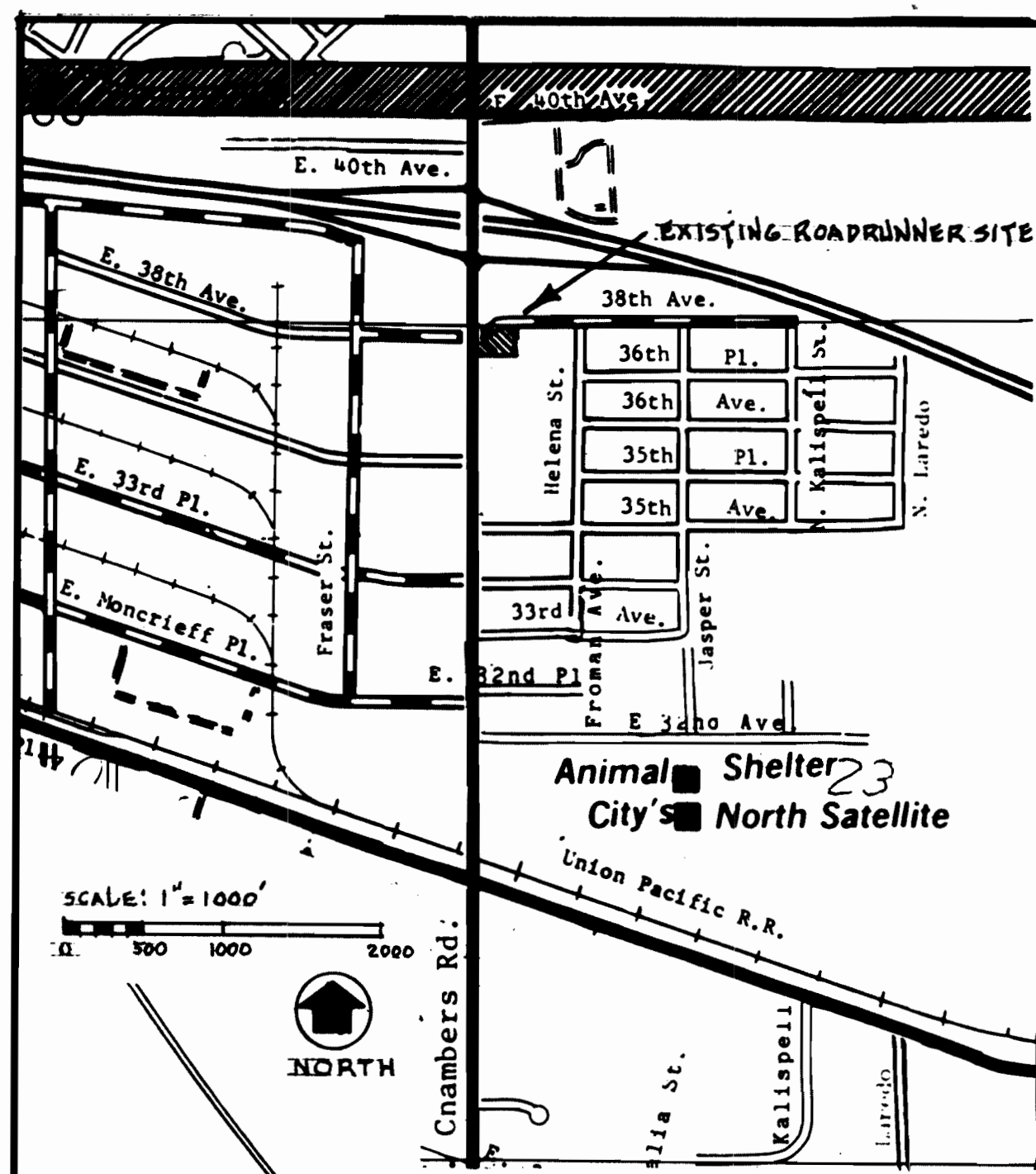


# A ROADRUNNER CONVENIENCE STORE SITE PLAN



VICINITY MAP

## SPECIFIC NOTES:

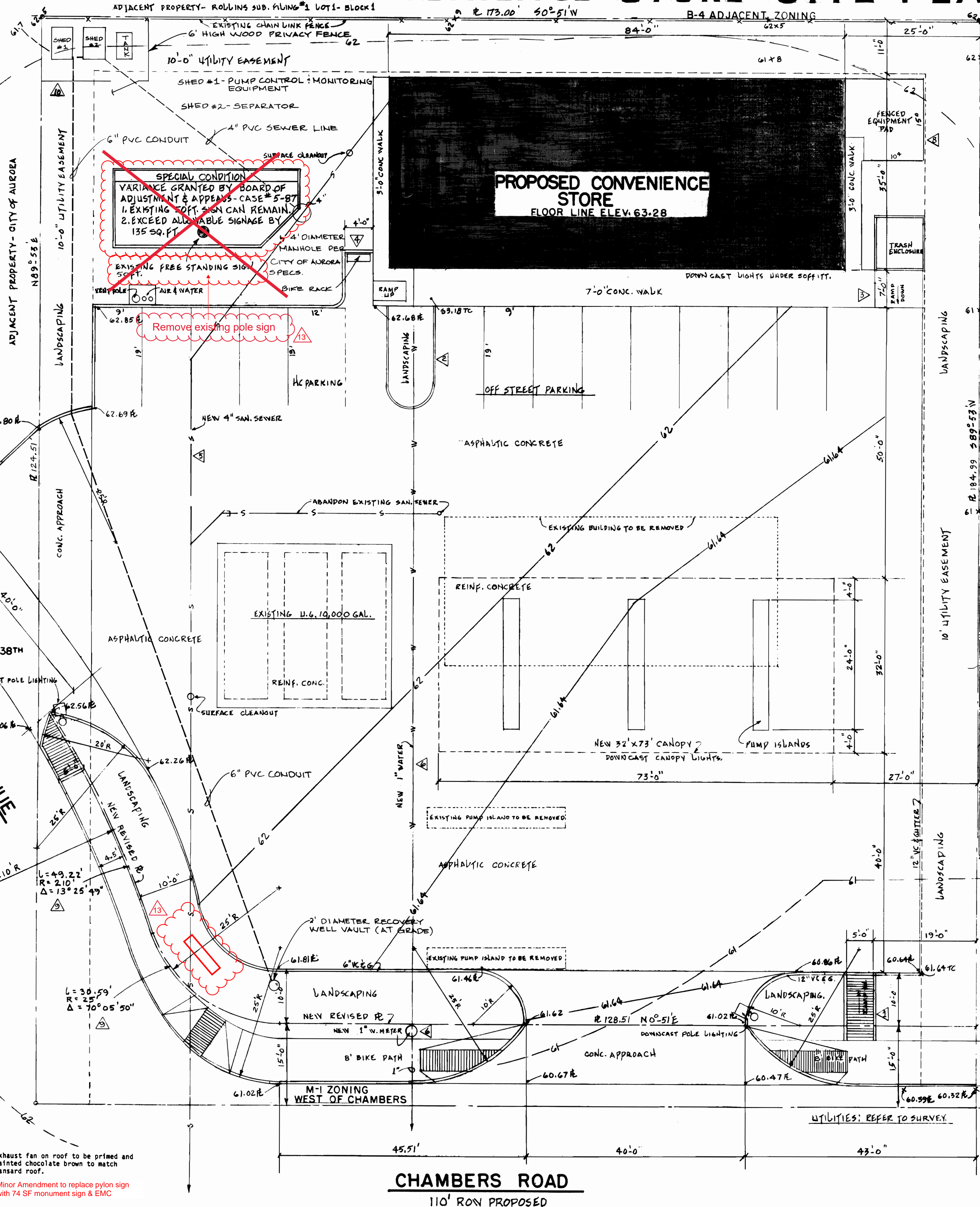
### 2.00 Site Work

- .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 other 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.
10. Exhaust fan on roof to be primed and painted chocolate brown to match Mansard roof.

Minor Amendment to replace pylon sign with 74 SF monument sign & EMC



CHAMBERS ROAD  
110' RON PROPOSED

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, restrictions, 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: Rich Velasquez (Principal or Owners) 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 (Principals or Owners)

Witness my hand and official seal  
Notary Public Notary/Bush. address: 601 Broadway, Suite 115, Denver, Colorado 80202

My commission expires 3/10/91  
CITY OF AURORA APPROVALS  
City Attorney: John M. Hagan Date: 5/27/87  
Planning Director: John M. Hagan Date: 5/27/87  
Planning Commission: John M. Hagan Date: 6-17-87  
City Council: John M. Hagan Date: 6-18-87  
Attest: John M. Hagan City Clerk

RECORDER'S CERTIFICATE:  
Accepted for filing in the office of the Clerk and Recorder of Colorado at o'clock M. This Day of AD 19  
Clerk and Recorder: o'clock M. This Day of AD 19

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. - 9475  
Total building coverage: 2,940 sq. ft. - 9475  
Area devoted to open space within site (41-16 City Code) 8,370 sq. ft. - 26875  
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  
Parking spaces provided: 13  
Parking spaces required: 1/200 gross area.

PARKING:  
Summary of Proposal  
(a) New Building 1 sp/200 sq ft 2000/200 = 10 spaces  
Parking Spaces Provided: 12 regular size  
0 compact size  
1 handicapped size  
Total Provided 13

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

ADMINISTRATIVE AMENDMENT 9-19-90  
ADD GROUND WATER RECOVERY AND TREATMENT SYSTEM AT NW CORNER OF SITE WITH 6" HIGH WOOD SCREEN FENCE ON 3 SIDES.  
ADMINISTRATIVE AMENDMENT 2/19/02. ADDING FROM TOTAL TO DIAMOND SHAMBER. SEE PAGES 203-204 87-6015-4.  
MA 05-03-06 REFRAND FROM DIAMOND TO VALERO SEE SHEET 3790 CHAMBERS ROAD, AURORA, CO. A.4.

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 Texaco 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 13°25'49", an arc distance of 49.22 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.

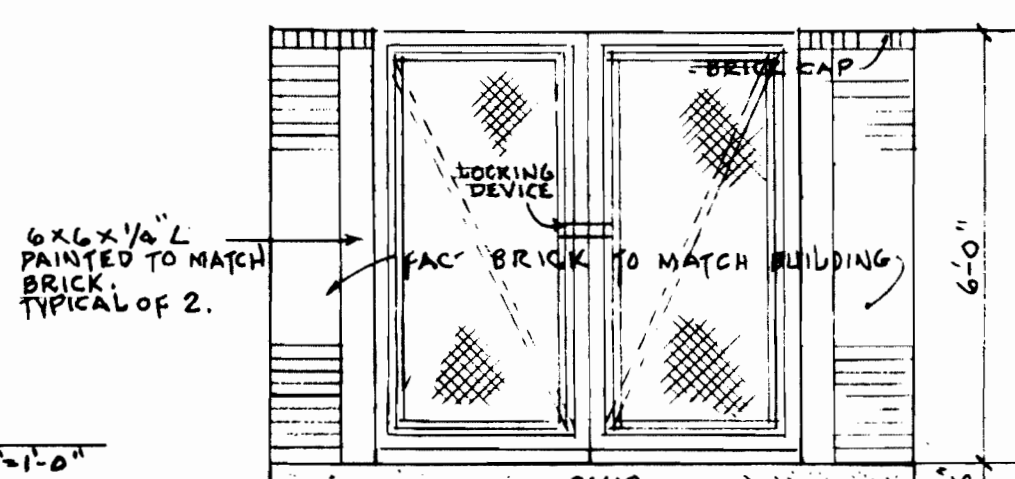
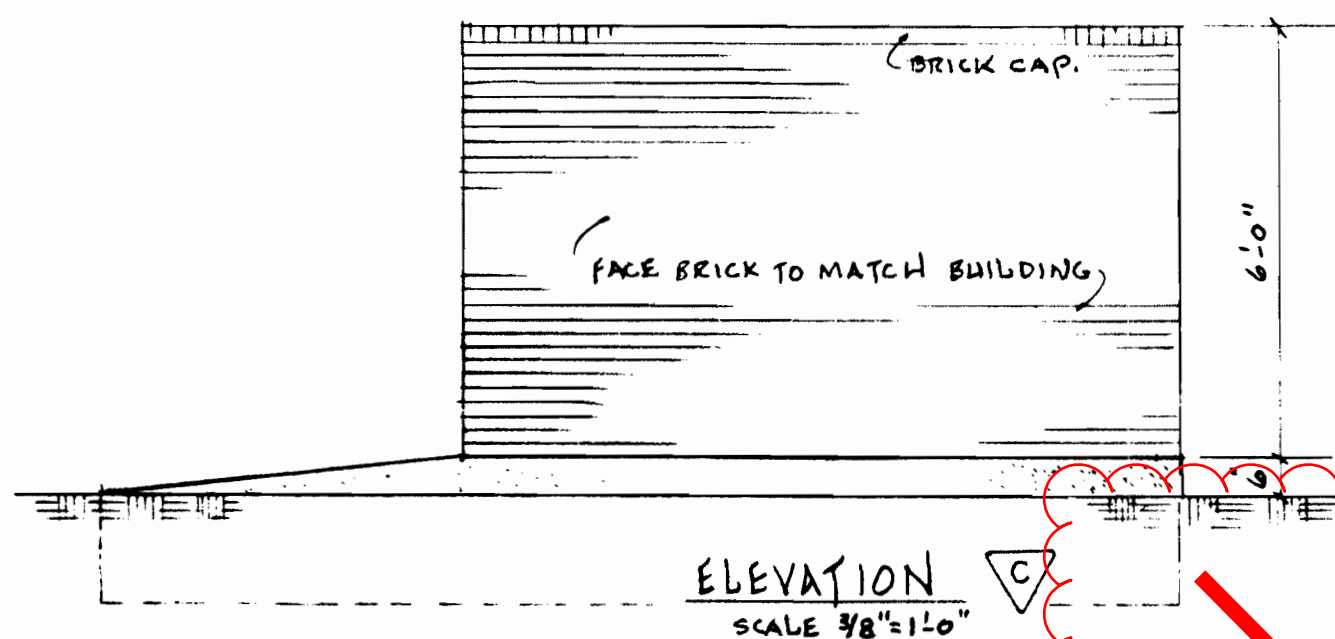
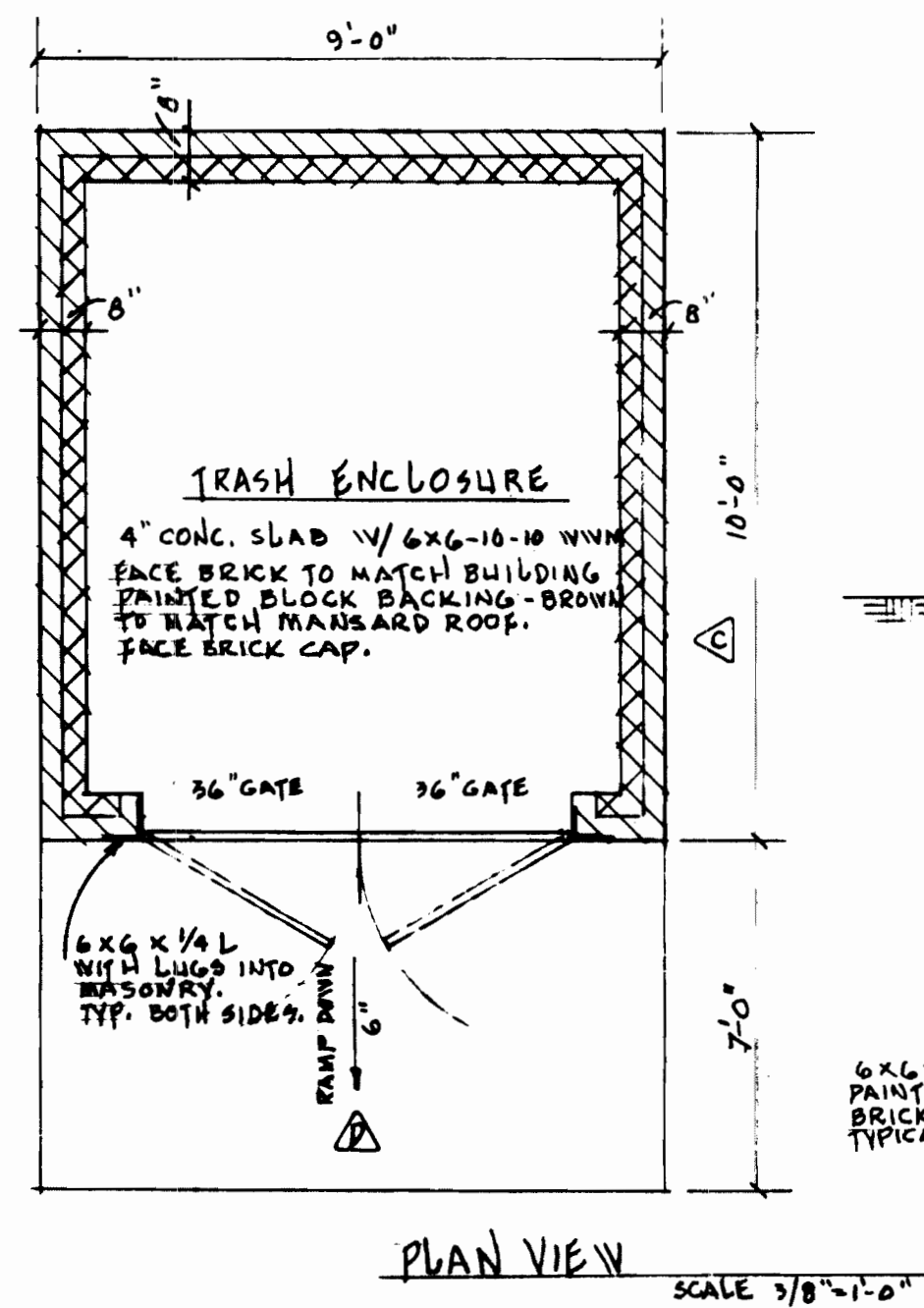
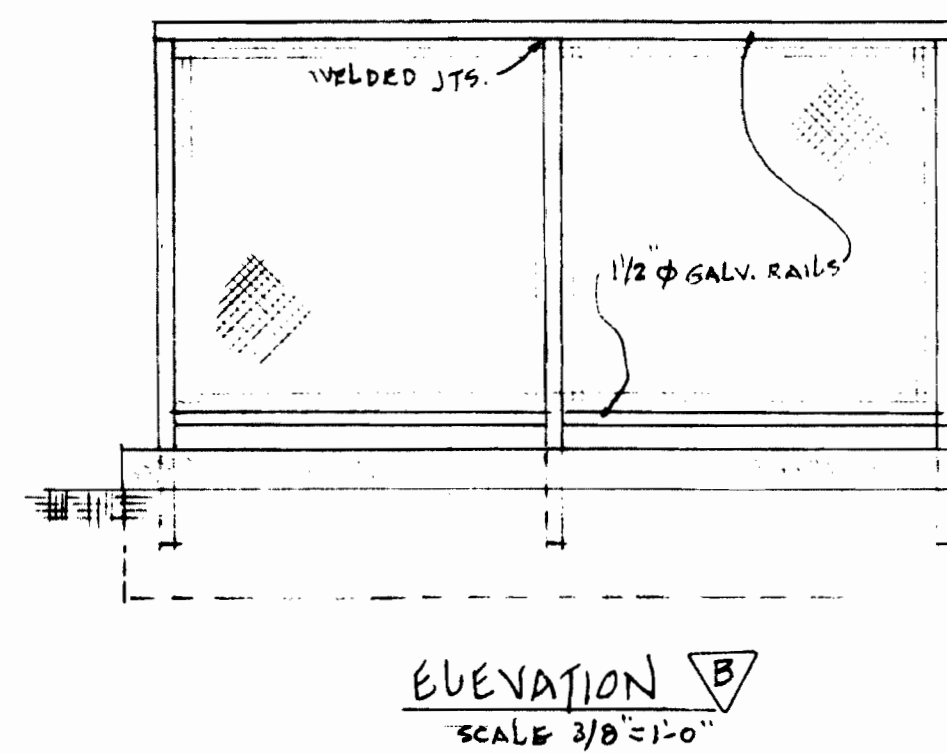
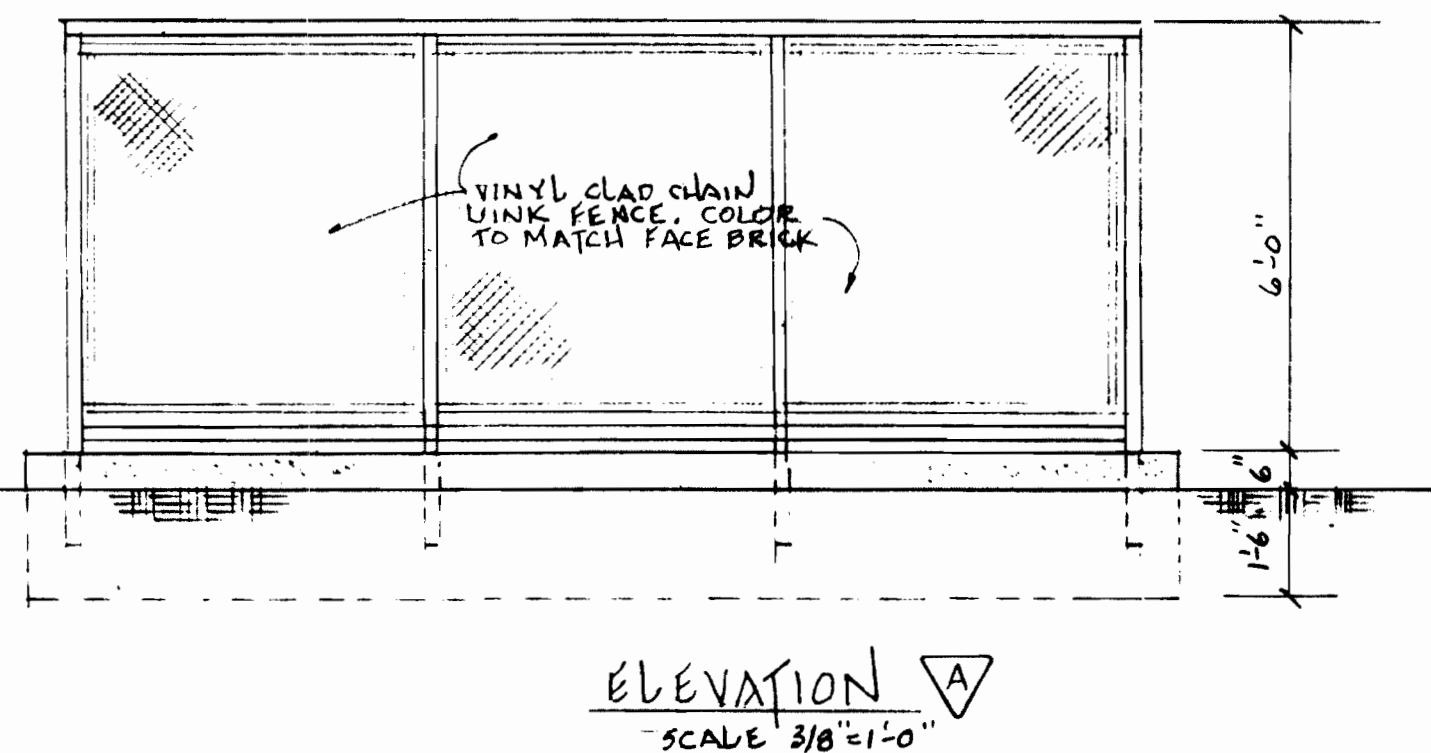
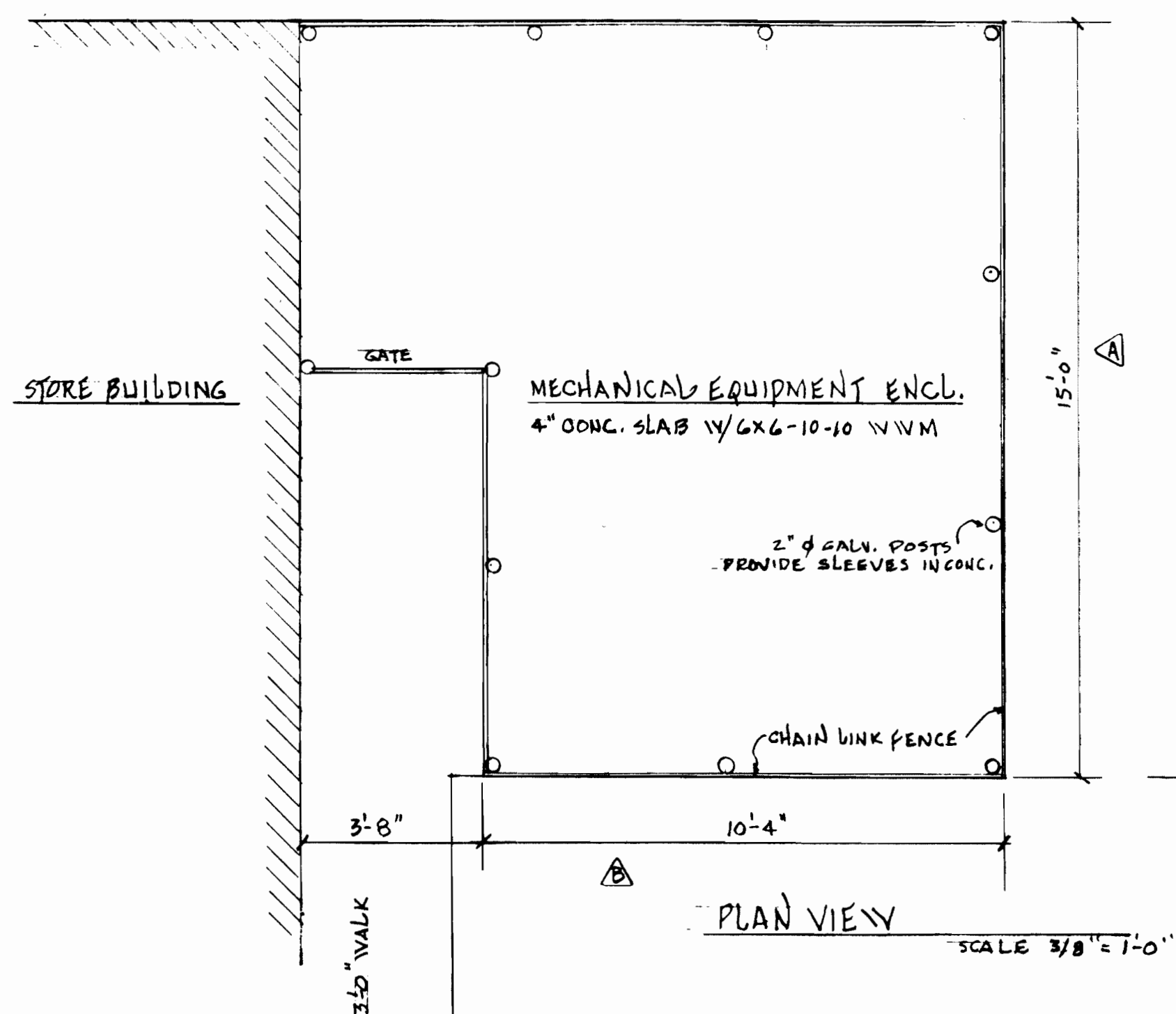


APR 15 1987  
SITE PLAN  
SCALE 1"=10'-0"

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

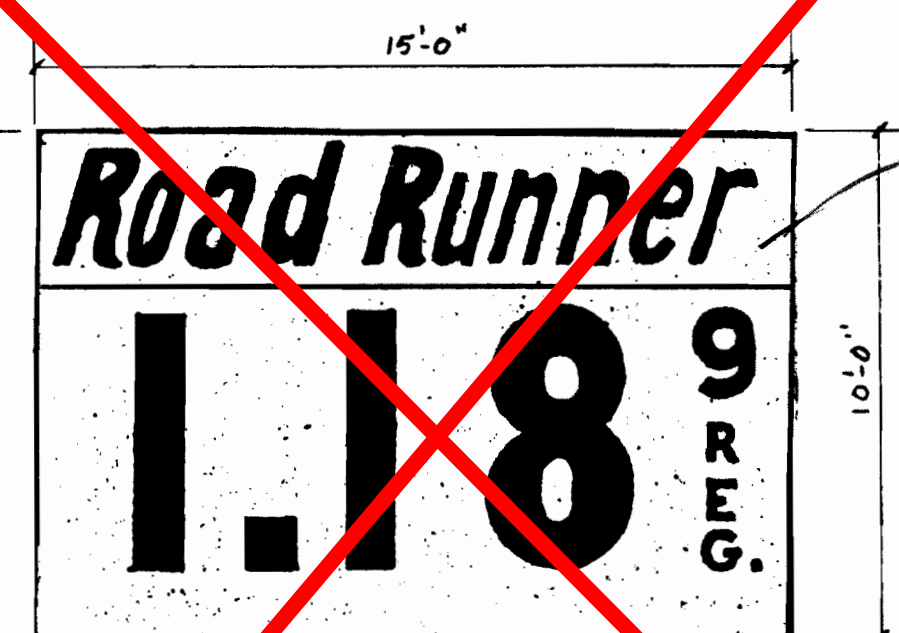
ROADRUNNER CONVENIENCE STORE 87-6015-1





1/2 Ø WELDED JTS. GALV. IRON 1/4 VINYL CLAD CHAIN LINK FENCE WITH 26 GA. GALV. IRON BACKING PANEL PAINTED TO MATCH BRICK. PROVIDE 1/8" X 1" BRACES FOR GATES ON INTERIOR SIDE, PAINTED.

EXISTING 150.83 SQ. FT.



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

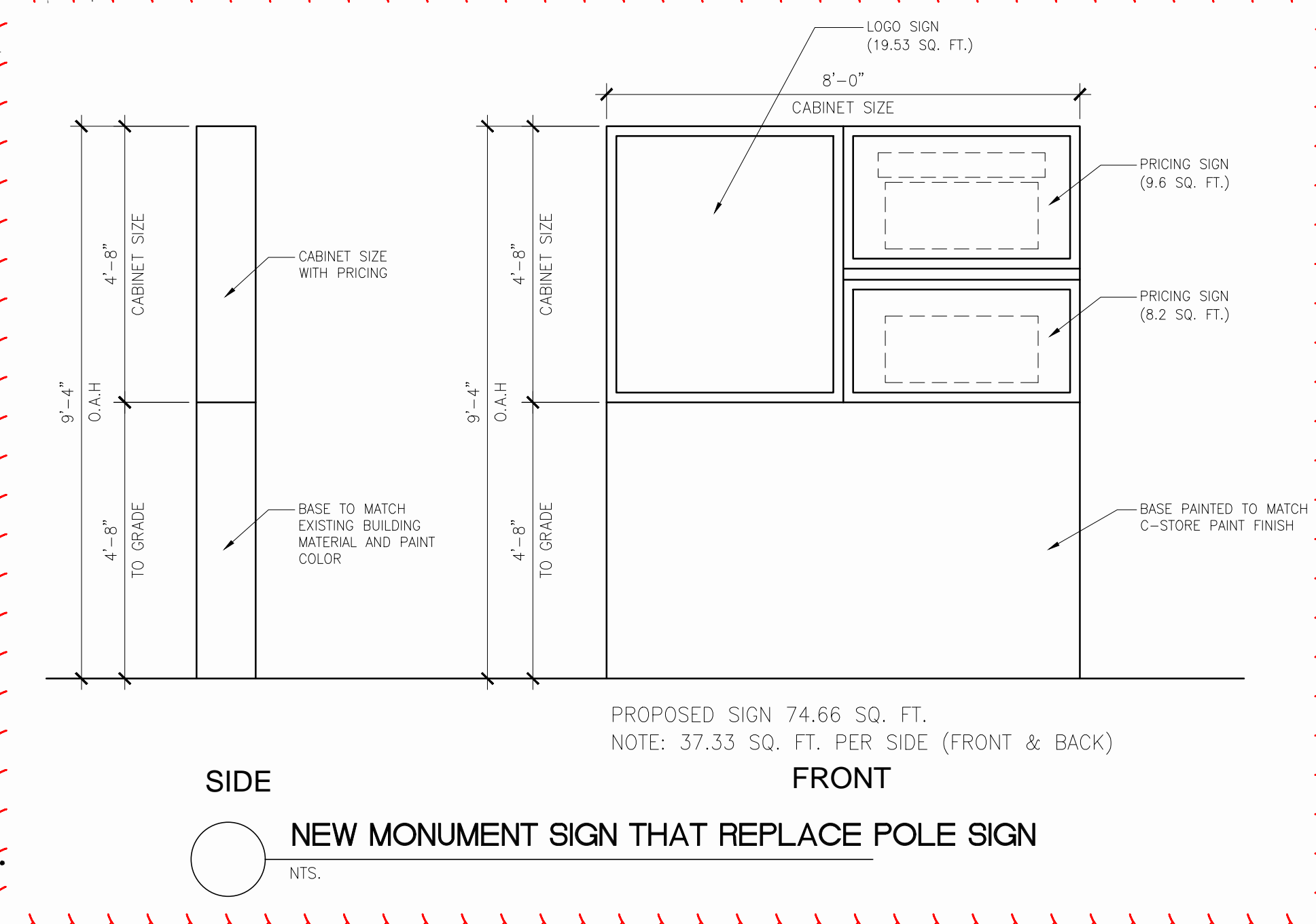
METAL HALIDE DOWN CAST FIXTURE - POLE MOUNTED. 400WATT. (TYPICAL OF 2)

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

36" Ø CONC. FILLED ORAS PER SITE.

12'-0" OR AS PER SITE

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



APR 15 1987  
REVISED  
MAY 15 1987  
PAGE 2 OF 2

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 SARGENTII	COTONLESS COTTONWOOD	2'-22" CAL.	CONT.
1	PP-6	PIRUS RHODOROSA	RHODOROSA PINE	6'H.	BB
1	PP-8	PIRUS RHODOROSA	RHODOROSA 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 ARMISTRONGI	ARMISTRONG'S JUNIPER	5 GAL.	6'0" O.C.
29	PT	JUNIPERUS CHINENSIS PFTZERIANA	PFTZER JUNIPER	5 GAL.	8'0" O.C.
35	CC	JUNIPERUS HORIZONTALIS PLUMOSA	ANDERSON CREEPING JUNIPER	5 GAL.	3'0" 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	STYRACIA 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 SPURIMUM	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, RETIPLIED 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.

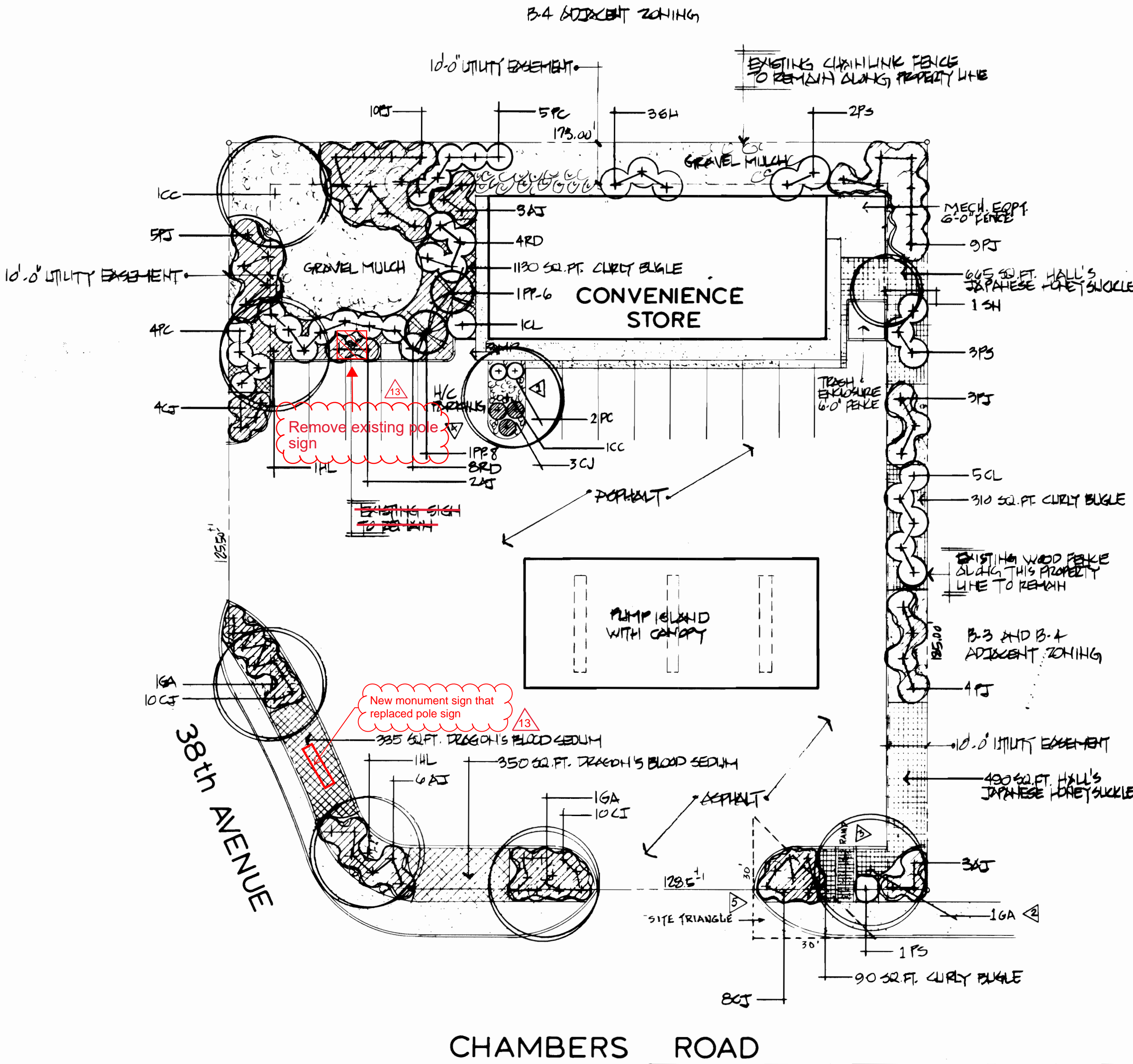
7. SEE ARCHITECTURAL SUBMITTAL FOR FENCE DETAILS FOR TRASH AND MECHANICAL AREAS, AND FINAL DIMENSIONS.

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

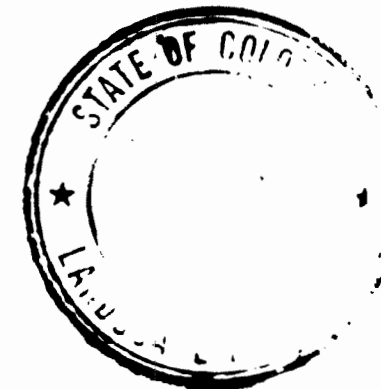
9. MULCH AREAS TO BE UNDERLAINED WITH LANDSCAPE FABRIC. GRAVEL MULCH TO BE 3"-1 1/2" WASHED RIVER ROCK, GENERALLY PLACED IN SHRUB AREAS UTILIZING DECIDUOUS SHRUBS. POLE PRUNING MULCH TO BE USED IN AREAS OF SPREADING EVERGREEN SHRUBS.

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 other 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

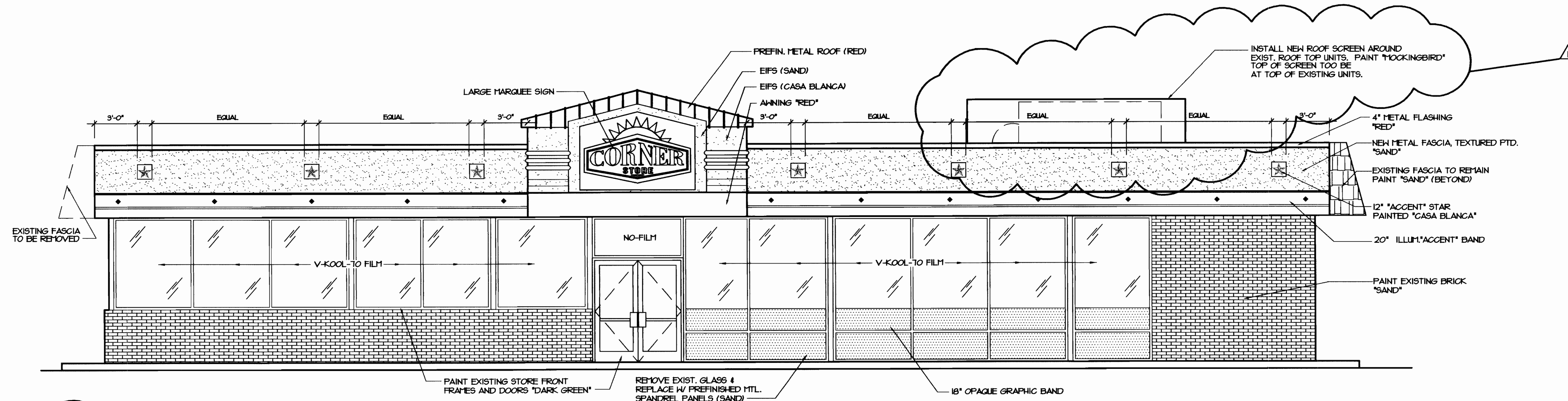
SHEET  
**L1**  
1 OF 1

ROADRUNNER CONVENIENCE STORE 87-6015-14



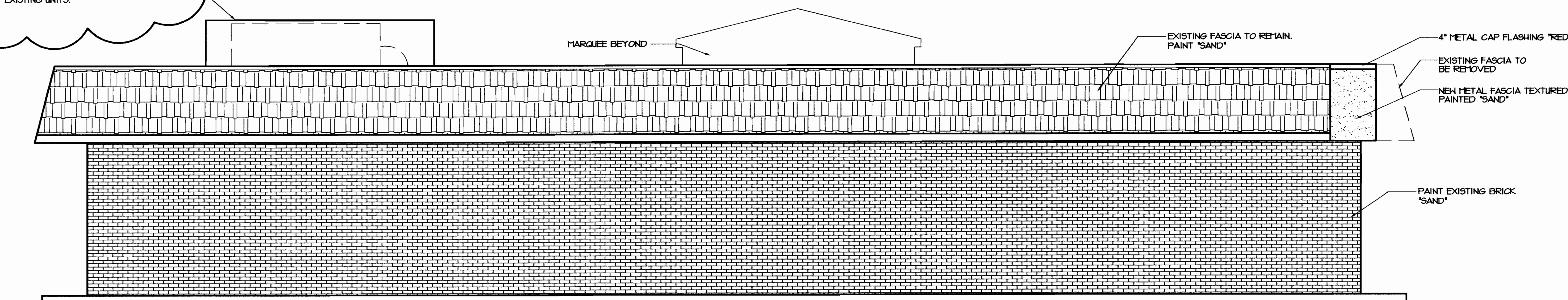






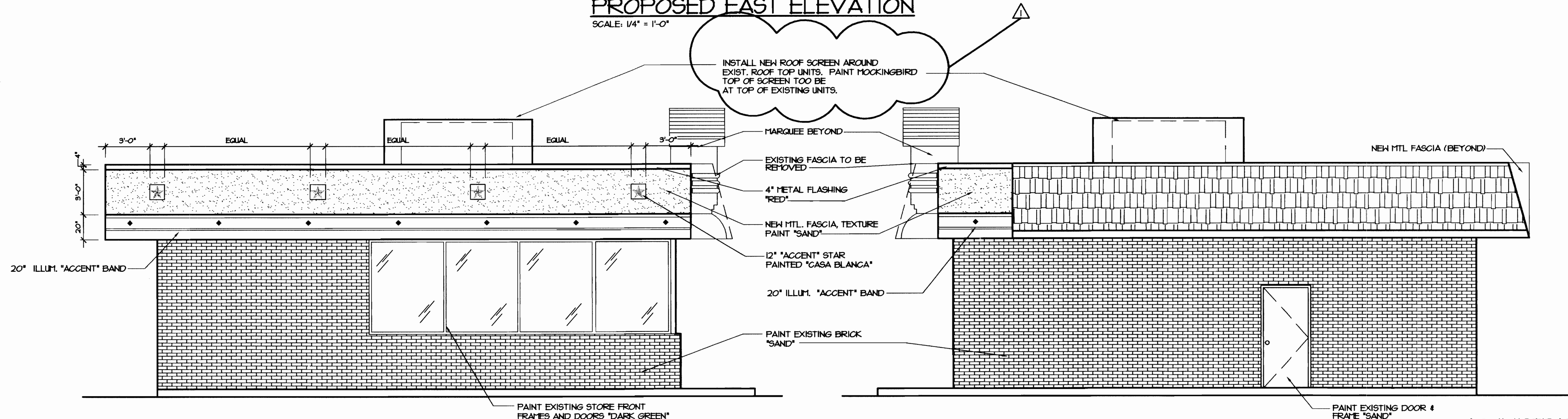
**PROPOSED WEST ELEVATION**

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



**PROPOSED EAST ELEVATION**

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



**PROPOSED NORTH ELEVATION**

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

**PROPOSED SOUTH ELEVATION**

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

ADMINISTRATIVE AMENDMENT 7/08/02

△ CONVERT FROM TOTAL PETROLEUM TO DIAMOND SHAFT ROCK

ROAD RUNNER 2 STORE

CASE NUMBER  
1987-6015-04

PREPARED BY:

**WILSON**  
ARCHITECTS

1449 RIVERSIDE AVENUE  
FT. COLLINS CO 80524  
TELE- 970-493-2025 FAX- 970-493-2026

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PREPARED FOR:

**VALERO ENERGY CORPORATION**  
6000 NORTH LOOP 1604 WEST  
SAN ANTONIO, TX 78244-1112

STORE #4051  
3790 CHAMBER  
AURORA, COLORADO

**PROPOSED EXTERIOR ELEVATIONS**

CHECKED BY: RT

DATE: 01-31-02

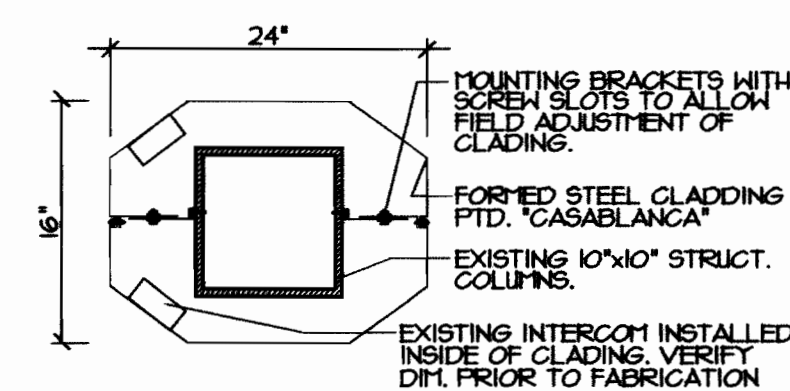
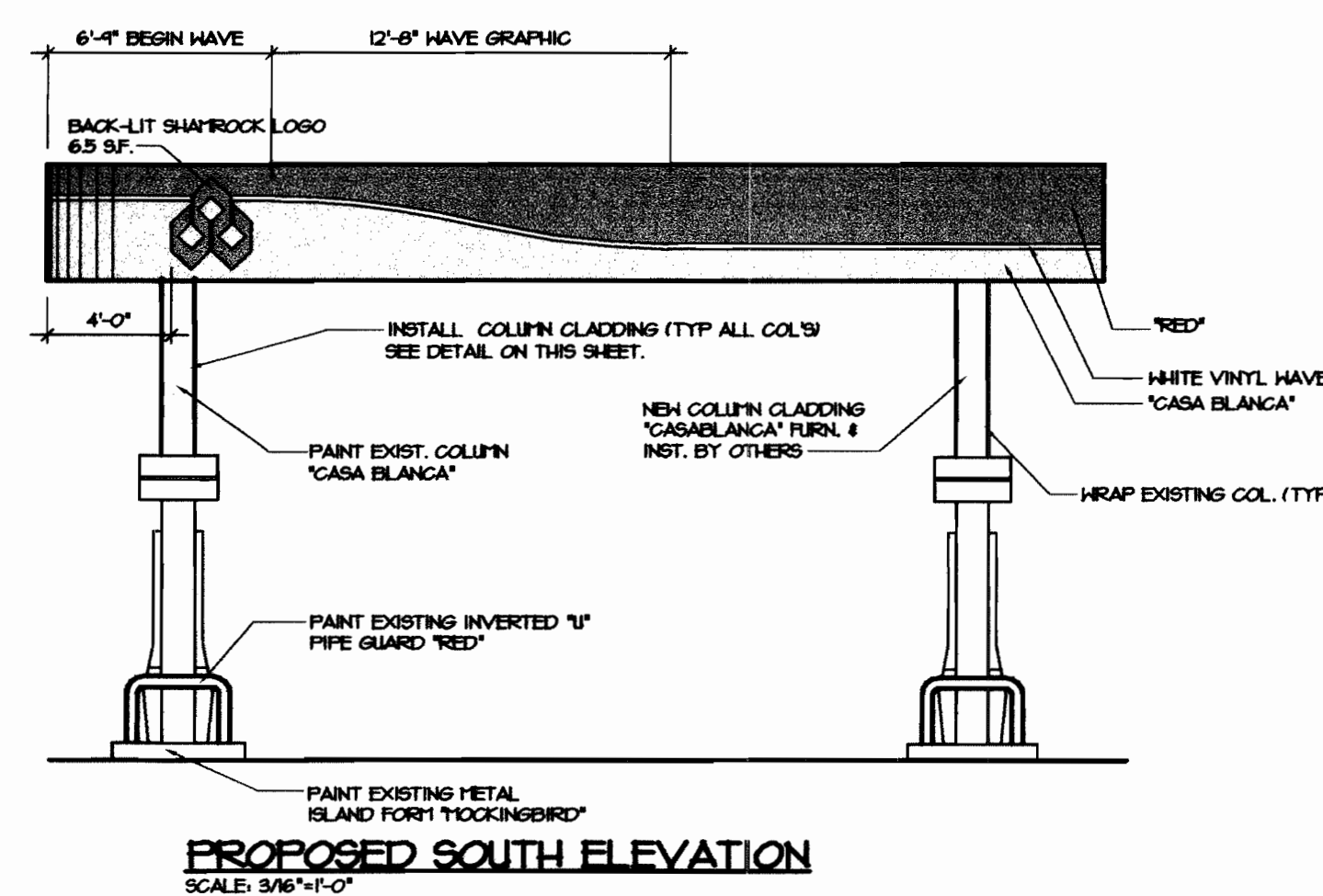
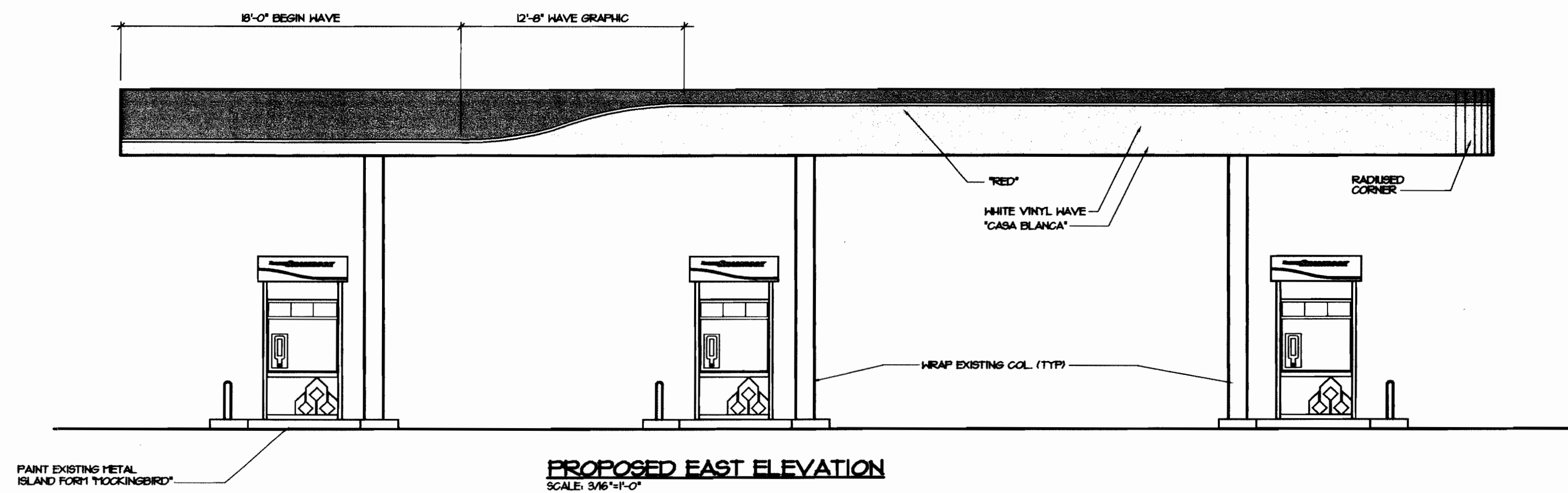
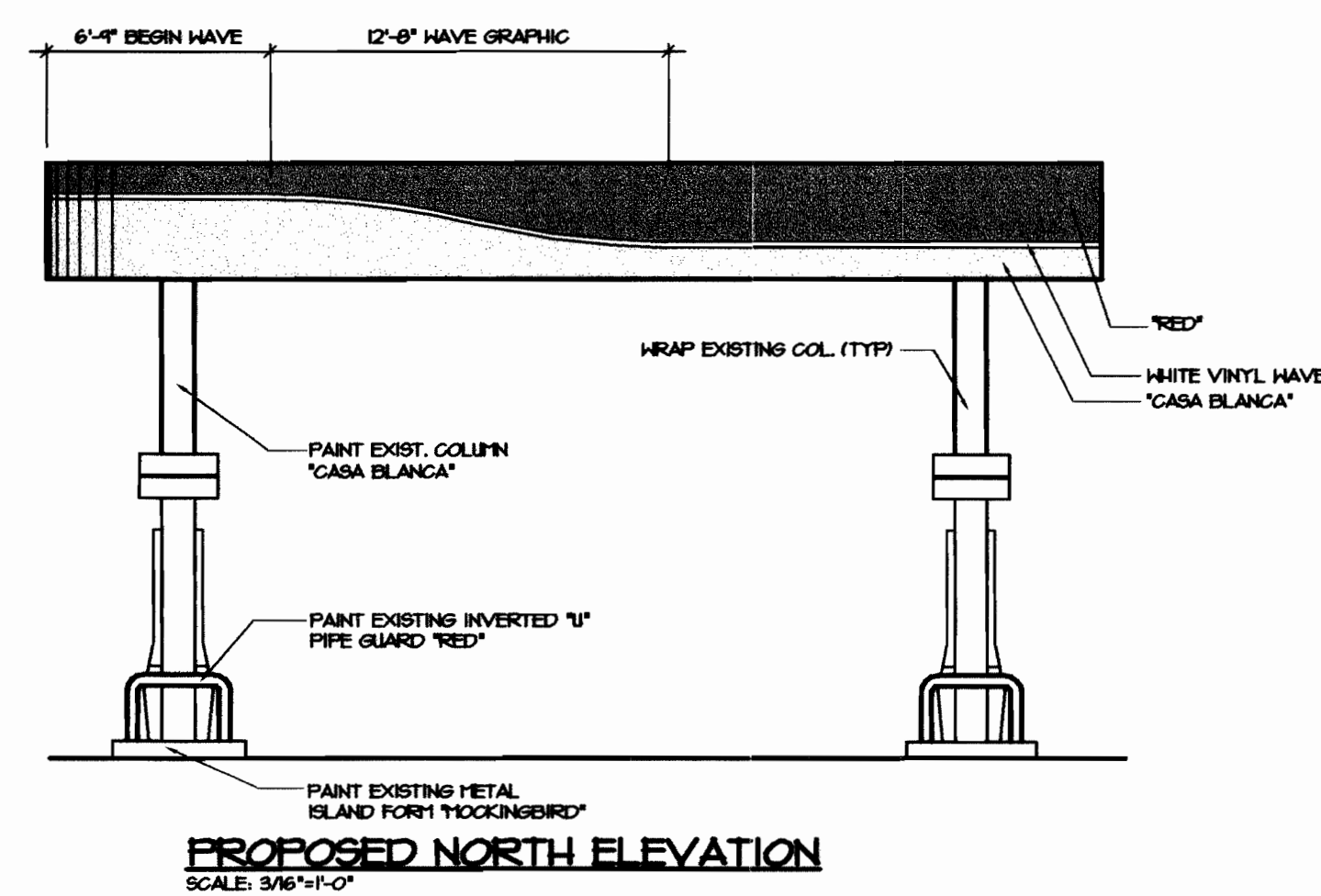
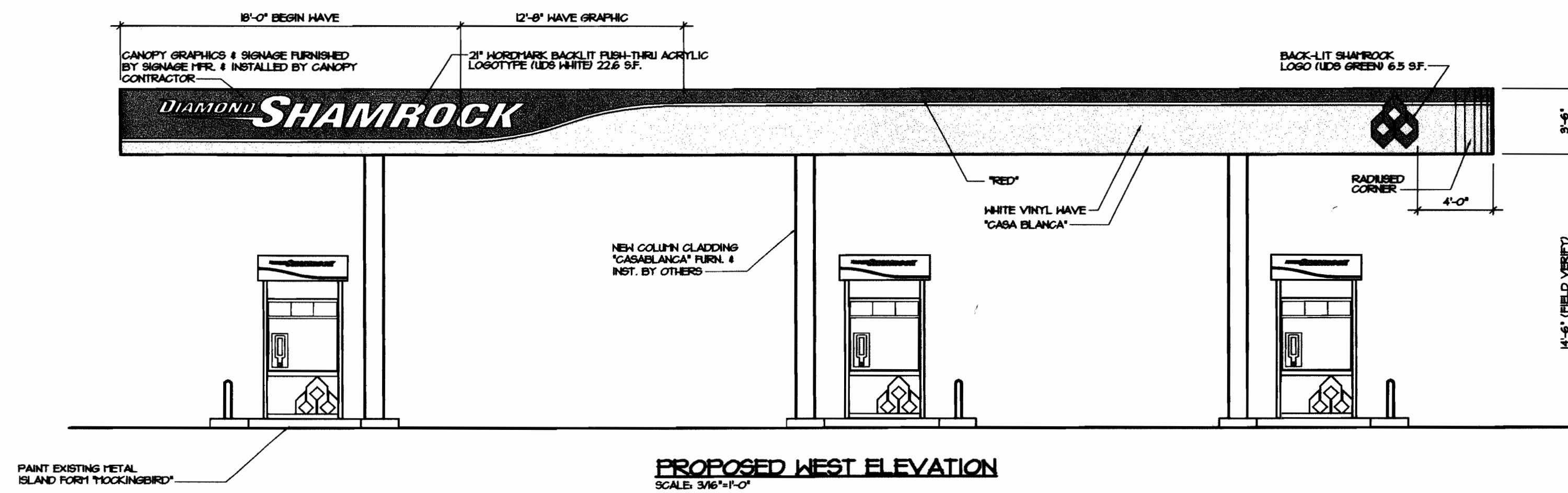
SCALE: 1/4"=1'-0"

SHEET NUMBER: 2193-02

A3

NO	DATE	REVISION	BY
1	02-12-02	PER VALERO COMMENTS	RT





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





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

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

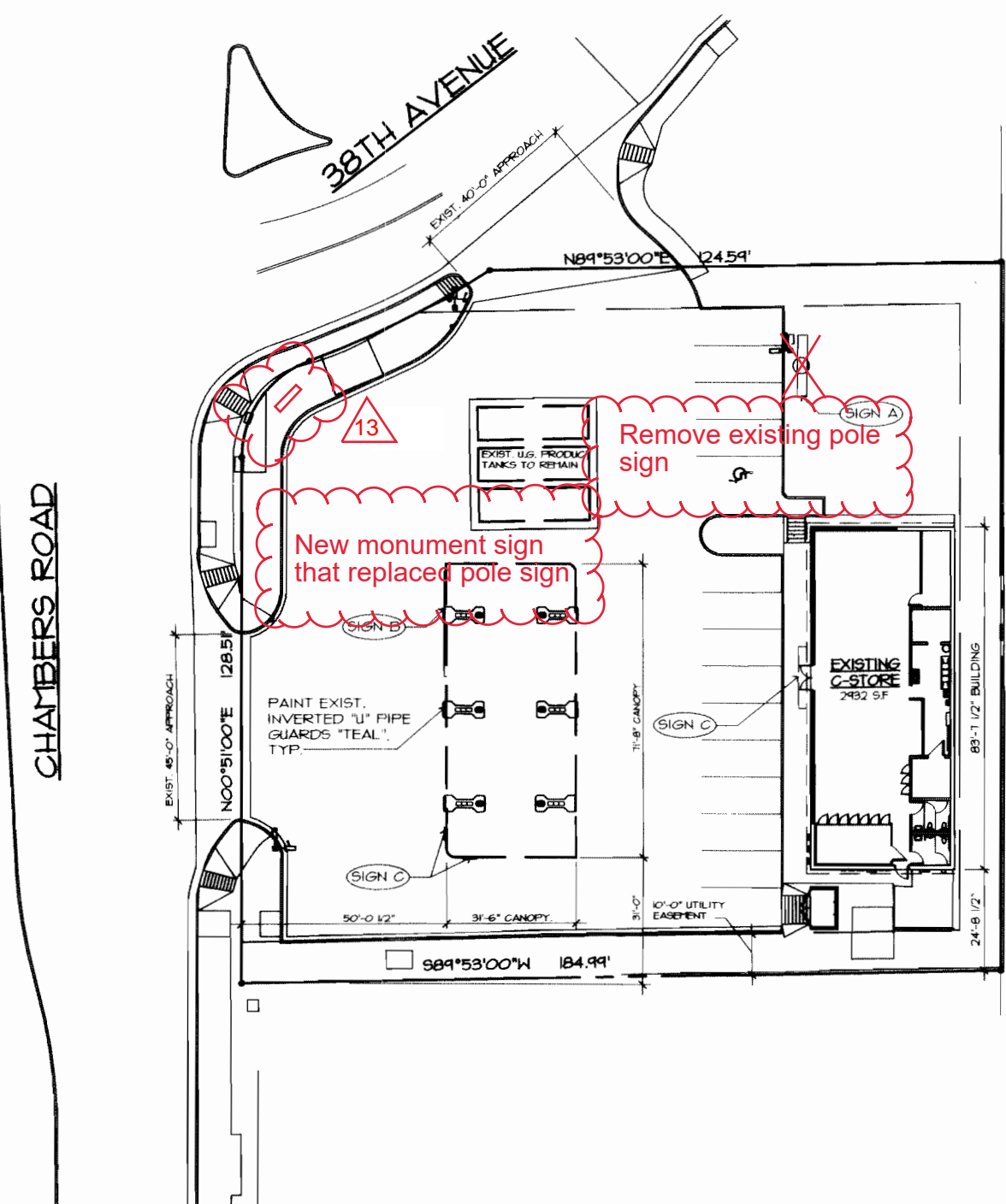
CASE NUMBER  
1987-6015-05

DRAWING NO:

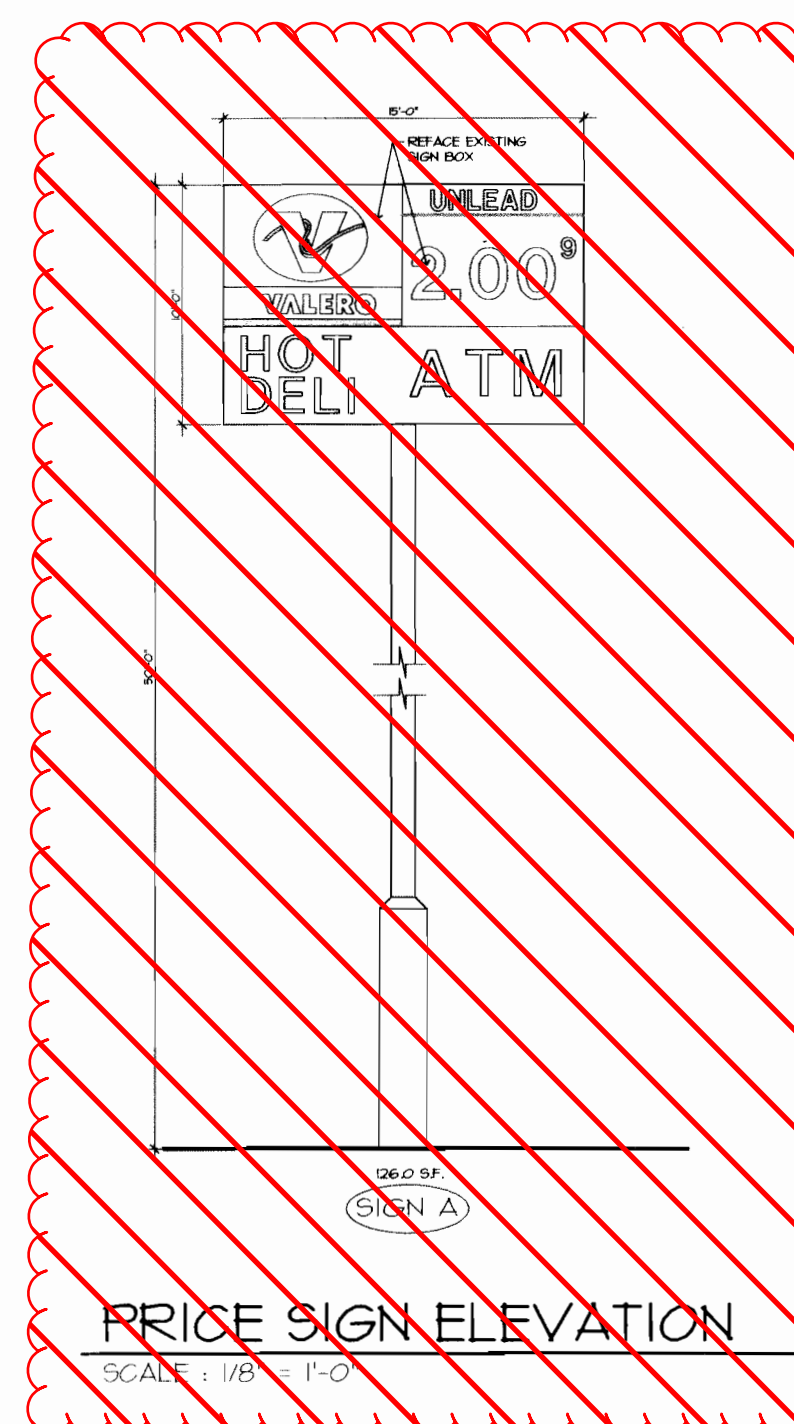
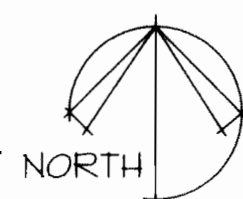
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ROADRUNNER CONVENIENCE

87-6015-05

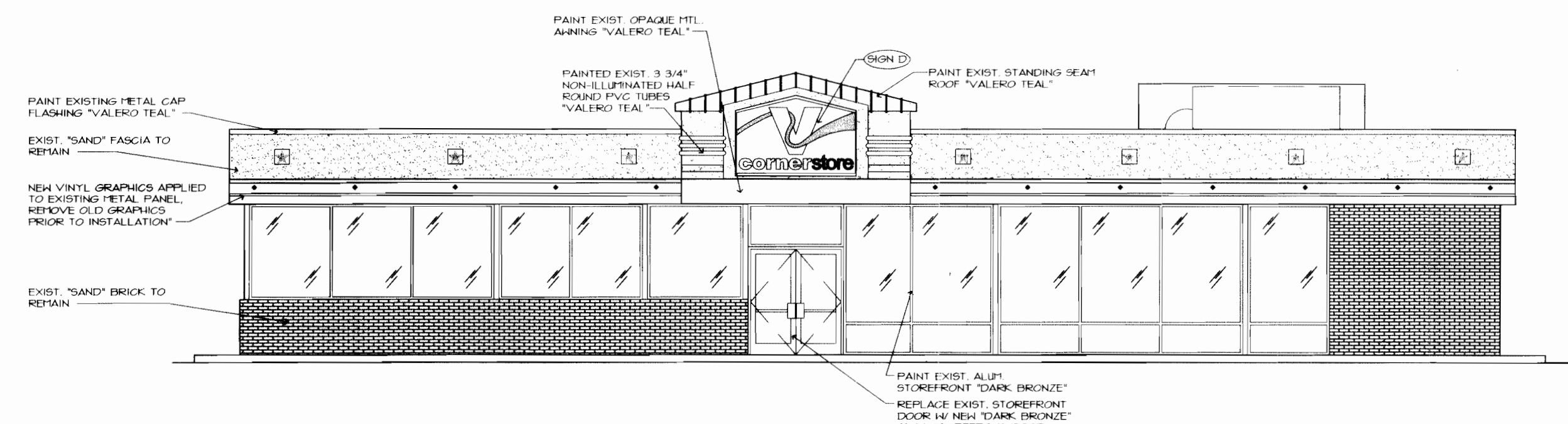


SITE PLAN  
SCALE: 1" = 40'-0"

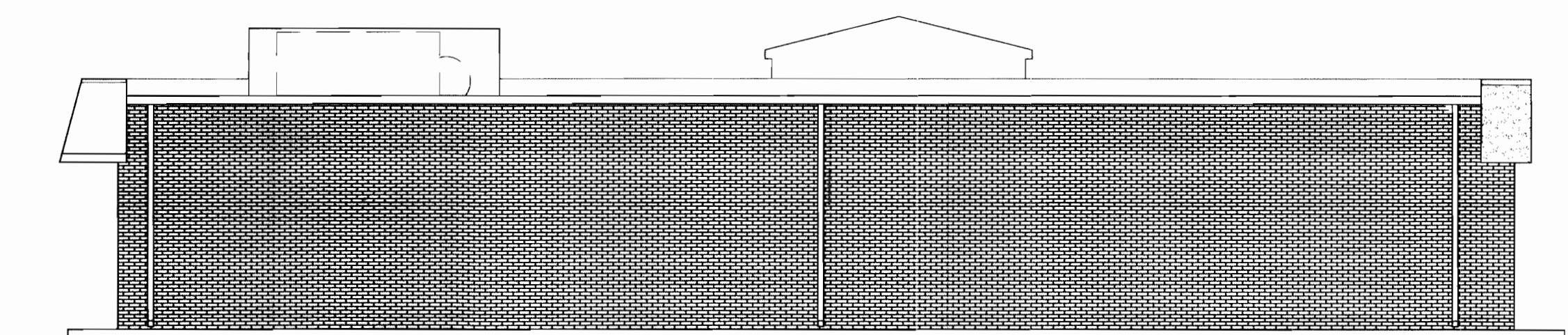


PRICE SIGN ELEVATION  
SCALE: 1/8" = 1'-0"

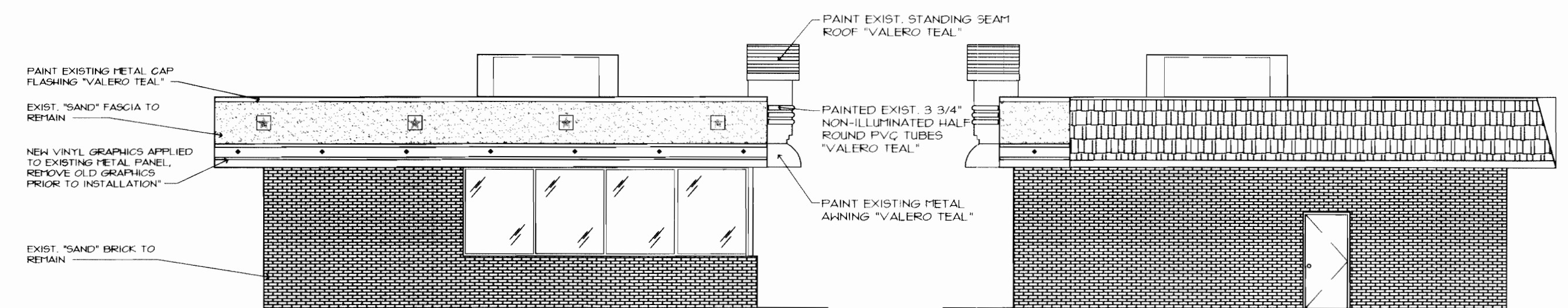
13  
Pylon sign removed and replaced with monument on NW corner



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

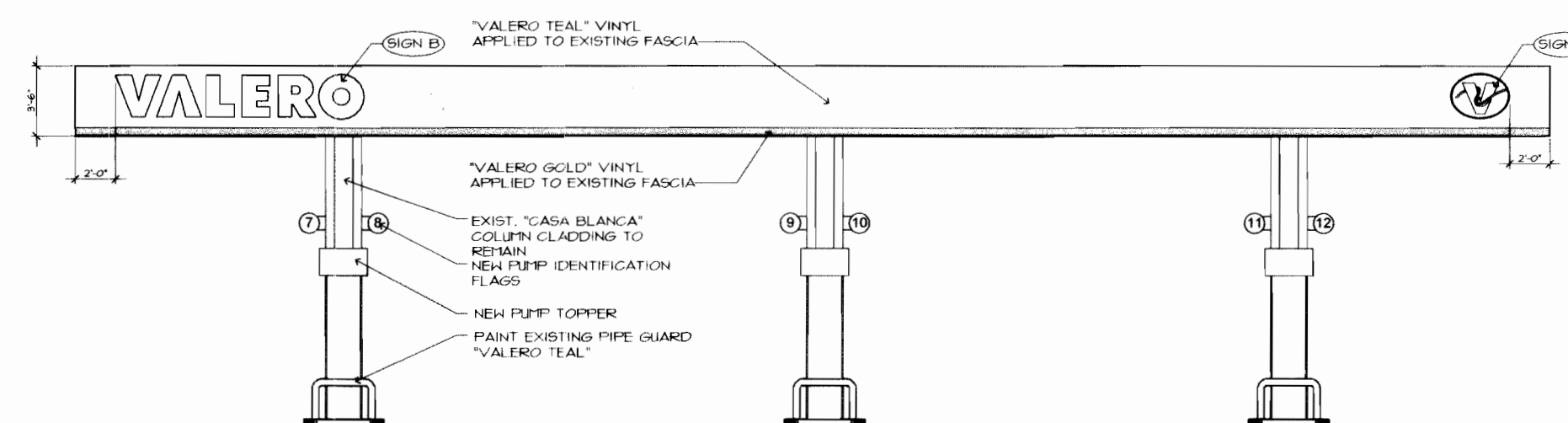


WEST ELEVATION  
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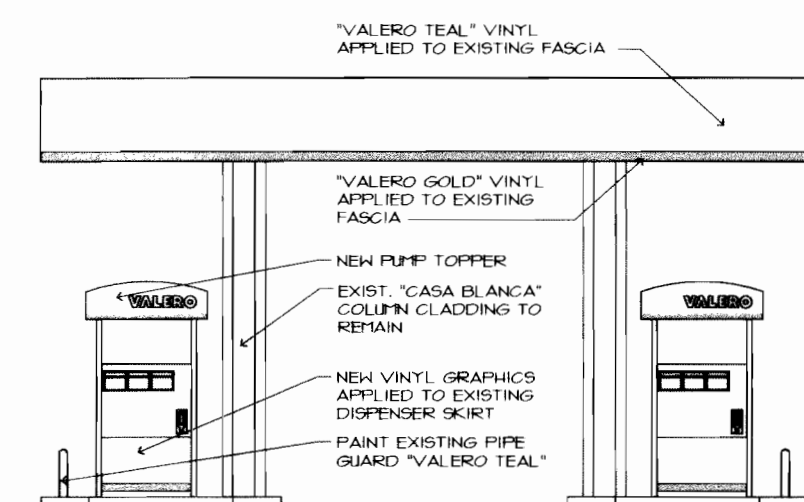


SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

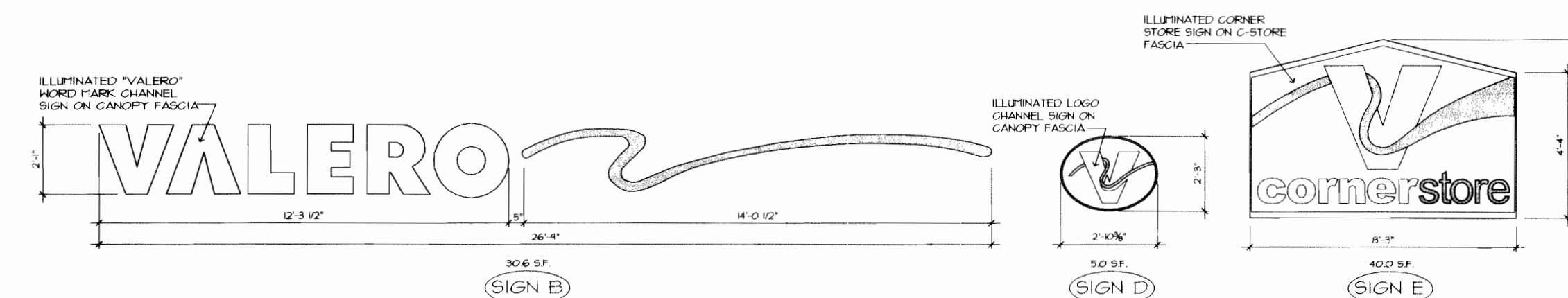
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



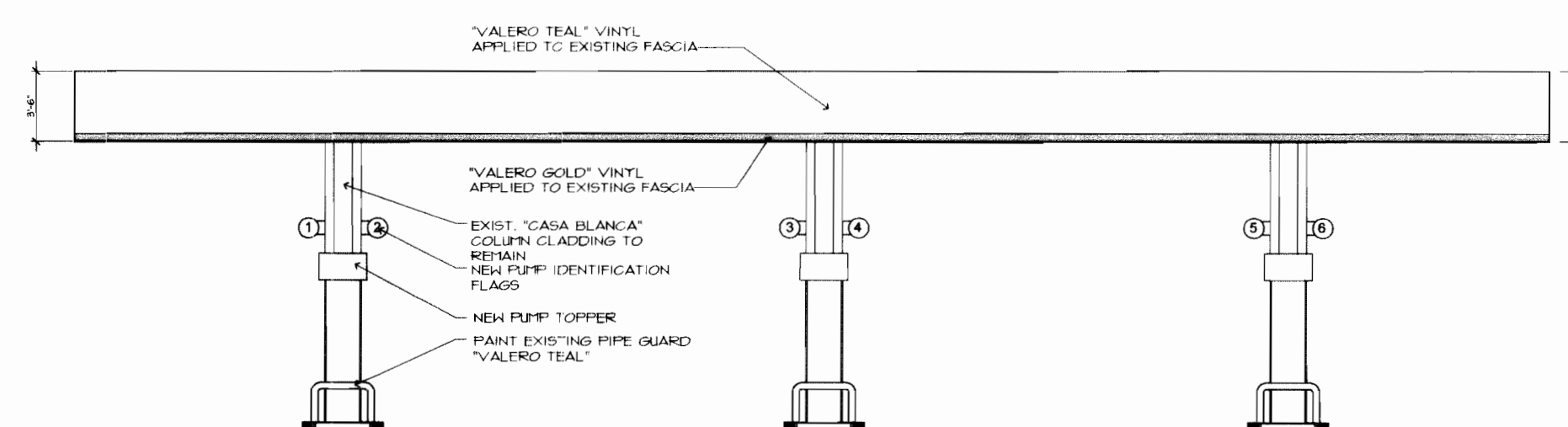
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



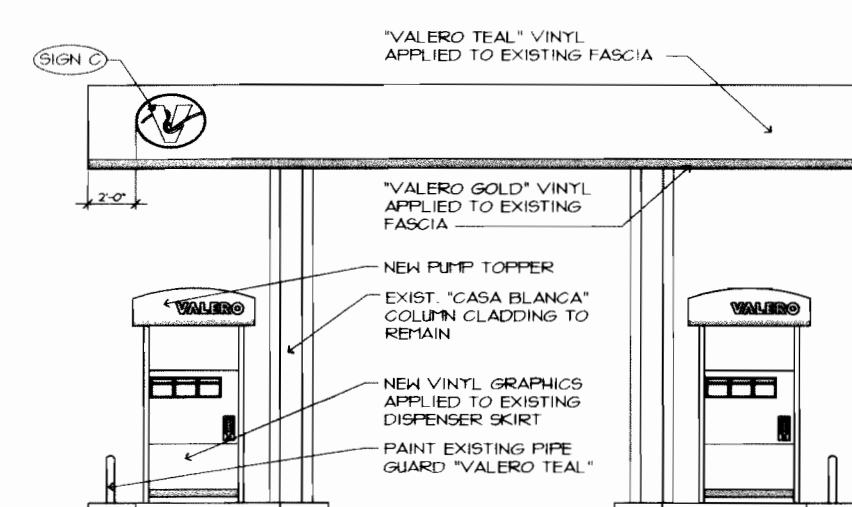
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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