

# LINCOLN PROFESSIONAL PARK FILING NO. 1 LOT 1 MAVERIK INC. STORE UTILITY PLANS

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

PROJECT NUMBER

21-122-0001

ISSUE DATE:

March 10, 2022

REVISIONS:

No.	Date	Description
1	5-24-22	CITY REVIEW

NOTE:  
Bid documents should not be separated or issued as partial sets to subcontractors. Bidders are responsible for all portions of the documents that pertain to work covered by sub-bids. Bidder assumes full responsibility for error or misinterpretations resulting from partial sets of Bidding Documents by itself or any sub-bidder.

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



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

**EDCI ENGINEERS**  
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 CIVIL / STRUCTURAL  
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UTILITY PLAN

3 OF 6

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

ROW DEDICATION

FOUND #5 REBAR WITH  
ORANGE PLASTIC CAP  
#285

TRACT A

**MAVERIK STORE**  
 PARKER, CO  
 4,425 SF  
 FFE=5825.00

Option 3/4" IRR & curbstop

6" FIRE HYDRANT  
W/ 6" GATE VALVE  
N: 1621004.07  
E: 3205579.17  
2"x3/4" tee

No easement is called out. please call out 30ft PWSD exclusive easement

2" TAPPING SADDLE  
W/ CURB STOP  
N: 1620994.34  
E: 3205590.27

3/4" IRRIGATION PLUG  
(SEE IRRIGATION PLAN FOR CONTINUATION)  
N: 1620954.05  
E: 3205577.98

3/4" TAPPING SADDLE W/ CORP STOP AND METER PIT  
N: 1620954.35  
E: 3205591.17

8"-22-1/2" BEND  
N: 1620912.88  
E: 3205592.10

11 LF-8" PVC  
8" GATE VALVE  
N: 1620903.29  
E: 3205598.05

6 LF-8" PVC  
8"x8"x6" TEE W/KB  
N: 1620898.23  
E: 3205601.13

8"x8"x6" TEE W/KB  
N: 1620911.07  
E: 3205622.22

CONNECT TO EXISTING SAN MH  
RIM=5821.84  
INV IN(N)=5810.71  
INV IN(E)=5810.71  
INV OUT(SW)=5810.51  
CUT=11.3'±

not allowed to tie into an in line manhole

water main must be profiled

curbstop in parking spot, please move

TRANSFORMER PAD

EUSERC CABINET

178 LF-6" DIP

71 LF-1" TYPE "K" COPPER

3 LF-1" TYPE "K" COPPER  
5 LF-1" TYPE "K" COPPER

1"-22-1/2" BEND

PRIVATE SEWER  
202 LF-6" PVC SDR @ 4.24%

PRIVATE GREASE INTERCEPTOR  
RIM=5824.109  
INV IN(N)=5820.22  
INV OUT(S)=5820.12

75 LF-4" PVC SDR @ 1.77%

4" SS I.E.=5820.40  
10" SD TOP=5818.76  
Δ=1.64'±

2"-90° BEND

4" SS I.E.=5819.34

29 LF-2" TYPE "K" COPPER

32 LF-6" DIP

119 LF-3" PVC SDR @ 1.00%

4" SS C/O  
RIM=5825.00  
I.E.=5821.50  
CUT=3.5'±

112 LF-4" PVC SDR @ 1.00%

SS XING

75 LF-4" PVC SDR @ 1.77%

4" SS C/O  
RIM=5825.00  
I.E.=5821.50  
CUT=3.5'±

**DOMESTIC WATER NOTES:**

- 1 NEW 2" DOMESTIC WATER LINE CONNECTION
- 2 NEW 2" TYPE K COPPER. TRENCHING AND BEDDING
- 3 NEW 2" CURB STOP
- 4 NEW 1" TYPE "K" COPPER DOMESTIC WATER SERVICE TO YARD HYDRANT
- 5 NEW 1" BALL VALVE INSIDE VALVE BOX
- 6 NEW 1" FROST PROOF YARD HYDRANT WITH 3/4" FEMALE BRASS CONNECTION WITH RED HANDLE.
- 7 NEW 2" INTERIOR SET METER

**FIRE WATER NOTES:**

- 20 NEW 6" FIRE LINE CONNECTION TO EXISTING 6" STUB PER HARRIS KOCHER SMITH CONSTRUCTION DOCUMENTS FOR LINCOLN AND DRANSFELDT
- 21 NEW 6" BACKFLOW PREVENTION DEVICE ASSEMBLY INSIDE BUILDING RISER ROOM
- 22 NEW 6" DIP FIRE SERVICE FOR BUILDING SPRINKLERS.
- 23 6" FIRE DEPT. CONNECTION (FDC)

**PRIVATE SANITARY SEWER NOTES:**

- 31 CONNECT NEW 6" PVC BUILDING SEWER TO EXISTING SEWER MANHOLE PER MASTER DEVELOPER (HKS ENGINEERING).
- 32 NOT IN USE
- 33 NEW 4" PVC SANITARY SEWER LINE. TRENCH AND BEDDING PER PARKER WATER AND SANITATION DISTRICT STANDARDS.
- 34 NEW SANITARY SEWER CLEANOUT PER PARKER WATER AND SANITATION DISTRICT STANDARD.
- 35 NEW 1,500 GAL GREASE INTERCEPTOR UNIT (SEE PLUMBING PLANS FOR ADDITIONAL DETAIL).
- 36 NEW SAMPLING MANHOLE (SEE PLUMBING PLANS FOR ADDITIONAL DETAIL).
- 37 NEW 3" GREASE INTERCEPTOR VENTS (SEE PLUMBING PLANS FOR ADDITIONAL DETAIL).

**NOTES:**

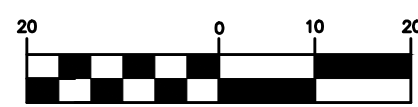
1. ALL DOMESTIC, IRRIGATION, AND FIRE SERVICES REQUIRE BACKFLOW PREVENTION DEVICES.
2. EXCEPT WHERE CONNECTING TO EXISTING PIPE, ALL FITTINGS REQUIRING RESTRAINT SHALL USE JOINT RESTRAINTS.

**CONTRACTOR NOTE:**

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



AR DP XX-XXXXX

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