

TOLLGATE CREEK SELF-STORAGE

P.B.G

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

Understood.

General Notes:

- All signs must conform to the City of Aurora sign code but in no case shall any free-standing sign exceed the specifications described herein.
- 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 fire lanes and emergency service vehicle roads, 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 or landscape plan on file in the Planning Department.
- All mechanical roof vents shall be screened with siding material that is compatible with exterior finishes and color of the building.
- Trash areas shall be enclosed by five foot high fencing with siding material that is compatible with exterior finishes and color of the buildings.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all fire land signs as required by the City of Aurora. Such signs shall conform to Section 14-29 of the Aurora City Code.
- The approval of this document does not constitute final approval of grading, drainage, public improvements, and building plans. Construction plans must be reviewed and approved by utility.
- All landscaping will be installed prior to issuance of Certification of Occupancy.
- All building address numbers shall comply with Sections 14-122 and 14-129 of the Aurora City Code.
- All area lighting will be downcast lighting of two types: 1) wall mounted not to exceed 25 feet in height, 2) pole mounted 12 feet in height. Finish of lights will be anodized bronze metal.

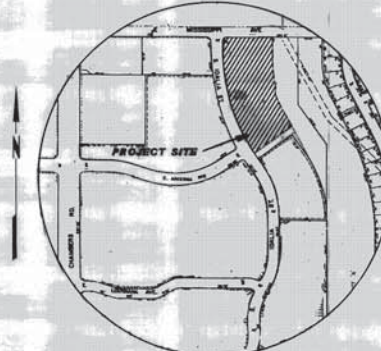
Data:

Land area within property lines	3,372	Acres
Gross floor area (41-16 City Code)	83,278	Sq. Ft.
Number of buildings	81x	
Total Building Coverage	59,278 S.F.	40.41
Hard-surface area (exclusive of buildings)	22,618 S.F.	35.88
Area devoted to landscaping within site	14,988 S.F.	23.81
Present zoning classification	B-1	
Proposed zone:	B-1 (All B-1 uses EXCEPT those noted as follows:	
1. Motels		
2. Hotels		
3. Filling Stations		
4. Automobile Washing and Polishing Facility		
5. Ambulance Service		
6. Plant and Tree Nursery and Greenhouse		
7. New and Used Car and Trailer Sales Lot		
8. Repair Garages		
9. Animal Hospital or Kennel		
10. Height limit to 50 feet maximum		

Proposed uses	Self-Storage and Self-Storage	SELF STORAGE
Sign Area	41-16 (Aurora Code) 144 Sq. Ft.	PER CITY OF AURORA SIGN CODE
Type of sign (free standing, wall, etc.)	Free Standing	
Number of stories	One and Two	
Maximum height of buildings	25 Ft.	
Loading spaces provided	One	1 Compact None
Parking spaces required	62 Spaces	1 SPACE PER 1.5 EMPLOYEES - 3 EMPLOYEES - (2 SPACES)
Parking spaces provided	68 Spaces	3 SPACES PER OFFICE AREA - (3 SPACES)

PARKING REQUIREMENTS		
Office spaces: 11,925 SF = 200 = 60 spaces required		28
Resident Manager:	spaces required	1
Total:	62 spaces required	2
Parking Available:	68 spaces provided	2
Office spaces:	spaces provided	1
		3

Building	Area	Mini-Storage	Number of Storage Units	Manager	Total
A	2,000 SF	5	1,500 SF	3,500 SF	
B	48,000 SF	1st - 150 2nd - 259		48,000 SF	
C	4,600 SF	13		4,600 SF	
D	5,500 SF	21		5,500 SF	
E	4,850 SF	23		4,850 SF	
F	1,128 SF	16		1,128 SF	
TOTAL	1,128 SF	68,550 SF	483	1,500 SF	83,278 SF
	* 24,000 SF per floor				83,278



DECLARATION OF PLANNED BUILDING GROUP

WE, Public Storage, Inc. have submitted a Planned Building Group for the City of Aurora's approval pursuant to Aurora City Code Section 41-582 et seq., for the land area legally described as: Lot 1, Block 1, West Tollgate Creek Subdivision Filing No. 1.

NOW, THEREFORE, upon final approval of the Planned Building Group by the City of Aurora, this Declaration of Planned Building Group shall be recorded in the County where the Planned Building Group is located and upon such recording this Declaration is notice to prospective purchasers of the land area and to all others that it is the subject of a Planned Building Group and that said plan and the ordinance relating thereto are binding on subsequent purchasers successors and assigns unless the plan is abandoned, amended or withdrawn and shall limit the construction, use and operation of all land and structures included within such plans to all conditions and limitations set forth in such plans.

IN WITNESS WHEREOF, _____ has (have) caused these presents to be executed this _____ day of _____, A.D. 19 _____.

BY: _____
Notary Public

(STATE OF COLORADO)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 19 _____, by _____.

Witness my hand and official seal.

My commission expires _____

Notary Public

Address _____

RECORDER'S CERTIFICATE

Accepted for filing in the Office of the Clerk and Recorder of this _____ day of _____, County, Colorado at _____ o'clock, _____ P.M., A.D. 19 _____.

Clerk and Recorder

By _____ Deputy

CITY OF AURORA NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE ACCESSIBLE EXTERIOR ROUTE" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 50% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SIDEWALK ALONG THIS ROUTE MAY EXCEED 10' 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 2011 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117-2008.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL GRADING AND EROSION CONTROL SHALL BE SUBJECT TO EASEMENTS AND STREET RIGHTS OF WAY OWNED BY THE CITY OF AURORA ARE HEREBY AGREED 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 ROAD OR DRIVE OR PRIVATE UTILITY.
- 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 SECTIONS 14-121 AND 126-276 OF THE AURORA CITY CODE.
- ALL ROOF TOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN 18" IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A PRESTANDARD 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 INDICATORS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNDESTRUCTED 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.
- FINAL GRIDE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIGN ON THE PREMISE.
- 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 BROWNSHOP PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT. IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS REQUIRED. ON THE VESSEL, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND STATEMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT A HEARING REGARDING THE APPLICATION ARE BRING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIR, SUCCESSORS, AND ASSIGNS.
- ALL REPRESENTATIONS AND STATEMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT A HEARING REGARDING THE APPLICATION ARE BRING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIR, SUCCESSORS, AND ASSIGNS.
- EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ACCEPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.

LEGAL DESCRIPTION

Lot 1, Block 1, West Tollgate Creek Subdivision Filing No. 1.

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefore, their successors and assigns, shall be subject to control the issuance and validity structure, location, use operation of all land and structures including within such plans to all conditions and limitations set forth in such plans.

In witness whereof, Public Storage, Inc. has caused these presents to be executed this 22nd day of April, A.D. 1985.

By: _____

Notarial:

State of Colorado } ss
County of Arapahoe }

The foregoing instrument was acknowledged before me this 22nd day of April, A.D. 1985 by _____

Witness my hand and official seal _____

Notary Public _____ Date 1-22-85

My commission expires 9-2-88

Business Address 2750 S. Tejon Ave. Aurora, Co 80014

AMENDMENTS

MA 11.21.2018 - MINOR AMENDMENT TO RENOVATE EXISTING COMMERCIAL RETAIL BUILDING INTERIOR FOR SELF-STORAGE

City of Aurora Approvals:

City Attorney:	N/A	Date:	—
Planning Director:	Sam Flynn	Date:	4-23-85
Planning Commission:	N/A	Date:	—
City Council:	N/A	Date:	—
Attest:	N/A	Date:	—
	City Clerk		

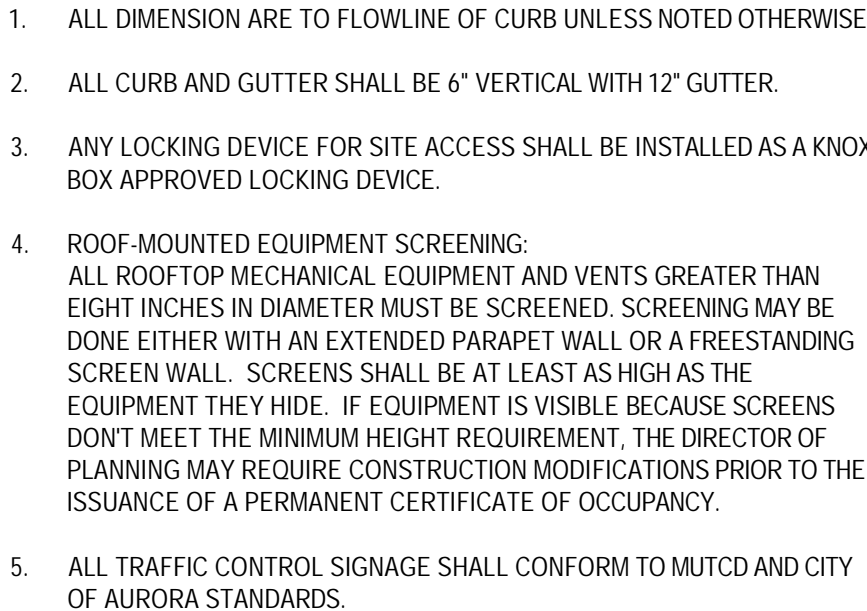
Sheet 1 of 2

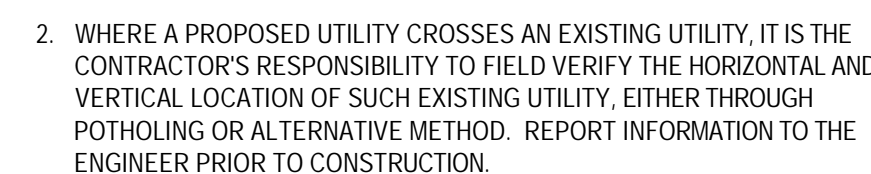
Futura Engineering Inc.
1601 E. Bayview Drive - Suite 400
Aurora, Colorado 80014 - 303.733.4666

REVISED 3/7/85

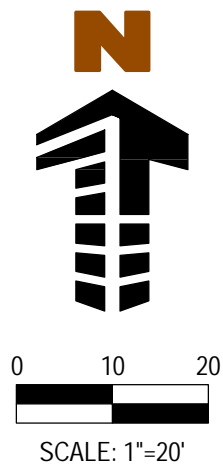
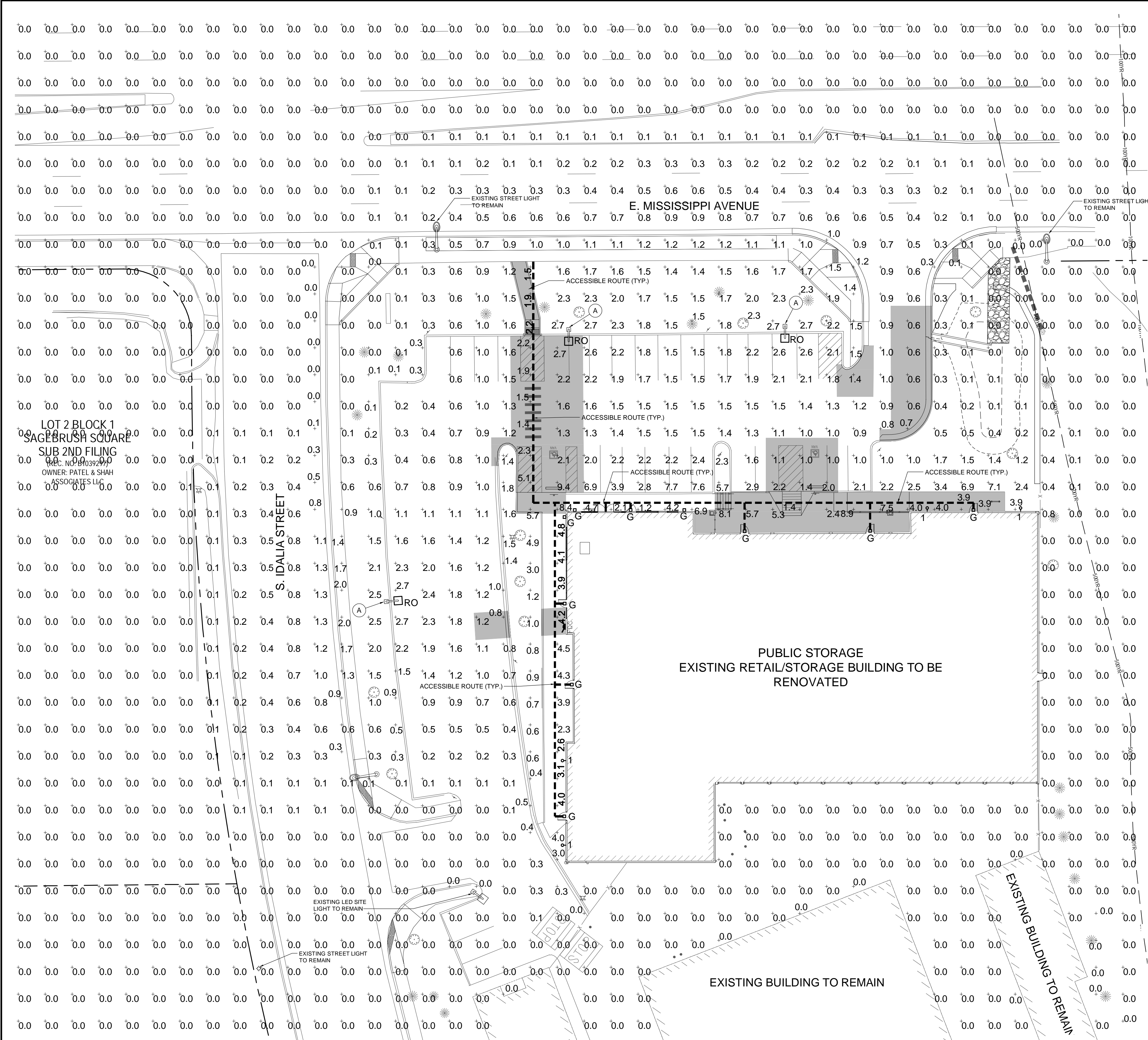
TOLLGATE CREEK SELF STORAGE

84-6073-00 1 OF 8





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CONTRACTOR NOTE:

- (A) REMOVE EXISTING FIXTURE AND ARM FROM POLE. INSTALL NEW FIXTURE AND ARM TO EXISTING POLE. CONTRACTOR TO VERIFY COLOR OF EXISTING POLE AND VOLTAGE BEFORE ORDERING ANY EQUIPMENT.

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	UNIFORMITY
ACCESSIBLE ROUTE	FC	3.93	8.9	1.2	3.28 to 1

GENERAL NOTE:

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

1 PHOTOMETRIC SITE PLAN
SCALE: 1"=30'-0"

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MOUNTING	ARRANGEMENT	LLF	MODEL	DESCRIPTION	WATTS	LUMENS
RO	3	RO	EXISTING	SINGLE	1.0	ASL-16L-9K-210-5-VOLT-BL	HUBBELL LIGHTING, ASL LED SERIES, 16 LED FIXTURE, 5000K CCT, TYPE 5 DISTRIBUTION, COLOR TO MATCH EXISTING POLE	115	12915
G	9	G	9'-8"	SINGLE	1.0	LCN2-18L-3K-070-4-U-DB-EH	HUBBELL LIGHTING, LED WALL PACK FULLY SHIELDED, TYPE 4 DISTRIBUTION, 3000K CCT, DARK BRONZE, WITH BATTERY BACKUP	44	3971
G	4	G	10'-0"	SINGLE	1.0	GN3LED-13-Y-R-AC-11-A	RAB OUTDOOR LIGHTING, LED ANGLED GOOSENECK LUMINAIRE, 13W, 3000K CCT, BRONZE COLOR WITH WALL GOOSE ARM STYLE 1	16	343

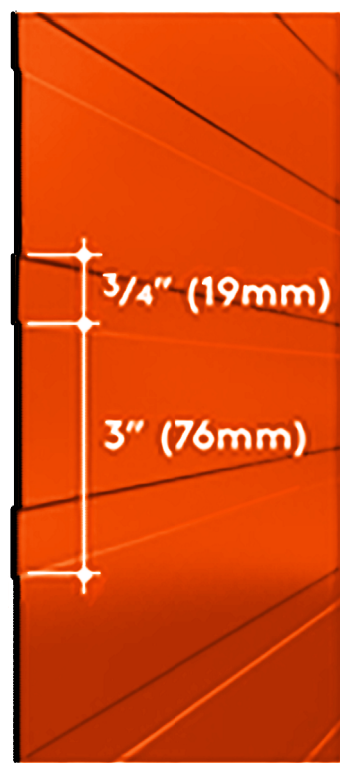
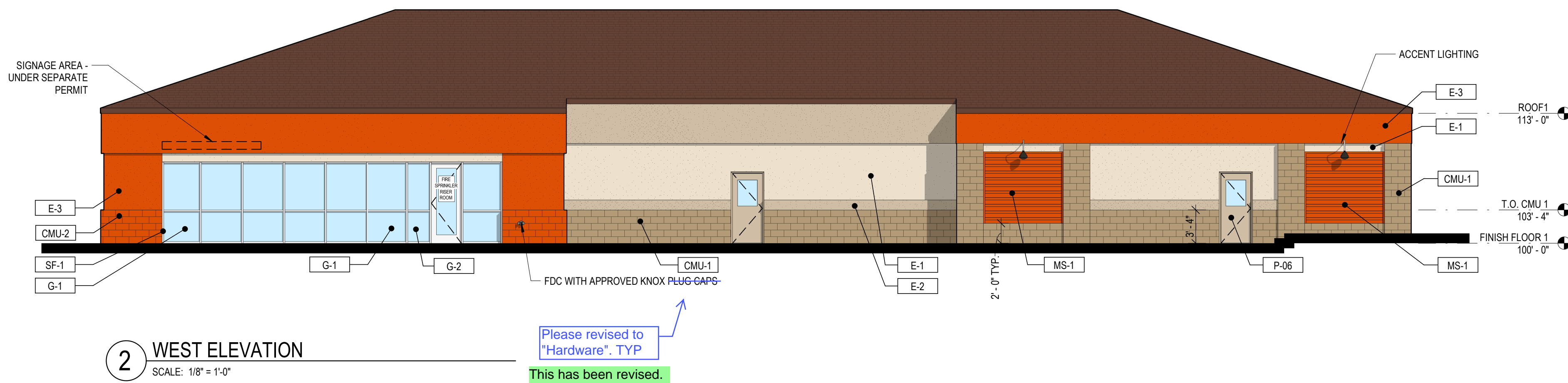
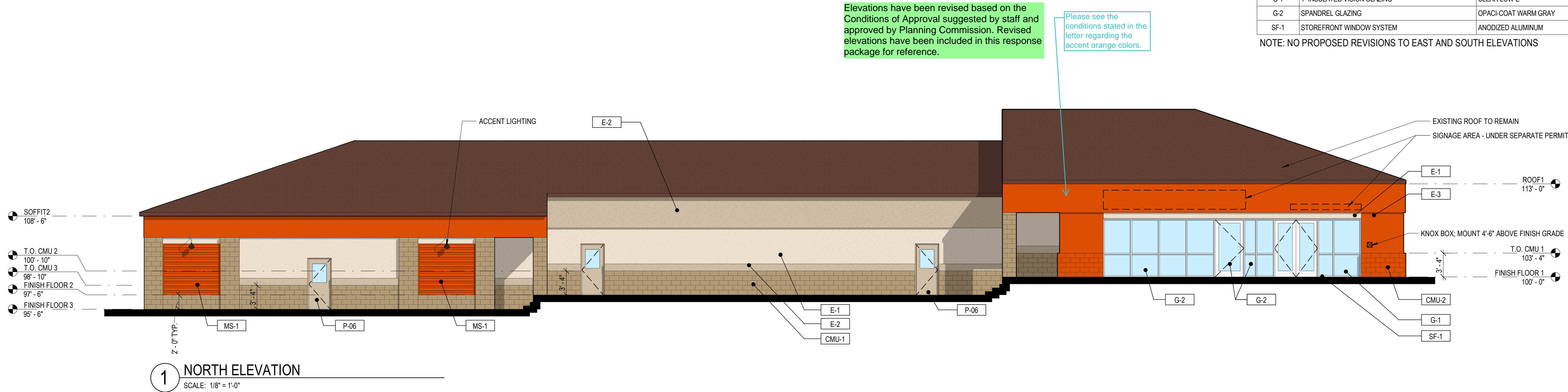
CONTRACTOR TO VERIFY VOLTAGE AND COLOR BEFORE ORDERING ANY EQUIPMENT.

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Project No:	PS000057
Drawn By:	JMG
Checked By:	ARK
Date:	November, 2108

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PROPOSED METAL SIDING PROFILE (MS-1)

MATERIAL LEGEND		
LABEL	MATERIAL	COLOR
E-1	EXTERIOR INSULATION FINISHING SYSTEM	SHERWIN WILLIAMS "CASABLANCA" PS-102
E-2	EXTERIOR INSULATION FINISHING SYSTEM	SHERWIN WILLIAMS "SAND" #2059
E-3	EXTERIOR INSULATION FINISHING SYSTEM	PS-101 PUBLIC STORAGE ORANGE
CMU-1	SPLIT FACE CMU	LOCAL TO MATCH COBBLESTONE
CMU-2	PAINTED PRECISION FACE CMU	PS-101 PUBLIC STORAGE ORANGE
MS-1	METAL SIDING - REF TO PROFILE EXHIBIT	PS-101 PUBLIC STORAGE ORANGE
P-01	PAINT	SHERWIN WILLIAMS "CASABLANCA" PS-102
P-02	PAINT	SHERWIN WILLIAMS "SAND" #2059
P-06	PAINT	SHERWIN WILLIAMS "COBBLESTONE" PS-103
G-1	1" INSULATED VISION GLAZING	CLEAR LOW-E
G-2	SPANDREL GLAZING	OPACI-COAT WARM GRAY
SF-1	STOREFRONT WINDOW SYSTEM	ANODIZED ALUMINUM

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PUBLIC STORAGE
SITE PLAN MINOR AMENDMENT

1150 S. IDALIA ST
AURORA, COLORADO

#	Date	Issue/Description
—	01/21/19	
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Project No:	PS00000057
Drawn By:	SDM
Checked By:	GAR

CONCEPTUAL ELEVATIONS