

SITE DATA

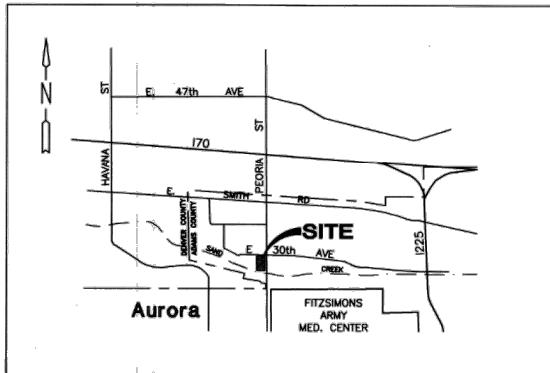
LAND AREA WITHIN PROPERTY LINES	173,987 SQ.FT.	3.994 ACRES
GROSS FLOOR AREA	63,400 S.F.	
NUMBER OF BUILDINGS	32	
TOTAL BUILDING COVERAGE	63,400 S.F.	36.4%
HARD-SURFACE AREA (EXCLUSIVE OF BLDGS)	70,939 S.F.	40.8%
LANDSCAPING/OPEN SPACE	39,648 S.F.	22.8%
TOTAL		100.0%
PRESENT ZONING CLASSIFICATION	M-1 & OPEN	
PROPOSED USE	SELF STORAGE UNITS	
NUMBER OF MONUMENT SIGNS - DOUBLE SIDED	199 S.F. - Peoria Street	
MAXIMUM MONUMENT SIGN AREA - TOTAL 2 SIDES	99.6 S.F. PER SIDE	
12'4" x 8'1"		
NUMBER OF STORIES	21 FEET	
MAXIMUM HEIGHT OF BUILDINGS	PROVIDED 5	
PARKING SPACES REQUIRED	4.5	
3 EMPLOYEES @ 1.5 SPACES		
LANDSCAPING SPACES REQUIRED	PROVIDED	
MONOPOLE W/ LANDSCAPING	60 FT TALL / 400sqft = .229%	
VERTICAL BRIDGE 50'X70' COMPOUND	3,500 SQ FT = 2.01%	

DRAWING INDEX		
SHEET NO.	DESCRIPTION	REV
T-1	TITLE SHEET	A
LS1	TOPOGRAPHIC SURVEY	0
ZD-1	SITE PLAN	A
ZD-2	PROPOSED SITE PLAN	A
ZD-3	PROPOSED EQUIPMENT PLAN	A
ZD-4	TOWER ELEVATION	A

PROJECT DATA

BUILDING SQUARE FOOTAGES

BUILDING	GROSS AREA	LEASABLE AREA
BUILDING A	1,500 S.F.	1,500 S.F.
BUILDING B	1,500 S.F.	1,500 S.F.
BUILDING C	1,500 S.F.	1,500 S.F.
BUILDING D	1,500 S.F.	1,500 S.F.
BUILDING E	1,500 S.F.	1,500 S.F.
BUILDING F	1,500 S.F.	1,500 S.F.
BUILDING G	1,500 S.F.	1,500 S.F.
BUILDING H	1,500 S.F.	1,500 S.F.
BUILDING I	1,500 S.F.	1,500 S.F.
BUILDING J	1,200 S.F.	1,200 S.F.
BUILDING K	2,300 S.F.	2,300 S.F.
BUILDING L	2,400 S.F.	2,400 S.F.
BUILDING M	2,400 S.F.	2,400 S.F.
BUILDING N	2,400 S.F.	2,400 S.F.
BUILDING O	2,400 S.F.	2,400 S.F.
BUILDING P	2,400 S.F.	2,400 S.F.
BUILDING Q	2,400 S.F.	2,400 S.F.
BUILDING R	2,400 S.F.	2,400 S.F.
BUILDING S	2,400 S.F.	2,400 S.F.
BUILDING T	2,400 S.F.	2,400 S.F.
BUILDING U	2,400 S.F.	2,400 S.F.
BUILDING V	2,400 S.F.	2,400 S.F.
BUILDING W	2,400 S.F.	2,400 S.F.
BUILDING X	2,400 S.F.	2,400 S.F.
BUILDING Y	3,200 S.F.	3,200 S.F.
BUILDING Z	1,200 S.F.	1,200 S.F.
BUILDING AA	1,800 S.F.	1,800 S.F.
BUILDING BB	1,800 S.F.	1,800 S.F.
BUILDING CC	1,800 S.F.	1,800 S.F.
BUILDING DD	1,800 S.F.	1,800 S.F.
BUILDING EE	1,800 S.F.	1,800 S.F.
BUILDING FF	1,800 S.F.	300 S.F.
MGR'S APT.	861 S.F.	
MGR'S GAR.	288 S.F.	
MGR'S STOR.	207 S.F.	
MGR'S OFFICE	144 S.F.	
STORAGE	300 S.F.	
TOTAL	63,400 S.F.	61,900 S.F.



VICINITY MAP
(NOT TO SCALE)

PEORIA U-STOR MINI WAREHOUSE AMENDMENT

LOTS 1 AND 2, BLOCK 1, MBT SUBDIVISION FILING NO. 6
CITY OF AURORA, ADAMS COUNTY, COLORADO
SITE PLAN

The site plan will
not be approved by
public works until
the drainage letter
is approved

1ST AMENDMENT CONTACT

APPLICANT: VERTICAL BRIDGE HOLDINGS, LLC 750 PARK OF COMMERCE DRIVE BOCA RATON, FL 33487 CONTACT: AMY THOMAS PHONE: (305) 918-0007 EMAIL: athomas@verticalbridge.com	APPLICANT: T-MOBILE WEST, LLC 18400 E. 22ND AVENUE AURORA, CO 80011 CONTACT: DENISE FULLER PHONE: (303) 387-0659 EMAIL: denise.fuller@t-mobile.com	APPLICANT: POWDER RIVER ENGINEERING SERVICES, LLC 219 S. WOODDALE AVE. EAGLE, ID 83616 CONTACT: DON GEORGE, PE, SE, MSE PHONE: (208) 602-6469 EMAIL: don.george@powderriverdev.com
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LEGAL DESCRIPTION

Lots 1 and 2, Block 1, MBT SUBDIVISION FILING NO. 6, County of Adams, State of Colorado, located in the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, more particularly described as follows:

Commencing at the southeast corner of said Section 26 and considering the easterly line of the Southeast Quarter of said Section 26 to bear N 00°00'00" E with all bearings contained herein relative thereto; thence N 00°00'00" E, along said easterly line a distance of 900.12 feet; thence N 89°36'10" W, a distance of 55.00 feet to the southeast corner of said Block 1 and the POINT OF BEGINNING; thence N 89°36'10" W, along the southerly line of said Block 1 a distance of 250.25 feet to the southwest corner thereof; thence N 00°00'00" E, along the westerly line of said Block 1 a distance of 696.28 feet to the northwest corner thereof being on the southerly right-of-way line of East 30th Avenue; thence S 89°22'45" E, along said southerly right-of-way line and along the northerly line of said Block 1, a distance of 225.53 feet to a point of curve; thence along the arc of a curve to the right having a central angle of 89°22'45", a radius of 25.00 feet, an arc length of 39.00 feet to a point of tangent, said point being on the westerly right-of-way line of Peoria Street; thence S 00°00'00" E, along said westerly right-of-way line and along the easterly line of said Block 1, a distance of 670.57 feet to the POINT OF BEGINNING, containing 3.994 acres.

This site and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants thereof, 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, or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof Amy Thomas
has caused these presents to be executed
this 8th day of April, 1997 A.D.

By: Don George
As: Owner

NOTARIAL

State of Colorado)
County of) SS
The foregoing instrument was acknowledged before me
this 8th day of April, 1997 A.D.

By: Don George
As: Owner

Witness my hand and official seal: Don George

My commission expires: 11-26-97

CITY OF AURORA APPROVALS

City Attorney: <u>Ad. Ryan</u>	Date: <u>6-9-95</u>
Planning Director: <u>Edgar Richtman</u>	Date: <u>6-9-95</u>
Planning Commission: <u>Chairman</u>	Date: <u>4-12-95</u>
City Council: <u>Chairman</u>	Date: <u>6-9-95</u>
Attest: <u>Don George</u> City Clerk	Date: <u>6-9-95</u>

RECORDER'S CERTIFICATE

Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado
at _____ o'clock _____ M, this _____ day of _____, 1997 A.D.

Clerk and Recorder: _____

Deputy: _____

SITE NOTES

- This facility has onsite management staff which will have a representative available 24 hours a day for access to storage units. Hours of operation for initiation of and closeout of unit contracts are from 8:00 A.M. to 6:00 P.M. Monday through Saturday and 9:00 A.M. to 4:00 P.M. on Sunday.
- An existing curb cut indicated to be closed shall be replaced with City of Aurora standard curb, gutter and walk at the south end of this project along Peoria Street.
- The developer, his successors and assigns, 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 "EMERGENCY VEHICLE AND PUBLIC ACCESS EASEMENTS" and shall be posted "NO PARKING - FIRE LANE".
- 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 of landscape plan on file in the planning department. All landscaping will be installed prior to issuance of certificate of occupancy.
- 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 building address numbers shall comply with Section 34-122 and 34-129 of the Aurora City Code.
- There are no roof-top mechanical units on these buildings.
- 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, et cetera 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 plot of record at the time of a building permit, and if not, must be amended to agree with the plot as needed, or visa versa.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- Errors in the 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.
- The applicant will comply with all applicable requirements of the American with Disabilities Act, including access gates.
- Security lighting to be 75w and 150w metal halide exterior lights, as shown on the elevations, on the buildings, at 7'-8" above grade. Light to be downcast in elliptical pattern to light drives.
- The "Accessible route of travel" shall connect all the exterior openable doors and exits within 6" of grade with the accessible parking spaces and the public way. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks are required to be painted with white stripes the same width as the flare to the ramp wherever the ramp crosses a public way. The Accessible route of travel shall comply with UBC Chapter 31, Appendix Chapter 31 and ANSI 117.1-1988.
- Drivers shall not leave vehicle unattended.
- Security measures include perimeter fencing by both chain link and wrought iron with two (2) entry gates with access and one (1) emergency vehicle access gate with Knox box locking located on Peoria Street. Also, the onsite representative will patrol the interior daily.
- A waiver of the building setback along Peoria Street from 50 feet to 25 feet is a part of the approval of this site plan. The offset constituted by the site plan is 25 feet extending from the south side of East 30th Avenue southerly along the west side of Peoria Street to the south boundary of this property.

INSTALL A 50'X30' 9" TALL CEDAR WOOD FENCED COMPOUND WITHIN A 50'X30' LEASE AREA.
INSTALL (1) 60' MONOPOLE TOWER PAINTED SHERWIN WILLIAMS SW-7027 (WELL BRED BROWN). INSTALL T-MOBILE GROUND EQUIPMENT ON 10'X12' RAISED EQUIPMENT PLATFORM WITHIN PROPOSED 15'X15' LEASE AREA INSIDE PROPOSED 9" TALL CEDAR WOOD FENCED COMPOUND. INSTALL (12) NEW ANTENNAS, (4) ANTENNA PER SECTOR, TYPICAL OF (3) SECTORS, (12) RADIO UNITS, (2) COWP UNITS & (2) HYBRID CABLES ON PROPOSED MONOPOLE TOWER.

DA-2117-00 - CELL SITE CONDITIONS OF USE:
1. LOWER FENCE BRIDGE BELOW FENCE LINE OR INSTALL UNDERGROUND.
2. PROVIDE A 9 FT. WOOD FENCE AROUND THE PERIMETER TO SCREEN EQUIPMENT FROM ADJACENT SAND CREEK GREENWAY.
3. PAINT SUPPORTING POLE BROWN OR GREEN TO BLEND WITH ADJACENT SAND CREEK GREENWAY.



557 BURGANK STREET
SUITE 200
BROOMFIELD, COLORADO 80020
(303) 486-2002 FAX: (303) 486-3085

Peoria & E. 30th Avenue
City of Aurora
Adams County, Colorado

3	2	1	0
1ST AMENDMENT	4.12.2018	DESIGNED BY: M.A.K.	DATE OF DWG: May 18, 1995
Revisions	Date	By	APPROVED BY: M.A.K.

HORIZ:	SCALE:
VERT:	

PEORIA U-STOR MINI WAREHOUSE
SITE PLAN

SHEET	1 OF 6
PROJECT NO.	1WAL0207

U-STORE MINI WHRSE.

95-6010-1



750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

BUSINESS LICENSE #: N/A

REVISIONS				
REV	DATE	DESCRIPTION	INT	
F	08/08/18	ISSUED FOR REVIEW 90%	JPN	
E	06/21/18	ISSUED FOR REVIEW 90%	JPN	
D	05/25/18	ISSUED FOR REVIEW 90%	JPN	
C	05/10/18	ISSUED FOR REVIEW 90%	RJP	
B	11/14/17	ISSUED FOR REVIEW 90%	CCM	
A	11/08/17	ISSUED FOR REVIEW 90%	PSL	

FOR
REFERENCE
ONLY

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION

SITE NAME:
SECURE BUSINESS

T-MOBILE SITE #: DN03989B
VERTICAL BRIDGE SITE #
USC05079
12072 E. 30TH AVE
AURORA, CO 80010

SHEET TITLE:
ORIGINAL APPROVED
PLAN (BY OTHERS)

SHEET NUMBER:

T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



BUSINESS LICENSE #:	N/A
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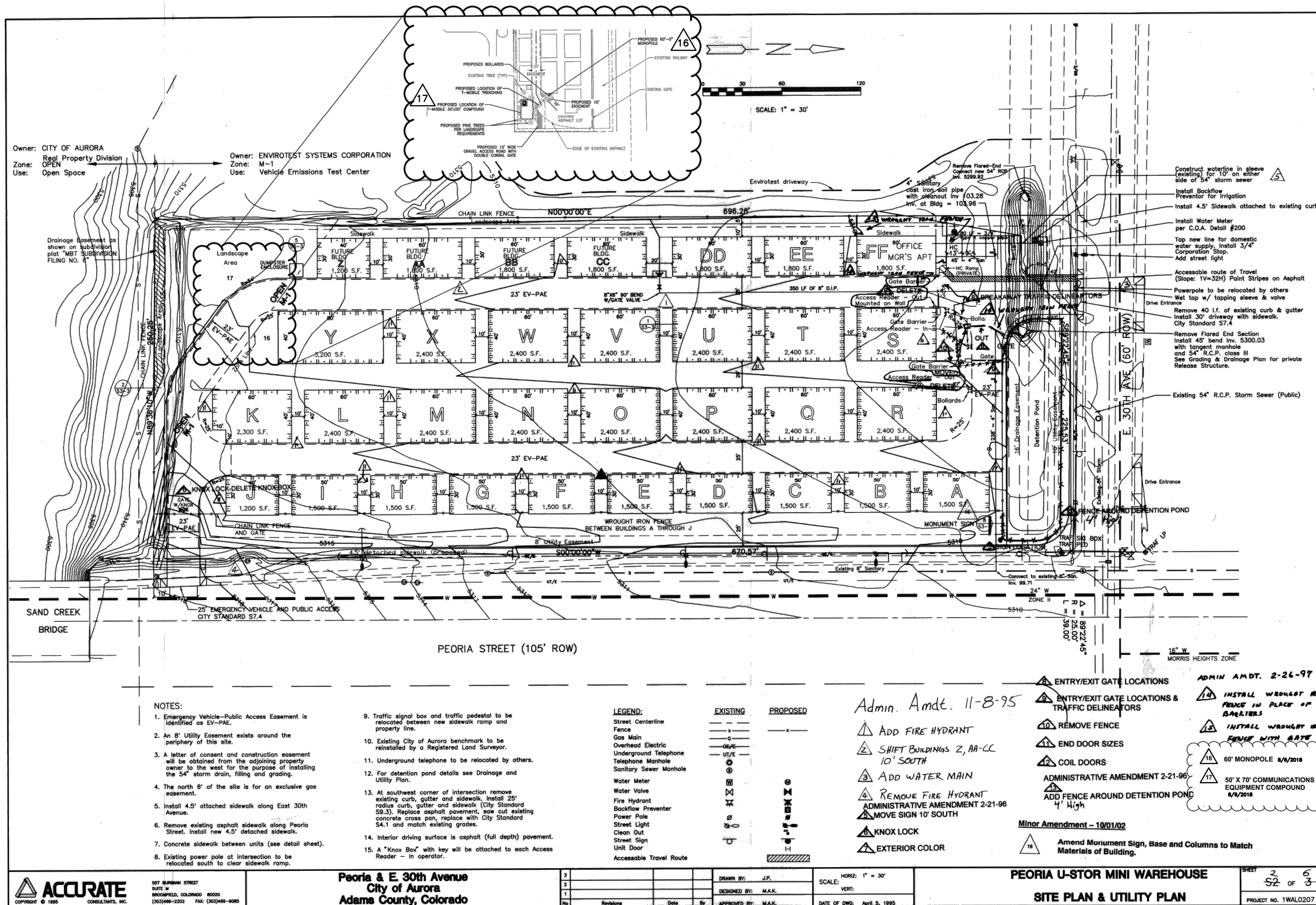
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USC05079
12072 E. 30TH AVE
AURORA, CO 80010**

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ORIGINAL APPROVED
PLAN (BY OTHERS)

SHEET NUMBER:

;



Admin. Amdt. 11-8-95, 2-21-96, 2-21-96, 2-26-97

Minor Amendment – 10/01/02

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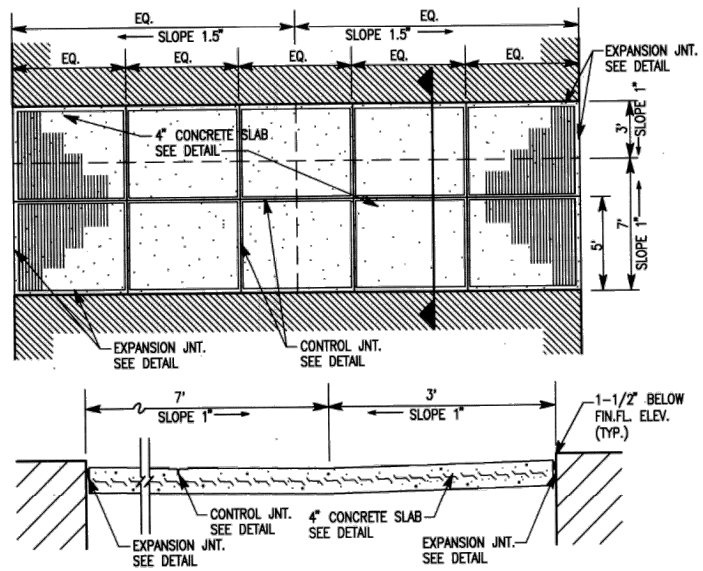
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VERTICAL BRIDGE SITE #
USC05079
12072 E. 30TH AVE
AURORA, CO 80010

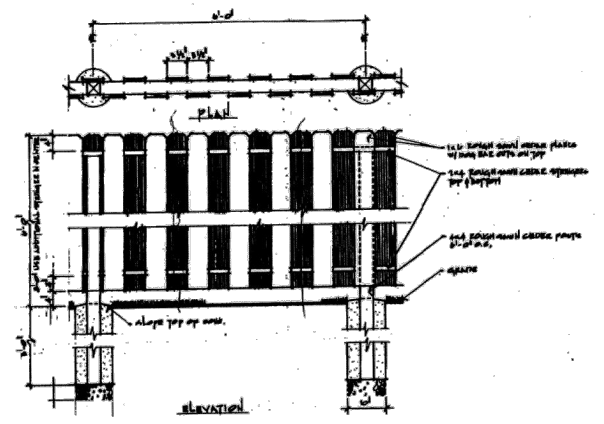
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ORIGINAL APPROVED
PLAN (BY OTHERS)

SHEET NUMBER:

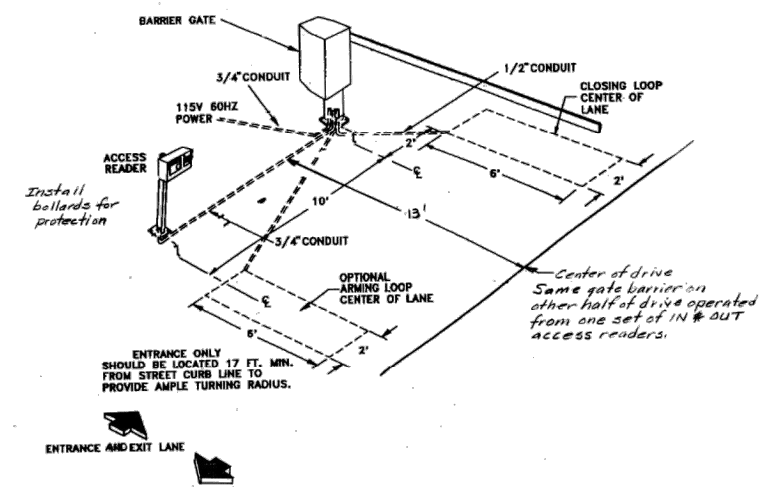
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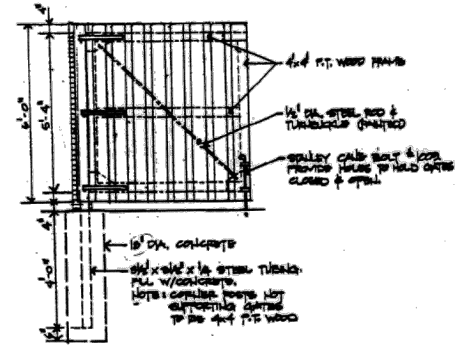
SIDEWALK BETWEEN STORAGE UNITS
N.T.S.



DUMPSTER ENCLOSURE DETAIL
N.T.S.



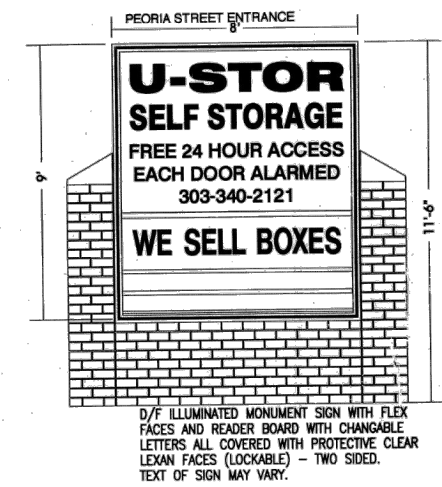
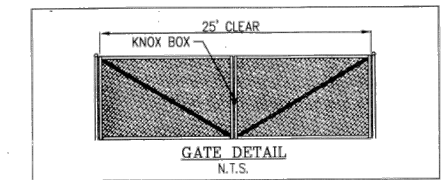
GATE & ACCESS READER DETAIL
N.T.S. NOTE: TWO GATE OPERATORS AT EACH ENTRY



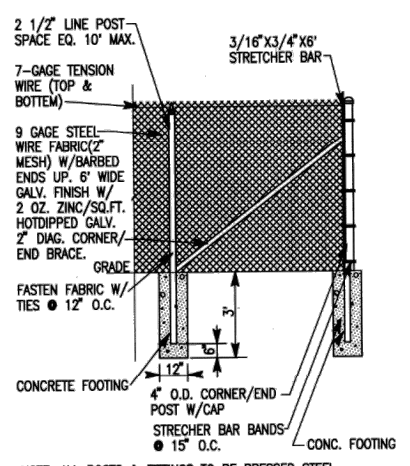
DUMPSTER ENCLOSURE GATE DETAIL
N.T.S.



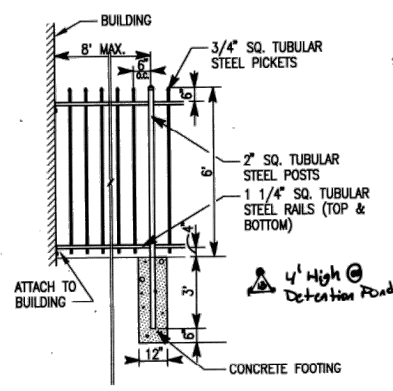
HANDICAP PARKING SPACE SIGN
POST-STEEL U-2
SIGN, SIZE, FASTENING & FACIA
EQUIVALENT TO C.D.O.T. DETAIL S-614-12



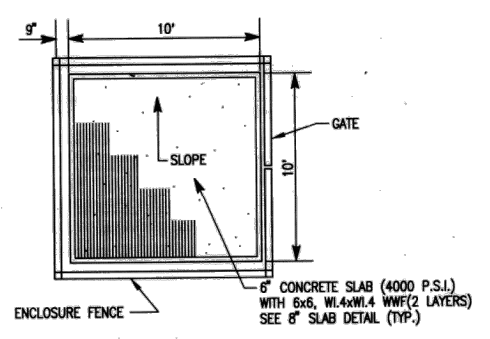
MONUMENT SIGN DETAIL
Minor Amendment - 10/01/02



CHAIN LINK
FENCE ELEVATION
N.T.S.



WROUGHT IRON
FENCE ELEVATION
N.T.S.



DUMPSTER PAD DETAIL
N.T.S.

BUSINESS LICENSE #:			N/A
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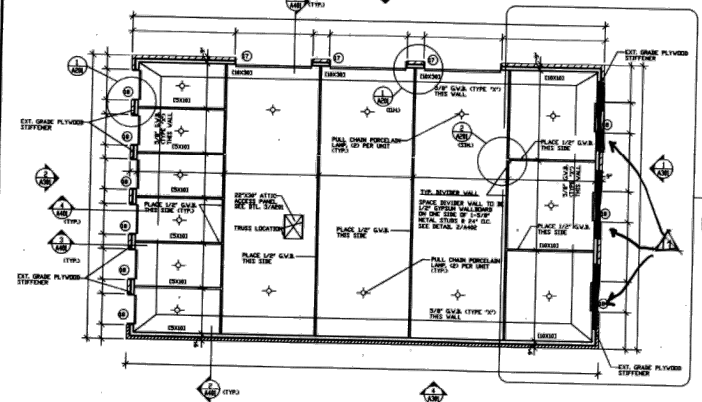
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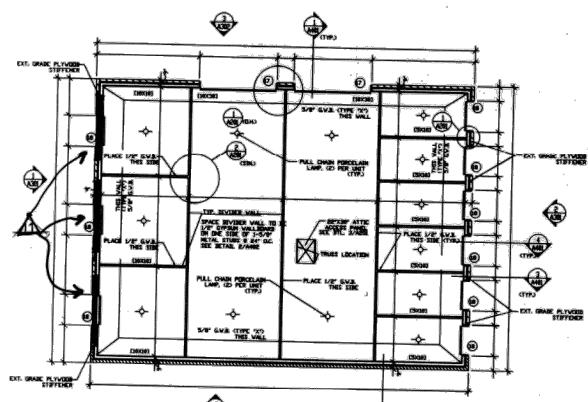
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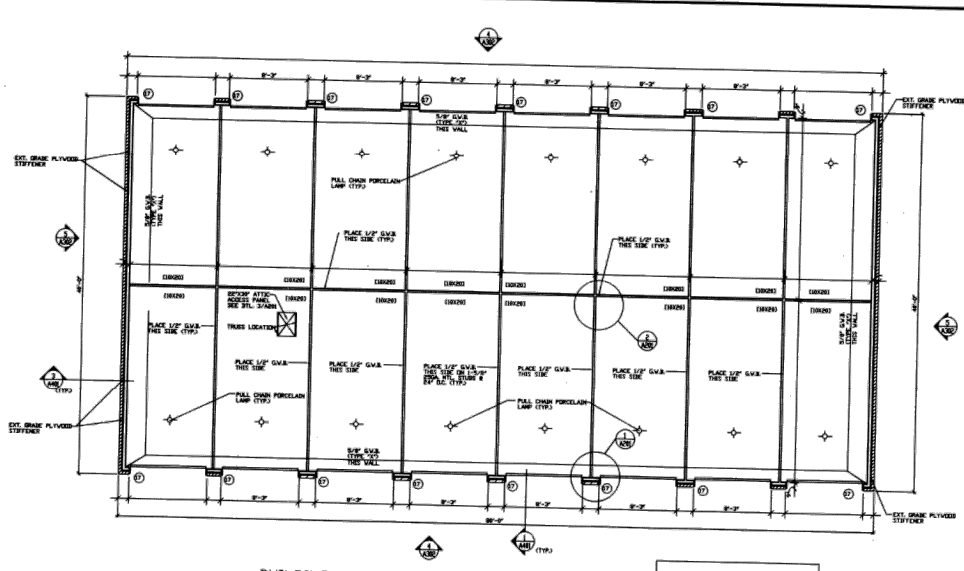
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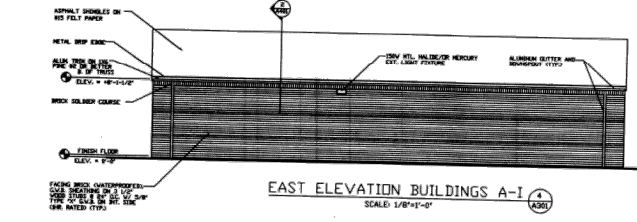
BUILDINGS A-I
FLOOR PLAN (30'X50') - TYPE 1
SCALE: 1/8"=1'-0"



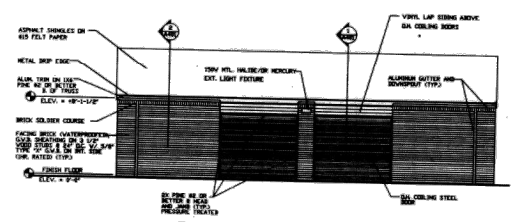
BUILDINGS J AND Z
FLOOR PLAN (30'X40') - TYPE 2
SCALE: 1/8"=1'-0"



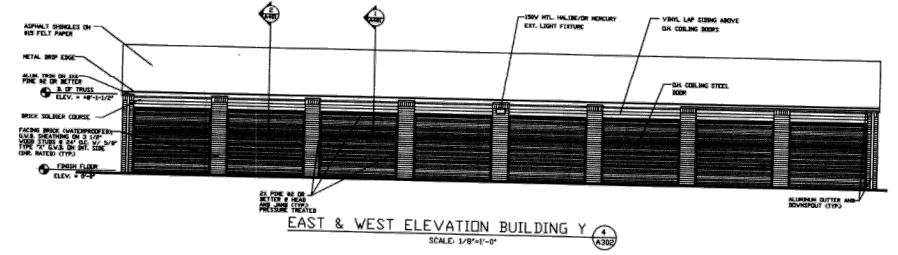
BUILDING Y
FLOOR PLAN (40'X80') - TYPE 6
SCALE: 1/8"=1'-0"



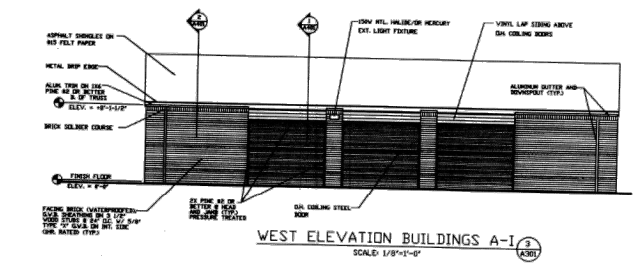
EAST ELEVATION BUILDINGS A-I
SCALE: 1/8"=1'-0"



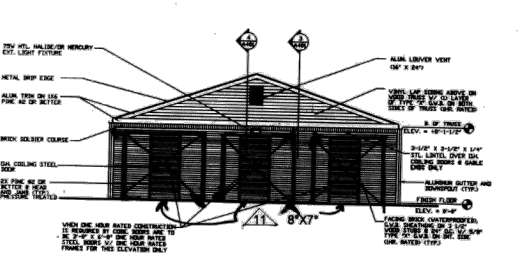
EAST ELEVATION BUILDING Z
WEST ELEVATION BUILDING J
SCALE: 1/8"=1'-0"



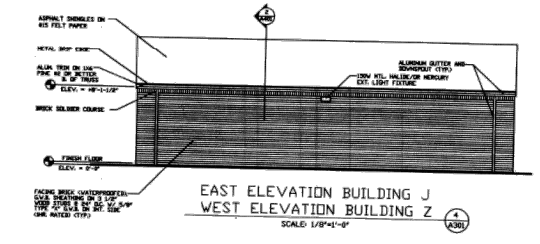
EAST & WEST ELEVATION BUILDING Y
SCALE: 1/8"=1'-0"



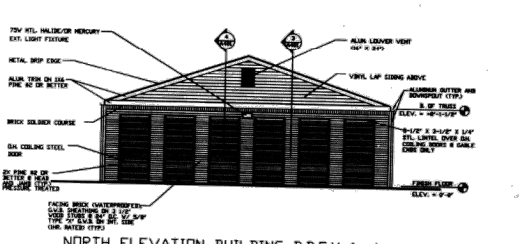
WEST ELEVATION BUILDINGS A-I
SCALE: 1/8"=1'-0"



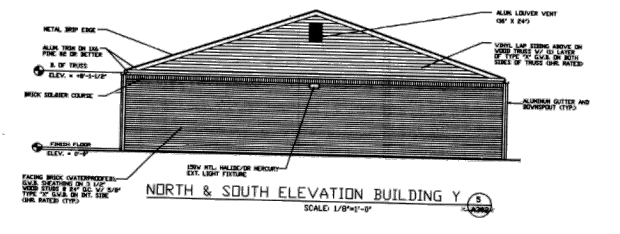
NORTH ELEVATION BUILDINGS A,C,E,G,I & Z
SOUTH ELEVATION BUILDING J
(BUILDINGS B,D,F & H
TYPE 1 MIRROR IMAGE FROM ABOVE)
SCALE: 1/8"=1'-0"



EAST ELEVATION BUILDING J
WEST ELEVATION BUILDING Z
SCALE: 1/8"=1'-0"



NORTH ELEVATION BUILDING B,D,F,H & J
SOUTH ELEVATION BUILDINGS A,C,E,G,I & Z
SCALE: 1/8"=1'-0"



NORTH & SOUTH ELEVATION BUILDING Y
SCALE: 1/8"=1'-0"

COLOR SCHEDULE

BRICK	MEDIUM BROWN EARTHTONE
DOORS	TAN
ROOF'S	BLACK
GABLE'S	BLACK
TRIM	BLACK

PEORIA U-STOR MINI WAREHOUSE
FLOOR PLANS & ELEVATIONS

U-STOR MINI WHRSE.

95-6010-1

ACCURATE
CONSULTANTS, INC.

557 BURBANK STREET
SUITE M
BROOMFIELD, COLORADO 80020
(303)468-2202 FAX: (303)468-9085

Peoria & E. 30th Avenue
City of Aurora
Adams County, Colorado

3					
2					
1					
No	Revisions	Date	By	Drawn By	Designed By

DATE OF DWG: March 27, 1995

Admin Amdt 2-21-96



REVISIONS				
REV	DATE	DESCRIPTION	INT	
F	08/08/18	ISSUED FOR REVIEW 90%	JPN	
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FOR
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SITE INFORMATION

SITE NAME:
SECURE BUSINESS

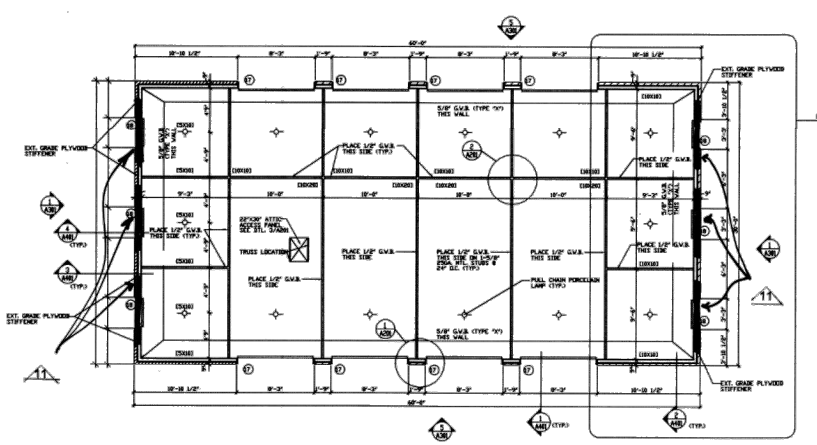
T-MOBILE SITE #: DN03989B
VERTICAL BRIDGE SITE #
USC05079
12072 E. 30TH AVE
AURORA, CO 80010

SHEET TITLE:

ORIGINAL APPROVED
PLAN (BY OTHERS)

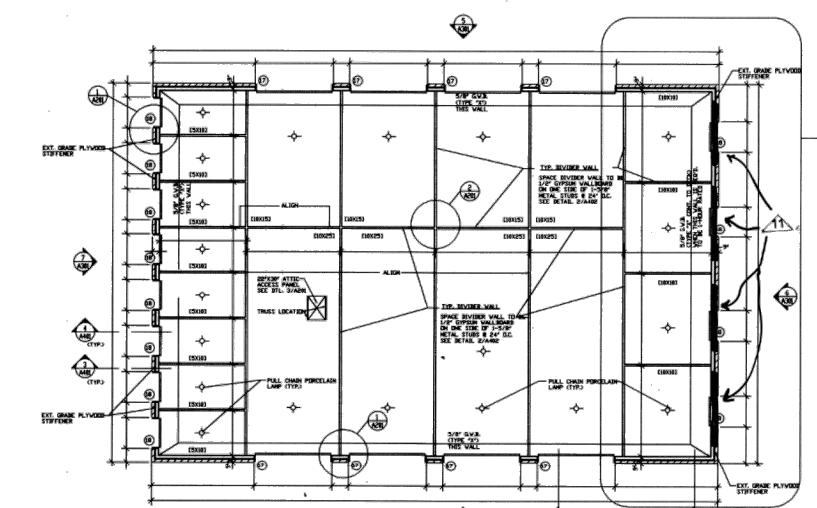
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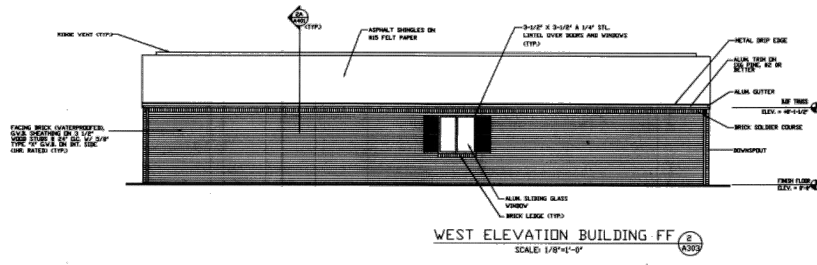
BUILDINGS AA, BB, CC, DD, EE
FLOOR PLAN (30'X60') - TYPE 7
SCALE: 1/8"=1'-0"

NOTE:
TYPE 7 OF OFFICE WALLS
TO BE PLACED IN ALL INTERIOR CORNERS
TO BE PLACED IN ALL INTERIOR CORNERS
TO BE PLACED IN ALL INTERIOR CORNERS
TO BE PLACED IN ALL INTERIOR CORNERS

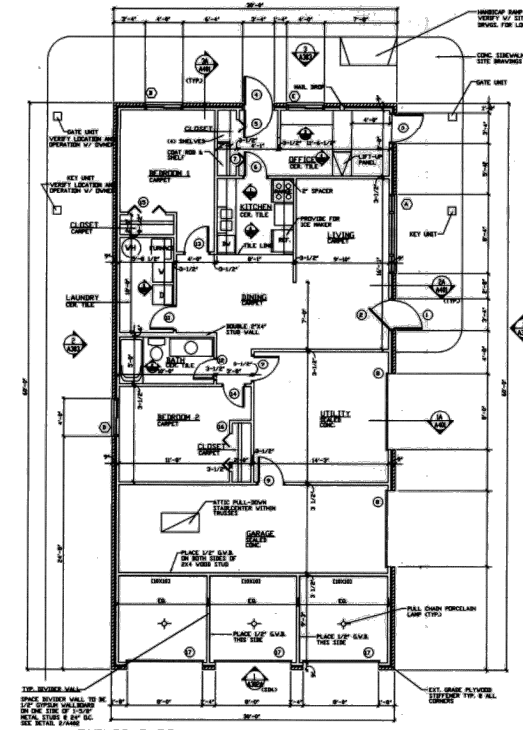


BUILDINGS NP, RT, V
FLOOR PLAN (40'X60') - TYPE 3
SCALE: 1/8"=1'-0"
(BUILDINGS M, Q, S, U, W
TYPE 3 MIRROR IMAGE FROM ABOVE)

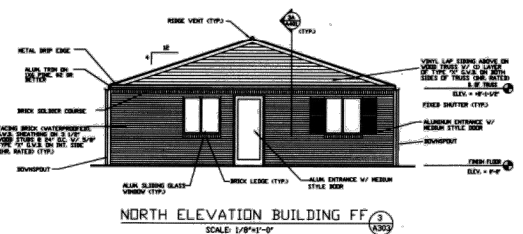
NOTE:
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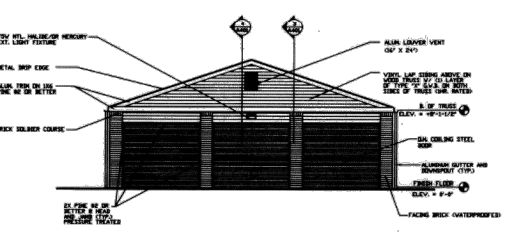
WEST ELEVATION BUILDING FF
SCALE: 1/8"=1'-0"



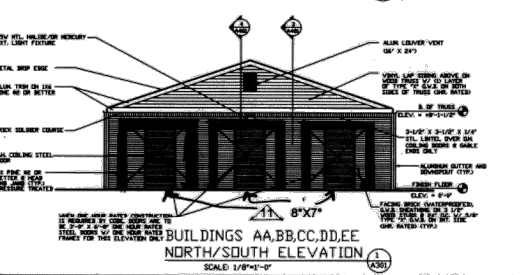
BUILDING FF
30'X60' LIVING UNIT FLOOR PLAN - TYPE 8
SCALE: 1/8"=1'-0"



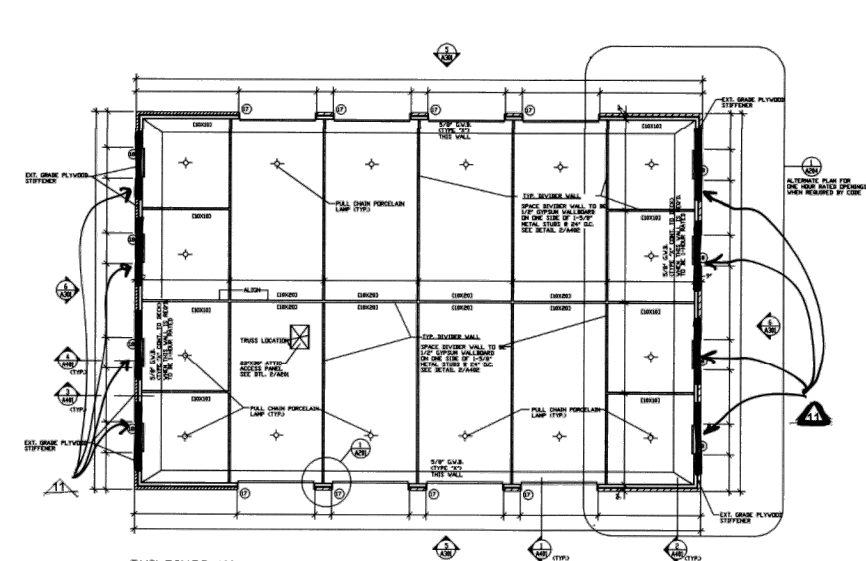
NORTH ELEVATION BUILDING FF
SCALE: 1/8"=1'-0"



SOUTH ELEVATION BUILDING FF
SCALE: 1/8"=1'-0"

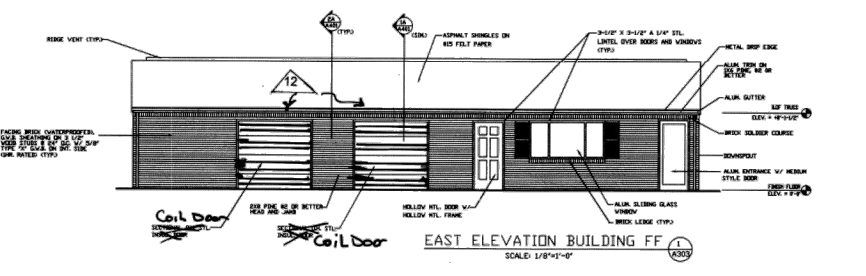


BUILDINGS AA, BB, CC, DD, EE
NORTH/SOUTH ELEVATION
SCALE: 1/8"=1'-0"

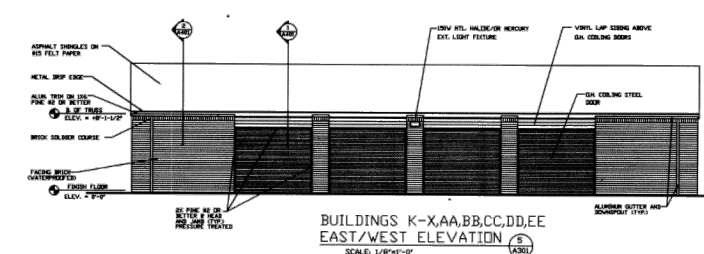


BUILDINGS K, L
FLOOR PLAN (40'X60') - TYPE 4
SCALE: 1/8"=1'-0"

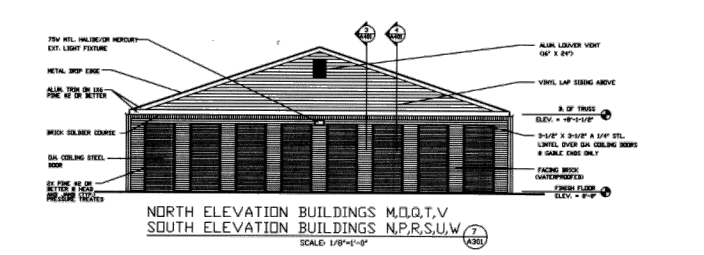
NOTE:
TYPE 4 OF OFFICE WALLS
TO BE PLACED IN ALL INTERIOR CORNERS
TO BE PLACED IN ALL INTERIOR CORNERS
TO BE PLACED IN ALL INTERIOR CORNERS
TO BE PLACED IN ALL INTERIOR CORNERS



EAST ELEVATION BUILDING FF
SCALE: 1/8"=1'-0"



BUILDINGS K-X, AA, BB, CC, DD, EE
EAST/WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION BUILDINGS M, Q, R, T, V
SOUTH ELEVATION BUILDINGS N, P, S, U, W
SCALE: 1/8"=1'-0"

Admin And + 2-21-96

U-STORE MINI WHRSE.

95-6010-1



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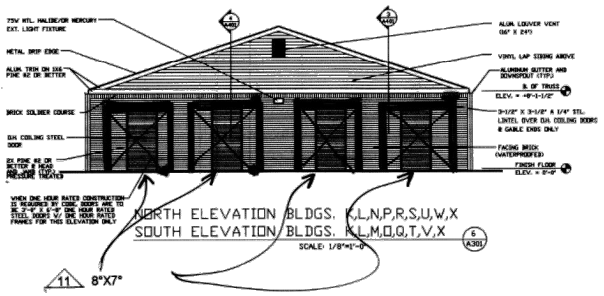
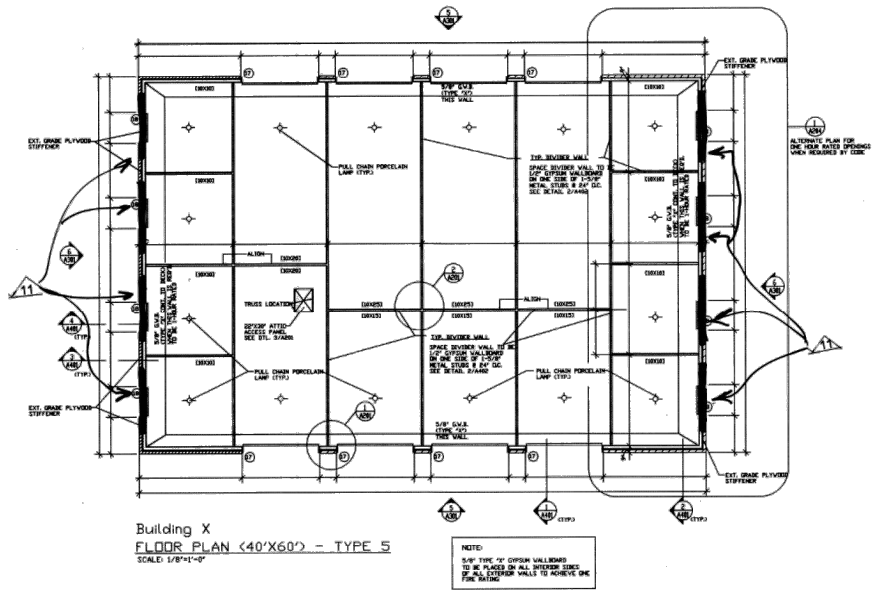
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GENERAL NOTES

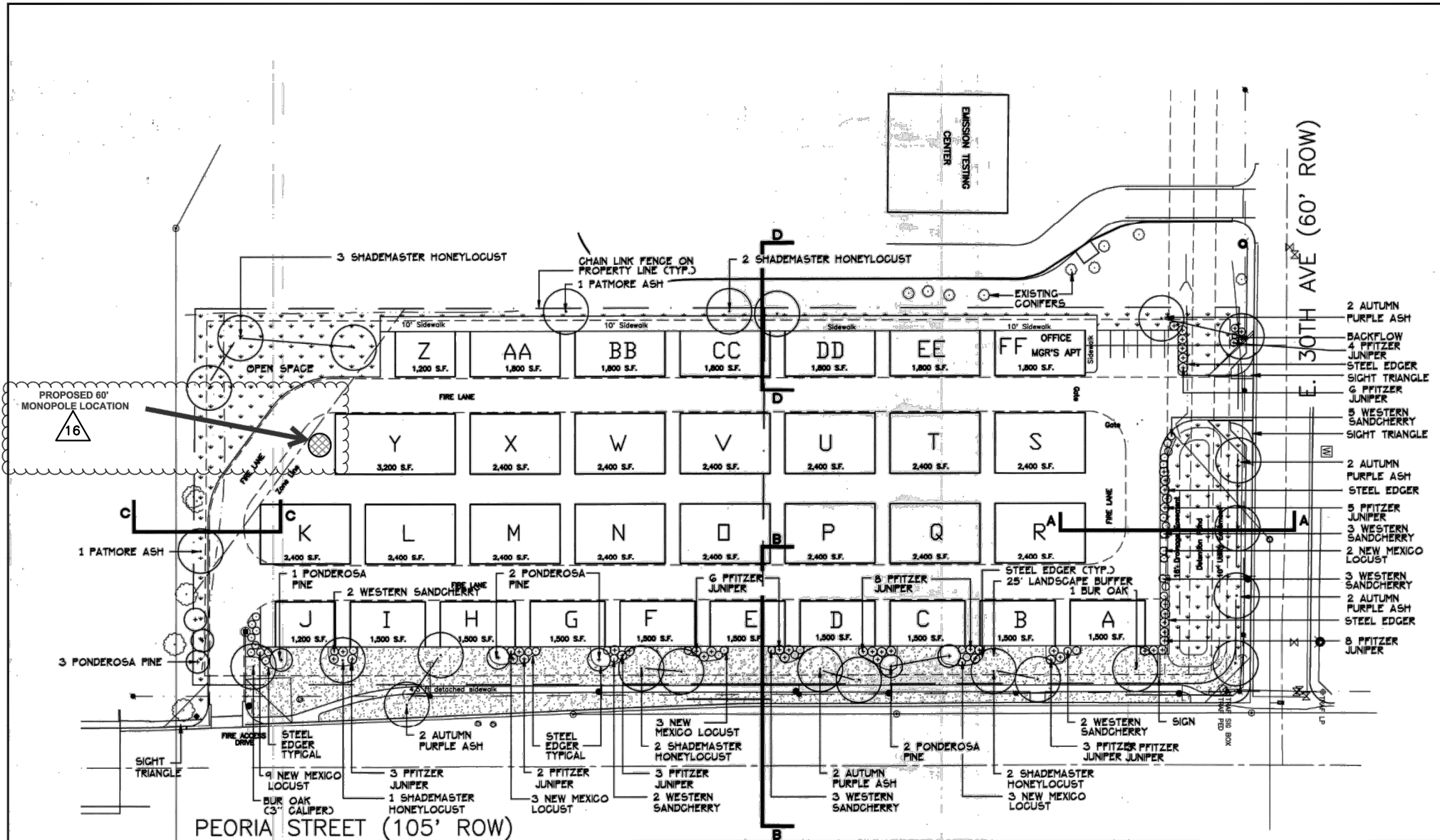
1. PROVIDE WOOD BLOCKING SUPPORT AT ALL SURFACE MTD. ITEMS MOUNTED TO FACE OF GYPSUM WALLBOARD WALLS.
2. SEE SITE PLAN FOR FINISHED FLOOR ELEVATIONS.
3. PROVIDE STEEL LINTEL OVER ALL MASONRY OPENINGS IN MASONRY WALLS AND PARTITIONS.
4. CAULK JUNCTURES BETWEEN DIFFERENT MATERIALS.
5. PROVIDE MISCELLANEOUS METAL SUPPORTS FOR ALL CEILING SUPPORTED ITEMS.
6. ALL BEARING HEADERS OVER WINDOWS AND DOORS TO BE (2) 2"x10" MIN.
7. ALL WOOD TRUSSES @ 24" O.C. AND TO MEET ALL CODES PERTAINING TO WOOD DESIGN AND CONSTRUCTION.
8. ATTIC SHALL BE SEPARATED INTO AREAS NOT EXCEEDING 3000SF. V/ 22"x32" ACCESS OPENINGS INTO EACH AREA IN ACCORDANCE WITH SEC 3205 OF UBC.
9. ATTIC AREA AT LIVING UNIT AND STORAGE UNITS TO BE VENTED WITH CONTINUOUS RIDGE VENT.
10. EXTERIOR WALLS AND PARTY WALLS IN LIVING UNIT TO HAVE R-13 BATT INSULATION AND R-30 BLOWN-IN INSULATION AT ATTIC ABOVE CEILING.
11. CLOSET SHELVING UNITS (OTHER THAN OFFICE CLOSET) TO BE EPOXY COATED VENTILATED STEEL WIRE SHELVING.
12. SEE SITE PLANS FOR EXACT LOCATIONS AND SIZES OF BUILDINGS.
13. ANY UNIT EXCEEDING 3000SF. SHALL INCLUDE (1) DRAFT STOP PER 3000SF. APPLY ONE LAYER OF 1/2" G.W.B. TO ONE SIDE OF TRUSS.
14. BEARING HEADERS @ 3'-0" O.H. COILING DOORS SHALL BE (2) 2"x4" HEADERS.
15. ALL INTERSECTING INTERIOR PARTITIONS SHALL BE SCREW ANCHORED.
16. ALL INTERIOR PARTITIONS OF STORAGE UNITS TO BE 1-5/8" 25GA. METAL STUDS @ 24" O.C.
17. TRUSS MANUFACTURER SHALL PROVIDE TRUSS LAYOUT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
18. COORDINATE WORK OF THIS TRADE WITH OTHER TRADES.
19. FOR DOOR AND WINDOW SIZES SEE DOOR AND WINDOW SCHEDULES.
20. ALL WALLS IN OFFICE AND LIVING UNIT SHALL BE PAINTED WITH SEMI-GLOSS ENAMEL PAINT. CEILINGS TO BE FLAT LATEX.
21. ALL MILLWORK SHALL BE BIRCH VENEER, STAIN GRADE ALL SIDES, FRONTS, OR ENDS SHALL BE FINISHED WHERE EXPOSED TO VIEW.
22. ALL INTERIOR WOOD DOORS SHALL BE STAINED GRADE BIRCH V/ HOLLOW, CORE.
23. ALL COUNTERTOPS SHALL BE HIGH PRESSURE PLASTIC LAMINATE, COLOR TO BE SELECTED BY OWNER.
24. PROVIDE CLOSERS FOR EXTERIOR OFFICE DOORS.
25. CONCRETE SLAB AT LIVING UNIT TO BE SEALED CONCRETE.
26. ALL WOOD FRAMING AND TRIM TO BE SOUTHERN PINE #2 OR BETTER.
27. SECURITY LIGHTING WILL BE DOWN CAST (HOODED) 75W & 150W METAL HALIDE OR MERCURY EXTERIOR FIXTURES ON BUILDINGS AS INDICATED ON ELEVATIONS.



Admin Amdt 2-21-96

U-STORE MINI WARE.

75-60104



LEGEND

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
10	1	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2"	B+B
2	1	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2"	B+B
10	1	SHADEMASTER HONEYLOCUST	GLADYSTIA TRAGANTHOS INERMIS	2"	B+B
2	1	BUR OAK	QUERCUS MACROCARPA	2" + 3"	B+B
8	1	PONDEROSA PINE	PNUS PONDEROSA	6"	B+B
41	1	PFTITZER JUNIPER	JUNIPERUS CHRENSIS 'PFTITZERIANA'	5 GAL.	
20	1	NEW MEXICO LOCUST	ROBINIA NEOMEXICANA	5 GAL.	
20	1	WESTERN SANDCHERRY	PRUNUS BESSEYI	5 GAL.	
23,227 S.F.	1	DRYLAND SEEDING			
21,283 S.F.	1	LOW MANT. SEEDING ORRIGATED			
3500 S.F.	1	ROCK MULCH		4" DEPTH	

LANDSCAPE NOTES

- ALL UNAPPROVED SUBSTITUTIONS WILL NOT BE ACCEPTED.
- ALL TREE SAUCERS SHALL RECEIVE A 4" LAYER OF WOOD MULCH AS SPECIFIED.
- WEED BARRIER FABRIC SHALL BE PLACED IN ALL MULCHED SHRUB BEDS.
- ALL SHRUB BEDS SHALL RECEIVE A 4" LAYER OF ROCK MULCHING (1/2" DIA. GRANITE) AND STEEL EDGING AS NEEDED.
- ALL LANDSCAPE AREAS SHALL RECEIVE TOPSOIL (4" FROM ON SITE STOCKPILES) AND SOIL PREPARATION AS SPECIFIED. DRYLAND SEEDING AREAS DO NOT REQUIRE TOPSOIL.
- ALL PLANT MATERIAL (TREES, SHRUBS + LOW MANT. TURF) SHALL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM. DRYLAND SEED AREAS SHALL BE IRRIGATED DURING THE FIRST YEAR OF THE ESTABLISHMENT PERIOD BY THE CONTRACTOR.
- ALL PLANT, SEED, TURF AND MULCH QUANTITIES ESTIMATED.
- LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- ALL UTILITY EASEMENTS WILL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- LOW MANT. TURF AREA WILL BE SEEDDED WITH APPLEWOOD SEED LOW MANT. MIX OR APPROVED EQUAL AND IRRIGATED WITH AN AUTOMATIC SYSTEM.

LEGAL DESCRIPTION:

Lots 1 and 2, Block 1
NBT SUBDIVISION FILING NO. 6
City of Aurora, County of Adams, State of Colorado

DRYLAND SEED MIX

Seed Species and Variety	Percentage of Mix by Weight
Smooth bromes 'Lacini' or 'Puncher'	27%
Western wheatgrass 'Arrow' or 'Barton'	32%
Streambank wheatgrass 'Soden'	20%
Crested wheatgrass 'Spiran'	20%
Canada blue 'Rubens'	1% - 100%

Apply seed by drill-seeding upon approval by Owner. Seed shall be applied with 10% mix in slurry mixture. The remaining mix shall be applied in a separate pass in hydromulch (1500 lbs. per acre).

Application rates shall be: Dryland Seed Mix 15 lbs. P.L.S. per acre

Mulch: Hydromulch with mechanical hydromulcher at a rate of 1500 lbs. per acre.

Existing Tree Type + Caliper	Proposed Mitigation Caliper
Sharon Elm 36.0"	1 Red Maple at 2" caliper
Sharon Elm 27.0"	1 Red Maple at 2" caliper
Sharon Elm 22.0"	1 Red Maple at 2" caliper
Cottonwood 34.0"	1 Bur Oak at 3" caliper
	12 Maples, locusts + ash at 2" caliper ea.

Total Calp. Removed: 141.8" Total Replaced: 16 Trees at 34"

NOTE: All Sharon Elm to be removed were judged to be in very poor condition and the Cottonwood was judged to be in poor condition by the City of Aurora.

Shakey Walker Associates
1782 Emerson
Denver, CO 80218
(303) 850-2448

U - Stor Mini Warehouse
Peoria and East 30th Avenue

Approvals

Issues

PRELIM. 3/01/95
PRELIM. 3/27/95
FINAL 4/9/95
FINAL 4/7/95

Revisions

Design C.H.

Draft C.H.

Check K.C.

Sheet Title
PLANTING
PLAN

Sheet 1 of 2



750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



BUSINESS LICENSE #: N/A

REVISIONS

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POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

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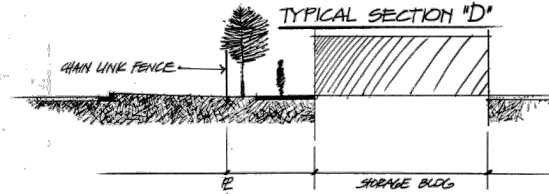
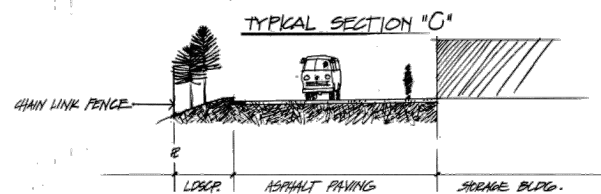
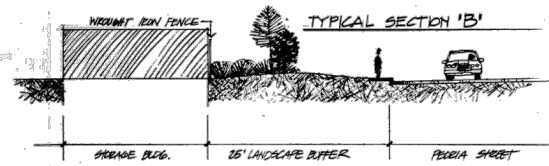
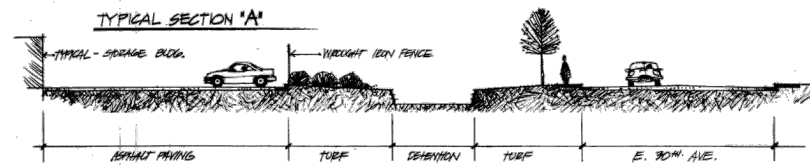
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SECTIONS

Sheet 2 of 2

verticalbridge

750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487

T-Mobile

T-MOBILE WEST, LLC
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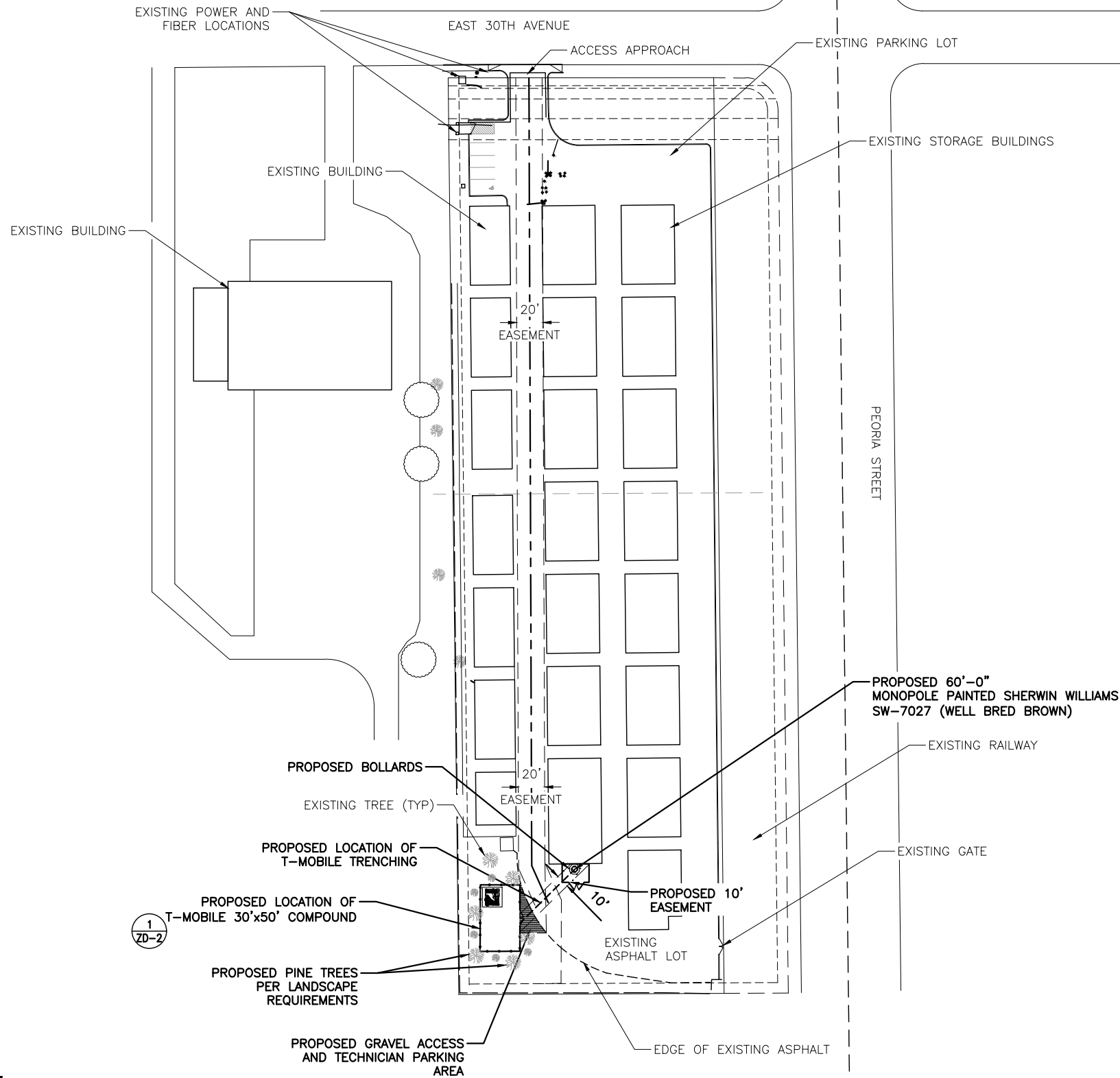
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8

DISCLAIMER:

THESE DRAWINGS WERE PRODUCED BASED ON A SURVEY PRODUCED BY ALTURA LAND CONSULTANT, DATED 05/23/18. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. POWDER RIVER DEVELOPMENT SERVICES, LLC. DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN.



THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

ALL BUILT IMPROVEMENTS MUST BE SETBACK 25' FROM COMMON PROPERTY LINE WITH SAND CREEK GREENWAY. SEE SECTION 146-1424 OF COA LANDSCAPE ORDINANCE FOR REQUIREMENTS OF SPECIAL LANDSCAPE BUFFER.



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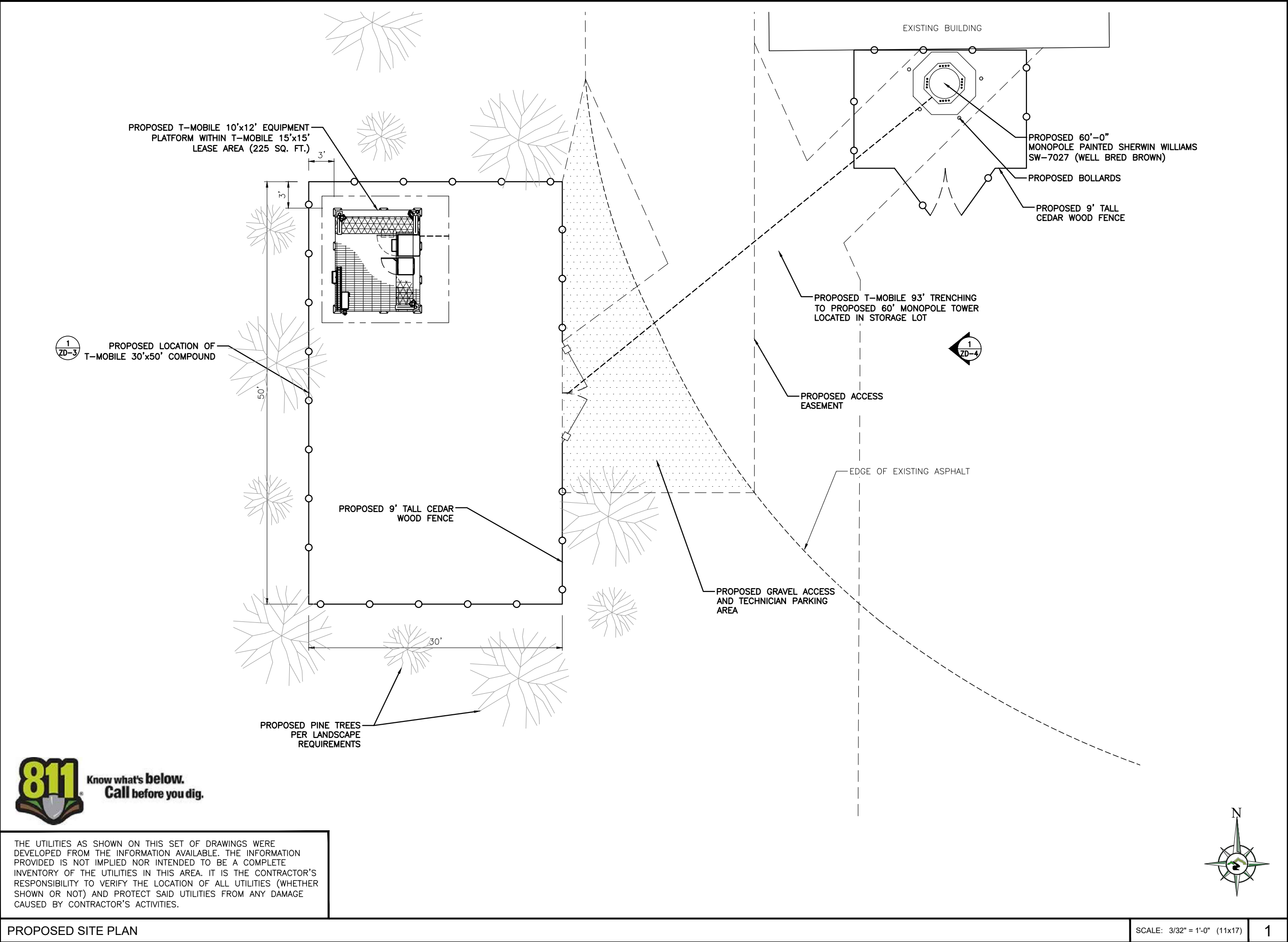
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ZD-1

SITE PLAN

SCALE: 1" = 100' (11x17)

1



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PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0" (11x17)



750 PARK OF COMMERCE DRIVE
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A	11/08/17	ISSUED FOR REVIEW 90%	PSL	

PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION

SITE NAME:
SECURE BUSINESS

T-MOBILE SITE #: DN03989B
VERTICAL BRIDGE SITE #
USC05079
12072 E. 30TH AVE
AURORA, CO 80010

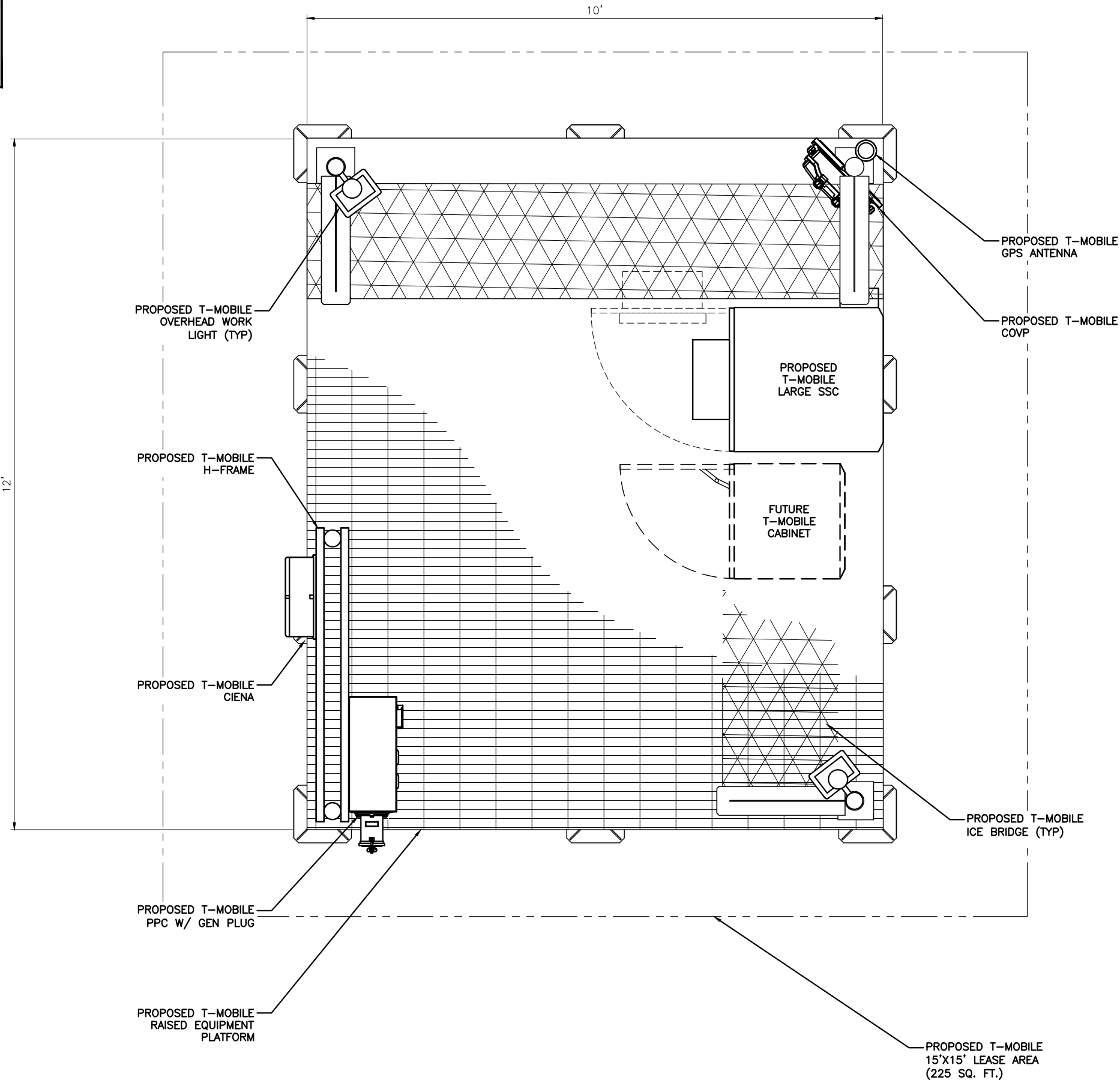
SHEET TITLE:

PROPOSED
SITE PLAN

SHEET NUMBER:

ZD-2

POWDER RIVER ENGINEERING SERVICES HAS NOT PERFORMED STRUCTURAL ANALYSES FOR THE NEW EQUIPMENT MOUNTS, NOR THE SUPPORTING STRUCTURE, AND ASSUMES NO RESPONSIBILITY FOR ITS ABILITY TO SUPPORT THE PROPOSED MODIFICATIONS. PRIOR TO CONSTRUCTION, STRUCTURAL ANALYSIS (BY OTHERS) SHALL BE PERFORMED FOR ALL TOWERS, ROOFTOPS, FLAGPOLES, LIGHT POLES AND ASSOCIATED EQUIPMENT MOUNTS.



PROPOSED EQUIPMENT PLAN

SCALE: 1/2" = 1'-0" (11x17)



750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
F	08/08/18	ISSUED FOR REVIEW 90%	JPN
E	06/21/18	ISSUED FOR REVIEW 90%	JPN
D	05/25/18	ISSUED FOR REVIEW 90%	JPN
C	05/10/18	ISSUED FOR REVIEW 90%	RJP
B	11/14/17	ISSUED FOR REVIEW 90%	CCM
A	11/08/17	ISSUED FOR REVIEW 90%	PSL

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CONSTRUCTION

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SITE INFORMATION

SITE NAME:
SECURE BUSINESS

T-MOBILE SITE #: DN03989B
VERTICAL BRIDGE SITE #
USC05079
12072 E. 30TH AVE
AURORA, CO 80010

SHEET TITLE:

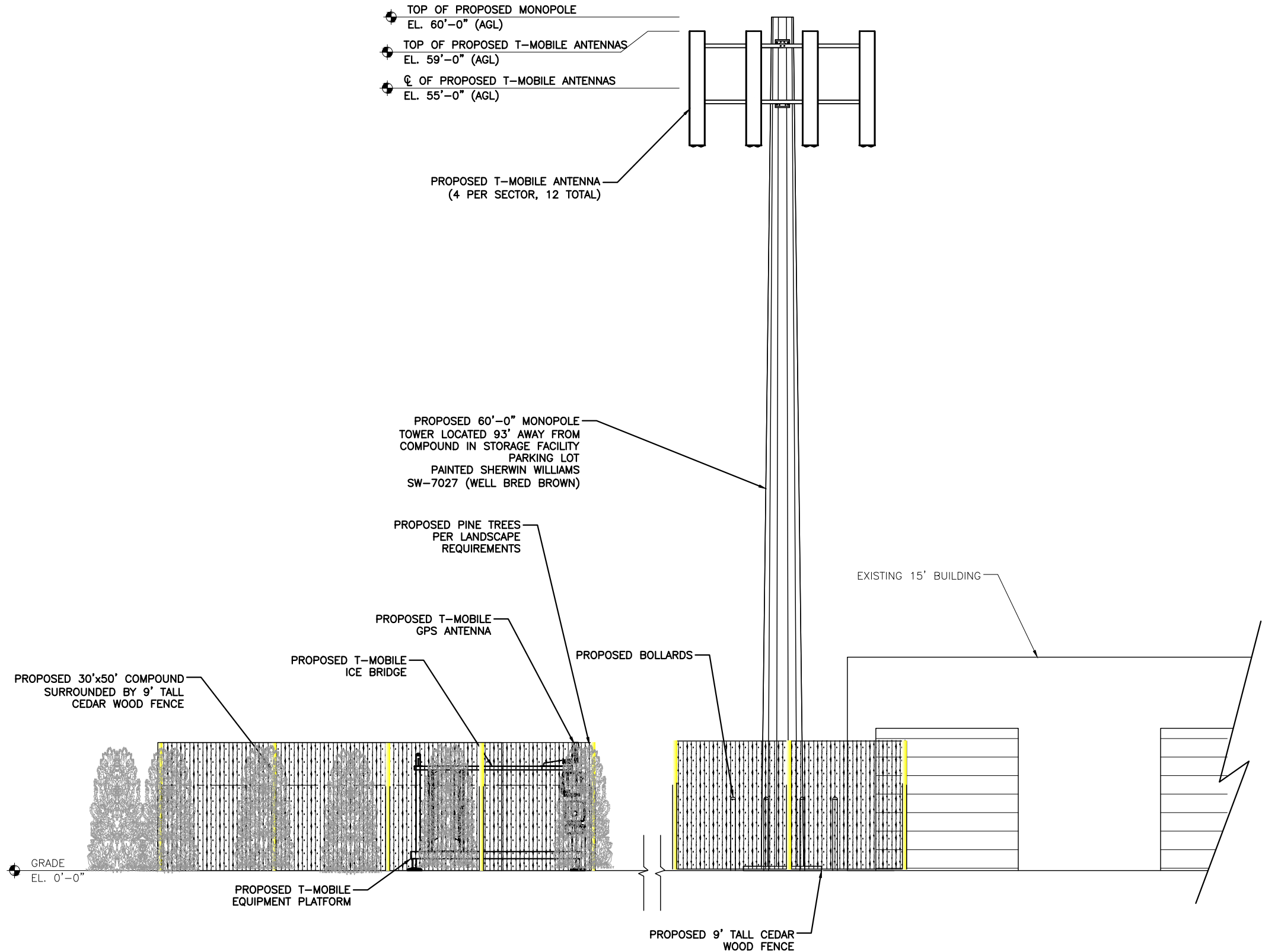
**PROPOSED
EQUIPMENT PLAN**

SHEET NUMBER:

ZD-3

POWDER RIVER ENGINEERING SERVICES HAS NOT PERFORMED STRUCTURAL ANALYSES FOR THE NEW EQUIPMENT MOUNTS, NOR THE SUPPORTING STRUCTURE, AND ASSUMES NO RESPONSIBILITY FOR ITS ABILITY TO SUPPORT THE PROPOSED MODIFICATIONS. PRIOR TO CONSTRUCTION, STRUCTURAL ANALYSIS (BY OTHERS) SHALL BE PERFORMED FOR ALL TOWERS, ROOFTOPS, FLAGPOLES, LIGHT POLES AND ASSOCIATED EQUIPMENT MOUNTS.

NOTE:
NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER.



750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
F	08/08/18	ISSUED FOR REVIEW 90%	JPN
E	06/21/18	ISSUED FOR REVIEW 90%	JPN
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A	11/08/17	ISSUED FOR REVIEW 90%	PSL

PRELIMINARY
NOT FOR
CONSTRUCTION

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SITE INFORMATION

SITE NAME:
SECURE BUSINESS

T-MOBILE SITE #: DN03989B
VERTICAL BRIDGE SITE #
USC05079
12072 E. 30TH AVE
AURORA, CO 80010

SHEET TITLE:

TOWER
ELEVATION

SHEET NUMBER:

ZD-4