

Project Information Summary

Project Name: Aero Valley Hangars (6345 Rockwell) **Last Update:** 1/13/2026

Project Number: PZ-25-00143

General Location: Located on the southwest corner of Rockwell Ct. South of Rockwell Ave.

Project Description:

Proposal to construct 5 airplane hangars in two buildings on 1.57 acres. Located on the southwest corner of Rockwell Ct. South of Rockwell Ave.

Existing Zoning: I-Developing Industrial

Acreage of Site: 1.57

Existing Use: Vacant

Application Type:

Site Development Plan

Civil Construction Plans

Choose Type

☐ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☒ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☒ Use by Right (R)

☐ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Josh McCarn

City Planner

Name: Lena Butterfield

Phone: 970-962-2580

Email: Lena.Butterfield@cityofloveland.org

Attachment (s): Site Plan, Building Elevations

The above information was current at the time of initial project submittal and is subject to change

AERO VALLEY HANGAR - SITE DEVELOPMENT PLAN

LOT 12, BLOCK 1 OF LOVELAND-FT. COLLINS INDUSTRIAL AIRPARK 9th SUBDIVISION AMENDMENT LOCATED IN PART OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

REVIEW SET
NOT FOR
CONSTRUCTION

APPROVED DATE
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PLANOS NO ESTAN A ESCALA.

AERO VALLEY, INC.
6345 ROCKWELL COURT
LOVELAND, COLORADO 80538
LOT 12, BLOCK 1 OF LOVELAND-FT. COLLINS IND.
AIRPARK 9th SUBDIVISION AMENDED

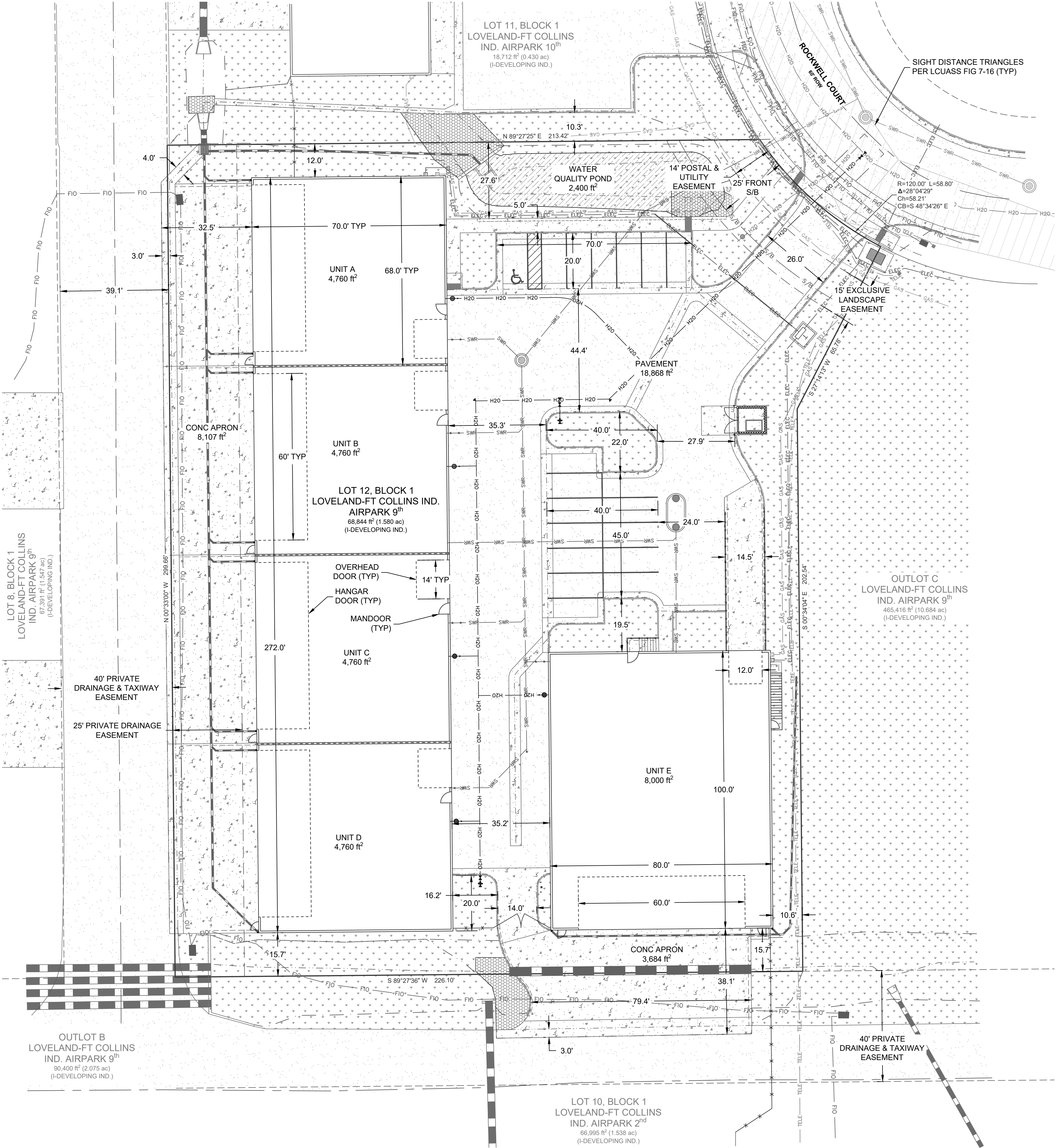
PROJECT INFORMATION:
PROJECT No. 24-C84
DOCUMENT DATE:
11/10/2025 2:00 PM
DOCUMENT PHASE:
SDP - RND 1

DATE	11/07/2025
DESIGNED BY	TJH
CHECKED BY	TJH
DATE	11/10/2025
REVIEW DATE	
COMMENTS	

SITE PLAN

C3.00

SHEET 4 OF 29



PLAN KEY

NOTES:

- EXISTING BOUNDARY, UTILITY, IMPROVEMENT LOCATIONS, AND TOPOGRAPHY INFORMATION BASED ON FIELD SURVEY CONDUCTED BY PLS CORPORATION ON APRIL 14, 2025.
 - HORIZONTAL DATUM: COLORADO STATE PLANE COORDINATES, NAD 1983, MODIFIED STATE PLANE NORTH ZONE, GEOID MODEL GEOID 18. GROUND COORDINATES DERIVED USING A COMBINED SCALE FACTOR OF 1.0002731296 AND BEING SCALED ABOUT CONTROL POINT No. 1 (N 1409104.69', E 3149589.07', Z=4994.79').
 - VERTICAL DATUM: VERTICAL DATUM ESTABLISHED USING CITY OF LOVELAND VERTICAL CONTROL NETWORK BENCHMARK No. 26-7 HAVING AN NGVD29 ELEVATION OF 5015.56'.
 - ON-SITE CONTROL POINT IS THE NORTHEAST PROPERTY PIN, #4 REBAR WITH PLASTIC CAP STAMPED LS 33642, HAVING A NGVD29 ELEVATION OF 4993.31'.
- PROPERTY BOUNDARY PER LOVELAND-FORT COLLINS INDUSTRIAL AIRPARK 9th SUBDIVISION AMENDED RECORDED WITH THE LARIMER COUNTY CLERK & RECORDER OCTOBER 13, 2003 AT RECEPTION No. 20030130592.
- REPLACE ANY PROPERTY PINS DISTURBED BY SITE CLEARING AND DEMOLITION ACTIVITIES.
- REFERENCE GENERAL NOTES ON SHEET C1.00 FOR ADDITIONAL CITY OF LOVELAND REQUIREMENTS.
- EARTHWORK RECOMMENDATIONS PER SUBSURFACE EXPLORATION REPORT FOR PROPOSED HANGAR BUILDINGS BY SUBSTRATA CONSULTANT ENGINEERS, PROJECT No. 25-1046, DATED MARCH 21, 2023.
 - IMPORT MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO IMPORTING TO THE SITE. SOILS EXISTING ON-SITE ARE SUITABLE FOR REUSE.
 - REMOVE THE TOP 2'-4" OF VEGETATED TOP SOIL FROM AREAS TO RECEIVE FILL, SITE CONCRETE, OR PAVEMENT. TOP SOIL SHOULD BE DISCARDED FROM THE SITE OR REUSED IN LANDSCAPE AREAS.
 - SCARIFY ALL EXPOSED AREAS TO RECEIVE FILL, INCLUDING THE BOTTOM OF AN OVER-EXCAVATION AREA, A MINIMUM OF 9", CONDITION TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACT PRIOR TO PLACEMENT OF FILL, CONCRETE, OR PAVEMENT.
 - MOISTURE CONDITION AND COMPACT ALL FILL IN LOOSE VERTICAL LIFTS NOT TO EXCEED 9 INCHES.
 - PLACE 6" LAYER OF AGGREGATE BASE COURSE BELOW ALL SITE CONCRETE.
- OVER-EXCAVATION REQUIRED:
 - BUILDING AREA/FOUNDATIONS = 4' TO 5', DETERMINED DURING OPEN HOLE OBSERVATION. MUST BE BELOW EXPANSIVE CLAY LAYER.
 - EXTEND OVER-EXCAVATION AT LEAST 5' BEYOND THE EDGE OF FOOTING.
 - PAVEMENT = 2'
 - EXTEND OVER-EXCAVATION AT LEAST TO BACK OF CURB LINE.
- COMPACTION REQUIREMENTS:
 - MINIMUM DENSITY
 - ON-SITE SOILS = 95% OF STANDARD PROCTOR, ASTM D698
 - ASPHALTIC CONCRETE (SUPERPAVE CRITERIA) = 92 TO 96% OF MAX THEORETICAL DENSITY
 - MOISTURE CONTENT
 - ON-SITE SOILS = -1%/+3% OF OPTIMUM
 - AGGREGATE BASE COURSE = ±2% OF OPTIMUM
 - CHEMICALLY STABILIZED SUB-GRADE = ±2% OF OPTIMUM
- TESTING & INSPECTION SERVICES:
 - THIRD PARTY TESTING AND INSPECTION SERVICE MUST BE EMPLOYED DURING CONSTRUCTION TO TEST SOILS, CONCRETE AND ASPHALT.
 - FOR FOUNDATION AND TRENCH BACKFILL TEST EVERY OTHER 9" LIFT EVERY 25 LINEAR FEET. A MINIMUM OF TWO TESTS PER LIFT OR SIDE OF FOUNDATION SHALL BE PERFORMED.
 - FOR SUBGRADE AND AGGREGATE BASE COURSE UNDER PAVEMENT AND SITE CONCRETE TEST EACH LIFT AT A MINIMUM OF 50 LINEAR FEET.
 - A PROOF-ROLL IN ALL PAVED AREAS MUST BE PERFORMED 24 HOURS PRIOR TO PLACING PAVEMENT LAYER.
 - A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR 1,000 GALLON WATER TRUCK MUST BE USED TO PERFORM THE PROOF-ROLL.
 - PROVIDE THIRD PARTY COMPACTION TESTING AND INSPECTION REPORTS TO THE CIVIL ENGINEER WITHIN 48 HOURS OF PLACING FILL OR BACKFILL. TJ HEUPEL, tj@asherarch.com.
- GENERAL SITE CONCRETE REQUIREMENTS:
 - READY MIXED CONCRETE SHALL BE TESTED FOR COMPLIANCE AT TIME OF PLACEMENT WITH THE PARAMETERS BELOW OR SUPPLIER SPECIFICATIONS.
 - ONLY NON-CALCIUM ADMIXTURES ALLOWED FOR USE ON PROJECT.
 - REFERENCE ACI 306 FOR COLD WEATHER CONCRETE REQUIREMENTS.
 - MIN. 28 DAY COMPRESSIVE STRENGTH = 4,000 PSI
 - ALLOWABLE SLUMP RANGE = 3" - 5"
 - ENTRAINED AIR CONTENT = 5% - 7%, EXTERIOR CONCRETE
 - IF SUPPLIER RECOMMENDATIONS FOR A SPECIFIC CONCRETE MIX DIFFER FROM THESE REQUIREMENTS, THE SUPPLIER RECOMMENDATIONS SHALL BE USED.
- ALL EXCAVATIONS MUST FOLLOW OSHA SAFETY STANDARDS.
- PROVIDE THIRD PARTY TESTING REPORTS TO THE CITY OF LOVELAND FOR ALL EXCAVATIONS WITHIN PUBLIC RIGHT-OF-WAY.
- PROVIDE MATERIAL SUBMITTALS AND TESTING REPORTS TO THE CIVIL ENGINEER, tj@asherarch.com. ALLOW FOR ONE WEEK OF REVIEW FOR SUBMITTALS.

A	RIGID/FLEX PAVEMENT
B	AGGREGATE BASE COURSE
C	MOISTURE CONDITION & COMPCETED SUBGRADE

RECOMMENDED PAVEMENT SECTIONS*				
PAVEMENT			LIGHT	HEAVY
RIGID PAVEMENT	PORTLAND CEMENT CONCRETE	A	5"	6"
	SUB-GRADE	C	24"	24"
FLEXIBLE PAVEMENT OPTION A	ASPHALTIC CONCRETE (S or SX)	A	4"	5"
	AGGREGATE BASE (CLASS 5 or 6)	B	6"	8"
FLEXIBLE PAVEMENT OPTION B	SUB-GRADE	C	24"	24"
	ASPHALTIC CONCRETE (S or SX)	A	3"	4"
FLEXIBLE PAVEMENT OPTION B	AGGREGATE BASE (CLASS 5 or 6)	B	4"	6"
	CHEMICALLY STABILIZED SUB-GRADE (12% CLASS C FLYASH OR 4% CEMENT)	C	12"	12"

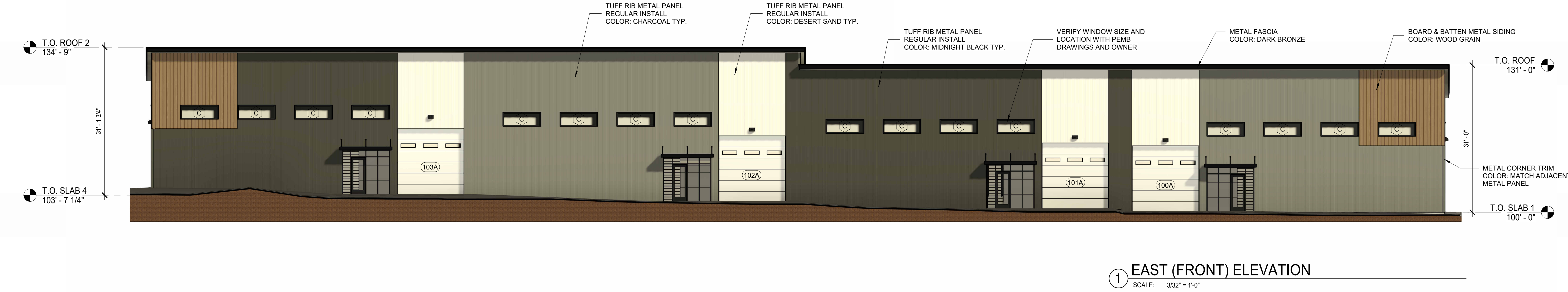
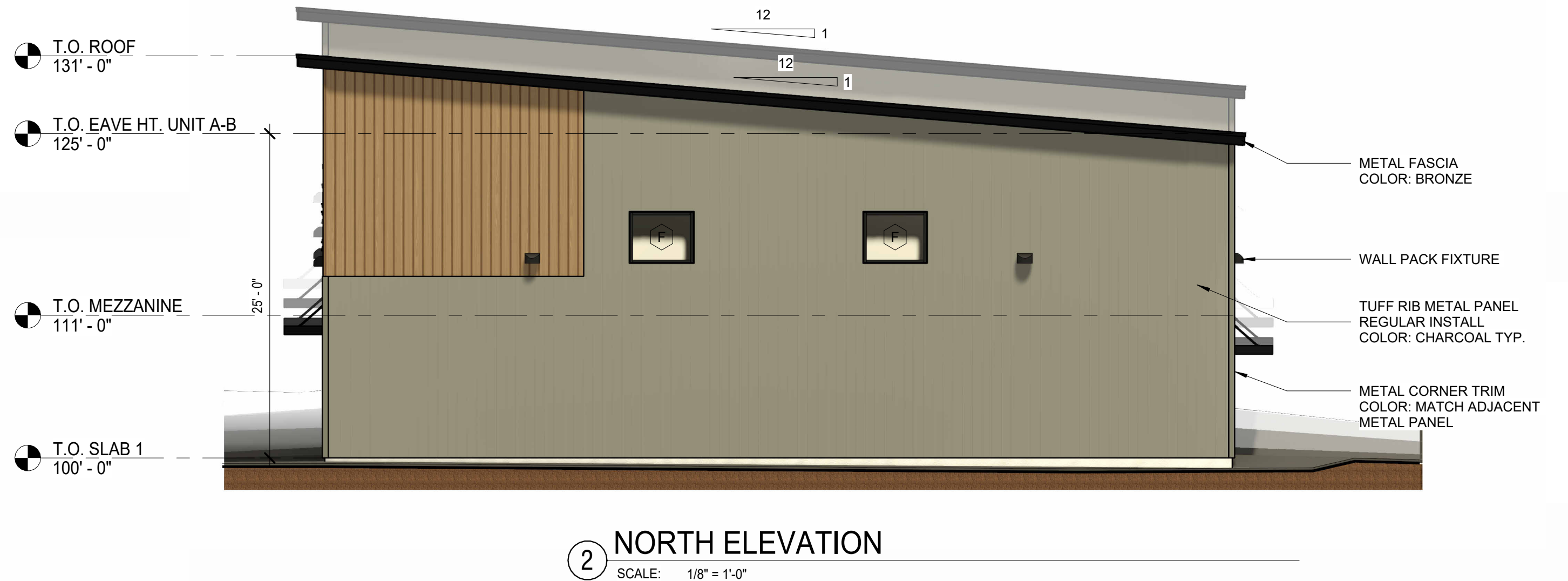
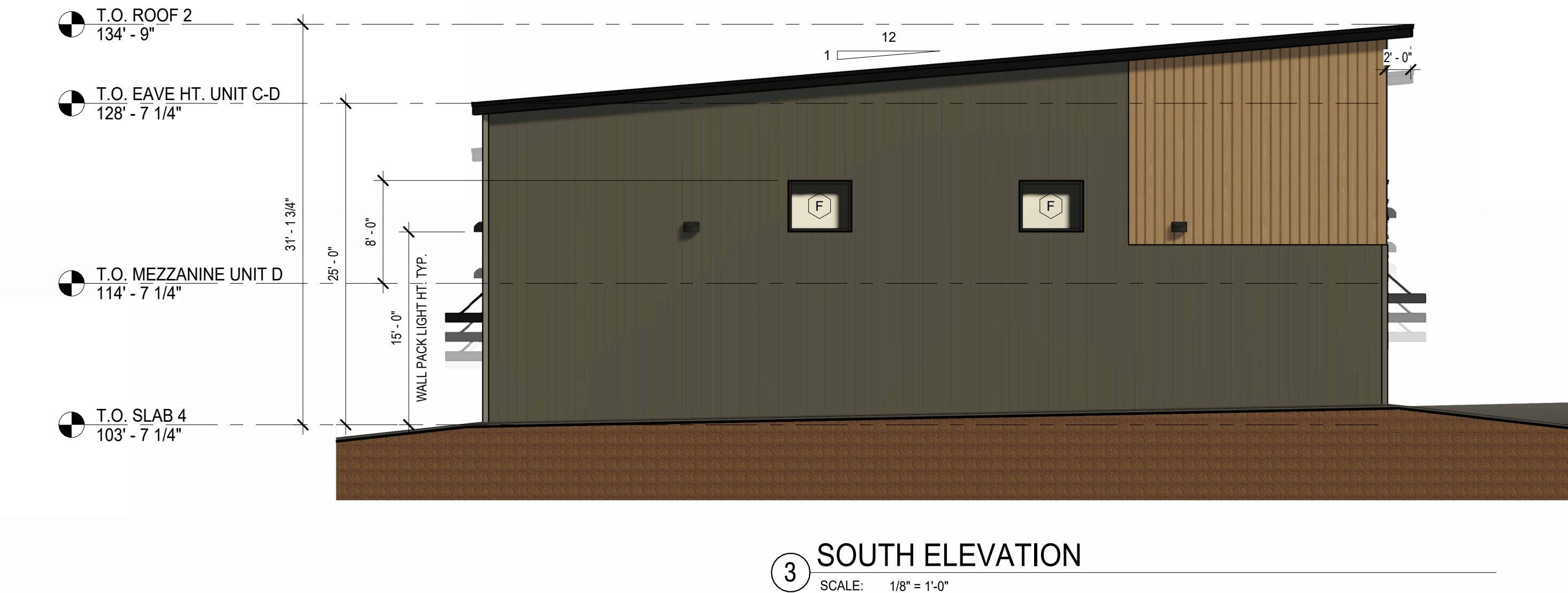
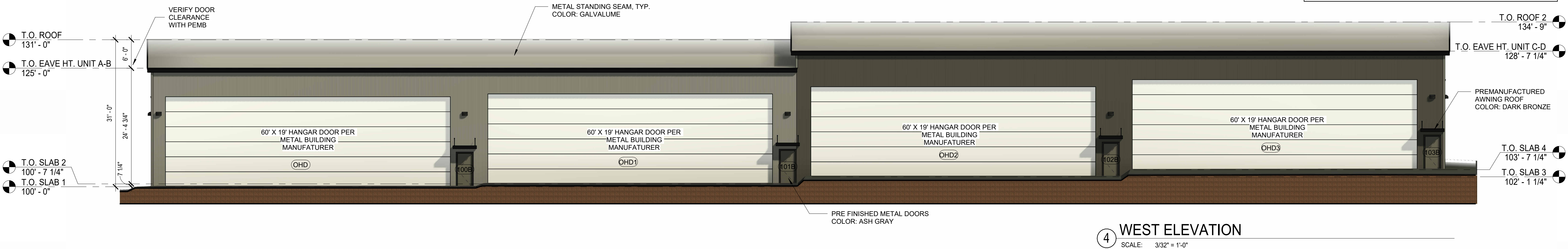
OVERALL SITE PLAN

SCALE: 1" = 20'



AERO VALLEY HANGAR - SITE DEVELOPMENT PLAN

LOT 12, BLOCK 1 OF LOVELAND-FT. COLLINS INDUSTRIAL AIRPARK 9th SUBDIVISION AMENDMENT LOCATED IN PART OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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October 22, 2025
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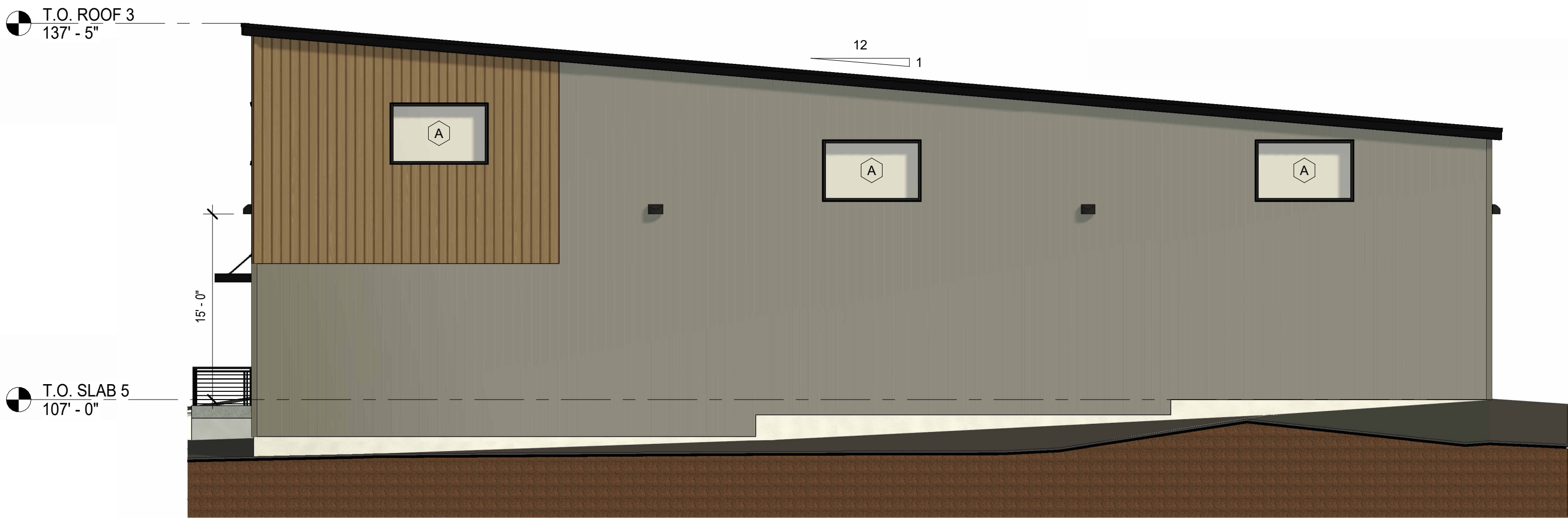
ROCKWELL CT. HANGAR
5261 N. CO REGIONAL AIRPORT
LOVELAND, CO 80538

PROJECT INFORMATION:
24-C84
DOCUMENT DATE:
10/22/2025 2:12:07 PM
DOCUMENT PHASE:
**SDP REVIEW
ROUND 1**

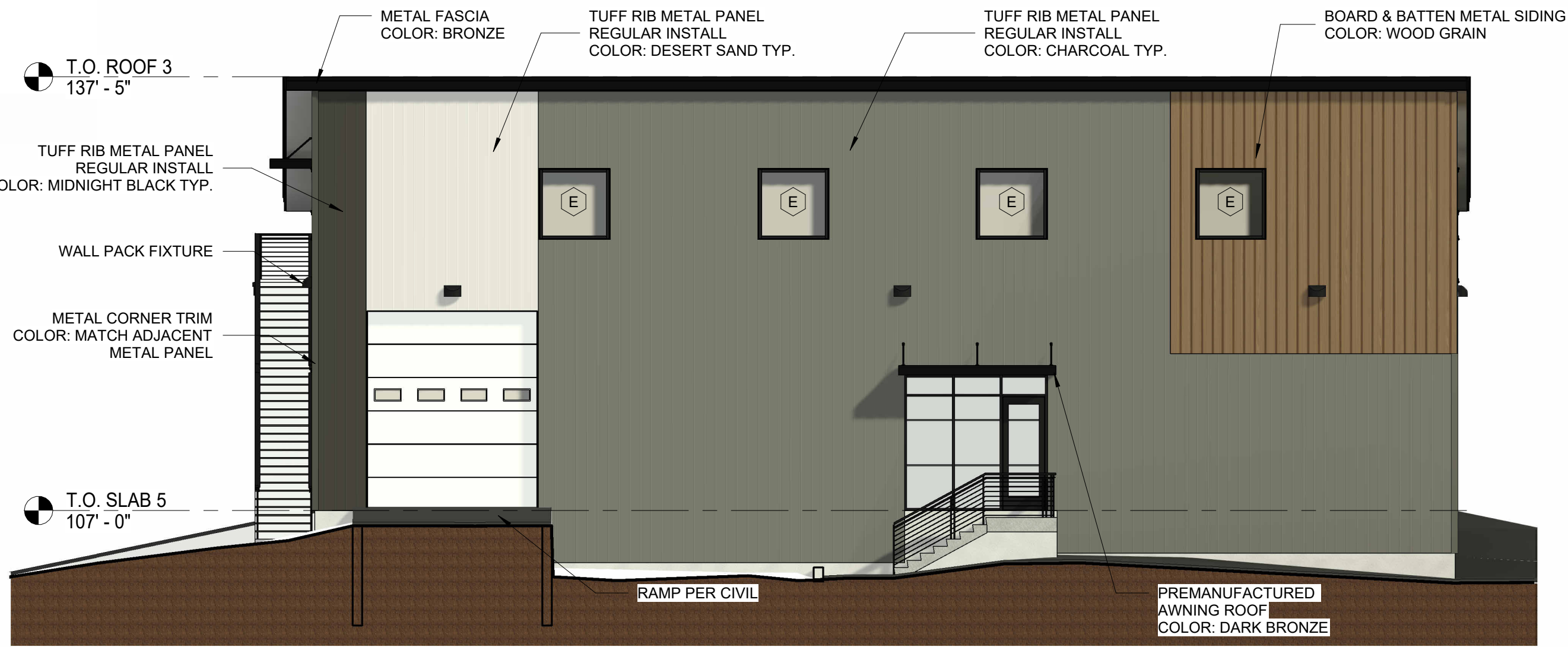
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CHECKED BY:	DATE			
DAVID	09/16/21			

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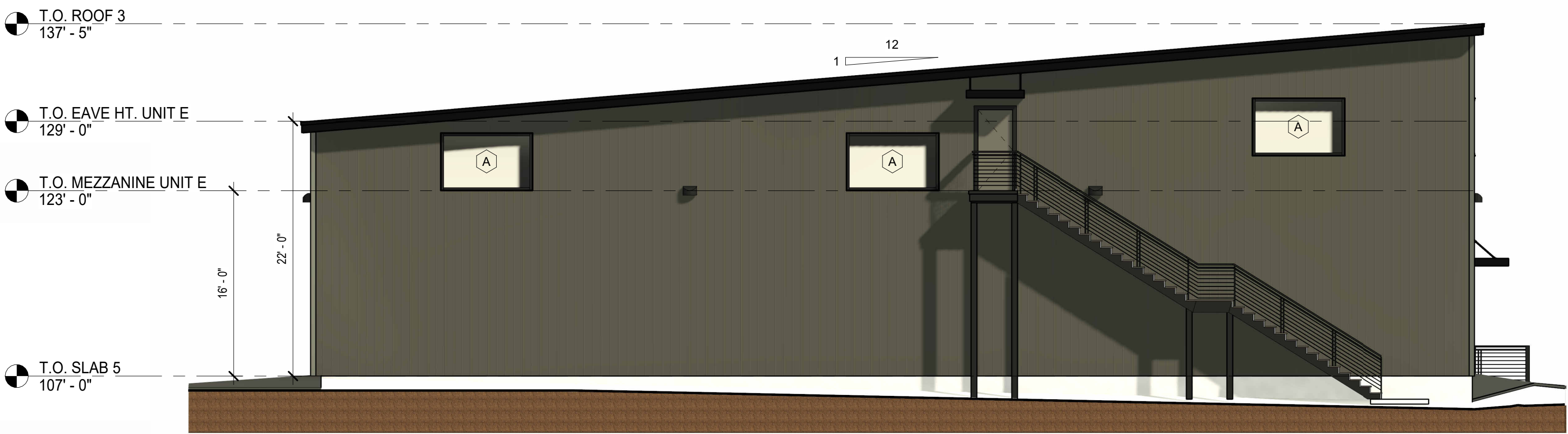
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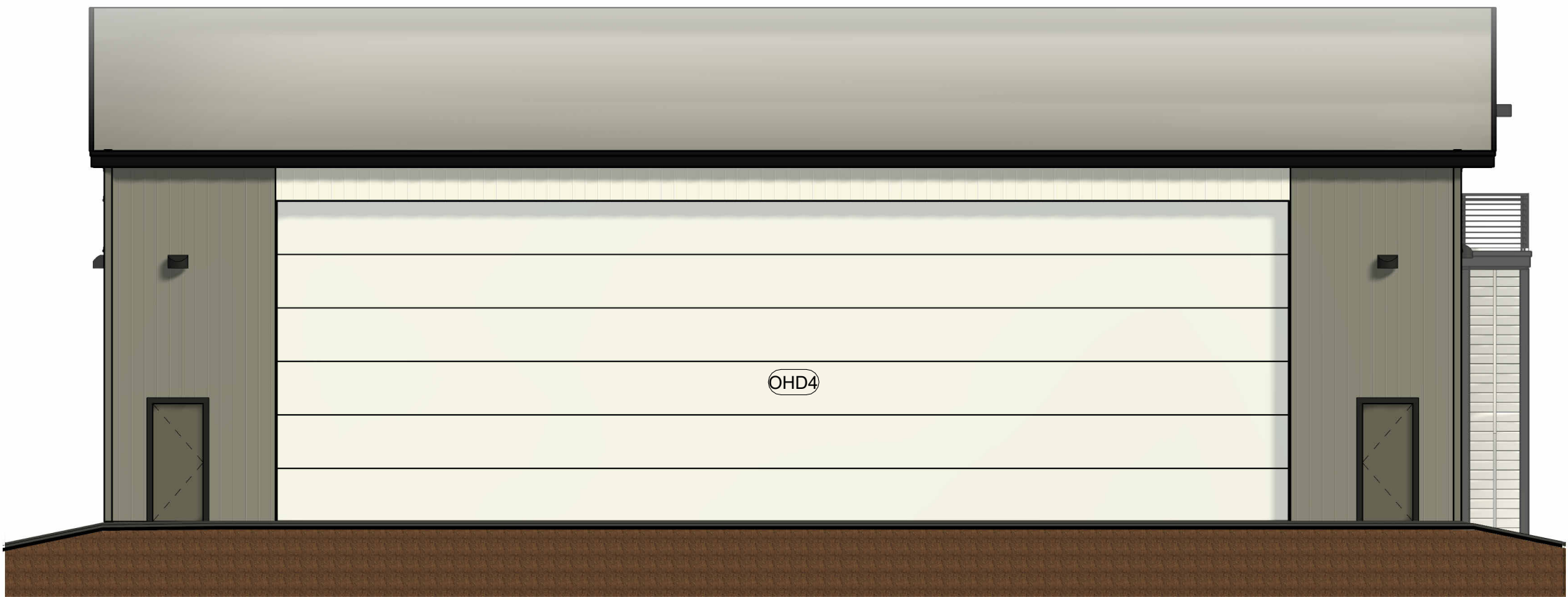
4 WEST ELEVATION - UNIT E
SCALE: 1/8" = 1'-0"



3 NORTH (FRONT) ELEVATION - UNIT E
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - UNIT E
SCALE: 1/8" = 1'-0"

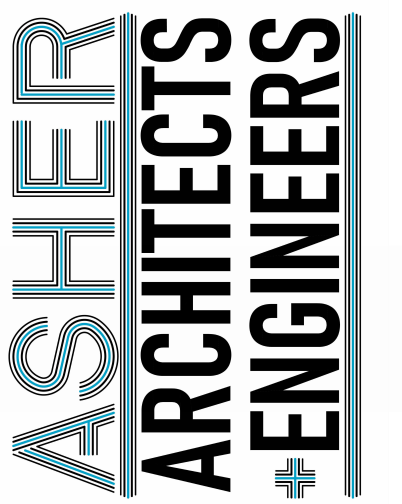


1 SOUTH ELEVATION - UNIT E
SCALE: 1/8" = 1'-0"

- GENERAL LIGHTING NOTES
- ALL EXTERIOR LIGHTING IS MOUNTED IN THE DOWN DIRECTION IN FULL CUT OFF MODE
 - VERIFY MOUNTING HEIGHT OF LED PANEL IN MAIN AREA WITH OWNER
 - ELECTRICAL ENGINEER TO SPECIFIED FIXTURE BRAND AND MODEL
 - ARCHITECTS LIGHTING LAYOUT IS FOR REFERENCE ONLY. SEE ELECTRICAL ENGINEERING FOR ALL DETAILS.

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07/14/21	LEWIS	07/14/21	LEWIS	07/14/21	LEWIS	07/14/21	LEWIS	07/14/21	LEWIS

ELEVATIONS