

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... DEVELOPER/APPLICANT: IN-N-OUT BURGERS... ENGINEER/CONSULTANT: GALLOWAY & COMPANY, INC... LANDSCAPE/CONSULTANT: GALLOWAY & COMPANY, INC... SURVEY: GALLOWAY & COMPANY, INC...

MUNICIPAL & UTILITY CONTACTS:

ENGINEERING: TOWN OF PARKER - ENGINEERING... STORM SEWER: TOWN OF PARKER - PUBLIC WORKS... FIRE: SOUTH METRO FIRE RESCUE AUTHORITY... WATER & SANITARY SEWER: PARKER WATER AND SANITATION DISTRICT...

ELECTRIC: CORE ELECTRICAL COOPERATIVE... CABLE/TELEPHONE: CENTURYLINK... NATURAL GAS: XCEL ENERGY

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...

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.

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...

FIRE NOTES

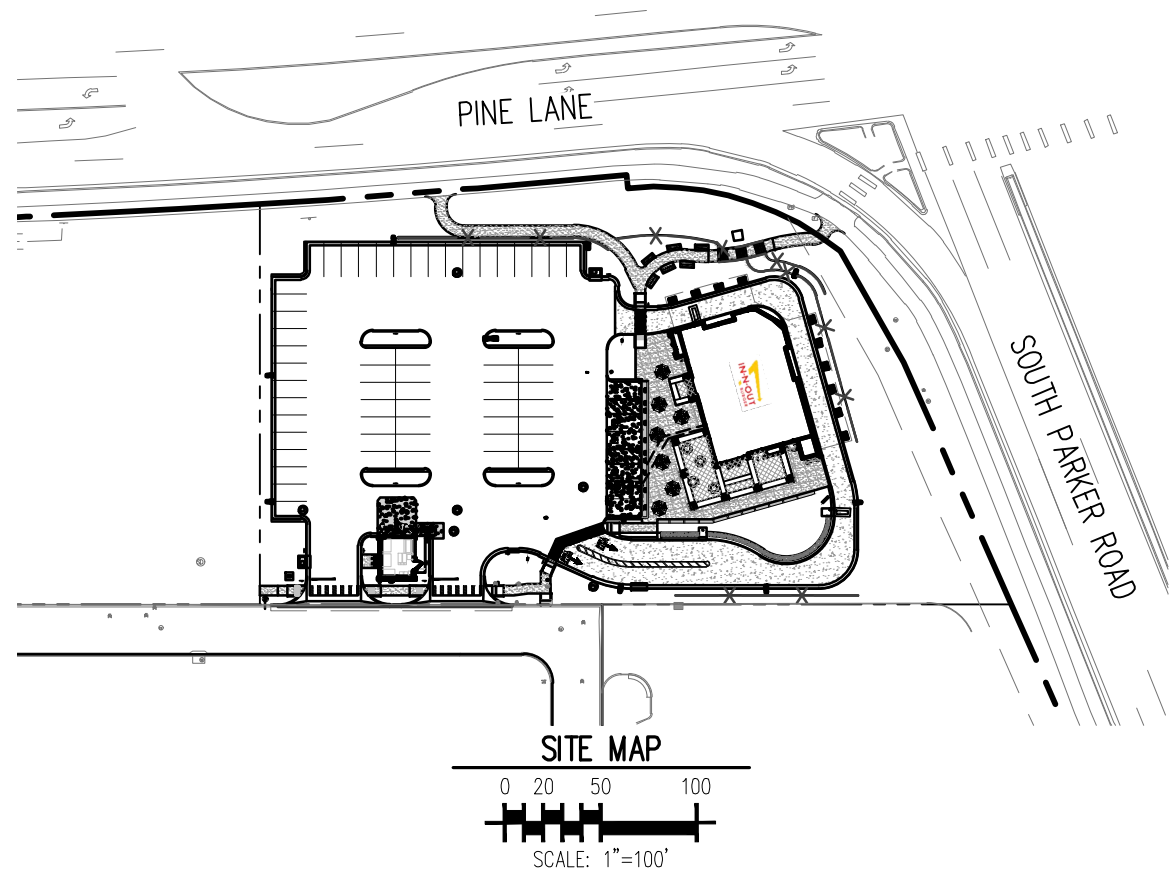
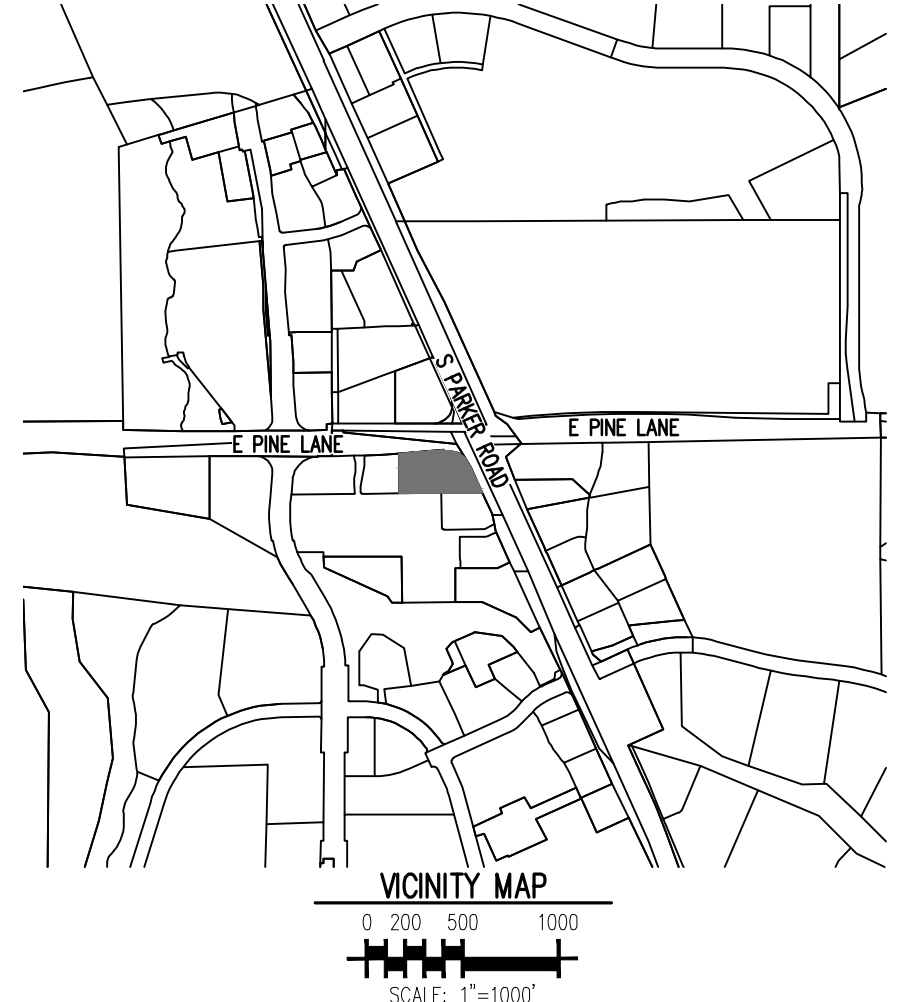
- 1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL. 2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.

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

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.

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.



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).

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/).

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.

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 0803020675, DATED MARCH 16, 2016.

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.

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.

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.



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



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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. Lists revision history from 1/22/2022 to 08/02/2023.

Table with columns: Project No, Drawn By, Checked By, Date. Values: IN0000014.20, JNE, PJD, 08/02/2023.

PWSD COVER SHEET

WS0.0 Sheet 1 of 10





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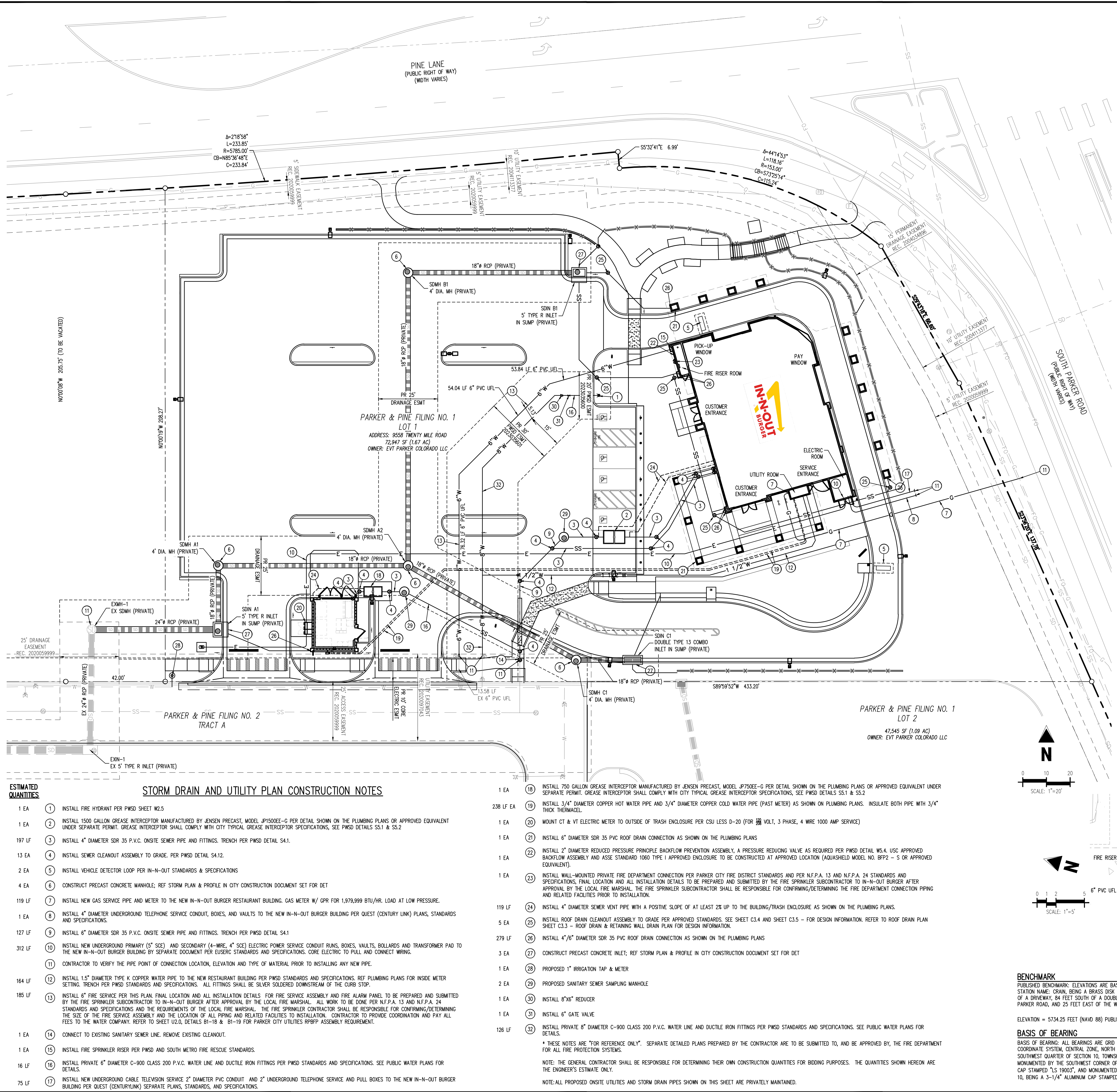


**IN-N-OUT BURGER**  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1  
PARKER, CO 80134

#	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
5	08/02/2023	5TH CD SUBMITTAL	PJD

Project No: INO000014.20  
 Drawn By: JNE  
 Checked By: PJD  
 Date: 08/02/2023

**OVERALL UTILITY PLAN**



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: 08/07/2023

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

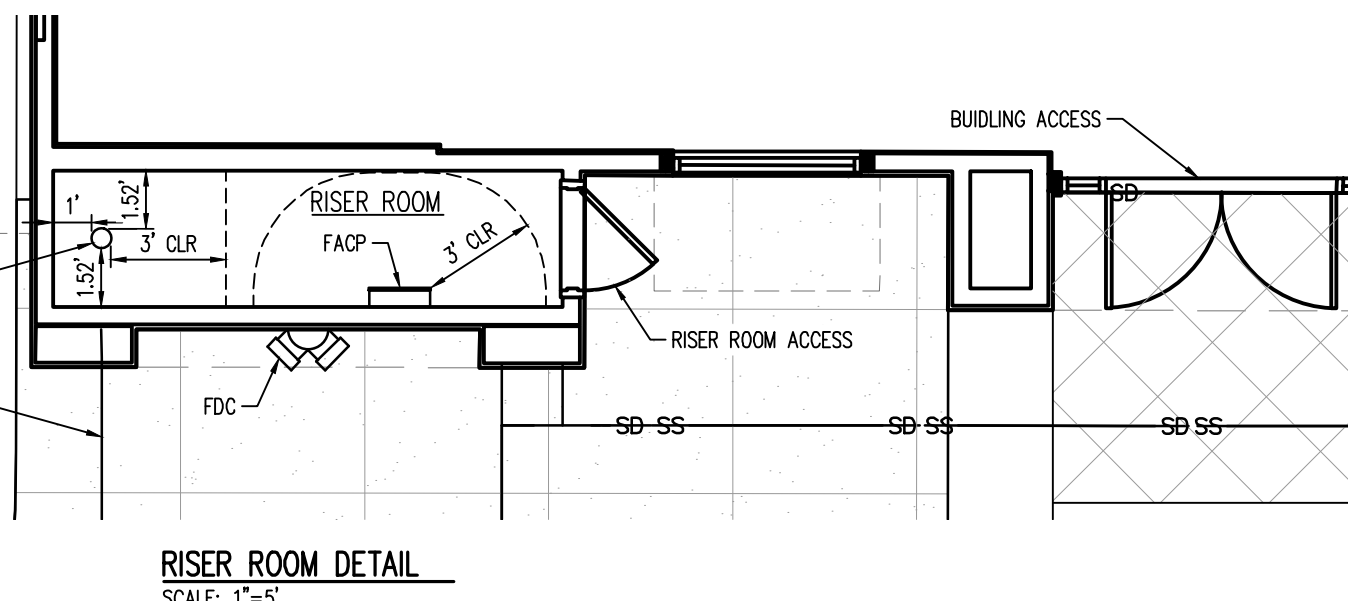
**UTILITY LEGEND**

— W —	EXISTING WATER LINE	⊙	EXISTING STREET LIGHT
— W —	PROPOSED WATER LINE	⊙	PROPOSED STREET LIGHT
— SS —	EXISTING SANITARY SEWER	⊙	EXISTING WATER METER
— SS —	PROPOSED SANITARY SEWER	⊙	EXISTING PAD MOUNTED TRANSFORMER
— SD —	EXISTING STORM SEWER (LESS THAN 12")	⊙	EXISTING 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 VAULT
— 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	⊙	EXISTING SANITARY SEWER CLEANOUT
— G —	EXISTING GAS LINE	⊙	PROPOSED SANITARY SEWER CLEANOUT
— G —	PROPOSED GAS LINE		

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.

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 DATE: 08/07/2023

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



**BENCHMARK**  
 PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT. STATION NAME: GRAB, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CURBVERT, 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 N017°51'E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED 'LS 19037', 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**

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.

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

- ESTIMATED QUANTITIES**
- STORM DRAIN AND UTILITY PLAN CONSTRUCTION NOTES**
- EA 1 (1) INSTALL FIRE HYDRANT PER PWSO SHEET W2.5
  - EA 1 (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 PWSO DETAILS SS.1 & SS.2
  - LF 197 (3) INSTALL 4" DIAMETER SDR 35 P.V.C. ON-SITE SEWER PIPE AND FITTINGS. TRENCH PER PWSO DETAIL S4.1.
  - EA 13 (4) INSTALL SEWER CLEANOUT ASSEMBLY TO GRADE. PER PWSO DETAIL S4.12.
  - EA 2 (5) INSTALL VEHICLE DETECTOR LOOP PER IN-N-OUT STANDARDS & SPECIFICATIONS
  - EA 4 (6) CONSTRUCT PRECAST CONCRETE MANHOLE, REF STORM PLAN & PROFILE IN CITY CONSTRUCTION DOCUMENT SET FOR DET
  - LF 119 (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.
  - EA 1 (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.
  - LF 127 (9) INSTALL 6" DIAMETER SDR 35 P.V.C. ON-SITE SEWER PIPE AND FITTINGS. TRENCH PER PWSO DETAIL S4.1
  - LF 312 (10) INSTALL NEW UNDERGROUND PRIMARY (5" SIZE) AND SECONDARY (4"-WIRE, 4" SIZE) 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.
  - EA 164 (11) CONTRACTOR TO VERIFY THE PIPE POINT OF CONNECTION LOCATION, ELEVATION AND TYPE OF MATERIAL PRIOR TO INSTALLING ANY NEW PIPE.
  - LF 185 (12) INSTALL 1.5" DIAMETER TYPE K COPPER WATER PIPE TO THE NEW RESTAURANT BUILDING PER PWSO STANDARDS AND SPECIFICATIONS. REF PLUMBING PLANS FOR INSIDE METER SETTING. TRENCH PER PWSO STANDARDS AND SPECIFICATIONS. ALL FITTINGS SHALL BE SILVER SOLDERED DOWNSTREAM OF THE CURB STOP.
  - EA 1 (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 CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING/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.
  - EA 1 (14) CONNECT TO EXISTING SANITARY SEWER LINE. REMOVE EXISTING CLEANOUT.
  - EA 1 (15) INSTALL FIRE SPRINKLER RISER PER PWSO AND SOUTH METRO FIRE RESCUE STANDARDS.
  - LF 16 (16) INSTALL PRIVATE 6" DIAMETER C-900 CLASS 200 P.V.C. WATER LINE AND DUCTILE IRON FITTINGS PER PWSO STANDARDS AND SPECIFICATIONS. SEE PUBLIC WATER PLANS FOR DETAILS.
  - LF 75 (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.

- EA 1 (18) INSTALL 750 GALLON GREASE INTERCEPTOR MANUFACTURED BY JENSEN PRECAST, MODEL #P750E-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 PWSO DETAILS SS.1 & SS.2
  - EA 238 (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 1 (20) MOUNT CT & VT ELECTRIC METER TO OUTSIDE OF TRASH ENCLOSURE PER CSU LESS D-20 (FOR 200 VOLT, 3 PHASE, 4 WIRE 1000 AMP SERVICE)
  - EA 1 (21) INSTALL 6" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS
  - EA 1 (22) INSTALL 2" DIAMETER REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, A PRESSURE REDUCING VALVE AS REQUIRED PER PWSO DETAIL W5.4. 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 1 (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.
  - LF 119 (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 5 (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 & RETAINING WALL DRAIN PLAN FOR DESIGN INFORMATION.
  - EA 279 (26) INSTALL 4" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS
  - EA 3 (27) CONSTRUCT PRECAST CONCRETE INLET; REF STORM PLAN & PROFILE IN CITY CONSTRUCTION DOCUMENT SET FOR DET
  - EA 1 (28) PROPOSED 1" IRRIGATION TAP & METER
  - EA 2 (29) PROPOSED SANITARY SEWER SAMPLING MANHOLE
  - EA 1 (30) INSTALL 8"x6" REDUCER
  - EA 1 (31) INSTALL 6" GATE VALVE
  - LF 126 (32) INSTALL PRIVATE 8" DIAMETER C-900 CLASS 200 P.V.C. WATER LINE AND DUCTILE IRON FITTINGS PER PWSO 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.



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

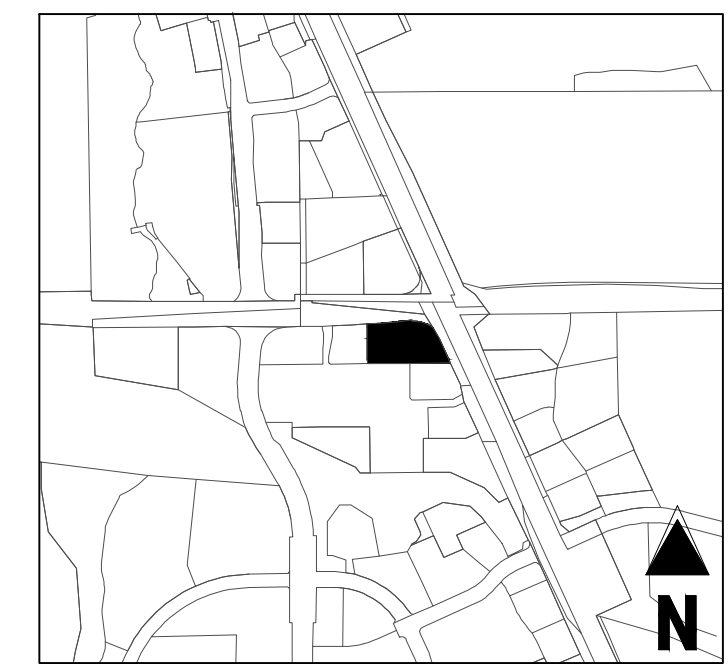
PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
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	08/02/2023	5TH CD SUBMITTAL	PJD

Project No: INCO00014.20  
Drawn By: JNE  
Checked By: PJD  
Date: 08/02/2023

**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)

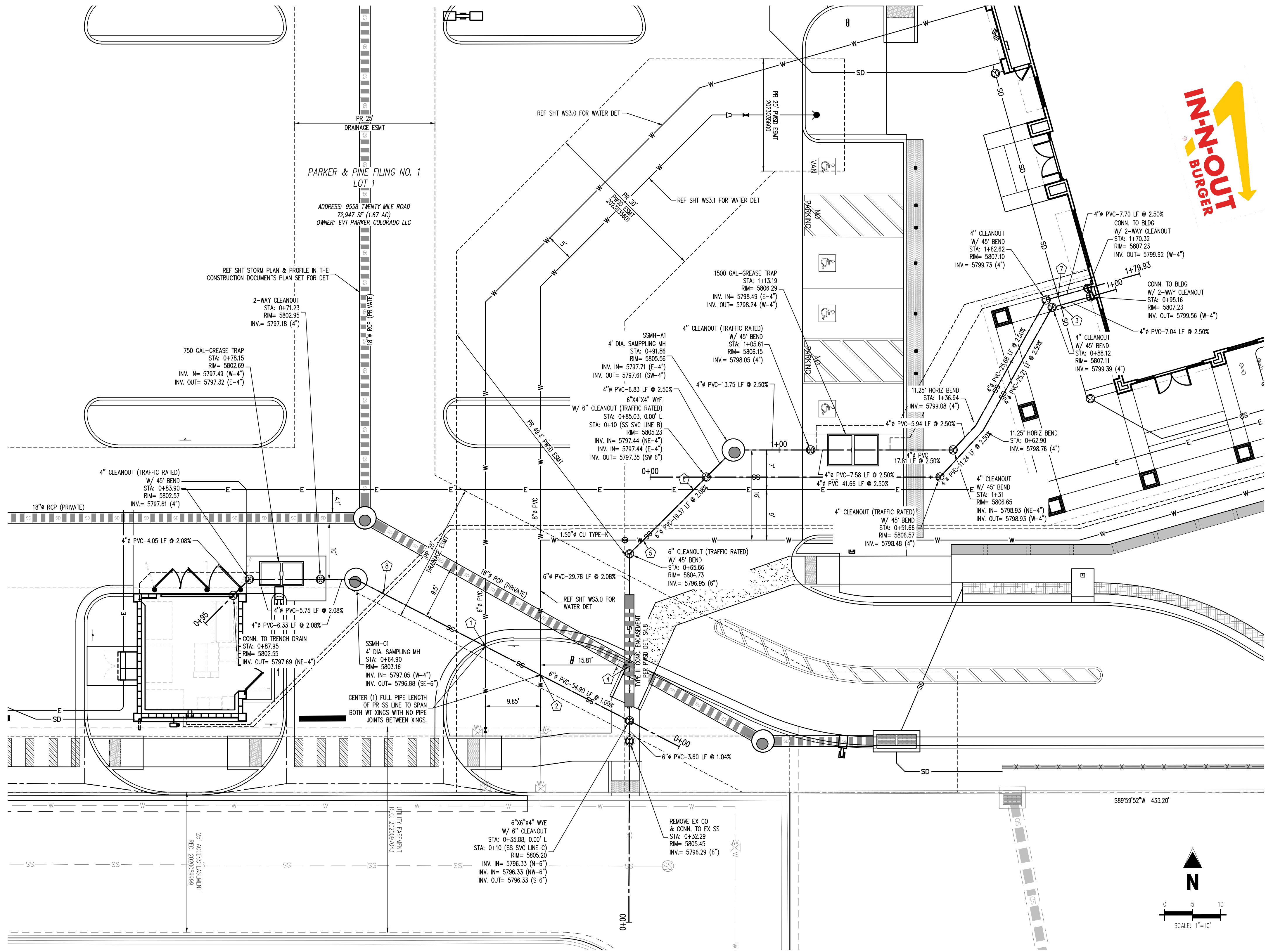
DATE: \_\_\_\_\_

**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.

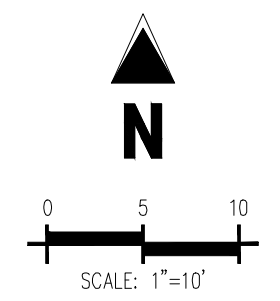
*[Signature]* 08/07/2023  
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT 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 CLEANOUT
— UT —	PROPOSED TELEPHONE LINE	⊠	EXISTING SANITARY SEWER CLEANOUT
— CATV —	PROPOSED CATV LINE	⊠	EXISTING SANITARY SEWER TRAP
		⊠	EXISTING ELECTRIC PEDESTAL
		⊠	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	5798.53	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, 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

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

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DATE PLOTTED: 08/02/2023 10:58:00 AM PROJECT: PARKER & PINE FILING NO. 1, LOT 1, SANITARY SEWER PLAN, DRAWING NO. WS2.0, SCALE: 1"=10'



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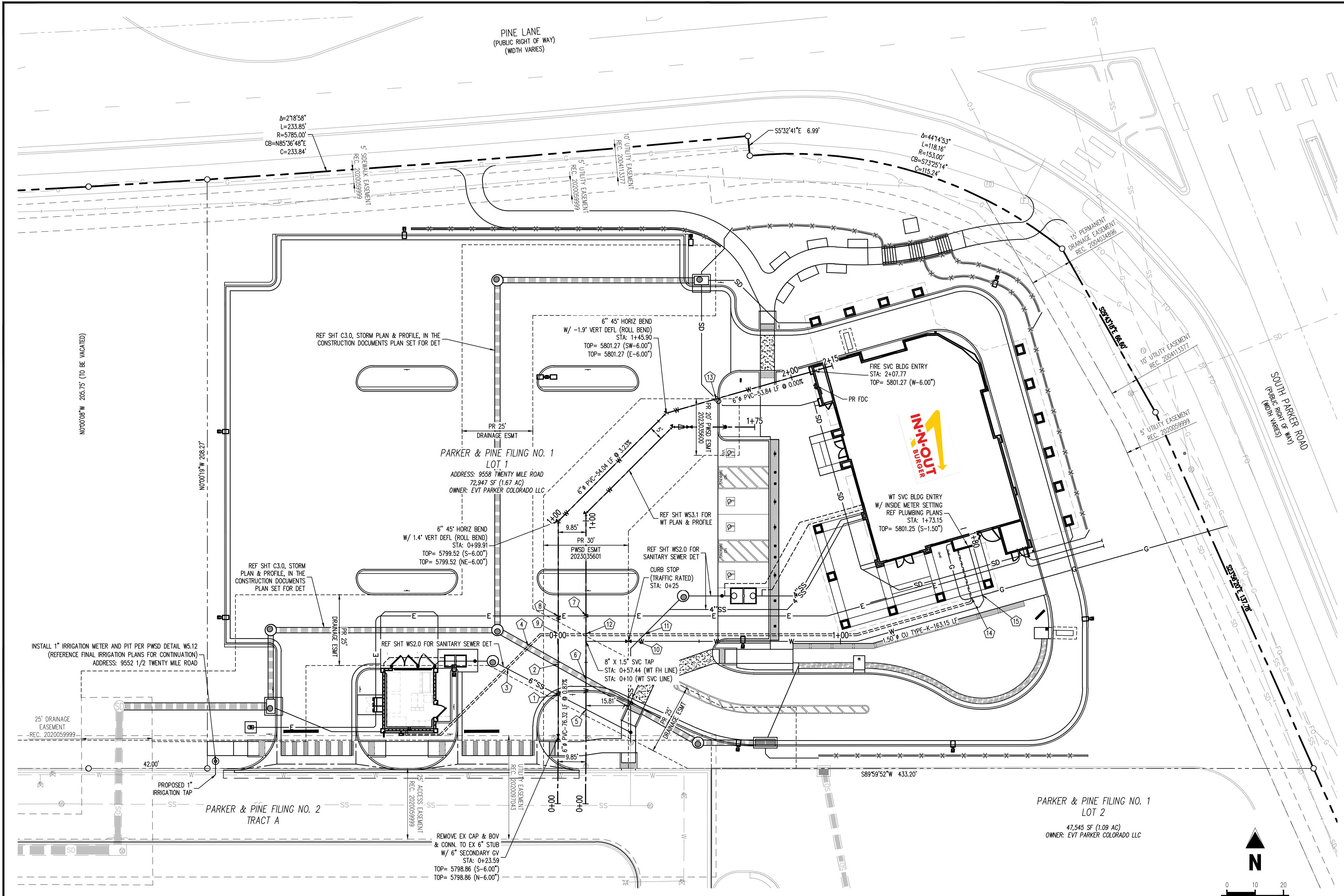
**IN-N-OUT BURGER**  
**CONSTRUCTION DOCUMENTS**  
**PARKER & PINE FILING NO. 1, LOT 1**  
**PARKER, CO 80134**

#	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
	06/14/2023	4TH CD SUBMITTAL	PJD
	08/02/2023	5TH CD SUBMITTAL	PJD

Project No: IN000014.20  
Drawn By: JNE  
Checked By: PJD  
Date: 08/02/2023

**WATER PLAN**

**WS3.0**  
Sheet 5 of 10



**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

08/07/2023  
DATE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT 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 —	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
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		⊠	EXISTING FIBER OPTIC MANHOLE
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**CROSSING TABLE**

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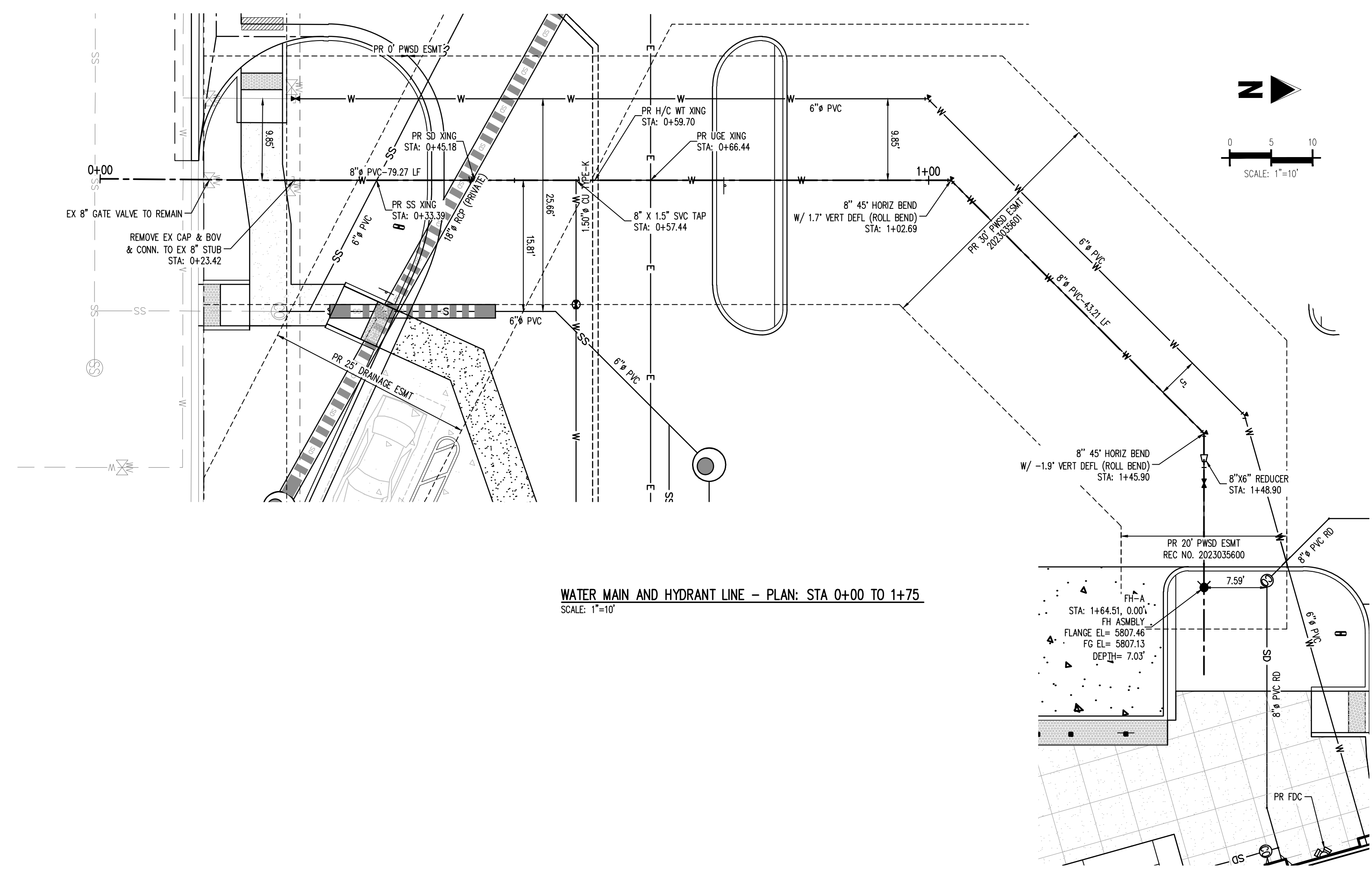
**LEGAL DESCRIPTION**  
LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

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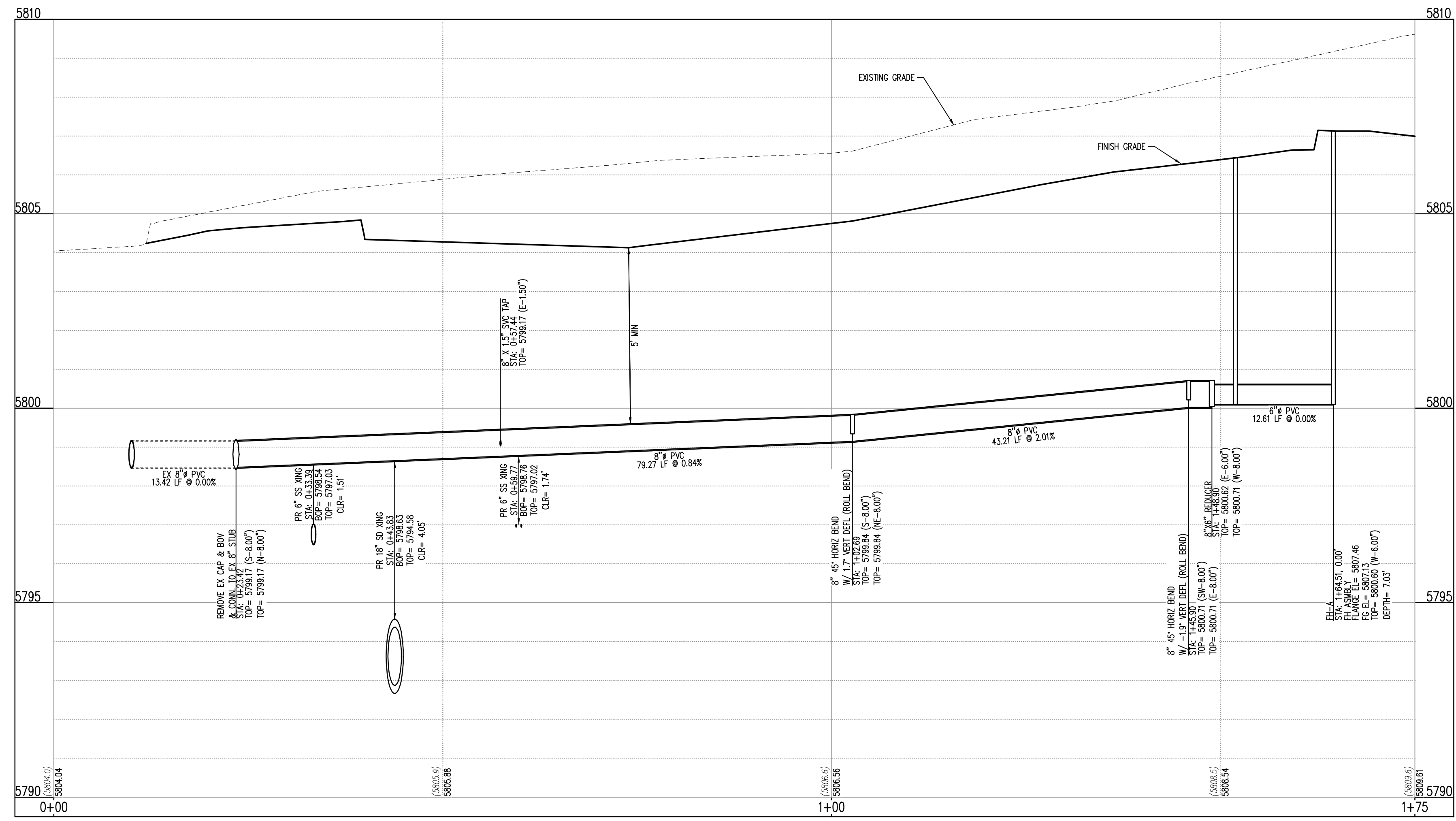




WATER MAIN AND HYDRANT LINE - PLAN: STA 0+00 TO 1+75  
SCALE: 1"=10'

**STORM LEGEND**

---	PROPERTY BOUNDARY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EXISTING EASEMENT
---	PROPOSED 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	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
<b>SUB-TOTAL</b>				<b>\$39,239.00</b>
<b>20% CONTINGENCY</b>				<b>\$7,847.80</b>
<b>TOTAL</b>				<b>\$47,086.80</b>

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

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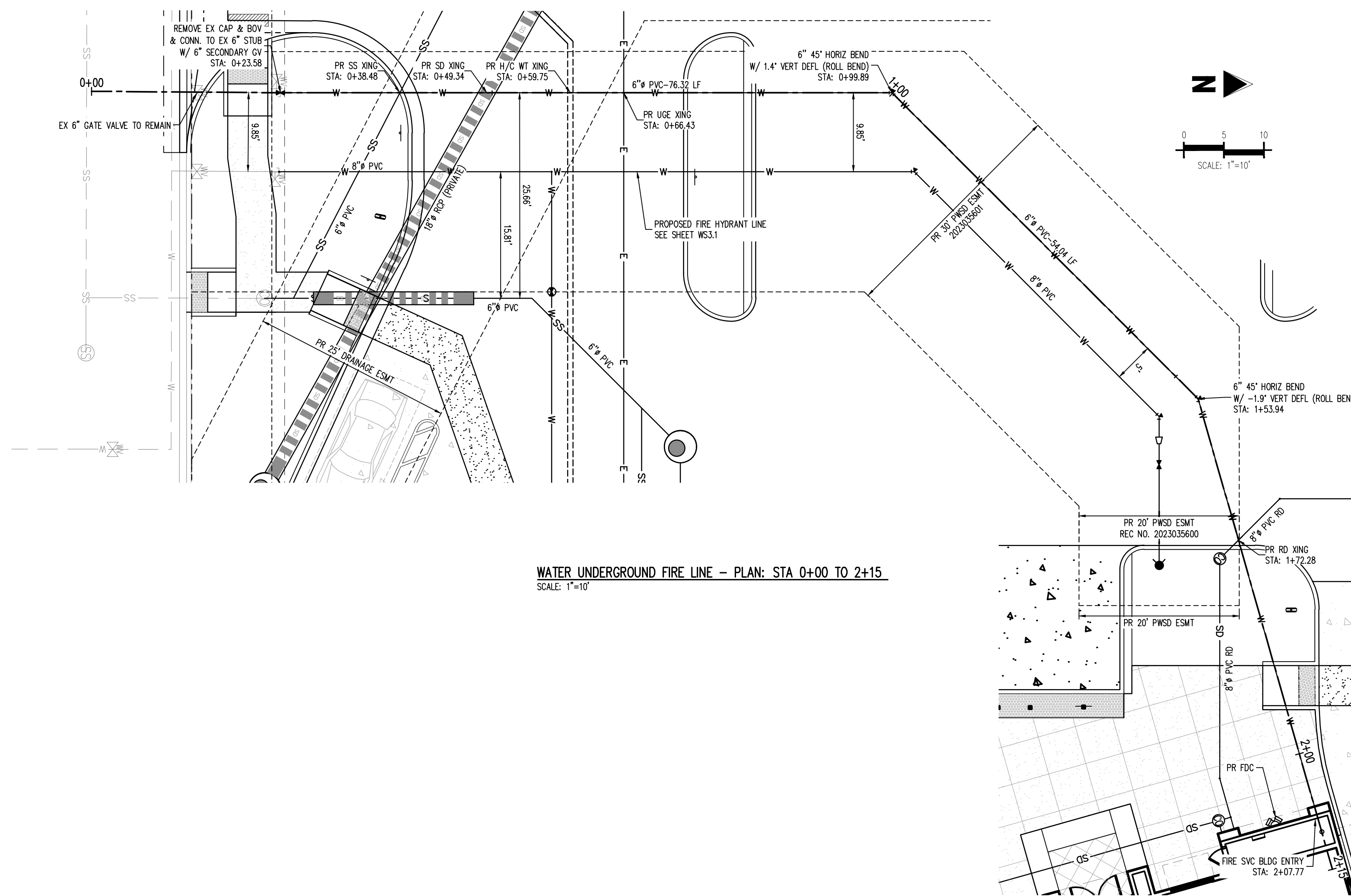
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IN-N-OUT BURGER  
CONSTRUCTION DOCUMENTS  
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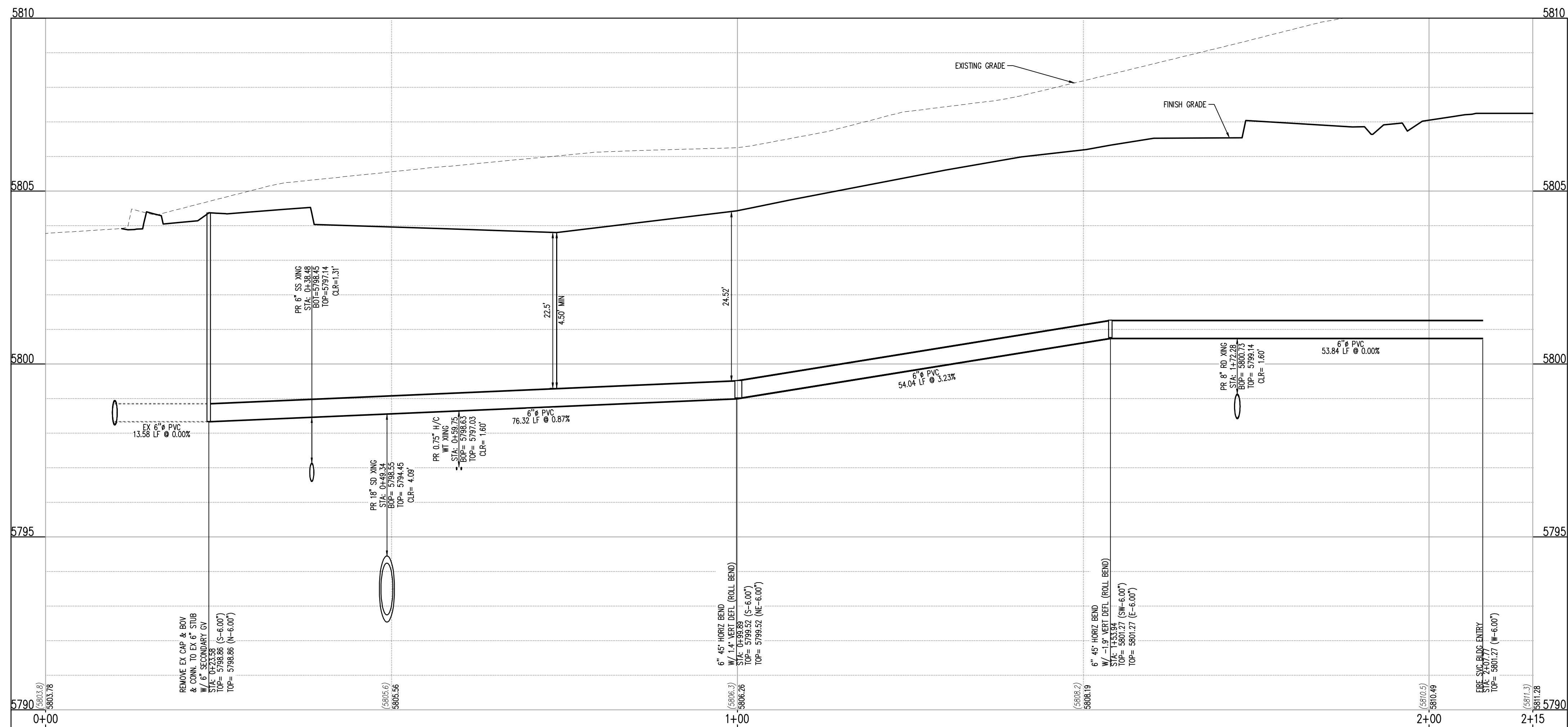
Project No: INCO00014-20  
Drawn By: JNE  
Checked By: PJD  
Date: 08/02/2023



WATER UNDERGROUND FIRE LINE - PLAN: STA 0+00 TO 2+15  
SCALE: 1"=10'

**STORM LEGEND**

- PROPERTY BOUNDARY LINE
- - - EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - EXISTING EASEMENT
- - - PROPOSED SAWCUT LINE
- - - EXISTING TO REMAIN
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- SS PROPOSED SANITARY SEWER (SIZE INDICATED ON PLAN)
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- E PROPOSED ELECTRIC LINE



WATER UNDERGROUND FIRE LINE - PROFILE: STA 0+00 TO 2+15  
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**LEGAL DESCRIPTION**

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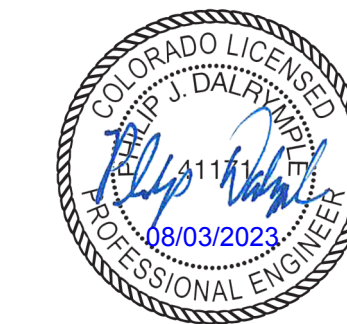
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IN-N-OUT BURGER  
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PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

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	08/02/2023	5TH CD SUBMITTAL	PJD

Project No: INCO00014-20  
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**UNDERGROUND FIRE LINE  
PLAN & PROFILE**



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Project No: IN000014.20  
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**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: 2/98  
 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: 2/98  
 APPROVED: 1/04 10/18 06/05 12/07 1/16  
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W1.2

**PREFERRED FIRE HYDRANT LOCATION**

**FIRE HYDRANTS LOCATION & INSTALLATION**

**NOTE:**

- ALTERNATE TO THE ABOVE, FASTEN M.I. VALVE DIRECTLY TO A M.I. ANCHOR TEE (ALSO CALLED SWIVEL TEE)
- NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
- NO PORTION OF FIRE HYDRANT MAY INTERFERE WITH WALK AREA
- FIRE HYDRANT EXTENSIONS MAY NOT BE UNDER WALK 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 DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.5

**PIPE LOCATION SYSTEM**

**PLAN**

**SECTION VIEW @ FIRE HYDRANT**

**NOTE:**

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

**PARKER WATER & SANITATION DISTRICT**  
 LOCATOR WIRE DETAILS

SCALE: NONE DATE: 2/98  
 APPROVED: 4/01 01/02 01/16 10/16  
 PVR 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 DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.4

**6-INCH VALVE BOXES**  
 CHECK MATERIAL SPECIFICATIONS

**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: 2/98  
 APPROVED: 2/98 10/16 6/99 12/07 1/16  
 PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W3.10



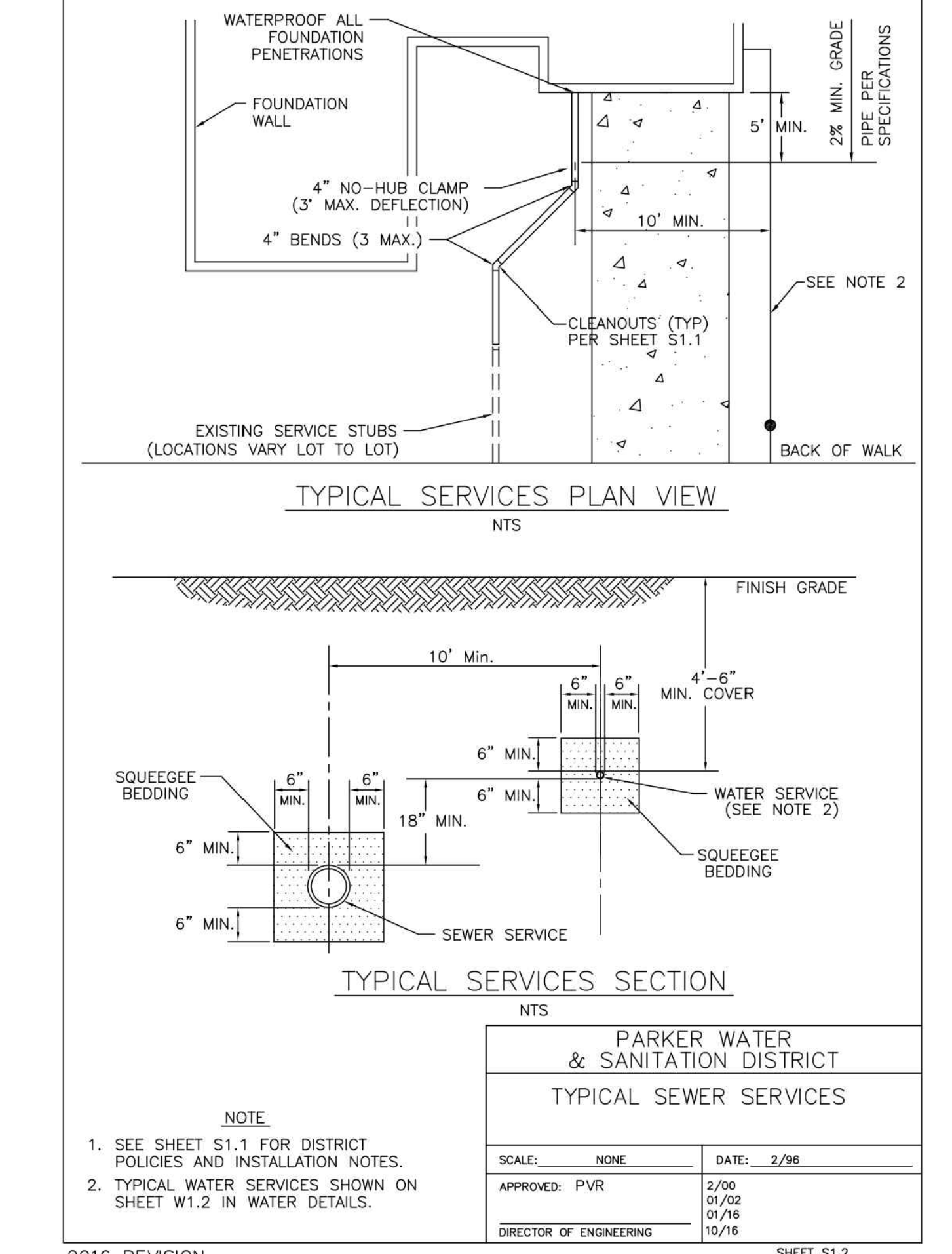
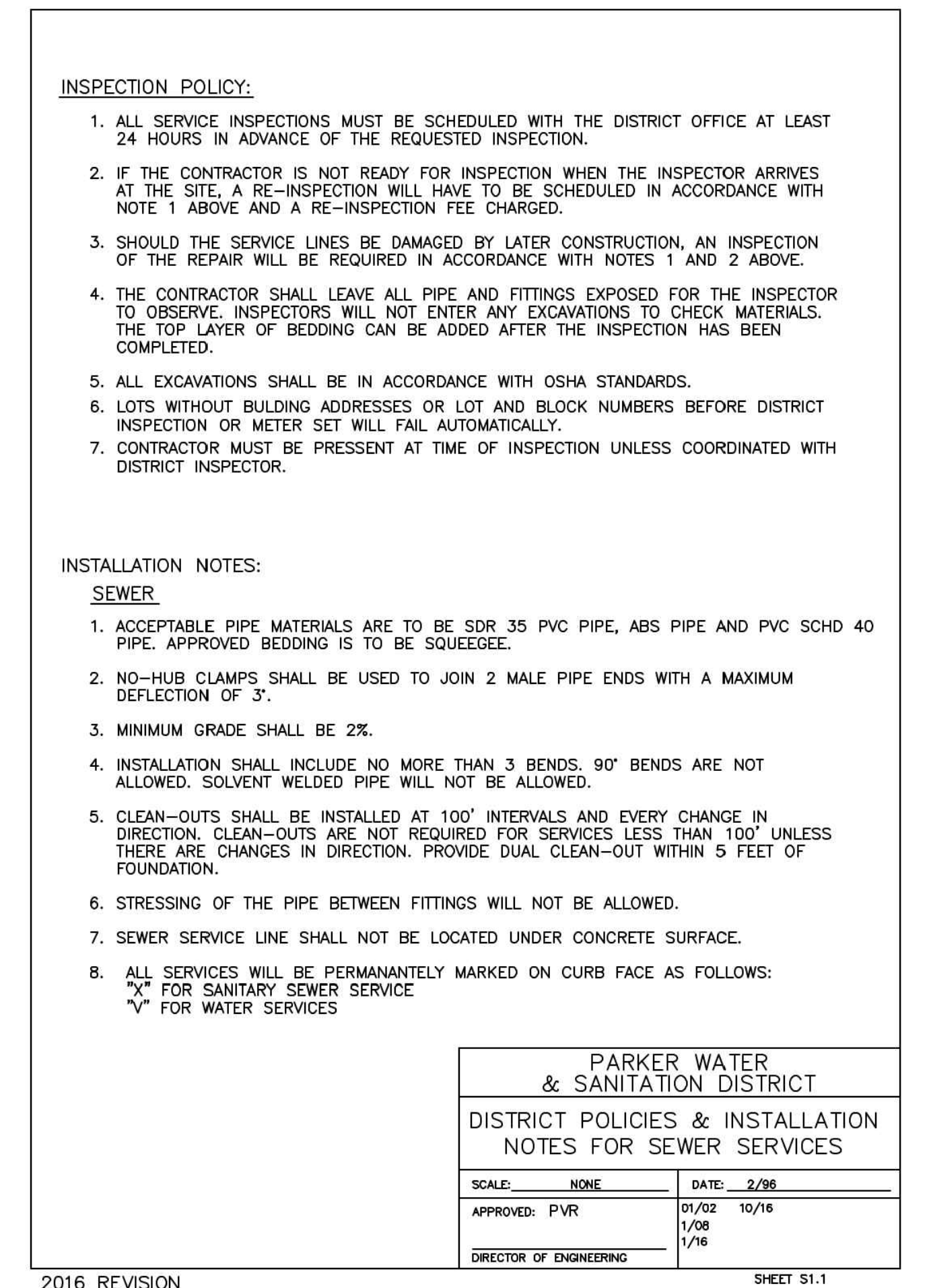
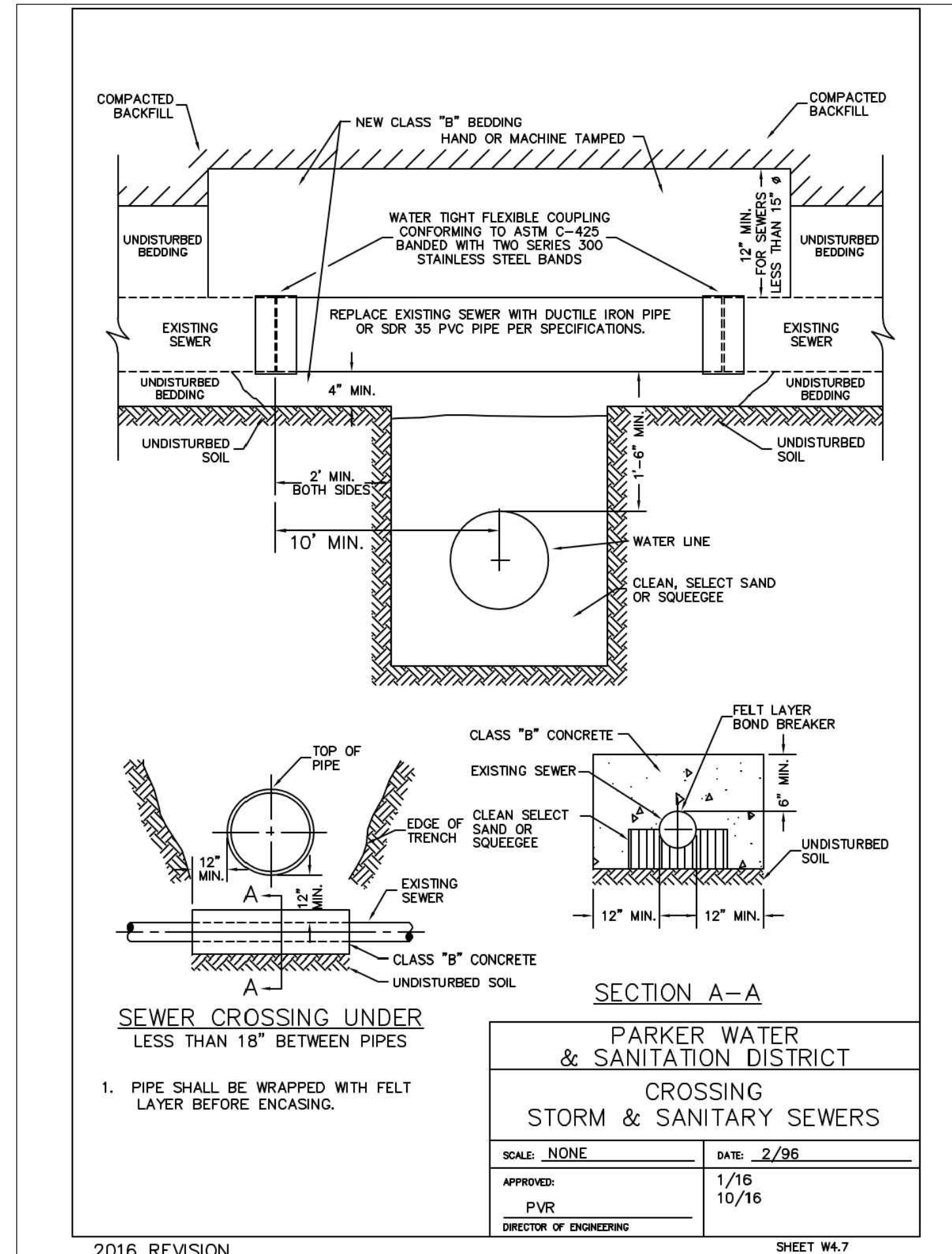
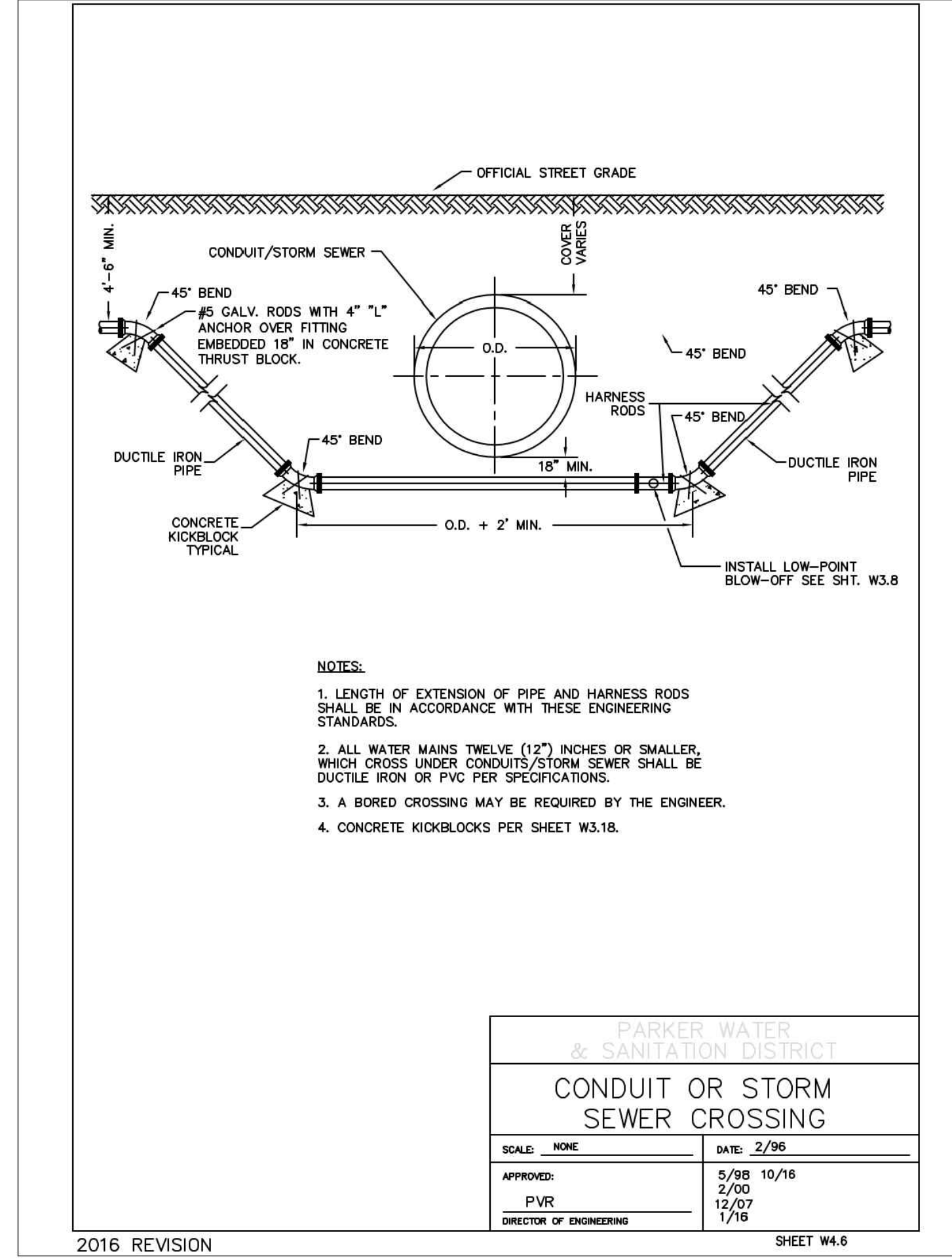
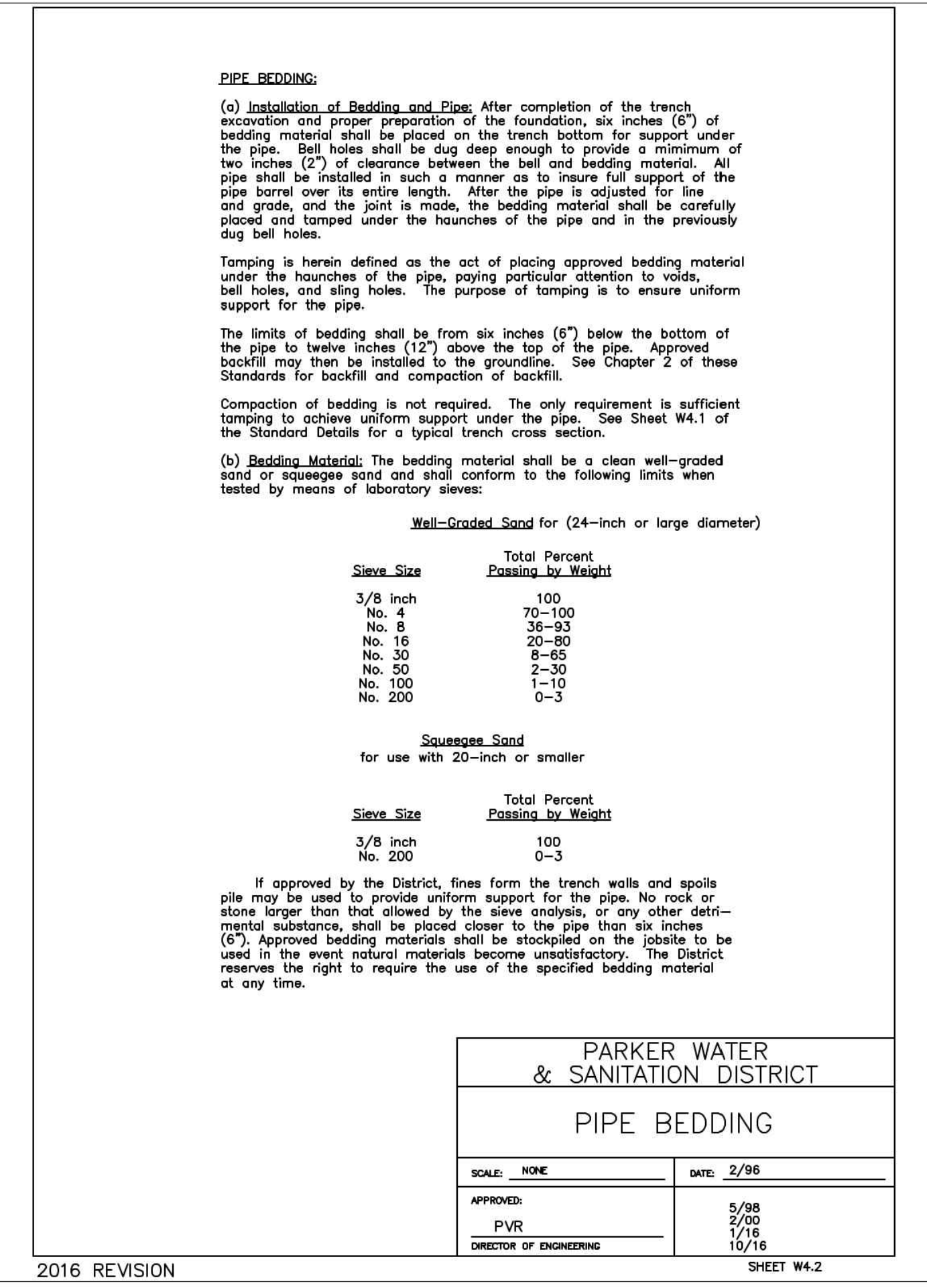
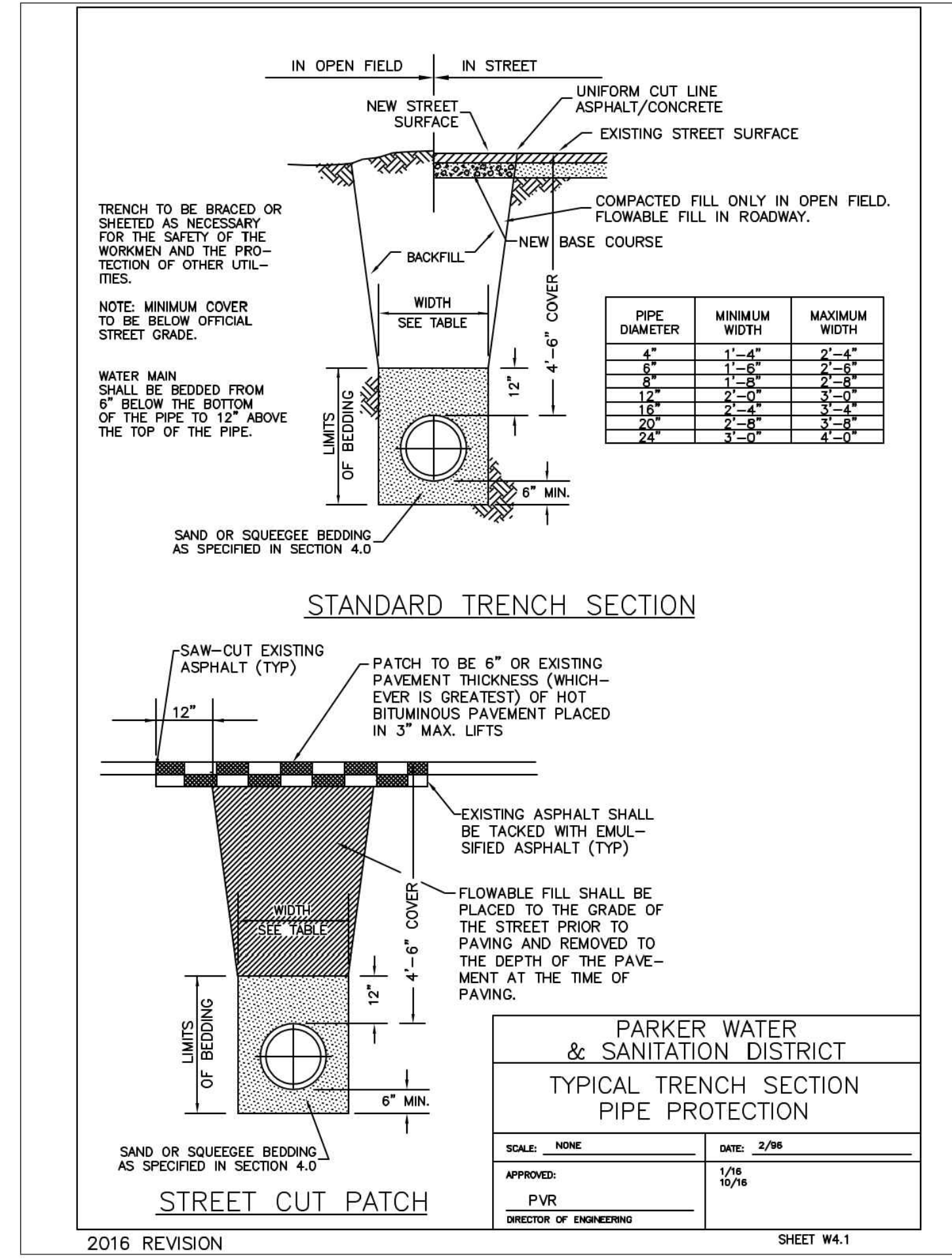
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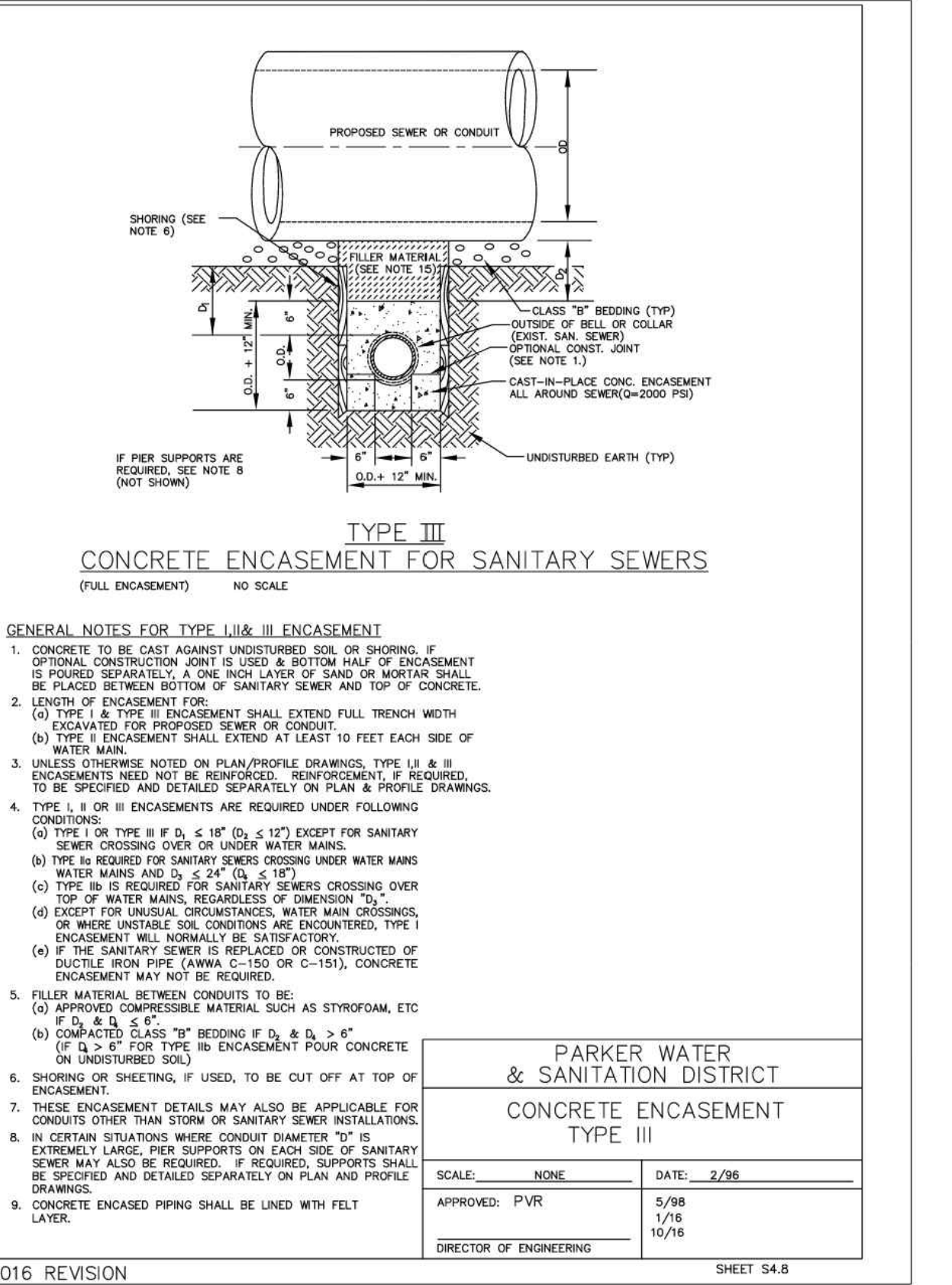
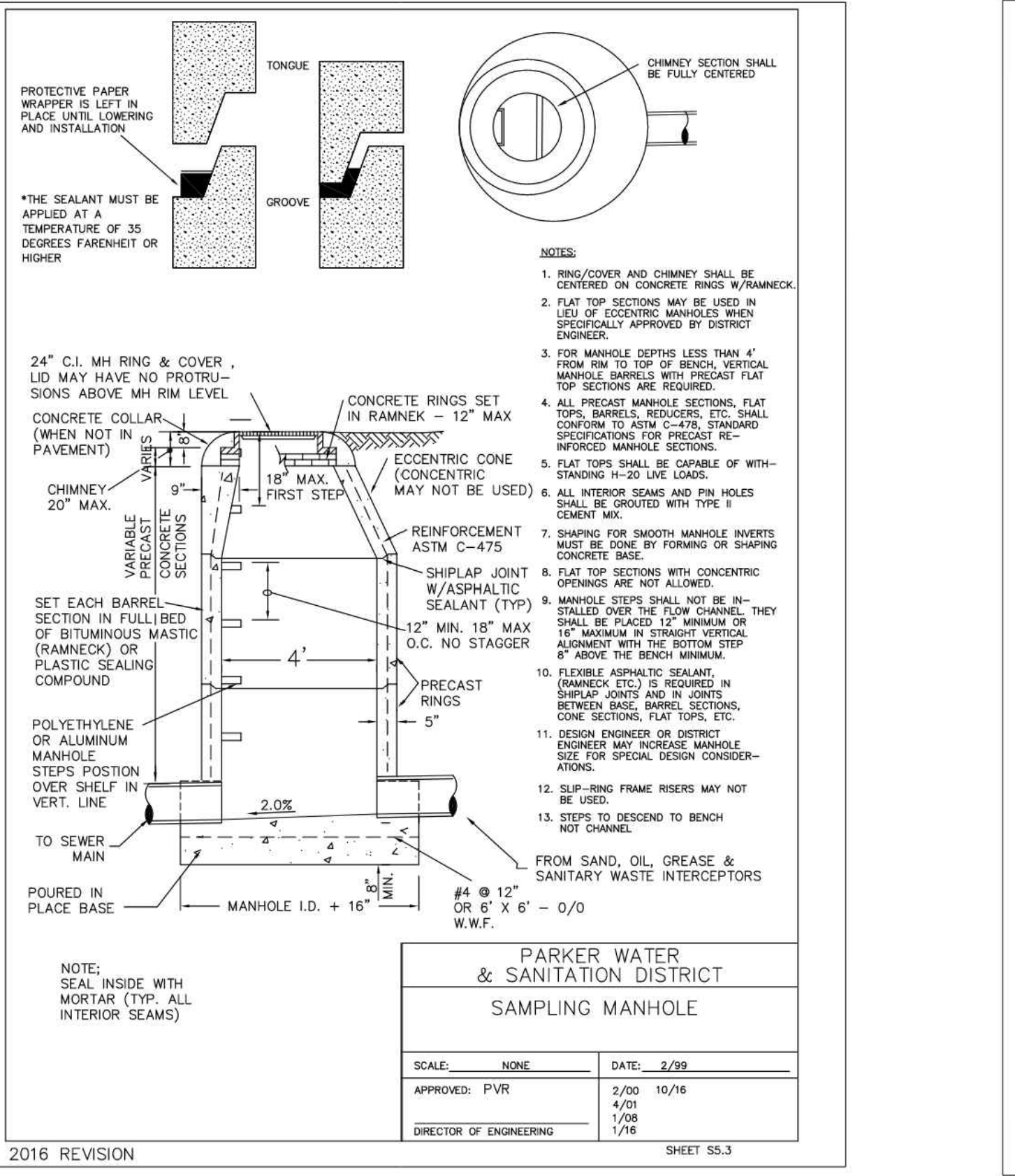
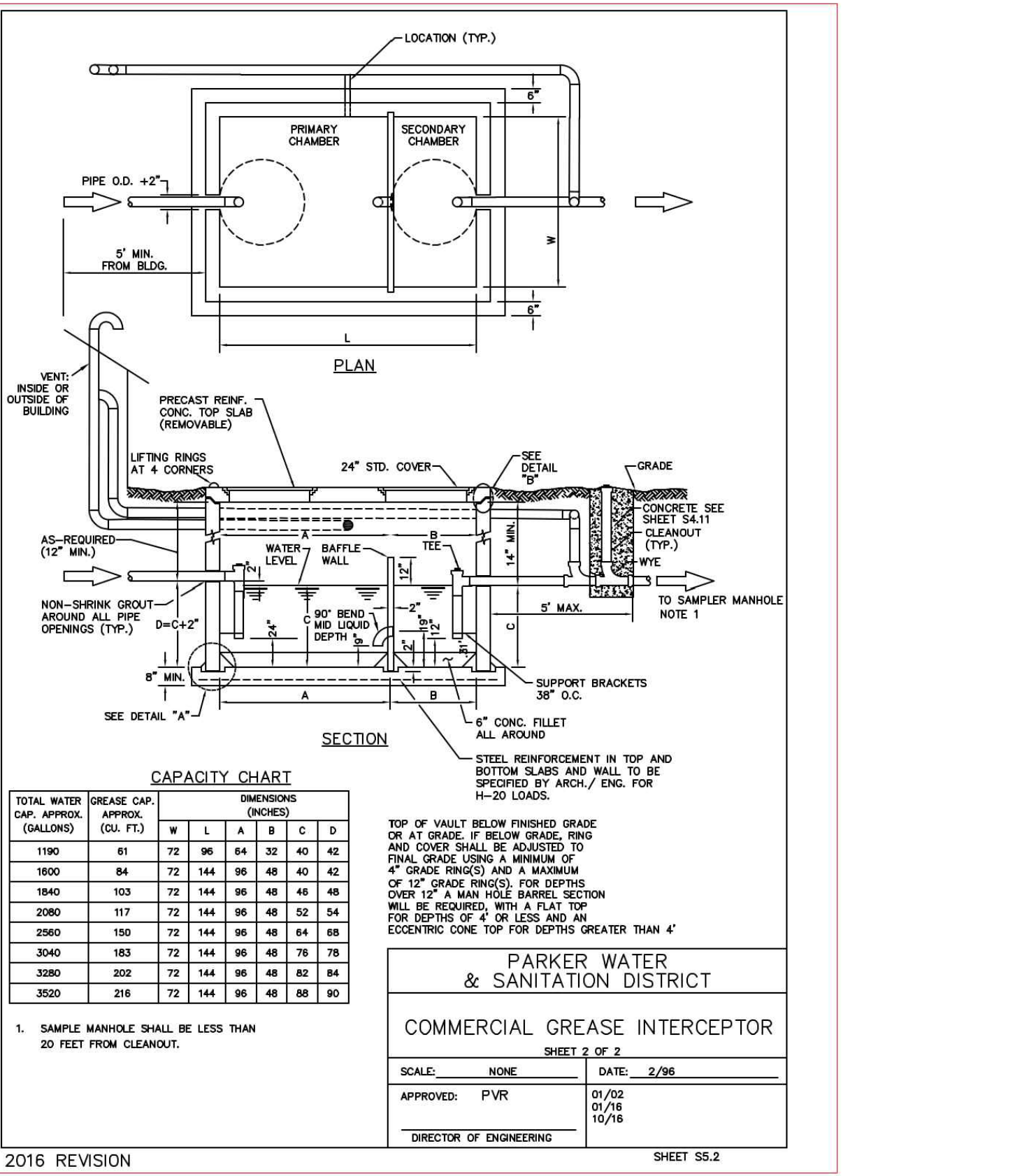
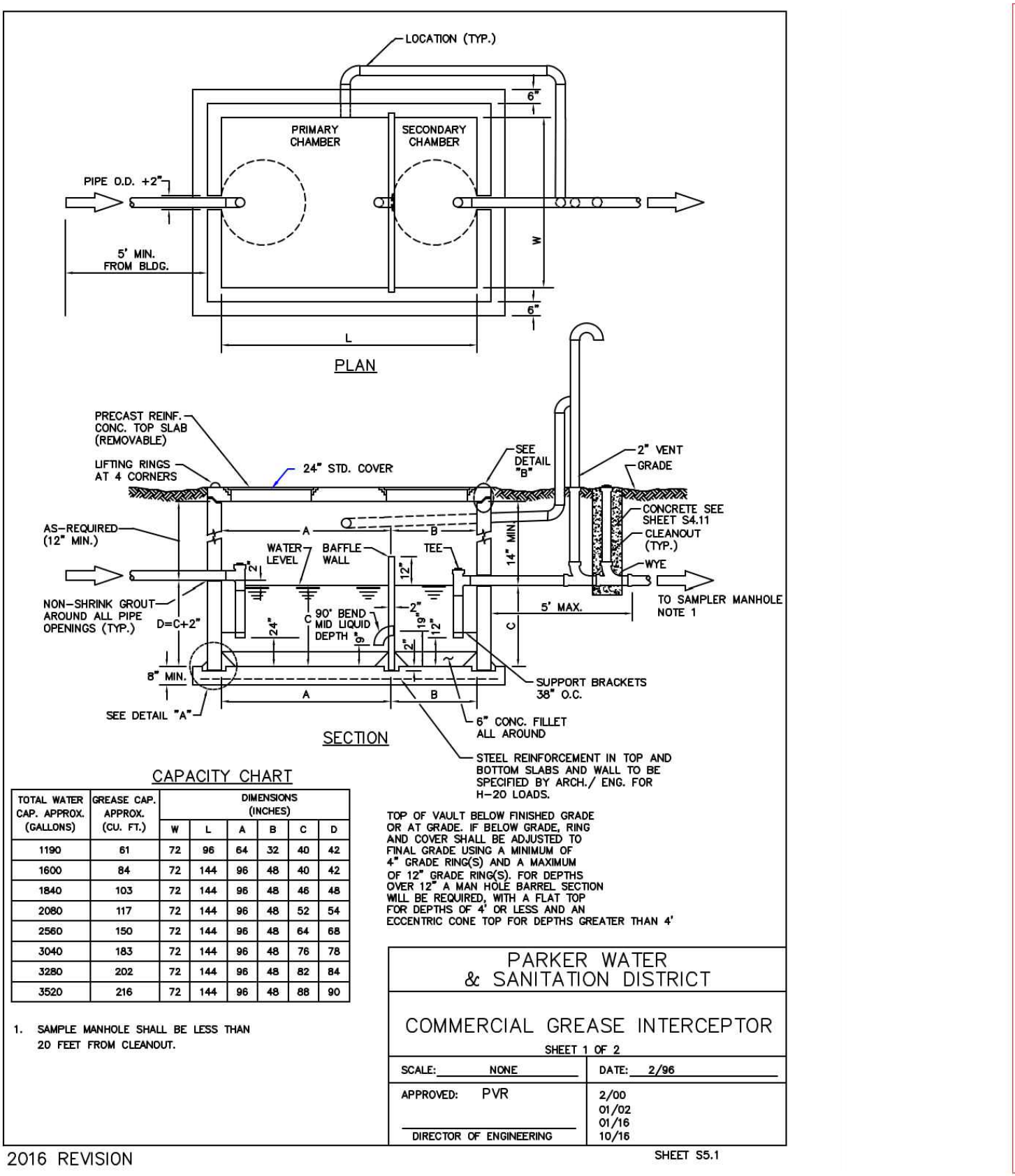
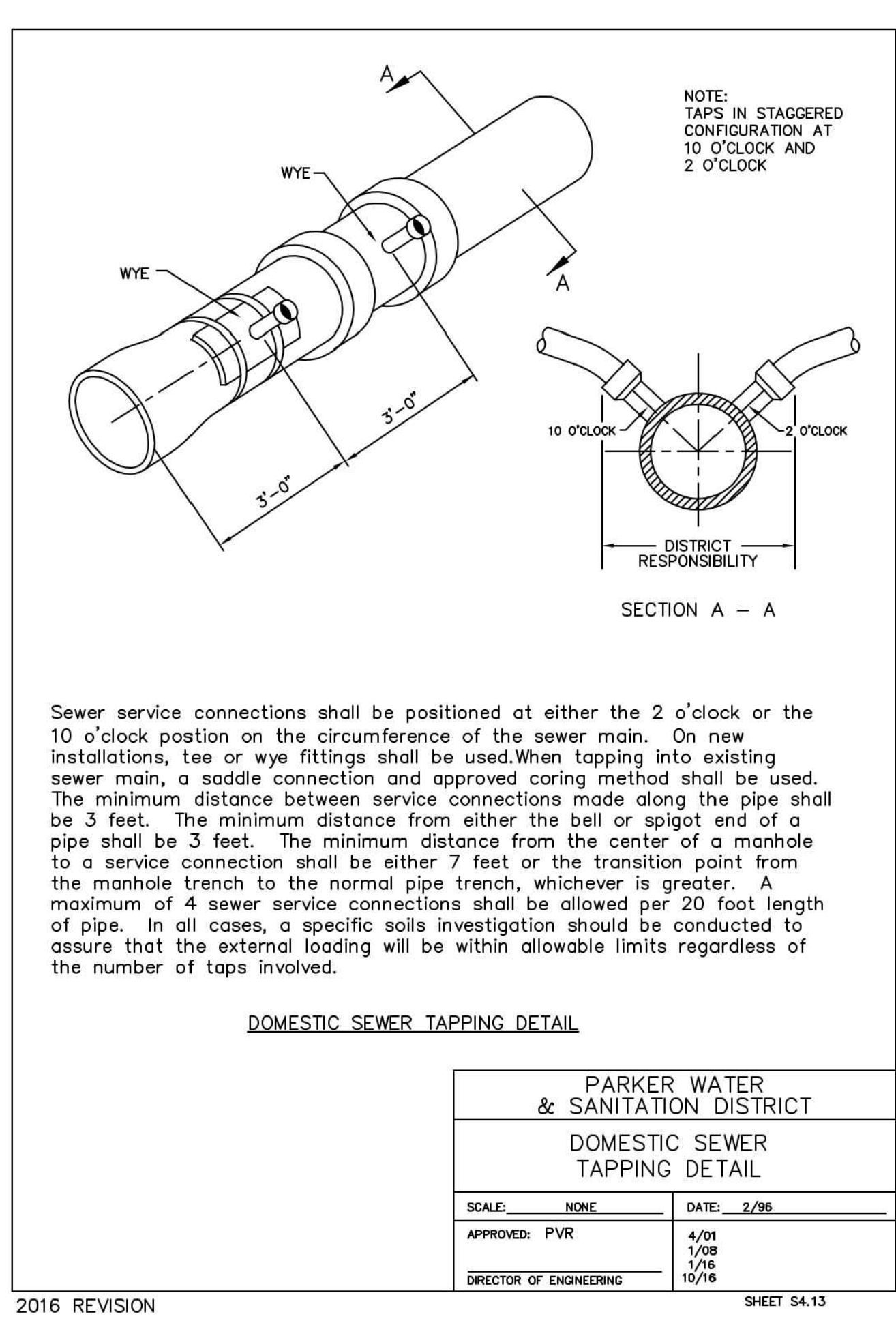
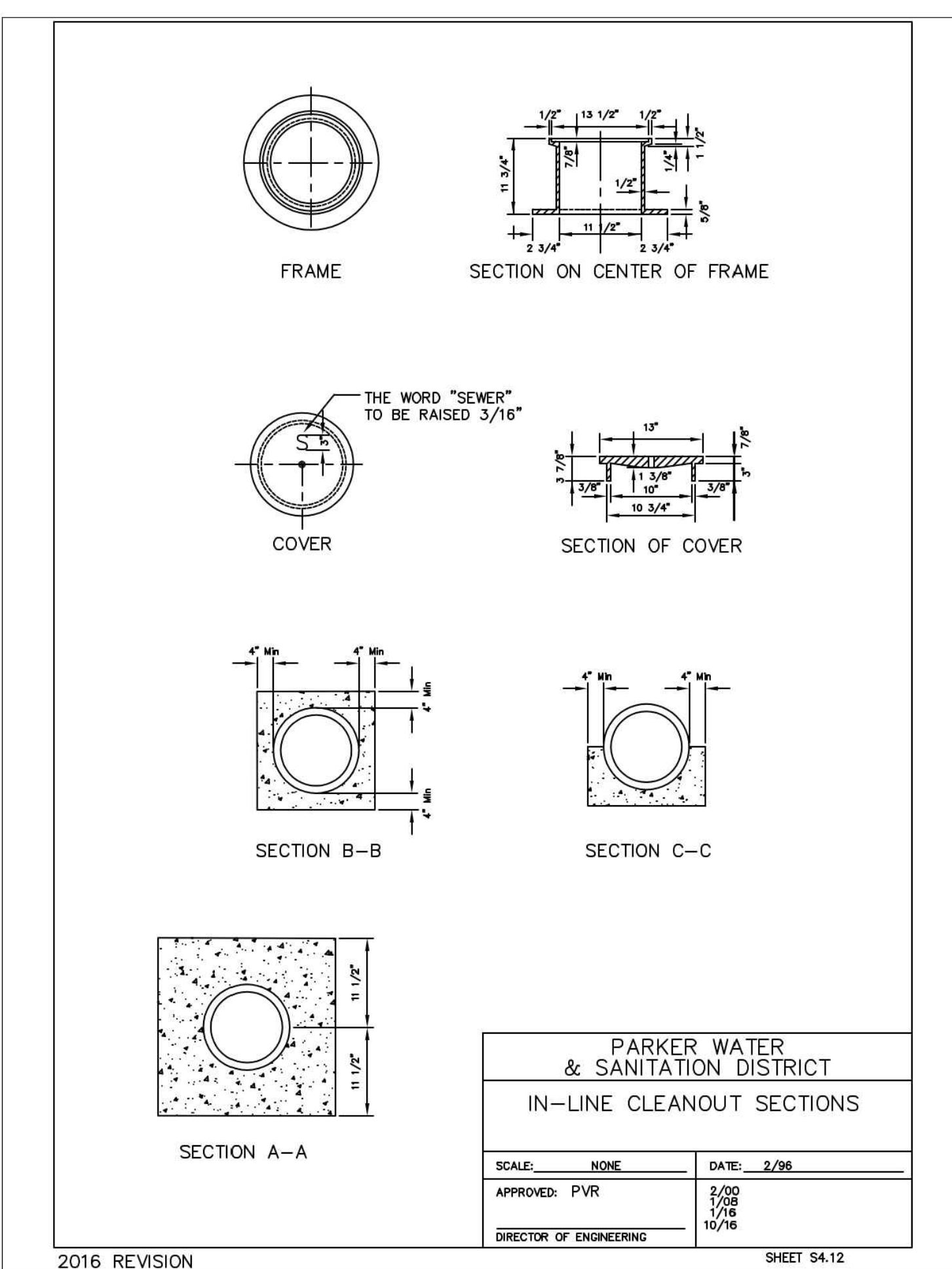
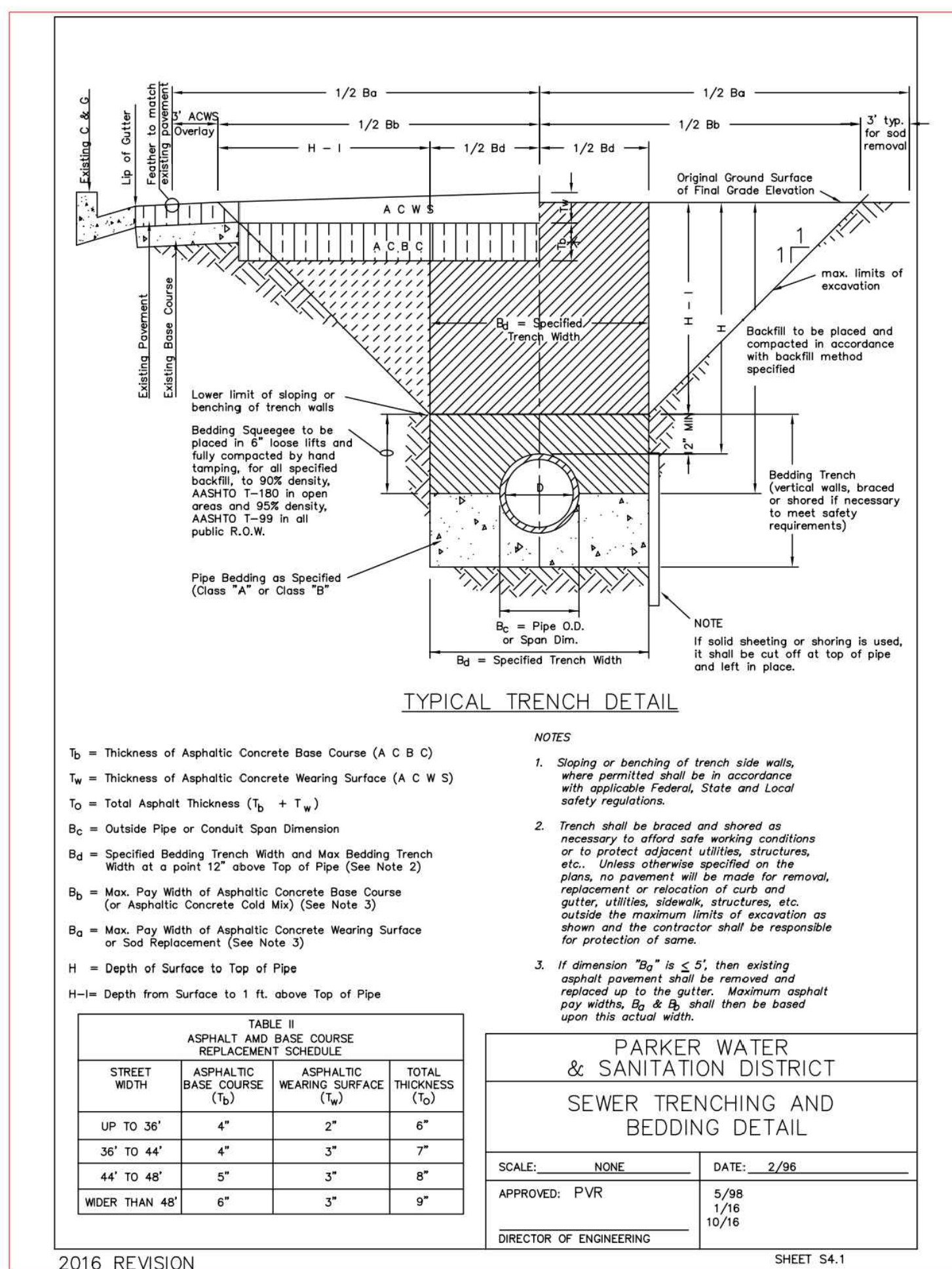
**IN-N-OUT BURGER**  
**CONSTRUCTION DOCUMENTS**  
**PARKER & PINE FILING NO. 1, LOT 1**  
**PARKER, CO 80134**

#	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
	06/14/2023	4TH CD SUBMITTAL	PJD
	08/02/2023	5TH CD SUBMITTAL	PJD

Project No: INC000014-20  
 Drawn By: JNE  
 Checked By: PJD  
 Date: 08/02/2023



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IN-N-OUT BURGER  
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