

PROPERTY DESCRIPTION

TWO PARCELS OF LAND SITUATED IN THE NE ¼ OF SECTION 24, T4S, R66W, OF THE 6TH PM, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE NE CORNER OF SAID SECTION 24, THENCE S00°14'17"E ALONG THE EAST LINE OF THE NE ¼ OF SAID SECTION 24, A DISTANCE OF 55.00 FEET; THENCE S89°34'34"W ALONG SAID SOUTH R-O-W LINE OF EAST MISSISSIPPI AVENUE, A DISTANCE OF 856.85 FEET; THENCE S00°25'26"E A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING;

THENCE 68.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 171.50 FEET, A CENTRAL ANGLE OF 22°49'44", AND WHOSE CHORD BEARS S29°04'24"E, A DISTANCE OF 67.88 FEET TO A POINT OF A REVERSE CURVATURE;
THENCE 127.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.50 FEET, A CENTRAL ANGLE OF 27°36'51", AND WHOSE CHORD BEARS S26°40'49"E, A DISTANCE OF 125.77 FEET; THENCE S12°52'25"E, A DISTANCE OF 24.63 FEET TO A POINT OF CURVATURE;
THENCE 53.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 61°06'42", & WHOSE CHORD BEARS S37°34'03"E, A DISTANCE OF 50.84 FEET;
THENCE N90°00'00"E, A DISTANCE OF 102.88 FEET;
THENCE S54°02'04"E, A DISTANCE OF 185.56 FEET;
THENCE S00°00'00"E, A DISTANCE OF 249.41 FEET;
THENCE S65°53'46"W, A DISTANCE OF 40.44 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 89.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 278.50 FEET, A CENTRAL ANGLE OF 18°23'45", AND WHOSE CHORD BEARS S14°54'21"E, A DISTANCE OF 89.03 FEET;
THENCE S05°42'28"E, A DISTANCE OF 55.53 FEET TO A POINT OF A CURVATURE;
THENCE 6.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 218.50 FEET, A CENTRAL ANGLE OF 01°40'32", AND WHOSE CHORD BEARS S06°45'48"E, A DISTANCE OF 6.39 FEET TO A POINT OF A COMPOUND CURVATURE;
THENCE 51.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 118°36'22", AND WHOSE CHORD BEARS S66°54'15"E, A DISTANCE OF 42.99 FEET TO A POINT ON THE NORTHWESTERLY R-O-W LINE OF GUN CLUB ROAD;
THENCE S53°47'34"W ALONG SAID NORTHWESTERLY R-O-W LINE, A DISTANCE OF 554.17 FEET TO A POINT OF A CURVATURE;
THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND WHOSE CHORD BEARS N81°12'26"W, A DISTANCE OF 35.36 FEET TO A POINT ON THE EASTERLY R-O-W LINE OF SOUTH GUN CLUB ROAD, ALSO KNOWN AS HIGHWAY 30;
THENCE N36°12'26"W ALONG SAID EASTERLY R-O-W LINE, A DISTANCE OF 921.00 FEET;
THENCE N53°47'34"E, A DISTANCE OF 598.02 FEET;
THENCE N89°34'34"E, A DISTANCE OF 132.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 657,463 SQUARE FEET (15.09 ACRES) MORE OR LESS.

PARCEL B:

BEGINNING AT A POINT OF CURVATURE BEING ON THE SOUTHEASTERLY R-O-W LINE OF GUN CLUB ROAD WHICH BEARS S20°14'52"W, A DISTANCE OF 1066.87 FEET TO THE NE CORNER OF SAID SECTION 24; THENCE 77.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 55°10'16", AND WHOSE CHORD BEARS S26°00'53"W, A DISTANCE OF 74.09 FEET; THENCE S01°34'15"E, A DISTANCE OF 75.93 FEET TO A POINT OF A CURVATURE;
THENCE 100.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 20°10'56", AND WHOSE CHORD BEARS S08°31'13"W, A DISTANCE OF 99.87 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 149.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 39°56'05", AND WHOSE CHORD BEARS S01°21'22"E, A DISTANCE OF 146.84 FEET; THENCE S68°40'35"W, A DISTANCE OF 116.71 FEET;
THENCE S53°47'34"W, A DISTANCE OF 217.06 FEET TO A POINT ON THE EASTERLY R-O-W OF SOUTH GUN CLUB ROAD, ALSO KNOWN AS HIGHWAY 30;
THENCE N36°12'26"W ALONG SAID EASTERLY R-O-W LINE, A DISTANCE OF 233.48 TO A POINT OF A CURVATURE;
THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND WHOSE CHORD BEARS N08°47'34"E, A DISTANCE OF 35.36 FEET TO A POINT ON THE SOUTHEASTERLY R-O-W LINE OF GUN CLUB ROAD;
THENCE N53°47'34"E ALONG SAID SOUTHEASTERLY R-O-W LINE, A DISTANCE OF 564.25 FEET TO A POINT OF CURVATURE;
THENCE 3.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1045.00 FEET, A CENTRAL ANGLE OF 00°11'34", AND WHOSE CHORD BEARS N53°41'47"E, A DISTANCE OF 3.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 117,814 SQUARE FEET (2.71 ACRES) MORE OR LESS.

THE BASIS OF BEARINGS FOR BOTH PARCELS IS THE EAST LINE OF THE NE ¼ OF SECTION 24, T4S, R66W, BEING S00°14'17"E AS SHOWN ON HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1.

TOTAL OF TWO PARCELS CONTAINING 775,227 SQUARE FEET (17.80 ACRES) MORE OR LESS.

MURPHY CREEK SELF STORAGE

SITE PLAN WITH WAIVER & TWO CONDITIONAL USES

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Bob Rapra DATE: February 24, 2012

PLANNING DIRECTOR: Rbt Watto DATE: 2/23/2012

PLANNING COMMISSION: AF (CHAIRPERSON) DATE: 7/13/2011

CITY COUNCIL: N/A (MAYOR) DATE: N/A

ATTEST: N/A (CITY CLERK) DATE: N/A

DATABASE APPROVAL DATE _____

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: _____

SITE DATA							
	GAS STATION SITE	STORAGE SITE	PRIVATE ROAD	POND	OTHER		
	LOT 1, BLOCK 1	LOT 1, BLOCK 2	TRACT A	TRACT B	TRACT C	TOTAL	
LAND AREA WITHIN PROPERTY LINES (SQ. FT.)	117,814	542,649	44,914	57,342	12,556	775,275	
LAND AREA WITHIN PROPERTY LINES (AC)	2.70	12.46	1.03	1.32	0.29	17.80	
GROSS FLOOR AREA (SQ. FT.)	4,750	61,980	0	0	0	66,730	
NUMBER OF BUILDINGS**	1	12	0	0	0	13	
PARKING ROOF CANOPY AREA (SQ. FT.)	5,900	126,773	0	0	0	132,673	
MAXIMUM HEIGHT OF BUILDINGS	45'	45'	0	0	0	n/a	
TOTAL BUILDING COVERAGE (SQ. FT.)	4,750	61,980	0	0	0	66,730	
TOTAL BUILDING COVERAGE (%)	4.0%	11.4%	0.0%	0.0%	0.0%	8.6%	
HARD SURFACE AREA (SQ. FT.)	32,118	375,392	38,008	0	0	445,518	
HARD SURFACE AREA (%)	27.3%	69.2%	84.6%	0.0%	0.0%	57.5%	
LANDSCAPE AREA (SQ. FT.)	80,946	105,277	6,906	57,342	12,556	250,471	
LANDSCAPE AREA (%)	68.7%	19.4%	15.4%	100.0%	100.0%	32.3%	
PRESENT ZONING CLASSIFICATION	PD-COMMERCIAL /OFFICE	PD-COMMERCIAL				N/A	
PERMITTED MAXIMUM SIGN AREA (PER SIGN FACE)	100 S.F.	250 S.F- SELF STORAGE/RV STORAGE	0	0	0	0	
PROPOSED TOTAL SIGN AREA (SQ. FT)	100 S.F.	250 S.F- SELF STORAGE/RV STORAGE	0	0	0	0	
PROPOSED NUMBER OF SIGNS (DOUBLE SIDED)		SELF STORAGE/RV STORAGE	0			0	
	-PROJECT ID SIGN	1	0	0	0	0	1
	-JOINT TENANT SIGN	0	2	0	0	0	2
	-DIRECTIONAL SIGN	0	2	0	0	0	2
	-WALL SIGN	2	3	0	0	0	5
	-CANOPY SIGN	2	0	0	0	0	2
PARKING SPACES REQUIRED	21	12	0	0	0	33	
PARKING SPACES PROVIDED	21	12	0	0	0	33	
HANDICAP SPACES REQUIRED	1	1	0	0	0	2	
HANDICAP SPACES PROVIDED	1	1	0	0	0	2	
LOADING SPACES REQUIRED	1	2	0	0	0	3	
LOADING SPACES PROVIDED	1	2	0	0	0	3	
OCCUPANCY CLASSIFICATION	M	S1-B(STORAGE) U (AWNINGS)	N/A	N/A	N/A		
TYPE OF CONSTRUCTION	II-B	II-B	N/A	N/A	N/A		
SPRINKLER SYSTEM	NONE	NONE	N/A	N/A	N/A		
**NOT INCLUDING FAUX GUARD SHACKS							

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. 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 MURPHY CREEK, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 30th DAY OF January AD, 2012
BY: Harvey B. Alpert HARVEY B. ALPERT, MANAGER
SEAL

STATE OF COLORADO)
COUNTY OF Denver)SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF January AD, 2012 BY Harvey B. Alpert
NOTARY Harvey B. Alpert
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY Harvey B. Alpert SEAL
(NOTARY PUBLIC)
MY COMMISSION EXPIRES 5/12/2012
NOTARY BUSINESS ADDRESS: 1101 BANNOCK ST. DENVER CO 80204

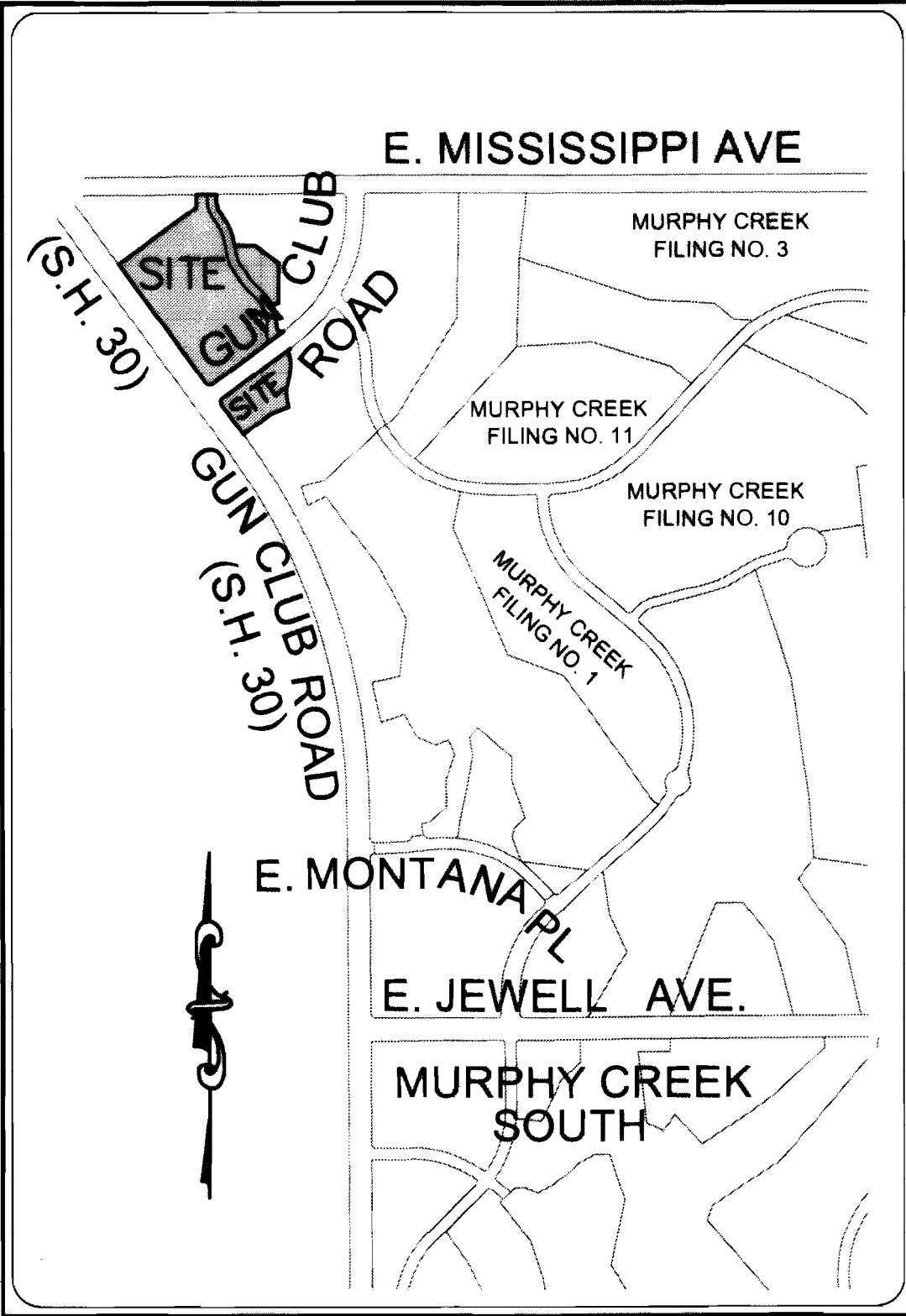
- CITY COUNCIL CONDITIONS OF APPROVAL:
1. THE NORTHWEST CORNER AND EAST SIDE OF THE RV STORAGE SHALL BE SCREENED BY LANDSCAPING CONSISTING OF EVERGREENS AT LEAST 12 FEET IN HEIGHT AT PLANTING.
 2. NO STORAGE ITEMS IN THE EASTERN ONE HALF OF THE RV STORAGE AREA SHALL EXCEED 8 FEET IN HEIGHT ABOVE GROUND.

WAIVER NO.1:
MURPHY CREEK DESIGN STANDARDS; SECTION 3.2.5 (C) SCREENING AND OUTDOOR STORAGE. OUTDOOR STORAGE SHALL NOT EXCEED FIVE PERCENT (5%) OF THE FLOOR AREA OF THE PRINCIPLE BUILDING.

SUPPORT:
OUTDOOR STORAGE IS PROPOSED FOR THE PORTION OF PARCEL 1C THAT IS DIRECTLY NORTH OF THE SELF STORAGE SITE. THE OUTDOOR STORAGE SITE IS A COMPLEMENTARY USE TO THE SELF STORAGE DEVELOPMENT. IT FULFILLS THE NEED TO STORE LARGE VEHICLES SUCH AS BOATS AND RECREATIONAL VEHICLES (RV'S) FOR COVENANT CONTROLLED COMMUNITIES WHERE THIS STORAGE IS TYPICALLY NOT PERMITTED ON STREETS OR IN DRIVEWAYS. LARGE SCREEN WALLS THAT SUPPORT PARKING CANOPIES ARE PROPOSED ADJACENT TO GUN CLUB ROAD AND MISSISSIPPI AVENUE AS THEY ARE IN AREAS OF HIGH VISIBILITY. SIGNIFICANT BERMING IS PROVIDED WHEREVER POSSIBLE AND THE LANDSCAPE HAS BEEN CONCENTRATED IN AREAS OF HIGH VISIBILITY TO HELP SCREEN THE SITE AND THE LAND USES.

AMENDMENTS

3. 2011-6012-06 8-25-2020 Minor amendment to add a trash enclosure.
MA # 2011-6012-07, 10/24/24: Add propane tank and bollards to the NE corner of self-storage facility.



VICINITY MAP

Scale: 1" = 1000'

SHEET INDEX	
SHEET OF SET	SHEET TITLE
C-1	COVER
C-2	NOTES AND OVERALL PLAN
C-3	SITEPLAN
C-4	SITEPLAN
C-5	GRADING & DRAINAGE PLAN
C-6	GRADING & DRAINAGE PLAN
C-7	ADJACENT ROADWAY PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE CHARTS AND PLANT LIST
L-6	SITE DETAILS
L-7	SITE DETAILS
L-8	DETAILS AND NOTES
L-9	LANDSCAPE DETAILS
L-10	LANDSCAPE DETAILS
A-1	ARCHITECTUAL PLAN
A-2	ARCHITECTUAL PLAN
A-3	ARCHITECTUAL PLAN
A-4	ARCHITECTUAL PLAN
A-5	ARCHITECTUAL PLAN
E-1	ELECTRICAL PLAN
E-2	ELECTRICAL PLAN
E-3	ELECTRICAL PLAN
E-4	ELECTRICAL PLAN



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TWO WORKING DAYS
BEFORE YOU DIG
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METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK:

PROJECT BENCHMARK: CITY OF AURORA
BENCHMARK 4S6519NW001: TOP OF A 3" BRASS CAP IN RANGE BOX, WHICH IS A 1/4 CORNER TO SECTIONS 24|19 R66|65W, T4S. CAP IS STAMPED CITY OF AURORA, 1986-LS 16419. BRASS CAP IS 1/2 MILE SOUTH OF MISSISSIPPI AVE.

CITY OF AURORA ELEVATION
5608.254 (NAVD 88)

NO.	REVISION	DATE	BY
2	CITY COMMENTS	05/26/11	BK
3	CITY COMMENTS	07/01/11	BK
4	CITY COMMENTS	08/03/11	BK
5	CITY COMMENTS	08/31/11	BK
6	CITY COMMENTS	12/15/11	BK

MURPHY CREEK SELF STORAGE

SITE PLAN WITH WAIVER & TWO CONDITIONAL USES

COVER

DEVELOPER:
MURPHY CREEK, LLC.
30 CHERRY HILLS FARM DRIVE
ENGLEWOOD, CO 80110
303-761-3667
303-762-0390 (FAX)
CONTACT: HARVEY ALPERT

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

DATE: 07/01/11
JOB NO: 10.66
DRAWN BY: _____
APPROVED: _____
CADD FILE: _____

C-1

GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND 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 AND MURPHY CREEK GDP. SIGNS ARE TO BE INSTALLED WITH A DISTANCE OF 7' FROM THE BOTTOM OF THE 12"x18" ACCESSIBLE SIGN TO FINISHED GRADE. BACKLIT OR INTERNALLY LIT AWNINGS WILL NOT BE UTILIZED ON THIS PROJECT. INTERNALLY LIT SIGNAGE WILL NOT BE UTILIZED ON THIS PROJECT. ALL SIGNAGE AND AWNINGS WILL BE LIGHTED WITH WALL-MOUNTED DOWNCAST LIGHTS, THESE LIGHTS WILL BE MINIMIZED ON THE BUILDINGS' BACK AND SIDE ELEVATIONS.

3. 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."

4. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2006 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

6. 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. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES.

8. 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.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

11. 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, ETC., 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.

12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

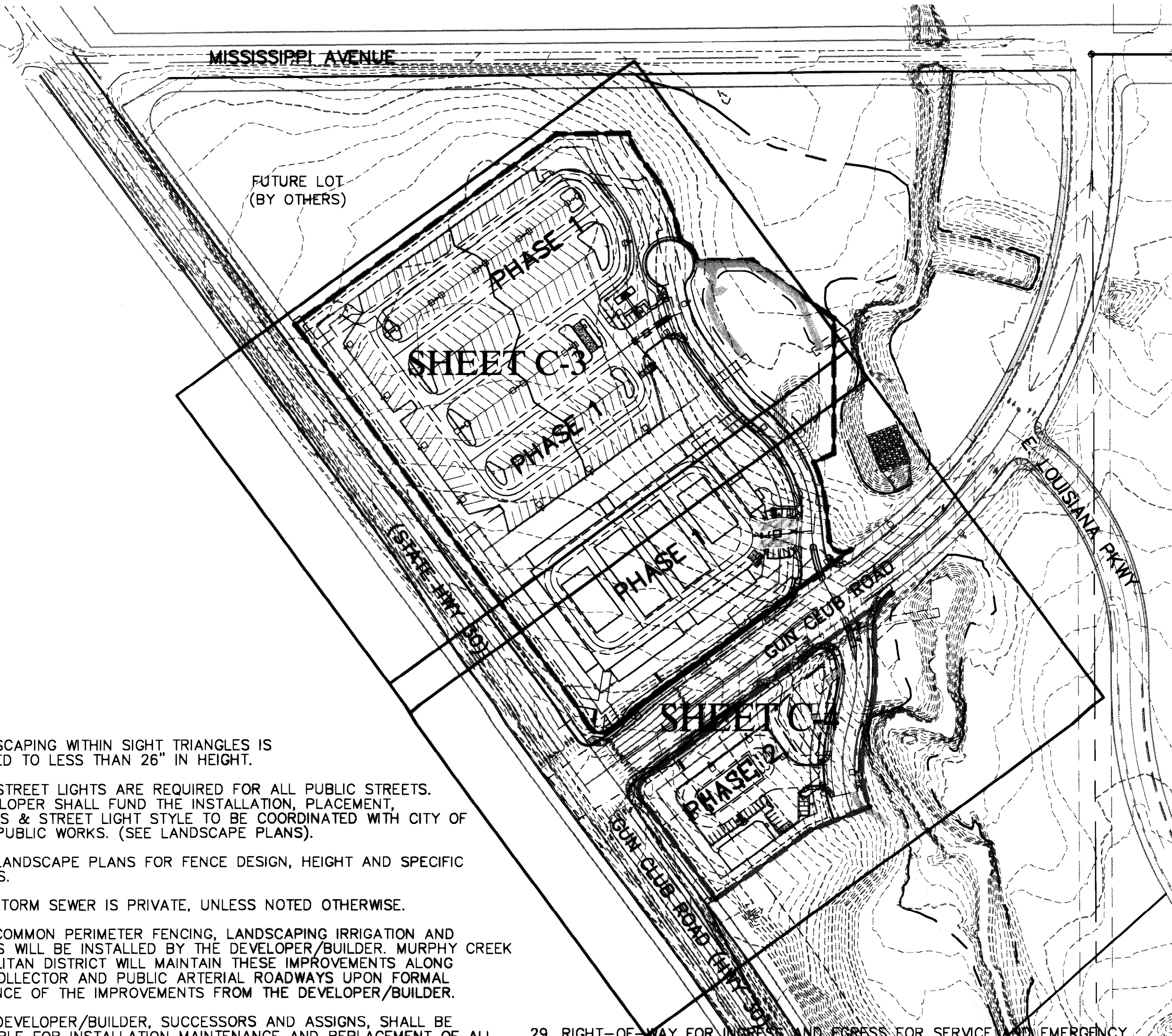
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.

17. 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. THIS PLAN SHALL LIMIT AND CONTROL THE APPROVAL OF ALL FUTURE SITE PLANS, AND SHALL RESTRICT AND LIMIT THE LOCATION, USE, OCCUPANCY, OPERATION AND/OR DESIGN OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. THIS PLAN SHALL OTHERWISE BE SUBJECT TO ANY AND ALL CITY STANDARDS AND/OR REGULATIONS AT THE TIME OF DEVELOPMENT, EXCEPT FOR ANY EXPRESS WAIVERS OR STANDARDS SHOWN HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL BY THE CITY OF AURORA.

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES



18. LANDSCAPING WITHIN SIGHT TRIANGLES IS RESTRICTED TO LESS THAN 26" IN HEIGHT.

19. NEW STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC STREETS. THE DEVELOPER SHALL FUND THE INSTALLATION, PLACEMENT, QUANTITIES & STREET LIGHT STYLE TO BE COORDINATED WITH CITY OF AURORA PUBLIC WORKS. (SEE LANDSCAPE PLANS).

20. SEE LANDSCAPE PLANS FOR FENCE DESIGN, HEIGHT AND SPECIFIC LOCATIONS.

21. ALL STORM SEWER IS PRIVATE, UNLESS NOTED OTHERWISE.

22. ALL COMMON PERIMETER FENCING, LANDSCAPING IRRIGATION AND WALKWAYS WILL BE INSTALLED BY THE DEVELOPER/BUILDER. MURPHY CREEK METROPOLITAN DISTRICT WILL MAINTAIN THESE IMPROVEMENTS ALONG PUBLIC COLLECTOR AND PUBLIC ARTERIAL ROADWAYS UPON FORMAL ACCEPTANCE OF THE IMPROVEMENTS FROM THE DEVELOPER/BUILDER.

23. THE DEVELOPER/BUILDER, SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

24. 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; 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.

25. PHASE 1 CONSIST OF THE MINI-STORAGE SITE AND RV STORAGE YARD IMPROVEMENTS. PHASE 2 CONSISTS OF THE SERVICE STATION SITE.

26. REFER TO SHEET C-5 FOR GUN CLUB ROAD AND GUN CLUB ROAD CONNECTOR INFORMATION.

27. SIGNING AND STRIPING SHOWN ON THIS PLAN IS APPROXIMATE AND WILL BE DETERMINED WITH THE CIVIL DESIGN PACKAGE.

28. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.

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. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "NO PARKING-FIRE LANE". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORKS DEPARTMENT'S STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS TO THROUGHOUT THE YEAR INCLUDING THE REMOVAL OF SNOW DURING THE WINTER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER.

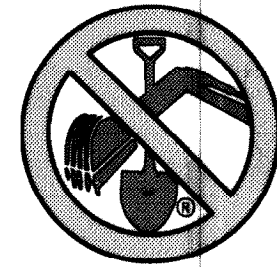
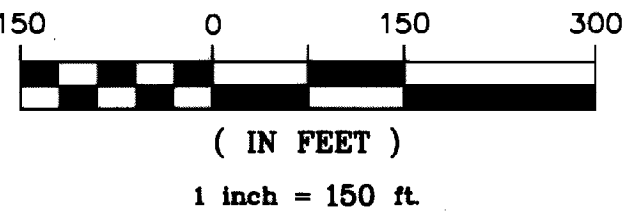
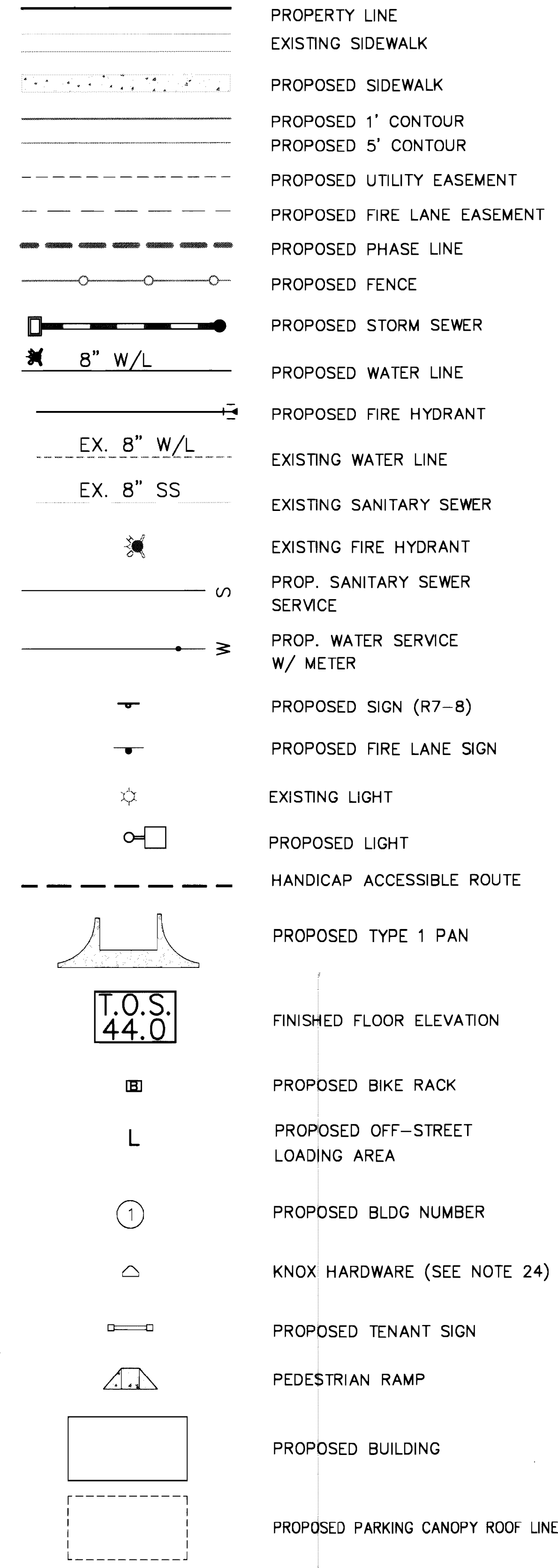
30. EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.

31. 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 (OR DESIGNATED FIRE LANE CORRIDOR).

32. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY UNDERGROUND FUEL STORAGE TANKS.

33. NO STORAGE ITEM IN THE EASTERN ONE HALF OF THE RV STORAGE AREA SHALL EXCEED 8 FEET IN HEIGHT ABOVE GRADE. WEST SIDE RV'S HEIGHT CAN BE GREATER THAN 8 FEET IN HEIGHT ABOVE GRADE.

LEGEND



CALL UNCC
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BEFORE YOU DIG
1-800-922-1987
METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK:

PROJECT BENCHMARK: CITY OF AURORA
BENCHMARK 4S6519NW001: TOP OF A 3"
BRASS CAP IN RANGE BOX, WHICH IS A 1/4
CORNER TO SECTIONS 24|19 R66|65W, T4S.
CAP IS STAMPED CITY OF AURORA, 1986-LS
16419. BRASS CAP IS 1/2 MILE SOUTH OF
MISSISSIPPI AVE.

CITY OF AURORA ELEVATION
5608.254 (NAVD 88)

NO.	REVISION	DATE	BY
2	CITY COMMENTS	05/26/11	BK
3	CITY COMMENTS	07/01/11	BK
4	CITY COMMENTS	08/03/11	BK
5	CITY COMMENTS	08/31/11	BK
6	CITY COMMENTS	12/15/11	BK

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
NOTES AND OVERALL PLAN

DEVELOPER
MURPHY CREEK, LLC.

30 CHERRY HILLS FARM DRIVE
ENGLEWOOD, CO 80110
303-761-3667
303-762-0390 (FAX)

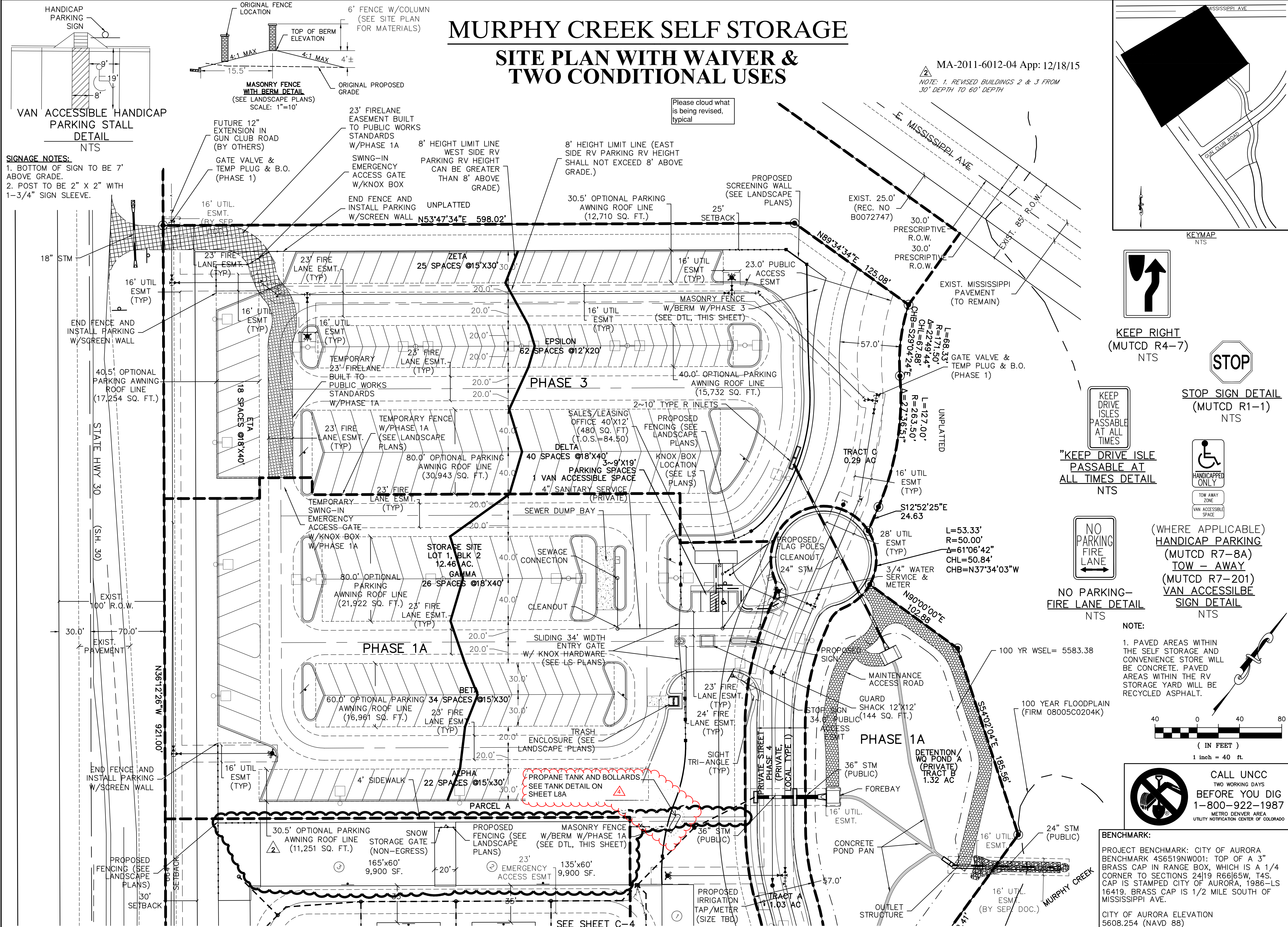
CONTACT: HARVEY ALPERT

Peak
Civil Consultants

200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

DATE: 07/01/11
JOB NO: 10.66
DRAWN BY:
APPROVED:
CADD FILE:

C-2



NO.	REVISION	DATE	BY
4	CITY COMMENTS	08/03/11	BK
5	CITY COMMENTS	08/31/11	BK
6	CITY COMMENTS	12/15/11	BK
7	GAS PUMP/TANK LOCATION MYLAR CHANGE	10/26/12	BK
8	SITE PLAN AMENDMENT	08/19/15	RF

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER & TWO CONDITIONAL USES

DEVELOPER
MURPHY CREEK, LLC.
30 CHERRY HILLS FARM DRIVE
ENGLEWOOD, CO 80110
303-761-3667
303-762-0390 (FAX)
CONTACT: HARVEY ALPERT

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ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY



DATE: 07/01/11
JOB NO: 10.66
DRAWN BY:
APPROVED:
CADD FILE:

C-3

MISSISSIPPI AVE

STATE HWY 36

KEYMAP

NO.	REVISION	DATE	BY
4	CITY COMMENTS	08/03/11	BK
5	CITY COMMENTS	08/03/11	BK
6	CITY COMMENTS	12/15/11	BK
	GAS PUMP/TANK LOCATION MYLAR CHANGE	10/26/12	BK
	SITE PLAN AMENDMENT	08/19/15	RF

1
NOTE: 1. MYLAR CHANGE FOR GAS PUMP
AREA, CANOPY AND GAS TANK LOCATION
REVISION. THIS REVISION APPLIES TO ALL
APPLICABLE SHEETS IN THIS SITE PLAN.
SEE SHEETS C-2, C-6, C-7, L-4, AND E-3.

2 MA-2011-6012-04 App. 12/18/15
NOTE: 1. REVISED BUILDINGS 2 & 3 FROM
30' DEPTH TO 60' DEPTH

3 TRASH BIN LOCATION AND LANDSCAPING 5/11/20

NOTE:


1. PAVED AREAS WITHIN THE SELF STORAGE AND CONVENIENCE STORE WILL BE CONCRETE. PAVED AREAS WITHIN THE RV STORAGE YARD WILL BE RECYCLED ASPHALT.

DEVELOPER
MURPHY CREEK, LLC.
30 CHERRY HILLS FARM DRIVE
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303-761-3667
303-762-0390 (FAX)
CONTACT: HARVEY ALPERT



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METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK:

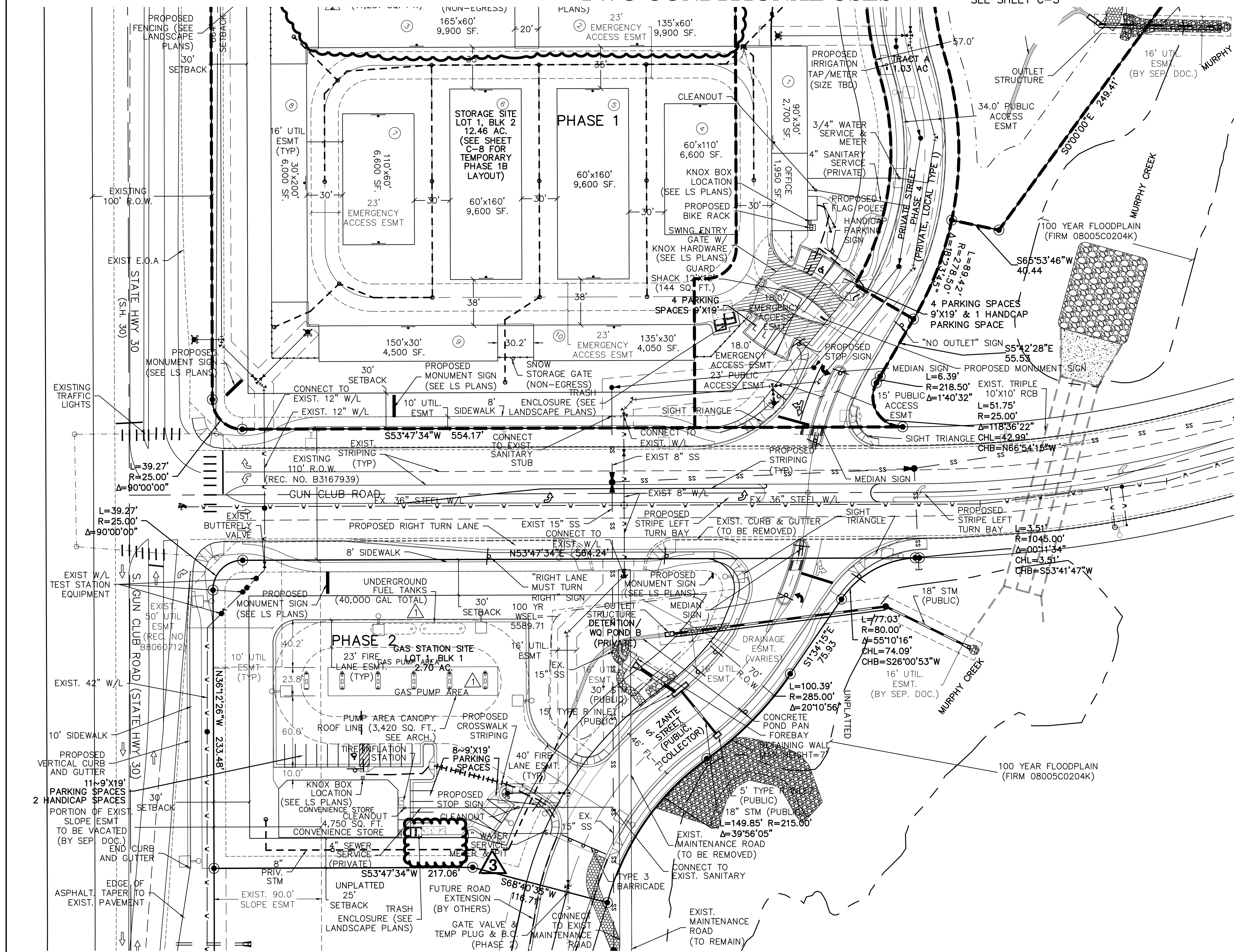
PROJECT BENCHMARK: CITY OF AURORA
BENCHMARK 4S6519NW001: TOP OF A 3"
BRASS CAP IN RANGE BOX, WHICH IS A 1/4
CORNER TO SECTIONS 2419 R66J65W, T4S.
CAP IS STAMPED CITY OF AURORA, 1986-LS
6419. BRASS CAP IS 1/2 MILE SOUTH OF
MISSISSIPPI AVE.

CITY OF AURORA ELEVATION
5608.254 (NAVD 88)

DATE: 07/01/11
JOB NO: 10.66
DRAWN BY:
APPROVED:
CADD FILE:

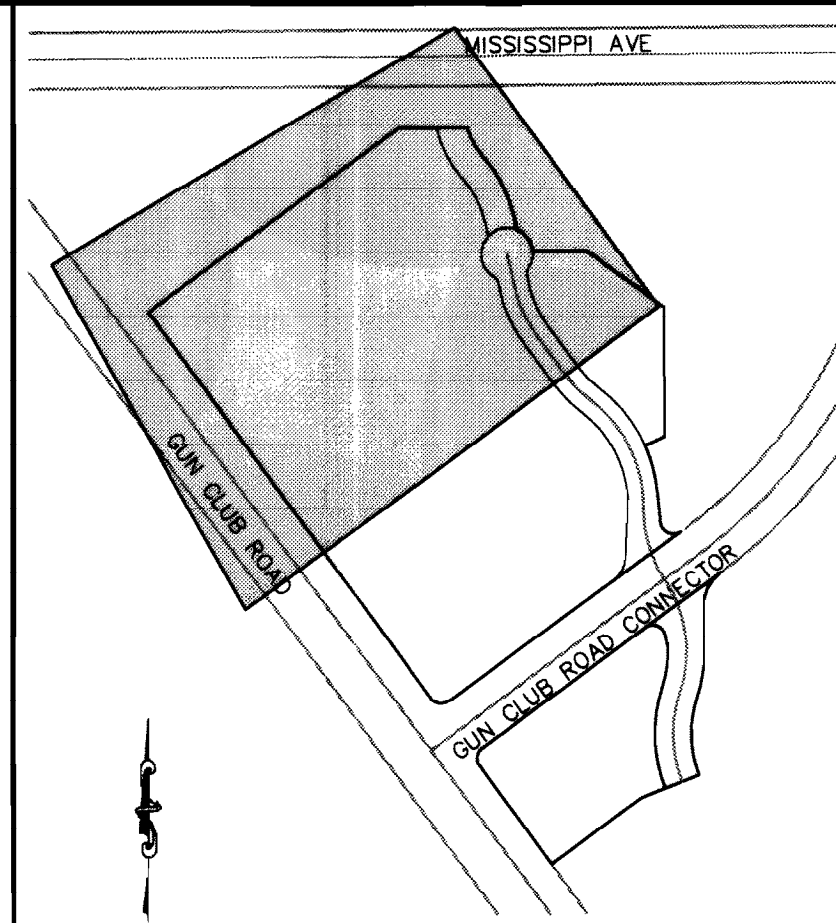
C-4

MURPHY CREEK SELF STORAGE 2011-6012-06



MURPHY CREEK SELF STORAGE

SITE PLAN WITH WAIVER & TWO CONDITIONAL USES



NO.	REVISION	DATE	BY
2	CITY COMMENTS	05/26/11	BK
3	CITY COMMENTS	07/01/11	BK
4	CITY COMMENTS	08/03/11	BK
5	CITY COMMENTS	08/31/11	BK
6	CITY COMMENTS	12/15/11	BK

MURPHY CREEK SELF STORAGE

SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
GRADING & DRAINAGE PLAN

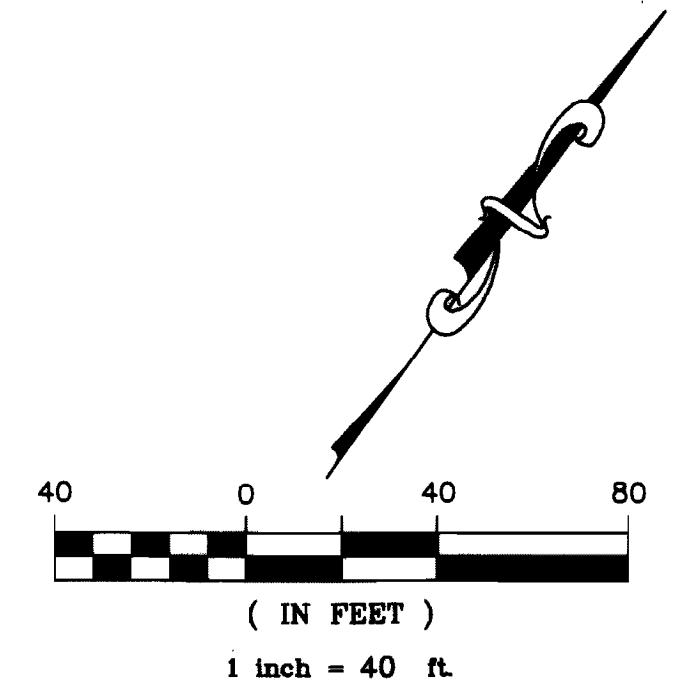
DEVELOPER
MURPHY CREEK, LLC.

30 CHERRY HILLS FARM DRIVE
ENGLEWOOD, CO 80110
303-761-3667
303-762-0390 (FAX)

CONTACT: HARVEY ALPERT

Peak
Civil Consultants

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PH: 720.855.3859
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CONTACT: BOB KELSEY



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BEFORE YOU DIG
1-800-922-1987
METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK:

PROJECT BENCHMARK: CITY OF AURORA
BENCHMARK 4S6519NW01: TOP OF A 3"
BRASS CAP IN RANGE BOX, WHICH IS A 1/4
CORNER TO SECTIONS 2419 R66165W, T4S.
CAP IS STAMPED CITY OF AURORA, 1986-LS
16419. BRASS CAP IS 1/2 MILE SOUTH OF
MISSISSIPPI AVE.

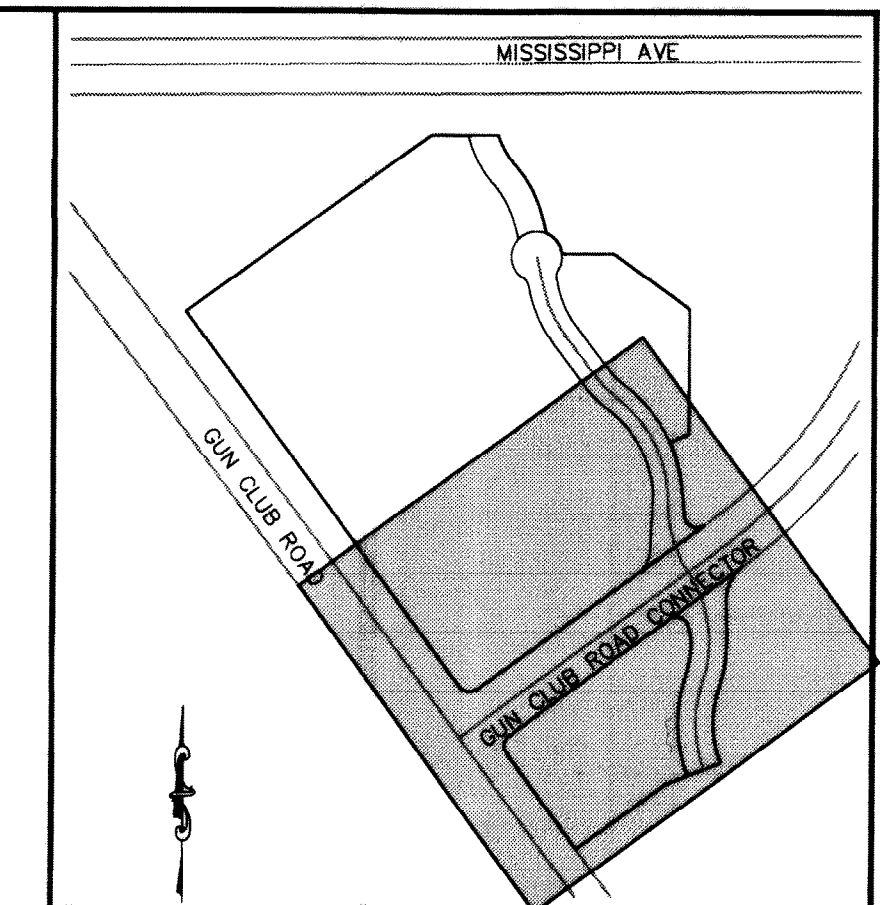
CITY OF AURORA ELEVATION
5608.254 (NAVD 88)

DATE: 07/01/11
JOB NO: 10.66
DRAWN BY:
APPROVED:
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C-5

MURPHY CREEK SELF STORAGE

SITE PLAN WITH WAIVER & TWO CONDITIONAL USES



KEYMAP
NTS
M.C. 4-16-13
Revised Monument Sign Location

REVISION:



TRASH BIN LOCATION AND LANDSCAPING 5/11/20

NO.	REVISION	DATE	BY
2	CITY COMMENTS	05/26/11	BK
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4	CITY COMMENTS	08/03/11	BK
5	CITY COMMENTS	08/31/11	BK
6	CITY COMMENTS	12/15/11	BK

MURPHY CREEK SELF STORAGE

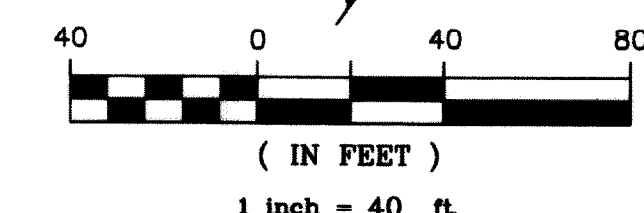
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
GRADING & DRAINAGE PLAN

DEVELOPER
MURPHY CREEK, LLC.

30 CHERRY HILLS FARM DRIVE
ENGLEWOOD, CO 80110
303-761-3667
303-762-0390 (FAX)

CONTACT: HARVEY ALPERT

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ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY



BENCHMARK:

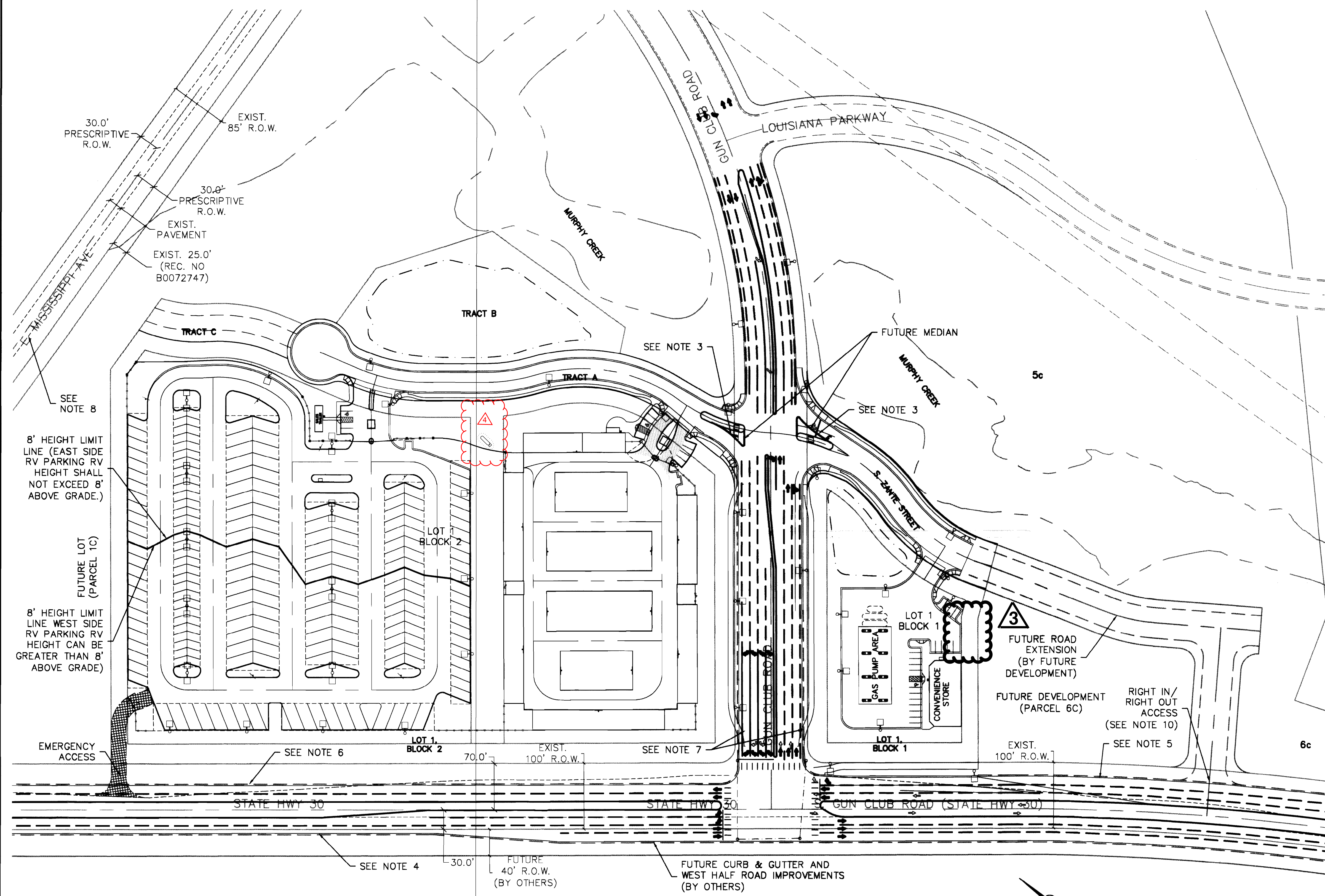
PROJECT BENCHMARK: CITY OF AURORA
BENCHMARK 4S6519NW001: TOP OF A 3"
BRASS CAP IN RANGE BOX, WHICH IS A 1/4
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CITY OF AURORA ELEVATION
5608.254 (NAVD 88)

DATE: 07/01/11
JOB NO: 10.66
DRAWN BY:
APPROVED:
CADD FILE:

C-6

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES



NOTES:

1. STRIPING & LANEAGE SHOWN ON THIS PLAN ARE CONCEPTUAL. ULTIMATE EASTSIDE IMPROVEMENTS FOR INFORMATION ONLY. REFER TO THE SITE PLAN SHEETS FOR INTERIM IMPROVEMENTS PROPOSED WITH THIS DEVELOPMENT.
2. THE MURPHY CREEK METROPOLITAN DISTRICTS ARE RESPONSIBLE FOR THE EAST 1/2 OF THE STATE HIGHWAY 30 IMPROVEMENTS ADJACENT TO THIS SITE PLAN. THE WEST 1/2 IMPROVEMENTS WILL BE COMPLETED BY OTHERS. REFER TO THE MURPHY CREEK DEVELOPMENT STANDARDS FOR THE ULTIMATE STATE HIGHWAY 30 (GUN CLUB ROAD) CROSS SECTION SOUTH OF GUN CLUB CONNECTOR.
3. THE FUTURE PORK CHOP ISLANDS AT S. ZANTE STREET AND THE GUN CLUB CONNECTOR WILL BE CONSTRUCTED BY THE MURPHY CREEK METROPOLITAN DISTRICTS WHEN WARRANTS FOR THE NORTHBOUND LEFT TURN ON S. ZANTE ST. OR THE SOUTHBOUND LEFT TURN ON S. ZANTE ST. REACH LOS F.
4. THE MINIMUM STREET CROSS-SECTION FOR STATE HIGHWAY 30 NORTH OF THE GUN CLUB ROAD CONNECTOR INTERSECTION SHALL BE 4-LANES INSTEAD OF 6-LANES, AS APPROVED BY CDOT AND CITY OF AURORA WITH THE FUTURE ROADWAY CONSTRUCTION PLANS.
5. THE ULTIMATE EAST SIDE CURB, GUTTER AND SIDEWALK AND REMAINING EAST 1/2 OF STATE HIGHWAY 30 IMPROVEMENTS SOUTH OF LOT 1, BLOCK 1 WILL BE INSTALLED CONCURRENT WITH FUTURE, ADJACENT RETAIL PAD SITES (PARCEL 6C) AND PHASED DEVELOPMENTS TO THE SOUTH.
6. THE ULTIMATE STATE HIGHWAY 30 IMPROVEMENTS, ADJACENT TO LOT 1, BLOCK 2 AND THE REMNANT PARCEL TO THE NORTH, WILL BE DEFERRED AND CONSIST OF THE REMAINING EAST 1/2 OF IMPROVEMENTS AS SHOWN ON THE SITE PLAN AND IN THE DEFERRAL AGREEMENT DATED
7. THE ULTIMATE GUN CLUB CONNECTOR INTERSECTION IMPROVEMENTS CONSIST OF A TRIPLE LEFT TURN AND ASSOCIATED STRIPING AND SOUTH SIDE RIGHT TURN THRU LANE EXTENSION. THE ULTIMATE GUN CLUB CONNECTOR NORTH SIDE RIGHT TURN LANE, TRIPLE LEFT AND SIGNAL MODIFICATIONS ARE TO BE CONSTRUCTED WITH THE ULTIMATE WIDENING OF GUN CLUB ROAD TO 6 LANES WHICH REQUIRES THE WEST SIDE OWNER/DEVELOPER TO WIDEN AND THE SOUTH SIDE RIGHT TURN LANE IS TO BE COMPLETED WITH ANY DEVELOPMENT IN PARCEL 6C
8. E. MISSISSIPPI AVE EXISTING PAVEMENT TO BE REMOVED FOR 100' FROM SH 30 INTERSECTION WITH LOT 1, BLOCK 2 CONSTRUCTION TO CREATE DISCONNECT. REMAINDER OF MISSISSIPPI IMPROVEMENTS TO REMAIN.
9. IF MEDIANS ARE REQUIRED BY CDOT AS PART OF THE FULL SECTION OF STATE HIGHWAY 30, IMPROVEMENTS SHALL INCLUDE THE EASTERN 1/2 OF MEDIAN CURB, MEDIAN PAVING AND MEDIAN SPLASH BLOCK PER STANDARD DETAILS. IT SHALL ALSO INCLUDE SLEEVING (UNDER THE EASTERN 1/2 OF THE STREET) REQUIRED FOR FUTURE IRRIGATION (I.E. POWER SUPPLY AND WATER SUPPLY). IF, WHEN THE IMPROVEMENTS HAVE BEGUN, THE WESTERN 1/2 OF THE MEDIAN IS COMPLETED, THE MURPHY CREEK METRO DISTRICTS WILL ALSO BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM AND ALL LANDSCAPING WITHIN THE MEDIAN. THE DESIGN PROCESS FOR CITY ARTERIAL MEDIANS WILL BE FOLLOWED.
10. ACCESS IS CONTINGENT ON CDOT APPROVAL AS A RIGHT IN/RIGHT OUT ACCESS.

REVISION:

3 TRASH BIN LOCATION AND LANDSCAPING 5/11/20



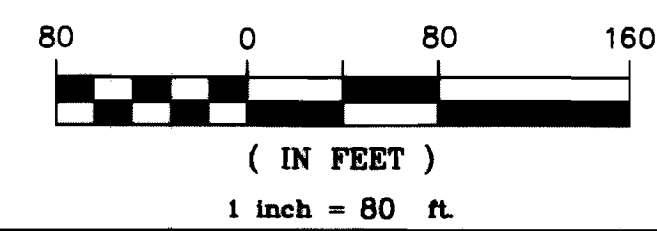
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UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK:

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BENCHMARK 4S6519NW001: TOP OF A 3"
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16419. BRASS CAP IS 1/2 MILE SOUTH OF
MISSISSIPPI AVE.
CITY OF AURORA ELEVATION
5608.254 (NAVD 88)

LEGEND

---	ULTIMATE STRIPING/LANE CONFIGURATION
→	DIRECTIONAL ARROW (FOR INFORMATION ONLY)



NO.	REVISION	DATE	BY
2	CITY COMMENTS	05/26/11	BK
3	CITY COMMENTS	07/01/11	BK
4	CITY COMMENTS	08/03/11	BK
5	CITY COMMENTS	08/31/11	BK
6	CITY COMMENTS	12/15/11	BK

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
ADJACENT ROADWAY PLAN

DEVELOPER

MURPHY CREEK, LLC.
30 CHERRY HILLS FARM DRIVE
ENGLEWOOD, CO 80110
303-761-3667
303-762-0390 (FAX)

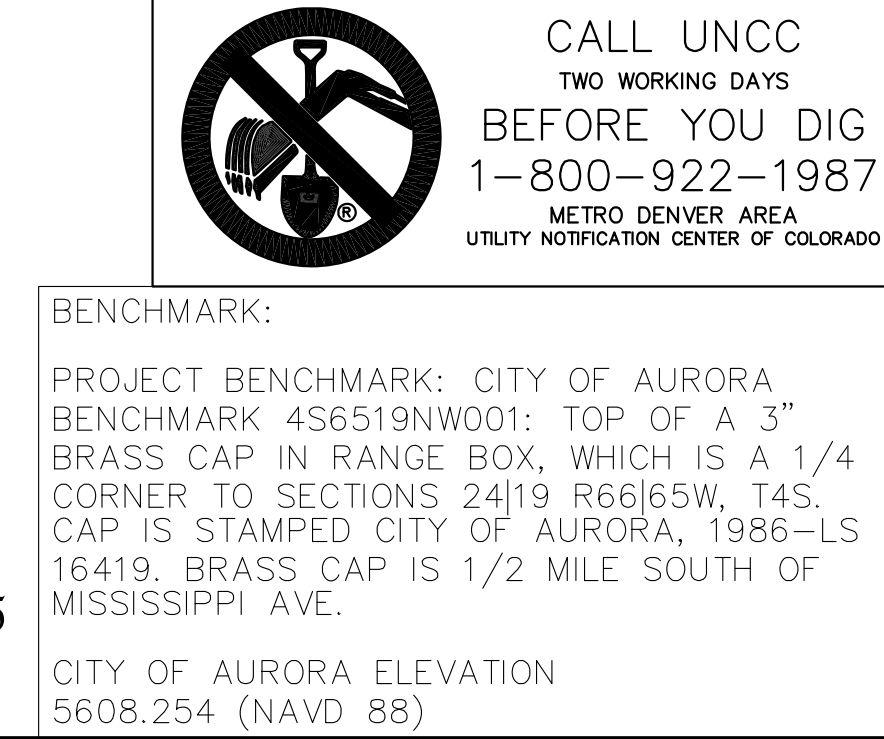
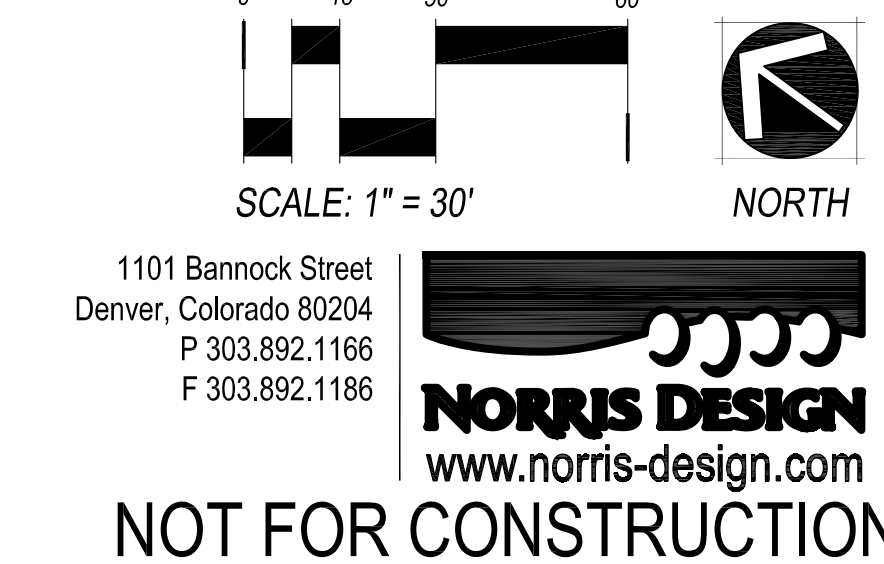
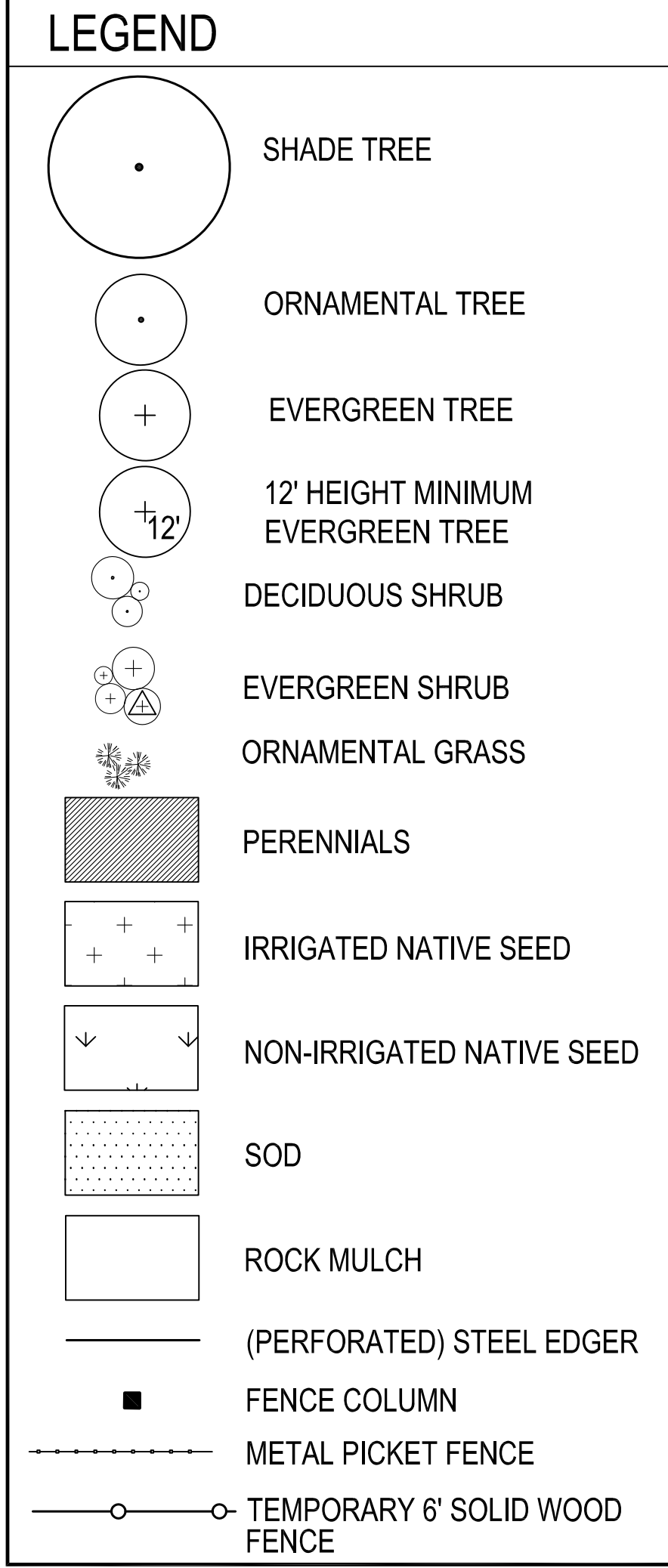
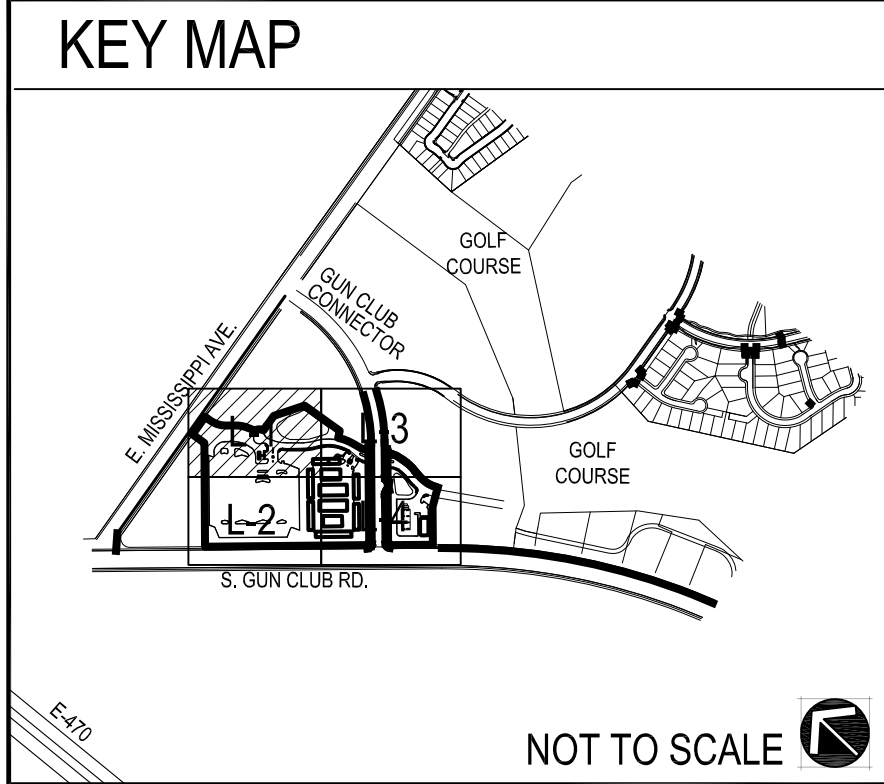
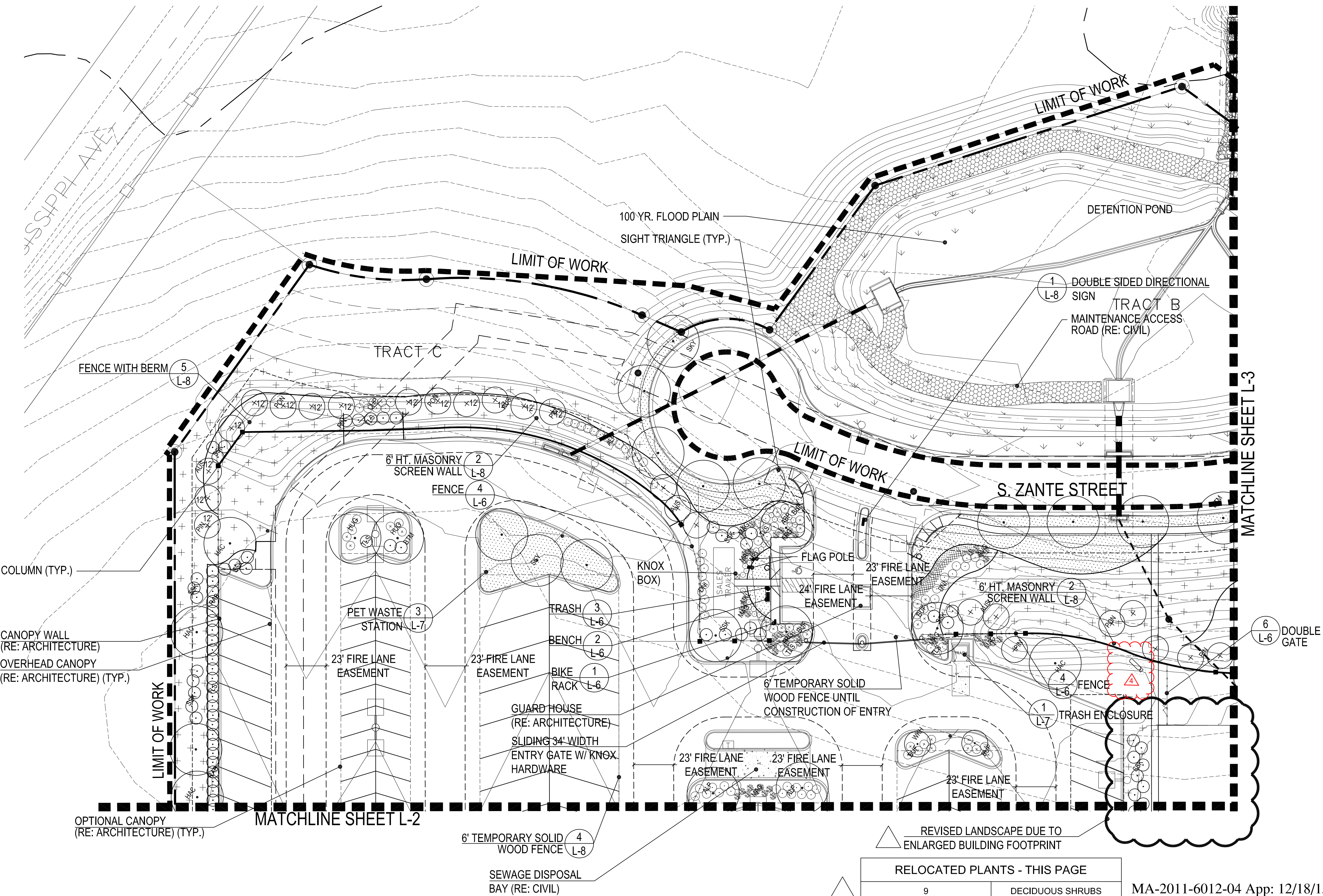
CONTACT: HARVEY ALPERT



200 W. HAMPTON AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

DATE: 07/01/11
JOB NO: 10.66
DRAWN BY:
APPROVED:
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MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
LANDSCAPE PLAN



NO.	REVISION	DATE	BY
5	CITY COMMENTS	08/31/11	BK
6	CITY COMMENTS	12/15/11	BK
7	CITY COMMENTS	10/26/12	BK
8	CITY COMMENTS	08/19/15	AY
9	CITY COMMENTS	11/12/15	MK

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
LANDSCAPE PLAN

DEVELOPER
MURPHY CREEK, LLC.
30 CHERRY HILLS FARM DRIVE
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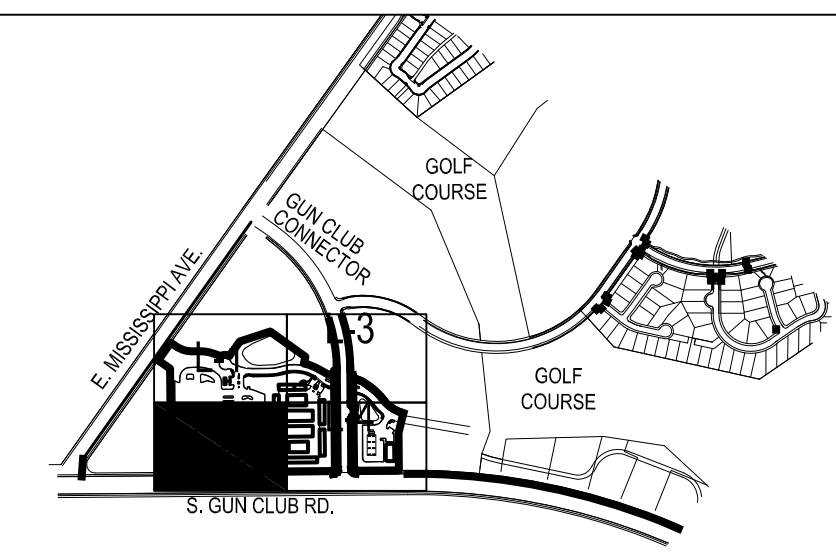
MA-2011-6012-04 App: 12/18/15

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
LANDSCAPE PLAN

RELOCATED PLANTS - THIS PAGE	
33	DECIDUOUS SHRUBS
3	PINE TREES

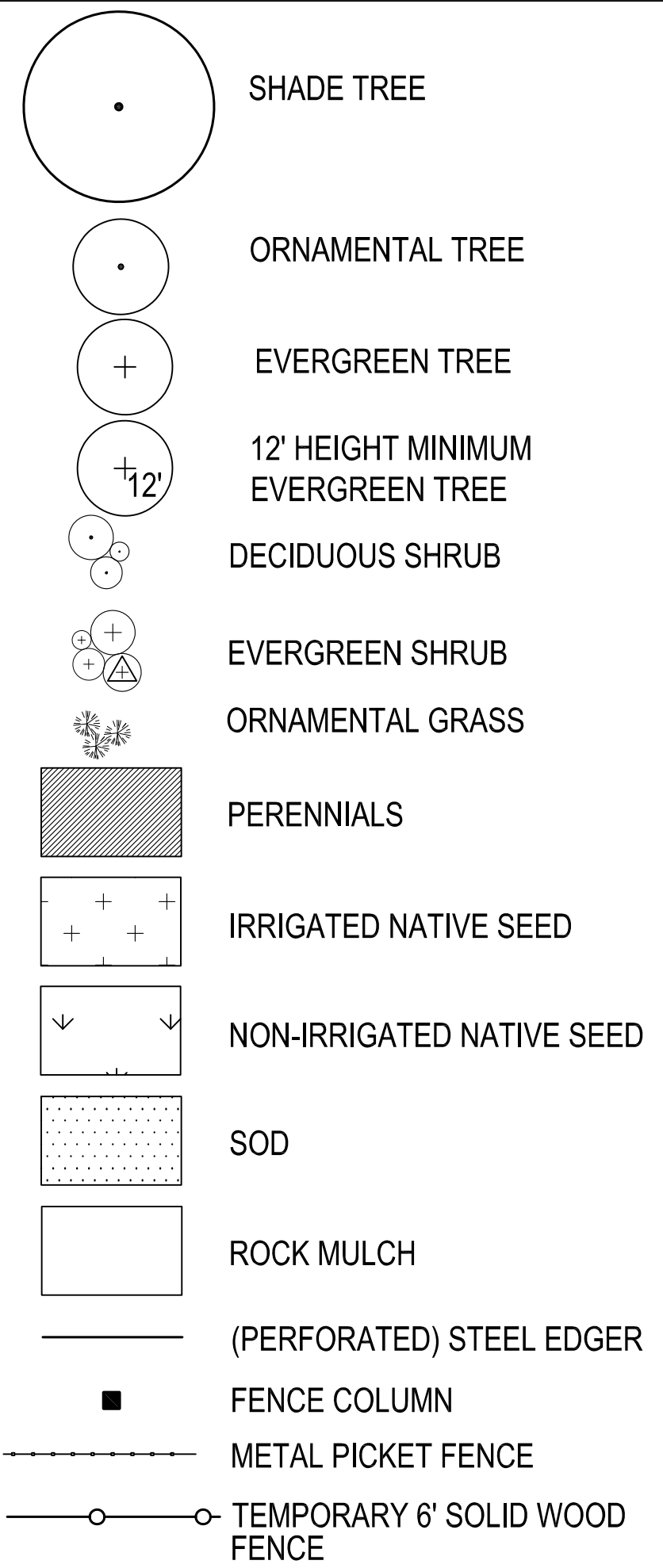
REVISD LANDSCAPE DUE TO ENLARGED BUILDING FOOTPRINT MA-2011-6012-04 App: 12/18/15

KEY MAP



NOT TO SCALE

LEGEND



SCALE: 1" = 30'

NORTH

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Denver, Colorado 80204
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F 303.892.1186

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CITY OF AURORA ELEVATION
5608.254 (NAVD 88)

NOTE: ALL DISTURBED AREAS WITHIN FUTURE
PHASING WILL BE SEEDED WITH NON-IRRIGATED
NATIVE SEED.

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
LANDSCAPE PLAN

DEVELOPER
MURPHY CREEK, LLC.

30 CHERRY HILLS FARM DRIVE
ENGLEWOOD, CO 80110
303-761-3667
303-762-0390 (FAX)

CONTACT: HARVEY ALPERT

Peak
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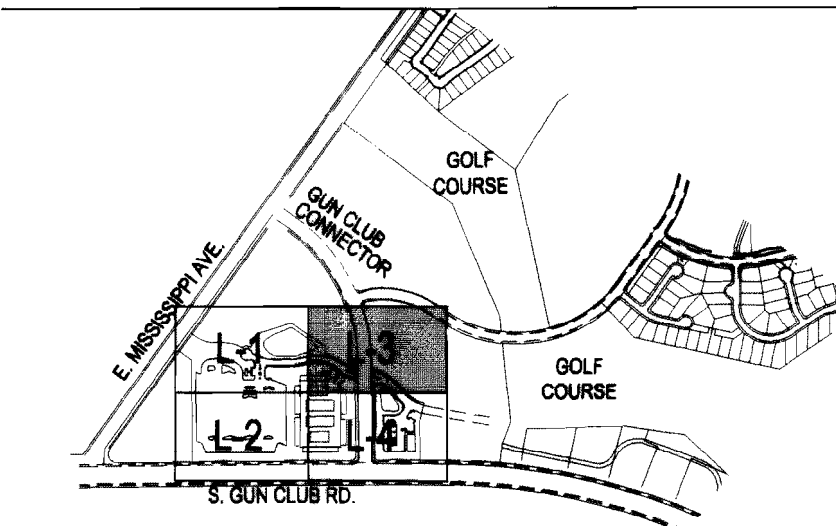
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CONTACT: BOB KELSEY

DATE: 07/01/11
JOB NO: 10.66
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L-2

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
LANDSCAPE PLAN

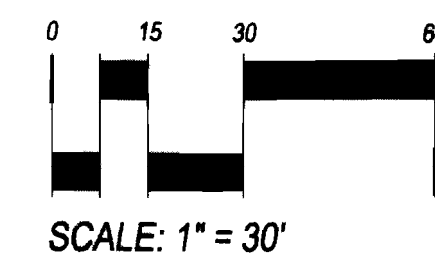
KEY MAP



NOT TO SCALE

LEGEND

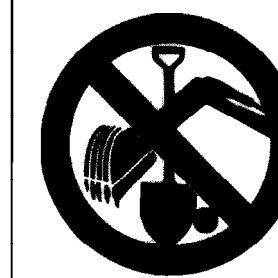
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- 12' HEIGHT MINIMUM EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
- SOD
- ROCK MULCH
- (PERFORATED) STEEL EDGER
- FENCE COLUMN
- METAL PICKET FENCE



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METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK:
PROJECT BENCHMARK: CITY OF AURORA.
BENCHMARK 456519NW001: TOP OF A 3"
BRASS CAP IN RANGE BOX, WHICH IS A 1/4
CORNER TO SECTIONS 2419 R66165W, T4S.
CAP IS STAMPED CITY OF AURORA, 1986-LS
16419. BRASS CAP IS 1/2 MILE SOUTH OF
MISSISSIPPI AVE.
CITY OF AURORA ELEVATION
5608.254 (NAVD 88)

NO.	REVISION	DATE	BY
1	ORIGINAL SUBMITTAL	03/16/11	EP
2	CITY COMMENTS	05/26/11	EP
3	CITY COMMENTS	07/01/11	EP
4	CITY COMMENTS	08/03/11	EP
5	TECH COMMENTS	09/01/11	CA
6	CITY COMMENTS	12/15/11	CF

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
LANDSCAPE PLAN

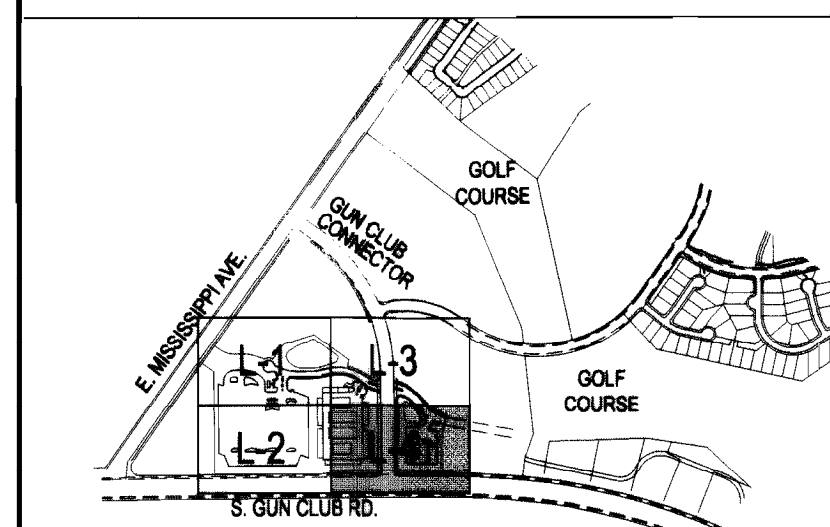
DEVELOPER
MURPHY CREEK, LLC.
30 CHERRY HILLS FARM DRIVE
ENGLEWOOD, CO 80110
303-761-3667
303-762-0390 (FAX)
CONTACT: HARVEY ALPERT

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

DATE: 09/01/11
JOB NO: 10.66
DRAWN BY:
APPROVED:
CADD FILE:

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
LANDSCAPE PLAN

KEY MAP

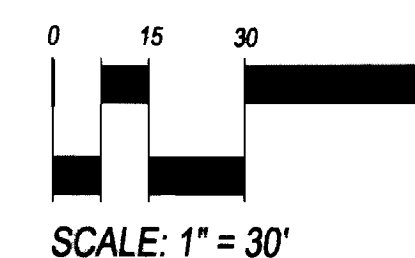


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LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- 12' HEIGHT MINIMUM EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- IRRIGATED NATIVE SEED
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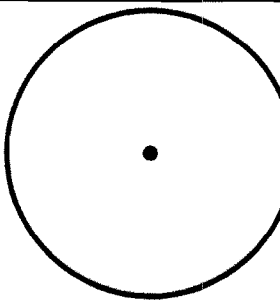
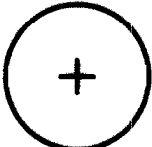
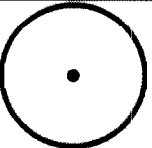
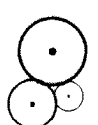
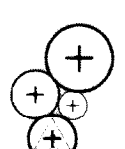

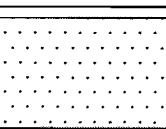
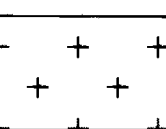
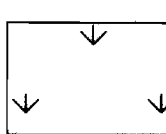
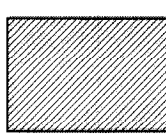
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MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
LANDSCAPE CHARTS AND PLANT LIST

LANDSCAPE PLANT LIST

LANDSCAPE NOTE:
NO MORE THAN 30% OF THE DECIDUOUS TREES SHOULD
BE THE SAME SPECIES OR GENUS. NO MORE THAN 40% OF
THE EVERGREEN TREES SHOULD BE THE SAME SPECIES.

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER USAGE
			(UNLESS OTHERWISE NOTED)	
	DECIDUOUS TREES			
	BTM	BIG TOOTH MAPLE	ACER GRANDIDENTATUM	2 1/2" CAL. B&B XXX
	FGA	FALL GOLD ASH	FRAXINUS NIGRA 'FALL GOLD'	2 1/2" CAL. B&B X
	HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B XX
	SKY	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYLINE'	2 1/2" CAL. B&B X
	EVERGREEN TREES			
	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN. *12" MIN.ON PLANS XXX
	PIN	PINON PINE	PINUS EDULIS	6' HT. MIN. XXX
	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN. XXX
	ORNAMENTAL TREES			
	CCP	CHANITCLEER PEAR	PYRUS CALLERYANA	2" CAL. B&B XX
	WKH	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL. B&B XX
	DECIDUOUS SHRUBS			
	ABP	ABBOTSWOOD POTENTILLA	POTENTILLA FRUITICOSA 'ABBOTSWOOD'	5 GAL. CONT. XX
	ALP	ALPINE CURRANT	RIBES ALPINUM	5 GAL. CONT. XX
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL. CONT. XXX
	CHP	CHEYENNE PRIVET	LIGUSTRUM VULGARE 'CHEYENNE'	5 GAL. CONT. XXX
	DNI	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	5 GAL. CONT. XX
	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL. CONT. XX
	RAB	RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS	5 GAL. CONT. XXX
	SSK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL. CONT. X
	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL. CONT. XXX
	EVERGREEN SHRUBS			
	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. CONT. CONT. XX
	HCO	HETZI COLUMNAR	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	7 GAL. CONT. XX
	HUG	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL. CONT. CONT. XX
	TAM	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. CONT. CONT. XX
	ORNAMENTAL GRASSES			
	AVG	BLUE AVENA GRASS	HELICOTRICHON SEMPERVIRENS	1 GAL. CONT., 2' O.C. SPACING X
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	1 GAL. CONT., 3' O.C. SPACING X
	MAG	MAIDEN HAIR GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL. CONT., 3' O.C. SPACING X
	TURF GRASS			
	90/10 FESCUE-BLUEGRASS MIX			FRESH CUT SOD
	IRRIGATED SEED MIX			
	COMMON NAME	SCIENTIFIC NAME	POUNDS PER ACRE (DRILLED RATE)	% OF MIXTURE MATURE HEIGHT
	CAUCASIAN BLUESTEM	BOTHRIOCHLOA CAUCASICUS	1.5	5% 24"
	BIG BLUESTEM	ANDROPOGON GERARDII	3	9% 36"-72"
	MEADOW BROOME	BROMUS BIEBERSTEINII	6	18% 12"-36"
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.5	2% 24"-36"
	SHEEP FESCUE	FESTUCA OVINE	1	3% 12"-36"
	BLUE GRAMA	BOUTELOUA GRACILIS	1	3% 6"-24"
	SIDEOATS GRAMMA	BOUTELOUA CURTIPENDULA	2	6% 12"-36"
	SPIKE MUHLY	MUHLENBERGIA WRIGHTII	1	3% 12"-18"
	NEEDLEGRASS	STIPA COOMATA	3.5	11% 12"-36"
	ORCHARD GRASS	DACTYLIS GOLMERATA	1	3% 36"-48"
	REGREEN	TRITICUM AESTIVUM X ELYTRIGIA ELONGATA	5	15% 12"
	BOTTLEBRUSH	ELYMUS ELYMOIDES	2	6% 12"-24"
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	3	9% 12"-36"
	CANADA WILDRYE	ELYMUS CANADENSIS	2	6% 24"-48"
	TOTAL		32.5	100%
	NON-IRRIGATED SEED MIX (SANDY SOIL SEED MIX - AURORA STANDARD)			
	COMMON NAME	BOTANICAL NAME	GROWTH SEASON	GROWTH FORM SEEDS/POUND POUNDS OF PLS/ACRE
	BLUE GRAMA	BOUTELOUA GRACILIC 'HACHITA'	WARM	SOD-FORMING BUNCHGRASS 825,000 4.0
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'PASTURA'	WARM	BUNCH 240,000 3.0
	PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	WARM	OPEN SOD 274,000 3.0
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	WARM	BUNCH 5,298,000 2.0
	SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA 'BUTTE'	WARM	SOD 191,000 3.0
	WESTERN WHEATGRASS	AGROPYRON SMITHII 'ARRIBA'	COOL	SOD 110,000 4.0
	SAND BLUESTEM	ANDROPOGON HALLII 'GARDEN'	WARM	SOD 113,300 2.0
	SWITCHGRASS	PANICUM VIRGATUM	WARM	SOD 389,000 6.0
	INDIAN RICEGRASS	ORYZOPSIS HYMENOIDES	COOL	BUNCH 141,000 4.0
	TOTAL			31.0
	PERENNIALS			
	CPF	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL. CONT. X
	DDR	LITTLE BUSINESS DAYLILY	HEMEROCALLIS 'LITTLE BUSINESS'	1 GAL. CONT. XX
	DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL. CONT. XX
	SAL	SALVIA	SALVIA NEMOROSA	1 GAL. CONT. XX
	SSU	SNOW-IN-SUMMER	CERASTIUM TOMENTOSUM	1 GAL. CONT. XX
	YAM	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	1 GAL. CONT. XX

BUILDING PERIMETER TABLE

BUILDING	Elevation Length	Tree Equivalent Required (1 Tree per 40 LF)	Trees Provided	Shrubs Provided (3 Ornamental Grasses = 1 Shrub)	NOTE: BUILDING PERIMETER LENGTH (LF) IS DETERMINED BY THE LENGTH OF BUILDING ELEVATION THAT FACES PUBLIC STREETS, TRANSPORTATION CORRIDORS, PUBLIC OPEN SPACE OR RESIDENTIAL NEIGHBORHOODS (PER CITY OF AURORA LANDSCAPE ORNDINANCE SECTION 146-1451).
1	120 LF	3	4	11 SHRUBS	
2	225 LF	6	1	0	
3	225 LF	6	5	0	
4	0 LF	0	0	0	
5	0 LF	0	0	0	
6	0 LF	0	0	0	
7	0 LF	0	0	0	
8	260 LF	7	11	0	
9	220 LF	6	8	0	
10	200 LF	5	6	0	
SALES OFFICE	95 LF	3	2	17 SHRUBS + 4 ORNAMENTAL GRASSES = 18 SHRUBS	
SALES TRAILER	105 LF	3	2	46 SHRUBS + 9 ORNAMENTAL GRASSES = 49 SHRUBS	
GAS STATION	155 LF	4	4	0	

LANDSCAPE REQUIREMENTS

AREA DESCRIPTION	AREA/ LENGTH	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED (3 ORNAMENTAL GRASSES = 1 SHRUB)
OPEN SPACE (1 TREE AND 10 SHRUBS PER 4000 SF)	93851 SF	24	32	240	240 SHRUBS
BUILDING PERIMETER (1 TREE PER 40 LF)	1605 LF	43	43	0	78 SHRUBS
GUN CLUB DRIVE (BUFFER) (1 TREE AND 10 SHRUBS PER 40 LF)	1200 LF	30	30	300	260 SHRUBS + 120 ORNAMENTAL GRASSES = 300 SHRUBS
GUN CLUB CONNECTOR (BUFFER) (1 TREE AND 10 SHRUBS PER 40 LF)	698 LF	18	18	180	158 SHRUBS + 68 ORNAMENTAL GRASSES = 180 SHRUBS
SOUTH ZANTE STREET (BUFFER) (1 TREE AND 10 SHRUBS PER 40 LF)	938 LF	24	29	240	294 SHRUBS + 180 ORNAMENTAL GRASSES = 388 SHRUBS
PARKING LOT ISLANDS	QTY = 27	27	27	0	170 SHRUBS + 81 ORNAMENTAL GRASSES = 197 SHRUBS
GUN CLUB DRIVE TREE LAWN	1200 LF	30	30	0	0
GUN CLUB CONNECTOR TREE LAWN	740 LF	19	19	0	0
PRIVATE ROAD TREE LAWN	822 LF	21	21	0	0
TOTALS		229	242	890	1131 SHRUBS

WATER USE TABLE

AREA DESCRIPTION	Water Conserving Irrigation (NON-SOD)	Non-Water Conserving Irrigation (SOD)
OPEN SPACE	41771 SF*	0 SF
BUILDING PERIMETER	36549 SF	329 SF
S GUN CLUB ROAD / STATE HWY 30 (BUFFER AND TREE LAWN)	44192 SF	32730 SF
GUN CLUB CONNECTOR (BUFFER AND TREE LAWN)	20556 SF	10292 SF
SOUTH ZANTE STREET (BUFFER AND TREE LAWN)	29555 SF	10493 SF
PARKING LOT ISLANDS	9644 SF	2308 SF

*40484 SF OF OPEN SPACE AREA IS NON-IRRIGATED NATIVE SEED. THIS IS IN ADDITION TO THE OPEN SPACE AREA NOTED IN THE WATER USE TABLE (ABOVE).

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SITE PLAN WITH WAIVER &

TWO CONDITIONAL USES

LANDSCAPE CHARTS AND PLANT LIST

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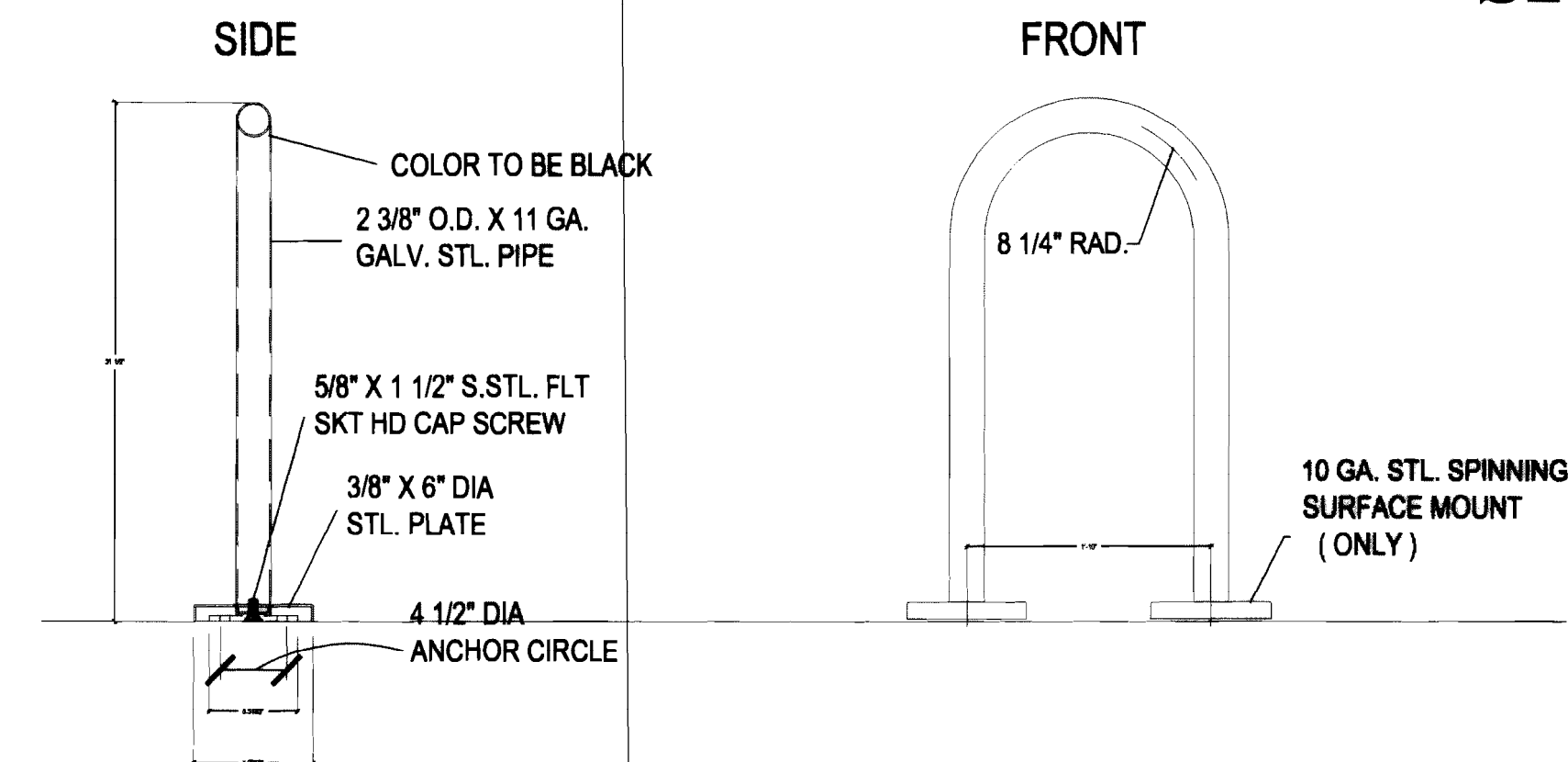


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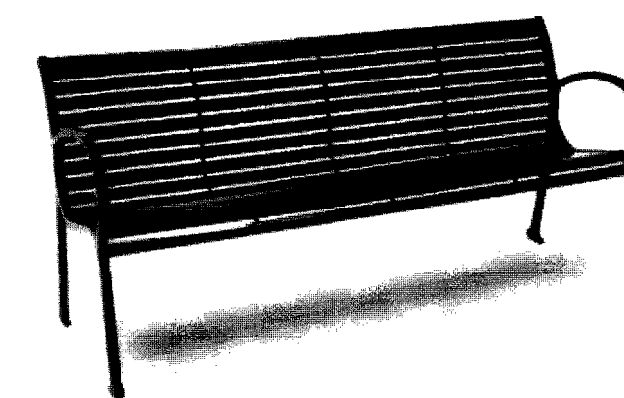
L-5

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
SITE DETAILS



1 BIKE RACK

NOT TO SCALE



QUANTITY: 2
MANUFACTURER: LANDSCAPEFORMS OR APPROVED EQUAL
COLOR: BRONZE POWDERCOAT
CONTACT: VIVIAN KOVACS
303-799-0028

2 BACKED BENCH - 60" SCARBOROUGH

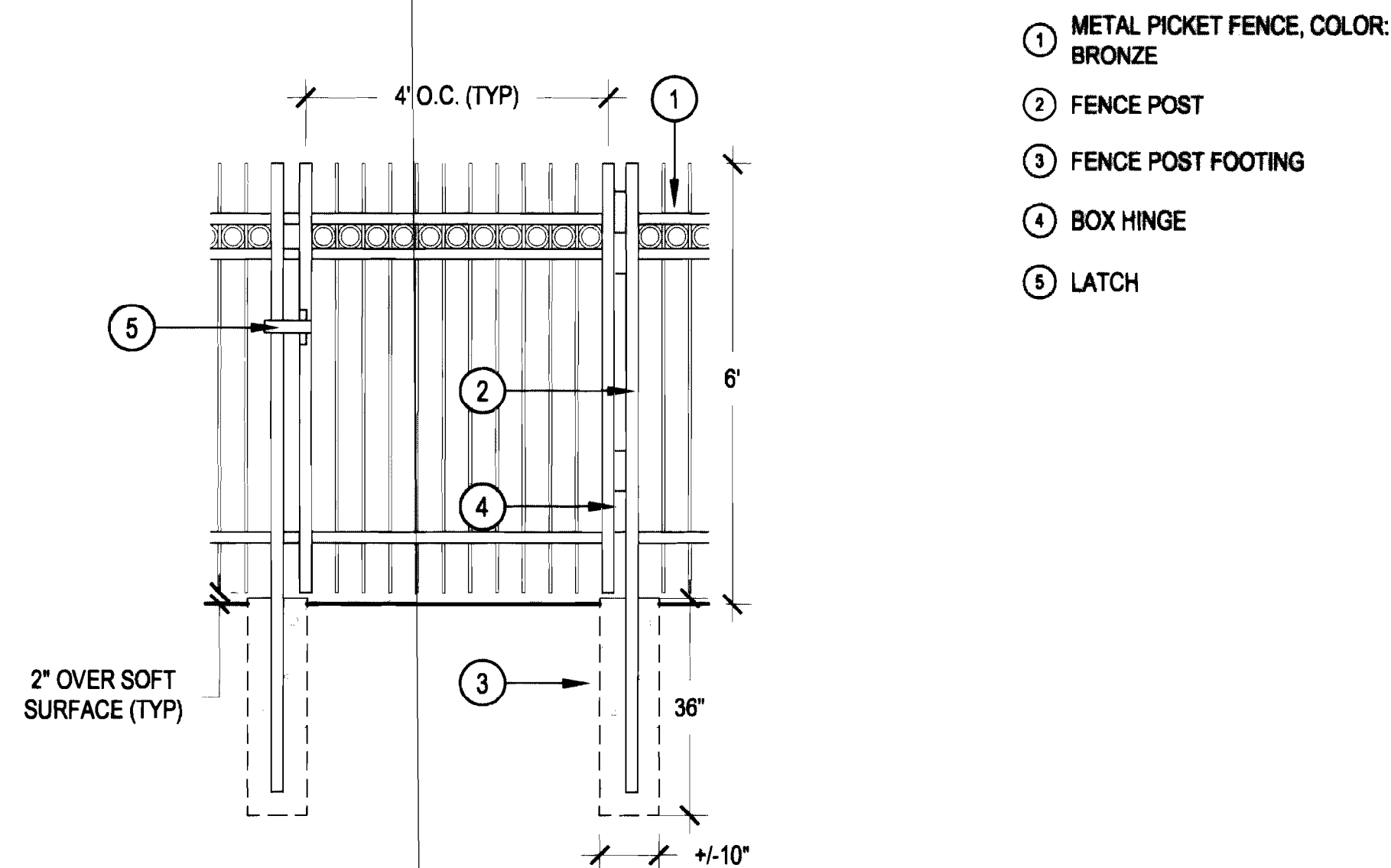
NOT TO SCALE



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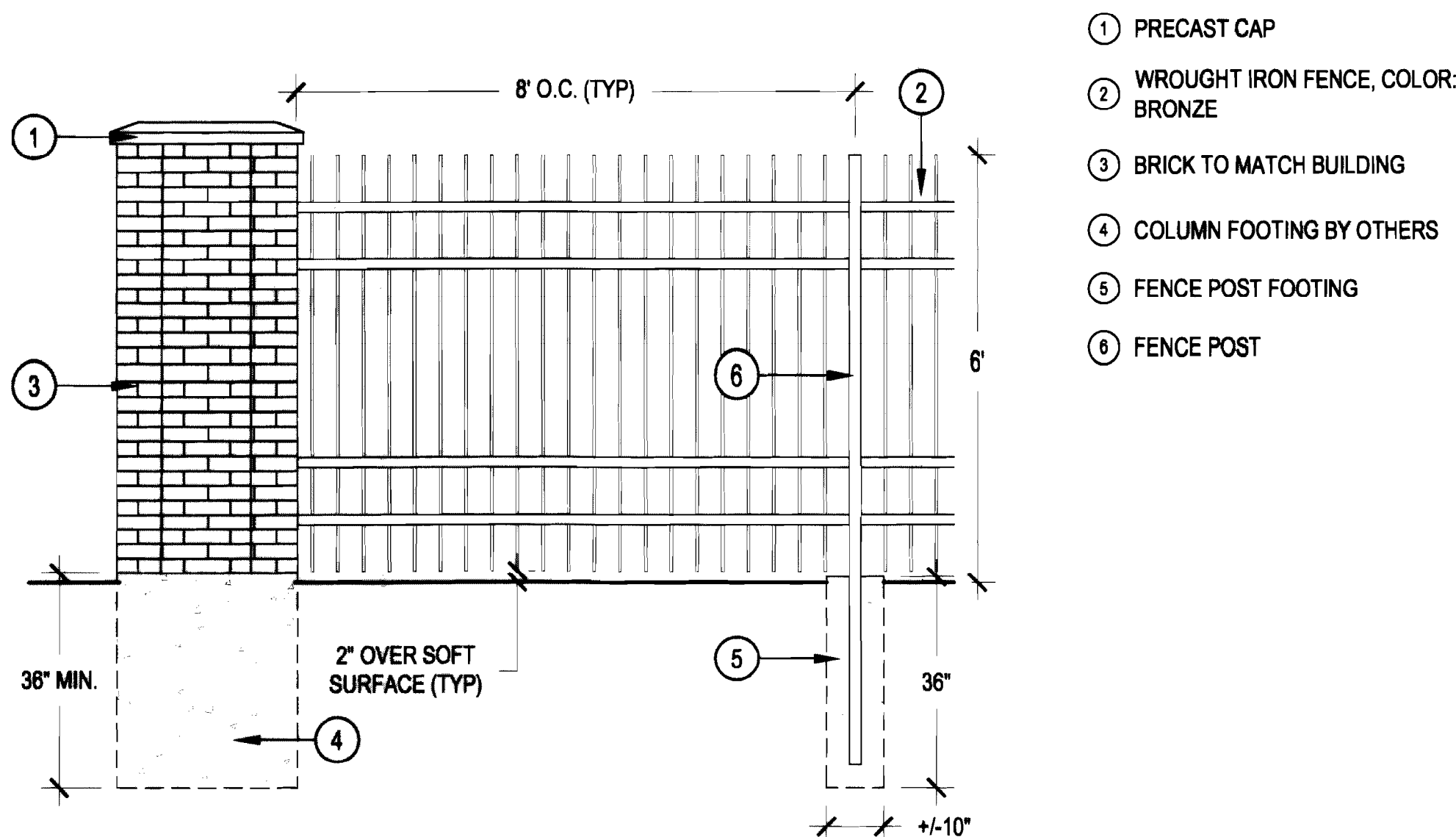
3 TRASH RECEPTACLE - 30 GALLON SCARBOROUGH

NOT TO SCALE



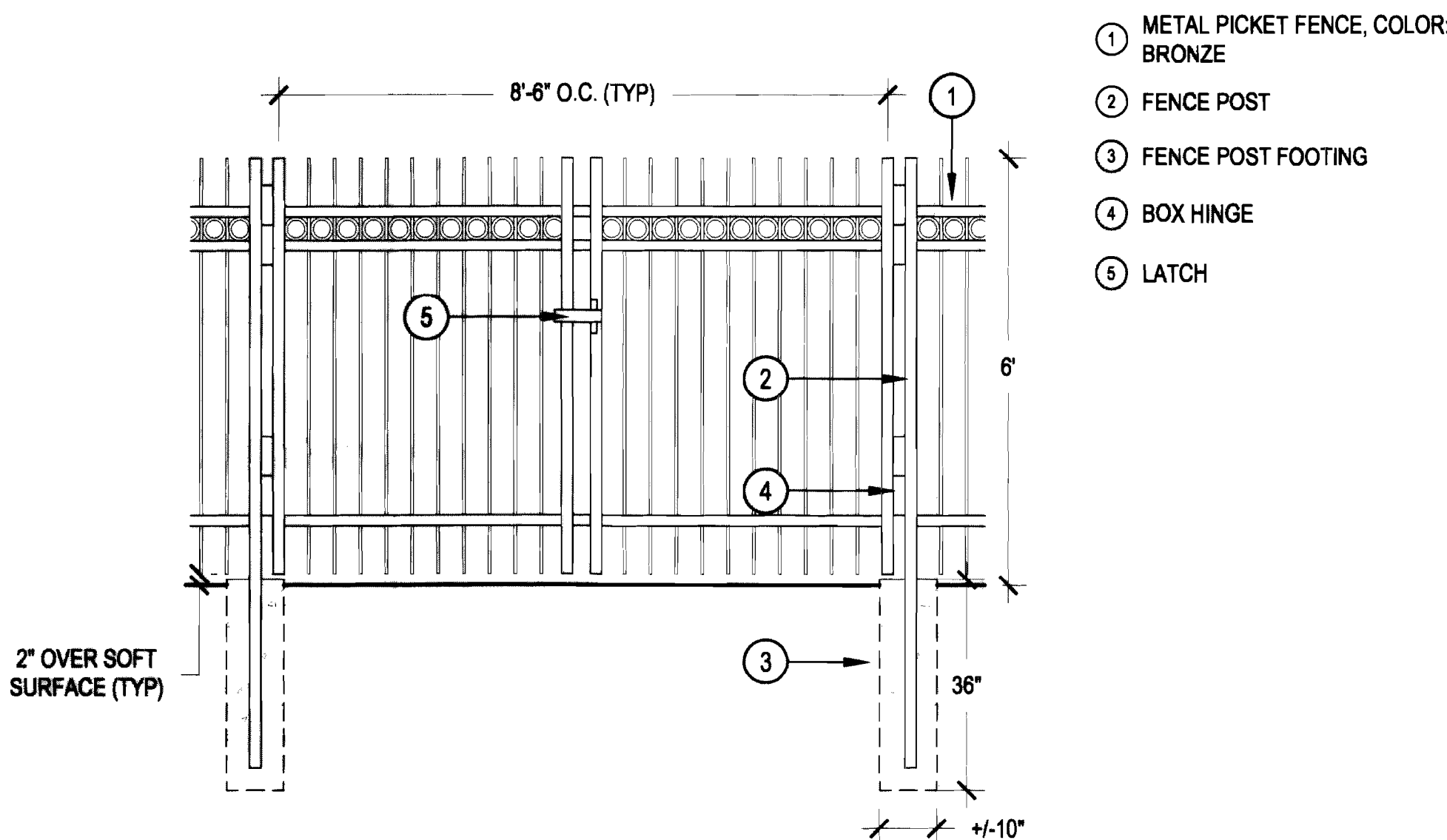
5 SINGLE GATE - FENCE TYPE A

SCALE: 1/2" = 1'-0"



4 COLUMN AND WROUGHT IRON FENCE

SCALE: 1/2" = 1'-0"



6 DOUBLE GATE - FENCE TYPE A

SCALE: 1/2" = 1'-0"

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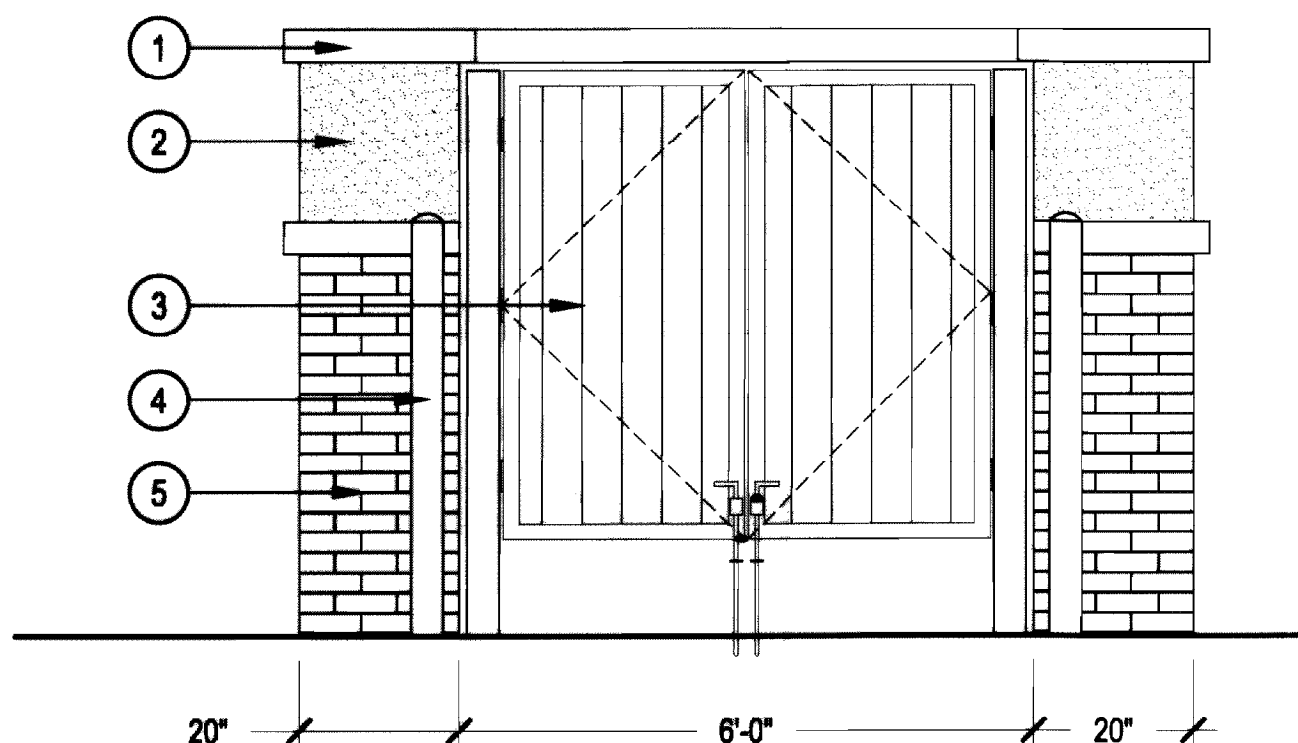
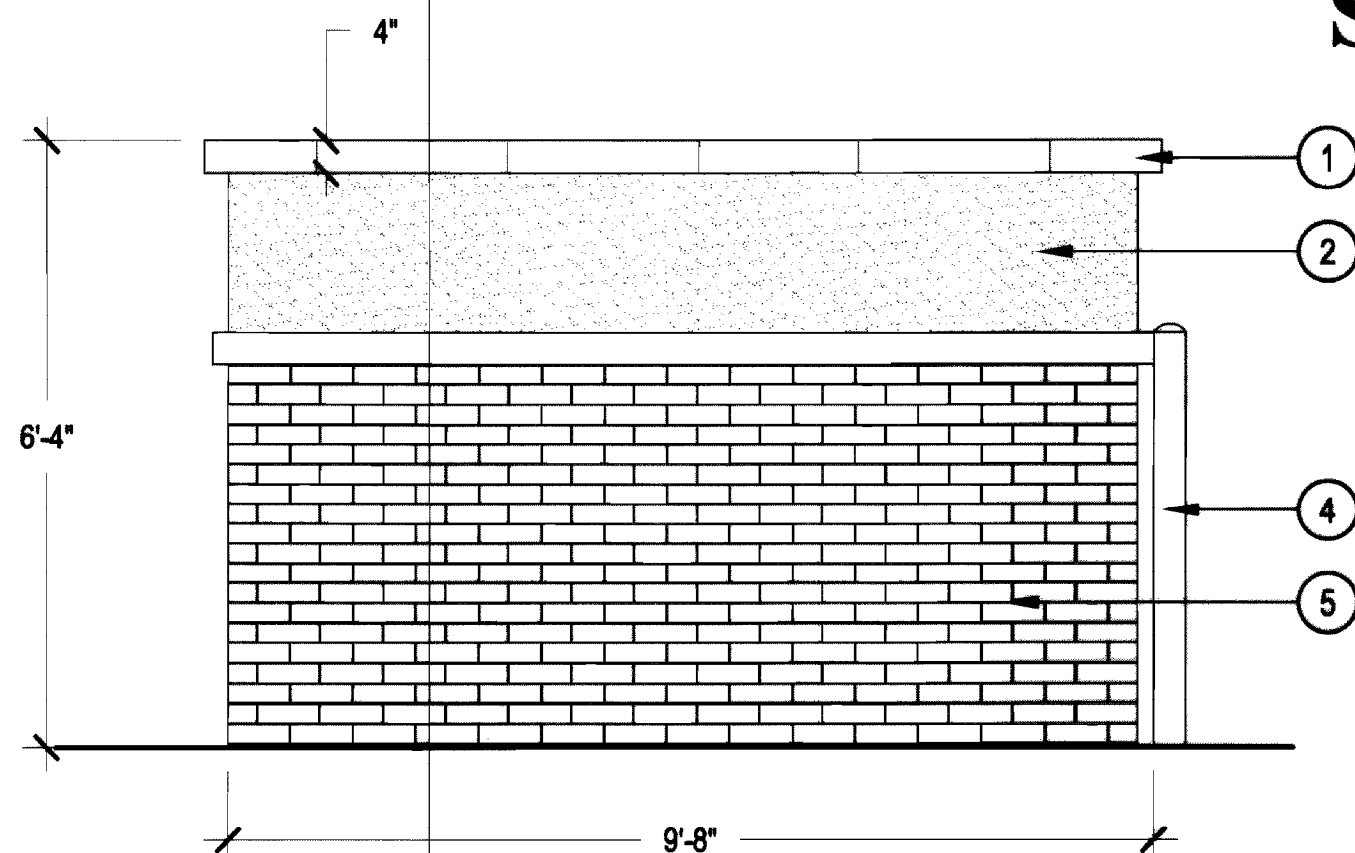
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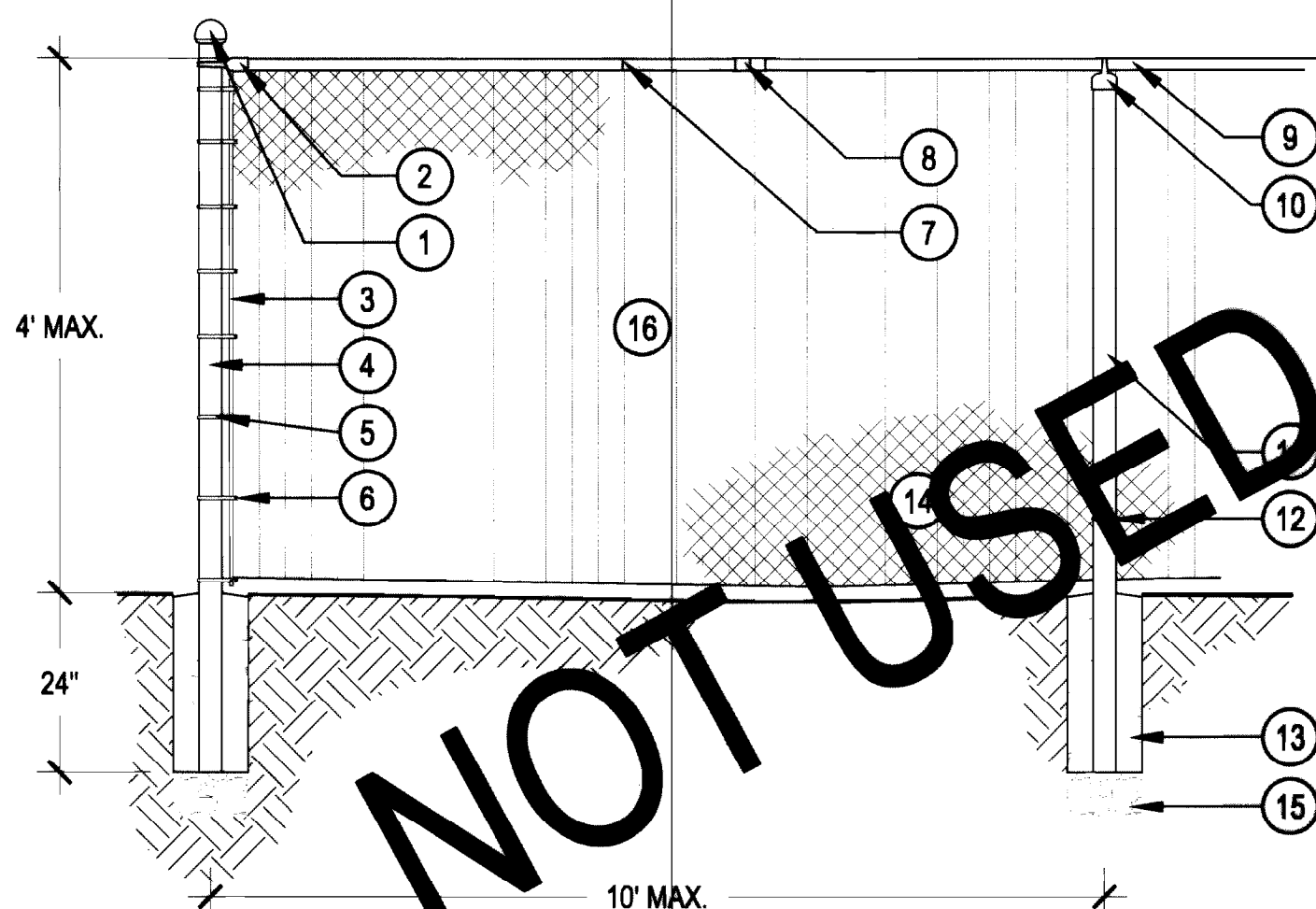
SITE DETAILS



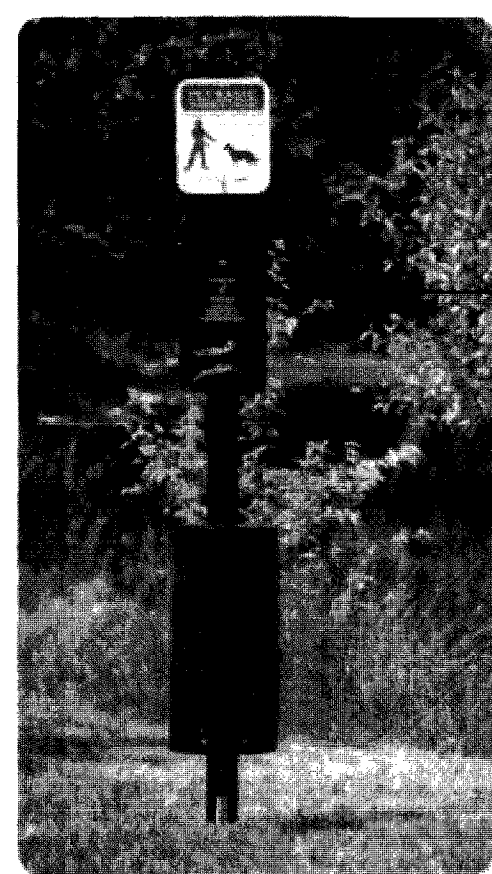
- 1 PRE-CAST CONCRETE CAP
- 2 EIFS TO MATCH BUILDING
- 3 CORRUGATED METAL GATE
- 4 4" DIA. BOLLARD, COLOR: BRONZE
- 5 BRICK TO MATCH BUILDING

1 TRASH ENCLOSURE (BY OTHERS)

SCALE: 1/2" = 1'-0"



- 1 TERMINAL DOME CAP
- 2 RAIL END
- 3 TENSION BAR
- 4 TERMINAL POST
- 5 TENSION BAND
- 6 CARRIAGE BOLTS AND NUTS
- 7 SWEDGE CONNECTION (ALT.)
- 8 SLEEVE CONNECTION (ALT.)
- 9 TOP RAIL
- 10 LINE POST CAP
- 11 LINE POST
- 12 WIRE TIE
- 13 CONCRETE FOOTING
- 14 BLACK NYLON COATED CHAIN LINK
- 15 6" FREE DRAINING AGGREGATE
- 16 FOREST GREEN PRIVACY SLATS



- 1 PET WASTE STATION

QUANTITY: 1
MANUFACTURER: ZERO WASTE USA
MODEL: SENTRY STATION WITH
ZERO WASTE BAG, MODEL
NO. JIB004-UP OR
APPROVED EQUAL
COLOR: GREEN
CONTACT: ZERO WASTE USA,
800-813-4889

2 6' CHAINLINK FENCE - FENCE TYPE B

SCALE: 1/2" = 1'-0"



- 1 COLUMN CAP
- 2 BACK-LIT LOGO
- 3 PIN-MOUNTED 3/8" THICK ALUMINUM POWDER COATED LETTERING REVERSE CHANNEL
- 4 PIN-MOUNTED LETTERING WITH REAR ILLUMINATION
- 5 FINISHED GRADE
- 6 BRICK TO MATCH BUILDING

4 CORNER MONUMENT SIGN (BY OTHERS)

NOTE: SIGN SF = 90.76 SF

SCALE: 1/2" = 1'-0"

3 PET WASTE STATION

NOT TO SCALE



- 1 COLUMN CAP
- 2 BACK-LIT LOGO
- 3 BRICK TO MATCH BUILDING
- 4 ADDRESS PANEL, LETTERING 6" HT.
- 5 FINISHED GRADE
- 6 BACK-LIT CABINET

5 JOINT TENANT MONUMENT SIGN (BY OTHERS)

SCALE: 1/2" = 1'-0"

YESCO
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METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK:

PROJECT BENCHMARK: CITY OF AURORA
BENCHMARK 4S6519NW001: TOP OF A 3"
BRASS CAP IN RANGE BOX, WHICH IS A 1/4
CORNER TO SECTIONS 24|19 R66|65W, T4S.
CAP IS STAMPED CITY OF AURORA, 1986-LS
16419. BRASS CAP IS 1/2 MILE SOUTH OF
MISSISSIPPI AVE.

CITY OF AURORA ELEVATION
5608.254 (NAVD 88)

MURPHY CREEK SELF STORAGE

SITE PLAN WITH WAIVER & TWO CONDITIONAL USES

SITE DETAILS

DEVELOPER
MURPHY CREEK, LLC.
30 CHERRY HILLS FARM DRIVE
ENGLEWOOD, CO 80110
303-761-3667
303-762-0390 (FAX)
CONTACT: HARVEY ALPERT

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3889
FAX: 720.855.3880
CONTACT: BOB KELSEY

DATE: 09/01/11
JOB NO: 10.66
DRAWN BY:
APPROVED:
CADD FILE:

L-7

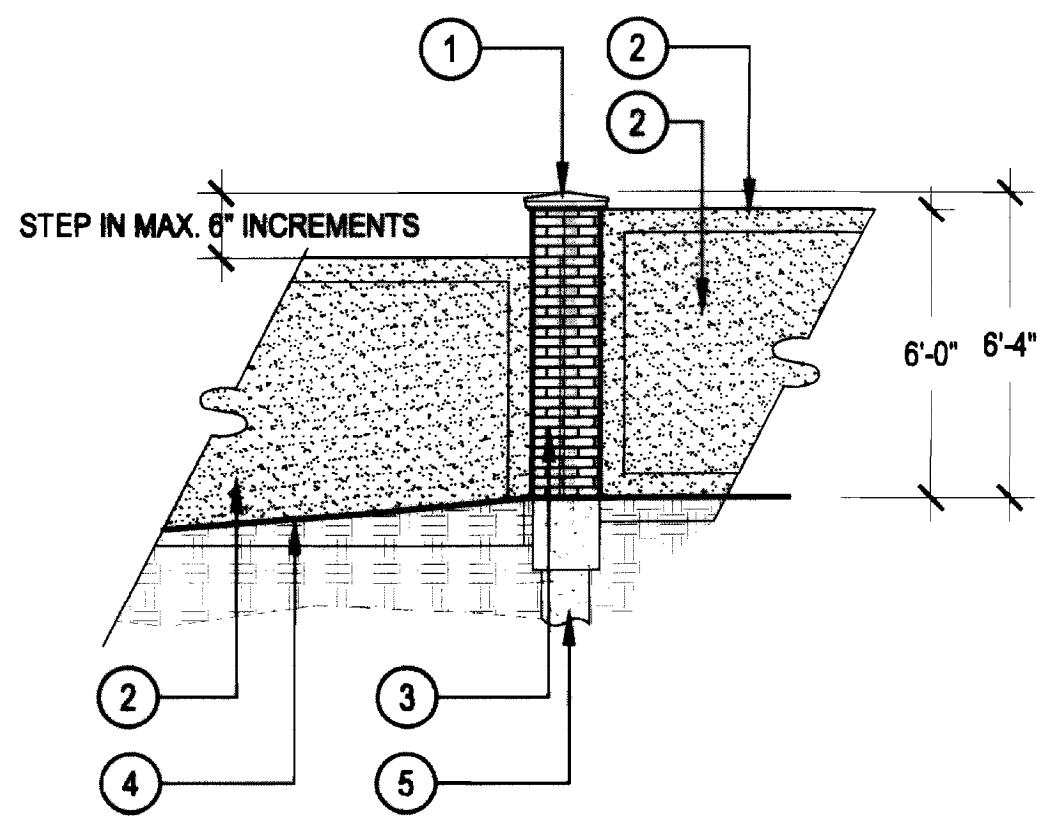
MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
SITE DETAILS



- 1 SIGN PANEL
2 BRICK TO MATCH BUILDING
3 FINISH GRADE

1 DOUBLE SIDED DIRECTIONAL SIGN (BY OTHERS)

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



- 1 FENCE COLUMN CAP
2 WALL, STUCCO FINISH
3 BRICK TO MATCH BUILDING
4 FOUNDATION BY MANUFACTURER
5 PRECAST COLUMN

2 6' HT. MASONRY SCREEN WALL

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



- 1 COLUMN CAP
2 BACK-LIT LOGO
3 SIGN PANEL WITH EMC
4 BRICK TO MATCH BUILDING
5 ADDRESS PANEL, LETTERING 6" HT.
6 FINISHED GRADE

3 GAS STATION - DOUBLE SIDED MONUMENT WITH EMC (BY OTHERS) NOTE: SIGN SF = 99.89 SF (INCLUDES MESSAGE BOARD)

SCALE: 1/2" = 1'-0"

MURPHY CREEK SELF STORAGE
SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
DETAILS AND NOTES

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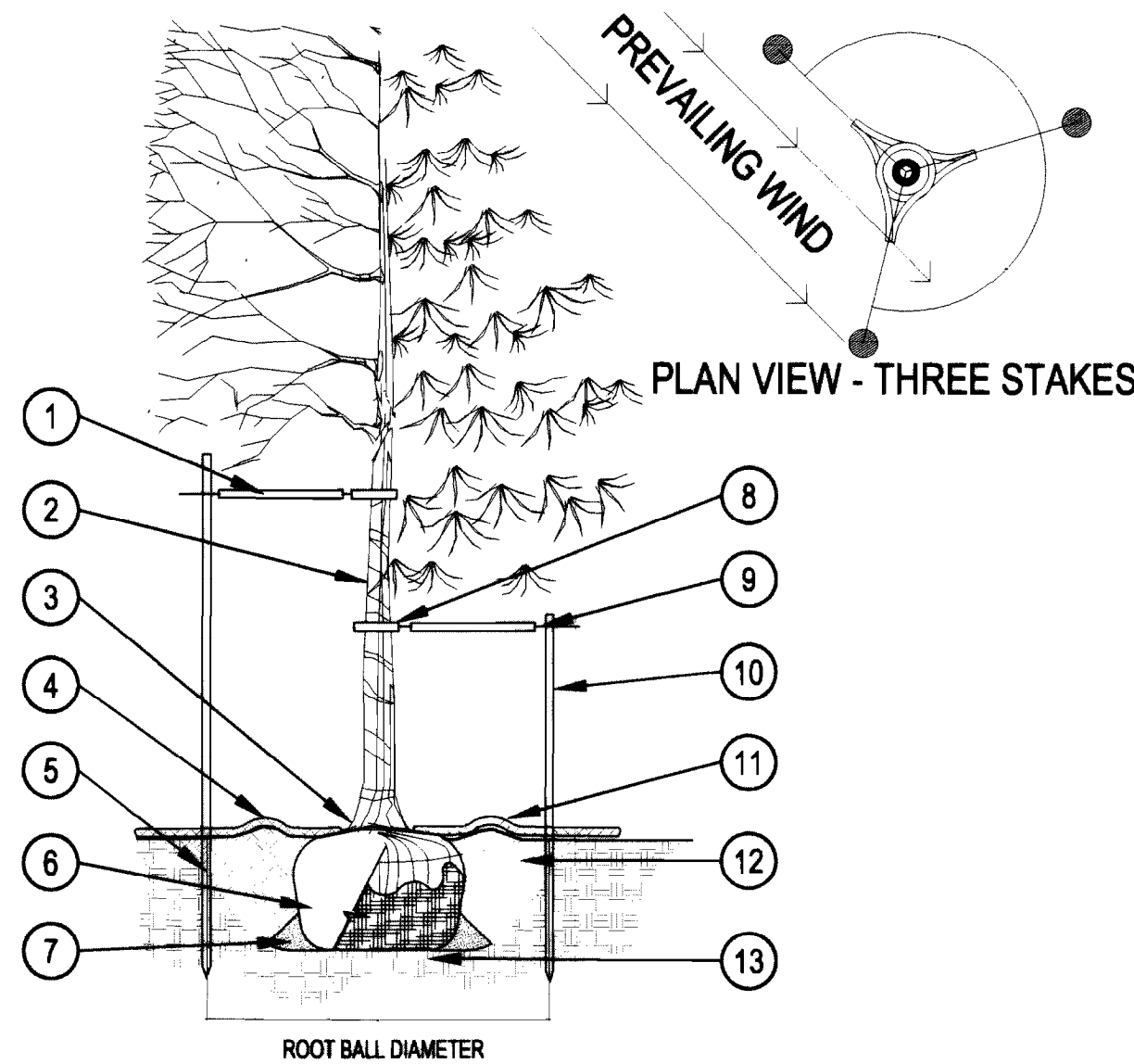


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MURPHY CREEK SELF STORAGE

SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
DETAILS AND NOTES



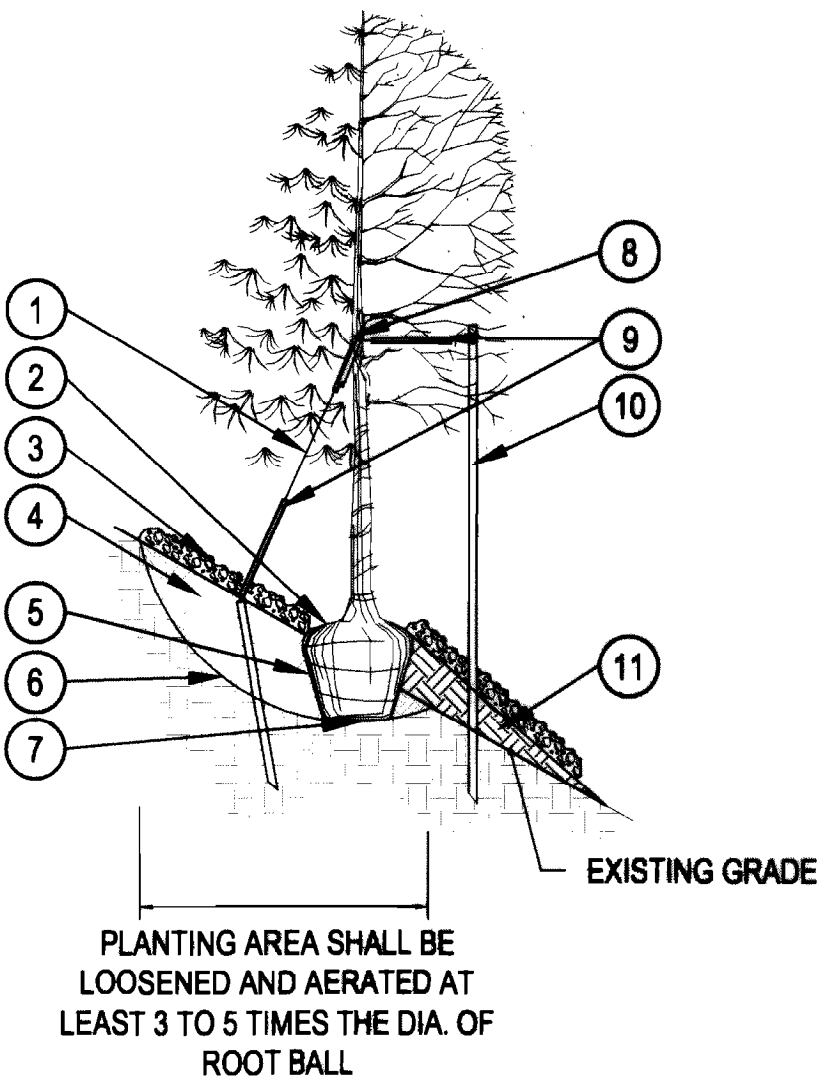
- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOW:
 - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 6 FT. STEEL T-POST (SEE SCHEDULE). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING DETAIL

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

- NOTES:**
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 - TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOTBALL WITH SOIL.
 - FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
 - STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE NECESSARY TO STABILIZE THE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
 - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.
 - PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING
 - INSTALL SAUCER IN NATIVE AREAS



- USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL. ALL WIRE TO BE 12 GAUGE GALVANIZED
- TOP MOST ROOT IN ROOTBALL: ABOVE EXISTING GRADE, UPHILL SIDE
- 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK
- BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
- BURLAP, ROPE, AND WIRE REMOVED FROM TOP 1/2 OF ROOT BALL AT MINIMUM
- SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOTBALL DIA.
- ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- 24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES
- TREATED WOOD POST W/ GROMMETED NYLON STRAPS. USE 2 GUY WIRES
- UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE

2 TREE PLANTING ON SLOPE

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

LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 148-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5').
- ANY PROPOSED LANDSCAPING, UTILITY, OR GENERAL CONSTRUCTION WORK WITHIN CDOT ROW WILL REQUIRE A SPECIAL USE PERMIT ISSUED BY THE COLORADO DEPARTMENT OF TRANSPORTATION.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

SEEDING NOTES*

- ORGANIC MATTER AND FERTILIZER SHALL BE APPLIED UNIFORMLY TO THE SOIL OF SEED AREAS AND ROTOTILLED OR DISKED 6" INTO THE SOIL PRIOR TO SEEDING. NECESSARY MEASURE SHALL BE TAKEN TO PREVENT THE FORMATION OF LOW PLACES AND POCKETS WHERE WATER WILL STAND. IMMEDIATELY PRIOR TO SEEDING, THE GROUND SURFACE SHALL BE LIGHTLY TILLED OR HAND WORKED INTO AN EVEN AND LOOSE SEED BED HAVING NO LUMPS OR STONES OVER 3".
- SEEDING MAY BE ACCOMPLISHED BY MEANS OF MECHANICAL POWER-DRAWN DRILLS FOLLOWED BY PACKER WHEELS, BROADCAST-TYPE SEEDERS. MECHANICAL POWER-DRAWN DRILLS SHALL HAVE DEPTH BANDS SET TO MAINTAIN A PLANTING DEPTH OF AT LEAST 1/4". ALL SEED SOWN BY BROADCAST-TYPE SEEDERS SHALL BE "RAKED IN" OR OTHERWISE COVERED WITH SOIL TO A DEPTH OF AT LEAST 1/4" AND ROLLED TO OBTAIN A FIRM SEED BED. WATER SHALL BE APPLIED WHEN NECESSARY.
- PROTECT NEWLY-SEEDED AREAS BY APPLYING MULCH AT A RATE OF 2 1/2 TONS PER ACRE. MULCH SHALL BE ATTACHED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED. MULCH SHALL BE SPREAD UNIFORMLY, IN A CONTINUOUS BLANKET, AFTER SEEDING IS COMPLETE. MULCH SHALL BE CLEAN, WEED AND SEED FREE, LONG STEMMED GRASS OR HAY, OR LONG STEMMED STRAW OF OATS, WHEAT, OR RYE. AT LEAST 50% OF MULCH, BY WEIGHT, SHALL BE TEN INCHES OR LONGER. MULCH SHALL BE SPREAD BY HAND OR BLOWER-TYPE MULCH SPREADER. MULCHING SHALL BE STARTED ON THE WINDWARD SIDE OF RELATIVELY FLAT AREAS OR ON THE UPPER PART OF A STEEP SLOPE AND CONTINUED UNIFORMLY UNTIL THE AREA IS COVERED. THE MULCH SHALL NOT BE BUNCHED. IMMEDIATELY FOLLOWING SPREADING, THE MULCH SHALL BE ANCHORED TO THE SOIL BY A V-TYPE WHEEL LAND PACKER OR A SCALLOPED-DISK LAND PACKER DESIGNED TO FORCE MULCH INTO THE SOIL SURFACE A MINIMUM OF 3 INCHES. ALL SEEDED AREAS SHALL BE MULCHED AFTER SEEDING ON THE SAME DAY AS THE SEEDING.

*SEEDING NOTES FROM CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 40.00 SEEDING.

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F 303.892.1186



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NO.	REVISION	DATE	BY
1	ORIGINAL SUBMITTAL	03/16/11	EP
2	CITY COMMENTS	05/26/11	EP
3	CITY COMMENTS	07/01/11	EP
4	CITY COMMENTS	08/03/11	EP
5	TECH COMMENTS	09/01/11	CA
6	CITY COMMENTS	12/15/11	CF

MURPHY CREEK SELF STORAGE

SITE PLAN WITH WAIVER &
TWO CONDITIONAL USES
DETAILS AND NOTES

DEVELOPER
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30 CHERRY HILLS FARM DRIVE
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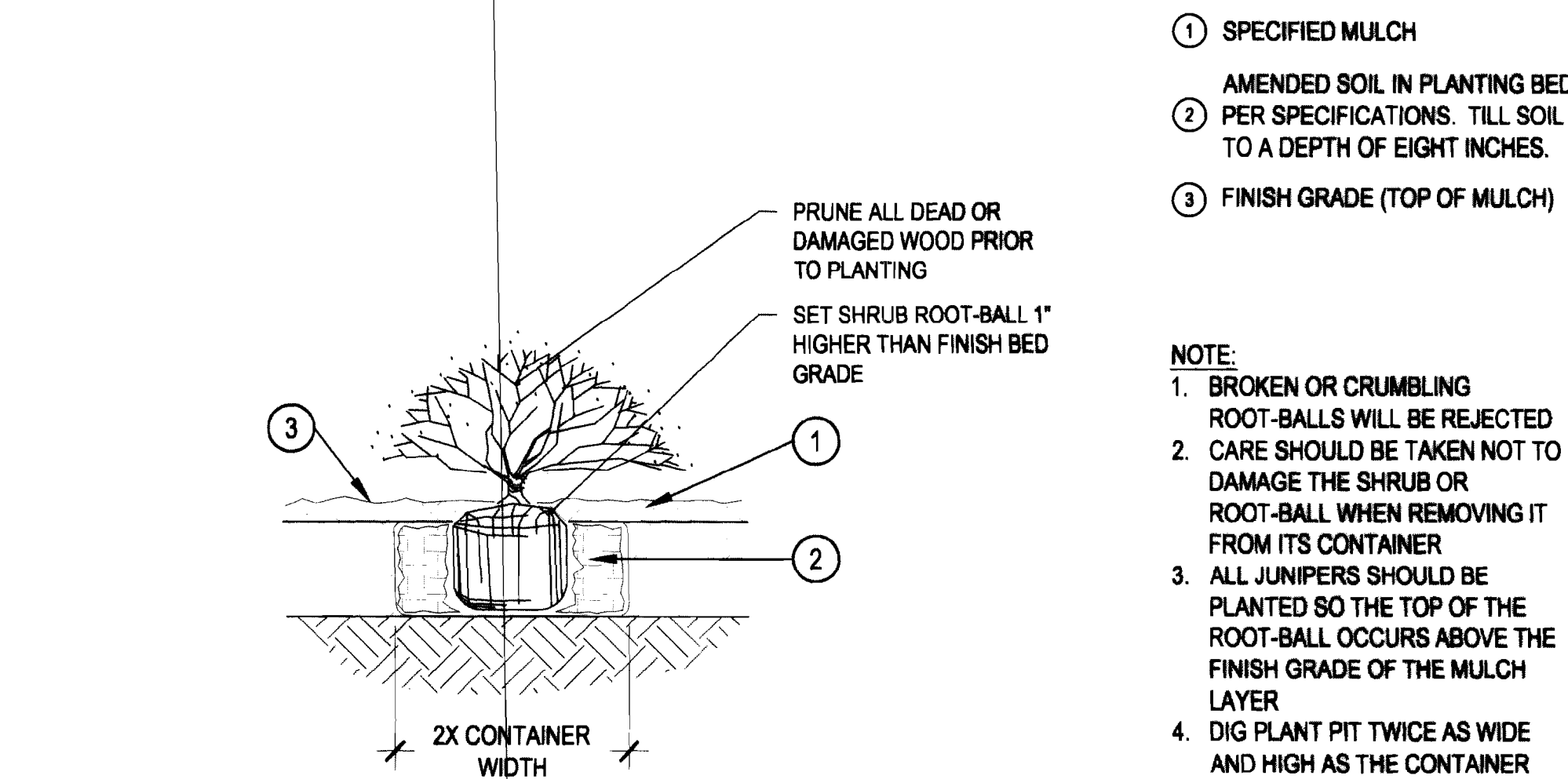
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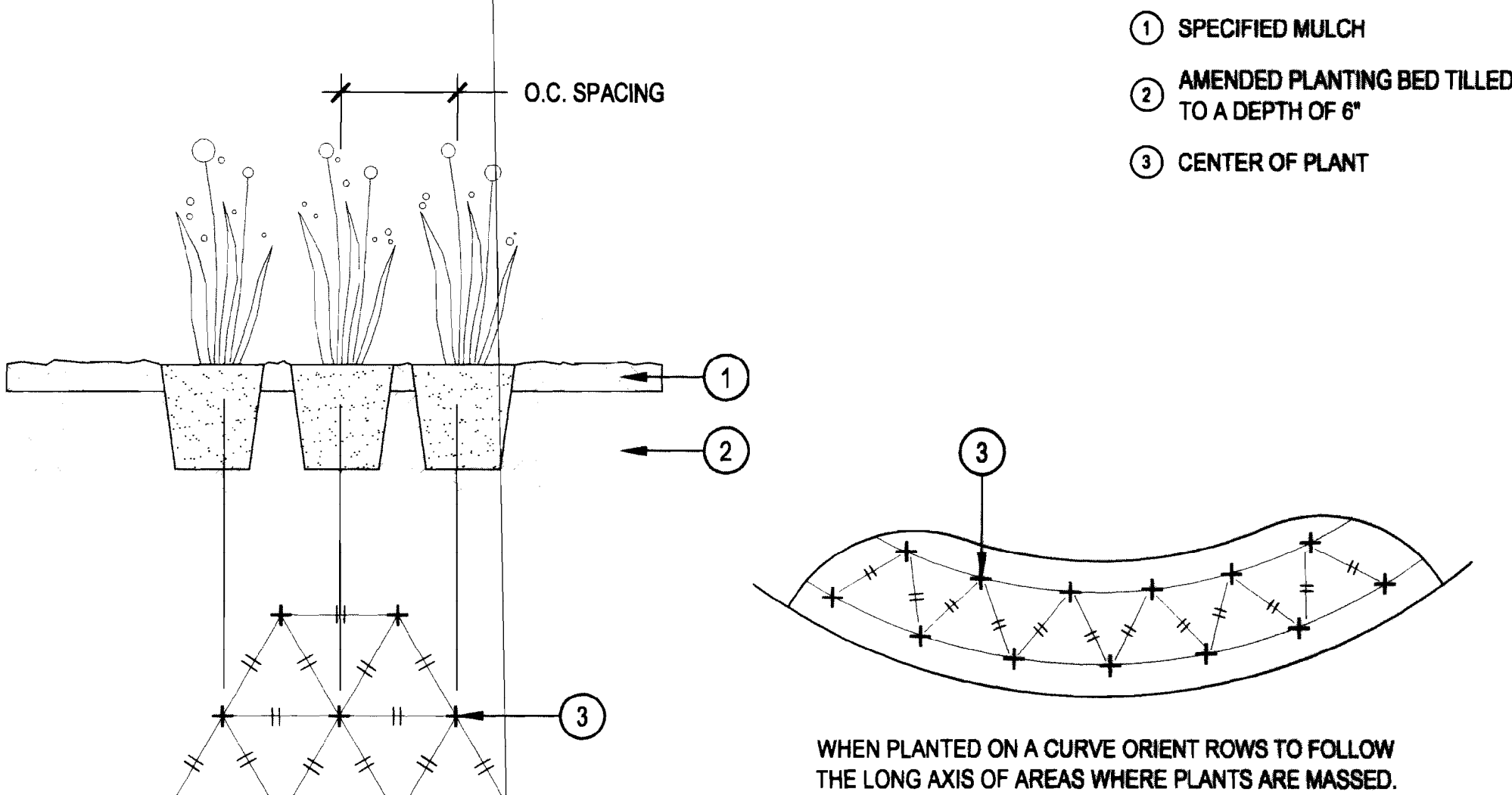
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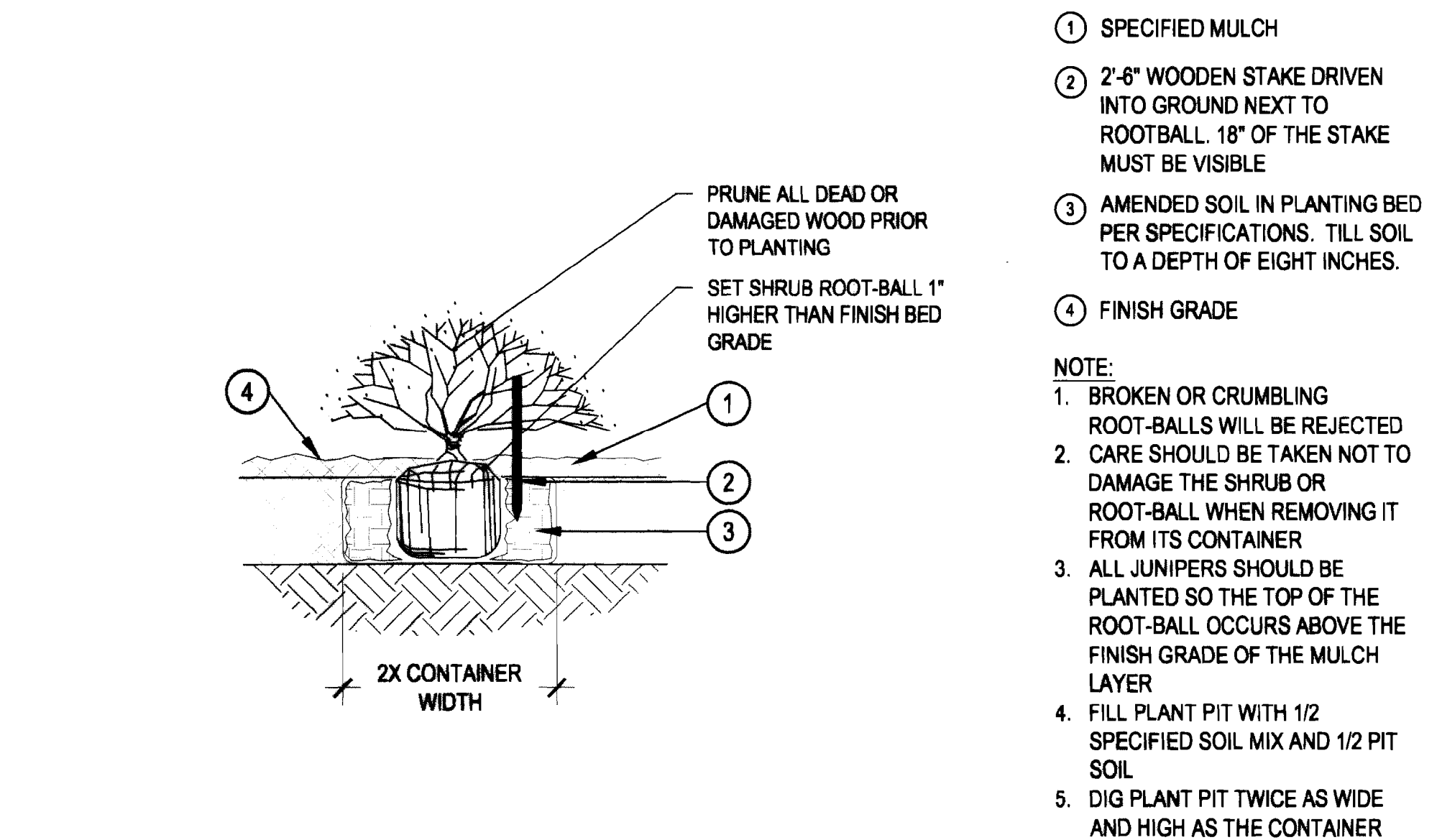
LANDSCAPE DETAILS



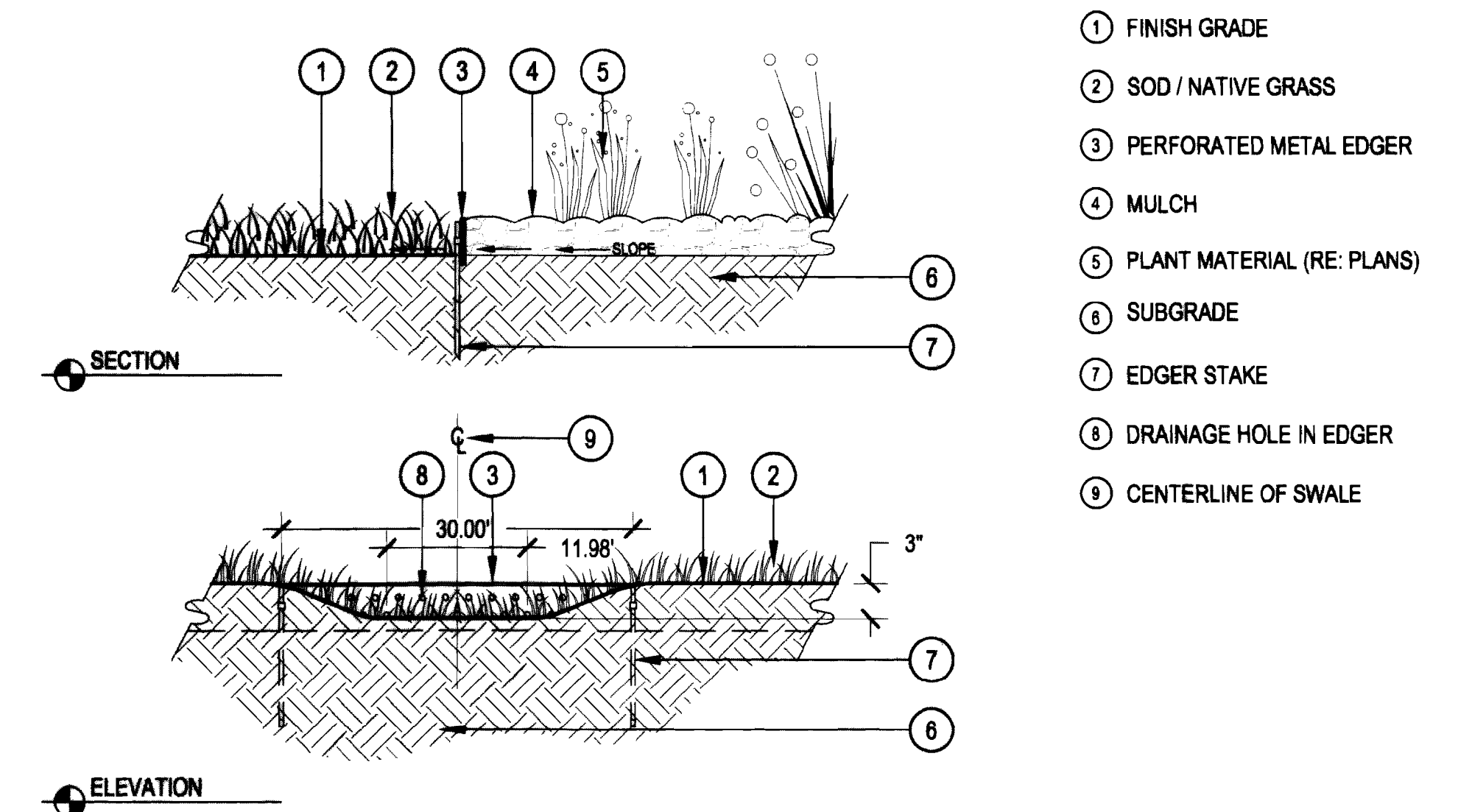
1 SHRUB PLANTING SCALE: 1-1/2" = 1'-0"



3 PERENNIAL PLANT LAYOUT SCALE: 1" = 1'-0"



2 SHRUB PLANTING IN NATIVE AREAS SCALE: 1-1/2" = 1'-0"



4 MULCH BED AT LOW POINT ADJACENT TO SOD SCALE: 1" = 1'-0"

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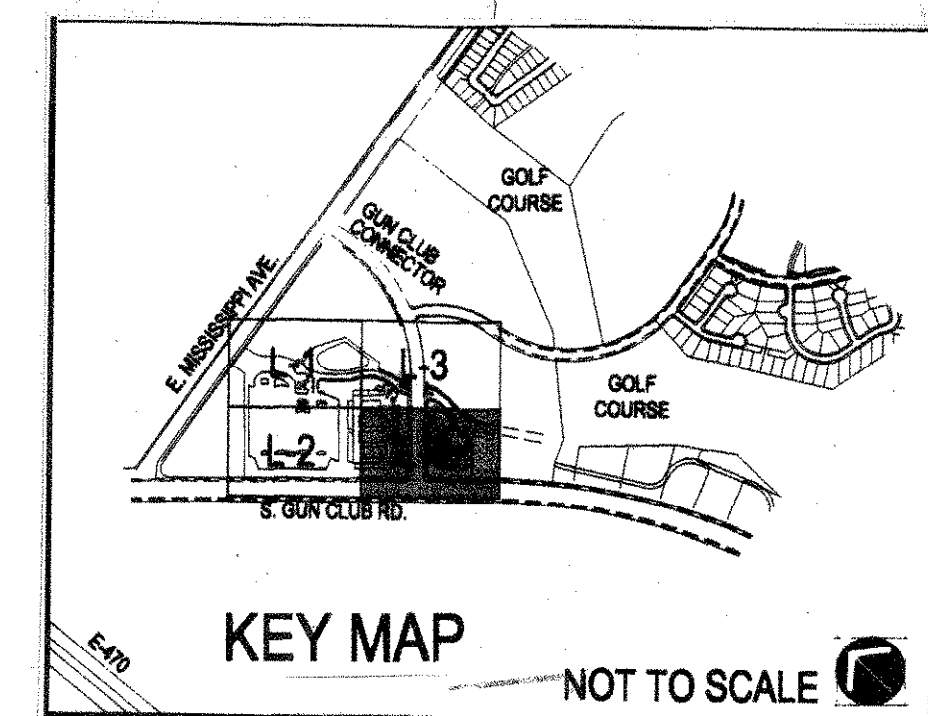
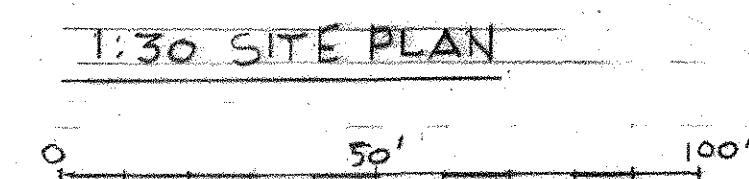
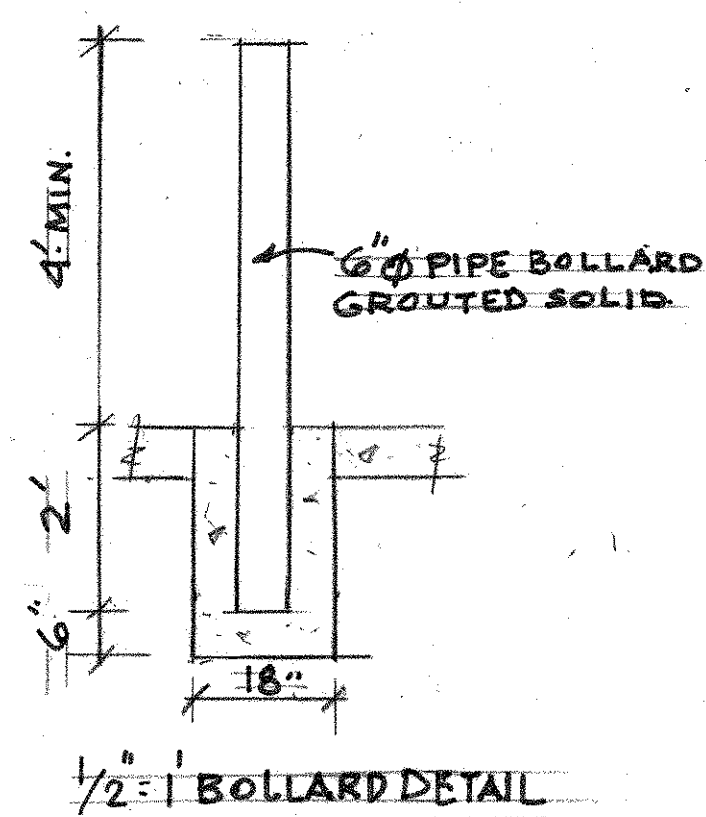
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L-10



LANDSCAPING MODIFICATION
REMOVE 6 NOS OF DECIDUEOUS SHRUBS FROM THE LOCATION OF PROPOSED TRASH BIN ENCLOSURE
AND PROVIDE 8 NUMBERS OF NEW DECIDUEOUS SHRUBS AS SHOWN ON THE DRAWING.
8 DECIDUEOUS SHRUBS TO BE XERISCAPE :-
BARBERRY CRIMSON PYGMY (Berberis thumbergii 'Atropurpuria Nana') 2 ft ht 3ft spread

DRWG NO A-1

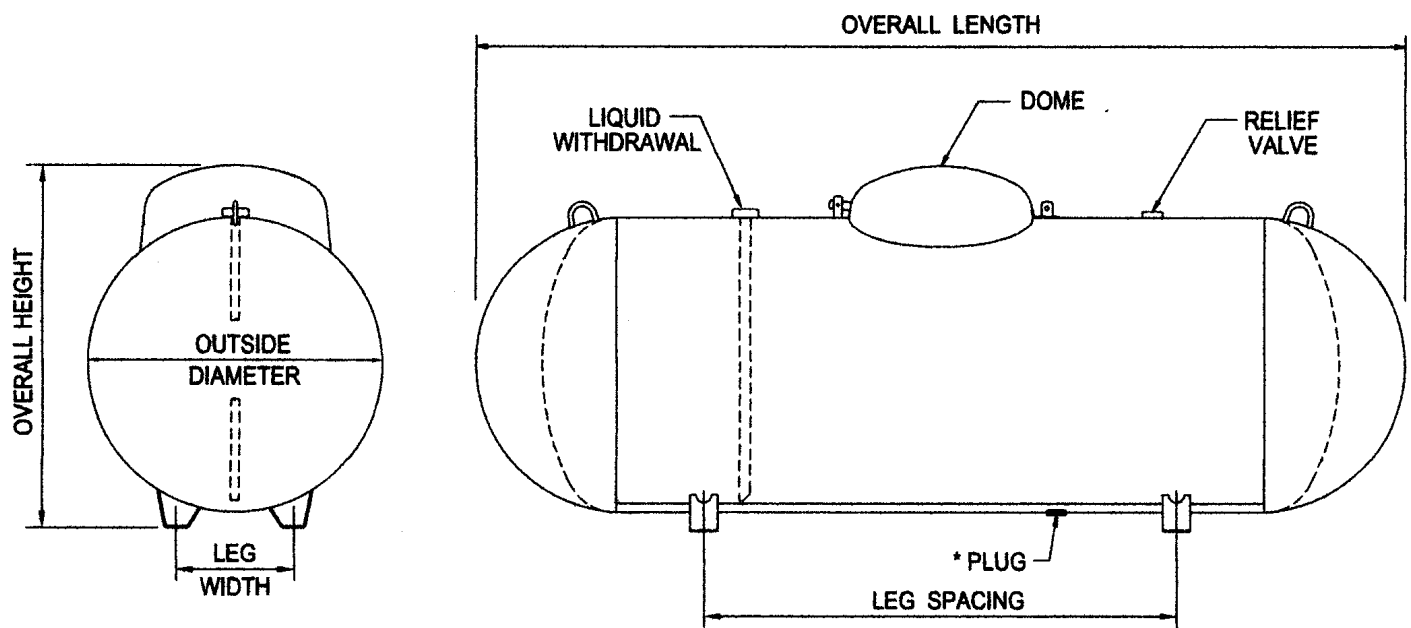
Support: Anchoring will be by concrete anchor bolts (Typically 1/2" x 5")
Specification also shown on page 2

Description of work:
Install 1000 wg Above Ground Storage Tank and dispenser system, container, appurtenances, piping, metering system, and electrical system per requirements of the Colorado Division of Oil and Public Safety statues and regulations NFPA 58 (2017 Edition), NFPA 30A (2015 Edition) and NIST Handbook 44 (2016) for the exiting IBox stage facility.

General Contractor Contact: David Forbes
(dforbes@liveyourcore.com)



ABOVEGROUND DOMESTIC TANKS



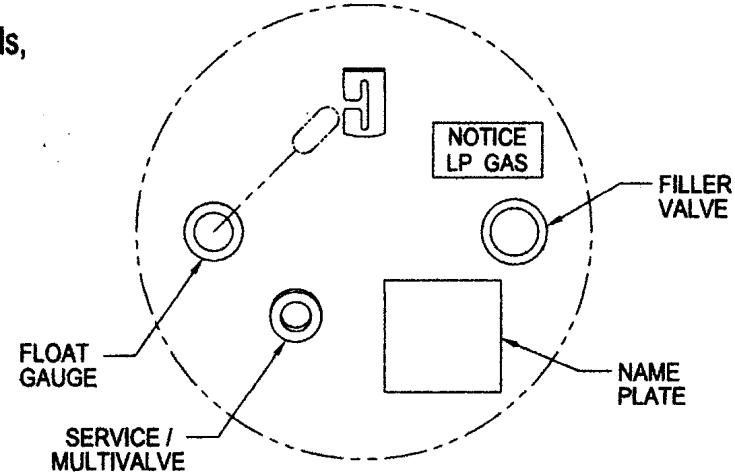
General Specifications

Conforms to the latest edition of the ASME code for Pressure Vessels, Section VIII, Division 1. Complies with NFPA 58.

Rated at 250 psig from -20° F. to 125° F. All tanks may be evacuated to a full (14.7 psi) vacuum.

Vessel Finish: Coated with TGIC powder.

Liquid withdrawal opening located under the dome on the 120wg vessels ONLY.



ABOVEGROUND VESSEL DIMENSIONAL INFORMATION									
All vessels dimensions are approximate									
WATER CAPACITY	OUTSIDE DIAMETER	HEAD TYPE	OVERALL LENGTH	OVERALL HEIGHT	LEG WIDTH	LEG SPACING	WEIGHT	QUANTITY	
								FULL LOAD	PER STACK
* 120 wg. 454.2 L	24" 609.6 mm	Ellip	5'- 5 13/16" 1671.8 mm	2'- 8 1/4" 819.2 mm	10 1/8" 257.2 mm	3'- 0" 914.4 mm	245 lbs. 111.1 kg.	96	12
* 250 wg. 946.3 L	31.5" 800.1 mm	Hemi	7'- 2 1/2" 2197.1 mm	3'- 3 3/4" 1009.7 mm	12 3/4" 323.9 mm	3'- 6" 1066.8 mm	472 lbs. 214.1 kg.	63	9
* 320 wg. 1211.2 L	31.5" 800.1 mm	Hemi	8'- 11 3/4" 2736.9 mm	3'- 3 3/4" 1009.7 mm	12 3/4" 323.9 mm	4'- 0 1/4" 1225.6 mm	588 lbs. 268.7 kg.	45	9
500 wg. 1892.5 L	37.42" 950.5 mm	Hemi	9'- 10" 2997.2 mm	3'- 9 11/16" 1160.5 mm	15" 381.0 mm	5'- 0" 1524.0 mm	871 lbs. 395.1 kg	30	6
1000 wg. 3785.0 L	40.96" 1040.4 mm	Hemi	15'- 10 13/16" 4846.6 mm	4'- 1 3/8" 1254.1 mm	16 1/4" 412.8 mm	9'- 0" 2743.2 mm	1729 lbs. 784.3 kg	15	5
1465 wg. 5545.0 L	46.77" 1188 mm	Ellip	17'- 6 7/8" 5356.2 mm	4'- 4 3/4" 1339.9 mm	21" 533.4 mm	10'- 0" 3048 mm	2745 lbs. 1245 kg	12	4
2000 wg. 7570.0 L	46.77" 1188 mm	Ellip	23'- 9" 7239 mm	4'- 7" 1709.7 mm	21" 533.4 mm	14'- 0" 4267.2 mm	3676 lbs. 1667.5 kg	8	4

* DRAIN PLUG NOT AVAILABLE

Rev: Jan. 27, 2016

020'1 inch = 20 ft.

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3472 S. BROADWAY
DENVER, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

PROpane TANK

AURORA

DATE:

CREATED BY: DTG

JOB NO.
21-134

SHEET
L8A