



## Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

### MEMORANDUM

**TO:** Cassie Younger, Maverik, Inc.  
**FROM:** Stacey Nerger, Senior Planner  
**DATE:** July 7, 2022  
**SUBJECT:** SP21-133 Lincoln Professional Park Filing No. 1 Lot 1 Site Plan

Listed below are the Planning Division's comments related to your applications, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** Stacey Nerger  
**EMAIL:** [snerger@parkeronline.org](mailto:snerger@parkeronline.org)  
**PHONE:** 303.805.3199

#### GENERAL PROJECT COMMENTS:

1. For your reference, any future approvals of this Site Plan are final. The Planning Division will use this plan set to determine compliance at the time of inspection for Certificate of Occupancy. Therefore, any changes to an approved Site Plan need to be reviewed and approved by the Planning Division through the appropriate process prior to inspection.
2. The Planning Division has referenced certain section of the Land Development Ordinance (LDO) and the Development Design Standards (DDS). A copy of these document are available at:  
[LDO](#)  
[DDS](#)
3. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
4. Signage was not reviewed, nor was it approved as part of this review. All signage will need to obtain a separate sign permit for all signage.
5. Prior to the approval of the replat, the applicant and the Town will need to have a signed Subdivision Improvement Agreement (SIA) in place. At the time of resubmittal, please provide the cost estimates so that staff may draft this agreement for your review.
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
  - a. Example: "04 Site Plan"

**General**

1. Please see the attached redlines for additional information.

Comment Addressed:  Yes  No  
Response:

DCI Response: Redlined comments have been addressed

2. Please include the title (as provided on page 1 of the Site Plan) on all pages of the Site Plan set. See redlines for more information.

Comment Addressed:  Yes  No  
Response:

DCI Response: Title has been added to all Site Plan sheets.

**Parking**

1. Pursuant to the LDO Section 13.06.050(g)(2)c. No pedestrian crossing of an internal private drive may exceed twenty-six (26) feet, except where said drive intersects with a public street. Staff understands that you need room for large trucks to access the pumps, but please reduce the drive aisle between the canopy and the store to reduce this pedestrian crossing.

Comment Addressed:  Yes  No  
Response:

DCI Response: After several conversations with Planner from Parker, the drive aisle width has been agreed to be reduced to 32 feet.

**Landscape Plan**

1. Please see the redlines for additional comments.

Comment Addressed:  Yes  No  
Response:

DCI Response: Redlined comments have been addressed

**Lighting**

1. Please see the redlines for additional comments.

Comment Addressed:  Yes  No  
Response:

NEI Response: Redlines have been addressed.

**Development Design Standards**

1. See the redlines for additional suggestions to meet the requirements within the code. Code sections can be found in previous planning memos.

Comment Addressed:  Yes  No  
Response:

DCI Response: Redlined comments have been addressed

**OUTSIDE REFERRAL AGENCY COMMENTS**

Please address all outside referral agency comments with a written response. At the time this letter was drafted, the following agencies have provided comments for the applicant to address. **It is in the applicant’s best interest to continue to monitor the project in TRAKiT as additional comments may be posted after the release of this letter.**

- Fire Life Safety
- Town of Parker Stormwater – CD’s, Drainage Plan & Site Plan
- IREA
- Parker Water and Sanitation District (PWSD)

Comment(s) Addressed:  Yes  No  
Response:

DCI Response: Comments have been reviewed and addressed in separate agency comment letters.

\_\_\_\_\_  
Property Owner  
  
Cassie Younger  
\_\_\_\_\_

\_\_\_\_\_  
Date  
  
8/29/22  
\_\_\_\_\_

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date

# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1 MAVERIK INC. STORE SITE PLAN

SITUATED IN THE NORTHWEST ¼ OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NUMBER

21-122-0001

ISSUE DATE:

March 10, 2022

REVISIONS:

No.	Date	Description
1	5-24-22	CITY REVIEW

NOTE:  
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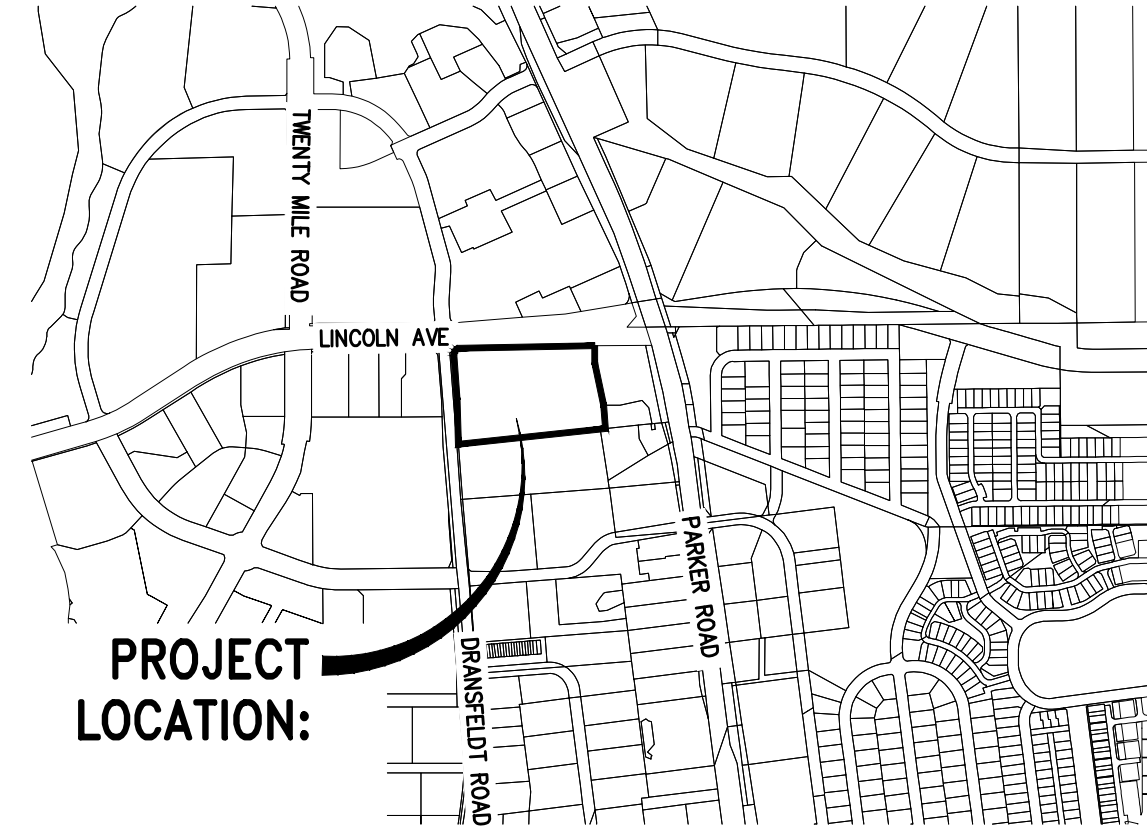
Conflicting information or errors found in the construction documents should be brought to the attention of the architect immediately. In the event of a conflict in drawings, bidder should not assume the least expensive option will meet the project requirements.

## LEGEND:

NEW SANITARY SEWER LINE	
EXT. SANITARY SEWER LINE	
NEW STORM DRAIN LINE	
EXT. STORM DRAIN LINE	
NEW WATER LINE	
EXIST. WATER LINE	
NEW & EXIST. CATCH BASIN	
NEW & EXIST. AREA DRAIN	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
NEW & EXIST. CLEANOUT (SD & SSWR)	
NEW ROOF DOWNSPOUT	
NEW & EXIST. GAS METER	
NEW & EXIST. FIRE HYDRANT	
NEW & EXIST. WATER METER	
NEW & EXIST. WATER VALVE	
FITTING WITH THRUST BLOCK	
SURFACE WATER & PIPE DIRECTION FLOW	
EXISTING CONTOUR	
NEW CONTOUR	
EXISTING SURFACE ELEVATION	
FINISHED SURFACE ELEVATION	
TOP OF WALL/TOE OF WALL	
RIP RAP	
NEW CEMENT CONCRETE	
COORDINATES, & LEADERS	
NEW CONCRETE CURB	
NEW CONCRETE CURB & GUTTER	

## ABBREVIATIONS:

ACP	ASPHALT CONCRETE PAVEMENT	GV	GATE VALVE
AD	AREA DRAIN	HDPE	HIGH DENSITY POLYETHYLENE
BLDG	BUILDING	HYD	HYDRANT
BM	BENCHMARK	I.E.	INVERT ELEVATION
BNDRY	BOUNDARY	INV	INVERT
BOW	BOTTOM OF WALL	IRR	IRRIGATION WATER
CTV	CABLE TV	LF	LINEAR FEET
C&G	CURB AND GUTTER	MH	MANHOLE
CB	CATCH BASIN	MJ	MECHANICAL JOINT
CL	CLASS	P	POWER
CL	CENTER LINE	PIV	POST INDICATOR VALVE
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CONC.	CONCRETE	PL	PROPERTY LINE
CPEP	CORRUGATED POLYETHYLENE PIPE	RAD (R)	RADIUS
CTR	CENTER(ED)	RCP	REINFORCED CONCRETE PIPE
DCVA	DOUBLE CHECK VALVE ASSEMBLY	RD	ROAD
DDCV	DOUBLE DETECTOR CHECK VALVE	RET	RETAINING
D.I.	DUCTILE IRON	ROW	RIGHT OF WAY
DIA (ø)	DIAMETER	SD	STORM DRAIN
DIM	DIMENSION	S.F.	SQUARE FEET
DS	DOWN SPOUT	SS	SANITARY SEWER
EL.=	ELEVATION	STA	STATION
EOP	EDGE OF PAVEMENT	TOE	TOE OF WALL, OR SLOPE
FD	FLOOR DRAIN	T	TELEPHONE WIRE
FDC	FIRE DEPARTMENT CONNECTION	TBM	TEMPORARY BENCH MARK
FFE	FINISH FLOOR ELEVATION	T.C.	TOP OF CURB
FH	FIRE HYDRANT FL FLANGED	TG	TOP OF GRATE
G	GAS MAIN	TOP	TOP OF SLOPE
GB	GRADE BREAK	TOW	TOP OF WALL
GM	GAS METER	TV	TELEVISION WIRE
GRD	GRADE		



VICINITY MAP  
SCALE: 1"=1000'

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These were separate submittals. Not sure if this was due to upload issues, but they will need to be included in the overall Site Plan.

CASSIE IF YOU SEND THESE SHEETS TO ME I CAN COMBINE THEM IN THE SET

## LEGAL DESCRIPTION

LINCOLN PROFESSIONAL PARK FILING 1, LOT 1

## BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND THE NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.

## VERTICAL DATUM/BENCHMARK:

BENCHMARK IS THE NW CORNER SECTION 15, T6S R66W, BEING A 3.5" ALUMINUM CAP LS 19003 1999 IN RANGE BOX.

ELEVATION=5806.79' NAVD 88.

## SITE DATA:

ZONING: COMMERCIAL

LAND USE	(SF)	(AC)	(% TOTAL)
BUILDING AREA	6,089	0.14	10.30%
FUEL CANOPY	4,290	0.10	7.26%
INTERNAL DRIVES/PARKING	26,875	0.62	45.48%
CONCRETE/SIDEWALKS	9,326	0.21	15.78%
LANDSCAPE	12,515	0.29	21.18%
<b>TOTAL</b>	<b>59,095</b>	<b>1.36</b>	<b>100.00%</b>

PARKING	REQUIRED	PROVIDED
VEHICLE STALLS	24	29
(1 PARKING SPACE/250 SF OF BLDG SPACE)	2	2
ADA/VAN ACCESSIBLE STALLS	2	2
TOTAL STALLS	26	31
BICYCLE PARKING	2	2

Round up

24 IS ROUNDED UP

## PROJECT TEAM:

### DEVELOPER/APPLICANT:

MAVERIK INC.  
185 S. STATE STREET, SUITE 800  
SALT LAKE CITY, UT 84111  
CONTACT: CASSIE YOUNGER  
PHONE: (801) 936-5557

### CIVIL ENGINEER:

DCI ENGINEERS  
1331 17TH STREET SUITE 605  
DENVER, CO 80202  
CONTACT: MANNY NUNO, P.E.  
PHONE: (720) 464-7728

### LANDSCAPE ARCHITECT:

RUSSELL MILLS STUDIO  
2245 CURTIS STREET SUITE 100  
DENVER, CO 80205  
CONTACT: NATE STARK, R.L.A.  
PHONE: (303) 709-0704

### APPLICANT:

DCI ENGINEERS  
1331 17TH STREET, SUITE 605  
DENVER, COLORADO 80202  
MANUEL NUNO P.E. (720) 439-4700

## CONTRACTOR NOTE:

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.



MAVERIK INC. STORE  
LINCOLN AVE. AND DRANSFELDT RD.  
PARKER, CO  
SITE PLAN



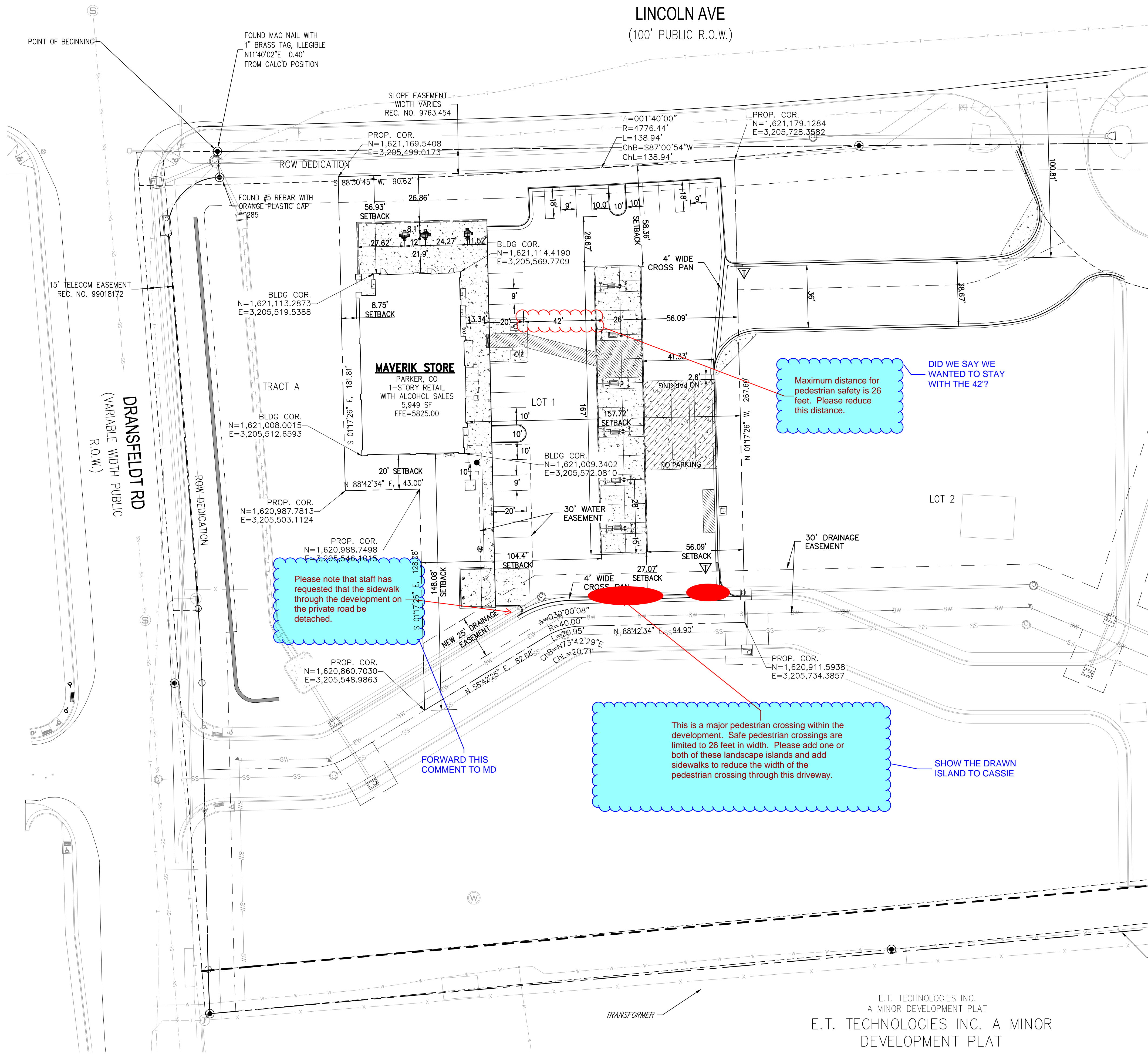
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PHONE: (720) 439-4700  
WEBSITE: www.dci-engineers.com  
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COVER SHEET

# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1 MAVERIK INC. STORE SITE PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LINCOLN AVE  
(100' PUBLIC R.O.W.)

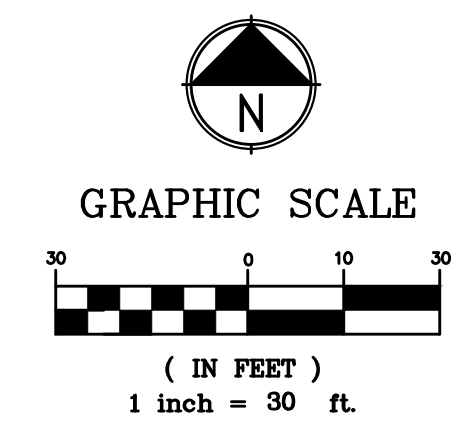


### LEGEND:

- NEW CEMENT CONCRETE
- NEW MOUNTABLE CURB
- NEW CATCH/SPILL CURB AND GUTTER
- CURB & GUTTER TRANSITION
- NEW RETAINING WALL
- PEDESTRIAN/ADA ACCESS ROUTE

### BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND THE NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.



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**MAVERIK INC. STORE**  
**LINCOLN AVE. AND DRANSFELDT RD.**  
**PARKER, CO**  
**SITE PLAN**



HORIZONTAL CONTROL PLAN



Plot Date: 2022-06-01 File Location: O:\2020-Denver\DC-Civil\Projects\2021\21-122-0001\Maverik Lincoln and Dransfeldt\21-122-0001 SITE.dwg

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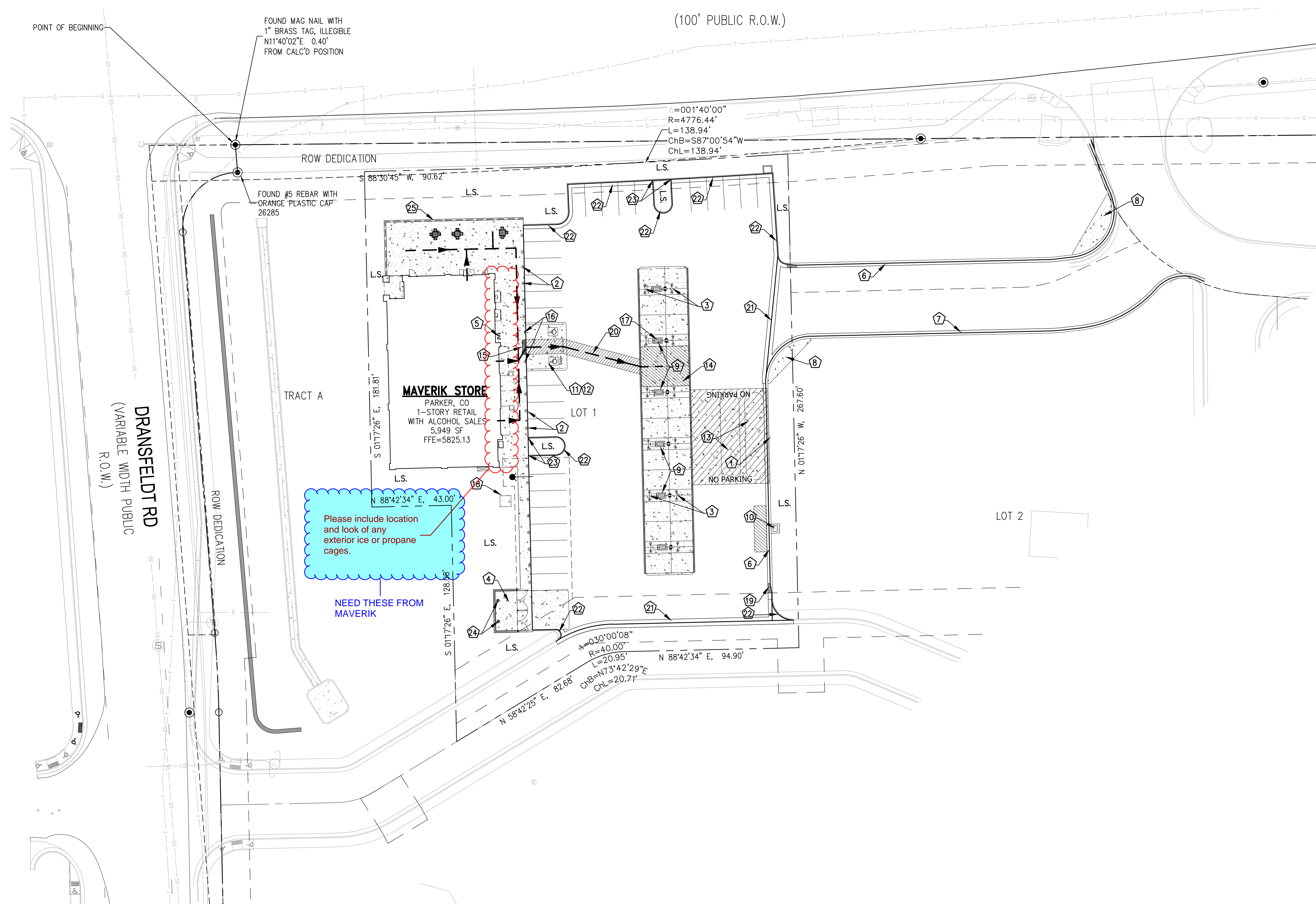
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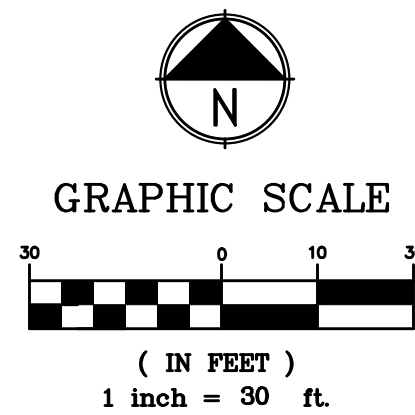


## KEYED NOTES:

- 1 NEW LIGHT POLE AND BASE PER MAVERIK STANDARD DETAIL SF-6, SHEET 8
- 2 NEW REBOUNDING BOLLARDS IN FRONT OF EACH PARKING SPACE ALONG THE FACE OF BUILDING PER MAVERIK STANDARD DETAIL SF-4, SHEET 8
- 3 NEW HOOP BOLLARDS PER MAVERIK STANDARD DETAIL SF-2, SHEET 8
- 4 NEW TRASH ENCLOSURE PER ARCHITECTURAL PLANS AND INTERIOR PAD IS PER STRUCTURAL PLANS.
- 5 NEW HI-ROLLER BIKE RACK PER MAVERIK STANDARD DETAIL SF-8, SHEET 9
- 6 NEW CATCH CURB AND GUTTER PER MAVERIK STANDARD DETAIL C-6, SHEET 7
- 7 NEW SPILL CURB AND GUTTER PER MAVERIK STANDARD DETAIL C-7, SHEET 7
- 8 NEW RUNOUT PAD AND MOUNTABLE CURB PER MAVERIK STANDARD DETAIL C-8, SHEET 7
- 9 NEW FUEL DISPENSER BASE PER MAVERIK STANDARD DETAIL SF-7, SHEET 8
- 10 NEW XACTAIR STATION FOUNDATION PER MAVERIK STANDARD DETAIL SF-9, SHEET 8
- 11 NEW ADA PARKING PER MAVERIK STANDARD DETAIL SF-11, SHEET 8
- 12 PAINTED ADA PARKING SYMBOL PER MAVERIK STANDARD DETAIL SF-12, SHEET 9 (MAX. SLOPES OF 2%)
- 13 NEW UNDERGROUND STORAGE TANKS. TANK PAD AND HOLE HOLE DIMENSIONS PER FUELING PLANS.
- 14 NEW FUEL CANOPY AND FUEL DISPENSERS - STACKED FORECOURT PER ARCHITECTURAL PLANS
- 15 NEW TRUNCATED DOMES
- 16 ADA ADJUSTABLE SIGNAGE SLEEVE IN BOLLARD
- 17 ADA FUEL DISPENSER WITH SIGN
- 18 NEW CONCRETE PAD FOR ELECTRICAL TRANSFORMER
- 19 5 FOOT CURB TRANSITION FROM MOUNTABLE TO VERTICAL CURB
- 20 ADA PATH TO ADA ACCESSIBLE FUEL PUMP (MAX. SLOPES OF 2%)
- 21 NEW 4' WIDE CONCRETE VALLEY GUTTER PER DETAIL 3, SHEET 7
- 22 NEW MOUNTABLE CURB PER MAVERIK STANDARD DETAIL C-8, SHEET 7
- 23 TRANSITION CURB TO FLUSH CURB AT SIDEWALK
- 24 6" BOLLARD FOR EACH DUMPSTER
- 25 18" TALL FREE STANDING PROTECTIVE WALL PER REDIROCK DETAIL, SHEET 9

Please include location and look of any exterior ice or propane cages.

NEED THESE FROM MAVERIK



**MAVERIK INC. STORE**  
**LINCOLN AVE. AND DRANSFELDT RD.**  
**PARKER, CO**  
**SITE PLAN**

**EDCI**  
ENGINEERS  
1331 17TH STREET • SUITE 605  
DENVER, COLORADO 80202  
PHONE: (720) 439-4700  
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SITE PLAN



Plot Date: 2022-06-01  
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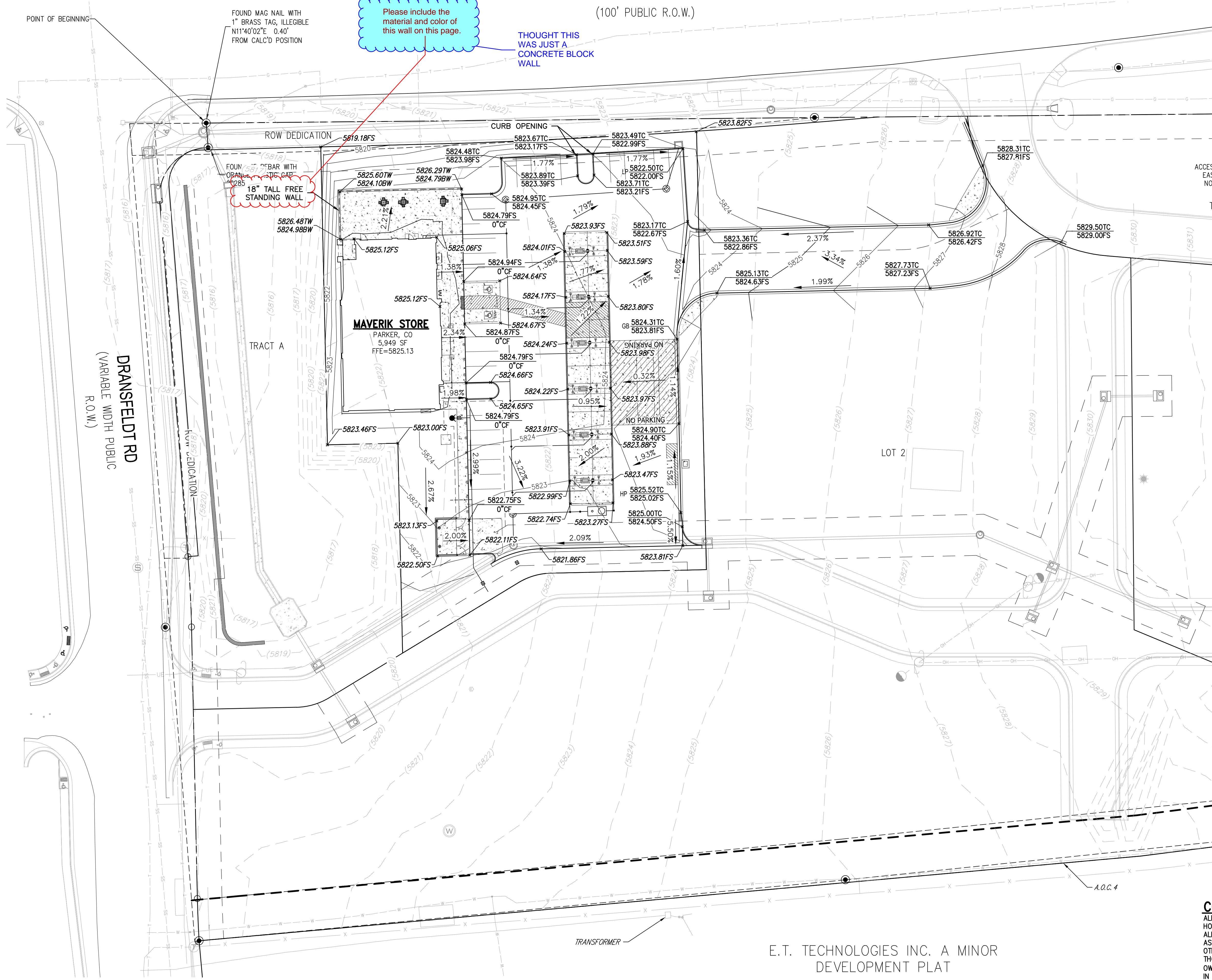
(100' PUBLIC R.O.W.)

Please include the material and color of this wall on this page.

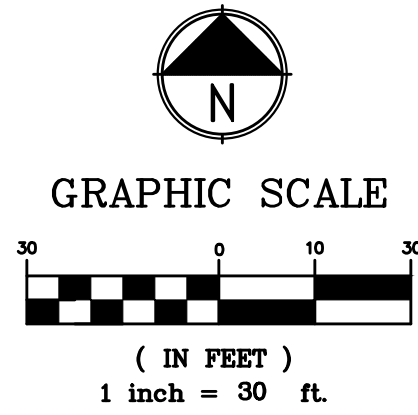
THOUGHT THIS WAS JUST A CONCRETE BLOCK WALL

FOUND MAG NAIL WITH 1" BRASS TAG, ILLEGIBLE N11°40'02"E, 0.40' FROM CALC'D POSITION

18" TALL FREE STANDING WALL



**VERTICAL DATUM/BENCHMARK:**  
BENCHMARK IS THE NW CORNER SECTION 15, T6S S R66W, BEING A 3.5" ALUMINUM CAP LS 19003 1999 IN RANGE BOX,  
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SITE PLAN

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PHONE: (720) 439-4700  
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GRADING PLAN



Plot Date: 2022-06-01 File Location: O:\2020-Denver\DC-Civil\Projects\2021\122-0001\Maverik Lincoln and Dransfeldt\122-0001 SITE.dwg

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E.T. TECHNOLOGIES INC. A MINOR DEVELOPMENT PLAT



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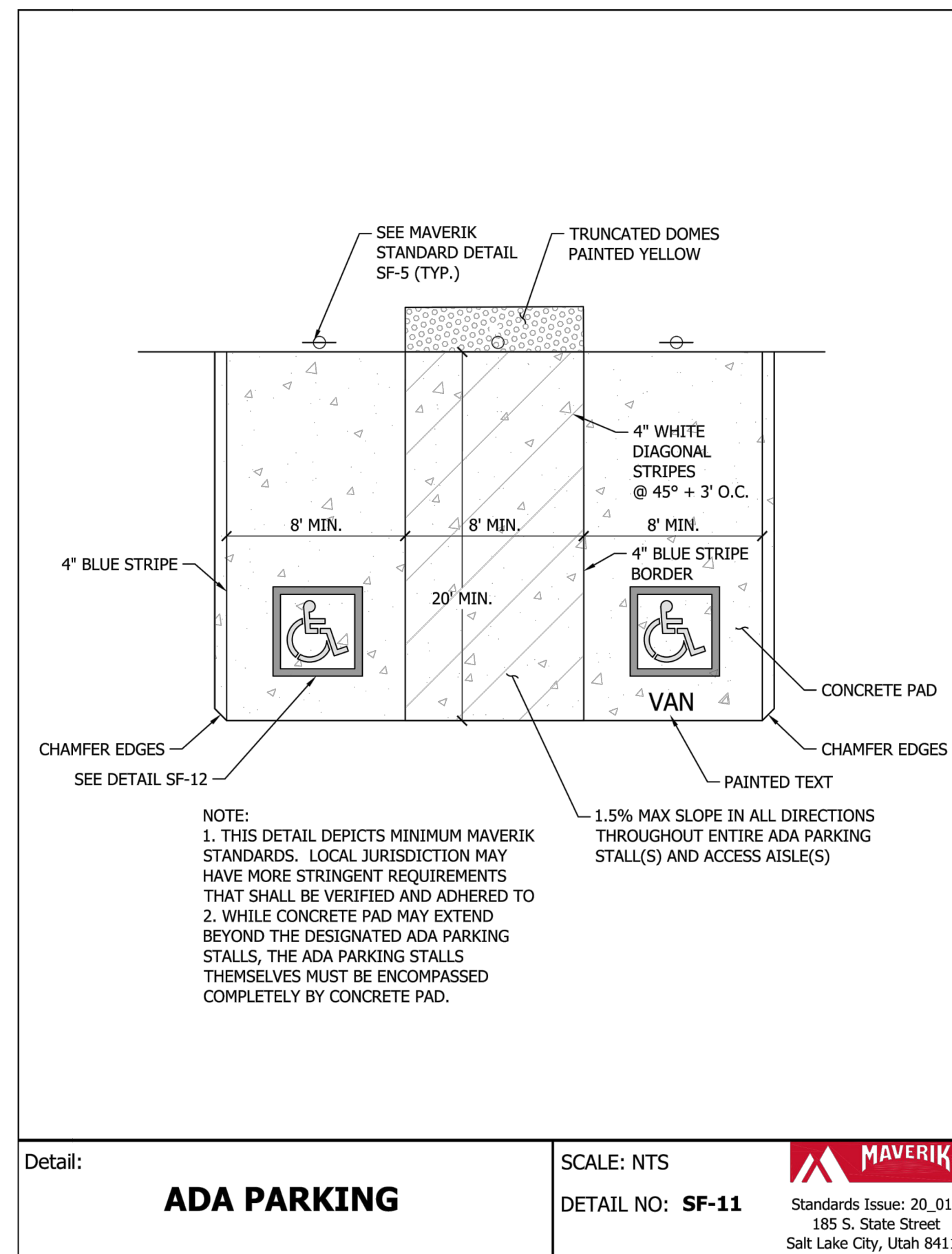
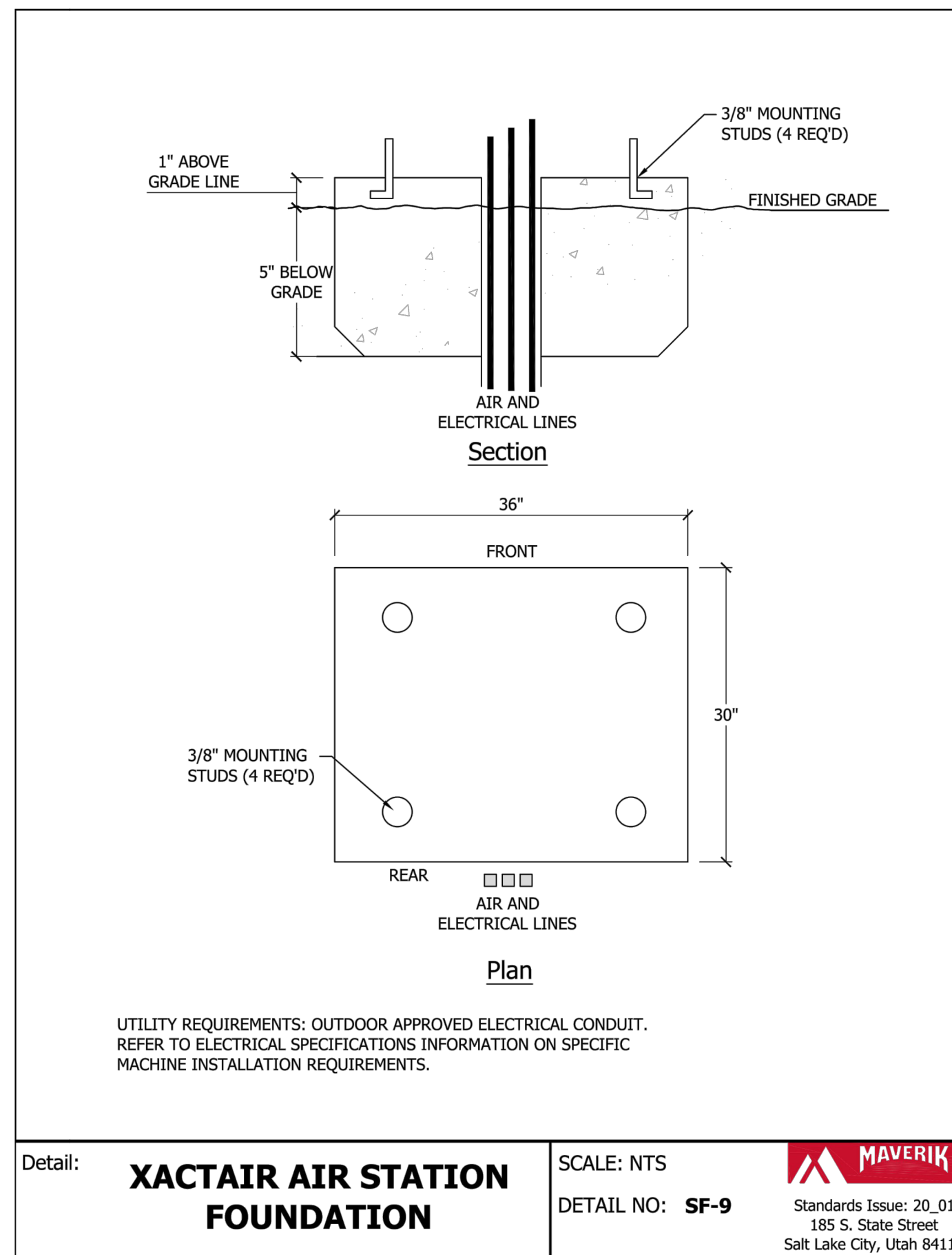
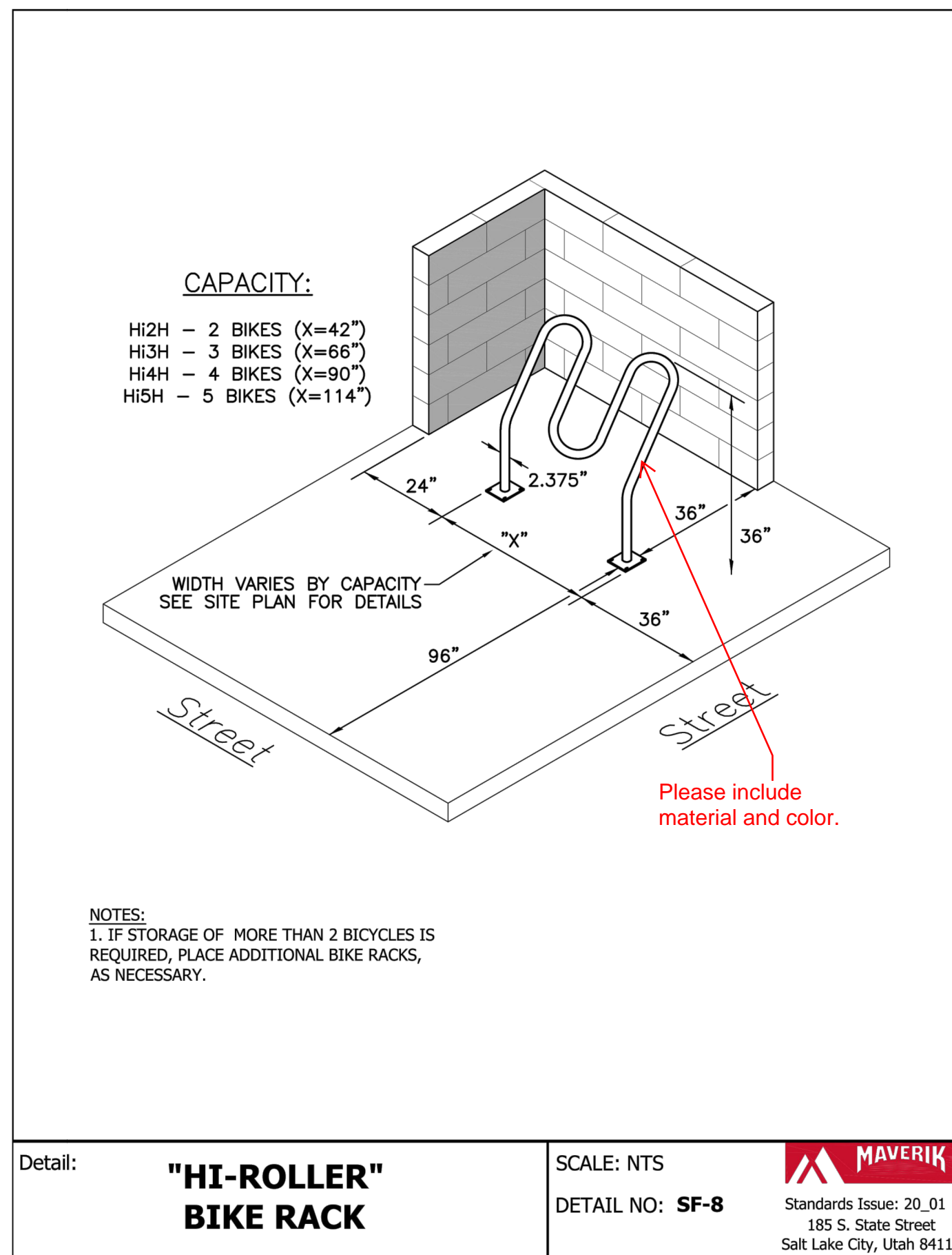
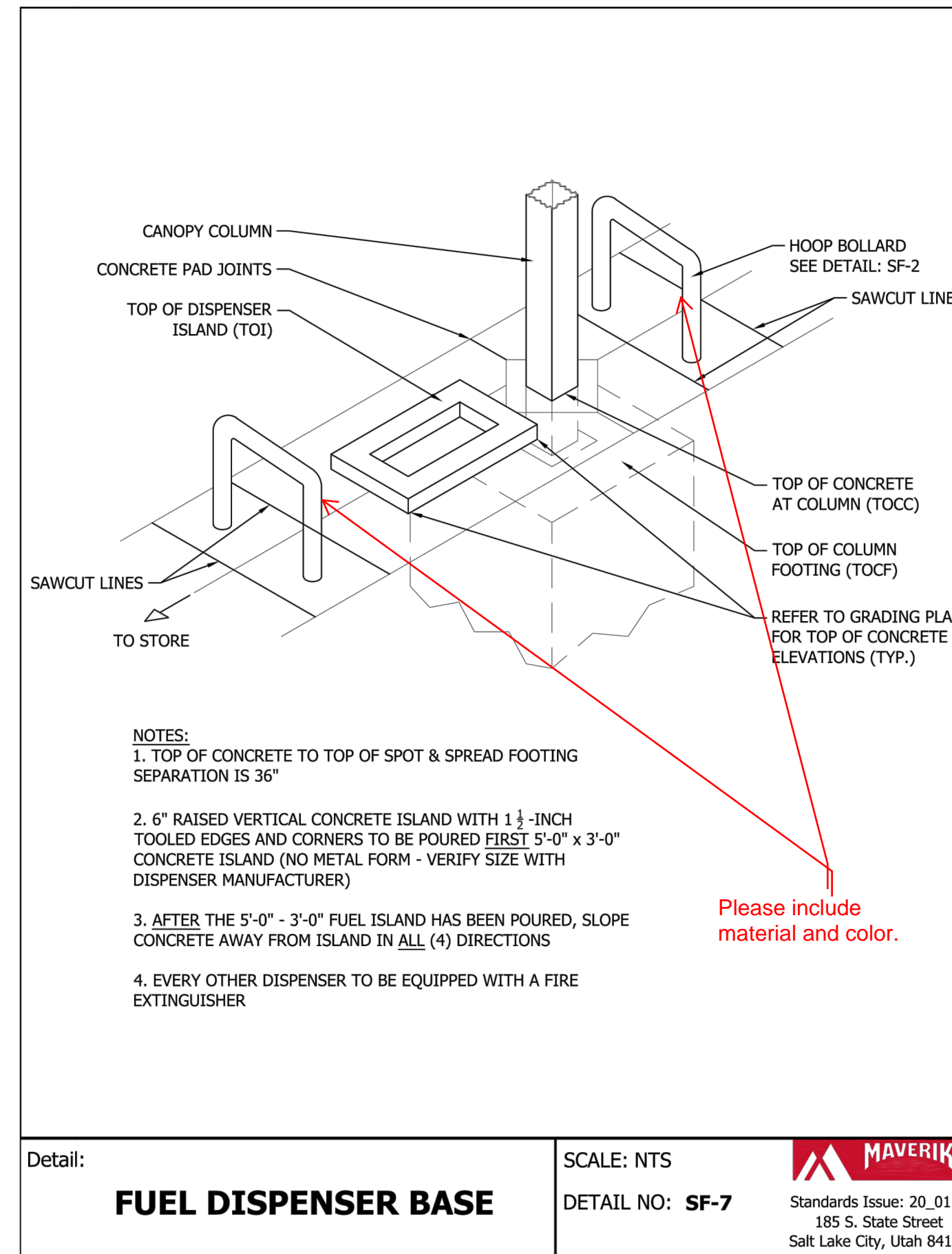
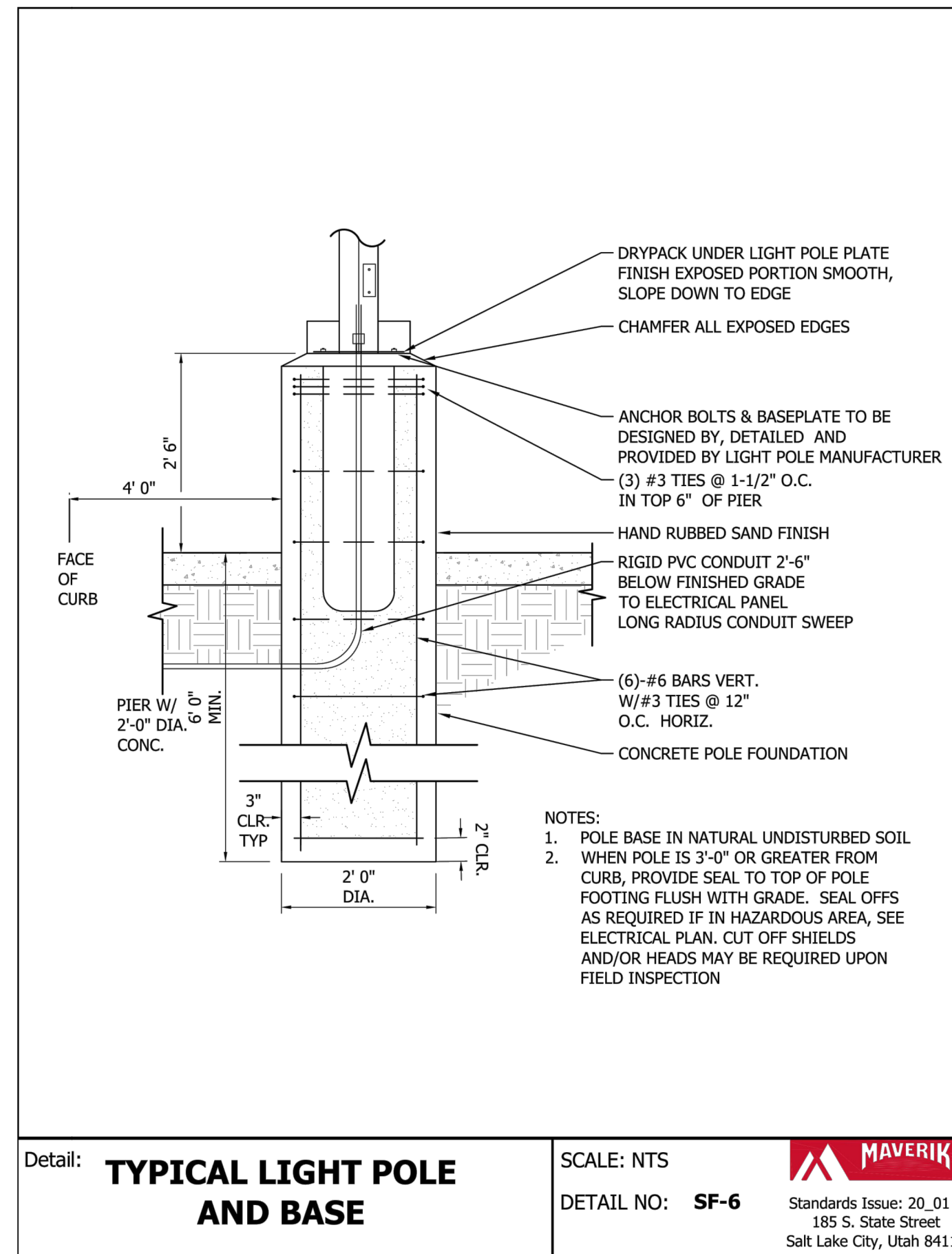
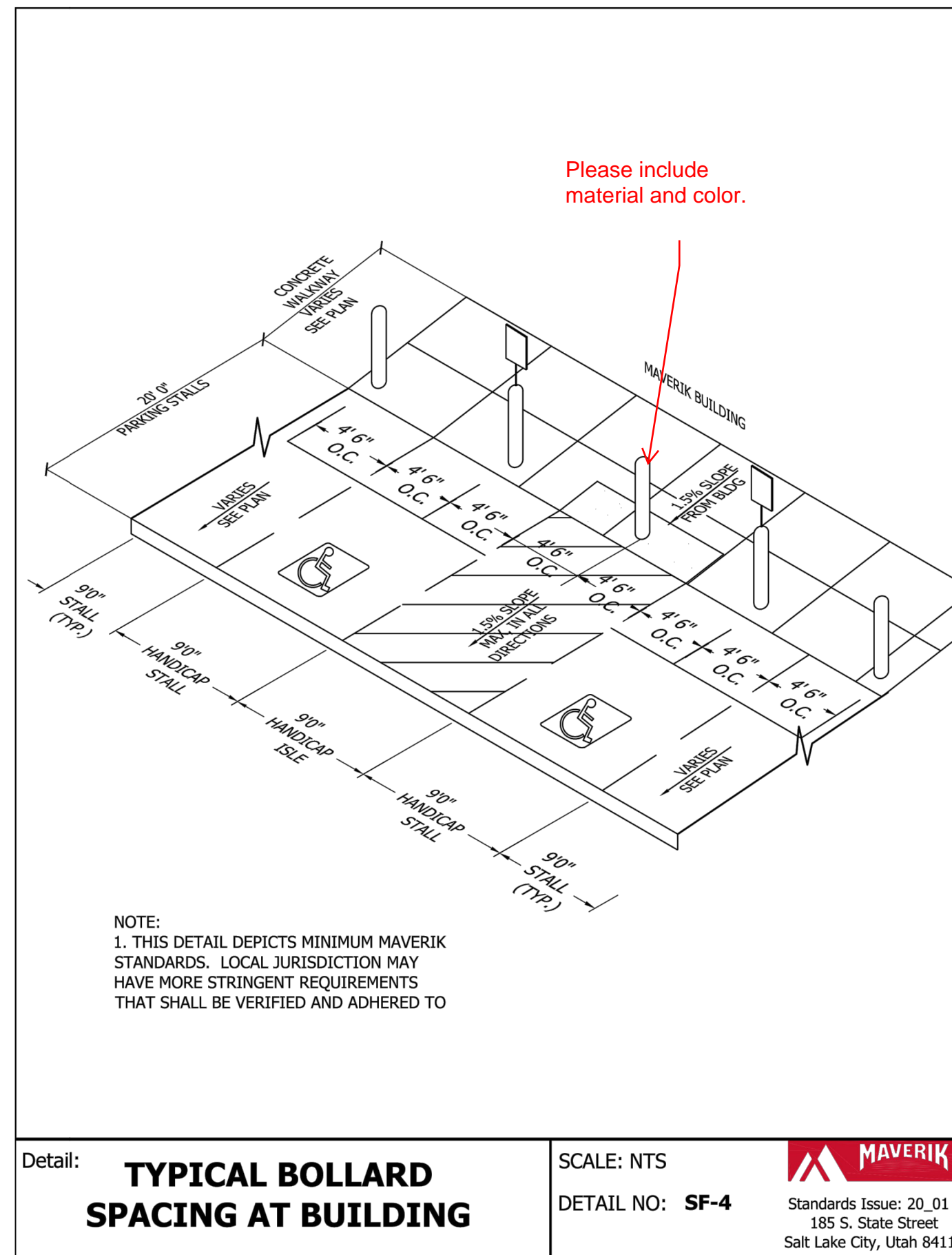
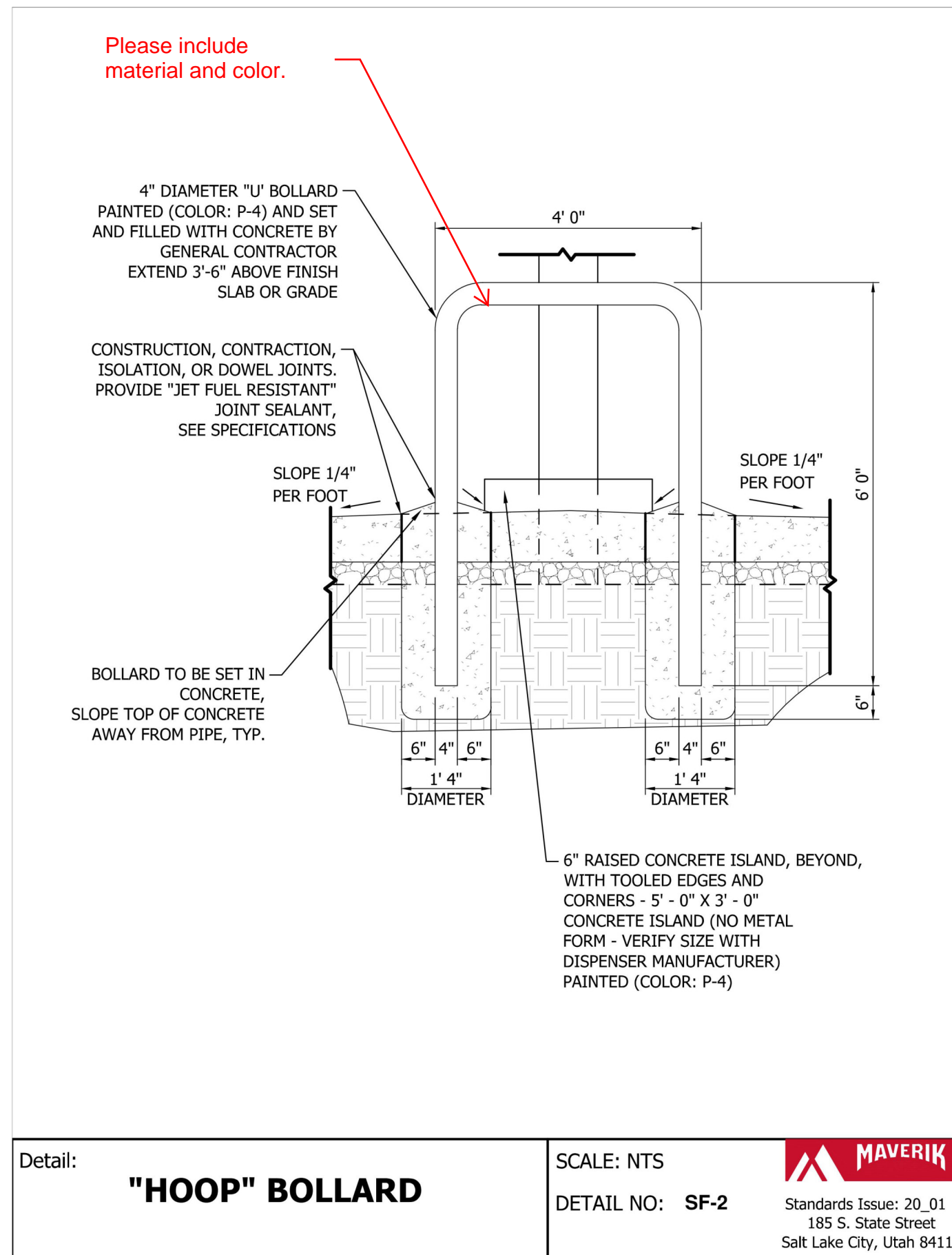
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LINCOLN AVE. AND DRANSFELDT RD.  
PARKER, CO  
SITE PLAN

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1331 17TH STREET • SUITE 605  
DENVER, COLORADO 80202  
PHONE: (720) 439-4700  
WEBSITE: www.edci-engineers.com  
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SITE DETAILS



NEED MAVERIK'S INPUT



# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1 MAVERIK INC. STORE SITE PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NUMBER

21-122-0001

ISSUE DATE:

March 10, 2022

REVISIONS:

No.	Date	Description
1	5-24-22	CITY REVIEW

NOTE:  
Bid documents should not be separated or issued as partial sets to subcontractors. Bidders are responsible for all portions of the documents that pertain to work covered by sub-bids. Bidder assumes full responsibility for error or misinterpretations resulting from partial sets of Bidding Documents by itself or any sub-bidder.

Conflicting information or errors found in the construction documents should be brought to the attention of the architect immediately. In the event of a conflict in drawings, bidder should not assume the least expensive option will meet the project requirements.

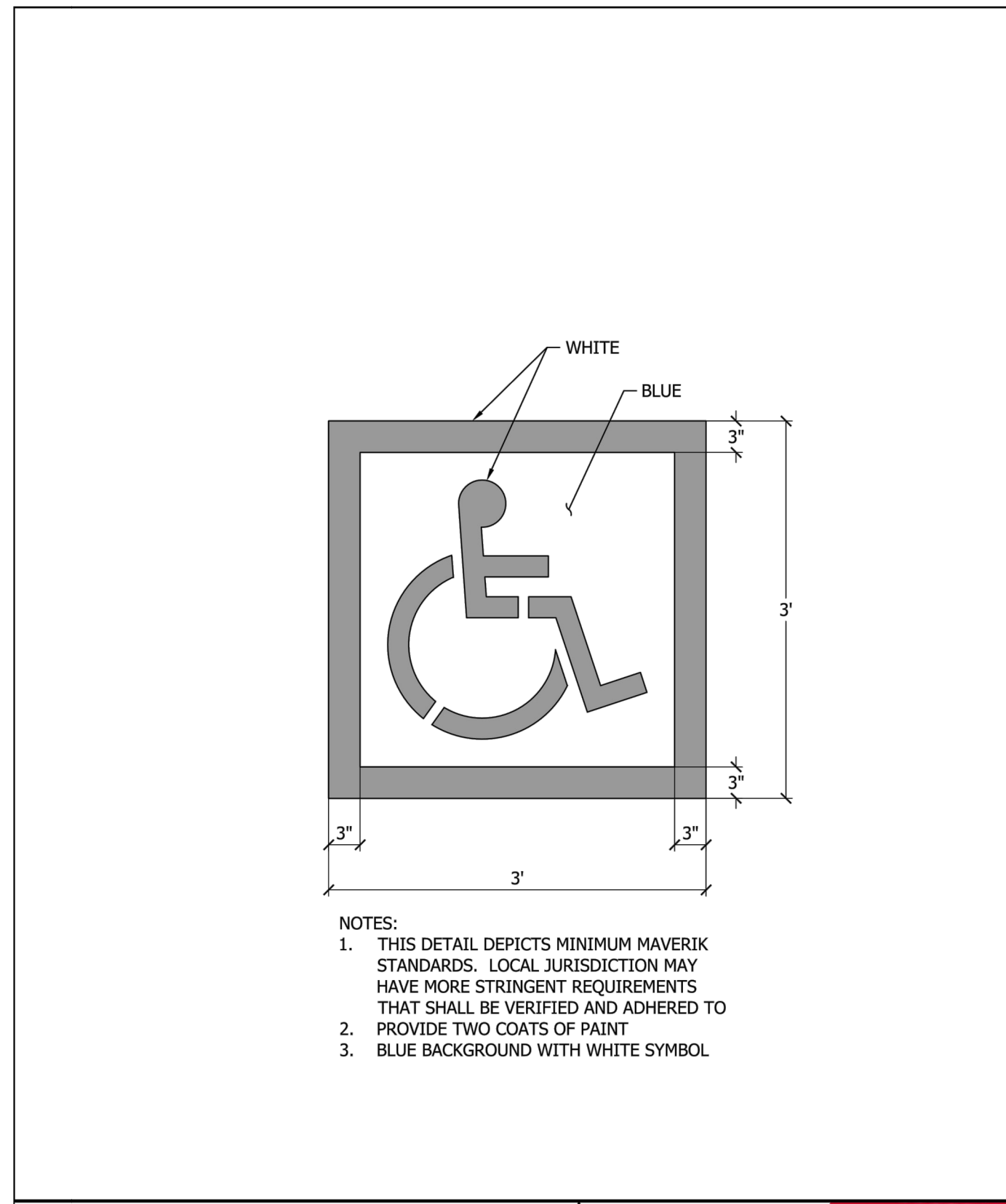


**MAVERIK INC. STORE**  
LINCOLN AVE. AND DRANSFELDT RD.  
PARKER, CO  
SITE PLAN

**EDCI ENGINEERS**  
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SITE DETAILS

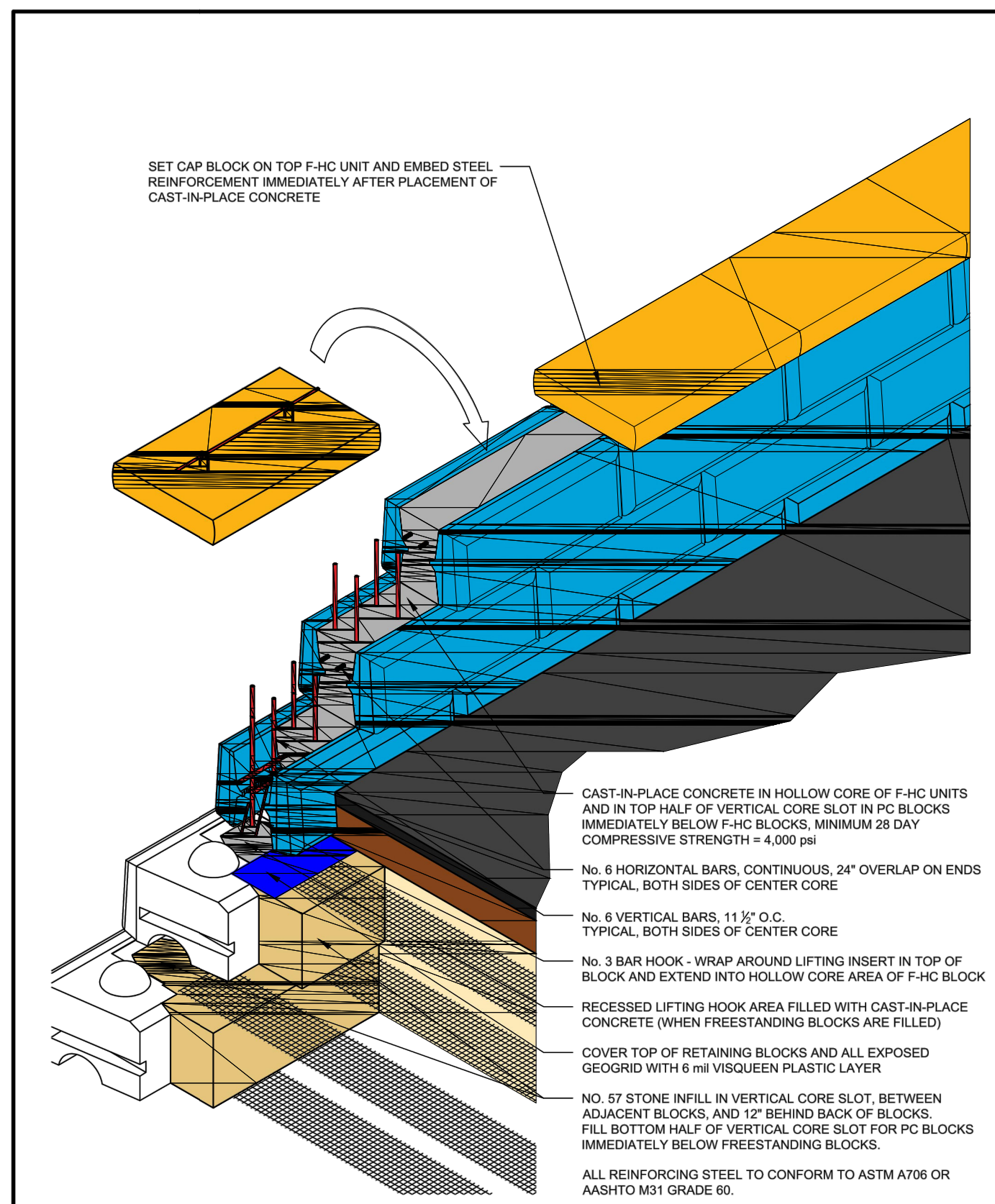
9 OF 17



Detail: **PAINTED ADA PARKING SYMBOL**

SCALE: NTS  
DETAIL NO: **SF-12**

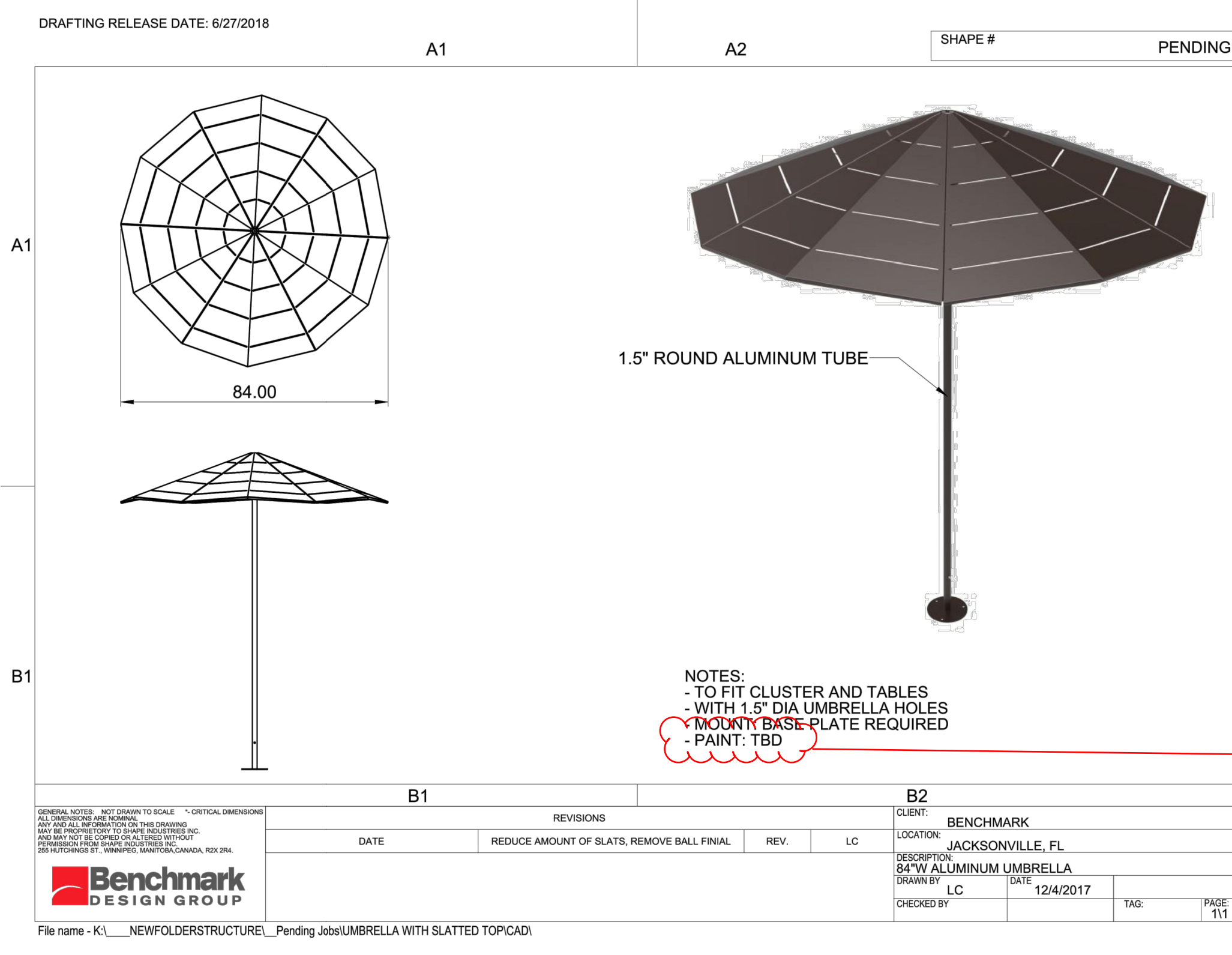
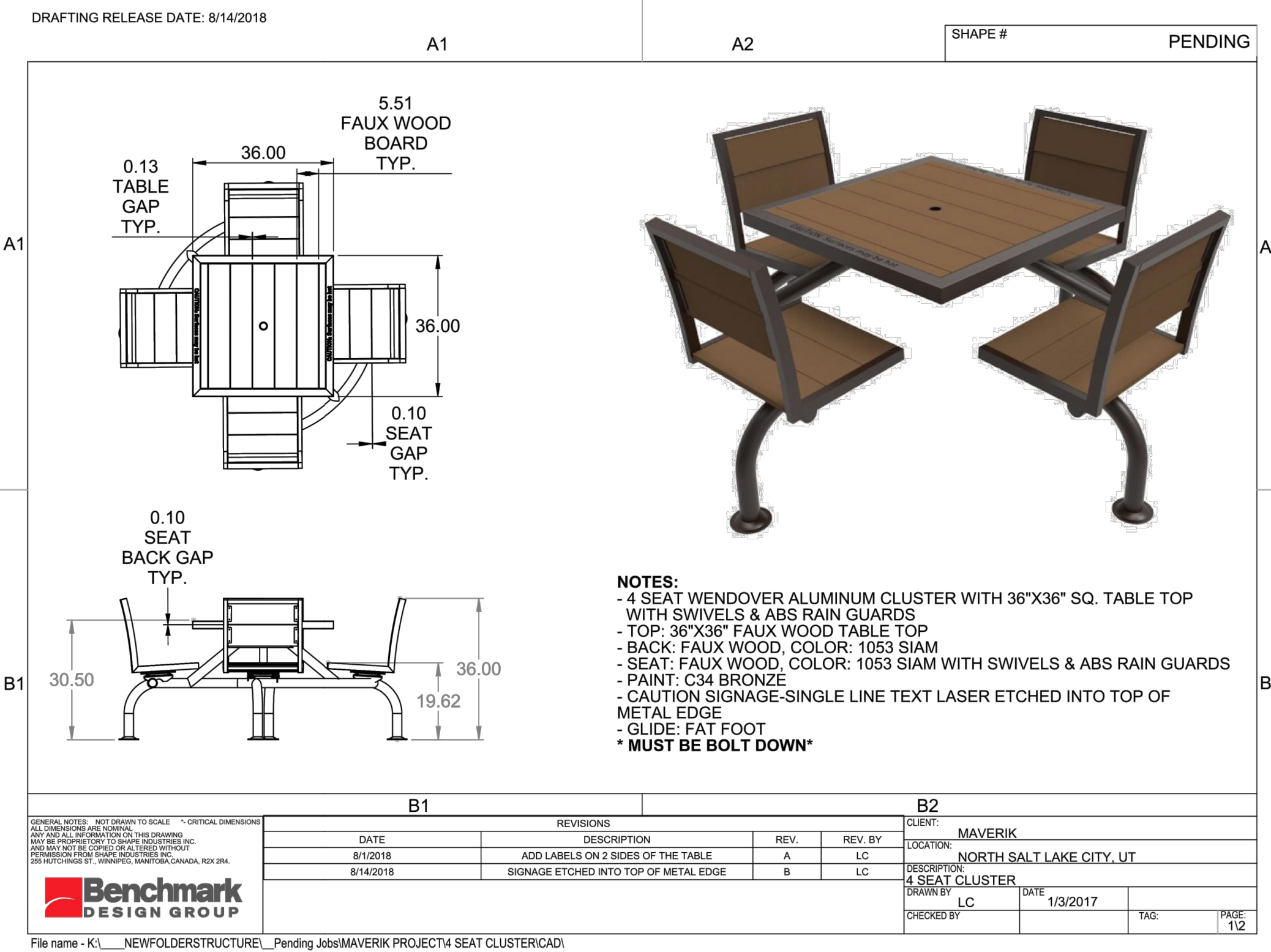
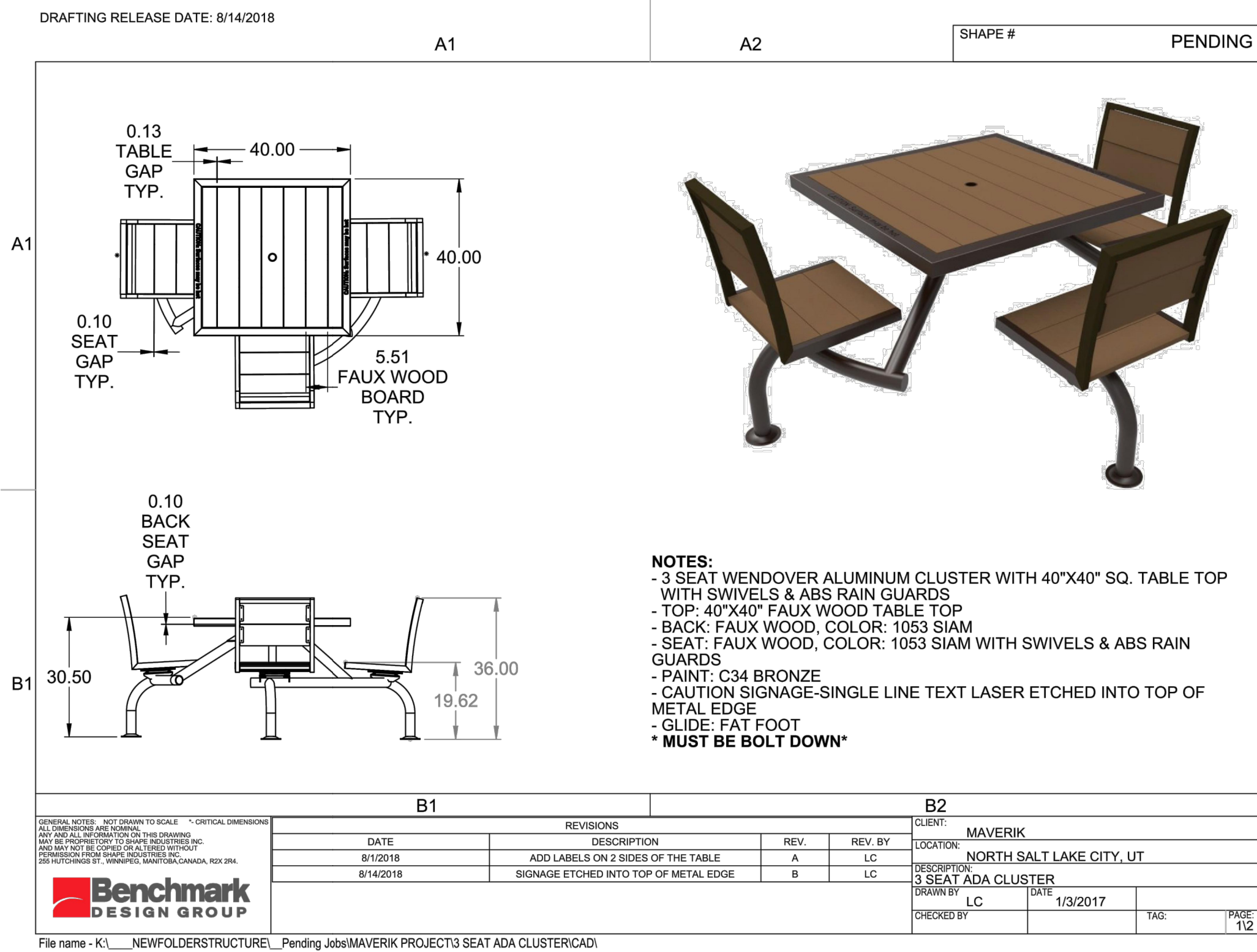
Standards Issue: 20\_01  
185 S. State Street  
Salt Lake City, Utah 84111



DRAWN BY: N. LINDWALL  
APPROVED BY: J. JOHNSON  
DATE: 06/06/2018  
SHEET: 1 OF 1

**RED ROCK**  
05481 US 31 SOUTH, CHARLEVOIX, MI 48720  
(800) 222-8402 ext 3010 • info@redrock.com

FILE: F-HC Coping R-Anchor Option 060618.dwg



**NEED MAVERIK'S INPUT**

Please include color(s).



# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1 MAVERIK INC. STORE SITE PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
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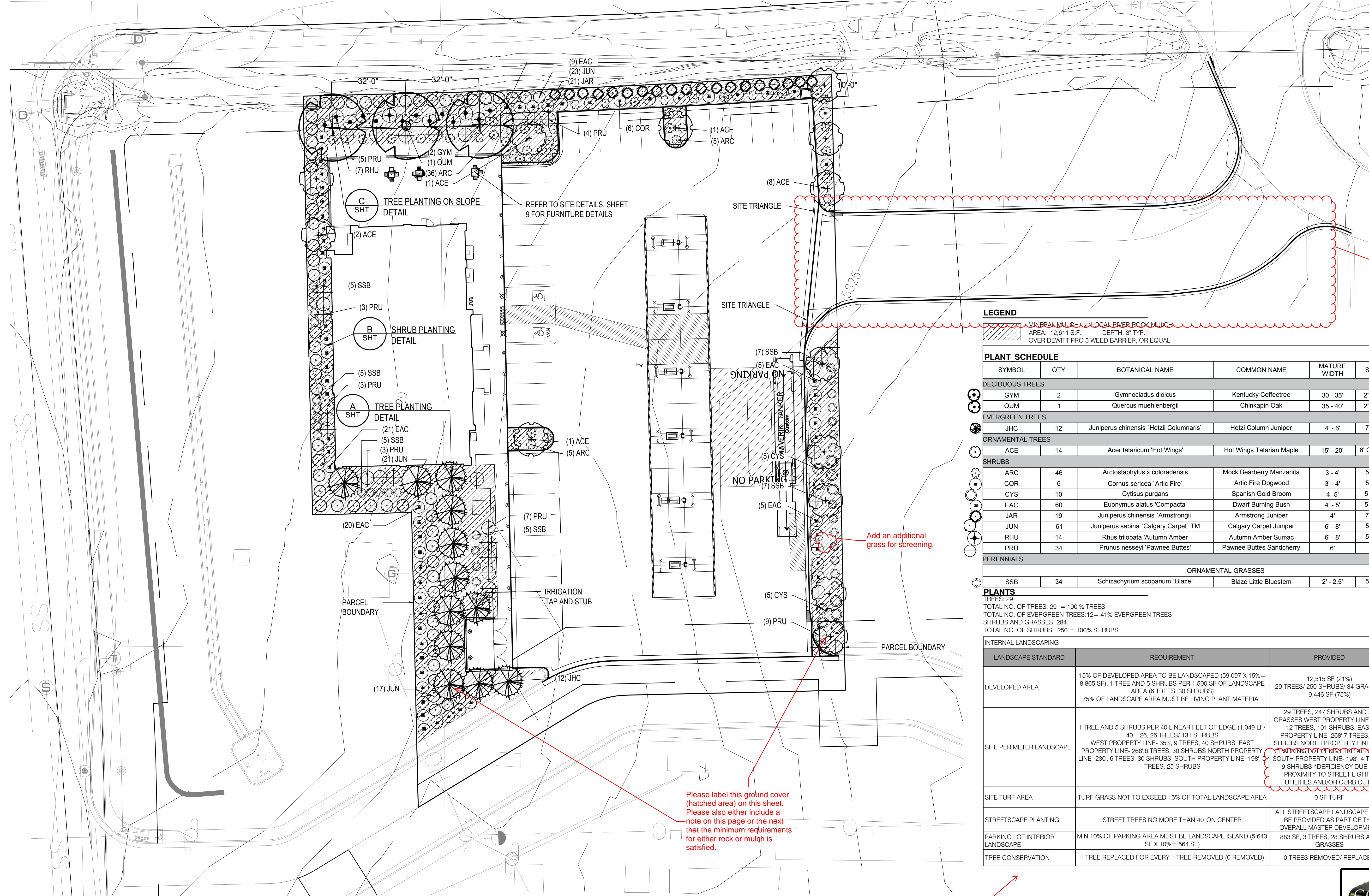


**MAVERIK INC. STORE**  
LINCOLN AVE. AND DRANSFELDT RD.  
PARKER, CO  
**SITE PLAN**



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**LANDSCAPE PLAN**



All sidewalks should be shown per previous comments. Streetscape will be required per comments for the MDP. Also, once pedestrians have walked this way to the property, how will the access the convenience store without walking through the parking and drive aisles?

**LEGEND**  
MINERAL MULCH - 2" LOCAL RIVER ROCK MULCH  
AREA: 12,611 S.F. DEPTH: 3" TYP.  
OVER DEWITT PRO 5 WEED BARRIER, OR EQUAL

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	SIZE	SPACING	REMARKS
<b>DECIDUOUS TREES</b>							
GYM	2	Gymnocladus dioicus	Kentucky Coffeetree	30 - 35'	2" cal.	As Shown	B&B
QUM	1	Quercus muehlenbergii	Chinkapin Oak	35 - 40'	2" cal.	As Shown	B&B
<b>EVERGREEN TREES</b>							
JHC	12	Juniperus chinensis 'Hetzi Columnaris'	Hetzi Column Juniper	4' - 6'	7 gal.	As Shown	Cont.
<b>ORNAMENTAL TREES</b>							
ACE	14	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	15' - 20'	6' Clump	As Shown	B&B
<b>SHRUBS</b>							
ARC	46	Arctostaphylos x coloradensis	Mock Bearberry Manzanita	3 - 4'	5 gal.	48" o.c.	Cont.
COR	6	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	3' - 4'	5 gal.	60" o.c.	Cont.
CYS	10	Cytisus purgans	Spanish Gold Broom	4 - 5'	5 gal.	60" o.c.	Cont.
EAC	60	Euonymus alatus 'Compacta'	Dwarf Burning Bush	4' - 5'	5 gal.	60" o.c.	Cont.
JAR	19	Juniperus chinensis 'Armstrongii'	Armstrong Juniper	4'	7 gal.	As Shown	Cont.
JUN	61	Juniperus sabina 'Calgary Carpet' TM	Calgary Carpet Juniper	6' - 8'	5 gal.	60" o.c.	Cont.
RHU	14	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	6' - 8'	5 gal.	60" o.c.	Cont.
PRU	34	Prunus nesseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry	6'			
<b>PERENNIALS</b>							
<b>ORNAMENTAL GRASSES</b>							
SSB	34	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	2' - 2.5'	5 gal.	48" o.c.	

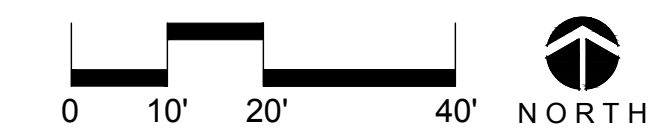
**PLANTS**  
TREES: 29  
TOTAL NO. OF TREES: 29 = 100% TREES  
TOTAL NO. OF EVERGREEN TREES: 12 = 41% EVERGREEN TREES  
SHRUBS AND GRASSES: 284  
TOTAL NO. OF SHRUBS: 250 = 100% SHRUBS

LANDSCAPE STANDARD	REQUIREMENT	PROVIDED
DEVELOPED AREA	15% OF DEVELOPED AREA TO BE LANDSCAPED (59,097 X 15% = 8,865 SF), 1 TREE AND 5 SHRUBS PER 1,500 SF OF LANDSCAPE AREA (6 TREES, 30 SHRUBS) 75% OF LANDSCAPE AREA MUST BE LIVING PLANT MATERIAL	12,515 SF (21%) 29 TREES/ 250 SHRUBS/ 34 GRASSES 9,446 SF (75%)
SITE PERIMETER LANDSCAPE	1 TREE AND 5 SHRUBS PER 40 LINEAR FEET OF EDGE (1,049 LF/ 40 = 26 TREES/ 131 SHRUBS) WEST PROPERTY LINE- 353' 9 TREES, 40 SHRUBS. EAST PROPERTY LINE- 268' 7 TREES, 30 SHRUBS NORTH PROPERTY LINE- 230' 6 TREES, 30 SHRUBS SOUTH PROPERTY LINE- 198' 5 TREES, 25 SHRUBS	29 TREES, 247 SHRUBS AND 34 GRASSES WEST PROPERTY LINE- 353', 12 TREES, 101 SHRUBS. EAST PROPERTY LINE- 268' 7 TREES, 49 SHRUBS NORTH PROPERTY LINE- 230' 6 TREES, 30 SHRUBS SOUTH PROPERTY LINE- 198' 5 TREES, 25 SHRUBS *DEFICIENCY DUE TO PROXIMITY TO STREET LIGHTS, UTILITIES AND/OR CURB CUTS
SITE TURF AREA	TURF GRASS NOT TO EXCEED 15% OF TOTAL LANDSCAPE AREA	0 SF TURF
STREETSCAPE PLANTING	STREET TREES NO MORE THAN 40' ON CENTER	ALL STREETSCAPE LANDSCAPE WILL BE PROVIDED AS PART OF THE OVERALL MASTER DEVELOPMENT
PARKING LOT INTERIOR LANDSCAPE	MIN 10% OF PARKING AREA MUST BE LANDSCAPE ISLAND (5,643 SF X 10% = 564 SF)	883 SF, 3 TREES, 28 SHRUBS AND GRASSES
TREE CONSERVATION	1 TREE REPLACED FOR EVERY 1 TREE REMOVED (0 REMOVED)	0 TREES REMOVED/ REPLACED

Cannot be short as this is a code requirement. Shrubs can substitute for trees. In addition, adding a landscaped island to reduce the pedestrian crossing can help to meet the deficiency.

Please label this ground cover (hatched area) on this sheet. Please also either include a note on this page or the next that the minimum requirements for either rock or mulch is satisfied.

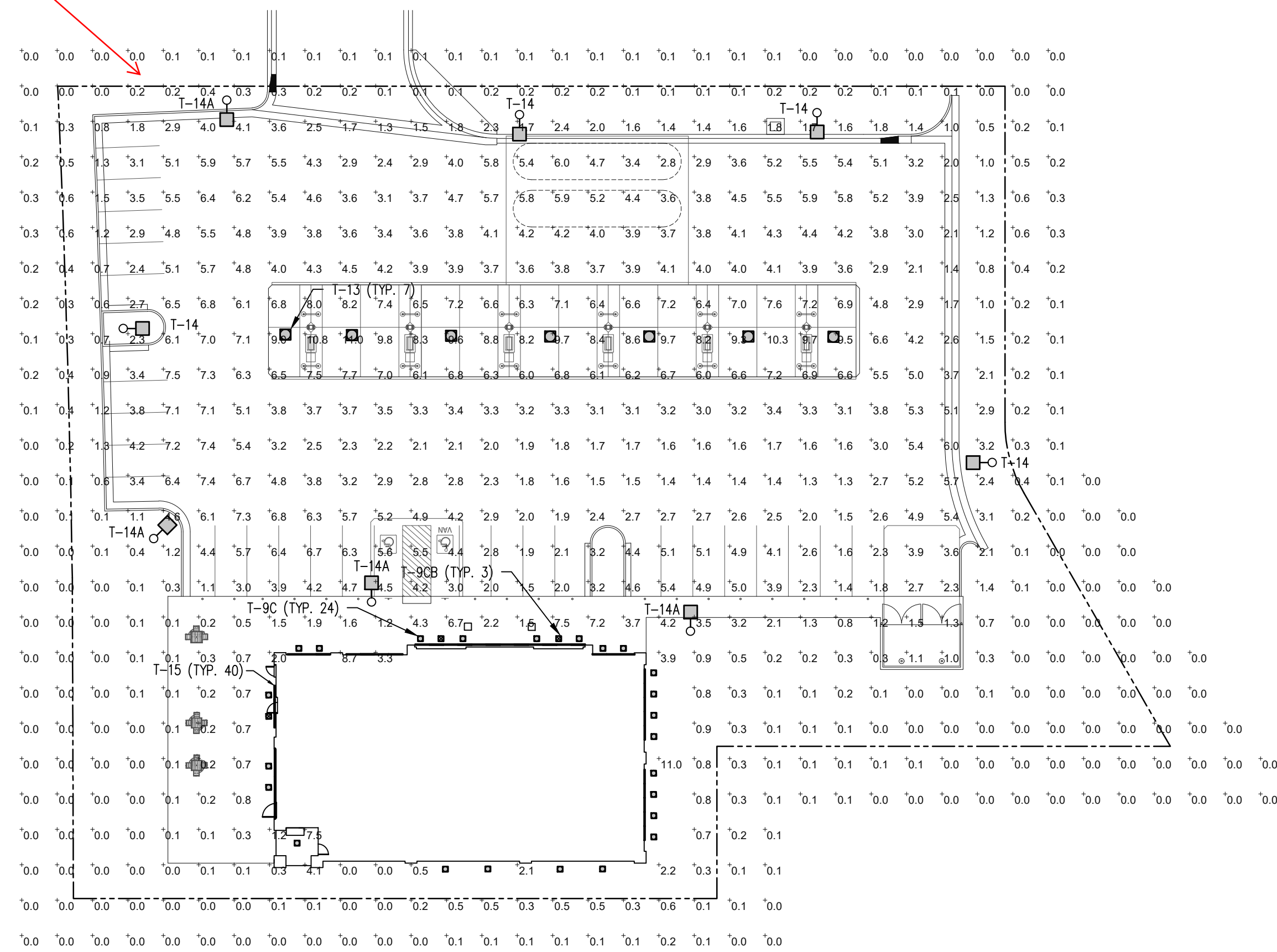
Add a row for parking perimeter (north property line). Required 10' Provided 10' ## Shrubs ## Trees



# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1 MAVERIK INC. STORE SITE PLAN

SITUATED IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Please enlarge this plan to make sure that it is legible once printed.



**1 SITE PHOTOMETRIC PLAN**  
E-1.2 SCALE: 1"=30'-0"

MASTER LUMINAIRE SCHEDULE									
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	MOUNTING	LAMPS	BALLAST	WATTS	IMAGE	
<b>DESCRPT.</b> RECESSED BLACK LED DOWNLIGHT 8" APERTURE, 2900 LUMENS, 4K									
T-9C	LOTUS LED	LDBR-40K-HO-BR-BT	120	RECESSED	INCLUDED		30		
T-9CB	SAME AS T-9C EXCEPT WITH EMERGENCY BATTERY							30	
<b>DESCRPT.</b> WHITE, CANOPY MOUNTED, CUTOFF LUMINAIRE, 103W LED, FLAT LENS, FOR SINGLE DECK CANOPIES (10,209 LUMENS)									
T-13	LSI	SCV LED 10L SC UNV DIM 40 WHT	UNV	CANOPY	INCLUDED		67		
<b>DESCRPT.</b> POLE MOUNTED, DARK BRONZE CUTOFF LUMINAIRE SINGLE HEAD, INTEGRAL LOUVER, LED, 18,930 LUMENS, 17.5FT SQUARE POLE (4", 11 GA.), 4K									
T-14	LSI	SLM LED 18L SIL 3 UNV 40 70 CRI BRZ IL	208	17"-6" POLE	INCLUDED		135		
T-14A	SAME AS T-14 EXCEPT WITH TYPE IV DISTRIBUTION (FORWARD THROW)							135	
<b>DESCRPT.</b> 4FT LED STRIP LUMINAIRE, WHITE, COLD WEATHER (0F), 2000 LUMENS, DAMP LISTED, LENS, 4K									
T-15	LSI	AST 4 4L SA UNV 840	UNV	EXTERIOR COVE	INCLUDED		20		

\*LUMINAIRES ARE PROVIDED BY OWNER, INSTALLED BY E.C. (REFERENCE SCHEDULE ON E-4.0)

CALCULATION SUMMARY								
AREA NAME	GRID / TYPE	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE./MIN
OVERALL	0'-0" / H-H	10.00	<+>	2.3	11.0	0.00	N/A	N/A
PARKING	0'-0" / H-H	10.00	<+>	3.9	9.0	1.1	8.2:1	3.5:1



185 S. State Street  
Salt Lake City, Utah 84111

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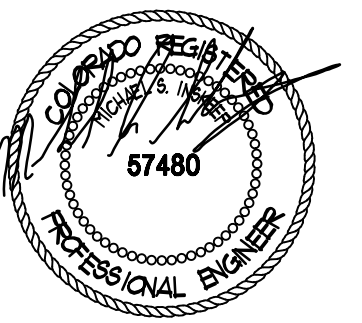
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STAMP:



**MAVERIK, INC.  
STORE #**

**LINCOLN AVENUE AND  
DRANSFELDT ROAD  
PARKER, CO**

**FOR REVIEW AND PERMIT • FOR REVIEW AND PERMIT • FOR REVIEW AND PERMIT**

REVISIONS	
△	DATE

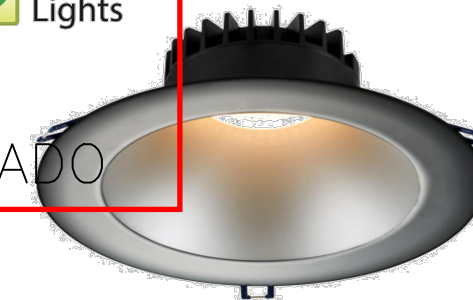
DESIGNED BY: MJE	DRAWN BY: MJE
REVIEWED BY: MJE	APPROVED BY: MSI
PROTOTYPE VERSION: 50	
DRAWING ISSUE	
DATE: 2-23-22	
PROJECT NUMBER: 21337	

SHEET NAME
<b>PHOTOMETRIC PLAN</b>
SHEET NUMBER
<b>E-1.2</b>

# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1

## MAVERIK INC. STORE SITE PLAN

SITUATED IN THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. SCOTTSDALE VERTEX™ (SCV) PROPERTY OF DOUGLAS, STATE OF COLORADO  
Petroleum Canopy LED Luminaire



Type IC, Wet, Air-Tight & Open Plenum

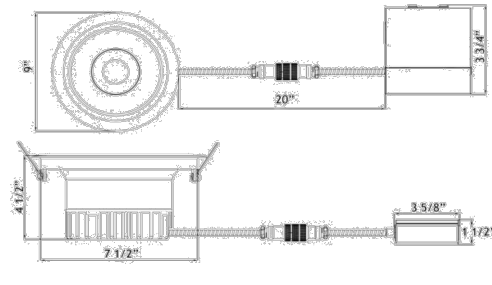
DESCRIPTION  
8" Round Deep Regressed LED - Elegant Design Without Glare  
Commercial Grade Quality Built To Last

### FEATURES & BENEFITS

- 18W & 30W High Output versions with CRI 90+
- Type IC, Air-Tight & Wet - No Housing Required
- 4 1/2" Deep - Install Where Ceiling Space Is Limited
- Armored Cable & Metal Connectors - Open Plenum Rated
- Driver Inside Connection Box with Romex Quick Connectors and Knock Outs - Fast Installation & No Junction Box Needed

DIMENSIONS ID 7 1/2" OD 9" Cut Out 7 1/2" x 8"

Ceiling Clearance Required: 4"



120V TRIAC Dimmable Driver Included



Optional 120V-347V Driver 0-10V Dimmable

Order Separately as  
18W: Cat # LLL-LD2050TR  
30W: Cat # LLL-LD3508TR

### ORDERING GUIDE:

Example 18W	LD8R-30K-WR-WT
Example 30W	LD8R-30K-HO-WR-WT
	CCT 30W only Reflector/Trim
LD8R	-xxK -HO -xx-xx
3000K	-30K WR-WT
3500K	-35K SR-WT
4000K	-40K BR-BT
5000K	-50K SR-BT
DTW 3K-2K	-32K

Lotus LED Lights USA  
250 H Street # 301, Blaine WA 98230 tel 360-200-5500  
Hainesport NJ, Naples FL, Dallas TX, Vancouver WA

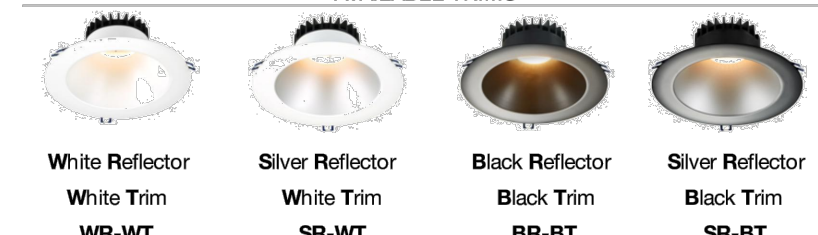
www.LotusLEDlights.com  
800-15355 24 Ave Box 200, Surrey BC V4A 2H9 tel 604-538-3090  
Delta BC & Mississauga ON

### T98 LD8R

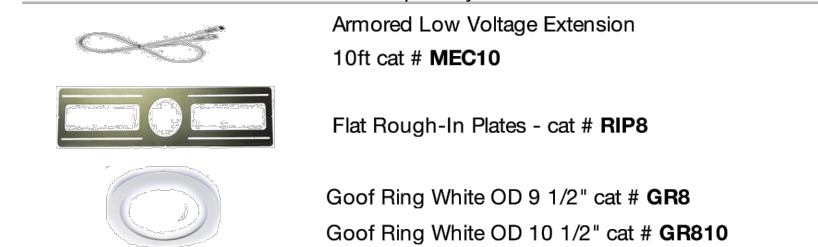
8" Round Deep Regressed LED 18W / 30W Open Plenum  
Project: 30w 2900 lumens (black) - RIP8 - 7 1/2" Hole 28" Flat Rough-In Plate  
Location:  
Cat #:  
City:  
Notes:

Applications	Recessed Ceiling Mount
Energy Used	15W Regular / 18W High Output
Color Temperature (K)	3000   3500   4000   5000   DTW 3-2
Light Output 18W (lm)	1550   1600   1650   1700   1150
Light Output 30W (lm)	2700         2900
Beam Angle	38°
CRI	90 +
Default Driver Input	120V AC Triac Dimmable
Optional Driver Input	120V-347V AC 0-10V Dimmable
Junction Box Wire Capacity	Max 5 No 12 AWG or 8 No 14 AWG
Power Factor	0.98
Approved Location	Insulated Ceilings, Open Plenum, Wet
IP Rating	IP 54
Air Tight	Yes
Ambient Temperature	-40°F (-40°C) to +104°F (+40°C)
Projected Life	70% Light Output at 50,000 Hours
Certification	cULus, Energy Star (except DTW), T24
Warranty	10 Year Residential / 5 Year Commercial

### AVAILABLE TRIMS



### ACCESSORIES



LD8R	WR-WT	SR-WT	BR-BT	SR-BT	Type IC
					Air - Tight
					Open Plenum

Compliance: cULus LISTED E478990, T98, T24, Energy Star, Type IC

### Scottsdale Vertex SCV Petroleum

ORDERING GUIDE

Back to Quick Links

SCV - Petroleum Canopy Luminaire

Family / Size	LED Gen	Lumen Package	Distribution	Voltage	Color Temperature	Finish	Controls	
SCV - Petroleum Canopy Luminaire	LED	10L - 10000 Lumens 13L - 13000 Lumens 15L - 15000 Lumens 20L - 20000 Lumens 23L - 23000 Lumens	SC - Standard Symmetric	UNV - 120-277V HW - 347-480V	DIM - Dim to 10% (0 to 10V dimming)	40 - 4000K 50 - 5000K	Blank - NONE BLK - Black BRZ - Bronze	ALSC - AirLink Synapse Wireless Control System with Sensor* ALSCS - AirLink Synapse Wireless Control System with Sensor* ALBSC1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24" mounting height) <sup>1</sup> ALBSC2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40" mounting height) <sup>1</sup> INSBT1 - Integral Bluetooth™ Motion and Photo Sensor 8 - 24" mounting height 1, 2 INSBT2 - Integral Bluetooth™ Motion and Photo Sensor 25 - 40" mounting height 1, 2
		23L - 23000 Lumens	SCFT - Combination Standard Symmetric and Forward Throw					

### Accessory Ordering Information

Description	Order Number	Description	Order Number
Retrofit Panel Kit - EE / ECTA / SCF to SCV for 18" Deck Panel with larger openings <sup>1</sup>	673425	28" X 32" Beauty Plate Kit (with 4" Center hole)	564190WHT
Retrofit Panel Kit - ECTA / SCF to SCV for 12" Deck Panel <sup>2</sup>	676011	Junction Box	667461
Retrofit Panel Kit - RECU Richmond to SCV	673426	Kit - Hole Plugs and Sealant (enough for 25 retrofits)	1320540
Retrofit Panel Kit - UNV Universal 2nd to SCV	673427	Rectangular Top Plate Kit (includes top plate and sealant)	678291WHT
Retrofit 2x2 Cover Panel Blank (no holes)	357282	Surface Mount Box	673433
Retrofit RIC Cover Panel Blank (no holes)	354702	Retrofit Kit - CRUGRUS to SCV	667462
28" X 32" Beauty Plate Kit (with 4" Center hole)	557195WHT		

FOOTNOTES:  
1 - Consult Factory for HV with AirLink Synapse Wireless Control System.  
2 - INSBT1 is field configurable via the LSI app that can be downloaded from your smartphone's native app store.  
3 - Ideal for 9" to 12" openings.  
4 - Ideal for 9" openings.  
5 - Not available in HV.

### PERFORMANCE

Back to Quick Links

Driven Current	Delivered Lumens	Efficiency	BIJ Rating	Delivered Lumens	Efficiency	BIJ Rating	Delivered Lumens	Efficiency	BIJ Rating	Wattage
10L	8723	132	83-UD-G1	10216	156	83-UD-G1	10006	156	83-UD-G1	66
13L	10921	130	83-UD-G1	12790	153	83-UD-G1	12933	153	83-UD-G1	84
15L	12984	125	83-UD-G1	15209	150	83-UD-G1	15411	150	83-UD-G1	103
20L	17145	132	83-UD-G1	20083	153	84-UD-G2	20141	155	84-UD-G2	130
23L	19338	126	84-UD-G2	22652	149	84-UD-G2	23150	152	84-UD-G2	153
23L (95)	19338	126	84-UD-G2	22652	149	84-UD-G2	23150	152	84-UD-G2	153
23L (95T)	19338	126	84-UD-G2	22652	149	84-UD-G2	23150	152	84-UD-G2	153

\*LEDs are frequently updated therefore values are nominal.

Lumen Level	120V	208V	240V	277V	347V	480V
10L	0.55	0.32	0.28	0.24	0.19	0.14
13L	0.70	0.41	0.35	0.30	0.24	0.18
15L	0.86	0.50	0.43	0.37	0.30	0.21
20L	1.09	0.63	0.54	0.47	0.38	0.27
23L (95)	1.27	0.73	0.64	0.56	0.44	0.32
23L (95T)	1.69	0.92	0.80	0.69	0.55	0.40

Electrical data at 25°C (77°F)

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com  
(513) 372-3200 • ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice. Page 2/4 Rev. 06/18/20 SPEC.1023.A.0420

### OVERVIEW

Lumen Package	9,000 - 24,000
Wattage Range	66 - 192
Efficacy Range (LPW)	119 - 156
Weight lbs(kg)	15 (6.8)

### QUICK LINKS

- Ordering Guide
- Performance
- Photometrics
- Dimensions

### FEATURES & SPECIFICATIONS

#### Construction

- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated optical unit protects integral components from dust and water.
- Fixtures are finished with LSI's DuraGrip<sup>®</sup> polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- A single fastener secures access door to driver and key components and provides quick & easy access to the electrical compartment for servicing.
- Shipping weight: 15 lbs in carton.

#### Optical System

- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Symmetrical or Combination Forward Throw distributions.
- State-of-the-art silicone optics deliver industry leading optical control with an integrated gasket to provide an IP66 rated sealed optical chamber in one component.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Available in 5000K and 4000K (+/- 275K) color temperatures.
- Minimum CRI of 70.

#### Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- LED Calculated Life: >100K Hours (See Lumen Maintenance on Page 2)

- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +40°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs are mounted to (4) circuit boards to maximize heat dissipation
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

- Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encores, Richmond, 2x2 Universal, and more.

#### Warranty

- LSI LED Fixtures carry a 5-year warranty or 10-year warranty with registration for petroleum applications only (contact your LSI representative for details).

#### Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- Meets Buy American Act requirements.
- State of California Title 24 Compliant with IMSBT or ALSC/ALSCS option.
- IP66 Rated Optical Unit per IEC 60598.
- DesignLights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

#### Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class 1 Division 2 applications.
- Temperature Classification - The surface temperature of this product will not rise above 100°C, within a 40°C ambient. Gas Groups A,B,C, and D - Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

#### Installation

- Installs in a 12" or 16" deck pan.
- Four fasteners are provided with the fixture for using deck, metallic canopy substrates only when classified as suitable for use by installing professional otherwise suitable fasteners should be provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.

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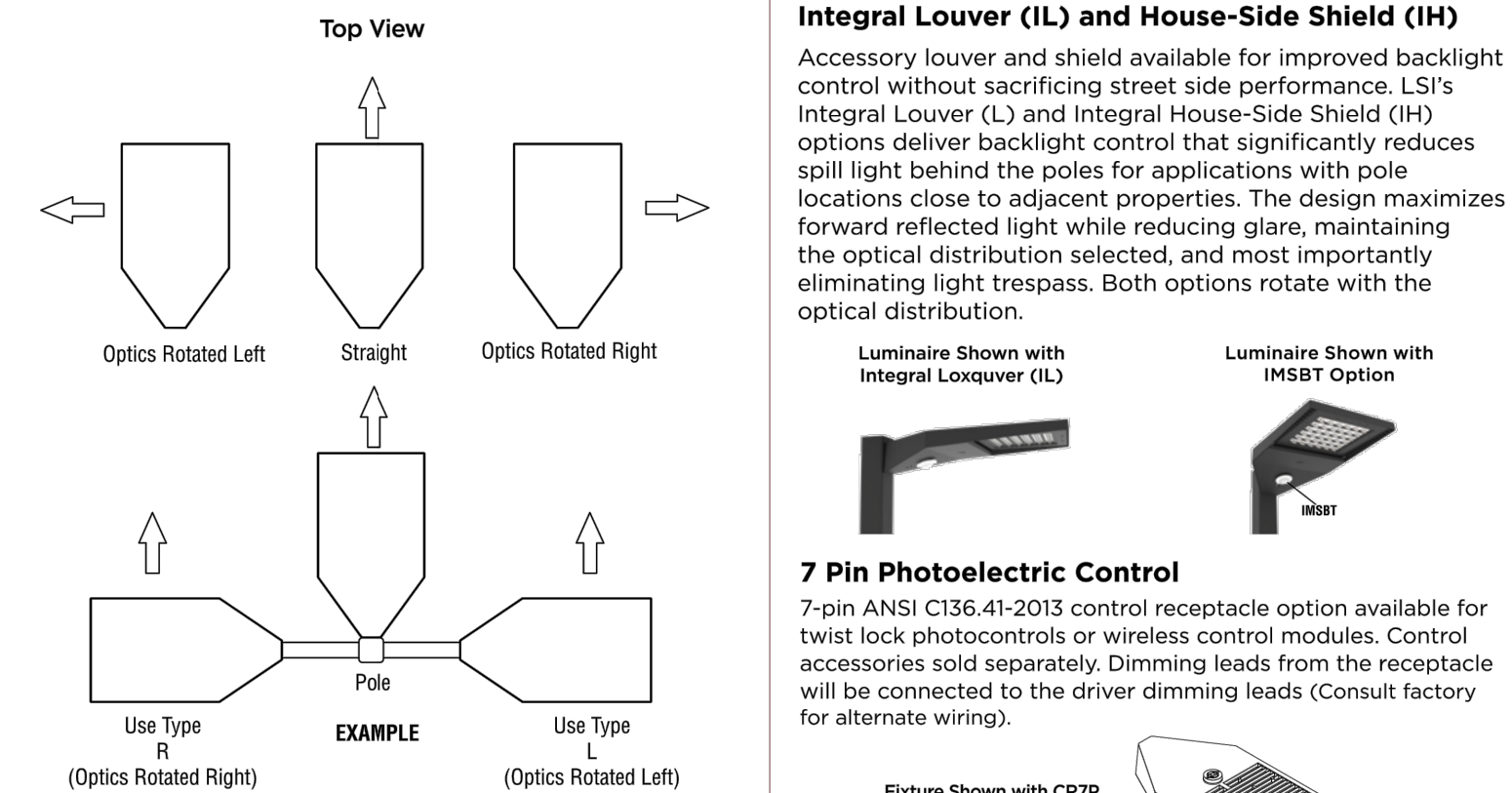
### Slice Medium Outdoor LED Area Light

ACCESSORY ORDERING INFORMATION\*

Controls Accessories	Order Number	Mounting Accessories	Order Number
Twist Lock Photocontrol (120V) for use with CRTP	122514	Round Pole Adapter (3" Round/Spaced Poles)	408733CLR
Twist Lock Photocontrol (208-277) for use with CRTP	122515	Round Pole Adapter (4" Round Poles)	379960CLR
Twist Lock Photocontrol (347V) for use with CRTP	122516	Round Pole Adapter (5" Round Poles)	379960CLR
Twist Lock Photocontrol (480V) for use with CRTP	122510	Universal Mounting Bracket	664616CLR
AirLink 5 Pin Twist Lock Controller	661409	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
AirLink 5 Pin Twist Lock Controller	661410	Quick Mount Pole Bracket (Square Pole)	687733CLR
Pole Mounted Occupancy Sensor (24V)	662284CLR	Quick Mount Pole Bracket (4" Round Pole)	689933CLR
Shorting Cap for use with CRTP	148258	15 Tie Quick Mount Pole Bracket (Square Pole)	688033CLR
		15 Tie Quick Mount Pole Bracket (4" Round Pole)	689933CLR
		Wood Mount Bracket	382130CLR
		Wood Pole Bracket (8" Minimum Pole Diameter)	751219CLR

Fusing Accessories	Order Number	Miscellaneous Accessories	Order Number
Single Fusing (120V)	FK120	Integra Louver/Shield	648312
Single Fusing (208V)	FK277	Integra House Side Shield	743414
Double Fusing (208V/240V)	DFK240	10' Linear Bird Spike Kit (if Recommended per Luminaire)	736795
Double Fusing (480V)	DFK480		
Double Fusing (347V)	DFK347		

### OPTICS ROTATION



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### Slice Medium Outdoor LED Area Light

ORDERING GUIDE

Back to Quick Links

SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Luminaire Prefix	Light Source	Lumen Package	Light Output	Distribution	Orientation <sup>1</sup>	Voltage	Driver
SLM	LED	9L - 9,000 lms 12L - 12,000 lms 15L - 15,000 lms 20L - 20,000 lms 23L - 23,000 lms 36L - 36,000 lms 42L - 42,000 lms	SIL - Silicone	2 - Type 2 3 - Type 3 SW - Type S Wide FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise	(L) - standard L-Optics rotated left 90 R - Optics rotated right 90	UNV - Universal Voltage (120-277V) HW - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5000 CCT	70CRI - 70 CRI	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System* ALSCS - AirLink Synapse Control System Host / Satellite** ALSCSB1 - AirLink Synapse Control System with 8-12" Motion Sensor** ALSCSB2 - AirLink Synapse Control System with 12-20" Motion Sensor** ALSCSB3 - AirLink Synapse Control System with 12-20" Motion Sensor** ALSCSB4 - AirLink Synapse Control System with 20-40" Motion Sensor** ALSCSB5 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24" mounting height) <sup>1</sup> ALSCSB6 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40" mounting height) <sup>1</sup>	BRZ - Bronze BLK - Black GPT - Graphite NHT - Metallic Silver WHT - White PLP - Platinum Plus SWG - Satin Verde Green	(Blank) - None IH - Integral House Side Shield <sup>1</sup> IL - Integral Louver (Sharp Spill Light Control) <sup>1</sup>

Overview	
Lumen Package	9,000 - 42,000
Wattage Range	69 - 390
Efficacy Range (LPW)	93 - 145
Weight lbs(kg)	30 (13.6)

FOOTNOTES:  
1 - Not available on "Type SW" distribution.  
2 - Consult Factory for availability.  
3 - Only available in BL and DL Lumen Packages.  
4 - Not available in HV.  
5 - Consult Factory for Site Layout.  
6 - INSBT1 is field configurable via the LSI app that can be downloaded from your smartphone's native app store.  
7 - Control device or shorting cap must be ordered separately. See Accessory Ordering Information.  
8 - Accessories are shipped separately and field installed.  
9 - Factory installed CRTP option required. See Options.  
10 - "CLR" denotes finish. See Finish options.  
11 - Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

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### Slice Medium (SLM) Outdoor LED Area Light

Catalog # : SLM LED 16L SIL 3 UNV 40 70CRI BRZ Project : Maverik T14  
Prepared By : Date :

Overview

Overview	
Lumen Package	9,000 - 42,000
Wattage Range	69 - 390
Efficacy Range (LPW)	93 - 145
Weight lbs(kg)	30 (13.6)

QUICK LINKS

- Ordering Guide
- Performance
- Photometrics
- Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory provided driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Fixtures are finished with LSI's DuraGrip<sup>®</sup> polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- LED Calculated Life: >100K Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >0.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 5 for more details.

Options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details).

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 5000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 605



### Features & Specifications (Cont.)

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's Duragrip® polyester powder coat finishing process. The Duragrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

### Controls

- **Wireless Controls System**
- To make this fixture AirLink ready, simply order one of the following options:
  - The Integrated **Wireless Lighting Controller**: ALSC or ALSCH (see ordering guide) as the controls option, or
  - Integrated **Wireless Controller** option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or
  - The **7-Pin Photoelectric Control Receptacle**: CR7P as the controls option; and either the **5-Pin or 7-Pin Twist Lock Controller**: ALSC UNV T15 or ALSC UNV T1 as an accessory
- To see how the components of AirLink system work together, reference the diagram in the controls section of this spreadsheet. For more information on our AirLink products, visit our website: [www.lsi-airlink.com/airlink-synapse/](http://www.lsi-airlink.com/airlink-synapse/)

### Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details).
- The 7-pin ANSI C136.41-2013 photocontrol receptacle option (CR7P) is available for twist lock photocensors or wireless control modules.
- The Button Type Photocells (PTC) are capable of switching luminaires ON/OFF in response to the amount of available daylight.

### Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installation/ servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

### Warranty

- LSI LED Fixtures carry a 5-year warranty.

### Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1

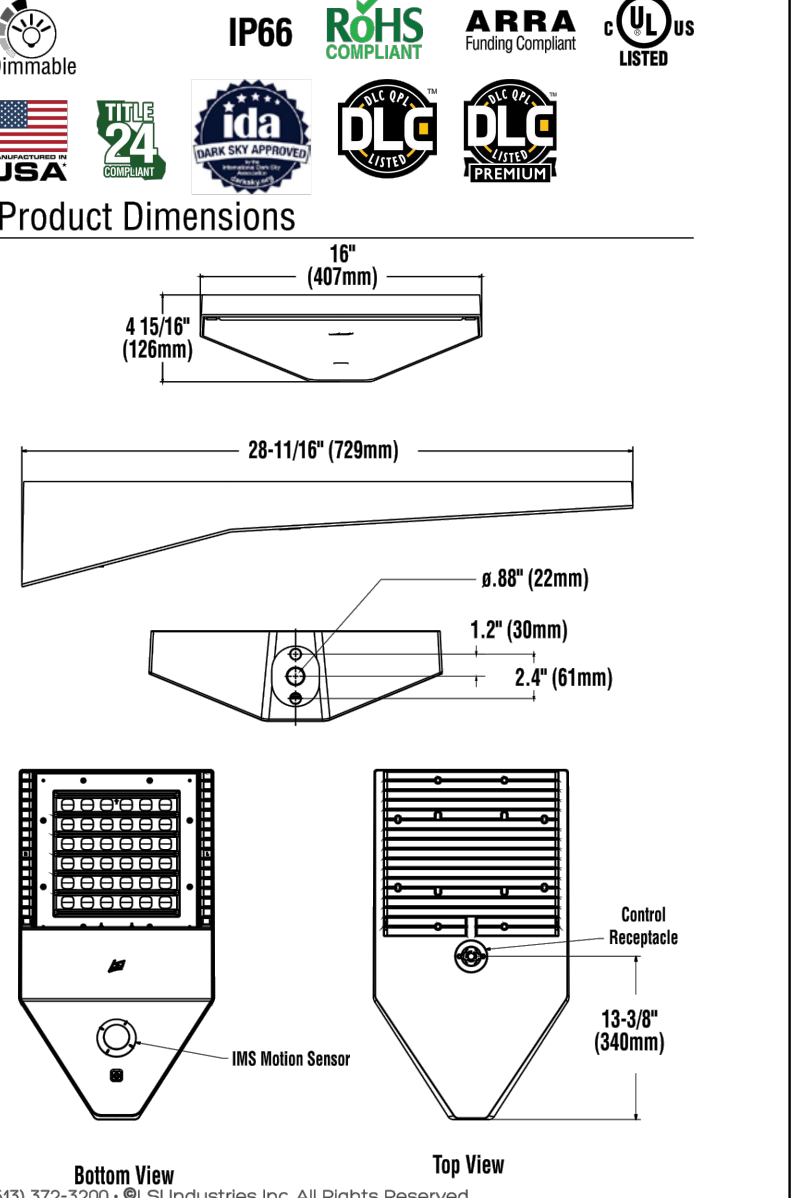
Slice Medium - SLM Outdoor LED Area Light  
 Prepared By: **MAVERIK INC. STORE SITE PLAN**  
 Date: \_\_\_\_\_  
 SITUATED IN THE NORTHWEST ¼ OF SECTION 14  
 TOWNSHIP 6 SOUTH, RANGE 86 WEST OF THE 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



The Slice's sleek design makes it perfectly suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

### Features & Specifications

- **Optical System**
  - State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed chamber in 1 component
  - Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT and FTA.
  - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
  - Zero uplight.
  - Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber, consult factory for availability.
  - Minimum CRI of 70. Optional 80 CRI available, consult factory for lead time.
  - Integral Louver (LL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.
- **Electrical**
  - High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
  - 0-10V dimming (10% - 100%) standard.
  - Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
  - L80 Calculated Life: >100K Hours (See Luminaire Maintenance on Page 3)
  - Total harmonic distortion: <20%
  - Operating temperature: -40°C to +50°C (-40°F to +122°F), 42L lumen package rated to +40°C.
  - Power factor: >90
  - Input power stays constant over life.
  - Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
  - High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
  - Terminal block provided accepts up to 10ga wire.
  - Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



## Slice Medium Outdoor LED Area Light

PERFORMANCE [Back to Quick Links](#)

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	8956	131	82-10-02	9427	138	82-10-02	8638	144	82-10-02	68
	3		9088	133	82-10-02	9565	140	82-10-02	8893	148	82-10-02	
	SW		8431	123	82-10-02	8875	130	82-10-02	8262	135	82-10-02	
	FT		9046	133	82-10-02	9522	140	82-10-02	8937	148	82-10-02	
	FTA		8993	131	82-10-02	9466	138	82-10-02	8879	144	82-10-02	
12L	AM	8953	132	82-10-01	9817	144	82-10-02	9010	150	82-10-02	93	
	2	11842	127	83-10-02	12465	134	83-10-02	13009	140	83-10-02		
	3	12017	129	82-10-02	12649	136	82-10-02	13200	142	82-10-02		
	SW	11149	120	84-10-02	11735	126	84-10-02	12247	132	84-10-02		
	FT	11962	128	82-10-02	12591	135	82-10-02	13140	141	82-10-02		
18L	FTA	11891	128	83-10-03	12517	134	83-10-03	13062	140	83-10-03	149	
	AM	11997	129	82-10-02	13165	141	83-10-02	13881	147	83-10-02		
	2	17722	119	83-10-03	18655	126	83-10-03	19468	131	83-10-03		
	3	17984	121	82-10-03	18980	127	83-10-03	19755	133	83-10-03		
	SW	16865	112	84-10-02	17563	118	84-10-02	18296	123	84-10-02		
24L	FT	17991	121	83-10-03	18643	127	83-10-03	19364	132	83-10-04	189	
	FTA	17796	120	83-10-03	18782	126	83-10-03	19540	132	83-10-03		
	AM	17996	121	83-10-02	18624	133	83-10-02	19410	140	83-10-02		
	2	24122	128	84-10-03	24861	132	84-10-03	25119	138	84-10-03		
	3	24946	132	83-10-03	25689	136	83-10-04	25978	138	83-10-04		
30L	SW	22673	122	85-10-03	23667	125	85-10-03	23823	127	85-10-03	249	
	FT	24276	129	83-10-04	25412	132	83-10-04	25890	134	83-10-04		
	FTA	24716	131	83-10-03	25802	135	83-10-04	26373	136	83-10-04		
	AM	24596	127	83-10-02	25779	128	83-10-03	26243	130	83-10-03		
	2	30286	122	84-10-03	31201	126	84-10-03	31538	127	84-10-03		
36L	3	31319	126	83-10-04	32256	130	83-10-04	32614	131	83-10-04	318	
	SW	28843	116	85-10-03	29715	120	85-10-03	30036	121	85-10-04		
	FT	30479	123	83-10-04	31401	126	83-10-04	31740	128	83-10-05		
	FTA	31930	125	83-10-03	31969	129	83-10-04	32314	130	83-10-03		
	AM	30471	122	83-10-03	32590	131	83-10-03	33242	134	83-10-03		
42L	2	36082	114	84-10-04	37173	117	84-10-04	37574	118	84-10-04	393	
	3	37313	117	83-10-04	38402	121	83-10-04	38857	122	83-10-04		
	SW	34363	108	85-10-04	35425	111	85-10-04	35784	113	85-10-04		
	FT	36313	114	83-10-05	37411	118	84-10-05	37815	119	84-10-05		
	FTA	36969	116	84-10-04	38087	120	84-10-04	38498	121	84-10-05		
48L	AM	36718	115	83-10-03	38270	123	84-10-03	38956	126	84-10-03	449	
	2	41990	104	85-10-04	42901	108	85-10-04	42758	109	85-10-04		
	3	42461	108	84-10-05	43745	111	84-10-05	44217	112	84-10-05		
	SW	39194	99	85-10-04	40286	102	85-10-04	40721	104	85-10-04		
	FT	41323	105	84-10-05	42572	108	84-10-05	43032	109	84-10-05		
AM	FT	42969	107	84-10-04	43341	110	84-10-04	43909	111	84-10-04	493	
	FTA	42205	107	84-10-03	43538	114	84-10-03	44041	116	84-10-03		

## Advantage Series LED Strip Fixture

ORDERING GUIDE [Back to Quick Links](#)

Family	Length	Lumen Package	Lens Type	Voltage	Color Temperature	EM Options	Options
AST	4'-8'	4L-8,500 Lumens	SA-Smooth Diffuse Acrylic Lens	UNV (Universal Voltage)	855-5000K 8CRI 848-3000K 8CRI 850-5000K 8CRI	EM10-10W Emergency Backup	ESCN- 8' Cord 163 non-dimming (no plug) installed on END EBCD- 8' Cord 165 dimming (no plug) installed on END ETVON- 10' Cord 163 non-dimming (no plug) installed on END ETVCD- 10' Cord 165 dimming (no plug) installed on END

Length (ft)	Lumen Package	CRI	3500K CCT			4000K CCT			5000K CCT		
			Delivered Lumens	Efficacy	Wattage	Delivered Lumens	Efficacy	Wattage	Delivered Lumens	Efficacy	Wattage
4	4L	80	3911	119	32	4234	132	32	4256	133	32
8	8L	80	8450	110	65	8580	132	65	8645	133	65

1 - Units with EM are not DLC Listed

### PERFORMANCE

[Back to Quick Links](#)

Length (ft)	Lumen Package	CRI	3500K CCT			4000K CCT			5000K CCT		
			Delivered Lumens	Efficacy	Wattage	Delivered Lumens	Efficacy	Wattage	Delivered Lumens	Efficacy	Wattage
4	4L	80	3911	119	32	4234	132	32	4256	133	32
8	8L	80	8450	110	65	8580	132	65	8645	133	65

Weight lbs (kg) 4ft - 6.2 8ft - 13.6

### QUICK LINKS

- Ordering Guide
- Performance
- Photometrics
- Dimensions

### FEATURES & SPECIFICATIONS

- **Construction**
  - Rigid 2 gauge post painted white housing
  - Available in 4ft and 8ft lengths
  - Continuous diffuse acrylic lens in all lengths
- **Optical System**
  - Minimum CRI of 80
  - Available in 3500K, 4000K, 5000K

### Electrical

- 0-10V dimming (10%-100%) standard
- Standard Universal Voltage (120-277 Vac) Input 50-60Hz
- L80 Calculated Life: >50K hours
- Operating Temperature: -20 to +50C (-4F to +122F)

### Installation

- Easy installation in new construction or retrofit
- Surface mount or chain mount with V hook



Surface Mount Bracket View

## AST Advantage Series LED Strip Fixture

ORDERING GUIDE [Back to Quick Links](#)

Family	Length	Lumen Package	Lens Type	Voltage	Color Temperature	EM Options	Options
AST	4'-8'	4L-8,500 Lumens	SA-Smooth Diffuse Acrylic Lens	UNV (Universal Voltage)	855-5000K 8CRI 848-3000K 8CRI 850-5000K 8CRI	EM10-10W Emergency Backup	ESCN- 8' Cord 163 non-dimming (no plug) installed on END EBCD- 8' Cord 165 dimming (no plug) installed on END ETVON- 10' Cord 163 non-dimming (no plug) installed on END ETVCD- 10' Cord 165 dimming (no plug) installed on END

Length (ft)	Lumen Package	CRI	3500K CCT			4000K CCT			5000K CCT		
			Delivered Lumens	Efficacy	Wattage	Delivered Lumens	Efficacy	Wattage	Delivered Lumens	Efficacy	Wattage
4	4L	80	3911	119	32	4234	132	32	4256	133	32
8	8L	80	8450	110	65	8580	132	65	8645	133	65

1 - Units with EM are not DLC Listed

### PERFORMANCE

[Back to Quick Links](#)

Length (ft)	Lumen Package	CRI	3500K CCT			4000K CCT			5000K CCT		
			Delivered Lumens	Efficacy	Wattage	Delivered Lumens	Efficacy	Wattage	Delivered Lumens	Efficacy	Wattage
4	4L	80	3911	119	32	4234	132	32	4256	133	32
8	8L	80	8450	110	65	8580	132	65	8645	133	65

Weight lbs (kg) 4ft - 6.2 8ft - 13.6

### QUICK LINKS

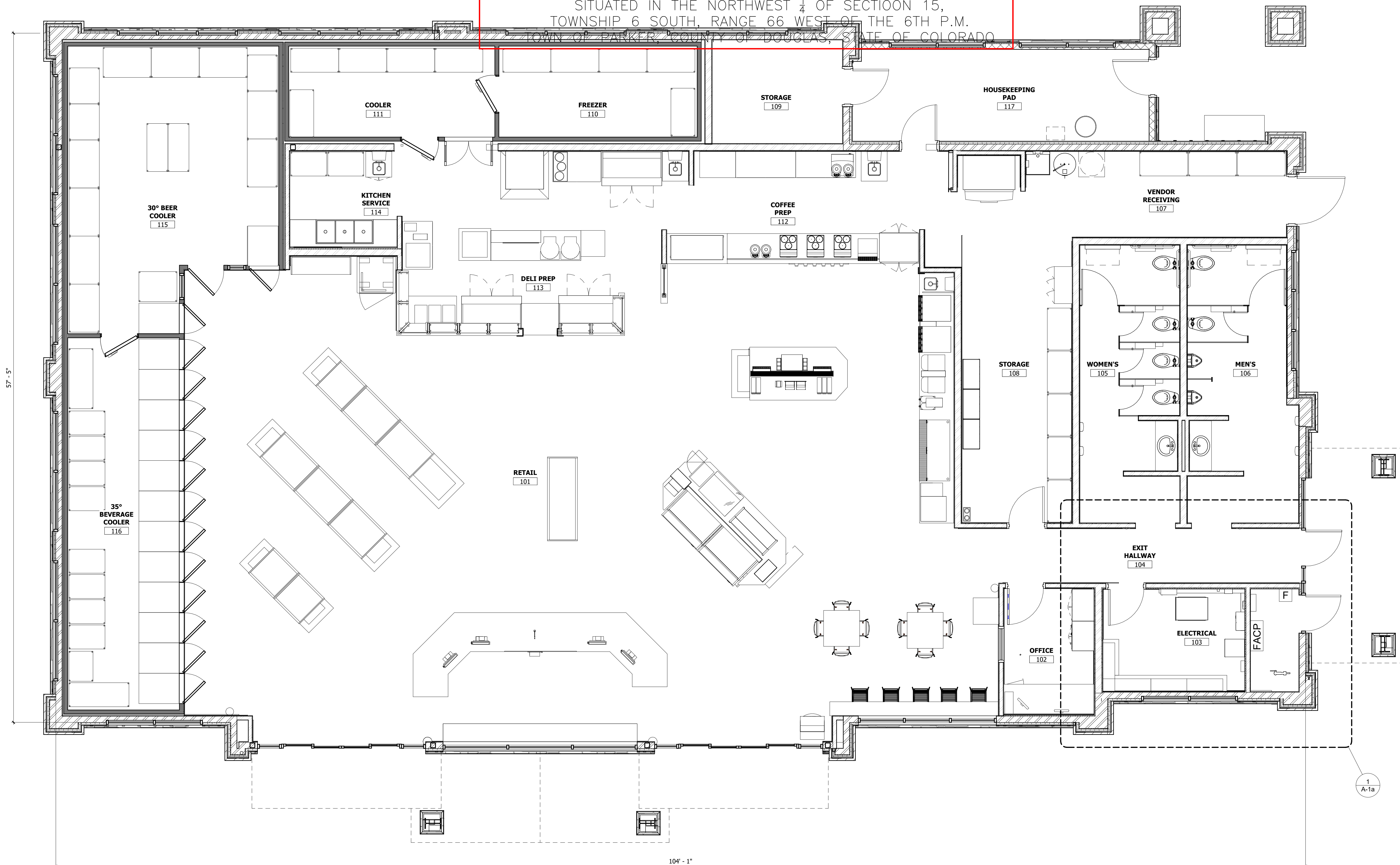
- Ordering Guide
- Performance
- Photometrics
- Dimensions

### FEATURES & SPECIFICATIONS

- **Construction**
  - Rigid 2 gauge post painted white housing
  - Available in 4ft and 8ft lengths
  - Continuous diffuse acrylic lens in all lengths
- **Optical System**
  - Minimum CRI of 80
  - Available in 3500K, 4000K, 5000K

**LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1  
MAVERIK INC. STORE SITE PLAN**

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

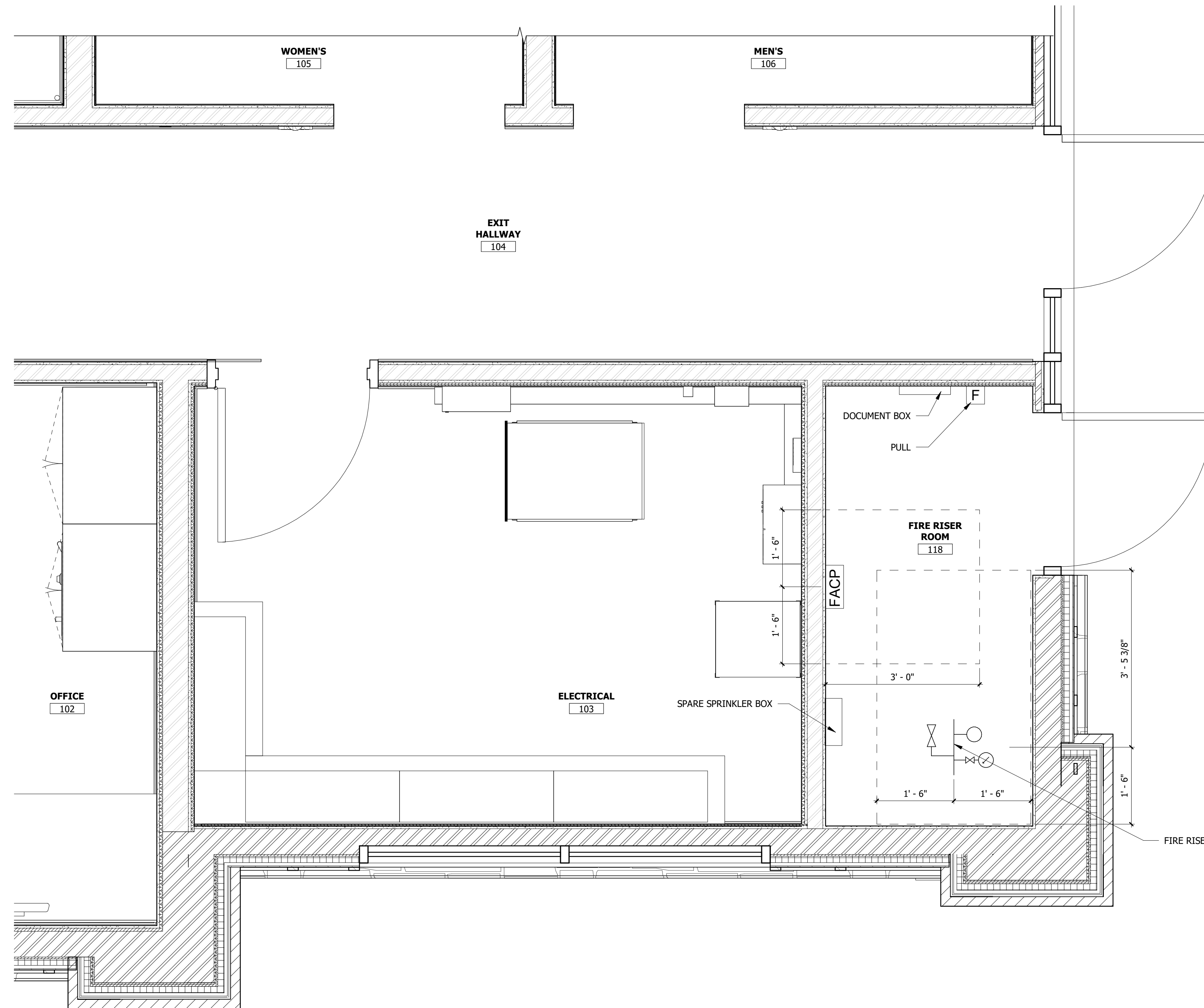
**PROPOSED MAVERIK C-STORE**  
PARKER, COLORADO

Prototype Version: 50\_R\_RR\_2102  
Building Square Footage: 5,949 SF  
Construction Type/Occupancy Classification: V-B / M

A-1 | FLOOR PLAN

**LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1  
MAVERIK INC. STORE SITE PLAN**

SITUATED IN THE NORTHWEST ¼ OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



**1** ENLARGED FIRE RISER ROOM  
SCALE: 3/4" = 1'-0"

PROPOSED MAVERIK C-STORE  
PARKER, COLORADO

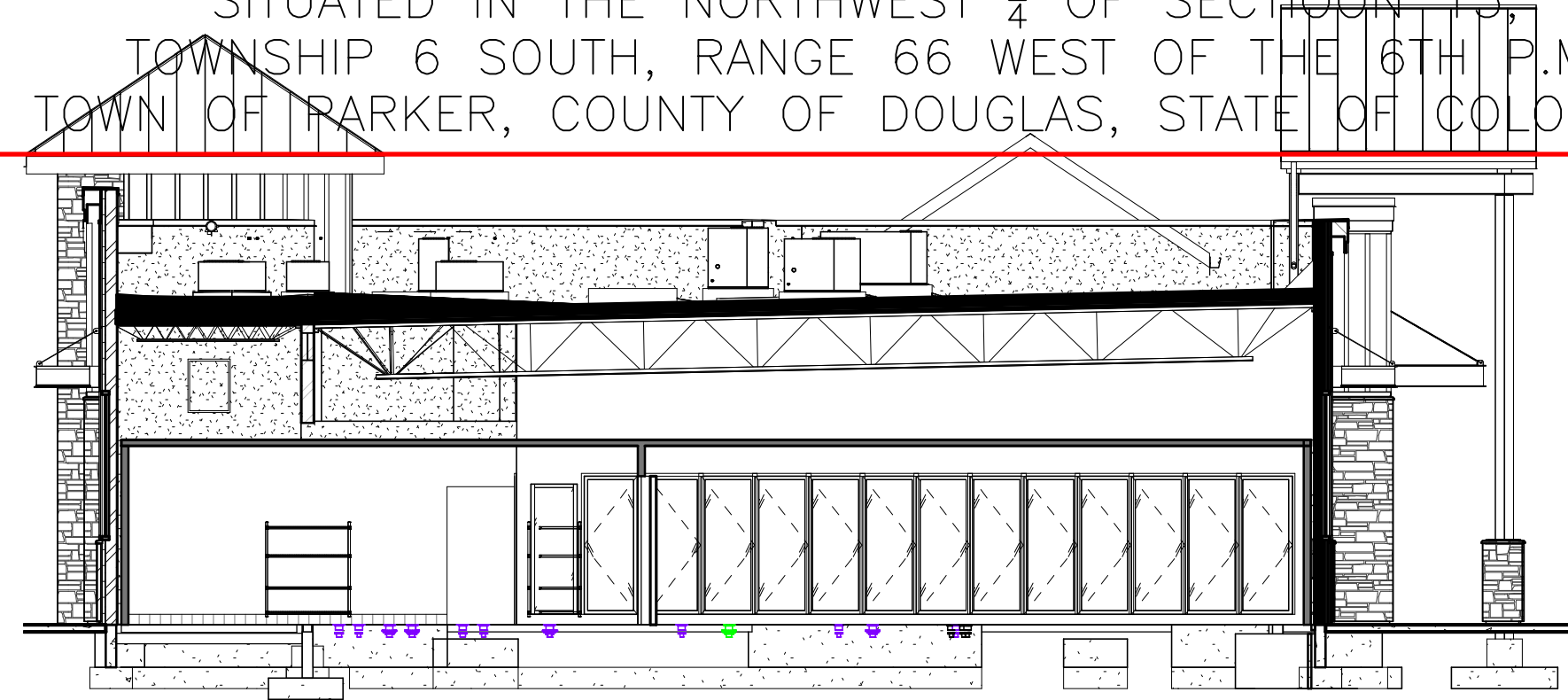
Prototype Version: 50\_R\_RR\_2102  
Building Square Footage: 5,949 SF  
Construction Type/Occupancy Classification: V-B / M

A-1a | ENLARGED FIRE RISER ROOM

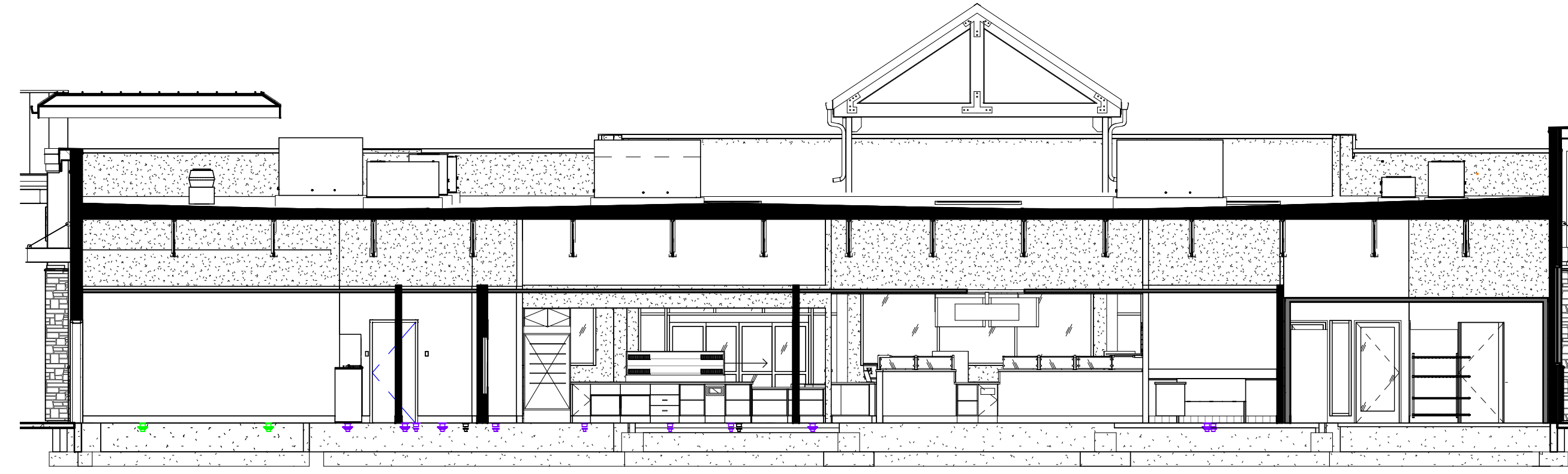


**LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1  
MAVERIK INC. STORE SITE PLAN**

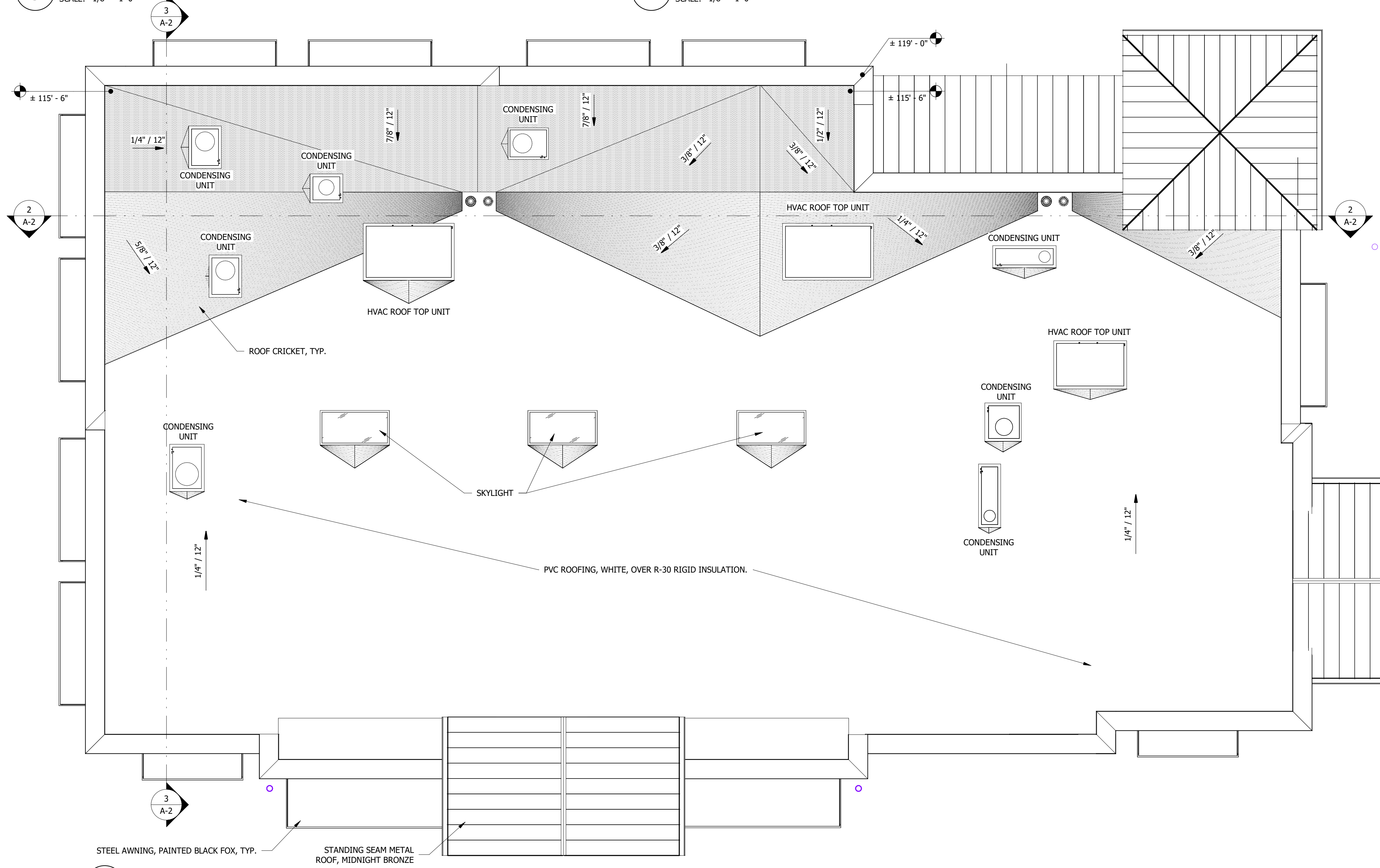
SITUATED IN THE NORTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



**3 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"



**2 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"



**1 ROOF PLAN**  
SCALE: 3/16" = 1'-0"

PROPOSED MAVERIK C-STORE  
PARKER, COLORADO

Prototype Version: 50\_R\_RR\_2102  
 Building Square Footage: 5,949 SF  
 Construction Type/Occupancy Classification: V-B / M

A-2 | ROOF PLAN



**LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1  
MAVERIK INC. STORE SITE PLAN**

SITUATED IN THE NORTHWEST ¼ OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



**2** BUILDING PERSPECTIVE  
SCALE:

Please include these on your overall site plan as part of the outdoor commercial display. Also, please locate to not block any windows into the building..

Please add cardinal direction of perspective.



**1** BUILDING PERSPECTIVE  
SCALE:

**PROPOSED MAVERIK C-STORE**  
PARKER, COLORADO

Prototype Version: 50\_R\_RR\_2102  
Building Square Footage: 5,949 SF  
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS

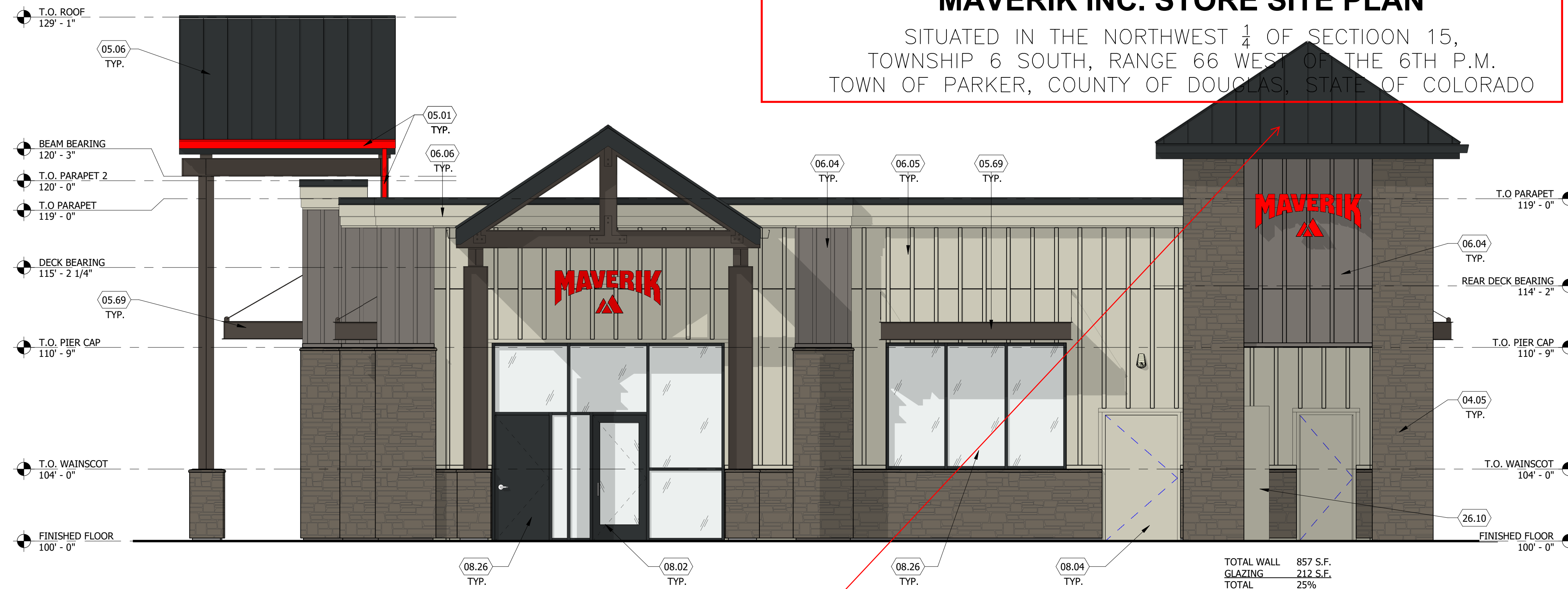


# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1 MAVERIK INC. STORE SITE PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## KEYED NOTES

- 04.05 NATURAL STONE
- 04.06 NATURAL STONE CAP
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED, C-2
- 05.03 STEEL, PAINTED, SHERWIN WILLIAMS SW 7020 - BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE, C-1
- 05.69 STEEL AWNING, COLOR SHERWIN WILLIAMS SW 7020 - BLACK FOX
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, PAINTED, SHERWIN WILLIAMS SW 7019 - GAUNTLET GRAY, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, PAINTED, SHERWIN WILLIAMS SW 7043 - WORLDLY GRAY, BB-1
- 06.06 FIBER CEMENT TRIM, PAINTED, SHERWIN WILLIAMS SW 7043 - WORLDLY GRAY
- 06.30 HORIZONTAL JOINT IN SIDING
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 08.04 HOLLOW METAL DOOR AND FRAME, PAINTED AGED PEWTER
- 08.26 STOREFRONT SYSTEM WITH CLEAR GLAZING
- 26.10 MAIN DISTRIBUTION PANEL, PAINTED TO MATCH BUILDING



**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

TOTAL WALL 857 S.F.  
GLAZING 212 S.F.  
TOTAL 25%



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

TOTAL WALL 1473 S.F.  
GLAZING 614 S.F.  
TOTAL 42%

Staff appreciates this additional roof form to meet the corner element. Can this also be added at the front entrance to enhance this entrance as well?

Use paint color to help break up this building horizontally.

Use stone all the way to the top to help break down the building.

Use stone to help enhance the entrance to meet the articulation requirements within the Town code.

PROPOSED MAVERIK C-STORE  
PARKER, COLORADO

Prototype Version: 50\_R\_RR\_2102  
Building Square Footage: 5,949 SF  
Construction Type/Occupancy Classification: V-B / M

A-4 | EXTERIOR ELEVATIONS

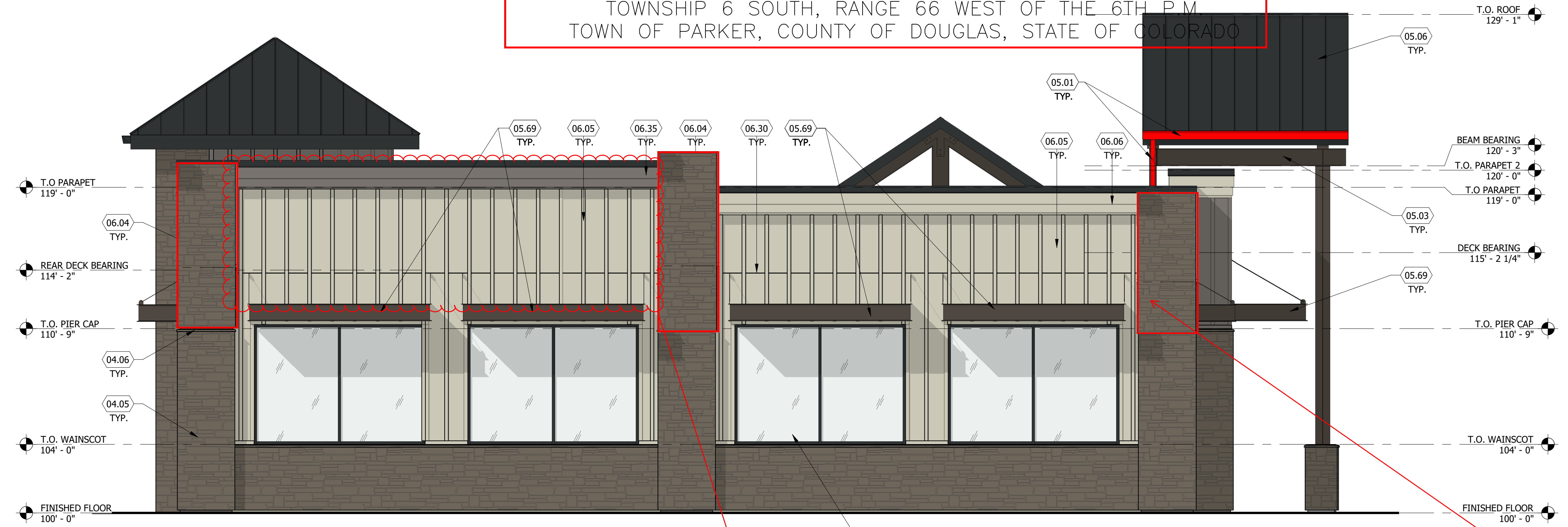


**LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1  
MAVERIK INC. STORE SITE PLAN**

SITUATED IN THE NORTHWEST ¼ OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

**KEYED NOTES**

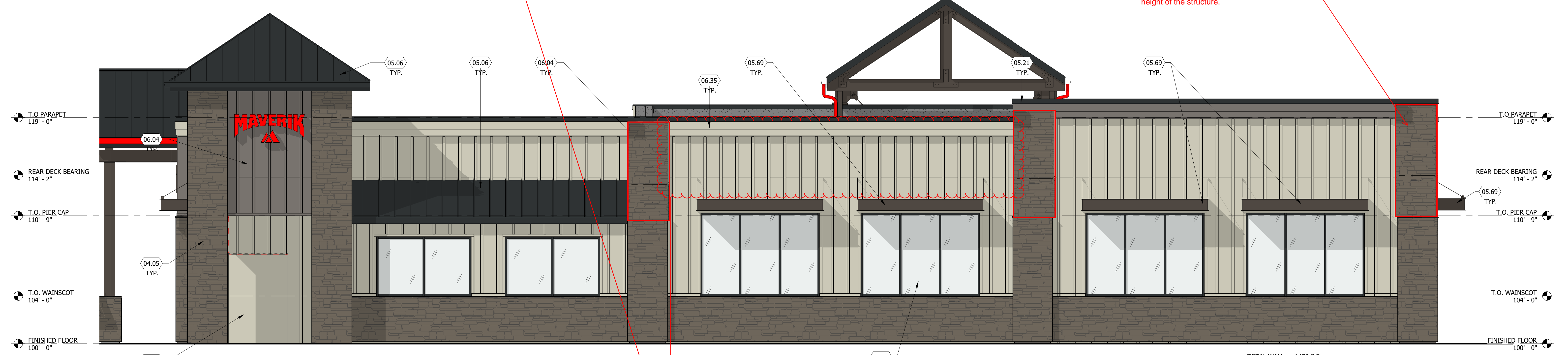
- 04.05 NATURAL STONE
- 04.06 NATURAL STONE CAP
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED, C-2
- 05.03 STEEL, PAINTED, SHERWIN WILLIAMS SW 7020 - BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE, C-1
- 05.21 PRE-FINISHED METAL COPING, COLOR SHERWIN WILLIAMS SW 7020 - BLACK FOX
- 05.69 STEEL AWNING, COLOR SHERWIN WILLIAMS SW 7020 - BLACK FOX
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, PAINTED, SHERWIN WILLIAMS SW 7019 - GAUNTLET GRAY, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, PAINTED, SHERWIN WILLIAMS SW 7043 - WORLDLY GRAY, BB-1
- 06.06 FIBER CEMENT TRIM, PAINTED, SHERWIN WILLIAMS SW 7043 - WORLDLY GRAY
- 06.30 HORIZONTAL JOINT IN SIDING
- 06.35 FIBER CEMENT TRIM, PAINTED, SHERWIN WILLIAMS SW 7019 - GAUNTLET GRAY
- 08.26 STOREFRONT SYSTEM WITH CLEAR GLAZING
- 26.10 MAIN DISTRIBUTION PANEL, PAINTED TO MATCH BUILDING



**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

TOTAL WALL 857 S.F.  
GLAZING 280 S.F.  
TOTAL 33%

Please include the stone all the way up the building to enhance the pop-outs for the entire height of the structure.



**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

Use paint color (Gauntlet Gray) in some of these areas to help break up the building. These are only suggested areas to use color, but additional articulation is needed to break up the rest of the building.

TOTAL WALL 1473 S.F.  
GLAZING 360 S.F.  
TOTAL 25%

**PROPOSED MAVERIK C-STORE**  
PARKER, COLORADO

Prototype Version: 50\_R\_RR\_2102  
Building Square Footage: 5,949 SF  
Construction Type/Occupancy Classification: V-B / M

A-5 | EXTERIOR ELEVATIONS



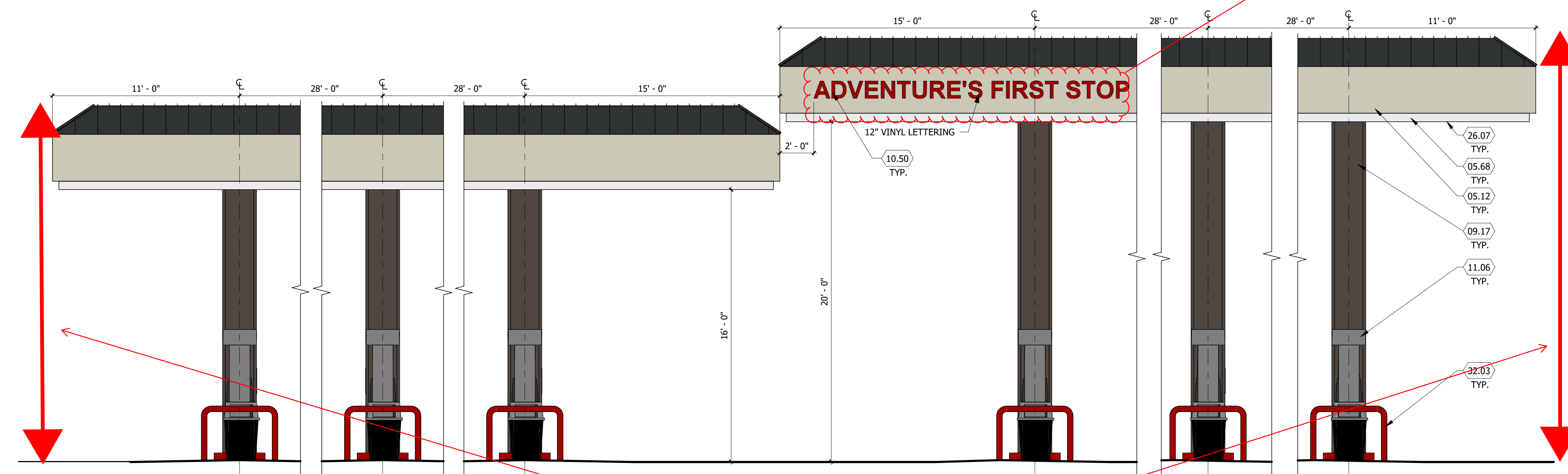
**LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1  
MAVERIK INC. STORE SITE PLAN**

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

FYI- no signage is approved as part of the Site Plan.  
Separate Sign Permits will be required that will be  
reviewed to ensure compliance with the Town's Sign  
Code.

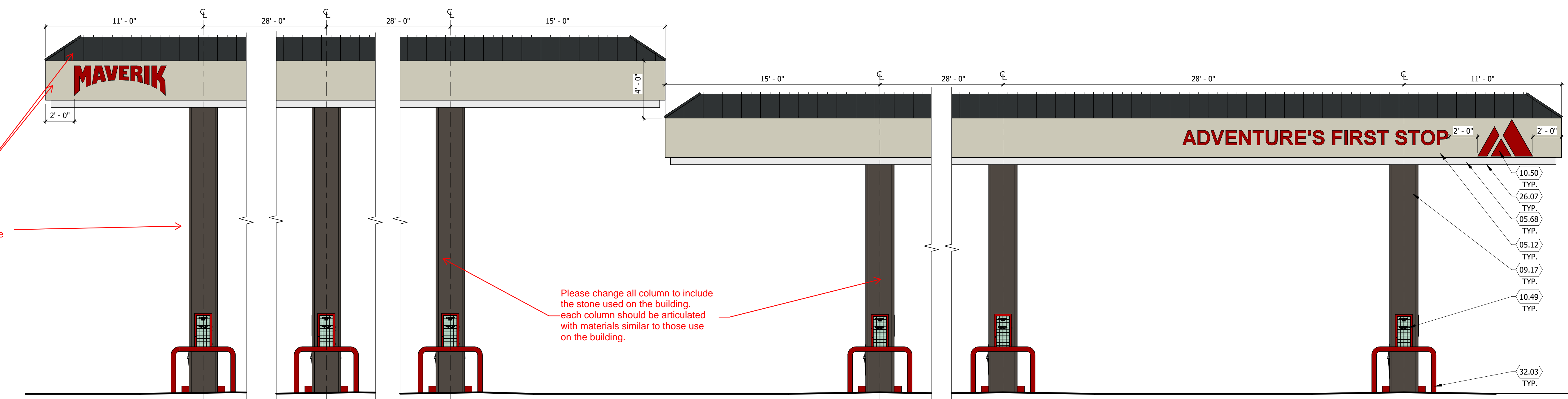
**KEYED NOTES**

- 05.12 ALUMINUM COMPOSITE METAL PANEL, WORLDLY GRAY
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 4A:40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
- 11.06 DISPENSING STATION (BY OTHERS)
- 26.07 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
- 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS. PAINTED P-4



**2 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

Please include the height measurements for the canopy.



**1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

Please label all materials consistent with the convenience store.

Please change all column to include the stone used on the building. each column should be articulated with materials similar to those use on the building.

**PROPOSED MAVERIK C-STORE**  
PARKER, COLORADO

**NOTE:**  
FUEL CANOPY DRAWINGS PROVIDED ARE  
CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 50\_R\_RR\_2102  
Building Square Footage: 5,949 SF  
Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS

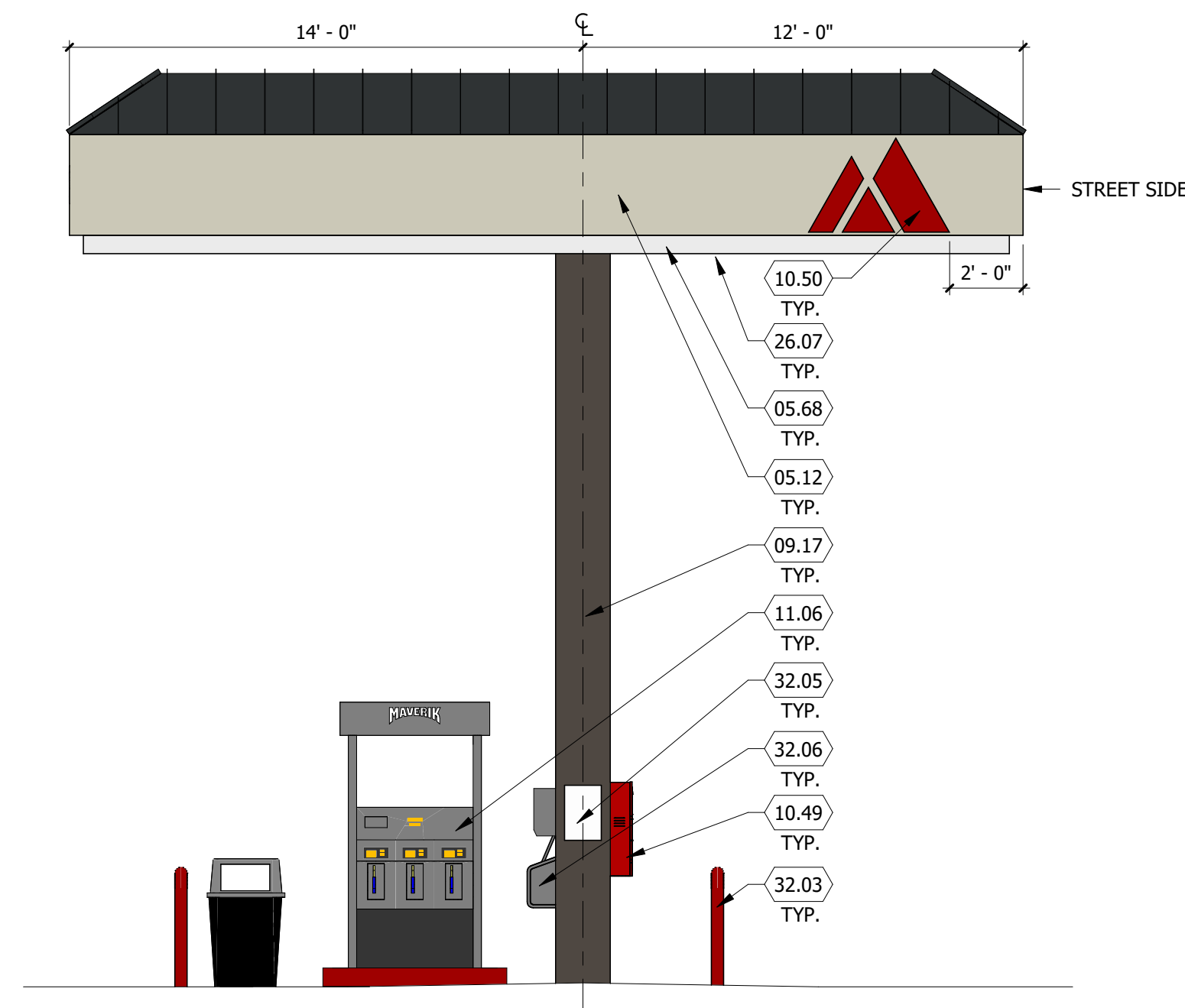


# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1 MAVERIK INC. STORE SITE PLAN

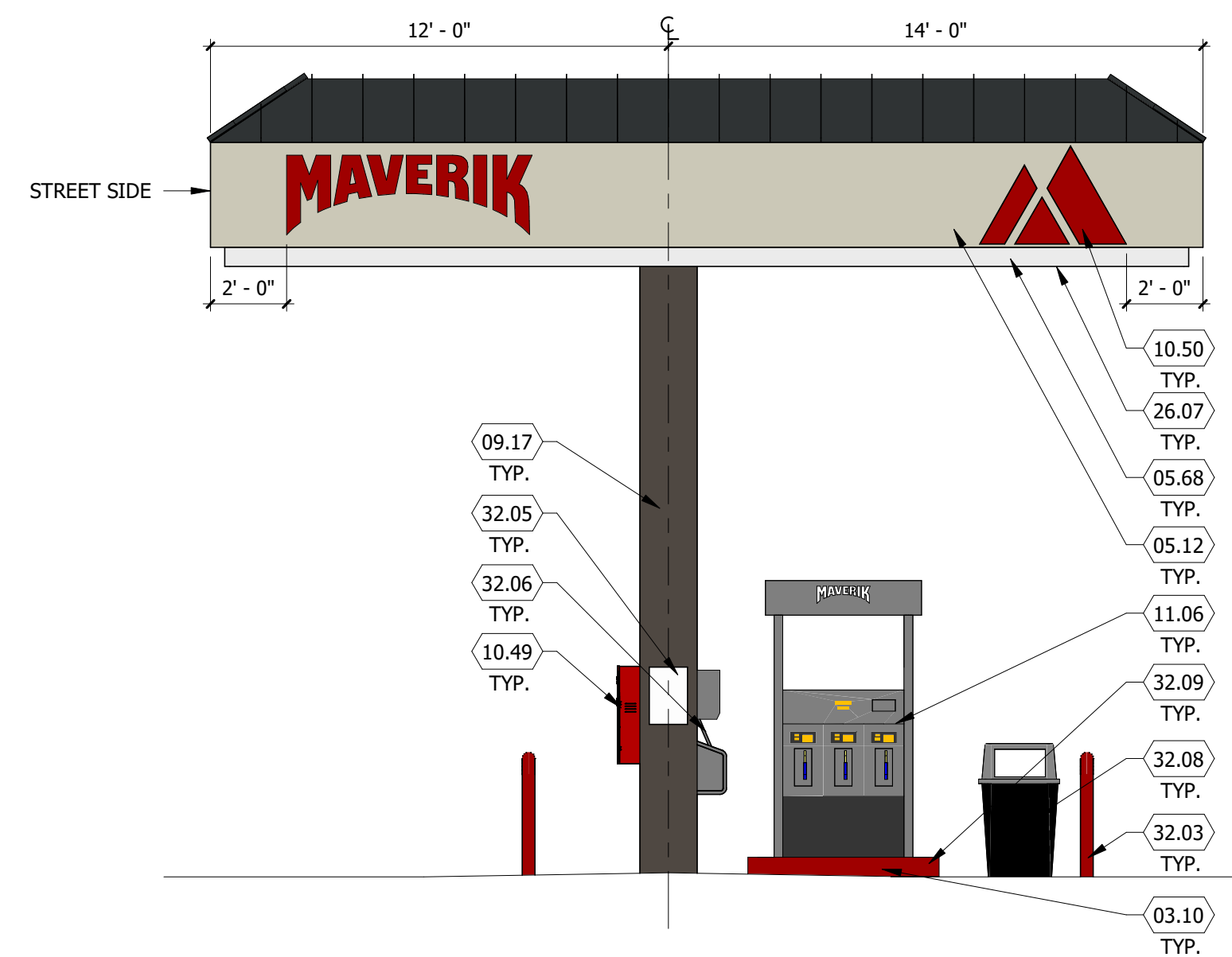
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## KEYED NOTES

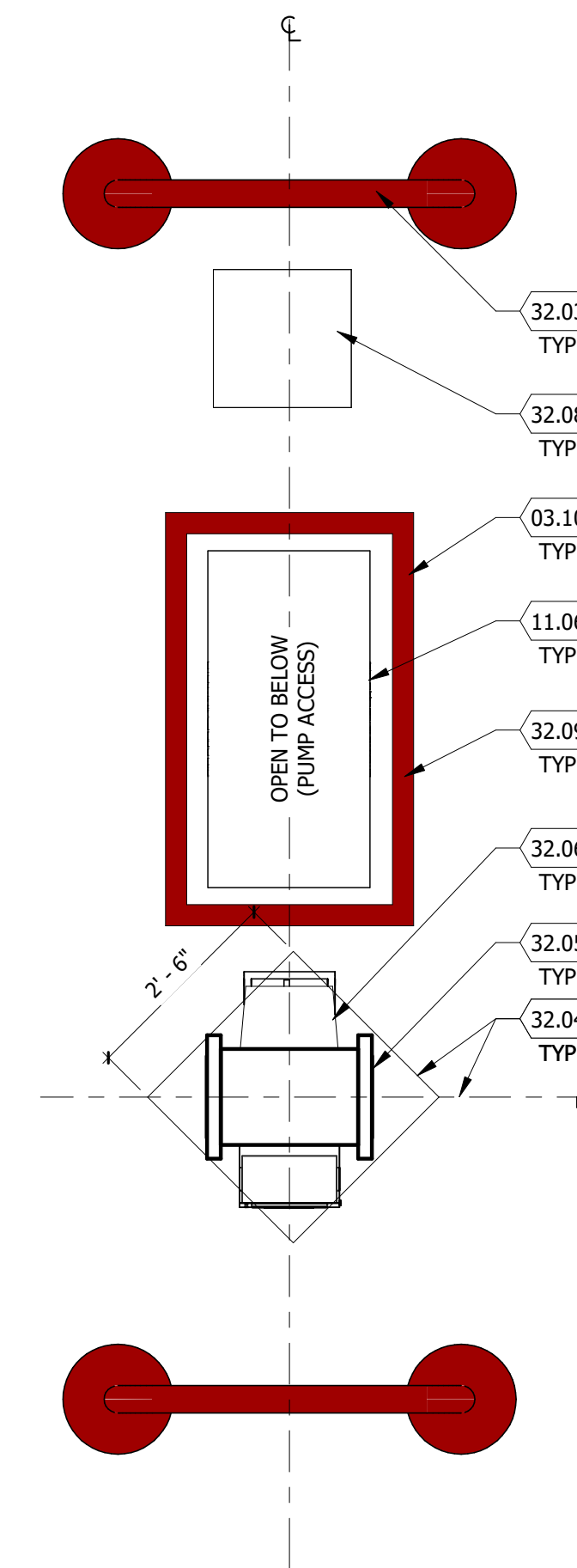
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
- 05.12 ALUMINUM COMPOSITE METAL PANEL, WORLDLY GRAY
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 4A-40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 11.06 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER DISPENSING STATION (BY OTHERS)
- 26.07 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
- 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS. PAINTED P-4
- 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.06 S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.09 PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03



**3** FUEL DISPENSING CANOPY - END ELEVATION  
SCALE: 1/4" = 1'-0"



**2** FUEL DISPENSING CANOPY - END ELEVATION  
SCALE: 1/4" = 1'-0"



**1** CANOPY COLUMN PLAN  
SCALE: 1/2" = 1'-0"

PROPOSED MAVERIK C-STORE  
PARKER, COLORADO

Prototype Version:  
Building Square Footage:  
Construction Type/Occupancy Classification:

A-6a | CANOPY ELEVATIONS



**LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1  
MAVERIK INC. STORE SITE PLAN**

SITUATED IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 15,  
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



BB-1 Fiberboard -  
Worldly Gray

BB-2 Fiberboard -  
Gauntlet Gray



Natural Stone - to match, Skyline, Country LedgeStone



C-1 MBCI Midnight Bronze



C-2 MBCI Brite Red



Anodized - Dark Bronze



Paint - Black Fox

PROPOSED MAVERIK C-STORE  
PARKER, COLORADO

Prototype Version: 50\_R\_RR\_2102  
Building Square Footage: 5,949 SF  
Construction Type/Occupancy Classification: V-B / M

A-7 | EXTERIOR MATERIALS BOARD

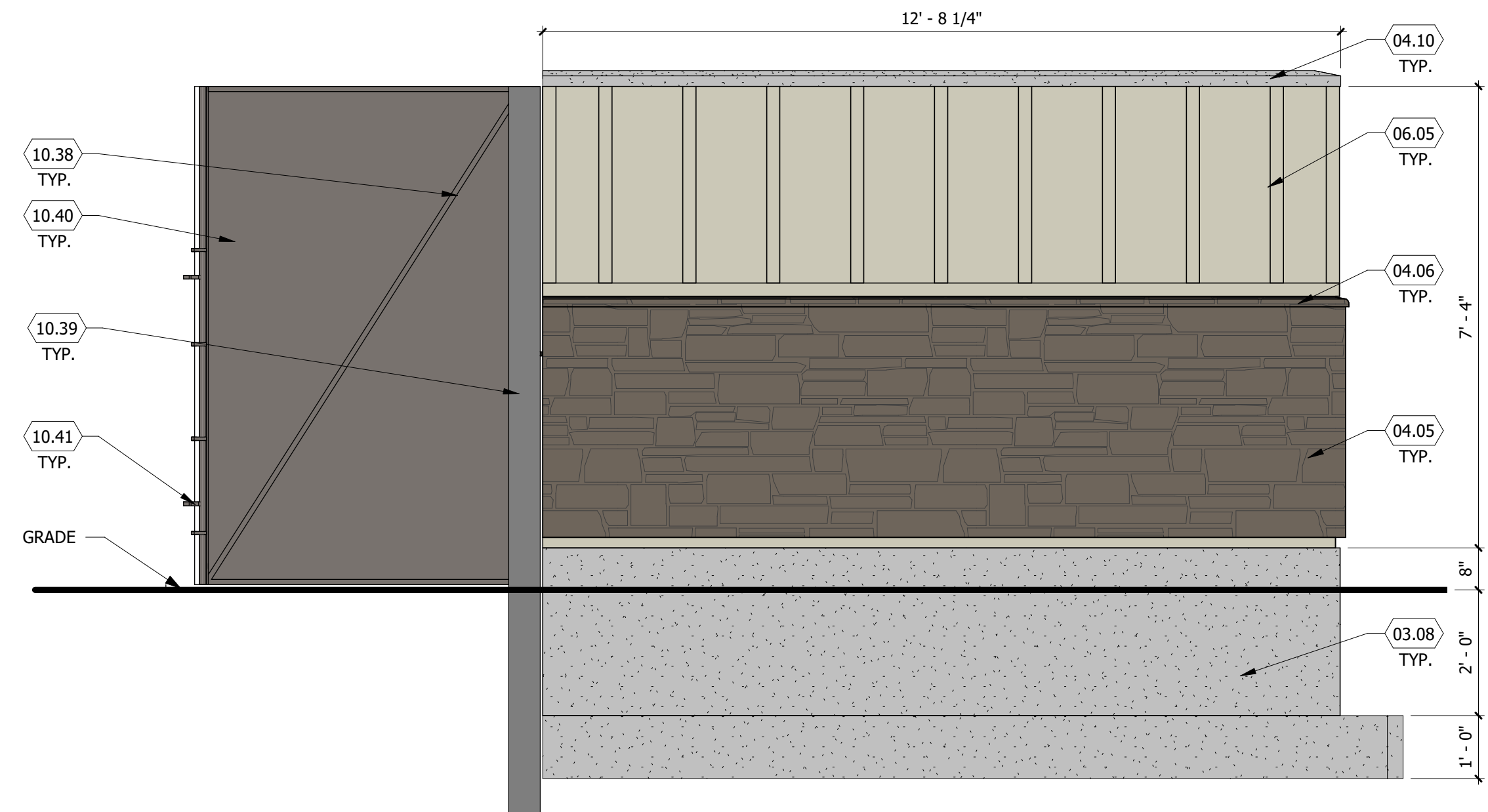


# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1 MAVERIK INC. STORE SITE PLAN

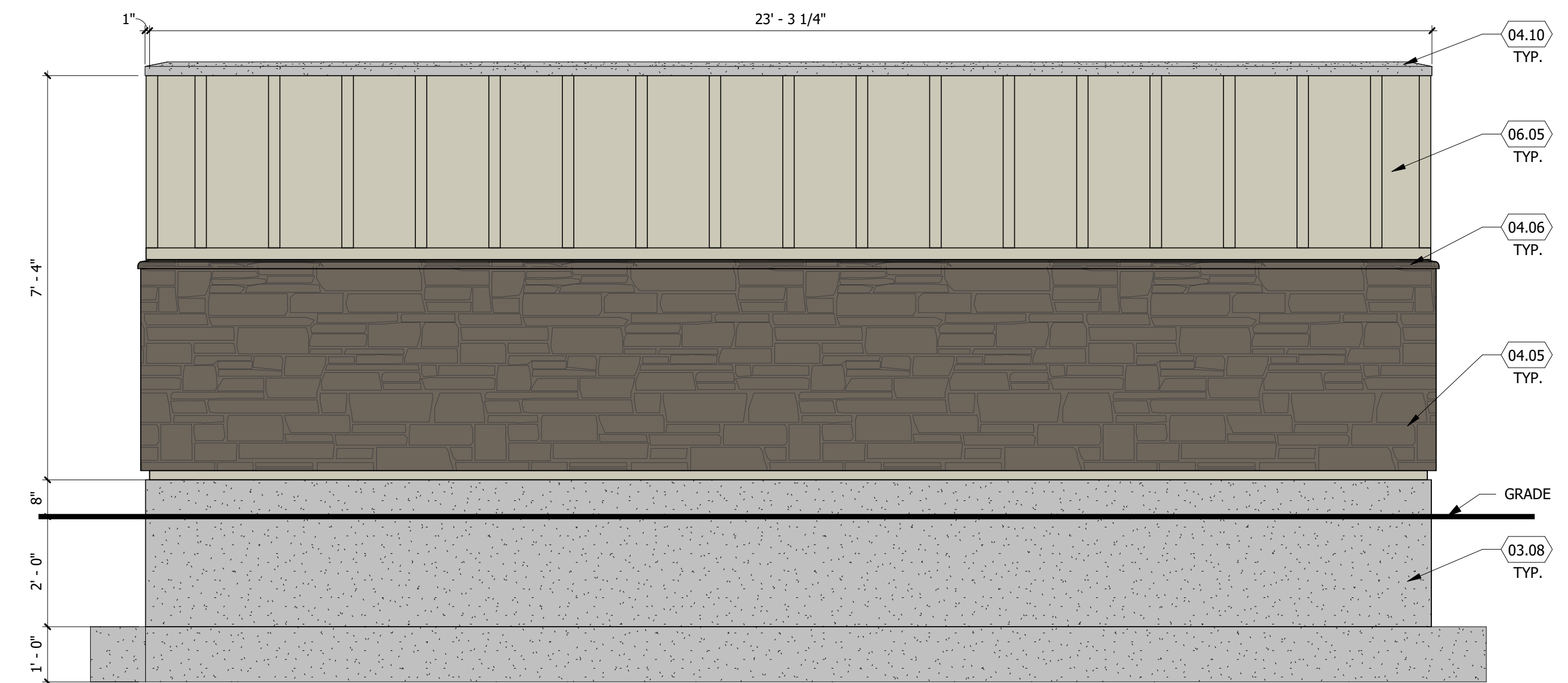
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## KEYED NOTES

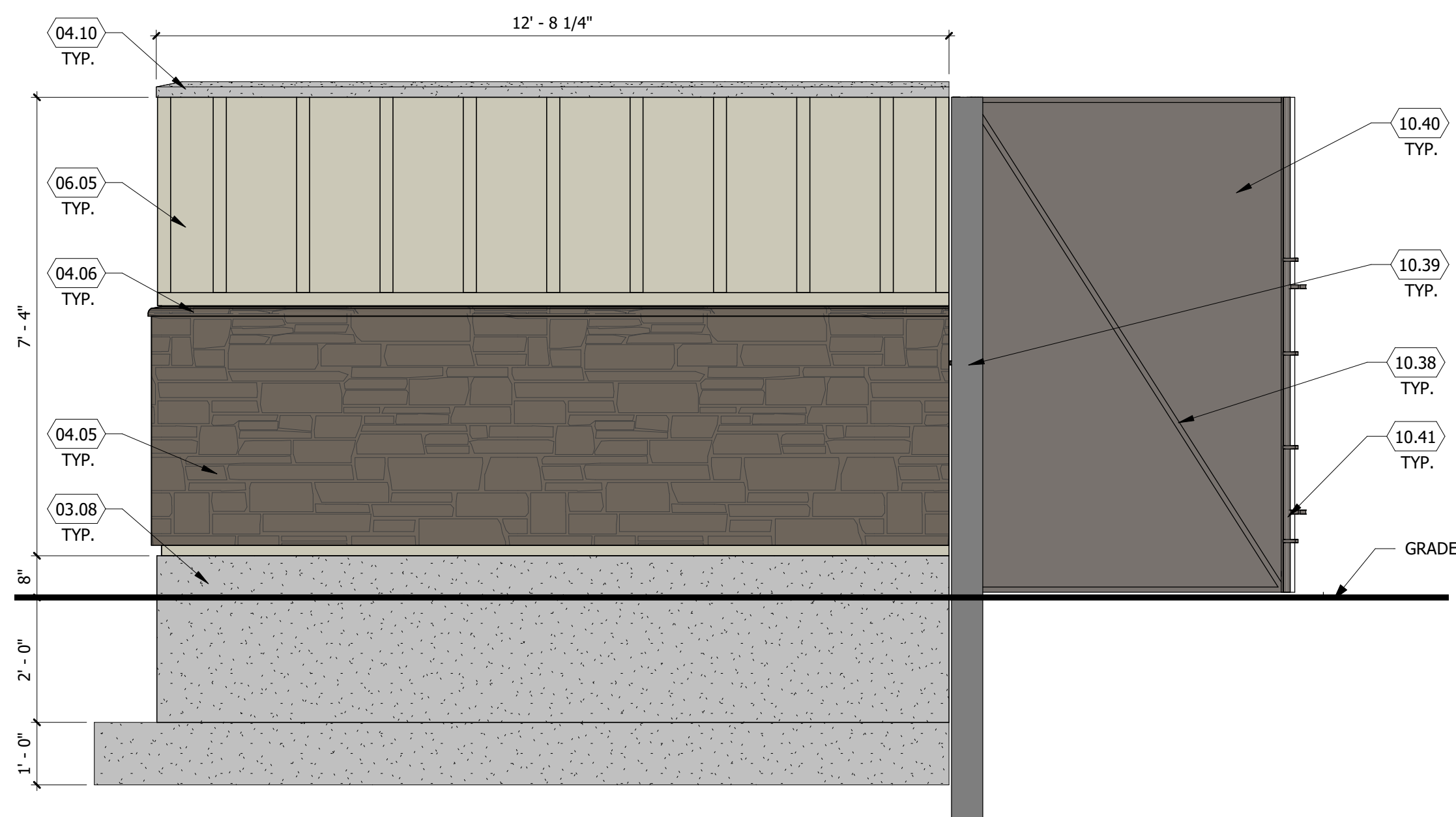
- 03.08 CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS
- 03.13 CONCRETE PIER FOUNDATION, SEE STRUCTURAL DRAWINGS
- 04.05 NATURAL STONE
- 04.06 NATURAL STONE CAP
- 04.10 SPLIT FACE CAP
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, PAINTED, SHERWIN WILLIAMS SW 7043 - WORLDLY GRAY, BB-1
- 10.38 WELD BRACES TO GATE AS REQUIRED
- 10.39 POST, PAINTED P-9
- 10.40 CHAIN LINK GATE WITH SLATS TO MATCH P-9, W/ (4) HINGES, PAINTED P-9
- 10.41 LATCH W/ ROD TO CONCRETE, PAINTED P-9, W/ (4) HINGES, PAINTED P-9
- 10.42 STEEL SLEEVE



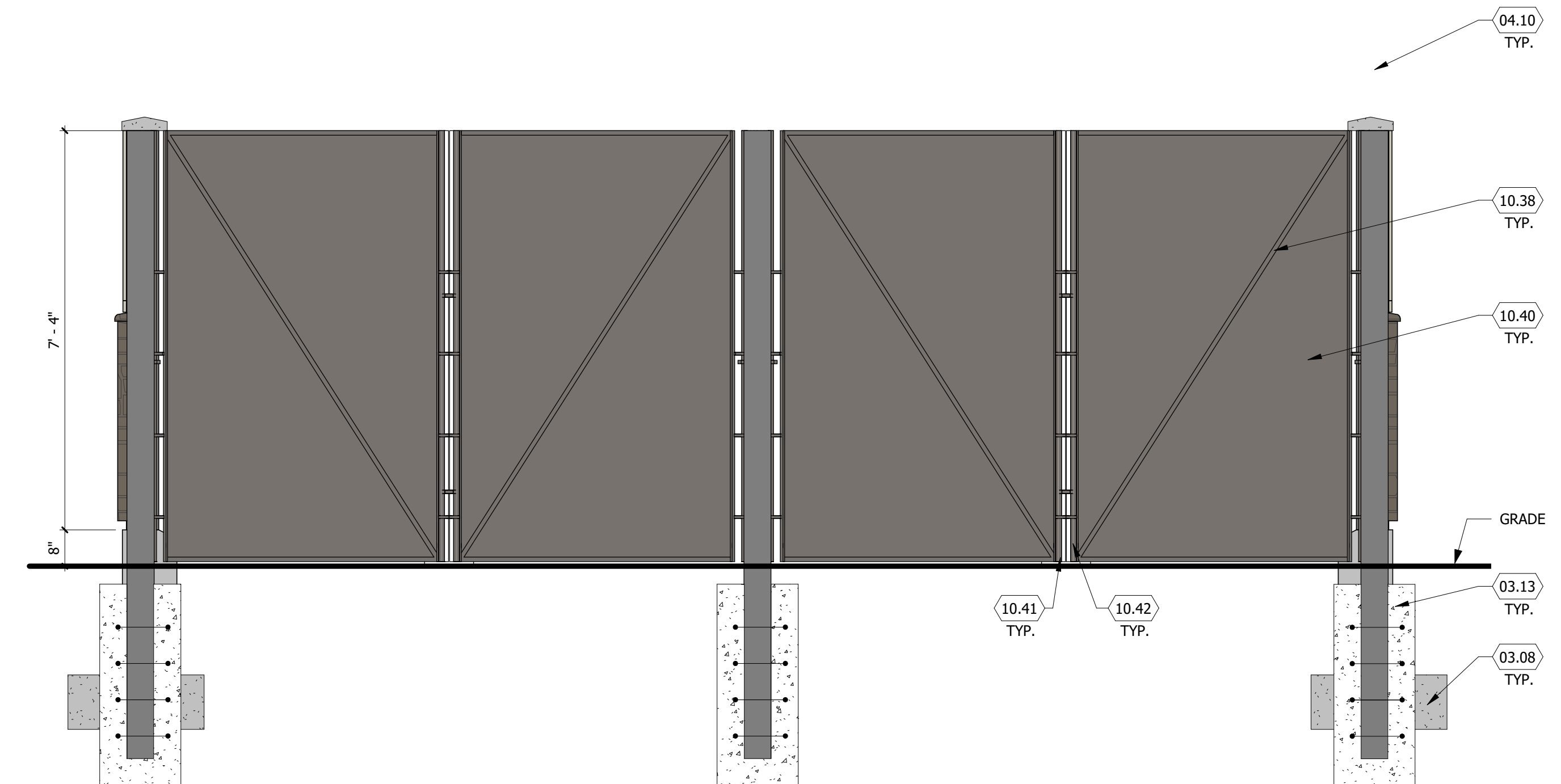
**4** TRASH ENCLOSURE - LEFT ELEVATION  
SCALE: 1/2" = 1'-0"



**3** TRASH ENCLOSURE - BACK ELEVATION  
SCALE: 1/2" = 1'-0"



**2** TRASH ENCLOSURE - RIGHT ELEVATION  
SCALE: 1/2" = 1'-0"



**1** TRASH ENCLOSURE - FRONT ELEVATION  
SCALE: 1/2" = 1'-0"

PROPOSED MAVERIK C-STORE  
PARKER, COLORADO

Prototype Version: 50\_R\_RR\_2102  
Building Square Footage: 5,949 SF  
Construction Type/Occupancy Classification: V-B / M

A-8 | TRASH ENCLOSURE ELEVATIONS

