

BUCKLEY YARD RESIDENTIAL SITE PLAN

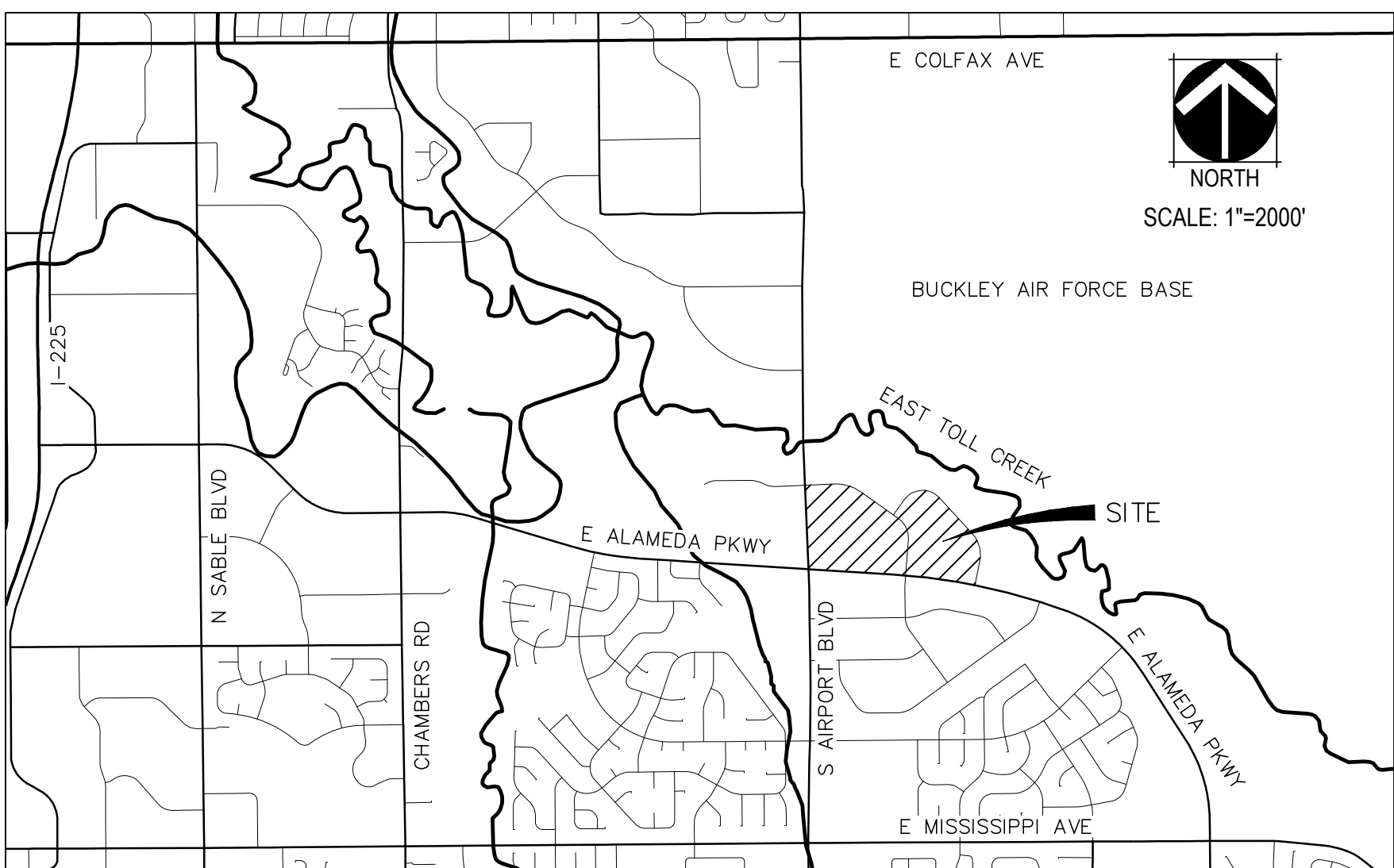
LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14 AND TRACT F, BUCKLEY YARD SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF PARCELS OF LAND BEING ALL OF TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. _____ AND ALL OF LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14 RECORDED UNDER RECEPTION NO. 1991491, ALL IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING ADDITIONALLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: 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 BY A 3" ALUMINUM CAP IN A RANGE BOX AND AT THE NORTH QUARTER CORNER BY A 3" ALUMINUM CAP IN A RANGE BOX, BEARING N89°57'02"W, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
PARCEL 1:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.;
THENCE S33°44'04"E A DISTANCE OF 719.99 FEET, TO THE NORTHWESTERLY CORNER OF SAID TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. _____
IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVE AND THE POINT OF BEGINNING;
THENCE ON THE BOUNDARY OF SAID TRACT F, THE FOLLOWING TWELVE (12) COURSES:
1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S02°30'48"E, HAVING A RADIUS OF 554.84 FEET, A CENTRAL ANGLE OF 37°55'48" AND AN ARC LENGTH OF 367.31 FEET, TO A POINT OF TANGENT;
2. S54°35'00"E A DISTANCE OF 596.63 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 59°13'56" AND AN ARC LENGTH OF 304.97 FEET, TO A POINT OF TANGENT;
4. S04°38'56"W A DISTANCE OF 143.10 FEET;
5. S08°07'01"W A DISTANCE OF 165.31 FEET;
6. S04°38'56"W A DISTANCE OF 75.22 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'29" AND AN ARC LENGTH OF 39.08 FEET, TO A POINT OF REVERSE CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,055.00 FEET, A CENTRAL ANGLE OF 00°37'00" AND AN ARC LENGTH OF 86.68 FEET, TO A POINT TANGENT;
9. N86°23'35"W A DISTANCE OF 594.80 FEET;
10. N03°36'25"E A DISTANCE OF 15.00 FEET;
11. N86°23'35"W A DISTANCE OF 154.14 FEET;
12. N02°58'12"W A DISTANCE OF 1,049.78 FEET, TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED NET AREA OF 793,120 SQUARE FEET OR 18.2075 ACRES.
TOGETHER WITH:

PARCEL 2:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.;
THENCE S52°46'42"E A DISTANCE OF 1,556.99 FEET, TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14 RECORDED UNDER RECEPTION NO. 1991491 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ON THE BOUNDARY OF SAID LOT 1 BLOCK 3, THE FOLLOWING FIFTEEN (15) COURSES:
1. N35°25'00"E A DISTANCE OF 176.04 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 102°10'34" AND AN ARC LENGTH OF 489.87 FEET, TO A POINT OF TANGENT;
3. S42°31'12"E A DISTANCE OF 632.78 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 396.30 FEET, A CENTRAL ANGLE OF 53°46'19" AND AN ARC LENGTH OF 371.93 FEET, TO A POINT OF NON-TANGENT;
5. S14°43'22"W A DISTANCE OF 165.19 FEET;
6. S11°15'07"W A DISTANCE OF 75.22 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'28" AND AN ARC LENGTH OF 39.08 FEET, TO A POINT OF REVERSE CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,055.00 FEET, A CENTRAL ANGLE OF 05°45'08" AND AN ARC LENGTH OF 808.68 FEET, TO A POINT REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'28" AND AN ARC LENGTH OF 39.08 FEET, TO A POINT TANGENT;
10. N04°38'56"E A DISTANCE OF 75.22 FEET;
11. N01°10'50"E A DISTANCE OF 165.31 FEET;
12. N04°38'56"E A DISTANCE OF 143.10 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 59°13'56" AND AN ARC LENGTH OF 356.66 FEET, TO A POINT OF TANGENT;
14. N54°35'00"W A DISTANCE OF 14.32 FEET, TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 62.83 FEET, TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED NET AREA OF 805,920 SQUARE FEET OR 18.5014 ACRES.
GROSS AREA OF PARCELS 1 AND 2 IS 1,599,040 SQUARE FEET OR 36.7089 ACRES.
HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BUCKLEY YARD SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

VICINITY MAP



SHEET INDEX

1. COVER SHEET	17. LANDSCAPE SCHEDULE	34. AMENITY BUILDING ELEVATION
2. NOTES AND LOT CHART	18. MASTER FENCING PLAN	35. BUILDING 1R-2 A ELEVATION
3. SITE PLAN	19. LANDSCAPE LOT TYPICALS	36. BUILDING 1R-2 B ELEVATION
4. SITE PLAN	20. LOT TYPE PLAN	37. BUILDING 1R-3 A ELEVATION
5. SITE PLAN	21. LANDSCAPE PLAN	38. BUILDING 1R-3 B ELEVATION
6. SITE PLAN	22. LANDSCAPE PLAN	39. BUILDING 2R-3 A ELEVATION
7. GRADING & UTILITY PLAN	23. LANDSCAPE PLAN	40. BUILDING 2R-3 B ELEVATION
8. GRADING & UTILITY PLAN	24. LANDSCAPE PLAN	41. 4-PLEX A ELEVATION
9. GRADING & UTILITY PLAN	25. LANDSCAPE PLAN	42. 4-PLEX B ELEVATION
10. GRADING & UTILITY PLAN	26. LANDSCAPE PLAN	43. 5-PLEX A ELEVATION
11. SIGNING, STRIPING, AND LIGHTING PLAN	27. LANDSCAPE ENLARGEMENT	44. 5-PLEX B ELEVATION
12. SITE PLAN DETAILS	28. LANDSCAPE DETAILS	45. 6-PLEX A ELEVATION
13. IMPLEMENTATION PLAN	29. LANDSCAPE DETAILS	46. 6-PLEX B ELEVATION
14. PHASING PLAN	30. LANDSCAPE DETAILS	47. SITE ELEVATION STYLE & COLOR SCHEME
15. LANDSCAPE NOTES	31. SITE LIGHTING - PHOTOMETRIC	
16. TREE MITIGATION	32. SITE LIGHTING - PHOTOMETRIC	
	33. SITE LIGHTING - DETAILS	

AMENDMENTS

- ALL SINGLE FAMILY DETACHED LOTS HAVE BEEN UPDATED TO REFLECT A LOT WIDTH OF 45'.
- MODIFICATIONS TO TRAIL ALIGNMENT BETWEEN S RIFLE STREET AND S QUINTERO WAY.
- ADJUSTMENTS TO STREET LIGHTS TO REFLECT APPROVED CONSTRUCTION DOCUMENTS.
- ADJUSTED STREETLIGHT LOCATIONS PER CIVIL CONSTRUCTION DOCUMENT REVISIONS (SHEET 31)
- POOL EQUIPMENT ROOM WAS MOVED OUT OF THE CLUBHOUSE BUILDING TO ITS OWN STRUCTURE ON THE NORTHEAST CORNER OF THE POOL DECK. (SHEET 3, 7, 13, 14, 34)
- MODIFICATIONS MADE TO THE POOL DECK SURROUNDING THE AMENITY CENTER
- REMOVAL OF STORAGE STRUCTURE WITHIN POOL DECK
- ADDITION OF A MECHANICAL CLOSET, DOG WASH BAY, AND OUTDOOR SHOWER ON NORTH SIDE OF AMENITY BUILDING
- EGRESS GATE ADDED TO SOUTH SIDE OF POOL DECK FENCE
- SIDEWALKS ADDED TO SERVE AMENITIES ALONG NORTH SIDE OF BUILDING AND CONNECTING EGRESS GATE TO E. ALASKA AVENUE
- MODIFICATIONS TO LANDSCAPE PER CHANGES LISTED ABOVE

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, AD, _____.

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF NEW YORK

COUNTY OF NEW YORK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, AD, _____

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

_____, COLORADO AT _____ O'CLOCK ____ M,

THIS _____ DAY OF _____, AD, _____.

CLERK AND RECORDER: _____

DEPUTY: _____

PROJECT TEAM

DEVELOPER: RAINTREE INVESTMENT CORP. 7200 S. ALTON WAY, C-400 CENTENNIAL CO 80112 303.267.6195 RYAN MOTT	CIVIL ENGINEER: JR ENGINEERING LLC 7200 S. ALTON WAY, C400 CENTENNIAL, CO 80112 303.740.9393 KURTIS WILLIAMS	LANDSCAPE ARCHITECT: NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 BRAD HAIGH	PHOTOMETRIC ENGINEER: STUDIO LIGHTNING 63 SUNSET DR. BAILEY, CO 80421 303.242.1572 JACOB BENNEFIELD
PLANNER: NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 SAMANTHA POLLMILLER	ARCHITECT: KTGY ARCHITECTURE 820 16TH ST MALL #500 DENVER, CO 80202 303.825.6400 WILLIAM RAMSEY	TRAFFIC ENGINEER: KIMLEY HORN 4582 S. ULSTER ST. 1500 DENVER, CO 80237 303.228.2304 CURTIS ROWE	

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:

BUCKLEY YARD REF
ACQUISITION LLC,

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

NOT FOR
CONSTRUCTION

DATE:

04/19/21- SP-01

06/17/21- SP-02

08/11/21- SP-03

10/01/21- SP-04

12/22/21- SP-05

04/08/22- SP-06

07/06/22- SP-07

12/14/22- MYLARS

06/15/23- SP AMD 1 SUB 01

11/08/23- SP AMD 1 SUB 02

12/05/24- SP AMD 2 SUB 01

SHEET TITLE:

COVER SHEET

BUCKLEY YARD RESIDENTIAL

LOT 1, BLOCK 2 AND 3, TOLLGATE SUBDIVISION FILING NO. 14

SITE PLAN

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE

6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES

7. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
8. THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
9. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY STANDARDS SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
10. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
11. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
12. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA -VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-278. ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER. APPROVED NUMBERS SHALL MEAN ARABIC NUMERALS, OF UNIFORM HEIGHT, MADE OF SOME DURABLE MATERIAL WHICH ARE SHARPLY CONTRASTED TO THE COLOR OF THE MATERIAL ON WHICH THEY ARE PLACED AND ARE OF A SIZE CAPABLE OF BEING DISTINCTLY READABLE FROM THE STREET, BUT IN NO CASE LESS THAN FOUR INCHES IN HEIGHT. BUILDING NUMBERS SHALL ALSO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND DISTINCTLY READABLE FROM A FIRE LANE AT THE REAR OF THE BUILDING OR STRUCTURE WHEN, FOR EMERGENCY PURPOSES, ACCESS THERETO IS ALSO FROM A FIRE LANE. EACH TENANT SPACE WILL PROVIDE TENANT IDENTIFICATION BY BUSINESS NAME AND/OR ADDRESS ON THE REAR EXTERIOR DOOR, BE PLAINLY LEGIBLE AND SHALL CONTRAST WITH THEIR BACKGROUND.
13. THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
14. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). SHOW THE ACCESSIBLE ROUTE OF TRAVEL ON THE SITE PLAN WITH A HEAVY DASHED LINE. ACCESSIBLE EXTERIOR ROUTES SHALL INTERCONNECT THE PUBLIC SIDEWALKS OF THE ADJACENT PUBLIC STREET WITH THE ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, AT LEAST 60% OF THE ACCESSIBLE PUBLIC BUILDING ENTRANCES THEY SERVE, TO AT LEAST TWO ACCESSIBLE MEANS OF EGRESS (WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED), AND TO ALL BUILDINGS ON THE SITE. THE SITE PLAN MUST INDICATE ALL ENTRANCES AND REQUIRED EXITS OF THE STRUCTURE. PROVIDE AN ACCESSIBLE RAMP IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VERTICAL CURB AND A CROSS WALK IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VEHICULAR DRIVE LANE. CROSSWALKS (MIN. 36" WIDTH) SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP AND SHALL BE PAINTED WITH WHITE STRIPES AND EXTEND THE ACCESSIBLE ROUTE OF TRAVEL INTO, AND THE LENGTH OF, THE ACCESS AISLES ADJACENT TO THE ACCESSIBLE PARKING STALLS.
15. THE UNDERSIGNED OWNER(S) DOES HEREBY COVENANT AND AGREE THEY SHALL CONSTRUCT AND MAINTAIN THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, TO THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANES. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS". SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY SNOW, PARKED VEHICLES, STRUCTURES, FENCES, TREES, SHRUBS, LIGHTS OR ANY OBSTRUCTIONS THAT WOULD ENCROACH INTO THE FIRE LANE PROVIDING THE FREE PASSAGE OF EMERGENCY VEHICLES. SAID OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY VEHICLE USE.
16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. 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.

LOT/BLOCK & SETBACK DIRECTORY

Block #	Lot #	Area (sq. ft.)	Frontage (lin. ft.)	Setbacks	Classification
1	1	2,032	26.89	*	TH
1	2	1,660	22.11	*	TH
1	3	1,653	22.00	*	TH
1	4	1,650	22.00	*	TH
1	5	1,648	22.00	*	TH
1	6	2,018	27.00	*	TH
1	7	2,012	22.00	*	TH
1	8	1,636	22.00	*	TH
1	9	1,633	22.00	*	TH
1	10	1,631	22.00	*	TH
1	11	1,628	22.00	*	TH
1	12	1,994	27.00	*	TH
1	13	1,840	25.00	*	TH
1	14	1,616	22.00	*	TH
1	15	1,614	22.00	*	TH
1	16	1,611	22.00	*	TH
1	17	1,608	22.00	*	TH
1	18	2,505	20.09	*	TH
1	19	2,507	20.00	*	TH
1	20	1,606	22.00	*	TH
1	21	1,606	22.00	*	TH
1	22	1,606	22.00	*	TH
1	23	1,606	22.00	*	TH
1	24	1,825	25.00	*	TH
1	25	1,971	27.00	*	TH
1	26	1,606	22.00	*	TH
1	27	1,606	22.00	*	TH
1	28	1,606	22.00	*	TH
1	29	1,971	27.00	*	TH
1	30	1,973	27.01	*	TH
1	31	1,636	22.11	*	TH
1	32	1,701	22.34	*	TH
1	33	1,965	24.65	*	TH

Block #	Lot #	Area (sq. ft.)	Frontage (lin. ft.)	Setbacks	Classification
2	1	2,632	22.40	*	TH
2	2	1,648	22.01	*	TH
2	3	1,662	22.01	*	TH
2	4	1,829	24.01	*	TH
2	5	1,856	24.01	*	TH
2	6	1,716	22.01	*	TH
2	7	1,730	22.01	*	TH
2	8	2,849	20.15	*	TH
2	9	2,690	42.14	*	TH
2	10	1,606	22.00	*	TH
2	11	1,606	22.00	*	TH
2	12	1,752	24.00	*	TH
2	13	1,746	24.00	*	TH
2	14	1,602	22.00	*	TH
2	15	1,603	22.00	*	TH
2	16	2,646	35.00	*	TH
2	17	2,555	35.00	*	TH
2	18	1,606	22.00	*	TH
2	19	1,606	22.00	*	TH
2	20	1,752	24.00	*	TH
2	21	1,971	27.00	*	TH
2	22	1,606	22.00	*	TH
2	23	1,606	22.00	*	TH
2	24	1,606	22.00	*	TH
2	25	2,625	32.00	*	TH
2	26	2,553	23.02	*	TH
2	27	1,606	22.00	*	TH
2	28	1,606	22.00	*	TH
2	29	1,606	22.00	*	TH
2	30	1,971	27.00	*	TH
2	31	1,752	24.00	*	TH
2	32	1,606	22.00	*	TH
2	33	1,606	22.00	*	TH
2	34	2,507	20.00	*	TH

Block #	Lot #	Area (sq. ft.)	Frontage (lin. ft.)	Setbacks	Classification
3	1	2,507	20.00	*	TH
3	2	1,606	22.00	*	TH
3	3	1,606	22.00	*	TH
3	4	1,752	24.00	*	TH
3	5	1,971	27.00	*	TH
3	6	1,606	22.00	*	TH
3	7	1,606	22.00	*	TH
3	8	1,606	22.00	*	TH
3	9	1,606	22.00	*	TH
3	10	2,603	18.05	*	TH
3	11	2,604	48.90	*	TH
3	12	1,606	12.75	*	TH
3	13	1,606	22.00	*	TH
3	14	1,606	22.00	*	TH
3	15	1,606	22.00	*	TH
3	16	1,971	27.00	*	TH

3	17	1,752	24.00	*	TH
3	18	1,606	22.00	*	TH
3	19	1,606	22.00	*	TH
3	20	2,678	44.96	*	TH
3	21	2,041	27.00	*	TH
3	22	1,663	22.00	*	TH
3	23	1,663	22.00	*	TH
3	24	1,663	22.00	*	TH
3	25	2,022	27.00	*	TH
3	26	1,967	27.00	*	TH
3	27	1,606	22.00	*	TH
3	28	1,606	22.00	*	TH
3	29	1,606	22.00	*	TH
3	30	1,606	22.00	*	TH
3	31	2,555	35.00	*	TH
3	32	2,526	35.00	*	TH
3	33	1,606	22.00	*	TH
3	34	1,606	22.00	*	TH
3	35	1,606	22.00	*	TH
3	36	1,606	22.00	*	TH
3	37	1,973	37.00	*	TH
3	38	1,752	24.00	*	TH
3	39	1,606	22.00	*	TH
3	40	1,606	22.00	*	TH
3	41	1,990	27.00	*	TH
3	42	2,024	27.14	*	TH
3	43	1,606	22.00	*	TH
3	44	1,606	22.00	*	TH
3	45	1,606	22.00	*	TH
3	46	2,555	35.00	*	TH

Block #	Lot #	Area (sq. ft.)	Frontage (lin. ft.)	Setbacks	Classification
4	1	2,539	16.99	**	PH
4	2	2,175	27.00	**	PH
4	3	2,170	27.00	**	PH
4	4	2,166	27.00	**	PH
4	5	2,162	27.00	**	PH
4	6	2,158	27.00	**	PH
4	7	2,241	27.00	**	PH
4	8	2,241	27.00	**	PH
4	9	2,241	27.00	**	PH
4	10	2,241	27.00	**	PH
4	11	2,565	27.00	**	PH
4	12	2,565	27.00	**	PH
4	13	2,565	27.00	**	PH
4	14	2,565	27.00	**	PH
4	15	2,565	27.00	**	PH
4	16	2,565	27.00	**	PH
4	17	2,568	27.00	**	PH
4	18	2,568	27.00	**	PH
4	19	2,568	27.00	**	PH
4	20	2,568	27.00	**	PH
4	21	2,568	27.00	**	PH
4	22	2,568	27.00	**	PH
4	23	2,568	27.00	**	PH
4	24	2,568	27.00	**	PH
4	25	2,568	27.00	**	PH
4	26	2,567	27.00	**	PH
4	27	2,241	27.00	**	PH
4	28	2,241	27.00	**	PH
4	29	2,241	27.00	**	PH
4	30	2,241	27.00	**	PH
4	31	2,241	27.00	**	PH
4	32	2,654	30.51	**	PH
4	33	2,240	27.00	**	PH
4	34	2,241	27.00	**	PH
4	35	2,241	27.00	**	PH
4	36	2,241	27.00	**	PH
4	37	2,241	27.00	**	PH
4	38	2,241	27.00	**	PH
4	39	2,241	27.00	**	PH
4	40	2,241	27.00	**	PH
4	41	2,241	27.00	**	PH
4	42	2,241	27.00	**	PH
4	43	2,240	27.00	**	PH
4	44	2,241	27.00	**	PH
4	45	2,241	27.00	**	PH
4	46	2,241	27.00	**	PH
4	47	2,241	27.00	**	PH
4	48	2,241	27.00	**	PH
4	49	2,241	27.00	**	PH
4	50	2,241	27.00	**	PH
4	51	2,241	27.00	**	PH
4	52	2,240	27.00	**	PH

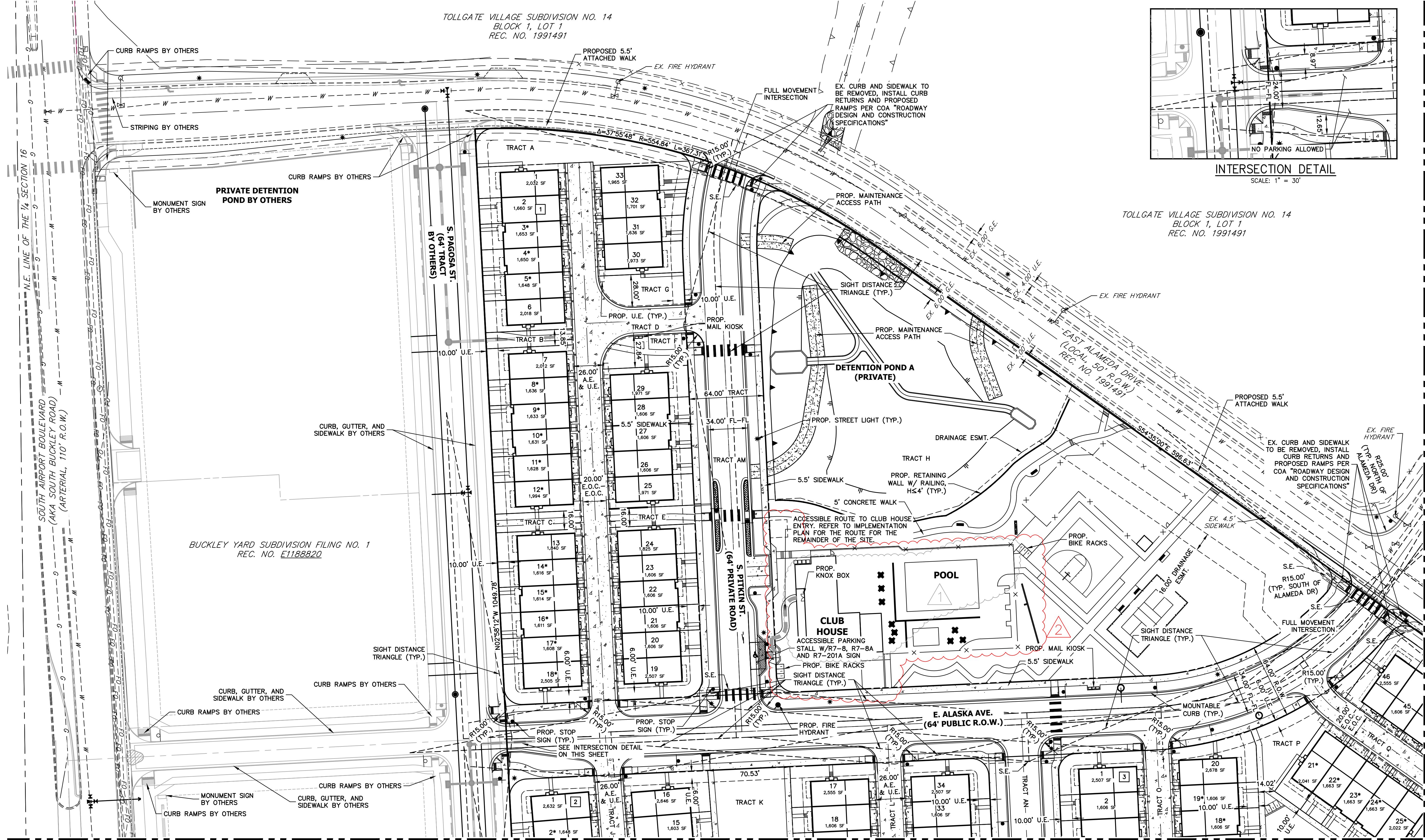
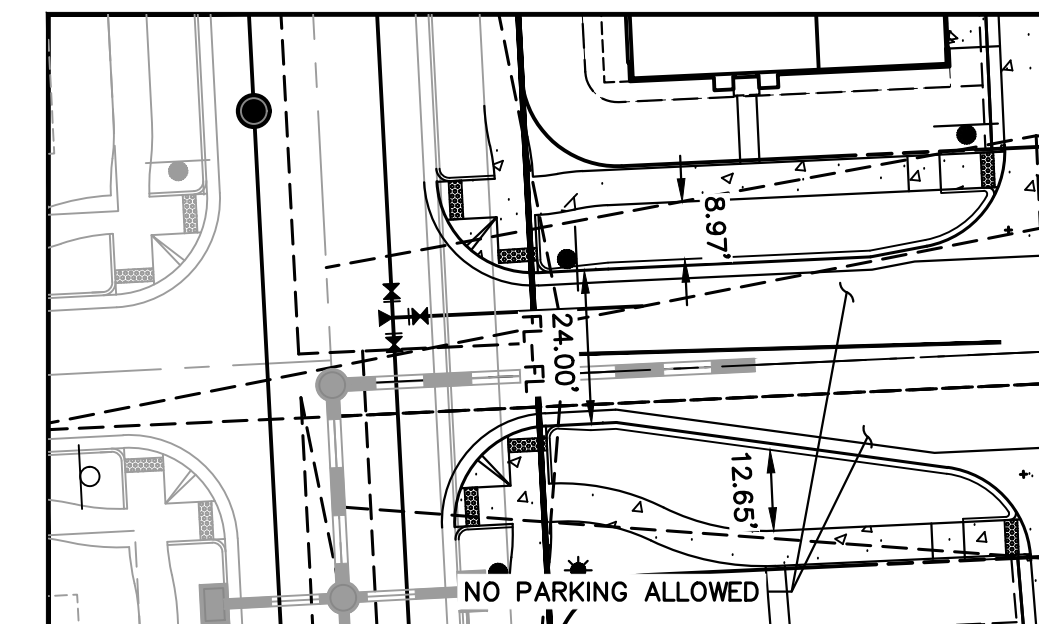
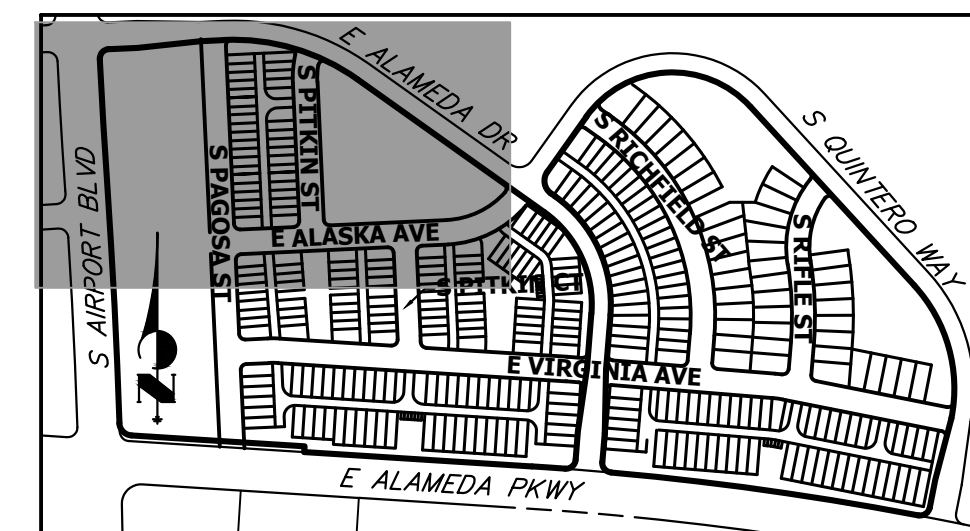
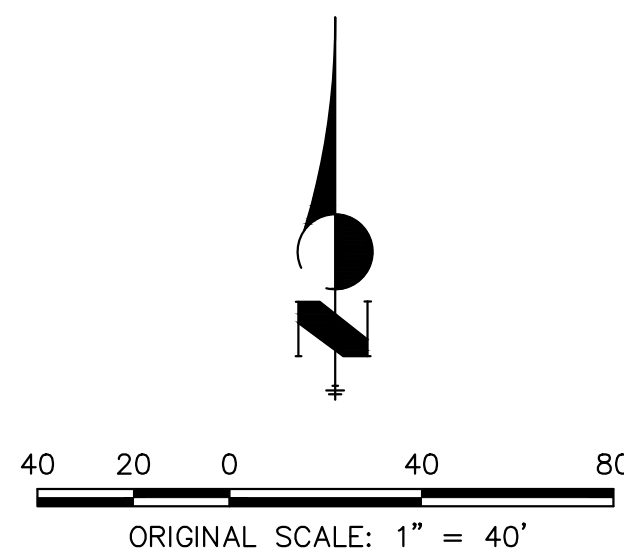
Block #	Lot #	Area (sq. ft.)	Frontage (lin. ft.)	Setbacks	Classification
5	1	3,739	9.20	**	PH
5	2	2,366	26.53	**	PH
5	3	2,434	26.29	**	PH
5	4	2,449	26.25	**	PH
5	5	2,468	26.21	**	PH
5	6	2,492	26.15	**	PH
5	7	2,521	26.08	**	PH
5	8	2,553	26.00	**	PH
5	9	2,630	25.81	**	PH
5	10	2,674	25.70	**	PH
5	11	2,720	25.59	**	PH
5	12	2,769	25.46	**	PH
5	13	2,821	25.33	**	PH
5	14	2,875	25.19	**	PH
5	15	2,922	25.00	**	PH
5	16	2,820	26.48	**	PH
5	17	2,782	27.00	**	PH
5	18	3,867	23.00	**	PH
5	19	3,106	23.00	**	PH
5	20	2,241	27.00	**	PH
5	21	2,277	27.99	**	PH
5	22	2,389	31.04	**	PH
5	23	2,385	31.00	**	PH
5	24	2,391	31.07	**	PH
5	25	2,388	31.03	**	PH
5	26	2,388	31.03	**	PH
5	27	2,388	31.03	**	PH
5	28	2,388	31.03	**	PH
5	29	2,388	31.03	**	PH
5	30	2,388	31.03	**	PH
5	31	2,388	31.03	**	PH

LEGEND

---	PROP. RIGHT OF WAY	*	PROP. 20' STREET LIGHT	---	PROP. CRUSHER FINES
---	EX. RIGHT OF WAY	*	EX. STREET LIGHT	---	S.E. SIDEWALK EASEMENT
---	PROPERTY LINE	*	PROP. SIGN	---	G.E. GAS EASEMENT
---	BOUNDARY LINE	*	EX. SIGN	---	U.E. UTILITY EASEMENT
---	CENTERLINE	*	PROP. FIRE HYDRANT	---	D.E. DRAINAGE EASEMENT
---	PROP. EASEMENT	*	EX. FIRE HYDRANT	---	A.E. ACCESS EASEMENT
---	EX. EASEMENT	*	PROP. STORM MANHOLE	---	F.L.E. FIRE LANE EASEMENT
---	SIGHT DISTANCE TRIANGLE	*	EX. STORM MANHOLE	---	# ADDRESS SIGN LOCATION
---	PROP. CURB & GUTTER	*	PROP. INLET	---	E.O.C. EDGE OF CONCRETE
---	PROP. SPILL CURB & GUTTER	*	PROP. MAIL KIOSK	---	* TYPE B VISITABLE GROUND FLOOR UNIT
---	EX. CURB & GUTTER	*	INDICATES GUEST PARKING	---	1 BLOCK NUMBER
---	EX. METAL FENCE	*	EX. CONCRETE SIDEWALK	---	1 PROP. MAIL KIOSK
---	ACCESSIBLE ROUTE	*	PROP. CONCRETE SIDEWALK	---	1 PROP. BIKE RACK

NOTES:

1. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
2. MIN. DEPTH OF ROAD OVER-EXCAVATED IS 3'.
3. NON HATCHED DRIVEWAY IS ASPHALT PAVEMENT.
4. SEE SHEET 12 FOR TYPICAL LOT DETAILS.
5. ALL RETAINING WALLS ARE SANDY COLOR VERSA LOCK BLOCK WALLS OR APPROVED EQUAL.
6. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
7. SEE SHEET 5 FOR TRACT TABLE.
8. TRACTS AM, AN AND AO ARE DEDICATED AS AS ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAT.
9. ARCHITECTURAL FEATURES (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, etc.) ARE NOT ALLOWED TO ENCRGACH INTO ANY EASEMENT OR FIRE LANE.



BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION, LLC

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
11/08/23- SP AMD 1 SUB 02
12/05/24- SP AMD 2 SUB 01

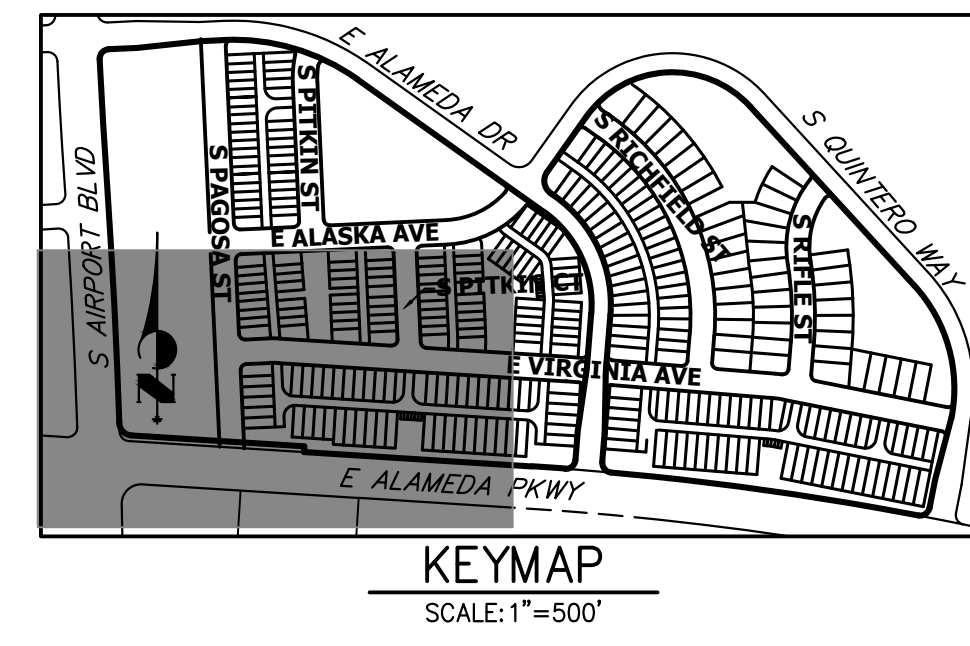
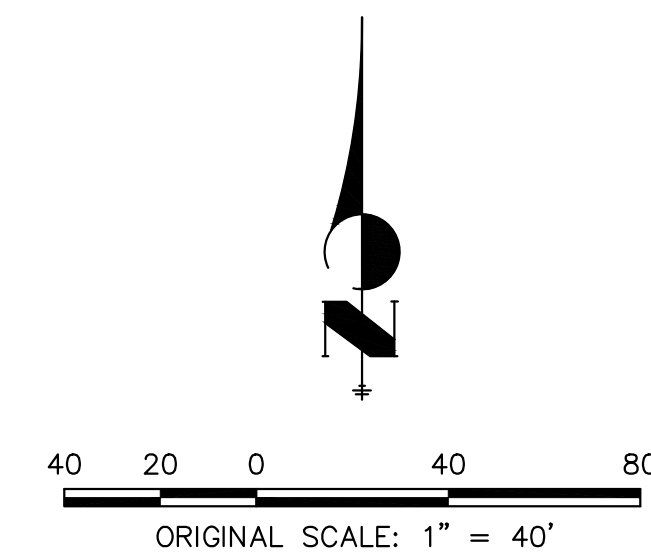
SHEET TITLE:
SITE PLAN

LEGEND

---	PROP. RIGHT OF WAY	*	PROP. 20' STREET LIGHT	---	PROP. CRUSHER FINES
---	EX. RIGHT OF WAY	*	EX. STREET LIGHT	---	S.E. SIDEWALK EASEMENT
---	PROPERTY LINE	*	PROP. SIGN	---	G.E. GAS EASEMENT
---	BOUNDARY LINE	*	EX. SIGN	---	U.E. UTILITY EASEMENT
---	CENTERLINE	*	PROP. FIRE HYDRANT	---	D.E. DRAINAGE EASEMENT
---	PROP. EASEMENT	*	EX. FIRE HYDRANT	---	A.E. ACCESS EASEMENT
---	EX. EASEMENT	*	PROP. STORM MANHOLE	---	F.L.E. FIRE LANE EASEMENT
---	SIGHT DISTANCE TRIANGLE	*	EX. STORM MANHOLE	---	# ADDRESS SIGN LOCATION
---	PROP. CURB & GUTTER	*	PROP. INLET	---	E.O.C. EDGE OF CONCRETE
---	PROP. SPILL CURB & GUTTER	*	PROP. MAIL KIOSK	---	* TYPE B VISITABLE GROUND FLOOR UNIT
---	EX. CURB & GUTTER	*	INDICATES GUEST PARKING	---	1 BLOCK NUMBER
---	EX. METAL FENCE	*	EX. CONCRETE SIDEWALK	---	1 PROP. MAIL KIOSK
---	ACCESSIBLE ROUTE	*	PROP. CONCRETE SIDEWALK	---	1 PROP. BIKE RACK

NOTES:

1. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
2. MIN. DEPTH OF ROAD OVER-EXCAVATED IS 3'.
3. NON HATCHED DRIVEWAY IS ASPHALT PAVEMENT.
4. SEE SHEET 12 FOR TYPICAL LOT DETAILS.
5. ALL RETAINING WALLS ARE SANDY COLOR VERSA LOCK BLOCK WALLS OR APPROVED EQUAL.
6. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
7. SEE SHEET 5 FOR TRACT TABLE.
8. TRACTS AM, AN AND AO ARE DEDICATED AS AS ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAT.
9. ARCHITECTURAL FEATURES (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, etc.) ARE NOT ALLOWED TO ENCRGACH INTO ANY EASEMENT OR FIRE LANE.



BUCKLEY YARD - RESIDENTIAL SITE PLAN
SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION, LLC
1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:
04/19/21- SP-01
06/18/21- SP-02
08/11/21- SP-03
09/30/21- SP-04
12/21/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/07/22- SP-08

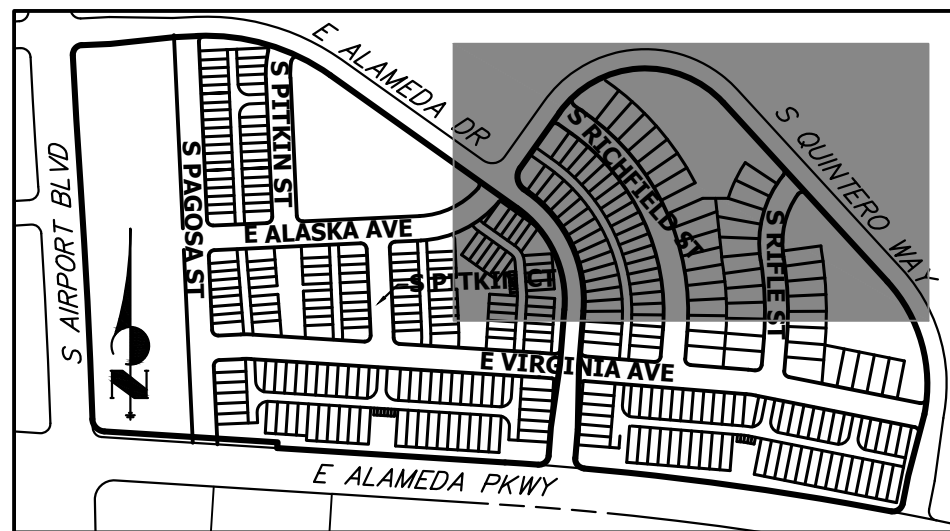
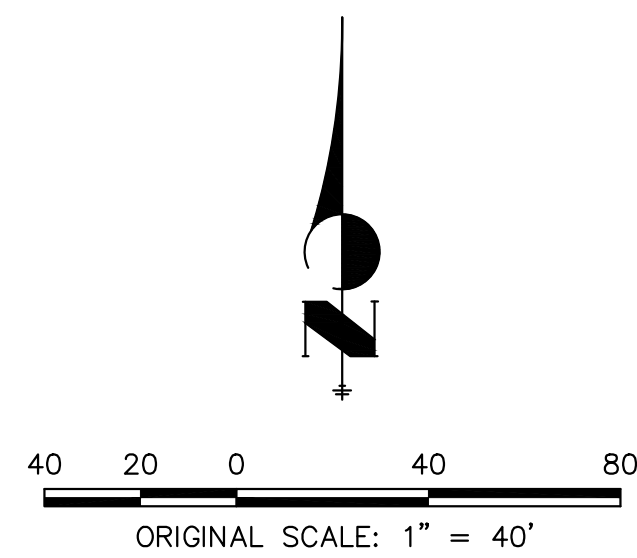
SHEET TITLE:
SITE PLAN

LEGEND

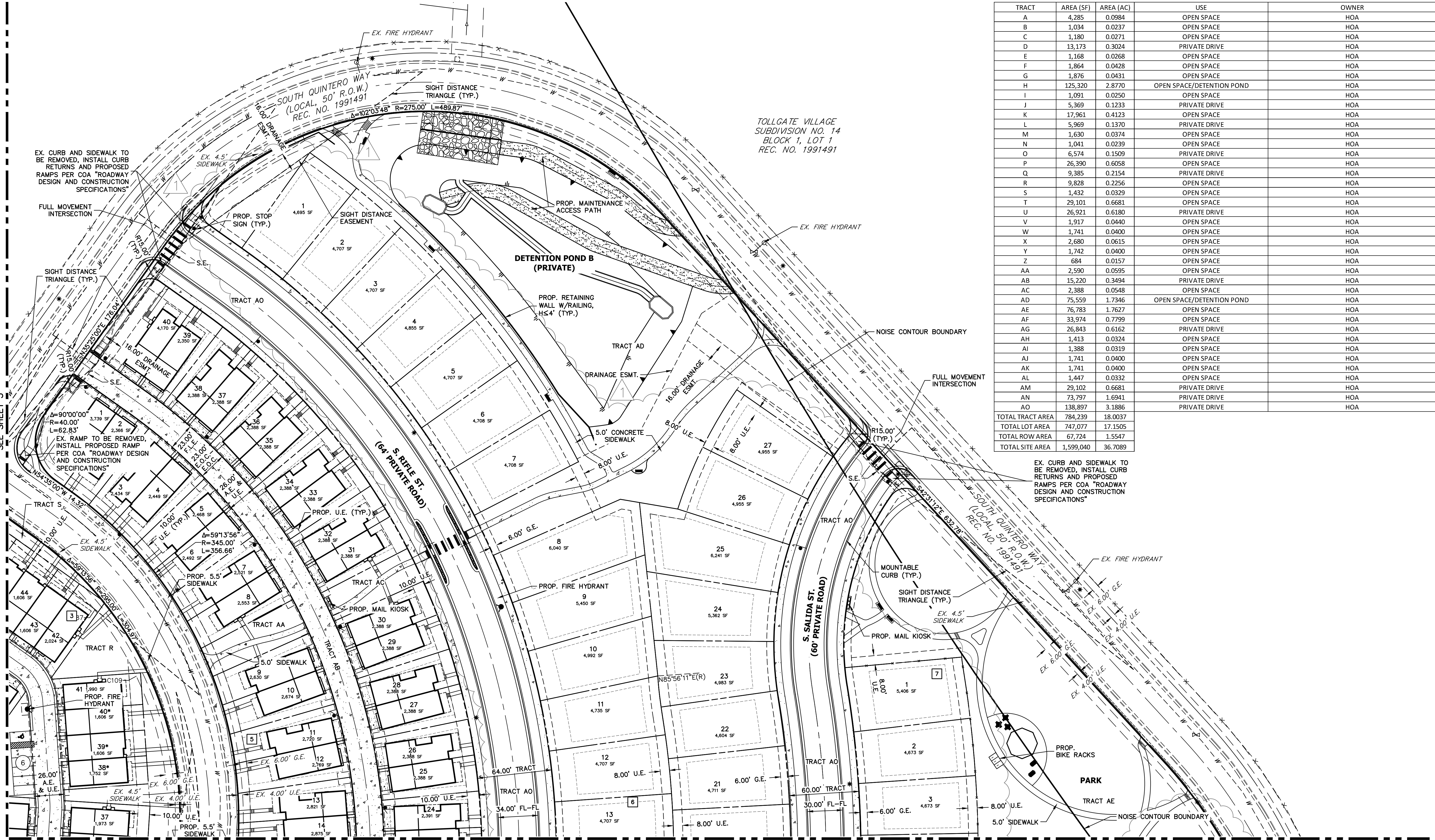
---	PROP. RIGHT OF WAY	*	PROP. 20' STREET LIGHT	---	PROP. CRUSHER FINES
---	EX. RIGHT OF WAY	*	EX. STREET LIGHT	---	SIDEWALK EASEMENT
---	PROPERTY LINE	*	PROP. SIGN	---	G.E. GAS EASEMENT
---	BOUNDARY LINE	*	EX. SIGN	---	U.E. UTILITY EASEMENT
---	CENTERLINE	*	PROP. FIRE HYDRANT	---	D.E. DRAINAGE EASEMENT
---	PROP. EASEMENT	*	EX. FIRE HYDRANT	---	A.E. ACCESS EASEMENT
---	EX. EASEMENT	*	PROP. STORM MANHOLE	---	F.L.E. FIRE LANE EASEMENT
---	SIGHT DISTANCE TRIANGLE	*	EX. STORM MANHOLE	---	# ADDRESS SIGN LOCATION
---	PROP. CURB & GUTTER	*	PROP. INLET	---	E.O.C. EDGE OF CONCRETE
---	PROP. SPILL CURB & GUTTER	*	PROP. MAIL KIOSK	---	* TYPE B VISITABLE GROUND FLOOR UNIT
---	EX. CURB & GUTTER	*	INDICATES GUEST PARKING	---	1 BLOCK NUMBER
---	EX. METAL FENCE	*	EX. CONCRETE SIDEWALK	---	1 PROP. MAIL KIOSK
---	ACCESSIBLE ROUTE	*	PROP. CONCRETE SIDEWALK	---	1 PROP. BIKE RACK

NOTES:

1. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
2. MIN. DEPTH OF ROAD OVER-EXCAVATED IS 3'.
3. NON HATCHED DRIVEWAY IS ASPHALT PAVEMENT.
4. SEE SHEET 12 FOR TYPICAL LOT DETAILS.
5. ALL RETAINING WALLS ARE SANDY COLOR VERSA LOCK BLOCK WALLS OR APPROVED EQUAL.
6. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
7. SEE SHEET 5 FOR TRACT TABLE.
8. TRACTS AM, AN AND AO ARE DEDICATED AS AS ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAT.
9. ARCHITECTURAL FEATURES (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, etc.) ARE NOT ALLOWED TO ENCRGACH INTO ANY EASEMENT OR FIRE LANE.



TRACT	AREA (SF)	AREA (AC)	USE	OWNER
A	4,285	0.0984	OPEN SPACE	HOA
B	1,034	0.0237	OPEN SPACE	HOA
C	1,180	0.0271	OPEN SPACE	HOA
D	13,173	0.3024	PRIVATE DRIVE	HOA
E	1,168	0.0268	OPEN SPACE	HOA
F	1,864	0.0428	OPEN SPACE	HOA
G	1,876	0.0431	OPEN SPACE	HOA
H	125,320	2.8770	OPEN SPACE/DETENTION POND	HOA
I	1,091	0.0250	OPEN SPACE	HOA
J	5,369	0.1233	PRIVATE DRIVE	HOA
K	17,961	0.4123	OPEN SPACE	HOA
L	5,969	0.1370	PRIVATE DRIVE	HOA
M	1,630	0.0374	OPEN SPACE	HOA
N	1,041	0.0239	OPEN SPACE	HOA
O	6,574	0.1509	PRIVATE DRIVE	HOA
P	26,390	0.6058	OPEN SPACE	HOA
Q	9,385	0.2154	PRIVATE DRIVE	HOA
R	9,828	0.2256	OPEN SPACE	HOA
S	1,432	0.0329	OPEN SPACE	HOA
T	29,101	0.6681	OPEN SPACE	HOA
U	26,921	0.6180	PRIVATE DRIVE	HOA
V	1,917	0.0440	OPEN SPACE	HOA
W	1,741	0.0400	OPEN SPACE	HOA
X	2,680	0.0615	OPEN SPACE	HOA
Y	1,742	0.0400	OPEN SPACE	HOA
Z	684	0.0157	OPEN SPACE	HOA
AA	2,590	0.0595	OPEN SPACE	HOA
AB	15,220	0.3494	PRIVATE DRIVE	HOA
AC	2,388	0.0548	OPEN SPACE	HOA
AD	75,559	1.7346	OPEN SPACE/DETENTION POND	HOA
AE	76,783	1.7627	OPEN SPACE	HOA
AF	33,974	0.7799	OPEN SPACE	HOA
AG	26,843	0.6162	PRIVATE DRIVE	HOA
AH	1,413	0.0324	OPEN SPACE	HOA
AI	1,388	0.0319	OPEN SPACE	HOA
AJ	1,741	0.0400	OPEN SPACE	HOA
AK	1,741	0.0400	OPEN SPACE	HOA
AL	1,447	0.0332	OPEN SPACE	HOA
AM	29,102	0.6681	PRIVATE DRIVE	HOA
AN	73,797	1.6941	PRIVATE DRIVE	HOA
AO	138,897	3.1886	PRIVATE DRIVE	HOA
TOTAL TRACT AREA		784,239	18.0037	
TOTAL LOT AREA		747,077	17.1505	
TOTAL ROW AREA		67,724	1.5547	
TOTAL SITE AREA		1,599,040	36.7089	



BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN

OWNER:
BUCKLEY YARD REF
ACQUISITION, LLC

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:

- 04/19/21- SP-01
- 06/17/21- SP-02
- 08/11/21- SP-03
- 10/01/21- SP-04
- 12/22/21- SP-05
- 04/08/22- SP-06
- 07/06/22- SP-07
- 12/14/22- MYLARS
- 06/02/23- SP AND 1 SUB 01
- 09/07/23- SP AMD 1 SUB 02
- 11/08/23- SP AMD 1 SUB 03

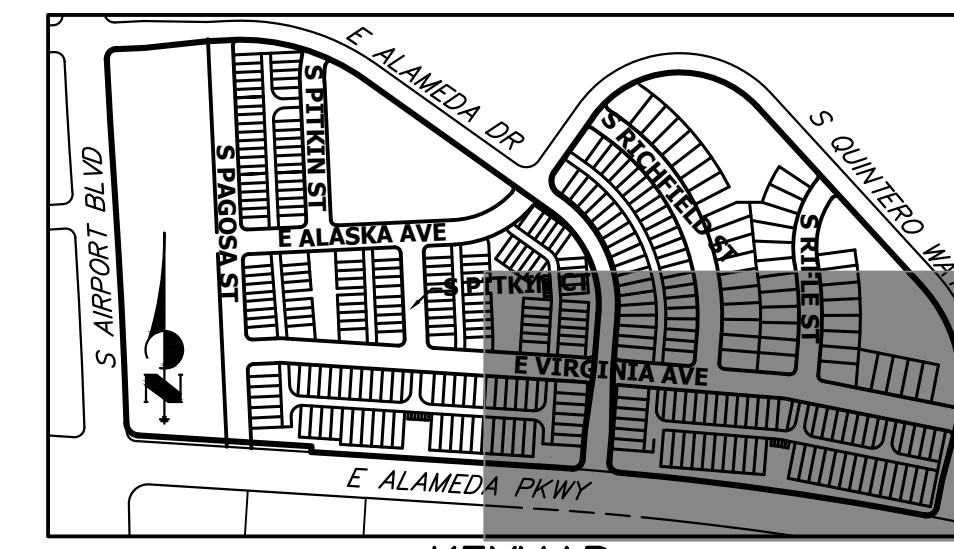
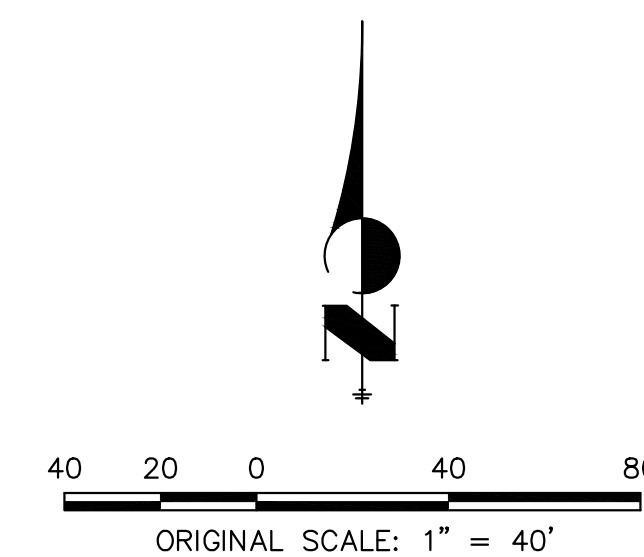
SHEET TITLE:
SITE PLAN

LEGEND

---	PROP. RIGHT OF WAY	*	PROP. 20' STREET LIGHT	---	PROP. CRUSHER FINES
---	EX. RIGHT OF WAY	*	EX. STREET LIGHT	---	SIDEWALK EASEMENT
---	PROPERTY LINE	*	PROP. SIGN	---	GAS EASEMENT
---	BOUNDARY LINE	*	EX. SIGN	---	UTILITY EASEMENT
---	CENTERLINE	*	PROP. FIRE HYDRANT	---	DRAINAGE EASEMENT
---	PROP. EASEMENT	*	EX. FIRE HYDRANT	---	A.E. ACCESS EASEMENT
---	EX. EASEMENT	*	PROP. STORM MANHOLE	---	F.I.E. FIRE LANE EASEMENT
---	SIGHT DISTANCE TRIANGLE	*	EX. STORM MANHOLE	---	# ADDRESS SIGN LOCATION
---	PROP. CURB & GUTTER	*	PROP. INLET	---	E.O.C. EDGE OF CONCRETE
---	PROP. SPILL CURB & GUTTER	*	PROP. MAIL KIOSK	---	* TYPE B VISITABLE GROUND FLOOR UNIT
---	EX. CURB & GUTTER	*	INDICATES GUEST PARKING	---	1 BLOCK NUMBER
---	EX. METAL FENCE	*	EX. CONCRETE SIDEWALK	---	1 PROP. MAIL KIOSK
---	ACCESSIBLE ROUTE	*	PROP. CONCRETE SIDEWALK	---	1 PROP. BIKE RACK

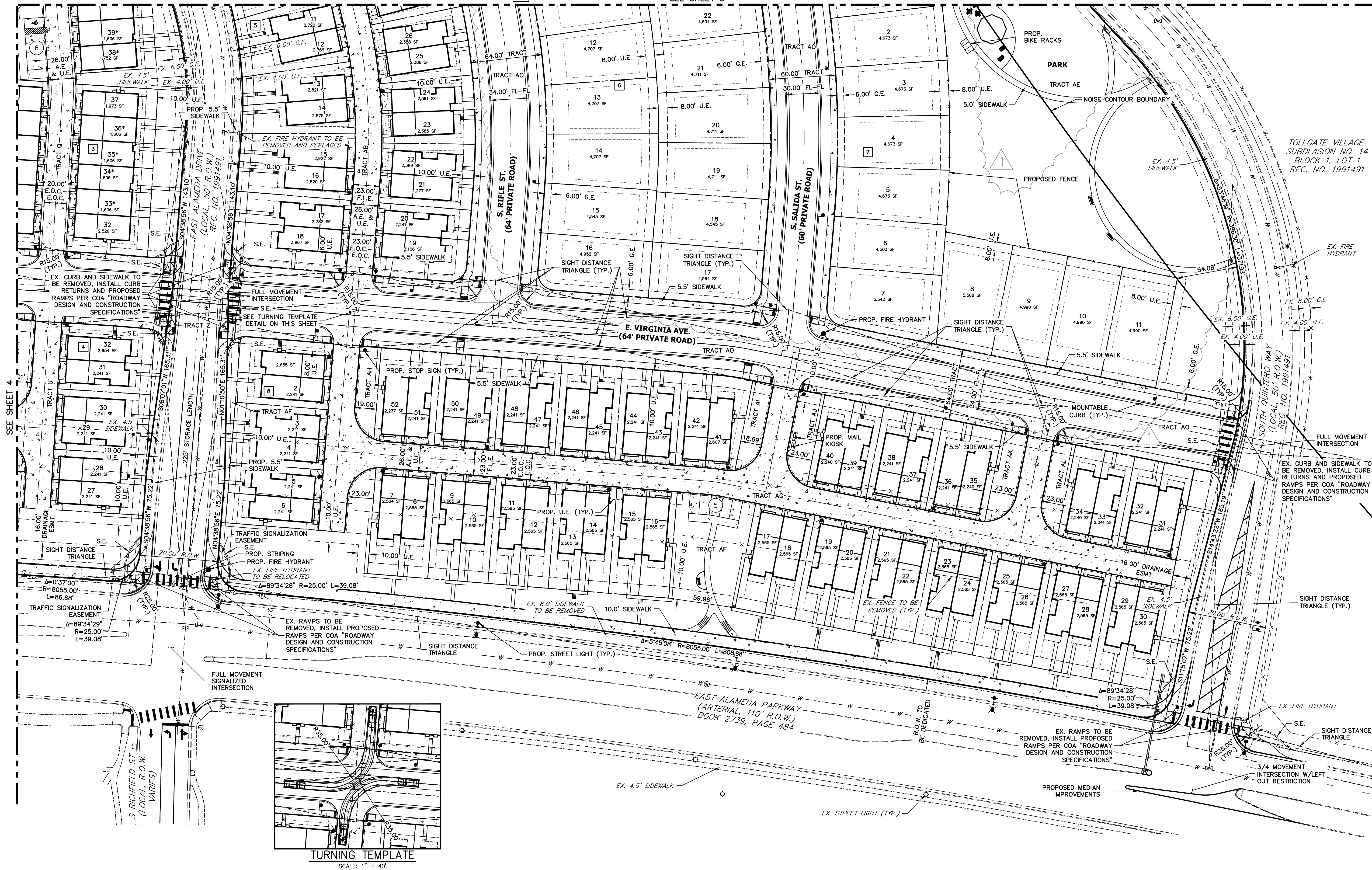
NOTES

1. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
2. MIN. DEPTH OF ROAD OVER-EXCAVATED IS 3'.
3. NON HATCHED DRIVEWAY IS ASPHALT PAVEMENT.
4. SEE SHEET 12 FOR TYPICAL LOT DETAILS.
5. ALL RETAINING WALLS ARE SANDY COLOR VERSA LOCK BLOCK WALLS OR APPROVED EQUAL.
6. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
7. SEE SHEET 5 FOR TRACT TABLE.
8. TRACTS AM, AN AND AO ARE DEDICATED AS ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAT.
9. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUGH INTO ANY EASEMENT OR FIRE LANE.



KEYMAP
SCALE: 1"=500'

SEE SHEET 5



BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION, LLC

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:
04/19/21-SP-01
06/17/21-SP-02
08/11/21-SP-03
10/01/21-SP-04
12/22/21-SP-05
04/08/22-SP-06
07/06/22-SP-07
12/14/22-MYLARS
06/02/23-SP AND 1 SUB 01
09/07/23-SP AND 1 SUB 02
11/08/23-SP AND 1 SUB 03

SHEET TITLE:
SITE PLAN

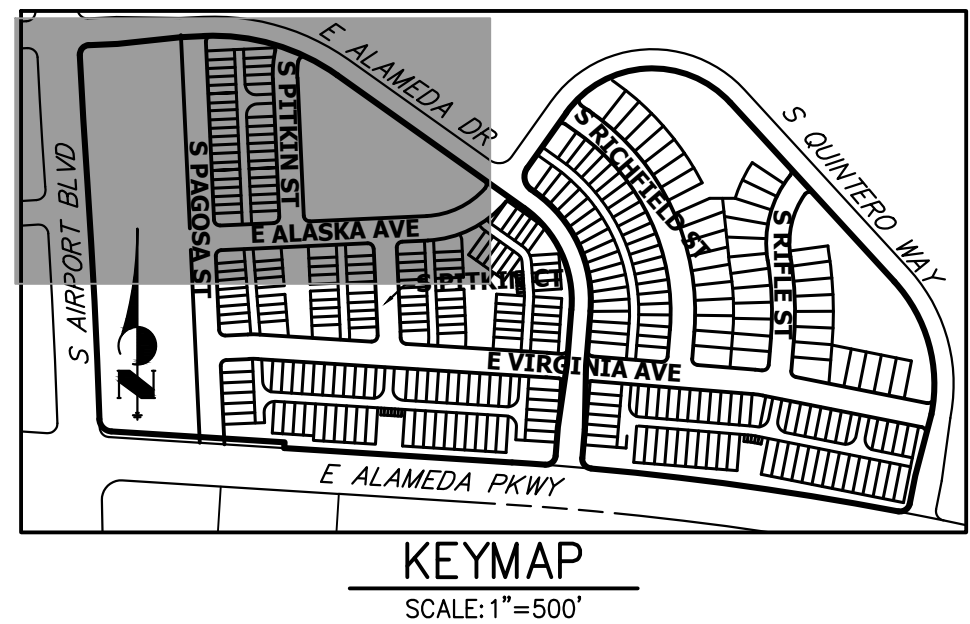
LEGEND

—	PROP. RIGHT OF WAY	*	PROP. 20' STREET LIGHT	—●—	PROP. SAN. SEWER W/ MH
- - -	EX. RIGHT OF WAY	✱	PROP. 30' STREET LIGHT	—○— S	EX. SAN. SEWER W/ MH
—	PROP. LINE	✱	EX. STREET LIGHT	—○—	PROP. STORM SEWER W/ MH
—	BOUNDARY LINE	— E —	EX. ELECTRIC LINE	—○—	EX. STORM SEWER W/ MH
—	CENTERLINE	✱	PROP. FIRE HYDRANT	—○—	PROP. INLET
—	PROP. EASEMENT	✱	EX. FIRE HYDRANT	—○—	PROP. INDEX CONTOUR
—	EX. EASEMENT	✱	2" BLOW-OFF ASSEMBLY	—○—	PROP. INTERMEDIATE CONTOUR
—	PROP. CURB & GUTTER	—○—	PROP. WATER LINE W/ G.V.	—○—	EX. INDEX CONTOUR
—	EX. CURB & GUTTER	—○—	EX. WATER LINE W/ G.V.	—○—	EX. INTERMEDIATE CONTOUR
—	EX. FENCE	—○—	PROP. WATER SERVICE W/ METER	—○—	TOP & BOTTOM OF WALL ELEVATIONS
—	PROP. CONCRETE SIDEWALK	—○—	PROP. SAN. SERVICE	—○—	BLOCK NUMBER
—	EX. CONCRETE SIDEWALK	—○—	PROP. WALL	—○—	EMERGENCY OVERFLOW DIRECTION

NOTES:

- ALL INTERNAL STORM SEWERS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOA, EXCEPT WHERE NOTED AS PUBLIC (CONNECTIONS TO EXISTING STORM NEAR ALAMEDA)
- SEE SHEET 11 FOR SIGNING, STRIPING, AND LIGHTING PLAN.
- TRACTS AM, AN AND AO ARE DEDICATED AS AN ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRoACH INTO ANY EASEMENT OR FIRE LANE.

40 20 0 40 80
ORIGINAL SCALE: 1" = 40'



BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:

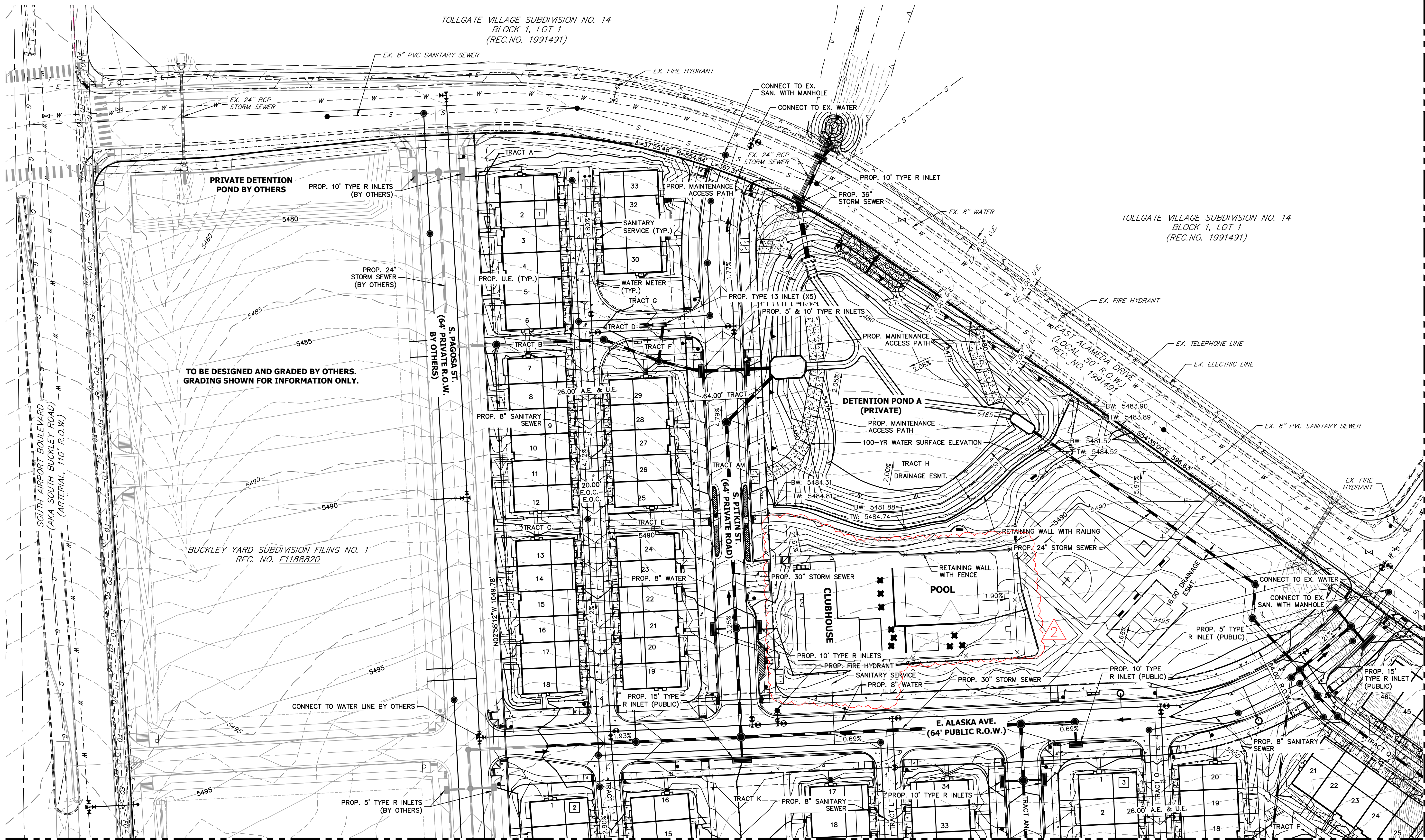
BUCKLEY YARD REF
ACQUISITION, LLC

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:

04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
11/08/23- SP AMD 1 SUB 02
12/05/24- SP AMD 2 SUB 01

SHEET TITLE:
GRADING AND
UTILITY PLAN

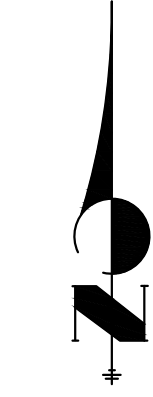


LEGEND

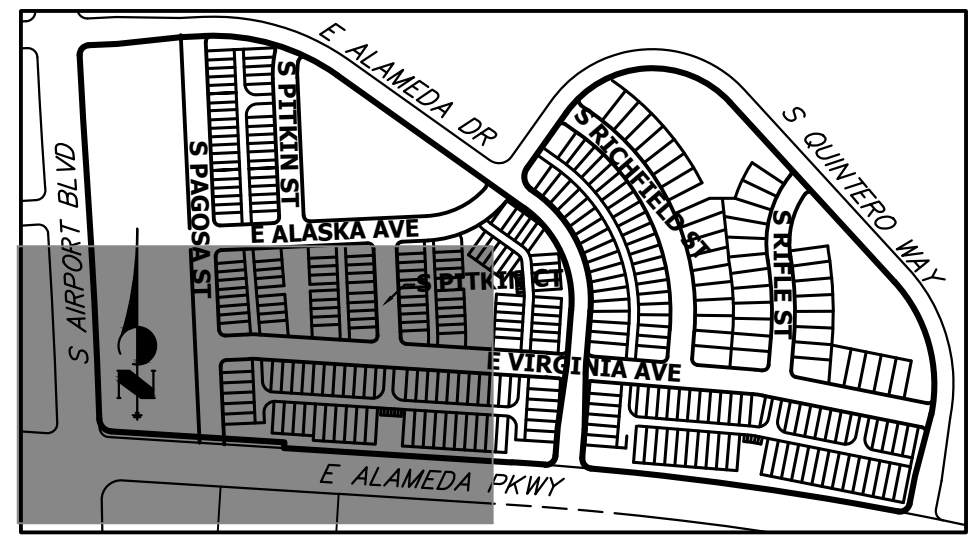
---	PROP. RIGHT OF WAY	*	PROP. 20' STREET LIGHT	---S---	PROP. SAN. SEWER W/ MH
---	EX. RIGHT OF WAY	✱	PROP. 30' STREET LIGHT	---S---	EX. SAN. SEWER W/ MH
---	PROP. LINE	✱	EX. STREET LIGHT	---S---	PROP. STORM SEWER W/ MH
---	BOUNDARY LINE	---	EX. ELECTRIC LINE	---S---	EX. STORM SEWER W/ MH
---	CENTERLINE	---	PROP. FIRE HYDRANT	---	PROP. INLET
---	PROP. EASEMENT	---	EX. FIRE HYDRANT	---	PROP. INDEX CONTOUR
---	EX. EASEMENT	---	2" BLOW-OFF ASSEMBLY	---	PROP. INTERMEDIATE CONTOUR
---	PROP. CURB & GUTTER	---	PROP. WATER LINE W/ G.V.	---	EX. INDEX CONTOUR
---	EX. CURB & GUTTER	---	EX. WATER LINE W/ G.V.	---	EX. INTERMEDIATE CONTOUR
---	EX. FENCE	---	PROP. WATER SERVICE W/ METER	---	TOP & BOTTOM OF WALL ELEVATIONS
---	PROP. CONCRETE SIDEWALK	---	PROP. SAN. SERVICE	---	BLOCK NUMBER
---	EX. CONCRETE SIDEWALK	---	PROP. WALL	---	EMERGENCY OVERFLOW DIRECTION

NOTES:

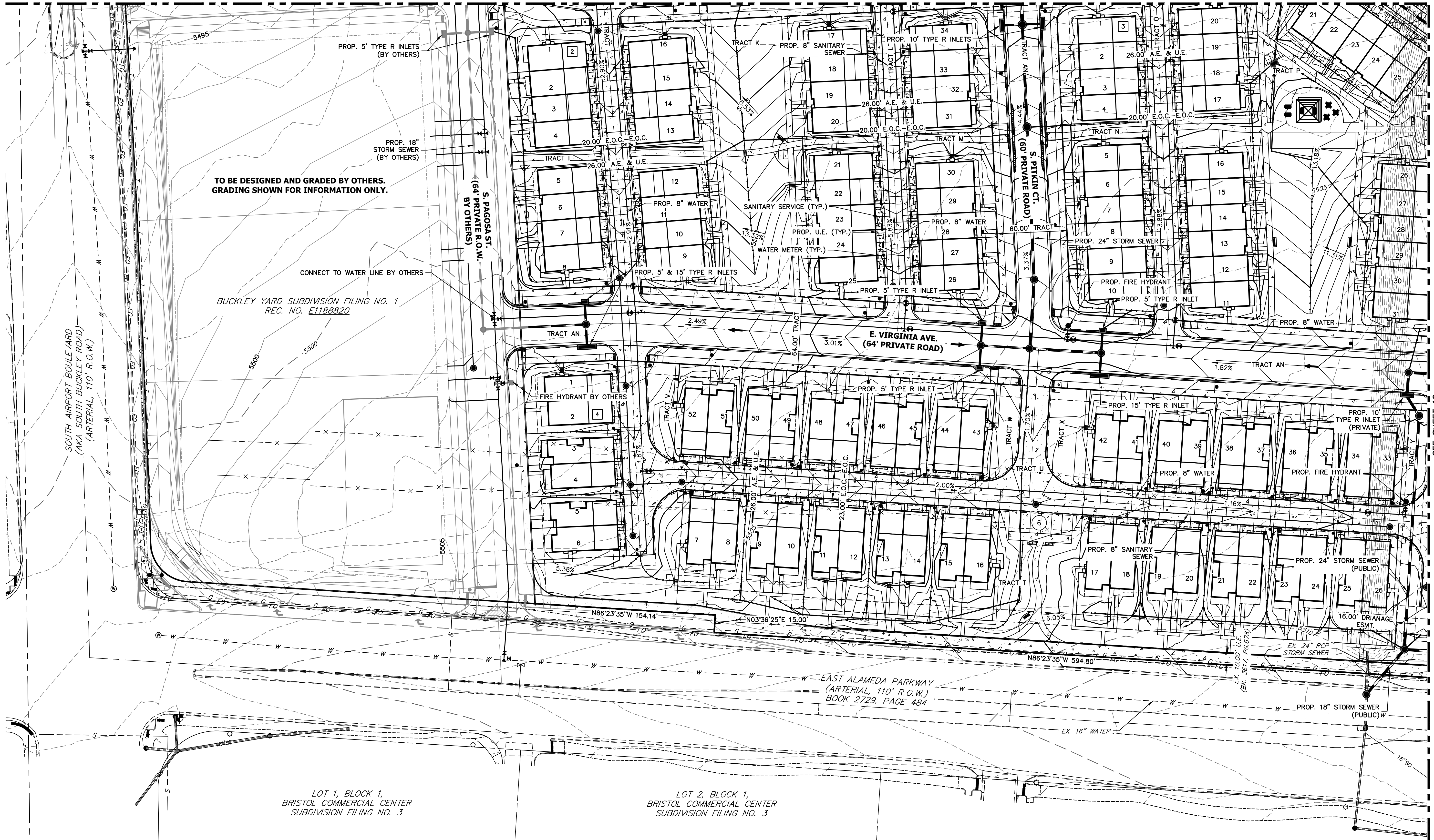
- ALL INTERNAL STORM SEWERS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOA, EXCEPT WHERE NOTED AS PUBLIC (CONNECTIONS TO EXISTING STORM NEAR ALAMEDA)
- SEE SHEET 11 FOR SIGNING, STRIPING, AND LIGHTING PLAN.
- TRACTS AM, AN AND AO ARE DEDICATED AS AN ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.



40 20 0 40 80
ORIGINAL SCALE: 1" = 40'



KEYMAP
SCALE: 1" = 500'



CHECKED BY:
DRAWN BY:

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN

OWNER:

BUCKLEY YARD REF
ACQUISITION, LLC
1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:

- 04/19/21- SP-01
- 06/18/21- SP-02
- 08/11/21- SP-03
- 09/30/21- SP-04
- 12/21/21- SP-05
- 04/08/22- SP-06
- 07/06/22- SP-07
- 12/07/22- SP-08

SHEET TITLE:
GRADING AND
UTILITY PLAN

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROP. LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	PROP. CURB & GUTTER
	EX. CURB & GUTTER
	EX. FENCE
	PROP. CONCRETE SIDEWALK
	EX. CONCRETE SIDEWALK

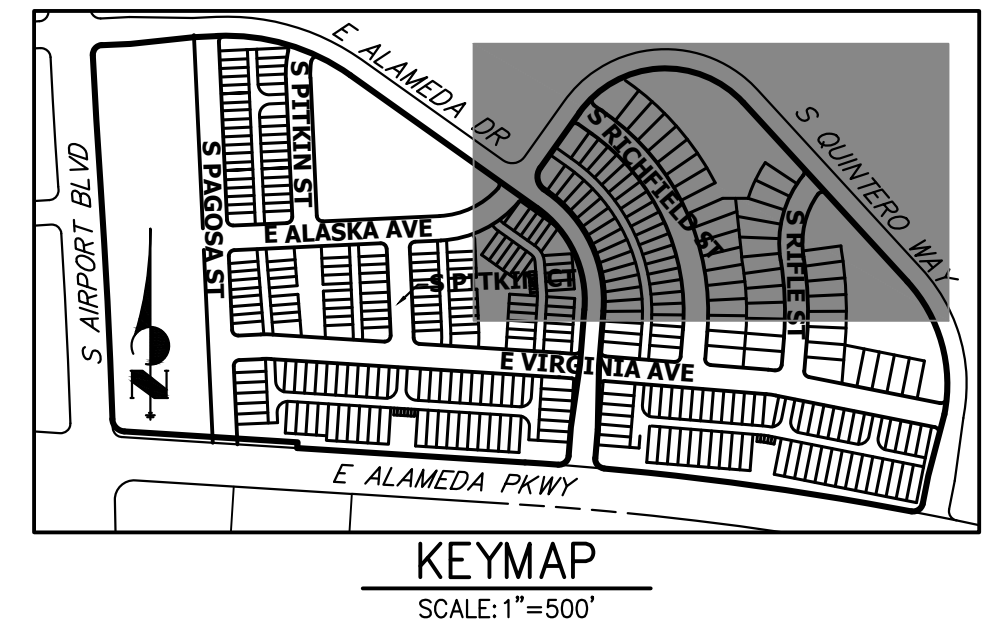
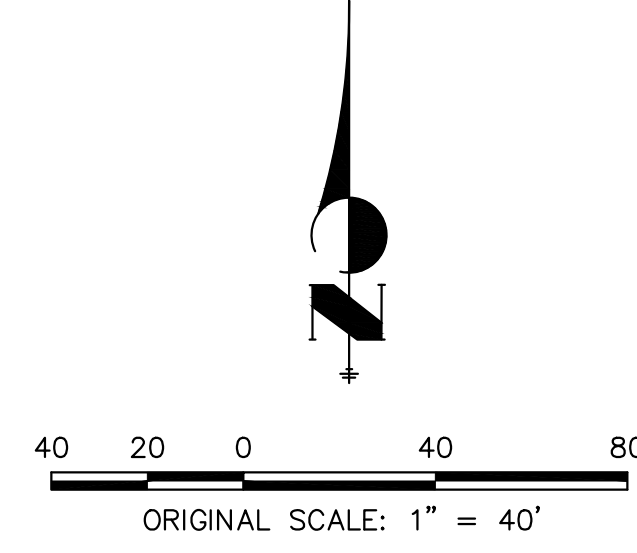
[illegible]

PROP. 20' STREET LIGHT
PROP. 30' STREET LIGHT
EX. STREET LIGHT
EX. ELECTRIC LINE
PROP. FIRE HYDRANT
EX. FIRE HYDRANT
2" BLOW-OFF ASSEMBLY
PROP. WATER LINE W/ G.V.
EX. WATER LINE W/ G.V.
PROP. WATER SERVICE W/ METER
PROP. SAN. SERVICE
PROP. WALL

The diagram illustrates a 1D lattice with several horizontal lines. The top line has a black circle with a left-pointing arrow. Below it, a dashed line is labeled S . The next line has a red circle with a right-pointing arrow. Below that, a dashed line is labeled D . The fifth line is labeled 6100 . Below it, a dashed line is labeled 6100 . At the bottom, there is a box labeled 1 with the text TW, BW above it and a right-pointing arrow below it.

PROP. SAN. SEWER W/ MH
EX. SAN. SEWER W/ MH
PROP. STORM SEWER W/ MH
EX. STORM SEWER W/ MH
PROP. INLET
PROP. INDEX CONTOUR
PROP. INTERMEDIATE CONTOUR
EX. INDEX CONTOUR
EX. INTERMEDIATE CONTOUR
TOP & BOTTOM OF WALL ELEVATIONS
BLOCK NUMBER
EMERGENCY OVERFLOW DIRECTION

1. ALL INTERNAL STORM SEWERS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOA, EXCEPT WHERE NOTED AS PUBLIC (CONNECTIONS TO EXISTING STORM NEAR ALAMEDA)
2. SEE SHEET 11 FOR SIGNING, STRIPING, AND LIGHTING PLAN.
3. TRACTS AM, AN AND AO ARE DEDICATED AS AN ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAT.
4. ARCHITECTURAL FEATURES (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, etc.) ARE NOT ALLOWED TO ENCROUGH INTO ANY EASEMENT OR FIRE LANE.



J·R ENGINEERING
A Westrian Company

Carlsbad 303-740-9888 • Colorado Springs 719-580-2583
Fort Collins 970-494-9888 • www.jrengineering.com

OWNER:
LEY YARD RE
QUISITION, LLC

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:

04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/02/23- SP AND 1 SUB 01
09/07/23- SP AMD 1 SUB 02
11/08/23- SP AMD 1 SUB 03

SHEET TITLE:
GRADING AND
UTILITY PLAN

CHECKED BY:
DRAWN BY:

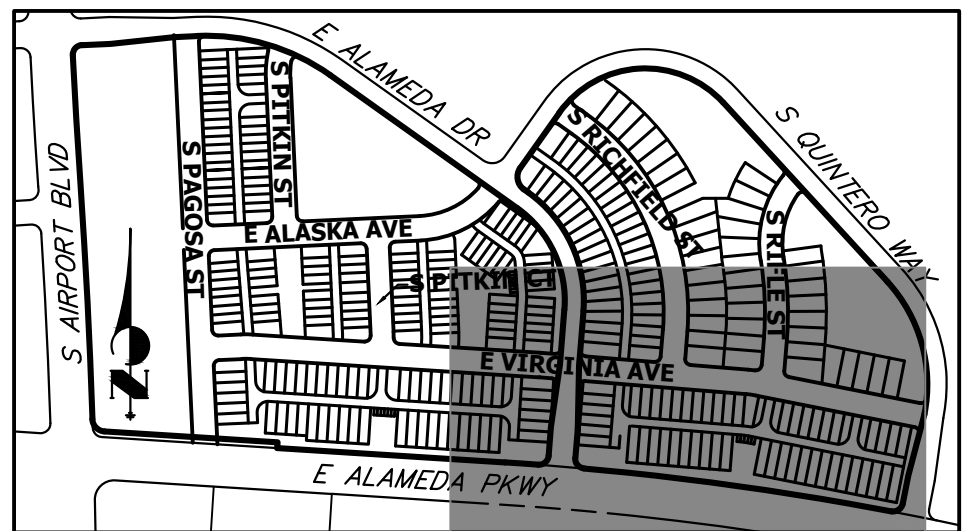
LEGEND

---	PROP. RIGHT OF WAY	*	PROP. 20' STREET LIGHT	---S---	PROP. SAN. SEWER W/ MH
---	EX. RIGHT OF WAY	*X	PROP. 30' STREET LIGHT	---S---	EX. SAN. SEWER W/ MH
---	PROP. LINE	*	EX. STREET LIGHT	---S---	PROP. STORM SEWER W/ MH
---	BOUNDARY LINE	---	EX. ELECTRIC LINE	---S---	EX. STORM SEWER W/ MH
---	CENTERLINE	---	PROP. FIRE HYDRANT	---	PROP. INLET
---	PROP. EASEMENT	---	EX. FIRE HYDRANT	---	PROP. INDEX CONTOUR
---	EX. EASEMENT	---	2" BLOW-OFF ASSEMBLY	---	PROP. INTERMEDIATE CONTOUR
---	PROP. CURB & GUTTER	---	PROP. WATER LINE W/ G.V.	---	EX. INDEX CONTOUR
---	EX. CURB & GUTTER	---	EX. WATER LINE W/ G.V.	---	EX. INTERMEDIATE CONTOUR
---	EX. FENCE	---	PROP. WATER SERVICE W/ METER	---	TOP & BOTTOM OF WALL ELEVATIONS
---	PROP. CONCRETE SIDEWALK	---	PROP. SAN. SERVICE	---	BLOCK NUMBER
---	EX. CONCRETE SIDEWALK	---	PROP. WALL	---	EMERGENCY OVERFLOW DIRECTION

NOTES:

- ALL INTERNAL STORM SEWERS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOA, EXCEPT WHERE NOTED AS PUBLIC (CONNECTIONS TO EXISTING STORM NEAR ALAMEDA)
- SEE SHEET 11 FOR SIGNING, STRIPING, AND LIGHTING PLAN.
- TRACTS AM, AN AND AO ARE DEDICATED AS AN ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

40 20 0 40 80
ORIGINAL SCALE: 1" = 40'



KEYMAP
SCALE: 1" = 500'

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:

BUCKLEY YARD REF
ACQUISITION, LLC

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:

04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/02/23- SP AND 1 SUB 01
09/07/23- SP AMD 1 SUB 02
11/08/23- SP AMD 1 SUB 03

SHEET TITLE:
GRADING AND
UTILITY PLAN

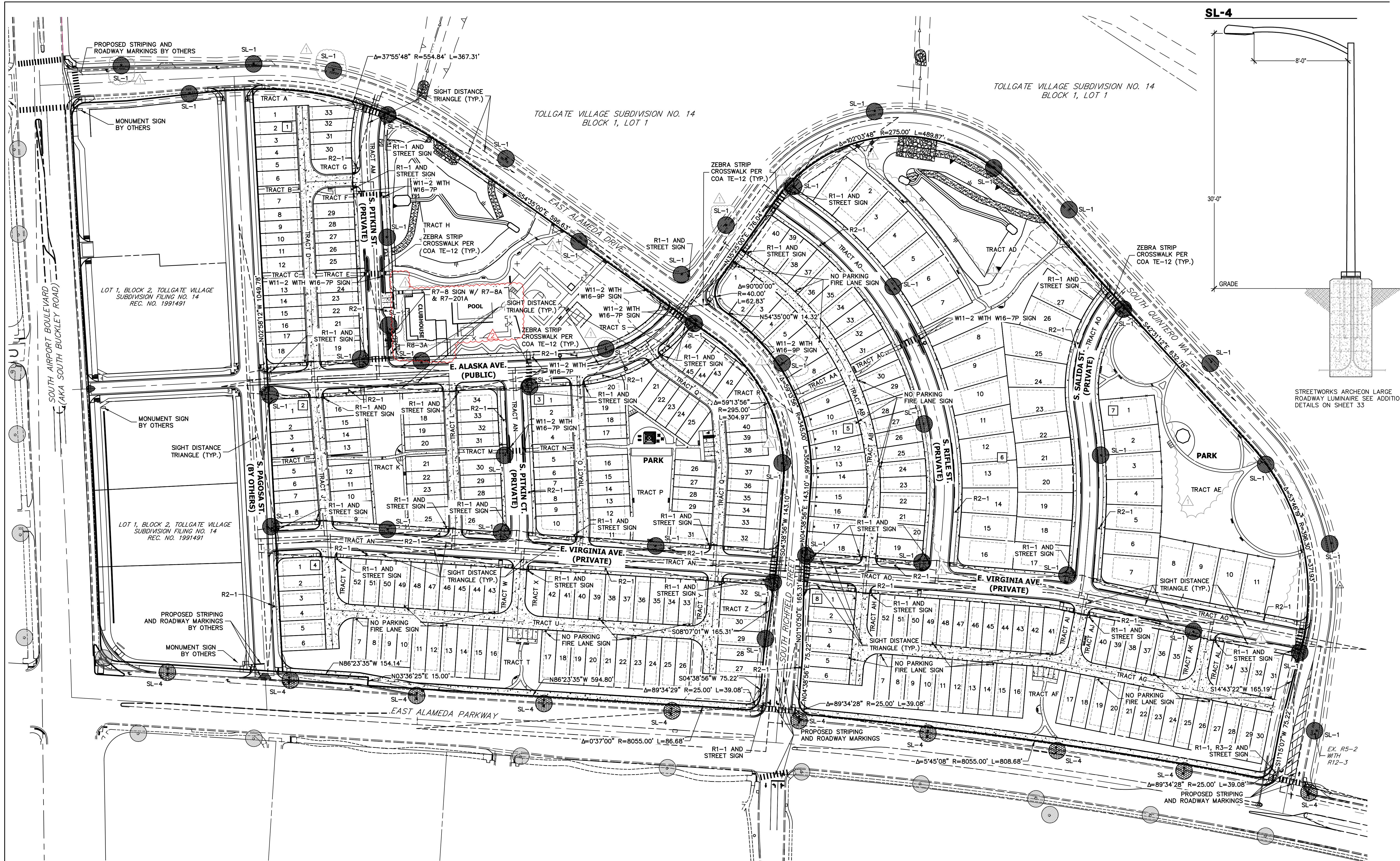
BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION, LLC
1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
11/08/23- SP AMD 1 SUB 02
12/05/24- SP AMD 2 SUB 01

SHEET TITLE:
SIGNING STRIPING &
LIGHTING PLAN



LEGEND

R1-1 MUTCD SIGN		R2-1 MUTCD SIGN		W11-2 MUTCD SIGN		W7-8A MUTCD SIGN	
55 WATTS 20' STREET LIGHT (SEE RIGHT)		W16-7P MUTCD SIGN		R7-201A MUTCD SIGN		R7-8 MUTCD SIGN	
251 WATTS 30' STREET LIGHT (SEE TOP RIGHT)		R7-8 MUTCD SIGN		R3-2 MUTCD SIGN		R8-3A MUTCD SIGN (18"x24")	
EXISTING STREET LIGHT							

SIGN POST NOTE:

1. REFER TO CITY OF AURORA STANDARD DETAIL TE-11.0 FOR STEEL SIGN TUBING INSTALLATION.

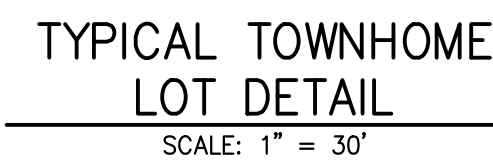
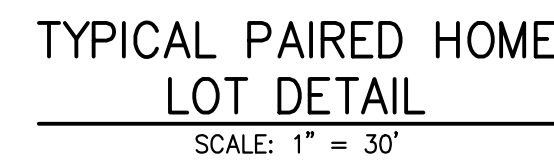
SL-1

POLE: SM8 LUMINAIRE: MPTC
LUMEC METROSCOPE POST TOP URBAN LUMINAIRE
MPTC LED POST TOP LUMINAIRE
COLOR: BLACK
SINGLE LUMINAIRE

NOTES:

- MINIMUM 7" DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
- MIN. DEPTH OF ROAD OVER-EXCAVATED IS 3".
- NON HATCHED DRIVEWAY IS ASPHALT PAVEMENT.
- SEE SHEET 12 FOR TYPICAL LOT DETAILS.
- ALL RETAINING WALLS ARE SANDY COLOR VERSA LOCK BLOCK WALLS OR APPROVED EQUAL.
- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- SEE SHEET 5 FOR TRACT TABLE.
- TRACTS AM, AN AND AO ARE DEDICATED AS AS ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAT.
- ARCHITECTURAL FEATURES (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, etc.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.

CHECKED BY: [blank]
DRAWN BY: [blank]
X:\1600000\all\160400\Drawings\Sheet\Drawings\SP160400_S01.dwg, SC01, 11/26/2024, 9:05:56 AM, C:\msk



TYPICAL PAIRED HOME WATER AND SEWER SERVICE DETAIL

12 OF 47

BUCKLEY YARD - RESIDENTIAL SITE PLAN
SITE PLAN
AURORA, CO

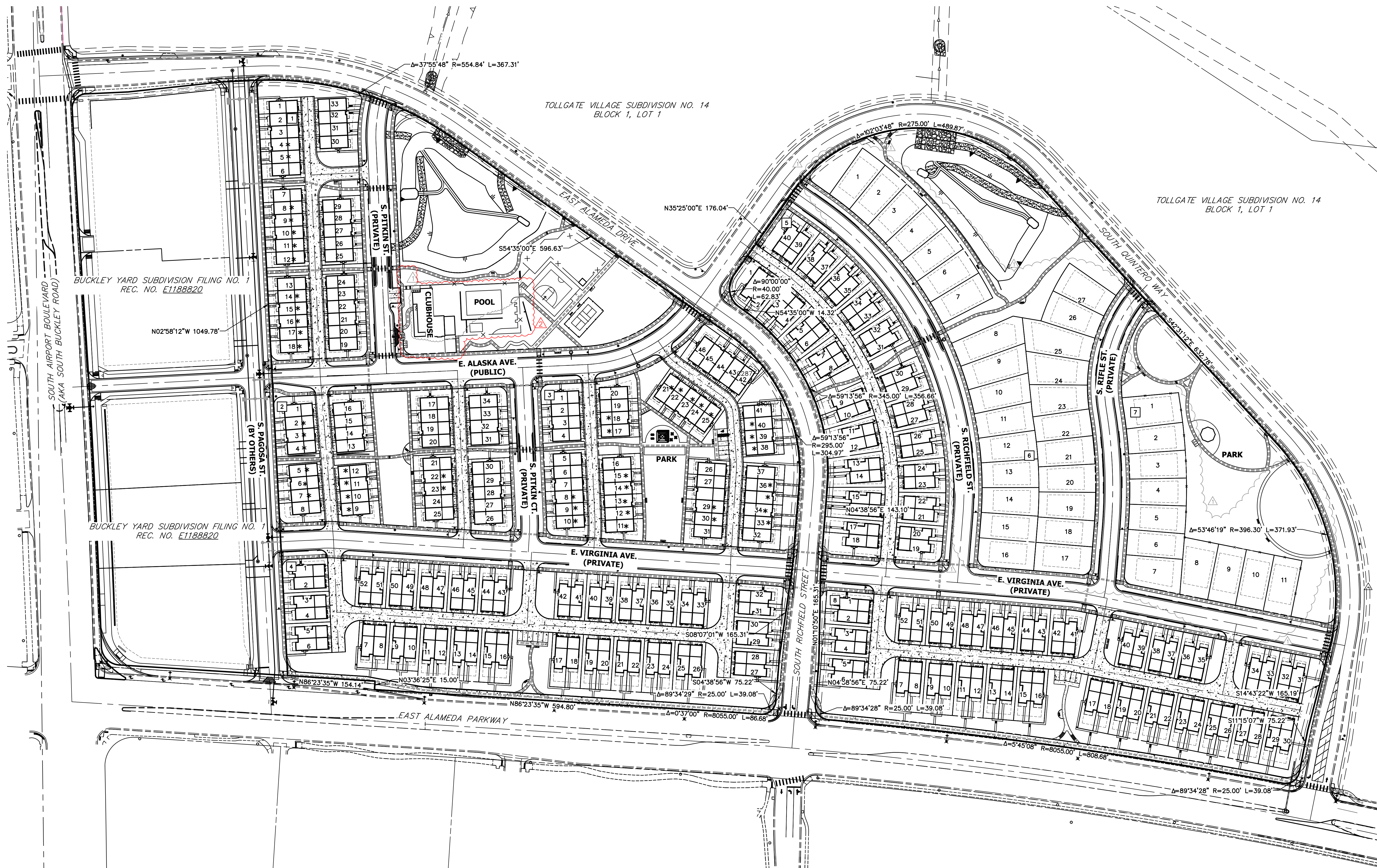
OWNER:
BUCKLEY YARD REF
ACQUISITION, LLC

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:

04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
11/08/23- SP AMD 1 SUB 02
12/05/24- SP AMD 2 SUB 01

SHEET TITLE:
IMPLEMENTATION
PLAN



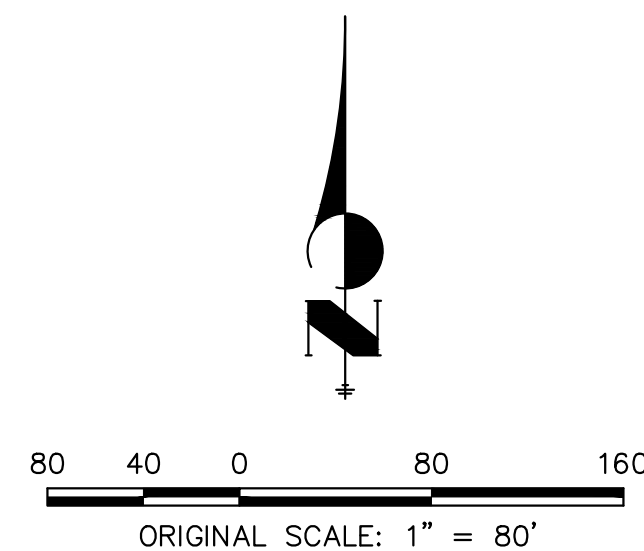
ACCESSIBLE UNITS TABLE

		BUILDING TYPES	USED	CODE	TOTALS	POINTS EACH	TOTALS
FOUR UNIT TOWNHOMES	10	TYPE A DWELLING UNIT	NO	---	---	---	---
FIVE UNIT TOWNHOMES	5	TYPE A MULTISTORY DWELLING UNIT	NO	---	---	---	---
SIX UNIT TOWNHOMES	8	TYPE B DWELLING UNIT	NO	---	---	---	---
TOTAL TOWNHOME BUILDINGS	23	TYPE B MULTISTORY DWELLING UNIT	NO	---	---	---	---
TOTAL DWELLING UNITS	113	TYPE B VISITABLE GROUND FLOOR	YES	B	48	1	48
POINTS NEEDED	48				TOTAL POINTS		48
					POINTS NEEDED		48
					PASSES		YES

NOTE: IMPLEMENTATION PLAN PER 2015 IBC SECTION 1107 AND COLORADO STATE HOUSE BILL 03-1221.
IBC 1107.7.2 ALLOWS EXCEPTION THAT NO 2-STORY MULTIFAMILY RESIDENTIAL UNIT REQUIRES ACCESSIBILITY.
COLORADO STATE HOUSE BILL 03-1221 REQUIRES ACCESSIBILITY WHICH IS BEING SATISFIED PER THIS PLAN.

LEGEND

- 1 BLOCK NUMBER
* TYPE B VISITABLE GROUND FLOOR UNIT
■ ■ ■ ADA ACCESSIBLE ROUTE



CHECKED BY:
DRAWN BY:



PHASE I CONSTRUCTION:

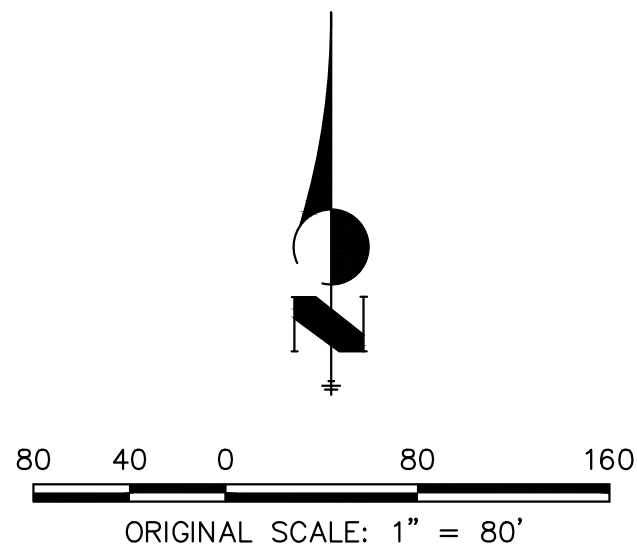
1. PHASE I CONSTRUCTION WILL CONSIST OF THE FOLLOWING. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED (EXCEPT AS NOTED BELOW IN ITEM J) UNTIL THE FOLLOWING ITEMS HAVE BEEN CONSTRUCTED.
 - a. CONSTRUCTION OF THE RAMPS ALONG THE WEST SIDE OF EAST ALAMEDA DRIVE FROM SOUTH PAGOSA STREET TO EAST ALAMEDA PARKWAY, AND THE RAMP ON THE EAST SIDE OF EAST ALAMEDA DRIVE AT THE INTERSECTION OF EAST ALAMEDA PARKWAY.
 - b. REMOVAL OF THE ATTACHED SIDEWALK AND CONSTRUCTION OF THE DETACHED SIDEWALK ALONG EAST ALAMEDA PARKWAY FROM SOUTH PAGOSA STREET TO EAST ALAMEDA DRIVE.
 - c. INSTALLATION OF THE WATER MAINS, SANITARY SEWER MAINS AND THE PRIVATE STORM SEWER. THIS WILL INCLUDE CONNECTIONS TO THE EXISTING FACILITIES IN EAST ALAMEDA DRIVE AND EAST ALAMEDA PARKWAY, AS WELL AS THE PROPOSED FACILITIES BY OTHERS IN SOUTH PAGOSA STREET.
 - d. INSTALLATION OF THE CURB AND GUTTER, ASPHALT, SIDEWALKS, AND CONCRETE ALLEYS.
 - e. ALL DETENTION POND FACILITIES (I.E. FOREBAYS, TRICKLE CHANNELS, OUTLET STRUCTURE, MAINTENANCE ACCESS PATHS, WALL, ETC.) WILL BE CONSTRUCTED IN PHASE I.
 - f. THE PROPOSED STREET LIGHTS ON THE NORTH SIDE OF EAST ALAMEDA PARKWAY FROM SOUTH PAGOSA STREET TO EAST ALAMEDA DRIVE WILL BE CONSTRUCTED WITH PHASE I. ALSO, THE PROPOSED STREET LIGHTS ON EAST ALAMEDA DRIVE FROM SOUTH PAGOSA STREET TO SOUTH QUINTERO WAY WILL BE CONSTRUCTED WITH PHASE I.
 - g. THE ROADWAY STRIPING AND MARKINGS ON EAST ALAMEDA DRIVE AT THE INTERSECTION OF EAST ALAMEDA PARKWAY. ALSO THE STRIPING ON SOUTH RICHFIELD STREET AT THE INTERSECTION SOUTH OF EAST ALAMEDA PARKWAY.
 - h. THE CLUBHOUSE, POOL, AND PHASE I PARK AREA, INCLUDING LANDSCAPING, WILL BE CONSTRUCTED WITH PHASE I, AND SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 63RD CERTIFICATE OF OCCUPANCY (50% OF THE PHASE I CO'S).

PHASE II CONSTRUCTION:

1. PHASE II CONSTRUCTION WILL CONSIST OF THE FOLLOWING. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED (EXCEPT AS NOTED BELOW IN ITEM K) UNTIL THE FOLLOWING ITEMS HAVE BEEN CONSTRUCTED.
 - a. CONSTRUCTION OF THE RAMPS ALONG SOUTH QUINTERO WAY.
 - b. REMOVAL AND RECONSTRUCTION OF THE RAMP AT THE INTERSECTION OF EAST ALAMEDA DRIVE AND SOUTH QUINTERO WAY, AND THE RAMPS AT THE INTERSECTION OF SOUTH QUINTERO WAY AND EAST ALAMEDA PARKWAY.
 - c. THE CONSTRUCTION OF THE SIDEWALK ALONG THE EAST SIDE OF EAST ALAMEDA DRIVE FROM SOUTH QUINTERO WAY TO EAST ALAMEDA PARKWAY.
 - d. REMOVAL OF THE ATTACHED SIDEWALK AND CONSTRUCTION OF THE DETACHED SIDEWALK ALONG EAST ALAMEDA PARKWAY FROM EAST ALAMEDA DRIVE TO SOUTH QUINTERO WAY.
 - e. CONSTRUCTION OF THE MEDIAN IMPROVEMENTS IN EAST ALAMEDA PARKWAY TO RESTRICT THE LEFT TURN FROM SOUTH QUINTERO WAY.
 - f. INSTALLATION OF THE WATER MAINS, SANITARY SEWER MAINS AND THE PRIVATE STORM SEWER. THIS WILL INCLUDE CONNECTIONS TO THE EXISTING FACILITIES IN EAST ALAMEDA DRIVE, SOUTH QUINTERO WAY, AND EAST ALAMEDA PARKWAY.
 - g. INSTALLATION OF THE CURB AND GUTTER, ASPHALT, SIDEWALKS AND CONCRETE ALLEYS.
 - h. ALL DETENTION POND FACILITIES (I.E. FOREBAYS, TRICKLE CHANNELS, OUTLET STRUCTURE, MAINTENANCE ACCESS PATHS, WALL, ETC.) FOR DETENTION POND B, WILL BE CONSTRUCTED IN PHASE II.
 - i. THE PROPOSED STREET LIGHTS ON THE NORTH SIDE OF EAST ALAMEDA PARKWAY FROM EAST ALAMEDA DRIVE TO SOUTH QUINTERO WAY WILL BE CONSTRUCTED WITH PHASE I. ALSO, THE PROPOSED STREET LIGHTS ON SOUTH QUINTERO WAY WILL BE CONSTRUCTED WITH PHASE II.
 - j. THE ROADWAY STRIPING AND MARKINGS ON SOUTH QUINTERO WAY AT THE INTERSECTION OF EAST ALAMEDA PARKWAY.
 - k. THE PHASE II PARK AREA, INCLUDING LANDSCAPING, WILL BE CONSTRUCTED WITH PHASE II, AND SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 68TH CERTIFICATE OF OCCUPANCY (50% OF THE PHASE II CO'S).

LEGEND

- ■ ■ ■ ■ PHASE LINE
- — — — — RETAINING WALL



BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN

AURORA, CO

OWNER:

BUCKLEY YARD REF
ACQUISITION, LLC

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:

04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
1 SUB 01

SHEET TITLE:

PHASING PLAN

SITE DATA TABLES

Open Space Tract Landscape Table							
Area (Tract)	Description	Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Transfers
A	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	4,285 SF	2	2	11	31	
B	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,034 SF	1	0	3	14	1 Tree to Tract H
C	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,180 SF	1	0	3	19	1 Tree to Tract H
E	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,168 SF	1	0	3	24	1 Tree to Tract H
F	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,864 SF	1	0	5	16	1 Tree to Tract H
G	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,876 SF	1	1	5	15	
H ¹ (Det.Pond)	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	76,029 SF	20	34	191	259	
I	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,091 SF	1	0	3	17	1 Tree to Tract H
K	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	17,961 SF	5	5	45	45	
M	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,630 SF	1	0	5	11	1 Tree to Tract H
N	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,041 SF	1	0	3	15	1 Tree to Tract H
P	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	26,391 SF	7	9	66	78	2
R	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	9,828 SF	3	4	25	34	
S	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,432 SF	1	0	4	4	1 Tree to Tract H
T	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	29,099 SF	8	14	73	274	6
V	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,917 SF	1	1	5	16	
W	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,741 SF	1	1	5	17	
X	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2,680 SF	1	1	7	17	
Y	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,742 SF	1	0	5	16	1 Tree to Tract H
Z	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	684 SF	1	0	2	0	1 Tree and 2 Shrubs to Tract H
AA	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2,590 SF	1	1	7	12	
AC	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2,388 SF	1	1	6	6	
AD ¹ (Det.Pond)	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	48,384 SF	13	22	121	79	42 Shrubs to Tract AF
AE	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	76,629 SF	20	20	192	192	
AF	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	33,590 SF	9	10	84	353	1
AH	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,413 SF	1	1	4	13	
AI	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,388 SF	1	1	4	15	
AJ	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,741 SF	1	1	5	14	
AK	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,741 SF	1	1	5	16	
AL	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1,741 SF	1	1	5	17	
Totals:			108	131	902	1639	18

NOTES:
1.) 100 year wse Areas are Excluded from Tract H and AD.

Standard Rights-of-Way Street Tree Table			
Street Tree Description	Length	Trees Required	Trees Provided
S. PITKIN ST. (1 Tree / 40 LF)	753 LF	19	21
S. PITKIN COURT (1 Tree / 40 LF)	468 LF	12	12
E. VIRGINIA AVE. (1 Tree / 40 LF)	2,844 LF	71	77
S. RICHFIELD ST. (1 Tree / 40 LF)	1,461 LF	37	37
S. RIFLE ST. (1 Tree / 40 LF)	972 LF	24	23 ¹
S. QUNTERO WAY. (1 Tree / 40 LF)	2,478 LF	62	57 ^{2,3}
E. ALAMEDA PKWY. (1 Tree / 40 LF)	1,668 LF	42	42
E. ALAMEDA DR. (1 Tree / 40 LF)	560 LF	14	17
Totals:		266	269

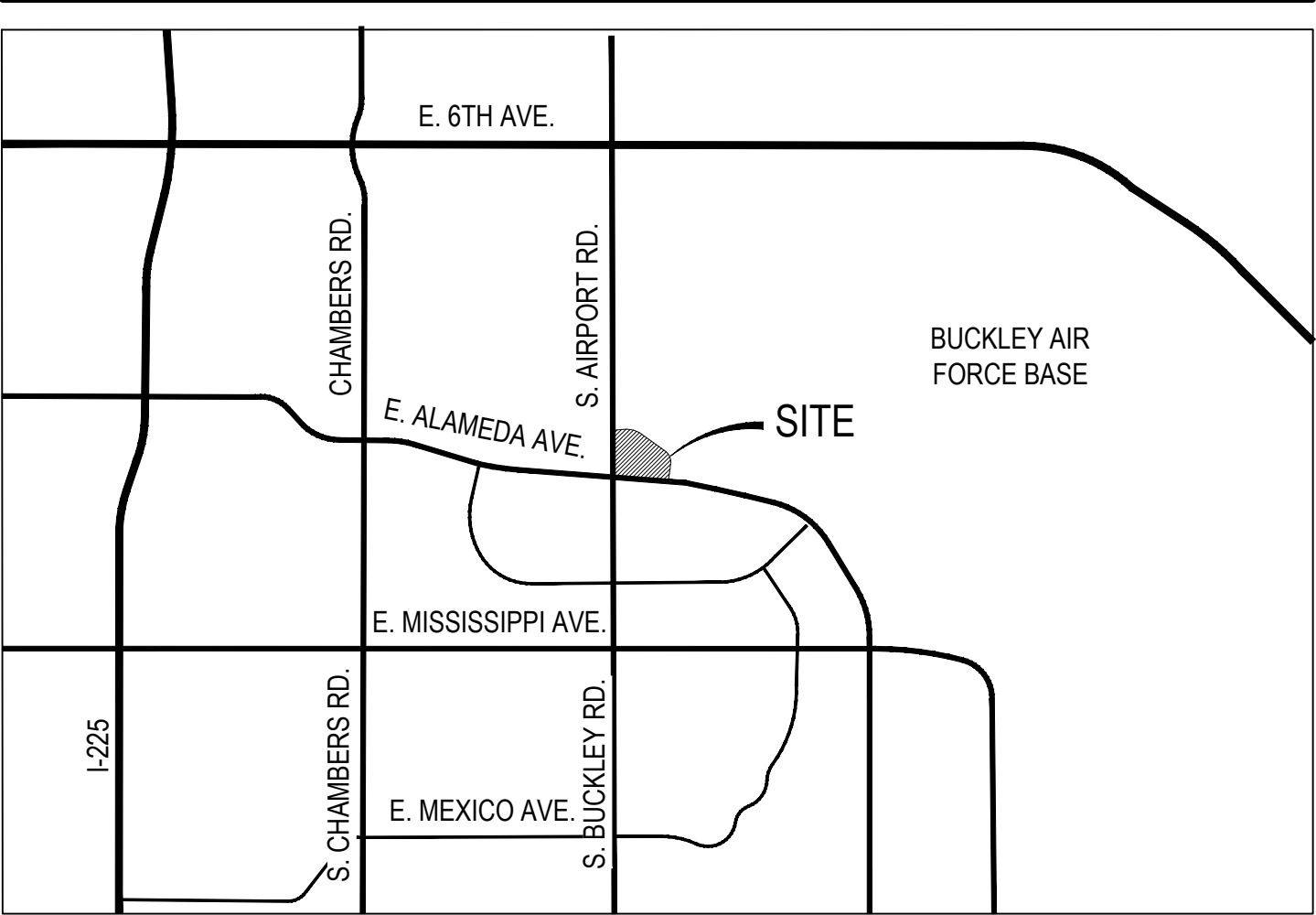
NOTES:
1.) Due to sign conflicts 1 Tree on S. RIFLE ST. was excluded.
2.) Due to utility easements on E. ALAMEDA DR. AND S. QUNTERO WAY street trees were moved to 15' off the back of curb.
3.) 5 trees were transferred to internal tract landscape due to utility easements and intersecting drives within the detention pond tract along S. QUNTERO WAY.
4.) Distances measured between tangent points, Intersecting Drives and Midblock Crossings are excluded.

Curbside Landscape Table				
Tree Lawn Description	Area	Shrubs Required	Shrubs Provided	Ornamental Grasses
S. PITKIN ST. (WEST) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	3,004 SF	75	84	
S. PITKIN ST. (EAST) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	3,125 SF	78	86	
S. PITKIN COURT (WEST) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	1,960 SF	49	49	
S. PITKIN COURT (EAST) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	1,995 SF	50	50	
E. VIRGINIA AVE. (NORTH) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	11,741 SF	294	294	
E. VIRGINIA AVE. (SOUTH) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	12,171 SF	304	306	
S. RICHFIELD ST. (WEST) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	5,775 SF	144	144	
S. RICHFIELD ST. (EAST) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	6,063 SF	152	152	
S. RIFLE ST. (WEST) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	4,142 SF	104	104	
S. RIFLE ST. (EAST) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	3,936 SF	98	98	
S. QUNTERO WAY (NORTH) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	5,160 SF	129	132	
S. QUNTERO WAY (SOUTH) (0.025 Shrubs per 1 Square Foot of Tree Lawn)	6,253 SF	156	156	
Totals:	65,325 SF	1633	1655	

Water Use Table					
Area (Tract)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area	Total Area (SF)
A	0 SF	825 SF	3,460 SF	0 SF	4,285 SF
B	682 SF	0 SF	0 SF	352 SF	1,034 SF
C	832 SF	0 SF	0 SF	348 SF	1,180 SF
E	828 SF	0 SF	0 SF	340 SF	1,168 SF
F	770 SF	0 SF	936 SF	158 SF	1,864 SF
G	877 SF	0 SF	899 SF	0 SF	1,876 SF
H	11,142 SF	22,133 SF	54,257 SF	37,788 SF	125,320 SF
I	725 SF	0 SF	0 SF	366 SF	1,091 SF
K	2,197 SF	11,428 SF	513 SF	3,823 SF	17,961 SF
M	598 SF	0 SF	709 SF	323 SF	1,630 SF
N	698 SF	0 SF	0 SF	343 SF	1,041 SF
P	4,442 SF	11,379 SF	1,334 SF	9,236 SF	26,391 SF
R	6,973 SF	0 SF	2,517 SF	338 SF	9,828 SF
S	1,432 SF	0 SF	0 SF	0 SF	1,432 SF
T	21,377 SF	4,418 SF	0 SF	3,304 SF	29,099 SF
V	1,866 SF	0 SF	0 SF	51 SF	1,917 SF
W	1,842 SF	0 SF	0 SF	(101)SF	1,741 SF
X	2,637 SF	0 SF	0 SF	43 SF	2,680 SF
Y	1,688 SF	0 SF	0 SF	54 SF	1,742 SF
Z	684 SF	0 SF	0 SF	0 SF	684 SF
AA	1,038 SF	0 SF	1,100 SF	452 SF	2,590 SF
AC	694 SF	0 SF	1,280 SF	406 SF	2,388 SF
AD	2,704 SF	0 SF	57,535 SF	15,320 SF	75,559 SF
AE	6,542 SF	37,219 SF	27,030 SF	5,992 SF	76,783 SF
AF	24,579 SF	4,399 SF	0 SF	2,965 SF	33,943 SF
AH	1,355 SF	0 SF	0 SF	58 SF	1,413 SF
AI	1,336 SF	0 SF	0 SF	52 SF	1,388 SF
AJ	1,688 SF	0 SF	0 SF	53 SF	1,741 SF
AK	1,687 SF	0 SF	0 SF	54 SF	1,741 SF
AL	1,389 SF	0 SF	0 SF	58 SF	1,447 SF
ROW	68,761 SF	17,678 SF	71,824 SF	133,136 SF	291,399 SF
Totals:	173,954 SF	112,619 SF	223,400 SF	214,414 SF	724,387 SF
% Of Overall LS Area	34.11%	22.08%	43.81%		

Commercial Building Perimeter Landscape					
Building	Description	Area	Trees Required	Trees Provided	Tree Equivalents
Clubhouse	1 Tree of Tree Equivalents per 40 LF of Building Face	300 LF	8	6	40 Shrubs = 4 TE
Totals:			8	10	

VICINITY MAP



CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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.
- 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.
- 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.
- 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).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- 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.
- 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.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN THE COA ROADWAY SPECIFICATIONS, IN SECTION 4.04.2.10.
- 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

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- 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.
- 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.
- THE OWNER/BUILDER IS RESPONSIBLE FOR ALL FRONT YARD 'ON LOT' LANDSCAPING FOR EACH PARCEL. THE LLC IS NOT RESPONSIBLE FOR ANY FRONT YARD 'ON LOT' LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION LLC,
1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

NOT FOR
CONSTRUCTION

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP 06
07/06/22- SP 07
12/07/22- SP 08

SHEET TITLE:
TREE MITIGATION

L-1.01
16 OF 47



LEGEND

- EXISTING TREE TO BE
REMOVED AND MITIGATED

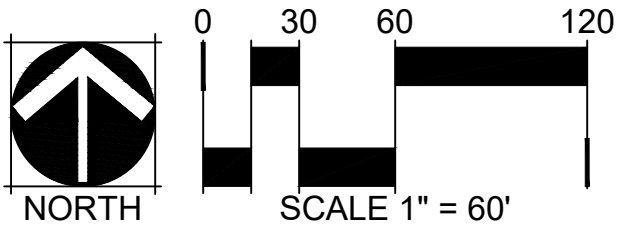
TREE MITIGATION CHART

TREE NO.	TREE TYPE	SIZE (DBH)	CONDITION	MITIGATION INCHES	COMMENT
1	DECIDUOUS	6"	GOOD	6"	TO BE REMOVED AND MITIGATED
2	DECIDUOUS	6"	GOOD	6"	TO BE REMOVED AND MITIGATED
3	DECIDUOUS	6"	GOOD	6"	TO BE REMOVED AND MITIGATED
4	DECIDUOUS	12"	GOOD	12"	TO BE REMOVED AND MITIGATED
5	DECIDUOUS	6"	GOOD	6"	TO BE REMOVED AND MITIGATED

- 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.
 - 36" INCHES WILL BE MITIGATED ON-SITE THROUGH 18 ADDITIONAL ON-SITE TREE PLANTING.

1 TREE MITIGATION PLAN

SCALE: 1" = 60'



PLANT SCHEDULE

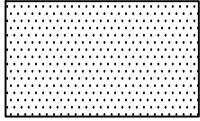
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	QTY
AC MI	ACER MIYABEI 'MORTON' TM	STATE STREET MIYABEI MAPLE	CONT.	2.5" CAL*	MOD	25
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL	HIGH	15
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL	LOW	45
GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL	HIGH	45
QU MA	QUERCUS MACROCARPA	BURR OAK	B & B	2.5 "CAL*	LOW	62
QU RO	QUERCUS ROBUR	ENGLISH OAK	B & B	2" CAL	MOD	18
TI GR	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5 "CAL*	HIGH	31
UL PR	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5 "CAL*	HIGH	93
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		QTY
PI PU	PICEA PUNGENS	COLORADO SPRUCE	B & B	6' HEIGHT	MOD	3
PI BE	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HEIGHT	LOW	13
PI ED	PINUS EDULIS	PINON PINE	B & B	6' HEIGHT	LOW	7
PI HE	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HEIGHT	LOW	19
PI NI	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' HEIGHT	LOW	9
PI SY	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HEIGHT	LOW	2
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		QTY
AC HW	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL	MOD	10
AM AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6' CLUMP	HIGH	7
MA PR	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	2" CAL	HIGH	5
MA SS	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL	HIGH	8
PY CA	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	B & B	2" CAL	HIGH	6
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		QTY
AM AL	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT	5 GAL	LOW	18
BE BU	BERBERIS THUNBERGII 'BAILTWO' TM	BURGUNDY CAROUSEL BARBERRY	CONT	5 GAL	HIGH	15
*** BE CP	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT	5 GAL	HIGH	48
BU AL	BUDDLEJA ALTERNIFOLIA 'ARGENTEA'	SILVER FOUNTAIN BUTTERFLY BUSH	CONT	5 GAL	MOD	11
CH NA	CHRYSOETHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT	5 GAL	LOW	4
CH AL	CHRYSOETHAMNUS NAUSEOSUS ALBICAULIS	TALL BLUE RABBITBRUSH	CONT	5 GAL	LOW	9
CO AL	CORNUS ALBA 'BAILHALO' TM	IVORY HALO DOGWOOD	CONT.	5 GAL.	MOD	30
CO SE	CORNUS SERICEA 'BAILEY'	BAYLEY'S RED TWIG DOGWOOD	CONT.	5 GAL.	MOD	31
CO KE	CORNUS SERICEA 'KELSEY'	KELSEYI DOGWOOD	CONT	5 GAL.	LOW	6
HO DU	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT	5 GAL	LOW	7
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT	5 GAL	MOD	19
PE AT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT	5 GAL	MOD	73
*** PE LS	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT	5 GAL	MOD	683
PH SN	PHILADELPHUS X 'SNOWBELLE'	SNOWBELL MOCK ORANGE	CONT	5 GAL	MOD	41
PH DI	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABLO NINEBARK	CONT	5 GAL	MOD	41
PH OP	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM	SUMMER WINE NINEBARK	CONT.	5 GAL.	LOW	47
PO MW	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	CONT	5 GAL	LOW	60
PR BE	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT	5 GAL	LOW	81
*** PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT	5 GAL	MOD	58
*** RH AR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL.	HIGH	295
*** RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT	5 GAL	HIGH	73
RI AL	RIBES ALPINUM	ALPINE CURRANT	CONT	5 GAL	MOD	9
SA PU	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	CONT	5 GAL	HIGH	7
SP SN	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	CONT	5 GAL	MOD	20
SP VA	SPIRAEA X VANHOUTTEI 'SNOW WHITE'	SNOW WHITE VANHOUTTE SPIREA	CONT.	5 GAL.	HIGH	34
SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT	5 GAL	MOD	105
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		QTY
*** AR PA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT	5 GAL.	MOD	743
*** CO CB	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	CONT	5 GAL	MOD	343
CY SP	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT	5 GAL	MOD	65
JU SP	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	CONT.	5 GAL.	MOD	11
*** JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT	5 GAL	MOD	32
*** JUN ICE	JUNIPERUS HORIZONTALIS 'MONBER' TM	ICEE BLUE JUNIPER	CONT.	5 GAL.	LOW	180
*** JU CC	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	CONT	5 GAL	LOW	26
JU MO	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	CONT.	5 GAL.	HIGH	77
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		QTY
*** BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT	1/5 GAL.**	HIGH	927
CA KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT	1 GAL.	MOD	111
ER RA	ERIANTHUS RAVENNAE	RAVENNA GRASS	CONT.	1 GAL.	LOW	20
*** FE EB	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	CONT	1/5 GAL.**	LOW	447
MI AD	MISCANTHUS SINENSIS 'ADAGIO'	COMPACT MAIDEN GRASS	CONT	1 GAL.	HIGH	47
MI VA	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	CONT	1 GAL.	LOW	111
MU RE	MUHLENBERGIA REVERCHONI 'UNDAUNTED'	UNDAUNTED MUHLY	CONT	1 GAL.	LOW	186
NA TE	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	CONT	1 GAL.	HIGH	74
PA SH	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	CONT	1 GAL.	HIGH	79
PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT	1 GAL.	MOD	100
*** SC SC	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT	1/5 GAL.**	MOD	691
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT	1 GAL.	MOD	187
PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		QTY
EC PU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT	1 GAL	LOW	82
*** HE SA	HEUCHERA X 'SNOW ANGEL'	SNOW ANGEL CORAL BELLS	CONT	1 GAL	MOD	15
LA PH	LAVANDULA X INTERMEDIA 'PHENOMENAL'	PHENOMENAL LAVENDER	CONT	1 GAL	MOD	12
*** NE FA	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	CONT.	1 GAL.	MOD	52
*** PE HU	PENSTEMON DIGITALIS 'HUSKER RED'	HUSKER RED BEARDTONGUE	CONT.	1 GAL.	MOD	12
*** PH BI	PHLOX BIFIDA	SNOWMASS PHLOX	CONT	1 GAL	MOD	31
*** SA MN	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	CONT	1 GAL	MOD	84
*** SE AJ	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	CONT	1 GAL	MOD	35
*** TUL WFG	TULIPA X 'WHITE FLAG'	WHITE FLAG TRIUMPH TULIP	CONT.	1 GAL.	MOD	127

* ALL STREET TREES ALONG E. ALAMEDA PARKWAY MUST BE 2.5" CAL. AT THE TIME OF PLANTING.

** ALL ORNAMENTAL GRASSES WITHIN THE CURBSIDE LANDSCAPE SHALL BE 5 GAL. CONTAINERS AT THE TIME OF PLANTING.

*** PLANTS THAT ARE ACCEPTABLE WITHIN SITE TRIANGLES.

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%
	CAMPER LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	9%
	PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	9%
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	5%
	VAUGHN SIDEOATS GRAMMA	BOUTELOUA CURTIPENDULA	9%
	ARRIBA WESTERN WHEATGRASS	AGROPYRON SMITHII 'ARRIBA'	16%
	SAND BLUESTEM	ANDROPOGON HALLII 'GARDEN'	10%
	BUFFALOGRASS	BUCHLOE DACTYLOIDES 'SHARPS IMPROVED'	23%
		100%	34.5 LBS. / PLS PER ACER
ENHANCED NATIVE SEED MIX			
COMMON NAME	BOTANICAL NAME		
	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	5%
	BLUE GRAMA	BOUTELOUA GRACILIS	10%
	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	10%
	CANADA WILDRYE	ELYMUS CANADENSIS	10%
	THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS	10%
	SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	10%
	SWITCHGRASS	PANICUM VIRGATUM 'TRAILBLAZER'	3%
	WESTERN WHEATGRASS	PASCOPIRUM SMITHII	5%
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%
	ALKALI SACATON	PUCCONELLIA	2%
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	5%
	ROCKYMOUNTAIN BEE PLANT	CLEOME SERRULATA	5%
	PLAINS COREOPSIS	COREOPSIS TINCTORIA	5%
	PURPLE PRAIRE CLOVER	DALEA PURPUREA	5%
	BLANKETFLOWER	GALLIARIA ARISTATA	5%
	YELLOW CONEFLOWER	RATIBIDA COLUMNIFERA	5%
		100%	13.97 LBS. DRILLED
WETLAND SEED MIX			
COMMON NAME	BOTANICAL NAME		
	WESTERN WHEATGRASS	PASCOPIRUM SMITHII VAR ARRIBA	29%
	WOOLY SEDGE	CAREX LANUGINOSA	1%
	BLUE GRAMA	BOUTELOUA GRACILIS VAR LOVINGTON	5%
	NEBRASKA SEDGE	CAREX NEBRASKENSIS	1%
	SWITCHGRASS	PANICUM VIRGATUM VAR BLACKWELL	26%
	INLAND SALTGRASS	DISTICLIS STRICTA	5%
	CREEPING SPIKERUSH	ELEOCHARIS PALUSTRIS	1%
	BALTIC RUSH	JUNCUS BALTICUS	4%
	HARDSTEM BULRUSH	SCIRPUS ACUTUS	4%
	PRAIRIE CORDGRASS	SPARTINA PECTINATA	20%
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	4%
		100%	50 LBS. / PLS PER ACRE

NOTE: ALL NATIVE SEED AREAS WILL BE TEMPORARILY IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM AND QUICK COUPLING VALVES. ALL SHRUBS AND TREES WILL RECEIVE PERMANENT DRIP IRRIGATION.

BUCKLEY YARD - RESIDENTIAL SITE PLAN
SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION LLC,
1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

NOT FOR
CONSTRUCTION

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
11/08/23- SP AMD 1 SUB 02
12/05/24- SP AMD 2 SUB 01

SHEET TITLE:
MASTER FENCING
PLAN

L-1.03
18 OF 47

Overall w/ Recommended
Clearance:
5' 4-1/2"

1570-16

1570-16

18"

33-3/8"

47-3/8"

61-1/2"

62"

28"

14"

Configuration Details:
1. Product Type: Cluster Box Units
2. Installation: Mounted on a pedestal
3. Finish: Sandstone
4. Locks: Standard Cam Lock, 3 keys
5. Door M: Decals
6. Master Door: Prepared for USPS Master Lock
Note: Number placement on drawing does not represent the final position of the engraving/decals.

Models Used:
(2) 1570-16
DO NOT SCALE OFF DRAWING

Door Sizes Used:
(32) 2' H Tenant
(2) 13-3/8" H Parcel
(2) 5-7/8" H Parcel

ELEVATION: site 4 | MAILBOXES: 32 | PARCELS: 4
PROJECT NAME: Willow Bend
FLORENCE CORPORATION
5935 Gaylord Drive • Naperville, IL 60563
www.florenceboxes.com • 800.273.1747
A GARDEN OF EASE COMPANY

DATE: 10-17-2019
SCALE: NONE
DRAWING NO.
WEB-124794

P.O. NO.
QUOTE NO.
SHEET 4 OF 4

MAIL KIOSK
SCALE: N.T.S.

FENCING LEGEND

- 4' HT 3-RAIL OPEN SPACE FENCE
- 4' HT METAL FENCE
- 6' HT METAL POOL FENCE
- 5' HT VINYL SIDE YARD FENCE
- PRIMARY MONUMENT
- SECONDARY MONUMENT
- MAIL KIOSK

- 1 L-3.02
- 1 L-3.01
- 2 L-3.01
- 8 L-3.02
- 7 L-3.02
- 7 L-3.02

SCALE: 1" = 80'

1 FENCING PLAN

CMBH
IP/KK
CHECKED BY:
DRAWN BY:

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION LLC,

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

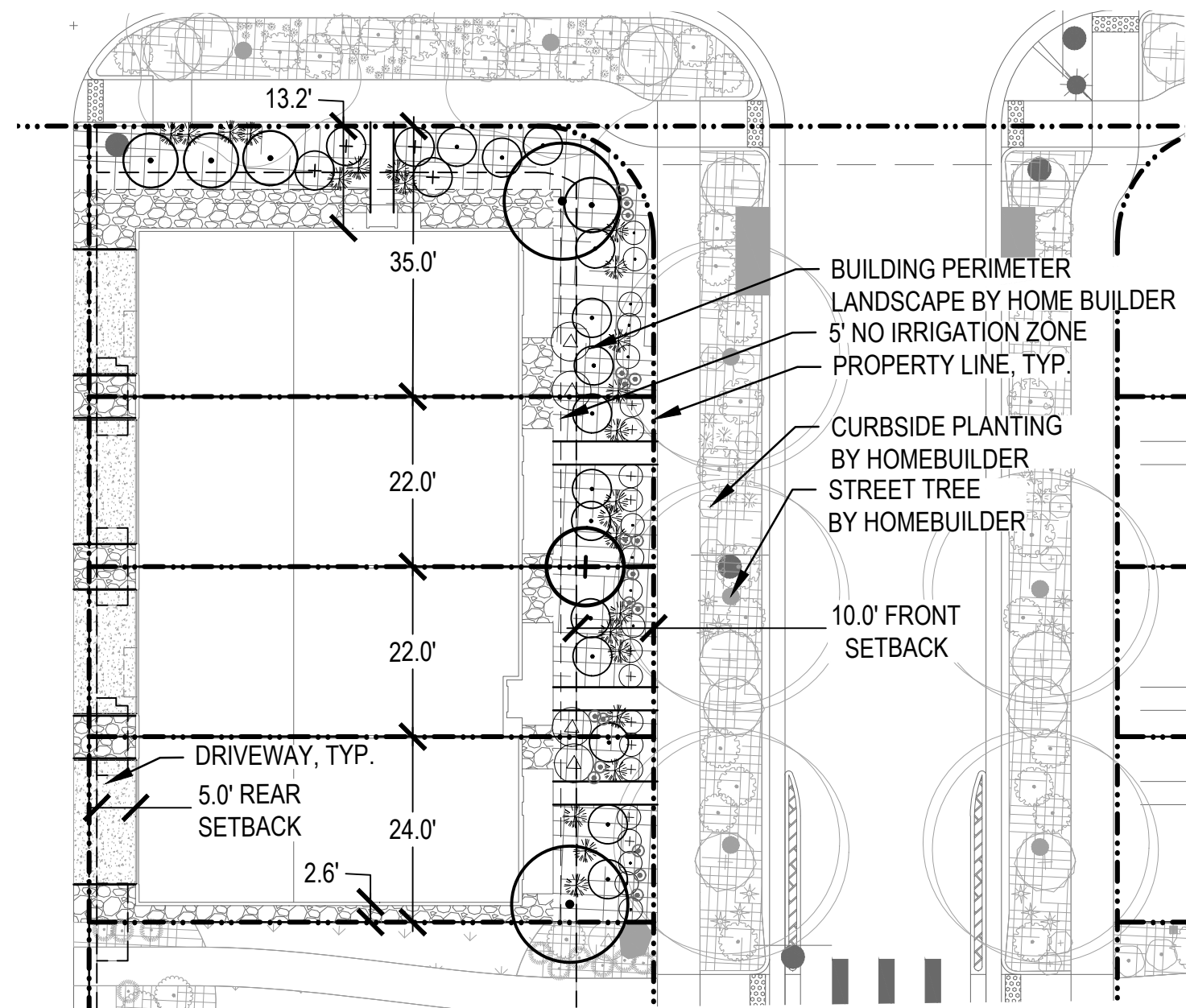
NOT FOR
CONSTRUCTION

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
08/25/23- SP AMD 1 SUB 02
11/08/23- SP AMD 1 SUB 03

SHEET TITLE:
LANDSCAPE LOT
TYPICALS

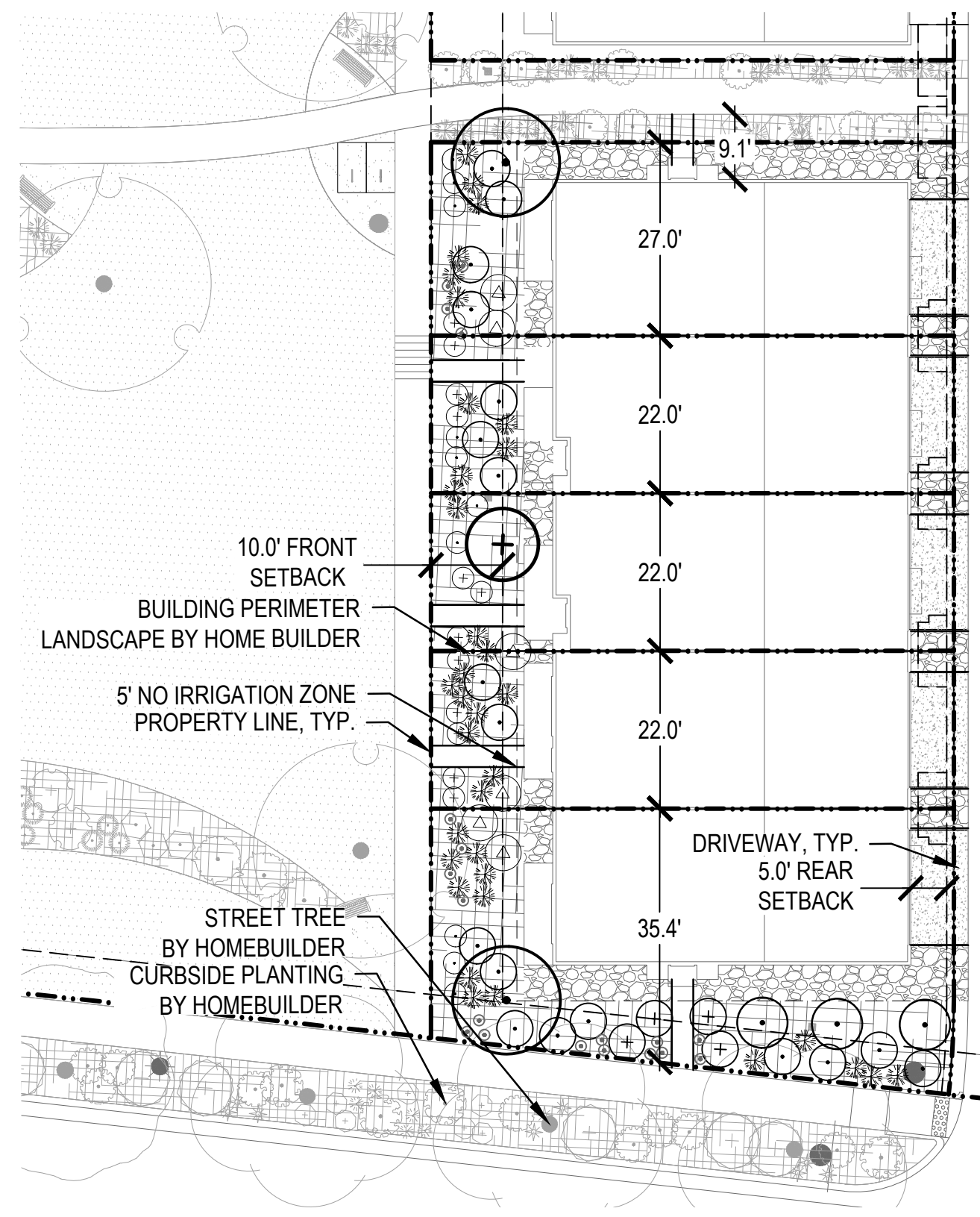
L-1.04
19 OF 47

BUCKLEY YARD RESIDENTIAL SITE PLAN 2023-4012-00



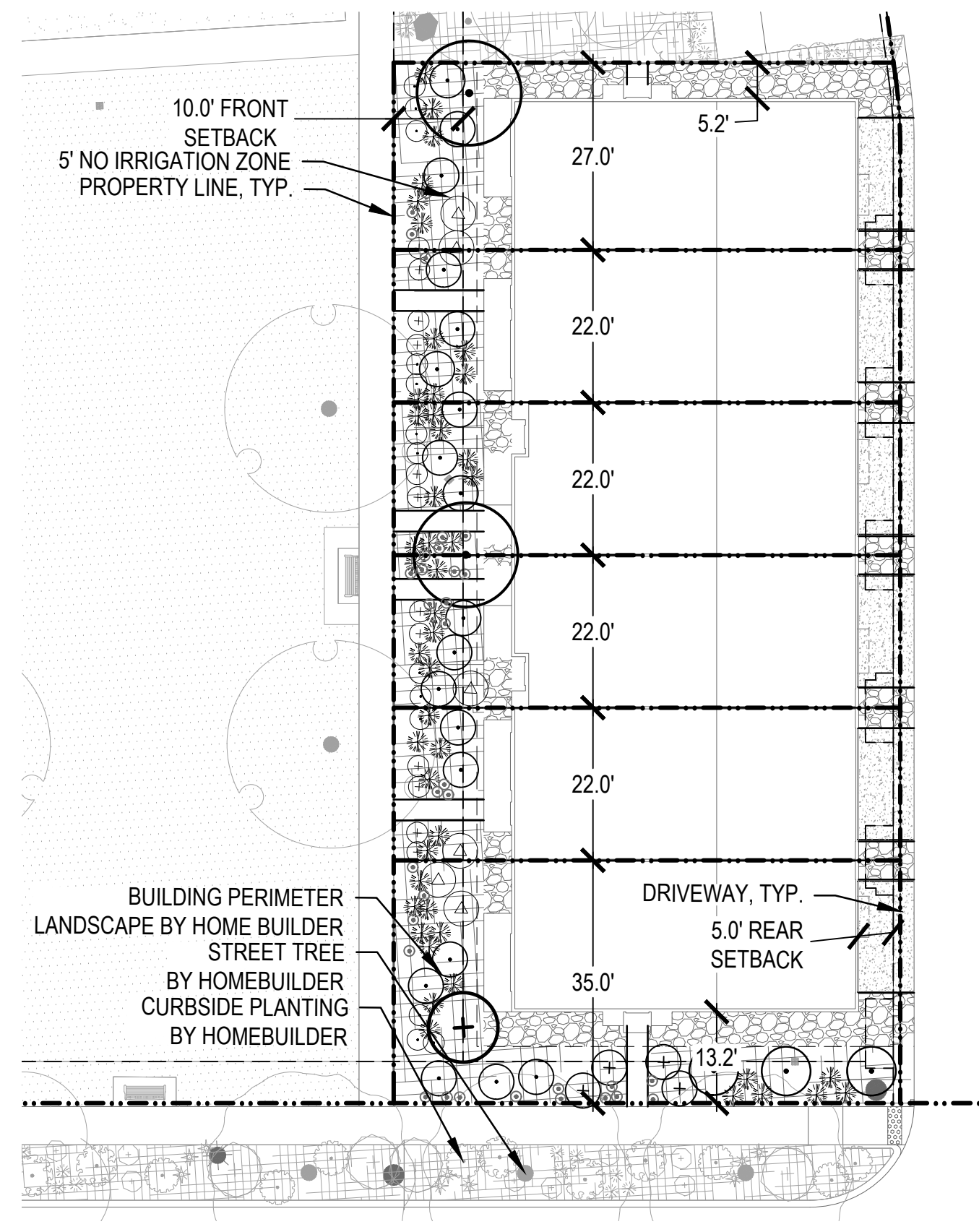
A TOWNHOME 4-PLEX
BUILDING A

SCALE: 1" = 20'



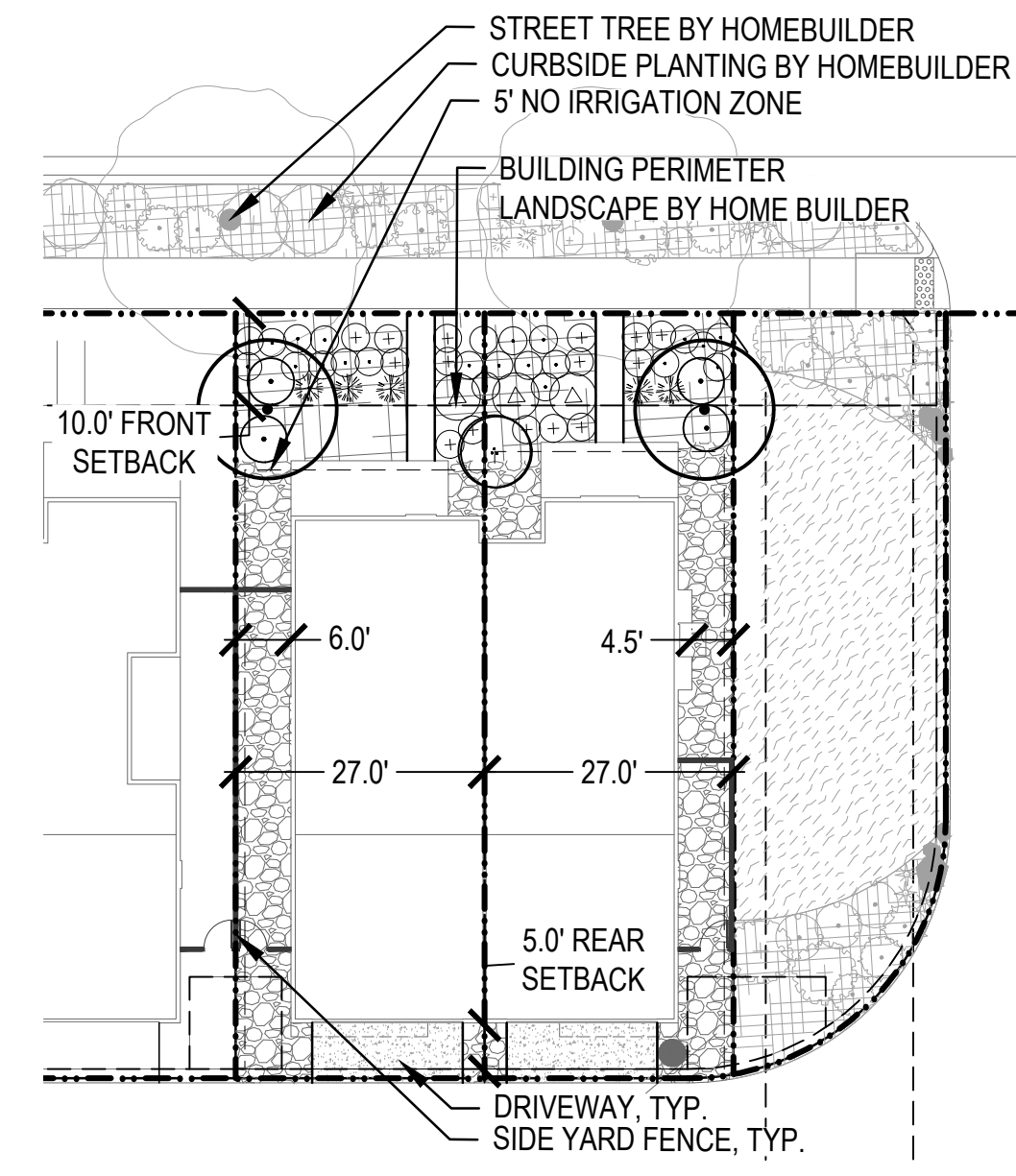
B TOWNHOME 5-PLEX
BUILDING B

SCALE: 1" = 20'



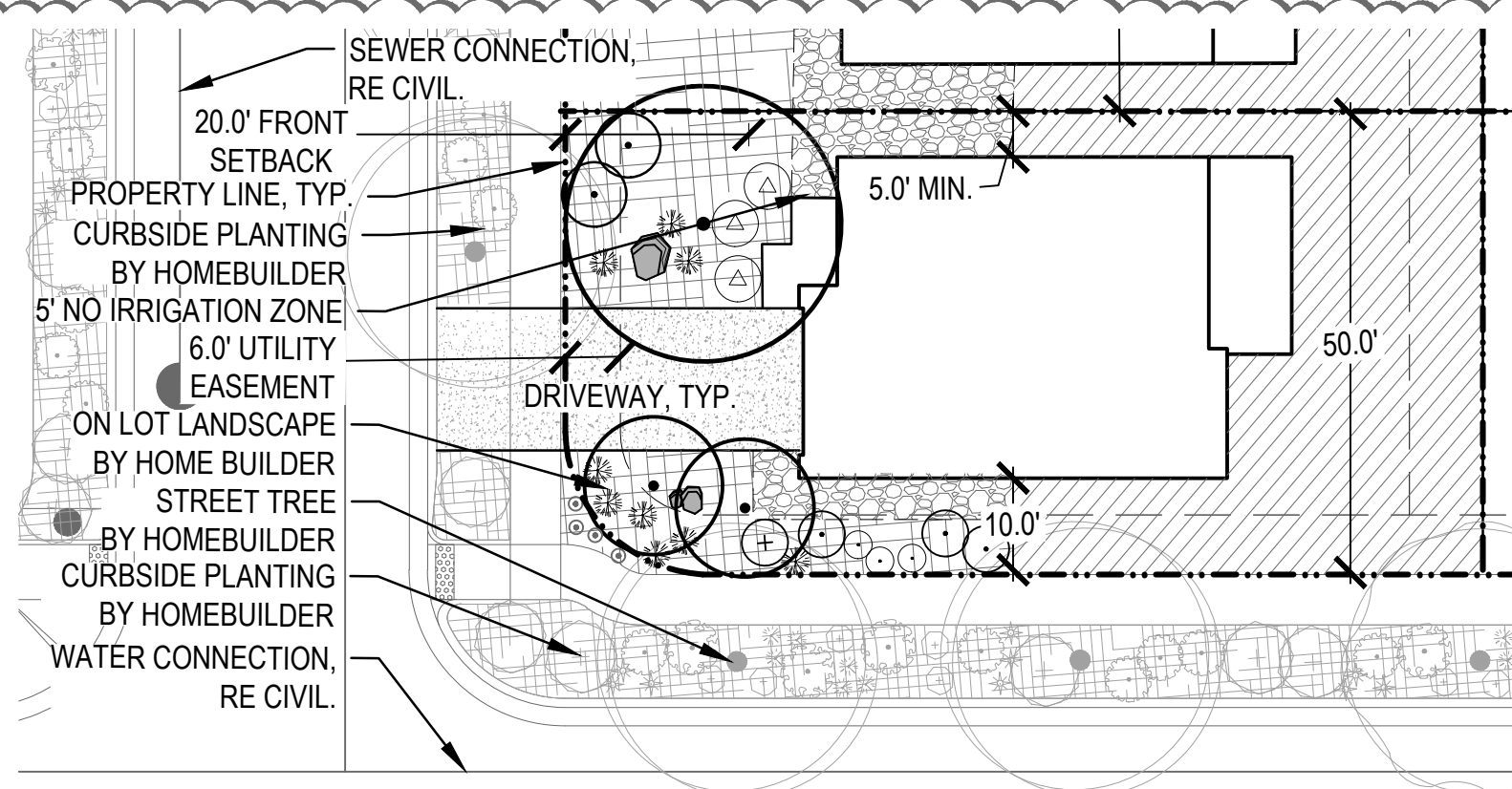
C TOWNHOME 6-PLEX
BUILDING C

SCALE: 1" = 20'



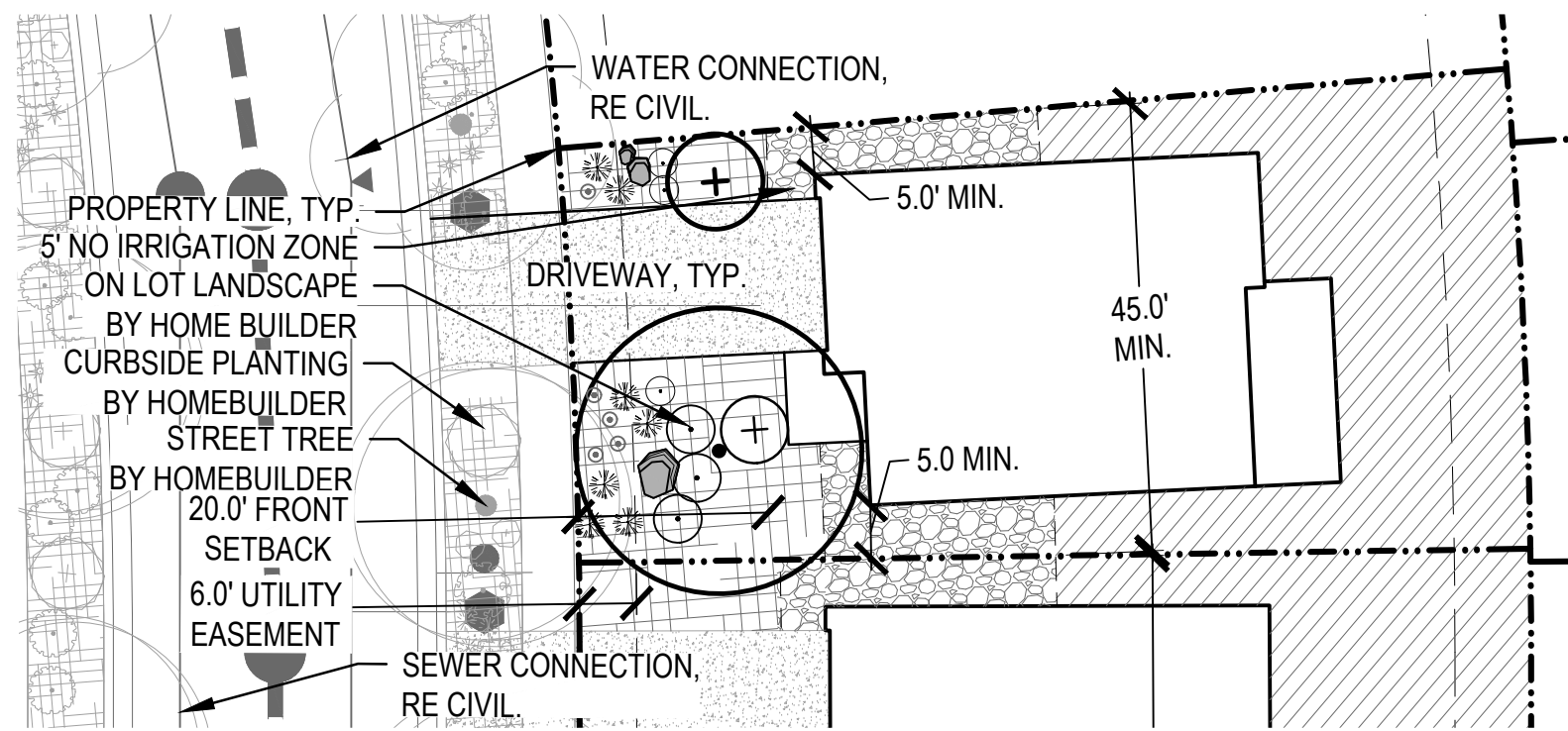
D PAIRED HOMES
BUILDING D

SCALE: 1" = 20'



E SINGLE FAMILY DETACHED
CORNER LOT

SCALE: 1" = 20'



F SINGLE FAMILY DETACHED
INTERNAL LOT

SCALE: 1" = 20'

LEGEND

	PROPERTY LINE
	NO IRRIGATION LINE
	EDGER LINE
	EASEMENT
	COBBLE
	PLANTING BED
	BACKYARD AREA (BY HOMEOWNER)
	DECIDUOUS CANOPY TREE AMERICAN ELM * BURR OAK * COMMON HACKBERRY * GREENSPICE LITTLELEAF LINDEN * STATE STREET MYABEI MAPLE *
	ORNAMENTAL TREE AUTUMN BRILLIANCE SERVICEBERRY CHANTICLEER PEAR * HOT WINGS MAPLE * JAPANESE LILAC TREE SPRING SNOW CRABAPPLE *
	EVERGREEN TREE BOSNIAN PINE PINON PINE
	DECIDUOUS SHRUB DWARF BUTTERFLY BUSH BLUE MIST SPIREA MISS KIM LILAC CRIMSON PIGMY BARBERRY * RUSSIAN SAGE SAND CHERRY PAWNEE BUTTES *
	EVERGREEN SHRUB BLUE CHIP JUNIPER * GLOBE SPRUCE MOPS MUGO PINE TANNENBAUM MUGO PINE
	ORNAMENTAL GRASS BLAZE LITTLE BLUESTEM BLOND AMBITION BLUE GRAMA GRASS ELIJAH BLUE FESCUE * KARL FÖRSTER FEATHER REED GRASS UNDAUNTED MUHLY GRASS
	PERENNIAL PURPLE CONEFLOWER NOW ANGEL CORAL BELLS * HUSKER RED BEARDTONGUE * MAY NIGHT SALVIA *
	BOULDERS

* PLANTS THAT ARE ACCEPTABLE FOR
USE WITHIN SIGHT TRIANGLES.

Building Perimeter Landscape - Table Townhome 4-Plex									
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided	Transfers
A	Building A Elevation	203 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				8	8			
	80% Other Shrubs						41	41	
Totals:			3	3	8	8	41	41	
Building Perimeter Landscape - Table Townhome 5-Plex									
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided	Transfers
B	Building A Elevation	217 LF							
	(1.25 Plants Per 5 LF of Frontage)								
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						44	44	
Totals:			3	3	9	9	44	44	
Building Perimeter Landscape Table - Townhome 6-Plex									
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided	Transfers
C	Building A Elevation	240 LF							
	(1.25 Plants Per 5 LF of Frontage)								
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
Totals:			3	3	9	9	48	48	
Building Perimeter Landscape - Paired Homes									
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided	Transfers
D	Building A Elevation	178							
	(1.25 Plants Per 5 LF of Frontage)								
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				7	7			
	80% Other Shrubs						36	36	
Totals:			3	3	7	7	36	36	

- NOTES:
- THE HOME BUILDER IS RESPONSIBLE FOR ALL BUILDING PERIMETER OR FRONT YARD LANDSCAPING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - NO LANDSCAPE IS PRECLUDED DUE TO GRADE OR EASEMENTS.
 - FRONT YARD LANDSCAPE DESIGNS SHALL NOT DUPLICATE MORE OFTEN THAN EVERY 4TH LOT.

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:

BUCKLEY YARD REF
ACQUISITION LLC,

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

NOT FOR
CONSTRUCTION

DATE:

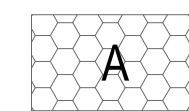
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP 06
07/06/22- SP 07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
08/25/23- SP AMD 1 SUB 02
11/08/23- SP AMD 1 SUB 03

SHEET TITLE:

LOT TYPE PLAN

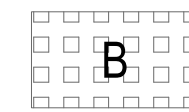
L-1.05
20 OF 47

BUCKLEY YARD RESIDENTIAL SITE PLAN 2023-4012-00



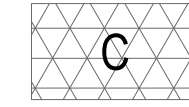
TOWNHOME 4-PLEX
LANDSCAPE STANDARDS

1. TWO (2) DECIDUOUS OR ORNAMENTAL TREES AND ONE (1) EVERGREEN TREE (TOTAL 3).
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL. ORNAMENTAL OR 6-8" TALL EVERGREEN.
3. MINIMUM COUNT OF SHRUBS IS FORTY ONE (41) WITH A MINIMUM OF THREE (3) TYPES.
4. MINIMUM COUNT OF TALL SHRUBS IS EIGHT (8).
5. TURF AREA IS NOT PERMITTED.



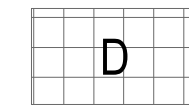
TOWNHOME 5-PLEX
LANDSCAPE STANDARDS

1. TWO (2) DECIDUOUS OR ORNAMENTAL TREES AND ONE (1) EVERGREEN TREE (TOTAL 3).
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL. ORNAMENTAL OR 6-8" TALL EVERGREEN.
3. MINIMUM COUNT OF SHRUBS IS FORTY FOUR (44) WITH A MINIMUM OF THREE (3) TYPES.
4. MINIMUM COUNT OF TALL SHRUBS IS NINE (9).
5. TURF AREA IS NOT PERMITTED.



TOWNHOME 6-PLEX
LANDSCAPE STANDARDS

1. TWO (2) DECIDUOUS OR ORNAMENTAL TREES AND ONE (1) EVERGREEN TREE (TOTAL 3).
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL. ORNAMENTAL OR 6-8" TALL EVERGREEN.
3. MINIMUM COUNT OF SHRUBS IS FORTY EIGHT (48) WITH A MINIMUM OF THREE (3) TYPES.
4. MINIMUM COUNT OF TALL SHRUBS IS NINE (9).
5. TURF AREA IS NOT PERMITTED.



PAIRED HOMES
LANDSCAPE STANDARDS

1. TWO (2) DECIDUOUS OR ORNAMENTAL TREES AND ONE (1) EVERGREEN TREE (TOTAL 3).
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL. ORNAMENTAL OR 6-8" TALL EVERGREEN.
3. MINIMUM COUNT OF SHRUBS IS THIRTY SIX (36) WITH A MINIMUM OF THREE (3) TYPES.
4. MINIMUM COUNT OF TALL SHRUBS IS NINE (7).
5. TURF AREA IS NOT PERMITTED.
6. SIDE YARDS IN PUBLIC VIEW - MINIMUM SHRUB COUNT IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPE:

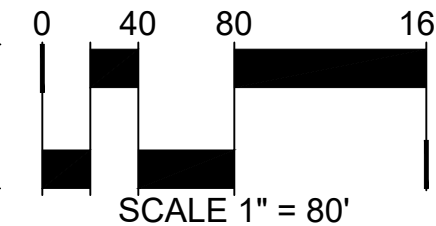


SINGLE FAMILY
LANDSCAPE STANDARDS

1. ONE (1) DECIDUOUS TREE AND ONE (1) ORNAMENTAL OR EVERGREEN TREE IN FRONT (TOTAL 2).
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL. ORNAMENTAL OR 6-8" TALL EVERGREEN.
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
5. ONE (1) DECIDUOUS, ORNAMENTAL OR EVERGREEN TREE ON SIDE (TOTAL 1).
6. MINIMUM COUNT OF SIDE YARD SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
7. TURF AREA IS NOT PERMITTED.
8. ONE (1) FRONT YARD FEATURE -
 - WALL - 1'-2 1/2' HIGH DECORATIVE NATURAL STONE, STUCCO, OR APPROVED CMU BLOCK.
 - FENCE - IN ACCORDANCE WITH UDO SECTION 146-4.7.9.
 - BERMS - LOW EARTH BERMS 2 1/2' TALL MAX. SLOPES TO NOT EXCEED 1' RISE FOR EACH 4' RUN.
 - NATURAL BOULDERS - THREE (3) 2' BY 3' MIN.



SCALE: 1" = 80'



SCALE 1" = 80'

1 LOT TYPE AND TRACT PLAN

KEY MAP



BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION LLC,
1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

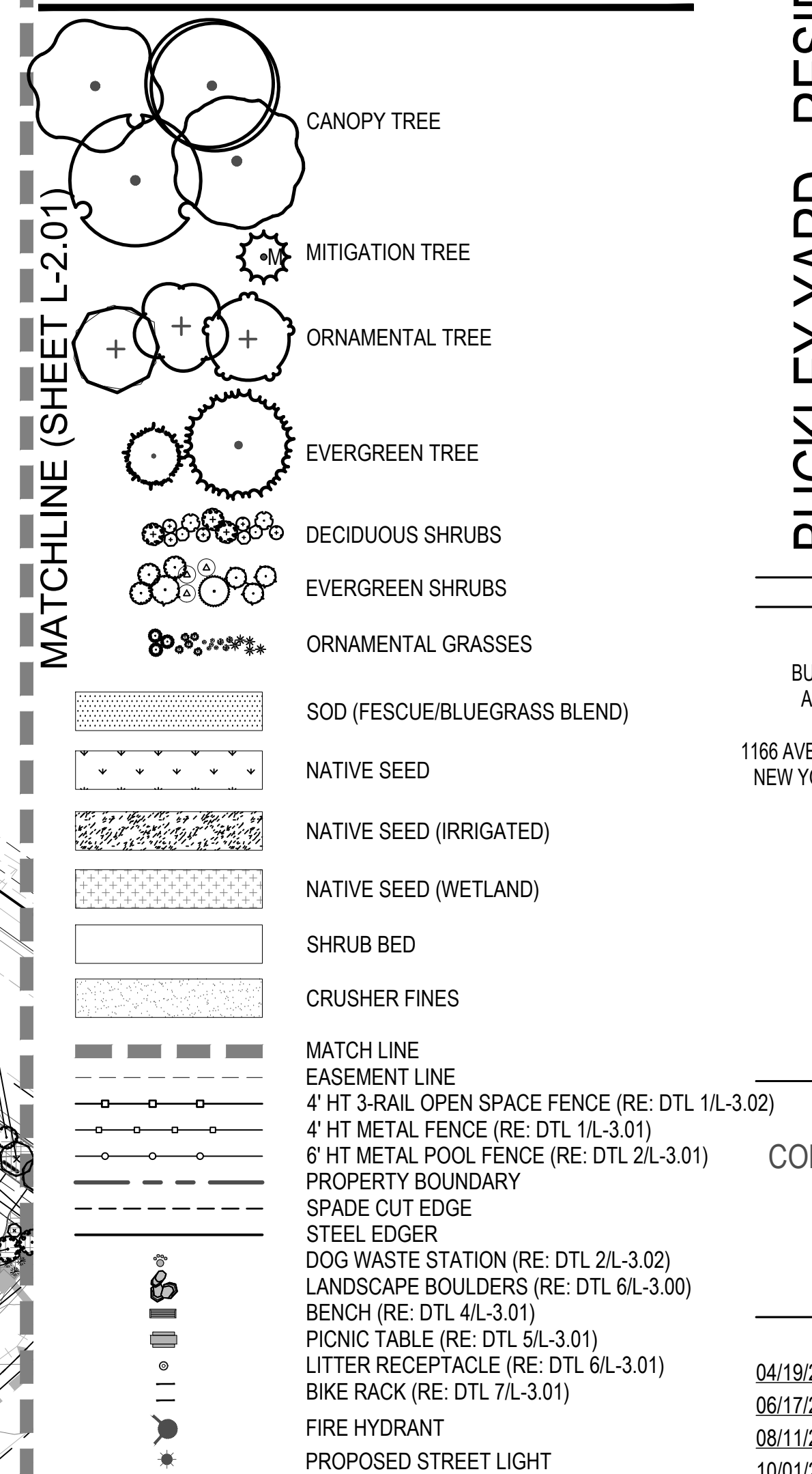
NOT FOR
CONSTRUCTION

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
11/08/23- SP AMD 1 SUB 02
12/05/24- SP AMD 2 SUB 01

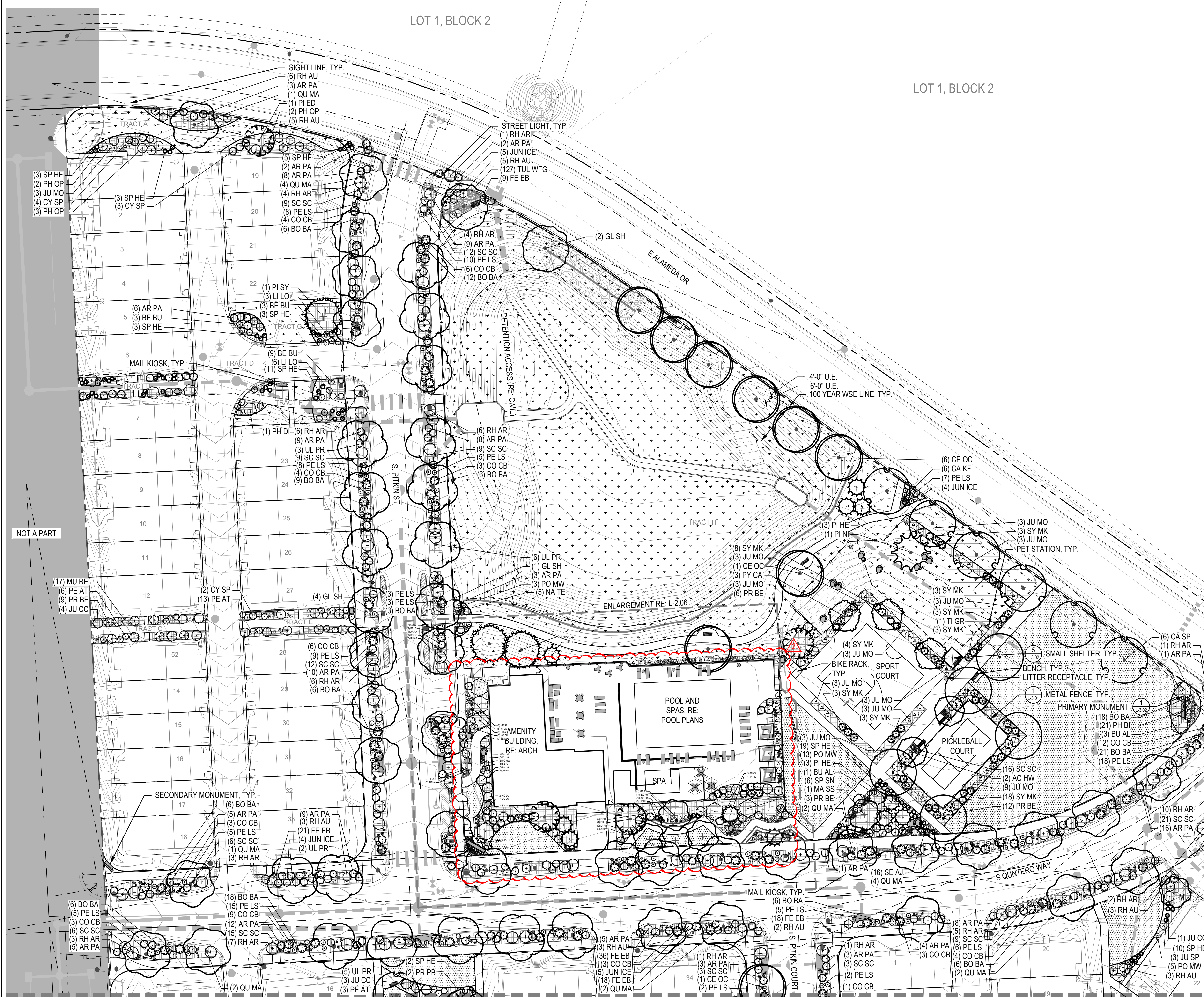
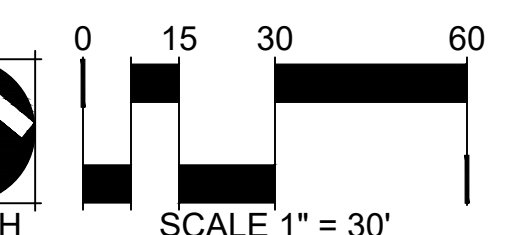
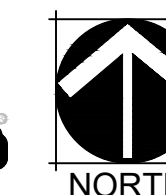
SHEET TITLE:
LANDSCAPE PLAN

L-2.00
21 OF 47

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.
 - ALL STREET TREES ALONG E. ALAMEDA PARKWAY MUST BE 2.5" CAL. AT THE TIME OF PLANTING.

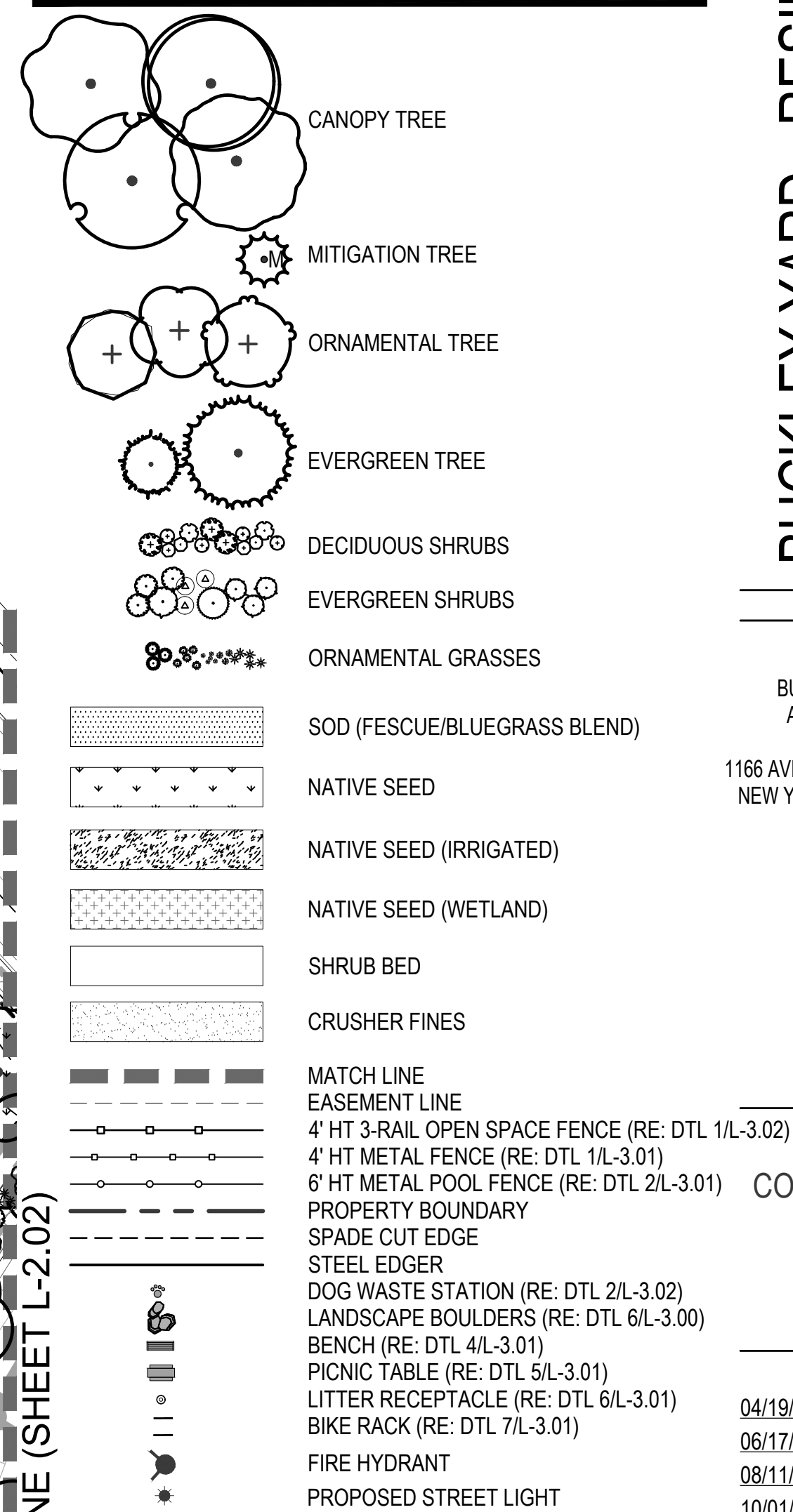


CHECKED BY: CM/BH
DRAWN BY: IP/KK

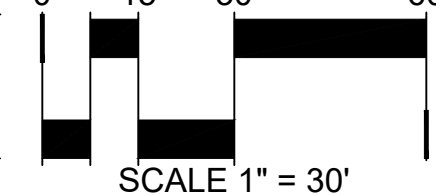
KEY MAP



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.
 - ALL STREET TREES ALONG E. ALAMEDA PARKWAY MUST BE 2.5" CAL. AT THE TIME OF PLANTING.



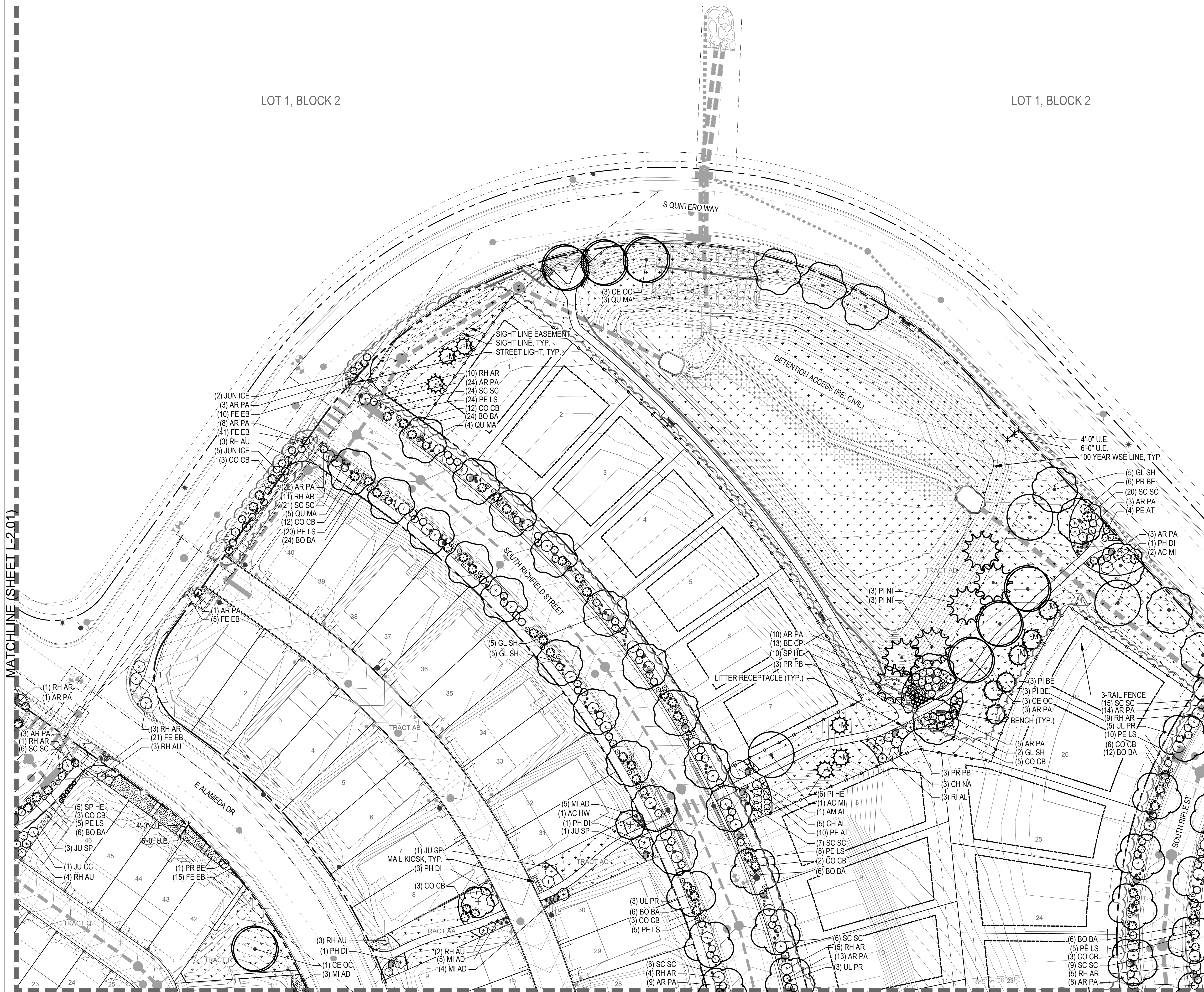
MATCHLINE (SHEET L-2.01)

MATCHLINE (SHEET L-2.02)

MATCHLINE (SHEET L-2.04)

LOT 1, BLOCK 2

LOT 1, BLOCK 2



MATCHLINE (SHEET L-2.01)

MATCHLINE (SHEET L-2.04)

MATCHLINE (SHEET L-2.05)

LOT 1, BLOCK 2

S QUINTERO WAY

TRACT AE

6'-0" U.E.

4'-0" U.E.

6'-0" U.E.

4'-0" U.E.

6'-0" U.E.

4'-0" U.E.

6'-0" U.E.

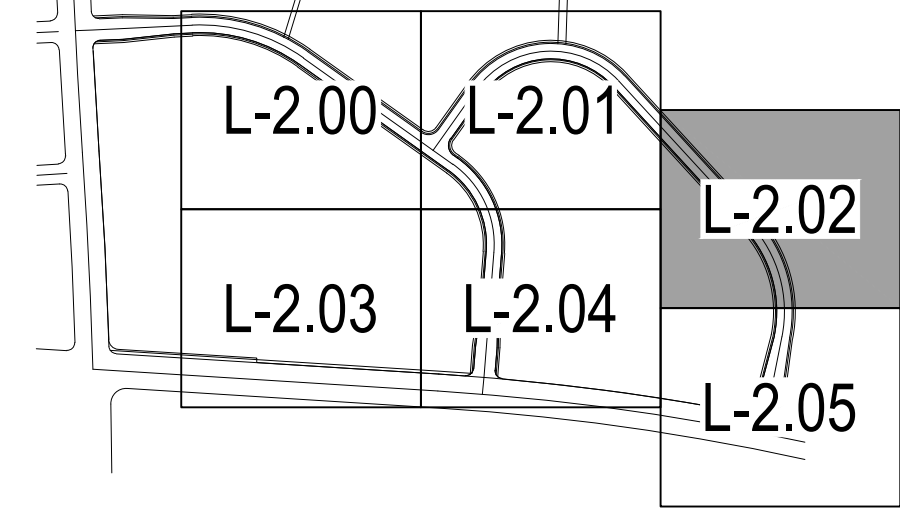
4'-0" U.E.

6'-0" U.E.

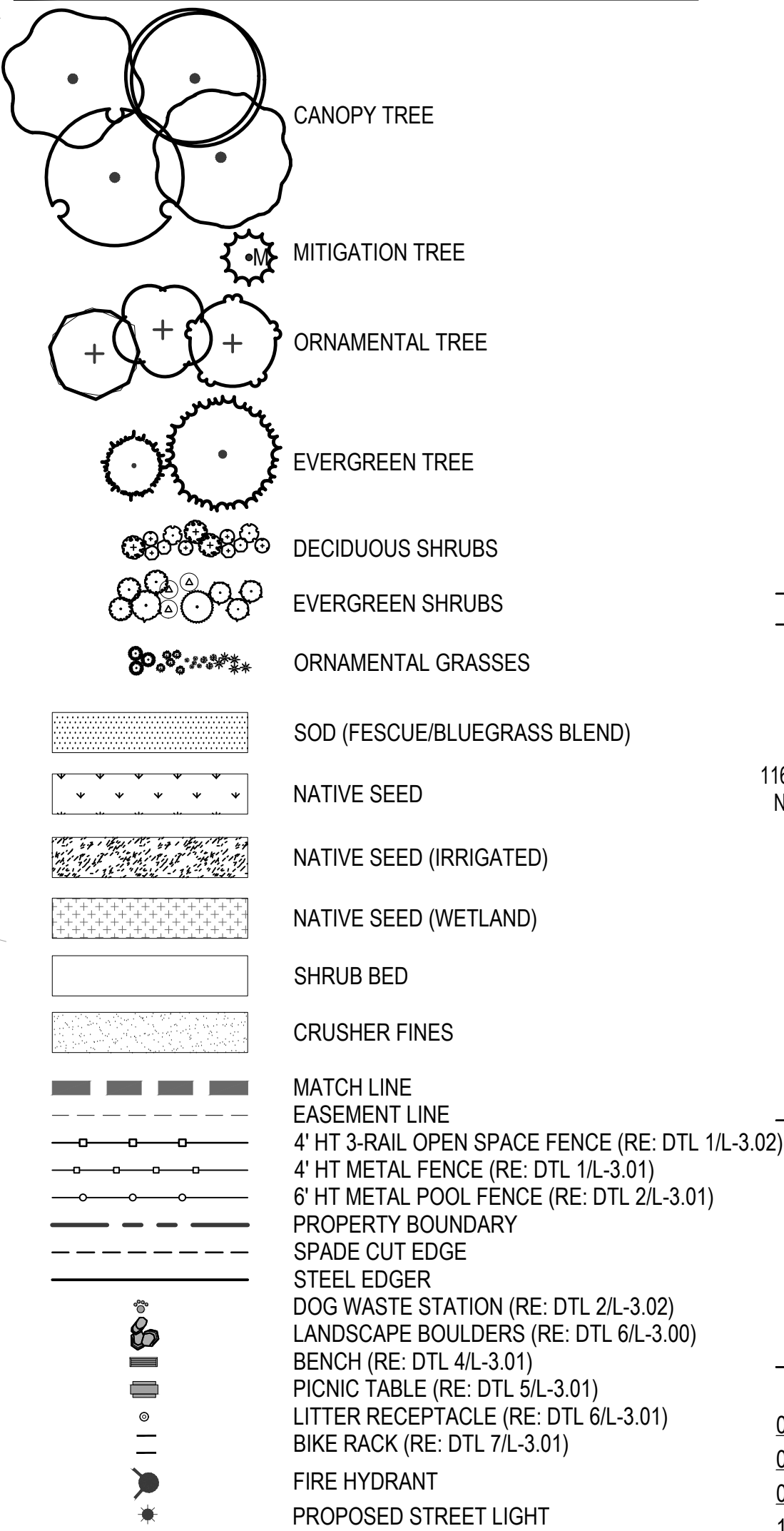
4'-0" U.E.

6'-0" U.E.

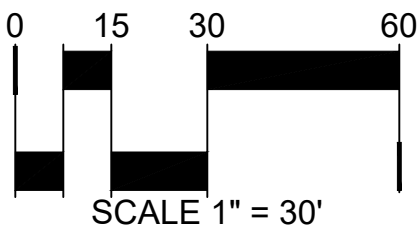
KEY MAP



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.
 - ALL STREET TREES ALONG E. ALAMEDA PARKWAY MUST BE 2.5" CAL. AT THE TIME OF PLANTING.



BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION LLC,
1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

NOT FOR
CONSTRUCTION

DATE:

04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
08/25/23- SP AMD 1 SUB 02
11/08/23- SP AMD 1 SUB 03

SHEET TITLE:
LANDSCAPE PLAN

L-2.02
23 OF 47

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION LLC,
1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

NOT FOR
CONSTRUCTION

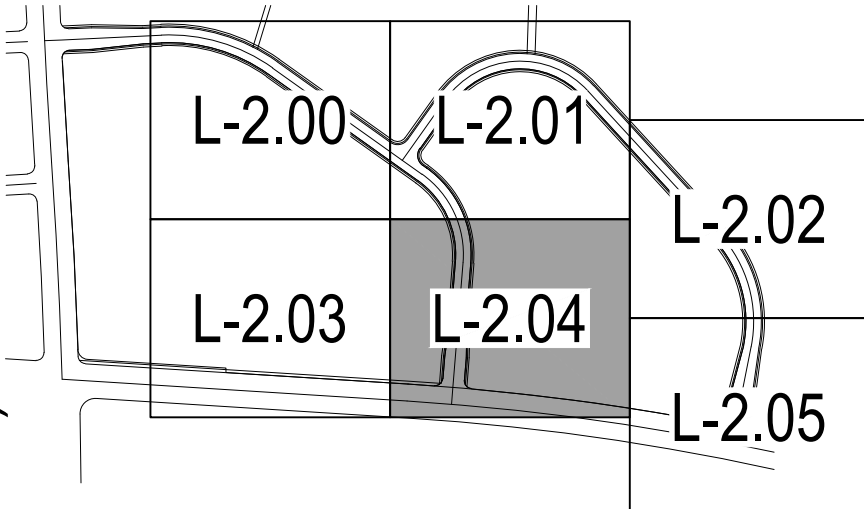
DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
08/25/23- SP AMD 1 SUB 02
11/08/23- SP AMD 1 SUB 03

SHEET TITLE:

LANDSCAPE PLAN

L-2.04
25 OF 47

KEY MAP

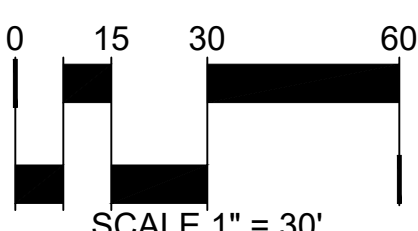


LEGEND

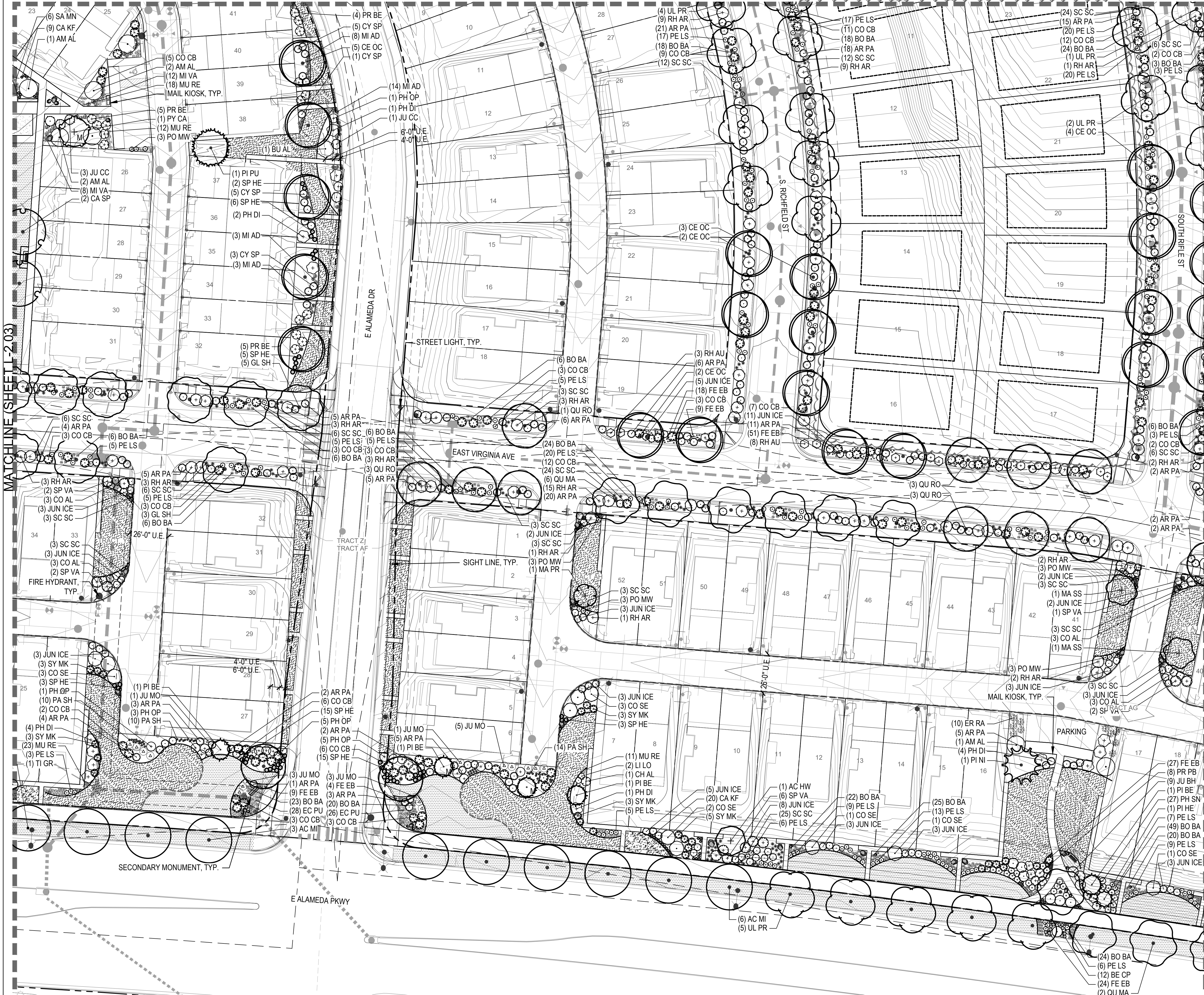
- CANOPY TREE
- MITIGATION TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SOD (FESCUE/BLUEGRASS BLEND)
- NATIVE SEED
- NATIVE SEED (IRRIGATED)
- NATIVE SEED (WETLAND)
- SHRUB BED
- CRUSHER FINES
- MATCH LINE
- EASEMENT LINE
- 4" HT 3-RAIL OPEN SPACE FENCE (RE: DTL 1/L-3.02)
- 4" HT METAL FENCE (RE: DTL 1/L-3.01)
- 6" HT METAL POOL FENCE (RE: DTL 2/L-3.01)
- PROPERTY BOUNDARY
- SPADE CUT EDGE
- STEEL EDGER
- DOG WASTE STATION (RE: DTL 2/L-3.02)
- LANDSCAPE BOULDERS (RE: DTL 6/L-3.00)
- BENCH (RE: DTL 4/L-3.01)
- PICNIC TABLE (RE: DTL 5/L-3.01)
- LITTER RECEPTACLE (RE: DTL 6/L-3.01)
- BIKE RACK (RE: DTL 7/L-3.01)
- FIRE HYDRANT
- PROPOSED STREET LIGHT

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.
- ALL STREET TREES ALONG E. ALAMEDA PARKWAY MUST BE 2.5" CAL. AT THE TIME OF PLANTING.

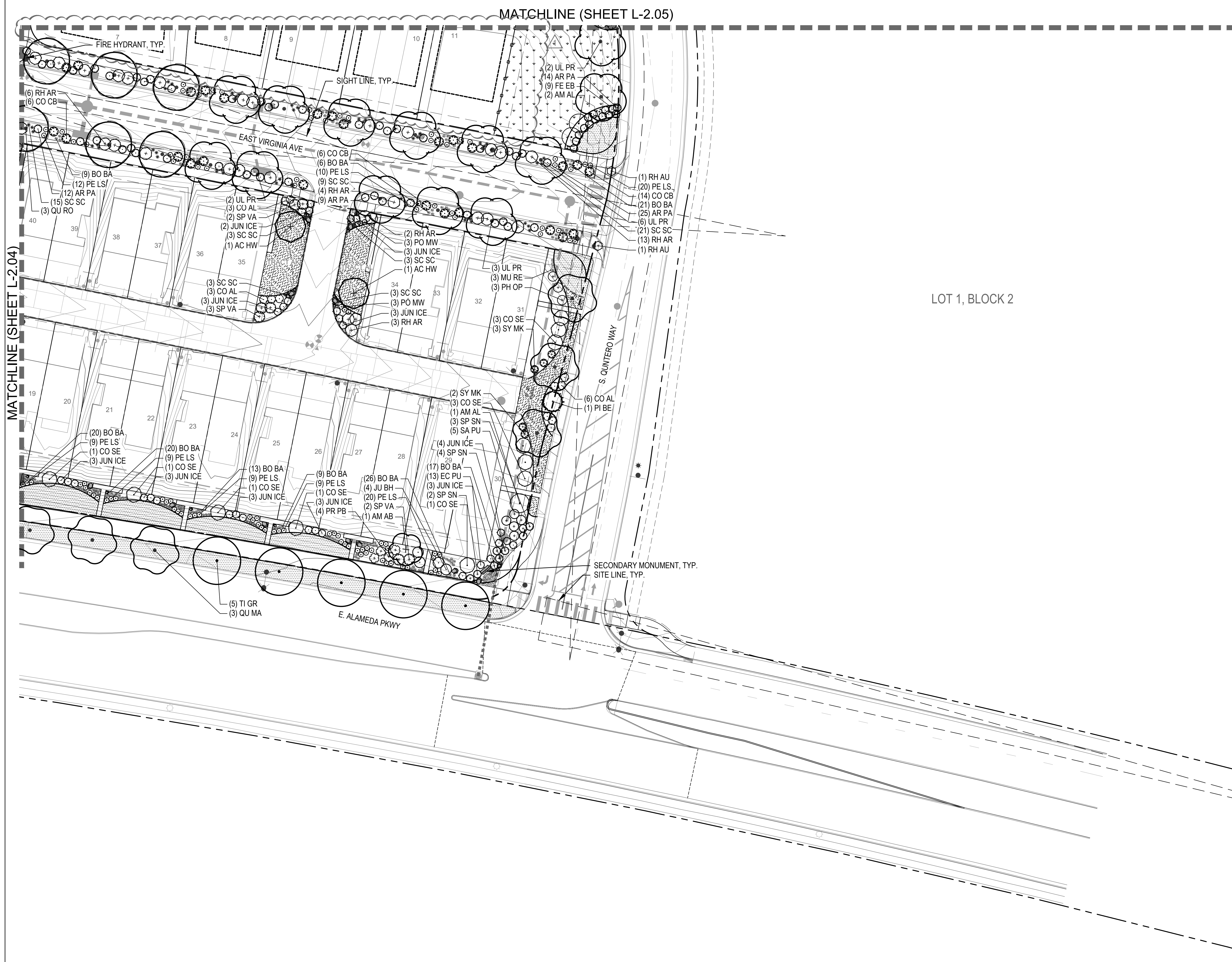


MATCHLINE (SHEET L-2.01)

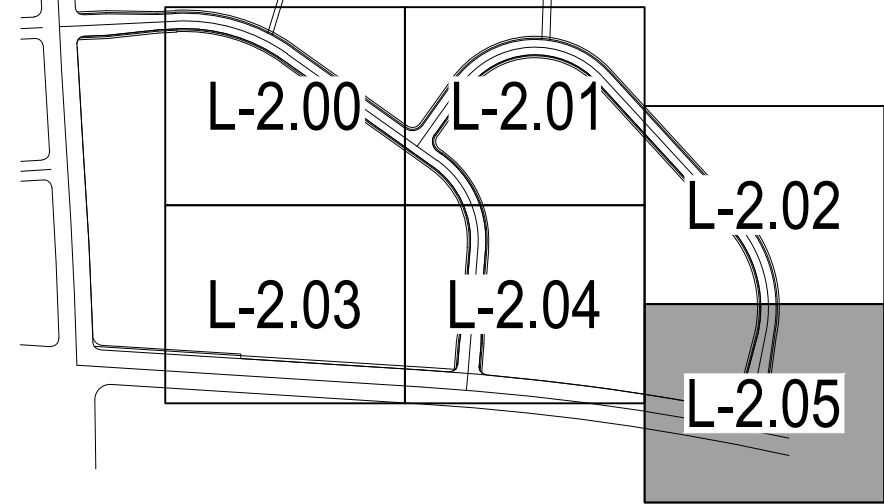


MATCHLINE (SHEET L-2.05)

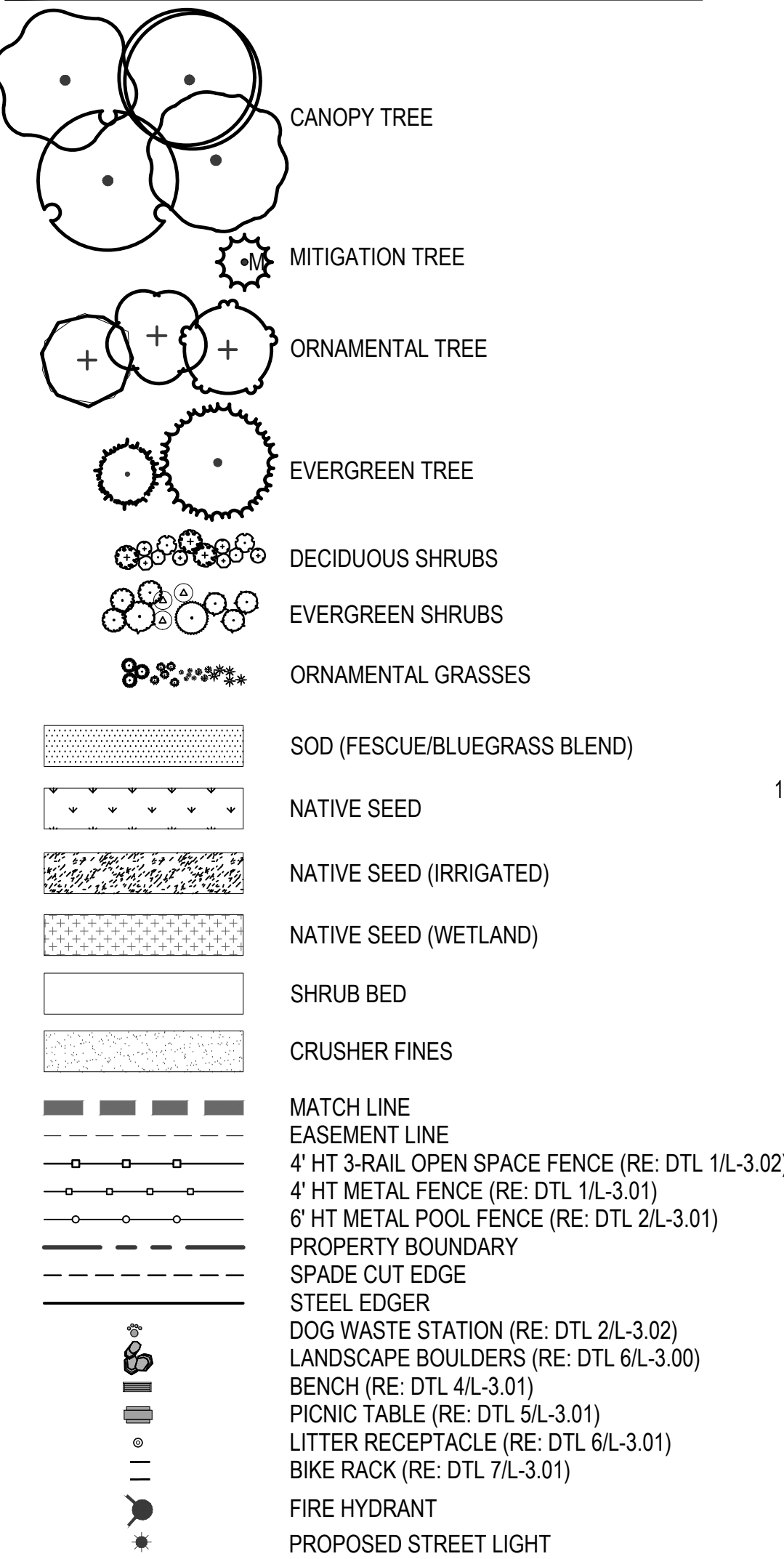
CMBH
IP/KK



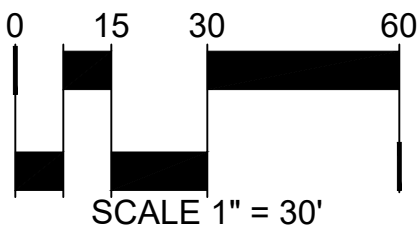
KEY MAP



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.
 - ALL STREET TREES ALONG E. ALAMEDA PARKWAY MUST BE 2.5" CAL. AT THE TIME OF PLANTING.



BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION LLC,
1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

NOT FOR
CONSTRUCTION

DATE:

04/19/21- SP-01

06/17/21- SP-02

08/11/21- SP-03

10/01/21- SP-04

12/22/21- SP-05

04/08/22- SP-06

07/06/22- SP-07

12/14/22- MYLARS

06/15/23- SP AMD 1 SUB 01

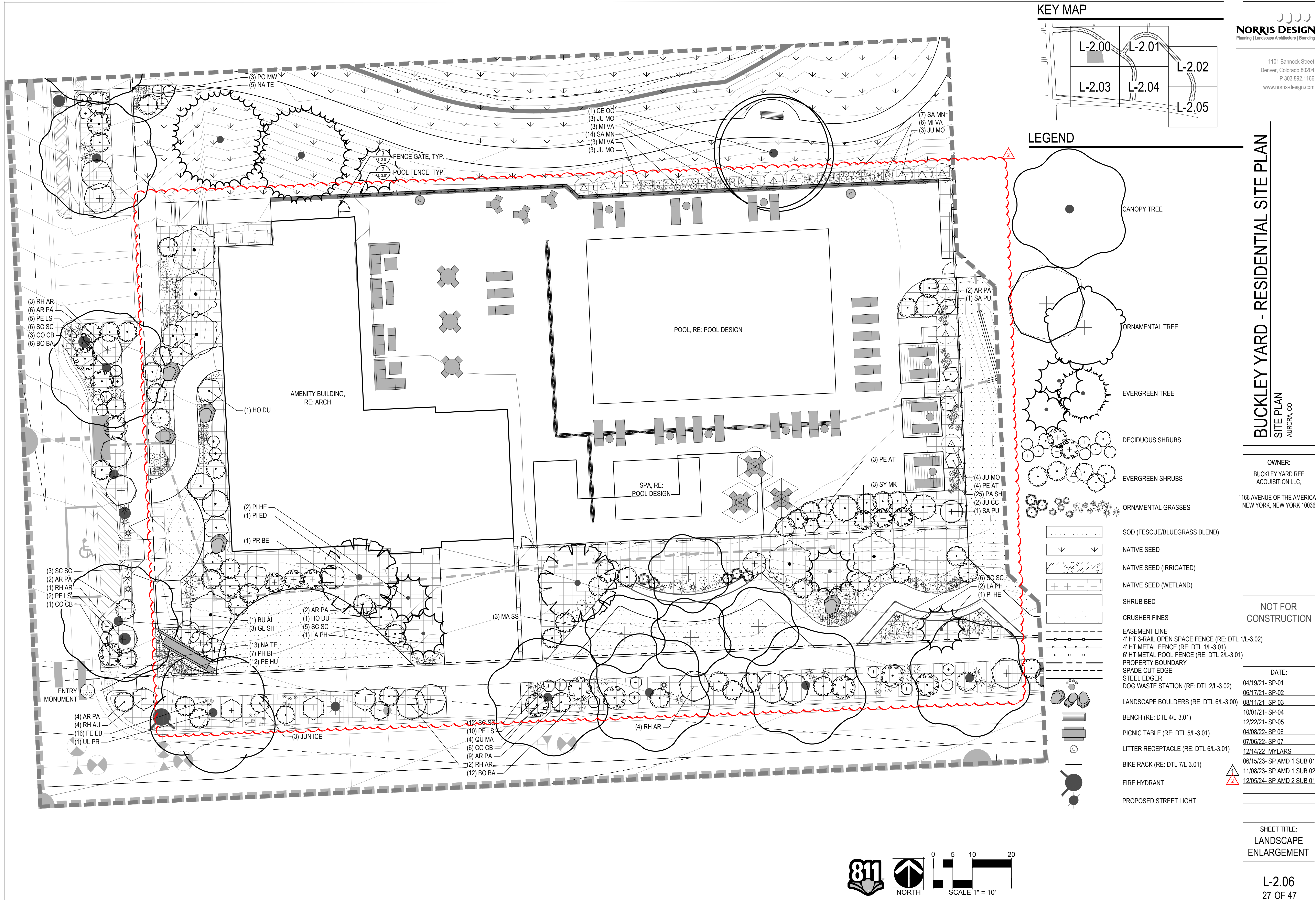
08/25/23- SP AMD 1 SUB 02

11/08/23- SP AMD 1 SUB 03

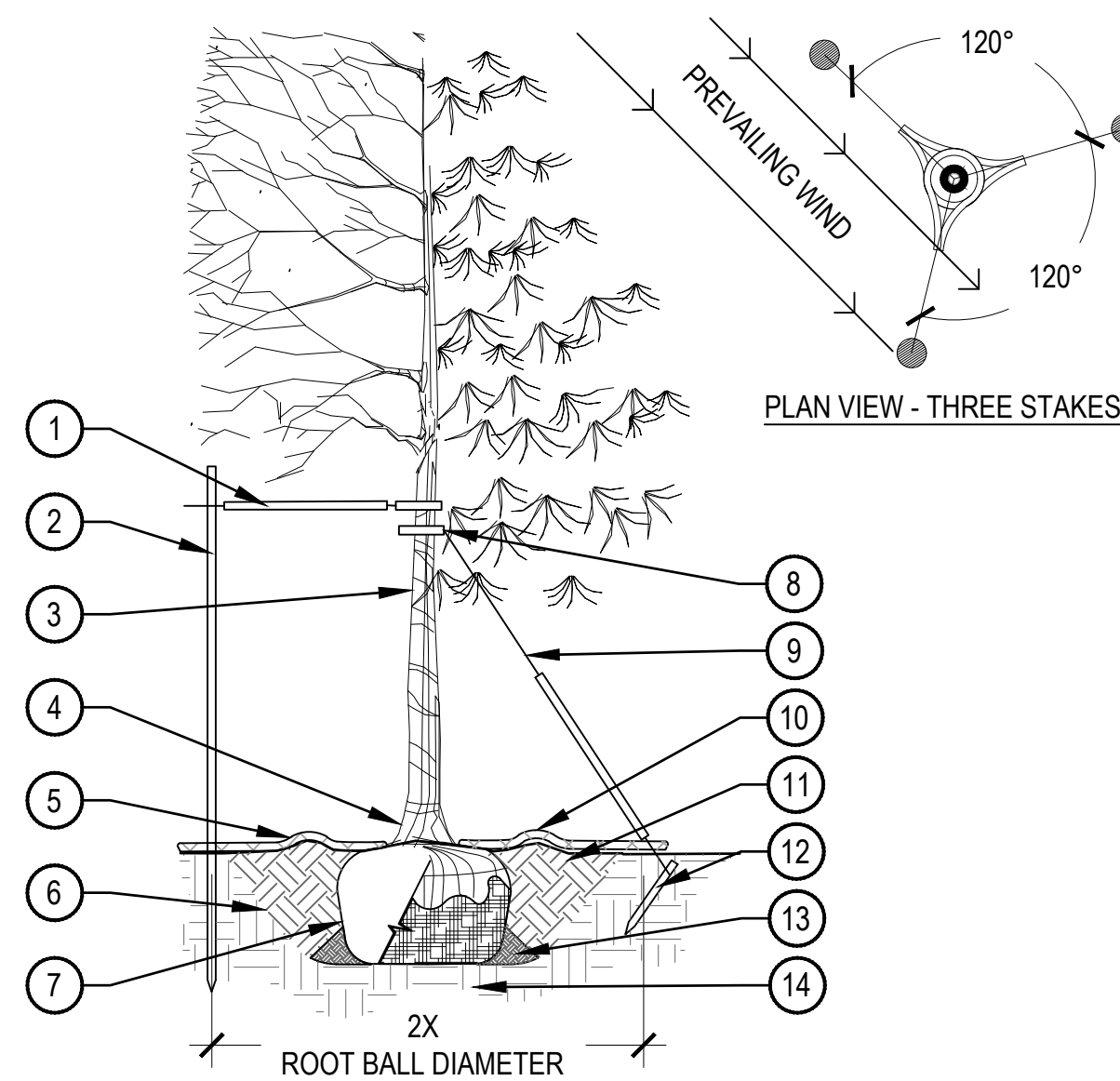
SHEET TITLE:

LANDSCAPE PLAN

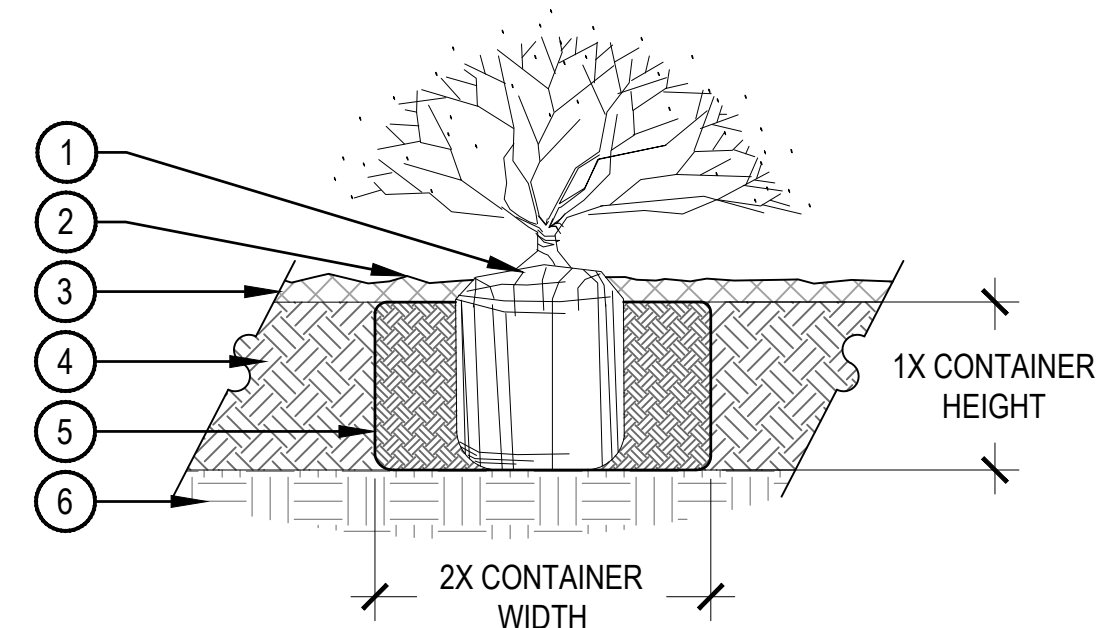
L-2.05
26 OF 47



- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 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).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



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



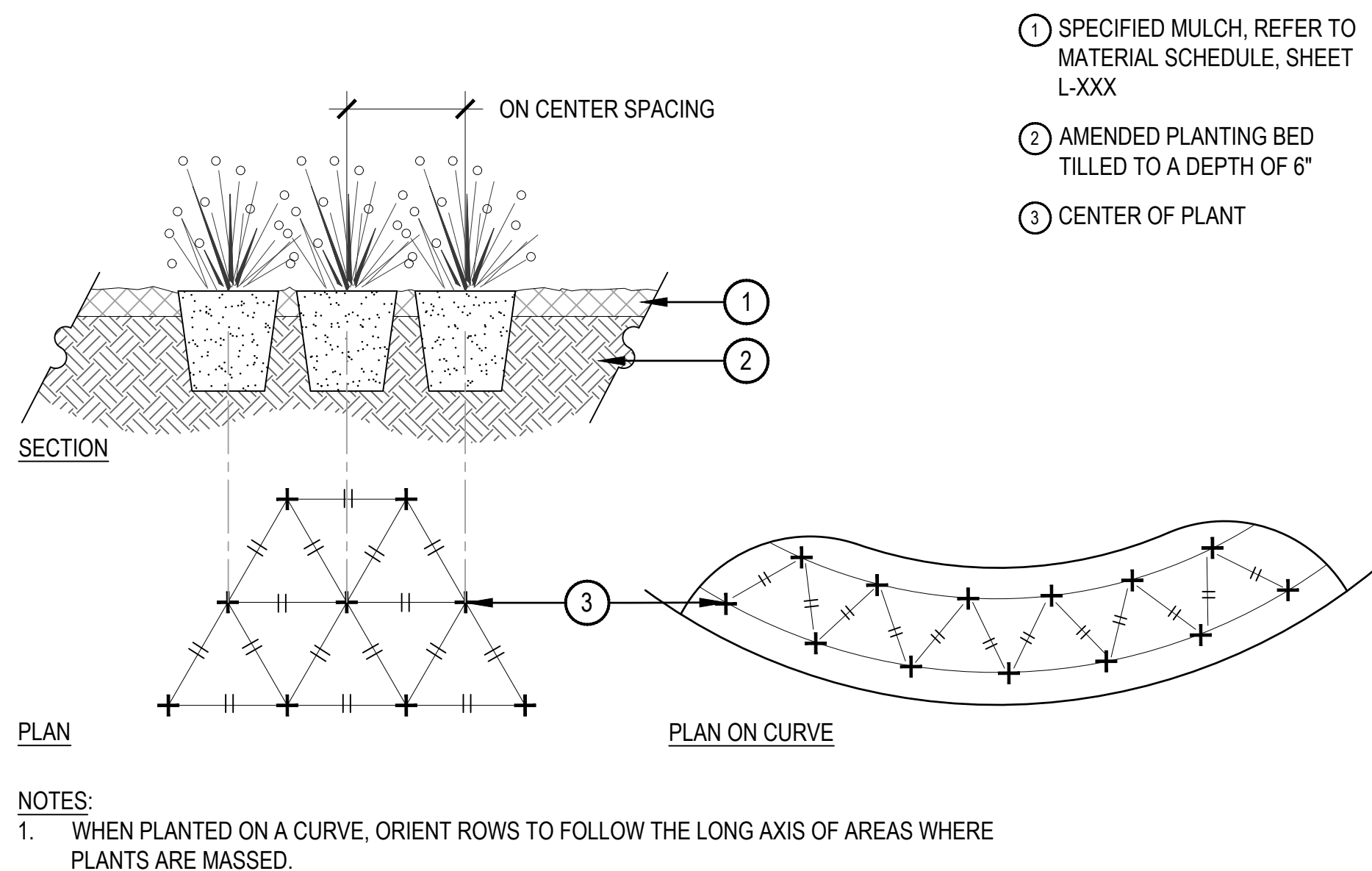
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

1 TREE PLANTING DETAIL

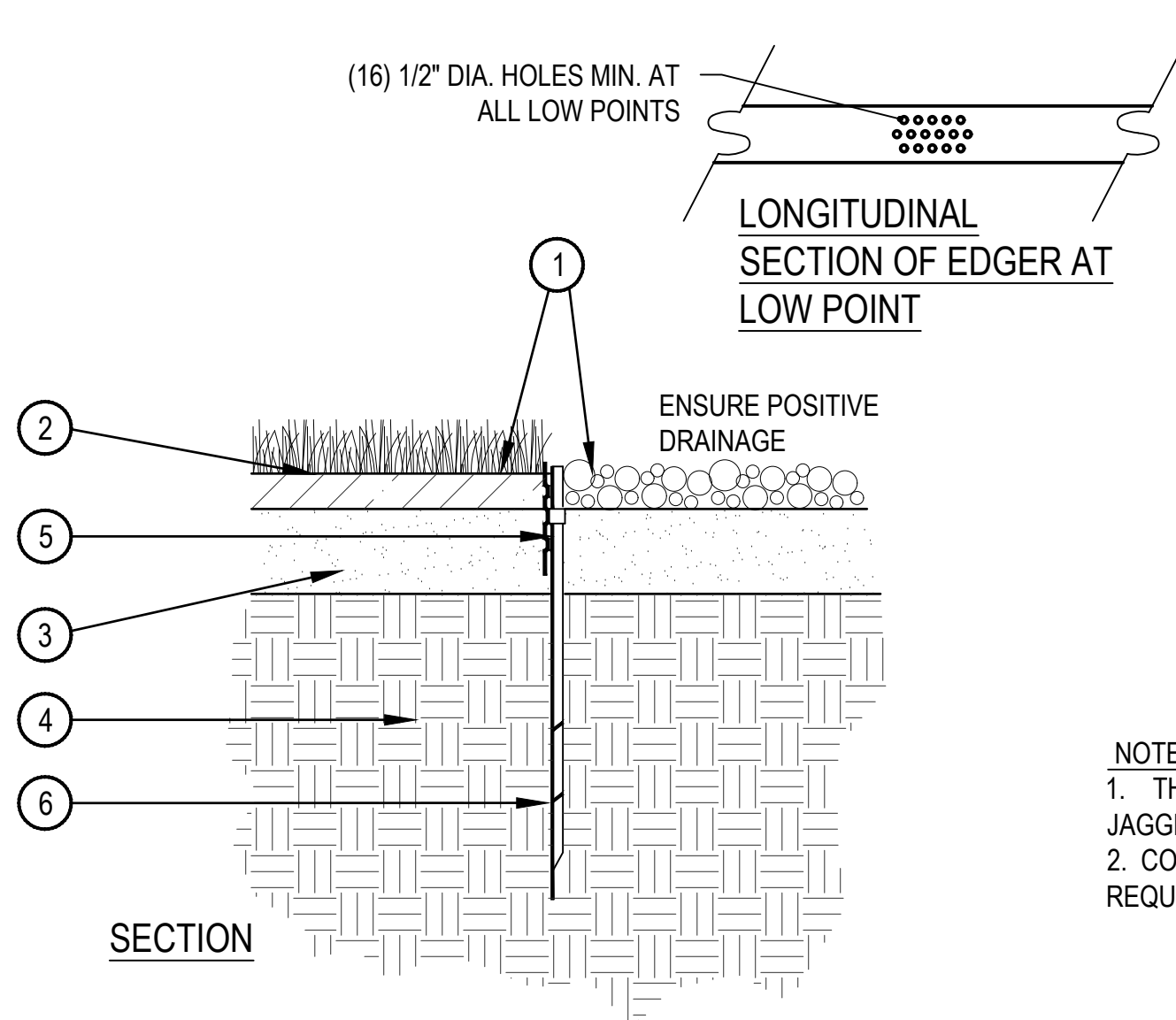
SCALE: 3/16" = 1'-0"

2 SHRUB PLANTING

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

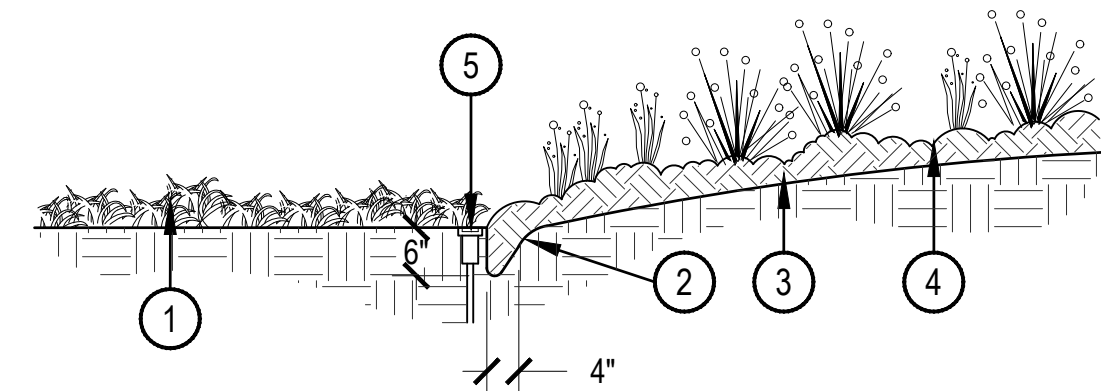


- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
- AMENDED SOIL PER SPECIFICATIONS
- SUBGRADE
- 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
- EDGER STAKE

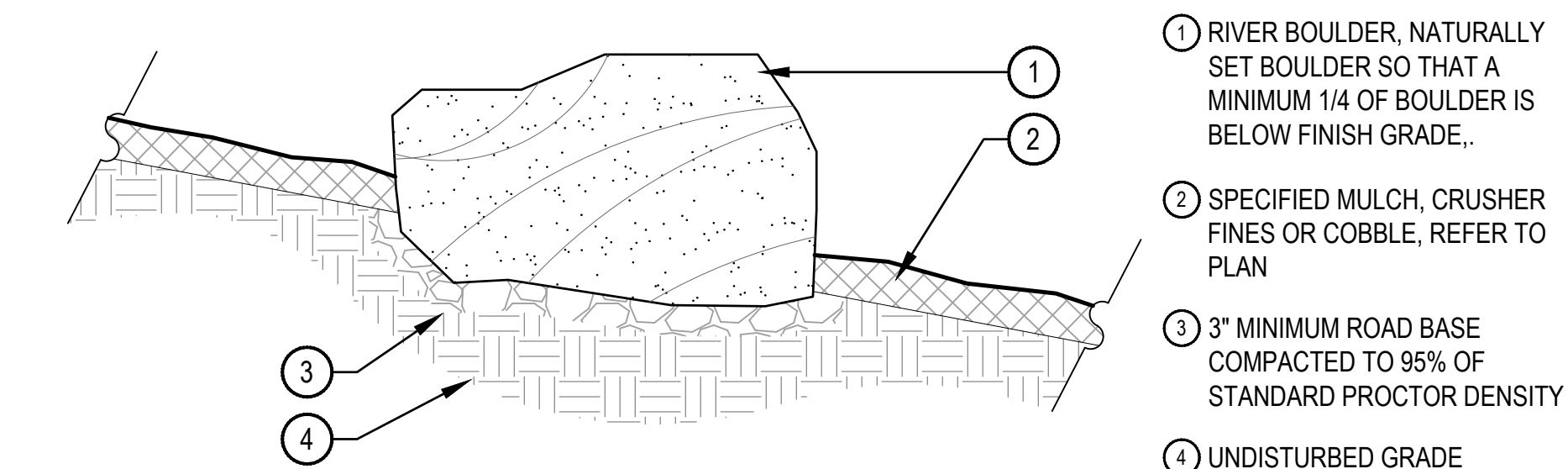
- NOTES:
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.



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

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



- RIVER BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE.
- SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
- 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
- UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
-	A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
-	B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
-	C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

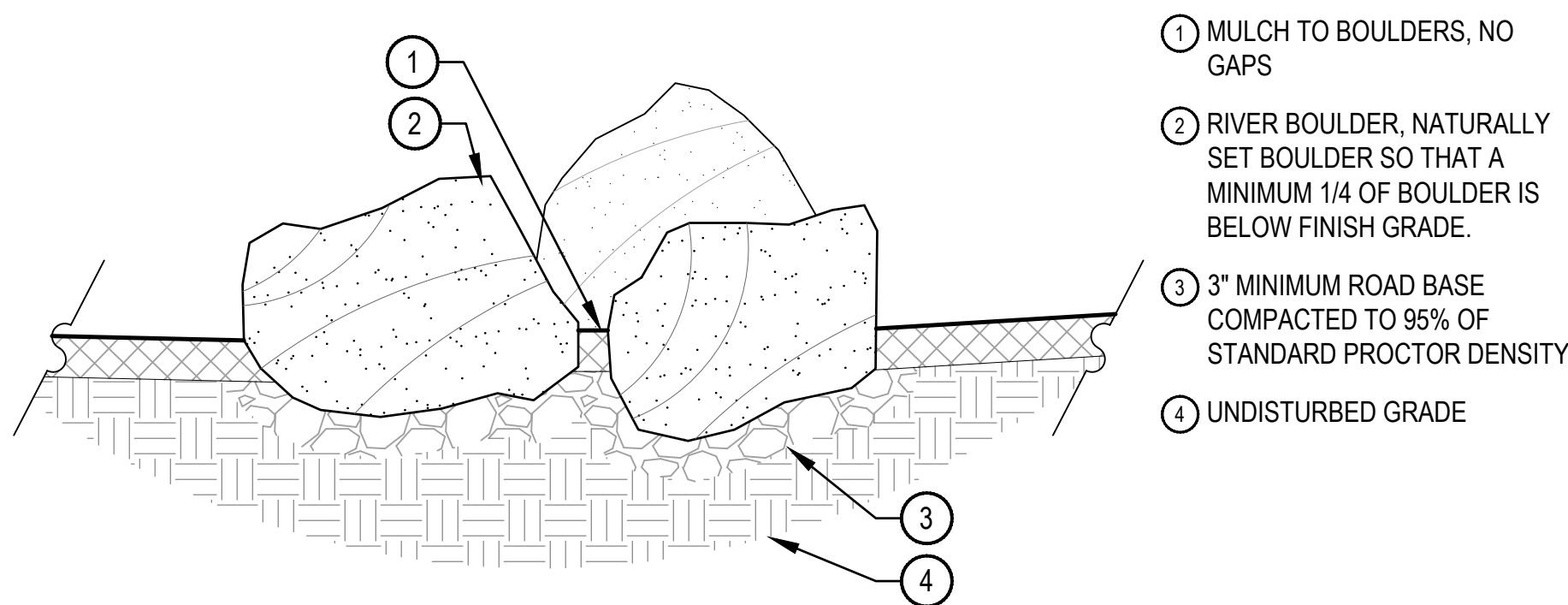
- NOTES:
- THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH BOULDER RETAINING WALLS, ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
 - THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
 - CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.
 - BOULDERS SHALL BE PLACED OUTSIDE OF ALL PUBLIC RIGHT OF WAY CLEARS ZONES.
 - ALL BOULDERS WITHIN A PUBLIC RIGHT OF WAY SHALL BE A MINIMUM OF 50% BURIED AND NO MORE THAN 14" ABOVE FINISHED GRADE.

6 LANDSCAPE BOULDER

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

4 STEEL EDGER DETAIL

SCALE: 1" = 1'-0"



- MULCH TO BOULDERS, NO GAPS
- RIVER BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE.
- 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
- UNDISTURBED GRADE

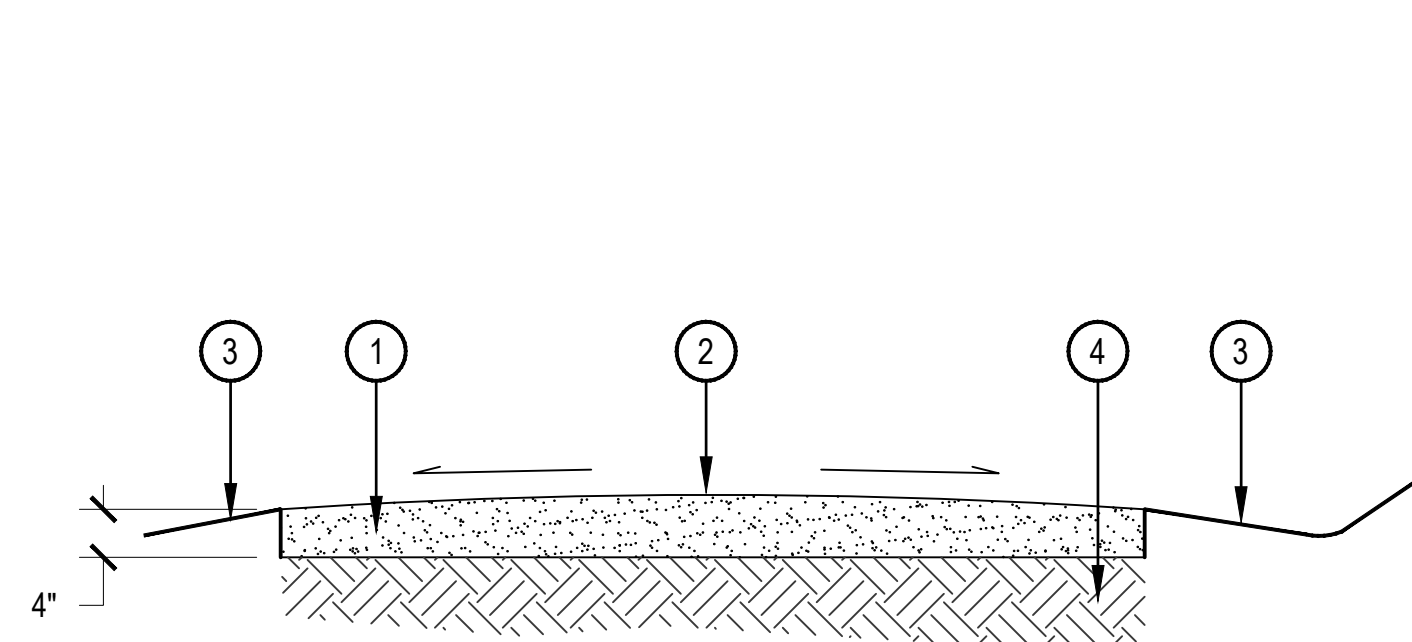
- NOTES:
- THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
 - BOULDERS SHALL BE PLACED OUTSIDE OF ALL PUBLIC RIGHT OF WAY CLEARS ZONES.
 - ALL BOULDERS WITHIN A PUBLIC RIGHT OF WAY SHALL BE A MINIMUM OF 50% BURIED AND NO MORE THAN 14" ABOVE FINISHED GRADE.

7 BOULDER CROPPING

SCALE: 1" = 1'-0"

5 SPADE CUT EDGE

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



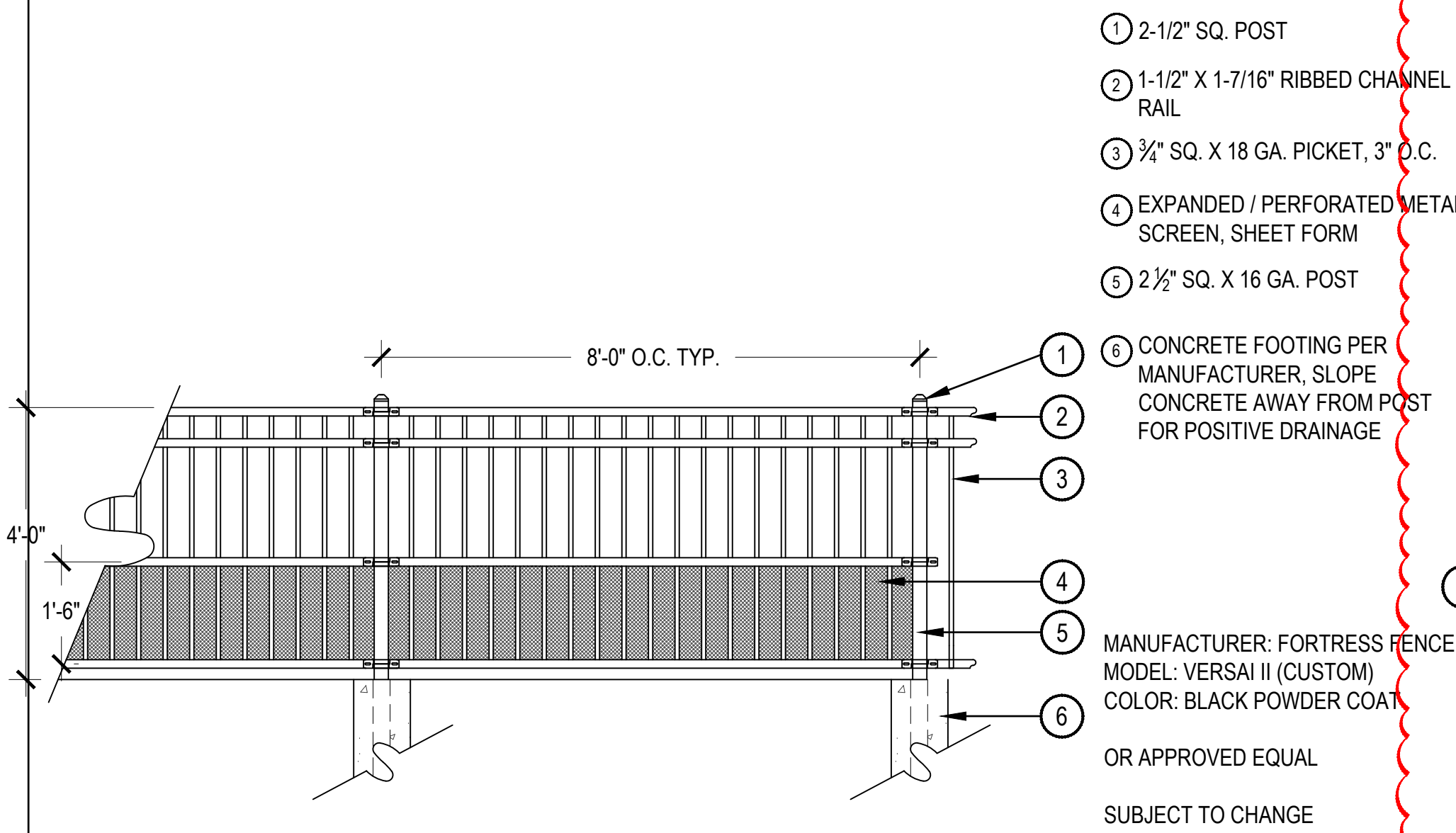
- CRUSHER FINES, REFER TO MATERIALS SCHEDULE SHEET L-2. PLACE IN TWO EQUAL COMPACTED LIFTS. COMPACT TO 95% STANDARD PROXY DENSITY. WET CRUSHER FINES TO AID IN COMPACTION. REFER TO PLANS FOR LAYOUT AND WIDTH. 4" MINIMUM DEPTH
- CROWN OF 2% CROSS-SLOPE SURFACE FOR PROPER DRAINAGE AS DEFINED BY PLANS
- PROVIDE POSITIVE DRAINAGE AWAY FROM CRUSHER FINES ALONG THE EDGES
- SUBGRADE COMPACTED TO 95% STANDARD PROXY DENSITY

COMPACTION NOTES:

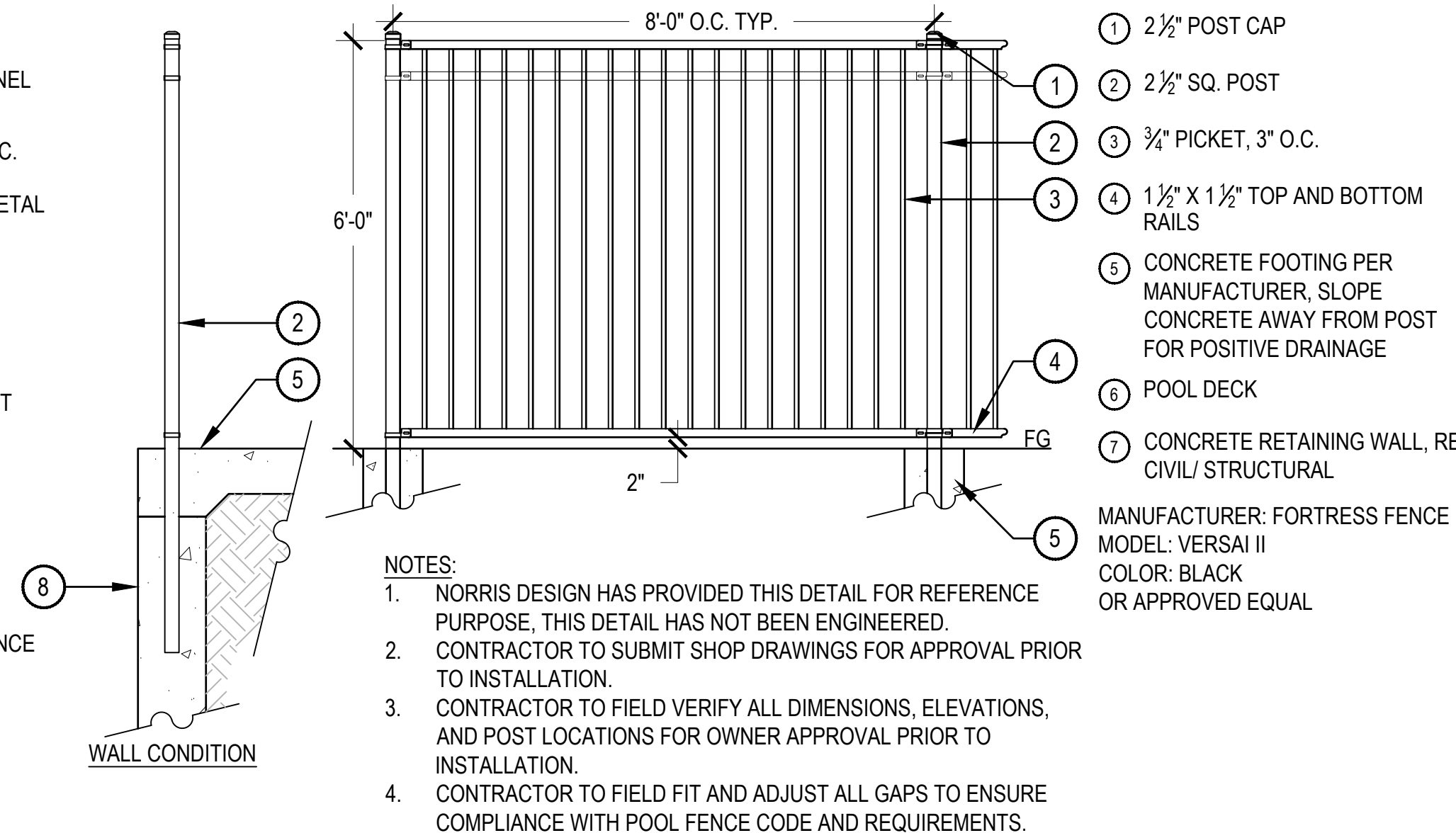
- COMPACT WET FOR BEST RESULTS.
- USE A SMALL (4) RIDING ROLLER TO COMPACT
- CROWN TRAIL IN FLAT AREAS (AS SHOWN).
- CROSS-SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
- CRUSHER FINE SURFACING (WHEN USED FOR TRAILS) SHALL BE INSTALLED WITH A BINDING AGENT APPLIED PER THE MANUFACTURE'S SPECIFICATIONS.

8 CRUSHER FINES

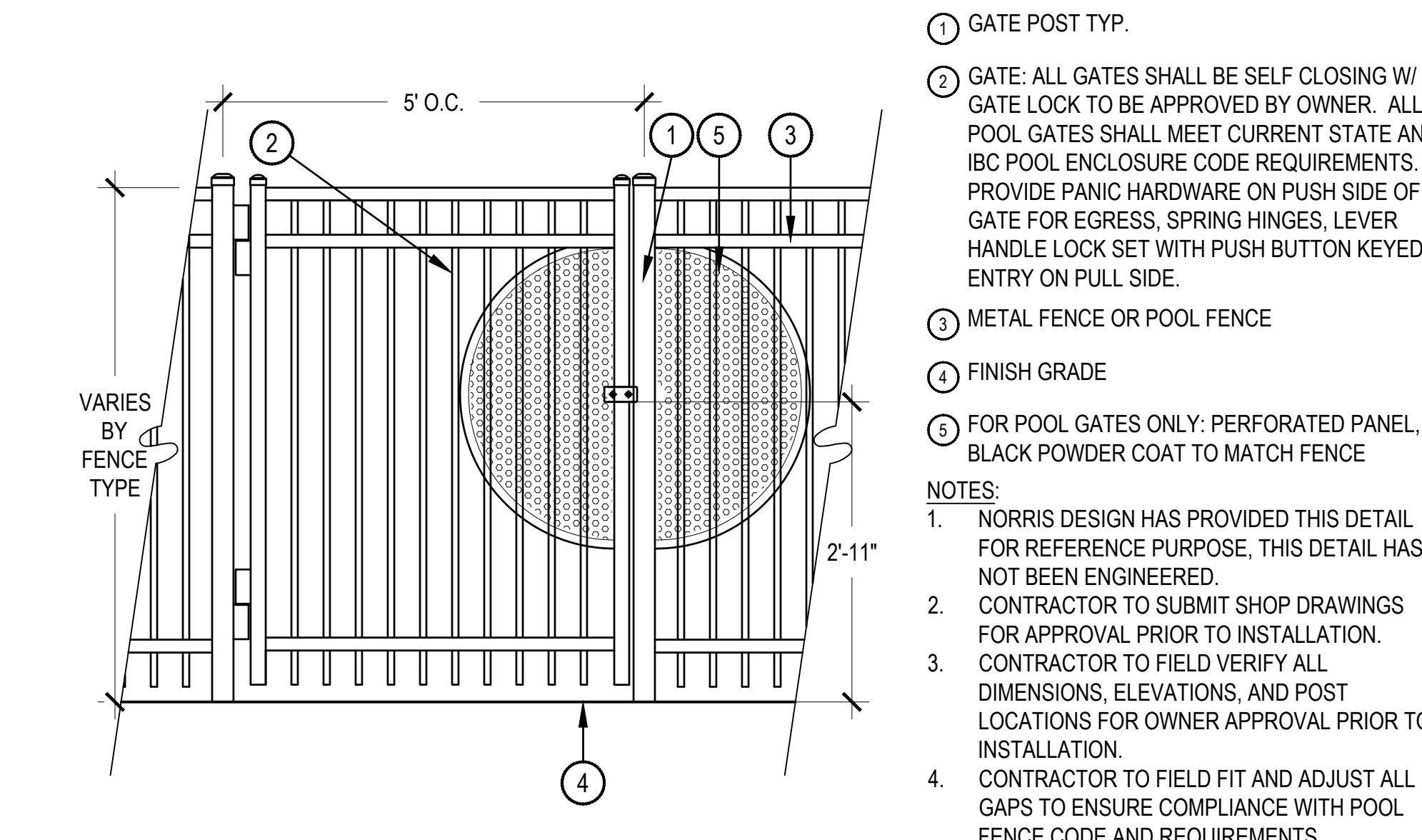
SCALE: 3/4" = 1'-0"



1 METAL FENCE



2 POOL FENCE



3 FENCE GATE



4 BENCH



5 PICNIC TABLE



6 TRASH RECEPTACLE



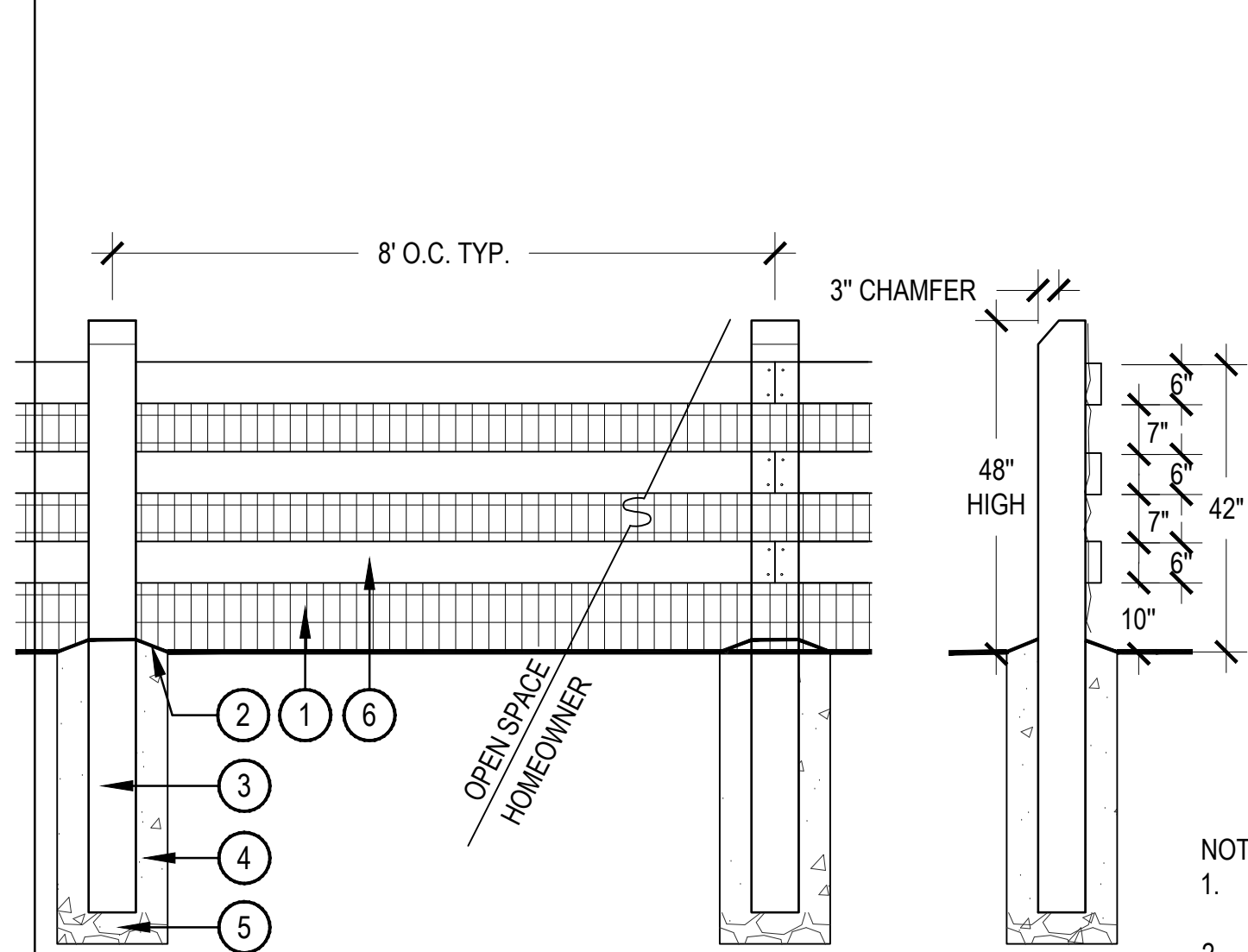
7 BIKE RACK



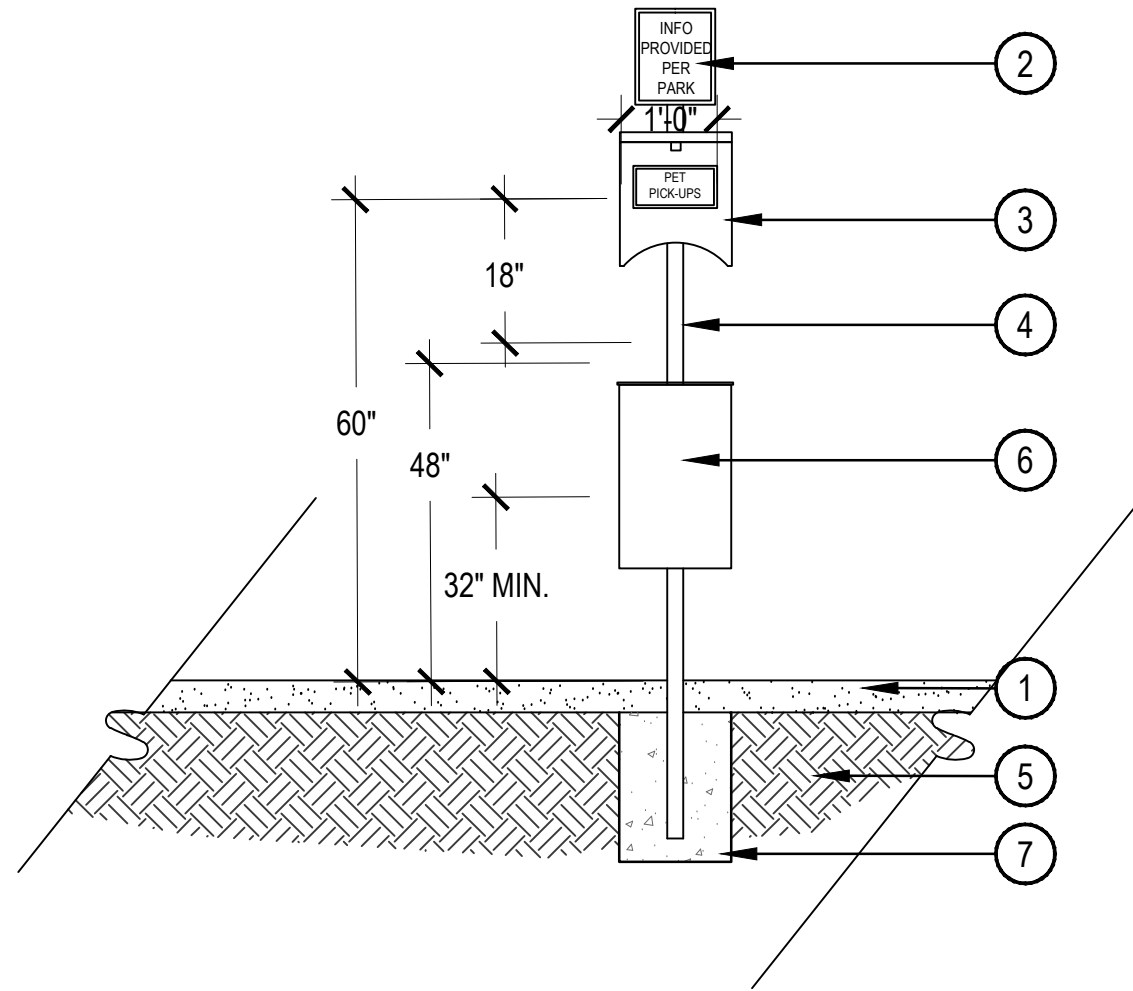
8 PLANTER



9 BENCH - WALL TOP



- NOTES:
- FENCE RAILS SHALL FACE OUTWARDS TOWARDS THE OPEN SPACE PROPERTY.
 - FENCING MUST BE LOCATED ENTIRELY ON THE HOMEOWNER'S PROPERTY.



- TURF OR PLANTING BED
REF: PLANS
- REFLECTIVE ALUMINUM SIGN
- TRASH BAG DISPENSER
- SQUARE TUBING
- COMPACTED SUBGRADE
- PET WASTE RECEPTACLE
- SECURE POST IN FOOTING PER
MANUFACTURER'S
RECOMMENDATIONS

MANUFACTURER: LIVIN THE DOG LIFE
MODEL: ALUMINUM PET STATION -
DL-1003-L-DP - OR APPROVED EQUAL
COLOR TO MATCH FEDERAL GREEN
(RAL 6012)



POLYGON (OR APPROVED EQUAL)
PRODUCT: SQR-20x24
MATERIALS: POWDERCOATED
STEEL, WOOD UNDER TRIM
COLOR: GREY FRAME, BLACK
ROOF, NATURAL WOOD
EMBEDDED
<https://www.polygon.com/products/square/>
NOTE: MOUNT AND INSTALL PER
MANUFACTURE'S SPECIFICATIONS

1 OPEN SPACE FENCE

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

2 PET WASTE STATION

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

3 SHELTER - RECTANGLE

NTS



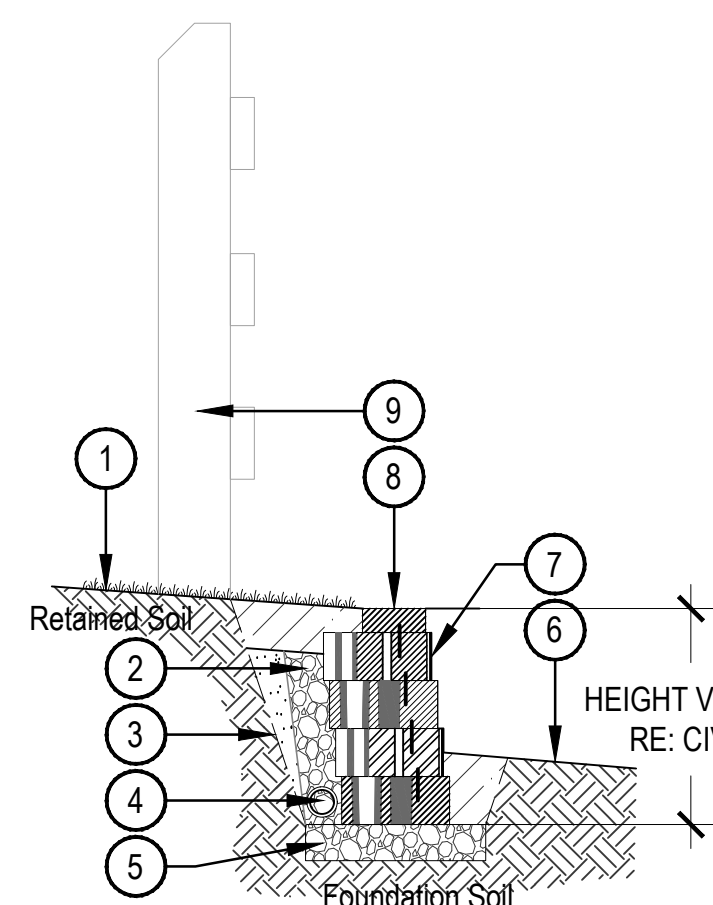
POLYGON (OR APPROVED EQUAL)
PRODUCT: GCO2 20, MULTI-RIB
MATERIALS: POWDERCOATED
STEEL, WOOD UNDER TRIM
COLOR: BLACK FRAME, SILVER
ROOF, NATURAL WOOD
EMBEDDED
<https://www.polygon.com/products/carmel-clerestory/>

NOTE: MOUNT AND INSTALL PER
MANUFACTURE'S SPECIFICATIONS



POLYGON (OR APPROVED EQUAL)
PRODUCT: SQR-12
MATERIALS: POWDERCOATED
STEEL, WOOD UNDER TRIM
COLOR: BLACK FRAME, BROWN
ROOF
EMBEDDED
<https://www.polygon.com/products/square/>

NOTE: MOUNT AND INSTALL PER
MANUFACTURE'S SPECIFICATIONS



- NOTES:
- CONTRACTOR IS RESPONSIBLE TO MEET ALL APPLICABLE CODES RELATED TO THE CONSTRUCTION OF THE WALL.
 - 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.

- 8' MIN. LOW PERMEABLE SOIL
- UNIT DRAINAGE FILL
($\frac{3}{4}$ " CRUSHED ROCK OR STONE)
- APPROX. LIMITS OF EXCAVATION
- 4" PERFORATED PVC DRAINAGE TILE
WRAPPED IN FILTER FABRIC
- CRUSHED STONE LEVELING PAD
- FINISHED GRADE
- 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).
- CONTRACTOR TO INSTALL PER
MANUFACTURER'S AND STRUCTURAL
ENGINEER RECOMMENDATIONS.
- OPEN SPACE FENCE (ONLY WHEN WALL
IS 30' OR HIGHER).
RE: DETAIL 1/L-3.02

4 SHELTER - OCTAGON

NTS

5 SMALL SHELTER - SQUARE

NTS

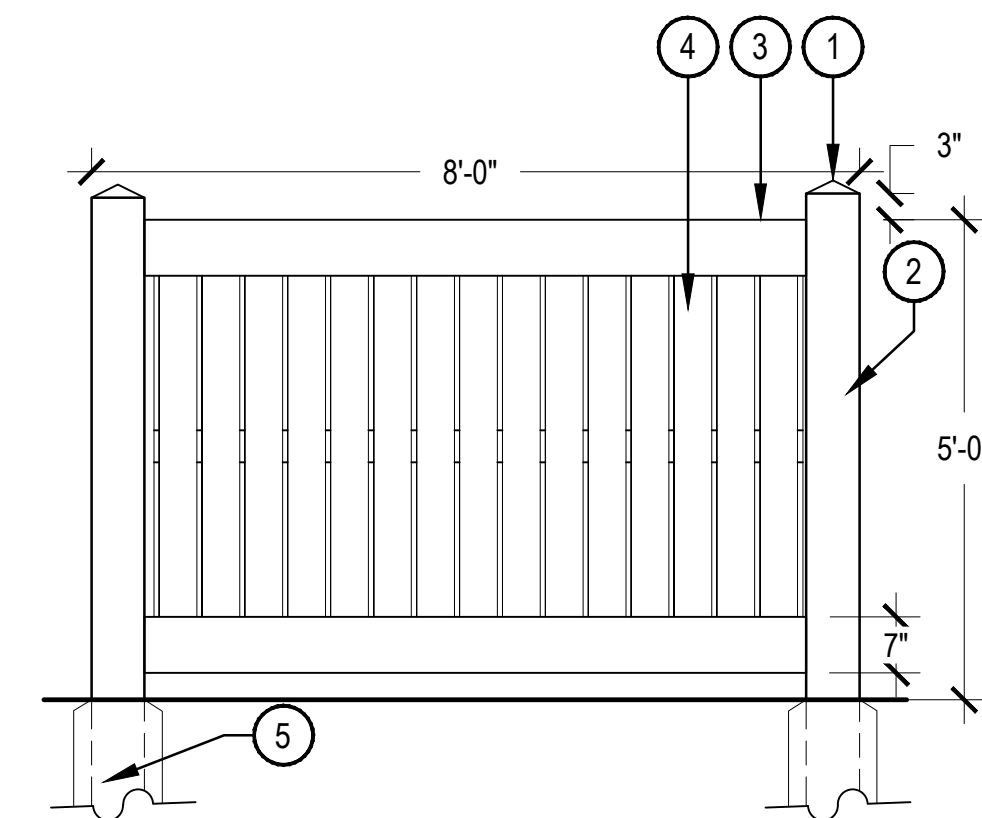
6 RETAINING WALL (FOR CHARACTER ONLY, RE: CIVIL)

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



- NOTES:
- THIS DETAIL IS INTENDED TO REPRESENT OVERALL DIMENSIONS, MATERIALS AND FINISHES AND IS NOT INTENDED TO BE AN ENGINEERED DRAWING. REFER TO STRUCTURAL FOR FOOTING DESIGN.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

- METAL CABINET
- PAINTED METAL CABINET
- METAL LETTERING
- CONCRETE BASE



- EXTERNAL PYRAMID POST CAP
- 5' x 5' POST
- 7' x 1-3/4' SLOTTED RAILS (TOP
AND BOTTOM)
- 6' PICKET
- FOOTING PER MANUFACTURES
RECOMMENDATION
MASTER HALCO, LEGEND
SEMI-PRIVATE VINYL FENCE,
COLOR: WHITE OR APPROVED
EQUAL



CHARACTER IMAGE

- NOTES
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ALL POSTS TO BE INSTALLED VERTICALLY PLUMB, AND DEVIATION WILL RESULT IN REJECTION
 - THIS DETAIL IS MEANT TO REPRESENT OVERALL DIMENSIONS, MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW MANUFACTURE RECOMMENDATIONS AND PROVIDE ENGINEERED DRAWING WHEN NEEDED.

7 PRIMARY MONUMENT

NTS

8 SIDE YARD FENCE

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

NO REVISIONS OCCURRED ON THIS SHEET,
SHEET PROVIDED FOR REFERENCE ONLY.

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
BUCKLEY YARD REF
ACQUISITION LLC,

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

NOT FOR
CONSTRUCTION

DATE:

04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP 06
07/06/22- SP 07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
08/25/23- SP AMD 1 SUB 02
11/08/23- SP AMD 1 SUB 03

SHEET TITLE:

SITE LIGHTING
PHOTOMETRIC

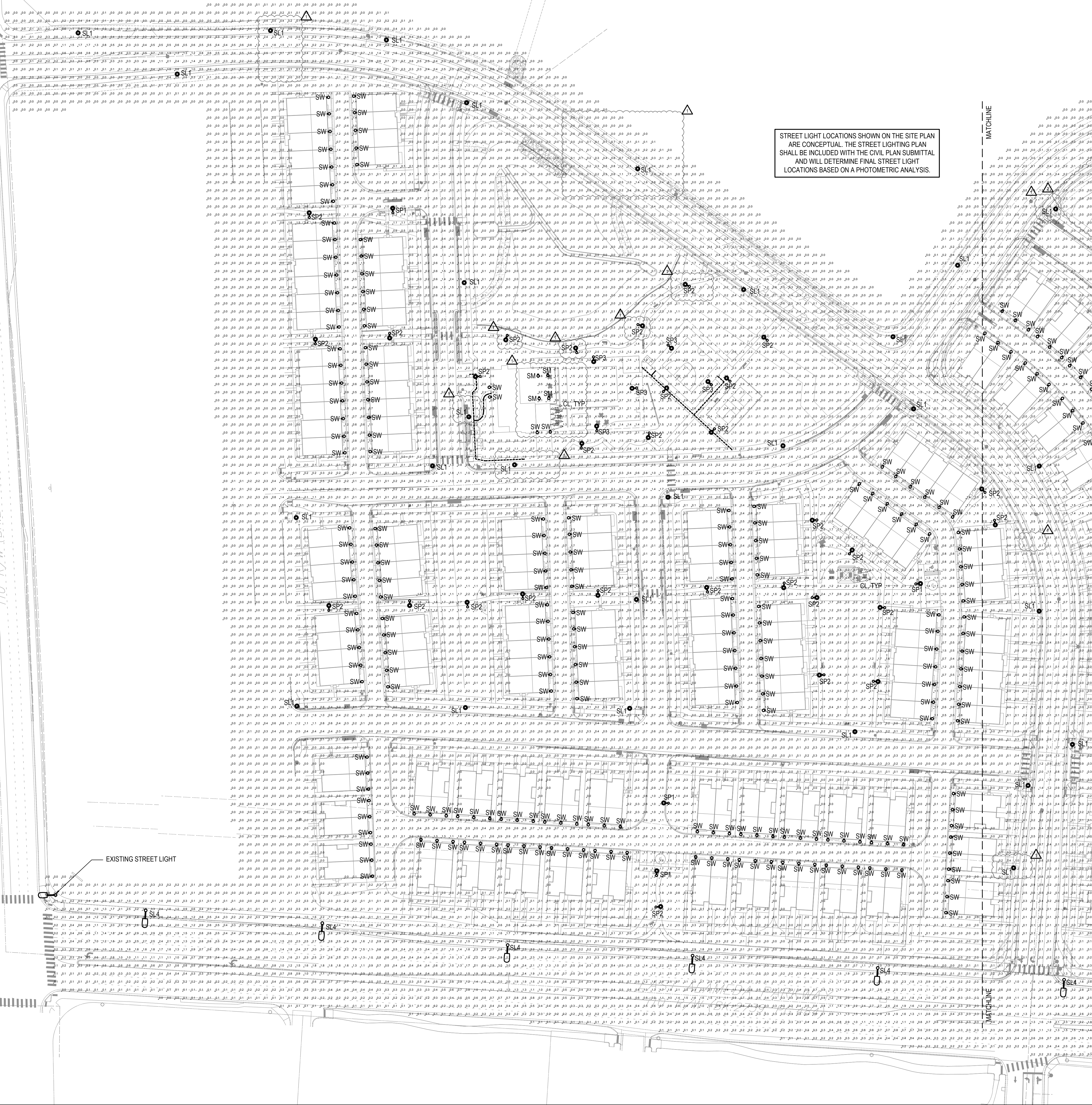
STREET LIGHT LOCATIONS SHOWN ON THE SITE PLAN
ARE CONCEPTUAL. THE STREET LIGHTING PLAN
SHALL BE INCLUDED WITH THE CIVIL PLAN SUBMITTAL
AND WILL DETERMINE FINAL STREET LIGHT
LOCATIONS BASED ON A PHOTOMETRIC ANALYSIS.

SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 60'-0"

- PHOTOMETRY PLAN GENERAL NOTES:
- VALUES SHOWN ARE MAINTAINED
HORIZONTAL ILLUMINANCE VALUES
MEASURED AT GRADE.
 - SITE LIGHTING DESIGN HAS BEEN COMPLETED
TO PRODUCE EVEN ILLUMINATION OF PARKING
AND PAVED AREAS WITH MINIMAL GLARE
ONTO ADJACENT PROPERTIES.
 - ALL LIGHT FIXTURES SHALL BE FULLY
SHIELDED AND DIRECT LIGHT DOWNWARDS.

SITE LIGHTING DESIGN HAS BEEN COMPLETED
TO CONFORM TO CITY OF AURORA EXTERIOR
LIGHTING STANDARDS





STUDIO LIGHTING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:

BUCKLEY YARD REF
ACQUISITION LLC,

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

NOT FOR
CONSTRUCTION

DATE:

04/19/21- SP-01

06/17/21- SP-02

08/11/21- SP-03

10/01/21- SP-04

12/22/21- SP-05

04/08/22- SP-06

07/06/22- SP-07

12/14/22- MYLARS

06/15/23- SP AMD 1 SUB 01

08/25/23- SP AMD 1 SUB 02

11/08/23- SP AMD 1 SUB 03

SHEET TITLE:

SITE LIGHTING
PHOTOMETRIC

STREET LIGHT LOCATIONS SHOWN ON THE SITE PLAN
ARE CONCEPTUAL. THE STREET LIGHTING PLAN
SHALL BE INCLUDED WITH THE CIVIL PLAN SUBMITTAL
AND WILL DETERMINE FINAL STREET LIGHT
LOCATIONS BASED ON A PHOTOMETRIC ANALYSIS.

1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 60'-0"

PHOTOMETRY PLAN GENERAL NOTES:

- VALUES SHOWN ARE MAINTAINED
HORIZONTAL ILLUMINANCE VALUES
MEASURED AT GRADE.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED
TO PRODUCE EVEN ILLUMINATION OF PARKING
AND PAVED AREAS WITH MINIMAL GLARE
ONTO ADJACENT PROPERTIES.
- ALL LIGHT FIXTURES SHALL BE FULLY
SHIELDED AND DIRECT LIGHT DOWNWARDS.

SITE LIGHTING DESIGN HAS BEEN COMPLETED
TO CONFORM TO CITY OF AURORA EXTERIOR
LIGHTING STANDARDS



SITE PLAN
AURORA, CO

1166 AVENUE OF THE AMERICA
NEW YORK, NEW YORK 10036

DATE:

04/19/21- SP-01

06/17/21- SP-02

08/11/21- SP-03

10/01/21- SP-04

12/22/21- SP-05

04/08/22- SP 06

07/06/22- SP 07

12/14/22-MYLA

06/13/23- SP AMD 1 SUB 01

11/08/23 SR AMD 1 SUB 03

SHEET TITLE:

SITE LIGHTING

SITE LIGHTING DETAILS

DETAILS

2025-12

33 OF 47

PLAN 2023-4012-00

UrbanScape-MPTC-spec 07/20 page 1 of 1

Dimensions

 AMERICAN LIGHTING

COOP
Lighting Systems


COOPER
 Lighting Solutions

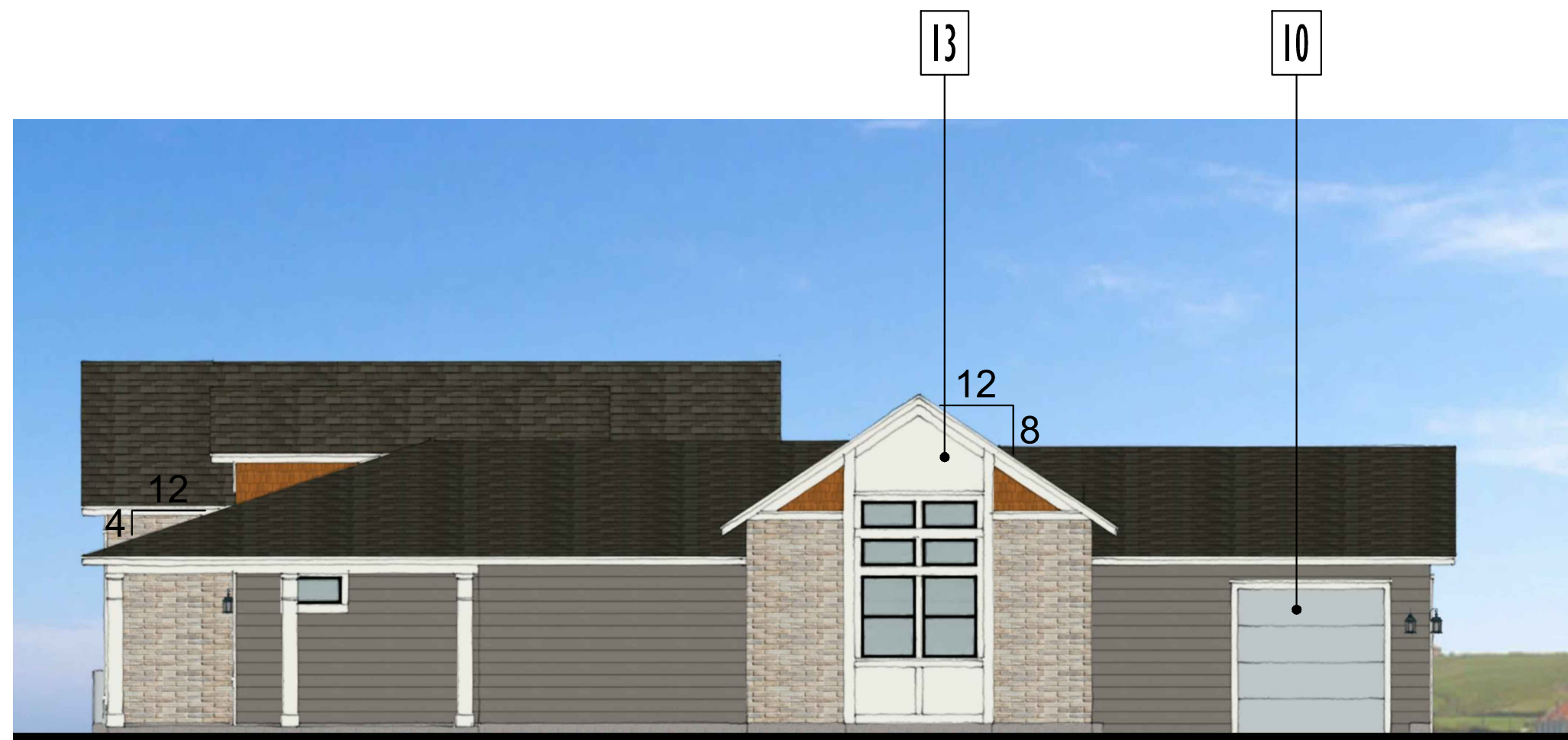
PSS06051EN page 7
 May 24, 2021 8:50 PM

BUCKLEY YARD RESIDENTIAL SITE PLAN 2023-4012-00

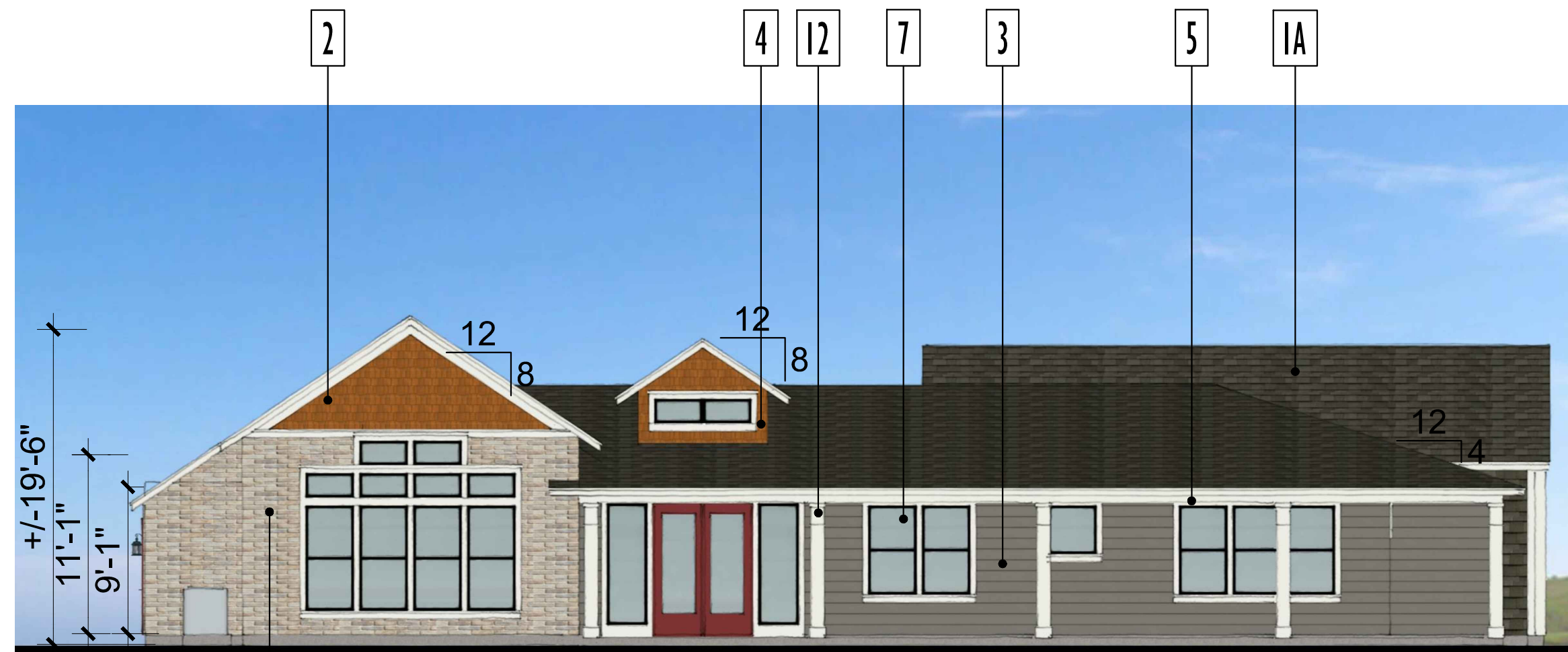
CHECKED BY: JMB
DRAWN BY: JLK

MATERIAL LEGEND

- 1A ASPHALT COMPOSITION TILE ROOFING
- 1B STANDING SEAM METAL ROOFING
- 2 WOOD FASCIA BOARD
- 3 FIBER CEMENT LAP SIDING
- 4 FIBER CEMENT WOOD-LOOK SHINGLE SIDING
- 5 WOOD OR FIBER CEMENT BOARD TRIM
- 6 MASONRY VENEER WHERE SHOWN
- 7 VINYL WINDOW SYSTEM
- 8 METAL GUARDRAIL
- 9 METAL TRELLIS
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE EXTERIOR LIGHT FIXTURE
- 12 WOOD PORCH POST
- 13 SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM
- 14 KNOX BOX LOCATION (AMENITY BUILDING ONLY)



RIGHT



FRONT



LEFT



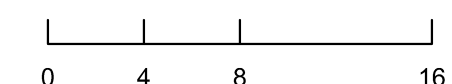
BACK



POOL DECK PERSPECTIVE



S. PITKIN STREET PERSPECTIVE

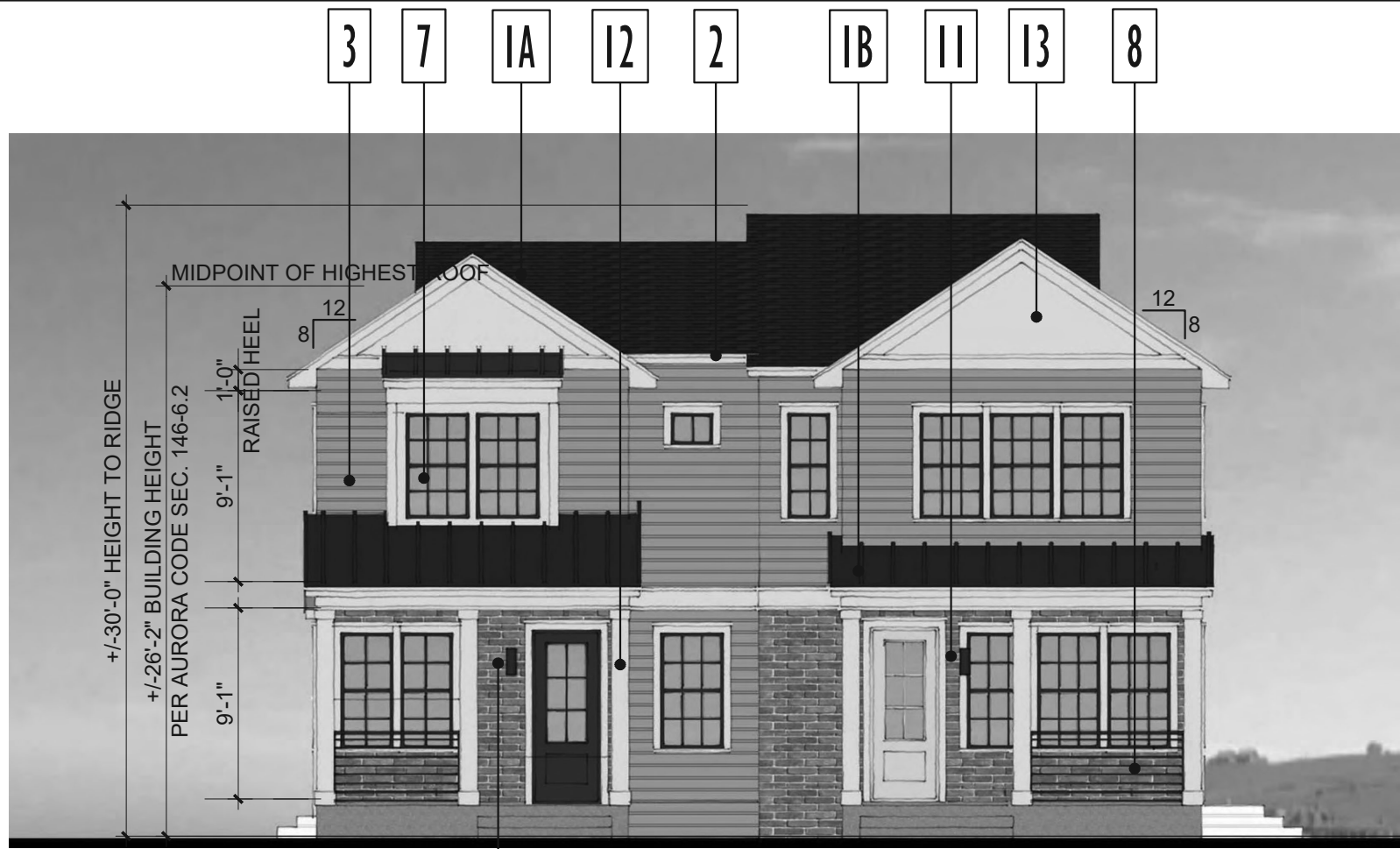




UNIT 1R
9 5 RIGHT



UNIT 1
LEFT



UNIT 1 UNIT 1R
6 FRONT



UNIT 1R UNIT 1
10 BACK



PERSPECTIVE

MASONRY PERCENTAGE CALCULATIONS & CODE

AURORA UDO SECTION 146-4.8.3.D. TABLE 4.8-6 DISTRIBUTION OF MASONRY AND ARCHITECTURAL FEATURES

SINGLE-FAMILY DETACHED AND TWO-FAMILY DWELLINGS MINIMUM AVERAGE PERCENTAGE OF MASONRY ON NET FACADE AREA (NOT EACH ELEVATION)

A MINIMUM AVERAGE OF 15% OF THE NET FACADE AREA OF EACH PRIMARY STRUCTURE SHALL CONSIST OF MASONRY. THE PERCENTAGE OF MASONRY COVERAGE MAY VARY AMONG ANY RESIDENTIAL DESIGN PLANS OR THE ELEVATIONS OF ANY RESIDENTIAL DESIGN PLAN SUBMITTED, PROVIDED THAT THE MINIMUM AVERAGE COVERAGE IS MET WITH EACH SEPARATE SUBMISSION.

UDO SECTION 146-2001. DEFINITIONS

NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

RIGHT ELEVATION

MASONRY	522	S.F.
OTHER	533	S.F.
TOTAL	1055	S.F.

FRONT ELEVATION

MASONRY	205	S.F.
OTHER	398	S.F.
TOTAL	603	S.F.

LEFT ELEVATION

MASONRY	406	S.F.
OTHER	665	S.F.
TOTAL	1071	S.F.

BACK ELEVATION

MASONRY	190	S.F.
OTHER	347	S.F.
TOTAL	537	S.F.

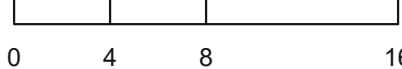
TOTAL BUILDING

MASONRY	1323	S.F.	=	41%
OTHER	1943	S.F.	=	59%
TOTAL	3266	S.F.		

MATERIAL LEGEND

1A ASPHALT COMPOSITION TILE ROOFING	8 METAL GUARDRAIL
1B STANDING SEAM METAL ROOFING	9 METAL TRELLIS
2 WOOD FASCIA BOARD	10 METAL SECTIONAL GARAGE DOOR
3 FIBER CEMENT LAP SIDING	11 DECORATIVE EXTERIOR LIGHT FIXTURE
4 FIBER CEMENT WOOD-LOOK SHINGLE SIDING	12 WOOD PORCH POST
5 WOOD OR FIBER CEMENT BOARD TRIM	13 SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM
6 MASONRY VENEER WHERE SHOWN	14 KNOX BOX LOCATION (AMENITY BUILDING ONLY)
7 VINYL WINDOW SYSTEM	

ELEVATION MATERIALS & COLORS, AND WINDOW/DOOR SIZE AND PLACEMENTS MAY VARY AT TIME OF BUILDING PERMIT.



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
kitgy.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:

RAINTREE INVESTMENT CORP.
JERRY B. RICHMOND
7200 S ALTON WAY, SUITE C-40C
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:

04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07

SHEET TITLE:

BUILDING 1R-2
A ELEVATION



UNIT 1R
9

RIGHT



UNIT 1

LEFT



UNIT 1

UNIT 1R

FRONT



UNIT 1R

UNIT 1

BACK



PERSPECTIVE

MASONRY PERCENTAGE CALCULATIONS & CODE

AURORA UDO SECTION 146-4.8.3.D. TABLE 4.8-6 DISTRIBUTION OF MASONRY AND ARCHITECTURAL FEATURES

SINGLE-FAMILY DETACHED AND TWO-FAMILY DWELLINGS MINIMUM AVERAGE PERCENTAGE OF MASONRY ON NET FACADE AREA (NOT EACH ELEVATION)

A MINIMUM AVERAGE OF 15% OF THE NET FACADE AREA OF EACH PRIMARY STRUCTURE SHALL CONSIST OF MASONRY. THE PERCENTAGE OF MASONRY COVERAGE MAY VARY AMONG ANY RESIDENTIAL DESIGN PLANS OR THE ELEVATIONS OF ANY RESIDENTIAL DESIGN PLAN SUBMITTED, PROVIDED THAT THE MINIMUM AVERAGE COVERAGE IS MET WITH EACH SEPARATE SUBMISSION.

UDO SECTION 146-2001. DEFINITIONS

NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

RIGHT ELEVATION

MASONRY	0	S.F.
OTHER	1064	S.F.
TOTAL	1064	S.F.

FRONT ELEVATION

MASONRY	117	S.F.
OTHER	516	S.F.
TOTAL	829	S.F.

LEFT ELEVATION

MASONRY	165	S.F.
OTHER	839	S.F.
TOTAL	1004	S.F.

BACK ELEVATION

MASONRY	190	S.F.
OTHER	311	S.F.
TOTAL	501	S.F.

TOTAL BUILDING

MASONRY	472	S.F.	=	15%
OTHER	2730	S.F.	=	85%
TOTAL	3202	S.F.		

MATERIAL LEGEND

1A ASPHALT COMPOSITION TILE ROOFING

1B STANDING SEAM METAL ROOFING

2 WOOD FASCIA BOARD

3 FIBER CEMENT LAP SIDING

4 FIBER CEMENT WOOD-LOOK SHINGLE SIDING

5 WOOD OR FIBER CEMENT BOARD TRIM

6 MASONRY VENEER WHERE SHOWN

7 VINYL WINDOW SYSTEM

8 METAL GUARDRAIL

9 METAL TRELLIS

10 METAL SECTIONAL GARAGE DOOR

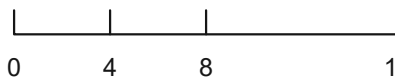
11 DECORATIVE EXTERIOR LIGHT FIXTURE

12 WOOD PORCH POST

13 SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM

14 KNOX BOX LOCATION (AMENITY BUILDING ONLY)

ELEVATION MATERIALS & COLORS, AND WINDOW/DOOR SIZE AND PLACEMENTS MAY VARY AT TIME OF BUILDING PERMIT.



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
kitgy.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:

RAINTREE INVESTMENT CORP.
JERRY B. RICHMOND
7200 S ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:

04/19/21- SP-01

06/17/21- SP-02

08/11/21- SP-03

10/01/21- SP-04

12/22/21- SP-05

04/08/22- SP 06

07/06/22- SP 07

SHEET TITLE:

BUILDING 1R-2
B ELEVATION



RIGHT



LEFT



FRONT



BACK



PERSPECTIVE

MASONRY PERCENTAGE CALCULATIONS & CODE

AURORA UDO SECTION 146-4.8.3.D. TABLE 4.8-6 DISTRIBUTION OF MASONRY AND ARCHITECTURAL FEATURES

SINGLE-FAMILY DETACHED AND TWO-FAMILY DWELLINGS MINIMUM AVERAGE PERCENTAGE OF MASONRY ON NET FACADE AREA (NOT EACH ELEVATION)

A MINIMUM AVERAGE OF 15% OF THE NET FACADE AREA OF EACH PRIMARY STRUCTURE SHALL CONSIST OF MASONRY. THE PERCENTAGE OF MASONRY COVERAGE MAY VARY AMONG ANY RESIDENTIAL DESIGN PLANS OR THE ELEVATIONS OF ANY RESIDENTIAL DESIGN PLAN SUBMITTED, PROVIDED THAT THE MINIMUM AVERAGE COVERAGE IS MET WITH EACH SEPARATE SUBMISSION.

UDO SECTION 146-2001. DEFINITIONS

NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

RIGHT ELEVATION

MASONRY	470	S.F.
OTHER	589	S.F.
TOTAL	1059	S.F.

FRONT ELEVATION

MASONRY	172	S.F.
OTHER	465	S.F.
TOTAL	637	S.F.

LEFT ELEVATION

MASONRY	406	S.F.
OTHER	665	S.F.
TOTAL	1071	S.F.

BACK ELEVATION

MASONRY	189	S.F.
OTHER	346	S.F.
TOTAL	535	S.F.

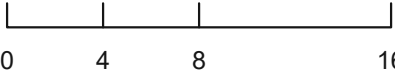
TOTAL BUILDING

MASONRY	1237	S.F.	=	37%
OTHER	2065	S.F.	=	63%
TOTAL	4270	S.F.		

MATERIAL LEGEND

- | | |
|---|--|
| 1A ASPHALT COMPOSITION TILE ROOFING | 8 METAL GUARDRAIL |
| 1B STANDING SEAM METAL ROOFING | 9 METAL TRELLIS |
| 2 WOOD FASCIA BOARD | 10 METAL SECTIONAL GARAGE DOOR |
| 3 FIBER CEMENT LAP SIDING | 11 DECORATIVE EXTERIOR LIGHT FIXTURE |
| 4 FIBER CEMENT WOOD-LOOK SHINGLE SIDING | 12 WOOD PORCH POST |
| 5 WOOD OR FIBER CEMENT BOARD TRIM | 13 SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM |
| 6 MASONRY VENEER WHERE SHOWN | 14 KNOX BOX LOCATION (AMENITY BUILDING ONLY) |
| 7 VINYL WINDOW SYSTEM | |

ELEVATION MATERIALS & COLORS, AND WINDOW/DOOR SIZE AND PLACEMENTS MAY VARY AT TIME OF BUILDING PERMIT.



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
kitgy.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
RAINTREE INVESTMENT CORP.
JERRY B. RICHMOND
7200 S ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP 06
07/06/22- SP 07

SHEET TITLE:
BUILDING 1R-3
A ELEVATION



UNIT 1R
9

RIGHT



UNIT 1

LEFT



UNIT 1
5

UNIT 1R
6

FRONT



UNIT 1R

UNIT 1

BACK

10



PERSPECTIVE

MASONRY PERCENTAGE CALCULATIONS & CODE

AURORA UDO SECTION 146-4.8.3.D. TABLE 4.8-6 DISTRIBUTION OF MASONRY AND ARCHITECTURAL FEATURES

SINGLE-FAMILY DETACHED AND TWO-FAMILY DWELLINGS MINIMUM AVERAGE PERCENTAGE OF MASONRY ON NET FACADE AREA (NOT EACH ELEVATION)

A MINIMUM AVERAGE OF 15% OF THE NET FACADE AREA OF EACH PRIMARY STRUCTURE SHALL CONSIST OF MASONRY. THE PERCENTAGE OF MASONRY COVERAGE MAY VARY AMONG ANY RESIDENTIAL DESIGN PLANS OR THE ELEVATIONS OF ANY RESIDENTIAL DESIGN PLAN SUBMITTED, PROVIDED THAT THE MINIMUM AVERAGE COVERAGE IS MET WITH EACH SEPARATE SUBMISSION.

UDO SECTION 146-2001. DEFINITIONS

NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

RIGHT ELEVATION

MASONRY	470	S.F.
OTHER	602	S.F.
TOTAL	1072	S.F.

FRONT ELEVATION

MASONRY	246	S.F.
OTHER	431	S.F.
TOTAL	677	S.F.

LEFT ELEVATION

MASONRY	165	S.F.
OTHER	839	S.F.
TOTAL	1004	S.F.

BACK ELEVATION

MASONRY	188	S.F.
OTHER	304	S.F.
TOTAL	492	S.F.

TOTAL BUILDING

MASONRY	1069	S.F.	=	33%
OTHER	2176	S.F.	=	69%
TOTAL	3245	S.F.		

MATERIAL LEGEND

1A ASPHALT COMPOSITION TILE ROOFING

1B STANDING SEAM METAL ROOFING

2 WOOD FASCIA BOARD

3 FIBER CEMENT LAP SIDING

4 FIBER CEMENT WOOD-LOOK SHINGLE SIDING

5 WOOD OR FIBER CEMENT BOARD TRIM

6 MASONRY VENEER WHERE SHOWN

7 VINYL WINDOW SYSTEM

8 METAL GUARDRAIL

9 METAL TRELLIS

10 METAL SECTIONAL GARAGE DOOR

11 DECORATIVE EXTERIOR LIGHT FIXTURE

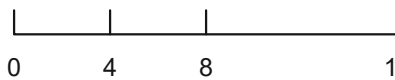
12 WOOD PORCH POST

13 SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM

14 KNOX BOX LOCATION (AMENITY BUILDING ONLY)

CHECKED BY:
DRAWN BY:

ELEVATION MATERIALS & COLORS, AND WINDOW/DOOR SIZE AND PLACEMENTS MAY VARY AT TIME OF BUILDING PERMIT.



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
kitgy.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:

RAINTREE INVESTMENT CORP.
JERRY B. RICHMOND
7200 S ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:

04/19/21- SP-01

06/17/21- SP-02

08/11/21- SP-03

10/01/21- SP-04

12/22/21- SP-05

04/08/22- SP 06

07/06/22- SP 07

SHEET TITLE:

BUILDING 1R-3
B ELEVATION



UNIT 3

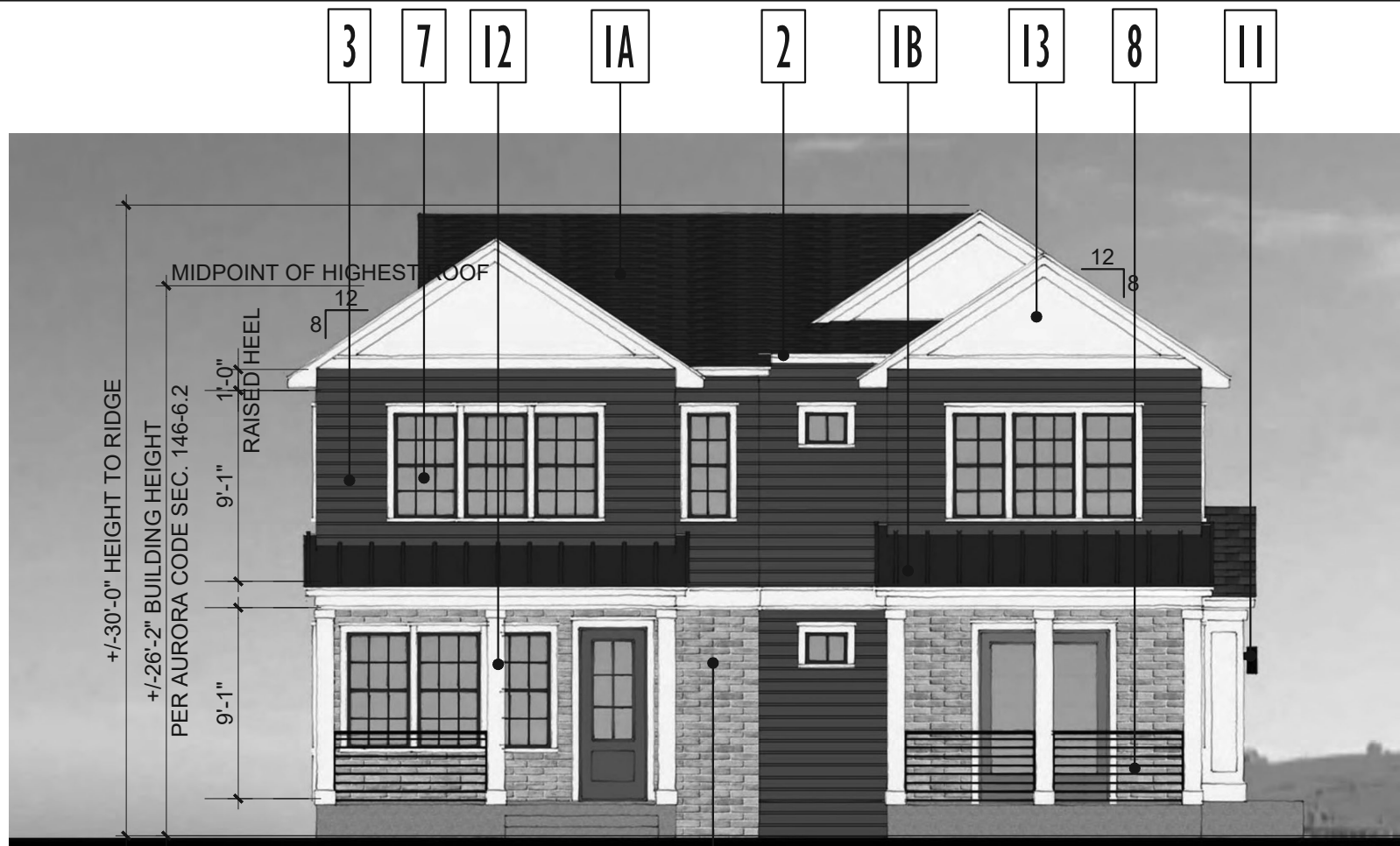
5

RIGHT



UNIT 2R

LEFT



UNIT 2R

UNIT 3

FRONT



UNIT 3

UNIT 2R

BACK



PERSPECTIVE

MASONRY PERCENTAGE CALCULATIONS & CODE

AURORA UDO SECTION 146-4.8.3.D. TABLE 4.8-6 DISTRIBUTION OF MASONRY AND ARCHITECTURAL FEATURES

SINGLE-FAMILY DETACHED AND TWO-FAMILY DWELLINGS MINIMUM AVERAGE PERCENTAGE OF MASONRY ON NET FACADE AREA (NOT EACH ELEVATION)

A MINIMUM AVERAGE OF 15% OF THE NET FACADE AREA OF EACH PRIMARY STRUCTURE SHALL CONSIST OF MASONRY. THE PERCENTAGE OF MASONRY COVERAGE MAY VARY AMONG ANY RESIDENTIAL DESIGN PLANS OR THE ELEVATIONS OF ANY RESIDENTIAL DESIGN PLAN SUBMITTED, PROVIDED THAT THE MINIMUM AVERAGE COVERAGE IS MET WITH EACH SEPARATE SUBMISSION.

UDO SECTION 146-2001. DEFINITIONS

NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

RIGHT ELEVATION

MASONRY	470	S.F.
OTHER	598	S.F.
TOTAL	1068	S.F.

FRONT ELEVATION

MASONRY	210	S.F.
OTHER	405	S.F.
TOTAL	615	S.F.

LEFT ELEVATION

MASONRY	522	S.F.
OTHER	533	S.F.
TOTAL	1055	S.F.

BACK ELEVATION

MASONRY	199	S.F.
OTHER	392	S.F.
TOTAL	591	S.F.

TOTAL BUILDING

MASONRY	1401	S.F.	=	42%
OTHER	1928	S.F.	=	58%
TOTAL	3329	S.F.		

MATERIAL LEGEND

1A ASPHALT COMPOSITION TILE ROOFING

1B STANDING SEAM METAL ROOFING

2 WOOD FASCIA BOARD

3 FIBER CEMENT LAP SIDING

4 FIBER CEMENT WOOD-LOOK SHINGLE SIDING

5 WOOD OR FIBER CEMENT BOARD TRIM

6 MASONRY VENEER WHERE SHOWN

7 VINYL WINDOW SYSTEM

8 METAL GUARDRAIL

9 METAL TRELLIS

10 METAL SECTIONAL GARAGE DOOR

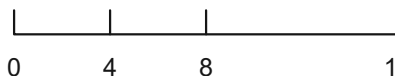
11 DECORATIVE EXTERIOR LIGHT FIXTURE

12 WOOD PORCH POST

13 SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM

14 KNOX BOX LOCATION (AMENITY BUILDING ONLY)

ELEVATION MATERIALS & COLORS, AND WINDOW/DOOR SIZE AND PLACEMENTS MAY VARY AT TIME OF BUILDING PERMIT.



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
kitgy.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:

RAINTREE INVESTMENT CORP.
JERRY B. RICHMOND
7200 S ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:

04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP 06
07/06/22- SP 07

SHEET TITLE:

BUILDING 2R-3
A ELEVATION



UNIT 3
RIGHT



UNIT 1R
LEFT



UNIT 1R UNIT 2 UNIT 1R UNIT 3
FRONT



UNIT 3 UNIT 1R UNIT 2 UNIT 1R
BACK

MASONRY PERCENTAGE CALCULATIONS & CODE

AURORA UDO SECTION 146-4.8.6.D. TABLE 4.8-6 MASONRY STANDARDS FOR SINGLE-FAMILY ATTACHED AND MULTI-FAMILY

SINGLE-FAMILY ATTACHED MINIMUM PERCENTAGE OF MASONRY ON NET FACADE AREA (NOT EACH ELEVATION)

- EITHER:
- 50 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
 - 75 PERCENT SHALL BE CLAD IN STUCCO; OR
 - 75 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

UDO SECTION 146-2001. DEFINITIONS

NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

RIGHT ELEVATION			FRONT ELEVATION		
MASONRY	471	S.F.	MASONRY	737	S.F.
OTHER	475	S.F.	OTHER	492	S.F.
TOTAL	946	S.F.	TOTAL	1129	S.F.

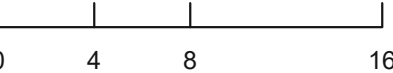
LEFT ELEVATION			BACK ELEVATION		
MASONRY	552	S.F.	MASONRY	387	S.F.
OTHER	483	S.F.	OTHER	673	S.F.
TOTAL	1035	S.F.	TOTAL	1060	S.F.

TOTAL BUILDING			
MASONRY	2147	S.F.	= 50%
OTHER	2123	S.F.	= 50%
TOTAL	4270	S.F.	

MATERIAL LEGEND

1A	ASPHALT COMPOSITION TILE ROOFING	8	METAL GUARDRAIL
1B	STANDING SEAM METAL ROOFING	9	METAL TRELLIS
2	WOOD FASCIA BOARD	10	METAL SECTIONAL GARAGE DOOR
3	FIBER CEMENT LAP SIDING	11	DECORATIVE EXTERIOR LIGHT FIXTURE
4	FIBER CEMENT WOOD-LOOK SHINGLE SIDING	12	WOOD PORCH POST
5	WOOD OR FIBER CEMENT BOARD TRIM	13	SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM
6	MASONRY VENEER WHERE SHOWN	14	KNOX BOX LOCATION (AMENITY BUILDING ONLY)
7	VINYL WINDOW SYSTEM		

PERSPECTIVE



BUILDINGS SHOWN FLAT, AND/OR STEPPED. FINAL BUILDINGS MAY INCLUDE STEPPING. HEIGHT OF STEPPED BUILDING WILL BE MEASURED AT THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING PER AURORA CODE SEC. 146-6.2 ELEVATION MATERIALS & COLORS, AND WINDOW/DOOR SIZE AND PLACEMENTS MAY VARY AT TIME OF BUILDING PERMIT.



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
RAINTREE INVESTMENT CORP.
JERRY B. RICHMOND
7200 S ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP 06
07/06/22- SP 07

SHEET TITLE:
4-PLEX A
ELEVATION



UNIT 3
RIGHT



UNIT 1R UNIT 2 UNIT 1R UNIT 3
FRONT



UNIT 1R
LEFT



UNIT 3 UNIT 1R UNIT 2 UNIT 1R
BACK

MASONRY PERCENTAGE CALCULATIONS & CODE

AURORA UDO SECTION 146-4.8.6.D. TABLE 4.8-6 MASONRY STANDARDS FOR SINGLE-FAMILY ATTACHED AND MULTI-FAMILY

SINGLE-FAMILY ATTACHED MINIMUM PERCENTAGE OF MASONRY ON NET FACADE AREA (NOT EACH ELEVATION)

- EITHER:
- 50 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
 - 75 PERCENT SHALL BE CLAD IN STUCCO; OR
 - 75 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

UDO SECTION 146-2001. DEFINITIONS

NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

RIGHT ELEVATION			FRONT ELEVATION		
MASONRY	432	S.F.	MASONRY	848	S.F.
OTHER	548	S.F.	OTHER	406	S.F.
TOTAL	1080	S.F.	TOTAL	1254	S.F.

LEFT ELEVATION			BACK ELEVATION		
MASONRY	518	S.F.	MASONRY	379	S.F.
OTHER	490	S.F.	OTHER	629	S.F.
TOTAL	1008	S.F.	TOTAL	1008	S.F.

TOTAL BUILDING			
MASONRY	2177	S.F.	= 51%
OTHER	2073	S.F.	= 49%
TOTAL	4250	S.F.	

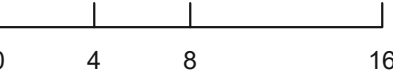
MATERIAL LEGEND

1A	ASPHALT COMPOSITION TILE ROOFING	8	METAL GUARDRAIL
1B	STANDING SEAM METAL ROOFING	9	METAL TRELLIS
2	WOOD FASCIA BOARD	10	METAL SECTIONAL GARAGE DOOR
3	FIBER CEMENT LAP SIDING	11	DECORATIVE EXTERIOR LIGHT FIXTURE
4	FIBER CEMENT WOOD-LOOK SHINGLE SIDING	12	WOOD PORCH POST
5	WOOD OR FIBER CEMENT BOARD TRIM	13	SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM
6	MASONRY VENEER WHERE SHOWN	14	KNOX BOX LOCATION (AMENITY BUILDING ONLY)
7	VINYL WINDOW SYSTEM		

BUILDINGS SHOWN FLAT, AND/OR STEPPED. FINAL BUILDINGS MAY INCLUDE STEPPING. HEIGHT OF STEPPED BUILDING WILL BE MEASURED AT THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING PER AURORA CODE SEC. 146-6.2

ELEVATION MATERIALS & COLORS, AND WINDOW/DOOR SIZE AND PLACEMENTS MAY VARY AT TIME OF BUILDING PERMIT.

PERSPECTIVE



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
kitgy.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
RAINTREE INVESTMENT CORP.
JERRY B. RICHMOND
7200 S ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP 06
07/06/22- SP 07

SHEET TITLE:
4-PLEX B
ELEVATION



UNIT 3

RIGHT



UNIT 3R

LEFT



UNIT 3R

UNIT 2R

UNIT 2R

UNIT 1R

UNIT 3

FRONT



UNIT 3

UNIT 1R

UNIT 2R

UNIT 2R

UNIT 3R

BACK

MASONRY PERCENTAGE CALCULATIONS & CODE

AURORA UDO SECTION 146-4.8.6.D. TABLE 4.8-6 MASONRY STANDARDS FOR SINGLE-FAMILY ATTACHED AND MULTI-FAMILY

SINGLE-FAMILY ATTACHED MINIMUM PERCENTAGE OF MASONRY ON NET FACADE AREA (NOT EACH ELEVATION)

- EITHER:
- 50 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
 - 75 PERCENT SHALL BE CLAD IN STUCCO; OR
 - 75 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

UDO SECTION 146-2001. DEFINITIONS

NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

RIGHT ELEVATION			FRONT ELEVATION		
MASONRY	471	S.F.	MASONRY	1127	S.F.
OTHER	493	S.F.	OTHER	556	S.F.
TOTAL	964	S.F.	TOTAL	1683	S.F.

LEFT ELEVATION			BACK ELEVATION		
MASONRY	441	S.F.	MASONRY	516	S.F.
OTHER	589	S.F.	OTHER	915	S.F.
TOTAL	1030	S.F.	TOTAL	1431	S.F.

TOTAL BUILDING		
MASONRY	2555 S.F.	= 50%
OTHER	2553 S.F.	= 50%
TOTAL	5108 S.F.	

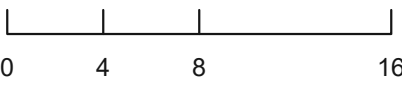
MATERIAL LEGEND

1A	ASPHALT COMPOSITION TILE ROOFING	8	METAL GUARDRAIL
1B	STANDING SEAM METAL ROOFING	9	METAL TRELLIS
2	WOOD FASCIA BOARD	10	METAL SECTIONAL GARAGE DOOR
3	FIBER CEMENT LAP SIDING	11	DECORATIVE EXTERIOR LIGHT FIXTURE
4	FIBER CEMENT WOOD-LOOK SHINGLE SIDING	12	WOOD PORCH POST
5	WOOD OR FIBER CEMENT BOARD TRIM	13	SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM
6	MASONRY VENEER WHERE SHOWN	14	KNOX BOX LOCATION (AMENITY BUILDING ONLY)
7	VINYL WINDOW SYSTEM		

BUILDINGS SHOWN FLAT, AND/OR STEPPED. FINAL BUILDINGS MAY INCLUDE STEPPING. HEIGHT OF STEPPED BUILDING WILL BE MEASURED AT THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING PER AURORA CODE SEC. 146-6.2

ELEVATION MATERIALS & COLORS, AND WINDOW/DOOR SIZE AND PLACEMENTS MAY VARY AT TIME OF BUILDING PERMIT.

PERSPECTIVE



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
RAINTREE INVESTMENT CORP.
JERRY B. RICHMOND
7200 S ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP 06
07/06/22- SP 07

SHEET TITLE:
5-PLEX A
ELEVATION



UNIT 3

RIGHT



UNIT 3R

LEFT



UNIT 3R

UNIT 2R

UNIT 2R

UNIT 1R

UNIT 3

FRONT



UNIT 3

UNIT 1R

UNIT 2R

UNIT 2R

UNIT 3R

BACK

MASONRY PERCENTAGE CALCULATIONS & CODE

AURORA UDO SECTION 146-4.8.6.D. TABLE 4.8-6 MASONRY STANDARDS FOR SINGLE-FAMILY ATTACHED AND MULTI-FAMILY

SINGLE-FAMILY ATTACHED MINIMUM PERCENTAGE OF MASONRY ON NET FACADE AREA (NOT EACH ELEVATION)

EITHER:

- 50 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
- 75 PERCENT SHALL BE CLAD IN STUCCO; OR
- 75 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

UDO SECTION 146-2001. DEFINITIONS

NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

RIGHT ELEVATION

MASONRY	371	S.F.
OTHER	655	S.F.
TOTAL	1026	S.F.

FRONT ELEVATION

MASONRY	1341	S.F.
OTHER	411	S.F.
TOTAL	1752	S.F.

LEFT ELEVATION

MASONRY	425	S.F.
OTHER	668	S.F.
TOTAL	1093	S.F.

BACK ELEVATION

MASONRY	515	S.F.
OTHER	870	S.F.
TOTAL	1385	S.F.

TOTAL BUILDING

MASONRY	2652	S.F.	=	50%
OTHER	2604	S.F.	=	50%
TOTAL	5256	S.F.		

MATERIAL LEGEND

1A ASPHALT COMPOSITION TILE ROOFING

1B STANDING SEAM METAL ROOFING

2 WOOD FASCIA BOARD

3 FIBER CEMENT LAP SIDING

4 FIBER CEMENT WOOD-LOOK SHINGLE SIDING

5 WOOD OR FIBER CEMENT BOARD TRIM

6 MASONRY VENEER WHERE SHOWN

7 VINYL WINDOW SYSTEM

8 METAL GUARDRAIL

9 METAL TRELLIS

10 METAL SECTIONAL GARAGE DOOR

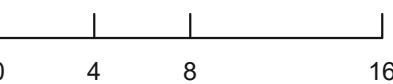
11 DECORATIVE EXTERIOR LIGHT FIXTURE

12 WOOD PORCH POST

13 SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM

14 KNOX BOX LOCATION (AMENITY BUILDING ONLY)

PERSPECTIVE



BUILDINGS SHOWN FLAT, AND/OR STEPPED. FINAL BUILDINGS MAY INCLUDE STEPPING. HEIGHT OF STEPPED BUILDING WILL BE MEASURED AT THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING PER AURORA CODE SEC. 146-6.2

ELEVATION MATERIALS & COLORS, AND WINDOW/DOOR SIZE AND PLACEMENTS MAY VARY AT TIME OF BUILDING PERMIT.



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
kitgy.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:

RAINTREE INVESTMENT CORP.
JERRY B. RICHMOND
7200 S ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:

04/19/21- SP-01

06/17/21- SP-02

08/11/21- SP-03

10/01/21- SP-04

12/22/21- SP-05

04/08/22- SP 06

07/06/22- SP 07

SHEET TITLE:

5-PLEX B
ELEVATION



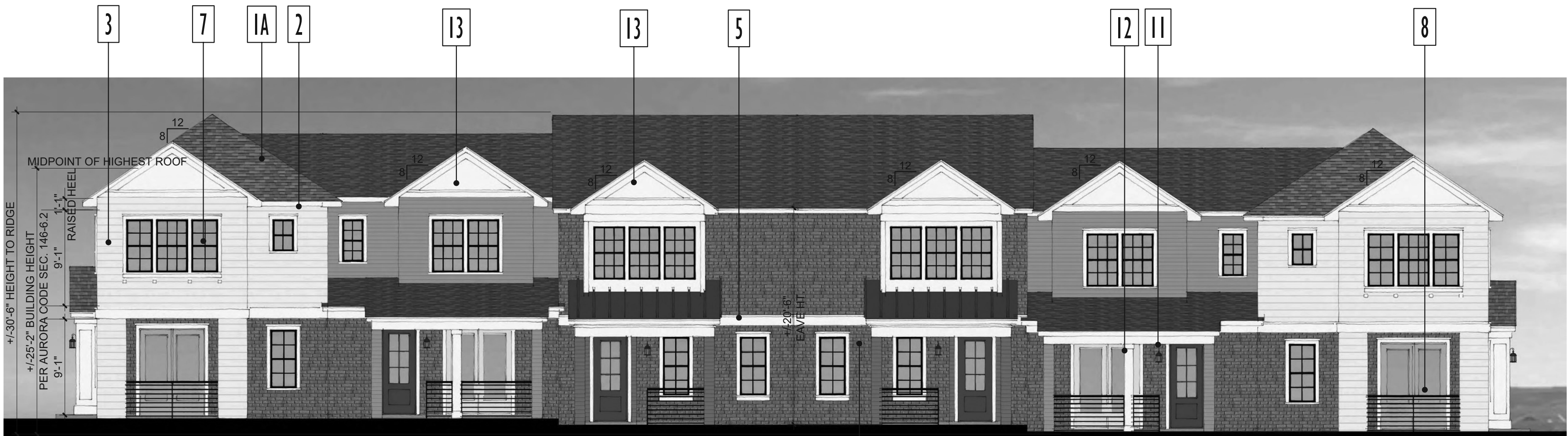
UNIT 3

RIGHT



UNIT 3R

LEFT



UNIT 3R

UNIT 1

UNIT 2

UNIT 2R

UNIT 1R

UNIT 3

FRONT



UNIT 3

UNIT 1R

UNIT 2R

UNIT 2

UNIT 1

UNIT 3R

BACK

MASONRY PERCENTAGE CALCULATIONS & CODE

AURORA UDO SECTION 146-4.8.6.D. TABLE 4.8-6 MASONRY STANDARDS FOR SINGLE-FAMILY ATTACHED AND MULTI-FAMILY

SINGLE-FAMILY ATTACHED MINIMUM PERCENTAGE OF MASONRY ON NET FACADE AREA (NOT EACH ELEVATION)

- EITHER:
- 50 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
 - 75 PERCENT SHALL BE CLAD IN STUCCO; OR
 - 75 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

UDO SECTION 146-2001. DEFINITIONS

NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

RIGHT ELEVATION			FRONT ELEVATION		
MASONRY	471	S.F.	MASONRY	1220	S.F.
OTHER	493	S.F.	OTHER	759	S.F.
TOTAL	964	S.F.	TOTAL	1979	S.F.

LEFT ELEVATION			BACK ELEVATION		
MASONRY	538	S.F.	MASONRY	588	S.F.
OTHER	492	S.F.	OTHER	1070	S.F.
TOTAL	1030	S.F.	TOTAL	1658	S.F.

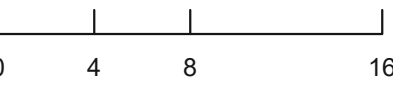
TOTAL BUILDING			
MASONRY	2817	S.F.	= 50%
OTHER	2814	S.F.	= 50%
TOTAL	5631	S.F.	

MATERIAL LEGEND

1A	ASPHALT COMPOSITION TILE ROOFING	8	METAL GUARDRAIL
1B	STANDING SEAM METAL ROOFING	9	METAL TRELLIS
2	WOOD FASCIA BOARD	10	METAL SECTIONAL GARAGE DOOR
3	FIBER CEMENT LAP SIDING	11	DECORATIVE EXTERIOR LIGHT FIXTURE
4	FIBER CEMENT WOOD-LOOK SHINGLE SIDING	12	WOOD PORCH POST
5	WOOD OR FIBER CEMENT BOARD TRIM	13	SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM
6	MASONRY VENEER WHERE SHOWN	14	KNOX BOX LOCATION (AMENITY BUILDING ONLY)
7	VINYL WINDOW SYSTEM		

BUILDINGS SHOWN FLAT, AND/OR STEPPED. FINAL BUILDINGS MAY INCLUDE STEPPING. HEIGHT OF STEPPED BUILDING WILL BE MEASURED AT THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING PER AURORA CODE SEC. 146-6.2
ELEVATION MATERIALS & COLORS, AND WINDOW/DOOR SIZE AND PLACEMENTS MAY VARY AT TIME OF BUILDING PERMIT.

PERSPECTIVE



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
RAINTREE INVESTMENT CORP.
JERRY B. RICHMOND
7200 S ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP 06
07/06/22- SP 07

SHEET TITLE:
6-PLEX A
ELEVATION



UNIT 3

RIGHT



UNIT 3R

LEFT



UNIT 3R

UNIT 1

UNIT 2

UNIT 2R

UNIT 1R

UNIT 3

FRONT



UNIT 3

UNIT 1R

UNIT 2R

UNIT 2

UNIT 1

UNIT 3R

BACK

MASONRY PERCENTAGE CALCULATIONS & CODE

AURORA UDO SECTION 146-4.8.6.D. TABLE 4.8-6 MASONRY STANDARDS FOR SINGLE-FAMILY ATTACHED AND MULTI-FAMILY

SINGLE-FAMILY ATTACHED MINIMUM PERCENTAGE OF MASONRY ON NET FACADE AREA (NOT EACH ELEVATION)

EITHER:

- 50 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
- 75 PERCENT SHALL BE CLAD IN STUCCO; OR
- 75 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

UDO SECTION 146-2001. DEFINITIONS

NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

RIGHT ELEVATION			FRONT ELEVATION		
MASONRY	371	S.F.	MASONRY	1502	S.F.
OTHER	654	S.F.	OTHER	555	S.F.
TOTAL	1025	S.F.	TOTAL	2057	S.F.

LEFT ELEVATION			BACK ELEVATION		
MASONRY	425	S.F.	MASONRY	591	S.F.
OTHER	667	S.F.	OTHER	1003	S.F.
TOTAL	1092	S.F.	TOTAL	1594	S.F.

TOTAL BUILDING			
MASONRY	2889	S.F.	= 50%
OTHER	2879	S.F.	= 50%
TOTAL	5768	S.F.	

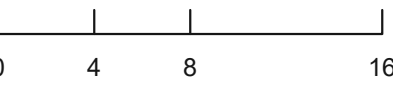
MATERIAL LEGEND

1A	ASPHALT COMPOSITION TILE ROOFING	8	METAL GUARDRAIL
1B	STANDING SEAM METAL ROOFING	9	METAL TRELIS
2	WOOD FASCIA BOARD	10	METAL SECTIONAL GARAGE DOOR
3	FIBER CEMENT LAP SIDING	11	DECORATIVE EXTERIOR LIGHT FIXTURE
4	FIBER CEMENT WOOD-LOOK SHINGLE SIDING	12	WOOD PORCH POST
5	WOOD OR FIBER CEMENT BOARD TRIM	13	SMOOTH PANEL FIBER CEMENT GABLE END WITH TRIM
6	MASONRY VENEER WHERE SHOWN	14	KNOX BOX LOCATION (AMENITY BUILDING ONLY)
7	VINYL WINDOW SYSTEM		

BUILDINGS SHOWN FLAT, AND/OR STEPPED. FINAL BUILDINGS MAY INCLUDE STEPPING. HEIGHT OF STEPPED BUILDING WILL BE MEASURED AT THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING PER AURORA CODE SEC. 146-6.2

ELEVATION MATERIALS & COLORS, AND WINDOW/DOOR SIZE AND PLACEMENTS MAY VARY AT TIME OF BUILDING PERMIT.

PERSPECTIVE



Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
kitgy.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

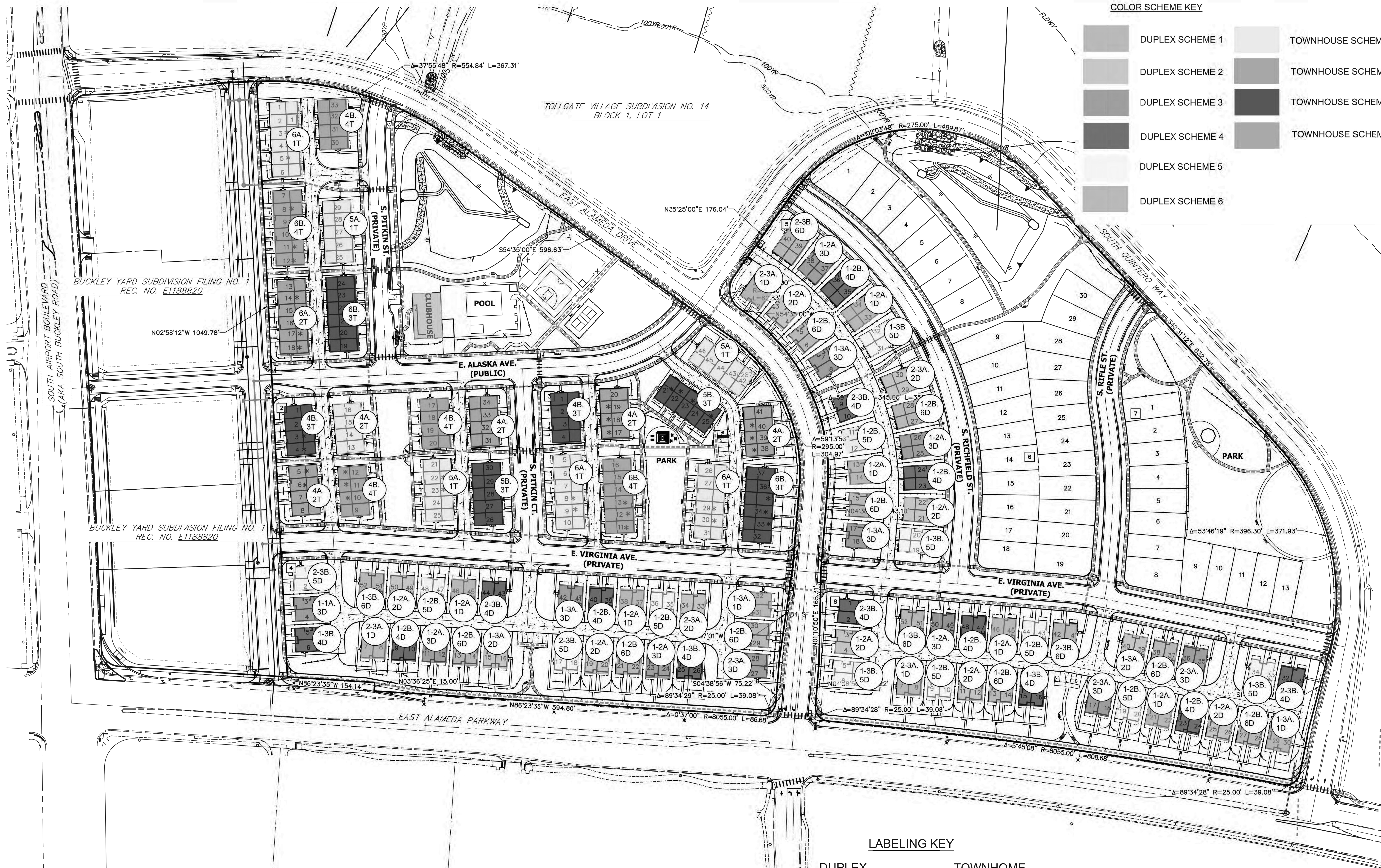
SITE PLAN
AURORA, CO

OWNER:
RAINTREE INVESTMENT CORP.
JERRY B. RICHMOND
7200 S ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:
04/19/21- SP-01
06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP 06
07/06/22- SP 07

SHEET TITLE:
6-PLEX B
ELEVATION



ACCESSIBLE UNITS TABLE

FOUR UNIT TOWNHOMES	10
FIVE UNIT TOWNHOMES	5
SIX UNIT TOWNHOMES	8
TOTAL TOWNHOME BUILDINGS	23
TOTAL DWELLING UNITS	113
POINTS NEEDED	48

BUILDING TYPES	USED	CODE	TOTALS	POINTS EACH	TOTALS
TYPE A DWELLING UNIT	NO	---	---	---	---
TYPE A MULTISTORY DWELLING UNIT	NO	---	---	---	---
TYPE B DWELLING UNIT	NO	---	---	---	---
TYPE B MULTISTORY DWELLING UNIT	NO	---	---	---	---
TYPE B VISITABLE GROUND FLOOR	YES	B	48	1	48
TOTAL POINTS					48
POINTS NEEDED					48
PASSES					YES

LEGEND

- 1 BLOCK NUMBER
- * TYPE B VISITABLE GROUND FLOOR UNIT
- ADA ACCESSIBLE ROUTE

LABELING KEY

DUPLEX

TOWNHOME

1-2A.
5D
UNIT COMBINATION
COLOR SCHEME
ELEVATION STYLE

6A.
2T
BUILDING PLEX
COLOR SCHEME
ELEVATION STYLE

NOTE: IMPLEMENTATION PLAN PER 2015 IBC SECTION 1107 AND COLORADO STATE HOUSE BILL 03-1221.
IBC 1107.7.2 ALLOWS EXCEPTION THAT NO 2-STORY MULTIFAMILY RESIDENTIAL UNIT REQUIRES ACCESSIBILITY.
COLORADO STATE HOUSE BILL 03-1221 REQUIRES ACCESSIBILITY WHICH IS BEING SATISFIED PER THIS PLAN.

80 40 0 80 160
ORIGINAL SCALE: 1" = 80'