



## 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:** September 28, 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: "05 Site Plan"

**General**

1. Please see the attached redlines for additional information.

Comment Addressed:  Yes  No  
Response:

**Parking**

Staff has no additional comments on the parking.

**Landscape Plan**

1. Please see the redlines for additional comments.

Comment Addressed:  Yes  No  
Response:

**Lighting**

1. Please see the redlines for additional comments.

Comment Addressed:  Yes  No  
Response:

**Development Design Standards**

Staff has not additional comments on the elevations.

**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
- Town of Parker Engineering – CD's
- IREA
- Parker Water and Sanitation District (PWSD)

Comment(s) Addressed:  Yes  No  
Response:

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Property Owner

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Date

---

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 |
| 2   | 7-13-22 | CITY REVIEW |

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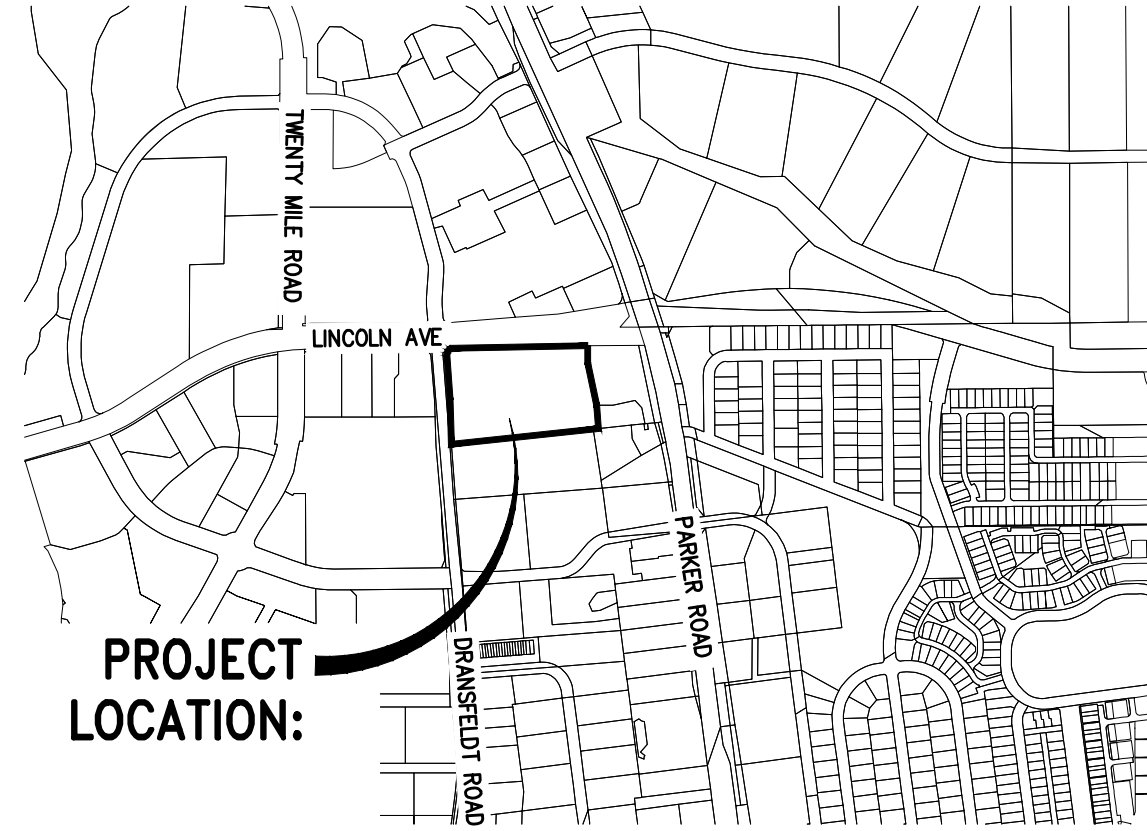
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## LEGEND:

|                                     |  |
|-------------------------------------|--|
| 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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## 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 S 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) |          |          |
| ADA/VAN ACCESSIBLE STALLS              | 2        | 2        |
| TOTAL STALLS                           | 26       | 31       |
| BICYCLE PARKING                        | 2        | 2        |

## 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: MATE 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

**DCI**  
**ENGINEERS**  
1331 17TH STREET • SUITE 605  
DENVER, COLORADO 80202  
PHONE: (720) 439-4700  
WEBSITE: www.dci-engineers.com  
CIVIL / STRUCTURAL  
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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

PROJECT NUMBER

21-122-0001

ISSUE DATE:

March 10, 2022

REVISIONS:

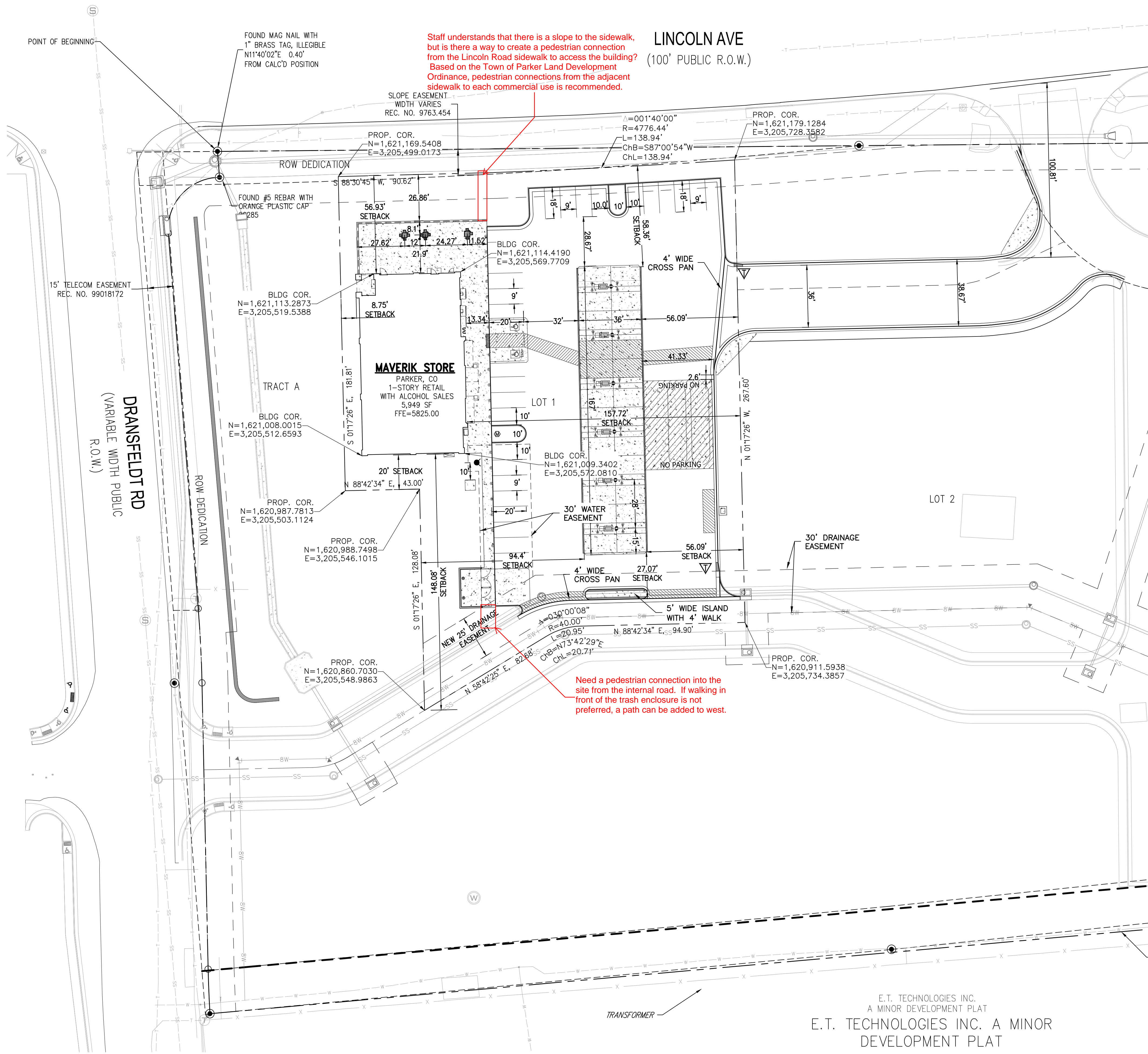
| No. | Date    | Description |
|-----|---------|-------------|
| 1   | 5-24-22 | CITY REVIEW |
| 2   | 7-13-22 | CITY REVIEW |

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



Staff understands that there is a slope to the sidewalk, but is there a way to create a pedestrian connection from the Lincoln Road sidewalk to access the building? Based on the Town of Parker Land Development Ordinance, pedestrian connections from the adjacent sidewalk to each commercial use is recommended.

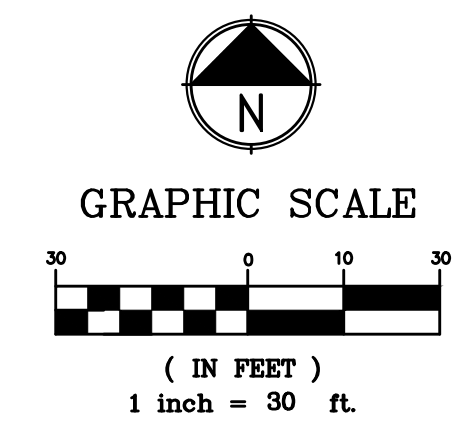
Need a pedestrian connection into the site from the internal road. If walking in front of the trash enclosure is not preferred, a path can be added to west.

**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**

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E.T. TECHNOLOGIES INC.  
A MINOR DEVELOPMENT PLAT  
E.T. TECHNOLOGIES INC. A MINOR  
DEVELOPMENT PLAT

HORIZONTAL CONTROL PLAN

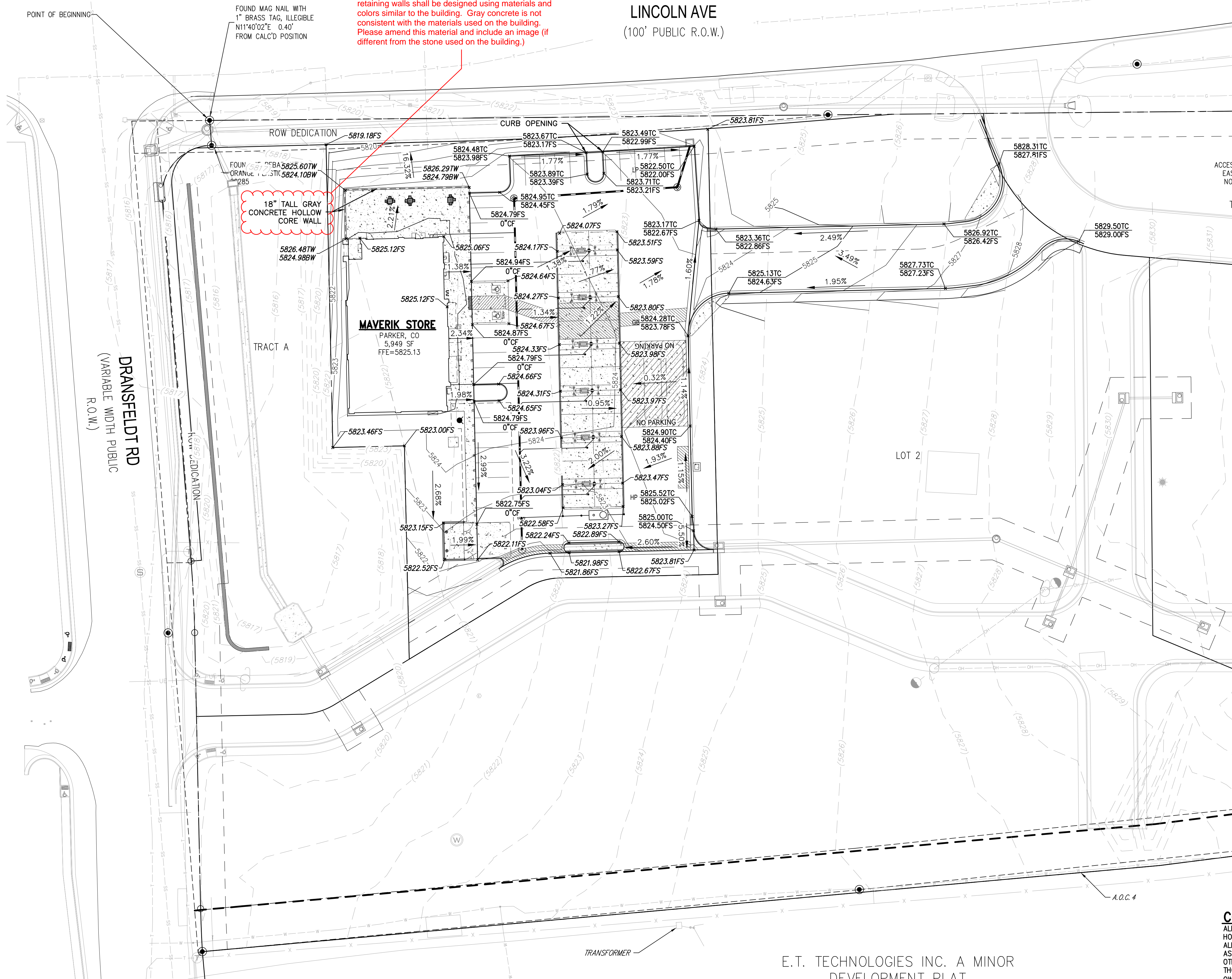
Plot Date: 2022-08-26 File Location: O:\2020-Denver\DC-Civil\Projects\2021\122-0001\Maverik Lincoln and Dransfeldt\122-0001 SITE.dwg

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

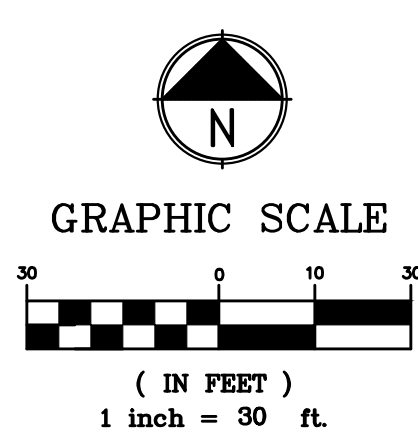
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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

Thank you for including additional details, but please also include an image of the concrete on this page. All retaining walls shall be designed using materials and colors similar to the building. Gray concrete is not consistent with the materials used on the building. Please amend this material and include an image (if different from the stone used on the building.)



**VERTICAL DATUM/BENCHMARK:**  
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LINCOLN AVE. AND DRANSFELDT RD.  
PARKER, CO  
SITE PLAN

**EDCI ENGINEERS**  
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GRADING PLAN



Plot Date: 2022-08-26 File Location: O:\2020-Denver\DC-Civil\Projects\2021\122-0001\Maverik Lincoln and Dransfeldt\122-0001 SITE.dwg

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TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Please note that any area adjacent to the property will need to be landscaped and maintenance will be the responsibility of the property owner. If landscaping between the back of the sidewalk and the property line is not provided as part of the MDP, it will need to be shown on this Site Plan. If additional area will need to be landscaped, a continuation of what is proposed would be recommended.

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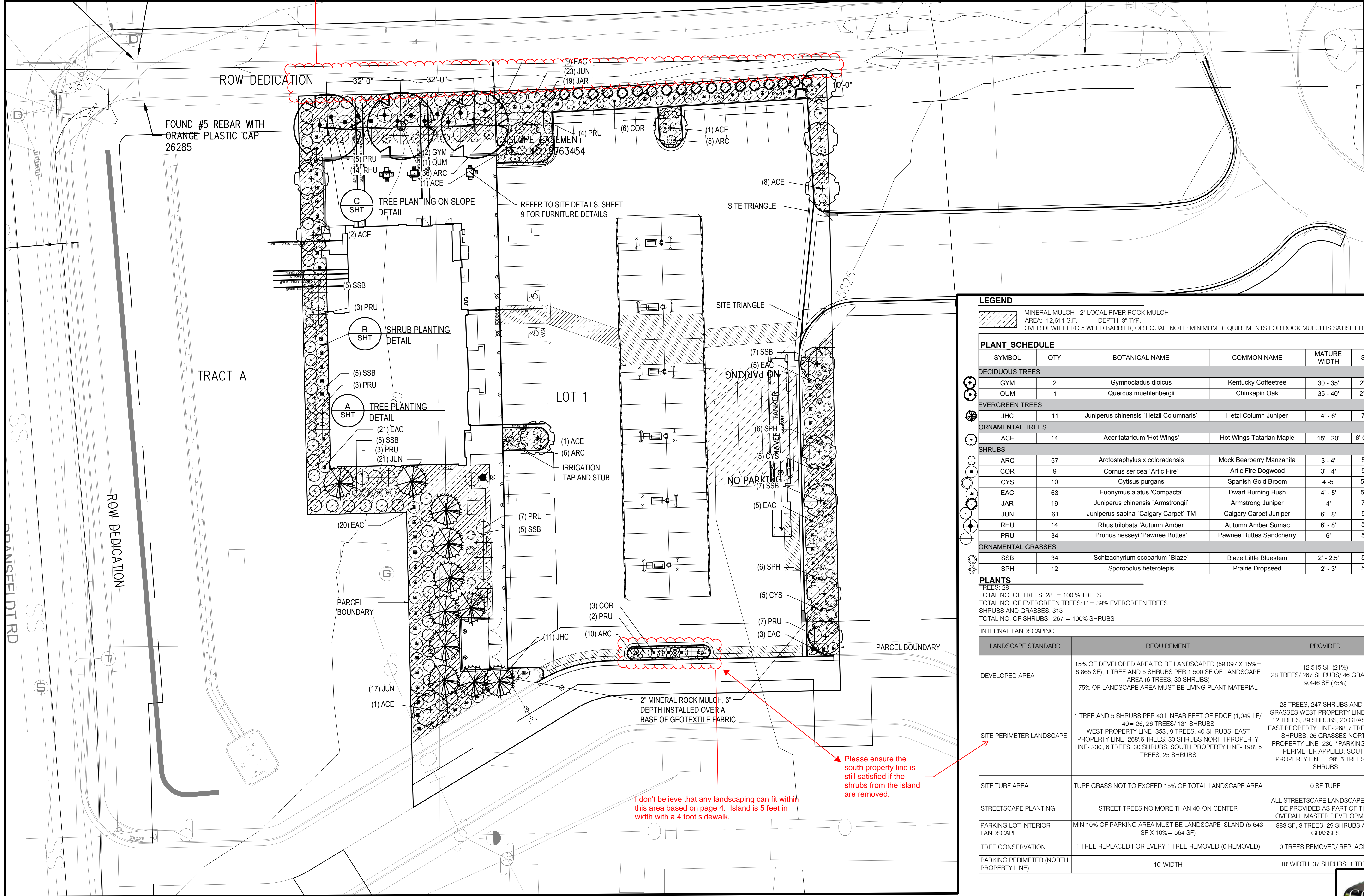
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MAVERIK INC. STORE  
LINCOLN AVE. AND DRANSFELDT RD.  
PARKER, CO  
SITE PLAN



### LEGEND

MINERAL MULCH - 2" LOCAL RIVER ROCK MULCH  
AREA: 12,611 SF. DEPTH: 3" TYP.  
OVER DEWITT PRO 5 WEED BARRIER, OR EQUAL. NOTE: MINIMUM REQUIREMENTS FOR ROCK MULCH IS SATISFIED

### PLANT SCHEDULE

| SYMBOL                    | QTY | BOTANICAL NAME                          | COMMON NAME              | MATURE WIDTH | SIZE     | SPACING  | REMARKS |
|---------------------------|-----|---|--------------------------|--------------|----------|----------|---------|
| <b>DECIDUOUS TREES</b>    |     |   |                          |              |          |          |         |
| GYM                       | 2   | Gymnocladus dioica                      | 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                       | 11  | Juniperus chinensis 'Hetzii 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                       | 57  | Arctostaphylos x coloradensis           | Mock Bearberry Manzanita | 3 - 4'       | 5 gal    | 48" o.c. | Cont.   |
| COR                       | 9   | Cornus sericea 'Artic Fire'             | Artic 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                       | 63  | 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 sabinna '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'           | 5 gal    | 60" o.c. | Cont.   |
| <b>ORNAMENTAL GRASSES</b> |     |   |                          |              |          |          |         |
| SSB                       | 34  | Schizachyrium scoparium 'Blaze'         | Blaze Little Bluestem    | 2' - 2.5'    | 5 gal    | 48" o.c. | Cont.   |
| SPH                       | 12  | Sporobolus heterolepis                  | Prairie Dropseed         | 2' - 3'      | 5 gal    | 48" o.c. | Cont.   |

### PLANTS

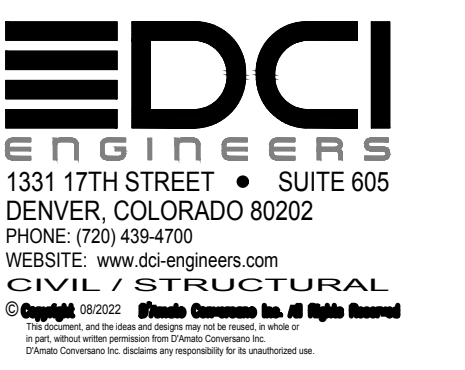
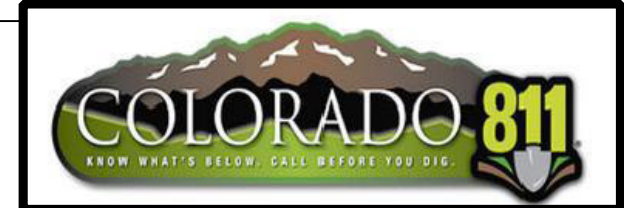
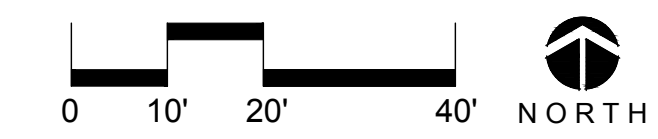
TREES: 28  
TOTAL NO. OF TREES: 28 = 100% TREES  
TOTAL NO. OF EVERGREEN TREES: 11 = 39% EVERGREEN TREES  
SHRUBS AND GRASSES: 313  
TOTAL NO. OF SHRUBS: 267 = 100% SHRUBS

### INTERNAL LANDSCAPING

| 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)<br>75% OF LANDSCAPE AREA MUST BE LIVING PLANT MATERIAL   | 12,515 SF (21%)<br>28 TREES/ 267 SHRUBS/ 46 GRASSES<br>9,446 SF (75%)   |
| SITE PERIMETER LANDSCAPE                | 1 TREE AND 5 SHRUBS PER 40 LINEAR FEET OF EDGE (1,049 LF/ 40 = 26, 26 TREES/ 131 SHRUBS<br>WEST PROPERTY LINE- 353', 9 TREES, 40 SHRUBS, EAST PROPERTY LINE- 268', 6 TREES, 30 SHRUBS NORTH PROPERTY LINE- 230', 6 TREES, 30 SHRUBS, SOUTH PROPERTY LINE- 198', 5 TREES, 25 SHRUBS | 28 TREES, 247 SHRUBS AND 34 GRASSES WEST PROPERTY LINE- 353', 12 TREES, 89 SHRUBS, 20 GRASSES, EAST PROPERTY LINE- 268', 7 TREES, 37 SHRUBS, 26 GRASSES NORTH PROPERTY LINE- 230' *PARKING LOT PERIMETER APPLIED, SOUTH PROPERTY LINE- 198', 5 TREES, 32 SHRUBS |
| 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, 29 SHRUBS AND GRASSES  |
| TREE CONSERVATION                       | 1 TREE REPLACED FOR EVERY 1 TREE REMOVED (0 REMOVED)   | 0 TREES REMOVED/ REPLACED   |
| PARKING PERIMETER (NORTH PROPERTY LINE) | 10' WIDTH  | 10' WIDTH, 37 SHRUBS, 1 TREE  |

I don't believe that any landscaping can fit within this area based on page 4. Island is 5 feet in width with a 4 foot sidewalk.

Please ensure the south property line is still satisfied if the shrubs from the island are removed.



## LANDSCAPE PLAN

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

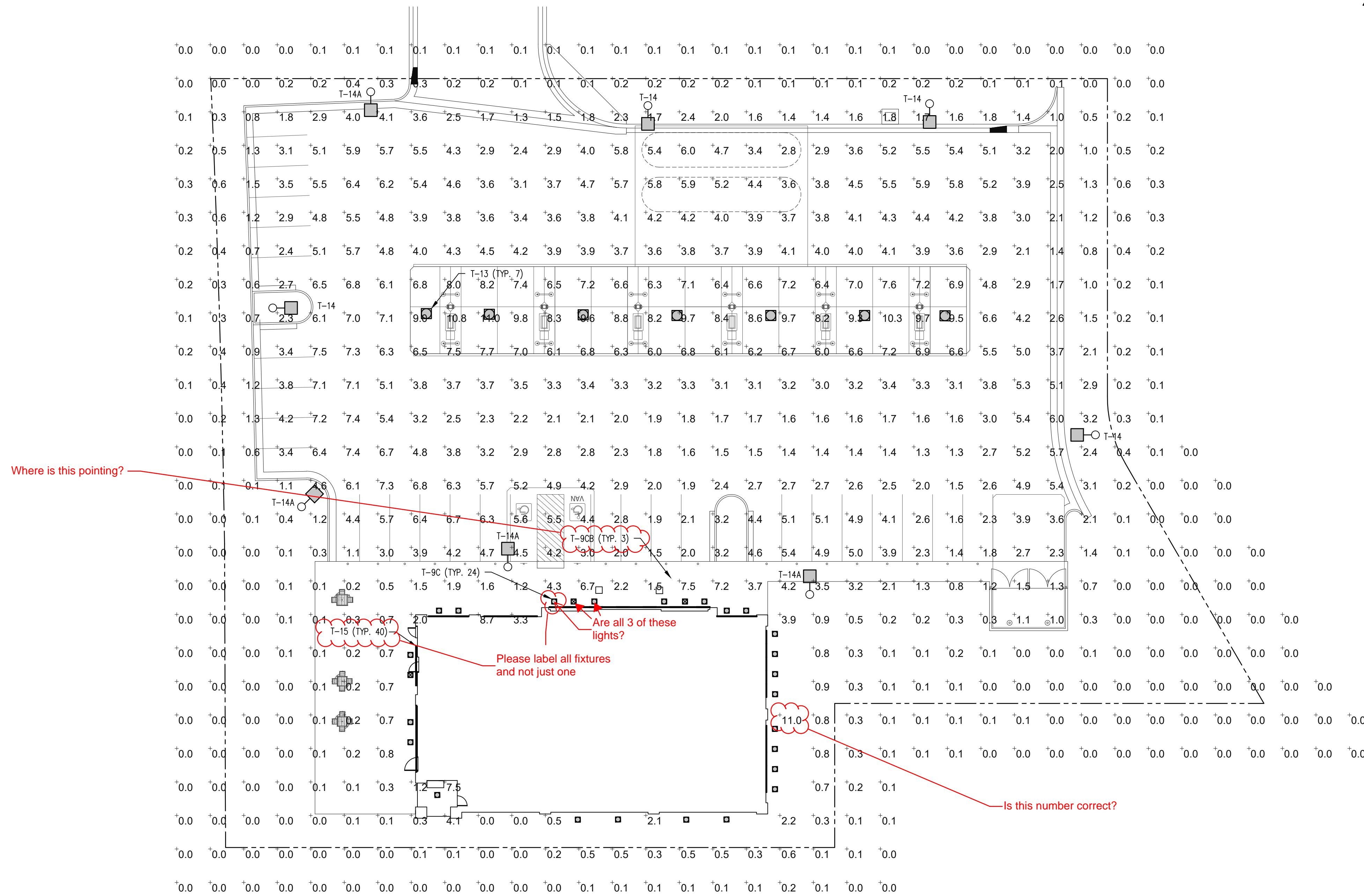
SITUATED IN THE NORTHWEST ¼ OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

| MASTER LUMINAIRE SCHEDULE |  |  |       |               |          |         |       |
|---------------------------|--|--|-------|---------------|----------|---------|-------|
| TYPE                      | MANUFACTURER   | CATALOG NUMBER                         | VOLTS | MOUNTING      | LAMPS    | BALLAST | WATTS |
| DESCRPT:                  | 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    |
| DESCRPT:                  | 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    |
| DESCRPT:                  | 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   |
| DESCRPT:                  | 4FT LED STRIP LUMINAIRE, FULLY RECESSED IN EXTERIOR COVE, WHITE, COLD WEATHER (0F), 2000 LUMENS, DAMP LISTED, LENS, 4K           |  |       |               |          |         |       |
| T-15                      | LSI  | 4FT LED STRIP LUMINAIRE                | UNV   | EXTERIOR COVE | INCLUDED |         | 20    |

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

Does the white color change the look of the exterior?

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



**1 SITE PHOTOMETRIC PLAN**  
E-1.2 SCALE: 1"=20'-0"



185 S. State Street  
Salt Lake City, Utah 84111

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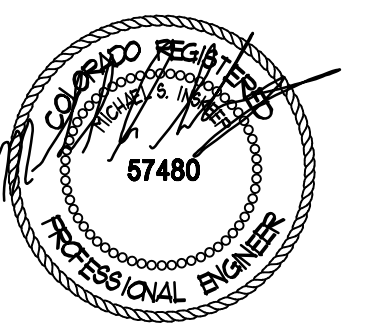
ARCHITECT:

ENGINEER:

**NEI**  
Nielson Engineering, Inc.  
Consulting Engineers  
156 North Twelfth Avenue  
Pocahontas, Idaho 83201  
Ph (208) 232-2577 FAX  
(208) 234-0918

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STAMP:



MAVERIK, INC.  
STORE #

LINCOLN AVENUE AND  
DRANSFELDT ROAD  
PARKER, CO

REVISIONS

| DESCRIPTION   | DATE    |
|---------------|---------|
| CITY COMMENTS | 7-21-22 |

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

**PHOTOMETRIC PLAN**

SHEET NUMBER

**E-1.2**

# 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



185 S. State Street  
Salt Lake City, Utah 84111

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ARCHITECT:



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DESIGNED BY: MJE DRAWN BY: MJE  
REVIEWED BY: MJE APPROVED BY: MSI

PROTOTYPE VERSION: 50

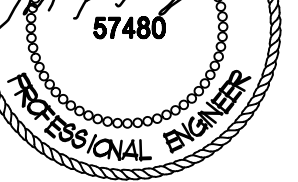
DRAWING ISSUE 2-23-22

PROJECT NUMBER: 21337

SHEET NAME

LUMINAIRE CUT SHEETS

SHEET NUMBER



DATE: 10/26/2021 10:44:10 AM

PROJECT NUMBER: 21337

SHEET NAME

LUMINAIRE CUT SHEETS

SHEET NUMBER

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SHEET NAME

LUMINAIRE CUT SHEETS

SHEET NUMBER

## Slice Medium - SLM Outdoor LED Area Light

**Features & Specifications (Cont.)**

**Construction**

- 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. of 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 Durafinish® polyester powder coat finishing process. The Durafinish finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Contact 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: ALS 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 Photocentric Control Receptacle: CR7P as the controls option, and either the 5-2pin or 7-2pin Twist Lock Controller: ALSU UNV TLS or ALSU UNV TLT as an accessory.

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: [www.lsi-airlink.com/airlink-system/](http://www.lsi-airlink.com/airlink-system/)

**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 photocentric receptacle option (CR7P) is available for twist lock photocenters or wireless control modules.
- The Button Type Photocentric (PTC) are capable of switching luminaires ON/OFF in response to the amount of daylight.

**Installation**

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/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.
- DA Compliant with 3500K color temperature selection.
- The Button Type Photocentric (PTC) are capable of switching luminaires ON/OFF in response to the amount of daylight.
- UL ETL Listed.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications.

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## Slice Medium - SLM Outdoor LED Area Light

Catalog #: SLM LED 18L 91L FT UNV 4070CRI BRZ Project: MAVERIK-T14A  
Prepared By: Date:

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 optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity inIES Types 2, 3, 5M, F1 and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmission of 93%.
- Zero spillight.
- Available in 3000K, 4000K, 5000K, and 5700K 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 (LI) 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 (240-480 Vac).
- L80 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 > 90
- Input power stays constant over life.
- Fault reportable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
- High-efficiency 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.

**Product Dimensions**

**DELIVERED LUMENS\***

| Lumen Package | Distribution | CR | Delivered Lumens | Efficiency | BIG Rating | Wattage |
|---------------|--------------|----|------------------|------------|------------|---------|
| 9L            | 2            | 70 | 8956             | 131        | 82-05-02   | 9427    |
|               | 3            | 70 | 9088             | 133        | 82-05-02   | 9696    |
|               | FT           | 70 | 8411             | 123        | 82-05-02   | 8975    |
| 10L           | 2            | 70 | 9046             | 133        | 82-05-02   | 9532    |
|               | 3            | 70 | 8993             | 131        | 82-05-02   | 9466    |
|               | FT           | 70 | 8853             | 132        | 82-05-01   | 8817    |
| 15L           | 2            | 70 | 11942            | 127        | 82-05-02   | 12465   |
|               | 3            | 70 | 12077            | 129        | 82-05-02   | 12549   |
|               | FT           | 70 | 11149            | 120        | 82-05-02   | 11726   |
| 20L           | 2            | 70 | 11962            | 128        | 82-05-02   | 12591   |
|               | 3            | 70 | 11891            | 128        | 82-05-03   | 12517   |
|               | FT           | 70 | 11867            | 129        | 82-05-02   | 12155   |
| 24L           | 2            | 70 | 11722            | 119        | 82-05-02   | 12003   |
|               | 3            | 70 | 11764            | 121        | 82-05-03   | 12003   |
|               | FT           | 70 | 11665            | 112        | 82-05-02   | 11763   |
| 29L           | 2            | 70 | 11790            | 121        | 82-05-03   | 12042   |
|               | 3            | 70 | 11790            | 121        | 82-05-02   | 12042   |
|               | FT           | 70 | 11642            | 112        | 82-05-03   | 11642   |
| 36L           | 2            | 70 | 12422            | 128        | 82-05-03   | 12401   |
|               | 3            | 70 | 12443            | 132        | 82-05-03   | 12399   |
|               | FT           | 70 | 12475            | 129        | 82-05-04   | 12510   |
| 42L           | 2            | 70 | 12475            | 129        | 82-05-03   | 12510   |
|               | 3            | 70 | 12475            | 129        | 82-05-02   | 12510   |
|               | FT           | 70 | 12475            | 129        | 82-05-03   | 12510   |

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## Slice Medium Outdoor LED Area Light

**PERFORMANCE**

Back to Quick Links

| Lumen Package | Distribution | CR | 3000K CCT        |            | 4000K CCT        |            | 5000K CCT        |            | Wattage |
|---------------|--------------|----|------------------|------------|------------------|------------|------------------|------------|---------|
|               |              |    | Delivered Lumens | Efficiency | Delivered Lumens | Efficiency | Delivered Lumens | Efficiency |         |
| 9L            | 2            | 70 | 8956             | 131        | 82-05-02         | 9427       | 138              | 82-05-02   | 9427    |
|               | 3            | 70 | 9088             | 133        | 82-05-02         | 9696       | 140              | 82-05-02   | 9696    |
|               | FT           | 70 | 8411             | 123        | 82-05-02         | 8975       | 130              | 82-05-02   | 8975    |
| 10L           | 2            | 70 | 9046             | 133        | 82-05-02         | 9532       | 140              | 82-05-02   | 9532    |
|               | 3            | 70 | 8993             | 131        | 82-05-02         | 9466       | 138              | 82-05-02   | 9466    |
|               | FT           | 70 | 8853             | 132        | 82-05-01         | 8817       | 144              | 82-05-02   | 10210   |
| 15L           | 2            | 70 | 11942            | 127        | 82-05-02         | 12465      | 134              | 82-05-02   | 12465   |
|               | 3            | 70 | 12077            | 129        | 82-05-02         | 12549      | 136              | 82-05-02   | 12549   |
|               | FT           | 70 | 11149            | 120        | 82-05-02         | 11726      | 128              | 82-05-02   | 12247   |
| 20L           | 2            | 70 | 11962            | 128        | 82-05-02         | 12591      | 135              | 82-05-02   | 12540   |
|               | 3            | 70 | 11891            | 128        | 82-05-03         | 12517      | 134              | 82-05-03   | 12562   |
|               | FT           | 70 | 11867            | 129        | 82-05-02         | 12155      | 141              | 82-05-02   | 12081   |
| 24L           | 2            | 70 | 11722            | 119        | 82-05-02         | 12003      | 136              | 82-05-02   | 12003   |
|               | 3            | 70 | 11764            | 121        | 82-05-03         | 12003      | 137              | 82-05-03   | 12003   |
|               | FT           | 70 | 11665            | 112        | 82-05-02         | 11763      | 118              | 82-05-02   | 11828   |
| 29L           | 2            | 70 | 11790            | 121        | 82-05-03         | 12042      | 137              | 82-05-03   | 12042   |
|               | 3            | 70 | 11790            | 121        | 82-05-02         | 12042      | 138              | 82-05-02   | 12042   |
|               | FT           | 70 | 11642            | 112        | 82-05-03         | 11642      | 139              | 82-05-03   | 11642   |
| 36L           | 2            | 70 | 12422            | 128        | 82-05-03         | 12401      | 132              | 82-05-03   | 12401   |
|               | 3            | 70 | 12443            | 132        | 82-05-03         | 12399      | 136              | 82-05-04   | 12399   |
|               | FT           | 70 | 12475            | 129        | 82-05-04         | 12510      | 134              | 82-05-04   | 12510   |
| 42L           | 2            | 70 | 12475            | 129        | 82-05-03         | 12510      | 133              | 82-05-03   | 12510   |
|               | 3            | 70 | 12475            | 129        | 82-05-02         | 12510      | 134              | 82-05-02   | 12510   |
|               | FT           | 70 | 12475            | 129        | 82-05-03         | 12510      | 134              | 82-05-03   | 12510   |

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## Advantage Series LED Strip Fixture

Typical Order Example: AST 4 4L SA UNV 840

| Family | Length | Lumen Package | Color Temperature | Line Type | Voltage | CR | EM Options                  | Options  |
|--------|--------|---------------|-------------------|-----------|---------|----|-----------------------------|--|
| AST    | 4'     | 4L            | 4000K             | SA        | 120V    | 70 | EM10 - 10m Emergency Backup | EM10 - 10m Emergency Backup (no plug) installed on END |

**PERFORMANCE**

| Length (ft) | Lumen Package | CR | 3000K CCT        |            | 4000K CCT        |            | 5000K CCT        |            |
|-------------|---------------|----|------------------|------------|------------------|------------|------------------|------------|
|             |               |    | Delivered Lumens | Efficiency | Delivered Lumens | Efficiency | Delivered Lumens | Efficiency |
| 4           | 4L            | 60 | 3811             | 119        | 3828             | 122        | 3828             | 123        |
| 4           | 4L            | 60 | 3400             | 105        | 3400             | 102        | 3400             | 103        |

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## AST Advantage Series LED Strip Fixture

Catalog #: AST 4 4L SA UNV 840 Project: T15  
Prepared By: Date:

**OVERVIEW**

Lumen Range: 4,500 - 8,600  
CCT: 3000K, 4000K, 5000K  
Voltage Range: 20 - 65V  
Efficiency Range (LP/W): 107 - 153  
Weight (lb (kg)): 4ft - 6.2 (2.8)  
8ft - 18.8 (8.5)

**QUICK LINKS**

Ordering Guide Performance Photometrics Dimensions

**FEATURES & SPECIFICATIONS**

**Construction**

- Rigid 22 gauge spot painted white housing
- Standard Universal Voltage (120-277 Vac) Input 50-60Hz
- 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
- Surfactment mount or chain mount with V hook

**Warranty**

- Complete warranty terms located at: <https://www.lsi-corp.com/resources/terms-conditions/contract/> for more information.
- 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.

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## Slice Medium - SLM Outdoor LED Area Light

**DELIVERED LUMENS\***

| Lumen Package | Distribution | CR | 2700K CCT        |            | 3000K CCT        |            | 4000K CCT        |            | 5000K CCT        |            | Wattage |
|---------------|--------------|----|------------------|------------|------------------|------------|------------------|------------|------------------|------------|---------|
|               |              |    | Delivered Lumens | Efficiency | Delivered Lumens | Efficiency | Delivered Lumens | Efficiency | Delivered Lumens | Efficiency |         |
| 9L            | 2            | 70 | 8956             | 131        | 82-05-02         | 9427       | 138              | 82-05-02   | 9427             | 138        |         |
|               | 3            | 70 | 9088             | 133        | 82-05-02         | 9696       | 140              | 82-05-02   | 9696             | 140        |         |
|               | FT           | 70 | 8411             | 123        | 82-05-02         | 8975       | 130              | 82-05-02   | 8975             | 130        |         |
| 10L           | 2            | 70 | 9046             | 133        | 82-05-02         | 9532       | 140              | 82-05-02   | 9532             | 140        |         |
|               | 3            | 70 | 8993             | 131        | 82-05-02         | 94         |                  |            |                  |            |         |