

IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO S PARKER ROAD & PINE LANE, ARVADA COLORADO

CONSTRUCTION DOCUMENTS

PROJECT CONTACTS:

RECORD OWNER: EVY PARKER COLORADO, LLC 2710 E CAMELBACK ROAD, SUITE 210 PHOENIX, AZ 85016... DEVELOPER/APPLICANT: IN-N-OUT BURGERS 13502 HAMBURGER LANE BALDWIN PARK, CA 91706... ENGINEER/CONSULTANT: GALLOWAY & COMPANY, INC. 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, CO 80111... LANDSCAPE/CONSULTANT: GALLOWAY & COMPANY, INC. 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, CO 80111... SURVEY: GALLOWAY & COMPANY, INC. 1755 TELESTAR DR, SUITE 107 COLORADO SPRINGS, CO 80920

MUNICIPAL & UTILITY CONTACTS:

ENGINEERING: TOWN OF PARKER - ENGINEERING 20120 E. MAIN STREET PARKER, CO 80138... STORM SEWER: TOWN OF PARKER - PUBLIC WORKS 20120 E. MAIN STREET PARKER, CO 80138... FIRE: SOUTH METRO FIRE RESCUE AUTHORITY 9195 E. MINERAL AVE, CENTENNIAL, CO 80112... WATER & SANITARY SEWER: PARKER WATER AND SANITATION DISTRICT 1800 E. WOODMAN DRIVE PARKER, CO 80134

ELECTRIC: CORE ELECTRICAL COOPERATIVE 5496 NORTH US HIGHWAY 85 SEDALIA, CO 80135... CABLE/TELEPHONE: CENTURYLINK CONTACT: WILLIAM BENSON, FIELD ENGINEER... NATURAL GAS: XCEL ENERGY 1123 WEST THIRD AVENUE DENVER, CO 80223

GENERAL NOTES

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
B. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
C. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
D. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.

GENERAL CONSTRUCTION NOTES

- 1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN, DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING, CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REP. PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
5. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
6. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY ENGINEER COMPLIANT TO THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.

NOTES TO CONTRACTOR

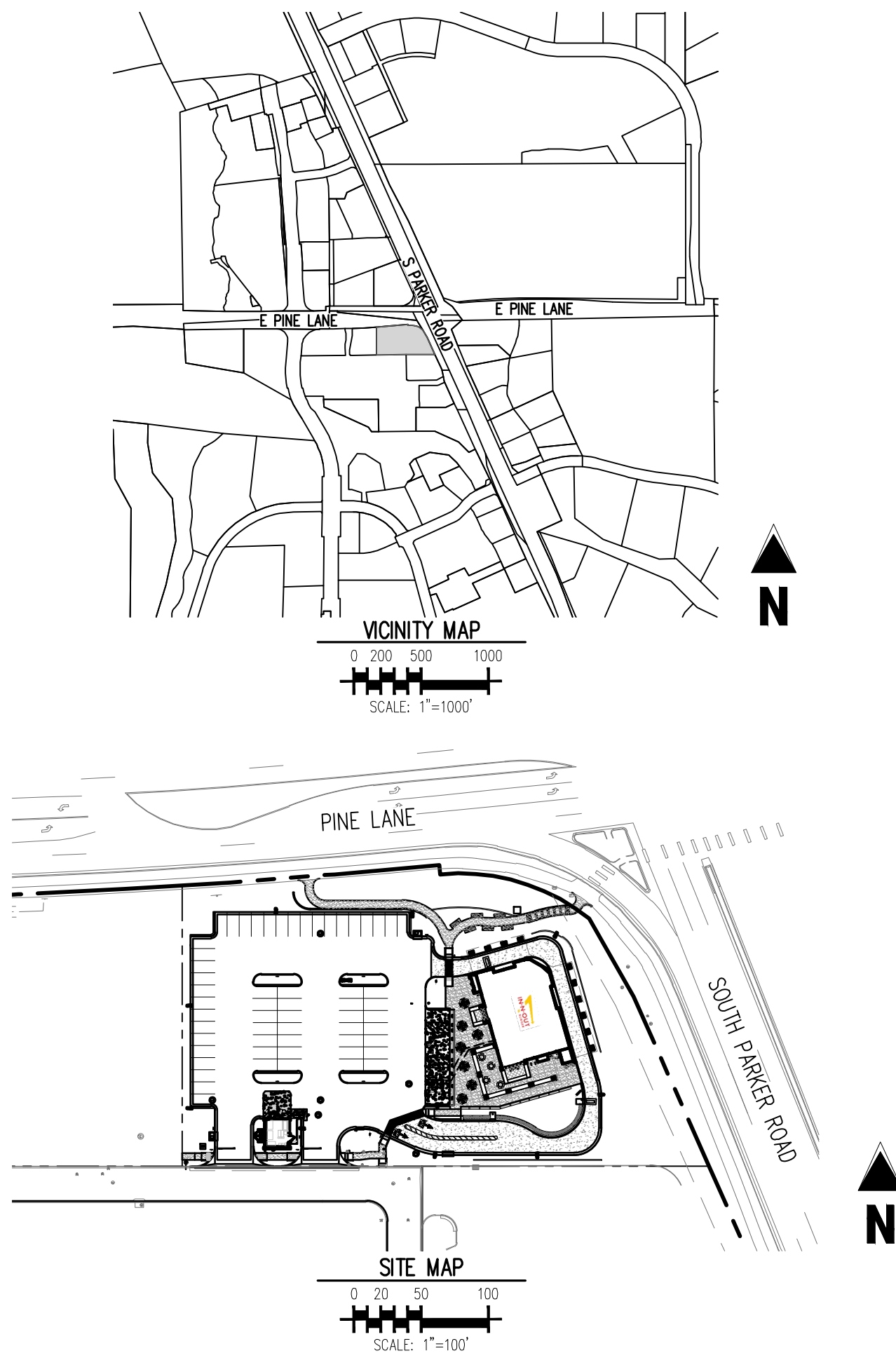
- A. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH THE DATE WHEN CONSTRUCTION IS TO BEGIN.
B. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND LAYOUT.
C. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ENGINEER OF RECORD OF ANY DEVIATIONS DURING CONSTRUCTION AND SHALL REPORT THEM IMMEDIATELY.
D. CONTRACTOR IS REQUIRED TO KEEP REDLINE AS-BUILTS AND TO PROVIDE THOSE TO MURPHY UPON COMPLETION.
E. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING THE AS-BUILT AND CERTIFICATE OF OCCUPANCY (C.O.) REQUIREMENTS FOR THE ISSUING AUTHORITY.

FIRE NOTES

- 1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
4. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF VERTICAL CONSTRUCTION.

Sheet List Table with columns: SHEET NUMBER, SHEET COUNT, SHEET TITLE. Includes sheets WS0.0 through WS4.2.

MATERIALS LIST with columns: MATERIAL SPECIFICATIONS, DESCRIPTION. Includes MS-W2, MS-W3, MS-S1.



GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION: A 3,900 SF FAST FOOD RESTAURANT WITH DRIVE-THRU.
CURRENT ZONING: ZONING FOR THIS PROPERTY IS PD (PARKER AND PINE PLANNED DEVELOPMENT - COMMERCIAL).
ACCESS: THE PRINCIPAL MEANS OF ACCESS IS AN ACCESS ON THE SOUTHERN SIDE OF THE SITE FROM AN INTERNAL DRIVE.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED THROUGH MURPHY'S CONSTRUCTION WEBSITE (HTTPS://MURPHYUSA.PROJECTMATES.COM/) INCLUDING Q&A, RFIS, BID SUBMISSION, CHANGE ORDER REQUESTS, ETC. ONCE AWARDED THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S PROJECT MANAGER.

WETLANDS NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF DENVER COMMUNITY PANEL NUMBER 0803030076, DATED MARCH 16, 2016.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF DENVER COMMUNITY PANEL NUMBER 0803030076, DATED MARCH 16, 2016.

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 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:

FIRE CODE REVIEW BLOCK

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 REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

AGENCY APPROVALS

Table listing agency approvals: BUILDING PERMIT - TOWN OF PARKER, PWSD - TOWN OF PARKER, FIRE REVIEW - TOWN OF PARKER, HEALTH DEPARTMENT - TOWN OF PARKER, SITE PLAN SUBMITTAL - TOWN OF PARKER, STATE UNDERGROUND STORAGE TANKS PERMIT, APEN PERMIT, STATE STORMWATER PERMIT, CBMP - TOWN OF PARKER.

LEGAL DESCRIPTION

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

BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT. STATION NAME: DRAIN, 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 N001°15'12"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19005", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREAFTER.

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 PLANS 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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IN-N-OUT BURGER CONSTRUCTION DOCUMENTS PARKER & PINE FILING NO. 1, LOT 1 PARKER, CO 80134

Table with columns: #, Date, Issue / Description, Init. Includes entries for 1st, 2nd, and 3rd CD submittals.

Project No: IN0000014-20 Drawn By: JNE Checked By: PJD Date: 04/26/2023

PWSD COVER SHEET

WS0.0 Sheet 1 of 9

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IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	03/17/2023	2ND CD SUBMITTAL	PJD
	04/28/2023	3RD CD SUBMITTAL	PJD

Project No: INCO00014.20
Drawn By: JNE
Checked By: PJD
Date: 04/26/2023

SANITARY SEWER PLAN

WS2.0
Sheet 4 of 9



THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 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: _____

FIRE CODE REVIEW BLOCK

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 REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

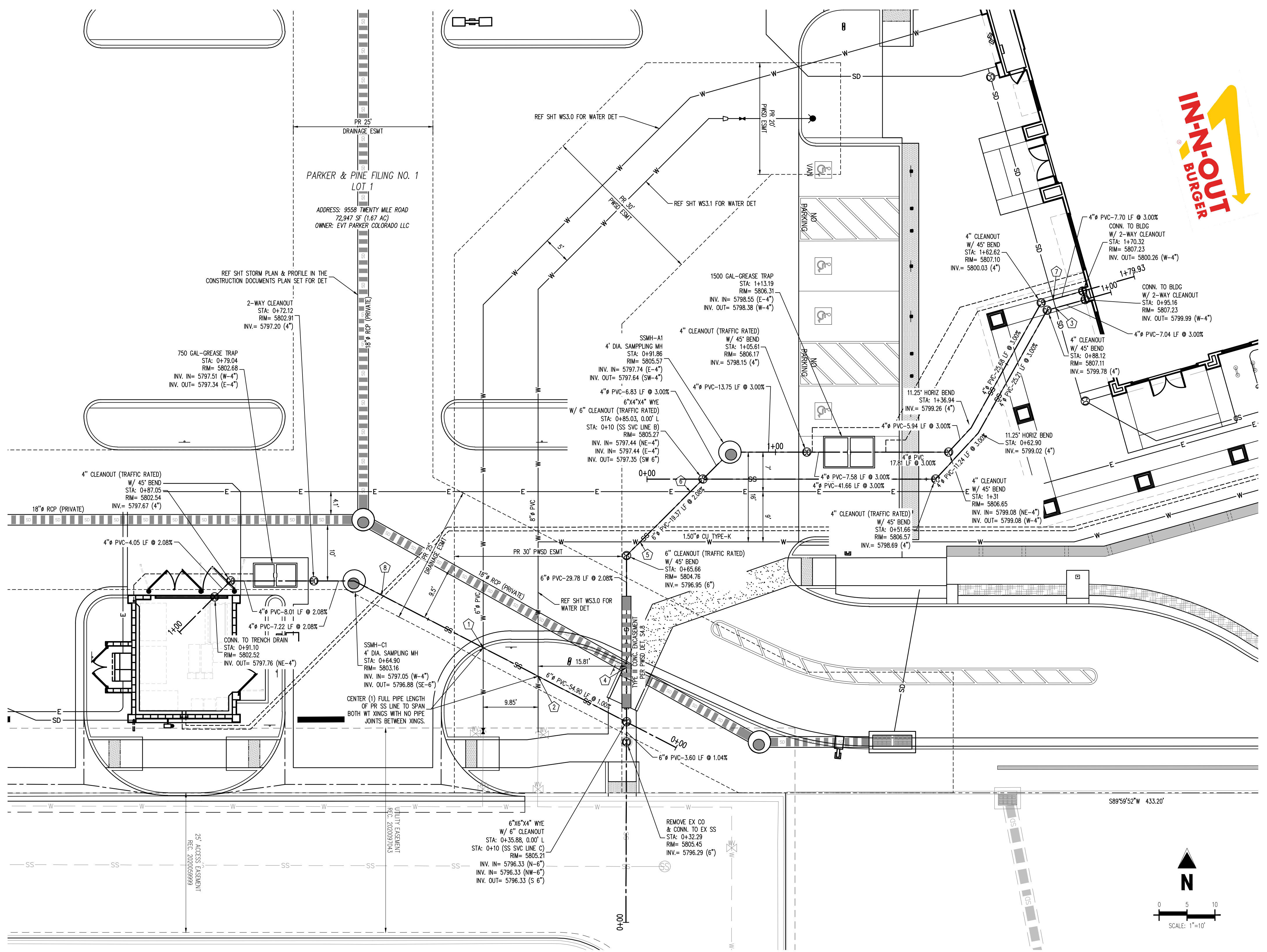
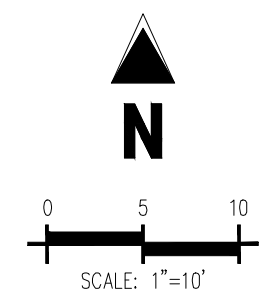
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UTILITY LEGEND

- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- SD — EXISTING STORM SEWER (LESS THAN 12")
- SD — PROPOSED STORM SEWER (LESS THAN 12")
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- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
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- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING SANITARY GREASE TRAP
- PROPOSED SANITARY GREASE TRAP
- EXISTING ELECTRIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC BOX
- EXISTING FIBER OPTIC PEDESTAL



SANITARY SEWER PLAN
SCALE: 1"=10'

ID	HIGH UTILITY	BOTTOM OF PIPE ELEVATION	LOW UTILITY	TOP OF PIPE ELEVATION	CLEARANCE (FEET)
1	PR 6" WATER	5798.45	PR 6" SSWR	5797.14	1.31**
2	PR 6" WATER	5798.53	PR 6" SSWR	5797.03	1.50
3	PR 4" STORM RD	5801.68	PR 4" SSWR	5800.17	1.51
4	PR 6" SSWR (WITH 18" ENCASMENT)	5796.50	PR 18" STORM	5794.78	1.72
5	PR 1.5" WATER	5799.22	PR 6" SSWR	5797.54	1.68
6	PR ELEC*	5799.31	PR 6" SSWR	5797.81	1.50 MIN**
7	PR 4" STORM RD	5801.61	PR 4" SSWR	5800.44	1.17**

*NOTE: WARNING DRY UTILITY CROSSINGS 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 30" 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

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LEGAL DESCRIPTION

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

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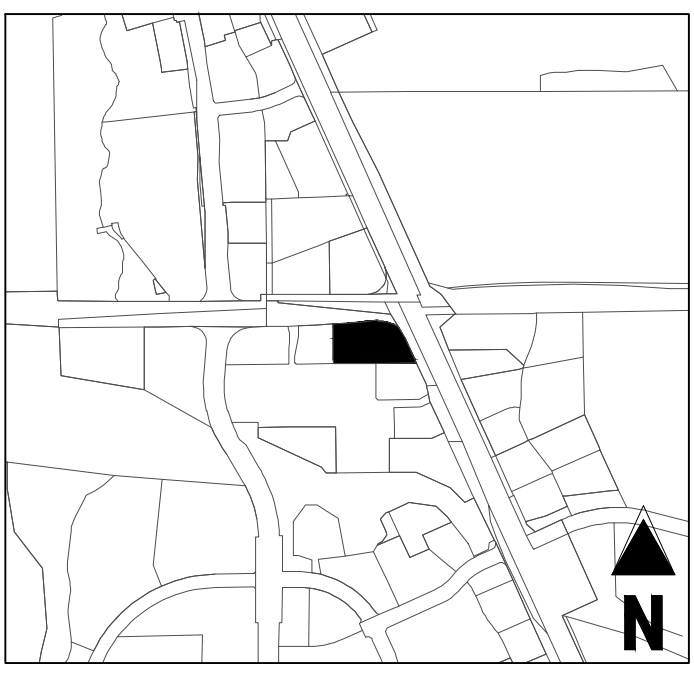
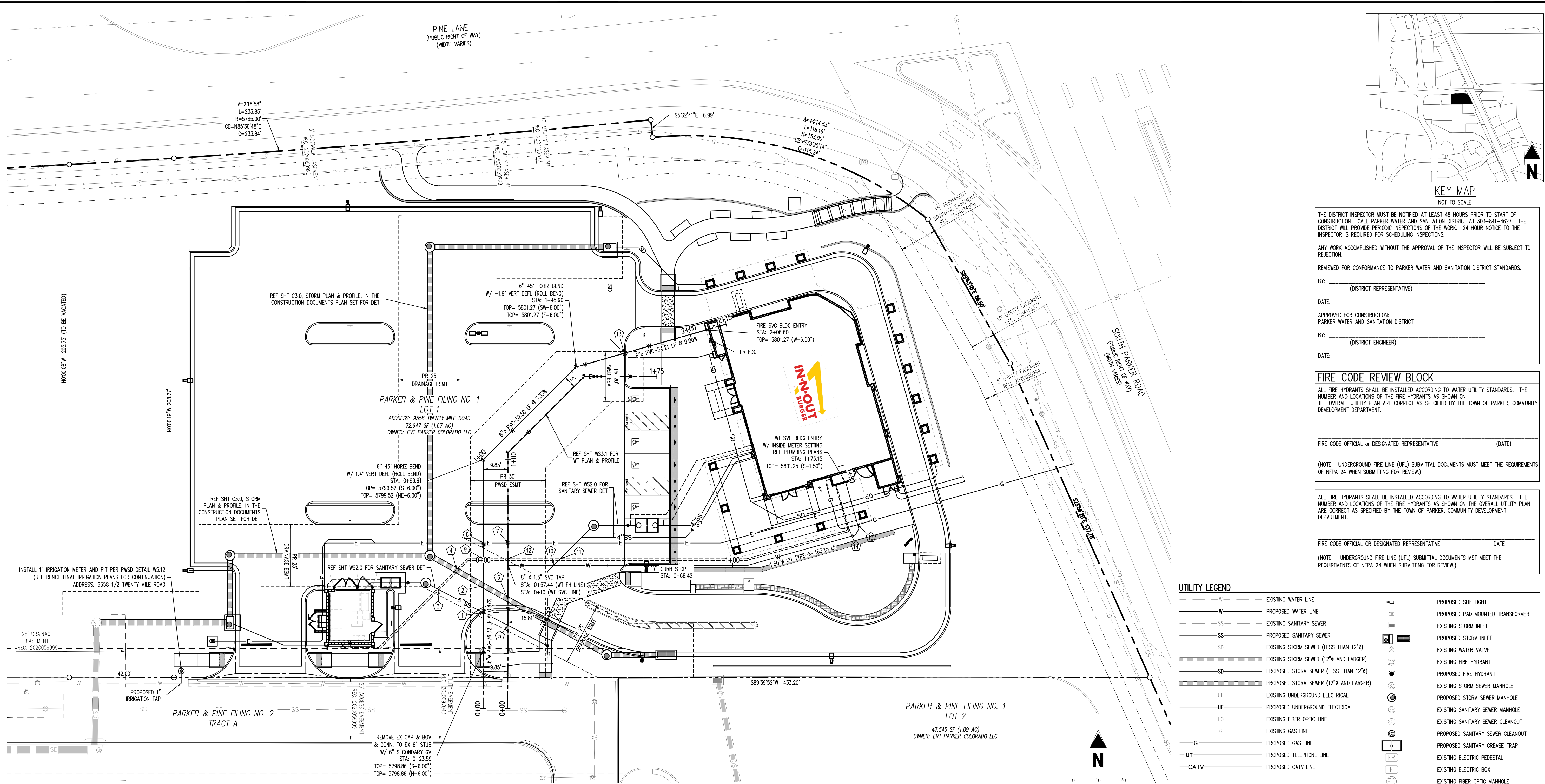
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PARKER, CO 80134

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	04/28/2023	3RD CD SUBMITTAL	PJD

Project No: INCO00014.20
Drawn By: JNE
Checked By: PJD
Date: 04/26/2023

WATER PLAN

WS3.0
Sheet 5 of 9



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BY: _____ (DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ (DISTRICT ENGINEER)

DATE: _____

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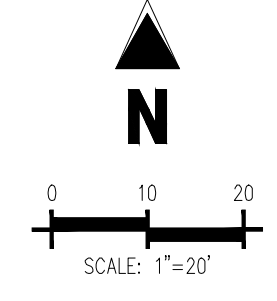
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UTILITY LEGEND

— W —	EXISTING WATER LINE	⊠	PROPOSED SITE LIGHT
— W —	PROPOSED WATER LINE	⊠	PROPOSED PAD MOUNTED TRANSFORMER
— SS —	EXISTING SANITARY SEWER	⊠	EXISTING STORM INLET
— SS —	PROPOSED SANITARY SEWER	⊠	PROPOSED STORM INLET
— SD —	EXISTING STORM SEWER (LESS THAN 12")	⊠	EXISTING WATER VALVE
— SD —	EXISTING STORM SEWER (12" AND LARGER)	⊠	EXISTING FIRE HYDRANT
— SD —	PROPOSED STORM SEWER (LESS THAN 12")	⊠	PROPOSED FIRE HYDRANT
— SD —	PROPOSED STORM SEWER (12" AND LARGER)	⊠	EXISTING STORM SEWER MANHOLE
— UE —	EXISTING UNDERGROUND ELECTRICAL	⊠	PROPOSED STORM SEWER MANHOLE
— UE —	PROPOSED UNDERGROUND ELECTRICAL	⊠	EXISTING SANITARY SEWER MANHOLE
— FO —	EXISTING FIBER OPTIC LINE	⊠	EXISTING SANITARY SEWER CLEANOUT
— G —	EXISTING GAS LINE	⊠	PROPOSED SANITARY SEWER CLEANOUT
— G —	PROPOSED GAS LINE	⊠	PROPOSED SANITARY GREASE TRAP
— UT —	EXISTING TELEPHONE LINE	⊠	EXISTING ELECTRIC PEDESTAL
— CATV —	PROPOSED CATV LINE	⊠	EXISTING ELECTRIC BOX
		⊠	EXISTING FIBER OPTIC MANHOLE
		⊠	EXISTING FIBER OPTIC BOX
		⊠	EXISTING FIBER OPTIC PEDESTAL



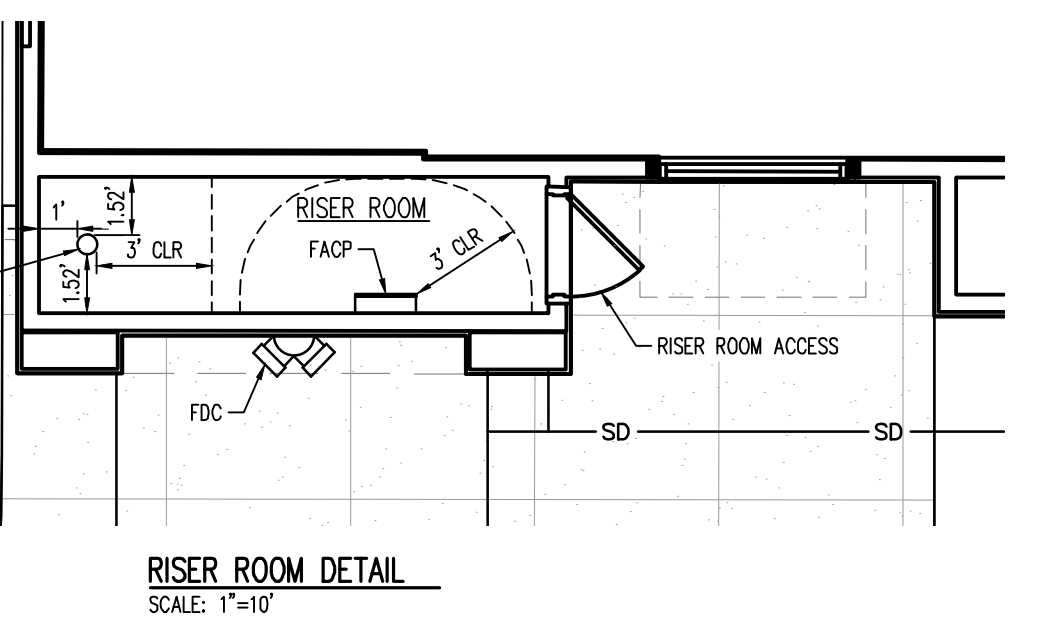
CROSSING TABLE

ID	HIGH UTILITY	BOTTOM OF PIPE ELEVATION	LOW UTILITY	TOP OF PIPE ELEVATION	CLEARANCE (FEET)
1	PR 6" WATER	5798.45	PR 6" SSWR	5797.14	1.31**
2	PR 6" WATER	5798.55	PR 18" STORM	5794.46	4.09
3	PR 3/4" WATER SERVICE	5798.92	PR 6" SSWR	5797.42	1.50 MIN**
4	PR 3/4" WATER SERVICE	5798.92	PR 18" STORM	5794.37	1.50 MIN**
5	PR 6" WATER	5798.53	PR 6" SSWR	5797.03	1.50
6	PR 6" WATER	5798.63	PR 18" STORM	5794.58	4.05
7	PR ELEC*	5801.02	PR 8" WATER	5799.62	1.50 MIN**
8	PR ELEC*	5801.02	PR 6" WATER	5799.24	1.50 MIN**
9	PR 3/4" WATER SERVICE	5800.71	PR 6" WATER	5799.21	1.50 MIN**
10	PR 1.50" WATER	5799.23	PR 6" SSWR	5797.54	1.99
11	PR 3/4" WATER SERVICE	5800.31	PR 6" SSWR	5797.56	1.50 MIN**
12	PR 3/4" WATER SERVICE	5801.08	PR 8" WATER	5799.58	1.50 MIN**
13	PR 6" WATER	5800.73	PR 6" STORM RD	5799.11	1.62
14	PR GAS*	5802.52	PR 3/4" WATER SERVICE	5801.02	1.50 MIN**
15	PR GAS*	5802.52	PR 1.50" WATER	5801.02	1.50 MIN**

*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.

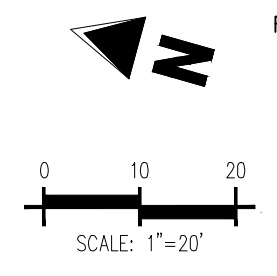
**NOTE: CONTRACTOR TO ENSURE WET CROSSINGS PROVIDE 1.50' MIN CLEARANCE.

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

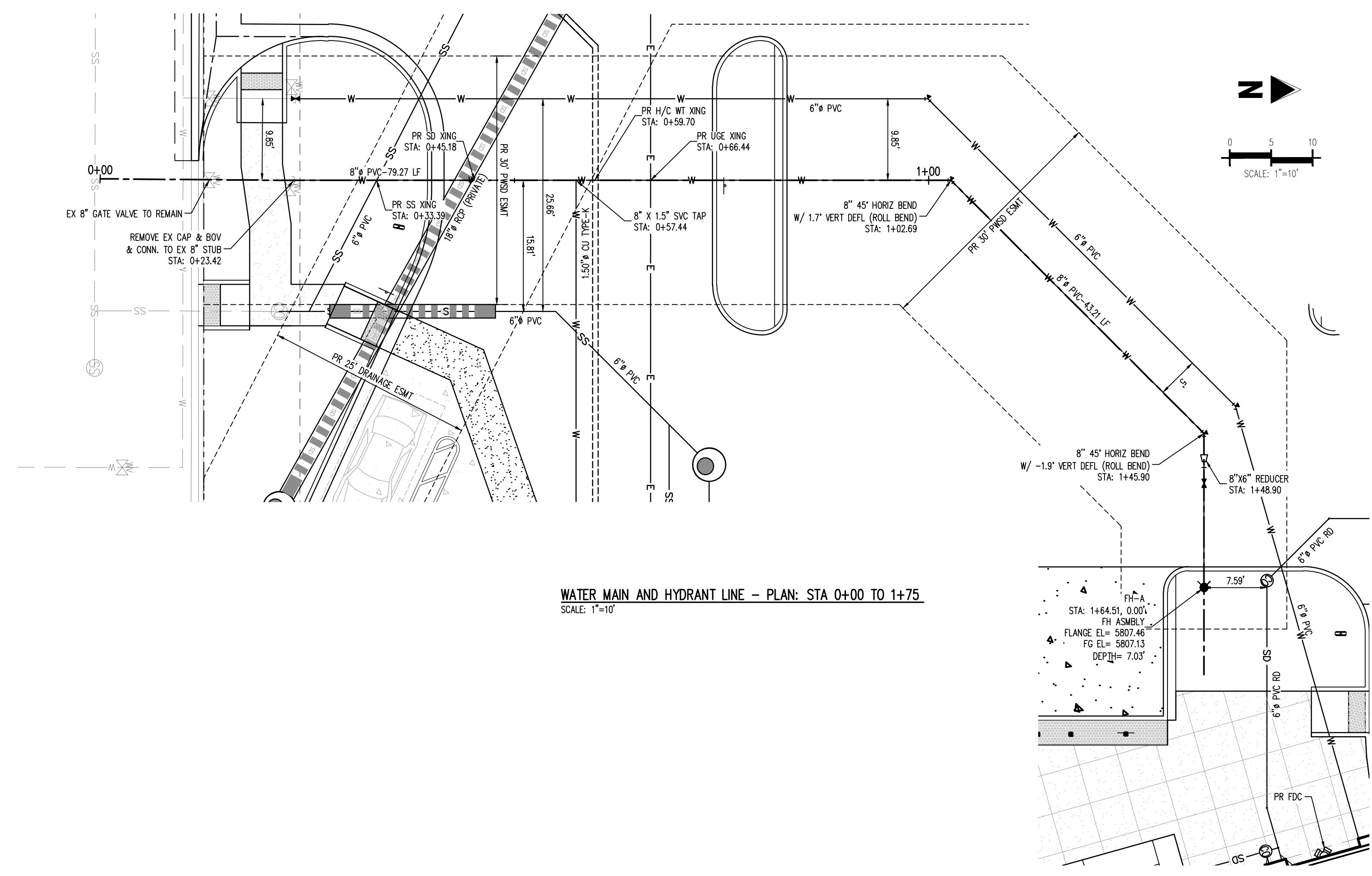


NOT TO SCALE

NOT TO SCALE



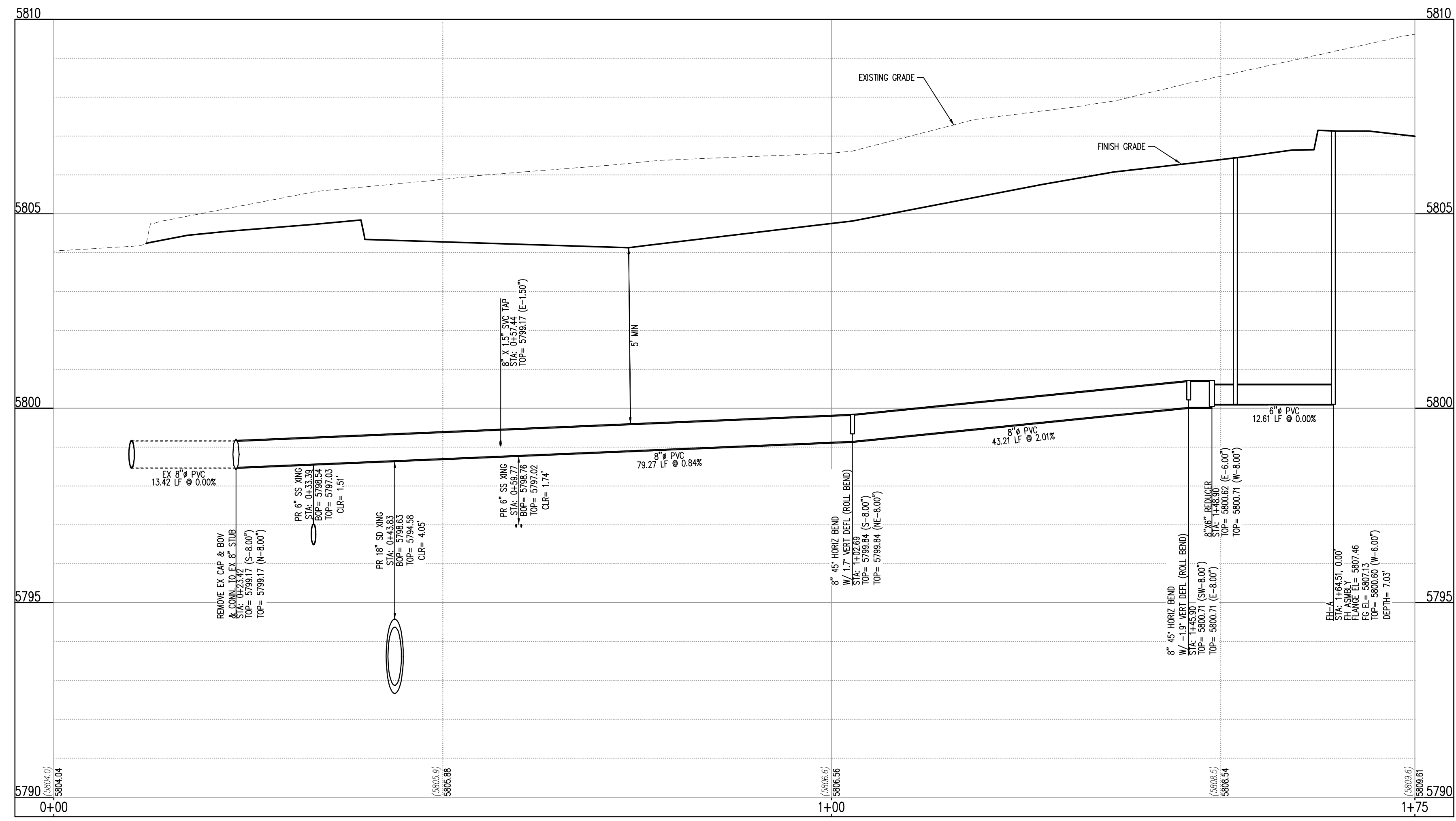
DATE PLOTTED: 04/26/2023 10:00:00 AM USER: JNE



WATER MAIN AND HYDRANT LINE - PLAN: STA 0+00 TO 1+75
SCALE: 1"=10'

STORM LEGEND

---	PROPERTY BOUNDARY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	PROPOSED SAWCUT LINE
---	EXISTING TO REMAIN
---	PROPOSED NEW
⊠	EXISTING ELECTRICAL PULL BOX
⊠	EXISTING PAD MOUNTED TRANSFORMER
⊠	EXISTING LIGHT POLE
⊠	PROPOSED SITE LIGHTING
⊠	EXISTING SANITARY SEWER MANHOLE
⊠	EXISTING STORM SEWER MANHOLE
⊠	EXISTING WATER METER
⊠	EXISTING WATER VALVE
⊠	EXISTING FIRE HYDRANT
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	EXISTING STORM DRAIN
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	PROPOSED STORM DRAIN (GREATER THAN 12" DIAMETER)
---	PROPOSED STORM DRAIN (LESS THAN 12" DIAMETER)
---	PROPOSED SANITARY SEWER (SIZE INDICATED ON PLAN)
---	PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
---	PROPOSED ELECTRIC LINE



WATER MAIN AND HYDRANT LINE - PROFILE: STA 0+00 TO 1+75
SCALE: 1"=10' HORIZONTAL AND 1"=2' VERTICAL

FIRE HYDRANT LATERAL COST ESTIMATE:

Description	Quantity	Unit	Unit Cost	Amount
FIRE HYDRANT ASSEMBLY	1	EA	\$10,182.00	\$10,182.00
8" PVC PIPE	123	LF	\$76.13	\$9,363.99
6" PVC PIPE	16	LF	\$1,280.00	\$1,280.00
8" 45° BEND	2	EA	\$3,000.00	\$6,000.00
8"x6" REDUCER	1	EA	\$2,800.00	\$2,800.00
REMOVE EX CAP & BOV & CONN. TO EX 8" STUB	1	EA	\$7,717.00	\$7,717.00
SUB-TOTAL				\$20,825.99
20% CONTINGENCY				\$4,165.20
TOTAL				\$24,991.19

GALLOWAY & COMPANY DOES NOT GUARANTEE THAT THE COST WILL NOT VARY FROM THESE OPINIONS OF PROBABLE COSTS.

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

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 INCH 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 N001°7'51"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 HEREON.

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 PLANS 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.



PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	03/17/2023	2ND CD SUBMITTAL	PJD
	04/28/2023	3RD CD SUBMITTAL	PJD

Project No: INC000014-20
Drawn By: JNE
Checked By: PJD
Date: 04/28/2023

FIRE HYDRANT PLAN & PROFILE

PRELIMINARY
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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

#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	03/17/2023	2ND CD SUBMITTAL	PJD
3	04/28/2023	3RD CD SUBMITTAL	PJD

Project No: INC00001420
Drawn By: JNE
Checked By: PJD
Date: 04/28/2023

WATER & SANITARY
SEWER INSTALLATIONS

DOMESTIC SEWER TAPPING DETAIL

NOTE: TAPS IN STAGGERED CONFIGURATION AT 10 O'CLOCK AND 2 O'CLOCK

SECTION A - A

2016 REVISION

PARKER WATER & SANITATION DISTRICT
DOMESTIC SEWER TAPPING DETAIL

SCALE: NONE DATE: 2/98
APPROVED: PVR 4/01/08 1/16/16 10/16
DIRECTOR OF ENGINEERING

SHEET S4.13

**PARKER WATER & SANITATION DISTRICT
IN-LINE CLEANOUT SECTIONS**

SCALE: NONE DATE: 2/98
APPROVED: PVR 2/00 4/01/08 10/16
DIRECTOR OF ENGINEERING

SHEET S4.12

2016 REVISION

TYPICAL TRENCH DETAIL

NOTE: If solid sheeting or shoring is used, it shall be cut off at top of pipe and left in place.

TABLE II
ASPHALT AND BASE COURSE REPLACEMENT SCHEDULE

STREET WIDTH	ASPHALTIC BASE COURSE (T ₂)	ASPHALTIC WEARING SURFACE (T ₃)	TOTAL THICKNESS (T ₂ + T ₃)
UP TO 36'	4"	2"	6"
36' TO 44'	4"	3"	7"
44' TO 48'	5"	3"	8"
WIDER THAN 48'	6"	3"	9"

2016 REVISION

PARKER WATER & SANITATION DISTRICT
SEWER TRENCHING AND BEDDING DETAIL

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

SHEET S4.1

**TYPE III
CONCRETE ENCASEMENT FOR SANITARY SEWERS**

(FULL ENCASEMENT) NO SCALE

GENERAL NOTES FOR TYPE I, II, & III ENCASEMENT

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED, BOTTOM HALF OF ENCASEMENT IS POURED SEPARATELY, A ONE INCH LAYER OF SAND OR MORTAR SHALL BE PLACED BETWEEN BOTTOM OF SANITARY SEWER AND TOP OF CONCRETE.
- LENGTH OF ENCASEMENT FOR:
 - TYPE I ENCASEMENT SHALL EXTEND FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.
 - TYPE II ENCASEMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
- UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I, II & III ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, TO BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
- TYPE I, II OR III ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
 - TYPE I OR TYPE II IF D₁ ≤ 18" (D₂ ≤ 12") EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS.
 - TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING UNDER WATER MAINS AND D₁ ≤ 24" (D₂ ≤ 18").
 - TYPE III IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION "D₁".
 - EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT SHALL NORMALLY BE SATISFACTORY.
 - IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASEMENT MAY NOT BE REQUIRED.
- FILLER MATERIAL BETWEEN CONDUITS TO BE:
 - APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF D₁ ≥ 6" FOR TYPE III ENCASEMENT POUR CONCRETE ON UNDISTURBED SOIL.
 - COMPACTED CLASS "B" BEDDING IF D₁ & D₂ > 6".
- SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT.
- THESE ENCASEMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS.
- IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER "D₁" IS EXTREMELY LARGE, PIER SUPPORTS ON EACH SIDE OF SANITARY SEWER MAY ALSO BE REQUIRED. IF REQUIRED, SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.
- CONCRETE ENCASED PIPING SHALL BE LINED WITH FELT LAYER.

2016 REVISION

PARKER WATER & SANITATION DISTRICT
CONCRETE ENCASEMENT TYPE III

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

SHEET S4.8

**PARKER WATER & SANITATION DISTRICT
SAMPLING MANHOLE**

SCALE: NONE DATE: 2/99
APPROVED: PVR 2/00 4/01/08 1/16/16
DIRECTOR OF ENGINEERING

SHEET S5.3

2016 REVISION

**PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR**

SHEET 2 OF 2

SCALE: NONE DATE: 2/98
APPROVED: PVR 01/02 01/16 10/16
DIRECTOR OF ENGINEERING

SHEET S5.2

2016 REVISION

**PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR**

SHEET 1 OF 2

SCALE: NONE DATE: 2/98
APPROVED: PVR 2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING

SHEET S5.1

2016 REVISION

CAPACITY CHART

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES)					
		W	L	A	B	C	D
1190	61	72	96	64	32	40	42
1800	84	72	144	96	48	40	42
1840	103	72	144	96	48	46	48
2080	117	72	144	96	48	52	54
2560	150	72	144	96	48	64	68
3040	183	72	144	96	48	76	78
3280	202	72	144	96	48	82	84
3520	216	72	144	96	48	88	90

TOP OF VAULT BELOW FINISHED GRADE OR AT GRADE. IF BELOW GRADE, RING AND COVER SHALL BE ADJUSTED TO FINAL GRADE USING A MINIMUM OF 4" GRADE RINGS AND A MAXIMUM OF 12" GRADE RINGS. FOR DEPTHS OVER 12" A MAN HOLE BARREL SECTION WILL BE REQUIRED, WITH A FLAT TOP FOR DEPTHS OF 4' OR LESS AND AN ECCENTRIC CONE TOP FOR DEPTHS GREATER THAN 4'