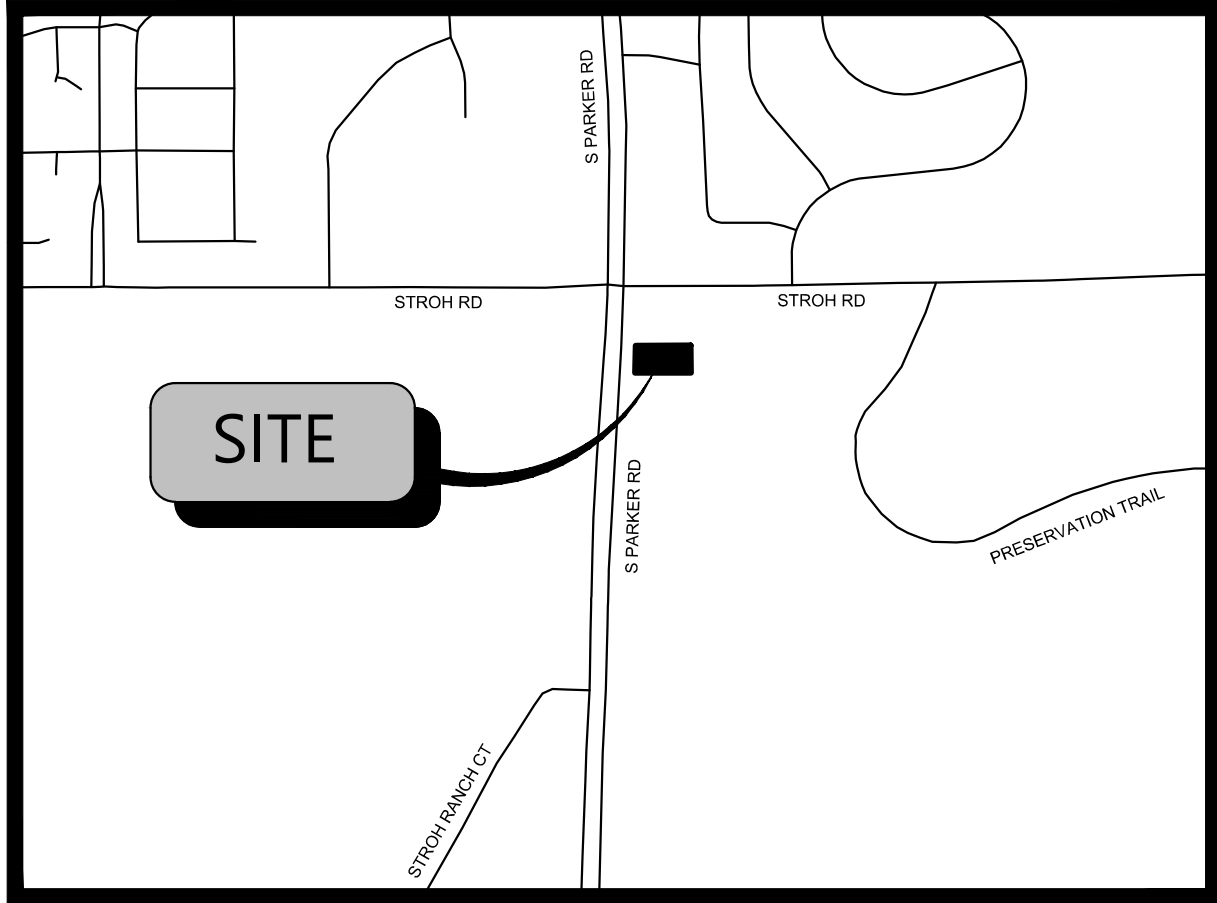


GENERAL NOTES:

1. TOPOGRAPHIC MAPPING AS OF 10/31/2024 PREPARED BY BARRON LAND, LLC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN HE SHALL, AT HIS EXPENSE, HAVE NEW MAPPING PREPARED BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR ACCEPTANCE AND APPROVAL.
2. CONTRACTOR SHALL REFER TO THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLAN FOR ADDITIONAL REQUIREMENTS. NO WORK SHALL OCCUR UNTIL THE BMPs DEPICTED ON THE GESC HAVE BEEN INSTALLED AND ARE APPROVED BY THE CITY. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS; PROPOSED OVERLOT CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
4. ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PREPARED BY UES. TITLED GEOTECHNICAL EXPLORATION REPORT, DATED FEBRUARY 21, 2024. THE CONTRACTOR IS REQUIRED TO HAVE A SIGNED AND SEALED COPY OF THE REPORT AT THE SITE AT ALL TIMES. DURING CONSTRUCTION, IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR FOR RECOMMENDATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR:
- a. VERIFYING ALL UTILITIES, WHETHER SHOWN OR NOT SHOWN, AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES TO REMAIN (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE PROTECTED FROM DAMAGE AND ADJUSTED TO FINAL GRADE.
- b. PREPARING ANY TRAFFIC CONTROL PLANS, AS MAY BE REQUIRED TO PERFORM THE WORK, AND PROVIDING ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION, AS REQUIRED FOR THE WORK. THE PLAN FOR TRAFFIC CONTROL SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCING ANY WORK IN THE RIGHTS-OF-WAY.
- c. OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
- d. KEEPING ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
- e. COORDINATING PRIOR TO CONSTRUCTION WITH THE GEOTECHNICAL ENGINEER, THE CITY, AND UTILITY AND STORM WATER DISTRICT INSPECTORS TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS.
- f. KEEPING TRACK OF ALL APPROVED DEVIATIONS FROM THE PLANS AND PROVIDING THE PROJECT ENGINEER WITH AS-BUILT DRAWINGS OF ALL IMPROVEMENTS REQUIRED FOR THE WORK.
- g. COMPLYING WITH CITY GENERAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.
- h. PROVIDING AS-BUILT DRAWINGS OF CONSTRUCTED UTILITIES UPON COMPLETION OF THE WORK.



VICINITY MAP
N.T.S.



FEMA MAP
N.T.S.

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FEMA/FIRM/SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 08035C0182G DATED MARCH, 16 2016.



AERIAL MAP
N.T.S.

BLACK ROCK COFFEE BAR

TOTAL SITE AREA: 0.60 AC. / 25,933 SF AC.
ZONING: MODIFIED COMMERCIAL

DEVELOPMENT TEAM

OWNER DOUBLETREE VENTURES, LLC P.O. BOX 40326 DENVER, CO 80204 CONTACT: BRIAN ZUREK EMAIL: BRIAN@DOUBLETREEVENTURES.COM	CIVIL ENGINEER ATWELL, LLC 9001 AIRPORT FREEWAY, SUITE 660 NORTH RICHLAND HILLS, TX 76180 PHONE: (972) 638-8860 CONTACT: CATHERINE ATCHLEY EMAIL: CATCHLEY@ATWELL.COM	SURVEYOR BARRON LAND 2790 N. ACADEMY BLVD., SUITE 311 COLORADO SPRINGS, CO 80917 PHONE: (719) 360-6827 CONTACT: SPENCER BARRON	DEVELOPER BLACK ROCK COFFEE BAR 16307 NE CAMERON BLVD PORTLAND, OR 97230 PHONE: (541) 531-2149 CONTACT: TONY POLLOTTA
---	--	--	---

GOVERNING AGENCIES AND UTILITY CONTACTS

WATER & WASTEWATER

PARKER WATER AND SANITATION DISTRICT
13939 ANCESTRY DRIVE
PARKER, CO 80134
PHONE: (303) 841- 4627
EMAIL: RRAMSEY@PWSD.ORG
CONTACT: ROBERT RAMSEY

ENGINEERING DEPARTMENT

TOWN OF PARKER ENGINEERING & PUBLIC WORKS
20120 E. MAINSTREET
PARKER, CO 80134
PHONE: (303) 841- 4627
EMAIL: RRAMSEY@PWSD.ORG
CONTACT: ROBERT RAMSEY

STORM DRAINAGE PROVIDER

TOWN OR PARKER PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
PHONE: (303) 805-3169
CONTACT: RANDY CAPRA
EMAIL: RCAPRA@PARKERONLINE.ORG
FIRE PROTECTION
TOWN OF PARKER FIRE AND LIFE SAFETY
20120 E. MAINSTREET
PARKER, CO 80138
PHONE: (303) 841-1970
CONTACT: RANDY SALE
EMAIL: RSALE@PARKERONLINE.ORG

GAS PROVIDER

XCEL ENERGY
1123 WEST 3RD AVE,
DENVER, CO 80223
PHONE: (303) 571-3927
CONTACT: BUILDER'S CALL LINE
(800) 628-1212 X3

PHONE PROVIDER

CENTURYLINK
9750 EAST COSTILLA AVE.
ENGLEWOOD, CO 80112
PHONE: (720) 578-5142

ELECTRIC PROVIDER

CORE ELECTRIC COOPERATIVE
5496 NORTH U.S. HIGHWAY 85
SEDALIA, CO 80135
PHONE: (303) 332-9540
CONTACT: BRUFF SHEA

PARKER WATER AND SANITATION
CONSTRUCTION PLANS FOR



S. PARKER RD & STROH RD
PARKER, DOUGLAS COUNTY, COLORADO
TAX PARCEL: 234903104014

UTILITY NOTES

1. ROADWAY DIMENSIONS ARE FROM FL-FL, 1-FOOT PAN IS PROPOSED ONSITE.
2. ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE. LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE PARKER WATER AND SANITATION DISTRICT THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER PUBLIC WORKS AND PARKER WATER AND SANITATION DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY THE STUB TIE IN ELEVATION PRIOR TO START OF CONSTRUCTION. THE ELEVATION OF THE STUB SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO SANITARY SEWER CONSTRUCTION.
7. SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH TOWN STANDARDS. CUTS SHALL STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
8. THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
9. EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.
10. SITE SURVEY IS PROVIDED BY BARRON LAND DATED 10-31-2024.
11. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION PLANS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION, NOTIFYING AND SCHEDULING LOCAL AGENCIES INSPECTIONS.
12. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF FITTING TO CENTER OF FITTING STATIONING IS ALIGN DRIVE CENTERLINE AND CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
13. ELEVATIONS ARE FINISHED GRADE ELEVATION UNLESS OTHER WISE NOTED.

Sheet List Table

Sheet Number	Sheet Title
01	WATER AND SEWER COVER SHEET
02	WATER AND SEWER GENERAL NOTES
03	OVERALL UTILITY PLAN
04	WATER PLAN
05	SEWER PLAN AND PROFILE
06	WATER DETAILS
07	WATER DETAILS
08	SEWER DETAILS
09	SEWER DETAILS

PARKER WATER AND SANITATION DISTRICT

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT (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 REQUIREMENT OF NFPA 24 WHEN SUBMITTING FOR REVIEW.



Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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NORTH RICHLAND HILLS, TX 76180
972.656.0660



*****	S. PARKER RD & STROH RD	PARKER	DOUGLAS COUNTY, COLORADO
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BLACK ROCK COFFEE BAR	BLACK ROCK DEVELOPMENT COMPANY, LLC	BLACK ROCK COFFEE BAR	WATER AND SEWER COVER SHEET
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DATE 2024-12-09

REVISIONS

DRAWN BY: S. KIDD

CHECKED BY: C. ATCHLEY

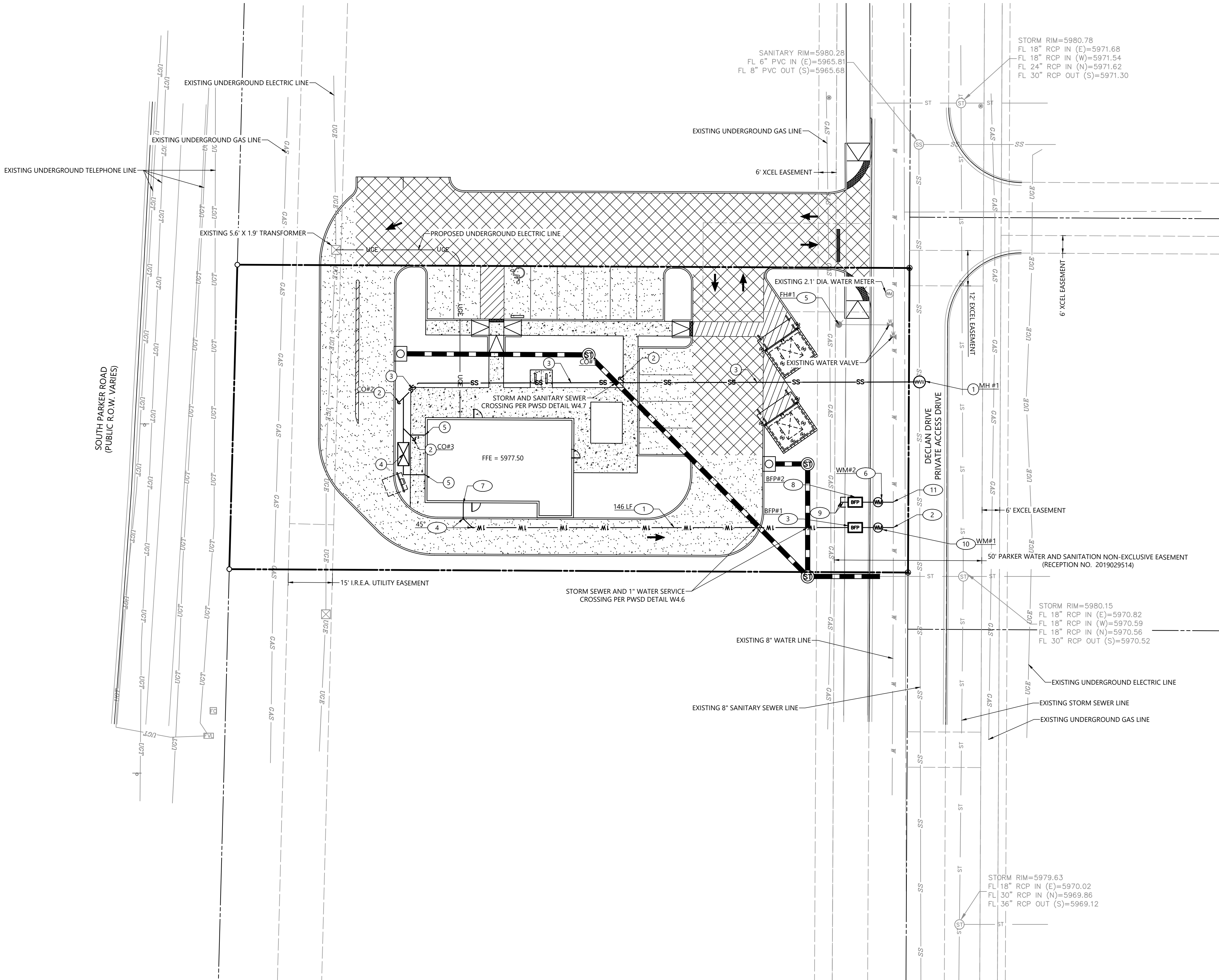
PROJECT MANAGER: C. ATCHLEY

JOB #: 24003198

FILE CODE: ##

SHEET NO. 01

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WATER SERVICE NOTES

NOTE - ALL POLY LINES FOR WATER SHOULD BE PEX AND SHOULD UTILIZE PROTEX FITTINGS

NOTE - ALL WATER SHALL BE INSTALLED PER PARKER WATER AND SANITATION STANDARDS, SPECIFICATIONS AND STANDARD PRODUCTS LIST.

1. INSTALL 1" - 1" SCH 80 PVC WATERLINE, LENGTH PER PLAN
2. INSTALL 1" - 1" WATER SERVICE INSTALLATION ON EXISTING 8" WATER MAIN PER P.W.S.D. STD. DTL W1.2 WITH RESTRAINT JOINTS
3. INSTALL 1" - 1" BACKFLOW PREVENTER PER P.W.S.D. STD. DTL W5.9
4. INSTALL BEND WITH RESTRAINED JOINTS PER MAG STD. DET. 303-1 & 303-2. ANGLE PER PLAN AND SIZED TO MATCH CONNECTING PIPES
5. EXISTING FIRE HYDRANT ASSEMBLY
6. INSTALL 1/2" LANDSCAPE METER WITH STEEL METER BOX COVER PER P.W.S.D. STD. DTL W5.9
7. CONNECT TO BUILDING STUB. SEE ARCHITECTURAL PLANS FOR CONTINUATION
8. INSTALL 1" LANDSCAPE BACKFLOW PREVENTER PER P.W.S.D. STD. DTLS W5.9 WITH A 1/2" TO 1" REDUCER BETWEEN THE METER AND BACKFLOW
9. INSTALL 1/2" SCH 80 PVC WATERLINE AND WATER PLUG PPER P.W.S.D. STD. DTLS.
10. INSTALL 1" - 1" WATER METER WITH STEEL METER BOX COVER PER P.W.S.D. STD. DTLS.
11. INSTALL 1/2" WATER SERVICE INSTALLATION ON EXISTING WATER MAIN PER P.W.S.D. STD. DTLS. WITH RESTRAINT JOINTS

SANITARY SEWER SERVICE NOTES

1. CONNECT TO EXISTING SANITARY SEWER SERVICE LINE AND INSTALL MH PER P.W.S.D. STD. DTL S1.2 WITH NECESSARY AND APPROPRIATE FITTINGS. CONTRACTOR TO VERIFY INVERTS PRIOR TO CONSTRUCTION.
2. INSTALL GAS/WATER TIGHT CLEANOUT PLUGS PER P.W.S.D. STD. DTL S4.12
3. INSTALL 6" PVC SDR-35 SEWER LINE BEDDING AND BACKFILL PER P.W.S.D. STD. DTL S4.1
4. INSTALL GREASE INTERCEPTOR PER P.W.S.D. STD. DTLS S5.1 & S5.2
5. CONNECT TO BUILDING STUB. SEE ARCHITECTURAL PLANS FOR CONTINUATION

UTILITY NOTES

1. ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE. LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
2. NOMINAL DEPTH OF WATER MAIN SHALL BE 4.5' FROM FINISHED GRADE TO TOP OF PIPE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE PARKER WATER AND SANITATION DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
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9. EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.

ENGINEERING REVIEW BLOCK

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

811
Know what's below.
Call before you dig.
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NORTH RICHLAND HILLS, TX 76180
972.556.9860

S. PARKER RD & STROH RD
PARKER
DOUGLAS COUNTY, COLORADO

BLACK ROCK COFFEE BAR
BLACK ROCK DEVELOPMENT COMPANY, LLC
BLACK ROCK COFFEE BAR
OVERALL UTILITY PLAN

DATE 2024-12-09

REVISIONS

0 10' 20'
SCALE: 1"=20'

DRAWN BY: S. KIDD
CHECKED BY: C. ATCHLEY
PROJECT MANAGER: C. ATCHLEY
JOB #: 24003198
FILE CODE: ##
SHEET NO. 03

CAD FILE: 24003198 - OVERALL UTILITY PLAN

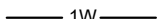


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UTILITY LEGEND

- | | |
|---|---------------------------|
|  | EXISTING PROPERTY LINE |
|  | EXISTING EASEMENT |
|  | EXISTING ROAD CENTER |
|  | SEWER LINE |
|  | DOMESTIC 1" WATER LINE |
|  | STORM SEWER LINE |
|  | SANITARY SEWER MANHOLE |
|  | SANITARY SEWER CLEAN OUT |
|  | WATER METER |
|  | WATER BEND 45° |
|  | WATER BACK FLOW PREVENTER |
|  | GREASE TRAP |
|  | STORM MANHOLE |
|  | STORM CURB INLET |

WATER QUANTITIES

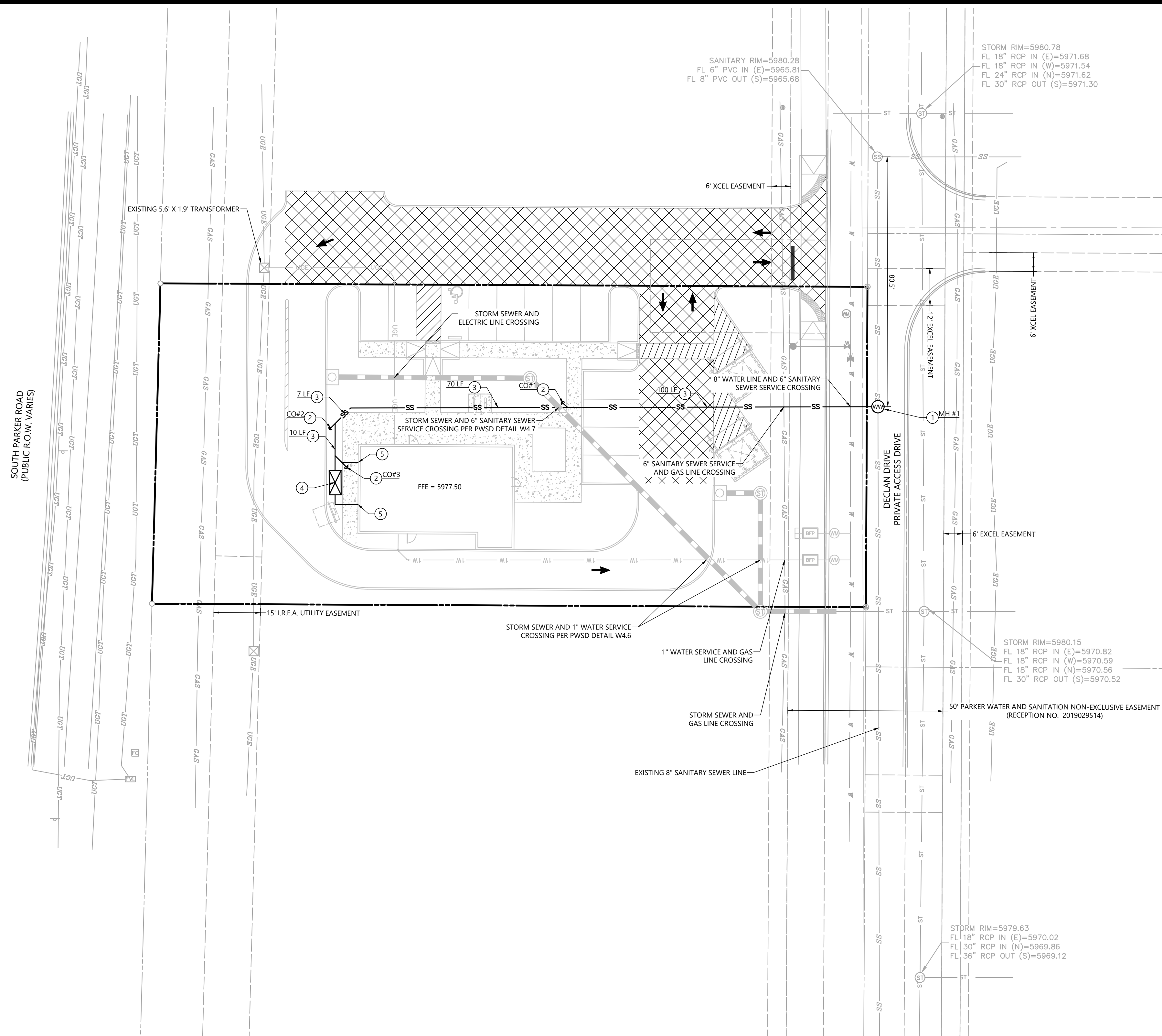
<u>DESCRIPTION</u>	<u>LEGEND</u>	<u>QUANTITY</u>
DOMESTIC SERVICE (1-INCH)	 1W	± 144 LF
DOMESTIC SERVICE (3/4-INCH)	 W	± 10 LF
BACK FLOW PREVENTER (BFP)	 BFP	2 EACH
1" 45° BEND		2 EACH
1" DOMESTIC WATER METER (WM)		1 EACH
3/4" LANDSCAPE WATER METER (WM)		1 EACH

WATER SERVICE NOTES

NOTE - ALL POLY LINES FOR WATER SHOULD BE PEX AND SHOULD UTILIZE PROTEX FITTINGS

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- 1 INSTALL 1-1" SCH 80 PVC WATERLINE, LENGTH PER PLAN
- 2
- 3 INSTALL 1-1" WATER SERVICE INSTALLATION ON EXISTING 4" WATER MAIN PER P.W.S.D. STD. DTL. W/ 2" RESTRAINT JOINTS
- 4
- 5 INSTALL 1-1" BACKFLOW PREVENTER PER P.W.S.D. STD. DTL. W/5.9
- 6
- 7 INSTALL BEND WITH RESTRAINT JOINTS PER MAG STD. DET. 303-1 & 303-2. ANGLE PER PLAN AND SIZED TO MATCH CONNECTING PIPES
- 8 EXISTING FIRE HYDRANT ASSEMBLY
- 9
- 10 INSTALL 2" LANDSCAPE METER WITH STEEL METER BOX COVER PER P.W.S.D. STD. DTL. W/5.9
- 11
- 12 CONNECT TO BUILDING STUB. SEE ARCHITECTURAL PLANS FOR CONTINUATION
- 13
- 14 INSTALL 1" LANDSCAPE BACKFLOW PREVENTER PER P.W.S.D. STD. DTL. W/5.9 WITH A-2 TO 1" REDUCER BETWEEN THE METER AND BACKFLOW
- 15
- 16 INSTALL 2" SCH 80 PVC WATERLINE AND WATER PLUG PPR PER P.W.S.D. STD. DTL.
- 17
- 18 INSTALL 1-1" WATER METER WITH STEEL METER BOX COVER PER P.W.S.D. STD. DTL.
- 19
- 20 INSTALL 2" WATER SERVICE INSTALLATION ON EXISTING WATER MAIN PER P.W.S.D. STD. DTL. WITH RESTRAINT JOINTS



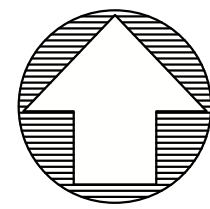
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3. ALL MATERIALS AND WORKSMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE PARKER WATER AND SANITATION DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKSMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER PUBLIC WORKS AND PARKER WATER AND SANITATION DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY THE STUB TIE IN ELEVATION PRIOR TO START OF CONSTRUCTION. THE ELEVATION OF THE STUB SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO SANITARY SEWER CONSTRUCTION.
7. SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH TOWN STANDARDS. CUTS SHALL STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
8. THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
9. EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS,

DESCRIPTION	LEGEND	QUANTITY
SANITARY SEWER LINE (6-INCH)	— SS —	± 215 LF
SANITARY SEWER CLEAN OUT (CO)		3 EACH
SANITARY SEWER MANHOLE (MH) (8-INCH)		1 EACH
GREASE INTERCEPTOR REBAR PAVEMENT (ON-SITE)		± 31 SF

- ① CONNECT TO EXISTING SANITARY SEWER SERVICE LINE AND INSTALL MH PER P.W.S.D. STD. DTLS WITH NECESSARY AND APPROPRIATE FITTINGS. CONTRACTOR TO VERIFY INVERTS PRIOR TO CONSTRUCTION.
- ② INSTALL GAS/WATER TIGHT CLEANOUT PLUGS PER P.W.S.D. STD. DTLS. LENGTH PER PLAN.
- ③ INSTALL 6" PVC SDR-35 SEWER LINE BEDDING AND BACKFILL PER P.W.S.D. STD. DTLS.
- ④ INSTALL GREASE INTERCEPTOR PER P.W.S.D. STD. DTLS
- ⑤ CONNECT TO BUILDING STUB. SEE ARCHITECTURAL PLANS FOR CONTINUATION

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING ROAD CENTERLINE
	SEWER LINE
	DOMESTIC 1" WATER LINE
	STORM SEWER LINE

- | | |
|---|---------------------------|
|  | SANITARY SEWER MANHOLE |
|  | SANITARY SEWER CLEAN OUT |
|  | WATER METER |
|  | WATER BEND 45° |
|  | WATER BACK FLOW PREVENTER |
|  | FIRE HYDRANT |
|  | GREASE TRAP |
|  | STORM MANHOLE |
|  | STORM CURB INLET |



8

Know what's below.
Call before you dig.

THE ACTIONS OF EXISTING UNDERGROUND UTILITIES ARE VARYING IN AN APPROPRIATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE NEARBY EXISTING ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTORS; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS OR PROPERTY IN THE WORK. LOCATING EXISTING UTILITIES OR ANY OTHER PERSONS.

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BLACK ROCK COFFEE BAR	BLACK ROCK DEVELOPMENT COMPANY, LLC BLACK ROCK DEVELOPMENT SEWER PLAN AND PROFILE
S. PARKER RD & STROH RD	
PARKER	
DOUGLAS COUNTY, COLORADO	

DATE 2024-12-09

REVISIONS

DRAWN BY: S. KIDD
CHECKED BY: C. ATCHLEY
PROJECT MANAGER: C. ATCHLEY
JOB #: 24003198
FILE CODE: ##
SHEET NO. 05

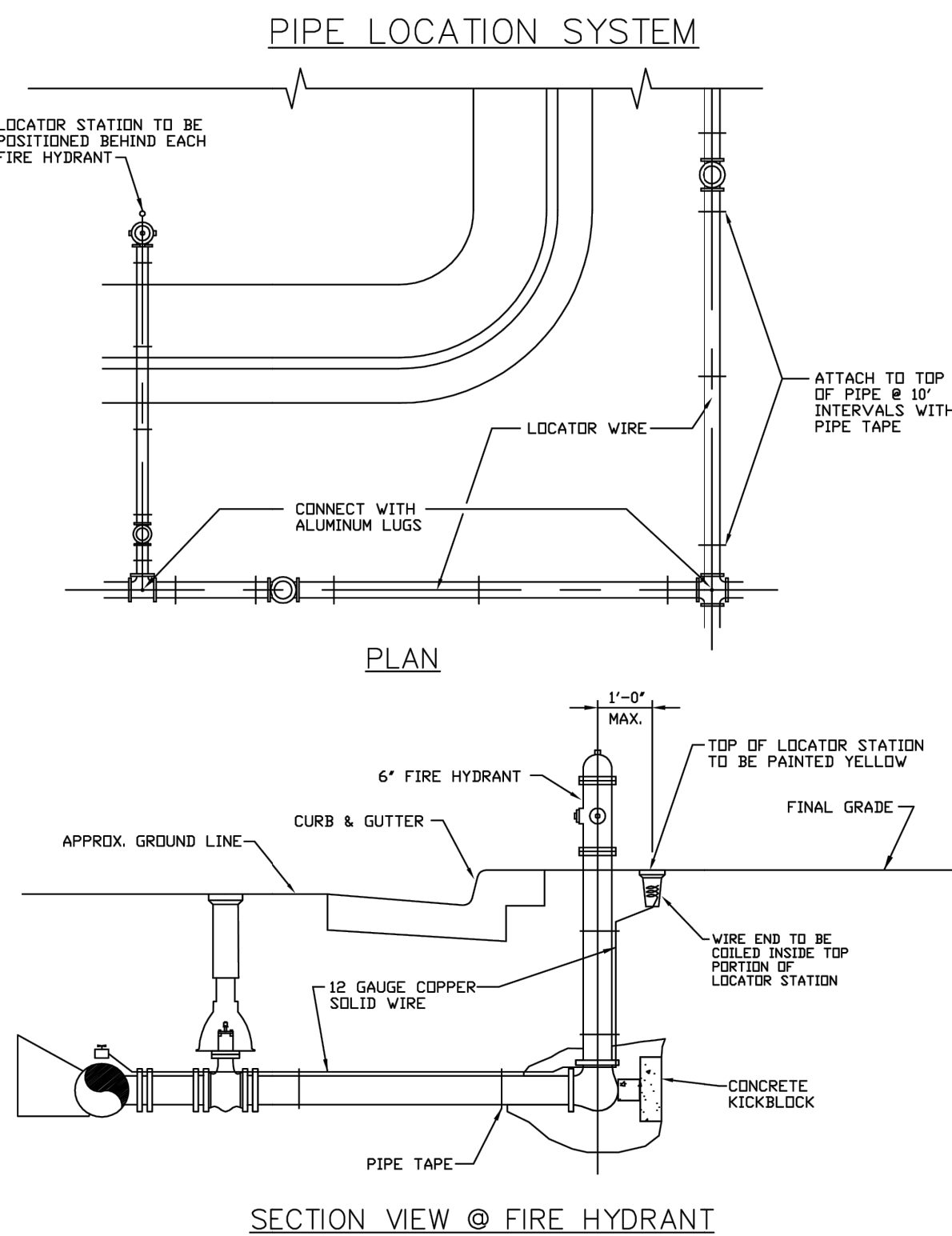
- INSPECTION POLICY:**
1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
 2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
 3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE FAILS, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE AND A RE-INSPECTION FEE CHARGED.
 4. 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.
 5. 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.
 6. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
 7. LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
 8. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION. UNLESS COORDINATED WITH DISTRICT INSPECTOR.

- INSTALLATION NOTES:**
- WATER**
1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
 2. APPROVED BEDDING TO BE SQUEEGEE.
 3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSO PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
 4. A WATER SERVICE WHICH CROSSES A SEWER SERVICE CAN DO SO ONLY AT A 45-90° ANGLE. WATER SERVICES SHALL BE LOCATED A MINIMUM OF 18" ABOVE SEWER SERVICE.
 5. WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD. CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
 6. CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT. IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
 7. MOVED CURB BOXES MUST BE INSPECTED BY PWSO PRIOR TO BURIAL.
 8. WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
 9. NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
 10. CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
 11. ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
 12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES
 13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSO PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

**PARKER WATER
& SANITATION DISTRICT**
DISTRICT POLICIES & INSTALLATION
NOTES FOR WATER SERVICES

SCALE: NONE DATE: 2/96
APPROVED: 1/04
PVR 1/16
DIRECTOR OF ENGINEERING 10/16

2016 REVISION SHEET W1.1

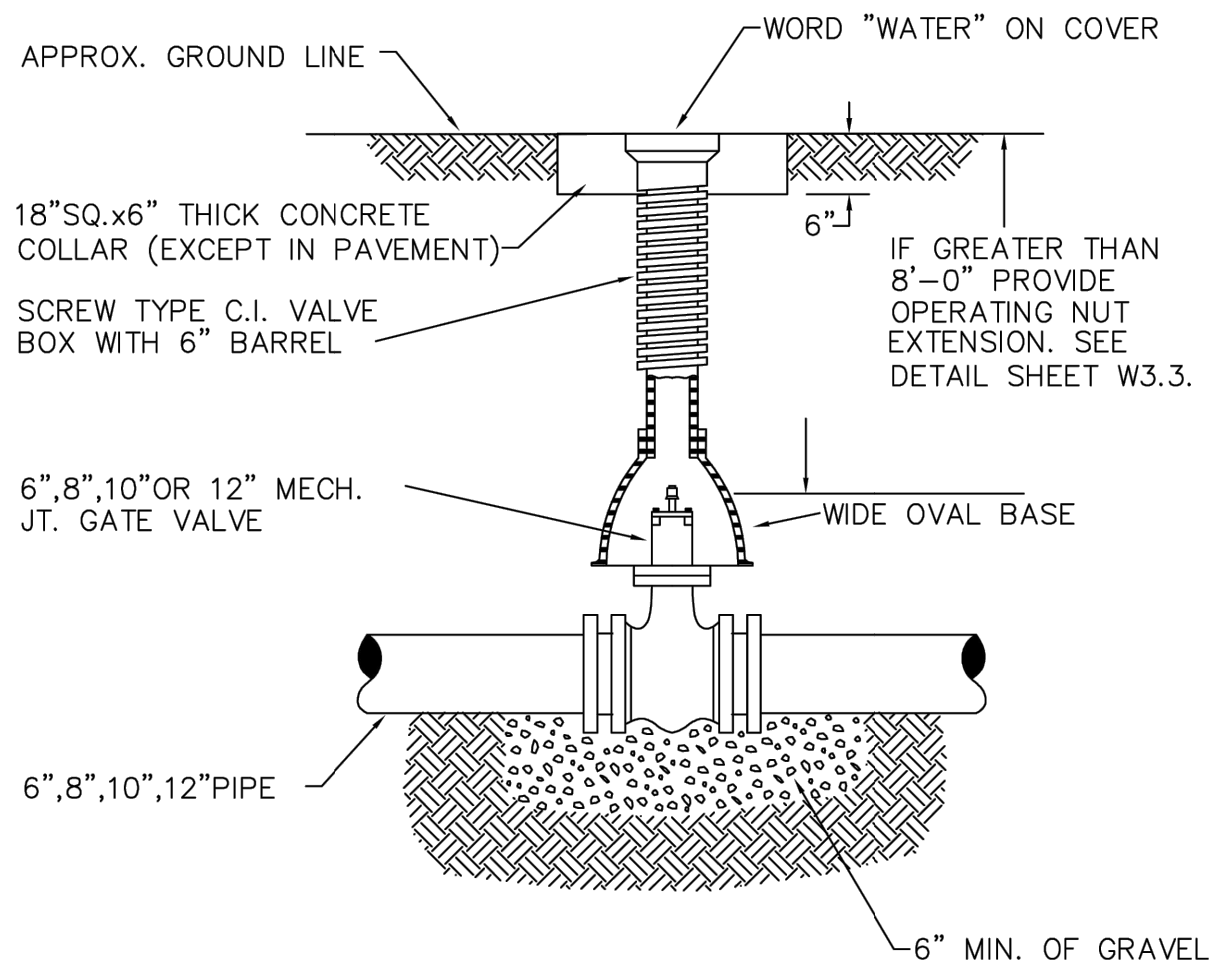


- NOTES:**
1. FOR USE ON ALL DUCTILE IRON AND PVC WATER MAINS.
 2. LOCATOR STATION POSITION MAY BE MODIFIED AT THE DIRECTION OF THE DISTRICT ENGINEER.
 3. A CONTINUITY TEST WILL BE REQUIRED PRIOR TO PROBABILIARY ACCEPTANCE.

**PARKER WATER
& SANITATION DISTRICT**
LOCATOR WIRE DETAILS

SCALE: NONE DATE: 2/96
APPROVED: 4/01
PVR 01/02
DIRECTOR OF ENGINEERING 01/16
10/16

2016 REVISION SHEET W2.6

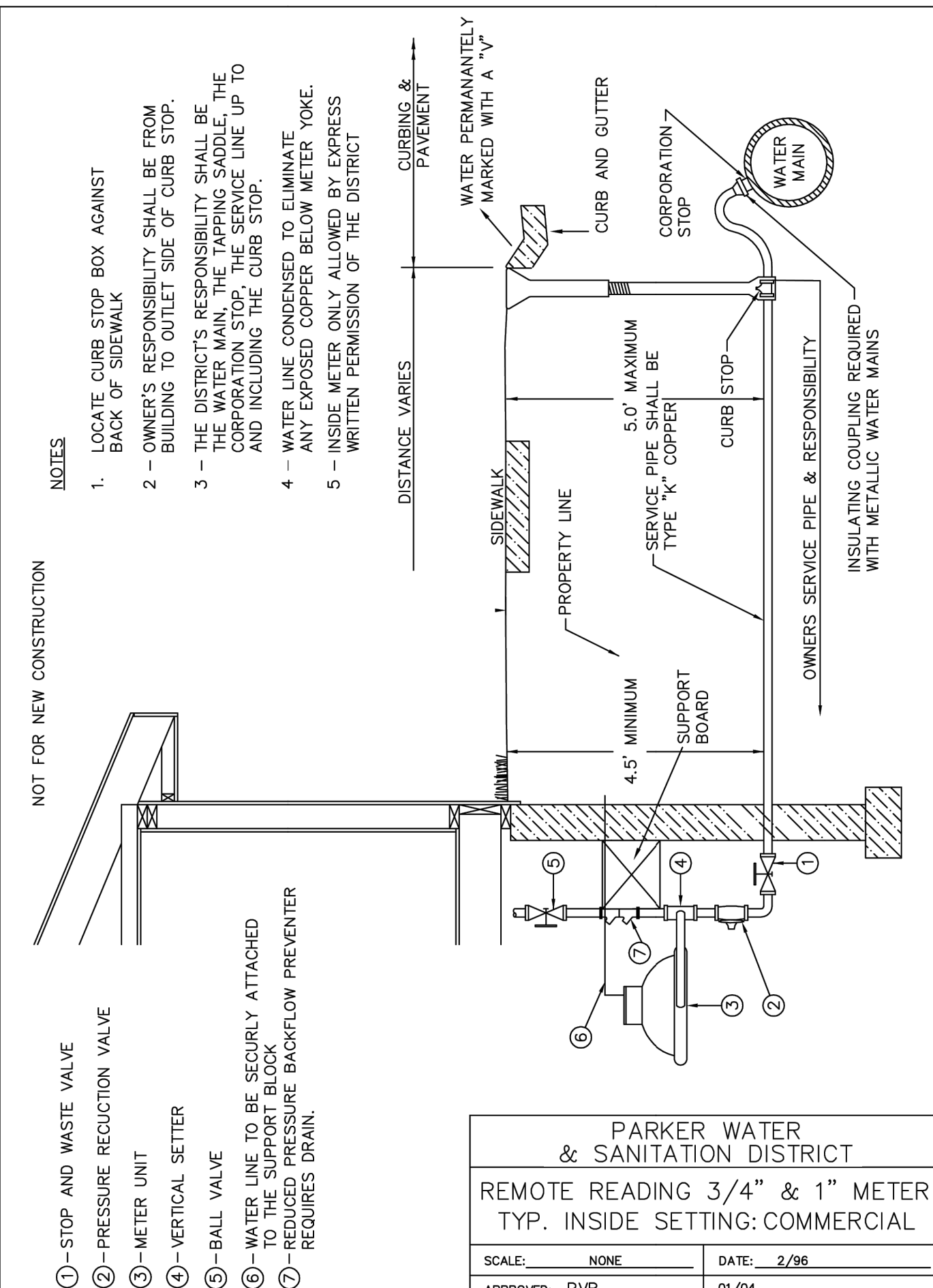


- NOTES:**
1. ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
 2. VALVE NUT SHALL BE CENTERED.
 3. VALVE BOX SHALL BE PLUMB.
 4. SEE MATERIAL SPECIFICATIONS FOR VALVE BOX WITH GREATER THAN BURIED DEPTH OF 4.5 FT.

**PARKER WATER
& SANITATION DISTRICT**
VALVE BOX DETAIL

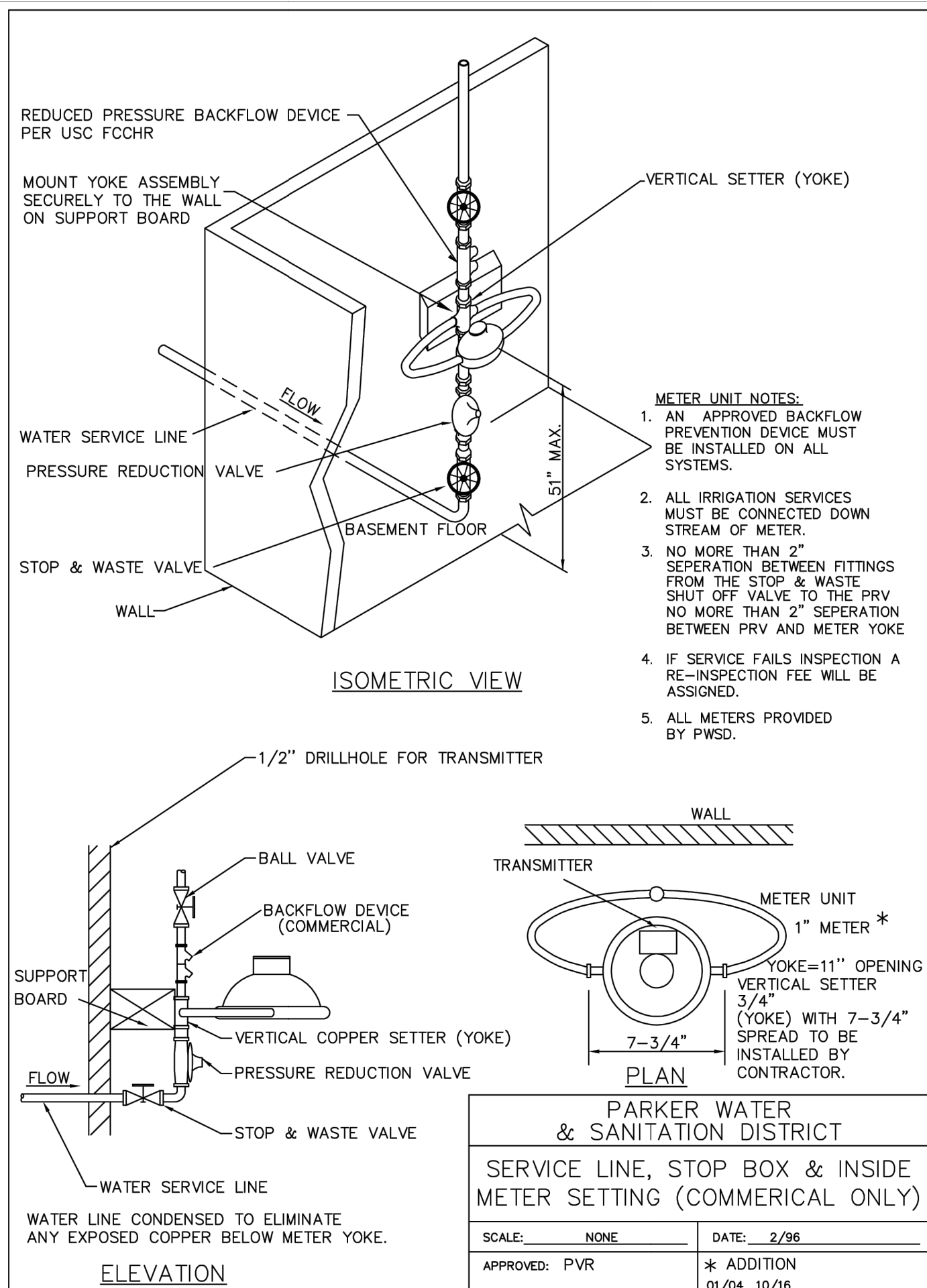
SCALE: NONE DATE: 2/96
APPROVED: 5/98 10/16
PVR 6/98
DIRECTOR OF ENGINEERING 12/07
1/16

2016 REVISION SHEET W3.10



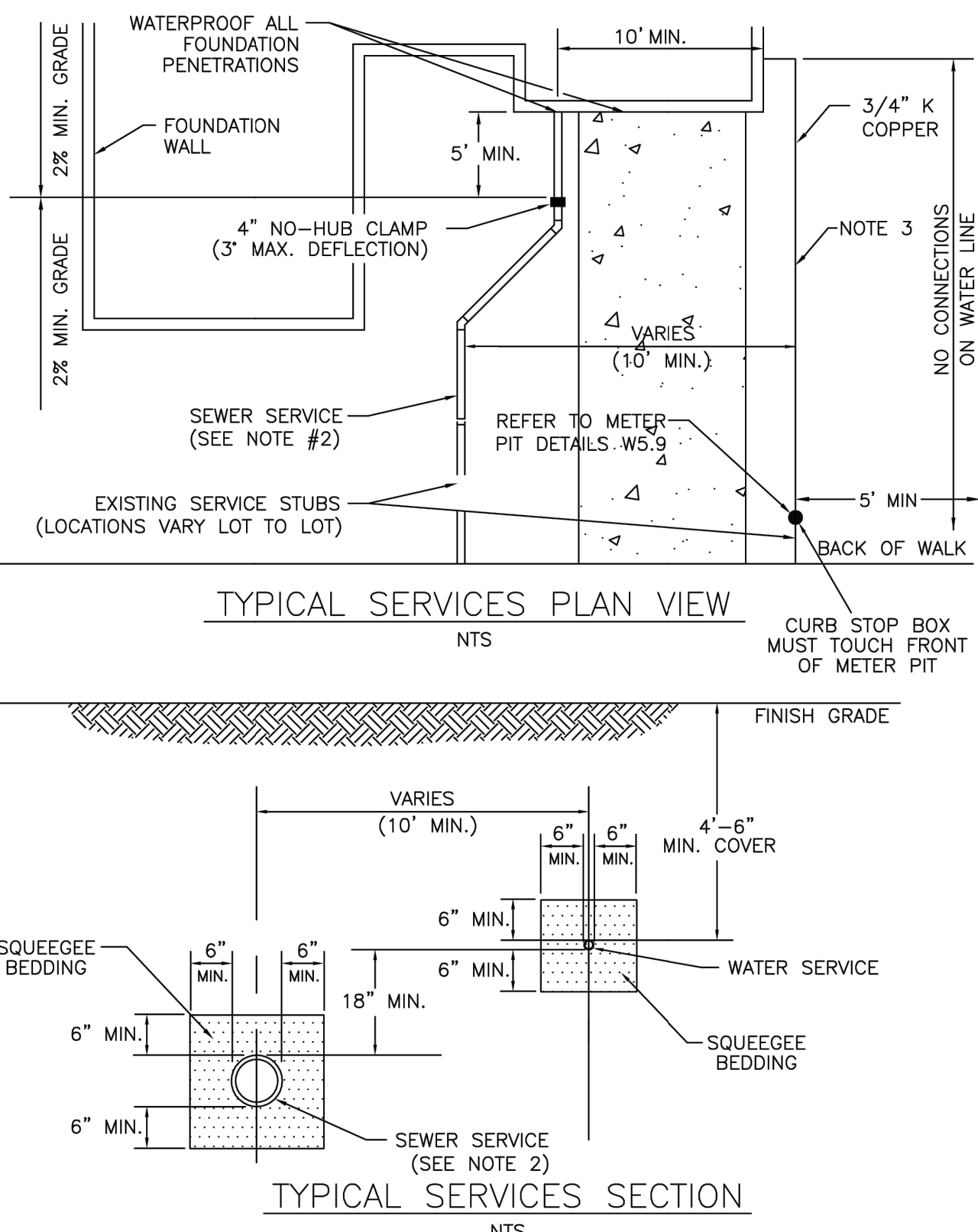
SCALE: NONE DATE: 2/96
APPROVED: 1/04
PVR 06/05
DIRECTOR OF ENGINEERING 1/16
10/16

2016 REVISION SHEET W5.13



SCALE: NONE DATE: 2/96
APPROVED: 1/04
PVR 06/05
DIRECTOR OF ENGINEERING 1/16
10/16

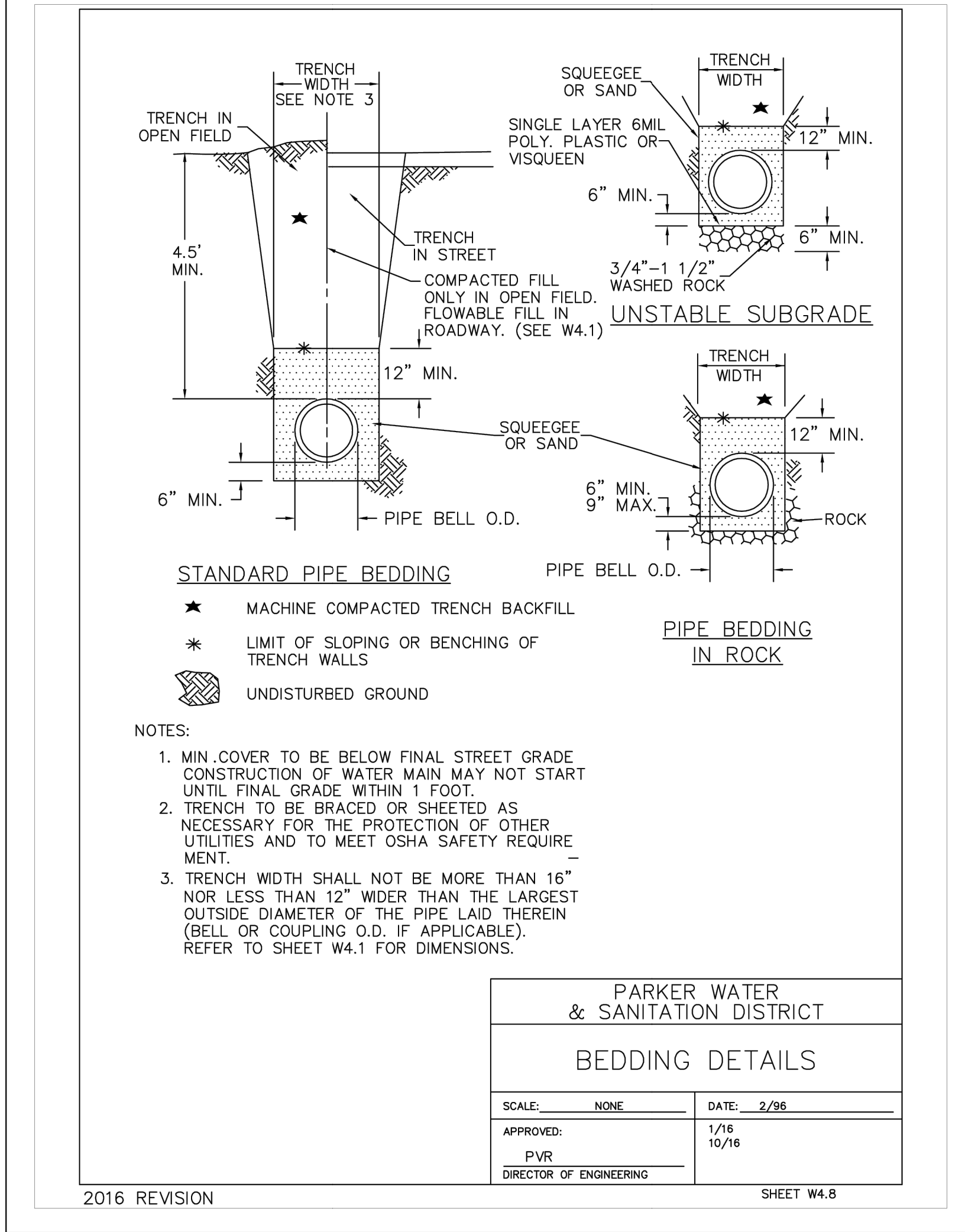
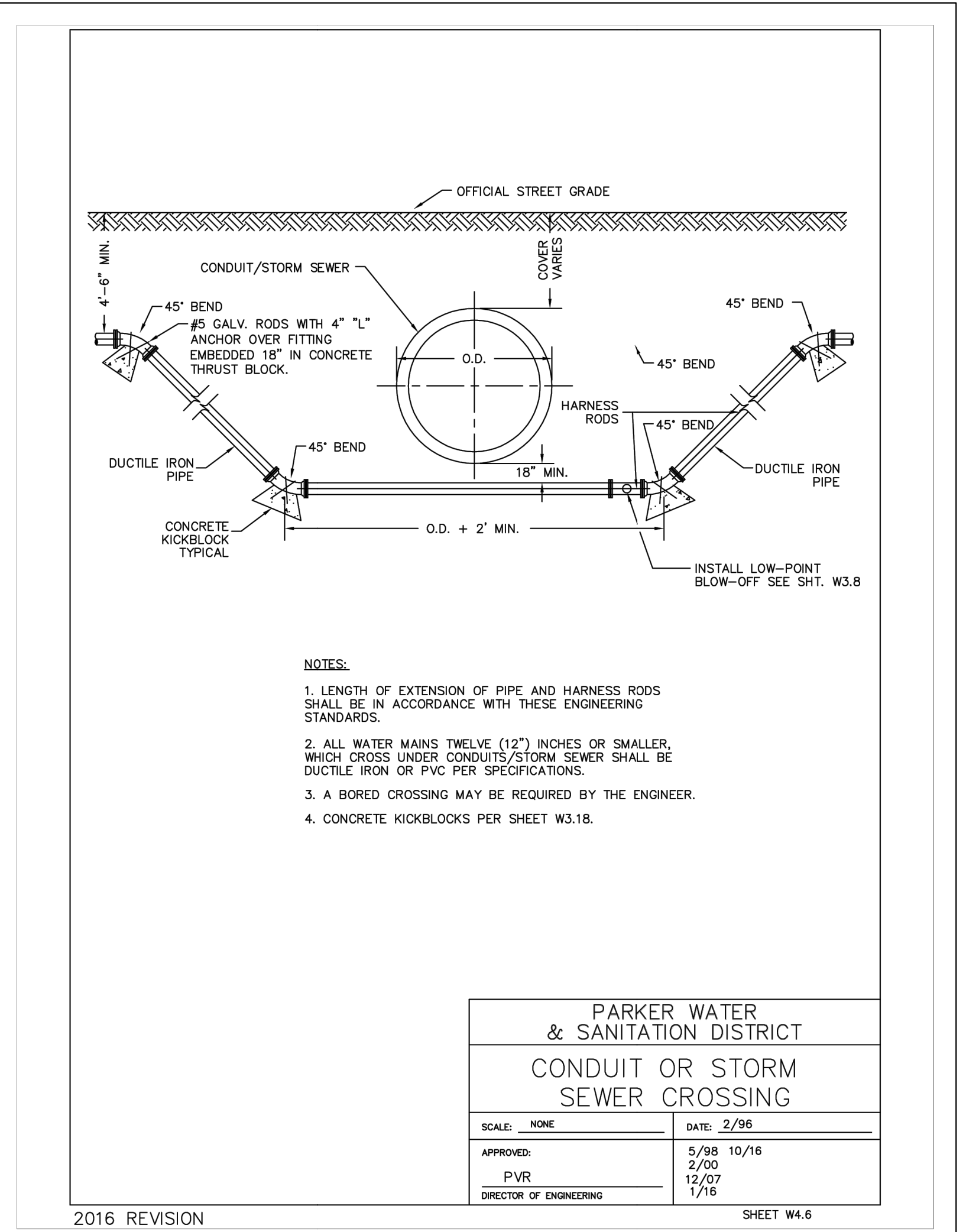
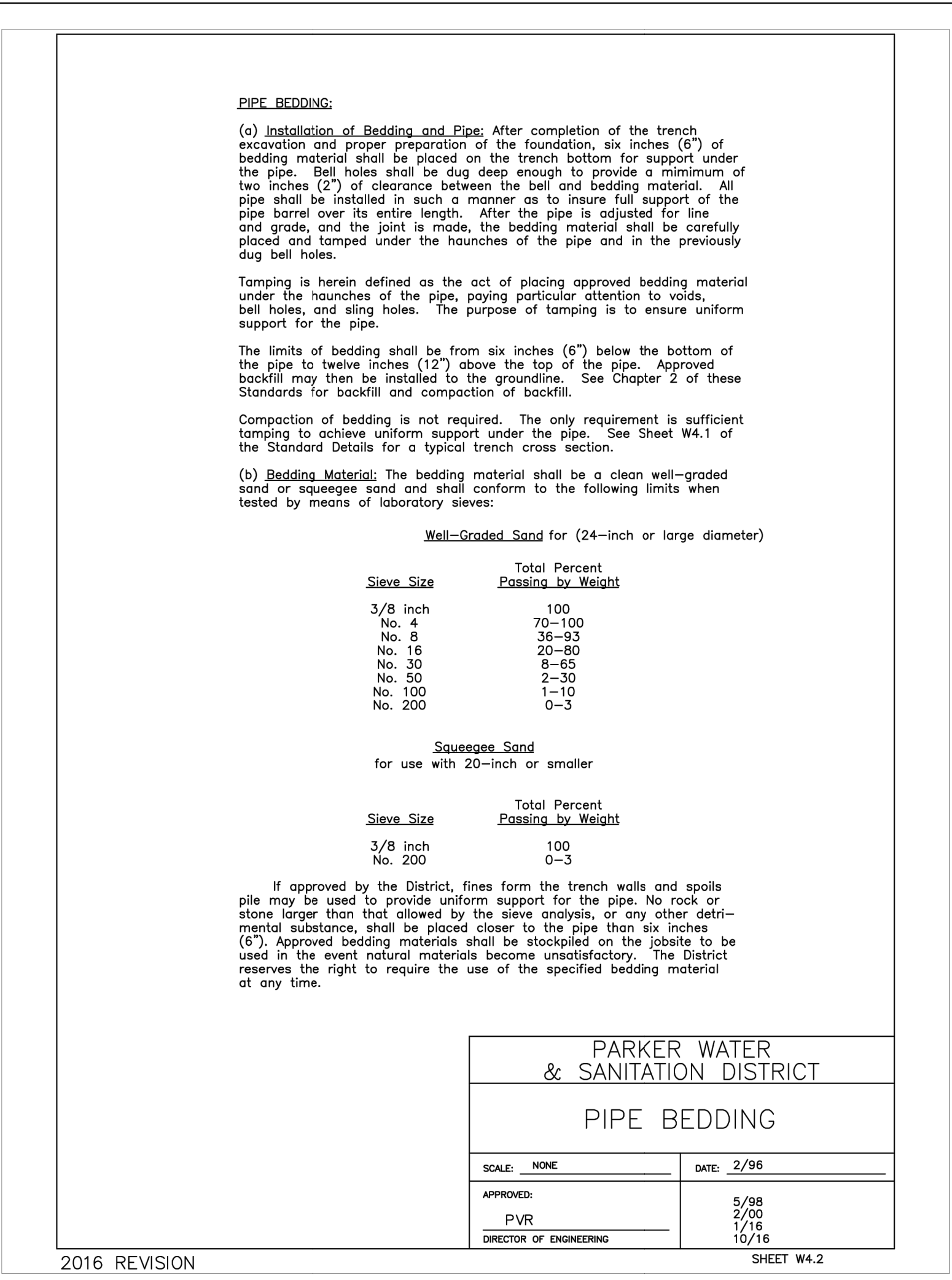
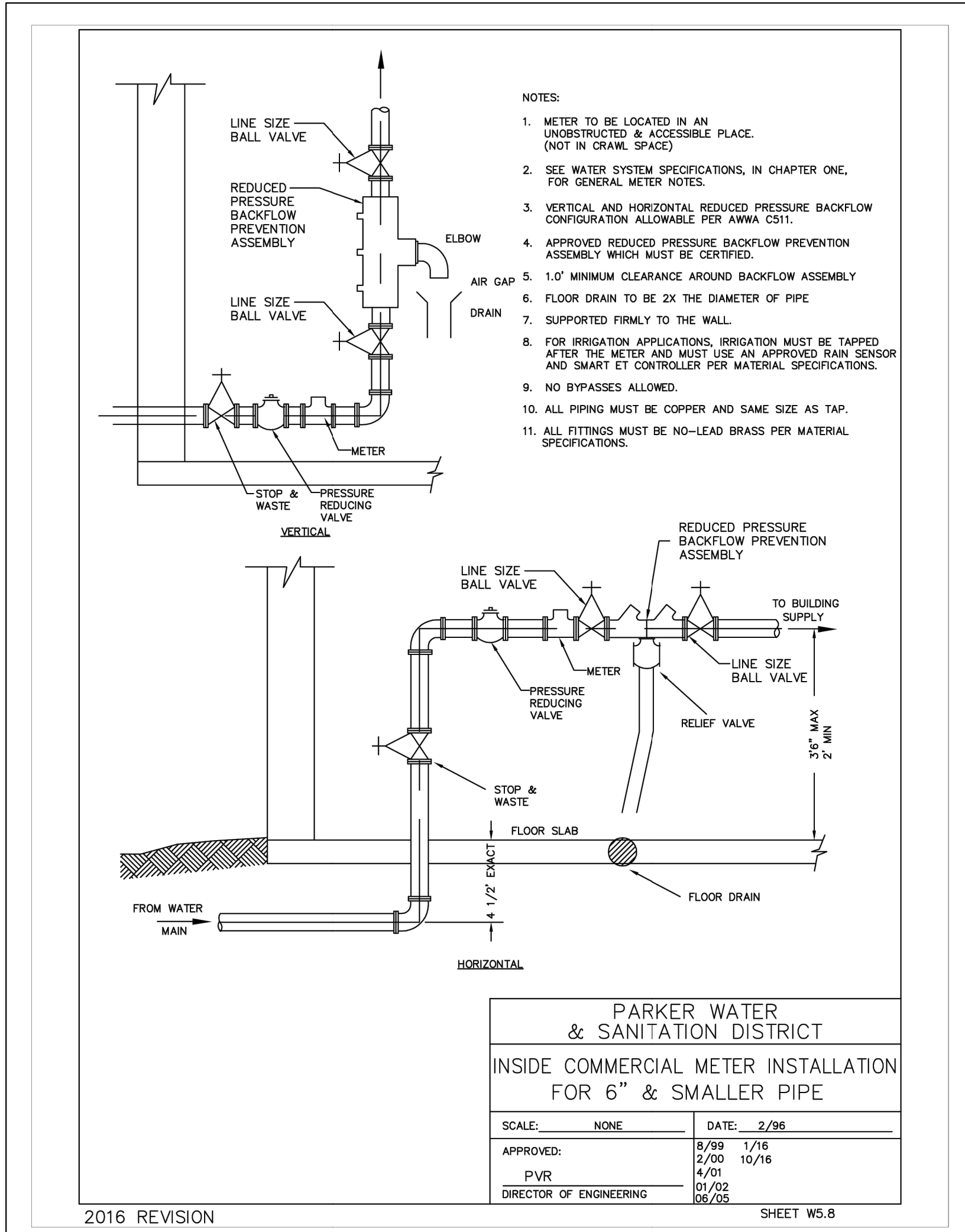
2016 REVISION SHEET W5.9



**PARKER WATER
& SANITATION DISTRICT**
TYPICAL WATER SERVICES

SCALE: NONE DATE: 2/96
APPROVED: 1/04 10/16
PVR 06/05
DIRECTOR OF ENGINEERING 12/07
1/16

2016 REVISION SHEET W1.2



1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. 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.
3. 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.
4. 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.
5. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
6. LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
7. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

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

SHEET S1.1

