

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

DEVELOPER/APPLICANT

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

ENGINEER/CONSULTANT

GALLOWAY & COMPANY, INC
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-8884
CONTACT: PHIL DALRYMPLE, P.E.
EMAIL: PHILDALRYMPLE@GALLOWAYUS.COM

LANDSCAPE/CONSULTANT

GALLOWAY & COMPANY, INC
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-8884
CONTACT: JONAH WESS
EMAIL: JONAHWESS@GALLOWAYUS.COM

SURVEY

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

MUNICIPAL & UTILITY CONTACTS:

ENGINEERING

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

STORM SEWER

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

FIRE

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

WATER & SANITARY SEWER

PARKER WATER AND SANITATION DISTRICT
1800 E WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: JAROD BAYLIE
EMAIL: PWSENGINEERING@PWSO.ORG

ELECTRIC

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

CABLE/TELEPHONE

CENTURYLINK
CONTACT: WILLIAM BENSON, FIELD ENGINEER
DENVER, CO 80223
TEL: (303) 587-5496
EMAIL: WILLIAM.BENSON@CENTURYLINK.COM

NATURAL GAS

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

GENERAL NOTES

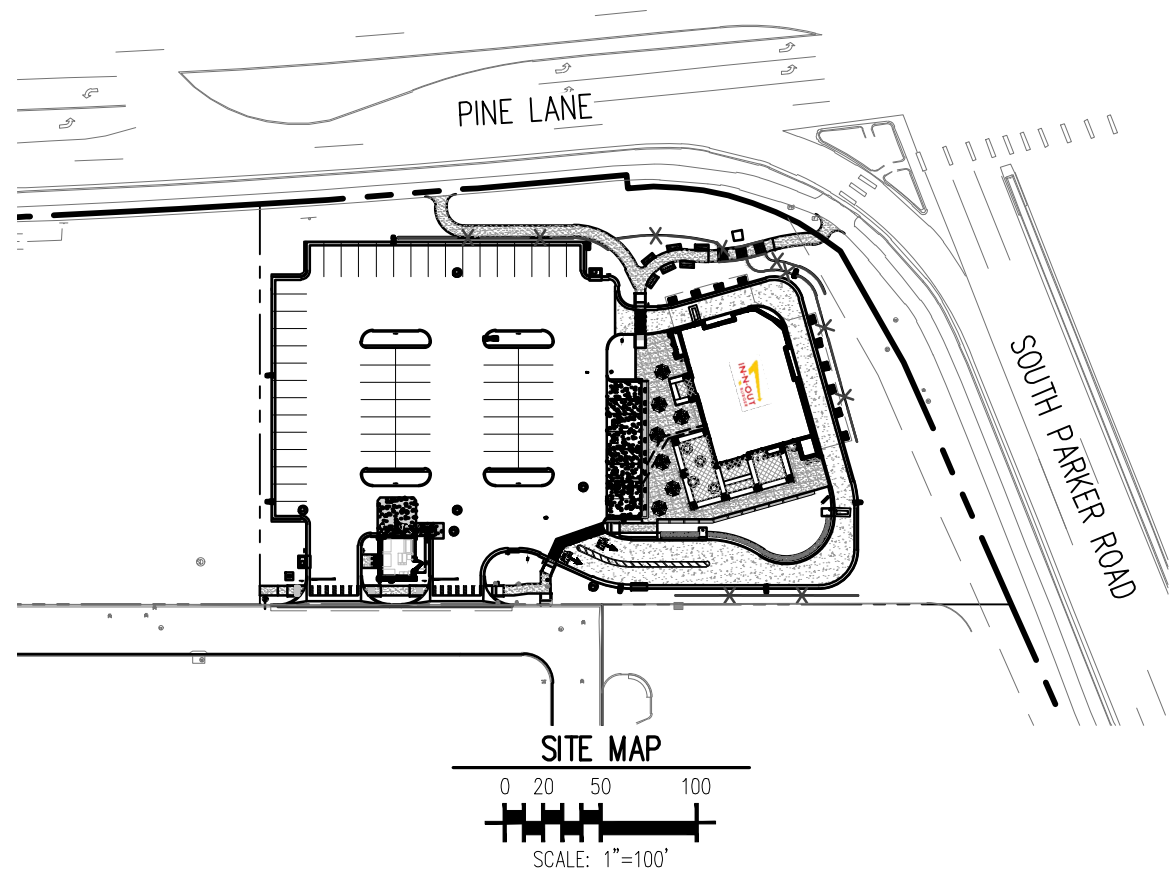
- A. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
B. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
C. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
D. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
E. ALL CONSTRUCTION WITHIN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER.
F. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.
G. CONSTRUCTION AND INSTALLATION OF 2,824 SF BUILDING, ALL UTILITY ENTRANCES AND (1) 25,000 GALLON & (1) 26,000 GALLON UNDERGROUND TANKS SHALL BE IN ACCORDANCE WITH ASSOCIATED PLANS.
H. THE GENERAL CONTRACTOR TO COORDINATE THE CANOPY SIGN LOCATIONS AND FREE-STANDING SIGNAGE WITH MURPHY'S PROJECT MANAGER.
I. STAGE II VAPOR RECOVERY SYSTEM IS NOT REQUIRED.

GENERAL CONSTRUCTION NOTES

- 1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING, CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REP. PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
5. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
6. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY ENGINEER COMPLIANT TO THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.
7. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
8. THIS DESIGN IS BASED ON THE GEOTECHNICAL REPORT MP01L-19-CO-02305-02 DATED APRIL 30, 2019 BY UNITED CONSULTING. A COPY OF THIS REPORT SHOULD BE ON-SITE AT ALL TIMES.
9. GENERAL CONTRACTOR SHALL RECEIVE, UNLOAD, STORE AND UNCRATE ALL EQUIPMENT FURNISHED BY THE OWNER AND SHIPPED TO THE SITE. SEE SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OWNER.
10. GENERAL CONTRACTOR TO REFER TO STANDARD DETAILS INCLUDED IN THE SPECIFICATIONS FOR INSTALLING EQUIPMENT, INCLUDING PRODUCT DISPENSERS AND REMOTE READ-OUT EQUIPMENT.
11. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
12. SEE THE SITE SURVEY FOR SURVEY INFORMATION & LEGAL DESCRIPTION.
13. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ON-SITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR GALLOWAY AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED ON AS-BUILT RECORD DRAWINGS. AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO ISSUANCE OF FINAL PAYMENT. AS BUILT DRAWINGS WILL BE SUPPLIED TO OWNER AND CITY/TOWN PRIOR TO FINAL PAYMENT.
16. GRADING/UTILITY CONTRACTOR TO COMPLETE GRADING BELOW FINISHED GRADE IN ACCORDANCE WITH PAVING RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SHOWN TO TOLERANCE OF +/- 0.1" IN ALL PAVING AREAS.
17. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
18. CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
19. SURVEYOR TO OBTAIN AWD/CAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTES TO CONTRACTOR

- A. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH THE DATE WHEN CONSTRUCTION IS TO BEGIN.
B. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND LAYOUT.
C. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ENGINEER OF RECORD OF ANY DEVIATIONS DURING CONSTRUCTION AND SHALL REPORT THEM IMMEDIATELY.
D. CONTRACTOR IS REQUIRED TO KEEP REDLINE AS-BUILTS AND TO PROVIDE THOSE TO MURPHY UPON COMPLETION.
E. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING THE AS-BUILT AND CERTIFICATE OF OCCUPANCY (C.O.) REQUIREMENTS FOR THE ISSUING AUTHORITY.
F. IF AN ELEVATION CERTIFICATE OR AS-BUILT SURVEY IS REQUIRED BY THE ISSUING AUTHORITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SCHEDULING OF THE SURVEY WITH THE CIVIL CONSULTANT PRIOR TO DEADLINE FOR OBTAINING THE C.O. AND AFTER NECESSARY COMPLETED WORK TO BE SHOWN ON SURVEY. THE AS-BUILT SURVEY FOR THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR.



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.
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.
MATERIAL SPECIFICATIONS table with columns: MATERIAL, MS-W2, MS-W3, MS-S1.
DATE: 08/07/2023
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE:
(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT OF NPA 24 WHEN SUBMITTING FOR REVIEW.)

GENERAL SITE DESCRIPTION

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

NOTICE TO BIDDERS:

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

WETLANDS NOTE:

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

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF DENVER, COMMUNITY PANEL NUMBER 0803020675, DATED MARCH 16, 2016. PER THE FLOOD MAP REFERENCED, THE SITE IS IN ZONE X (OUTSIDE 0.2% OF FLOOD) BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) ELEVATIONS.

LEGAL DESCRIPTION

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

BENCHMARK

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

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

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°51'E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED 'PLS 22561', AS SHOWN HEREAFTER.

CAUTION - NOTICE TO CONTRACTOR

- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
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5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
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. Includes entries for 1st, 2nd, 3rd, 4th, and 5th CD submittals.

Table with columns: Project No, Drawn By, Checked By, Date. Values: INCO00014.20, JNE, PJD, 08/02/2023.

PWSO COVER SHEET

WS0.0
Sheet 1 of 10





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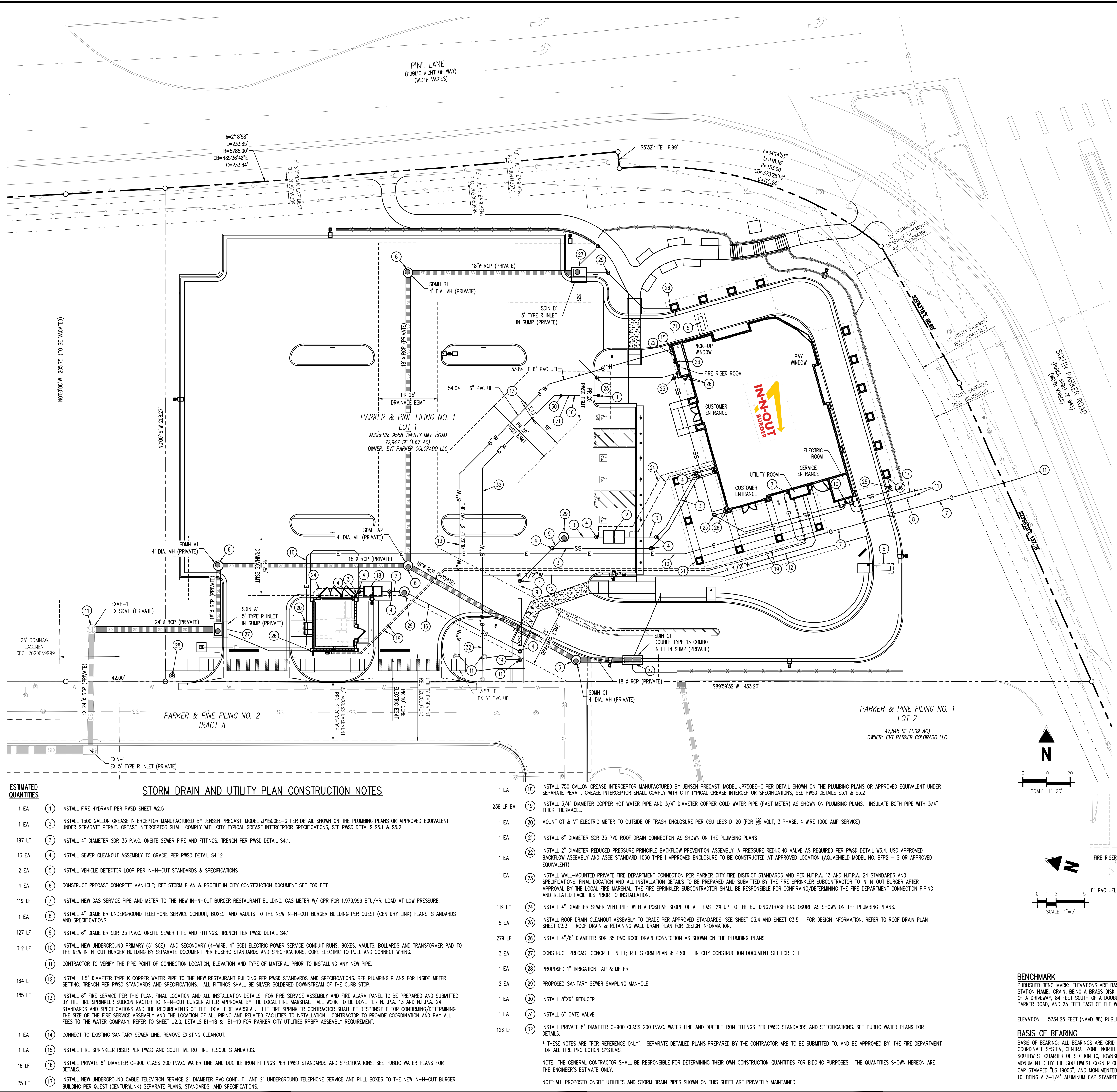
**IN-N-OUT BURGER**  
**CONSTRUCTION DOCUMENTS**  
**PARKER & PINE FILING NO. 1, LOT 1**  
**PARKER, CO 80134**

#	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: INO00014.20  
 Drawn By: JNE  
 Checked By: PJD  
 Date: 08/02/2023

**OVERALL UTILITY PLAN**

**WS1.0**  
 Sheet 3 of 10



THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS.

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REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.  
 BY: \_\_\_\_\_ (DISTRICT REPRESENTATIVE)  
 DATE: \_\_\_\_\_

APPROVED FOR CONSTRUCTION:  
 PARKER WATER AND SANITATION DISTRICT  
 BY: \_\_\_\_\_ (DISTRICT ENGINEER)  
 DATE: \_\_\_\_\_

**FIRE CODE REVIEW BLOCK**

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

\_\_\_\_\_  
 FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE  
 DATE: 08/07/2023

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

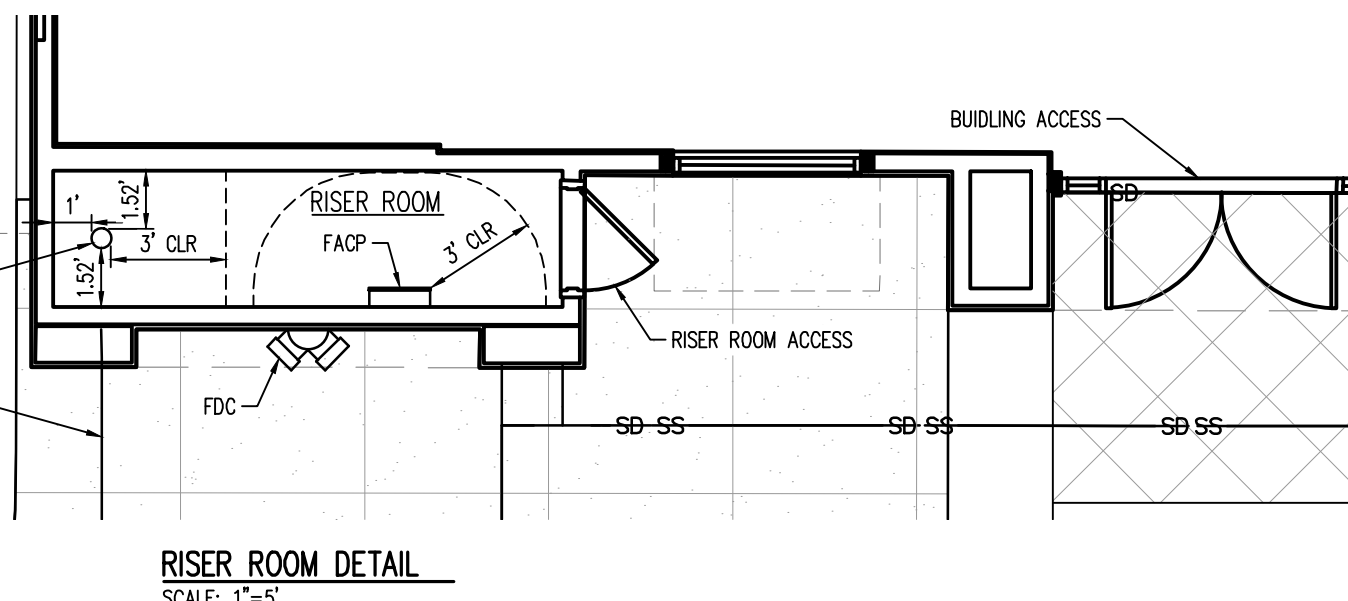
**UTILITY LEGEND**

— 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")	⊙	PROPOSED PAD MOUNTED TRANSFORMER
— SD —	EXISTING STORM SEWER (12" AND LARGER)	⊙	PROPOSED STORM INLET
— SD —	PROPOSED STORM SEWER (LESS THAN 12")	⊙	EXISTING WATER VALVE
— SD —	PROPOSED STORM SEWER (12" AND LARGER)	⊙	PROPOSED WATER VALVE
— UE —	EXISTING UNDERGROUND ELECTRICAL	⊙	EXISTING FIRE HYDRANT
— UE —	PROPOSED UNDERGROUND ELECTRICAL	⊙	PROPOSED FIRE HYDRANT
— UT —	EXISTING UNDERGROUND TELEPHONE	⊙	EXISTING TRAFFIC VAULT
— UT —	PROPOSED UNDERGROUND TELEPHONE	⊙	EXISTING TELEPHONE 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	⊙	PROPOSED SANITARY SEWER MANHOLE
— FO —	PROPOSED OVERHEAD ELECTRICAL	⊙	EXISTING SANITARY SEWER CLEANOUT
— G —	EXISTING GAS LINE	⊙	PROPOSED SANITARY SEWER CLEANOUT
— G —	PROPOSED GAS LINE		

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 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.)



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

**CAUTION - NOTICE TO CONTRACTOR**

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

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

- ESTIMATED QUANTITIES**
- |        |    |  |
|--------|----|--|
| 1 EA   | 1  | INSTALL 1" FIRE HYDRANT PER PWSH SHEET W2.5  |
| 1 EA   | 2  | INSTALL 1500 GALLON GREASE INTERCEPTOR MANUFACTURED BY JENSEN PRECAST, MODEL #P1500E-C PER DETAIL SHOWN ON THE PLUMBING PLANS OR APPROVED EQUIVALENT UNDER SEPARATE PERMIT. GREASE INTERCEPTOR SHALL COMPLY WITH CITY TYPICAL GREASE INTERCEPTOR SPECIFICATIONS, SEE PWSH DETAILS SS.1 & SS.2  |
| 197 LF | 3  | INSTALL 4" DIAMETER SDR 35 P.V.C. ON-SITE SEWER PIPE AND FITTINGS. TRENCH PER PWSH DETAIL S4.1.  |
| 13 EA  | 4  | INSTALL SEWER CLEANOUT ASSEMBLY TO GRADE. PER PWSH 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.   |
| 127 LF | 9  | INSTALL 6" DIAMETER SDR 35 P.V.C. ON-SITE SEWER PIPE AND FITTINGS. TRENCH PER PWSH DETAIL S4.1   |
| 312 LF | 10 | INSTALL NEW UNDERGROUND PRIMARY (5" SCE) AND SECONDARY (4"-WIRE, 4" SCE) ELECTRIC POWER SERVICE CONDUIT RUNS, BOXES, VAULTS, BOLLARDS AND TRANSFORMER PAD TO THE NEW IN-N-OUT BURGER BUILDING BY SEPARATE DOCUMENT PER EUSERS STANDARDS AND SPECIFICATIONS. CORE ELECTRIC TO PULL AND CONNECT WIRING.  |
| 164 LF | 12 | INSTALL 1.5" DIAMETER TYPE K COPPER WATER PIPE TO THE NEW RESTAURANT BUILDING PER PWSH STANDARDS AND SPECIFICATIONS. REF PLUMBING PLANS FOR INSIDE METER SETTING. TRENCH PER PWSH STANDARDS AND SPECIFICATIONS. ALL FITTINGS SHALL BE SILVER SOLDERED DOWNSTREAM OF THE CURB STOP.   |
| 185 LF | 13 | INSTALL 6" FIRE SERVICE PER THIS PLAN. FINAL LOCATION AND ALL INSTALLATION DETAILS FOR FIRE SERVICE ASSEMBLY AND FIRE ALARM PANEL TO BE PREPARED AND SUBMITTED BY THE FIRE SPRINKLER SUBCONTRACTOR TO IN-N-OUT BURGER AFTER APPROVAL BY THE LOCAL FIRE MARSHAL. ALL WORK TO BE DONE PER N.F.P.A. 13 AND N.F.P.A. 24 STANDARDS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL FIRE MARSHAL. THE FIRE SPRINKLER 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. |
| 1 EA   | 14 | CONNECT TO EXISTING SANITARY SEWER LINE. REMOVE EXISTING CLEANOUT.   |
| 1 EA   | 15 | INSTALL FIRE SPRINKLER RISER PER PWSH AND SOUTH METRO FIRE RESCUE STANDARDS.   |
| 16 LF  | 16 | INSTALL PRIVATE 6" DIAMETER C-900 CLASS 200 P.V.C. WATER LINE AND DUCTILE IRON FITTINGS PER PWSH STANDARDS AND SPECIFICATIONS. SEE PUBLIC WATER PLANS FOR DETAILS.   |
| 75 LF  | 17 | INSTALL NEW UNDERGROUND CABLE TELEVISION SERVICE 2" DIAMETER PVC CONDUIT AND 2" UNDERGROUND TELEPHONE SERVICE AND PULL BOXES TO THE NEW IN-N-OUT BURGER BUILDING PER QUEST (CENTURYLINK) SEPARATE PLANS, STANDARDS, AND SPECIFICATIONS.  |

- STORM DRAIN AND UTILITY PLAN CONSTRUCTION NOTES**
- EA 18 INSTALL 750 GALLON GREASE INTERCEPTOR MANUFACTURED BY JENSEN PRECAST, MODEL #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 PWSH DETAILS SS.1 & SS.2
  - EA 19 INSTALL 3/4" DIAMETER COPPER HOT WATER PIPE AND 3/4" DIAMETER COPPER COLD WATER PIPE (PAST METER) AS SHOWN ON PLUMBING PLANS. INSULATE BOTH PIPE WITH 3/4" THICK THERMACEL.
  - EA 20 MOUNT CT & VT ELECTRIC METER TO OUTSIDE OF TRASH ENCLOSURE PER CSU LESS D-20 (FOR 208 VOLT, 3 PHASE, 4 WIRE 1000 AMP SERVICE)
  - EA 21 INSTALL 6" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS
  - EA 22 INSTALL 2" DIAMETER REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, A PRESSURE REDUCING VALVE AS REQUIRED PER PWSH 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 23 INSTALL WALL-MOUNTED PRIVATE FIRE DEPARTMENT CONNECTION PER PARKER CITY FIRE DISTRICT STANDARDS AND PER N.F.P.A. 13 AND N.F.P.A. 24 STANDARDS AND SPECIFICATIONS. FINAL LOCATION AND ALL INSTALLATION DETAILS TO BE PREPARED AND SUBMITTED BY THE FIRE SPRINKLER SUBCONTRACTOR TO IN-N-OUT BURGER AFTER APPROVAL BY THE LOCAL FIRE MARSHAL. THE FIRE SPRINKLER SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING/DETERMINING THE FIRE DEPARTMENT CONNECTION PIPING AND RELATED FACILITIES PRIOR TO INSTALLATION.
  - EA 24 INSTALL 4" DIAMETER SEWER VENT PIPE WITH A POSITIVE SLOPE OF AT LEAST 2% UP TO THE BUILDING/TRASH ENCLOSURE AS SHOWN ON THE PLUMBING PLANS.
  - EA 25 INSTALL ROOF DRAIN CLEANOUT ASSEMBLY TO GRADE PER APPROVED STANDARDS. SEE SHEET C3.4 AND SHEET C3.5 - FOR DESIGN INFORMATION. REFER TO ROOF DRAIN PLAN SHEET C3.3 - ROOF DRAIN & RETAINING WALL DRAIN PLAN FOR DESIGN INFORMATION.
  - EA 26 INSTALL 4" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS
  - EA 27 CONSTRUCT PRECAST CONCRETE INLET; REF STORM PLAN & PROFILE IN CITY CONSTRUCTION DOCUMENT SET FOR DET
  - EA 28 PROPOSED 1" IRRIGATION TAP & METER
  - EA 29 PROPOSED SANITARY SEWER SAMPLING MANHOLE
  - EA 30 INSTALL 8"x6" REDUCER
  - EA 31 INSTALL 6" GATE VALVE
  - EA 32 INSTALL PRIVATE 8" DIAMETER C-900 CLASS 200 P.V.C. WATER LINE AND DUCTILE IRON FITTINGS PER PWSH 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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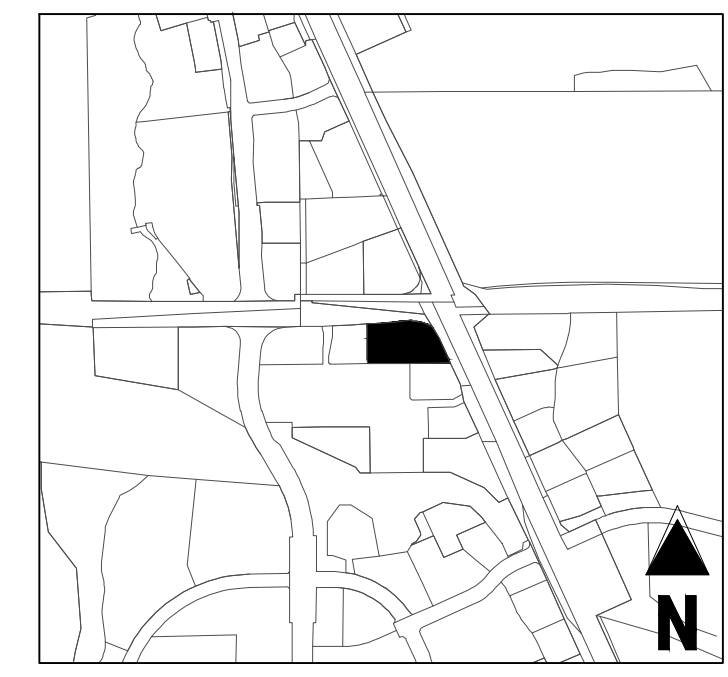


**IN-N-OUT BURGER**  
**CONSTRUCTION DOCUMENTS**  
**PARKER & PINE FILING NO. 1, LOT 1**  
**PARKER, CO 80134**

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	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: INCO00014.20  
 Drawn By: JNE  
 Checked By: PJD  
 Date: 08/02/2023

**SANITARY SEWER PLAN**



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**

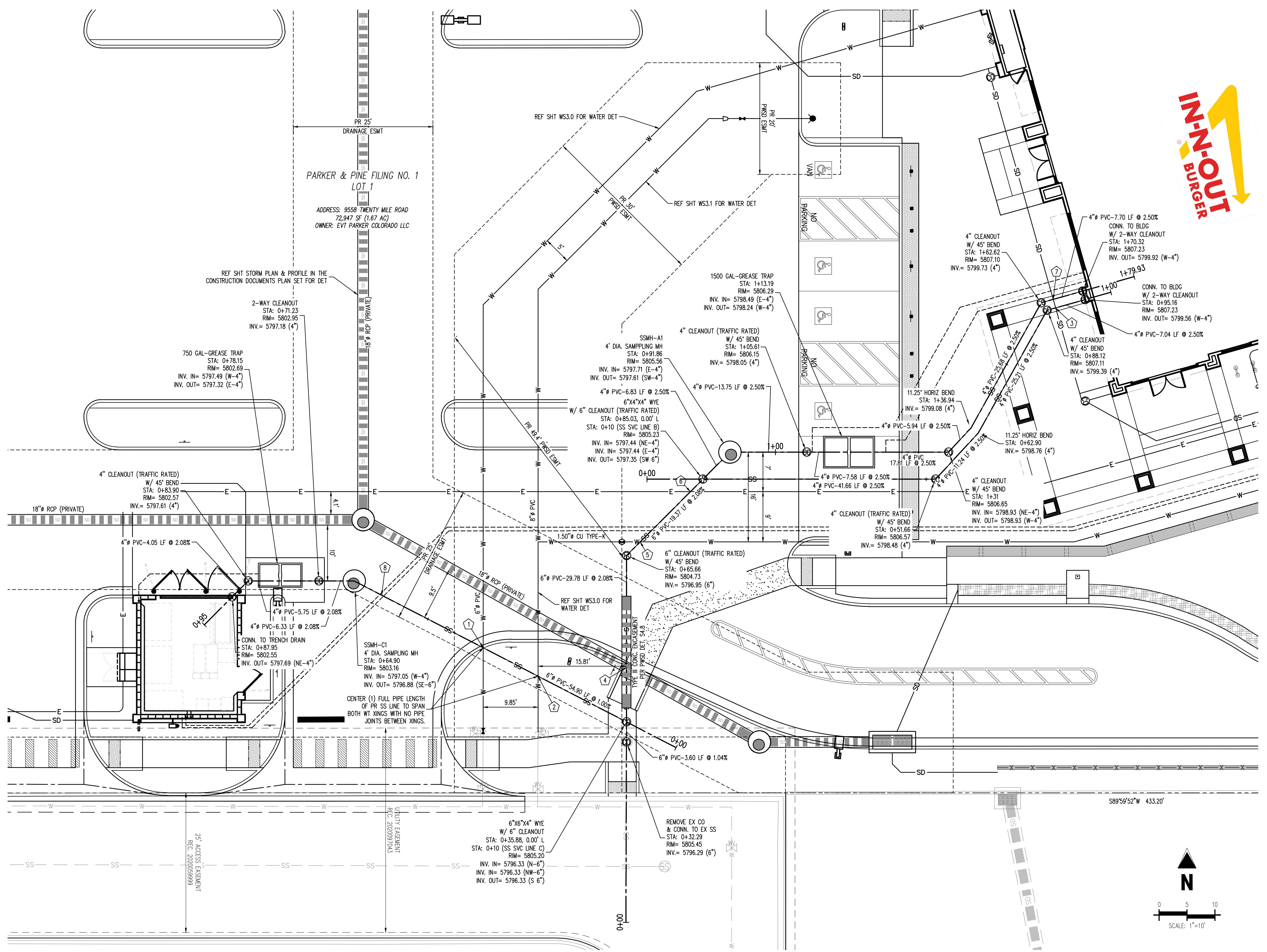
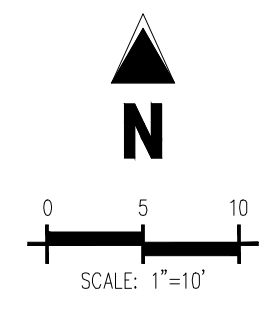
ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

*[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 TRAP
— UT —	PROPOSED TELEPHONE LINE	⊠	EXISTING ELECTRIC PEDESTAL
— CATV —	PROPOSED CATV LINE	⊠	EXISTING ELECTRIC BOX
		⊠	EXISTING FIBER OPTIC MANHOLE
		⊠	EXISTING FIBER OPTIC BOX
		⊠	EXISTING FIBER OPTIC PEDESTAL



**SANITARY SEWER PLAN**  
SCALE: 1"=10'

**CROSSING TABLE**

ID	HIGH UTILITY	BOTTOM OF PIPE ELEVATION	LOW UTILITY	TOP OF PIPE ELEVATION	CLEARANCE (FEET)
1	PR 6" WATER	5798.45	PR 6" SSWR	5797.14	1.31**
2	PR 6" WATER	5798.53	PR 6" SSWR	5797.03	1.50
3	PR 4" STORM RD	5801.68	PR 4" SSWR	5800.17	1.51
4	PR 6" SSWR (WITH 18" ENCASEMENT)	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

**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 N007°51'S/E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 15003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

**LEGAL DESCRIPTION**

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

**CAUTION - NOTICE TO CONTRACTOR**

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.





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

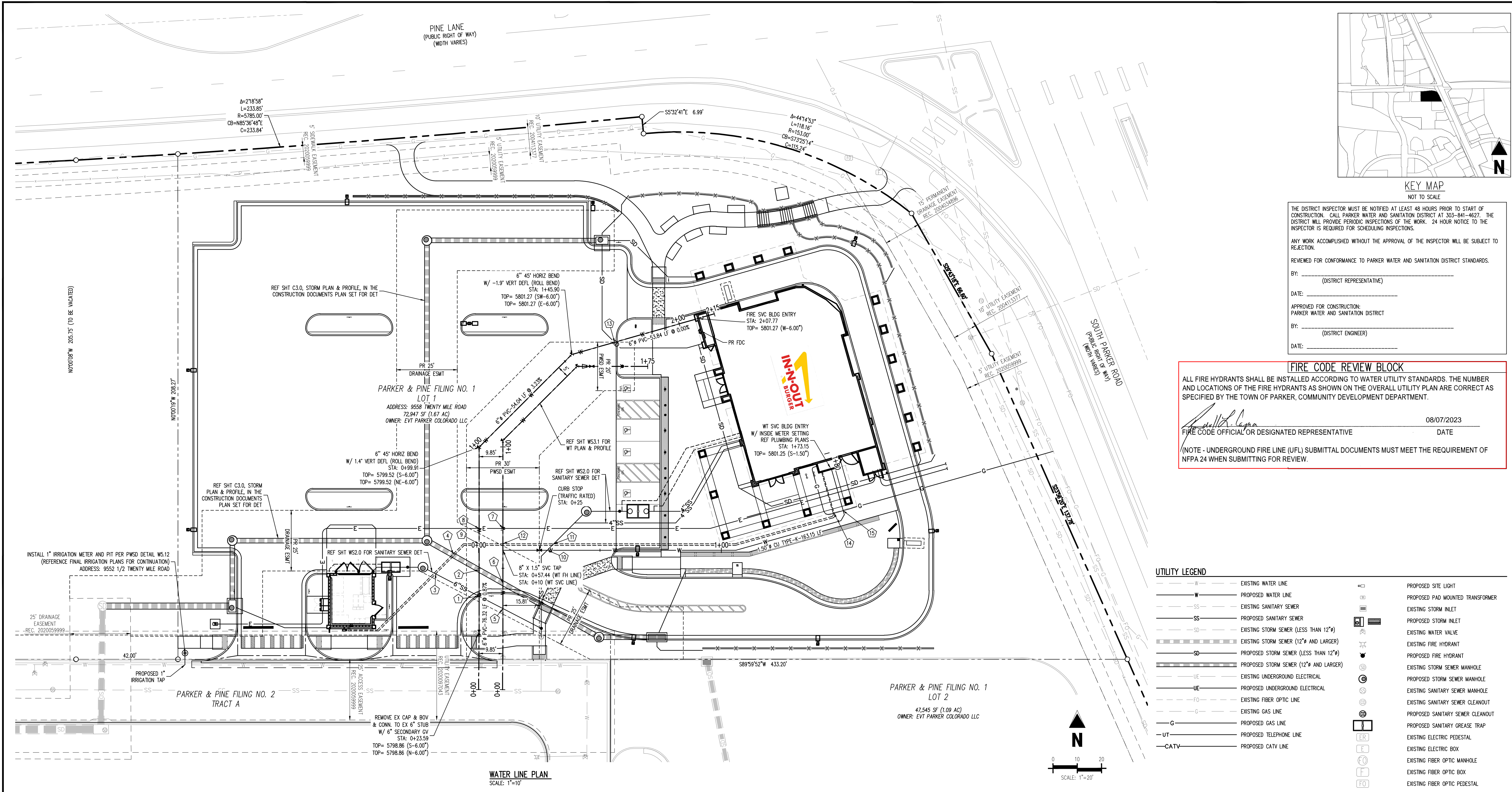
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	08/02/2023	5TH CD SUBMITTAL	PJD

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

WATER PLAN

**WS3.0**  
Sheet 5 of 10



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

08/07/2023  
DATE

**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
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— G —	EXISTING GAS LINE	⊠	PROPOSED SANITARY SEWER CLEANOUT
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— CATV —	PROPOSED CATV LINE	⊠	EXISTING ELECTRIC BOX
		⊠	EXISTING FIBER OPTIC MANHOLE
		⊠	EXISTING FIBER OPTIC BOX
		⊠	EXISTING FIBER OPTIC PEDESTAL

**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**

\*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.

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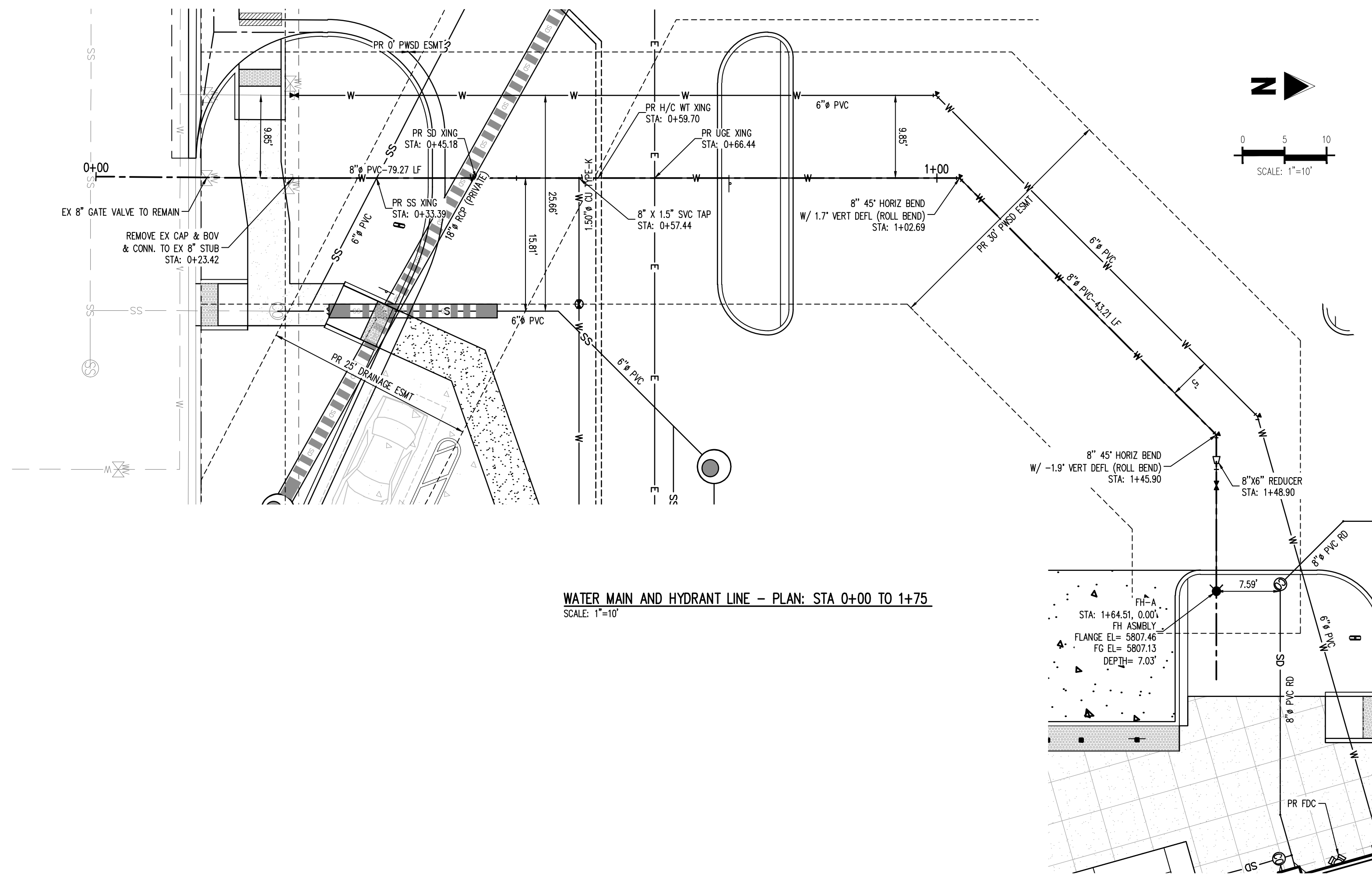
**LEGAL DESCRIPTION**  
LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

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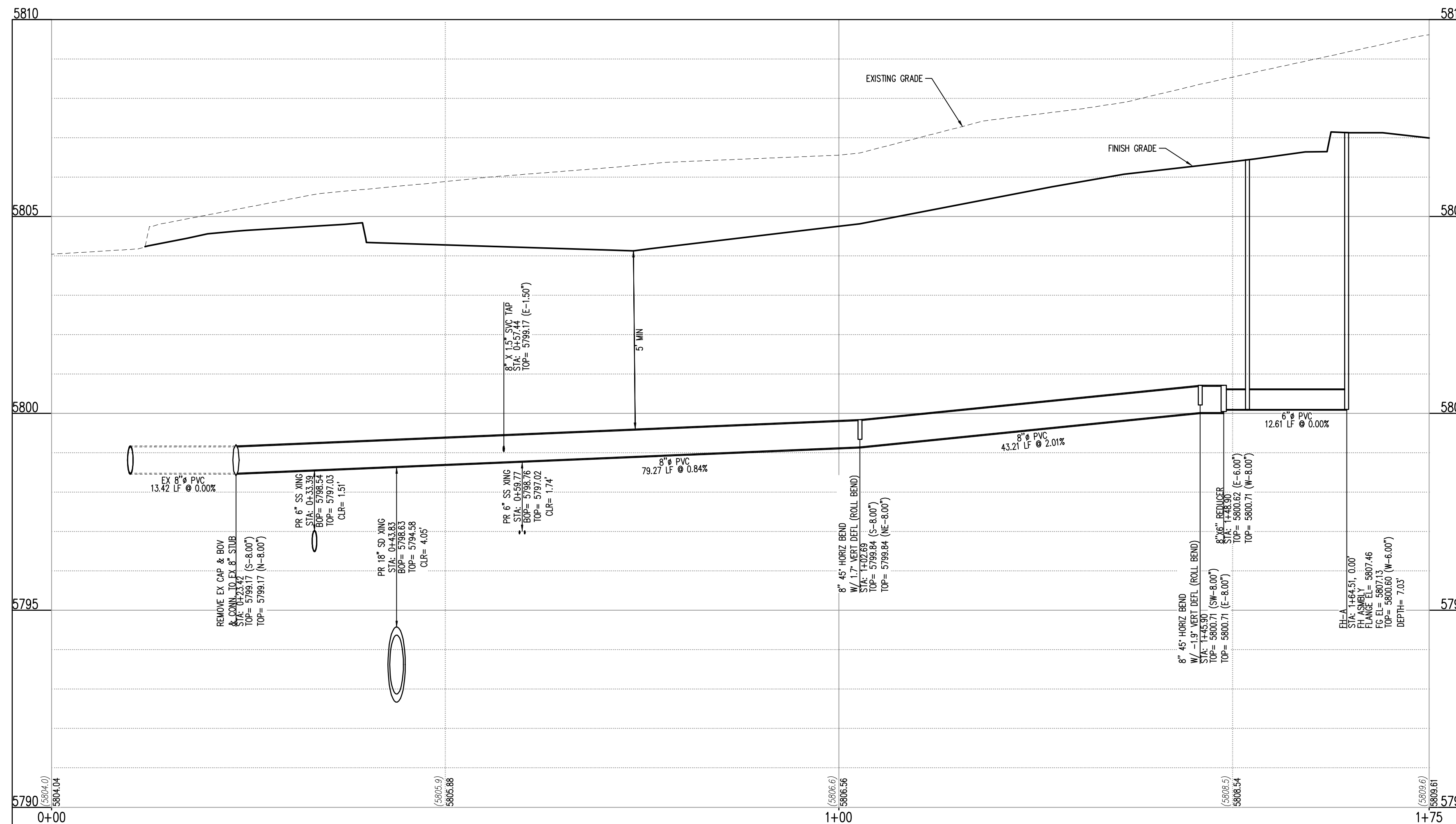




WATER MAIN AND HYDRANT LINE - PLAN: STA 0+00 TO 1+75  
SCALE: 1"=10'

**STORM LEGEND**

- PROPERTY BOUNDARY LINE
- - - EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - EXISTING EASEMENT
- - - PROPOSED 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)
- SD PROPOSED STORM DRAIN (LESS THAN 12" DIAMETER)
- SS PROPOSED SANITARY SEWER (SIZE INDICATED ON PLAN)
- W PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
- E PROPOSED ELECTRIC LINE



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

**FIRE HYDRANT LATERAL COST ESTIMATE:**

Description	Quantity	Unit	Unit Cost	Amount
FIRE HYDRANT ASSEMBLY	1	EA	\$10,182.00	\$10,182.00
8" PVC PIPE	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

**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**

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**CAUTION - NOTICE TO CONTRACTOR**

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- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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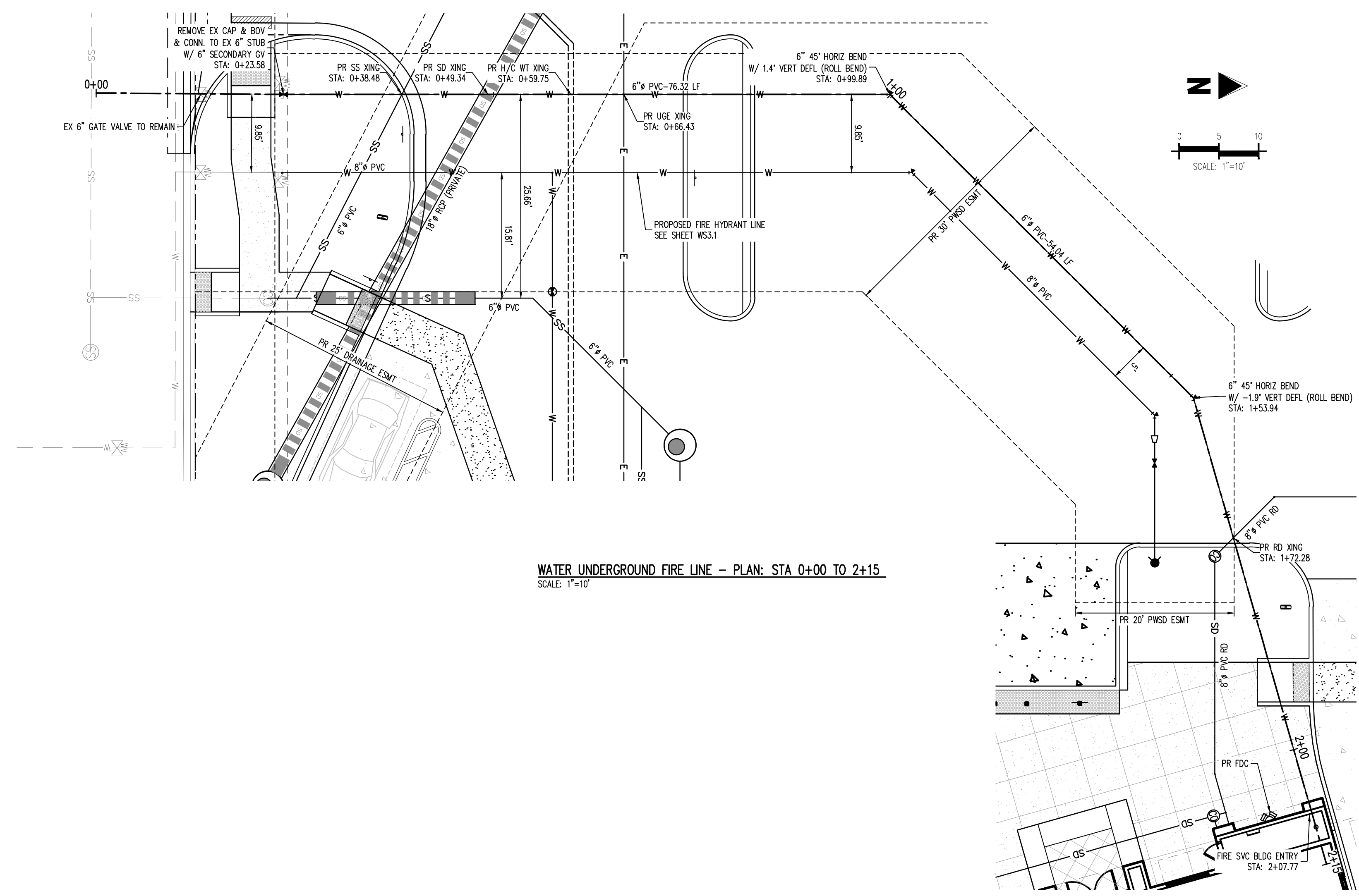


IN-N-OUT BURGER  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

#	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

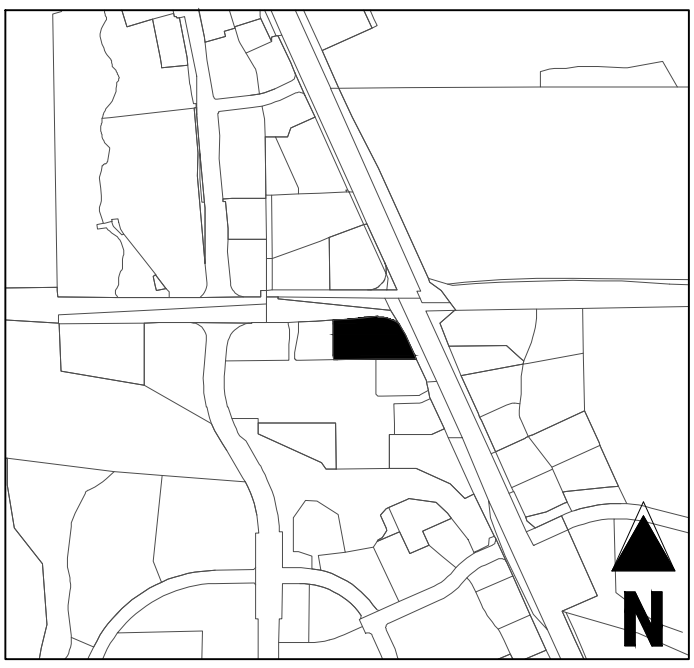
Project No: INCO00014-20  
Drawn By: JNE  
Checked By: PJD  
Date: 08/02/2023



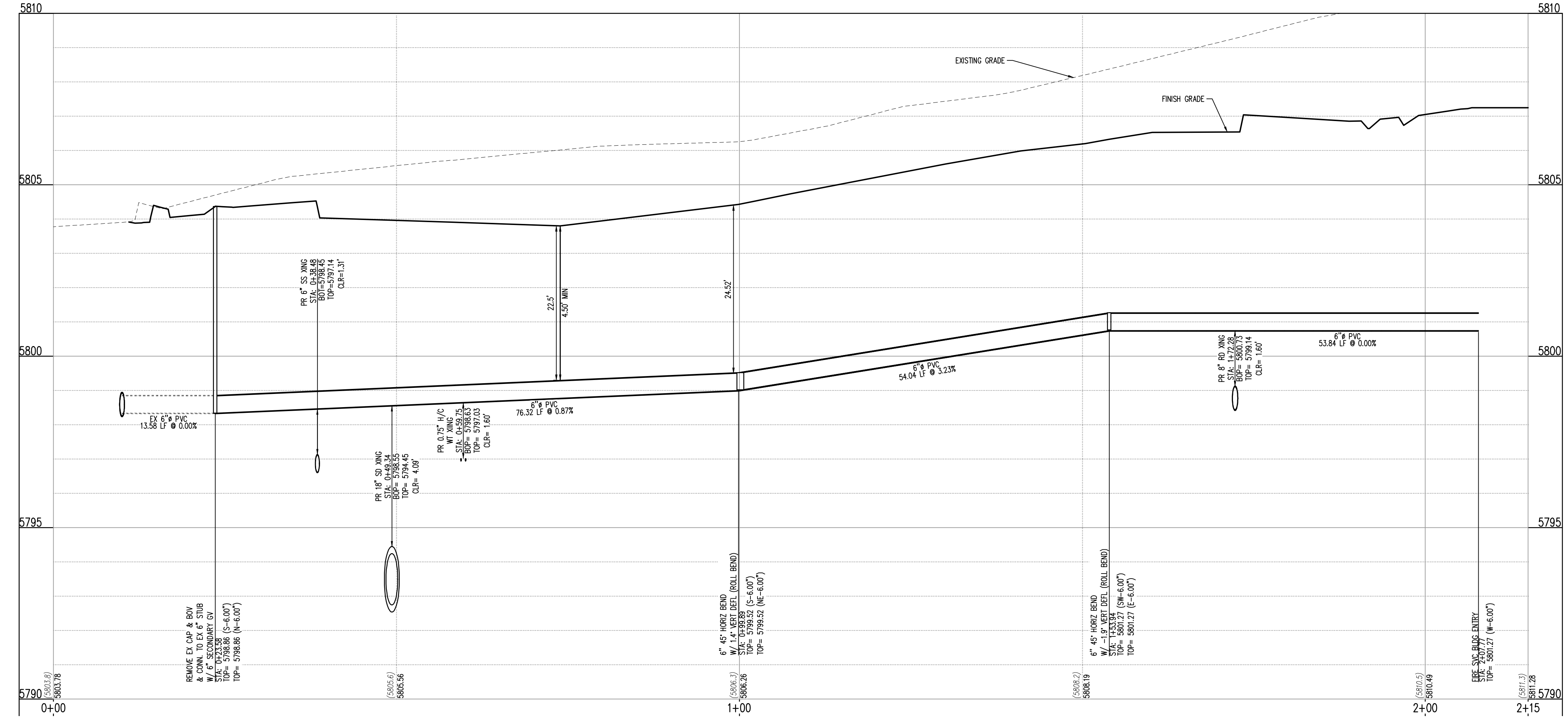
WATER UNDERGROUND FIRE LINE - PLAN: STA 0+00 TO 2+15  
SCALE: 1"=10'

**STORM LEGEND**

---	PROPERTY BOUNDARY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EXISTING EASEMENT
---	PROPOSED SAWCUT LINE
---	EXISTING TO REMAIN
---	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



KEY MAP  
NOT TO SCALE



WATER UNDERGROUND FIRE LINE - PROFILE: STA 0+00 TO 2+15  
SCALE: 1"=10' HORIZONTAL AND 1"=2' VERTICAL

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

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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: IN000014-20  
Drawn By: JNE  
Checked By: PJD  
Date: 08/02/2023

**UNDERGROUND FIRE LINE  
PLAN & PROFILE**



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

**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 08/05 12/07 1/16  
PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W1.2

**PREFERRED FIRE HYDRANT LOCATION**

**PARKER WATER & SANITATION DISTRICT**  
**FIRE HYDRANTS LOCATION & INSTALLATION**

SCALE: NONE DATE: 2/98  
APPROVED: 4/01 10/16 01/02 12/07 1/16  
PVR DIRECTOR OF ENGINEERING

2016 REVISION SHEET W2.5

**PIPE LOCATION SYSTEM**

**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.

**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:**

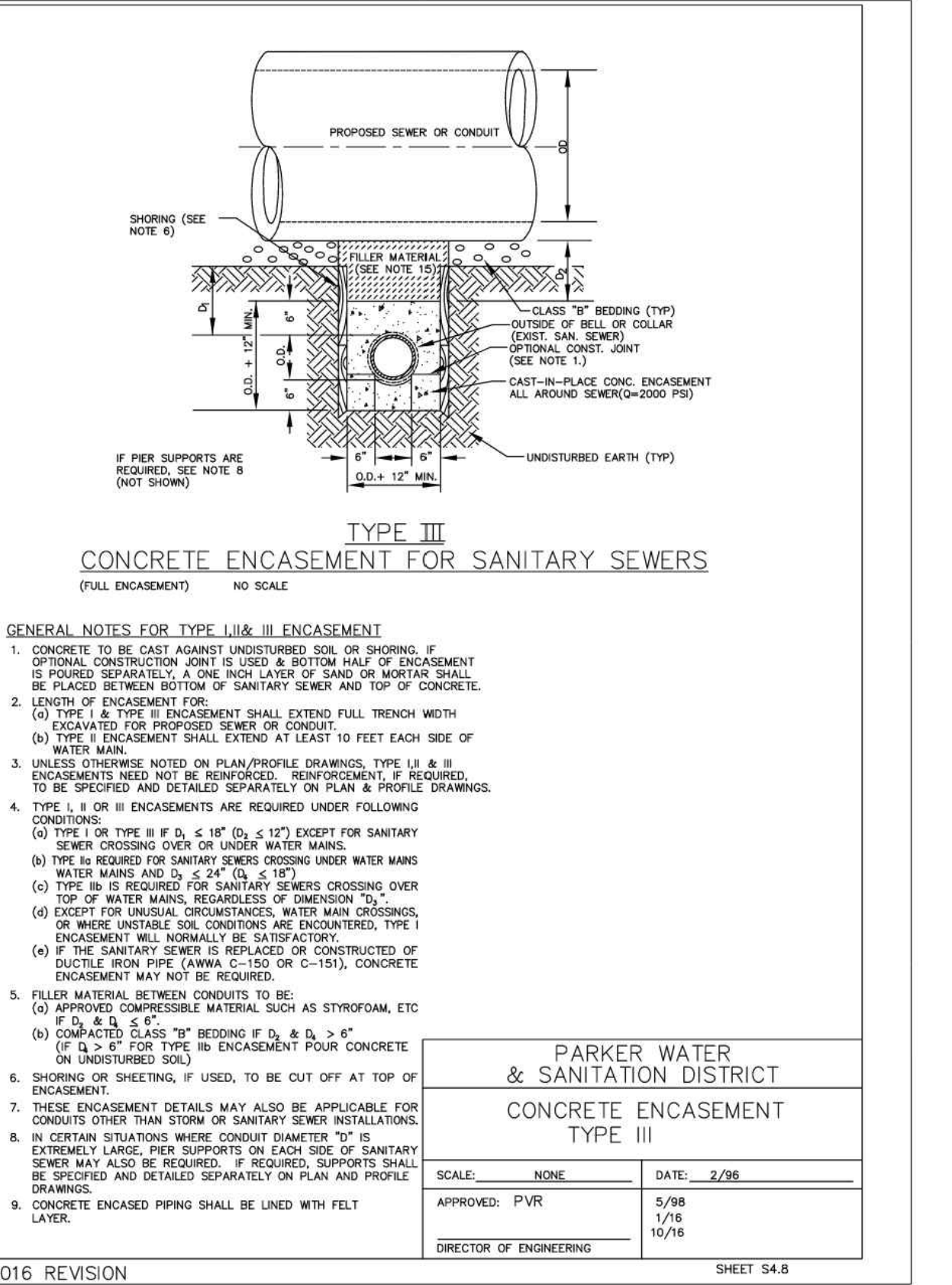
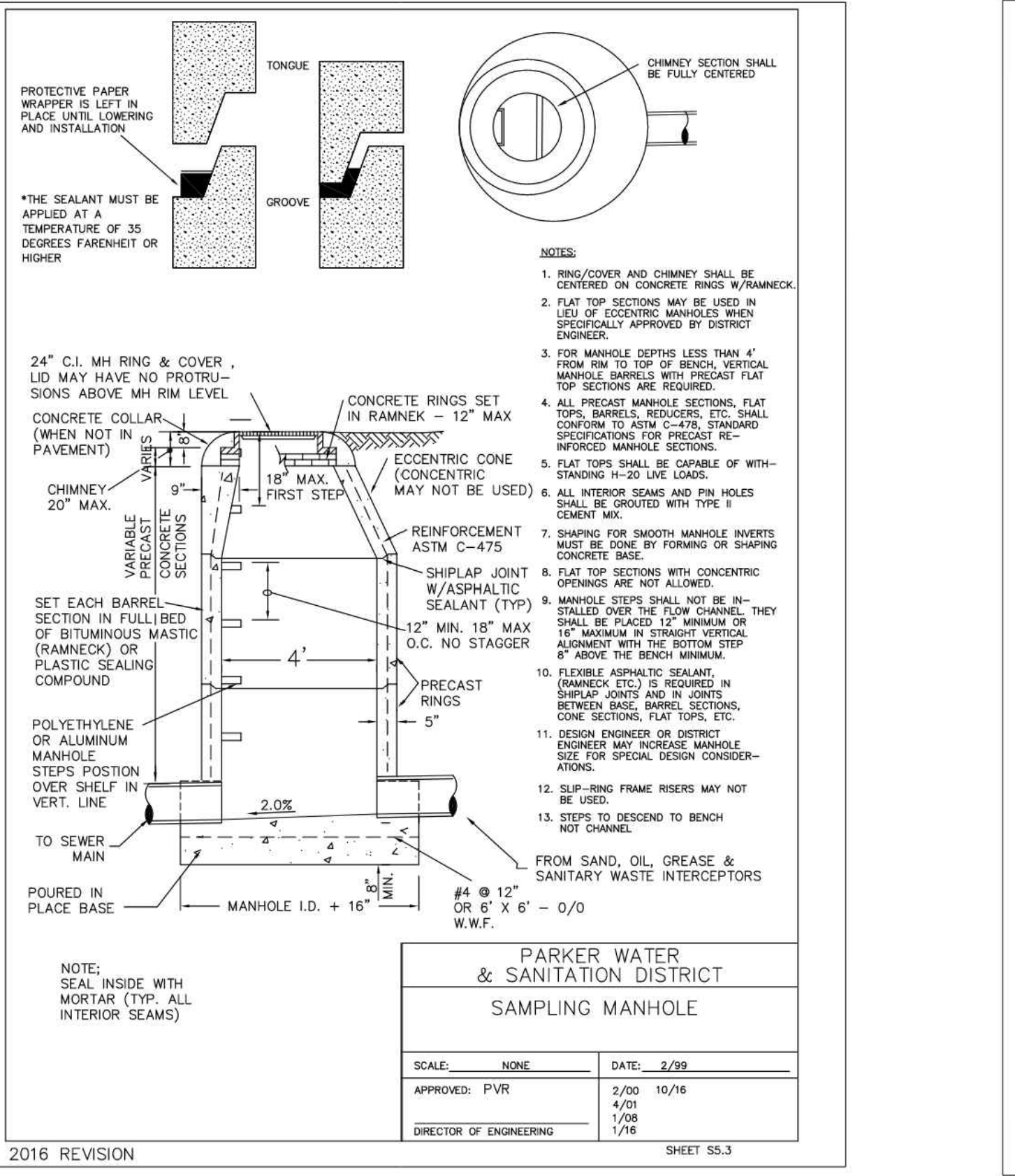
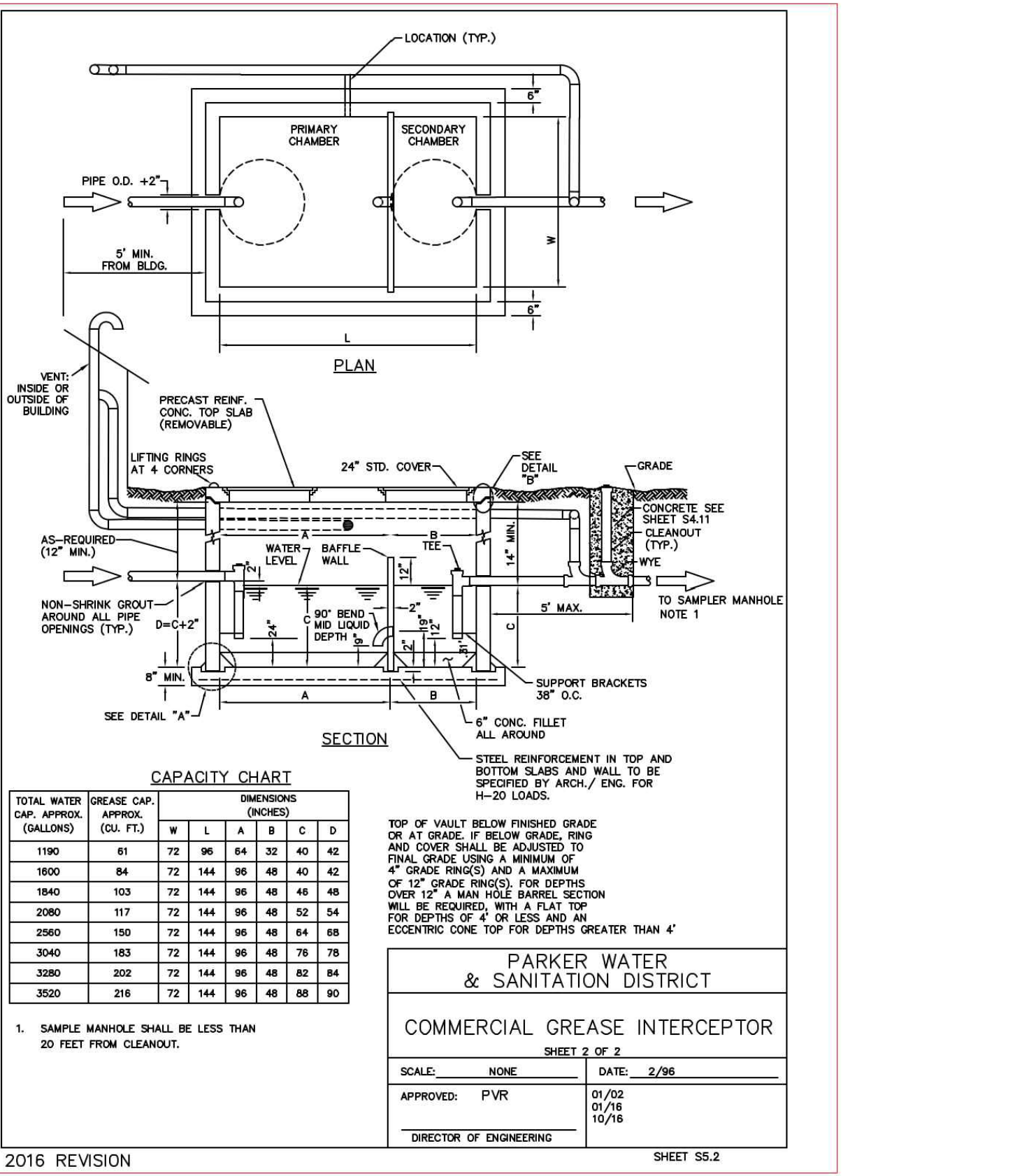
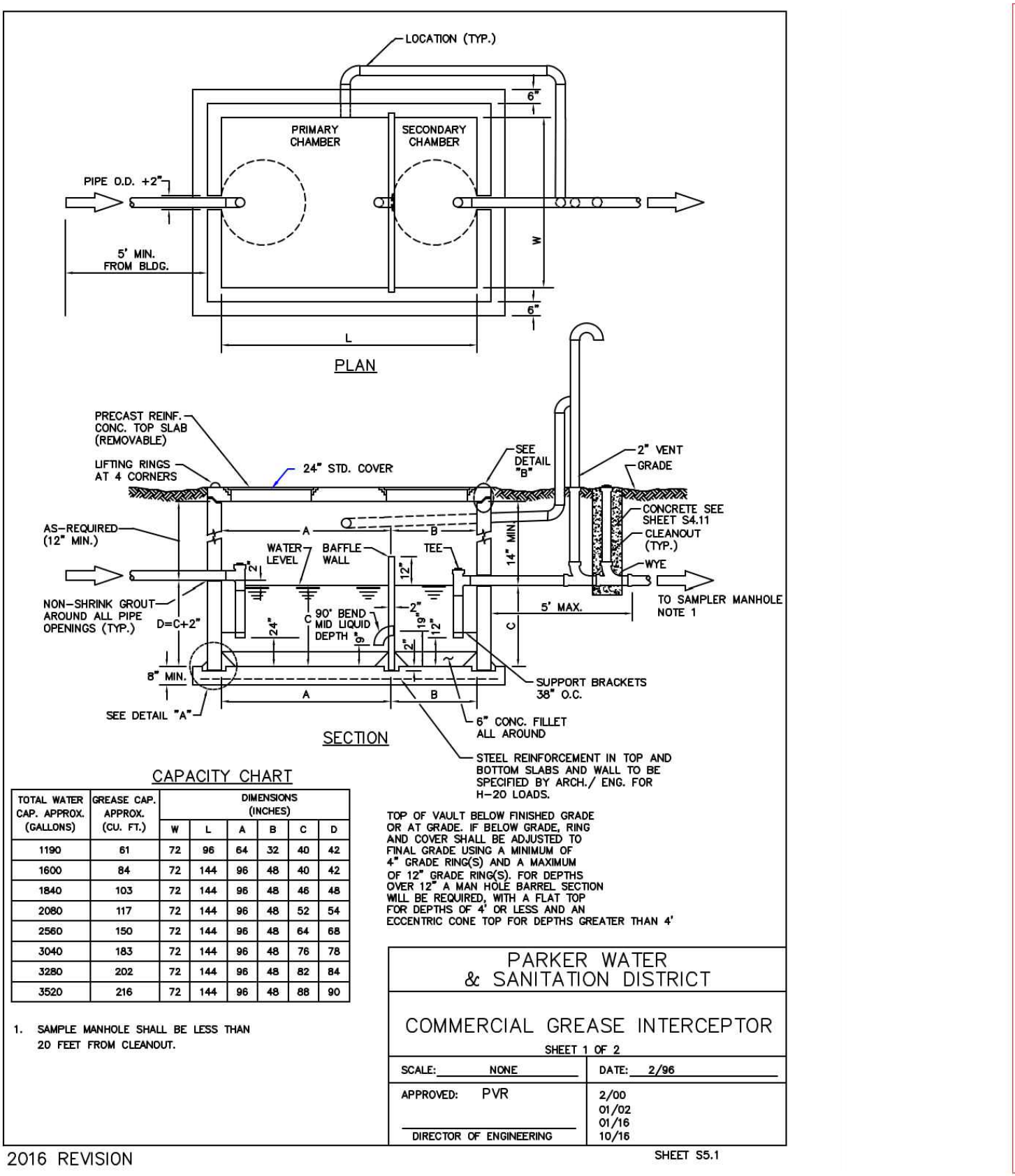
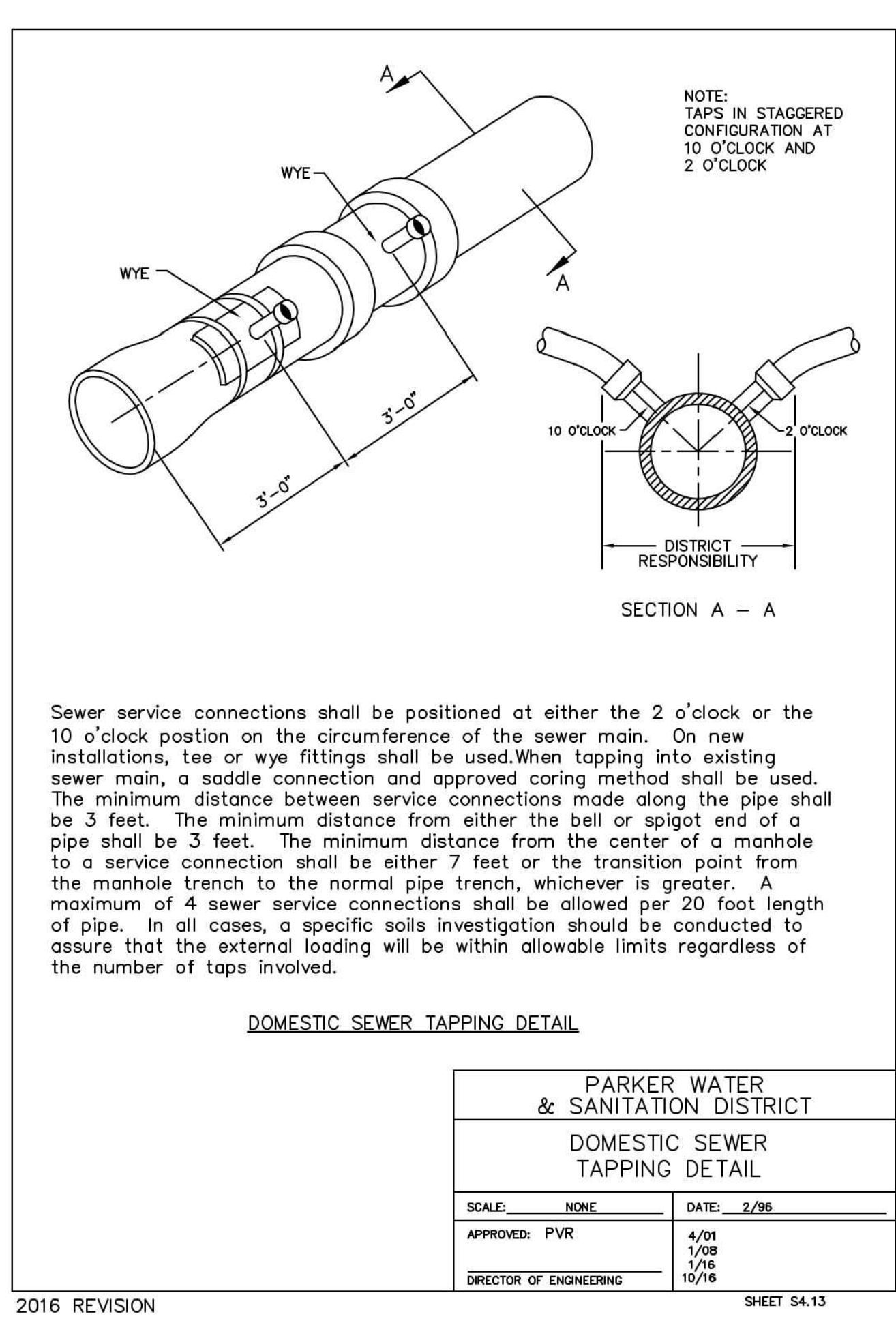
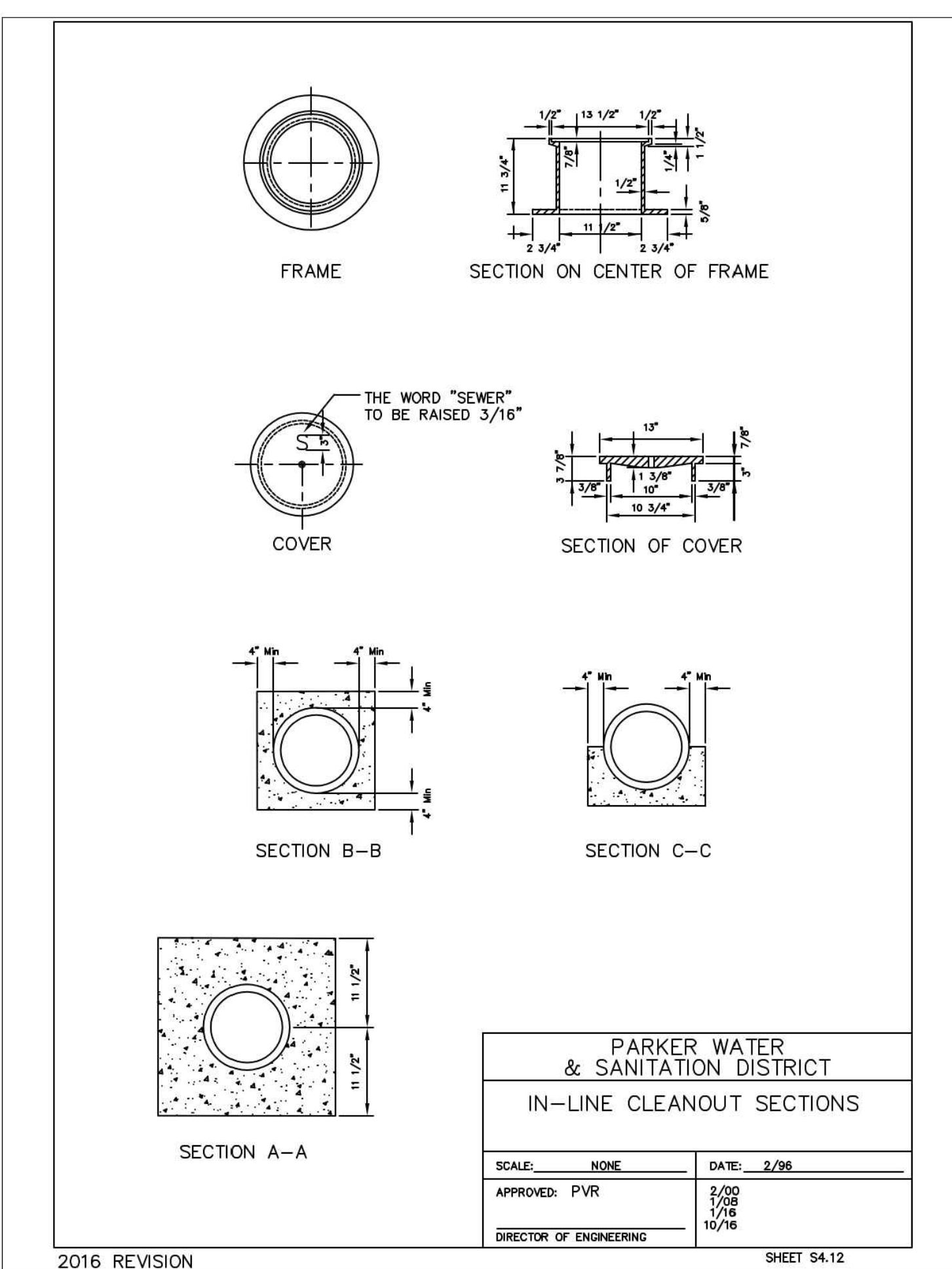
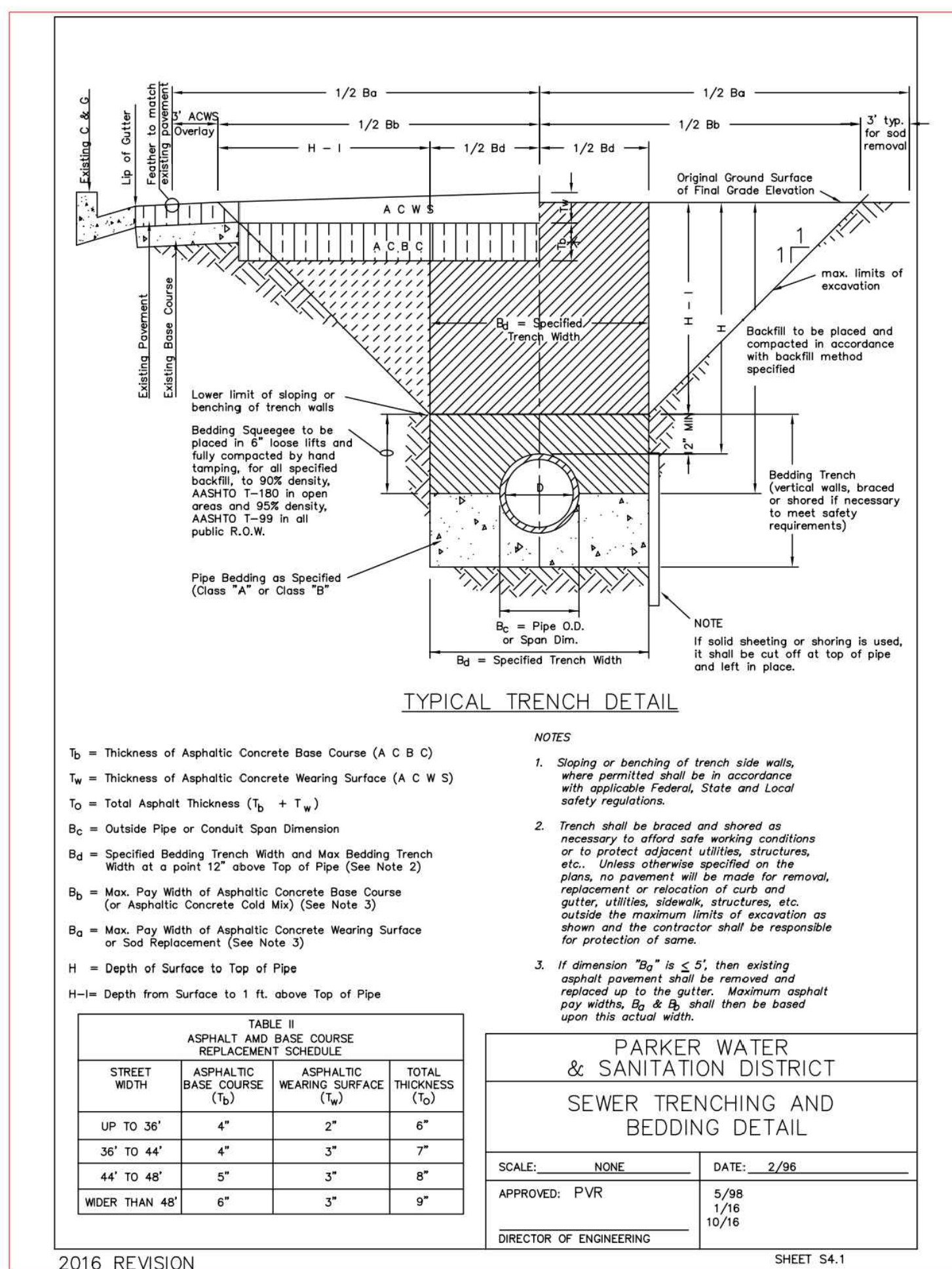
- ALL C.I. SHALL BE WRAPPED WITH 8 MIL MIN. THICKNESS POLYETHYLENE.
- VALVE NUT SHALL BE CENTERED.
- VALVE BOX SHALL BE PLUMB.
- SEE MATERIAL SPECIFICATIONS FOR VALVE BOX WITH GREATER THAN BURIED DEPTH OF 4.5 FT.

**PARKER WATER & SANITATION DISTRICT**  
**VALVE BOX DETAIL**

SCALE: NONE DATE: 2/98  
APPROVED: 2/98 10/16 6/99 12/07 1/16  
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2016 REVISION SHEET W3.10





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