

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
EVI PARKER COLORADO, LLC
2710 E CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016
TEL: (602) 468-6100
CONTACT: RYAN AMATO

DEVELOPER/APPLICANT
IN-N-OUT BURGERS
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
TEL: (626) 813-8279
CONTACT: KATIE SANCHEZ
EMAIL: KSANCHEZ@INNOUT.COM

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-8884
CONTACT: PHIL DALRYMPLE, P.E.
EMAIL: PHILDALRYMPLE@GALLOWAYUS.COM

LANDSCAPE/CONSULTANT
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-8884
CONTACT: JONAH WESS
EMAIL: JONAHWESS@GALLOWAYUS.COM

SURVEY
GALLOWAY & COMPANY, INC.
1755 TELESTAR DR, SUITE 107
COLORADO SPRINGS, CO 80920
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: LYLE BISSEGER
EMAIL: LYLEBISSEGER@GALLOWAYUS.COM

MUNICIPAL & UTILITY CONTACTS:

ENGINEERING
TOWN OF PARKER - ENGINEERING
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 840-3546
CONTACT: ALEX MESTDAGH

STORM SEWER
TOWN OF PARKER - PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 840-3546
CONTACT: MICHAEL GRABCYK
EMAIL: MGRABCYK@PARKERONLINE.ORG

FIRE
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: RANDY CAPRA

WATER & SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
1800 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: JAROD VAVLJE
EMAIL: PWSDESIGN@PWS.DIST.CO.GOV

ELECTRIC
CORE ELECTRICAL COOPERATIVE
5496 NORTH US HIGHWAY 85
SEDMAN, CO 80135
TEL: (303) 688-3100
CONTACT: BROOKS KAUFMAN
EMAIL: BKKAUFMAN@CORE.COOP

CABLE/TELEPHONE
CENTURYLINK
CONTACT: WILLIAM BENSON, FIELD ENGINEER
TEL: (303) 587-5496
EMAIL: WILLIAM.BENSON@CENTURYLINK.COM

NATURAL GAS
XCEL ENERGY
1123 WEST THIRD AVENUE
DENVER, CO 80223
CONTACT: BUILDERS CALL LINE
TEL: (800) 628-2121
EMAIL: BCLCALL@XCELENERGY.COM

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. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH 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. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
E. ALL CONSTRUCTION WITHIN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER.
F. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.
G. CONSTRUCTION AND INSTALLATION OF 2,824 SF BUILDING, ALL UTILITY ENTRANCES AND (1) 25,000 GALLON & (1) 26,000 GALLON UNDERGROUND TANKS SHALL BE IN ACCORDANCE WITH ASSOCIATED PLANS.
H. THE GENERAL CONTRACTOR TO COORDINATE THE CANOPY SIGN LOCATIONS AND FREE-STANDING SIGNAGE WITH MURPHY'S PROJECT MANAGER.
I. STAGE II VAPOR RECOVERY SYSTEM IS NOT REQUIRED.

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.
7. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
8. THIS DESIGN IS BASED ON THE GEOTECHNICAL REPORT MP01L-19-CO-02305-02 DATED APRIL 30, 2019 BY UNITED CONSULTING. A COPY OF THIS REPORT SHOULD BE ON-SITE AT ALL TIMES.
9. GENERAL CONTRACTOR SHALL RECEIVE, UNLOAD, STORE AND UNCRATE ALL EQUIPMENT FURNISHED BY THE OWNER AND SHIPPED TO THE SITE. SEE SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OWNER.
10. GENERAL CONTRACTOR TO REFER TO STANDARD DETAILS INCLUDED IN THE SPECIFICATIONS FOR INSTALLING EQUIPMENT, INCLUDING PRODUCT DISPENSERS AND REMOTE READ-OUT EQUIPMENT.
11. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
12. SEE THE SITE SURVEY FOR SURVEY INFORMATION & LEGAL DESCRIPTION.
13. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ON-SITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR GALLOWAY AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED ON AS-BUILT RECORD DRAWINGS. AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO ISSUANCE OF FINAL PAYMENT. AS BUILT DRAWINGS WILL BE SUPPLIED TO OWNER AND CITY/TOWN PRIOR TO FINAL PAYMENT.
16. GRADING/UTILITY CONTRACTOR TO COMPLETE GRADING BELOW FINISHED GRADE IN ACCORDANCE WITH PAVING RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SHOWN TO TOLERANCE OF +/- 0.1" IN ALL PAVING AREAS.
17. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
18. CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
19. SURVEYOR TO OBTAIN AWD/CAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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.
F. IF AN ELEVATION CERTIFICATE OR AS-BUILT SURVEY IS REQUIRED BY THE ISSUING AUTHORITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SCHEDULING OF THE SURVEY WITH THE CIVIL CONSULTANT PRIOR TO DEADLINE FOR OBTAINING THE C.O. AND AFTER NECESSARY COMPLETED WORK TO BE SHOWN ON SURVEY. THE AS-BUILT SURVEY FOR THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR.

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. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL MEET A 75,000 LBS IMPOSED LOAD.
4. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF VERTICAL CONSTRUCTION.
5. *NO PARKING FIRE LANE* SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
6. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO BUILDING CONSTRUCTION GOING VERTICAL.

Sheet List Table
SHEET NUMBER SHEET COUNT SHEET TITLE
WS0.0 1 PWSD COVER SHEET
WS0.1 2 WATER & SANITARY SEWER GENERAL NOTES
WS1.0 3 OVERALL UTILITY PLAN
WS2.0 4 SANITARY SEWER PLAN
WS3.0 5 WATER PLAN
WS3.1 6 FIRE HYDRANT PLAN & PROFILE
WS4.0 7 WATER & SANITARY SEWER DETAILS
WS4.1 8 WATER & SANITARY SEWER DETAILS
WS4.2 9 WATER & SANITARY SEWER DETAILS

MATERIALS LIST
MATERIAL SPECIFICATIONS DESCRIPTION
MS-W2 POLYVINYL CHLORIDE (PVC) PRESSURE PIPE
MS-W3 DUCTILE IRON AND CAST IRON WATER FITTINGS
MS-S1 SANITARY SEWER PIPE-PVC

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.)

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:

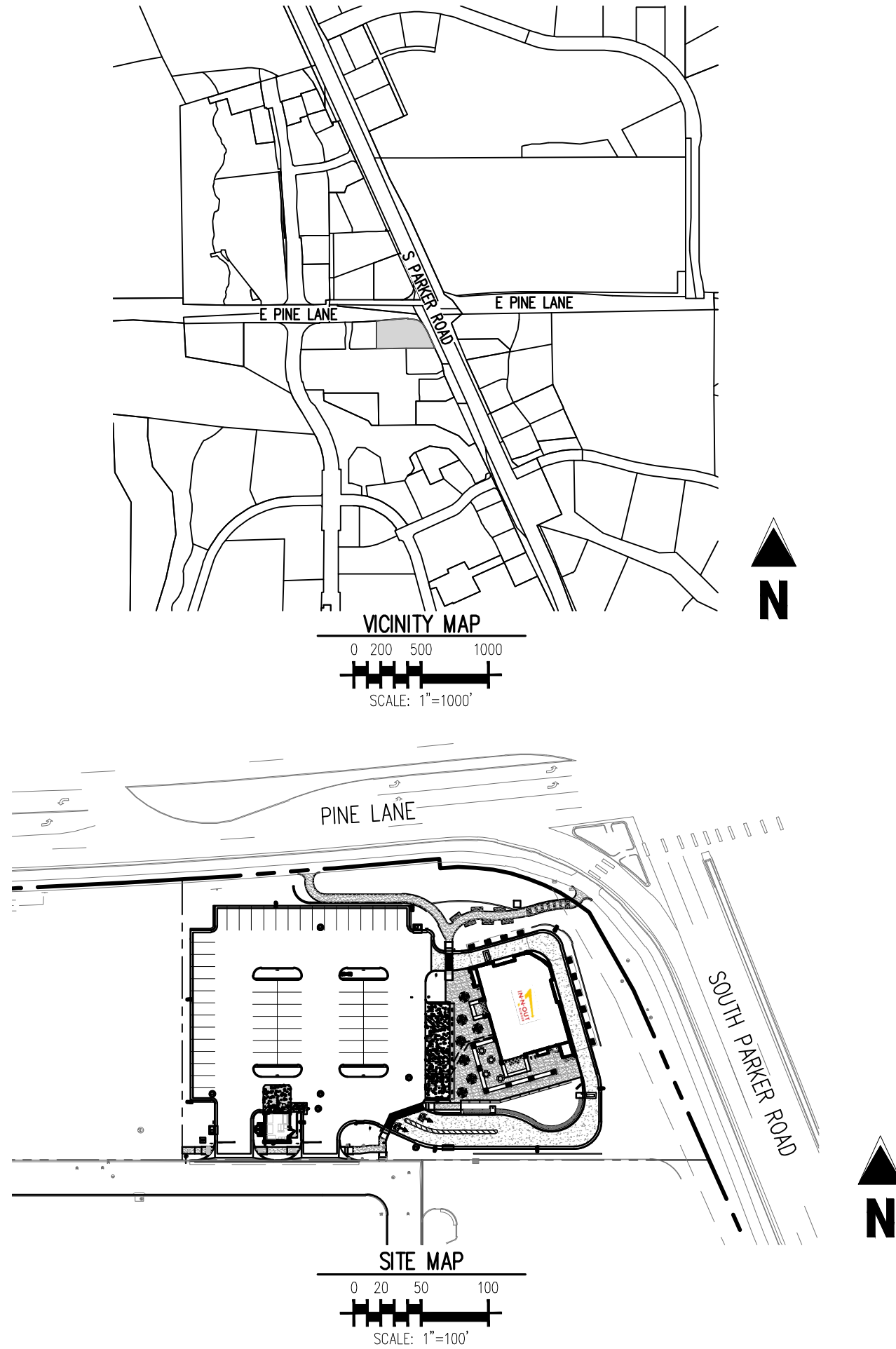
ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED THROUGH MURPHY'S CONSTRUCTION WEBSITE (HTTPS://MURPHYUSA.PROJECTMATES.COM/) INCLUDING Q&A, RFIS, BID SUBMISSION, CHANGE ORDER REQUESTS, ETC. ONCE AWARDED THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S PROJECT MANAGER. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

WETLANDS NOTE:

ANY DEVELOPMENT EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. ARMY CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

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. PER THE FLOOD MAP REFERENCED, THE SITE IS IN ZONE X (OUTSIDE 0.2% OF FLOOD) BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) ELEVATIONS.



AGENCY APPROVALS

Table with 3 columns: Agency, Approval Status, Date. Includes 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°17'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "15 19005", 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

Table with 4 columns: #, Date, Issue / Description, Init. Includes 12/21/2022 1ST CD SUBMITTAL, 03/17/2023 2ND CD SUBMITTAL, 04/26/2023 3RD CD SUBMITTAL.

Project No: IN000014-20
Drawn By: JNE
Checked By: PJD
Date: 04/26/2023

PWSD COVER SHEET

WS0.0
Sheet 1 of 9

PRELIMINARY
NOT FOR BIDDING
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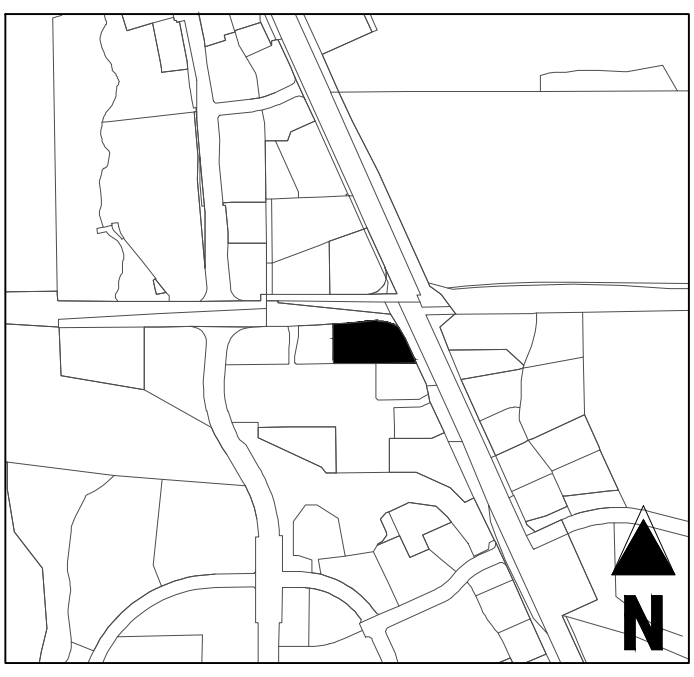
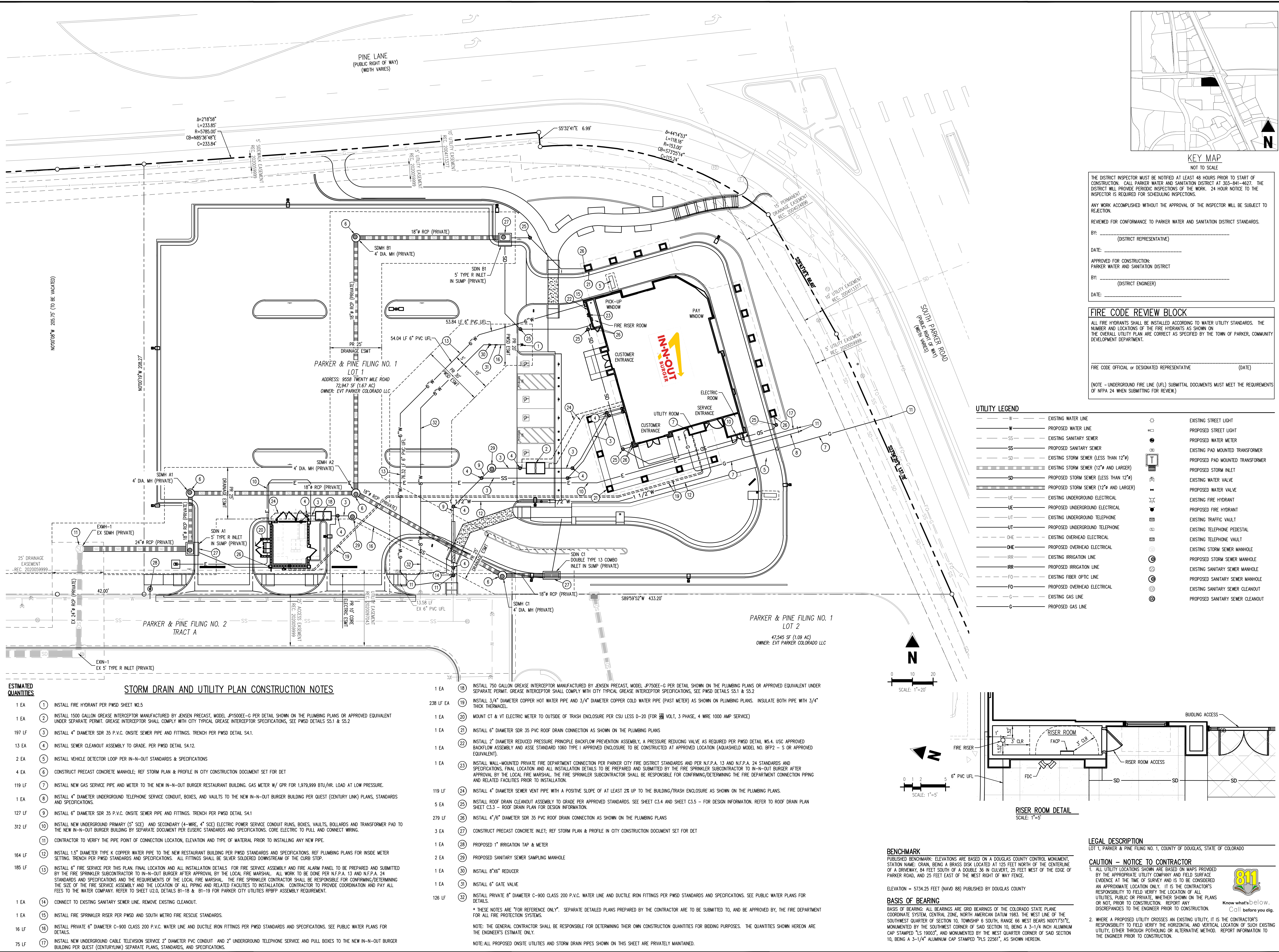
IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	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: IN0000014-20
Drawn By: JNE
Checked By: PJD
Date: 04/26/2023

OVERALL UTILITY PLAN

WS1.0
Sheet 3 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

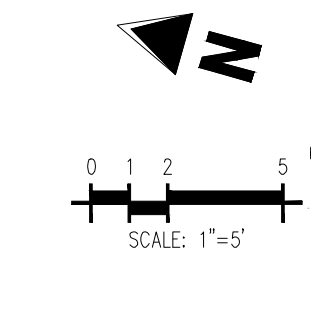
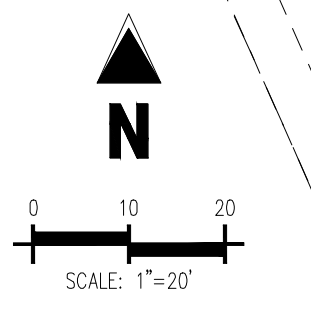
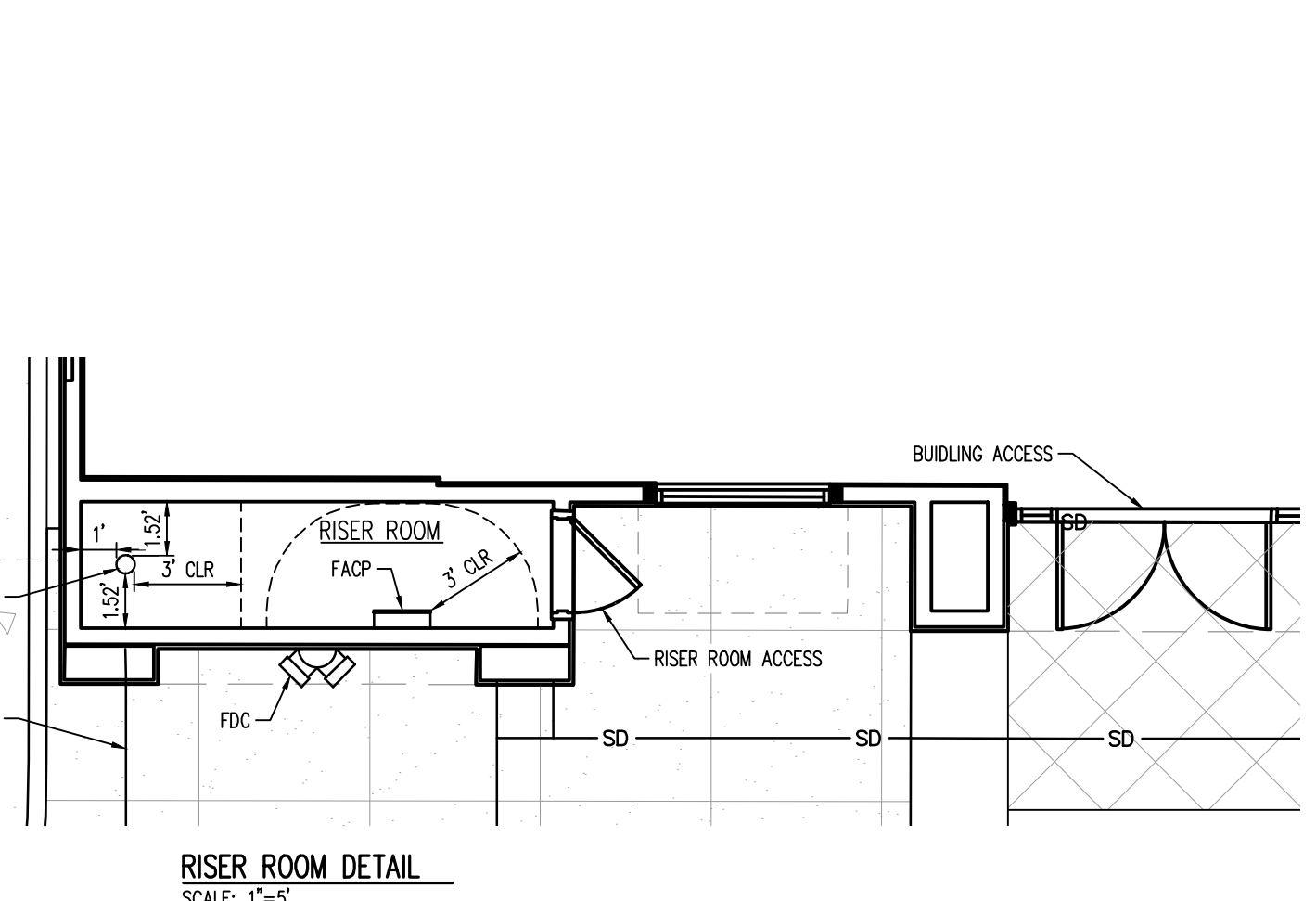
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FIRE CODE OFFICIAL or DESIGNATED REPRESENTATIVE (DATE)

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

UTILITY LEGEND

— W —	EXISTING WATER LINE	⊙	EXISTING STREET LIGHT
— W —	PROPOSED WATER LINE	⊙	PROPOSED STREET LIGHT
— SS —	EXISTING SANITARY SEWER	⊙	PROPOSED WATER METER
— SS —	PROPOSED SANITARY SEWER	⊙	EXISTING PAD MOUNTED TRANSFORMER
— SD —	EXISTING STORM SEWER (LESS THAN 12")	⊙	PROPOSED PAD MOUNTED TRANSFORMER
— SD —	EXISTING STORM SEWER (12" AND LARGER)	⊙	PROPOSED STORM INLET
— SD —	PROPOSED STORM SEWER (LESS THAN 12")	⊙	EXISTING WATER VALVE
— SD —	PROPOSED STORM SEWER (12" AND LARGER)	⊙	PROPOSED WATER VALVE
— UE —	EXISTING UNDERGROUND ELECTRICAL	⊙	EXISTING FIRE HYDRANT
— UE —	PROPOSED UNDERGROUND ELECTRICAL	⊙	PROPOSED FIRE HYDRANT
— UT —	EXISTING UNDERGROUND TELEPHONE	⊙	EXISTING TRAFFIC VAULT
— UT —	PROPOSED UNDERGROUND TELEPHONE	⊙	EXISTING TELEPHONE PEDESTAL
— OHE —	EXISTING OVERHEAD ELECTRICAL	⊙	EXISTING TELEPHONE VAULT
— OHE —	PROPOSED OVERHEAD ELECTRICAL	⊙	EXISTING STORM SEWER MANHOLE
— IRR —	EXISTING IRRIGATION LINE	⊙	PROPOSED STORM SEWER MANHOLE
— IRR —	PROPOSED IRRIGATION LINE	⊙	EXISTING SANITARY SEWER MANHOLE
— FO —	EXISTING FIBER OPTIC LINE	⊙	PROPOSED SANITARY SEWER MANHOLE
— FO —	PROPOSED OVERHEAD ELECTRICAL	⊙	EXISTING SANITARY SEWER CLEANOUT
— G —	EXISTING GAS LINE	⊙	PROPOSED SANITARY SEWER CLEANOUT
— G —	PROPOSED GAS LINE	⊙	



BENCHMARK
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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 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.

- ESTIMATED QUANTITIES**
- | | | |
|--------|----|---|
| 1 EA | 1 | INSTALL FIRE HYDRANT PER PWS SHEET W2.5 |
| 1 EA | 2 | INSTALL 1500 GALLON GREASE INTERCEPTOR MANUFACTURED BY JENSEN PRECAST, MODEL #P1500E-C PER DETAIL SHOWN ON THE PLUMBING PLANS OR APPROVED EQUIVALENT UNDER SEPARATE PERMIT. GREASE INTERCEPTOR SHALL COMPLY WITH CITY TYPICAL GREASE INTERCEPTOR SPECIFICATIONS, SEE PWS DETALS SS.1 & SS.2 |
| 197 LF | 3 | INSTALL 4" DIAMETER SDR 35 P.V.C. ON-SITE SEWER PIPE AND FITTINGS. TRENCH PER PWS DETAIL SA.1. |
| 13 EA | 4 | INSTALL SEWER CLEANOUT ASSEMBLY TO GRADE. PER PWS DETAIL SA.12. |
| 2 EA | 5 | INSTALL VEHICLE DETECTOR LOOP PER IN-N-OUT STANDARDS & SPECIFICATIONS |
| 4 EA | 6 | CONSTRUCT PRECAST CONCRETE MANHOLE, REF STORM PLAN & PROFILE IN CITY CONSTRUCTION DOCUMENT SET FOR DET |
| 119 LF | 7 | INSTALL NEW GAS SERVICE PIPE AND METER TO THE NEW IN-N-OUT BURGER RESTAURANT BUILDING. GAS METER W/ GPR FOR 1,979,999 BTU/HR. LOAD AT LOW PRESSURE. |
| 1 EA | 8 | INSTALL 4" DIAMETER UNDERGROUND TELEPHONE SERVICE CONDUIT, BOXES, AND VAULTS TO THE NEW IN-N-OUT BURGER BUILDING PER QUEST (CENTURYLINK) PLANS, STANDARDS AND SPECIFICATIONS. |
| 127 LF | 9 | INSTALL 6" DIAMETER SDR 35 P.V.C. ON-SITE SEWER PIPE AND FITTINGS. TRENCH PER PWS DETAIL SA.1 |
| 312 LF | 10 | INSTALL NEW UNDERGROUND PRIMARY (5" SCE) AND SECONDARY (4-WIRE, 4" SCE) ELECTRIC POWER SERVICE CONDUIT RUNS, BOXES, VAULTS, BOLLARDS AND TRANSFORMER PAD TO THE NEW IN-N-OUT BURGER BUILDING BY SEPARATE DOCUMENT PER EUSERS STANDARDS AND SPECIFICATIONS. CORE ELECTRIC TO PULL AND CONNECT WIRING. |
| 164 LF | 12 | INSTALL 1.5" DIAMETER TYPE K COPPER WATER PIPE TO THE NEW RESTAURANT BUILDING PER PWS STANDARDS AND SPECIFICATIONS. REF PLUMBING PLANS FOR INSIDE METER SETTING. TRENCH PER PWS STANDARDS AND SPECIFICATIONS. ALL FITTINGS SHALL BE SILVER SOLDERED DOWNSTREAM OF THE CURB STOP. |
| 185 LF | 13 | INSTALL 6" FIRE SERVICE PER THIS PLAN. FINAL LOCATION AND ALL INSTALLATION DETAILS FOR FIRE SERVICE ASSEMBLY AND FIRE ALARM PANEL TO BE PREPARED AND SUBMITTED BY THE FIRE SPRINKLER SUBCONTRACTOR TO IN-N-OUT BURGER AFTER APPROVAL BY THE LOCAL FIRE MARSHAL. ALL WORK TO BE DONE PER N.F.P.A. 13 AND N.F.P.A. 24 STANDARDS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL FIRE MARSHAL. THE FIRE SPRINKLER SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING/DETERMINING THE SIZE OF THE FIRE SERVICE ASSEMBLY AND THE LOCATION OF ALL PIPING AND RELATED FACILITIES TO INSTALLATION. CONTRACTOR TO PROVIDE COORDINATION AND PAY ALL FEES TO THE WATER COMPANY. REFER TO SHEET U2.0, DETAILS B1-18 & B1-19 FOR PARKER CITY UTILITIES RFP#F ASSEMBLY REQUIREMENT. |
| 1 EA | 14 | CONNECT TO EXISTING SANITARY SEWER LINE. REMOVE EXISTING CLEANOUT. |
| 1 EA | 15 | INSTALL FIRE SPRINKLER RISER PER PWS AND SOUTH METRO FIRE RESCUE STANDARDS. |
| 16 LF | 16 | INSTALL PRIVATE 6" DIAMETER C-900 CLASS 200 P.V.C. WATER LINE AND DUCTILE IRON FITTINGS PER PWS STANDARDS AND SPECIFICATIONS. SEE PUBLIC WATER PLANS FOR DETAILS. |
| 75 LF | 17 | INSTALL NEW UNDERGROUND CABLE TELEVISION SERVICE 2" DIAMETER PVC CONDUIT AND 2" UNDERGROUND TELEPHONE SERVICE AND PULL BOXES TO THE NEW IN-N-OUT BURGER BUILDING PER QUEST (CENTURYLINK) SEPARATE PLANS, STANDARDS, AND SPECIFICATIONS. |

- STORM DRAIN AND UTILITY PLAN CONSTRUCTION NOTES**
- EA 18 INSTALL 750 GALLON GREASE INTERCEPTOR MANUFACTURED BY JENSEN PRECAST, MODEL #750E-C PER DETAIL SHOWN ON THE PLUMBING PLANS OR APPROVED EQUIVALENT UNDER SEPARATE PERMIT. GREASE INTERCEPTOR SHALL COMPLY WITH CITY TYPICAL GREASE INTERCEPTOR SPECIFICATIONS, SEE PWS DETALS SS.1 & SS.2
 - EA 19 INSTALL 3/4" DIAMETER COPPER HOT WATER PIPE AND 3/4" DIAMETER COPPER COLD WATER PIPE (PAST METER) AS SHOWN ON PLUMBING PLANS. INSULATE BOTH PIPE WITH 3/4" THICK THERMACEL.
 - EA 20 MOUNT CT & VT ELECTRIC METER TO OUTSIDE OF TRASH ENCLOSURE PER CSU LESS D-20 (FOR 208 VOLT, 3 PHASE, 4 WIRE 1000 AMP SERVICE)
 - EA 21 INSTALL 6" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS
 - EA 22 INSTALL 2" DIAMETER REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, A PRESSURE REDUCING VALVE AS REQUIRED PER PWS DETAIL WS.4, USC APPROVED BACKFLOW ASSEMBLY AND ASSE STANDARD 1060 TYPE I APPROVED ENCLOSURE TO BE CONSTRUCTED AT APPROVED LOCATION (AQUASHIELD MODEL NO. BFP2 - S OR APPROVED EQUIVALENT)
 - EA 23 INSTALL WALL-MOUNTED PRIVATE FIRE DEPARTMENT CONNECTION PER PARKER CITY FIRE DISTRICT STANDARDS AND PER N.F.P.A. 13 AND N.F.P.A. 24 STANDARDS AND SPECIFICATIONS. FINAL LOCATION AND ALL INSTALLATION DETAILS TO BE PREPARED AND SUBMITTED BY THE FIRE SPRINKLER SUBCONTRACTOR TO IN-N-OUT BURGER AFTER APPROVAL BY THE LOCAL FIRE MARSHAL. THE FIRE SPRINKLER SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING/DETERMINING THE FIRE DEPARTMENT CONNECTION PIPING AND RELATED FACILITIES PRIOR TO INSTALLATION.
 - EA 24 INSTALL 4" DIAMETER SEWER VENT PIPE WITH A POSITIVE SLOPE OF AT LEAST 2% UP TO THE BUILDING/TRASH ENCLOSURE AS SHOWN ON THE PLUMBING PLANS.
 - EA 25 INSTALL ROOF DRAIN CLEANOUT ASSEMBLY TO GRADE PER APPROVED STANDARDS. SEE SHEET C3.4 AND SHEET C3.5 - FOR DESIGN INFORMATION. REFER TO ROOF DRAIN PLAN SHEET C3.3 - ROOF DRAIN PLAN FOR DESIGN INFORMATION.
 - EA 26 INSTALL 4" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS
 - EA 27 CONSTRUCT PRECAST CONCRETE INLET; REF STORM PLAN & PROFILE IN CITY CONSTRUCTION DOCUMENT SET FOR DET
 - EA 28 PROPOSED 1" IRRIGATION TAP & METER
 - EA 29 PROPOSED SANITARY SEWER SAMPLING MANHOLE
 - EA 30 INSTALL 8"x6" REDUCER
 - EA 31 INSTALL 6" GATE VALVE
 - EA 32 INSTALL PRIVATE 8" DIAMETER C-900 CLASS 200 P.V.C. WATER LINE AND DUCTILE IRON FITTINGS PER PWS STANDARDS AND SPECIFICATIONS. SEE PUBLIC WATER PLANS FOR DETAILS.
- * THESE NOTES ARE "FOR REFERENCE ONLY". SEPARATE DETAILED PLANS PREPARED BY THE CONTRACTOR ARE TO BE SUBMITTED TO, AND BE APPROVED BY, THE FIRE DEPARTMENT FOR ALL FIRE PROTECTION SYSTEMS.
- NOTE: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN CONSTRUCTION QUANTITIES FOR BIDDING PURPOSES. THE QUANTITIES SHOWN HEREON ARE THE ENGINEER'S ESTIMATE ONLY.
- NOTE: ALL PROPOSED ON-SITE UTILITIES AND STORM DRAIN PIPES SHOWN ON THIS SHEET ARE PRIVATELY MAINTAINED.

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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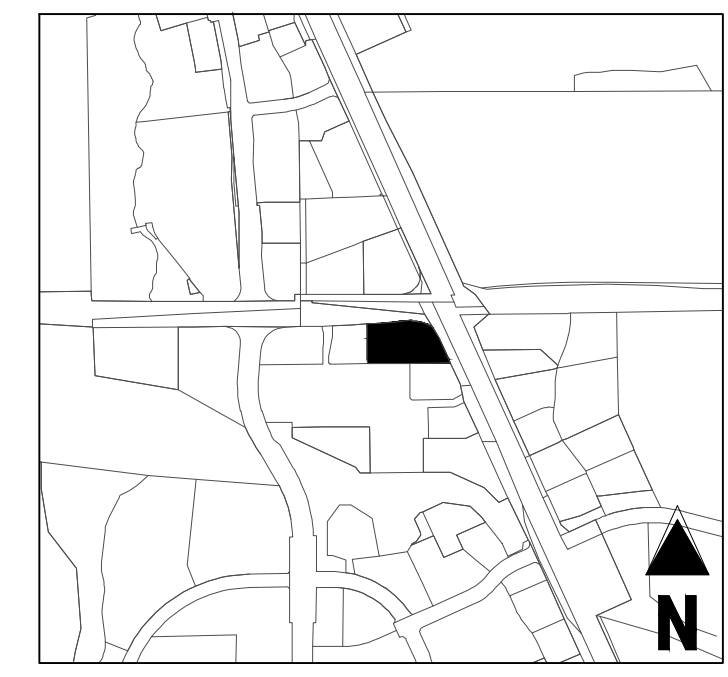
IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	03/17/2023	2ND CD SUBMITTAL	PJD
	04/26/2023	3RD CD SUBMITTAL	PJD

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

SANITARY SEWER PLAN

WS2.0
Sheet 4 of 9



KEY MAP
NOT TO SCALE

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)

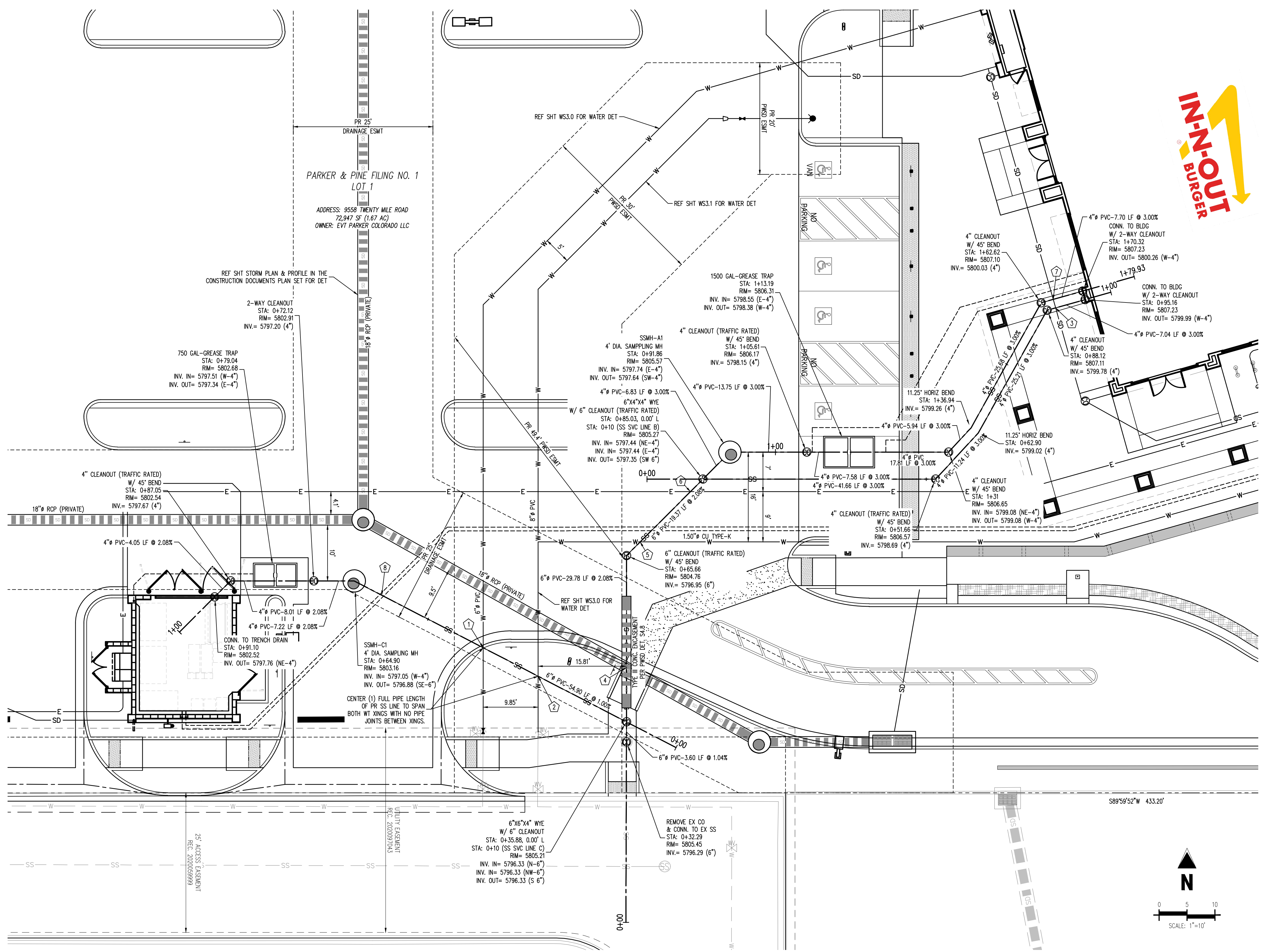
DATE: _____

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.

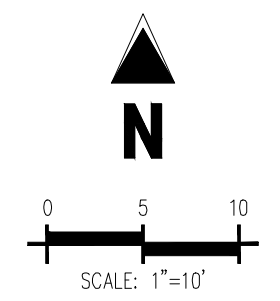
FIRE CODE OFFICIAL or DESIGNATED REPRESENTATIVE (DATE)

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)



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 —	PROPOSED STORM SEWER (LESS THAN 12")	⊠	EXISTING FIRE HYDRANT
— SD —	EXISTING STORM SEWER (12" AND LARGER)	⊠	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 SEWER TRAP
— UT —	PROPOSED TELEPHONE LINE	⊠	EXISTING ELECTRIC PEDESTAL
— CATV —	PROPOSED CATV LINE	⊠	EXISTING ELECTRIC BOX
		⊠	EXISTING FIBER OPTIC MANHOLE
		⊠	EXISTING FIBER OPTIC BOX
		⊠	EXISTING FIBER OPTIC PEDESTAL



SANITARY SEWER PLAN
SCALE: 1"=10'

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	5798.53	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 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: GRAN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CURBVERT, 29 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

BASES 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 N007°51'S1"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.

LEGAL DESCRIPTION

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

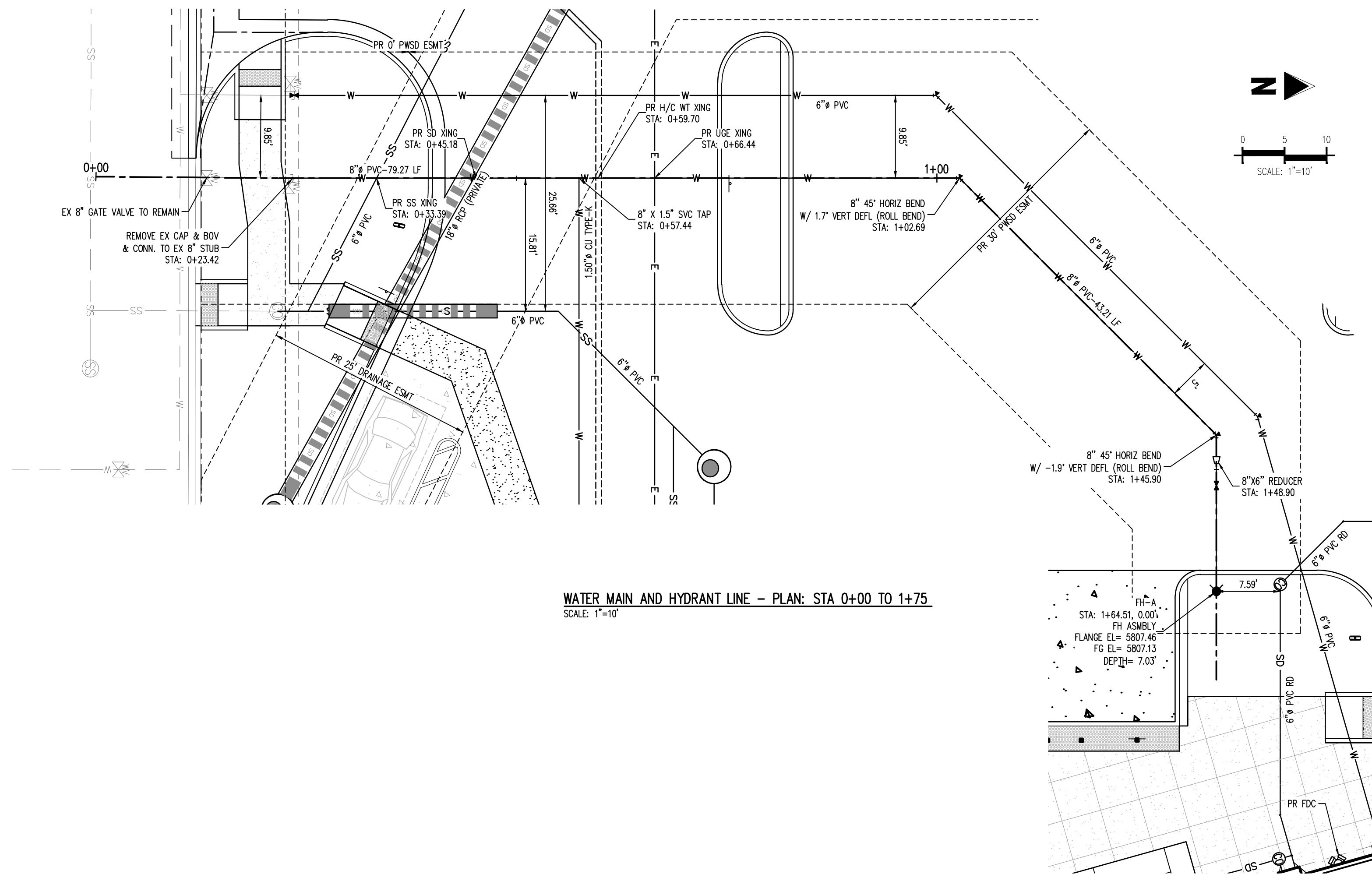
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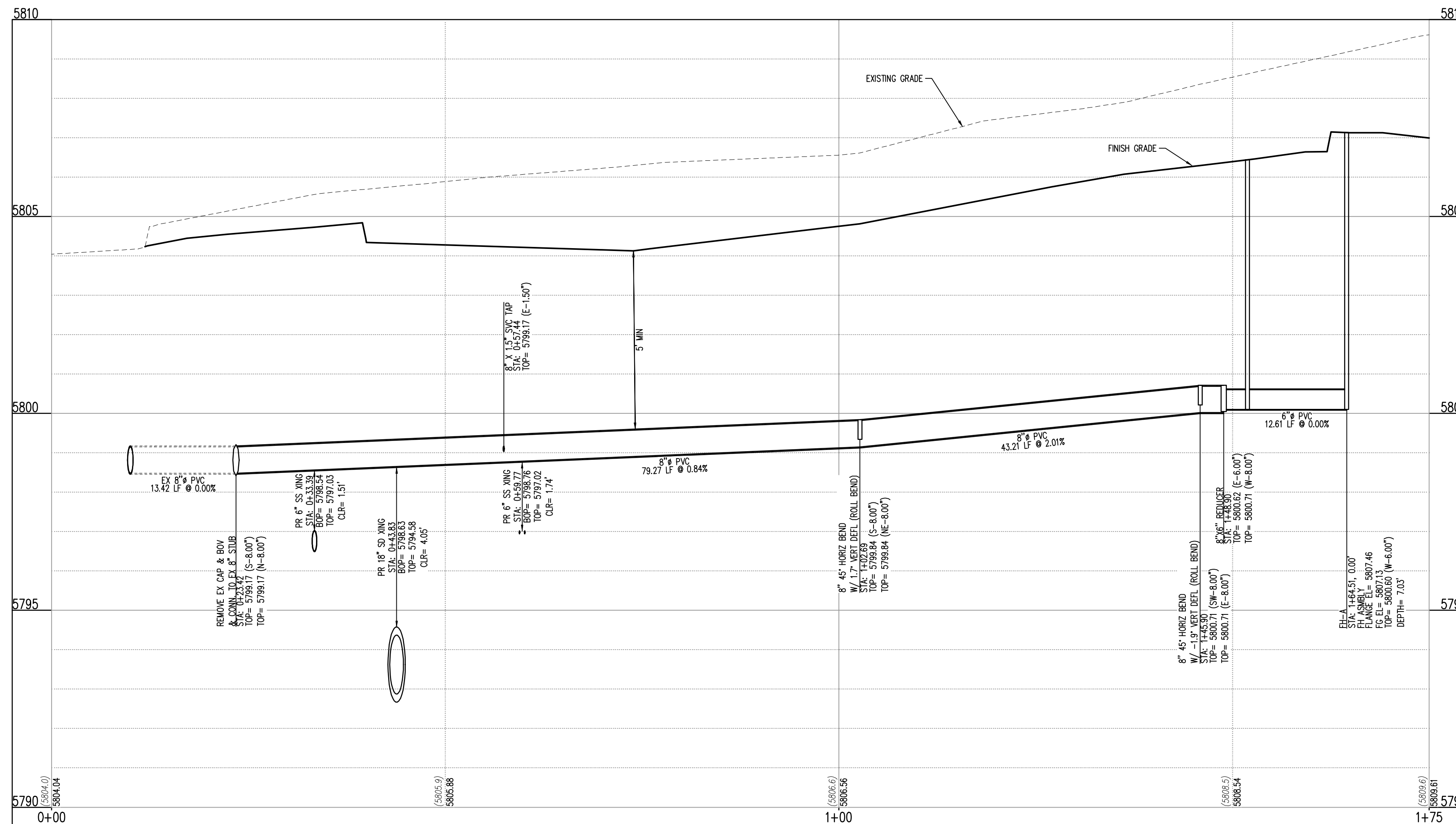
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WATER MAIN AND HYDRANT LINE - PLAN: STA 0+00 TO 1+75
SCALE: 1"=10'

STORM LEGEND

- PROPERTY BOUNDARY LINE
- - - EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - EXISTING EASEMENT
- - - PROPOSED SEWAGE 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)
- SD PROPOSED STORM DRAIN (LESS THAN 12" DIAMETER)
- SS PROPOSED SANITARY SEWER (SIZE INDICATED ON PLAN)
- W PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
- E 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	\$120.00	\$1,920.00
8" 45° BEND	2	EA	\$3,000.00	\$6,000.00
8" x 6" 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

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

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KEY MAP
NOT TO SCALE

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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	04/26/2023	3RD CD SUBMITTAL	PJD

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

FIRE HYDRANT PLAN & PROFILE

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Project No:	INC000014.20
Drawn By:	JNE
Checked By:	PJD
Date:	04/26/2023

WATER & SANITARY
SEWER DETAILS

INSPECTION POLICY:

- ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
- 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.
- 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.
- 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.
- ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
- LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
- CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION, UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

WATER

- ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
- APPROVED BEDDING TO BE SQUEEGEE.
- 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 PWS BEFORE BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
- 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.
- WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD, CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
- 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.
- MOVED CURB BOXES MUST BE INSPECTED BY PWS BEFORE BURIAL.
- WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
- NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
- CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
- ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES
- 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 PWS BEFORE BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

SCALE: NONE DATE: 2/98

APPROVED: 1/04 10/16
PVR 1/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W1.1

TYPICAL SERVICES PLAN VIEW
NTS

TYPICAL SERVICES SECTION
NTS

NOTE

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

PARKER WATER & SANITATION DISTRICT

TYPICAL WATER SERVICES

SCALE: NONE DATE: 2/98

APPROVED: 1/04 10/16 06/05 12/07 1/16
PVR 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W1.2

FIRE HYDRANTS LOCATION & INSTALLATION

NOTES:

- ALTERNATE TO THE ABOVE: FASTEN H.J. VALVE DIRECTLY TO A H.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE).
- NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH.
- NO PORTION OF FIRE HYDRANT MAY BE BURIED UNDER NEAR SIDEWALK AREA.

PARKER WATER & SANITATION DISTRICT

FIRE HYDRANTS LOCATION & INSTALLATION

SCALE: NONE DATE: 2/98

APPROVED: 4/01 10/16 01/02 12/07 1/16
PVR 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.5

PIPE LOCATION SYSTEM

LOCATOR WIRE DETAILS

NOTES:

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

PARKER WATER & SANITATION DISTRICT

LOCATOR WIRE DETAILS

SCALE: NONE DATE: 2/98

APPROVED: 4/01 01/02 01/16 10/16
PVR 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.6

PLAN OF VALVE

NOTE:
ONLY RIGHT HAND OPENING VALVES ALLOWED.

VALVE OPENING & CLOSING PROCEDURE

PARKER WATER & SANITATION DISTRICT

VALVE OPERATION

SCALE: NONE DATE: 2/98

APPROVED: 1/16 10/16
PVR 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.4

6-INCH VALVE BOXES

CHECK MATERIAL SPECIFICATIONS

NOTES:

- ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
- VALVE NUT SHALL BE CENTERED.
- VALVE BOX SHALL BE PLUMB.
- 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: 2/98

APPROVED: 3/98 10/16 6/99 12/07 1/16
PVR 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.10

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.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	03/17/2023	2ND CD SUBMITTAL	PJD
3	04/26/2023	3RD CD SUBMITTAL	PJD

Project No: IN00001420
Drawn By: JNE
Checked By: PJD
Date: 04/28/2023

WATER & SANITARY
SEWER INTERCEPT

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

SECTION A - A

DOMESTIC SEWER TAPPING DETAIL

PARKER WATER & SANITATION DISTRICT
DOMESTIC SEWER TAPPING DETAIL

SCALE: NONE DATE: 2/98
APPROVED: PVR 2/00, 4/01, 1/08, 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET S4.13

Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock position on the circumference of the sewer main. On new installations, tee or wye fittings shall be used. When tapping into existing sewer main, a saddle connection and approved coring method shall be used. The minimum distance between service connections made along the pipe shall be 3 feet. The minimum distance from either the bell or spigot end of a pipe shall be 3 feet. The minimum distance from the center of a manhole to a service connection shall be either 7 feet or the transition point from the manhole trench to the normal pipe trench, whichever is greater. A maximum of 4 sewer service connections shall be allowed per 20 foot length of pipe. In all cases, a specific soils investigation should be conducted to assure that the external loading will be within allowable limits regardless of the number of taps involved.

FRAME
SECTION ON CENTER OF FRAME

COVER
SECTION OF COVER

SECTION B-B
SECTION C-C

SECTION A-A

PARKER WATER & SANITATION DISTRICT
IN-LINE CLEANOUT SECTIONS

SCALE: NONE DATE: 2/98
APPROVED: PVR 2/00, 4/01, 1/08, 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET S4.12

TYPICAL TRENCH DETAIL

NOTES

1. Sloping or benching of trench side walls, where permitted shall be in accordance with applicable Federal, State and Local safety regulations.
2. Trench shall be braced and shored as necessary to afford safe working conditions or to protect adjacent utilities, structures, etc. Unless otherwise specified on the plans, no pavement will be made for removal, replacement or relocation of curb and gutter, utilities, sidewalk, structures, etc. outside the maximum limits of excavation as shown and the contractor shall be responsible for protection of same.
3. If dimension "B₂" is < 5', then existing asphalt pavement shall be removed and replaced up to the gutter. Maximum asphalt pay width, B₂ & B₃ shall then be based upon this actual width.

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"

PARKER WATER & SANITATION DISTRICT
SEWER TRENCHING AND BEDDING DETAIL

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

2016 REVISION SHEET S4.1

TYPE III
CONCRETE ENCASEMENT FOR SANITARY SEWERS
(FULL ENCASEMENT) NO SCALE

GENERAL NOTES FOR TYPE I, II & III ENCASEMENT

1. 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.
2. LENGTH OF ENCASEMENT FOR: (a) TYPE I ENCASEMENT SHALL EXTEND FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT. (b) TYPE II ENCASEMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
3. 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.
4. TYPE I, II OR III ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS: (a) TYPE I OR TYPE II IF D₁ < 18" (D₂ < 12") EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS. (b) TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING UNDER WATER MAINS AND D₁ < 24" (D₂ < 18"). (c) TYPE III IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION "D₁". (d) EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT SHALL NORMALLY BE SATISFACTORY. (e) IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASEMENT MAY NOT BE REQUIRED.
5. FILLER MATERIAL BETWEEN CONDUITS TO BE: (a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. (IF D₁ > 6" FOR TYPE III ENCASEMENT POUR CONCRETE ON UNDISTURBED SOIL). (b) COMPACTED CLASS "B" BEDDING IF D₁ & D₂ > 6".
6. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT.
7. THESE ENCASEMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS.
8. 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.
9. CONCRETE ENCASED PIPING SHALL BE LINED WITH FELT LAYER.

PARKER WATER & SANITATION DISTRICT
CONCRETE ENCASEMENT TYPE III

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

2016 REVISION SHEET S4.8

PARKER WATER & SANITATION DISTRICT
SAMPLING MANHOLE

SCALE: NONE DATE: 2/99
APPROVED: PVR 2/00, 4/01, 1/08, 10/16
DIRECTOR OF ENGINEERING

2016 REVISION SHEET S5.3

PARKER WATER & SANITATION DISTRICT
COMMERCIAL GREASE INTERCEPTOR
SHEET 2 OF 2

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

2016 REVISION SHEET S5.2

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

2016 REVISION SHEET S5.1

CAPACITY CHART

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

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'

CAPACITY CHART

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES)				
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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'