

BUCKLEY YARD RESIDENTIAL SITE PLAN

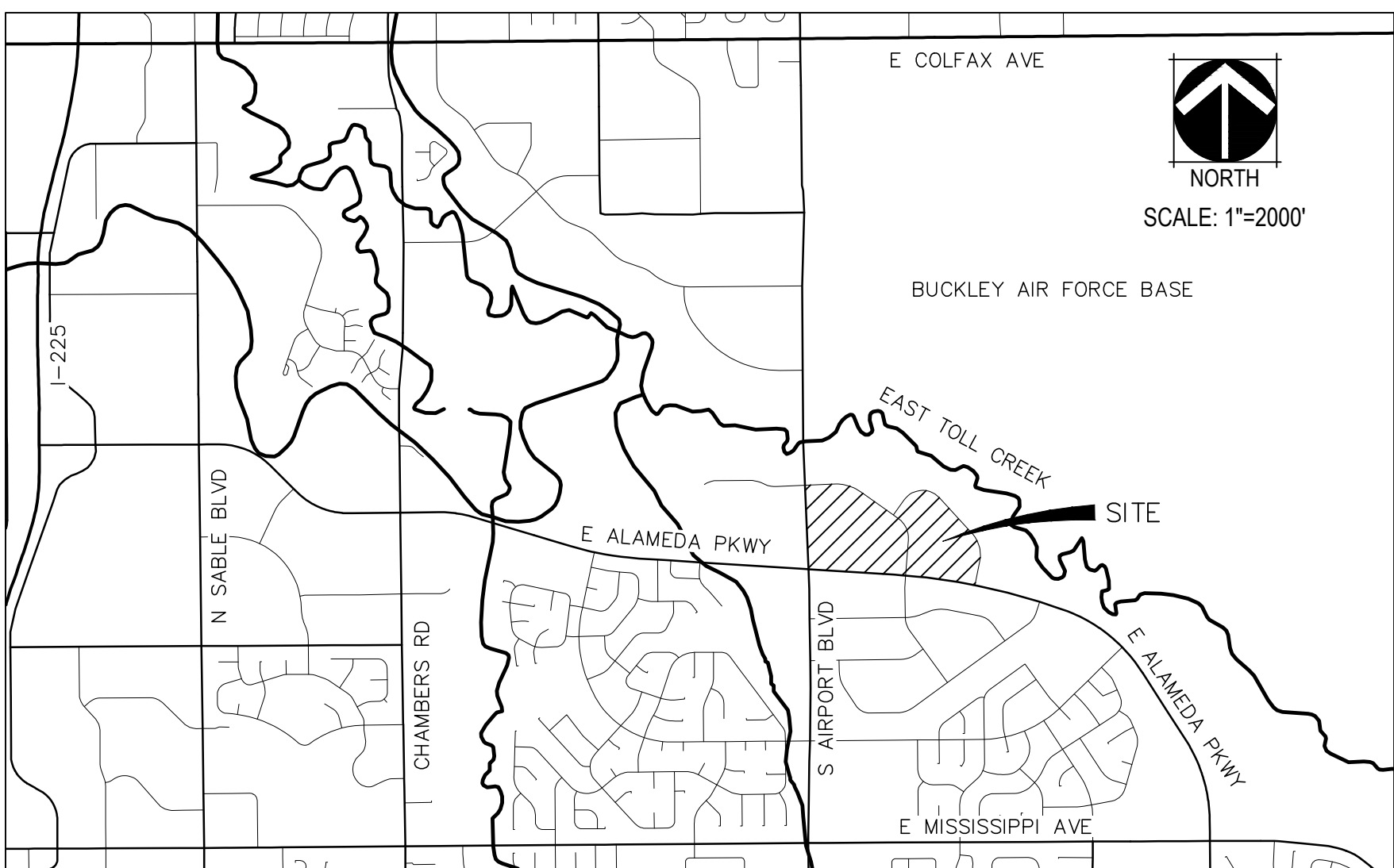
LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14 AND TRACT F, BUCKLEY YARD SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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°10'348" 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

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31. SITE LIGHTING - PHOTOMETRIC

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34. AMENITY BUILDING ELEVATION

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36. BUILDING 1R-2 B ELEVATION

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41. 4-PLEX A ELEVATION

42. 4-PLEX B ELEVATION

43. 5-PLEX A ELEVATION

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45. 6-PLEX A ELEVATION

46. 6-PLEX B ELEVATION

47. SITE ELEVATION STYLE & COLOR SCHEME

AMENDMENTS

1. ALL SINGLE FAMILY DETACHED LOTS HAVE BEEN UPDATED TO REFLECT A LOT WIDTH OF 45'.

2. MODIFICATIONS TO TRAIL ALIGNMENT BETWEEN S RIFLE STREET AND S QUINTERO WAY.

3. ADJUSTMENTS TO STREET LIGHTS TO REFLECT APPROVED CONSTRUCTION DOCUMENTS.

4. ADJUSTED STREETLIGHT LOCATIONS PER CIVIL CONSTRUCTION DOCUMENT REVISIONS (SHEET 31)

5. 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)

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 JERRY RICHMOND	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 DIANA RAE	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	

ADJUSTMENTS

CODE SECTION: 146-4-.2-2-1 GENERAL DIMENSIONAL STANDARDS SUMMARY TABLES

ADJUSTMENT REQUEST: THE APPLICANT REQUESTS THE FOLLOWING REDUCTIONS FROM TABLE 4.2-1 FOR R-2 ZONING.

	ALLOWED UNDER R-2	ADJUSTMENT REQUEST
MIN. LOT AREA (TWO-FAMILY)	3,000 SF	2,241 SF
MIN. LOT FRONTAGE (TWO-FAMILY)	30 FT.	27 FT.
MIN. FRONT SETBACK (TWO-FAMILY & SFA)	20 FT.	10 FT.
MIN. REAR SETBACK (TWO-FAMILY & SFA)	15 FT.	6 FT.
MIN. LOT AREA (SFD)	6,000 SF	4,500 SF
MIN. LOT FRONTAGE (SFD)	60 FT.	45 FT.

JUSTIFICATION: THE ABOVE NOTED DIMENSIONAL STANDARDS ARE REFLECTIVE OF CURRENT MARKET STANDARDS FOR URBAN MIXED-USE NEIGHBORHOODS SUCH AS THIS. THE COMMUNITY DESIGN ENCOURAGES INTERACTION BETWEEN RESIDENTS AND PEDESTRIANS THROUGH THE USE OF SMALLER SETBACKS AND BRINGS FRONT PORCHES CLOSER TO THE ACTIVITY INCURRED ON THE STREET. IN ADDITION, REDUCED LOT SIZE IS WARRANTED DUE IN COMBINATIONS TO THE NEARBY PARK, OPEN SPACE AND COMMERCIAL AMENITIES PROVIDED BOTH WITHIN THE COMMUNITY AND PLANNED NEARBY.

CODE SECTION: 146-4.2.3 C.1.B.VI. "IN SUBAREAS A AND B, NO MORE THAN 14 DWELLING UNITS MAY FACE THE SAME GREEN COURT OPEN SPACE."

ADJUSTMENT REQUEST: THE APPLICANT REQUESTS TO ALLOW UP TO 22 DWELLING UNITS TO FACE THE SAME GREEN COURT OPEN SPACE.

JUSTIFICATION: DUE TO THE URBAN CHARACTER OF THE COMMUNITY AND ITS INFILL LOCATION, ADDITIONAL UNITS ARE REQUESTED TO FACE THE SAME GREEN COURT OPEN SPACE. SIMILAR TO WHAT IS PERMITTED WITHIN SUB AREA C. SUB AREA C PERMITS UP TO 24 DWELLING UNITS TO FRONT ONTO THE SAME OPEN SPACE WHEN BOTH ENDS OF THE GREEN COURT OPEN SPACE HAVE FRONTAGE ONTO A PUBLIC STREET, SUCH AS THE CASE HERE. THESE GREEN COURTS PROVIDE ADDITIONAL PEDESTRIAN CIRCULATION OPPORTUNITIES AS WELL AS NEIGHBORHOOD ACTIVATION THROUGH THE USE OF SHARED AMENITIES SUCH AS MULTI-USE LAWNS, A SHELTER, BENCHES, TABLES, AND OTHER PROGRAMMED AMENITIES.

SITE PLAN NOTES

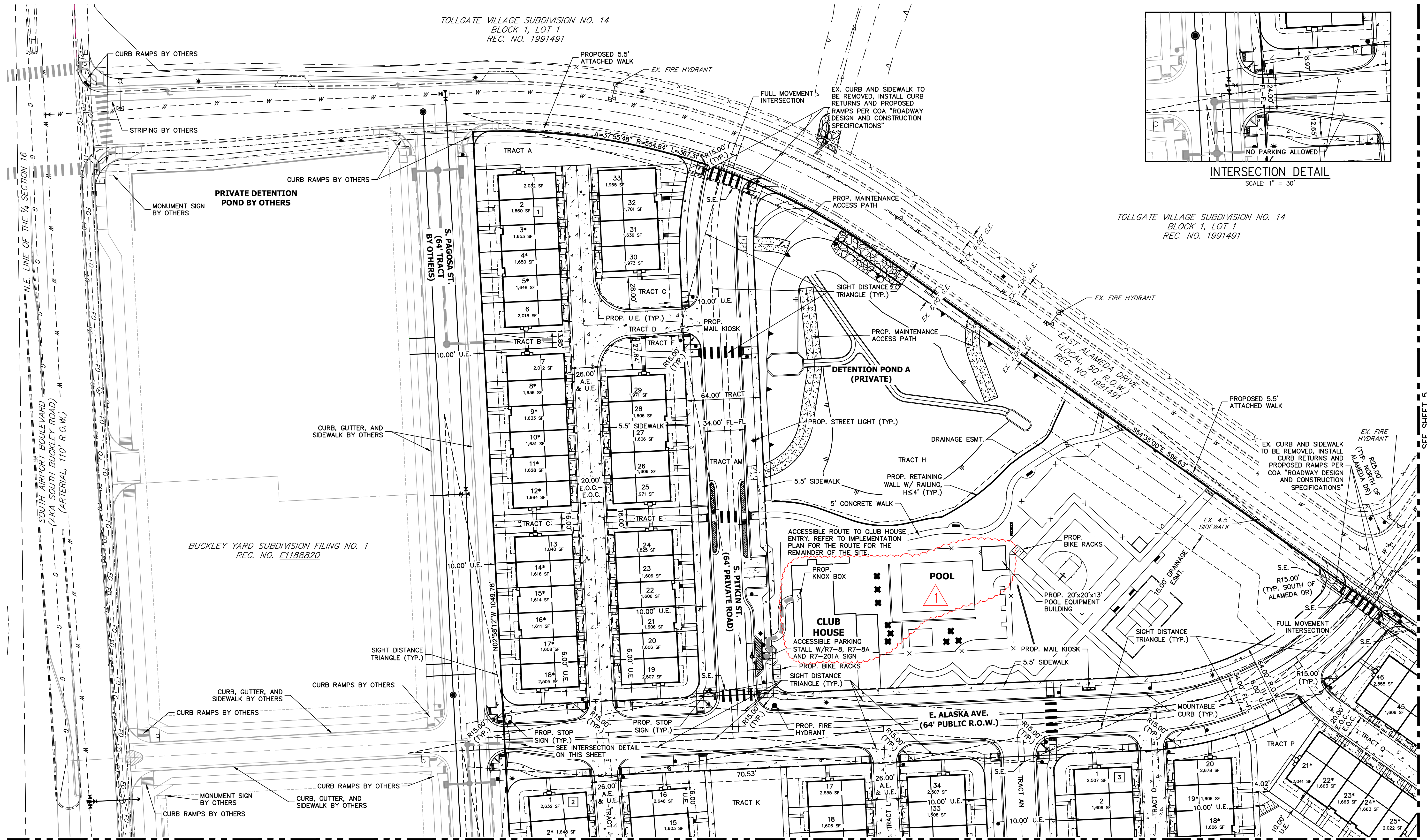
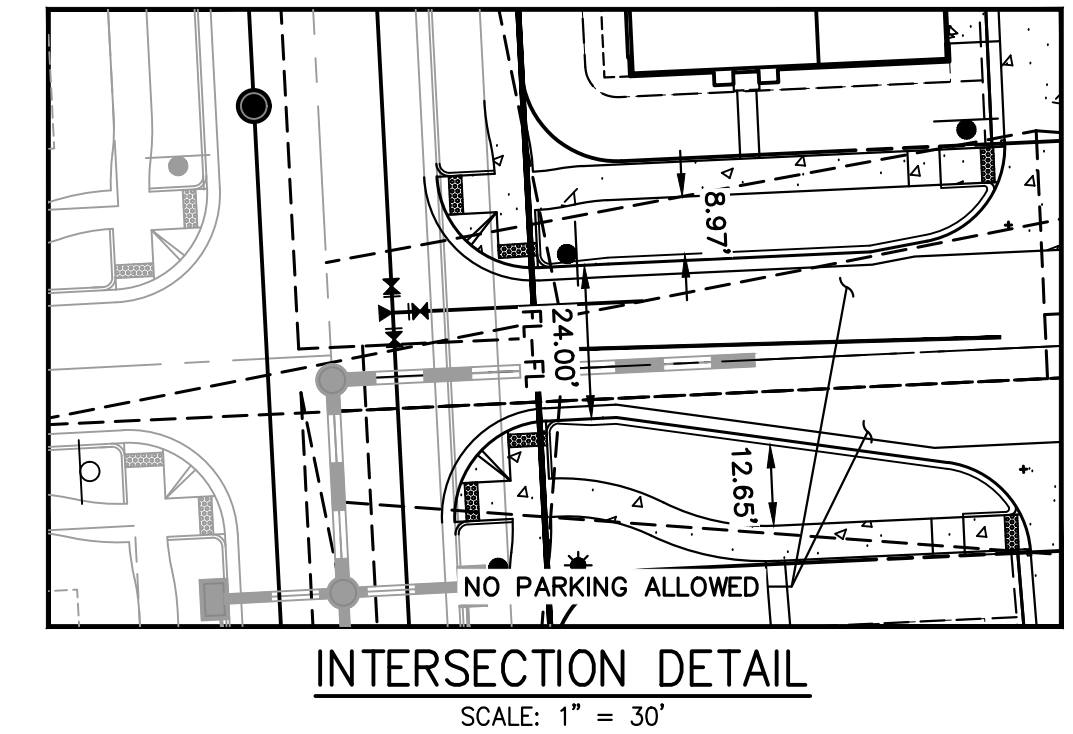
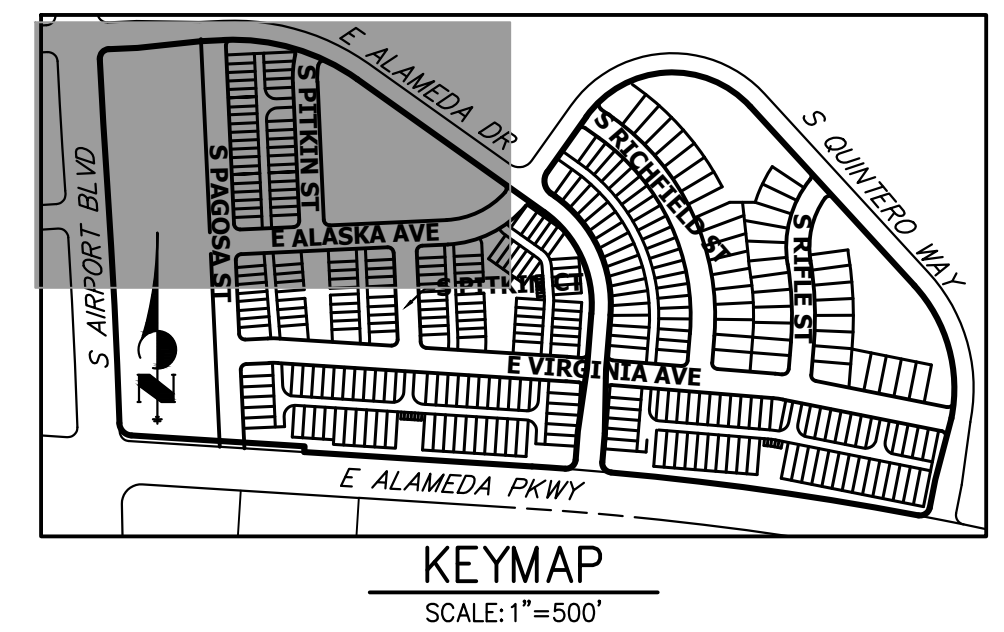
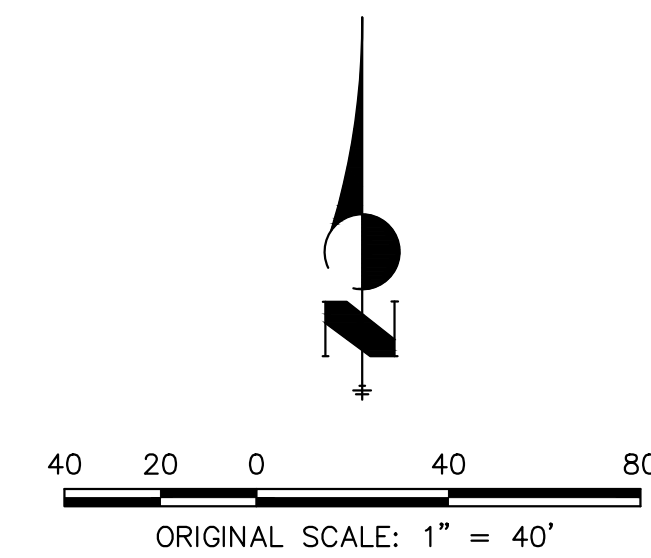
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- RAINTREE INVESTMENT CORP. SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF ALAMEDA PKWY AND ALAMEDA DR, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 25 DECIBELS UNDER WORSE-CASE NOISE CONDITIONS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - 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" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- RAINTREE INVESTMENT CORPORATION SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF ALAMEDA PKWY AND ALAMEDA DR, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-07.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

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, LLC1166 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:

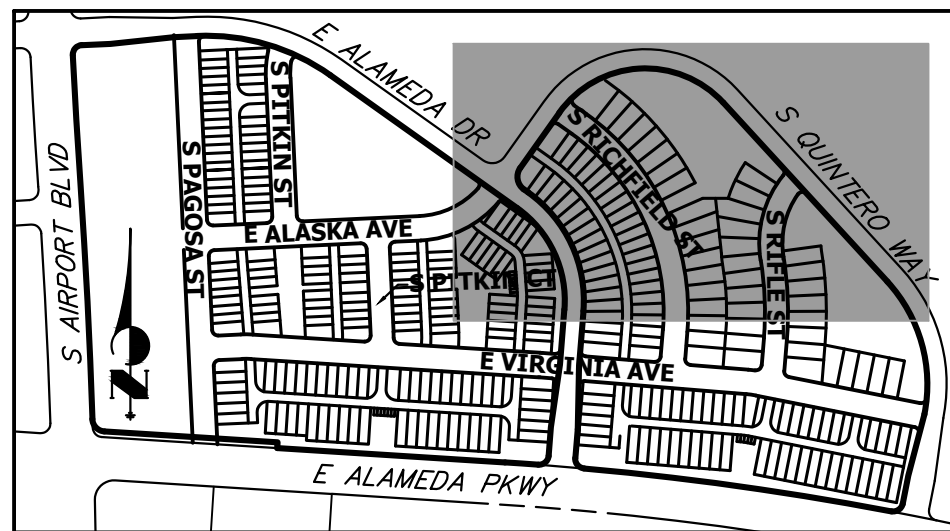
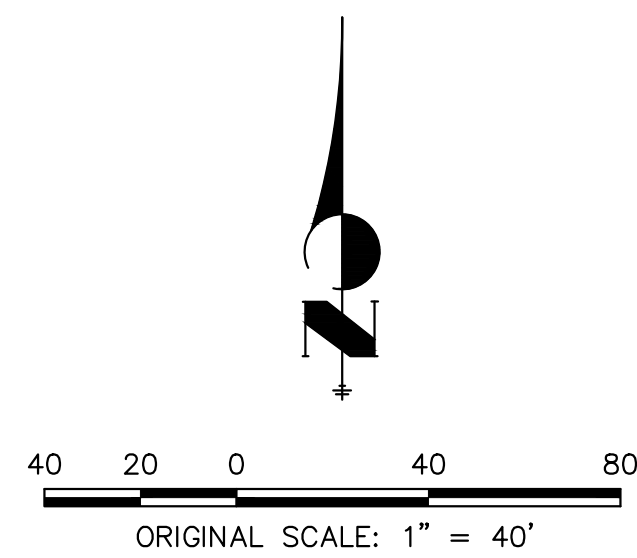
SITE PLAN

LEGEND

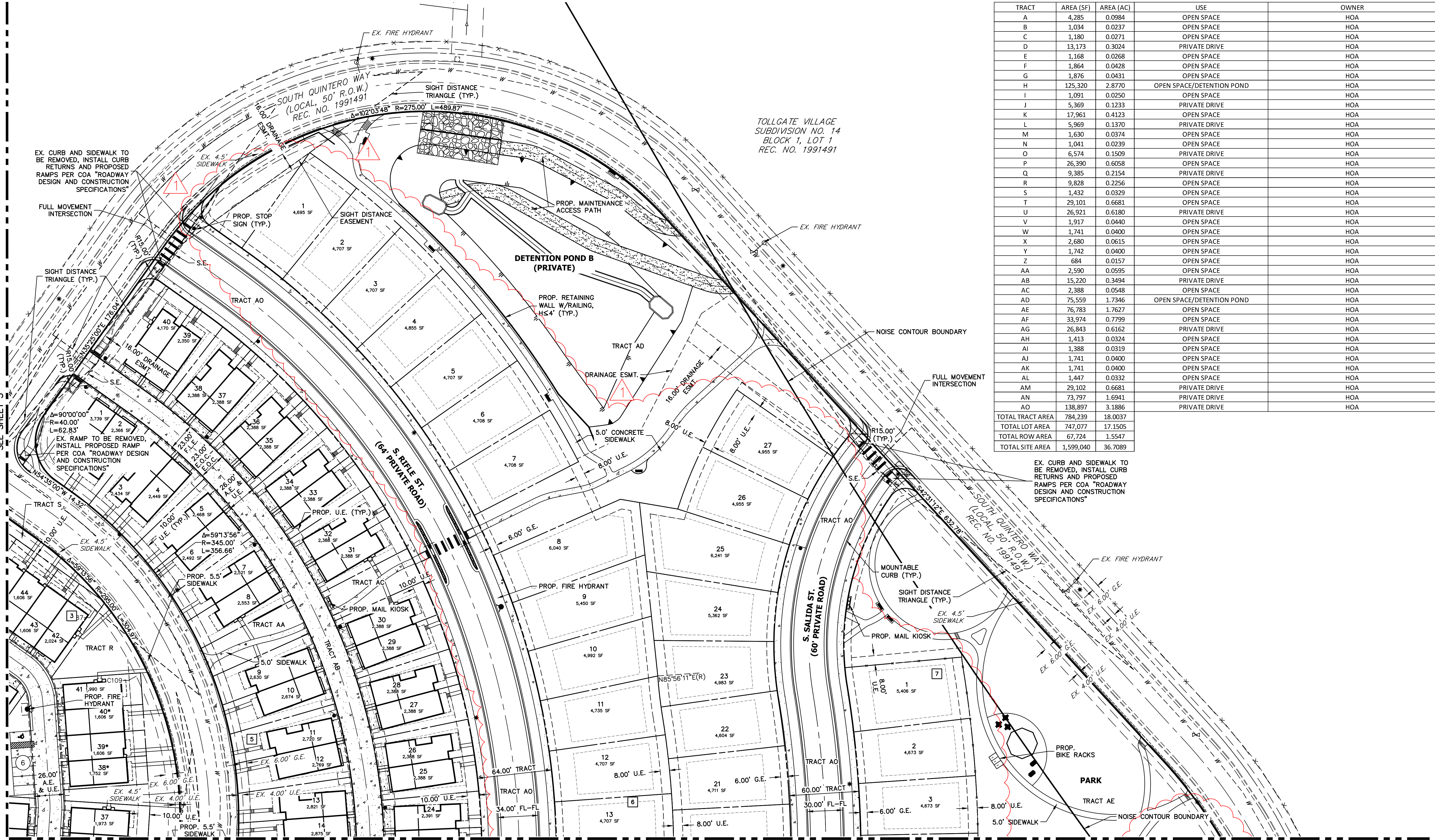
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---	EX. RIGHT OF WAY	*	EX. STREET LIGHT	---	SIDEWALK EASEMENT
---	PROPERTY LINE	*	PROP. SIGN	---	G.E. GAS EASEMENT
---	BOUNDARY LINE	*	EX. SIGN	---	U.E. UTILITY EASEMENT
---	CENTERLINE	*	PROP. FIRE HYDRANT	---	D.E. DRAINAGE EASEMENT
---	PROP. EASEMENT	*	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
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---	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
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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

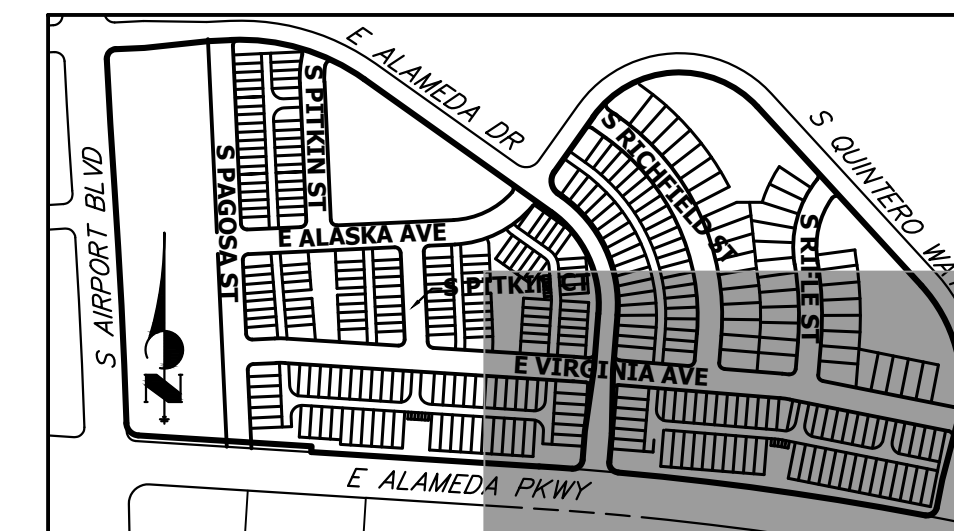
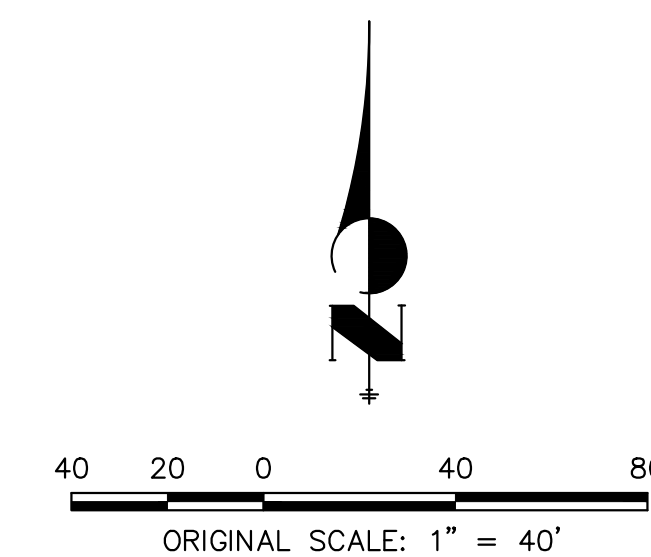
SHEET TITLE:
SITE PLAN

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.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

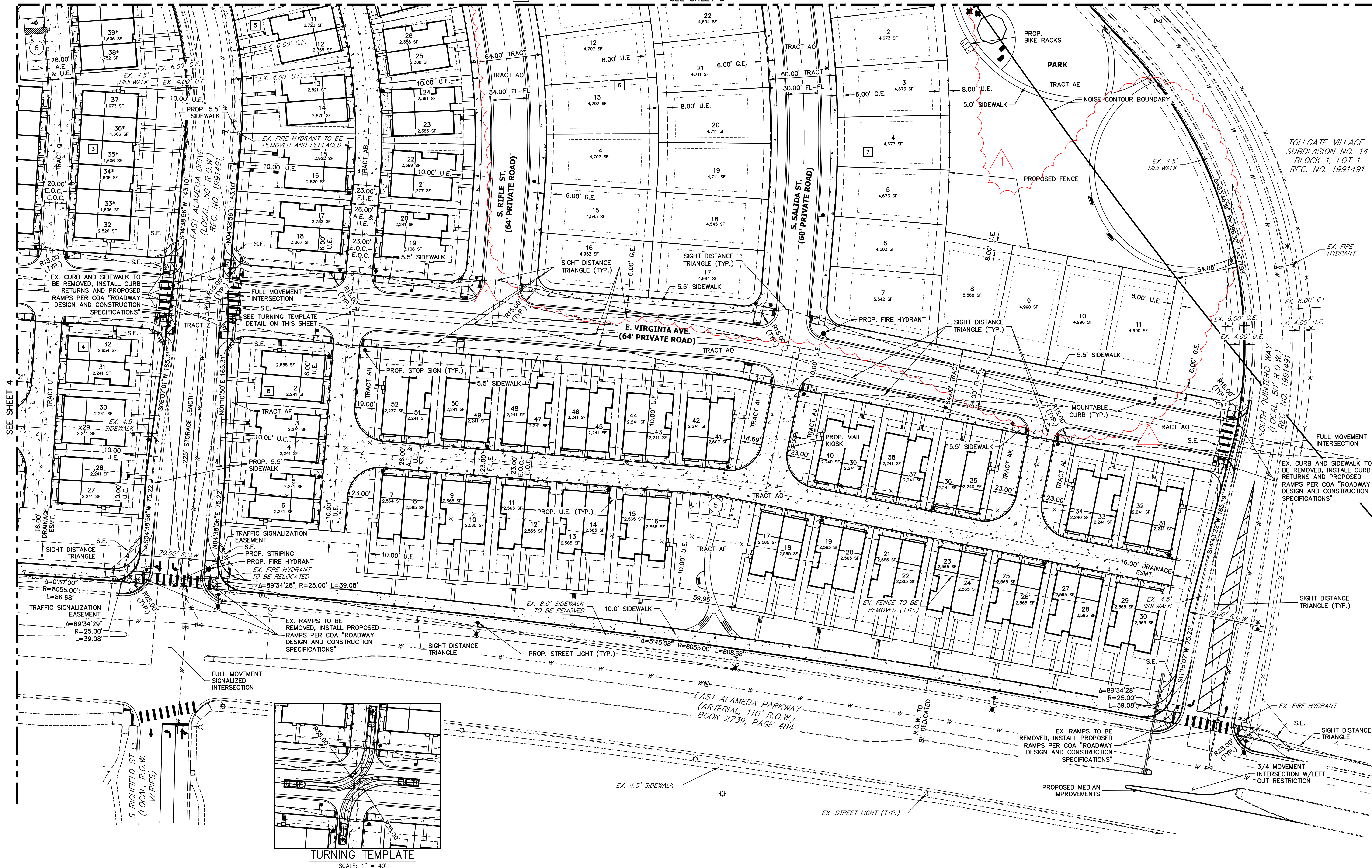
NOTES

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 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
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10/01/21- SP-04
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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

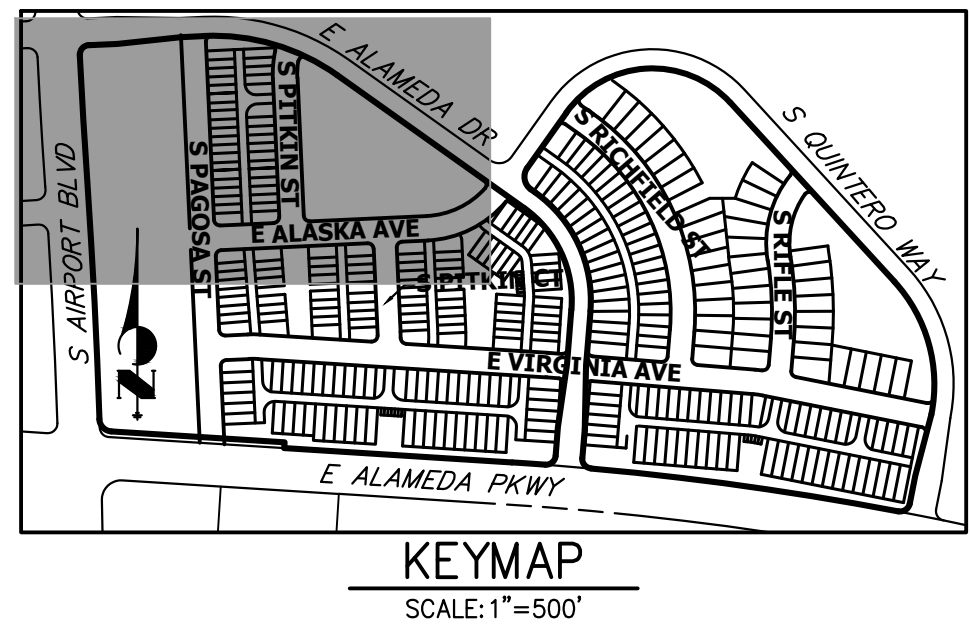
LEGEND

—	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

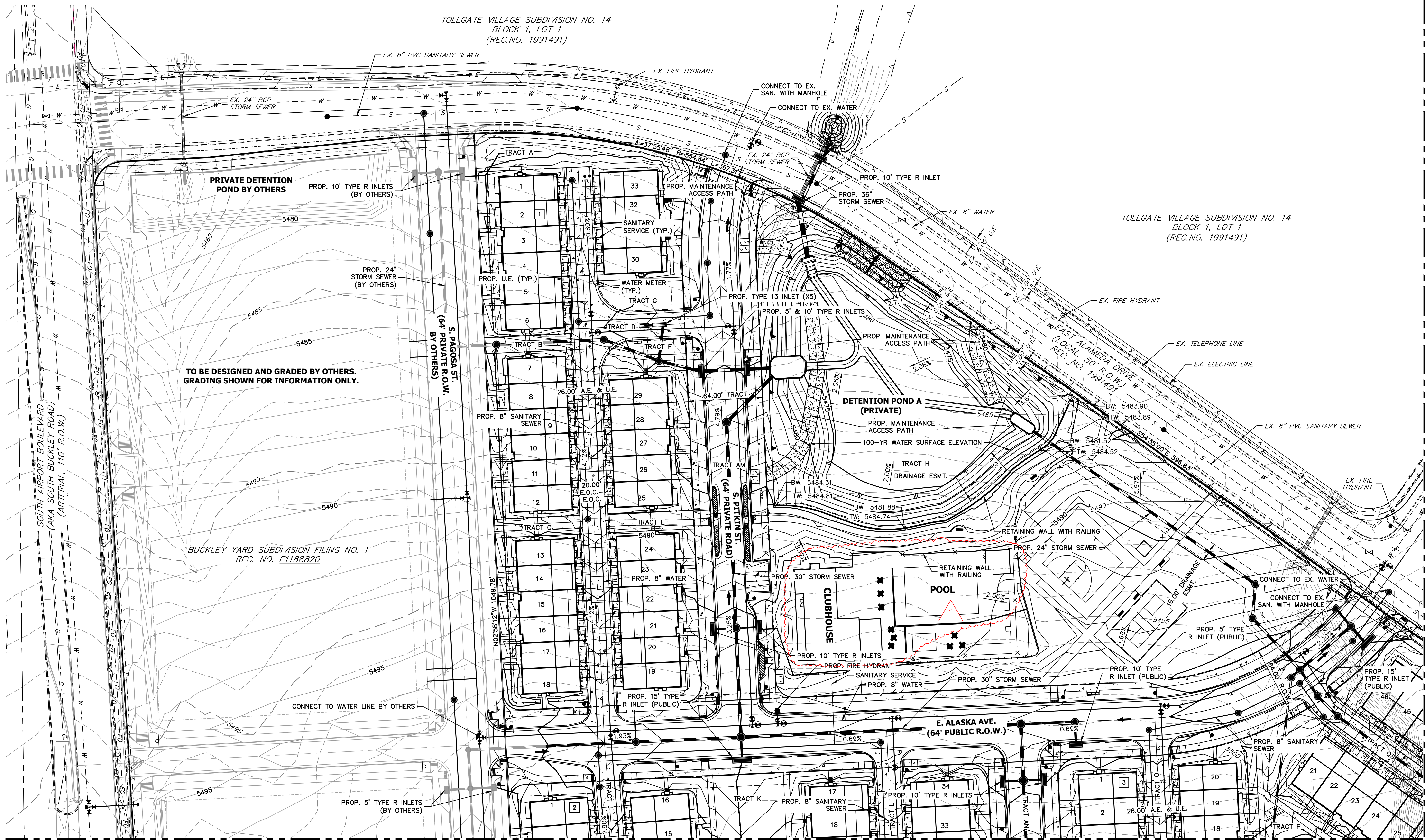
1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:

04/19/21- SP-01
06/17/21- SP-02
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10/01/21- SP-04
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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



SEE SHEET 8

SEE SHEET 9

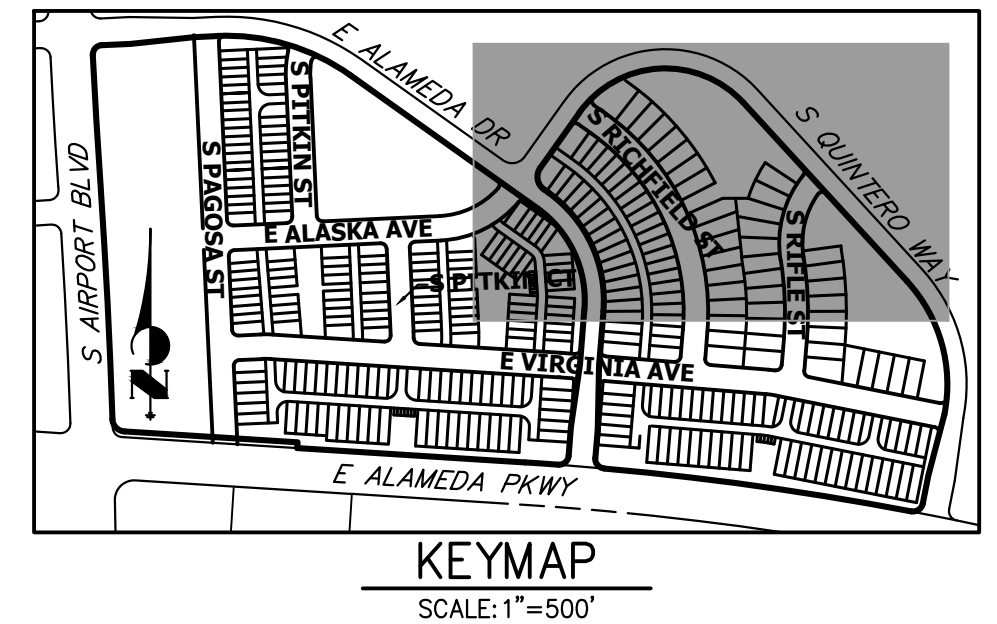
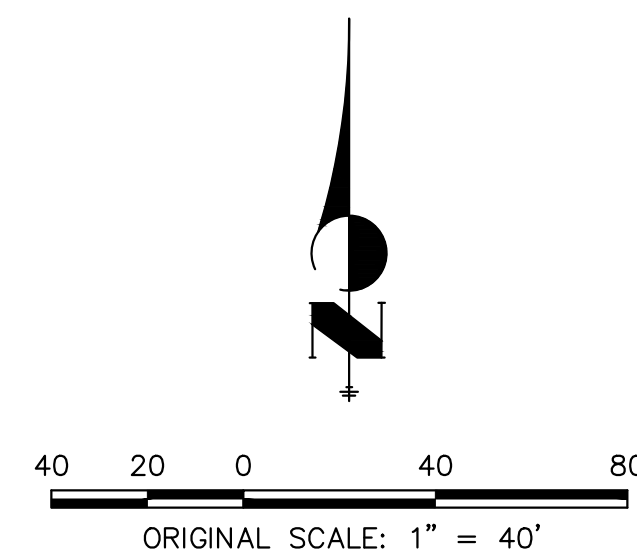
	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROP. LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	PROP. CURB & GUTTER
	EX. CURB & GUTTER
	EX. FENCE
	PROP. CONCRETE SIDEWALK
	EX. CONCRETE SIDEWALK

[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

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 ENCROACH INTO ANY EASEMENT OR FIRE LANE.



J·R ENGINEERING
A Westrian Company

 Centennial 303-740-9388 • Colorado Springs 719-580-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BUCKLEY YARD - RESIDENTIAL SITE PLAN

SITE PLAN
AURORA, CO

OWNER:
CKLEY YARD REF
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

9 OF 47

CHECKED BY:
DRAWN BY:

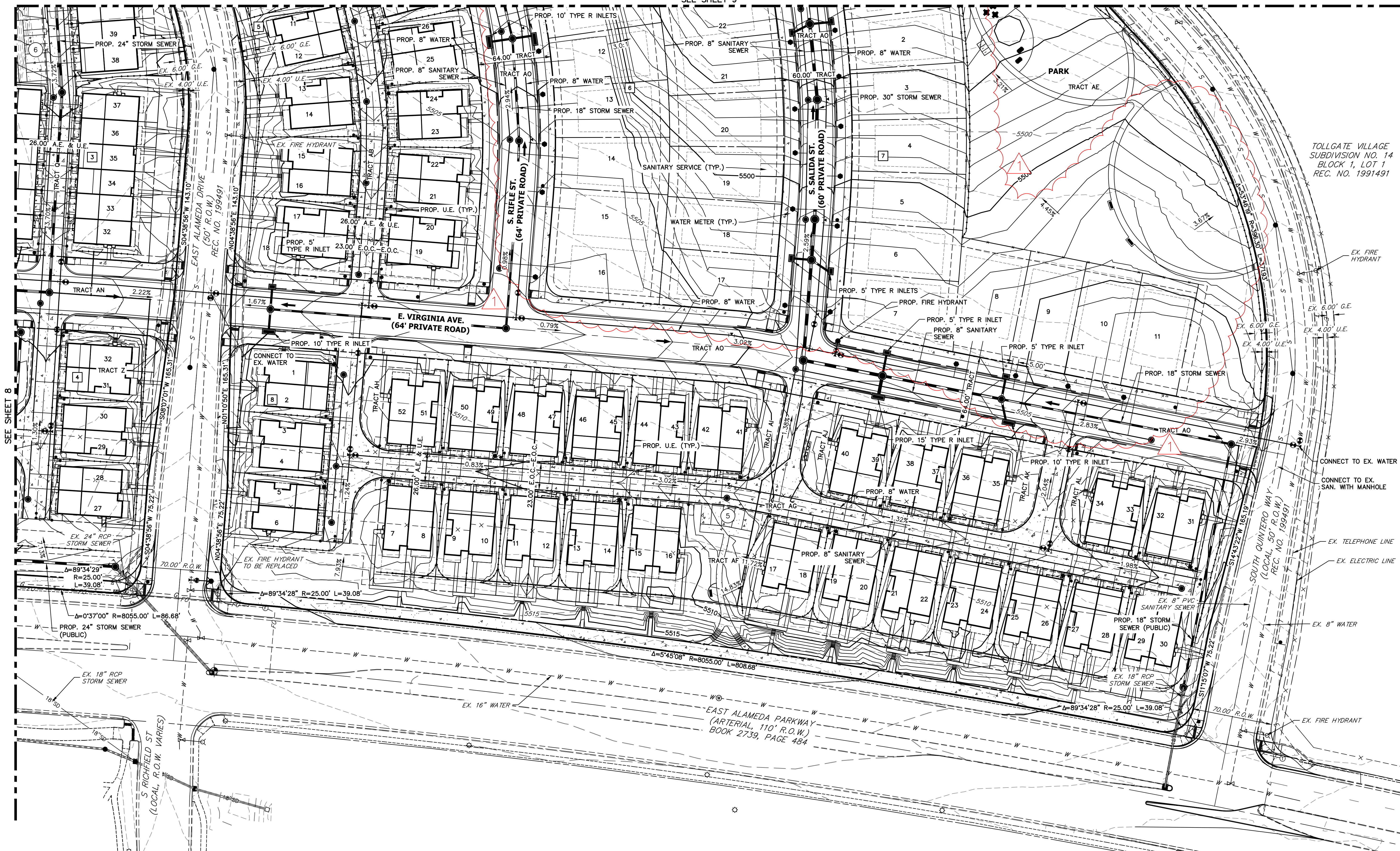
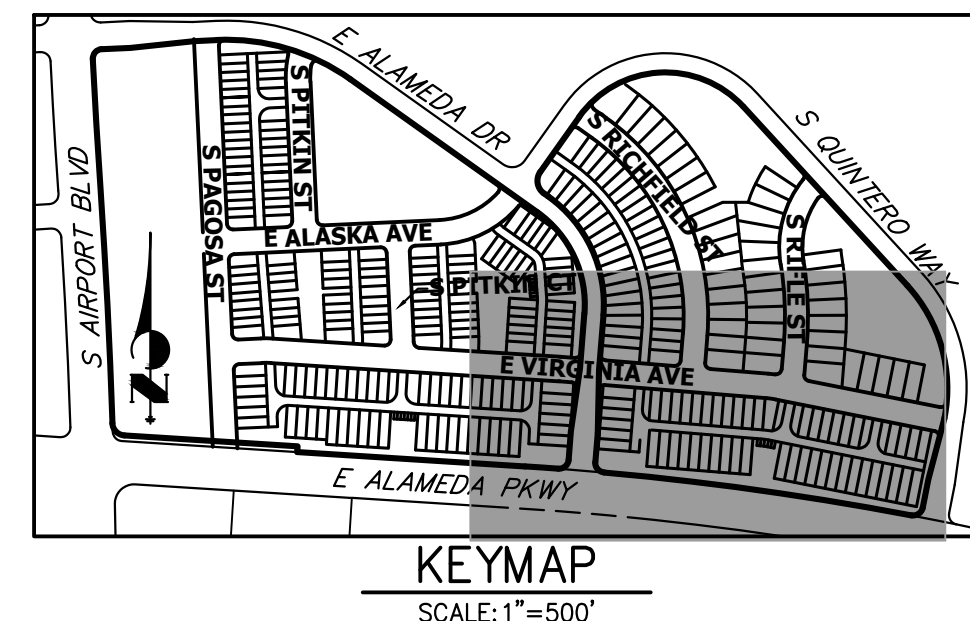
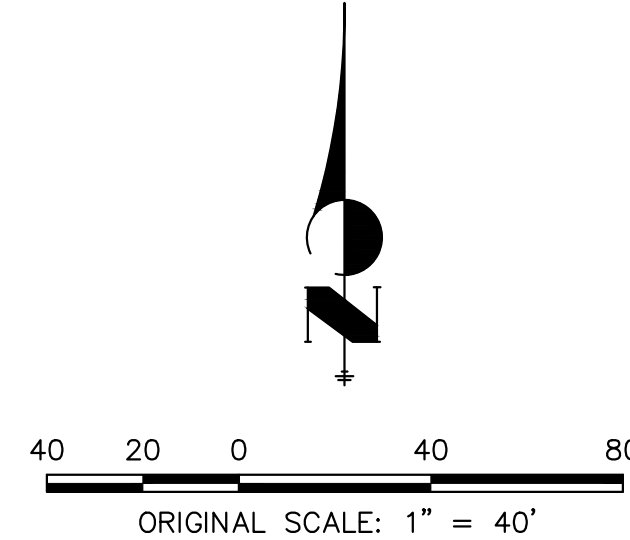
	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROP. LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	PROP. CURB & GUTTER
	EX. CURB & GUTTER
	EX. FENCE
	PROP. CONCRETE SIDEWALK
	EX. CONCRETE SIDEWALK

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 shows a 1D lattice with sites labeled S and D . A spin-1/2 impurity is located at site S , represented by a black circle with a white dot. The lattice is divided into two regions by a vertical dashed line. The left region is labeled 6100 and the right region is labeled 6100 . Below the lattice, a box labeled 1 is shown, with the text TW, BW above it and a red arrow pointing to the right 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 PLAN.
4. 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.



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

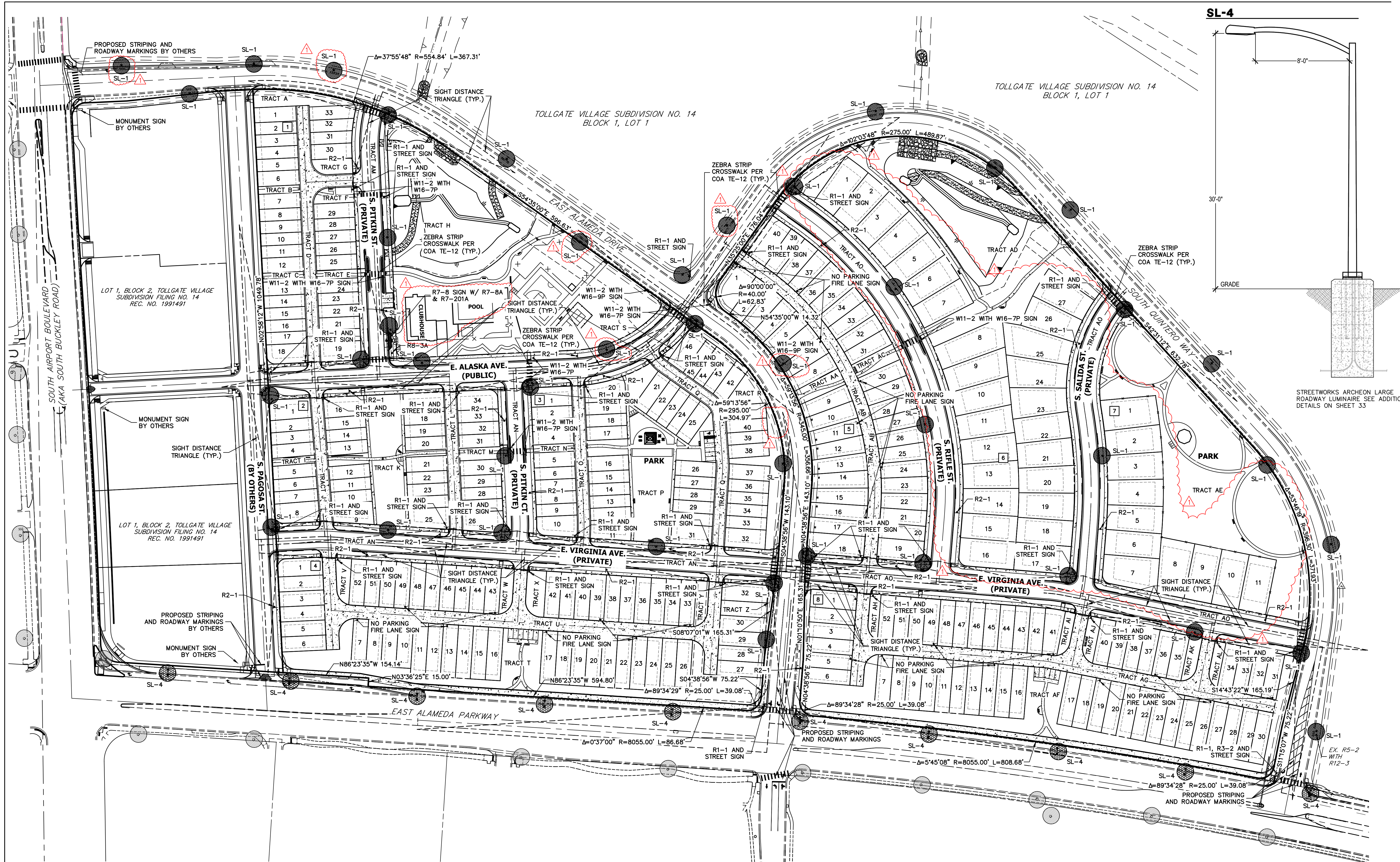
OWNER:
BUCKLEY YARD REF
ACQUISITION, LLC

1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

DATE:

04/19/21- SP-01
06/17/21- SP-02
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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:
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)

251 WATTS 30' STREET LIGHT (SEE TOP RIGHT)

EXISTING STREET LIGHT

W16-7P MUTCD SIGN

R7-201A MUTCD SIGN

R7-8 MUTCD SIGN

R3-2 MUTCD SIGN

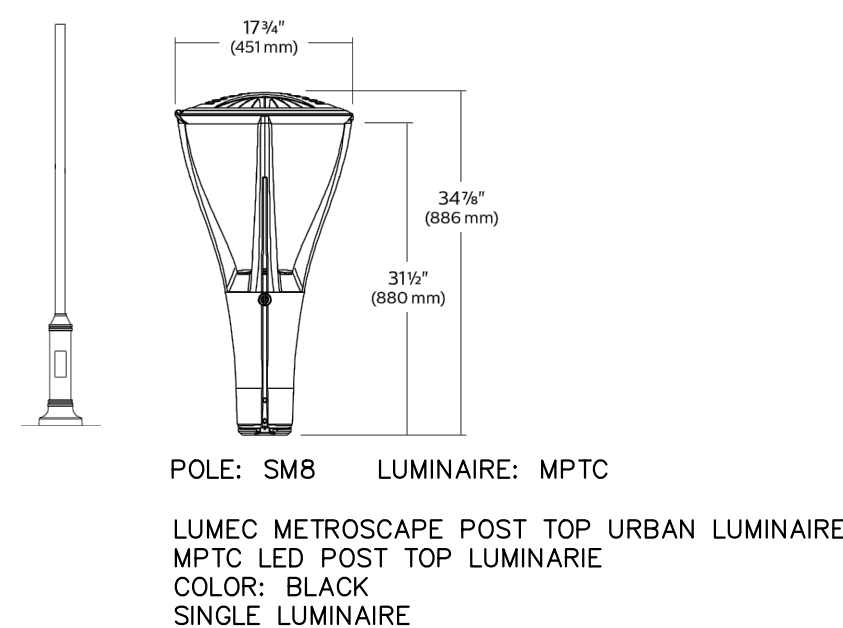
R8-3A MUTCD SIGN (18"x24")

NO PARKING

SIGN POST NOTE:

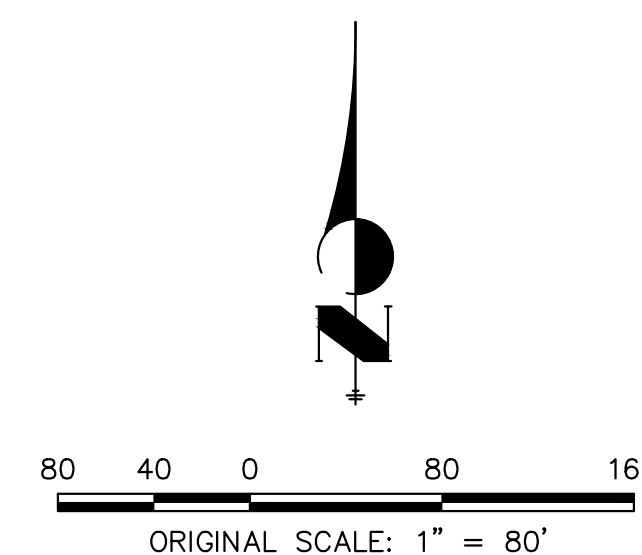
1. REFER TO CITY OF AURORA STANDARD
DETAIL TE-11.0 FOR STEEL SIGN
TUBING INSTALLATION.

SL-1



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 ENCRoACH INTO ANY EASEMENT OR FIRE LANE.



CHECKED BY:
DRAWN BY:

ACCESSIBLE UNITS TABLE

FOUR UNIT TOWNHOMES	10	BUILDING TYPES	USED	CODE	TOTALS	POINTS EACH	TOTALS
FIVE UNIT TOWNHOMES	5	TYPE A DWELLING UNIT	NO	---	---	---	---
SIX UNIT TOWNHOMES	8	TYPE A MULTISTORY DWELLING UNIT	NO	---	---	---	---
TOTAL TOWNHOME BUILDINGS	23	TYPE B DWELLING UNIT	NO	---	---	---	---
		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.

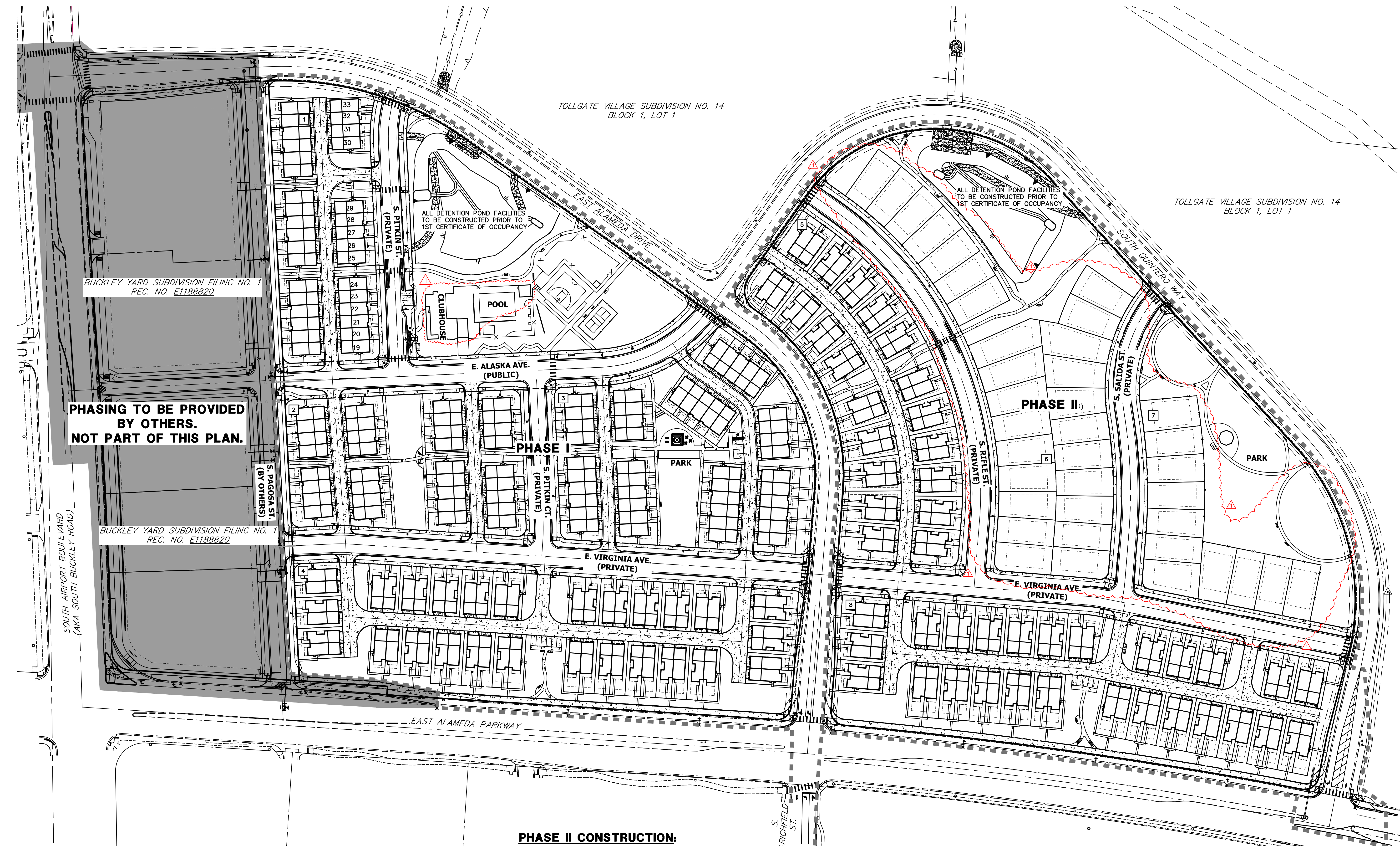
LEGEND

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

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



CHECKED BY:
DRAWN BY:



PHASE I CONSTRUCTION:

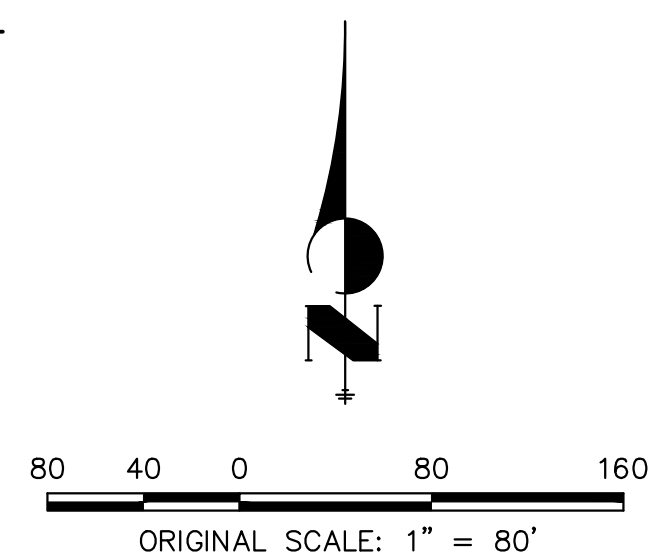
1. PHASE I CONSTRUCTION WILL CONSIST OF THE FOLLOWING. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED (EXCEPT AS NOTED BELOW IN ITEM J) UNTIL THE FOLLOWING ITEMS HAVE BEEN CONSTRUCTED.
 - a. CONSTRUCTION OF THE RAMPS ALONG THE WEST SIDE OF EAST ALAMEDA DRIVE FROM SOUTH PAGOSA STREET TO EAST ALAMEDA PARKWAY, 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	Mitigation Trees
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	35	191	214		
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)	51,635 SF	13	26	130	88	42 Shrubs to Tract AF	9
AE	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	76,783 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	136	911	1603		18

NOTES:

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

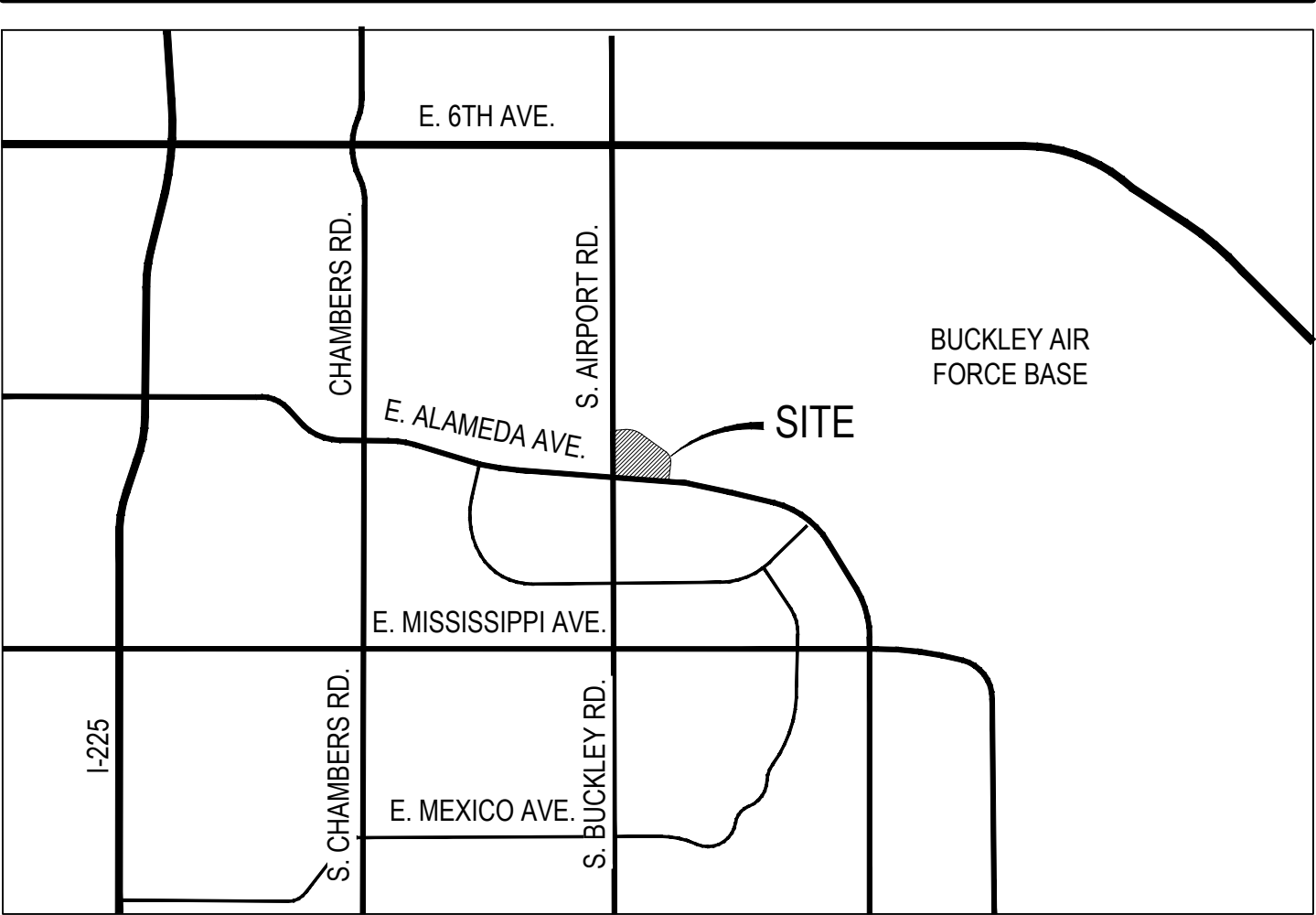
Standard Rights-of-Way Street Tree Table			
Street Tree Description	Length	Trees Required	Trees Provided
S. PITKIN ST. (1 Tree / 40 LF)	753 LF	19	21
S. PITKIN COURT (1 Tree / 40 LF)	468 LF	12	12
E. VIRGINIA AVE. (1 Tree / 40 LF)	2,844 LF	71	77
S. RICHFIELD ST. (1 Tree / 40 LF)	1,461 LF	37	37
S. RIFLE 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	977 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	894 SF	0 SF	1,288 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	24,370 SF	4,339 SF	0 SF	2,965 SF	33,974 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, GROUND COVER 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.

SHEET NO.	SHEET INDEX
15	L-1.00 LANDSCAPE NOTES
16	L-1.01 TREE MITIGATION
17	L-1.02 LANDSCAPE SCHEDULES
18	L-1.03 MASTER FENCING PLAN
19	L-1.04 LANDSCAPE LOT TYPICALS
20	L-1.05 LOT TYPE PLAN
21	L-2.00 LANDSCAPE PLAN
22	L-2.01 LANDSCAPE PLAN
23	L-2.02 LANDSCAPE PLAN
24	L-2.03 LANDSCAPE PLAN
25	L-2.04 LANDSCAPE PLAN
26	L-2.05 LANDSCAPE PLAN
27	L-2.06 LANDSCAPE ENLARGEMENT
28	L-3.00 LANDSCAPE DETAILS
29	L-3.01 LANDSCAPE DETAILS
30	L-3.02 LANDSCAPE DETAILS

PLANT SCHEDULE

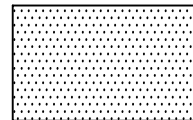
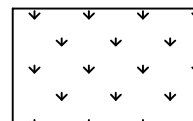
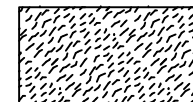
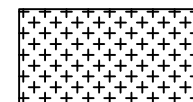
QTY	DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
25	AC MI	ACER MIYABEI 'MORTON' TM	STATE STREET MIYABEI MAPLE	CONT.	2.5" CAL*	MOD
15	CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL	HIGH
45	CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL	LOW
45	GL SH	GLEDITSIA TRIACANTHOS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

* 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%	6.5 LBS.
	CAMPER LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	9%	3.0 LBS.
	PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	9%	3.0 LBS.
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	5%	2.0 LBS.
	VAUGHN SIDEOATS GRAMMA	BOUTELOUA CURTIPENDULA	9%	3.0 LBS.
	ARRIBA WESTERN WHEATGRASS	AGROPYRON SMITHII "ARRIBA"	16%	5.5 LBS.
	SAND BLUESTEM	ANDROPOGON HALLII "GARDEN"	10%	3.5 LBS.
	BUFFALOGRASS	BUCHLOE DACTYLOIDES "SHARPS IMPROVED"	23%	8.0 LBS.
			100%	34.5 LBS. / PLS PER ACER
ENHANCED NATIVE SEED MIX				
COMMON NAME		BOTANICAL NAME		
	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	5%	0.57 LBS
	BLUE GRAMA	BOUTELOUA GRACILIS	10%	0.26 LBS
	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	10%	3.89 LBS
	CANADA WILDRYE	ELYMUS CANADENSIS	10%	1.89 LBS
	THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS	10%	1.41 LBS
	SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	10%	1.37 LBS
	SWITCHGRASS	PANICUM VIRGATUM "TRAILBLAZER"	3%	0.17 LBS
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	5%	0.99 LBS
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%	0.42 LBS
	ALKALI SACATON	PUCONELLIA	2%	0.02 LBS
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	5%	0.02 LBS
	ROCKYMOUNTAIN BEE PLANT	CLEOME SERRULATA	5%	1.65 LBS
	PLAINS COREOPSIS	COREOPSIS TINCTORIA	5%	0.02 LBS
	PURPLE PRAIRE CLOVER	DALEA PURPUREA	5%	0.36 LBS
	BLANKETFLOWER	GAILLARDIA ARISTATA	5%	0.83 LBS
	YELLOW CONEFLOWER	RATIBIDA COLUMNIFERA	5%	0.09 LBS
			100%	13.97 LBS. DRILLED
	WETLAND SEED MIX			
COMMON NAME		BOTANICAL NAME		
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII VAR ARRIBA	29%	14.5 LBS.
	WOOLY SEDGE	CAREX LANUGINOSA	1%	0.5 LBS.
	BLUE GRAMA	BOUTELOUA GRACILIS VAR LOVINGTON	5%	2.5 LBS.
	NEBRASKA SEDGE	CAREX NEBRASKENSIS	1%	0.5 LBS.
	SWITCHGRASS	PANICUM VIRGATUM VAR BLACKWELL	26%	13 LBS.
	INLAND SALTGRASS	DISTICLIS STRICTA	5%	2.5 LBS.
	CREEPING SPIKERUSH	ELEOCHARIS PALUSTRIS	1%	0.5 LBS.
	BALTIC RUSH	JUNCUS BALTICUS	4%	2 LBS.
	HARDSTEM BULRUSH	SCIRPUS ACUTUS	4%	2 LBS.
	PRAIRIE CORDGRASS	SPARTINA PECTINATA	20%	10 LBS.
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	4%	2 LBS.
			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
08/25/23- SP AMD 1 SUB 02
11/08/23- SP AMD 1 SUB 03

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 ID: 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) 3' H Tenant
(2) 13-3/8" H Parcel
(2) 5-1/8" 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 ROUTES COMPANY

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

DRAWN BY:
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,

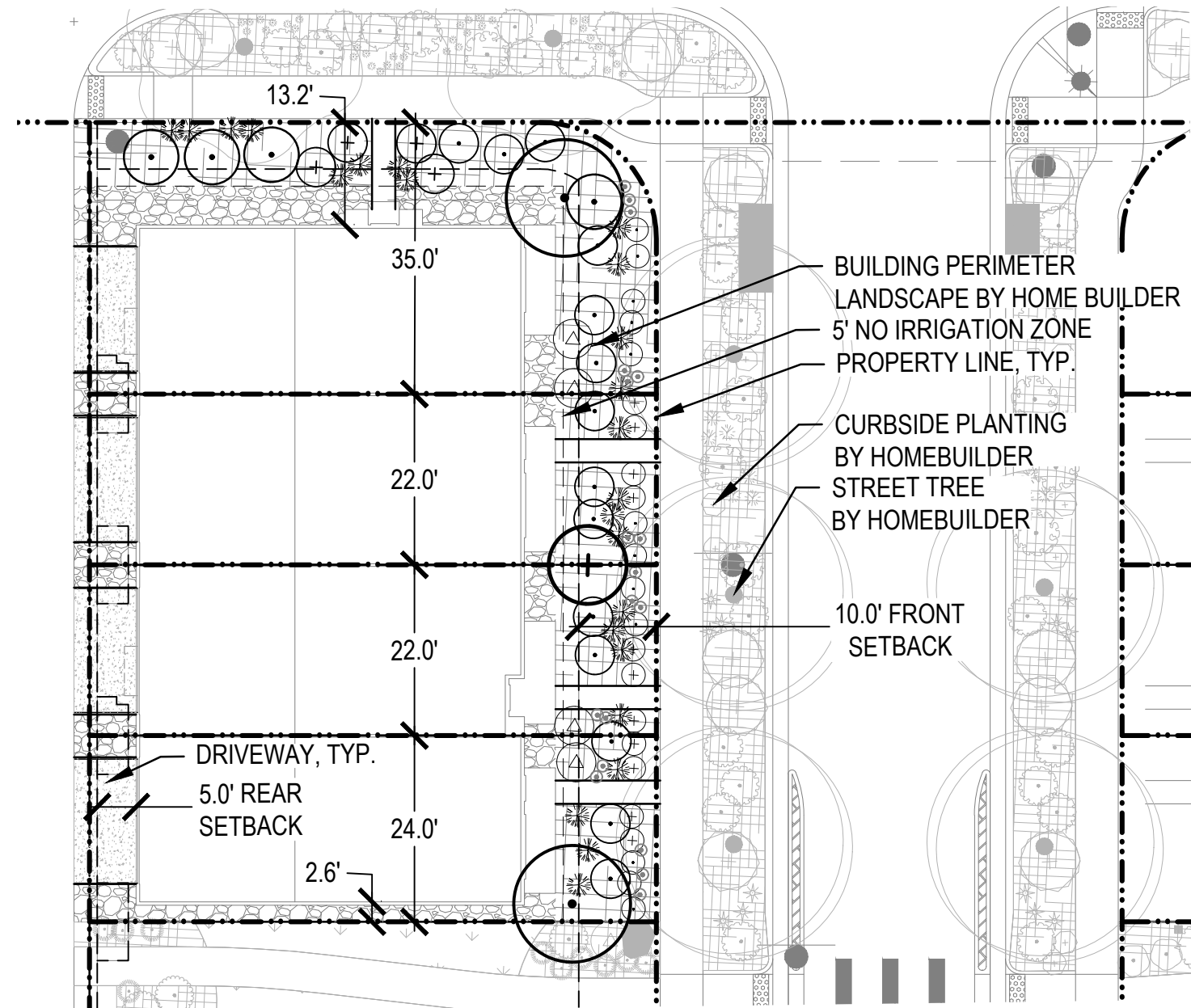
1166 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036

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08/11/21- SP-03
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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

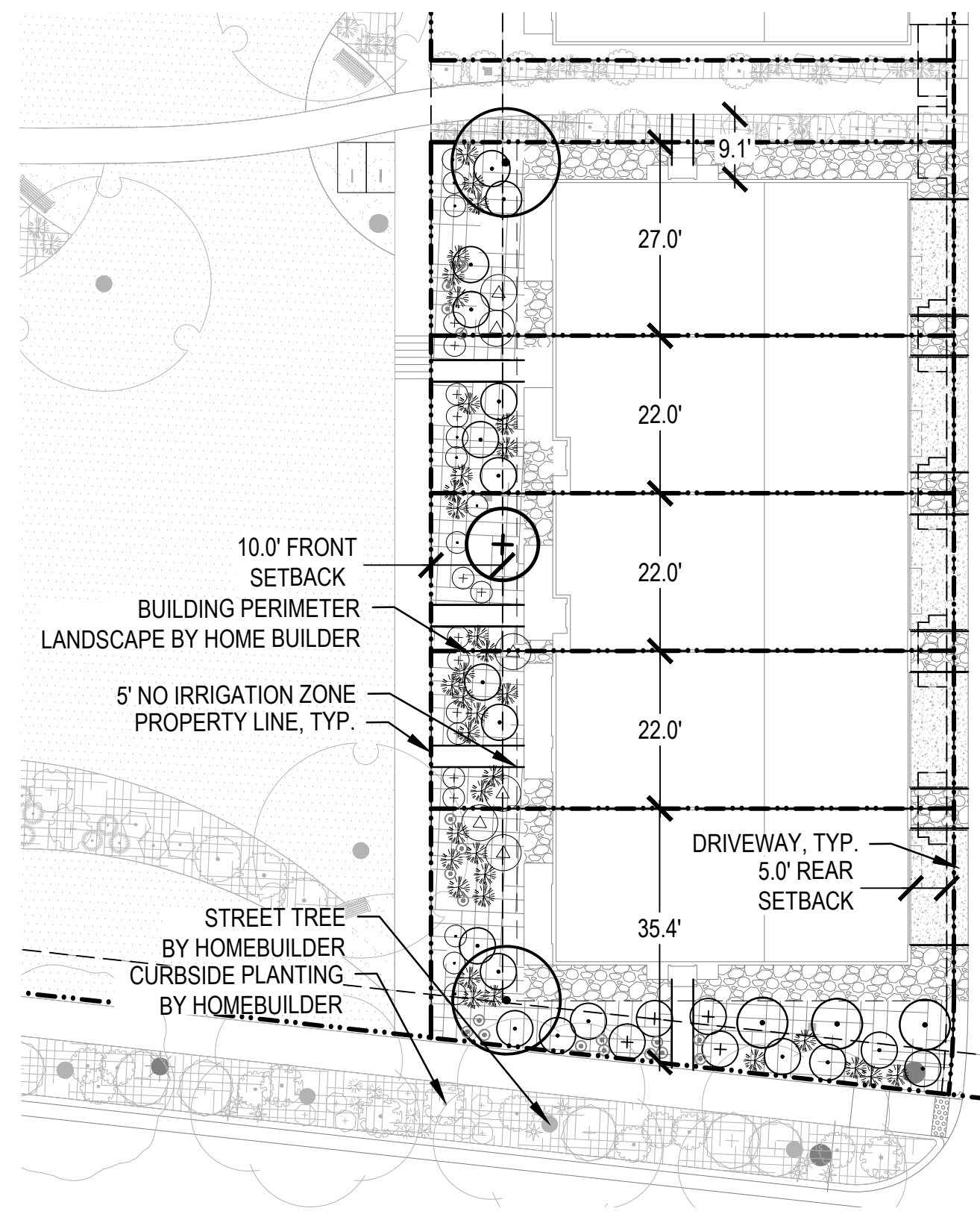
SHEET TITLE:
LANDSCAPE LOT
TYPICALS

L-1.04
19 OF 47



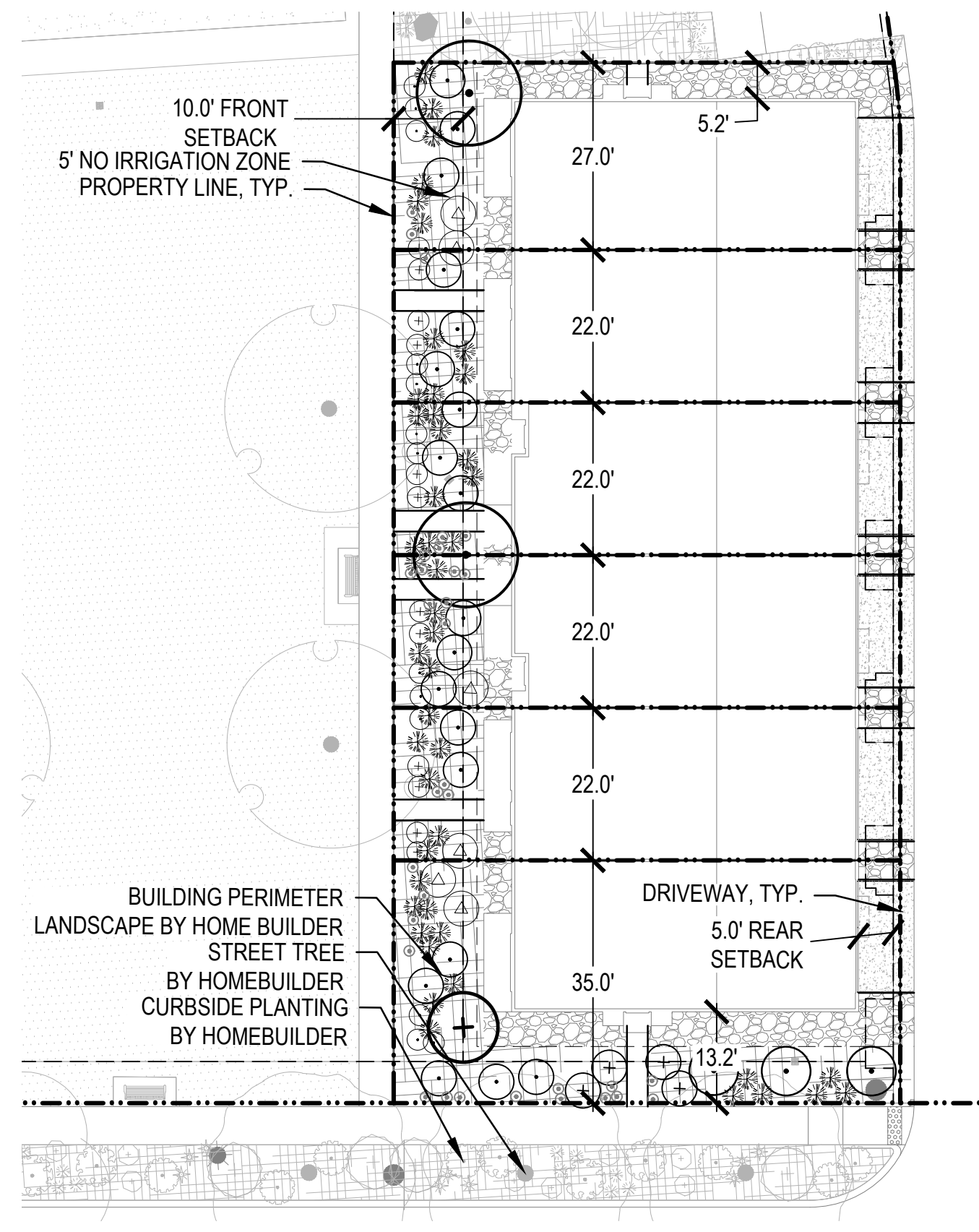
A TOWNHOME 4-PLEX
BUILDING A

SCALE: 1" = 20'



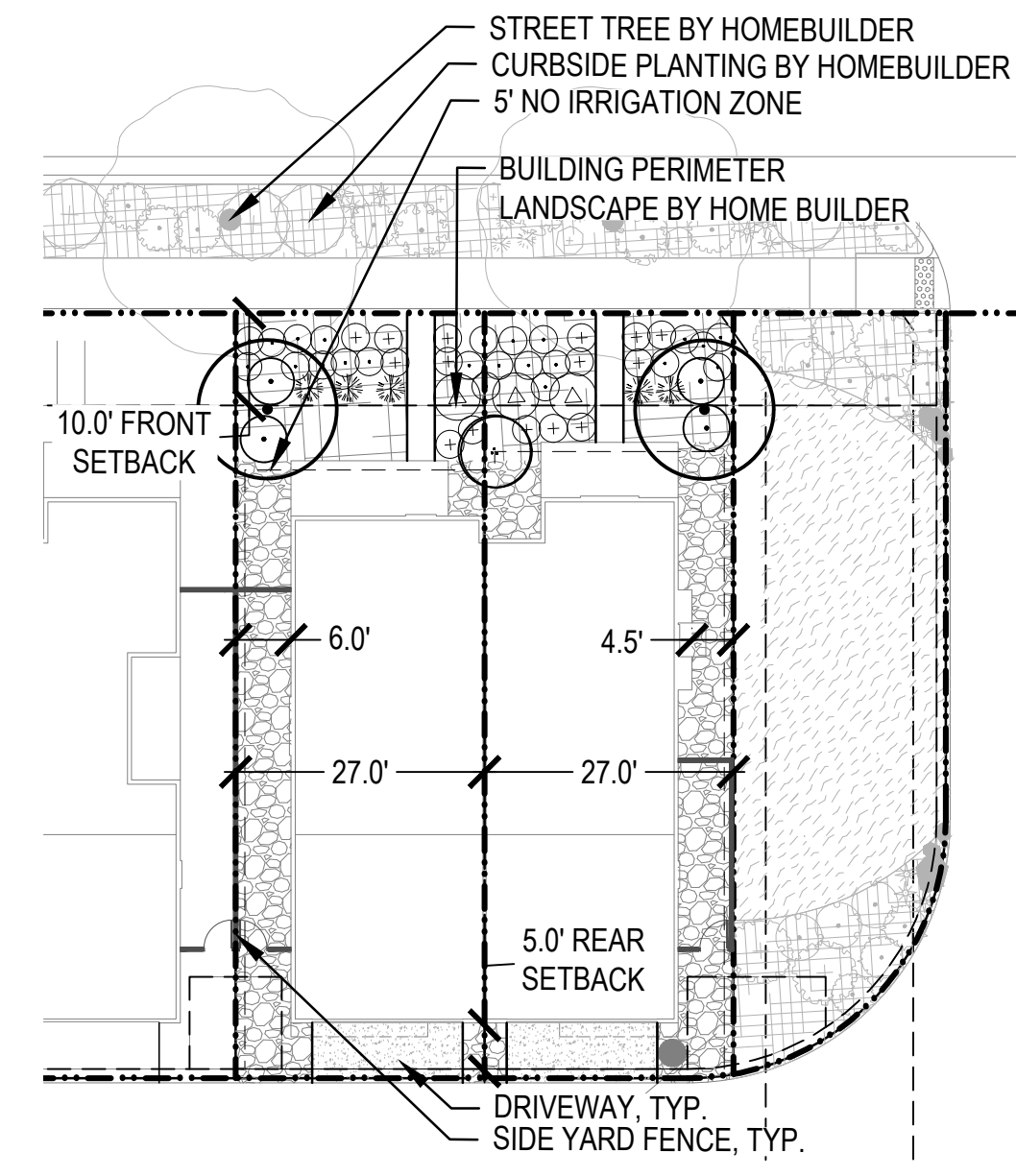
B TOWNHOME 5-PLEX
BUILDING B

SCALE: 1" = 20'



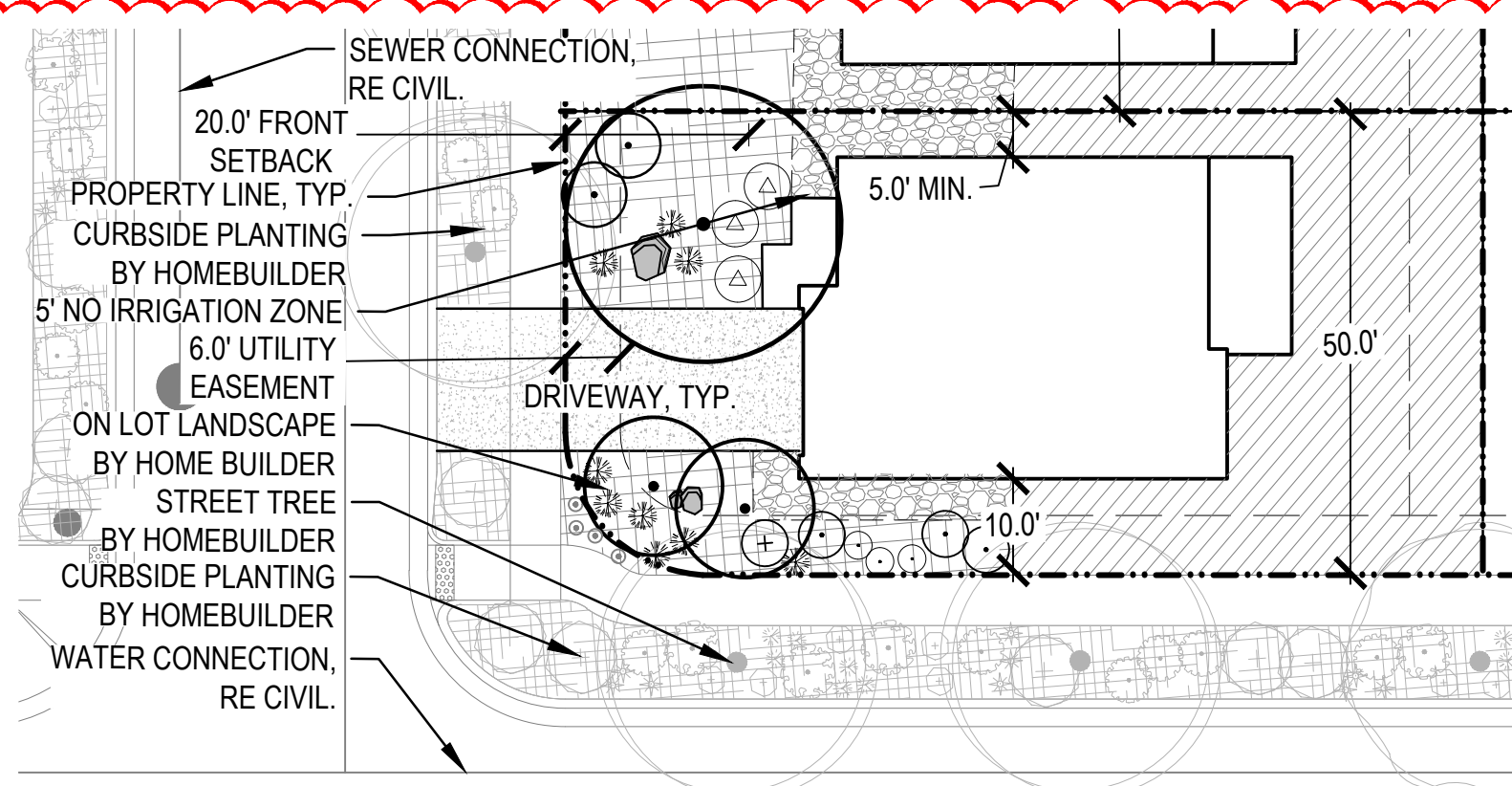
C TOWNHOME 6-PLEX
BUILDING C

SCALE: 1" = 20'



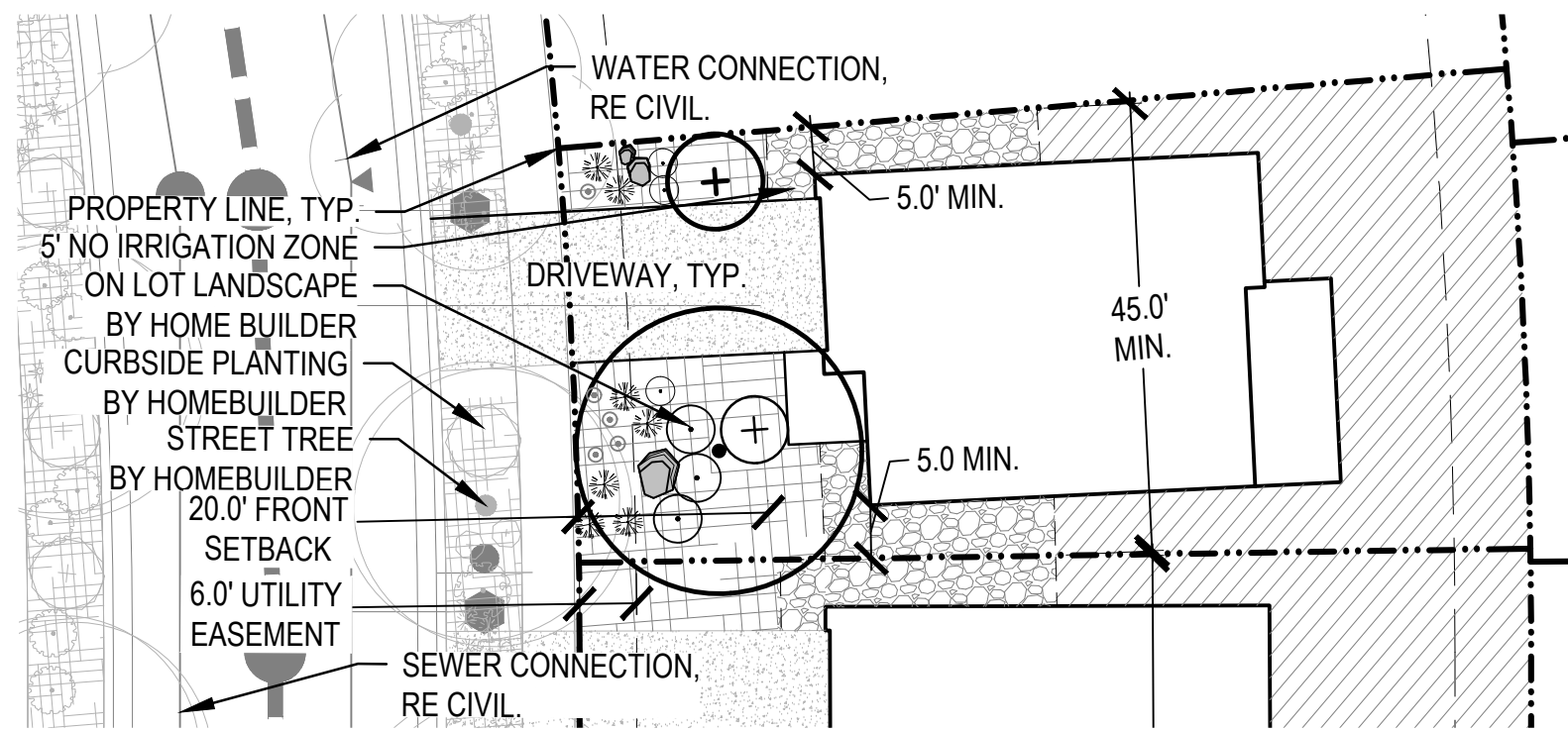
D PAIRED HOMES
BUILDING D

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 * GREENSPIRE LITTLELEAF LINDEN * STATE STREET MIYABEI 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 * BUFFALO 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

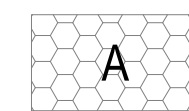
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06/17/21- SP-02
08/11/21- SP-03
10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP 06
07/06/22- SP 07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
08/25/23- SP AMD 1 SUB 02
11/08/23- SP AMD 1 SUB 03

SHEET TITLE:

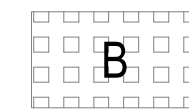
LOT TYPE PLAN

L-1.05
20 OF 47



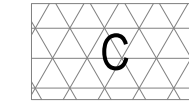
TOWNHOME 4-PLEX
LANDSCAPE STANDARDS

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.



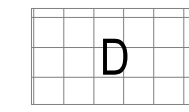
TOWNHOME 5-PLEX
LANDSCAPE STANDARDS

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.



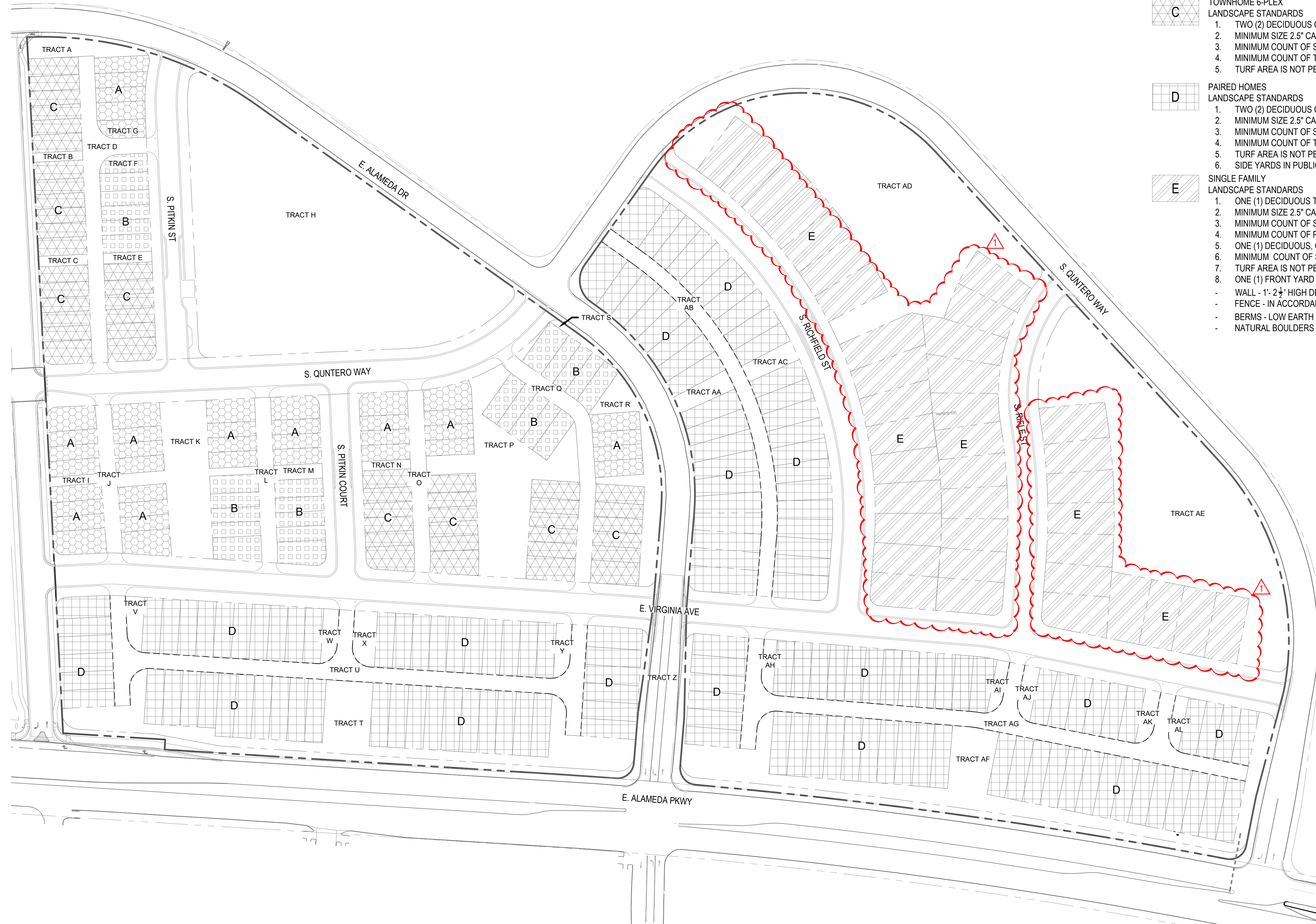
PAIRED HOMES
LANDSCAPE STANDARDS

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:

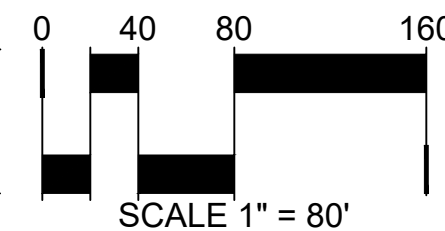


SINGLE FAMILY
LANDSCAPE STANDARDS

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

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
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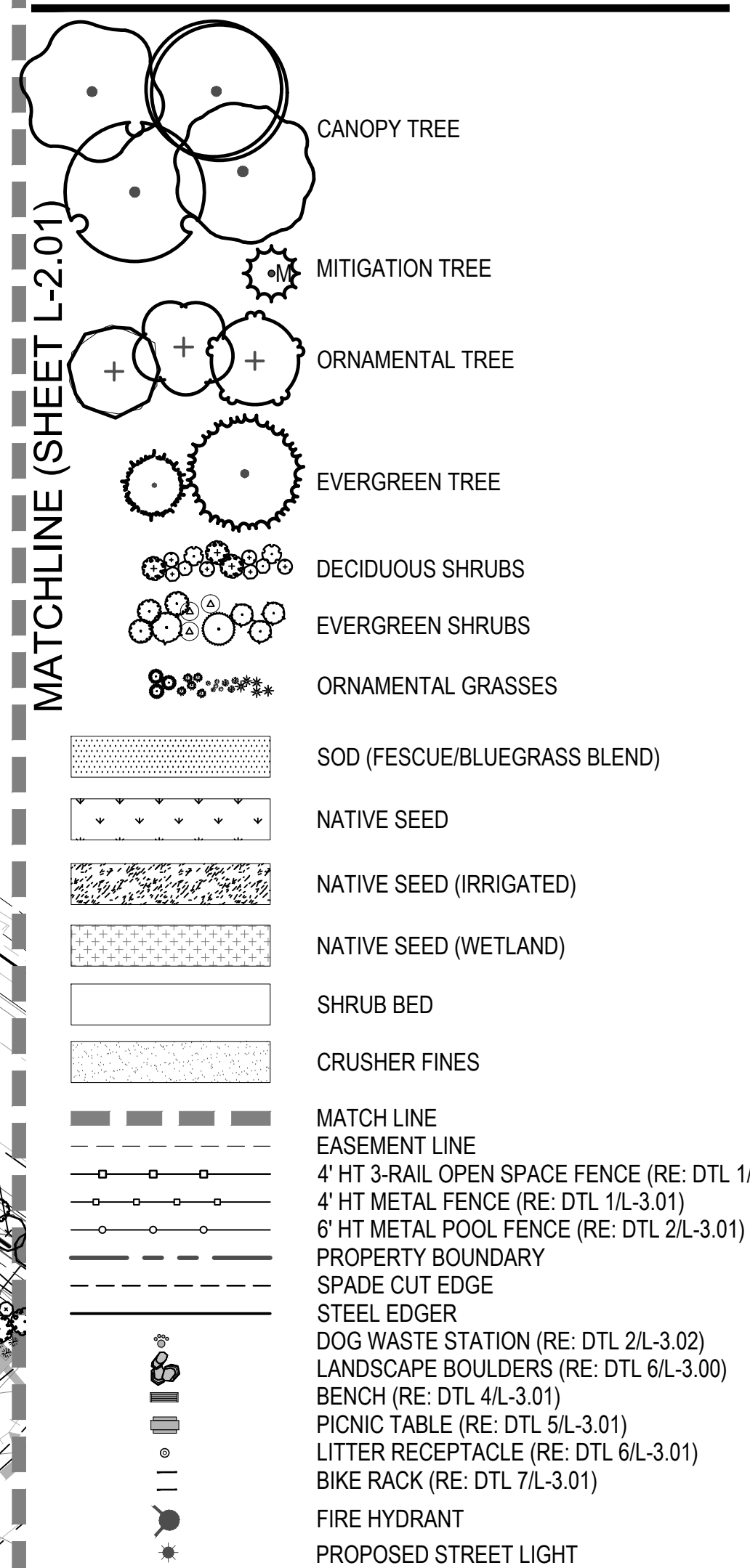
SHEET TITLE:
LANDSCAPE PLAN

L-2.00
21 OF 47

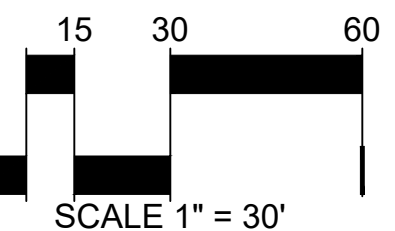
KEY MAP



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.



LOT 1, BLOCK 2

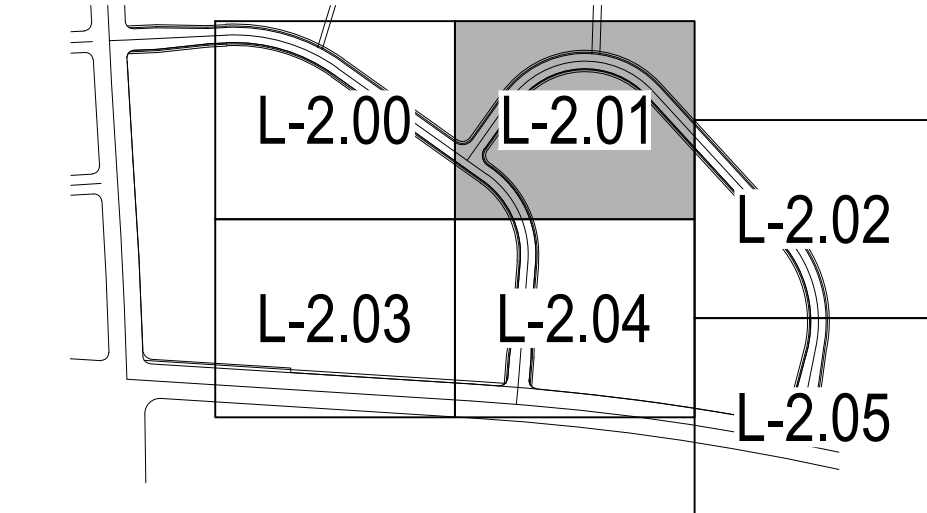
LOT 1, BLOCK 2

NOT A PART

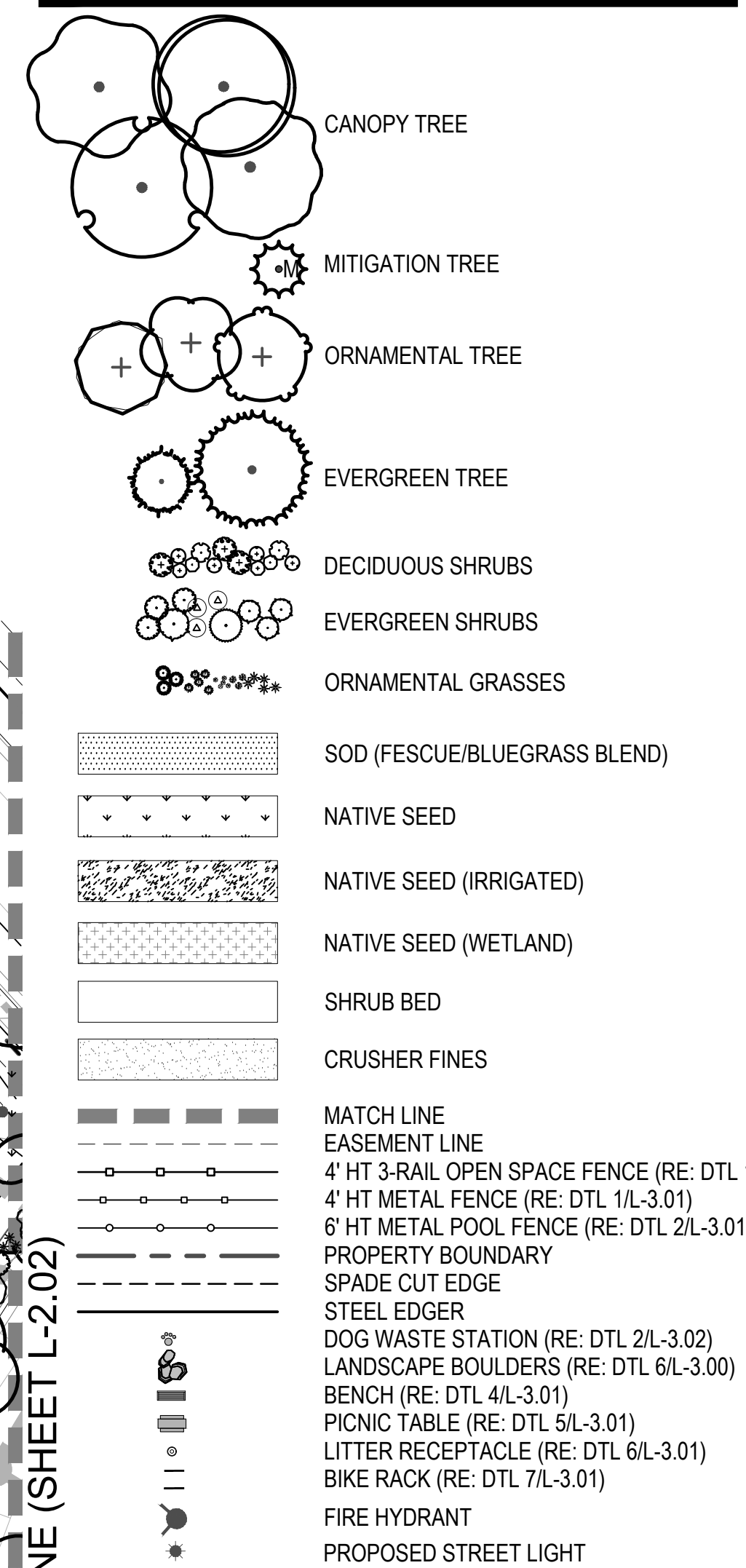
MATCHLINE (SHEET L-2.03)

MATCHLINE (SHEET L-2.01)

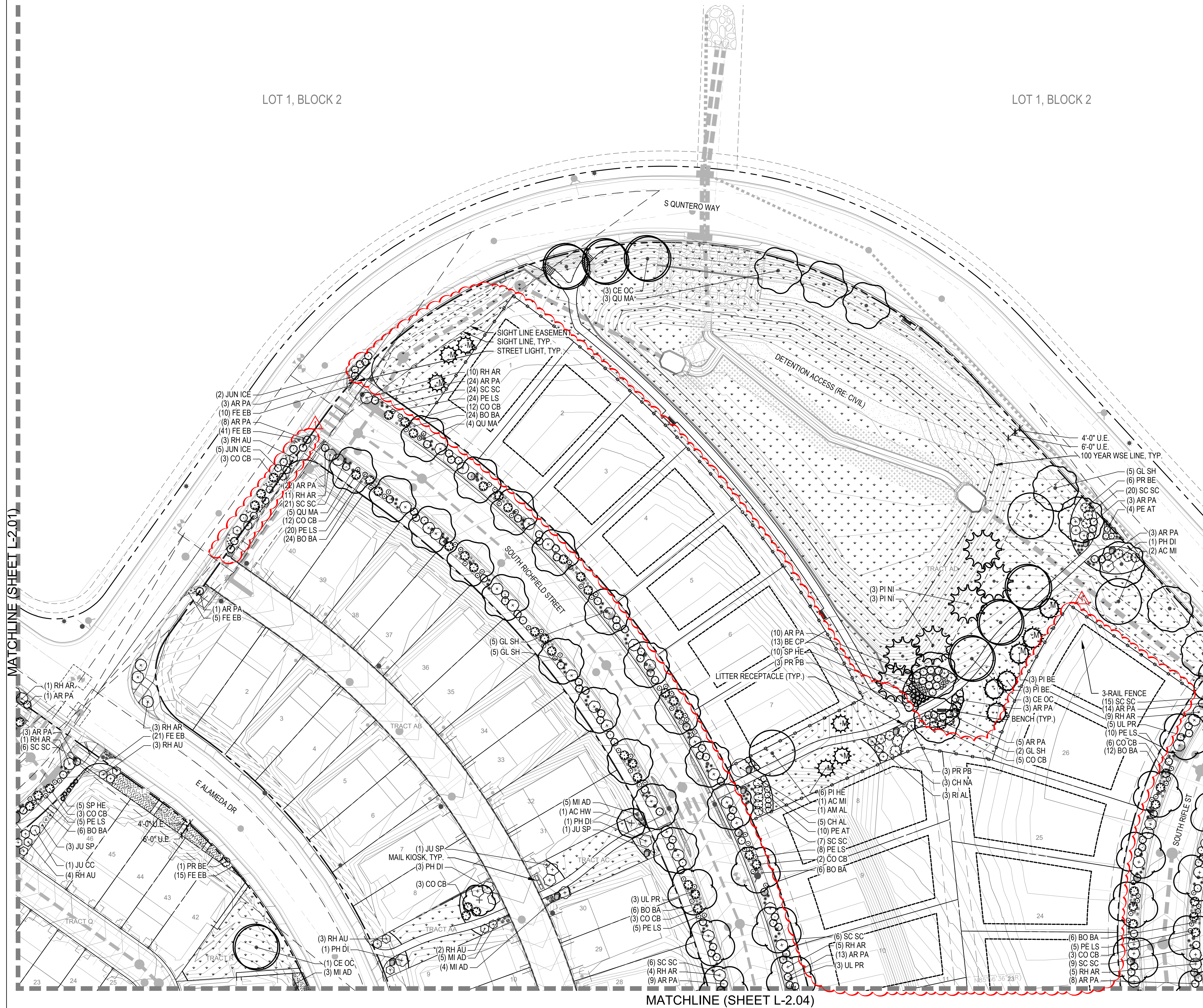
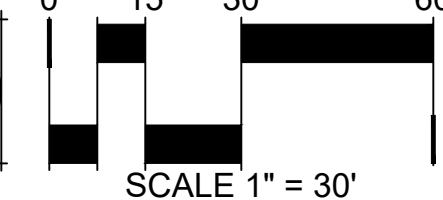
KEY MAP



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.



CMBH
IP/KK

CHECKED BY:
DRAWN BY:

MATCHLINE (SHEET L-2.01)

MATCHLINE (SHEET L-2.04)

MATCHLINE (SHEET L-2.05)

LOT 1, BLOCK 2

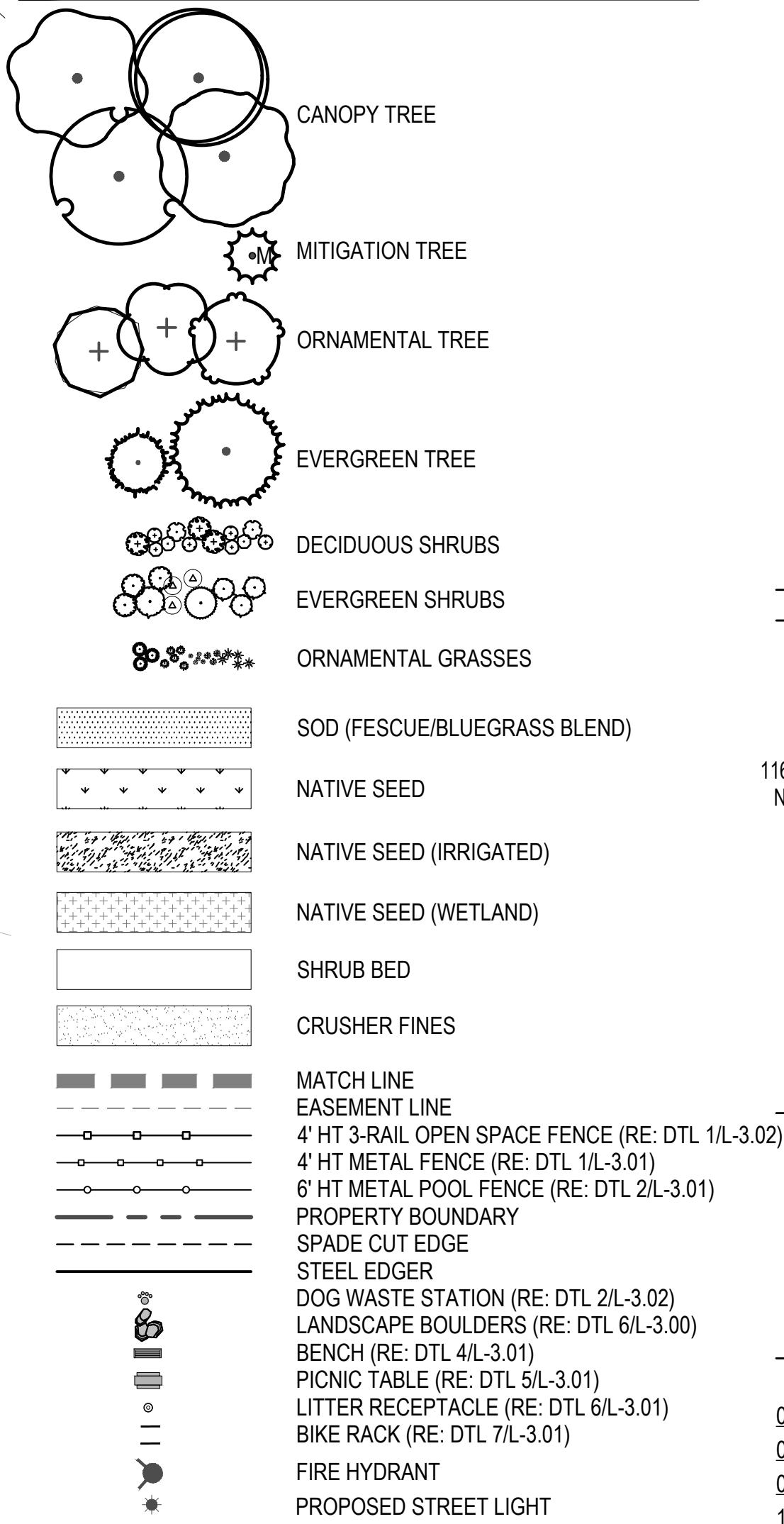
S QUINTERO WAY

6'-0" U.E.
4'-0" U.E.

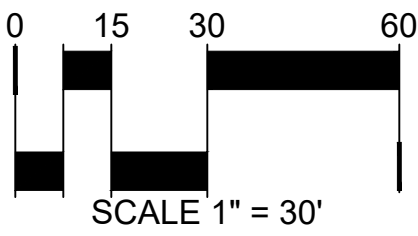
KEY MAP



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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

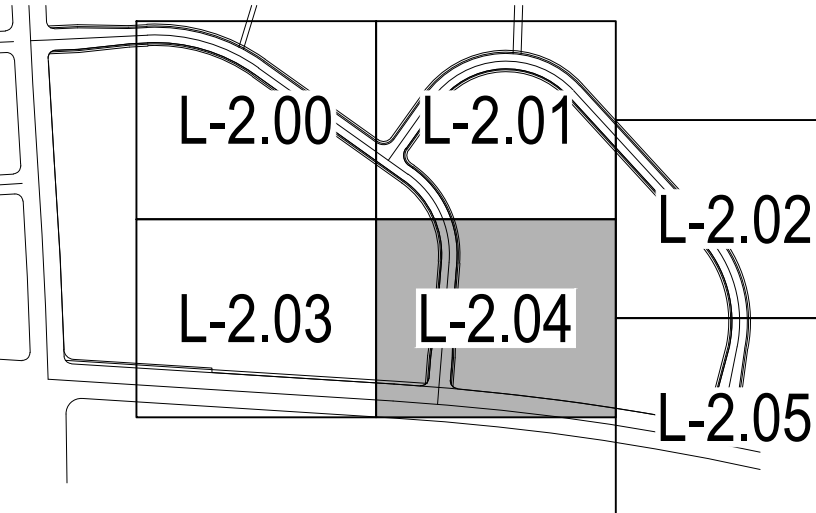
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CONSTRUCTION

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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

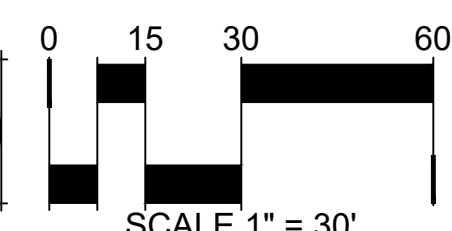
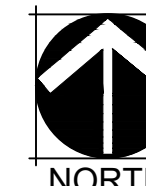


LEGEND

- 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:

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MATCHLINE (SHEET L-2.01)

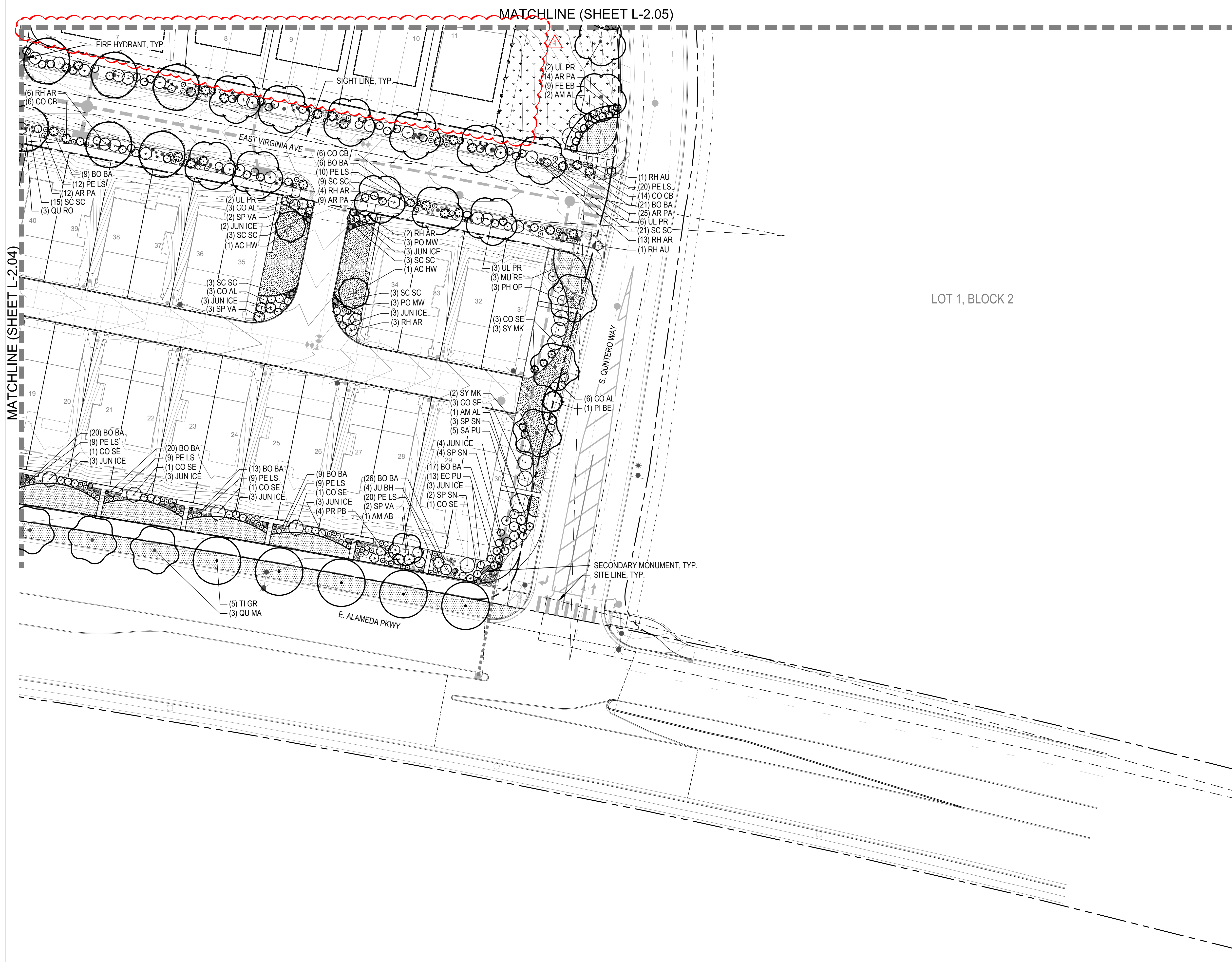


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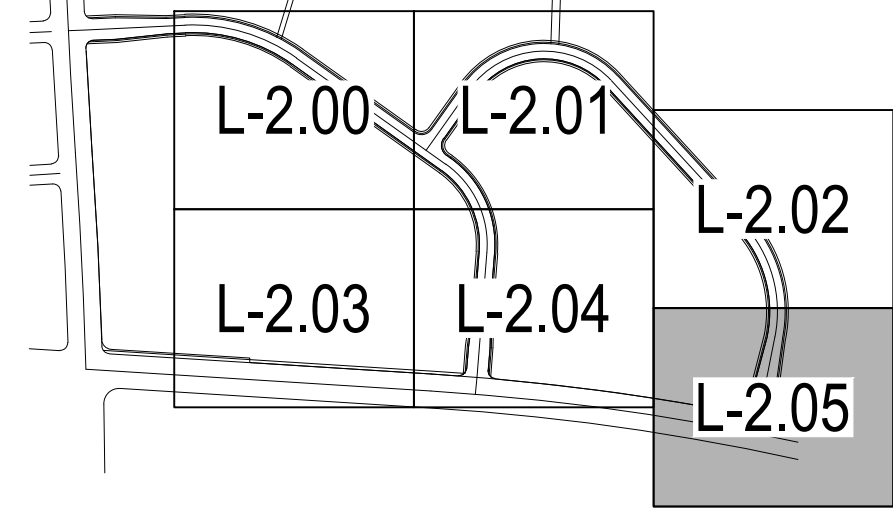
MATCHLINE (SHEET L-2.05)

MATCHLINE (SHEET L-2.03)

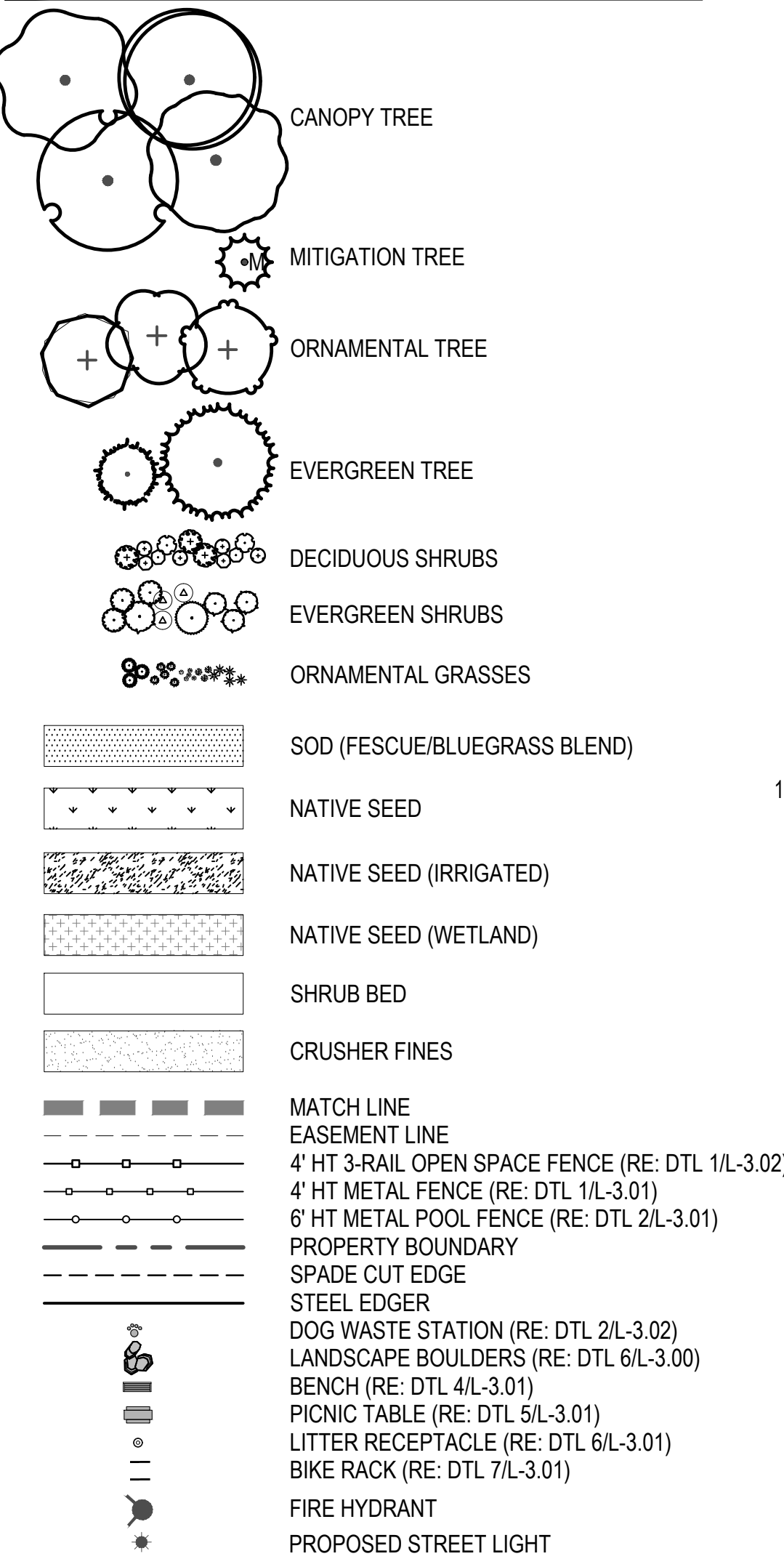
CMBH
IP/KK
CHECKED BY:
DRAWN BY:



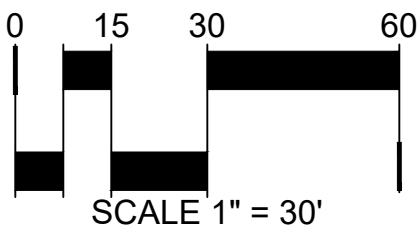
KEY MAP



LEGEND



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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

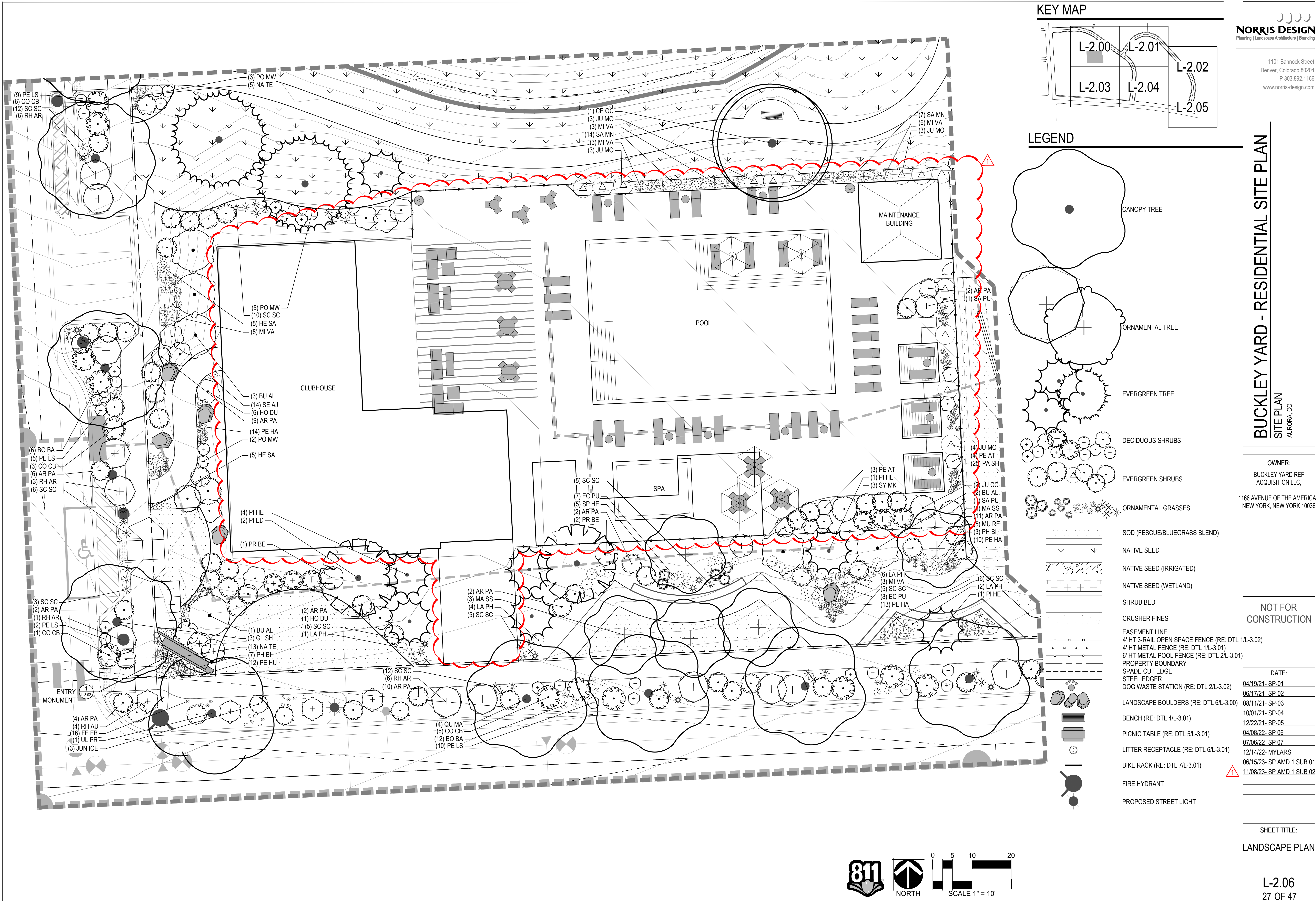
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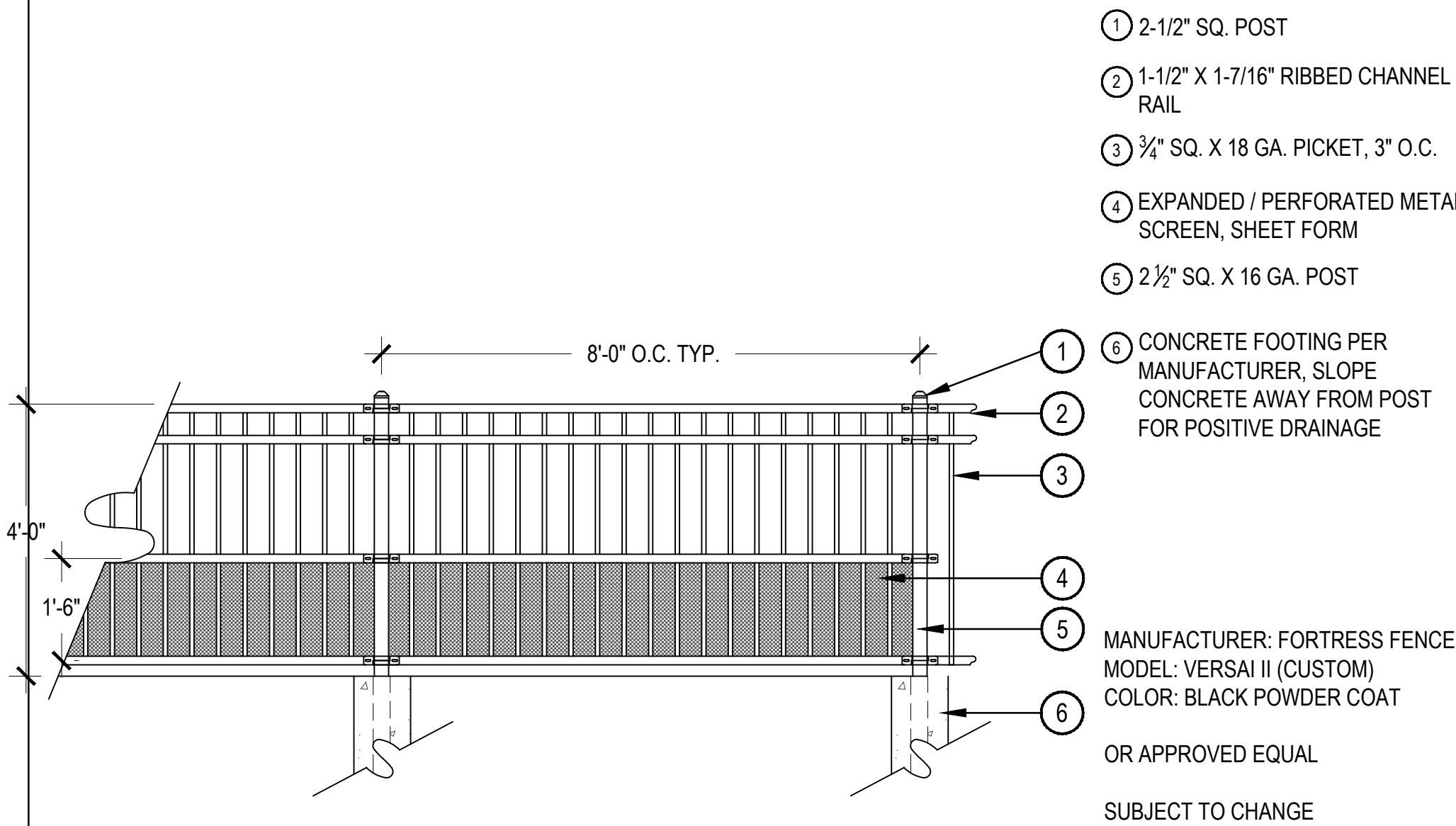
04/19/21- SP-01
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10/01/21- SP-04
12/22/21- SP-05
04/08/22- SP-06
07/06/22- SP-07
12/14/22- MYLARS
06/15/23- SP AMD 1 SUB 01
08/25/23- SP AMD 1 SUB 02
11/08/23- SP AMD 1 SUB 03

SHEET TITLE:

LANDSCAPE PLAN

L-2.05
26 OF 47



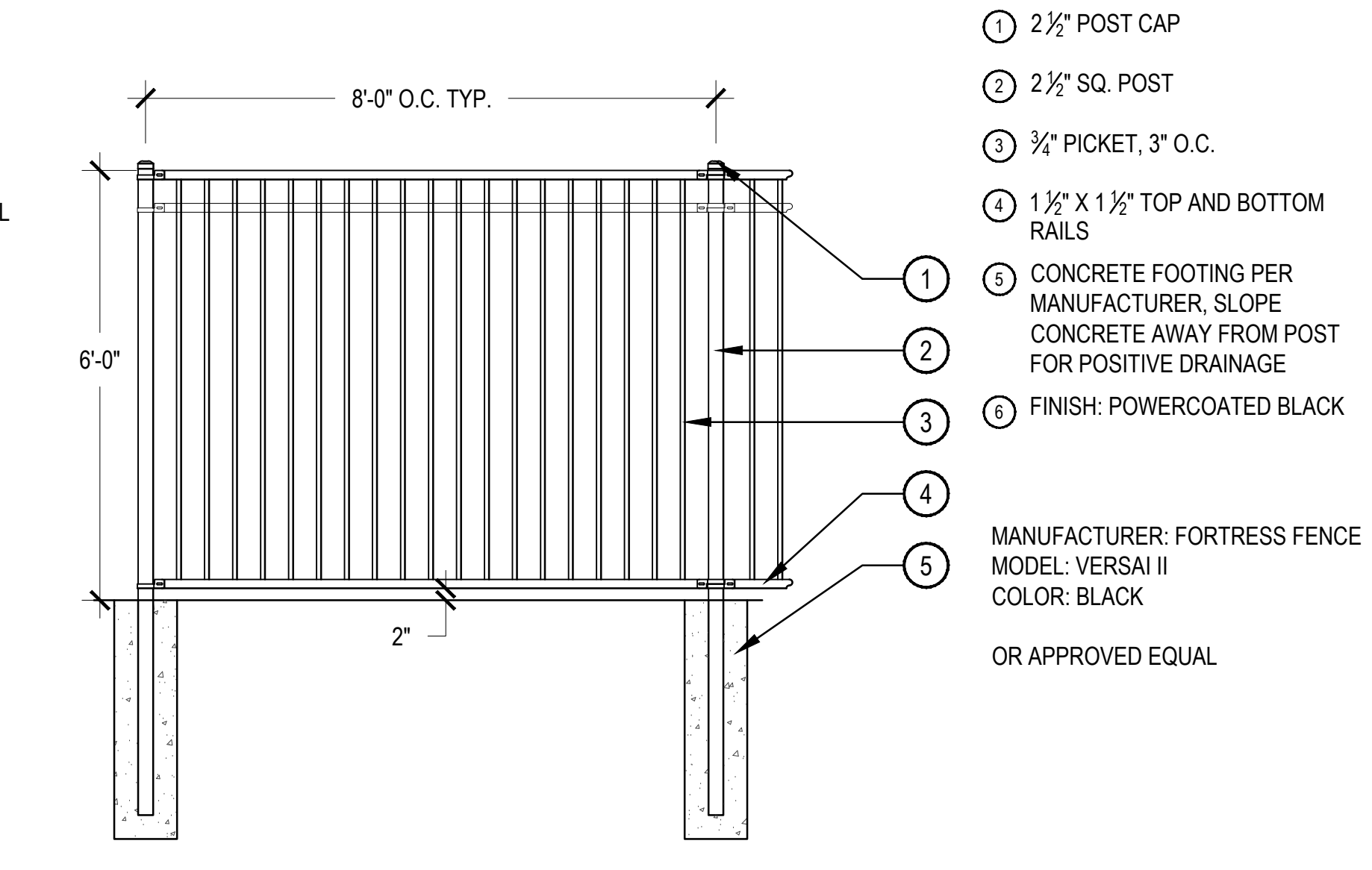


1 METAL FENCE

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



4 BENCH



2 POOL FENCE

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



5 PICNIC TABLE

NTS

MAGLIN (OR APPROVED EQUAL)
PRODUCT: 200 TRASH CONTAINER
MATERIALS: POWDERCOATED STEEL
COLOR: BLACK
SURFACE MOUNT
<https://www.maglin.com/>
NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

3 FENCE GATE

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



6 TRASH RECEPTACLE

NTS

MAGLIN (OR APPROVED EQUAL)
PRODUCT: 720 BENCH
MATERIALS: POWDERCOATED STEEL AND IPE WOOD
COLOR: BLACK
SURFACE MOUNT
<https://www.maglin.com/>
NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS



9 BENCH - WALL TOP

NTS



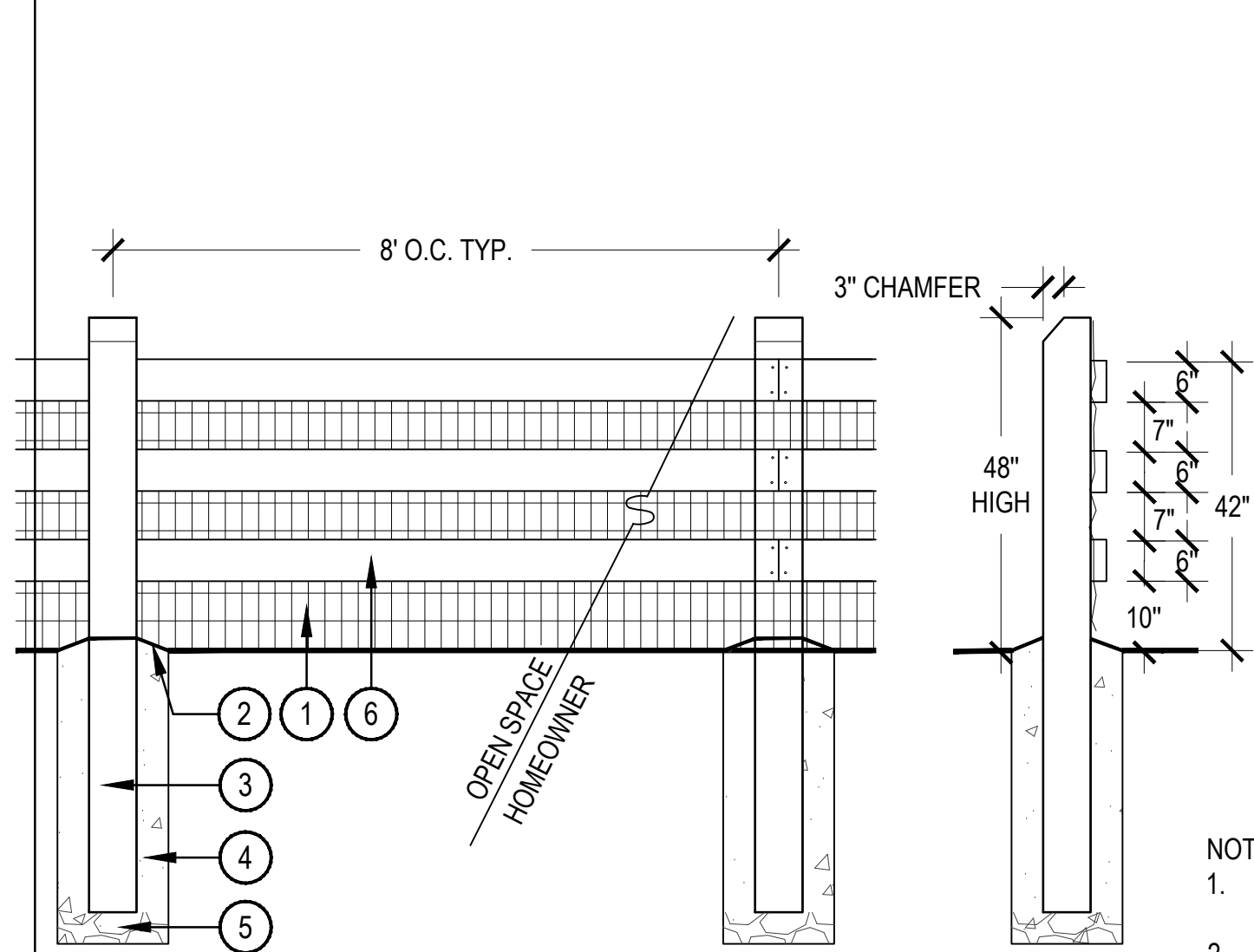
7 BIKE RACK

NTS

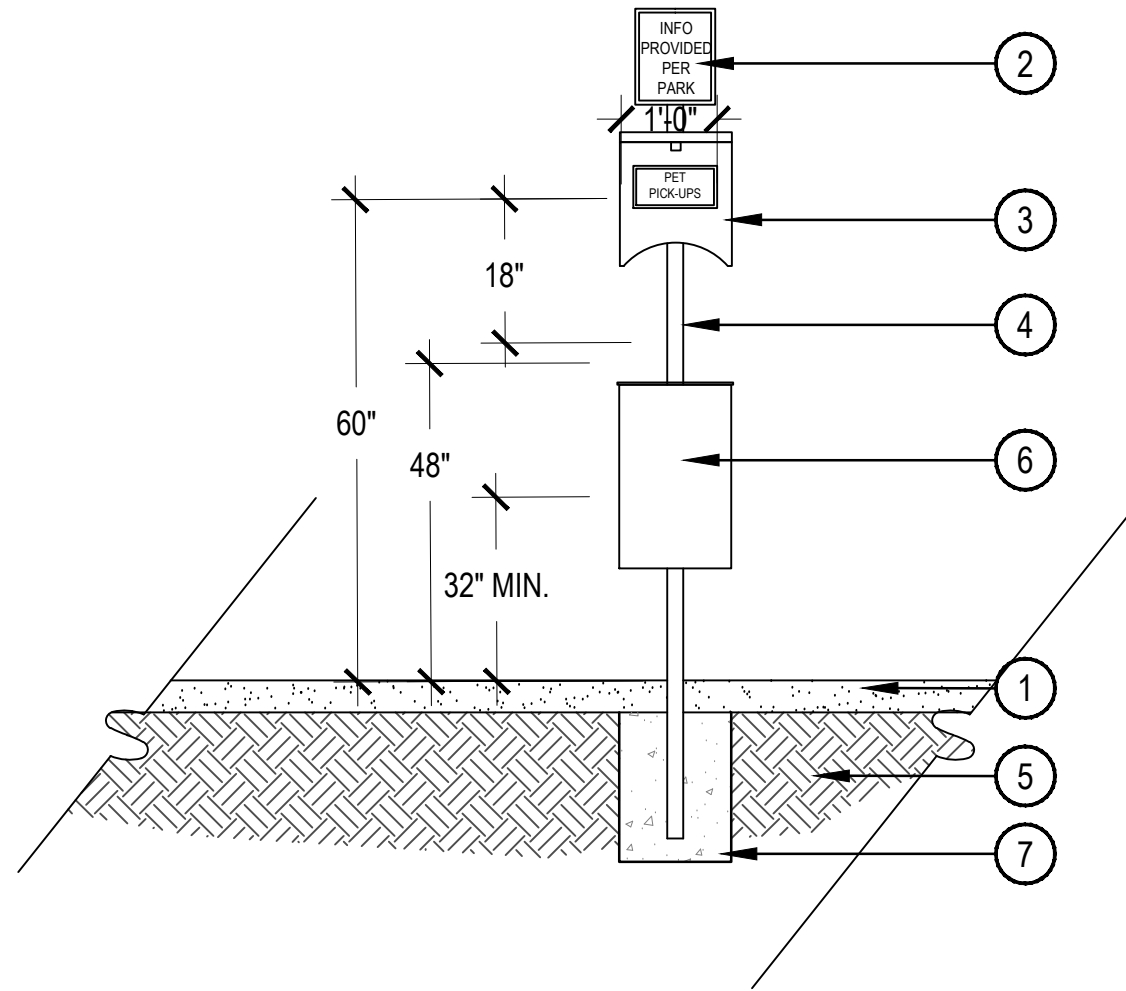


8 PLANTER

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



- 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"



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/camel-clerestory/>
NOTE: MOUNT AND INSTALL PER
MANUFACTURE'S SPECIFICATIONS

2 PET WASTE STATION

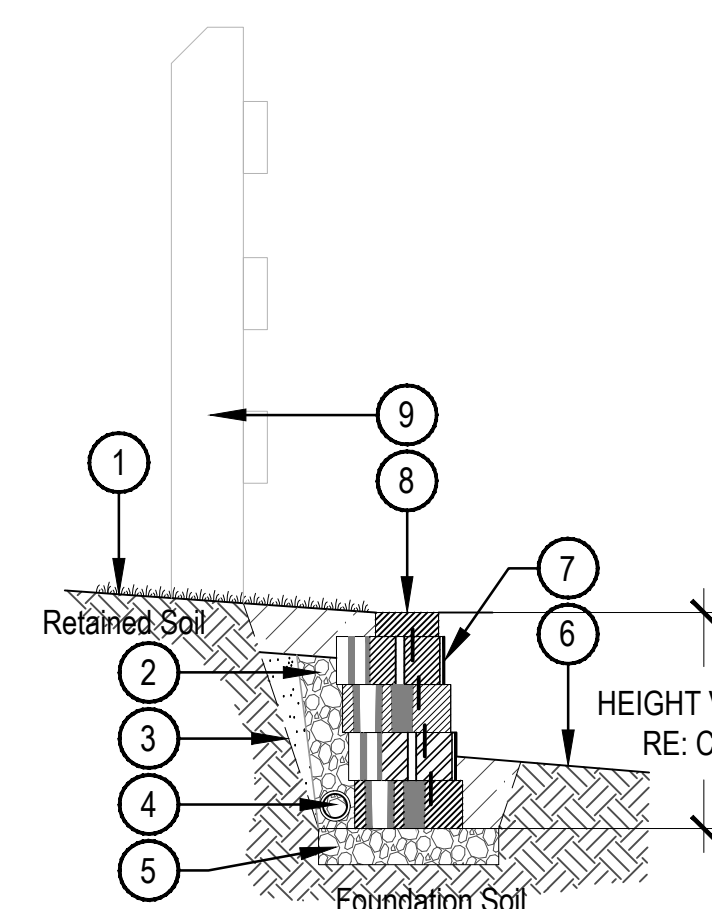
SCALE: 1/2" = 1'-0"



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

3 SHELTER - RECTANGLE

NTS



- 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
($\frac{1}{4}$ " 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

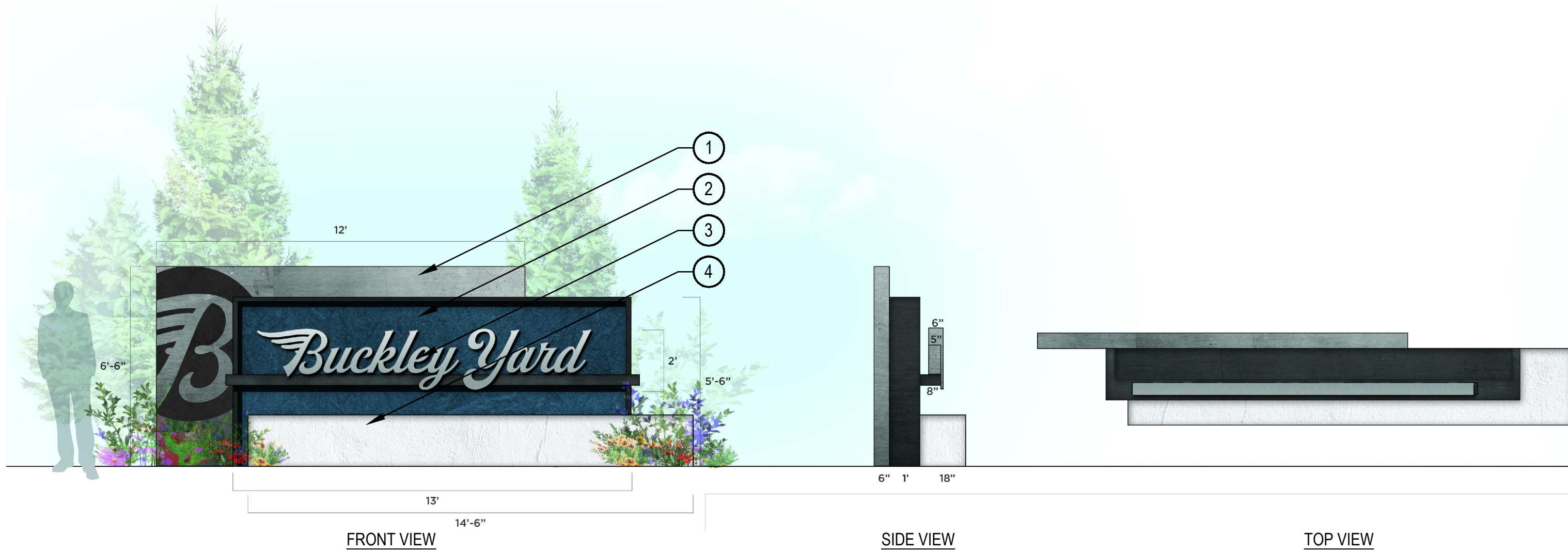
NTS

5 SMALL SHELTER - SQUARE

NTS

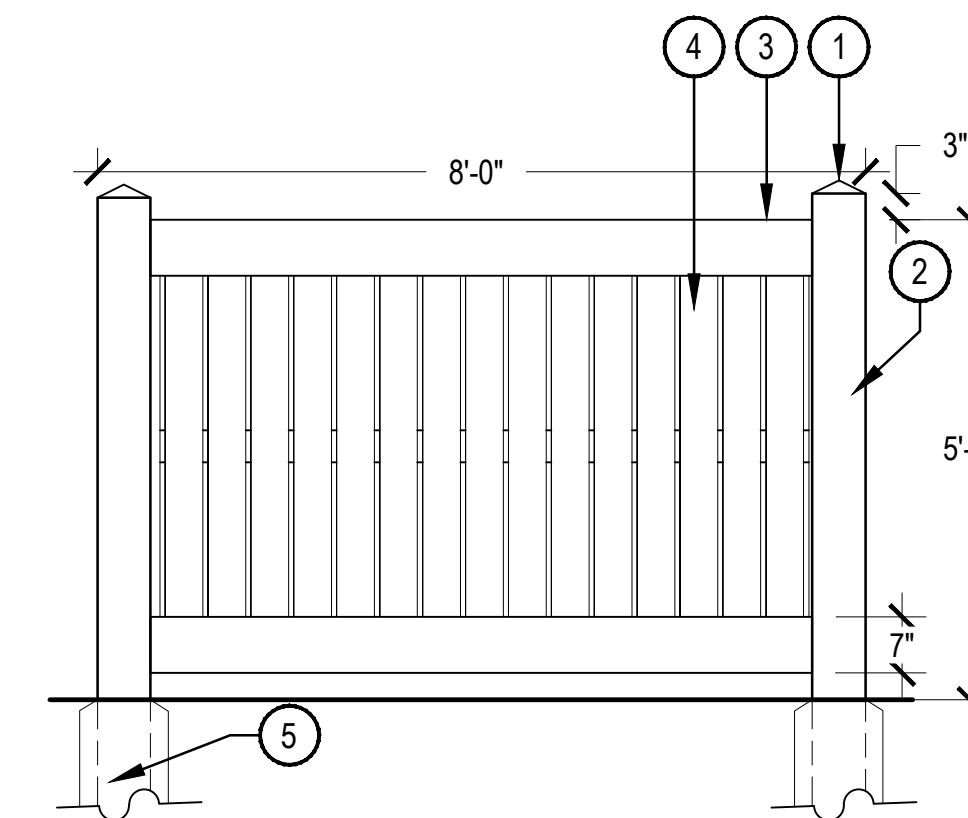
6 RETAINING WALL (FOR CHARACTER ONLY, RE: CIVIL)

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

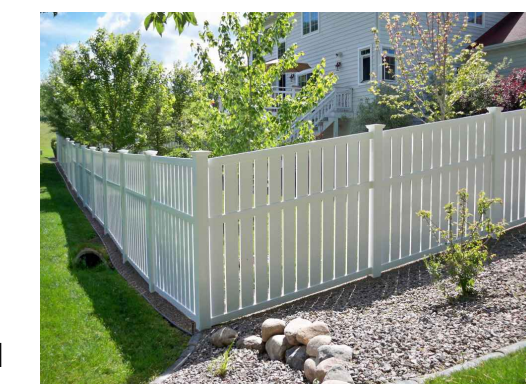


- NOTES:
- THIS DETAIL IS INTENDED TO REPRESENT OVERALL DIMENSIONS, MATERIALS AND FINISHES AND IS NOT INTENDED TO BE AN ENGINEERED DRAWING. REFER TO STRUCTURAL FOR FOOTING DESIGN.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

- 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.



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

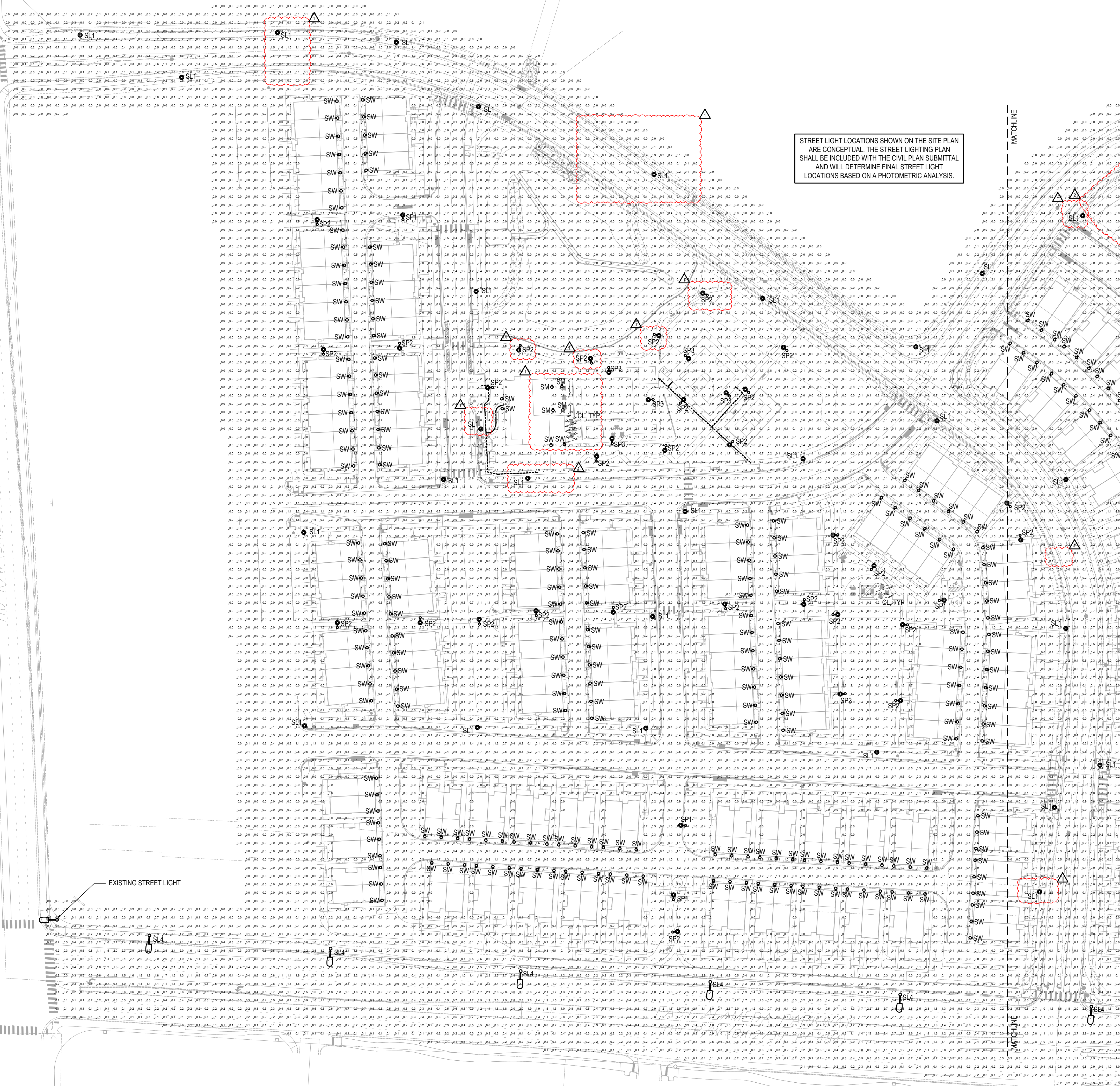
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CONSTRUCTION

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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



1 SITE LIGHTING PHOTOMETRIC
SCALE: 1" = 60'-0"

PHOTOMETRY PLAN GENERAL NOTES:
1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
3. 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

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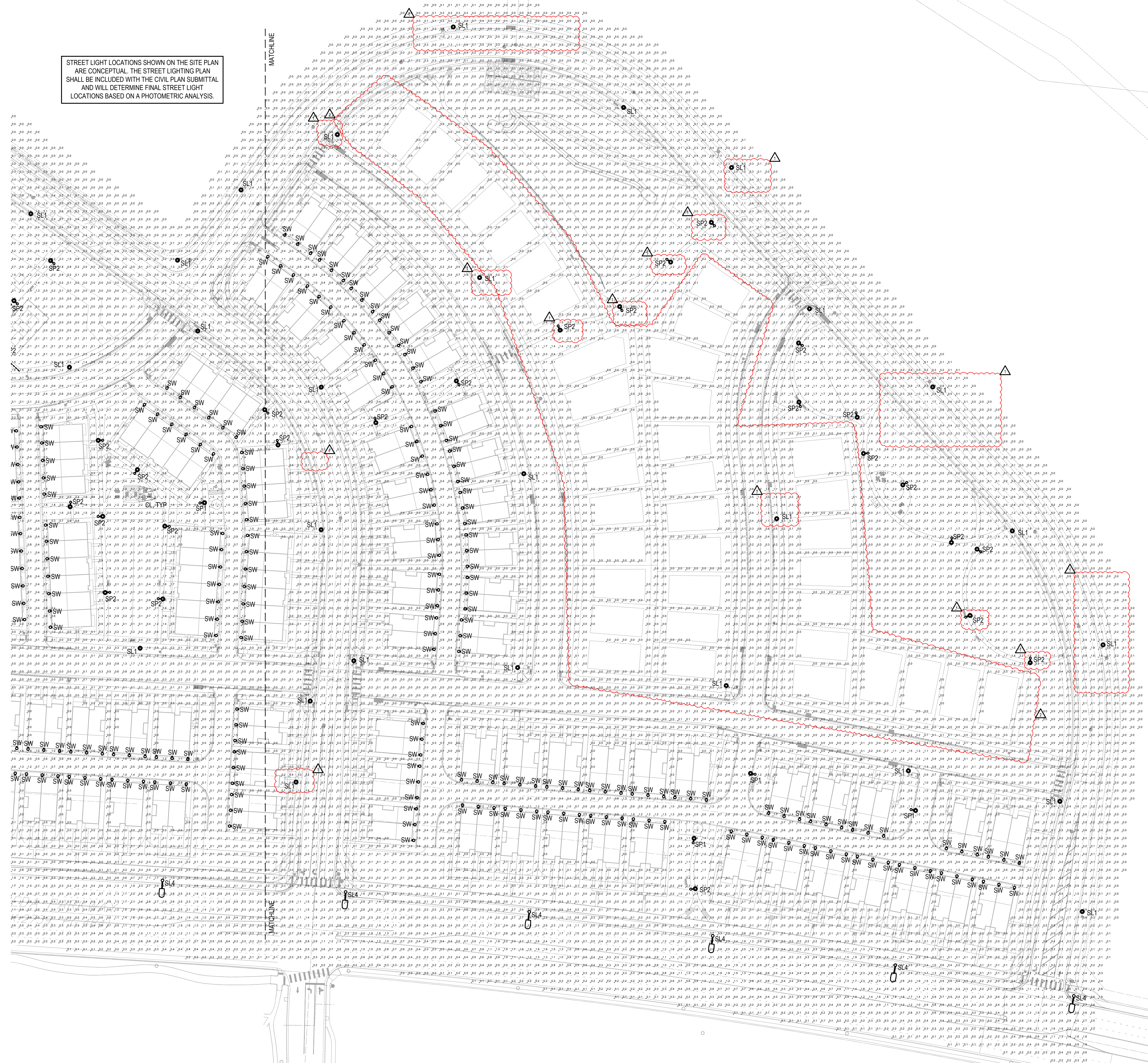
DATE:

04/19/21-SP-01
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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
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SHEET TITLE:

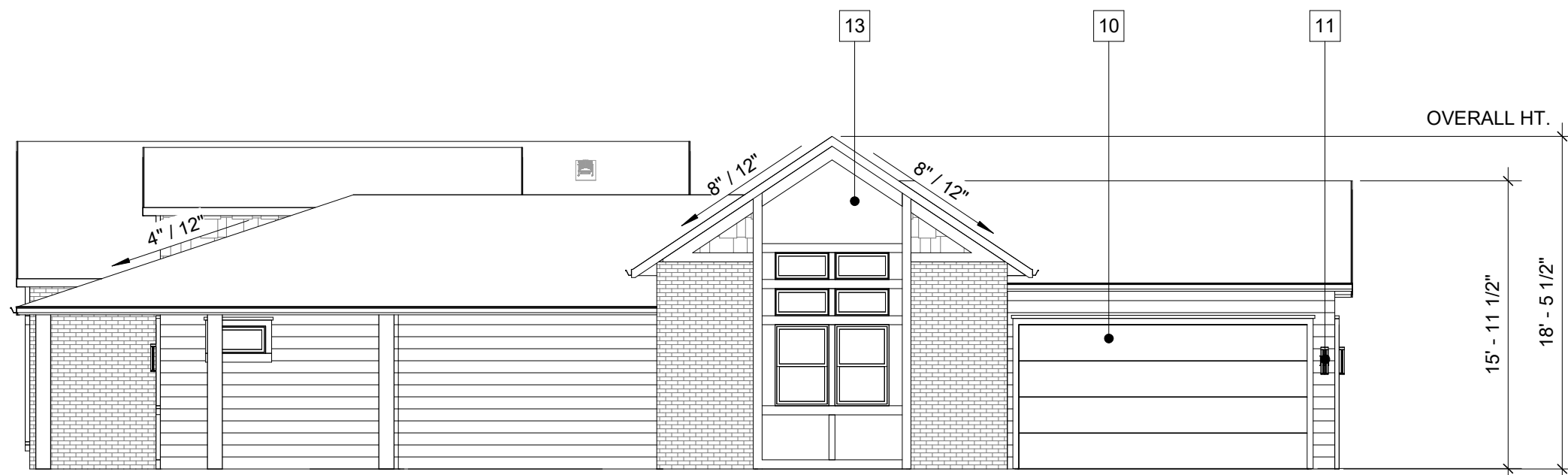
SITE LIGHTING
PHOTOMETRIC

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.

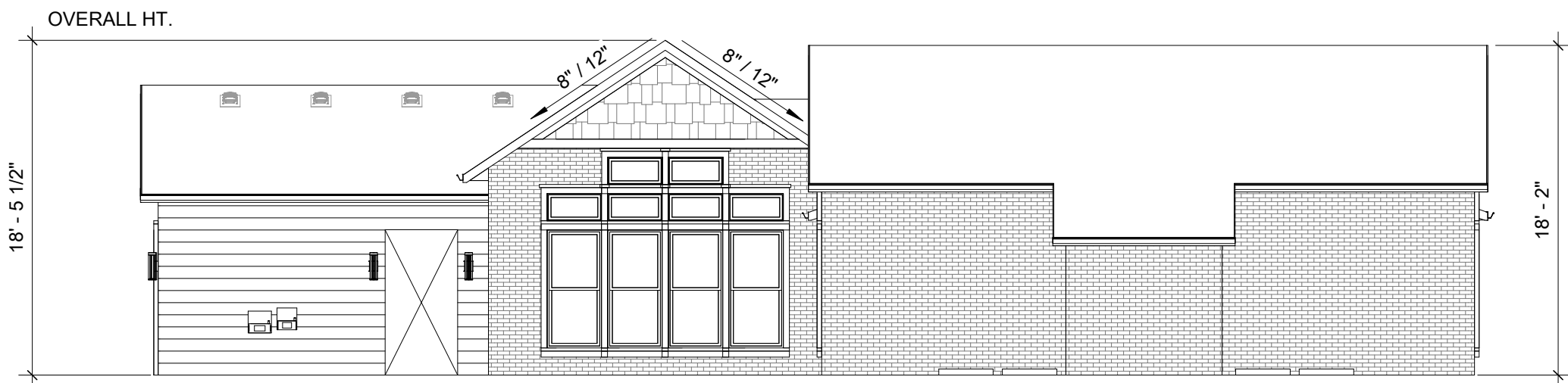


1 SITE LIGHTING PHOTOMETRIC
SCALE: 1" = 60'-0"

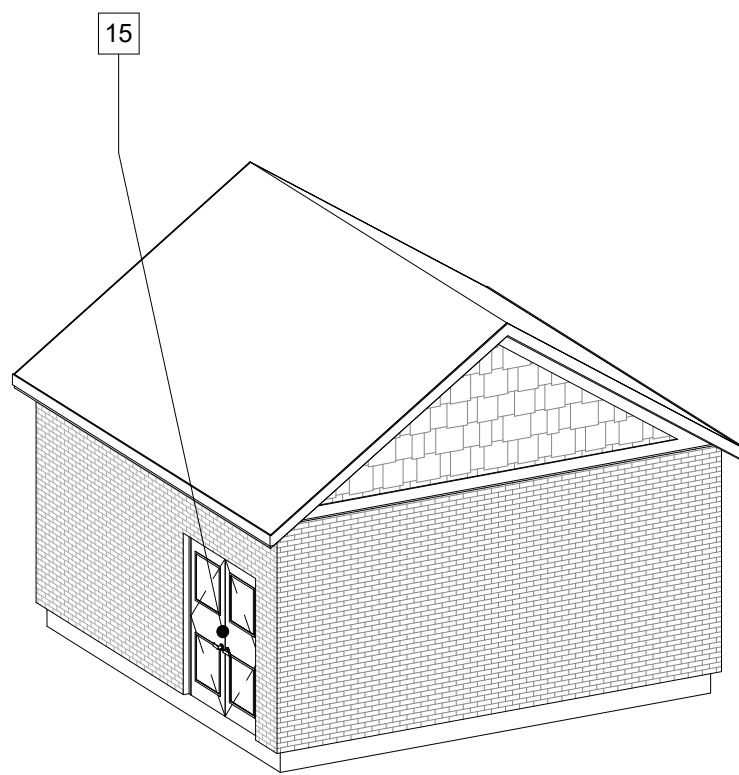
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TO CONFORM TO CITY OF AURORA EXTERIOR
LIGHTING STANDARDS



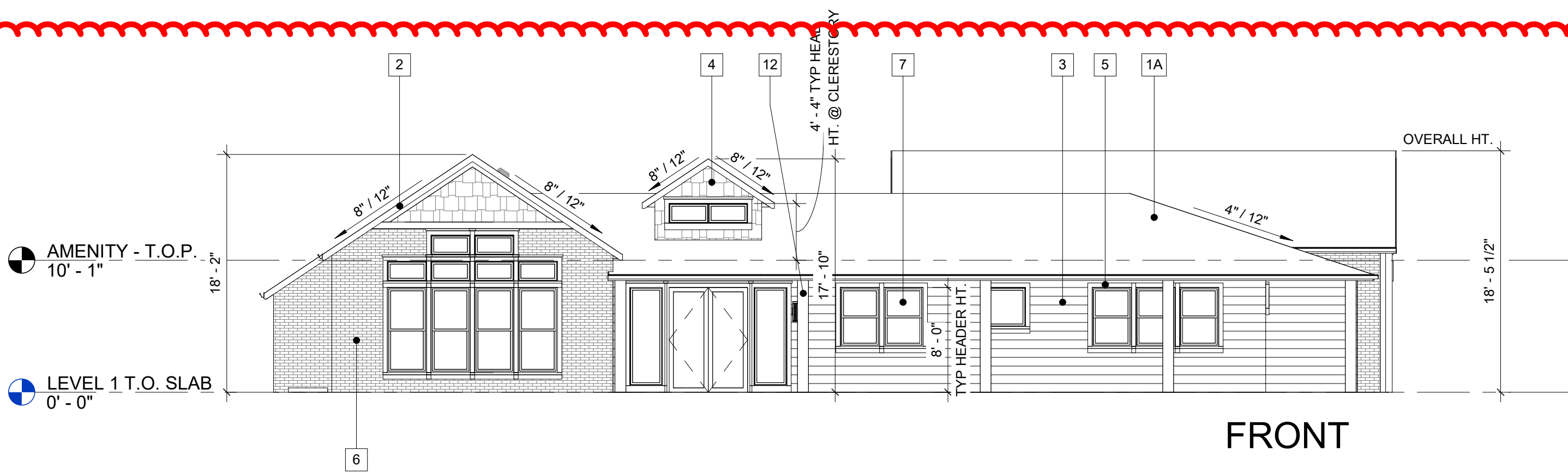
RIGHT



LEFT



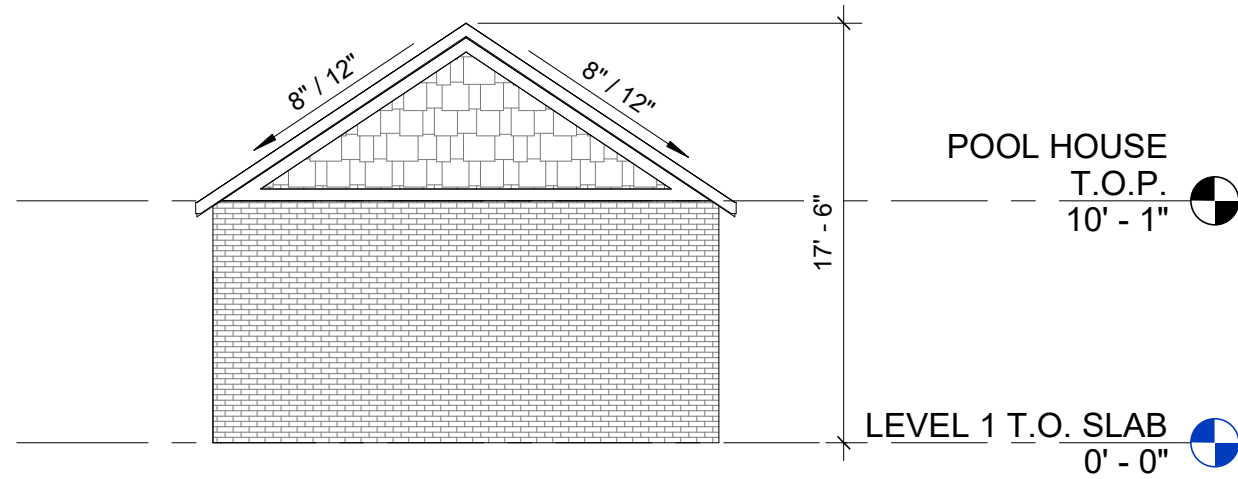
POOL EQUIPMENT
PERSPECTIVE



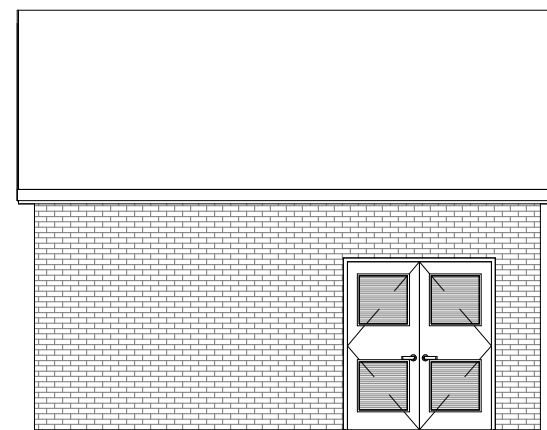
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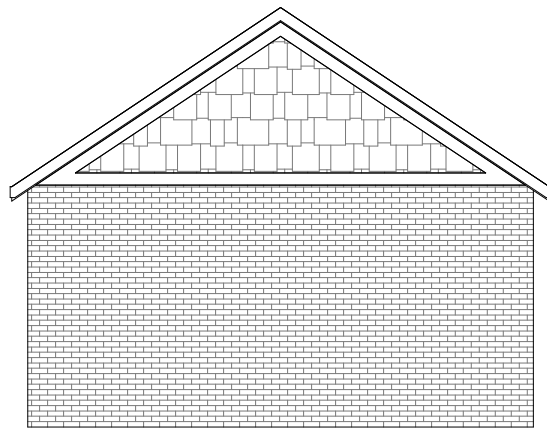
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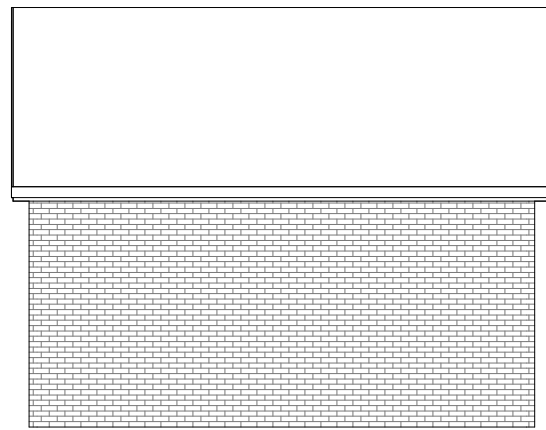
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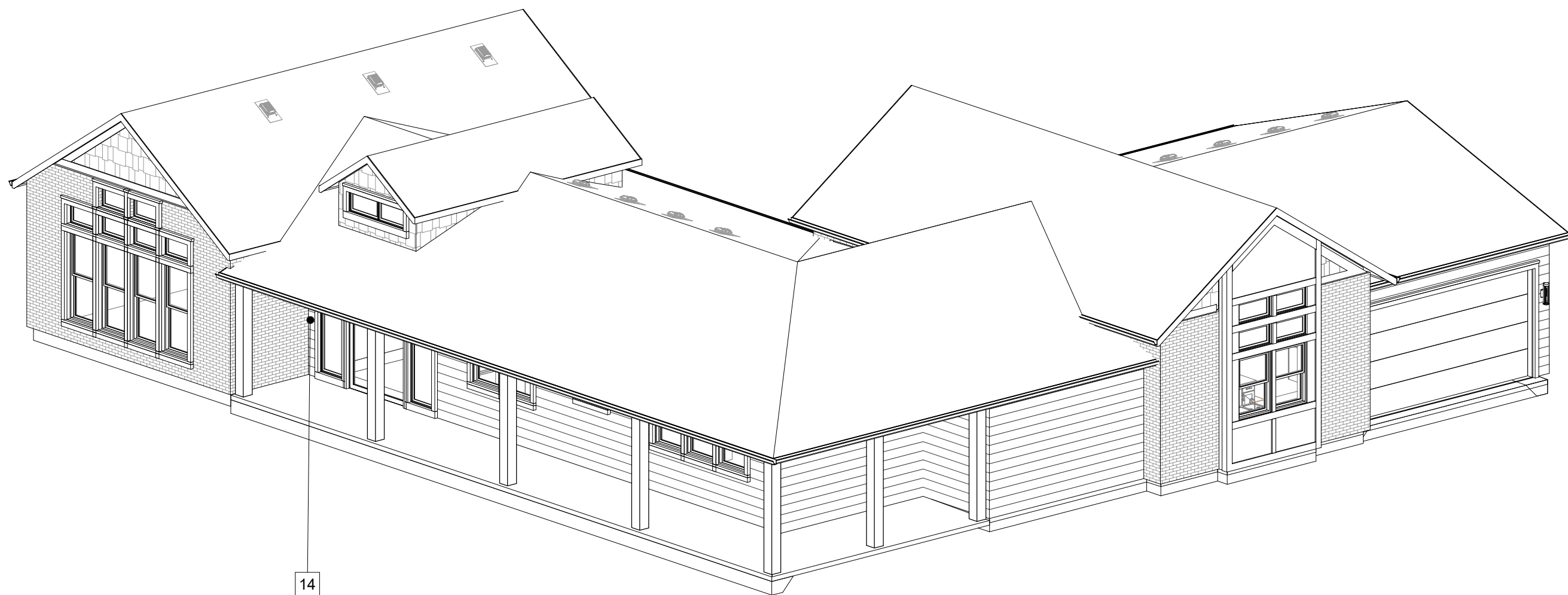
FRONT



LEFT



REAR



AMENITY
PERSPECTIVE

MATERIAL LEGEND

1A	ASPHALT COMPOSITION TILE ROOFING	8	METAL GUARDRAIL
1B	STANDING SEAM METAL ROOFING	9	METAL TRELLIS
2	WOOD FASICA 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 W/ TRIM
6	MASONRY VENEER, WHERE SHOWN	14	KNOX BOX LOCATION (AMENITY BLDG ONLY)
7	VINYL WINDOW SYSTEM	15	DOUBLE LOUVERED DOOR (POOL EQUIP. BLDG ONLY)