

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@IN-OUT.COM

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
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.
5500 GREENWOOD PLAZA BLVD, SUITE 200
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) 840-9546
CONTACT: ALEX MESTDAGH

STORM SEWER
TOWN OF PARKER - PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 840-9546
CONTACT: MICHAEL GRABCZYK
EMAIL: MGRABCZYK@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 BAYLIE
EMAIL: PWSDESIGN@PWS.DIST.CO

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: BCLCO@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 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

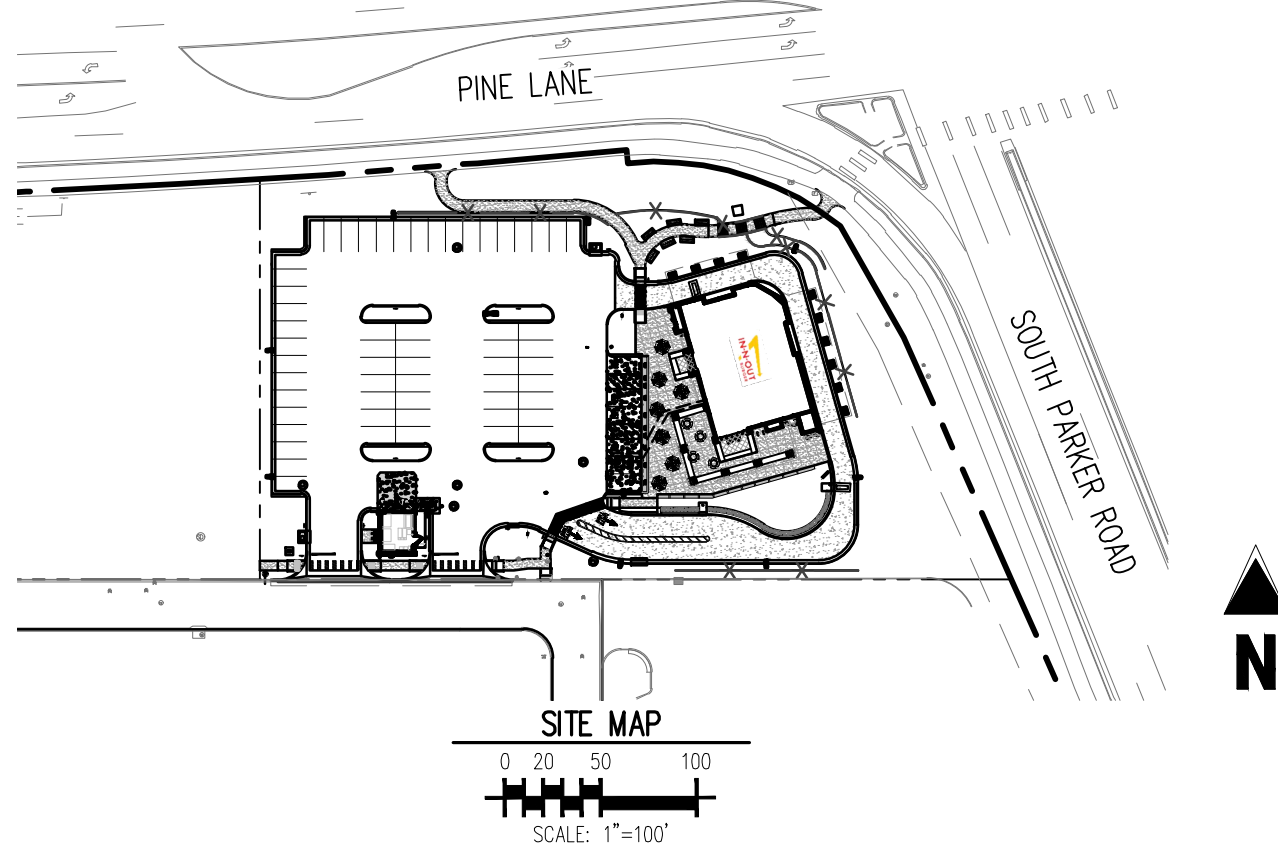
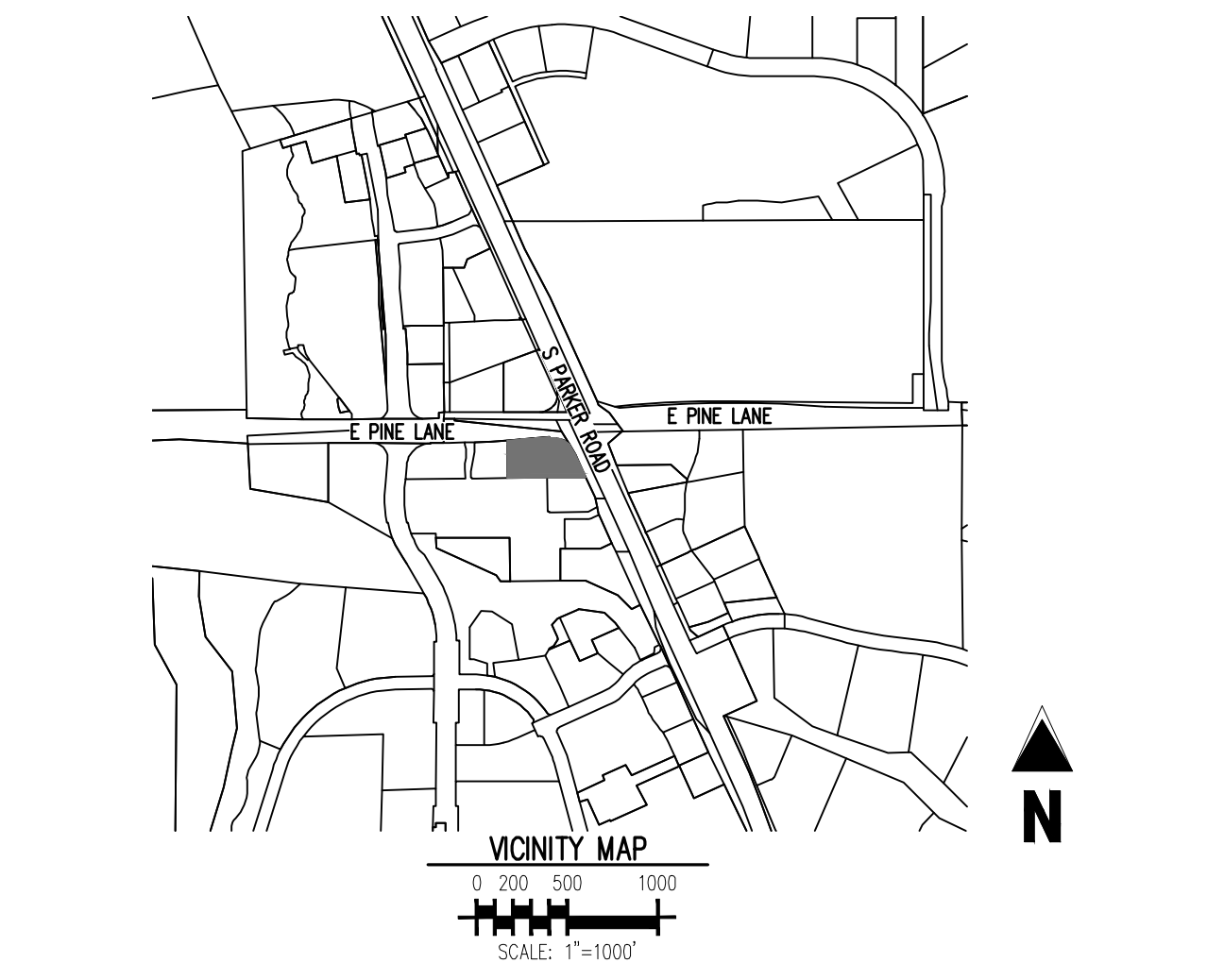
- 1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
3. FIRE APPARATUS ACCESS ROADS SHALL 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:

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.

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

- BUILDING PERMIT - TOWN OF PARKER XX/XX/2023
PWSD - TOWN OF PARKER XX/XX/2023
FIRE REVIEW - TOWN OF PARKER XX/XX/2023
HEALTH DEPARTMENT - TOWN OF PARKER XX/XX/2023
SITE PLAN SUBMITTAL - TOWN OF PARKER XX/XX/2023
STATE UNDERGROUND STORAGE TANKS PERMIT XX/XX/2023
APEN PERMIT XX/XX/2023
STATE STORMWATER PERMIT XX/XX/2023
CBMP - TOWN OF PARKER XX/XX/2023

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°15'51"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 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.



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 columns: #, Date, Issue / Description, Init.
12/21/2022 1ST CD SUBMITTAL PJL
03/17/2023 2ND CD SUBMITTAL PJL
04/28/2023 3RD CD SUBMITTAL PJL
06/16/2023 4TH CD SUBMITTAL PJL

Project No: IN0000014-20
Drawn By: JNE
Checked By: PJL
Date: 06/16/2023
PWSD COVER SHEET

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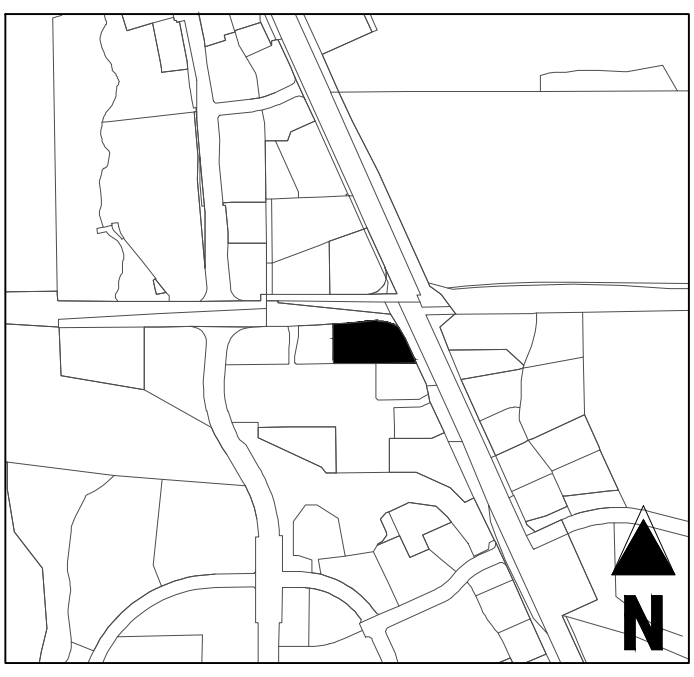
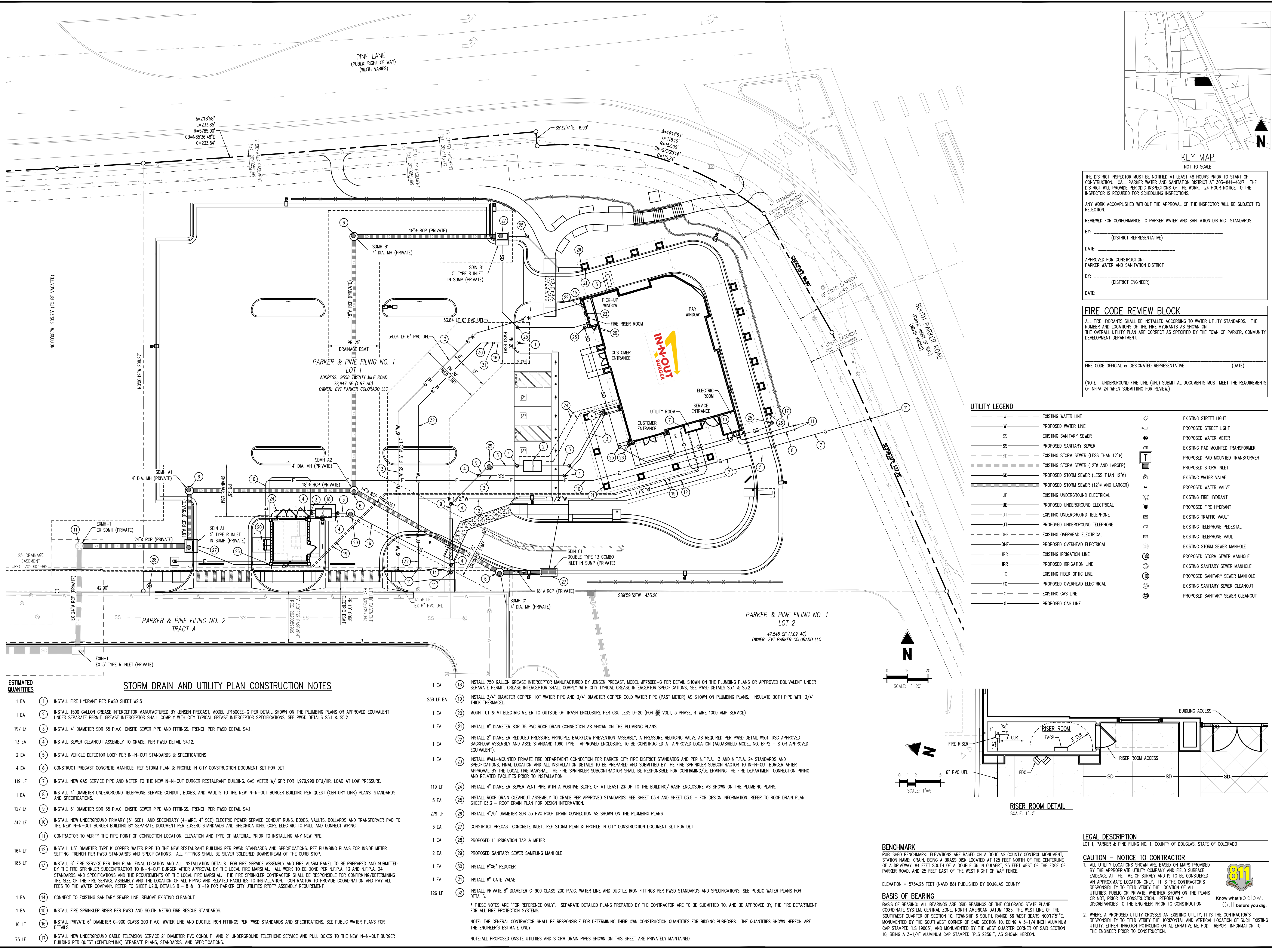
IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	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
4	06/16/2023	4TH CD SUBMITTAL	PJD

Project No: INO00014-20
Drawn By: JNE
Checked By: PJD
Date: 06/16/2023

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

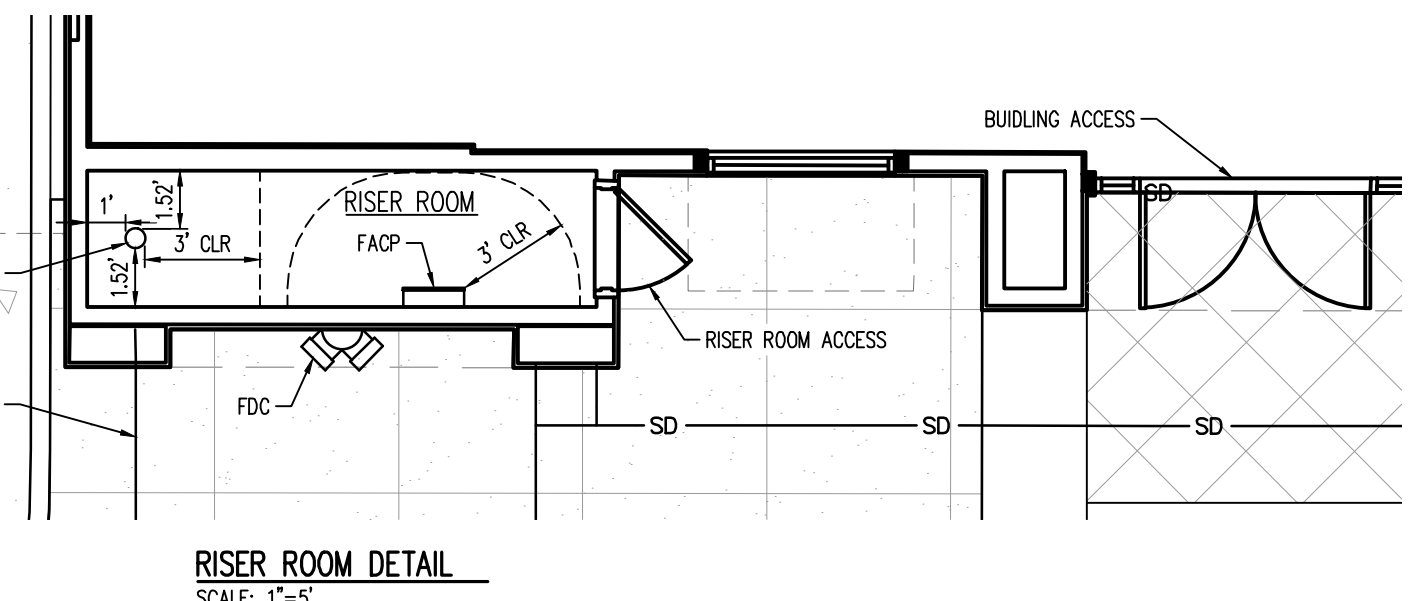
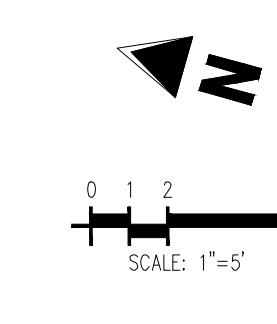
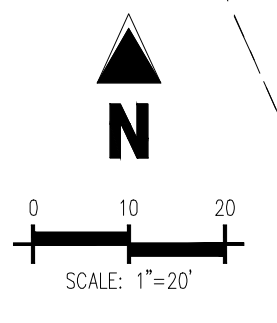
ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

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	SL	EXISTING STREET LIGHT
W	PROPOSED WATER LINE	SM	PROPOSED STREET LIGHT
SS	EXISTING SANITARY SEWER	SM	PROPOSED WATER METER
SS	PROPOSED SANITARY SEWER	ST	EXISTING PAD MOUNTED TRANSFORMER
SD	EXISTING STORM SEWER (LESS THAN 12")	SI	PROPOSED PAD MOUNTED TRANSFORMER
SD	EXISTING STORM SEWER (12" AND LARGER)	SV	PROPOSED STORM INLET
SD	PROPOSED STORM SEWER (LESS THAN 12")	SV	EXISTING WATER VALVE
SD	PROPOSED STORM SEWER (12" AND LARGER)	SV	PROPOSED WATER VALVE
UE	EXISTING UNDERGROUND ELECTRICAL	SH	EXISTING FIRE HYDRANT
UE	PROPOSED UNDERGROUND ELECTRICAL	SH	PROPOSED FIRE HYDRANT
UT	EXISTING UNDERGROUND TELEPHONE	TV	EXISTING TRAFFIC VAULT
UT	PROPOSED UNDERGROUND TELEPHONE	TV	EXISTING TELEPHONE VAULT
OHE	EXISTING OVERHEAD ELECTRICAL	TV	EXISTING TELEPHONE VAULT
OHE	PROPOSED OVERHEAD ELECTRICAL	SM	EXISTING STORM SEWER MANHOLE
IR	EXISTING IRRIGATION LINE	SM	PROPOSED STORM SEWER MANHOLE
IR	PROPOSED IRRIGATION LINE	SM	EXISTING SANITARY SEWER MANHOLE
FO	EXISTING FIBER OPTIC LINE	SM	PROPOSED SANITARY SEWER MANHOLE
FO	PROPOSED OVERHEAD ELECTRICAL	SM	EXISTING SANITARY SEWER CLEANOUT
G	EXISTING GAS LINE	SM	PROPOSED SANITARY SEWER CLEANOUT
G	PROPOSED GAS LINE		



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

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811
Know what's below.
Call before you dig.

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NOT FOR CONSTRUCTION

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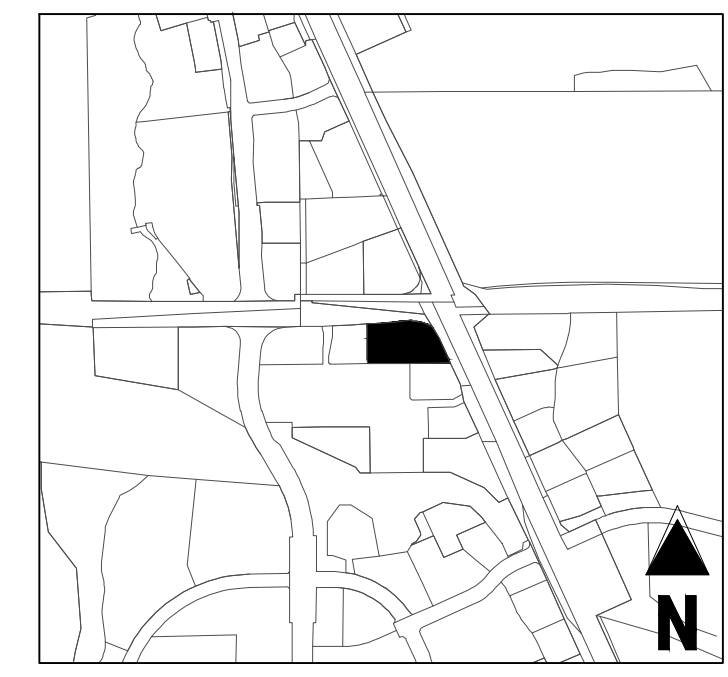
IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	03/17/2023	2ND CD SUBMITTAL	PJD
	04/26/2023	3RD CD SUBMITTAL	PJD
	06/16/2023	4TH CD SUBMITTAL	PJD

Project No: INCO00014.20
Drawn By: JNE
Checked By: PJD
Date: 06/16/2023

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.

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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)

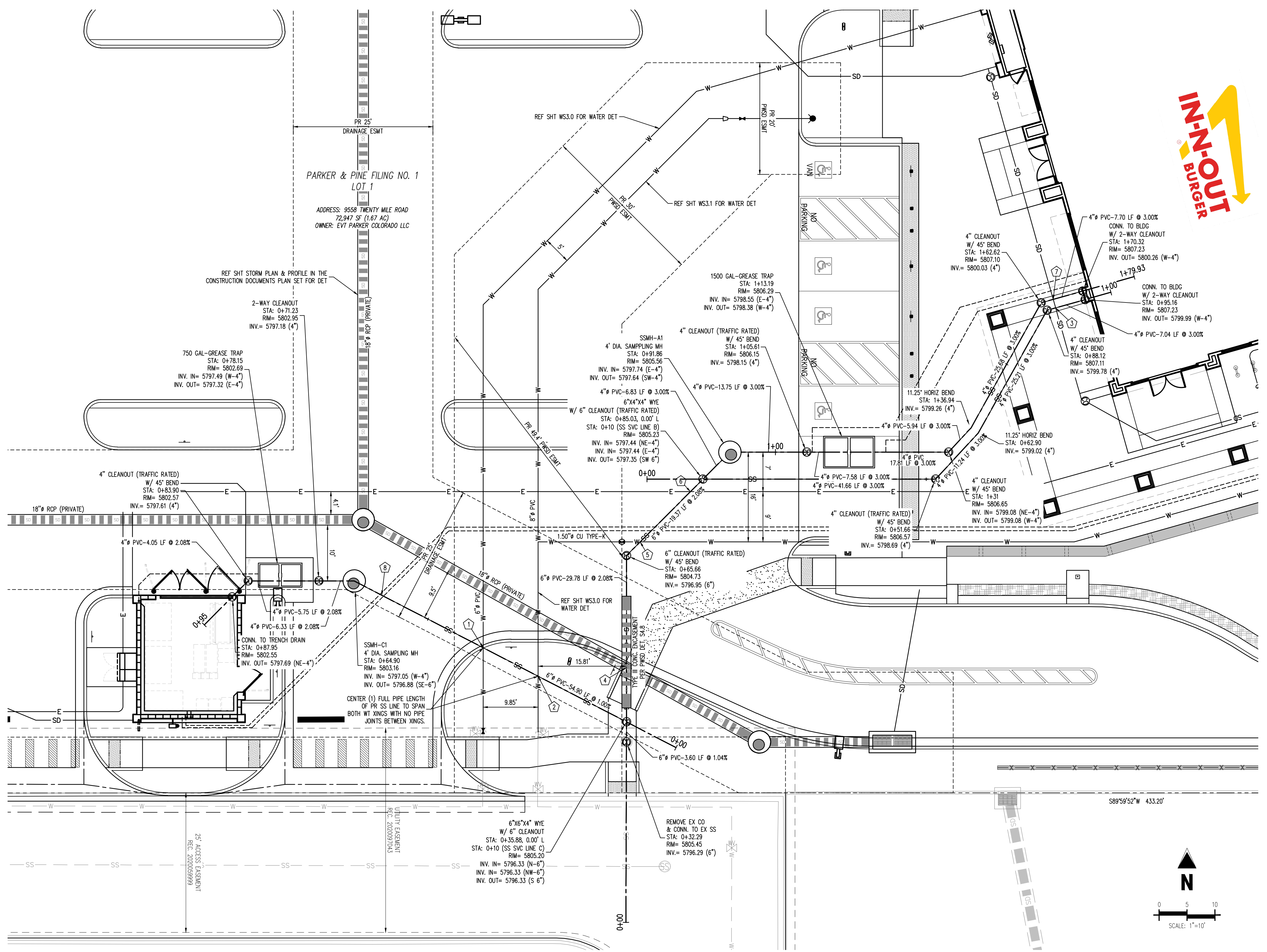
DATE: _____

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

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 N001°51'S1"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 15003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

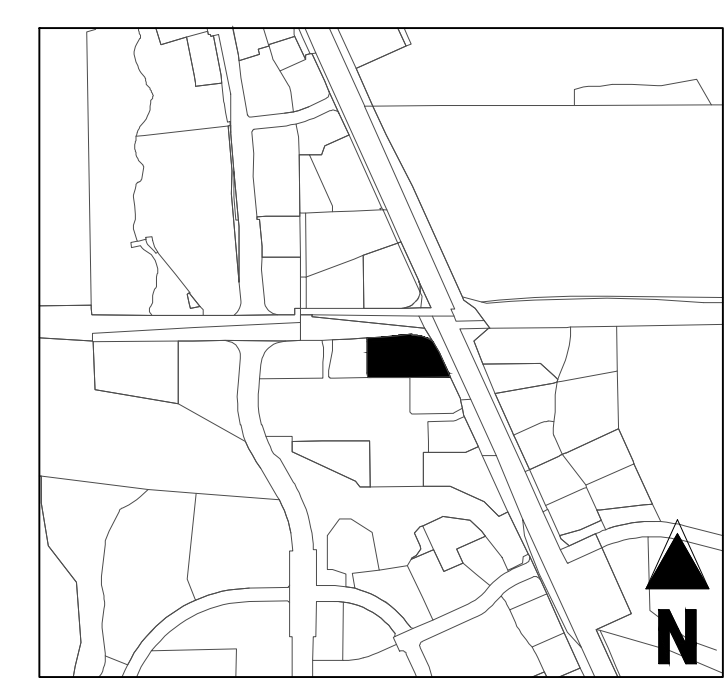
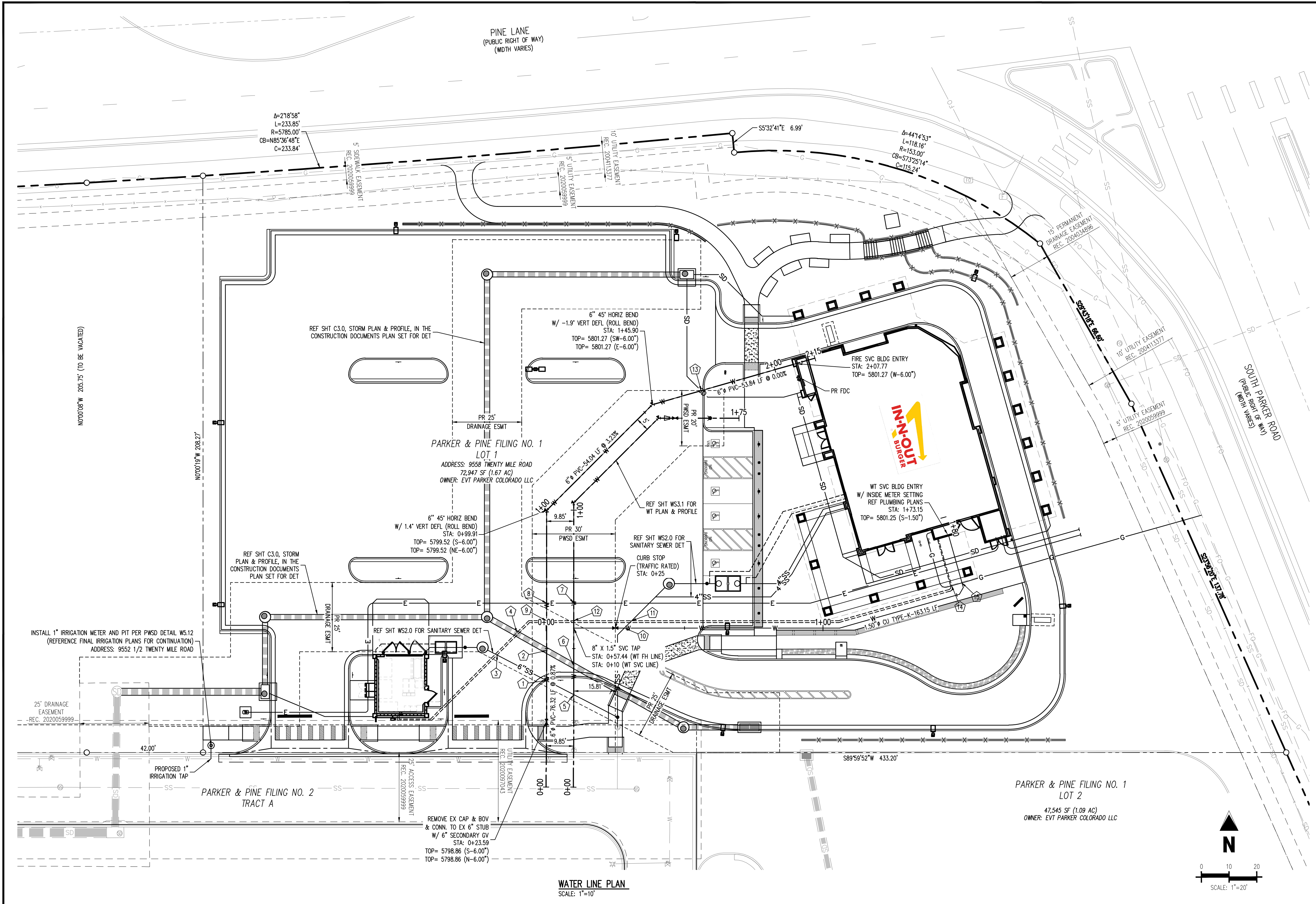
LEGAL DESCRIPTION

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

CAUTION - NOTICE TO CONTRACTOR

- 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.
- 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.





FIRE CODE REVIEW BLOCK

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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: _____

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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**

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

CAUTION - NOTICE TO CONTRACTOR

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811
 Know what's below. Call before you dig.

Galloway
 5500 Greenwood Plaza Blvd, Suite 200
 Greenwood Village, CO 80111
 303.770.8864
 GallowayUS.com

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IN-N-OUT BURGER

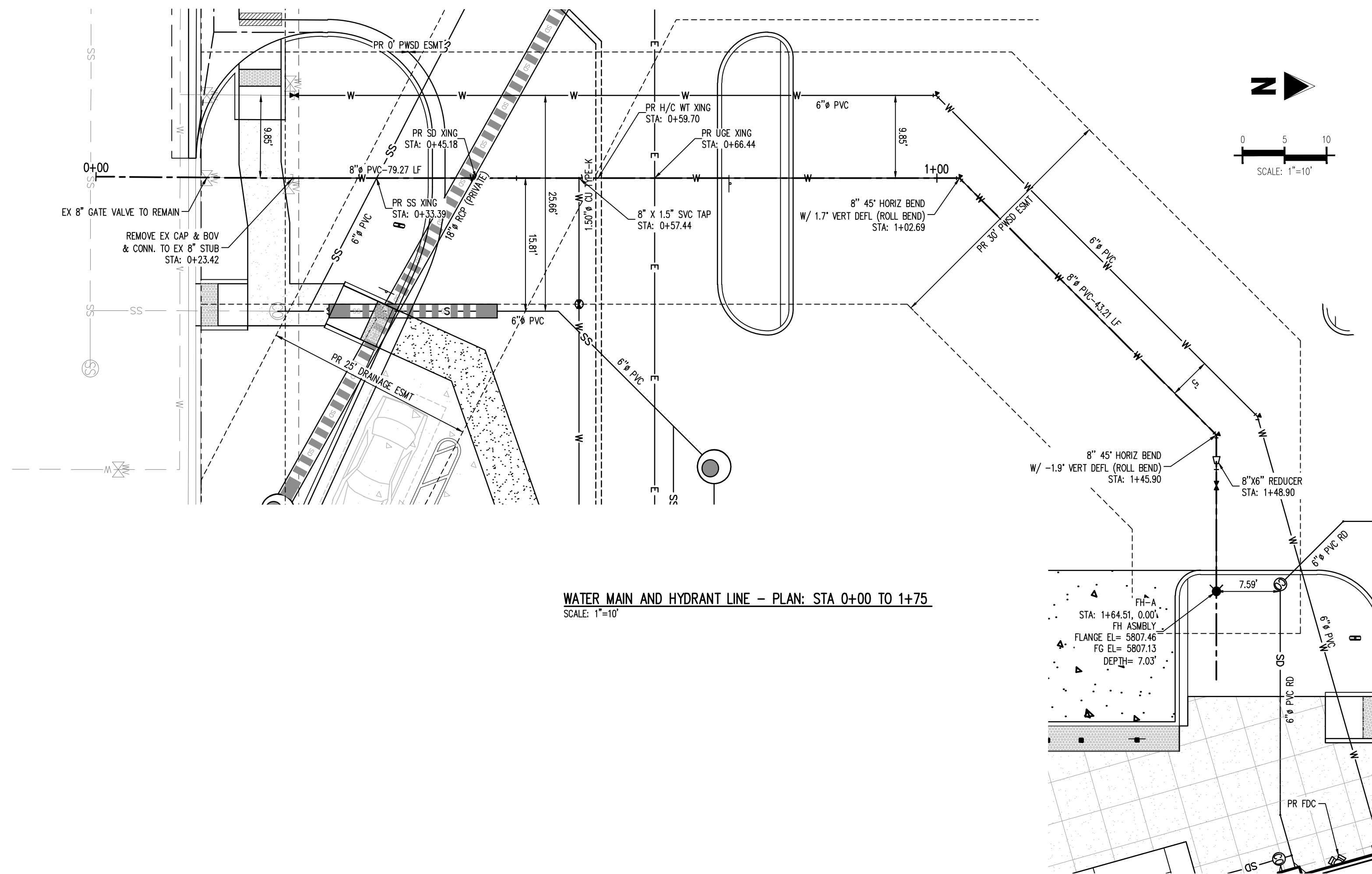
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 CONSTRUCTION DOCUMENTS
 PARKER & PINE FILING NO. 1, LOT 1
 PARKER, CO 80134

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	04/26/2023	3RD CD SUBMITTAL	PJD
	06/16/2023	4TH CD SUBMITTAL	PJD

Project No: IN000014.20
 Drawn By: JNE
 Checked By: PJD
 Date: 06/16/2023

WATER PLAN

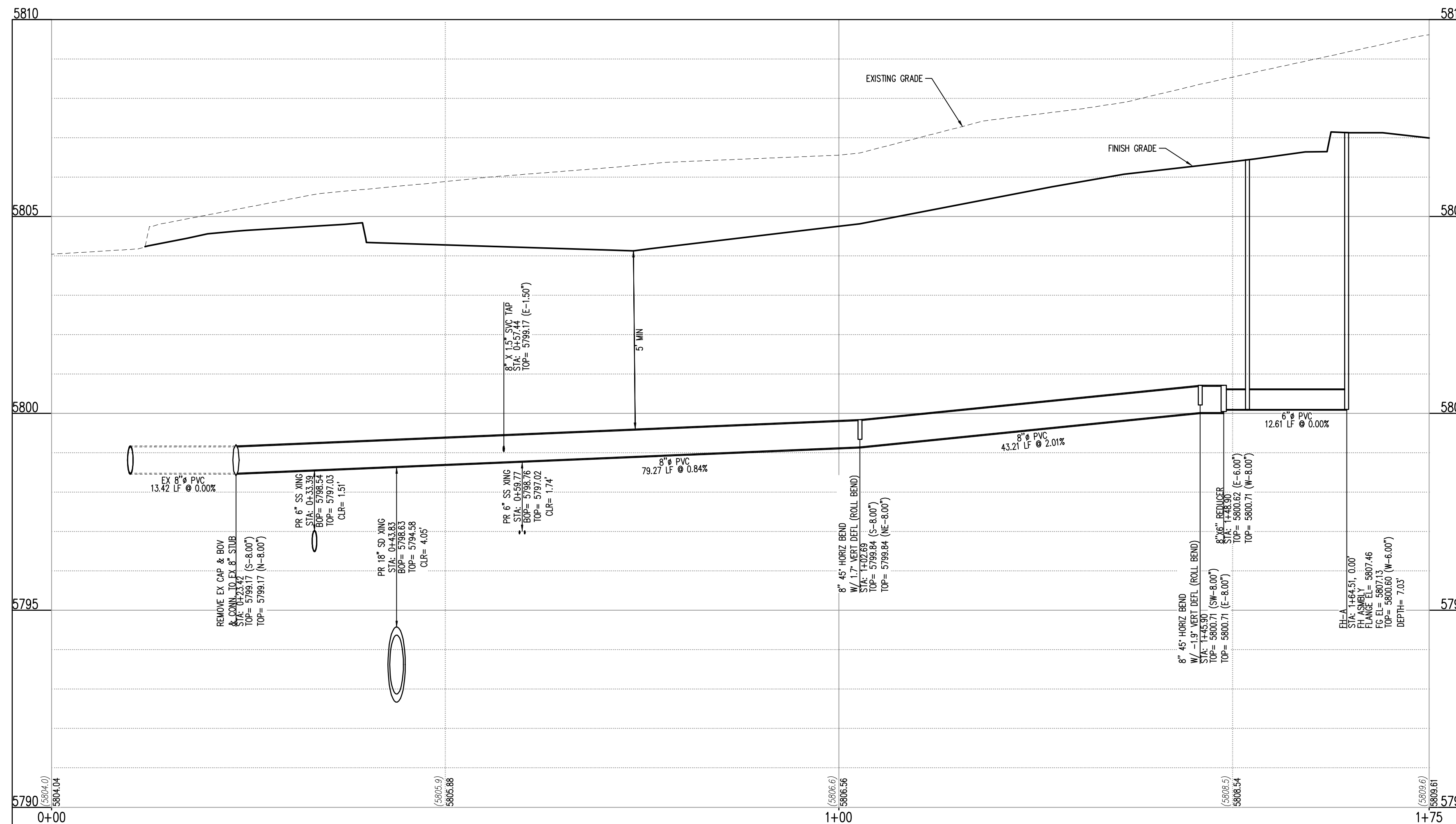
WS3.0
 Sheet 5 of 9



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
SCALES: 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	126	LF	\$90.00	\$11,340.00
6" PVC PIPE	16	LF	\$75.00	\$1,200.00
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				\$39,239.00
20% CONTINGENCY				\$7,847.80
TOTAL				\$47,086.80

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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KEY MAP
NOT TO SCALE

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IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
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PARKER, CO 80134

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4	06/16/2023	4TH CD SUBMITTAL	PJD

Project No: IN000014-20
Drawn By: JNE
Checked By: PJD
Date: 06/16/2023

FIRE HYDRANT PLAN & PROFILE

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Project No: IN000014.20
Drawn By: JNE
Checked By: PJD
Date: 06/16/2023

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. DRAIN 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
"W" 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.

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

SCALE: NONE DATE: 2/96
APPROVED: 1/04 1/16 10/16
PVR 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: 2/96
APPROVED: 1/04 10/18 06/05 12/07 1/16
PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W1.2

PREFERRED FIRE HYDRANT LOCATION

PARKER WATER & SANITATION DISTRICT
FIRE HYDRANTS LOCATION & INSTALLATION

SCALE: NONE DATE: 2/96
APPROVED: 4/01 10/16 01/02 12/07 1/16
PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.5

PIPE LOCATION SYSTEM

PLAN

SECTION VIEW @ FIRE HYDRANT

LOCATOR WIRE DETAILS

NOTE:

- 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 PRELIMINARY ACCEPTANCE.

PARKER WATER & SANITATION DISTRICT
LOCATOR WIRE DETAILS

SCALE: NONE DATE: 2/96
APPROVED: 4/01 01/02 01/16 10/16
PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.6

PLAN OF VALVE

VALVE OPENING & CLOSING PROCEDURE

NOTE:
ONLY RIGHT HAND OPENING VALVES ALLOWED.

PARKER WATER & SANITATION DISTRICT
VALVE OPERATION

SCALE: NONE DATE: 2/96
APPROVED: 1/16 10/16
PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.4

VALVE BOX DETAIL

NOTE:

- 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: 2/96
APPROVED: 2/98 10/16 6/99 12/07 1/16
PVR 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

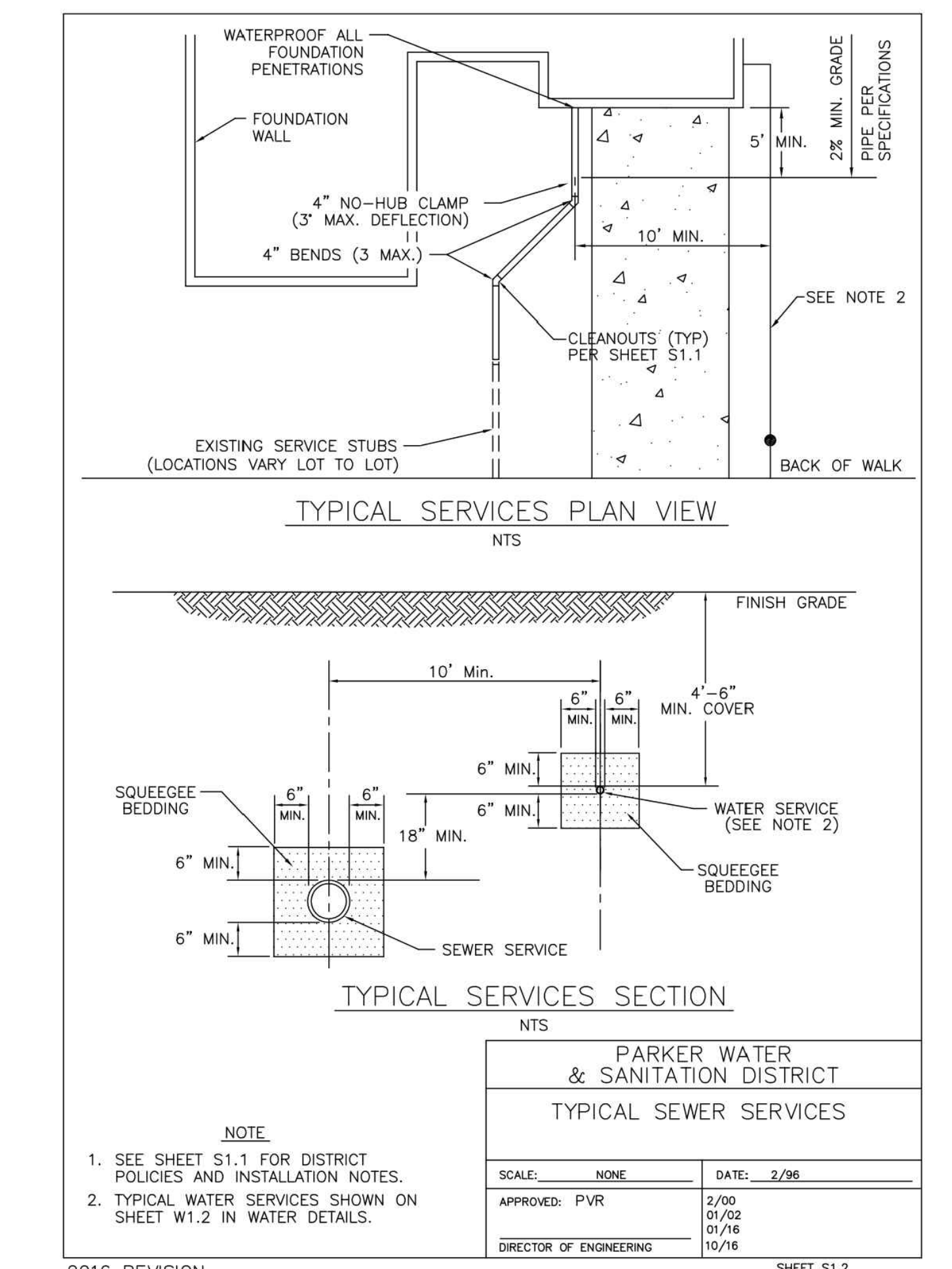
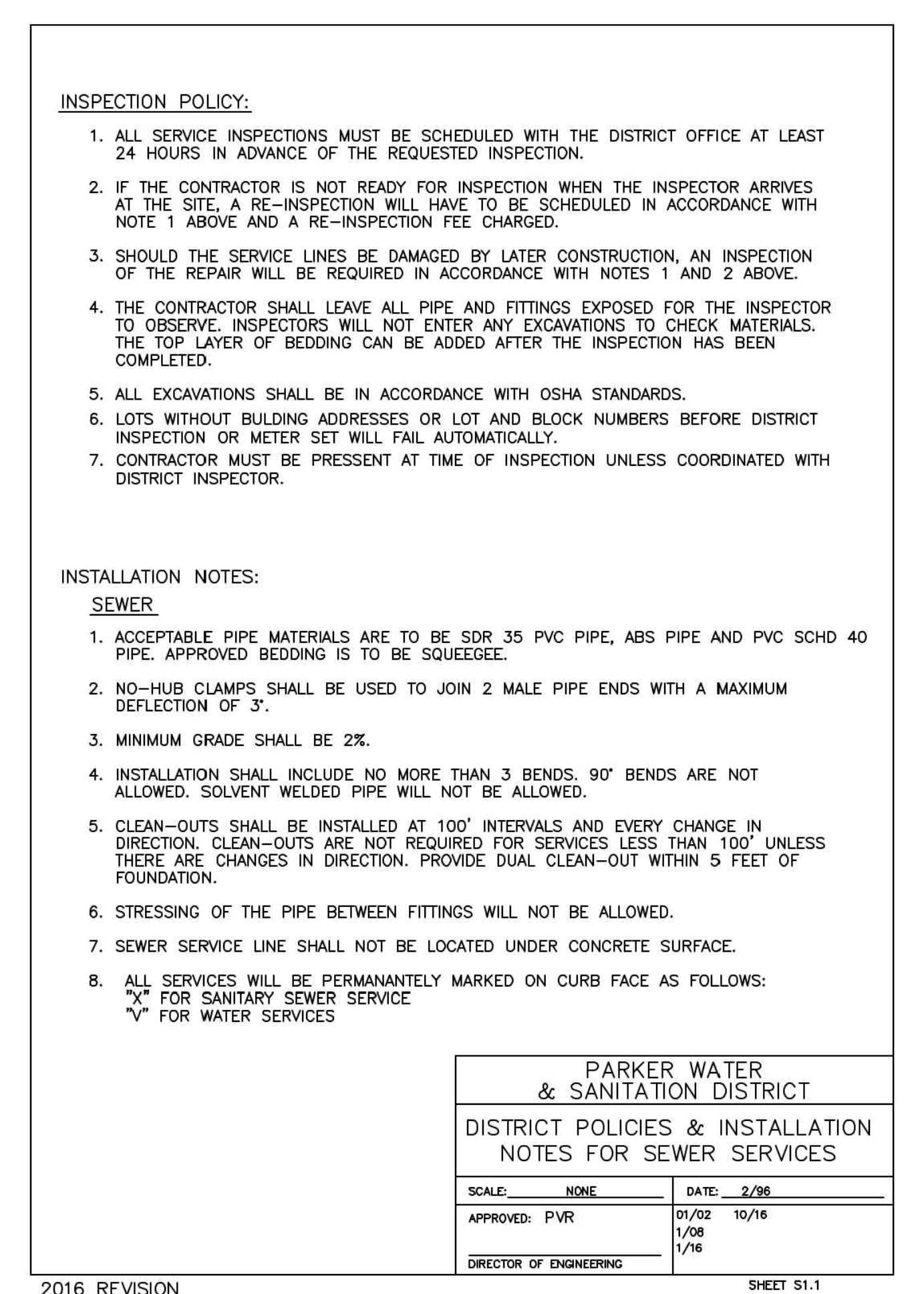
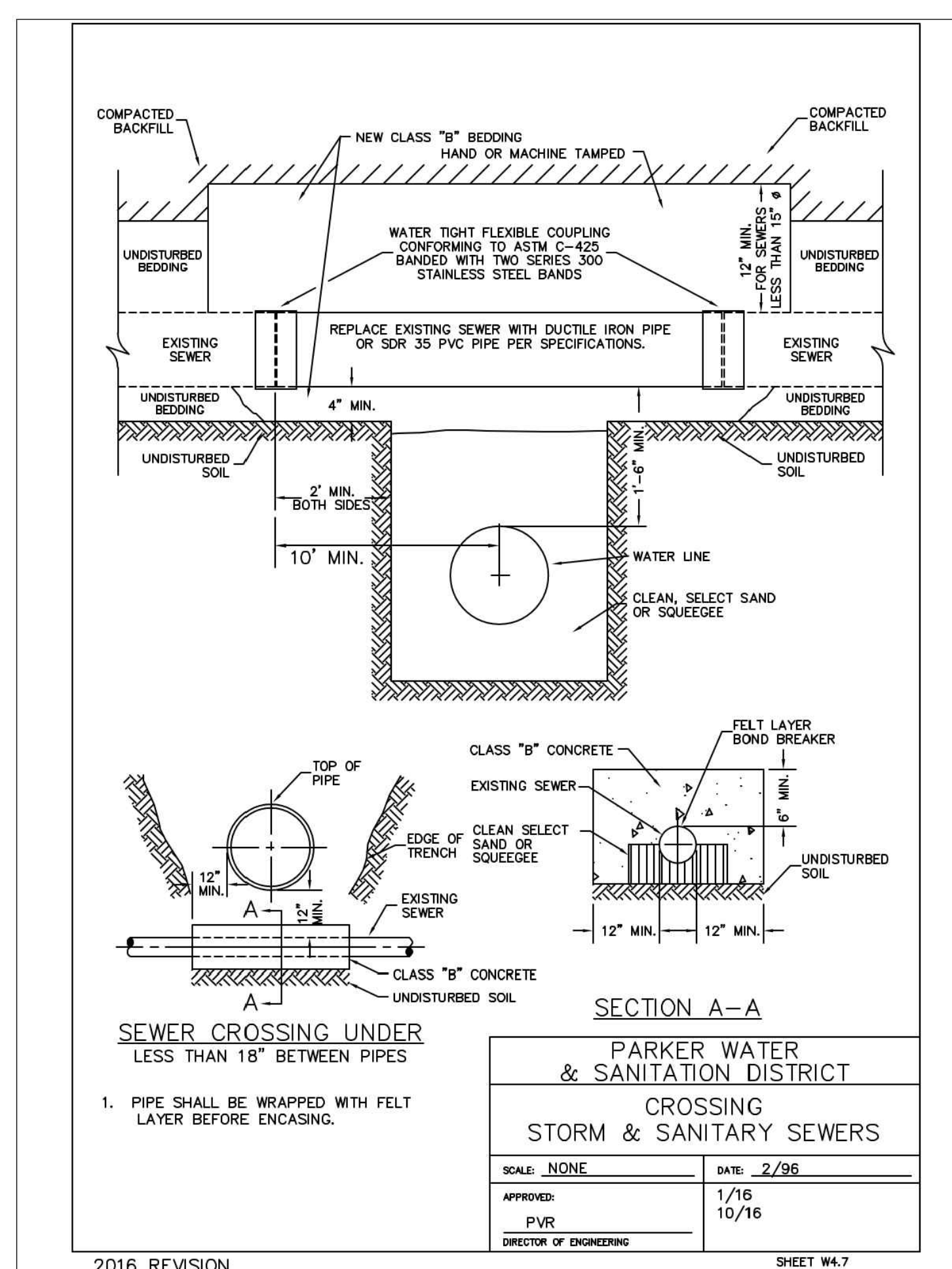
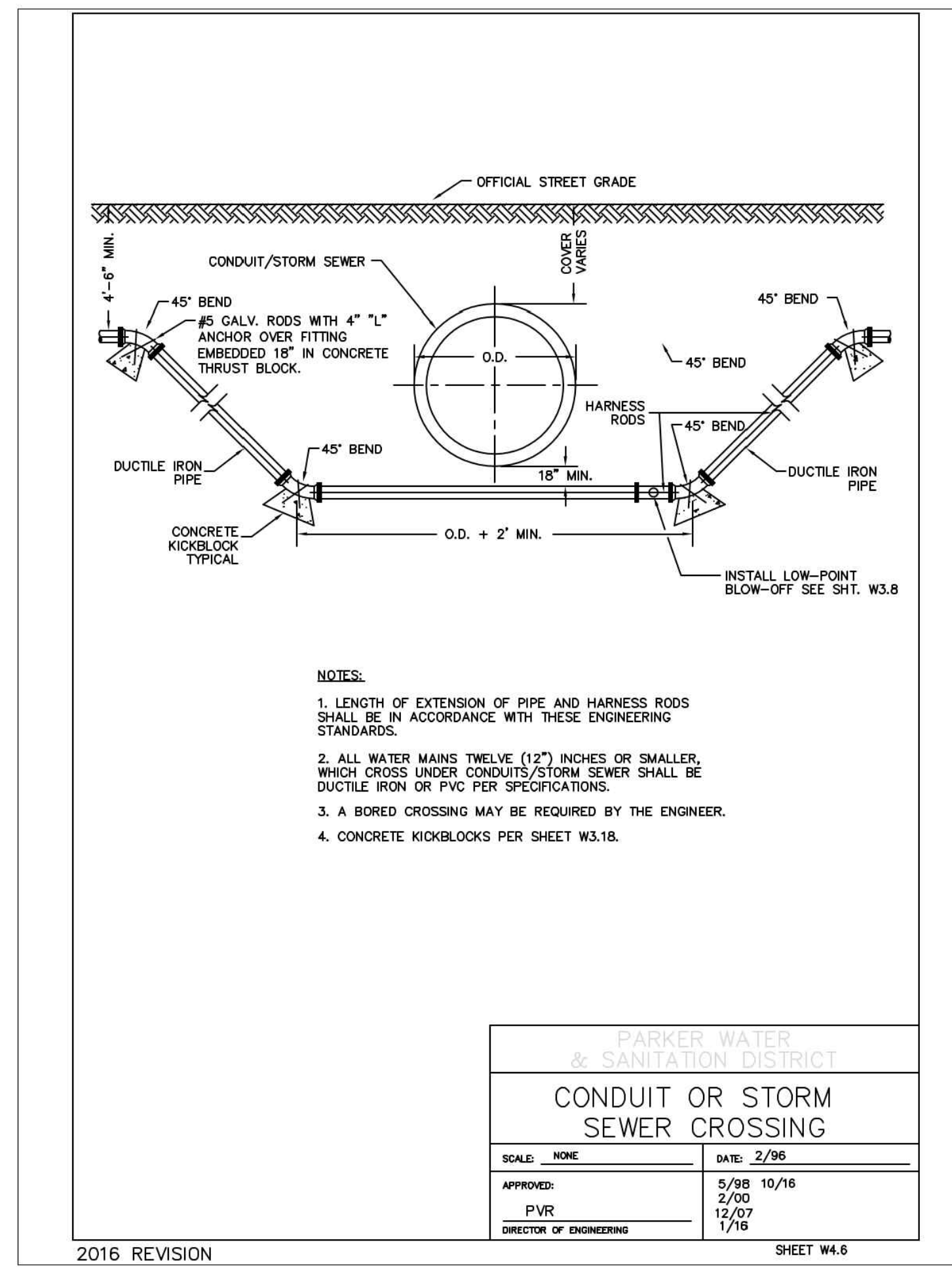
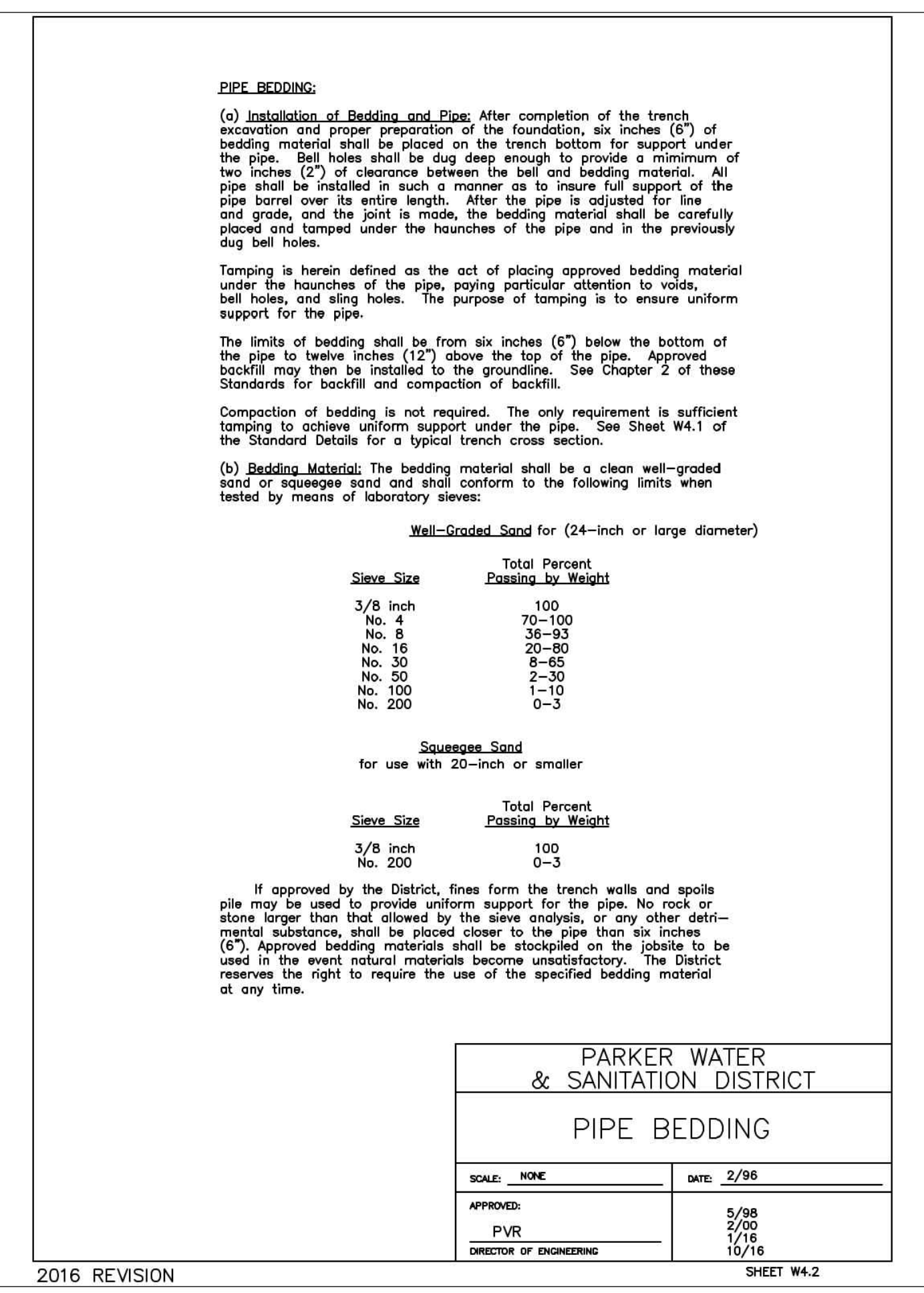
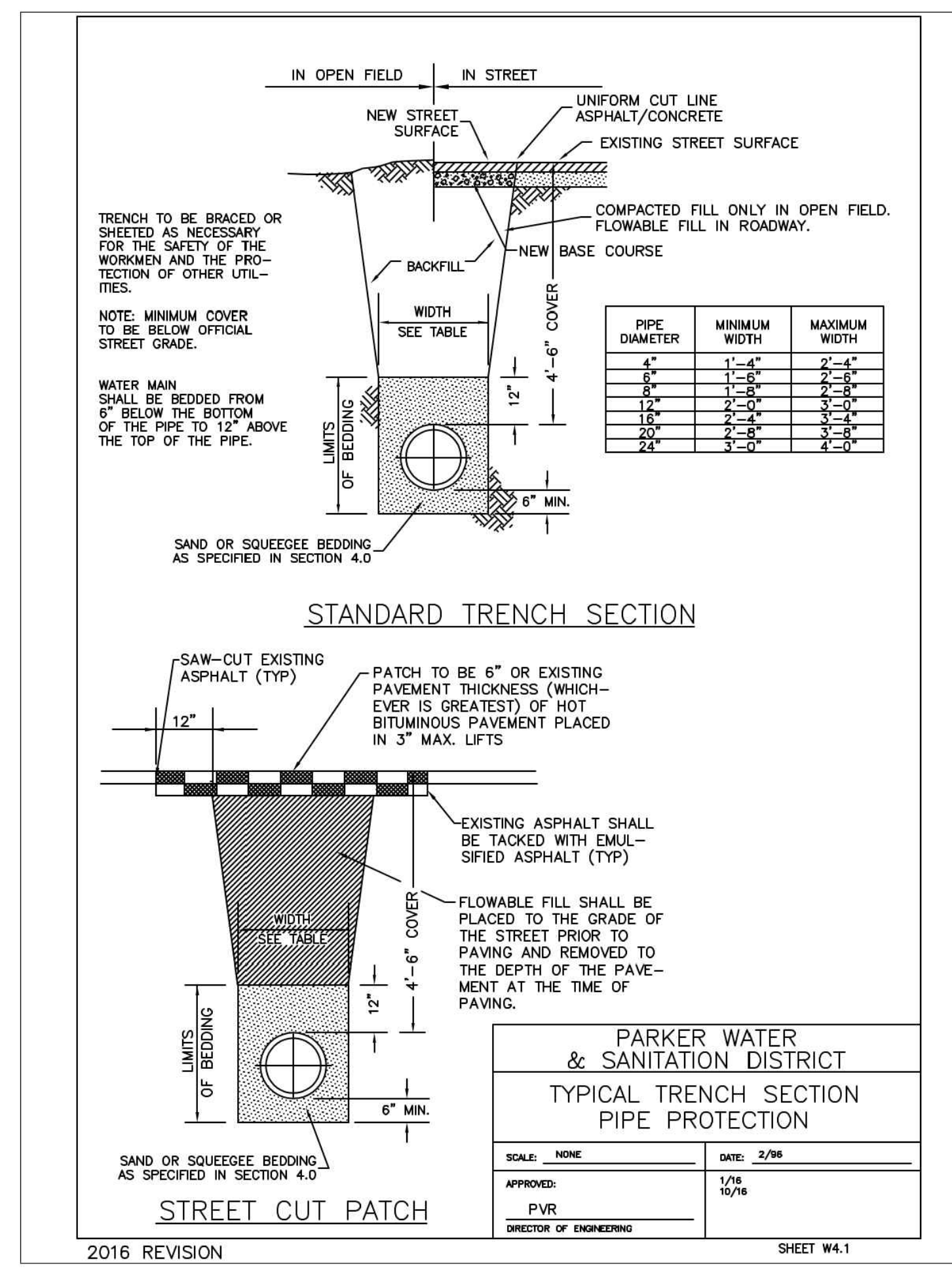
#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	03/17/2023	2ND CD SUBMITTAL	PJD
3	04/26/2023	3RD CD SUBMITTAL	PJD
4	06/16/2023	4TH CD SUBMITTAL	PJD

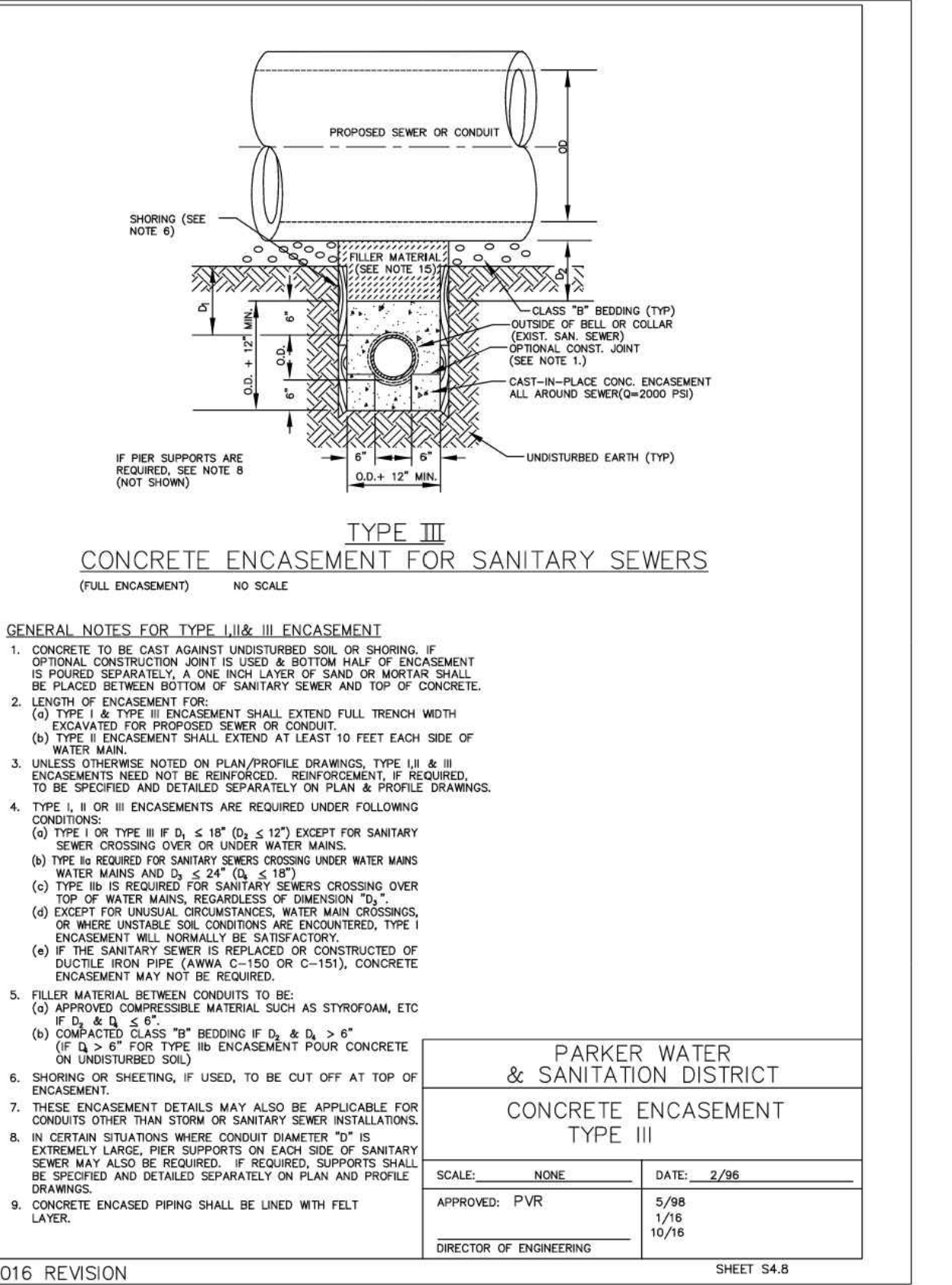
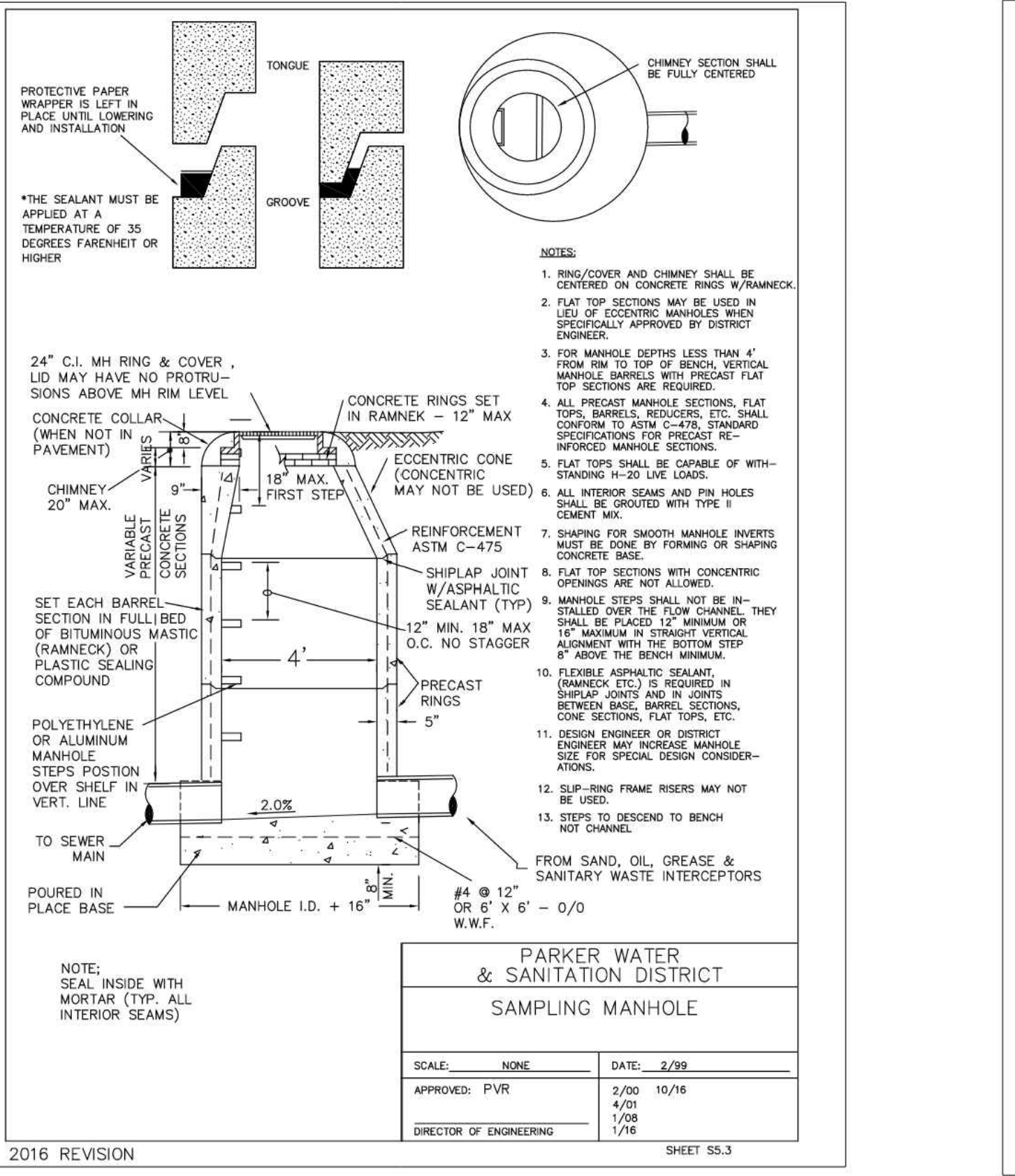
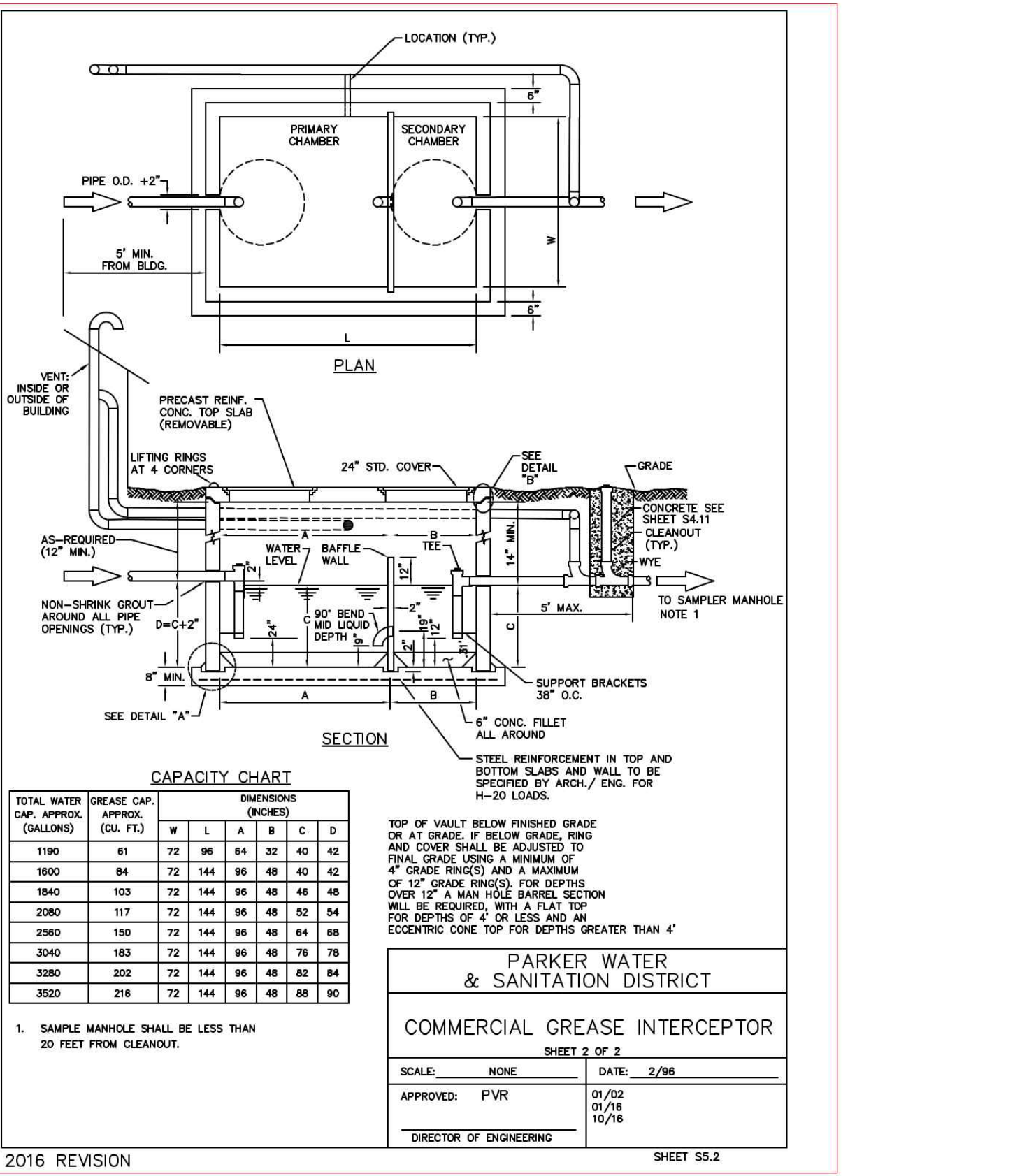
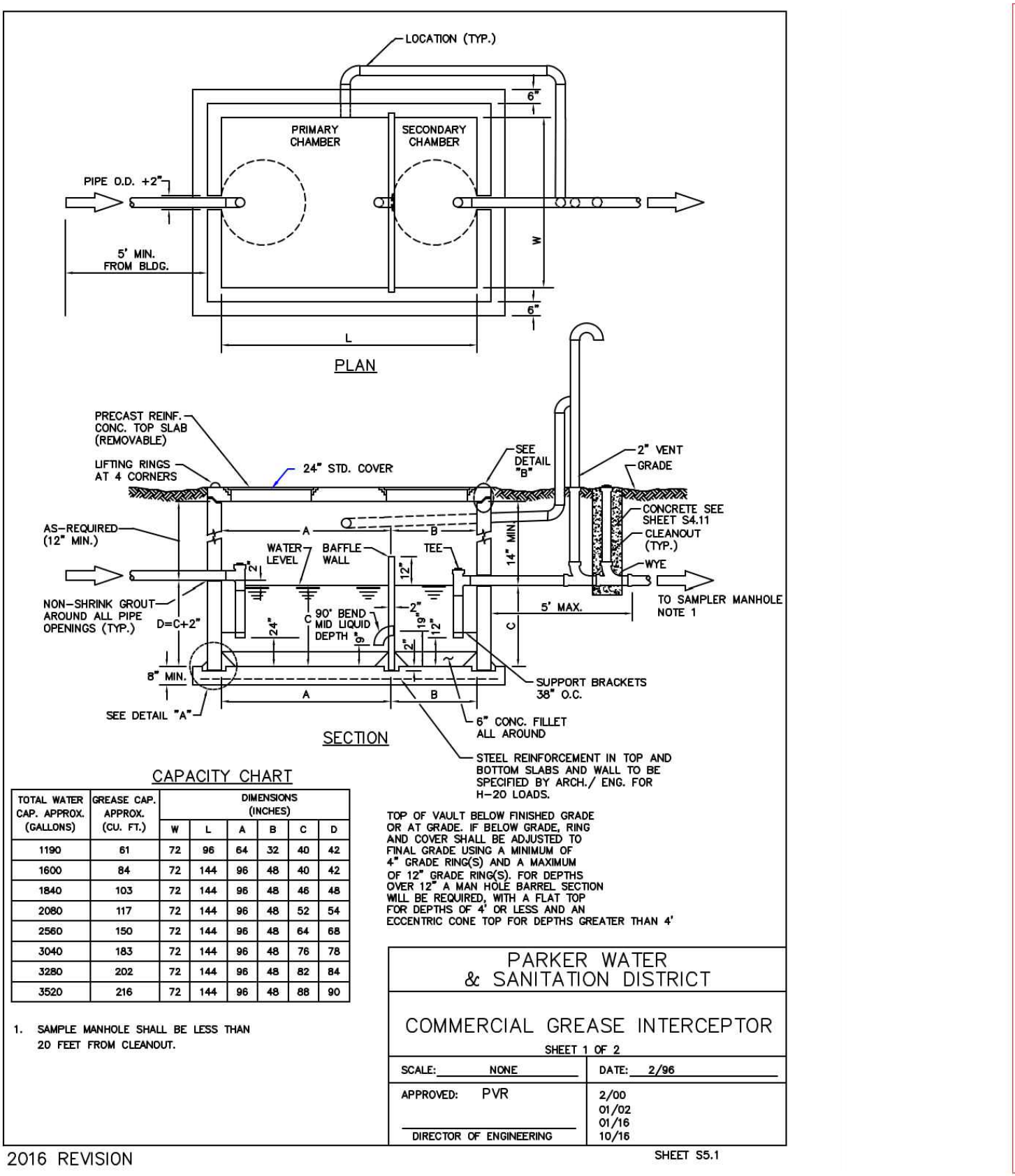
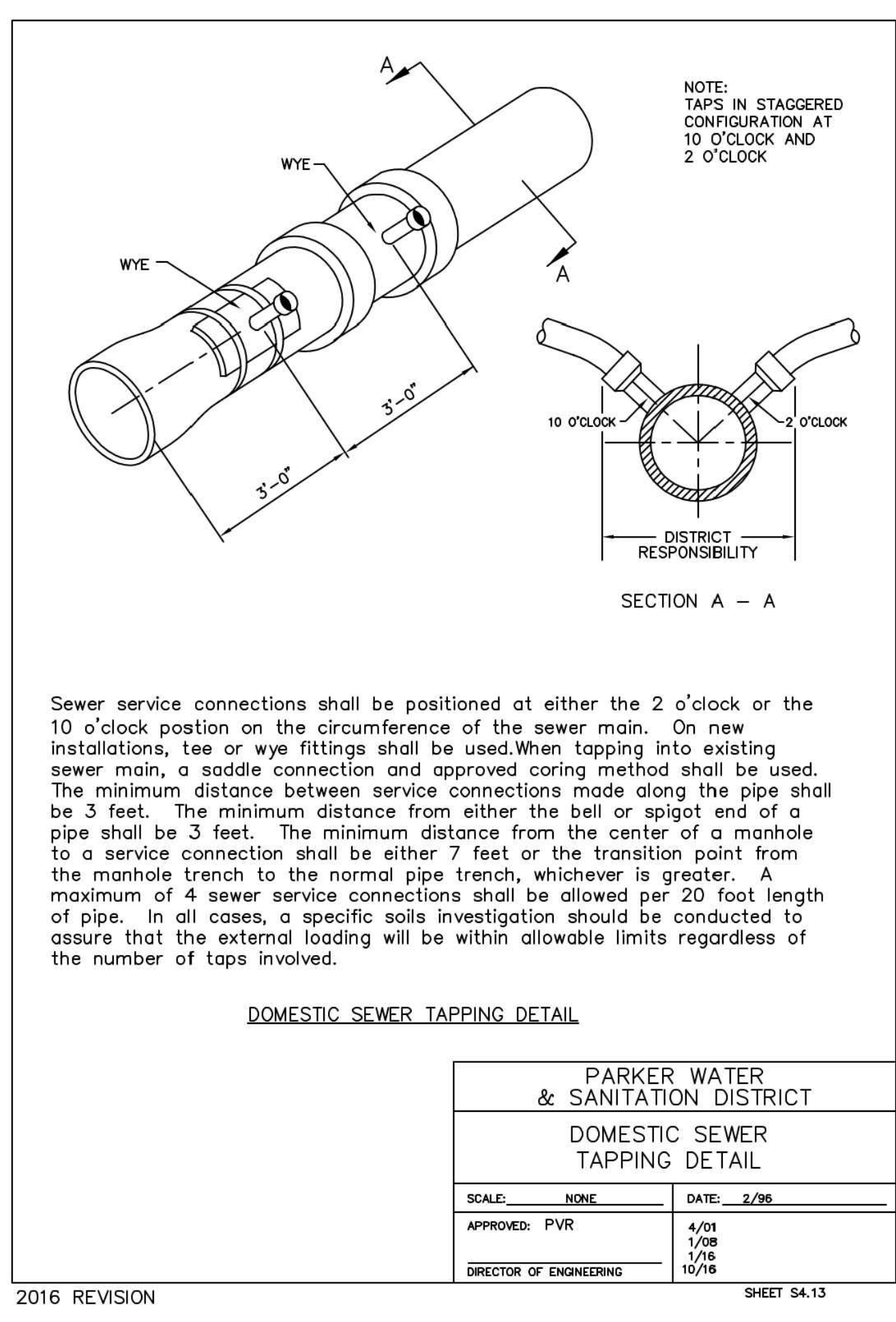
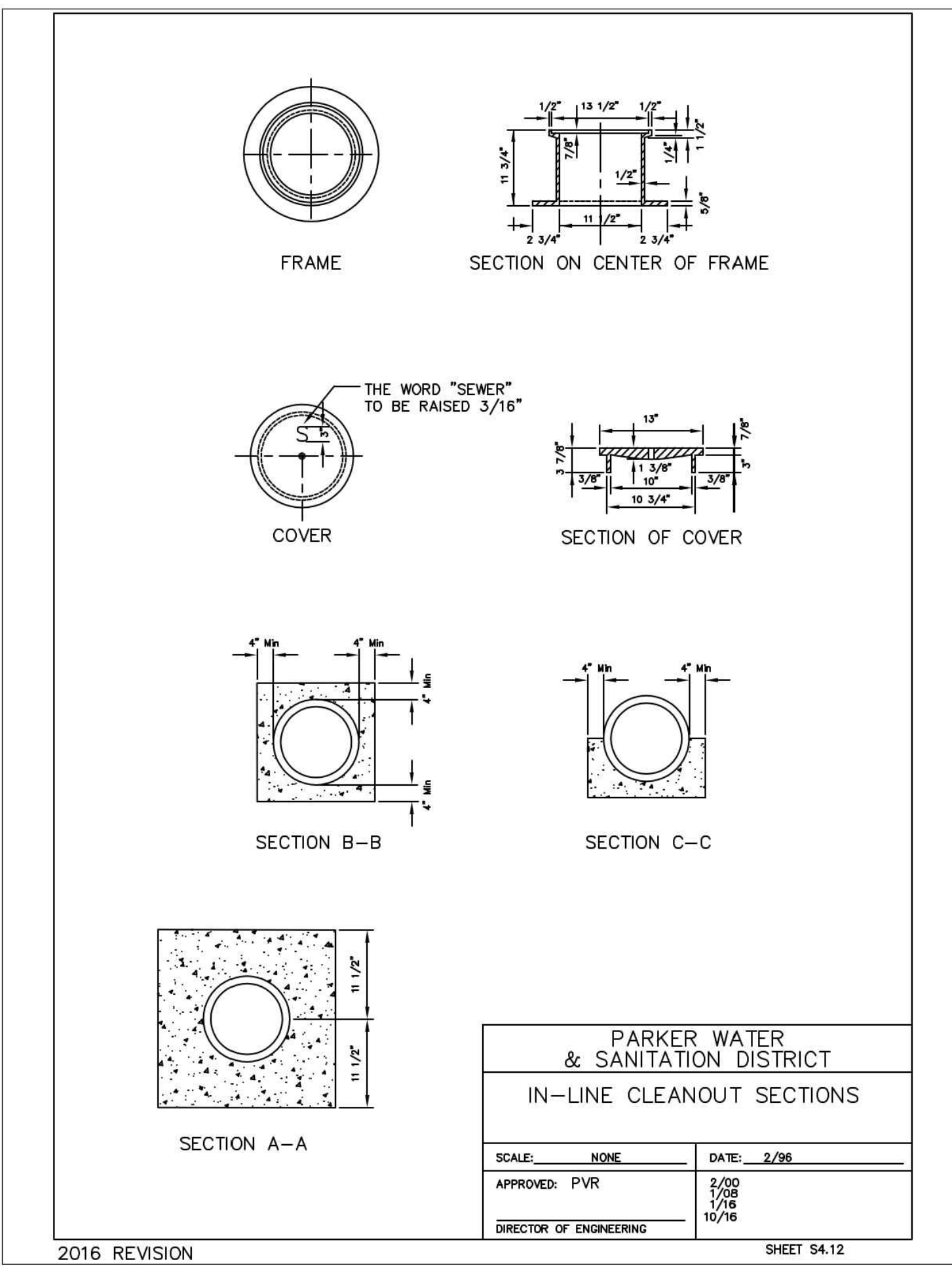
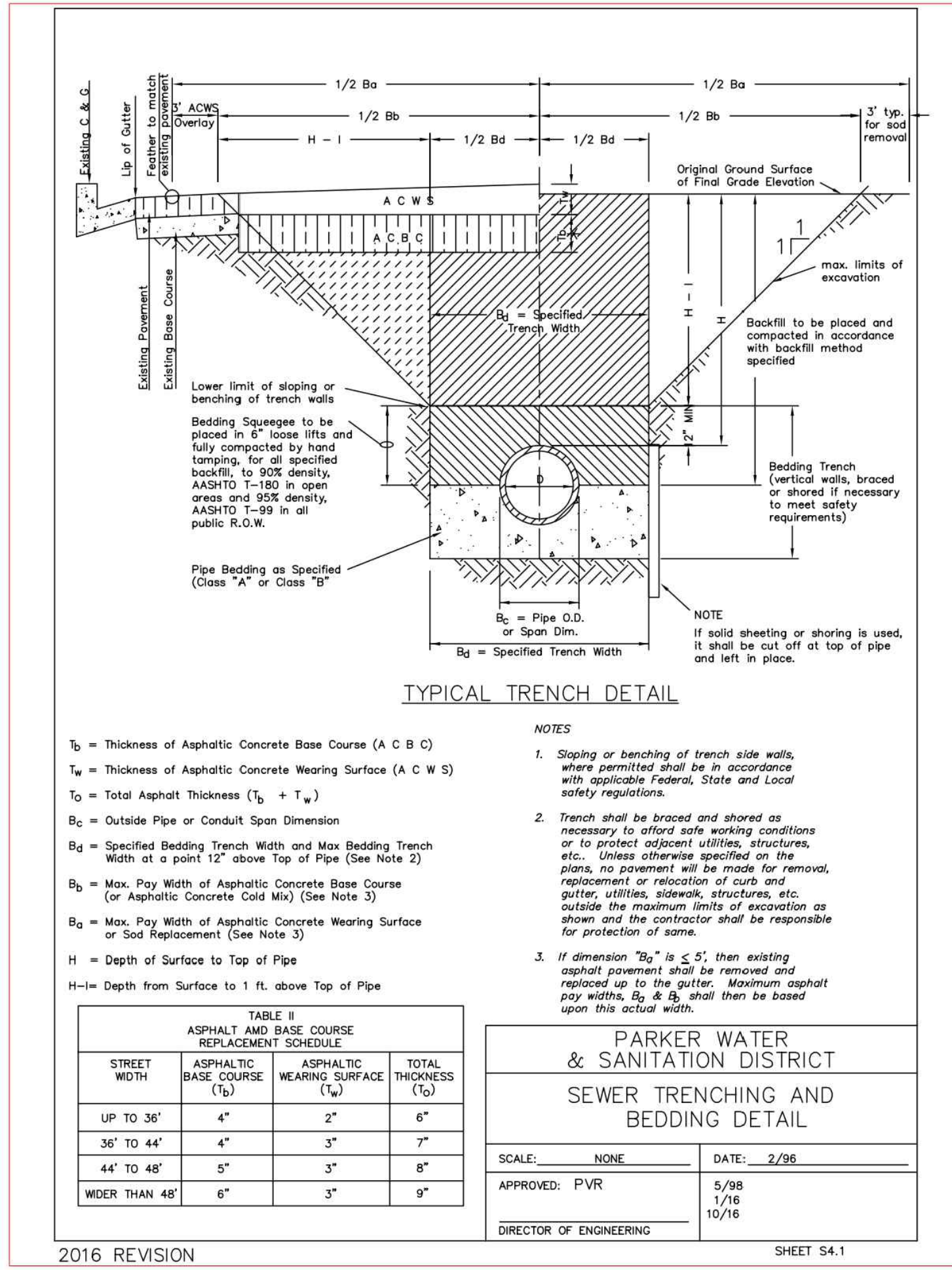
Project No: INC000014-20
Drawn By: JNE
Checked By: PJD
Date: 06/16/2023

WATER & SANITARY SEWER DETAILS

WS4.1

Sheet 8 of 9





#	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
4	06/16/2023	4TH CD SUBMITTAL	PJD

Project No: IN000014.20
Drawn By: JNE
Checked By: PJD
Date: 06/16/2023