

MAVERIK STATION

COLORADO SPRINGS MAVERIK SUBDIVISION
 REPLAT OF LOTS 5-15 OF J.P. CURTIS RESUBDIVISION AND ADDITION
 TO BLOCK 1, BROOKSIDE, BEING A PART OF THE SOUTHWEST
 QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF
 THE 6TH/ P.M.

CITY OF COLORADO SPRINGS, COLORADO USE VARIANCE/DEVELOPMENT PLAN

SITE DATA

Owners: #9 Properties LLC
 3325 Clubview Terrace
 Colorado Springs, CO 80906

Tax ID: 6419306005, 6419306006

6419306016
 6419306007

Address: Nimz Curtis & Kathleen, Itasca Real Estate LLC
 9 Sandra Ln
 Manitou Springs, CO 80829

Lawson Karen, Pickard Paul
 949 Deer Dr Ne
 Albuquerque, NM 87122

Lindquist-Kleissler Arthur, Lindquist-Kleissler Kathy
 4208 S Alton St
 Englewood, CO 80111

6419306004, 6419306003,
 6419306015, 6419306019

6419306009

Action Excavation & Landscaping Inc.
 3533 W Colorado Ave
 Colorado Springs, CO 80904

Future Land Owner: Maverik Inc.
 185 S. State Street, Suite 800
 Salt Lake City, Utah 84111

Applicant: Maverik Inc.
 Rick Magness
 185 S. State Street, Suite 800
 Salt Lake City, Utah 84111

Planning Consultant: NES Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903

Engineering Consultant: Reeve & Associates
 5160 South 1500 West
 Riverton, UT 84405

Site Acreage: 1.929 Acres (84,041 sf)

Existing Zoning: CS CU SS

Development Schedule: Summer 2019

Proposed Building Area: 5,518 sf

Percent Building Coverage: 6.5%

Percent Paving Coverage: 46.5%

Open Space/Common Area: 0.53 ac (23,338 sf)

Streamside Overlay: 0.094 ac (4103 sf)
 Inner Buffer: 0.302 ac (13173 sf)
 Outer Buffer: 0.302 ac (13173 sf)

Building Setbacks Required: Front: 20'
 Rear: 20'

Building Setbacks Provided: Motor Way St. Frontage: 144' 4"
 S. Tejon St. Frontage: 118' 8"
 South Property Boundary: 47' 7"

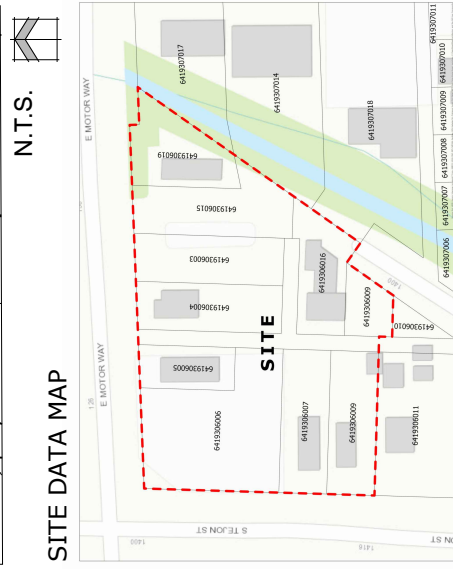
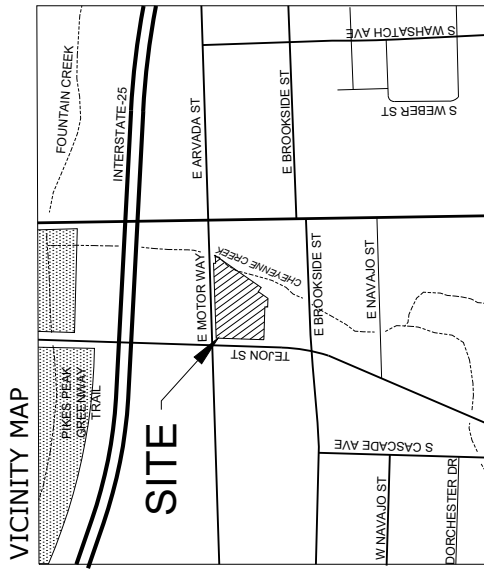
Parking Required: 1 Space per 300 sf Retail (Building 5,518 SF) = 19 Spaces

Parking Provided: 38 Spaces

Total Accessible Parking: 2 Spaces (1 Van Accessible)

Allowed Building Height: 45'

Proposed Building Height: 30'



ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

FEMA FLOODPLAIN NOTE

1. FLOODPLAIN STATEMENT: THE SUBJECT PROPERTY LIES IN ZONE AE, ACCORDING TO MAP NUMBER 06041C0729G, EFFECTIVE 12.07.16.

TRAIL EASEMENT OWNERSHIP & MAINTENANCE

A PUBLIC TRAIL EASEMENT IS PROVIDED ALONG CHEYENNE CREEK. MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER (MAVERIK INC.) UNTIL SUCH TIME AS THE SOUTH NEVADA URBAN RENEWAL DISTRICT ACCEPTS RESPONSIBILITY FOR MAINTENANCE ONLY. OWNERSHIP IS TO REMAIN AS THE TRAIL OF THE PROPERTY. SHOULD THE SOUTH NEVADA URBAN RENEWAL DISTRICT CEASE TO EXIST THE TRAIL MAINTENANCE RESPONSIBILITIES WILL BE TRANSFERRED BACK TO THE PROPERTY OWNER.

NOTES

- PROPOSED SIGNAGE WILL BE APPROVED SEPARATELY BY THE CITY OF COLORADO SPRINGS.
- ALL CURB, GUTTER, DRIVEWAY APRONS, PEDESTRIAN RAMPS AND SIDEWALKS POSING A SAFETY HAZARD, DAMAGE, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG TEJON STREET AND MOTOR WAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 395-5977.
- THE EXISTING 16FT ALLEY WAY IS TO BE VACATED BY SEPARATE INSTRUMENT.
- ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- CONSTRUCTION DRAWINGS WILL BE SUBMITTED TO ENGINEERING DEV. REV. FOR APPROVAL OF ALL STREET IMPROVEMENTS TO BE COMPLETED ALONG TEJON STREET.
- PORTIONS OF THE SITE HAVE A CONDITIONAL USE FOR AN AUTOMOTIVE SALES FACILITY IN A C-5 ZONE.
- MAVERIK INC. WILL COORDINATE WITH THE ADJACENT PROPERTY OWNER TO THE SOUTH TO PROVIDE A SHARED ACCESS EASEMENT FOR THE TEJON COMMERCIAL DRIVEWAY

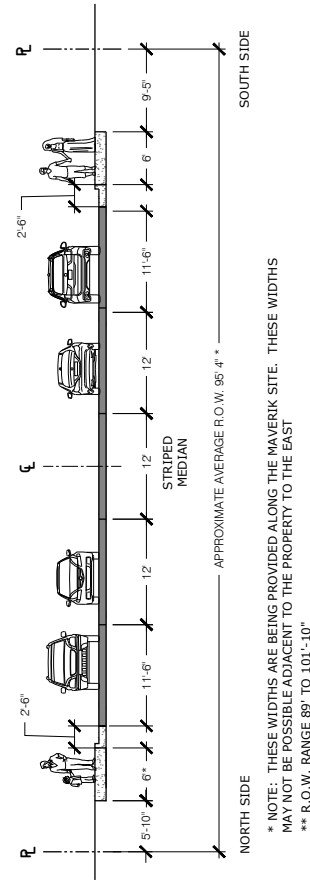
PROJECT DESCRIPTION

THE PROJECT PROPOSES TO REDEVELOP AN UNDERUTILIZED INFILL SITE AS A MAVERIK FUEL STATION. THE SITE IS COMPRISED OF 9 LOTS RE-PLATTED INTO A SINGLE LOT. THE REQUEST INCLUDES A USE VARIANCE/DEVELOPMENT PLAN TO ALLOW A FUEL STATION ON A PROPERTY THAT IS PARTIALLY COVERED BY A STREAMSIDE OVERLAY, A FINAL PLAT TO CONSOLIDATE THE LOTS, AND A VACATION OF RIGHT-OF-WAY. THE PROPOSED USE IS OUTSIDE OF THE STREAMSIDE BUFFERS AND A TRAIL AND LANDSCAPING IMPROVEMENTS ARE PROPOSED WITHIN THE OUTER STREAMSIDE BUFFER.

LEGAL DESCRIPTION

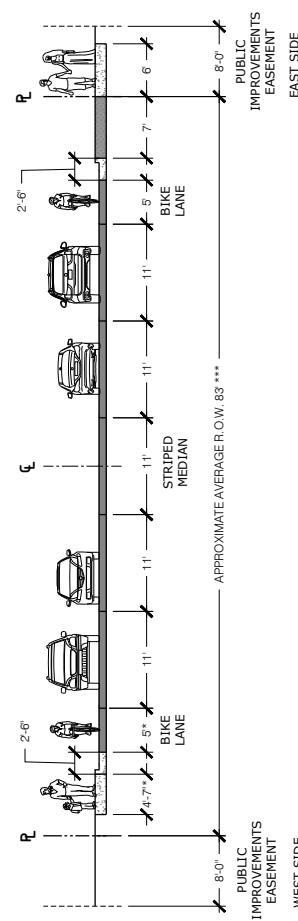
A PARCEL OF LAND BEING IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/4" BOLT AND IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF LILFF AVENUE (SAID 3/4" BOLT AND IRON PIPE BEING S88°02'57"E 76.11 FEET FROM ANOTHER FOUND 3/4" BOLT AND SAID LINE BEING THE BASIS OF BEARINGS); THENCE S35°12'32"W 59.79 FEET; THENCE N88°02'57"W 43.32 FEET; THENCE N01°57'09"E 13.56 FEET; THENCE N88°02'57"W 166.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TEJON STREET SOUTH; THENCE N01°57'09"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 240.80 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST MOTOR WAY; THENCE N87°56'27"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 378.40 FEET; THENCE S01°05'40"E 10.00 FEET; THENCE N87°56'27"E 39.27 FEET; THENCE S34°51'06"W 283.15 FEET; THENCE N54°24'08"W 25.54 FEET TO THE POINT OF BEGINNING. CONTAINING 94,041 SQUARE FEET OR 1.929 ACRES MORE OR LESS TO BE KNOWN AS COLORADO SPRINGS MAVERICK SUBDIVISION



PUBLIC COLLECTOR CROSS SECTION - MOTOR WAY

SCALE: 1"=10'-00"



MODIFIED MINOR ARTERIAL CROSS SECTION - TEJON STREET

SCALE: 1"=10'-00"

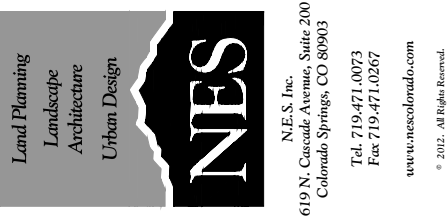
SHEET INDEX

- Sheet 1 of 14: Cover
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- Sheet 4 of 14: Preliminary Utilities & Public Facilities Plan
- Sheet 5 of 14: Final Landscape Plan
- Sheet 6 of 14: Landscape Notes and Details
- Sheet 7 of 14: Building Elevations
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- Sheet 10 of 14: Building Elevations
- Sheet 11 of 14: Site Details
- Sheet 12 of 14: Photometric Plan
- Sheet 13 of 14: Streamside Plan
- Sheet 14 of 14: Land Suitability Analysis

SHEET TITLE

1 OF 14

CPC UV 18-00159



N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903

Tel: 719.471.0073
 Fax: 719.471.0267

www.nescolorado.com
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MAVERIK STATION

MOTOR WAY & TEJON
 COLORADO SPRINGS, CO

DATE: 11.5.18
 PROJECT MGR: C. LIEBER
 PREPARED BY: B. SWENSON

DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
11-5-18	JBS	INITIAL SUBMITTAL
02-15-19	BI	SECOND SUBMITTAL

PLANNING / LANDSCAPE ARCHITECT

PROJECT INFO

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN # / #

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COLORADO SPRINGS MAVERIK SUBDIVISION
 REPLAT OF LOTS 5-15 OF J.P. CURTIS RESUBDIVISION AND ADDITION
 TO BLOCK 1, BROOKSIDE, BEING A PART OF THE SOUTHWEST
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CITY OF COLORADO SPRINGS, COLORADO USE VARIANCE/DEVELOPMENT PLAN

Land Planning
 Landscape
 Architecture
 Urban Design

NES

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**MAVERIK
 STATION**

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 COLORADO SPRINGS, CO

DATE: 11.5.18
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**DEVELOPMENT
 PLAN**

DATE: 11-5-18
 BY: JBS
 DESCRIPTION: INITIAL SUBMITTAL

DATE: 02-15-19
 BY: BI
 DESCRIPTION: SECOND SUBMITTAL

DEVELOPMENT PLAN

2
 OF 14

CPC UV 18-00159

LEGEND

- [Pattern] = EXISTING ASPHALT PAVEMENT
- [Pattern] = EXISTING CONCRETE PAVEMENT
- [Pattern] = PROPOSED ASPHALT PAVEMENT
- [Pattern] = PROPOSED CONCRETE
- [Pattern] = PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING
- [Pattern] = A.D.A. ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 5.0% OR CROSS SLOPE GREATER THAN 1.5%
- [Pattern] = A.D.A. PARKING AREAS - NOT TO EXCEED A SLOPE GREATER THAN 1.5% IN ANY DIRECTION.
- [Pattern] = OUTLEW CURE (SEE GRADING PLAN)

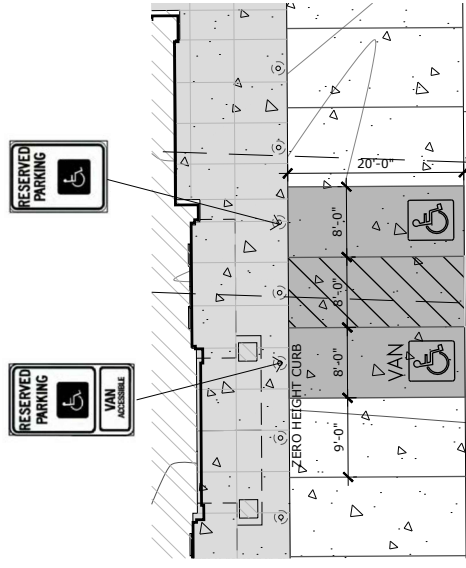
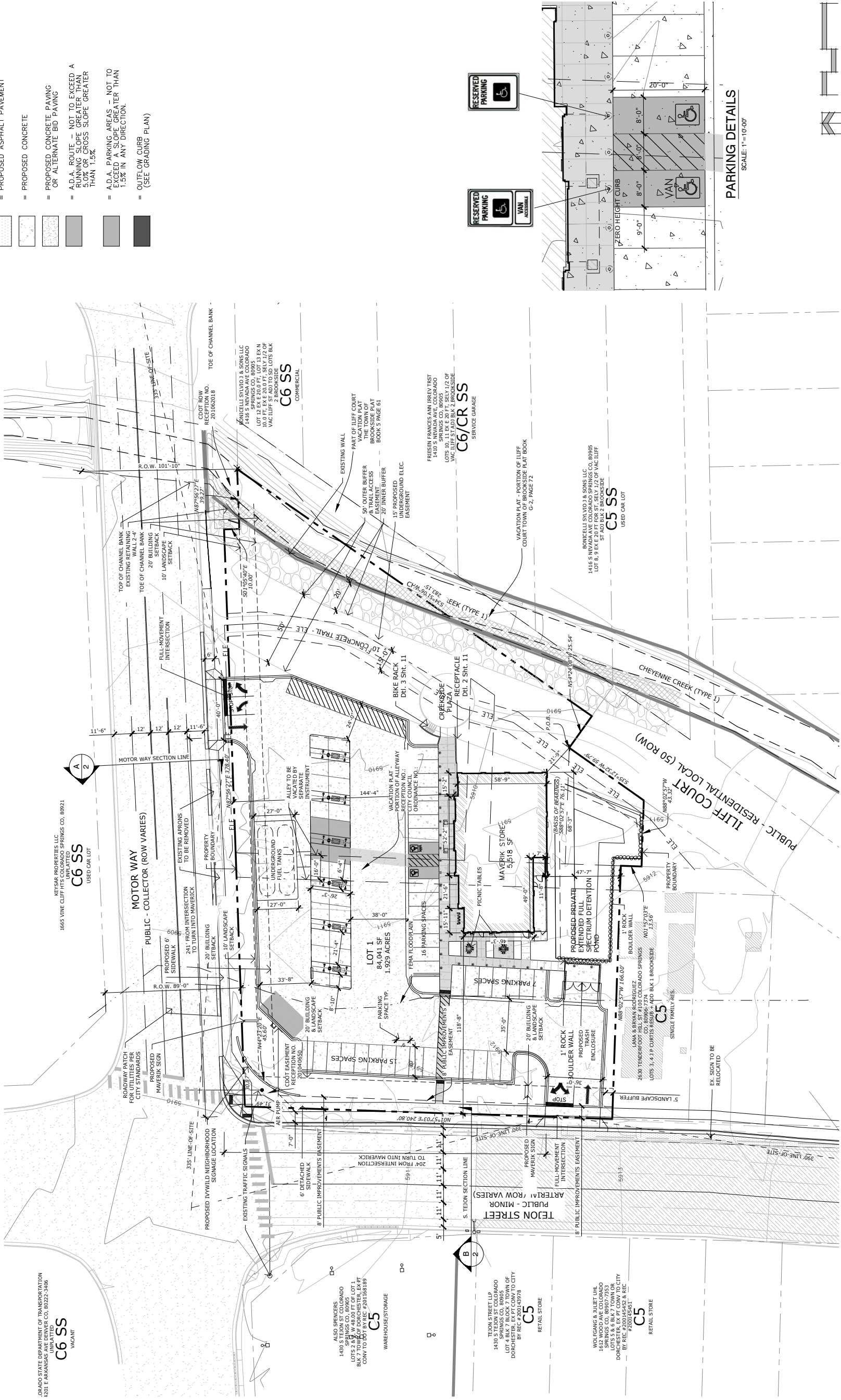


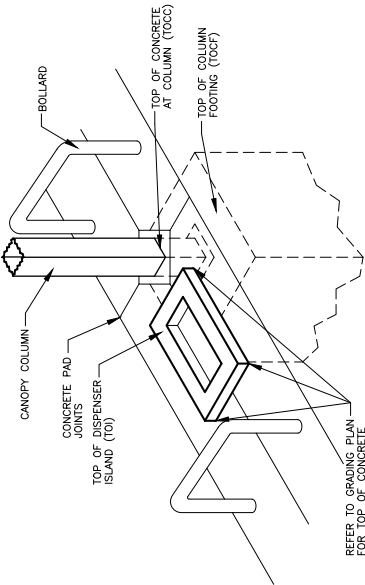
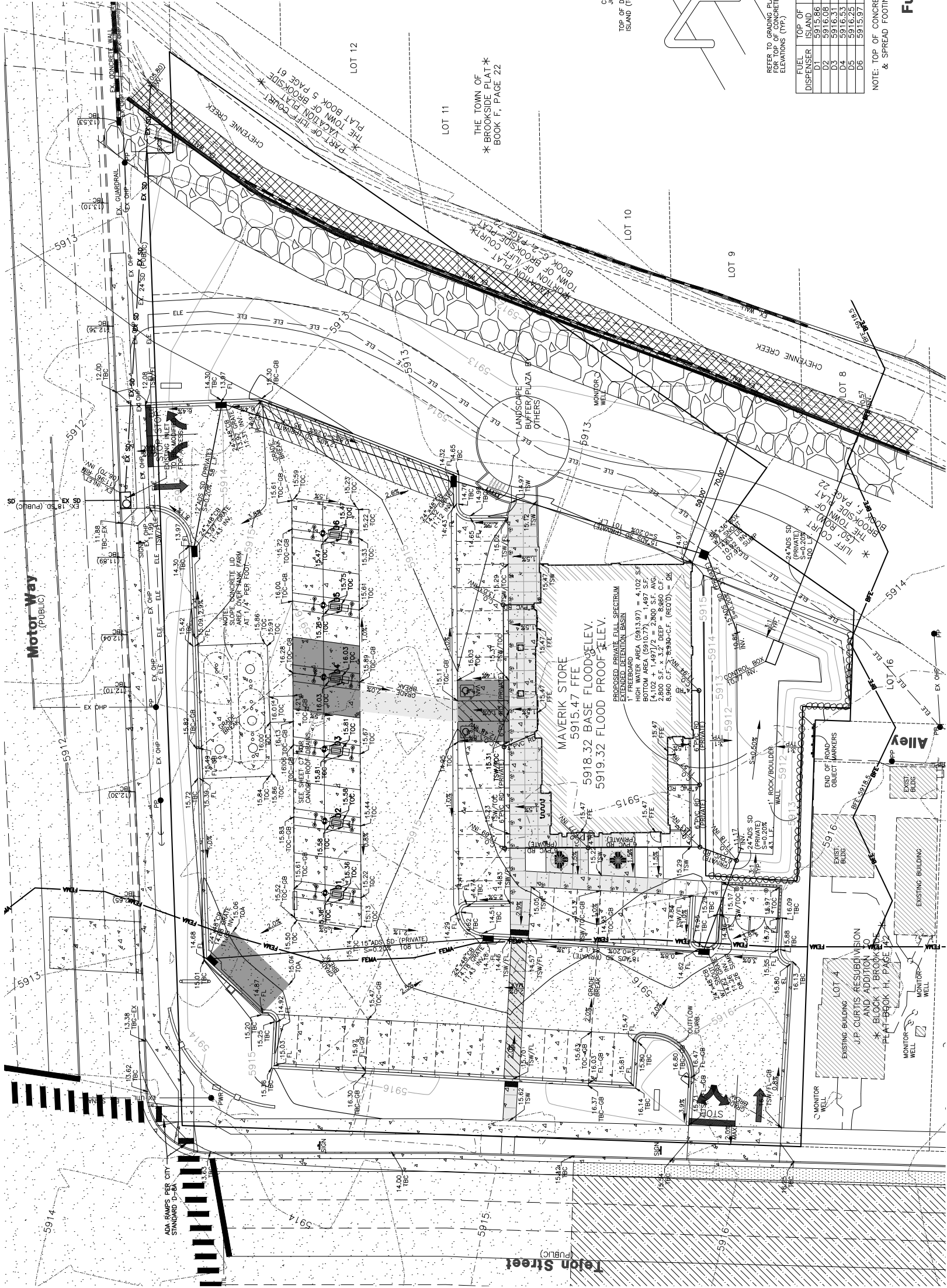
FIGURE 1

Project: Magnolia/Maverik Station/Development/Planning/Development/MotorWay_Maverik_DP.dwg [SITE PLAN] 2/15/2019 4:01:03 PM Item

- Notes:**
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES TO BE REMOVED TO THE RIGHT-OF-WAY. SEE DEMOLITION PLAN FOR LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO VERIFY THE LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED. CONTOUR INTERVALS SHOWN AT 1.0 FEET. CONTRACTOR SHALL MAINTAIN EXISTING GRADIENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. TOPOGRAPHIC INFORMATION TAKEN FROM AN ALTA SURVEY BY CLASSIC ENGINEERING.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

Legend

- = EXISTING ASPHALT PAVEMENT
- = EXISTING CONCRETE PAVEMENT
- = PROPOSED CONCRETE
- = PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING
- = ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 5% OR CROSS SLOPE GREATER THAN 1%.
- = ADA PARKING AREAS - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 1% IN ANY DIRECTION.
- = OUTFLOW CURBS (SEE GRADING PLAN)
- = WEST EDGE OF PAVED ROAD POINT TO BE SET AT 1.0 FEET FROM THE EDGE OF PAVED ROAD AS AMENDED BY LOMR MARCH 7, 2016
- = BASE FLOOD ELEVATION PER MAP#49804C0729F AMENDED BY LOMR MARCH 7, 2016



ISLAND	TOP OF ISLAND	TOP OF DISPENSER	TOP OF COLUMN FOOTING
D1	5915.36	5915.43	5912.43
D2	5916.08	5915.65	5912.65
D3	5916.31	5915.88	5912.88
D4	5916.53	5915.77	5913.10
D5	5916.25	5915.82	5912.82
D6	5915.97	5915.54	5912.54

NOTE: VERTICAL CONCRETE ISLAND WITH TYPICAL EDGES AND CORNERS TO BE 5'-0" x 3'-0" CONCRETE ISLAND (NO DISPENSER MANIF.) AFTER THE 5'-0" x 3'-0" FUEL ISLAND AWAY FROM ISLAND IN ALL (4) DIRECTIONS. ALL DISPENSERS TO BE EQUIPPED WITH AN EXTINGUISHER.

Fuel Dispenser Elevations

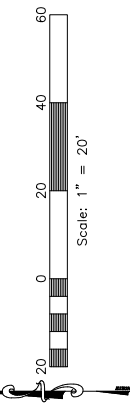


On-Site Cut/Fill Quantities:
CUT = 3,409.3 C.Y.
FILL = 2,207.8 C.Y.

NOTE: QUANTITIES DO NOT INCLUDE COMPACTION OR SHRINKAGE, UTILITY TRENCHING, BUILDING, NOR ORGANIC MATERIAL ENCOUNTERED.

Note:
Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.

NOTE: TOPOGRAPHIC FIELD SURVEY PROVIDED BY OTHERS.



NOTE: ALL SIDEWALKS & RAMPS IN THE PUBLIC RIGHT-OF-WAY TO MEET ADA STANDARDS.



General Notes for Preliminary Utility Plans:

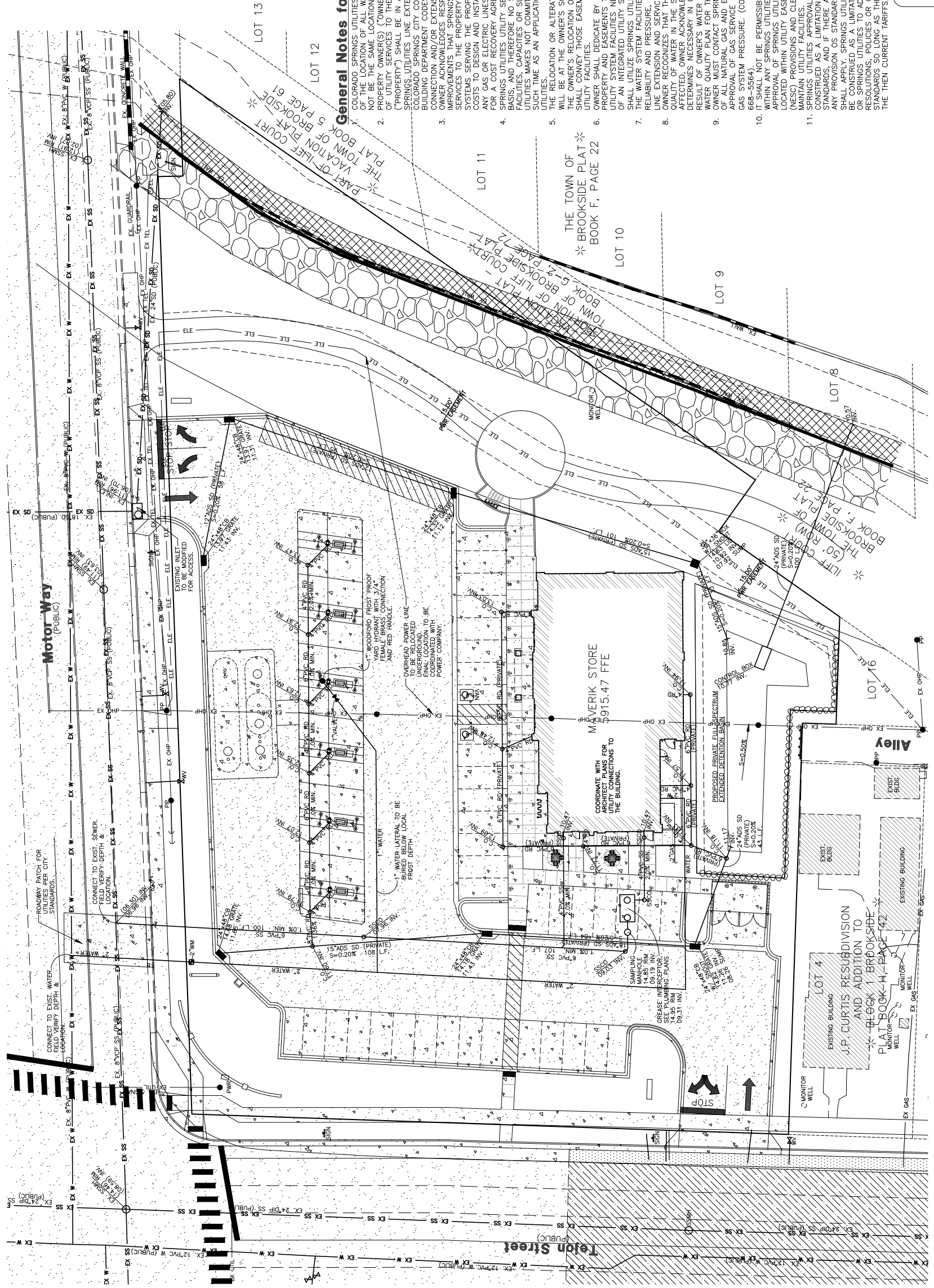
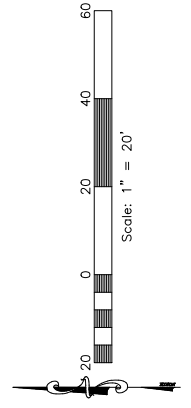
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THE PRELIMINARY UTILITY PLAN. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKE'S PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF THE UTILITY SERVICE.
- OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST COME, FIRST SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES OR SHULDS ARE RESERVED FOR THE OWNER AND SPRINGS UTILITIES MAKES NO WARRANTY AS TO THE AVAILABILITY OF ANY UTILITY SERVICES, SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRING UTILITIES DETERMINES THAT THE OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO THE RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRING UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY. THE INSTRUMENT OF AN INTEGRATED UTILITY SYSTEM ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN CURRENT PERMANENT EASEMENT AGREEMENT FORM. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A MONITORING PLAN TO SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS SERVICE LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS-OF-WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NECS), PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN SPRINGS UTILITIES FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISIONS OR STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCE, RULES, REGULATIONS, OR SPRINGS UTILITIES POLICES OR POLICIES OF THE CITY OF COLORADO SPRINGS. THE STANDARDS, POLICES AND POLICIES APPLIED TO THE CITY GENERALLY, AND ARE IN ACCORD WITH THE THEN CURRENT TARIFFS, RATES AND POLICES OF SPRING UTILITIES.



Benchmark:
Aluminum Cap Benchmark located near the fire hydrant on the south west corner of the intersection of Tejon Street & Motor Way.
Elevation = 5915.039' NAVD 88

Note:
Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.

NOTE: TOPOGRAPHIC FIELD SURVEY PROVIDED BY OTHERS.



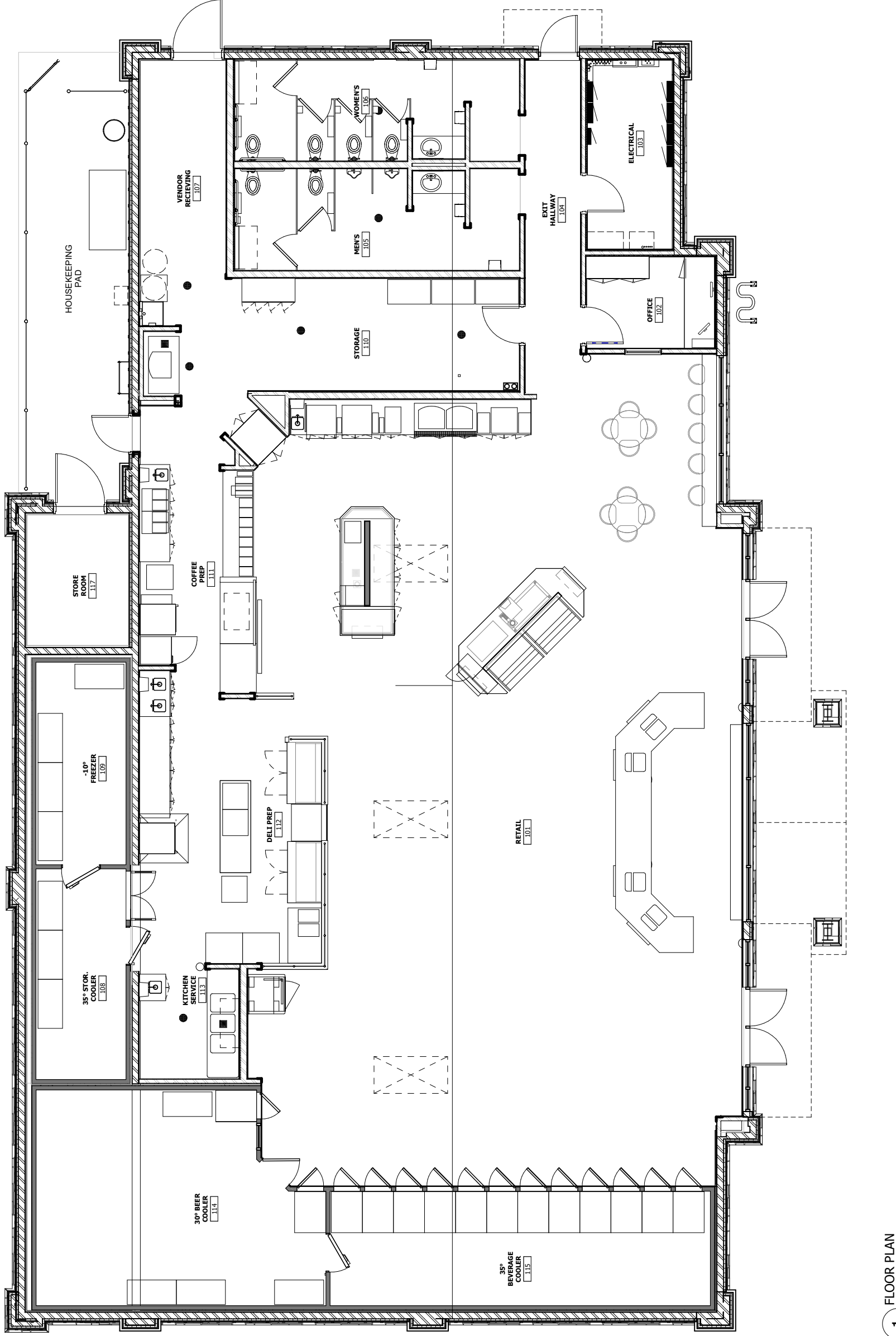
Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE LOCATION AND DEPTH OF ALL UTILITIES AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

FIGURE 1

C:\11-Reeve\5799\502 - Tejon & Motor Way Colorado Springs\Improvements\Construction Plans.dwg (C:\11) 2/18/2019 7:41:15 AM swenson



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

PROPOSED MAVERIK C-STORE
MAJOR AND TEJON
COLORADO SPRINGS

Prototype Version: 50_R_RR_0119
 Building Square Footage: 5,637 SF

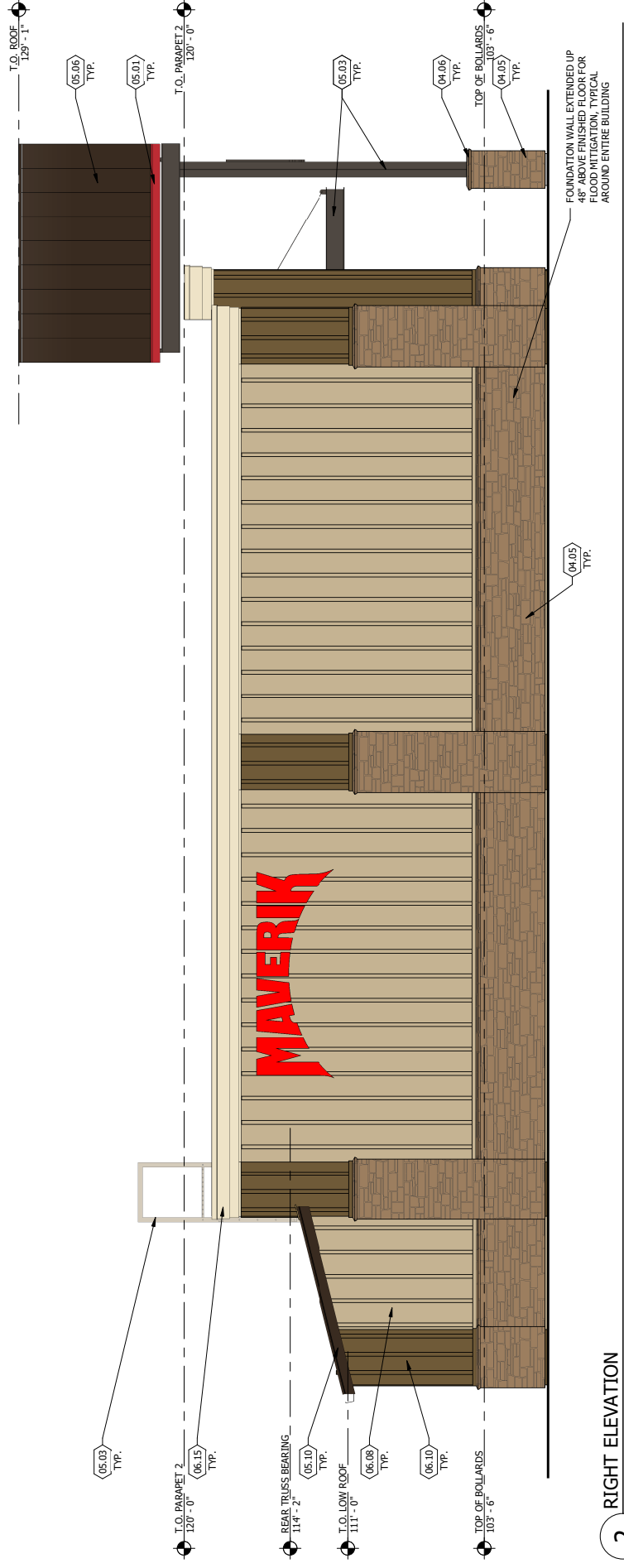
A-1 | FLOOR PLAN



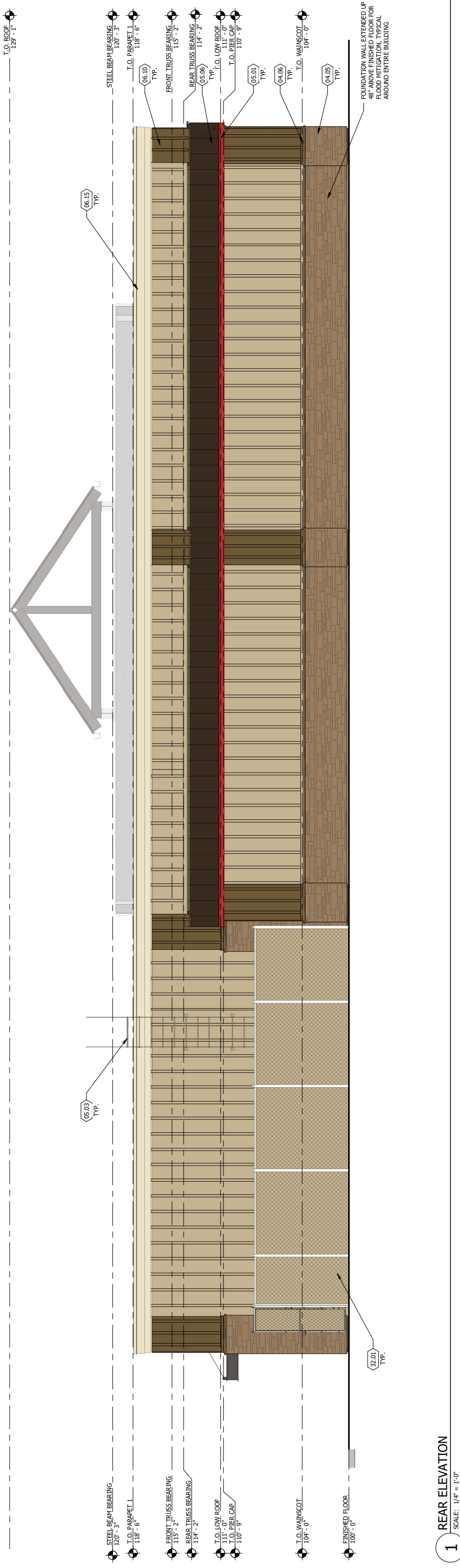
Base Camp
 185 S. State Street
 Salt Lake City, Utah 84111

KEYED NOTES

- 04.05 CULTURED STONE VENEER, CHARDONWAY, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, CHARDONWAY, COUNTRY LEDGESTONE
- 05.01 PAINTED STEEL GUTTER, BRITTE RED
- 05.06 MBCT PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, DARK BRONZE
- 05.10 PRE-FINISHED METAL DOME FLASHING BY ROOF MANUFACTURER, CLASSIC GREY
- 06.08 FIBER CEMENT BOARD & BATTEN SIDING, AUTUMN TAN
- 06.10 FIBER CEMENT BOARD & BATTEN SIDING, CHESTNUT BROWN
- 06.15 FIBER CEMENT BOARD & BATTEN SIDING, SAIL CLOTH
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR, AUTUMN TAN



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



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

PROPOSED MAVERIK C-STORE
MAJOR AND TEJON
COLORADO SPRINGS

Prototype Version: 50_R_RR_0119
Building Square Footage: 5,637 SF

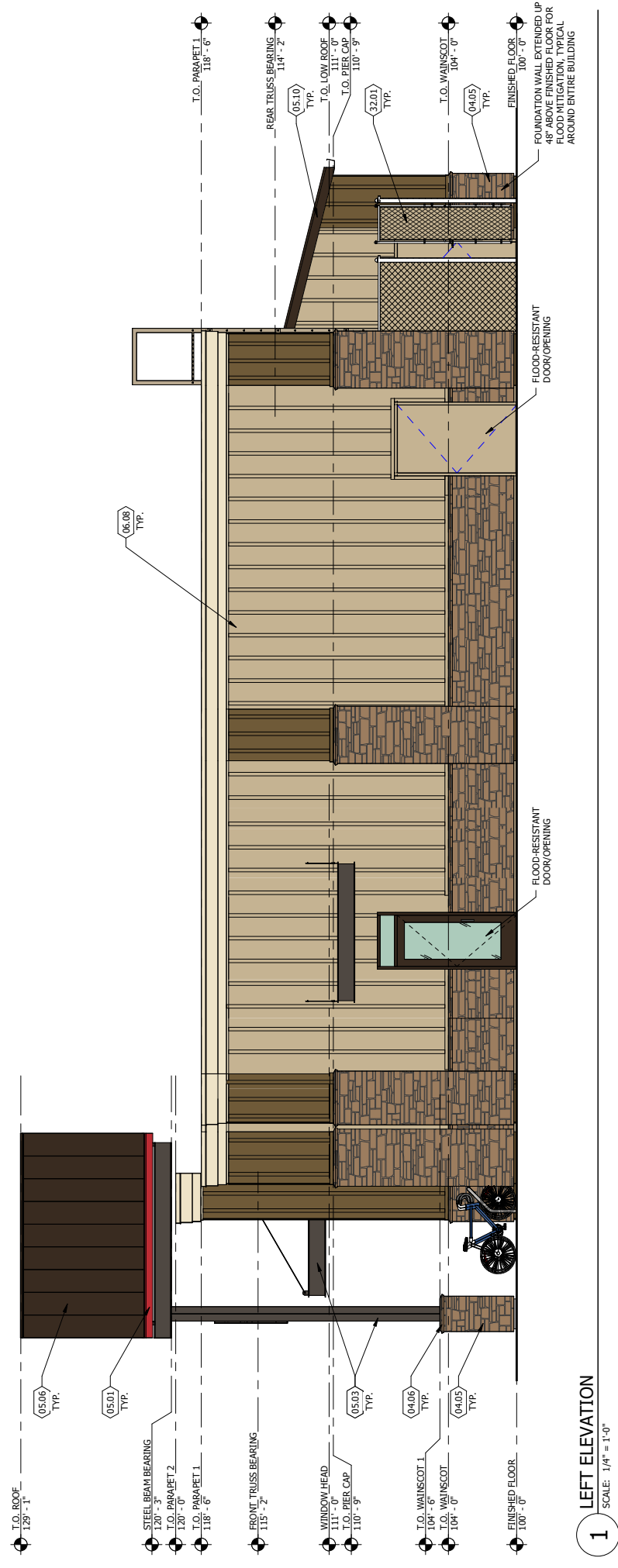
A-3 | EXTERIOR ELEVATIONS



Base Camp
185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

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- 04.06 CULTURED STONE VENEER CAP, CHARDONNAY, COUNTRY LEDGESTONE
- 05.01 PAINTED STEEL GUTTER, BRITTE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, DARK BRONZE
- 05.10 PRE-FINISHED METAL DOME FLASHING BY ROOF MANUFACTURER, CLASSIC
- 06.01 FIBER CEMENT BOARD & BATTEN SIDING, ALUMINUM TAN
- 06.08 CHAIN LINK FENCE WITH PRIVACY SLATS, COLOR TO MATCH BUILDING FIELD
- 32.01 COLOR, AUTUMN TAN



**PROPOSED MAVERIK C-STORE
MAJOR AND TEJON
COLORADO SPRINGS**

Prototype Version: 50_R_RR_0119
Building Square Footage: 5,637 SF

A-4 | EXTERIOR ELEVATIONS



FIGURE 1

MAVERIK STATION

MOTOR WAY & TEJON

COLORADO SPRINGS, CO

PROJECT INFO
DATE: 11.5.18
PROJECT MGR: C. LIEBER
PREPARED BY: B. SWENSON

DEVELOPMENT PLAN

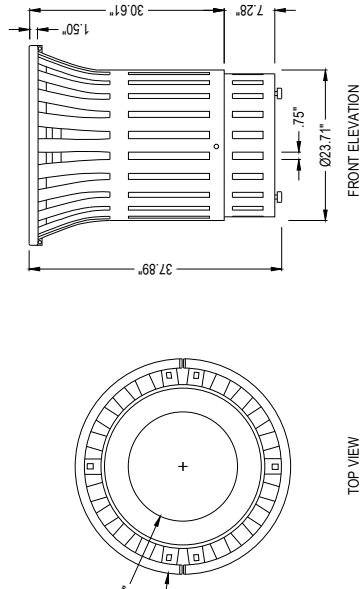
DATE: 11-5-18
BY: JBS
DESCRIPTION: INITIAL SUBMITTAL

SITE DETAILS

11
11 OF 14

CPC UV 18-00159

- SELECT DESIRED COLOR:
- BLACK
 - BLUE
 - BRONZE
 - BROWN
 - BURGENDY
 - CAMEL
 - CHARCOAL
 - EVERGREEN
 - GRAY
 - NAVY
 - ORANGE
 - PURPLE
 - RED
 - SAGE
 - SILVER
 - TEAL
 - VANILLA
 - WHITE
 - YELLOW
- SELECT DESIRED ACCESSORIES:
- BLACK PLASTIC LINER (R-DOM1024)
 - BONNET WITH ASHTRAY (F3203)
 - RECYCLER TOP (F3214)
 - RECYCLER TOP (F3014)
 - RECYCLER TOP WITH ASHTRAY (F3019)
 - BONNET TOP (F3202)
 - TRASH TOP (F3213)
 - RECYCLER TOP (F3214)
 - TRAD. IN GROUND MOUNT (F1094)
 - TRAD. SURFACE MOUNT (F1088)
 - CORKSCREW ANCHOR (A1020)



FINISH: FUSION ADVANTAGE: HEAT INFUSED PLASTISOL - CREATING AN IMPERVIOUS RUST PROOF BARRIER
MATERIAL: 12-GAUGE SLOTTED STEEL WITH .75" GAP SLOTTED PATTERN.
THE RECEPTACLE IS SHIPPED FULLY ASSEMBLED AND READY FOR USE. 20 YEAR LIMITED STRUCTURAL WARRANTY WITH 7 YEAR FINISH WARRANTY.

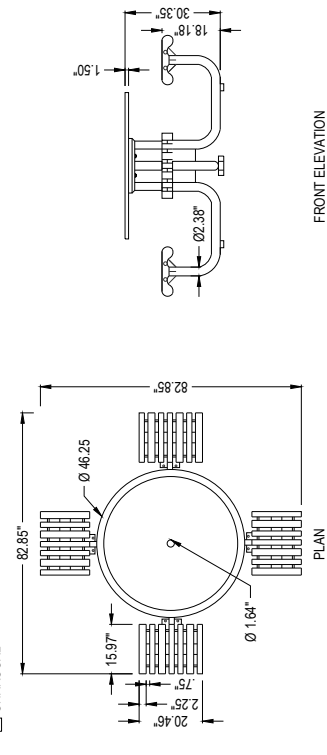
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 928-303.

2 RENDEZVOUS RECEPTACLE

11 L1380CT - 55 GALLON RENDEZVOUS RECEPTACLE WITH CONVEX TOP

SCALE: N.T.S.

- SELECT DESIRED COLOR:
- BLACK
 - BLUE
 - BRONZE
 - BROWN
 - BURGENDY
 - CAMEL
 - CHARCOAL
 - EVERGREEN
 - GRAY
 - NAVY
 - ORANGE
 - PURPLE
 - RED
 - SAGE
 - SILVER
 - TEAL
 - VANILLA
 - WHITE
 - YELLOW



FINISH: TOP COAT™ PATENTED HIGH-GLOSS FINISH RESISTS UV, DETERIORATION, MILDEW, STAINING AND FADING. FUSIONGUARD® PRIMER IS APPLIED TO ALL OF THE UNDER SUPPORTS, PROVIDING EXTREME RUST FIGHTING PROTECTION AND DURABILITY.

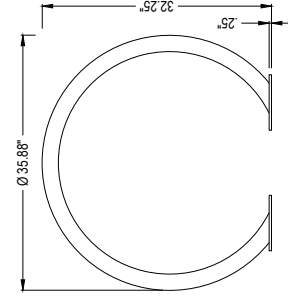
MATERIAL:
THE TABLE TOP IS 12-GAUGE STEEL AND FEATURES A DURABLE 1.5" SQUARE STEEL TUBE EDGE. THE SEATS ARE 12-GAUGE SLOTTED STEEL WITH A .75" GAP SLOTTED PATTERN AND FEATURE A REINFORCED FRAME CONNECTION.
THE TABLE TOP AND SEATS ARE PLASTISOL COATED WITH AN AVERAGE THICKNESS OF .125" AND ARE FINISHED WITH HIGH-GLOSS PATENTED TOPCOAT™.
FEATURES A 1.64" DIAMETER UMBRELLA HOLE IN THE CENTER WITH A BUILT-IN UMBRELLA HOLDER. THE FRAME AND LEGS ARE MADE OF 2.38" O.D. STEEL TUBING PROTECTED WITH FUSIONGUARD® RUST PROTECTION. THE TABLE REQUIRES SOME ASSEMBLY. ASSEMBLY HARDWARE IS INCLUDED.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 928-320.

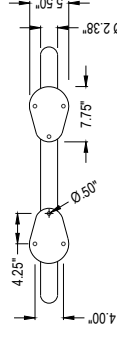
1 4 FLAT SEAT RENDEZVOUS 46" DIA ROUND TABLE

11 MODEL: L1387

SCALE: N.T.S.



FRONT ELEVATION



PLAN VIEW

COLOR: STAINLESS STEEL REMAINS CLEAN AND RUST FREE WITHOUT PAINT OR ALTERNATIVE FINISH
FINISH: 316/316L STAINLESS STEEL IS HIGHLY RESISTANT TO SALT CORROSION, RUSTING, PITTING, AND CRACKING.
MATERIAL: 2.38" O.D. SCHEDULE 10, 316/316L STAINLESS STEEL PIPE SUPPORT SECTIONS.
LEGS: 7.75" X 5.5" PLATE WITH THREE .5" DIAMETER HOLE PER PLATE FOR SURFACE MOUNTING BICYCLES.
BIKE RACK ARRIVES ASSEMBLED AND READY TO BE INSTALLED. HARDWARE IS NOT INCLUDED. LIMITED 20 YEAR WARRANTY.

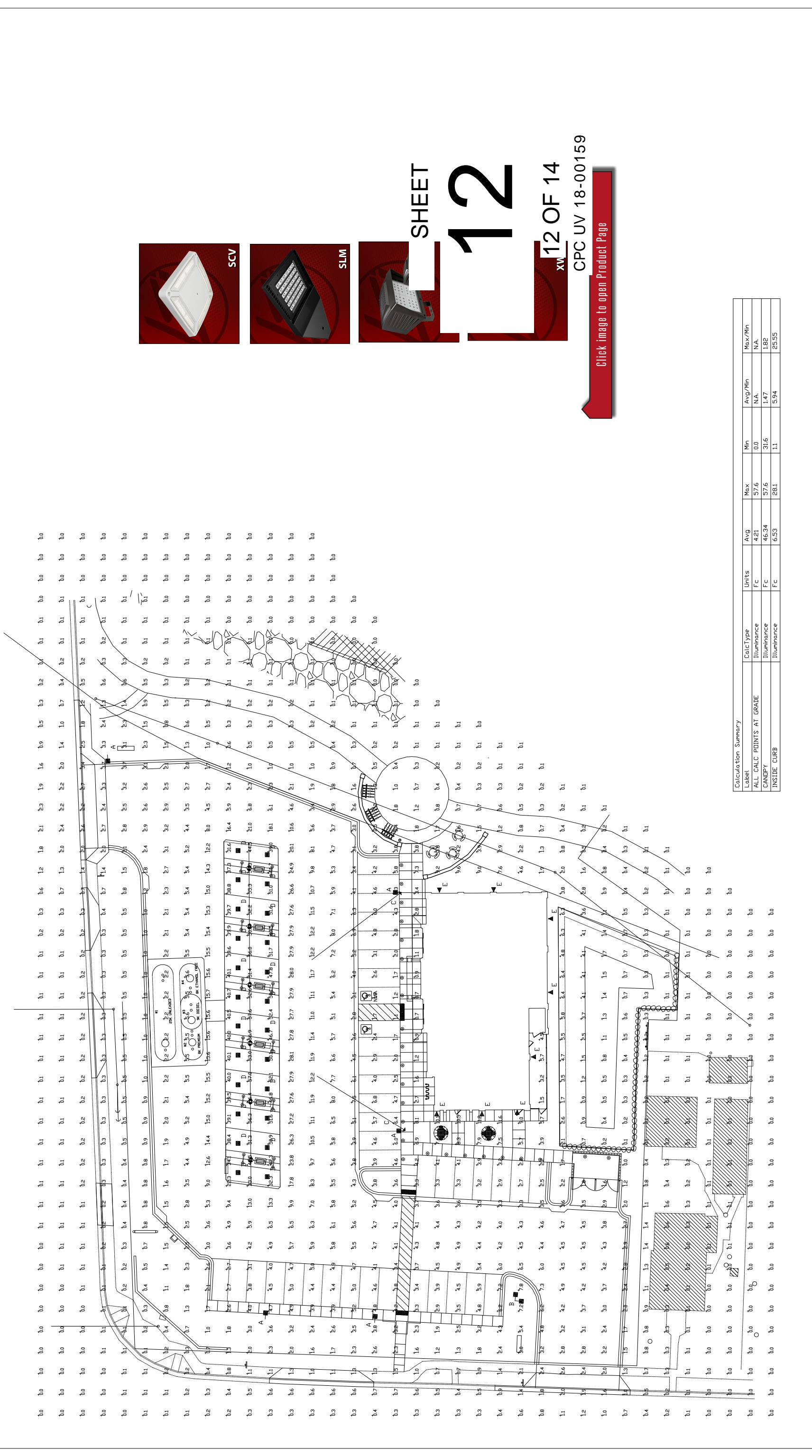
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 928-380.

3

11 MODEL: CIRCLEBBS2

11 CIRCLE BIKE RACK, SURFACE MOUNT, STAINLESS STEEL

SCALE: N.T.S.



SHEET 12

XW 12 OF 14
CPC UV 18-00159

[Click image to open Product Page](#)

Label	CalcType	Units	Avg	Min	Max	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	FC	4.21	0.0	57.6	N.A.	N.A.
CANOPY	Illuminance	FC	46.34	31.6	57.6	1.47	1.82
INSIDE CURB	Illuminance	LI	6.53	1.1	26.1	5.94	25.55

Luminaire Schedule	Qty	Label	Arrangement	LLF	Arr. Lum. Lumens	Arr. Watts
—	5	A	SINGLE	1.000	18843	1485
↻	1	B	2 @ 90 DEGREES	1.000	37686	297
↻	2	C	SINGLE	1.000	4322	4366
↻	24	D	SINGLE	1.000	15209	1017
↻	8	E	SINGLE	1.000	6523	539

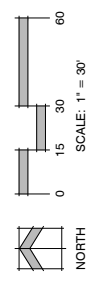
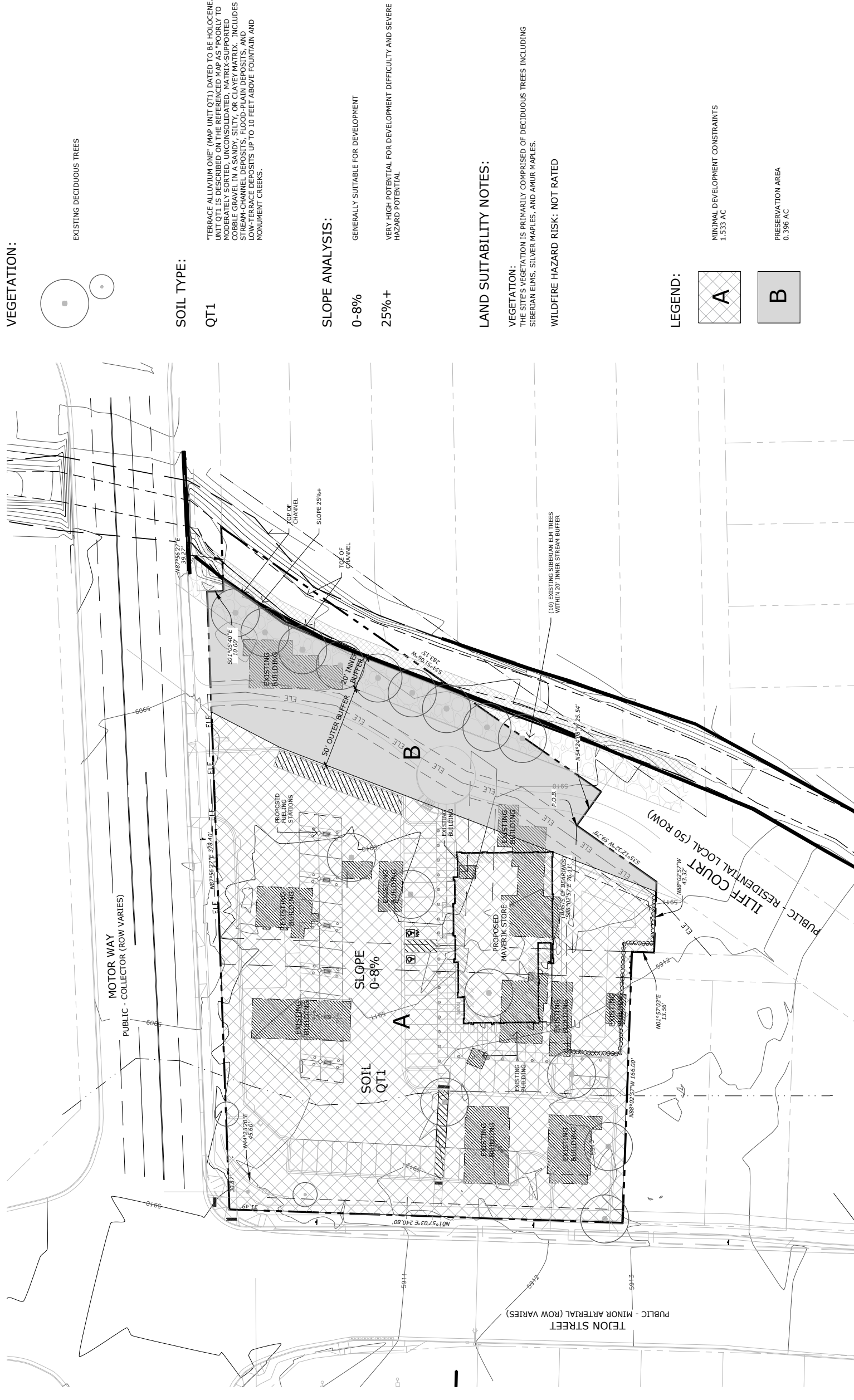
Total Project Watts = 399888
Total Watts = 399888



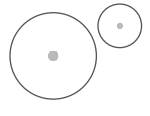
LD-144956-1
LIGHTING PROPOSAL
HAVERICK
MOTOR WAY & TEJDN
COLORADO SPRINGS, CO
DATE: 02/08/18
REV: 30-19
SHEET 1
OF 1
SCALE: 1"=20'

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEDs and other factors. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

FIGURE 1



VEGETATION:



EXISTING DECIDUOUS TREES

SOIL TYPE:

QT1

"TERRACE ALLUVIUM ONE" (MAP UNIT QT1) DATED TO BE HOLOCENE UNIT QT1 IS DESCRIBED ON THE REFERENCED MAP AS "POORLY TO MODERATELY SORTED, UNCONSOLIDATED, MATRIX-SUPPORTED COBBLE GRAVEL IN A SANDY, SILTY, OR CLAYEY MATRIX. INCLUDES STREAM-CHANNEL DEPOSITS, FLOOD-PLAIN DEPOSITS, AND LOW-TERRACE DEPOSITS UP TO 10 FEET ABOVE FOUNTAIN AND MONUMENT CREEKS."

SLOPE ANALYSIS:

- 0-8% GENERALLY SUITABLE FOR DEVELOPMENT
- 25%+ VERY HIGH POTENTIAL FOR DEVELOPMENT DIFFICULTY AND SEVERE HAZARD POTENTIAL

LAND SUITABILITY NOTES:

VEGETATION: THE SITE'S VEGETATION IS PRIMARILY COMPRISED OF DECIDUOUS TREES INCLUDING SIBERIAN ELMS, SILVER MAPLES, AND AMUR MAPLES.
WILDFIRE HAZARD RISK: NOT RATED

LEGEND:

- A MINIMAL DEVELOPMENT CONSTRAINTS 1.533 AC
- B PRESERVATION AREA 0.396 AC