

IN-N-OUT BURGER AT PARKER & PINE

CONSTRUCTION DOCUMENTS

Sheet 1 of 8

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NOT FOR CONSTRUCTION

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IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
PARKER & PINE FILING NO. 1, LOT 1

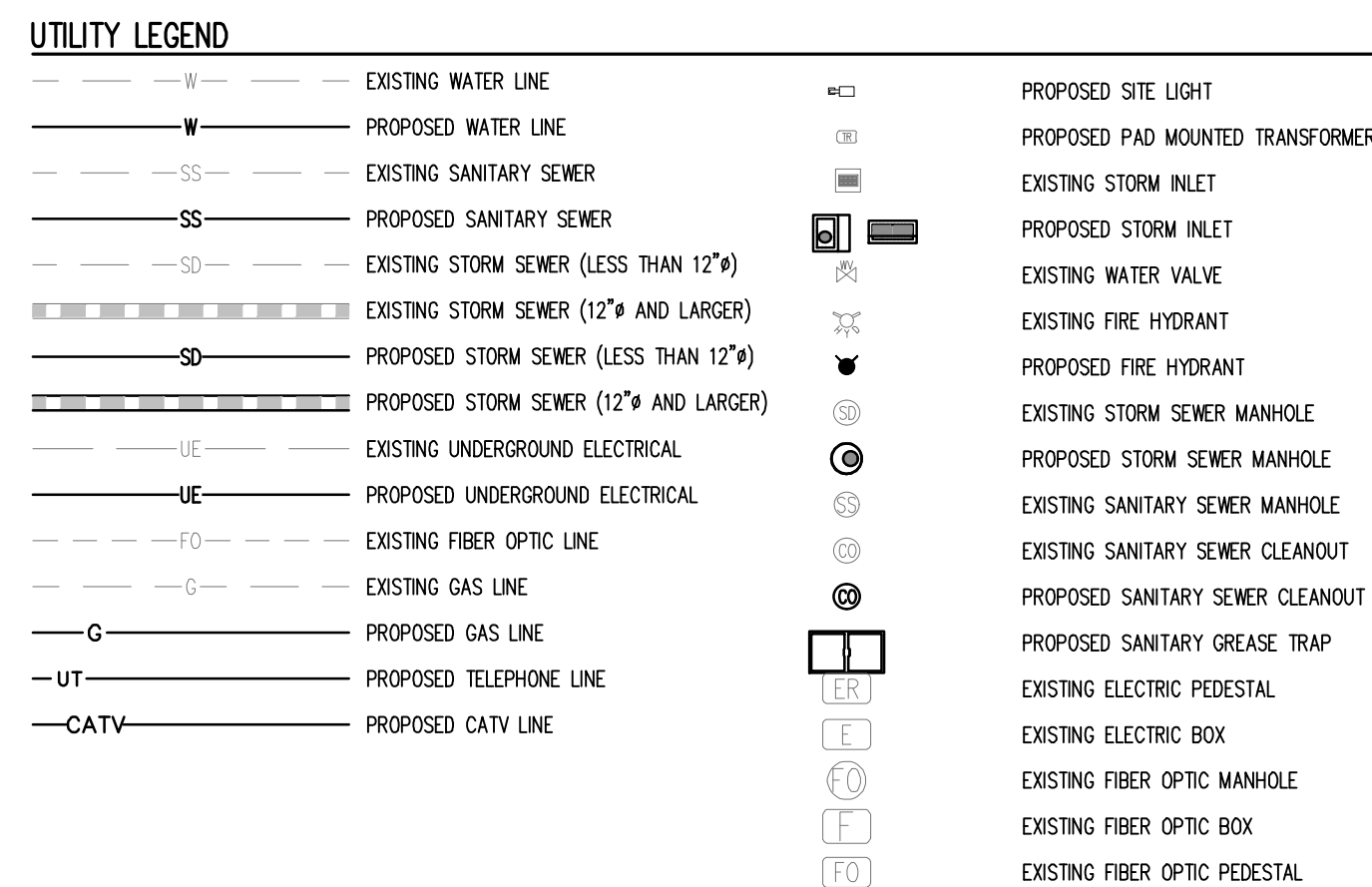
PARKER, CO 80134

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Project No:	INCO00014.2C
Drawn By:	JNE
Checked By:	PJD
Date:	12/21/2022

SANITARY SEWER PLAN

WS2.0



ID	HIGH UTILITY	BOTTOM OF PIPE ELEVATION	LOW UTILITY	TOP OF PIPE ELEVATION	CLEARANCE (FEET)
①	PR 4" SSWR	5797.40	PR 6" WATER	5796.21	1.19***
②	PR 6" WATER	5798.70	PR 4" SSWR	5797.05	1.65
③	PR 4" STORM RD	5801.76	PR 4" SSWR	5799.29	2.48
④	PR 6" SSWR	5796.43	PR 12" STORM	5794.46	1.97
⑤	PR 2" WATER	5800.02	PR 6" SSWR	5797.34	2.68
⑥	PR ELEC*	5798.82	PR 6" SSWR	5797.32	1.50 MIN**
⑦	PR 4" STORM RD	5801.70	PR 4" SSWR	5798.72	2.98

*NOTE: WARNING DRY UTILITY CROSSING: CONTRACTOR TO ROUTE PROPOSED DRY UTILITY CONDUIT AROUND ALL OTHER UTILITIES TO PROVIDE 1.50' MIN CLEAR AND 3' OF COVER. THIS MAY WARRANT THE CONTRACTOR TO RUN CONDUIT UNDER OTHER UTILITIES TO MEET THIS REQUIREMENT. IT IS ASSUMED DRY UTILITIES ARE 36" BELOW FINISHED GRADE.

**NOTE: CONTRACTOR TO ENSURE WET CROSSINGS PROVIDE 1.50' MIN CLEARANCE

***NOTE: CONTRACTOR TO INSTALL FLOW FILL WHERE CLEARANCE IS GREATER THAN 1.0' AND LESS THAN 1.50'

BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N0071°51'E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREOF.

LEGAL DESCRIPTION

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLAN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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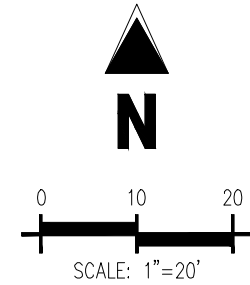
PARKER. CO 80134

[illegible]

Project No:	INO00014.20
Drawn By:	JNE
Checked By:	PJD
Date:	12/21/2022

WATER PLAN

WS3.0



WATER LINE PLAN
SCALE: 1"=10'

CROSSING TABLE					
ID	HIGH UTILITY	BOTTOM OF PIPE ELEVATION	LOW UTILITY	TOP OF PIPE ELEVATION	CLEARANCE (FEET)
①	PR 4" SSWR	5797.40	PR 6" WATER	5796.21	1.19***
②	PR 6" WATER	5795.67	PR 18" STORM	5793.89	3.78
③	PR ELEC*	5800.31	PR 6" WATER	5795.67	1.50 MIN**
④	PR 3/4" WATER SERVICE	5800.31	PR 6" WATER	5795.67	1.50 MIN**
⑤	PR 6" WATER	5798.70	PR 4" SSWR	5795.67	1.65
⑥	PR 6" WATER	5798.82	PR 12" STORM	5794.26	4.56
⑦	PR ELEC*	5801.41	PR 6" WATER	5799.91	1.50 MIN**
⑧	PR 3/4" WATER SERVICE	5801.375800.20	PR 6" WATER	5799.87	1.50 MIN**
⑨	PR 1.50" WATER	5799.51	PR 12" STORM	5794.58	4.93
⑩	PR 1.50" WATER	5800.02	PR 6" SSWR	5797.34	2.68
⑪	PR ELEC*	5801.68	PR 1.50" WATER	5800.18	1.50 MIN**
⑫	PR 3/4" WATER SERVICE	5801.77	PR 1.50" WATER	5800.27	1.50 MIN**
⑬	PR 6" WATER	5800.48	PR 6" STORM RD	5798.94	1.52
⑭	PR 6" WATER	5800.48	PR 6" STORM RD	5798.90	1.58
⑮	PR 1.50" WATER	5800.99	PR 6" STORM RD	5799.47	1.52

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Know what's below.
Call before you dig.

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. A RE-INSPECTION IS 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.

WATER

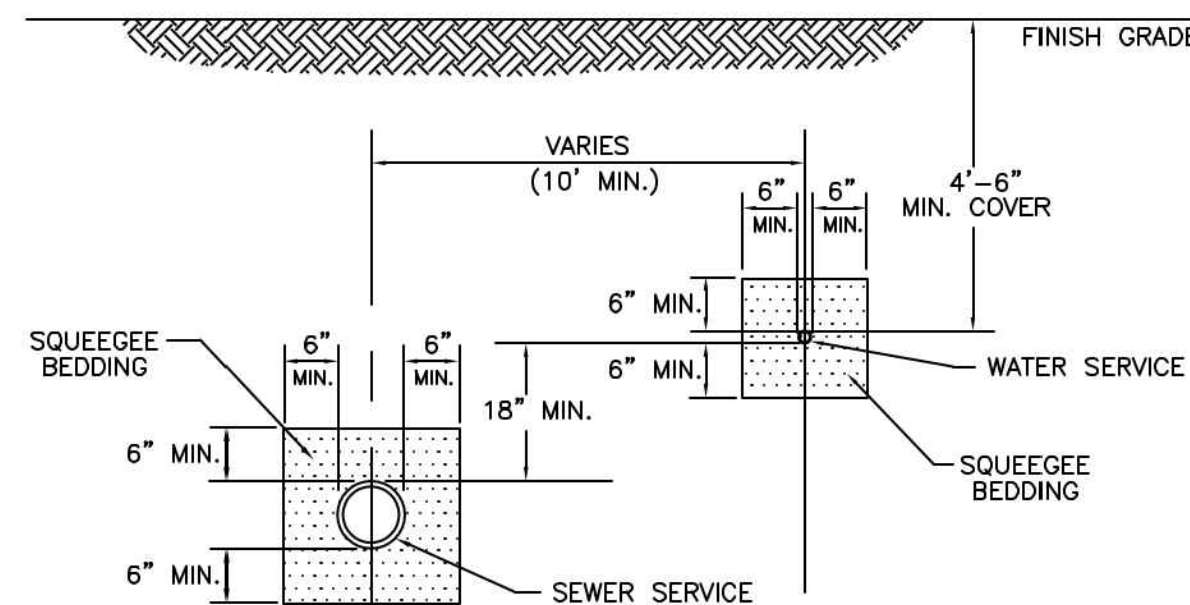
1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
2. APPROVED BEDDING TO BE SQUEEGEE.
3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER-SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE APPROVED 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 (RESDENCES) 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

PARKER WATER & SANITATION DISTRICT	
DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES	
SCALE: <u>NONE</u>	DATE: <u>2/96</u>
APPROVED: PVR	1/04 1/16 10/16
DIRECTOR OF ENGINEERING	

SHEET W1.1

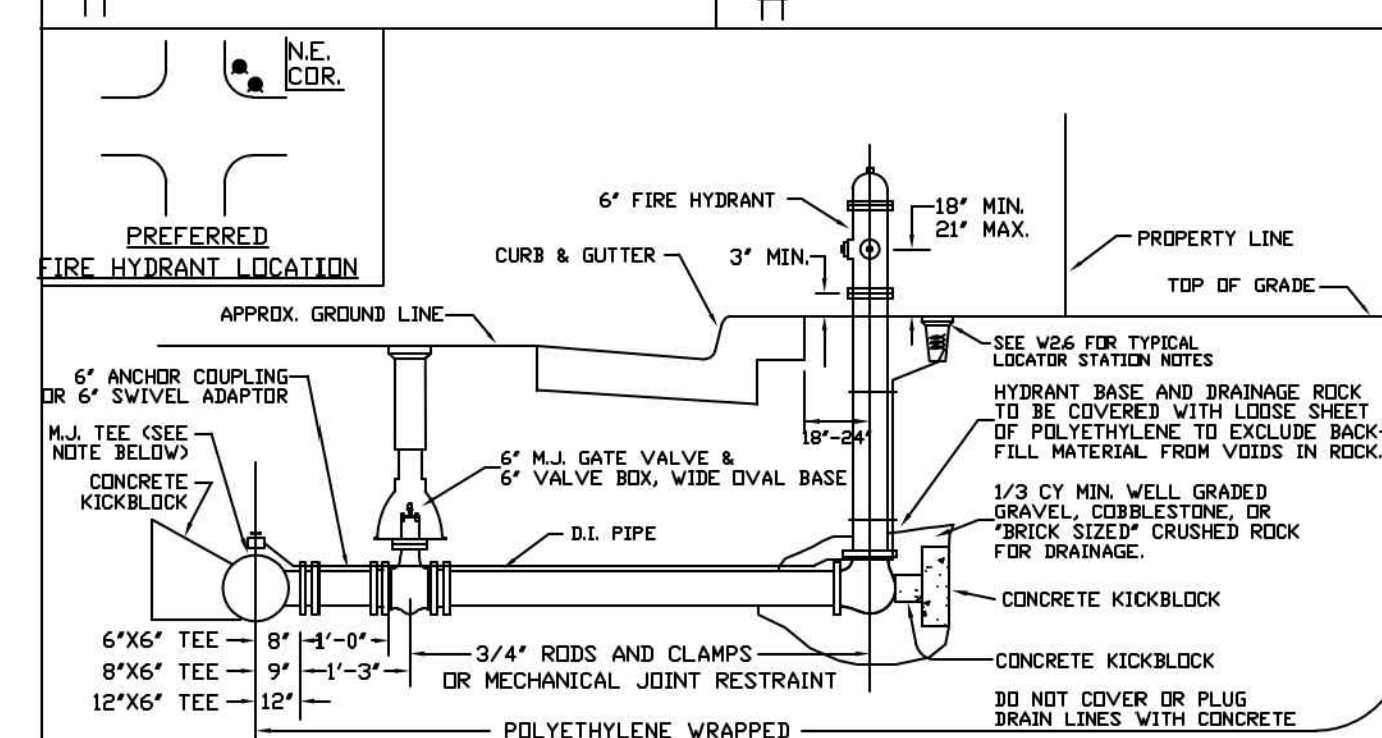


TYPICAL SERVICES SECTION

1. SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. REFER TO SEWER SERVICES DETAIL SHEET S1.2.
3. 4" PVC SLEEVES REQUIRED FOR SERVICE LINES UNDER CONCRETE SURFACE.

PARKER WATER & SANITATION DISTRICT	
TYPICAL WATER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/04 10/16 06/05 12/07 1/16
DIRECTOR OF ENGINEERING	

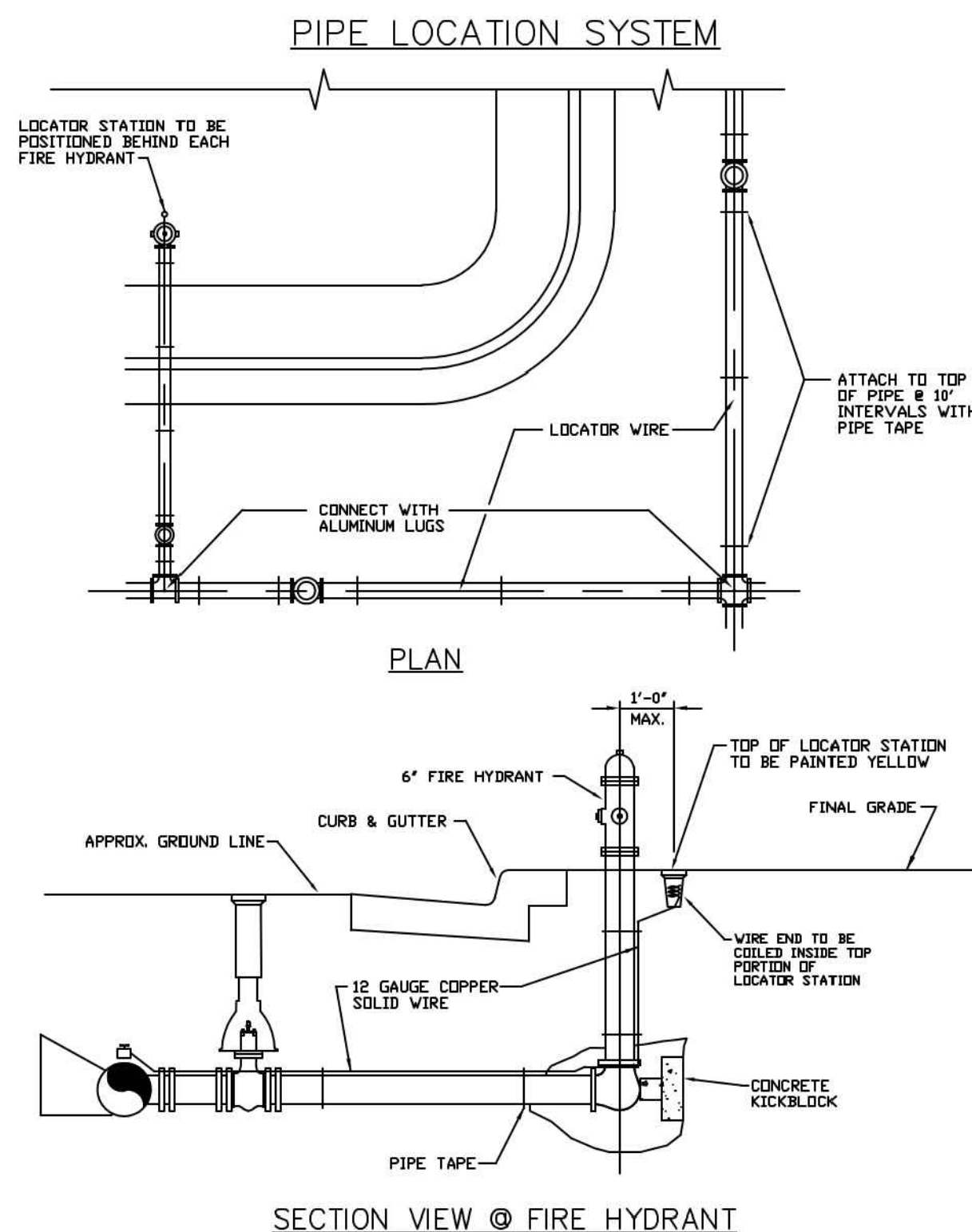
SHEET W1.2



1. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE)
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
4. NO PORTION OF FIRE HYDRANT MAY
5. FIRE HYDRANT EXTENSIONS MAY NOT BE IN THE SIDEWALK AREA.

PARKER WATER & SANITATION DISTRICT	
FIRE HYDRANTS LOCATION & INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED:	4/01 10/16
PVR	01/02
DIRECTOR OF ENGINEERING	12/07
	1/16

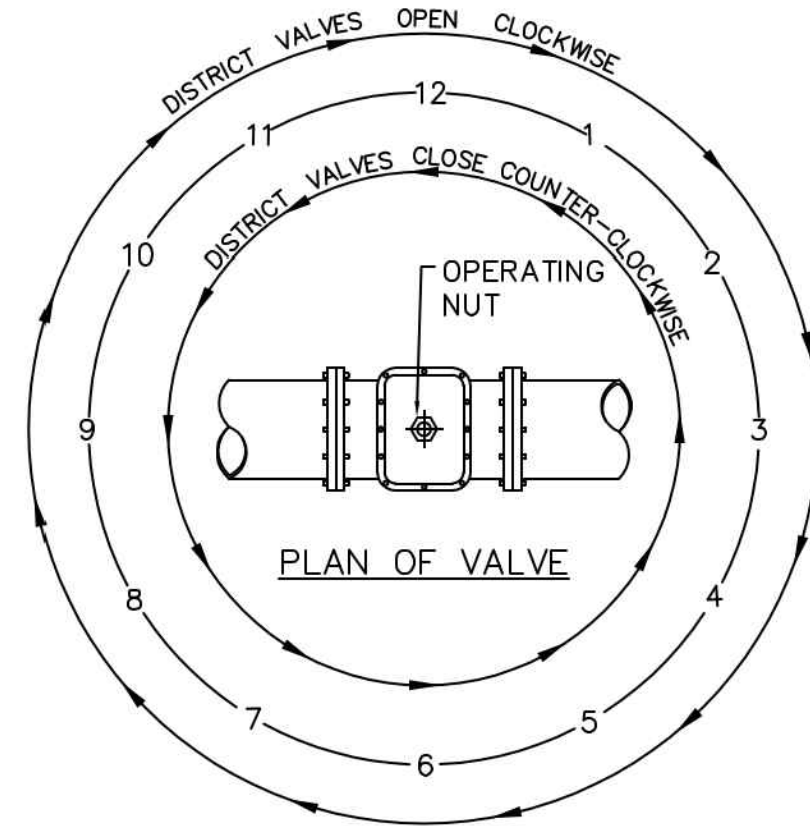
SHEET W2.5



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 PROBATIONARY 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

SHEET W2.6

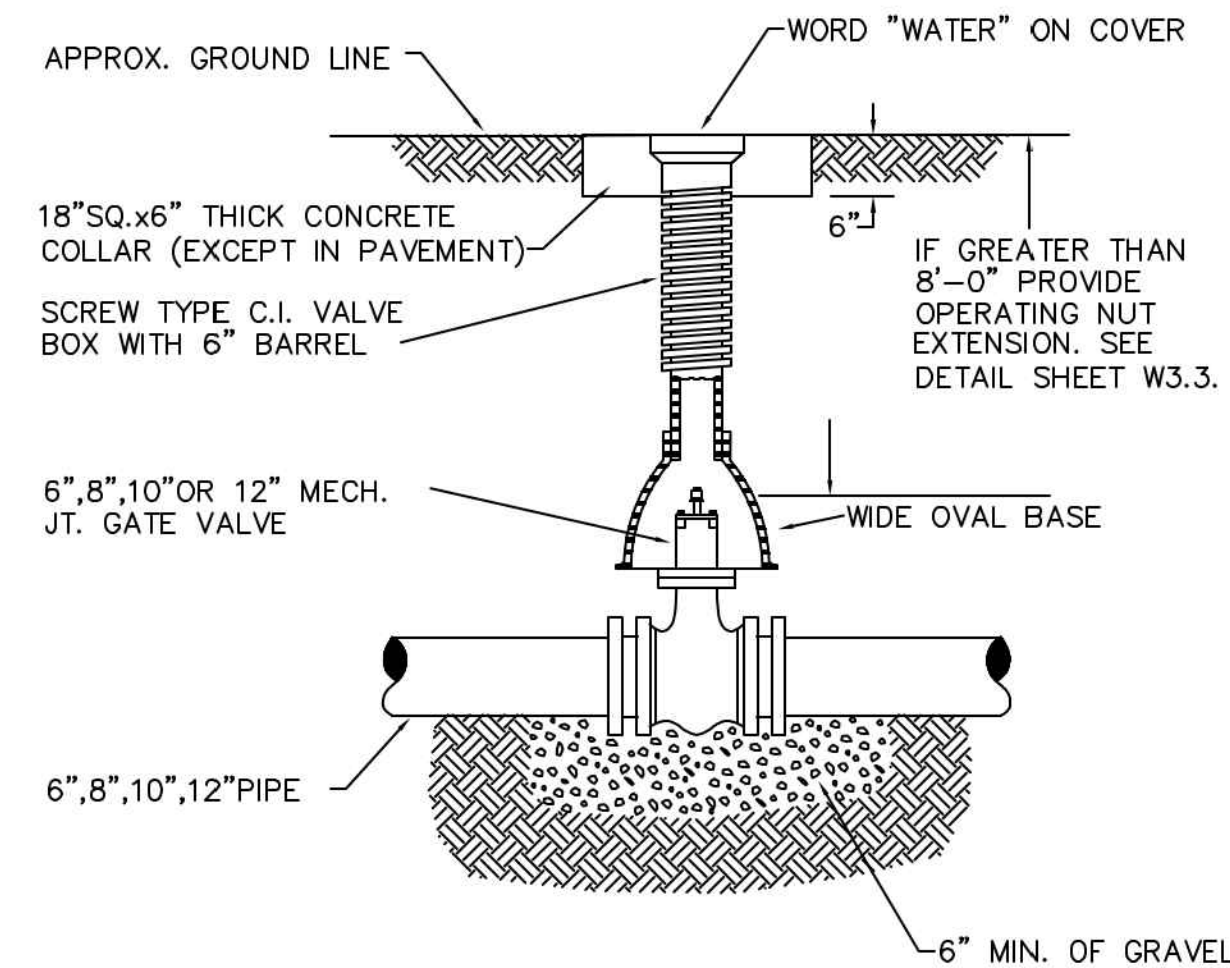


NOTE:
ONLY RIGHT HAND OPENING
VALVES ALLOWED.

VALVE OPENING & CLOSING PROCEDURE

PARKER WATER & SANITATION DISTRICT	
VALVE OPERATION	
SCALE: <u>NONE</u>	DATE: <u>2/96</u>
APPROVED: <u>PVR</u>	<u>1/16</u> <u>10/16</u>
DIRECTOR OF ENGINEERING	

SHEET W3.4



6-INCH VALVE BOXES

CHECK MATERIAL SPECIFICATIONS

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 6/99 12/07 1/16
PVR	
DIRECTOR OF ENGINEERING	

SHEET W3.10

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PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

[illegible]

Project No:	INO000014.20
Drawn By:	JNE
Checked By:	PJD
Date:	12/21/2022

WATER & SANITARY
SEWER DETAILS

WS4.0

Sheet 6 of 8

