

Concept Utility Letter

Walmart Store #984
133 Sam Walton Lane, Castle Rock, CO

Owner/Developer Information:

Walmart, Inc.
2608 Southeast J Street
Bentonville, AR 72716
Christina Johnson
Christina.Johnson@walmart.com

Application Information:

CEI Engineering Associates, Inc.
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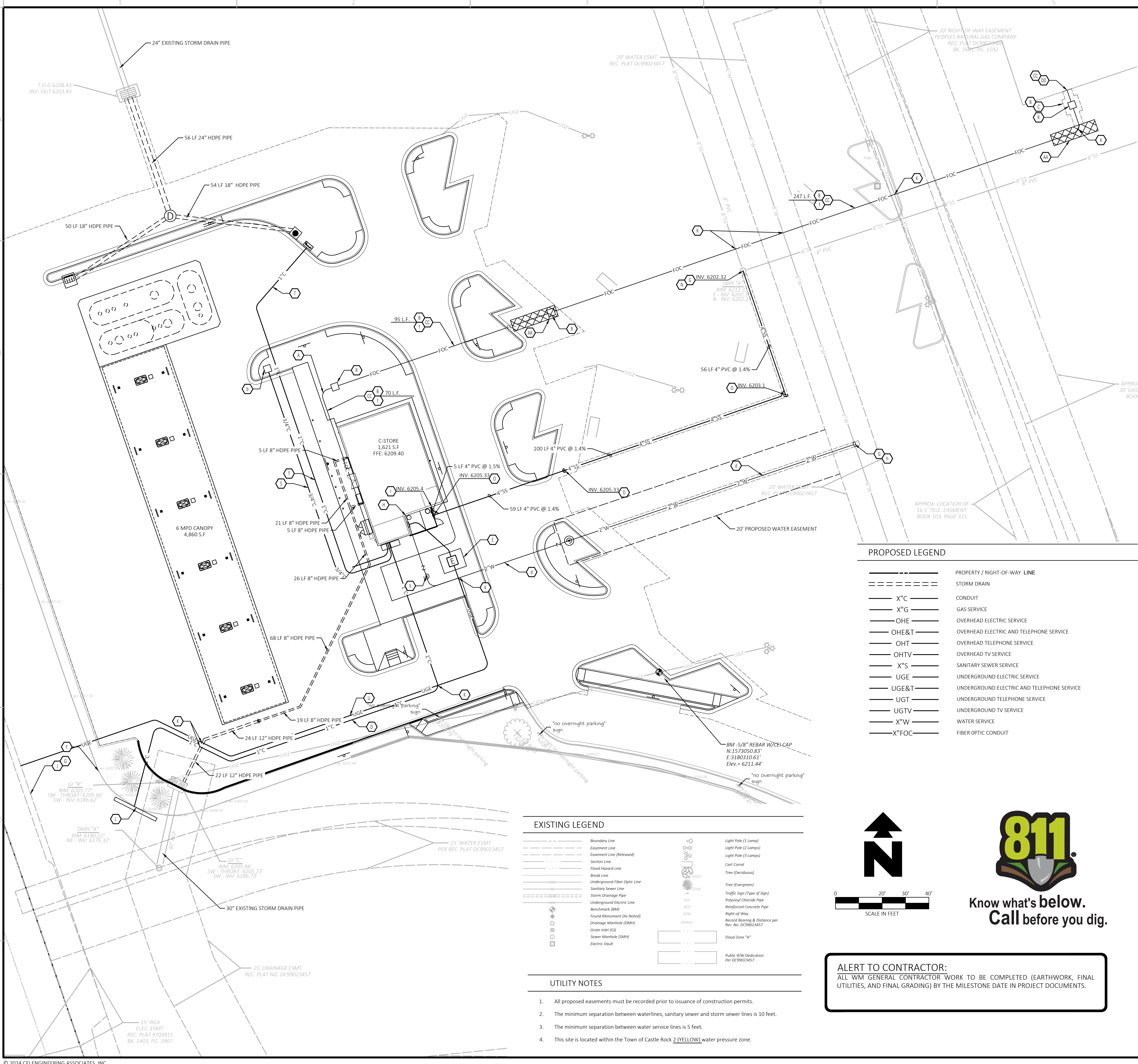
Project Information:

The proposed site is located in the southwest corner of the parking lot for the Walmart Supercenter located along Front St. (Attachment A). There is one (1) access points off Milestone Lane and one (1) access point off Sam Walton Lane to the Walmart parcel. There are no known fire hydrants within the proposed fuel station area. One (1) storm drain inlet is located in the most southwest part of the proposed fuel station area. The proposed site is within Flood Zone A, Map Number 08035C0188G. The proposed site is identified as Parcel Number 235126303003 and has a zoning designation of Commercial Planned Development (PD). The proposed area of the fueling station is approximately 33,845 square feet (0.78 acre).

Project Description:

The improvements include a six (6) pump fueling station with an approximate 1,440 square foot modular building and three (3) underground storage tanks. This project is located within the Metzler South Blue water pressure zone and is currently served by Town utilities and accounts. As shown on the attached utility map (Attachment C), an existing 8-inch public water distribution main provided by Town of Castle Rock bisects the site near the center of the lot and continues as a looped water main around the existing building and adjacent lots. There is also an existing 8-inch sanitary sewer main provided by Town of Castle Rock located in the parking lot approximately 175-feet east of the proposed building. The project proposes the following utilities, as shown on the attached utility plan included in the Utility Plan (Attachment B): a two-inch water service line connecting to the 8-inch line east of the site. And a 4-inch sanitary sewer service line connecting to the 8-inch line east of the site.

DRAWING LOCATION - P:\32000\32644\0\DRAWINGS\DESIGN\WORKING\32644 - UP.DWG - SAVED BY - MDURBIN



Benchmark Information	
Benchmark #1: 5/8" rebar with CEI cap located in an island in parking lot southeast of Wal-Mart building, approximately 48.0' west of a light pole w/3-lamps and approximately 63.6' east of a light pole w/2-lamps. N:1573050.83' E:3180310.61' Elev. = 6211.44'	

UTILITY LEGEND

- A INSTALL 3" SWEEP, MINIMUM RADIUS SHALL BE 10 TIMES CONDUCTOR DIAMETER (MINIMUM FIVE (5) INCH RADIUS).
- B FIBER OPTIC CONDUIT TO CONVENIENCE STORE:
ONE BY 3" DIAMETER CONDUITS FOR FIBER OPTIC CABLES AND TELEPHONE LINES REQUIRED FROM BUILDING TO GAS LOT AS NECESSARY, COORDINATE WITH CURRENT UDCP. THE CONDUITS SHALL BE 3" DIAMETER CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR 3" SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYL-POLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS IN EACH CONDUIT. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED FIBER OPTIC CABLE" WORDING, 12" ABOVE THE CONDUITS.
- C CONCRETE SIDEWALK CUT / REPAIR, SEE ARCH PLANS.
- D 1" CONDUIT TO FUEL PRICE READER.
- E PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FINAL LOCATION OF TRANSFORMER AND BOLLARD CANNOT CONFLICT WITH TRUCK ACCESS TO UNDERGROUND STORAGE TANKS.
- F CONCRETE ENCASUREMENT FOR DI AND PVC PIPES, SEE DETAIL SHEETS.
- G LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- H DOMESTIC WATER BUILDING ENTRY, SEE ARCH / MEP PLANS FOR CONTINUATION.
- I SANITARY SEWER ENTRY, (PER ARCH PLANS).
- J POINT OF CONNECTION - ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS).
- K MAINTAIN 18 INCHES VERTICAL SEPARATION.
- L PROPOSED MOUNTED SIGN, (PER SIGN PACKAGE).
- N POINT OF CONNECTION - SANITARY SEWER SERVICE.
- O PRIVATE SANITARY SEWER CLEANOUT, SEE DETAIL SHEETS.
- R 17" X 30" X 28" "QUAZITE" POL1730B28 BOX WITH PG1730DH00 LID, OR APPROVED EQUAL.
- S 3/4" CONDUIT TO AIR STATION.
- T 1" CONDUIT TO E-STOP AT TANK VENT.
- U CONDUITS FOR 400 AMP ELECTRICAL SERVICE, REF UTILITY COMPANY PLANS / REQUIREMENTS.
- a AIR STATION, REF ARCH PLANS.
- b 2" DOMESTIC WATER LINE.
- f DIRECTIONAL DRILL PATH (OR OPEN TRENCH) FOR ONE BY THREE (3) INCH FIBER OPTIC CONDUIT. CONTRACTOR SHALL HAVE CONSTRUCTION METHOD APPROVED BY WALMART PRIOR TO ANY WORK BEING PERFORMED ON FIBER OPTIC CONDUITS. IF OPEN TRENCH IS APPROVED, BACKFILL MATERIAL IN TRENCH SHALL BE FLOWABLE FILL PER ASTM D4832 IN LIEU OF COMPACTING SOIL MATERIAL FROM TRENCH EXCAVATION.
- h POINT OF CONNECTION - 2 INCH POTABLE WATER SERVICE PER CASTLE ROCK, CO DETAIL PLAN NO. W-3 BORING PIT.
- AA CONTRACTOR SHALL COORDINATE FIBER OPTIC CONDUIT INSTALLATION WITH STORE MANAGER TO LIMIT DISTURBANCE TO STORE OPERATION.
- DD FIBER OPTIC AND TELEPHONE POINT OF CONNECTION, CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND STORE MANAGER FOR FINAL BUILDING ENTRANCE LOCATION.
- II 2 INCH POTABLE WATER SERVICE PER CASTLE ROCK, CO DETAIL PLAN NO. W-3

GENERAL UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
ALL SANITARY SEWER LINES SHALL 4" MADE OF SDR-35 POLYVINYL CHLORIDE (PVC) PIPE THAT MEETS ASTM D3034 STANDARD SPECIFICATIONS AND IS GREEN IN COLOR, WITH 48 INCHES OF MINIMUM COVER.
- WATER LINES SHALL BE AS FOLLOWS:
ALL WATER LINES SHALL CONFORM TO THE TOWN OF CASTLE ROCK, NSF 61, AND THE 2018 INTERNATIONAL PLUMBING CODE REQUIREMENTS. ALL POTABLE WATER LINES SHALL BE TYPE K COPPER WITH 60 INCHES OF MINIMUM COVER. ALL IRRIGATION WATER LINES SHALL BE TYPE K COPPER WITH 60 INCHES MINIMUM COVER AND 72 INCHES MAXIMUM COVER.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL UTILITIES SHALL HAVE MINIMUM 18 INCHES VERTICAL CLEARANCE (OUTSIDE EDGE TO OUTSIDE EDGE TO OUTSIDE EDGE OF PIPE). COORDINATE WITH UTILITY AUTHORITY FOR ANY CROSSINGS LESS THAN 18 INCHES VERTICAL CLEARANCE.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18 INCHES CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- WHEN IN PAVED AREAS, TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND WHEN IN UNPAVED AREAS, TOPS SHALL BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 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 THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER AND SANITARY SEWER PIPE SHALL BE INSTALLED PER "UTILITY TRENCH & BEDDING" DETAIL 42A AND 42B, SEE 11 OF 17 - DETAIL SHEET 2.

PROPOSED LEGEND

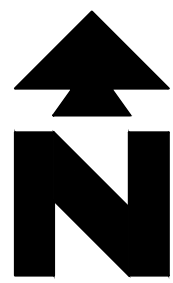
- PROPERTY / RIGHT-OF-WAY LINE
- STORM DRAIN
- X"C CONDUIT
- X"G GAS SERVICE
- OHE OVERHEAD ELECTRIC SERVICE
- OHE&T OVERHEAD ELECTRIC AND TELEPHONE SERVICE
- OHT OVERHEAD TELEPHONE SERVICE
- OHTV OVERHEAD TV SERVICE
- X"S SANITARY SEWER SERVICE
- UGE UNDERGROUND ELECTRIC SERVICE
- UGE&T UNDERGROUND ELECTRIC AND TELEPHONE SERVICE
- UGT UNDERGROUND TELEPHONE SERVICE
- UGTV UNDERGROUND TV SERVICE
- X"W WATER SERVICE
- X"FOC FIBER OPTIC CONDUIT

EXISTING LEGEND

- Boundary Line
- Easement Line
- Easement Line (Released)
- Section Line
- Flood Hazard Line
- Break Line
- Underground Fiber Optic Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Underground Electric Line
- Benchmarks (BM)
- Found Monument (As Noted)
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Sewer Manhole (SMH)
- Electric Vault
- Light Pole (1 Lamp)
- Light Pole (2 Lamps)
- Light Pole (3 Lamps)
- Cast Concret
- Tree (Deciduous)
- Tree (Evergreen)
- Traffic Sign (Type of Sign)
- Polyming Chloride Pipe
- Reinforced Concrete Pipe
- Right-of-Way
- Record Bearing & Distance per Rec. No. DC39023457
- Flood Zone "A"
- Public R/W Dedication Per DC39023457

UTILITY NOTES

- All proposed easements must be recorded prior to issuance of construction permits.
- The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
- The minimum separation between water service lines is 5 feet.
- This site is located within the Town of Castle Rock 2 (YELLOW) water pressure zone.



ALERT TO CONTRACTOR:
ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.



CEI ENGINEERING ASSOC., INC.

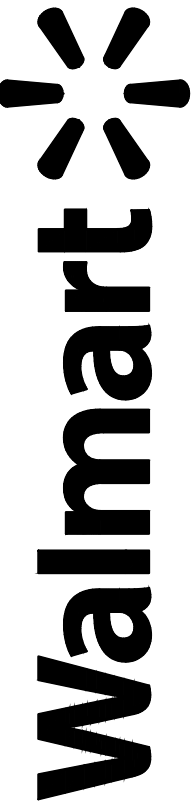
710 W PINE DALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

REVISION

NO.	DESCRIPTION	DATE
REV-X		XX/XX/XXXX

WALMART FUEL STATION #984-543

133 SAM WALTON LANE
CASTLE ROCK, COLORADO



PROFESSIONAL OF RECORD TAB

PROJECT MANAGER JAP

DESIGNER MD

CEI PROJECT NUMBER 32644

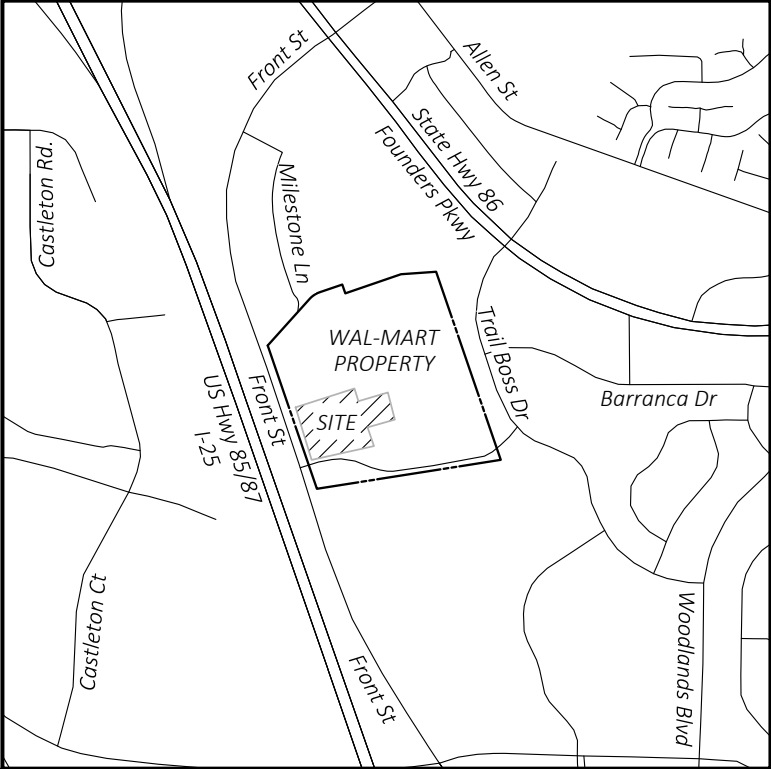
DATE 1/24/2024

REVISION REV-0

UTILITY PLAN

SHEET TITLE

SHEET NUMBER



VICINITY MAP

NOT TO SCALE

Latitude: 38°51'24" N

Longitude: 104°43'16" W

