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August 11, 2021

El Paso County
3460 Marksheffel Rd.
Colorado Springs, CO 80922

RE: Site Development Plan and Signage for a proposed Maverik Convenience Store with Fuel Sales at SW corner of County Line Rd and I-25

Maverik, Inc., respectfully submits this narrative for a proposed convenience store with fuel sales at the southwest corner of County Line Rd and I-25.

Existing Conditions

The property consists of 5 acres and is surrounded by vacant parcels. The property and adjacent properties to the South, East and West are commercially zoned with a convenience store and fuel station as permitted use. The property to the North is outside of El Paso County jurisdiction.

Project Description

The proposed convenience store is approximately 5,951 square feet with six (6) fuel dispensers and canopy in front of the store and six (6) additional dispensers and canopy for commercial fueling, for a total of twelve (12) fuel dispensers on site. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week.

Operations

Maverik, Inc. owns and operates over 320 stores in 11 states and plans to continue a favorable growth pattern in the future. Maverik employs over 4,800 people who are eligible for health benefits (Health, Dental and Vision), long and short-term disability, tuition reimbursement, 401 (k) matching contribution opportunities, gym reimbursement, scholarships, paid time off and other benefits. This store will employ approximately 15 to 18 employees. Store employees receive training in over 40 different aspects of the job including safety, point of sale, service, identification for alcohol sales, management and customer service.



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The store's interior is finished with wood tile floors and muraled walls that emphasize that Maverik is "Adventure's First Stop". This may include photographs of local scenery, parks, or mascots to fit the local character of each location. The store is designed to facilitate an on-site bakery as well as Build-To-Order sandwich bar, burritos, tacos, pizza and other fresh food offerings. Maverik prides itself on cleanliness and we strive to keep our stores safe, clean, and well kept.



Store Exteriors

The building elevations, building materials and floor plan depict the architectural style and themes of the Maverik brand. The exterior of the building will consist of metal roof elements, fiber cement, cultured stone, glass storefront, steel truss beams, etc. HVAC equipment will be situated on the store roof and screened from view by a parapet wall and is consistent with code requirements for screening roof mounted mechanical equipment and blending in with the surrounding community. The fuel canopy includes the same architectural elements and materials so that our design is consistent from the time you arrive to fill your tank and when you enter our store.

Traffic Access and Parking

The site proposes the following accesses:

- Full access is proposed on County Line Rd.
- Access easement connecting to Beacon Light Rd. through neighboring property to the West.

Adequate on-site parking with ADA parking is located to the north and east sides of the building. Bike parking is available near the entrance and there are clear and safe paths for pedestrians made from the entrance to the public sidewalk as well as connections to adjacent lots.



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Landscaping and Outdoor Seating:

Landscaping will be provided along I-25 and County Line Rd. including the intersection corner. As part of the submitted landscape plans Maverik is requesting to minimize landscaping requirements until a well permit is approved for the site.

Outdoor seating is incorporated into the site design, surrounded by landscaping, and is adjacent to the store's northern entrance. We always provide outdoor seating at our stores so customers can enjoy our fresh food and beverages outside of their car.

Vacations, Easements, or Other Concerns

A cross access easement is being requested with the neighboring property owner to the east. This easement will provide access onto Beacon Light Rd. and support the traffic flow of the site. (A legal description and exhibit are included in this application).

Utilities

The septic design is included in the Civil plans, and Maverik has hired a 3rd party to carry out the well permitting and drilling process.

Signage

The proposed sign plan complies with code and is designed for visibility and minimum impact to the existing adjacent uses. The sign package does include one 25' double faced internally illuminated pole sign. Maverik is requesting that the LED price changers be excluded from the allotted sign area, since they are required by state law. The cabinet with the Maverik logo does meet the code requirements.

Safety

Safety is of the utmost importance to Maverik. Our stores incorporate safety and crime prevention into the very design of the building and site.

Our store fronts have large windows along the face of the building, where the register clerk can see out the window and monitor activity at the gas pumps. Our stores are well-lit with clear entrances. Our lighting faces



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the building and is never directed so we do not disturb surrounding properties. Making the store visible and transparent is known to deter criminal activity.

We have as many as 24 security cameras surrounding the perimeter of the building as well as inside. If anything were to occur, we have the tapes on file which can be requested in a lawsuit. In fact, we have a strong partnership with our local police forces because of this camera footage, we have assisted in over 150 non-Maverik related incidents, included fraud, stole property, and vehicle accidents. Due do all our safety policies and procedures, we were awarded Workplace Safety award by WCF Insurance in 2017.

Environmental

Maverik goes above and beyond the environmental standards in our field. We install double walled non-corrodible fiberglass underground storage tanks that are hooked up to non-corrodible flexible plastic piping. When gas is delivered, we have installed a vapor recovery system so less fumes are released into the air, causing less impact on surroundings neighbors and development. In the case of an emergency if any leak were to occur, we have a state of the art leak detection equipment along with in-house resources who monitor issues in real time and immediately respond to conditions.

Project Consistency

The proposed project will promote the following:

- Expand and support local business economy
- Provide commercial growth that supports El Paso County and the City of Monument

The proposed Maverik convenience store and fueling development is an appropriate use for its location. Granting of the requested Site Development Plan and Signage is essential to the preservation and promotion of public health, safety and general welfare of the city and residents. The Maverik development will not be detrimental to other similar uses in the area due to its location and development standards, but an asset to the city and community that we aim to serve.

Please contact me at (801) 678-1996 if you have any questions regarding this application.

Regards,
Maverik, Inc.
Jana Ward
Project Planning Manager