

**WATER AND/OR SEWER MAIN IMPROVEMENT AGREEMENT FOR**

---

**(NAME OF DEVELOPMENT)**

**THIS WATER AND/OR SEWER MAIN IMPROVEMENT AGREEMENT** is made and executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **THE PARKER WATER AND SANITATION DISTRICT**, a Colorado special district (hereafter referred to as the **“District”**), and \_\_\_\_\_ Murphy Oil USA Inc. \_\_\_\_\_ (hereafter referred to as the **“Owner”**).

**WHEREAS** Owner is the owner of certain real property located within the boundaries of the District, which real property is more particularly described in **Exhibit A**; which is attached hereto and incorporated herein; and

**WHEREAS** Owner wishes to develop all or a portion of said real property, which development shall include the installation of water and/or sanitary sewer mains pursuant to the plan which is attached hereto as **Exhibit B**; and

**WHEREAS** the District wishes to grant permission to the Owner to develop such improvements pursuant to the Rules and Regulations of the District and the terms and provisions of this Agreement.

**NOW THEREFORE**, in and for consideration of the performance of the covenants and promises set forth herein, the parties agree as follows:

1. The District hereby approves the plan attached hereto as **Exhibit B**, and authorizes the Owner to construct said improvements in accordance therewith. All such improvements shall be constructed, completed and maintained in conformity both with said plan and the Rules and Regulations of the District. The parties agree that the improvements shall be completed in accordance with the time schedule attached hereto as **Exhibit C**.

2. At the time of commencement of construction of the improvements identified in **Exhibit B**, the Owner, or his agent/contractor, shall comply with the provisions of Section 6.4 of the Rules and Regulations of the District as adopted by Resolution No. 1995-16A. Specifically, the Owner, or his agent/contractor shall deposit with the General Manager of the District, or his designee, security in the form of an irrevocable Letter of Credit in a form and drawn on a financial institution acceptable to the General Manager of the District, in the amount of 120% of the estimated cost of the construction identified in **Exhibit D**, a copy of which is attached hereto. All costs set forth in said **Exhibit D** shall be approved by the District’s Engineer. The purpose of such security is to enable the District to undertake or complete such construction utilizing the District’s own forces or contractors in the event the Owner or his agent/contractor fails to complete the construction in either a timely or workmanlike

manner. Any Letters of Credit, which are delivered to the District as the required security provided for herein, shall remain in full force and effect, until probationary acceptance by the District of the improvements. At the time of such probationary acceptance of such construction, and upon presentation of evidence of full payment therefore by the Owner or his agent/contractor, 100% of the actual costs of construction of the improvements shall be reduced to the Owner, with the District retaining the remaining 20% until the expiration of the two-year warranty period described herein. At the completion of such two-year warranty period, the Owner shall convey to the District by bill of sale the improvements constructed by Owner and/or his contractor and identified in **Exhibit B**. At the time of receipt of the above described bill of sale, District shall return to the Owner or his agent/contractor all amounts remaining in possession of the District which have not been required to be expended by the District in repair or maintenance of said construction.

If cash-in-lieu is provided, the terms of the Cash in Lieu of Letter of Credit Financial Guarantee Agreement shall govern releases by the District.

3. In the event that Owner shall at any time prior to final acceptance by the District of the construction of the improvements specified in **Exhibit B** allow any Letter of Credit to lapse or otherwise become not valid, enforceable, and in the possession of the District, the District shall withhold the provision of water and/or sewer service to any and all properties which are contemplated to be served by the improvements identified in **Exhibit B** to this Water and/or Sewer Main Improvement Agreement.

4. The Owner shall warrant any and all improvements identified in **Exhibit B** for a period of two years following completion of construction by the Owner or his agent/contractor, and preliminary acceptance of such improvements by the General Manager of the District, subject to the prior occurrence of the following:

a) Installation of all water/or sewer mains or other improvements identified in **Exhibit B** has been approved in writing by the District's Engineer, and the District has received two full sets of "reproducible as-builts;" and

b) The District has received a bill of sale conveying to it said water/sewer mains or other improvements identified in **Exhibit B** free and clear of all liens, restrictions, reservations and encumbrances whatsoever; and

c) The District has received from the Owner a written agreement, or has been presented with evidence of reservation of an easement within any approved right-of-way on any plat approved by the Town of Parker, Colorado, granting the District the right to use, together with possession and control of, such water/sewer mains and other improvements during any period of time commencing with completion of construction and extending to the date of actual acceptance of and conveyance of bill of sale evidencing title to such mains by the District.

At the conclusion of such two-year warranty period, Owner's warranty shall expire, and all such improvements shall be accepted for maintenance by the District.

5. The District shall have the right, but not the duty, to make reasonable engineering observations at the Owner's expense as the District may reasonably request. Observation, acquiescence in, or approval by any engineering observer of the construction of improvements at any time shall not constitute approval by the District of any portion of the construction of such improvements. Such approval shall be made by the District only after completion of construction and in the manner set forth in the District's Rules and Regulations.

6. For the period commencing with the commencing of construction and ending upon the termination of the Owner's warranty period, the owner does hereby indemnify and hold the District, its employees, agents, contractors and consultants, harmless for or on account of any act or omission, including the design and/or construction of the improvements identified in **Exhibit B**, of the Owner, his employees, contractors and/or agents, with respect to the design and construction of the improvements identified in said **Exhibit B**, and the Owner shall pay any and all claims asserted or judgments rendered against the District as the result of any suit, action, or claim together with all reasonable expenses and attorney fees incurred by the District or its agents or employees or contractors in defending any such suit, action, or claim.

7. In the event Owner shall convey all or any portion of the real property described in **Exhibit A** at any time prior to the date of final acceptance by the District of the improvements identified in **Exhibit B**, the grantee or successor of Owner shall become and shall be bound by all the provisions hereof, and shall in addition: continue in full force and effect the security required in paragraph 2 hereof, or shall cause to be put in place replacement security in the same required amount, subject to acceptance by the District as to the amount and the form of the security and the identity of the institution issuing the same; and shall honor and adhere to all warranties and promises made and covenanted to by Owner herein.

8. The District agrees to cooperate with the Owner, and the Owner agrees to cooperate with the District, in the timely filing and approval of all plans and requests made of one party to the other.

9. This Water and/or Sewer Main Improvement Agreement constitutes the entire agreement between the parties, and supersedes all other agreements, whether written or verbal, which may exist between the parties, except as specified in paragraph 10 hereof.

10. In the event of a dispute between the parties regarding the terms hereof, which terms shall be construed pursuant to Colorado law, the same shall be resolved in the courts of Douglas County, Colorado, which courts shall have exclusive jurisdiction.

11. Notwithstanding the provisions of this Water and/or Sewer Main Improvement Agreement, all of the provisions of the Rules and Regulations of the

Parker Water and Sanitation District, as the same presently exist or as they may in the future be amended, are applicable to Owner and/or his agent/contractor in construction and completion of the improvements identified in **Exhibit B**. To the extent there should be a discrepancy between any provision of this Agreement and any of the provisions of the District's then-current Rules and Regulations, the provision which imposes the greater restriction or the higher duty or standard of performance on the Owner or his agent/contractor shall apply.

12. Remedies/Cure Period. In the event of a material breach of a provision of this Agreement by Owner, in addition to any other remedy available at law or equity, the District shall have the following rights:

- a) Withhold the provision of water and/or sewer service to any and all properties which are contemplated to be served by the improvements identified in **Exhibit B** to this Water and/or Sewer Main Improvement Agreement.
- b) Require Owner, at Owner's expense, to cure the breach.
- c) If Owner has failed to complete or if the District reasonably believes Owner will fail to complete the improvements set forth in **Exhibit B** in accordance with the time schedule set forth in **Exhibit C**, the District shall have the right to draw on the letter of credit.

Unless the deadline for exercising any remedy set forth above would render such remedy unavailable, prior to seeking any such remedy, the District shall notify the Owner in writing of the nature of the breach and the measures that must be taken to cure the breach, and give the owner an opportunity to cure the breach as set forth herein. Owner shall have fifteen (15) days to cure the breach or if the breach cannot be cured within fifteen (15) days, exercise reasonable and continued diligence to cure the breach as rapidly as possible, but in no event shall Owner have more than ninety (90) days to cure the breach.

Owner:   **Murphy Oil USA Inc.**  

  **200 E Peach St.**  

  **El Dorado, AR 71730**  

By:   Gary Hegener  

  Project Manager  

District:

**PARKER WATER AND  
SANITATION DISTRICT**  
18100 E. Woodman Drive  
Parker CO 80134

By: \_\_\_\_\_  
Ron R. Redd, P.E., District Manager

Printed Name & Title

Attest: \_\_\_\_\_

**EXHIBIT A**

A PORTION OF LOT 1, BLOCK 3 PARKER AUTO PLAZA FILING NO. 1  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
ALSO KNOWN AS 12405 SOUTH PARKER ROAD, PARKER, CO 80134

**EXHIBIT B**

SEE THE ATTACHED PLAN SHEETS C3.0 – C3.5 TAKEN FROM THE SP20-019 -  
PARKER AND PINE MURPHY EXPRESS GAS – SITE PLAN SET – 220-334



Know what's below. Call before you dig.

# PARKER AND PINE FILING NO. 1 LOT 2

MURPHY OIL USA, INC.

A PORTION OF LOT 1, BLOCK 3 PARKER AUTO PLAZA FILING NO. 1  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

## SITE CONSTRUCTION PLANS PARKER WATER AND SANITATION CONSTRUCTIONS PLANS

### PROJECT CONTACTS:

**RECORD OWNER**  
EVT PARKER COLORADO, LLC  
2710 E CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016  
TEL: (602) 468-6100  
CONTACT: RYAN AMATO

**DEVELOPER/APPLICANT**  
MURPHY OIL USA, INC.  
200 PEACH STREET  
EL DORADO, AR 71730  
CONTACT: GARY HEGENER

**ENGINEER/CONSULTANT**  
GALLOWAY & COMPANY, INC.  
6162 S. WILLOW DRIVE, SUITE 320  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 770-8884  
FAX: (303) 770-3636  
CONTACT: JIM ERWIN-SVORODA, P.E.  
EMAIL: JIMERWIN@GALLOWAYUS.COM

**LANDSCAPE/CONSULTANT**  
GALLOWAY & COMPANY, INC.  
6162 S. WILLOW DRIVE, SUITE 320  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 770-8884  
FAX: (303) 770-3636  
CONTACT: TIM NELSON, RLA, ASLA, COP  
EMAIL: TIMNELSON@GALLOWAYUS.COM

**SURVEYOR**  
GALLOWAY & COMPANY, INC.  
1755 TELESTAR DR., SUITE 107  
COLORADO SPRINGS, CO 80920  
TEL: (303) 770-8884  
FAX: (303) 770-3636  
CONTACT: BRIAN DENNIS, PLS  
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

### MUNICIPAL & UTILITY CONTACTS:

**ENGINEERING**  
TOWN OF PARKER - ENGINEERING  
20120 E. MAIN STREET  
PARKER, CO 80138  
TEL: (303) 805-3169  
CONTACT: RANDY CAPRA

**STORM SEWER**  
TOWN OF PARKER - PUBLIC WORKS  
20120 E. MAIN STREET  
PARKER, CO 80138  
TEL: (303) 840-9546

**FIRE**  
SOUTH METRO FIRE RESCUE AUTHORITY  
9195 E. MINERAL AVE.  
CENTENNIAL, CO 80112  
TEL: (720) 989-2244  
CONTACT: CHR KERRHOVE

**WATER & SANITARY SEWER**  
PARKER WATER AND SANITATION DISTRICT  
1900 E. WOODMAN DRIVE  
PARKER, CO 80132  
TEL: (303) 841-4627  
CONTACT: DRAYTON SANDERSON

**GAS**  
XCEL ENERGY  
1800 PARKER STREET  
DENVER, CO 80202  
EMAIL: RON.H.JOHNSON@XCELENERGY.COM  
CONTACT: RON JOHNSON

**ELECTRIC**  
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION  
5496 NORTH USHER HIGHWAY 85  
SEDALIA, CO 80135  
TEL: (303) 688-3100  
CONTACT: AMANDA STEINER

**TELEVISION**  
COMCAST  
1601 MILE HIGH STADIUM CIRCLE  
DENVER, CO 80204  
EMAIL: DEAN\_FLENTHOPE@CABLE.COMCAST.COM  
CONTACT: DEAN FLENTHOPE

**TELEPHONE**  
CENTURYLINK  
1801 CALIFORNIA STREET, SUITE 240  
DENVER, CO 80202  
CONTACT: IZZY MILLER  
EMAIL: IZZYMILLER@CENTURYLINK.COM



VICINITY MAP  
(NOT TO SCALE)

### PWSD GENERAL UTILITY NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
- THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSD IMMEDIATELY.
- PWSD ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
- ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
- THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE PRINTS SHALL BE TRANSMITTED TO THE PWSD OFFICE.
- NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
- SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF PARKER WATER AND SANITATION DISTRICT PAGE 17 DISTRICT PLAN APPROVAL PROCEDURES 2017 REVISION CONACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS: "X" FOR SANITARY SERVICE SEWERS "Y" FOR WATER SERVICES
- NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.

### PWSD SANITARY SEWER NOTES

- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE PARKER WATER AND SANITATION DISTRICT SPECIFICATION.
- ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
- SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PARKER WATER AND SANITATION DISTRICT STANDARD AND SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
- SEWER RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
- THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
- NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
- SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
- ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
- PVC BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
- AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.
- ALL PIPE LENGTHS ARE APPROXIMATE.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PARKER WATER AND SANITATION DISTRICT SPECIFICATION MANUAL.
- ALL MANHOLES SHALL HAVE SHAPED INVERTS.
- ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
- PRIOR TO START WORK WHERE SEWER MAIN TO BE INSTALLED INTO EXISTING DISTRICT SEWER SYSTEMS, THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE BY THE DISTRICT. ITS PURPOSE SHALL BE TO PREVENT ANY MUD, WATER OR OTHER MATERIALS FROM ENTERING THE LINE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN SO INSTRUCTED BY THE DISTRICT.
- PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CLIENT SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

### FIRE NOTES

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LINES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL MEET A 75,000 LBS IMPOSED LOAD.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF VERTICAL CONSTRUCTION.
- NO PARKING FIRE LANE SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
- WHEN FIRE APPARATUS ACCESS ROADS OR 4 WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO BUILDING CONSTRUCTION GOING VERTICAL.

### SHEET INDEX

SHEET NUMBER	DESCRIPTION
C-3.0	UTILITY COVER SHEET
C-3.1	OVERALL UTILITY PLAN
C-3.2	UTILITY DETAILS
C-3.3	UTILITY DETAILS
C-3.4	STORM AND SANITARY PLAN
C-3.5	STORM PLAN & PROFILE
IR-1.1	IRRIGATION PLAN
IR-1.2	IRRIGATION DETAILS
IR-1.3	IRRIGATION NOTES & DETAILS

### PWSD WATER MAIN NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
- ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.
- THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
- FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.
- ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
- PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.
- VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES; WHEN AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
- WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
- THE CONTRACTOR SHALL NOTIFY THE PWSD AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
- PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES.
- CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
- HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

### PWSD DISTRICT ACCEPTANCE NOTES

- UPON COMPLETION OF SANITARY SEWER AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THROUGH AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO 1-YEAR FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
- THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITIONS OF THE PROBATIONARY ACCEPTANCE LETTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

MATERIALS SPECIFICATIONS	
MATERIAL SPECIFICATION	DESCRIPTION
MS-W1, MS-S1, MS-S4	PIPE TYPE - PVC
MS-W2	PIPE TYPE - DUCTILE IRON
MS-W7	TAPPING SLEEVES
MS-W3, MS-S5	FITTINGS
MS-W4, MS-W5, MS-W6, MS-W8, MS-W9	VALVES, AIR RELEASE VALVES
MS-W7, MS-W8	WATER METER
MS-S2	PRECAST MANHOLES
MS-S3	CASTINGS

### BENCHMARK

ELEVATIONS SHOWN ARE BASED ON CONTROL PROVIDED BY MARTIN & MARTIN. VERTICAL DATUM IS APPROXIMATELY 2.6± FEET BELOW NAVD 88.

### SITE BENCHMARKS:

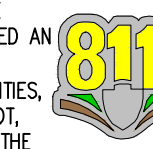
SITE BENCHMARK #1: #5 REBAR WITH 2" ALUMINUM; CAP STAMPED "PLS 36062"; EL = 5634.76  
SITE BENCHMARK #2: #5 REBAR WITH 2" ALUMINUM; CAP STAMPED "PLS 36062"; EL = 5640.22

### BASIS OF BEARING

BEARINGS ARE BASED ON A PORTION OF THE EAST LINE OF LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AND BEING A PORTION OF THE WEST RIGHT OF WAY LINE OF PARKER ROAD, THE SOUTH END OF THE LINE BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 3, MONUMENTED ON THE NORTH END BY A FOUND NO. 4 REBAR RED PLASTIC CAP PLS 24960 AND ON THE SOUTH END BY A FOUND NO. 4 REBAR RED PLASTIC CAP PLS 23524, AND IS CONSIDERED TO BEAR S23°56'20"E, A DISTANCE OF 553.91 FEET.

### CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below. Call before you dig.

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS.

ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: \_\_\_\_\_ (DISTRICT REPRESENTATIVE)

DATE: \_\_\_\_\_

APPROVED FOR CONSTRUCTION:  
PARKER WATER AND SANITATION DISTRICT

BY: \_\_\_\_\_ (DISTRICT ENGINEER)

DATE: \_\_\_\_\_

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE  
(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

SHEET NO.

C-3.0

REV-0 06/23/2021 JES KML KML KML JES KML KML

UTILITY COVER SHEET  
MURPHY EXPRESS  
12405 SOUTH PARKER ROAD  
PARKER  
COLORADO

Galloway

6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com

MURPHY OIL USA, INC.  
200 PEACH STREET  
EL DORADO, AR 71730



# PARKER AND PINE FILING NO. 1 LOT 2 – SITE PLAN

MURPHY OIL USA, INC.  
 A PORTION OF LOT 1, BLOCK 3 PARKER AUTO PLAZA FILING NO. 1  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

## SITE PLAN DOCUMENTS



Know what's below.  
 Call before you dig.

### EASEMENT SCHEDULE

- (A) PERMANENT DRAINAGE EASEMENT (REC NO. 2004034896)
- (B) 10' UTILITY EASEMENT (REC NO. 2004113377)
- (C) EXCEPTION 12 & EXCEPTION 13 BOUNDARY (APPROXIMATE LOCATION) (BK 1227, PG 2338; BK 1284, PG 1957; BK 1290, PG 1455-1459)
- (D) ADDITIONAL 5' UTILITY EASEMENT BY DEVELOPER PER REFERRAL SP18-047

### LEGEND

- PROPERTY LINE
- EASEMENT BOUNDARY LINE
- EXISTING ELECTRICAL LINE
- EXISTING FIBER OPTIC LINE
- EXISTING CABLE LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED TELEPHONE LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER BEND
- PROPOSED SIGN
- PROPOSED SITE LIGHTING
- PROPOSED GREASE INTERCEPTOR
- PROPOSED TRANSFORMER
- PROPOSED STORM SEWER INLET

UTILITY INSTALLATION RESPONSIBILITIES			
ELECTRIC RESPONSIBILITY			
	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
PERMITS AND INSPECTIONS	X		
OVERHEAD SERVICE DROP		X	
SERVICE CONNECTION		X	
SERVICE ENTRANCE CONDUIT, CONDUCTOR, AND OH POINT OF ATTACHMENT	X		
METER SOCKET	X		
BILLING METER		X	
LOAD SIDE CONDUIT AND CONDUCTOR	X		
ICE AND SNOW SHIELD, IF REQUIRED	X		
GROUND ROD(S)	X		
TELEPHONE RESPONSIBILITY			
	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
CONDUIT/TRENCH	X		
PULL STRING	X		
WATER RESPONSIBILITY			
	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
TAP		X	
DOMESTIC METER		X	
DOMESTIC BFP	X		
IRRIGATION METER		X	
IRRIGATION BFP	X		
HYDRANT		X	
SEWER RESPONSIBILITY			
	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
TAP	X		

### FIRE CODE REVIEW BLOCK

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FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE (DATE)

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

### SCHEDULE

- (1) EXISTING STORM SEWER MANHOLE TO REMAIN
- (2) EXISTING WATER LINE INSTALLED BY DEVELOPER
- (3) EXISTING CATV LINE TO REMAIN
- (4) EXISTING UNDERGROUND TELEPHONE LINE TO REMAIN
- (5) EXISTING GAS LINE TO REMAIN
- (6) EXISTING FIBER OPTIC LINE TO REMAIN
- (7) EXISTING STORM LINE TO REMAIN
- (8) EXISTING STORM LINE INSTALLED BY DEVELOPER
- (9) EXISTING SANITARY SEWER LINE INSTALLED BY DEVELOPER
- (10) EXISTING COMMUNICATION BOX/Vault TO REMAIN
- (11) EXISTING SANITARY SEWER MANHOLE PROVIDED BY DEVELOPER
- (12) PROPOSED YARD DRAIN WITH OPEN GRATE TOP
- (13) EXISTING SANITARY SEWER MANHOLE TO REMAIN
- (14) EXISTING 8" WATER STUB AND VALVE INSTALLED BY DEVELOPER
- (15) EXISTING FIRE HYDRANT TO REMAIN
- (16) EXISTING STORM SEWER INLET INSTALLED BY DEVELOPER
- (17) PROPOSED 4" STORM SEWER LINE
- (18) PROPOSED 18" STORM SEWER LINE
- (19) PROPOSED STORM SEWER INLET
- (20) PROPOSED STORM CLEANOUT
- (21) PROPOSED 4" SANITARY SEWER SERVICE LINE
- (22) PROPOSED 1,000 GALLON GREASE INTERCEPTOR
- (23) PROPOSED SANITARY SEWER CLEANOUT (TYP)
- (24) PROPOSED SITE LIGHT
- (25) PROPOSED 1 1/2" DOMESTIC WATER SERVICE LINE TO BUILDING
- (26) PROPOSED 3/4" IRRIGATION LINE
- (27) PROPOSED 1 1/2" INTERIOR SET WATER METER AND BACKFLOW
- (28) PROPOSED FREEZELESS HOSE BIBB AT PUMP ISLAND (3/4" SCH. 40 PVC)
- (29) PROPOSED 3/4" WATER LINE TO CANOPY (TO BE CONNECTED AFTER METER)
- (30) PROPOSED UNDERGROUND TELEPHONE LINE. PLACE HAND HOLES AS NEEDED.
- (31) CONNECTION TO EXISTING TELEPHONE LINE TO BE COORDINATED WITH TELEPHONE COMPANY.
- (32) PROPOSED UNDERGROUND ELECTRICAL LINE.
- (33) CONNECTION TO EXISTING ELECTRICAL LINE TO BE COORDINATED WITH ELECTRICAL COMPANY.
- (34) PROPOSED ROOF DRAIN CONNECTION
- (35) PROPOSED 6" PVC ROOF DRAIN LINE
- (36) PROPOSED TRANSFORMER ON CONCRETE PAD
- (37) PROPOSED STORM MANHOLE
- (38) PROPOSED 8" TRENCH DRAIN
- (39) PROPOSED 6" PVC LATERAL FIRE HYDRANT
- (40) PROPOSED FIRE HYDRANT FH#1
- (41) PROPOSED 8" x 6" TE
- (42) PROPOSED 6" GATE VALVE GV#1
- (43) PROPOSED 10" ROOF DRAIN
- (44) PROPOSED ELECTRICAL CABINET PER AREA REQUIREMENTS
- (45) PROPOSED 8" GATE VALVE GV#2
- (46) PROPOSED 3/4" IRRIGATION METER
- (47) EXISTING 8" STUB
- (48) PROPOSED 3/4" CURB STOP
- (49) PROPOSED 1 1/2" CURB STOP
- (50) PROPOSED SANITARY SEWER SAMPLING MANHOLE (REFERENCE PWSO DETAIL 55.3)

### BASIS OF BEARING

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### CAUTION - NOTICE TO CONTRACTOR

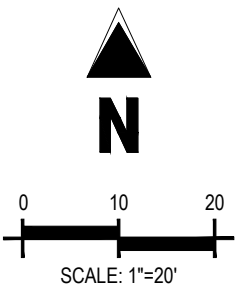
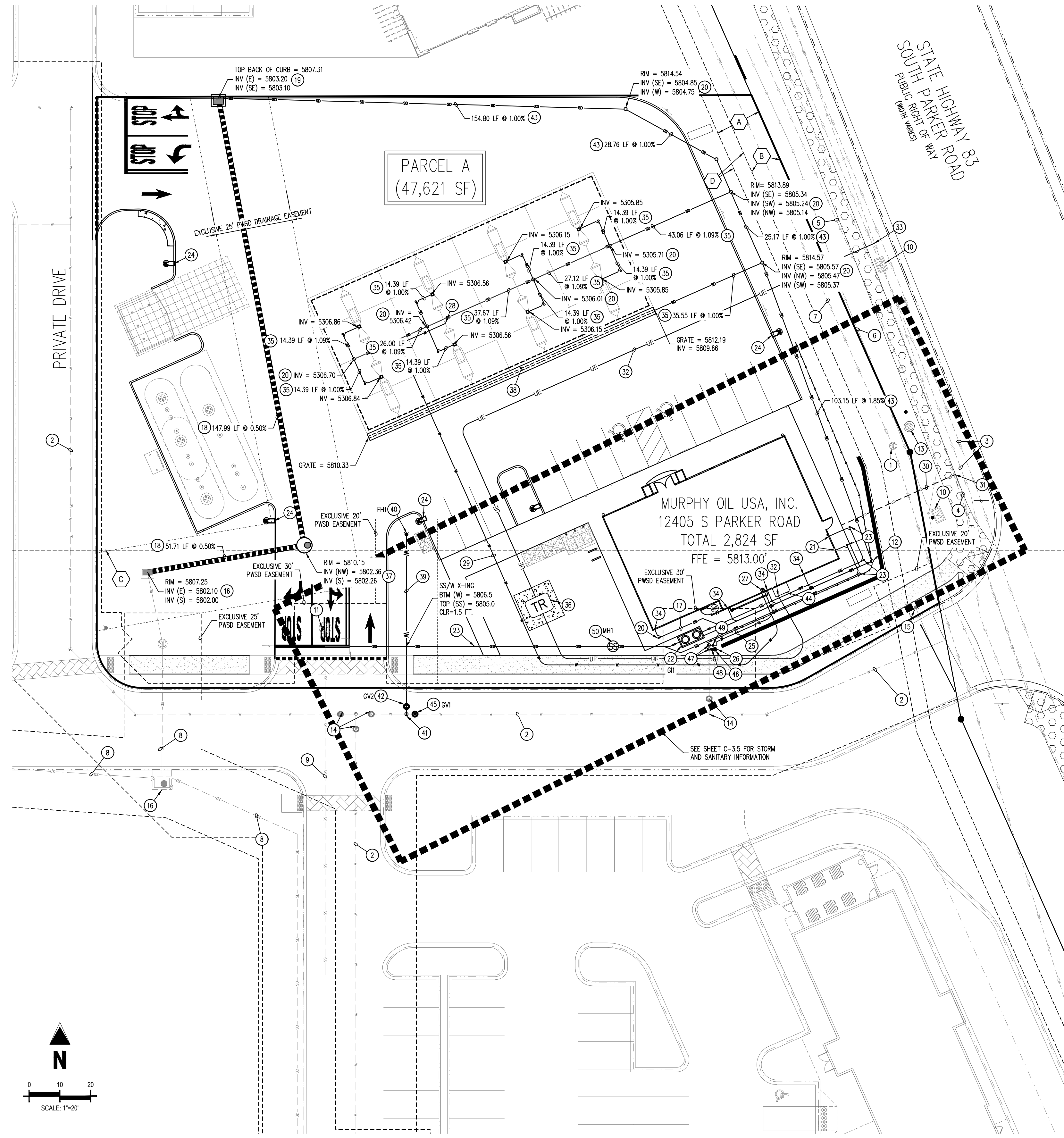
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### UTILITY INSTALLATION RESPONSIBILITIES

- WATER SERVICE:**
  - WATER COMPANY WILL UTILIZE EXISTING TAP AND METER FOR DOMESTIC WATER SERVICE TO BUILDING. WATER CO. WILL ALSO PROVIDE AND INSTALL BACKFLOW DEVICE WITHIN DOMESTIC METER BOX. WATER COMPANY WILL INSTALL TAP FOR IRRIGATION AND METER FOR A FEE.
  - CONTRACTOR TO PROVIDE AND INSTALL CONNECTION TO BACK SIDE OF METER, INCLUDING FITTINGS, VALVES, CURB STOP, CURB BOX, RPZ (ON IRRIGATION MAIN), WATER SERVICE MAINS, ETC. FOR IRRIGATION AND DOMESTIC SERVICE.
- SEWER SERVICE:**
  - CONTRACTOR TO PROVIDE AND INSTALL GRAVITY SERVICE LINES, GREASE TRAP, CONNECTION TO EXISTING STUBOUT, ETC.
- ELECTRIC SERVICE:**
  - ELECTRIC COMPANY PROVIDES AND INSTALLS POLE MOUNTED TRANSFORMER.
  - CONTRACTOR TO PROVIDE & INSTALL 1-5" SCH. 40 CONDUIT WITH PULL STRINGS AND SHEETS (3" x 1/2") ALONG USE ROUTE FROM TRANSFORMER POLE TO BUILDING ENTRY POINT.
  - CONTRACTOR TO PROVIDE AND INSTALL SECONDARY WIRE FROM TRANSFORMER TO BUILDING.
- TELEPHONE SERVICE:**
  - TELEPHONE COMPANY WILL PROVIDE, INSTALL AND PULL WIRE TO BUILDING.
  - CONTRACTOR TO INSTALL 4" CONDUIT WITH PULL-STRING FROM BUILDING TO POINT OF CONNECTION.
  - TURNS SHALL UTILIZE SNEEPMING 90'S (36" R).
  - CONTRACTOR TO PROVIDE #6 GROUND WIRE CONNECTED TO ELECTRICAL GROUND AND 4'x8" MOUNTED PLYWOOD BACKBOARD INSIDE BUILDING FOR TELEPHONE COMPANY TO MOUNT EQUIPMENT.
  - CONTACT ATT TWO (2) WEEKS PRIOR TO NEEDING SERVICE.



Know what's below.  
 Call before you dig.



SHEET NO. C-3.1

OVERALL UTILITY PLAN  
 MURPHY EXPRESS  
 12405 SOUTH PARKER ROAD  
 PARKER, COLORADO

Galloway

MURPHY OIL USA, INC.  
 200 PEACH STREET  
 EL DORADO, AR 71730



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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



# PARKER AND PINE FILING NO. 1 LOT 2 - SITE PLAN

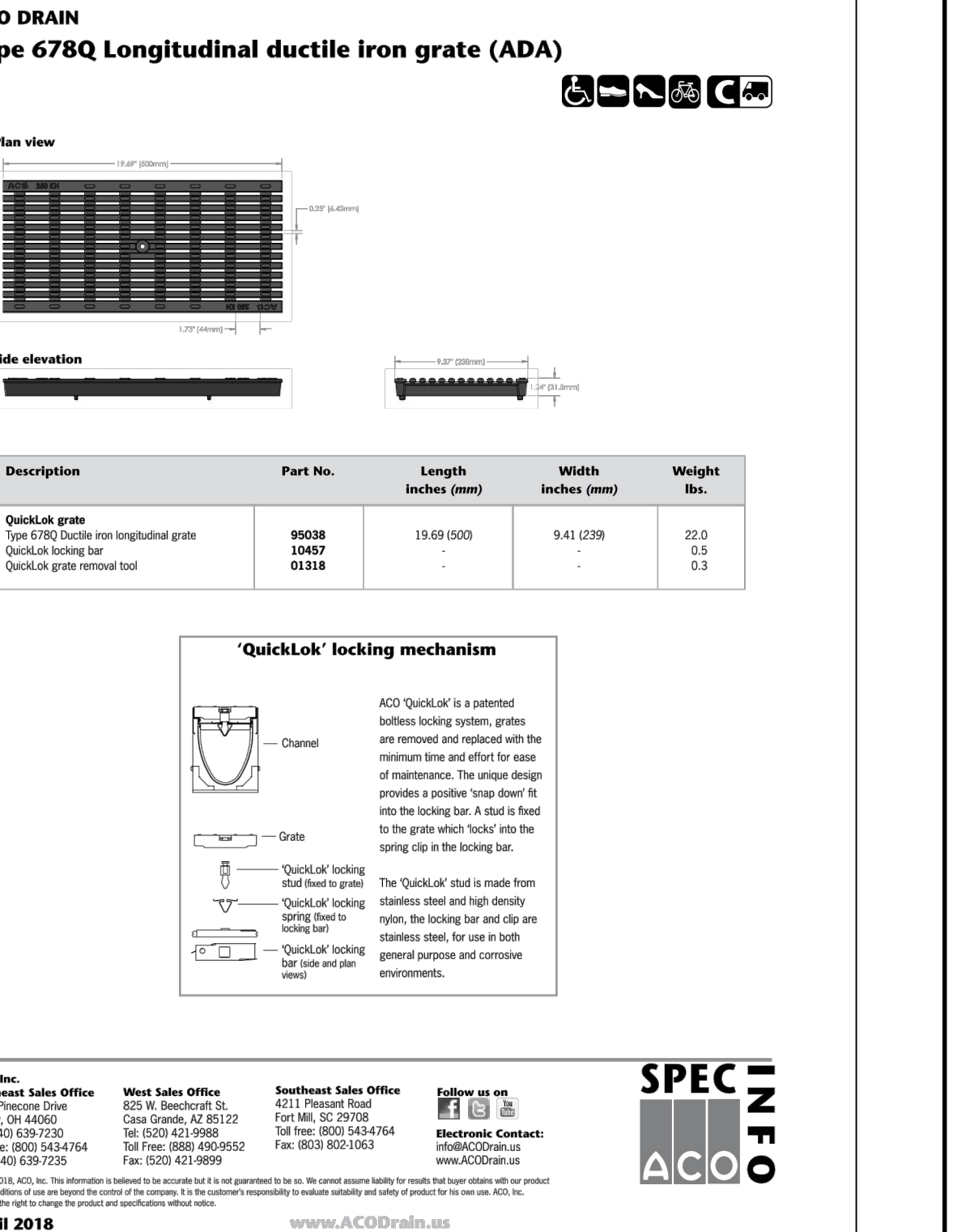
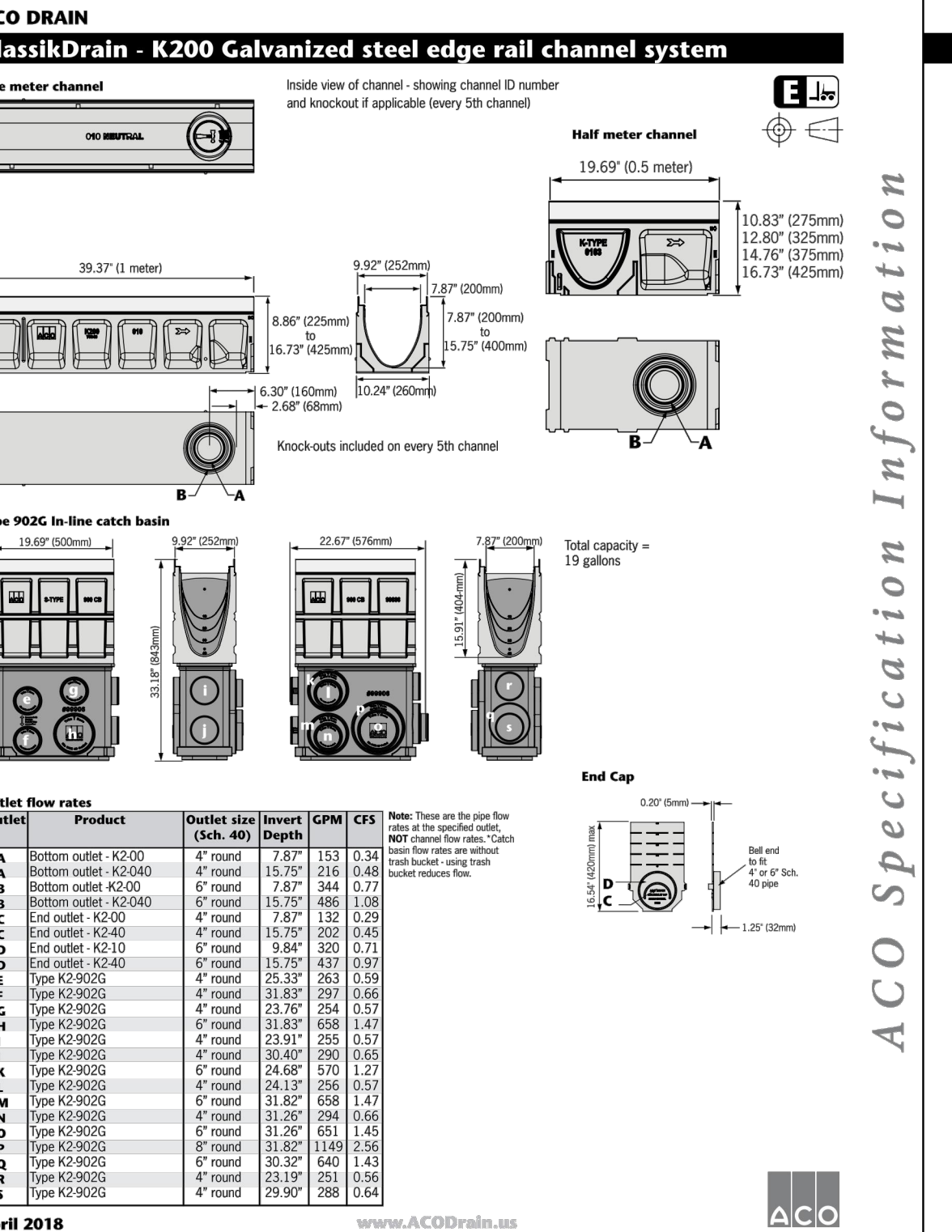
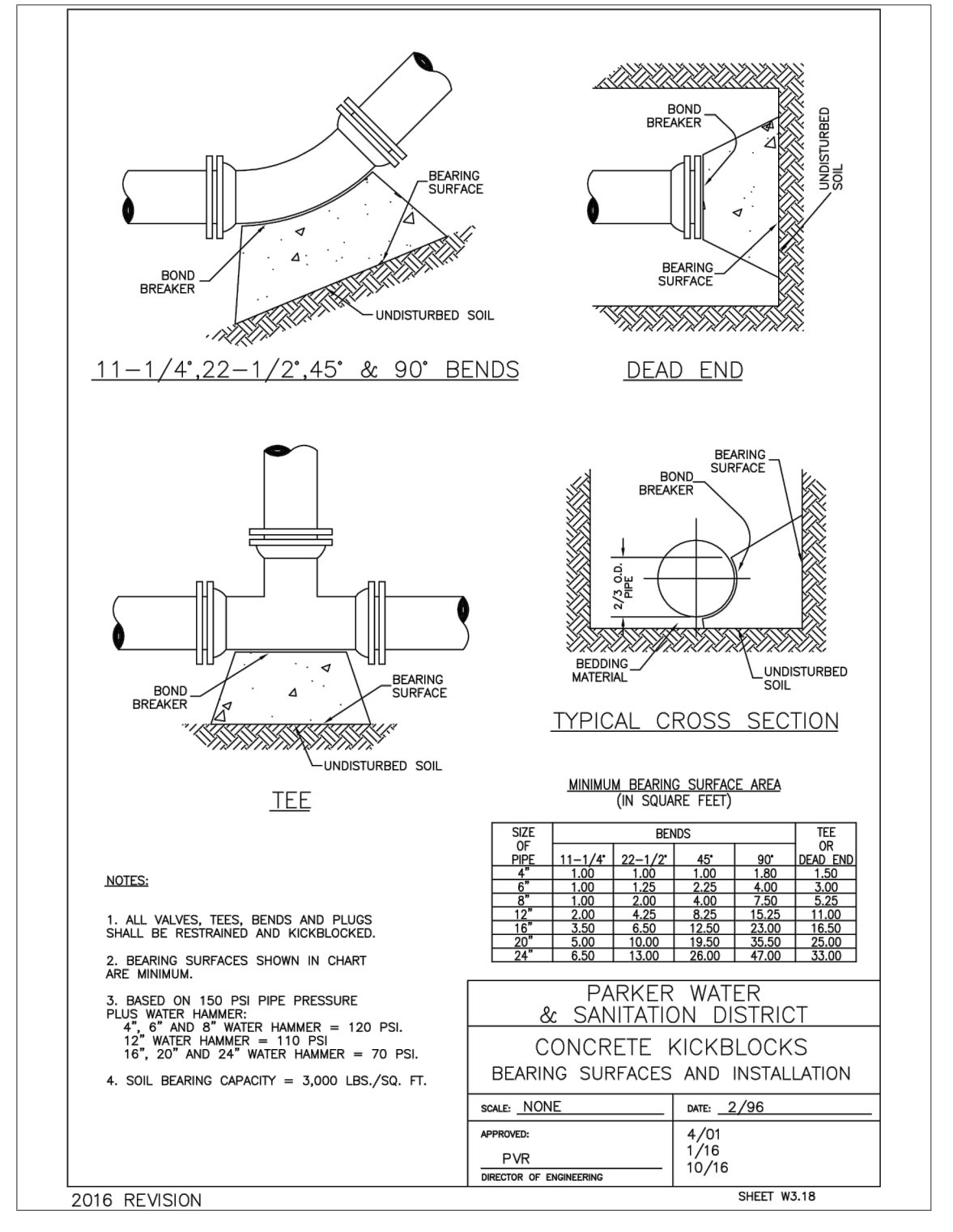
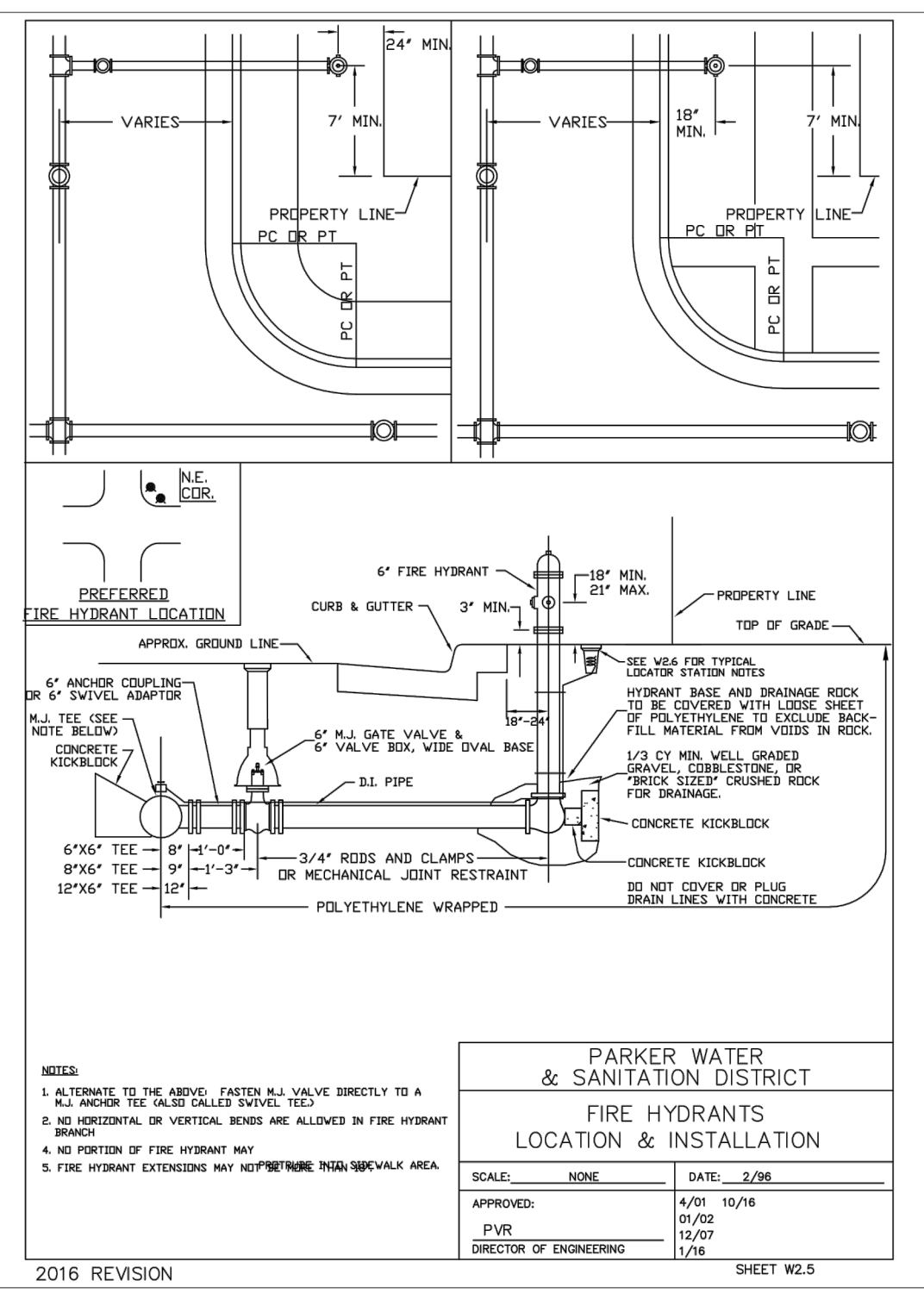
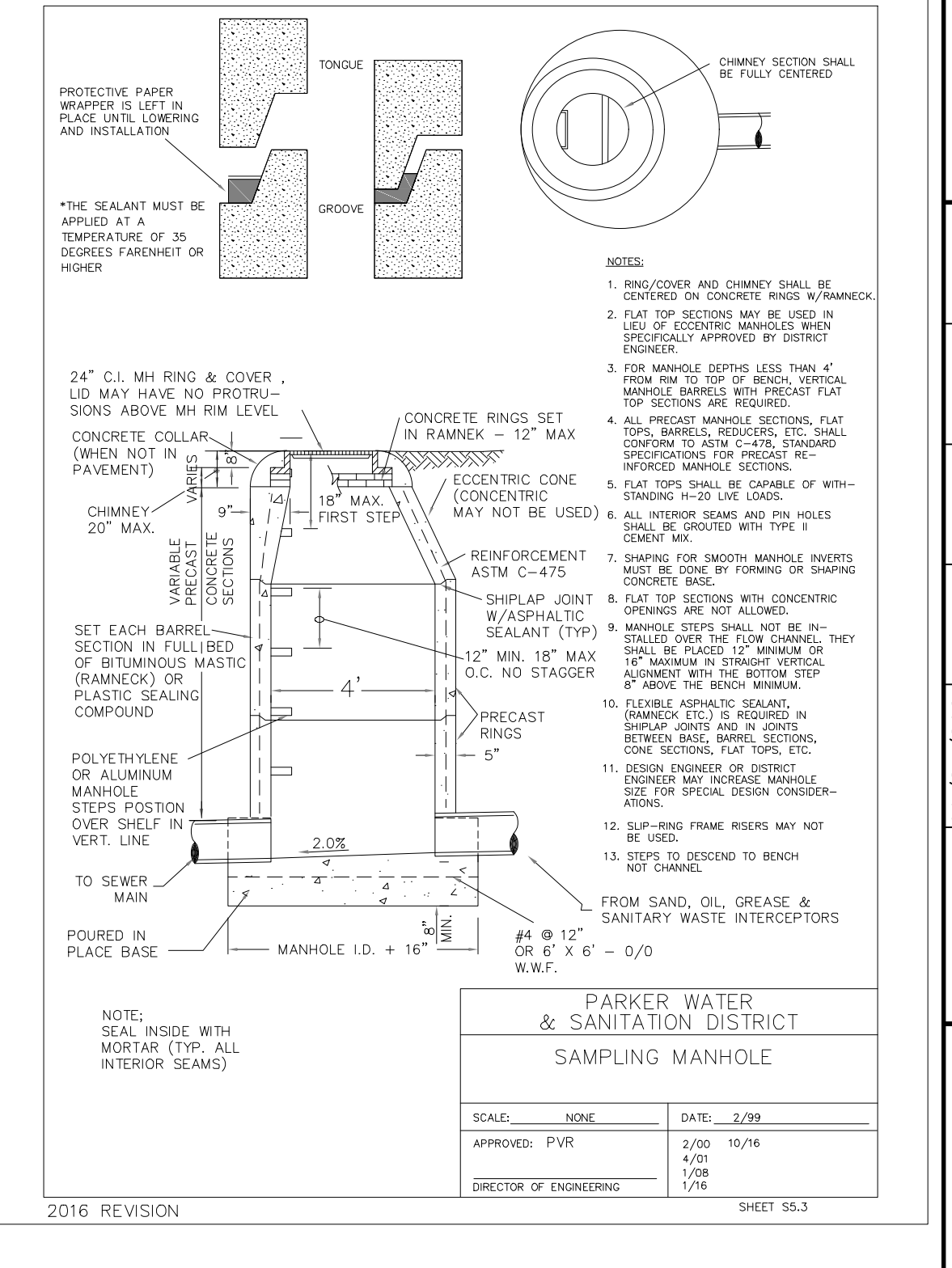
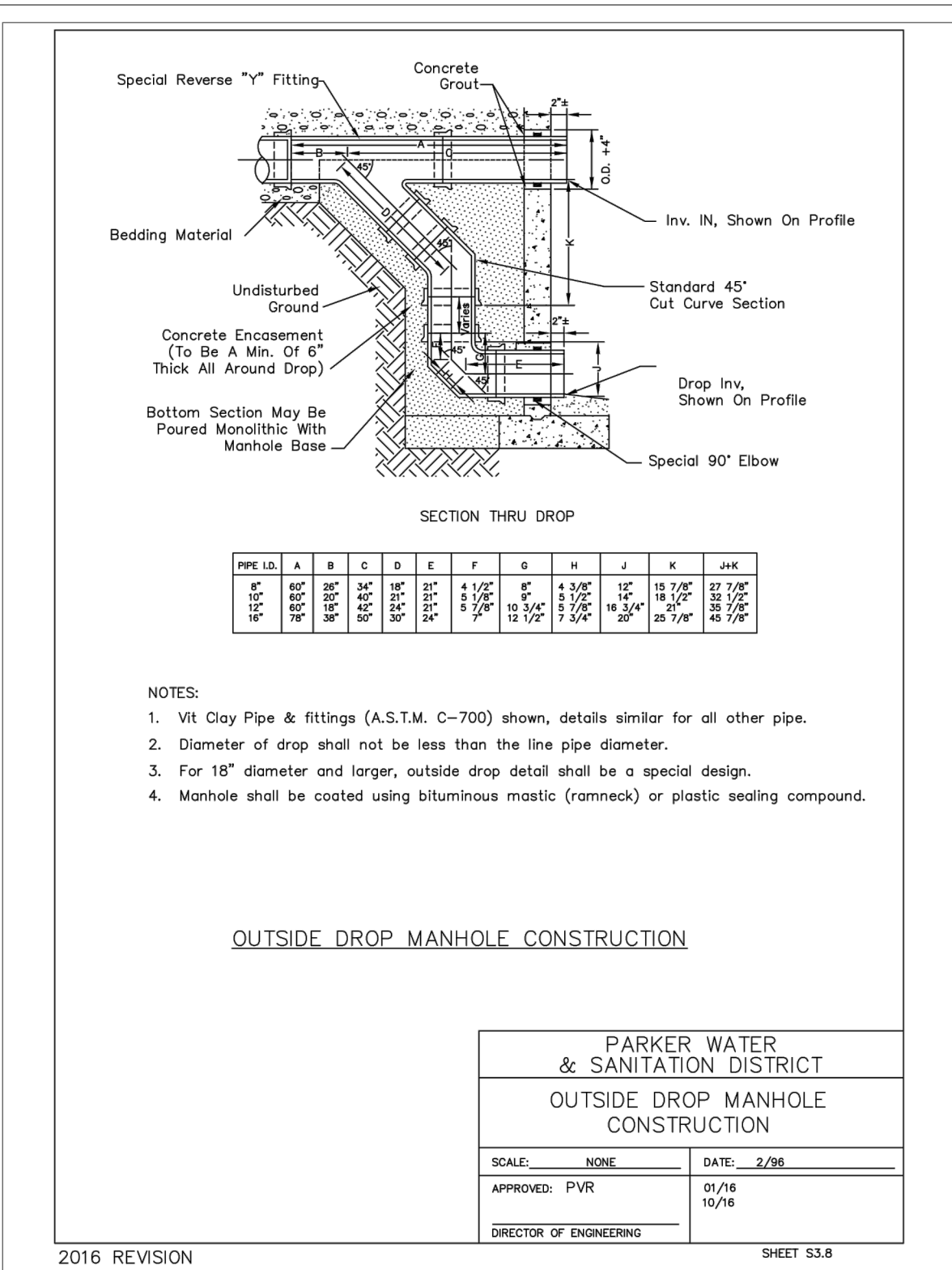
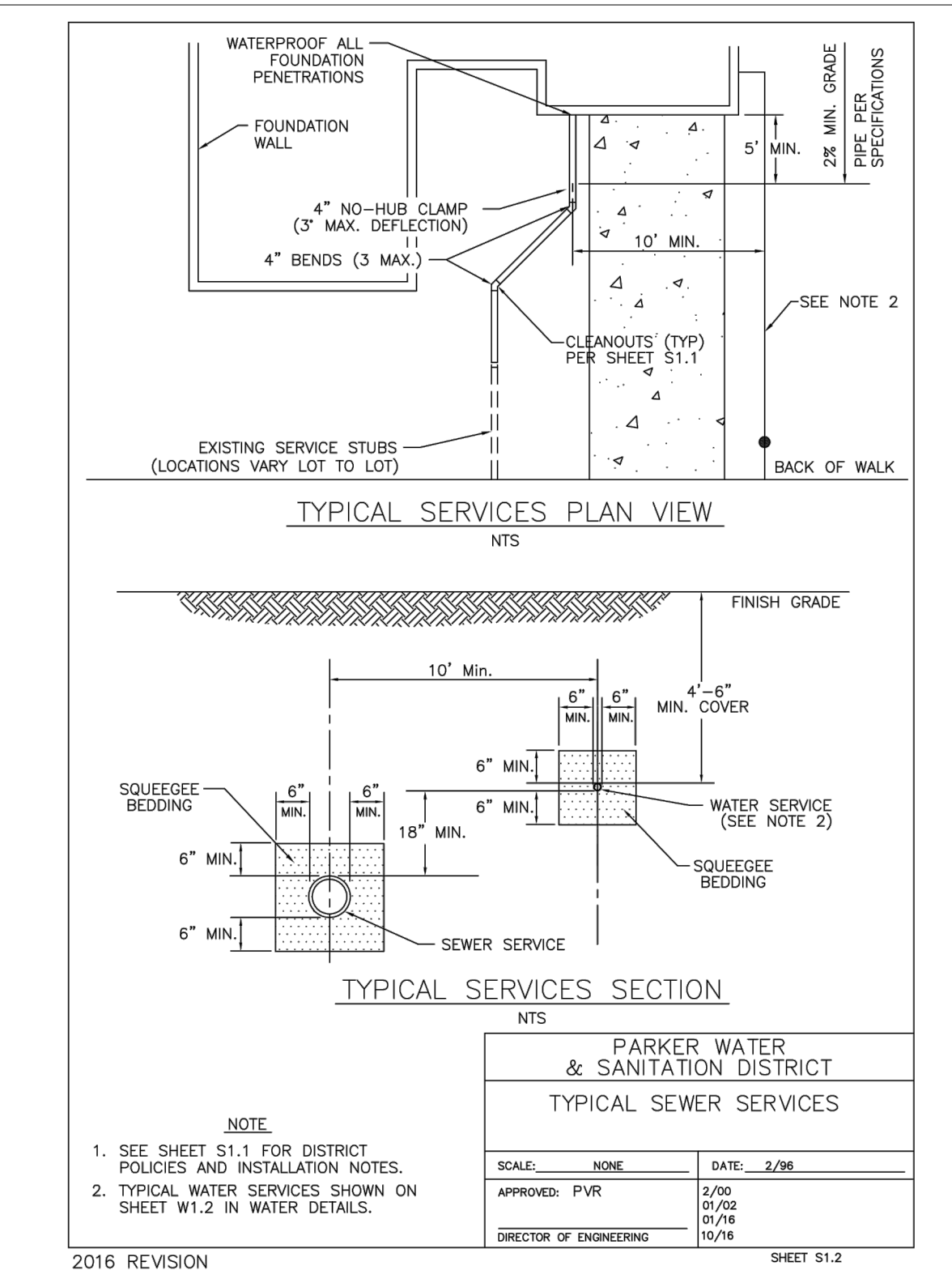
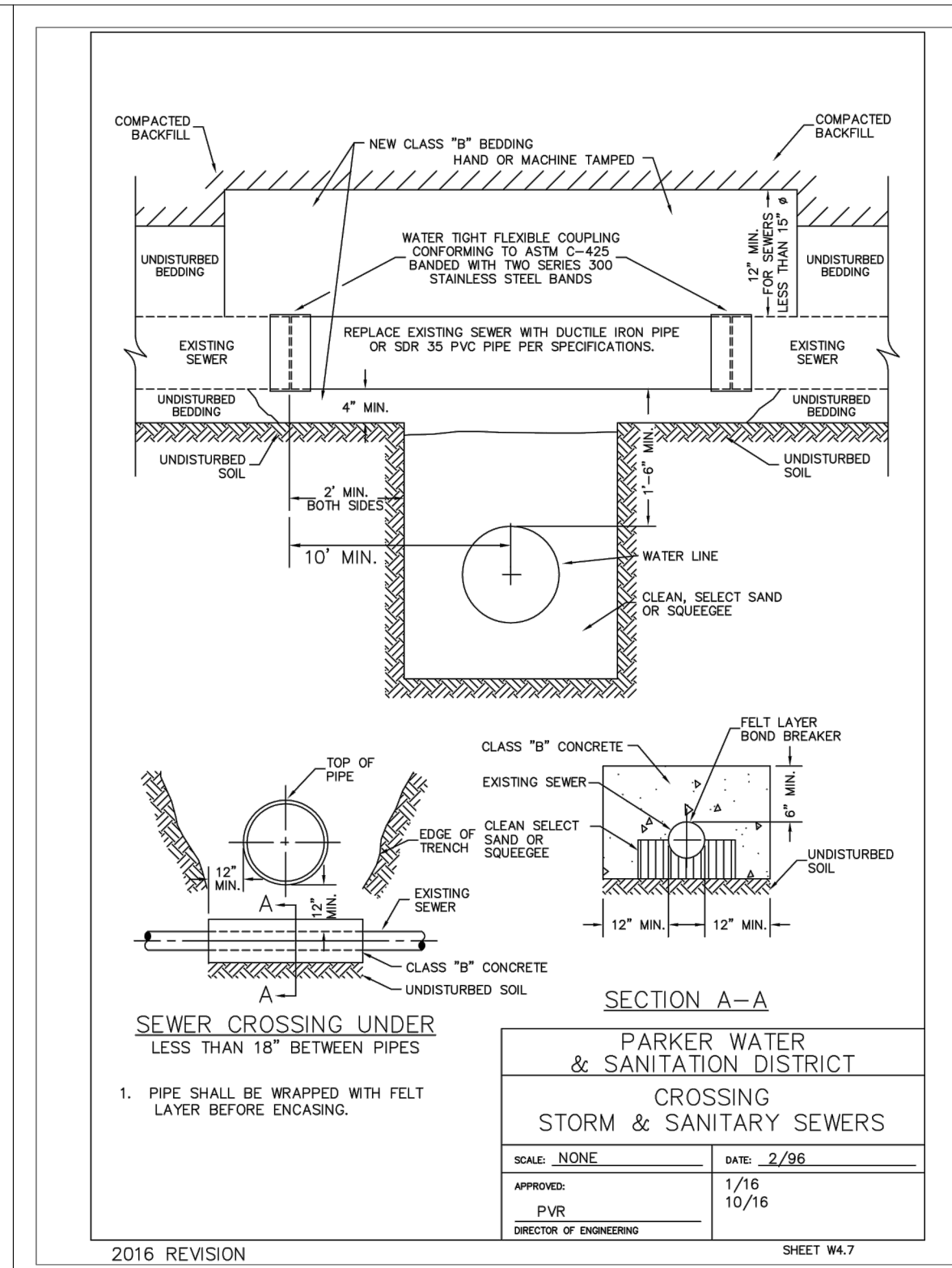
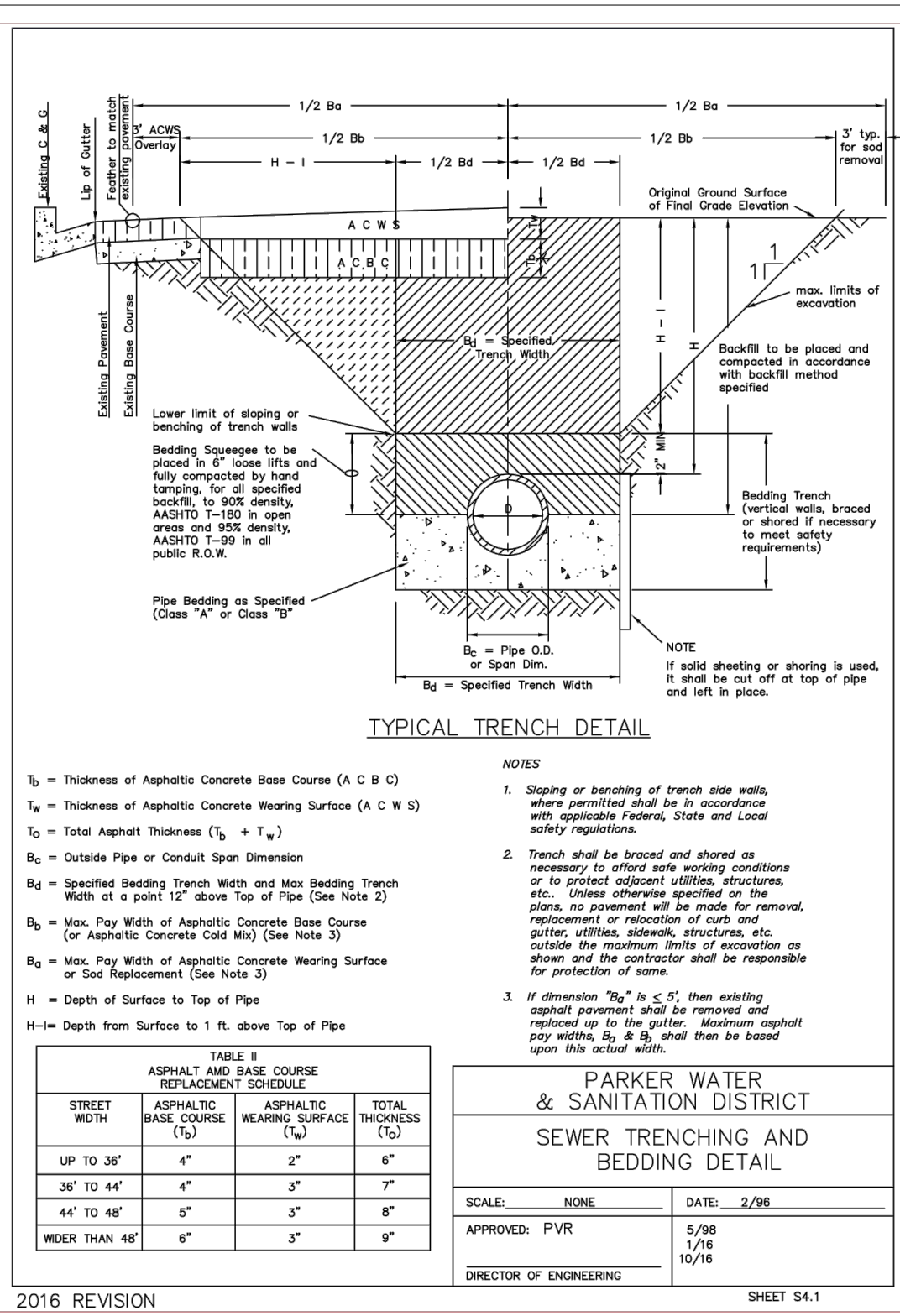
MURPHY OIL USA, INC.

A PORTION OF LOT 1, BLOCK 3 PARKER AUTO PLAZA FILING NO. 1  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO  
**SITE PLAN DOCUMENTS**



Know what's below.  
 Call before you dig.

SHEET NO. **C-3.3**



**MURPHY OIL USA, INC.**  
 200 PEACH STREET  
 EL DORADO, AR 71730

**MURPHY OIL USA**

**UTILITY DETAILS**  
 MURPHY EXPRESS  
 12405 SOUTH PARKER ROAD  
 PARKER  
 COLORADO

SHEET NO. **C-3.3**

# PARKER AND PINE FILING NO. 1 LOT 2 – SITE PLAN

MURPHY OIL USA, INC.

A PORTION OF LOT 1, BLOCK 3 PARKER AUTO PLAZA FILING NO. 1  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

## SITE PLAN DOCUMENTS



Know what's below.  
 Call before you dig.

SHEET NO.  
**C-3.4**

### BASIS OF BEARING

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### BENCHMARK

ELEVATIONS SHOWN ARE BASED ON CONTROL PROVIDED BY MARTIN & MARTIN, VERTICAL DATUM IS APPROXIMATELY 2.6± FEET BELOW NAVD 88.

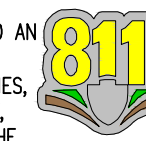
### SITE BENCHMARKS:

SITE BENCHMARK #1: #5 REBAR WITH 2" ALUMINUM; CAP STAMPED "PLS 36062"; EL = 5634.76

SITE BENCHMARK #2: #5 REBAR WITH 2" ALUMINUM; CAP STAMPED "PLS 36062"; EL = 5640.22

### CAUTION – NOTICE TO CONTRACTOR

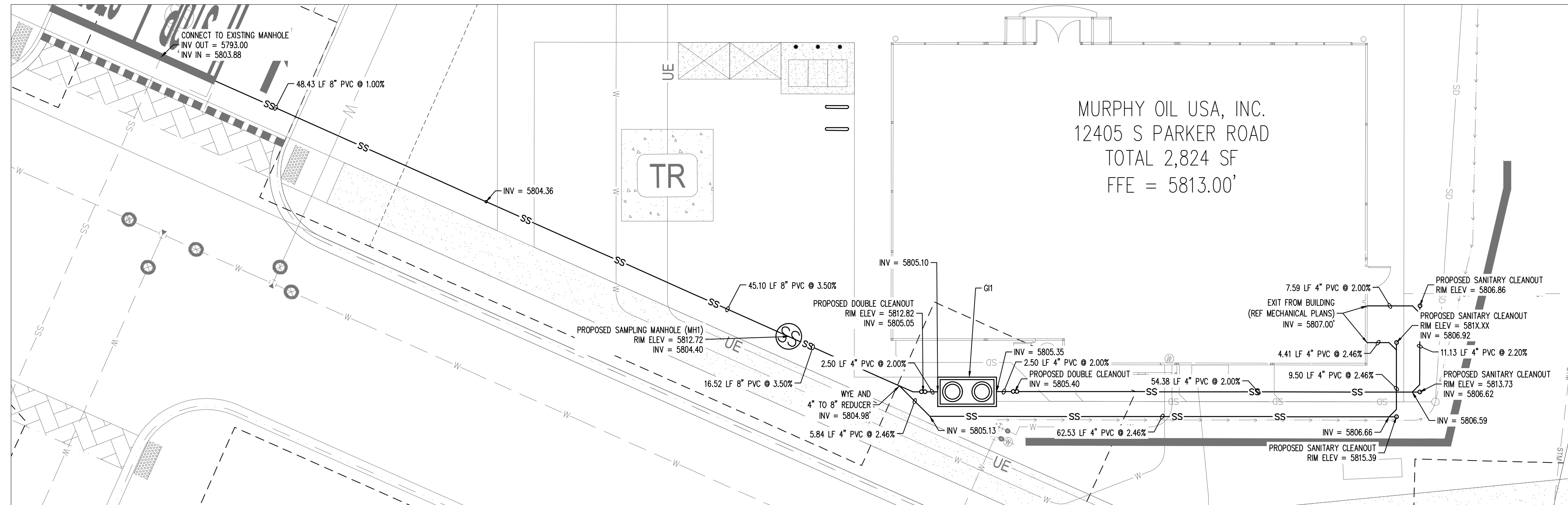
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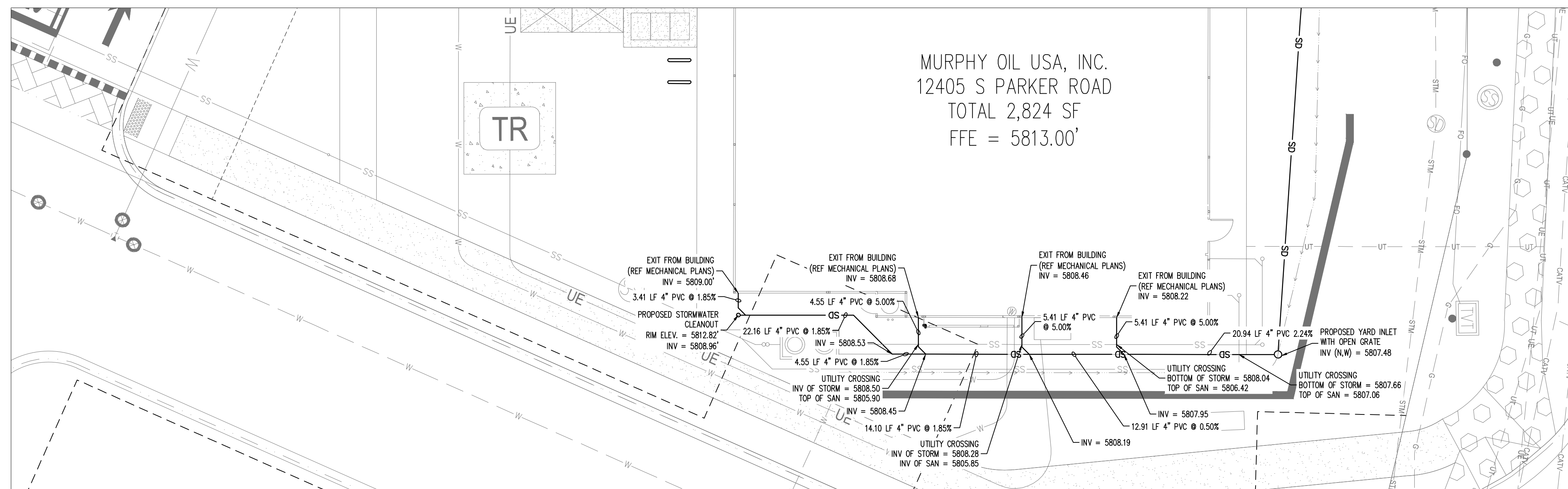
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NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK; THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.



SANITARY PLAN



STORM PLAN

**STORM AND SANITARY PLAN**  
**MURPHY EXPRESS**  
**12405 SOUTH PARKER ROAD**  
**PARKER COLORADO**

**Galloway**  
 6162 S. Willow Drive, Suite 320  
 Englewood, CO 80111  
 303.770.8864  
 GallowayUS.com

**MURPHY OIL USA, INC.**  
 200 PEACH STREET  
 EL DORADO, AR 71730

**MURPHY USA**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

# PARKER AND PINE FILING NO. 1 LOT 2 – SITE PLAN

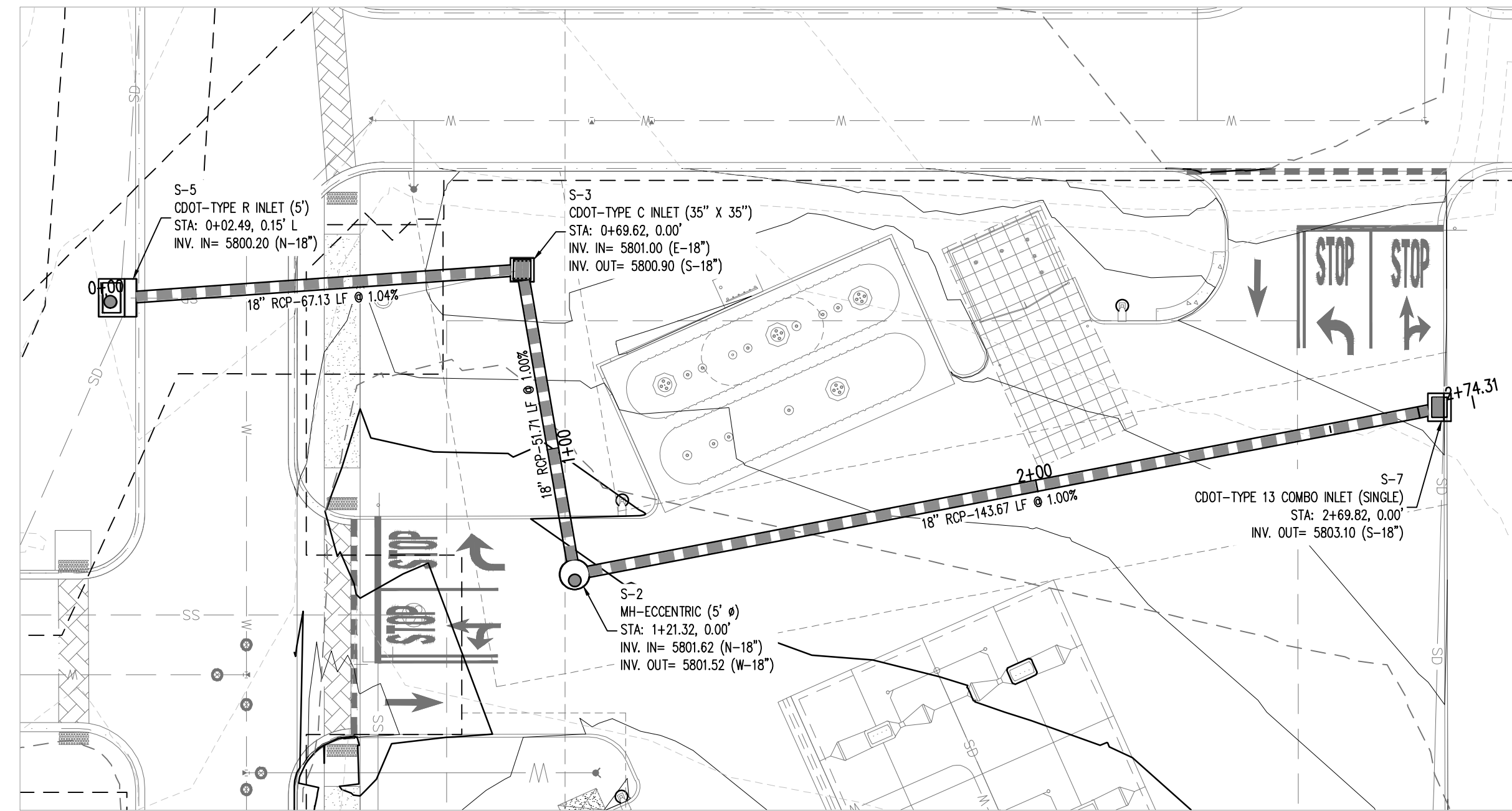
MURPHY OIL USA, INC.

A PORTION OF LOT 1, BLOCK 3 PARKER AUTO PLAZA FILING NO. 1  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

## SITE PLAN DOCUMENTS



Know what's below.  
 Call before you dig.



### BASIS OF BEARING

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### BENCHMARK

ELEVATIONS SHOWN ARE BASED ON CONTROL PROVIDED BY MARTIN & MARTIN, VERTICAL DATUM IS APPROXIMATELY 2.6± FEET BELOW NAVD 88.

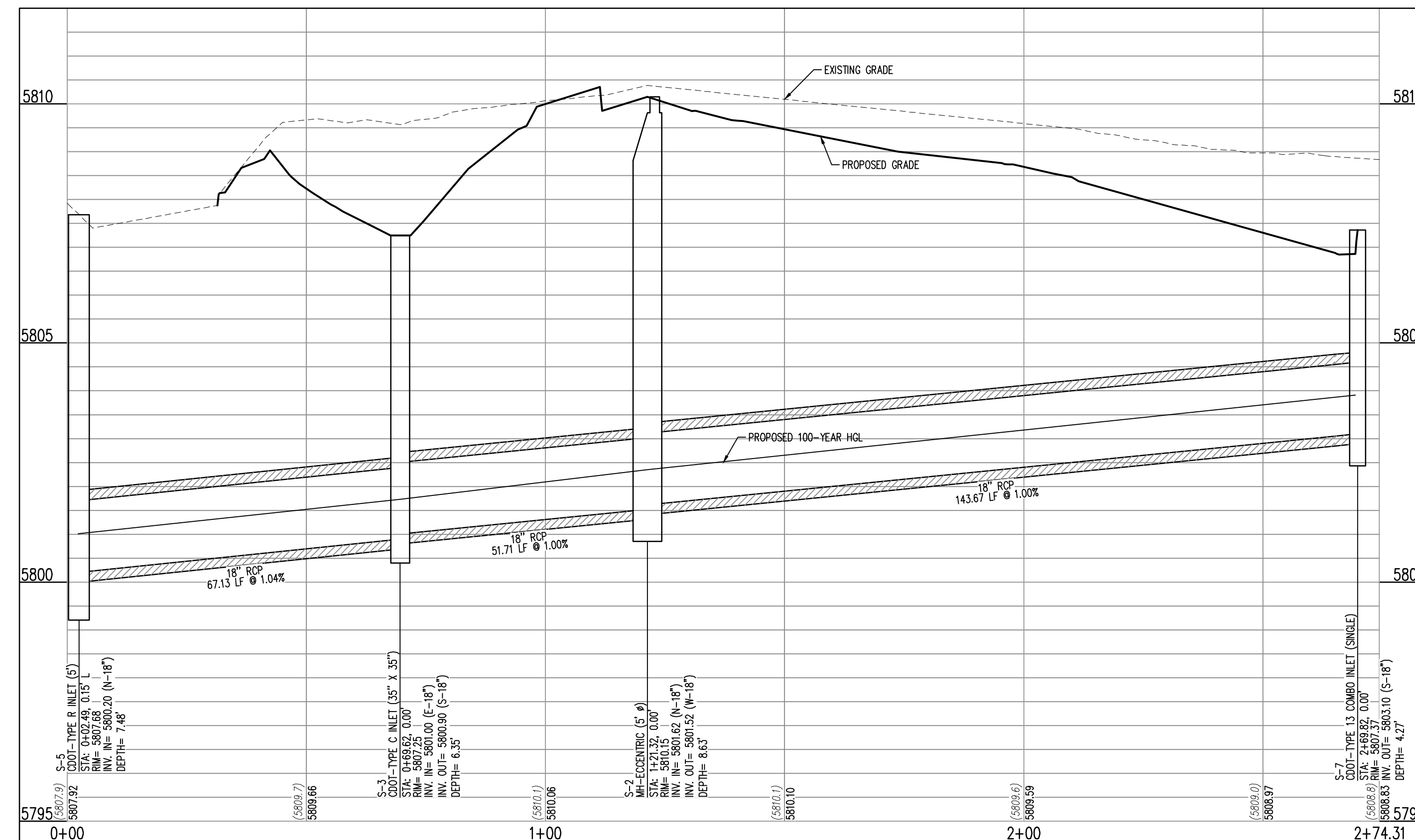
### SITE BENCHMARKS:

SITE BENCHMARK #1: #5 REBAR WITH 2" ALUMINUM; CAP STAMPED "PLS 36062"; EL = 5634.76

SITE BENCHMARK #2: #5 REBAR WITH 2" ALUMINUM; CAP STAMPED "PLS 36062"; EL = 5640.22

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.



STM A  
 STA: 0+00 - 2+74.31  
 SCALE: H: 1"=20' V: 1"=10'

### UTILITY LEGEND

- w --- EXISTING WATER LINE
- ss --- EXISTING SANITARY SEWER
- ss --- PROPOSED SANITARY SEWER
- sd --- EXISTING STORM SEWER
- sd --- PROPOSED STORM SEWER
- sd --- PROPOSED ROOF DRAIN
- ⊙ PROPOSED MANHOLE
- ⊙ PROPOSED CLEANOUT
- ⊙ EXISTING GATE VALVE
- ⊙ PROPOSED GATE VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED HORIZONTAL BEND
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ EXISTING INLET
- ⊙ PROPOSED INLET

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

SHEET NO. C-3.5

STORM PLAN AND PROFILE  
 MURPHY EXPRESS  
 12405 SOUTH PARKER ROAD  
 PARKER, COLORADO

**Galloway**  
 6162 S. Willow Drive, Suite 320  
 Aurora, CO 80011  
 303.770.8844  
 GallowayUS.com

**MURPHY OIL USA, INC.**  
 200 PEACH STREET  
 EL DORADO, AR 71730

**MURPHY USA**

**EXHIBIT C**

ESTIMATED CONSTRUCTION SCHEDULE AND COST ESTIMATE



6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
(303) 770-8884 (Phone)

**Date:** 06/23/21  
**Project:** Murphy Express - Parker & Pine  
**Project No:** MOC000046.20  
**Location:** 12405 S Parker Rd  
**By:** Kianna Lee  
**Checked:** Zachary Stone

	Description	Quantity	Unit	Unit Cost	Total
1	<b>Water</b>				
3	Fire Hydrant Assembly	1	EA	\$ 4,500.00	\$ 4,500.00
6	6" PVC Fire Hydrant Lateral	58	LF	\$ 36.00	\$ 2,102.40
8	Water Valve	2	EA	\$ 1,000.00	\$ 2,000.00
9	Tee	1	EA	\$ 900.00	\$ 900.00
10	<b>Subtotal</b>				<b>\$ 9,502.40</b>
2	<b>Contingency</b>	<b>20%</b>			\$ 1,900.48
3	<b>TOTAL</b>				<b>\$ 11,402.88</b>

**EXHIBIT D**

LETTER OF CREDIT