

811
Know what's below.
Call before you dig.

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MAVERIK AT SADDLE ROCK EAST SITE PLAN - MINOR AMENDMENT WITH 2 CONDITIONAL USES AND 1 WAIVER COVER SHEET DECEMBER 2017

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 WHEREOF 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

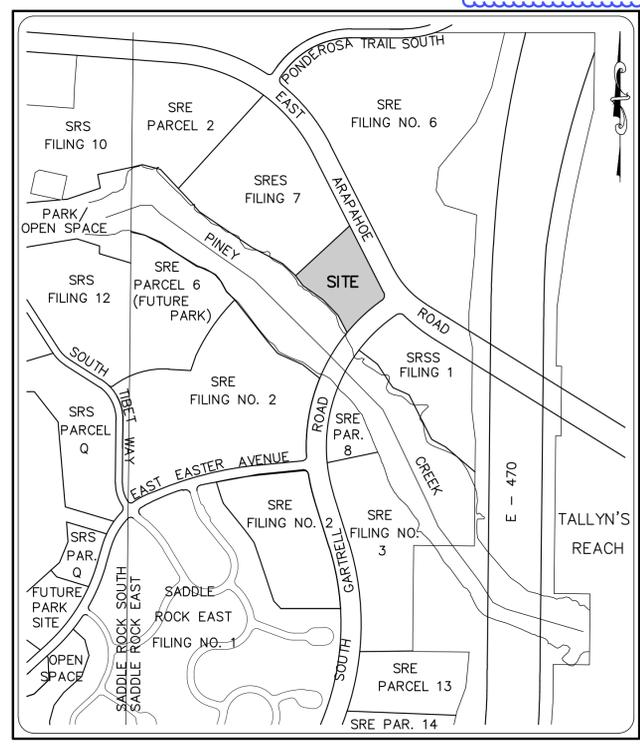
ARCHITECT:
FFKR ARCHITECTS
730 PACIFIC AVENUE SOUTH
SALT LAKE CITY, UT 84104
(801) 521-6186
CONTACT: TYLER SMITH

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

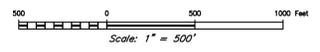
PLANNING:
NORRIS DESIGN
1101 BANNOCK ST.
DENVER, CO 80204
(303) 892-1166
CONTACT: BILL MAHAR

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

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)



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
 - * C-4 SITE PLAN DETAIL
 - * C-5 GRADING PLAN
 - * L-1 PLANT LIST AND LANDSCAPE CHARTS
 - * L-2 LANDSCAPE DETAILS AND NOTES
 - * L-3 LANDSCAPE DETAILS
 - * L-4 LANDSCAPE PLAN
 - * A-2.1 EXTERIOR ELEVATIONS
 - * A-2.2 EXTERIOR ELEVATIONS
 - * A-2.3 EXTERIOR ELEVATIONS
 - * A-2.4 CANOPY ELEVATIONS
 - A-2.5 RETAIL ELEVATIONS
 - A-2.6 RETAIL ELEVATIONS
 - A-10.5 PICNIC AREA AND DUMPSTER ENCLOSURE DETAIL
 - E-1.2 PHOTOMETRIC PLAN
 - S-1 MONUMENT SIGN PLAN
 - S-2 JOINT TENANT SIGN PLAN
- SHEETS INCLUDED IN SITE PLAN
* MINOR AMENDMENT

Please add the "Canopy Elevations" sheet to the next submittal.

canopy signage must NOT be taller than the canopy structure.

SITE DATA	
LAND AREA WITHIN PROPERTY LINES (SQ. FT.)	145,366
LAND AREA WITHIN PROPERTY LINES (AC)	3.34
GROSS FLOOR AREA (SQ. FT.)	3,931
NUMBER OF BUILDINGS	1
CONSTRUCTION TYPE	V-B
SPRINKLER SYSTEM	NONE
MAXIMUM HEIGHT OF BUILDINGS	29'-1"
BUILDING AREA	3,931 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

2

Label this landscape buffer on the site plan.

ATWELL
866.850.4200 www.atwell-group.com
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LAKEWOOD, CO 80228
303.462.1100

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185 S. STATE STREET
SALT LAKE CITY, UT 84111
(801) 335-3868
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

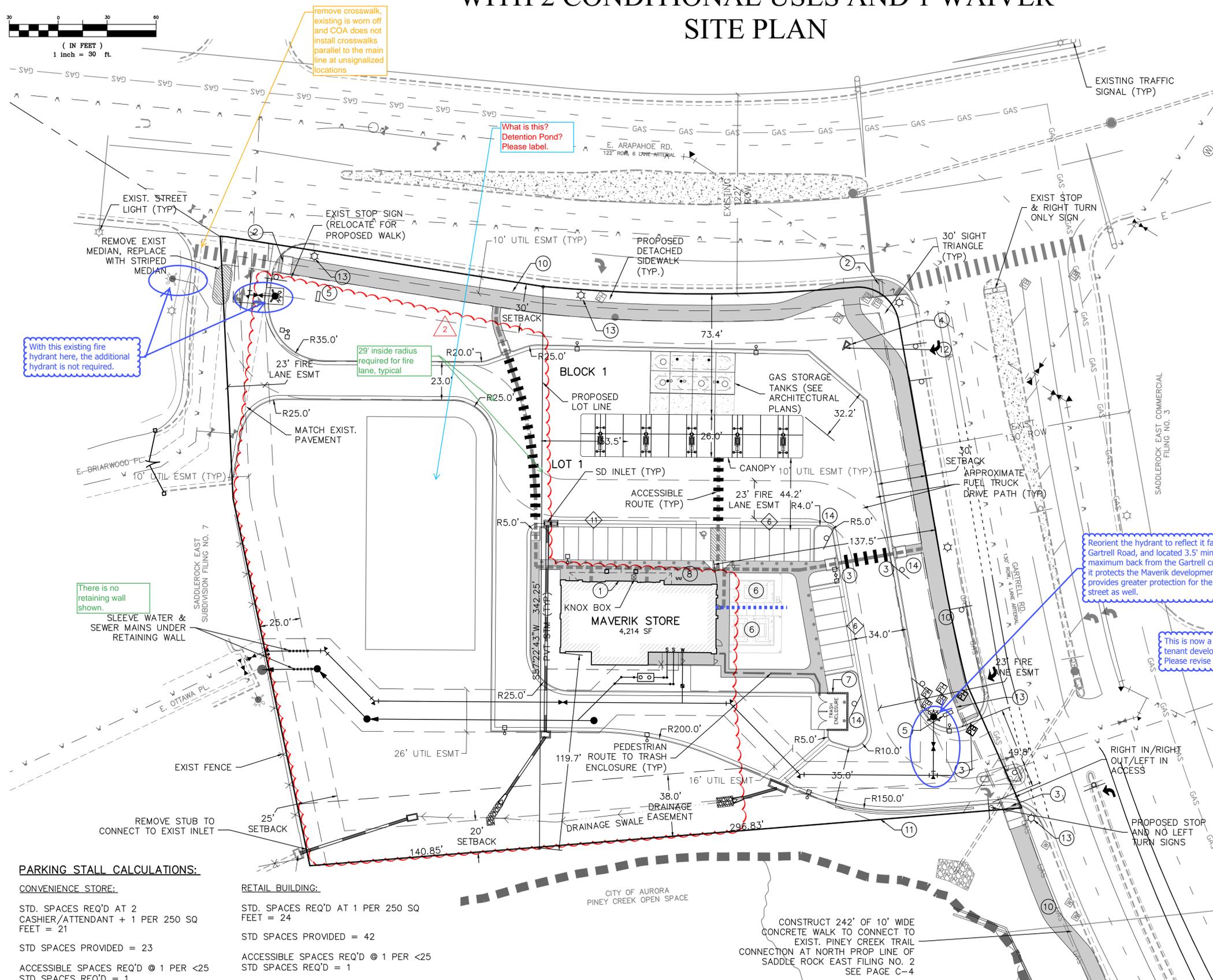
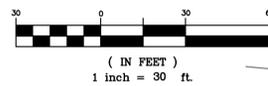
APPROVED/PERMIT SET	01/30/2017 - RLF
DESIGN CHANGE	05/12/2017 - RLF
DESIGN CHANGE	11/17/2017 - RLF

REVISIONS



DR. BP | CH. JF
P.M. KR
JOB 16001258
SHEET NO. C-1

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



remove crosswalk, existing is worn off and COA does not install crosswalks parallel to the main line at unsignalized locations

What is this? Detention Pond? Please label.

With this existing fire hydrant here, the additional hydrant is not required.

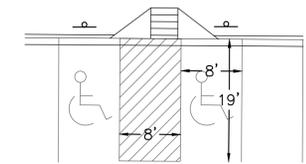
There is no retaining wall shown.

Reorient the hydrant to reflect it facing onto Gattrell Road, and located 3.5' minimum to 8' maximum back from the Gattrell curb. This way, it protects the Maverik development, and provides greater protection for the adjacent street as well.

This is now a single-tenant development. Please revise keynote.

SIGNAGE NOTES:

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



ACCESSIBLE HANDICAP PARKING STALL DETAIL NTS



NO LEFT TURN (MUTCD R3-2) NTS



STOP SIGN DETAIL (MUTCD R1-1) NTS



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



NO STOPPING OR STANDING - FIRE LANE 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 GATTRELL 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

CONSTRUCT 242' OF 10' WIDE CONCRETE WALK TO CONNECT TO EXIST. PINEY CREEK TRAIL CONNECTION AT NORTH PROP LINE OF SADDLE ROCK EAST FILING NO. 2 SEE PAGE C-4

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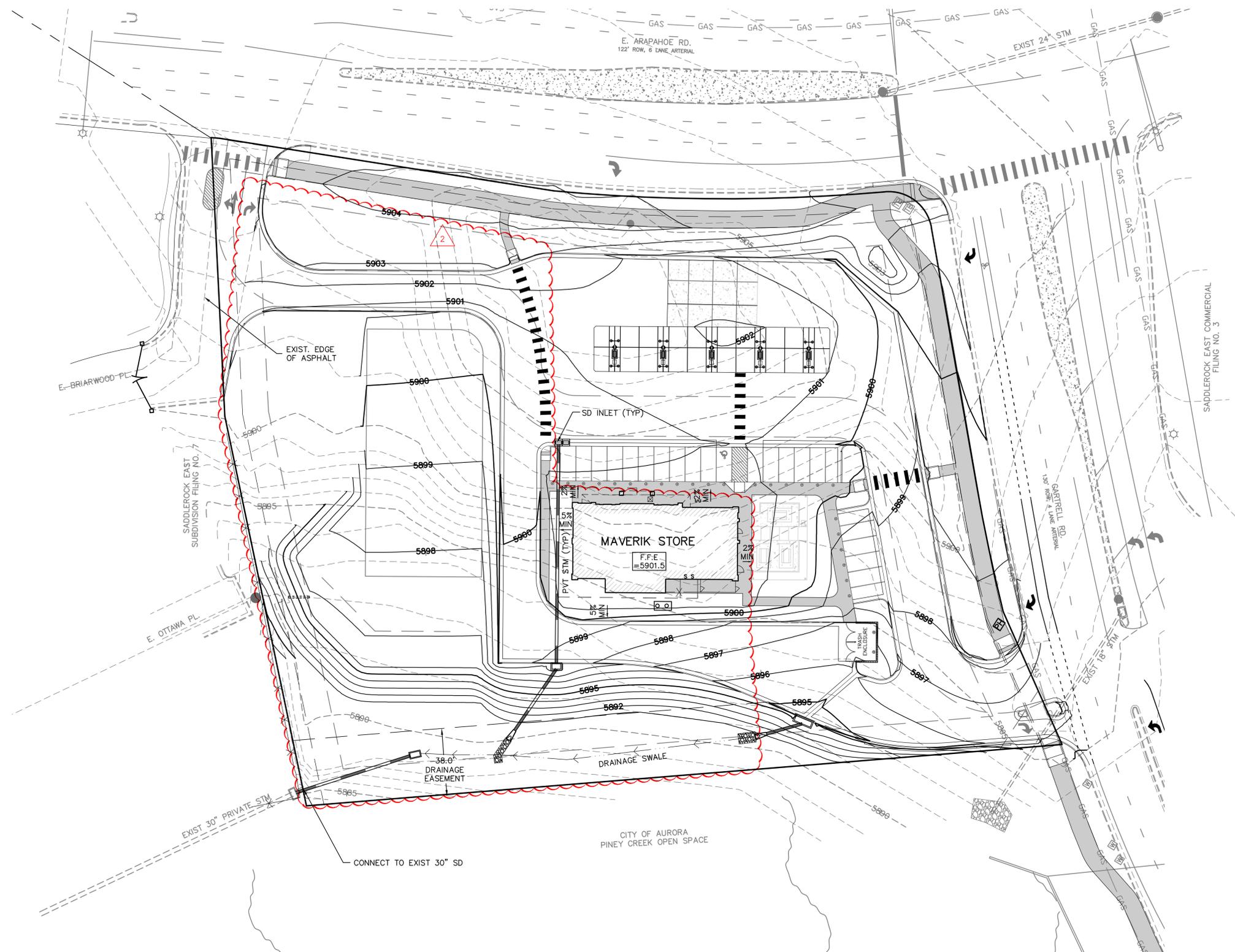
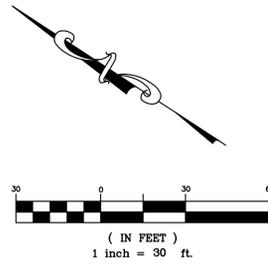
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ATWELL GROUP
866.850.4200 www.atwell-group.com
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LAKEWOOD, CO 80228
303.462.1100

MAVERIK, INC.	185 S. STATE STREET SALT LAKE CITY, UT 84111
MAVERIK, INC.	(801) 335-3686
MAVERIK, INC.	RICK MAGNESS
CLIENT	MAVERIK AT SADDLE ROCK EAST 22910 EAST ARAPAHOE ROAD AURORA, COLORADO
DATE	01/30/2017
APPROVED/PERMIT SET	07/30/2017 - RLF
DESIGN CHANGE	09/12/2017 - RLF
DESIGN CHANGE	11/17/2017 - RLF
REVISIONS	
PLANS UNDER REVIEW	
NOT FOR CONSTRUCTION	
DR. BP	CH. JF
P.M. KR	
JOB	16001258
SHEET NO.	C-3

CAD FILE: 16001258 - SITE PLANNING

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

DATE	DESCRIPTION
01/30/2017	APPROVED PERMIT SET
07/30/2017	DESIGN CHANGE - R.F.R.
09/12/2017	DESIGN CHANGE - R.F.R.
11/17/2017	DESIGN CHANGE - R.F.R.

REVISIONS

PLANS UNDER REVIEW
NOT FOR CONSTRUCTION

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DR. BP	CH. JF
P.M. KR	
JOB 16001258	
SHEET NO.	C-5

CAD FILE: 16001258 - SITE PLAN-GRADING.DWG

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	Syringia 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 sabinia '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	Symphoricarpos 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 existing. 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.



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

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)



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(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
APPROVED/PERMIT SET 05/06/20XX - JGE

DESIGN CHANGE 05/06/20XX - JGE
REVISIONS



DR. BP | CH. JF
P.M. KR

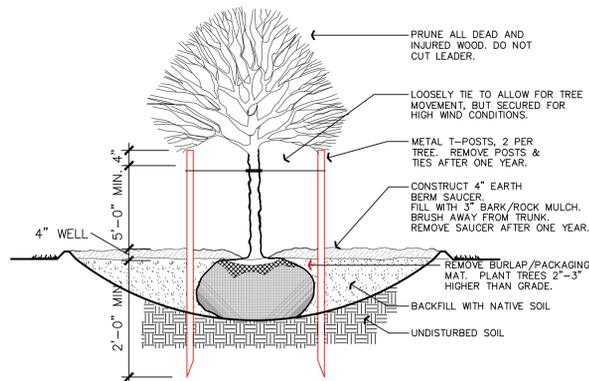
JOB 16001258

SHEET NO.

L-1

CAD FILE: LANDSCAPE.DWG

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

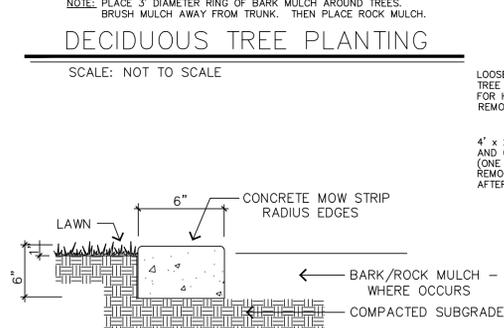


NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

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

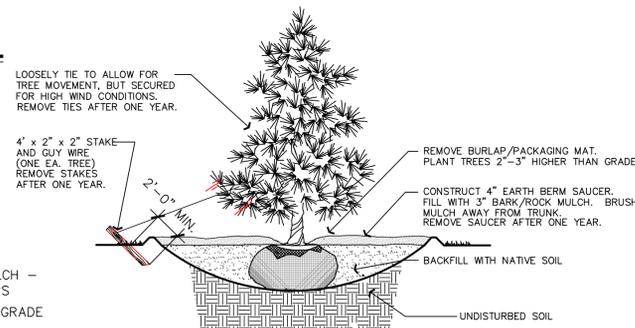
DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



CONCRETE MOW STRIP

SCALE: NOT TO SCALE

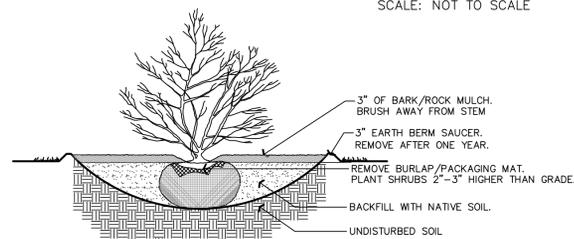


NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.
- The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.
- 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.
- Maverik Corporation shall be responsible for landscape maintenance beyond construction period.

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

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RICK MAGNESS

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

CLIENT: MAVERIK INC.
DATE: 11/08/2016

1st SUBMITTAL TO CITY OF AURORA 11/08/2016 - KR
APPROVED/PERMIT SET 06/06/20xx - JGE

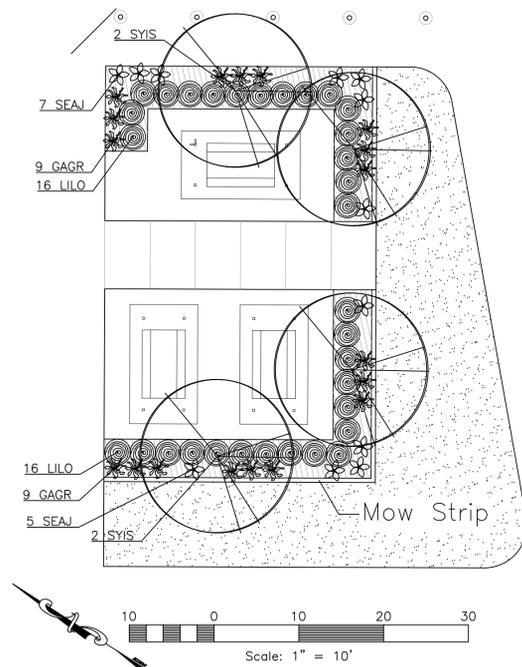
DESIGN CHANGE 06/06/20xx - JGE
REVISIONS

DEBRA ELLEN REVIDOR
1009
11/08/2016
Professional Seal of Engineer
13-12-17
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

PROJECT BENCHMARK:
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CITY OF AURORA ELEVATION=5889.58 (NAVD 88)

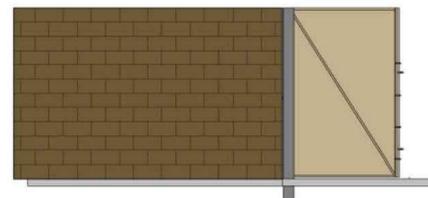
DR. BP | CH. JF
P.M. KR
JOB 16001258
SHEET NO.
L-2

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



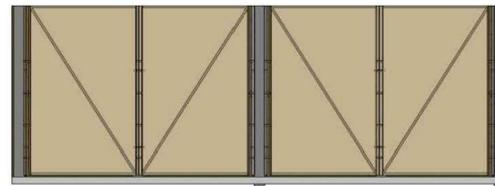
PICNIC AREA DETAIL

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



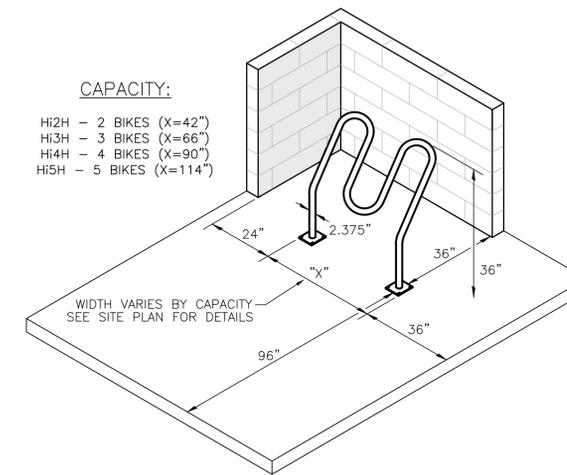
B5 DUMPSTER SIDE ELEVATION

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



A5 DUMPSTER FRONT ELEVATION

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



CAPACITY:
 HI2H - 2 BIKES (X=42")
 HI3H - 3 BIKES (X=66")
 HI4H - 4 BIKES (X=90")
 HI5H - 5 BIKES (X=114")

'HI-ROLLER' BIKE RACK DETAIL

SCALE: NONE

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AURORA, COLORADO
SITE PLAN - MINOR AMENDMENT

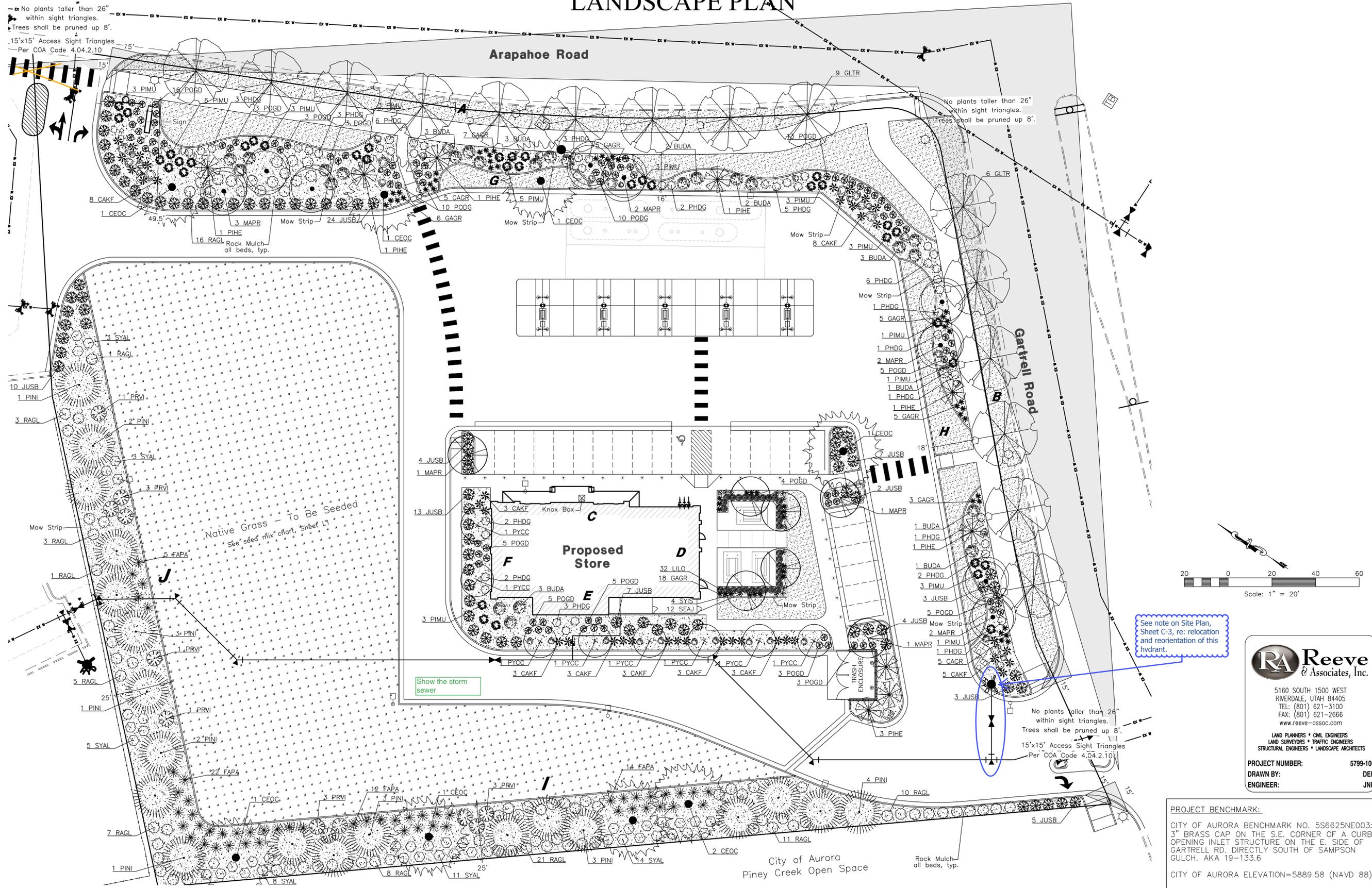
DATE 11/08/2016

1st	SUBMITTAL TO CITY OF AURORA	11/29/2016	KR
0	APPROVED/PERMIT SET	06/06/20xx	JGE

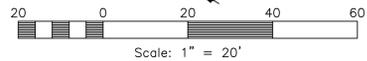
DESIGN CHANGE 06/06/20xx - JGE
REVISIONS

DR.	BP	CH.	JF
P.M. KR			
JOB 16001258			
SHEET NO.			
L-3			

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



See note on Site Plan, Sheet C-3, re: relocation and reorientation of this hydrant.



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DRAWN BY: DER JNR
ENGINEER: JNR

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<p>CLIENT: MAVERIK INC. DATE: 11/08/2016</p>	
<p>DESIGN CHANGE: 05/06/20xx - JSE REVISIONS:</p>	
<p>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)</p>	
<p>DR. BP P.M. KR JOB 16001258 SHEET NO.</p>	<p>CH. JF DER JNR JNR</p>
<p>L-4</p>	

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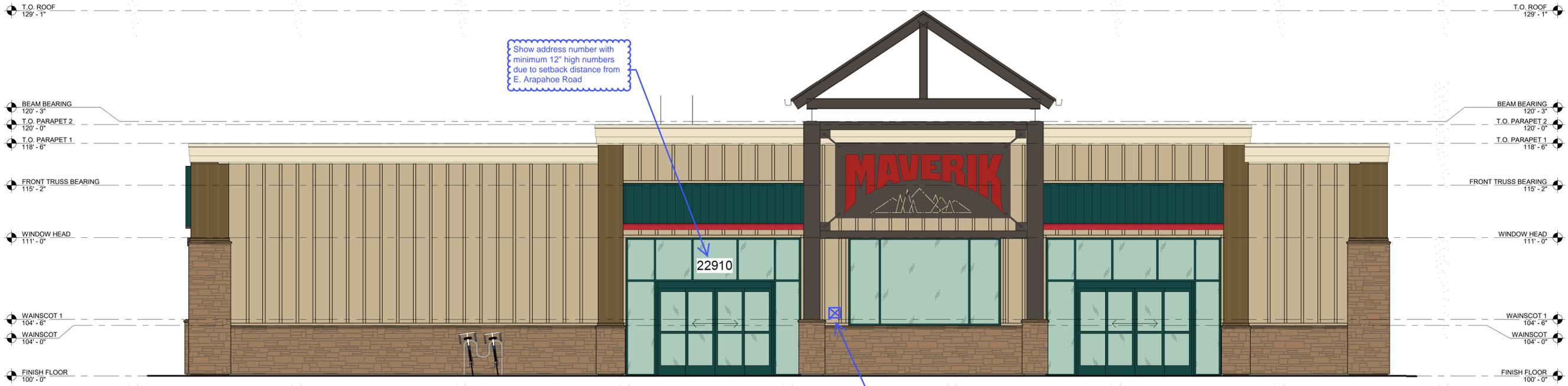
REFERENCE NOTES



C1 BUILDING PERSPECTIVE CLEAN
SCALE:

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

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



T.O. ROOF 129'-1"

BEAM BEARING 120'-3"

T.O. PARAPET 2 120'-0"

T.O. PARAPET 1 118'-6"

FRONT TRUSS BEARING 115'-2"

WINDOW HEAD 111'-0"

WAINSCOT 1 104'-6"

WAINSCOT 104'-0"

FINISH FLOOR 100'-0"

T.O. ROOF 129'-1"

BEAM BEARING 120'-3"

T.O. PARAPET 2 120'-0"

T.O. PARAPET 1 118'-6"

FRONT TRUSS BEARING 115'-2"

WINDOW HEAD 111'-0"

WAINSCOT 1 104'-6"

WAINSCOT 104'-0"

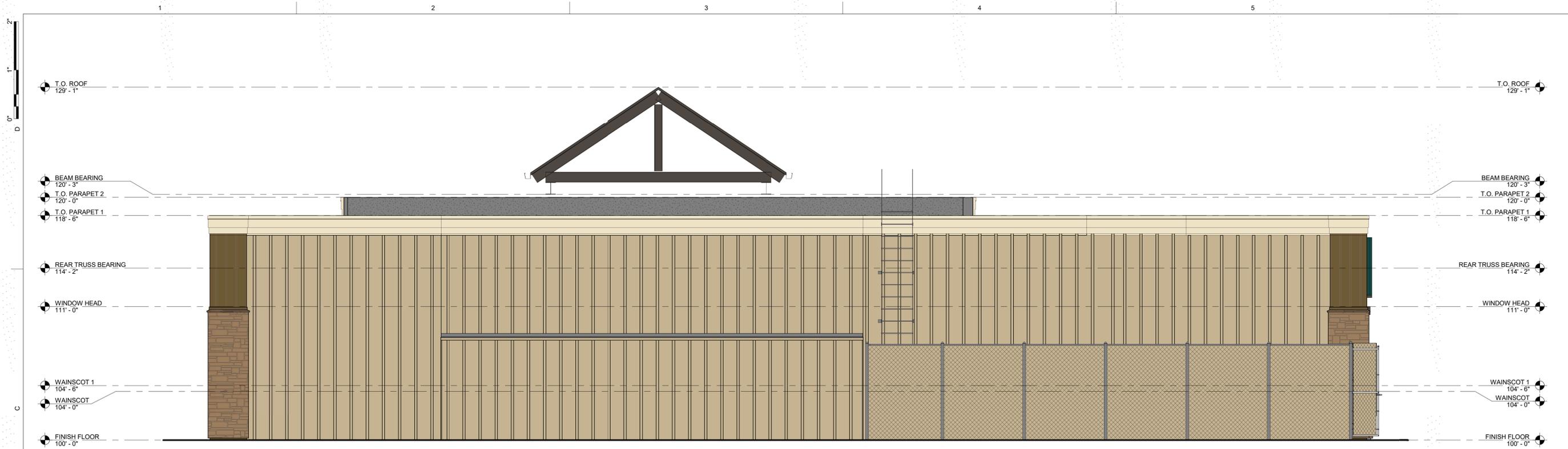
FINISH FLOOR 100'-0"

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

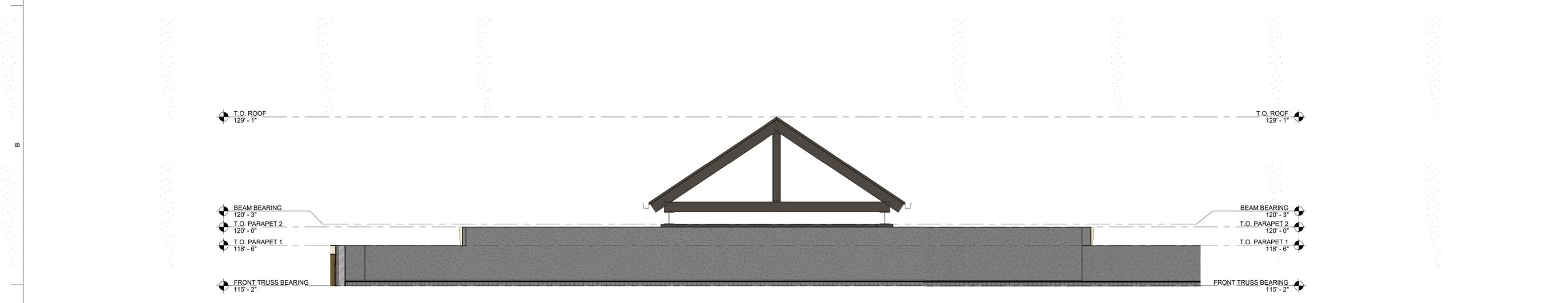
DATE REVISION

PROJECT NUMBER

EXTERIOR ELEVATIONS



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



A1 PARTIAL FRONT WALL REAR VIEW ELEVATION
SCALE: 1/4" = 1'-0"

REFERENCE NOTES				GENERAL NOTES

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DATE	REVISION

PROJECT NUMBER
EXTERIOR ELEVATIONS

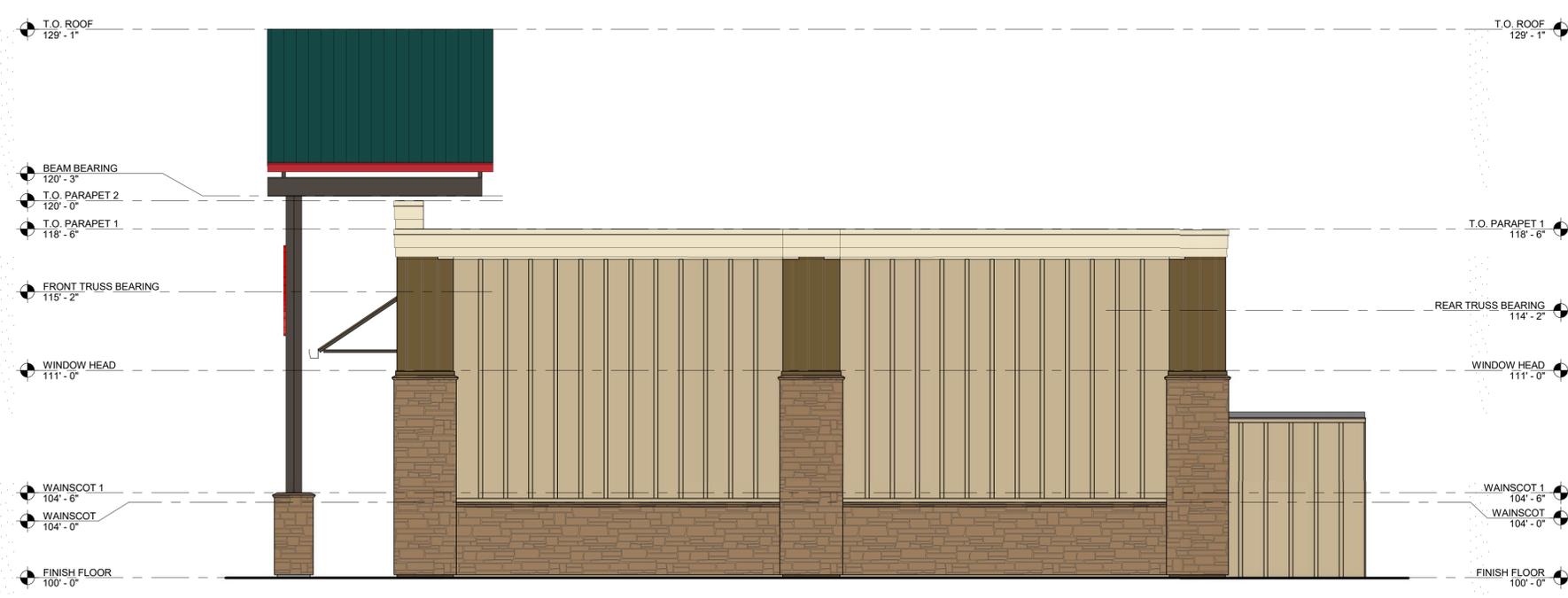
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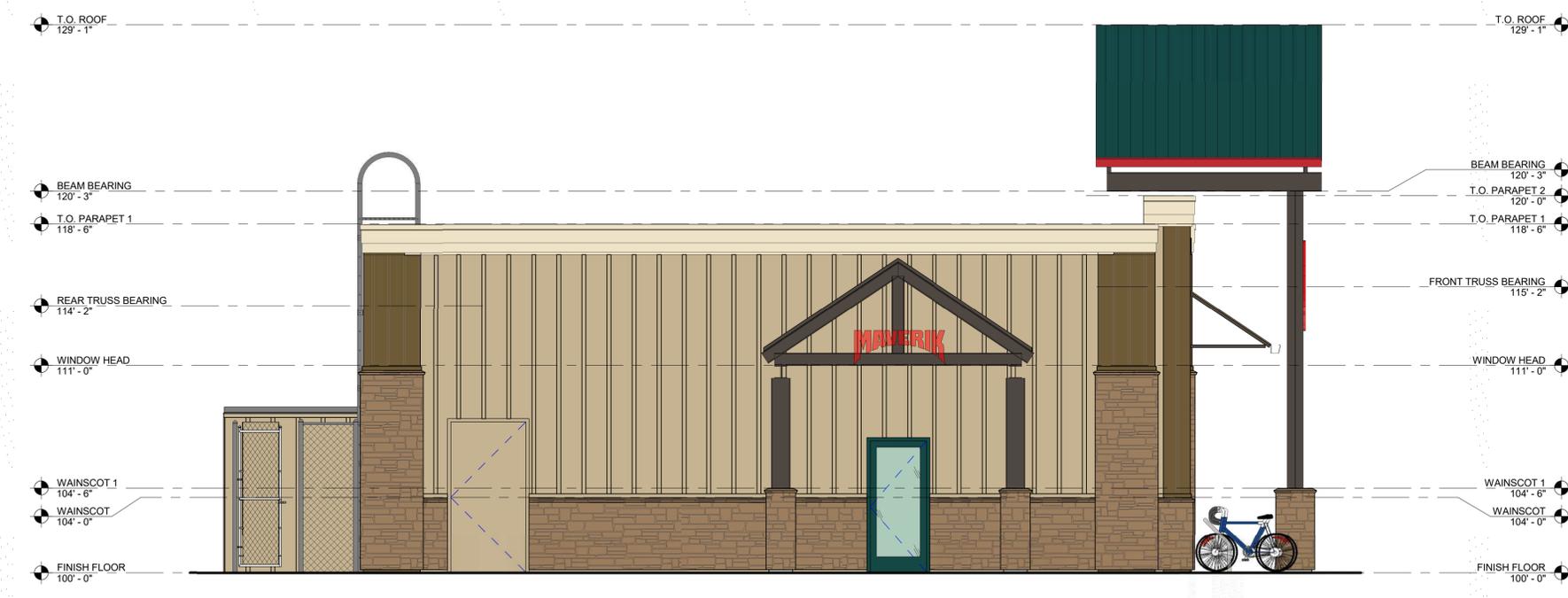
C

B

A



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



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

DATE	REVISION

PROJECT NUMBER

EXTERIOR ELEVATIONS