

0' 20' 40' 80'

SCALE IN FEET

FLAG NOTES:

- ① TIE TO EXISTING GRADE
- ② CONNECT TO EXISTING STORM
- ③ PROPOSED STORM PIPING
- ④ PROPOSED DRAIN BASIN w/ SOLID LID
- ⑤ PROPOSED DRAIN BASIN w/ GRATED LID
- ⑥ PROPOSED STORM INLETS
- ⑦ PROPOSED STORM TO CONNECT TO ADJACENT STORM NETWORK
- ⑧ PROPOSED FUTURE DETENTION POND LOCATION
- ⑨ PROPOSED RETAINING WALL, HEIGHT= 4'-6'
- ⑩ PROPOSED FLARED END SECTION
- ⑪ PROPOSED OUTLET STRUCTURE

with railing

"WITH RAILING"  
ADDED TO FLAG  
NOTE

NOTE:

1. DETENTION FOR EACH PARCEL TO BE PROVIDED AT TIME OF DEVELOPMENT OF EACH INDIVIDUAL PARCEL.
2. ALL ONSITE STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.

## LEGEND

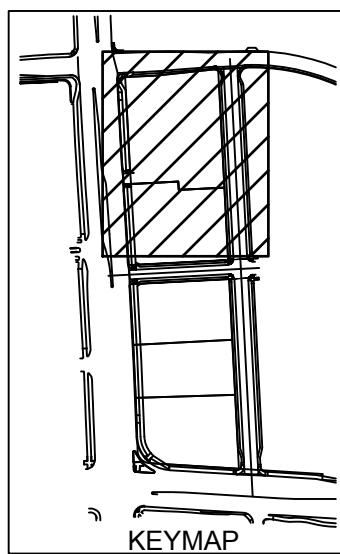
-----	EXISTING PROPERTY LINE
-----	SETBACKS
-----	SAWCUT LINE
-----	EXISTING CURB AND GUTTER
-----	PROPOSED CURB AND GUTTER
-----	LIMITS OF CONSTRUCTION
----- LOC -----	
5280 -----	EXISTING MAJOR CONTOUR
5281 -----	EXISTING MINOR CONTOUR
5280 -----	PROPOSED MAJOR CONTOUR
5281 -----	PROPOSED MINOR CONTOUR
SD -----	EXISTING STORM PIPE
SD -----	PROPOSED STORM PIPE
XXXXXXXXXXXXXXXXXXXXXXXXXXXXX	UTILITY DEMOLITION
FF = FINISHED FLOOR	TW = TOP OF WALL
BW = BOTTOM OF WALL	TBC = TOP BACK CURB

BENCHMARK:

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

BASIS OF BEARING:

BEARINGS BASED ON THE NORTH  
LINE OF THE NORTHWEST  
QUARTER OF SECTION 16,  
TOWNSHIP 4 SOUTH, RANGE 66  
WEST OF THE 6TH P.M. BEING  
MONUMENTED AT THE  
NORTHWEST CORNER OF THE  
SAID NORTHWEST QUARTER BY A  
3.25" BRASS CAP IN RANGE BOX  
STAMPED "CITY OF AURORA 1986  
LS 16419" FROM WHICH THE  
NORTHEAST CORNER OF SAID  
NORTHWEST QUARTER, BEING  
MARKED BY A 3.25" BRASS CAP IN  
6" STEEL PIPE STAMPED "CITY OF  
AURORA 1986 LS 16848" BEARS  
NORTH 89°55'56" WEST, A  
DISTANCE OF 2658.40 FEET.



**olsson**

1880 Fall River Drive,  
Suite 200  
Loveland, CO 80538

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**Know what's below.  
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CALL 811 SEVENTY-TWO HOURS  
PRIOR TO DIGGING, GRADING OR  
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UNDERGROUND MEMBER UTILITIES

[illegible]

# GRADING & DRAINAGE PLAN

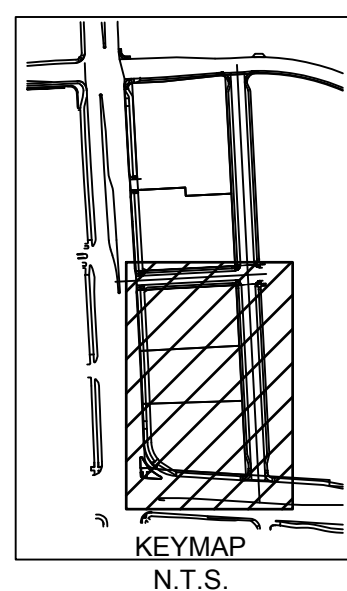
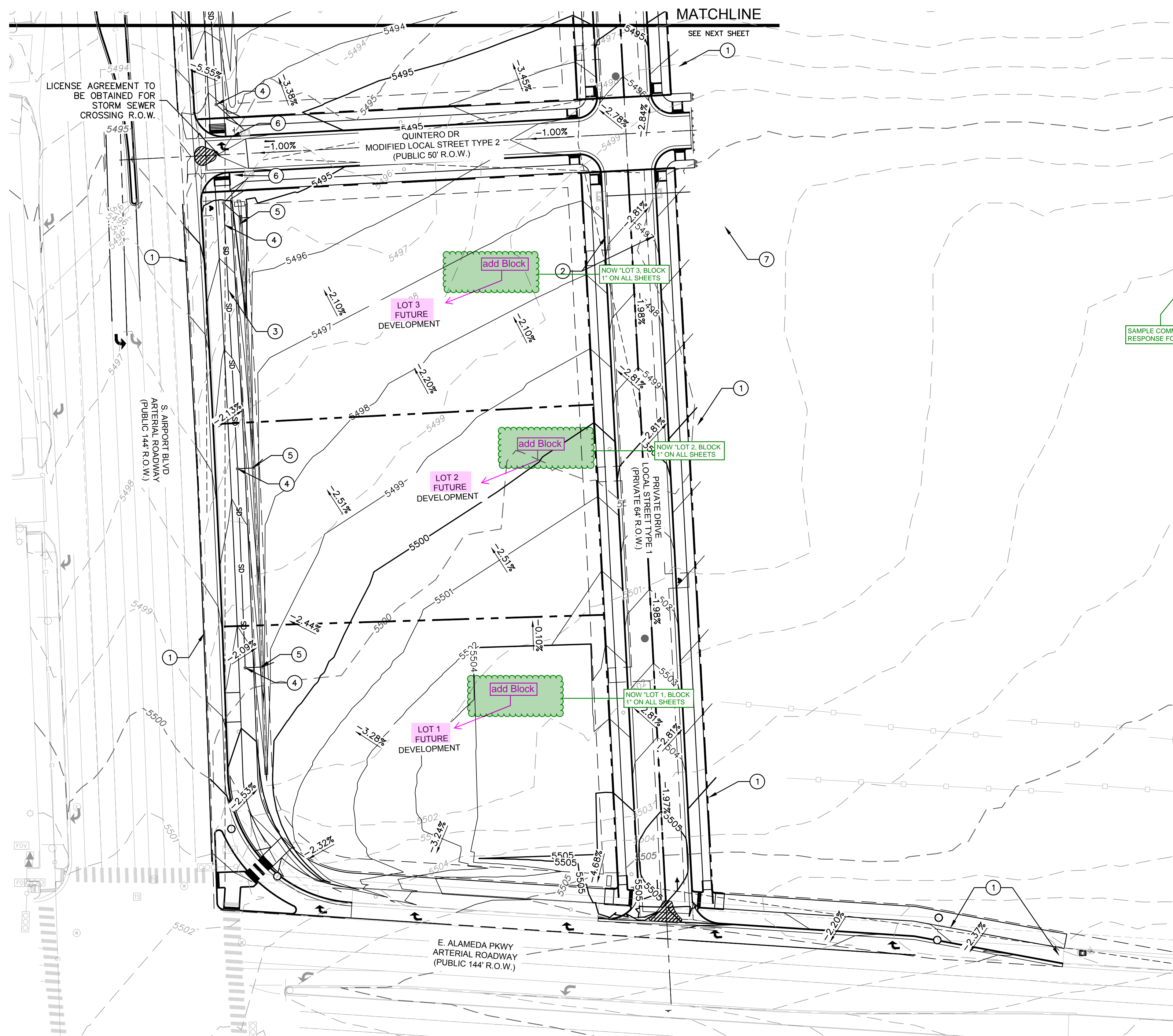
## BUCKELY YARD FILING NO.1

# BUCKLEY YARD COMMERCIAL INFRASTRUCTURE SITE PLAN

AURORA, COLORADO

drawn by: \_\_\_\_\_ BK/EM  
checked by: \_\_\_\_\_ EM  
approved by: \_\_\_\_\_ JE  
QA/QC by: \_\_\_\_\_ JE  
project no.: \_\_\_\_\_ 020-2569  
drawing no.: \_\_\_\_\_ C GRD01 0202569  
date: \_\_\_\_\_ 06-04-2021





FLAG NOTES:

- ① TIE TO EXISTING GRADE
- ② CONNECT TO EXISTING STORM
- ③ PROPOSED STORM PIPING
- ④ PROPOSED DRAIN BASIN w/ SOLID LID
- ⑤ PROPOSED DRAIN BASIN w/ GRATED LID
- ⑥ PROPOSED STORM INLETS
- ⑦ PROPOSED STORM TO CONNECT TO ADJACENT STORM NETWORK.

NOTE:

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### LEGEND

_____	EXISTING PROPERTY LINE
_____	SETBACKS
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_____	PROPOSED CURB AND GUTTER
_____ <b>LOC</b> _____	LIMITS OF CONSTRUCTION
_____ 5280 _____	EXISTING MAJOR CONTOUR
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BENCHMARK:

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

BASIS OF BEARING:

BEARINGS BASED ON THE NORTH  
LINE OF THE NORTHWEST  
QUARTER OF SECTION 16,  
TOWNSHIP 4 SOUTH, RANGE 66  
WEST OF THE 6TH P.M. BEING  
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# GRADING & DRAINAGE PLAN

## BUCKELY YARD FILING NO.1

# BUCKLEY YARD COMMERCIAL INFRASTRUCTURE SITE PLAN

AURORA, COLORADO

drawn by: BK/EM  
checked by: EM  
approved by: JE  
QA/QC by: JE  
project no.: 020-2569  
drawing no.: C GRD01 0202569  
date: 06-04-2021

SHEET  
#####

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REVISIONS DESCRIPTION

DATE \_\_\_\_\_

REV.

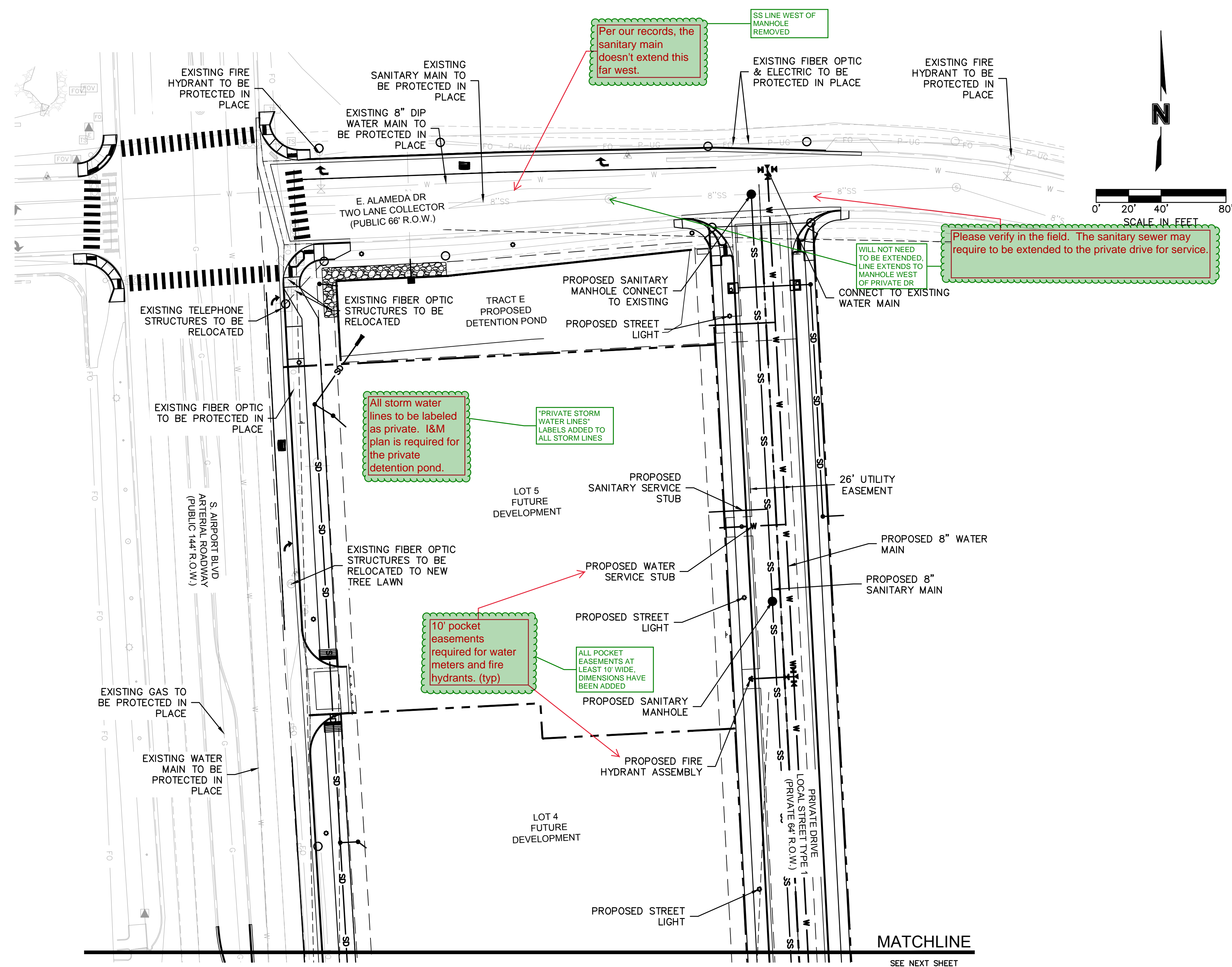
## REVISIONS

2021

AURORA, COLORADO

**olsson**





NOTE

1. ALL ONSITE STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
2. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND THAT FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN.

BENCHMARK:

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

BASIS OF BEARING:

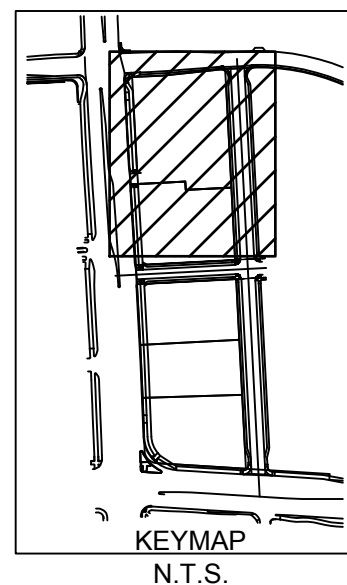
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AURORA 1986 LS 16848" BEARS NORTH 89°56'56" WEST, A DISTANCE  
OF 2658.40 FEET.

**NOTE:**

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

## LEGEND

<u>EXISTING</u>			<u>PROPOSED</u>	
			PROPERTY LINE	
			FLOWLINE	
			BACK OF CURB	
			EDGE OF PAVEMENT	
			CENTERLINE	
			EASEMENT	
			OVERHEAD POWER	
			UNDERGROUND POWER	
			FIBER OPTIC LINE	
			STORM SEWER	
			SANITARY SEWER	
			WATER LINE	
			UTILITY DEMOLITION	
			WATER LOWERING	
			STORM MANHOLE	
			GRATE INLET	
			SANITARY MANHOLE	
			WATER METER	
			WATER VALVE	
			FIRE HYDRANT	
			TELEPHONE PEDESTAL	
			CABLE VAULT	
			ELECTRIC TRANSFORMER	
			FIBER OPTIC PEDESTAL	



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[illegible]

UTILITY PLAN	2021
BUCKLEY YARD FILING NO.1	
BUCKLEY YARD COMMERCIAL INFRASTRUCTURE SITE PLAN	
AURORA, COLORADO	

drawn by: BK/EM  
checked by: EM  
approved by: JE  
QA/QC by: JE  
project no.: 020-2569  
drawing no.: C UTL01 0202569  
date: 06-04-2021











Customer:

Buckley Yard

Address:

Almeda, CO

Salesperson/Project Manager:

Andy Gibson

Designer:

Korianne

Date:

March 18, 2021

Revision:

May 13, 2021

Notes:

All Signs Shall Be Installed In  
Accordance With N.E.C. Article 600

Engineering Specifications

All Signs Fabricated as per  
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications

All Signs Fabricated as per  
2017 N.E.C. Specifications

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Signs

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2831 W. Weldon Ave.  
Phoenix, AZ 85017

www.bootzandduke.com





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