



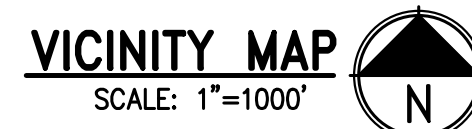
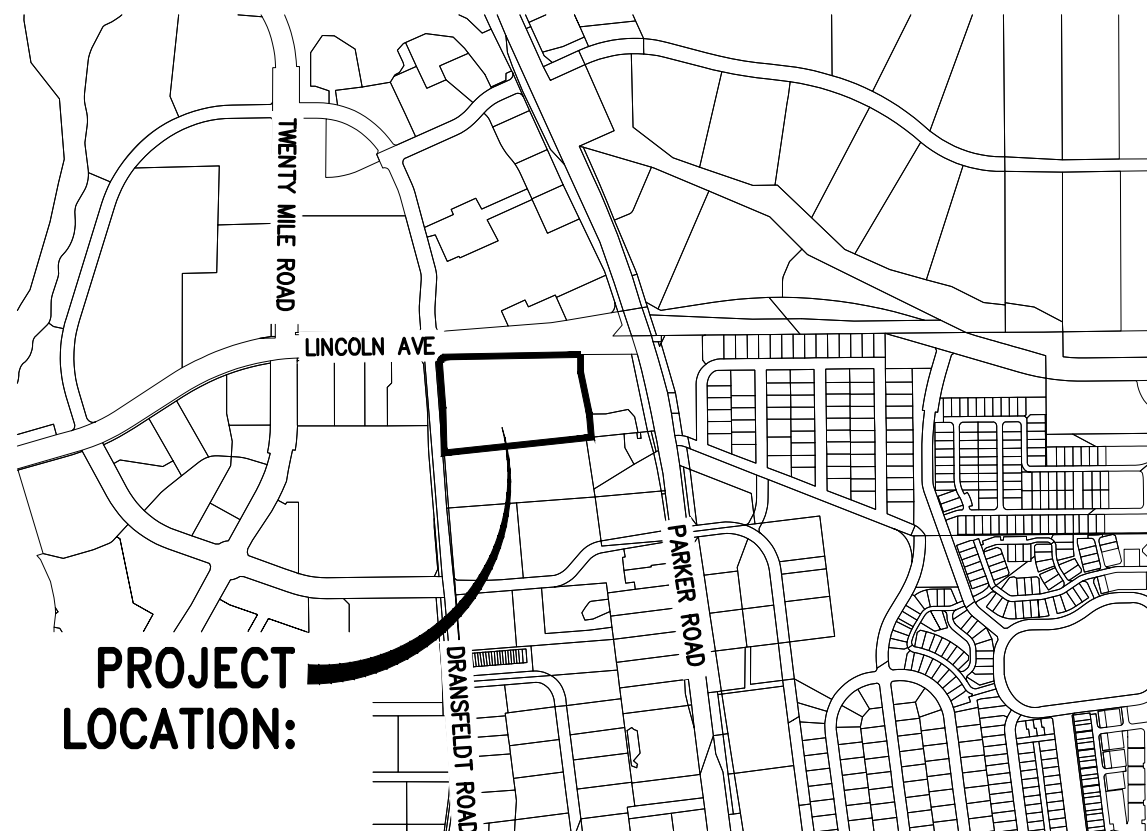
RFCC

APPROVED DATE: 02/02/2026

Planning Approval By: S. Nerger

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



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PROJECT TEAM:

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MEP:

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

LEGEND:

NEW SANITARY SEWER LINE	SS12"
EXT. SANITARY SEWER LINE	SS12"
NEW STORM DRAIN LINE	SD12"
EXT. STORM DRAIN LINE	SD12"
NEW WATER LINE	W12"
EXIST. WATER LINE	W12"
NEW & EXIST. CATCH BASIN	CB
NEW & EXIST. AREA DRAIN	AD
STORM DRAIN MANHOLE	SMH
SANITARY SEWER MANHOLE	SMH
NEW & EXIST. CLEANOUT (SD & SSWR)	CO
NEW ROOF DOWNSPOUT	DS
NEW & EXIST. GAS METER	GM
NEW & EXIST. FIRE HYDRANT	FH
NEW & EXIST. WATER METER	WM
NEW & EXIST. WATER VALVE	WV
FITTING WITH THRUST BLOCK	TEE
SURFACE WATER & PIPE DIRECTION FLOW	45°
EXISTING CONTOUR	457
NEW CONTOUR	457
EXISTING SURFACE ELEVATION	XXXX.XX F.S.
FINISHED SURFACE ELEVATION	XXXX.XX F.S.
TOP OF WALL/TOE OF WALL	TOW XXX.XX BOW
RIP RAP	
NEW CEMENT CONCRETE	
COORDINATES, & LEADERS	N 1000.00 E 5000.00
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		

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 R 66W, 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%
TOTAL	59,095	1.36	100.00%
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

CONTRACTOR NOTE:

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PROJECT NUMBER

21-122-0001

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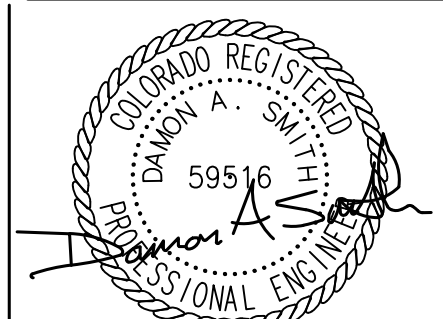
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MAVERIK INC. STORE
LINCOLN AVE. AND DRANSFELDT RD.
PARKER, CO
SITE PLAN



EXPIRES: 10/31/2025

COVER SHEET





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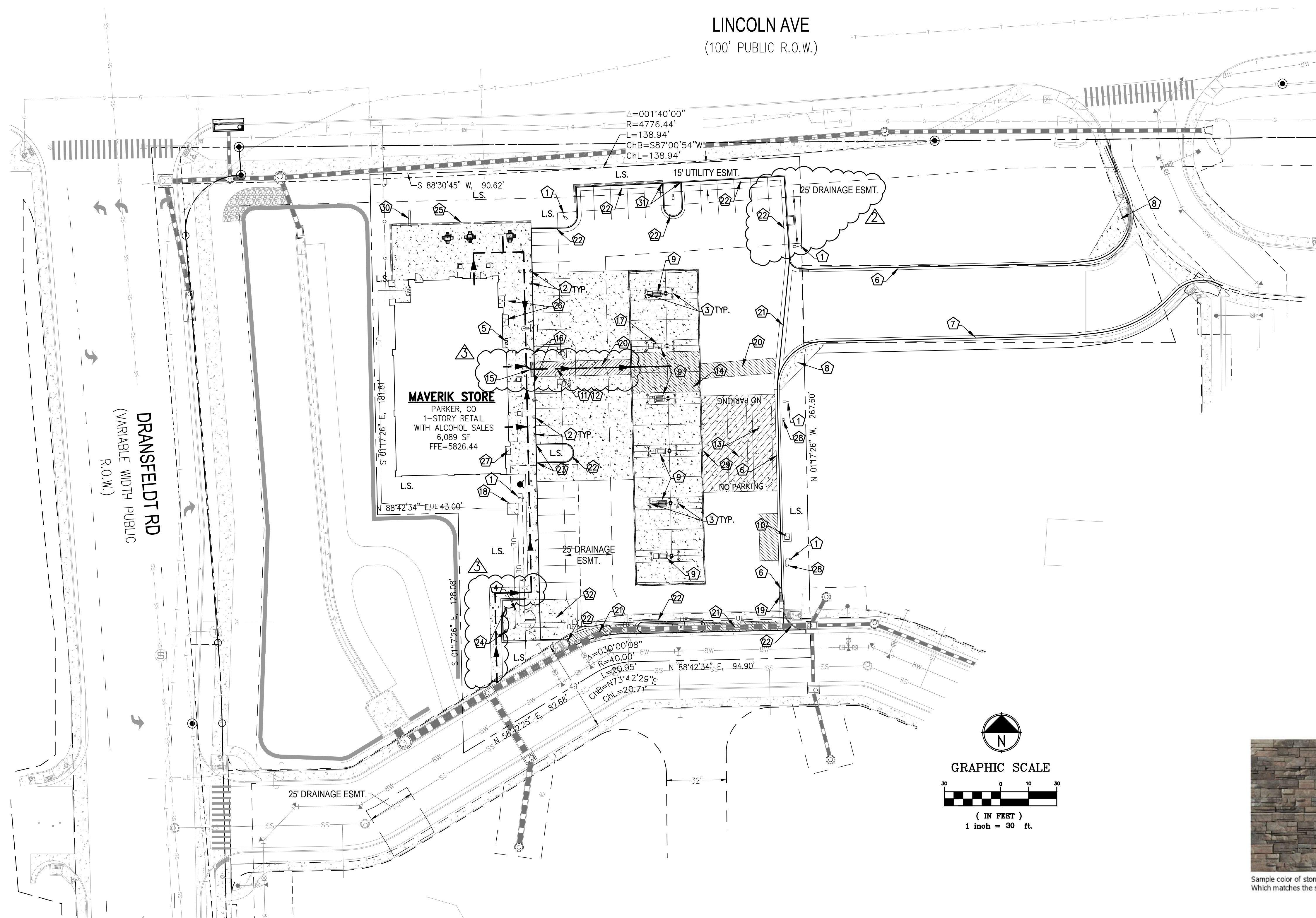
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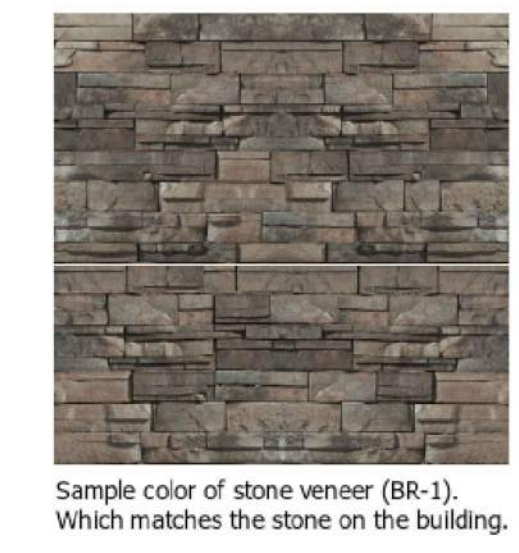
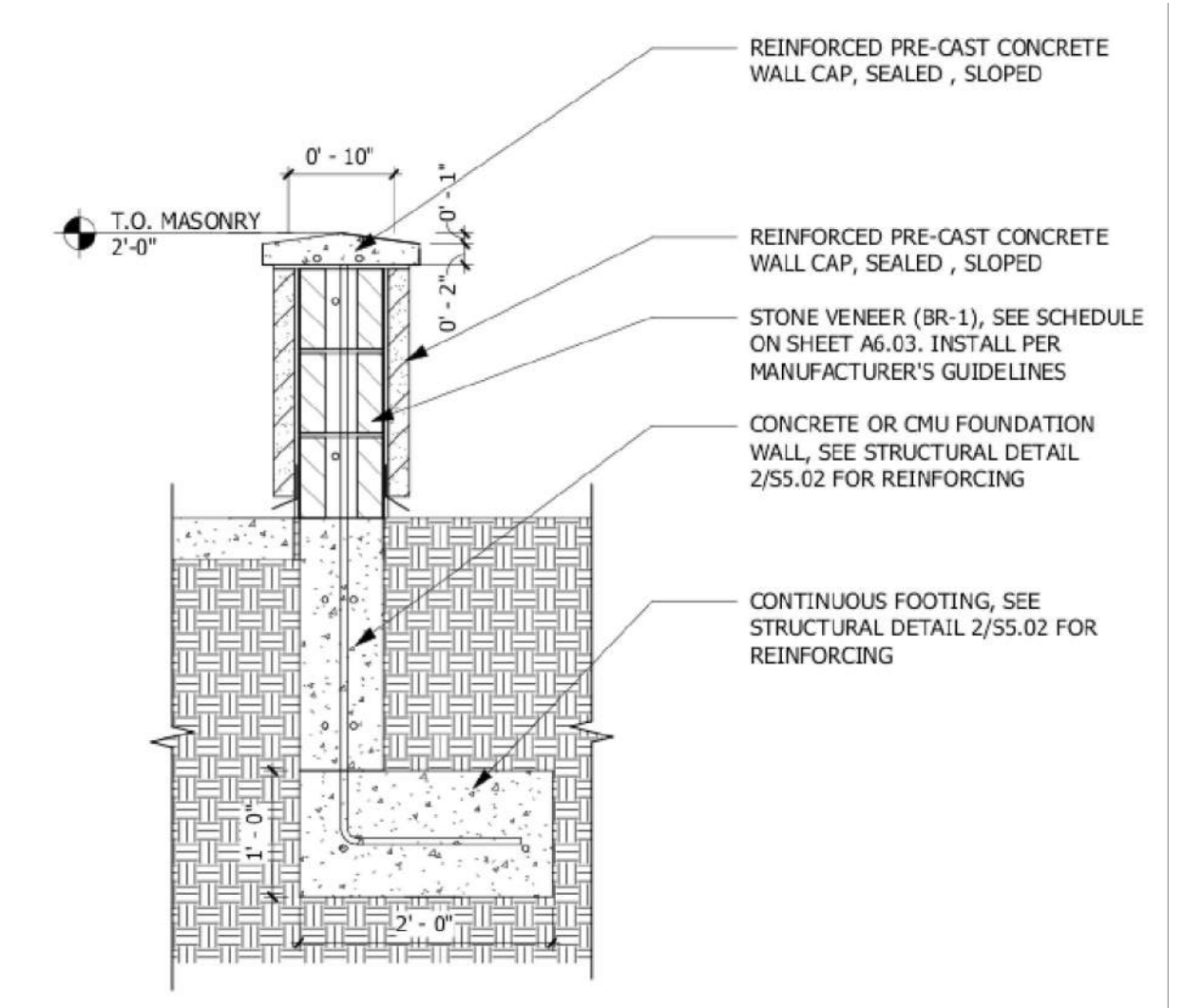
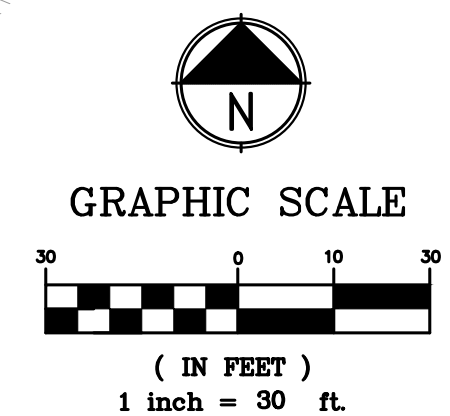


MAVERIK INC. STORE
LINCOLN AVE. AND DRANSFELDT RD.
PARKER, CO
SITE PLAN



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 PER C-12, SHEET 8 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. ADA PARKING AREA GRADES SHALL NOT EXCEED 1.5% IN ANY DIRECTION WITH BOLLARD PER DETAIL SF-6, SHEET 9
- 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 W/ REBOUNDING BOLLARD CENTERED IN PAD PER DETAIL SF-1B AND SF-1C, SHEET 9
- 16 ADA ADJUSTABLE SIGNAGE SLEEVE IN BOLLARD PER DETAIL SF-1B AND SF-1C, SHEET 9
- 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%) SHOWN ON PLAN AS REFERENCE ONLY. NO PAVEMENT STRIPING
- 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
- 30 NEW MONUMENT SIGN
- 31 CURB OPENING
- 32 TRASH ENCLOSURE ACCESS PAD PER DETAIL C-5, SHEET 10



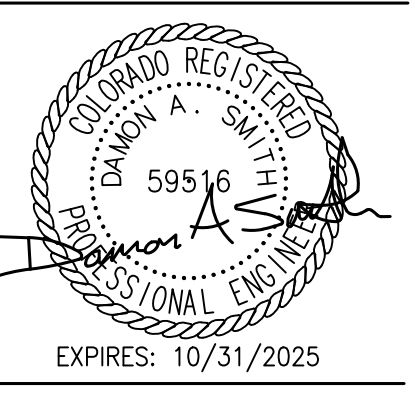
DECORATIVE PATIO WALL DETAIL

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



SITE PLAN

Plot Date: 2025-10-07 File Location: O:\200-Denver\DC\Civil\Projects\2021\122-0001\Maverik Lincoln and Dransfeldt\122-0001 SITE.dwg



RFCC

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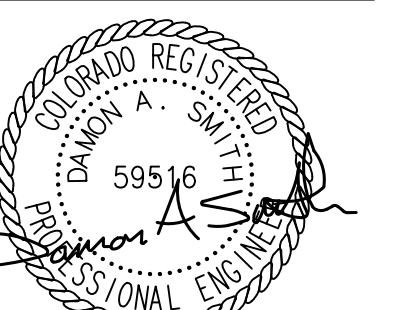
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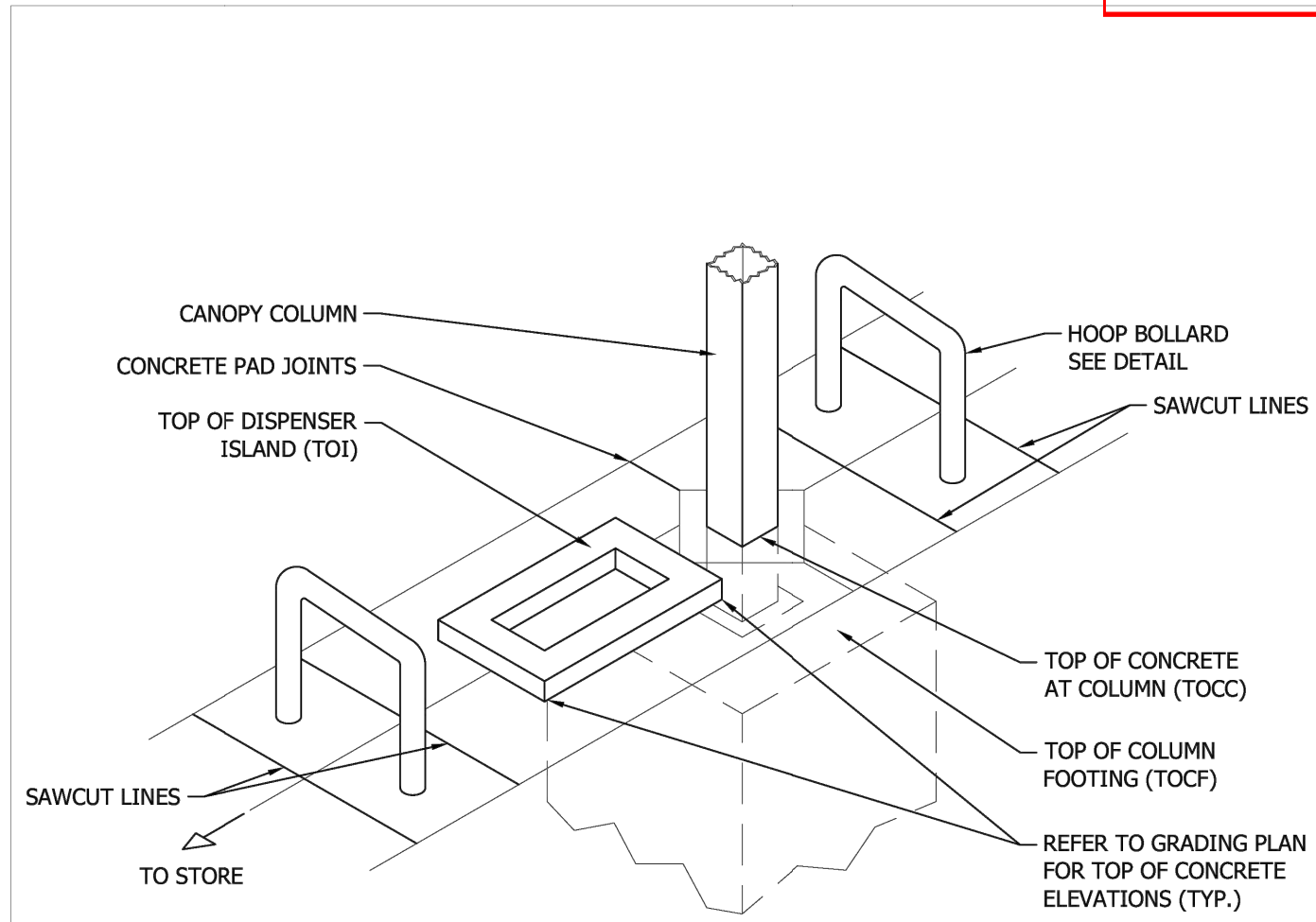
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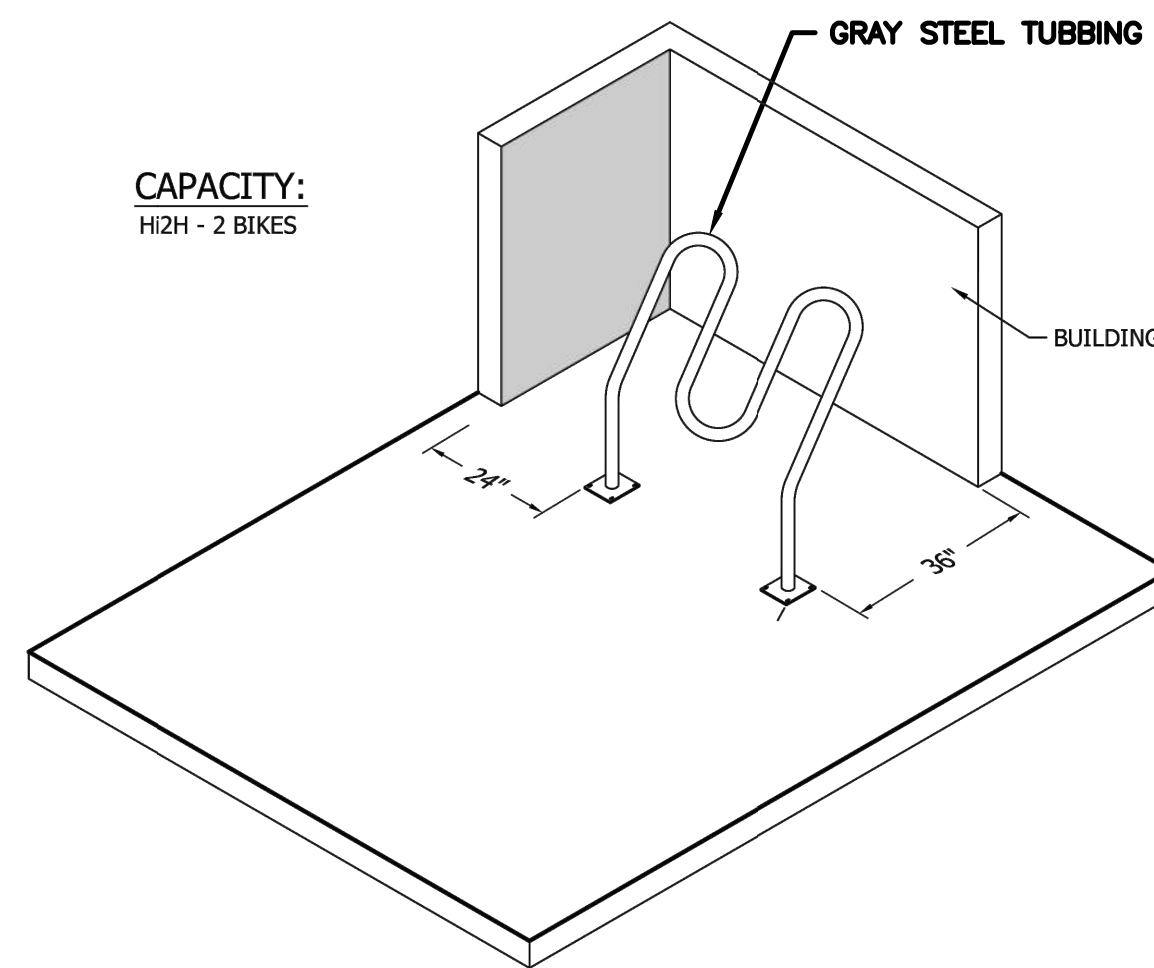
EXPIRES: 10/31/2025

SITE DETAILS



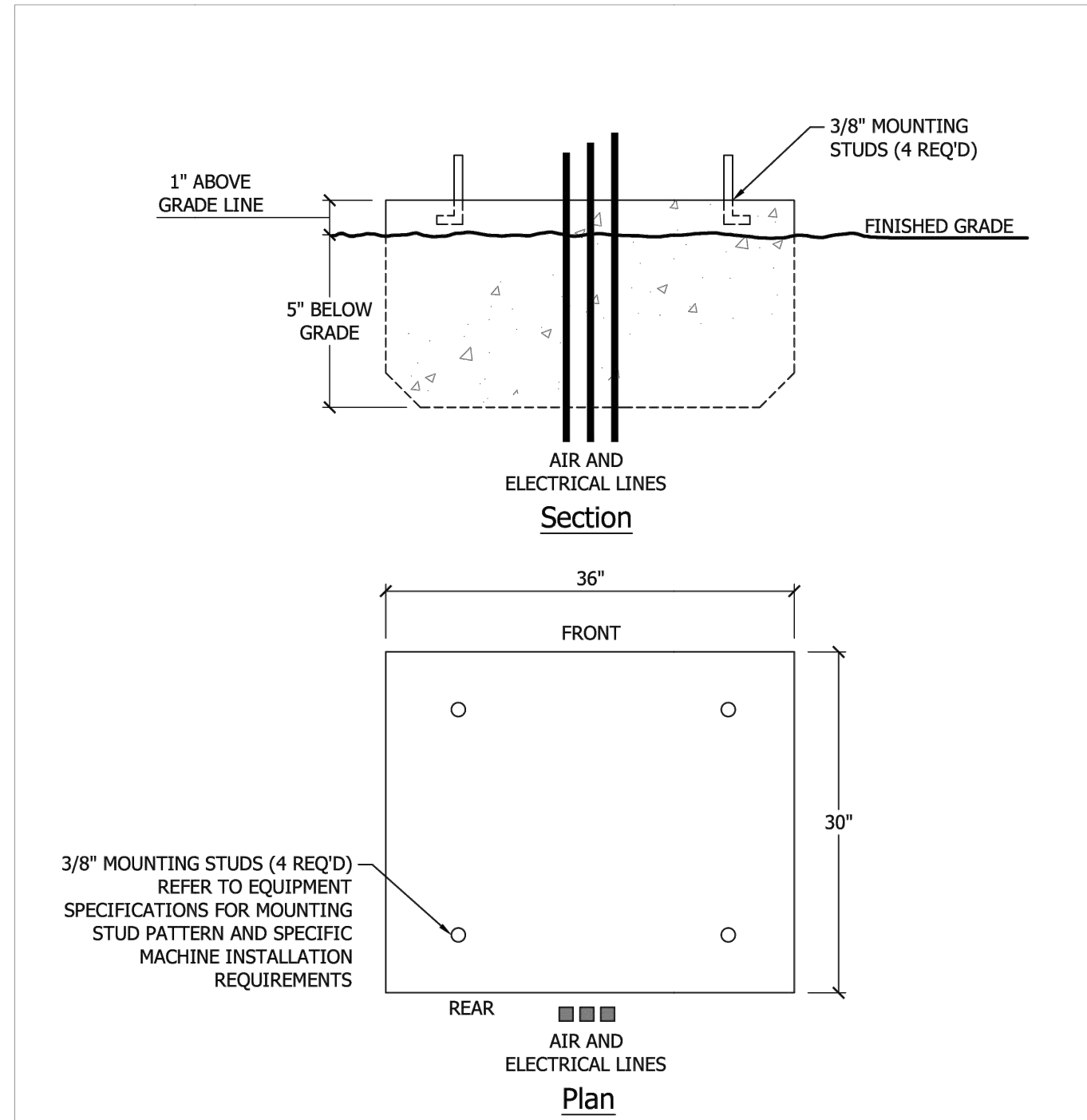
- NOTES:
1. TOP OF CONCRETE TO TOP OF SPOT & SPREAD FOOTING SEPARATION IS 36"
 2. 6" RAISED VERTICAL CONCRETE ISLAND WITH 1 1/4" INCH TOOLED EDGES AND CORNERS TO BE POURED FIRST 5'-0" x 3'-0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUFACTURER)
 3. AFTER THE 5'-0" x 3'-0" FUEL ISLAND 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



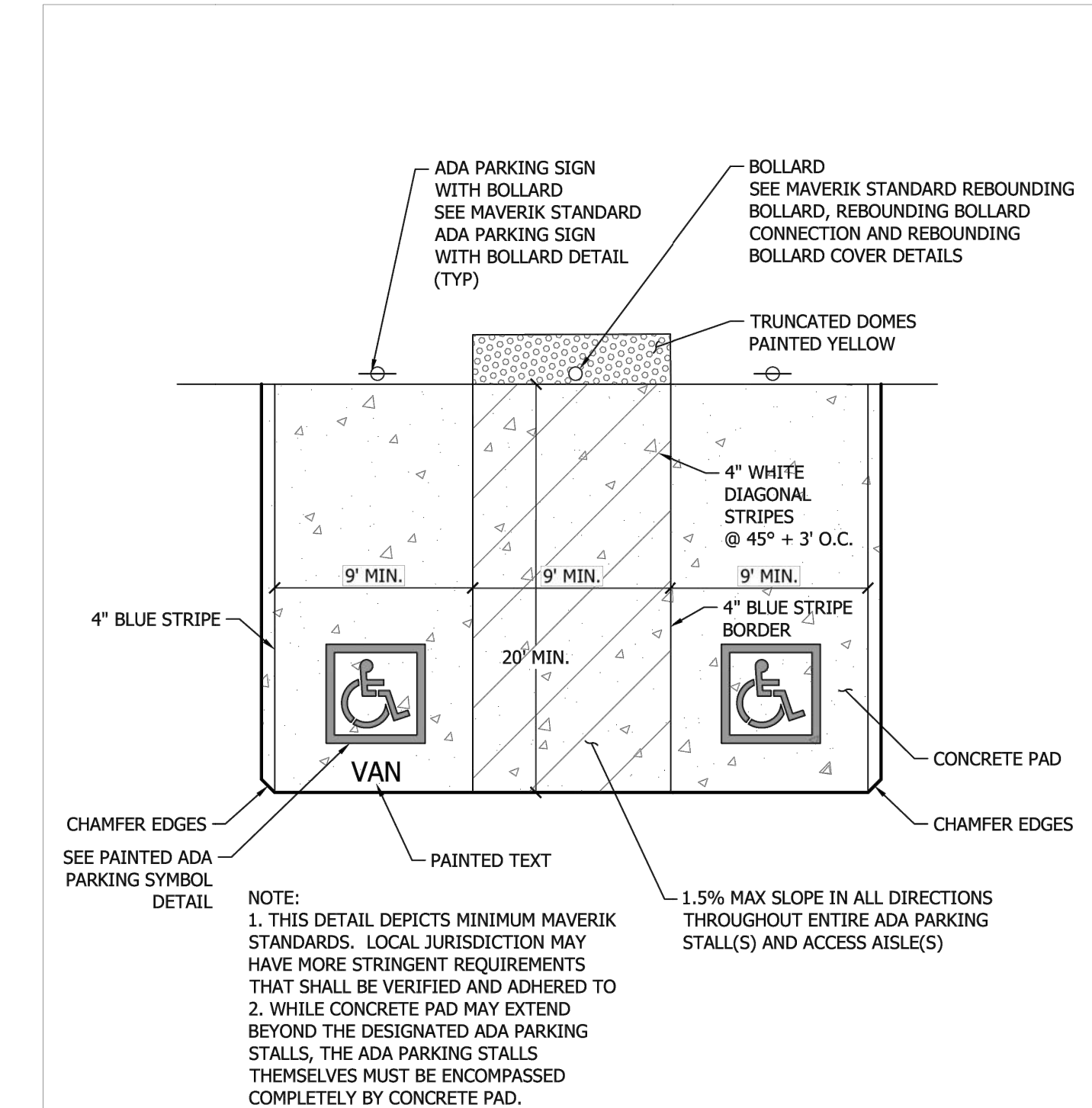
- NOTES:
1. IF STORAGE OF MORE THAN 2 BICYCLES IS REQUIRED, PLACE ADDITIONAL BIKE RACKS, AS NECESSARY.

Detail: **"HI-ROLLER" BIKE RACK**
SCALE: NTS
DETAIL NO: SF-9
Standards Issue: 22_02
185 S. State Street
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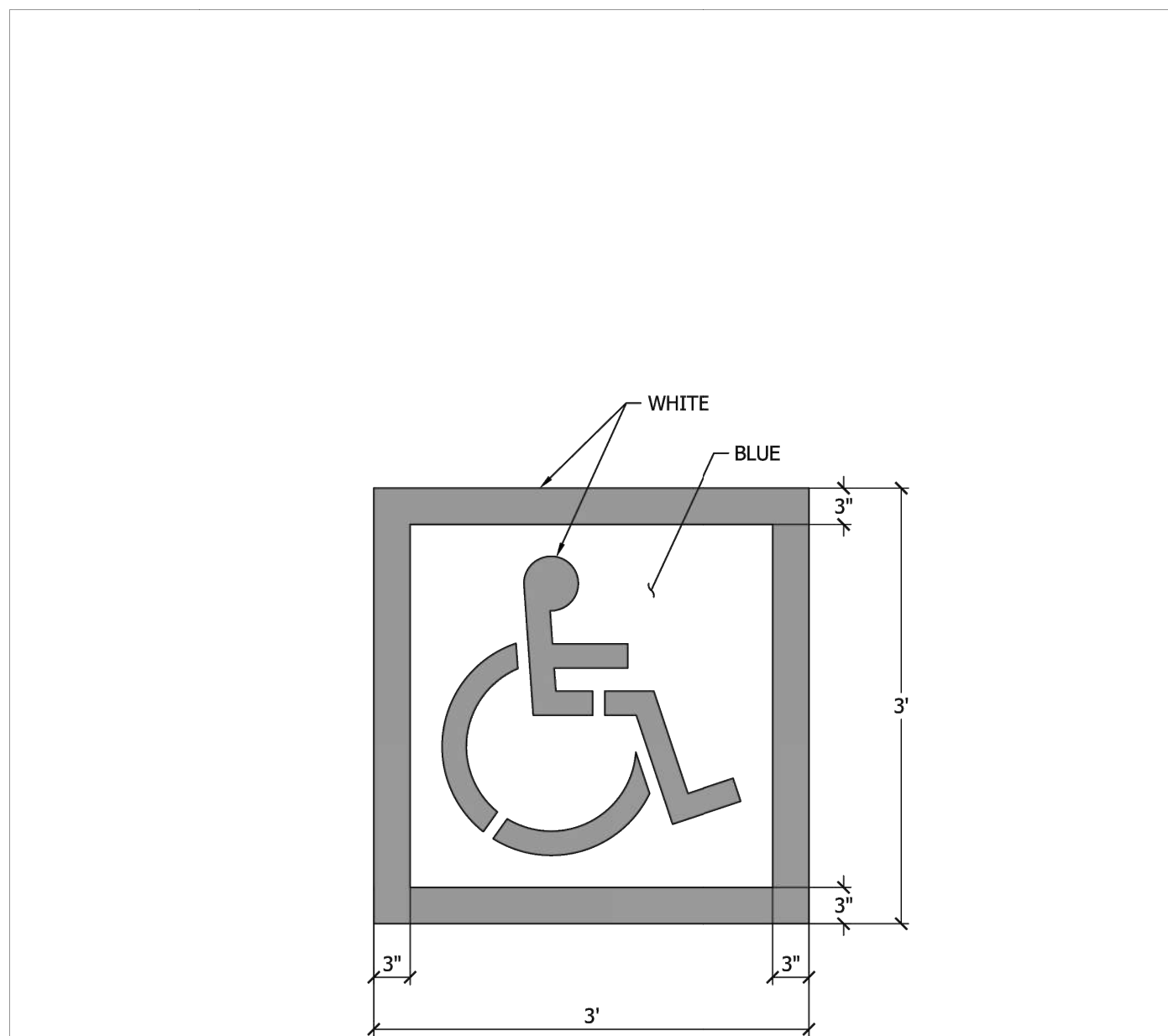
UTILITY REQUIREMENTS: OUTDOOR APPROVED ELECTRICAL CONDUIT. REFER TO ELECTRICAL SPECIFICATIONS INFORMATION ON SPECIFIC MACHINE INSTALLATION REQUIREMENTS.
FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL CONSTRUCTION WITH MANUFACTURER'S SPECIFICATIONS.

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



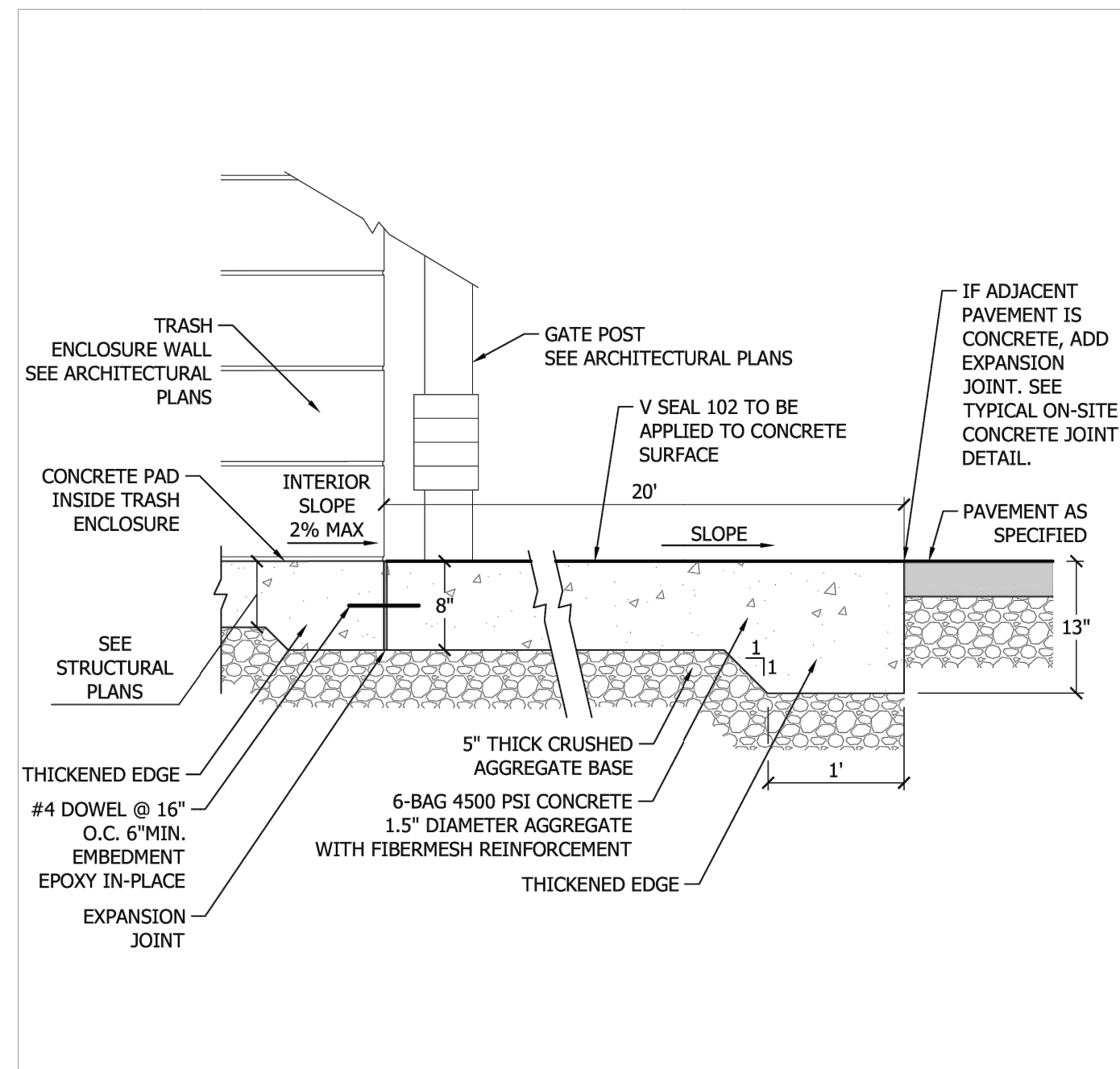
- NOTE:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO
 2. WHILE CONCRETE PAD MAY EXTEND BEYOND THE DESIGNATED ADA PARKING STALLS, THE ADA PARKING STALLS THEMSELVES MUST BE ENCOMPASSED COMPLETELY BY CONCRETE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

Detail: **ADA PARKING**
SCALE: NTS
DETAIL NO: SF-12
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
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
Standards Issue: 22_02
185 S. State Street
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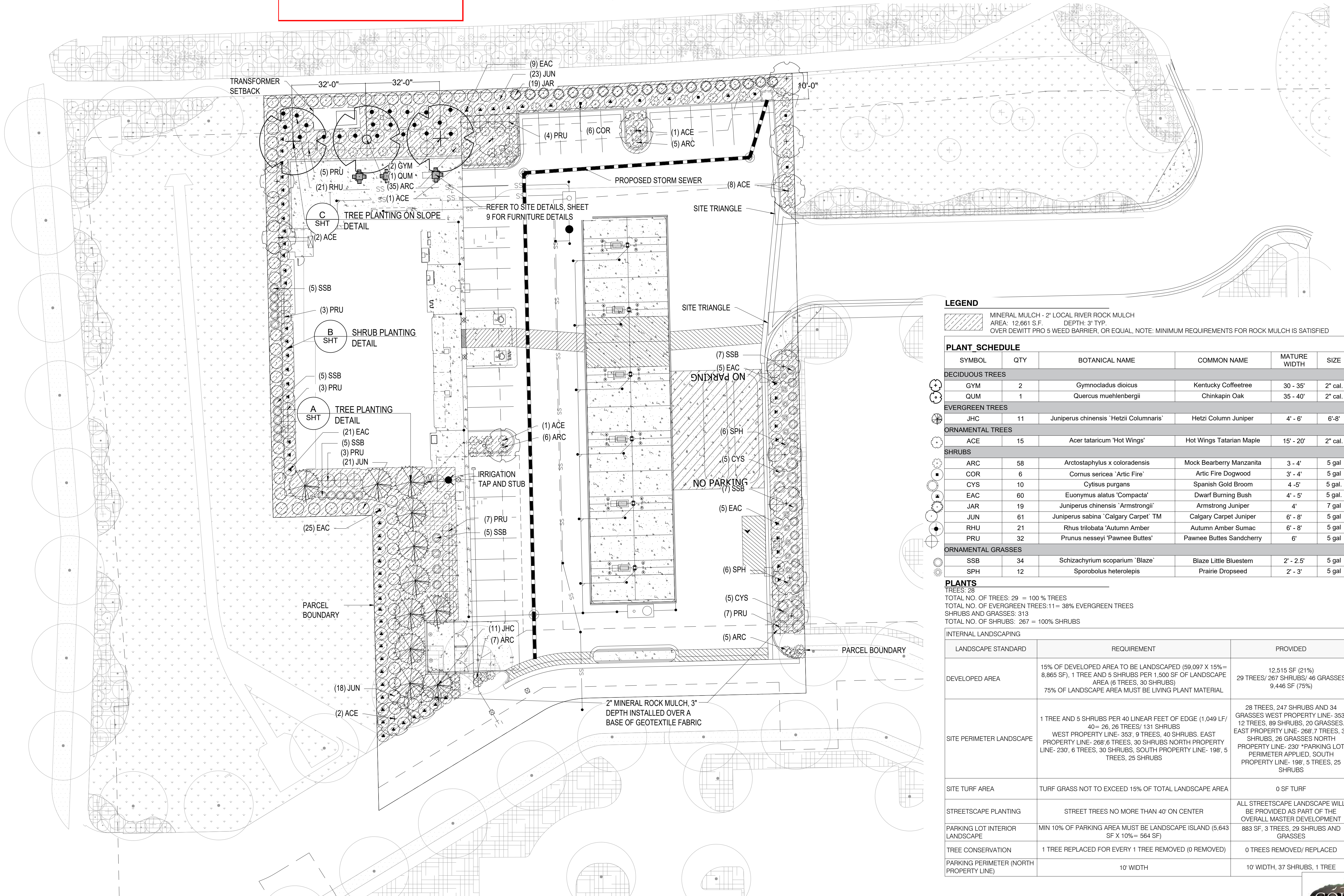
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PARKER, CO
SITE PLAN



LEGEND

MINERAL MULCH - 2" LOCAL RIVER ROCK MULCH
 AREA: 12,661 S.F. 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
DECIDUOUS TREES							
GYM	2	Gymnocladus dioicus	Kentucky Coffeetree	30 - 35'	2" cal.	As Shown	B&B
QUM	1	Quercus muehlenbergii	Chinkapin Oak	35 - 40'	2" cal.	As Shown	B&B
EVERGREEN TREES							
JHC	11	Juniperus chinensis 'Hetzii Columnaris'	Hetzii Column Juniper	4' - 6'	6'-8"	As Shown	Cont.
ORNAMENTAL TREES							
ACE	15	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	15' - 20'	2" cal.	As Shown	B&B
SHRUBS							
ARC	58	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 sabina 'Calgary Carpet' TM	Calgary Carpet Juniper	6' - 8'	5 gal	60" o.c.	Cont.
RHU	21	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.
ORNAMENTAL GRASSES							
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: 313
 TOTAL NO. OF SHRUBS: 267 = 100% SHRUBS

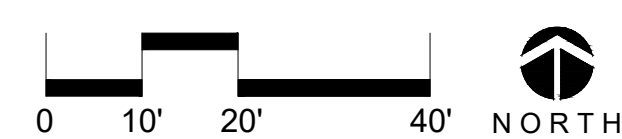
INTERNAL LANDSCAPING

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) 75% OF LANDSCAPE AREA MUST BE LIVING PLANT MATERIAL	12,515 SF (21%) 29 TREES/ 267 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. 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, 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



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LANDSCAPE PLAN





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APPROVED DATE: 02/02/2026

Planning Approval By: S. Nerger



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



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES

- 04.01 STONE VENEER (BR-1), SEE SCHEDULE ON SHEET A6.03. INSTALL PER MANUFACTURER'S GUIDELINES
- 04.02 STONE VENEER SILL CAP (BR-2)
- 05.05 MBCI PRE-FINISHED ROOF, COLOR C-1, 1-3/4" STANDING SEAM
- 05.09 26 GAUGE PRE-FINISHED METAL GUTTER, COLOR C-2, ATTACH DOWNSPOUT TO STEEL COLUMN OVER BUILDING ROOF. HEAT TRACE THRU DRAIN PIPE, SEE ELECTRICAL, CIVIL & PLUMBING DRAWINGS
- 05.11 PRE-FINISHED METAL EAVE FLASHING BY ROOF MANUFACTURER, SEE SCHEDULE ON SHEET A6.03
- 05.15 STEEL AWNING, PAINTED P-9, SEE DETAILS, SEE SCHEDULE ON SHEET A6.03, AND STRUCTURAL DETAILS ON SHEET S6.01
- 05.16 STEEL COLUMNS, BEAMS, AND CONNECTIONS PAINTED P-9, SEE SCHEDULE ON SHEET A6.03. SEE STRUCTURAL DRAWINGS FOR DETAILING
- 05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 05.79 3/4" METAL SOFFIT, COMMERCIAL GRADE. COLOR: PAINTED BLACK FOX SW 7020
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 06.37 FIBER CEMENT TRIM BOARDS, PAINTED GAUNTLET GRAY
- 08.03 ALUMINUM STOREFRONT SYSTEM (AST-1), SEE SCHEDULE ON SHEET A6.03

GENERAL NOTES

1. SEE GENERAL NOTES ON SHEET G0.02 FOR ADDITIONAL REQUIREMENTS.
2. COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
3. COORDINATE ALL BEARING ELEVATIONS WITH ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
4. SEE ROOF FRAMING PLAN FOR ALL ROOF SLOPES.
5. SEE SHEET A6.03 FOR FINISH SCHEDULE.



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ARCHITECT:

ENGINEER:

STAMP:



02.15.2023

MAVERIK, INC.
MAVERIK - PARKER
9910 DRANSFELDT RD.
PARKER, CO

ISSUANCE

DESCRIPTION	DATE

DRAWN BY: -- APPROVED BY: --
 PROTOTYPE VERSION: 50_R_RR_2202
DRAWING ISSUE
 CONSTRUCTION SET 05/20/2024
 PROJECT NUMBER: 22.047

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.02



RFCC

APPROVED DATE: 02/02/2026

Planning Approval By: S. Nerger

NOTE: PER CITY REQUIREMENTS PROVIDE A FIRE EXTINGUISHER AT EACH COLUMN AND THEY MUST BE SIZED TO COMPLY WITH 2021 IFC 2305.5

KEYED NOTES

- 03.09 CONCRETE SIDEWALK, SLOPE AWAY FROM BUILDING 1:48 MAX. SEE CIVIL DRAWINGS
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
- 04.01 STONE VENEER (BR-1), SEE SCHEDULE ON SHEET A6.03. INSTALL PER MANUFACTURER'S GUIDELINES
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.12 ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
- 10.10 DISPENSING STATION, VERIFY SIZE WITH SUPPLIER
- 10.49 4A:40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
- 11.06 DISPENSING STATION (BY OTHERS)
- 21.02 SURFACE MOUNTED FIRE EXTINGUISHER AND CABINET, PROVIDE 1 EXTINGUISHER FOR EVERY 2 COLUMNS
- 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS PAINTED P-4
- 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.06 S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
- 32.07 OPW DISPENSER CONTAINMENT SLUMP ABOVE
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.09 PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03



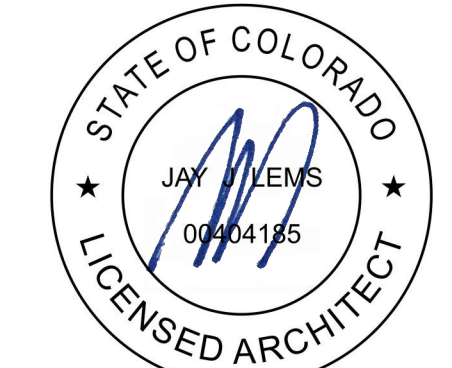
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ENGINEER:

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02.15.2023

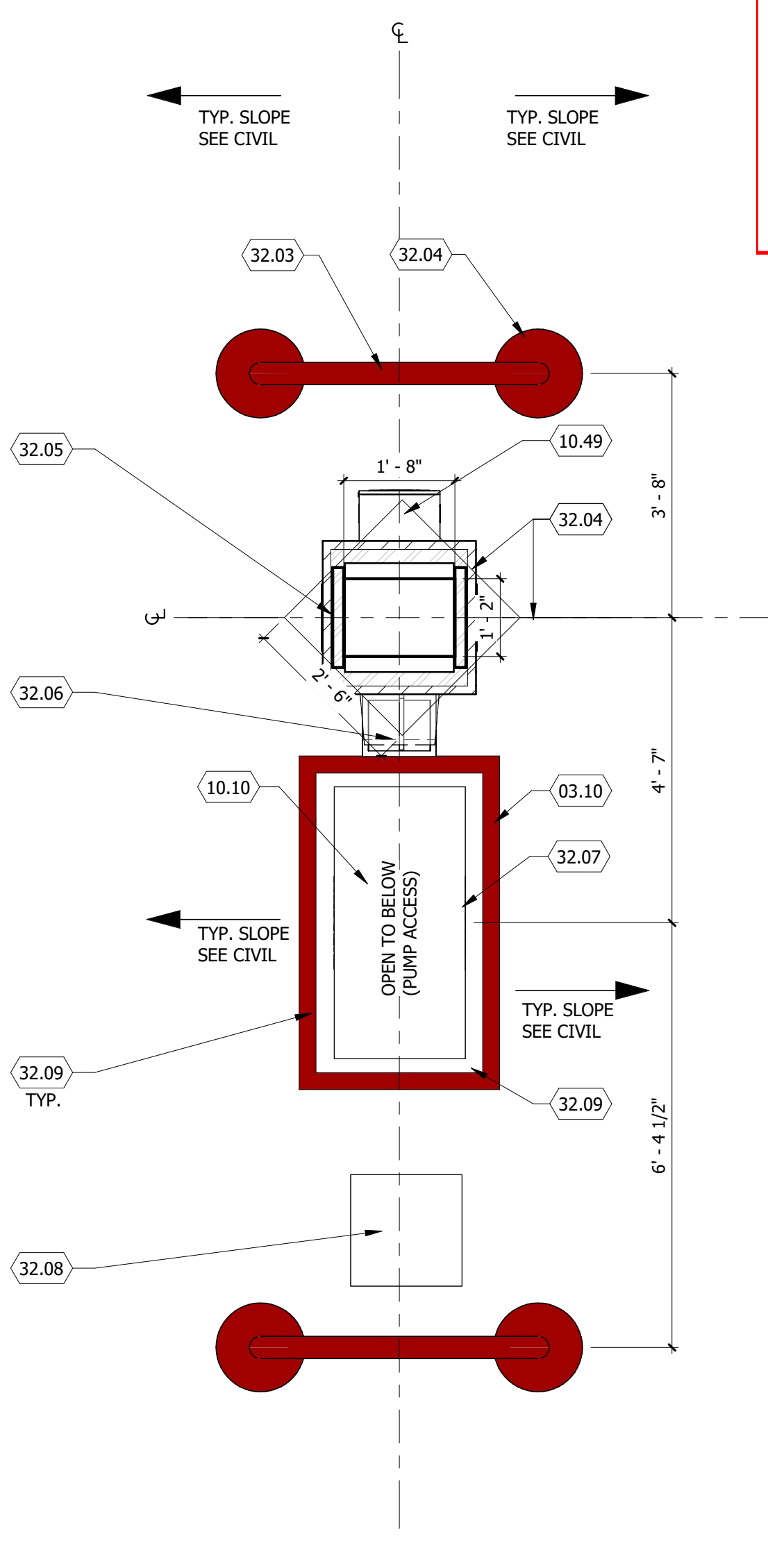
MAVERIK, INC.
MAVERIK - PARKER
9910 DRANSFELDT RD.
PARKER, CO

ISSUANCE		
Δ	DESCRIPTION	DATE
1	Response to Comments	11/25/2024

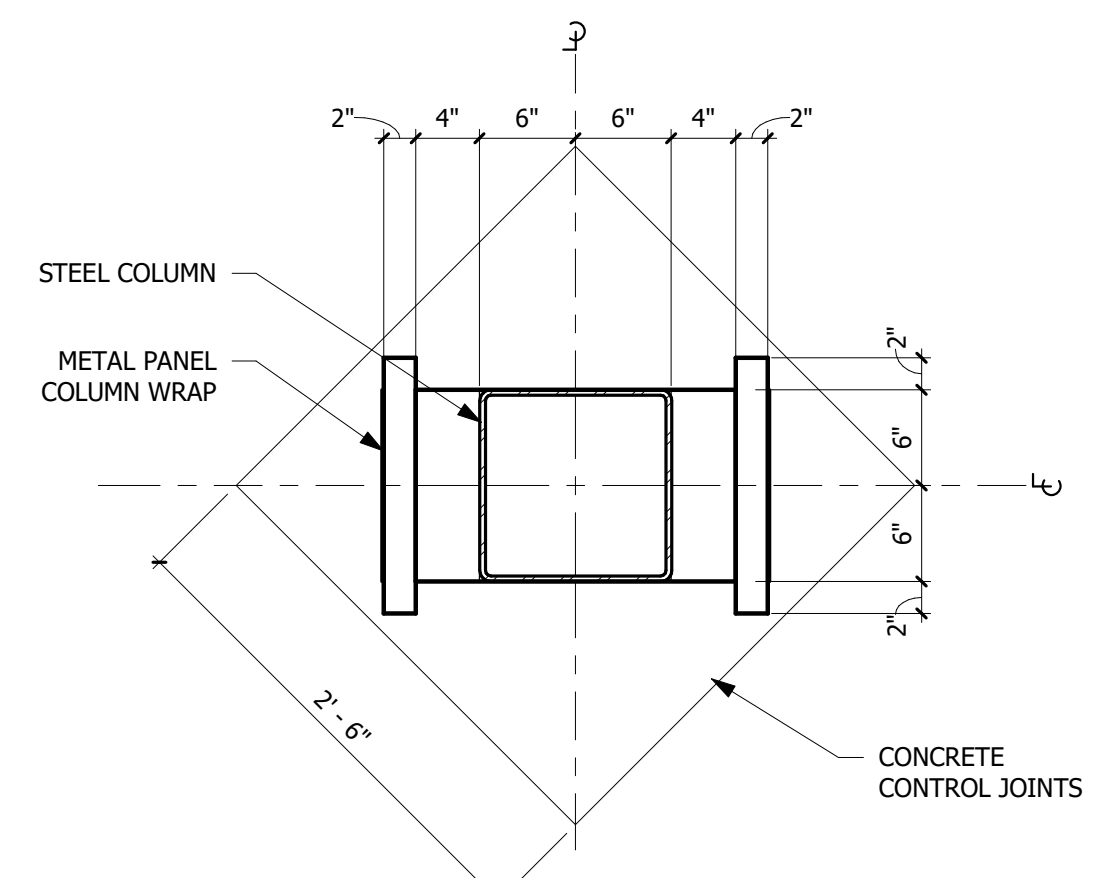
DRAWN BY: -- APPROVED BY: --
PROTOTYPE VERSION: 50_R_RR_2202
DRAWING ISSUE
BID SET 05/20/2024
PROJECT NUMBER: 22.047

SHEET NAME
CANOPY ELEVATIONS
SHEET NUMBER

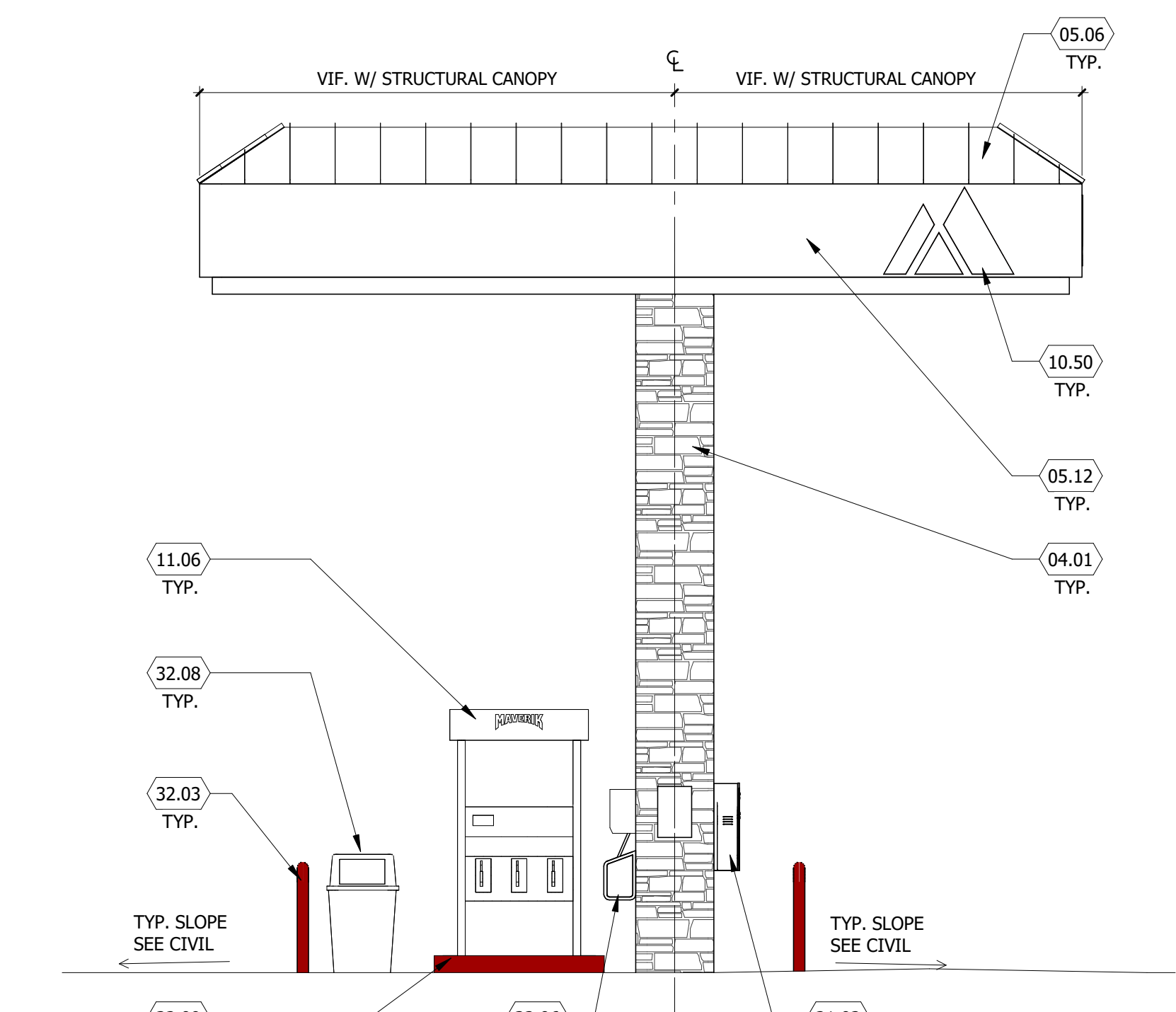
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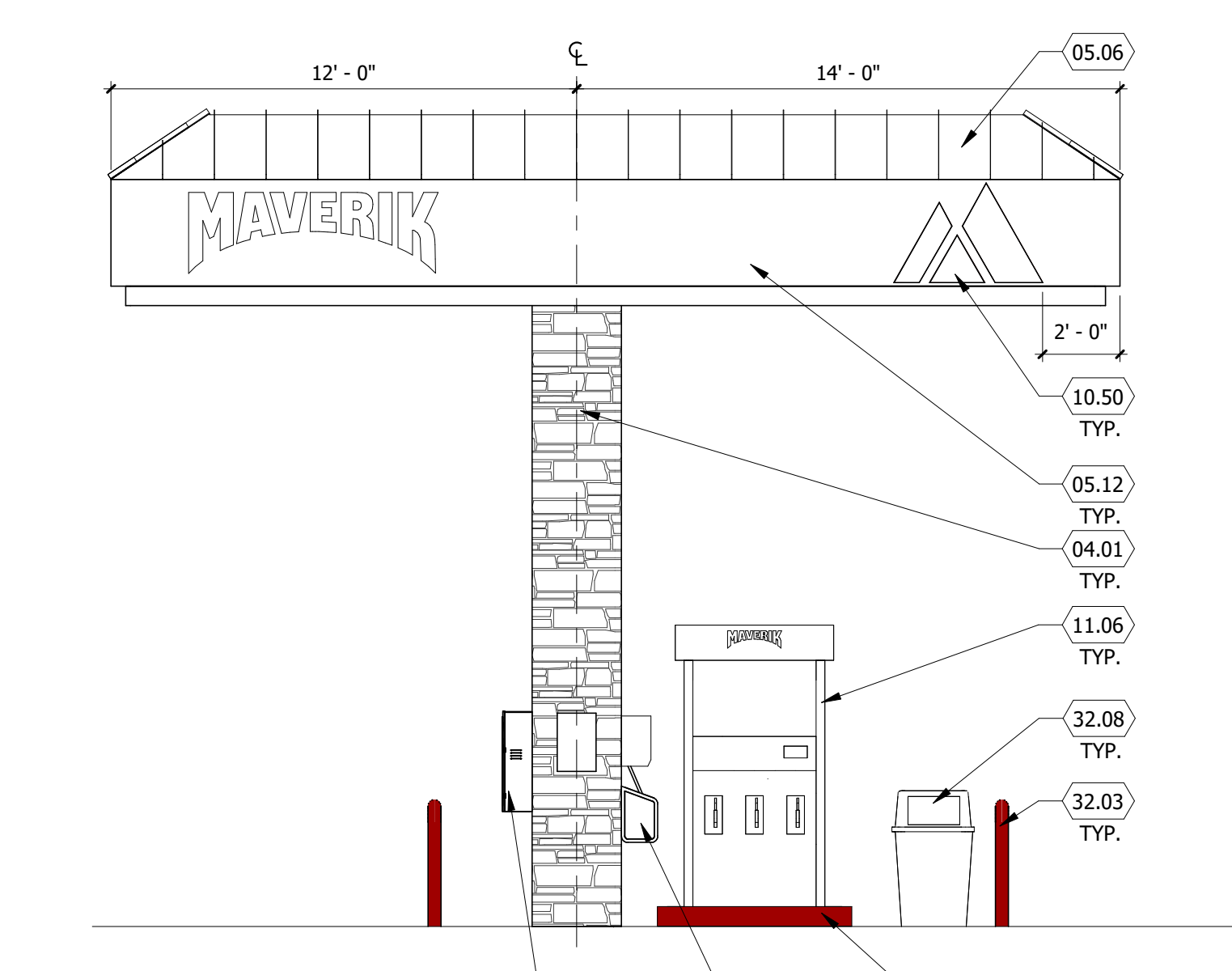
5 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



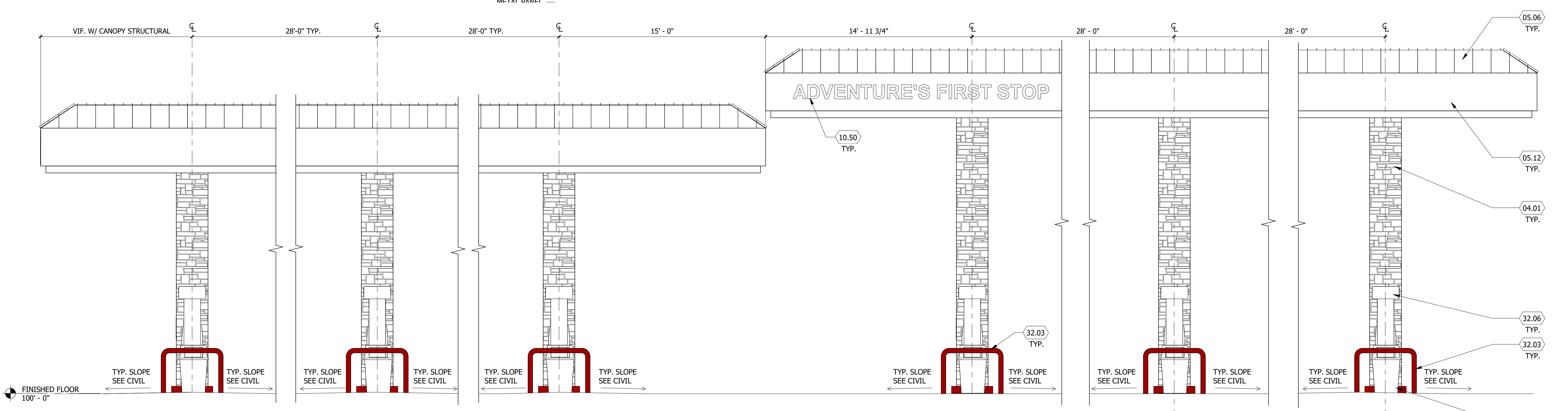
4 ENLARGED COLUMN PLAN
SCALE: 1" = 1'-0"



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



2 CANOPY END ELEVATION-INTERIOR
SCALE: 1/4" = 1'-0"



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

2/16/2023 3:06:08 PM



RFCC

APPROVED DATE: 02/02/2026

Planning Approval By: S. Nerger

KEYED NOTES

- 03.08 CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS
- 03.13 CONCRETE PIER FOUNDATION, SEE STRUCTURAL DRAWINGS
- 04.01 STONE VENEER (BR-1), SEE SCHEDULE ON SHEET A6.03. INSTALL PER MANUFACTURER'S GUIDELINES
- 04.02 STONE VENEER SILL CAP (BR-2)
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 10.38 WELD BRACES TO GATE AS REQUIRED
- 10.39 6" METAL POST, CONCRETE FILLED AND CAPPED, PAINTED P-9
- 10.40 METAL GATE PAINT TO MATCH P-9, W/ (4) HINGES, PAINTED P-9
- 10.41 5/8" DROP ROD TO CONCRETE, PAINTED P-9
- 10.42 3/4" DRILLED HOLE FOR DROP ROD, 3" MIN. DEPTH
- 10.57 GATE LATCH, SEE DETAIL 3/A0.01



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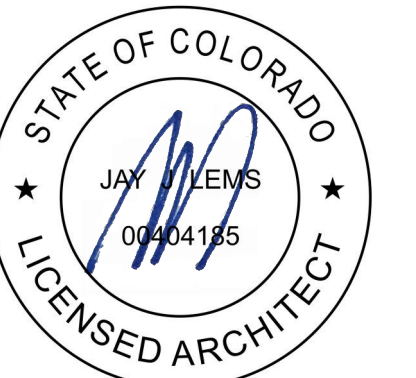
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ENGINEER:

STAMP:



02.15.2023

MAVERIK, INC.
MAVERIK - PARKER
 9910 DRANSFELDT RD.
 PARKER, CO

ISSUANCE

DESCRIPTION	DATE

DRAWN BY: -- APPROVED BY: --

PROTOTYPE VERSION: 50_R_RR_2202

DRAWING ISSUE

BID SET 05/20/2024

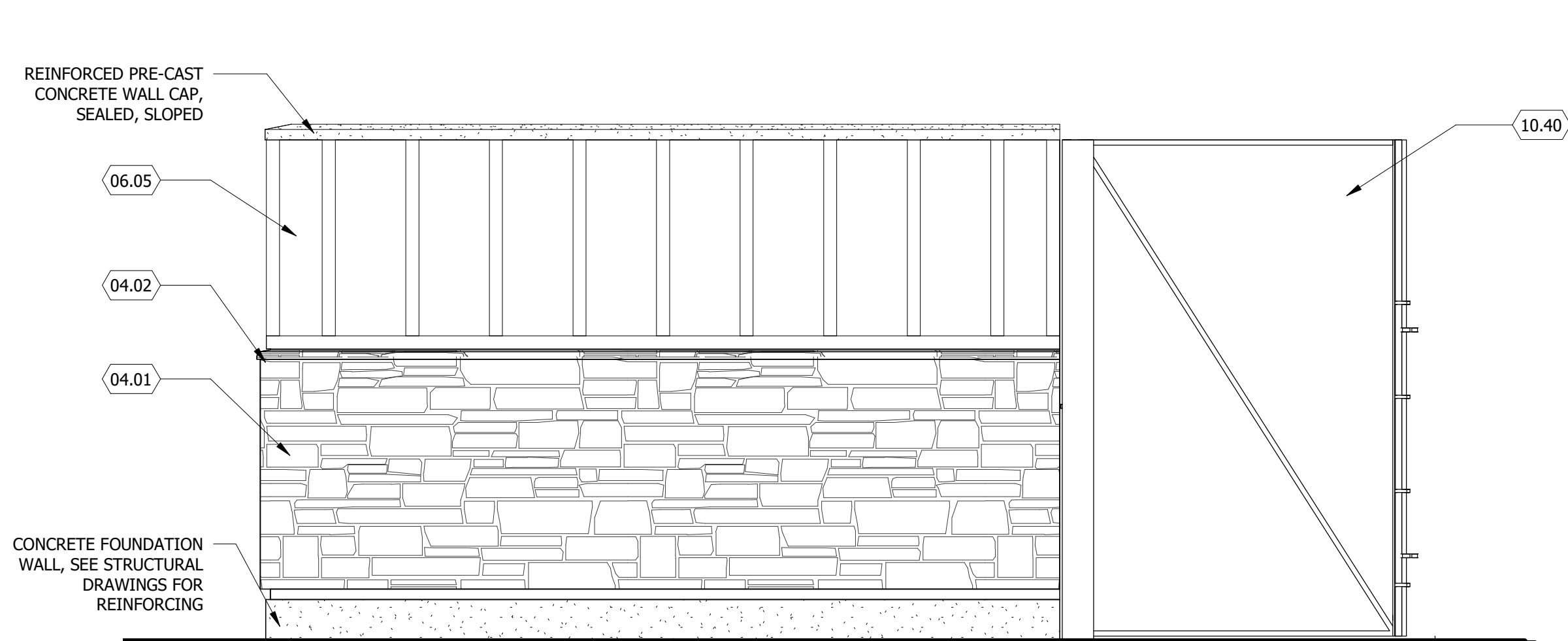
PROJECT NUMBER: 22.047

SHEET NAME

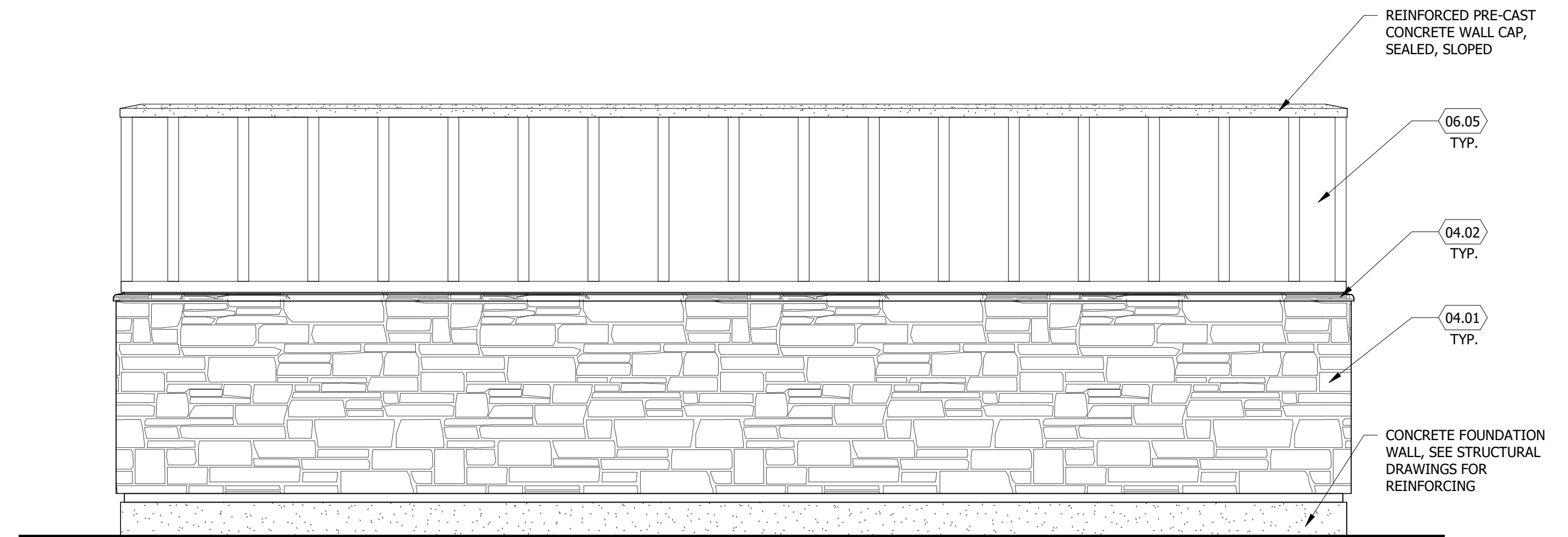
TRASH ENCLOSURE ELEVATIONS

SHEET NUMBER

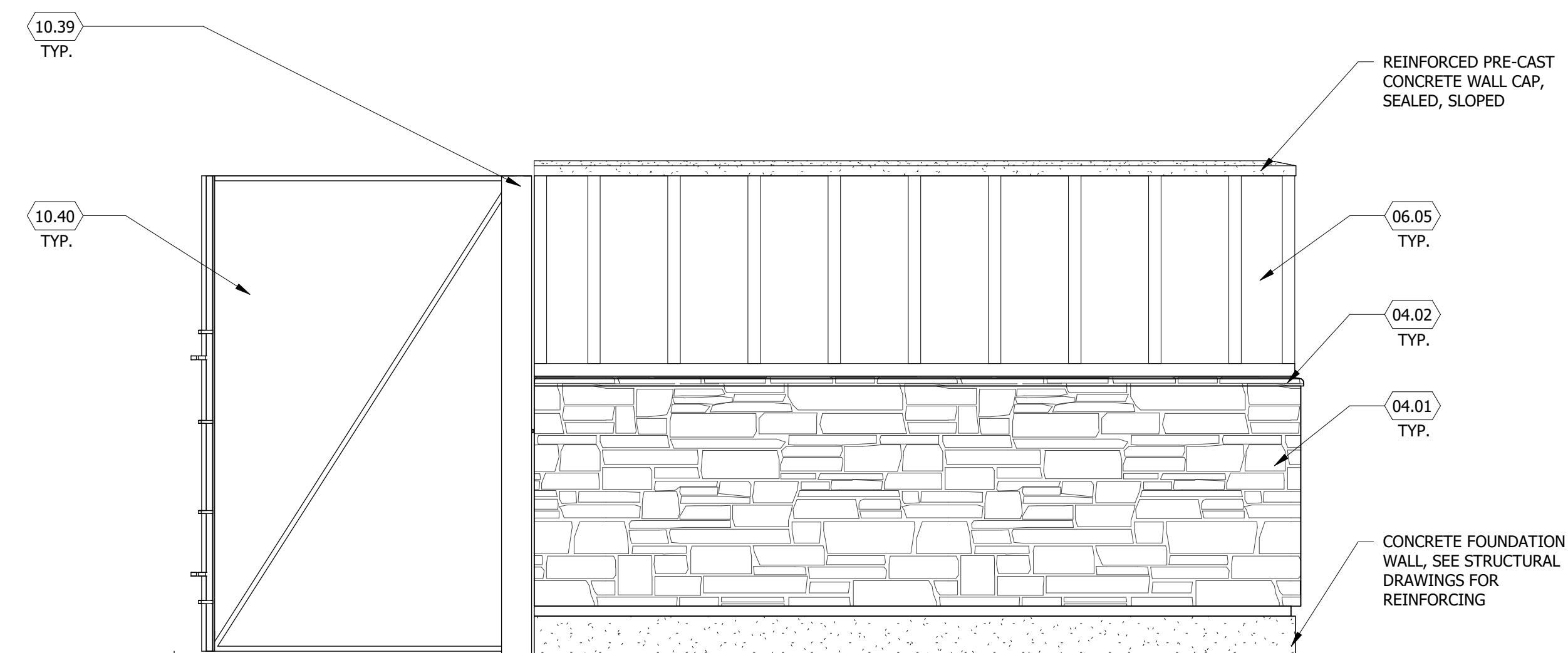
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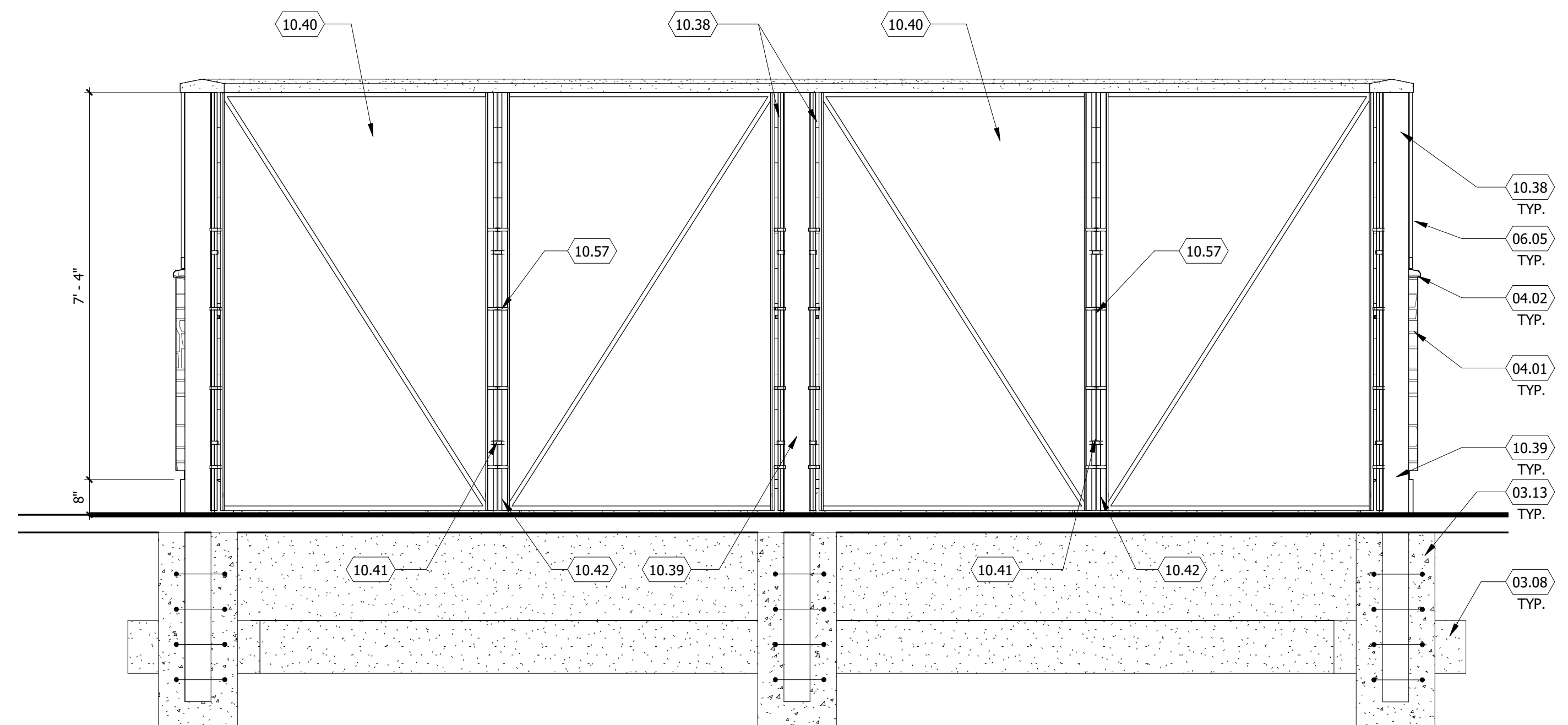
4 TRASH ENCLOSURE - LEFT ELEVATION
SCALE: 1/2" = 1'-0"



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



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



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

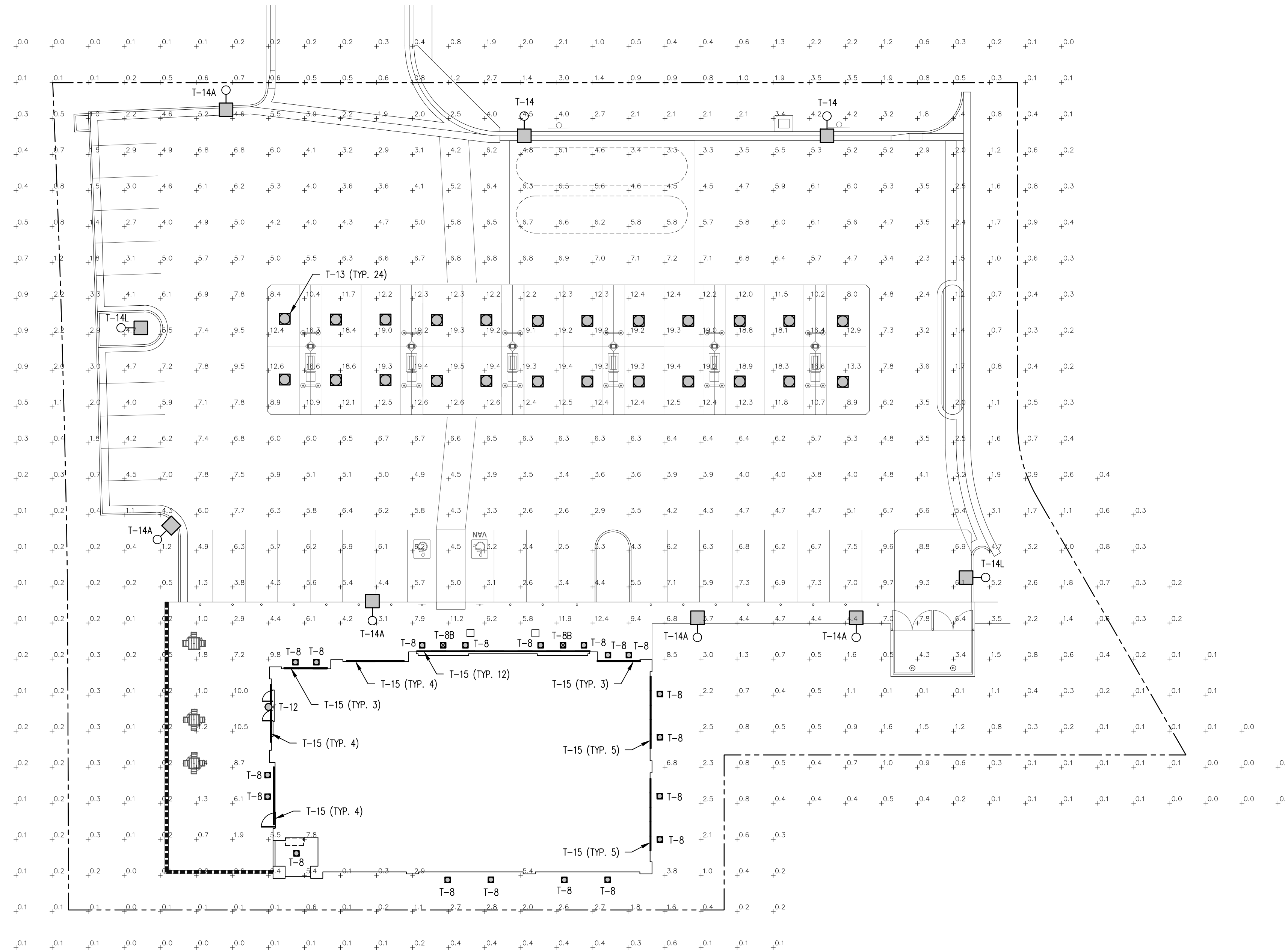


APPROVED DATE: 02/02/2026

Planning Approval By: S. Nerger

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

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



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

MASTER LUMINAIRE SCHEDULE									
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	MOUNTING	LAMPS	BALLAST	WATTS	IMAGE	
T-8	ASD	ASD-CDL7-8DA30AC-BK	120	RECESSED	INCLUDED		30		
T-8B	SAME AS T-8 EXCEPT WITH 1400W COLD WEATHER BATTERY							30	
T-12	LSI	XVM 3 LED 08 30 UE BRZ	120	WALL HEIGHT SPECIFIED BY ARCHITECT	INCLUDED		82		
T-13	LSI	SCV LED 15L SC UNV DIM 40 WHT	UNV	CANOPY	INCLUDED		103		
T-14	LSI	SLM LED 18L SIL 3 UNV 40 70 CRI BRZ	208	17'-6" POLE	INCLUDED		135		
T-14A	SAME AS T-14 EXCEPT WITH HOUSE SIDE SHIELD AND TYPE IV DISTRIBUTION (FORWARD THROW)							135	
T-14L	SAME AS T-14 EXCEPT DIMMED TO 80%								
T-15	LSI	AST 4 4L SA UNV 840	UNV	EXTERIOR COVE	INCLUDED		20		

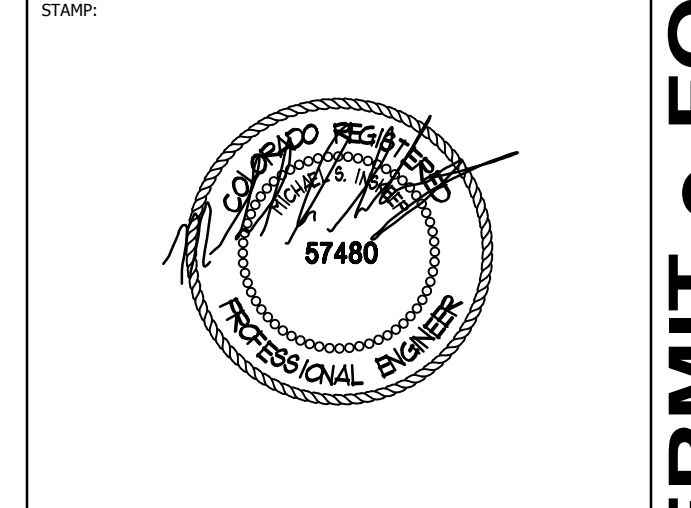
*LUMINAIRE ARE PROVIDED BY OWNER, INSTALLED BY E.C. (REFERENCE SCHEDULE ON E-4.0)

CALCULATION SUMMARY								
AREA NAME	GRID / TYPE	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
OVERALL	0'-0' / H-H	10.00	<+>	4.0	19.5	0.00	N/A	N/A
PARKING	0'-0' / H-H	10.00	<+>	5.3	9.6	1.6	6.0:1	3.3:1

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STAMP:
MAVERIK, INC.
STORE #
**LINCOLN AVENUE AND
DRANSFELDT ROAD
PARKER, CO**

REVISIONS	
DESCRIPTION	DATE

DESIGNED BY: MJE DRAWN BY: MJE
REVIEWED BY: MJE APPROVED BY: MSI
PROTOTYPE VERSION: 50
DRAWING ISSUE
DATE: 11-18-25
PROJECT NUMBER: 21337

SHEET NAME
PHOTOMETRIC PLAN
SHEET NUMBER

26.0 OF 26

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