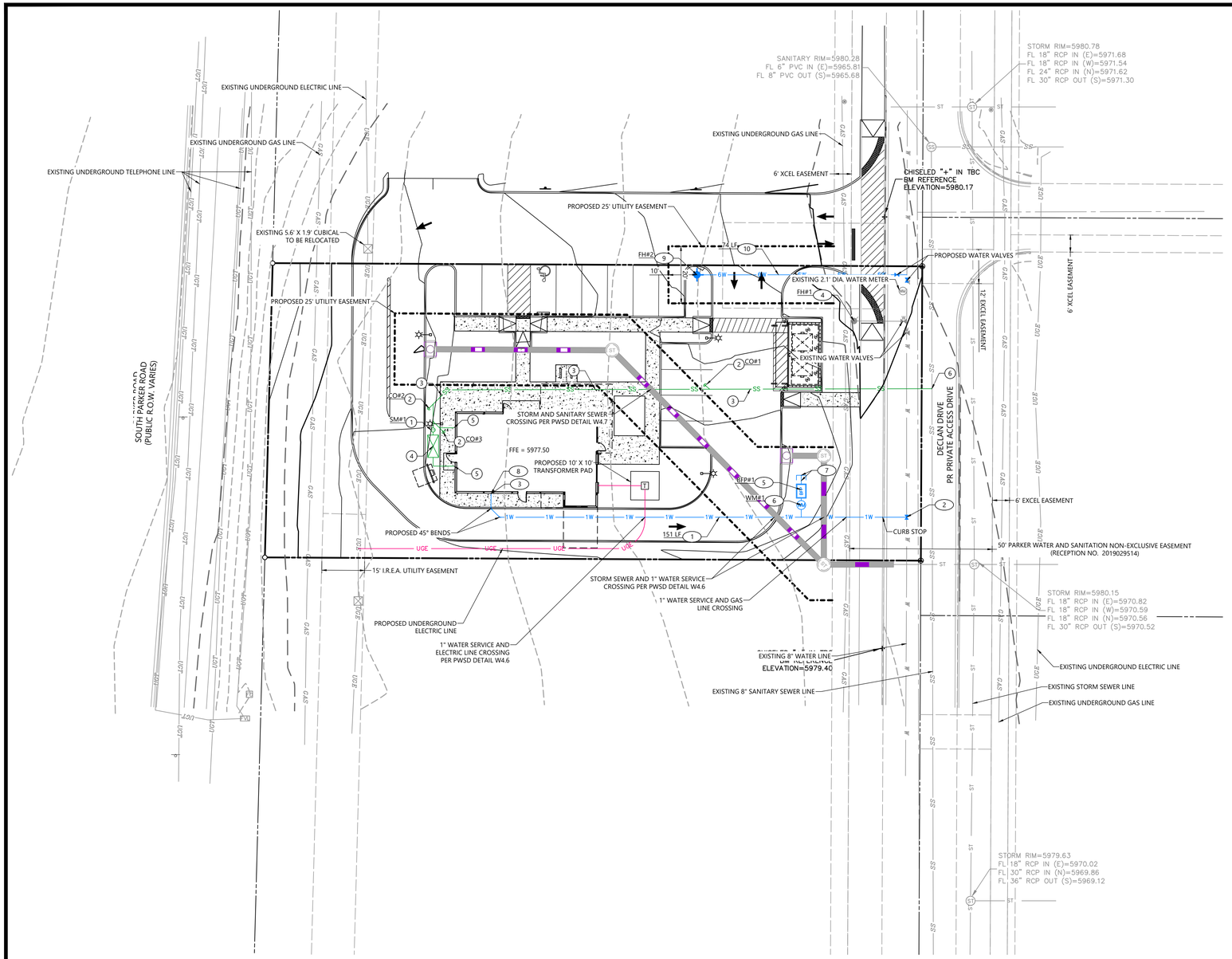

UTILITY NOTES

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.
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.

UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING ROAD CENTERLINE
- SS — SEWER LINE
- 1W — DOMESTIC 1" WATER LINE
- STORM SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- GREASE TRAP
- STORM MANHOLE
- STORM CURB INLET
- WATER METER
- WATER BEND 45°
- BFP — WATER BACK FLOW PREVENTER

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" COPPER SERVICE LINE, LENGTH PER PLAN
2. INSTALL 1" TAPPING SADDLE WITH A CORPORATION STOP ON EXISTING 8" WATER MAIN PER P.W.S.D. STD. DTL W5.13
3. INSTALL 1" BACKFLOW PREVENTOR & 1" WATER METER INSIDE THE BUILDING PER P.W.S.D. STD. DTL W5.9
4. EXISTING FIRE HYDRANT ASSEMBLY
5. INSTALL ¾" LANDSCAPE METER WITH STEEL METER BOX COVER PER P.W.S.D. STD. DTL W5.9
6. INSTALL 1" LANDSCAPE BACKFLOW PREVENTER PER P.W.S.D. STD. DTLS W5.9 WITH A ¾" TO 1" REDUCER BETWEEN THE METER AND BACKFLOW
7. INSTALL ¾" SCH 80 PVC WATERLINE AND WATER PLUG PPER P.W.S.D. STD. DTLS.
8. CONNECT TO BUILDING STUB. SEE ARCHITECTURAL PLANS FOR CONTINUATION
9. PROPOSED FIRE HYDRANT ASSEMBLY
10. 6" SCH 80 PVC WATERLINE, LENGTH PER PLAN

SANITARY SEWER SERVICE NOTES

1. SAMPLING MANHOLE PER P.W.S.D. STD. DTL S5.3
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
6. CONNECT TO EXISTING SANITARY SEWER LINE

ALL THE 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 FILE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

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.

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 WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY 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 SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com
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972.638.8860

LOT 4A, PARKER POINTE SUBD. FILING NO. 1, AMEND. NO. 1

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

BLACK ROCK COFFEE BAR

13135 DECLAN DRIVE

BLACK ROCK COFFEE BAR

OVERALL UTILITY PLAN

DATE 2025-08-25

REVISIONS

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

DRAWN BY: K. SARWAR
CHECKED BY: N. SALAZAR
PROJECT MANAGER: N. SALAZAR
JOB #: 24003198
FILE CODE: ##
SHEET NO. C4.00

CAD FILE: 24003198 - OVERALL UTILITY PLAN

FILE NAME: \\TEXAS\Civil\24003198 - BRC - Parker & Stroh - Parker CO_LD\04 PRODUCTION\24003198 - OVERALL UTILITY PLAN.dwg LAST SAVED BY: mngo 8/7/2025 12:25 PM PLOTTED BY: Khadeja Sarwar 8/26/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB