

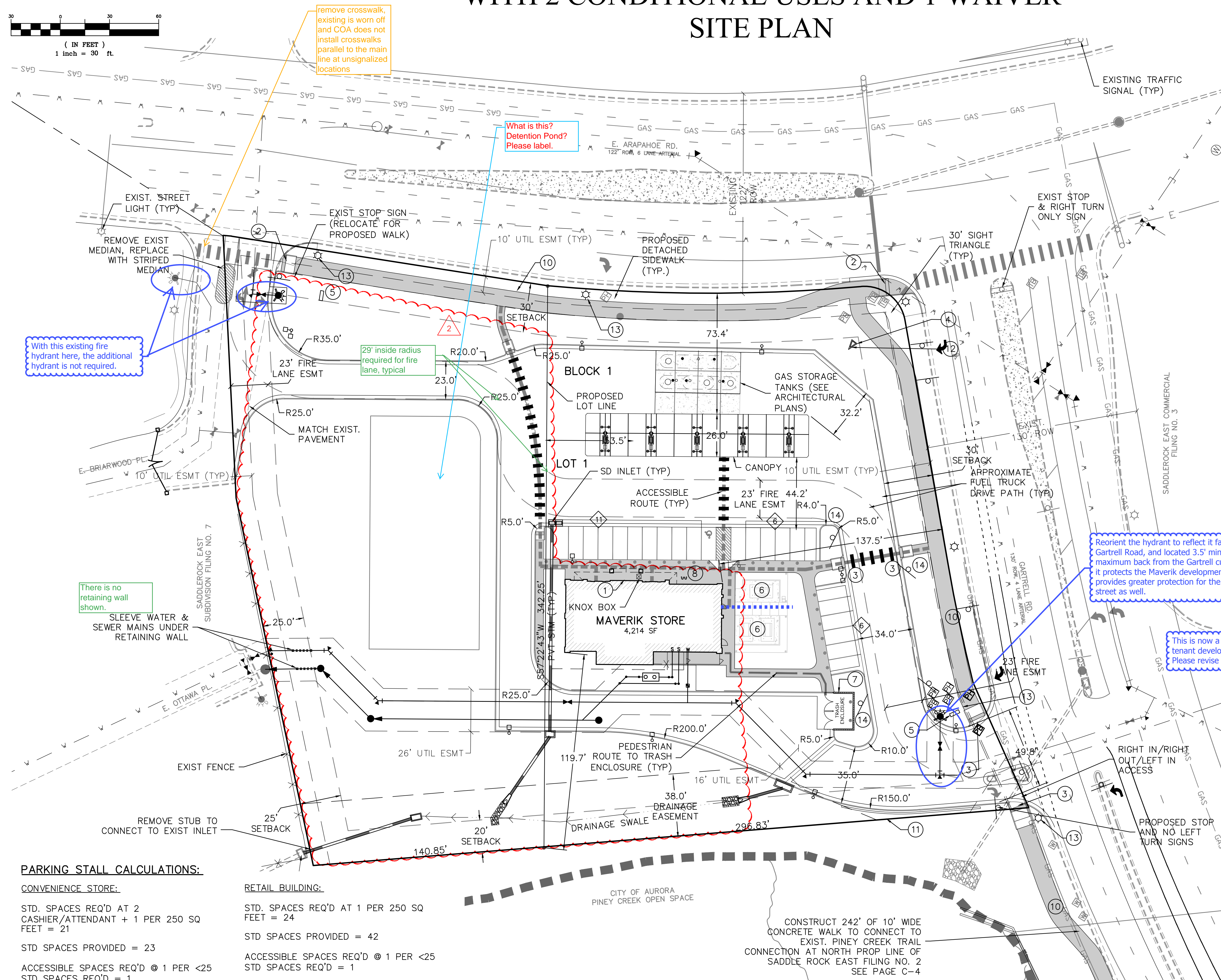
MAVERIK AT SADDLE ROCK EAST
SITE PLAN - MINOR AMENDMENT
WITH 2 CONDITIONAL USES AND 1
WAIVER
COVER SHEET

MAVERIK AT SADDLE ROCK EAST

SITE PLAN - MINOR AMENDMENT

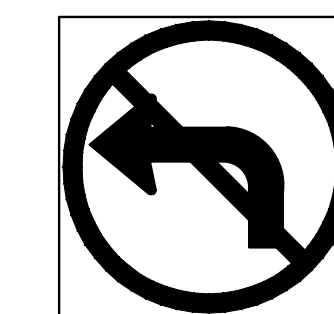
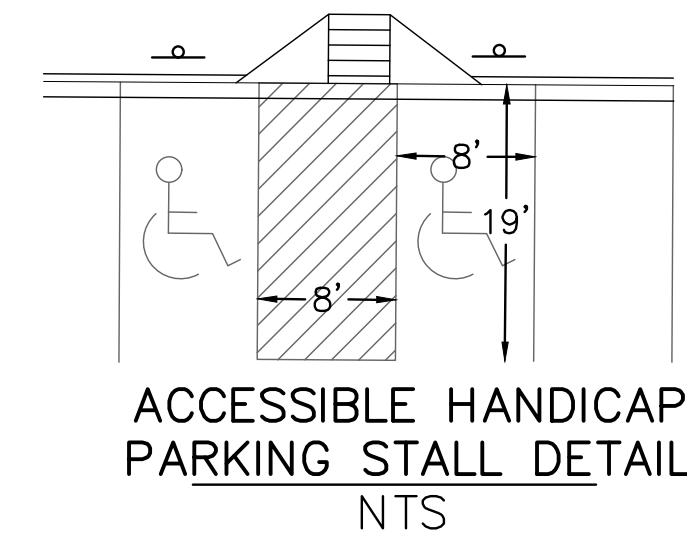
WITH 2 CONDITIONAL USES AND 1 WAIVER

SITE PLAN



SIGNAGE NOTES:

1. BOTTOM OF SIGN TO BE 7' ABOVE GRADE.
2. POST TO BE 2" X 2" WITH 1-3/4" SIGN SLEEVE.



NO LEFT TURN
(MUTCD R3-2)
NTS



STOP SIGN DETAIL
(MUTCD R1-1)
NTS



(WHERE APPLICABLE)
HANDICAPPED PARKING
(MUTCD R7-8A)
TOW - AWAY
(MUTCD R7-201)
VAN ACCESSIBLE
SIGN DETAIL
NTS



LEGEND

- 1 BUILDING FOOTPRINT (SEE ARCHITECTURAL)
- 2 EXIST. CORNER PEDESTRIAN RAMP TO REMAIN
- 3 ICC/ANSI A117.1 ACCESSIBLE RAMP
- 4 MONUMENT SIGN (SEE ARCH PLANS)
- 5 JOINT TENANT SIGN (SEE ARCH PLANS FOR ADDRESS SIGN DETAIL)
- 6 PICNIC AREA (SEE LANDSCAPE & ARCHITECTURAL PLANS)
- 7 TRASH ENCLOSURE (SEE ARCHITECTURAL)
- 8 BIKE RACK (4)
- 9 8' SIDEWALK
- 10 10' SIDEWALK
- 11 RETAINING WALL(SEE GRADING PLAN)
- 12 4' BERM FOR MONUMENT SIGN
- 13 PROPOSED STREET LIGHT
- 14 NO STOPPING OR STANDING - FIRE LANE SIGN
- # 9' X 20' PARKING STALL COUNT

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)

PARKING STALL CALCULATIONS:

CONVENIENCE STORE:

STD. SPACES REQ'D AT 2
CASHIER/ATTENDANT + 1 PER 250 SQ
FEET = 21

STD SPACES PROVIDED = 23

ACCESSIBLE SPACES REQ'D @ 1 PER <25
STD SPACES REQ'D = 1

ACCESSIBLE SPACES PROVIDED = 1, 1 VAN

RETAIL BUILDING:

STD. SPACES REQ'D AT 1 PER 250 SQ
FEET = 24

STD SPACES PROVIDED = 42

ACCESSIBLE SPACES REQ'D @ 1 PER <25
STD SPACES REQ'D = 1

ACCESSIBLE SPACES PROVIDED = 2, 1 VAN



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:
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RESPONSIBILITY FOR SAFETY OF
THE WORK OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.



MAVERIK, INC.

185 S STATE STREET
SALT LAKE CITY, UT 84111

(801) 335-3668
RICK MAGNESS

MAVERIK INC.

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

SITE PLAN - MINOR AMENDMENT

SITE PLAN

CLIENT

DATE 01/30/2017

APPROVED/PERMIT SET
DESIGN CHANGE 07/30/2017 - KJR
DESIGN CHANGE 09/12/2017 - KJR
DESIGN CHANGE 11/17/2017 - KJR

REVISIONS



DR. BP CH. JF

P.M. KR

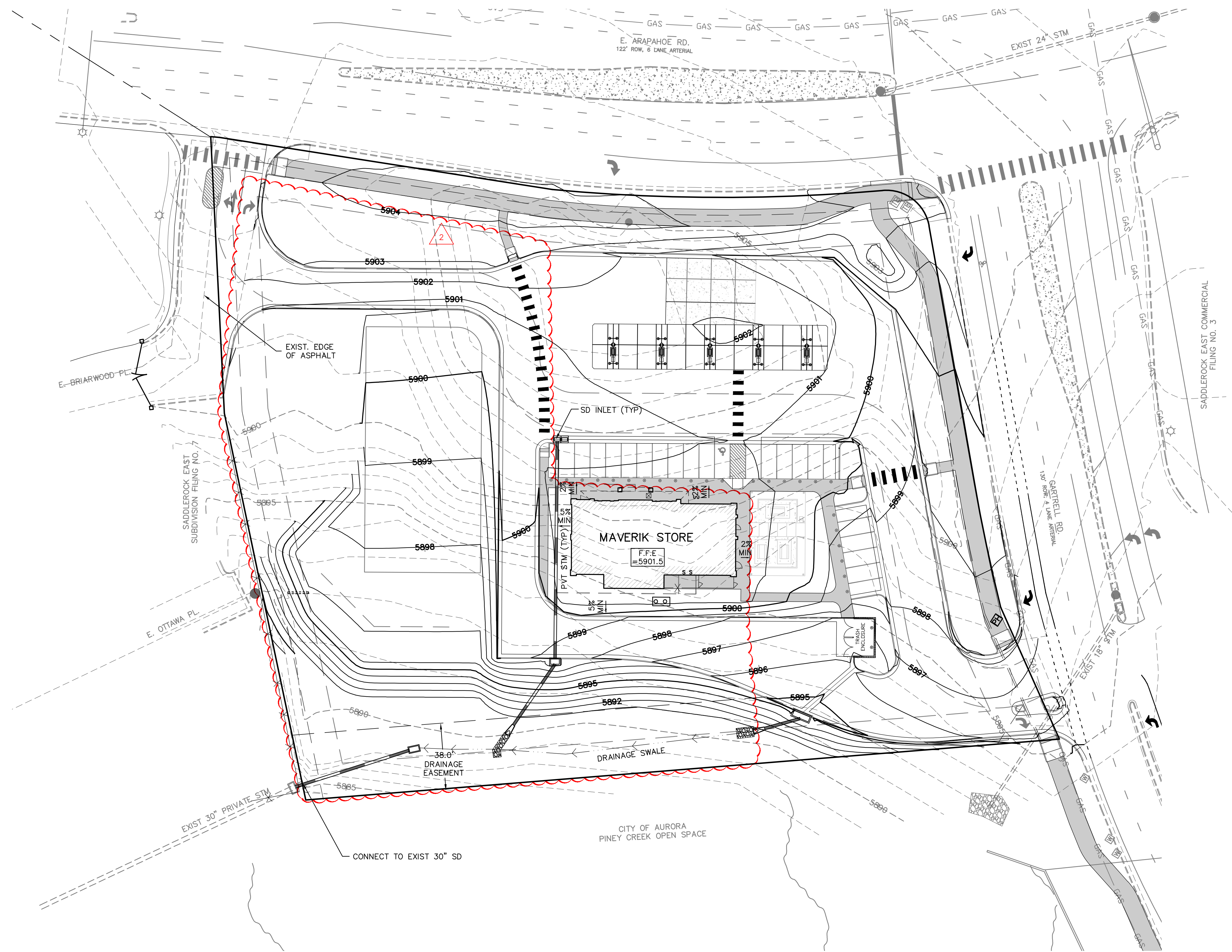
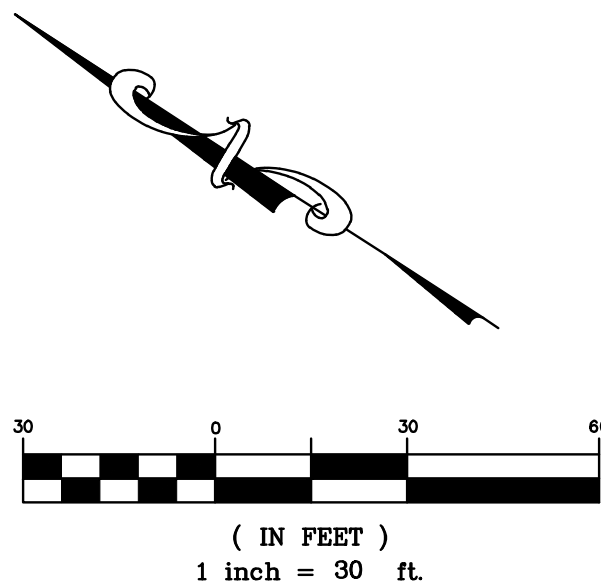
JOB 16001258

SHEET NO.

C-3

CAD FILE: 16001258 - SITE PLANDWG

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

Know what's below.
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ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CLIENT	MAVERIK, INC.
DATE	01/30/2017
APPROVED/PERMIT SET	07/30/2017 - KJR
DESIGN CHANGE	05/12/2017 - KJR
DESIGN CHANGE	11/17/2017 - KJR
REVISIONS	
PLANS UNDER REVIEW	
NOT FOR CONSTRUCTION	
DR. BP	CH. JF
P.M. KR	
JOB	16001258
SHEET NO.	C-5

CAD FILE: 16001258 - SITE PLAN-GRADING.DWG


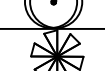



PROJECT BENCHMARK:
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MAVERIK AT SADDLE ROCK EAST
SITE PLAN - MINOR AMENDMENT
WITH 2 CONDITIONAL USES AND 1 WAIVER
PLANT LIST AND LANDSCAPE CHARTS

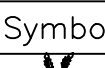
Plant Table

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


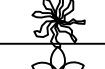
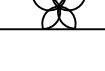
TREES

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
	8	PYCC	Flowering Pear	Pyrus calleryana 'Chanticleer'	2" cal.	Ornamental Tree	XX
	7	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
	82	JUSB	Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal.	Evergreen Shrub	XX
	32	LILO	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
	28	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

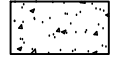
Symbol	Quantity	Label	Common Name	Scientific Name	Planting Size	Description	Water*
	38	CAKF	Karl Foerster Grass	Calamagrostis 'Karl Foerster'	5 gal.	Ornamental Grass	XX
	59	GAGR	Blanket Flower	Gaillardia grandiflora	1 gal.	Summer Flowering	XXX
	12	SEAJ	Autumn Joy Sedum	Sedum 'Autumn Joy'	1 gal.	Fall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



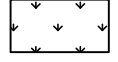
Decorative Boulders



Turf Grass. Turf in areas B, H, G is exisiting. 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 PLS/Acre	% of Mix	Mature 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 Gramma	Bouteloua gracilis	1	3%	6"—24"
Sideoats Gramma	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 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	2 Trees	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./4 provided	24 req/24 provided

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.



5160 SOUTH 1500 WEST
RIVERDALE, UTAH 84405
TEL: (801) 621-3100
FAX: (801) 621-2666
www.reeve-assoc.com

LAND PLANNERS * CIVIL ENGINEERS
LAND SURVEYORS * TRAFFIC ENGINEERS
STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

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

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MAVERIK COUNTRY STORES INC.

880 WEST CENTER STREET
NORTH SALT LAKE, UT 84054

(801) 335-3868

RICK MAGNESS

MAVERIK INC.

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

SITE PLAN – MINOR AMENDMENT

CLIENT

DATE 11/08/2016

1st SUBMITTAL TO CITY OF AURORA 11/08/2016 – KR
0 APPROVED/PERMIT SET 02/05/2016 – JOE

DESIGN CHANGE 02/05/2016 – JOE
REVISIONS



DR. BP | CH. JF

P.M. KR

JOB 16001258

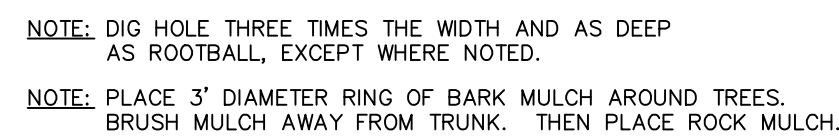
SHEET NO.

L-1

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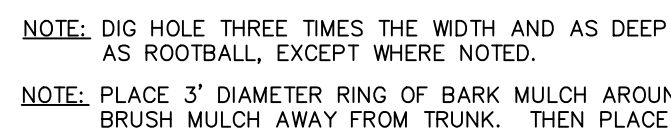
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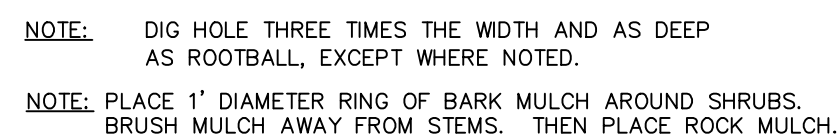
SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

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.

l) 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.



ATWELL
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SITE PLAN — MINOR AMENDMENT

DATE		11/08/2016
A	1st SUBMITTAL TO CITY OF AURORA	11/8/2016 - KR
O	APPROVED/PERMIT SET	00/00/20XX - JOE
	DESIGN CHANGE	00/00/20XX - JOE
REVISIONS		



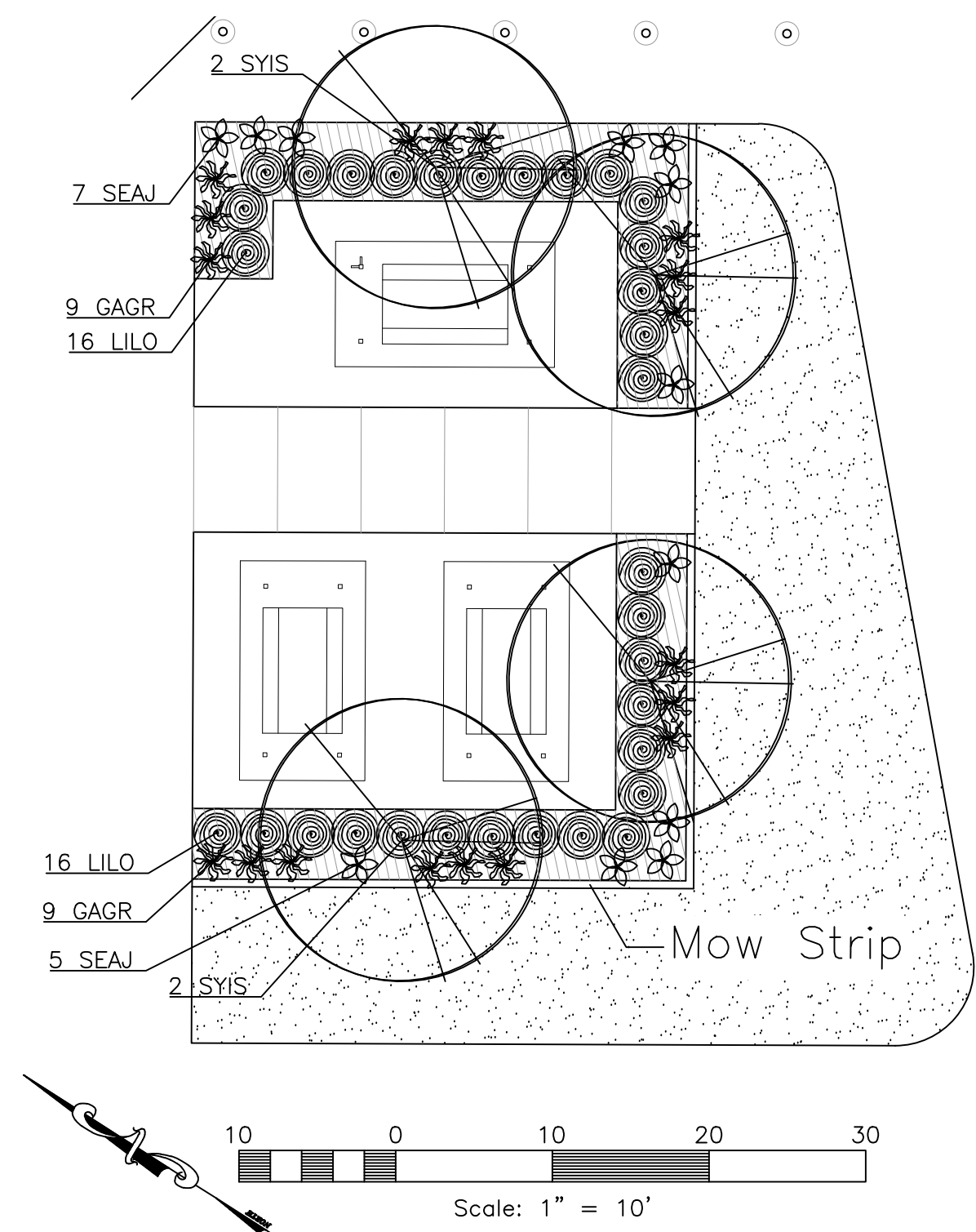
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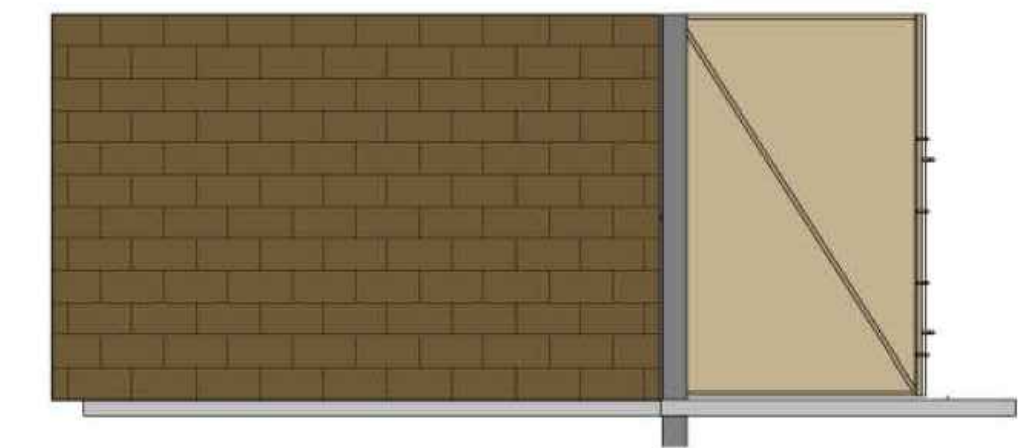
DR. BP	CH. JF
P.M. KR	
JOB 16001258	
SHEET NO.	
L-2	

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



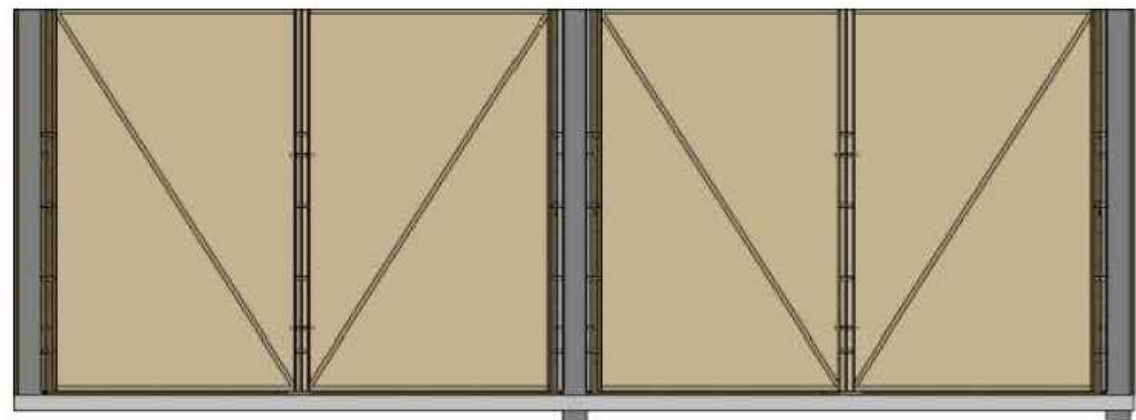
PICNIC AREA DETAIL

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



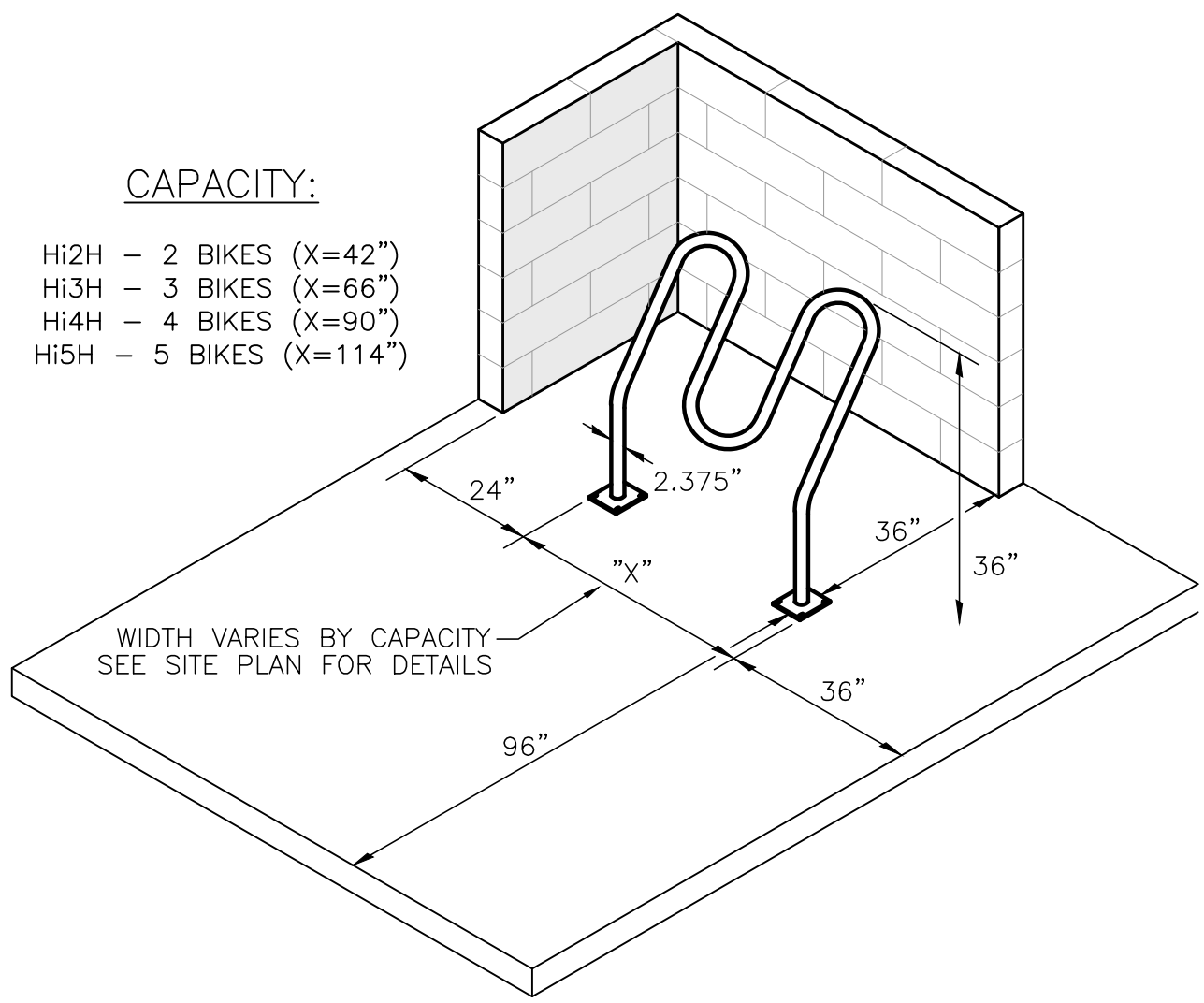
B5 DUMPSTER SIDE ELEVATION

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



A5 DUMPSTER FRONT ELEVATION

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



'HI-ROLLER' BIKE RACK DETAIL

SCALE: NONE



5160 SOUTH 1500 WEST
RIVERDALE, UTAH 84405
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FAX: (801) 621-2666
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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)



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.



MAVERIK COUNTRY STORES INC.
880 WEST CENTER STREET
NORTH SALT LAKE, UT 84054
(801) 335-3868
RICK MAGNESS

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

CLIENT
DATE 11/08/2016

1st SUBMITTAL TO CITY OF
AURORA 11/28/2016 - KR

0 APPROVED PERMIT SET
00/00/20XX - JOE

DESIGN CHANGE
00/00/20XX - JOE

REVISIONS

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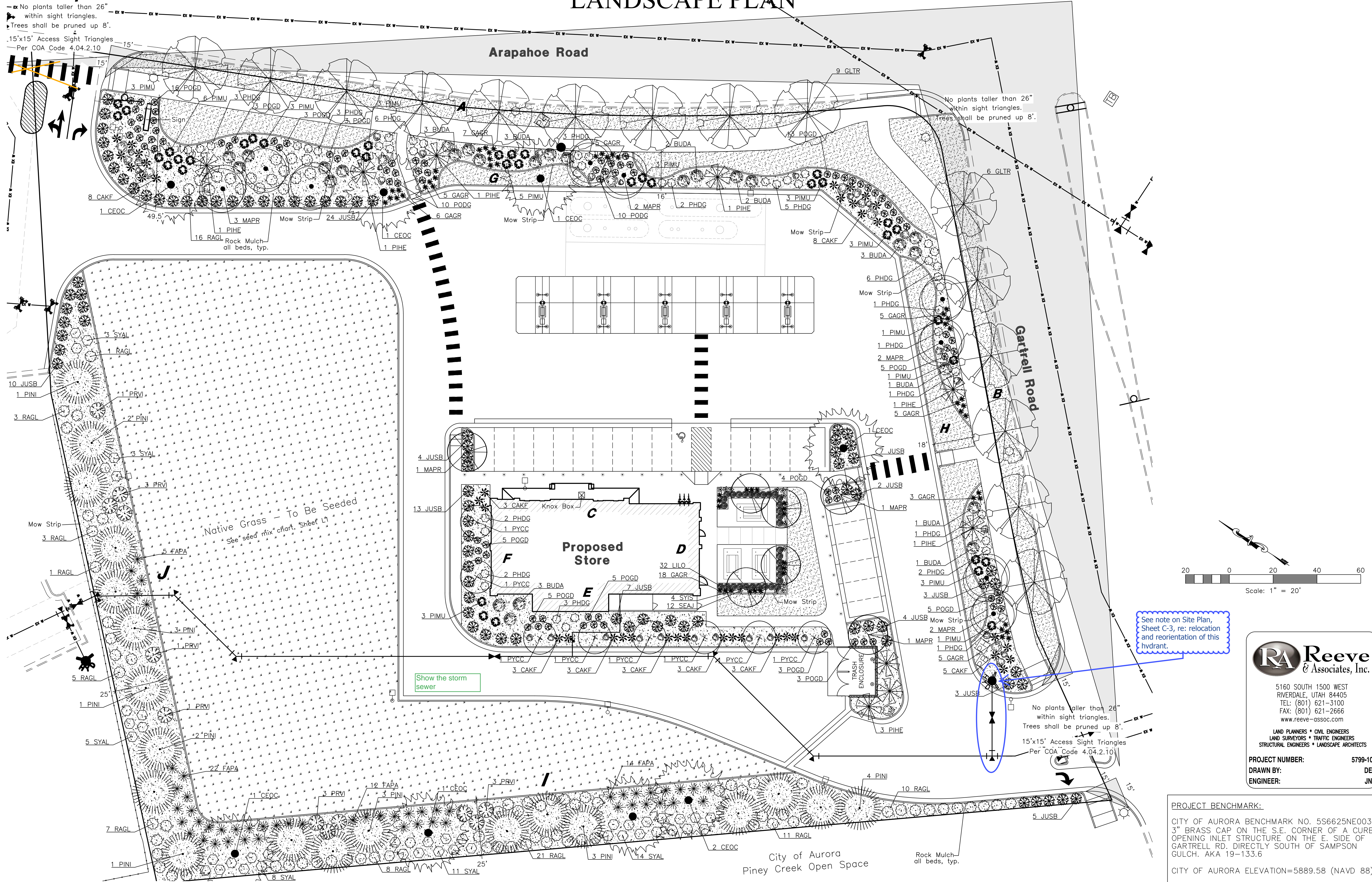
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MAVERIK AT SADDLE ROCK EAST

SITE PLAN - MINOR AMENDMENT

WITH 2 CONDITIONAL USES AND 1 WAIVER

LANDSCAPE PLAN



Know what's below.
Call before you dig.

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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.



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

CLIENT
DATE 11/08/2016

1st SUBMITTAL TO CITY OF AURORA 11/8/2016 - KR
0 APPROVED PERMIT SET 02/02/2017 - JDE
DESIGN CHANGE 02/02/2017 - JDE
REVISIONS



DR. BP | CH. JF
P.M. KR
JOB 16001258
SHEET NO. L-4

10/24/2017 4:48:47 PM

A
B
C
D
2'
1"
0"

1 2 3 4 5

REFERENCE NOTES



C1 BUILDING PERSPECTIVE CLEAN
SCALE:

Show address number with minimum 12" high numbers due to setback distance from E. Arapahoe Road

22910

Provide a symbol as shown, and label for a "KNOX BOX" mounted 4'-6" above the adjacent walking surface.

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

MAVERIK - AURORA
15510 E 6th AVE

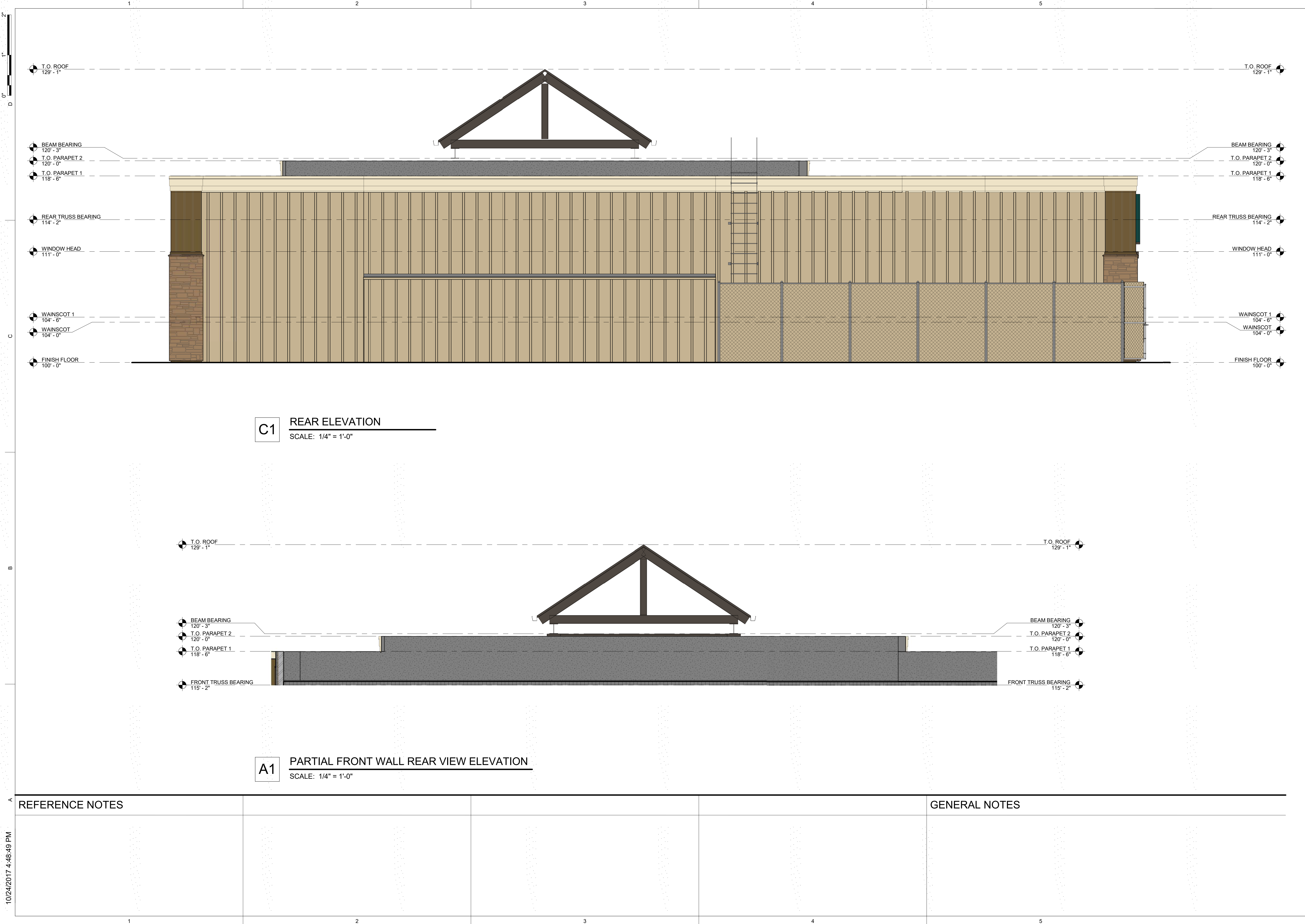
FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

△ DATE REVISION

PROJECT NUMBER

EXTERIOR ELEVATIONS

10/24/2017 4:48:49 PM

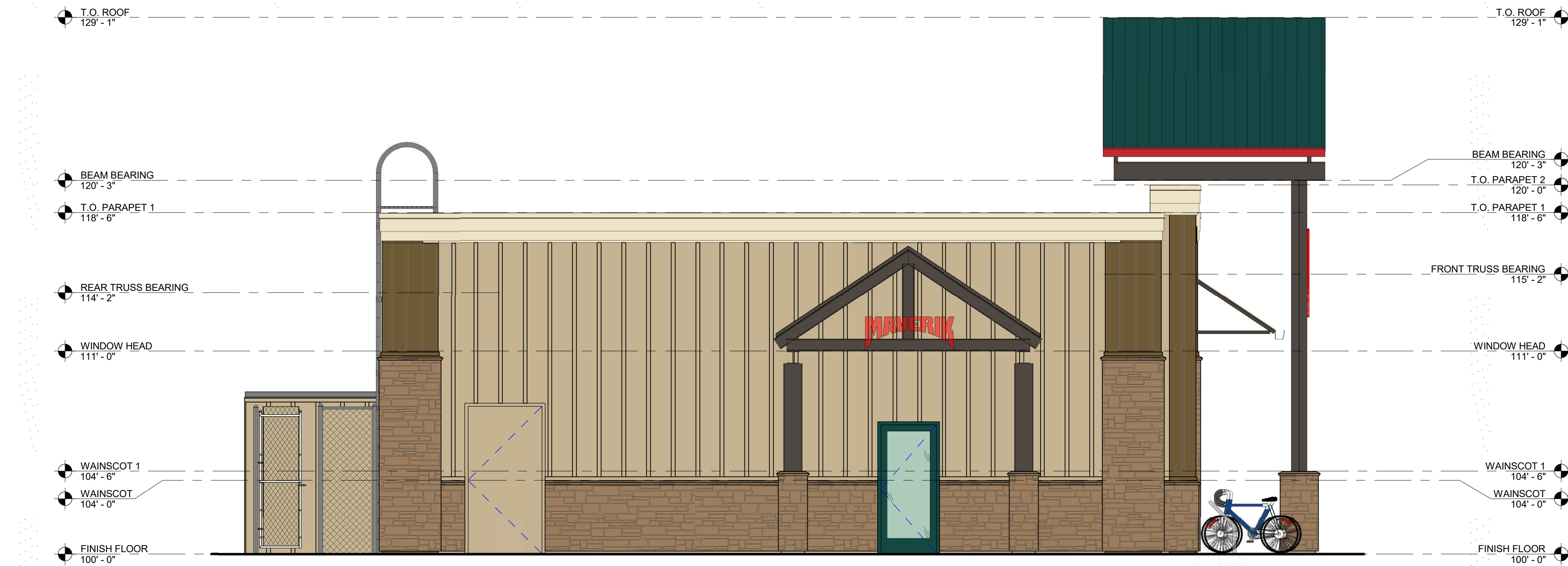


10/24/2017 4:48:51 PM

A
B
C
D



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



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

MAVERIK - AURORA
15510 E 6th AVE

△ DATE REVISION

PROJECT NUMBER

EXTERIOR
ELEVATIONS

A-2.3

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