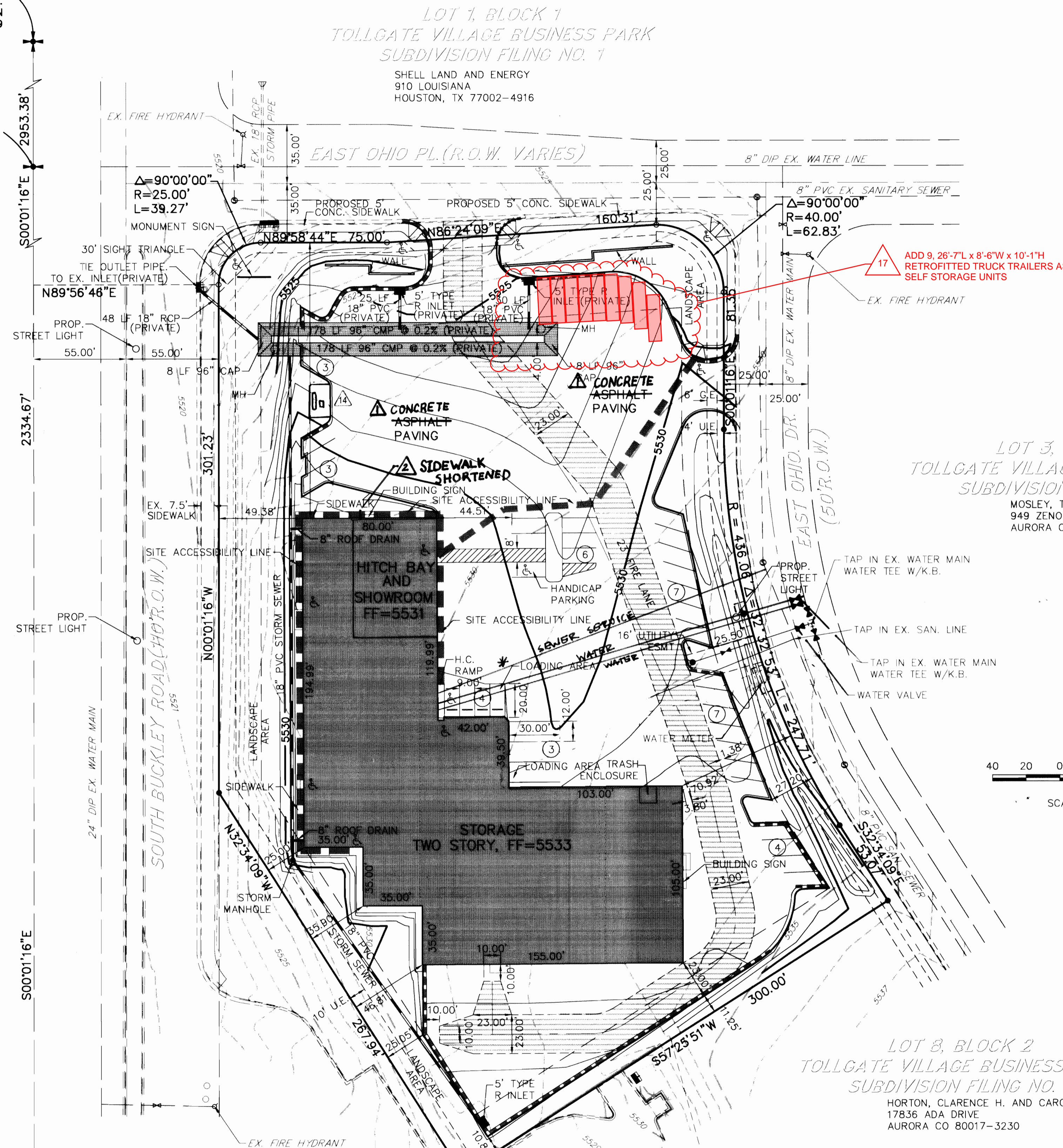


SITE PLAN WITH USE APPROVAL TOLLGATE BUSINESS PARK FILING NO.2

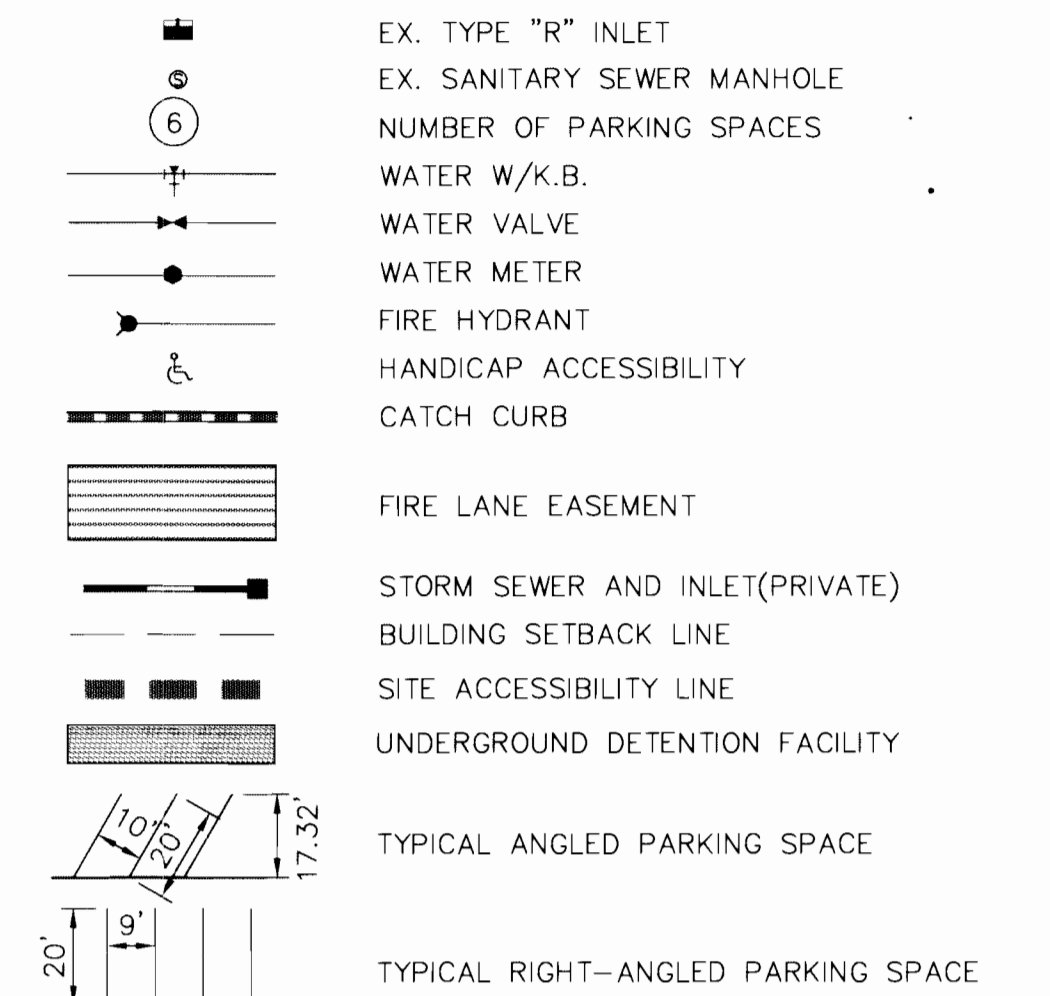
A PORTION OF LOT 8, BLOCK 2, TOLLGATE VILLAGE PARK SUBDIVISION FILING NO.1
LOCATED IN THE SW 1/4 OF SECTION 16, T4S, R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

N.W. COR. SEC. 16
T. 4 S., R. 66W., 6TH P.M.
3" BRASS CAP IN
RANGE BOX LS 16419

W 1/4 COR. SEC. 16
T. 4 S., R. 66W., 6TH P.M.
3" BRASS CAP IN
RANGE BOX LS 12021

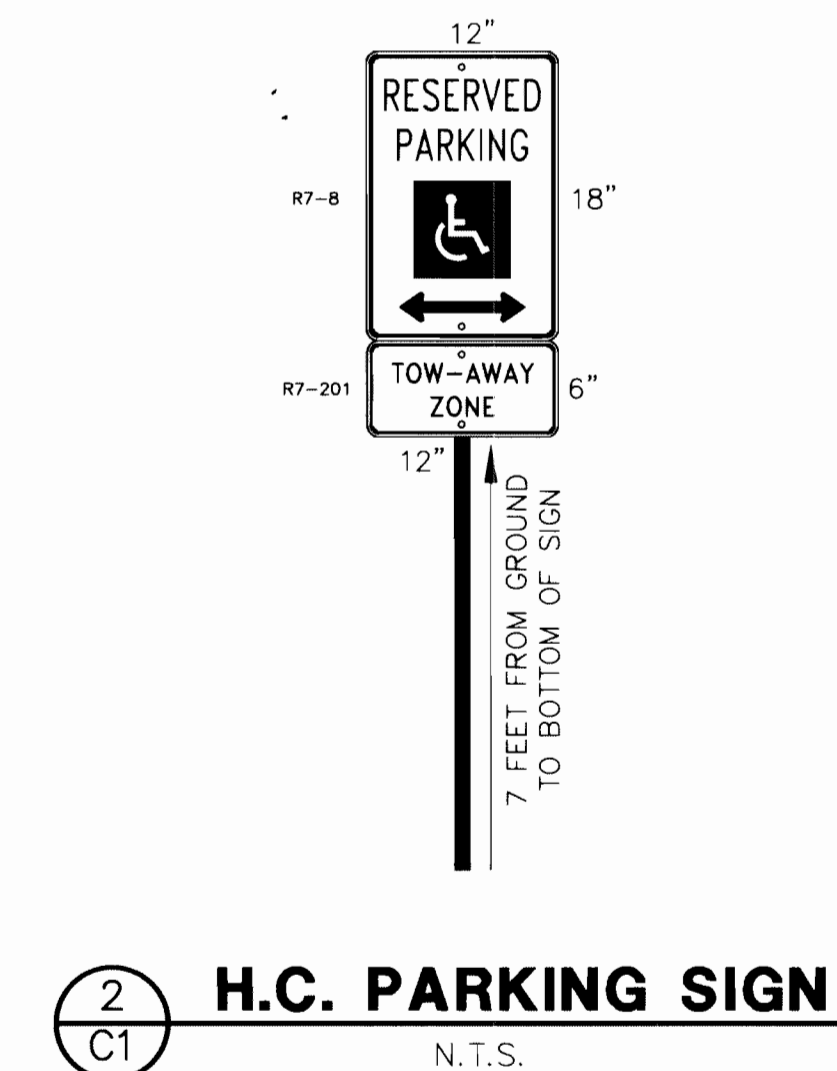


LEGEND



BENCHMARK

TOP OF 1/2" STEEL ROD ON WEST OF CHAMBER ROAD AND NORTH OF
EAST ALAMEDA PARKWAY, STAMPED B-407, ELEVATION=5464.72



NOTES:

- EXISTING GAS AND UTILITY EASEMENTS ON SITE
BOUNDARY RECORDED IN BOOK 53, PAGE 74,
ARAPAHOE COUNTY.
 - VOLUME OF UNDERGROUND STORAGE IS 22,767 CUBIC FEET.
- * RELOCATE SEWER AND WATER LINES 9-8-98

AMENDMENTS:

MYLAR CHANGE	09-08-98	ADMIN AMDT 1999-6014-03	withdrawn
Relocate water and sewer lines		Not used	
ADMIN AMDT 1999-6014-02	05-24-99	ADMIN AMDT 1999-6014-04	07-29-04
1 Concrete paving changes		14 add propane tank in island	
2 Sidewalk shortened		15 Revise and replace landscaping near new propane tank	
3 Windows deleted due to sprinkler system		16 Revise and update sheet index	
4 Light deleted			
5 Sign deleted			
6 Sign added			
7 Door changed to back side			
8 Awning deleted			
9 Brick color changed to custom blend 166			
10 Handrail deleted			
11 Light added			
12 Number of planting in bed reduced			
13 Wall material changed to brick - to match building			

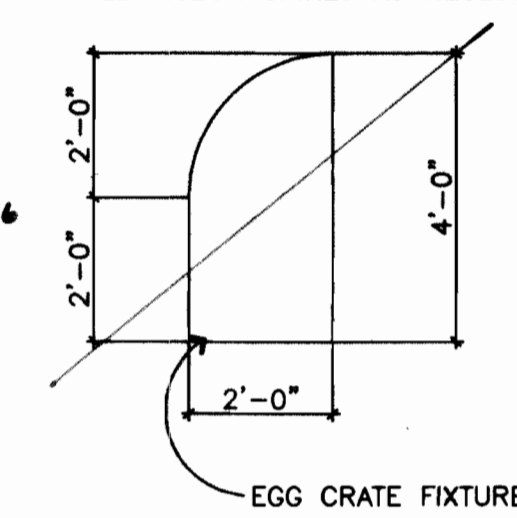
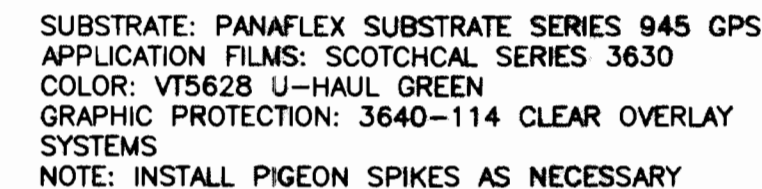
SITE PLAN
TOLLGATE BUSINESS PARK SUBDIVISION FILING NO.2
PROJECT NO. 3757.01
DATE: 2/24/97
SHEET 2 OF 3
REVISE: 7/22/97

JR Engineering, Ltd.
6110 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-9393
FAX (303) 721-9019


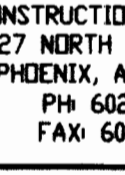
ENGINEERING/PLANNING/SURVEYING

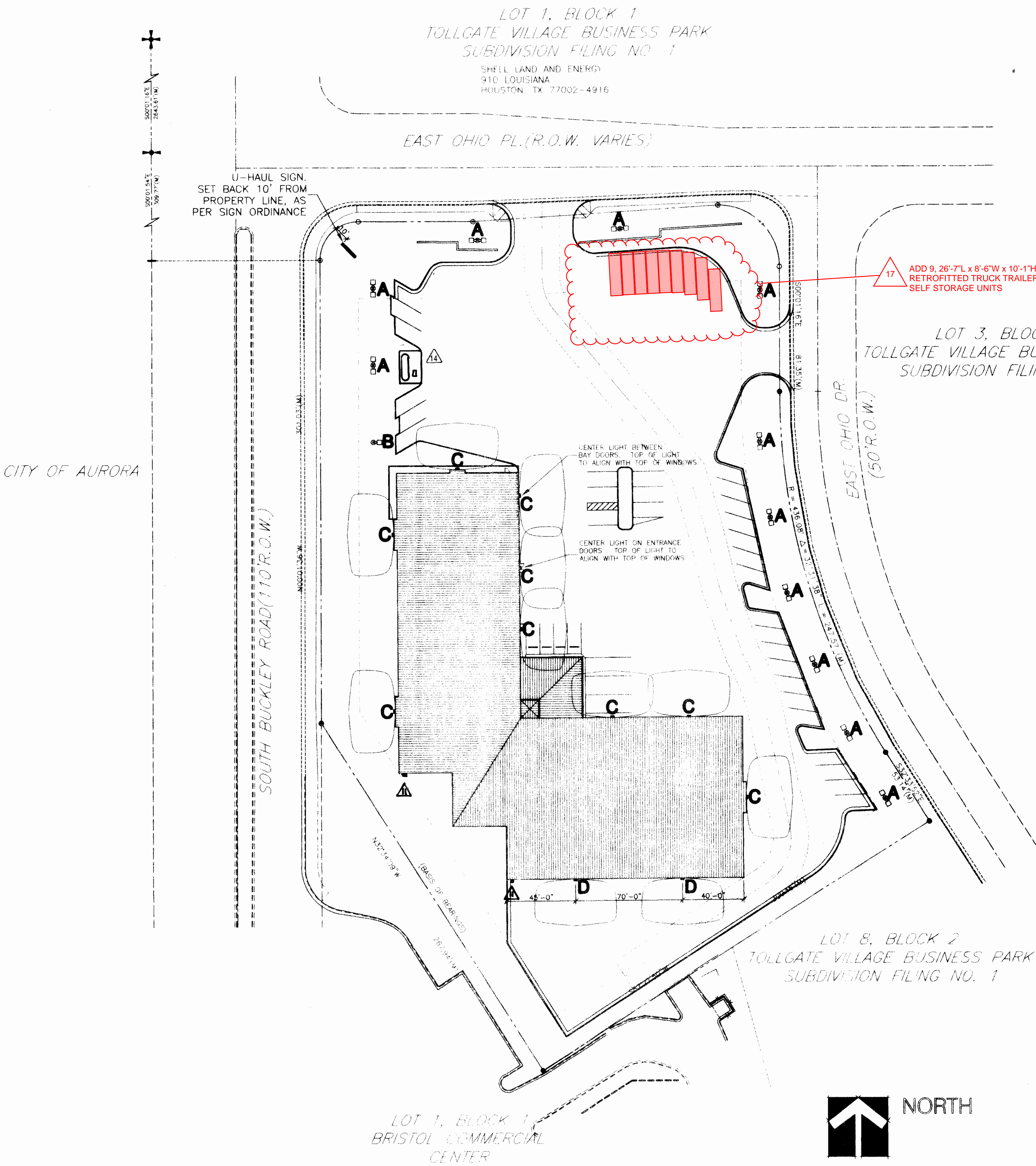
2
SITE
PLAN

TOLLGATE BUSINESS PARK FL. #2 (U-Haul) 97-6014-1



(U Hall) TOLLGATE BUSINESS PARK Fil #2 97-6014-1

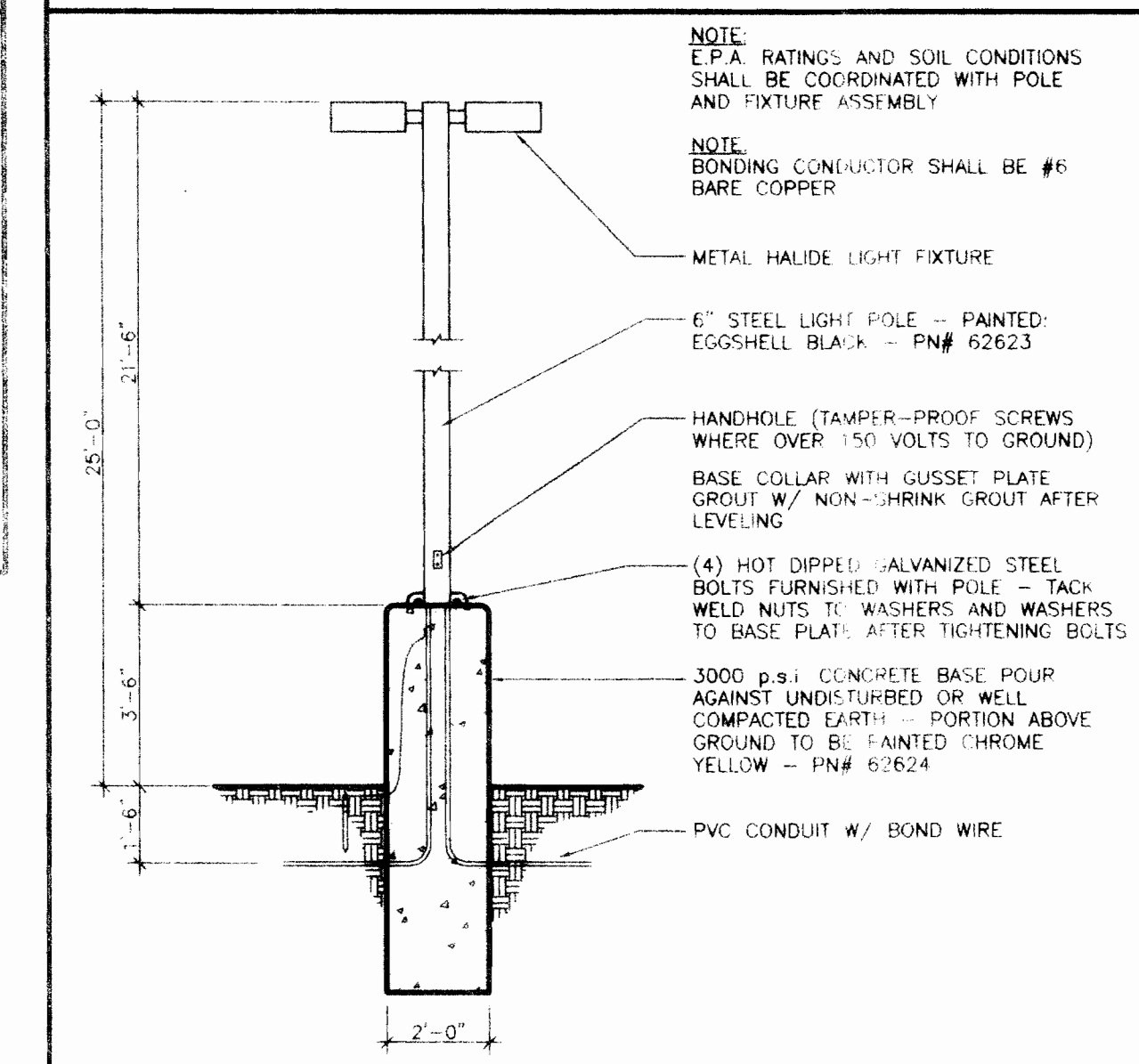
GENERAL NOTES:									
REVISIONS:									
NO.	DATE	INITIAL	NOTES	CITY	COMMENTS	CITY	COMMENTS	CITY	COMMENTS
1	10-28-97	OP							
2	11-26-97	RBJ							
3									
4									
5									
6									
7									
8									
PROFESSIONAL SEAL:									
 <p>ROBERT KURCEK ARCHITECTS 2333 EAST THOMAS ROAD PHOENIX, ARIZONA 85016 FAX NO. (602) 885-0486 (602) 955-3800</p>									
 <p>U-HAUL INTERNATIONAL CONSTRUCTION & RENOVATION 2727 NORTH CENTRAL AVENUE PHOENIX, ARIZONA 85004 PH 602/263-6502 FAX: 602/277-1026</p>									
SITE ADDRESS:									
BUCKLEY & OHIO									
AURORA, CO									
SHEET CONTENTS:									
EXTERIOR ELEVATIONS									
722-06									
DRAWN BY:		RKA							
CHECK'D BY:		DLD						3 BUILDING ELEVATIONS	
DATE:		8-11-97							
A3A72206									



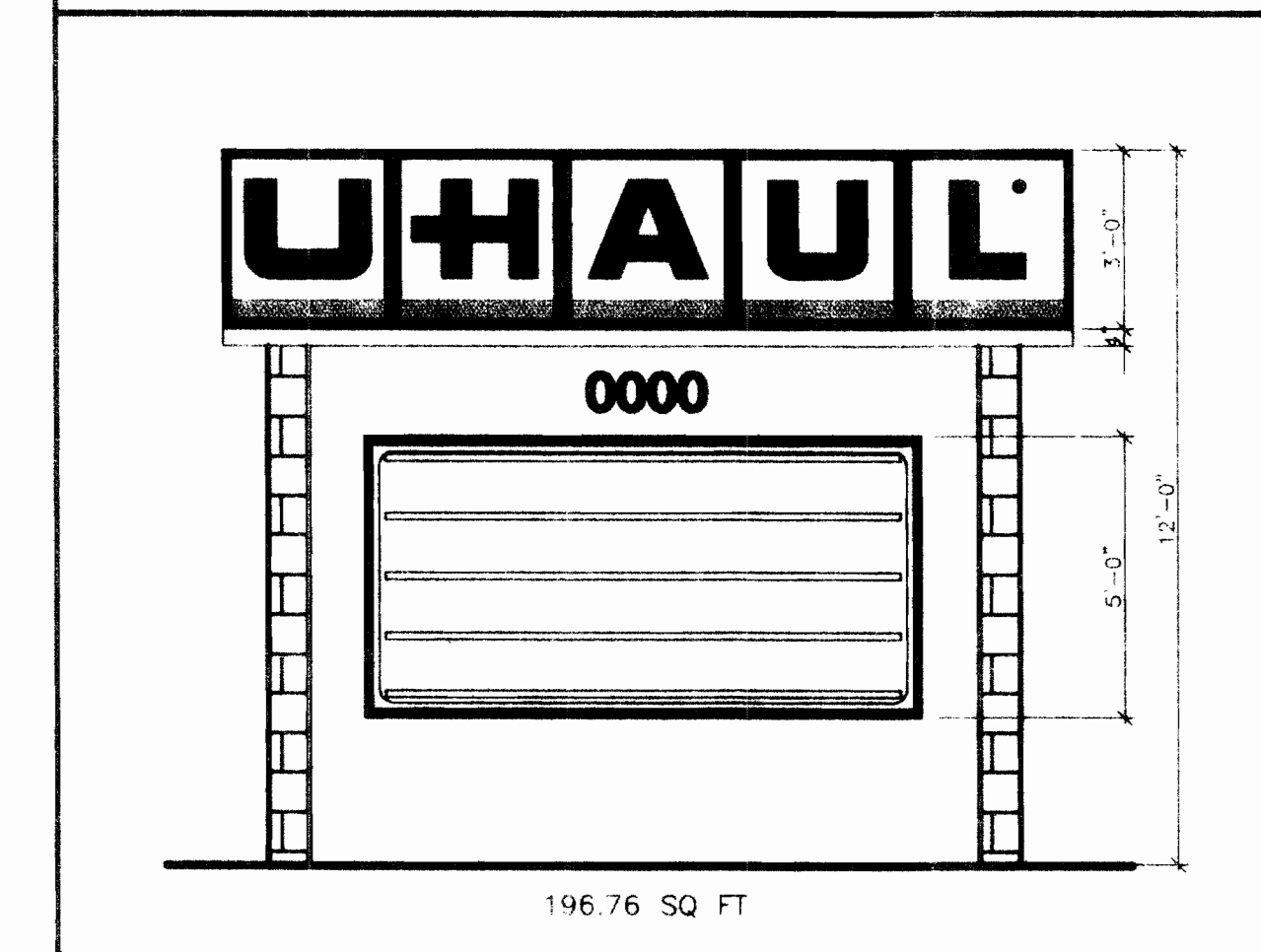
LIGHTING LEGEND

- A** TWO LITHONIA KSF3-1000M-R4-TB-SP12-DDB, MOUNTED ON A SSS-22-4C-125-DM28-DDB POLE; POLES ARE SPACED 50' ON CENTER
- B** ONE LITHONIA KSF3-1000M-R4-TB-SP12-DDB, MOUNTED ON A SSS-22-4C-125-DM19-DDB POLE; POLES ARE SPACED 50' ON CENTER
- C** ONE LITHONIA KAD-400M-R4-WBD04-DDB TOP OF FIXTURE TO ALIGN WITH TOP OF WINDOWS; SPACED 50' ON CENTER
- D** ONE LITHONIA KAD-250M-R3-WBD04-DDB TOP OF FIXTURE TO ALIGN WITH TOP OF WINDOWS; SPACED 75'-85' ON CENTER (REFER TO PLAN)

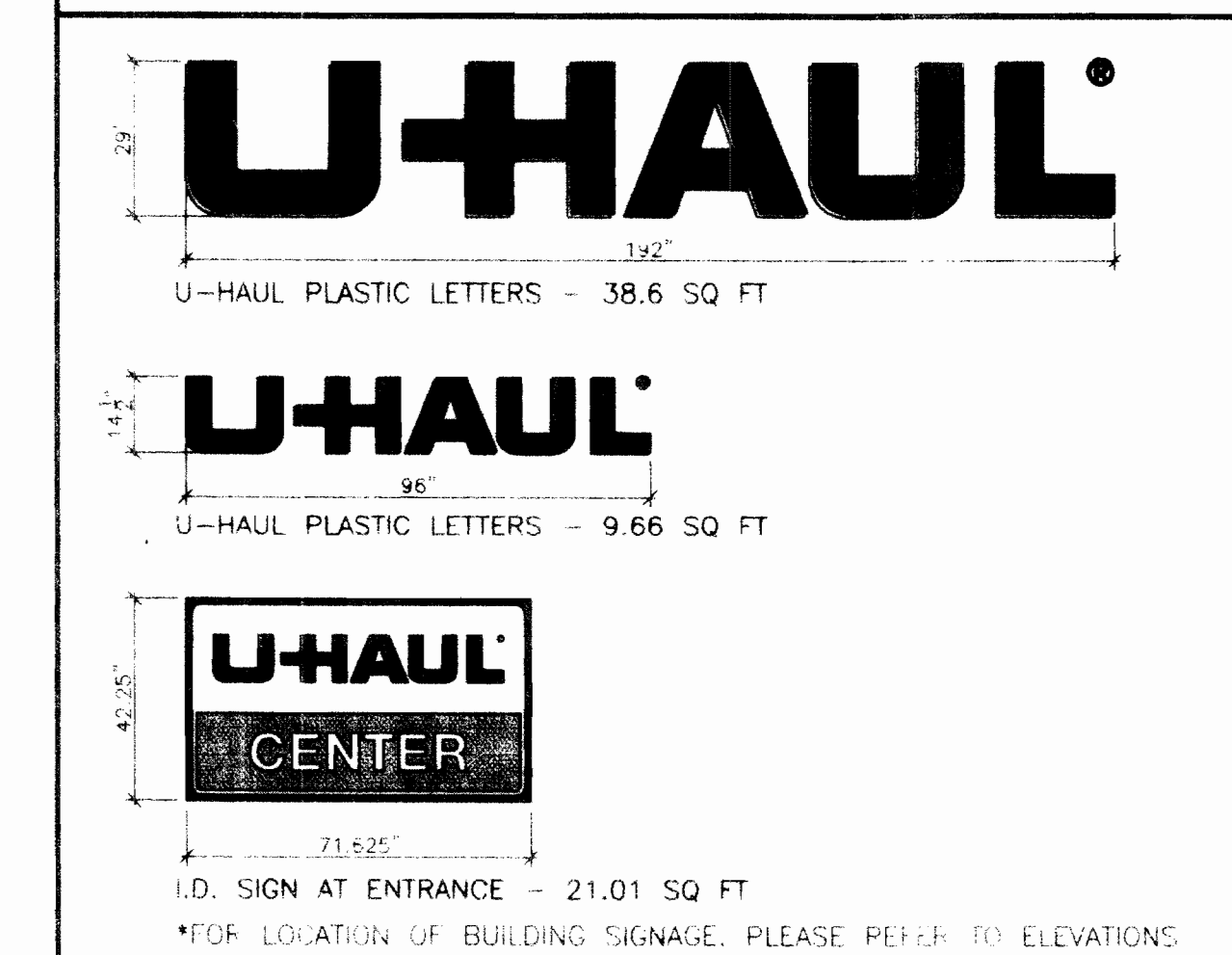
POLE MOUNTED LIGHT FIXTURE



FREESTANDING SIGN



BUILDING SIGNAGE



SIGN REQUIREMENTS

FREESTANDING SIGN NOT TO EXCEED 200 SQ. FT	
TOTAL ALLOWABLE SIGNAGE = 276.50 SQ FT	
PROVIDED SIGNAGE:	
3'-0" FREESTANDING SIGN	47.03 SQ FT PER SIDE
5' x 10' READER BOARD	51.35 SQ FT PER SIDE
TOTAL FREESTANDING SIGN	196.76 SQ FT
BUILDING SIGNAGE	69.27 SQ FT
TOTAL COMBINED SIGNAGE	266.03 SQ FT



EXTERIOR LIGHTING AND SIGNAGE PLAN

SCALE: 1"=40'-0"

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIAL	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:



U-HAUL INTERNATIONAL
CONSTRUCTION & RENOVATION
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: 602/263-6502
FAX: 602/277-1026

SITE ADDRESS:

BUCKLEY RD. & E. OHIO PL.
AURORA, CO

SHEET CONTENTS: EXTERIOR LIGHTING AND SIGNAGE PLAN

722-06

DRAWN BY: NAH	4
CHKD BY:	EXTERIOR LIGHTING & SIGNAGE
DATE: 5/9/97	

72206E1A

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(U-Haul) TOLLGATE BUSINESS PARK FL. #2

97-6014-1

ADMIN AMDT 1999-6014-04 07-29-04

14 add propane tank in island

15 Revise and replace landscaping near new propane tank

PLANT DETAILS

ALL SOD TURF AREAS SHALL CONSIST OF A TURF TYPE TALL FESCUE BLEND THAT IS LOCALLY GROWN. TURF TYPE TALL FESCUE VARIETIES MAY INCLUDE: 'ARID', 'TITAN', AND 'BONANZA' OR EQUAL.












1. ALL TOP SOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCK PILED PRIOR TO CONSTRUCTION. FOLLOWING ROUGH GRADING, TOP SOIL SHALL BE REDISTRIBUTED IN LANDSCAPE AREAS INCLUDING PUBLIC-RIGHT-OF-WAY. TOP SOIL SHALL BE FREE OF ALL DEBRIS.
2. ALL TOP SOIL SHALL BE AMENDED WITH COMPOST AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL USING TILLER OR RIPPER TIED EQUIPMENT.
3. ALL SHRUB BED AREAS SHALL BE EDGED WITH STEEL EDGING. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES. ALL EDGING SHALL BE FASTENED WITH A MINIMUM OF 4 PINS/JOINT SECTION.
4. ALL SHRUB BED AREAS SHALL BE MULCHED WITH 1/2-INCH STONE TO A MINIMUM DEPTH OF 4-INCHES. THE CONTRACTOR SHALL INSTALL A WEED BARRIER FABRIC ANCHORED W/ GROUND STAPLES UNDER ALL MULCH (PHILIPS #6 DUOM OR EQUAL).
5. ALL TREES PLANTED IN LAWN AREAS SHALL HAVE A 3-FOOT DIAMETER MULCH RING. MULCH SHALL CONSIST OF A 4-INCH DEPTH OF ASPEN MULCH OR EQUIV.
6. ALL TURF GRASS TREES, SHRUBS + FLOWERS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM USING SPRINKLER AND DRIP EMITTERS AS REQUIRED TO ADEQUATELY SUPPLEMENT MOISTURE REQUIREMENTS.
7. ALL PLANTING PIT'S SHALL BE 1.5 - 2 TIMES THE WIDTH OF THE PLANT ROOT BALL WITH SCARIFIED WALLS. THE BACKFILL SOIL SHALL CONSIST OF A MINIMUM OF 1/3 TOP SOIL, MOSS OR OTHER ORGANIC MATTER HOMOGENEOUSLY MIXED INTO BACKFILL. ALONG WITH ORGANOCOTE 14-14-14 FERTILIZER AT A RATE PER MANUFACTURER'S RECOMMENDATION.
8. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
9. ALL TREES SHALL BE STAKED WITH NEW 6"X6" GREEN STEEL "T" POSTS AND GUYED WITH #12 GALVANIZED WIRE. ALL TREES PLANTED IN LAWN AREAS SHALL BE STAKED FOR A MINIMUM OF 1 YEAR. THE CONTRACTOR MAY SUBSTITUTE POSTS WITH "DUCK BILL" GUYING SYSTEM. ALL GUY WIRE'S SHALL BE FLAGGED WITH FLORESCENT TAPE 12-18 INCHES LONG FOR SAFETY.


NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

Symbol	Code	Name	Size	Scientific Name	Common Name
	Cwvk		1.5"-Gal	Crotopheg virdis "Winter King"	Winter King Hawthorn
	Mr		1.5"-Gal	Malus "Radiant"	Radiant Crabapple
	Coac		5-Gal	Cotoneaster acutifolius	Peking cotoneaster
	Fps		2.5"-Gal	Fraxinus pennsylvanica "Summit"	Summit Ash
	Gts		2.5"-Gal	Gleditsia triacanthos inermis "Shademaster"	Shademaster Honeylocust
	Hefu		1-Gal	Hemerocallis fulva	Orange daylily
	Jcpc		5-Gal	Juniperus chinensis "Pfitzeriana Compacta"	Compact Pfitzer Juniper
	JunosB		5-Gal	Juniperus sabinio "Broadmoor"	Broadmoor juniper
	Pini		6"-8" B&B	Pinus nigra	Austrian pine
	Pipu		6"-8" B&B	Picea pungens "Glauca"	Colorado blue spruce
	Spbu		5-Gal	Spiraea bumalda	Bumald spiraea
	Juchg		5-Gal	Juniperus chinensis glauca "Hetzi"	Blue Hetzi Juniper



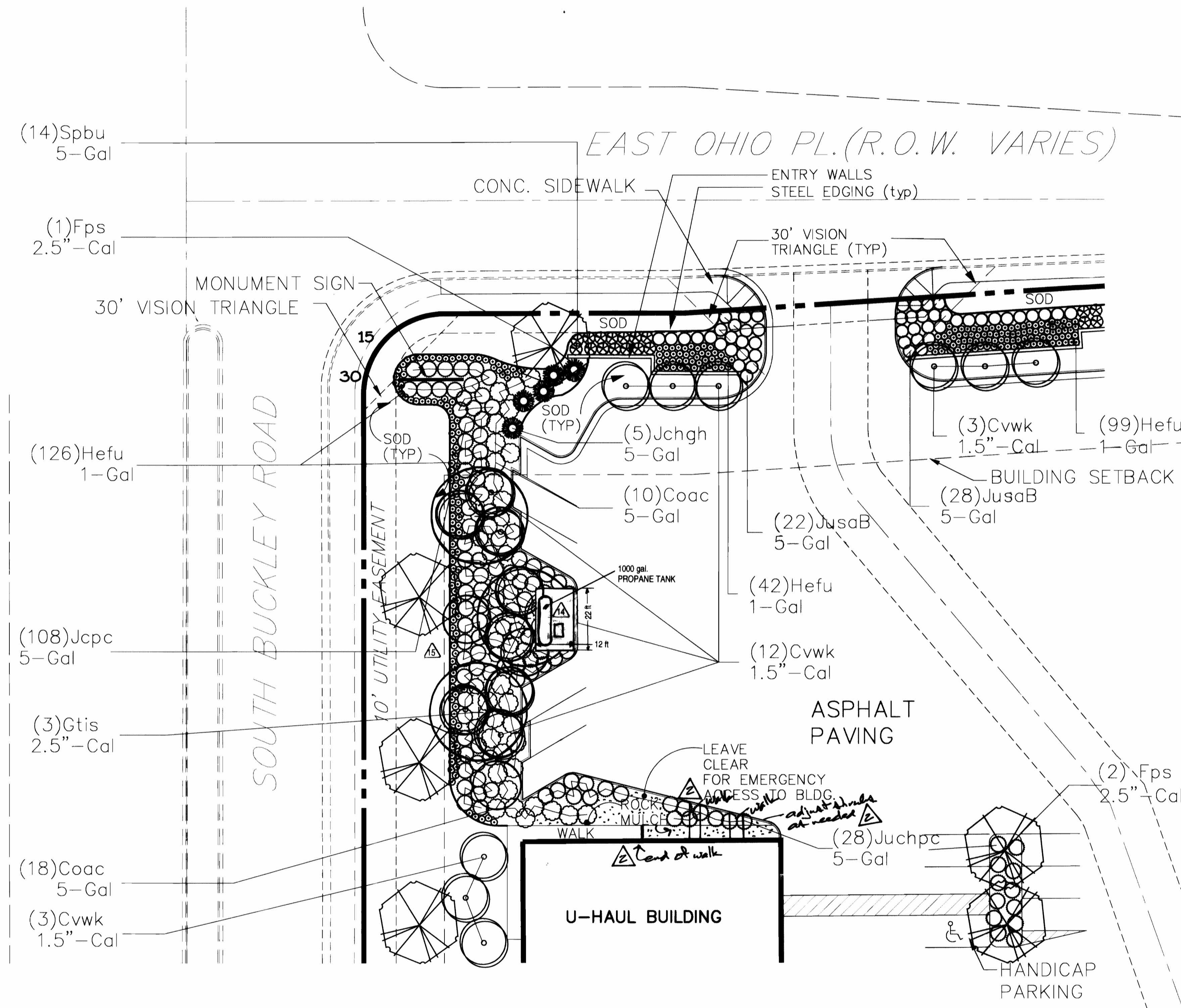
- 6315 SOUTH OAK WAY, LITTLETON, COLORADO 80127
Phone (303)973-7177 • Fax (303)973-7176

5
LANDSCAPE
AN - OVERALL

(U-Haul) TOLLGATE BUSINESS PARK, FL. #2 97-6014-1 76

LANDSCAPE DETAIL WITH USE APPROVAL
TOLLGATE BUSINESS PARK SUBDIVISION FILING NO.2
A RESUBDIVISION OF A PORTION OF LOT 8, BLOCK 2, TOLLGATE VILLAGE PARK SUBDIVISION FILING NO.1
LOCATED IN THE SW 1/4 OF SECTION 16, T4S, R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

ADMIN AMDT 1999-6014-04 07-29-04
14 add propane tank in island
15 Revise and replace landscaping near new propane tank



TRUCK DISPLAY AREA
PLAN VIEW DETAIL ENLARGEMENT

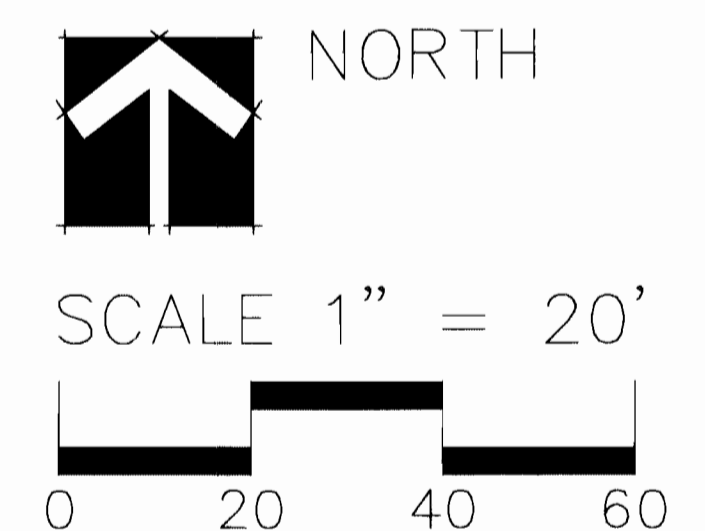
SCALE: 1" = 20'

Symbol	Code Name	Size	Scientific Name	Common Name
○	Crwk	1.5"-Cal	Crataegus viridis 'Winter King'	Winter King Hawthorn
○	Mr	1.5"-Cal	Malus 'Redspur'	Redspur Crabapple
○	Coac	5-Gal	Colonnaster canadensis	Peking colonnaster
○	Fps	2.5"-Cal	Fraxinus pennsylvanica 'Summit'	Summit Ash
○	Gtis	2.5"-Cal	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust
○	Hefu	1-Gal	Hemerocallis fulva	Orange daylily
○	Jcpc	5-Gal	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper
○	JusaB	5-Gal	Juniperus sibirica 'Broadmoor'	Broadmoor Juniper
○	Pil	6'-8' B&B	Pinus rigida	Austrian pine
○	Pip	6'-8' B&B	Pinus pungens 'Glaucus'	Colorado blue spruce
○	Spbu	5-Gal	Spiraea bumalda	Bumald spiraea

NOTE: Plant quantities are for convenience only. Where conflict occurs, plan drawing shall prevail.

New Landscape Material			
○	Crwk	1.5"-Cal	Crataegus viridis 'Winter King'
○	Replace (6)	Six Hawthorne trees as shown on plan above	Winter King Hawthorn
○	Fps	2.5"-Cal	Fraxinus pennsylvanica 'Summit'
○	Replace (1)	One 'Summit Ash' tree as shown on plan above	Summit Ash

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LANDSCAPE DETAIL
TOLLGATE BUSINESS PARK SUBDIVISION FILING NO. 2
PROJECT NO. 3757.01
DATE: 5/23/97
SHEET 2 OF 2



- Land Planning
- Urban Design
- Landscape Architecture
- Land Use & Zoning

6315 SOUTH OAK WAY, LITTLETON, COLORADO 80127
Phone (303)973-7177 • Fax (303)973-7176

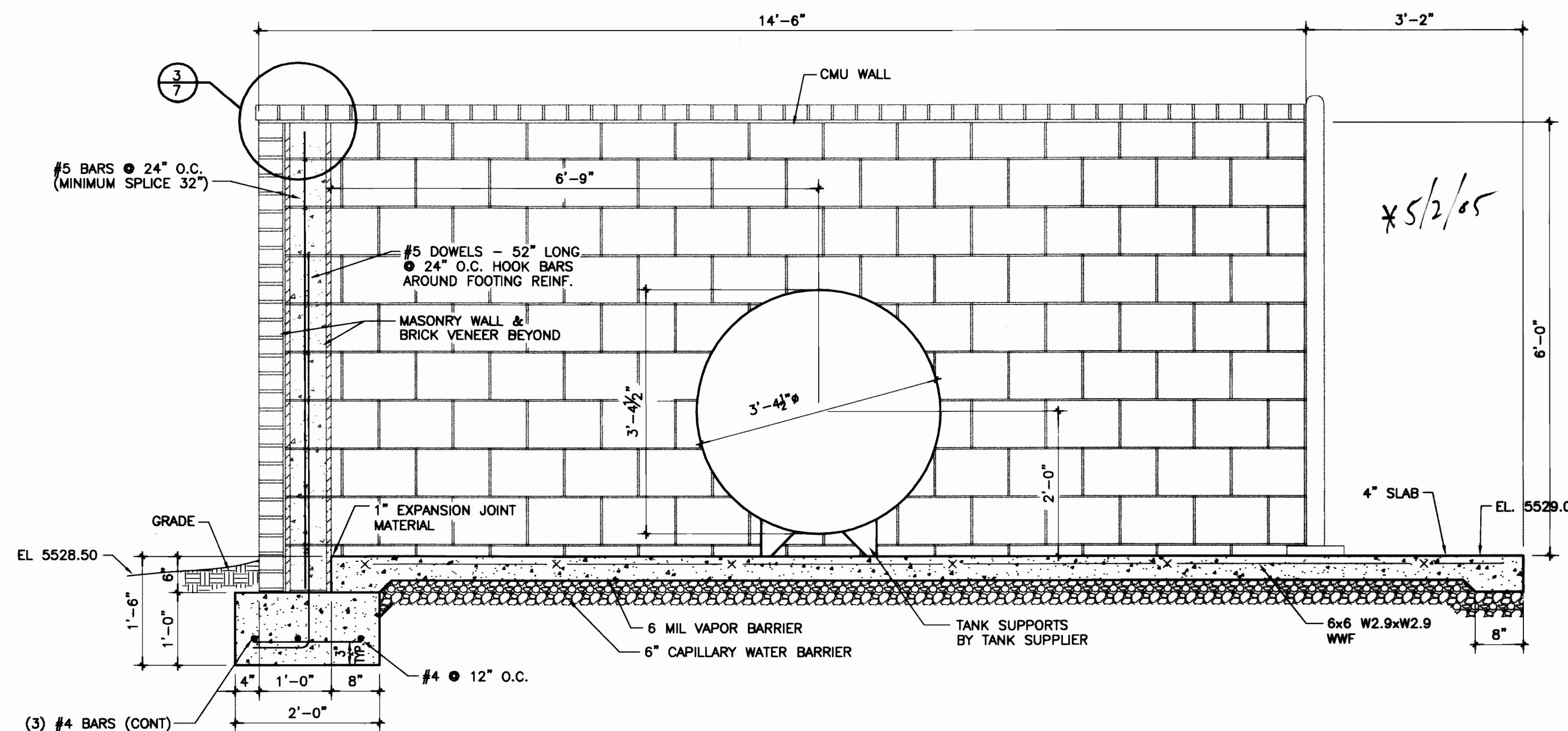
LANDSCAPE PLAN
NWC DETAIL

PLAN VIEW DETAIL PROVIDED TO ILLUSTRATE IN GREATER DETAIL
PLANTING CONFIGURATION AND MASSING.
REFER TO OVERALL SITE LANDSCAPE PLAN FOR
PLANT SCHEDULE, NOTES AND PLANTING DETAILS.

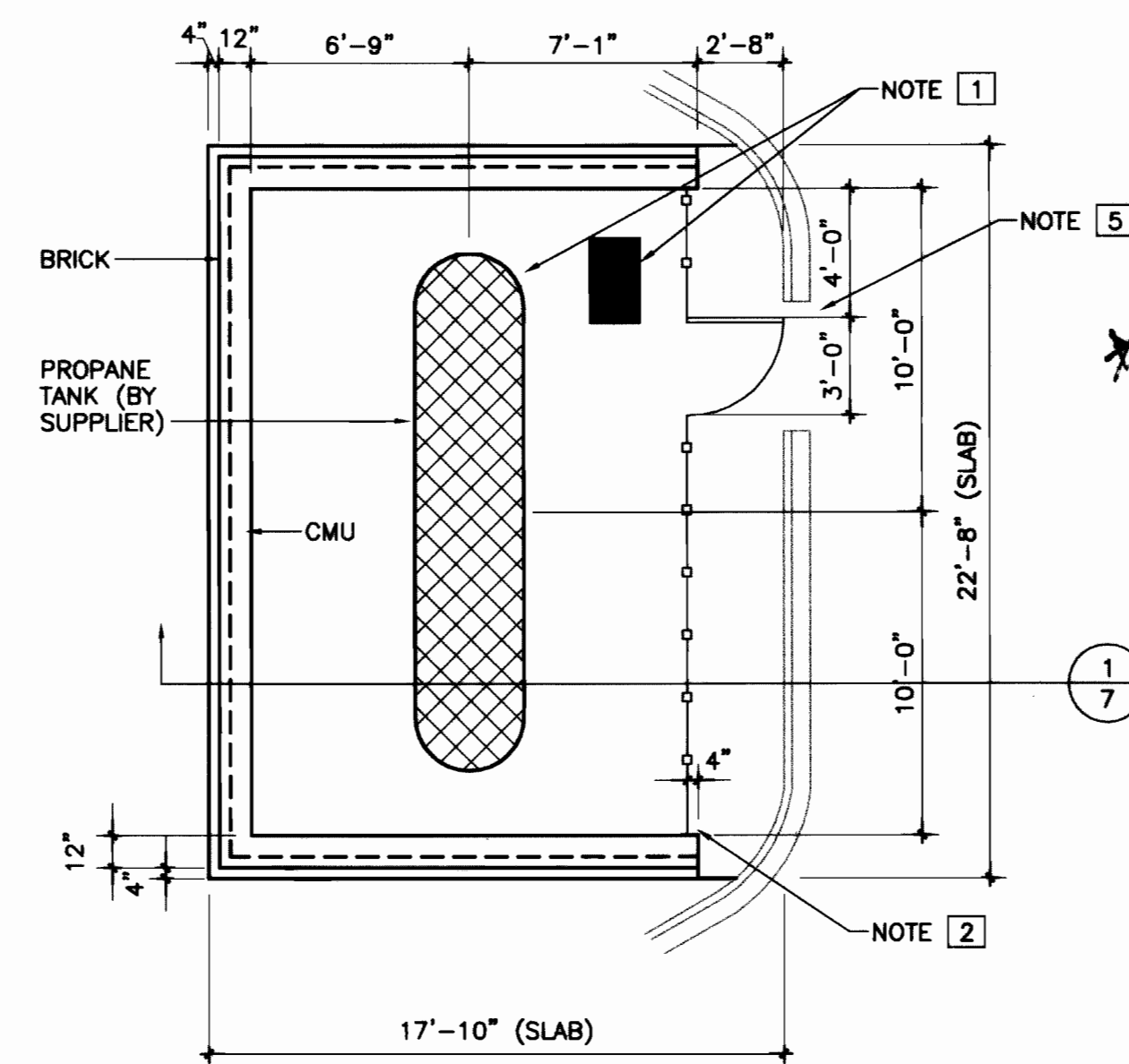
PLOT SCALE 1"=20' DATE 05/23/97 TIME 9:30 A.M., FILE X:\375700\ACAD\3757SECT.DWG

MYLAR CHANGE ADMIN AMDT 09-08-98
ADMIN AMDT 05-24-99
ADMIN AMDT 07-29-04

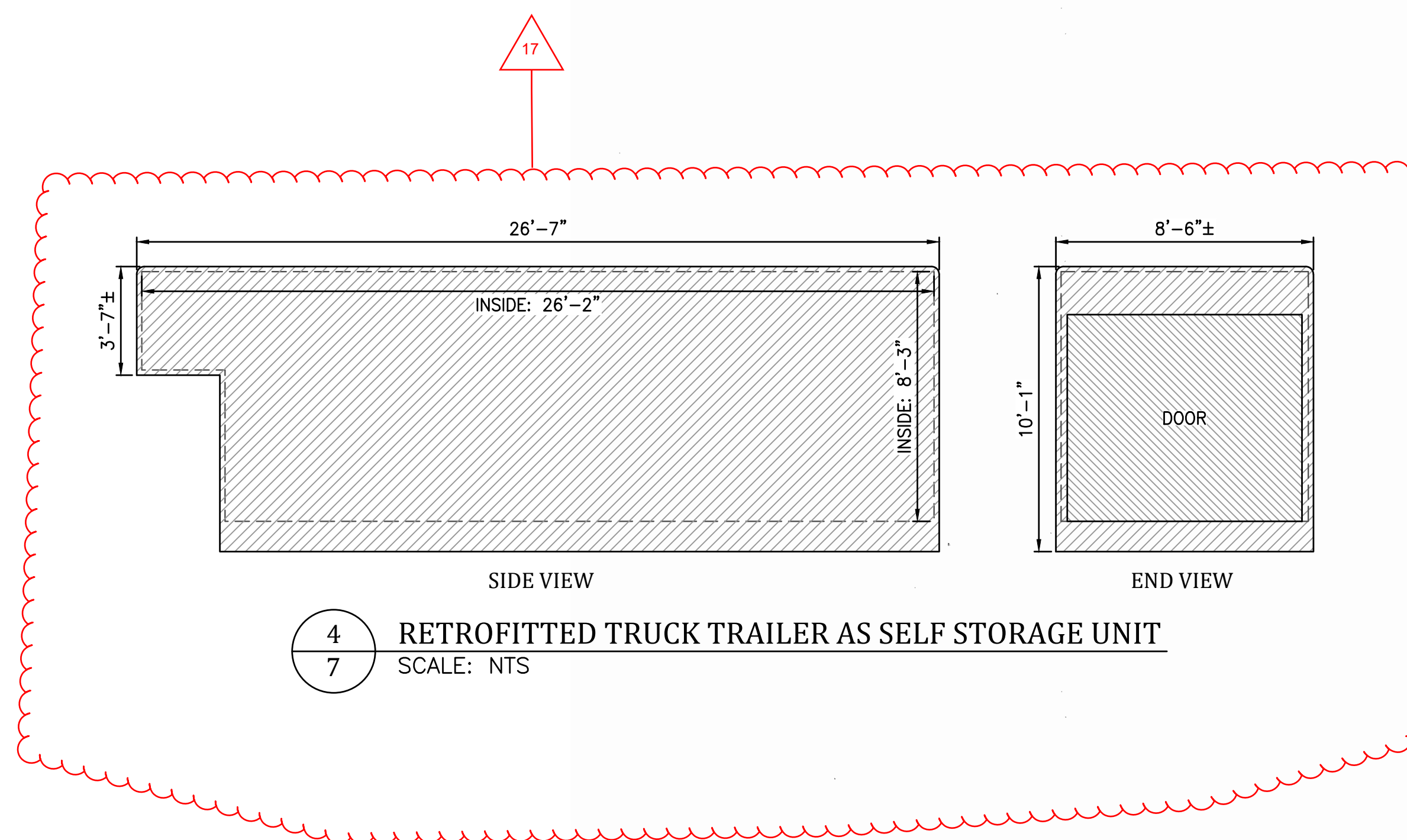
(U-Haul) TOLLGATE BUSINESS PARK FIL. # 2 97-6014-1 4/5



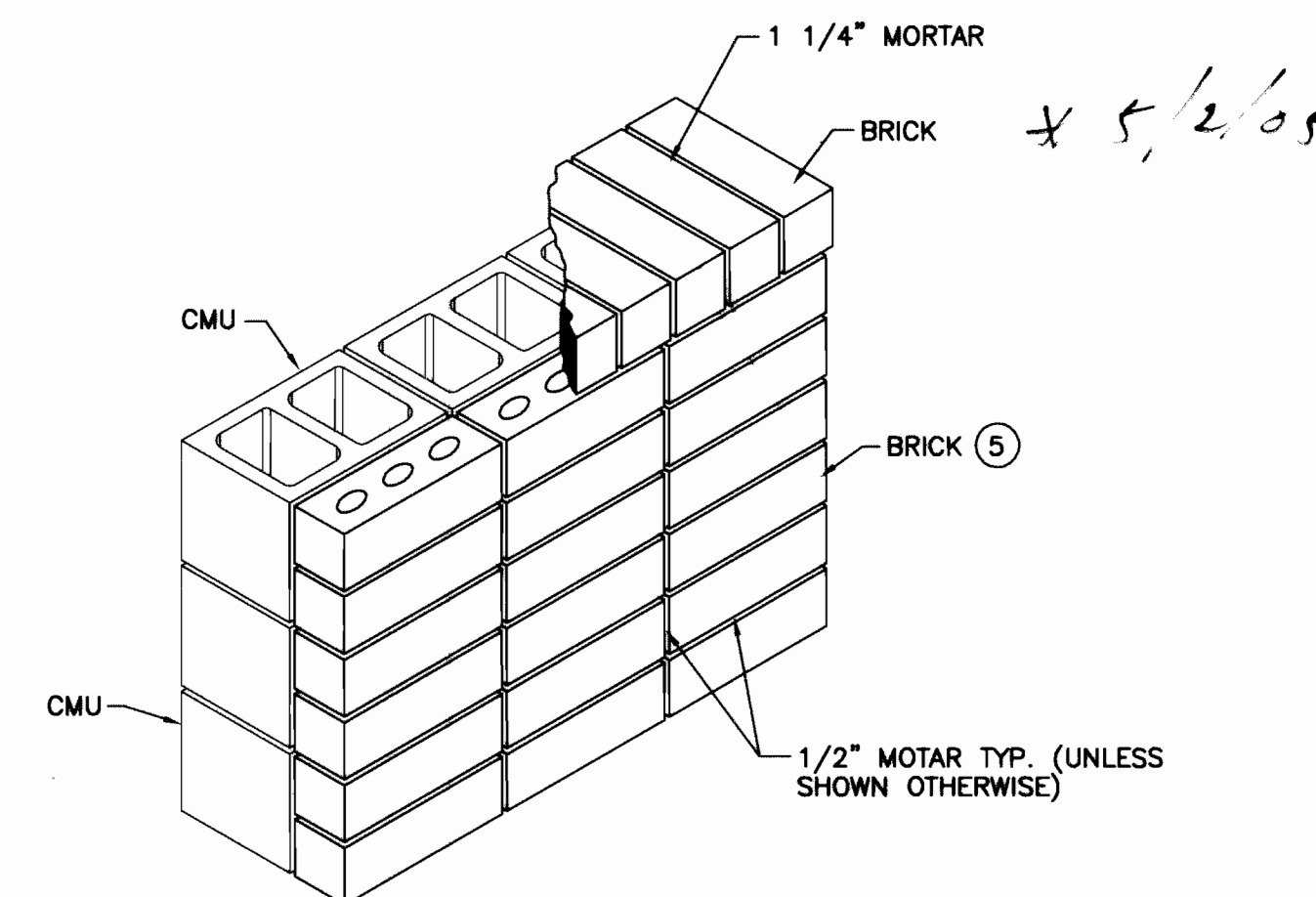
SECTION • CMU WALLS
SCALE: 3/4"=1'-0"



ENLARGED PROPOSED TANK & ENCLOSURE
SCALE: 3/16"=1'-0"



RETROFITTED TRUCK TRAILER AS SELF STORAGE UNIT
SCALE: NTS



ENLARGED BRICK CAP DETAIL
SCALE: N.T.S.

GENERAL CONSTRUCTION NOTES:

- ① CONCRETE SLAB TO BE BROOM FINISHED THROUGHOUT.
- ② GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH PROPANE TANK SUPPLIER AND ELECTRICAL CONTRACTOR FOR CONDUITS AND PIPES TO BE INSTALLED UNDER SLAB PRIOR TO POURING OF CONCRETE.
- ③ MASONRY WALL CONSTRUCTION TO BE ONLY W/ 8" STANDARD CMU BLOCK.
- ④ BRICK VENEER TO BE INSTALLED ON BLOCK, ON ALL THREE SIDES OF EXTERIOR SIDES OF ENCLOSURE.
- ⑤ BRICK COLOR: MARBLE GRAY - PERLA BLEND 100
SIZE: 3 5/8"x3 5/8"x11 5/8" ECONOMY NORMAN
BRICK MASONRY UNIT AS MANUFACTURED BY: ACME BRICK COMPANY
P.O. BOX 425
FORT WORTH, TX 76101-0425
LARRY CLEMENTS
1-800-792-1234
- ⑥ GENERAL CONTRACTOR SHALL VERIFY COLOR AND SIZE OF BRICK ON EXISTING BUILDING, AND SOLICIT APPROVAL OF A SAMPLE BRICK PRIOR TO ORDERING OR PURCHASING THE BRICK.

KEY NOTES:

- NOTE: ① CONTRACTOR SHALL INSTALL A 1000 GALLON PROPANE STORAGE TANK, IN ACCORDANCE WITH THE NORMS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND THE NATIONAL PROPANE GAS ASSOCIATION (NPGA), AS WELL AS ALL THE CODES AND REQUIREMENTS OF THE CITY OF AURORA, CO. SUPPLIER OF PROPANE GAS STORAGE TANK SHALL BE RESPONSIBLE FOR ALL MATERIALS, EQUIPMENT AND LABOR TO INSTALL ALL NECESSARY APPURTENANCES FOR THE LOADING, UNLOADING, AND RETAIL DISPENSING INCLUDING A GAS DISPENSING CABINET.
- NOTE: ② PROVIDE A 6'-0" HIGH WIRE - WOVEN CHAIN LINK FENCE WITH A 36" SWING GATE. POLES TO BE MOUNTED DIRECTLY ON THE CONCRETE SLAB WITH 1/2" HEX HEAD ANCHOR BOLTS.
- NOTE: ③ ELECTRICAL CONTRACTOR TO PROVIDE LABOR AND MATERIALS TO INSTALL A 1 - INCH RIGID PLASTIC CONDUIT BURIED IN THE GROUND FROM NEAREST PANEL BOX IN THE EXISTING BUILDING.
- NOTE: ④ ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICITY REQUIRED FOR THE PROPER OPERATION AND MONITORING OF THE PROPANE GAS DISPENSING EQUIPMENT FROM EXISTING PANEL BOX IN THE ADJACENT BUILDING.
- NOTE: ⑤ SAW-CUT AND REMOVE 4'-0" OF EXISTING CURB IN FRONT OF CHAINLINK GATE. PROVIDE CONCRETE RAMP FROM PAVEMENT TO CONCRETE SLAB.

A&E DESIGNERS, INC.
1000 S. 100th St., Suite 100
Liberal, KS 67903
PHONE: (859) 223-1000
FAX: (859) 223-1857
EMAIL: mike@aedeigners.net
WEBSITE: www.aedeigners.net



DATE: APR 27 2005



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Mylee Chang
* 5/2/05 Mylee
And. Not Reverted



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CONSTRUCTION & RENOVATION
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: 602/263-6502
FAX: 602/277-1026

SITE ADDRESS:
U-HAUL
750 S. BUCKLEY RD.
AURORA, CO 80017

SHEET CONTENTS:
PROPANE TANK AND ENCLOSURE

DRAWN BY: STAFF

CHK'D BY: STAFF

DATE: 04/01/2005

JOB NO. A05005

7