

PROPERTY DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND ENTIRELY WITHIN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, AND PROCEEDING N89°25'50"E 1233.86 FEET AND S00°34'10"E 1101.61 FEET TO THE POINT OF BEGINNING; THENCE S27°40'00"E 5.11 FEET; THENCE S24°08'12"E 194.89 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 191.46 FEET, A RADIUS OF 1067.00 FEET, A CHORD BEARING OF S32°48'01"E, AND A CHORD LENGTH OF 191.20 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 37.06 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF S04°31'41"W, AND A CHORD LENGTH OF 33.76 FEET; THENCE S46°59'50"W 150.88 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 73.91 FEET, A RADIUS OF 1027.50 FEET, A CHORD BEARING OF S44°56'11"W, AND A CHORD LENGTH OF 73.89 FEET; THENCE S32°59'40"W 83.55 FEET; THENCE N37°36'25"W 437.68 FEET; THENCE N45°09'50"E 228.85 FEET; THENCE N54°07'10"E 160.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 145,366 SQUARE FEET OR 3.34 ACRES

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 MAVERIK, INC. A UTAH CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_,

BY: \_\_\_\_\_ CORPORATE SEAL

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_ BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY \_\_\_\_\_ SEAL

(NOTARY PUBLIC)  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

WAIVER NO.1:

PER THE SADDLE ROCK EAST GENERAL DEVELOPMENT PLAN, APPENDIX 5, MINIMUM LANDSCAPE BUFFER WIDTHS, THE PINEY CREEK OPEN SPACE REQUIRES A 20-FOOT STANDARD LANDSCAPE BUFFER. THE EXISTING SITE ACCESS WAS BUILT WITHIN THE 20-FOOT BUFFER NECESSITATING THE NEED FOR THE WAIVER REQUEST. THE ACCESS PROVIDES THE SECOND POINT OF INGRESS/EGRESS TO THE SITE. IT IS AT A PRE-DETERMINED AND FIXED LOCATION AND THEREFORE IS A SITE HARDSHIP THAT CANNOT BE MODIFIED TO MEET THE MINIMUM BUFFER REQUIREMENT.

PROJECT CONTACTS:

OWNER/DEVELOPER:

MAVERIK, INC.  
185 S. STATE STREET, SUITE 800  
SALT LAKE CITY, UT 84111  
(801) 335-3868  
CONTACT: RICK MAGNESS

ARCHITECT:

FFKR ARCHITECTS  
730 PACIFIC AVENUE SOUTH  
SALT LAKE CITY, UT 84104  
(801) 521-6186  
CONTACT: TYLER SMITH

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK NO. 5S6625NE003:  
3" BRASS CAP ON THE S.E. CORNER OF A CURB  
OPENING INLET STRUCTURE ON THE E. SIDE OF  
GARTRELL RD. DIRECTLY SOUTH OF SAMPSON  
GULCH. AKA 19-133.6

CITY OF AURORA ELEVATION=5889.58 (NAVD 88)

CIVIL ENGINEER:

ATWELL, LLC.  
143 UNION BLVD., SUITE 700  
LAKEWOOD, CO 80228  
(303) 928-6751  
CONTACT: KEVIN ROHRBOUGH

PLANNING:

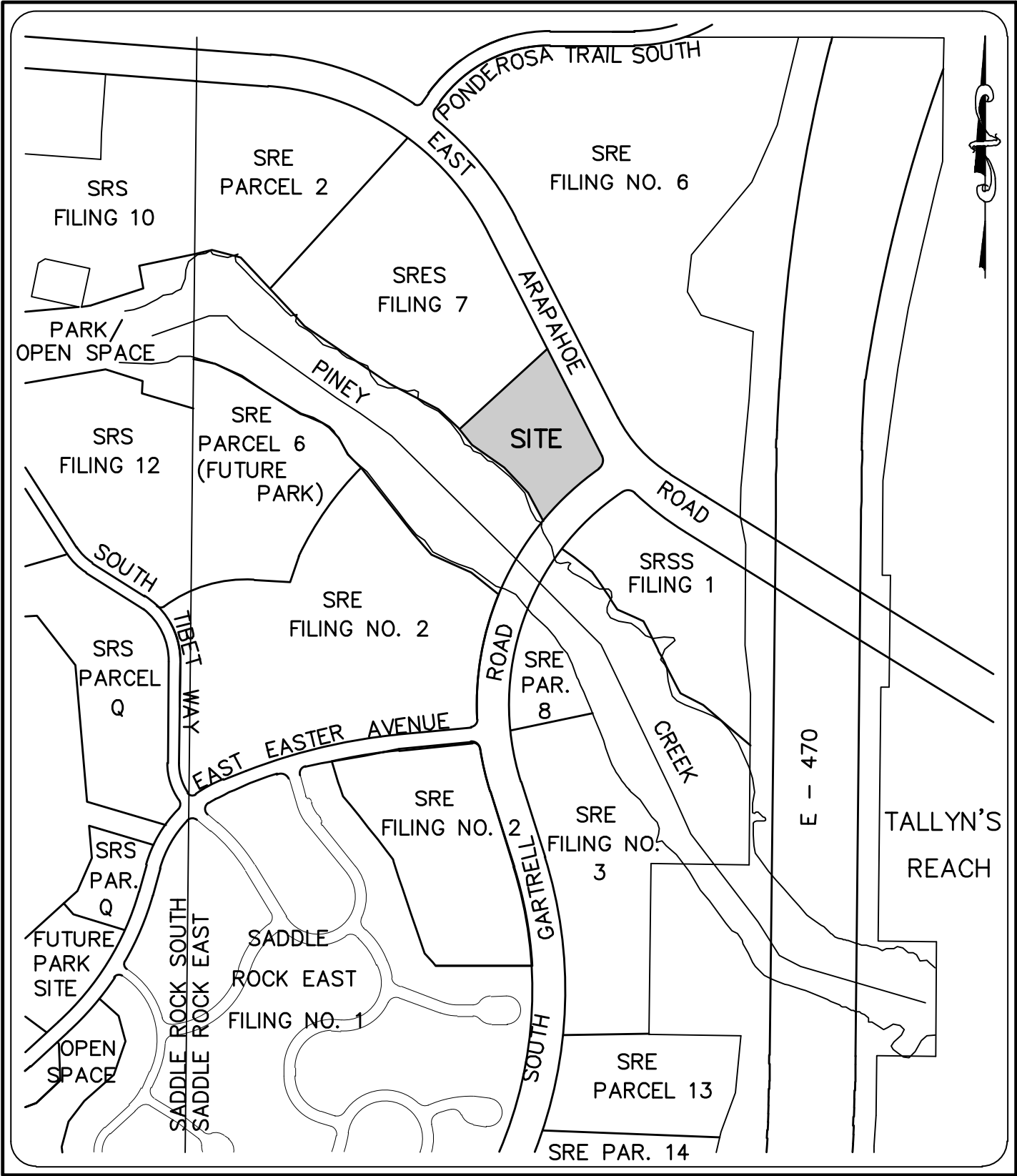
NORRIS DESIGN  
1101 BANNOCK ST.  
DENVER, CO 80204  
(303) 892-1166  
CONTACT: BILL MAHAR

LANDSCAPE ARCHITECT:

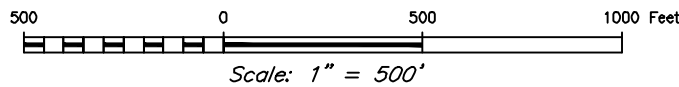
REEVE & ASSOCIATES, INC.  
5160 S 1500 W  
RIVERDALE, UT 84405  
(801) 621-3100  
CONTACT: NATE REEVE

MAVERIK AT SADDLE ROCK EAST  
SITE PLAN - MINOR AMENDMENT  
WITH 2 CONDITIONAL USES AND 1  
WAIVER  
COVER SHEET

February 2018



VICINITY MAP



CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

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: \_\_\_\_\_

SHEET INDEX

- \* C-1 COVER
- \* C-2 NOTES AND LEGEND
- \* C-3 SITE PLAN
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- \* L-2 LANDSCAPE DETAILS AND NOTES
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- \* A-2 EXTERIOR ELEVATIONS
- \* A-3 EXTERIOR ELEVATIONS
- \* A-4 EXTERIOR ELEVATIONS
- \* A-5 CANOPY ELEVATIONS
- \* A-6 RETAIL ELEVATIONS
- \* A-7 RETAIL ELEVATIONS
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- \* E-1.2 PHOTOMETRIC PLAN
- \* S-1 MONUMENT SIGN PLAN
- \* S-2 JOINT TENANT SIGN PLAN

\* SHEETS INCLUDED IN SITE PLAN  
MINOR AMENDMENT

2

| SITE DATA                                   |                           |
|---|---------------------------|
| LAND AREA WITHIN PROPERTY LINES (SQ. FT.)   | 145,366                   |
| LAND AREA WITHIN PROPERTY LINES (AC)        | 3.34                      |
| GROSS FLOOR AREA (SQ. FT.)                  | 4,214                     |
| NUMBER OF BUILDINGS                         | 1                         |
| CONSTRUCTION TYPE                           | V-B                       |
| SPRINKLER SYSTEM                            | NONE                      |
| MAXIMUM HEIGHT OF BUILDINGS                 | 29'-1"                    |
| BUILDING AREA                               | 4,214 SF                  |
| COOLER AREA                                 | 283 SF                    |
| TOTAL BUILDING COVERAGE (SQ. FT.)           | 3,931 SF + 283 SF = 4,214 |
| TOTAL BUILDING COVERAGE (%)                 | 2.90%                     |
| HARD SURFACE AREA (SQ. FT.)                 | 66,830                    |
| HARD SURFACE AREA (%)                       | 46.0%                     |
| LANDSCAPE AREA (SQ. FT.)                    | 74,320                    |
| LANDSCAPE AREA (%)                          | 51.1%                     |
| PRESENT ZONING CLASSIFICATION               | PD-COMMERCIAL/OFFICE      |
| PERMITTED MAXIMUM SIGN AREA (PER SIGN FACE) | 100 S.F.                  |
| PROPOSED NUMBER OF SIGNS                    |                           |
| MAVERIK STORE                               | 1                         |
| MAVERIK CANOPY                              | 1                         |
| MONUMENT SIGN                               | 1                         |
| PROPOSED TOTAL SIGN AREAS                   |                           |
| MAVERIK STORE                               | 50 S.F.                   |
| MAVERIK CANOPY                              | 21 S.F.                   |
| MONUMENT SIGN                               | 100 S.F.                  |
| TOTAL SPACES PROVIDED                       | 23                        |
| HANDICAP SPACES PROVIDED                    | 1 VAN                     |
| OCCUPANCY CLASSIFICATION                    | M                         |



Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL  
866.850.4200 www.atwell-group.com  
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100



MAVERIK, INC.  
185 S. STATE STREET  
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RICK MAGNESS

MAVERIK, INC.  
MAVERIK AT SADDLE ROCK EAST  
22910 EAST ARAPAHOE ROAD  
AURORA, COLORADO  
SITE PLAN - MINOR AMENDMENT  
COVER SHEET

CLIENT  
DATE 01/30/2017

APPROVED 06/05/2013  
DESIGN CHANGE 05/25/2017  
DESIGN CHANGE 02/27/2018

REVISIONS

DR. BP CH. JF  
P.M. KR

JOB 16001258  
SHEET NO.

C-1





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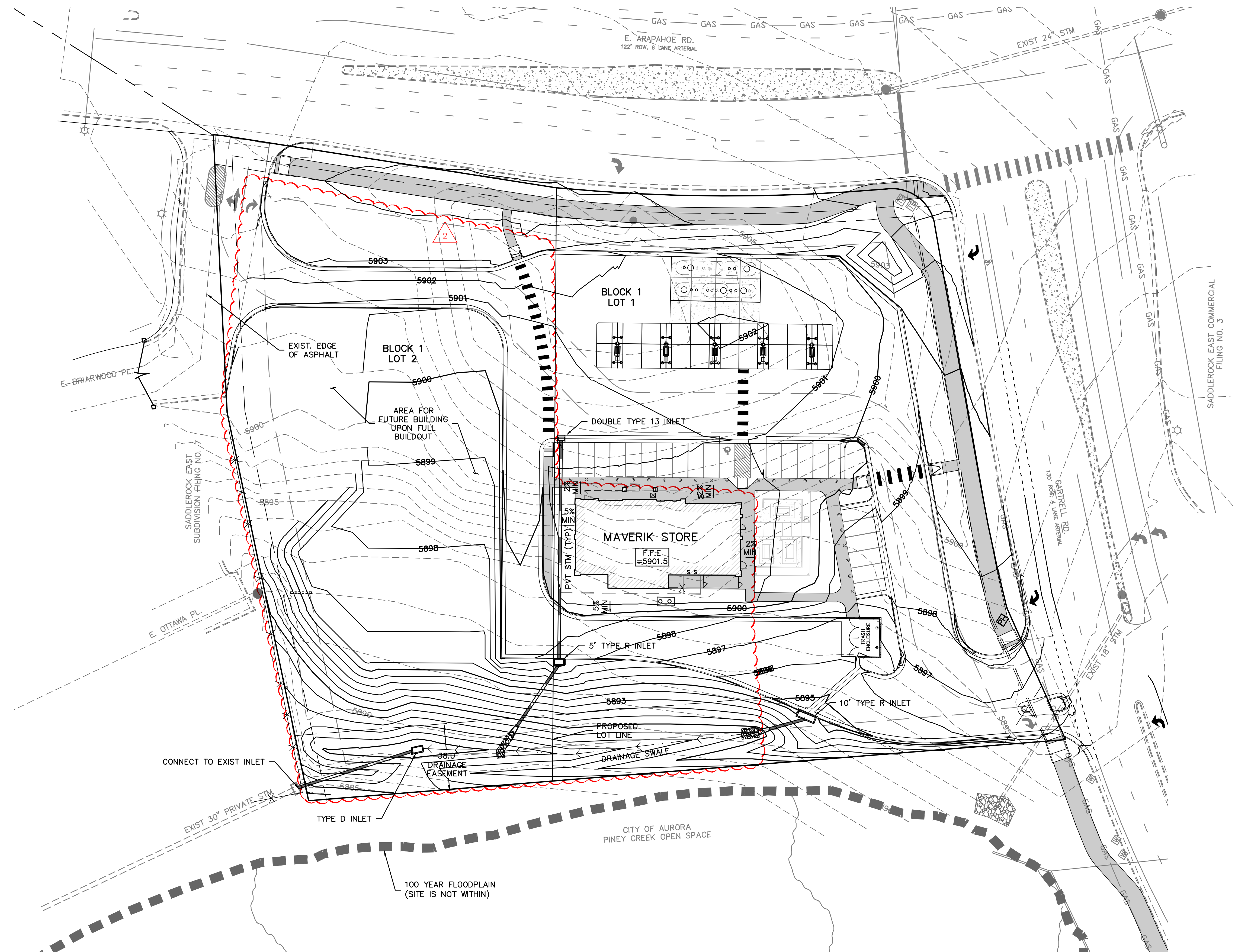
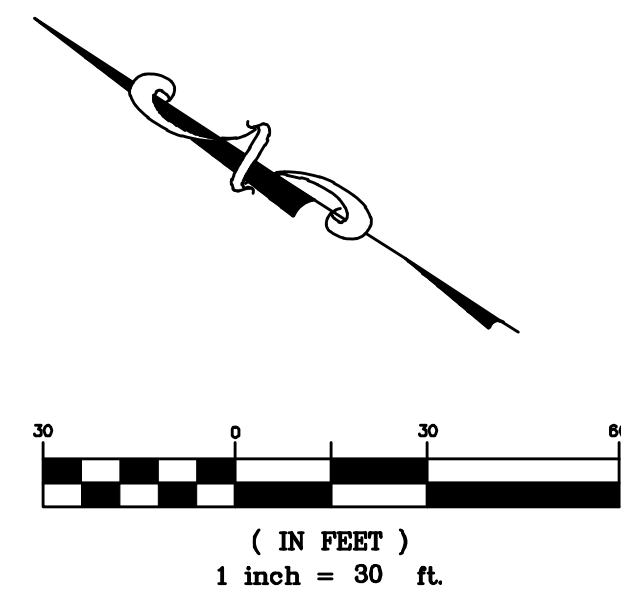


# MAVERIK AT SADDLE ROCK EAST

## SITE PLAN - MINOR AMENDMENT

### WITH 2 CONDITIONAL USES AND 1 WAIVER

## GRADING PLAN



#### LEGEND

|  |                             |
|--|-----------------------------|
|  | PROPERTY BOUNDARY           |
|  | PROPOSED RIGHT-OF-WAY       |
|  | EXISTING RIGHT-OF-WAY       |
|  | PROPOSED LOT LINE           |
|  | EXISTING LOT LINE           |
|  | PROPOSED CURB & GUTTER      |
|  | EXISTING CURB & GUTTER      |
|  | PROPOSED SIDEWALK           |
|  | EXISTING SIDEWALK           |
|  | EXISTING SECTION LINE       |
|  | PROPOSED EASEMENT           |
|  | EXISTING EASEMENT           |
|  | PROPOSED STORM              |
|  | EXISTING STORM              |
|  | PROPOSED PRIVATE STORM      |
|  | PROPOSED FLARED END SECTION |
|  | PROPOSED INLET              |
|  | PROPOSED RETAINING WALL     |
|  | FINISHED FLOOR ELEVATION    |



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SITE PLAN - MINOR AMENDMENT  
GRADING PLAN

CLIENT  
DATE 01/30/2017

APPROVED  
DESIGN CHANGE 06/05/2013  
DESIGN CHANGE 05/25/2017  
DESIGN CHANGE 01/27/2018

REVISIONS

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3" BRASS CAP ON THE S.E. CORNER OF A CURB  
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JOB 16001258  
SHEET NO. C-5

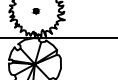
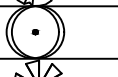
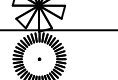
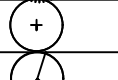

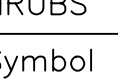



MAVERIK AT SADDLE ROCK EAST  
SITE PLAN - MINOR AMENDMENT  
WITH 2 CONDITIONAL USES AND 1 WAIVER  
PLANT LIST AND LANDSCAPE CHARTS





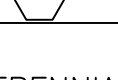

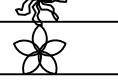
Plant Table

Plant totals for convenience only. To be verified by landscape contractor.




TREES

| Symbol  | Quantity | Label | Common Name            | Scientific Name                  | Planting Size | Description     | Water* |
|---|----------|-------|------------------------|----------------------------------|---------------|-----------------|--------|
|  | 8        | CEOC  | Celtis occidentalis    | Common Hackberry                 | 2.5" cal.     | Canopy Tree     | XXX    |
|  | 15       | GLTR  | Imperial Honeylocust   | Gleditsia tria. iner. 'Imperial' | 2.5" cal.     | Canopy Tree     | XX     |
|  | 9        | MAPR  | Prairie Fire Crabapple | Malus 'Prairie Fire'             | 2" cal.       | Ornamental Tree | XX     |
|  | 9        | PIHE  | Bosnian Pine           | Pinus heldrichi 'Leucodermis'    | 6' B&B        | Evergreen Tree  | XXX    |
|  | 20       | PINI  | Austrian Pine          | Pinus nigra                      | 6' B&B        | Evergreen Tree  | XX     |
|  | 6        | PYCC  | Flowering Pear         | Pyrus calleryana 'Chanticleer'   | 2" cal.       | Ornamental Tree | XX     |
|  | 6        | SYIS  | Ivory Silk Tree Lilac  | Syringa reticulata 'Ivory Silk'  | 2" cal.       | Ornamental Tree | XXX    |

SHRUBS

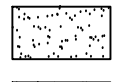
| Symbol  | Quantity | Label | Common Name                   | Scientific Name                       | Planting Size | Description     | Water* |
|---|----------|-------|-------------------------------|---------------------------------------|---------------|-----------------|--------|
|  | 25       | BUDA  | Butterfly Bush                | Buddleia davidii                      | 5 gal.        | Flowering Shrub | XX     |
|  | 53       | FAPA  | Apache Plume                  | Fallugia paradoxa                     | 5 gal.        | Flowering Shrub | XXX    |
|  | 79       | JUSB  | Buffalo Juniper               | Juniperus sabinia 'Buffalo'           | 5 gal.        | Evergreen Shrub | XX     |
|  | 32       | LIL0  | Lodense Privet                | Ligustrum 'Lodense'                   | 5 gal.        | Hedge Shrub     | XXX    |
|  | 41       | PHDG  | Dart's Gold Ninebark          | Physocarpus o. 'Dart's Gold'          | 5 gal.        | Flowering Shrub | XX     |
|  | 27       | PIMU  | Slowmound Mugo Pine           | Pinus mugo 'Slowmound'                | 5 gal.        | Evergreen Shrub | XX     |
|  | 93       | POGD  | Gold Drop Potentilla or equal | Potentilla frut. 'Gold Drop' or equal | 5 gal.        | Flowering Shrub | XX     |
|  | 12       | PRVI  | Native Chokecherry            | Prunus virginiana 'Melanocarpa'       | 5 gal.        | Upright Shrub   | XX     |
|  | 85       | RAGL  | Gro-Low Sumac                 | Rhus aromatica 'Gro-Low'              | 5 gal.        | Spreading Shrub | XXX    |
|  | 44       | SYAL  | Snowberry                     | Symphoricarpus albus                  | 5 gal.        | Flowering Shrub | XXX    |

PERENNIALS

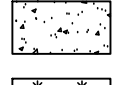
| Symbol  | Quantity | Label | Common Name         | Scientific Name               | Planting Size | Description      | Water* |
|---|----------|-------|---------------------|-------------------------------|---------------|------------------|--------|
|  | 38       | CAKF  | Karl Foerster Grass | Calamagrostis 'Karl Foerster' | 5 gal.        | Ornamental Grass | XX     |
|  | 59       | GAGR  | Blanket Flower      | Gaillardia grandiflora        | 1 gal.        | Summer Flowering | XXX    |
|  | 12       | SEAJ  | Autumn Joy Sedum    | Sedum 'Autumn Joy'            | 1 gal.        | Fall flowering   | XX     |



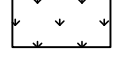
Decorative Boulders



Turf Grass. Turf in areas B, H, G is existng. Repair and replace as needed due to construction.



3" Layer of 1"–3" cobble rock mulch, brown in color. Place mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.



Native Seed – See seed mix chart below.

| Common Name        | Scientific Name               | Pounds<br>PLS/Acre | % of Mix | Mature<br>Height |
|--------------------|-------------------------------|--------------------|----------|------------------|
| Caucasian Bluestem | Bothriochloa caucasicus       | 1.5                | 5%       | 24"              |
| Big Bluestem       | Andropogon gerardii           | 3                  | 9%       | 35"–72"          |
| Meadow Broome      | Bromus biebersteinii          | 6                  | 18%      | 12"–36"          |
| Sand Dropseed      | Sporobolus cryptandrus        | 0.5                | 2%       | 24"–36"          |
| Sheep Fescue       | Fescue ovine                  | 1                  | 3%       | 12"–36"          |
| Blue Gamma         | Bouteloua gracilis            | 1                  | 3%       | 6"–24"           |
| Sideoats Gamma     | Bouteloua curtipendula        | 2                  | 6%       | 12"–36"          |
| Spike Muhly        | Muhlenbergia wrightii         | 1                  | 3%       | 12"–18"          |
| Needlegrass        | Stipa coomata                 | 3.5                | 11%      | 12"–36"          |
| Orchard Grass      | Dactylis glomerata            | 1                  | 3%       | 36"–48"          |
| Regreen            | Triticum aes. x ely. elongata | 5                  | 15%      | 12"              |
| Bottlebrush        | Elymus elymoides              | 2                  | 6%       | 12"–24"          |
| Western Wheatgrass | Pascopyrum smithii            | 3                  | 9%       | 12"=36"          |
| Canada Wild Rye    | Elymus canadensis             | 2                  | 6%       | 24"–48"          |

WATER NEEDS PER CITY OF AURORA RECOMMENDED XERISCAPE PLANT LIST

\*Water Needs: X = Plants needing 1" of water per week.

\*Water Needs: XX = Plants needing 1/2" of water per week.

\*Water Needs: XXX = Plants needing 1/2" of water every 2 weeks.

TREE EQUIVALENTS: 1 Tree = ten 5 gal. plants or thirty 1 gal. plants. TE's may not be used in tree mitigation.

FIRE LIFE SAFETY LANDSCAPE NOTES:

- Landscape material placement shall not be placed or kept near hydrants, inlet connections, or fire protection control valves in a manner that would prevent such equipment from being immediately discernable. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or hydrants.
- A 5' clear space shall be maintained around the circumference of fire hydrants.
- Landscaping material shown within the site plan cannot encroach into roadways that are designated as fire lane corridors.

LANDSCAPE REFERENCE MANUAL NOTES:

- Soil preparation is required. Apply organic material at a rate of 4 cubic yards per 1,000 SF.
- The surface material of walks shall be concrete. The surface material of vehicular drives shall be asphalt.
- All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment entry.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan or landscape plan on file in the planning department. All landscaping will be installed as delineated on the plan, prior to issuance of certificates of occupancy.
- All landscaped areas and plant material, except for non-irrigated native, restorative and dryland grass areas that comply with requirements found in Sec. 146–1429 and/or Sec. 146–1435 must be watered by an automatic underground irrigation system. Irrigation system design, installation, operation and maintenance shall conform to requirements found in the City of Aurora irrigation ordinance.

Street Frontage (Tree Lawn/Park Strip)

| Area | Street Name   | Length  | Trees Required | Trees Provided |
|------|---------------|---------|----------------|----------------|
| A    | Arapahoe Road | 343'/40 | 9 Trees        | 9 Trees        |

Street Frontage (Tree Lawn/Park Strip)

| Area | Street Name   | Length  | Trees Required | Trees Provided |
|------|---------------|---------|----------------|----------------|
| B    | Gartrell Road | 246'/40 | 6 Trees        | 6 Trees        |

Non-Residential Building Elevation Landscape Information

| Area | Elevation    | Length | Trees Required    | Trees Provided             | Shrubs Provided (10=1 TE) |
|------|--------------|--------|-------------------|----------------------------|---------------------------|
| C    | Facing North | 103 LF | 103 LF/40=3 Trees | Moved to east, side D      | ~                         |
| D    | Facing East  | 53 LF  | 53 LF/40=1 Tree   | 4 Trees                    | 32 Shrubs/10=3.2 TE       |
| E    | Facing South | 103 LF | 103 LF/40=3 Trees | 6 Trees                    | 47 Shrubs/10=4.7 TE       |
| F    | Facing West  | 58 LF  | 58 LF/40=1 Tree   | 0 Trees due to storm drain | 19 Shrubs/10=1.9 TE       |

Landscape Street Buffer Chart

| Area | Description   | Length | Width Req./Provided  | 1 Tree/40 LF         | 10 Shrubs/40 LF  |
|------|---------------|--------|----------------------|----------------------|------------------|
| G    | Arapahoe Road | 343'   | 20'/varies 49.5'–16' | 9 Trees req/provided | 90 req/128 prov. |
| H    | Gartrell Road | 246'   | 20'/18'              | 6 Trees req/provided | 60 req/64 prov.  |

Non-Street Frontage Buffer Chart

| Area | Description     | Length | Width Req./Provided | 1 Tree/30 LF          | 10 Shrubs/30 LF   |
|------|-----------------|--------|---------------------|-----------------------|-------------------|
| I    | Southern Buffer | 426'   | 25'/varies          | 14 Trees req/14 prov. | 140 req/140 prov. |
| Area | Description     | Length | Width Req./Provided | 1 Tree/25 LF          | 5 Shrubs/25 LF    |
| J    | Western Buffer  | 239'   | 25'/25'             | 10 Trees req/10 prov. | 50 req/55 prov.   |

Parking Islands

| Area            | Qty | 1 Tree/Island      | Six 5 gal shrubs/Island |
|-----------------|-----|--------------------|-------------------------|
| Parking Islands | 4   | 4 req./3* provided | 24 req/24 provided      |

\*Tree removed from one island due to storm drain.

Tree Preservation/Mitigation Table

| Existing Trees Preserved | Caliper inches removed | Mitigation inches required | Mitigation inches replaced | Mitigation Fee |
|--------------------------|------------------------|----------------------------|----------------------------|----------------|
| N/A                      | N/A                    | N/A                        | N/A                        | N/A            |

There are no existing trees on this site.



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PROJECT NUMBER: 5799-100  
DRAWN BY: DER  
ENGINEER: JNR

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK NO. 5S6625NE003:  
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GARTRELL RD. DIRECTLY SOUTH OF SAMPSON  
GULCH. AKA 19–133.6

CITY OF AURORA ELEVATION=5889.58 (NAVD 88)



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RICK MAGNESS

MAVERIK INC.

MAVERIK AT SADDLE ROCK EAST  
22910 EAST ARAPAHOE ROAD  
AURORA, COLORADO

SITE PLAN – MINOR AMENDMENT

CLIENT

DATE 11/08/2016

APPROVED/PERMIT SET 06/09/2013  
DESIGN CHANGE 05/29/2017  
DESIGN CHANGE 02/27/2018

REVISIONS

DR. BP CH. JF

P.M. KR

JOB 16001258

SHEET NO.

L-1

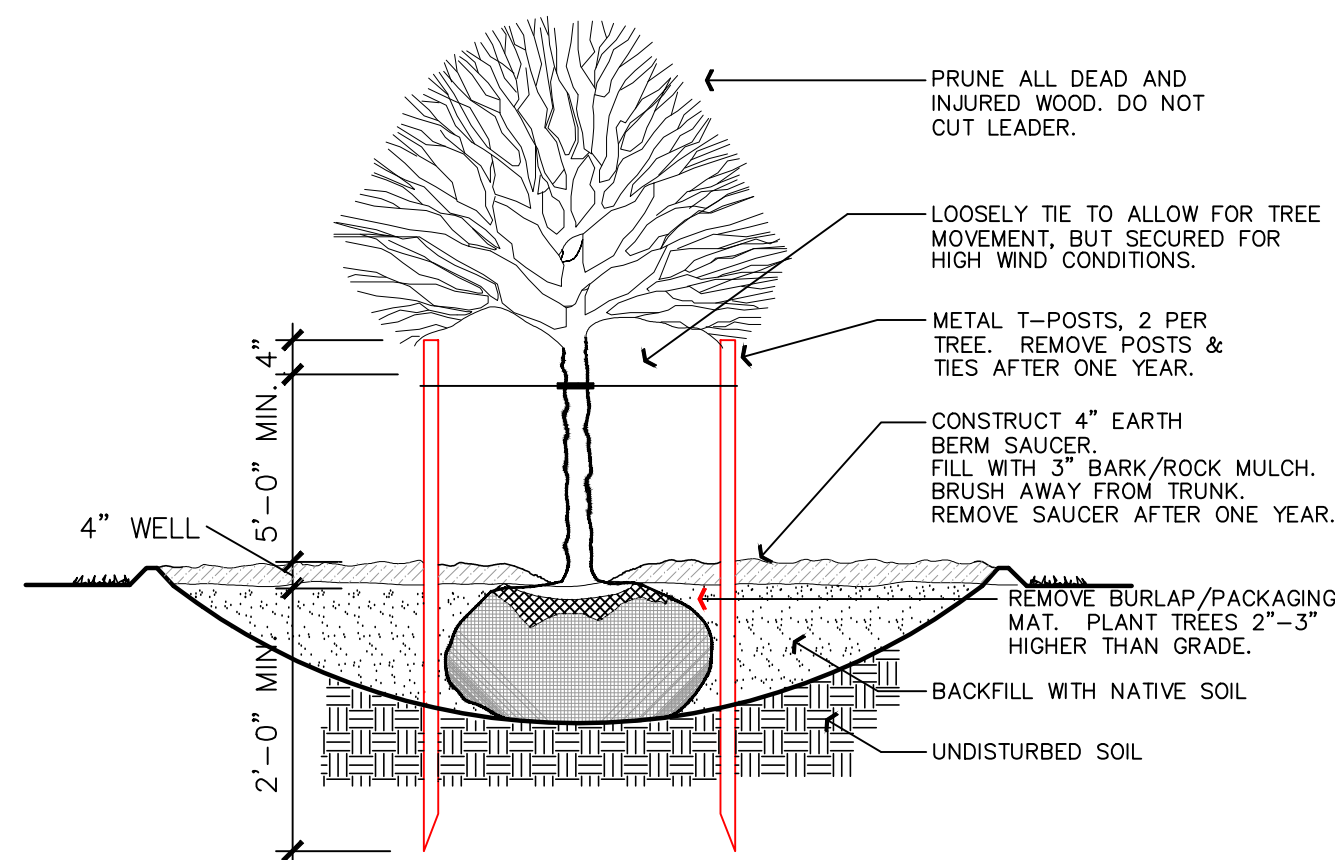


# MAVERIK AT SADDLE ROCK EAST

## SITE PLAN - MINOR AMENDMENT

### WITH 2 CONDITIONAL USES AND 1 WAIVER

### LANDSCAPE DETAILS & NOTES

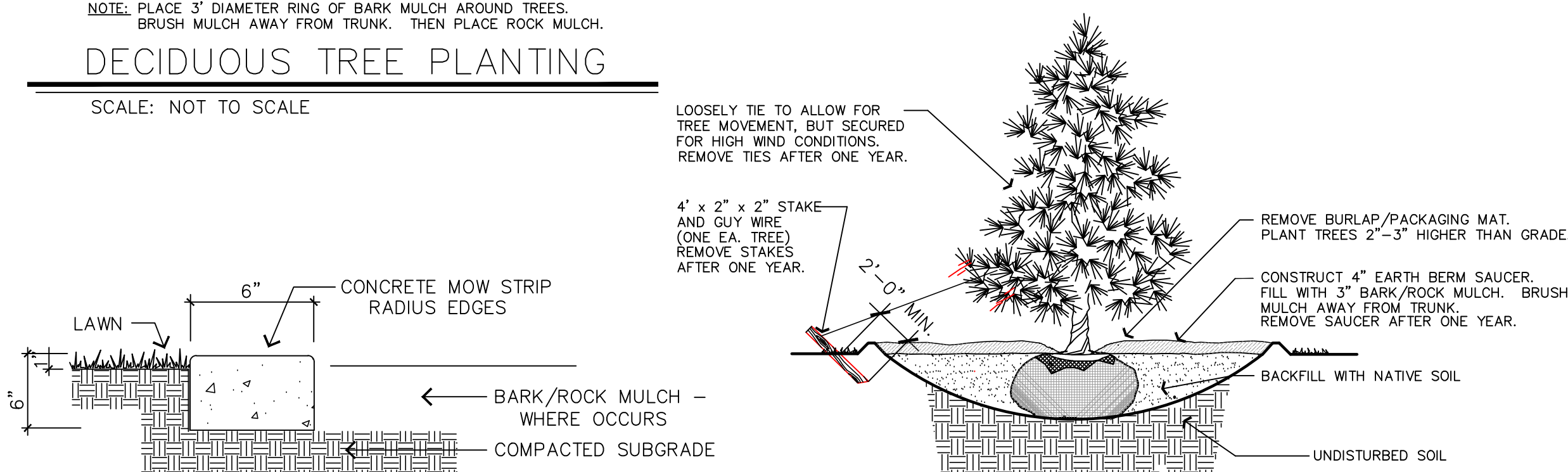


NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

NOTE: PLACE 3" DIAMETER RING OF BARK MULCH AROUND TREES. BRUSH MULCH AWAY FROM TRUNK. THEN PLACE ROCK MULCH.

#### DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

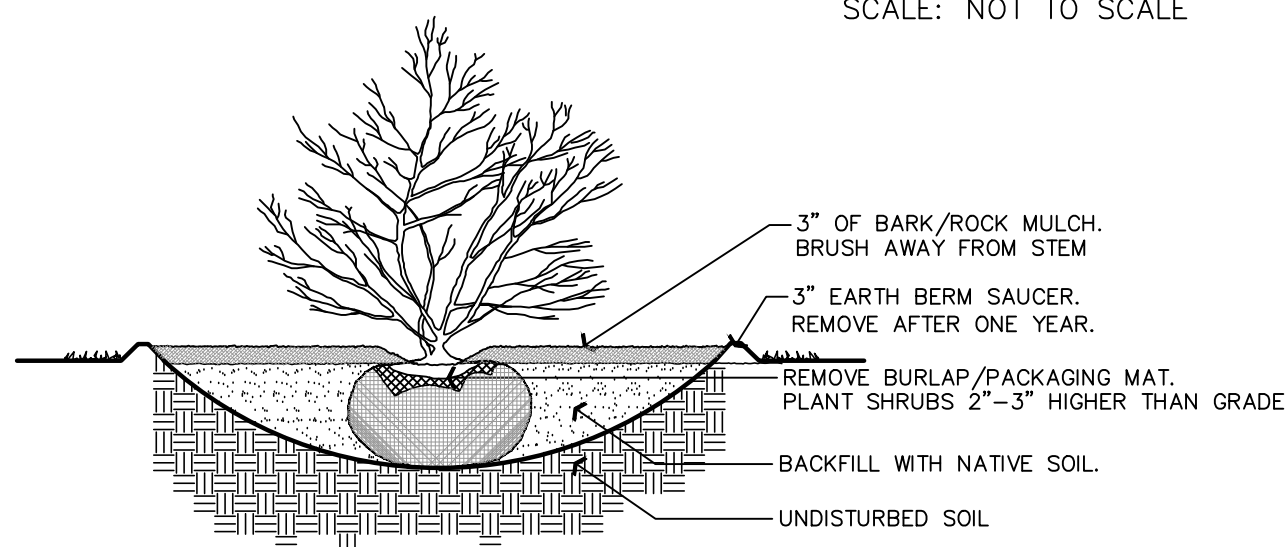


NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

NOTE: PLACE 3" DIAMETER RING OF BARK MULCH AROUND TREES. BRUSH MULCH AWAY FROM TRUNK. THEN PLACE ROCK MULCH.

#### CONIFEROUS TREE PLANTING

SCALE: NOT TO SCALE



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

NOTE: PLACE 1" DIAMETER RING OF BARK MULCH AROUND SHRUBS. BRUSH MULCH AWAY FROM STEMS. THEN PLACE ROCK MULCH.

#### SHRUB PLANTING

SCALE: NOT TO SCALE

#### General Notes

A) The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on this site.

B) The finish grade of all planting area shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.

C) The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.

D) The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.

E) The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.

F) All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.

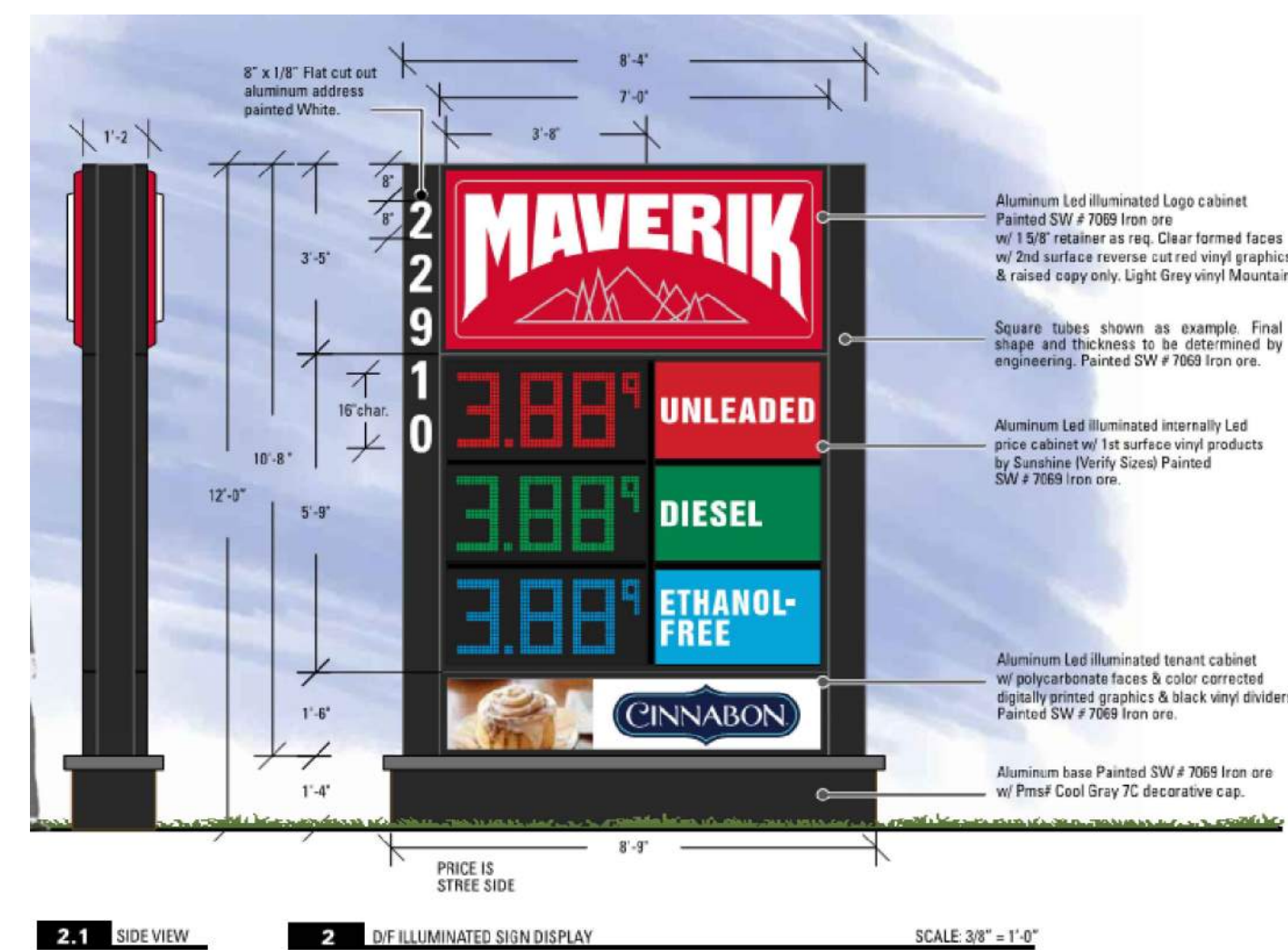
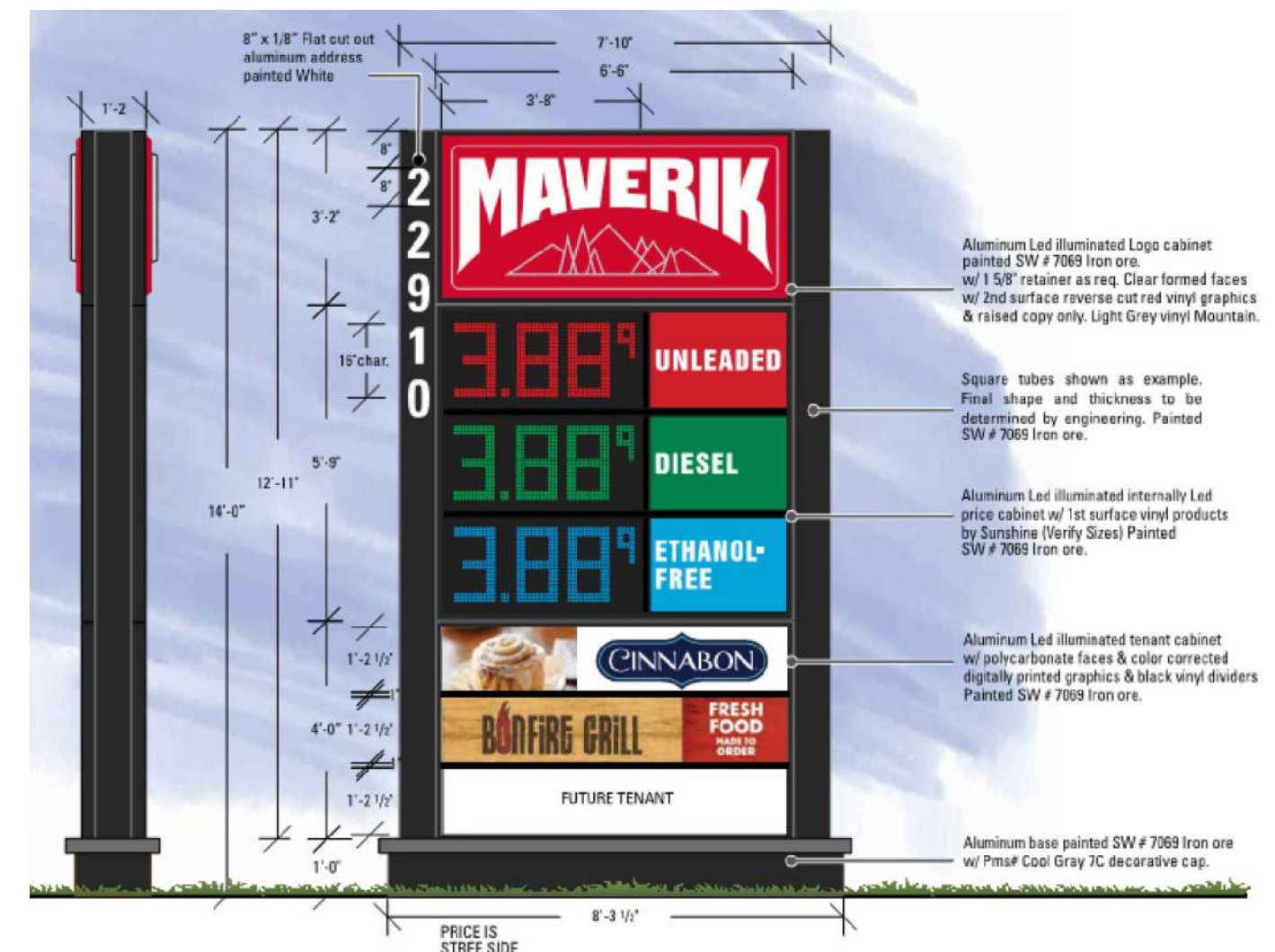
G) The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.

H) The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.

I) The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.

J) The contractor shall maintain all work until ALL work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.

K) Maverik Corporation shall be responsible for landscape maintenance beyond construction period.



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RICK MAGNESS

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22910 EAST ARAPAHOE ROAD  
AURORA, COLORADO  
SITE PLAN - MINOR AMENDMENT

CLIENT  
DATE 11/08/2016

0 APPROVED/PERMIT SET 06/05/2013  
DESIGN CHANGE 05/25/2017  
DESIGN CHANGE 02/27/2018

REVISIONS

DR. BP CH. JF  
P.M. KR

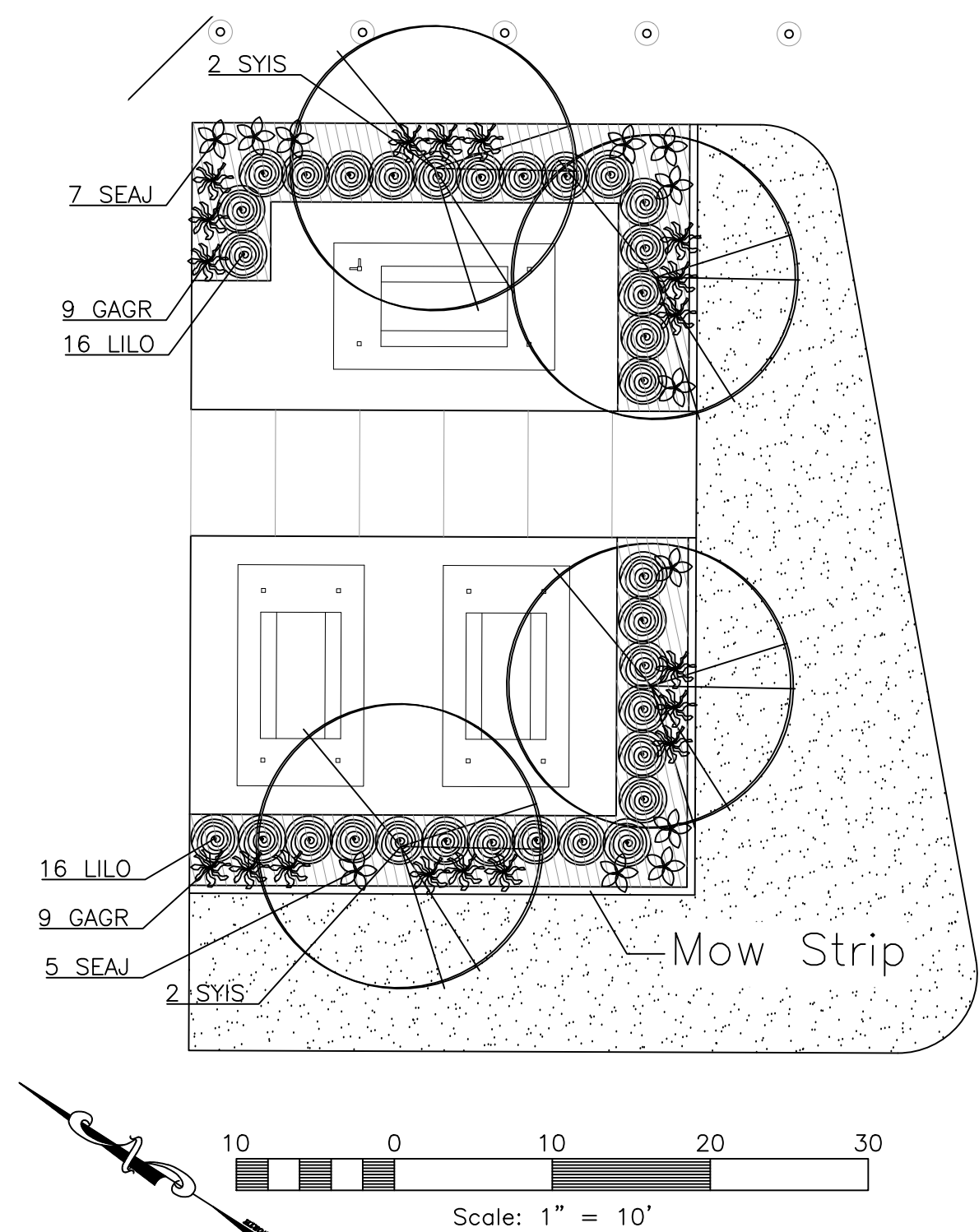
JOB 16001258  
SHEET NO.

L-2

CAD FILE: LANDSCAPEDWG

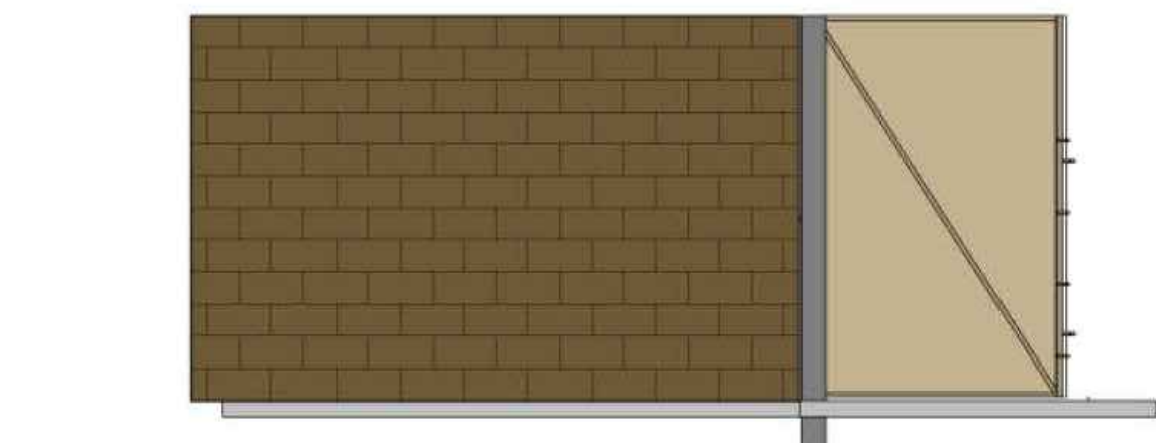


MAVERIK AT SADDLE ROCK EAST  
SITE PLAN - MINOR AMENDMENT  
WITH 2 CONDITIONAL USES AND 1 WAIVER  
LANDSCAPE DETAILS



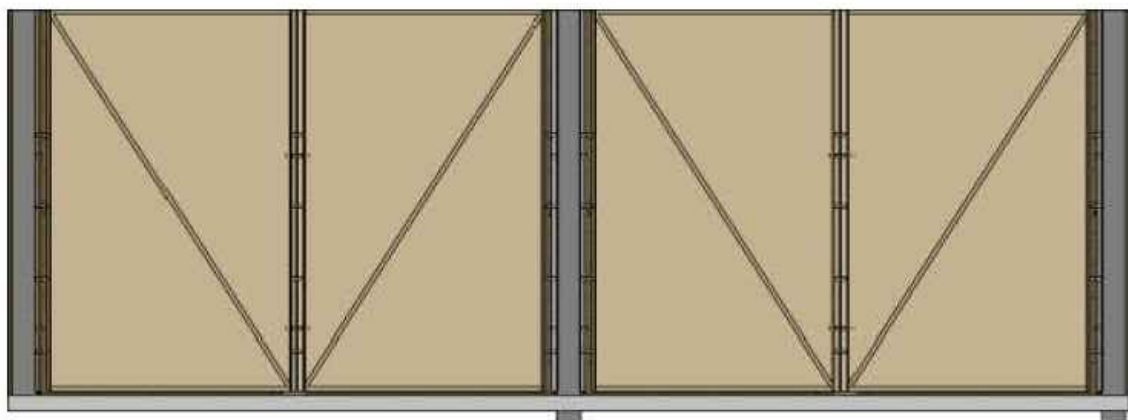
PICNIC AREA DETAIL

Bark Mulch in all picnic area beds  
Picnic tables covered by shade trellis'  
Interplant annual flowers in picnic area beds



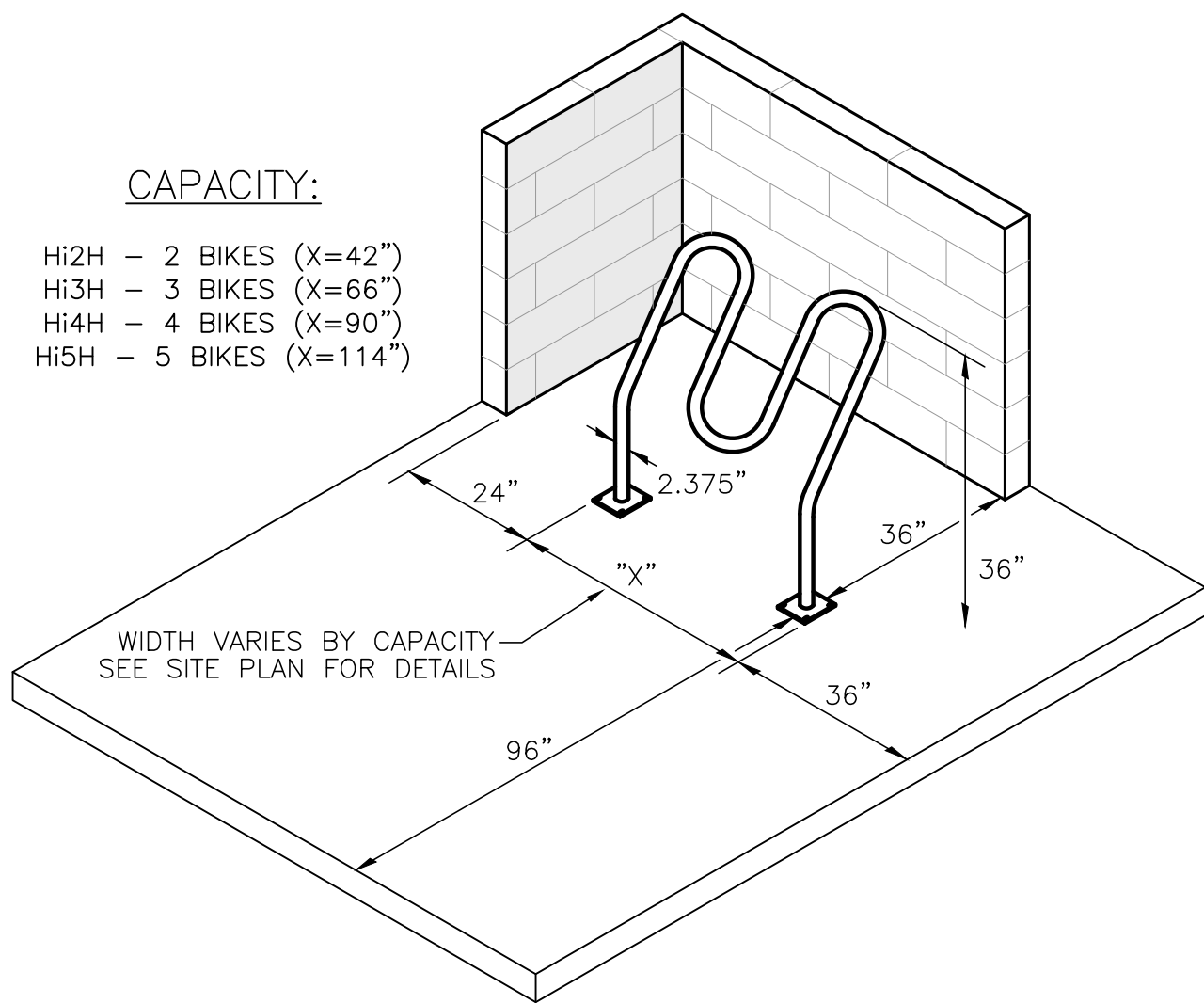
B5 DUMPSTER SIDE ELEVATION

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



A5 DUMPSTER FRONT ELEVATION

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



'HI-ROLLER' BIKE RACK DETAIL

SCALE: NONE



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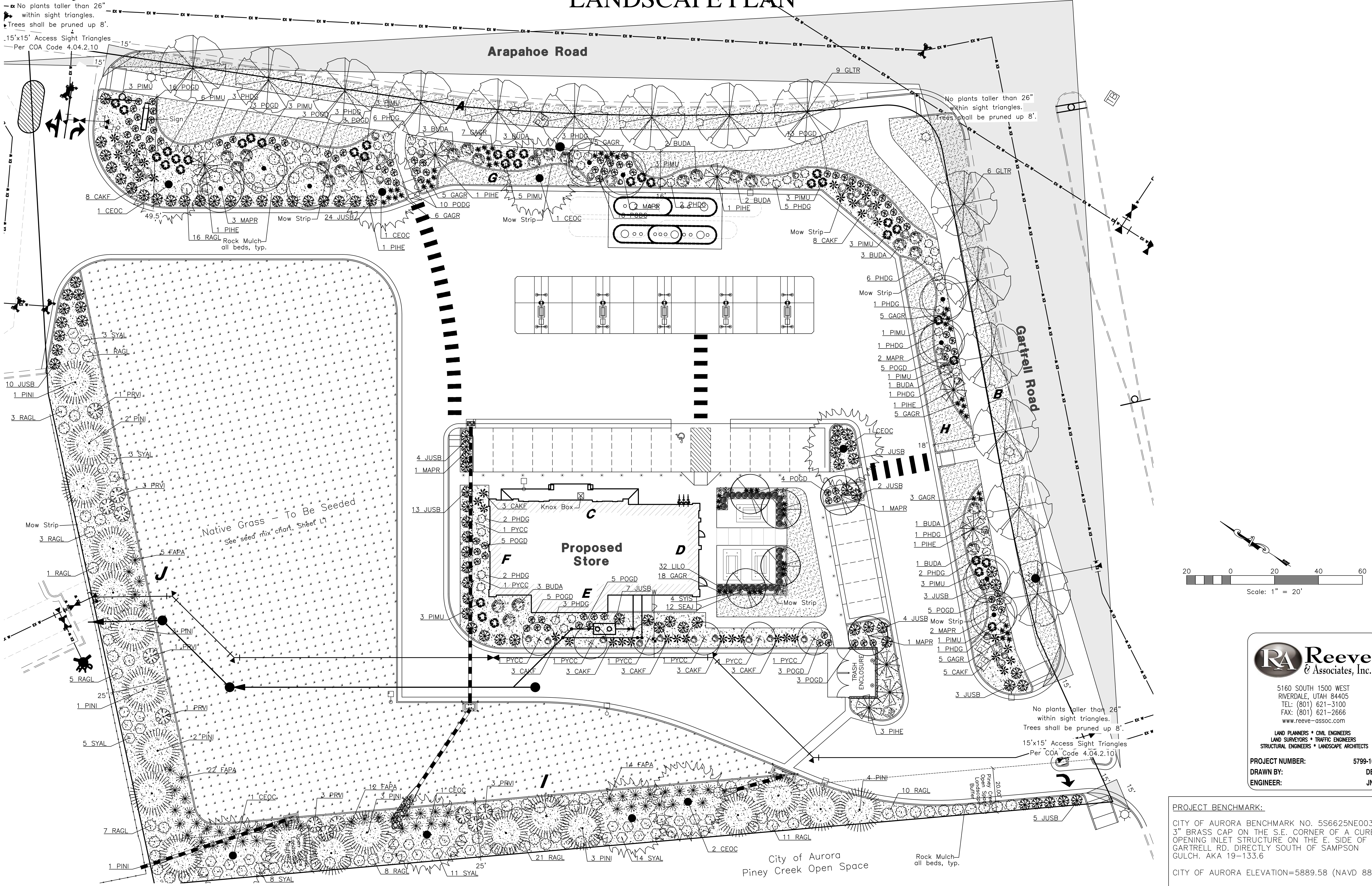
SHEET NO.

L-3

CAD FILE: LANDSCAPE.DWG



MAVERIK AT SADDLE ROCK EAST  
SITE PLAN - MINOR AMENDMENT  
WITH 2 CONDITIONAL USES AND 1 WAIVER  
LANDSCAPE PLAN



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PROJECT: MAVERIK AT SADDLE ROCK EAST  
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DATE: 11/08/2016

|                     |            |
|---------------------|------------|
| APPROVED/PERMIT SET | 06/09/2013 |
| DESIGN CHANGE       | 05/29/2017 |
| DESIGN CHANGE       | 02/27/2018 |

REVISIONS

**RA** **Reeve & Associates, Inc.**  
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|         |        |
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| P.M. KR |        |

JOB: 16001258  
SHEET NO. L-4



1/31/2018 3:30:00 PM

A B C D



1 2 3 4 5

1 2 3 4 5

REFERENCE NOTES

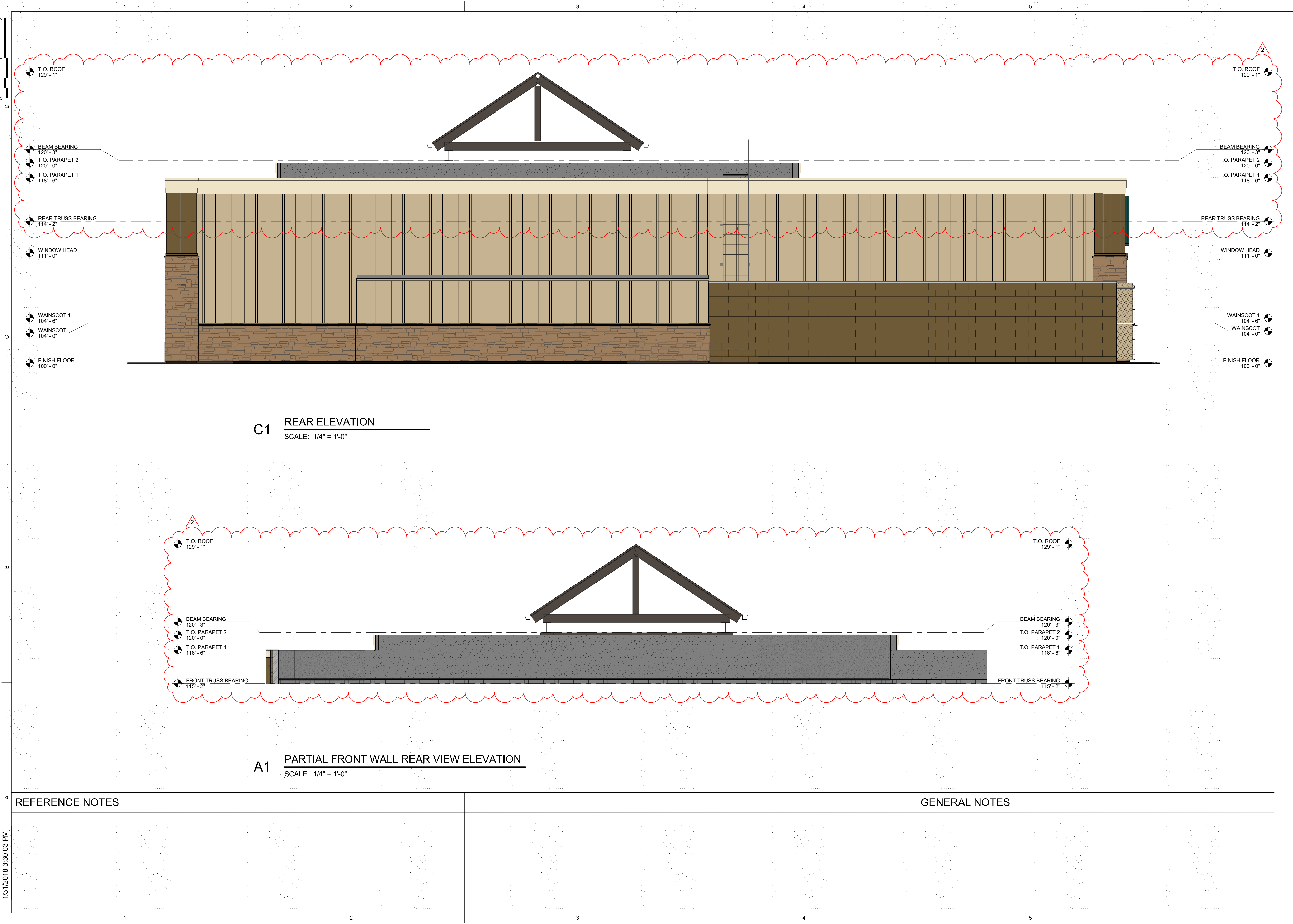


C1 BUILDING PERSPECTIVE CLEAN  
SCALE:

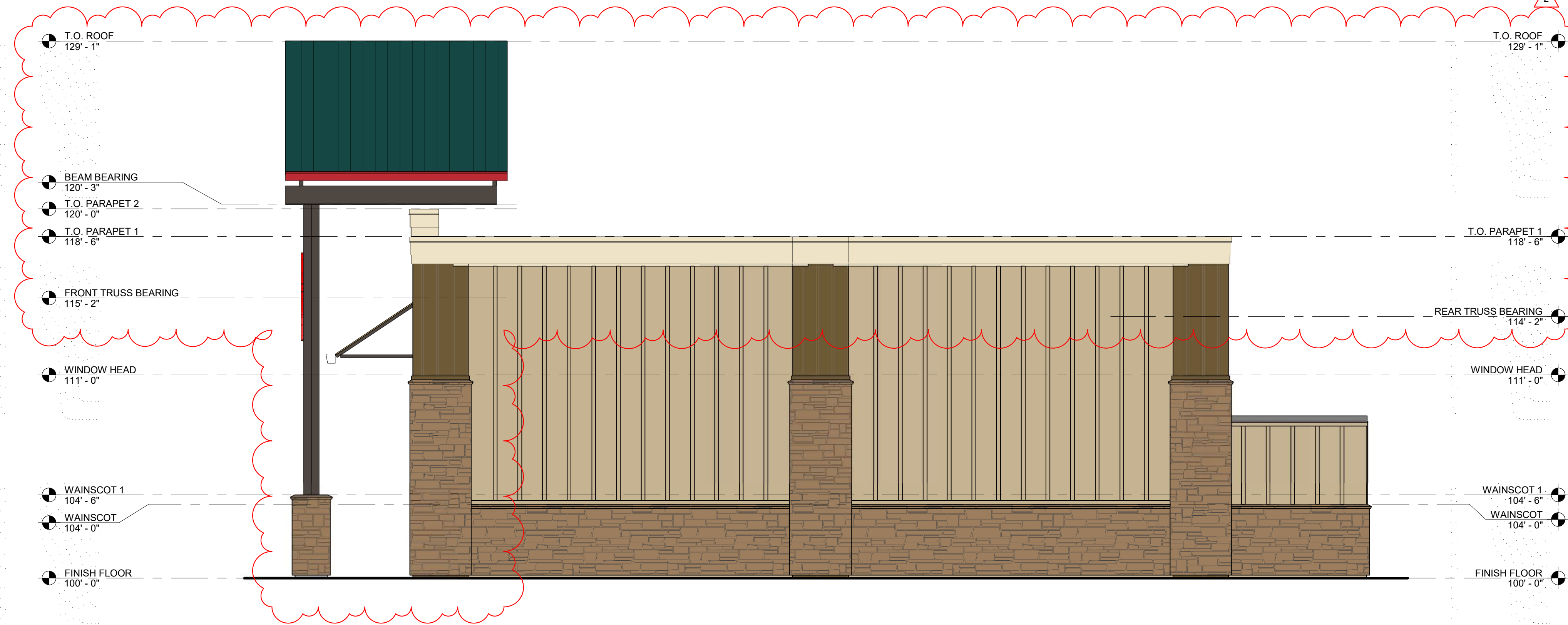


A1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

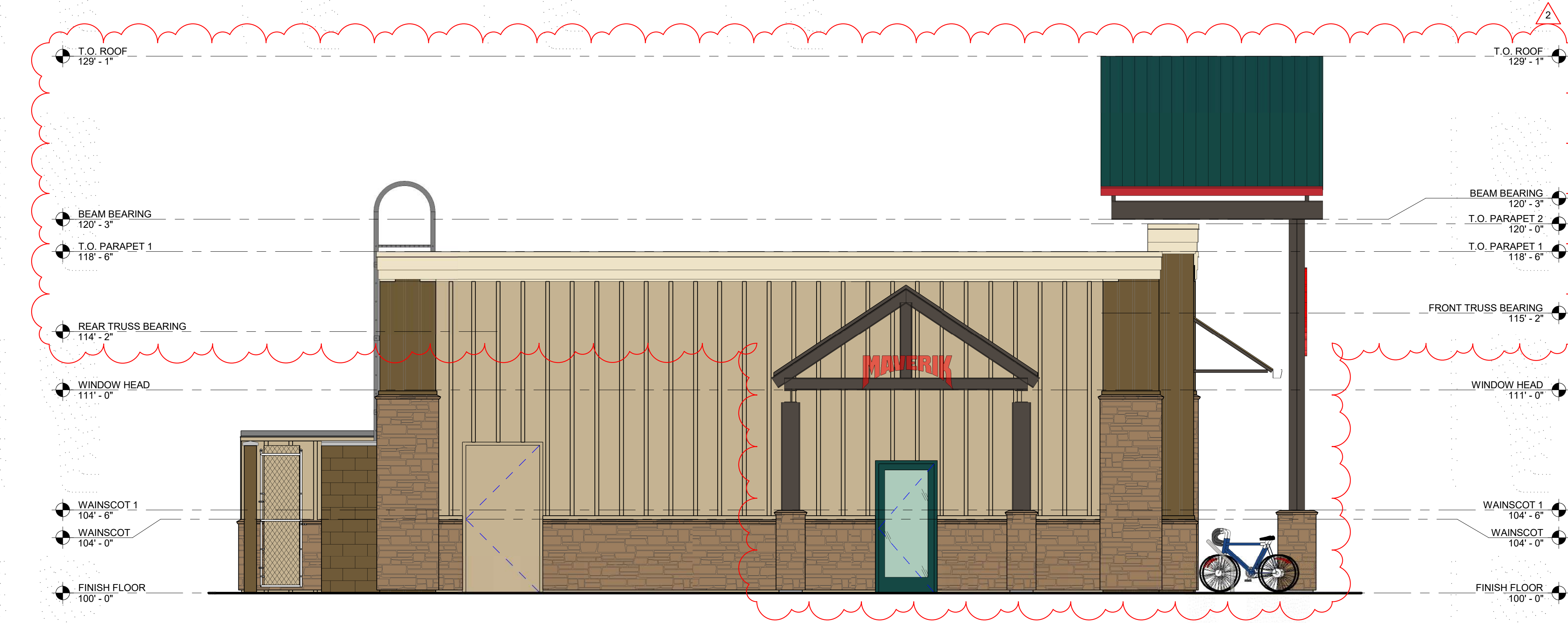








C1 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



A1 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

MAVERIK #490

22910 EAST ARAPAHOE ROAD  
AURORA, CO

REVISED PERMIT SET 01/03/18

| △ | DATE     | REVISION      |
|---|----------|---------------|
| 0 | 06/05/13 | APPROVED      |
| 1 | 05/25/17 | DESIGN CHANGE |
| 2 | 02/27/18 | DESIGN CHANGE |

PROJECT NUMBER 16097

EXTERIOR  
ELEVATIONS



