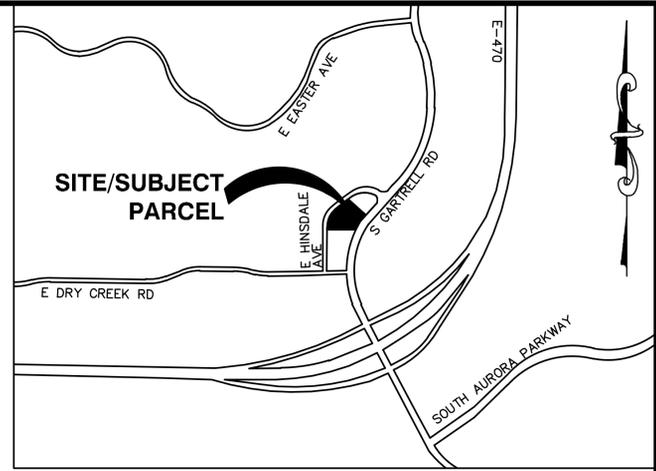


GENERAL NOTES:

- 1. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS & EGRESS- RIGHT OF WAY FOR INGRESS & EGRESS FOR SERVICE & EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON & THROUGH ANY & ALL PRIVATE ROADS & WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, & THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY & UTILITY EASEMENTS" & SHALL BE POSTED "NO PARKING - FIRE LANE."

GARTRELL/HINSDALE SELF STORAGE
SITE PLAN MINOR AMENDMENT
LOCATED IN THE SOUTHEAST ONE- QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGAL DESCRIPTION:
LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILLING NO. 2 WITH AN AREA OF 2.22 ACRES.

26. EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS.

27. THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE.

28. 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.

29. 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.

30. FIRE LANE, "KEEP DRIVE AISLE PASSABLE AT ALL TIMES," AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

31. THE HOURS OF OPERATION AND TENANT DELIVERY/USE HOURS ARE FROM 7:00 AM TO 10:00 PM OR SUCH REDUCED HOURS AS MEET THE CUSTOMER'S NEEDS.

32. TRASH PICK-UP TIMES SHALL BE BETWEEN THE HOURS OF 7:00 AM AND 8:30 PM.

33. ALL LIGHTING FIXTURES MOUNTED ON THE BUILDINGS MUST COMPLEMENT THE OVERALL CHARACTER OF THE STRUCTURES. POLE MOUNTED LIGHTS SHALL NOT EXCEED 20 FEET IN HEIGHT INCLUDING THE BASE.

CITY OF AURORA APPROVALS:
CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
PLANNING COMMISSION: _____ DATE: _____
CITY COUNCIL: _____ DATE: _____
ATTEST: _____ DATE: _____
DATABASE APPROVAL DATE: _____

Table with 3 columns: SITE DATA, LOT 1, LOT 2. Rows include Land Area, Gross Floor Area, Allowable Gross Floor Area, etc.

VICINITY MAP
1" = 1000'

SHEET LIST TABLE
SHEET NUMBER SHEET TITLE
C.1 COVER
C.2 SITE PLAN
C.3 GRADING & UTILITY PLAN
L.1 LANDSCAPE PLAN
L.2 LANDSCAPE DETAILS
PH.1 PHOTOMETRIC PLAN
A.1 ARCHITECTURAL ELEVATIONS
A.2 ARCHITECTURAL ELEVATIONS
A.3 ARCHITECTURAL ELEVATIONS

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COLORADO AT _____ O'CLOCK ____ M, THIS _____ DAY OF _____ AD, _____
CLERK AND RECORDER: _____ DEPUTY: _____

THIS 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.

IN WITNESS THEREOF GARTRELL SS, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____

BY: HARVEY ALPERT CORPORATE SEAL

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____ BY _____

HARVEY ALPERT

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY _____ SEAL

(NOTARY PUBLIC)
MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

PROJECT BENCHMARK

COA ID 5S6636NE002 ON GARTRELL 3" BRASS CAP ON NORTHEASTERLY CORNER OF CURB OPENING INLET STRUCTURE BEING ON THE WESTERLY SIDE OF GARTRELL ROAD.

OWNER:
GARTRELL SS, LLC
30 CHERRY HILLS FARM
ENGLEWOOD, CO 80113
PHONE: (303) 961-4242
CONTACT: HARVEY ALPERT

ARCHITECT:
GODDEN SUDJIK, INC
6025 S. QUEBEC ST.
SUITE 375
CENTENNIAL, CO 80111
PHONE: (303) 455-4437
CONTACT: PAUL BRADY

LANDSCAPE ARCHITECT:
HENRY DESIGN GROUP, INC.
1501 WAZEE ST.
SUITE 1-C
DENVER, CO 80202
PHONE: (303) 446-2368
CONTACT: KAREN HENRY

CIVIL ENGINEER:
ATWELL, LLC
143 UNION BLVD.
SUITE 700
LAKEWOOD, CO 80228
PHONE: (303) 462-1100
CONTACT: JEFF FRENCH

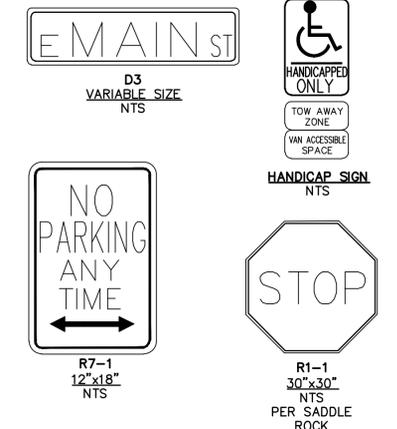
ATWELL, LLC
143 UNION BLVD.
SUITE 700
LAKEWOOD, CO 80228
PHONE: (303) 462-1100
CONTACT: JIM RICHARDS

AMENDMENTS

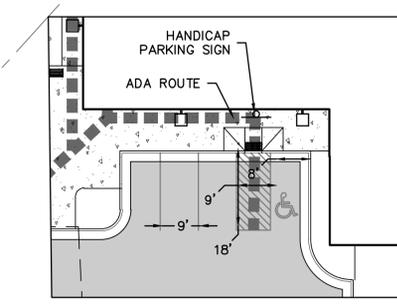
AMENDMENT 1 SITE CHANGES INCLUDE:
CHANGING THE TRASH ENCLOSURE LOCATION, CHANGING THE DOUBLE PARKING STALL LOCATION, CHANGING THE FENCE AND GATE TYPES AND LOCATIONS, REMOVING A SMALL PORTION OF SIDEWALK AT THE NORTH END OF BUILDING 1, EXTENDING A RETAINING WALL ALONG NORTHEAST EDGE OF SITE.

811 Know what's below. Call before you dig.
ATWELL logo and contact information: 143 UNION BOULEVARD, SUITE 700, LAKEWOOD, CO 80228, 303.462.1100
CLIENT: GARTRELL/HINSDALE, LLC
DATE: 10/01/15
DR. MR CH. --
P.M. --
BOOK --
JOB 15,14
SHEET NO. C1

GARTRELL/HINSDALE SELF STORAGE SITE PLAN MINOR AMENDMENT

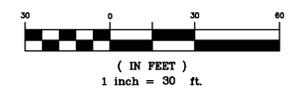
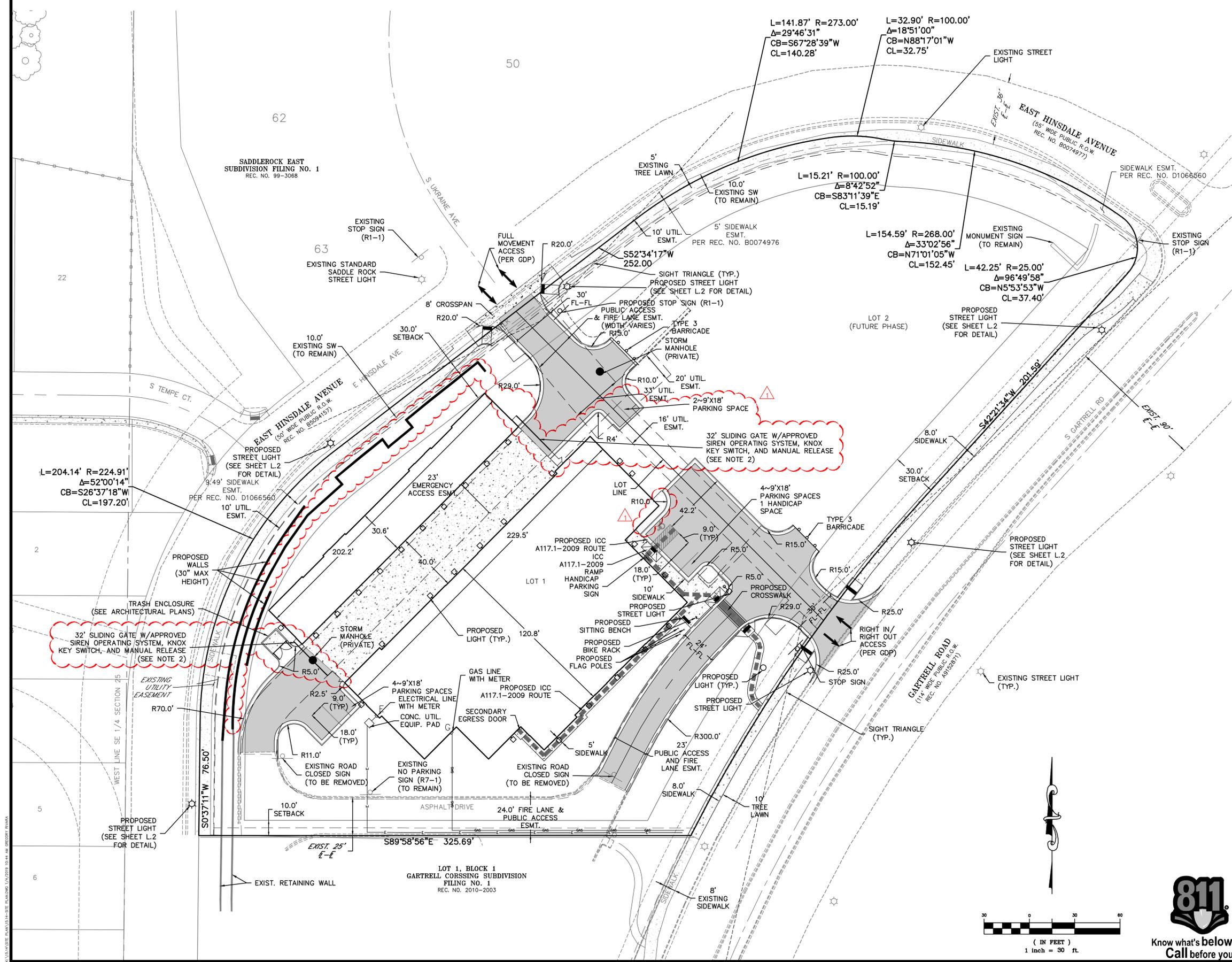


NOTE:
1. DIRECTIONAL AND INFORMATION SIGNS SHALL BE MOUNTED ON 4"x4" WOOD POSTS AND SHALL COMPLY WITH SECTION 5.1 OF THE SADDLE ROCK EAST GDP.
2. A LICENSE AGREEMENT IS NEEDED FOR GATE CROSSING WITHIN THE EMERGENCY ACCESS EASEMENT. THE LICENSE WILL HAVE TO BE COMPLETED PRIOR TO SITE PLAN APPROVAL.



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE PAVING
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED FENCE
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	PROPOSED STORM
	EXISTING STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE
	PROPOSED ICC A117.1 ROUTE
	PROPOSED CURB RAMP
	BUILDING FOOTPRINT

PROJECT BENCHMARK
COA ID 5S6636NE002 ON GARTRELL 3" BRASS CAP ON NORTHEASTERLY CORNER OF CURB OPENING INLET STRUCTURE BEING ON THE WESTERLY SIDE OF GARTRELL ROAD. APPROXIMATELY 385' S. OF THE INTERSECTION OF AURORA PARKWAY AND GARTRELL ROAD. AKA 18-144.3. OLD BENCHMARK ID ZD-087.4 AKA 18-144.3 ELEV. 6046.547 5 FT. NAVD 88



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

<p>CLIENT: GARTRELL/HINSDALE, LLC 7964 KELTY TRAIL FRANKFORD, CO 80116 (303) 725-1466 CONTACT: ALAN WESTFALL</p>	<p>DATE: 10/01/15 09/28/18 SITE PLAN 03/05/18 MINOR AMENDMENT 1</p>
--	---

<p>CLIENT: GARTRELL/HINSDALE, LLC GARTRELL/HINSDALE SELF STORAGE AURORA, COLORADO SITE PLAN MINOR AMENDMENT</p>	<p>REVISIONS</p>
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<p>DR. MR. CH. --</p> <p>P.M. --</p> <p>BOOK --</p> <p>JOB 15.14</p> <p>SHEET NO. C2</p>	<p>CAD FILE: 15.14-SITE-PLANNING</p>
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GARTRELL/HINSDALE SELF STORAGE SITE PLAN MINOR AMENDMENT



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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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CLIENT: **GARTRELL/HINSDALE, LLC**
7964 KELLY TRAIL
FRANKTOWN, CO 80116
(303) 725-1466
CONTACT: ALAN WESTFALL

PROJECT: **GARTRELL/HINSDALE, LLC**
GARTRELL/HINSDALE SELF STORAGE
AURORA, COLORADO
SITE PLAN MINOR AMENDMENT
GRADING & UTILITY PLAN

DATE: 10/01/15

09/29/18 SITE PLAN
03/06/18 MINOR AMENDMENT 1

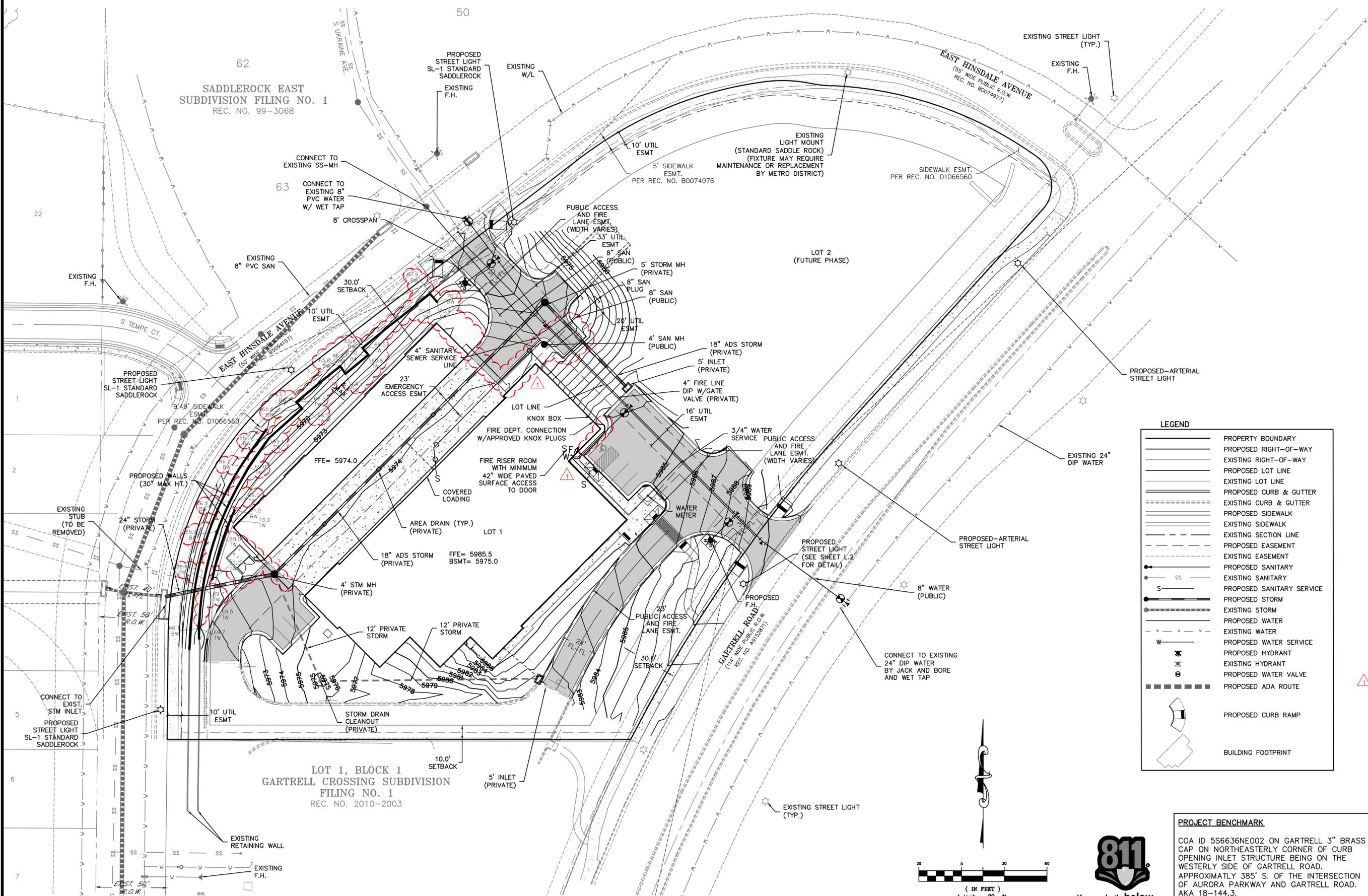
REVISIONS

REVISIONS

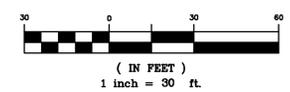
REVISIONS

PROJECT BENCHMARK
COA ID 5S6636NE002 ON GARTRELL 3" BRASS CAP ON NORTHEASTERLY CORNER OF CURB OPENING INLET STRUCTURE BEING ON THE WESTERLY SIDE OF GARTRELL ROAD, APPROXIMATELY 385' S. OF THE INTERSECTION OF AURORA PARKWAY AND GARTRELL ROAD. AKA 18-144.3. OLD BENCHMARK ID ZD-087.4 AKA 18-144.3 ELEV. 6046.547 5 FT. NAVD 88

CAD FILE: 15.14 - GRADING.DWG



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	EXISTING RIGHT-OF-WAY
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	EXISTING CURB & GUTTER
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	EXISTING EASEMENT
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	EXISTING SANITARY SERVICE
	PROPOSED STORM
	EXISTING STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE
	PROPOSED ADA ROUTE
	PROPOSED CURB RAMP
	BUILDING FOOTPRINT



SADDLEROCK EAST
SUBDIVISION FILING NO. 1
REC. NO. 99-3068

LOT 1, BLOCK 1
GARTRELL CROSSING SUBDIVISION
FILING NO. 1
REC. NO. 2010-2003

DATE PLOTTED: 10/15/15 10:46 AM DESKTOP: RYANA