MURPHY EXPRESS SITE PLAN

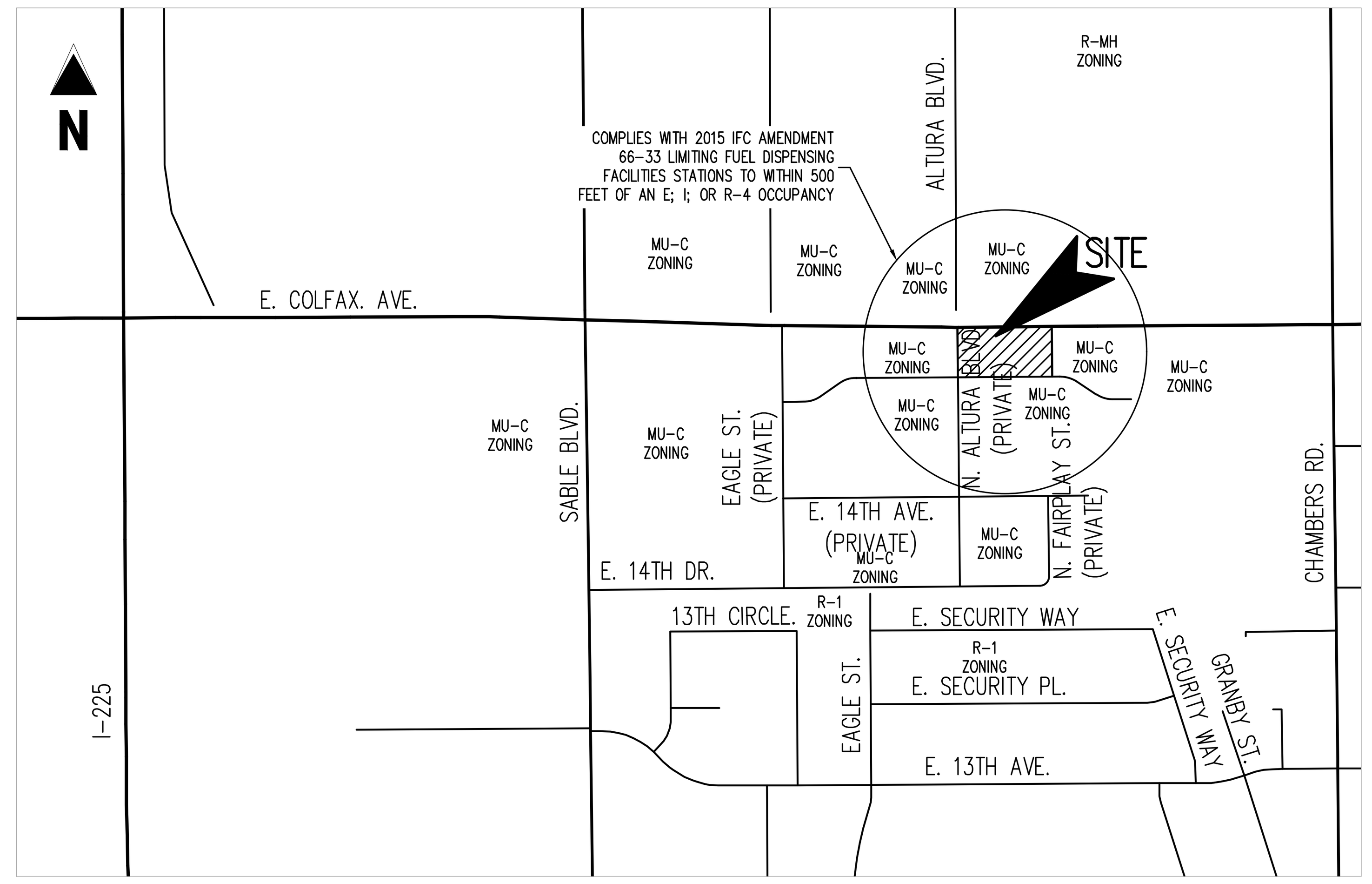
LOT 1, BLOCK 1
CITADEL ON COLFAX SUBDIVISION FILING NO. 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
COVER SHEET

Traffic Impact Study has been approved.

CITY OF AURORA SITE PLAN 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.
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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1–2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS 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 INTO EASEMENTS AND RIGHTS–OF–WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY–OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USED AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS–OF–WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS–OF–WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS–OF–WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
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 BUILDINGS ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII – NUMBERING OF BUILDINGS.
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 ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
18. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
19. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.



VICINITY MAP
SCALE: 1" = 500'

LIST OF CONTACTS

DEVELOPER/APPLICANT
MURPHY OIL USA, INC
200 PEACH STREET
EL DORADO, AR 71730
CONTACT: GARY HEGENER

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC. 6162 S. WILLOW DR., SUITE 320 GREENWOOD VILLAGE, COLORADO 80111 TEL: (303) 770–8884
CONTACT: TIM NELSON EMAIL: TIMNELSON@GALLOWAYUS.COM

ENGINEER
GALLOWAY & COMPANY, INC. 6162 S. WILLOW DR., SUITE 320 GREENWOOD VILLAGE, COLORADO 80111 TEL: (303) 770–8884
CONTACT: SCOTT BROWN, P.E.
EMAIL: SCOTTBROWN@GALLOWAYUS.COM

ARCHITECT
GREENBERG FARROW
3 EXECUTIVE DRIVE, SUITE 150
SOMERSET, NJ 08873
TEL: (732) 742–2126
ATTN: MUGDHA CHAWATHE

GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION:
CONSTRUCTION OF A 2,824 SF MURPHY EXPRESS

ADDRESS: TBD

CURRENT ZONING:
MU–C (MIXED USE CORRIDOR DISTRICT)

ACCESS:
THE PRINCIPAL MEANS OF ACCESS IS FROM EAST COLFAX AVENUE

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	SITE PLAN
2.1	ACCESS DRIVE EXHIBIT
2.2	DUMPSTER DETAILS
2.3	SITE DETAILS
2.4	SITE DETAILS
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE DETAILS AND NOTES
7	PHOTOMETRIC SITE PLAN
8	PHOTOMETRIC DETAILS
9	EXTERIOR ELEVATIONS (BUILDING)
10	EXTERIOR ELEVATIONS (BUILDING)
11	EXTERIOR ELEVATIONS (CANOPY)

BENCHMARK:

CITY OF AURORA BENCHMARK 4S6606NE005 (OLD BENCHMARK ID G–038), BEING A CHISELED SQUARE AT THE SOUTHWEST CORNER OF A CONCRETE INLET SOUTH OF COLFAX AVENUE ON THE EAST SIDE OF THE ENTRY TO K–MART.

NAVD88 ELEVATION = 5419.26

LEGAL DESCRIPTION

LOT 1, BLOCK 1, CITADEL ON COLFAX SUBDIVISION FILING NO. 2. SITUATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

AMENDMENTS

SITE DATA

	SF	AC	%
LAND AREA WITHIN PROPERTY LINES	46,807	1.07	100
BUILDING COVERAGE	7,896	0.18	16.9
HARD SURFACE AREA	30,698	0.70	65.6
LANDSCAPE AREA	8,213	0.19	17.5
BUILDING HEIGHT	18'–6"		
NUMBER OF ROOMS	5		
AREA LIGHT HEIGHT	25'–0"		
PEDESTRIAN LIGHT HEIGHT	12'–0"		
PRESENT ZONING CLASSFICIATION	MU–C		
2015 INTERNATIONAL BUILDING CODE OCCUPANCY	M (MERCANTILE) – NON–SPRINKLERED		
2015 INTERNATIONAL BUILDING CODE CONSTRUCTION TYPE	II–B		
PARKING SPACES REQUIRED	9		
PARKING SPACES PROVIDED	9		
OFFSITE ADJACENT PARKING PROVIDED	0		
ACCESSIBLE SPACES REQUIRED	1		
VAN ACCESSIBLE SPACES PROVIDED	2		
LOADING SPACES PROVIDED	0		
BICYCLE PARKING SPACES REQUIRED	1		
BICYCLE PARKING SPACES PROVIDED (REFERENCE SITE DETAILS)	4		
PROPOSED SIGNAGE	BUILDING AND CANOPY SIGNAGE: 185 SF MONUMENT SIGN: 50 SF EACH SIDE MONUMENT SIGNAGE HEIGHT: 8'		
PERMITTED SIGNAGE PER UDO	WALL SIGNAGE: 205 SF (ONE SF OF SIGN AREA/LINEAR FOOT OF BLDG FRONTAGE FOR FIRST 200'. ½ SF OF SIGN AREA/LINEAR FOOT OF BLDG FRONTAGE THEREAFTER) MONUMENT SIGNAGE: 100 SF MONUMENT SIGNAGE HEIGHT: 8'		

SIGNATURE BLOCK

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, ____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _______ DAY OF ___________ AD, 2020.

MURPHY OIL USA, INC.
BY: ___________________________________
NAME: _________________________________
ITS: __________________________________

STATE OF ________________)
) SS
COUNTY OF ________________)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF _____ AD, 2020.

BY ______________________
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

__________ ____________
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _________________

NOTARY BUSINESS ADDRESS: ________________________________

CITY OF AURORA APPROVAL

CITY ATTORNEY: ________________________________ DATE: _____________

PLANNING DIRECTOR: ______________________________ DATE: _____________

PLANNING COMMISSION: _____________________________ DATE: ____________
(CHAIRPERSON)

CITY COUNCIL: ___________________________________ DATE: ____________
(MAYOR)

ATTEST: ____ DATE: ____________
(CITY CLERK)

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, 2019

CLERK AND RECORDER: ______________________ DEPUTY: ___________________

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

MURPHY EXPRESS
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
BLOCK 8, LOT 1

AURORA, CO

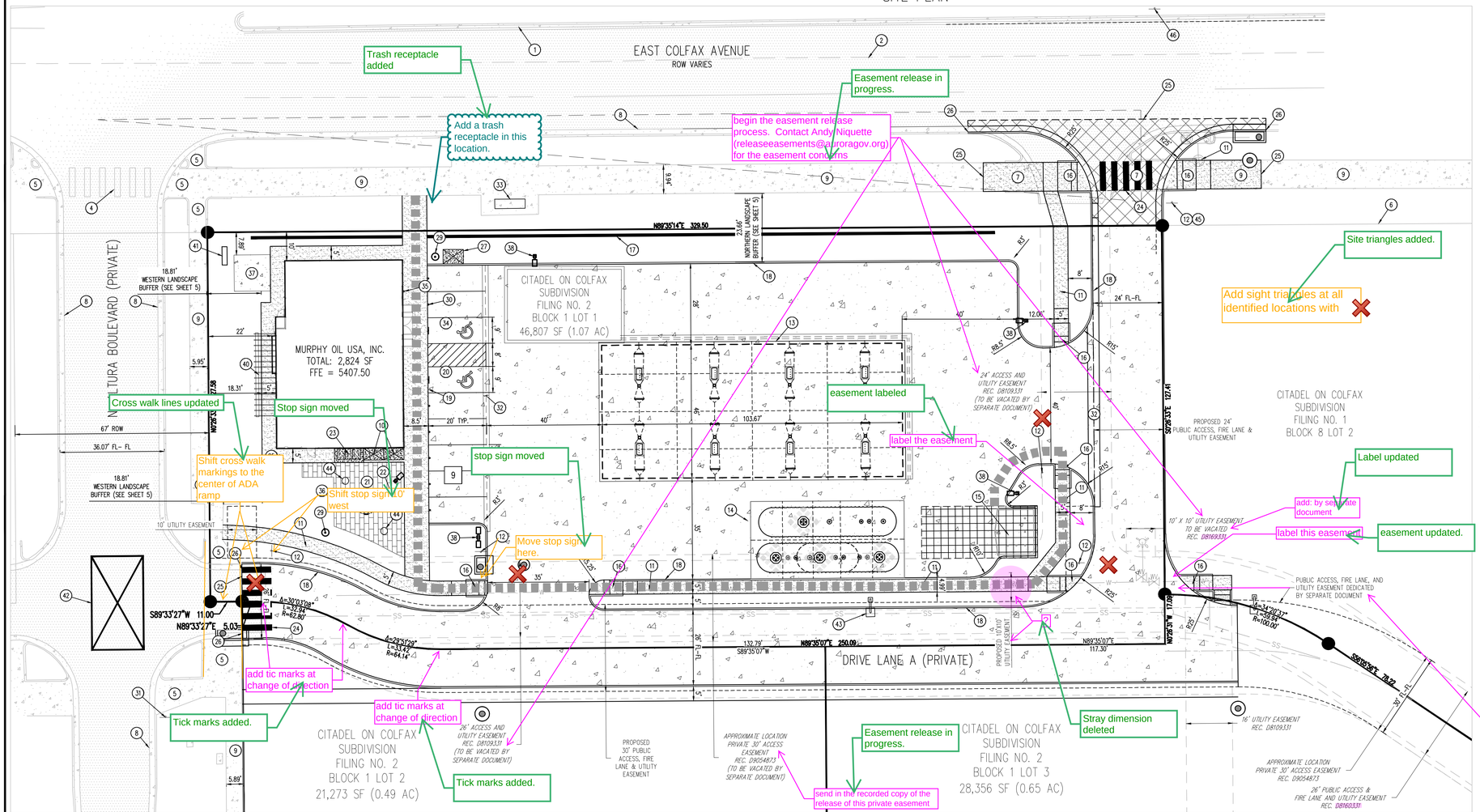
#	Date	Issue / Description	Init.
1	04/21/2021	3rd SDP SUBMITTAL	KML

Project No:	MOC000055.20
Drawn By:	ZLS
Checked By:	JES
Date:	10/05/20

COVER SHEET

MURPHY EXPRESS SITE PLAN

LOT 1, BLOCK 1
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE PLAN



SITE LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- 9 — PROPOSED PARKING COUNT
- PROPOSED SITE LIGHT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED STAMPED CONCRETE

NOTES

1. ALL DIMENSIONS ARE MEASURED FROM THE FLOWLINE UNLESS NOTED OTHERWISE.
2. THE PRIVATE DRIVE MUST BE COMPLETED FROM ALTURA BOULEVARD TO KMART PLAZA TO THE EAST PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. ONSITE STORM SEWER SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY MURPHY.

BENCHMARK:

CITY OF AURORA BENCHMARK 456606NE005 (OLD BENCHMARK ID C-038), BEING A CHISELED SQUARE AT THE SOUTHWEST CORNER OF A CONCRETE INLET SOUTH OF COLFAX AVENUE ON THE EAST SIDE OF THE ENTRY TO K-MART.

NAVD88 ELEVATION = 5419.26

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

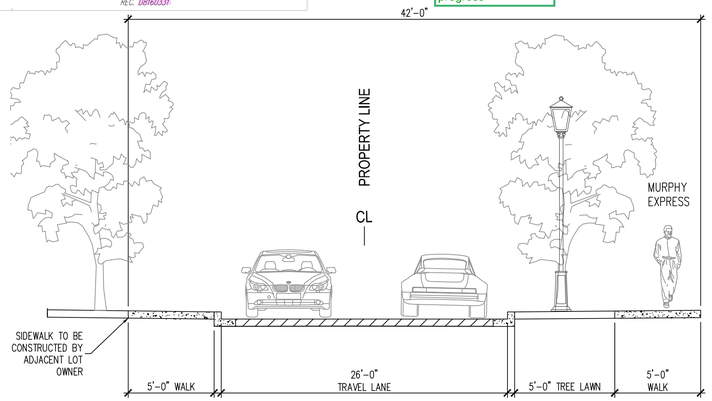
811 Know what's **below.** **Call** before you dig.

SITE PLAN SCHEDULE

1. EXISTING MEDIAN
2. EXISTING STRIPING
3. EXISTING CONCRETE TO BE REMOVED
4. EXISTING PEDESTRIAN CROSSING
5. EXISTING ADA RAMP
6. EXISTING ADJACENT PROPERTY LINE
7. EXISTING ADA RAMP TO BE REMOVED
8. EXISTING CURB AND GUTTER
9. EXISTING CONCRETE WALK
10. PROPOSED CONCRETE SLAB FOR ICE UNITS
11. PROPOSED SIDEWALK
12. PROPOSED STOP SIGN
13. PROPOSED OVERHEAD CANOPY
14. PROPOSED UNDERGROUND STORAGE TANKS (1–25,000 GAL OF REGULAR GASOLINE & 1–26,000 GAL OF PREMIUM GASOLINE)
15. PROPOSED TRASH ENCLOSURE (REF. SHEET 2.2)
16. PROPOSED ADA RAMP
17. PROPOSED LANDSCAPE SCREEN WALL
18. PROPOSED CURB AND GUTTER
19. PROPOSED PARKING TO BE FLUSH WITH SIDEWALK
20. PROPOSED VAN ACCESSIBLE PARKING STALL
21. PROPOSED DECORATIVE CONCRETE PER CITADEL DESIGN STANDARDS
22. PROPOSED BIKE RACK (REFERENCE SITE DETAILS)
23. PROPOSED CONCRETE SLAB FOR PROPANE TANKS
24. PROPOSED CROSSWALK
25. PROPOSED SAWCUT LINE
26. MATCH EXISTING
27. PROPOSED VACUUM UNIT
28. PROPOSED CONCRETE TRANSFORMER PAD
29. PROPOSED PEDESTRIAN LIGHT
30. PROPOSED BOLLARD (TYP.)
31. PROPOSED "DO NOT BLOCK INTERSECTION" SIGN TO BE MOUNTED BELOW PEDESTRIAN CROSSING SIGN
32. PROPOSED CONCRETE CROSSPAN
33. PROPOSED BENCH TO BE ADDED TO EXISTING CITADEL BUS STOP (REFERENCE SITE DETAILS)
34. PROPOSED STANDARD ACCESSIBLE PARKING STALL
35. PROPOSED KNOX BOX (REFERENCE ARCH. SHEETS)
36. PROPOSED PICNIC TABLE (REFERENCE SITE DETAILS)
37. PROPOSED TRANSFORMER PAD
38. PROPOSED SITE LIGHT
39. EXISTING STREET LIGHT
40. PROPOSED SCREEN WALL AND TRELLIS (REFERENCE SITE DETAILS)
41. PROPOSED MONUMENT SIGN TO COMPLY WITH CITY OF AURORA AND CITADEL STANDARDS
42. PROPOSED "DO NOT BLOCK INTERSECTION" STRIPING PER MUTCD FIGURE 3B-18, OPTION C, SINGLE X STRIPING
43. PROPOSED STREET LIGHT BY DEVELOPER
44. PROPOSED TRASH RECEPTACLE (REFERENCE SITE DETAILS)
45. PROPOSED R3-5R "RIGHT TURN ONLY" SIGN PER MUTCD (REFERENCE SITE DETAILS)
46. PROPOSED R6-1R "ONE WAY" SIGN PER MUTCD (REFERENCE SITE DETAILS)

SIGNAGE TABLE

FACADE	PROPOSED SIGN AREA
WESTERN FACADE – BUILDING FRONTAGE	0 SQUARE FEET
NORTHERN FACADE – BUILDING FRONTAGE	49.5 SQUARE FEET (CANOPY)
EASTERN FACADE – BUILDING FRONTAGE	169.2 SQUARE FEET (53.3 SF – BUILDING, 115.9 SF – CANOPY)
SOUTHERN FACADE – BUILDING FRONTAGE	115.9 SQUARE FEET (CANOPY)



PRIVATE DRIVE TYPICAL SECTION
NOT TO SCALE

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
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MURPHY EXPRESS
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
BLOCK 8, LOT 1
AURORA, CO

#	Date	Issue / Description	Init.
1	04/21/2021	3rd SDP SUBMITTAL	KML

Project No:	MOC000055.20
Drawn By:	ZLS
Checked By:	JES
Date:	10/05/20

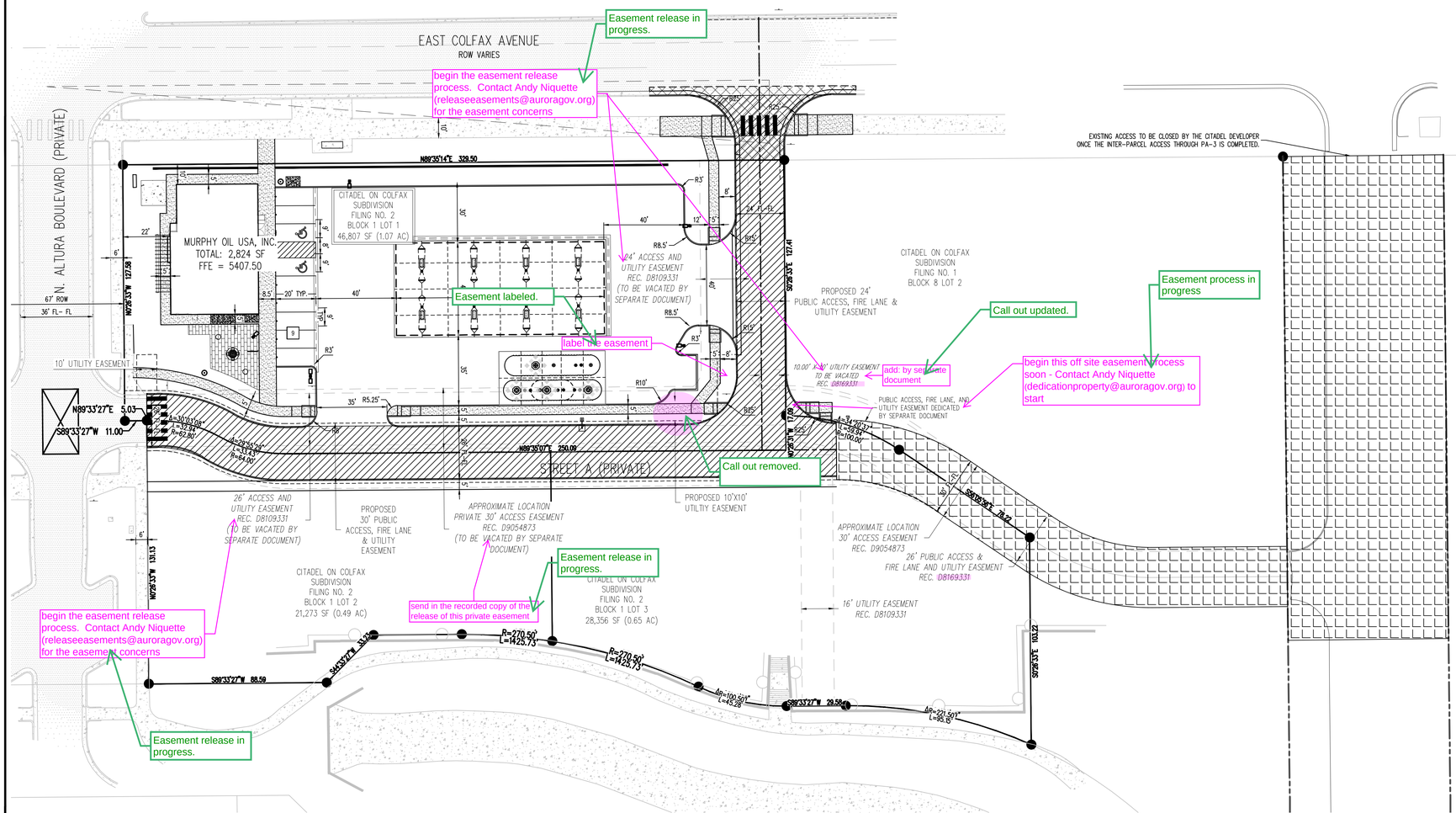
SITE PLAN

2

M:\Murphy Oil\USA\CO - Aurora - MOC000055.20 - Colfax & Altura\CAD\3 Plan\MOC00_C1.0_Site Plan.dwg, Kristina Lane, 4/23/2021

MURPHY EXPRESS SITE PLAN

LOT 1, BLOCK 1
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
ACCESS DRIVE EXHIBIT



Easement release in progress.

begin the easement release process. Contact Andy Niquette (releaseeasements@auroragov.org) for the easement concerns

Easement labeled.

label the easement

Call out updated.

add: by separate document

Easement process in progress

begin this off site easement process soon - Contact Andy Niquette (dedicationproperty@auroragov.org) to start

Call out removed.

Easement release in progress.

send in the recorded copy of the release of this private easement

begin the easement release process. Contact Andy Niquette (releaseeasements@auroragov.org) for the easement concerns

Easement release in progress.

N

0 15 30

SCALE: 1"=30'

SITE LEGEND

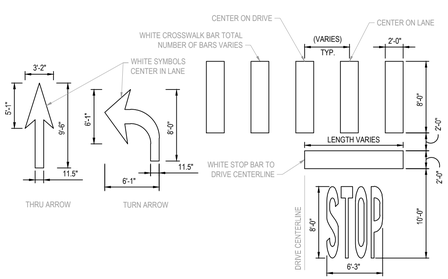
- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- 9 — PROPOSED PARKING COUNT
- PROPOSED SITE LIGHT
- ACCESS DRIVE IMPROVEMENTS BY MURPHY OIL
- ACCESS DRIVE IMPROVEMENTS BY DEVELOPER
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED PUMP (8)

NOTE

1. THE SHARED ACCESS DRIVE TO THE SOUTH CONNECTS THE OFFSITE DEVELOPMENT TO THE EAST OF THE CITADEL (COMMONLY REFERRED TO AS "THE OLD KMART DEVELOPMENT") TO NORTH ALTURA BOULEVARD (PRIVATE). MURPHY UNDERSTANDS THAT THE FINAL ALIGNMENT/DESIGN OF THE EASTERN PORTION OF THIS ACCESS DRIVE WILL NEED TO BE APPROVED AND PERMITTED IN CONCERT WITH THEIR APPROVALS SO THAT FINAL CONSTRUCTION OF THE ACCESS DRIVE CAN BE COMPLETED PRIOR TO MURPHY OBTAINING A CERTIFICATE OF OCCUPANCY.

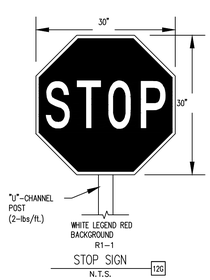
STANDARD FIRE LANE NOTES

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SING OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.



LANE STRIPING DETAILS

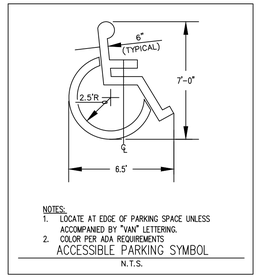
SCALE: 1/8" = 1'



STOP SIGN

N.T.S.

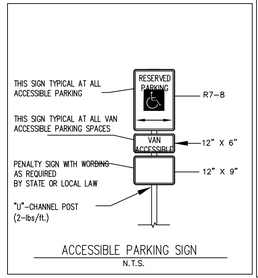
120



NOTES:
1. LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING.
2. COLOR PER ADA REQUIREMENTS

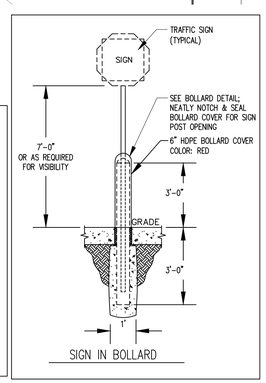
ACCESSIBLE PARKING SYMBOL

N.T.S.

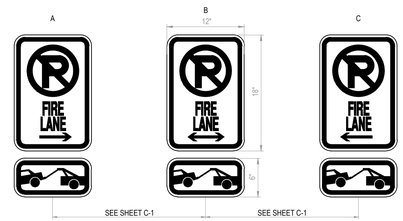


ACCESSIBLE PARKING SIGN

N.T.S.



SIGN IN BOLLARD



SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

NOTES:
1. SIGNS SHALL BE PERMANENTLY LABELED AS NO PARKING—FIRE LANE COMPLYING WITH IFC FIGURE D103.6.
2. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND WITH A THICKNESS OF 0.80.
3. SIGNS SHALL BE LOCATED AT THE BEGINNING AND END OF THE FIRE LANE, THE SIGN SHALL HAVE A SINGLE HEADED ARROW POINTING IN THE DIRECTION THE REGULATION IS IN EFFECT. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
4. GALVANIZED STEEL POST. SET 3'-0" MINIMUM, BELOW GRADE AND INTO MINIMUM 12" DIAMETER CONCRETE PIER, FULL DEPTH.
5. THE MAXIMUM SPACING OF THE SIGNS SHALL TO 100', CONTINGENT UPON LIFE SAFETY'S REVIEW AND APPROVAL.
6. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
7. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
8. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.

FIRE LANE AND TOW AWAY ZONE SIGN DETAIL

NOT TO SCALE

Galloway
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MURPHY EXPRESS
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
BLOCK 8, LOT 1

AURORA, CO

#	Date	Issue / Description	Init.
1	04/21/2021	3rd SDP SUBMITTAL	KML

Project No:	MOC000055.20
Drawn By:	ZLS
Checked By:	JES
Date:	10/05/20

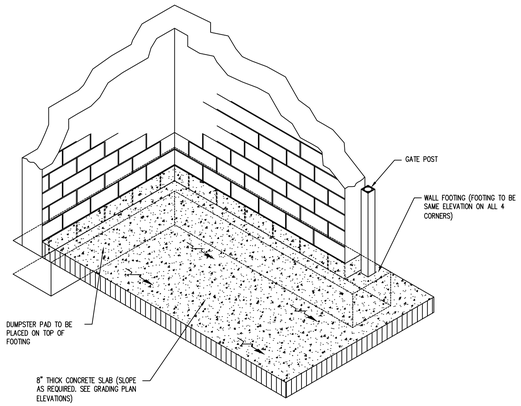
ACCESS DRIVE EXHIBIT

2.1

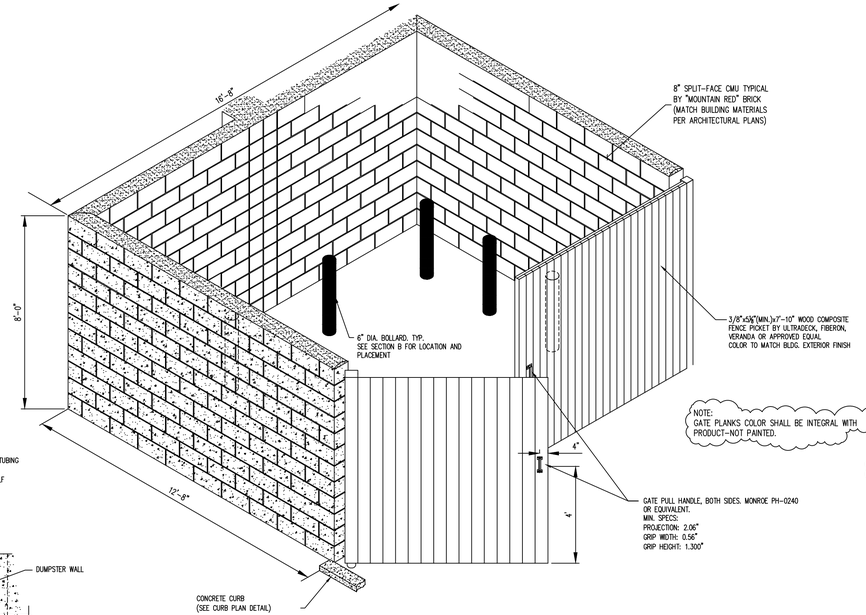
M:\Murphy Oil USA\ACS_Aurora - MOC000055.20 - CoffeyA,Brian\CAD\03 Sheet\MOC00_C1.1_Site Plan Exhibit.dwg, Kamina Lee, 4/13/2021

MURPHY EXPRESS SITE PLAN

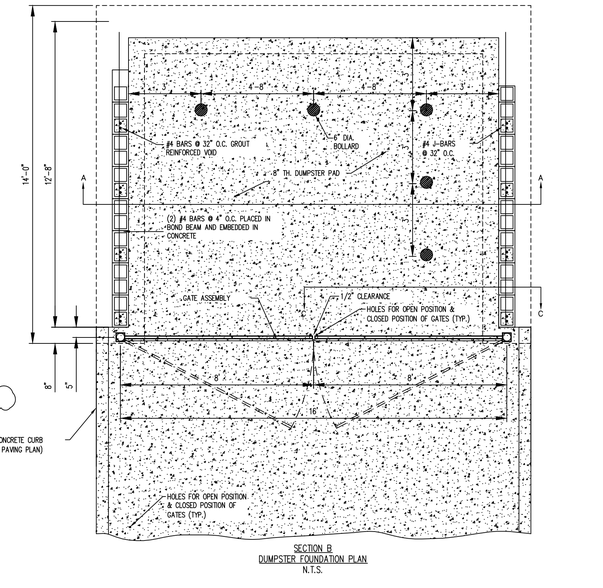
LOT 1, BLOCK 1
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
DUMPSTER DETAILS



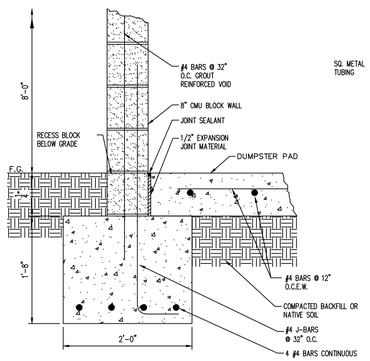
DUMPSTER PAD
N.T.S.



MASONRY CMU BLOCK 8"x8"x16"– DUMPSTER ENCLOSURE
DESIGN WIND SPEED: 130 M.P.H.

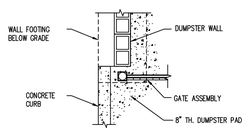


SECTION B
DUMPSTER FOUNDATION PLAN
N.T.S.



WALL FOOTING
1"=1'-0"

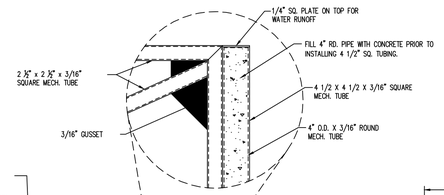
FASTENER PATTERN
N.T.S.

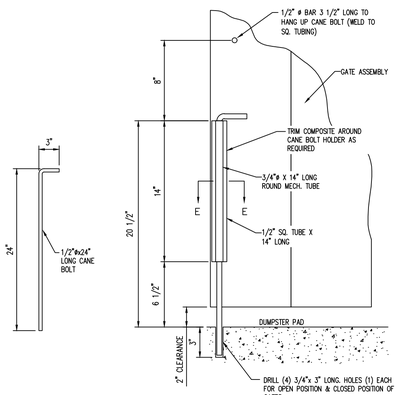


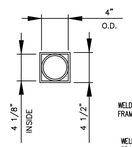
CURB PLAN DETAIL
N.T.S.

DUMPSTER TO BE:
8' HT. SMOOTH FACE CMU BLOCK WALL. COLOR TO MATCH BUILDING EXTERIOR FINISH

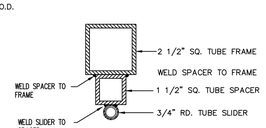
ENDURAMAX PRE-BLENDED MORTAR (GROUT), COLOR "GRAY"



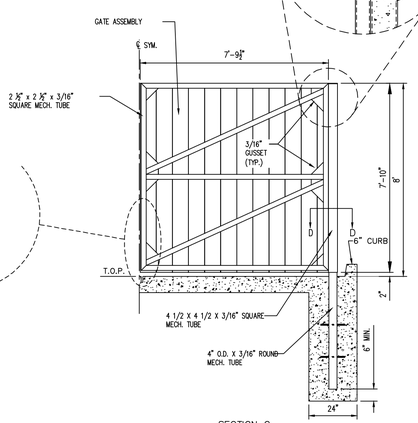




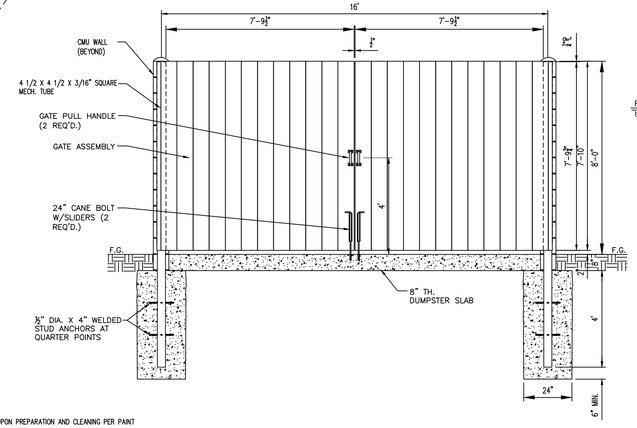
SECTION D



SECTION E



SECTION C



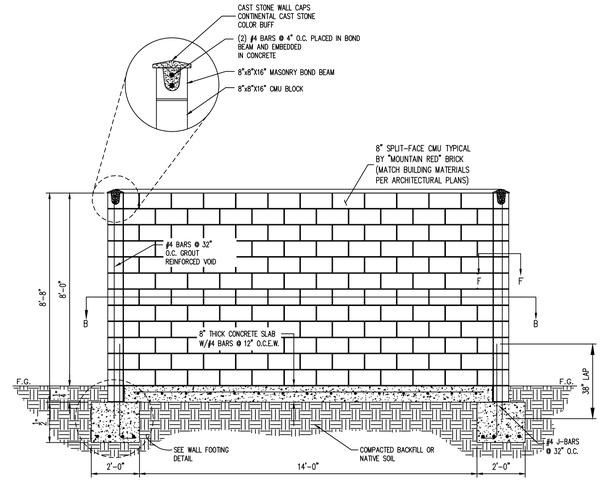
DUMPSTER GATE ELEVATION
N.T.S.

FINISH OF FRAMING (ALL EXPOSED METAL SURFACES) – UPON PREPARATION AND CLEANING PER PAINT MANUFACTURER'S RECOMMENDATIONS, CONTRACTOR SHALL UTILIZE THE FOLLOWING COATINGS:

1. PRIMER COAT – CPS-26 ZINC CHROMATE PRIMER (3 TO 4 MILS DFT)
2. FINISH COAT – 100 SERIES INDUSTRIAL ALKYD ENAMEL W/ HARDNER ADDITIVE (3 TO 5 MILS DFT) – COLOR – BLACK

DUMPSTER ENCLOSURE GATE DETAIL
N.T.S.

CMU DUMPSTER ENCLOSURE (COMPOSITE GATES) 2E



SECTION A
DUMPSTER FOUNDATION SECTION
NOT TO SCALE

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

MURPHY EXPRESS
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
BLOCK 8, LOT 1
AURORA, CO

#	Date	Issue / Description	Init.
1	04/21/2021	3rd SDP SUBMITTAL	KML

Project No:	MOC000055.20
Drawn By:	ZLS
Checked By:	JES
Date:	10/05/20

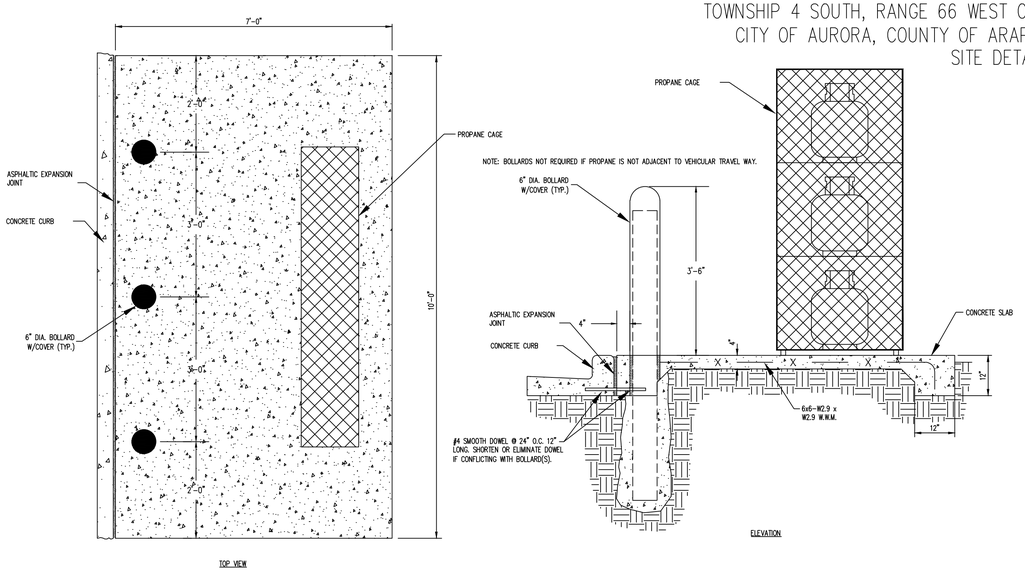
DUMPSTER DETAILS

2.2

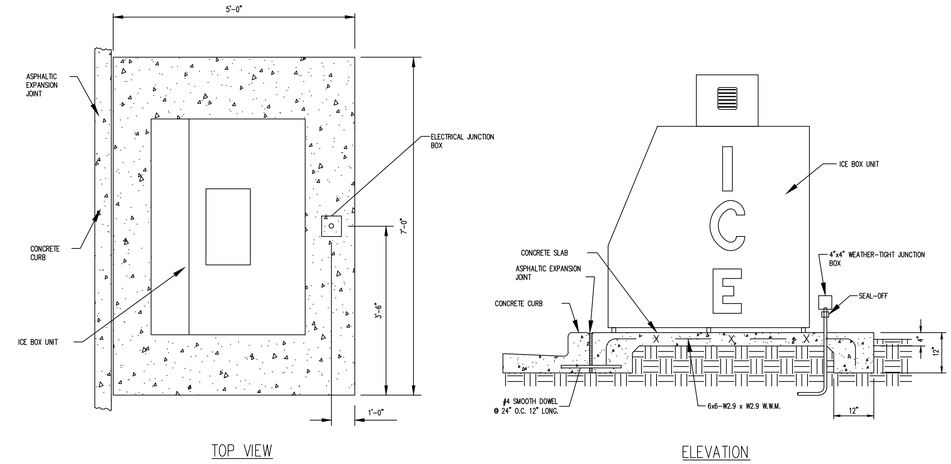
W:\Murphy Oil USA\MOC_Aurora - MOC000055.20 - Colfax & Alton\ACAD\2 Plans\MOC55 C1.2_Dumpster Detail.dwg - Kiernan Lee - 4/21/2021

MURPHY EXPRESS SITE PLAN

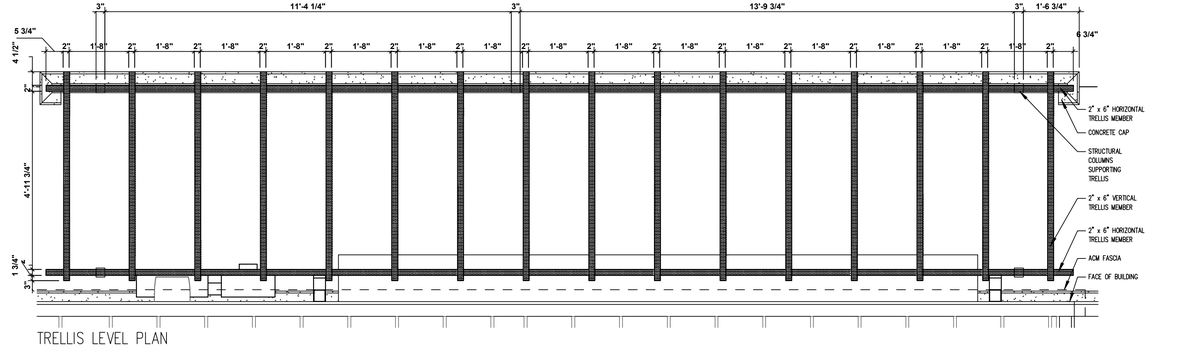
LOT 1, BLOCK 1
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE DETAILS



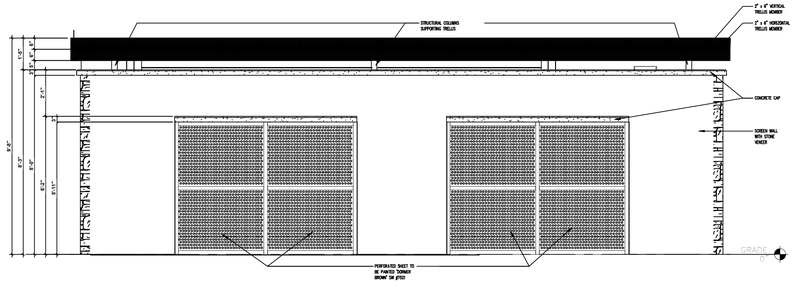
PROPANE MOUNTING SLAB DETAIL 21U
N.T.S.



ICE BOX MOUNTING SLAB DETAIL 21P
N.T.S.



TRELLIS LEVEL PLAN
1/2" = 1'-0"



SCREEN WALL ELEVATION
1/2" = 1'-0"

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MURPHY EXPRESS
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BLOCK 8, LOT 1

AURORA, CO

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Checked By:	JES
Date:	10/05/20

SITE DETAILS

2.3

MURPHY EXPRESS SITE PLAN

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CITADEL ON COLFAX SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE DETAILS

LANDSCAPE FORMS
NEOLIVIANO BENCH
- MATERIAL: WOOD
- SIZE: 6'
- FINISH: STAINED & SEALED
- LOCATION: SEE PLANS

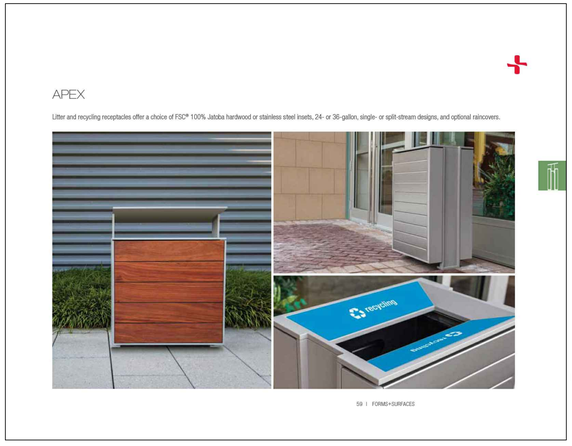
BENCH
NOT TO SCALE

FORMS + SURFACES
APEX ENSEMBLE SEATING
- MATERIAL: WOOD
- SIZE:
- M OUNT: SURFACE
- LOCATION: SEE PLANS

PICNIC TABLE
NOT TO SCALE

FORMS + SURFACES
CAPITOL BIKE RACK
- MATERIAL: CAST ALLUMINUM
- MOUNTING: SURFACE
- COLOR: TBD
- LOCATION: SEE PLANS

BIKE RACK
NOT TO SCALE



FORMS + SURFACES
APEX TRASH / RECYCCLING RECEPTACLE
- MATERIAL: TBD
- SIZE: TBD
- LOCATION: SEE PLANS

TRASH RECEPTACLE
NOT TO SCALE

MAGLIN SITE FURNITURE
FRT1700-RD SERIES TABLE / CHAIRS
- MATERIAL: METAL LASER DESIGN
- SIZE: TBD
- FINISH: POWDERCOAT
- COLOR: TBD

CAFE TABLES
NOT TO SCALE

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MURPHY EXPRESS
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BLOCK 8, LOT 1

AURORA, CO

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Date:	10/05/20

SITE DETAILS

2.4

MURPHY EXPRESS SITE PLAN

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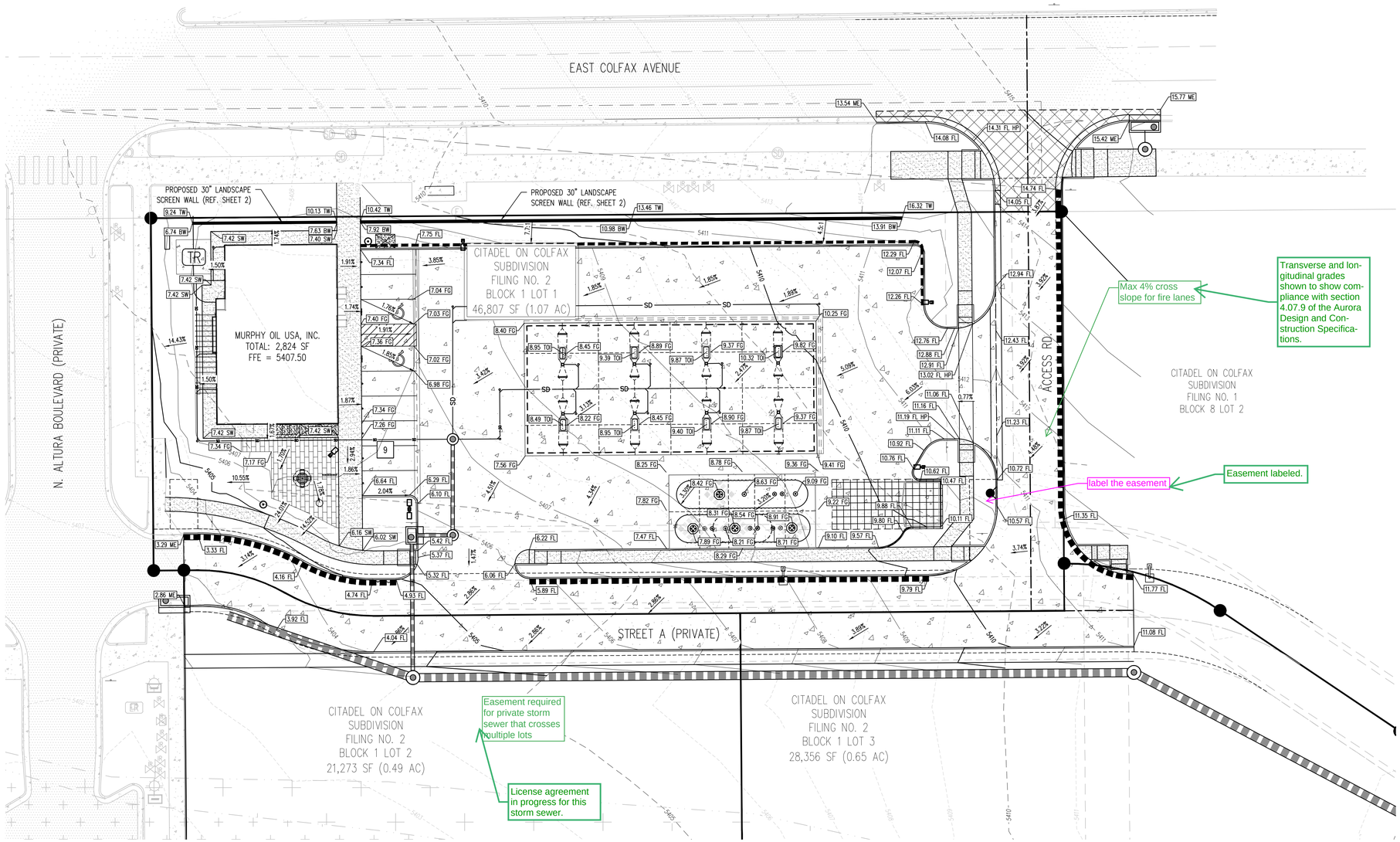
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
GRADING PLAN



N

0 10 20
SCALE: 1"=20'

GRADING LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SPILL CURB AND GUTTER
	PROPOSED CURB AND GUTTER
6485	EXISTING MAJOR CONTOUR
6483	EXISTING MINOR CONTOUR
6485	PROPOSED MAJOR CONTOUR
6484	PROPOSED MINOR CONTOUR
SD	PROPOSED STORM SEWER
	PROPOSED OFFSITE STORM SEWER
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
60.00	FINISHED GRADE ELEVATION
FL	FLOW LINE
FG	FINISHED GRADE
HP	HIGH POINT
TW	TOP OF WALL
BW	BOTTOM OF WALL
X.X%	FLOW GRADE OR SLOPE
	PROPOSED LANDSCAPE

NOTES:

1) ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTES.
2) ONSITE STORM SEWER SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY MURPHY.

BENCHMARK:

CITY OF AURORA BENCHMARK 4S6606NE005 (OLD BENCHMARK ID G-038), BEING A CHISELED SQUARE AT THE SOUTHWEST CORNER OF A CONCRETE INLET SOUTH OF COLFAX AVENUE ON THE EAST SIDE OF THE ENTRY TO K-MART.

NAVD88 ELEVATION = 5419.26

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

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GallowayUS.com

MURPHY EXPRESS
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BLOCK 8, LOT 1

AURORA, CO

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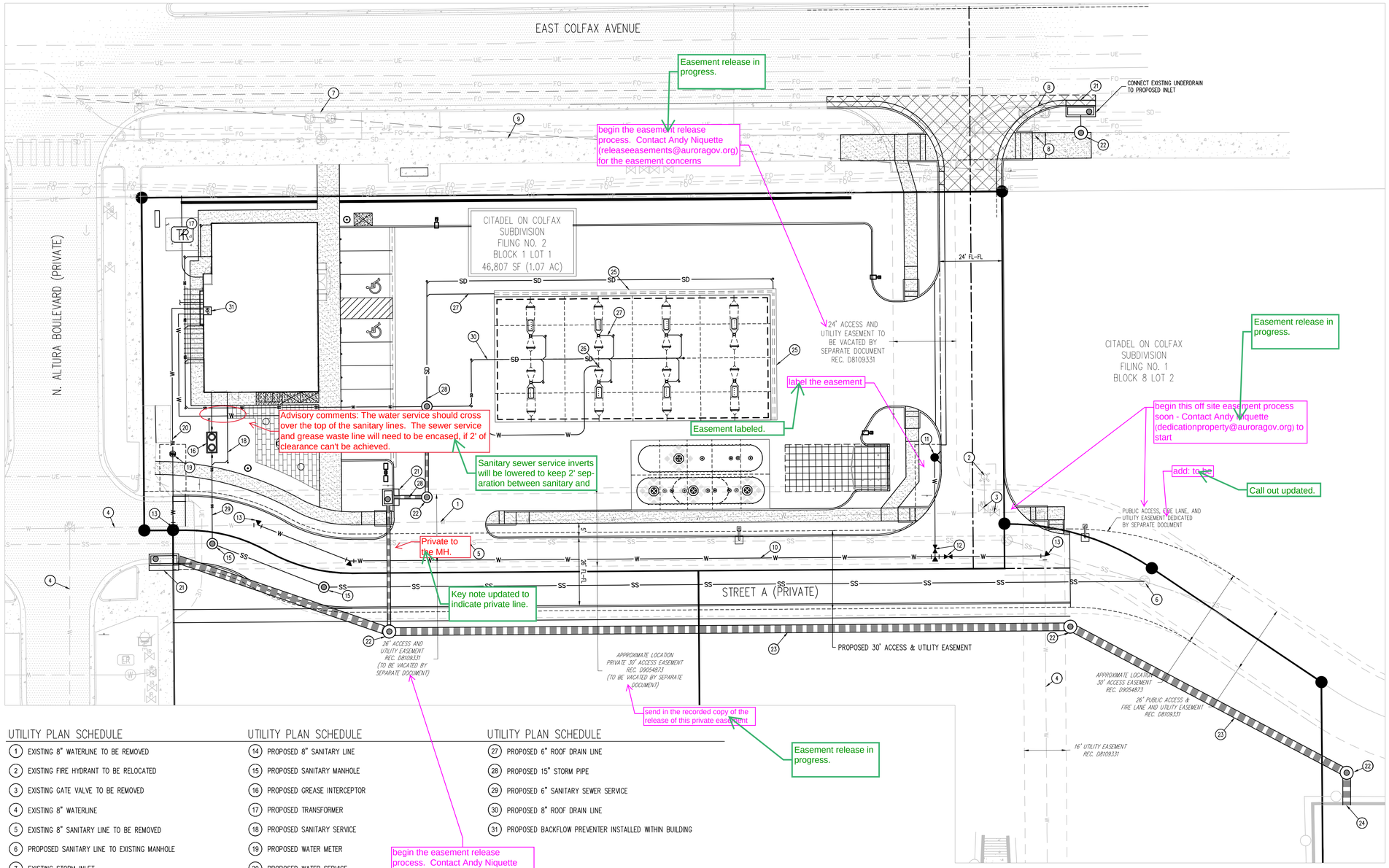
GRADING PLAN

MURPHY EXPRESS SITE PLAN

LOT 1, BLOCK 1
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
UTILITY PLAN



N
0 10 20
SCALE: 1"=20'

SITE LEGEND

- ZONE LOT BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB AND GUTTER
- W — PROPOSED WATERLINE
- SS — PROPOSED SANITARY LINE
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- M — PROPOSED WATER METER VAULT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- S — EXISTING SANITARY SEWER MANHOLE
- D — EXISTING STORM SEWER MANHOLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- TV — EXISTING CABLE VAULT
- E — EXISTING ELECTRIC VAULT
- EXISTING IRRIGATION VALVE
- PROPOSED LIGHT

UTILITY PLAN SCHEDULE

1. EXISTING 8" WATERLINE TO BE REMOVED
2. EXISTING FIRE HYDRANT TO BE RELOCATED
3. EXISTING GATE VALVE TO BE REMOVED
4. EXISTING 8" WATERLINE
5. EXISTING 8" SANITARY LINE TO BE REMOVED
6. PROPOSED SANITARY LINE TO EXISTING MANHOLE
7. EXISTING STORM INLET
8. EXISTING STORM STRUCTURE TO BE REMOVED
9. EXISTING STORM LINE
10. PROPOSED 8" WATERLINE
11. PROPOSED FIRE HYDRANT
12. PROPOSED 8" GATE VALVE
13. PROPOSED WATERLINE CONNECTION TO EXISTING

UTILITY PLAN SCHEDULE

14. PROPOSED 8" SANITARY LINE
15. PROPOSED SANITARY MANHOLE
16. PROPOSED GREASE INTERCEPTOR
17. PROPOSED TRANSFORMER
18. PROPOSED SANITARY SERVICE
19. PROPOSED WATER METER
20. PROPOSED WATER SERVICE
21. PROPOSED STORM INLET
22. PROPOSED STORM MANHOLE
23. PROPOSED STORM PIPE
24. PROPOSED STORM OUTFALL
25. PROPOSED TRENCH DRAIN
26. PROPOSED FREEZELESS HOSE BIB AT PUMP ISLAND

UTILITY PLAN SCHEDULE

27. PROPOSED 6" ROOF DRAIN LINE
28. PROPOSED 15" STORM PIPE
29. PROPOSED 6" SANITARY SEWER SERVICE
30. PROPOSED 8" ROOF DRAIN LINE
31. PROPOSED BACKFLOW PREVENTER INSTALLED WITHIN BUILDING

NOTES

1. ONSITE STORM SEWER SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY MURPHY.

BENCHMARK:

CITY OF AURORA BENCHMARK 4SE606NE005 (OLD BENCHMARK ID G-038), BEING A CHISELED SQUARE AT THE SOUTHWEST CORNER OF A CONCRETE INLET SOUTH OF COLFAX AVENUE ON THE EAST SIDE OF THE ENTRY TO K-MART.

NAVD88 ELEVATION = 5419.26

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

MURPHY EXPRESS
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
BLOCK 8, LOT 1
AURORA, CO

#	Date	Issue / Description	Init.
1	04/21/2021	3rd SDP SUBMITTAL	KML

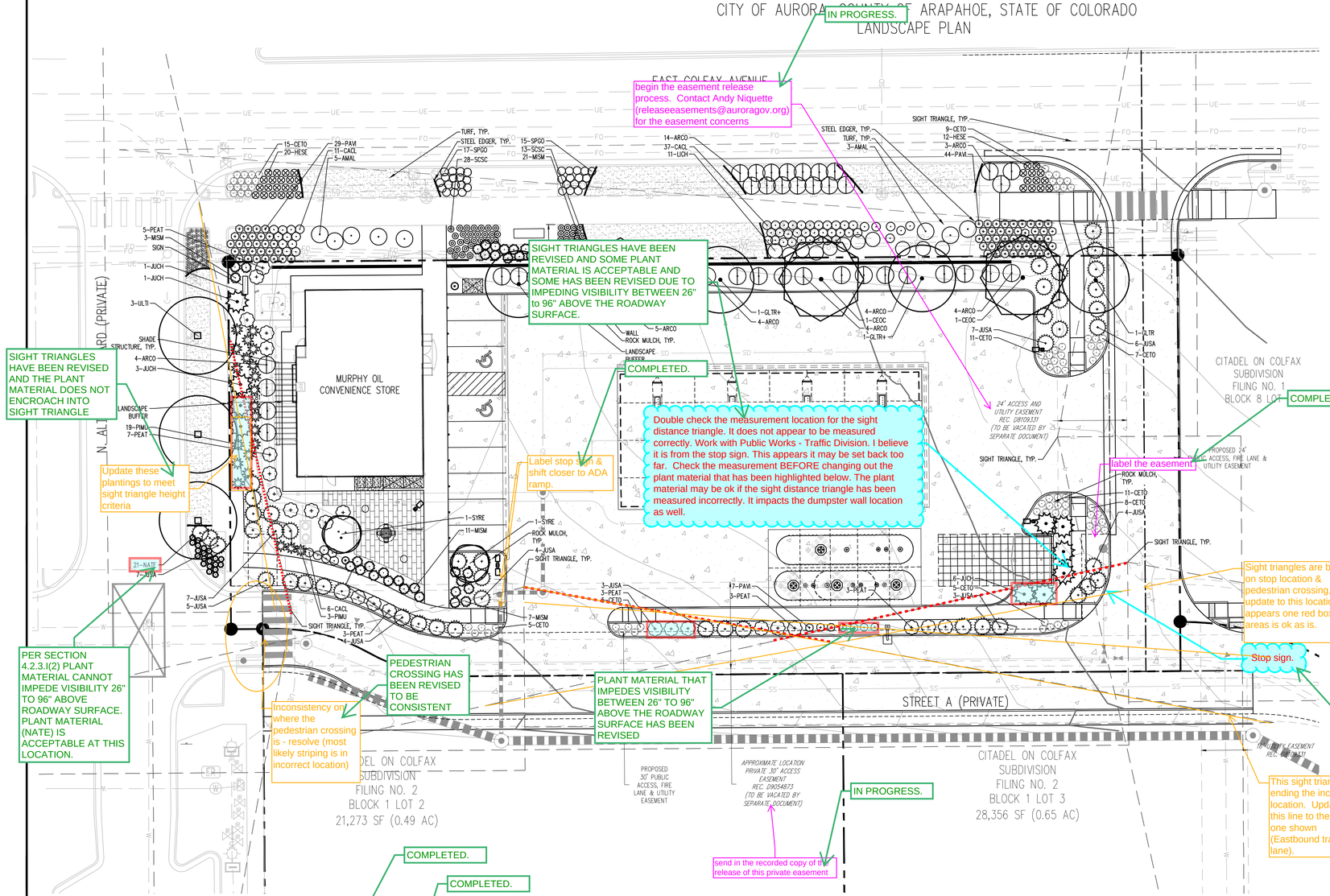
Project No:	MOC000055.20
Drawn By:	XXX
Checked By:	XXX
Date:	10/05/20

UTILITY PLAN

M:\Murphy Oil USA\MOC_Aurora - MOC000055.20 - Colfax & Altura\CAD\03 Plans\MOC00_C13_Utility Plan.dwg, Katrina Lee - 4/23/2021

MURPHY EXPRESS SITE PLAN

LOT 1, BLOCK 1
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
LANDSCAPE PLAN



PLANTING LEGEND

LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES		
CEOC	CELTIS OCCIDENTALIS	COMMON HACKBERRY
GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
ULTI	ULMUS PROPINQUA	EMERALD SUNSHINE ELM
ORNAMENTAL TREES		
SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC
UPRIGHT JUNIPERS		
JUCH	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER
DECIDUOUS SHRUBS		
AMAL	AMELANCHIER ALNIFOLIA	ALDER LEAVED SERVICEBERRY
CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
LICH	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET
PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
SPGO	SPIREA X BUMALDA 'LIMEMOUND' PINK	LIMEMOUND PINK SPIREA
EVERGREEN SHRUBS		
ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA
JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
PIMU	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE
ORNAMENTAL GRASSES		
HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA
MISM	MISCANTHUS SINENSUS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS
		MEXICAN FEATHER
	JANDOAH'	RED SWITCH GRASS
SCSC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
PERENNIALS		
CETO	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
HEST	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
SOD		
	FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)
MULCH		
	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL
	WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH
EDGING		
	STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES

LANDSCAPE STREET BUFFER TABLE

BUFFER DESCRIPTION	ADJACENT LAND USE	STANDARD BUFFER WIDTH/BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	NUMBER OF TREES REQUIRED	NUMBER OF SHRUBS REQUIRED	NUMBER OF TREES PROPOSED	NUMBER OF SHRUBS PROPOSED	NUMBER OF PERENNIALS PROPOSED
NORTHERN BUFFER 291 L.F.	E. COLFAX AVE.	20 /23.66 FROM BACK OF SIDEWALK	N/A	7 TREES (1 TREE /40 LF)	73 SHRUBS (10 SHRUBS /40 LF)	7 TREES	133 SHRUBS	0 PERENNIALS
WESTERN BUFFER 100 L.F.	N. ALTURA BLVD.	20 /18.81 FROM BACK OF SIDEWALK	N/A	2 TREES 1 TREE /40 LF	25 SHRUBS (10 SHRUBS /40 LF)	0 TREES	40 SHRUBS	42 PERENNIALS= 14 SHRUBS=1 T.E.
			TOTAL	9 ~~10~~ TREES	98 ~~105~~ SHRUBS	7 TREES	173 SHRUBS	42 PERENNIALS

* TREE EQUIVALENTS (10 SHRUBS = 1 TREE AND 3 PERENNIALS = 1 SHRUB) ARE USED FOR THE NORTHERN AND WESTERN BUFFERS TO MEET THE REQUIRED NUMBER OF TREES.

WATER ZONE TABLE

CATEGORY	WATER USAGE IN INCHES PER YEAR	SQUARE FOOTAGE	PERCENT OF LANDSCAPE PLANTS
NON-WATER CONSERVING	15" OR GREATER PER YEAR	+/- 5,907 S.F.	62%
WATER CONSERVING	15" OR LESS	+/- 2,025 S.F.	21%
NON-WATER (Z)	0" OF WATER	+/- 1,560 S.F.	17%

BUILDING PERIMETER LANDSCAPE REQUIREMENTS

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT (T.E.) REQUIRED (1/40 LF)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUB EQU.) TOTAL TE PROVIDED	ORNAMENTAL GRASS / PERENNIALS PROVIDED (30 SHRUBS EQU.)
NORTHERN	40 LF	1 T.E.	0 TREES	16 SHRUBS (1 T.E.)	0 PERENNIALS REQUIRED
EASTERN	65 LF	1 T.E.	1 TREES	10 SHRUBS REQUIRED	0 PERENNIALS REQUIRED
WESTERN	65 LF	1 T.E.	0 TREES	29 SHRUBS (2 T.E.)	0 PERENNIALS REQUIRED
SOUTHERN	44 LF	1 T.E.	1 TREE (1 T.E.)	10 SHRUBS (1 T.E.)	0 PERENNIALS REQUIRED

* TREE EQUIVALENTS (10 SHRUBS = 1 TREE AND 3 PERENNIALS = 1 SHRUB)

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

N
0 10 20
SCALE: 1"=20'

CAUTION – NOTICE TO CONTRACTOR

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CITADEL ON COLFAX SUBDIVISION FILING NO. 2
BLOCK 8, LOT 1
AURORA, CO

#	Date	Issue / Description	Init.
1	10/29/2021	3rd SDP SUBMITTAL	KML

Project No:	MOC000055.20
Drawn By:	EDN
Checked By:	TDN
Date:	10/05/20

LANDSCAPE PLAN

5

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MURPHY EXPRESS SITE PLAN

LOT 1, BLOCK 1
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
LANDSCAPE DETAILS & NOTES

PLANTING NOTES

GENERAL

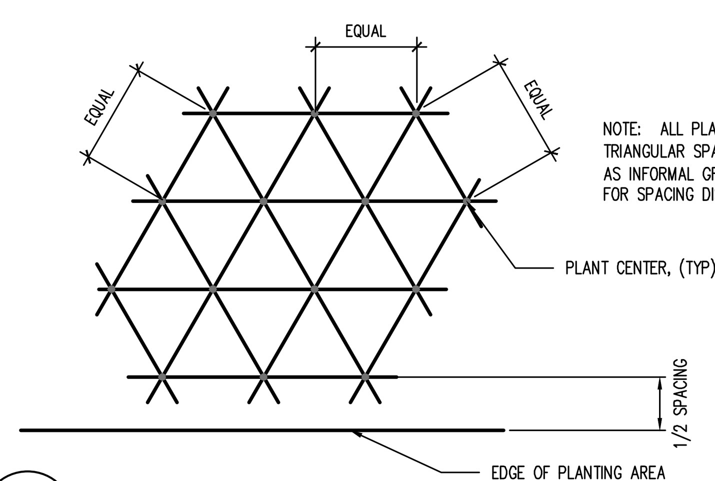
1. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10'

PLANTING

3. ALL PLANT BEDS SHALL BE CONTAINED WITH PERFORATED STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
4. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.

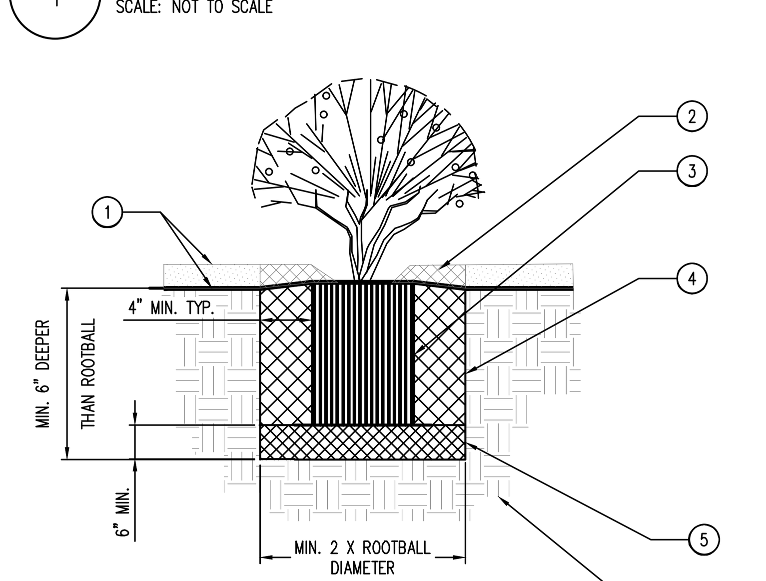
MULCHING

5. MULCH SHALL BE A MINIMUM DEPTH OF 3" . INSTALL A THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
6. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
7. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
8. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
9. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
10. ALL PLANTING AREAS ON SLOPES OVER 4:1 AND STORMWATER SWALE AREAS SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.



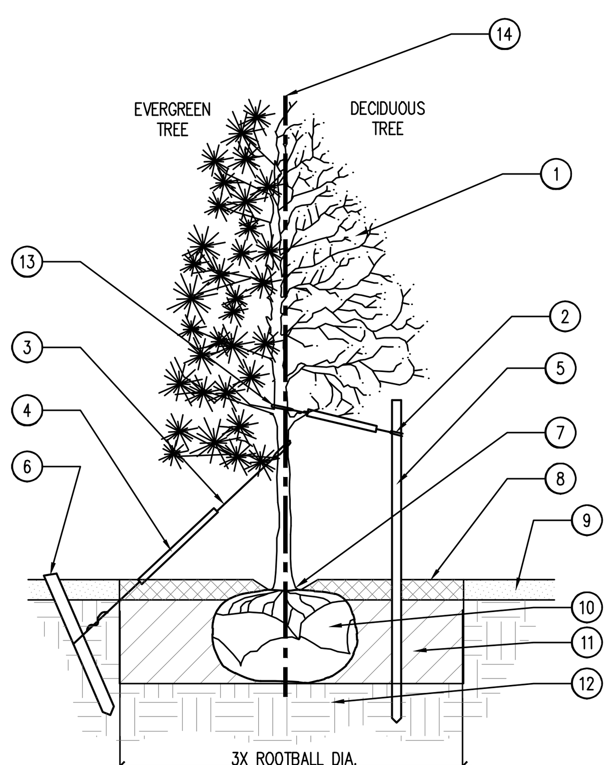
NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1 PLANT SPACING
SCALE: NOT TO SCALE



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJECENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJECENT GRADE – INSTALL WATER RING (2 – 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

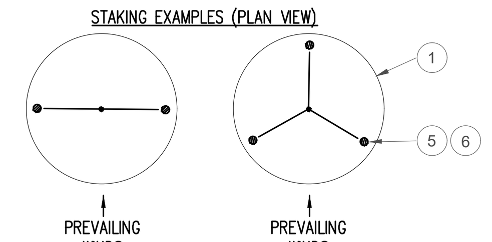
2 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES – SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL–SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"–5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)



3 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

CITY OF AURORA, FIRE LIFE SAFETY NOTES

1. 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 FOR 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.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

AURORA TREE PLANTING NOTES

1. 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.
2. 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 ROOT BALL WITH SOIL.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP AS POSSIBLE. REMOVE UNNECESSARY PACKING MATERIAL.
4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. APPLY MULCH INSIDE WATERING RING.
5. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
6. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.

CITY OF AURORA LANDSCAPE NOTES

1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS 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.
4. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
5. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD OR WITHIN SIGHT TRIANGLES. NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES.
6. THE SURFACE MATERIAL FOR WALKS TO BE CONCRETE, DRIVES AND PARKING LOTS TO BE ASPHALT THIS INFORMATION CAN BE FOUND ON THE SITE PLAN AS WELL. FREE STANDING LIGHTS WILL CONSIST OF PHILIPS GARDCO GULLWING LED GL13 ON A 22'-6" SQUARE POLE TO MATCH DEVELOPER GUIDELINES, ON A 2'-6" BASE TO BE A TOTAL OF 25' IN HEIGHT, THIS INFORMATION CAN BE FOUND ON THE PHOTOMETRIC PLAN AS WELL.

PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)	SUN/SHADE
DECIDUOUS TREES							
3	CEOC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL. B&B	60'X40'	L	SUN/PART SHADE
2	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL. B&B	50'X35'	L	SUN
2	GLTR+	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" CAL. B&B	50'X35'	L	SUN
3	ULTI	ULMUS PROPINQUA	EMERALD SUNSHINE ELM	2" CAL. B&B	40'X30'	L	SUN/PART SHADE
ORNAMENTAL TREES							
2	SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL. B&B	20'X15'	L/M	SUN
UPRIGHT JUNIPERS							
10	JUCH	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	#10 CONT. 5' HEIGHT	15'X5'	VL	SUN
DECIDUOUS SHRUBS							
8	AMAL	AMELANCHIER ALNIFOLIA	ALDER LEAVED SERVICEBERRY	#5 CONT. 18-24"	10'X8'	L	SUN
54	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	SUN
11	LICH	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	#5 CONT. 18-24"	8'X6'	L	SUN/PART SHADE
24	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	L	SUN
32	SPGO	SPIREA X BUMALDA 'LIMEMOUND' PINK	LIMEMOUND PINK SPIREA	#5 CONT. 18-24"	2'X3'	L	SUN/PART SHADE
EVERGREEN SHRUBS							
39	ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA	#5 CONT. 18-24"	4'X10'	VL	SUN/PART SHADE
46	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 18-24"	12"X6'	VL	SUN/PART SHADE
22	PIMU	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE	#5 CONT. 18-24"	3'X4'	L	SUN/PART SHADE
ORNAMENTAL GRASSES							
32	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA	#1 CONT.	2.5'X2.5'	VL	SUN/PART SHADE
42	MISM	MISCANTHUS SINENSUS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	#1 CONT.	4'X3'	L	SUN
21	NATE	NASSELLA TENUISSIMA	MEXICAN FEATHER	#1 CONT.	2'X1'	VL	SUN
80	PAVI	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#1 CONT.	4'X3'	L	SUN
41	SCSC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#1 CONT.	3'X2'	VL	SUN
PERENNIALS							
76	CETO	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	#1 CONT.	1'X2.5'	L	SUN/PART SHADE
42	HEST	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1 CONT.	18"X18"	VL	SUN/PART SHADE
SOD							
2,907 S.F.		FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		M	
MULCH							
12,168 S.F.		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
AS NEEDED		WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A	
EDGING							
115 L.F.		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A	

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

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MURPHY EXPRESS
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
BLOCK 8, LOT 1
AURORA, CO

#	Date	Issue / Description	Init.
1	04/21/2021	3rd SDP SUBMITTAL	KML

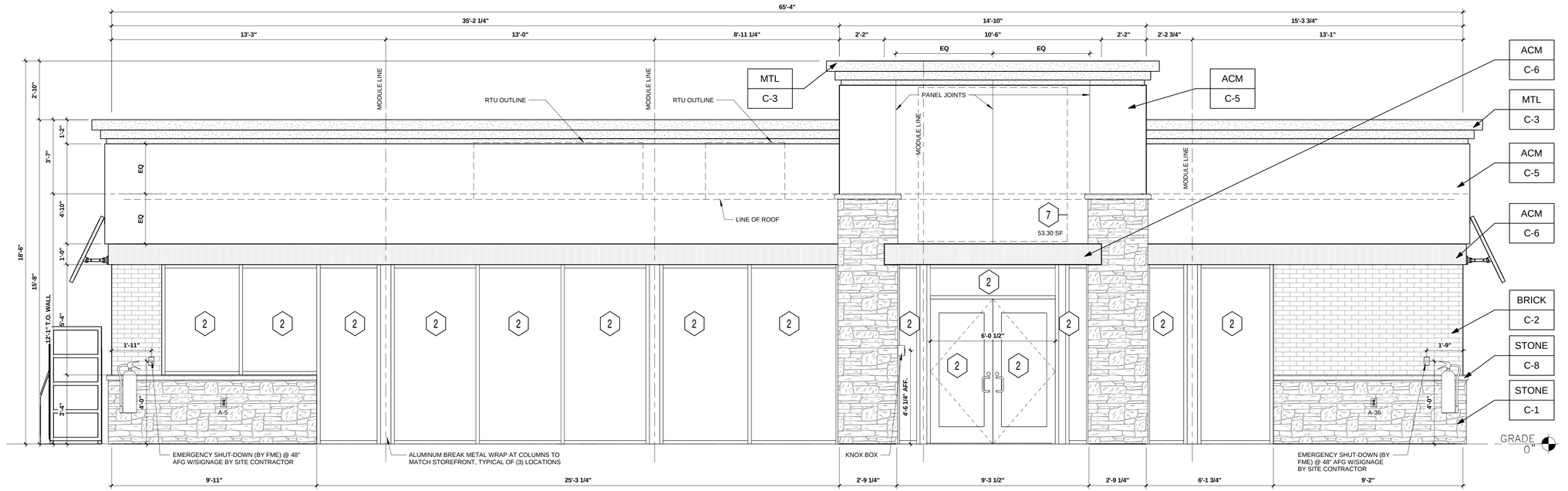
Project No:	MOC000055.20
Drawn By:	EDN
Checked By:	TDN
Date:	10/05/20

LANDSCAPE DETAILS & NOTES

MURPHY EXPRESS SITE PLAN

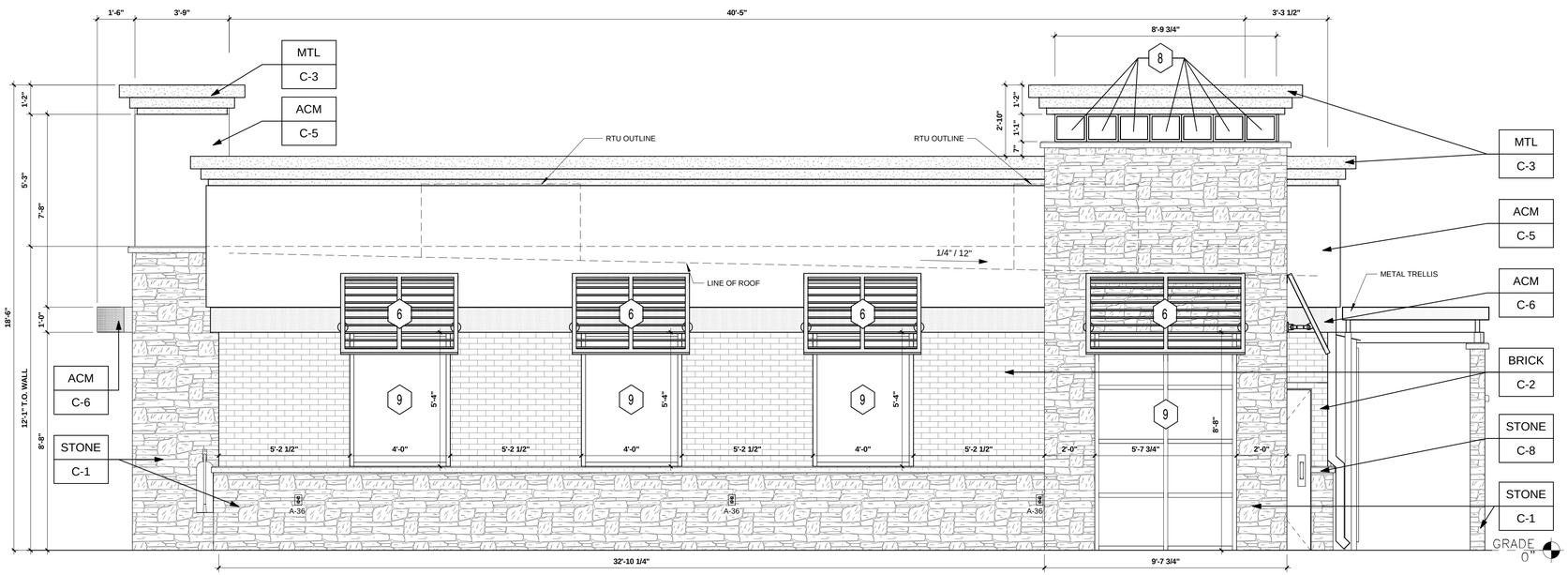
LOT 1, BLOCK 1
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
EXTERIOR ELEVATIONS (BUILDING)

ALL SIGNAGES UNDER SEPARATE PERMIT



1 EAST ELEVATION

3/8" = 1'-0"



2 NORTH ELEVATION (E. COLFAX AVE.)

3/8" = 1'-0"

NOTE : EXTERIOR MATERIALS CONSIST SOLELY OF PRIMARY BUILDING MATERIALS PER THE DESIGN GUIDELINES

KEYED NOTES:

1	NOT USED	
2	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM KAWNEER, YKK OR EQUAL	C-7
3	EXTERIOR LIGHTING, REFER TO LIGHTING PLAN	SHEET EL2
4	4" x 4" PAINTED METAI DOWNSPOUTS	C-3
5	DOORS (EXTERIOR SIDE) AND DOOR FRAMES PAINTED	C-3
6	METAL AWNING BY B&C AWNING INC. OR EQUAL	C-6
7	MURPHY EXPRESS STAR LOGO SIGNAGE	BY SIGN CONTRACTOR
8	FAUX WINDOWS WITH BLACK SPANDREL PANELS	BY FMS
9	CLEAR ANODIZED ALUMINIUM STOREFRONT KAWNEER OR EQUAL WITH SPANDREL PANEL	BY FMS

EXTERIOR FINISHES:

ACM	ACM (3MM THICKNESS)	BY FMS
BRICK	THIN BRICK	BY FMS
MTL	20 GA. SHEET METAL (UNLESS NOTED OTHERWISE)	BY FMS
STONE	STONE SILL	BY FMS

EXTERIOR PAINT/COLORS:

C-1	THIN STONE VENEER - 'MOSSY MOUNTAIN' BY HALQUIST STONE	BY FMS
C-2	THIN BRICK VENEER - 'TUMBLEWEED' BY INTERSTATE BRICK	BY FMS
C-3	'DORMER BROWN' SW #7521	BY FMS
C-4	REYNOBOND #4 NATURAL BRUSHED ALUMINUM BY ARCONIC	BY FMS
C-5	'GRECIAN IVORY' SW #7541	BY FMS
C-6	'PROGRAM RED' BY ALPOLIC	BY FMS
C-7	CLEAR ANODIZED ALUMINUM STOREFRONT	BY FMS
C-8	STONE SILL - CONCRETE GRAY CAP	BY FMS

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MURPHY EXPRESS
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
BLOCK 8, LOT 1
AURORA, CO

#	Date	Issue / Description	Init.
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Project No:	MOC55
Drawn By:	SS
Checked By:	CC
Date:	20/04/21

EXTERIOR ELEVATIONS (BUILDING)

01

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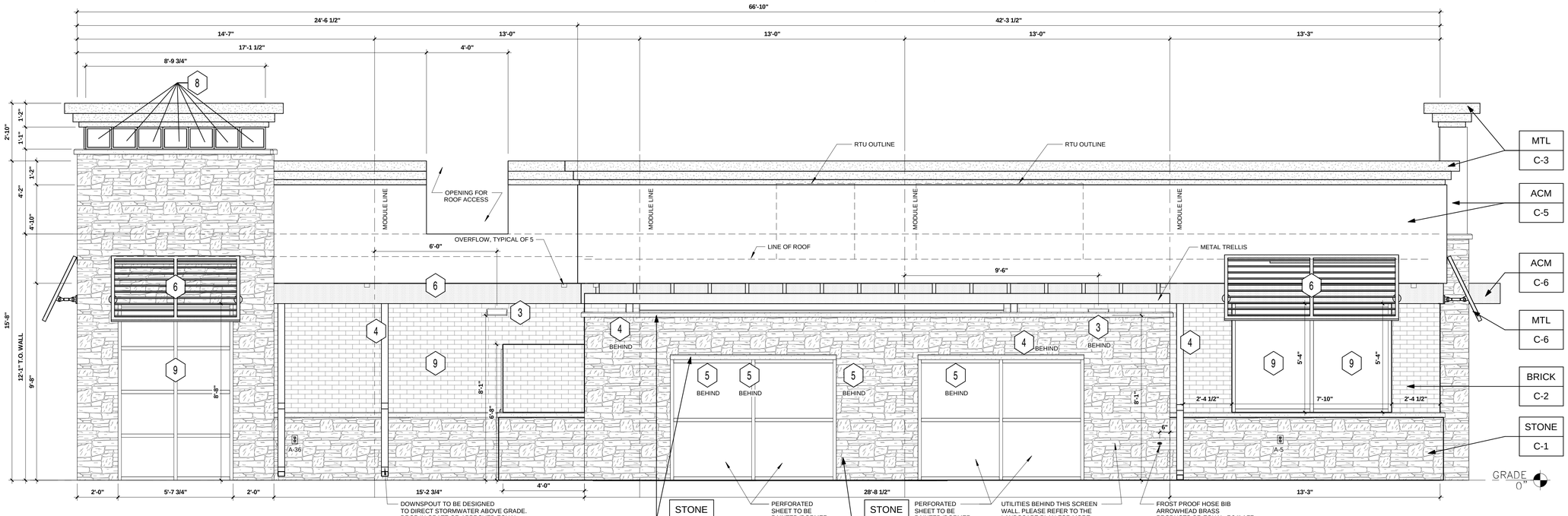
MURPHY EXPRESS SITE PLAN

LOT 1, BLOCK 1
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
EXTERIOR ELEVATIONS (BUILDING)

ALL SIGNAGES UNDER SEPARATE PERMIT



DOWNSPOUT TO BE DESIGNED TO DIRECT STORMWATER ABOVE GRADE. DROP IN GRATE OR APPROVED EQUAL TO BE PLACED DIRECTLY UNDER DOWNSPOUT DISCHARGE AREA (SEE CIVIL PLAN)

STONE C-8

PERFORATED SHEET TO BE PAINTED 'DORMER BROWN' SW #7521

STONE C-1

PERFORATED SHEET TO BE PAINTED 'DORMER BROWN' SW #7521

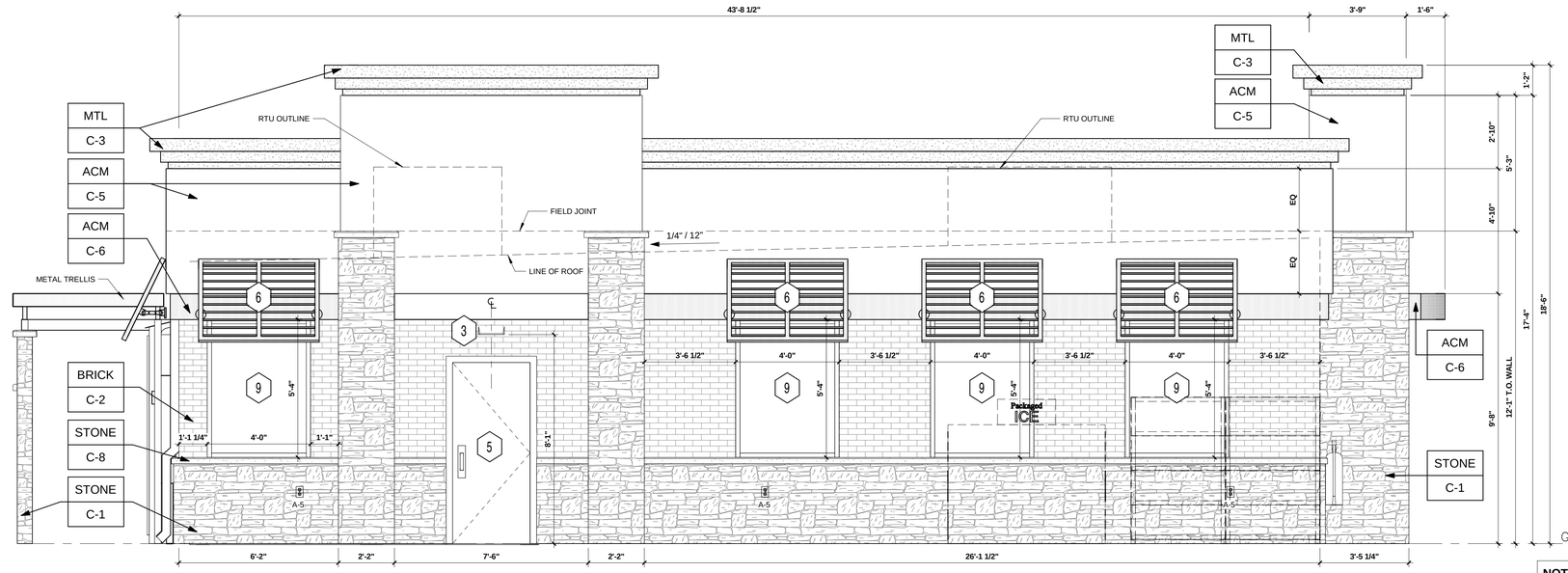
UTILITIES BEHIND THIS SCREEN WALL. PLEASE REFER TO THE LANDSCAPE PLAN FOR MORE DETAILS

FROST PROOF HOSE BIB ARROWHEAD BRASS PRODUCTS OR EQUAL @24" AFF

3 WEST ELEVATION (ALTURA BLVD.)

3/8" = 1'-0"

REAR ELEVATION			
AREA OF FACADE (BETWEEN 2'-0" TO 9'-0")	AREA OF TRANSPARENCY (SQFT)	REQUIRED TRANSPARENCY (%)	PROVIDED TRANSPARENCY (%)
468	188	50%	40%



4 SOUTH ELEVATION

3/8" = 1'-0"

NOTE : EXTERIOR MATERIALS CONSIST SOLELY OF PRIMARY BUILDING MATERIALS PER THE DESIGN GUIDELINES

KEYED NOTES:

1	NOT USED	
2	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM KAWNEER, YKK OR EQUAL	C-7
3	EXTERIOR LIGHTING, REFER TO LIGHTING PLAN	SHEET EL2
4	4" x 4" PAINTED METAI DOWNSPOUTS	C-3
5	DOORS (EXTERIOR SIDE) AND DOOR FRAMES PAINTED	C-3
6	METAL AWNING BY B&C AWNING INC. OR EQUAL	C-6
7	MURPHY EXPRESS STAR LOGO SIGNAGE	BY SIGN CONTRACTOR
8	FAUX WINDOWS WITH BLACK SPANDREL PANELS	BY FMS
9	CLEAR ANODIZED ALUMINIUM STOREFRONT KAWNEER OR EQUAL WITH SPANDREL PANEL	BY FMS

EXTERIOR FINISHES:

ACM	ACM (3MM THICKNESS)	BY FMS
BRICK	THIN BRICK	BY FMS
MTL	20 GA. SHEET METAL (UNLESS NOTED OTHERWISE)	BY FMS
STONE	STONE SILL	BY FMS

EXTERIOR PAINT/COLORS:

C-1	THIN STONE VENEER - 'MOSSY MOUNTAIN' BY HALQUIST STONE	BY FMS
C-2	THIN BRICK VENEER - 'TUMBLEWEED' BY INTERSTATE BRICK	BY FMS
C-3	'DORMER BROWN' SW #7521	BY FMS
C-4	REYNOBOND #4 NATURAL BRUSHED ALUMINUM BY ARCONIC	BY FMS
C-5	'GRECIAN IVORY' SW #7541	BY FMS
C-6	'PROGRAM RED' BY ALPOLIC	BY FMS
C-7	CLEAR ANODIZED ALUMINUM STOREFRONT	BY FMS
C-8	STONE SILL - CONCRETE GRAY CAP	BY FMS

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MURPHY EXPRESS
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
BLOCK 8, LOT 1
AURORA, CO

#	Date	Issue / Description	Init.
-			

Project No:	MOC55
Drawn By:	SS
Checked By:	CC
Date:	20/04/21

EXTERIOR ELEVATIONS (BUILDING)

02

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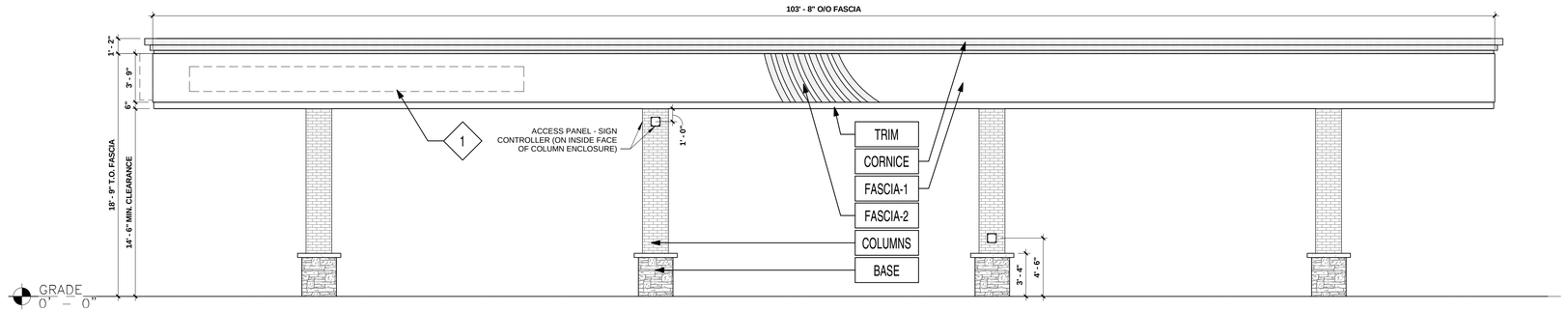
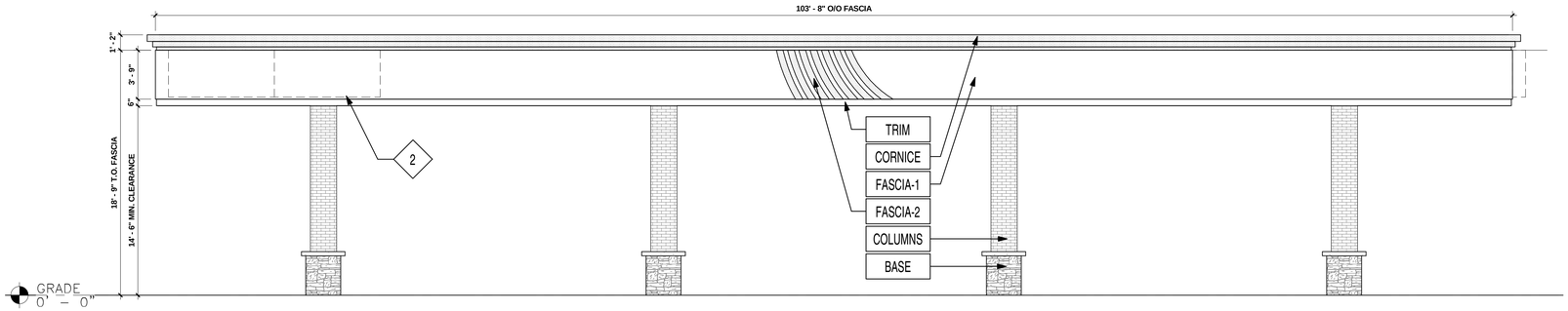
MURPHY EXPRESS SITE PLAN

ALL SIGNAGES UNDER SEPARATE PERMIT

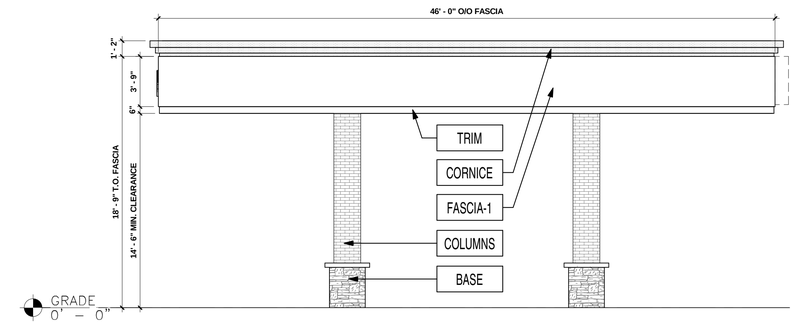
LOT 1, BLOCK 1
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
EXTERIOR ELEVATIONS (CANOPY)



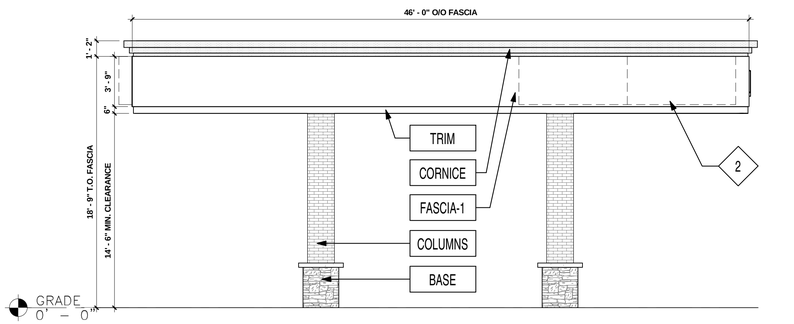
1 NORTH ELEVATION (E. COLFAX AVE.)
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION (ALTURA BLVD.)
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"

KEYED NOTES

1 — MURPHY EXPRESS CANOPY LOGO = 49.50 SQ. FT.

2 — COMBINED CANOPY PRICE SIGN (UNL/DSL) = 115 .90 S.F.

FINISH SCHEDULE

FASCIA-1	ACM (ALUMINUM COMPOSITE MATERIAL)	ACM FASCIA "GRECIAN IVORY" SW #7541	FURNISHED & INSTALLED BY FMS
FASCIA-2	ACM (ALUMINUM COMPOSITE MATERIAL)	ACM FASCIA "PROGRAM RED" BY ALPOLIC	FURNISHED & INSTALLED BY FMS
TRIM	20 GA. SHEET METAL	6" HT PRE-FINISHED METAL ACCENT BAND "PROGRAM RED" BY ALCOA	FURNISHED & INSTALLED BY FMS
COLUMNS	THIN BRICK VENEER	"TUMBLEWEED" BY INTERSTATE BRICK	FURNISHED & INSTALLED BY FMS
BASE	THIN STONE VENEER	"MOSSY MOUNTAIN" BY HALQUIST STONE	FURNISHED & INSTALLED BY FMS
CORNICE	ACM (ALUMINUM COMPOSITE MATERIAL)	PAINTED "PROGRAM RED" BY ALPOLIC	FURNISHED & INSTALLED BY FMS PAINTED BY SITE CONTRACOR IN FIELD

NOTE : EXTERIOR MATERIALS CONSIST SOLELY OF PRIMARY BUILDING MATERIALS PER THE DESIGN GUIDELINES

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MURPHY EXPRESS
CITADEL ON COLFAX SUBDIVISION FILING NO. 2
BLOCK 8, LOT 1
AURORA, CO

#	Date	Issue / Description	Init.
-			

Project No:	MOC55
Drawn By:	SS
Checked By:	CC
Date:	20/04/21

EXTERIOR ELEVATIONS (CANOPY)

03

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