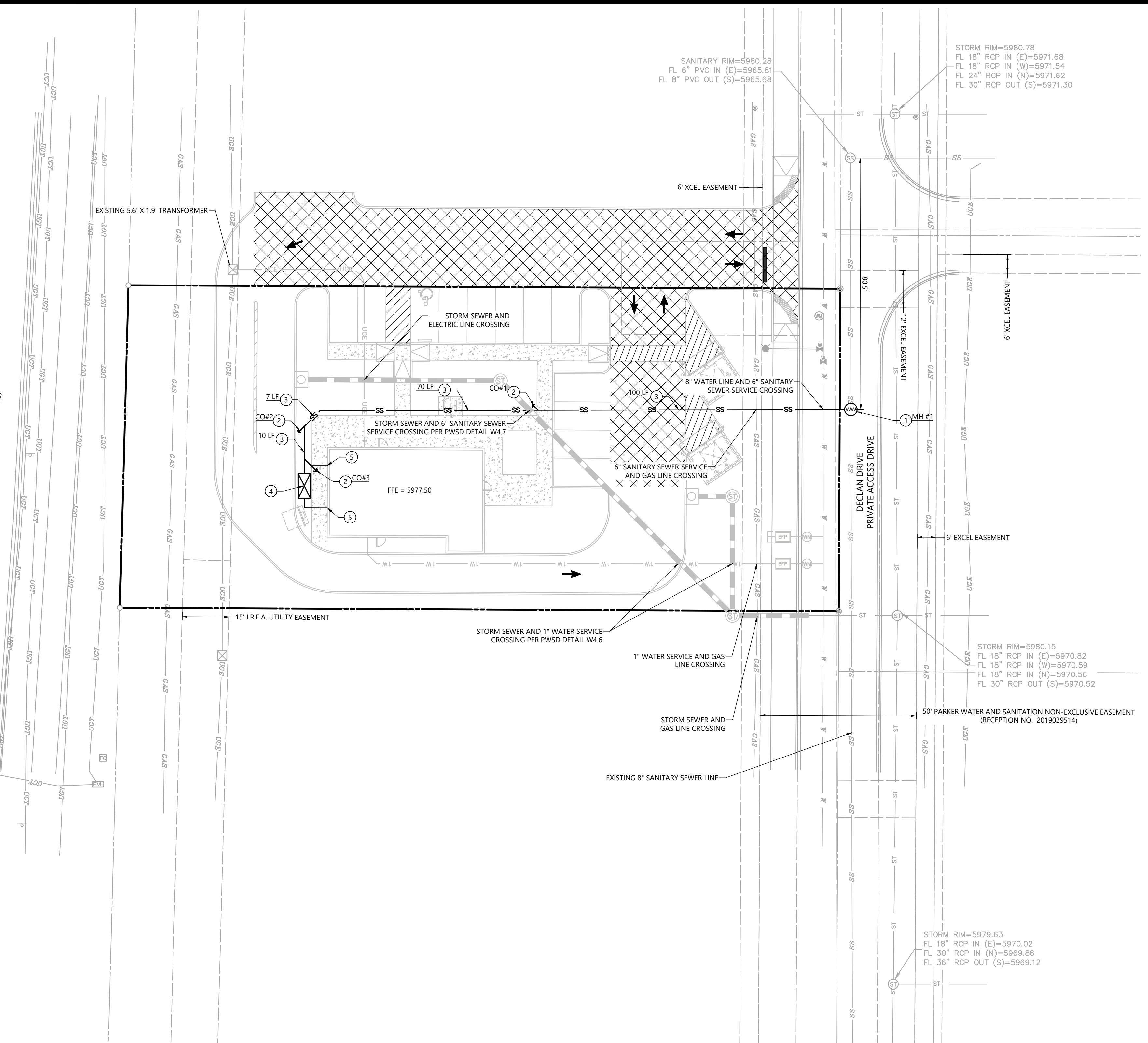


FILE NAME: \\P:\proj\24003198 - BRC - Parker - Sewer - Plan and Profile.dwg LAST SAVED BY: cadd 12/02/2024 4:58 PM PLotted by: Map 12/02/2024 4:58 PM PLOTTER: HP DesignJet 5000 Plotter (General) DOCUMENT PLOT DATE: 12/02/2024

SOUTH PARKER ROAD
(PUBLIC ROW VARIES)



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.

SANITARY SEWER QUANTITIES

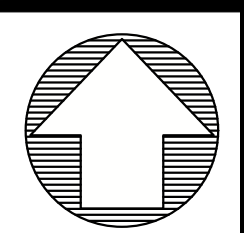
DESCRIPTION	LEGEND	QUANTITY
SANITARY SEWER LINE (6-INCH)	SS	± 215 LF
SANITARY SEWER CLEAN OUT (CO)	CO	3 EACH
SANITARY SEWER MANHOLE (MH) (8-INCH)	MH	1 EACH
GREASE INTERCEPTOR REBAR PAVEMENT (ON-SITE)	GI	± 31 SF

SANITARY SEWER SERVICE NOTES

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.

UTILITY LEGEND

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



811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE REPRESENTATIVE. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR. THE CONTRACTOR SHALL 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 HELD LIABLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR OR ANY OTHER PERSONS.

COPYRIGHT © 2024 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

ATWELL
866.850.4200 www.atwell-group.com
9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
972.266.9860

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

BLACK ROCK COFFEE BAR
BLACK ROCK DEVELOPMENT COMPANY, LLC
SEWER PLAN AND PROFILE

DATE 2024-12-09

REVISIONS

SCALE: 1"=20'

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

CAD FILE: 24003198 - UTILITY SEWER PLAN AND PROFILE

INSPECTION POLICY:

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.

INSTALLATION NOTES:

- SEWER**
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
"V" FOR WATER SERVICES

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

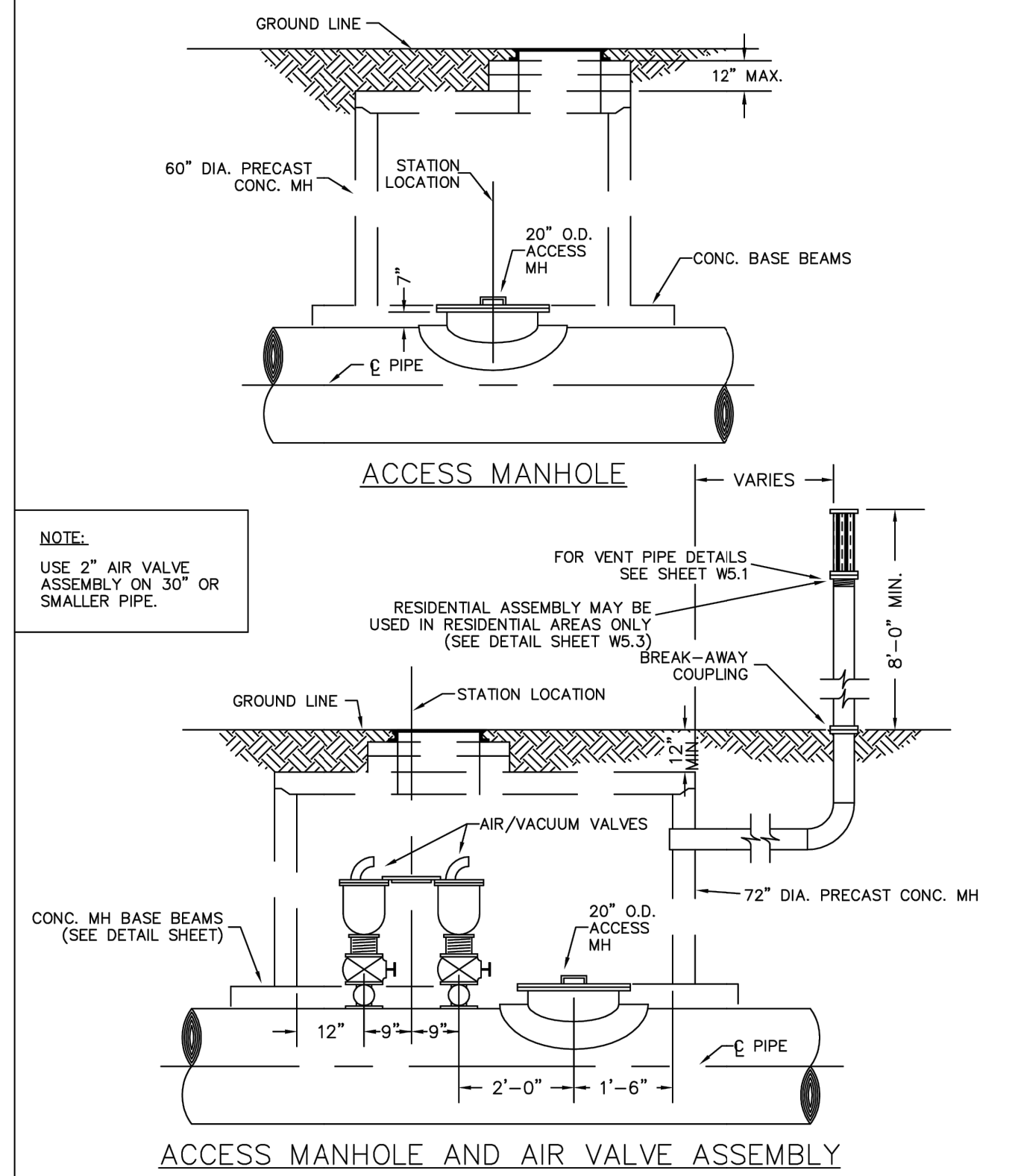
SCALE: NONE DATE: 2/96

APPROVED: PVR 01/02 10/16
1/08 1/16

DIRECTOR OF ENGINEERING

SHEET 51.1

2016 REVISION



PARKER WATER & SANITATION DISTRICT
ACCESS MANHOLE ASSEMBLY

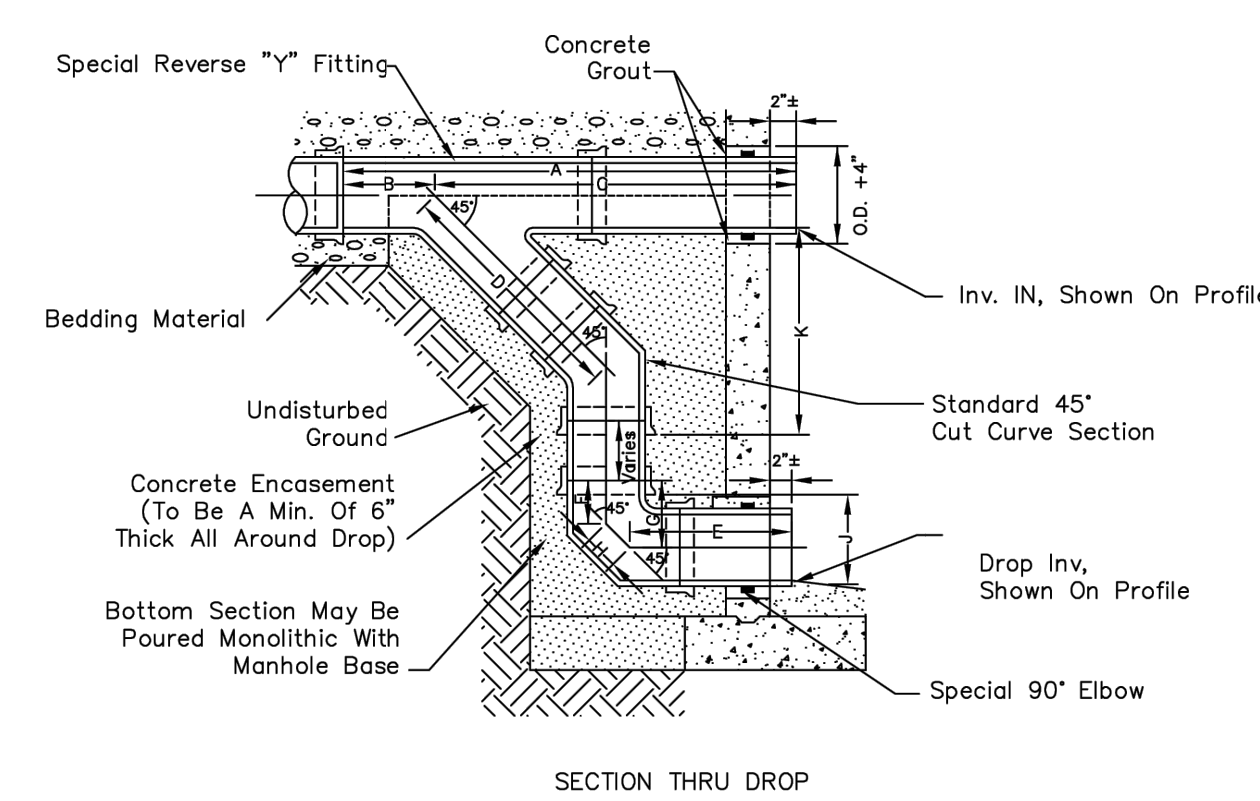
SCALE: NONE DATE: 2/96

APPROVED: PVR 4/01 10/16
1/16 10/16

DIRECTOR OF ENGINEERING

SHEET W3.20

2016 REVISION



SECTION THRU DROP

PIPE I.D.	A	B	C	D	E	F	G	H	J	K	J+K
8"	60"	26"	34"	18"	21"	4 1/2"	6"	4 3/8"	12"	15 7/8"	27 7/8"
10"	60"	26"	34"	18"	21"	5 1/2"	6"	5 1/8"	12"	16 1/2"	28 1/2"
12"	60"	26"	34"	18"	21"	6 1/2"	6"	6 1/8"	12"	17 1/4"	29 1/4"
14"	60"	26"	34"	18"	21"	7 1/2"	6"	7 1/8"	12"	18 1/4"	30 1/4"
16"	60"	26"	34"	18"	21"	8 1/2"	6"	8 1/8"	12"	19 1/4"	31 1/4"

- NOTES:**
1. Vit Clay Pipe & fittings (A.S.T.M. C-700) shown, details similar for all other pipe.
 2. Diameter of drop shall not be less than the line pipe diameter.
 3. For 18" diameter and larger, outside drop detail shall be a special design.
 4. Manhole shall be coated using bituminous mastic (ramneck) or plastic sealing compound.

OUTSIDE DROP MANHOLE CONSTRUCTION

PARKER WATER & SANITATION DISTRICT
OUTSIDE DROP MANHOLE CONSTRUCTION

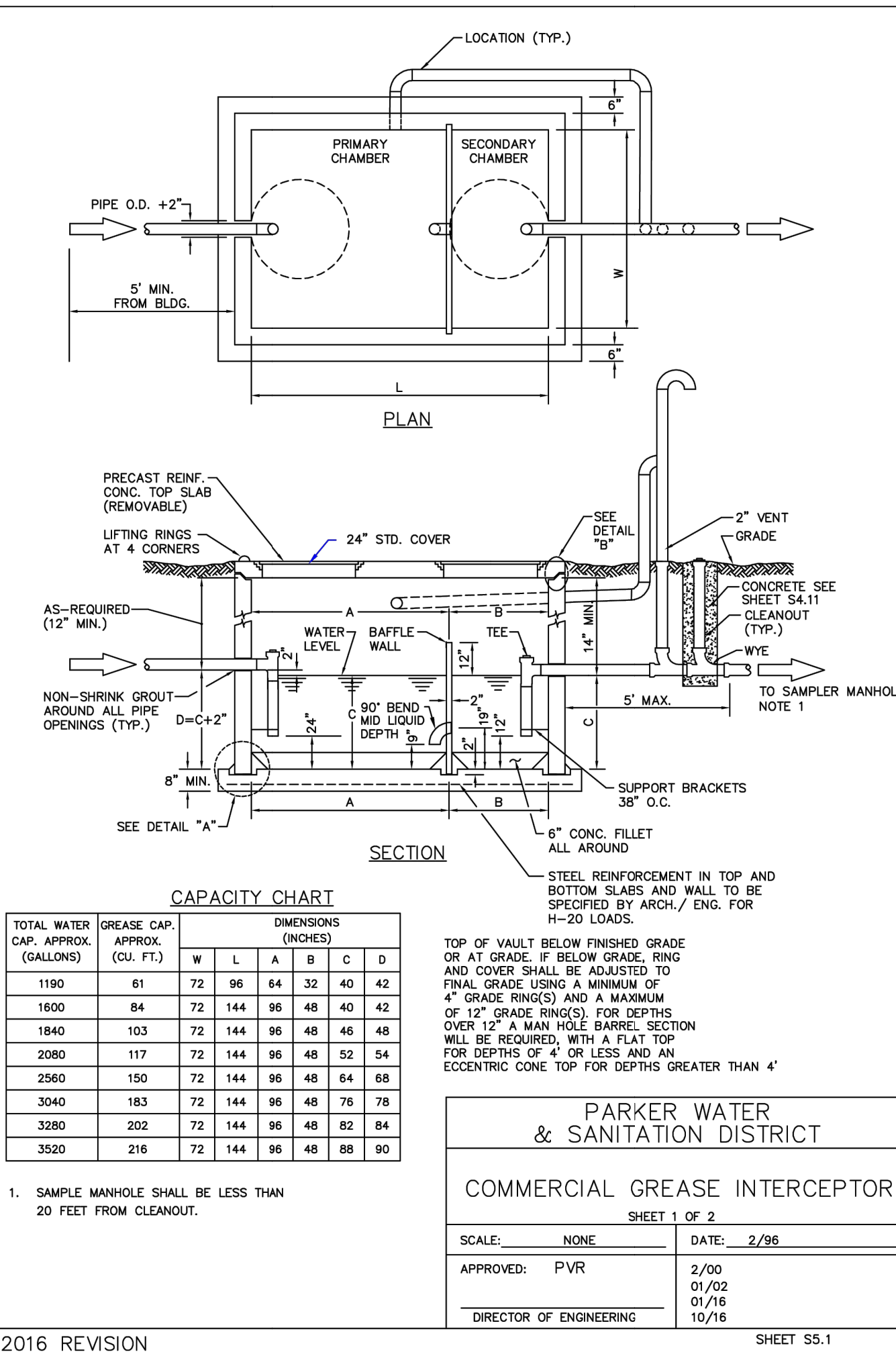
SCALE: NONE DATE: 2/96

APPROVED: PVR 01/18 10/16

DIRECTOR OF ENGINEERING

SHEET 53.8

2016 REVISION



PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR

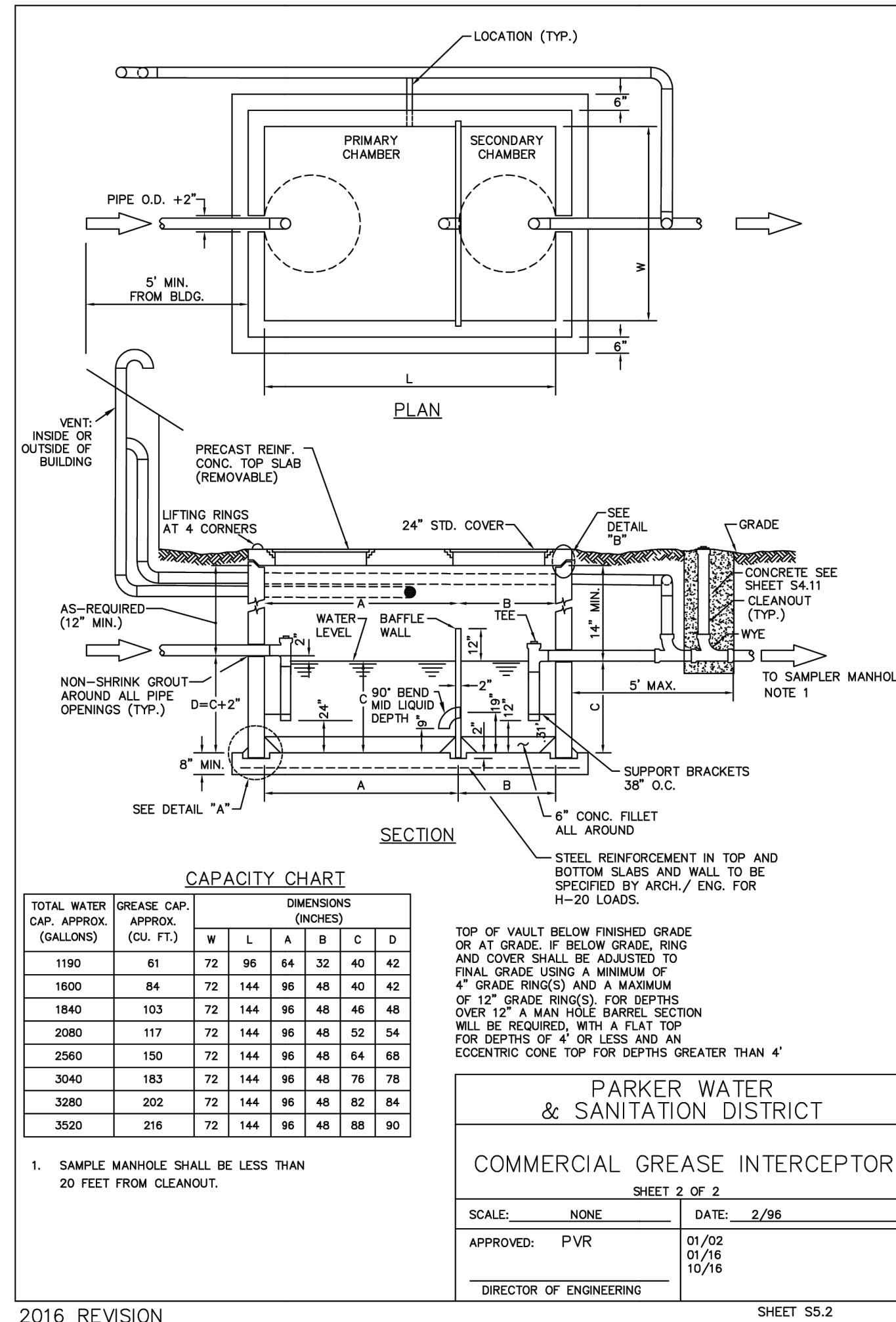
SCALE: NONE DATE: 2/96

APPROVED: PVR 2/00 01/02 01/16 10/16

DIRECTOR OF ENGINEERING

SHEET 51.2

2016 REVISION



PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR

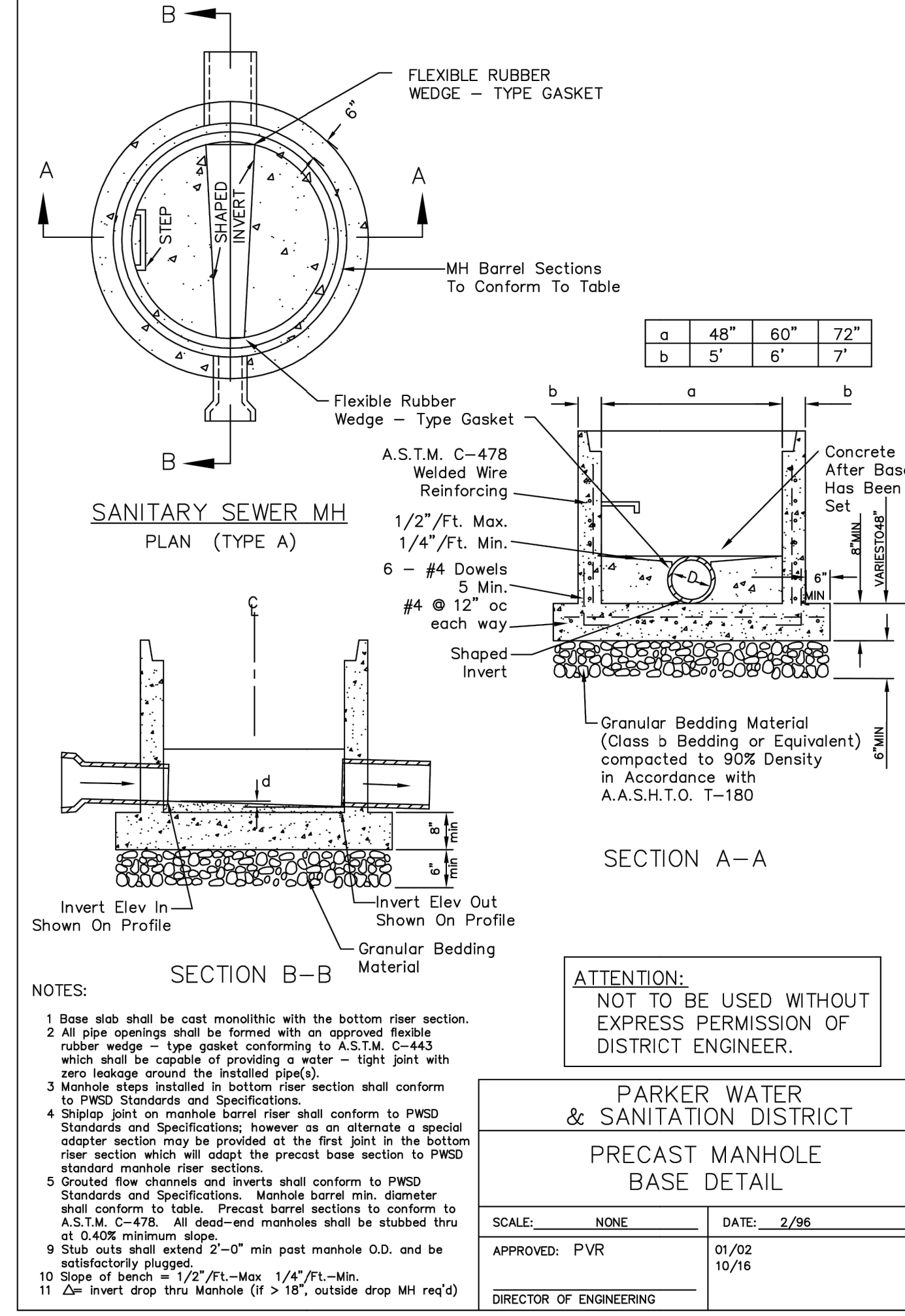
SCALE: NONE DATE: 2/96

APPROVED: PVR 01/02 01/16 10/16

DIRECTOR OF ENGINEERING

SHEET 55.2

2016 REVISION



PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE BASE DETAIL

SCALE: NONE DATE: 2/96

APPROVED: PVR 01/02 01/16 10/16

DIRECTOR OF ENGINEERING

SHEET 53.4

2016 REVISION

811

Know what's Below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY 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 MAY BE INCURRED BY THE CONTRACTOR. THE CONTRACTOR SHALL 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 HELD RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES TO PERSONS OR PROPERTY OCCURRING AS A RESULT OF THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2024 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

ATWELL

866.850.4200 www.atwell-group.com

9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
972.356.9860

BLACK ROCK COFFEE BAR

BLACK ROCK DEVELOPMENT COMPANY, LLC

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

BLACK ROCK COFFEE BAR

BLACK ROCK DEVELOPMENT COMPANY, LLC

DATE: 2024-12-09

REVISIONS

PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE BASE DETAIL

SCALE: NONE DATE: 2/96

APPROVED: PVR 01/02 01/16 10/16

DIRECTOR OF ENGINEERING

SHEET 53.4

DRAWN BY: S. KIDD
CHECKED BY: C. ATCHLEY
PROJECT MANAGER: C. ATCHLEY
JOB #: 24003198
FILE CODE: ##
SHEET NO. **08**

FILE NAME: K:\24003198_08 - Parker & Stroh - Coffee Bar - 05/15/24 PRODUCTION\DWG SHEET SET\24003198 - 01017 - PRELIM\DWG - LAST SAVED BY: mpp 12/07/2024 11:05 AM PLOTTED BY: mpp 12/07/2024 11:05 AM PLOTTER: HP DesignJet 2400 (PCL6) PLOT DATE: 12/07/2024 11:05 AM

