### **DESIGN TEAM CONTACTS**

DEVELOPER CONTACT EVERGREEN 2390 E. CAMELBACK ROAD, SUITE 410 PHOENIX, AZ 85016 PHONE: (602) 808.8600 CONTACT: ZACH LAUTERBACH **ENGINEER:** 

1880 FALL RIVER DRIVE, SUITE 200 LOVELAND. CO 80538 CONTACT: JOSH ERRAMOUSPE PH: (970)461.7733 E: JERRAMOUSPE@OLSSON.COM

SURVEYOR:

OLSSON

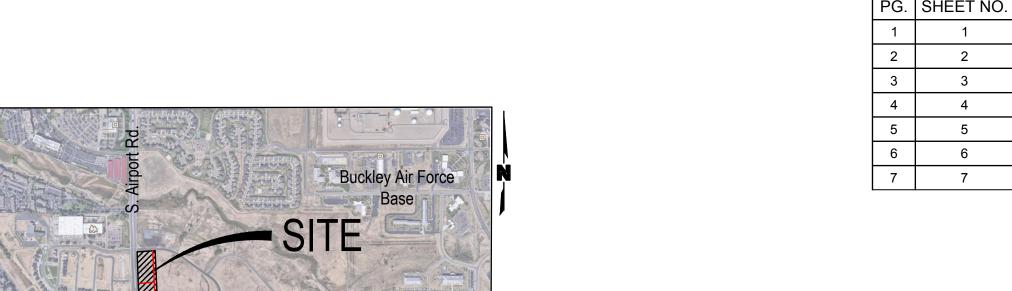
1525 RALEIGH ST. SUITE 400 DENVER, CO 80204 CONTACT: NIC SCHRADER PH: (303)347.3114 E: NSCHRADER@OLSSON.COM

GEOTECHNICAL ENGINEER: GROUND ENGINEERING CONSULTANTS, INC. 41 INVERNESS DRIVE EAST ENGLEWOOD, CO 80112 CONTACT: AMY CARDALL PH: (303)991.6915

# BUCKLEY YARD COMMERCIAL INFRASTRUCTURE SITE PLAN PARCEL 1 OF LOT 1, BLOCK 2 OF TOLLGATE VILLAGE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

The site plan will not be approved by public works until the preliminary drainage letter/report is approved



SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

DATABASE APPROVAL DATE:

### SHEET INDEX PG. SHEET NO. DESCRIPTION **COVER SHEET** SITE PLAN SITE PLAN **GRADING & DRAINAGE PLAN GRADING & DRAINAGE PLAN** UTILITY PLAN UTILITY PLAN

GENERAL NOTES:

SITE AREA

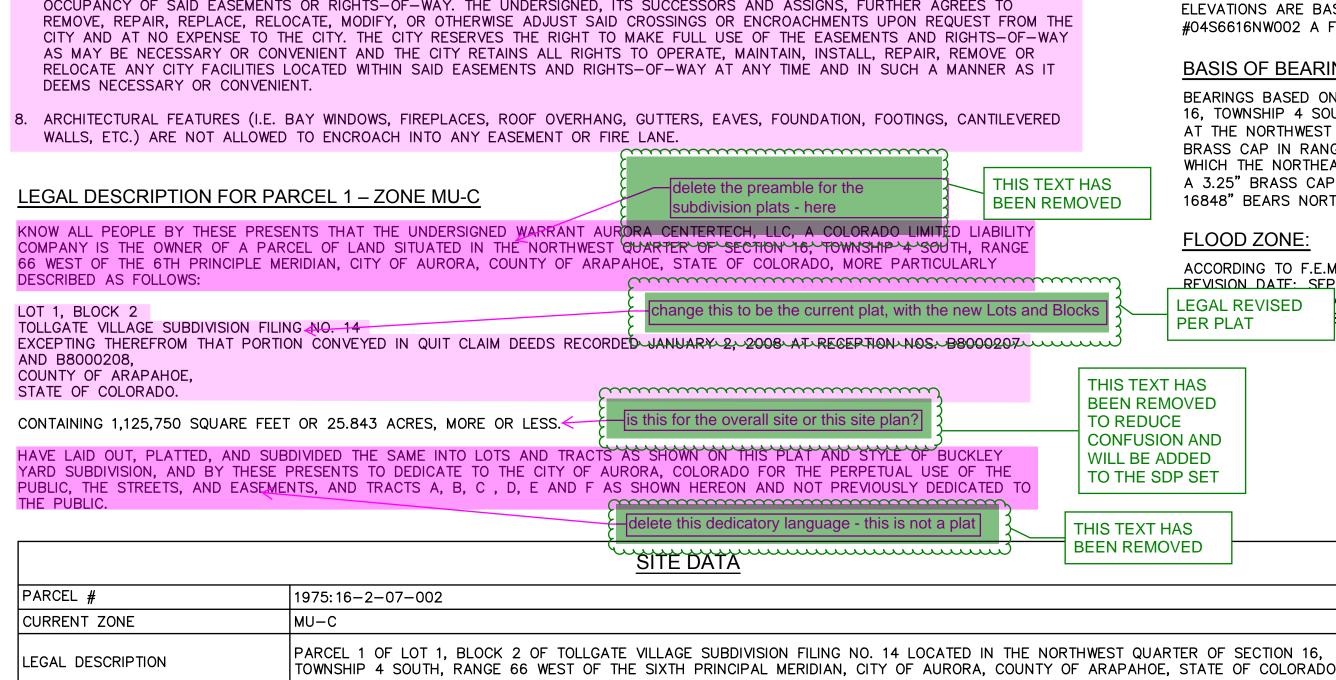
PROPOSED USE

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.

**AMENDMENT** 

**BLOCK ADDED** 

- 2. 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.
- 3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- 4. 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".
- 5. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER
- 6. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED. FUNDED. AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 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 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.



LOT 2

DRIVE THRU/FAST FOOD

46,344 SF OR 1.064 AC 36,374 SF OR 0.835 AC

OFFICE SPACE/MEDICAL

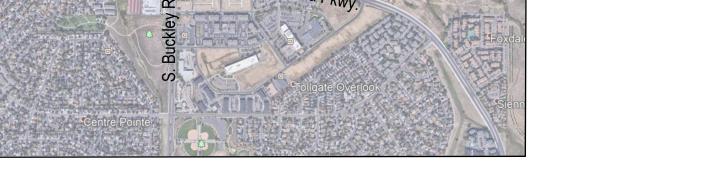
LOT 3

40,827 SF OR 0.937 AC

DRIVE THRU/FAST FOOD

LOT 4

52,214 SF OR 1.199 AC



**VICINITY MAP** 1" = 1500'

these are repeated from Notes 1 &2. THE DUPLICATED SECTIONS HAVE BEEN REMOVED COVER

### **DEVELOPMENT SCHEDULE:**

SUMMER 2021

### BENCHMARK

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

### BASIS OF BEARING:

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

### FLOOD ZONE:

LOT 5

FUEL/CONVENIENCE STORE

59,157 SF OR 1.358 AC

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER: 08005C0183L, <u> REVISION DATE: SERTEMBER 4, 2020, THIS PROPERTY LIES WITHIN FLOOD ZONE</u> L FLOODING HAZARD, AND FLOOD ZONE AE, WITHOUT BASE FE) OR DEPTH DETERMINED

	NS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. A BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.	'BAN	
IN WITNESS THEREOF,	HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS		
DAY OFAD	<u>-</u> :		
BY:			
(PRINCIPALS OR OWNERS)			
NAME:			
TITLE:			
STATE OF COLORADO COUNTY O <u>F</u>	<u> </u>		
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE	ED BEFORE ME THISDAY OF	_AD	
BY(PRINCIPALS OR OWNERS)			
WITNESS MY HAND AND OFFICIAL SEAL			
(NOTARY PUBLIC)			
MY COMMISSION EXPIRES	-		
NOTARY BUSINESS ADDRESS:			
CITY OF AURORA APPRO	VALS:		
CITY ATTORNEY:	DATE <u>:</u>		
PLANNING DIRECTOR:	DATE:		
PLANNING COMMISSION:	DATE:		
CITY COUNCIL:	DATE:		
ATTEST.	DATE:		

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RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONT OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTE FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIF THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION



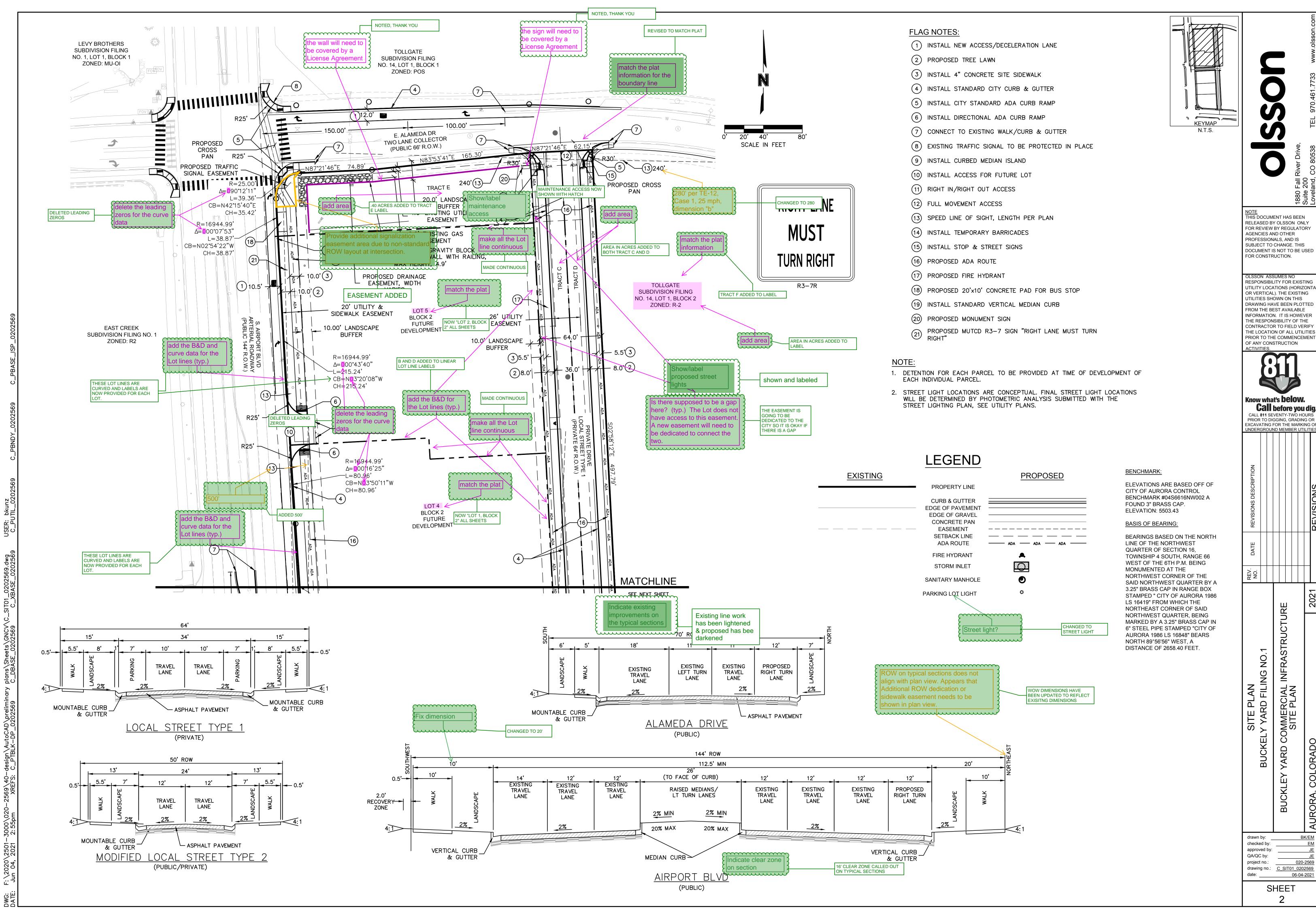
PRIOR TO DIGGING, GRADING OF THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL

BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND NDONMENT.

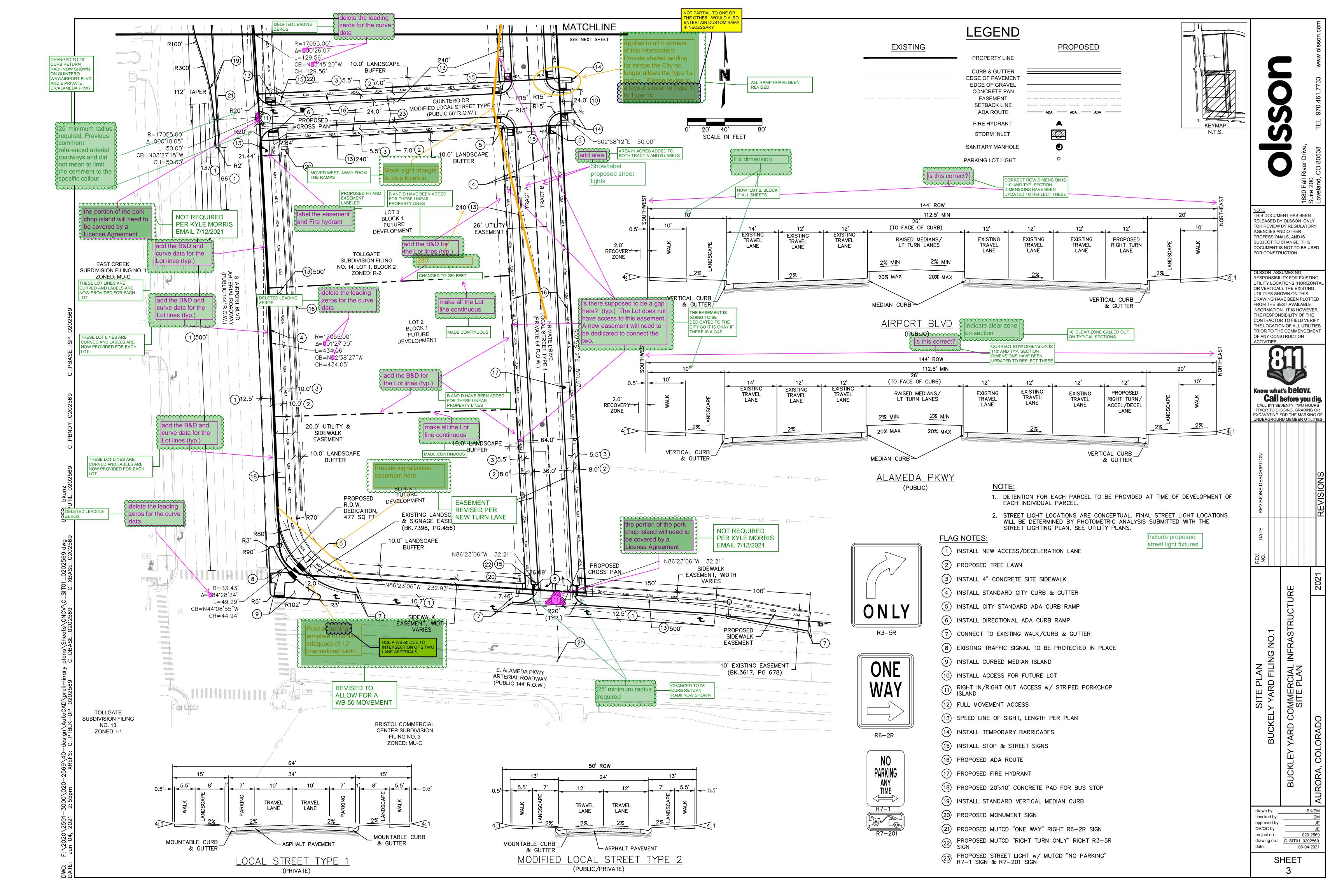
checked by QA/QC by: project no.: 020-2569

> 06-04-202 SHEET

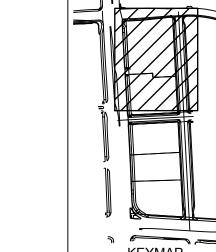
drawing no.: <u>C\_TTL\_0202569</u>



020-2569

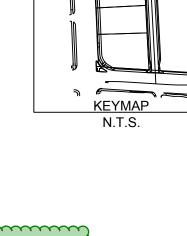


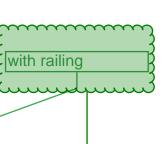




### FLAG NOTES:

- 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"
ADDED TO FLAG

### NOT

- 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

LEGEND			
	EXISTING PROPERTY LINE SETBACKS SAWCUT LINE EXISTING CURB AND GUTTER PROPOSED CURB AND GUTTER		
Loc	LIMITS OF CONSTRUCTION		
— —	EXISTING MAJOR CONTOUR		
— — —	EXISTING MINOR CONTOUR		
5280 <del></del>	PROPOSED MAJOR CONTOUR		
5281 <del></del>	PROPOSED MINOR CONTOUR		
SD	EXISTING STORM PIPE		
SD SD	PROPOSED STORM PIPE UTILITY DEMOLITION		

FFE = 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:

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1880 Fall River Drive,

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ACTIVITIES.

Know what's below.

Call before you d

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

TE REVISIONS DESCRIPTION

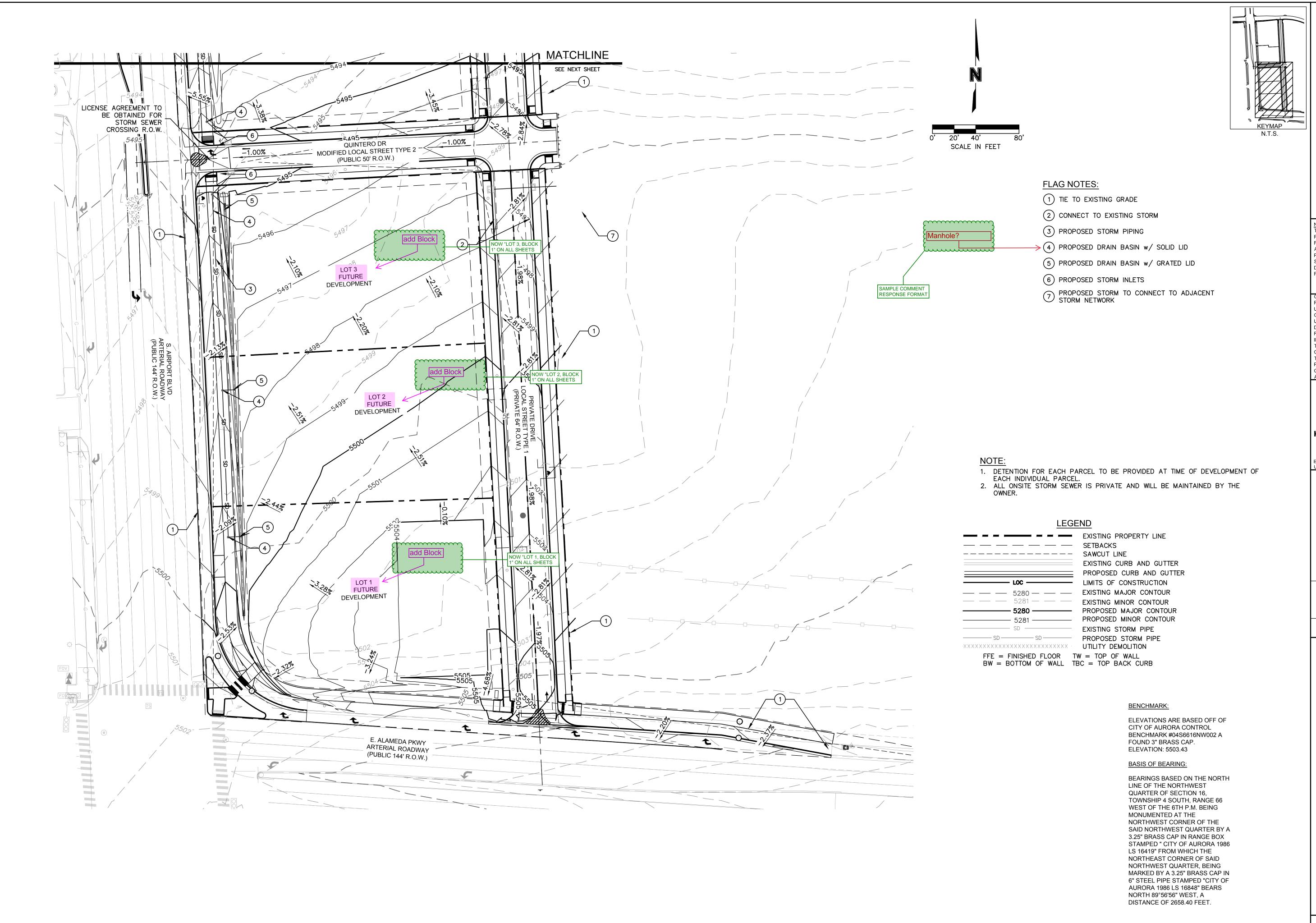
REVISIONS DESCRIPTION

J.1
ASTRUCTURE

GRADING & DRAINAGE PL BUCKELY YARD FILING NO YARD COMMERCIAL INFRAS

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



1880 Fall River Drive Suite 200 Loveland, CO 80538

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Call before you did

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CALL 811 SEVENTY-TWO HOURS
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UNDERGROUND MEMBER UTILITIES

DATE REVISIONS DESCRIPTION

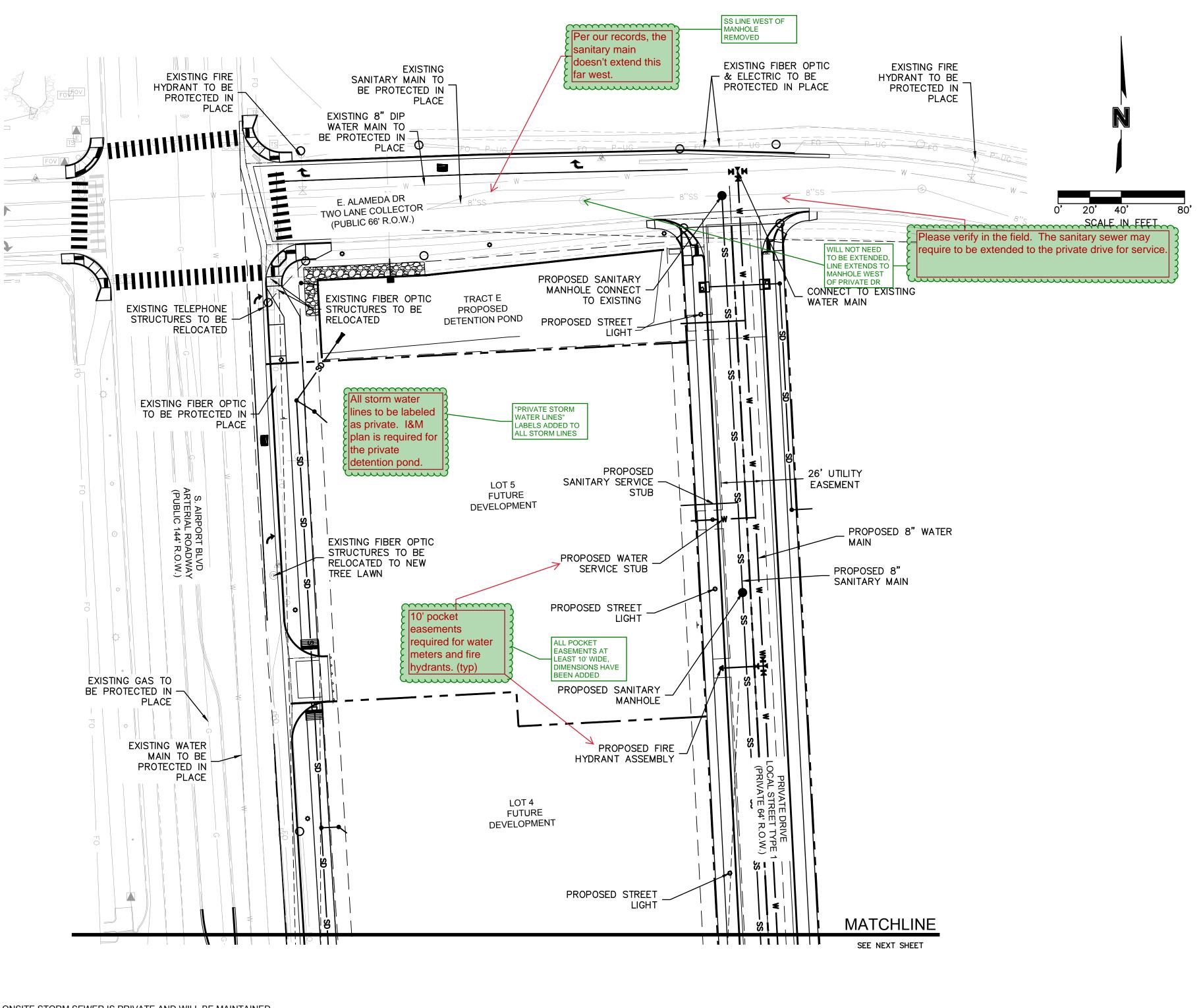
REVISIONS

AN REV. DATE 1.

GRADING & DRAINAGE PLAN
BUCKELY YARD FILING NO.1
YARD COMMERCIAL INFRASTR
SITE PLAN

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



KEYMAP "

N.T.S.

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

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

checked by: QA/QC by:

drawing no.: <u>C\_UTL01\_0202569</u> date: 06-04-2021 SHEET

project no.:

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:

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### **BASIS OF BEARING:**

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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 **EXISTING**

TP

CV

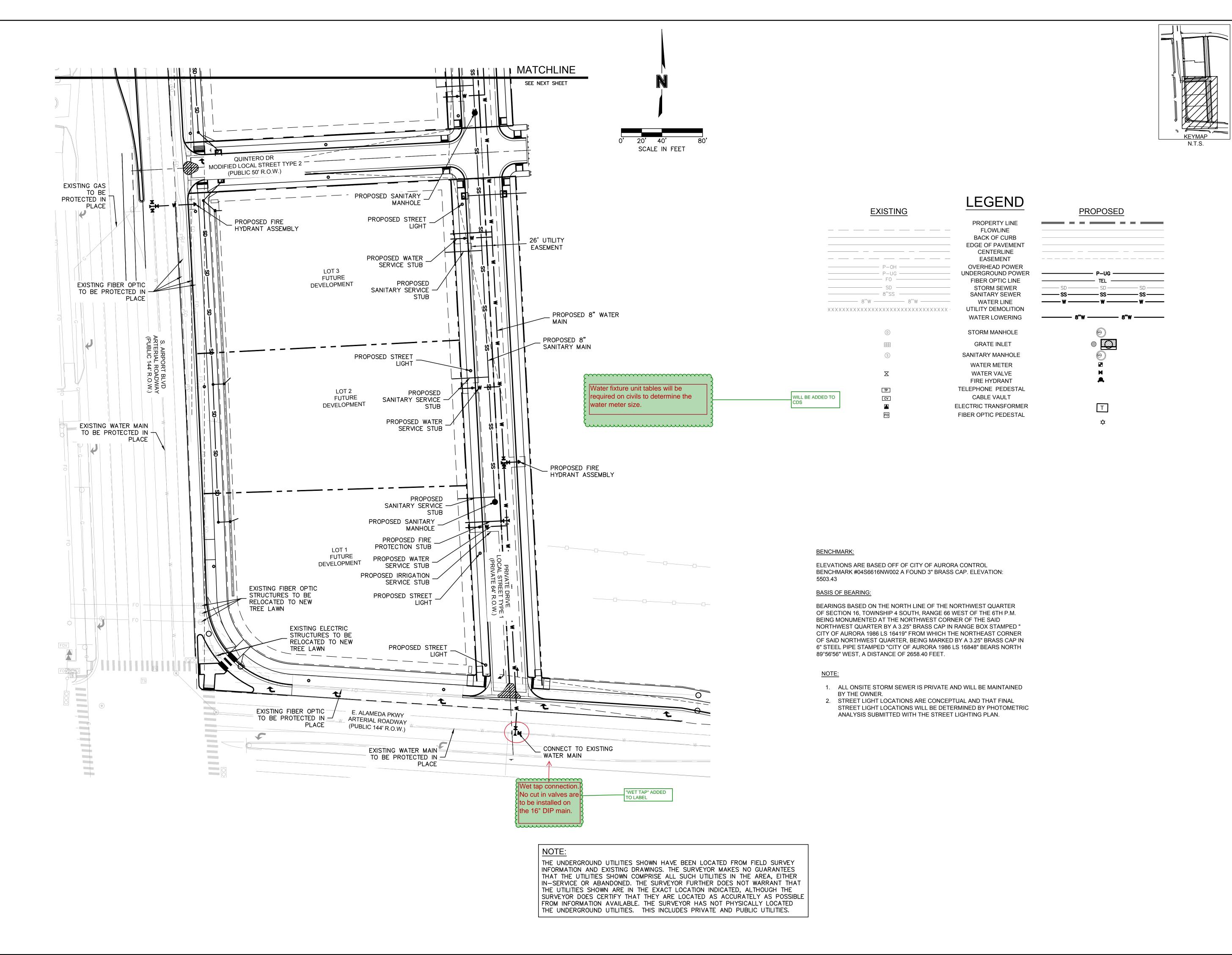
P-OH P-UG FO SD 8"SS 8"W XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	PROPERTY LINE FLOWLINE BACK OF CURB EDGE OF PAVEMENT CENTERLINE EASEMENT OVERHEAD POWER UNDERGROUND POWER FIBER OPTIC LINE STORM SEWER SANITARY SEWER WATER LINE UTILITY DEMOLITION WATER LOWERING	
(D)	STORM MANHOLE	
	GRATE INLET	
(5)	SANITARY MANHOLE	
	WATER METER	
Χ	WATER VALVE	

FIRE HYDRANT TELEPHONE PEDESTAL CABLE VAULT

**ELECTRIC TRANSFORMER** FIBER OPTIC PEDESTAL

PROPOSED

Т



**SSS** (we,

1880 Fall River Drive Suite 200 Loveland, CO 80538

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V. DATE REVISIONS DESCRIPTION

REVISIONS

REVISIONS

TILITY PLAN

YARD FILING NO.1

MMERCIAL INFRASTRUCTURE
SITE PLAN

drawn by: BK/EM
checked by: EM
approved by: JE
QA/QC by: JE
project no.: 020-2569

SHEET

06-04-2021

drawing no.: <u>C\_UTL01\_0202569</u>

#### **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.

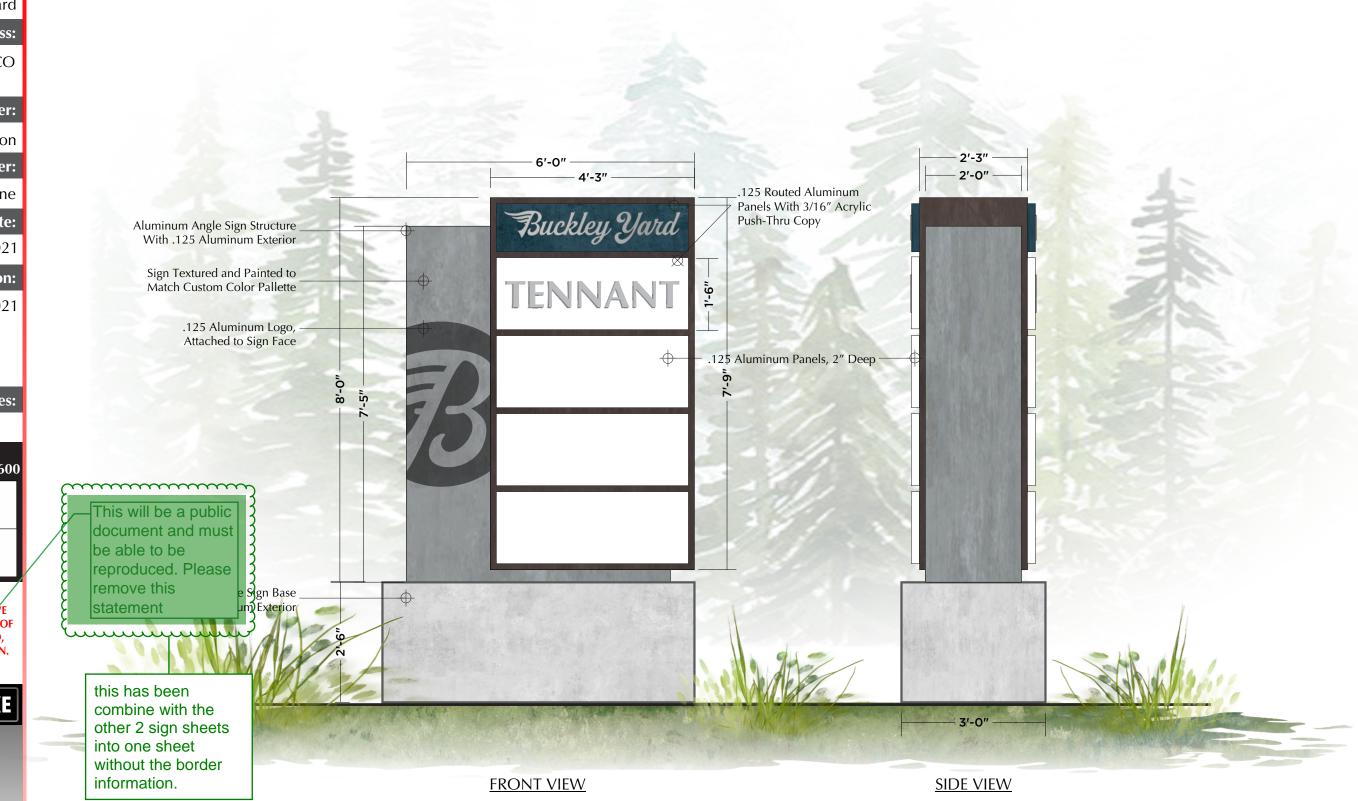
#### **Electrical Specifications**

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

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- **Q** 2831 W. Weldon Ave. Phoenix, AZ 85017
- \*\* www.bootzandduke.com



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