

# 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
3	10-19-22	CITY REVIEW
4	10-26-22	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.

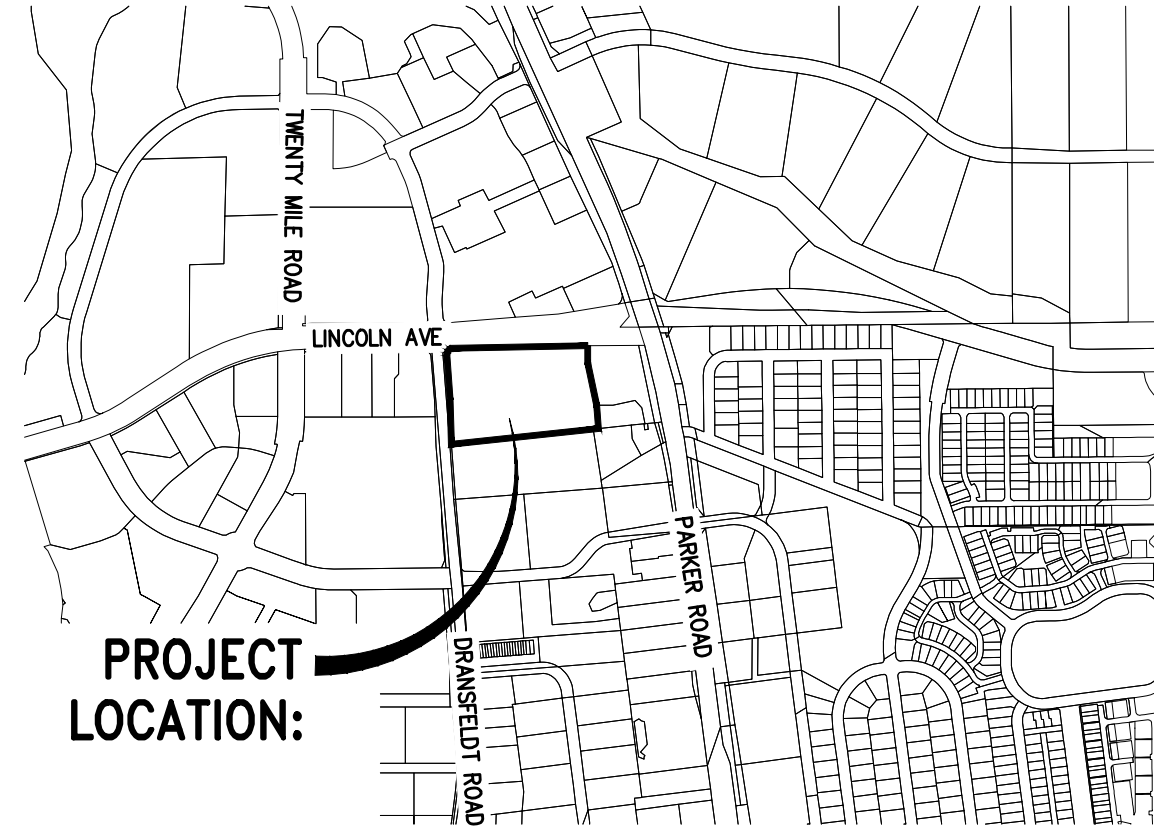
Conflicting information or errors found in the construction documents should be brought to the attention of the architect immediately. In the event of a conflict in drawings, bidder should not assume the least expensive option will meet the project requirements.

## 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:

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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

### ARCHITECT:

PRESCOTT MUIR ARCHITECTS  
171 W. PIERPONT AVE.  
SALT LAKE CITY, UT 84101  
CONTACT: MEGAN CLARK  
PHONE: (801) 521-9111

### MEP:

CPD GROUP  
5050 QUORUM DR. SUITE 338  
DALLAS, TX 75254  
CONTACT: MATHEW BETSILL  
PHONE: (469) 573-4311

## 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.



COVER SHEET

1 OF 26



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



1331 17TH STREET • SUITE 605  
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CIVIL / STRUCTURAL  
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# 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

## STORM INFRASTRUCTURE NOTES:

- ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
- THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUDED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
- STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEESEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1 OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
- ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
- TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
  - 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
  - 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
- ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
- ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. AVERAGE JOINT GAP THAT EXCEEDS ¼ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
- JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
- EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
- CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
- PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF- WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
- TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
- ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
- PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

## STANDARD CONSTRUCTION NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

## SIGNAGE AND STRIPING NOTES:

- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
- THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
- TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
- A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
- DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
- RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4'X12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
- SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
- DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
  - ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
- ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
- CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.
  - SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.
  - SHALL LINE UP WITH HANDICAP RAMPS.
  - SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
- ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:
  - FOR CONCRETE SURFACE:
    - LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT.
    - OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
  - WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.
  - (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
  - FOR ASPHALT SURFACE:
    - LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT.
    - OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
  - WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
- INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

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PARKER, CO  
SITE PLAN



NOTES SHEET



2 OF 26

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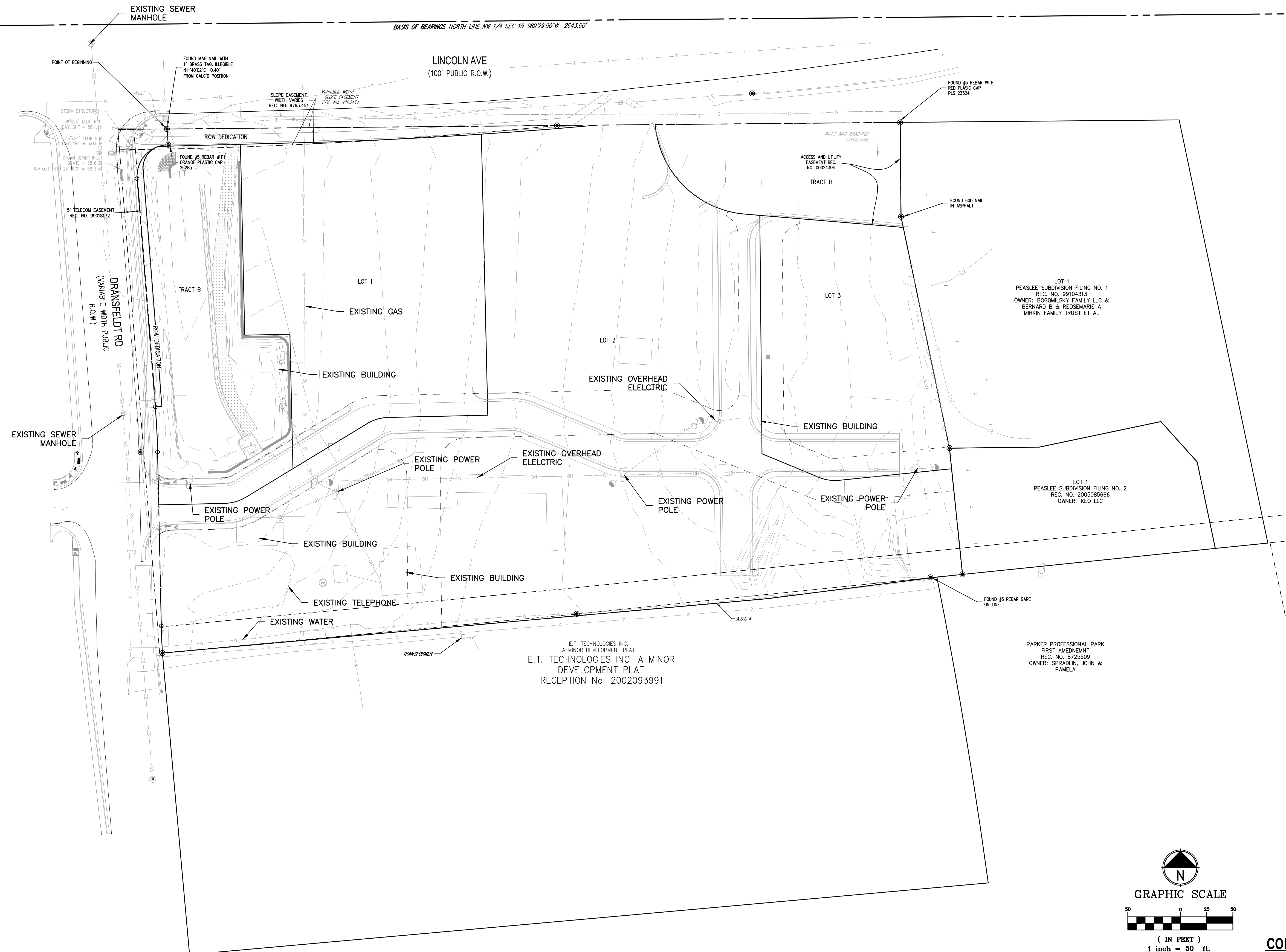
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**MAVERIK INC. STORE**  
**LINCOLN AVE. AND DRANSFELDT RD.**  
**PARKER, CO**  
**SITE PLAN**



**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.

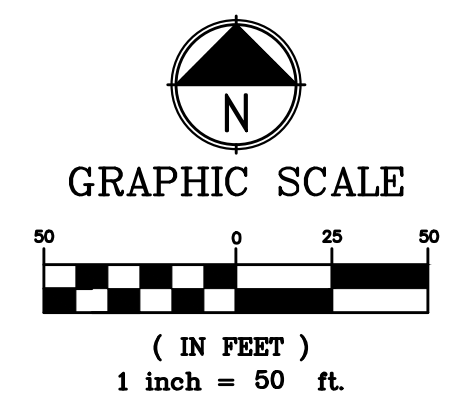
**SURVEY PREPARED BY:**

HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
PHONE: 303-623-6300  
BRANDON E. ANDERSON, PLS 38484

DATE OF SURVEY: AUGUST 11, 2021

**CONTRACTOR NOTE:**

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EXISTING CONDITION BASED ON SURVEY INFO PROVIDED BY ROSENBERG AND ASSOCIATES MAY 4, 2020

EXISTING CONDITIONS

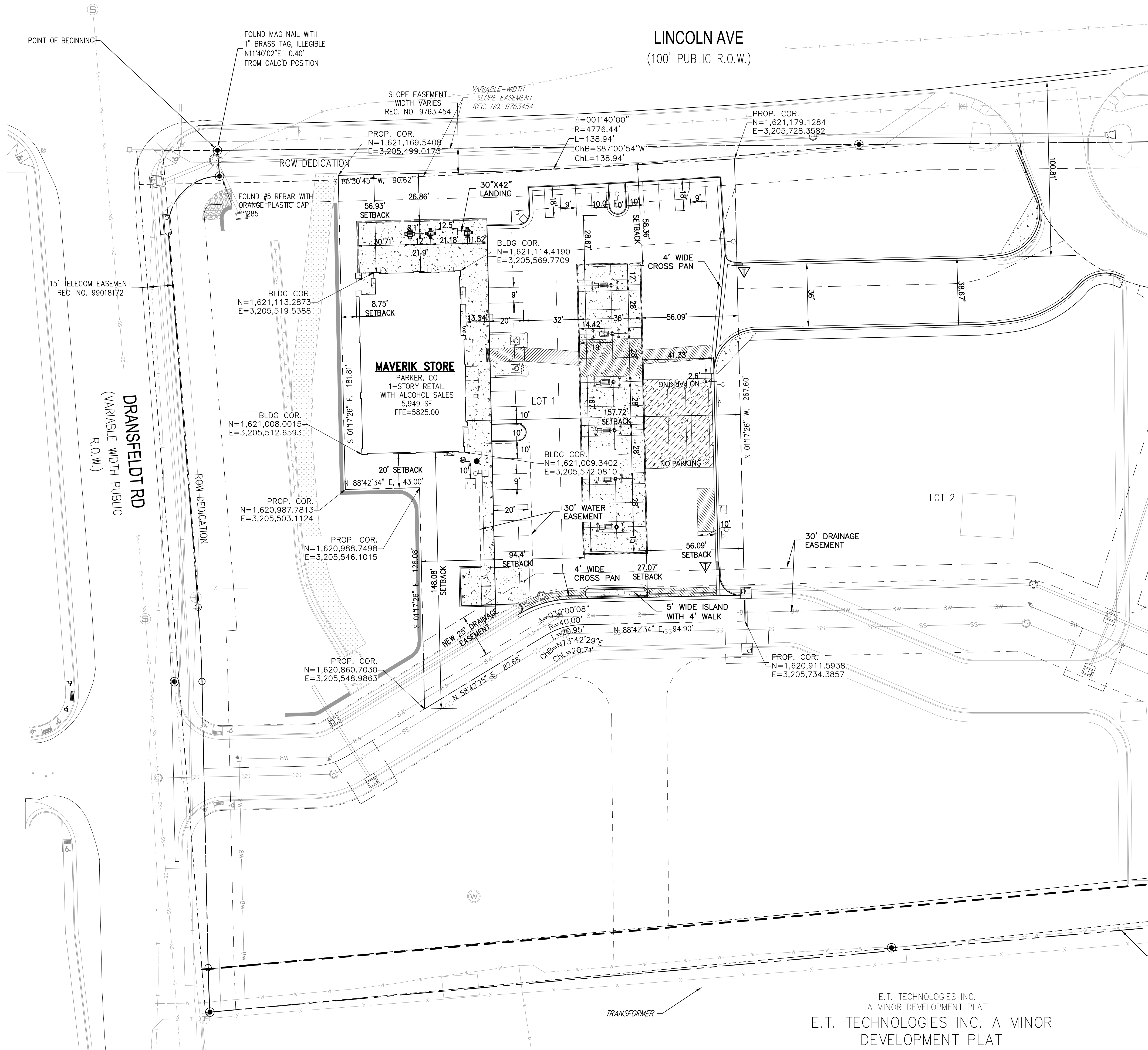


Plot Date: 2022-11-03 File Location: O:\2020-Denver\DC-Civil\Projects\2021\122-0001\Maverik Lincoln and Dransfeldt\122-0001 SITE.dwg

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

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.)

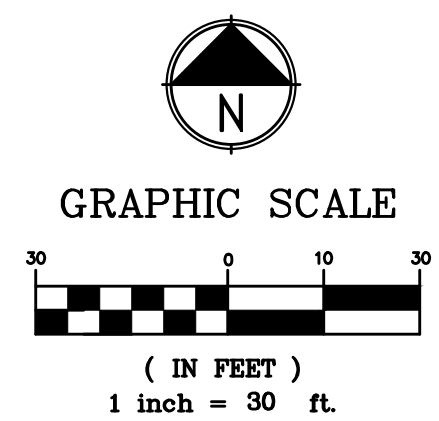


### LEGEND:

- NEW CEMENT CONCRETE
- NEW MOUNTABLE CURB
- NEW CATCH/SPILL CURB AND GUTTER
- CURB & GUTTER TRANSITION
- NEW RETAINING WALL
- PEDESTRIAN/ADA ACCESS ROUTE NOT TO EXCEED 4.5% RUNNING SLOPE AND 1.5% CROSS SLOPE
- ADA COMPLIANT AREA NOT TO EXCEED 1.5% IN ANY DIRECTION (NO STRIPING)

### 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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PROJECT NUMBER

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**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  
WEBSITE: www.edci-engineers.com  
CIVIL / STRUCTURAL

HORIZONTAL  
CONTROL PLAN

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

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15,  
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PARKER, CO  
**SITE PLAN**

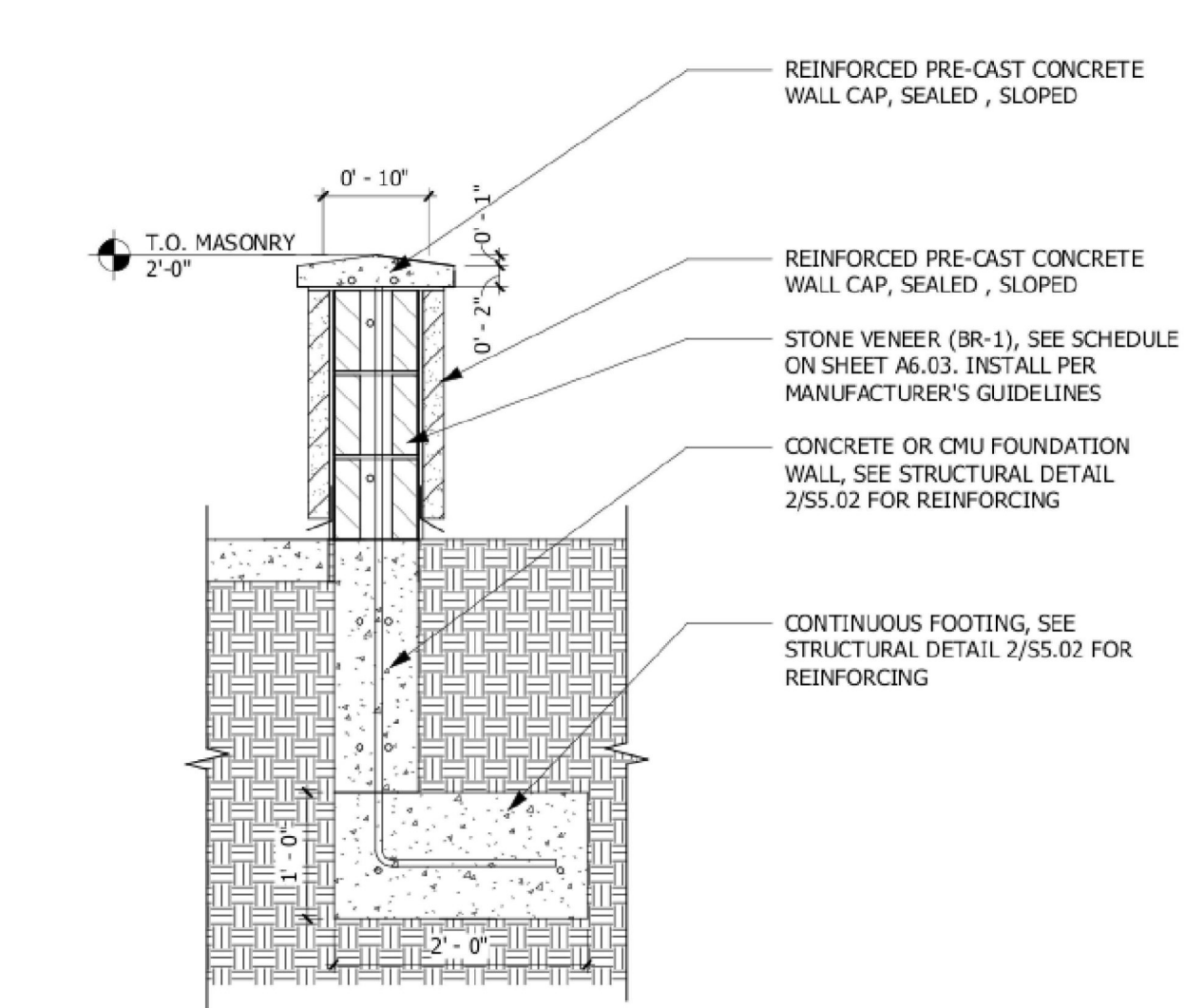
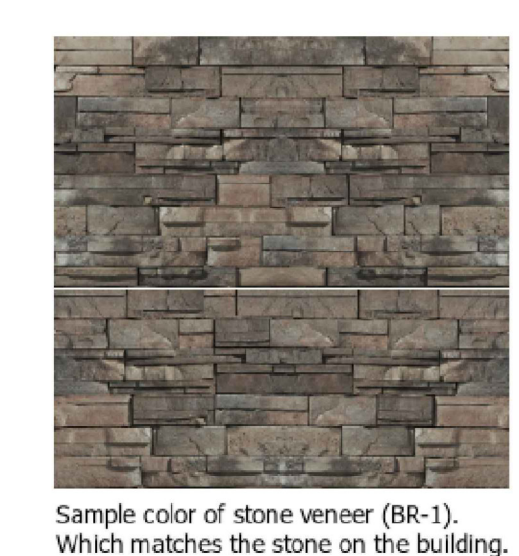
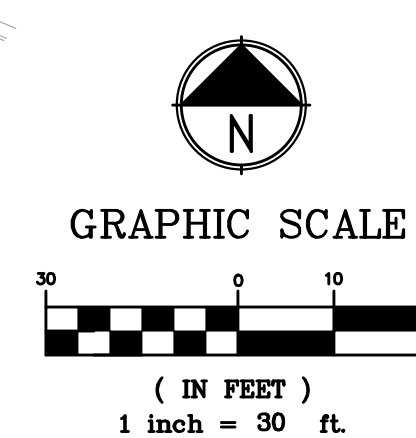
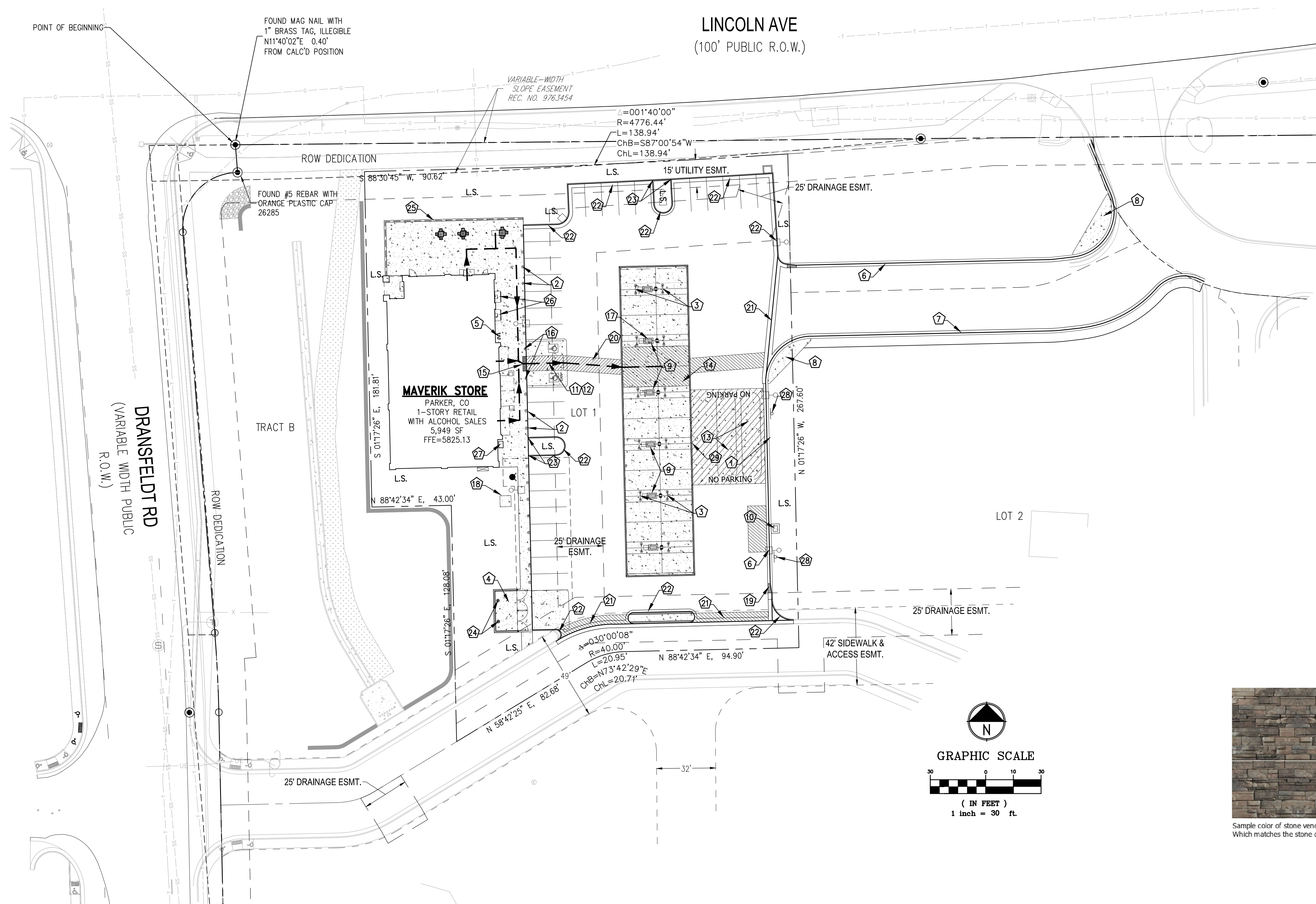
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SITE PLAN

5 OF 26

## KEYED NOTES:

- 1 NEW LIGHT POLE AND BASE PER MAVERIK STANDARD DETAIL SF-7, SHEET 9
- 2 NEW REBOUNDING BOLLARDS IN FRONT OF EACH PARKING SPACE ALONG THE FACE OF BUILDING PER MAVERIK STANDARD DETAIL SF-5, SHEET 9
- 3 NEW HOOP BOLLARDS PER MAVERIK STANDARD DETAIL SF-2, SHEET 9
- 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-9, SHEET 10
- 6 NEW CATCH CURB AND GUTTER PER MAVERIK STANDARD DETAIL C-8, SHEET 8
- 7 NEW SPILL CURB AND GUTTER PER MAVERIK STANDARD DETAIL C-9, SHEET 8
- 8 NEW RUNOUT PAD AND MOUNTABLE CURB PER MAVERIK STANDARD DETAIL C-10, SHEET 8
- 9 NEW FUEL DISPENSER BASE PER MAVERIK STANDARD DETAIL SF-8, SHEET 10
- 10 NEW XACTAIR STATION FOUNDATION PER MAVERIK STANDARD DETAIL SF-10, SHEET 10
- 11 NEW ADA PARKING PER MAVERIK STANDARD DETAIL SF-12, SHEET 10
- 12 PAINTED ADA PARKING SYMBOL PER MAVERIK STANDARD DETAIL SF-13, SHEET 10 (MAX. SLOPES OF 2%)
- 13 NEW UNDERGROUND STORAGE TANKS. TANK PAD AND HOLE DIMENSIONS PER FUELING PLANS.
- 14 NEW FUEL CANOPY AND FUEL DISPENSERS - STACKED FORECOURT PER ARCHITECTURAL PLANS
- 15 NEW TRUNCATED DOMES WITH REBOUNDING BOLLARD CENTERED IN PAD.
- 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 1.5%)
- 21 NEW 4" WIDE CONCRETE VALLEY GUTTER PER DETAIL 3, SHEET 8
- 22 NEW MOUNTABLE CURB PER MAVERIK STANDARD DETAIL C-10, SHEET 8
- 23 TRANSITION CURB TO FLUSH CURB AT SIDEWALK
- 24 6" PIPE BOLLARD FOR EACH DUMPSTER
- 25 18" TALL DECORATIVE PROTECTIVE WALL, FINISH CMU OR CAST STONE TO MATCH EXTERIOR STONE ON BUILDING. SEE DETAIL THIS SHEET.
- 26 NEW ICE STORAGE
- 27 NEW PROPANE CAGES
- 28 "NO PARKING-FIRE LANE" SIGN
- 29 FUEL TRENCH WIDTH AND ROUTE ARE PER FUELING PLANS



DECORATIVE PATIO WALL DETAIL

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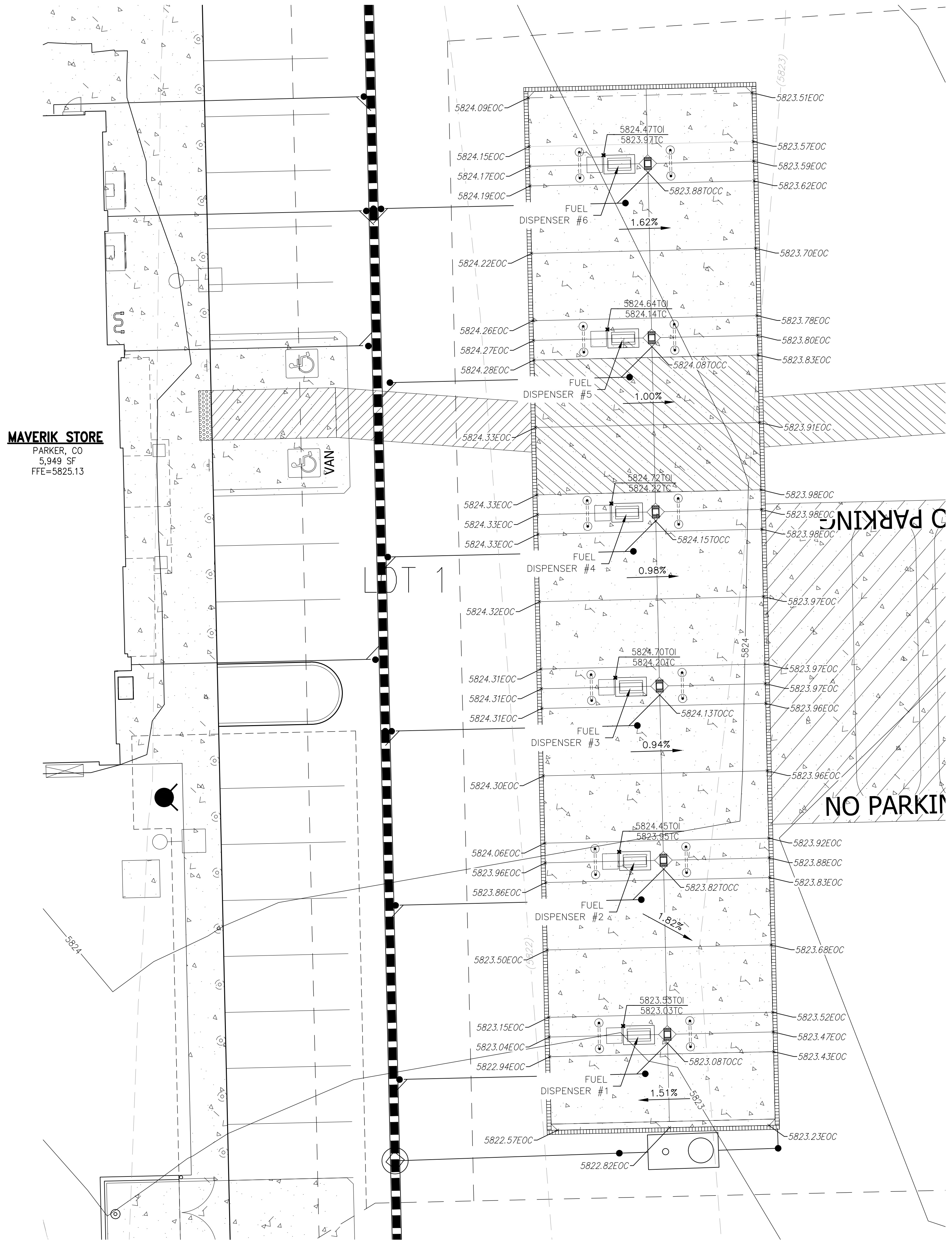


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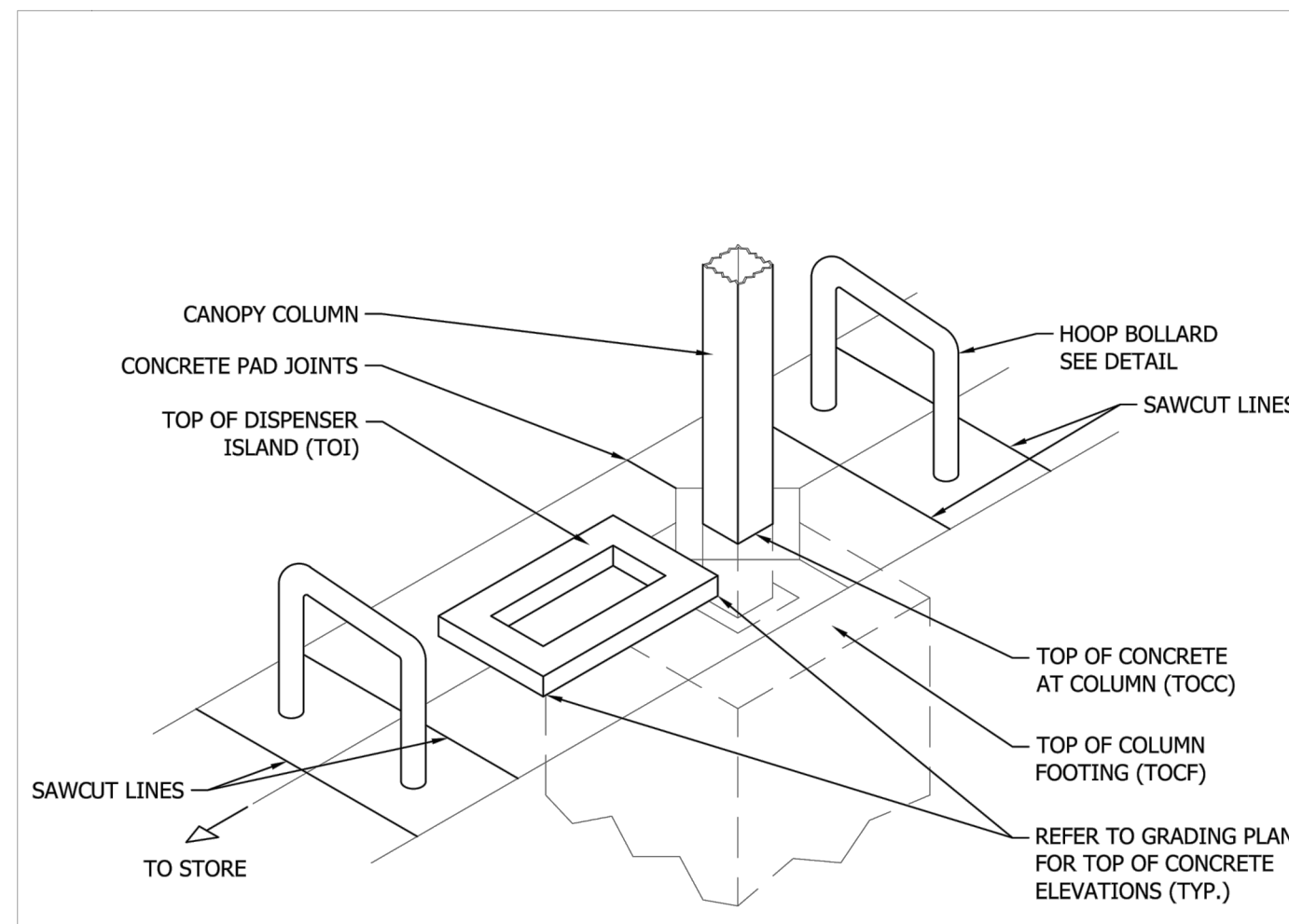


# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1 MAVERIK INC. STORE SITE PLAN

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



FUEL DISPENSER	TOP OF ISLAND	T.O.C. @ COLUMN	TOP OF COL. FTG.
#1	5823.53	5823.08	NOTE: TOP OF CONCRETE TO TOP OF COLUMN FOOTING SEPARATION IS 36" MINIMUM. SEE SITE SPECIFIC CANOPY STRUCTURAL DESIGN PLANS.
#2	5824.45	5823.82	
#3	5824.70	5824.13	
#4	5824.64	5824.08	
#5	5824.47	5823.88	



- NOTES:
1. TOP OF CONCRETE TO TOP OF SPOT & SPREAD FOOTING SEPARATION IS 36"
  2. 6" RAISED VERTICAL CONCRETE ISLAND WITH 1/2" INCH TOOLED EDGES AND CORNERS TO BE POURED FIRST 5'-0" x 3'-0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUFACTURER)
  3. AFTER THE 5'-0" x 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS
  4. EVERY OTHER DISPENSER TO BE EQUIPPED WITH A FIRE EXTINGUISHER

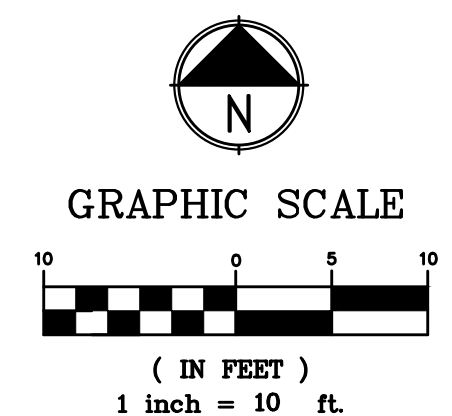
Detail: **FUEL DISPENSER BASE**

SCALE: NTS

DETAIL NO: SF-8

Standards Issue: 22\_02  
185 S. State Street  
Salt Lake City, Utah 84111

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

**EDCI ENGINEERS**  
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DENVER, COLORADO 80202  
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FUEL AREA  
GRADING  
DETAIL

Plot Date: 2022-11-03 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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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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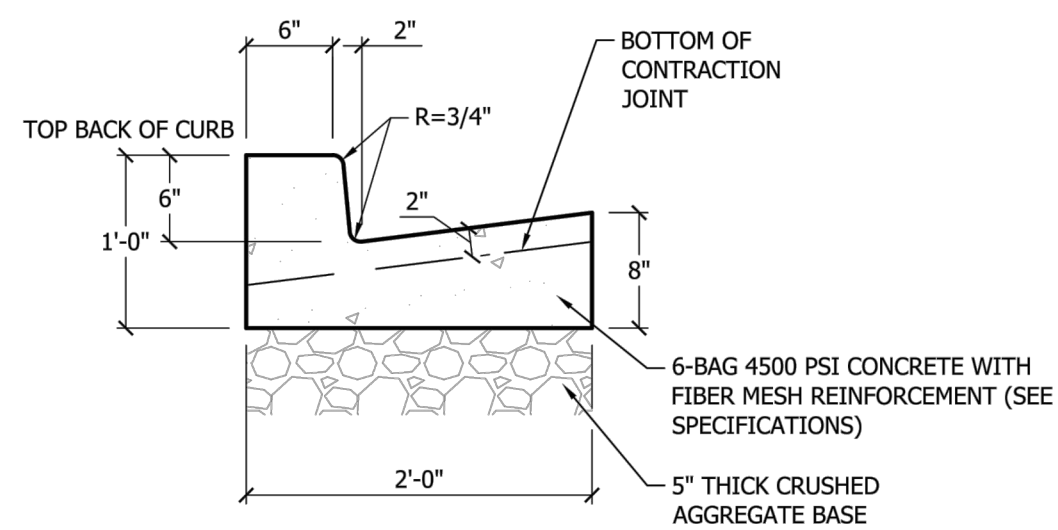


MAVERIK INC. STORE  
LINCOLN AVE. AND DRANSFELDT RD.  
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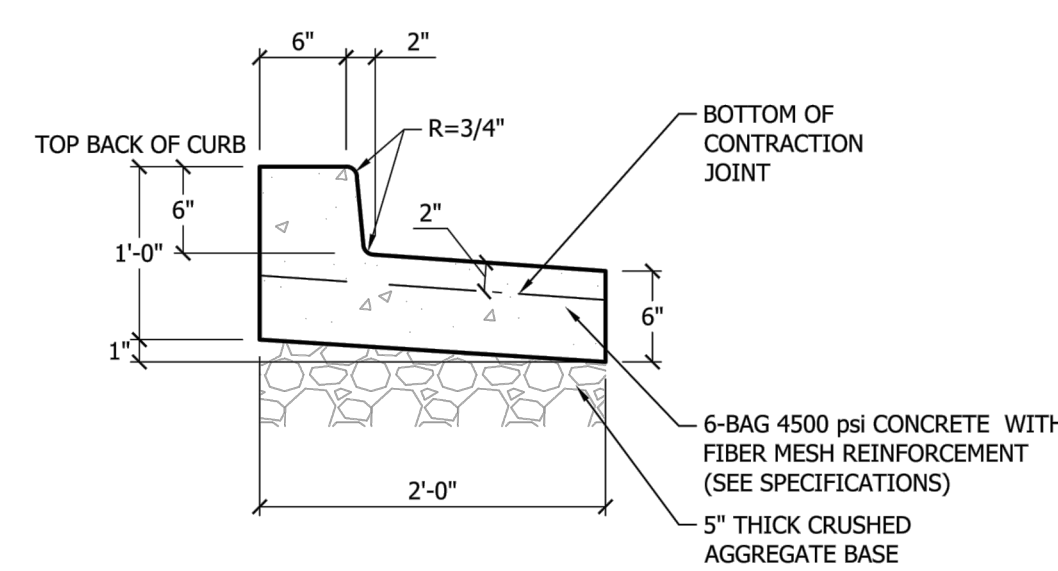
SITE DETAILS

8 OF 26



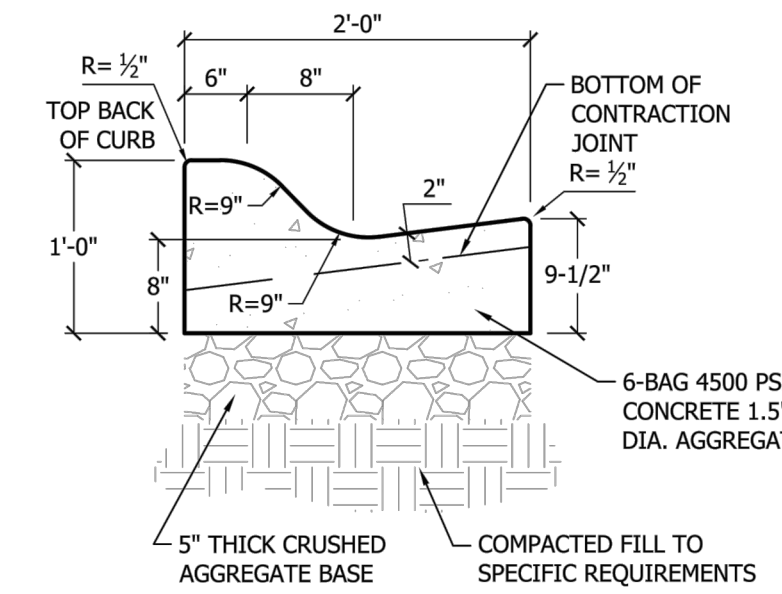
CONCRETE CURB AND GUTTER SECTION & INSTALLATION NOTE:  
1. MAVERIK TYPICAL CONCRETE CURB AND GUTTER SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.  
2. ADD EXPANSION JOINTS EVERY +25 FEET ALONG CURB.  
SEE TYPICAL ON-SITE CONCRETE JOINT DETAIL.  
SEE SITE SPECIFICATIONS

Detail: **ON-SITE CATCH TYPE CURB & GUTTER**  
SCALE: NTS  
DETAIL NO: C-8  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111



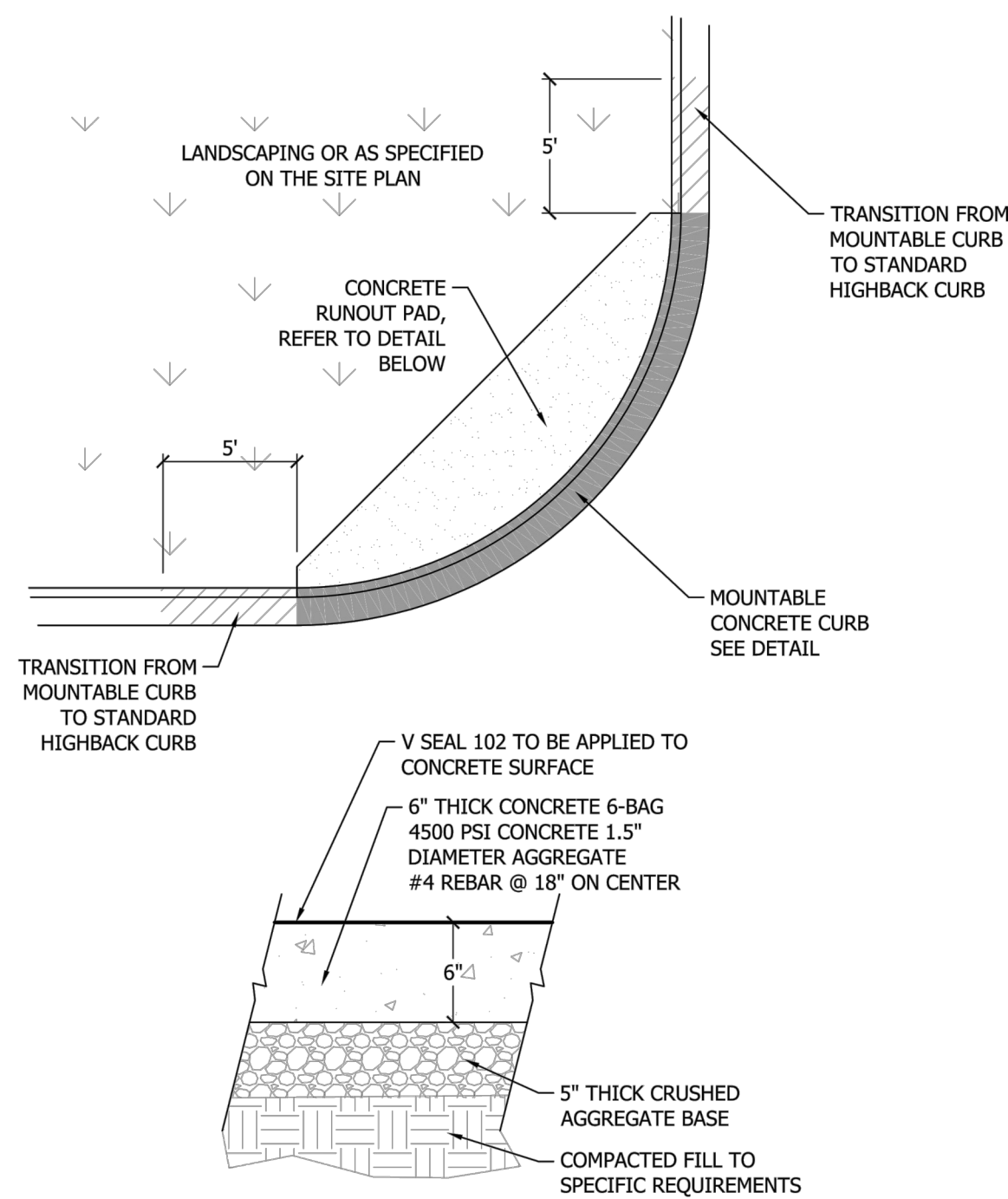
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SEE TYPICAL ON-SITE CONCRETE JOINT DETAIL.  
SEE SITE SPECIFICATIONS

Detail: **ON-SITE SPILL TYPE CURB & GUTTER**  
SCALE: NTS  
DETAIL NO: C-9  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111



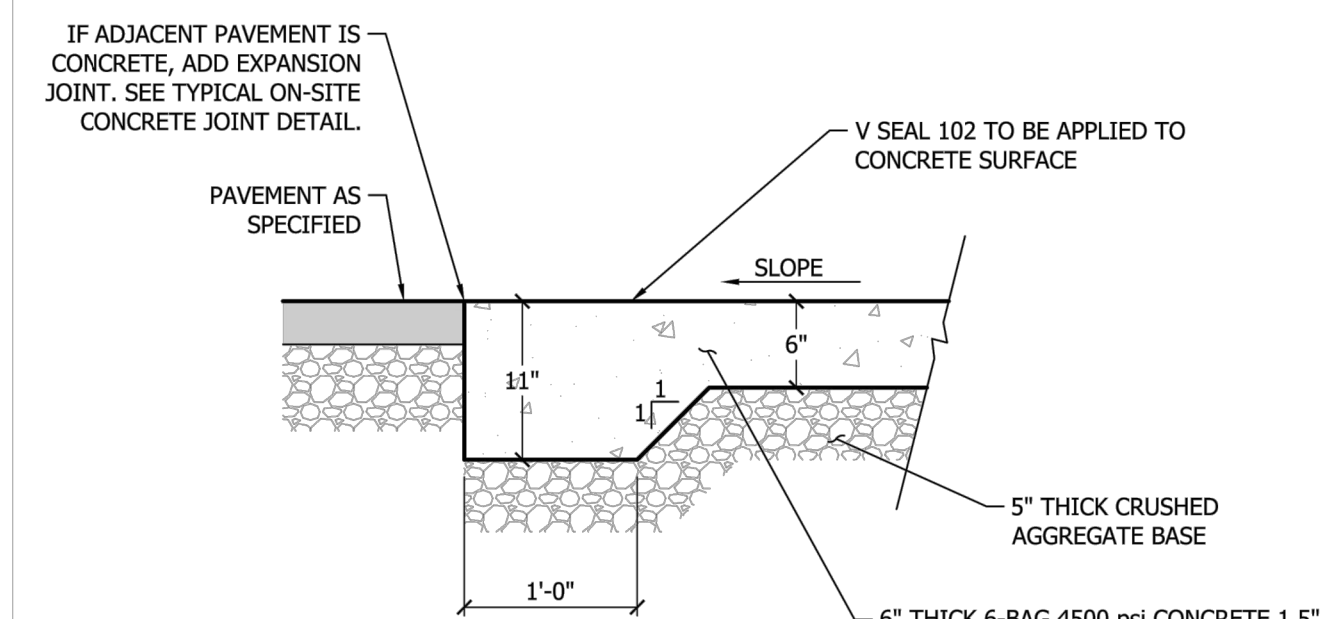
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2. ADD EXPANSION JOINTS EVERY +25 FEET ALONG CURB.  
SEE TYPICAL ON-SITE CONCRETE JOINT DETAIL.  
SEE SITE SPECIFICATIONS

Detail: **ON-SITE CATCH TYPE MOUNTABLE CURB & GUTTER**  
SCALE: NTS  
DETAIL NO: C-10  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111



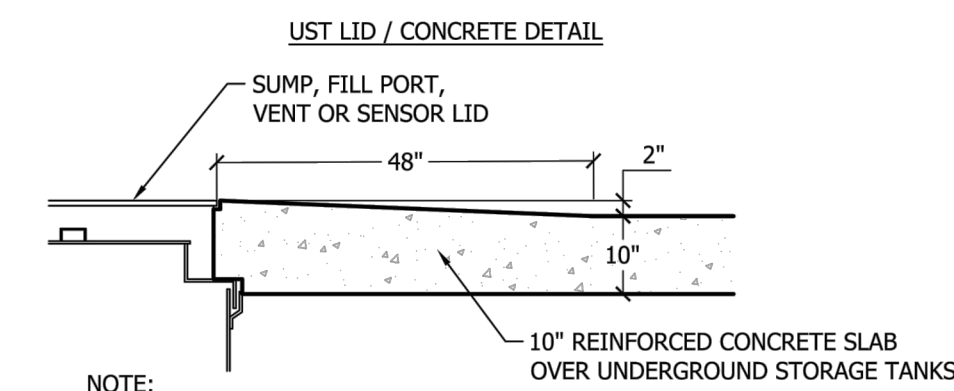
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Detail: **CONCRETE RUNOUT PAD**  
SCALE: NTS  
DETAIL NO: C-12  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111

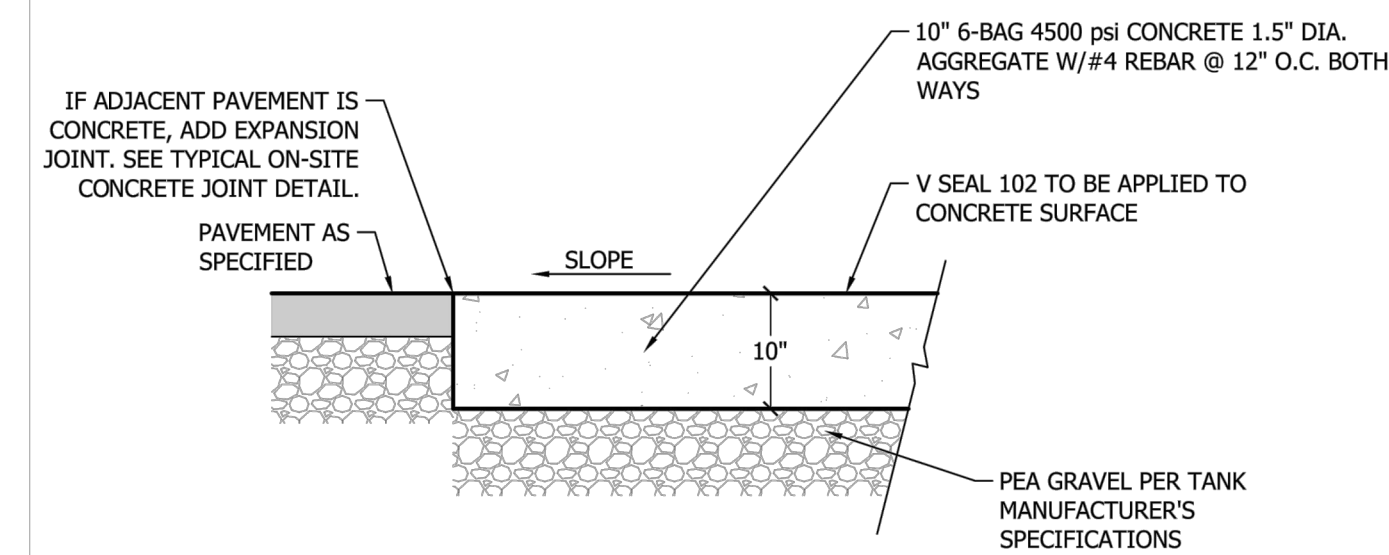


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2. THICKEN SLAB @ ALL OUTSIDE EDGES.  
3. 12-INCH CHAMFER AT EACH CONCRETE CORNER.

Detail: **CONCRETE PAD UNDER FUEL CANOPY**  
SCALE: NTS  
DETAIL NO: C-15  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111

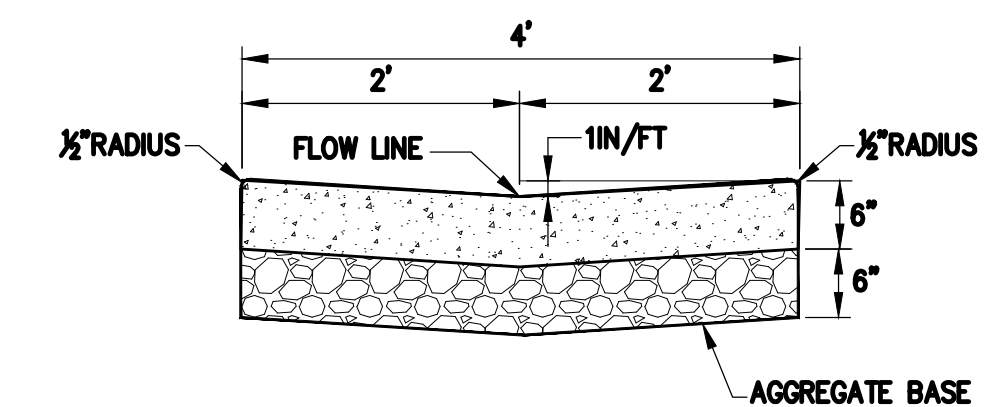


NOTE:  
1. MAVERIK AND PETROLEUM REPRESENTATIVE MUST BE PRESENT AT TIME OF TANK SLAB CONCRETE POUR.



CONCRETE SECTION & INSTALLATION NOTE:  
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2. 12-INCH CHAMFER AT EACH CONCRETE CORNER.  
3. PAD TO EXTEND 3-FEET MIN. BEYOND TANKS IN ALL DIRECTIONS.

Detail: **CONCRETE PAD OVER UNDERGROUND FUEL TANKS**  
SCALE: NTS  
DETAIL NO: C-16  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111



4' WIDE CONCRETE VALLEY GUTTER

SCALE : NTS

3



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

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

**SlowStop® Rebounding Bollard – 4" (SS4Y-42)**

Color: RAL 1023 Safety Yellow Bollard  
RAL 9005 Black Base

Diameter: 4" (3.5" ANSI Schedule 40 or Equiv)  
Height: 42"

Set Screws: S M16 x 2.00  
30mm Hex

Cap: Black Plastic

MAX. WIND SPEED (MPH)	1000	1200	1400	1600	1800	2000	2200	2400	2600	2800	3000
0.5	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
1.0	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
1.5	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
2.0	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
2.5	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
3.0	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
3.5	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
4.0	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
4.5	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
5.0	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
5.5	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
6.0	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
6.5	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green

Installs with four (4) 5/8" x 5-1/2" Concrete Screw Anchors

**SPECIFICATIONS**

- Stopping Power: 5,334 Joules / 3,944 Ft-Lb
- No-Damage Rating: 9,667 Joules / 7,067 Ft-Lb
- Temperature Rating: -40°
- Pipe Coating: 60um Hot Dipped Galvanized + 60um Polyester Outdoor Powder Coat
- Cast Iron Coating: Environmentally Friendly Water-Based KTL Coating + Powder Coat C31 Rated

**RECOMMENDED USES**

- Medium Duty
- Equipment and Storage Rack Guarding
- Drive Thru Lanes
- Pedestrian Safety
- Access Denial
- Fuel Pump and Utility Protection
- Post-Tensioned Concrete
- Best for K-Rated Security Use

1895 South Dr. • San Antonio, TX 78219  
310-730-6417 • 800-736-6256 • Fax 310-334-6448  
Email: info@slowstop.com • www.slowstop.com

Detail: **REBOUNDING BOLLARD DETAIL**  
SCALE: NTS  
DETAIL NO: SF-1A  
Standards Issue: 22\_02  
185 S. State Street  
Salt Lake City, Utah 84111

**REBOUNDING BOLLARD CONNECTION DETAIL**

CONFIDENTIAL & PROPRIETARY

Part No: SS4Y-42  
Scale: 1/8" = 1'-0"

DATE: 30 MAY 2017

Detail: **REBOUNDING BOLLARD CONNECTION DETAIL**  
SCALE: NTS  
DETAIL NO: SF-1B  
Standards Issue: 22\_02  
185 S. State Street  
Salt Lake City, Utah 84111

**REBOUNDING BOLLARD COVER DETAIL**

MATERIAL: POLYETHYLENE

OPTIONAL 3M 4510 REFLECTIVE TAPE

COLOR: BROWN REFLECTIVE: RED

CONFIDENTIAL & PROPRIETARY

Part No: BSA\_COVER  
Scale: 1/16" = 1'-0"

DATE: 30 MAY 2017

Detail: **REBOUNDING BOLLARD COVER DETAIL**  
SCALE: NTS  
DETAIL NO: SF-1C  
Standards Issue: 22\_02  
185 S. State Street  
Salt Lake City, Utah 84111

**"HOOP" BOLLARD**

4" DIAMETER "U" BOLLARD PAINTED (COLOR: P-4) AND SET AND FILLED WITH CONCRETE BY GENERAL CONTRACTOR EXTEND 3'-6" ABOVE FINISH SLAB OR GRADE

6" RAISED CONCRETE DISPENSER ISLAND, BEYOND, WITH 1 1/2" INCH TOOLED EDGES AND CORNERS - 5' - 0" X 3' - 0" CONCRETE DISPENSER ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUFACTURER) PAINTED: SEE ARCHITECTURAL PLANS

SCALE: NTS  
DETAIL NO: SF-2  
Standards Issue: 22\_02  
185 S. State Street  
Salt Lake City, Utah 84111

Detail: **"HOOP" BOLLARD**  
SCALE: NTS  
DETAIL NO: SF-2  
Standards Issue: 22\_02  
185 S. State Street  
Salt Lake City, Utah 84111

**TYPICAL BOLLARD SPACING AT BUILDING**

NOTE:  
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO

SCALE: NTS  
DETAIL NO: SF-5  
Standards Issue: 22\_02  
185 S. State Street  
Salt Lake City, Utah 84111

Detail: **TYPICAL BOLLARD SPACING AT BUILDING**  
SCALE: NTS  
DETAIL NO: SF-5  
Standards Issue: 22\_02  
185 S. State Street  
Salt Lake City, Utah 84111

**ADA PARKING SIGN WITH BOLLARD**

CONFIDENTIAL & PROPRIETARY

Part No: SS4Y-42  
Scale: 1/8" = 1'-0"

DATE: 30 MAY 2017

Detail: **ADA PARKING SIGN WITH BOLLARD**  
SCALE: NTS  
DETAIL NO: SF-6  
Standards Issue: 22\_02  
185 S. State Street  
Salt Lake City, Utah 84111

**TYPICAL LIGHT POLE AND BASE**

DRYPACK UNDER LIGHT POLE PLATE FINISH EXPOSED PORTION SMOOTH, SLOPE DOWN TO EDGE

CHAMFER ALL EXPOSED EDGES

ANCHOR BOLTS & BASEPLATE TO BE DESIGNED BY, DETAILED AND PROVIDED BY LIGHT POLE MANUFACTURER

(3) #3 TIES @ 1-1/2" O.C. IN TOP 6" OF PIER

HAND RUBBED SAND FINISH

RIGID PVC CONDUIT 2'-6" BELOW FINISHED GRADE TO ELECTRICAL PANEL

LONG RADIUS CONDUIT SWEEP

(6) #6 BARS VERT. W/#3 TIES @ 12" O.C. HORIZ.

CONCRETE POLE FOUNDATION

PIER W/ 2'-0" DIA. 6' 0" MIN.

3" CLR. TYP.

2' CLR.

NOTES:  
1. POLE BASE IN NATURAL UNDISTURBED SOIL  
2. WHEN POLE IS 3'-0" OR GREATER FROM CURB, PROVIDE SEAL TO TOP OF POLE FOOTING FLUSH WITH GRADE. SEAL OFFS AS REQUIRED IF IN HAZARDOUS AREA. SEE ELECTRICAL PLAN. CUT OFF SHIELDS AND/OR HEADS MAY BE REQUIRED UPON FIELD INSPECTION

SCALE: NTS  
DETAIL NO: SF-7  
Standards Issue: 22\_02  
185 S. State Street  
Salt Lake City, Utah 84111

Detail: **TYPICAL LIGHT POLE AND BASE**  
SCALE: NTS  
DETAIL NO: SF-7  
Standards Issue: 22\_02  
185 S. State Street  
Salt Lake City, Utah 84111



SITE DETAILS

Plot Date: 2022-11-03 File Location: O:\2020-Denver\DC-Civil\Projects\2021\21-122-0001\Maverik Lincoln and Dransfeldt\21-122-0001 SITE.dwg

# 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:

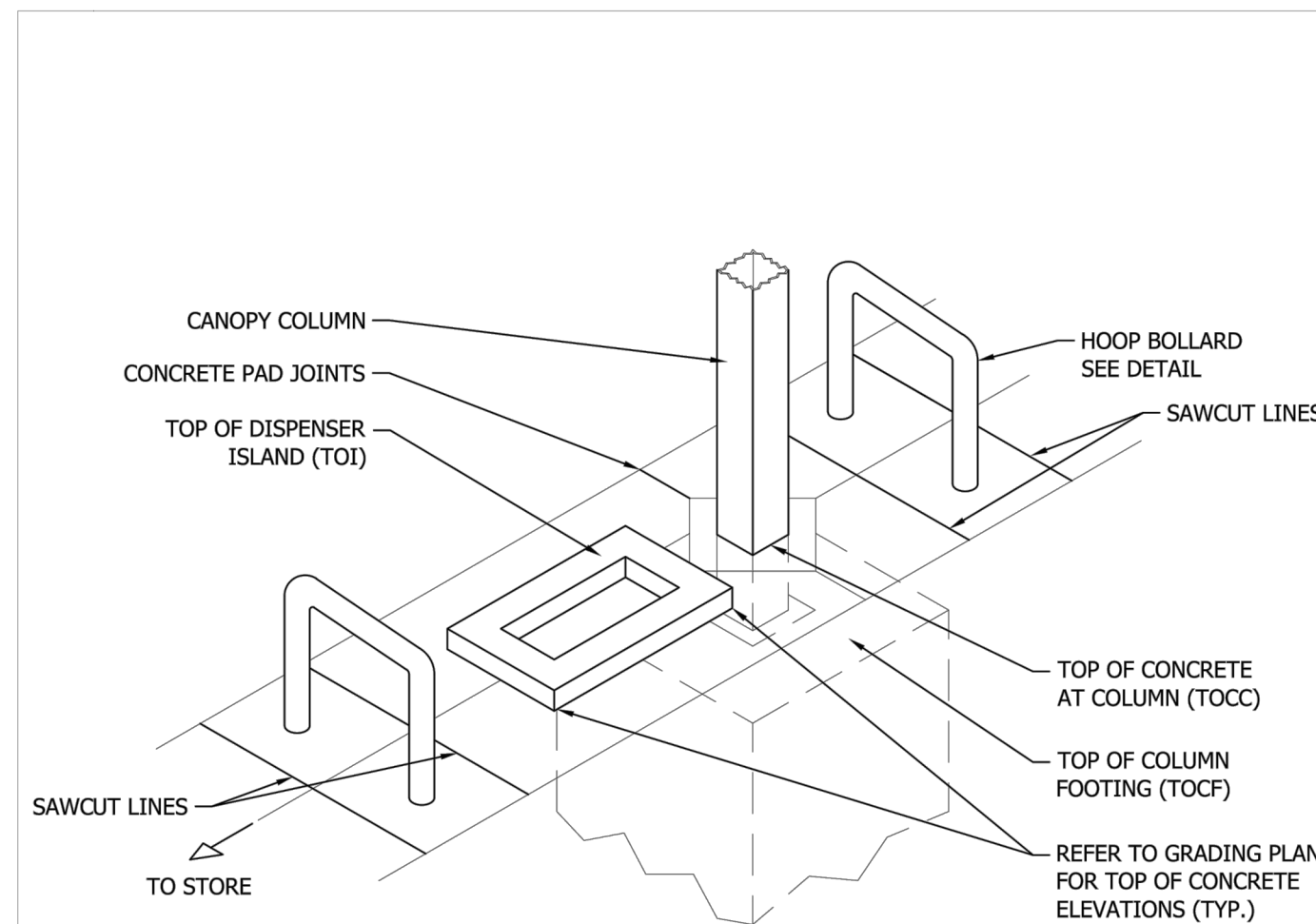
No.	Date	Description
1	5-24-22	CITY REVIEW
2	7-13-22	CITY REVIEW
3	10-19-22	CITY REVIEW
4	10-26-22	CITY REVIEW

NOTE:  
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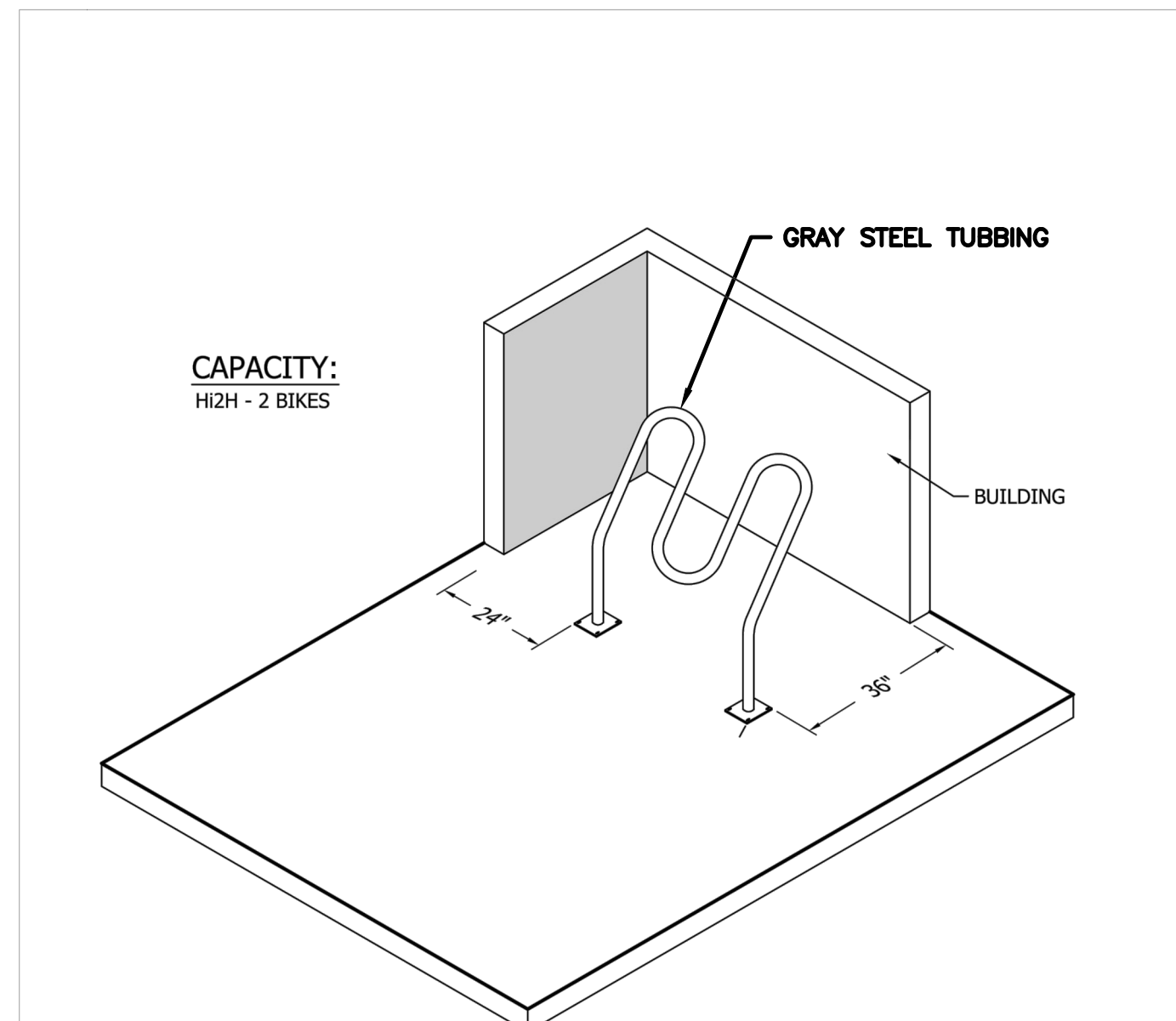


**MAVERIK INC. STORE**  
LINCOLN AVE. AND DRANSFELDT RD.  
PARKER, CO  
SITE PLAN



- NOTES:
1. TOP OF CONCRETE TO TOP OF SPOT & SPREAD FOOTING SEPARATION IS 36"
  2. 6" RAISED VERTICAL CONCRETE ISLAND WITH 1 1/4" TOOLED EDGES AND CORNERS TO BE POURED FIRST. 5'-0" x 3'-0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUFACTURER)
  3. AFTER THE 5'-0" x 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS
  4. EVERY OTHER DISPENSER TO BE EQUIPPED WITH A FIRE EXTINGUISHER

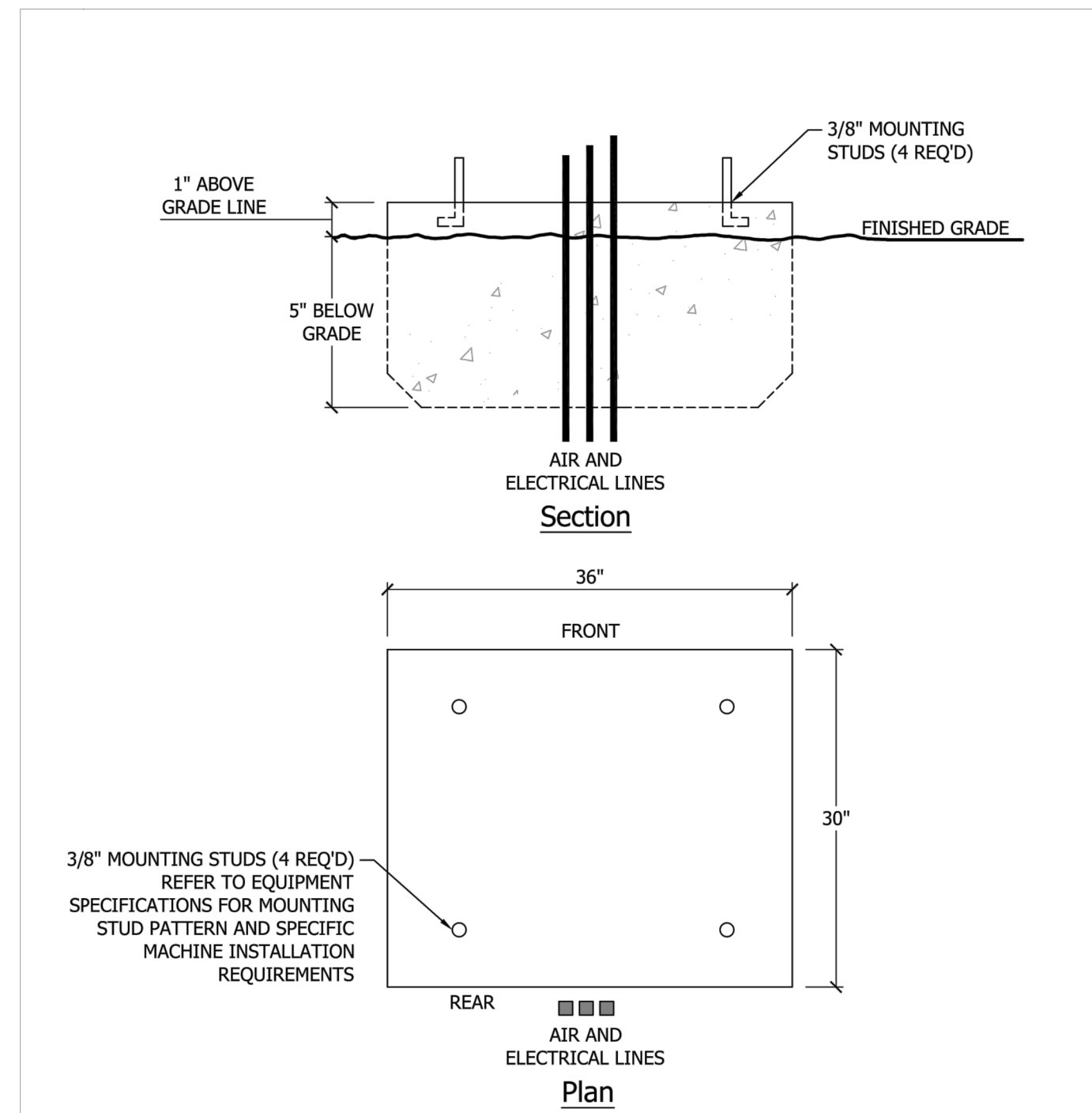
Detail: **FUEL DISPENSER BASE**  
SCALE: NTS  
DETAIL NO: SF-8  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111



CAPACITY:  
HIGH - 2 BIKES

- NOTES:
1. IF STORAGE OF MORE THAN 2 BICYCLES IS REQUIRED, PLACE ADDITIONAL BIKE RACKS, AS NECESSARY.

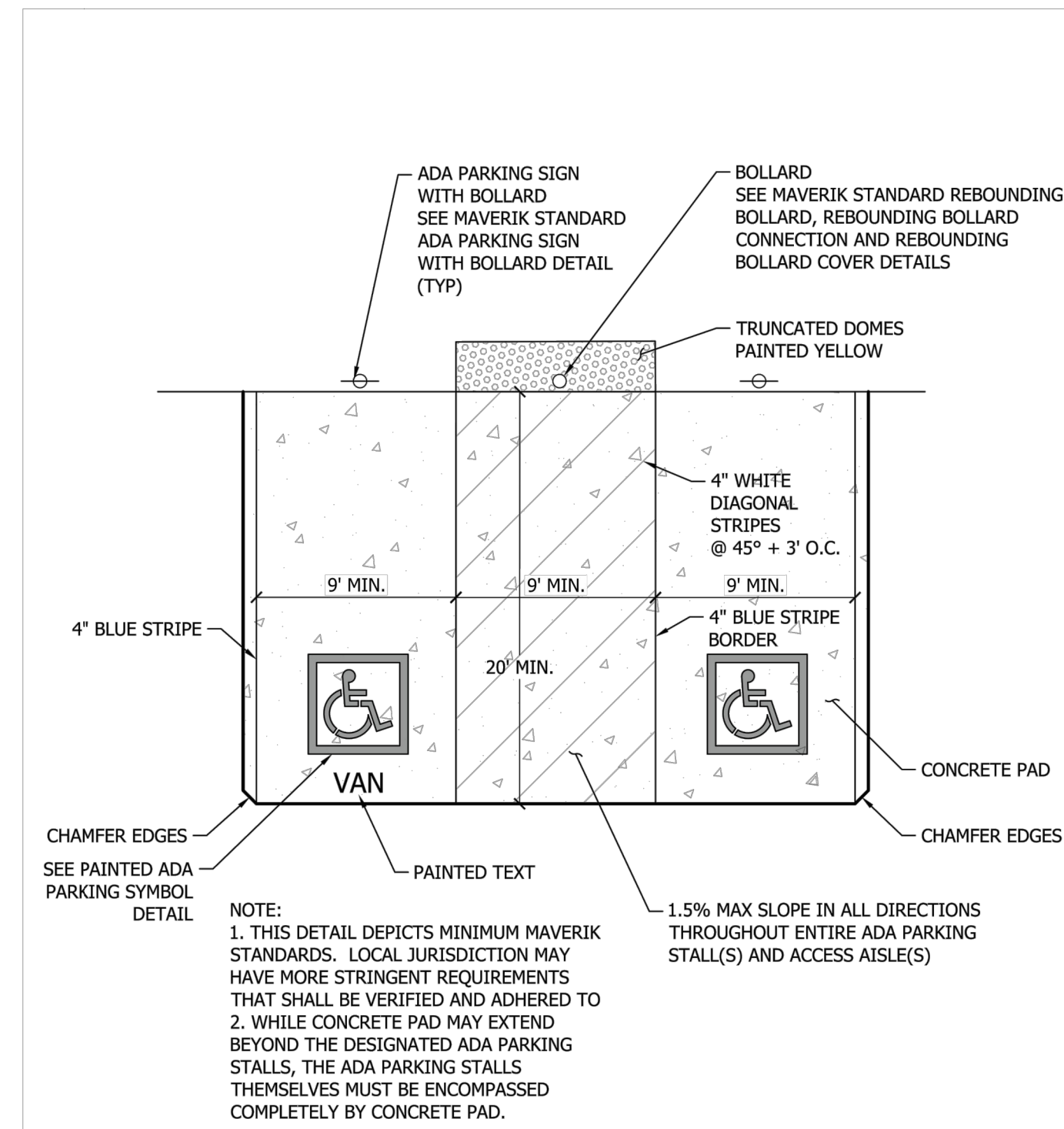
Detail: **"HI-ROLLER" BIKE RACK**  
SCALE: NTS  
DETAIL NO: SF-9  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111



UTILITY REQUIREMENTS: OUTDOOR APPROVED ELECTRICAL CONDUIT. REFER TO ELECTRICAL SPECIFICATIONS INFORMATION ON SPECIFIC MACHINE INSTALLATION REQUIREMENTS.

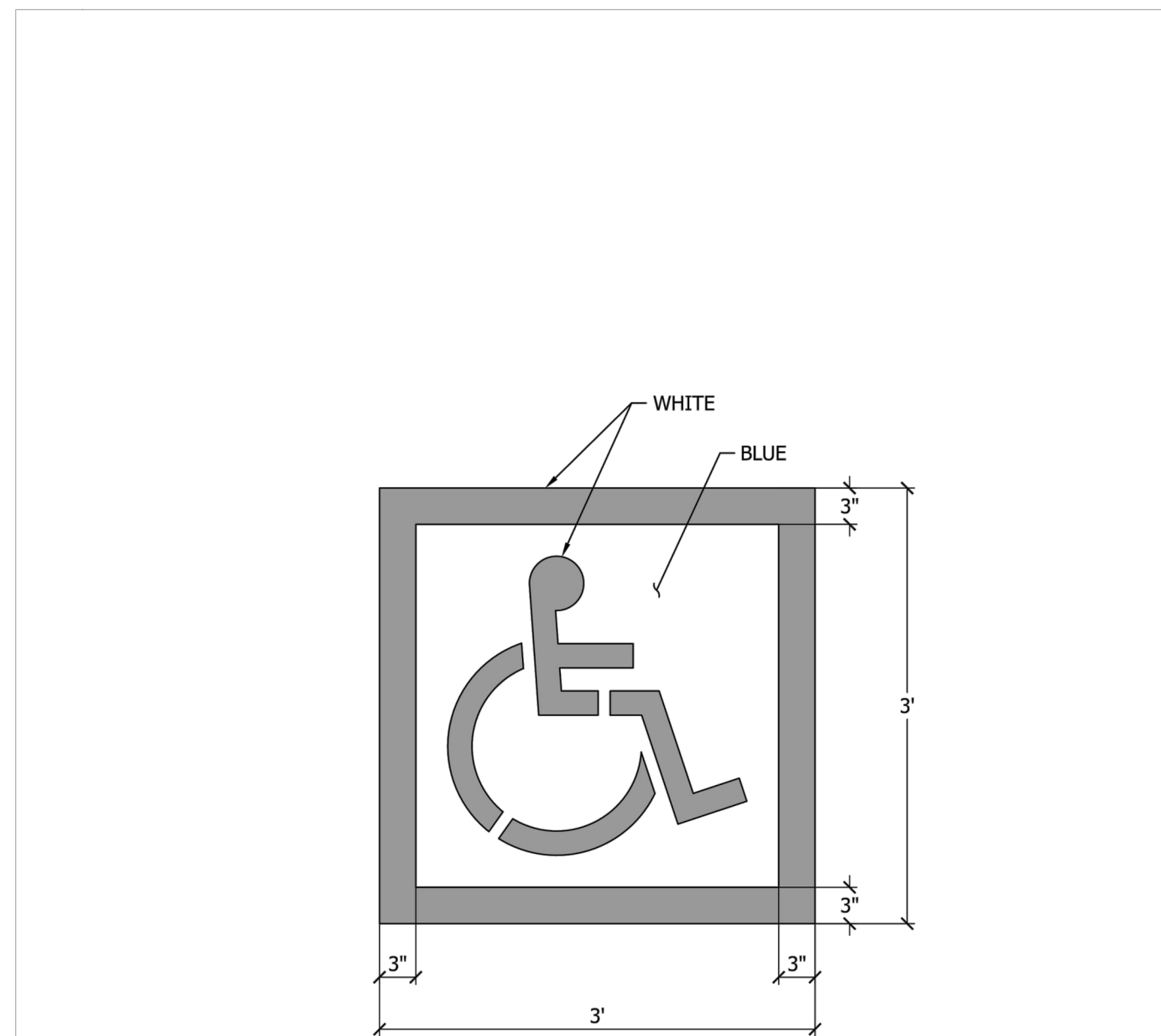
FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL CONSTRUCTION WITH MANUFACTURER'S SPECIFICATIONS.

Detail: **XACTAIR AIR STATION FOUNDATION**  
SCALE: NTS  
DETAIL NO: SF-10  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111



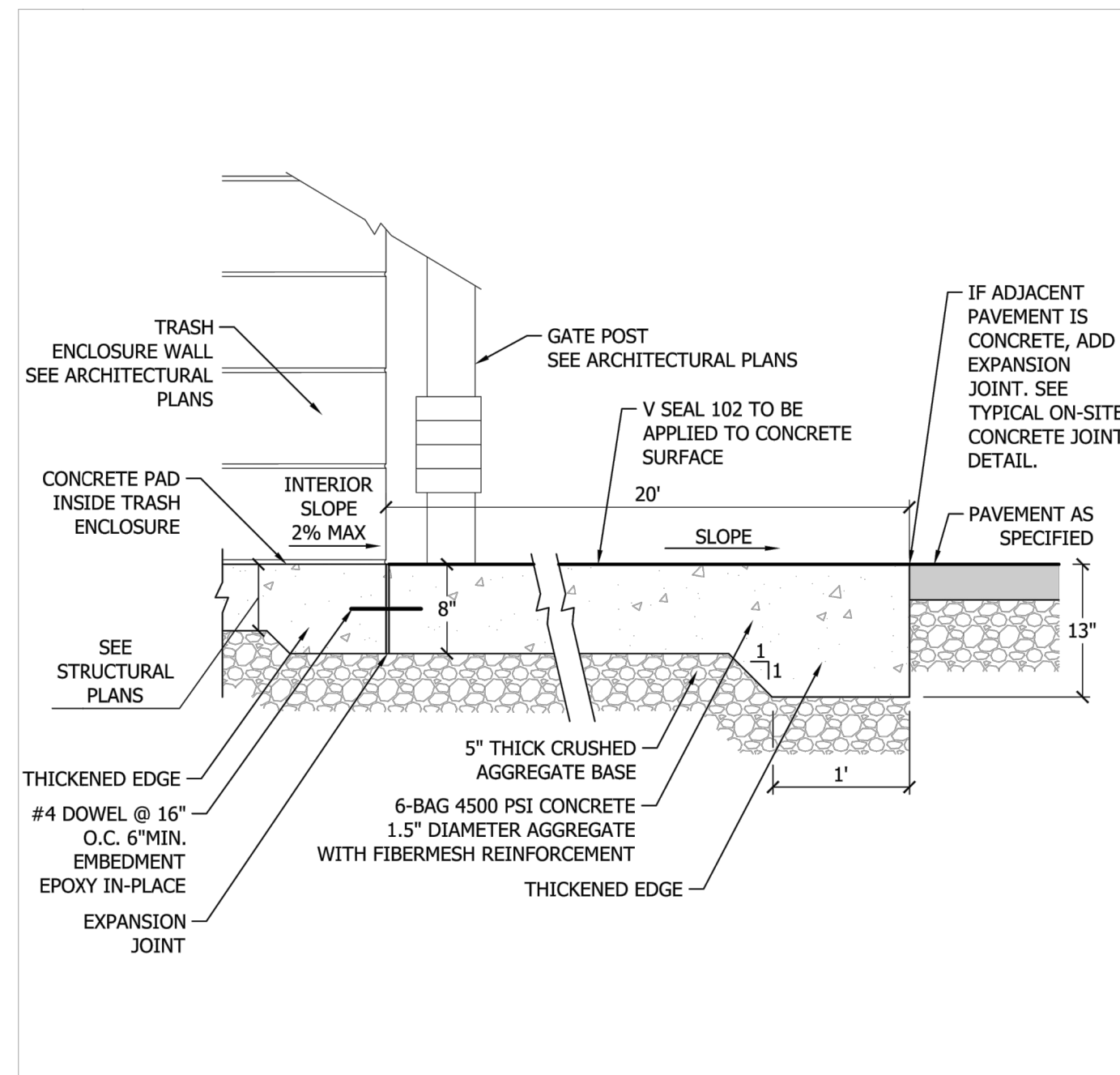
- NOTE:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO
  2. WHILE CONCRETE PAD MAY EXTEND BEYOND THE DESIGNATED ADA PARKING STALLS, THE ADA PARKING STALLS THEMSELVES MUST BE ENCOMPASSED COMPLETELY BY CONCRETE PAD.

Detail: **ADA PARKING**  
SCALE: NTS  
DETAIL NO: SF-12  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111



- NOTES:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO
  2. PROVIDE TWO COATS OF PAINT
  3. BLUE BACKGROUND WITH WHITE SYMBOL

Detail: **PAINTED ADA PARKING SYMBOL**  
SCALE: NTS  
DETAIL NO: SF-13  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111



- CONCRETE SECTION & INSTALLATION NOTES:
1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
  2. THICKEN SLAB @ ALL OUTSIDE EDGES.

Detail: **TRASH ENCLOSURE ACCESS PAD**  
SCALE: NTS  
DETAIL NO: C-5  
MAVERIK Standards Issue: 22\_02 185 S. State Street Salt Lake City, Utah 84111



SITE DETAILS

# 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

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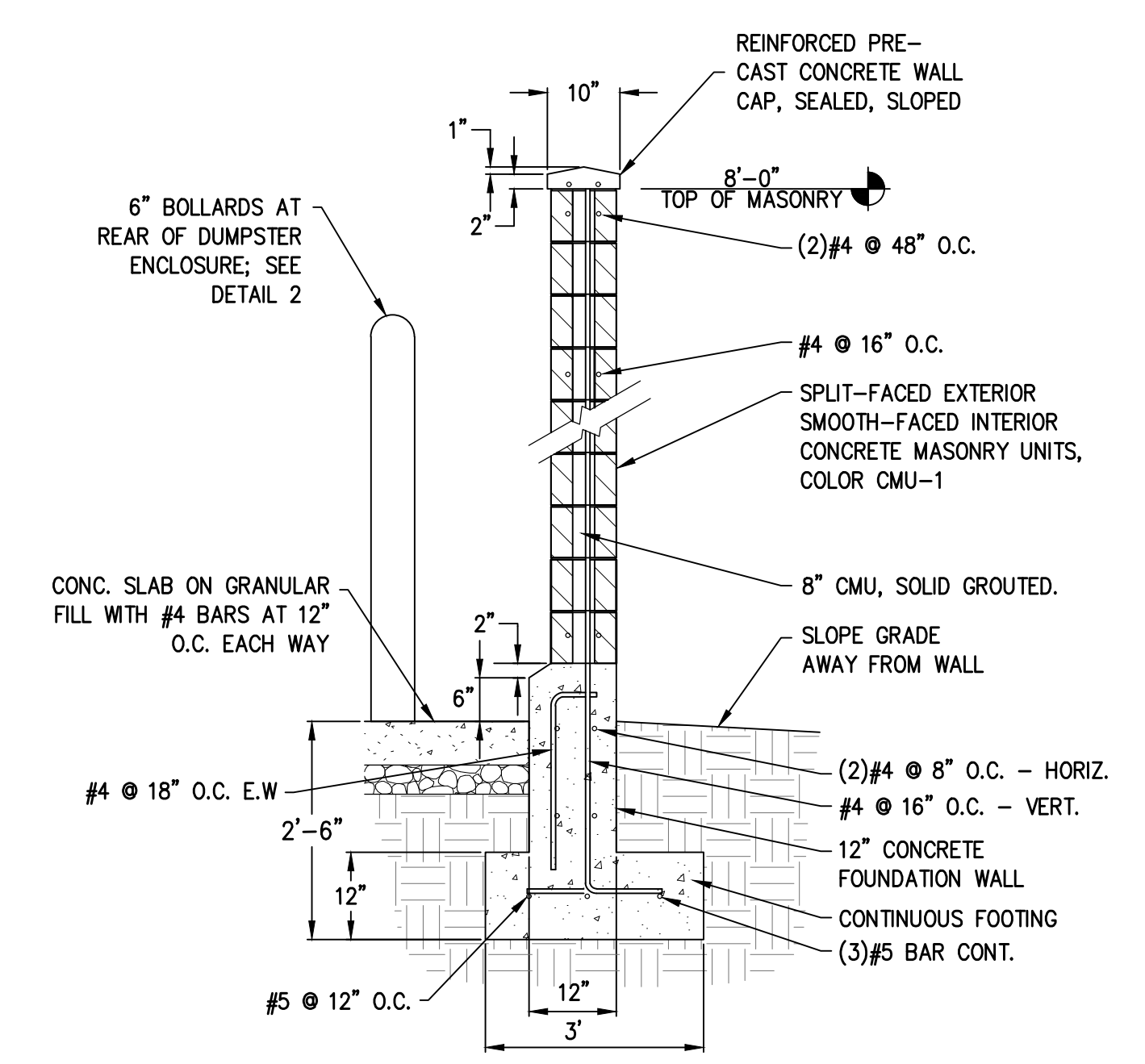
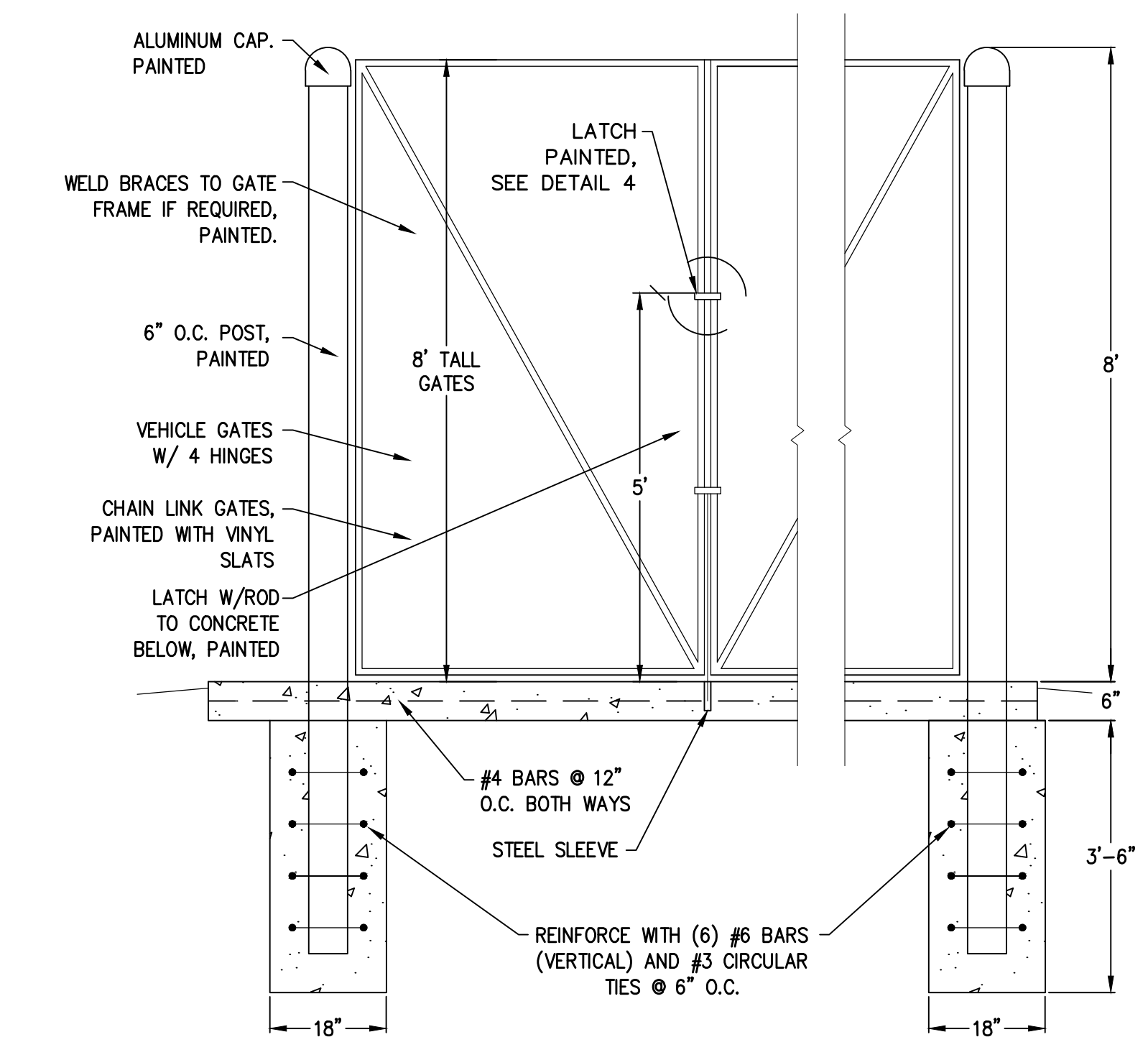
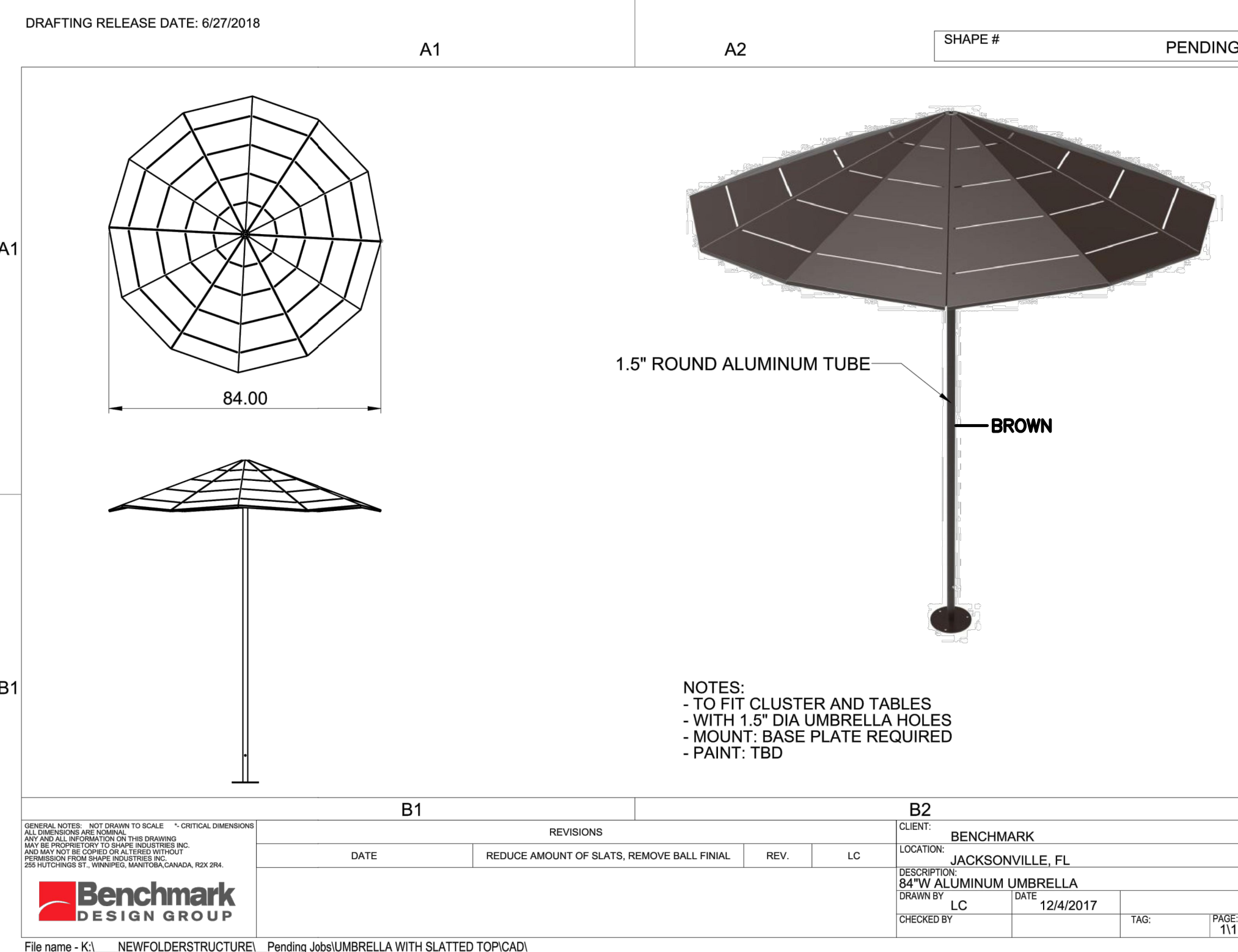
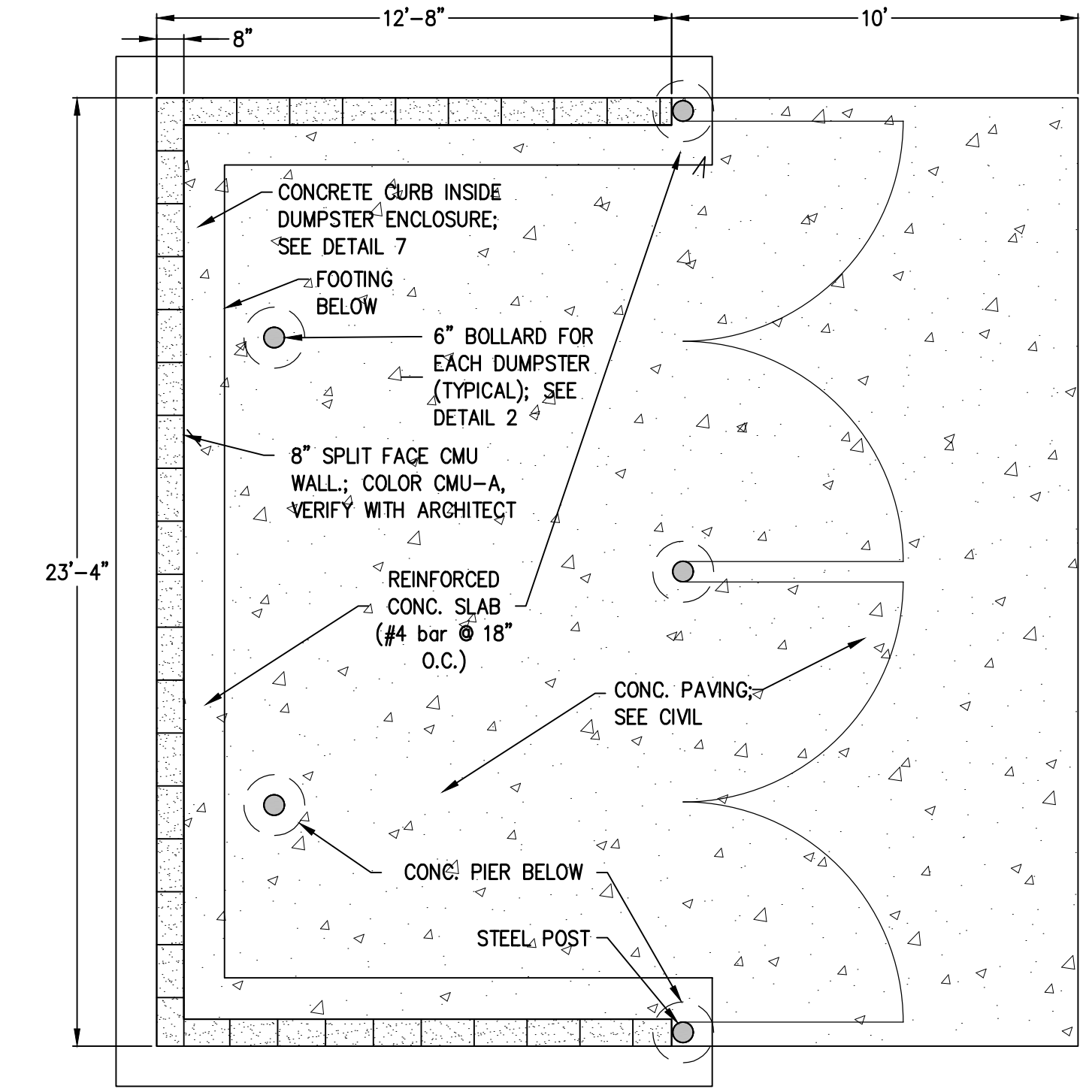
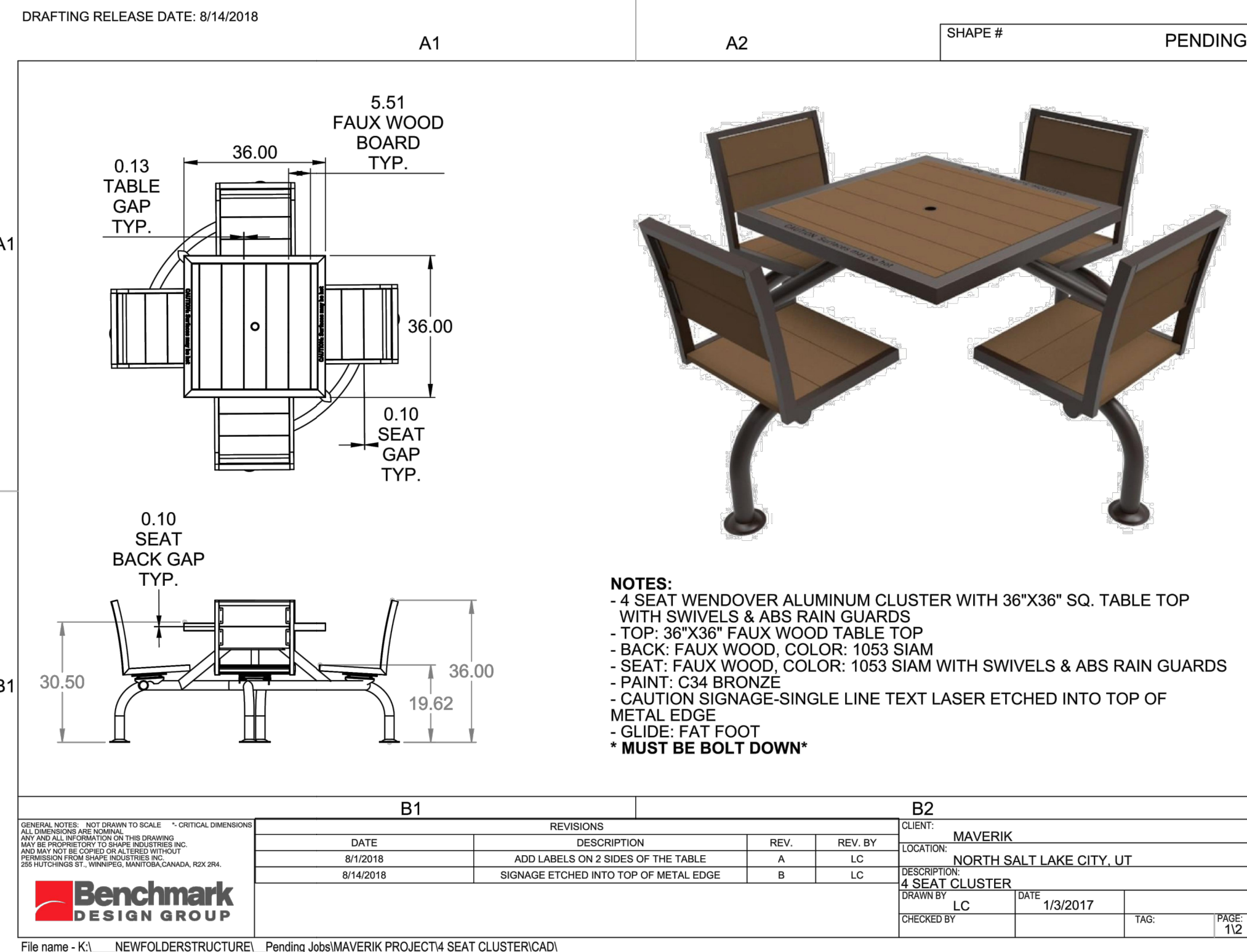
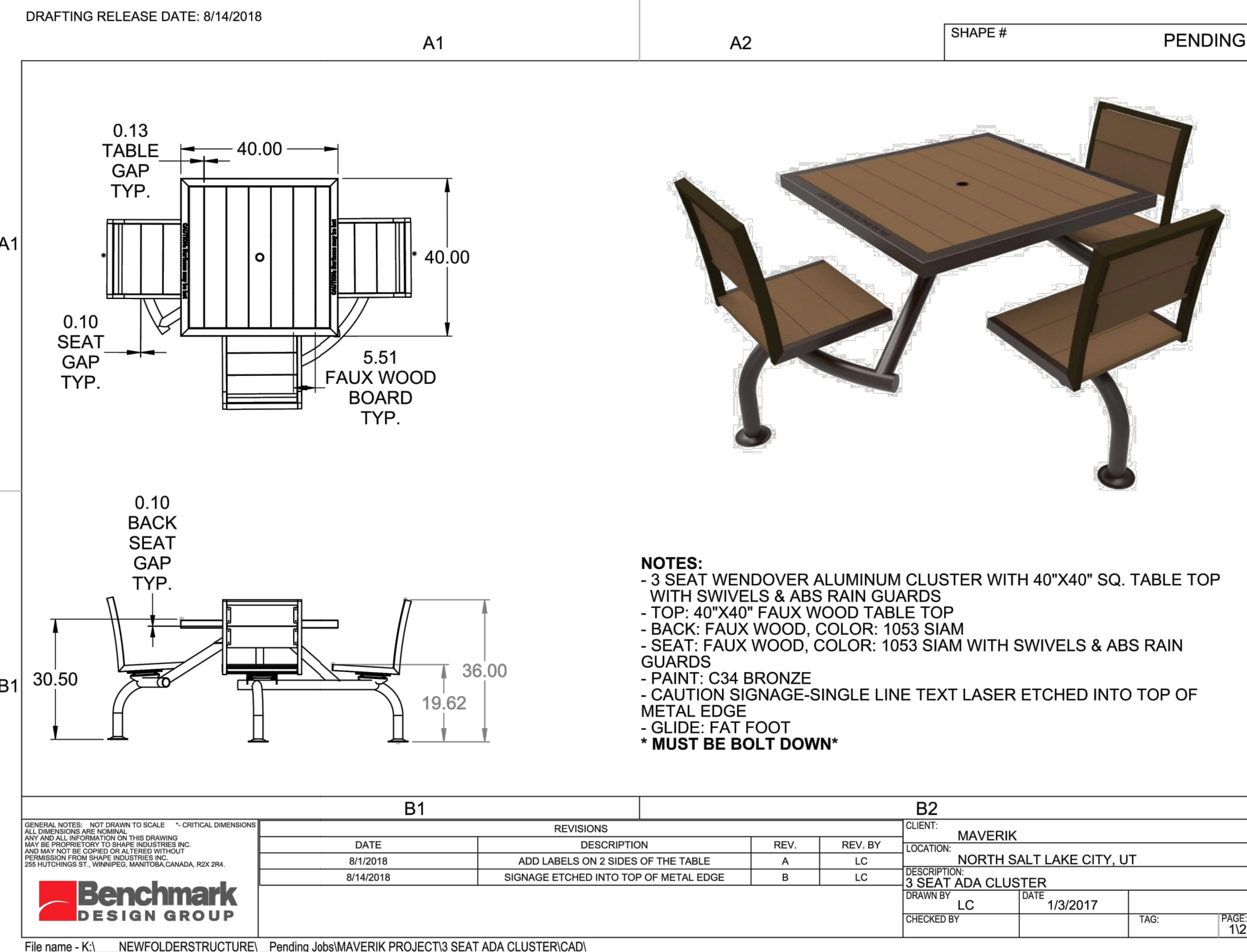
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**MAVERIK INC. STORE**  
**LINCOLN AVE. AND DRANSFELDT RD.**  
**PARKER, CO**  
**SITE PLAN**



SITE DETAILS



Plot Date: 2022-11-03 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

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15,  
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NUMBER

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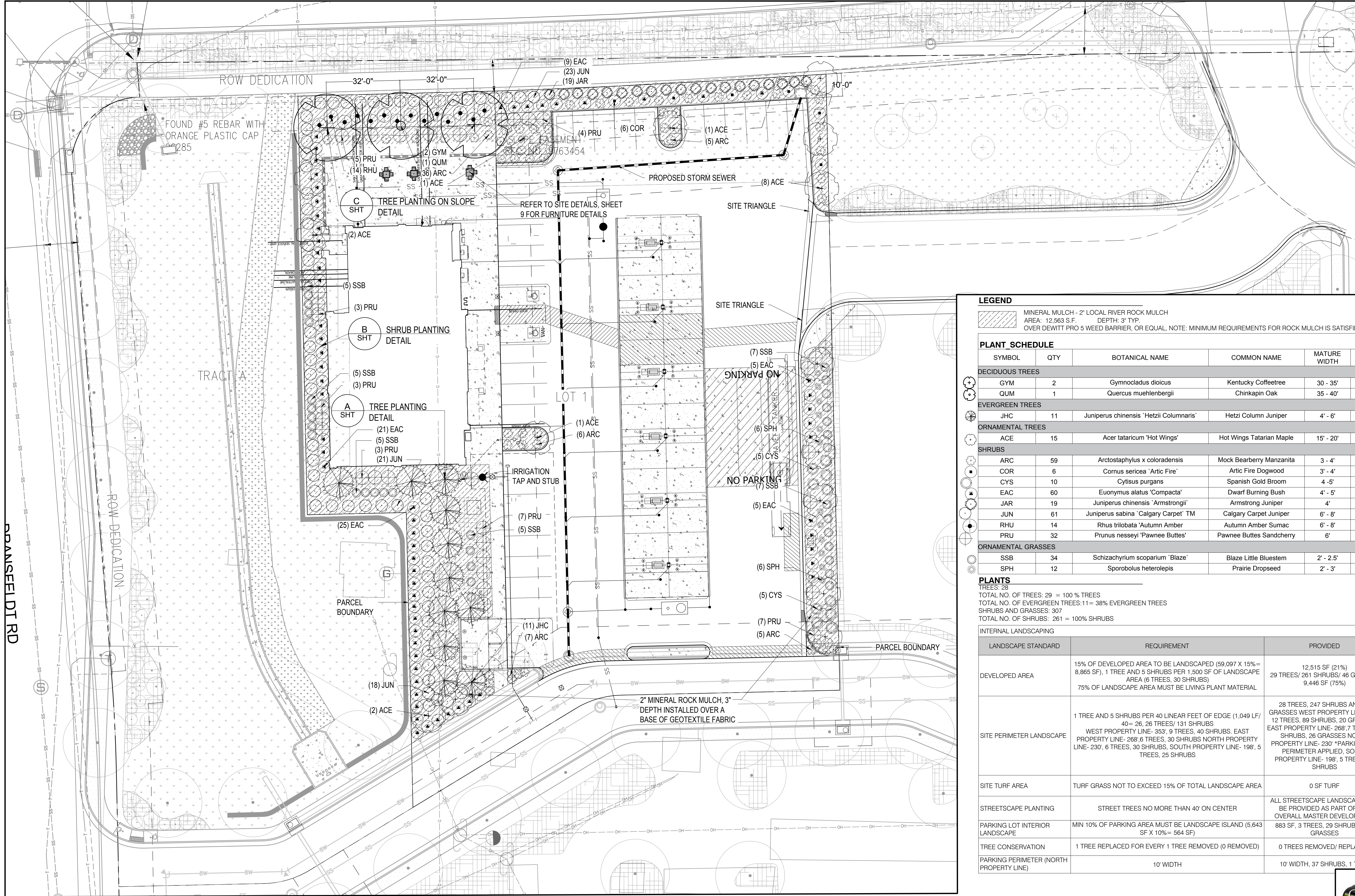
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**MAVERIK INC. STORE**  
**LINCOLN AVE. AND DRANSFELDT RD.**  
**PARKER, CO**  
**SITE PLAN**



### LEGEND

MINERAL MULCH - 2" LOCAL RIVER ROCK MULCH  
 AREA: 12,563 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	15	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	15' - 20'	6' Clump	As Shown	B&B
<b>SHRUBS</b>							
ARC	59	Arctostaphylos x coloradensis	Mock Bearberry Manzanita	3 - 4'	5 gal	48" o.c.	Cont.
COR	6	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	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 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	32	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

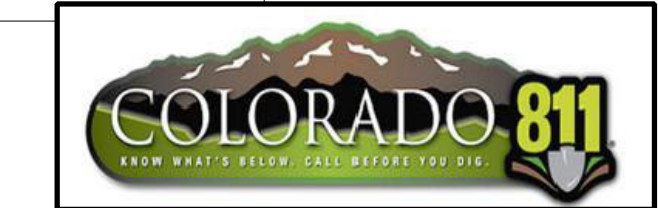
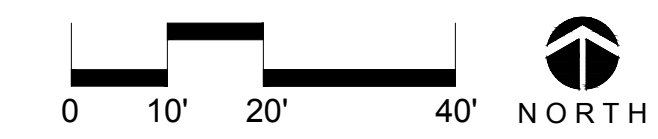
TREES: 28  
 TOTAL NO. OF TREES: 29 = 100% TREES  
 TOTAL NO. OF EVERGREEN TREES: 11 = 38% EVERGREEN TREES  
 SHRUBS AND GRASSES: 307  
 TOTAL NO. OF SHRUBS: 261 = 100% SHRUBS

### 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) 75% OF LANDSCAPE AREA MUST BE LIVING PLANT MATERIAL	12,515 SF (21%) 29 TREES/ 261 SHRUBS/ 46 GRASSES 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 WEST PROPERTY LINE- 353', 9 TREES, 40 SHRUBS, EAST PROPERTY LINE- 268', 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, 25 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



## LANDSCAPE PLAN



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

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21-122-0001

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



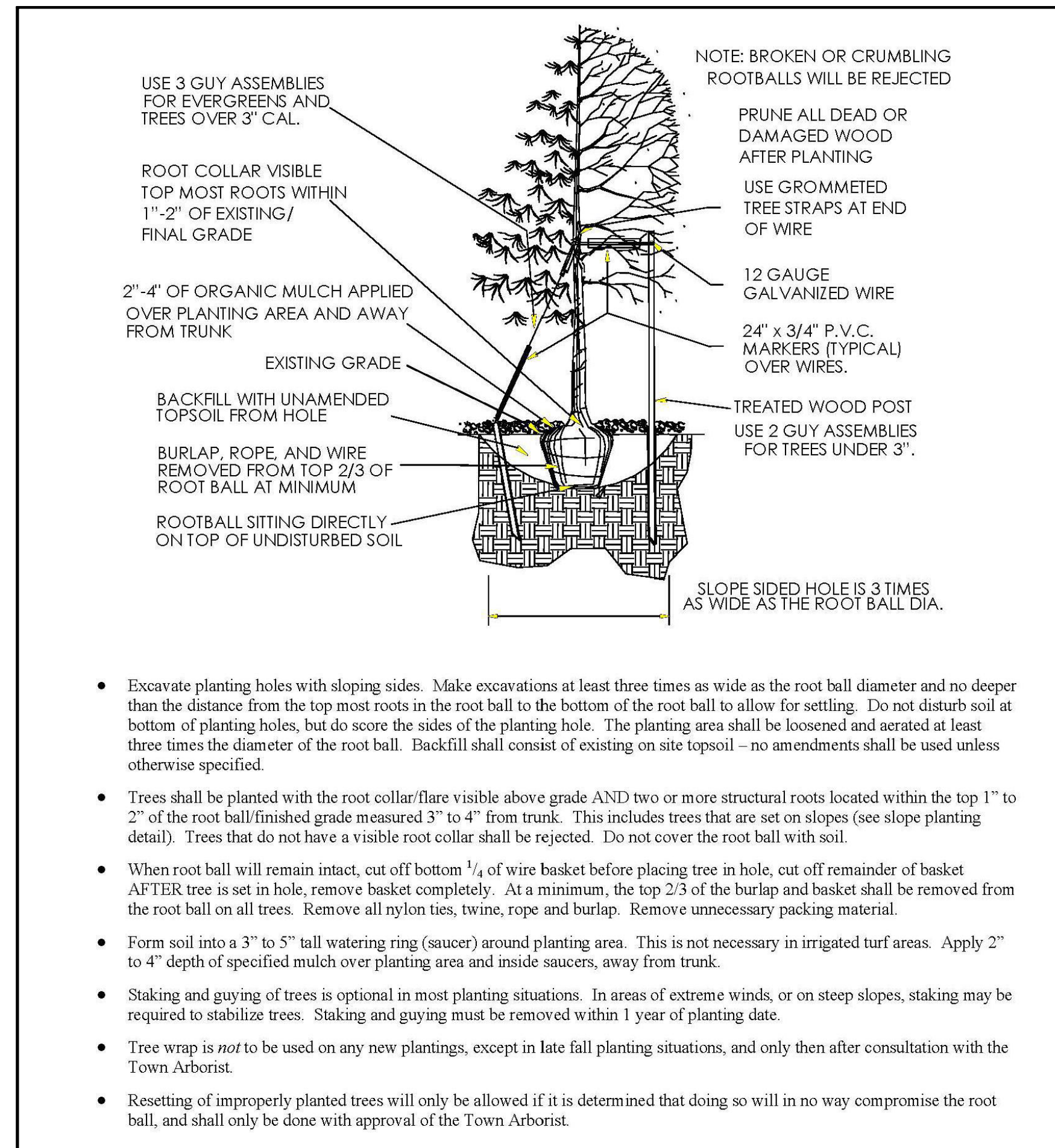
EDCI ENGINEERS  
1331 17TH STREET • SUITE 605  
DENVER, COLORADO 80202  
PHONE: (720) 439-4700  
WEBSITE: www.edci-engineers.com  
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LANDSCAPE  
DETAILS

13 OF 26

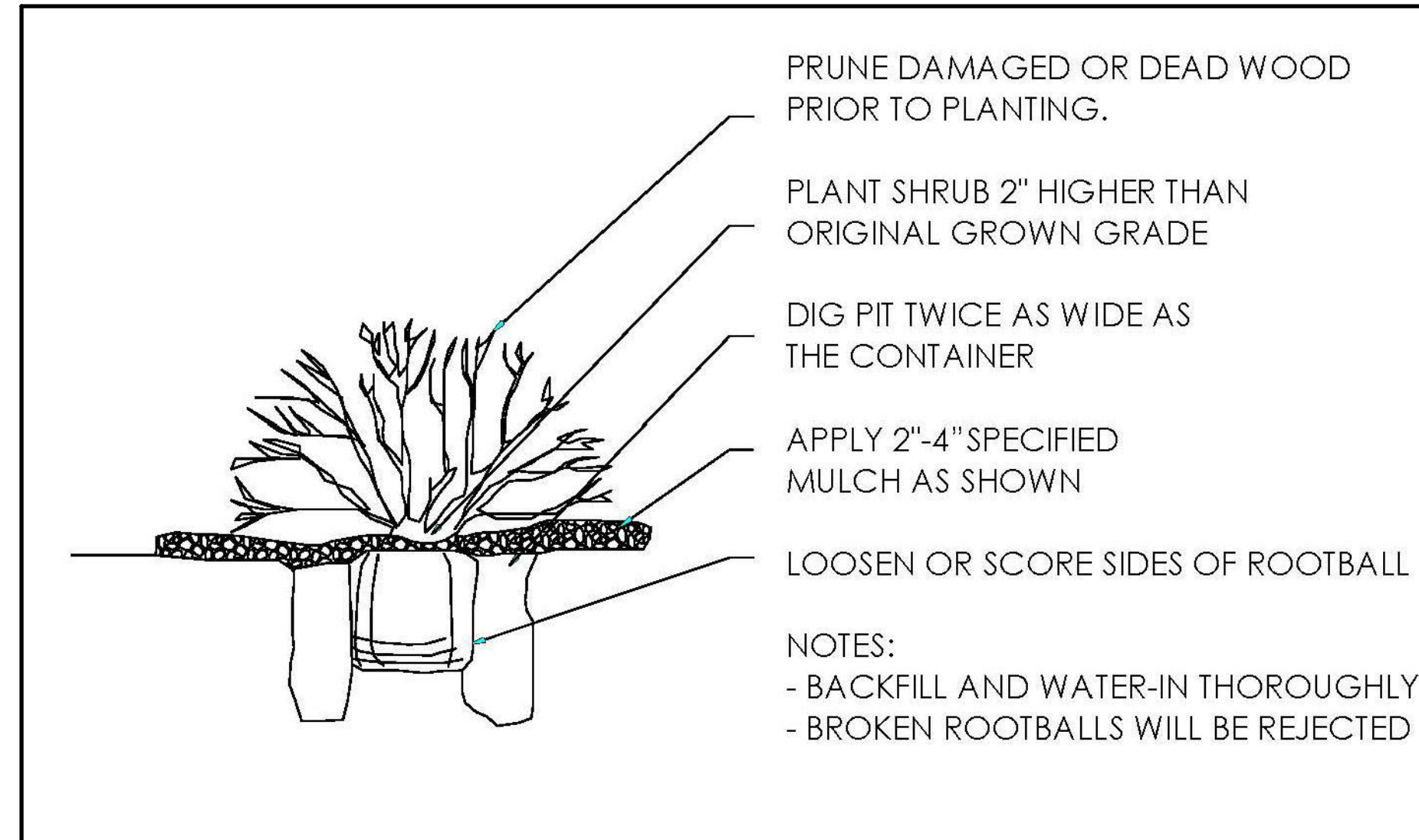
## GENERAL PLANTING NOTES

- THE CONTRACTOR SHALL BE FAMILIAR WITH THE SITE CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, CONTRACTOR SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS PRACTICABLE, AT OWN EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE JOB IS ACCEPTED, IN FULL, BY THE LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE. ALL PLANTS SHALL BE ANA #1 OR BETTER (ACCORDING TO "AMERICAN STANDARDS FOR NURSERY STOCK") AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- CONTRACTOR TO STAKE BED LINES IN FIELD FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO COMMENCEMENT OF PLANTING.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
- ALL PLANTED AREAS SHALL BE MULCHED WITH 3" LOOSE MEASURE OF APPROVED MULCH.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL THRU WRITTEN WARRENTY TO OWNER FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE LANDSCAPE ARCHITECT SHALL DECLARE THE PROJECT SUBSTANTIALLY COMPLETE.
- CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN TWO WEEKS OF NOTICE. CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT, GRADING AND CIVIL ENGINEERING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS. OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL OF FINISH GRADING PRIOR TO THE START OF PLANTING.
- ANY CHANGES TO THE APPROVED LANDSCAPE PLAN WILL REQUIRE APPROVAL BY THE TOWN PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
- STAKE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY THE ARCHITECT AND THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
- SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, SOIL PREPARATION TESTING, MATERIALS, EXECUTION, AND MAINTENANCE.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS. TREE STAKING SHALL BE REMOVED 1 YEAR POST WARRENTY.
- CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- ALL TREES OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR IMMEDIATE RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS. SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING BED AS SHOWN ON THE DRAWINGS.
- PLANT CROWN ELEVATIONS RELATIVE TO FINISH GRADE ARE SHOWN ON PLANTING DETAILS AND SHALL BE STRICTLY ADHERED TO. PROPER COMPACTION OF BACKFILL TO PREVENT SETTLEMENT SHALL BE REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SOD/NATIVE SEED) ONSITE.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A WATER EFFICIENT IRRIGATION SYSTEM. ALL TURF GRASS AREAS WILL BE ON SPRINKLED WITH STREAM-SPRAY WATER SAVING SPRINKLER ZONES, AND ALL PLANTING AREAS WILL BE WATERED WITH A POINT-SOURCE DRIP IRRIGATION SYSTEM. ALL IRRIGATION WILL BE CONTROLLED BY A MASTER CONTROL VALVE WITH A RAIN-SENSOR MODULE.
- AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH THE BUILDING PERMIT SUBMITTAL, AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- LANDSCAPE IMPROVEMENT AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/OR THEIR ASSIGNS



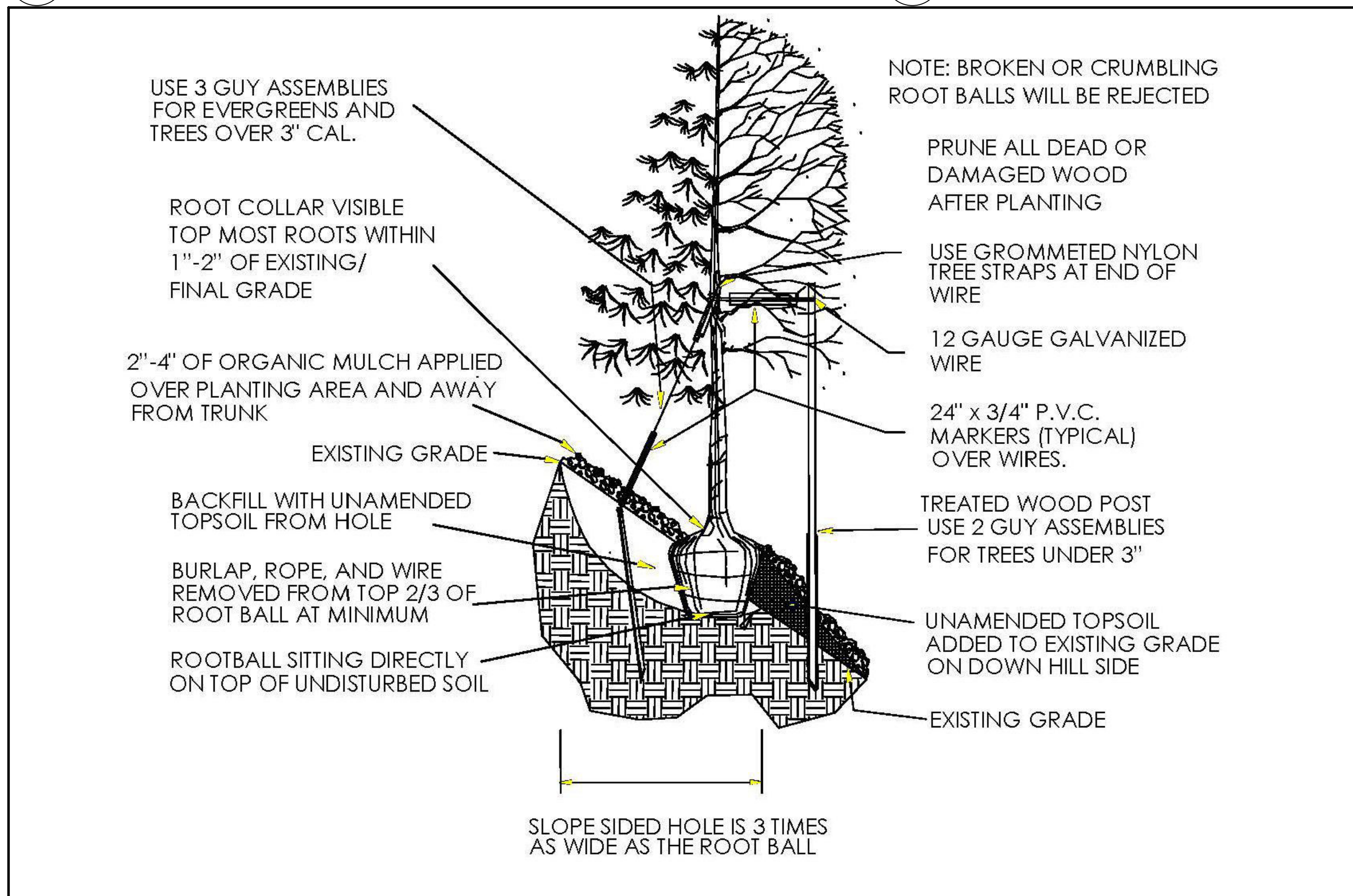
### A TOWN OF PARKER TREE PLANTING DETAIL

Scale: NTS



### B TOWN OF PARKER SHRUB PLANTING DETAIL

Scale: NTS



### C TOWN OF PARKER TREE PLANTING ON SLOPE DETAIL

Scale: NTS



# 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
3	10-19-22	CITY REVIEW
4	10-26-22	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.

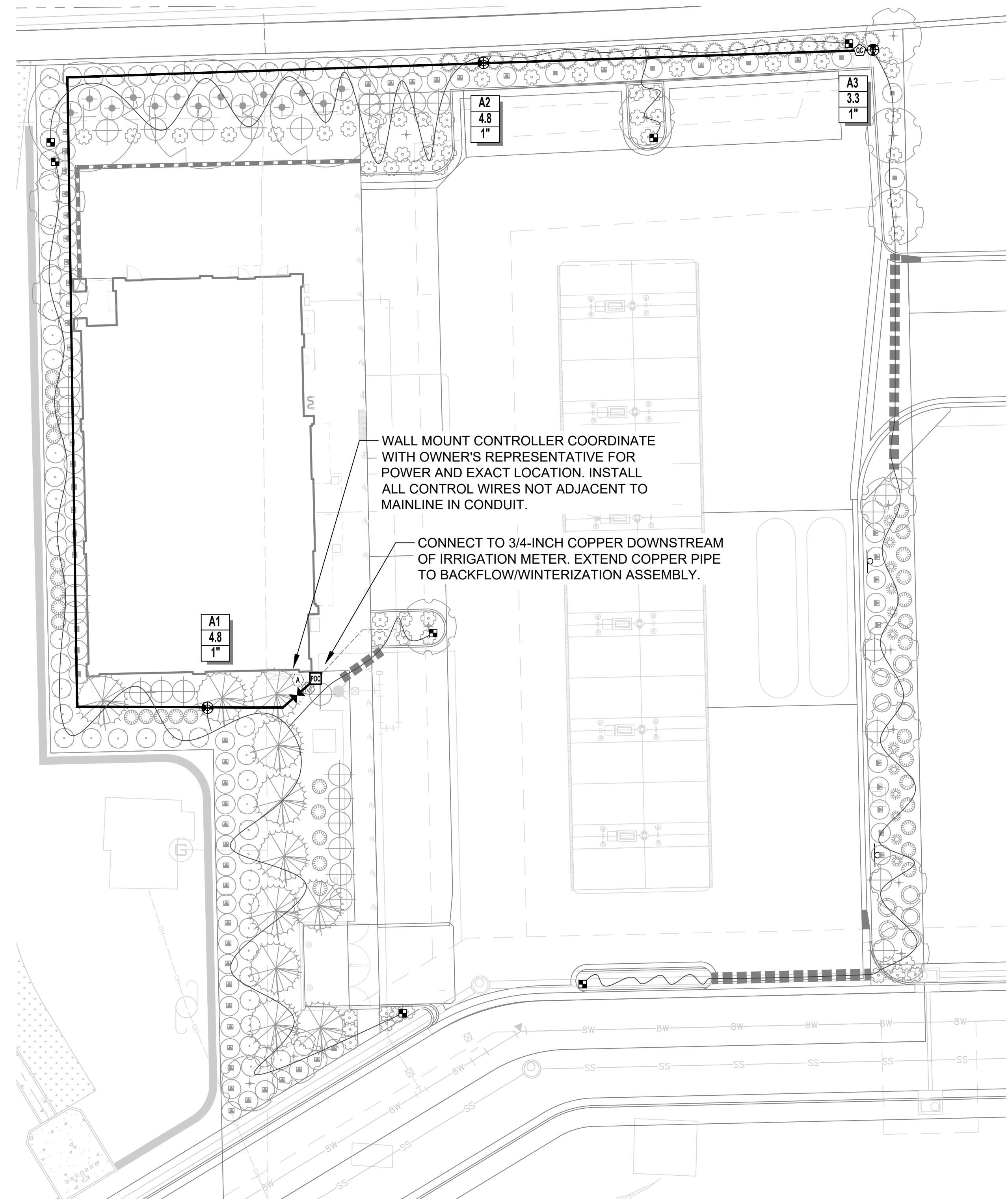
Conflicting information or errors found in the construction documents should be brought to the attention of the architect immediately. In the event of a conflict in the drawings, bidder should not assume the least expensive option will meet the project requirements.

## NOTES

- INSTALL SYSTEM TO IRRIGATE NEW LANDSCAPING. SPRINKLERS IRRIGATE SOD AREAS. DRIP WILL IRRIGATE NEW TREE AND SHRUB PLANTINGS IN PLANTING BEDS. TEMPORARY SPRINKLER IRRIGATION IS PROVIDED FOR ESTABLISHMENT OF NATIVE SEED AREAS. WATER SOURCE WILL BE TO IRRIGATION SERVICE LINE AT LOCATION INDICATED. IRRIGATION BACKFLOW IS LOCATED IN WATER ENTRY ROOM.
- SYSTEM IS DESIGNED FOR A DYNAMIC PRESSURE OF 65 PSI AT 12 GPM. VERIFY DYNAMIC PRESSURE ONSITE BEFORE INSTALLATION OF SYSTEM.
- CONTROL WILL BE VIA NEW IRRIGATION CONTROLLER WALL MOUNTED ON ENCLOSURE ADJACENT TO THE POINT OF CONNECTION. CONTROL WILL BE VIA TWO WIRE PATH. INSTALL DECODERS AND GROUNDING PER MANUFACTURER'S RECOMMENDATION. INSTALL CONTROL CABLE NOT ADJACENT TO MAINLINE IN CONDUIT.
- THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL THE ESTABLISHED APPLICABLE CODES.
- UTILITY LOCATES ("CALL BEFORE YOU DIG"): ARRANGE FOR AND COORDINATE WITH GENERAL CONTRACTOR AND LOCAL AUTHORITIES THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 1-800-849-2476.
- WARRANTY IRRIGATION SYSTEM FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK.
- DO NOT PROCEED WITH THE INSTALLATION OF IRRIGATION COMPONENTS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS EXIST, BRING THEM TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- SLEEVING WILL BE INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES ARE REQUIRED FOR BOTH PIPING AND CONTROL WIRING AT EACH HARDSCAPE CROSSING. SIZE SLEEVES TO BE TWICE THE SIZE OF THE PIPE OR WIRE BUNDLE THAT IS CARRIED IN SAID SLEEVE.
- MAINLINE PIPE:
  - USE CLASS 200 SDR 21 NSF APPROVED RIGID PVC PIPE.
  - USE SOLVENT WELD PIPE.
  - USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
  - MAINLINE PIPE IS 1.5" NOMINAL SIZE UNLESS INDICATED OTHERWISE.
  - CONDUCT A MAINLINE PRESSURE TEST AT AVAILABLE PRESSURE OVER ONE HOUR. ALLOWABLE PRESSURE DROP IS 5 PSI.
  - MAINLINE PIPE TO BE BURIED WITH 24-INCHES OF COVER.
- DRIP TUBING:
  - USE U.V. RESISTANT POLYETHYLENE RATED FOR 60 PSI.
  - USE COMPRESSION FITTINGS PER MANUFACTURER RECOMMENDATION.
  - DRIP TUBING TO BE BURIED WITH 4-INCHES OF COVER.
- COMPACT TRENCHES IN 6-INCH LIFTS TO 90% PROCTOR DENSITY. PUDDLING OF TRENCHES IS NOT ALLOWED.
- PROVIDE TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
- FURNISH ACCURATE REPRODUCIBLE "AS-BUILT" DRAWINGS SHOWING FIELD CHANGES IN LAYOUT AND EQUIPMENT INSTALLATION. AS-BUILT DRAWINGS TO BE PLOTTED OUT FULL SCALE ALSO INCLUDE AN ELECTRONIC COPIES IN AUTOCAD AND ADOBE ADOBE (PDF) FORMAT.
- CLEAN UP ALL DEBRIS RELATED TO THE JOB, AND LEAVE THE SITE IN A CLEAN TIDY CONDITION.
- TEST AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE THE SATISFACTORY OPERATION OF THE SYSTEM.

## IRRIGATION LEGEND

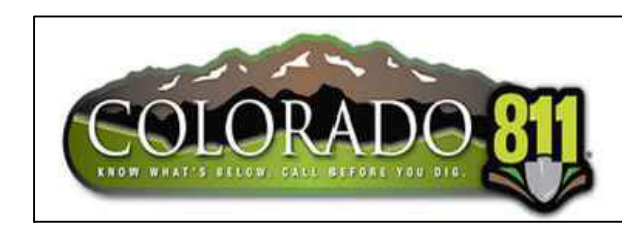
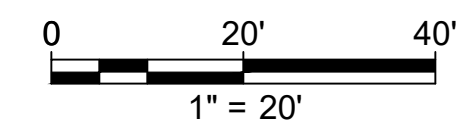
	MAINLINE: CL200 PVC, 1-INCH
	DRIP TUBING: U.V. RESISTANT HDPE, 60PSI, 0.75-INCH
	SLEEVING: CL200 PVC, 2X NOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
	POINT OF CONNECTION
	BACKFLOW PREVENTION/ WINTERIZATION ASSEMBLY
	QUICK COUPLER ASSEMBLY
	DRIP REMOTE CONTROL VALVE: RAIN BIRD XCZ-100-PRB-LC
	DRIP FLUSH CAP
	IRRIGATION CONTROLLER: RAIN BIRD ESP-LXD-IQ4



Irrigation Schedule  
Maverik Store, Parker CO

Station	Plant Type	Flow (GPM)	Area (Sq.Ft.)	Application Rate (In/Hr)	Daily Runtime (min)
A1	Trees/Shrubs	4.8	6351	0.07	20*
A2	Trees/Shrubs	4.8	4045.7	0.11	20*
A3	Trees/Shrubs	3.3	2484.8	0.13	20*

\* DRIP ZONES TO RUN 20 MINUTES DAILY FOR ESTABLISHMENT ONLY. AFTER PLANTS ARE ESTABLISHED, SCHEDULE DRIP ZONES TO RUN 45 MINUTES, TWICE A WEEK.



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

**EDCI**  
ENGINEERS  
1331 17TH STREET • SUITE 605  
DENVER, COLORADO 80202  
PHONE: (720) 458-4700  
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**IRRIGATION PLAN**