

A ROADRUNNER CONVENIENCE STORE SITE PLAN

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: R. Velasquez Div. Mgr. 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 R. Velasquez (Principal or Owners)

Witness my hand and official seal
Notary Public
My commission expires 3/10/91 Notary/Bu. address: 601 Broadway, Denver, CO
CITY OF AURORA APPROVALS:
City Attorney: [Signature] Date: 5/27/87
Planning Director: [Signature] Date: 5/27/87
Planning Commission: [Signature] Chairman Date: 6-17-87
City Council: [Signature] Date: 6-17-87
Attest: [Signature] City Clerk

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. - 6366%
Area devoted to open space within site (41-16 City Code) 8,370 sq. ft. - 2697%
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: 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
10 ADD GROUND WATER RECOVERY AND TREATMENT SYSTEM AT NW CORNER OF SITE WITH 6' HIGH WOOD SCREEN FENCE ON 3 SIDES.

11 ADMINISTRATIVE AMENDMENT
7/14/02. BANNING FROM TOTAL TO DIAMOND SHAMROCK. SEE PAGES TO LOGGED 87-6015-4.
12 MAY 05-08-06 REBRAND FROM DIAMOND TO VALERO SEE SHEET 3790 CHAMBERS ROAD, AURORA, CO. A 4.1

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:

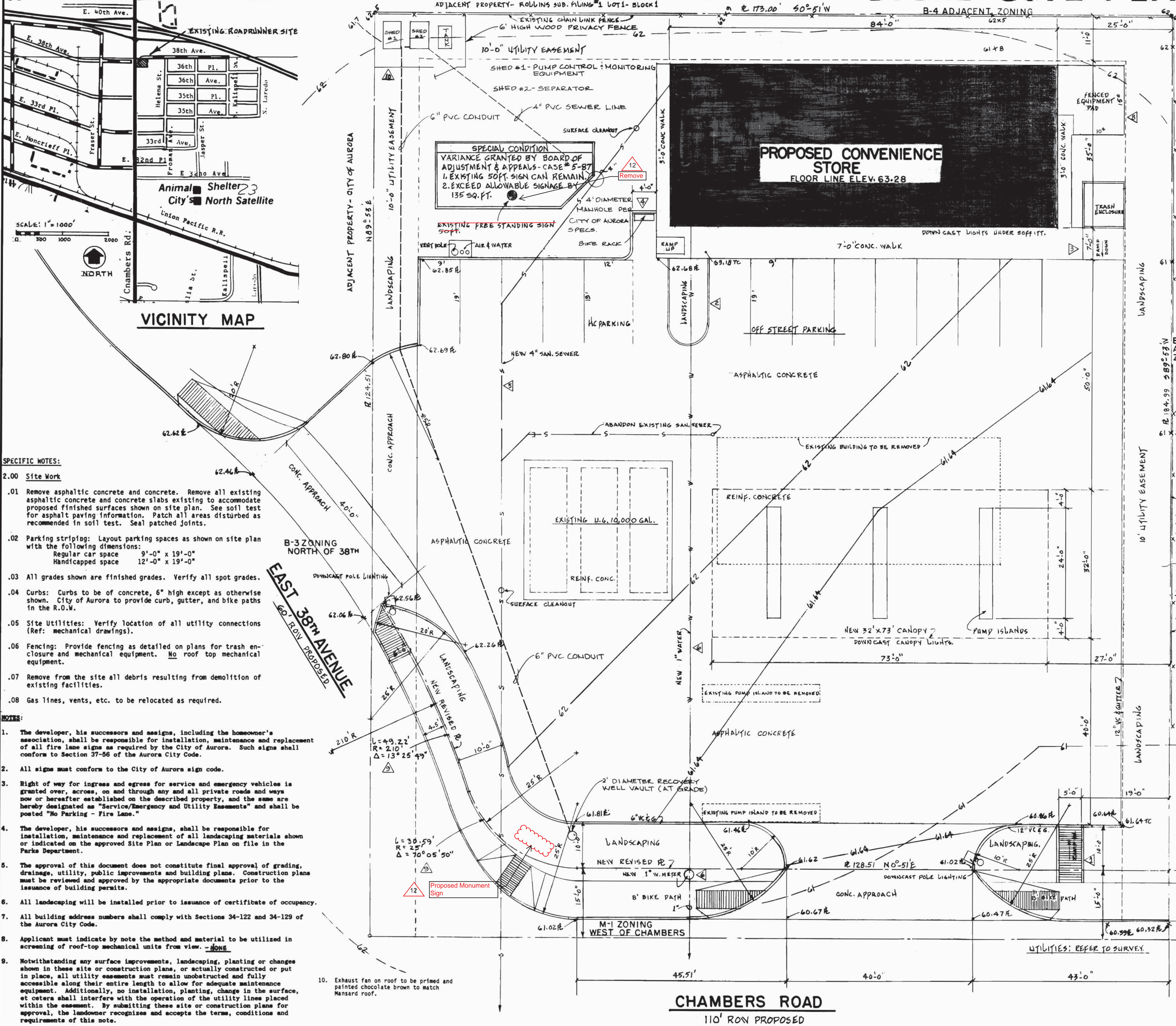
TEXACO SITE NO. 1, a subdivision recorded in Adams County, Colorado, except the following described parcel:

Beginning at the NW Corner of Said 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.

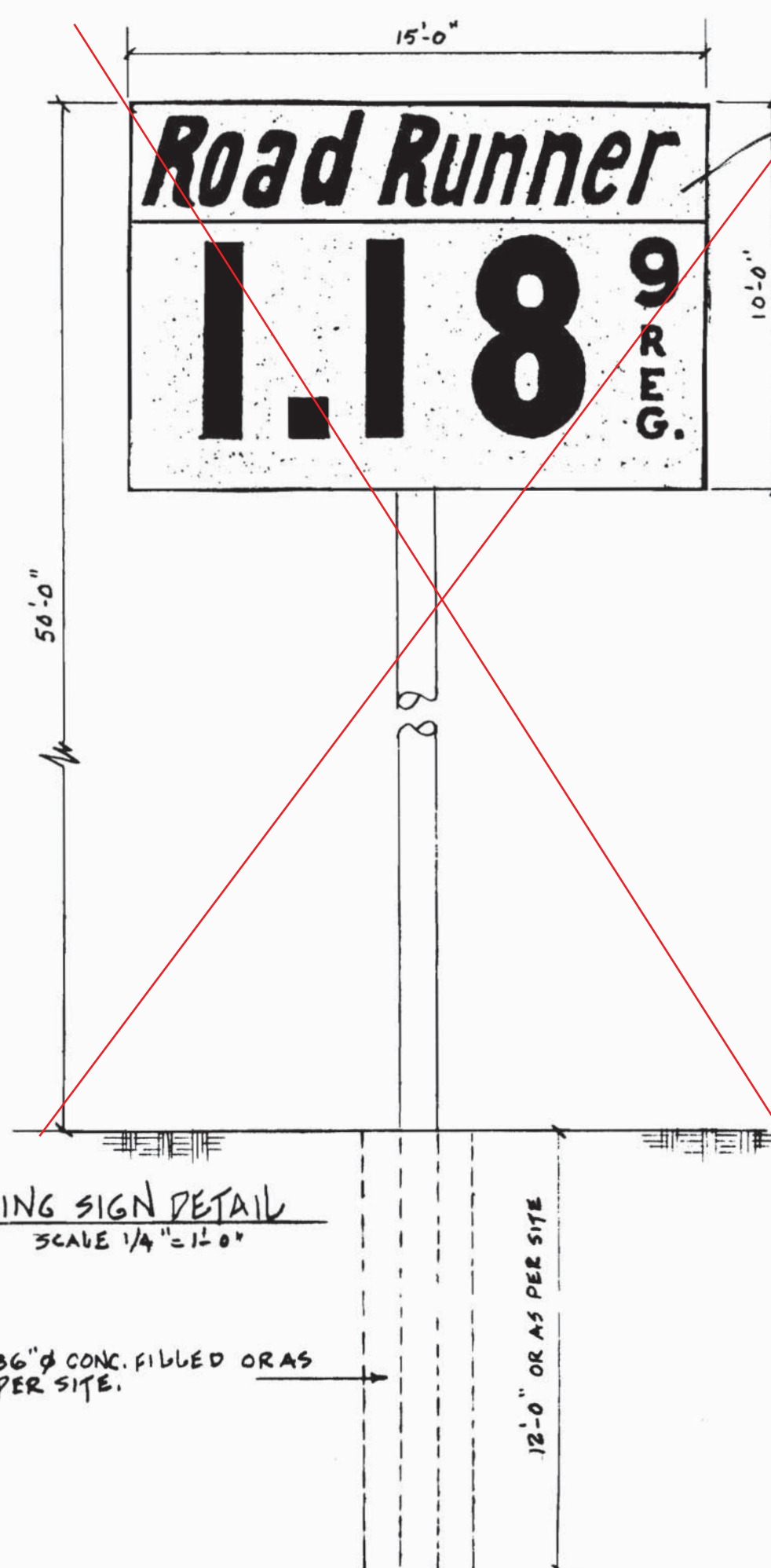
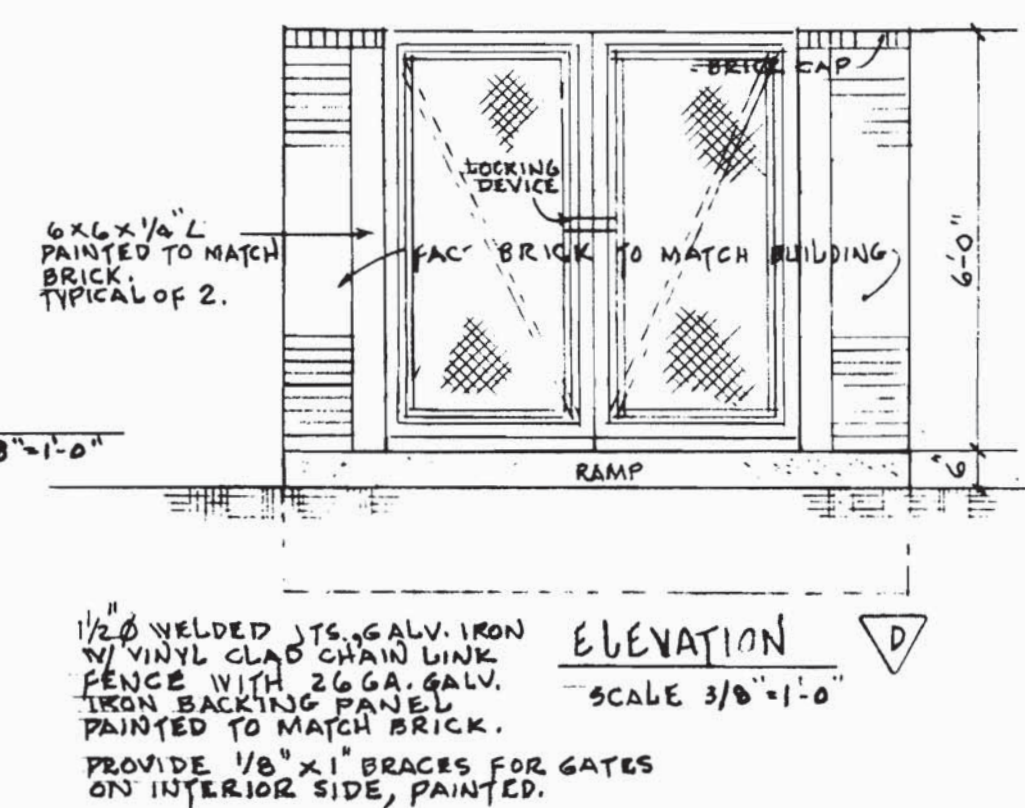
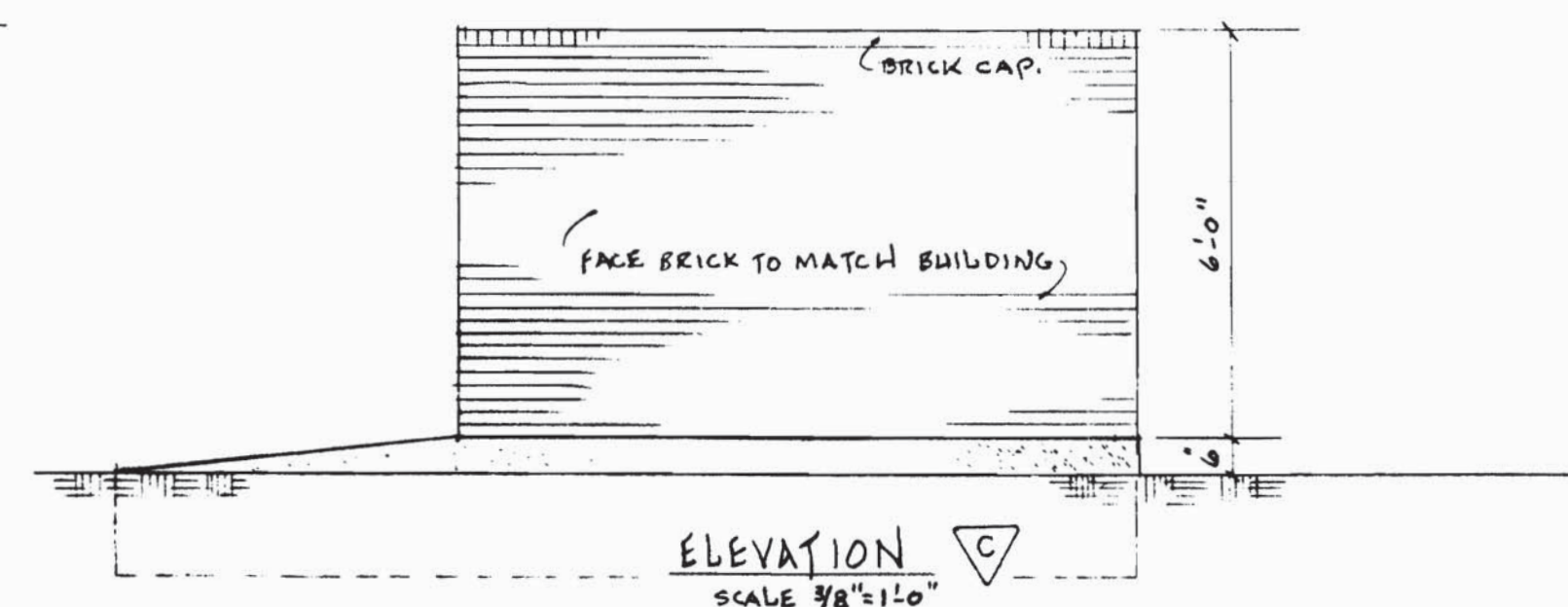
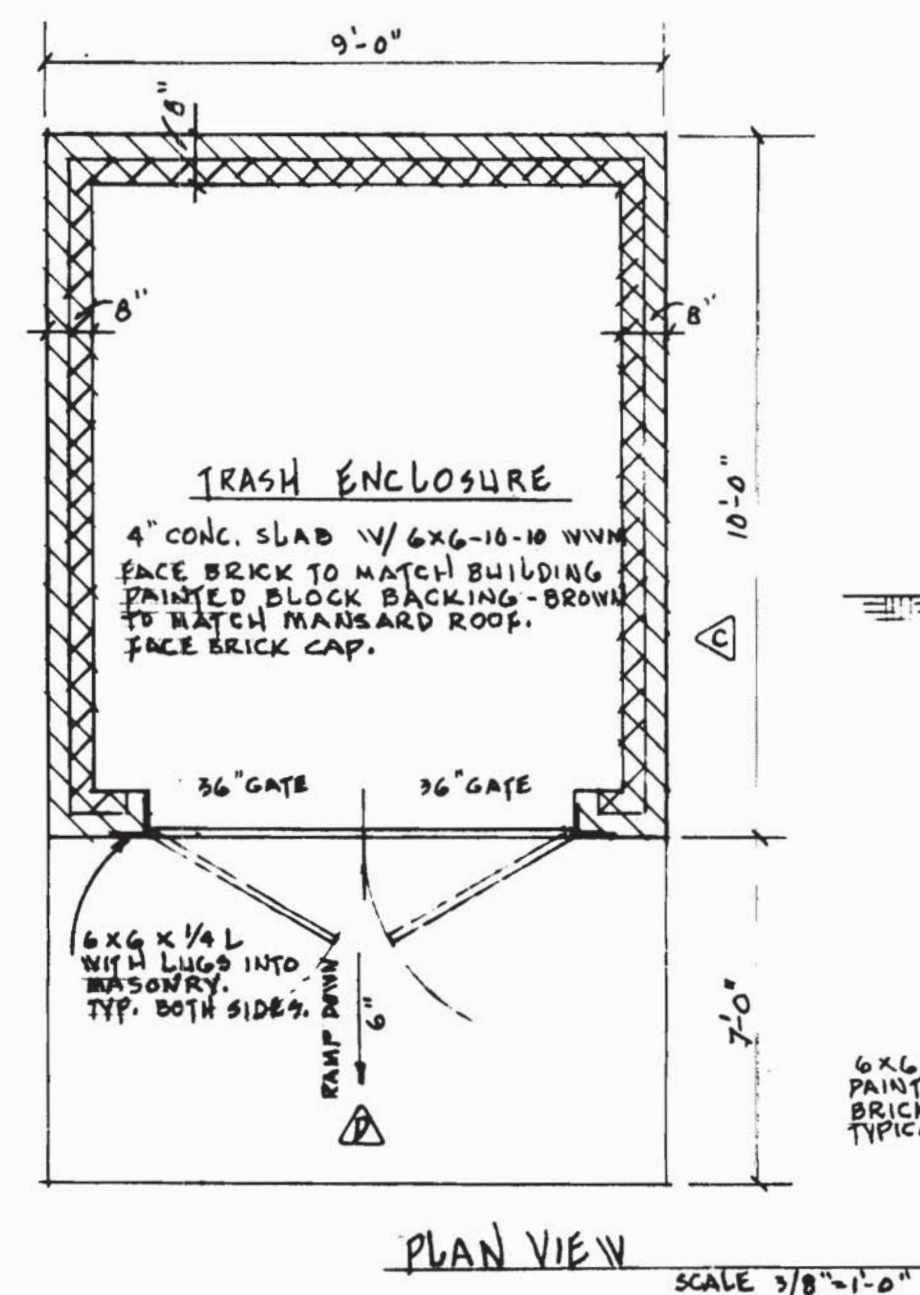
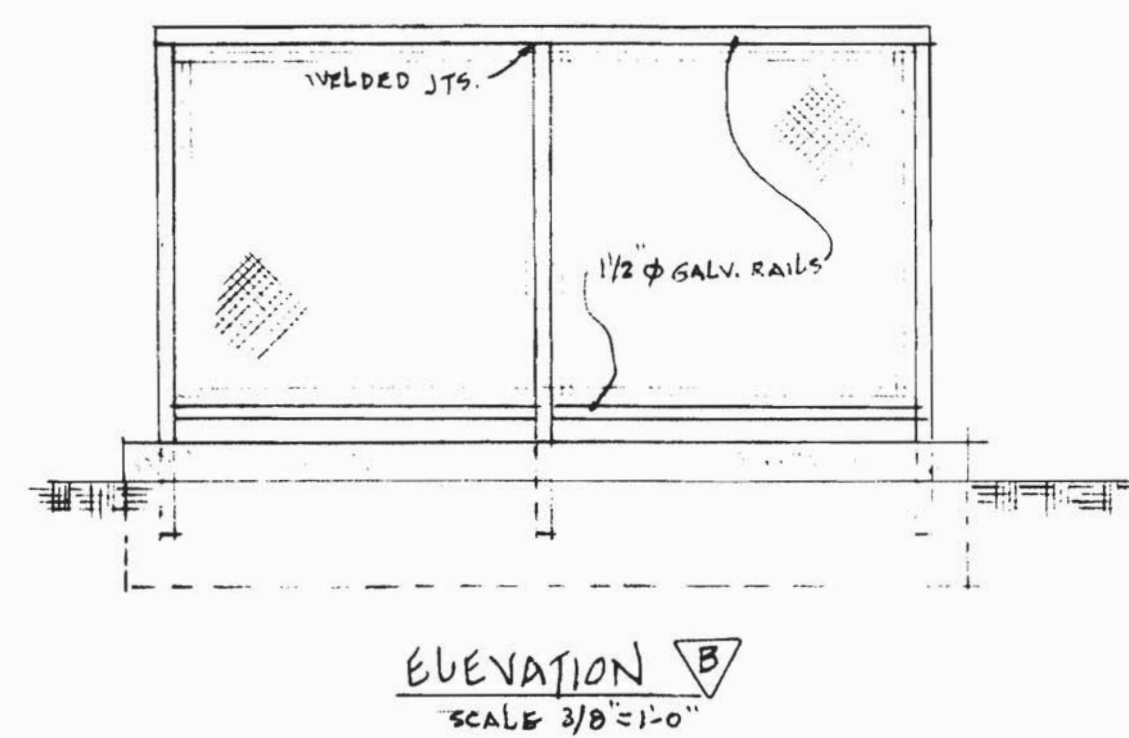
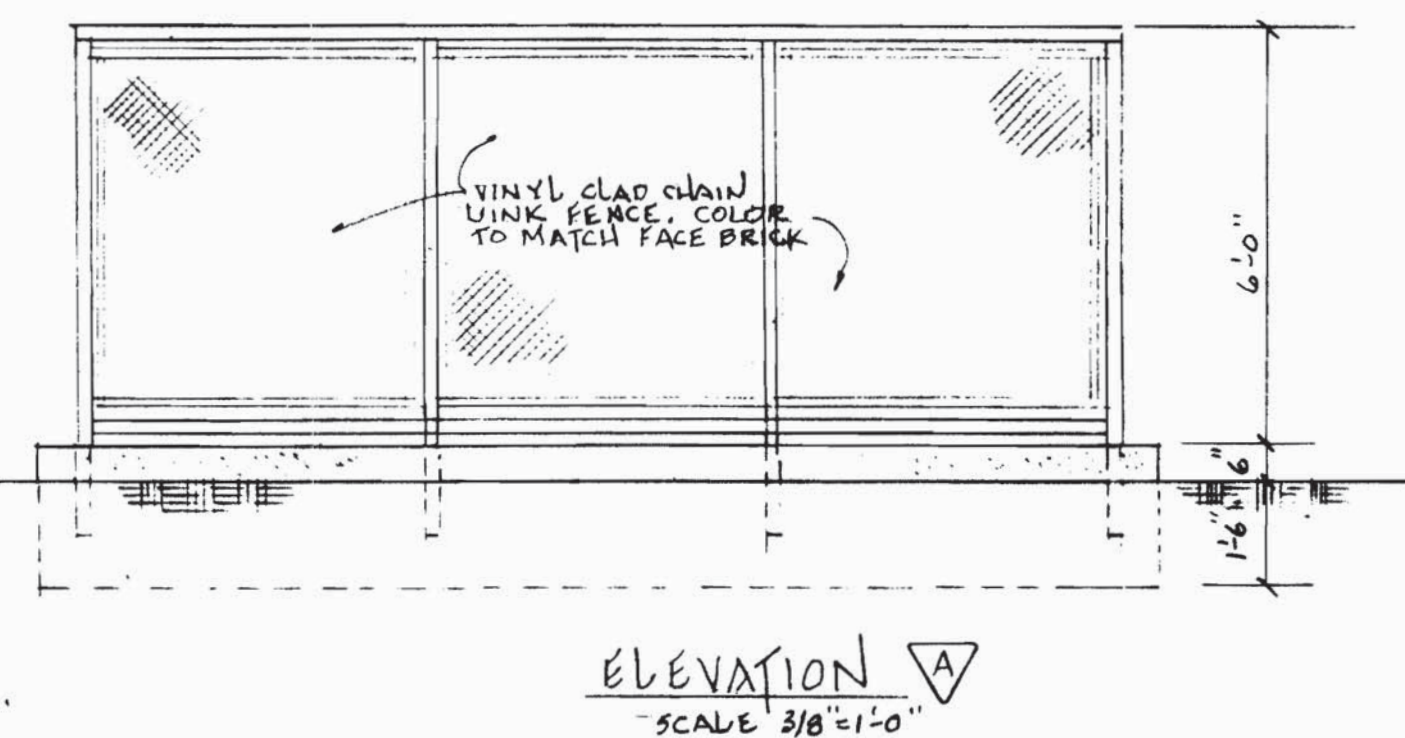
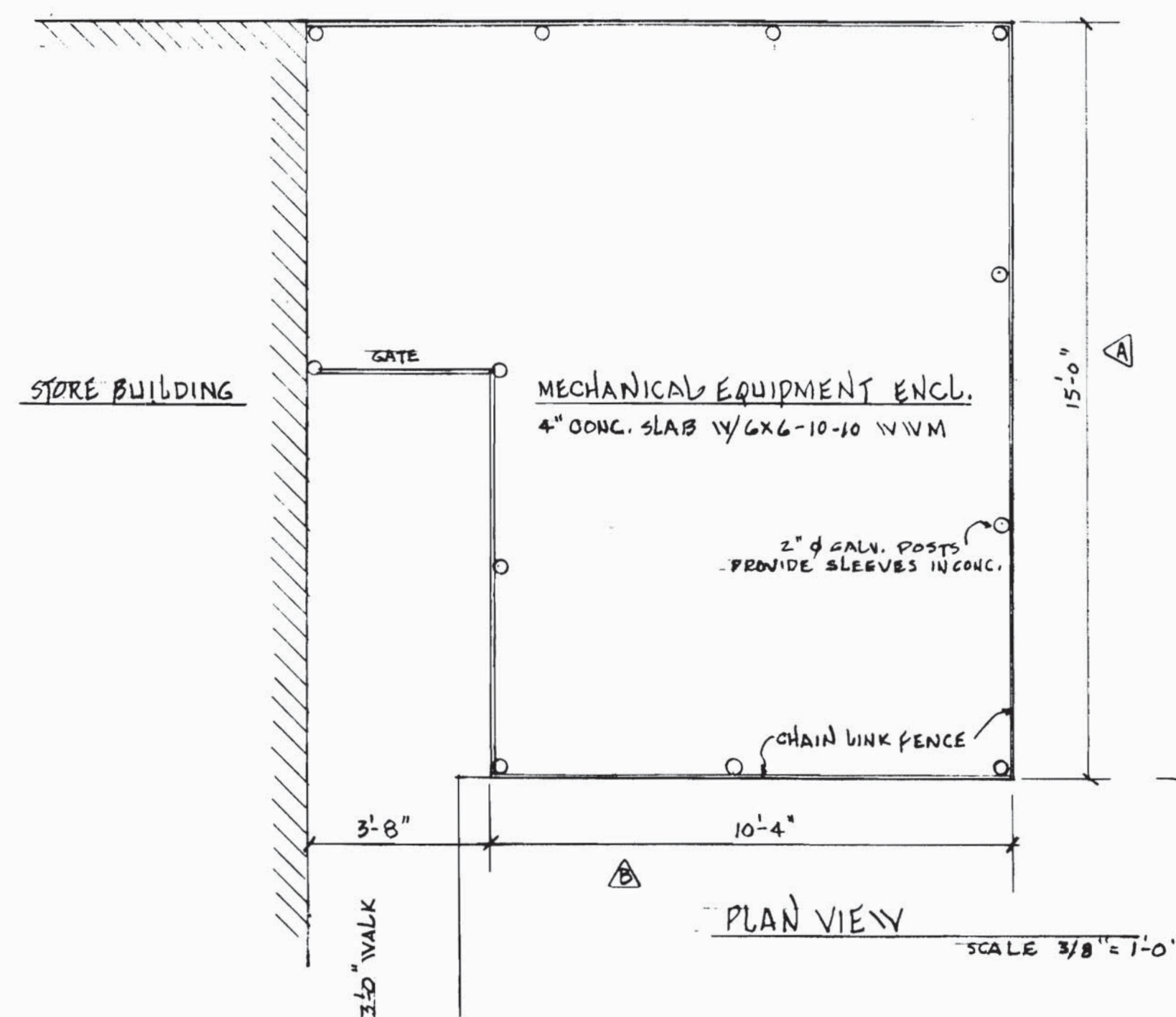


APR 15 1987 PAGE 1 OF 2 PAGES
SITE PLAN
SCALE 1"=10'-0"

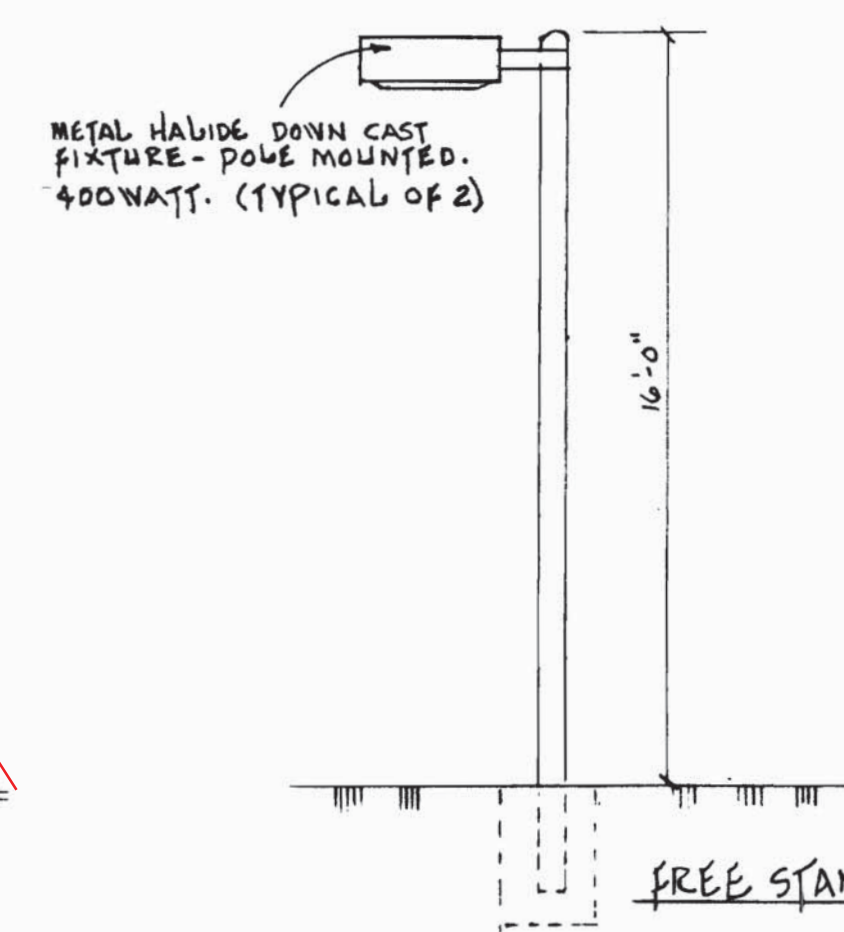
STATE OF COLORADO
PAUL D. MAYBURY
DENVER
B-409
LICENSED ARCHITECT



- 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:**
- The developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire hose signs as required by the City of Aurora. Such signs shall conform to Section 37-56 of the Aurora City Code.
 - All signs must conform to the City of Aurora sign code.
 - 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."
 - 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.
 - 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.
 - All landscaping will be installed prior to issuance of certificate of occupancy.
 - All building address numbers shall comply with Sections 34-122 and 34-129 of the Aurora City Code.
 - Applicant must indicate by note the method and material to be utilized in screening of roof-top mechanical units from view. -NONE
 - 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, et cetera 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.
 - Exhaust fan on roof to be primed and painted chocolate brown to match Mansard roof.



ADMIN AMEND 7/17/02
COPY TO BE CHANGED TO
DIAMOND SHAM ROLL.
GIVEN VARIANCE IN 1998, NOT
PART OF TOTAL SIGN ALLOWANCE.



APR 15 1987
RENEWED
MAY 15 1987

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

| QUANTITY | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|--------------|--------|----------------------------------|-----------------------------|------------|-----------|
| 3 | GA | FRAXINUS PENNSYLVANIA LAEVOLEATA | MARSHALL'S GREEN ASH | 2'22" CAL. | BB |
| 2 | HL | GLADITEA TRACANTHOS INERMIS | SHADEMASTER HONEYLOCUST | 2'22" CAL. | BB |
| 2 | SN | HALL'S VARIETY "SPRING SNOW" | SPRING SNOW CRABAPPLE | 12" CAL. | BB |
| 2 | CC | POPULUS SARGENTII | COTONWOOD COTONWOOD | 2'22" CAL. | CONT. |
| 1 | PP6 | PINUS PONDEROSA | PONDEROSA PINE | 6'H. | BB |
| 1 | PP8 | PINUS PONDEROSA | PONDEROSA PINE | 8'H. | BB |
| | | | | | |
| 12 | RD | CORYLUS SPICATIFERA CALORADENSIS | REDTWIN DOGWOOD | 5 GAL. | 6'0" O.C. |
| 11 | PC | COTONEASTER ACUTIFOLIA | PEKING COTONEASTER | 5 GAL. | 5'6" O.C. |
| 14 | AJ | JUNIPERUS CHINENSIS ARMSTRONGI | ARMSTRONG JUNIPER | 5 GAL. | 6'0" O.C. |
| 29 | PF | JUNIPERUS CHINENSIS PITTZERIANA | PITZNER JUNIPER | 5 GAL. | 8'0" O.C. |
| 35 | CJ | JUNIPERUS HORIZONTALIS PLUMOSA | ANDROS CREEPING JUNIPER | 5 GAL. | 5'0" O.C. |
| 6 | PS | PRUNUS CISTENA | PURPLELEAF SANDCHERRY | 5 GAL. | 7'0" O.C. |
| 2 | SH | RULUS TYPHINIA LAEVOLEATA | CUTLEAF STAGHORN SUMAC | 5 GAL. | 8'0" O.C. |
| 6 | CL | SYRINGA VULGARIS 'COMMON WHITE' | COMMON WHITE LILAC | 5 GAL. | 6'6" O.C. |
| | | | | | |
| 1600 SQ. FT. | — | ASUCA REPTANS | CURLY BUSCLE | 2" POT'S | 12" O.C. |
| 1155 SQ. FT. | — | LONICERA JAPONICA HALLIANA | HALL'S JAPANESE HONEYSUCKLE | QUART | 24" O.C. |
| 685 SQ. FT. | — | SEDUM SPURSUM | DRAGON'S BLOOD SEDUM | 2" POT'S | 18" O.C. |

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 COW MANURE / FEAT MIXTURE PER 1000 SQUARE FEET, ROTOTILLED TO A DEPTH OF EIGHT INCHES.

5. ALL PLANTS TO BE IRRIGATED BY AN AUTOMATIC DRIP/MICROJET SYSTEM. PLANTS IN NON-LIVING WALKWAY 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.

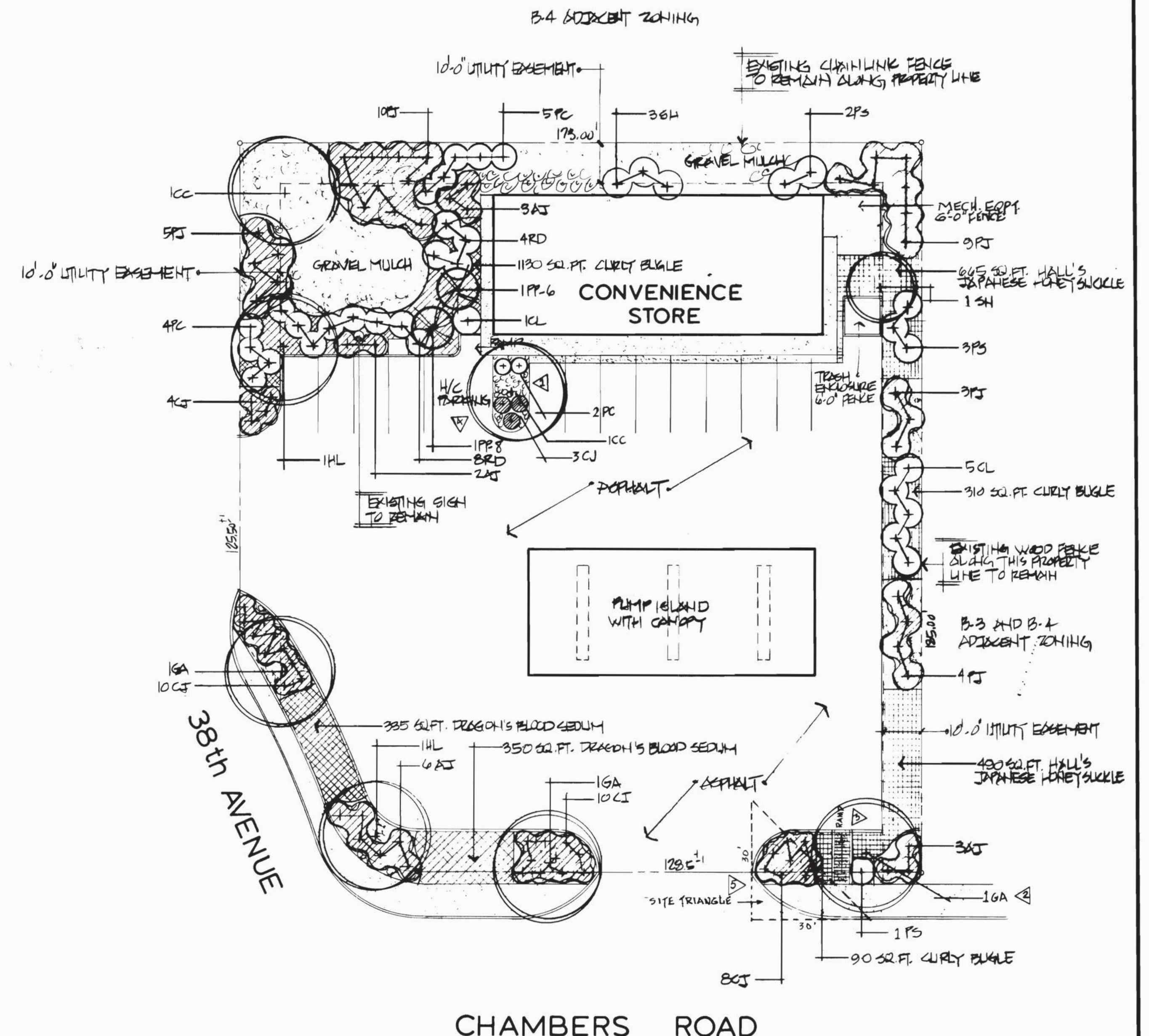
7. SEE ARCHITECTURAL SUBMITTAL FOR FENCE DETAILS FOR TRENCH AND MECHANICAL AREAS, AND DETAIL DIMENSIONS

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

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

The sketches include:

- A square area divided into a grid pattern.
- A square area containing a circle and a shaded, irregular shape.
- A rectangular area filled with dense, wavy lines representing foliage.
- A rectangular area containing several circles and shaded, irregular shapes.
- An evergreen shrub represented by a cluster of overlapping circles.
- Three deciduous shrubs represented by circles with internal cross patterns.



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 cetera 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.

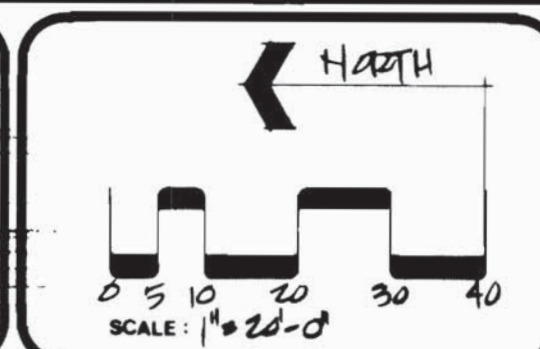


DATE
APRIL 10, 1987

JOB NO.
1387

REVISIONS

MAY 4, 1987
 ① LANDSCAPED ISLAND
 ADDED
 ② TREE MOVED DUE TO
SITE TRIANGLE
 ③ WALK RAMP ADDED
 MAY 15, 1987
 ④ 1 CC ADDED
 ⑤ SITE TRIANGLE ADDED



LANDSCAPE DEVELOPMENT PLAN FOR A

ROADRUNNER CONVENIENCE STORE

CHAMBERS ROAD AT 38th AVENUE

AURORA, COLORADO

landscape architecture
land planning

cddg

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

SHEET

L1

/ OF 1

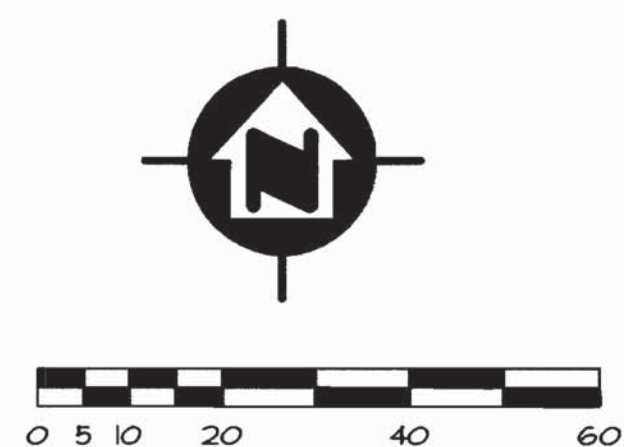
ROADRUNNER CONVENIENCE STORE 87-6015-14

PROJECT NAME: POSTMASTER: CARVE LIMITED
JOB NUMBER: 13-87 DATE: APRIL 10, 1967


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 |
| 3140 CHAMBERS ROAD | 84 LIN. FT. | 168 SF. | 1 CORNER STORE | 40.0 |
| | | | 2 LOGOS | 13.0 |
| | | | 1 DIAMOND SHAPE ROCK | 32.6 |
| | | | 1 I.D. SIGN | |
| TOTAL | | 168 SF. | 5 SIGNS | 85.6 SF. |

CONVERT FROM
TOTAL PETROLEUM
TO DIAMOND SHAMROCK



CASE NUMBER
1987-6015-04

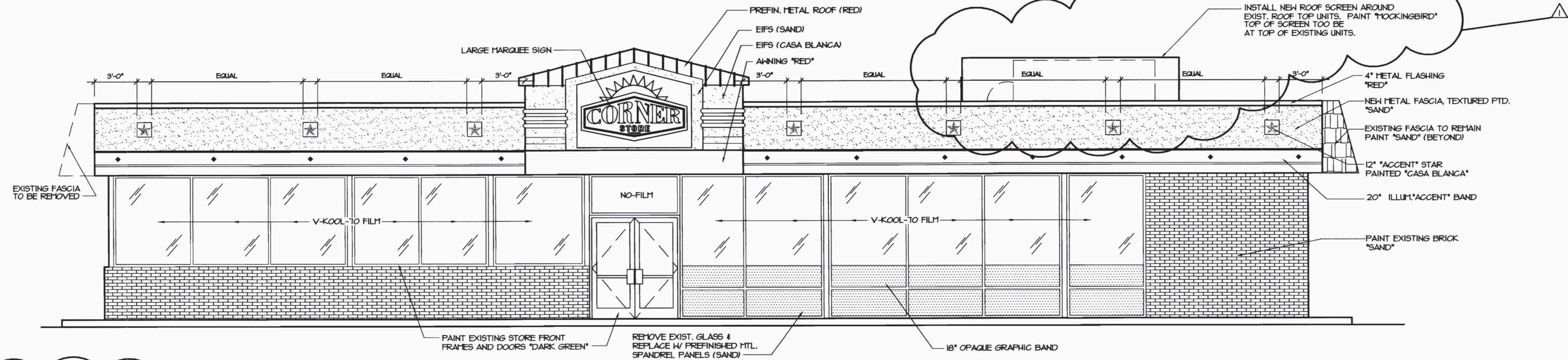
| | |
|---|---|
| <div style="display: flex; justify-content: space-between;"> <div> WILERO ENERGY CORPORATION  6000 NORTH LOOP 1604, NEPT SAN ANTONIO, TX 78249-1112 </div> <div> PREPARED FOR: </div> </div> | |
| SITE PLAN | CHECKED BY: |
| DRAWN BY: RM | SCALE: 1" = 20'-0" |
| DATE: 3-15-02 | SHEET NUMBER: |
| DRAWING NUMBER: 27193-02 | STORE #4051 3140 CHAMBERS ROAD AURORA, CO |

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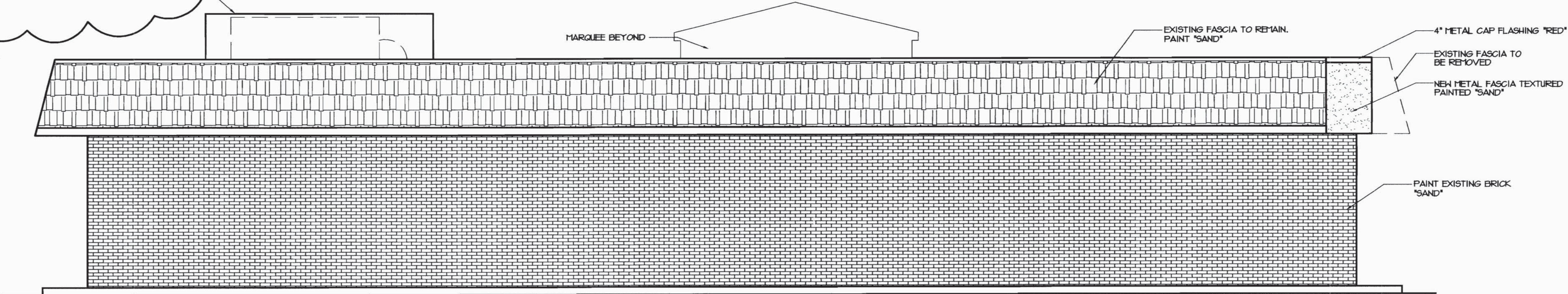
WICKHAM
GUSTAFSON
ARCHITECTS

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



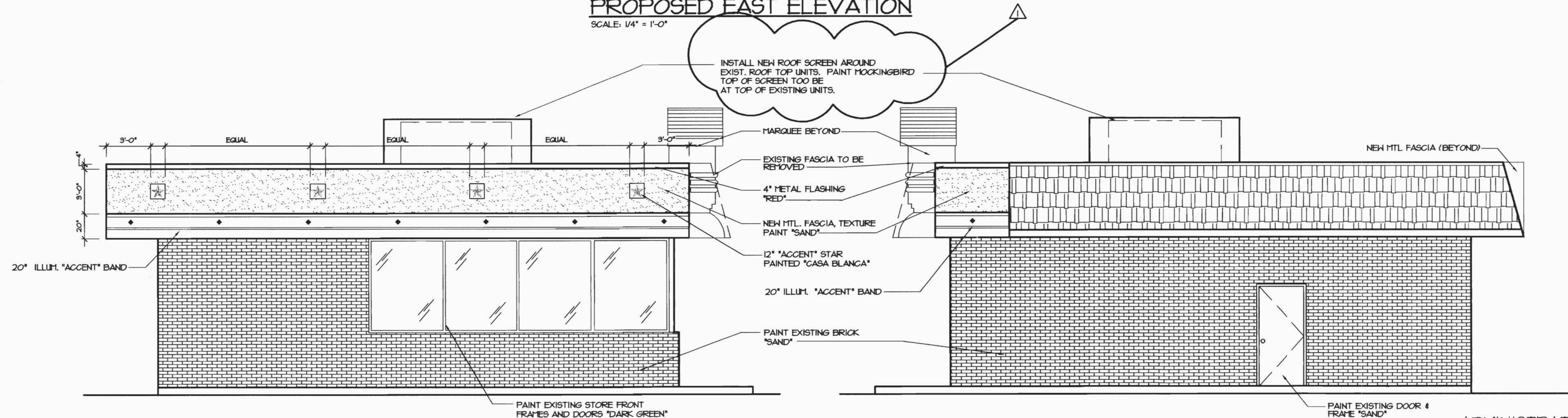
PROPOSED WEST ELEVATION

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 PETROLBIT TO DIAMOND SHAFT-ROCK

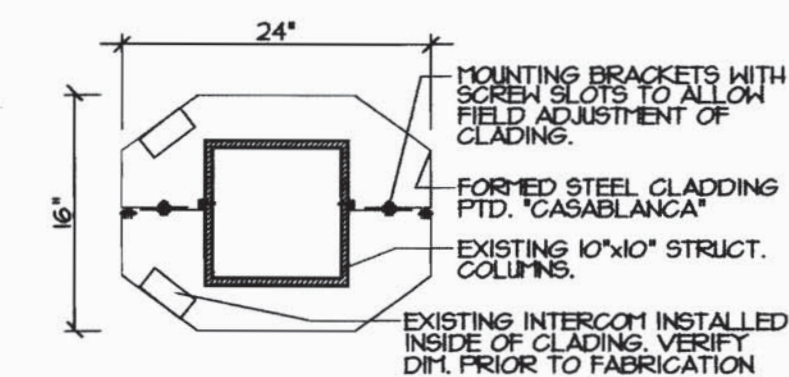
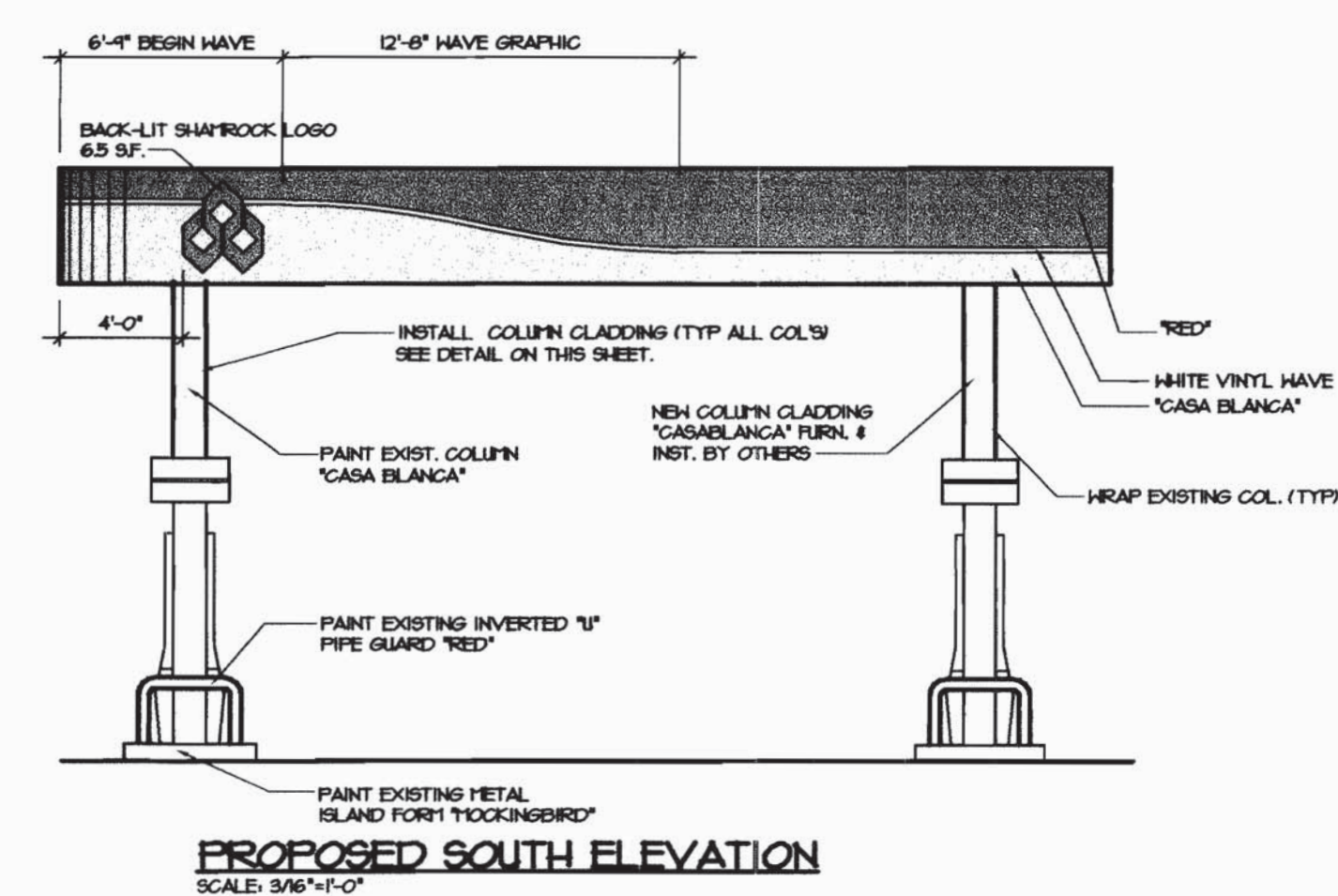
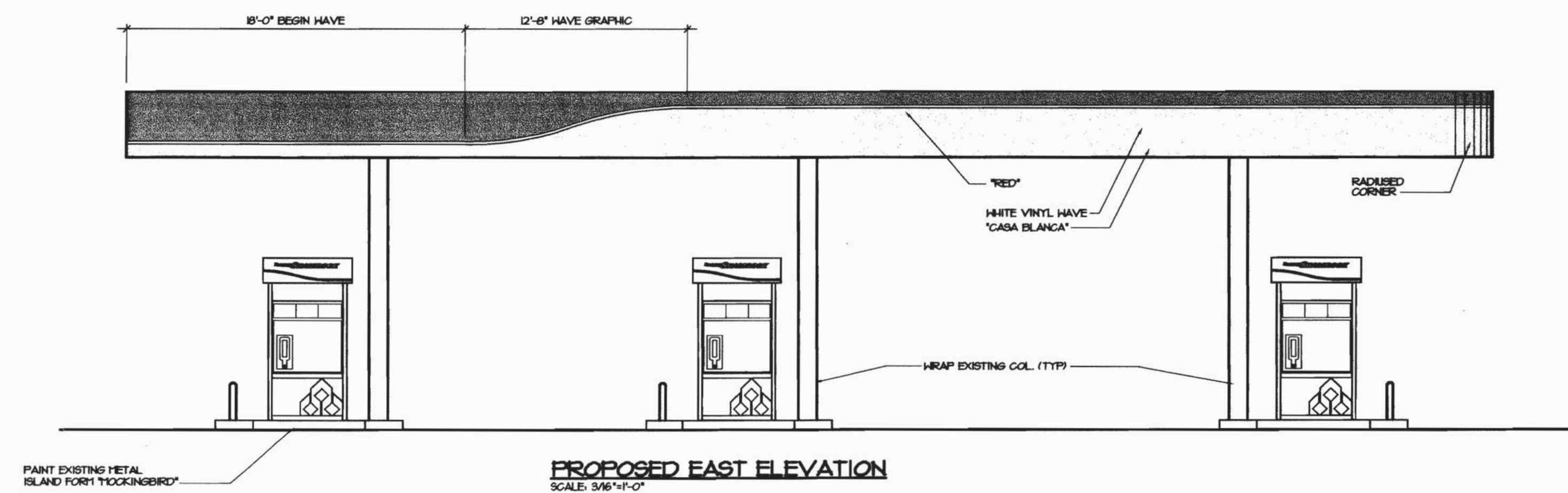
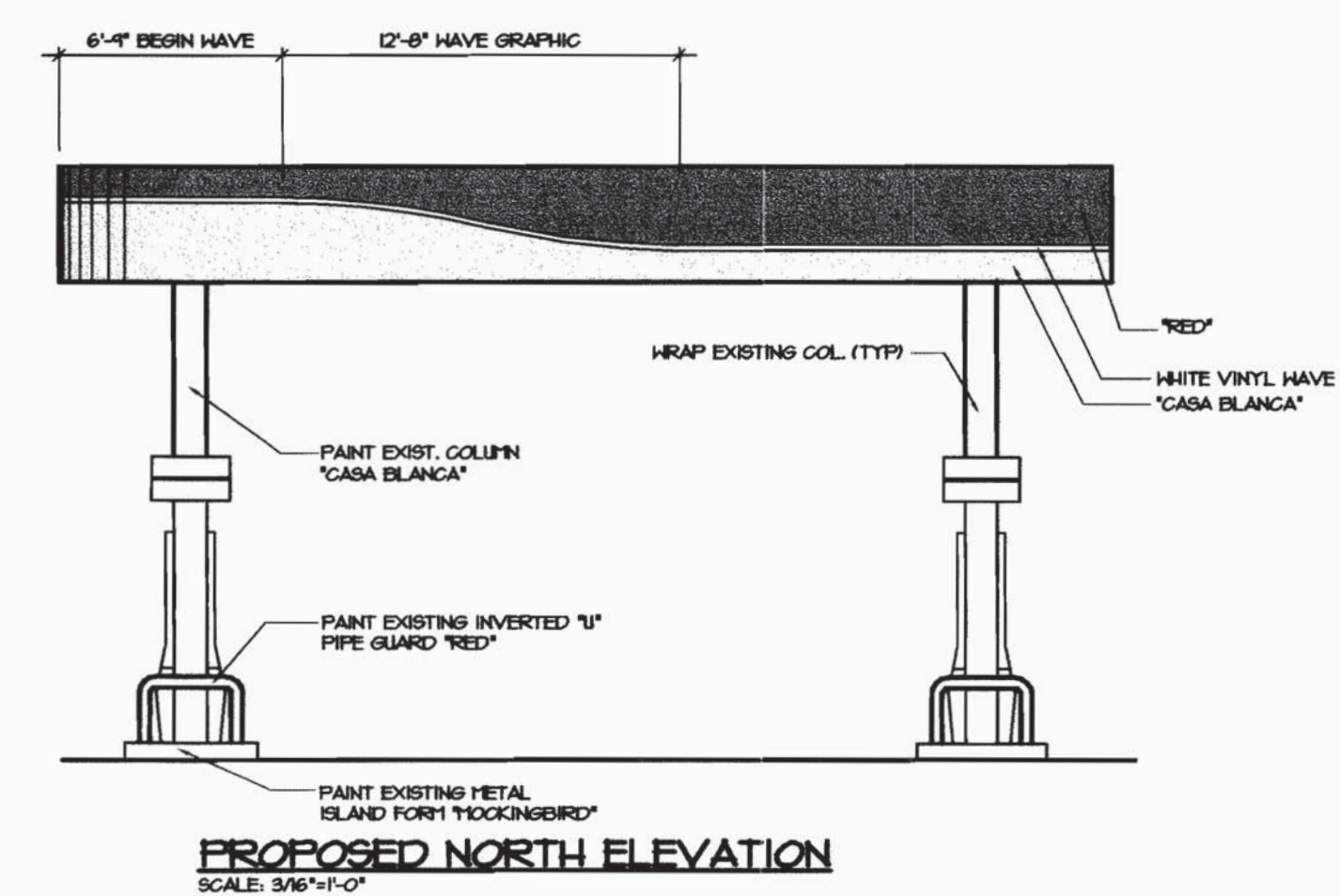
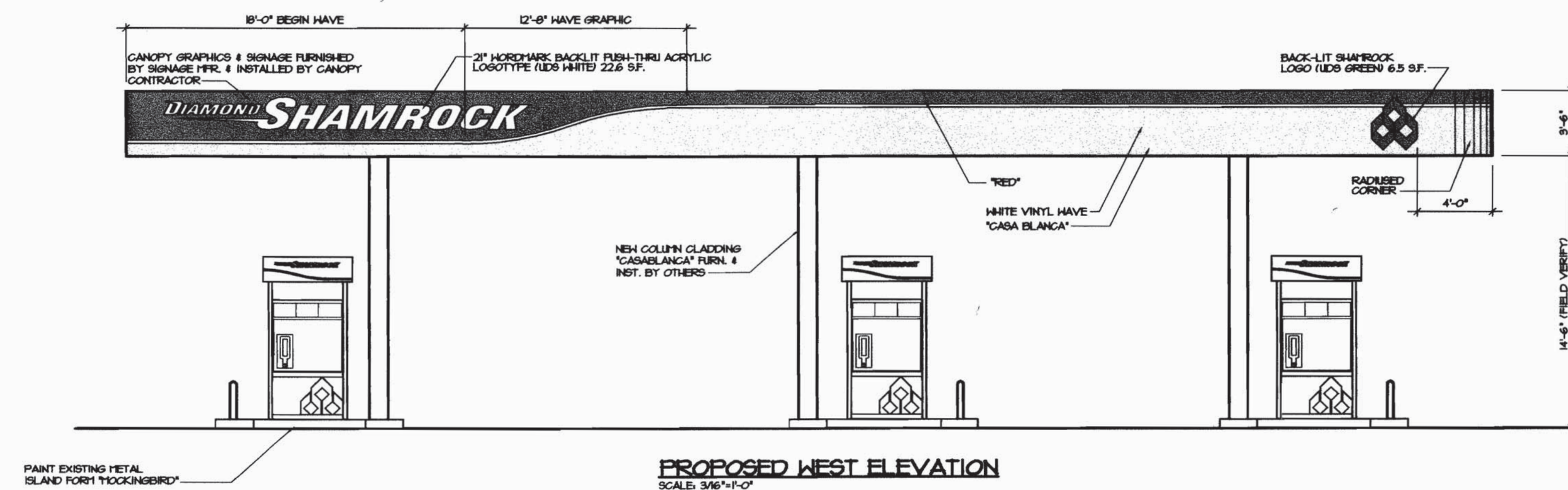
ROAD RUNNER STORE

CASE NUMBER
1987-6015-04


PREPARED BY:
WALVERDE
ARCHITECTS
1449 RIVERSIDE AVENUE
FT. COLLINS CO 80524
TELE- 970-493-2025 FAX- 970-493-2026

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| | |
|--|---|
| VALERO ENERGY CORPORATION 6000 NORTH LOOP 1604 WEST SAN ANTONIO, TX 78244-1112 | |
| STORE #4051 3790 CHAMBER AURORA, COLORADO | |
| PROPOSED EXTERIOR ELEVATIONS DRAWN BY: RT DATE: 01-31-02 DRAWING NUMBER: 2793-02 | CHECKED BY: RT SCALE: 1/4"=1'-0" SHEET NUMBER: A3 |




ADMINISTRATIVE AMENDMENT 7/08/02

 CONVERT FROM
TOTAL PETROLEUM
TO DIAMOND SHAMROCK

ROAD RUBBER STUFF

2 CASE NUMBER
1987-6015-04

| | | | | | | | | | | |
|--|---|--|--|--|--|--|--|---|--|--|
| <div>PROPOSED</div> <div>CANOPY ELEVATIONS</div> | | <div>PREPARED FOR:</div> <div>TOTAL PETROLEUM, INC</div> <div>6000 NORTH LOOP 1604 WEST</div> <div>SAN ANTONIO, TX 78241-112</div> | | <div>NOTICE: THIS DOCUMENT IS THE PROPERTY OF ARCHITECTS & ENGINEERS, INC. NO REPRODUCTION, COPIES, OR INFORMATION HEREIN SHALL BE LOANED, REPRODUCED, COPIED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF ARCHITECTS & ENGINEERS, INC. IF THIS DOCUMENT IS LOANED BY OR WITH THE AUTHORITY OF ALERO ENERGY CORP., THE BORROWER'S CONSIDERATION SHALL BE TO RETURN THIS DOCUMENT UPON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.</div> | | <div>PREPARED BY:</div> <div> ARCHITECTS & ENGINEERS, INC.</div> <div>GUSTAFSON</div> | | <div>NO</div> <div>DATE</div> <div>REVISION</div> <div>BY</div> | | |
| <div>DRAWN BY: RT1</div> | <div>CHECKED BY: RJG</div> | <div>SCALE: 3/16"=1'-0"</div> | <div>STORE #4051</div> <div>3140 CHAMBERS RD</div> <div>AURORA, COLORADO</div> | | | | | | | |
| <div>DATE: 5-20-02</div> | <div>DRAWING NUMBER:</div> <div>2793-02</div> | <div>SHEET NUMBER:</div> <div>A4</div> | | | | | | | | |

