

LEGAL DESCRIPTION:

FROM COMMITMENT NO • TOC-30312 DECISION C3 (455 PICADILLY ROAD)

PARCEL ONE:

A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 11, T 4 S, R 66 W, OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 11; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 240.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 30,00 FEET TO THE POINT OF BEGINNING SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF PICADILLY ROAD; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 1456.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 543.31 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE NORTH LINE OF SECTION 11, A DISTANCE OF 1155.52 FEET TO A POINT LYING ON THE WEST LINE OF SAID NE 1/4; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 23 MINUTES 48 SECONDS AND ALONG SAID WEST LINE A DISTANCE OF 432.23 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 89 DEGREES 36 MINUTES 12 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 2192.68 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 945.53 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 90 DEGREES 14 MINUTES 43 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11 A DISTANCE OF 417.70 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PICADILLY ROAD; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 14 MINUTES 43 SECONDS AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

FOR INFORMATIONAL PURPOSES ONLY: VACANT LAND
APN /I 1975-11-1-00-019

PARCEL TWO:

A PARCEL OF LAND IN THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 11; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 270.00 FEET; THENCE ON DEFLECTION ANGLE TO THE RIGHT OF 9014'43" AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WEST R.O.W. LINE OF PICADILLY ROAD; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 417.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 9'14'43" AND PARALLEL WITH THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 945.33 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 89°45'17" AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11 A DISTANCE OF 417.70 FEET TO A POINT LYING ON SAID R.O. W. LINE; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 9014' 43" AND PARALLEL WITH THE EAST LINE OF SAID SECTION 11 AND ALONG THE WEST R.O.W. LINE A DISTANCE OF 945,53 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

FOR INFORMATIONAL PURPOSES ONLY: 455 PICADILLY ROAD
APN If 1975-11-1-00-020

EXCEPTING FROM THE ABOVE LEGAL ALL THAT PROPERTY DEEDED TO THE CITY OF AURORA IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 12, 2017 AT RECEPTION NO. D7104092.

CASE #: 2023-7001-00

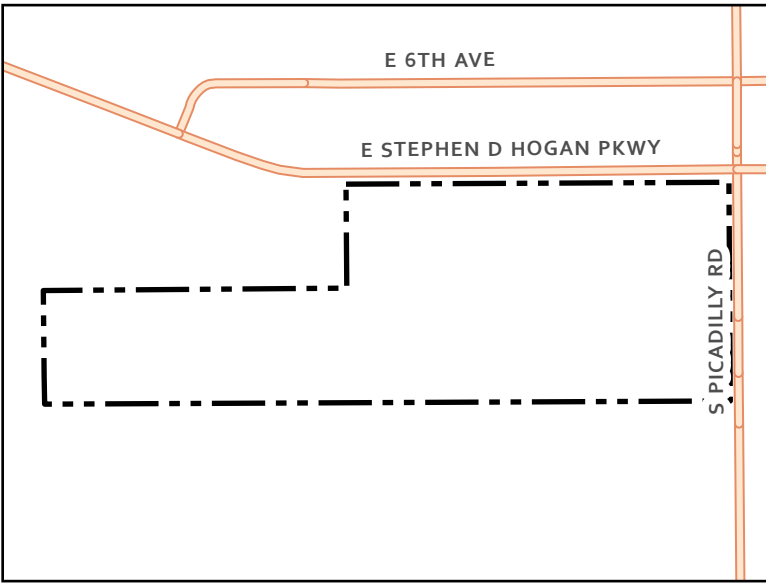
CITY OF AURORA SITE PLAN NOTES:

- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE OR AN APPROVED ADJUSTMENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- PRIVATE MONUMENT SIGNS PER PAD SITE IN FUTURE SITE PLANS WILL NOT BE PERMITTED. THIS WILL BE THE MAXIMUM.

EAGLE RIDGE

Sub. Flg. No. 1

SIGN PLAN



SHEET INDEX:
SHEET 1: COVER SHEET
SHEET 2: SIGN PLAN - MONUMENT SIGNS
SHEET 3: SIGN PLAN - JOINT ID SIGN
SHEET 4: DETAILS

MONUMENT SIGN DATA BLOCK					
STREET	TYPE	QUANTITY	DIMENSIONS (H x W)	SIGN FACE AREA	TOTAL SIGN FACE AREA
STEPHEN D HOGAN PKWY	A	2	20'-0" x 13'-2"	130 SF	656 SF
STEPHEN D HOGAN PKWY	B	4	12'-0" x 13'-2"	99 SF	
S PICADILLY RD	A	1	20'-0" x 13'-2"	130 SF	328 SF
S PICADILLY RD	B	2	12'-0" x 13'-2"	99 SF	
FUTURE PRIVATE ROADWAY	C	3	8'-0" x 13'-2"	99 SF	297 SF
TOTAL:	-	12	-	-	1,281 SF

OWNER'S REPRESENTATIVE & MASTER DEVELOPER:

EVC-WDG AURORA ONE, LLC
ATTN: KEVIN BECK
3501 SW FAIRLAWN RD., STE 200
TOPEKA, KS 66614

ENGINEER - CIVIL, DRAINAGE, UTILITY:

RIDGETOP ENGINEERING AND SURVEYING
ATTN: MIKE BEACH
541 E GARDEN DR., UNIT N
WINDSOR, CO 80550
970.663.4552

PLANNER/LANDSCAPE ARCHITECT:

THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA ST., STE 101
AURORA, CO 80014
303.770.7201

AMENDMENTS

SIGNATURE BLOCK

(OFFICIAL PROJECT NAME) SITE PLAN *

LEGAL DESCRIPTION: _____

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 STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD. 2024.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD, 2024 BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____
COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____.
CLERK AND RECORDER: _____
DEPUTY: _____

RECORDING STAMP



DESCRIPTION	DATE	REV #
2ND SUBMITTAL	3/4/24	1
3RD SUBMITTAL	5/1/24	2
4TH SUBMITTAL	6/6/24	3

JOB NUMBER:

EAGLE RIDGE

SIGN PLAN

DRAWN BY: K. HASKINS

CHECKED BY: J. GAMEC

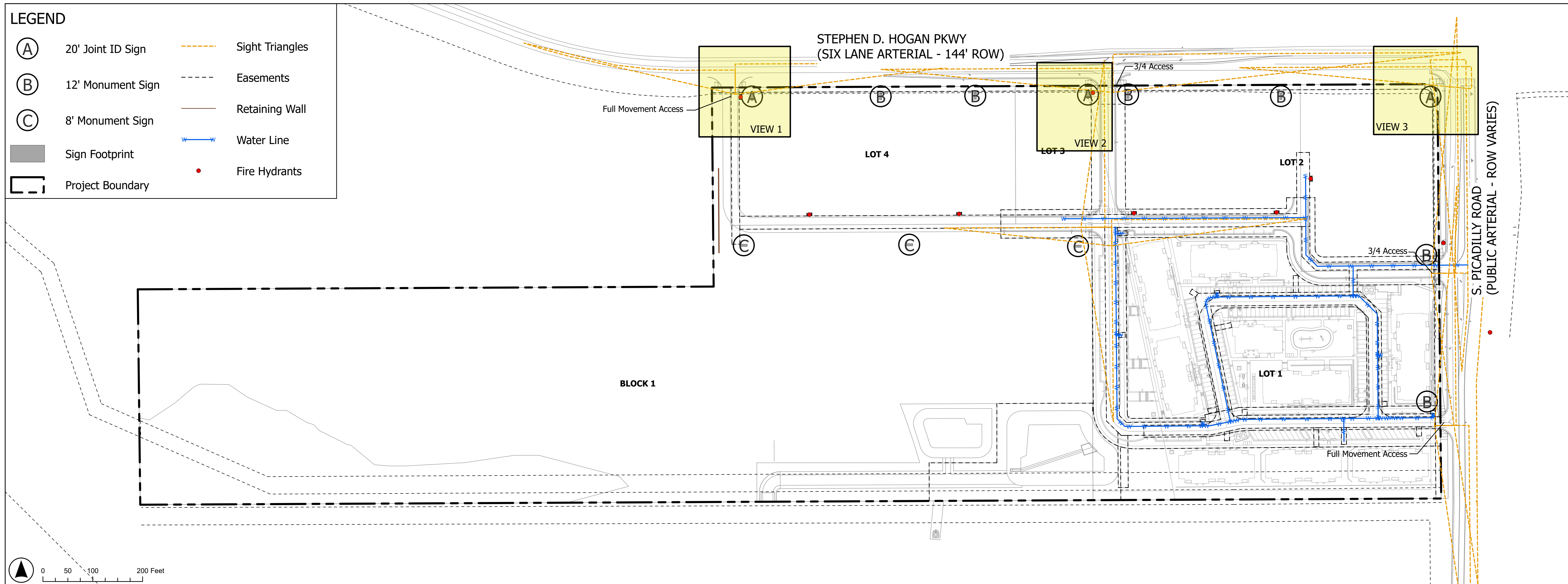
DATE: 06/06/2024

SEAL:

SHEET:

1 OF 4

	20' Joint ID Sign		Sight Triangles
	12' Monument Sign		Easements
	8' Monument Sign		Retaining Wall
	Sign Footprint		Water Line
	Project Boundary		Fire Hydrants



STEPHEN D. HOGAN PKWY
(SIX LANE ARTERIAL - 144' ROW)

Sight Triangle (TYP)

Property Line (TYP)

12' setback

12' Maintenance and Access Path

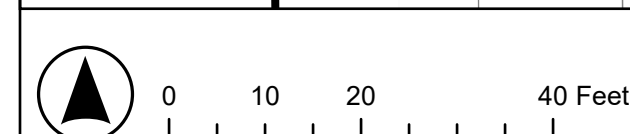
Fire Hydrant (TYP)

10' Utility Easement
12' Slope Easement
Rec. No. D7104094

16' Water Easement

BLOCK 1

LOT 4



STEPHEN D. HOGAN PKWY
(SIX LANE ARTERIAL - 144' ROW)

Sight Triangle (TYP)

Property Line (TYP)

12' setback

10' Utility Easement
Rec. No. D7104094

12' Slope Easement
Rec. No. D7104094

Fire Hydrant (TYP)

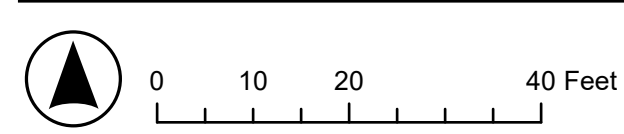
7' setback

Drainage & Utility
Easement Rec. No.
D710493

LOT 3

68' Access & Utility
Easement Rec. No.
E4012481

PRIVATE ROAD C
(LOCAL TYPE III - 68' ROW)



STEPHEN D. HOGAN PKWY
(SIX LANE ARTERIAL - 144' ROW)

Sight Triangle (TYP)

Property Line (TYP)

18' setback

13' setback

Slope Easement - Width Varies

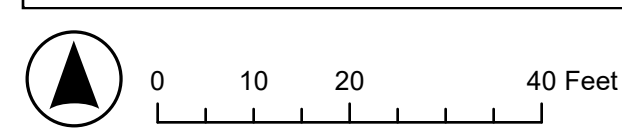
LOT 2

Slope Easement - Width Varies

10' US West Easement
Rec. No. 9300087997

10.5' Utility & Sidewalk
Easement Rec. No. E4014220

S. PICADILLY ROAD
(PUBLIC ARTERIAL - ROW VARIES)



SINGLE RING SIGN PLANS

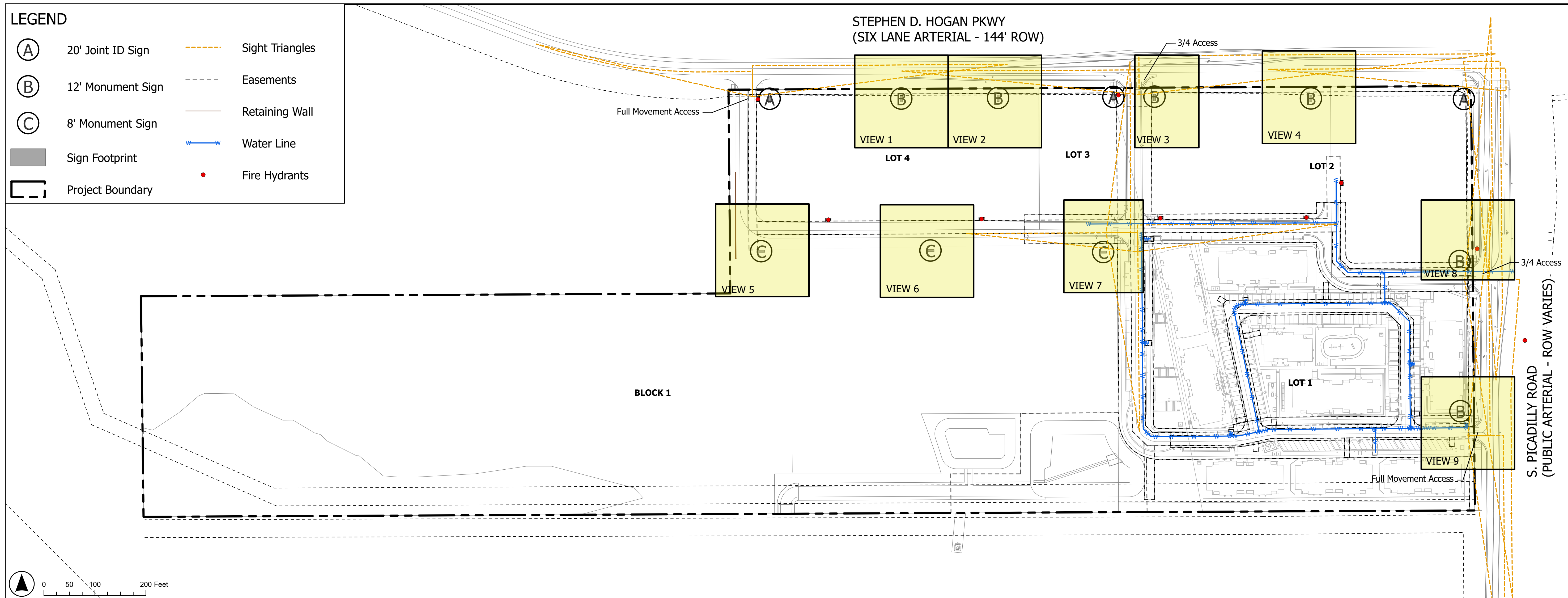
SEAL: _____

SHEET:
2 OF 4

REV #	DATE	DESCRIPTION
1	3/4/24	2ND SUBMITTAL
2	5/1/24	3RD SUBMITTAL
3	6/6/24	4TH SUBMITTAL

JOB NUMBER:

	20' Joint ID Sign		Sight Triangles
	12' Monument Sign		Easements
	8' Monument Sign		Retaining Wall
	Sign Footprint		Water Line
	Project Boundary		Fire Hydrants



VIEW 1

STEPHEN D. HOGAN PKWY
(SIX LANE ARTERIAL - 144' ROW)

Sight Triangle (TYP)

Property Line (TYP)

12' setback

10' Utility Easement

12' Slope Easement
Rec. No. D7104094

LOT 4

VIEW 2

STEPHEN D. HOGAN PKWY
(SIX LANE ARTERIAL - 144' ROW)

Sight Triangle (TYP)

Property Line (TYP)

12' setback

10' Utility Easement

12' Slope Easement
Rec. No. D7104094

LOT 4

VIEW 3

Diagram illustrating the property boundaries and easements for Lot 2, located adjacent to Stephen D. Hogan Pkwy (Six Lane Arterial - 144' ROW) and Private Road C (Local Type III - 68' ROW).

Key features and easements shown:

- Sight Triangle (TYP)**: Indicated near the intersection of the roads.
- Property Line (TYP)**: Dashed line separating the property from the adjacent road.
- 12' setback**: Indicated from the property line to the building footprint.
- 10' Utility Easement**: Indicated by a dashed line extending from the property line.
- 12' Slope Easement**: Indicated by a dashed line extending from the property line.
- Drainage and Utility Easement**: Indicated by a dashed line extending from the property line.
- 68' Access & Utility Easement**: Indicated by a dashed line extending from the property line.
- Lot 2**: The subject property, shaded in light gray.
- Rec. No. D7104094**: Associated with the 12' Slope Easement.
- Rec. No. D710493**: Associated with the Drainage and Utility Easement.
- Rec. No. E4012481**: Associated with the 68' Access & Utility Easement.

VIEW 4

Sight Triangle (TYP)

STEPHEN D. HOGAN PKWY
(SIX LANE ARTERIAL - 144' ROW)

Property Line (TYP)

16' setback

10' Utility Easement

Slope Easement - Width Varies

LOT 2

B

NOTE: PRIVATE MONUMENT SIGNS PER PAD SITE IN FUTURE SITE PLANS WILL NOT BE PERMITTED. THIS WILL BE THE MAXIMUM.

The site plan for Block 1 shows a rectangular area with a north arrow and a scale bar (0 to 40 feet) at the top left. The plan includes a 12' Maintenance and Access Path along the top boundary, a 26' Water and Sanitary Easement along the right boundary, and a 16' Water Easement along the bottom boundary. A Retaining Wall is shown along the left boundary. A circular feature labeled 'C' is located near the bottom center of the block.

0 10 20 40 Feet

VIEW 6

12' MAINTENANCE AND ACCESS PATH

26' Water and Sanitary
Easement

10' from Back of
Sidewalk

BLOCK 1

0 10 20 40 Feet

VIEW 7

FUTURE PRIVATE ROADWAY

23' Fire Lane Easement

26' Water and Sanitary Easement

57' Private Access Easement
Rec. No. E4012481

14.5' from Back of Sidewalk

21.5' from Back of Sidewalk

68' Private Access Easement
Rec. No. E4012481

BLOCK 1

Sight Triangle (TYP)

PRIVATE ROAD C
(LOCAL TYPE III -
168' ROW)

VIEW 8

0 10 20 40 Feet

LOT 2

Slope Easement - Width Varies

10' US West Easement

57' Access & Utility Easement

18' setback

16' Water and Sanitary Easement

Water Line (TYP)

PRIVATE ROAD A (57' ROW)

Property Line (TYP)

Fire Hydrant (TYP)

SIGHT TRIANGLE (TYP)

S. PICADILLY ROAD (PUBLIC ARTERIAL - ROW VARIES)

VIEW 9

10' US West Easement Rec. No. 9300087997

20' setback

7' from Back of Sidewalk

81' Private Access Easement Rec. No. E4012481

LOT 1

26' Water and Sanitary Easement

PRIVATE ROAD D (LOCAL TYPE III - 81' ROW)

24' Fire Lane Easement

Sight Triangle (TYP)

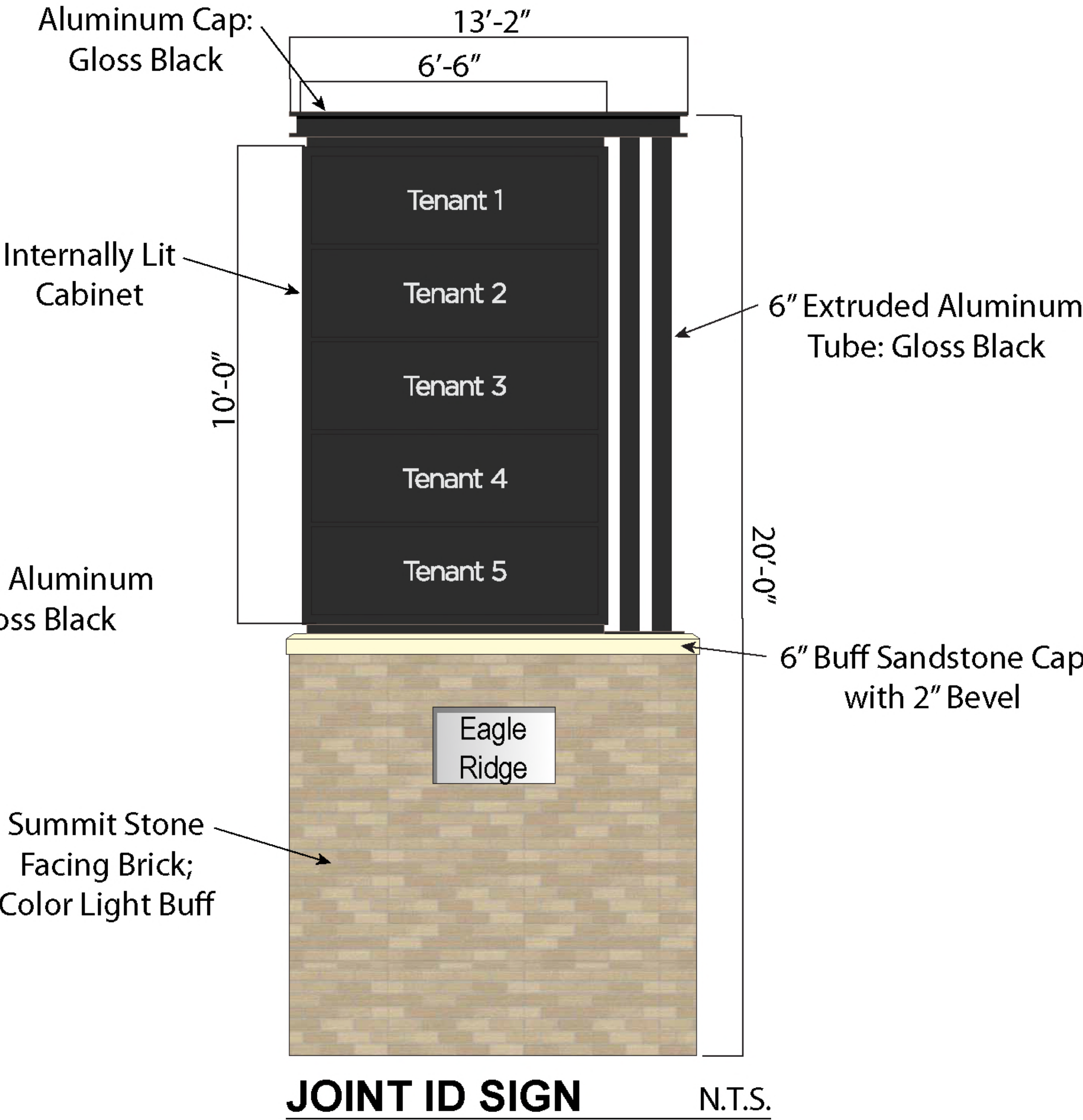
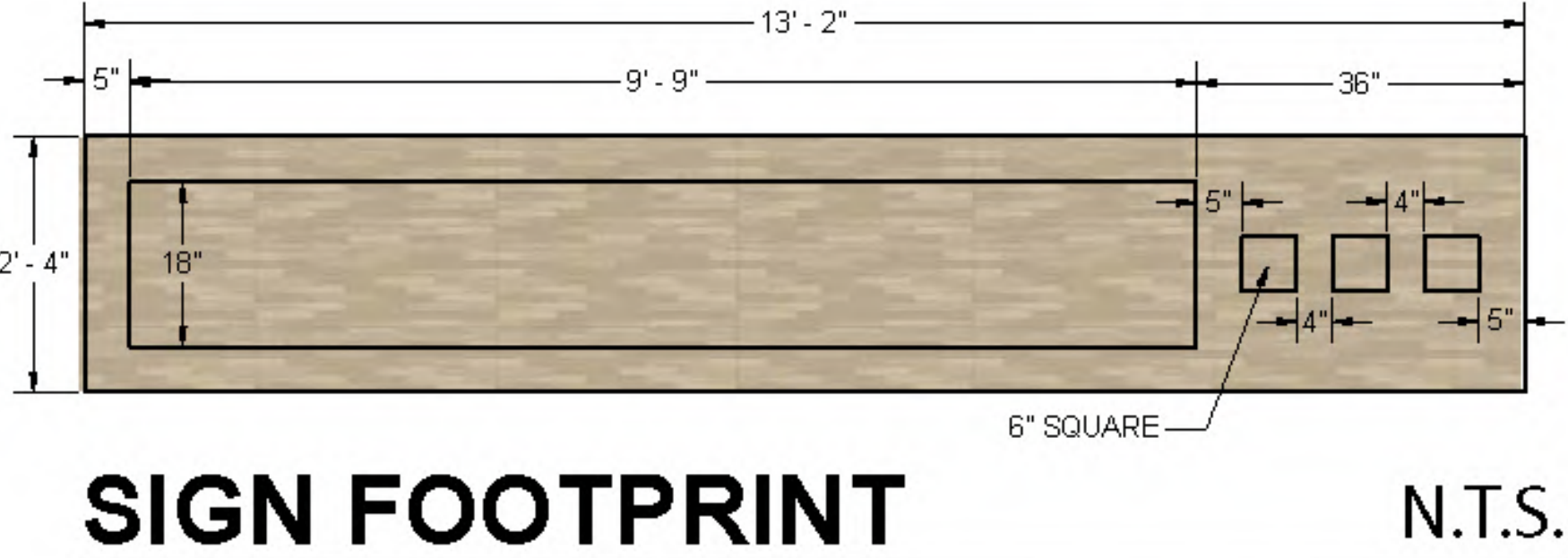
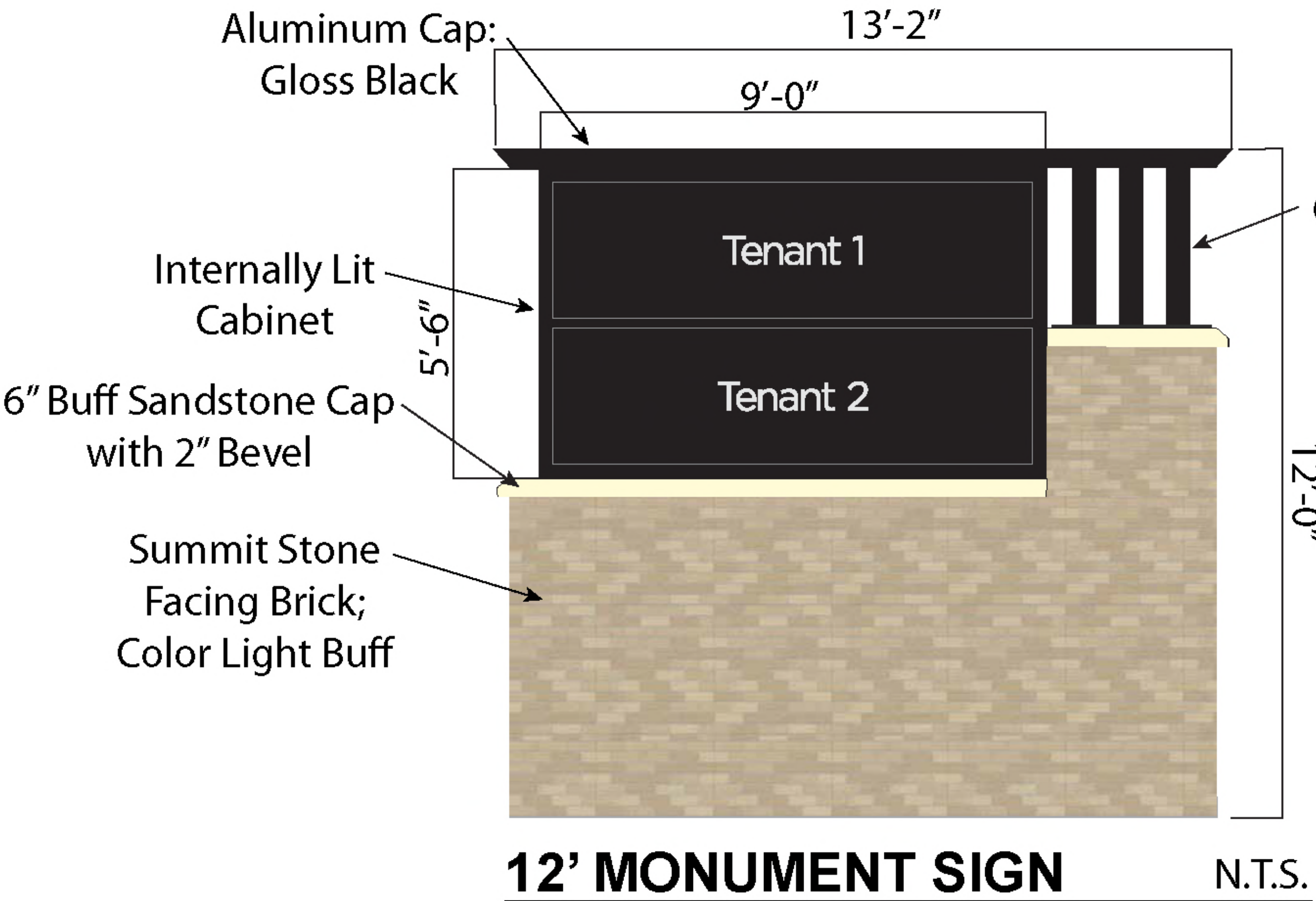
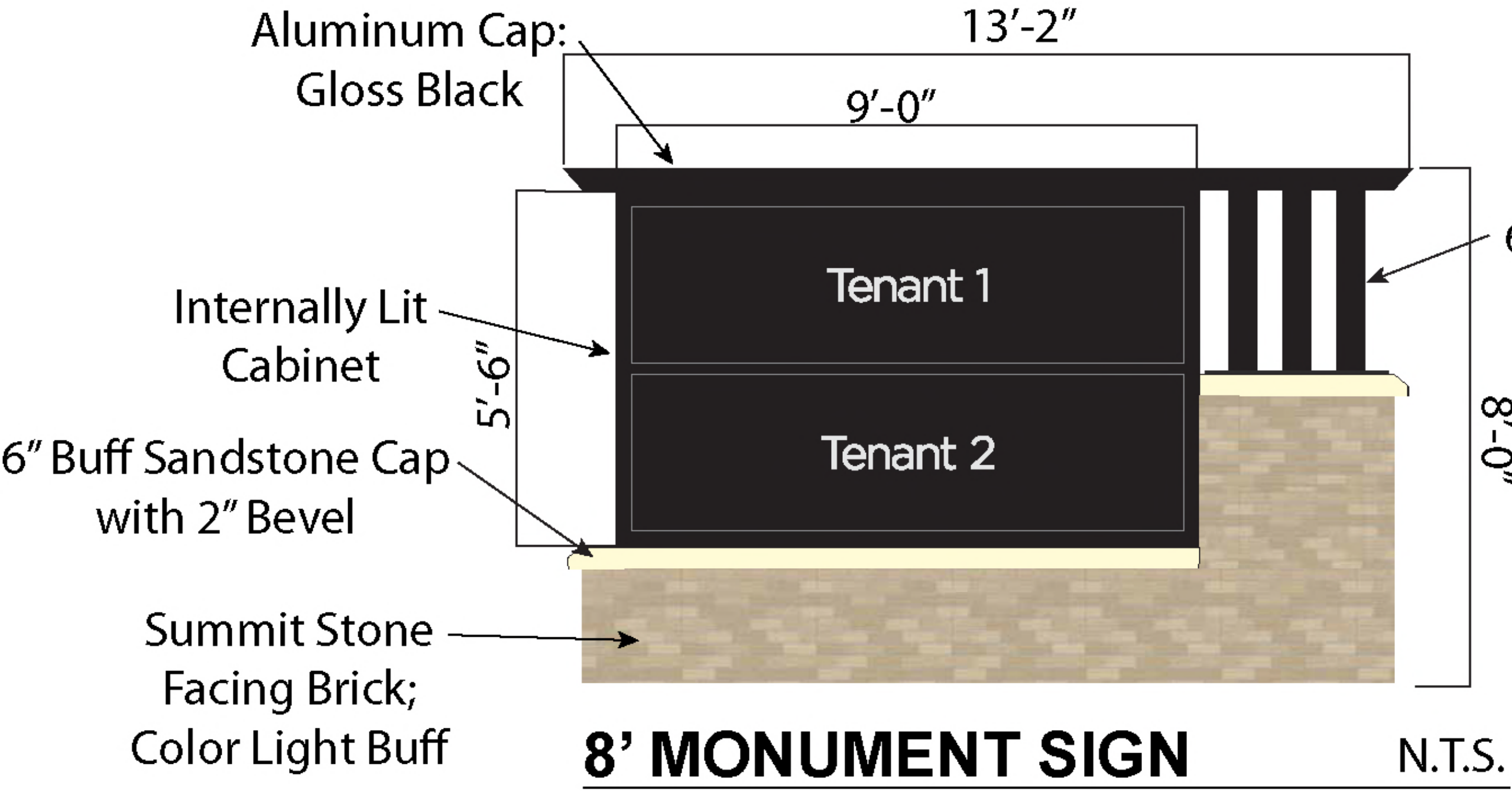
Property Line (TYP)

10' Slope Easement Rec. No. D7104094

10.5' Utility & Sidewalk Easement Rec. No. E4014220

S. PICADILLY ROAD (PUBLIC ARTERIAL ROW VARIES)

NOTES:
1. SIGNS WILL BE UNIFORM IN DESIGN WITH HIGH-QUALITY MATERIALS AND MUTED COLORS.
2. SIGN LIGHTING SHALL BE INTERNAL AND NOT ENCOMPASS THE ENTIRE SIGN FACE TO REDUCE THE IMPACTS OF LIGHT POLLUTION. REDUCED LIGHTING WILL BE A NET POSITIVE FOR THE ADJACENT OPEN SPACE AND HABITAT.
3. ALL INTERNAL LIGHTING SHALL BE ADJUSTABLE WITH AUTOMATIC DIMMING SOFTWARE OF SOLAR SENSORS TO CONTROL BRIGHTNESS FOR VARYING LIGHTING CONDITIONS.



REV #	DATE	DESCRIPTION
1	3/4/24	2ND SUBMITTAL
2	5/1/24	3RD SUBMITTAL
3	6/6/24	4TH SUBMITTAL

JOB NUMBER:	
EAGLE RIDGE SIGN PLAN	

DRAWN BY: K. HASKINS
CHECKED BY: J. GAMEC
DATE: 06/06/2024
SEAL: