



CONSULTING. ENGINEERING. CONSTRUCTION.

January 16, 2019

Porter Ingrum
Senior Planner
Planning & Development Services
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Gartrell/Hinsdale Self Storage

To whom it may concern,

Below are responses, in **Red**, to the **Gartrell/Hinsdale Self Storage** submission review comments:

SITE PLAN AMENDMENT COMMENTS

SHEET C.2

Life Safety (Neil Wiegert)

1. Maintain the originally approved 32' width for these gates.
Gates have been updated to reflect the originally approved 32' width for the gates.
2. Revise label to: 32' sliding gate with approved siren operating system, knox key switch and manual release.
The label has been updated to read: 32' sliding gate with approved siren operating system, knox key switch and manual release.

SITE PLAN AMENDMENT COMMENTS

SHEET C.3

Life Safety (Neil Wiegert)

3. Revise gates to reflect the originally approved 32' width for these gates.
Gates have been updated to reflect the originally approved 32' width for the gates.

Respectfully,



Jeff French, P.E.
ATWELL, LLC

K:\PLANS\SITE PLANS\15-14 - 2005\DWG 2/12/2018 1:00 PM AEW1.SWP

GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS & EGRESS-- RIGHT OF WAY FOR INGRESS & EGRESS FOR SERVICE & EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON & THROUGH ANY & ALL PRIVATE ROADS & WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, & THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY & UTILITY EASEMENTS" & SHALL BE POSTED "NO PARKING - FIRE LANE."
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 AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & 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 OR PRIVATE UTILITIES INTO EASEMENTS & STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE & OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS & 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 OR PRIVATE UTILITIES.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS & BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED & APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE 126-271 AND 278, ARTICLE VII - NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT & 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 & 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 & ACCEPTS THE TERMS, CONDITIONS & 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 & 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; & 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 & COMMITMENTS MADE BY APPLICANTS & PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, & ITS HEIRS, SUCCESSORS, & 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. 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.
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. THESE LIGHTS WILL BE PUBLIC SERVICE STANDARD ARCHETYPE DROP LUMINAR WITH 250 WATT HIGH PRESSURE SODIUM LIGHTS MOUNTED AT 20' (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 AND SUBSEQUENTLY MAINTAINED BY THE METRO DISTRICT.
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. KNOX HARDWARE LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE. SPECIFIC LOCATIONS WILL BE SHOWN WHEN BUILDING ENTRANCE STUDY IS COMPLETE.
25. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

GARTRELL/HINSDALE SELF STORAGE

SITE PLAN MINOR AMENDMENT

LOCATED IN THE SOUTHEAST ONE- QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

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

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

Atwell Response: PDF flattened.

SITE DATA		
	LOT 1	LOT 2
LAND AREA WITHIN PROPERTY LINES (AC.)	2.22	1.66
GROSS FLOOR AREA (SQ. FT.)	76,758	N/A
ALLOWABLE GROSS FLOOR AREA (SQ. FT.)	100,624 FOR P.A. 15*	N/A
NUMBER OF BUILDINGS	2	N/A
MAXIMUM HEIGHT OF BUILDINGS	60 FEET	N/A
TOTAL BUILDING COVERAGE (SQ. FT.)	29,694	N/A
TOTAL BUILDING COVERAGE (%)	30.7%	N/A
HARD SURFACE AREA (SQ. FT.)*	35,586	N/A
HARD SURFACE AREA (%)	36.8%	N/A
LANDSCAPE AREA (SQ. FT.)*	31,450	N/A
LANDSCAPE AREA (%)	32.5%	N/A
PRESENT ZONING CLASSIFICATION	PD COMM	PD COMM
PERMITTED MAXIMUM SIGN AREA (FOR ALL SIGNS)	BLDG 1: 260 SQ. FT; BLDG 2: 251 SQ. FT.	N/A
PROPOSED TOTAL SIGN AREA	BLDG 1: 260 SQ. FT. BLDG 2: 251 SQ. FT.	N/A
PARKING SPACE REQUIRED	8	N/A
PARKING SPACES PROVIDED	8	N/A
HANDICAP SPACES REQUIRED	1	N/A
HANDICAP SPACES PROVIDED	1 VAN	N/A
OCCUPANCY CLASSIFICATION	B/S-1	N/A
IBC CONSTRUCTION TYPE	II-B, SPRINKLERED	N/A

* WITH PROPOSED GDP AMENDMENT

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

COLORADO AT _____ O'CLOCK ____ M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. 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 GARTRELL SS, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____ CORPORATE SEAL
HARVEY ALPERT

STATE OF COLORADO _____)SS
COUNTY OF _____)

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

HARVEY ALPERT

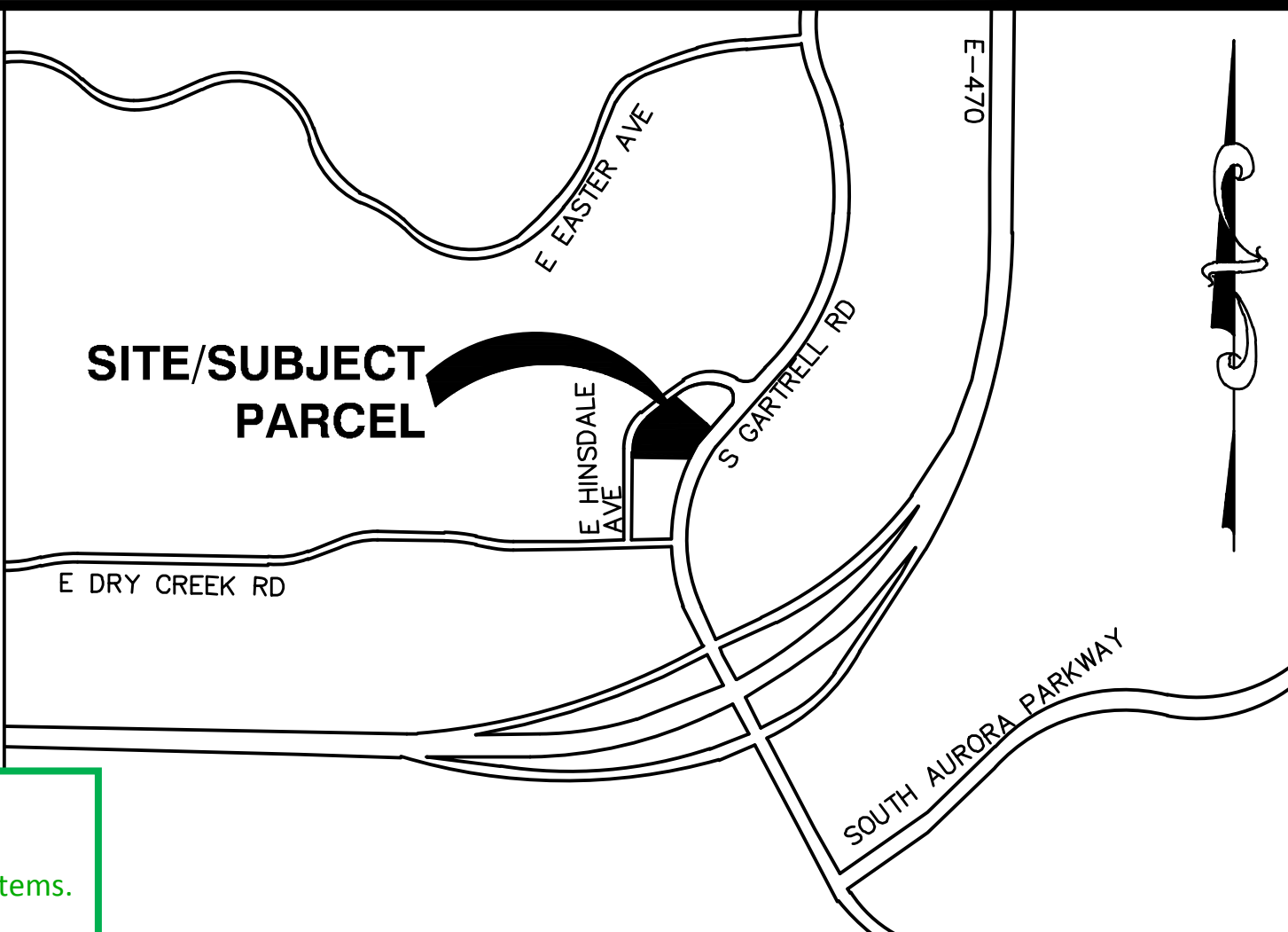
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY _____ SEAL

(NOTARY PUBLIC)
MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

PROJECT BENCHMARK

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



VICINITY MAP

1" = 1000'

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

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

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

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

CIVIL ENGINEER:

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

SURVEYOR:

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

AMENDMENTS

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

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

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

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

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LAKEWOOD, CO 80228
303.462.1100

CLIENT

GARTRELL/HINSDALE, LLC	7964 KELTY TRAIL FRANKTOWN, CO 80116 (303) 725-1466	CONTACT: ALAN WESTFALL
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GARTRELL/HINSDALE, LLC	GARTRELL/HINSDALE SELF STORAGE AURORA, COLORADO SITE PLAN MINOR AMENDMENT COVER
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DATE 10/01/15

09/29/16 SITE PLAN
02/12/18 MINOR AMENDMENT 1

REVISIONS

DR. MR. CH. --

P.M. --

BOOK --

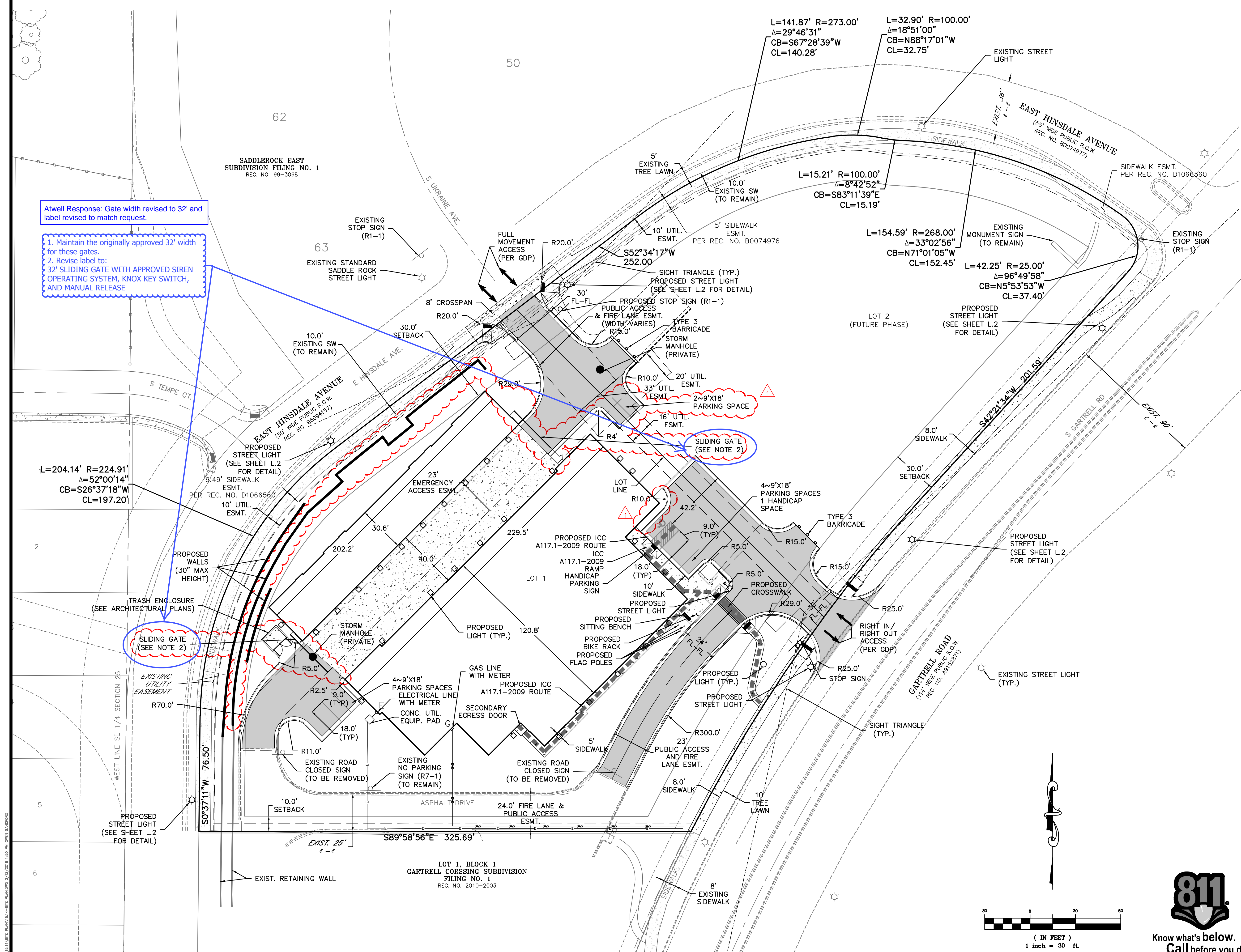
JOB 15.14

SHEET NO.

C1

GARTRELL/HINSDALE SELF STORAGE

SITE PLAN MINOR AMENDMENT



Atwell Response: Gate width revised to 32' and label revised to match request.

1. Maintain the originally approved 32' width for these gates.
2. Revise label to:
32' SLIDING GATE WITH APPROVED SWITCH OPERATING SYSTEM, KNOX KEY SWITCH, AND MANUAL RELEASE

MAIN ST

D3
VARIABLE SIZE
NTS

NO
PARKING
ANY
TIME

R7-1
12"x18"
NTS

HANDICAPPED
ONLY

TOW AWAY
ZONE

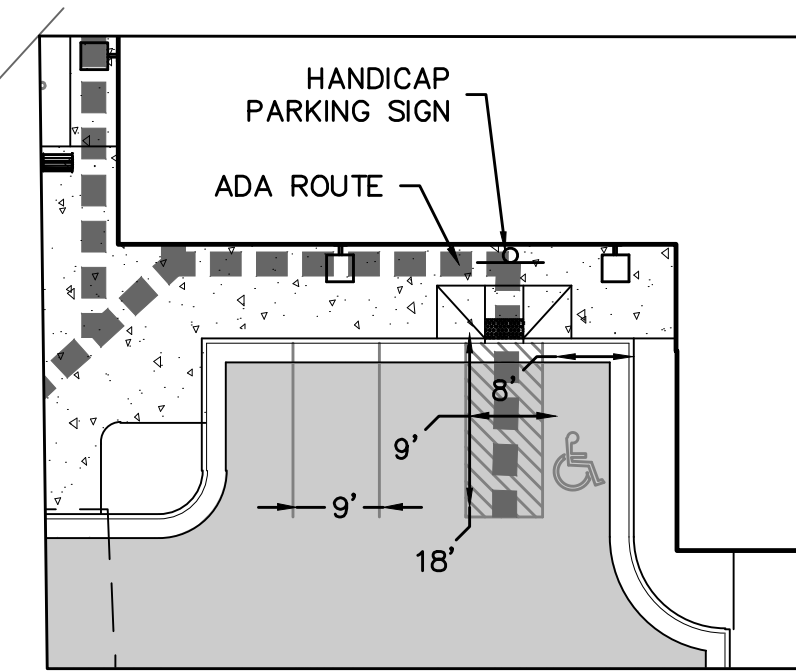
VAN ACCESSIBLE
SPACE

HANDICAP SIGN
NTS

STOP

R1-1
30"x30"
NTS
PER SADDLE
ROCK

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



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

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

Know what's below.
Call before you dig.

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

NOTICE:
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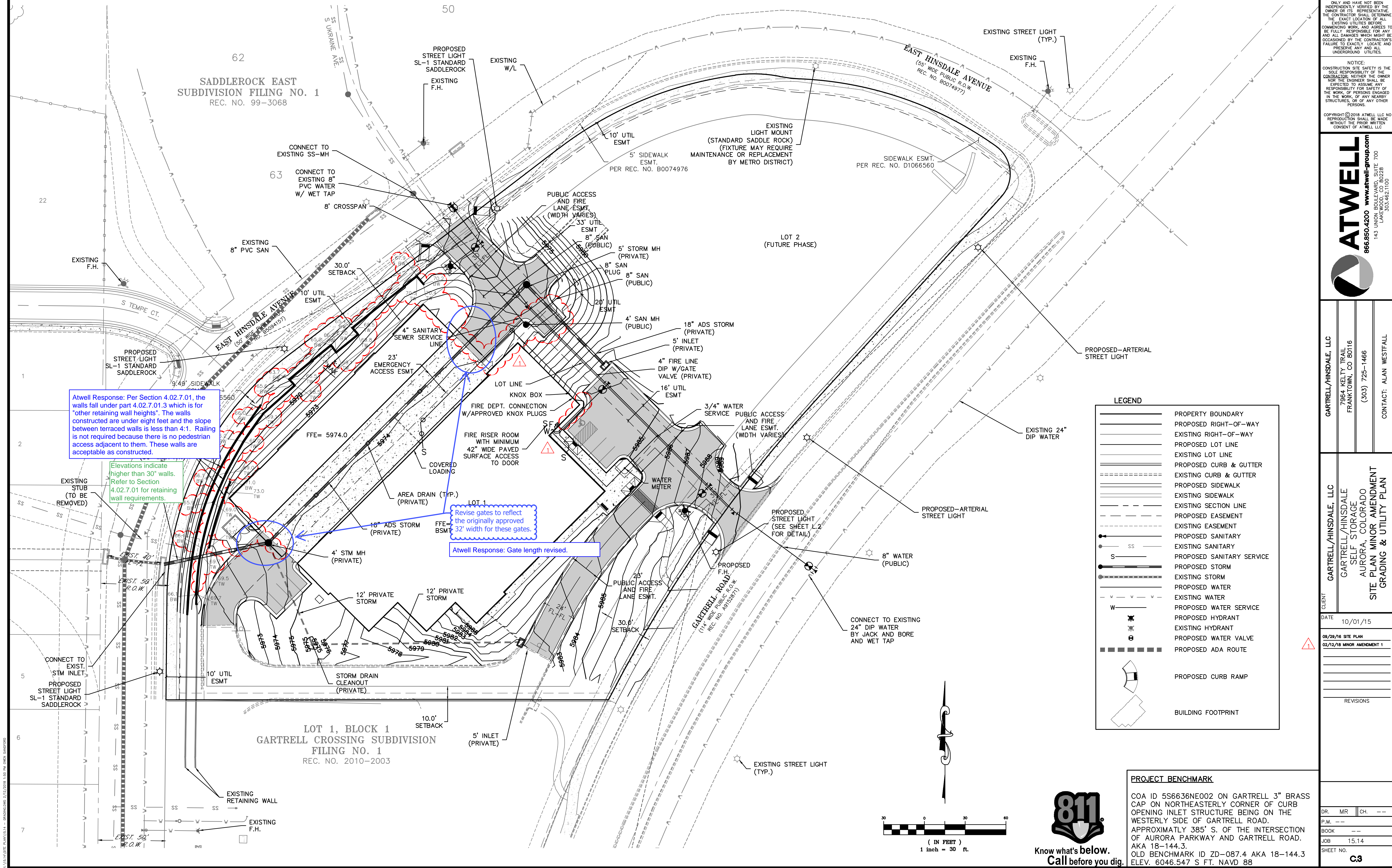
GARTRELL/HINSDALE, LLC	GARTRELL/HINSDALE, LLC
7964 KELTY TRAIL FRANKTOWN, CO 80116	GARTRELL/HINSDALE SELF STORAGE AURORA, COLORADO
(303) 725-1466	SITE PLAN MINOR AMENDMENT
CONTACT: ALAN WESTFALL	REVISIONS

DATE	10/01/15
09/29/16 SITE PLAN	
02/12/18 MINOR AMENDMENT 1	
DR.	MR
CH.	---
P.M.	---
BOOK	---
JOB	15.14
SHEET NO.	C2

CAD FILE: 15.14-SITE PLAN.DWG

GARTRELL/HINSDALE SELF STORAGE

SITE PLAN MINOR AMENDMENT



811
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7964 KELTY TRAIL
FRANKTOWN, CO 80116
(303) 725-1466
CONTACT: ALAN WESTFALL

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

DATE 10/01/15

09/29/16 SITE PLAN
02/12/18 MINOR AMENDMENT 1

REVISIONS

DR. MR. CH. --
P.M. --
BOOK --
JOB 15.14
SHEET NO. C3

PROJECT BENCHMARK

COA ID 556636NE002 ON GARTRELL 3" BRASS CAP ON NORTHEASTERLY CORNER OF CURB OPENING INLET STRUCTURE BEING ON THE WESTERLY SIDE OF GARTRELL ROAD. APPROXIMATELY 385' S. OF THE INTERSECTION OF AURORA PARKWAY AND GARTRELL ROAD. AKA 18-144.3. OLD BENCHMARK ID ZD-087.4 AKA 18-144.3 ELEV. 6046.547 S FT. NAVD 88

