IN-N-OUT BURGER

IN-N-OUT BURGER AT PARKER & PINE

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

MUNICIPAL & UTILITY CONTACTS:

ENGINEERING
TOWN OF PARKER – ENGINEERING
20120 E. MAINSTREET
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: MIACHAEL GRABCZYK
EMAIL: MGRABCZYK@PARKERONLINE.ORG

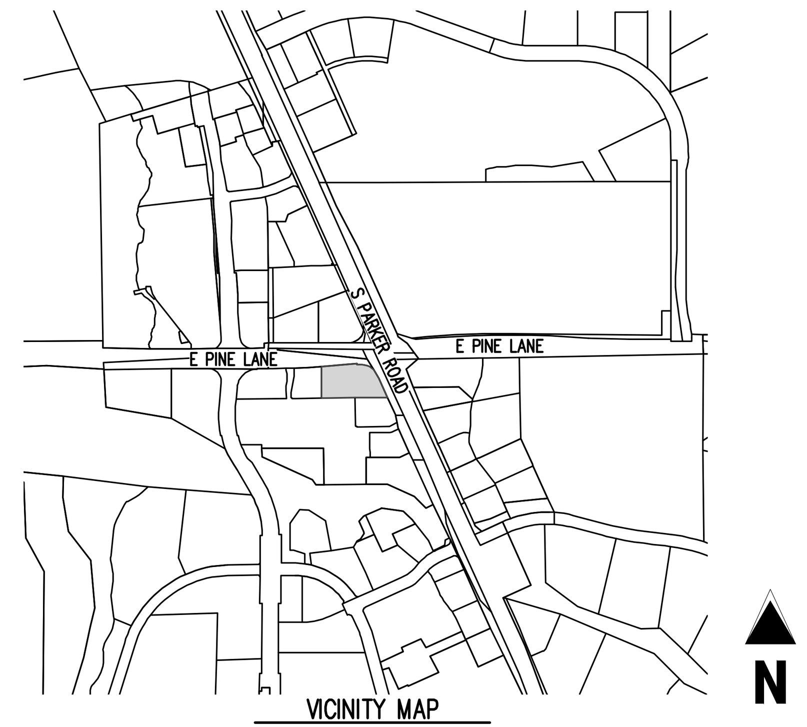
FIRE
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: RANDY CAPRA

WATER & SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
1800 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: JAROD VAYLIE
EMAIL: PWSDENGINEERING@PWSD.ORG

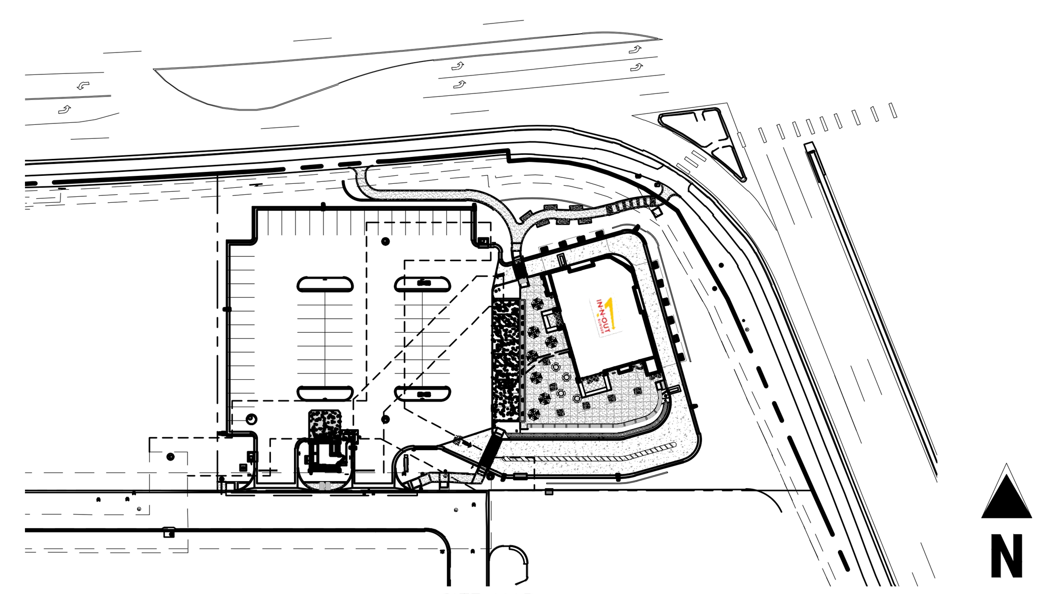
ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH US HIGHWAY 85
SEDALIA, CO 80135
TEL: (303) 688-3100
CONTACT: MIKE PETERSON
EMAIL: MPETERSON@IREA.COOP

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: BUILDER'S CALL LINE
TEL: (800) 628-2121
EMAIL: BCLCO@XCELENERGY.COM



VICINITY MAP
0 200 500 1000
SCALE: 1"=1000'



SITE MAP
0 20 50 100
SCALE: 1"=100'

Sheet List Table		
SHEET NUMBER	SHEET COUNT	SHEET TITLE
WS0.0	1	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
WS4.0	6	WATER & SANITARY SEWER DETAILS
WS4.1	7	WATER & SANITARY SEWER DETAILS
WS4.2	8	WATER & SANITARY SEWER DETAILS

MATERIALS LIST	
MATERIAL SPECIFICATIONS	DECRIPTION
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.)

Duplicate block; remove when resubmitting.

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 MST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

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

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 MPOIL-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 ONSITE 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 AutoCAD 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.

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, RFI'S, 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 08035C0067G, 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 (NAVD88) ELEVATIONS.

LEGAL DESCRIPTION

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

BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 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 N00°17'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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

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

COVER SHEET

WS0.0

\\galfs1\dwgs\In-N-Out\CO, Parker (SWC Parker & Pine)\0CIV\3-CD\INO14_CD_C0.0_Cover.dwg - Chris Minello - 12/20/2022

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.

2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

3. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSD IMMEDIATELY.

4. PWSD ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.

6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.

7. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE PRINTS SHALL BE TRANSMITTED TO THE PWSD OFFICE.

8. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL\MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.

9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.

10. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.

11. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.

12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SERVICE SEWERS
"V" FOR WATER SERVICES

13. NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.

14. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.

WATER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.

2. ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.

3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.

4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.

5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.

6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.

7. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.

8. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.

9. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.

10. THE CONTRACTOR SHALL NOTIFY THE PWSD AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.

11. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.

12. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.

13. COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.

14. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES.

15. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.

16. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

SANITARY SEWER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.

2. ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.

3. SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PWSD SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.

4. SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.

5. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.

6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.

7. SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.

8. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED. ALL MANHOLES SHALL HAVE SHAPED INVERTS.

9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.

10. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.

11. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.

12. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.

13. PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSD SEWER SYSTEMS. THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL PROBATIONARY ACCEPTANCE BY PWSD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.

14. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

Galloway
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Greenwood Village, CO 80111
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IN-N-OUT BURGER

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

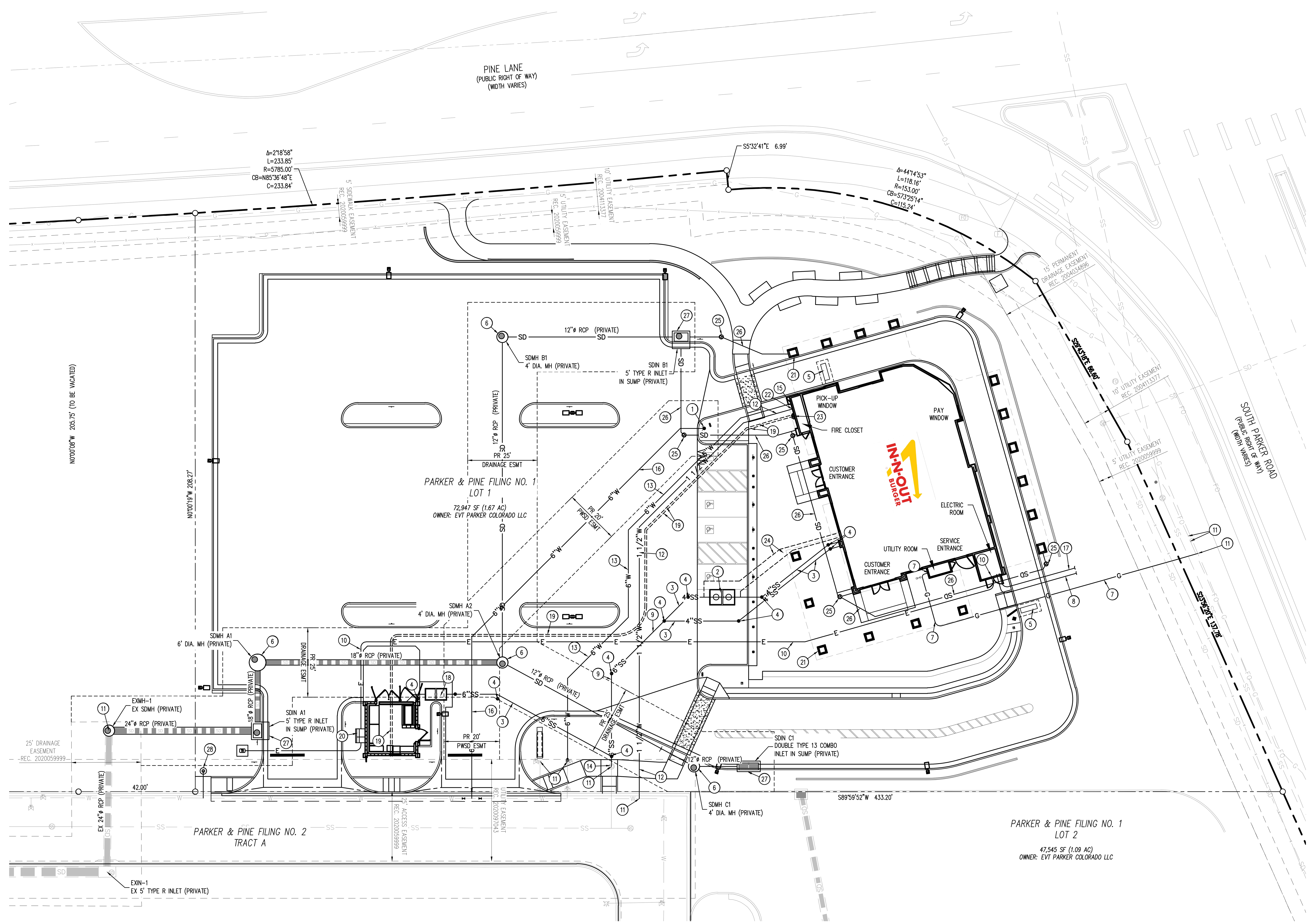
PARKER, CO 80134

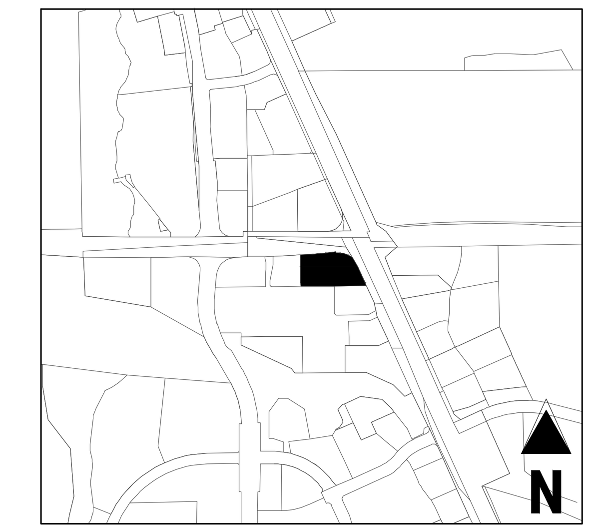
#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD

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

WATER & SANITARY SEWER GENERAL NOTES

WS0.1





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.)

Duplicate block; remove when resubmitting.

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 MST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

UTILITY LEGEND

Line type	Description	Symbol	Description
—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	TR	EXISTING PAD MOUNTED TRANSFORMER
—SD—	EXISTING STORM SEWER (LESS THAN 12"ø)	T	PROPOSED PAD MOUNTED TRANSFORMER
	EXISTING STORM SEWER (12"ø AND LARGER)		PROPOSED STORM INLET
—SD—	PROPOSED STORM SEWER (LESS THAN 12"ø)	WV	EXISTING WATER VALVE
	PROPOSED STORM SEWER (12"ø AND LARGER)		PROPOSED WATER VALVE
—UE—	EXISTING UNDERGROUND ELECTRICAL		EXISTING FIRE HYDRANT
—UE—	PROPOSED UNDERGROUND ELECTRICAL		PROPOSED FIRE HYDRANT
—UT—	EXISTING UNDERGROUND TELEPHONE	TVLT	EXISTING TRAFFIC VAULT
—UT—	PROPOSED UNDERGROUND TELEPHONE	TEL	EXISTING TELEPHONE PEDESTAL
—OHE—	EXISTING OVERHEAD ELECTRICAL	TVLT	EXISTING TELEPHONE VAULT
—OHE—	PROPOSED OVERHEAD ELECTRICAL	SD	EXISTING STORM SEWER MANHOLE
—IRR—	EXISTING IRRIGATION LINE		PROPOSED STORM SEWER MANHOLE
—IRR—	PROPOSED IRRIGATION LINE	SS	EXISTING SANITARY SEWER MANHOLE
—FO—	EXISTING FIBER OPTIC LINE		PROPOSED SANITARY SEWER MANHOLE
—FO—	PROPOSED OVERHEAD ELECTRICAL	CO	EXISTING SANITARY SEWER CLEANOUT
—G—	EXISTING GAS LINE	CO	PROPOSED SANITARY SEWER CLEANOUT
—G—	PROPOSED GAS LINE		

STORM DRAIN AND UTILITY PLAN CONSTRUCTION NOTES

ESTIMATED QUANTITIES	#	NOTE
1 EA	1	INSTALL FIRE HYDRANT PER PWSD SHEET W2.5
1 EA	2	INSTALL 1500 GALLON GREASE INTERCEPTOR MANUFACTURED BY JENSEN PRECAST, MODEL JP1500EE-G PER DETAIL SHOWN ON THE PLUMBING PLANS OR APPROVED EQUIVALENT UNDER SEPARATE PERMIT. GREASE INTERCEPTOR SHALL COMPLY WITH CITY TYPICAL GREASE INTERCEPTOR SPECIFICATIONS, SEE PWSD DETAILS S5.1 & S5.2
208 LF	3	INSTALL 4" DIAMETER SDR 35 P.V.C. ONSITE SEWER PIPE AND FITTINGS. TRENCH PER PWSD DETAIL S4.1.
13 EA	4	INSTALL SEWER CLEANOUT ASSEMBLY TO GRADE. PER PWSD DETAIL S4.12.
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 (CENTURY LINK) PLANS, STANDARDS AND SPECIFICATIONS.
86 LF	9	INSTALL 6" DIAMETER SDR 35 P.V.C. ONSITE SEWER PIPE AND FITTINGS. TRENCH PER PWSD DETAIL S4.1
309 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 EUSERC STANDARDS AND SPECIFICATIONS. CORE ELECTRIC TO PULL AND CONNECT WIRING.
	11	CONTRACTOR TO VERIFY THE PIPE POINT OF CONNECTION LOCATION, ELEVATION AND TYPE OF MATERIAL PRIOR TO INSTALLING ANY NEW PIPE.
169 LF	12	INSTALL 1.5" DIAMETER TYPE K COPPER WATER PIPE TO THE NEW RESTAURANT BUILDING PER PWSD STANDARDS AND SPECIFICATIONS. INSTALL 1.5" METER IN METER PIT (REF PLUMBING PLANS FOR INSIDE METER SETTING) TRENCH PER PWSD STANDARDS AND SPECIFICATIONS.
168 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 CONTRACTOR 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 RPBFP ASSEMBLY REQUIREMENT.
1 EA	14	CONNECT TO EXISTING SANITARY SEWER LINE. REMOVE EXISTING CLEANOUT.
1 EA	15	INSTALL FIRE SPRINKLER RISER PER PWSD AND SOUTH METRO FIRE RESCUE STANDARDS.
150 LF	16	INSTALL PRIVATE 6" DIAMETER C-900 CLASS 200 P.V.C. WATER LINE AND DUCTILE IRON FITTINGS PER PWSD 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.
1 EA	18	INSTALL 750 GALLON GREASE INTERCEPTOR MANUFACTURED BY JENSEN PRECAST, MODEL JP750EE-G PER DETAIL SHOWN ON THE PLUMBING PLANS OR APPROVED EQUIVALENT UNDER SEPARATE PERMIT. GREASE INTERCEPTOR SHALL COMPLY WITH CITY TYPICAL GREASE INTERCEPTOR SPECIFICATIONS, SEE PWSD DETAILS S5.1 & S5.2
237 LF	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.
1 EA	27	MOUNT CT & VT ELECTRIC METER TO OUTSIDE OF TRASH ENCLOSURE PER CSU LESS D-20 (FOR 120/208 VOLT, 3 PHASE, 4 WIRE 1000 AMP SERVICE)
1 EA	21	INSTALL 6" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS
1 EA	22	INSTALL 2" DIAMETER REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, A PRESSURE REDUCING VALVE AS REQUIRED PER PWSD 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).
1 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.
58 LF	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.
5 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.
275 LF	26	INSTALL 4"/6" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS
3 EA	27	CONSTRUCT PRECAST CONCRETE INLET; REF STORM PLAN & PROFILE IN CITY CONSTRUCTION DOCUMENT SET FOR DET
1 EA	28	PROPOSED 1" IRRIGATION TAP & METER

* 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 ONSITE UTILITIES AND STORM DRAIN PIPES SHOWN ON THIS SHEET ARE PRIVATELY MAINTAINED.

BENCHMARK

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

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

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N00°17'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

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Greenwood Village, CO 80111
303.770.8884
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IN-N-OUT BURGER

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

PARKER, CO 80134

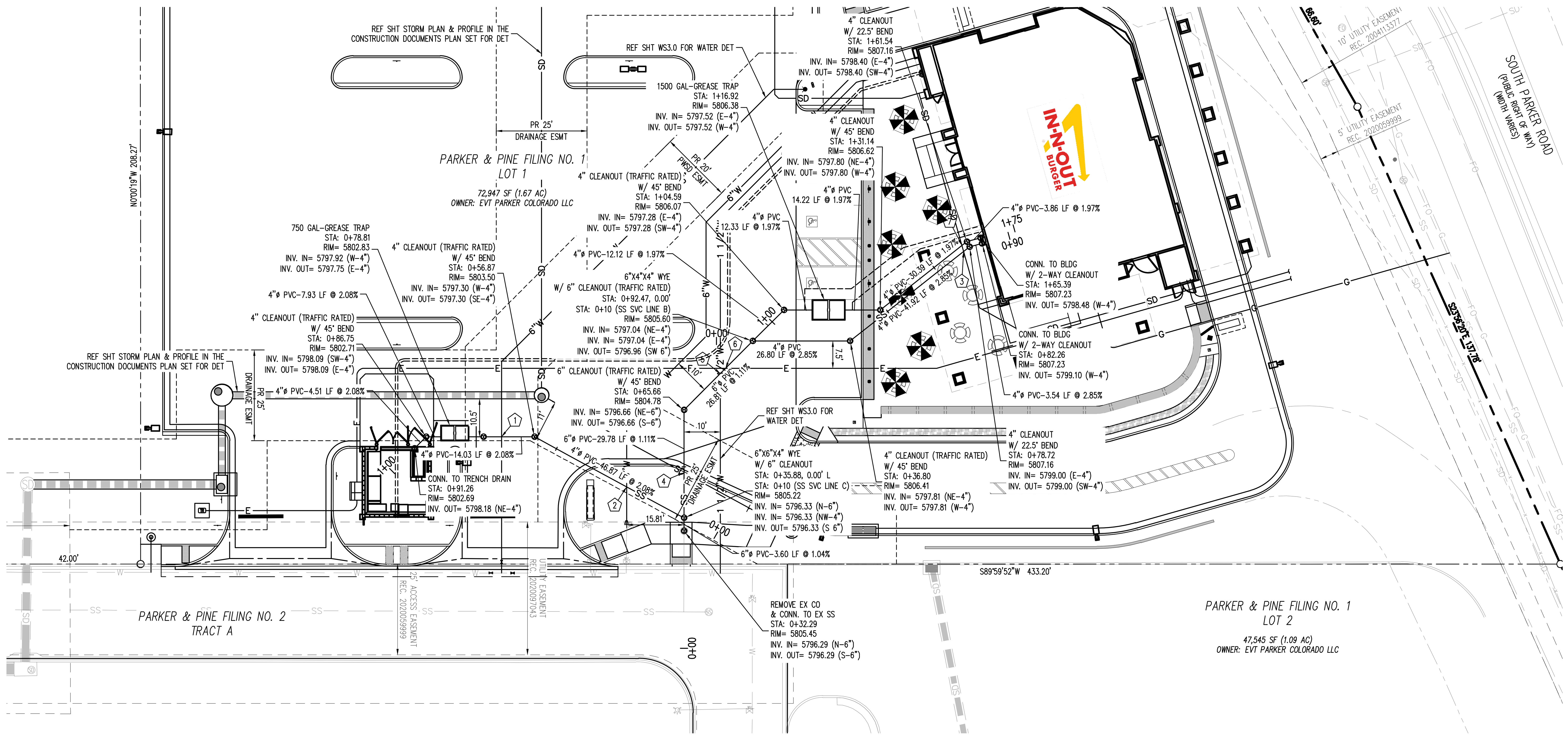
#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD

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

OVERALL UTILITY PLAN

WS1.0

\\galfs1\dwgs\In-N-Out\CO, Parker (SWC Parker & Pine)\0CIV\3-CD\INO14_CD_WS1.0_Overall Utility Plan.dwg - Chris Miniello - 12/20/2022



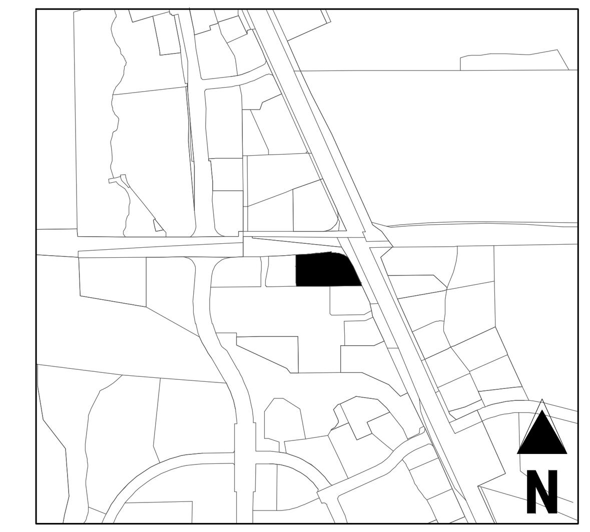
SANITARY SEWER PLAN
SCALE: 1"=10'

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

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

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

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



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.)

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FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

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

UTILITY LEGEND

Symbol	Description	Symbol	Description
W	EXISTING WATER LINE		PROPOSED SITE LIGHT
W	PROPOSED WATER LINE	TR	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"ø)	WV	EXISTING WATER VALVE
	EXISTING STORM SEWER (12"ø AND LARGER)		EXISTING FIRE HYDRANT
SD	PROPOSED STORM SEWER (LESS THAN 12"ø)		PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER (12"ø AND LARGER)	SD	EXISTING STORM SEWER MANHOLE
UE	EXISTING UNDERGROUND ELECTRICAL		PROPOSED STORM SEWER MANHOLE
UE	PROPOSED UNDERGROUND ELECTRICAL	SS	EXISTING SANITARY SEWER MANHOLE
FO	EXISTING FIBER OPTIC LINE	CO	EXISTING SANITARY SEWER CLEANOUT
G	EXISTING GAS LINE	CO	PROPOSED SANITARY SEWER CLEANOUT
G	PROPOSED GAS LINE		PROPOSED SANITARY GREASE TRAP
UT	PROPOSED TELEPHONE LINE	ER	EXISTING ELECTRIC PEDESTAL
CATV	PROPOSED CATV LINE	E	EXISTING ELECTRIC BOX
		FO	EXISTING FIBER OPTIC MANHOLE
		F	EXISTING FIBER OPTIC BOX
		FO	EXISTING FIBER OPTIC PEDESTAL

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

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

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N00°17'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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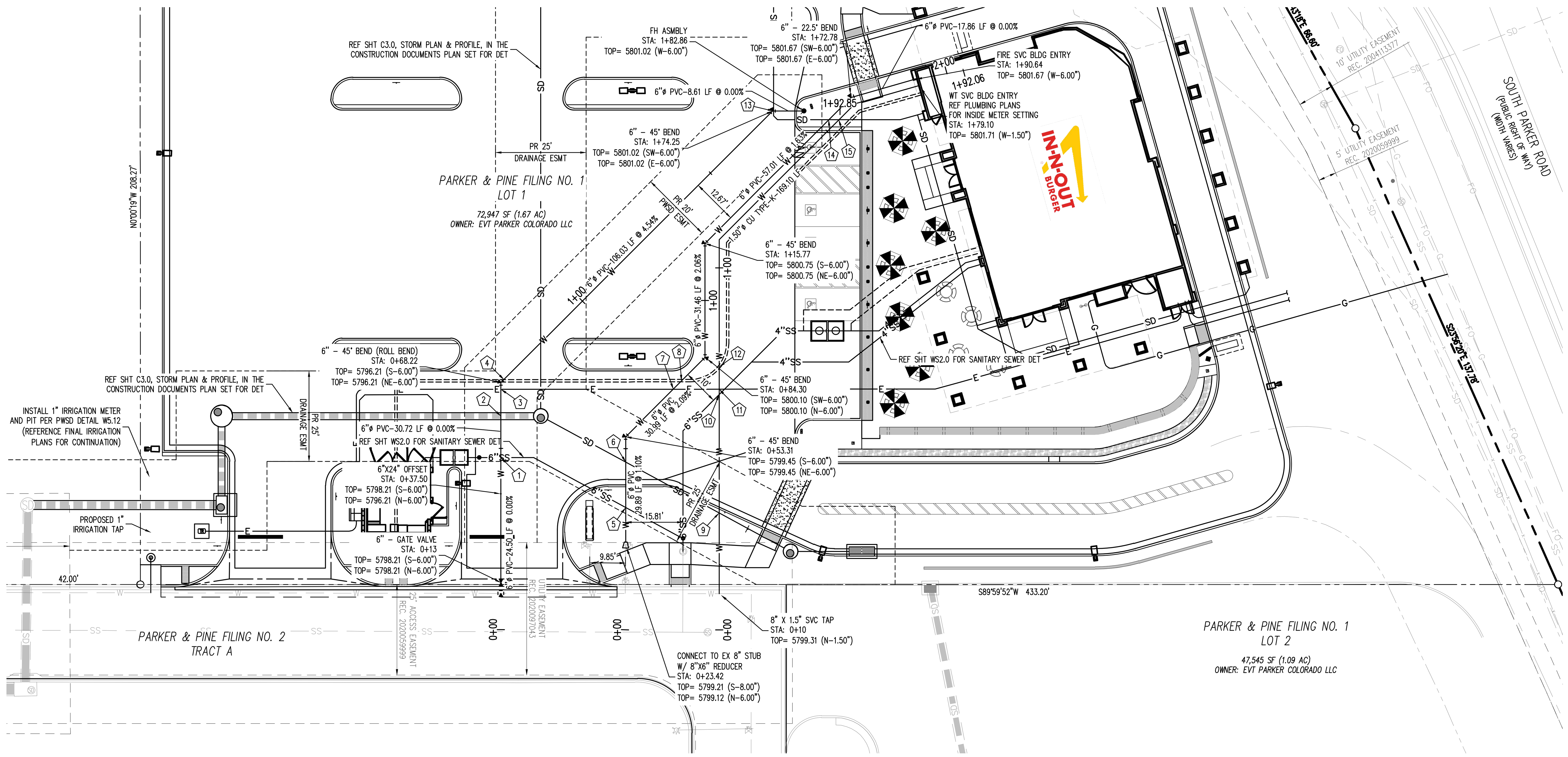
IN-N-OUT BURGER

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

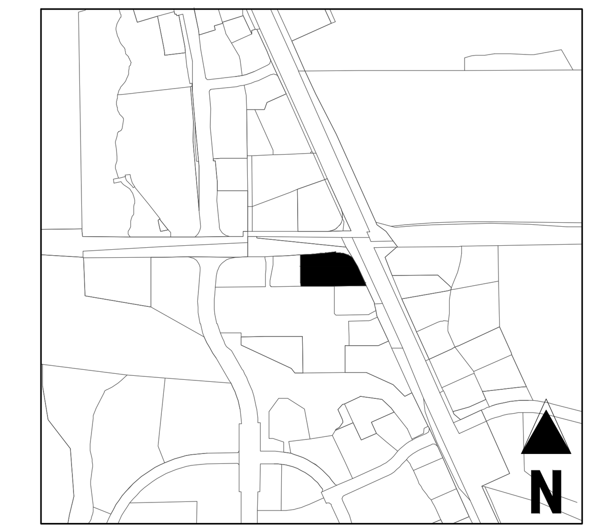
#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD

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

SANITARY SEWER PLAN



WATER LINE PLAN
SCALE: 1"=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 (DATE)

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

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 MST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED TELEPHONE LINE
- 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 GREASE 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 4" SSWR	5797.40	PR 6" WATER	5796.21	1.19***
2	PR 6" WATER	5795.67	PR 18" STORM	5793.89	3.78
3	PR ELEC*	5800.31	PR 6" WATER	5795.67	1.50 MIN**
4	PR 3/4" WATER SERVICE	5800.31	PR 6" WATER	5795.67	1.50 MIN**
5	PR 6" WATER	5798.70	PR 4" SSWR	5795.67	1.65
6	PR 6" WATER	5798.82	PR 12" STORM	5794.26	4.56
7	PR ELEC*	5801.41	PR 6" WATER	5799.91	1.50 MIN**
8	PR 3/4" WATER SERVICE	5801.375800.20	PR 6" WATER	5799.87	1.50 MIN**
9	PR 1.50" WATER	5799.51	PR 12" STORM	5794.58	4.93
10	PR 1.50" WATER	5800.02	PR 6" SSWR	5797.34	2.68
11	PR ELEC*	5801.68	PR 1.50" WATER	5800.18	1.50 MIN**
12	PR 3/4" WATER SERVICE	5801.77	PR 1.50" WATER	5800.27	1.50 MIN**
13	PR 6" WATER	5800.48	PR 6" STORM RD	5798.94	1.52
14	PR 6" WATER	5800.48	PR 6" STORM RD	5798.90	1.58
15	PR 1.50" WATER	5800.99	PR 6" STORM RD	5799.47	1.52

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

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

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

LEGAL DESCRIPTION

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

BENCHMARK

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IN-N-OUT BURGER

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PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD

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

WATER PLAN

WS3.0

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE FAILS, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE AND A RE-INSPECTION FEE CHARGED.
4. SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
5. THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
6. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
7. LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
8. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION. UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

WATER

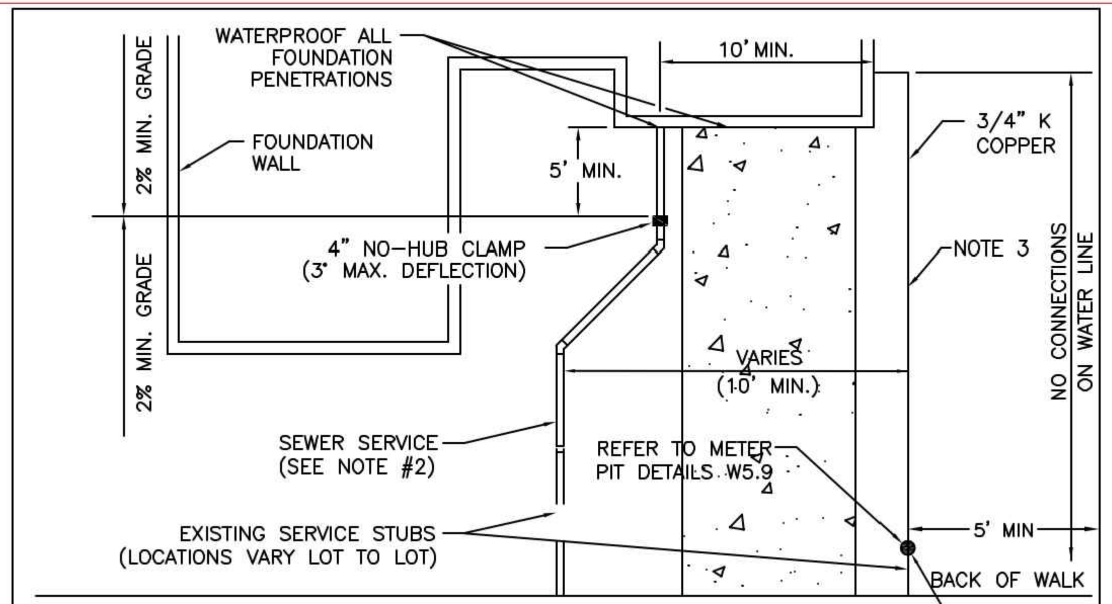
1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
2. APPROVED BEDDING TO BE SQUEEGEE.
3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
4. A WATER SERVICE WHICH CROSSES A SEWER SERVICE CAN DO SO ONLY AT A 45-90° ANGLE. WATER SERVICES SHALL BE LOCATED A MINIMUM OF 18" ABOVE SEWER SERVICE.
5. WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD, CRAWL SPACE REQUIRES CONTINOUS COPPER WITH A 1' BURY.
6. CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT. IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
7. MOVED CURB BOXES MUST BE INSPECTED BY PWSD PRIOR TO BURIAL.
8. WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
9. NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
10. CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
11. ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
   "X" FOR SANITARY SEWER SERVICE
   "V" FOR WATER SERVICES
13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDIERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES LARGER THAN 3/4". SILVER SOLDIERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

PARKER WATER & SANITATION DISTRICT

DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

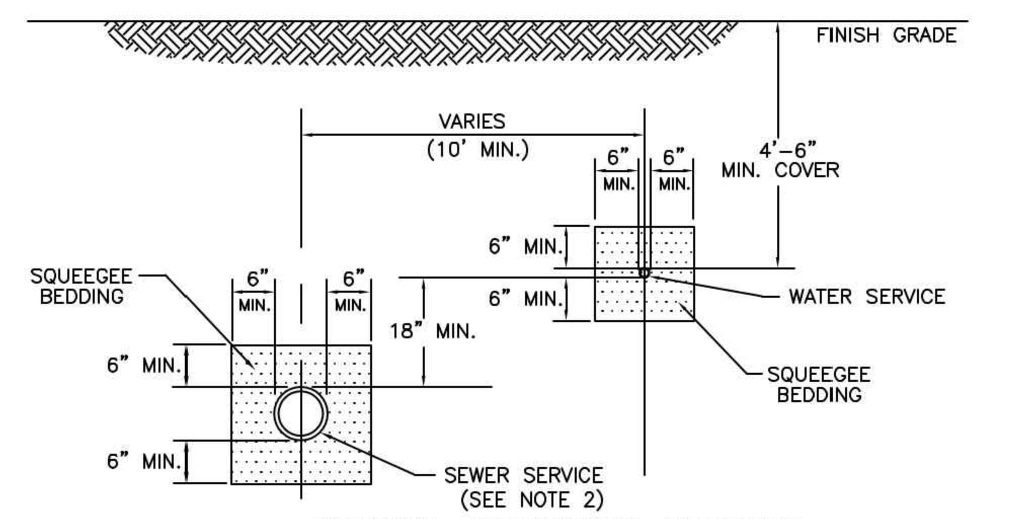
SCALE: NONE — DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING — 1/04, 1/16, 10/16

2016 REVISION — SHEET W1.1



TYPICAL SERVICES PLAN VIEW

NTS



TYPICAL SERVICES SECTION

NTS

NOTE

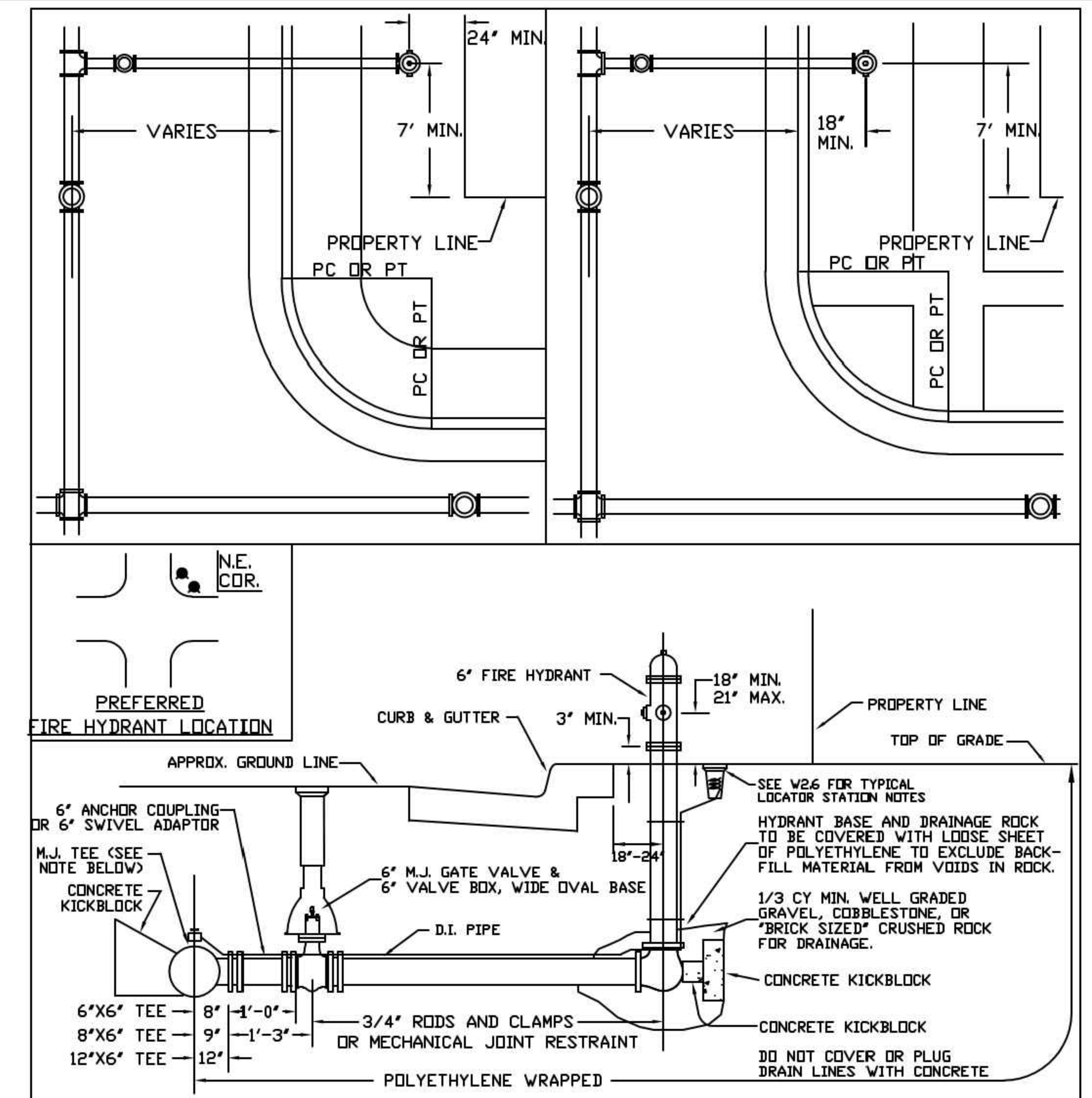
1. SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. REFER TO SEWER SERVICES DETAIL SHEET S1.2.
3. 4" PVC SLEEVES REQUIRED FOR SERVICE LINES UNDER CONCRETE SURFACE.

PARKER WATER & SANITATION DISTRICT

TYPICAL WATER SERVICES

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

2016 REVISION — SHEET W1.2



NOTES:

1. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE)
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
4. NO PORTION OF FIRE HYDRANT MAY PROTRUDE INTO SIDEWALK AREA.
5. FIRE HYDRANT EXTENSIONS MAY NOT BE MORE THAN 18".

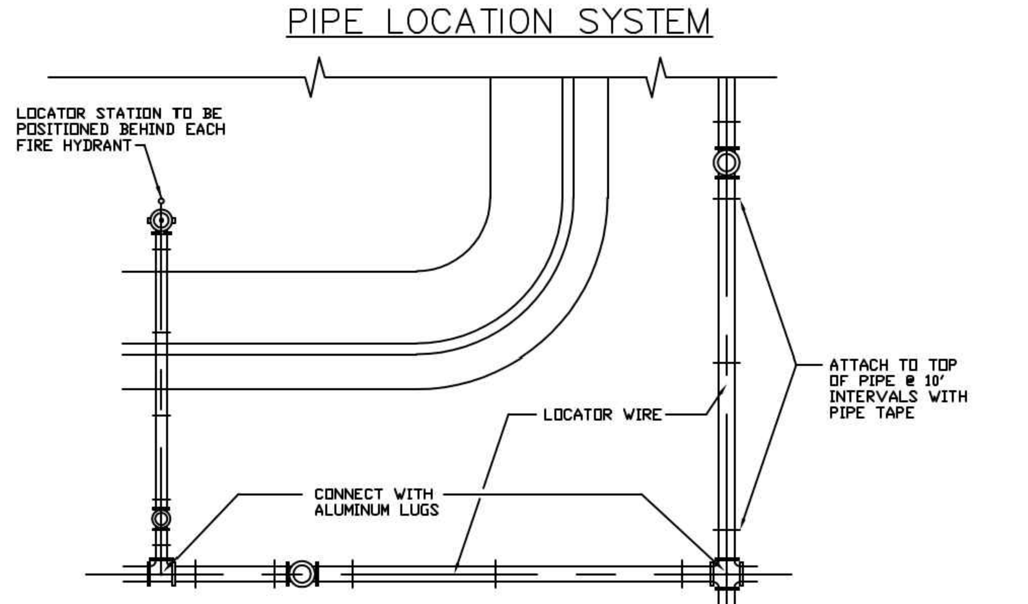
PARKER WATER & SANITATION DISTRICT

FIRE HYDRANTS LOCATION & INSTALLATION

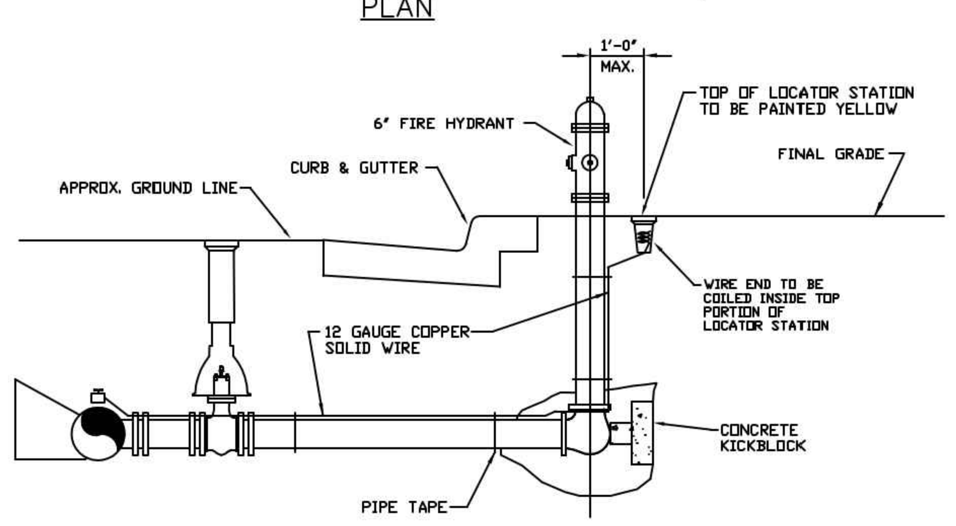
SCALE: NONE — DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING — 4/01 10/16, 01/02, 12/07, 1/16

2016 REVISION — SHEET W2.5

PIPE LOCATION SYSTEM



PLAN



SECTION VIEW @ FIRE HYDRANT

NOTES:

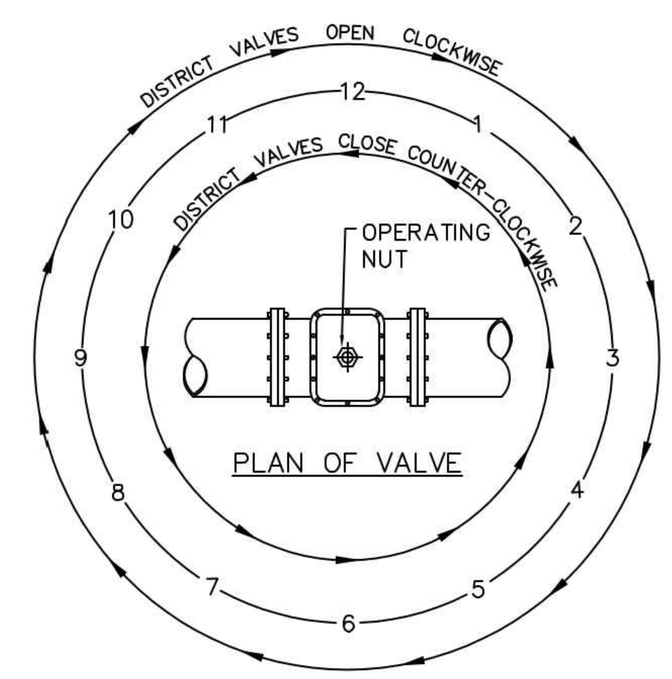
1. FOR USE ON ALL DUCTILE IRON AND PVC WATER MAINS.
2. LOCATOR STATION POSITION MAY BE MODIFIED AT THE DIRECTION OF THE DISTRICT ENGINEER.
3. A CONTINUITY TEST WILL BE REQUIRED PRIOR TO PROBATIONARY ACCEPTANCE.

PARKER WATER & SANITATION DISTRICT

LOCATOR WIRE DETAILS

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

2016 REVISION — SHEET W2.6



NOTE:
ONLY RIGHT HAND OPENING VALVES ALLOWED.

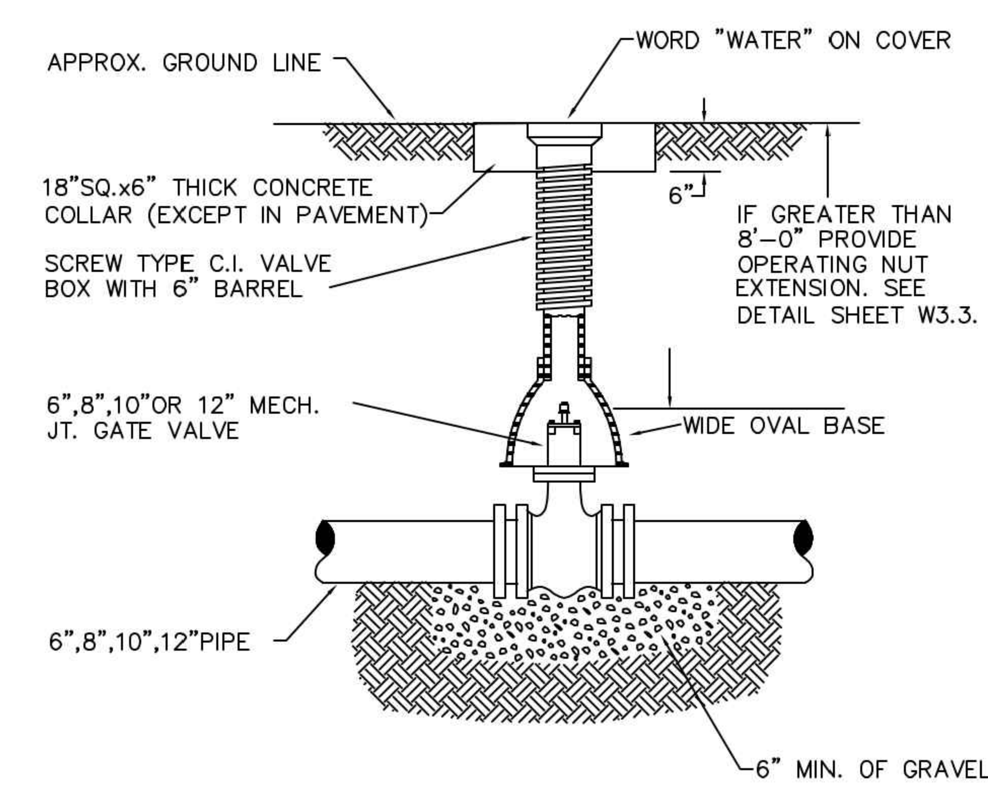
VALVE OPENING & CLOSING PROCEDURE

PARKER WATER & SANITATION DISTRICT

VALVE OPERATION

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

2016 REVISION — SHEET W3.4



6-INCH VALVE BOXES

CHECK MATERIAL SPECIFICATIONS

NOTES:

1. ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
2. VALVE NUT SHALL BE CENTERED.
3. VALVE BOX SHALL BE PLUMB.
4. SEE MATERIAL SPECIFICATIONS FOR VALVE BOX WITH GREATER THAN BURIED DEPTH OF 4.5 FT.

PARKER WATER & SANITATION DISTRICT

VALVE BOX DETAIL

SCALE: NONE — DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING — 5/98 10/16, 6/99, 12/07, 1/16

2016 REVISION — SHEET W3.10

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PARKER & PINE FILING NO. 1, LOT 1
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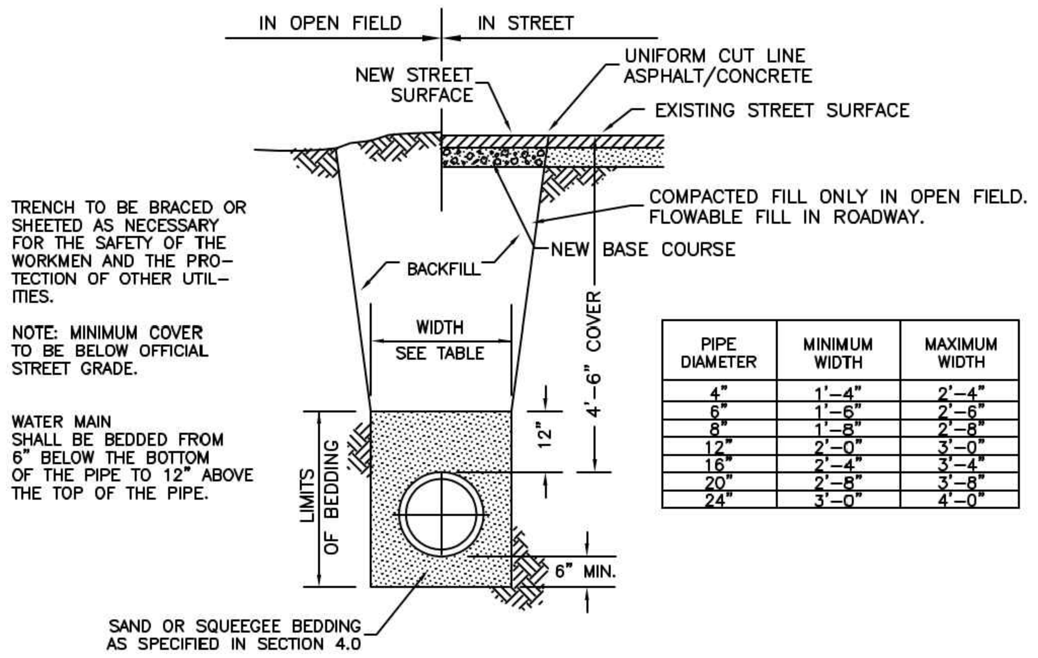
	12/21/2022	1ST CD SUBMITTAL	PJD

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

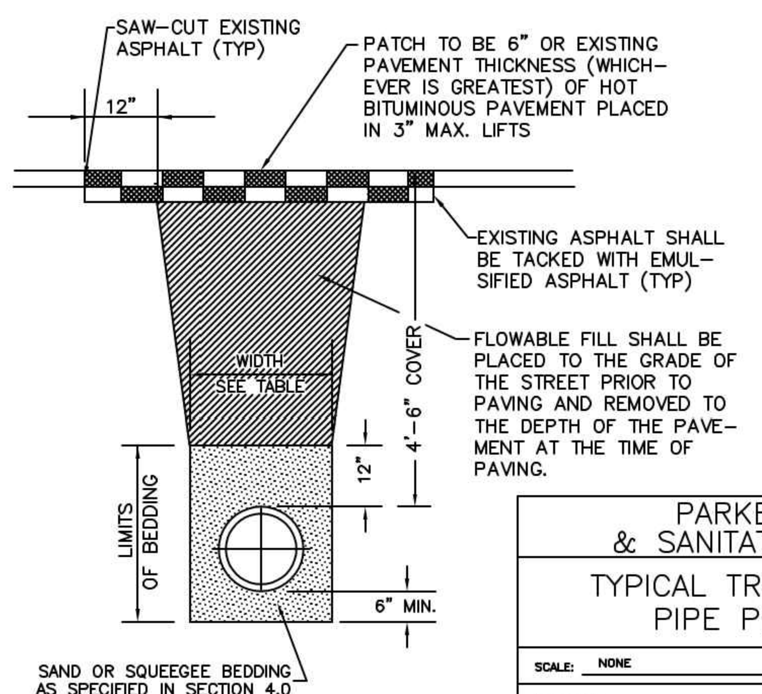
WATER & SANITARY SEWER DETAILS

WS4.0



PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	3'-0"	4'-0"

STANDARD TRENCH SECTION



STREET CUT PATCH

PARKER WATER & SANITATION DISTRICT

TYPICAL TRENCH SECTION PIPE PROTECTION

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

2016 REVISION — SHEET W4.1

PIPE BEDDING:

(a) Installation of Bedding and Pipe: After completion of the trench excavation and proper preparation of the foundation, six inches (6") of bedding material shall be placed on the trench bottom for support under the pipe. Bell holes shall be dug deep enough to provide a mimimum of two inches (2") of clearance between the bell and bedding material. All pipe shall be installed in such a manner as to insure full support of the pipe barrel over its entire length. After the pipe is adjusted for line and grade, and the joint is made, the bedding material shall be carefully placed and tamped under the haunches of the pipe and in the previously dug bell holes.

Tamping is herein defined as the act of placing approved bedding material under the haunches of the pipe, paying particular attention to voids, bell holes, and sling holes. The purpose of tamping is to ensure uniform support for the pipe.

The limits of bedding shall be from six inches (6") below the bottom of the pipe to twelve inches (12") above the top of the pipe. Approved backfill may then be installed to the groundline. See Chapter 2 of these Standards for backfill and compaction of backfill.

Compaction of bedding is not required. The only requirement is sufficient tamping to achieve uniform support under the pipe. See Sheet W4.1 of the Standard Details for a typical trench cross section.

(b) Bedding Material: The bedding material shall be a clean well-graded sand or squeegee sand and shall conform to the following limits when tested by means of laboratory sieves:

Well-Graded Sand for (24-inch or large diameter)

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 4	70-100
No. 8	36-93
No. 16	20-80
No. 30	8-65
No. 50	2-30
No. 100	1-10
No. 200	0-3

Squeegee Sand
for use with 20-inch or smaller

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 200	0-3

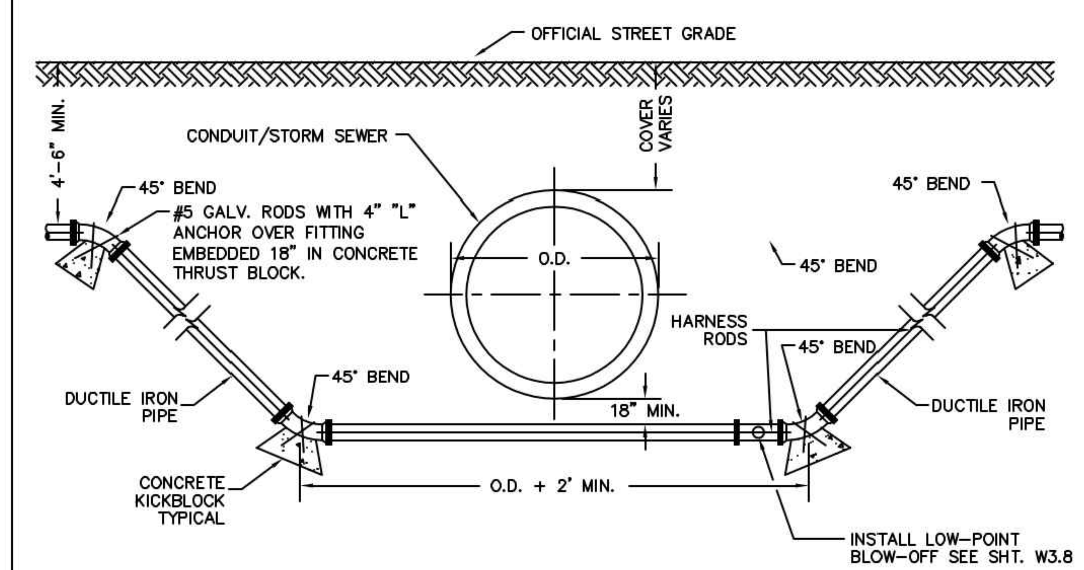
If approved by the District, fines form the trench walls and spoils pile may be used to provide uniform support for the pipe. No rock or stone larger than that allowed by the sieve analysis, or any other detrimental substance, shall be placed closer to the pipe than six inches (6"). Approved bedding materials shall be stockpiled on the jobsite to be used in the event natural materials become unsatisfactory. The District reserves the right to require the use of the specified bedding material at any time.

PARKER WATER & SANITATION DISTRICT

PIPE BEDDING

SCALE: NONE — DATE: 2/96
APPROVED: PVR — DIRECTOR OF ENGINEERING — 5/98, 2/00, 1/16, 10/16

2016 REVISION — SHEET W4.2



NOTES:

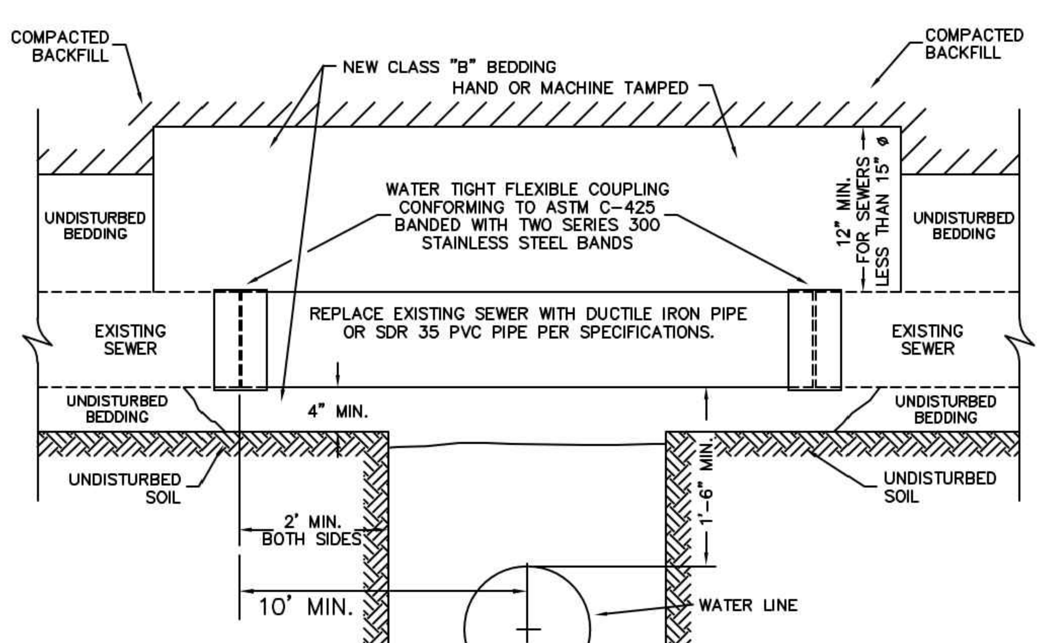
1. LENGTH OF EXTENSION OF PIPE AND HARNESS RODS SHALL BE IN ACCORDANCE WITH THESE ENGINEERING STANDARDS.
2. ALL WATER MAINS TWELVE (12") INCHES OR SMALLER, WHICH CROSS UNDER CONDUITS/STORM SEWER SHALL BE DUCTILE IRON OR PVC PER SPECIFICATIONS.
3. A BORED CROSSING MAY BE REQUIRED BY THE ENGINEER.
4. CONCRETE KICKBLOCKS PER SHEET W3.18.

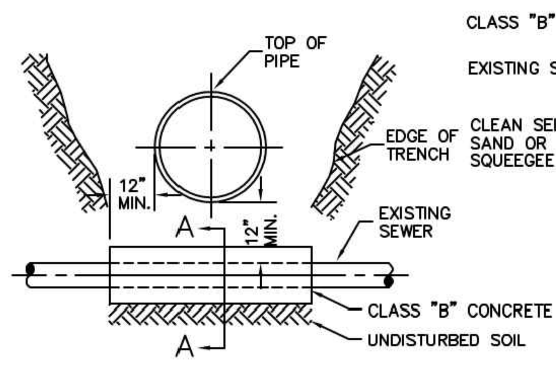
PARKER WATER & SANITATION DISTRICT

CONDUIT OR STORM SEWER CROSSING

SCALE: NONE — DATE: 2/96
APPROVED: PVR — DIRECTOR OF ENGINEERING — 5/98 10/16, 2/00, 12/07, 1/16

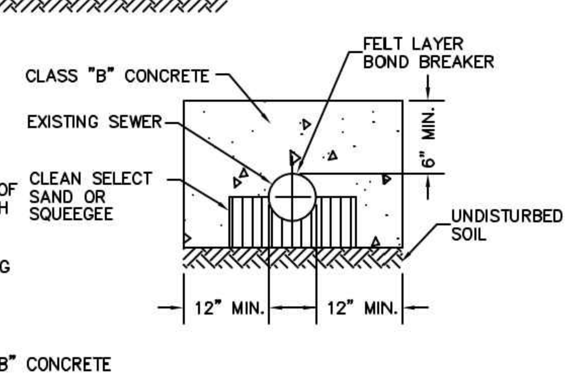
2016 REVISION — SHEET W4.6





SEWER CROSSING UNDER
LESS THAN 18" BETWEEN PIPES

1. PIPE SHALL BE WRAPPED WITH FELT LAYER BEFORE ENCASING.



SECTION A-A

PARKER WATER & SANITATION DISTRICT

CROSSING STORM & SANITARY SEWERS

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

2016 REVISION — SHEET W4.7

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 ABOVE AND A RE-INSPECTION FEE CHARGED.
3. 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.
4. 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.
5. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
6. LOTS WITHOUT BULDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
7. CONTRACTOR MUST BE PRESSENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

SEWER

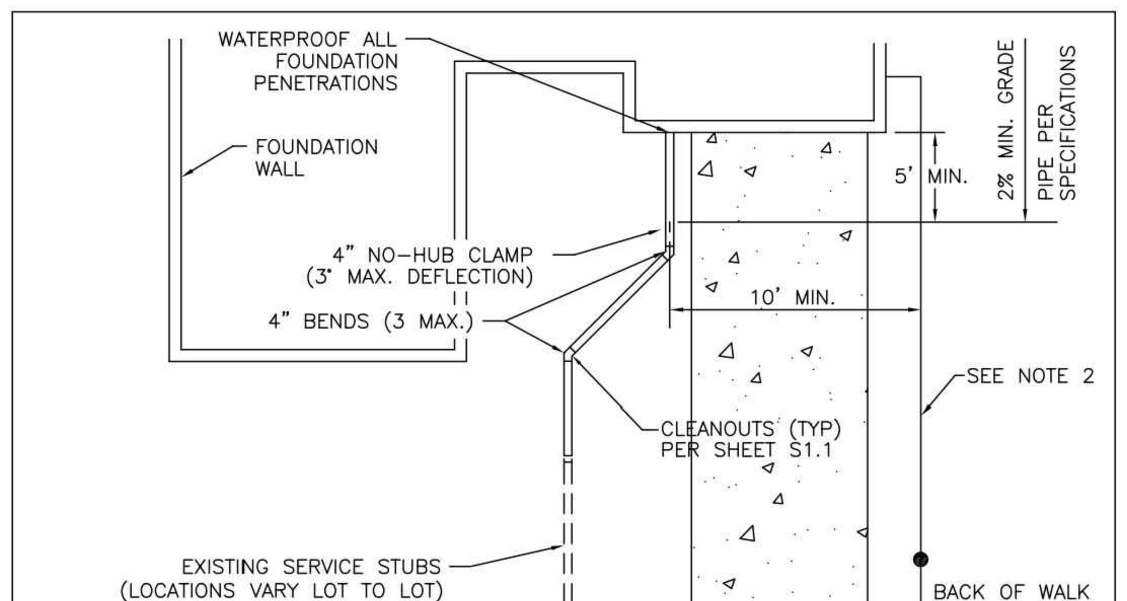
1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3°.
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
5. CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
6. STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
8. ALL SERVICES WILL BE PERMANANTELY MARKED ON CURB FACE AS FOLLOWS:
   "X" FOR SANITARY SEWER SERVICE
   "V" FOR WATER SERVICES

PARKER WATER & SANITATION DISTRICT

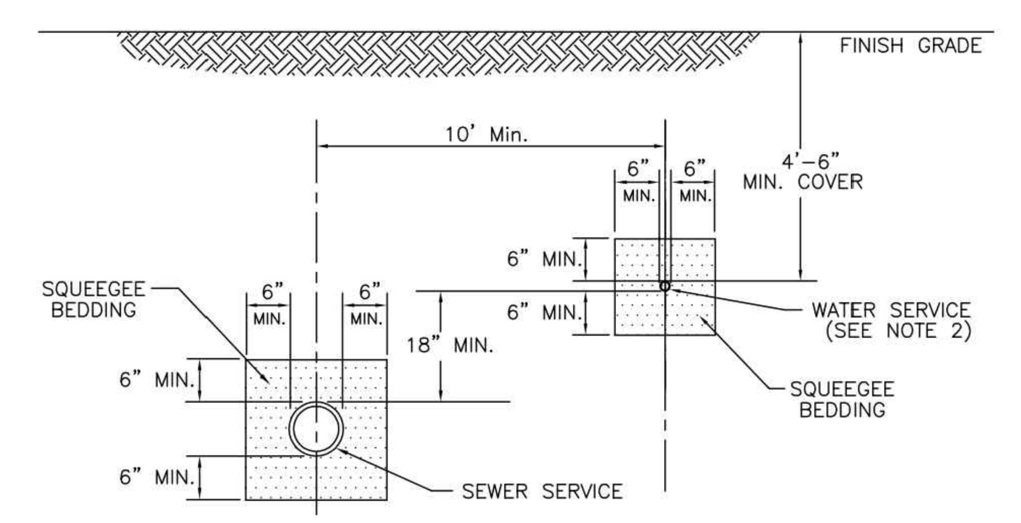
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES

SCALE: NONE — DATE: 2/96
APPROVED: PVR — DIRECTOR OF ENGINEERING — 01/02 10/16, 1/08, 1/16

2016 REVISION — SHEET S1.1



TYPICAL SERVICES PLAN VIEW
NTS



TYPICAL SERVICES SECTION
NTS

NOTE

1. SEE SHEET S1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. TYPICAL WATER SERVICES SHOWN ON SHEET W1.2 IN WATER DETAILS.

PARKER WATER & SANITATION DISTRICT

TYPICAL SEWER SERVICES

SCALE: NONE — DATE: 2/96
APPROVED: PVR — DIRECTOR OF ENGINEERING — 2/00, 01/02, 01/16, 10/16

2016 REVISION — SHEET S1.2

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

PARKER, CO 80134

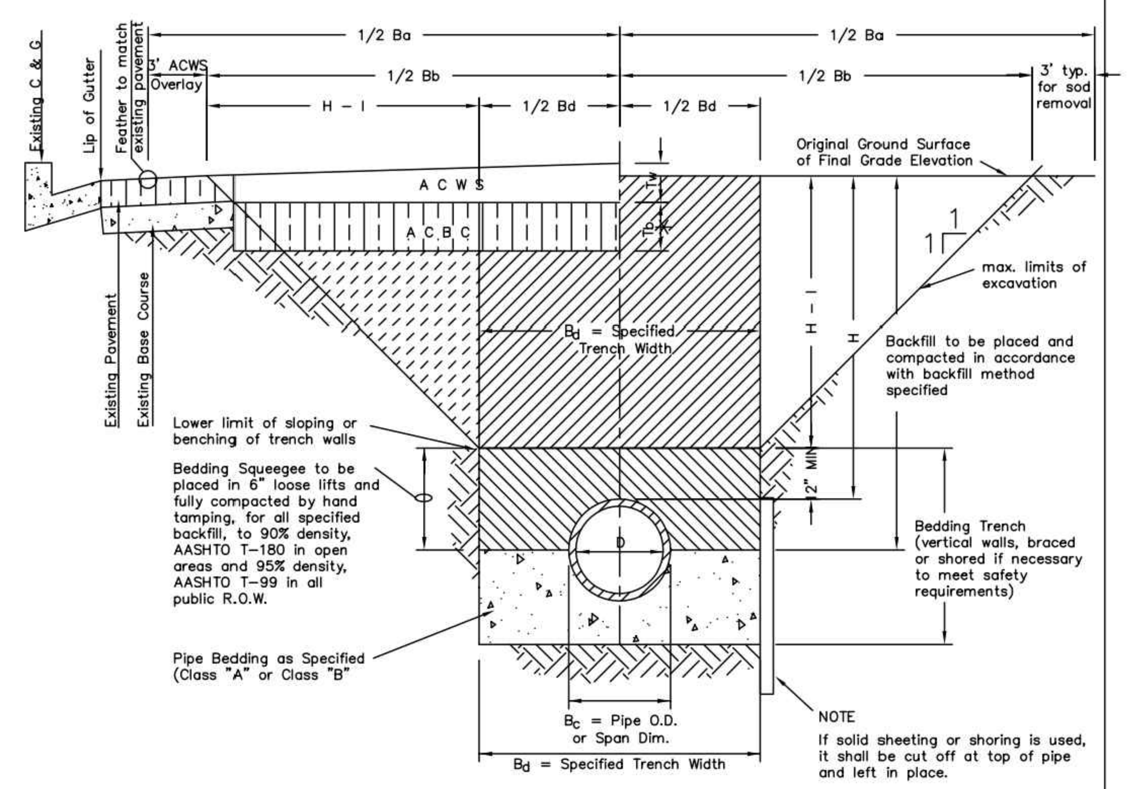
#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD

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

WATER & SANITARY SEWER DETAILS

WS4.1

\\galfs1\dwgs\In-N-Out\CO, Parker (SWC Parker & Pine)\0CIV\3-CD\INO014_CD_WS4.0_PWSD Details.dwg - Chris Miniello - 12/20/2022



TYPICAL TRENCH DETAIL

T_b = Thickness of Asphaltic Concrete Base Course (A C B C)

T_w = Thickness of Asphaltic Concrete Wearing Surface (A C W S)

T_o = Total Asphalt Thickness (T_b + T_w)

B_c = Outside Pipe or Conduit Span Dimension

B_d = Specified Bedding Trench Width and Max Bedding Trench Width at a point 12" above Top of Pipe (See Note 2)

B_b = Max. Pay Width of Asphaltic Concrete Base Course (or Asphaltic Concrete Cold Mix) (See Note 3)

B_a = Max. Pay Width of Asphaltic Concrete Wearing Surface or Sod Replacement (See Note 3)

H = Depth of Surface to Top of Pipe

H–I= Depth from Surface to 1 ft. above Top of Pipe

TABLE II
ASPHALT AMD BASE COURSE REPLACEMENT SCHEDULE

STREET WIDTH	ASPHALTIC BASE COURSE (T_b)	ASPHALTIC WEARING SURFACE (T_w)	TOTAL THICKNESS (T_o)
UP TO 36'	4"	2"	6"
36' TO 44'	4"	3"	7"
44' TO 48'	5"	3"	8"
WIDER THAN 48'	6"	3"	9"

NOTES

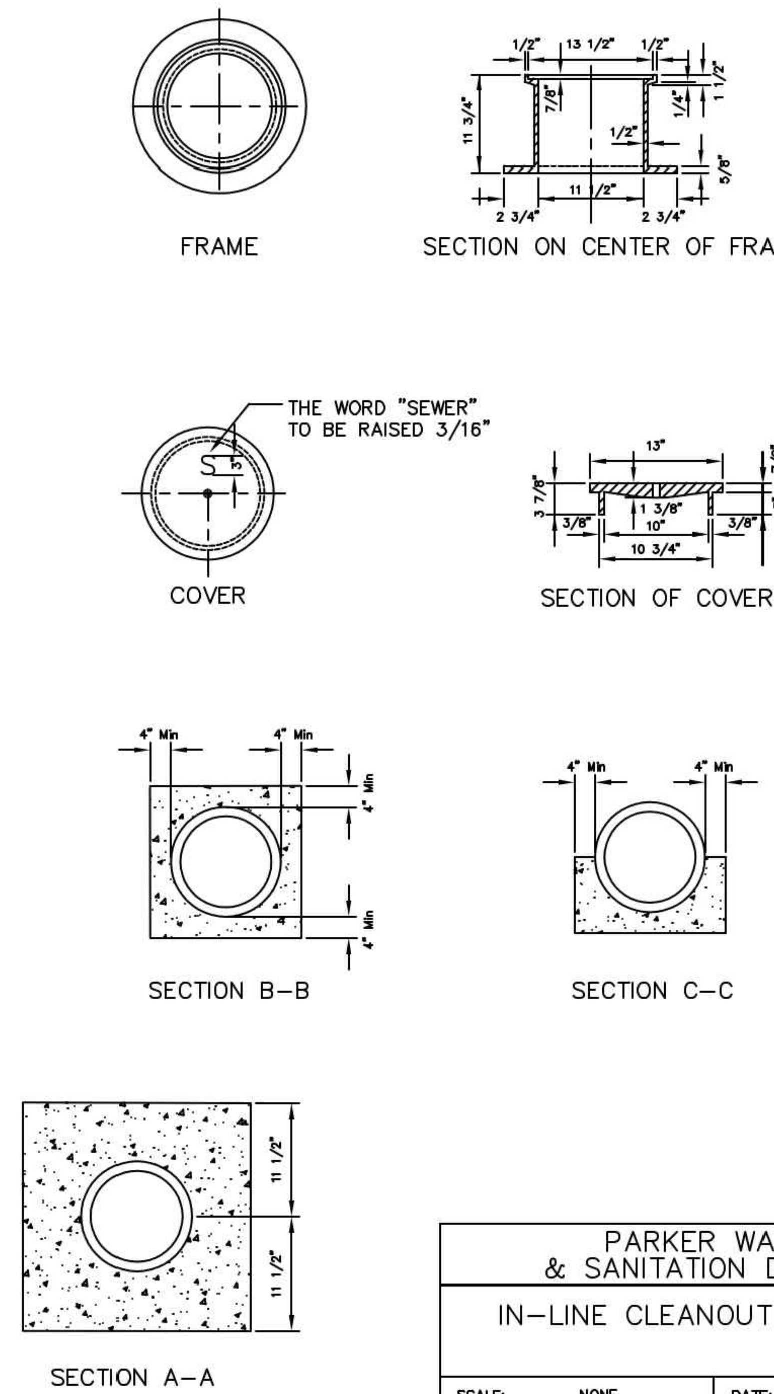
1. *Sloping or benching of trench side walls, where permitted shall be in accordance with applicable Federal, State and Local safety regulations.*
2. *Trench shall be braced and shored as necessary to afford safe working conditions or to protect adjacent utilities, structures, etc.. Unless otherwise 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 "B_a" is ≤ 5', then existing asphalt pavement shall be removed and replaced up to the gutter. Maximum asphalt pay widths, B_a & B_b shall then be based upon this actual width.*

PARKER WATER & SANITATION DISTRICT

SEWER TRENCHING AND BEDDING DETAIL

SCALE: NONE | DATE: 2/96
APPROVED: PVR | 5/98 1/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION — SHEET S4.1

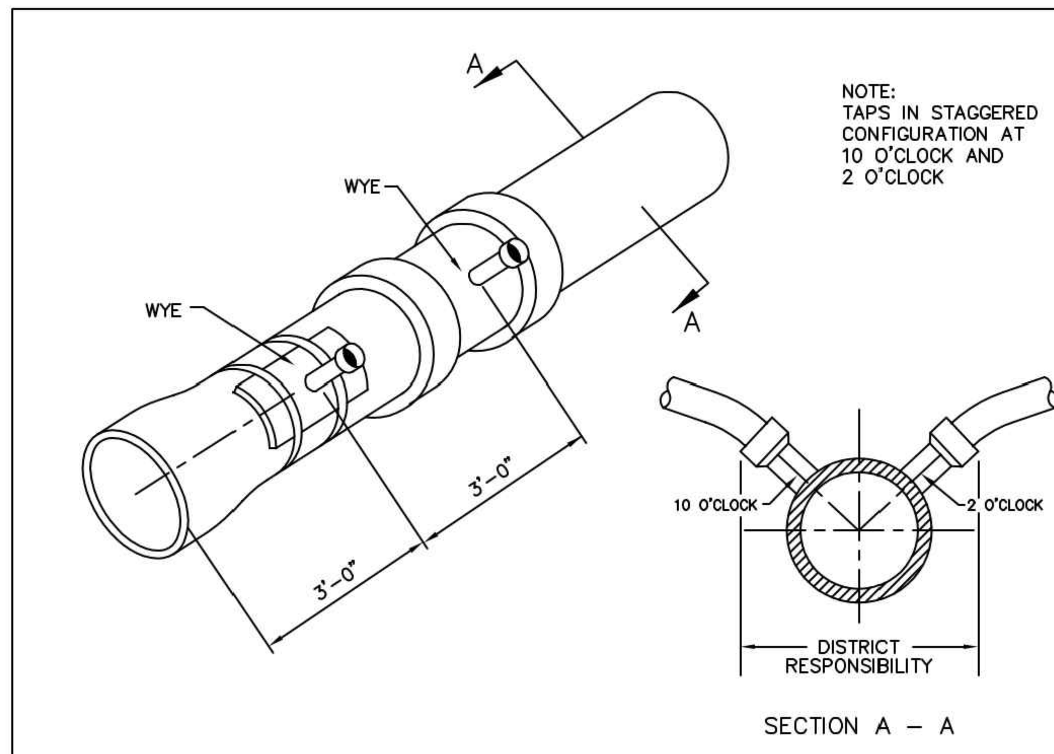


PARKER WATER & SANITATION DISTRICT

IN–LINE CLEANOUT SECTIONS

SCALE: NONE | DATE: 2/96
APPROVED: PVR | 2/00 1/08 1/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION — SHEET S4.12



Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock postion 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.

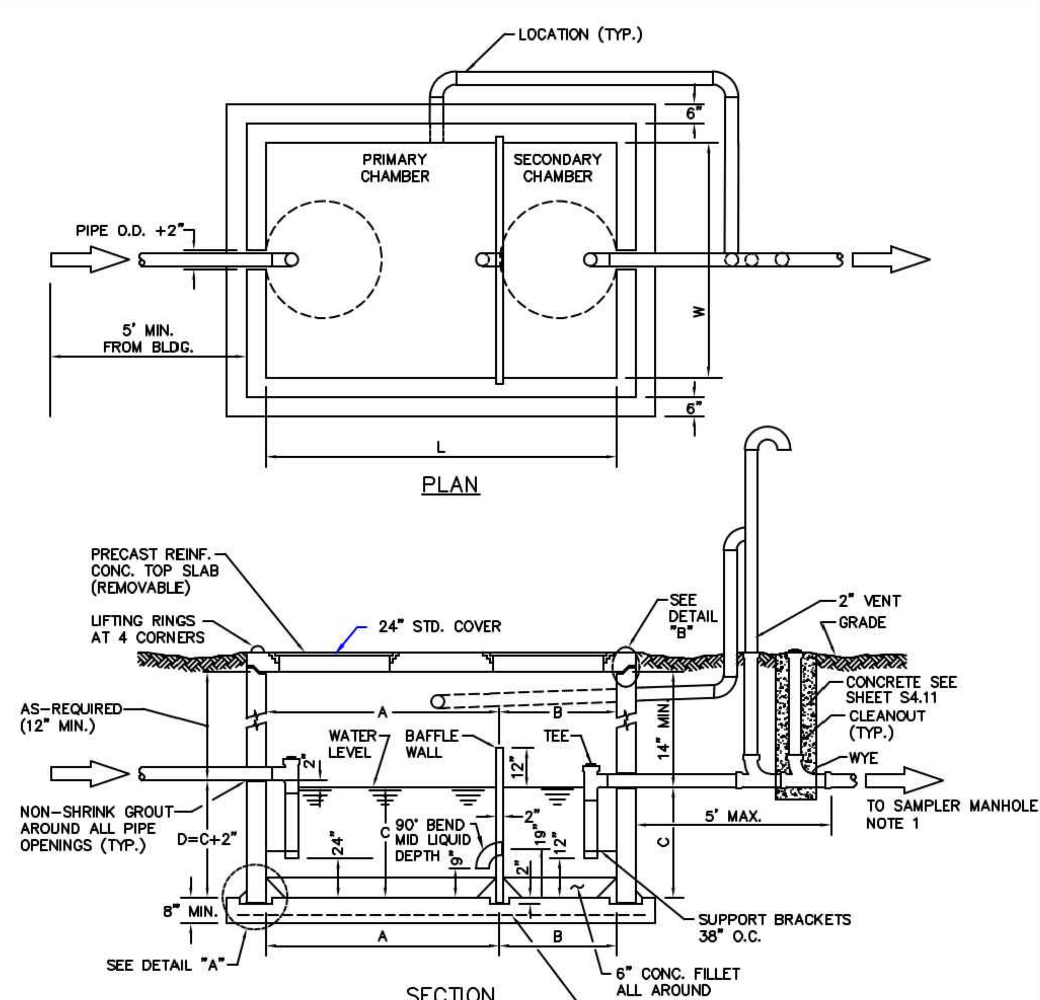
DOMESTIC SEWER TAPPING DETAIL

PARKER WATER & SANITATION DISTRICT

DOMESTIC SEWER TAPPING DETAIL

SCALE: NONE | DATE: 2/96
APPROVED: PVR | 4/01 1/08 1/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION — SHEET S4.13



CAPACITY CHART

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES) W	L	A	B	C	D
1190	61	72	96	64	32	40	42
1600	84	72	144	96	48	40	42
1840	103	72	144	96	48	46	48
2080	117	72	144	96	48	52	54
2560	150	72	144	96	48	64	68
3040	183	72	144	96	48	76	78
3280	202	72	144	96	48	82	84
3520	216	72	144	96	48	88	90

1. SAMPLE MANHOLE SHALL BE LESS THAN 20 FEET FROM CLEANOUT.

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 RING(S) AND A MAXIMUM OF 12" GRADE RING(S). 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'

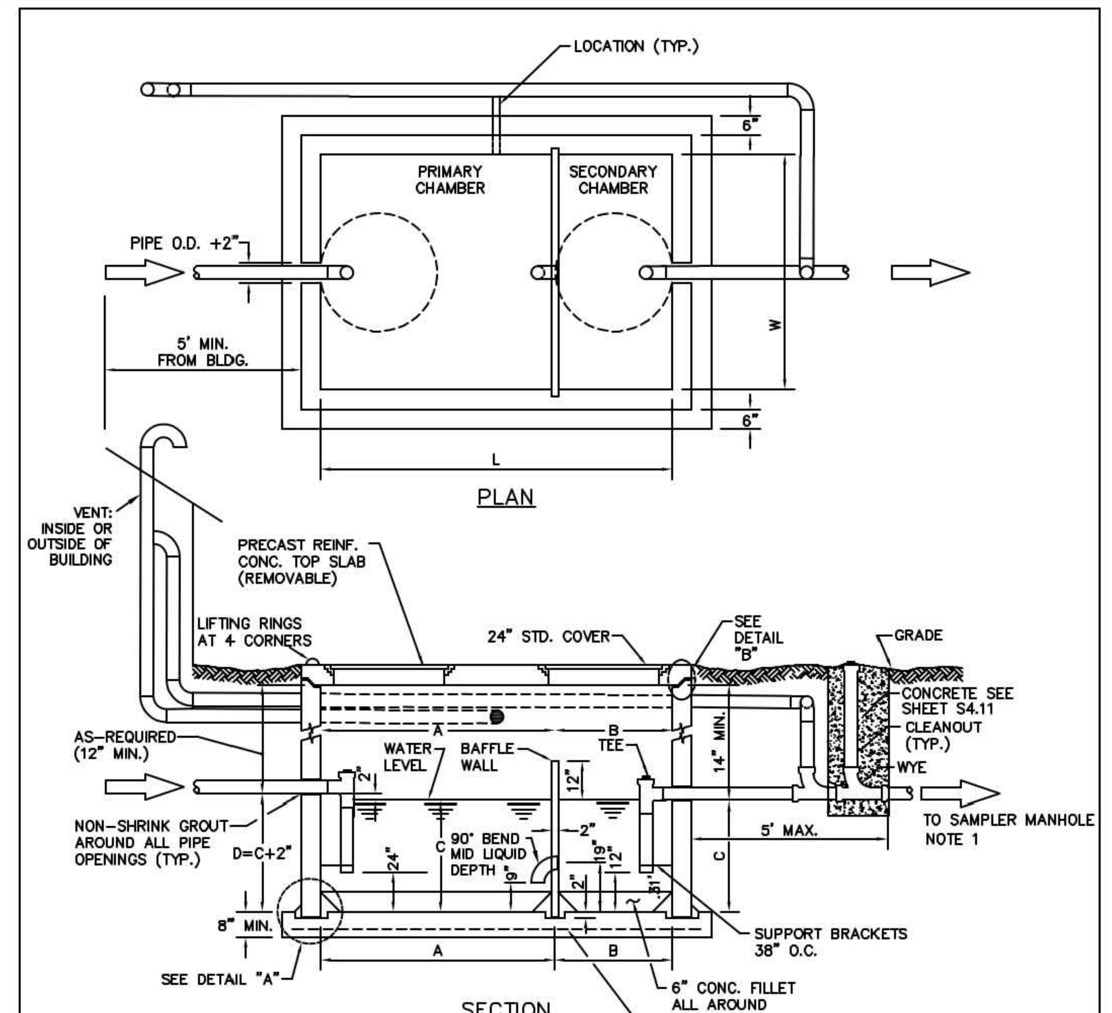
PARKER WATER & SANITATION DISTRICT

COMMERCIAL GREASE INTERCEPTOR

SHEET 1 OF 2

SCALE: NONE | DATE: 2/96
APPROVED: PVR | 2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING

2016 REVISION — SHEET S5.1



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PARKER WATER & SANITATION DISTRICT

COMMERCIAL GREASE INTERCEPTOR

SHEET 2 OF 2

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

2016 REVISION — SHEET S5.2

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

WATER & SANITARY SEWER DETAILS

WS4.2

\\galfs1\dwgs\In-N-Out\CO, Parker (SWC Parker & Pine)\0CIV3-CD\INO14_CD_WS4.0_PWSD Details.dwg - Chris Miniello - 12/20/2022