PARCEL A:

COMMENCING AT THE NE CORNER OF SAID SECTION 24, THENCE SOO°14'17E ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 24, A DISTANCE OF 55.00 FEET; THENCE S89°34'340W, A DISTANCE OF 55.00 FEET TO A POINT OF INTERSECTION OF THE WEST R-O-W LINE OF GUN CLUB ROAD AND THE SOUTH R-O-W LINE OF EAST MISSISSIPPI AVENUE: THENCE CONTINUING S89°34'34öW ALONG SAID SOUTH R-O-W LINE OF EAST MISSISSIPPI AVENUE, A DISTANCE OF 809.55 FEET TO THE POINT OF BEGINNING:

THENCE S00°25'26ëE, A DISTANCE OF 32.64 FEET TO A POINT OF

THENCE 119.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 171.50 FEET, A CENTRAL ANGLE OF 40°03'50 a AND WHOSE CHORD BEARS S20°27'21 E, A DISTANCE OF 117.49 FEET TO A POINT OF A REVERSE CURVATURE:

THENCE 127.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.50 FEET, A CENTRAL ANGLE OF 27°36'51 a AND WHOSE CHORD BEARS S26°40'49 E, A DISTANCE OF 125.77 FEET; THENCE S12°52'25öE. A DISTANCE OF 24.63 FEET TO A POINT OF

THENCE 53.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00FEET, A CENTRAL ANGLE OF 61°06'42". & WHOSE CHORD BEARS S37°34'03E. A DISTANCE OF 50.84

THENCE N90°00'00 oE, A DISTANCE OF 102.88 FEET;

THENCE S54°02'04ëE, A DISTANCE OF 185.56 FEET; THENCE S00°00'00öE, A DISTANCE OF 249.41 FEET;

THENCE S65°53'460 W, A DISTANCE OF 40.44 FEET TO A POINT OF NON-TANGENT CURVATURE:

THENCE 89.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 278.50 FEET, A CENTRAL ANGLE OF 18°23'45° AND WHOSE CHORD BEARS S14°54'21°E, A DISTANCE OF

THENCE S05°42'286E, A DISTANCE OF 55.53 FEET TO A POINT OF A

THENCE 6.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 218.50 FEET, A CENTRAL ANGLE OF 01°40'32ö, AND WHOSE CHORD BEARS SO6°45'48 E, A DISTANCE OF 6.39 FEET TO A POINT OF A COMPOUND CURVATURE;

THENCE 51.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 118°36'22". AND WHOSE CHORD BEARS S66°54'15 E, A DISTANCE OF 42.99 FEET TO A POINT ON THE NORTHWESTERLY R-O-W LINE OF GUN CLUB ROAD; THENCE S53°47'34öW ALONG SAID NORTHWESTERLY R-O-W LINE. A

DISTANCE OF 554.17 FEET TO A POINT OF A CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00 ö AND WHOSE CHORD BEARS N81°12'26 öW. A DISTANCE OF 35.36 FEET TO A POINT ON THE EASTERLY R-O-W LINE OF SOUTH GUN CLUB ROAD, ALSO KNOWN AS HIGHWAY 30;

THENCE N36°12'26öW ALONG SAID EASTERLY R-O-W LINE, A DISTANCE OF 921.00 FEET:

THENCE N53°47'34ëE, A DISTANCE OF 598.02 FEET;

THENCE NO0°25'26öW, A DISTANCE OF 83.45 FEET TO A POINT ON THE SOUTH R-O-W LINE OF EAST MISSISSIPPI AVENUE;

THENCE N89°34'34ëE ALONG SAID SOUTH R—O—W LINE, A DISTANCE OF 125.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 668,030 SQUARE FEET (15.34 ACRES) MORE OR LESS.

PARCEL B:

BEGINNING AT A POINT OF CURVATURE BEING ON THE SOUTHEASTERLY R-O-W LINE OF GUN CLUB ROAD WHICH BEARS N21°26'08 E, A DISTANCE OF 1101.55 FEET TO THE NE CORNER OF SAID SECTION 24; THENCE 32.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73°24'05 \\"0, AND WHOSE CHORD BEARS S17°05'32öW. A DISTANCE OF 29.88 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 37.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 07°22'58ö, AND WHOSE CHORD BEARS S15°55'02 E, A DISTANCE OF 37.34 FEET; THENCE S01°34'15ëE, A DISTANCE OF 53.62 FEET TO A POINT OF A CURVATURE:

THENCE 100.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 20°10'56" AND WHOSE CHORD BEARS SO8°31'13öW, A DISTANCE OF 99.87 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 149.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 39°56'05 \u00fc AND WHOSE CHORD BEARS S01'21'22 E, A DISTANCE OF 146.84 FEET; THENCE S68°40'35öW. A DISTANCE OF 116.71 FEET:

THENCE S53°47'34öW, A DISTANCE OF 217.06 FEET TO A POINT ON THE EASTERLY R-O-W OF SOUTH GUN CLUB ROAD, ALSO KNOW AS

HIGHWAY 30; THENCE N36°12'26öW ALONG SAID EASTERLY R-O-W LINE, A DISTANCE OF 233.48 TO A POINT OF A CURVATURE;

THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00 a AND WHOSE CHORD BEARS NO8°47'34 & DISTANCE OF 35.36 FEET TO A POINT ON THE SOUTHEASTERLY R-O-W LINE OF GUN CLUB

THENCE N53°47'34ëE ALONG SAID SOUTHEASTERLY R—O—W LINE, A DISTANCE OF 526.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 117,169 SQUARE FEET (2.69 ACRES) MORE OR LESS.

THE BASIS OF BEARINGS FOR BOTH PARCELS IS THE EAST LINE OF THE NE 1/4 OF SECTION 24. T4S. R66W. BEING S00°14'17 & AS SHOWN ON HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1

TOTAL OF TWO PARCELS CONTAINING 785,199 SQUARE FEET (18.03) ACRES) MORE OR LESS.

MURPHY CREEK SELF STORAGE SITE PLAN WITH WAIVERS

CITY OF AURORA APPROVALS:

CITY ATTORNEY:		DATE:	
PLANNING DIRECTOR:		DATE:	
PLANNING COMMISSION:	(0111177770011)	DATE:	
	(CHAIRPERSON)		
CITY COUNCIL:		DATE:	_
	(MAYOR)		
ATTEST:		DATF:	
ATTEST:	(CITY CLERK)		
DATABASE APPROVAL DATE			
RECORDER'S CERTIFICATE:			
ACCEPTED FOR FILING IN THE OFFICE	OF THE CLERK AND RECORDE	R OF	
COLORADO AT O'CLOCK	M, THIS DAY O)F	AD,
CLERK AND RECORDER:	DEPUTY:		

	SITE	DATA					
	GAS STATION SITE	STORA	GE SITE	PRIVATE ROAD	POND	OTHER	
	LOT 1, BLOCK 1	LOT 1, E	BLOCK 2	TRACT A	TRACT B	TRACT C	TOTAL
LAND AREA WITHIN PROPERTY LINES (SQ. FT.)	117,169	549,	,038	44,303	57,342	17,346	785,198
LAND AREA WITHIN PROPERTY LINES (AC)	2.69	12.	.60	1.02	1.32	0.40	18.03
GROSS FLOOR AREA (SQ. FT.)	4,750	61,	980	0	0	0	66,730
NUMBER OF BUILDINGS**	1	1	2	0	0	0	13
PARKING ROOF CANOPY AREA (SQ. FT.)	5,900	126,	,773	0	0	0	132,673
MAXIMUM HEIGHT OF BUILDINGS	45'	4.	5'	0	0	0	n/a
TOTAL BUILDING COVERAGE (SQ. FT.)	4,750	61,	980	0	0	0	66,730
TOTAL BUILDING COVERAGE (%)	4.1%	11.	3%	0.0%	0.0%	0.0%	8.5%
HARD SURFACE AREA (SQ. FT.)	32,118	375,	,392	38,008	0	0	445,518
HARD SURFACE AREA (%)	27.4%	68.	68.4%		0.0%	0.0%	56.7%
LANDSCAPE AREA (SQ. FT.)	80,301	111,666		6,295	57,342	17,346	255,604
LANDSCAPE AREA (%)	68.5%	20.	3%	14.2%	100.0%	100.0%	32.6%
PRESENT ZONING CLASSIGICATION	PD-COMMERCIAL /OFFICE		PD-C	DMMERCIAL			N/A
PERMITTED MAXIMUM SIGN AREA (PER SIGN FACE)	210 S.F.		F STORAGE / STORAGE	0	0	0	0
PROPOSED TOTAL SIGN AREA (SQ. FT)	210 S.F.		F STORAGE / STORAGE	0	0	0	0
PROPOSED NUMBER OF SIGNS (DOUBLE SIDED)		SELF STORAGE				0	
-PROJECT ID SIGN	1	1	1	0	0	0	3
-DIRECTIONAL SIGN	1	1	1	0	0	0	3
-WALL SIGN	2	3	3	0	0	0	8
-CANOPY SIGN	3	()	0	0	0	3
PARKING SPACES REQUIRED	21	1	2	0	0	0	33
PARKING SPACES PROVIDED	21	1	2	0	0	0	33
HANDICAP SPACES REQUIRED	1	2	2	0	0	0	3
HANDICAP SPACES PROVIDED	1	2	2	0	0	0	3
LOADING SPACES REQUIRED	1	2	2	0	0	0	3
LOADING SPACES PROVIDED	1	2	2		0	0	3
**NOT INCLUDING FAUX GUARD SHACKS							

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF MURPHY CREEK STORAGE, LLC. HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____

BY: _____HARVEY B. ALPERT, MANAGER STATE OF COLORADO COUNTY OF _____ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, ____ BY WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS:

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

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

WAIVER NO. 2:

1. MURPHY CREEK DESIGN STANDARDS; SECTION 3.2.5 (C) SCREENING AND OUTDOOR STORAGE. OUTDOOR STORAGE IS NOT ALLOWED UNLESS IT IS COMPLETELY ENCLOSED BY A WALL WHICH MATCHES THE THEMATIC COLORS AND MATERIALS OF THE DEVELOPMENT. 2. MURPHY CREEK DESIGN STANDARDS; SECTION 6.1 FENCING STANDARDS MATRIX. CHAIN LINK FENCES ARE PROHIBITED.

OUTDOOR STORAGE IS PROPOSED THE PORTION OF PARCEL 1C THAT IS DIRECTLY NORTH OF THE SELF STORAGE SITE. THE OUTDOOR STORAGE SITE IS A COMPLEMENTARY USE TO THE SELF STORAGE DEVELOPMENT. IT FULFILLS THE NEED TO STORE LARGE VEHICLES SUCH AS BOATS AND RECREATIONAL VEHICLES (RV'S) FOR COVENANT CONTROLLED COMMUNITIES WHERE THIS STORAGE IS TYPICALLY NOT PERMITTED ON STREETS OR IN DRIVEWAYS. THIS OUTDOOR STORAGE SITE IS ENCLOSED BY A THEMATIC WALL THAT MATCHES THE COLORS AND MATERIALS OF THE DEVELOPMENT IN AREAS OF HIGH VISIBILITY ADJACENT TO GUN CLUB ROAD AND MISSISSIPPI AVENUE. CHAIN LINK FENCING PROVIDES THE BEST FENCING ALTERNATIVE AS IT PROVIDES THE MOST EFFECTIVE SCREENING. THE CHAIN LINK FENCING IS A METAL MATERIAL, POWDER COATED A DARK GREEN COLOR TO MATCH THE MURPHY CREEK DESIGN ELEMENTS. SIGNIFICANT BERMING IS PROVIDED WHEREVER POSSIBLE AND THE LANDSCAPE HAS BEEN CONCENTRATED IN AREAS OF HIGH VISIBILITY TO HELP SCREEN THE SITE AND THE FENCING. THE CHAIN LINK FENCING IS ONLY PROPOSED IN THE AREA BETWEEN THE OUTDOOR STORAGE SITE AND THE SELF STORAGE SITE.

AMENDMENTS

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

E. MISSISSIPPI AVE MURPHY CREEK FILING NO. 3 GUN MURPHY CREEK FILING NO. 11, MURPHY CREEK FILING NO. 10 E. MONTANA MURPHY CREEK **\$OUTH** VICINITY MAP

Scale: 1" = 1000'

	SHEET INDEX
HEET	
- ET	SHEET TITLE
<u>- '</u> –1	COVER
-2	NOTES AND OVERALL PLAN
-3	SITEPLAN
-4	SITEPLAN
-5	ADJACENT ROADWAY PLAN
-1	LANDSCAPE PLAN
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-5	LANDSCAPE CHARTS AND PLANT LIST
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-10	LANDSCAPE DETAILS
-1	ARCHITECTUAL PLAN
-2	ARCHITECTUAL PLAN
-3	ARCHITECTUAL PLAN
-4	ARCHITECTUAL PLAN
-1	ELECTRICAL PLAN
-2	ELECTRICAL PLAN
-3	ELECTRICAL PLAN
-4	ELECTRICAL PLAN

DEVELOPER MURPHY CREEK STORAGE, LLC.

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

CONTACT: HARVEY ALPERT



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



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

BENCHMARK:

CITY OF AURORA BENCHMARK M 095: 3" DIAMETER BRASS CAP ATOP 30" STEEL PIPE IN CONCRETE AT THE NORTH R/W FENCE LINE ON E. MISSISSIPPI AVE. AT THE MOST NORTHERLY FENCE AT THE JOG IN FENCES. ALSO BEING IN THE VICINITY OF 1/4 LINE FOR SECTION 18/19, TOWNSHIP 4 SOUTH, RANGE 65 WEST. CITY OF AURORA ELEVATION 5600.60 (NGVD 29)=5603.65 (NAVD 88)

DATE:	3/16/11
JOB NO:	10.66
DRAWN BY:	
APPROVED:	
CADD FILE:	

C-1

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE AND SADDLE ROCK EAST GDP. SIGNS ARE TO BE INSTALLED WITH A DISTANCE OF 7' FROM THE BOTTOM OF THE 12"X18" ACCESSIBLE SIGN TO FINISHED GRADE. BACKLIT OR INTERNALLY LIT AWNINGS WILL NOT BE UTILIZED ON THIS PROJECT. INTERNALLY LIT SIGNAGE WILL NOT BE UTILIZED ON THIS PROJECT. ALL SIGNAGE AND AWNINGS WILL BE LIGHTED WITH WALL—MOUNTED DOWNCAST LIGHTS, THESE LIGHTS WILL BE MINIMIZED ON THE BUILDINGS' BACK AND SIDE ELEVATIONS.

3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING — FIRE LANE."

4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 50% OF THE ACCESSIBLE BUILDING ENTRANCE 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 2003 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-1998.

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

6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

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

8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

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

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

11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

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

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

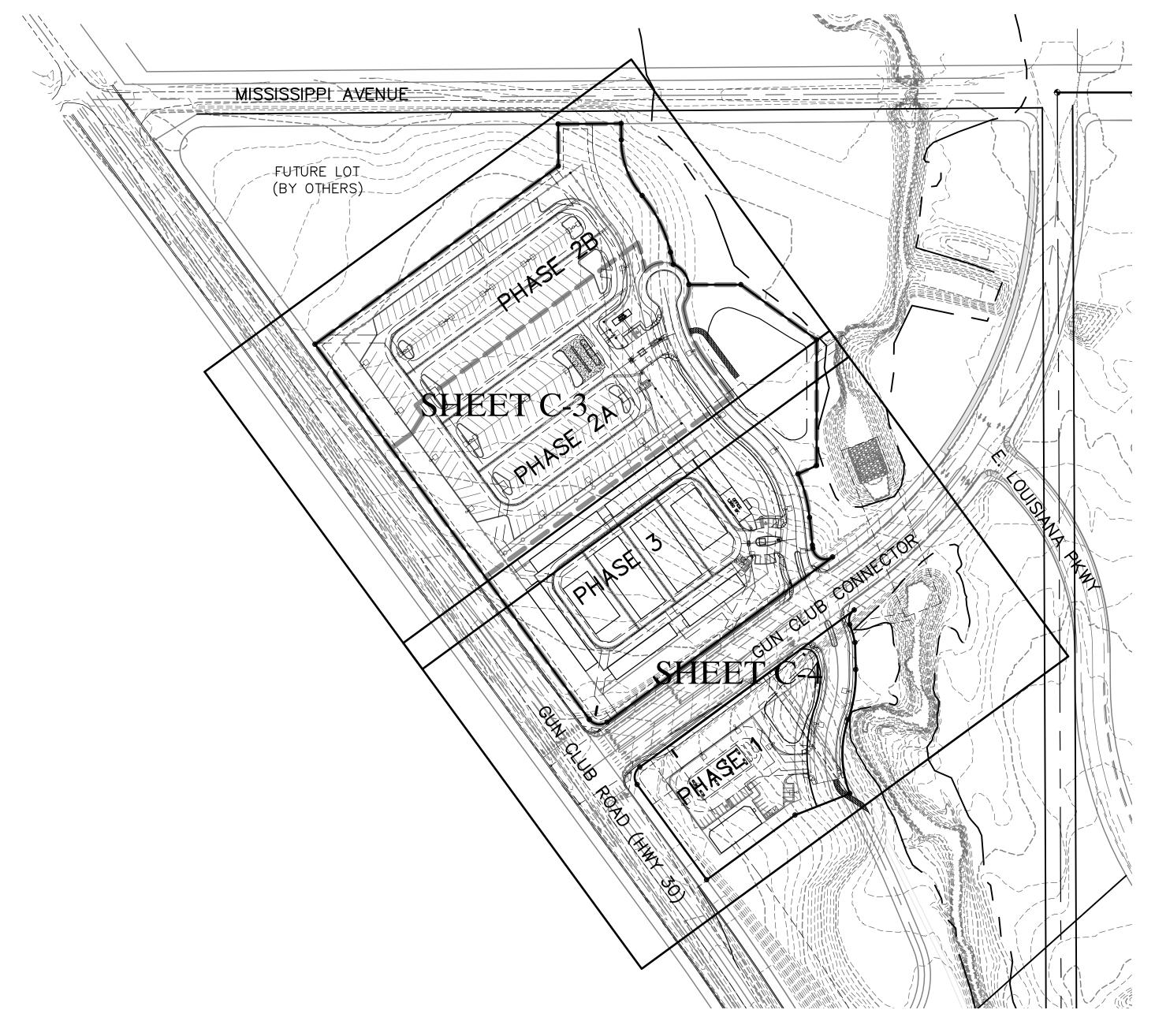
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS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

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

16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO 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.

MURPHY CREEK SELF STORAGE SITE PLAN WITH WAIVERS



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.

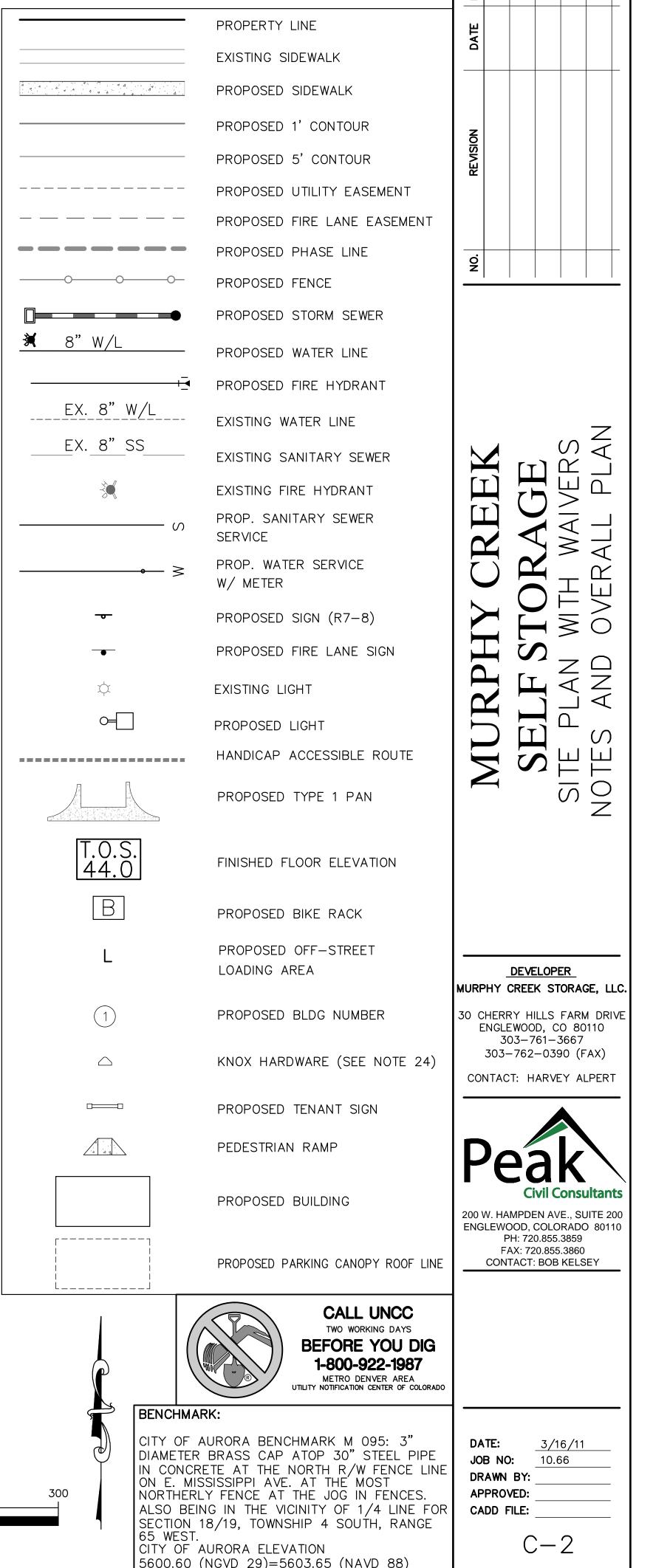
22. ALL COMMON PERIMETER FENCING, LANDSCAPING IRRIGATION AND WALKWAYS WILL BE INSTALLED BY THE DEVELOPER/BUILDER AND SUBSEQUENTLY MAINTAINED BY THE METRO DISTRICT.

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. PHASE 1 CONSIST OF THE SERVICE STATION. PHASE 2 CONSIST OF THE RV STORAGE YARD IMPROVEMENTS. PHASE 3 CONSISTS OF THE MINI-STORAGE.

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

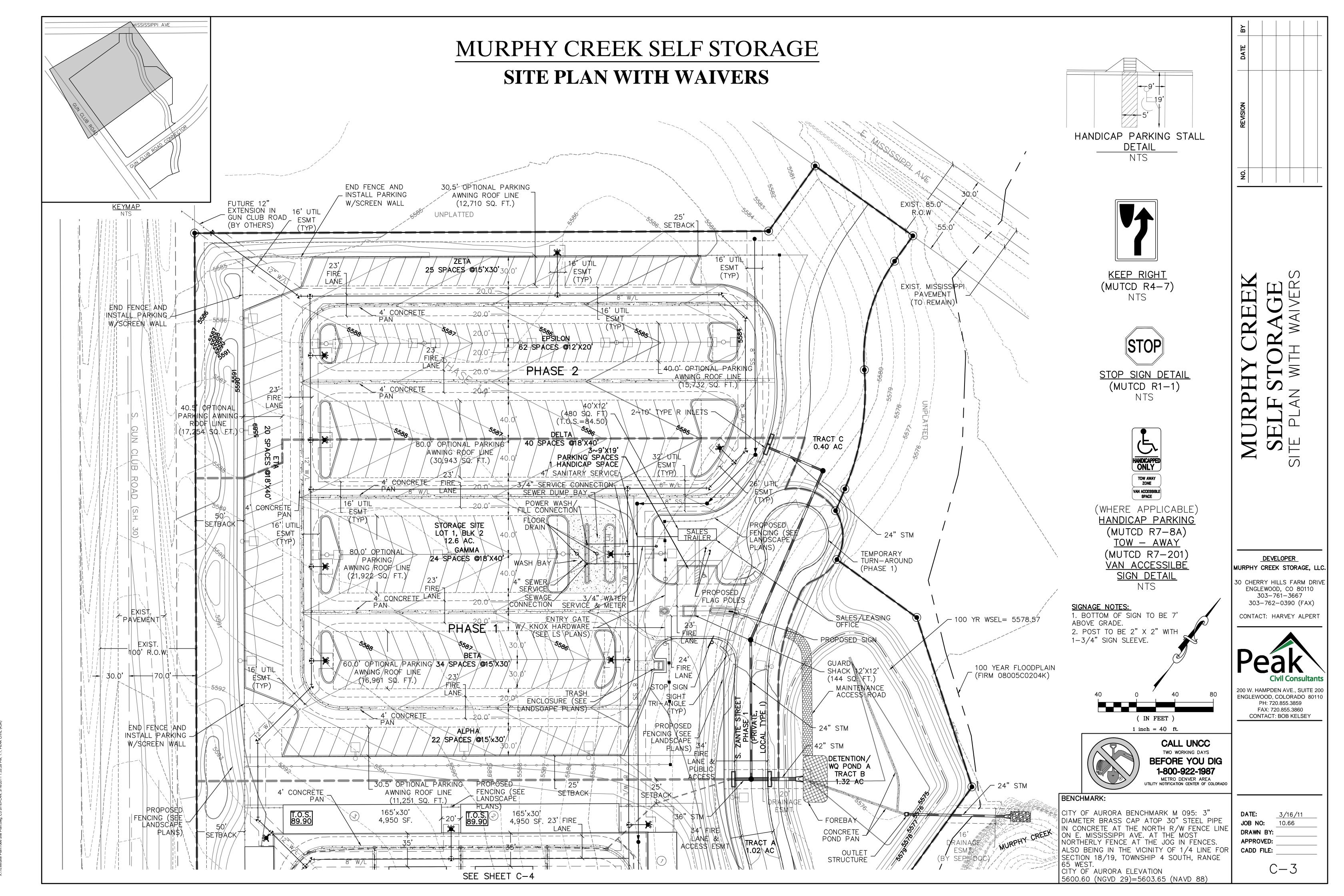


(IN FEET)

1 inch = 150 ft.

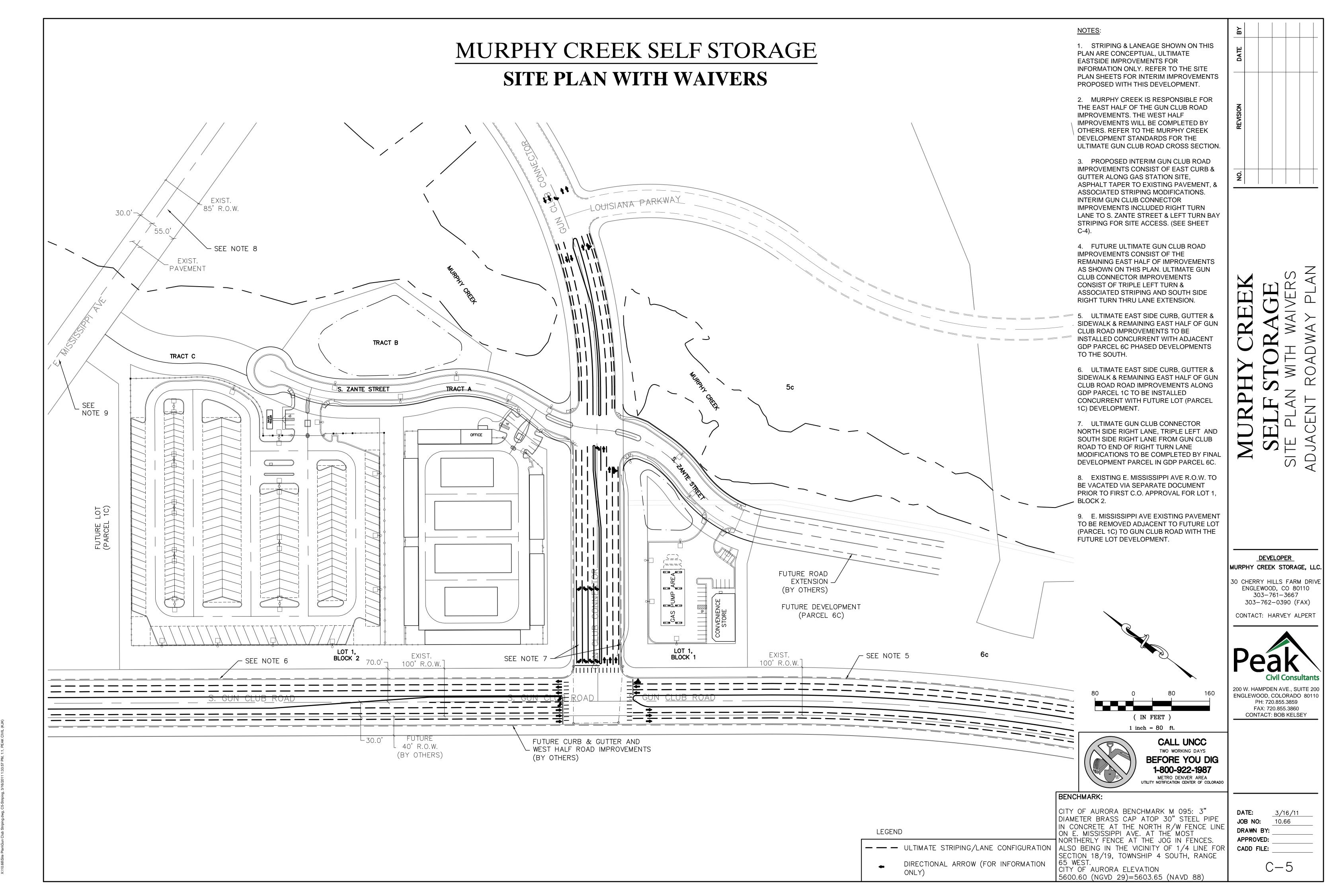
LEGEND

A10 66/Site Plan 1066 Site Plan Notes & Overall dwo. C2 NOTES: 3/16/2011 1:32:48 PM 1:1. PE.



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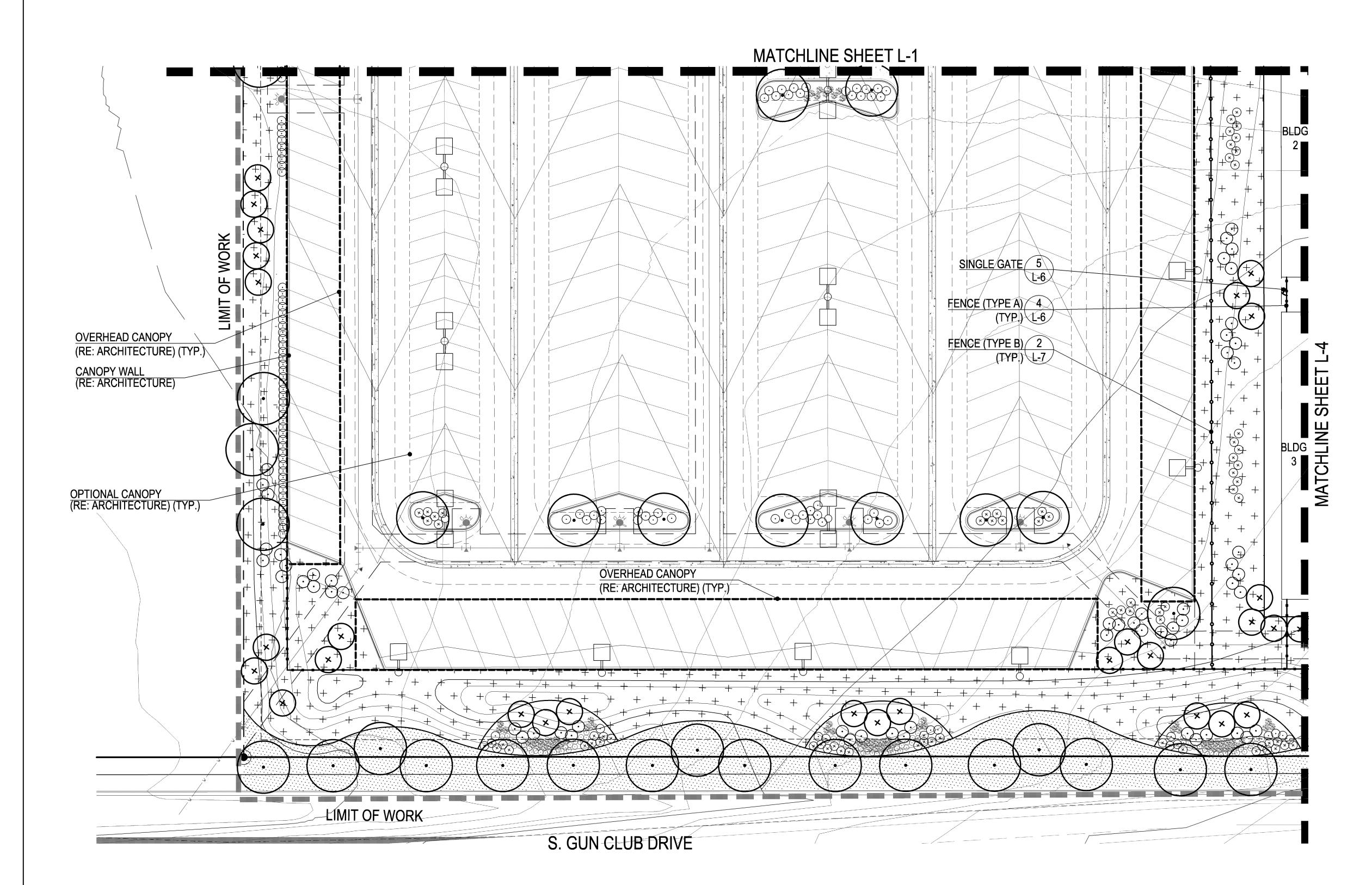
X:\10.66\Site Plan\1066 Site Plan.dwg, C4 SITEPLAN, 3/16/2011 1:33:39 PM, 1:1, PEAK CIVIL (KJ

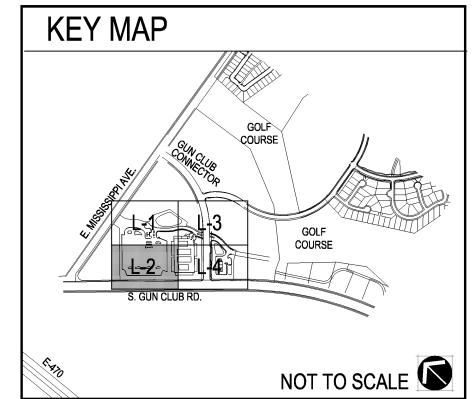


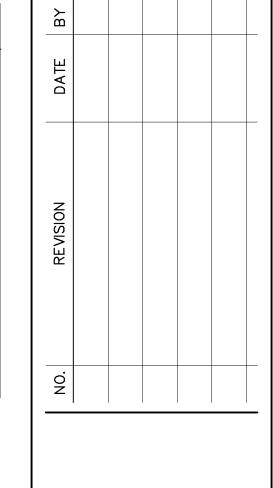
MURPHY CREEK SELF STORAGE **KEY MAP** SITE PLAN WITH WAIVER LANDSCAPE PLAN NOT TO SCALE **LEGEND** SHADE TREE ORNAMENTAL TREE **EVERGREEN TREE DECIDUOUS SHRUB** DETENTION POND 100 YR. FLOOD PLAIN **EVERGREEN SHRUB** SIGHT TRIANGLE (TYP.) LIMIT OF WORK ORNAMENTAL GRASS DOUBLE SIDED DIRECTIONAL L-8 SIGN (RE: SIGNAGE DRAWINGS) **PERENNIALS** MAINTENANCE ACCESS ROAD (RE: CIVIL) IRRIGATED NATIVE SEED NON-IRRIGATED NATIVE SEED (PERFORATED) STEEL EDGER PRIVATE STREET FENCE COLUMN FENCE (TYPE A) 4 DEVELOPER FENCE TYPE A - METAL PICKET MURPHY CREEK STORAGE, LLC. FENCE 30 CHERRY HILLS FARM DRIVE FENCE TYPE B - CHAIN LINK ENGLEWOOD, CO 80110 303-761-3667 303-762-0390 (FAX) FLAG POLE COLUMN (TYP.) CONTACT: HARVEY ALPERT TRASH 3 PET WASTE 3 STATION L+7 CANOPY WALL BENCH 2 (RE: ARCHITECTURE) OVERHEAD/CANOPY SCALE: 1" = 30' 200 W. HAMPDEN AVE., SUITE 200 ENGLEWOOD, COLORADO 80110 PH: 720.855.3859 FAX: 720.855.3860 CONTACT: BOB KELSEY (RE: ARCH/TECTURE) (TYP.) TRASH ENCLOSURE 1 RACK L-6 1101 Bannock Street FENCE (TYPE A) 4 Denver, Colorado 80204 **GUARD HOUSE** P 303.892.1166 (RE: ARCHITECTURE)\ NORRIS DESIGN www.norris-design.com MECHANICAL GATES (BY OTHERS) NOT FOR CONSTRUCTION SEWAGE DISPOSAL DOUBLE GATE 6 CALL UNCC BAY (RE: CIVIL) TWO WORKING DAYS BEFORE YOU DIG MATCHLINE SHEET L-2 OPTIONAL CANOPY (RE: ARCHITECTURE) (TYP.) 1-800-922-1987 **WASH BAY** FENCE (TYPE B) 2 METRO DENVER AREA UTILITY NOTIFICATION CENTER OF COLORADO (RE: CIVIL) 3/11/11 JOB NO: BENCHMARK: DRAWN BY: CITY OF AURORA BENCHMARK M 095: 3" DIAMETER BRASS APPROVED: CAP ATOP 30" STEEL PIPE IN CONCRETE AT THE NORTH R/W FENCE LINE ON E. MISSISSIPPI AVE. AT THE MOST NORTHERLY FENCE AT THE JOG IN FENCES. ALSO BEING IN CADD FILE: THE VICINITY OF 1/4 LINE FOR SECTION 18/19, TOWNSHIP 4 SOUTH, RANGE 65 WEST. CITY OF AURORA ELEVATION

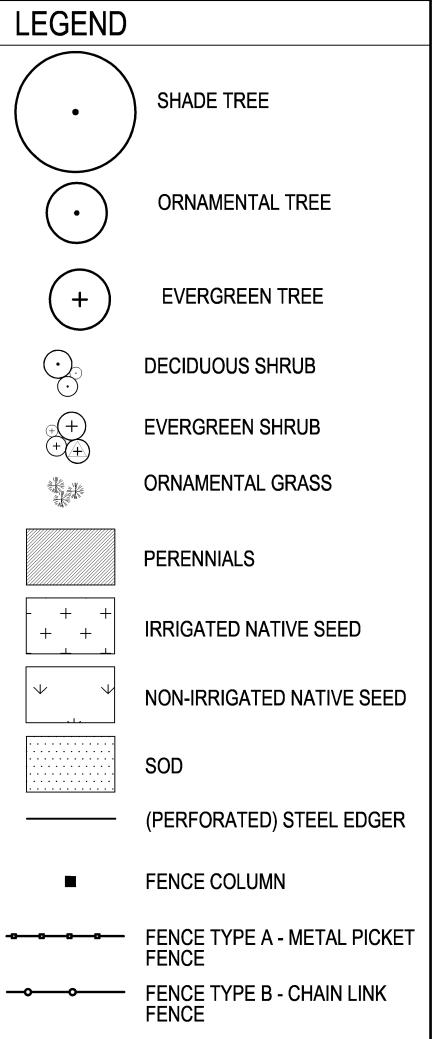
5600.60 (NGVD 29)=5603.65 (NAVD 88)

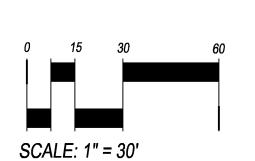
SITE PLAN WITH WAIVER LANDSCAPE PLAN













DEVELOPER

MURPHY CREEK STORAGE, LLC

30 CHERRY HILLS FARM DRIVE

ENGLEWOOD, CO 80110 303-761-3667 303-762-0390 (FAX)

CONTACT: HARVEY ALPERT

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

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METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK:

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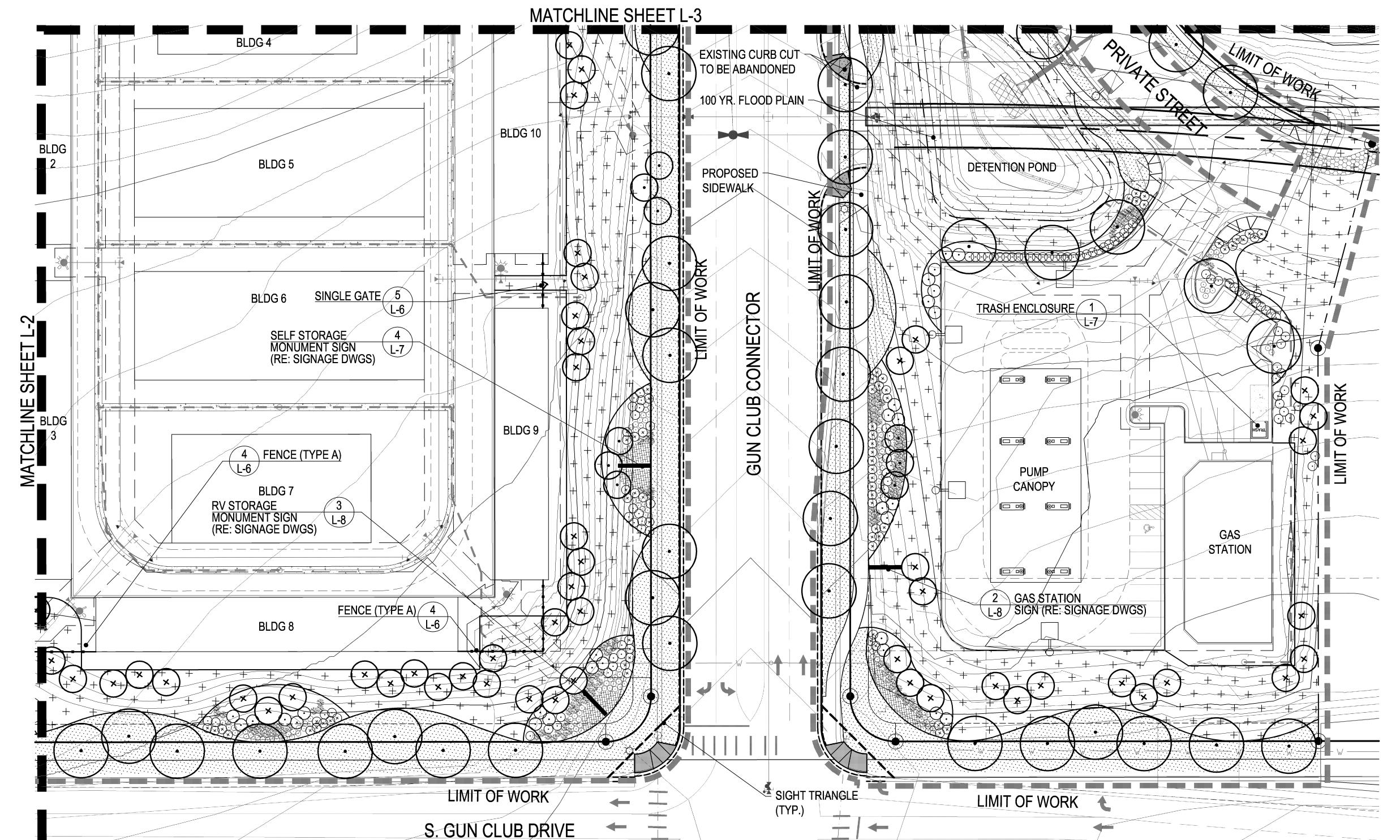
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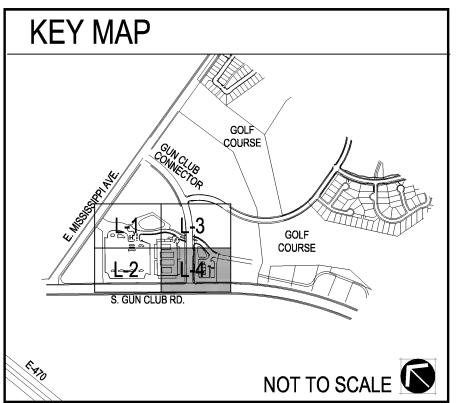
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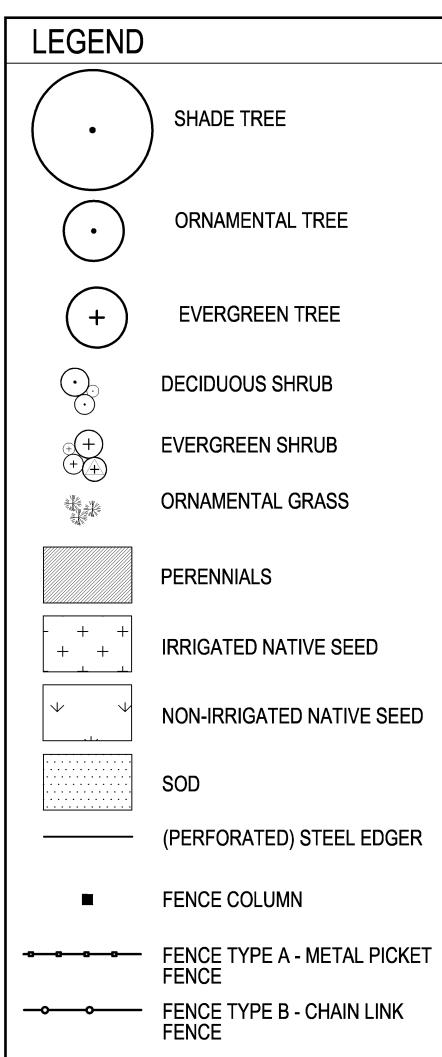
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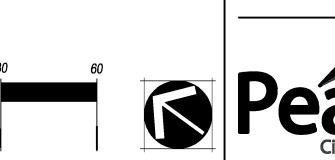
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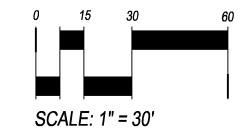
SITE PLAN WITH WAIVER LANDSCAPE PLAN











1101 Bannock Street Denver, Colorado 80204 P 303.892.1166 NORRIS DESIGN www.norris-design.com

NOT FOR CONSTRUCTION



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

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CITY OF AURORA ELEVATION 5600.60 (NGVD 29)=5603.65 (NAVD 88)

3/11/11 JOB NO: DRAWN BY: APPROVED: CADD FILE: L-4

DEVELOPER

MURPHY CREEK STORAGE, LLC

30 CHERRY HILLS FARM DRIVE

ENGLEWOOD, CO 80110

303-761-3667 303-762-0390 (FAX)

CONTACT: HARVEY ALPERT

200 W. HAMPDEN AVE., SUITE 200 ENGLEWOOD, COLORADO 80110

PH: 720.855.3859

FAX: 720.855.3860 CONTACT: BOB KELSEY

SITE PLAN WITH WAIVER LANDSCAPE CHARTS AND PLANT LIST

I ANDSCAPE PLANT LIST

WILD FLOWER

-PERENNIALS

PURPLE CONEFLOWER

STELLA D'ORO DAYLILY

MOONSHINE YARROW

SNOW-IN-SUMMER

LITTLE BUSINESS DAYLILY

	SYM. COMMON NAME	DOTANICAL NIAME		217E 8 CO		VATE
	STIVI. COMMON NAME	BOTANICAL NAME		SIZE & CO		JSAGI
	DECIDUOUS TREES —		(UN	ILESS OTHERWISI	E NOTED)	
_	BTM BIG TOOTH MAPLE	ACER GRANDIDENTATUM		2 1/2" CAL. B		XXX
•	FGA FALL GOLD ASH	FRAXINUS NIGRA 'FALL GOLD'		2 1/2" CAL. B		X
	' HAC WESTERN HACKBERRY SKY SKYLINE HONEYLOCUST	CELTIS OCCIDENTALIS GLEDITSIA TRIACANTHOS INERMIS 'SKYLIN'	E'	2 1/2" CAL. Ba 2 1/2" CAL. Ba		XX X
	- EVERGREEN TREES -		-			
	AUS AUSTRIAN PINE	PINUS NIGRA		6' HT. MIN		XXX
(+)	PIN PINON PINE	PINUS EDULIS		6' HT. MIN		XXX
	PON PONDEROSA PINE	PINUS PONDEROSA		6' HT. MIN		XXX
	ORNAMENTAL TREES					
(\cdot)	CCP CHANITCLEER PEAR WKH WINTER KING HAWTHORN	PYRUS CALLERYANA CRATAEGUS VIRIDIS 'WINTER KING'		2" CAL. B&B 2" CAL. B&B		XX XX
	- DECIDUOUS SHRUBS -					
	ABP ABBOTSWOOD POTENTILLA	POTENTILLA FRUITICOSA 'ABBOTSWOOD'		5 GAL. CON	Т.	XX
\bigcirc	ALP ALPINE CURRANT	RIBES ALPINUM		5 GAL. CON	Г.	XX
\sim	BMS BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS		5 GAL. CON		XXX
	CHP CHEYENNE PRIVET DNI DWARF NINEBARK	LIGUSTRUM VULGARE 'CHEYENNE' PHYSOCARPUS OPULIFOLIUS 'NANUS'		5 GAL. CONT 5 GAL. CONT		XXX XX
	MKL MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'		5 GAL. CON		XX
	RAB RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS		5 GAL. CON	Т.	XXX
	SSK SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA		5 GAL. CON		X
	TLS THREE LEAF SUMAC	RHUS TRILOBATA		5 GAL. CON	Γ.	XXX
	- EVERGREEN SHRUBS	ILINIDEDLIC CADINA IDLIEFALOL		F CAL CON	T CONT	VV
(+)	BUF BUFFALO JUNIPER HCO HETZI COLUMNAR	JUNIPERUS SABINA 'BUFFALO' JUNIPERUS CHINENSIS 'HETZI COLUMNAR	IS'	5 GAL. CON 7 GAL. CON		XX XX
+++	HUG HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'		5 GAL. CON		XX
(+)	TAM TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'		5 GAL. CON	T. CONT.	XX
	ORNAMENTAL GRASSI	ES				
	AVG BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	VEDOTED!		T., 2' O.C. SPACING T., 3' O.C. SPACING	<i>,</i> ,
	FRG FEATHER REED GRASS MAG MAIDEN HAIR GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FC MISCANTHUS SINENSIS 'GRACILLIMUS'	EKSTEK		T., 3' O.C. SPACING	
	TURF GRASS				•	
	90/10 FESCUE-BLUEGRASS MIX	(FRESH CUT SOD		
	— IRRIGATED SEED MIX -					
		POUNDS OF F				
+ +	COMMON NAME	SCIENTIFIC NAME ACRE (DRILLE	D RATE)	% OF MIXTURE	MATURE HEIGHT	
+ + <u> </u>	CAUCASIAN BLUESTEM	BOTHRIOCHLOA CAUCASICUS	1.5	5%	24"	
	BIG BLUESTEM	ANDROPOGON GERARDII	3	9%	36"-72"	
	MEADOW BROOME	BROMUS BIEBERSTEINII	6	18%	12"-36"	
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.5	2%	24"-36"	
	SHEEP FESCUE	FESTUCA OVINE	1	3%	12"-36"	
	BLUE GRAMA	BOUTELOUA GRACILIS	1	3%	6"-24"	
	SIDEOATS GRAMMA	BOUTELOUA CURTIPENDULA	2	6%	12"-36"	
	SPIKE MUHLY	MUHLENBERGIA WRIGHTII	1	3%	12"-18"	
	NEEDLEGRASS	STIPA COOMATA	3.5	11%	12"-36"	
	ORCHARD GRASS	DACTYLIS GOLMERATA	1	3% 15%	36"-48"	
	REGREEN POTTI ERRISH	TRITICUM AESTIVUM X ELYTRIGIA ELONGATA	5	15%	12" 12" 24"	
	BOTTLEBRUSH WESTERN WHEATGRASS	ELYMUS ELYMOIDES PASCOPYRUM SMITHII	2	6% 9%	12"-24" 12"-36"	
	CANADA WILDRYE	ELYMUS CANADENSIS	3 2	9% 6%	12"-36" 24"-48"	
	O/ II V ID/ I VILDITIE	TOTAL	32.5	100%	21 10	
	-NON-IRRIGATED SEED	MIX (AURORA MIXTURE A) —				
₩	COMMON NAME	LBS / ACRE (DRILLED RATE)	9/	6 GERMINATION		
· •	SMOOTH BROME GRASS	12		80		
	CRESTED WHEAT (FAIRWAY STRAIN) BLUE GRAMMA	ŏ Δ		85 80		
	WII D FI OWFR	т 2		90		

ECHINACEA PURPUREA

SALVIA NEMOROSA

HEMEROCALLIS 'LITTLE BUSINESS'

HEMEROCALLIS 'STELLA D'ORO'

CERASTIUM TOMENTOSUM

ACHILLEA 'MOONSHINE'

BUILDII	NG PERIMET	TER TABLE

LANDSCAPE REQUIREMENTS

AREA DESCRIPTION

(1 TREE AND 10 SHRUBS PER 4000 SF)

BUILDING PERIMETER

GUN CLUB DRIVE (BUFFER) (1 TREE AND 10 SHRUBS PER 40 LF)

(1 TREE AND 10 SHRUBS PER 40 LF)

(1 TREE AND 10 SHRUBS PER 40 LF)

PARKING LOT ISLANDS

PRIVATE ROAD (BUFFER)

GUN CLUB CONNECTOR (BUFFER)

GUN CLUB DRIVE TREE LAWN

PRIVATE ROAD TREE LAWN

TOTALS

XX

XX

XX

XX

XX

90

1 GAL. CONT.

GUN CLUB CONNECTOR TREE LAWN

OPEN SPACE

(1 TREE PER 40 LF)

BUILDING	Elevation Length	Tree Equivalent Required (1 Tree per 40 LF)	Trees Provided	Shrubs Provided (3 Ornamental Grasses = 1 Shrub)
1	120 LF	3	4	11 SHRUBS
2	225 LF	6	1	0
3	225 LF	6	5	0
4	0 LF	0	0	0
5	0 LF	0	0	0
6	0 LF	0	0	0
7	0 LF	0	0	0
8	260 LF	7	11	0
9	220 LF	6	8	0
10	200 LF	5	6	0
SALES OFFICE	95 LF	3	2	17 SHRUBS + 4 ORNAMENTAL GRASSES = 18 SHRUBS
SALES TRAILER	105 LF	3	2	46 SHRUBS + 9 ORNAMENTAL GRASSES = 49 SHRUBS
GAS STATION	155 LF	4	4	0

OF TREES

PROVIDED

24

229

REQUIRED

93851 SF

1200 LF

698 LF

938 LF

1200 LF

822 LF

QTY = 27 27

OF TREES | # OF SHRUBS | # OF SHRUBS PROVIDED

240 SHRUBS

78 SHRUBS

1165 SHRUBS

REQUIRED

300

180

240

890

(3 ORNAMENTAL GRASSES = 1 SHRUB)

260 SHRUBS + 120 ORNAMENTAL GRASSES = 300 SHRUBS

158 SHRUBS + 68 ORNAMENTAL GRASSES = 180 SHRUBS

328 SHRUBS + 180 ORNAMENTAL GRASSES = 388 SHRUBS

170 SHRUBS + 81 ORNAMENTAL GRASSES = 197 SHRUBS

BUILDING PERIMETER LENGTH (LF) IS DETERMINED BY THE LENGTH OF BUILDING ELEVATION THAT FACES PUBLIC STREETS, TRANSPORTATION CORRIDORS, PUBLIC OPEN SPACE OR RESIDENTIAL NEIGHBORHOODS (PER CITY OF AURORA LANDSCAPE ORNDINANCE SECTION

DEVELOPER

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

MURPHY CREEK STORAGE, LLC

CONTACT: HARVEY ALPERT



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

WATER USE TABLE

AREA DESCRIPTION	Water Conserving Irrigation (NON-SOD)	Non-Water Conserving Irrigation (SOD)
OPEN SPACE	41771 SF*	0 SF
BUILDING PERIMETER	36549 SF	329 SF
GUN CLUB ROAD (BUFFER AND TREE LAWN)	49912 SF	27332 SF
GUN CLUB CONNECTOR (BUFFER AND TREE LAWN)	27403 SF	11791 SF
PRIVATE ROAD (BUFFER AND TREE LAWN)	29555 SF	14110 SF
PARKING LOT ISLANDS	9644 SF	2387 SF

229

*52080 SF OF OPEN SPACE AREA IS NON-IRRIGATED NATIVE SEED. THIS IS IN ADDITION TO THE OPEN SPACE AREA NOTED IN THE WATER USE TABLE (ABOVE).

0000
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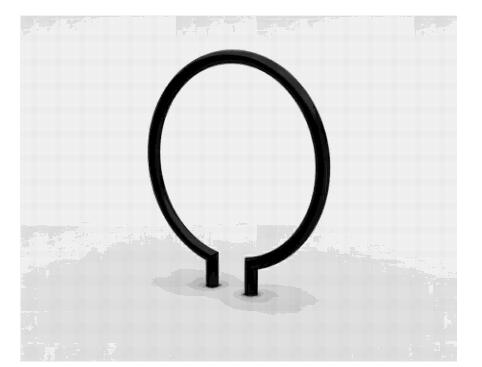
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CITY OF AURORA ELEVATION 5600.60 (NGVD 29)=5603.65 (NAVD 88)

DATE:	3/11/11
JOB NO:	10.66
DRAWN BY:	
APPROVED:	
CADD FILE:	

SITE PLAN WITH WAIVER SITE DETAILS



QUANTITY: 2 (HOLDS 2 BIKES) MANUFACTURER: LANDSCAPEFORMS OR APPROVED EQUAL **COLOR: BRONZE POWDERCOAT** CONTACT: VIVIAN KOVACS 303-799-0028



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

BIKE RACK - RING

BACKED BENCH - 60" SCARBOROUGH

1 PRECAST CAP

2 METAL PICKET FENCE, COLOR: BRONZE

NOT TO SCALE

3 STONE TO MATCH BUILDING

4 COLUMN FOOTING BY OTHERS

5 FENCE POST FOOTING

6 FENCE POST



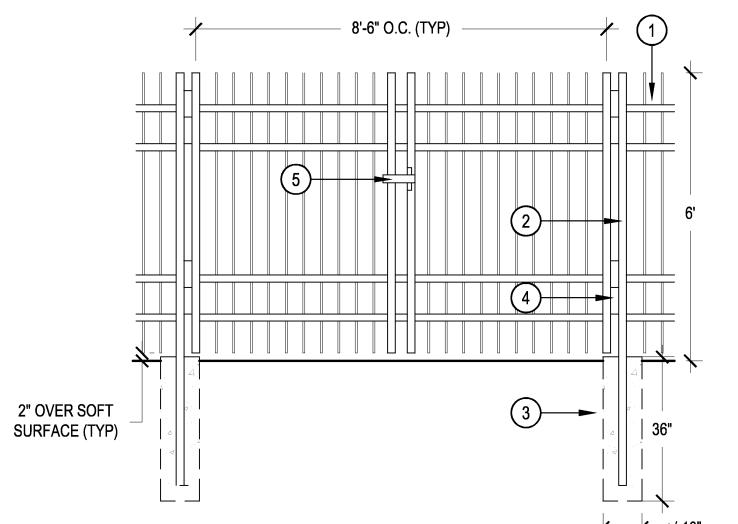
QUANTITY: 2 MANUFACTURER: LANDSCAPEFORMS OR APPROVED EQUAL COLOR: BRONZE POWDERCOAT CONTACT: VIVIAN KOVACS 303-799-0028

TRASH RECEPTACLE - 30 GALLON SCARBOROUGH

- NOT TO SCALE METAL PICKET FENCE, COLOR: BRONZE
- 2 FENCE POST
- 3 FENCE POST FOOTING
- 4 BOX HINGE
- 5 LATCH

COLUMN AND METAL PICKET FENCE - FENCE TYPE A

2" OVER SOFT SURFACE (TYP)



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

METAL PICKET FENCE, COLOR: BRONZE 2 FENCE POST

3 FENCE POST FOOTING

4 BOX HINGE

5 LATCH

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	CALL UNCC
	TWO WORKING DAYS
	BEFORE YOU DIG
87	1-800-922-198
	METRO DENVER AREA
DAT	TY NOTIFICATION CENTER OF COLORADO

JOB NO: DRAWN BY: APPROVED: CADD FILE: L-6

DOUBLE GATE - FENCE TYPE A

SINGLE GATE - FENCE TYPE A

2" OVER SOFT SURFACE (TYP)

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

10.66

DEVELOPER

MURPHY CREEK STORAGE, LLC

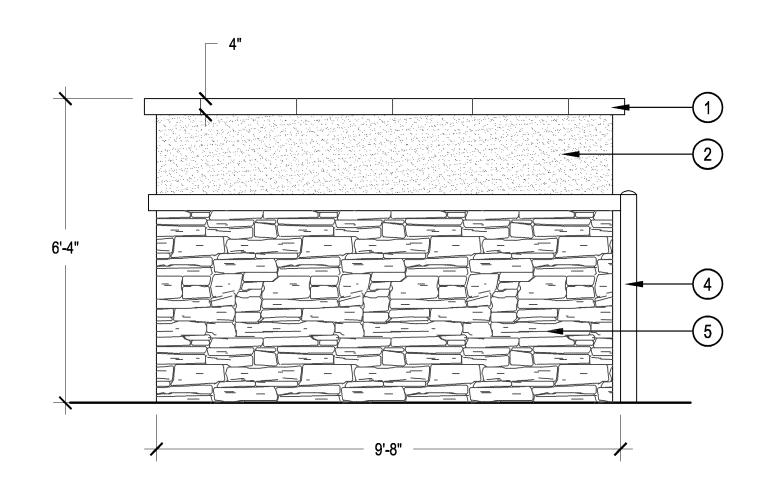
30 CHERRY HILLS FARM DRIVE

ENGLEWOOD, CO 80110 303-761-3667

303-762-0390 (FAX)

CONTACT: HARVEY ALPERT

SITE PLAN WITH WAIVER SITE DETAILS



20"

PET WASTE STATION

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

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

5 STONE TO MATCH BUILDING

TRASH ENCLOSURE (BY OTHERS)

10' MAX.

1. CHAIN-LINK FABRIC WILL BE VINYL COATED BLACK. ALL POSTS, TOP RAILS AND FITTINGS WILL BE

6' CHAINLINK FENCE - FENCE TYPE B

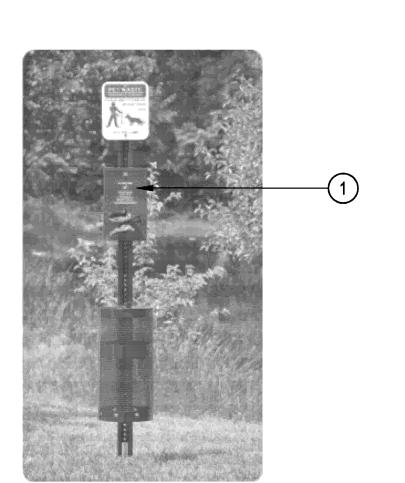
BLACK IN COLOR.

2. SEE SPECIFICATIONS FOR MORE INFORMATION.



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

14'-8 3/8"



1 PET WASTE STATION

QUANTITY: 1 MANUFACTURER: ZERO WASTE USA MODEL: SENTRY STATION WITH ZERO WASTE BAG, MODEL NO. JJB004-UP OR APPROVED EQUAL COLOR: GREEN

CONTACT: ZERO WASTE USA, 800-813-4869

NOT TO SCALE

- 1 COLUMN CAP
- 2 LIGHT

Custom Electric Signs.

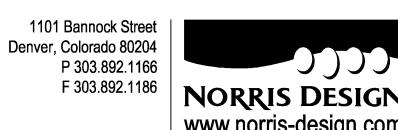
Denver Division 303-375-9933 3770 Joliet Street 303-375-9111 (fax)

Denver, CO 80239 www.yesco.com

4 STONE TO MATCH BUILDING

3 SIGN PANEL WITH EMC

5 FINISH GRADE



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METRO DENVER AREA

UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK:

CITY OF AURORA BENCHMARK M 095: 3" DIAMETER BRASS CAP ATOP 30" STEEL PIPE IN CONCRETE AT THE NORTH R/W FENCE LINE ON E. MISSISSIPPI AVE. AT THE MOST NORTHERLY FENCE AT THE JOG IN FENCES. ALSO BEING IN THE VICINITY OF 1/4 LINE FOR SECTION 18/19, TOWNSHIP 4 SOUTH, RANGE 65 WEST.
CITY OF AURORA ELEVATION 5600.60 (NGVD 29)=5603.65 (NAVD 88)

DEVELOPER MURPHY CREEK STORAGE, LLC

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

CONTACT: HARVEY ALPERT



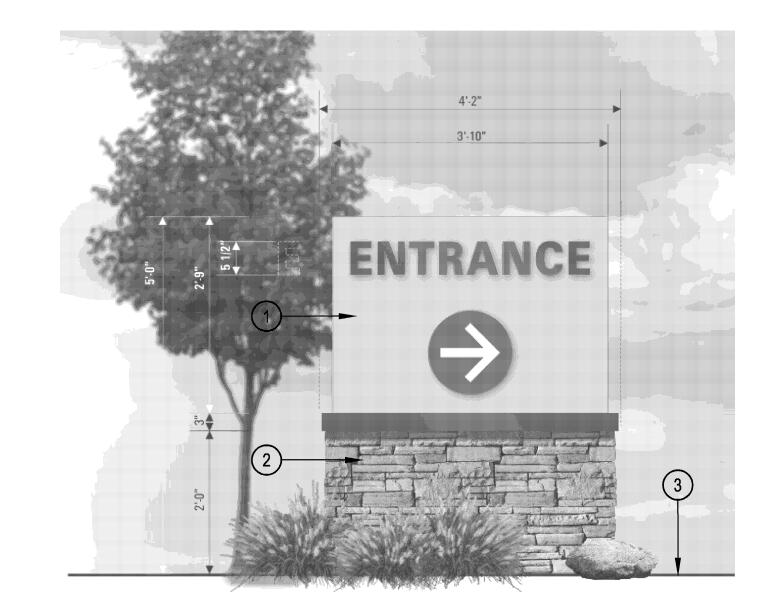
200 W. HAMPDEN AVE., SUITE 200 ENGLEWOOD, COLORADO 80110 PH: 720.855.3859 FAX: 720.855.3860 CONTACT: BOB KELSEY

ATE:	3/11/11
B NO:	10.66
RAWN BY:	
PROVED:	
DD	

CADD FILE:

SELF STORAGE - DOUBLE SIDED MONUMENT WITH EMC (BY OTHERS)

SITE PLAN WITH WAIVER SITE DETAILS



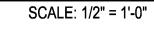
- 1 SIGN PANEL
- 2 STONE TO MATCH BUILDING
- 3 FINISH GRADE

DOUBLE SIDED DIRECTIONAL SIGN (BY OTHERS)



- 1 COLUMN CAP
- 2 LIGHT
- 3 SIGN PANEL WITH EMC
- 4 STONE TO MATCH BUILDING
- 5 FINISH GRADE

GAS STATION - DOUBLE SIDED MONUMENT WITH EMC (BY OTHERS)



- 1 COLUMN CAP
- 2 LIGHT
- 3 SIGN PANEL WITH EMC 4 STONE TO MATCH BUILDING
- 5 FINISH GRADE



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L-8

MURPHY CREEK

RV STORAGE - DOUBLE SIDED MONUMENT WITH EMC (BY OTHERS)

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

DEVELOPER MURPHY CREEK STORAGE, LLC

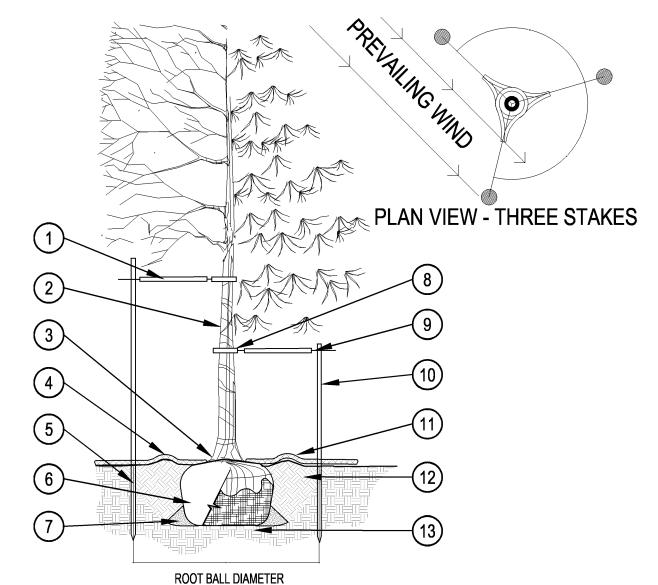
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SITE PLAN WITH WAIVER **DETAILS AND NOTES**



PRUNING NOTES

ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

STAKE TREES PER FOLLOWING SCHEDULE. THEN REMOVE AT END OF FIRST GROWING SEASON FOLLOWS:

1-\frac{1}{2}" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE) $1-\frac{1}{2}$ " - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)

3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM

WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE $1-\frac{1}{2}$ " OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1) PLACE MIN. ½" PVC PIPE AROUND 8 GROMMETED NYLON STRAPS EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE

TREE WRAP TO BE INSTALLED **ONLY FROM OCTOBER 1** THROUGH APRIL 30. (DECIDUOUS (10) 6 FT. STEEL T-POST (SEE

PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.

(4) 3" DEEP MULCH RING PLACED A DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).

5 1:1 SLOPE ON SIDES OF PLANTING

6 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE **ROOT BALL AND TRUNK**

7 PLACE SOIL AROUND ROOT BALI FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS

LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).

2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING

MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE

INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF

SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF

AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY.

THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY

RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS

FOUND IN SEC. 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND

IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION,

HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION

HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT

7. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6")

1. ORGANIC MATTER AND FERTILIZER SHALL BE APPLIED UNIFORMLY TO THE SOIL OF

SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO

AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER

OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM

SEED AREAS AND ROTOTILLED OR DISKED 6" INTO THE SOIL PRIOR TO SEEDING.

NECESSARY MEASURE SHALL BE TAKEN TO PREVENT THE FORMATION OF LOW

SEEDING, THE GROUND SURFACE SHALL BE LIGHTLY TILLED OR HAND WORKED

POWER-DRAWN DRILLS SHALL HAVE DEPTH BANDS SET TO MAINTAIN A PLANTING

DEPTH OF AT LEAST $\frac{1}{4}$ ". ALL SEED SOWN BY BROADCAST-TYPE SEEDERS SHALL BE

"RAKED IN" OR OTHERWIST COVERED WITH SOIL TO A DEPTH OF AT LEAST 1 AND

INTO AN EVEN AND LOOSE SEED BED HAVING NO LUMPS OR STONES OVER 3".

2. SEEDING MAY BE ACCOMPLISHED BY MEANS OF MECHANICAL POWER-DRAWN DRILLS

ROLLED TO OBTAIN A FIRM SEED BED. WATER SHALL BE APPLIED WHEN

3. PROTECT NEWLY-SEEDED AREAS BY APPLYING MULCH AT A RATE OF 2 $\frac{1}{2}$ TONS PER

FOLLOWED BY PACKER WHEELS, BROADCAST-TYPE SEEDERS. MECHANICAL

PLACES AND POCKETS WHERE WATER WILL STAND. IMMEDIATELY PRIOR TO

AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF

CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE

AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF

PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE

3. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR

RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID

ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.

5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE,

4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE

6. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE

PRIVATE IRRIGATION LINES OR SYSTEMS

AURORA IRRIGATION ORDINANCE.

SEEDING NOTES*

NECESSARY.

SAME DAY AS THE SEEDING.

FIRE PROTECTION EQUIPMENT OR HYDRANTS.

CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5').

(9) GALVANIZED WIRE, MIN. 12 **GAUGE CABLE - TWIST WIRE** ONLY TO KEEP FROM SLIPPING. SCHEDULE). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND

(11) 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.

IN UNDISTURBED SOIL.

(12) BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING

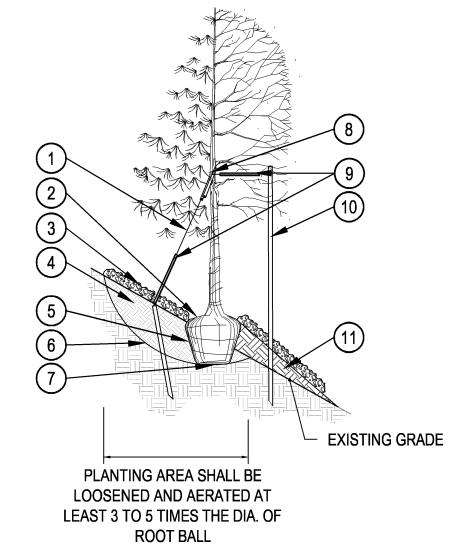
13) PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

TREE PLANTING DETAIL

- 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 AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL -NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- 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 ROOTBALL WITH SOIL
- 3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE
- 4. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKINGMAY BE NECESSARY TO STABILIZE THE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
- 5. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING
- 6. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING

TREE PLANTING ON SLOPE

7. INSTALL SAUCER IN NATIVE AREAS



EVERGREENS AND TREES OVER 3" CAL. ALL WIRE TO BE 12 **GAUGE GALVANIZED**

(2) TOP MOST ROOT IN ROOTBALL: ABOVE EXISTING GRADE, UPHILL (10) TREATED WOOD POST W/

(3) 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY (1) UNAMENDED TOPSOIL ADDED TO (4) BACKFILL WITH UNAMENDED

TOPSOIL FROM HOLE (5) BURLAP, ROPE, AND WIRE REMOVED FROM TOP 1/2 OF

6 SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOTBALL DIA

ROOT BALL AT MINIMUM

7 ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

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

(8) ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

(TYPICAL) OVER WIRES GROMMETED NYLON STRAPS.

9 24" x 3/4" P.V.C. MARKERS

JSE 2 GUY WIRES

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

ACRE. MULCH SHALL BE ATTACHED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED. MULCH SHALL BE SPREAD UNIFORMLY, IN A CONTINUOUS BLANKET, AFTER SEEDING IS COMPLETE. MULCH SHALL BE CLEAN, WEED AND SEED FREE. LONG STEMMED GRAS OR HAY. OR LONG STEMMED STRAW OF OATS. WHEAT, OR RYE. AT LEAST 50% OF MULCH, BY WEIGHT, SHALL BE TEN INCHES OR LONGER. MULCH SHALL BE SPREAD BY HAND OR BLOWER-TYPE MULCH SPREADER.MULCHING SHALL BE STARTED ON THE WINDWARD SIDE OF RELATIVELY FLAT AREAS OR ON THE UPPER PART OF A STEEP SLOPE AND CONTINUED UNIFORMLY UNTIL THE AREA IS COVERED. THE MULCH SHALL NOT BE BUNCHED. IMMEDIATELY FOLLOWING SPREADING, THE MULCH SHALL BE ANCHORED TO THE SOIL BY A V-TYPE WHEEL LAND PACKER OR A SCALLOPED-DISK LAND PACKER DESIGNED TO FORCE MULCH INTO THE SOIL SURFACE A MINIMUM OF 3 INCHES. ALL SEEDED AREAS SHALL BE MULCHED AFTER SEEDING ON THE

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

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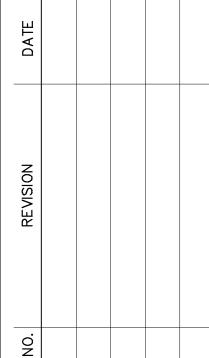
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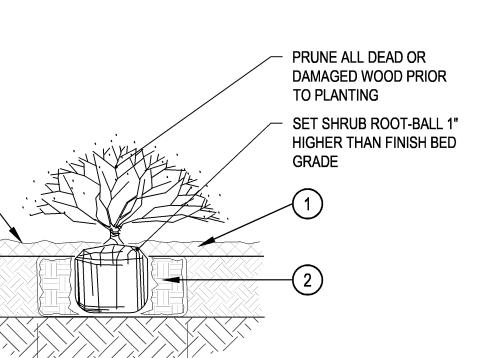


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3/11/11 JOB NO: 10.66 DRAWN BY: APPROVED:

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SITE PLAN WITH WAIVER LANDSCAPE DETAILS



- 1) SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED 2 PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- 3 FINISH GRADE (TOP OF MULCH)

- 1. BROKEN OR CRUMBLING **ROOT-BALLS WILL BE REJECTED**
- 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR **ROOT-BALL WHEN REMOVING IT** FROM ITS CONTAINER
- 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH
- 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



SET SHRUB ROOT-BALL 1' HIGHER THAN FINISH BED

ROOT-BALLS WILL BE REJECTED 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER

1. BROKEN OR CRUMBLING

1 SPECIFIED MULCH

MUST BE VISIBLE

4 FINISH GRADE

2'-6" WOODEN STAKE DRIVEN

ROOTBALL. 18" OF THE STAKE

(3) AMENDED SOIL IN PLANTING BED

PER SPECIFICATIONS. TILL SOIL

TO A DEPTH OF EIGHT INCHES.

INTO GROUND NEXT TO

- 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH
- 4. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT
- 5. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

SHRUB PLANTING

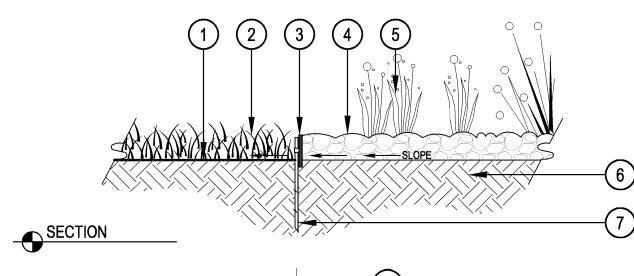
O.C. SPACING

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

1 SPECIFIED MULCH

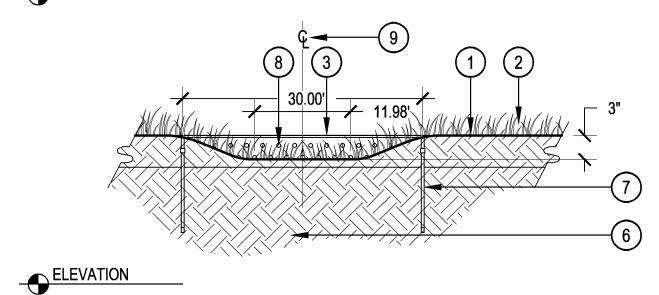
WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

- 2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- 3 CENTER OF PLANT



2X CONTAINER WIDTH

SHRUB PLANTING IN NATIVE AREAS



- SCALE: 1-1/2" = 1'-0"
- 2 SOD / NATIVE GRASS

1 FINISH GRADE

- 3 PERFORATED METAL EDGER
- 4 MULCH
- (5) PLANT MATERIAL (RE: PLANS)
- 6 SUBGRADE
- 7 EDGER STAKE
- 8 DRAINAGE HOLE IN EDGER
- 9 CENTERLINE OF SWALE

PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

MULCH BED AT LOW POINT ADJACENT TO SOD

SCALE: 1" = 1'-0"

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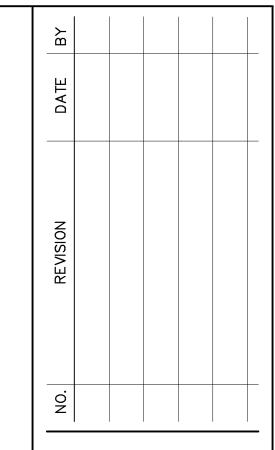
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