

SPECIFIC NOTES:

2.00 Site Work

- .01 Remove asphaltic concrete and concrete. Remove all existing asphaltic concrete and concrete slabs existing to accommodate proposed finished surfaces shown on site plan. See soil test for asphalt paving information. Patch all areas disturbed as recommended in soil test. Seal patched joints.
- .02 Parking striping: Layout parking spaces as shown on site plan with the following dimensions:

Regular car space	9'-0" x 19'-0"
Handicapped space	12'-0" x 19'-0"
- .03 All grades shown are finished grades. Verify all spot grades.
- .04 Curbs: Curbs to be of concrete, 6" high except as otherwise shown. City of Aurora to provide curb, gutter, and bike paths in the R.O.W.
- .05 Site Utilities: Verify location of all utility connections (Ref: mechanical drawings).
- .06 Fencing: Provide fencing as detailed on plans for trash enclosure and mechanical equipment. No roof top mechanical equipment.
- .07 Remove from the site all debris resulting from demolition of existing facilities.
- .08 Gas lines, vents, etc. to be relocated as required.

NOTES:

1. The developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 37-56 of the Aurora City Code.
2. All signs must conform to the City of Aurora sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."
4. 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 Parks Department.
5. 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 documents prior to the issuance of building permits.
6. All landscaping will be installed prior to issuance of certificate of occupancy
7. All building address numbers shall comply with Sections 34-122 and 34-129 of the Aurora City Code.
8. Applicant must indicate by note the method and material to be utilized in screening of roof-top mechanical units from view. -None
9. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, or others shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.

 New monument sign that replaced pole sign



CHAMBERS ROAD
110' ROW PROPOSED

**PROPOSED CONVENIENCE
STORE**
FLOOR LINE ELEV. 63.28

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 TRUMAN ARNOLD COMPANIES, INC. has caused these presents to be
executed this 22 day of MAY AD 1987
By: Ruth Velazquez D.V. mgr.
(Principal or Officers) Corporate Seal

NOTARIAL:
State of Colorado) ss
County of DENVER)

The foregoing instrument was acknowledged before me this 22nd day of May
AD 1987 by Rich Velasquez
(Principal or Owners)

Witness my hand and official seal
Brenda L. Allen
 NOTARY PUBLIC
 (S) Brenda L. Allen
 Notary Seal

My commission expires 3/0/91 Notary/Busn. address: DAVER CO
CITY OF AURORA APPROVALS: _____

City Attorney: [Signature] Date: 5/27/88
Planning Director: [Signature] Date: 5/27/88

Planning Commission: 20 June Chairman
City Council: Monroe Date: 6-17-87

Attest: [Signature] City Clerk Date: 4-18-87

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____ County,
Colorado at _____ o'clock _____ M. This _____ Day of _____ AD, 19 _____
Clerk and Recorder: _____ Deputy: _____

DATA:
 Land area within property lines: 31,036 sq. ft. - .71 Acres
 Total floor area (41-16 City Code): 2,940 sq. ft.
 Number of buildings: 1 bldg. - 2,940 sq. ft. - 947%
 Total building coverage: 2,940 sq. ft. - 947%
 Hard-surface area (exclusive of buildings): 11,310 sq. ft. - 366%
 Area devoted to open space within site (41-16 City Code): 8,370 sq. ft. - 268%
 Present zoning classification: B-3
 Proposed uses: Convenience Store/Self Serve Service Station
 Sign area: 120 sq. ft., canopy - 63 sq. ft., bldg - 150 sq. ft. F.S./Total 333 sq. ft.
 Type of sign (free standing, wall, etc.): Free standing, Mansard Roof
 Number of stories: 1
 Maximum height of buildings: 14'-7"
 Loading spaces provided: 0 % of compact: 0
 Parking spaces provided: 13
 Parking spaces required: 1200 gross area.

PARKING:	
Summary of Proposal	
(a) New Building	1 sp/200 sq ft. 2000/200 = <u>10 spaces</u>
	Parking Spaces Required <u>10 spaces</u>
Parking Spaces Provided:	12 regular size
	0 compact size
	1 handicapped size

LANDSCAPING:
15% coverage of zone lot required 4,655 sq. ft.
27% provided 8,370 sq. ft.

ADMINISTRATIVE AMENDMENT 9-19-90

10. ADD GROUND WATER RECOVERY AND TREATMENT SYSTEM AT NW CORNER OF SITE WITH 6' HIGH WOOD SCREEN FENCE ON 3 SIDES.

ADMINISTRATIVE AMENDMENT
7/19/02. OBTAINED FROM TOTAL
TO DIAMOND CHAMBERS. SEE PAGE 25
LO360 87-6015-4.

MA 05-03-06 REBRAND FROM DIAMOND TO VALUED SEE SHEET
3790 CHAMBERS ROAD, AURORA, CO. A4.1

LEGAL DESCRIPTION: A tract of land located in the NW 1/4 of Section 29, Township 3 South, Range 66 West of the 6th P.M., County of Adams State of Colorado, being more particularly described as follows:

TEXACO SITE NO. 1, a subdivision recorded in Adams County, Colorado, except the following described parcel:

Beginning at the NW Corner of Said Texas Site No. 1; thence S0°51'W along the West Line of said subdivision a distance of 173.0 feet to the SW Corner of said subdivision; thence N89°53'E along the South Line of said subdivision, a distance of 15.01 feet; thence N0°51'E parallel with said West Line, a distance of 128.51 feet to a POINT OF TANGENT CURVE to the right; thence along said curve with a radius of 25.00 feet; a central angle of 70°05'50", an arc distance of 30.59 feet to a POINT OF REVERSE CURVE; thence along said curve (whose chord bears N64°13'56"E) with a radius of 210.00 feet, a central angle of 100°00'00", an arc distance of 222.22 feet to a point lying on the North Line of said subdivision; thence S89°53'W along said North Line, a distance of 75.41 feet to the POINT OF BEGINNING. Containing 31.036 square feet more or less.

5.0 KM

REVISIONS

- 5.0 KM
- LANDSCAPE
- WALK TO
- ADDED SIGN
- NEW SAN.
- NEW METER
- REVISED M
- REVISED EQ
- CURTIS DR

AURORA

NORTH

15-40 DEET
TO CITY

EXISTING RZ

Road Runner.

APR 15 1987

SITE PLAN
SCALE 1"=10'-0"

0 10 20 30 40

PAUL D. M
DENV
B-40

CHAMBERS ROAD

ROADRUNNER COMMUNITY STATE	87
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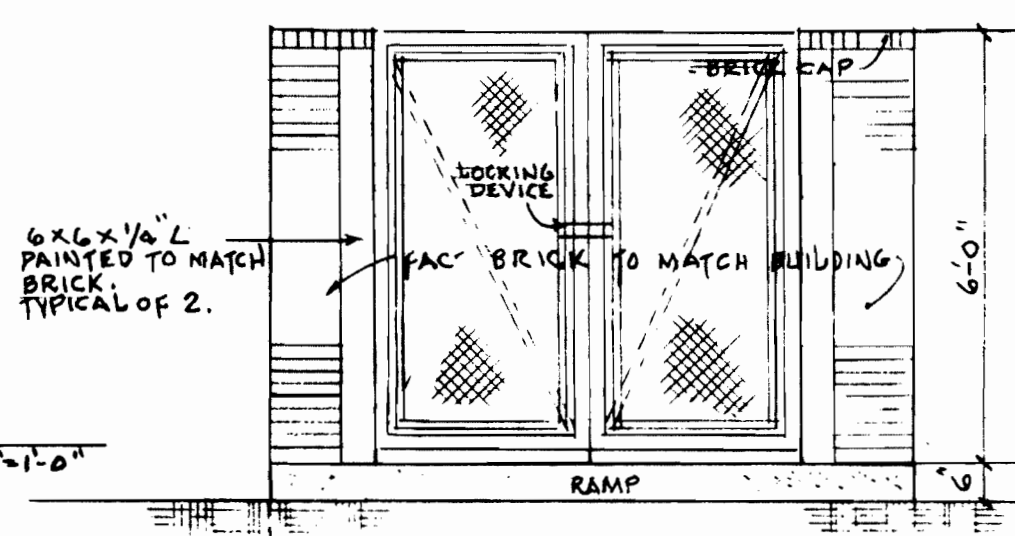
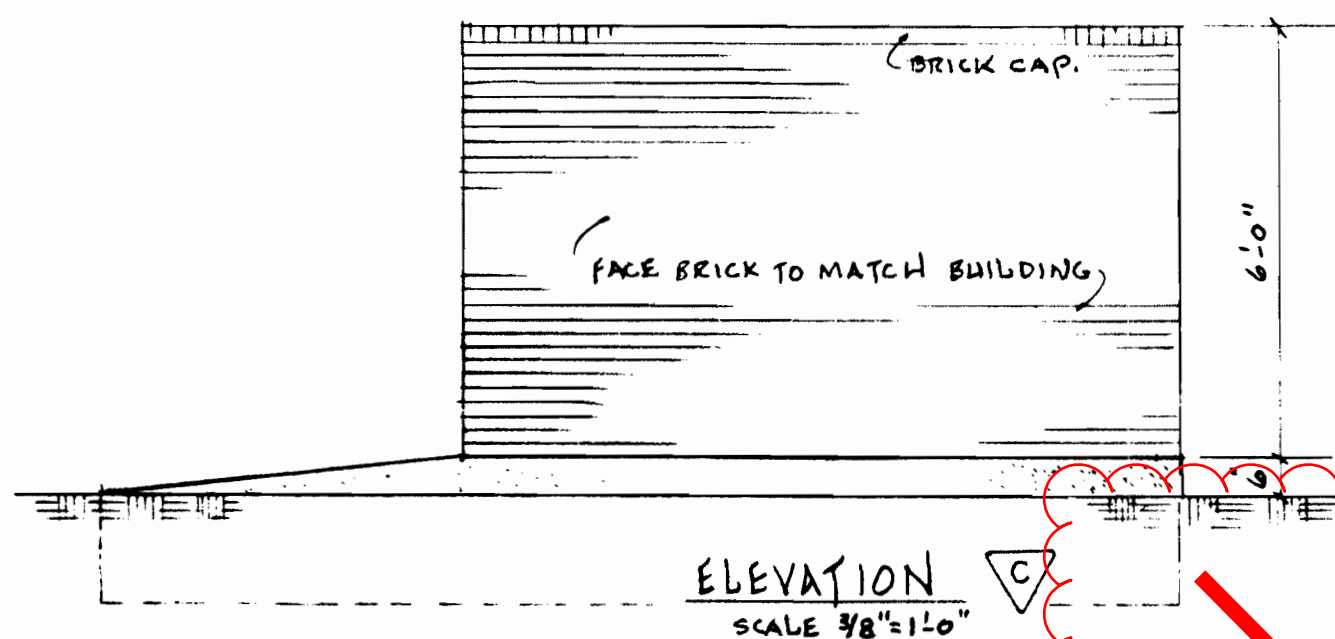
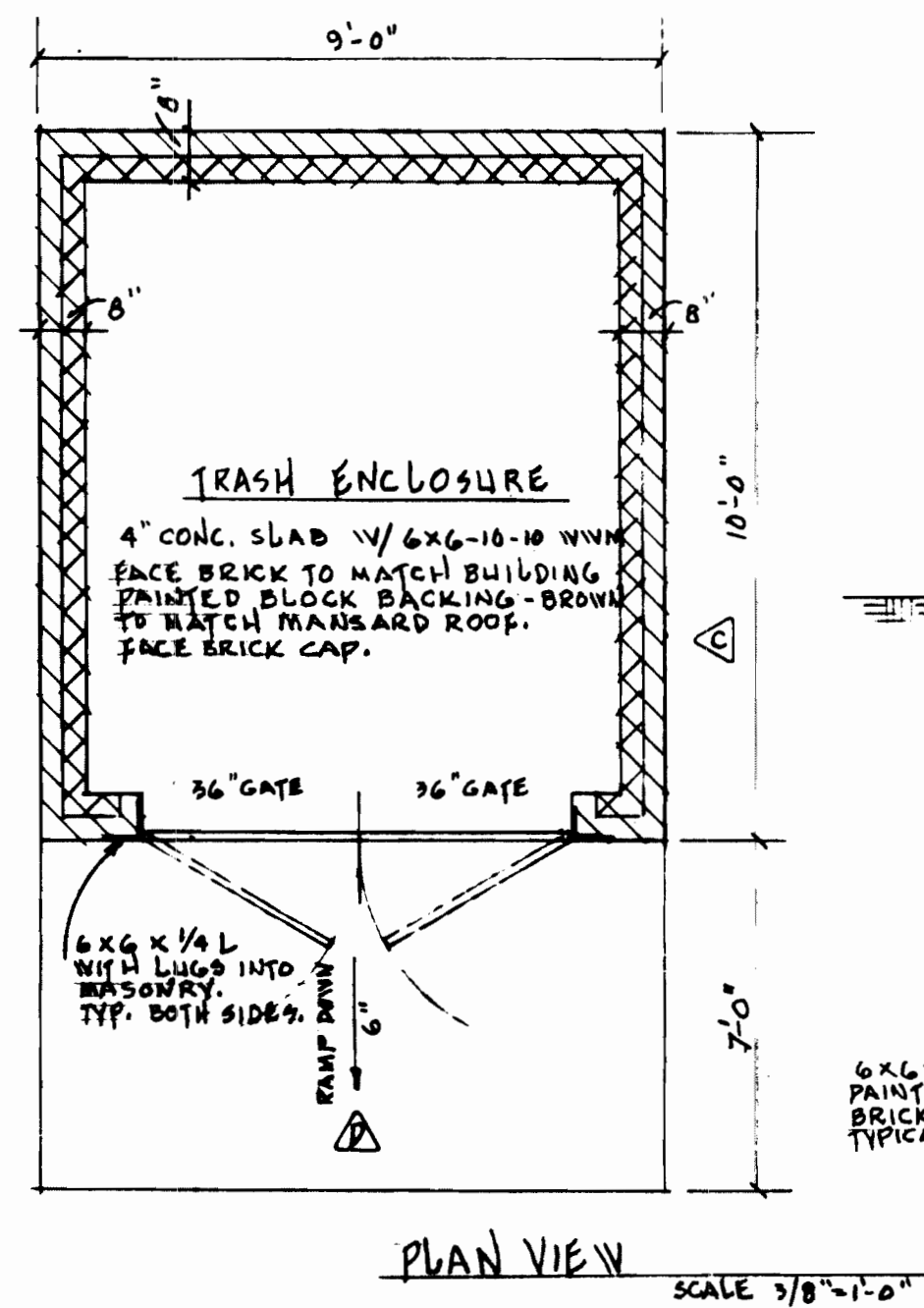
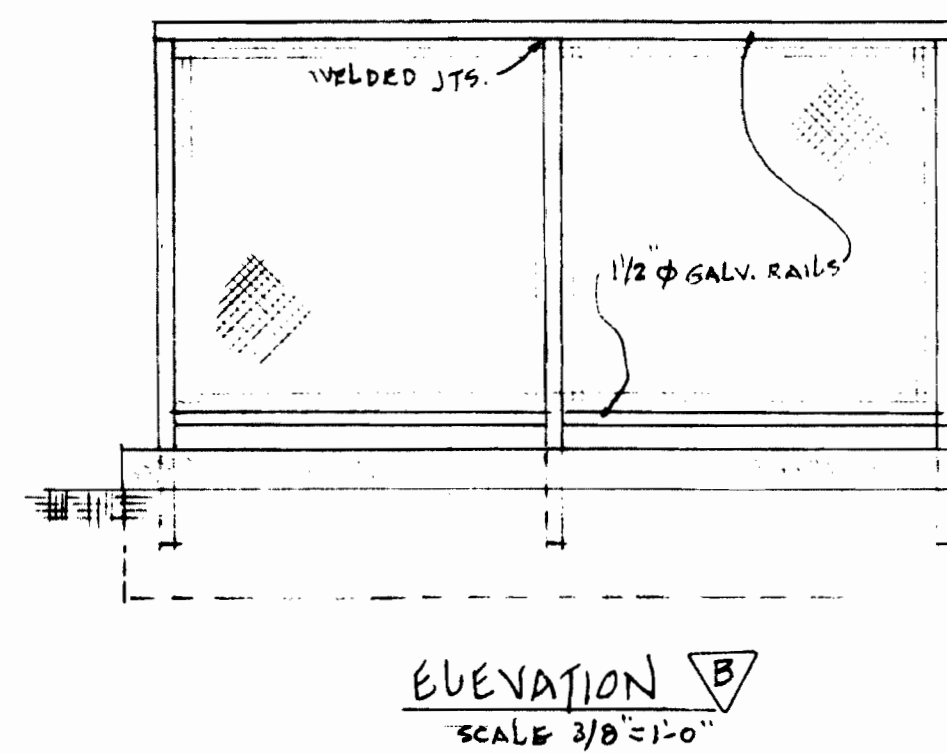
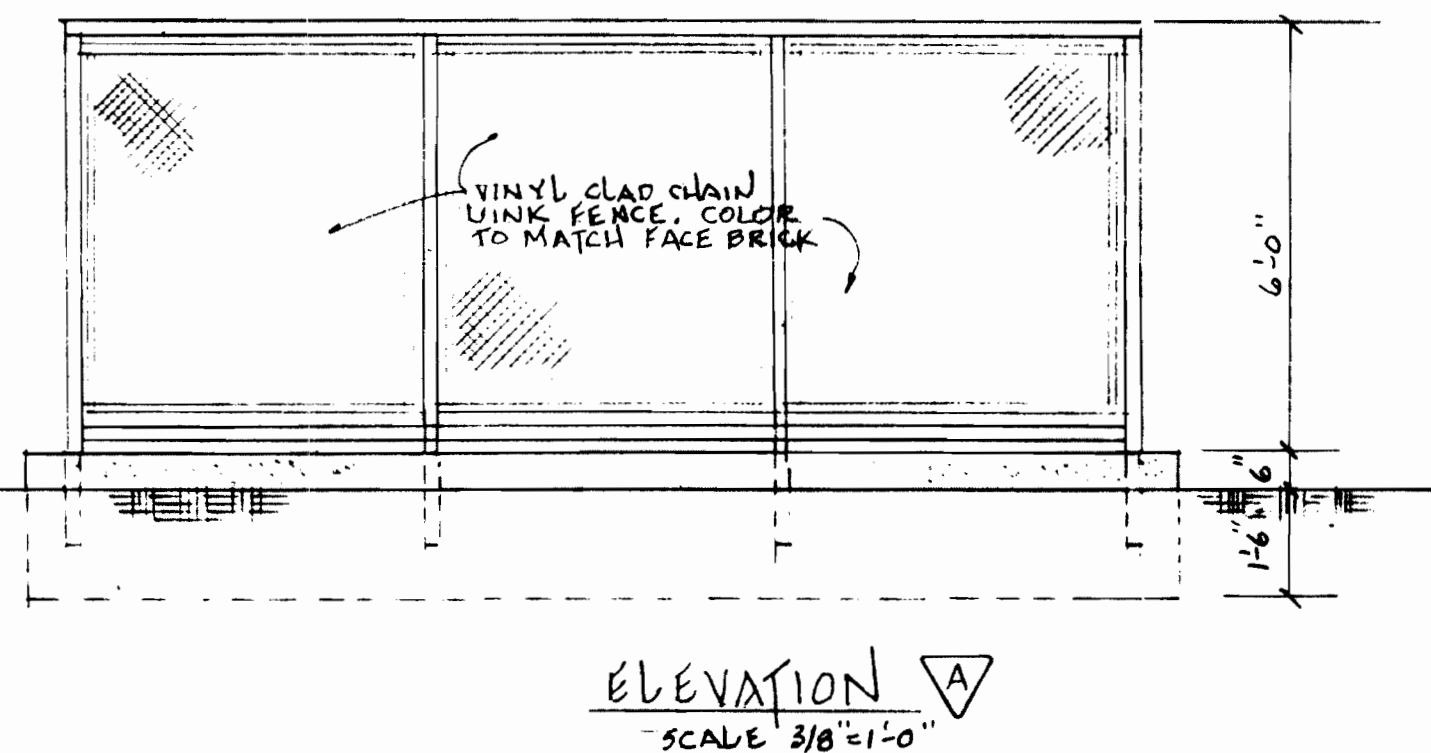
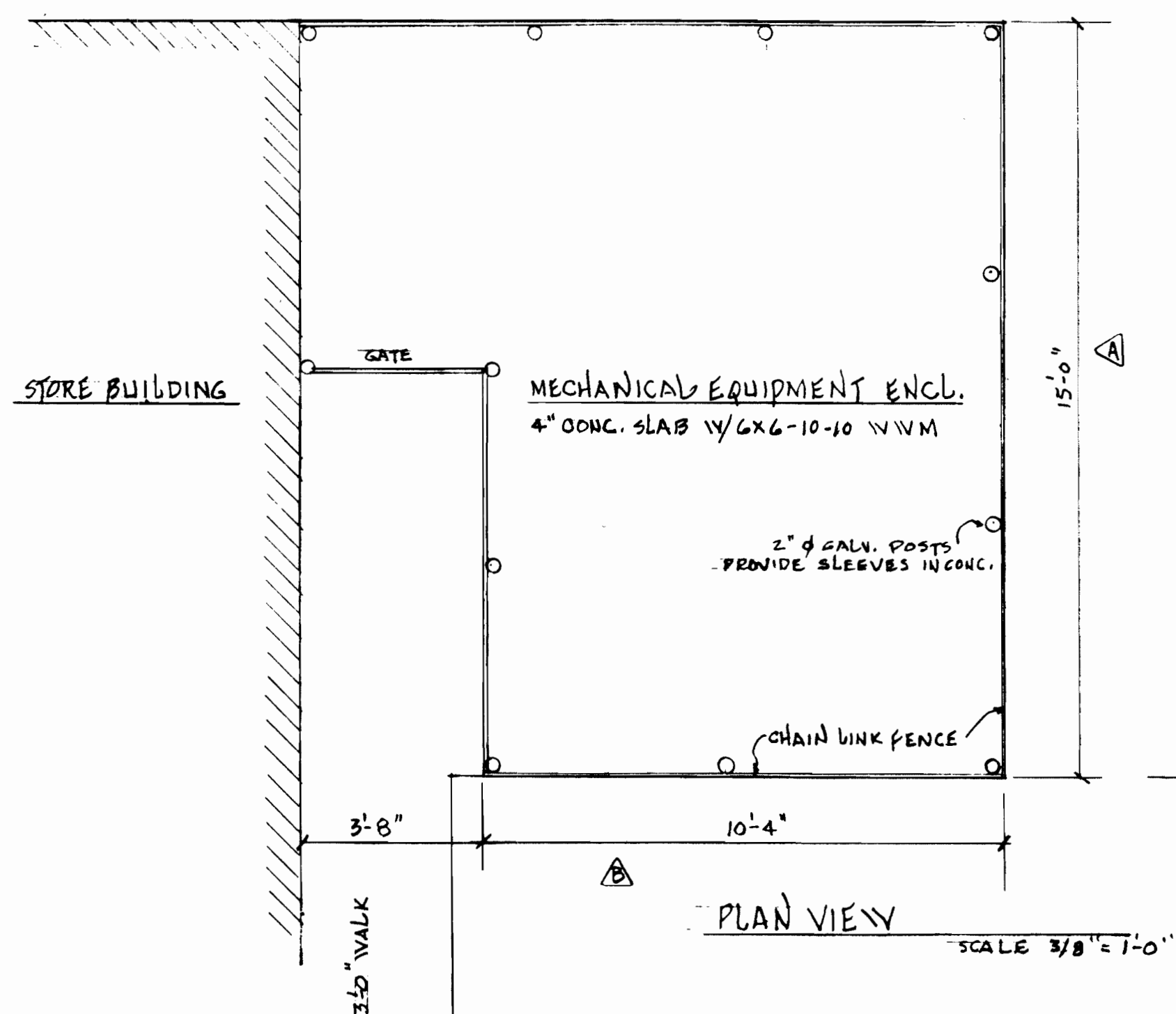
PM **PAUL D. MAYBURY, ARCHITECT**
601 BROADWAY, SUITE 115
DENVER, COLORADO 80204 (303) 534-7991

5/6/87
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7'-0" WIDE
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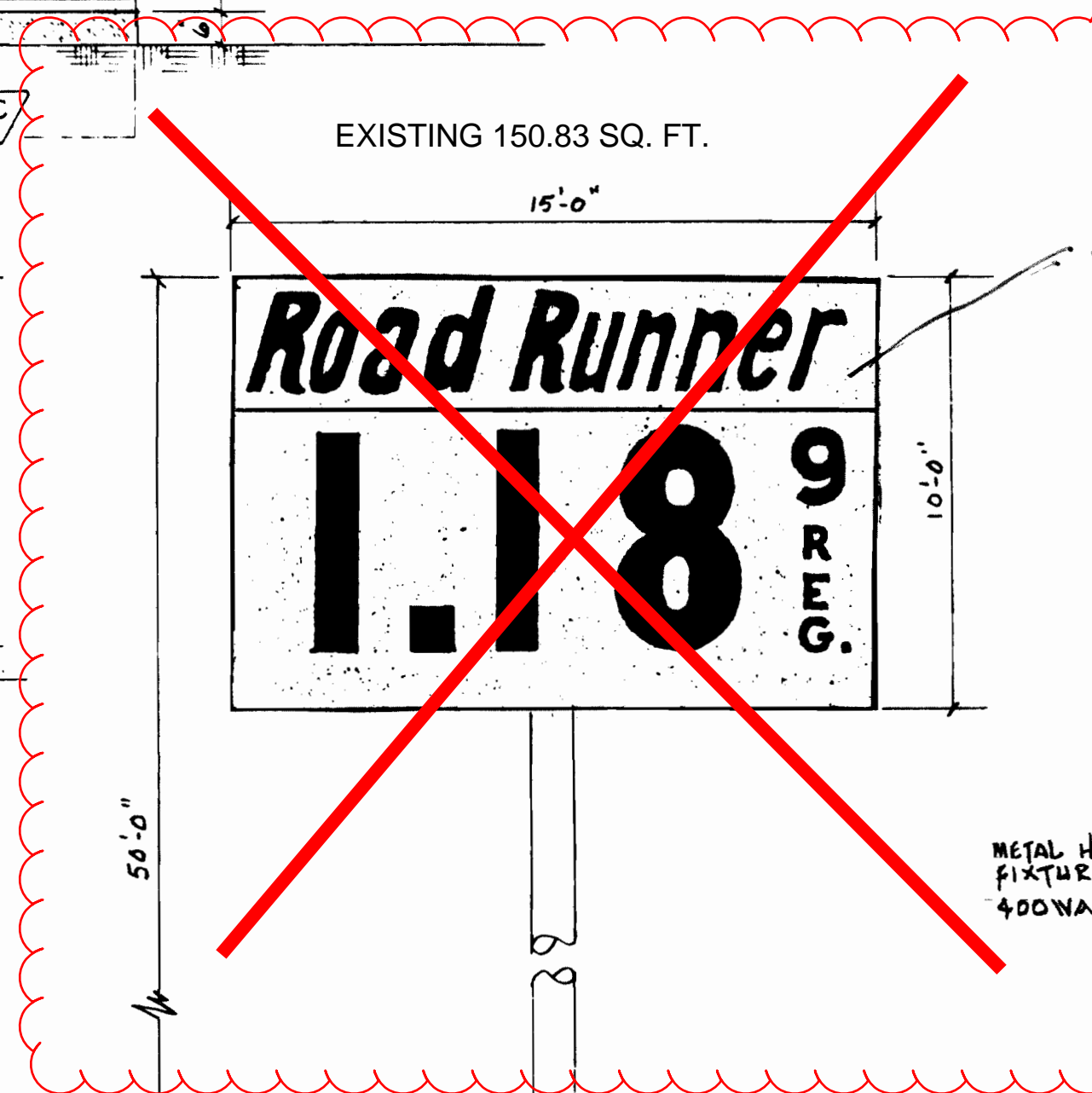
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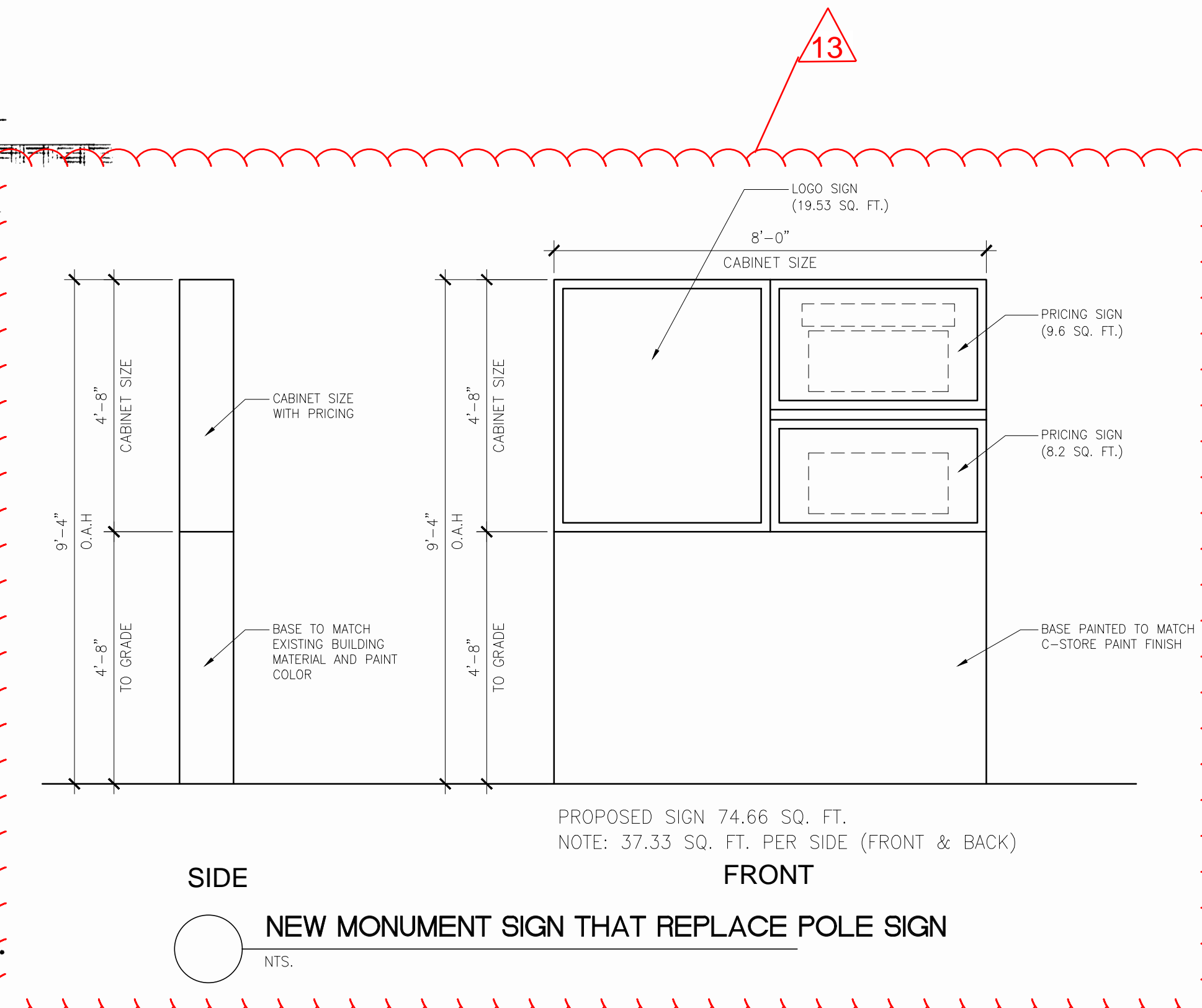
60/5



1/2" WELDED JTS. GALV. IRON
VINYL CLAD CHAIN LINK
FENCE WITH 26 GA. GALV.
IRON BACKING PANELS
PAINTED TO MATCH BRICK.
PROVIDE 1/8" X 1" BRACES FOR GATES
ON INTERIOR SIDE, PAINTED.



ADMIN AMEND 7/12/02
COPY TO BE CHANGED TO
DIAMOND SHARD ROW.
GIVEN VARIANCE IN 1992, NOT
PART OF TOTAL SIGN ALLOWANCE.



EXISTING FREE STANDING SIGN DETAIL
SCALE 1/4" = 1'-0"

FREE STANDING APPROACH LIGHTING DETAIL
SCALE 1/4" = 1'-0"

36" Ø CONC. FILLED ORAS
PER SITE.

12'-0" OR AS PER SITE

METAL HALIDE DOWN CAST
FIXTURE POLE MOUNTED.
400WATT. (TYPICAL OF 2)



APR 15 1987
REVISED
MAY 15 1987

STATE OF COLORADO
PAUL D. MAYBURY
DENVER
B-409
LICENSED ARCHITECT

PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
3	GA	FRAXINUS PENNSYLVANICA LAKEOLATA	MARSHALL'S GREEN ASH	2'-22" CAL.	BB
2	HL	GLADITEIA TRIANTHOS INERMIS	SHADEMASTER HONEYLOCUST	2'-22" CAL.	BB
2	SH	MAHIA VARIETY "SPRING SNOW"	SPRING SNOW CRABAPPLE	1 1/2" CAL.	BB
2	CC	POPULUS SARGENTI	COTONLESS COTTONWOOD	2'-22" CAL.	CONT.
1	PP-6	PIRUS RHODODORA	RHODODORA PINE	6'H.	BB
1	PP-8	PIRUS RHODODORA	RHODODORA PINE	8'H.	BB
12	RD	CORNUS SPONCHIFERA COLORADENSIS	REDTWIG DOGWOOD	5 GAL.	6'0" O.C.
11	PC	CORNUS ACUTIFOLIA	PEKING CORNUS	5 GAL.	5'6" O.C.
14	AT	JUNIPERUS CHINENSIS ARMISTRONG	ARMISTRONGS JUNIPER	5 GAL.	6'0" O.C.
29	PT	JUNIPERUS CHINENSIS PFTZERIANA	PFTZER JUNIPER	5 GAL.	8'0" O.C.
35	CS	JUNIPERUS HORIZONTALIS PLUMOSA	ANDERSON CREEPING JUNIPER	5 GAL.	5'0" O.C.
6	PS	PRUNUS CISTENA	PURPLELEAF SANDCHERRY	5 GAL.	7'0" O.C.
2	SH	RUBUS TYPHINIA LAKEOLATA	CUTLEAF STRAWBERRY SUMAC	5 GAL.	8'0" O.C.
6	CL	STRYGINO VULGARIS COMMON WHITE	COMMON WHITE LILAC	5 GAL.	6'6" O.C.
1600 SQ. FT.	—	ASUGA REPTANS	CURLY BUSH	2" RTS	12" O.C.
1155 SQ. FT.	—	LOHICERA JAPONICA HALLIANA	HALL'S JAPANESE HONEYSUCKLE	QUANT	24" O.C.
685 SQ. FT.	—	SEDUM SPURUM	DRAGON'S BLOOD SEDUM	2" RTS	10" O.C.

NOTES

1. TOTAL LANDSCAPE AREA FOR THIS SITE IS 8810 SQUARE FEET. 8370 SQUARE FEET WITHIN THE PROPERTY LINES, 440 SQUARE FEET WITHIN THE R.O.W.

2. LANDSCAPING TO BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. FINAL LANDSCAPE CONSTRUCTION OR AS-BUILT DRAWINGS WILL BE SUBMITTED A MINIMUM OF FOUR WEEKS PRIOR TO REQUEST FOR CERTIFICATE OF OCCUPANCY AND SHALL CONFORM WITH THIS PLAN.

3. 100% OF THE LANDSCAPING MUST BE COMPLETED BEFORE TEMPORARY CERTIFICATE OF OCCUPANCY WILL BE ISSUED ON TENANT FINISHES THAT ARE STARTED AFTER APPROXIMATELY 50% OF THE BUILDING IS OCCUPIED.

4. SOIL PREPARATION SHALL CONSIST OF 3 CUBIC YARDS OF COMPOST MANURE/PEAT MIXTURE PER 1000 SQUARE FEET, RETIRED TO A DEPTH OF EIGHT INCHES.

5. ALL PLANTS TO BE IRRIGATED BY AN AUTOMATIC DRIP/MICROJET SYSTEM. PLANTS IN NON-LIVING MULCH AREAS TO BE DRIP IRRIGATED. PLANTS IN GROUND COVER AREAS AND GROUND COVER AREAS TO BE IRRIGATED WITH MICROJET RISERS. SYSTEM TO BE OPERATIONAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6. THERE ARE FREE STANDING LIGHT FIXTURES.

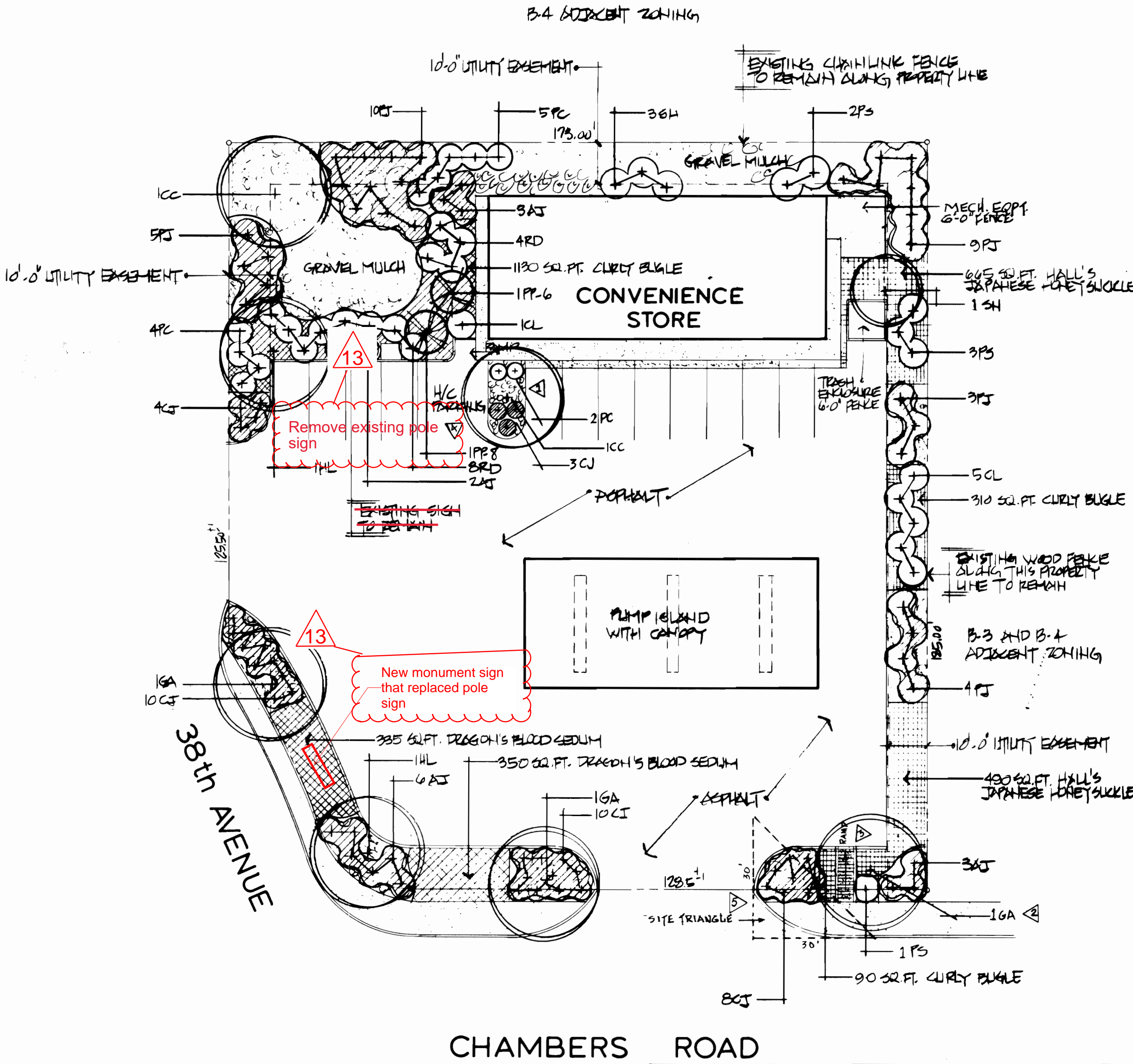
7. SEE ARCHITECTURAL SUBMITTAL FOR FENCE DETAILS FOR TRASH AND MECHANICAL AREAS, AND FINAL DIMENSIONS.

8. SEE ENGINEERING SUBMITTAL FOR SITE GRADIES. THERE ARE NO SLOPES GREATER THAN 50:1 ON SITE.

9. MULCH AREAS TO BE UNDERLAINED WITH LANDSCAPE FABRIC. GRAVEL MULCH TO BE 3"-1 1/2" WASHED RIVER ROCK. GENERALLY PLACED IN SHRUB AREAS UTILIZING DECIDUOUS SHRUBS. POLE REELING MULCH TO BE USED IN AREAS OF SPREADING EVERGREEN SHRUBS.

LEGEND

- AREAS OF LIVING GROUND COVER WITHOUT SHRUBS. TOTAL OF 1175 SQUARE FEET, OR 13.3% OF TOTAL LANDSCAPED AREA.
- AREAS OF LIVING GROUND COVER WITH SHRUBS. TOTAL OF 2265 SQUARE FEET, OR 25.8% OF TOTAL LANDSCAPED AREA.
- AREAS OF NON-LIVING GROUND COVER WITHOUT PLANTS. TOTAL OF 2090 SQUARE FEET, OR 23.7% OF TOTAL LANDSCAPED AREA.
- AREAS OF NON-LIVING GROUND COVER WITH PLANTS. TOTAL OF 3280 SQUARE FEET, OR 37.2% OF TOTAL LANDSCAPED AREA.
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- CONCRETE WALKS



Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, or others shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.

DATE
APRIL 10, 1987

JOB NO.
1387

REVISIONS

MAY 4, 1987
LANDSCAPED ISLAND ADDED
TREE MOVED DUE TO SITE TRIANGLE
WALK RAMP ADDED
MAY 15, 1987
I.C.C. ADDED
SITE TRIANGLE ADDED

North

0 5 10 20 30 40
SCALE: 1" = 20'-0"

LANDSCAPE DEVELOPMENT PLAN FOR A

ROADRUNNER CONVENIENCE STORE

CHAMBERS ROAD AT 38th AVENUE

AURORA, COLORADO

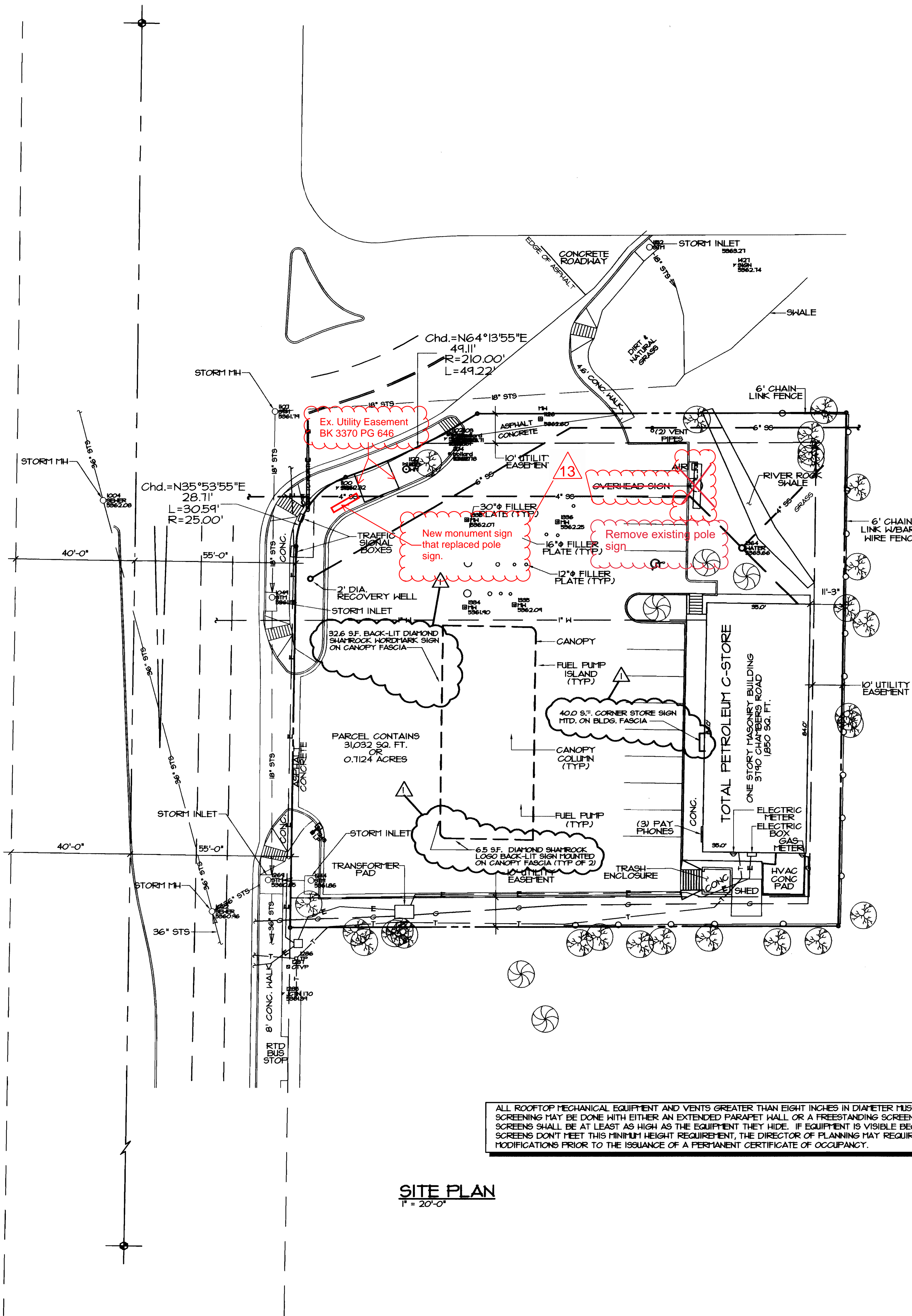
landscape architecture
land planning

ccdg

cherry creek design group
4164 south quince street
denver, colorado 80237 (303) 796-7094

SHEET
L1

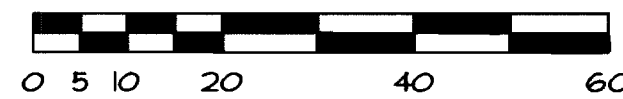
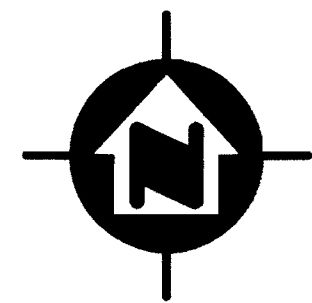
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ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE WITH EITHER AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

SIGNAGE TABLE				
LOCATION	CANOPY/BLDG FRONTAGE	SQ. FEET OF SIGNS ALLOWED	PROPOSED SIGNS	SQ. FT. PROPOSED
3790 CHAMBERS ROAD	84 LIN. FT.	168 S.F.	1 CORNER STORE	40.0
			2 LOGOS	13.0
			1 DIAMOND SHAHROCK	32.6
			1 I.D. SIGN	
			MONUMENT SIGN	74.66
TOTAL		168 S.F.	6 SIGNS	160.26 S.F.

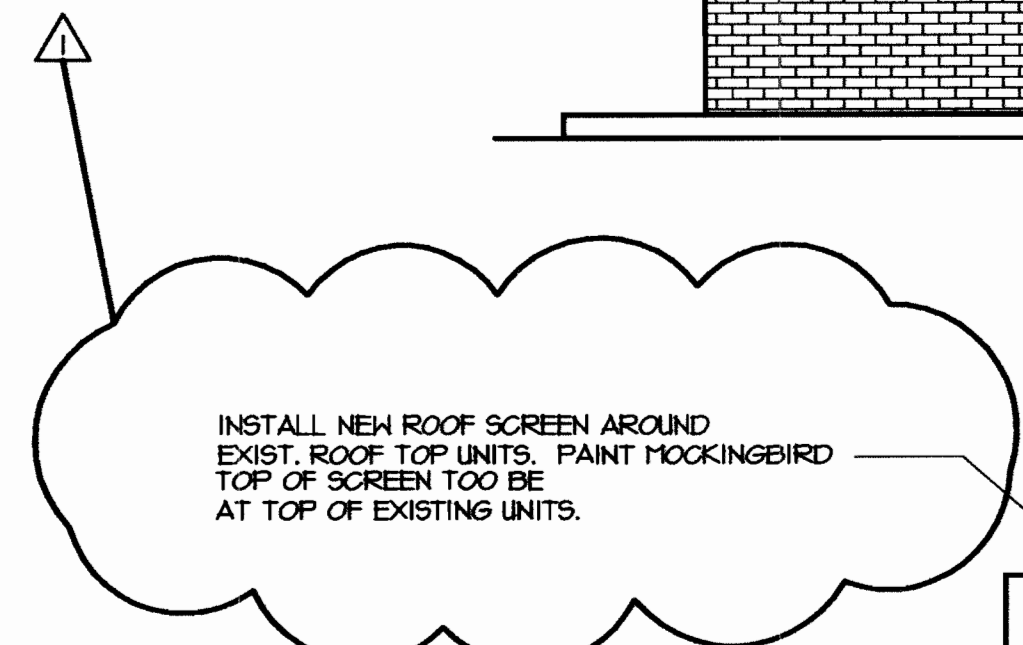
ADMINISTRATIVE AMENDMENT 7/08/02
CONVERT FROM TOTAL PETROLEUM TO DIAMOND SHAHROCK



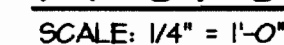
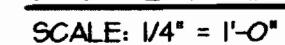
ROAD RUNNER

CASE NUMBER
1987-6015-04

SITE PLAN		PREPARED FOR:	VALERO ENERGY CORPORATION 6000 NORTH LOOP 1604 WEST SAN ANTONIO, TX 78241-1112
DRAWN BY: RT	CHECKED BY:	STORE #4051 3790 CHAMBERS ROAD AURORA, CO	
DATE: 3-15-02	SCALE: 1" = 20'-0"	C	
DRAWING NUMBER: 2793-02	SHEET NUMBER:		
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SCALE: 1/4" = 1'-0"



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

 CONVERT FROM
TOTAL PETROLEUM
TO DIAMOND SHAMROCK

CASE NUMBER
1987-6015-04

TELE- 970-493-2023 FAX- 970-493-2020

VALERO ENERGY CORP. NEITHER THIS DOCUMENT NOR THE DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED, REPRODUCED OR OTHERWISE DISPOSED OF OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF VALERO ENERGY CORP.

IF THIS DOCUMENT IS LOANED BY OR WITH THE AUTHORITY OF ALERO ENERGY CORP., THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITIONS AND TO RETURN THIS DOCUMENT UPON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

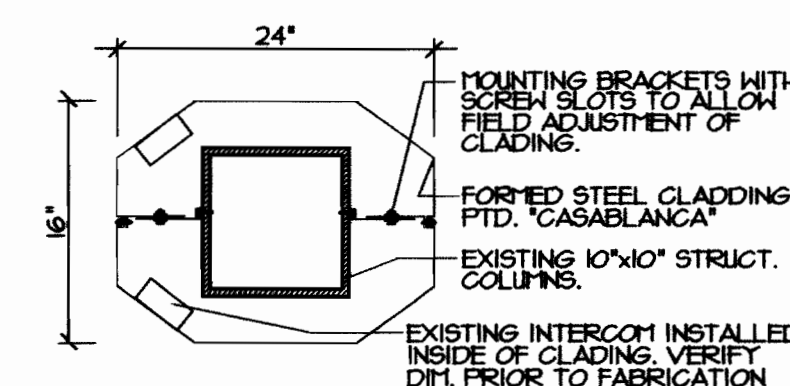
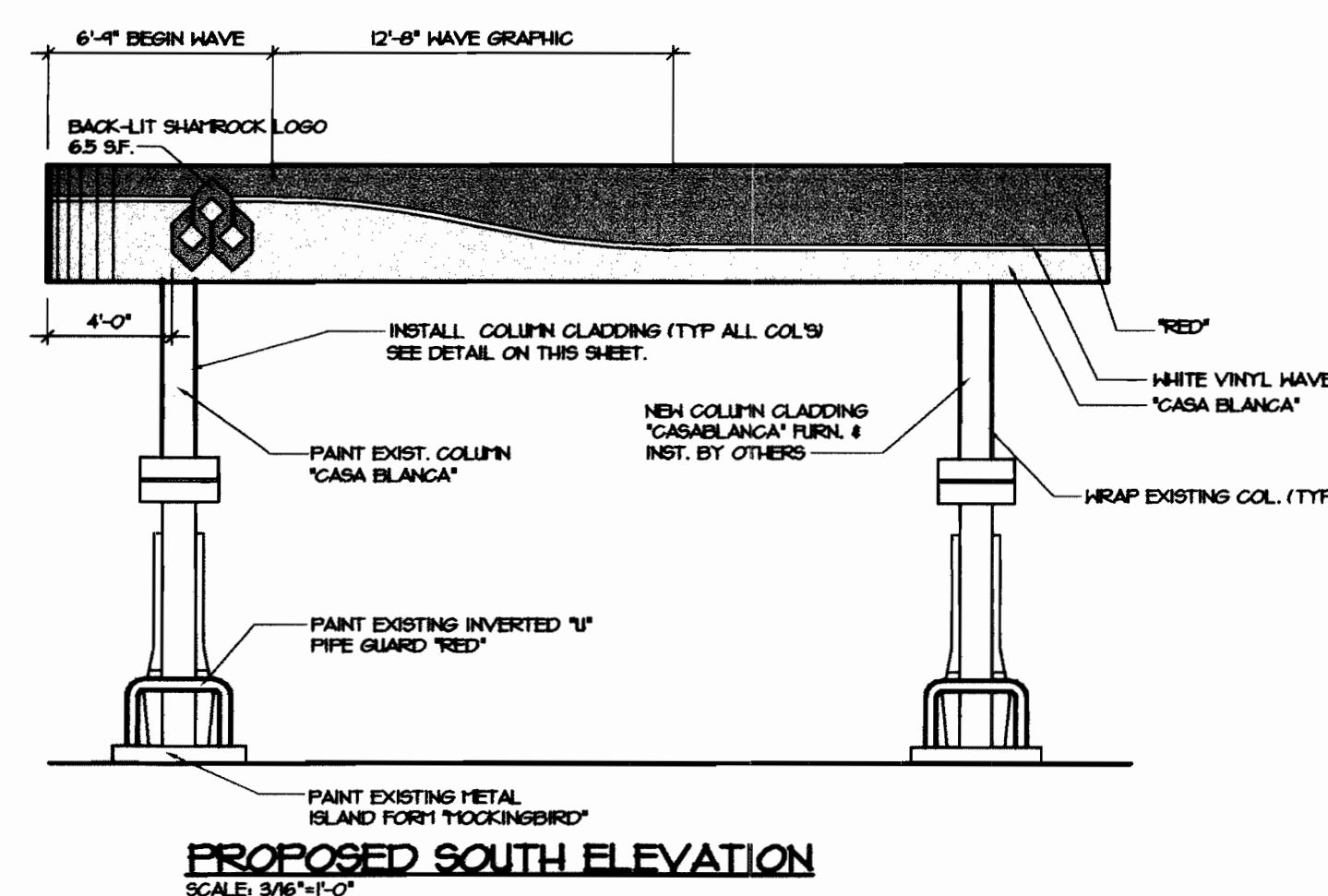
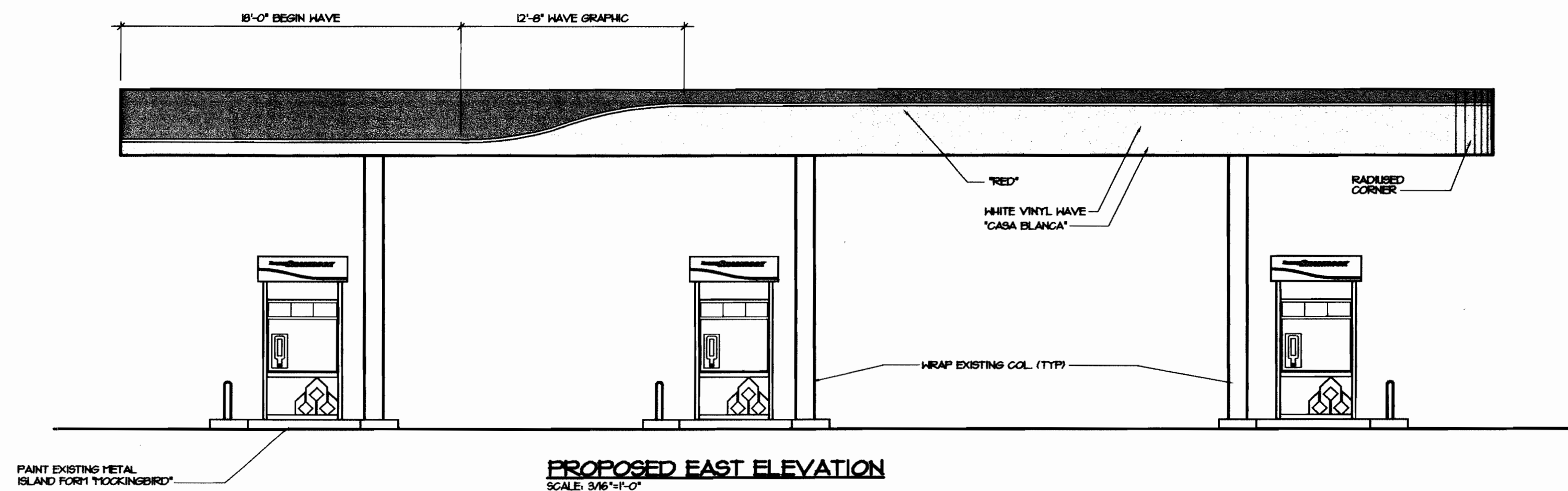
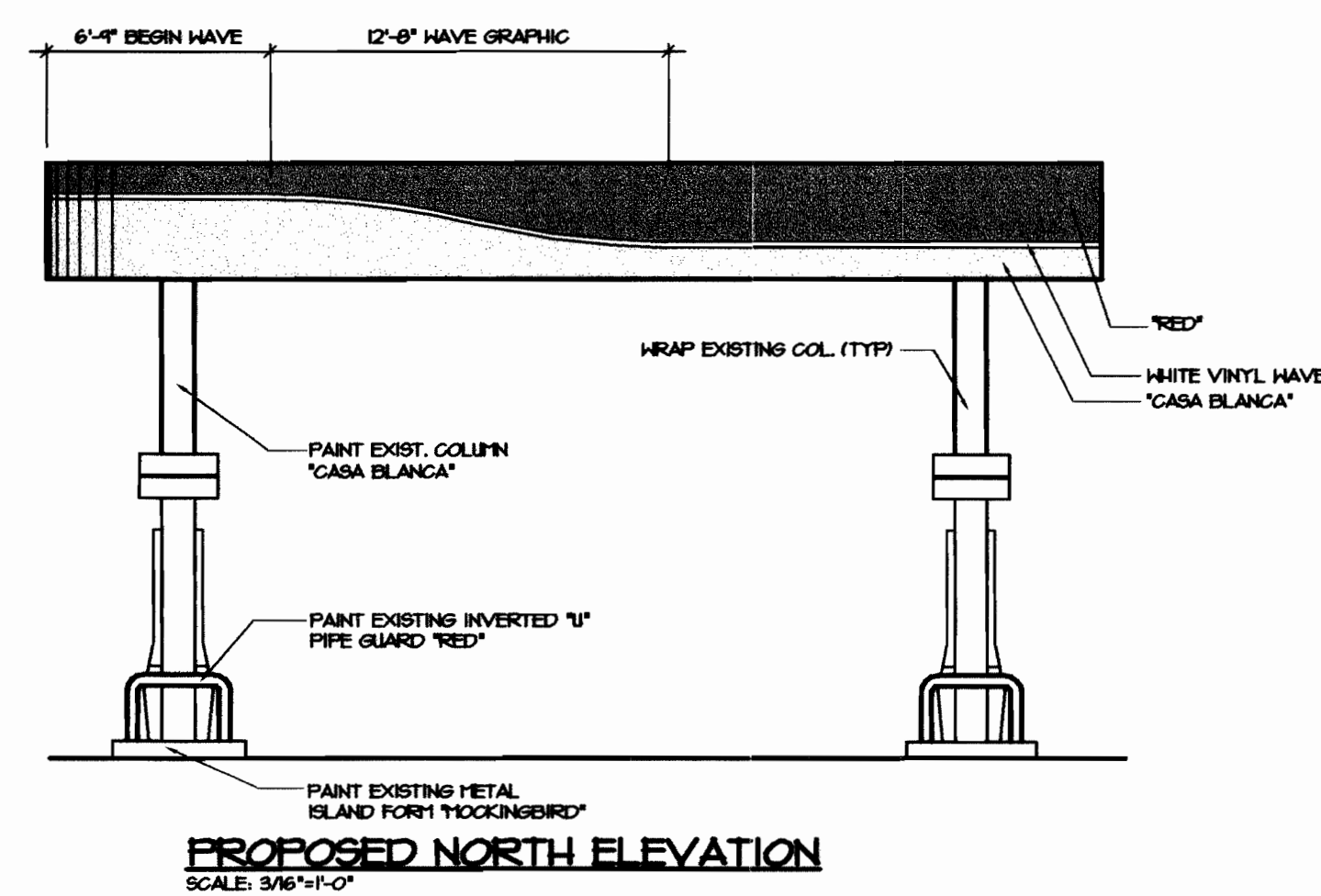
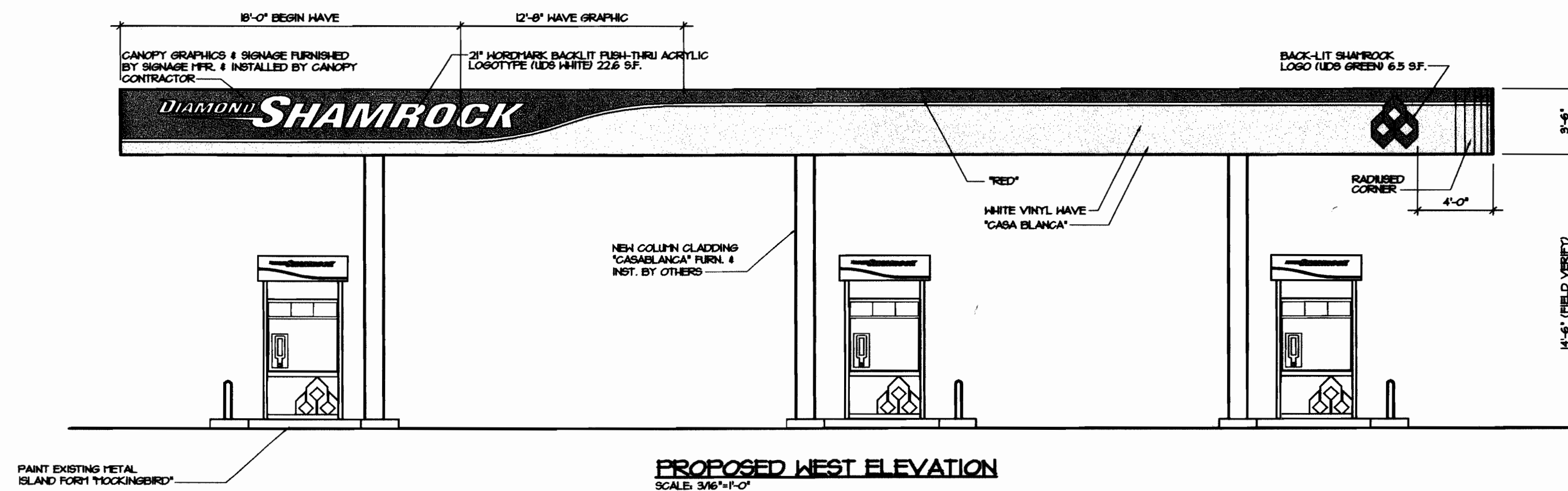
VALERO
ENERGY CORPORATION
6000 NORTH LOOP 1604 WEST
SAN ANTONIO, TX 78249-1112

STONE #4031
3790 CHAMBER
AURORA, COLORADO

PROPOSED
EXTERIOR ELEVATIONS

SCALE 1/4"=1' C#	CHAINED DIT
THE C# 21 33	CHAIN DIT: N1

AWING NUMBER:	2793-02
SHEET NUMBER:	A3



COLUMN CLADDING DETAIL

ADMINISTRATIVE AMENDMENT 7/08/02

△ CONVERT FROM TOTAL PETROLEUM TO DIAMOND SHAMROCK

ROAD RUNNER STORE CASE NUMBER 1987-6015-04

PREPARED BY:
WICKLIFF
ARCHITECTS
1449 RIVERSIDE AVENUE
FT. COLLINS CO 80524
TELE- 970-498-2025 FAX- 970-498-2026

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PREPARED FOR:
TOTAL PETROLEUM, INC
6000 NORTH LOOP 1604 WEST
SAN ANTONIO, TX 78241-1112
STORE #4051
3790 CHAMBERS RD
AURORA, COLORADO

PROPOSED CANOPY ELEVATIONS
DRAWN BY: RT
CHECKED BY: RUG
DATE: 5-20-02
SCALE: 3/16"=1'-0"
SHEET NUMBER:
2793-02
A4

*REMOVE SHEET FROM FILE WHEN VALERO MAKES PROPOSED CHANGES - 2007



CAD Solutions, LLC
3436 New Castle Dr.
Loveland, CO 80538
phone/fax: 970.593.6656
www.cadsolution.net

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PREPARED FOR:
VALERO DIAMOND METRO, INC.
dba VALERO CORNER STORE #4051
STORE #4051
3790 CHAMBERS ROAD
AURORA, COLORADO



Valero Energy Corporation
6000 North Loop 1604 W.
San Antonio, TX 78249

ISSUE DATE

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PROJECT #0070-04

DRAWN BY: CS

CHECK BY:

SHEET TITLE:

SITE PLAN

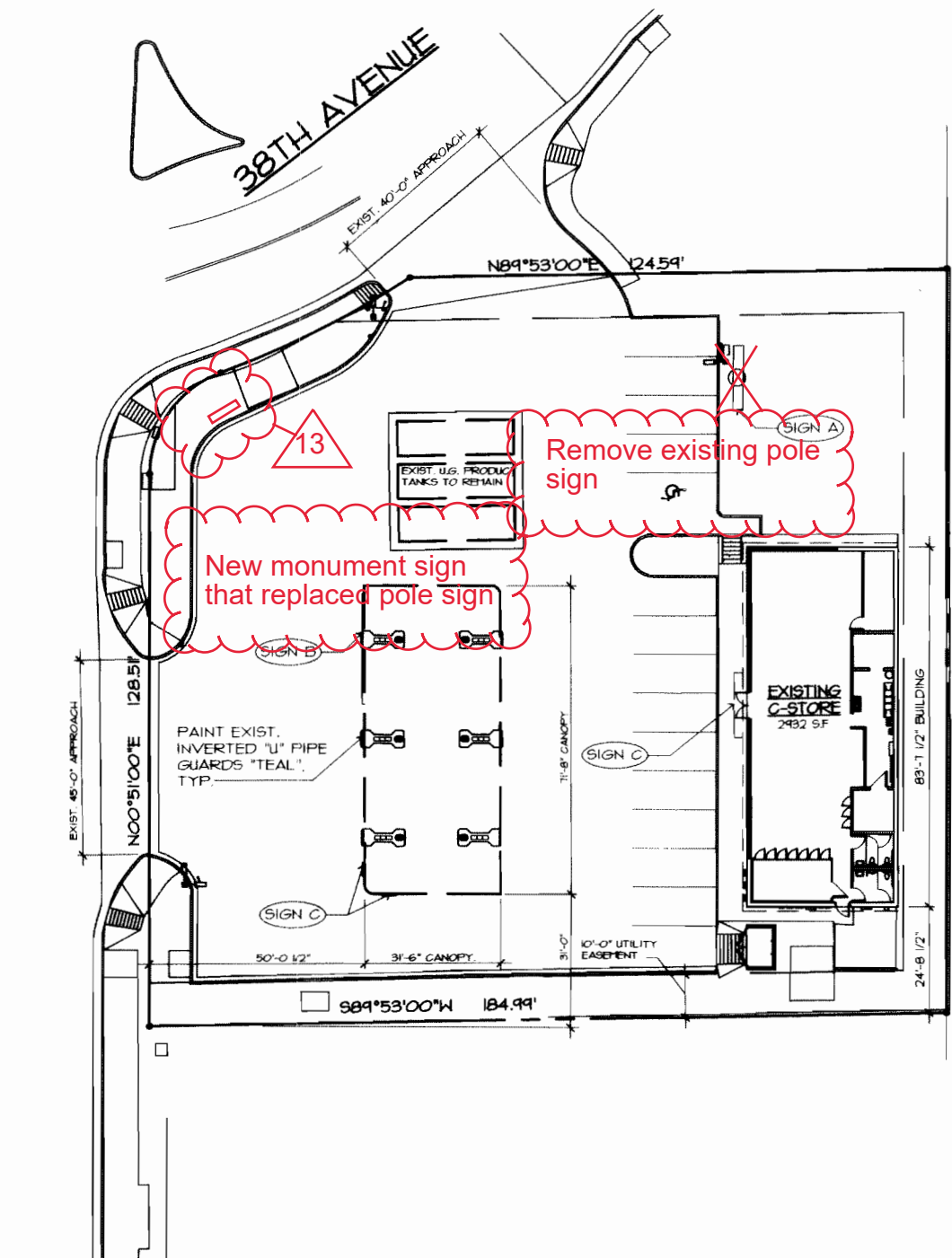
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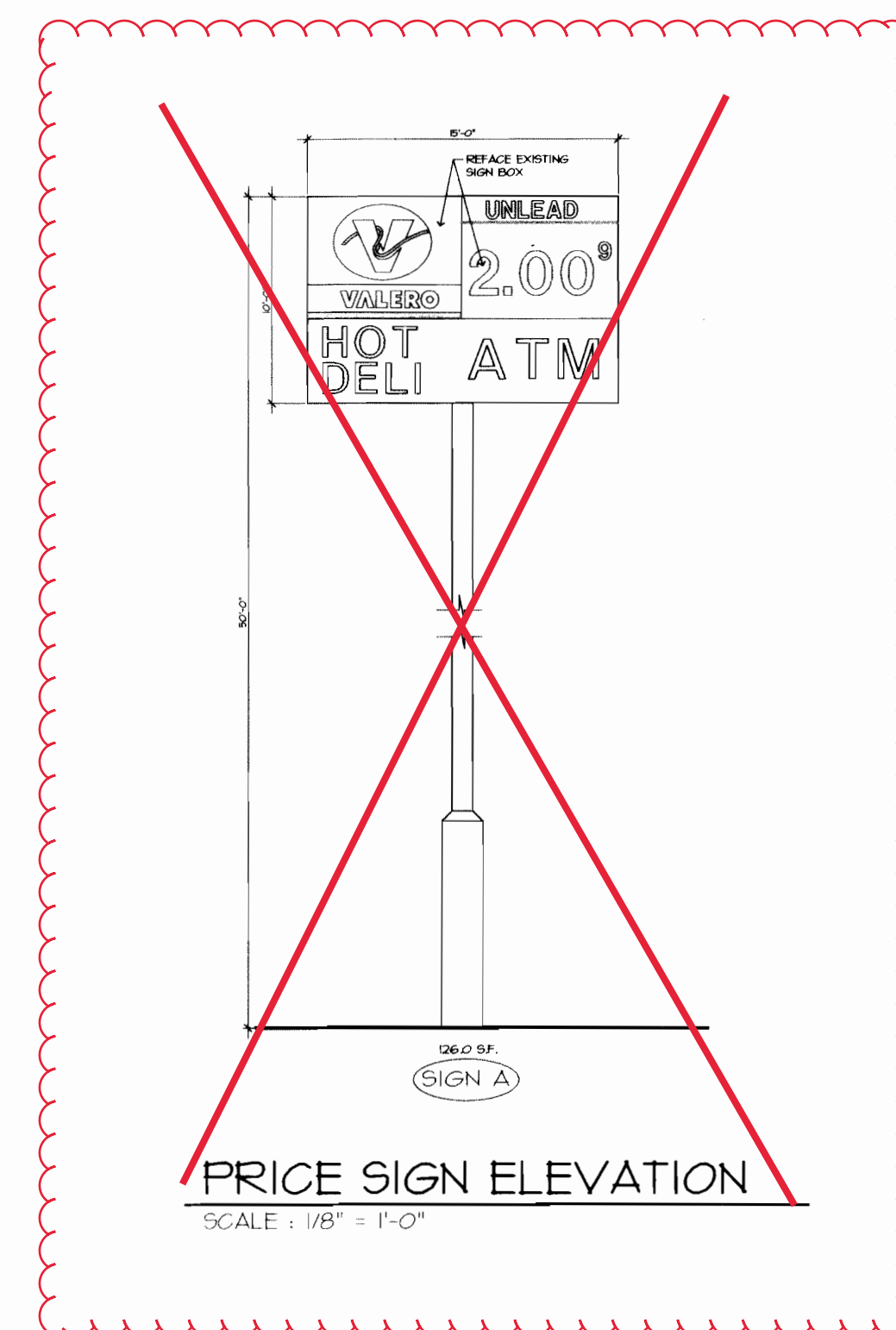
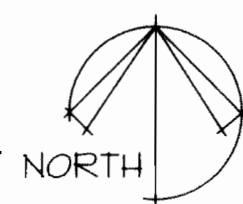
CASE NUMBER
1987-6015-05

ROADRUNNER CONVENIENCE

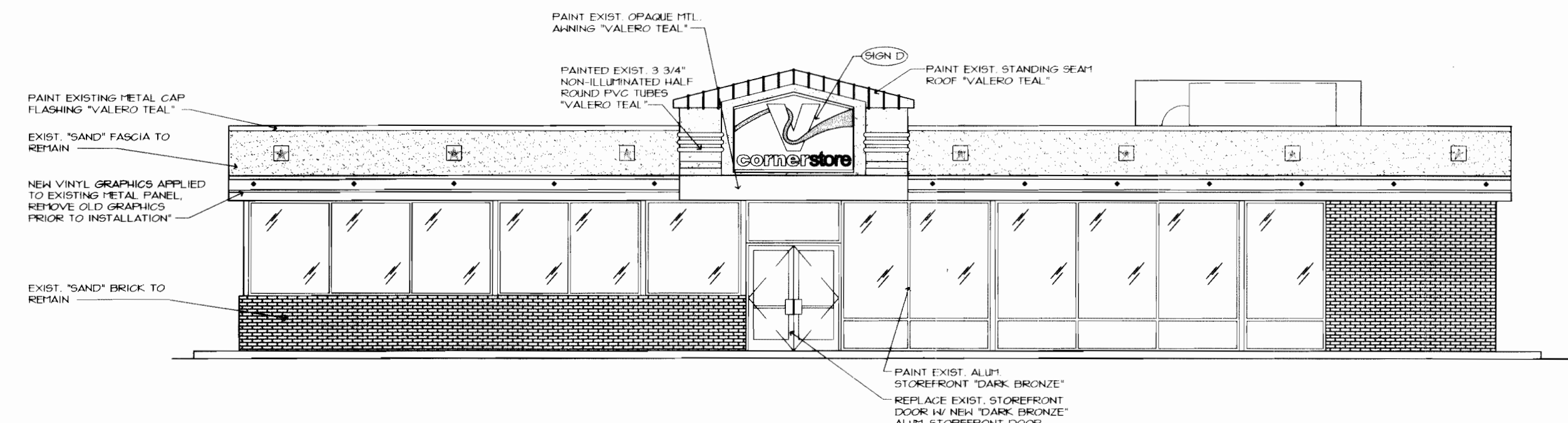
87-6015-05



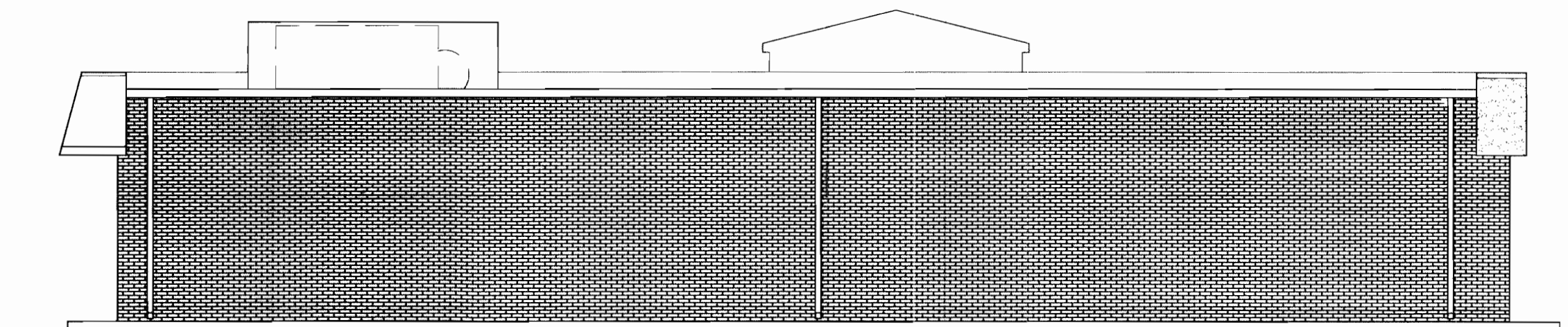
SITE PLAN
SCALE: 1" = 40'-0"



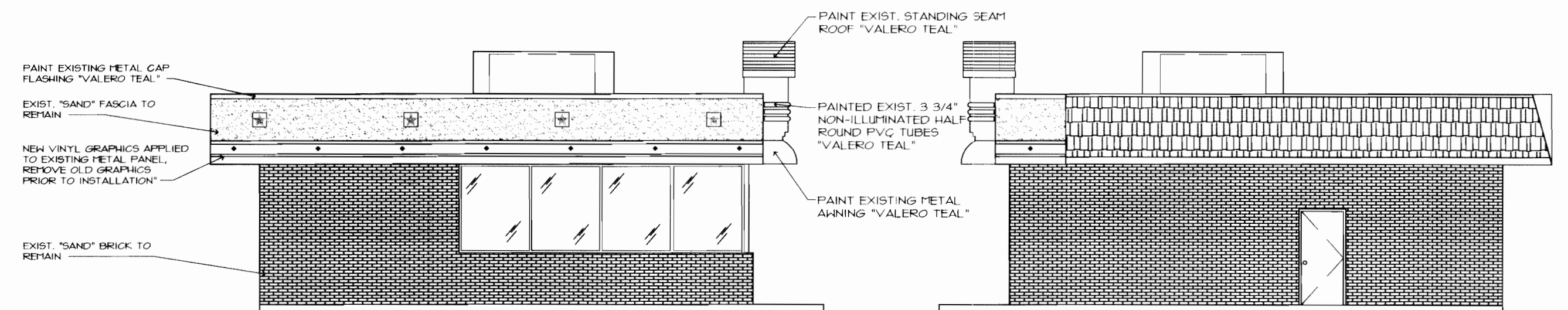
PRICE SIGN ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

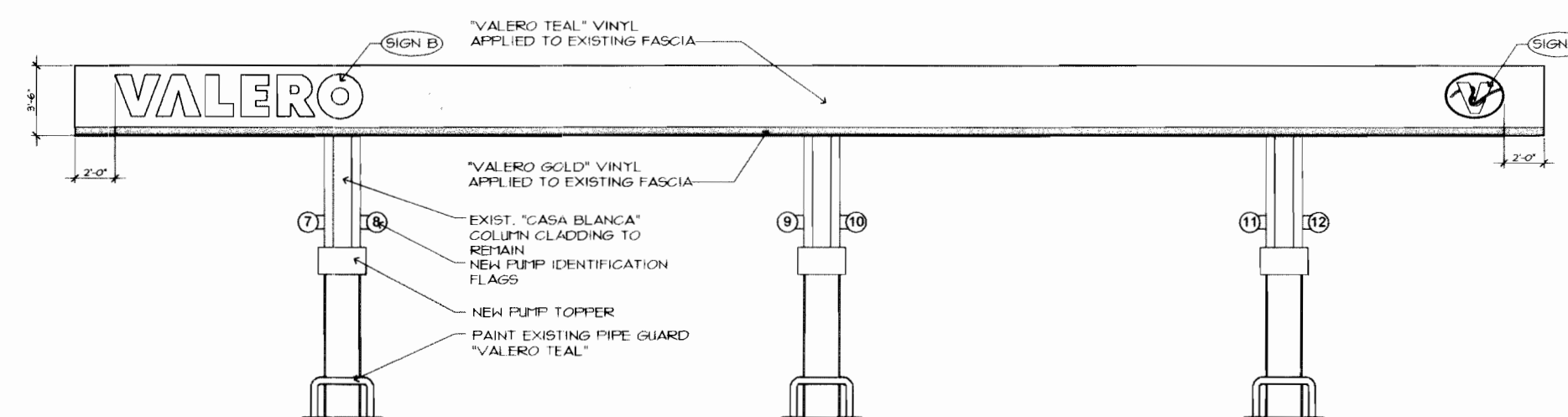


WEST ELEVATION
SCALE: 1/8" = 1'-0"

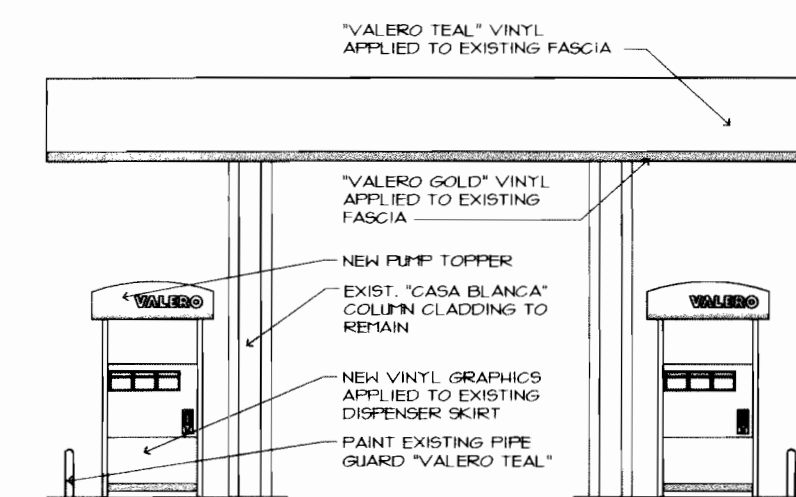


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

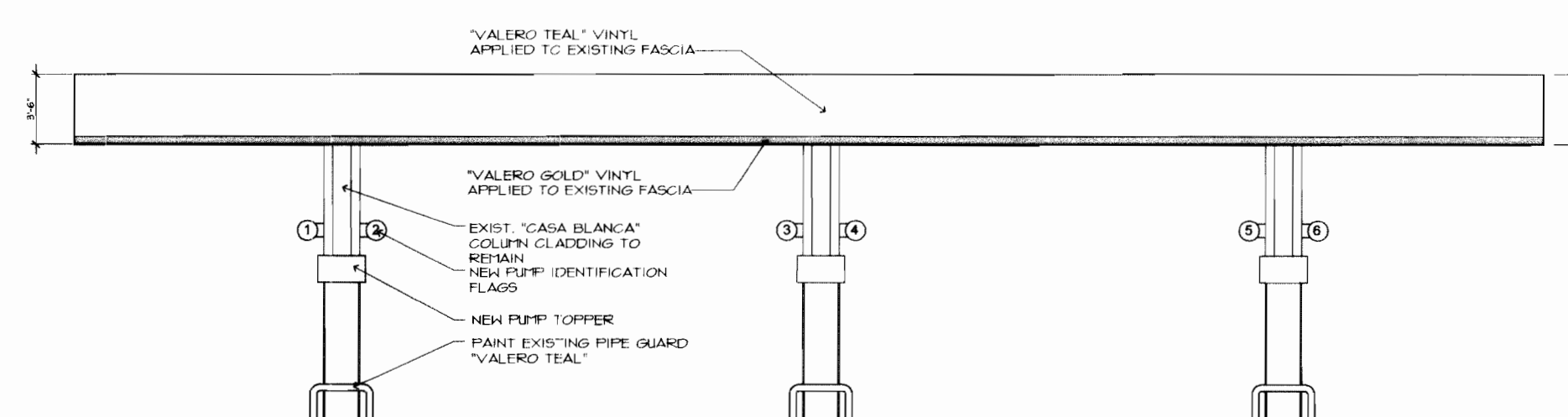
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



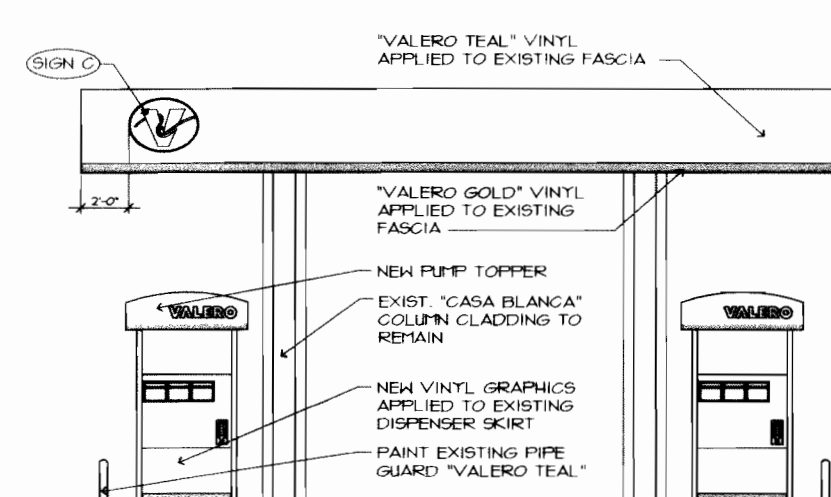
WEST ELEVATION
SCALE: 1/8" = 1'-0"



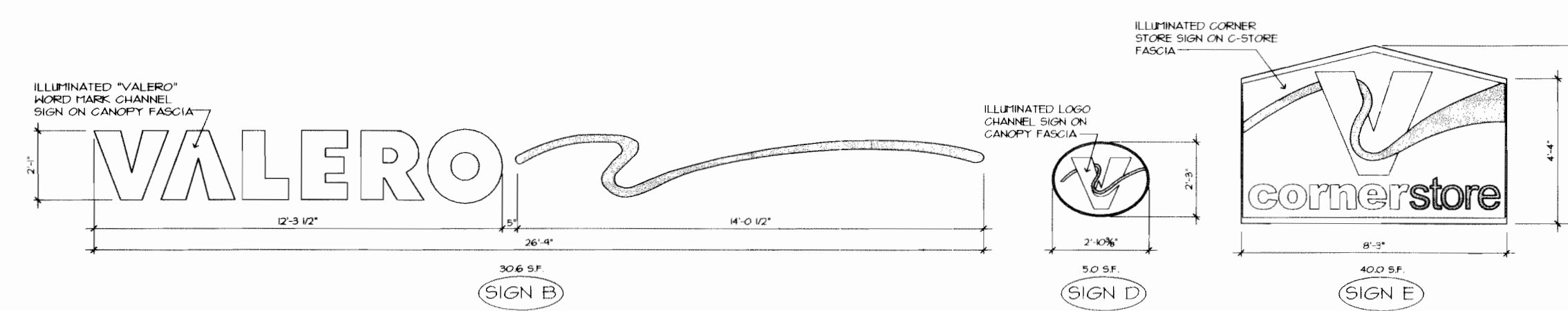
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

ADMIN AMDT 1987-6015-05 05-03-06

Revise pole sign & detail to Valero sign (sign "A")

Remove Diamond Shamrock signs from canopy. Replace with Valero signs.

Revise fuel dispensers and install new valences on top

Install new canopy fascia (Valero Teal and Valero Gold stripe)

Paint C-store accents "Teal".

Paint pipe guards Teal.

Remove and replace C-store sign

ADMINISTRATIVE AMENDMENT
CONVERT DIAMOND SHAMROCK TO
VALERO ENERGY