

EAGLE SINCLAIR STATION

DRIVE-THROUGH AND BUILDING ADDITION

0131 CHAMBERS AVENUE



OWNERS:

EBY CREEK PARTNERSHIP LLLP
EAGLE AMACO
PO BOX 1898
EAGLE, CO 81631-1898

ARCHITECT:

SCOTT S. TURNIPSEED AIA
ARCHITECTURE & CONSTRUCTION, INC.
1143 CAPITOL STREET, SUITE 211
P.O. BOX 3388
EAGLE, COLORADO 81631
T (970) 328-3900

SURVEYOR:

ARCHIBEQUE LAND CONSULTING LTD.
115 BROADWAY, PO BOX 3893
EAGLE, CO 81631
P: (970) 328-6020
info@prolandsurvey.com

CIVIL ENGINEER:

LKP ENGINEERING INC.
LUIZA PETROVSKA
P.O. BOX 2837
EDWARDS, COLORADO 81632
(970) 926-9088
luiza@lkpeng.com

BUILDING CODE:

2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL ENERGY CODE
CLIMATE ZONE 6B

DRAWING INDEX:

- A0.0

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- A1.1

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PROPOSED SITE PLAN
- A1.3

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- SUBDIVISION PLAT
- IMPROVEMENT LOCATION CERTIFICATE
- C-1

GRADING AND DRAINAGE PLAN
- C-2

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- A2.1

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- A2.2

PROPOSED FLOOR PLAN
- A3.1

EXISTING ELEVATIONS
- A3.2

PROPOSED ELEVATIONS

LIGHT FIXTURE:

EXISTING
URBAN BARN, HIGH GALVANIZED
INDOOR OUTDOOR WALL LIGHT
11.25" X 8.5"
STANDARD BASE LED BULB
12 WATTS



PROJECT SUMMARY:

PARCEL NUMBER: 1939-324-01-008
ZONING : COMMERCIAL GENERAL
NUMBER OF STORIES : 1

FLOOR AREA:

EXISTING	2,930 SF
ADDITION	220 SF
PROPOSED TOTAL	3,150 SF

PARKING:

NUMBER OF EXISTING SPACES: 26
NUMBER OF PROPOSED SPACES: 30

DRIVE-THROUGH:

PROPOSED STACKING SPACES: 5

SITE COVERAGE:

SITE AREA:
37,026 SF

EXISTING

BUILDING FOOTPRINT	3,356 SF	9%
IMPERVIOUS SURFACE	21,719 SF	59%

TOTAL IMPERVIOUS	25,075 SF	68%
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PROPOSED

BUILDING FOOTPRINT	3,576 SF	9.5%
IMPERVIOUS SURFACE (NEW ASPHALT 2,273 SF)	23,992 SF	65%

TOTAL IMPERVIOUS	27,568 SF	74%
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ZONING VARIANCE:

REQUESTING A ZONING VARIANCE FOR
IMPERVIOUS SURFACE AREA OF 65%
TOTAL IMPERVIOUS SURFACE AREA OF 74%

MINOR DEVELOPEMENT PLAN:

REQUESTING AN ADDITION TO THE EXISTING
RESTAURANT ON THE CHAMBERS SIDE OF THE SINCLAIR
GAS STATION BUILDING, WHICH IS TO INCLUDE A DRIVE
THRU WINDOW AND NEW DRIVEWAY. THIS ALSO
INCLUDES DEMOLITION OF THE EXISTING PATIO AND
PARKING AREA TO THE SIDE AND REAR OF THE
BUILDING. CONSTRUCTION OF A NEW DRIVEWAY ALONG
THE SIDE AND REAR OF THE BUILDING, PARKING AREAS,
AND RELOCATED DUMPSTER. A 6' FENCE IS PROPOSED
ALONG THE PROPERTY LINE ADJACENT TO LOT 5.
ALL NEW MATERIALS ARE TO MATCH THE EXISTING
BUILDING.

DESIGN VARIANCE:

REQUESTING A DESIGN VARIANCE FOR A 5 CAR STACK
TO BE ALLOWED AT THE DRIVE THRU WINDOW.

LANDSCAPE:

REMAINING IRRIGATED GRASS AREA TO BE UNCHANGED
NO ADDITIONAL IRRIGATION
GRAVEL AREA ADDED AT THE DRIVE THRU WINDOW AREA
6' WOOD PRIVACY FENCE ADDED ALONG PROPERTY LINE

ZONING VARIANCE

RESUBMITTAL SEPT. 21, 2021

MINOR DEVELOPMENT PLAN

RESUBMITTAL 2 SEPT. 21, 2021

ISSUE:	DATE:
ZONING VARIANCE	01.13.2021
MINOR DEVELOPMENT PLAN	01.14.2021
M D PLAN RESUBMITTAL	06.23.2021
M D PLAN RESUBMITTAL 2	09.21.2021
AND	
ZONING VARIANCE RESUBMITAL	

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A0.0

COVER SHEET

EAGLE SINCLAIR STATION

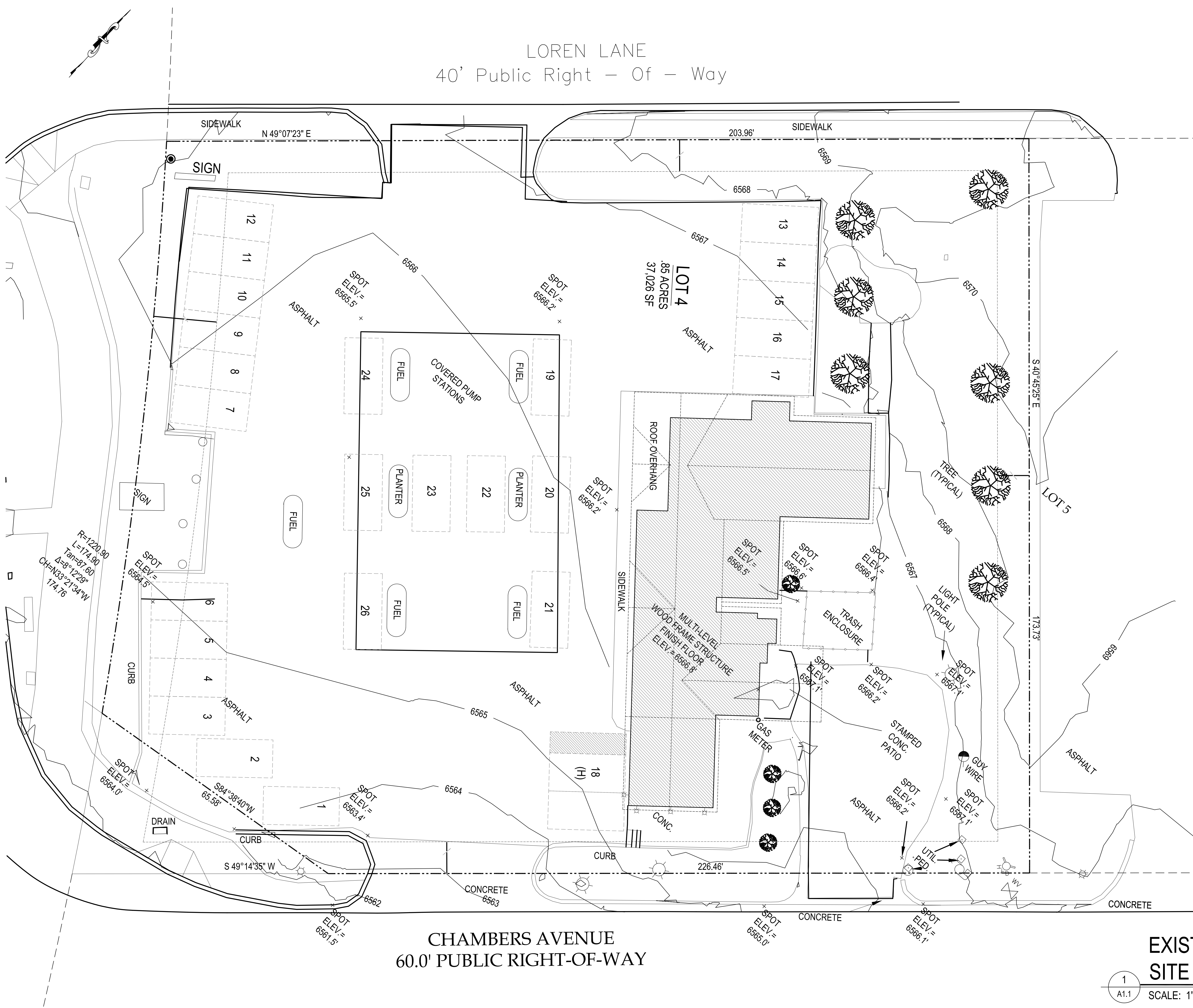
DRIVE-THROUGH AND BUILDING ADDITION

0131 CHAMBERS AVENUE

LOT 4, BLOCK 1, EBY CREEK SUBDIVISION

EAGLE, COLORADO 81631



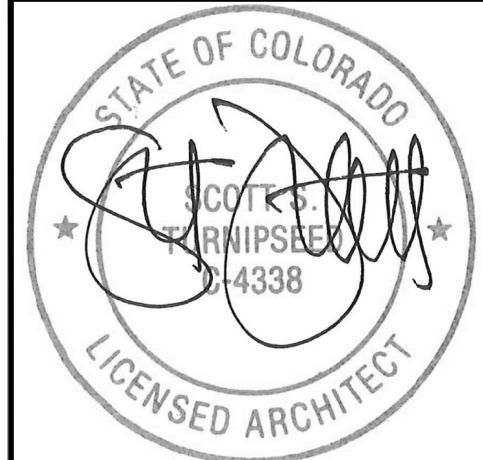


MINOR DEVELOPMENT PLAN
RESUBMITTAL 2 SEPT. 21, 2021

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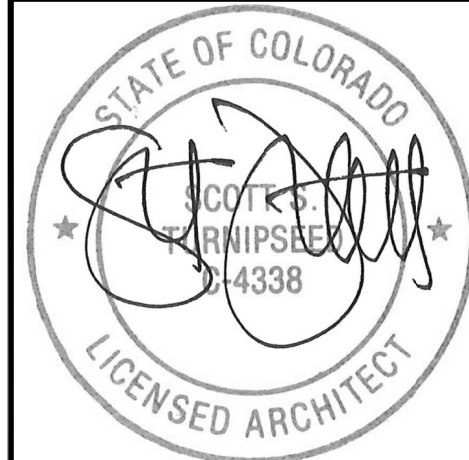
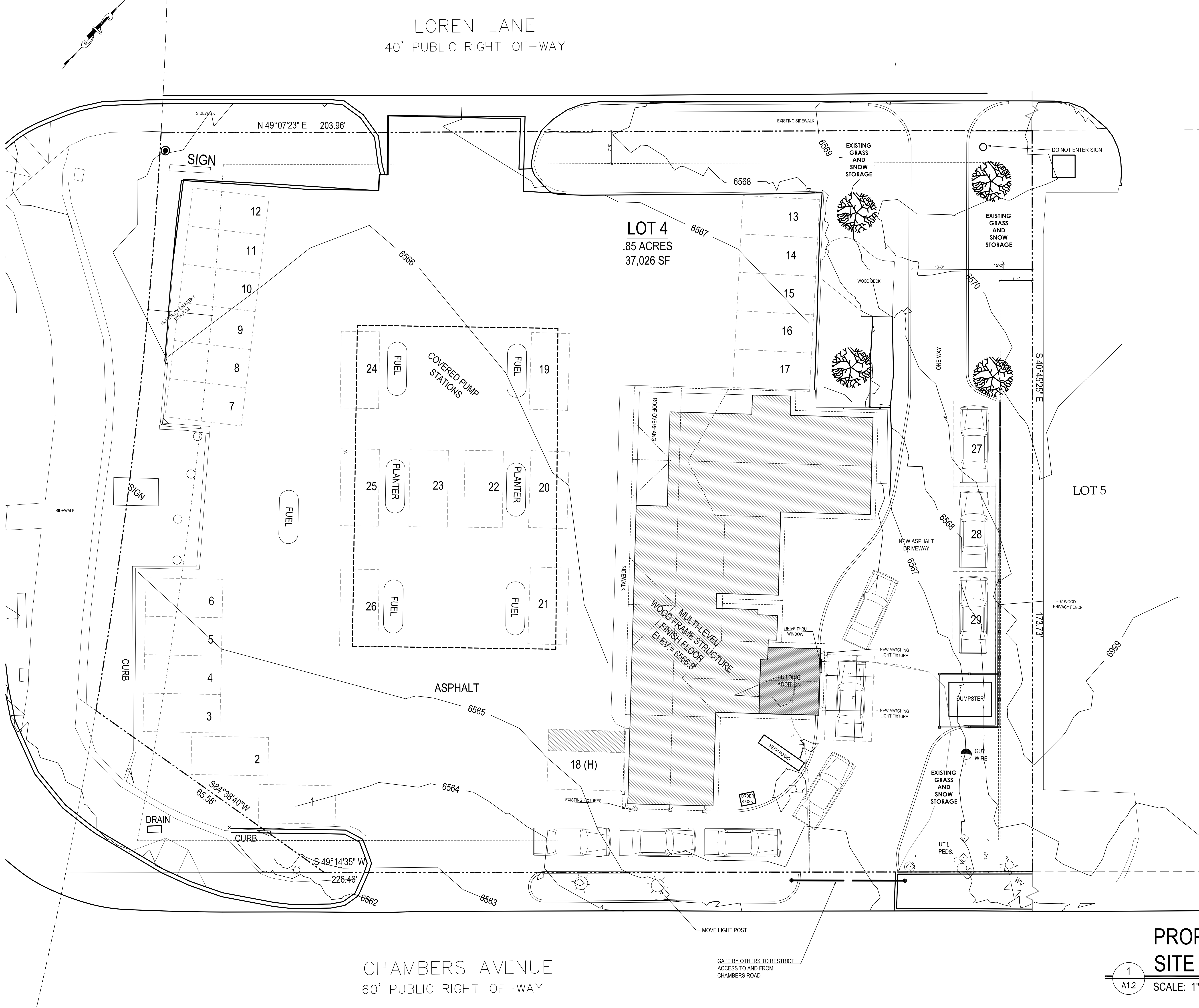
TURNIPSEED
ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN
SINCE 1995

EAGLE SINCLAIR STATION
DRIVE-THROUGH AND BUILDING ADDITION
0131 CHAMBERS AVENUE
LOT 4, BLOCK 1, EBY CREEK SUBDIVISION
EAGLE, COLORADO 81631

**EXISTING
SITE PLAN**

1
A1.1 SCALE: 1" = 10'-0"

A1.1
EXISTING
SITE PLAN



EAGLE SINCLAIR STATION
DRIVE-THROUGH AND BUILDING ADDITION
0131 CHAMBERS AVENUE
LOT 4, BLOCK 1, EBY CREEK SUBDIVISION
EAGLE, COLORADO 81631

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RESUBMITTAL SEPT. 21, 2021

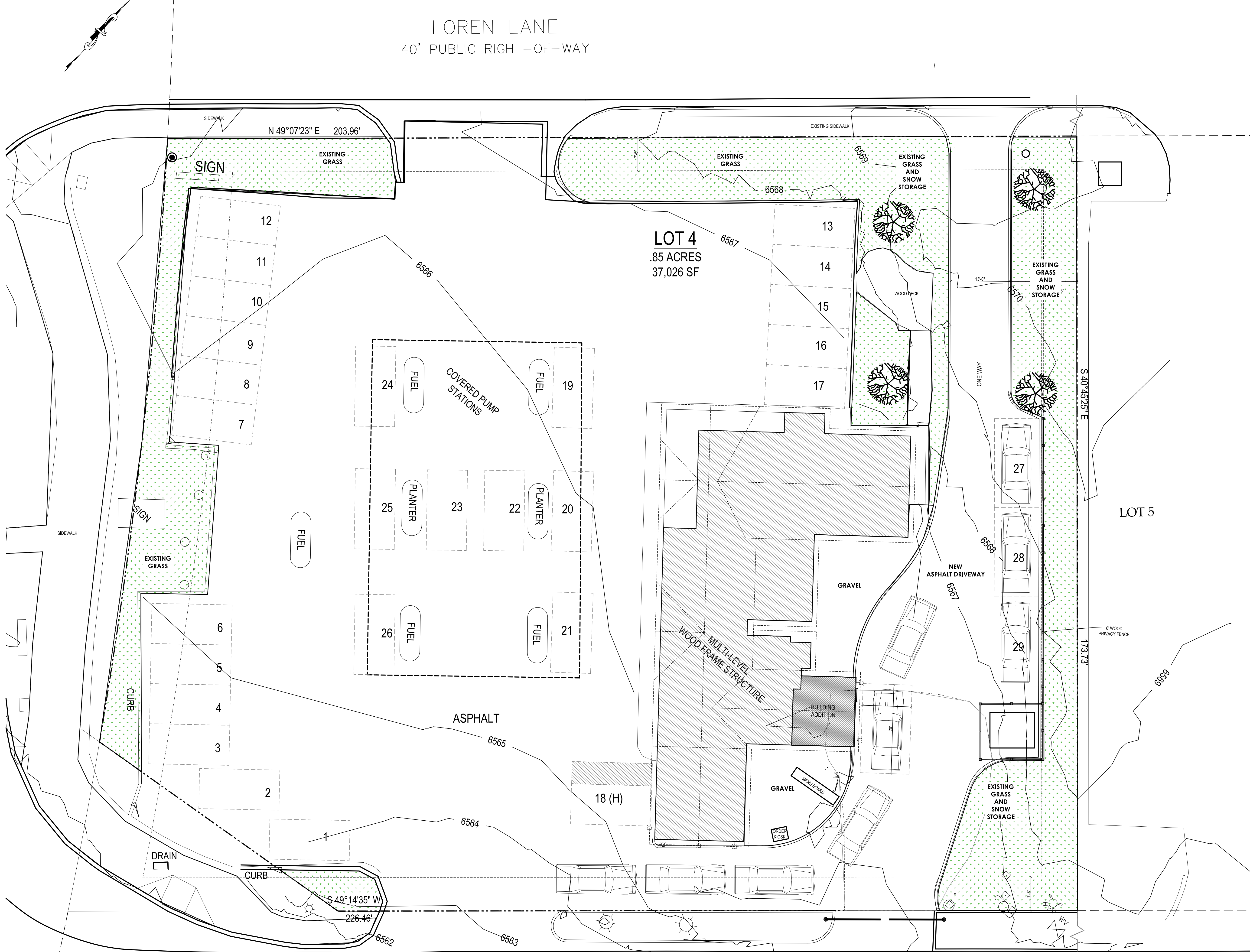
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A1.2
PROPOSED
SITE PLAN

**PROPOSED
SITE PLAN**
1
A1.2
SCALE: 1" = 10'-0"



LOREN LANE
40' PUBLIC RIGHT-OF-WAY

CHAMBERS AVENUE
60' PUBLIC RIGHT-OF-WAY

LANDSCAPE
PLAN

1
A1.3
SCALE: 1" = 10'-0"



EAGLE SINCLAIR STATION
DRIVE-THROUGH AND BUILDING ADDITION
0131 CHAMBERS AVENUE
LOT 4, BLOCK 1, EBY CREEK SUBDIVISION
EAGLE, COLORADO 81631

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EAGLE, COLORADO 81631
970.328.3800 WWW.SSTAAIA.COM

A1.3
LANDSCAPE
PLAN

DESCRIPTION AND CERTIFICATION OF OWNERSHIP:

KNOW ALL BY THESE PRESENTS that the undersigned being sole owners in fee simple of all that real property described as follows:

Several tracts of land designated the Eby Creek Subdivision in the Town of Eagle Colorado, lying in Tracts 63 and 68, in Sections 32 and 33 Township 4 South, Range 84 West of the 6th Principal Meridian, boundary of said tracts of land being more particularly described as follows, to wit:

BLOCK ONE

Beginning at a point from which Corner No. 4 of Tract 68 bears N84°20'57"W 1727.11 feet distant, a point from which the Town of Eagle street monument located at Fifth and Broadway bears S06°09'20"W 2802.45 feet distant; thence along the Southerly right of way boundary line of Interstate Highway No. 70 N43°53'40"E 614.93 feet; thence N43°43'21"E 396.42 feet; thence departing said highway right of way boundary line S30°52'00"E 1088.74 feet to a point on the Northerly right of way boundary line of the Denver and Rio Grande Western Railroad; thence along said railroad right of way S58°56'05"W 1042.76 feet to a point on the Easterly right of way boundary line of Interstate Highway No. 70; thence along said highway right of way N22°49'00"W 321.65 feet; thence 383.56 feet on a curve to the left with a radius of 1220.90 feet, the chord of which bears N31°49'00"W 381.98 feet; thence N40°49'00"W 63.60 feet; thence N01°32'00"E 73.82 feet to the point of beginning.

BLOCK TWO

Beginning at a point from which Corner No. 4 of Tract 68 bears N49°34'14"W 1221.09 feet distant, a point from which the Town of Eagle street monument located at Fifth and Broadway bears S12°43'24"E 2218.95 feet distant; thence along the Southerly right of way boundary line of Interstate Highway No. 70 N72°12'30"E 93.13 feet; thence N58°11'45"E 289.98 feet; thence N57°13'45"E 236.20 feet; thence departing said highway right of way S36°30'12"E 199.73 feet; thence N57°13'45"E 200.00 feet to a point on the Westerly right of way boundary line of Interstate Highway No. 70; thence along said boundary line 156.94 feet on a curve to the right with a radius of 1070.90 feet, the chord of which bears S27°00'54"E 156.80 feet; thence along said right of way S22°49'00"E 340.36 feet to a point on the Northerly right of way boundary line of the Denver and Rio Grande Western Railroad; thence along said railroad right of way S59°08'00"W 487.99 feet; thence departing said railroad right of way S87°43'00"W 77.20 feet; thence N53°37'00"W 461.70 feet; thence N41°34'00"W 235.42 feet to a point on the Southerly right of way boundary line of Interstate Highway No. 70, the place of beginning.

BLOCKS THREE AND FOUR

Beginning at a point from which the Corner No. 4 of Tract 68 bears S89°30'00"W 285.00 feet distant; thence N89°30'00"E 240.00 feet; thence S00°17'00"E 502.91 feet, to a point on the Northerly right of way boundary line of U.S. Interstate Highway No. 70; thence along and conforming to said U.S. Interstate Highway right of way boundary line as follows: to wit,

S.89°45'00"E 118.62 feet; thence N.35°09'00"E 412.31 feet; thence N.55°53'30"E 427.90 feet; thence N.40°49'00"W 360.50 feet; thence 207.14 feet on a curve to the left with a radius of 197.80 feet, the chord of which bears N.70°49'00"W 197.80 feet; thence N.10°49'00"W 150.00 feet; thence 364.22 feet on a curve to the right with a radius of 347.80 feet, the chord of which bears S.70°49'00"E 347.80 feet; thence S.40°49'00"E 260.50 feet; thence N.54°05'00"E 1127.77 feet;

thence departing from said Interstate Highway boundary line N.35°55'00"W 214.48 feet; thence S.70°58'58"W 126.60 feet; thence S.64°16'49"W 115.81 feet; thence S.70°13'06"W 259.96 feet; thence S.65°46'13"W 212.04 feet; thence S.62°31'56"W 93.38 feet; thence S.58°21'02"W 94.56 feet; thence N.42°09'36"W 422.00 feet; thence S.74°15'13"W 106.28 feet; thence S.02°21'49"W 147.31 feet; thence S.82°18'30"W 215.88 feet; thence S.89°30'00"W 361.63 feet; thence S.00°17'00"E 830.31 feet to the point of beginning, and containing 60.924 acres, more or less; have by these presents laid out, platted and subdivided the same into lots and blocks as shown hereon and designate the same as EBY CREEK SUBDIVISION in the Town of Eagle, State of Colorado, and do hereby dedicate for public use the streets shown on page 2 of this filing including avenues, drives, courts, places and alleys, the public lands and drainage easements shown on page 2 of this filing for utility and drainage purposes only; and do further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the Office of the Clerk and Recorder of Eagle County, Colorado as Document No. 140926

EXECUTED this 17th day of February, A.D. 1976

OWNERS:

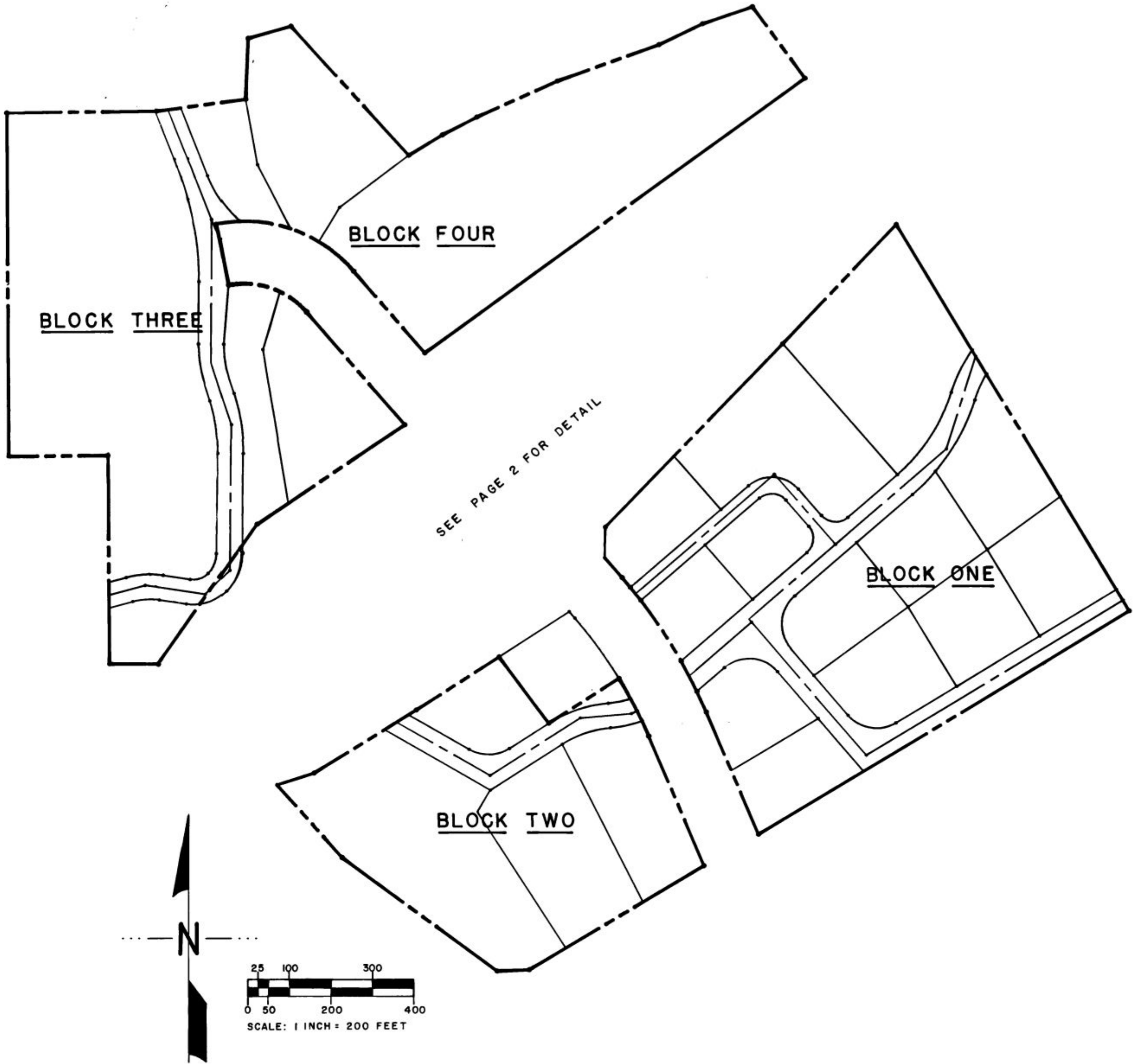
Ross E Chambers, individually and as general partner of Ross Chambers & Associates, a partnership
Loren G Chambers Shirley H. Chambers

STATE OF COLORADO)
COUNTY OF EAGLE) SS
The foregoing Dedication was acknowledged before me this 17 day of February, A.D. 1976, by Ross E Chambers, Shirley H Chambers & Loren G Chambers, individually & as partners of Ross Chambers & Associates, a partnership, Notary Public
My commission expires 3-24-79
Barbara Wood

TITLE CERTIFICATE
Terence J. Quinn does hereby certify that I have examined the title to all lands shown upon this Plat and that Title to such lands is vested in free and clear of all liens, taxes and encumbrances, except as follows: Vested in Ross E. Chambers, a partnership, and Loren G. Chambers, subject to deeds of trust recorded in Book 233, Pages 202 and 200, Book 235, Pages 681 and 682, and Book 244, Page 685; and Assignment of Rents recorded in Book 244, Page 686; lien of 1975 real property taxes, and miscellaneous easements, mineral rights, etc. by record.

Dated this 18th day of February, A.D. 1976

Terence J. Quinn
Attorney at Law



SURVEYOR'S CERTIFICATE

I, Jack W. Johnson, do hereby certify that I am a registered Land Surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct and complete Plat of the EBY CREEK SUBDIVISION as laid out, platted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property under my supervision and correctly shows the location and dimensions of the lots, easements and streets of said subdivision in compliance with applicable regulations governing the subdivision of land.

In Witness whereof I have set my hand and seal this 1st day of November, A.D. 1975
Jack W. Johnson R.L.S. 4551

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at 12:30 o'clock P.M. February 18, 1976 and is duly recorded in Book 244, Page No. 742 Reception No. 140925
CASE 2 DRAWER E Maxwell R. Bang Clerk and Recorder

By Fannie Baker Deputy \$20.00

TOWN COUNCIL'S CERTIFICATE

This Plat approved by the Town Council of Eagle, Colorado this 17th day of February, A.D. 1976, for filing with the Clerk and Recorder of Eagle County and for conveyance of the public dedications shown on page 2 of this filing; subject to the provision that approval in no way obligates Eagle County or the Town of Eagle for financing or constructing of improvements on lands, streets or easements dedicated to the public except as specifically agreed to by the Town Council and further that said approval shall in no way obligate Eagle County or the Town of Eagle for maintenance of streets dedicated to the public until construction of improvements thereon shall have been completed to the satisfaction of the Town Council.

Patrick J. Carlow Mayor

Witness my hand and seal of the Town of Eagle

ATTEST Sandy Kreppner Town Clerk

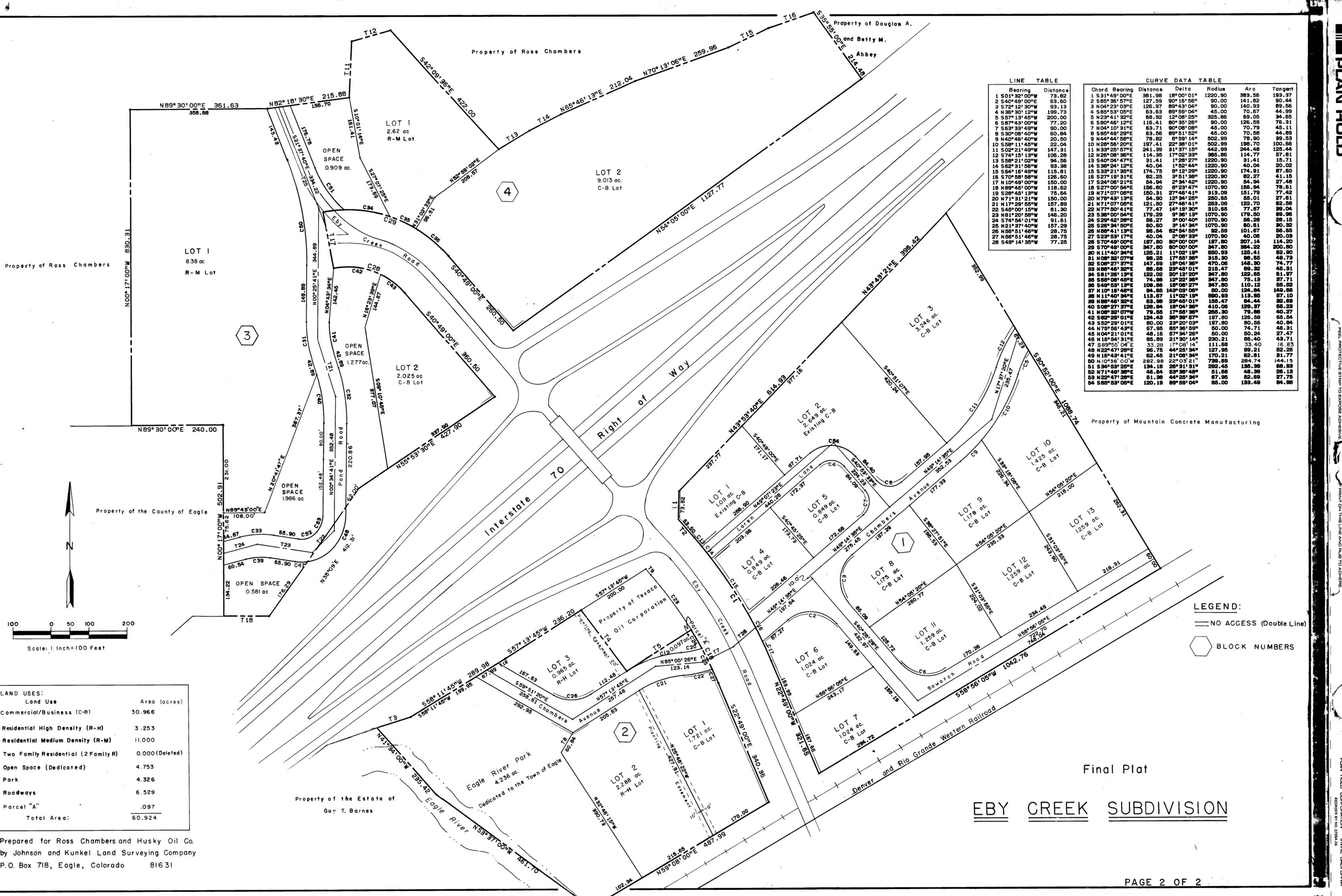
DEDICATION OF UTILITY EASEMENT

A perpetual easement for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, is reserved and dedicated over and through the PRIVATE AND PUBLIC ROADS AND STREETS WITHIN THIS SUBDIVISION. Together with an EASEMENT being fifteen (15) feet in width along the exterior of subdivision boundary line, and 7.5 feet in width along all side and rear lot lines as shown on plat, unless otherwise indicated, together with the right to trim interfering trees and brush. Together with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. In the event that one party purchases two or more contiguous lots, the above statement will not apply to interior lot lines.

Final Plat

EBY CREEK SUBDIVISION

PREPARED BY
JOHNSON AND KUNKEL LAND SURVEYING CO.
P.O. BOX 718, EAGLE, COLORADO
PHONE 328-7229



LINE TABLE	
Bearing	Distance
1 S01°32'00"W	73.82
2 S40°49'00"E	63.60
3 S72°12'30"W	93.13
4 N30°30'12"W	199.73
5 S57°13'45"W	200.00
6 S87°43'00"W	77.20
7 S53°33'49"W	90.00
8 S30°08'40"W	60.84
9 N40°46'40"W	20.50
10 S58°11'45"W	22.04
11 S02°21'49"W	147.31
12 S74°15'13"W	106.28
13 S58°21'02"W	94.56
14 S62°31'56"W	93.38
15 S64°16'49"W	115.81
16 S70°58'58"W	125.60
17 N10°49'00"W	150.00
18 N89°45'00"W	118.62
19 S28°45'13"W	75.64
20 N71°31'21"W	150.00
21 N17°29'55"W	157.89
22 S48°00'15"W	81.30
23 N81°20'58"W	146.20
24 S74°54'01"W	91.61
25 N21°37'40"W	157.29
26 N56°51'46"W	28.75
27 N58°51'46"W	28.75
28 S48°14'35"W	77.25

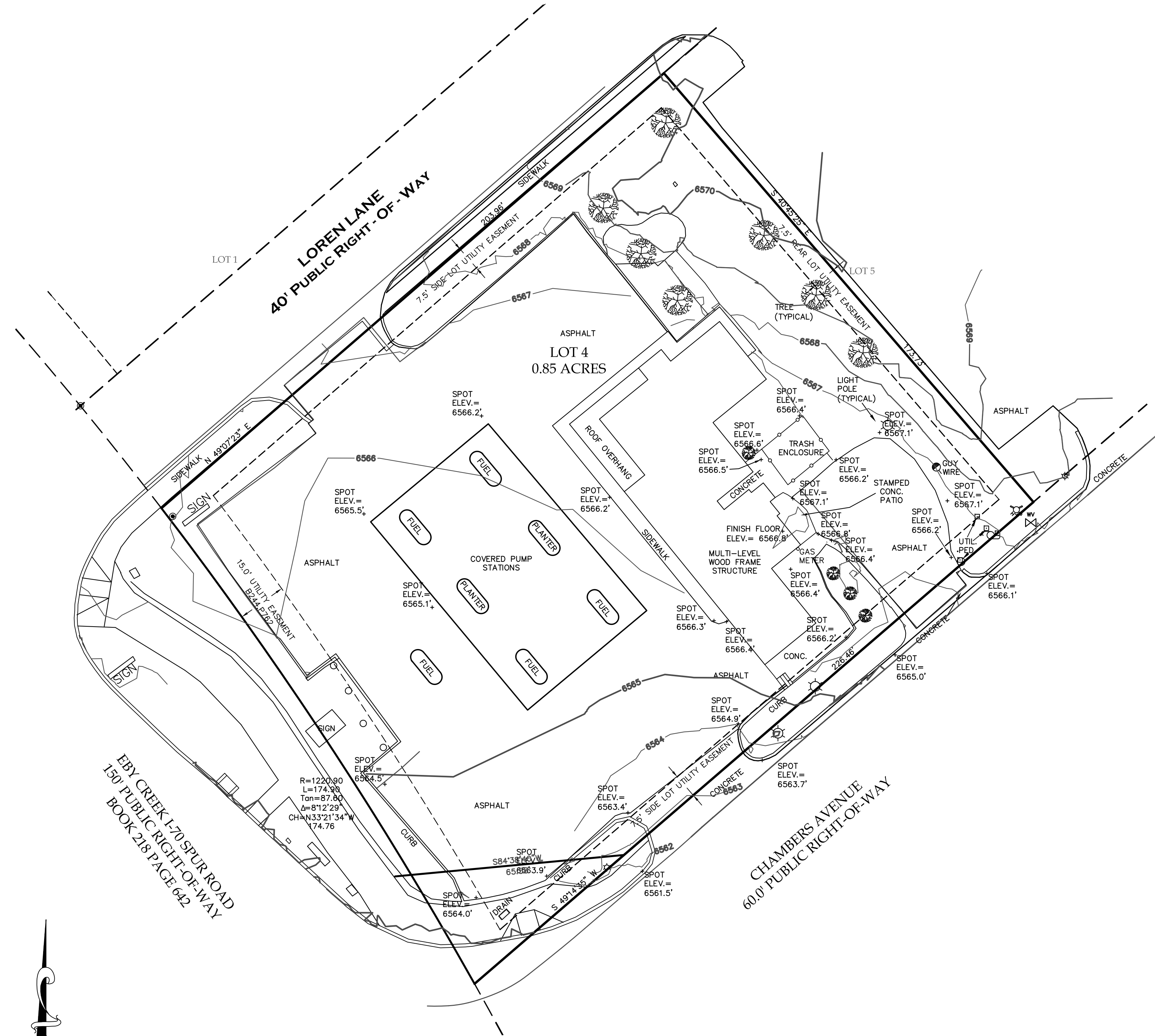
CURVE DATA TABLE				
Chord Bearing	Distance	Delta	Radius	Arc
1 S31°49'00"E	381.98	18°00'01"	1220.90	389.56
2 S85°36'57"E	127.59	90°18'56"	90.00	141.82
3 N04°23'03"E	125.97	89°43'04"	90.00	140.93
4 S68°53'05"E	63.63	89°59'04"	45.00	70.87
5 N23°41'32"E	68.92	12°08'25"	325.86	69.05
6 S80°46'12"E	116.41	80°35'28"	90.00	126.59
7 N04°10'31"E	63.71	90°08'08"	45.00	70.79
8 S88°49'29"E	63.56	89°51'52"	45.00	70.58
9 N44°44'58"E	78.82	8°59'14"	502.99	78.90
10 N28°56'20"E	197.41	22°38'01"	502.99	198.70
11 N33°25'57"E	241.39	31°37'15"	442.99	244.48
12 N26°08'39"E	114.35	17°02'33"	385.86	114.77
13 S40°04'47"E	31.41	1°28'27"	1220.90	31.41
14 S38°24'12"E	40.04	1°52'44"	1220.90	40.04
15 S33°21'35"E	174.75	8°12'29"	1220.90	174.91
16 S27°19'31"E	82.25	3°51'38"	1220.90	82.27
17 S24°06'21"E	54.94	2°34'42"	1220.90	54.94
18 S27°00'54"E	106.80	8°23'47"	1070.90	106.94
19 N71°07'05"E	150.31	27°46'41"	313.09	151.79
20 N78°43'13"E	54.90	12°34'25"	250.55	55.01
21 N71°07'05"E	121.50	27°46'41"	253.09	122.70
22 N77°50'41"E	77.47	14°19'30"	310.65	77.67
23 S36°00'54"E	179.29	9°36'13"	1070.90	179.50
24 S29°42'28"E	66.27	3°00'40"	1070.90	66.28
25 S28°34'50"E	80.60	3°14'34"	1070.90	80.61
26 N88°41'13"E	96.64	62°54'55"	82.59	101.67
27 S23°53'17"E	40.04	2°08'33"	1070.90	40.05
28 S70°49'00"E	187.80	80°00'00"	187.80	207.14
29 S70°49'00"E	347.80	80°00'00"	347.80	364.22
30 N11°40'34"E	125.21	11°02'19"	850.93	125.41
31 N08°32'07"W	98.25	17°55'36"	315.30	98.65
32 S08°27'37"E	147.89	18°04'36"	470.05	148.90
33 N88°48'13"E	86.58	29°45'01"	215.47	89.32
34 S81°26'13"E	122.02	20°12'20"	347.80	122.65
35 S65°08'45"E	74.98	12°22'36"	347.80	75.13
36 S48°53'13"E	108.86	18°08'27"	347.80	110.12
37 N10°18'48"E	94.86	14°39'03"	50.00	124.94
38 N11°40'34"E	113.67	11°02'19"	850.93	113.86
39 N88°48'32"E	63.98	29°45'01"	155.47	64.44
40 S08°27'37"E	128.84	18°04'36"	410.06	129.87
41 N08°32'07"W	78.55	17°55'36"	256.30	79.98
42 S82°29'01"E	124.43	36°38'57"	197.80	126.58
43 S52°29'01"E	80.00	23°20'03"	197.80	80.56
44 N75°56'43"E	67.95	85°36'59"	50.00	74.71
45 N04°21'01"E	84.18	57°34'26"	50.00	80.24
46 N16°54'31"E	85.89	21°30'14"	230.21	86.40
47 S89°55'04"E	33.28	17°08'14"	111.68	33.40
48 N22°47'29"E	96.75	44°25'34"	127.95	99.21
49 N16°43'41"E	62.45	21°08'34"	170.21	62.81
50 N10°36'00"W	282.98	22°03'21"	739.69	284.74
51 S34°53'28"E	134.18	26°31'31"	292.45	135.39
52 N71°49'38"E	46.64	53°38'48"	51.68	48.39
53 N22°47'29"E	51.36	44°25'34"	67.95	52.69
54 S89°53'05"E	120.19	89°59'04"	85.00	133.48

LAND USES:	
Land Use	Area (acres)
Commercial/Business (C-B)	30.966
Residential High Density (R-H)	3.253
Residential Medium Density (R-M)	11.000
Two Family Residential (2 Family R)	0.000 (Deleted)
Open Space (Dedicated)	4.753
Park	4.326
Roadways	6.529
Parcel "A"	.097
Total Area:	60.924

Prepared for Ross Chambers and Husky Oil Co.
by Johnson and Kunkel Land Surveying Company
P.O. Box 718, Eagle, Colorado 81631

EBY CREEK SUBDIVISION

IMPROVEMENT LOCATION CERTIFICATE
& TOPOGRAPHIC MAP
Lot 4, Block 1
EBY CREEK SUBDIVISION
TOWN OF EAGLE, COUNTY OF EAGLE, COLORADO



LEGAL DESCRIPTION:
Lot 4, Block 1, Eby Creek Subdivision according to the Final Plat thereof, as filed for record on January 5, 1999 in Book 244 at Page 762 in the Clerk and Recorder's Office, County of Eagle, State of Colorado.

- NOTES:
- 1) Date of Field Work: MARCH 2021
 - 2) Location of Improvements, Lot lines, and Easements are based upon the above referenced Final Plat of Eby Creek Subdivision and survey monuments, as well as other boundary evidence found at the time of this certification - This is not a Boundary Survey.
 - 3) Street Address: 0131 Chambers Avenue.
 - 4) Due to snow and ice accumulation certain improvements may not be shown.
 - 5) This Improvement Location Certificate For Building Permit was prepared for the exclusive use of Ed Oyler, and is valid only if print has original seal and signature of surveyor.
 - 6) Lineal Units of the U.S. Survey Foot were used herein.

CERTIFICATION

I hereby certify that this Improvement Location Certificate for Building Permit was prepared for Ed Oyler, that this is NOT a Land Survey Plat, Improvement Survey Plat, or statutory Improvement Location Certificate and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

The purpose of this certificate is to depict construction improvements relative to property lines.



Theodore J. Archibeque PLS 37902
Colorado Professional Land Surveyor

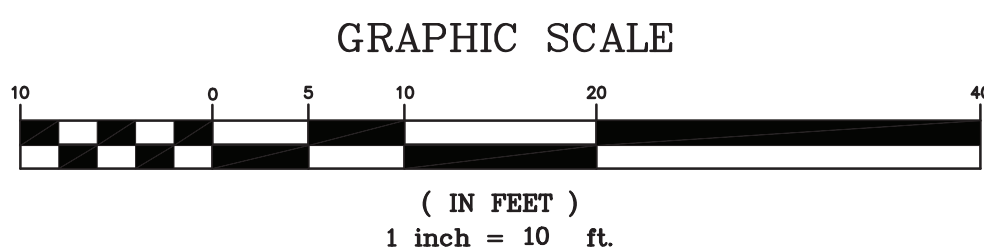
Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

IMPROVEMENT LOCATION CERTIFICATE & TOPOGRAPHIC MAP Lot 4, Block 1 EBY CREEK SUBDIVISION TOWN OF EAGLE, COUNTY OF EAGLE, COLORADO			
DRAWN BY:	TJA	DRAWING NAME:	16105_TOP SINCLAIR.dwg
SHEET	1 OF 1	DATE:	4-27-2021
		CHECKED BY:	TJA

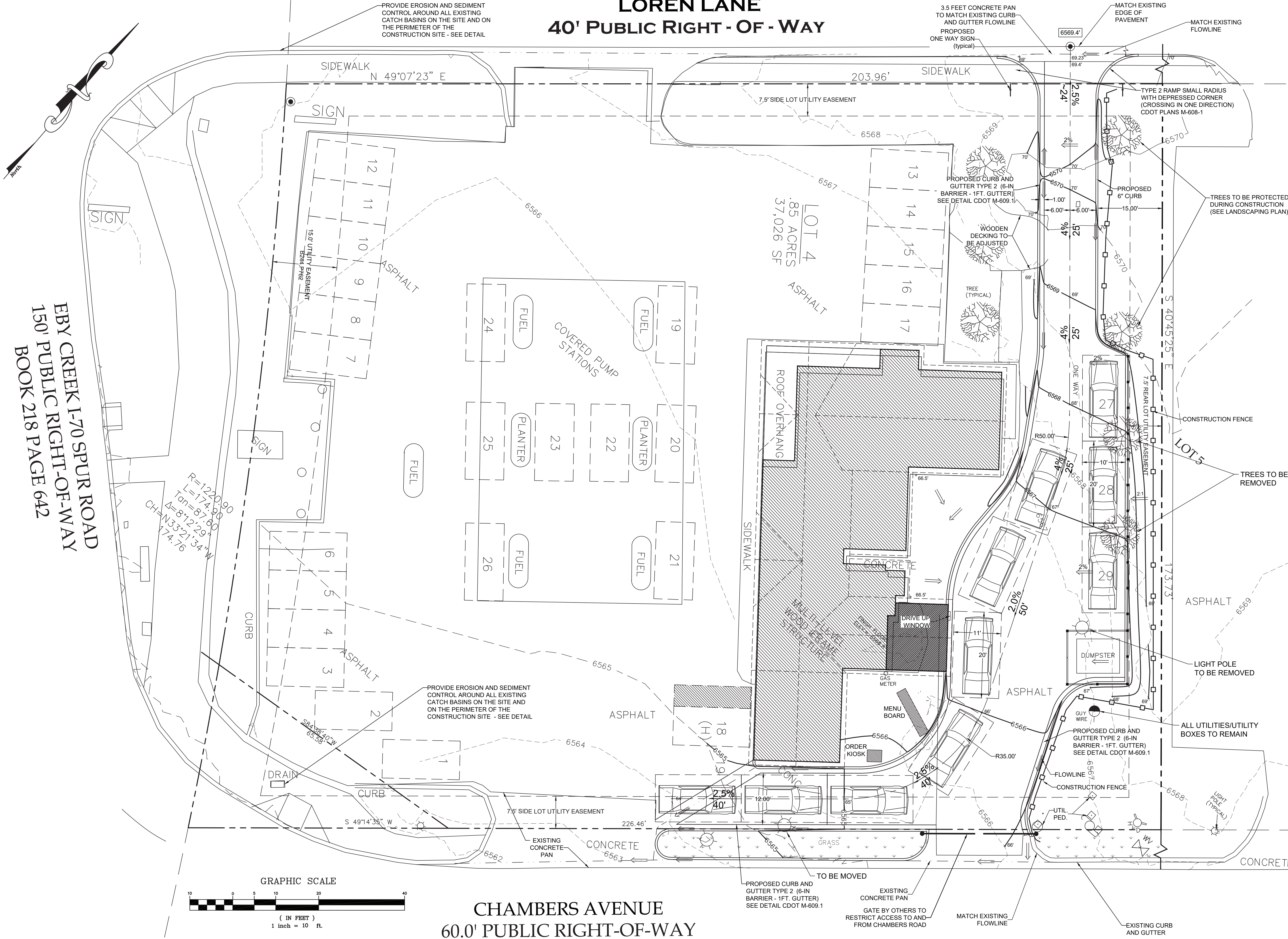
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LOREN LANE
40' PUBLIC RIGHT-OF-WAY

EBY CREEK I-70 SPUR ROAD
150' PUBLIC RIGHT-OF-WAY
BOOK 218 PAGE 642



CHAMBERS AVENUE
60.0' PUBLIC RIGHT-OF-WAY



DRIVE-THROUGH
GRADING & DRAINAGE PLAN

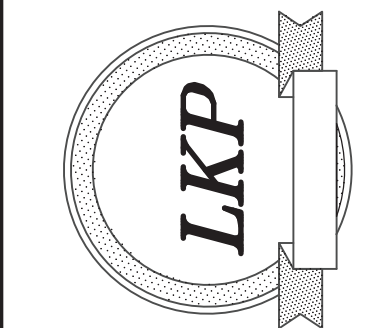
LOT 4, BLOCK 1, EBY CREEK SUBDIVISION
131 CHAMBERS AVENUE
TOWN OF EAGLE
EAGLE COUNTY, COLORADO

EAGLE SINCLAIR STATION

CIVIL/GEOTECHNICAL

Engineering, Inc.

P.O. Box 724 Eagle, CO 81631
Tel (970) 390-0307 www.LKPEngineering.com

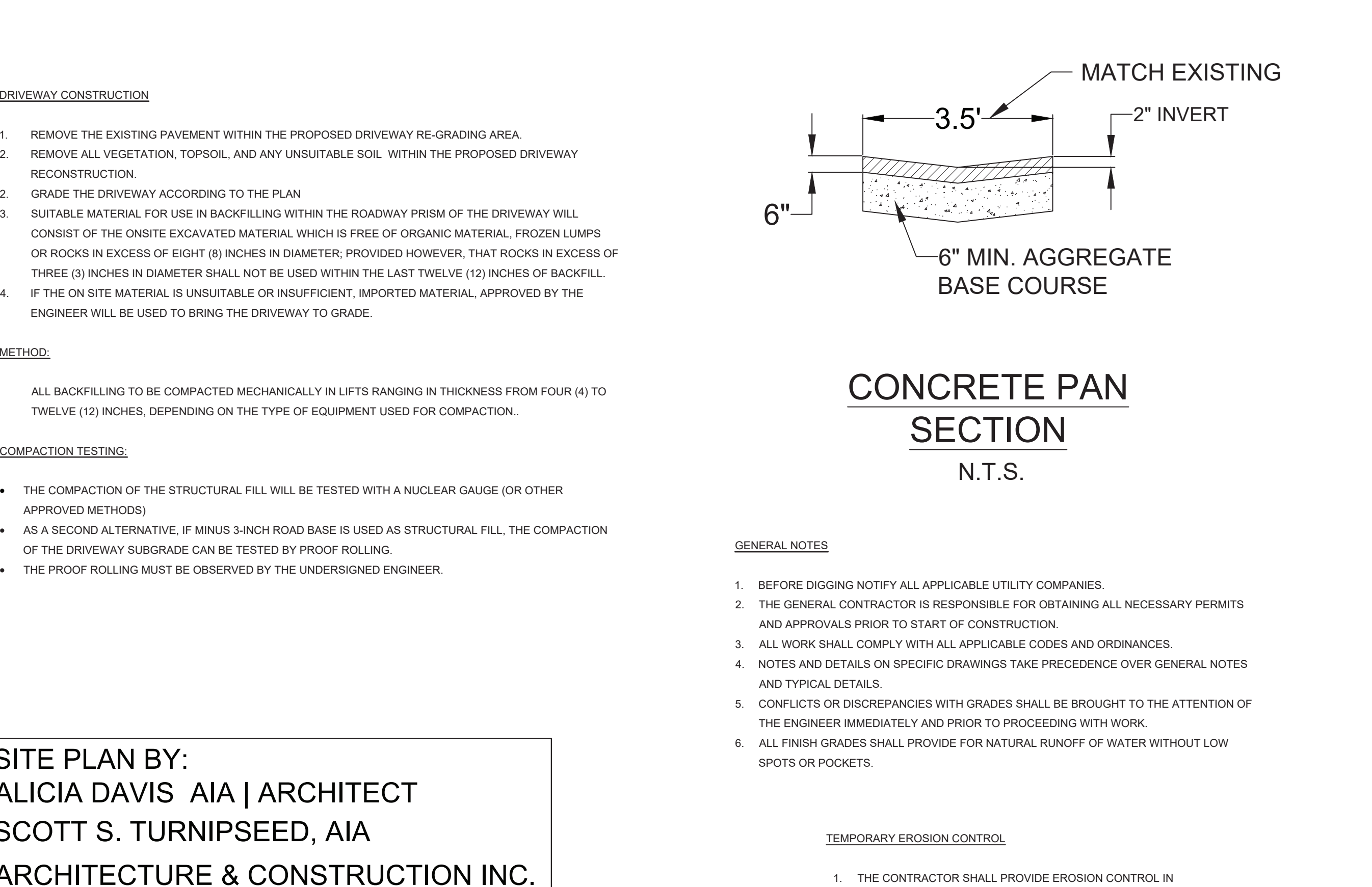
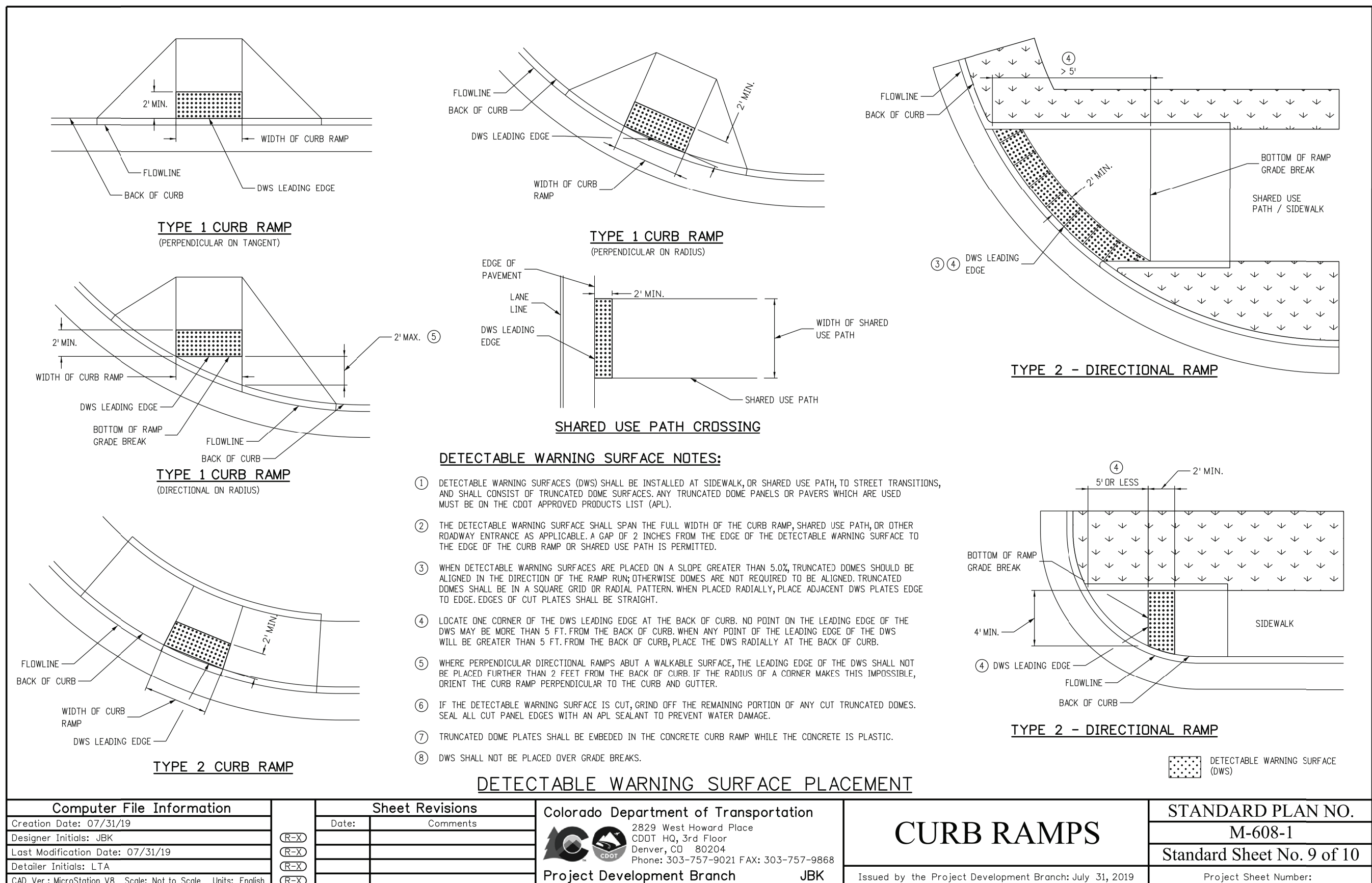


DRIVEWAY



DRAWN BY:	L.P.
CHECKED BY:	L.P.
PROJECT NO.:	21-3510
SEE REVISIONS BOX	
DATE:	JUNE 21, 2021
DRAWING NO.:	21-3510CIVIL.DWG
SHEET	C-1

NO.	DATE	DESCRIPTION	BY
1.	9/22/2021	TOE REFERRAL COMMENTS	L.P.



NO.	DATE	TOE REFERRAL COMMENTS	BY
1.	9/22/2021		L.P.

DRIVE-THROUGH GRADING & DRAINAGE PLAN

LOT 4, BLOCK 1, EBY CREEK SUBDIVISION
131 CHAMBERS AVENUE
TOWN OF EAGLE
EAGLE COUNTY, COLORADO

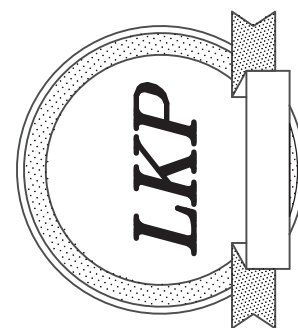
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F.O. BOX 1724 Eagle, CO 81631
Tel (970) 390-0307 www.LKPEngineering.com



DETAILS



DRAWN BY: L.P.

CHECKED BY: L.P.

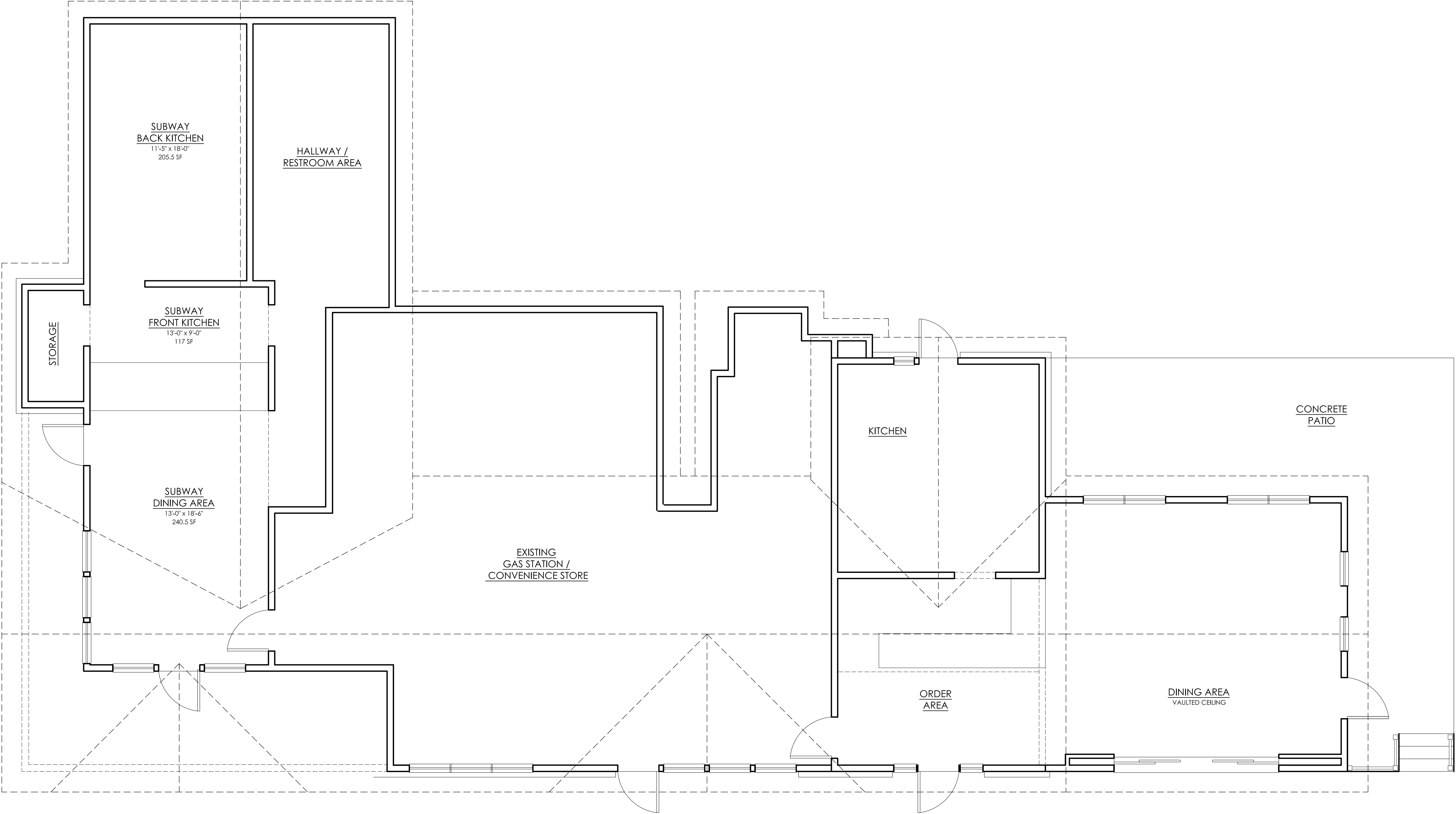
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SEE REVISIONS BOX

DATE: JUNE 21, 2021

21-3510CIVIL.DWC

SHEET C-2

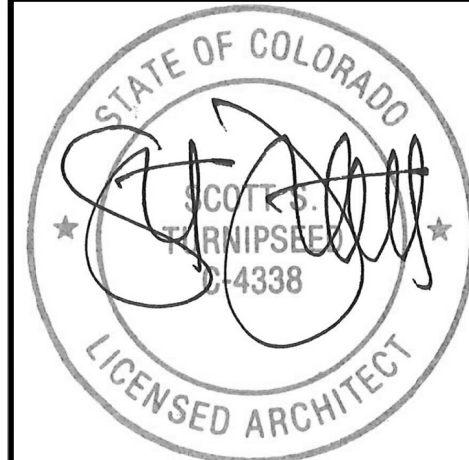


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A2.1

EXISTING FLOOR PLAN

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



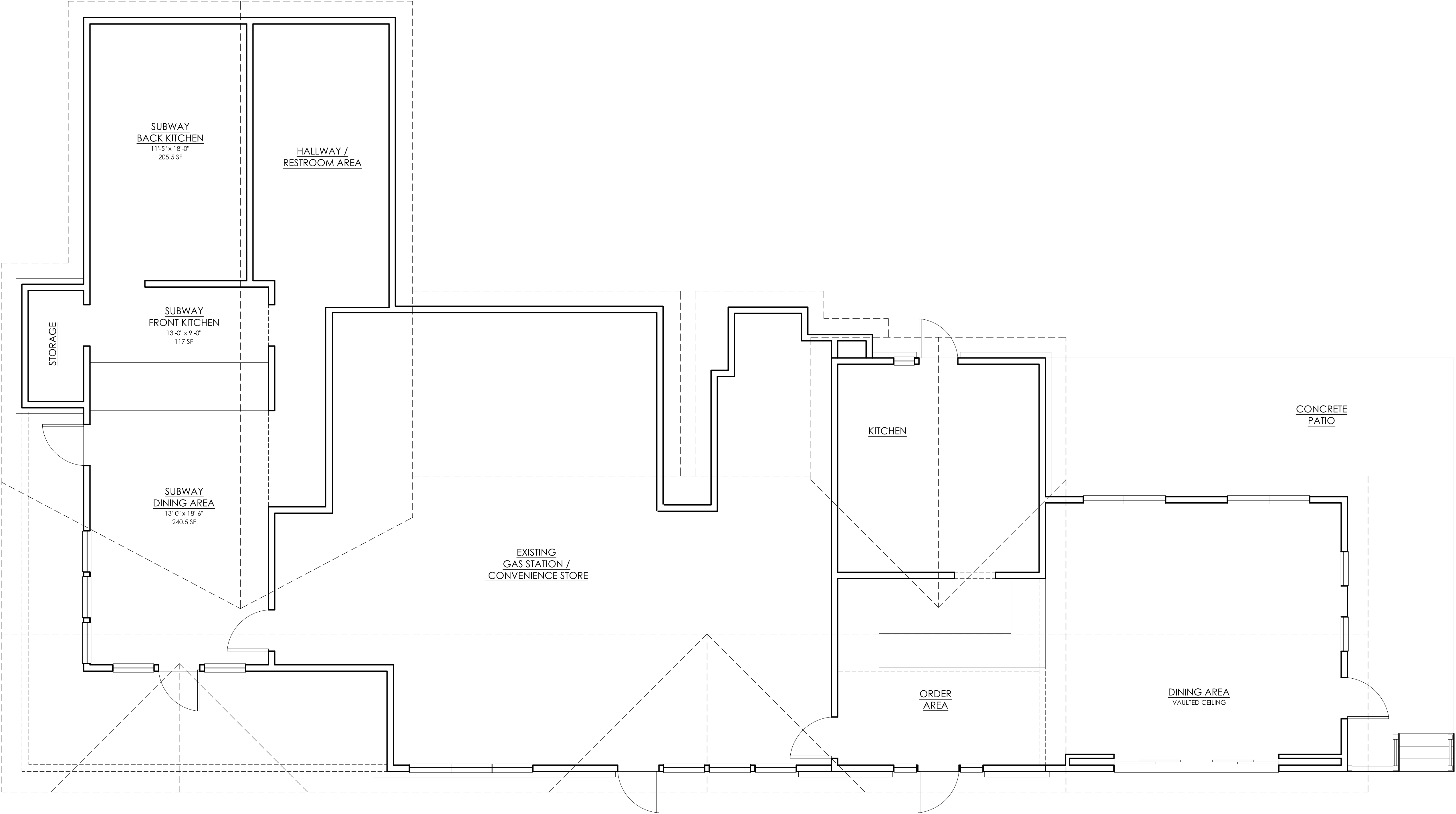
ZONING VARIANCE
RESUBMITTAL SEPT. 21, 2021

EAGLE SINCLAIR STATION

DRIVE-THROUGH AND BUILDING ADDITION
0131 CHAMBERS AVENUE
LOT 4, BLOCK 1, EBY CREEK SUBDIVISION
EAGLE, COLORADO 81631

ISSUE:	DATE:
ZONING VARIANCE	01.13.2021
MINOR DEVELOPMENT PLAN	01.14.2021
M D PLAN RESUBMITTAL	06.23.2021
M D PLAN RESUBMITTAL 2	09.21.2021
AND	
ZONING VARIANCE RESUBMITAL	

SCOTT S. TURNIPSEED AIA
ARCHITECTURE
& CONSTRUCTION INC.
P.O. BOX 3388
1143 GARFIELD STREET, SUITE 211
EAGLE, COLORADO 81631
970.328.3800 WWW.SSTAA.COM

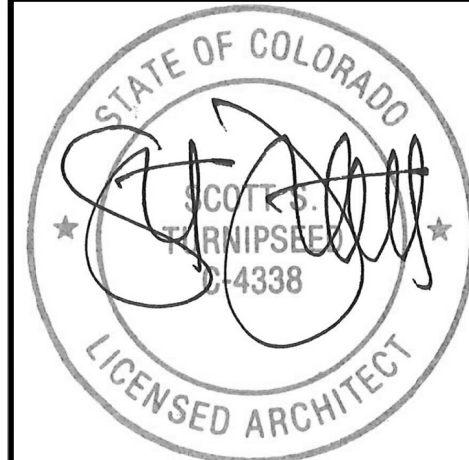


1

A2.1

EXISTING FLOOR PLAN

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



TURNIPSEED

ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN

SINCE 1995

EAGLE SINCLAIR STATION

DRIVE-THROUGH AND BUILDING ADDITION

0131 CHAMBERS AVENUE

LOT 4, BLOCK 1, EBY CREEK SUBDIVISION

EAGLE, COLORADO 81631

ZONING VARIANCE

RESUBMITTAL SEPT. 21, 2021

MINOR DEVELOPMENT PLAN

RESUBMITTAL 2 SEPT. 21, 2021

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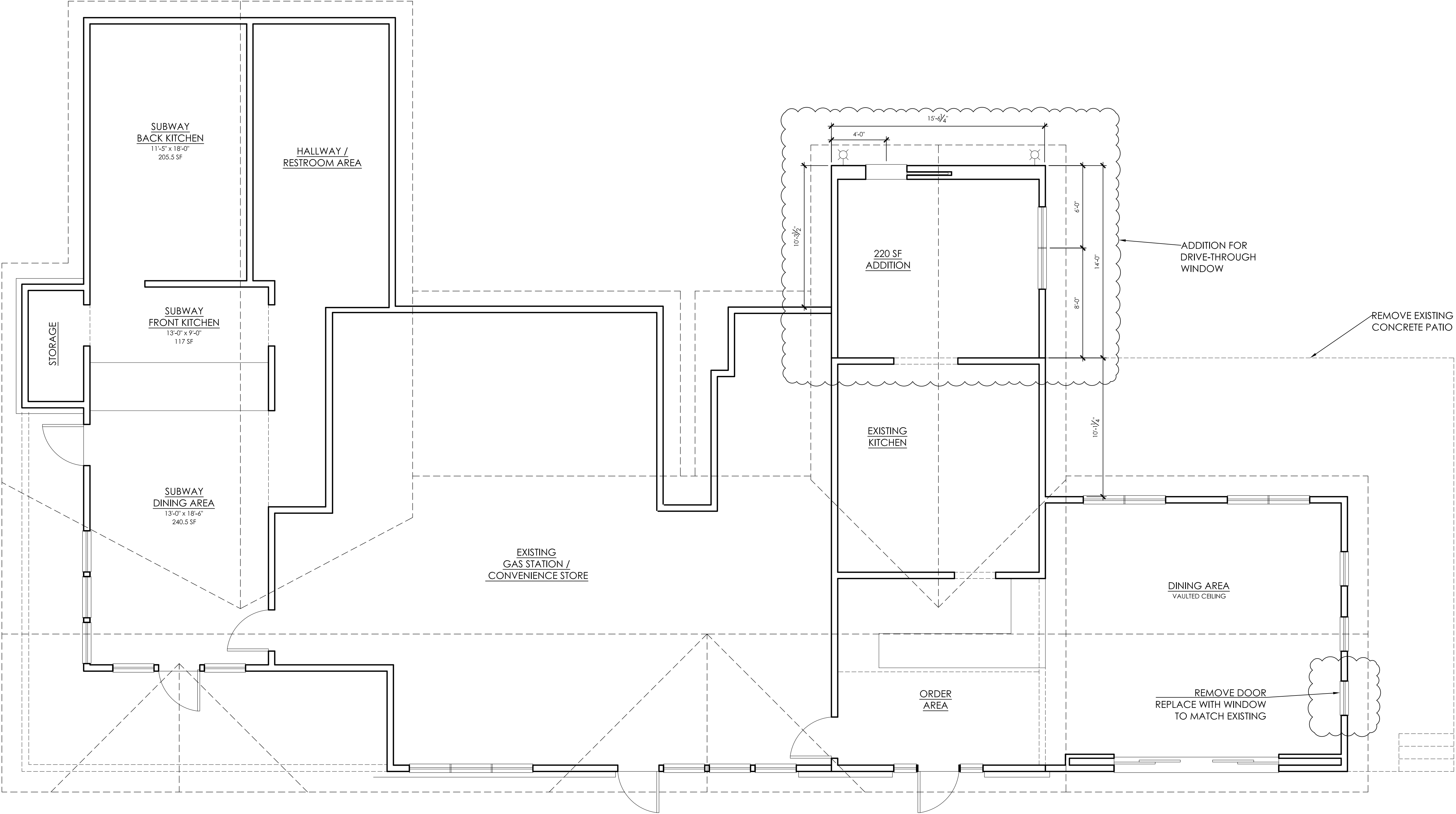
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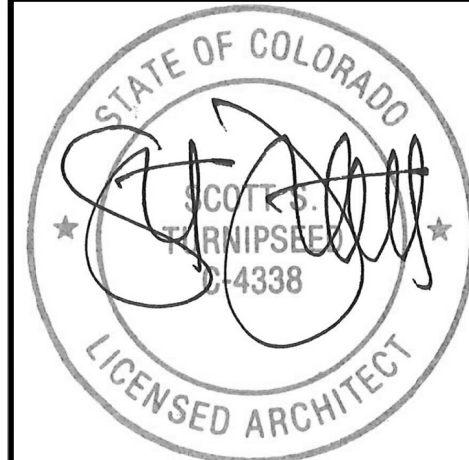
A2.1

EXISTING

FLOOR PLAN



1
A2.2
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



EAGLE SINCLAIR STATION
DRIVE-THROUGH AND BUILDING ADDITION
0131 CHAMBERS AVENUE
LOT 4, BLOCK 1, EBY CREEK SUBDIVISION
EAGLE, COLORADO 81631

ZONING VARIANCE
RESUBMITTAL SEPT. 21, 2021

MINOR DEVELOPMENT PLAN
RESUBMITTAL 2 SEPT. 21, 2021

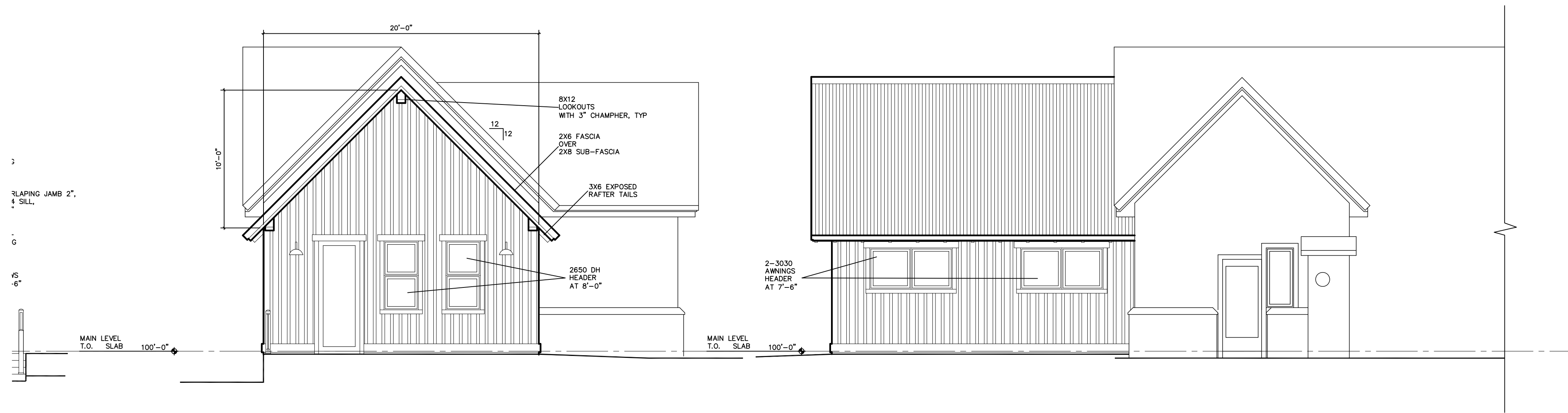
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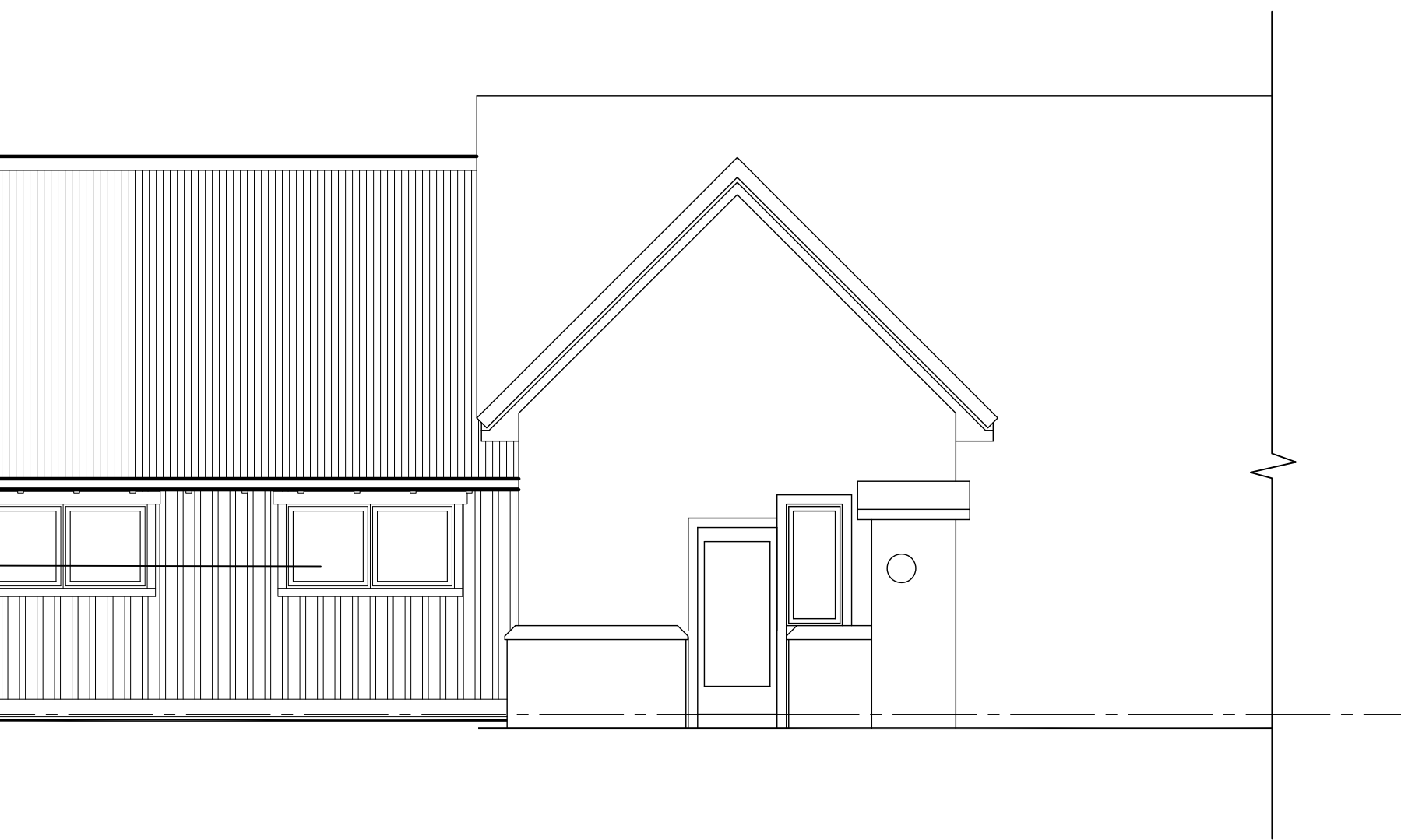
A2.2
PROPOSED
FLOOR PLAN



1
A3.1
EXISTING
FRONT / WEST ELEVATION
SCALE: 3/16" = 1'-0"



2
A3.
EXISTING
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3
A3.1
EXISTING
EAST ELEVATION
SCALE: 3/16" = 1'-0"



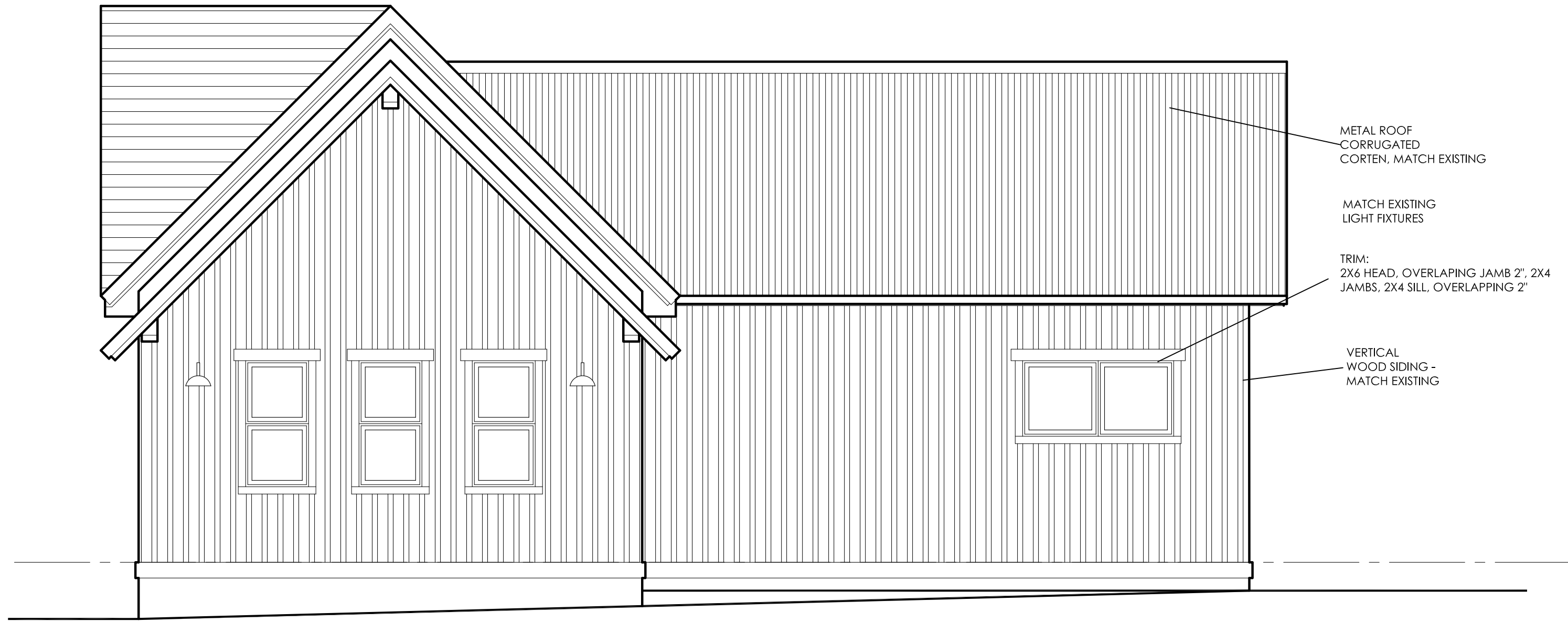
EAGLE SINCLAIR STATION
DRIVE-THROUGH AND BUILDING ADDITION
0131 CHAMBERS AVENUE
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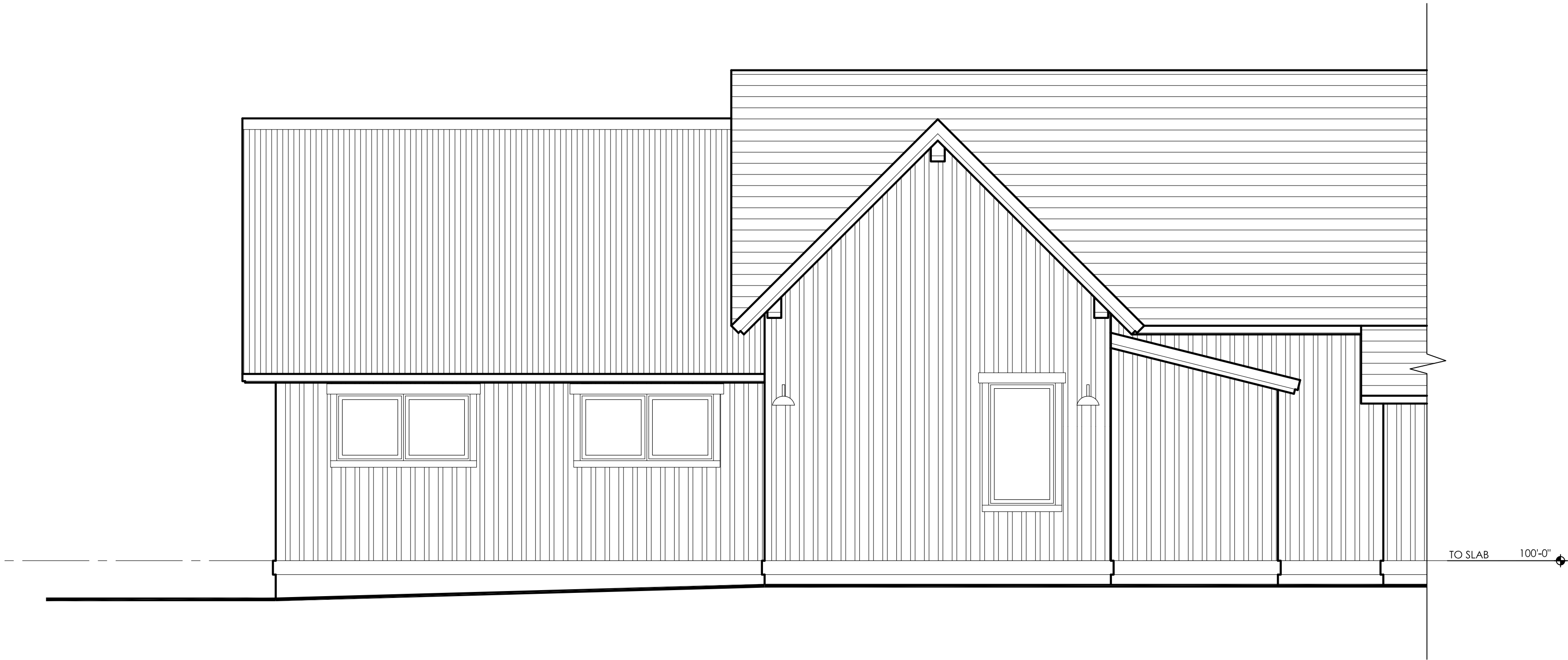
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PROPOSED
SOUTH ELEVATION

1
A3.2

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



PROPOSED
EAST ELEVATION

2
A3.2

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



EAGLE SINCLAIR STATION
DRIVE-THROUGH AND BUILDING ADDITION
0131 CHAMBERS AVENUE
LOT 4, BLOCK 1, EBY CREEK SUBDIVISION
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A3.2
PROPOSED
ELEVATIONS