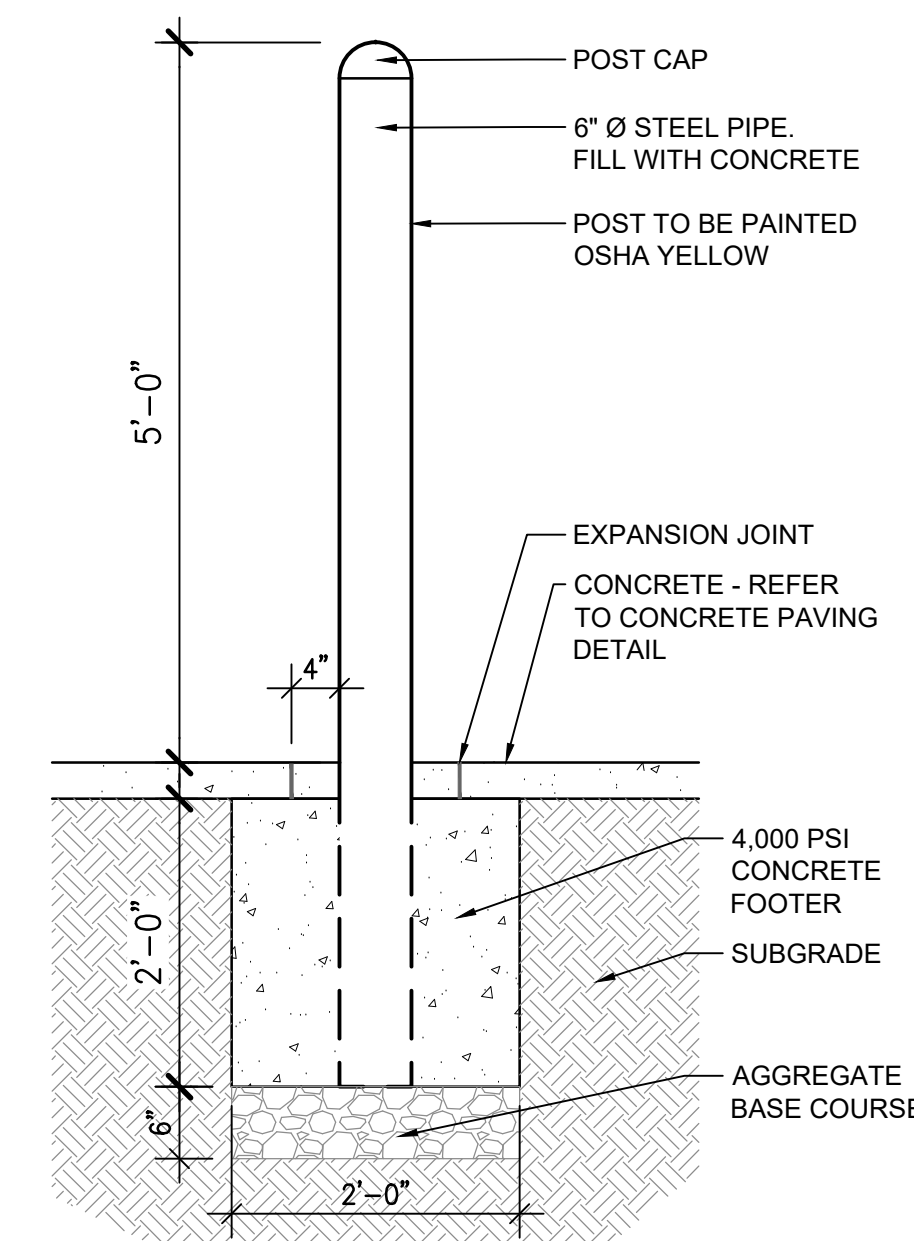
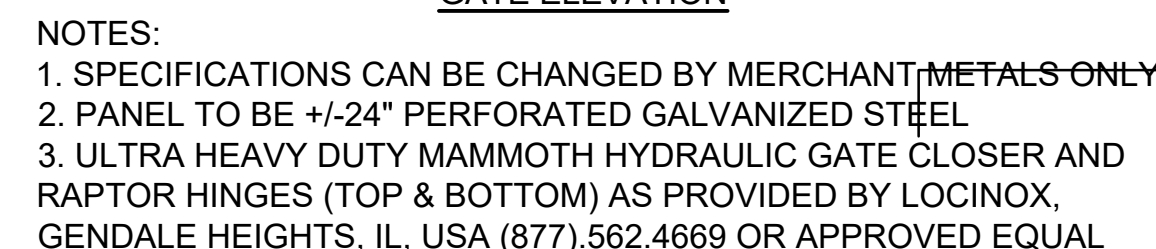
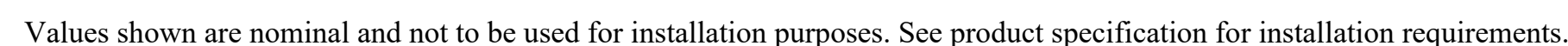
PROJECT #R-2287

Aurora, Colorado 80014

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

SHEET TITLE:  
SITE DETAILS

SD-1



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

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

NOT TO SCALE

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

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



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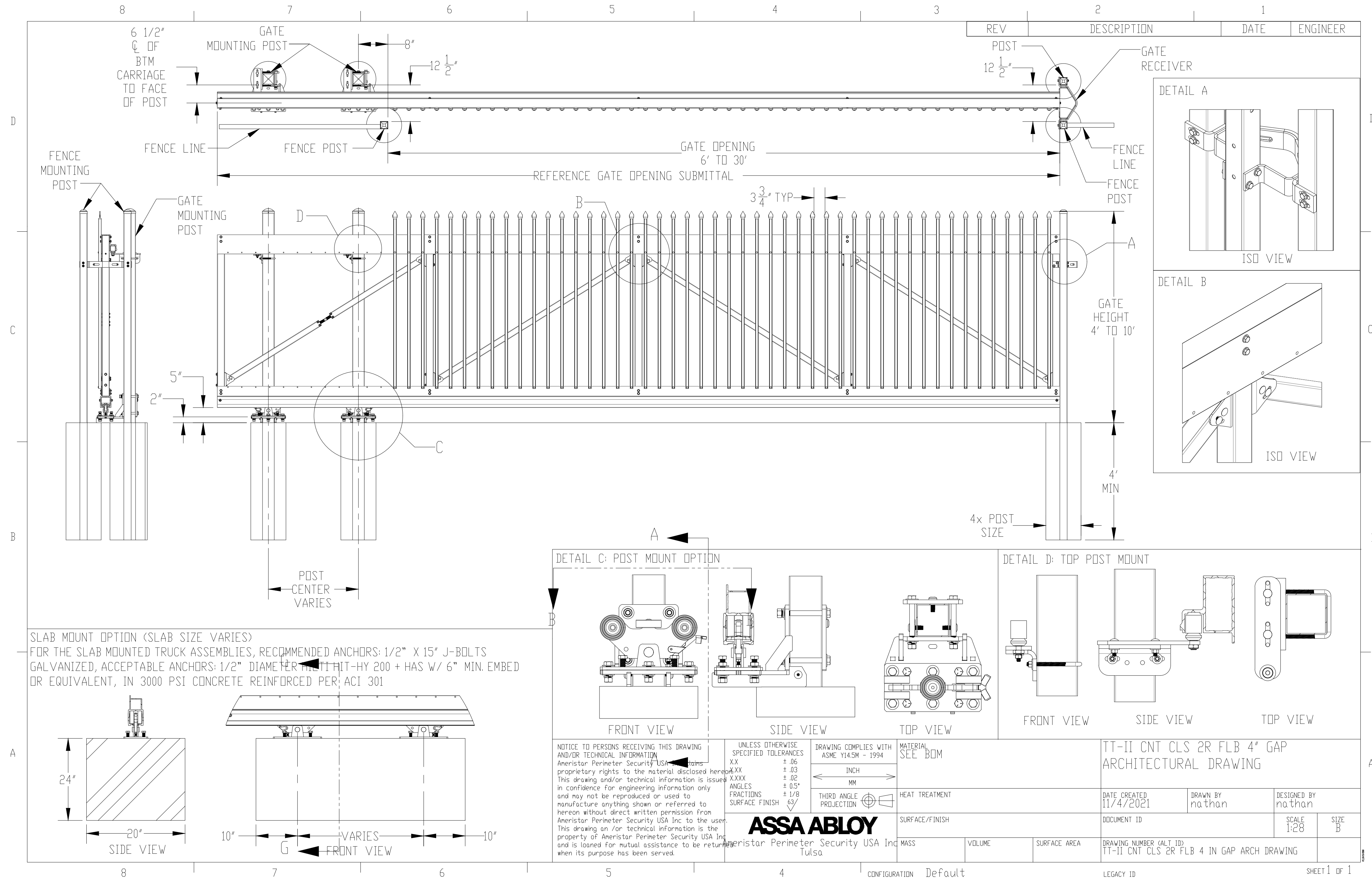
FIRE STATION #11  
AURORA FIRE RESCUE  
CONSTRUCTION DRAWING SET

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: TRANSPORT TRAVERSE-II CANTILEVER GATE, 6' HEIGHT  
COLOR: BLACK

NOT TO SCALE