

CITY OF AURORA SITE PLAN NOTES

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- 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.
- 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.
- ALL BUILDINGS ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII – NUMBERING OF BUILDINGS.
- 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.
- 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.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRORACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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.
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- 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.
- 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 A 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.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING 'KEEP DRIVE AISLE PASSABLE AT ALL TIMES'. AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "NO PARKING-FIRE LANE". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORK DEPARTMENTS STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS TO THROUGHOUT THE YEAR INCLUDING THE REMOVAL OF SNOW DURING THE WINTER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER.
- EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.

SELF-STORAGE AT CITADEL  
SITE PLAN WITH CONDITIONAL USE

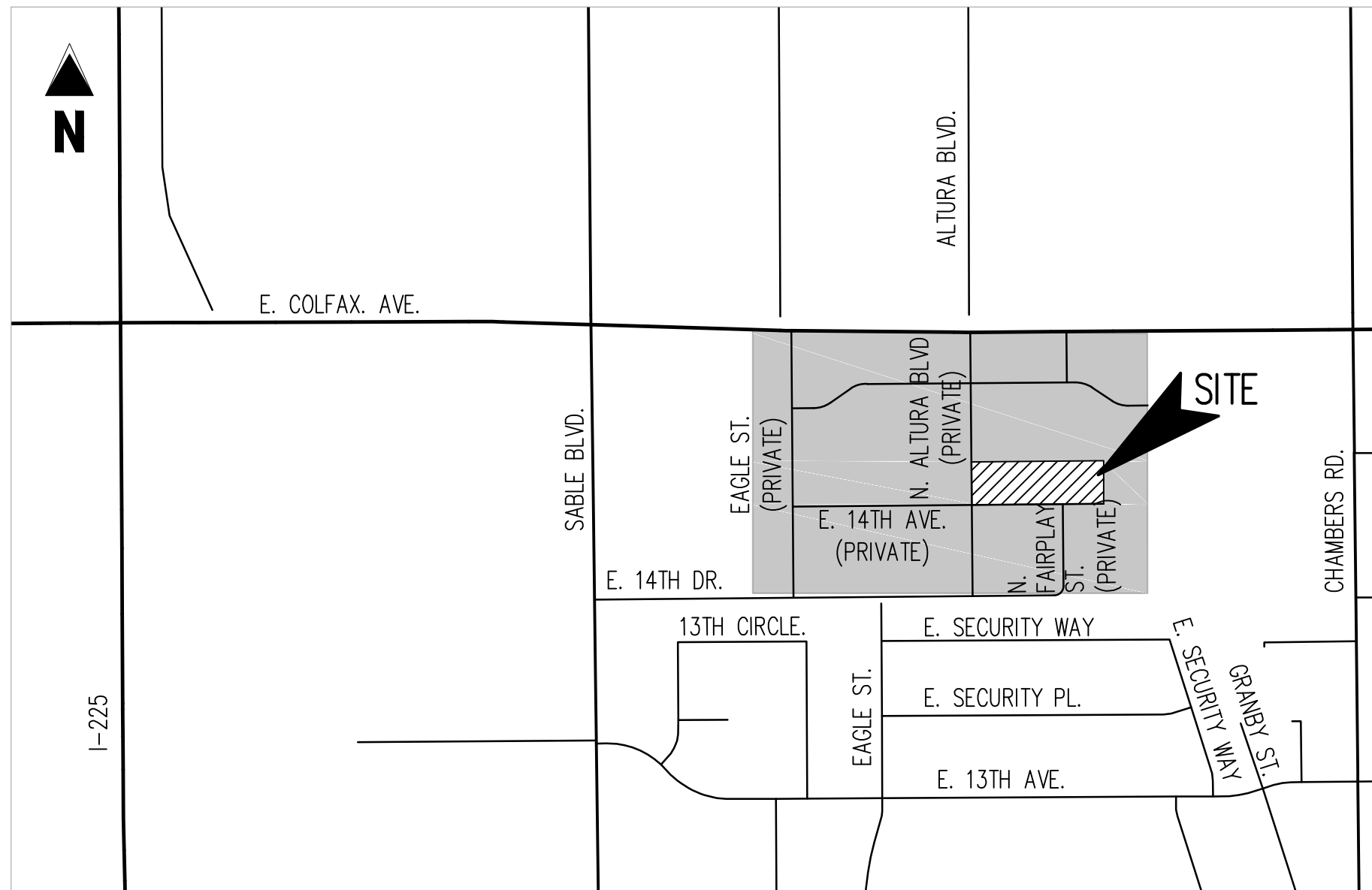
CITADEL ON COLFAX FILING NO. 1

LOT 1 BLOCK 4

LOCATED IN THE NORTHEAST CORNER OF SECTION 6 TOWNSHIP 4 SOUTH,

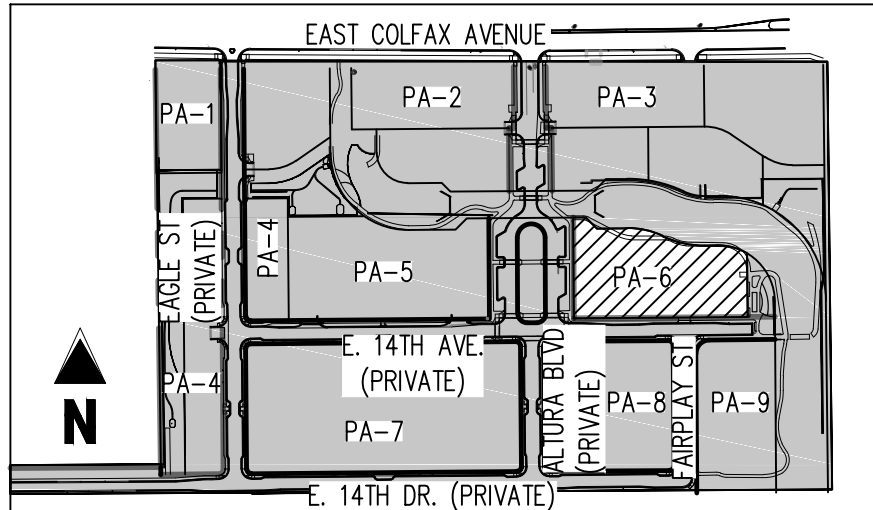
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 500'



CITADEL MASTER SITE PLAN KEY MAP

SCALE: 1"=400'

SHEET LIST

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	ALTURA DETAIL
4	SITE DETAILS
5	TURNING MOVEMENTS
6	GRADING
7	UTILITY PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE NOTES AND DETAILS
10	PHOTOMETRIC PLAN
11	PHOTOMETRIC DETAILS
12	ELEVATIONS
13	ELEVATIONS
14	SITE SECTIONS

ADJUSTMENTS

MASTER PLAN DESIGN GUIDELINES – BUILDING TRANSPARENCY REQUIREMENT (50%)

THE INTENT OF THE GROUND FLOOR TRANSPARENCY REQUIREMENT IS TO INCREASE THE VISIBILITY OF ACTIVITY USES. BECAUSE THIS IS A STORAGE FACILITY, THERE WILL BE LITTLE TO NO ACTIVITY EXCEPT FOR THE OFFICE SPACE. CLEAR GLAZING IS PROVIDED AT THE OFFICE SPACE TO MEET THE REQUIREMENT. WHERE STORAGE UNITS ARE LOCATED AND THERE WILL BE LITTLE TO NO ACTIVITY, SPANDREL GLAZING IS USED TO SERVE THE DESIGN INTENT.

LEGAL DESCRIPTION

LOT 1, BLOCK 4, CITADEL ON COLFAX SUBDIVISION FILING NO. 1,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CONTAINING 61,606 SQUARE FEET OR 1.414 ACRES, MORE OR LESS

LIST OF CONTACTS

DEVELOPER  
STRATEGIC STORAGE PARTNERS  
100 S UNIVERSITY, STE #9  
DENVER, CO 80219  
TEL: (720) 519-6577  
CONTACT: ALAN WESTFALL  
EMAIL: AWESTFALL@STRATEGICSTORAGEPARTNERS.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

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

ARCHITECT  
GALLOWAY & COMPANY, INC.  
6162 S. WILLOW DR., SUITE 320  
GREENWOOD VILLAGE, COLORADO 80111  
TEL: (303) 770-8884  
CONTACT: KRISTOFFER KENTON  
EMAIL: KRISTOFFERKENTON@GALLOWAYUS.COM

SITE DATA TABLE

	SF	AC	%
LAND AREA WITHIN PROPERTY LINES	61,606	1.41	100%
BUILDING COVERAGE	32,618	.75	52%
HARD SURFACE AREA	19,213	.44	34%
LANDSCAPE AREA	9,775	.22	14%
BUILDING HEIGHT	40'-0"		
PROPOSED USE	SELF-STORAGE, CONDITIONAL USE		
STORAGE UNITS	727		
PRESENT ZONING CLASSIFICATION	MU-C		
2015 INTERNATIONAL BUILDING CODE OCCUPANCY	S-1 WITH B ACCESSORY		
2015 INTERNATIONAL BUILDING CODE CONSTRUCTION TYPE	II-B		
	STRUCTURE IS SPRINKLERED		
PARKING SPACES REQUIRED	1 SPACE PER 50 STORAGE UNIT = 15		
PARKING SPACES PROVIDED	17		
OFFSITE ADJACENT PARKING PROVIDED	5		
ACCESSIBLE SPACES REQUIRED	1		
ACCESSIBLE SPACES PROVIDED	1		
VAN ACCESSIBLE SPACES REQUIRED	1		
VAN ACCESSIBLE SPACES PROVIDED	1		
LOADING SPACES PROVIDED	1		
BICYCLE PARKING SPACES REQUIRED	2 U-RACKS MINIMUM (4 SPACES)		
BICYCLE PARKING SPACES PROVIDED	4		
PROPOSED SIGNAGE	WALL SIGNAGE: PER SIGN PERMIT MONUMENT SIGNAGE: 100 SF MAX/SIDE HEIGHT: 8'		
PERMITTED SIGNAGE PER UDO	WALL SIGNAGE: 305 SF (ONE SF OF SIGN AREA/LINEAR FEET OF BLDG FRONTAGE FOR FIRST 200', 1/2 SF OF SIGN AREA/LINEAR FEET OF BLDG FRONTAGE THEREAFTER) MONUMENT SIGNAGE: 100 SF MONUMENT SIGNAGE HEIGHT: 8' ALL SIGNAGE MUST ALSO COMPLY WITH THE CITADEL ON COLFAX DESIGN GUIDELINES AND STANDARDS		

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, 2019.

TBD  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_) SS  
COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2019.

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)

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

5265 Ronald Reagan Blvd., Suite 210  
Johnstown, CO 80534  
970.800.3300  
GallowayUS.com

PRELIMINARY  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



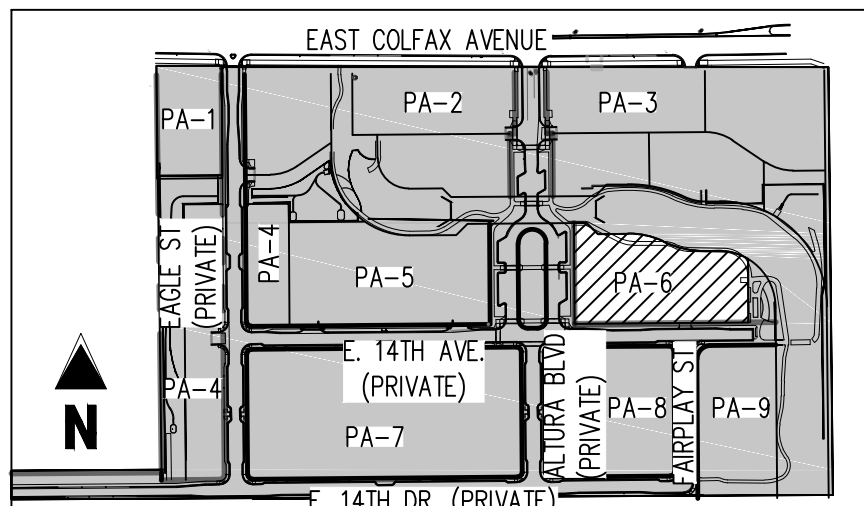
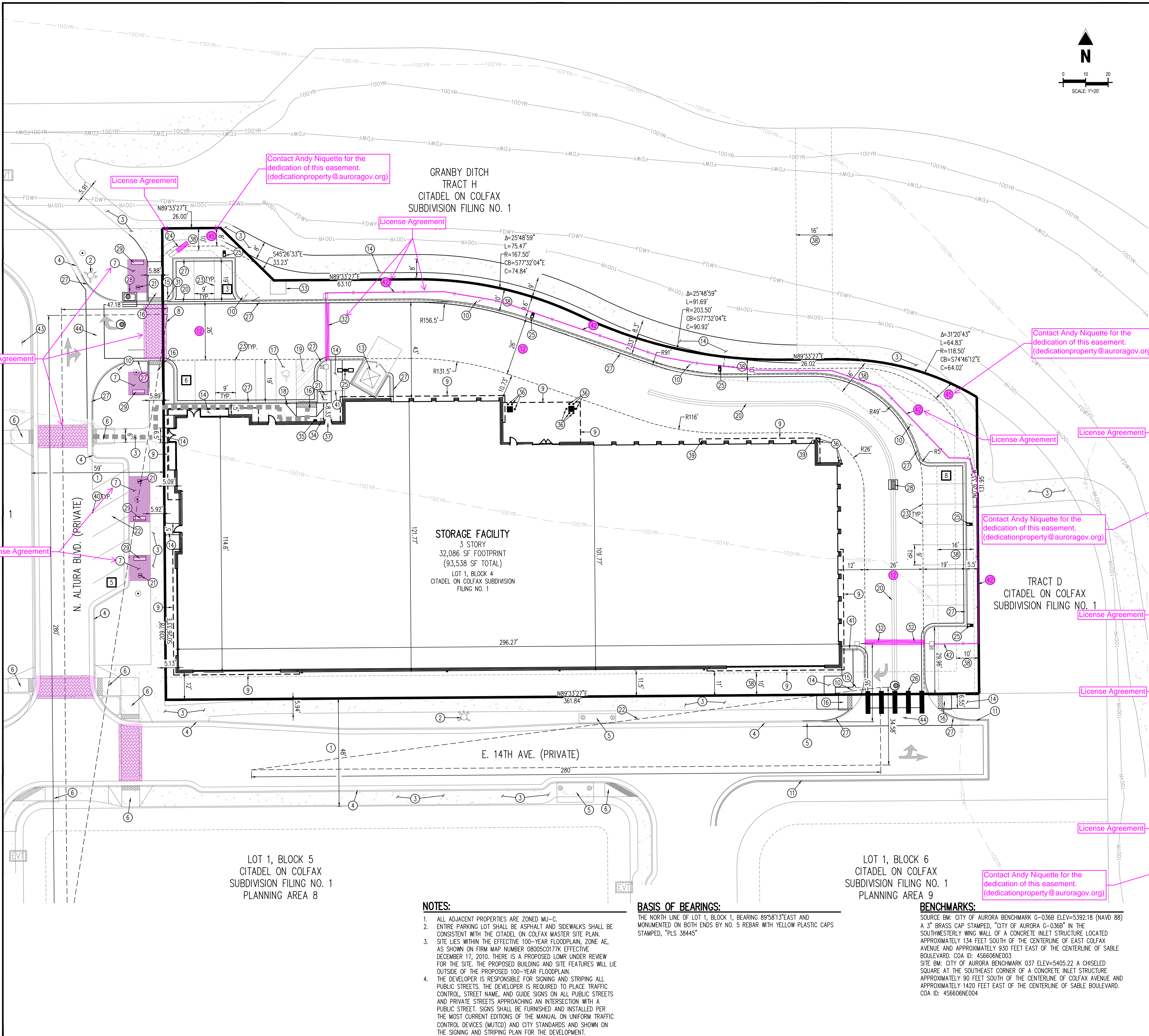
SELF-STORAGE AT CITADEL  
LOT 1, BLOCK 4  
CITADEL ON COLFAX SUBDIVISION FILING NO. 1

14909 E. 14TH PLACE  
AURORA, CO

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COVER SHEET





- SITE LEGEND**
- PROPERTY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EXISTING CURB AND GUTTER
  - PROPOSED CURB AND GUTTER
  - EXISTING SIDEWALK
  - PROPOSED SIDEWALK
  - SIGHT TRIANGLE
  - EFFECTIVE 100-YEAR FLOODPLAIN
  - PROPOSED LOMR FLOODWAY
  - PROPOSED LOMR 100-YEAR FLOODPLAIN
  - EXISTING FIRE HYDRANT
  - SITE SIGN
  - PROPOSED SITE LIGHT
  - ACCESSIBLE ROUTE
  - PARKING COUNT
- SCHEDULE NOTES**
- EXISTING ACCESS AND UTILITY EASEMENT
  - EXISTING FIRE HYDRANT
  - EXISTING SIDEWALK TO REMAIN
  - EXISTING CURB AND GUTTER TO REMAIN
  - EXISTING STORM SEWER INLET TO REMAIN
  - EXISTING ACCESSIBLE RAMP
  - PROPOSED CONCRETE PAVERS PER THE CITADEL MASTER PLAN
  - PROPOSED STAMPED CONCRETE CROSSWALK
  - PROPOSED BUILDING OVERHANG
  - PROPOSED "NO PARKING - FIRE LANE" SIGN
  - PROPOSED CURB AND GUTTER BY OTHERS
  - PROPOSED FIRE LANE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
  - PROPOSED TRASH ENCLOSURE WITH SELF-CLOSING HINGES
  - PROPOSED CONCRETE WALK/PEDESTRIAN ACCESS. SIZE PER PLAN
  - PROPOSED STOP SIGN
  - PROPOSED ACCESSIBLE RAMP
  - PROPOSED ACCESSIBLE PARKING 9'X19' MIN
  - PROPOSED ACCESSIBLE PARKING SIGN WITH BOLLARD
  - PROPOSED ADA LOADING SPACE/ACCESS AISLE 9'X19'
  - PROPOSED PRIVATE CONCRETE PAN
  - PROPOSED BIKE RACKS - 2 U-RACKS PROVIDED (4 SPACES)
  - PROPOSED SIGHT TRIANGLE
  - PROPOSED STANDARD PARKING STALL 9'X19' (4" SOLID WHITE LINES)
  - PROPOSED MONUMENT SIGN
  - PROPOSED SITE LIGHT
  - PROPOSED PEDESTRIAN CROSSWALK STRIPING
  - PROPOSED 6" CURB AND GUTTER
  - PROPOSED STORM SEWER INLET
  - PROPOSED BENCH PER THE CITADEL MASTER PLAN
  - PROPOSED NO LEFT TURN SIGN
  - PROPOSED (2) 13' AUTOMATIC SWING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE. GATES TO SWING INTO SITE.
  - PROPOSED TRANSFORMER PAD
  - PROPOSED KNOX BOX
  - PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS OR PLUGS AND SIGN
  - PROPOSED BOLLARD
  - PROPOSED FIRE RISER ROOM WITH SIGN NEXT TO DOOR
  - EXISTING UTILITY EASEMENT
  - PROPOSED "NO PARKING FIRE LANE" SIGN MOUNTED TO WALL
  - EXISTING OFFSITE PARKING STALL
  - PEDESTRIAN ACCESS GATE WITH KEYPAD
  - 6" BLACK TUBE STEEL FENCE
  - PROPOSED "ONE WAY" SIGN
  - PROPOSED CONCRETE CROSS PAN
  - PROPOSED ACCESS EASEMENT; WIDTH VARIES

**CAUTION - NOTICE TO CONTRACTOR**

- 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.
- 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

**NOTES:**

- ALL ADJACENT PROPERTIES ARE ZONED MU-C.
- ENTIRE PARKING LOT SHALL BE ASPHALT AND SIDEWALKS SHALL BE CONSISTENT WITH THE CITADEL ON COLFAX MASTER SITE PLAN.
- SITE LIES WITHIN THE EFFECTIVE 100-YEAR FLOODPLAIN, ZONE AE, AS SHOWN ON FIRM MAP NUMBER 080050177K EFFECTIVE DECEMBER 17, 2010. THERE IS A PROPOSED LOMR UNDER REVIEW FOR THE SITE. THE PROPOSED BUILDING AND SITE FEATURES WILL LIE OUTSIDE OF THE PROPOSED 100-YEAR FLOODPLAIN.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. 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.

**BASIS OF BEARINGS:**

THE NORTH LINE OF LOT 1, BLOCK 1, BEARING 89°58'13"EAST AND MONUMENTED ON BOTH ENDS BY NO. 5 REBAR WITH YELLOW PLASTIC CAPS STAMPED, "PLS 38445"

**BENCHMARKS:**

SOURCE BM: CITY OF AURORA BENCHMARK G-036B ELEV=5392.18 (NAVD 88) A 3" BRASS CAP STAMPED, "CITY OF AURORA G-036B" IN THE SOUTHWESTERLY WING WALL OF A CONCRETE INLET STRUCTURE LOCATED APPROXIMATELY 134 FEET SOUTH OF THE CENTERLINE OF EAST COLFAX AVENUE AND APPROXIMATELY 930 FEET EAST OF THE CENTERLINE OF SABLE BOULEVARD. COA ID: 456606NE003

SITE BM: CITY OF AURORA BENCHMARK 037 ELEV=5405.22 A CHISELED SQUARE AT THE SOUTHEAST CORNER OF A CONCRETE INLET STRUCTURE APPROXIMATELY 90 FEET SOUTH OF THE CENTERLINE OF COLFAX AVENUE AND APPROXIMATELY 1420 FEET EAST OF THE CENTERLINE OF SABLE BOULEVARD. COA ID: 456606NE004

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SELF-STORAGE AT CITADEL  
LOT 1, BLOCK 4  
CITADEL ON COLFAX SUBDIVISION FILING NO. 1

14909 E. 14TH PLACE  
AURORA, CO

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Project No: SSP001

Drawn By: CMV

Checked By: SMB

Date: 04/30/2021

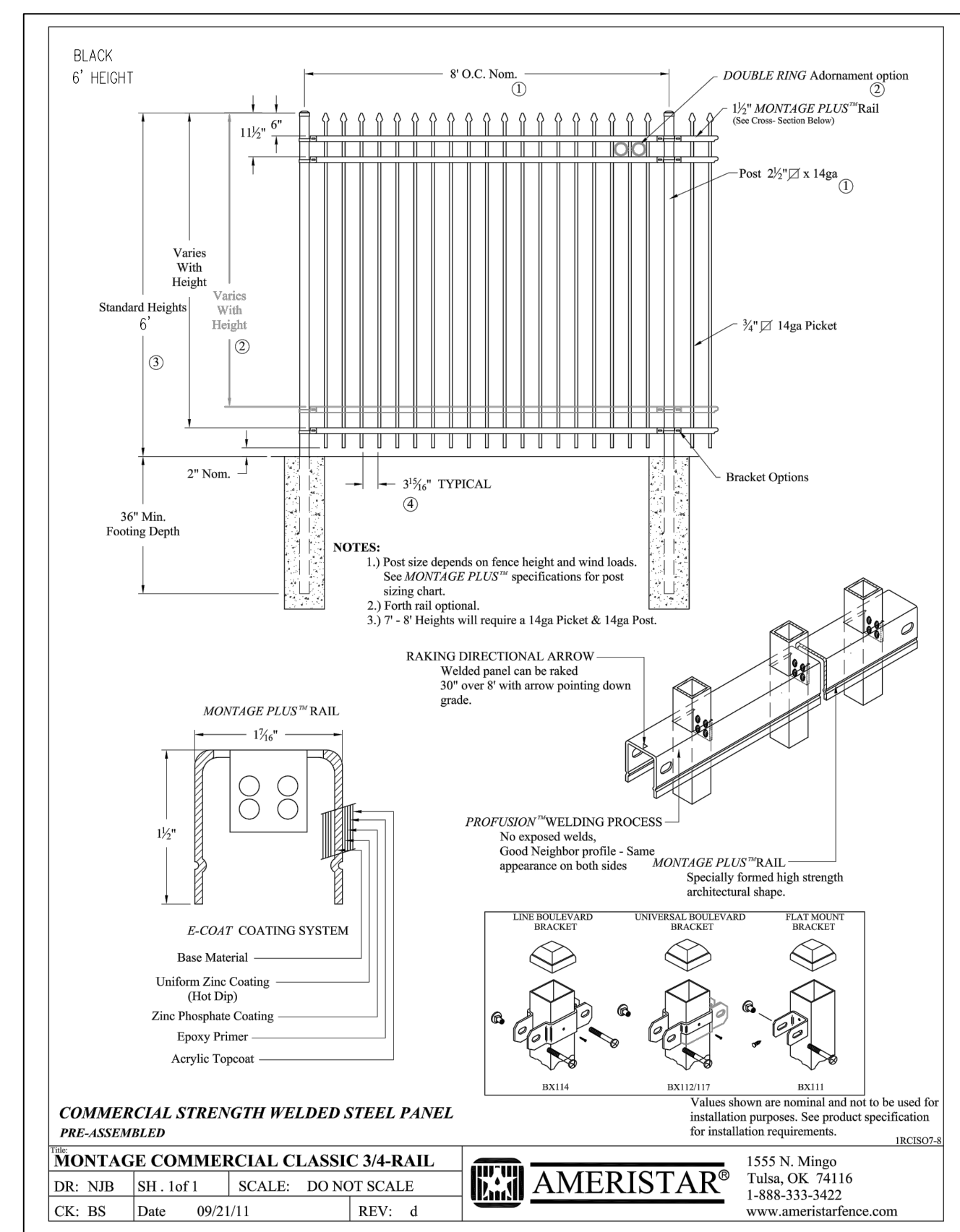
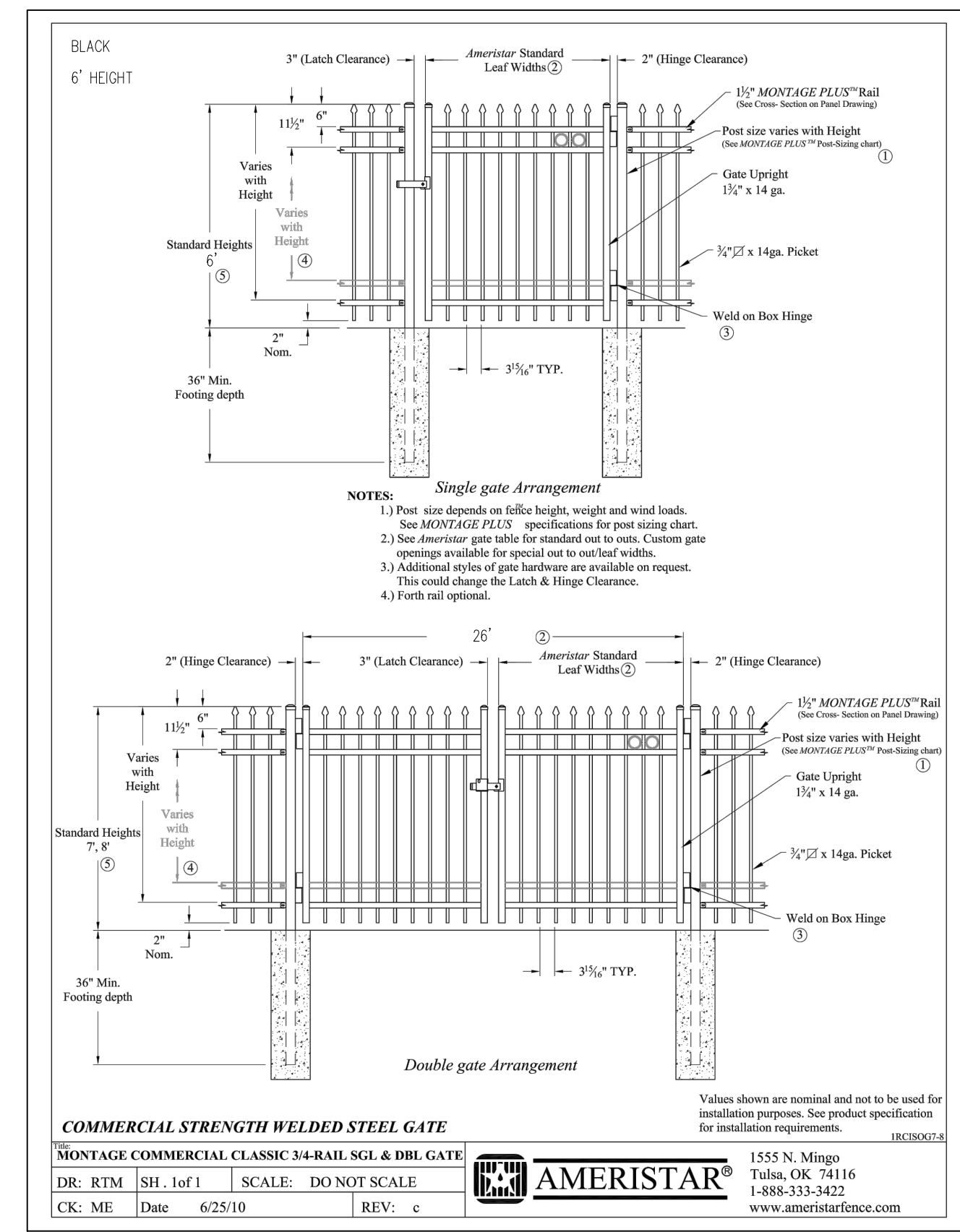
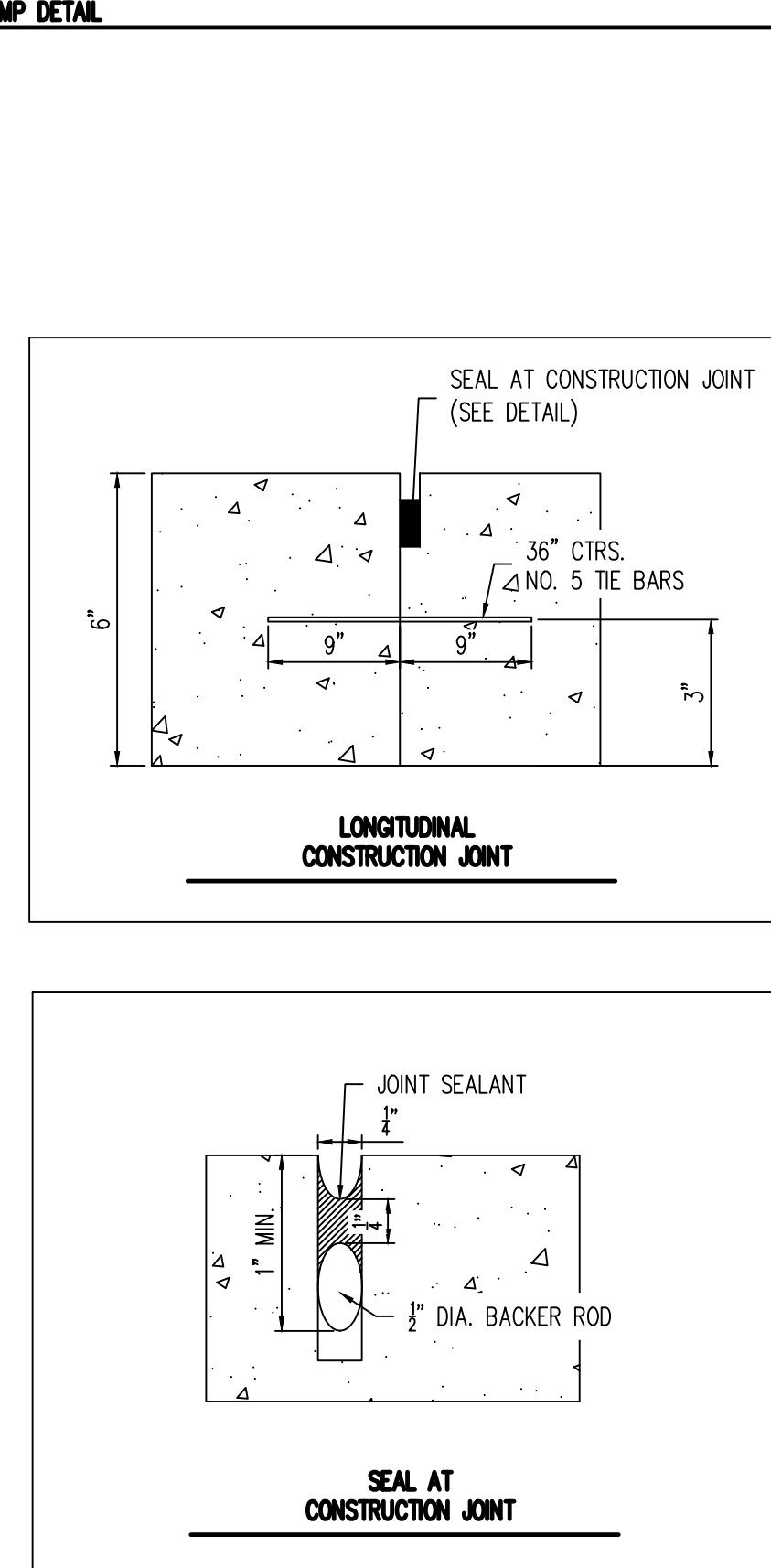
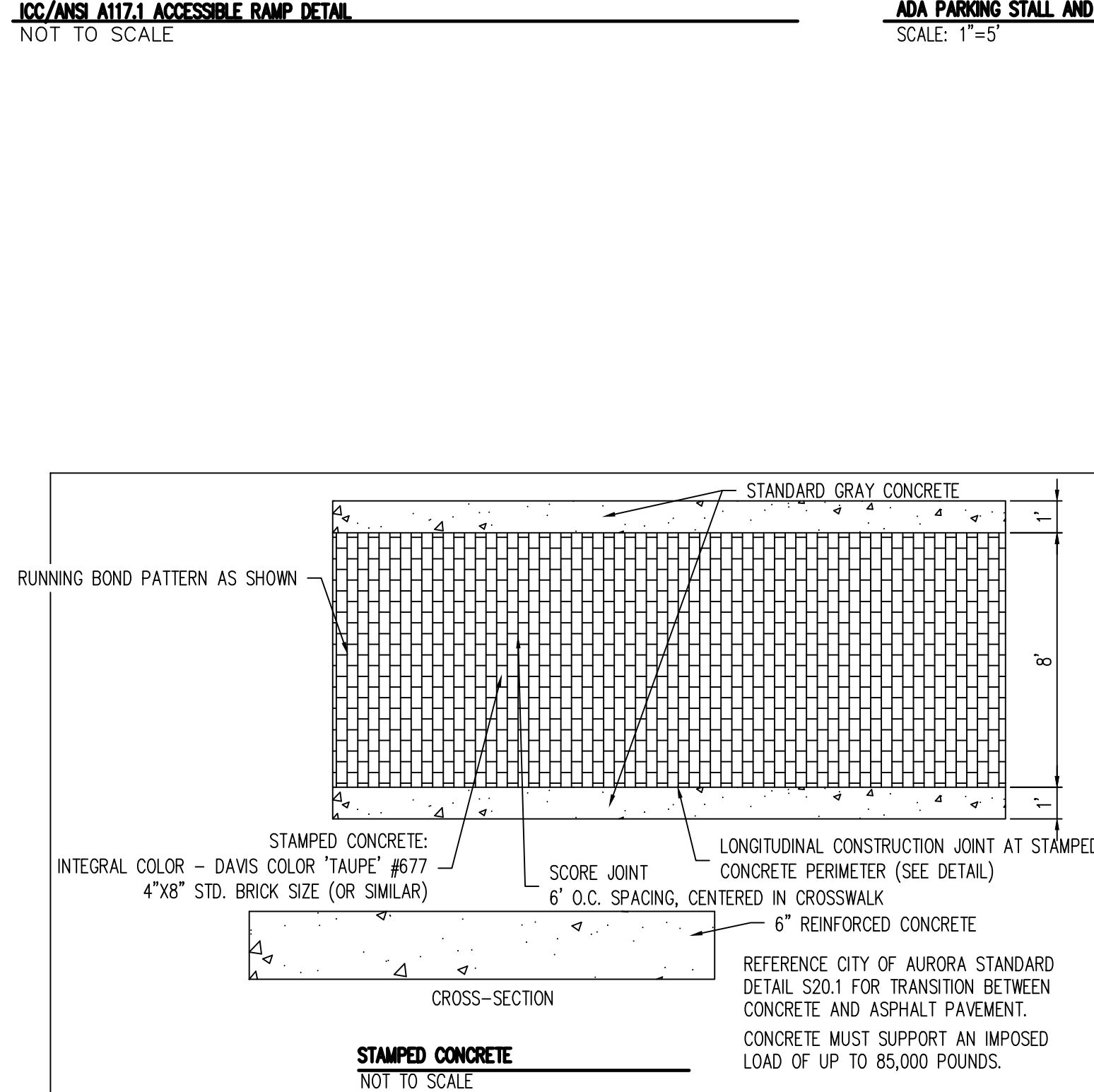
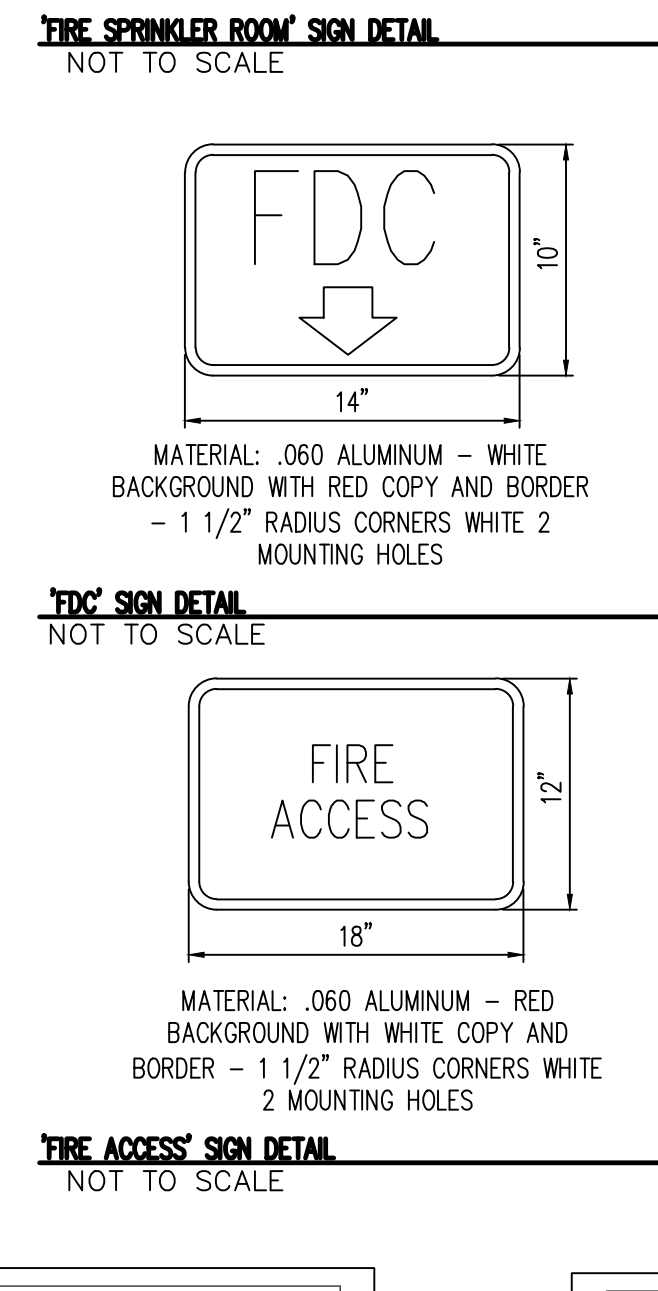
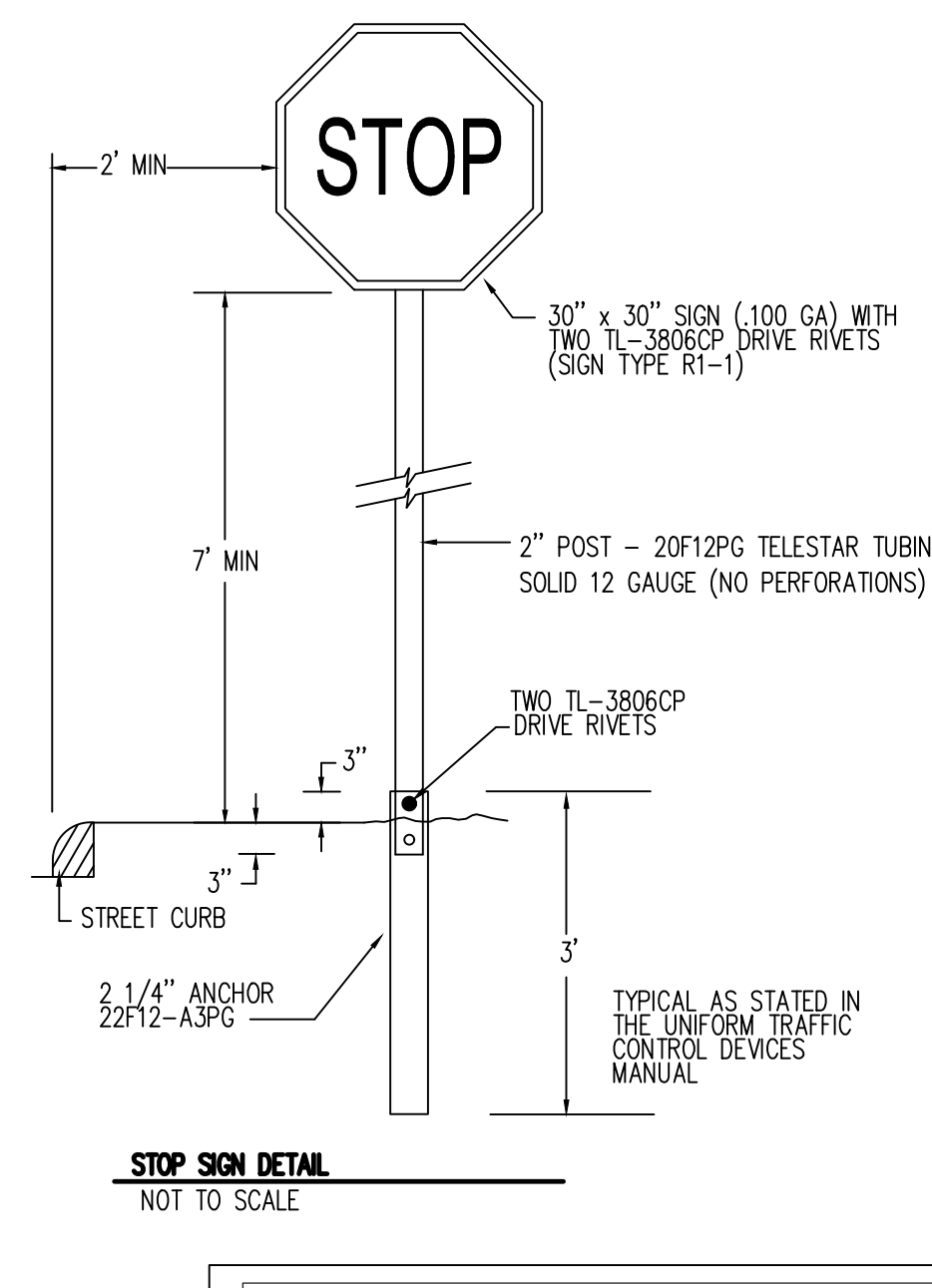
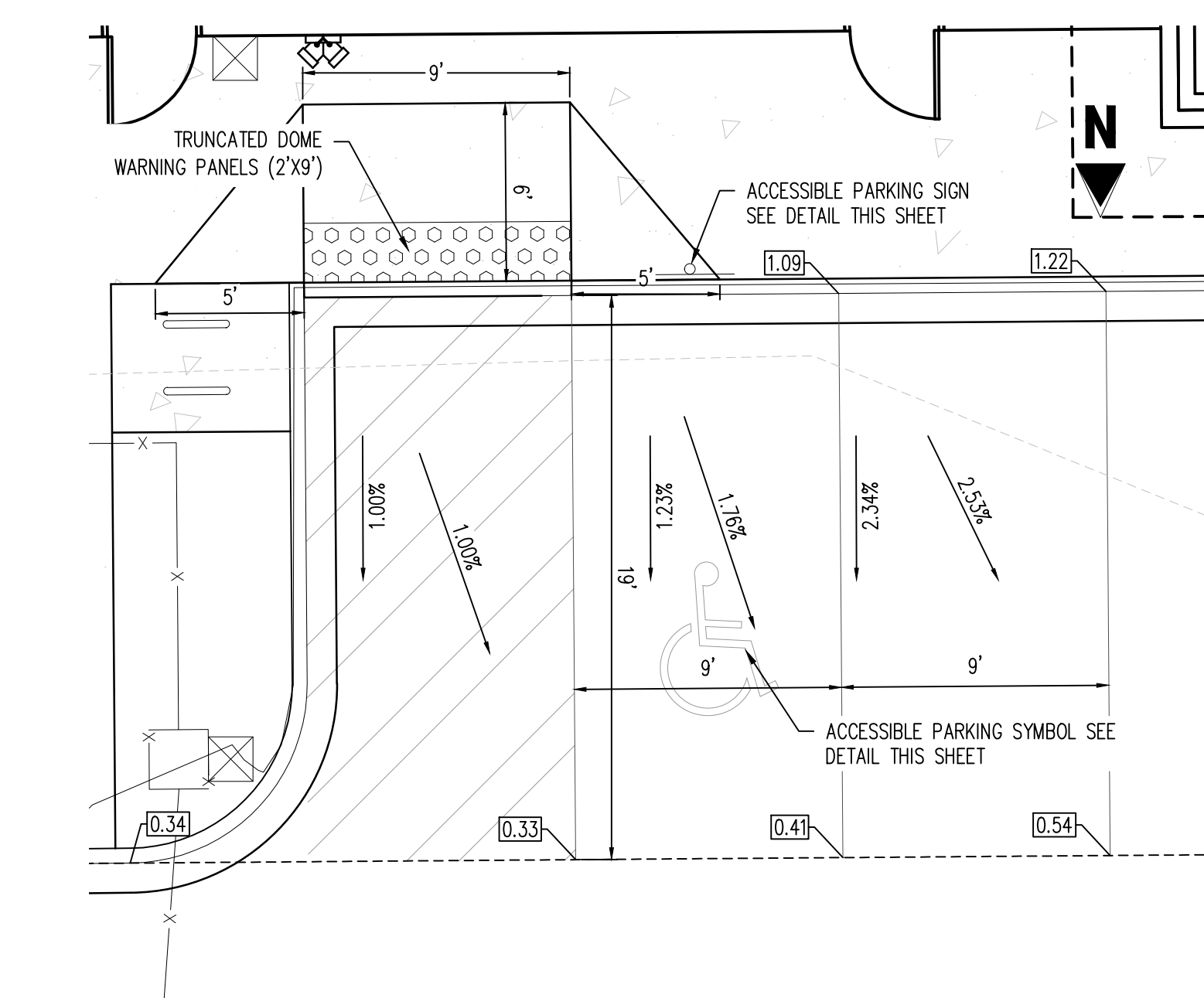
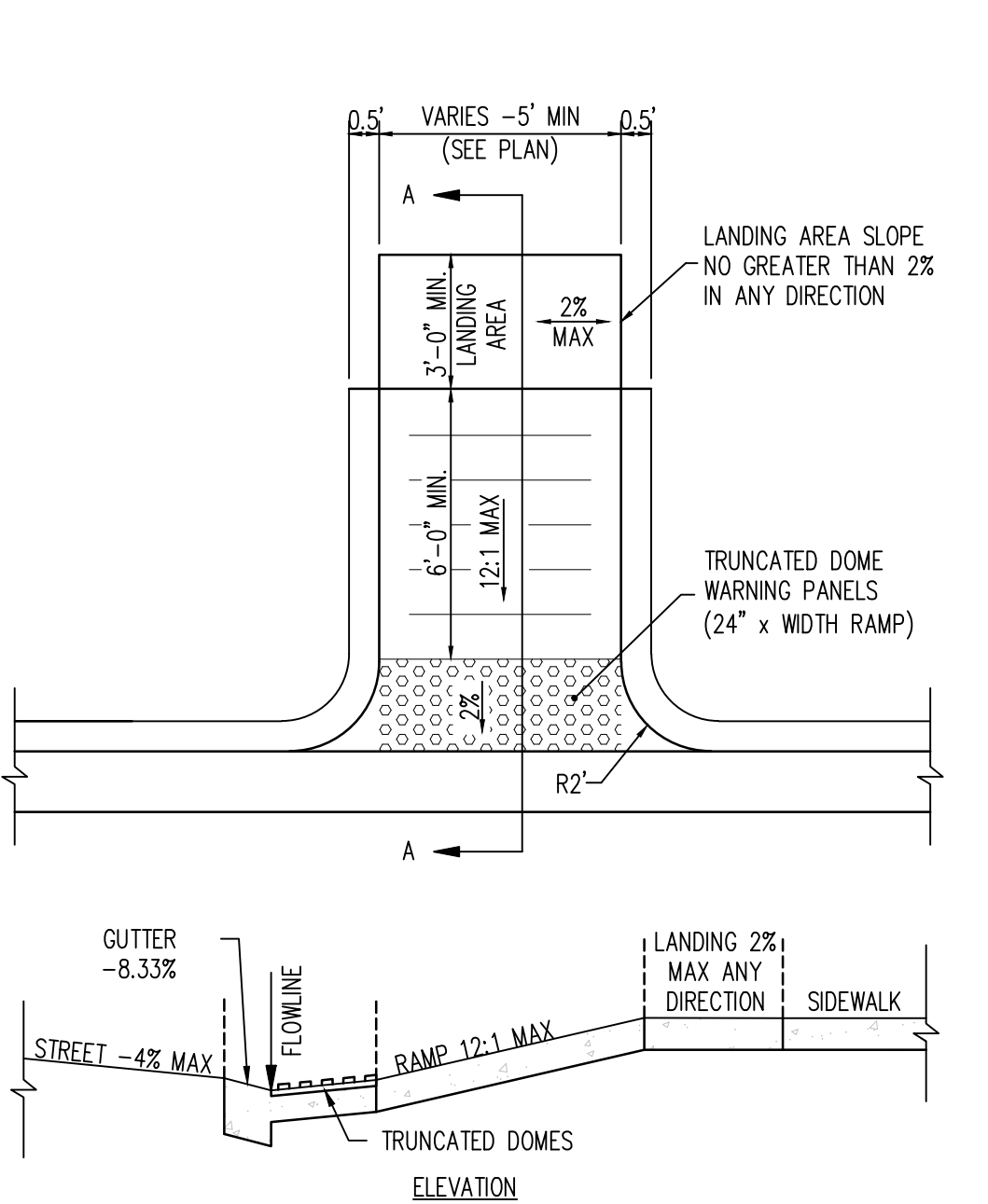
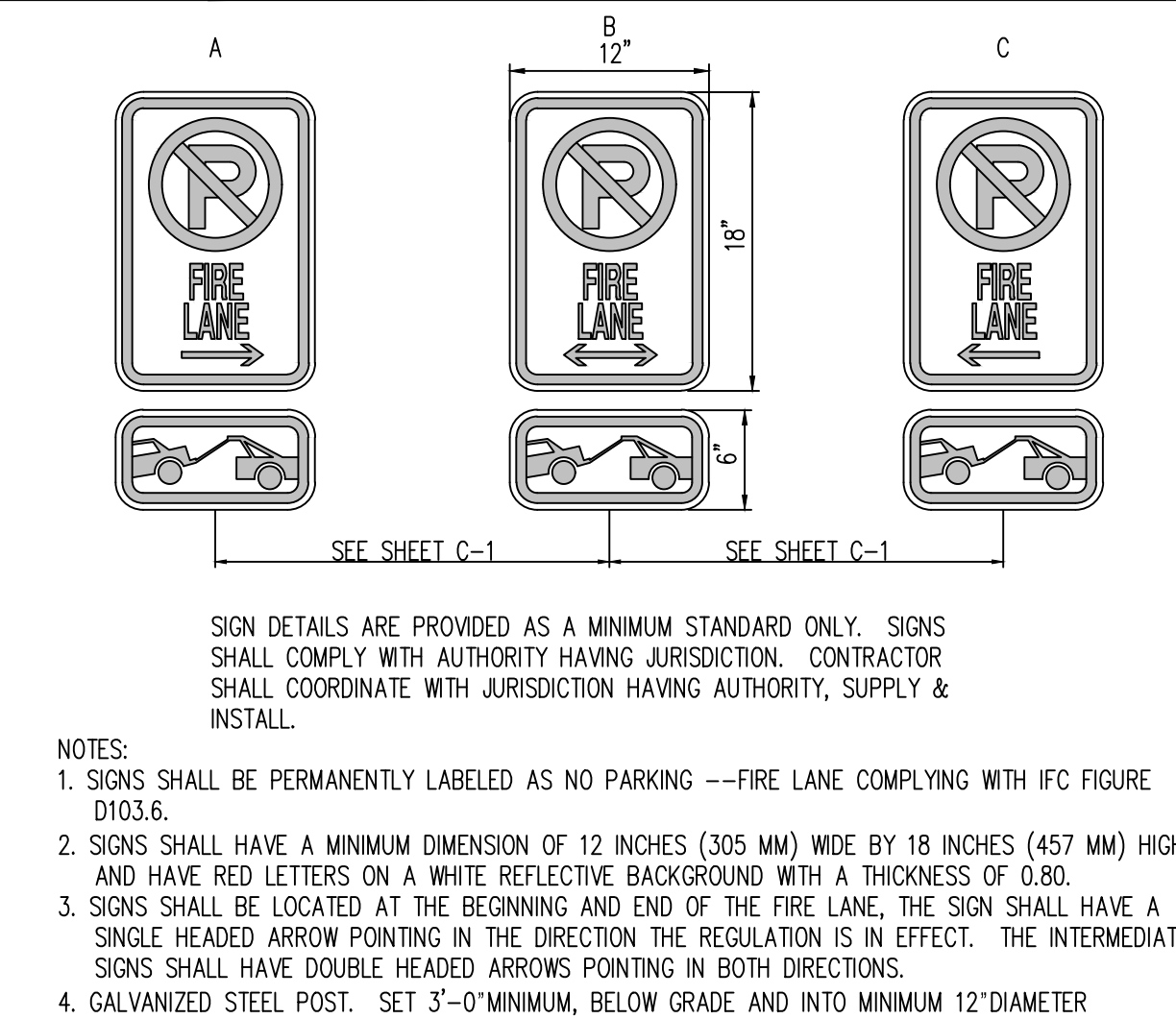
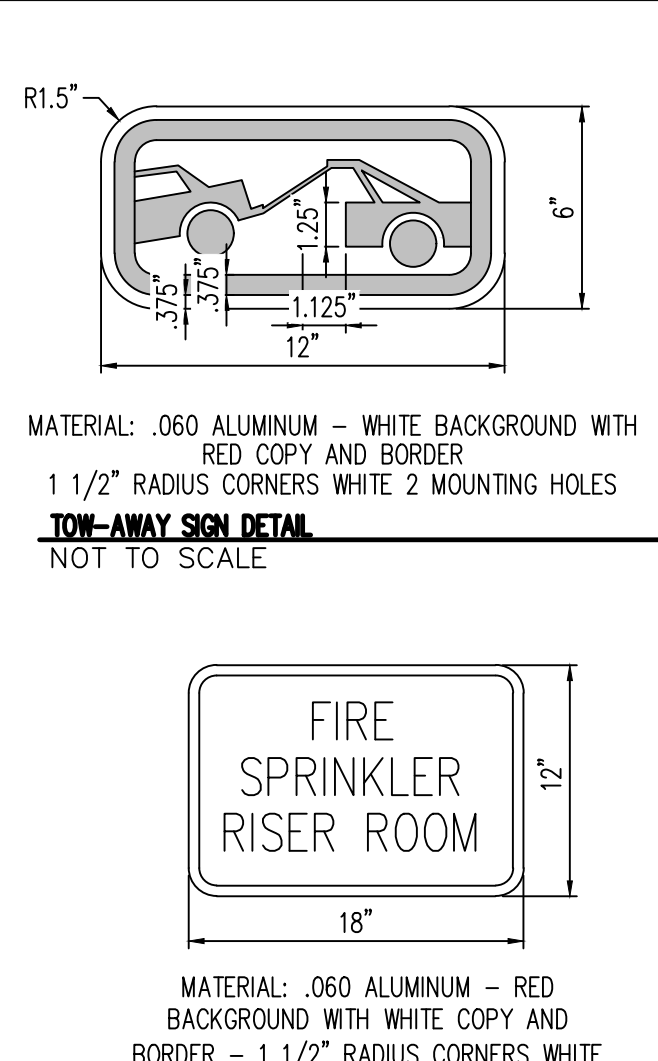
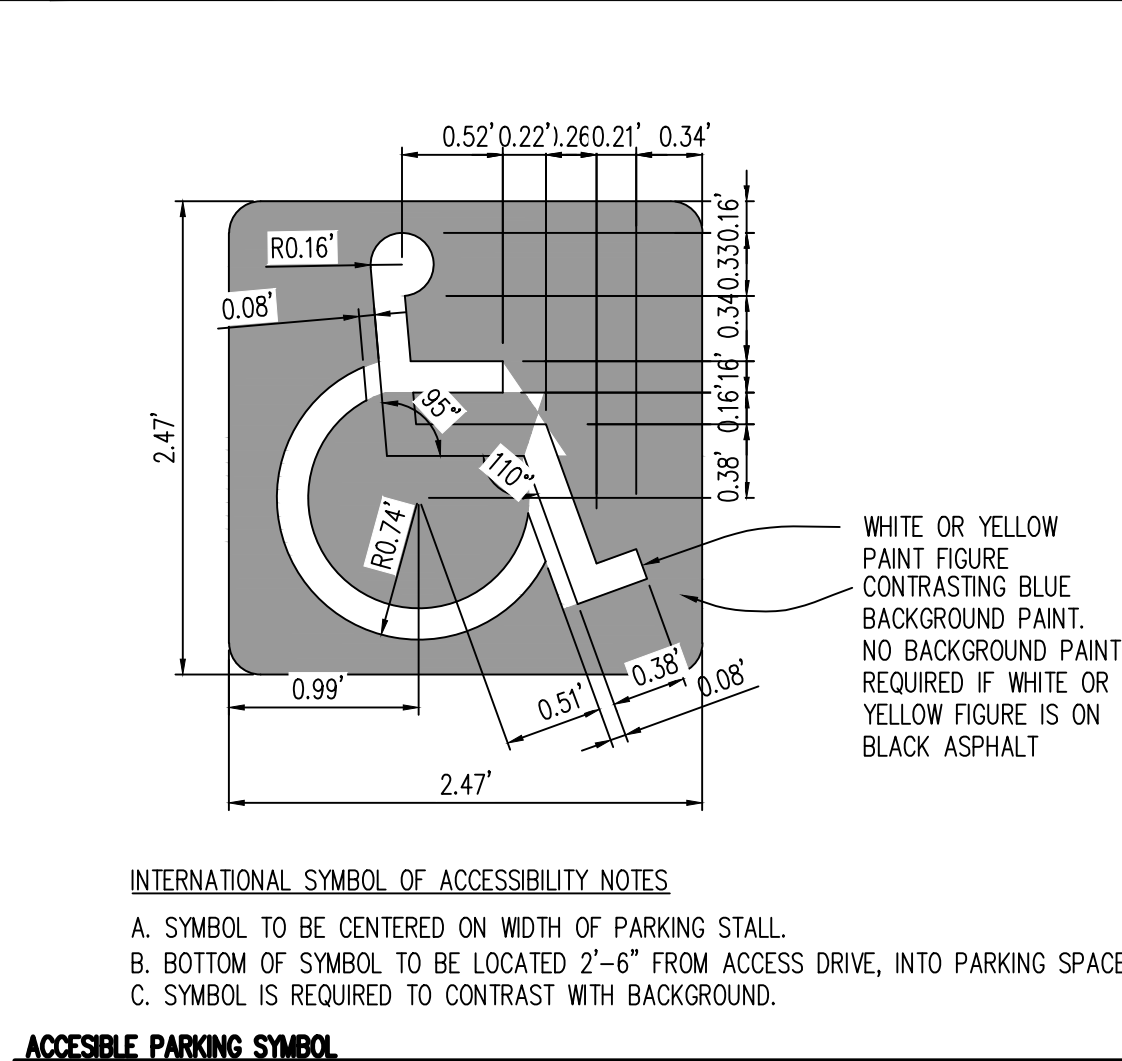
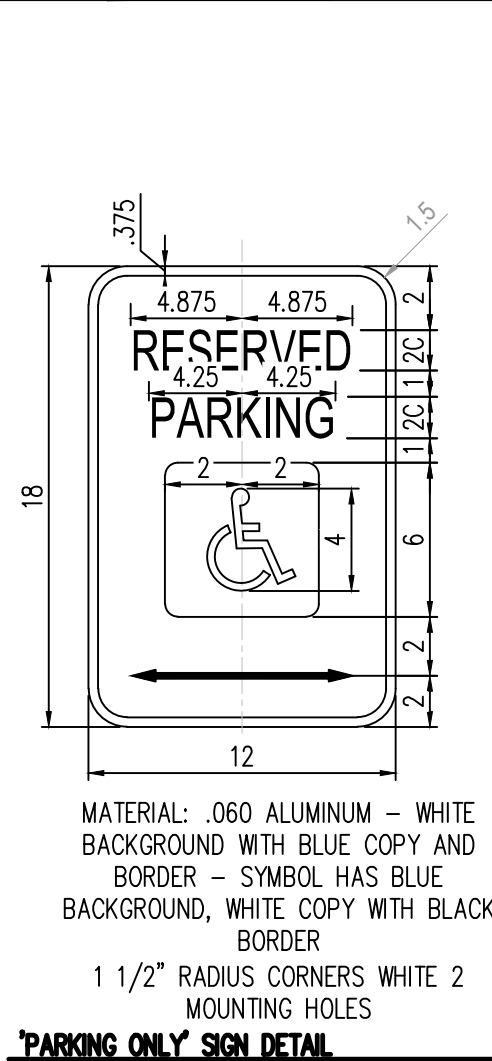
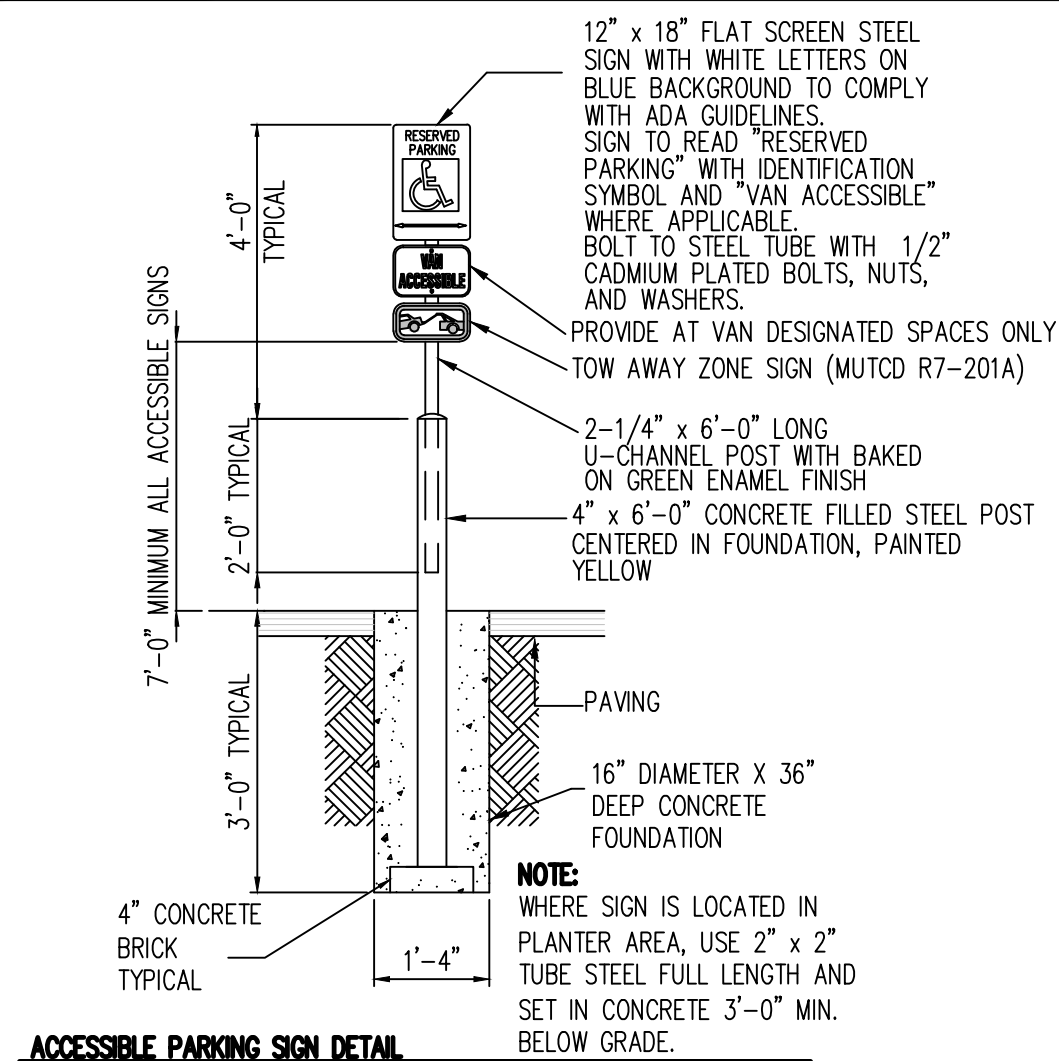
SITE PLAN

2









**SINGE GATE**  
NOT TO SCALE

NOTE:  
THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CHIEF. WHERE SECURITY GATES ARE INSTALLED AT PRIMARY ACCESS POINTS, AS DETERMINED BY THE FIRE CHIEF, THOSE GATES SHALL HAVE AN AUTOMATIC MEANS OF EMERGENCY OPERATION. ADDITIONALLY, EACH AUTOMATIC GATE SHALL HAVE A BACK-UP SWITCH (KNOX KEYED), AS WELL AS ACCESSIBLE MEANS OF MANUAL OPERATION. SECURITY GATES INSTALLED AT SECONDARY ACCESS POINTS, AS DETERMINED BY THE FIRE CHIEF, SHALL HAVE A MEANS OF OPERATION APPROVED BY THE FIRE CHIEF. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL ALWAYS BE MAINTAINED IN PROPER WORKING CONDITION. IN THE EVENT THAT THERE ARE ELECTRIC GATE OPERATORS, THEY SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM F 2200

**FENCE**  
NOT TO SCALE

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SELF-STORAGE AT CITADEL  
LOT 1, BLOCK 4  
CITADEL ON COLFAX SUBDIVISION FILING NO. 1

14909 E. 14TH PLACE  
AURORA, CO

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Project No: SSP001

Drawn By: CMV

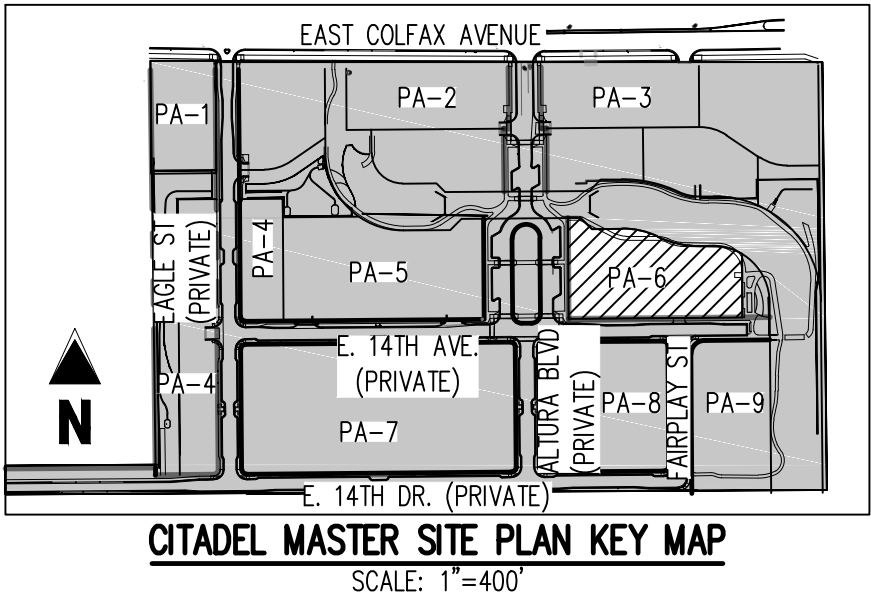
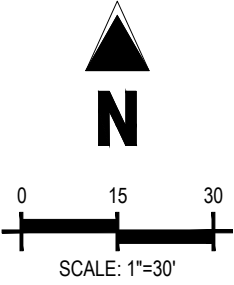
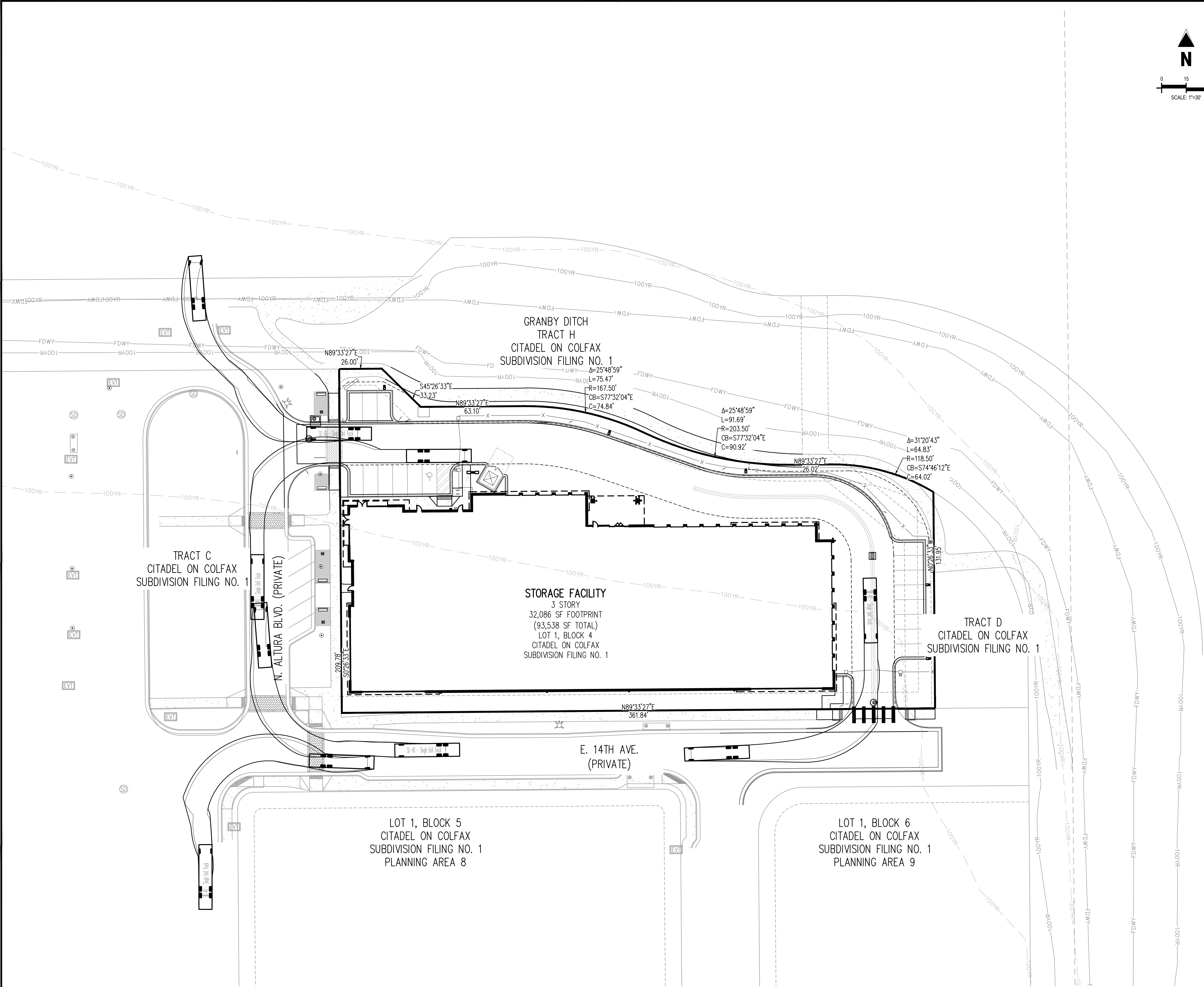
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Date: 04/30/2021


SITE DETAILS

4





- SITE LEGEND**
- PROPERTY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EXISTING CURB AND GUTTER
  - PROPOSED CURB AND GUTTER
  - EXISTING SIDEWALK
  - PROPOSED SIDEWALK
  - SIGHT TRIANGLE
  - EFFECTIVE 100-YEAR FLOODPLAIN
  - PROPOSED LOMR FLOODWAY
  - PROPOSED LOMR 100-YEAR FLOODPLAIN



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SELF-STORAGE AT CITADEL  
LOT 1, BLOCK 4  
CITADEL ON COLFAX SUBDIVISION FILING NO. 1

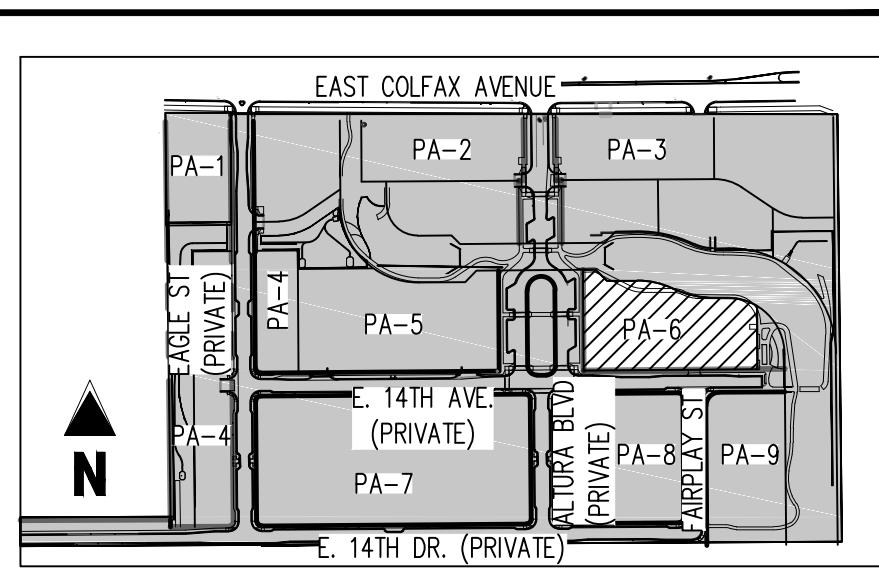
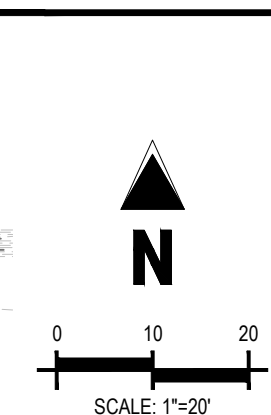
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Project No:	SSP001
Drawn By:	CMV
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TURNING MOVEMENTS





**CITADEL MASTER SITE PLAN KEY MAP**  
SCALE: 1"=400'

## GRADING LEGEND

- |  |                                   |
|--|-----------------------------------|
|  | PROPERTY LINE                     |
|  | EXISTING EASEMENT                 |
|  | PROPOSED EASEMENT                 |
|  | EXISTING CURB AND GUTTER          |
|  | PROPOSED CURB AND GUTTER          |
|  | EXISTING STORM DRAIN              |
|  | EXISTING MAJOR CONTOUR            |
|  | EXISTING MINOR CONTOUR            |
|  | PROPOSED MAJOR CONTOUR            |
|  | PROPOSED MINOR CONTOUR            |
|  | EFFECTIVE 100-YEAR FLOODPLAIN     |
|  | PROPOSED LOMR FLOODWAY            |
|  | PROPOSED LOMR 100-YEAR FLOODPLAIN |
|  | PROPOSED STORM SEWER              |
|  | PROPOSED INLET                    |
|  | MANHOLE                           |
|  | FINISHED GRADE ELEVATION          |
|  | FLOW GRADE OR SLOPE               |

## NOTES

1. SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER IS PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.
3. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS AND 2% FOR IMPERVIOUS AREAS.

**BASIS OF BEARINGS:**

THE NORTH LINE OF LOT 1, BLOCK 1, BEARING 89°58'13"EAST AND  
MONUMENTED ON BOTH ENDS BY NO. 5 REBAR WITH YELLOW PLASTIC CAPS  
STAMPED, "PLS 38445"

### BENCHMARKS:

SOURCE BM: CITY OF AURORA BENCHMARK G-036B ELEV=5392.18 (NAVD 88)  
A 3" BRASS CAP STAMPED, "CITY OF AURORA G-036B" IN THE  
SOUTHWESTERLY WING WALL OF A CONCRETE INLET STRUCTURE LOCATED  
APPROXIMATELY 134 FEET SOUTH OF THE CENTERLINE OF EAST COLFAX  
AVENUE AND APPROXIMATELY 930 FEET EAST OF THE CENTERLINE OF SABLE  
RIDGE ROAD. COA ID: 456606NF003

SITE BM: CITY OF AURORA BENCHMARK 037 ELEV=5405.22 A CHISELED SQUARE BM AT THE SOUTHEAST CORNER OF A CONCRETE INLET STRUCTURE APPROXIMATELY 90 FEET SOUTH OF THE CENTERLINE OF COLFAX AVENUE AND APPROXIMATELY 1420 FEET EAST OF THE CENTERLINE OF SABLE BOULEVARD.  
CQA ID: 456606NE004

**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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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Call before you dig

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SELF-STORAGE AT CITADEL  
LOT 1, BLOCK 4  
CITADEL ON COLFAX SUBDIVISION FILING NO. 1

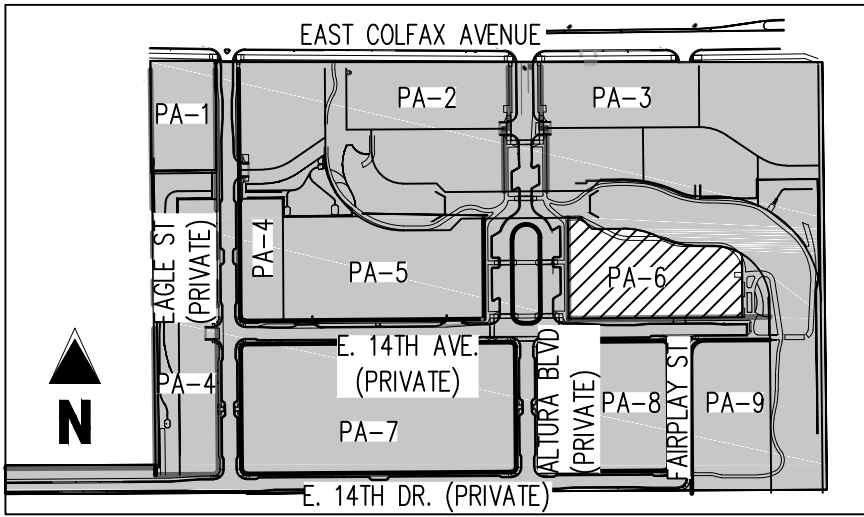
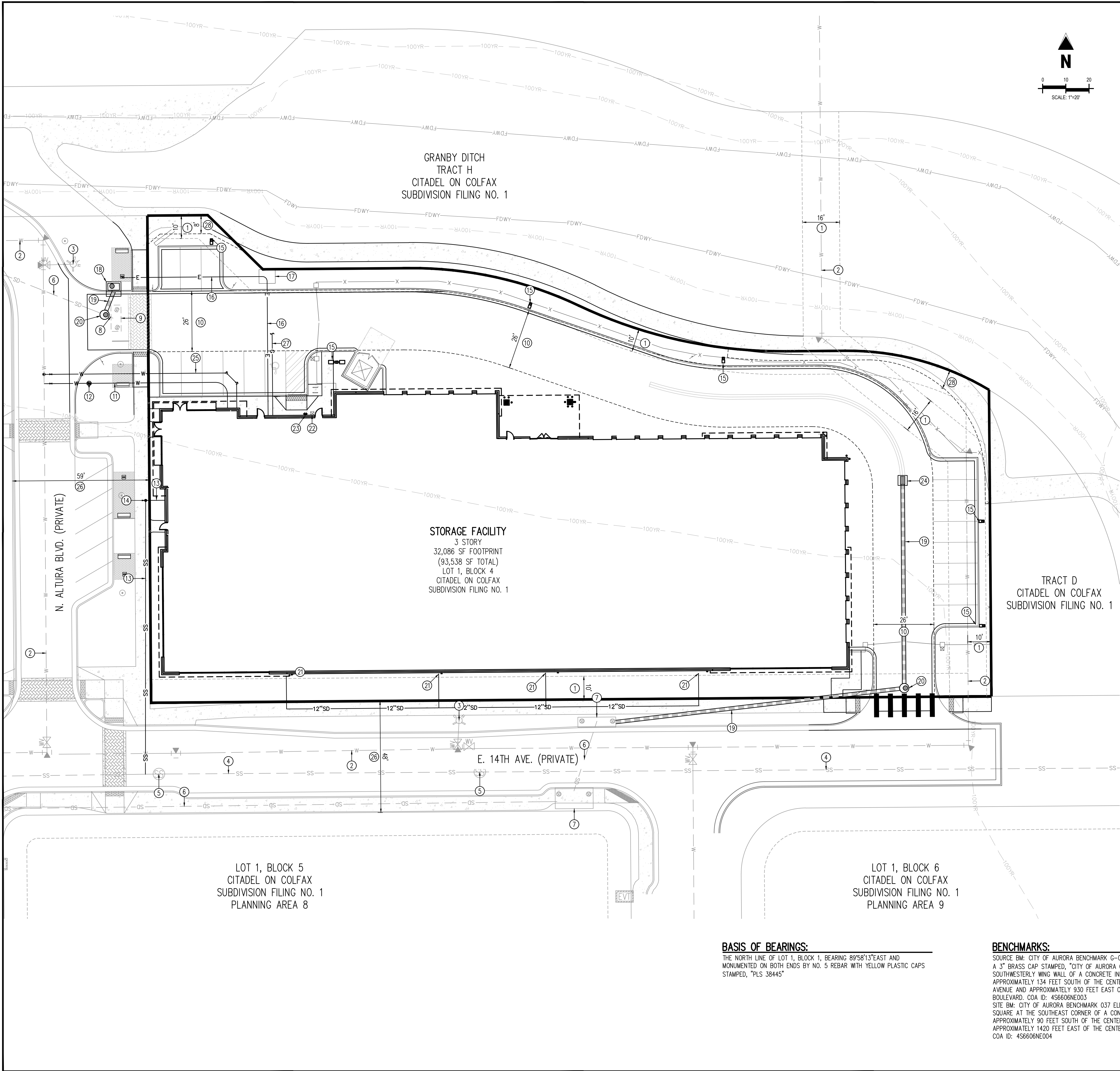
14909 E. 14TH PLACE  
AURORA, CO

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Project No:	SSP00
Drawn By:	CMV
Checked By:	SME
Date:	04/30/2021

## GRADING





UTILITY LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EFFECTIVE 100-YEAR FLOODPLAIN
- PROPOSED LOWR 100-YEAR FLOODPLAIN
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CABLE LINE
- GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED INLET
- MANHOLE
- PROPOSED SITE LIGHT

SCHEDULE NOTES

- EXISTING UTILITY EASEMENT
- EXISTING 8" WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING 8" SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER TO REMAIN
- EXISTING STORM SEWER INLET TO REMAIN
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING STORM SEWER INLET TO BE REMOVED
- PROPOSED FIRE LANE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
- PROPOSED DOMESTIC WATER SERVICE LINE (PRIVATE DOWNSTREAM OF METER)
- PROPOSED WATER METER
- PROPOSED SANITARY SERVICE LINE (PRIVATE)
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SITE LIGHT
- PROPOSED ELECTRIC SERVICE LINE
- PROPOSED TRANSFORMER PAD
- PROPOSED COA TYPE R STORM INLET
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER MANHOLE
- PROPOSED DOWNSPOUT ROOF DRAIN
- PROPOSED COMMERCIAL KNOX BOX FOR FIRE DEPARTMENT ACCESS
- PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS OR PLUGS AND SIGN
- PROPOSED CDOT TYPE 13 STORM INLET
- PROPOSED 6" FIRE LINE DIP (PRIVATE)
- EXISTING UTILITY AND ACCESS EASEMENT
- PROPOSED GAS LINE
- PROPOSED ACCESS EASEMENT

NOTES

- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND MAINTAINED BY THE METRO DISTRICT.
- BACKFLOW PREVENTERS FOR FIRE SUPPRESSION LINE AND PRIVATE WATER SERVICE LINE TO BE LOCATED INTERIOR TO THE BUILDING.

CAUTION - NOTICE TO CONTRACTOR

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- 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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SELF-STORAGE AT CITADEL  
LOT 1, BLOCK 4  
CITADEL ON COLFAX SUBDIVISION FILING NO. 1

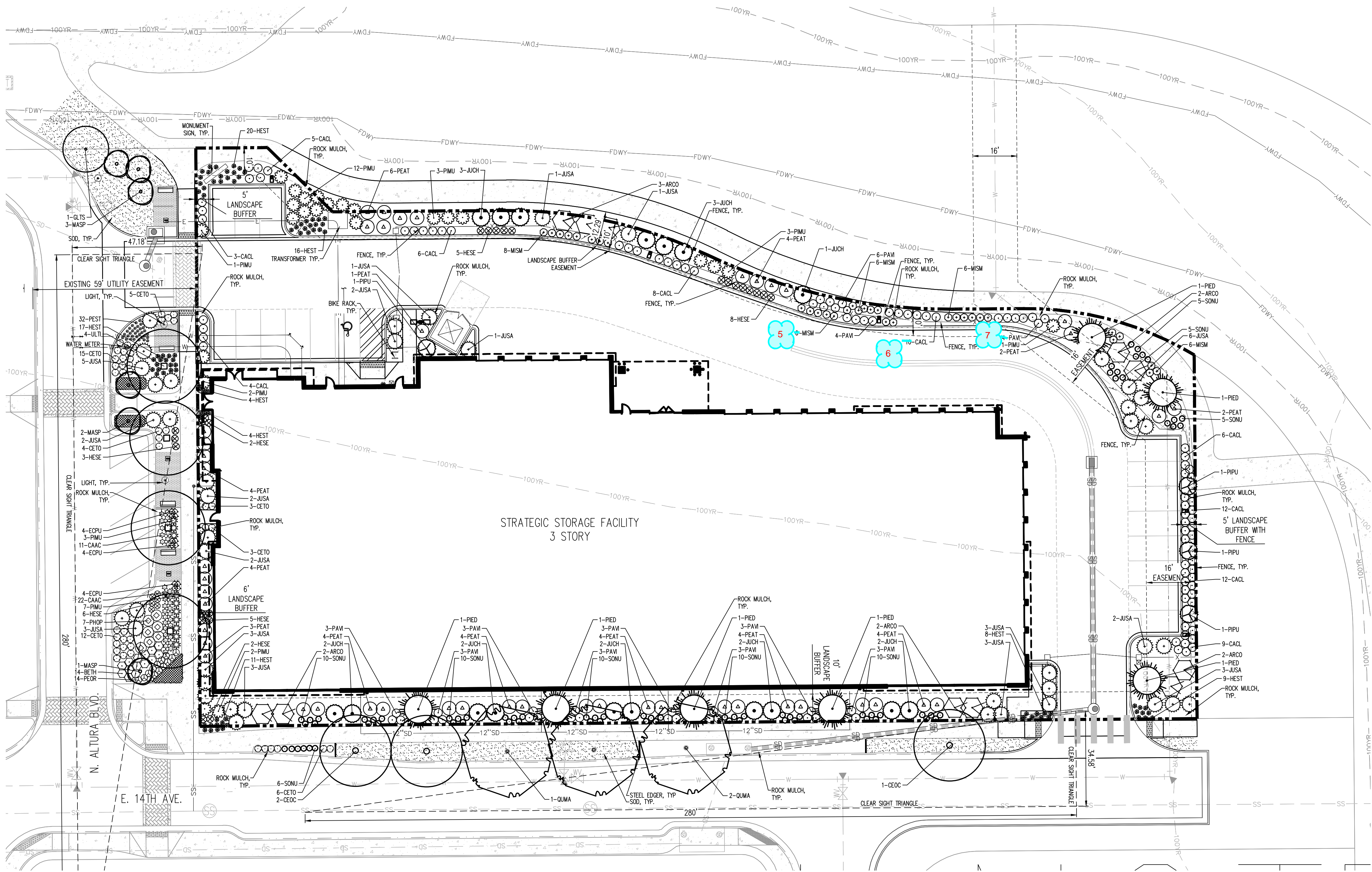
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Project No:	SSP001
Drawn By:	CMV
Checked By:	SMB
Date:	04/30/2021

UTILITY PLAN





BUILDING PERIMETER LANDSCAPE REQUIREMENTS

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 / 40 LF)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS EQUIV. 1 TREE)	ORNAMENTAL GRASS PERENNIALS PROVIDED (30 SHRUBS EQUIV.)
NORTHERN PERIMETER	75 LF	2 TREES	2 TREES	10 SHRUBS	0 PERENNIALS
WESTERN PERIMETER	114 LF	3 TREES	0 TREES	20 SHRUBS	30 PERENNIALS
SOUTHERN PERIMETER	295 LF	7 TREES	4 TREES	42 SHRUBS	30 PERENNIALS

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

LANDSCAPE STREET BUFFER TABLE

BUFFER DESCRIPTION	ADJACENT LAND USE	STANDARD BUFFER WIDTH/BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# OF TREES REQUIRED	# OF SHRUBS REQUIRED	# OF TREES PROPOSED	# OF SHRUBS PROPOSED
N. ALTURA BLVD. - NO BUFFER REQUIRED DUE TO URBAN STREET FRONTAGE		N/A		N/A	N/A	N/A	N/A
E. 14TH AVE. BUFFER 332 LF.	INTERNAL DRIVE	20' BUFFER REQ/10' BUFFER W/WALL PROV	*	1 TREE/40 LF = 8	10 SHRUB/40 LF = 83 SHRUBS	14 TREES	60 SHRUBS
TOTAL				13 TREES	129 SHRUBS	14 TREES	86 SHRUBS

\* THE BUILDING WALL IS SERVING AS THE WALL OR BUFFER REDUCTION FEATURE.

LANDSCAPE NON-STREET BUFFER TABLE

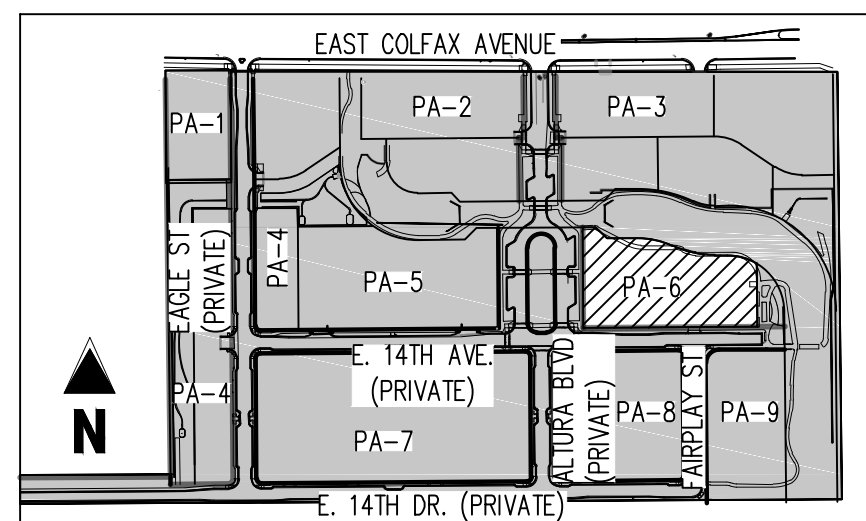
BUFFER DESCRIPTION	ADJACENT LAND USE	STANDARD BUFFER WIDTH/BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# OF TREES REQUIRED	# OF SHRUBS REQUIRED	# OF TREES PROPOSED	# OF SHRUBS PROPOSED
NORTHERN BUFFER 375 LF.	EMPTY LOT	10' REQ/10' PROV.		1 TREE/40 LF = 9	10 SHRUB/40 LF = 94 SHRUBS	9 TREES*	1115 SHRUBS
EASTERN BUFFER 131 LF.	EMPTY LOT	10' REQ/S' ALONG PROPERTY LINE W/FENCE PROV		1 TREE/40 LF = 3	10 SHRUB/40 LF = 33 SHRUBS	3 TREES	35 SHRUBS
TOTAL				12 TREES	127 SHRUBS	9 TREES	162 SHRUBS

\* TREE EQUIVALENTS (10 SHRUBS = 1 TREE AND 3 PERENNIALS = 1 SHRUB) ARE USED FOR ADDITIONAL TREE COUNT ALONG NORTHERN BUFFER.

As mentioned in the previous set of review comments, shrubs may not be substituted for trees in the buffer unless there is an encumbrance. See UDO for what constitutes an encumbrance. Perennials can not be used to meet buffer requirements and grasses may only account for 20% and should be 5 gallon.

Tree quantities should be provided unless there has been an encumbrance demonstrated.

There are not 1115 shrubs, typol, There are approximately 80 shrubs. Does not meet code.



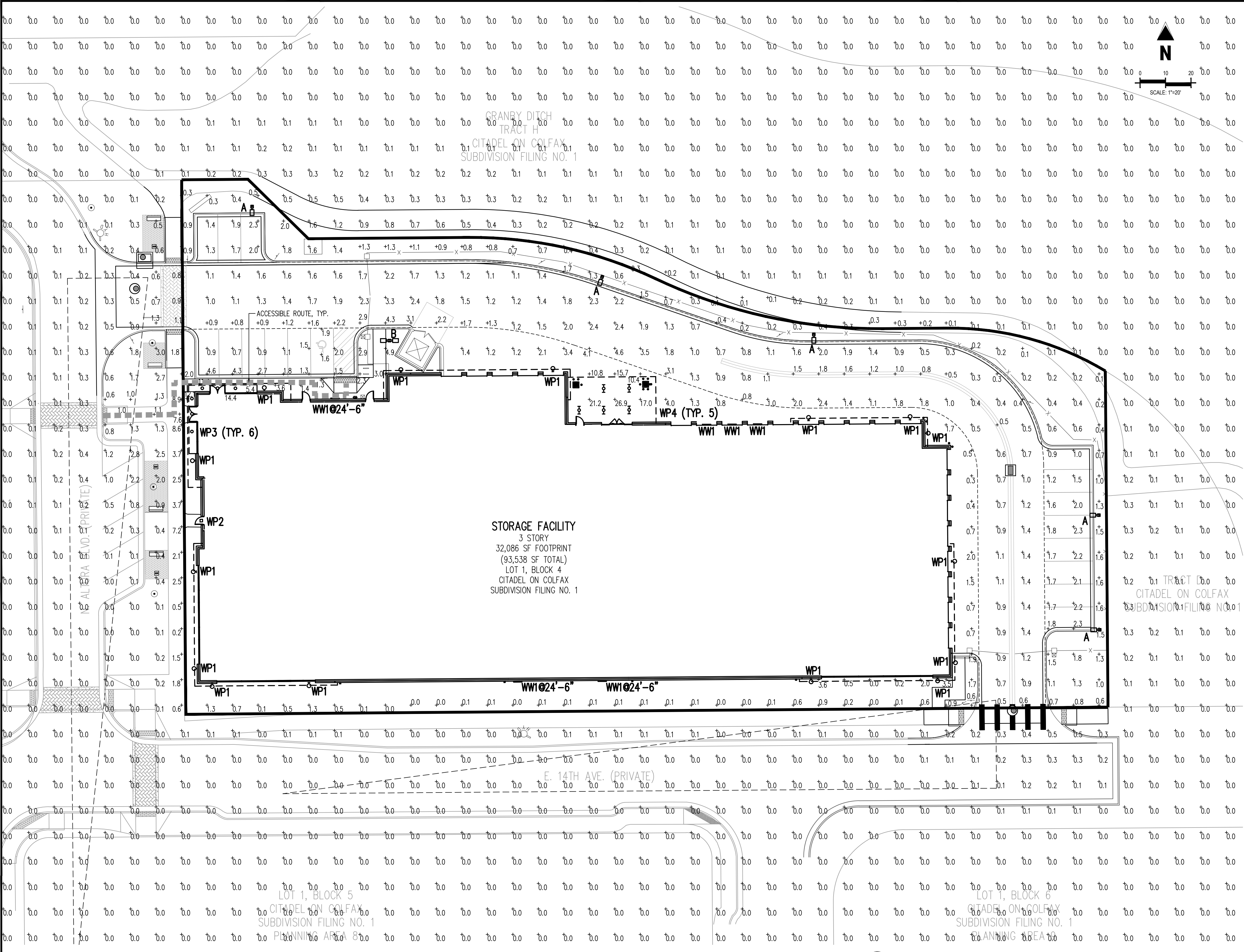
CITADEL MASTER SITE PLAN KEY MAP  
SCALE: 1"=400'

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LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MOUNTING	ARRANGEMENT	LLF	MODEL NUMBER	DESCRIPTION	WATTS	LUMENS PER HEAD
	5	A	POLE @ 25'-0"	SINGLE	1.0	GL13-4-70LA-6435-NW-VOLT-BLP-IS	PHILIPS LIGHTING, GULLWING LED AREA LUMINAIRE, 4000K, SINGLE HEAD WITH INTERNAL REAR SHIELD, BLACK COLOR	70	4,799
	1	B	POLE @ 25'-0"	BACK-BACK	1.0	(2)GL13-4-70LA-6435-NW-VOLT-BLP	PHILIPS LIGHTING, GULLWING LED AREA LUMINAIRE, 4000K, DOUBLE HEAD, BLACK COLOR	70	6,732 x 2 HEADS
	15	WP1	WALL @ 12'-0"	SINGLE	1.0	NYLD-6W-9-1-40-BZ-B	NORA/N-SPEC LIGHTING, 6" LED COBALT CYLINDER FIXTURE, 4000K, REFLECTOR, BLACK CYLINDER FINISH, WALL MOUNT OR APPROVED EQUAL	14	990
	1	WP2	WALL @ 8'-0"	SINGLE	1.0	WST-LED-P1-40K-VW-MVOLT-DOBXD	LITHONIA LIGHTING, WST TRAPEZOID LED WALL MOUNT SCONCE, 4000K, DARK BROZNE COLOR OR APPROVED EQUAL	12	1,659
	6	WP3	CANOPY @ 9'-4"	SINGLE	1.0	LDNG-40/10-L06-WR-L5-MVOLT	LITHONIA LIGHTING, 6" LED RECESSED DOWNLIGHT, 4000K, WITH WHITE ROUGH-IN BASE OR APPROVED EQUAL	11	872
	5	WP4	CANOPY @ 15'-4"	SINGLE	1.0	RM40D00-1L40K-4-G-MB-L4-S-UNV	METALUMEN LIGHTING, RAIL 4 LED SURFACE FIXTURE, FULL CUT-OFF, 4' LENGTH, 4000K, WHITE COLOR OR APPROVED EQUAL	50	4,361
	6	WW1	WALL @ 32'-0" UNO	SINGLE	1.0	WS-W17726WT	WAC LIGHTING, LED WALL-WASH FIXTURE, 26" LENGTH, 3000K, WHITE COLOR, WALL MOUNT OR APPROVED EQUAL	24	959

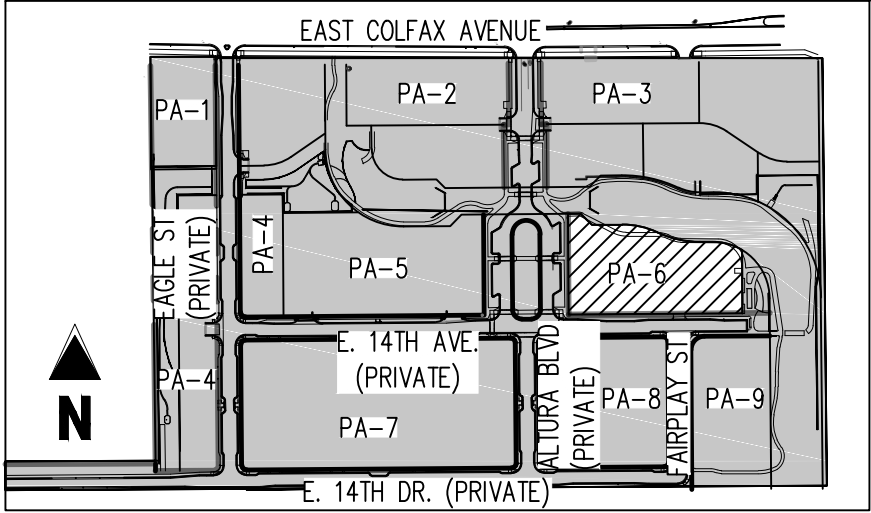
- NOTES:
1. VERIFY EXACT FIXTURES CATALOG NUMBER, FINISH, VOLTAGE, LAMP(S), LENGTHS AND OPTIONS WITH OWNER AND ARCHITECT PRIOR TO ORDERING ANY EQUIPMENT.
  2. CONTRACTOR TO VERIFY COMPATIBLE DIMMER TYPE AND MANUFACTURER FROM LUMINAIRE CUT SHEET.
  3. CONTRACTOR TO PROVIDE ALL PARTS AND ACCESSORIES FOR A COMPLETE AND FUNCTIONING SYSTEM.

1 PHOTOMETRIC SITE PLAN

SCALE: 1"=20'-0"

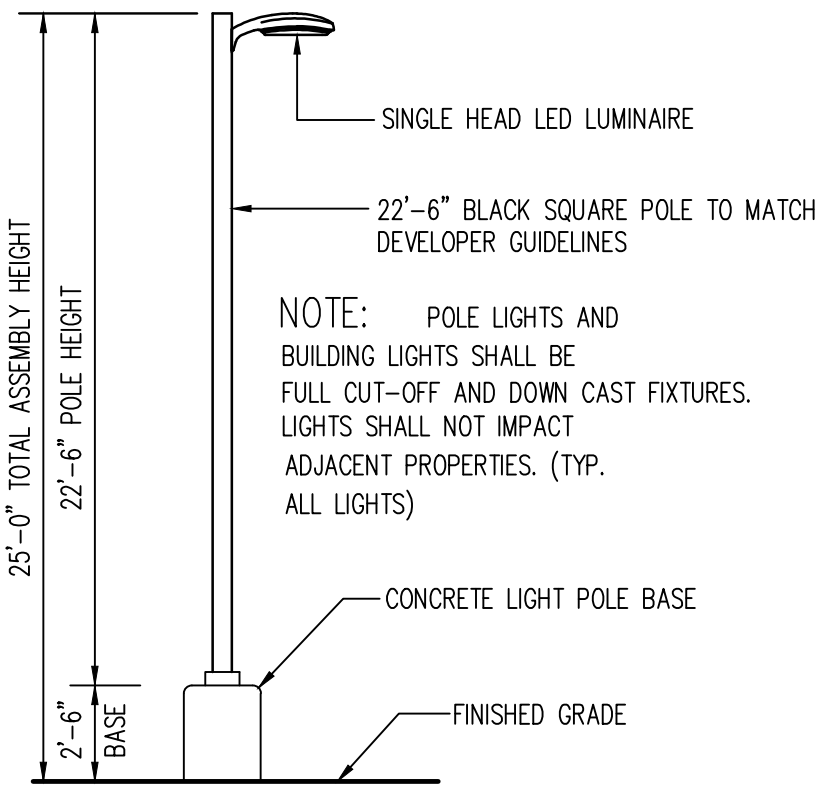
CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN
ACCESSIBLE ROUTE-ON SITE	FC	2.37	9.0	1.3
ACCESSIBLE ROUTE-OFF SITE	FC	3.23	7.6	1.0



CITADEL MASTER SITE PLAN KEY MAP

SCALE: 1"=400'



2 FIXTURE 'A' AREA LIGHT DETAIL

SCALE: NOT TO SCALE

GENERAL NOTE:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006-MEANS OF EGRESS ILLUMINATION. SECTION 1006.1 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PRELIMINARY  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



SELF-STORAGE AT CITADEL  
LOT 1, BLOCK 4  
CITADEL ON COLFAX SUBDIVISION FILING NO. 1

14909 E. 14TH PLACE  
AURORA, CO

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project No:	SSP001
Drawn By:	CMV
Checked By:	SMB
Date:	02/24/2021

PHOTOMETRIC PLAN



### G.C. TO VERIFY VOLTAGE BEFORE ORDERING OF ANY EQUIPMENT

## DOWNLIGHTING

Example: **NYLD-6C2127HZWWAC** = 6" Cobalt Cylinder, Cable Mount, 720lm / 12W, 2700K, Haze Reflector / White Flange with White Cylinder, 120V Input, Triac/ELV dimming, Aircraft Cable

**APPROVALS**      **Signature**



**LITHONIA  
LIGHTING**

**wacighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050**

[illegible]

Project No:	SSP001
Drawn By:	CMV
Checked By:	SME
Date:	02/24/2021

## PHOTOMETRIC DETAILS



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SELF-STORAGE AT CITADEL  
LOT 1, BLOCK 4  
CITADEL ON COLFAX SUBDIVISION FILING NO.1  
STRATEGIC STORAGE PARTNERS

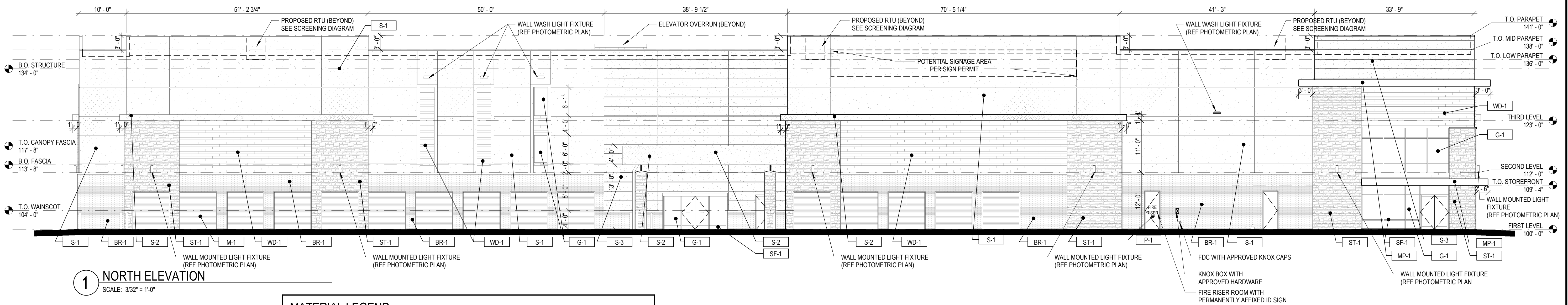
14909 E. 14TH PLACE  
AURORA, CO

[illegible]

Project No:	SSP000001
Drawn By:	SDM
Checked By:	KKS

## CONCEPT ELEVATIONS

12



## MATERIAL LEGEND

LABEL	MATERIAL	COLOR
S-1	3-COAT STUCCO	MATCH SW 7044 AMAZING GRAY
S-2	3-COAT STUCCO	MATCH SW 7048 URBANE BRONZE
S-3	3-COAT STUCCO	MATCH SW 6122 CAMELBACK
WD-1	FIBER CEMENT WOOD LOOK SIDING	WINCHESTER BROWN
MP-1	METAL CANOPY	MATCH SW 7048 URBANE BRONZE
M-1	OVERHEAD METAL COILING DOOR	MATCH SW 7044 AMAZING GRAY
SS-1	STANDING SEAM ULTRA-DEK METAL ROOFING	SIGNATURE 200 BURNISHED SLATE
RTU-1	RTU SCREEN	MATCH SW 7048 URBANE BRONZE
ST-1	CULTURED STONE	OLD WORLD LEDGE CARMEL MOUNTAIN
BR-1	BRICK	BROWN
BR-2	4X8X16 BRICK	BROWN TO MATCH BR-1
P-1	PAINT	SW 7048 URBANE BRONZE
G-1	1" INSULATED VISION GLAZING	CLEAR LOW-E
G-2	SPANDREL GLAZING	BRONZE GRAY
SF-1	STOREFRONT WINDOW SYSTEM	DARK BRONZE

## MATERIAL CALCULATIONS - NORTH

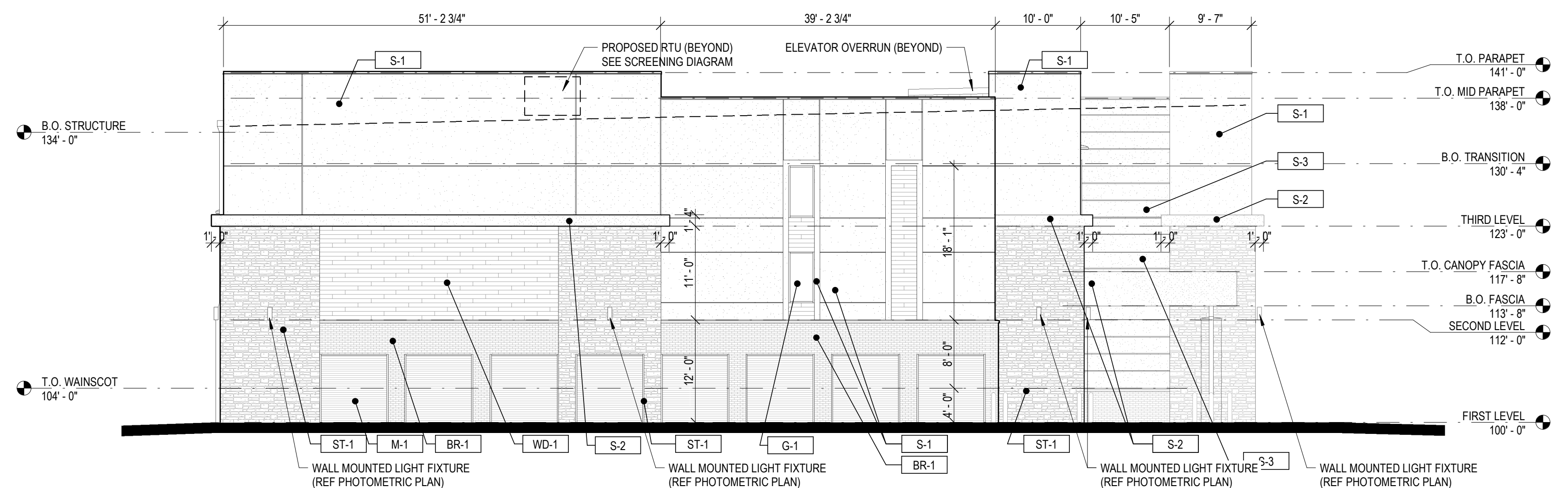
	MATERIALS	AREA SQ. FT.	PERCENTAGE
PRIMARY	CULTURED STONE	1,372	11.71%
	MASONRY BRICK	1,449	12.37%
	FIBER CEMENT SIDING - WINCHESTER BROWN	1,195	10.19%
	METAL PANEL - CANOPY - URBANE BRONZE	90	0.77%
	METAL PANEL - CORRUGATED DOORS	960	8.19%
	STOREFRONT WITH VISION GLASS	483	4.12%
	STOREFRONT WITH SPANDREL GLASS	0	0.00%
	<b>SUBTOTAL PRIMARY</b>	<b>5,549</b>	<b>47.35%</b>
SECONDARY	STUCCO - SW 7044 AMAZING GRAY	4,469	38.14%
	STUCCO - SW 7048 URBANE BRONZE	309	2.64%
	STUCCO - SW 6122 CAMELBACK	1,391	11.87%
	<b>SUBTOTAL SECONDARY</b>	<b>6,170</b>	<b>52.65%</b>
	<b>TOTAL PRIMARY + SECONDARY</b>	<b>11,719</b>	<b>100.00%</b>

## MATERIAL CALCULATIONS - EAST

	MATERIALS	AREA SQ. FT.	PERCENTAGE
PRIMARY	CULTURED STONE	913	18.81%
	MASONRY BRICK	444	9.14%
	FIBER CEMENT SIDING - WINCHESTER BROWN	380	7.83%
	METAL PANEL - CANOPY - URBANE BRONZE	0	0.00%
	METAL PANEL - CORRUGATED DOORS	512	10.55%
	STOREFRONT WITH VISION GLASS	36	0.75%
	STOREFRONT WITH SPANDREL GLASS	0	0.00%
	<b>SUBTOTAL PRIMARY</b>	<b>2,285</b>	<b>47.07%</b>
SECONDARY	STUCCO - SW 7044 AMAZING GRAY	2,092	43.10%
	STUCCO - SW 7048 URBANE BRONZE	174	3.59%
	STUCCO - SW 6122 CAMELBACK	303	6.24%
	<b>SUBTOTAL SECONDARY</b>	<b>2,569</b>	<b>52.93%</b>
	<b>TOTAL PRIMARY + SECONDARY</b>	<b>4,854</b>	<b>100.00%</b>

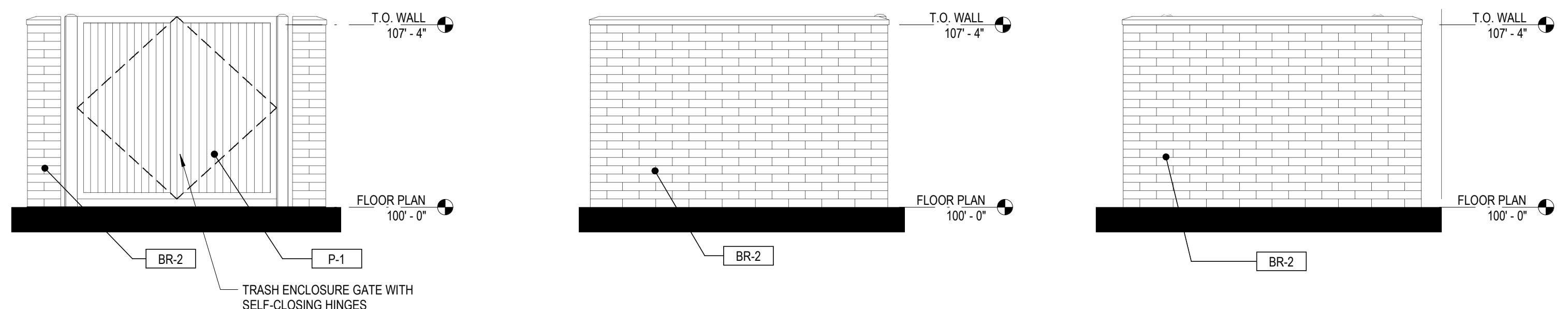
## MATERIAL CALCULATIONS - OVERALL

	MATERIALS	AREA SQ. FT.	AREA SQ. FT.	PERCENTAGE	PERCENTAGE
PRIMARY	CULTURED STONE	4.656	4.656	14.18%	14.18%
	MASONRY BRICK	3.292	3.292	10.03%	10.03%
	FIBER CEMENT SIDING - WINCHESTER BROWN	3.968	3.968	12.08%	12.08%
	METAL PANEL - CANOPY - URBANE BRONZE	188	188	0.57%	0.57%
	METAL PANEL - CORRUGATED DOORS	1.472	1.472	4.48%	4.48%
	STOREFRONT WITH VISION GLASS	910		2.77%	
	STOREFRONT WITH SPANDREL GLASS	1.129	2.040	3.44%	6.21%
	SUBTOTAL PRIMARY	15.616			47.56%
SECONDARY	STUCCO - SW 7044 AMAZING GRAY	12.821		39.05%	
	STUCCO - SW 7048 URBANE BRONZE	725		2.21%	
	STUCCO - SW 6122 CAMELBACK	3.675	17.221	11.19%	52.44%
	SUBTOTAL SECONDARY	17.221			52.44%
	TOTAL PRIMARY + SECONDARY	32.836		86.60%	100.00%



2 EAST ELEVATION

SCALE: 3/32" = 1'-0"



TRASH ENCLOSURE - FRONT ELEVATION

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

1 TRASH ENCLOSURE - SIDE ELEVATION

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

5 TRASH ENCLOSURE - BACK ELEVATION

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



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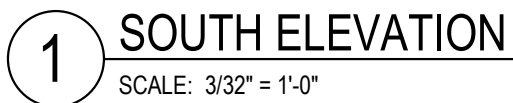


14909 E. 14TH PLACE  
AURORA, CO

[illegible]

Project No:	SSP000001
Drawn By:	SDM
Checked By:	KKS

13

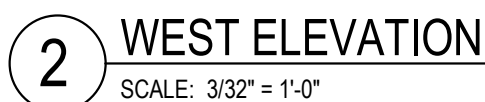


MATERIAL LEGEND		
LABEL	MATERIAL	COLOR
S-1	3-COAT STUCCO	MATCH SW 7044 AMAZING GRAY
S-2	3-COAT STUCCO	MATCH SW 7048 URBANE BRONZE
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MP-1	METAL CANOPY	MATCH SW 7048 URBANE BRONZE
M-1	OVERHEAD METAL COILING DOOR	MATCH SW 7044 AMAZING GRAY
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RTU-1	RTU SCREEN	MATCH SW 7048 URBANE BRONZE
ST-1	CULTURED STONE	OLD WORLD LEDGE CARMEL MOUNTAIN
BR-1	BRICK	BROWN
BR-2	4X8X16 BRICK	BROWN TO MATCH BR-1
P-1	PAINT	SW 7048 URBANE BRONZE
G-1	1" INSULATED VISION GLAZING	CLEAR LOW-E
G-2	SPANDREL GLAZING	BRONZE GRAY
SF-1	STOREFRONT WINDOW SYSTEM	DARK BRONZE

	MATERIALS	AREA SQ. FT.	PERCENTAGE
PRIMARY	CULTURED STONE	1,438	12.65%
	MASONRY BRICK	1,087	9.56%
	FIBER CEMENT SIDING - WINCHESTER BROWN	1,631	14.35%
	METAL PANEL - CANOPY - URBANE BRONZE	8	0.07%
	METAL PANEL - CORRUGATED DOORS	0	0.00%
	STOREFRONT WITH VISION GLASS	36	0.32%
	STOREFRONT WITH SPANDREL GLASS	768	6.76%
	<b>SUBTOTAL PRIMARY</b>	<b>4,970</b>	<b>43.71%</b>
SECONDARY	STUCCO - SW 7044 AMAZING GRAY	4,584	40.31%
	STUCCO - SW 7048 URBANE BRONZE	156	1.37%
	STUCCO - SW 6122 CAMELBACK	1,661	14.61%
	<b>SUBTOTAL SECONDARY</b>	<b>6,400</b>	<b>56.29%</b>
<b>TOTAL PRIMARY + SECONDARY</b>		<b>11,370</b>	<b>100.00%</b>

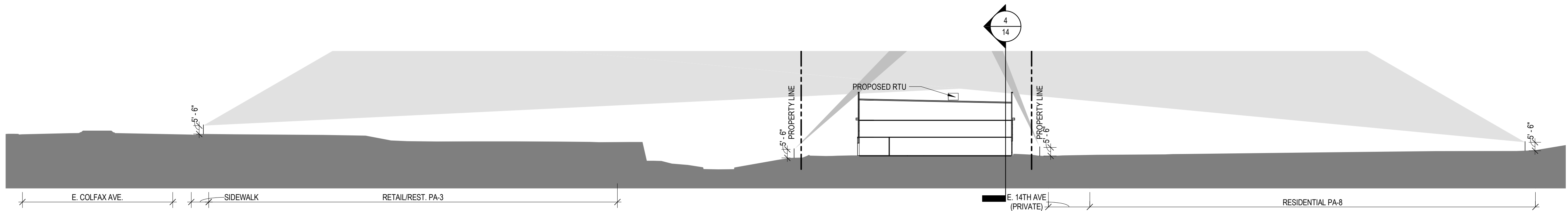
	MATERIALS	AREA SQ. FT.	PERCENTAGE
PRIMARY	CULTURED STONE	933	19.06%
	MASONRY BRICK	312	6.38%
	FIBER CEMENT SIDING - WINCHESTER BROWN	761	15.96%
	METAL PANEL - CANOPY - URBANE BRONZE	90	1.84%
	METAL PANEL - CORRUGATED DOORS	0	0.00%
	STOREFRONT WITH VISION GLASS	355	7.25%
	STOREFRONT WITH SPANDREL GLASS	361	7.38%
	<b>SUBTOTAL PRIMARY</b>	<b>2,812</b>	<b>57.46%</b>
SECONDARY	STUCCO - SW 7044 AMAZING GRAY	1,676	34.26%
	STUCCO - SW 7048 URBANE BRONZE	85	1.74%
	STUCCO - SW 6122 CAMELBACK	320	6.54%
	<b>SUBTOTAL SECONDARY</b>	<b>2,082</b>	<b>42.54%</b>
	<b>TOTAL PRIMARY + SECONDARY</b>	<b>4,893</b>	<b>100.00%</b>

	MATERIALS	AREA SQ. FT.	AREA SQ. FT.	PERCENTAGE	PERCENTAGE
PRIMARY	CULTURED STONE	4,656	4,656	14.18%	14.18%
	MASONRY BRICK	3,292	3,292	10.03%	10.03%
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	STOREFRONT WITH VISION GLASS	910		2.77%	
	STOREFRONT WITH SPANDREL GLASS	1,129	2,040	3.44%	6.21%
	<b>SUBTOTAL PRIMARY</b>	15,616			47.56%
SECONDARY	STUCCO - SW 7044 AMAZING GRAY	12,821		39.05%	
	STUCCO - SW 7048 URBANE BRONZE	725		2.21%	
	STUCCO - SW 6122 CAMELBACK	3,675	17,221	11.19%	52.44%
	<b>SUBTOTAL SECONDARY</b>	17,221			52.44%
	<b>TOTAL PRIMARY + SECONDARY</b>	32,836		86.60%	100.00%

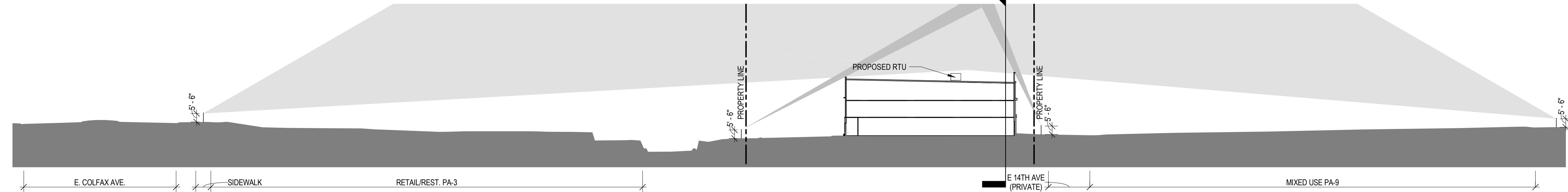




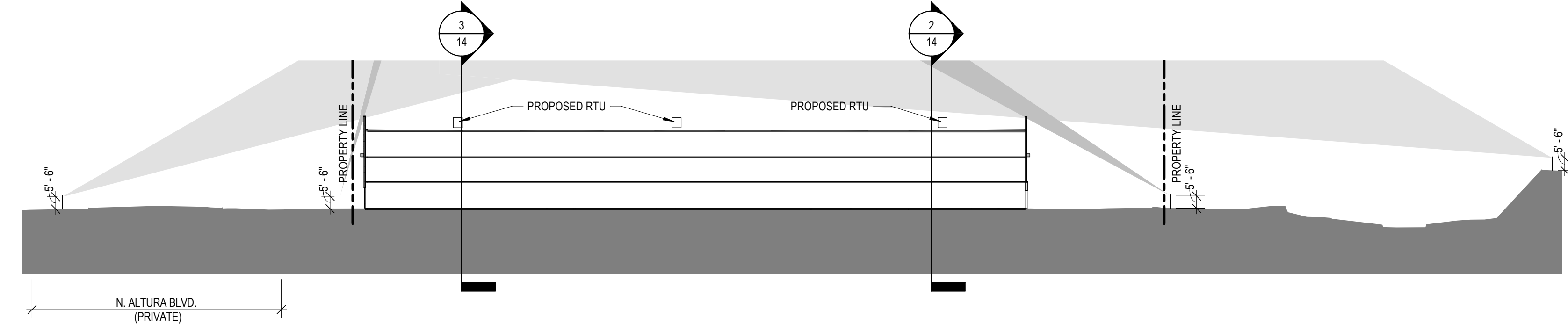
BM 362/SSP01 - CO Aurora Citadel Storage/SSP01 AuroraCO ColfaxSubdiv\_Citadel Storage\_CENTRAL.rvt  
4/28/2021 6:31:08 PM



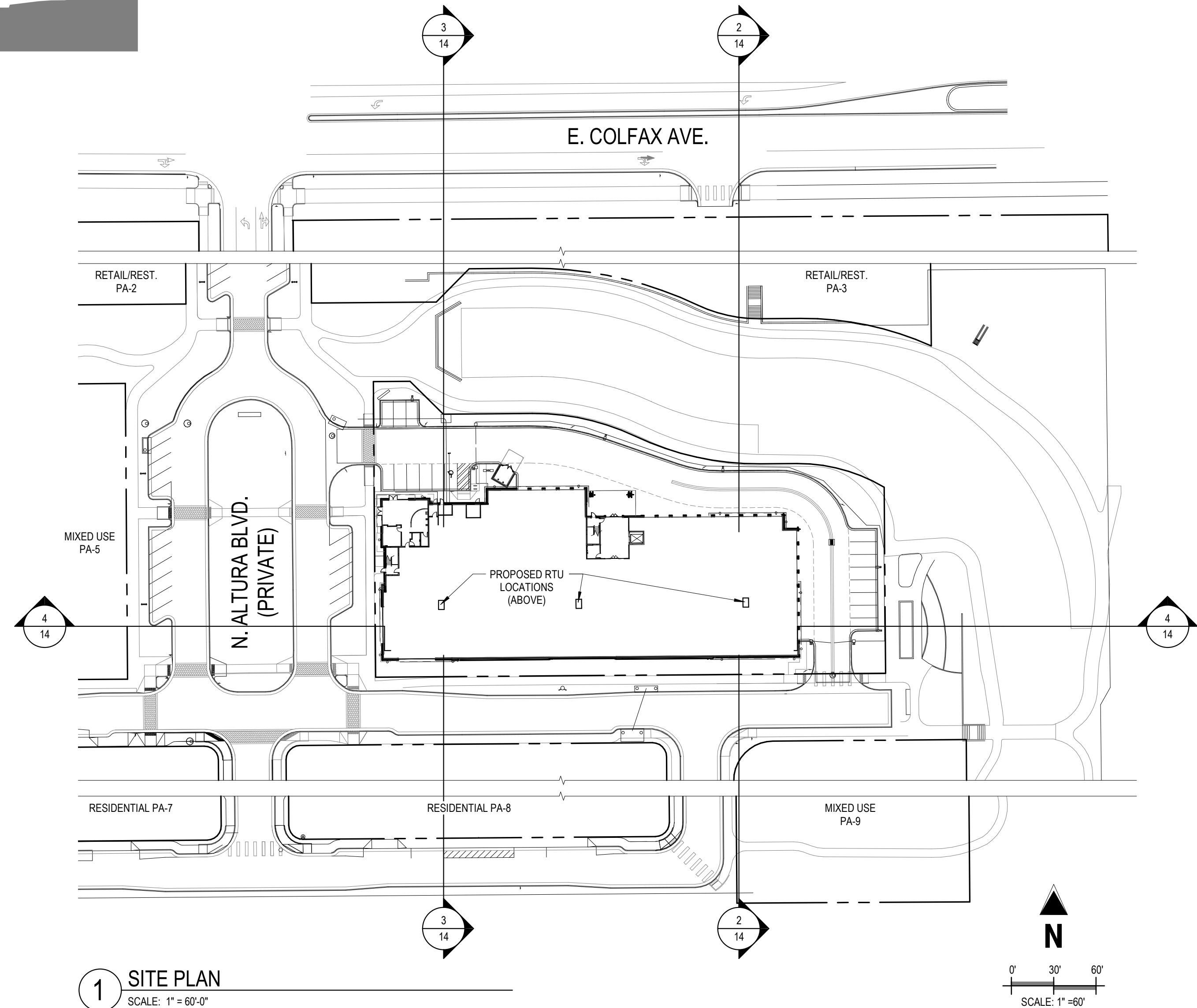
2 ROOF SCREENING COLFAX TO E. 14TH DRIVE (EAST)  
SCALE: 1" = 40'-0"



3 ROOF SCREENING COLFAX TO E. 14TH DRIVE (WEST)  
SCALE: 1" = 40'-0"



4 ROOF SCREENING N. ALTURA BLVD TO GRANBY DITCH  
SCALE: 1" = 40'-0"



1 SITE PLAN  
SCALE: 1" = 60'-0"



#	Date	Issue/Description

Project No:	SSP000001
Drawn By:	SDM
Checked By:	KKS