

# 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:

ARCHIBEEQUE 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:

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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%
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IMPERVIOUS SURFACE	21,719 SF	59%
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<b>TOTAL IMPERVIOUS</b>	<b>25,075 SF</b>	<b>68%</b>
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### PROPOSED

BUILDING FOOTPRINT	3,576 SF	9.5%
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IMPERVIOUS SURFACE (NEW ASPHALT 2,273 SF)	23,992 SF	65%
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<b>TOTAL IMPERVIOUS</b>	<b>27,568 SF</b>	<b>74%</b>
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### ZONING VARIANCE:

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

### MINOR DEVELOPMENT 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

## EAGLE SINCLAIR STATION

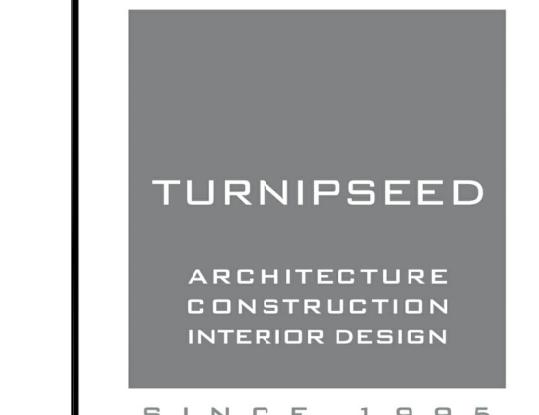
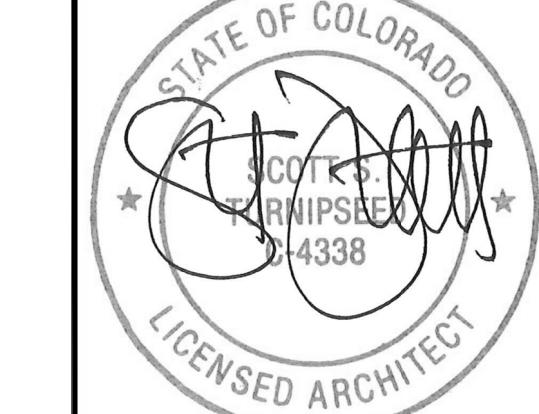
DRIVE-THROUGH AND BUILDING ADDITION  
0131 CHAMBERS AVENUE  
LOT 4, BLOCK 1, EBY CREEK SUBDIVISION  
EAGLE, COLORADO 81631

MINOR DEVELOPMENT PLAN	ZONING VARIANCE
RESUBMITTAL 2 SEPT. 21, 2021	RESUBMITTAL SEPT. 21, 2021

SCOTT S. TURNIPSEED AIA  
ARCHITECTURE  
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P.O. BOX 3388  
1143 CAPITOL STREET, SUITE 211  
EAGLE, COLORADO 81631  
970.328.3900 WWW.SSTAIA.COM

A0.0

COVER SHEET



SINCE 1995

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



# LOREN LANE O' PUBLIC RIGHT-OF-WAY



## TURNIPSEED

# ARCHITECTURE CONSTRUCTION INTERIOR DESIGN

S I N C E 1 9 9 5

# EAGLE SINCLAIR STATION

DRIVE-THROUGH AND BUILDING ADDITION  
0131 CHAMBERS AVENUE  
LOT 4, BLOCK 1, EBBY CREEK SUBDIVISION

REMITTAL SEPT. 21, 2011

RESUBMITTAL SEPT. 21, 2021

# ZONING VARIANCE

**MINOR DEVELOPMENT PLAN  
RESUBMITTAL 2 SEPT. 21, 2021**

SCOTT S. TURNIPSEED A  
ARCHITECTURE  
& CONSTRUCTION INC.  
P.O. BOX 3388  
1143 CAPITOL STREET, SUITE 211  
EAGLE, COLORADO 81631  
970.328.3900 [WWW.SSTAIA.COM](http://WWW.SSTAIA.COM)

# A1.2

# PROPOSED SITE PLAN

# PROPOSED SITE PLAN

CALE: 1" = 10'-0"

# SITE PLAN

LOREN LANE  
40' PUBLIC RIGHT-OF-WAY

CHAMBERS AVENUE  
60' PUBLIC RIGHT-OF-WAY

LOT 4  
.85 ACRES  
37,026 SF

LOT 5

PRO  
SITE

1 A1.2

SCALE: 1



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°10'30"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 2400.00 feet; thence S.00°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. 49.56 feet; thence N.42°09'36"W. 422.00 feet; thence S.74°15'3"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 herein 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:

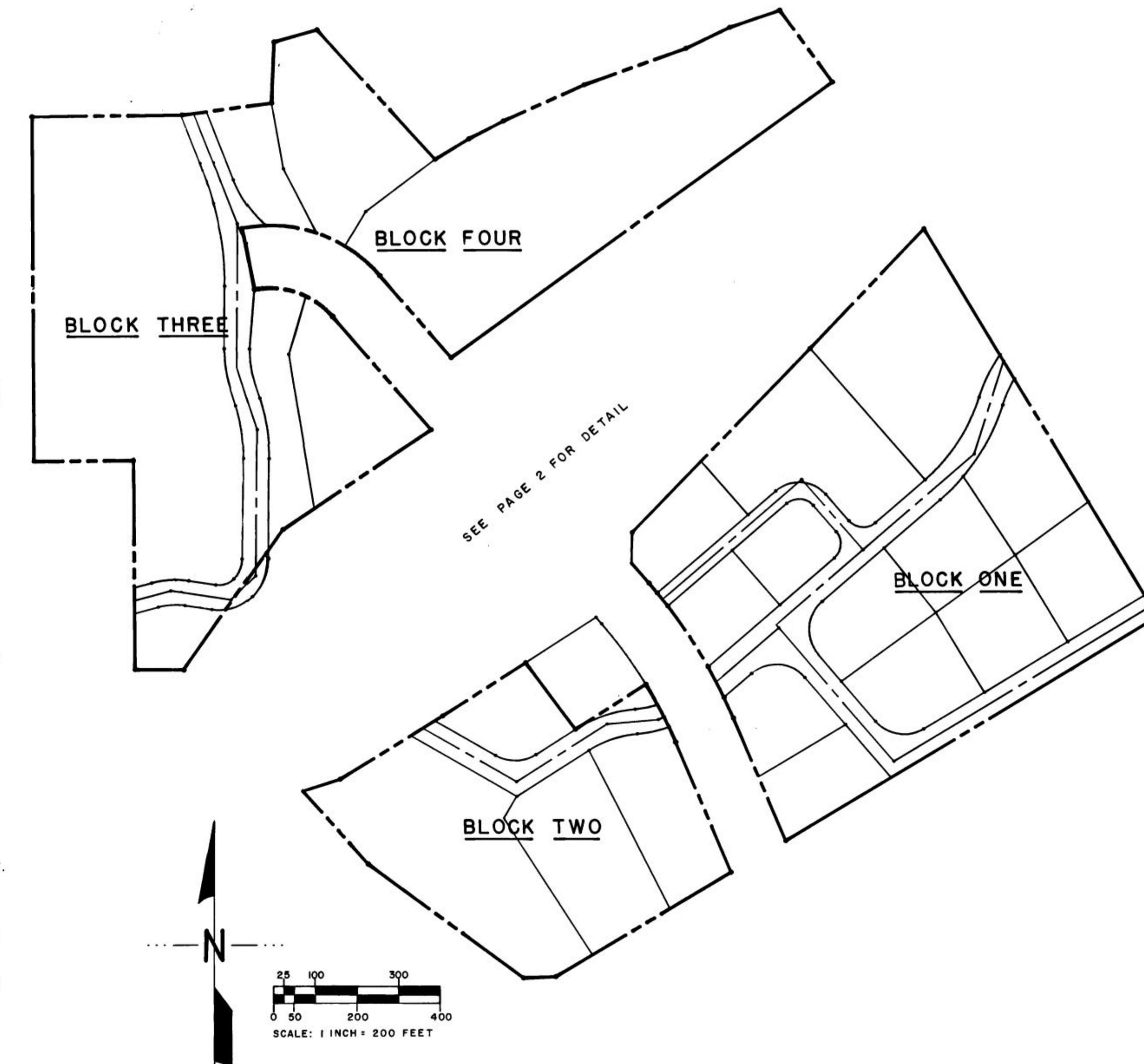
Ross E Chambers, individually and as general partner  
of Ross Chambers & Associates, a partnership  
Loren G Chambers Shirley A. Chambers

STATE OF COLORADO ) SS  
COUNTY OF EAGLE )  
The foregoing Dedication was acknowledged before me this 17 day of February, A.D. 1976, by Loren G Chambers Shirley A. Chambers & Ross E Chambers, individually\*  
My commission expires 3-14-79 Patricia Wood  
A Notary Public  
X and general location of Ross Chambers & Associates, Notary Public

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 702 and 700, 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 herein, 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 4551  
R. L. S. 4551  
LAND SURVEYOR  
STATE OF COLORADO

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. 162 Reception No. 140925

CASE 2 DRAFTER E Maxwell R. Basy  
Clerk and Recorder

By Maxwell R. Basy 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. Carlson  
Mayor

Witness my hand and seal of the Town of Eagle

ATTEST Sandy Koepen  
Town Clerk

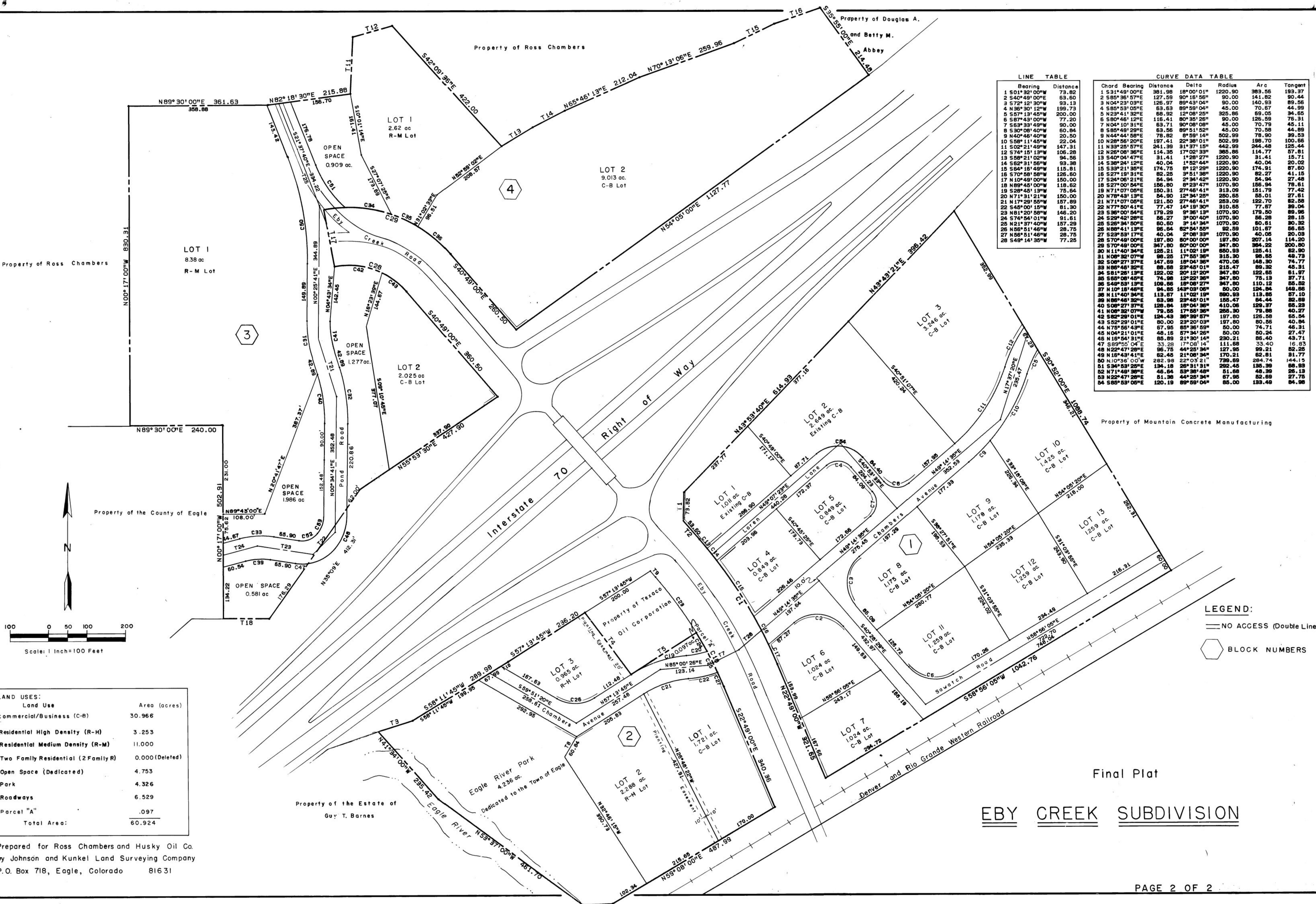
DEDICATION OF UTILITY EASEMENT

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

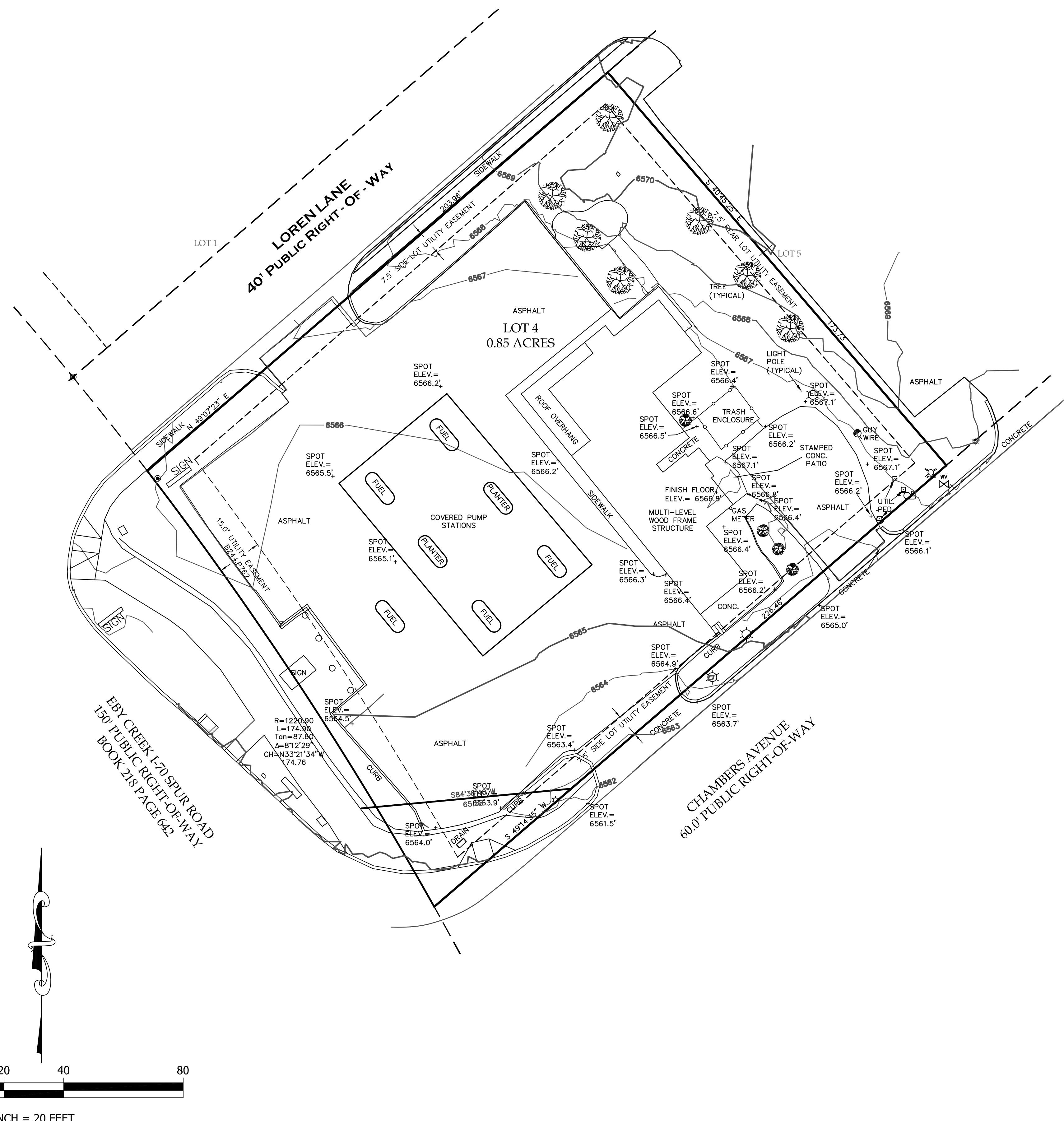
EBY CREEK SUBDIVISION

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



PLAN HOLD CORPORATION  
RECORD BY NO. 0704-44  
IRVINE, CALIFORNIA

**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.

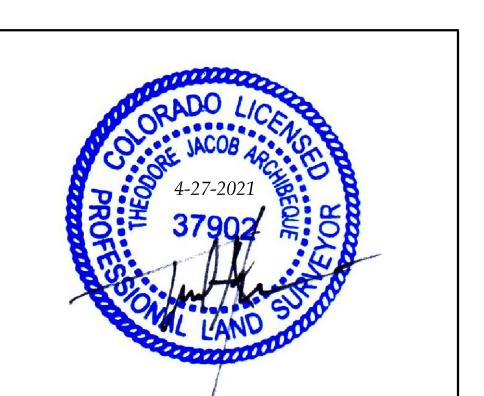
## NOTES.

- 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) Linear Units of the U.S. Survey Foot were used herein.

## CERTIFICATION

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

**IMPROVEMENT LOCATION CERTIFICATE  
& TOPOGRAPHIC MAP  
LOT 4, BLOCK 1  
EBY CREEK SUBDIVISION**

# 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**

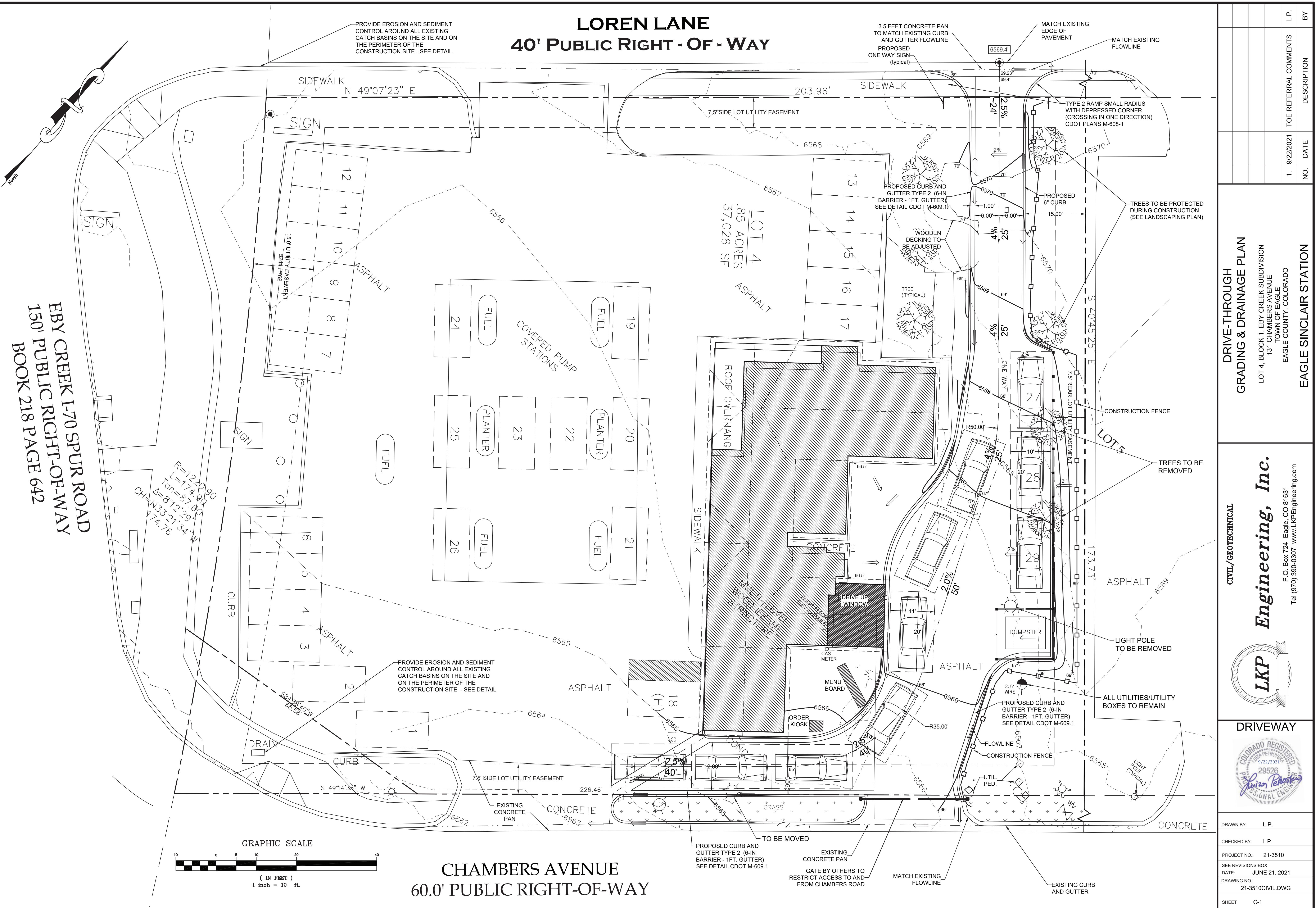
**INFO@PROLANDSURVEY.COM**

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. Additionally, this document is prepared for the sole purpose of use by the parties stated hereon. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

# LOREN LANE

## 40' PUBLIC RIGHT - OF - WAY

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



**GENERAL NOTES**

1. ON ROADWAY CURVES WITH A RADIUS OF 1,900 FT. OR LESS, CURBS AND GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE, UNLESS OTHERWISE NOTED ON THE PLANS. THE LENGTH OF 10 FT. MAY BE USED WHEN THE CURVE RADIUS IS GREATER THAN 1,900 FT.

2. CONCRETE SHALL BE CLASS B.

3. PROFILE GRADE OF CURBS AND GUTTERS SHALL BE LOCATED AT THE FLOW LINE.

4. CURB TYPE 4 (KEY-WAY) MAY BE USED IN LIEU OF CURB AND GUTTER TYPE 2 (SECTIONS IB AND IM) UNLESS OTHERWISE SPECIFIED ON THE PLANS.

5. GUTTER CROSS SLOPES MAY BE ADJUSTED TO FACILITATE DRAINAGE FOR PROFILE GRADES AS SHOWN ON THE PLANS.

6. THE CURB AND GUTTER SECTION SHALL MATCH CONCRETE PAVEMENT THICKNESS IF SHOWN ON THE PLANS. CURB AND GUTTER SHALL BE CLASS P CONCRETE IF PLACED MONOLITHICALLY WITH CONCRETE PAVEMENT.

7. INCREASE SIDEWALK THICKNESS TO 6 IN. AT LOCATIONS SHOWN ON THE PLANS.

8. MINIMUM SIDEWALK WIDTH IS 4 FT.

▲ EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE  $\frac{1}{2}$  IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.

① GUTTER CROSS SLOPES SHALL BE  $\frac{1}{2}$  IN./FT. WHEN DRAINING AWAY FROM CURB AND  $\frac{1}{4}$  IN./FT. WHEN DRAINING TOWARD CURB.

● WHEN TIE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO ASME M 284 AND SPACED AT 3 FT. INTERVALS. THEY SHALL BE INSERTED  $\frac{1}{2}$  IN. AND 12 IN. LENGTH INTO THE GUTTER.

SEE PLANS FOR WIDTH (4' MIN.)  
SEE GEN. NOTES  
A TOOLED JOINT IS REQUIRED WHETHER THE CURB AND SIDEWALK ARE POURED SEPARATELY OR MONOLITHICALLY.

**CONCRETE SIDEWALK**

NOTES: 1. EXPANSION JOINTS SHALL BE PLACED AT THE SIDEWALK AT INTERVALS OF NOT MORE THAN 500 FT.

2. EXPANSION JOINTS MAY BE SEALED WHEN SPECIFIED ON THE PLANS.

**SIDEWALK EXPANSION JOINT**

**CONSTRUCTION OF CONCRETE GUTTERS AT INTERSECTION**

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**SIDEWALK EXPANSION JOINT**

**CONSTRUCTION OF CONCRETE GUTTERS AT INTERSECTION**

**GENERAL NOTES**

1. DETECTABLE WARNING SURFACES (DWS) SHALL BE INSTALLED AT SIDEWALK, OR SHARED USE PATH, TO STREET TRANSITIONS, AND SHALL CONSIST OF TRUNCATED DOME SURFACES, ANY TRUNCATED DOME PANELS OR PAVERS WHICH ARE USED BASED ON THE CODE APPROVED PRODUCTS LIST (APL).

2. THE DETECTABLE WARNING SURFACE SHALL SPAN THE FULL WIDTH OF THE CURB RAMP, SHARED USE PATH, OR OTHER ROADWAY ENTRANCE AS APPLICABLE, A GAP OF 2 INCHES FROM THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH IS PERMITTED.

3. WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 5.0%, TRUNCATED DOMES SHOULD BE ALIGNED RADIAL TO THE CURB RAMP. TRUNCATED DOMES ARE NOT REQUIRED TO BE ALIGNED TRUNCATED DOMES SHALL BE IN A SQUARE GRID OR RADIAL PATTERN, WHEN PLACED RADIAL, PLACE ADJACENT DWS PLATES EDGE TO EDGE, EDGES OF CUT PLATES SHALL BE STRAIGHT.

4. LOCATE ONE CORNER OF THE DWS LEADING EDGE AT THE BACK OF CURB, NO POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 5 FT. FROM THE BACK OF CURB, WHEN ANY POINT OF THE LEADING EDGE OF THE DWS WILL BE GREATER THAN 5 FT. FROM THE BACK OF CURB, PLACE THE DWS RADIALY AT THE BACK OF CURB.

5. WHERE PERPENDICULAR DIRECTIONAL RAMPS ABUT A WALKABLE SURFACE, THE LEADING EDGE OF THE DWS SHALL NOT BE PLACED FURTHER THAN 2 FEET FROM THE BACK OF CURB IF THE RADIUS OF A CORNER MAKES THIS IMPOSSIBLE, DIRECTION THE CURB RAMP PERPENDICULAR TO THE CURB AND GUTTER.

6. IF THE DETECTABLE WARNING SURFACE IS CUT, GRIND OFF THE REMAINING PORTION OF ANY CUT TRUNCATED DOMES. SEAL ALL CUT PANEL EDGES WITH AN APL SEALANT TO PREVENT WATER DAMAGE.

7. TRUNCATED DOME PLATES SHALL BE EMBEDDED IN THE CONCRETE CURB RAMP WHILE THE CONCRETE IS PLASTIC.

8. DWS SHALL NOT BE PLACED OVER GROUT BLOBS.

**DETECTABLE WARNING SURFACE PLACEMENT**

**Computer File Information**

Creation Date: 07/04/12 Initials: DD Date: 07/24/12 Comments: Changed Tie Bar spacing from 30° to 36°.

Last Modification Date: 07/24/12 Initials: LTA

Full Path: [www.coloradodot.info/business/designsupport](http://www.coloradodot.info/business/designsupport)

Drawing File Name: 609010104.dgn

CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

**Sheet Revisions**

Date: 07/24/12 Comments: Changed Tie Bar spacing from 30° to 36°.

Initials: LTA

**Colorado Department of Transportation**

4201 East Arkansas Avenue  
Denver, Colorado 80222  
Phone: 303-757-9820  
Fax: 303-757-9820

Project Development Branch DD/LTA

**CURB, GUTTERS, AND SIDEWALKS**

STANDARD PLAN NO. M-609-1

Sheet No. 1 of 4

**Computer File Information**

Creation Date: 07/31/19 Initials: JBK Date: 07/31/19 Comments:

Last Modification Date: 07/31/19 Initials: LTA

Full Path: [www.coloradodot.info/business/designsupport](http://www.coloradodot.info/business/designsupport)

Drawing File Name: 2080102011.dgn

CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

**Sheet Revisions**

Date: 07/31/19 Comments:

Initials: LTA

**Colorado Department of Transportation**

2829 West Howard Place  
CDOT HQ, 4th Floor  
Denver, Colorado 80204  
Phone: 303-757-9201 FAX: 303-757-9868

Project Development Branch JBK

**CURB RAMPS**

STANDARD PLAN NO. M-608-1

Standard Sheet No. 9 of 10

Issued by the Project Development Branch: July 31, 2019

Project Sheet Number:

**EROSION LOG PAY ITEMS**

NUMBER	DESCRIPTION
208-00012	TYPE 1 (9")
208-00013	TYPE 1 (10")
208-00013	TYPE 1 (20")
208-00007	TYPE 2 (8")
208-00008	TYPE 2 (12")
208-00009	TYPE 2 (18")

**NOTE**

1. STAKES SHALL BE INCLUDED IN THE COST OF THE EROSION LOGS.

**SECTION A-A TYPICAL STAKE INSTALLATION**

**SECTION B-B**

**SECTION C-C (NOT ALL LOGS SHOWN)**

**EROSION LOG CULVERT INLET PROTECTION**

**EROSION LOG FILTER AT DROP INLET**

**OVERLAP JOINING DETAIL**

**JOINTING EROSION LOG APPLICATIONS**

**EROSION LOG APPLICATIONS**

**EROSION LOG CULVERT OUTLET PROTECTION**

**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](http://www.LKPEngineering.com)

**DETAILS**

**CONCRETE PAN SECTION N.T.S.**

**TEMPORARY EROSION CONTROL**

**GENERAL NOTES**

- BEFORE DIGGING NOTIFY ALL APPLICABLE UTILITY COMPANIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO START OF CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- CONFLICTS OR DISCREPANCIES WITH GRADES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO PROCEEDING WITH WORK.
- ALL FINISH GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.

**TEMPORARY EROSION CONTROL**

- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES.
- NEW AND EXISTING INLETS MUST BE PROTECTED FROM SEDIMENT LADEN RUNOFF.
- HAY BALES (OR SEDIMENT WATTERS) WILL BE INSTALLED AT CATCH BASIN INLETS, PRIOR TO EXCAVATION, AND MAINTAINED AND KEPT IN PLACE UNTIL THE PROJECT IS COMPLETED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING THE RELEASE OF SEDIMENT WITH THE RUNOFF FROM THE SITE AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES AT THE REQUEST OF THE APPROPRIATE BUILDING OFFICIALS.

**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-2



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INTERIOR DESIGN  
SINCE 1995

# EAGLE SINC LAIR STATION

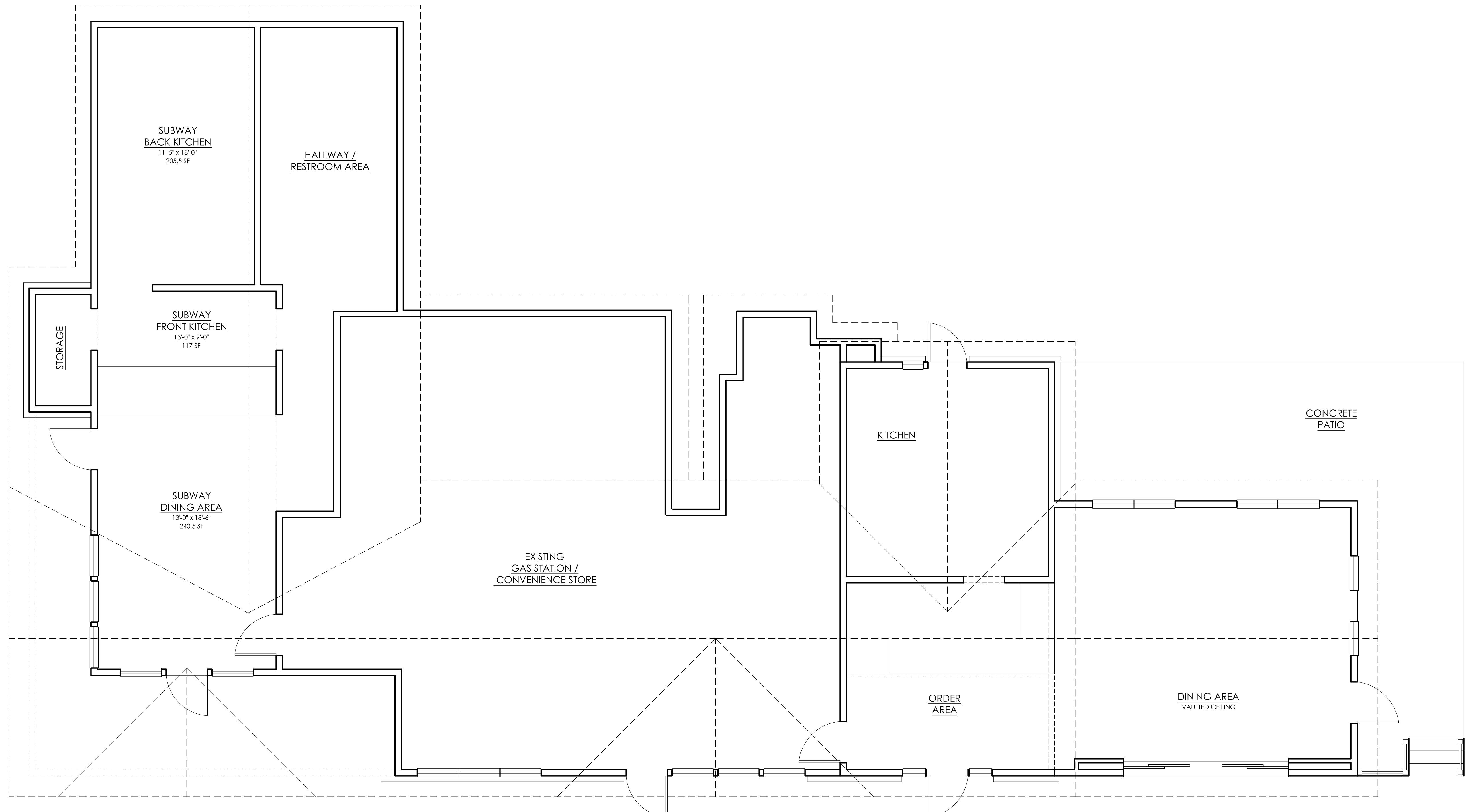
DRIVE-THROUGH AND BUILDING ADDITION  
0131 CHAMBERS AVENUE  
LOT 4, BLOCK 1, EBY CREEK SUBDIVISION  
EAGLE, COLORADO 81631

**ZONING VARIANCE**  
RESUBMITTAL SEPT. 21, 2021

**MINOR DEVELOPMENT PLAN**  
RESUBMITTAL 2 SEPT. 21, 2021

ISSUE: DATE:  
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MD PLAN RESUBMITTAL 06.23.2021  
MD PLAN RESUBMITTAL 2 09.21.2021  
AND  
ZONING VARIANCE RESUBMITTAL

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

A2.1

EXISTING  
FLOOR PLAN



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# EAGLE SINC LAIR STATION

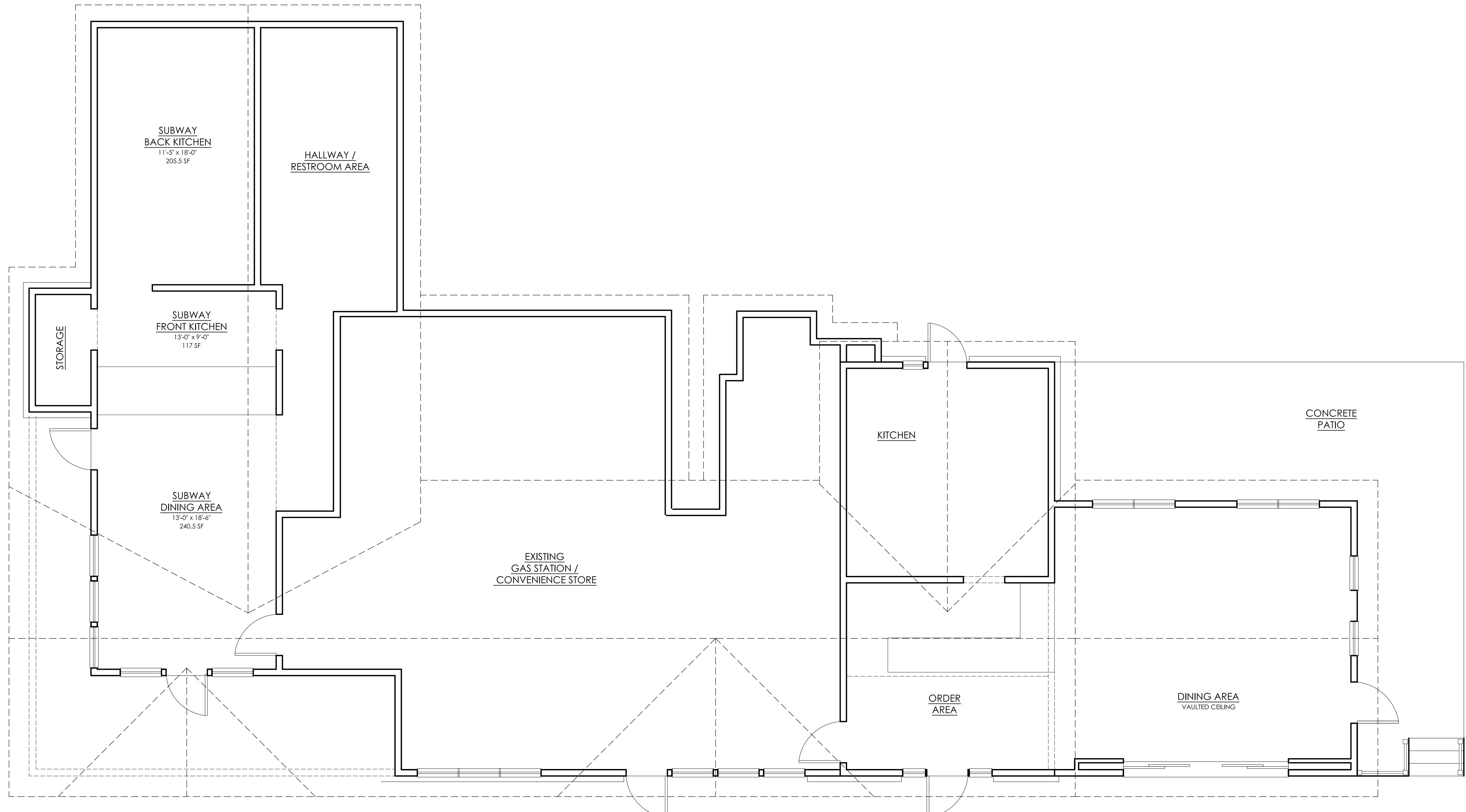
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1  
A2.1 EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"

A2.1

EXISTING  
FLOOR PLAN



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INTERIOR DESIGN  
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## EAGLE SINC LAIR STATION

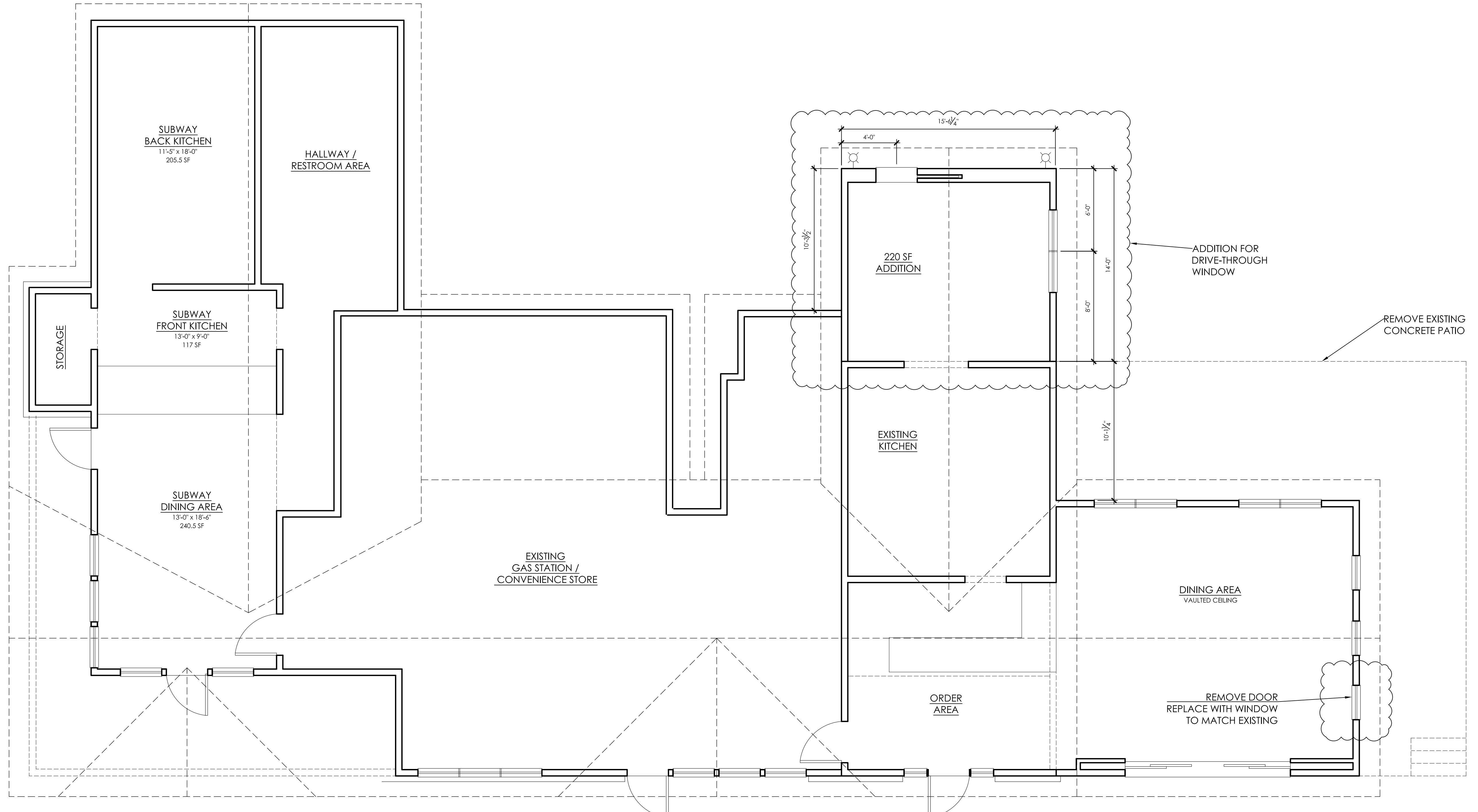
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1  
A2.2

### PROPOSED FLOOR PLAN

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

**A2.2**

PROPOSED  
FLOOR PLAN

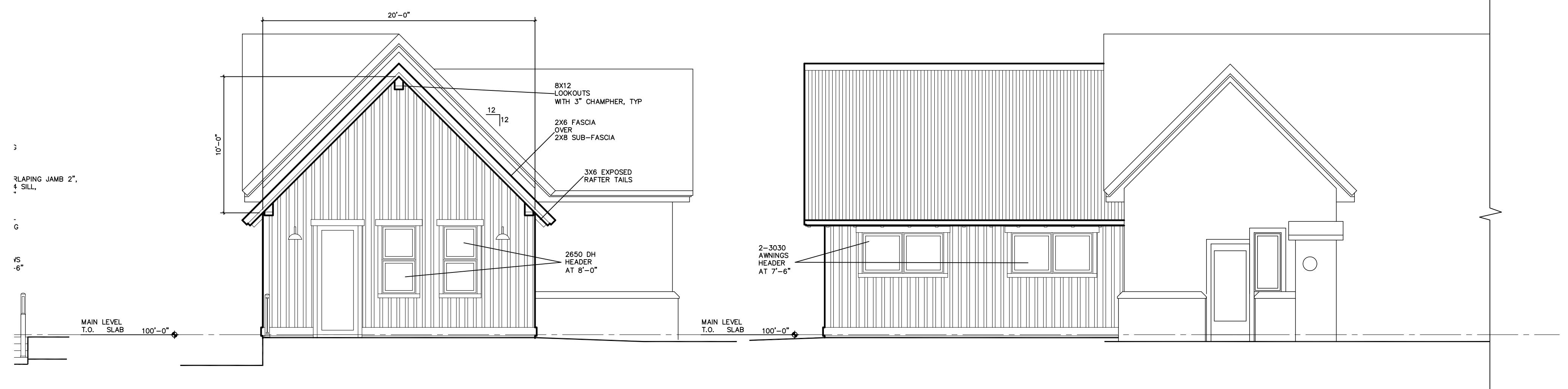


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EXISTING  
FRONT / WEST ELEVATION

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



EXISTING  
SOUTH ELEVATION

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

EXISTING  
EAST ELEVATION

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

## EAGLE SINCCLAIR STATION

DRIVE-THROUGH AND BUILDING ADDITION  
0131 CHAMBERS AVENUE  
LOT 4, BLOCK 1, EBY CREEK SUBDIVISION  
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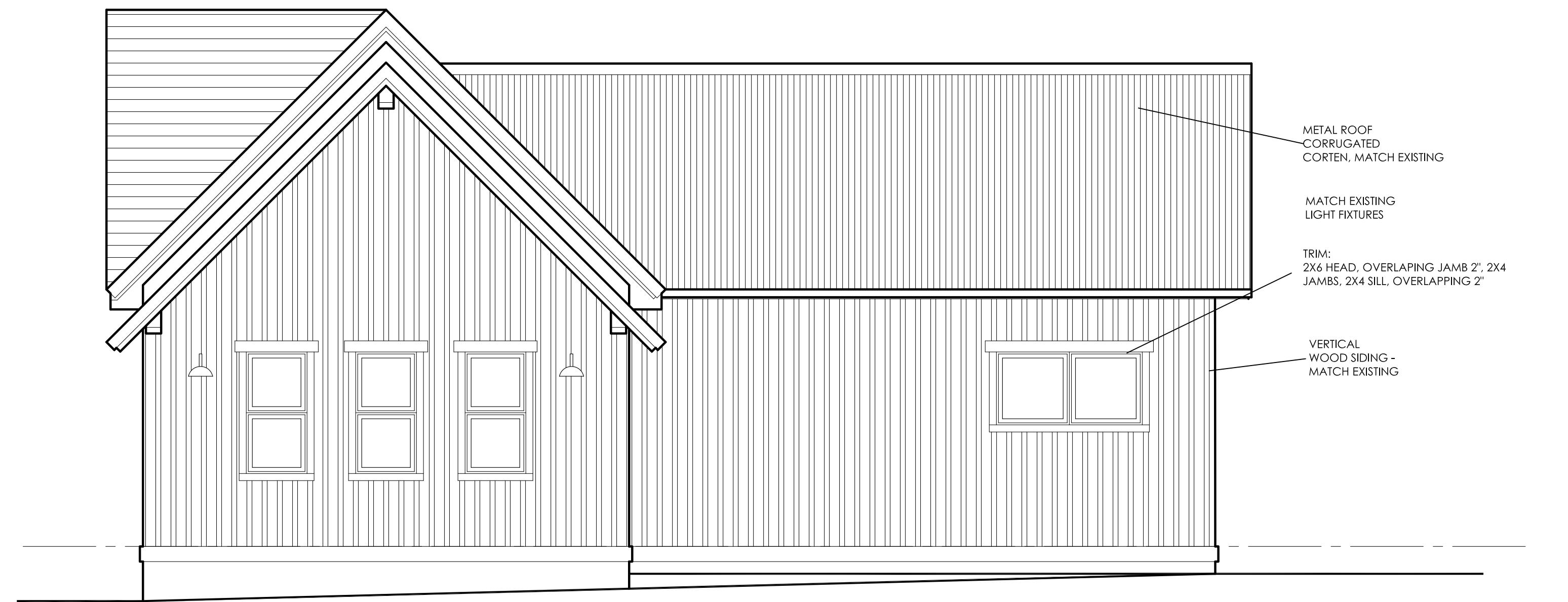
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A3.1

EXISTING  
ELEVATIONS

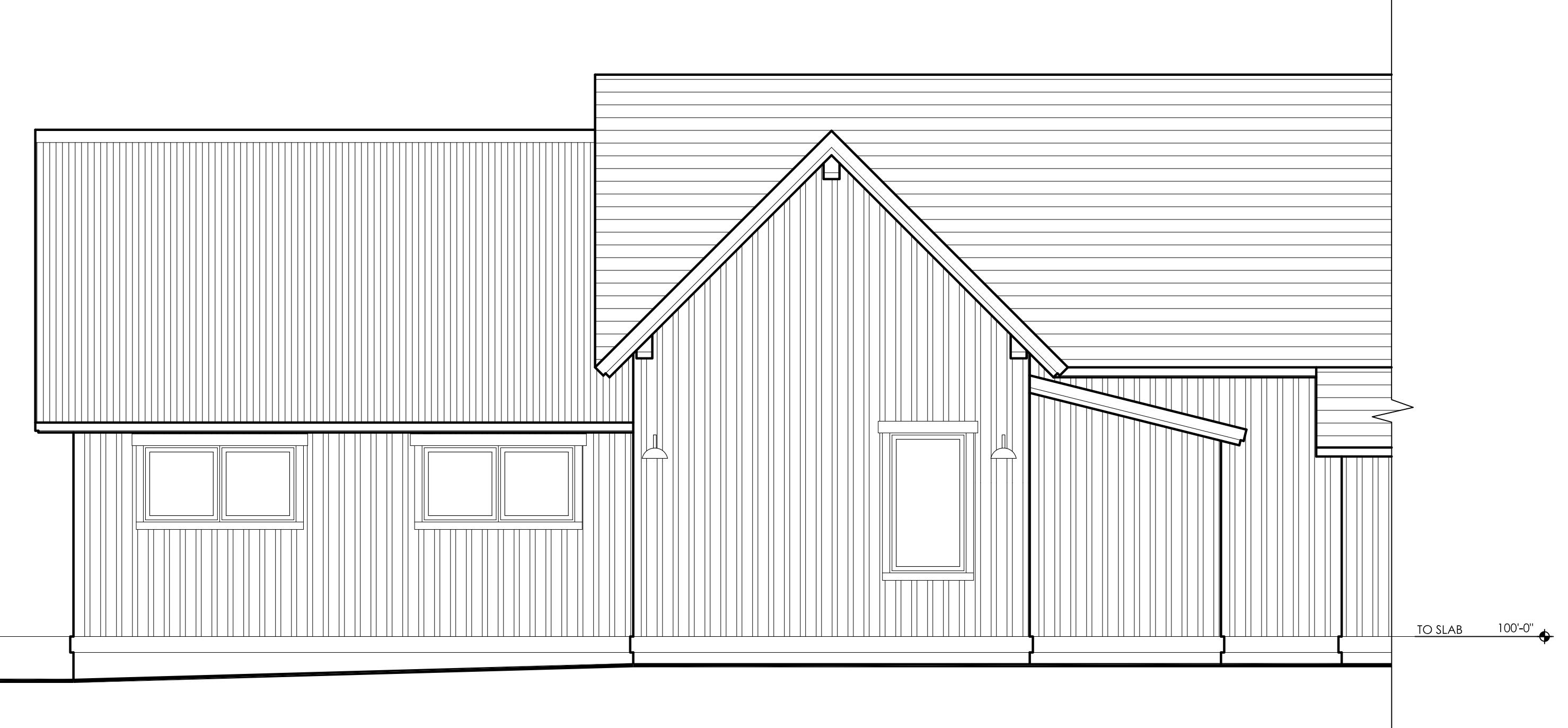


TURNIPSEED  
ARCHITECTURE  
CONSTRUCTION  
INTERIOR DESIGN  
SINCE 1995



PROPOSED  
SOUTH ELEVATION

1  
A3.2  
SCALE: 1/4" = 1'-0"



PROPOSED  
EAST ELEVATION

2  
A3.2  
SCALE: 1/4" = 1'-0"

**EAGLE SINCCLAIR STATION**

DRIVE-THROUGH AND BUILDING ADDITION  
0131 CHAMBERS AVENUE  
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**A3.2**

PROPOSED  
ELEVATIONS