

CONTACT LIST

DEVELOPER

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ENGINEER

RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
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SURVEYOR

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PARKER PUBLIC WORKS

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STORM WATER - JACOB JAMES

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PHONE: 303.841.9800

PARKER WATER AND SANITATION DISTRICT

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FIRE & LIFE SAFETY

20120 E. MAINSTREET
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CONTACT: RANDALL CAPRA

UTILITY NOTIFICATION COMPANY OF COLORADO

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LOCAL CALLS: (811)

XCEL ENERGY

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CONTACT: MICHELLE O'NAN

COMCAST

6850 S. TUCSON WAY
ENGLEWOOD, CO 80112
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CONTACT: KEVIN YOUNG

LUMEN

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ENGLEWOOD, CO 80220
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COLORADO DEPARTMENT OF HEALTH

4210 E. 11TH AVE.
DENVER, CO
PHONE: 303.320.8333

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135
PHONE: 303.668.3100
CONTACT: JASON JENKS

MILE HIGH FLOOD CONTROL DISTRICT (MHFCD)

2480 W. 26TH AVE.
SUITE 156-B
DENVER, CO 80211
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CONTACT: MIKE SARMENTO

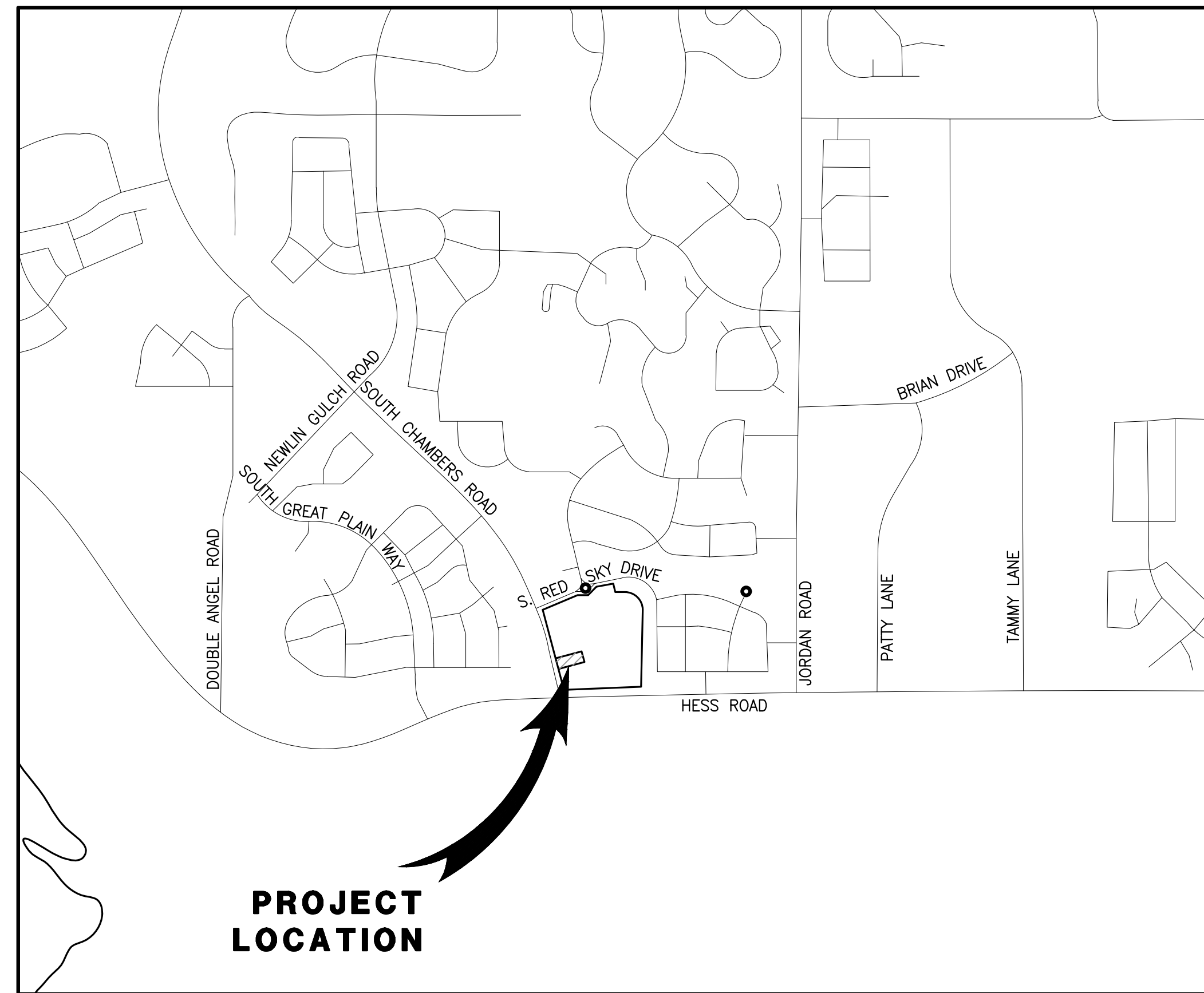
SITE BENCHMARK & BASIS OF BEARINGS:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCHMARK HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200'± NORTH OF HESS ROAD. ELEVATION = 6075.31

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

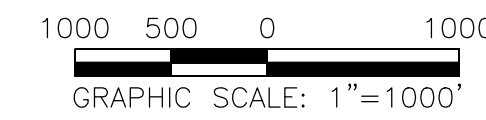
**WATER & SEWER IMPROVEMENT PLANS FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



VICINITY MAP

SCALE 1" = 1000'



SHEET INDEX	
NO.	TITLE
1	COVER SHEET
2	NOTES
3	OVERALL UTILITY PLAN
4	DETAILS
5	DETAILS

NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY RICK ENGINEERING COMPANY. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY RICK ENGINEERING COMPANY AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

STATEMENT:

IT IS UNDERSTOOD AND AGREED THAT A REVIEW OF THESE PLANS AND SPECIFICATIONS BY OR ON BEHALF OF THE PARKER WATER AND SANITATION DISTRICT IS ONLY FOR PURPOSES OF THE DISTRICT AND IN NO WAY RELATES TO AN APPROVAL OF MATERIALS USED OR THE END PRODUCT OF THE DEVELOPER'S WORK. THE DEVELOPER CERTIFIES THAT IT HAS THOROUGHLY REVIEWED ALL PLANS, NOTES AND SPECIFICATIONS, EXAMINED THE PROJECT SITE AND ASCERTAINED ALL SOIL, GEOLOGICAL, GROUNDWATER AND OTHER CONDITIONS TO BE ENCOUNTERED THAT MIGHT AFFECT THE CONSTRUCTION AND FUTURE MAINTENANCE OF THE PROJECT. THE DEVELOPER FURTHER CERTIFIES THAT WORK CONTEMPLATED UNDER SUCH PLANS AND SPECIFICATIONS HAS BEEN PREPARED BY OR ON BEHALF OF THE DEVELOPER, THAT THE PROJECT IS THE RESPONSIBILITY OF THE DEVELOPER, AND THAT WORK IS UNDERTAKEN THEREON ONLY IN RELIANCE ON ITS OWN INVESTIGATION AND INFORMATION AND NOT ON ANY STATEMENTS, REPRESENTATIONS OR REPORTS IF ANY, THAT MAY HAVE BEEN MADE OR FURNISHED BY THE DISTRICT, ITS OFFICERS, AGENTS OR EMPLOYEES.

MATERIALS LIST

ITEM	QTY.
6" SS CLEANOUTS	2
4" SS CLEANOUTS	1
6" SS PVC PIPE	165.34 LF
4" SS PVC PIPE	26.57 LF
SAMPLING MANHOLE	1
GREASE INTERCEPTOR	1
FIRE HYDRANT	1
8" GATE VALVE	1
8"x6" TEE	1
1.5"x1" TEE	1
1" CURBSTOP	1
1.5" CURBSTOP	1
IRRIGATION METER	1
6" W PVC PIPE	143.46 LF
WATER CONNECTION	1
1.5" TYPE K COPPER	229.23 LF

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
WATER LINE	W	W
SANITARY SEWER LINE	S	S
STORM DRAIN LINE	---	---
GAS LINE	G	G
ELECTRIC LINE	E	E
TYPICAL LATERALS		⊗
SANITARY SEWER MANHOLE	(S)	(S)
STORM DRAIN MANHOLE		(80)
STORM DRAIN INLET		(I)
FIRE HYDRANT		(H)

ABBREVIATION

CENTERLINE	CL
EASTING	E
EXISTING	EC
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
INVERT	INV
NORTHING	N
PROPERTY LINE	PL
RIGHT-OF-WAY	ROW
POLYVINYL CHLORIDE PIPE	PVC
REINFORCED CONCRETE PIPE	RCP

FIRE DEPARTMENT APPROVAL

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 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

WATER/SANITARY SEWER APPROVAL

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 SIGNED _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ (DISTRICT ENGINEER)

DATE SIGNED _____

SEAL:

8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
rickengineering.com
303.537.8020

RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/JS
DATE: 3/29/2022 | CHECKED BY: JS

WATER & SEWER IMPROVEMENT PLANS PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

COVER SHEET

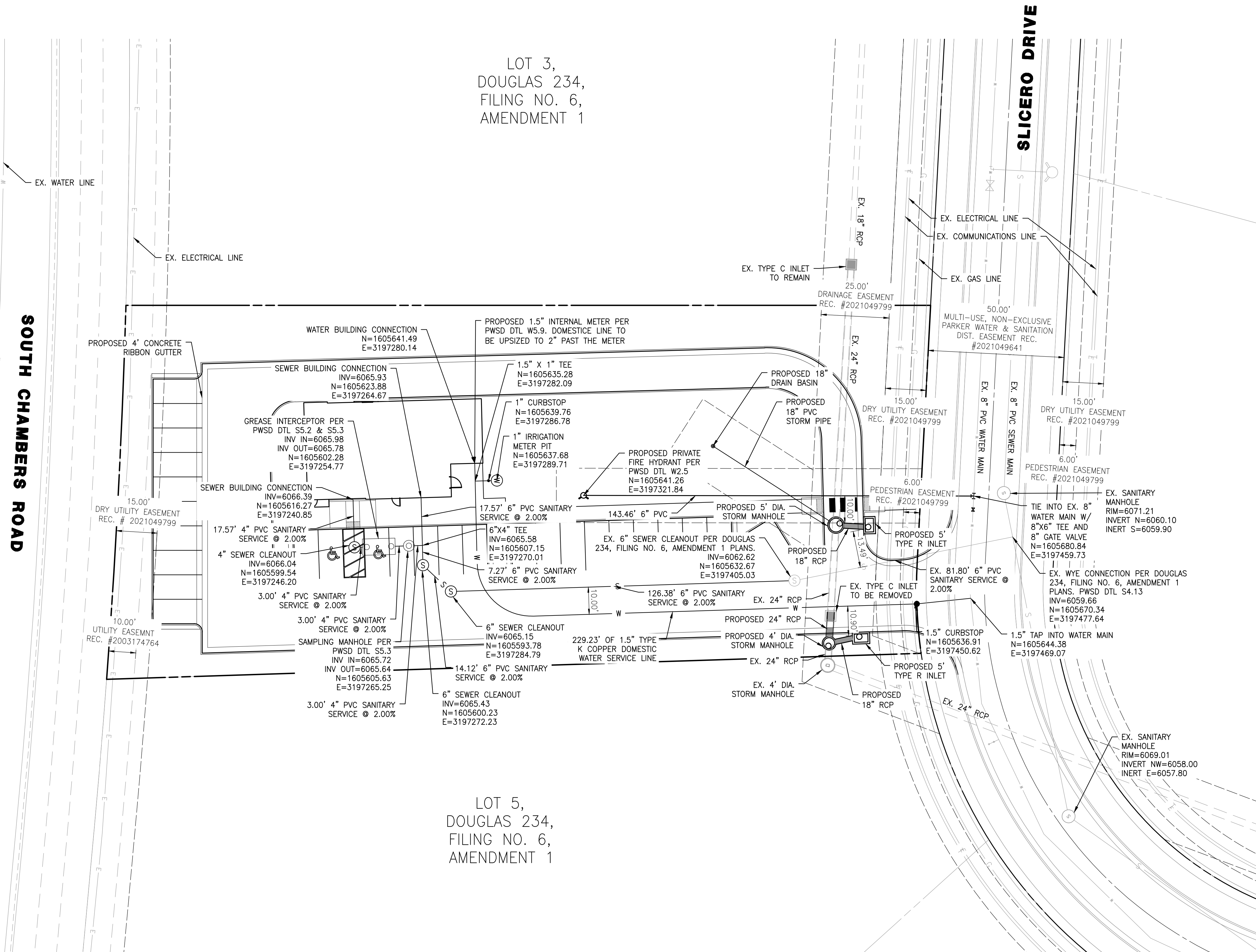


1ST SUBMITTAL

C:\RICK\Projects\2022000\2243_DunkinDonuts\Civil\Plans\Water and Sewer Improvement Plans\2243-C-T1101.dwg - plotted by: kalazard on 2022-03-29 @ 15:46 - c:\brick_ncs_2022.ctb - © 2022 Rick Engineering Company

C:\RICK\Projects\2022000\2243_DunkinDonuts\Water and Sewer Improvement Plans\2243-C-UTL1.dwg - plotted by: kolazord ON 2022-03-29 @ 15:47 - c:\rick\ncs_2022.ctb - © 2022 Rick Engineering Company

SOUTH CHAMBERS ROAD



LOT 3,
DOUGLAS 234,
FILING NO. 6,
AMENDMENT 1

LOT 5,
DOUGLAS 234,
FILING NO. 6,
AMENDMENT 1

SLICERO DRIVE

NOTES

1. THE PROPOSED UTILITY CONNECTION WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN PREFERENCES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.
2. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
3. LIGHT POLES SHALL BE SETBACK AT LEAST 18" FROM THE TOP BACK OF CURB ADJACENT TO HEAD IN PARKING STALLS.
4. CONTRACTOR TO VERIFY TIE IN LOCATION TO EXISTING UTILITIES.
5. CONTRACTOR TO MAINTAIN AT LEAST 18" OF VERTICAL SEPARATION BETWEEN UTILITIES.
6. EXCEED VENTING OF GREASE INTERCEPTOR TO BUILDING THROUGH ROOF AND SEE PLUMBING PLANS FOR LOCATION.

TOWN OF PARKER APPROVAL

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.

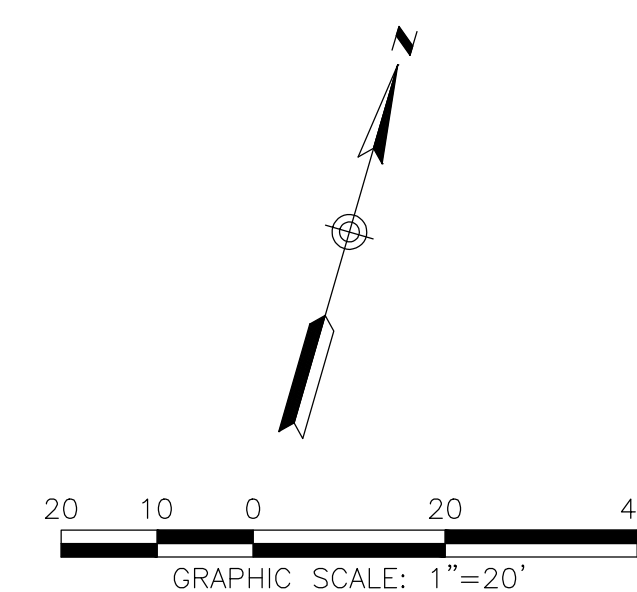
TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS _____ DATE _____

FIRE DEPARTMENT APPROVAL

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT.

SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE _____

DATE _____



SEAL:

8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
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rickengineering.com
San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

WATER & SEWER IMPROVEMENT PLANS PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO



DRAWING NO. 3
SHEET NO. 3 OF 5

OVERALL UTILITY PLAN

TST SUBMITTAL

NO.	BY	DATE	REVISION

PROJECT NO: 2243 DRAWN/DESIGNED BY: KAJ/JS
DATE: 3/29/2022 CHECKED BY: JS

INSPECTION POLICY:

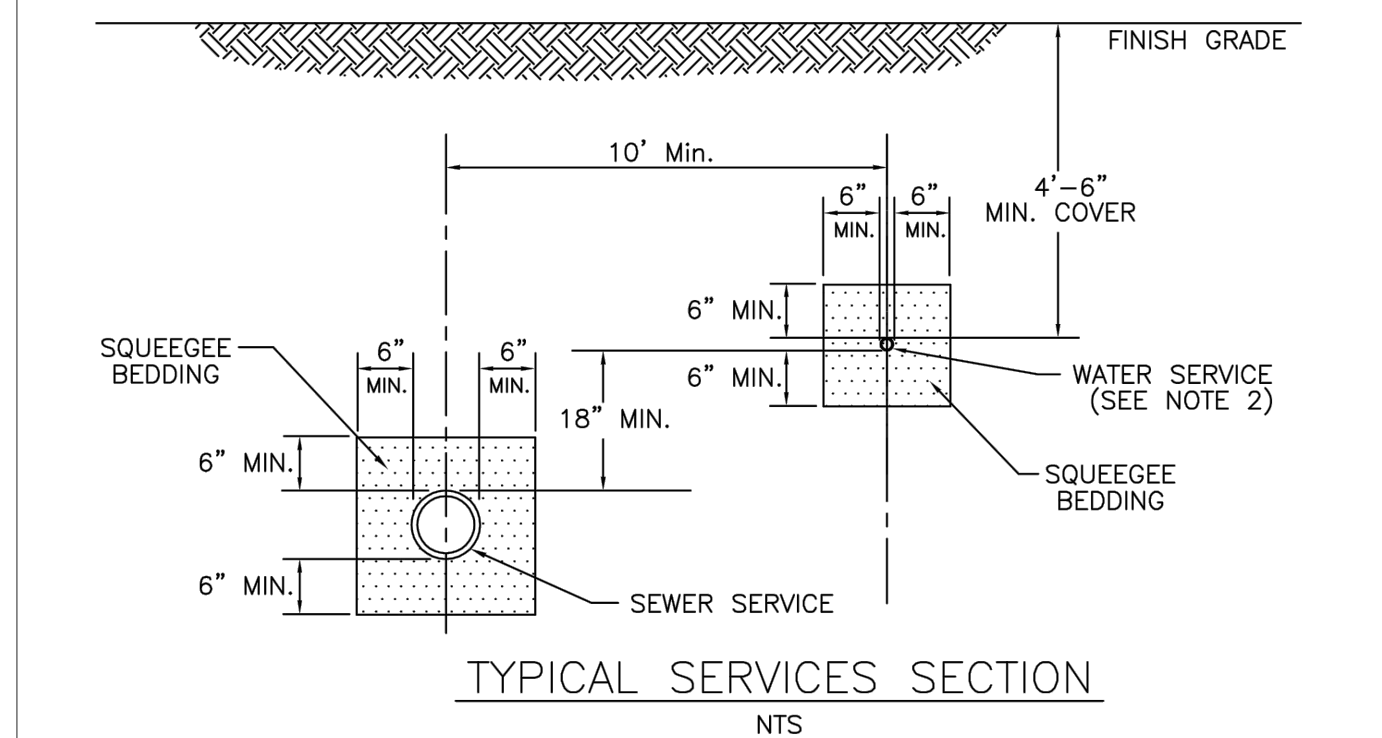
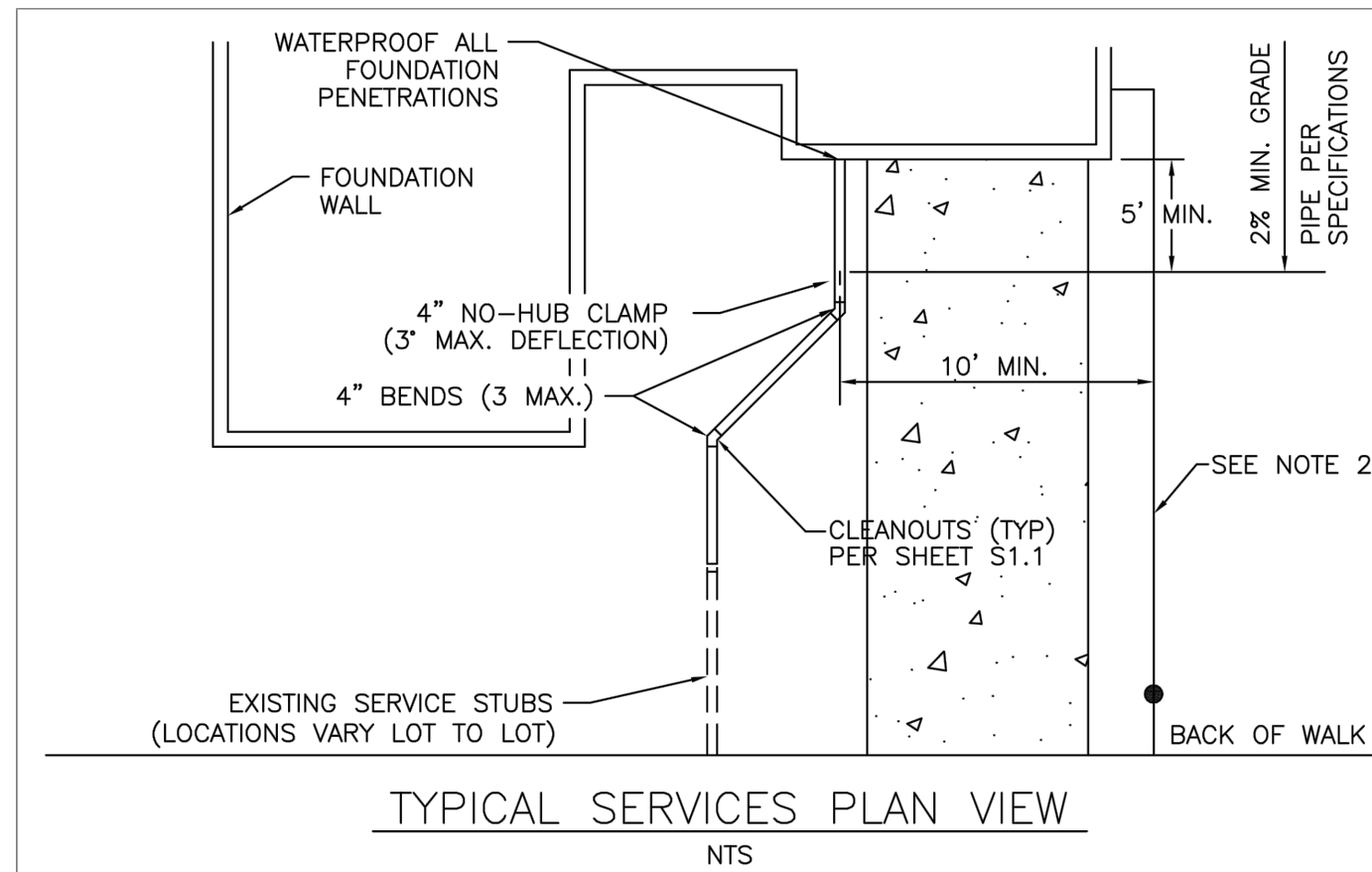
- ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 ABOVE AND A RE-INSPECTION FEE CHARGED.
- SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
- THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
- ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
- LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
- CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

- SEWER**
- ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
 - NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
 - MINIMUM GRADE SHALL BE 2%.
 - INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
 - CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 10' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
 - STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
 - SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
 - ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"S" FOR SANITARY SEWER SERVICE
"W" FOR WATER SERVICES

PARKER WATER & SANITATION DISTRICT	
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	01/02 10/16 01/08 1/16
DIRECTOR OF ENGINEERING	

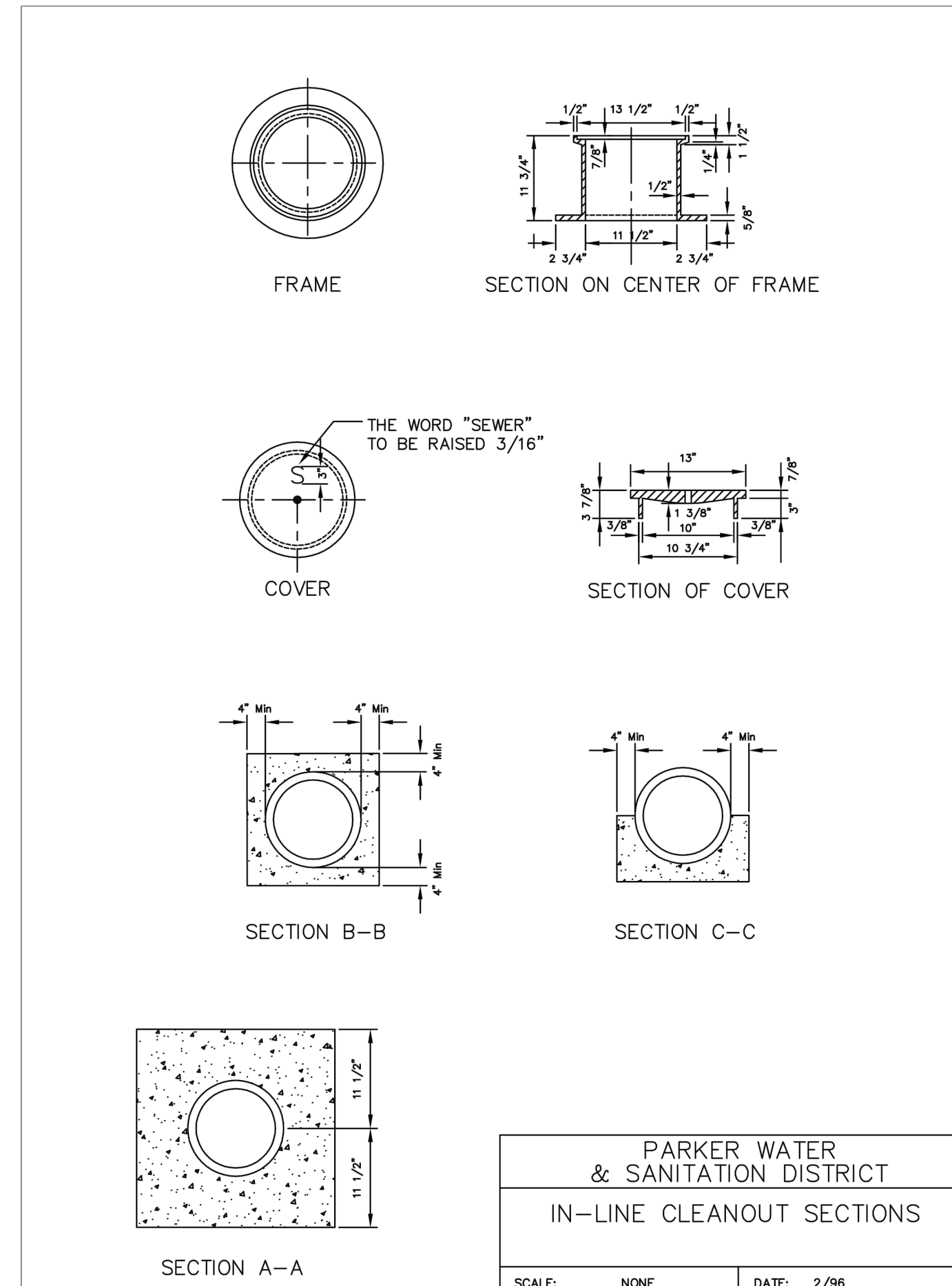
2016 REVISION



- NOTE:**
- SEE SHEET S1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
 - TYPICAL WATER SERVICES SHOWN ON SHEET WT.2 IN WATER DETAILS.

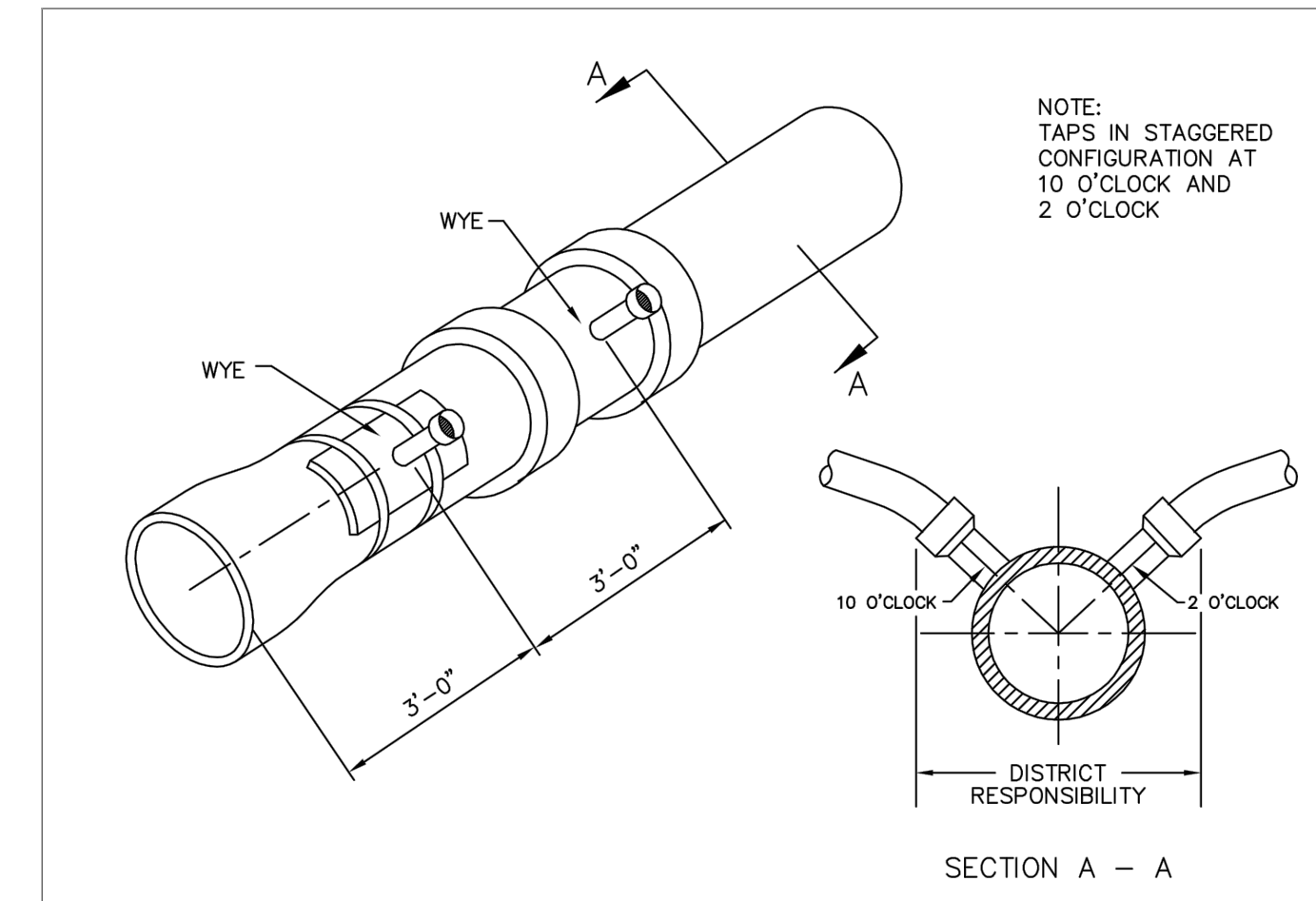
PARKER WATER & SANITATION DISTRICT	
TYPICAL SEWER SERVICES	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION



PARKER WATER & SANITATION DISTRICT	
IN-LINE CLEANOUT SECTIONS	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	2/00 01/02 1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

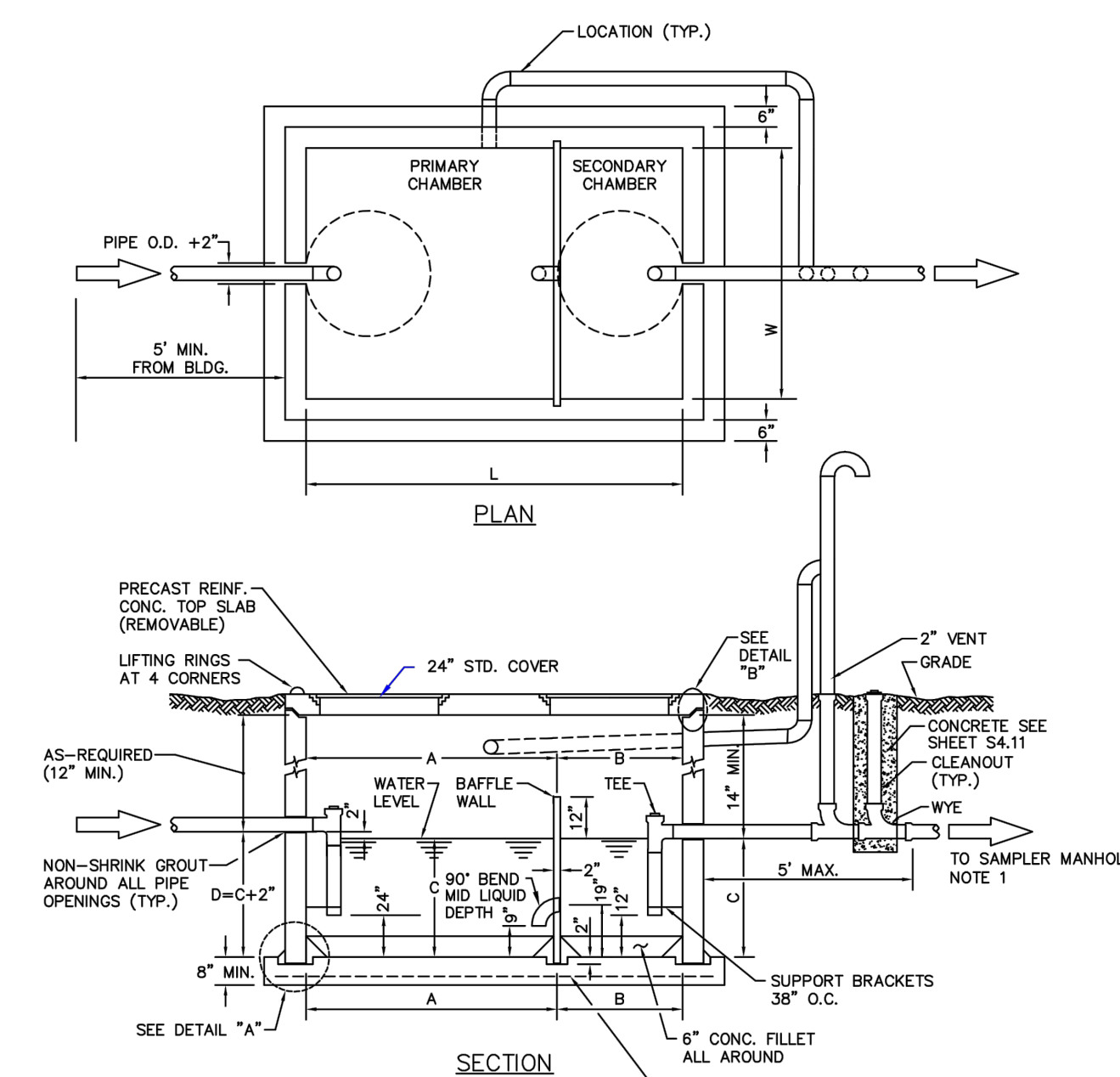


Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock position on the circumference of the sewer main. On new installations, tee or wye fittings shall be used. When tapping into existing sewer main, a saddle connection and approved coring method shall be used. The minimum distance between service connections made along the pipe shall be 3 feet. The minimum distance from either the bell or spigot end of a pipe shall be 3 feet. The minimum distance from the center of a manhole to a service connection shall be either 7 feet or the transition point from the manhole trench to the normal pipe trench, whichever is greater. A maximum of 4 sewer service connections shall be allowed per 20 foot length of pipe. In all cases, a specific soils investigation should be conducted to assure that the external loading will be within allowable limits regardless of the number of taps involved.

DOMESTIC SEWER TAPPING DETAIL

PARKER WATER & SANITATION DISTRICT	
DOMESTIC SEWER TAPPING DETAIL	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	4/01 1/08 1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

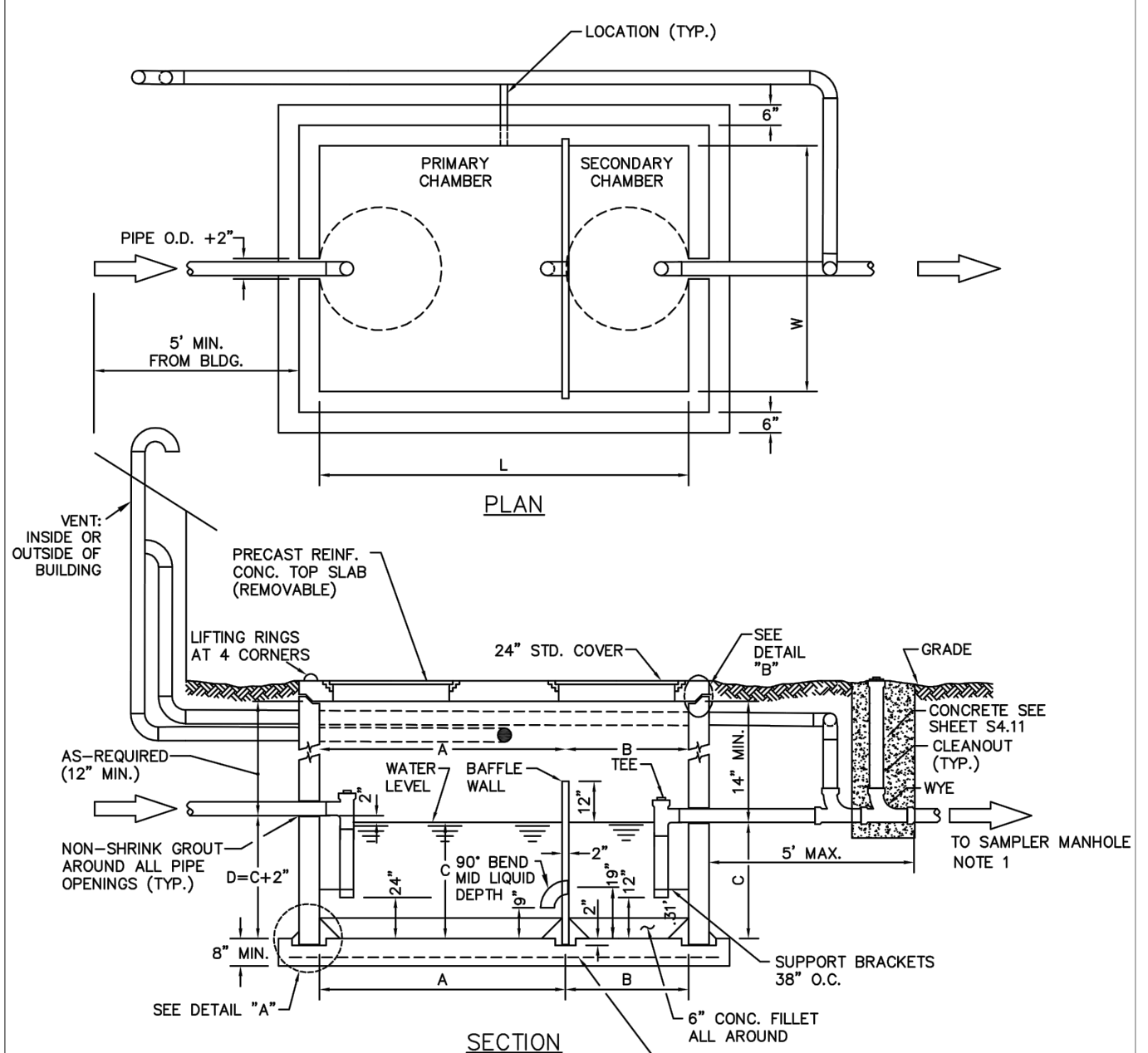


CAPACITY CHART

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES)					
		W	L	A	B	C	D
1190	61	72	96	64	32	40	42
1600	84	72	144	96	48	40	42
1840	103	72	144	96	48	46	48
2080	117	72	144	96	48	52	54
2560	150	72	144	96	48	64	68
3040	183	72	144	96	48	76	78
3280	202	72	144	96	48	82	84
3520	216	72	144	96	48	88	90

PARKER WATER & SANITATION DISTRICT	
COMMERCIAL GREASE INTERCEPTOR	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

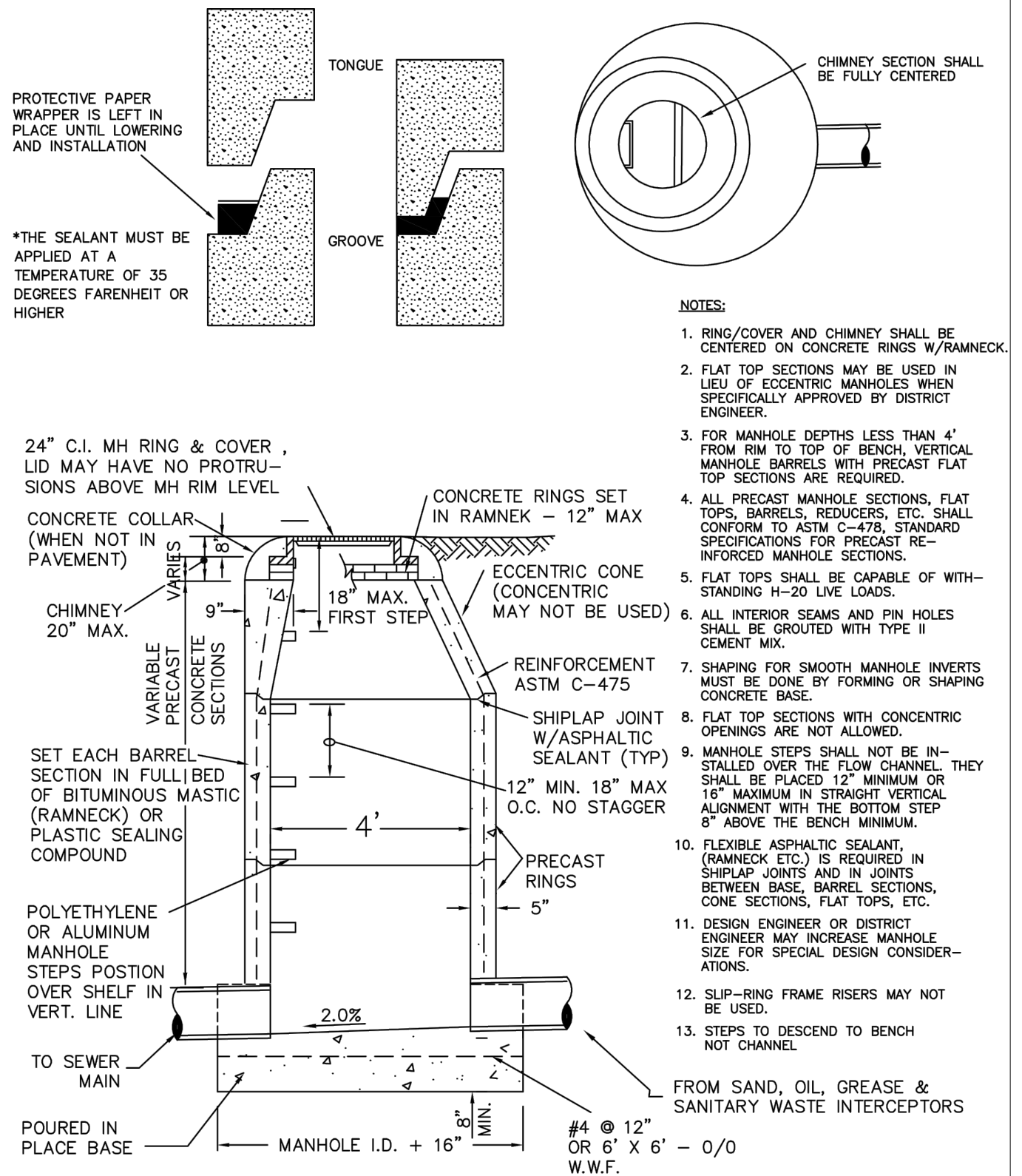


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1600	84	72	144	96	48	40	42
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2080	117	72	144	96	48	52	54
2560	150	72	144	96	48	64	68
3040	183	72	144	96	48	76	78
3280	202	72	144	96	48	82	84
3520	216	72	144	96	48	88	90

PARKER WATER & SANITATION DISTRICT	
SAMPLING MANHOLE	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION



PARKER WATER & SANITATION DISTRICT	
SAMPLING MANHOLE	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	2/00 10/16 4/01 1/08 1/16
DIRECTOR OF ENGINEERING	

2016 REVISION

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ENGLEWOOD, CO 80112
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WATER & SEWER IMPROVEMENT PLANS PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO



DRAWING NO. 5
SHEET NO. 5 OF 5

1ST SUBMITTAL

DETAILS

PROJECT NO: 2243
DRAWN/DESIGNED BY: KAJ/JS
CHECKED BY: 3/29/2022

NO. BY DATE REVISION

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