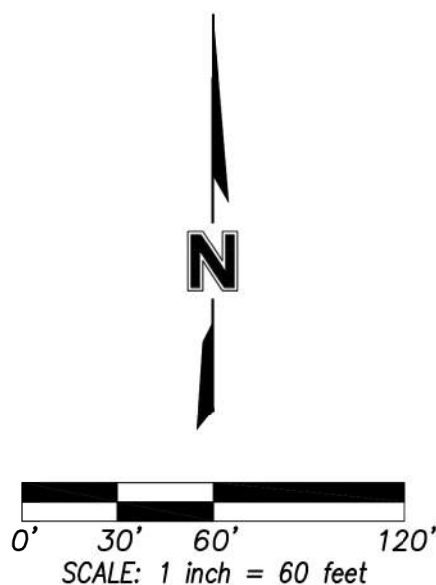


BUCKLEY YARD SUBDIVISION FILING NO. 1

A Resubdivision of Lot 1, Block 2 of Tollgate Village Subdivision Filing No. 14
Situated in the Northwest Quarter Of Section 16, Township 4 South, Range 66 West, of the 6th P.M.
City of Aurora, County Of Arapahoe, State Of Colorado

NE CORNER NORTHWEST QUARTER
SECTION 16, T4S, R66W, 6TH PM
FOUND 3" BRASS MONUMENT 0.4' BELOW
THE SURFACE IN A RANGE BOX
"CITY OF AURORA LS 16848 T4S-R66W-1/4, 1986 "

POINT OF COMMENCEMENT
NW CORNER NORTHWEST QUARTER
SECTION 16, T4S, R66W, 6TH PM
FOUND 3" BRASS MONUMENT IN RANGE BOX
"CITY OF AURORA, T4S-R66W, 1991 PLS 16419"



LEGEND

- Set 18" 5/8" Rebar & Orange Plastic Cap
PLS 38693 (unless noted otherwise)
- Found 5/8" Rebar (unless noted
otherwise)
- Section Corner
- AC= Acres
- L= Arc Length
- CB= Chord Bearing
- CH= Chord Length
- Δ= Delta Angle
- R= Radius
- Rec.= Reception Number
- SF= Square Feet
- Exterior Boundary Line
- Interior Lot Line
- - - Existing Easement Line
- - - Easement Line - dedicated by this plat
- - - Section Line
- - - Right-of-Way Line
- - - Right-of-Way Center Line
- - - Proposed Easement as Described

GENERAL NOTES

1. Tracts A, B, C and D are Public Access, Drainage, and Utility easements in their entirety.
2. Tract E is a Drainage easement in its entirety and is dedicated hereon.
3. Tracts A, B, C, D, and F are to be privately owned and maintained.

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	N86°23'06"W	32.21
L2	N86°23'06"W	32.21
L3	N87°01'48"E	32.00
L4	N87°01'48"E	32.00
L5	N87°21'46"E	30.15
L6	N87°01'48"E	32.00
L7	N83°53'41"E	1.85
L8	N87°01'48"E	32.00
L9	N87°21'46"E	30.85
L10	N87°21'46"E	15.00
L11	N87°21'46"E	11.00
L12	N87°21'46"E	18.00
L13	N87°21'46"E	18.00

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	25.00	20°16'13"	8.84	S44°22'04"W	8.80
C2	17055.00	0°27'48"	137.94	N02°08'37"W	137.94
C3	17055.00	0°27'49"	138.03	N02°36'26"W	138.03
C4	17055.00	0°31'52"	158.09	N03°06'16"W	158.09
C5	17055.00	0°10'05"	50.00	N03°27'15"W	50.00
C6	17055.00	0°26'07"	129.56	N03°45'20"W	129.56
C7	16945.00	0°16'25"	80.96	S03°50'02"E	80.96
C8	16945.00	0°43'40"	215.24	S03°20'12"E	215.24
C9	25.00	89°34'28"	39.08	S49°26'36"W	35.22
C10	554.84	0°07'08"	1.15	N87°25'20"E	1.15
C11	88.44	52°11'43"	80.57	S28°07'35"E	77.81
C12	16945.00	0°07'53"	38.87	S02°54'22"E	38.87
C13	33.43	84°28'24"	49.29	N44°08'55"W	44.94
C14	25.00	21°09'40"	9.23	S65°05'01"W	9.18
C15	25.00	11°50'15"	5.17	S81°26'39"W	5.16
C16	16925.00	0°05'47"	28.43	S02°49'16"E	28.43
C17	16945.00	0°01'44"	8.51	S02°51'17"E	8.51
C18	17000.00	2°22'58"	706.98	N02°46'55"W	706.93
C19	17000.00	1°20'10"	396.44	S03°18'19"E	396.43
C20	17000.00	1°55'24"	570.66	S01°40'32"E	570.63

olsson

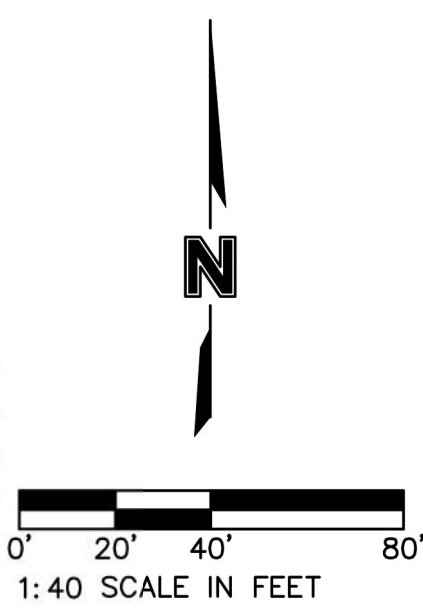
1525 Raleigh St, Suite 400
Denver CO 80204
TEL 303.237.2072
www.olsson.com

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

FINAL PLAT
BUCKLEY YARD SUBDIVISION FILING NO. 1
NW 1/4 SECTION 16, T-4S, R-66 WEST 6TH P.M.

DESIGN	DRAWN	DATE	SCALE	FILE	NO.
OLSSON	OLSSON	11/18/2021	1" = 60'	V_FPLAT_0202569	2 OF 3

BUCKLEY YARD COMMERCIAL 2021-6024-00



- 1 PROPOSED/FUTURE BUILDING
- 2 EXISTING FIRE HYDRANT
- 3 EXISTING GRAVITY BLOCK RETAINING WALL WITH RAILING
MAX HEIGHT, 4.9'
- 4 EXISTING STORM INLET
- 5 EXISTING DRAIN BASIN WITH SOLID LID
- 6 EXISTING SIDEWALK, WIDTH PER PLAN
- 7 SPEED LINE OF SIGHT, LENGTH PER PLAN
- 8 POND MAINTENANCE ACCESS ROAD
- 9 PROPOSED 2' CONCRETE PAN
- 10 EXISTING STOP SIGN, INSTALLED WITH THE ISP ROAD
CONSTRUCTION.

1. ALL ONSITE STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
2. ADJACENT STREET IMPROVEMENTS MUST BE APPROVED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
3. ADJACENT STREET IMPROVEMENTS MUST BE COMPLETED & ACCEPTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY.
4. TRACTS A, B, C AND D ARE PUBLIC ACCESS, DRAINAGE, AND UTILITY EASEMENTS IN THEIR ENTIRETY.
5. TRACT E IS A DRAINAGE EASEMENT IN ITS ENTIRETY

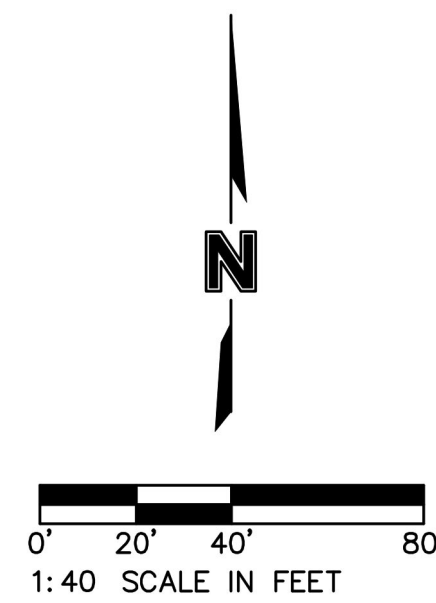
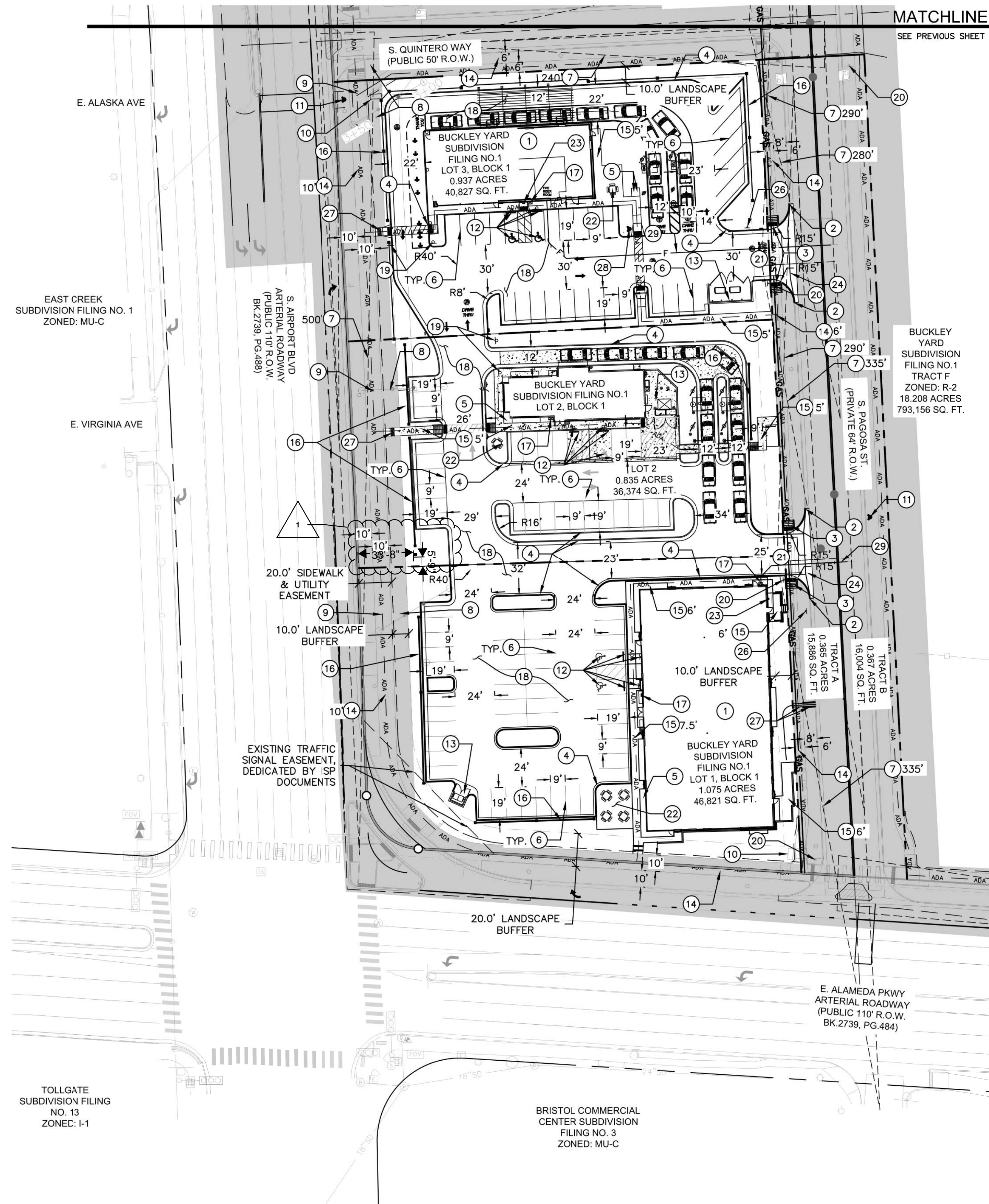
<u>EXISTING</u>		<u>PROPOSED</u>
	CURB & GUTTER	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	CONCRETE PAW	
	EASEMENT	
	SETBACK LINE	
	ELECTRIC TRANSFORMER	
	FIRE HYDRANT	
	STORM INLET	
	SANITARY MANHOLE	
	PARKING LOT LIGHT	
	MAINTENANCE ACCESS	
	AREA CONSTRUCTED WITH ISP	

ELEVATIONS ARE BASED OFF OF
CITY OF AURORA CONTROL
BENCHMARK #04S6616NW002 A
FOUND 3" BRASS CAP.
ELEVATION: 5503.43

BEARINGS BASED ON THE NORTH
LINE OF THE NORTHWEST
QUARTER OF SECTION 16,
TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH P.M. BEING
MONUMENTED AT THE
NORTHWEST CORNER OF THE
SAID NORTHWEST QUARTER BY A
3.25" BRASS CAP IN RANGE BOX
STAMPED "CITY OF AURORA 1986
LS 16419" FROM WHICH THE
NORTHEAST CORNER OF THE
NORTHWEST QUARTER, BEING
MARKED BY A 3.25" BRASS CAP IN
6" STEEL PIPE STAMPED "CITY OF
AURORA 1986 LS 16848" BEARS
NORTH 89°56'56" WEST, A
DISTANCE OF 2658.40 FEET.

SITE PLAN BUCKLEY YARD SUBDIVISION FILING NO.1	
BUCKLEY YARD COMMERCIAL SITE PLAN WITH CONDITIONAL USES & AMENDMENTS	
AURORA, COLORADO	2022






SHEET 3
C2.0



- 1 PROPOSED/FUTURE BUILDING
- 2 CONNECT TO EXISTING CURB & GUTTER
- 3 INSTALL DIRECTIONAL ADA CURB RAMP
- 4 INSTALL VERTICAL CURB & GUTTER
- 5 PROPOSED BIKE RACK
- 6 PROPOSED PARKING STRIPING
- 7 SPEED LINE OF SIGHT, LENGTH PER PLAN
- 8 EXISTING STORM INLET
- 9 EXISTING DRAIN BASIN WITH SOLID LID
- 10 PROPOSED MONUMENT SIGN
- 11 EXISTING FIRE HYDRANT
- 12 PROPOSED ADA PARKING STALLS w/ PARKING BLOCKS & ALL REQUIRED SIGNAGE
- 13 PROPOSED TRASH ENCLOSURE
- 14 EXISTING CONCRETE SIDEWALK, WIDTH PER PLAN
- 15 PROPOSED CONCRETE SIDEWALK, WIDTH PER PLAN
- 16 PROPOSED SITE SCREEN WALL, HEIGHT= 36"-42"
- 17 PROPOSED KNOX BOX LOCATION
- 18 PROPOSED ASPHALTIC PAVEMENT DRIVE/PARKING AREA
- 19 PROPOSED "DO NOT ENTER" SIGN
- 20 EXISTING STOP SIGN, INSTALLED WITH THE ISP ROAD CONSTRUCTION.
- 21 PROPOSED FULL-MOVEMENT ACCESS
- 22 PROPOSED COMMON AREA FOR EMPLOYEES & CUSTOMERS
- 23 PROPOSED FIRE DEPARTMENT CONNECTION (FDC) w/ APPROVED KNOX LOCKING HARDWARE
- 24 PROPOSED CITY OF AURORA 8' CROSS PAN
- 25 PROPOSED FIRE HYDRANT
- 26 PROPOSED R7-1 "NO PARKING" SIGN
- 27 PROPOSED SIDEWALK CHASE & DRAINAGE CHANNEL
- 28 PROPOSED FIRE HYDRANT W/ PROTECTIVE CONCRETE BOLLARDS
- 29 PROPOSED FIRE LINE, SEE UTILITY PLAN

NOTE:

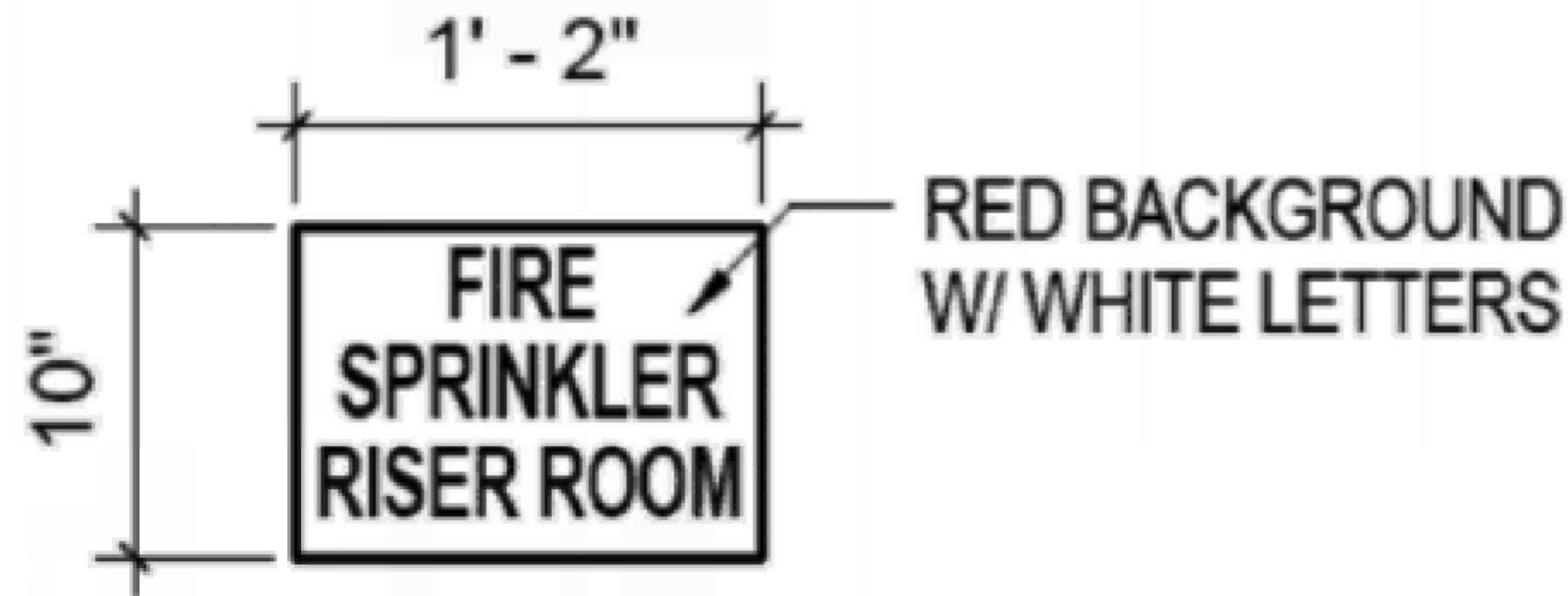
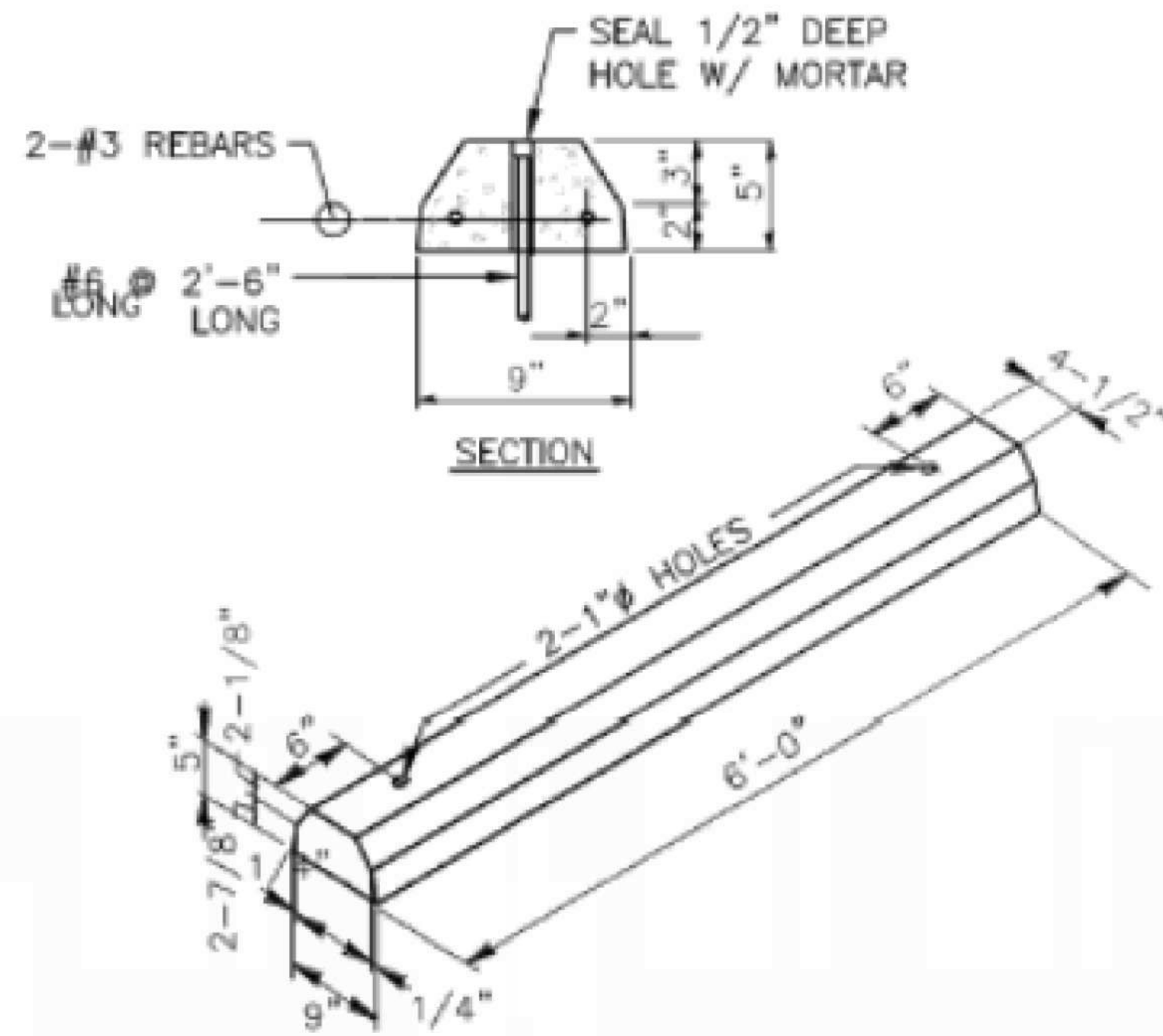
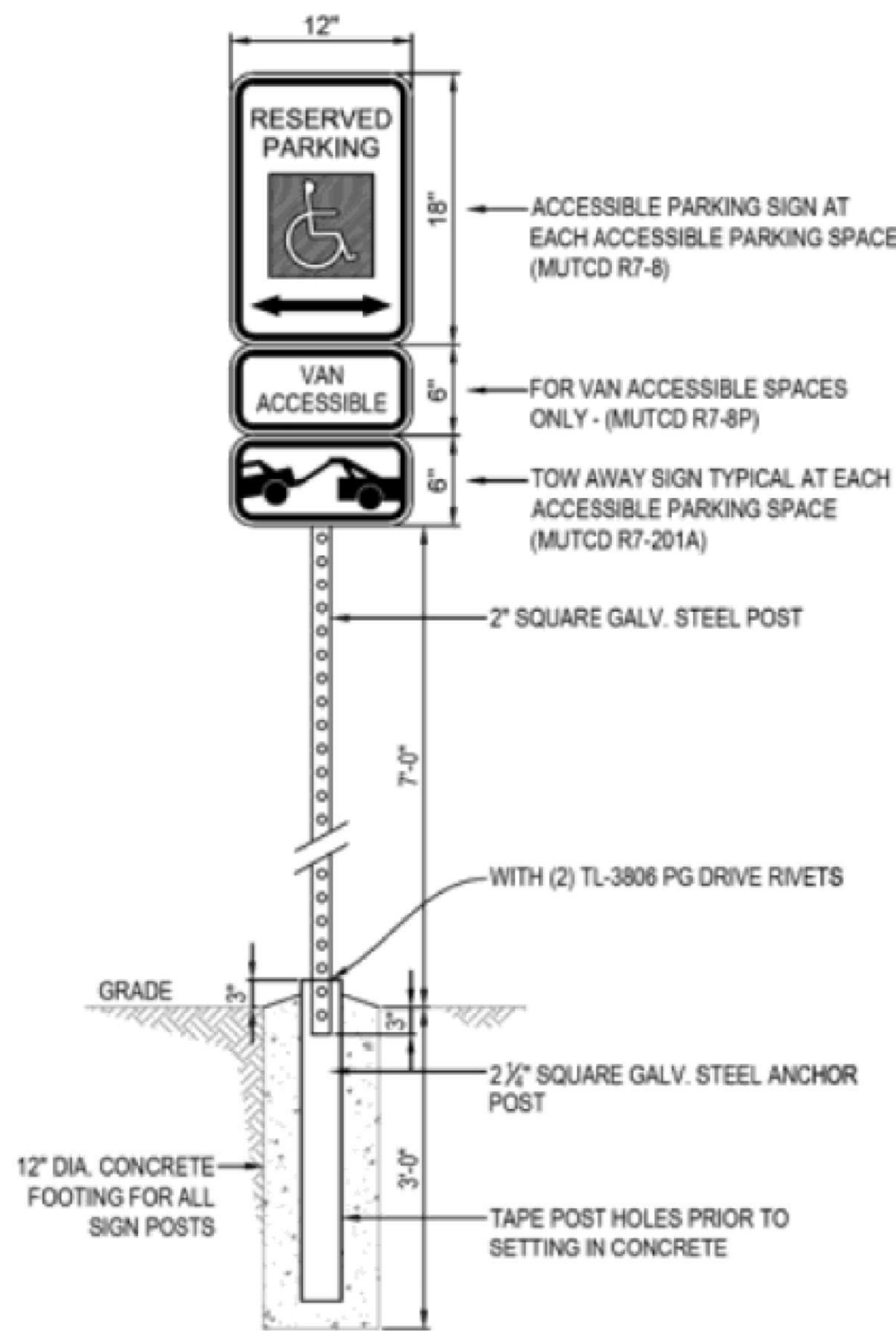
1. ALL ONSITE STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
2. ADJACENT STREET IMPROVEMENTS MUST BE APPROVED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
3. ADJACENT STREET IMPROVEMENTS MUST BE COMPLETED & ACCEPTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY.
4. TRACTS A, B, C AND D ARE PUBLIC ACCESS, DRAINAGE, AND UTILITY EASEMENTS IN THEIR ENTIRETY.

<u>EXISTING</u>	<u>LEGEND</u>	<u>PROPOSED</u>
_____	PROPERTY LINE	_____
_____	CURB & GUTTER	=====
_____	EDGE OF PAVEMENT	=====
_____	EDGE OF GRAVEL	=====
_____	CONCRETE PAN	=====
_____	EASEMENT	-----
_____	SETBACK LINE	-----
_____	ELECTRIC TRANSFORMER	
_____	FIRE HYDRANT	
_____	STORM INLET	
_____	SANITARY MANHOLE	
_____	PARKING LOT LIGHT	⊗
_____	AREA CONSTRUCTED WITH ISP	

BENCHMARK:
ELEVATIONS ARE BASED OFF OF CITY OF AURORA CONTROL BENCHMARK
#04S6616NW002 A FOUND 3" BRASS CAP. ELEVATION: 5503.43

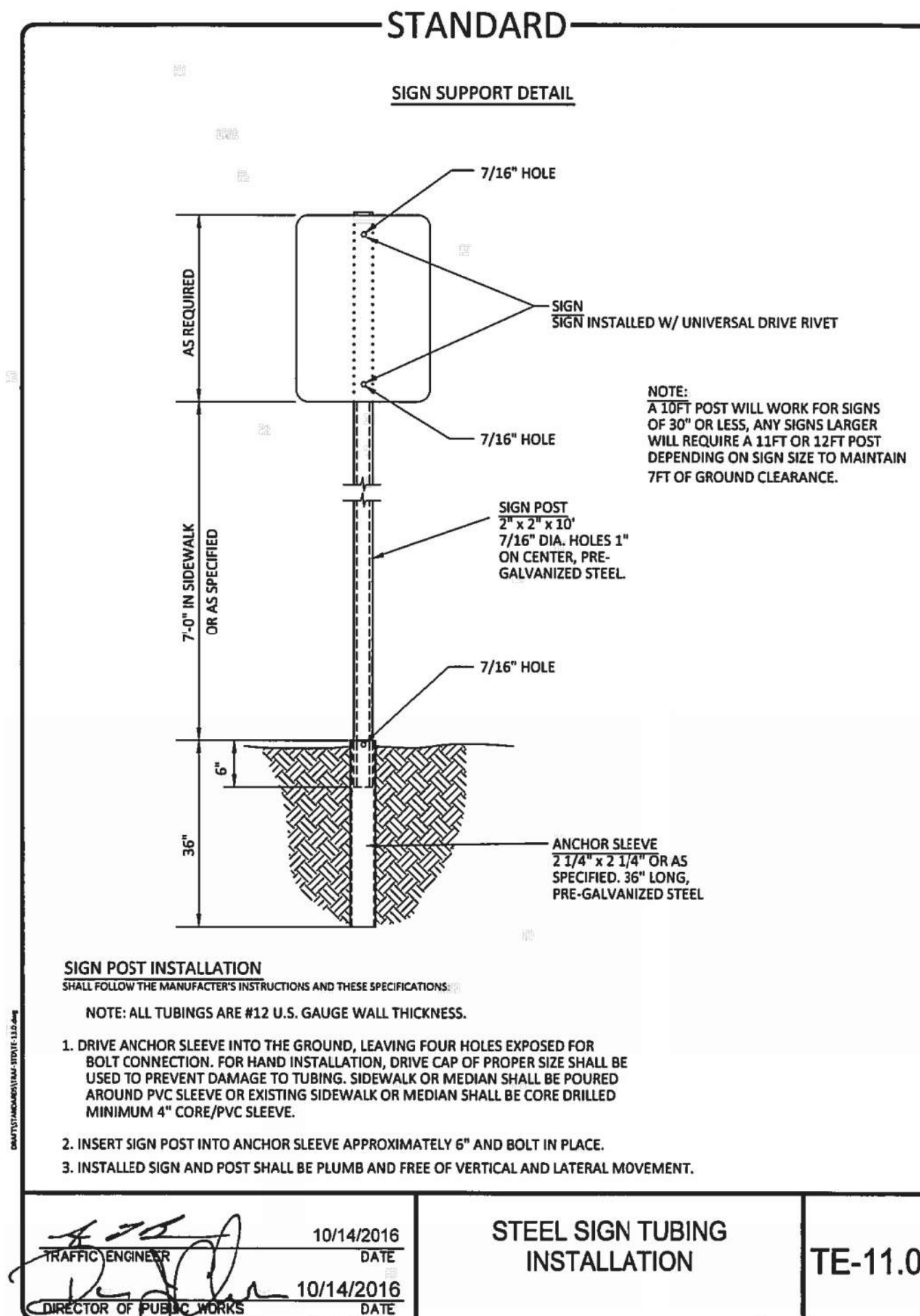
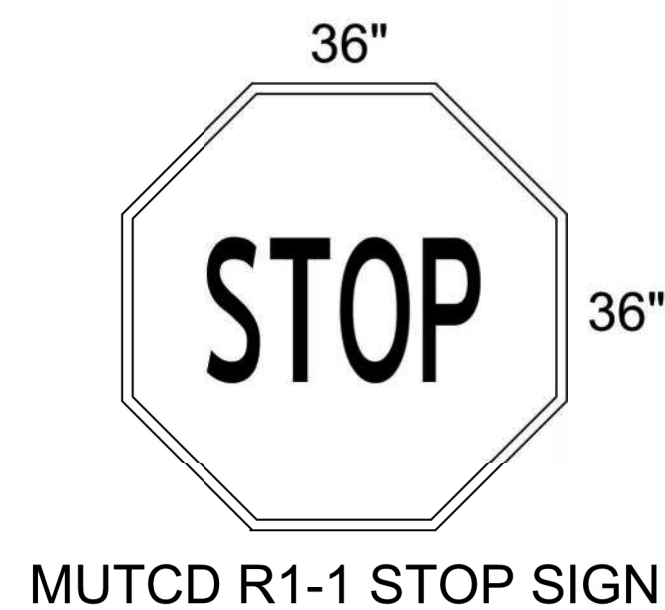
BASIS OF BEARING:

BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER BY A 3.25" BRASS CAP IN CONCRETE BEARING "CITY OF AURORA 1986 LS 1641-18" FROM WHICH THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, BEING MARKED BY A 3.25" BRASS CAP IN 6" STEEL PIPE STAMPED "CITY OF AURORA 1986 LS 16848" BEARS NORTH 89°56'58" WEST, A DISTANCE OF 2658.40 FEET.



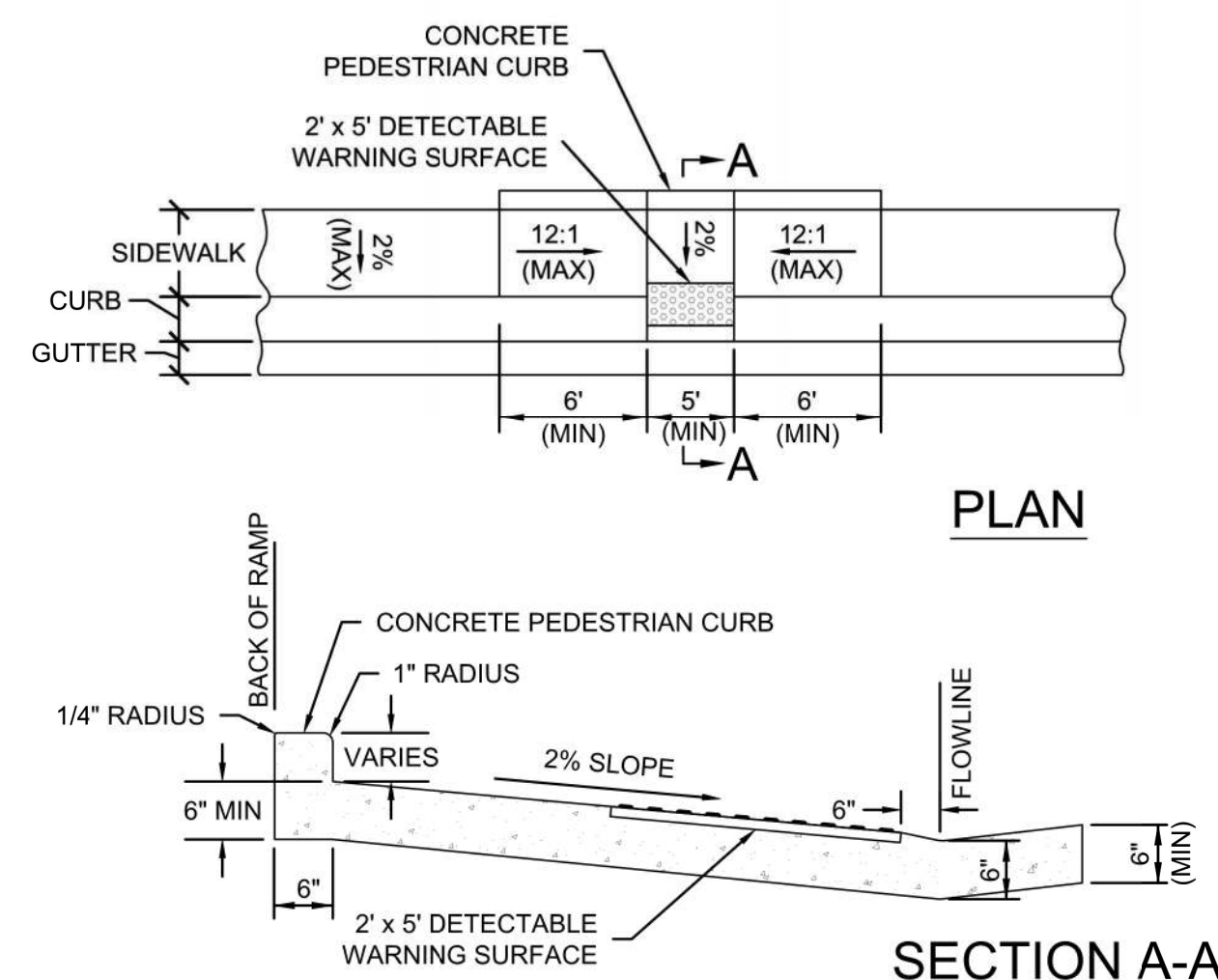
NOTES

1. INCLUDE SIGNAGE ON EXTERIOR RISER ROOM DOOR.



NOTES

1. INCLUDE SIGNAGE ABOVE FDC.

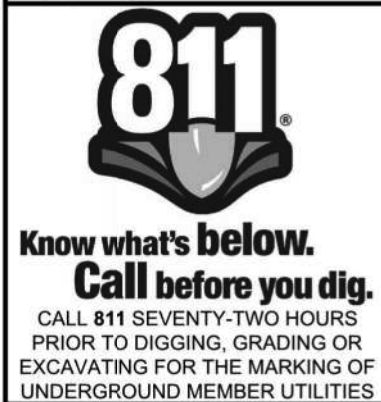


NOTES:
DETECTABLE WARNING SURFACE SHALL BE A CONTRAST COLOR AND CONSTRUCTED OF CAST IRON.

BUILDING RAMP DETAIL

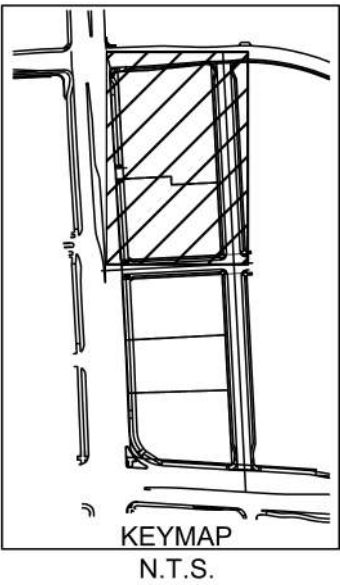
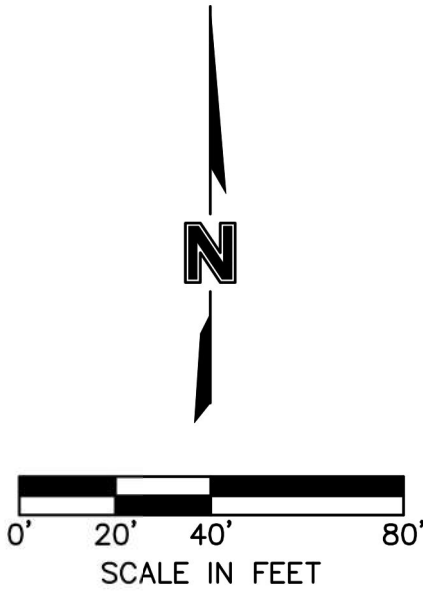
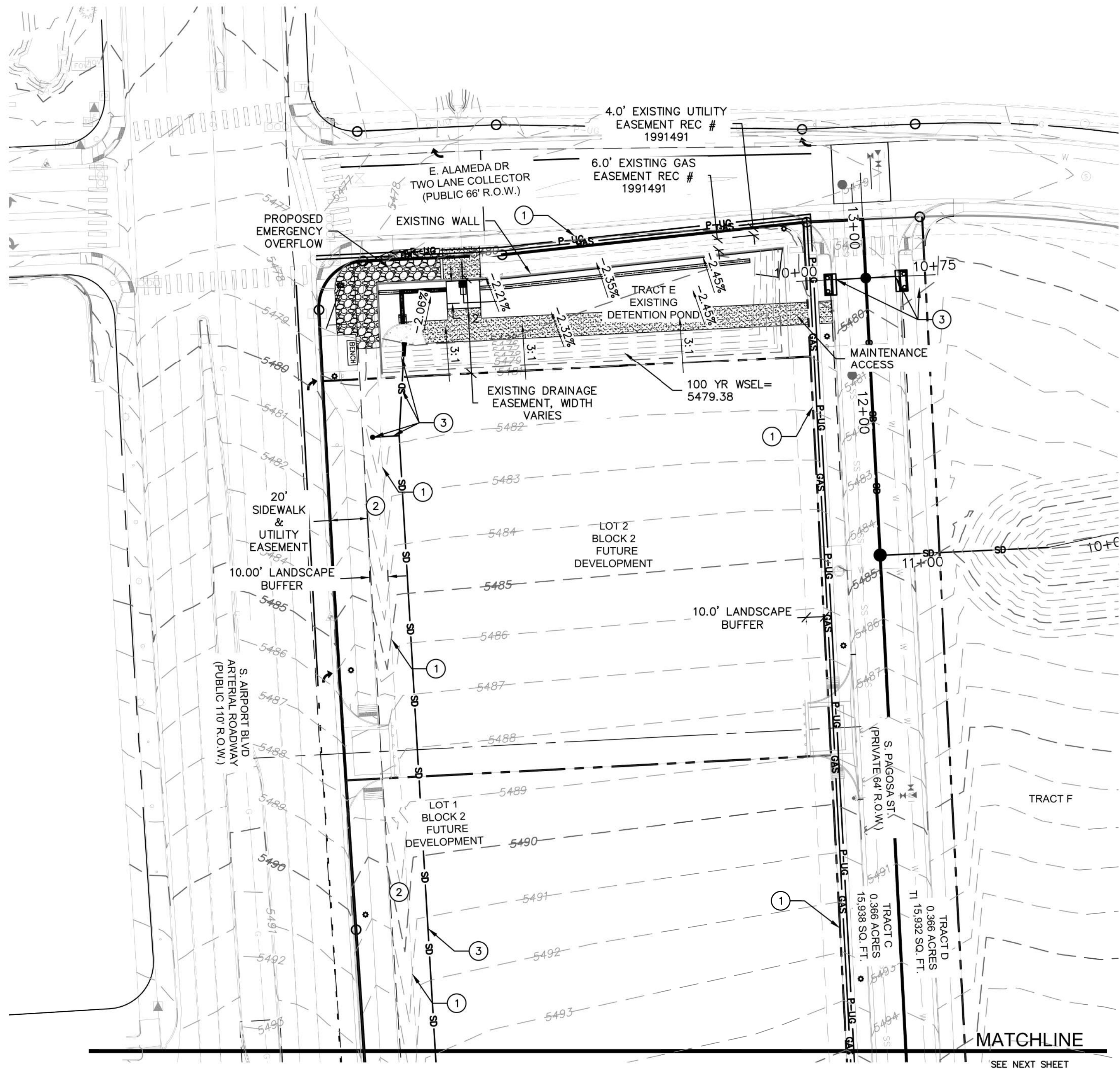
NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

[illegible]

SIGNAGE DETAILS	
BUCKLEY YARD SUBDIVISION FILING NO.1	
BUCKLEY YARD COMMERCIAL SITE PLAN WITH CONDITIONAL USES & AMENDMENTS	
AURORA, COLORADO	2022

drawn by: BK/EM
checked by: EM
approved by: JE
QA/QC by: JE
project no.: 020-2569
drawing no.: C SIT01 0202569
date: 07/13/2022



- FLAG NOTES:
- ① TIE TO EXISTING GRADE
 - ② EXISTING SWALE TO BE PROTECTED IN PLACE
 - ③ EXISTING PRIVATE STORM PIPING, INLETS AND STRUCTURES TO BE PROTECTED IN PLACE

- NOTE:
- 1. TRACTS A, B, C AND D ARE PUBLIC ACCESS, DRAINAGE, AND UTILITY EASEMENTS IN THEIR ENTIRETY.
 - 2. ALL ONSITE STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.

LEGEND	
	EXISTING PROPERTY LINE
	SETBACKS
	SAWCUT LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	LIMITS OF CONSTRUCTION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING STORM PIPE
	PROPOSED STORM PIPE

BENCHMARK:

ELEVATIONS ARE BASED OFF OF CITY OF AURORA CONTROL BENCHMARK #04S6616NW002 A FOUND 3" BRASS CAP. ELEVATION: 5503.43

BASIS OF BEARING:

BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER BY A 3.25" BRASS CAP IN RANGE BOX STAMPED " CITY OF AURORA 1986 LS 16419" FROM WHICH THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, BEING MARKED BY A 3.25" BRASS CAP IN 6" STEEL PIPE STAMPED "CITY OF AURORA 1986 LS 16848" BEARS NORTH 89°56'56" WEST, A DISTANCE OF 2658.40 FEET.

GRADING & DRAINAGE PLAN
BUCKLEY YARD SUBDIVISION FILING NO.1

BUCKLEY YARD COMMERCIAL SITE PLAN WITH
CONDITIONAL USES & AMENDMENTS

AURORA, COLORADO

2022

drawn by: BKEM
checked by: EM
approved by: JE
QA/QC by: JE
project no.: 020-2569
drawing no.: C_GRD01_0202569
date: 07/13/2022

SHEET 6
C3.0

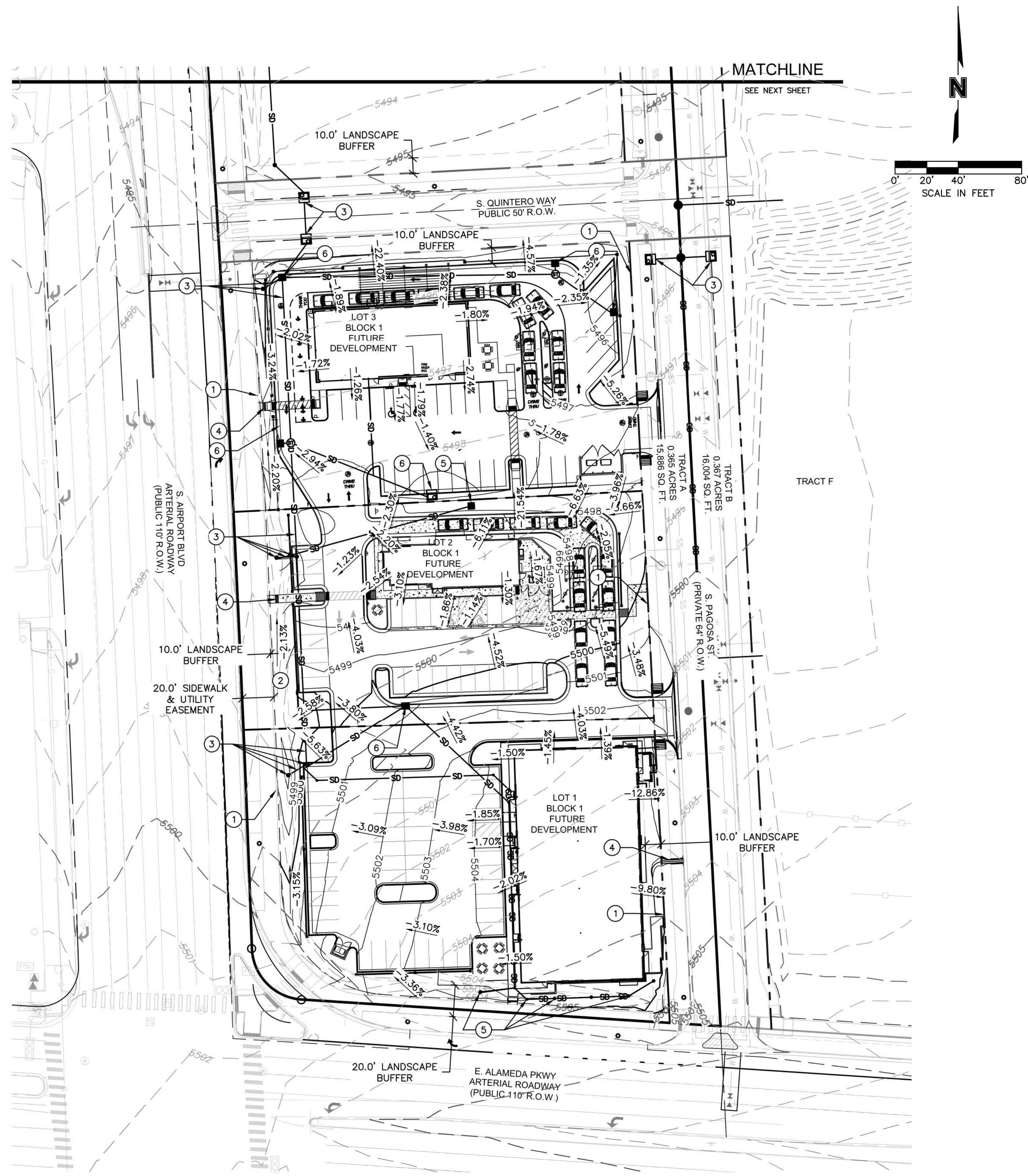


OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

NOTE
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

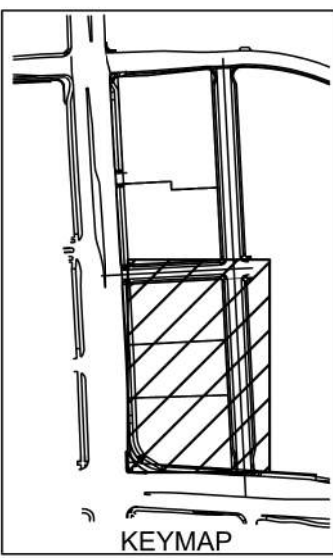
1880 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

olsson



FLAG NOTES:

- ① TIE TO EXISTING GRADE
- ② EXISTING SWALE TO BE PROTECTED IN PLACE
- ③ EXISTING PRIVATE STORM PIPING, INLETS AND STRUCTURES TO BE PROTECTED IN PLACE
- ④ PROPOSED SIDEWALK CHASE & DRAINAGE CHANNEL
- ⑤ PROPOSED AREA INLET, SPECIFIC INLETS & DRAINAGE INFORMATION TO COME WITH CONSTRUCTION DOCUMENTS OF EACH LOT.
- ⑥ PROPOSED CURB INLET, SPECIFIC INLETS & DRAINAGE INFORMATION TO COME WITH CONSTRUCTION DOCUMENTS OF EACH LOT.



olson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



**Know what's below.
Call before you dig**
CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

NOTE:

1. TRACTS A, B, C AND D ARE PUBLIC ACCESS, DRAINAGE, AND UTILITY EASEMENTS IN THEIR ENTIRETY.
2. ALL ONSITE STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.

LEGEND

_____	EXISTING PROPERTY LINE
_____	SETBACKS
_____	SAWCUT LINE
_____	EXISTING CURB AND GUTTER
=====	PROPOSED CURB AND GUTTER
_____	LIMITS OF CONSTRUCTION
_____ 5280 _____	EXISTING MAJOR CONTOUR
_____ 5281 _____	EXISTING MINOR CONTOUR
_____ 5280 _____	PROPOSED MAJOR CONTOUR
_____ 5281 _____	PROPOSED MINOR CONTOUR
_____ SD _____	EXISTING STORM PIPE
_____ SD _____	PROPOSED STORM PIPE

BENCHMARK:

ELEVATIONS ARE BASED OFF OF
CITY OF AURORA CONTROL
BENCHMARK #04S6616NW002 A
FOUND 3" BRASS CAP.
ELEVATION: 5503.43

BASIS OF BEARING:

BEARINGS BASED ON THE NORTH
LINE OF THE NORTHWEST
QUARTER OF SECTION 16,
TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH P.M. BEING
MONUMENTED AT THE
NORTHWEST CORNER OF THE
SAID NORTHWEST QUARTER BY A
3.25" BRASS CAP IN RANGE BOX
STAMPED "CITY OF AURORA 1986
LS 16419" FROM WHICH THE
NORTHEAST CORNER OF SAID
NORTHWEST QUARTER, BEING
MARKED BY A 3.25" BRASS CAP IN
6" STEEL PIPE STAMPED "CITY OF
AURORA 1986 LS 16848" BEARS
NORTH 89°56'56" WEST, A
DISTANCE OF 2658.40 FEET.

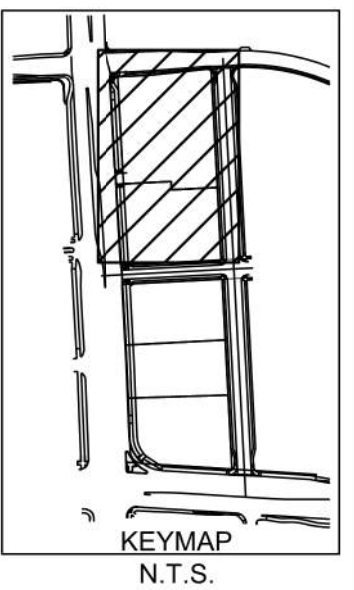
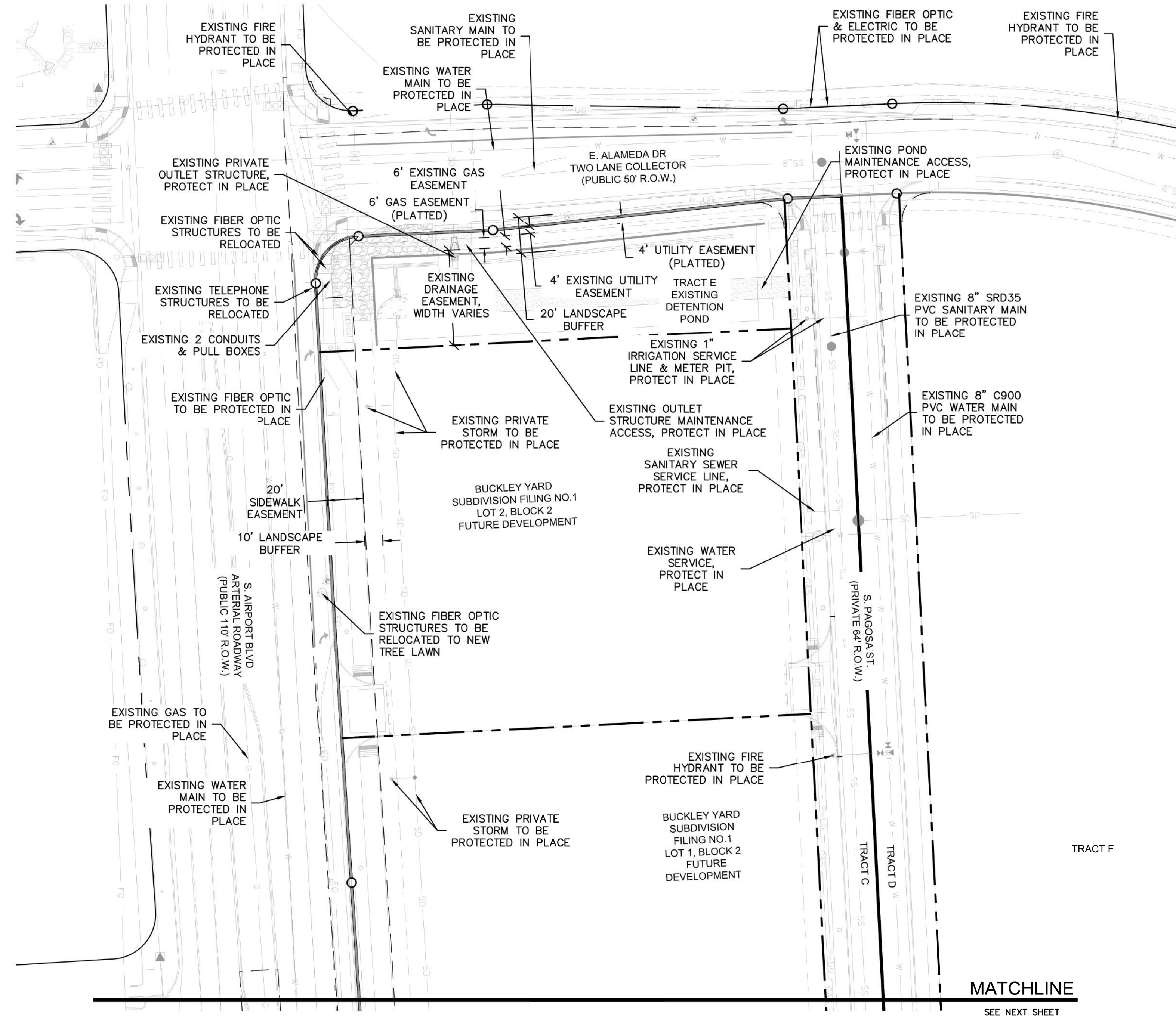
[illegible]

GRADING & DRAINAGE PLAN
BUCKLEY YARD SUBDIVISION FILING NO.1

BUCKLEY YARD COMMERCIAL SITE PLAN WITH CONDITIONAL USES & AMENDMENTS

AURORA, COLORADO

drawn by: BK/EM
checked by: EM
approved by: JE
QA/QC by: JE
project no.: 020-2569
drawing no.: C GRD01 0202569
date: 07/13/2022



BENCHMARK:

ELEVATIONS ARE BASED OFF OF CITY OF AURORA CONTROL
BENCHMARK #04S6616NW002 A FOUND 3" BRASS CAP. ELEVATION:
5503.43

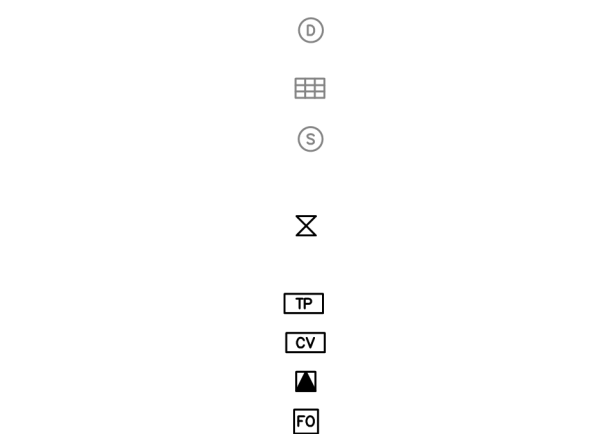
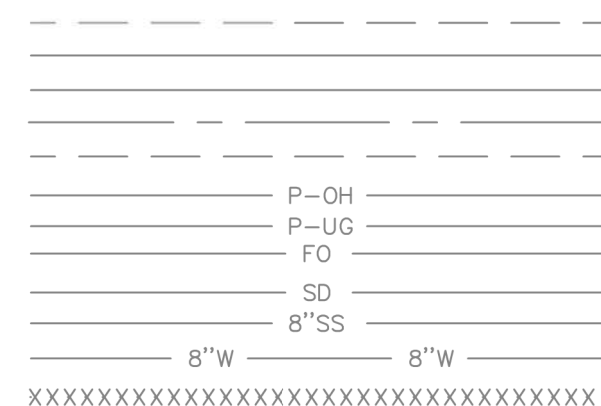
BASIS OF BEARING:

BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER BY A 3.25" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA 1986 LS 16419" FROM WHICH THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, BEING MARKED BY A 3.25" BRASS CAP IN 6" STEEL PIPE STAMPED "CITY OF AURORA 1986 LS 16848" BEARS NORTH 89°56'56" WEST, A DISTANCE OF 2658.40 FEET.

NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

EXISTING

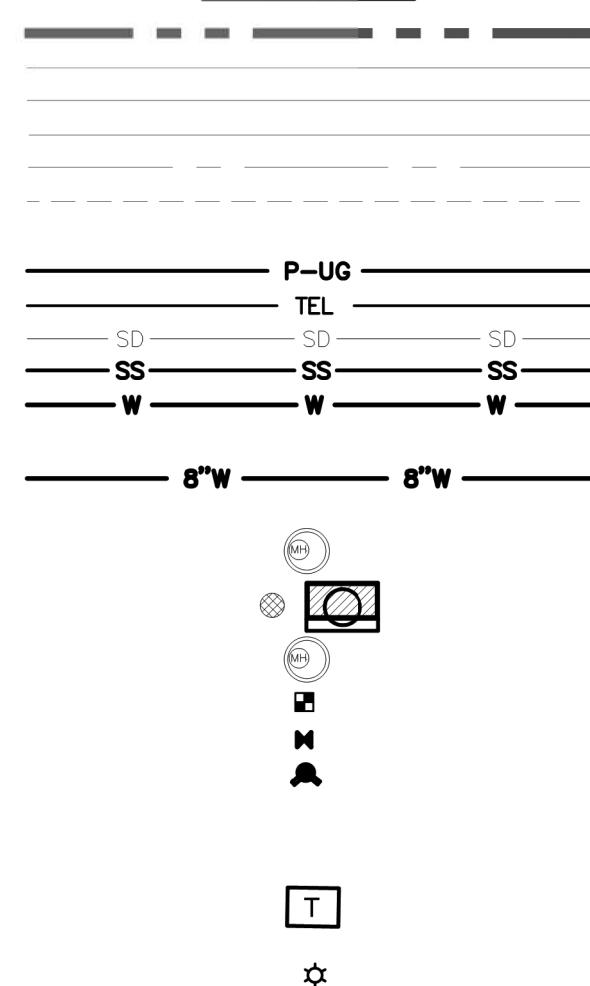


LEGEND

PROPERTY LINE
FLOWLINE
BACK OF CURB
EDGE OF PAVEMENT
CENTERLINE
EASEMENT
OVERHEAD POWER
UNDERGROUND POWER
FIBER OPTIC LINE
STORM SEWER
SANITARY SEWER
WATER LINE
UTILITY DEMOLITION
WATER LOWERING

STORM MANHOLE
GRATE INLET
SANITARY MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
TELEPHONE PEDESTAL
CAUL VAULT
ELECTRIC TRANSFORMER
FIBER OPTIC PEDESTAL

PROPOSED



NOTE:

1. DETENTION FOR EACH PARCEL TO BE PROVIDED AT TIME OF DEVELOPMENT OF EACH INDIVIDUAL PARCEL.
2. ALL ONSITE STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
3. TRACTS A, B, C AND D ARE PUBLIC ACCESS, DRAINAGE, AND UTILITY EASEMENTS IN THEIR ENTIRETY.
4. TRACT E IS A DRAINAGE EASEMENT IN ITS ENTIRETY.

olson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

TEL 970.461.7733

www.olsson.com

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



Know what's **below**.
Call before you dig.

CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

[illegible]

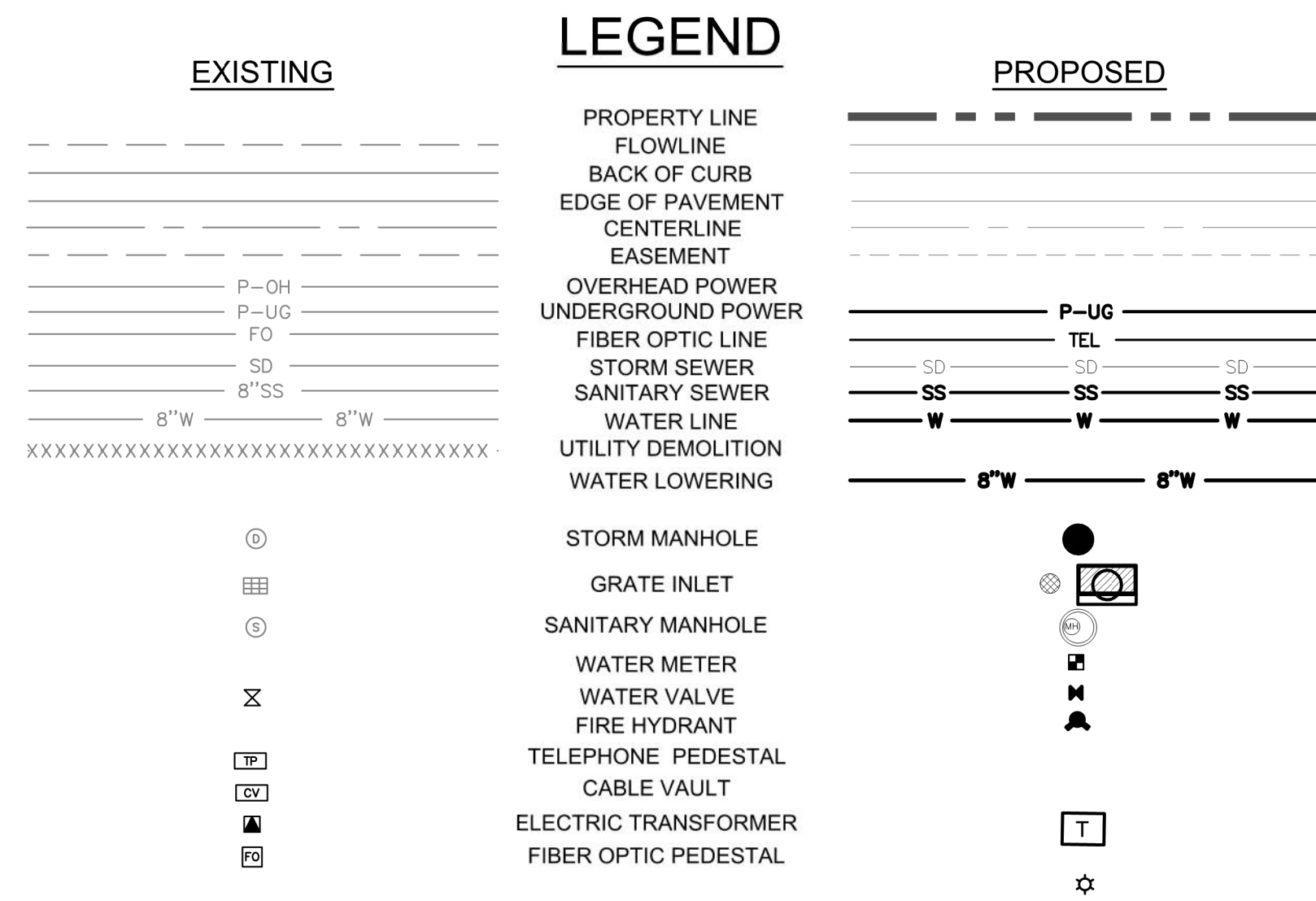
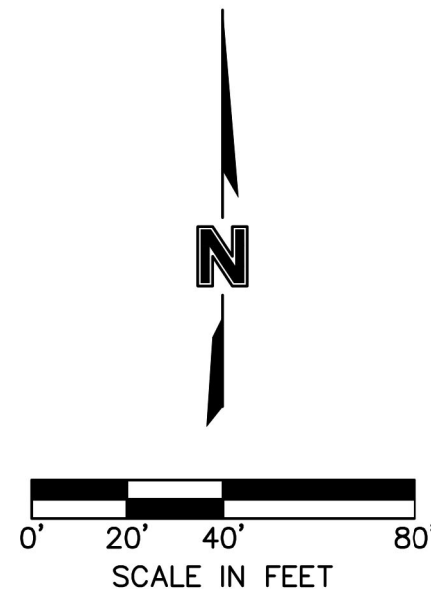
UTILITY PLAN
BUCKLEY YARD SUBDIVISION FILING NO.1

BUCKLEY YARD COMMERCIAL SITE PLAN WITH CONDITIONAL USES & AMENDMENTS

AURORA, COLORADO

2022

drawn by: BK/EM
checked by: EM
approved by: JE
QA/QC by: JE
project no.: 020-2569
drawing no.: C UTL01 0202569
date: 07/13/2022



BENCHMARK:

ELEVATIONS ARE BASED OFF OF CITY OF AURORA CONTROL BENCHMARK #04S6616NW002 A FOUND 3" BRASS CAP. ELEVATION: 5503.43

BASIS OF BEARING:

BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER BY A 3.25" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA 1986 LS 16419" FROM WHICH THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, BEING MARKED BY A 3.25" BRASS CAP IN 6" STEEL PIPE STAMPED "CITY OF AURORA 1986 LS 16848" BEARS NORTH 89°56'56" WEST, A DISTANCE OF 2658.40 FEET.

- NOTE:**
1. DETENTION FOR EACH PARCEL TO BE PROVIDED AT TIME OF DEVELOPMENT OF EACH INDIVIDUAL PARCEL.
 2. ALL ONSITE STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
 3. TRACTS A, B, C AND D ARE PUBLIC ACCESS, DRAINAGE, AND UTILITY EASEMENTS IN THEIR ENTIRETY.
 4. TRACT E IS A DRAINAGE EASEMENT IN ITS ENTIRETY.
 5. ALL FDC'S SHALL INCLUDE AN APPROVED LOCKING KNOX HARDWARE.

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

CITY OF AURORA NOTES

1.

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yds/1,000sf.
2.

ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3.

THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. VEHICULAR DRIVES, PARKING LOTS AND PLAZAS ARE INCLUDED ON CIVIL SHEETS.
4.

ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5.

THE OWNER/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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6.

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7.

LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS. FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8.

A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10.

TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11.

SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" TAN RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 6-12" BLUE RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. COBBLE, AND RIVER ROCK IS AVAILABLE AT PIONEER SAND WWW.PIONEERSAND.COM OR APPROVED EQUAL. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
12.

SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 6" x 12 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
13.

LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
14.

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO 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 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 IRRIGATION LINES OR SYSTEMS.

GENERAL LANDSCAPE NOTES

1.

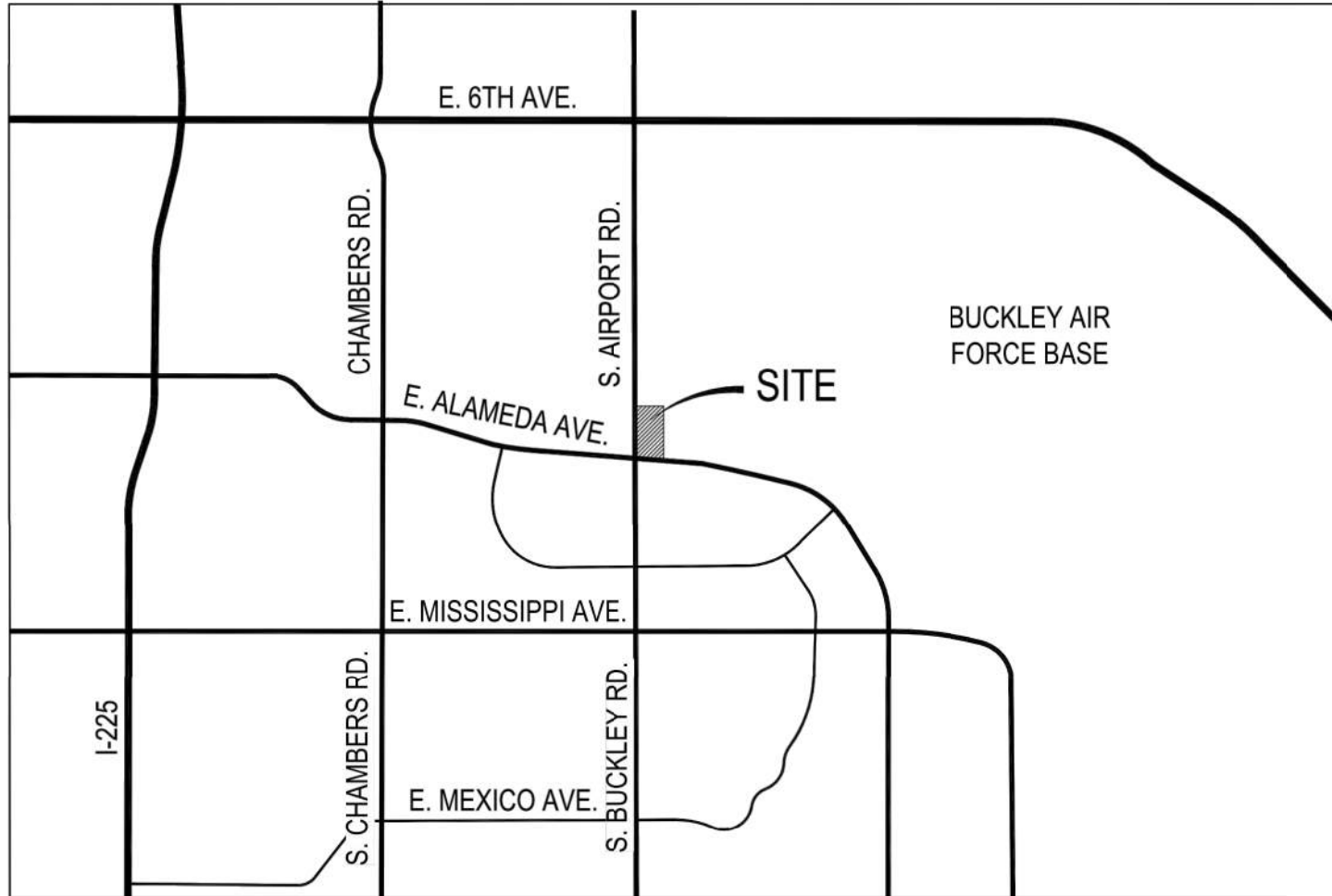
THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2.

SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
3.

LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
4.

THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

VICINITY MAP



SHEET NO.	SHEET INDEX
L-1.00	LANDSCAPE COVER SHEET AND NOTES
L-1.01	LANDSCAPE SCHEDULES
L-1.02	TREE MITIGATION PLAN
L-2.00	LANDSCAPE PLAN
L-2.01	LANDSCAPE PLAN
L-3.00	LANDSCAPE DETAILS
L-3.01	LANDSCAPE DETAILS

SITE DATA TABLES

ADJUSTMENTS	
SECTION 146-4.7.5.C.2.A	DUE TO STOP SIGN LOCATIONS, LIGHT POLE LOCATIONS AND EASEMENTS, AN ADJUSTMENT IS NEEDED FOR THE REQUIRED STREET TREE QUANTITIES.
SECTION 146-4.7.5.D.3.A	DUE TO GAS EASEMENT ALONG E. ALAMEDA DRIVE AN ADJUSTMENT IS NEEDED FOR THE TREES WITHIN THE STREET FRONTAGE BUFFER ALONG THIS FRONTAGE.
SECTION 146-4.7.5.J	DUE TO THE WRAP AROUND DRIVE-THRU, (2) LANES OF TRAFFIC AND PEDESTRIAN CONNECTIVITY ADJACENT TO THE BUILDING, PLANT MATERIAL ON THESE (2) SIDES WILL NOT FIT WITHIN 20' OF THESE CONSTRAINED AREA(S). APPROXIMATELY 30' FROM THE NORTH AND WEST FACE IS BUFFERED BY A 10' SPECIAL LANDSCAPE BUFFER CONTAINING A LOW SCREEN WALL AND THE REQUIRED CITY CODE PLANT MATERIAL.

Standard Rights-of-Way Street Tree Table			
Street Tree Description	Length	Trees Required	Trees Provided
LEE WAY (WEST) (see note 2) (1 Tree / 40 LF)	841 LF	21	19
LEE WAY (EAST) (1 Tree / 40 LF)	866 LF	22	22
S. QUINTERO WAY (NORTH) (1 Tree / 40 LF)	220 LF	6	6
S. QUINTERO WAY (SOUTH) (1 Tree / 40 LF)	220 LF	6	6
S. AIRPORT BLVD. (1 Tree / 40 LF)	691 LF	17	17
E. ALAMEDA PKWY. (1 Tree / 40 LF)	169 LF	4	4
E. ALAMEDA DRIVE (see note 3) (1 Tree / 40 LF)	200 LF	5	0
Totals:		81	74

- NOTES:**
- 1.) Distances measured between tangent points, Intersecting Drives and Midblock Crossings are excluded.
- 2.) 2 Trees on LEE WAY (WEST) excluded due to stop sign and light pole conflicts and an **Adjustment is requested.**
- 3.) Street Trees on E. ALAMEDA DRIVE are encumbered by easements and an **Adjustment is requested.**

Curbside Landscape Table				
Tree Lawn Description	Area	Shrubs Required	Shrubs Provided	
LEE WAY (WEST 1) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	3,581 SF	90	104	
LEE WAY (WEST 2) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	715 SF	18	18	
LEE WAY (WEST 3) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	1,067 SF	27	27	
LEE WAY (WEST 4) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	1,303 SF	33	33	
LEE WAY (EAST 1) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	3,332 SF	83	92	
LEE WAY (EAST 2) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	1,848 SF	46	54	
LEE WAY (EAST 3) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	1,635 SF	41	43	
S. QUINTERO WAY (NORTH) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	1,641 SF	41	48	
S. QUINTERO WAY (SOUTH) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	1,631 SF	41	54	
Totals:	16,753 SF	419	473	

Commercial Building Perimeter Landscape					
Building	Description	Area	Trees Required	Trees Provided	Tree Equivalents
Lot 1 - South	1 Tree of Tree Equivalents per 40 LF of Building Face	79 LF	2	2	20 Shrubs = 2 TE
Lot 1 - East	1 Tree of Tree Equivalents per 40 LF of Building Face	148 LF	4	3	20 Shrubs = 2 TE
Lot 1 - West	1 Tree of Tree Equivalents per 40 LF of Building Face	148 LF	4	2	20 Shrubs = 2 TE
	Lot 1 Total:		10	13 TE	
Lot 2 - South	1 Tree of Tree Equivalents per 40 LF of Building Face	86 LF	3	2	10 Shrubs = 1 TE
Lot 2 - East	1 Tree of Tree Equivalents per 40 LF of Building Face	33 LF	1	1	
Lot 2 - West	1 Tree of Tree Equivalents per 40 LF of Building Face	33 LF	1	1	10 Shrubs = 1 TE
	Lot 2 Total:		5	6 TE	
Lot 3 - North	1 Tree of Tree Equivalents per 40 LF of Building Face	97 LF	3	4	
Lot 3 - South	1 Tree of Tree Equivalents per 40 LF of Building Face	97 LF	3	2	10 Shrubs = 1 TE
Lot 3 - East	1 Tree of Tree Equivalents per 40 LF of Building Face	46 LF	2	1	10 Shrubs = 1 TE
Lot 3 - West	1 Tree of Tree Equivalents per 40 LF of Building Face	46 LF	2	2	
	Lot 2 Total:		7	11 TE	
	Totals:		22	30 TE	

Street Frontage Buffer						
Street Frontage Description	Length	Width Rq./Pro.	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
LEE WAY (1 Tree and 10 Shrubs per 40 LF)	487 LF	10'/10'	12	12	122	122
S. QUINTERO WAY (SOUTH) (1 Tree and 10 Shrubs per 40 LF)	220 LF	10'/10'	6	6	55	55
S. AIRPORT ROAD (1 Tree and 10 Shrubs per 40 LF)	424 LF	10'/10'	11	12	106	96
E. ALAMEDA PKWY (1 Tree and 10 Shrubs per 40 LF)	211 LF	20'/20'	5	6	53	53
E. ALAMEDA DRIVE (1 Tree and 10 Shrubs per 40 LF)	200 LF	20'/20'	5	0	50	57
Totals:			34	36	336	326

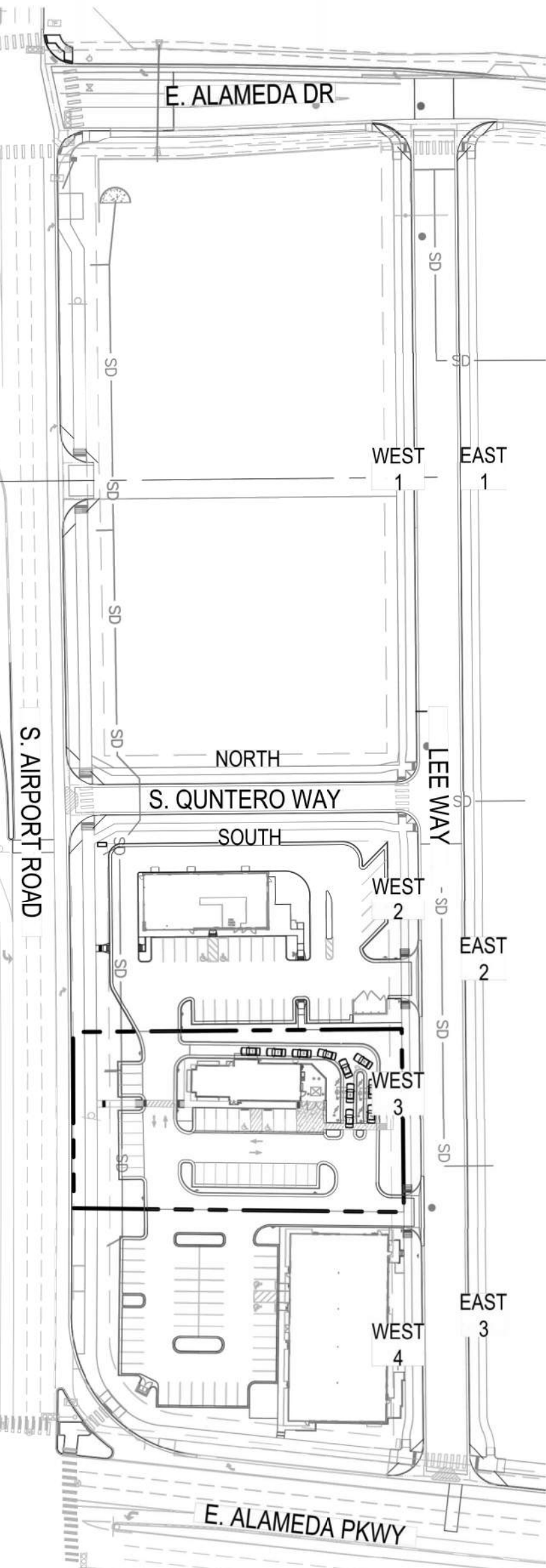
- NOTES:**
- 1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
- 2.) 1 Tree = 10 Shrubs on **S.AIRPORT ROAD.**
- 3.) 5 Trees on **E. ALAMEDA DRIVE** are encumbered by easements and an **Adjustment is requested.**

Detention Pond Landscaping							
Area (Tract)	Description	Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Transfers
E	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	7,519 SF	2	2	19	74	
	Totals:		2	2	19	74	

- NOTES:**
- 1.) 100 year wse Areas are Excluded from Tract E.

Area (Tract)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area	Total Area (SF)
E	2,228 SF	425 SF	12,410 SF	2,717 SF	17,780 SF
PARCELS	18,989 SF	6,603 SF	0 SF	136,271 SF	161,863 SF
ROW	17,428 SF	9,045 SF	0 SF	0 SF	26,473 SF
Totals:	38,645 SF	16,073 SF	12,410 SF	138,988 SF	206,116 SF
% Of Overall LS Area	57.57%	23.94%	18.49%		

CURBSIDE LANDSCAPE KEY MAP



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

NOTE
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REV.		DATE		REVISIONS DESCRIPTION	
1	10/15/2021	1	10/15/2021	CITY COMMENT	
2	12/06/2021	2	12/06/2021	CITY COMMENT	
3	01/05/2022	3	01/05/2022	CITY COMMENT	
4	05/20/2022	4	05/20/2022	CITY COMMENT	
5	07/28/2022	5	07/28/2022	CITY COMMENT	

LANDSCAPE COVER SHEET
BUCKLEY YARD FILING NO.1
SITE DEVELOPMENT PLAN

AURORA, COLORADO

REVISIONS

2022

drawn by: IP
checked by: CM/BH
approved by: BH
QA/QC by: CM/BH/IP
project no.: 020-2569
drawing no.: C_LSC_0202569
date: 05/23/2022

SHEET 10
L-1.00

NOT FOR CONSTRUCTION

SEED MIX LIST

IRRIGATED FESCUE TURF MIX

HEAT RESISTANT TEXAS BLUEGRASS MIX.
CONTRACTOR SHALL SUBMIT CUT SHEETS FOR APPROVAL.

DRYLAND SEED

COMMON NAME

BOTANICAL NAME

BLUE GRAMA	BOUTELOUA GRACILIC	19%	6.5 LBS.
CAMPER LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	9%	3.0 LBS.
PRAIRIE SANDREED	CALAMOVILLA LONGIFOLIA	9%	3.0 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	5%	2.0 LBS.
VAUGHN SIDCOATS GRAMMA	BOUTELOUA CURTIPENDULA	9%	3.0 LBS.
ARRIBA WESTERN WHEATGRASS	AGROPYRON SMITHII "ARRIBA"	16%	5.5 LBS.
SAND BLUESTEM	ANDROPOGON HALLII "GARDEN"	10%	3.5 LBS.
BUFFALOGRASS	BUCHLOE DACTYLOIDES "SHARPS IMPROVED"	23%	8.0 LBS.
		100%	34.5 LBS. / PL5 PER ACER

WETLAND SEED MIX

COMMON NAME

BOTANICAL NAME

WESTERN WHEATGRASS	PASCOPYRUM SMITHII VAR ARRIBA	29%	14.5 LBS.
WOOLY SEDGE	CAREX LANUGINOSA	1%	0.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS VAR LOVINGTON	5%	2.5 LBS.
NEBRASKA SEDGE	CAREX NEBRASKENSIS	1%	0.5 LBS.
SWITCHGRASS	PANICUM VIRGATUM VAR BLACKWELL	26%	13 LBS.
INLAND SALTGRASS	DICTYLIS STRICTA	1%	0.5 LBS.
CREeping SPIKERUSH	ELEOCHARIS PALUSTRIS	5%	2.5 LBS.
BALTIC RUSH	JUNCUS BALTICUS	4%	2 LBS.
HARDSTEM BULRUSH	SCIRPUS ACUTUS	4%	2 LBS.
PRAIRIE CORDGRASS	SPARTINA PECTINATA	20%	10 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	4%	2 LBS.

<div>drawn by: IP checked by: CMBH approved by: BH QA/QC by: CMBH/HP project no.: 020-2569 drawing no.: C_LSC_0202569 date: 05/23/2022</div>		<div>LANDSCAPE SCHEDULES BUCKLEY YARD FILING NO.1</div>	
<div>SITE DEVELOPMENT PLAN</div>		<div>AURORA, COLORADO</div>	
2022			
REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS
1	10/15/2021	CITY COMMENT	
2	12/06/2021	CITY COMMENT	
3	01/05/2022	CITY COMMENT	
4	05/20/2022	CITY COMMENT	
5	07/26/2022	CITY COMMENT	

811

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

OLSSON

1800 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olssonco.com

NOTE

THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

LEGEND



TREE MITIGATION CHART

TREE NO.	TREE TYPE	SIZE (DBH)	CONDITION	MITIGATION INCHES	COMMENT
1	EVERGREEN (AUSTRIAN PINE)	11"	GOOD	6"	TO BE REMOVED AND MITIGATED
2	EVERGREEN (AUSTRIAN PINE)	13"	GOOD	6"	TO BE REMOVED AND MITIGATED
				12" TOTAL	

NOTES:

- ALL TREES ON SITE ARE TO BE REMOVED. THE ABOVE TREES REQUIRING MITIGATION ARE 4-INCHES IN CALIPER OR LARGER MEASURED AT BREAST HEIGHT.
- 12" INCHES WILL BE MITIGATED ON-SITE THROUGH 6 ADDITIONAL ON-SITE TREE PLANTING PER FORESTRY'S COMMENTS DATED MAY 26,2021.

olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

TEL 970.461.7733

www.olsson.com

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

OLSSON ASSUMES NO
RESPONSIBILITY FOR EXISTING
UTILITY LOCATIONS (HORIZONTAL
OR VERTICAL), THE EXISTING
UTILITIES SHOWN ON THIS
DRAWING HAVE BEEN PLOTTED
FROM THE BEST AVAILABLE
INFORMATION. IT IS HOWEVER
THE RESPONSIBILITY OF THE
CONTRACTOR TO FIELD VERIFY
THE LOCATION OF ALL UTILITIES
PRIOR TO THE COMMENCEMENT
OF ANY CONSTRUCTION
ACTIVITIES.



CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

REV.	NO.	DATE	REVISIONS DESCRIPTION
1	1	10/15/2021	CITY COMMENT
2	2	12/06/2021	CITY COMMENT
3	3	01/05/2022	CITY COMMENT
4	4	05/20/2022	CITY COMMENT
5	5	07/28/2022	CITY COMMENT

REVISIONS

TREE MITIGATION PLAN
BUCKLEY YARD FILING NO.1
SITE DEVELOPMENT PLAN

AURORA, COLORADO

2022

drawn by: IP
checked by: CM/BH
approved by: BH
QA/QC by: CM/BH/P
project no.: 020-2569
drawing no.: C_LSC_0202569
date: 05/23/2022

SHEET 12
L-1.02

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

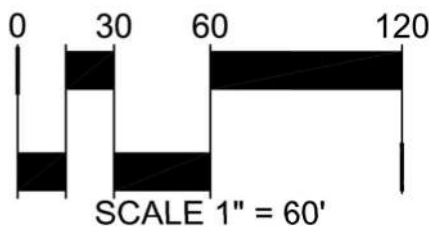
NOT FOR CONSTRUCTION

BUCKLEY YARD COMMERCIAL 2021-6024-00



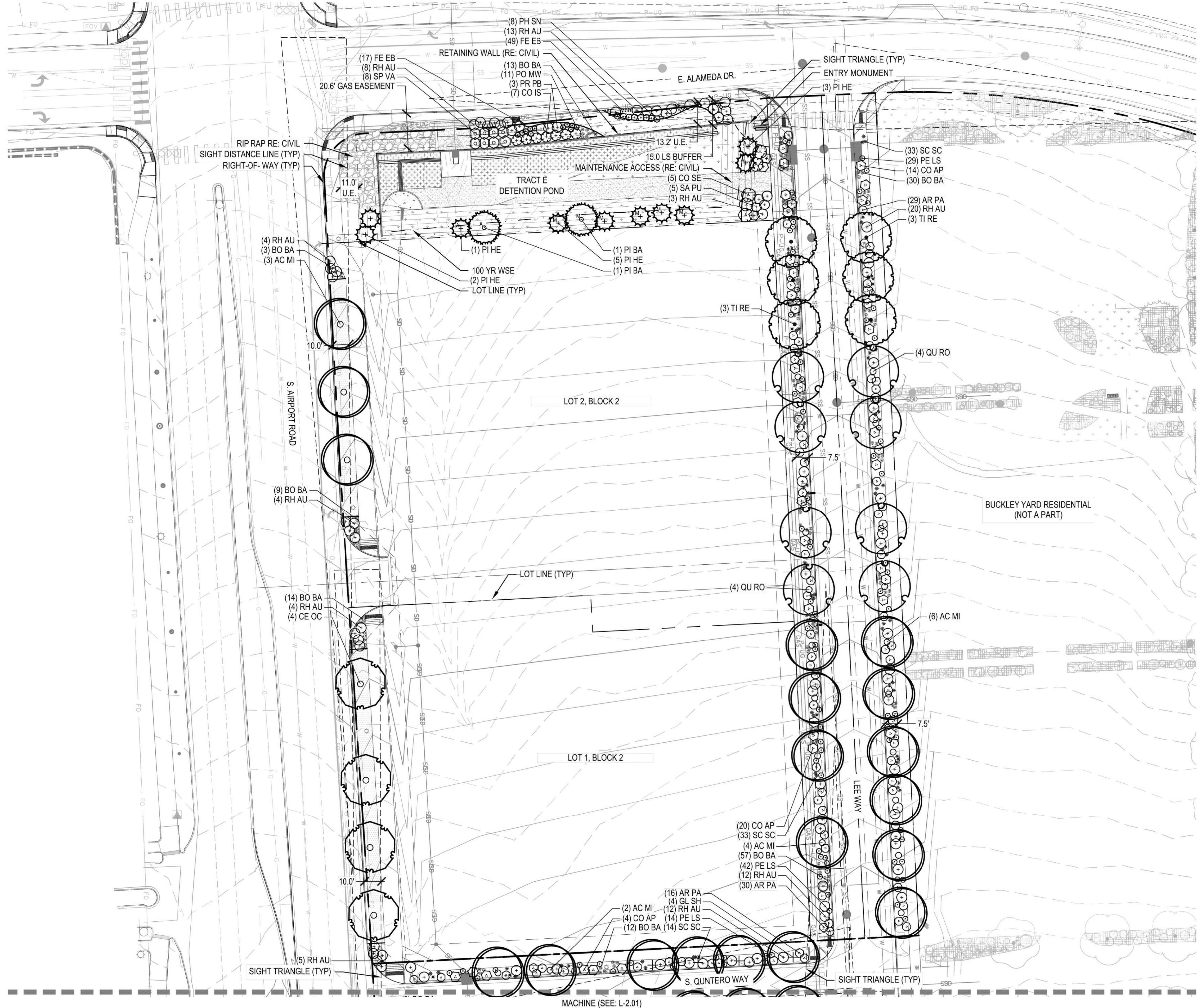
1 TREE MITIGATION PLAN

SCALE: 1" = 60'

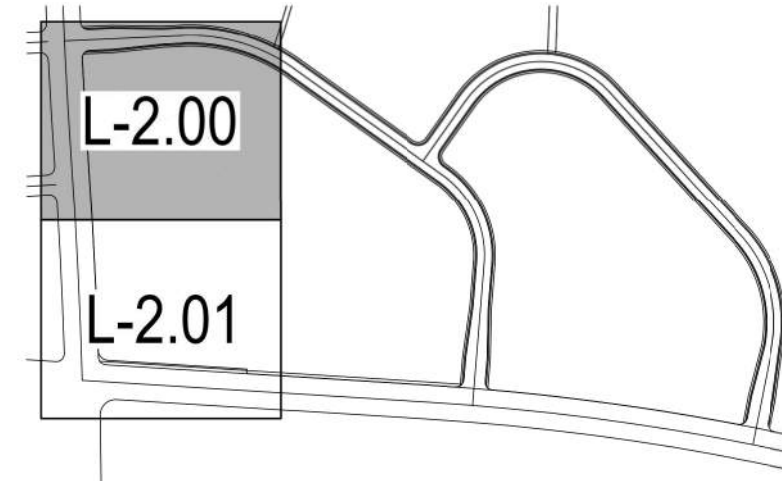


SCALE 1" = 60'

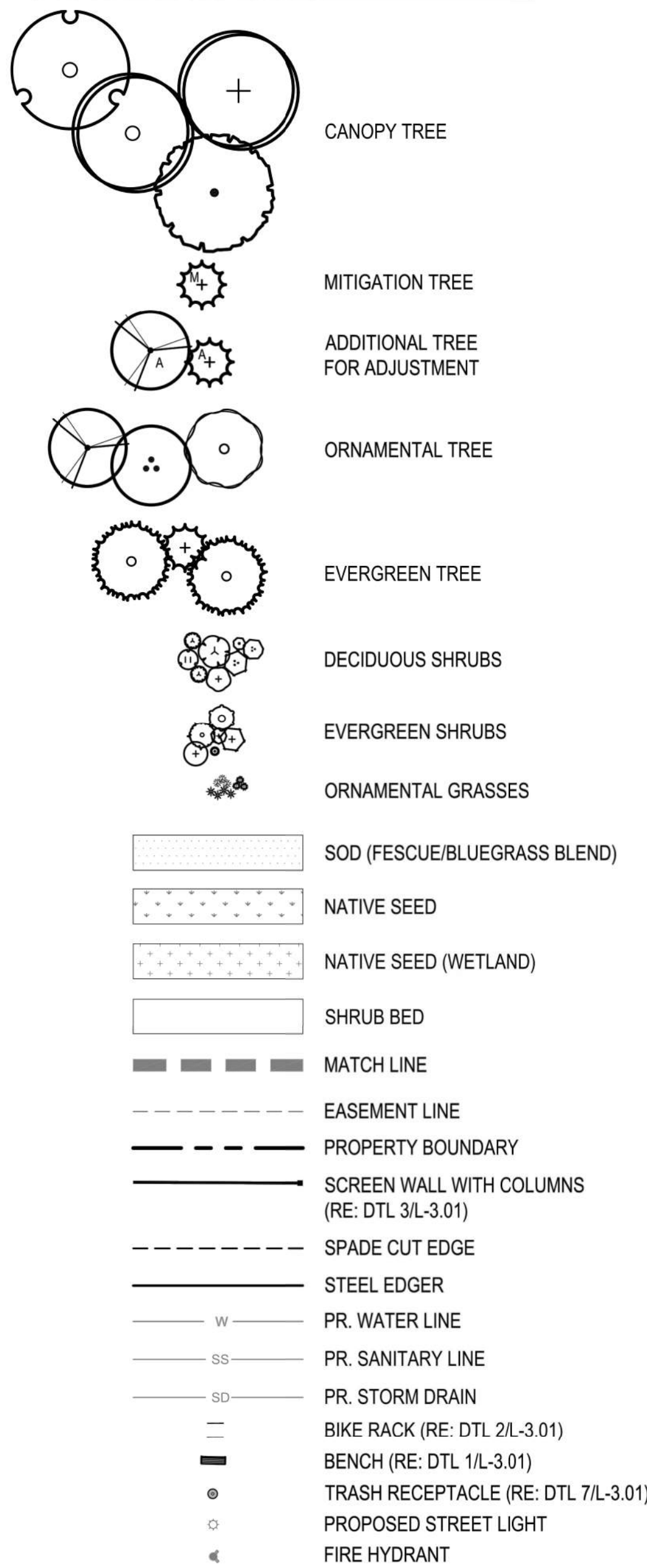
DATE: Apr 27, 2021 5:02pm XREFS:



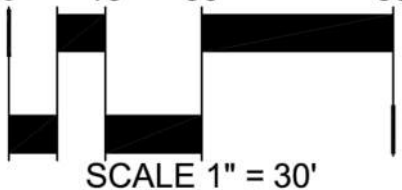
KEY MAP



LEGEND



- NOTES:
- TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - STREET TREES SHALL NOT BE LOCATED ANY CLOSER THAN 50' FROM THE FACE OF A STOP SIGN.



NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

NOT FOR CONSTRUCTION

olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

OLSSON ASSUMES NO
RESPONSIBILITY FOR EXISTING
UTILITY LOCATIONS (HORIZONTAL
OR VERTICAL), THE EXISTING
UTILITIES SHOWN ON THIS
DRAWING HAVE BEEN PLOTTED
FROM THE BEST AVAILABLE
INFORMATION. IT IS HOWEVER
THE RESPONSIBILITY OF THE
CONTRACTOR TO FIELD VERIFY
THE LOCATION OF ALL UTILITIES
PRIOR TO THE COMMENCEMENT
OF ANY CONSTRUCTION
ACTIVITIES.

811

CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

REV	NO.	DATE	DESCRIPTION
1	10/15/2021	CITY COMMENT	
2	12/06/2021	CITY COMMENT	
3	01/05/2022	CITY COMMENT	
4	05/20/2022	CITY COMMENT	
5	07/28/2022	CITY COMMENT	

LANDSCAPE PLAN
BUCKLEY YARD FILING NO.1
SITE DEVELOPMENT PLAN

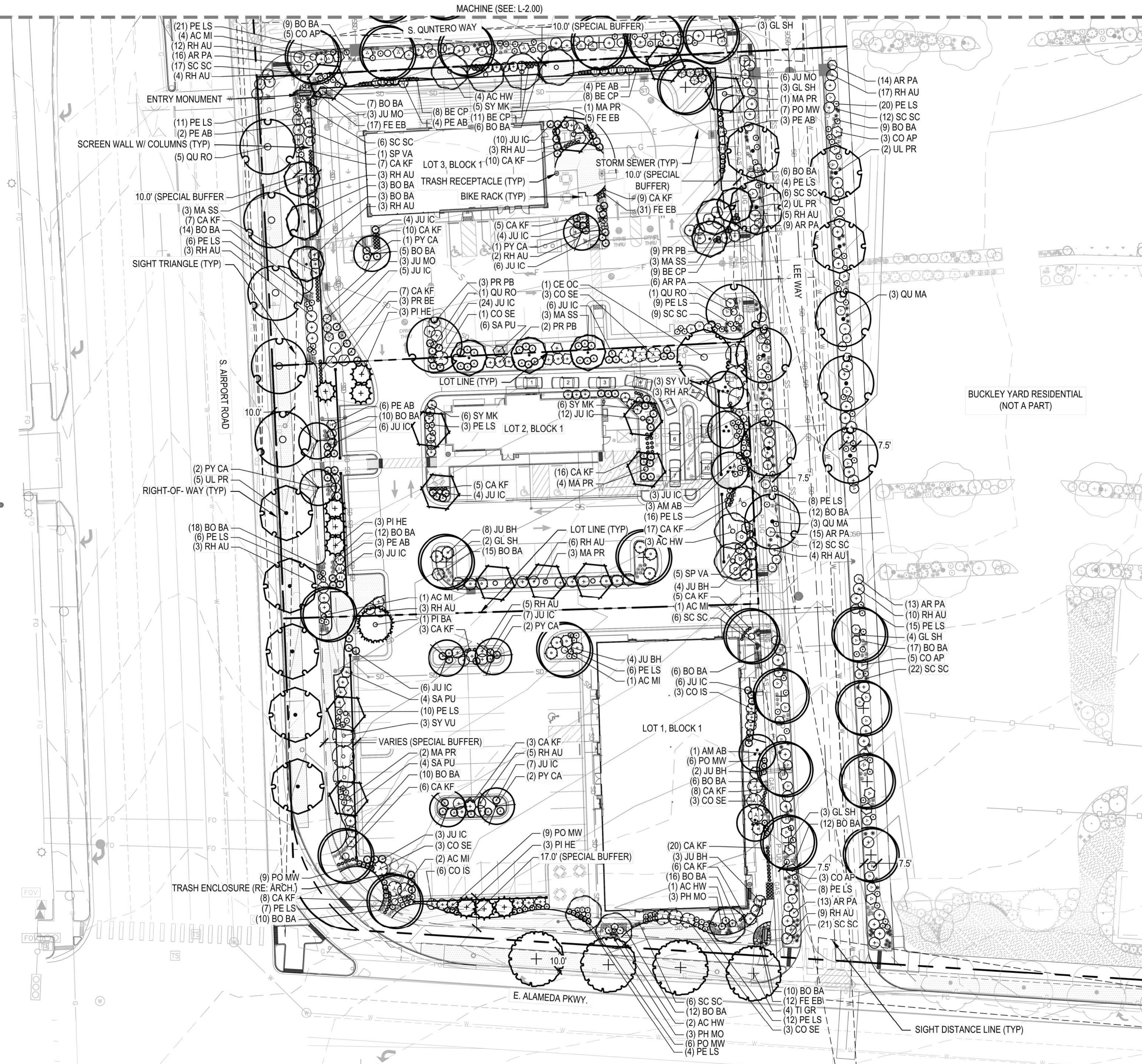
2022

AURORA, COLORADO

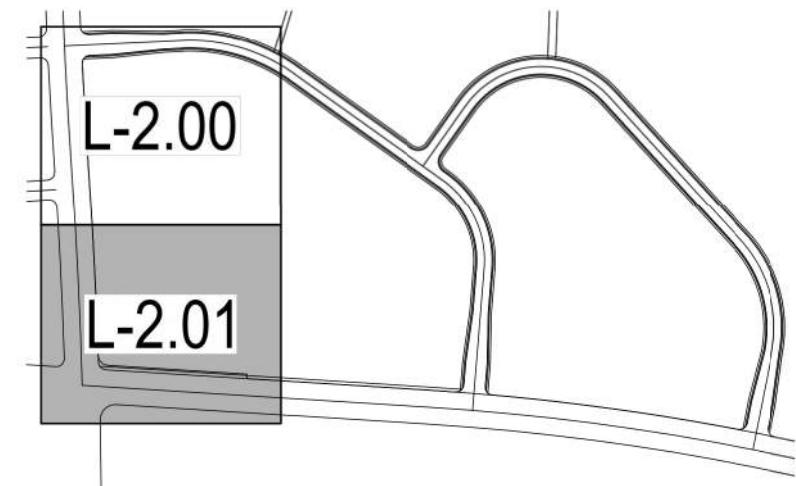
drawn by: IP
checked by: CM/BH
approved by: BH
QA/QC by: CM/BH/IP
project no.: 020-2569
drawing no.: C_LSC_0202569
date: 05/23/2022

SHEET 13
L-2.00

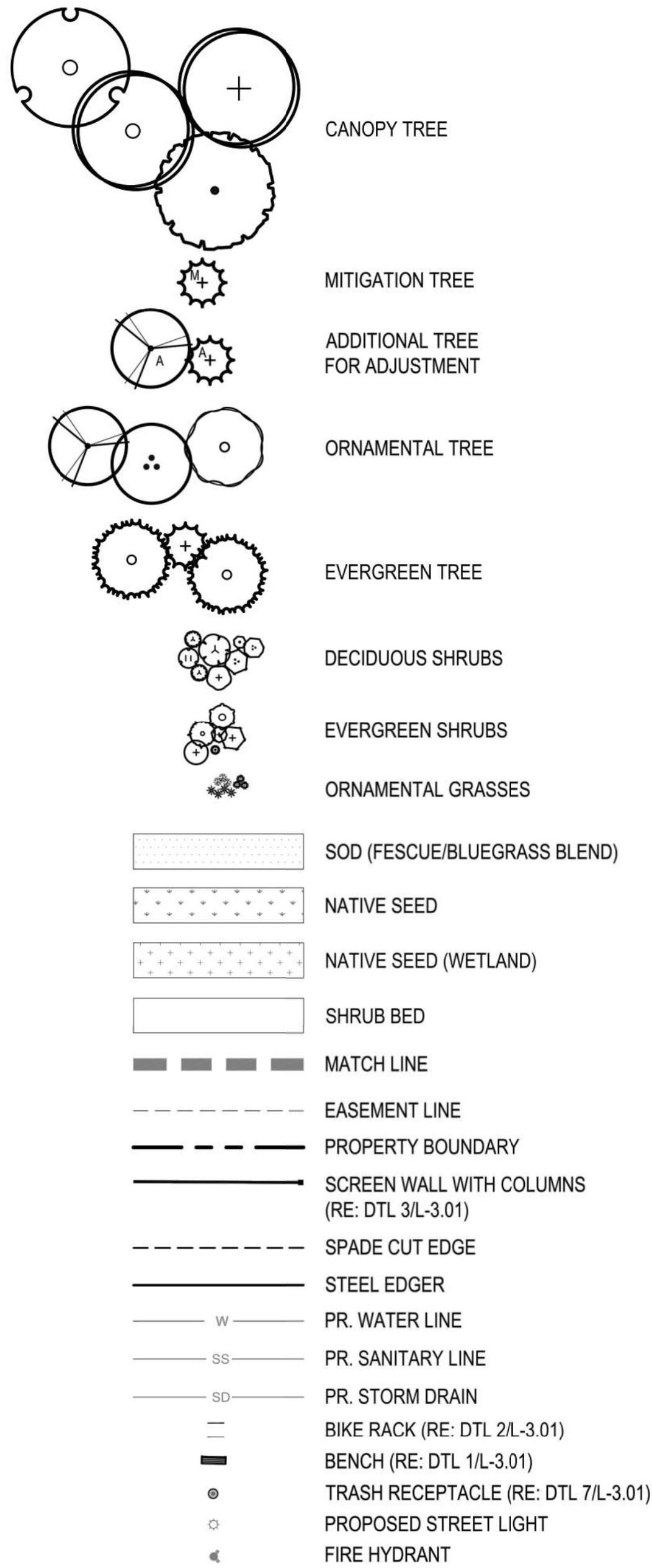
BUCKLEY YARD COMMERCIAL 2021-6024-00



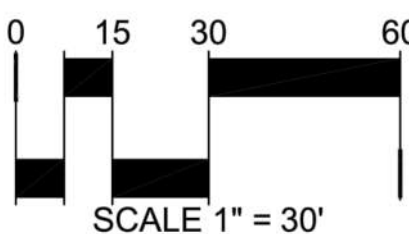
KEY MAP



LEGEND



- NOTES:
- TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - STREET TREES SHALL NOT BE LOCATED ANY CLOSER THAN 50' FROM THE FACE OF A STOP SIGN.



NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

NOT FOR CONSTRUCTION

1880 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

OLSSON ASSUMES NO
RESPONSIBILITY FOR EXISTING
UTILITY LOCATIONS (HORIZONTAL
OR VERTICAL), THE EXISTING
UTILITIES SHOWN ON THIS
DRAWING HAVE BEEN PLOTTED
FROM THE BEST AVAILABLE
INFORMATION. IT IS HOWEVER
THE RESPONSIBILITY OF THE
CONTRACTOR TO FIELD VERIFY
THE LOCATION OF ALL UTILITIES
PRIOR TO THE COMMENCEMENT
OF ANY CONSTRUCTION
ACTIVITIES.

CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

REV	NO.	DATE	DESCRIPTION
1	1	10/15/2021	CITY COMMENT
2	2	12/06/2021	CITY COMMENT
3	3	01/05/2022	CITY COMMENT
4	4	05/20/2022	CITY COMMENT
5	5	07/28/2022	CITY COMMENT

LANDSCAPE PLAN
BUCKLEY YARD FILING NO.1

SITE DEVELOPMENT PLAN

2022

AURORA, COLORADO

drawn by: IP
checked by: CM/BH
approved by: BH
QA/QC by: CM/BH/JP
project no.: 020-2569
drawing no.: C_LSC_0202569
date: 05/23/2022

SHEET 14
L-2.01



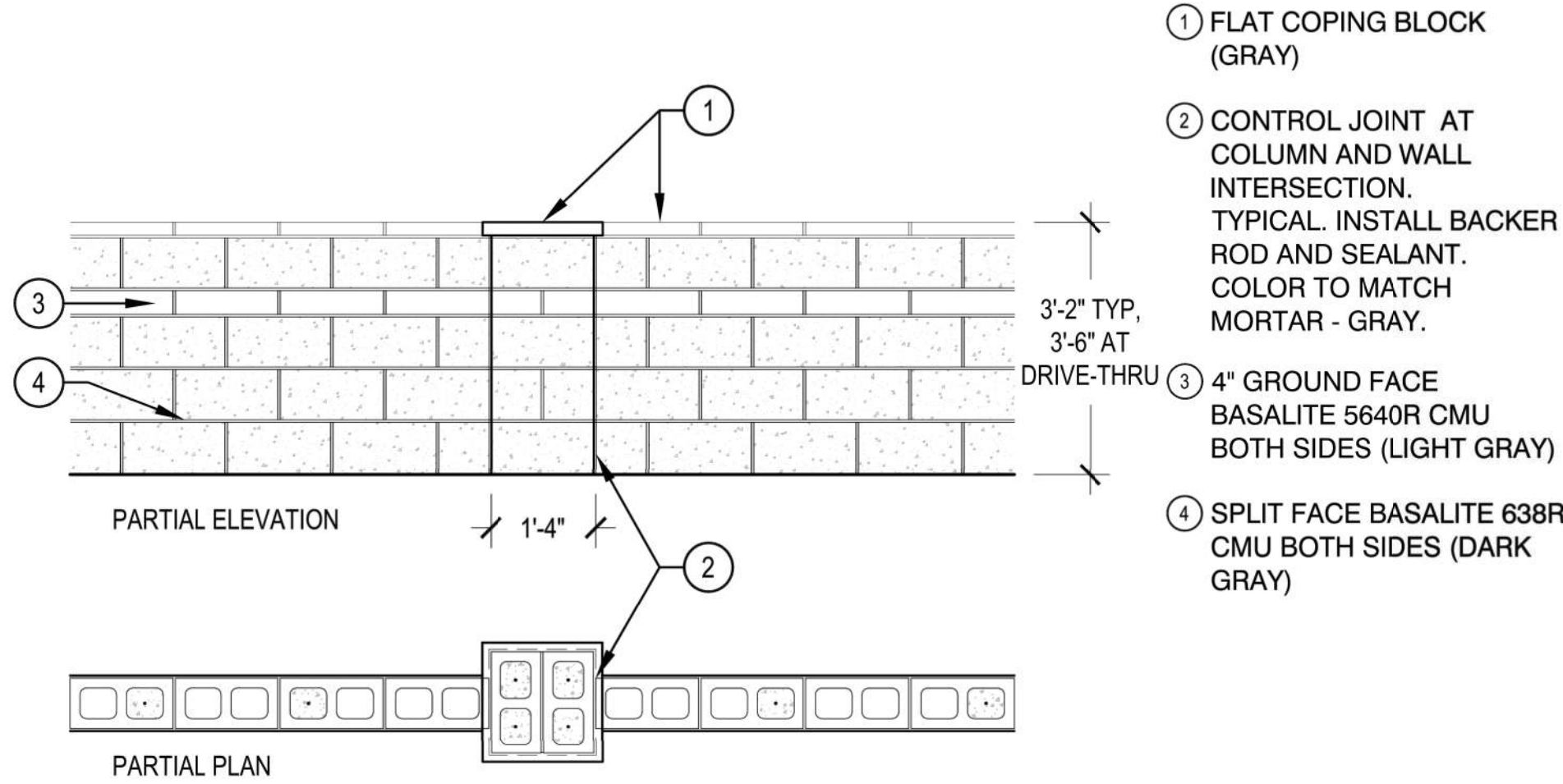
MAGLIN (OR APPROVED EQUAL)
PRODUCT: 450 BENCH
MATERIALS: POWDERCOATED STEEL AND IPE WOOD
COLOR: BLACK
SURFACE MOUNT
<https://www.maglin.com/>

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS



MAGLIN (OR APPROVED EQUAL)
PRODUCT: 500 BIKE RACK
MATERIALS: POWDERCOATED STEEL
COLOR: BLACK
EMBEDDED
<https://www.maglin.com/>

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS



NOTES:
1. THIS DETAIL IS INTENDED TO CONVEY MATERIALS, FINISHES, AND APPROXIMATE DIMENSIONS ONLY. STRUCTURAL PLANS AND FOOTING DETAILS TO BE PROVIDED BY THE CONTRACTOR. DESIGN SHOWN IS FOR REFERENCE ONLY AND NOT INTENDED TO BE AN "ENGINEERED" DRAWING.

- 1 FLAT COPING BLOCK (GRAY)
- 2 CONTROL JOINT AT COLUMN AND WALL INTERSECTION. TYPICAL. INSTALL BACKER ROD AND SEALANT. COLOR TO MATCH MORTAR - GRAY.
- 3 4" GROUND FACE BASALITE 5640R CMU BOTH SIDES (LIGHT GRAY)
- 4 SPLIT FACE BASALITE 638R CMU BOTH SIDES (DARK GRAY)

1 BENCH

NTS

2 BIKE RACK

3 SCREEN WALL WITH COLUMN (FOR REFERENCE ONLY, RE: ARCH)

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



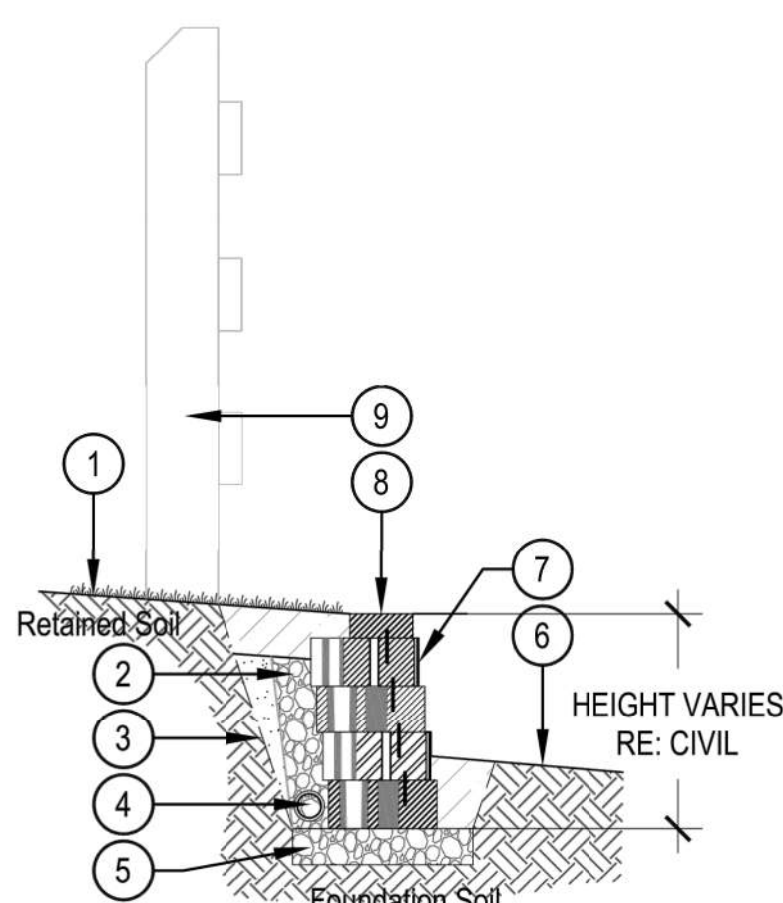
MAGLIN (OR APPROVED EQUAL)
PRODUCT: 510 TABLE
MATERIALS: POWDERCOATED STEEL
COLOR: BLACK
SURFACE MOUNT
<https://www.maglin.com/>

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS



MAGLIN (OR APPROVED EQUAL)
PRODUCT: 400 PLANTER
MATERIALS: POWDERCOATED STEEL AND IPE WOOD
COLOR: BLACK
SURFACE MOUNT
<https://www.maglin.com/>

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS



NOTES:
1. CONTRACTOR IS RESPONSIBLE TO MEET ALL APPLICABLE CODES RELATED TO THE CONSTRUCTION OF THE WALL.
2. THIS DETAIL IS INTENDED TO CONVEY MATERIALS, FINISHES, AND APPROXIMATE DIMENSIONS ONLY. STRUCTURAL PLANS AND FOOTING DETAILS TO BE PROVIDED BY THE CONTRACTOR. DESIGN SHOWN IS FOR REFERENCE ONLY AND NOT INTENDED TO BE AN "ENGINEERED" DRAWING.

- 1 8" MIN. LOW PERMEABLE SOIL
- 2 UNIT DRAINAGE FILL (3/4" CRUSHED ROCK OR STONE)
- 3 APPROX. LIMITS OF EXCAVATION
- 4 4" PERFORATED PVC DRAINAGE TILE WRAPPED IN FILTER FABRIC
- 5 CRUSHED STONE LEVELING PAD
- 6 FINISHED GRADE
- 7 MANF: KEYSTONE, PRODUCT: VICTORIAN ASHLAR 4" HT. X 18" WD. CAP BLOCK; COLOR: GRAY (MATCH ARCHITECTURE). HEAVILY ADHERE CAP UNIT TO TOP BLOCK W/ CONCRETE ADHESIVE (OR APPROVED EQUAL).
- 8 CONTRACTOR TO INSTALL PER MANUFACTURER'S AND STRUCTURAL ENGINEER RECOMMENDATIONS.
- 9 OPEN SPACE FENCE (ONLY WHEN WALL IS 30" OR HIGHER). RE: DETAIL 2/L-3.01

4 PICNIC TABLE

NTS

5 PLANTER

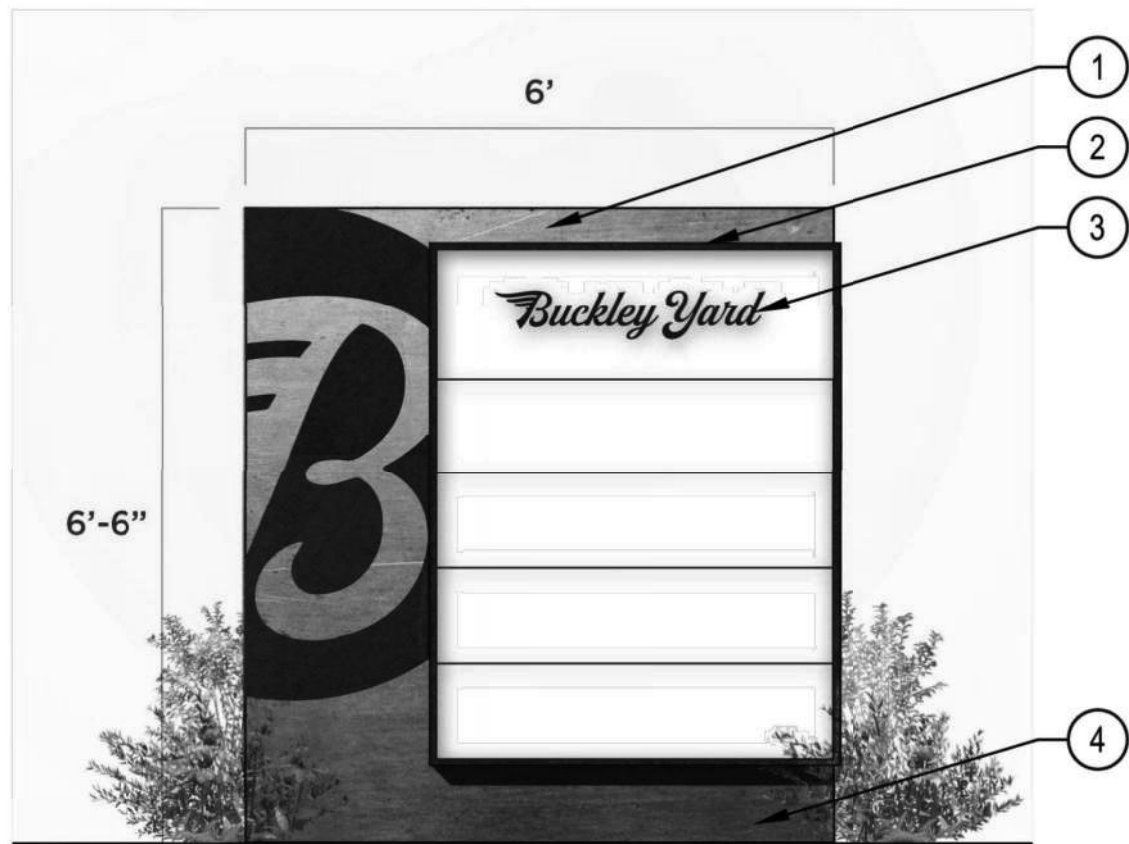
6 RETAINING WALL (FOR CHARACTER ONLY, RE: CIVIL)

SCALE: 3/4" = 1'-0"



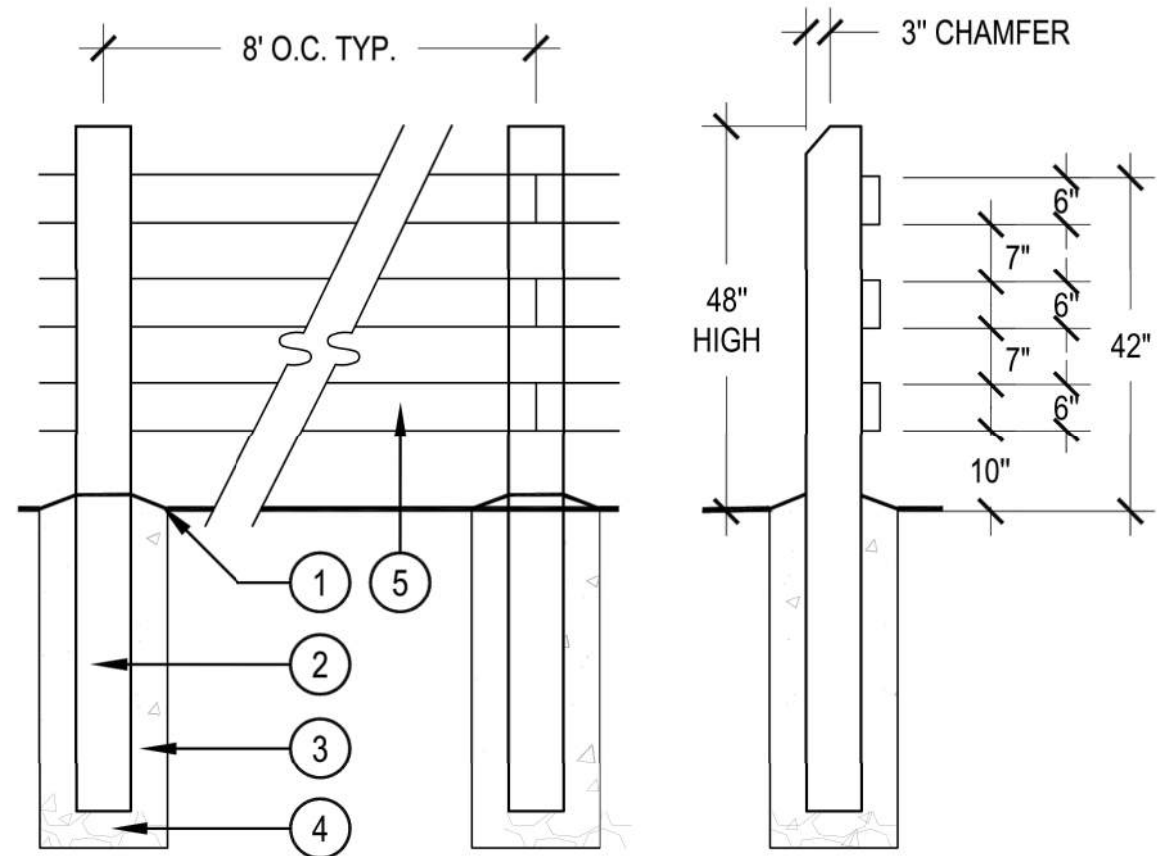
MAGLIN (OR APPROVED EQUAL)
PRODUCT: 200 TRASH CONTAINER
MATERIALS: POWDERCOATED STEEL
COLOR: BLACK
SURFACE MOUNT
<https://www.maglin.com/>

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS



NOTES:
1. THIS DETAIL IS INTENDED TO REPRESENT OVERALL DIMENSIONS, MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW MANUFACTURE RECOMMENDATIONS AND PROVIDE ENGINEERED DRAWING WHEN NEEDED.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

- 1 METAL CABINET
- 2 PAINTED METAL CABINET
- 3 METAL LETTERING
- 4 CONCRETE BASE



NOTES:
1. FENCE RAILS SHALL FACE OUTWARDS TOWARDS THE OPEN SPACE PROPERTY.

- 1 SLOPE AWAY FROM POST AND TROWEL SMOOTH
- 2 6"x6" ROUGH SAWN CEDAR POST
- 3 CONCRETE FOOTING
- 4 4" DEPTH, 3/4" GRAVEL BASE
- 5 2"x6" ROUGH SAWN CEDAR RAILS ATTACHED WITH A MINIMUM TWO WOOD SCREWS PER RAIL PER POST

7 TRASH RECEPTACLE

NTS

8 COMMERCIAL MONUMENT

9 OPEN SPACE FENCE

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

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

NOTE:
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS. AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REV	NO.	DATE	DESCRIPTION
1	1	10/15/2021	CITY COMMENT
2	2	12/06/2021	CITY COMMENT
3	3	01/05/2022	CITY COMMENT
4	4	05/20/2022	CITY COMMENT
5	5	07/28/2022	CITY COMMENT

LANDSCAPE DETAILS
BUCKLEY YARD FILING NO.1
SITE DEVELOPMENT PLAN

AURORA, COLORADO

2022

drawn by: IP
checked by: CM/BH
approved by: BH
QA/QC by: CM/BH/JP
project no.: 020-2569
drawing no.: C_LSC_0202569
date: 05/23/2022

SHEET 15
L-3.00

olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

NOT FOR CONSTRUCTION

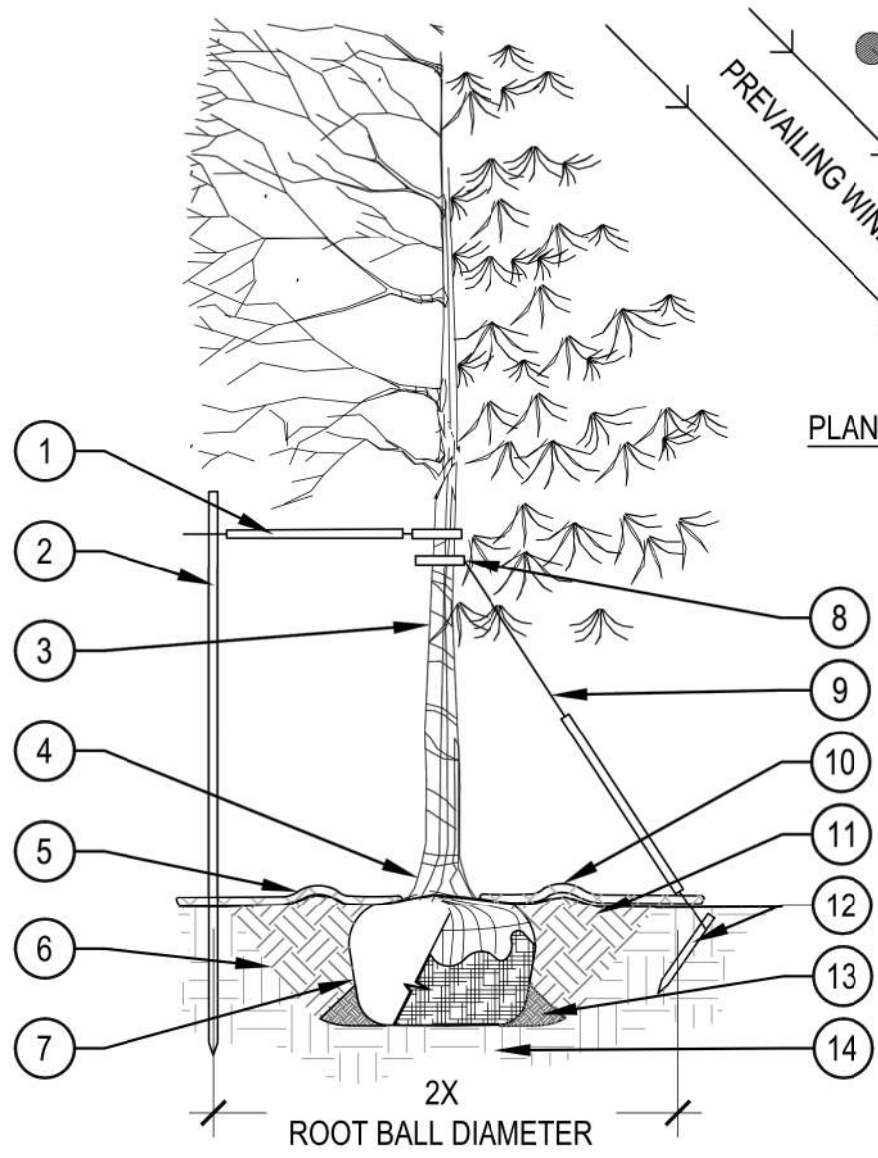
DATE: Apr 27, 2021 5:02pm XREFS:

PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. 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:

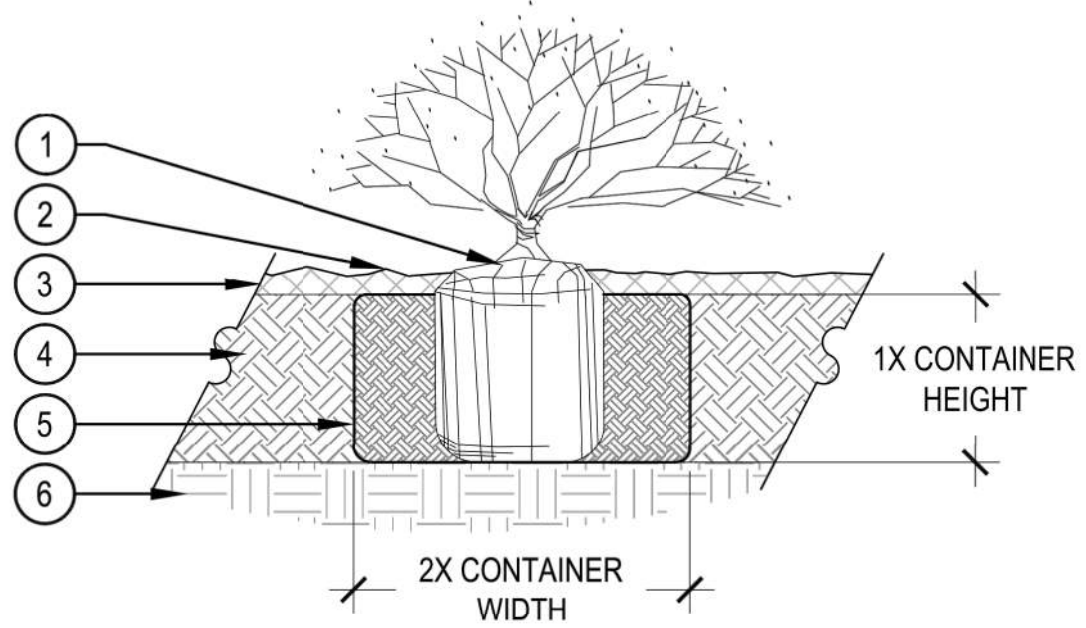
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. 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 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



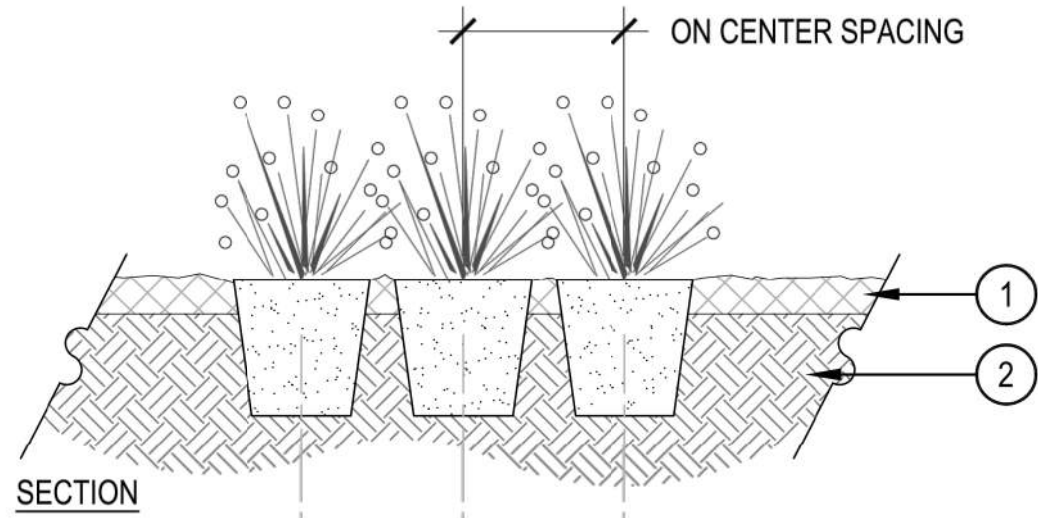
1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

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



1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL



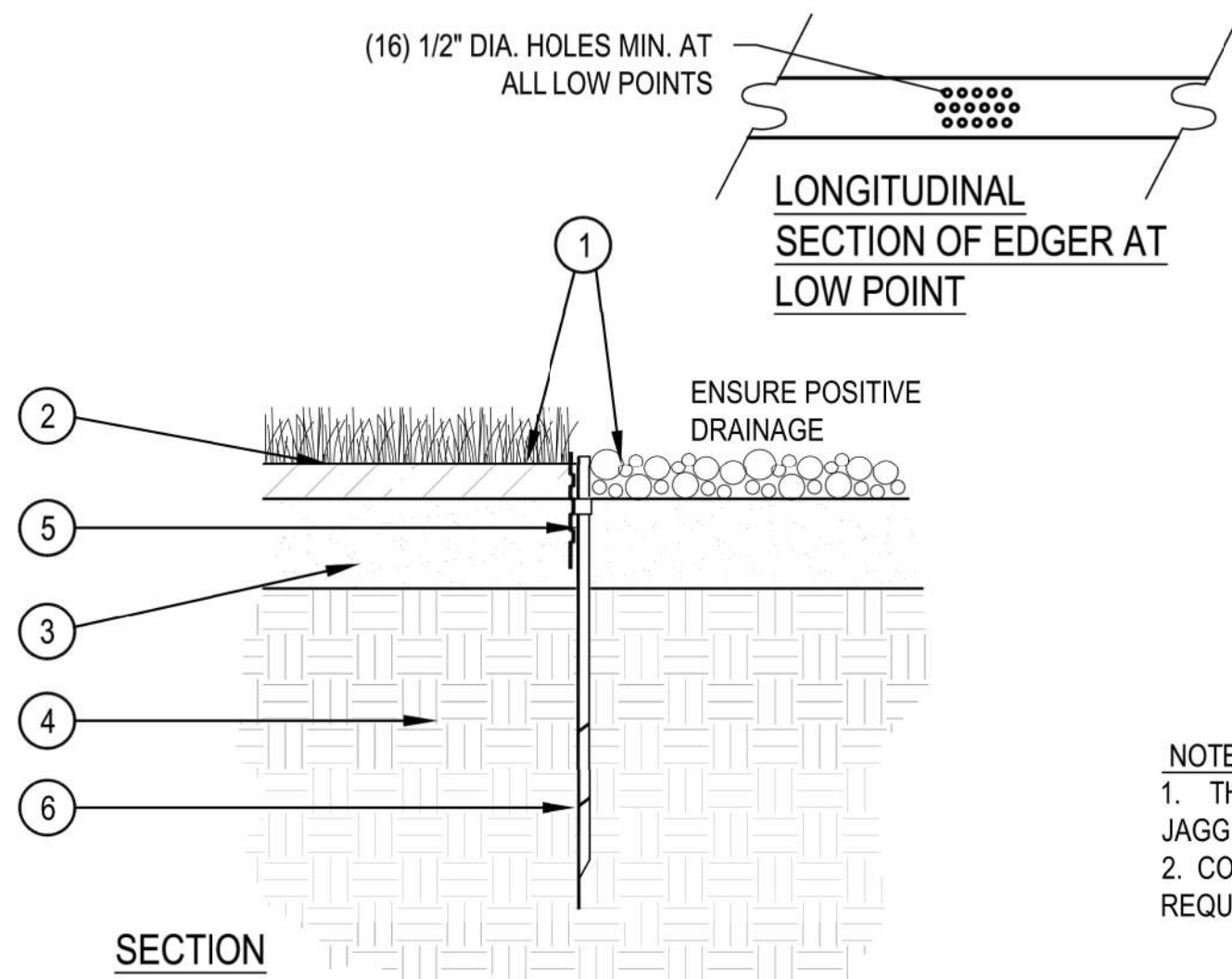
1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:

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

2 SHRUB PLANTING

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



1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. ROLLED TOP STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

NOTES:

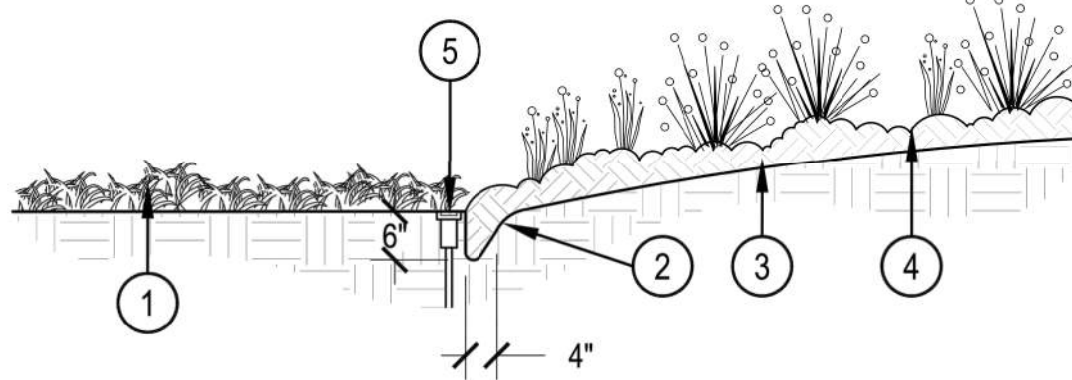
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 STEEL EDGER DETAIL

SCALE: 1" = 1'-0"

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



1. TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
2. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
3. SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3"-4" DEEP)
4. PLANTING BED
5. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

NOTE:

1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

5 SPADE CUT EDGE

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

olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

TEL 970.461.7733

www.olsson.com

NOTE:
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS. AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REV	NO.	DATE	REVISIONS DESCRIPTION				REVISIONS
			CITY COMMENT	CITY COMMENT	CITY COMMENT	CITY COMMENT	
1	1	10/15/2021					
2	2	12/06/2021					
3	3	01/05/2022					
4	4	05/20/2022					
5	5	07/28/2022					

LANDSCAPE DETAILS
BUCKLEY YARD FILING NO.1
SITE DEVELOPMENT PLAN

AURORA, COLORADO

2022

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

drawn by: IP
checked by: CM/BH
approved by: BH
QA/QC by: CM/BH/JP
project no.: 020-2569
drawing no.: C_LSC_0202569
date: 05/23/2022

SHEET 16
L-3.01

NOT FOR CONSTRUCTION

BUCKLEY YARD COMMERCIAL 2021-6024-00

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

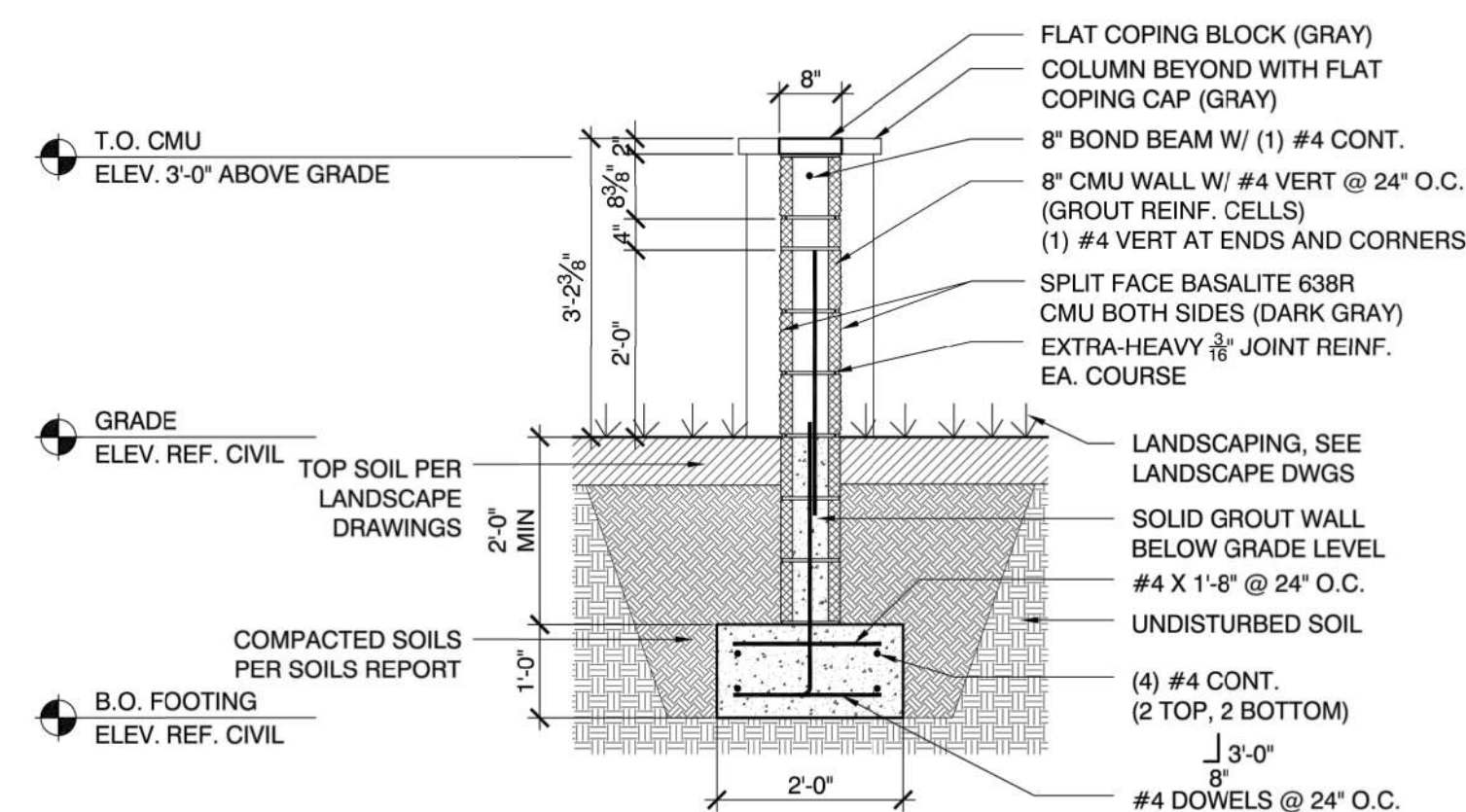
© \CAPL\library\Borders\Denver\B11Eon ver. 7K. 10

CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

[illegible]

drawn by: _____	BKEM
	EM
checked by: _____	EM
approved by: _____	JE
QA/QC by: _____	JE
project no.: _____	020-2569
drawing no.: _____	C ARC 0202569
date: _____	05/23/2022

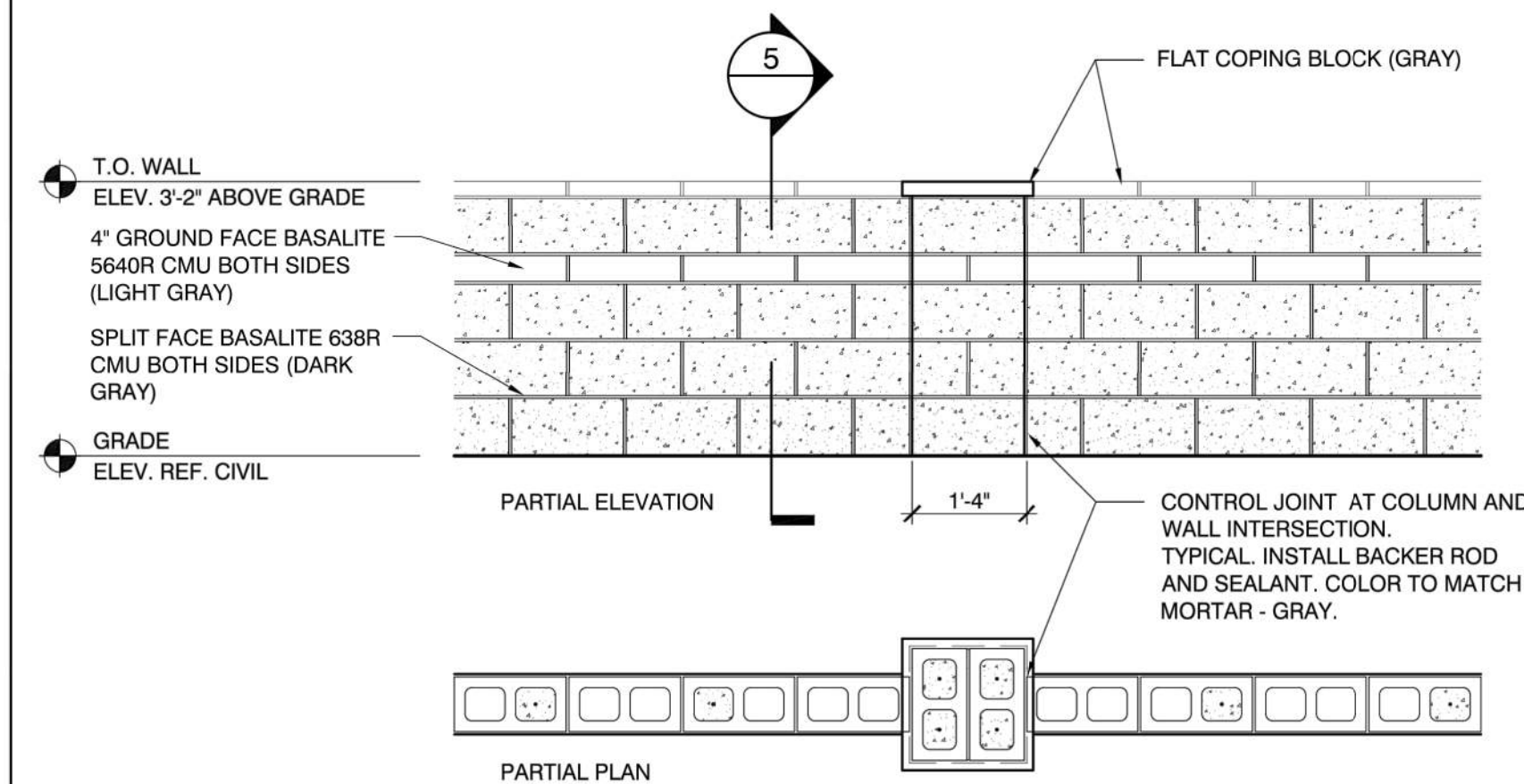
SHEET 17
A1.0



LOW SCREEN WALL - CMU

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

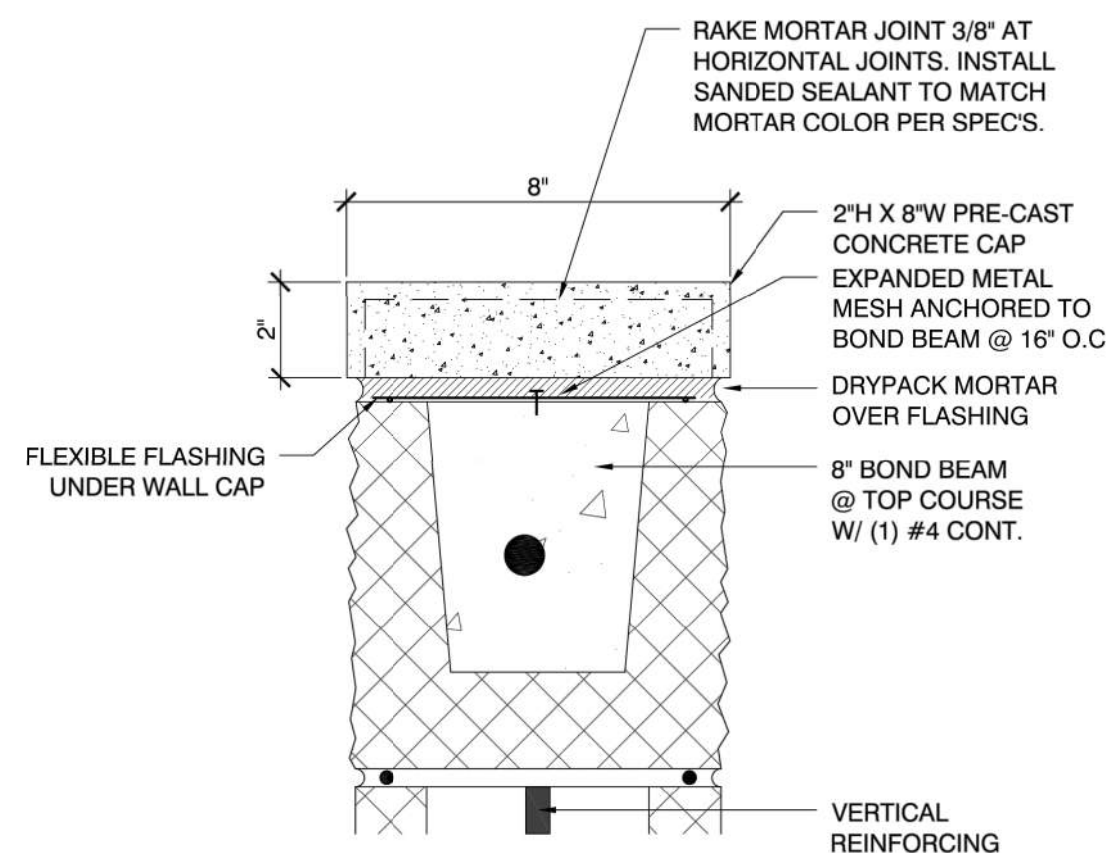
5



LOW SCREEN WALL PARTIAL ELEVATION & PLAN - CMU

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

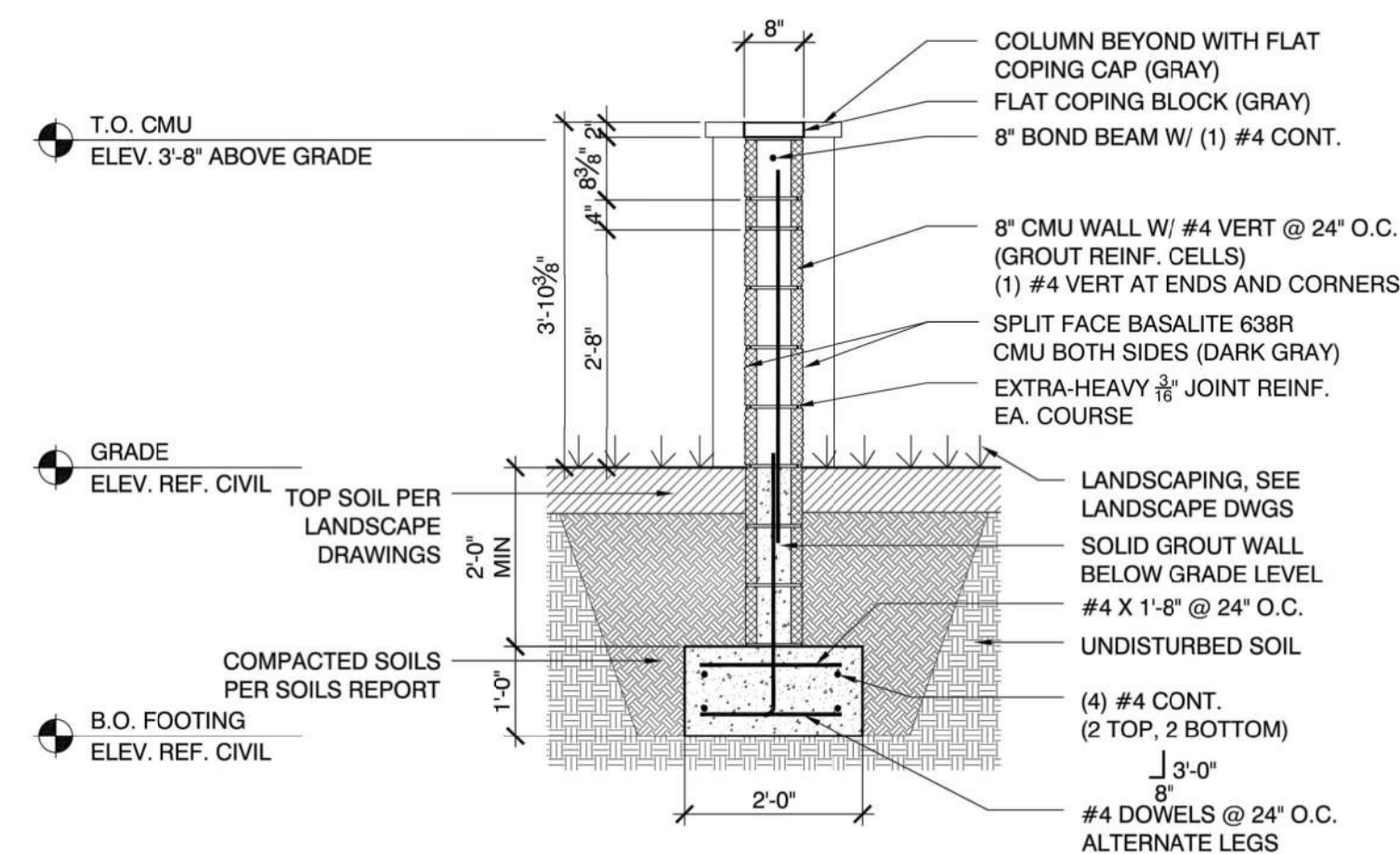
4



COPING CAP

SCALE
3" = 1' - 0"

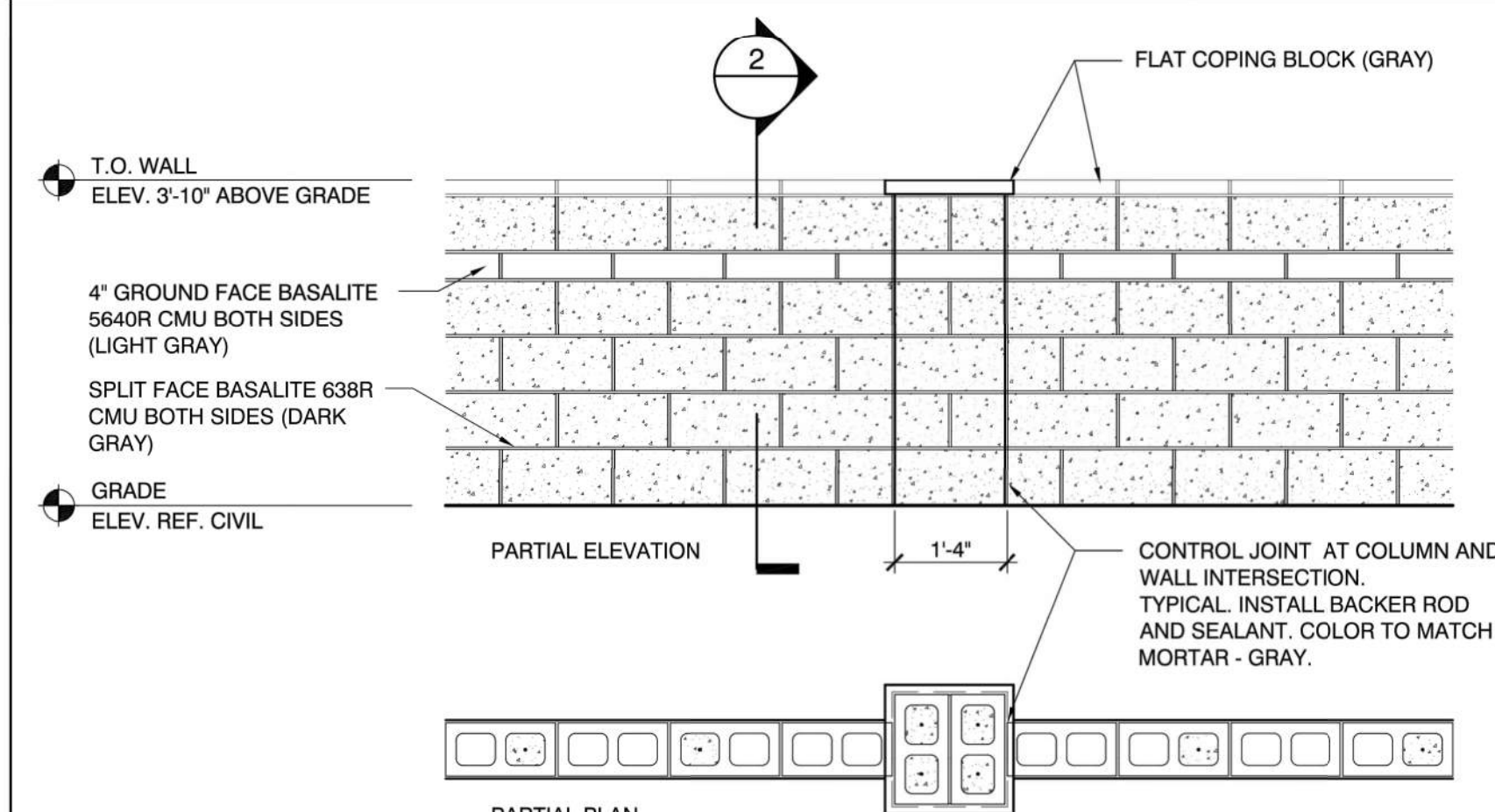
33



TALL SCREEN WALL - CMU

	SCALE
	1/2" = 1' - 0"

2

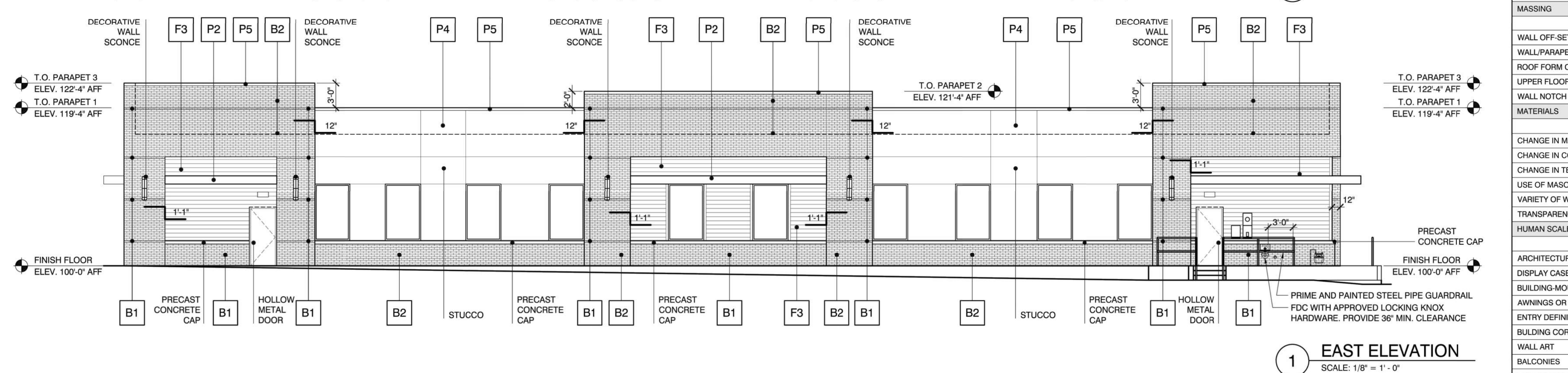
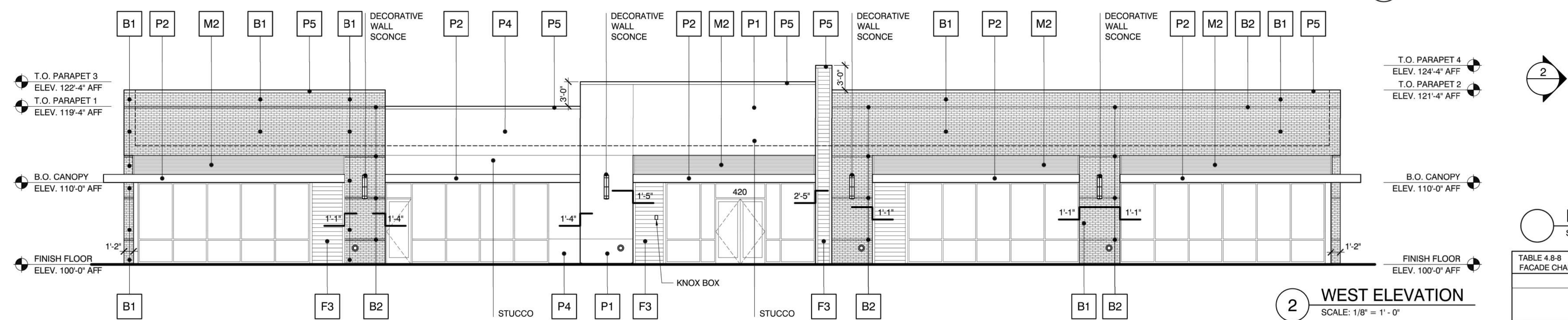
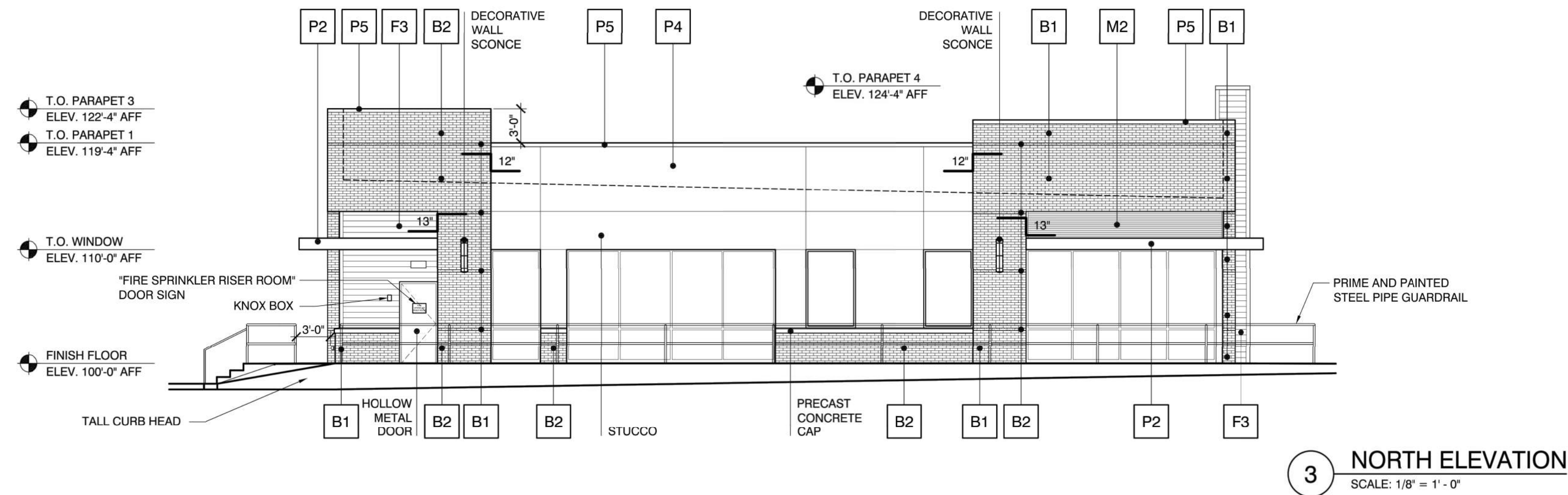
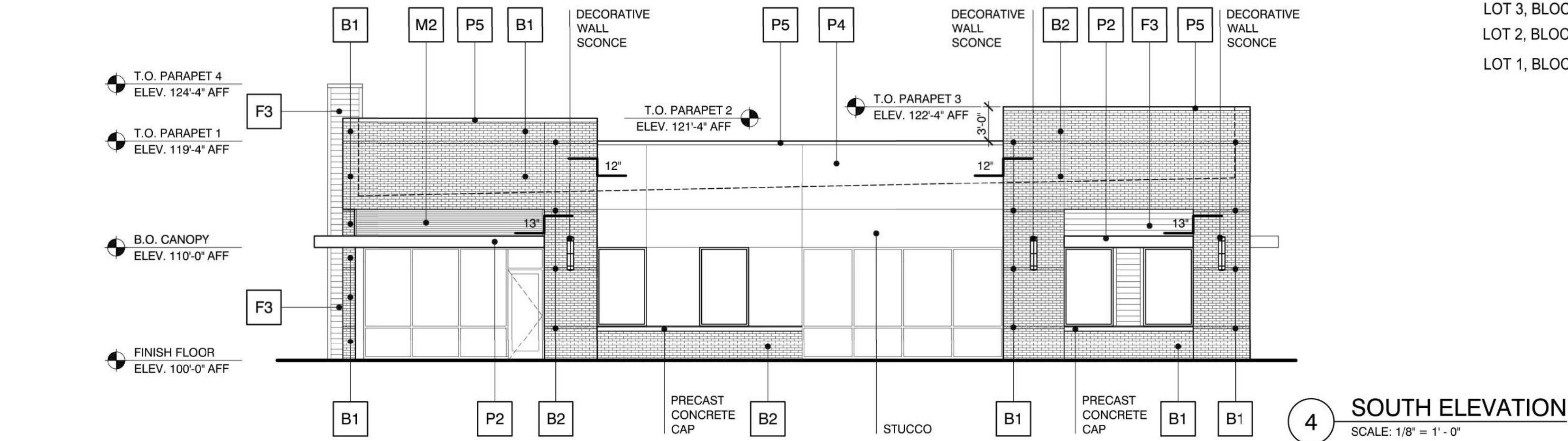
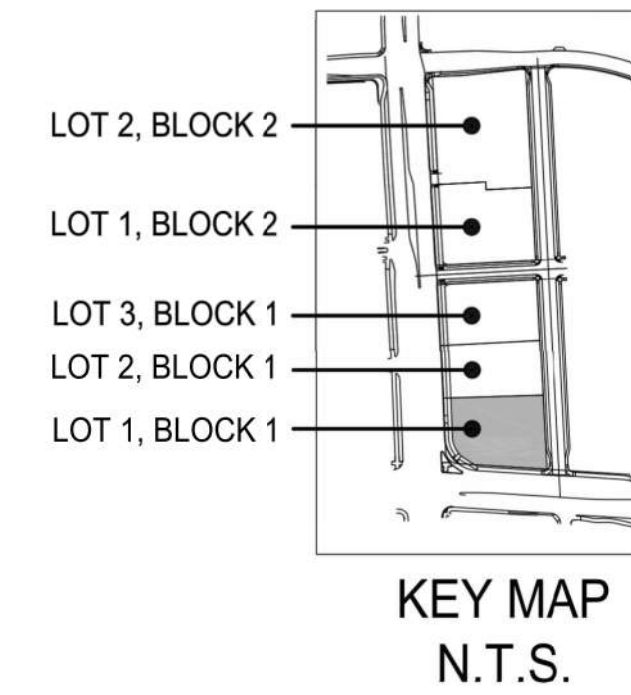


TALL SCREEN WALL PARTIAL ELEVATION & PLAN - CMU

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

1

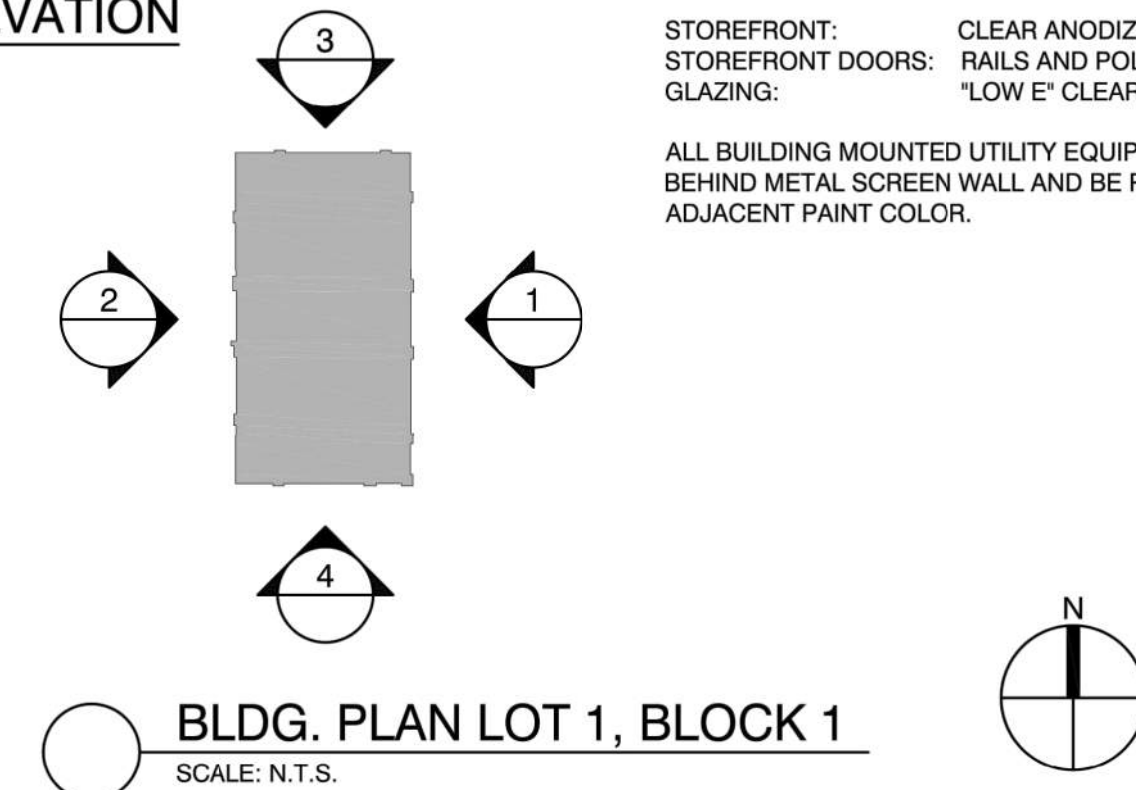
BUILDING ELEVATIONS - LOT 1, BLOCK 1



EXTERIOR FINISH SCHEDULE	
	MATERIAL
B1	BRICK: SUMMIT BRICK "FAWN"
B2	BRICK: SUMMIT BRICK "PEBBLE GRAY"
B3	BRICK: SUMMIT BRICK "LIGHT RED"
C1	CMU: BASALITE GROUND FACE "PREMIUM 720R"
C2	CMU: BASALITE GROUND FACE "STANDARD 5640R"
C3	CMU: BASALITE SPLIT FACE "STANDARD 668R"
C4	CMU: BASALITE SPLIT FACE "STANDARD 638R"
F1	FIBER CEMENT BOARD: NICHIIHA VINTAGEWOOD "CEDAR"
F2	FIBER CEMENT BOARD: NICHIIHA VINTAGEWOOD "SPRUCE"
F3	FIBER CEMENT BOARD: WOODTONE RUSTICSERIES "TIMBER TRAIL"
F4	FIBER CEMENT BOARD: WOODTONE RUSTICSERIES "WHITE GRANITE"
M2	METAL: BERRIDGE BR-12 "LEAD-COTE"
M3	METAL: BERRIDGE FW-12 "ZINC GREY"
M4	METAL: BERRIDGE STANDING SEAM CANOPY "DEEP RED"
P1	PAINT: SHERWIN-WILLIAMS SW 7019 "GAUNTLET GRAY"
P2	PAINT: SHERWIN-WILLIAMS SW 7075 "WEB GRAY"
P3	PAINT: SHERWIN-WILLIAMS SW 7075 "TAVERN TAUPE"
P4	PAINT: SHERWIN-WILLIAMS SW 7050 "USEFUL GRAY"
P5	PAINT: SHERWIN-WILLIAMS SW 7073 "NETWORK GRAY"
P6	PAINT: SHERWIN-WILLIAMS SW 6797 "JAY BLUE"
P7	PAINT: 2105-20 "ROOT BEER CANDY"
P8	PAINT: RED, REFER TO TENANT

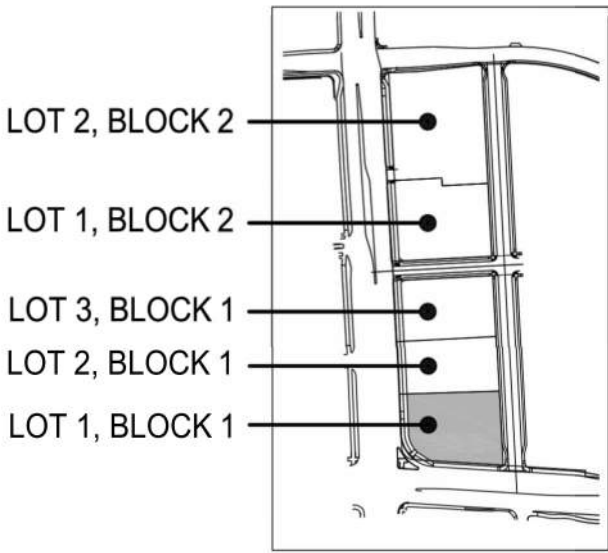
STOREFRONT: CLEAR ANODIZED ALUMINUM
STOREFRONT DOORS: RAILS AND POLE HANDLES
GLAZING: "LOW E" CLEAR GLASS INSULATING UNIT

ALL BUILDING MOUNTED UTILITY EQUIPMENT WILL BE LOCATED
BEHIND METAL SCREEN WALL AND BE PAINTED TO MATCH
ADJACENT PAINT COLOR.

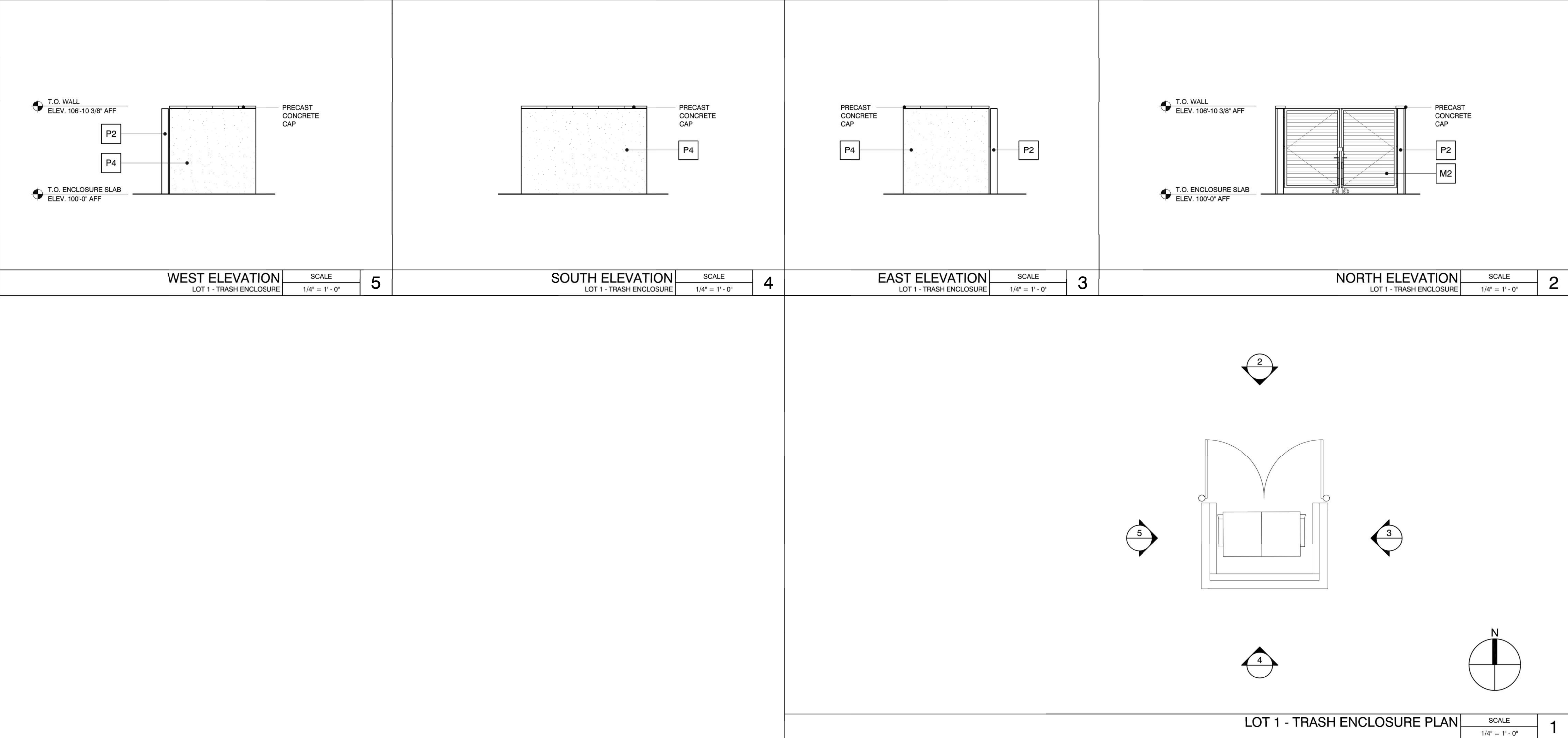


		LOT 1, BLOCK 1 - OFFICE - MEDICAL			
		MIXED-USE DISTRICTS MU-C			
BUILDING FACE		PRIMARY FACADE (SOUTH)	PRIMARY FACADE (EAST)	PRIMARY FACADE (WEST)	PRIMARY FACADE (NORTH)
MASSING					
	MINIMUM	3	3	3	3
WALL OFF-SET (MIN. 3 FT.)		NO	NO	NO	NO
WALL/PARAPET HEIGHT CHANGE (MIN. 3 FT.)		3'-0"	3'-0"	3'-0"	3'-0"
ROOF FORM CHANGE		YES	YES	YES	YES
UPPER FLOOR SETBACK		N/A	N/A	N/A	N/A
WALL NOTCH (MIN. 12 IN.)		12' & 1'-1"	12' & 1'-1"	1'-5", 2'-5", 1'-1", 1'-2"	12' & 1'-1"
MATERIALS					
	MINIMUM	2	2	2	2
CHANGE IN MATERIAL		6	5	6	6
CHANGE IN COLOR		5	4	5	5
CHANGE IN TEXTURE		4	4	4	4
USE OF MASONRY (MIN. 40% OF FACADE)		NO	54%	NO	NO
VARIETY OF WINDOW SIZES		2	NO	NO	2
TRANSPARENCY AND GLAZING (MIN. 70% TRANSPARENT GLASS)		NO	NO	NO	NO
HUMAN SCALE					
	MINIMUM	3	3	3	3
ARCHITECTURAL DETAILING		YES	YES	YES	YES
DISPLAY CASES ON GROUND FLOOR (FOR MIXED-USE)		N/A	N/A	N/A	N/A
BUILDING-MOUNTED LIGHTING FIXTURES		YES	YES	YES	YES
AWNINGS OR SHUTTERS		YES	YES	YES	YES
ENTRY DEFINITION		YES	YES	YES	N/A
BUILDING CORNER ENHANCEMENTS		YES	YES	YES	YES
WALL ART		NO	NO	NO	NO
BALCONIES		N/A	N/A	N/A	N/A
LANDSCAPE WALL/DECORATIVE SCREEN FOR VINES		NO	NO	NO	NO

TRASH ENCLOSURE ELEVATIONS - LOT 1, BLOCK 1



EXTERIOR FINISH SCHEDULE	
	MATERIAL
P2	PAINT: SHERWIN-WILLIAMS SW 7075 "WEB GRAY"
P4	PAINT: SHERWIN-WILLIAMS SW 7050 "USEFUL GRAY"
M2	METAL: BERRIDGE BR-12 "LEAD-COTE"



olson

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

LESSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

**CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
CAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.**

[illegible]

TRASH ENCLOSURE ELEVATIONS - LOT 1, BLOCK 1
BUCKLEY YARD SUBDIVISION FILING NO.1

SITE DEVELOPMENT PLAN

AURORA, COLORADO

Drawn by: _____ XXXX
 Checked by: _____ XXXX
 Approved by: _____ XXXX
 QA/QC by: _____ XXXX
 Project no.: _____ XXXX
 Drawing no.: C ARC 0202569
 Date: 05/23/2022

SHEET 19
A1.2



G3
ARCHITECTURE
Inc.
architecture | planning | interiors



architecture | planning | interior

An architectural rendering of a modern, single-story commercial building, identified by the 'SCL Health' logo on its facade. The building features large glass windows and a dark, textured roofline. Several stylized human figures are placed around the entrance and windows to provide a sense of scale. The scene is set against a sky with scattered clouds, and a white car is partially visible on the right side of the frame.



ARCHITECTURE
Inc.
architecture | planning | interiors



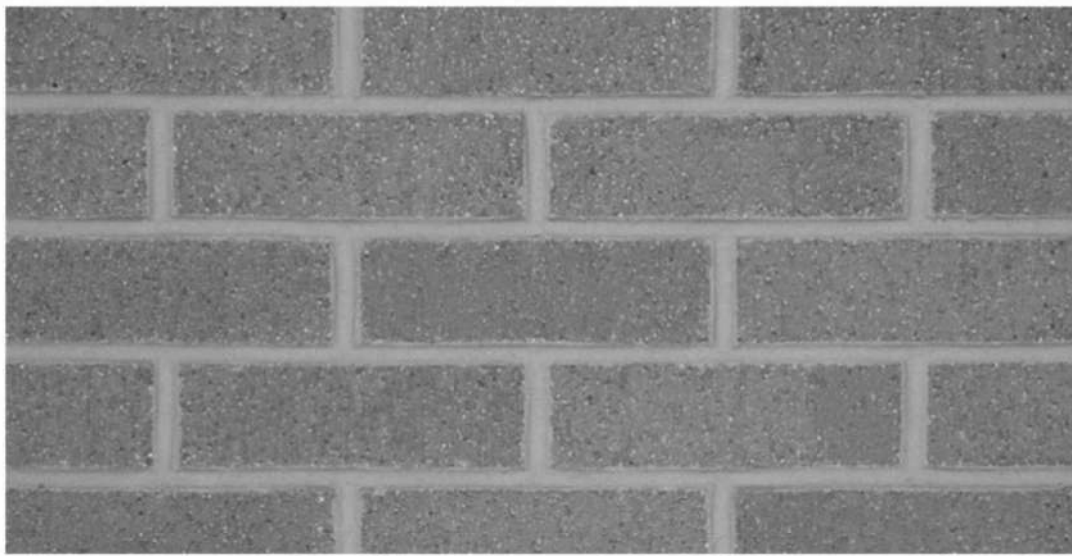
ARCHITECTURE
Inc.
architecture | planning | interior

DWG: F:\2020\2501-3000\020-2569\40-Design\AutoCAD\Preliminary Plans\Sheets\CHCV\Site Plan sheets\C_ARC_0202569.dwg
DATE: Aug 03, 2022 4:31pm XREFS: C_FBLK-SDP_0202569 USER: mbarr

MATERIALS



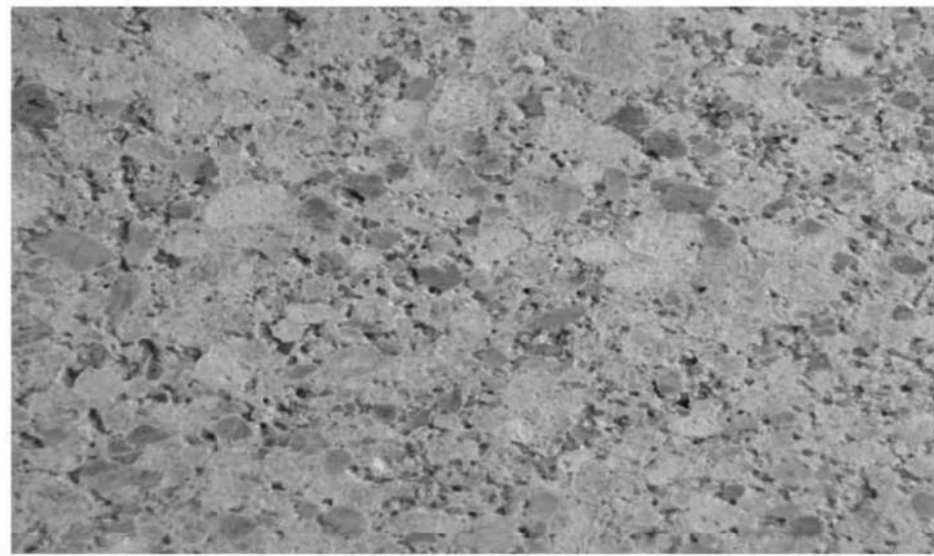
Face Brick:
Summit Brick "Fawn"



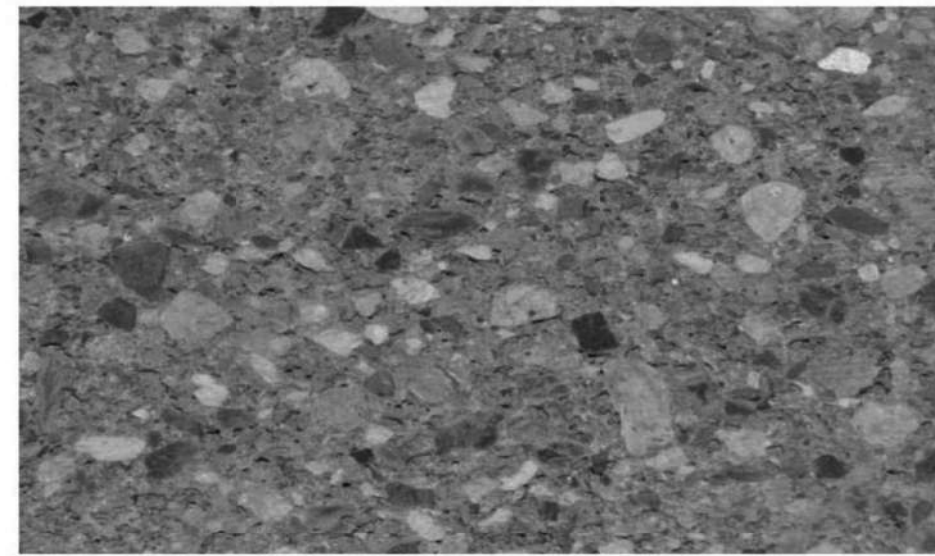
Face Brick:
Summit Brick "Pebble Gray"



Face Brick:
Summit Brick "Light Red"



CMU:
Basalite Ground Face "Premium 720R"



CMU:
Basalite Ground Face "Standard 5640R"



Stucco:
Sherwin-Williams SW 7019
"Gauntlet Gray"



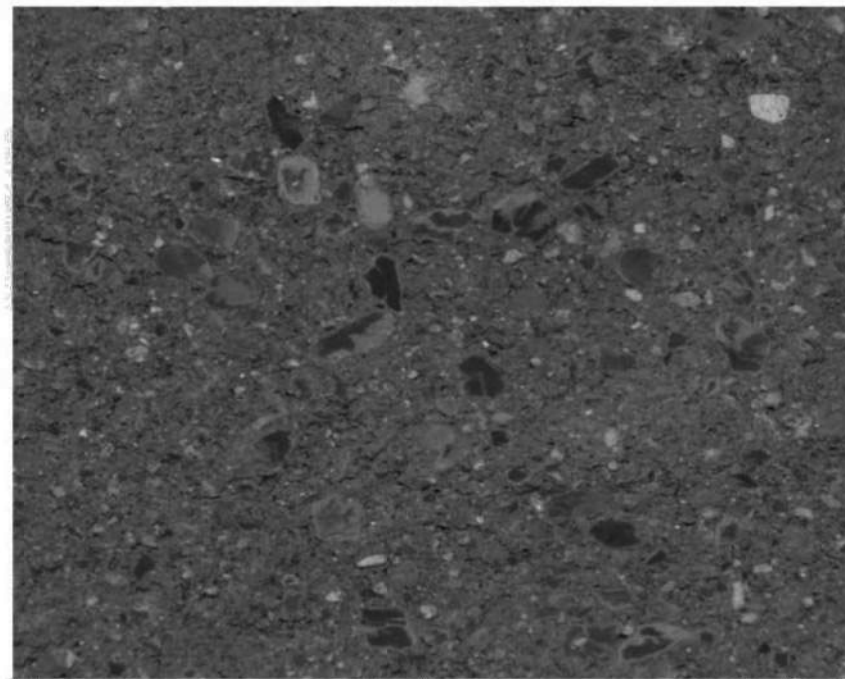
Stucco:
Sherwin-Williams SW 7075
"Web Gray"



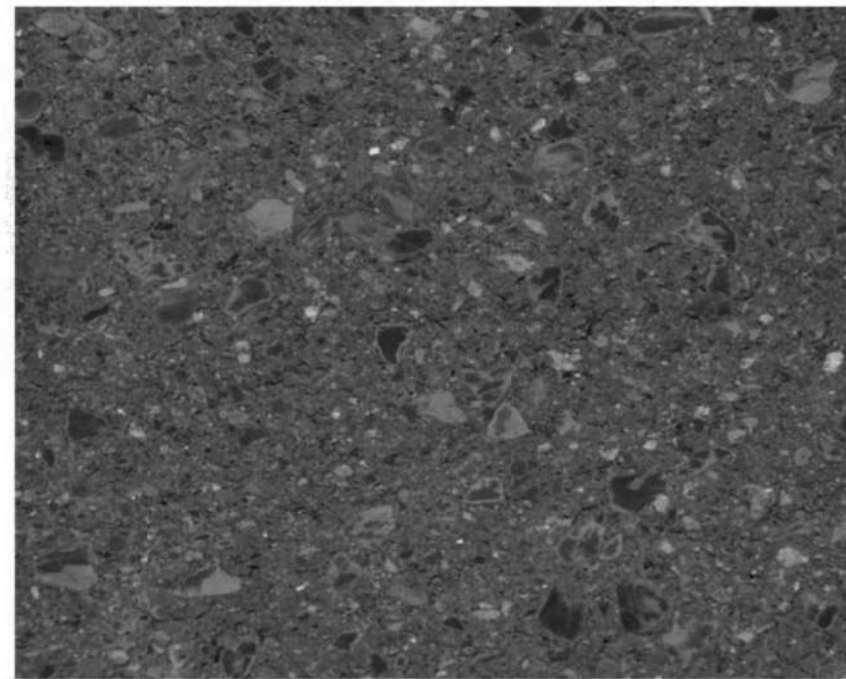
Stucco:
Sherwin-Williams SW 7508
"Tavern Taupe"



Stucco:
Sherwin-Williams SW 7050
"Useful Gray"



CMU:
Basalite Split Face "Standard 668R"



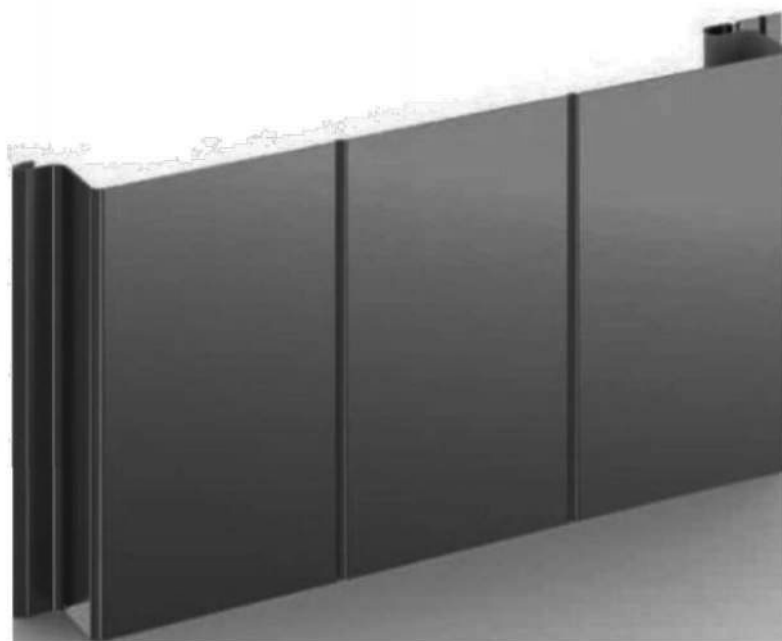
CMU:
Basalite Split Face "Standard 638R"



Stucco:
Sherwin-Williams SW 6797
"Jay Blue"



Wall Panel:
Berridge BR-12 "Lead-Cote"



Wall Panel:
Berridge FW-12 "Zinc Gray"



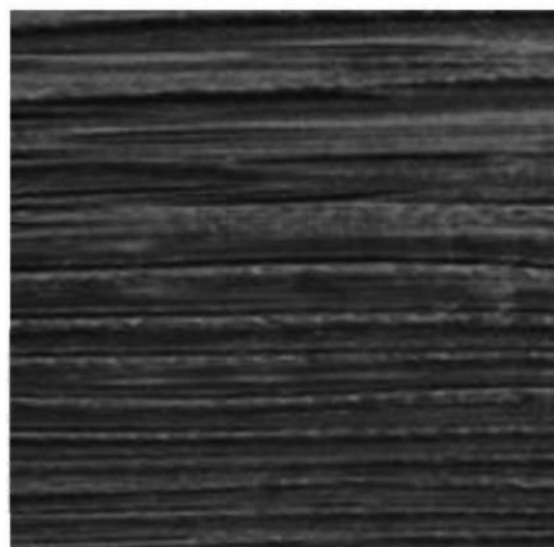
Metal Roof & Canopy:
Berridge Standing Seam "Deep Red"



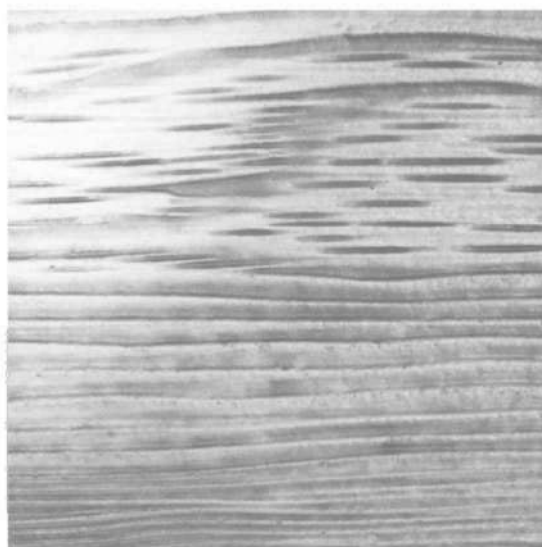
Fiber Cement:
Nichiha Vintagewood "Cedar"



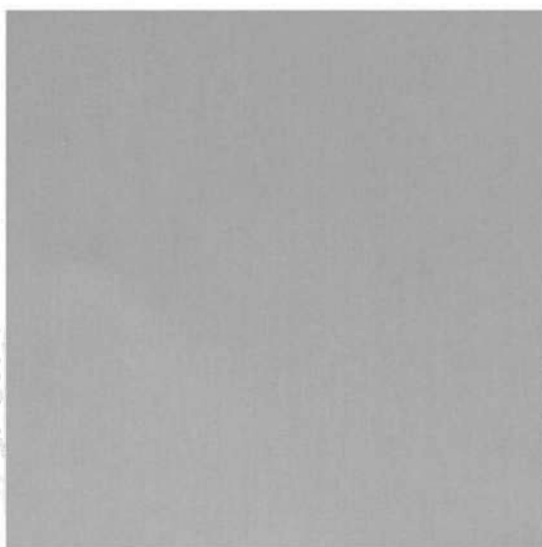
Fiber Cement:
Nichiha Vintagewood "Spruce"



Fiber Cement:
Woodtone RusticSeries
"Timber Trail"



Fiber Cement:
Woodtone RusticSeries
"White Granite"



Storefront System:
Clear Anodized Aluminum



Outdoor Luminaires:
Visa Lighting "Avatar
OW1337 48" Perforated"

Note:
Materials have been selected in order to unify the project as a whole. The listed materials are examples of materials and colors that have been selected merely to serve as a guide. Materials and colors in Buckley Yard are a suggested range of materials and colors. All materials and colors are subject to owner and City of Aurora staff review and approval.

As tenants enter the Buckley Yard project with specific prototype commercial building architecture and colors, the Owner and Architect shall recognize the tenant's prototype building architecture and colors, but evaluate prototype architecture and colors for general conformance with Buckley Yard's overall design vision.

Buckley Yard
Aurora, Colorado



7730 E. Bellevue Ave., Suite A-150 Greenwood Village, CO 80111 T. 720.542.9416 g3architecture.com

NOTE:
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

OLSSON ASSUMES NO
RESPONSIBILITY FOR EXISTING
UTILITY LOCATIONS (HORIZONTAL
OR VERTICAL). THE EXISTING
UTILITIES SHOWN ON THIS
DRAWING HAVE BEEN PLOTTED
FROM THE BEST AVAILABLE
INFORMATION. IT IS HOWEVER
THE RESPONSIBILITY OF THE
CONTRACTOR TO FIELD VERIFY
THE LOCATION OF ALL UTILITIES
PRIOR TO THE COMMENCEMENT
OF ANY CONSTRUCTION
ACTIVITIES.



**Know what's below.
Call before you dig.**
CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

REV. NO.	DATE	REVISIONS DESCRIPTION

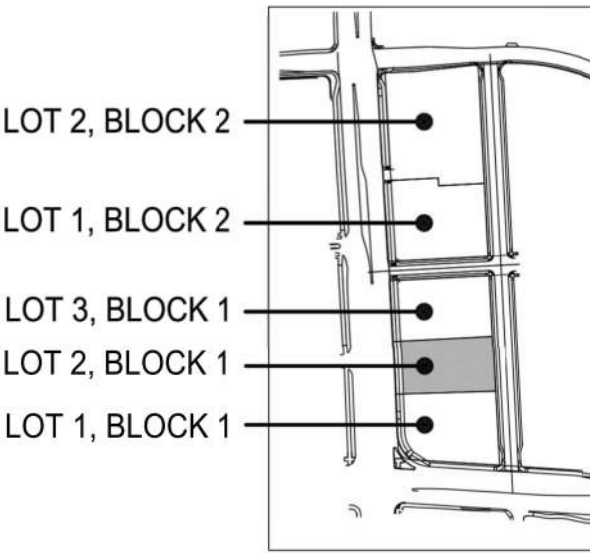
MATERIALS BOARD - LOT 1 BUCKLEY YARD SUBDIVISION FILING NO.1	BUCKLEY YARD COMMERCIAL SITE PLAN WITH CONDITIONAL USES & AMENDMENTS	2022
		AURORA, COLORADO

drawn by: BK/EM
checked by: JE
approved by: JE
QA/QC by: JE
project no.: 020-2569
drawing no.: C_ARC_0202569
date: 08/23/2022

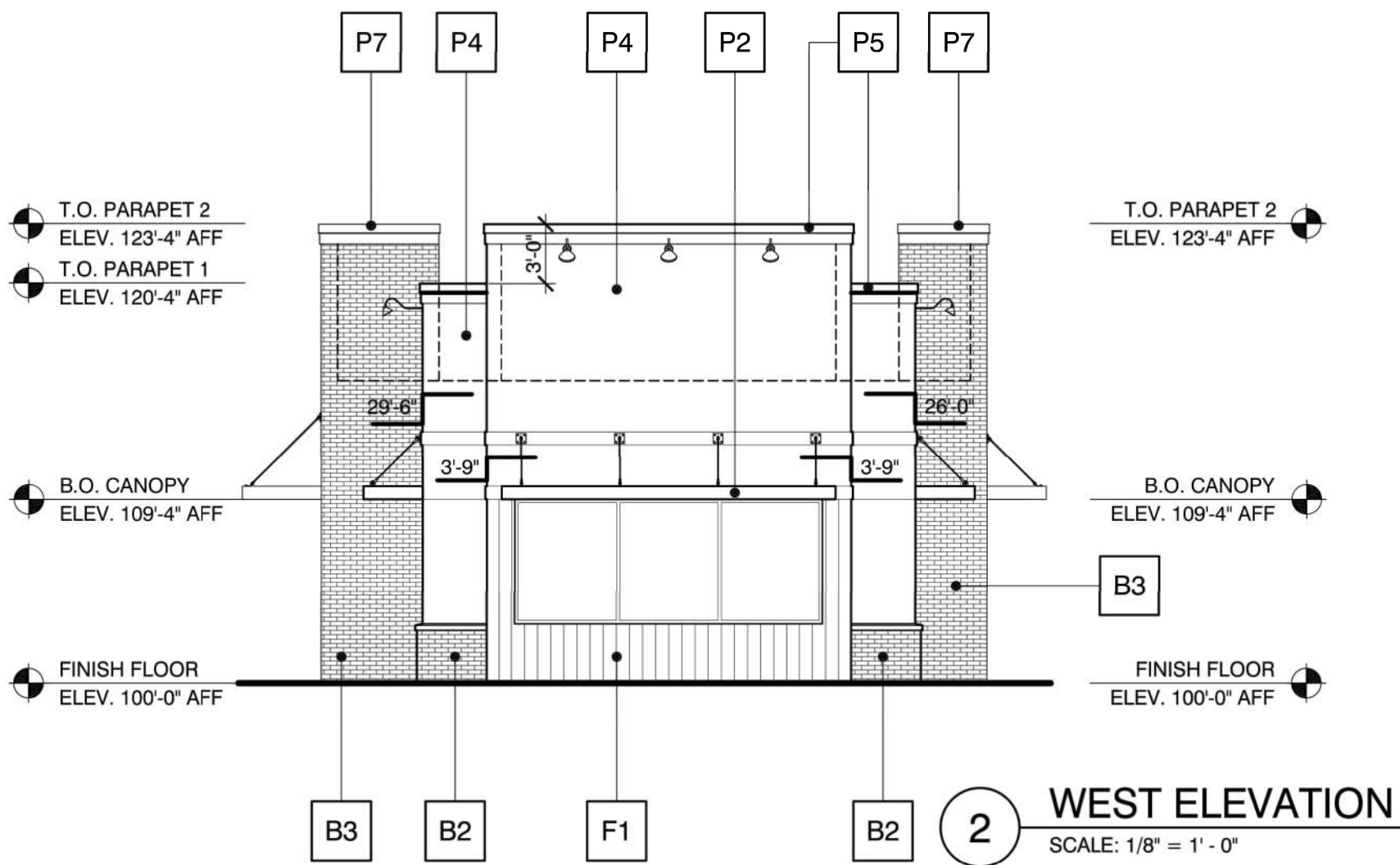
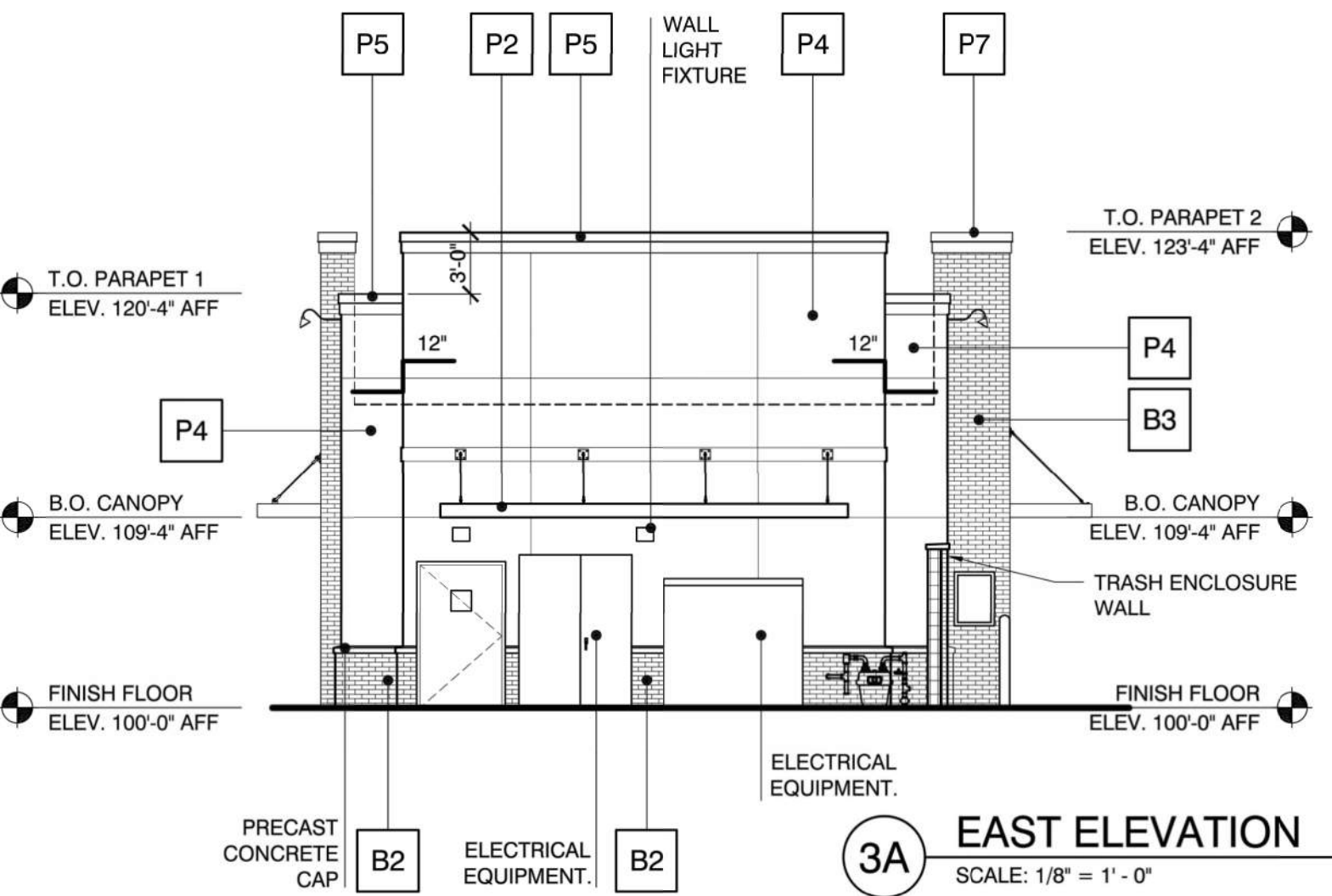
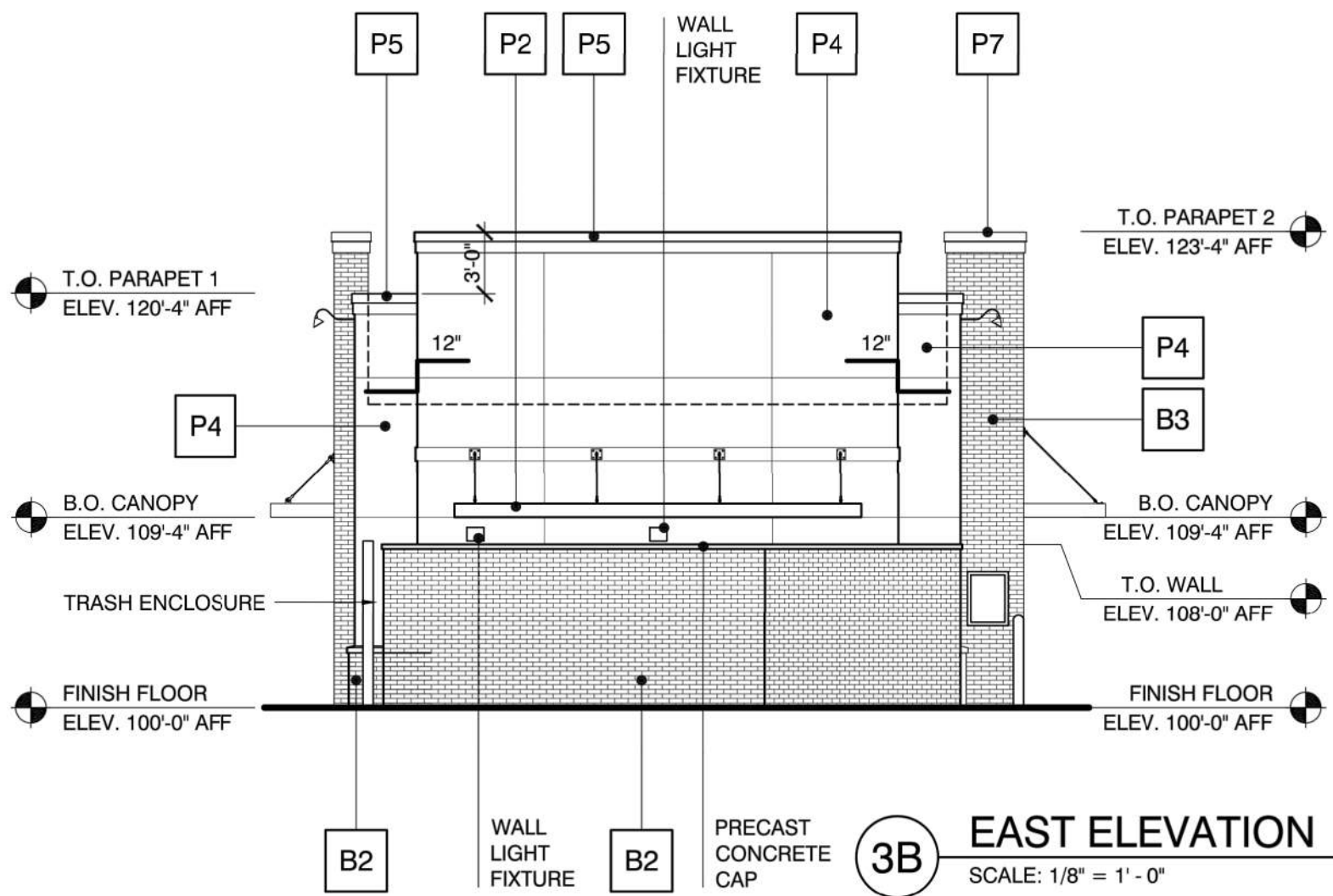
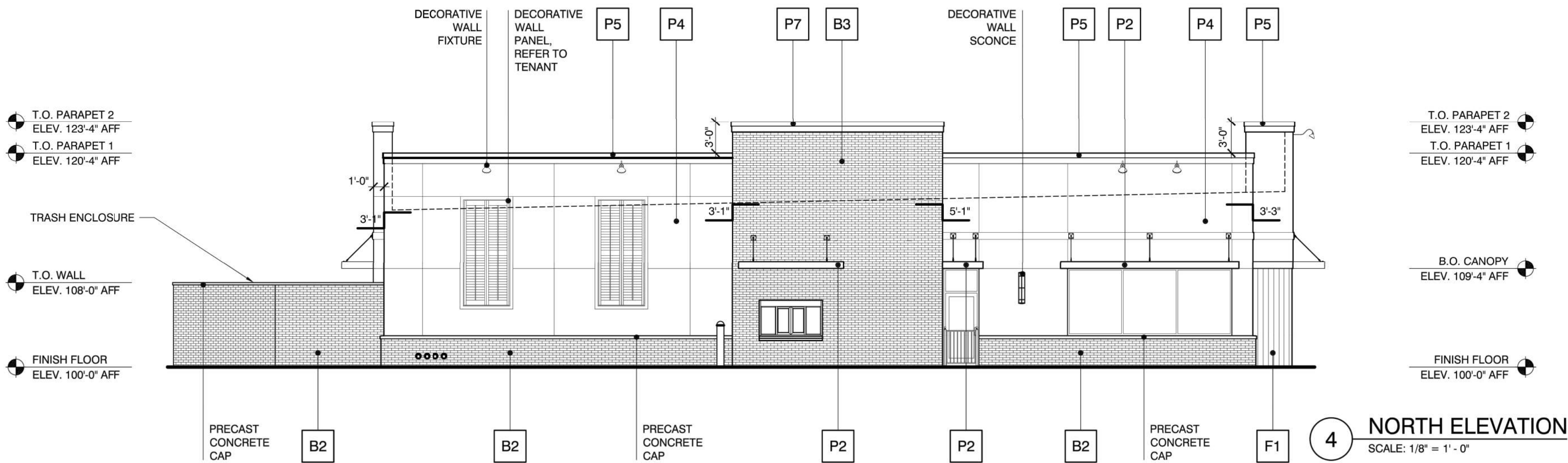


1880 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

BUILDING ELEVATIONS - LOT 2, BLOCK 1



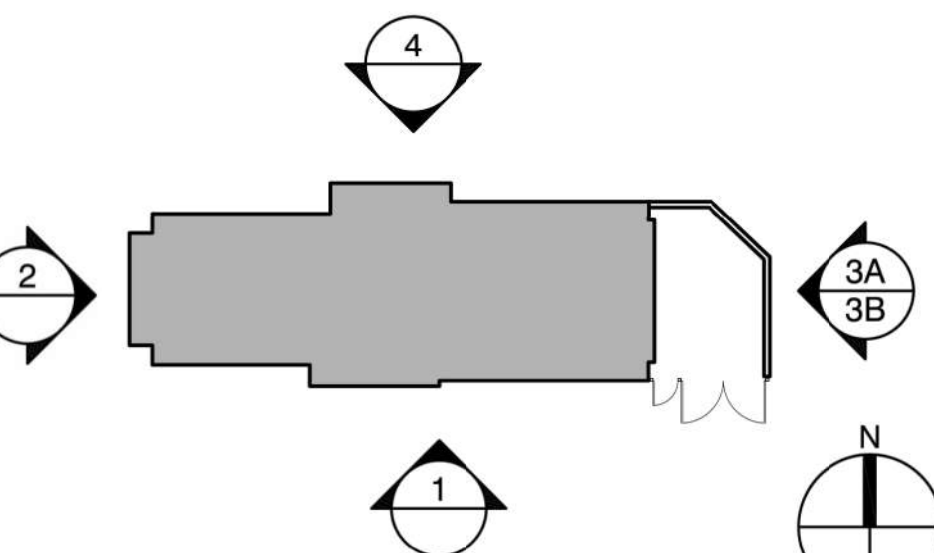
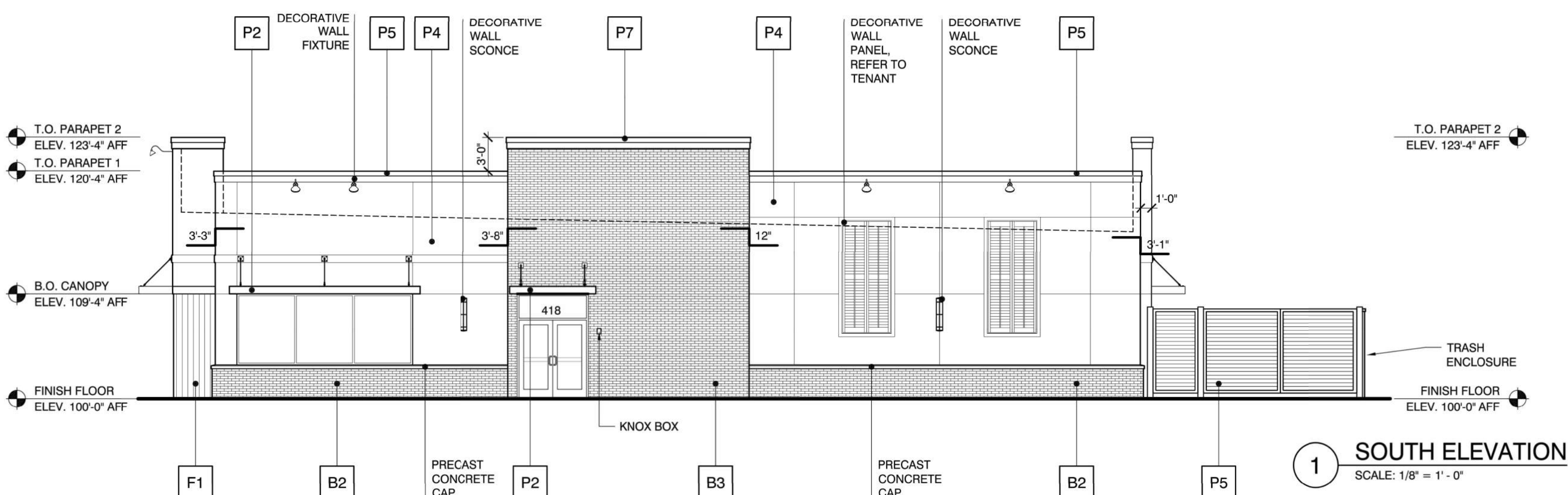
KEY MAP
N.T.S.



EXTERIOR FINISH SCHEDULE	
	MATERIAL
B1	BRICK: SUMMIT BRICK "FAWN"
B2	BRICK: SUMMIT BRICK "PEBBLE GRAY"
B3	BRICK: SUMMIT BRICK "LIGHT RED"
C1	CMU: BASALITE GROUND FACE "PREMIUM 720R"
C2	CMU: BASALITE GROUND FACE "STANDARD 5640R"
C3	CMU: BASALITE SPLIT FACE "STANDARD 668R"
C4	CMU: BASALITE SPLIT FACE "STANDARD 638R"
F1	FIBER CEMENT BOARD: NICHIA VINTAGEWOOD "CEDAR"
F2	FIBER CEMENT BOARD: NICHIA VINTAGEWOOD "SPRUCE"
F3	FIBER CEMENT BOARD: WOODTONE RUSTICSERIES "TIMBER TRAIL"
F4	FIBER CEMENT BOARD: WOODTONE RUSTICSERIES "WHITE GRANITE"
M2	METAL: BERRIDGE BR-12 "LEAD-COTE"
M3	METAL: BERRIDGE FW-12 "ZINC GREY"
M4	METAL: BERRIDGE STANDING SEAM CANOPY "DEEP RED"
P1	PAINT: SHERWIN-WILLIAMS SW 7019 "GAUNTLET GRAY"
P2	PAINT: SHERWIN-WILLIAMS SW 7075 "WEB GRAY"
P3	PAINT: SHERWIN-WILLIAMS SW 7075 "TAVERN TAUPe"
P4	PAINT: SHERWIN-WILLIAMS SW 7050 "USEFUL GRAY"
P5	PAINT: SHERWIN-WILLIAMS SW 7073 "NETWORK GRAY"
P6	PAINT: SHERWIN-WILLIAMS SW 6797 "JAY BLUE"
P7	PAINT: 2105-20 "ROOT BEER CANDY"
P8	PAINT: RED, REFER TO TENANT

STOREFRONT: CLEAR ANODIZED ALUMINUM
STOREFRONT DOORS: RAILS AND POLE HANDLES
GLAZING: "LOW E" CLEAR GLASS INSULATING UNIT

ALL BUILDING MOUNTED UTILITY EQUIPMENT WILL BE LOCATED
BEHIND METAL SCREEN WALL AND BE PAINTED TO MATCH
ADJACENT PAINT COLOR.



BLDG. PLAN - LOT 2, BLOCK 1
SCALE: N.T.S.

BUILDING FACE	MIXED-USE DISTRICTS: MU-C				
	PRIMARY FACADE (SOUTH)	PRIMARY FACADE (EAST)	PRIMARY FACADE (WEST)	SECONDARY FACADE (NORTH)	
MASSING					
	MINIMUM	3	3	3	2
WALL OFF-SET (MIN. 3 FT.)		3'-3" & 3'-8"	NO	3'-9" & 26'-0"	3'-1", 5'-1", 3'-3"
WALL/PARAPET HEIGHT CHANGE (MIN. 3 FT.)		3'-0"	3'-0"	3'-0"	3'-0"
ROOF FORM CHANGE		YES	YES	YES	YES
UPPER FLOOR SETBACK		N/A	N/A	N/A	N/A
WALL NOTCH (MIN. 12 IN.)		NO	12"	NO	NO
MATERIALS					
	MINIMUM	2	2	2	2
CHANGE IN MATERIAL		YES	YES	YES	YES
CHANGE IN COLOR		YES	YES	YES	YES
CHANGE IN TEXTURE		YES	YES	YES	YES
USE OF MASONRY (MIN. 40% OF FACADE)		NO	NO	NO	NO
VARIETY OF WINDOW SIZES		NO	NO	NO	NO
TRANSPARENCY AND GLAZING (MIN. 70% TRANSPARENT GLASS)		NO	NO	NO	NO
HUMAN SCALE					
	MINIMUM	3	3	3	2
ARCHITECTURAL DETAILING		YES	YES	YES	YES
DISPLAY CASES ON GROUND FLOOR (FOR MIXED-USE)		N/A	N/A	N/A	N/A
BUILDING-MOUNTED LIGHTING FIXTURES		YES	YES	NO	YES
AWNINGS OR SHUTTERS		YES	YES	YES	YES
ENTRY DEFINITION		YES	N/A	N/A	YES
BUILDING CORNER ENHANCEMENTS		YES	NO	YES	YES
WALL ART		NO	NO	NO	NO
BALCONIES		N/A	N/A	N/A	N/A
LANDSCAPE WALL/DECORATIVE SCREEN FOR VINES		NO	NO	NO	NO

BUILDING ELEVATIONS - LOT 2, BLOCK 1
BUCKLEY YARD SUBDIVISION FILING NO. 1

SITE DEVELOPMENT PLAN

AURORA, COLORADO

REVISIONS DESCRIPTION

REV. DATE

REVISIONS

CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

LESSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION

**1880 Fall River Drive,
Suite 200
Loveland, CO 80538**

oson

TEL 970.461.7733

1880 Fall River Drive,

BUCKLEY YARD COMMERCIAL 2021-6024-00



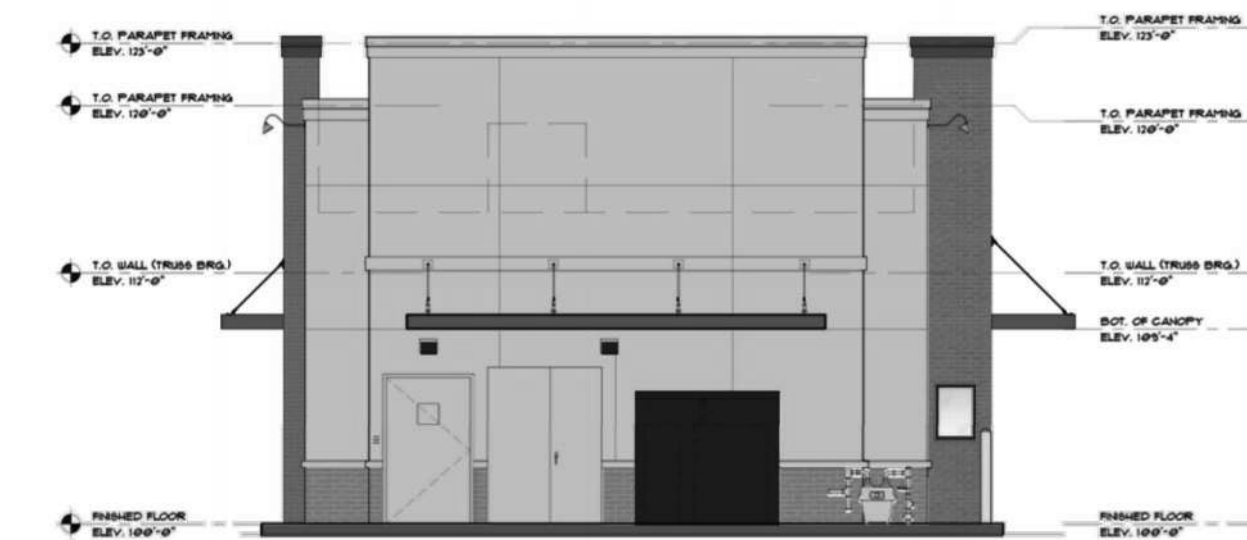
ALL CANOPIES



PREFINISHED METAL SHUTTERS- TEAL



WEST ELEVATION

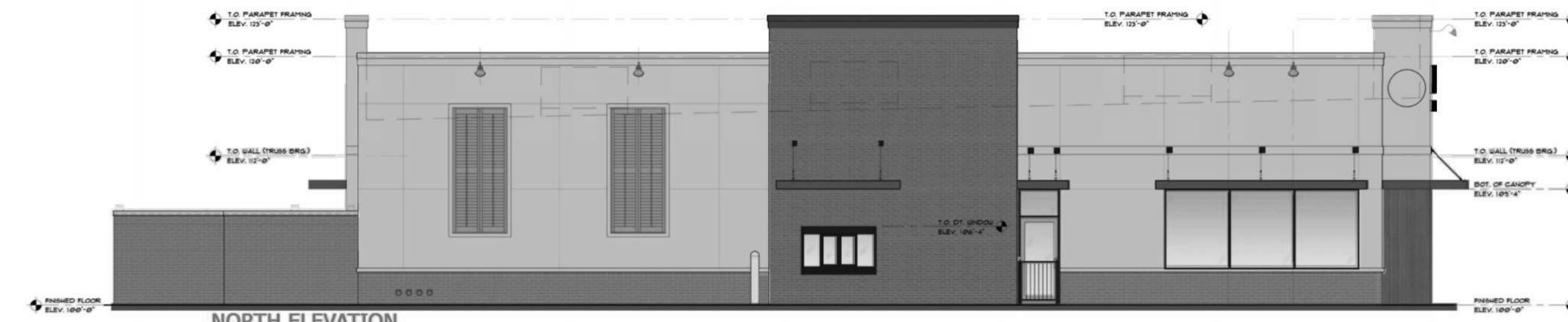


EAST ELEVATION w/o TRASH ENCLOSURE



S. AIRPORT BLVD. & E. ALAMEDA PKWY. AURORA, CO 80017

01-10-2022



NORTH ELEVATION



S. AIRPORT BLVD. & E. ALAMEDA PKWY. AURORA, CO 80017

01-10-2022

olson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

0 80538

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

PERSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



Call before you dig.

ALL SIX SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR CAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

[illegible]

BUCKELY YARD SUBDIVISION FILING NO.1

BUCKLEY YARD COMMERCIAL SITE PLAN WITH CONDITIONAL USES & AMENDMENTS

2022

AURORA, COLORADO

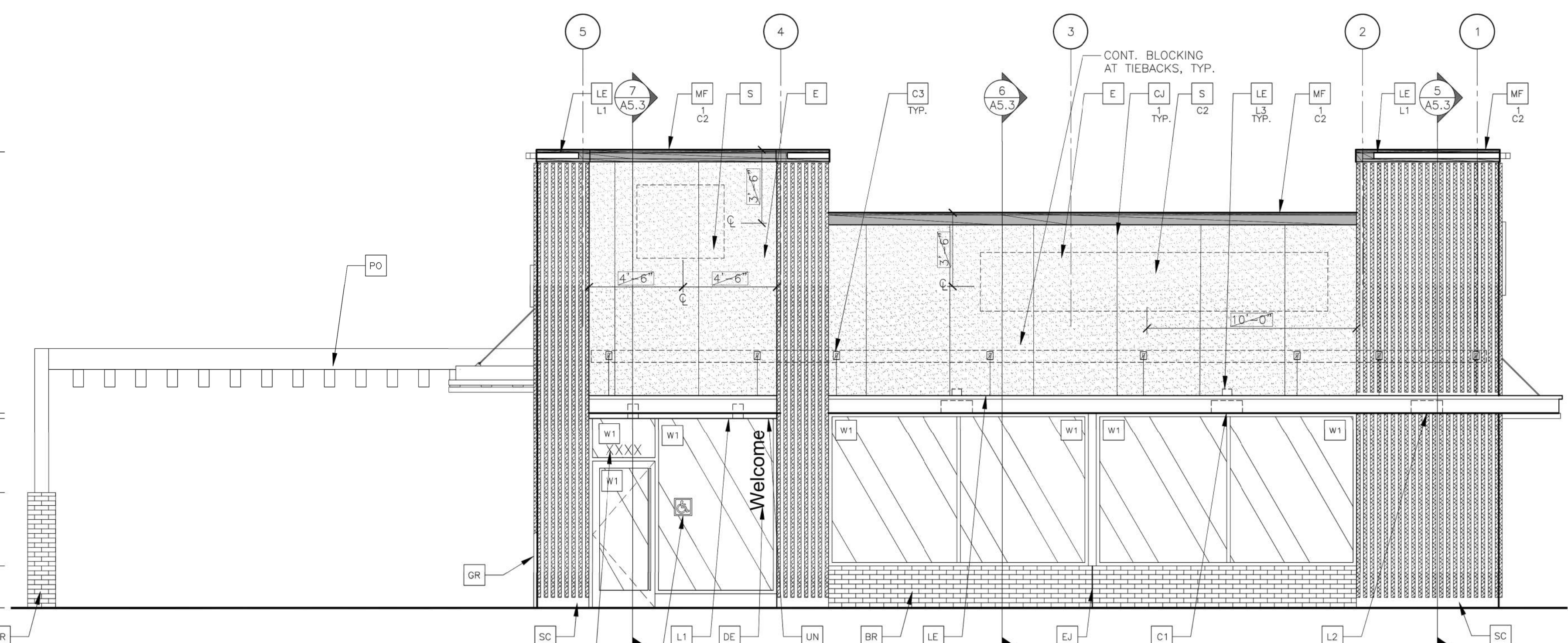
Drawn by: BK/EM
 Checked by: EM
 Approved by: JE
 A/QC by: JE
 Project no.: 020-2569
 Drawing no.: C ARC 0202569
 Date: 05/23/2022

SHEET 23
A1.6

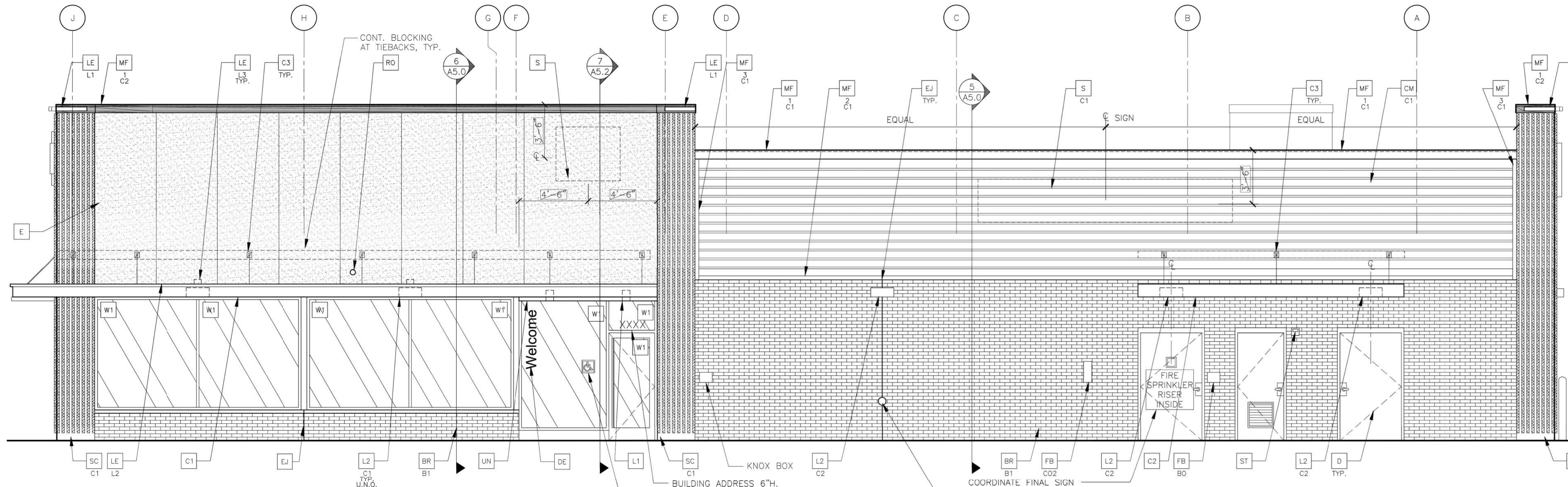
TABLE 4.8-8
Facade Character Elements for Four Sided Building Design

MASSING	(NORTH)	(SOUTH)	(EAST)	(WEST)
GENERAL	3 (PRIMARY FACADE)			
WALL OFF-SET (MIN. 3FT)				
WALL/PARAPET HEIGHT CHANGE (MIN. 3FT)	✓	✓	✓	✓
ROOF FORM CHANGE	✓	✓	✓	✓
UPPER FLOOR SET BACK	✓	✓	✓	✓
WALL NOTCH (MIN. 12 IN.)	✓	✓	✓	✓
MATERIALS				
GENERAL	2 (PRIMARY FACADE)			
CHANGE IN MATERIAL	✓	✓	✓	✓
CHANGE IN COLOR	✓	✓	✓	✓
CHANGE IN TEXTURE	✓	✓	✓	✓
USE OF MASONRY (MIN. 40% OF FACADE)	✓(44%)			
USE OF PANELIZED MATERIALS (MIN. 40% OF FACADE)	✓(46%)	✓(51%)	✓(51%)	✓(56%)
VARIETY OF WINDOW SIZES		✓		
TRANSPARENCY AND GLAZING (MIN 70% TRANSPARENT GLASS)				
HUMAN SCALE				
GENERAL	3 (PRIMARY FACADE)			
ARCHITECTURAL DETAILING	✓			
DISPLAY CASES ON GROUND FLOOR (FOR FIXED USE)				
BUILDING MOUNTED LIGHTING FIXTURES	✓	✓	✓	✓
AWNINGS OR SHUTTERS	✓	✓	✓	✓
ENTRY DEFINITION (PRONOUNCED MASSING/ROOF FORM, STOOP, PORCH)		✓		✓
BUILDING CORNER ENHANCEMENTS	✓	✓	✓	✓
WALL ART				
BALCONIES				
LANDSCAPE WALL/DECORATIVE SCREEN FOR VINES				

- T/BLK'G @ PARAPET
ELEV. + 21'-9 1/2"
- B/CANOPY
ELEV. + 9'-4"
- T/WINDOW & B/UNDERSCORE
ELEV. + 9'-1"
- T/COLUMN WRAP
ELEV. + 5'-6"
- T/SILL
ELEV. + 2'-0"
- T/SLAB
ELEV. + 0'-0"



- T/ALUMINUM BATTEN
ELEV. + 21'-3"
- T/BLK'G @ LOWER PARAPET
ELEV. + 18'-9 1/2"
- C.L./TIEBACK
ELEV. + 12'-1"
- T/WINDOW & B/CANOPY
ELEV. + 9'-4"
- T/ALUMINUM BATTEN
ELEV. + 9'-3 1/2"
- B/ALUMINUM BATTEN
ELEV. + 0'-6"
- T/SLAB
ELEV. + 0'-0"



- T/ALUMINUM BATTEN
ELEV. + 21'-3"
- T/BLK'G @ LOWER PARAPET
ELEV. + 18'-9 1/2"
- B/METAL PANEL
ELEV. + 10'-5 1/2"
- B/SCONCE
ELEV. + 9'-4"
- T/DOOR
ELEV. + 7'-4"
- B/ALUMINUM BATTEN
ELEV. + 0'-6"
- T/SLAB
ELEV. + 0'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1. HDO BOTH FACES, APAP TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BR MODULAR FACE BRICK
B1-COLOR:
B1 = "PEBBLE GRAY" BY SUMMIT BRICK COMPANY
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
SEE DETAIL 3/A5.0
- CJ CONTROL JOINT
1-TYPE: 1 = EIFS
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1-COLOR:
C1 = WEATHERED ZINC
- D HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
C1-COLOR:
C1 = "WEB GRAY" SW 7075 BY SHERWIN WILLIAMS
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB CO2 = CO2 = BULK CO2 FILL BOX (EOPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18)
- GR GUARD RAIL-SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1 = WHITE
C2 = PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SUM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
C1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = "WEB GRAY" BY SHERWIN WILLIAMS
- PB PIPE BOLLARD - PAINTED YELLOW
- PO OPEN AIR METAL WRAPPED PORTICO. GC BUILT - SEE STRUCTURAL
COLOR: RAL 7022
- PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- SC STUCCO
C1-PAINT TO MATCH: HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: CLEAR ANODIZED ALUMINUM
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE
COLOR: CLEAR ANODIZED ALUMINUM
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
- W3 EXTERIOR WINDOW ASSEMBLY - TEMPERED - SPANDREL GLASS - SEE ASSEMBLY NOTES
COLOR: CLEAR ANODIZED ALUMINUM

STATE OF COLORADO
PATRICK G. BLEES
400150
REGISTERED ARCHITECT
05/04/2022

CORE STATES
DESIGN P.C.
4240 East Juniper Street
Denver, CO 80231
303.733.2272
corestatesdesign.com

PREPARED BY:
McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project or not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for reuse on another project is not authorized.

DRAWN BY:
B/ABDALLA

STD ISSUE DATE:
2021_02

REVIEWED BY:
K/TESKA

DATE ISSUED:
08/22/2022

C.S.G. PROJECT #:
MCD.31547

TITLE
BUILDING ELEVATIONS - LOT 3

DESCRIPTION
WOOD BEARING WALLS W/HARDIE PLANK FINISH
WOOD ROOF TRUSS FRAMING
APOLIC/BATTEN/METAL PANEL/BRICK EXTERIOR FINISH

SHEET NO.
SHEET 24
A1.7

C.ARC.0202569

BY:
B

DATE:
05.04.2022

REV:
B

PLANNING COMMENTS - REVISED TITLE BLOCK

DESCRIPTION

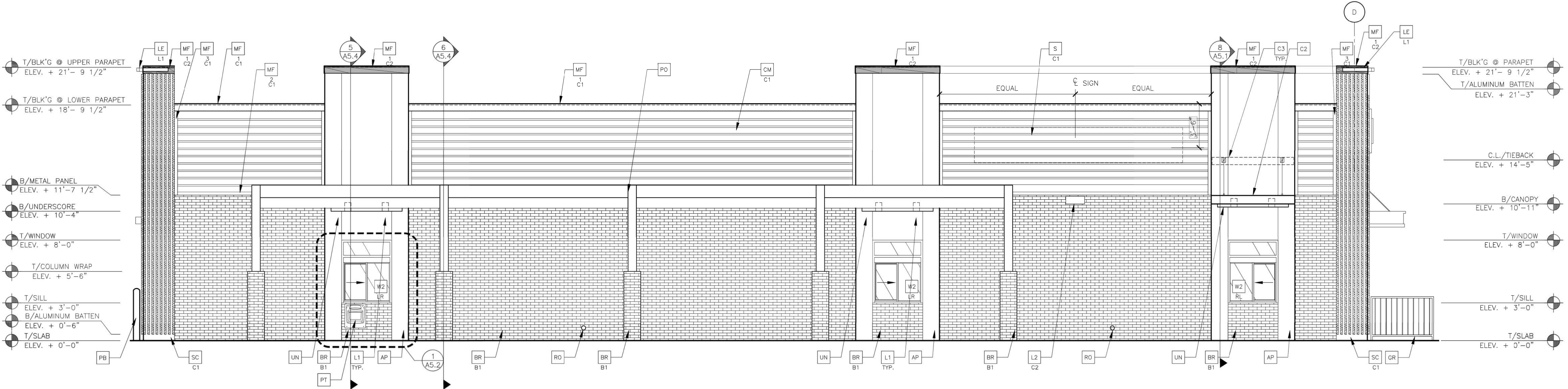
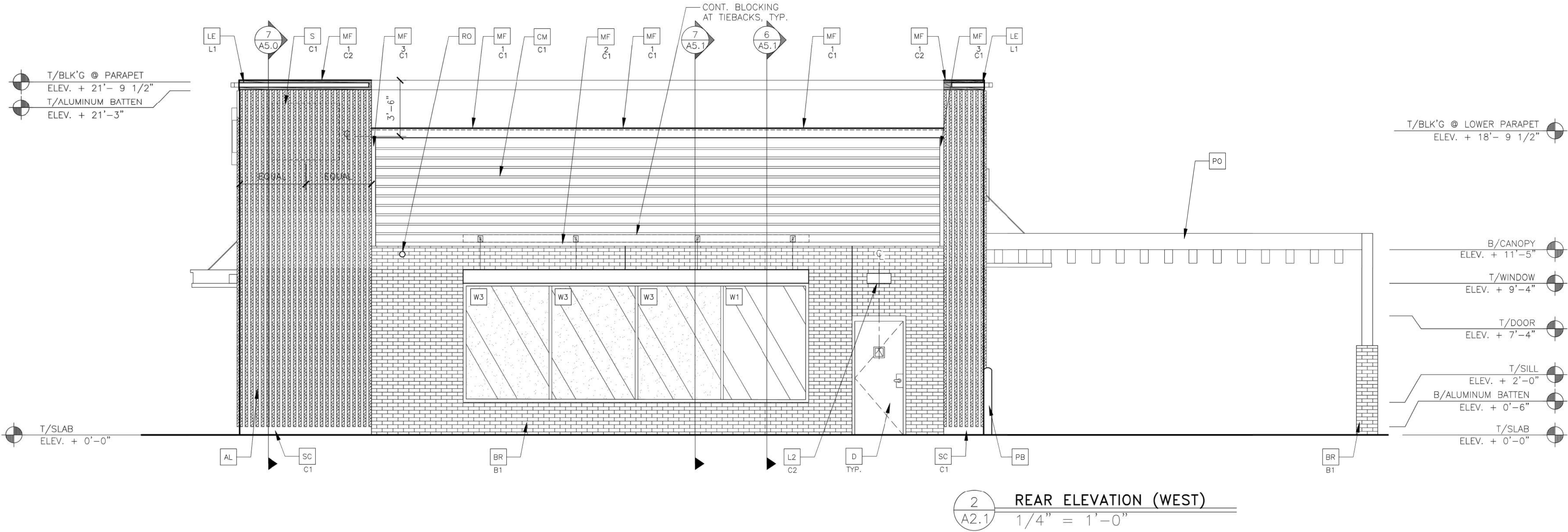


TABLE 4.8-8
Facade Character Elements for Four Sided Building Design

MASSING	(NORTH)	(SOUTH)	(EAST)	(WEST)
GENERAL	3 (PRIMARY FACADE)			
WALL OFF-SET (MIN. 3FT)				
WALL/PARAPET HEIGHT CHANGE (MIN. 3FT)	✓	✓	✓	✓
ROOF FORM CHANGE				
UPPER FLOOR SET BACK				
WALL NOTCH (MIN. 12 IN.)	✓	✓	✓	✓
MATERIALS				
GENERAL	2 (PRIMARY FACADE)			
CHANGE IN MATERIAL	✓	✓	✓	✓
CHANGE IN COLOR	✓	✓	✓	✓
CHANGE IN TEXTURE	✓	✓	✓	✓
USE OF MASONRY (MIN. 40% OF FACADE)	✓(44%)			
USE OF PANELIZED MATERIALS (MIN. 40% OF FACADE)	✓(46%)	✓(51%)	✓(51%)	✓(56%)
VARIETY OF WINDOW SIZES		✓		
TRANSPARENCY AND GLAZING (MIN 70% TRANSPARENT GLASS)				
HUMAN SCALE				
GENERAL	3 (PRIMARY FACADE)			
ARCHITECTURAL DETAILING	✓			
DISPLAY CASES ON GROUND FLOOR (FOR FIXED USE)				
BUILDING MOUNTED LIGHTING FIXTURES	✓	✓	✓	✓
AWNINGS OR SHUTTERS	✓	✓	✓	✓
ENTRY DEFINITION (PRONOUNCED MASSING/ROOF FORM, STOOP, PORCH)		✓		✓
BUILDING CORNER ENHANCEMENTS	✓	✓	✓	✓
WALL ART				
BALCONIES				
LANDSCAPE WALL/DECORATIVE SCREEN FOR VINES				



KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APAP TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BR MODULAR FACE BRICK
B1-COLOR:
B1 = "PEBBLE GRAY" BY SUMMIT BRICK COMPANY
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
SEE DETAIL 3/A5.0
- CJ CONTROL JOINT
1-TYPE: 1 = EIFS
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1-COLOR:
C1 = WEATHERED ZINC
- D HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
C1-COLOR:
C1 = "WEB GRAY" SW 7075 BY SHERWIN WILLIAMS
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB CO2-2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR GUARD RAIL-SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD

- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1 = WHITE
C2 = PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SUM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = "WEB GRAY" BY SHERWIN WILLIAMS
- PB PIPE BOLLARD - PAINTED YELLOW
- PO OPEN AIR METAL WRAPPED PORTICO, GC BUILT - SEE STRUCTURAL
COLOR: RAL 7022
- PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- SC STUCCO
C1-PAINT TO MATCH: HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: CLEAR ANODIZED ALUMINUM
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSON, MANUAL OPEN: ELECTRONIC RELEASE
COLOR: CLEAR ANODIZED ALUMINUM
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
- W3 EXTERIOR WINDOW ASSEMBLY - TEMPERED - SPANDREL GLASS - SEE ASSEMBLY NOTES
COLOR: CLEAR ANODIZED ALUMINUM

STATE OF COLORADO
PATRICK G. BLEES
400150
REGISTERED ARCHITECT
04/04/2022

CORE STATES
DESIGN P.C.
4246 East Juniper Street
Denver, CO 80231
303.797.2222
www.corestatesdesign.com

PREPARED BY: McDonald's USA, LLC
DRAWN BY: B.ABDULLA
STD ISSUE DATE: 2021_02
REVIEWED BY: K.TESKA
DATE ISSUED: 06/29/2022
C.S.G. PROJECT #: MCD.31547

BUILDING ELEVATIONS - LOT 3
DESCRIPTION: WOOD BEARING WALLS W/HARDIE PLANK FINISH
WOOD ROOF TRUSS FRAMING
APOLIC/BATTEN/METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 005-0778
SITE ADDRESS: 480 S AIRPORT BLVD
AURORA, CO 80017

© 2021 McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used on any other project without the written authorization of McDonald's USA, LLC. Use of these drawings for reference or example on another project requires the written authorization of McDonald's USA, LLC. The contract documents for reuse on another project is not authorized.

McDonald's USA, LLC
C. ARC. 0202569
SHEET 25
A1.8

PLANNING COMMENTS - REVISED TITLE BLOCK
DATE: 05.04.2022
REV: B
BY:



Proposed McDonald's Restaurant #005-0778
480 S Airport Dr.
Aurora, CO
11 January 2022

olson

1000 Fall River Drive,
Suite 200
Loveland, CO 80538

TEL 970.461.7733

THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

CONTRACTOR ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES OR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



Now what's **below**.
Call before you dig.

ALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR CAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

[illegible]

		2022
--	--	------

NO.1	U WITH S	
------	-------------	--

5	NG N	LAN	ENT
---	------	-----	-----

CO	FILE	TEP	DMI
----	------	-----	-----

SIT MEN	
------------	--

156

113

FILE V7	SUBJ	MMMM	USER
---------	------	------	------

RD \$	COI	UAL	
-------	-----	-----	--

YAFF	ORD	ADCC
------	-----	------

COPIES	1
REPLY	1
YACHT	1
ADDITION	1
ORANGE	1

CKE	LEY	CON	COL
-----	-----	-----	-----

BU

BU
ROR

AUF

Drawn by: BK/EM
Checked by: FM

Improved by: JE
VQC by: JE

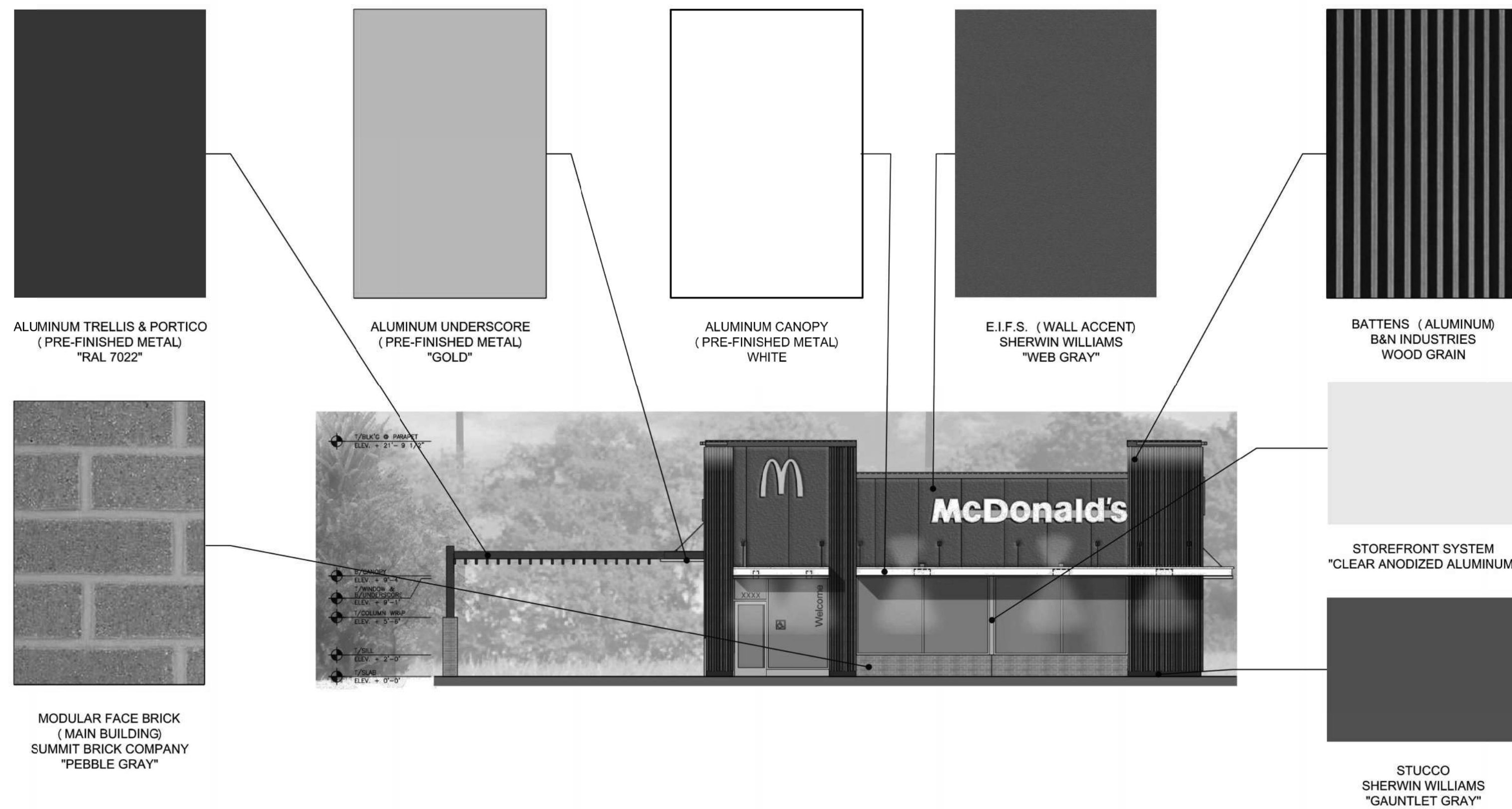
Project no.: 020-2569
Drawing no.: C ARC 0202569
Date: 05/23/2022

18. 05/23/2022

SHEET 26

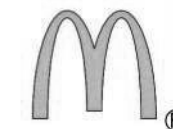
A1.9

BUCKLEY YARD COMMERCIAL 2021-6024-00



MATERIAL SAMPLES BOARD
Proposed McDonald's Restaurant
480 S Airport Blvd
Aurora, CO

McDonald's USA, LLC



Olsson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



Know what's **below**.
Call before you dig

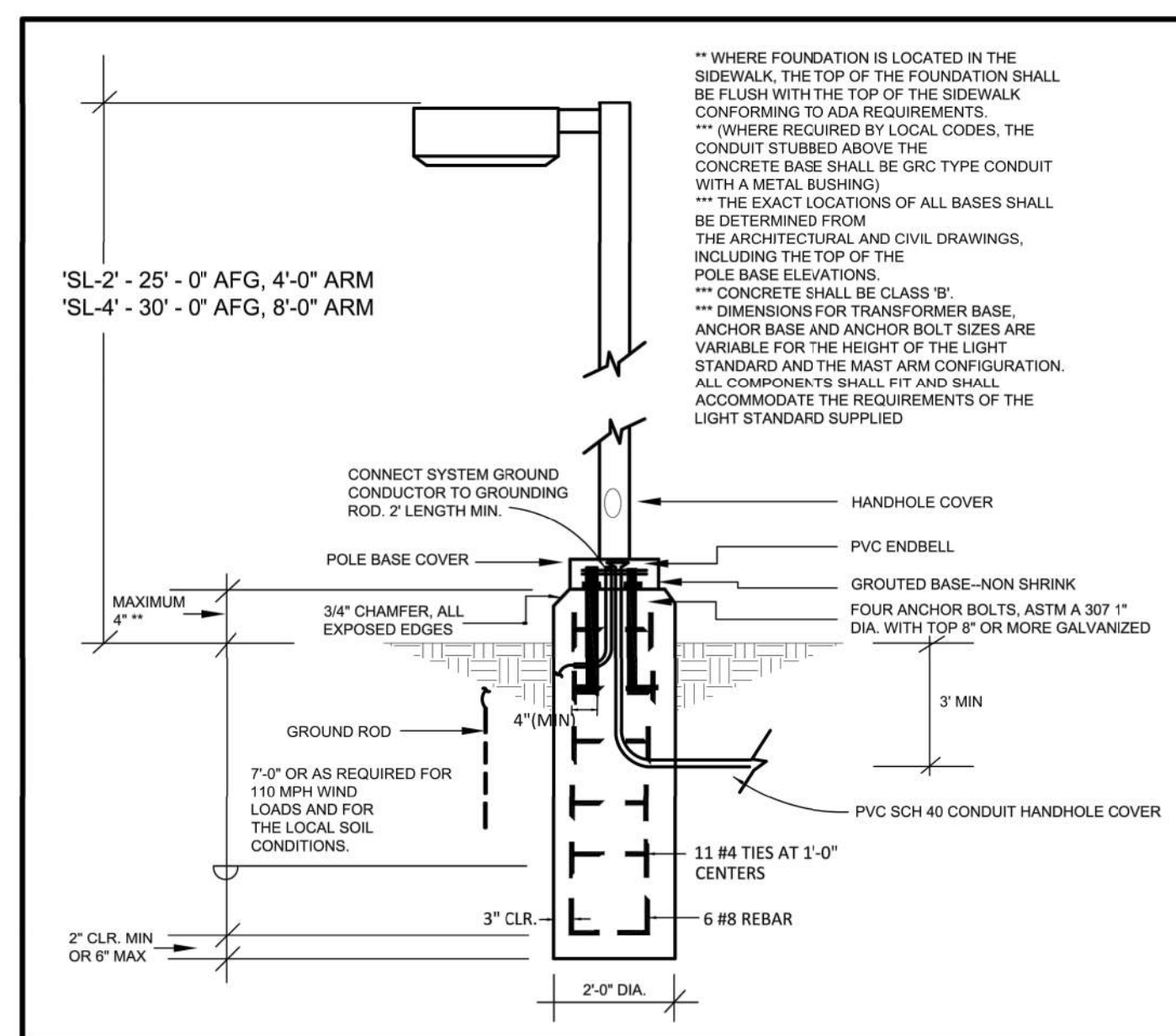
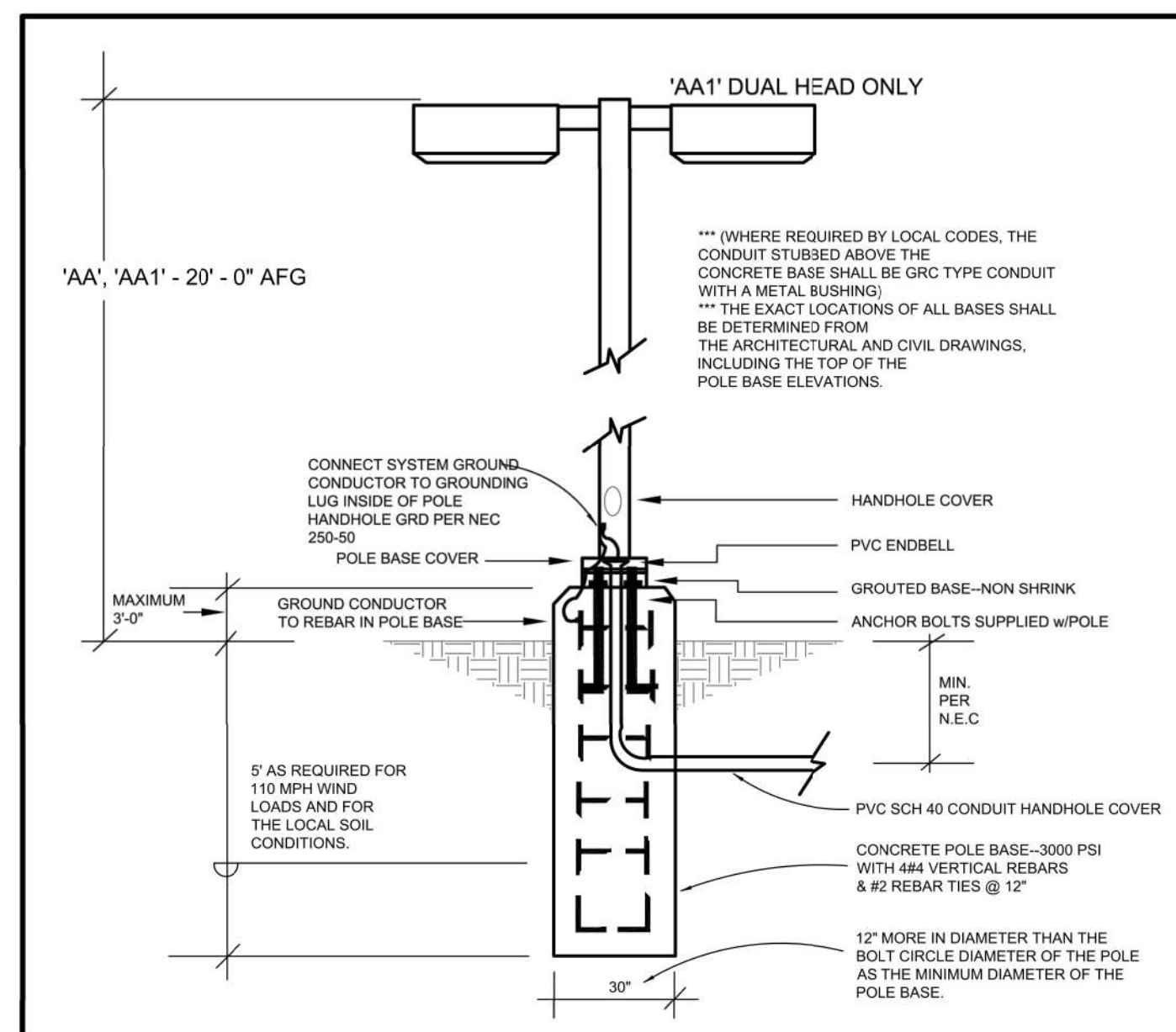
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

[illegible]

MATERIALS BOARD - LOT 3	2022
BUCKLEY YARD SUBDIVISION FILING NO.1	
BUCKLEY YARD COMMERCIAL SITE PLAN WITH CONDITIONAL USES & AMENDMENTS	
LAURORA, COLORADO	

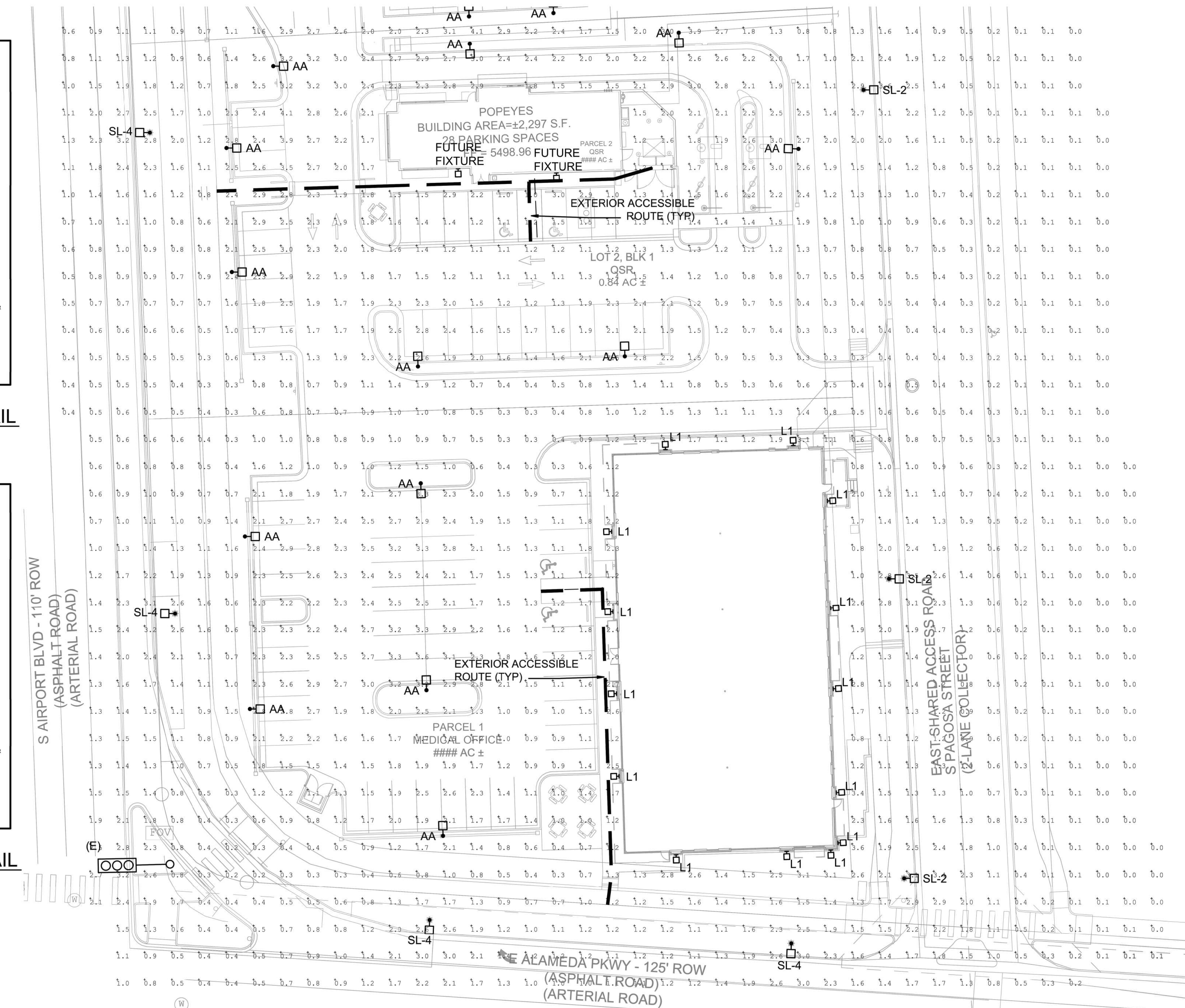
drawn by: _____ BK/EM
checked by: _____ EM
approved by: _____ JE
QA/QC by: _____ JE
project no.: _____ 020-2569
drawing no.: _____ C ARC 0202569
date: _____ 05/23/2022

SHEET 27
A1.10



GENERAL NOTES

1. PHOTOMETRIC IS FOR PARKING LOTS ONLY. ALL BUILDINGS ARE FUTURE ALONG WITH ASSOCIATED BUILDING LIGHTING.
2. SEE SHEET EP14 FOR LUMINARIE SCHEDULE AND LIGHTING CUT SHEETS.
3. ALL FUTURE FIXTURES TO BE USED AS PLACEHOLDERS. VERIFY FINAL FIXTURES BEFORE INSTALLATION.
4. STREET LIGHTING TO DRAW FROM EXISTING STREET LIGHTING POWER. VERIFY, AND VERIFY LOCATION BEFORE INSTALLATION.
5. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	Illuminance	Fc	0.86	4.1	0.0	N.A.	N.A.
ACCESS ROAD	Illuminance	Fc	0.97	3.6	0.2	4.85	18.00
PARCEL 1 PARKING	Illuminance	Fc	2.10	3.6	0.7	3.00	5.14
PARCEL 2 PARKING	Illuminance	Fc	2.06	4.1	1.0	2.06	4.10
PARCEL 3 PARKING	Illuminance	Fc	2.46	4.0	1.2	2.05	3.33



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

LOT 1 AND 2 SITE LIGHTING PHOTOMETRICS
BUCKLEY YARD FILING NO.1

CONSTRUCTION DOCUMENTS
PARCEL 1 AND 2 SITE LIGHTING PHOTOMETRICS

AURORA, COLORADO

nos/

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

TEL 970.461.7733

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

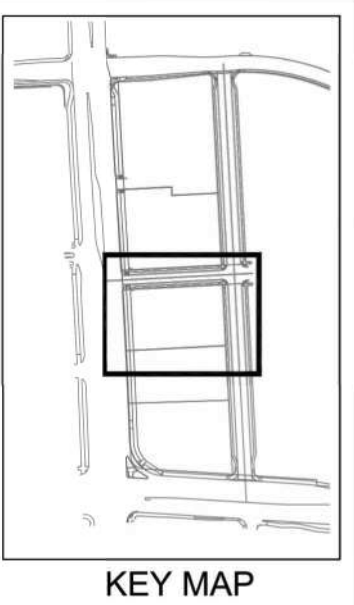
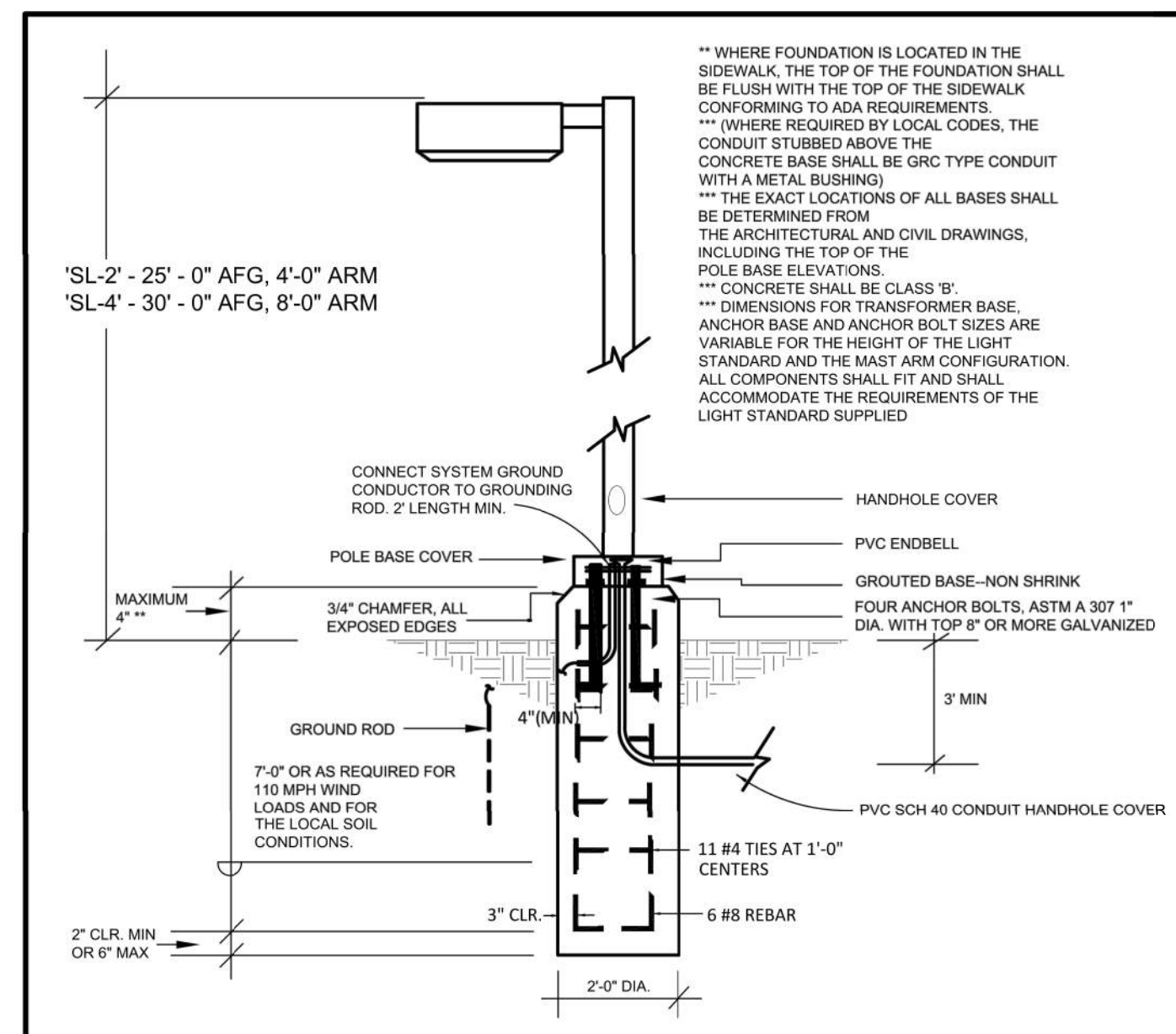
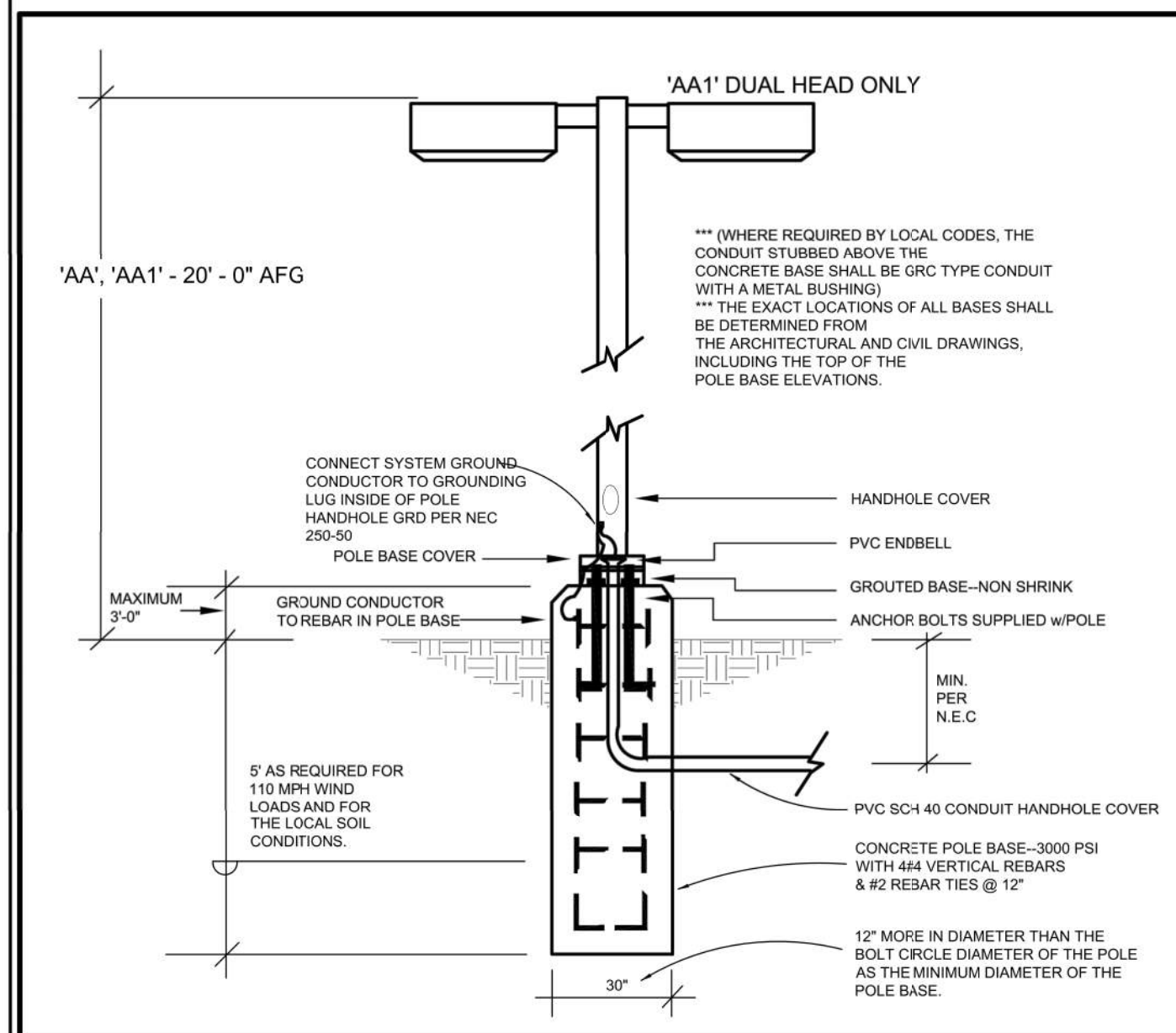
OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

[illegible]

2021

SHEET 28
EP11



olson

1880 Fall River Drive,
Suite 200
Loveland, CO 80538

TEL 970.461.7733

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY
FOR REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS
SUBJECT TO CHANGE. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION.

LESSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

**CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
CAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES**

[illegible]

BUCKLEY YARD FILING NO.1

CONSTRUCTION DOCUMENTS

PARCEL 3 AND SITE LIGHTING PHOTOMETRICS

AURORA, COLORADO

2021

Drawn by: _____ ATE
 Checked by: _____ JCAA
 Approved by: _____ JCAA
 A/QC by: _____ JCAA
 Project no.: _____ 21.082
 Drawing no.: _____
 Date: _____ 05/23/2022

SHEET 29
EP12

05.02.2022



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	Illuminance	Fc	0.86	4.1	0.0	N.A.	N.A.
ACCESS ROAD	Illuminance	Fc	0.97	3.6	0.2	4.85	18.00
PARCEL 1 PARKING	Illuminance	Fc	2.10	3.6	0.7	3.00	5.14
PARCEL 2 PARKING	Illuminance	Fc	2.06	4.1	1.0	2.06	4.10
PARCEL 3 PARKING	Illuminance	Fc	2.46	4.0	1.2	2.05	3.33

P:\JCAA 2021\21.082_Airport & Alameda\DRAWINGS\JCAA\ELECTRICAL\PTP\2022-05-02 VER 4.4\21.082_EPT11.dwg
XREFS: 21082_X-SDP-TB JCAA_LOGO_H AIRPORT AND ALAMEDA -SITE CALCS
DATE: May 02, 2022 12:29pm USER: cyork

BUCKLEY YARD COMMERCIAL 2021-6024-00

