



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,

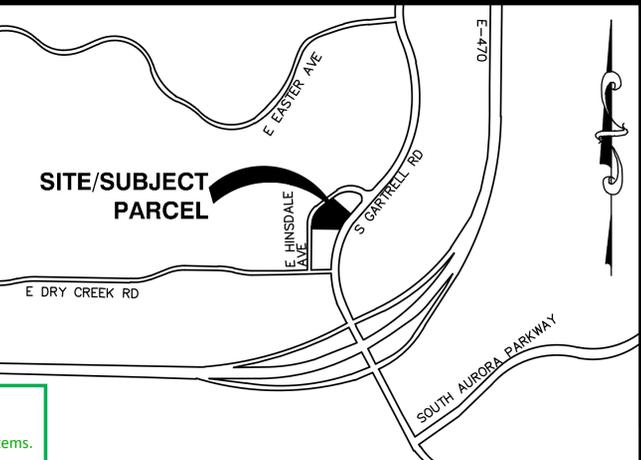


Jeff French, P.E.
ATWELL, LLC

GENERAL NOTES:

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

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



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

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

Atwell Response: PDF flattened.

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

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

28. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY.

29. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY.

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

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

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

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

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

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

VICINITY MAP
1" = 1000'

SHEET LIST TABLE with columns SHEET NUMBER and SHEET TITLE. Rows include C.1 COVER, C.2 SITE PLAN, C.3 GRADING & UTILITY PLAN, etc.

RECORDER'S CERTIFICATE:

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

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS.

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

BY: _____ 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.

AMENDMENTS

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

811 logo and text: 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.

ATWELL logo and contact information: 866.850.4200 www.atwell-group.com. 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100

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

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Project metadata table: 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. C1

GARTRELL/HINSDALE SELF STORAGE SITE PLAN MINOR AMENDMENT



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

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

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

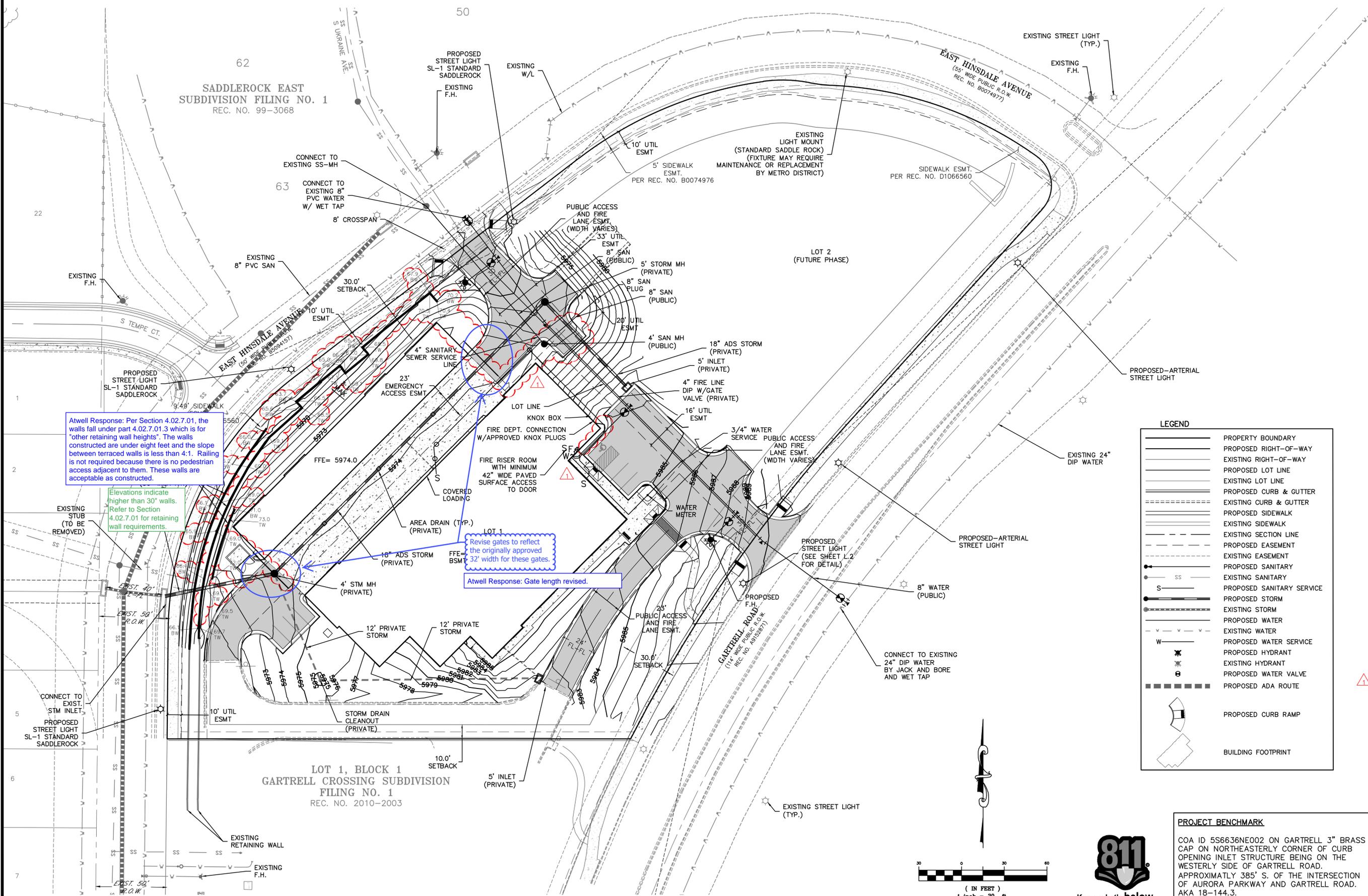
CLIENT: GARTRELL/HINSDALE, LLC
GARTRELL/HINSDALE SELF STORAGE
AURORA, COLORADO
SITE PLAN MINOR AMENDMENT
GRADING & UTILITY PLAN

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

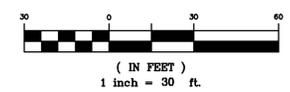


Atwell Response: Per Section 4.02.7.01, the walls fall under part 4.02.7.01.3 which is for "other retaining wall heights". The walls constructed are under eight feet and the slope between terraced walls is less than 4:1. Railing is not required because there is no pedestrian access adjacent to them. These walls are acceptable as constructed.

Elevations indicate higher than 30" walls. Refer to Section 4.02.7.01 for retaining wall requirements.

Revise gates to reflect the originally approved 32' width for these gates.
Atwell Response: Gate length revised.

LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	EXISTING SANITARY SERVICE
	PROPOSED STORM
	EXISTING STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE
	EXISTING ADA ROUTE
	PROPOSED CURB RAMP
	BUILDING FOOTPRINT



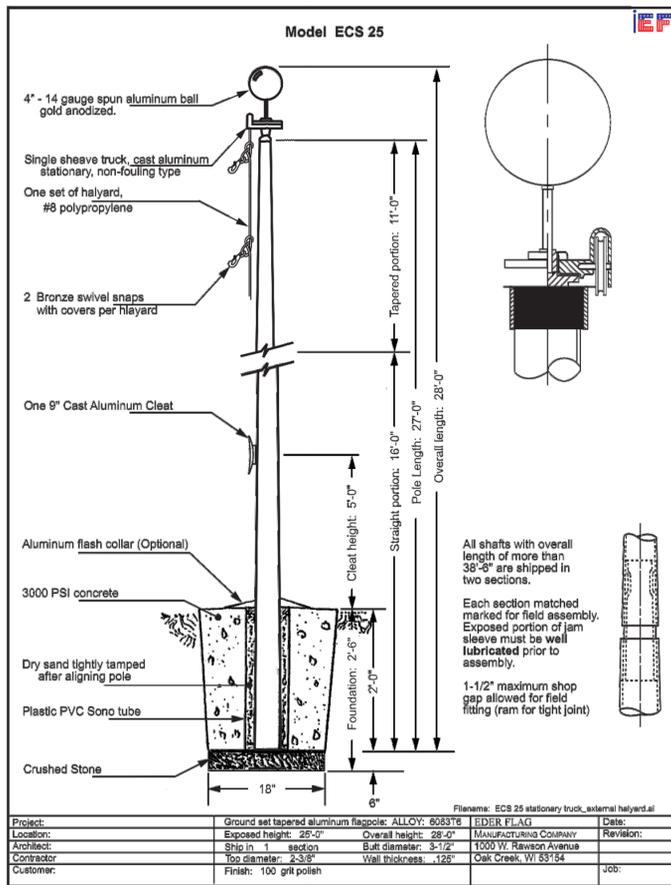
Know what's below.
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PROJECT BENCHMARK
COA ID 5S6636NE002 ON GARTRELL 3" BRASS CAP ON NORTHEASTERLY CORNER OF CURB OPENING INLET STRUCTURE BEING ON THE WESTERLY SIDE OF GARTRELL ROAD. APPROXIMATELY 385' S. OF THE INTERSECTION OF AURORA PARKWAY AND GARTRELL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

DATE PLOTTED: 10/15/15 10:52 AM DWG: S0000000

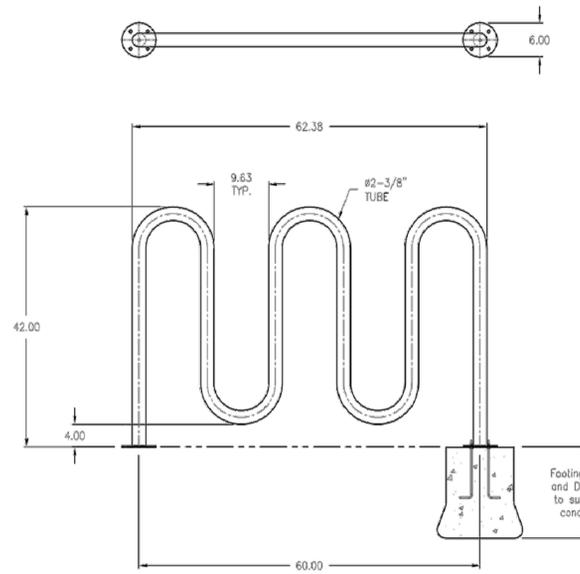
CADD FILE: 15.14 - GRADING.DWG

GARTRELL STORAGE SITE PLAN



25' FLAGPOLE

N.T.S.

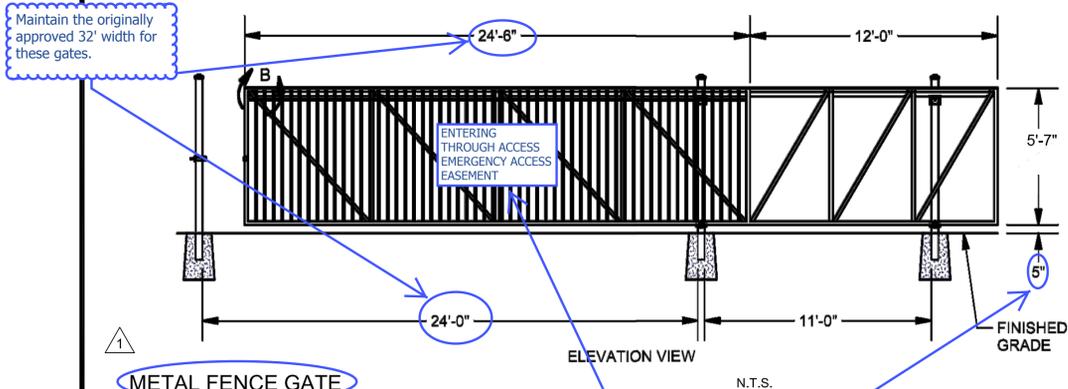


BIKE RACK - BROWN TEXTURED FINISH

N.T.S.

QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONT.	WATER USE
DECIDUOUS TREES							
3	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	50' x 50'	B4B	MODERATE
6	SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER'	2.5" CAL.	45' x 35'	B4B	MODERATE
12	WC	WESTERN CATALPA	CATALPA SPECIOSA	2.5" CAL.	50' x 40'	B4B	MODERATE
ORNAMENTAL TREES							
4	CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL.	25' x 18'	B4B	MODERATE
5	HUN	HOT WINGS MAPLE	ACER TATARICUM 'HOT WINGS'	2" CAL.	18' x 18'	B4B	LOW
3	RBC	RED BARON CRABAPPLE	MALUS 'RED BARRON'	2" CAL.	16' x 8'	B4B	MODERATE
EVERGREEN TREES							
8	BP	BOSNIAN PINE	FINUS HELDREICHII	6'	20' x 11'	B4B	LOW
10	CB5	COLORADO BLUE SPRUCE	PICEA PUNGENS	6'	50' x 25'	B4B	MODERATE
3	SP	SCOTCH PINE	FINUS SYLVESTRIS	6'	40' x 25'	B4B	LOW
DECIDUOUS SHRUBS							
17	AC	ALPINE CURRANT	RIBES ALPINUM		4.5' x 4.5'	5 GALLON	LOW
14	BM5	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS		4' x 3'	5 GALLON	LOW
7	BRD	BAILEY REDTWIG DOGWOOD	CORNUS STOLONIFERA 'BAILEY'		8' x 8'	5 GALLON	MODERATE
11	DBU	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'		1' x 1'	5 GALLON	MODERATE
25	KDD	KELSEY DWARF DOGWOOD	CORNUS SERICEA 'KELSEY'		2.5' x 2.5'	5 GALLON	MODERATE
6	ME	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'		5 x 1'	5 GALLON	MODERATE
64	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'		4' x 4'	5 GALLON	LOW
3	NFR	NATIVE PINK ROSE	ROSA WOODSII		4.5' x 4.5'	5 GALLON	LOW
43	NWR	NEARLY WILD ROSE	ROSA X 'NEARLY WILD'		3' x 3'	5 GALLON	LOW
16	TL5	THREE LEAF SUMAC	RHUS TRILOBATA		4.5' x 4.5'	5 GALLON	LOW
12	W5C	WESTERN SAND CHERRY	PRUNUS BESSEYI		5' x 5'	5 GALLON	LOW
EVERGREEN SHRUBS							
3	BHJ	BAR HARBOUR JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'		0.75' x 3.5'	5 GALLON	LOW
5	BJ	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'		1.5' x 1'	5 GALLON	LOW
8	TJ	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'		5' x 1'	5 GALLON	LOW
GRASSES/PERENNIALS							
28	BGG	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'		2.5' x 1.5'	1 GALLON	LOW
120	KFG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'		5' x 2'	1 GALLON	LOW
111	MLM	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'		4.5' x 4'	1 GALLON	MODERATE
13	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'		4.5' x 4'	1 GALLON	MODERATE

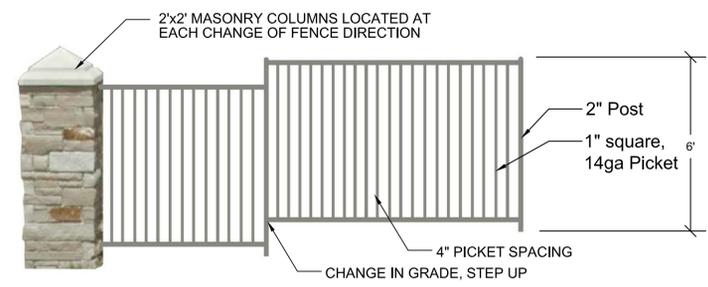
COMMON NAME	SCIENTIFIC NAME	POUNDS PER ACRE (DRILLED RATE)	% OF MIXTURE	MATURE HEIGHT
EPHRAIM CRESTED WHEATGRASS	AGROPYRON CRISTATUM	12	30%	12"-15"
SHEEP FESCUE	FESTUCA OVINA	10	25%	12"-36"
PERENNIAL RYE	LOLIUM PERENNE	8	20%	12"-24"
CHEWINGS FESCUE	FESTUCA RUBRA	6	15%	8"-12"
CANADA BLUEGRASS	POA COMPRESSA	4	10%	5"-8"
TOTAL		40	100%	



METAL FENCE GATE

There must be a 6" minimum clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process.

Revise label to: METAL SLIDING GATE WITH APPROVED KNOX HARDWARE ACCESSIBLE FROM BOTH SIDES OF GATE



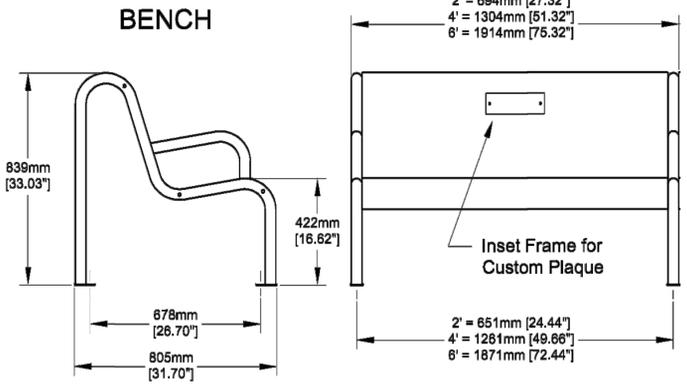
6' METAL FENCE - BLACK IRON PICKETS

N.T.S.



STREET LIGHT (HINSDALE AVENUE)

N.T.S.

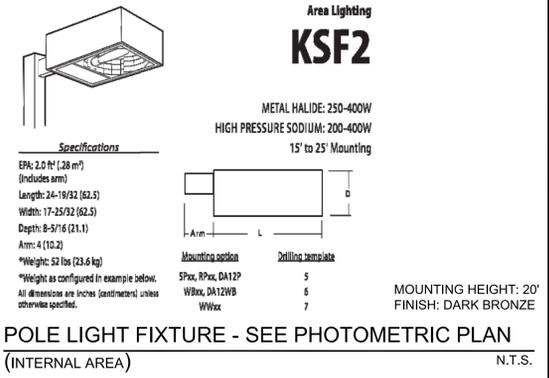


SPECIFICATIONS

TUBULAR STEEL FRAMES:
1.68" outside diameter, 0.095" thick wall, Allied in-line, galvanised steel tubing tested in compliance with ASTM-A-135, or a-513 standards.

6' BENCH - BROWN TEXTURED FINISH
Manufacturer: Paris Equipment Manufacturing Ltd., Model METRO 1E6CSG

N.T.S.



Know what's below. Call before you dig.

PROJECT BENCHMARK

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811
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(303) 725-1466
CONTACT: ALAN WESTFALL

CLIENT	GARTRELL/HINSDALE, LLC
PROJECT	GARTRELL/HINSDALE SELF STORAGE AURORA, COLORADO SITE PLAN LANDSCAPE PLAN
DATE	10/01/15
REVISIONS	07/21/15 CITY COMMENTS 07/18/16 CITY COMMENTS 09/26/16 CITY COMMENTS 10/25/16 CITY COMMENTS 02/12/18 MINOR AMENDMENT
REVISIONS	07/31/17
DR.	MR
CH.	---
P.M.	---
BOOK	---
JOB	15.14
SHEET NO.	L-2

X:\PROJECTS\GARTRELL STORAGE\GARTRELL STORAGE LANDSCAPE PLAN_15-14-MINOR AMENDMENT.DWG 2/12/2018 2:44 PM