

IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO S PARKER ROAD & PINE LANE, ARVADA COLORADO

CONSTRUCTION DOCUMENTS

PROJECT CONTACTS:

RECORD OWNER: EVY PARKER COLORADO, LLC
DEVELOPER/APPLICANT: IN-N-OUT BURGERS
ENGINEER/CONSULTANT: GALLOWAY & COMPANY, INC.
LANDSCAPE/CONSULTANT: GALLOWAY & COMPANY, INC.
SURVEY: GALLOWAY & COMPANY, INC.

MUNICIPAL & UTILITY CONTACTS:

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

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

GENERAL NOTES

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
B. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
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.

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 BEGON 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.

NOTES TO CONTRACTOR

- A. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH THE DATE WHEN CONSTRUCTION IS TO BEGON.
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.

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.

GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION: A 3,900 SF FAST FOOD RESTAURANT WITH DRIVE-THRU.
CURRENT ZONING: ZONING FOR THIS PROPERTY IS PD (PARKER AND PINE PLANNED DEVELOPMENT - COMMERCIAL).

NOTICE TO BIDDERS:

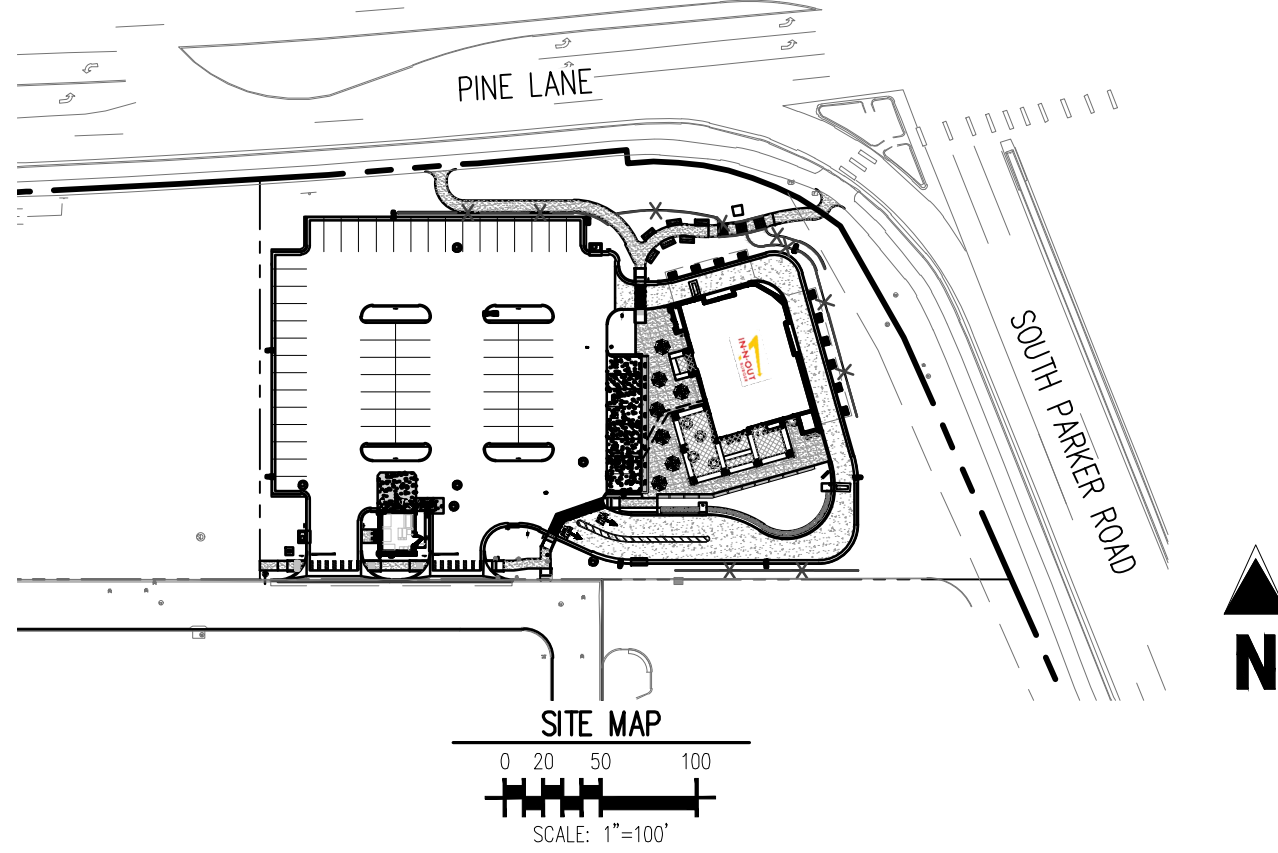
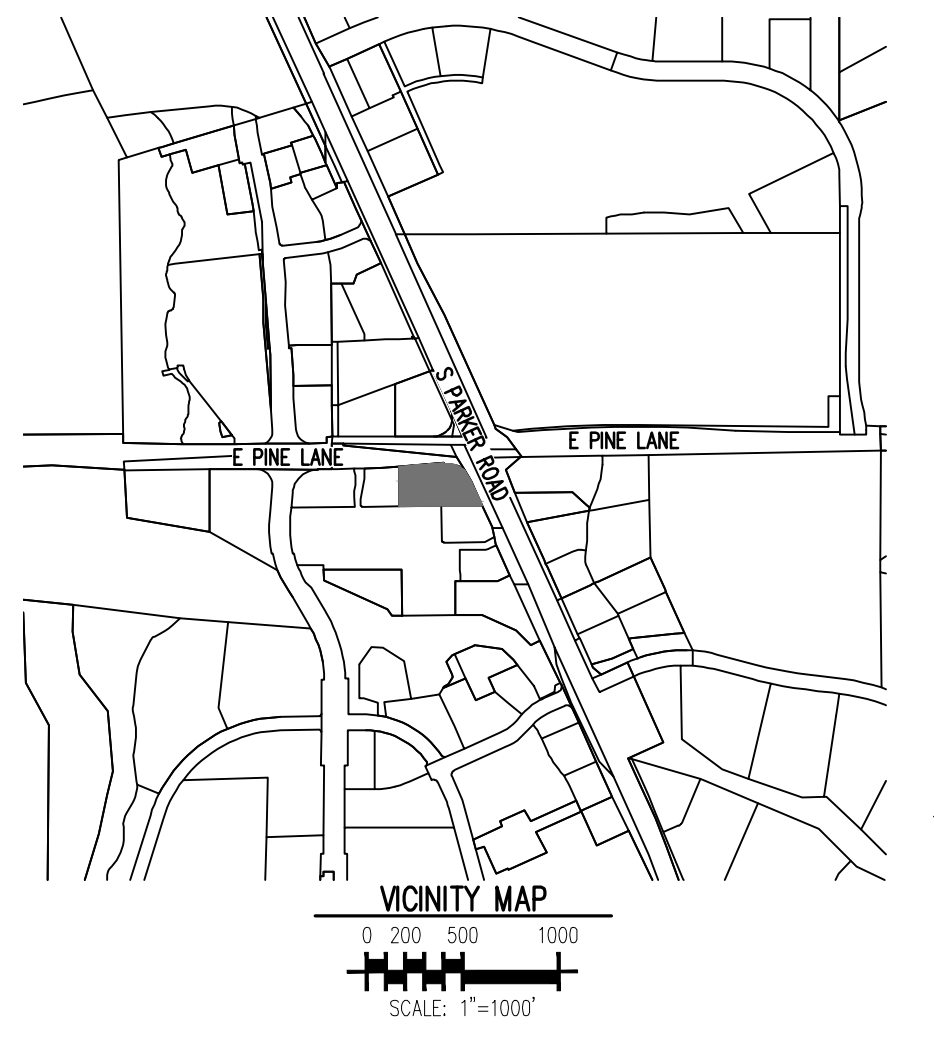
ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED THROUGH MURPHY'S CONSTRUCTION WEBSITE (HTTPS://MURPHYUSA.PROJECTMATES.COM/) INCLUDING Q&A, RFIS, BID SUBMISSION, CHANGE ORDER REQUESTS, ETC. ONCE AWARDED THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S PROJECT MANAGER.

WETLANDS NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF DENVER COMMUNITY PANEL NUMBER 080300076, DATED MARCH 16, 2016. PER THE FLOOD MAP REFERENCED, THE SITE IS IN ZONE X (OUTSIDE 0.2% OF FLOOD) BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) ELEVATIONS.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF DENVER COMMUNITY PANEL NUMBER 080300076, 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.



Sheet List Table with columns: SHEET NUMBER, SHEET COUNT, SHEET TITLE. Includes sheets for PWSO COVER SHEET, WATER & SANITARY SEWER GENERAL NOTES, OVERALL UTILITY PLAN, SANITARY SEWER PLAN, WATER PLAN, FIRE HYDRANT PLAN & PROFILE, UNDERGROUND FIRE LINE PLAN & PROFILE, WATER & SANITARY SEWER DETAILS.

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-6627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS.

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.
DATE: 08/07/2023
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE: [Signature]
DATE: [Blank]
(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

APPROVED
Oct 09 2023
PARKER WATER AND SANITATION DISTRICT

LEGAL DESCRIPTION

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

BENCHMARK

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

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°15'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 HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION 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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Greenwood Village, CO 80111
303.770.8864
gallowayus.com



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

Table with columns: #, Date, Issue / Description, Init. Includes entries for 1ST CD SUBMITTAL, 2ND CD SUBMITTAL, 3RD CD SUBMITTAL, 4TH CD SUBMITTAL, 5TH CD SUBMITTAL.

Table with columns: Project No, Drawn By, Checked By, Date. Values: IN000014-20, JNE, PJD, 08/02/2023.

PWSO COVER SHEET

WS0.0
Sheet 1 of 10



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

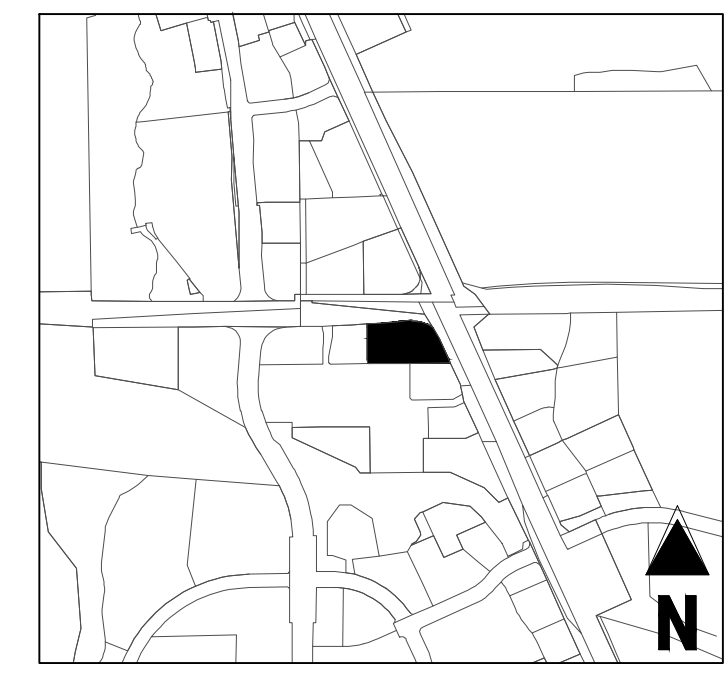
#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	03/17/2023	2ND CD SUBMITTAL	PJD
3	04/26/2023	3RD CD SUBMITTAL	PJD
4	06/16/2023	4TH CD SUBMITTAL	PJD
5	08/02/2023	5TH CD SUBMITTAL	PJD

Project No: INO00014.20
 Drawn By: JNE
 Checked By: PJD
 Date: 08/02/2023

OVERALL UTILITY PLAN

WS1.0
 Sheet 3 of 10

APPROVED
Oct 09 2023
PARKER WATER AND SANITATION DISTRICT



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: _____

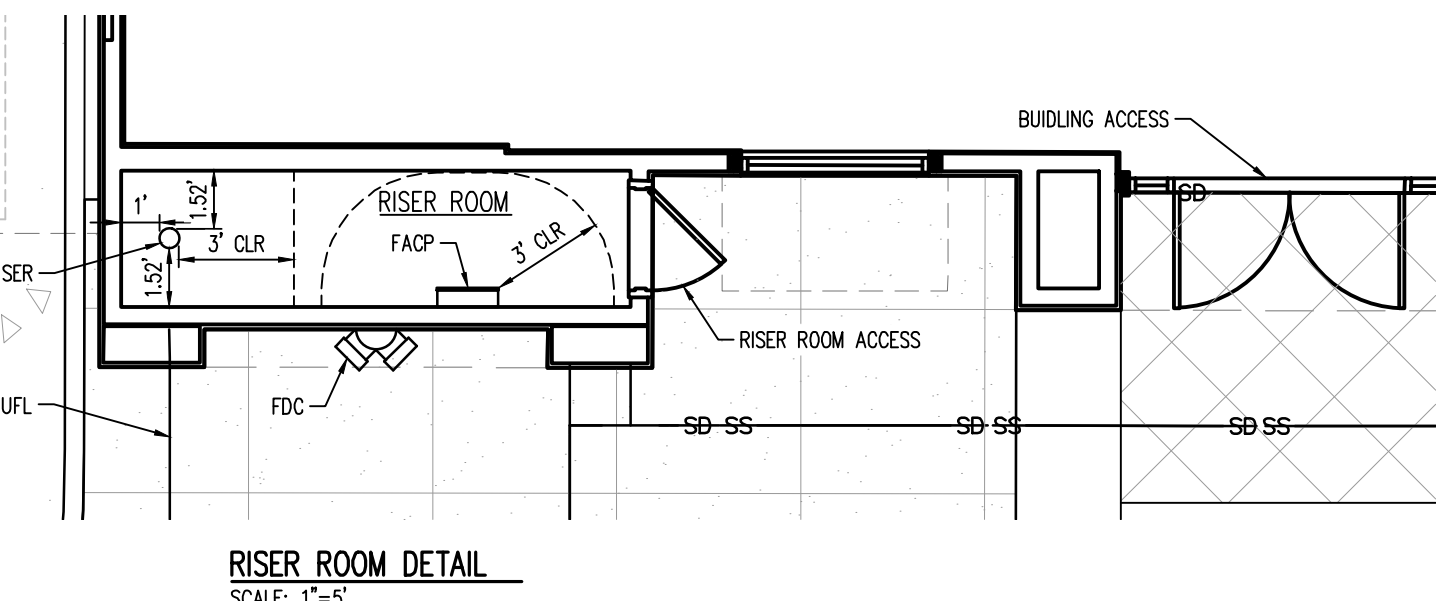
FIRE CODE REVIEW BLOCK
 ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.
 _____ DATE: 08/07/2023
 FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE
 (NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

UTILITY LEGEND

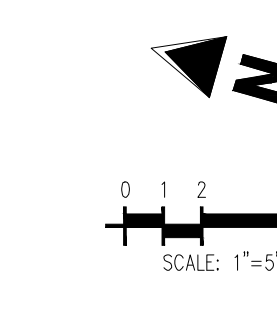
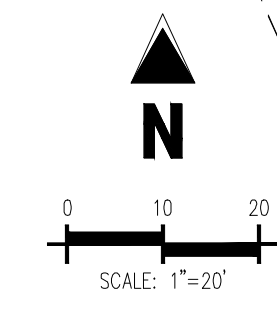
— W —	EXISTING WATER LINE	⊙	EXISTING STREET LIGHT
— W —	PROPOSED WATER LINE	⊙	PROPOSED STREET LIGHT
— SS —	EXISTING SANITARY SEWER	⊙	EXISTING WATER METER
— SS —	PROPOSED SANITARY SEWER	⊙	EXISTING PAD MOUNTED TRANSFORMER
— SD —	EXISTING STORM SEWER (LESS THAN 12")	⊙	EXISTING PAD MOUNTED TRANSFORMER
—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

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

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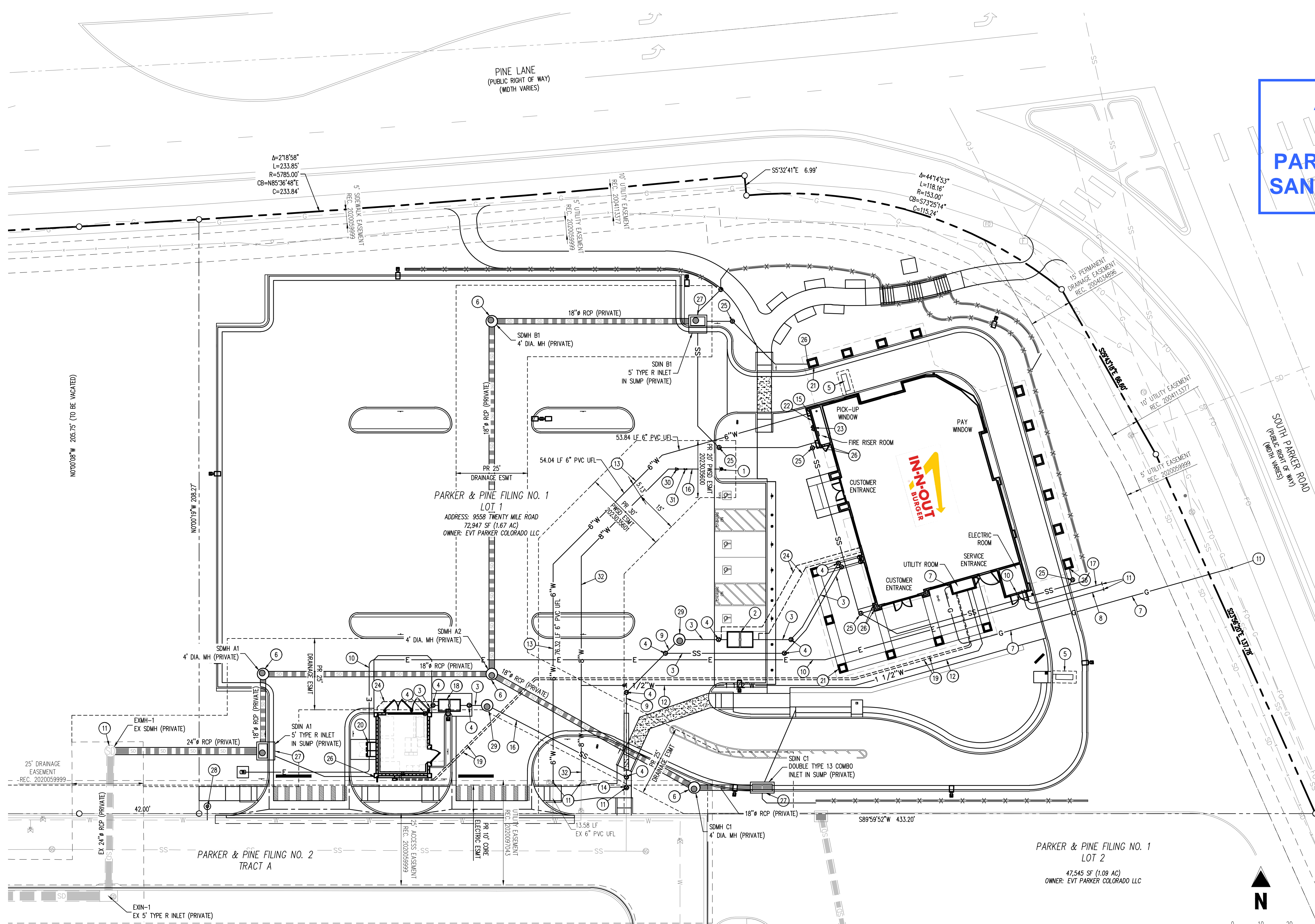


RISER ROOM DETAIL
SCALE: 1"=5'



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 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 N017°51'E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED 'LS 19037', AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED 'PLS 22561', AS SHOWN HEREON.



STORM DRAIN AND UTILITY PLAN CONSTRUCTION NOTES

- ESTIMATED QUANTITIES**
- | | | | | | |
|--------|----|--|-----------|----|--|
| 1 EA | 1 | INSTALL 1" FIRE HYDRANT PER PWSD SHEET W2.5 | 1 EA | 18 | INSTALL 750 GALLON GREASE INTERCEPTOR MANUFACTURED BY JENSEN PRECAST, MODEL #750EE-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 SS.1 & SS.2 |
| 1 EA | 2 | INSTALL 1500 GALLON GREASE INTERCEPTOR MANUFACTURED BY JENSEN PRECAST, MODEL #1500EE-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 SS.1 & SS.2 | 238 LF 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. |
| 197 LF | 3 | INSTALL 4" DIAMETER SDR 35 P.V.C. ON-SITE SEWER PIPE AND FITTINGS. TRENCH PER PWSD DETAIL S4.1. | 1 EA | 20 | MOUNT CT & VT ELECTRIC METER TO OUTSIDE OF TRASH ENCLOSURE PER CSU LESS 0-20 (FOR 208 VOLT, 3 PHASE, 4 WIRE 1000 AMP SERVICE) |
| 13 EA | 4 | INSTALL SEWER CLEANOUT ASSEMBLY TO GRADE. PER PWSD DETAIL S4.12. | 1 EA | 21 | INSTALL 6" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS |
| 2 EA | 5 | INSTALL VEHICLE DETECTOR LOOP PER IN-N-OUT STANDARDS & SPECIFICATIONS | 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) |
| 4 EA | 6 | CONSTRUCT PRECAST CONCRETE MANHOLE, REF STORM PLAN & PROFILE IN CITY CONSTRUCTION DOCUMENT SET FOR DET | 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. |
| 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. | 119 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. |
| 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. | 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 & RETAINING WALL DRAIN PLAN FOR DESIGN INFORMATION. |
| 127 LF | 9 | INSTALL 6" DIAMETER SDR 35 P.V.C. ON-SITE SEWER PIPE AND FITTINGS. TRENCH PER PWSD DETAIL S4.1 | 279 LF | 26 | INSTALL 4" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS |
| 312 LF | 10 | INSTALL NEW UNDERGROUND PRIMARY (5" SIZE) AND SECONDARY (4"-WIRE, 4" SIZE) ELECTRIC POWER SERVICE CONDUIT RUNS, BOXES, VAULTS, BOLLARDS AND TRANSFORMER PAD TO THE NEW IN-N-OUT BURGER BUILDING BY SEPARATE DOCUMENT PER EUSERS STANDARDS AND SPECIFICATIONS. CORE ELECTRIC TO PULL AND CONNECT WIRING. | 3 EA | 27 | CONSTRUCT PRECAST CONCRETE INLET; REF STORM PLAN & PROFILE IN CITY CONSTRUCTION DOCUMENT SET FOR DET |
| 164 LF | 11 | CONTRACTOR TO VERIFY THE PIPE POINT OF CONNECTION LOCATION, ELEVATION AND TYPE OF MATERIAL PRIOR TO INSTALLING ANY NEW PIPE. | 1 EA | 28 | PROPOSED 1" IRRIGATION TAP & METER |
| 185 LF | 12 | INSTALL 1.5" DIAMETER TYPE K COPPER WATER PIPE TO THE NEW RESTAURANT BUILDING PER PWSD STANDARDS AND SPECIFICATIONS. REF PLUMBING PLANS FOR INSIDE METER SETTING. TRENCH PER PWSD STANDARDS AND SPECIFICATIONS. ALL FITTINGS SHALL BE SILVER SOLDERED DOWNSTREAM OF THE CURB STOP. | 2 EA | 29 | PROPOSED SANITARY SEWER SAMPLING MANHOLE |
| 1 EA | 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 RFP#F ASSEMBLY REQUIREMENT. | 1 EA | 30 | INSTALL 8"x6" REDUCER |
| 1 EA | 14 | CONNECT TO EXISTING SANITARY SEWER LINE. REMOVE EXISTING CLEANOUT. | 1 EA | 31 | INSTALL 6" GATE VALVE |
| 1 EA | 15 | INSTALL FIRE SPRINKLER RISER PER PWSD AND SOUTH METRO FIRE RESCUE STANDARDS. | 126 LF | 32 | INSTALL PRIVATE 8" 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. |
| 16 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. | | | |
- * 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.

10/11/2023 10:00 AM (UTC-7) Parker & Pine Filing No. 1, Lot 1, Parker, CO 80134, Planning - Electrical Engineering - 10/11/2023



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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
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	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

WS2.0
 Sheet 4 of 9



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

ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____
(DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE: _____

FIRE CODE REVIEW BLOCK

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

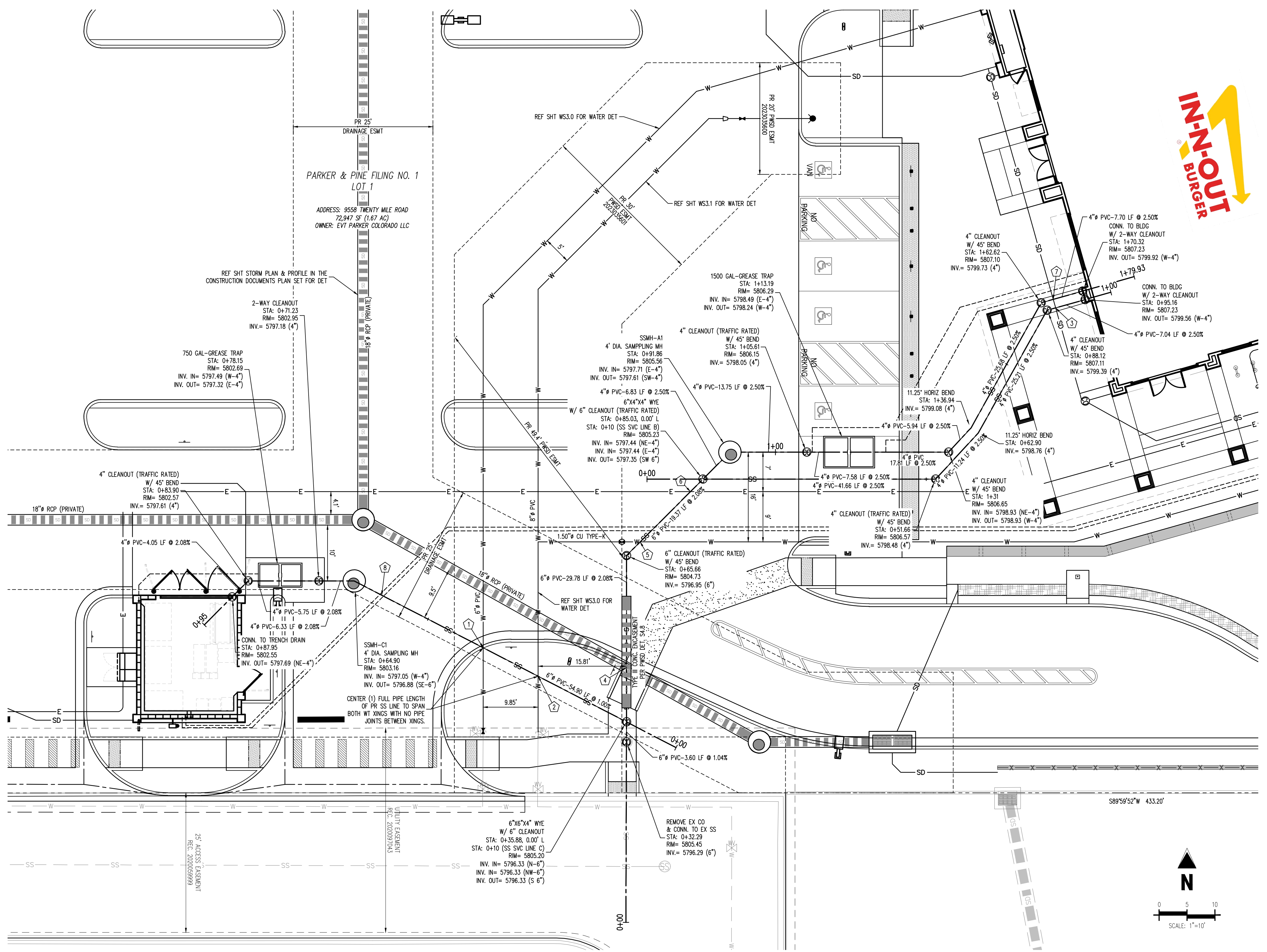
[Signature] 08/07/2023
 FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(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

APPROVED
Oct 09 2023
PARKER WATER AND
SANITATION DISTRICT



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, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED 'S 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.



10/11/2023 10:45 AM: JNE: PARKER & PINE FILING NO. 1, LOT 1, SANITARY SEWER PLAN, 20230802.DWG, 1:10, 10/11/2023 10:45 AM: JNE: PARKER & PINE FILING NO. 1, LOT 1, SANITARY SEWER PLAN, 20230802.DWG, 1:10, 10/11/2023 10:45 AM: JNE: PARKER & PINE FILING NO. 1, LOT 1, SANITARY SEWER PLAN, 20230802.DWG, 1:10



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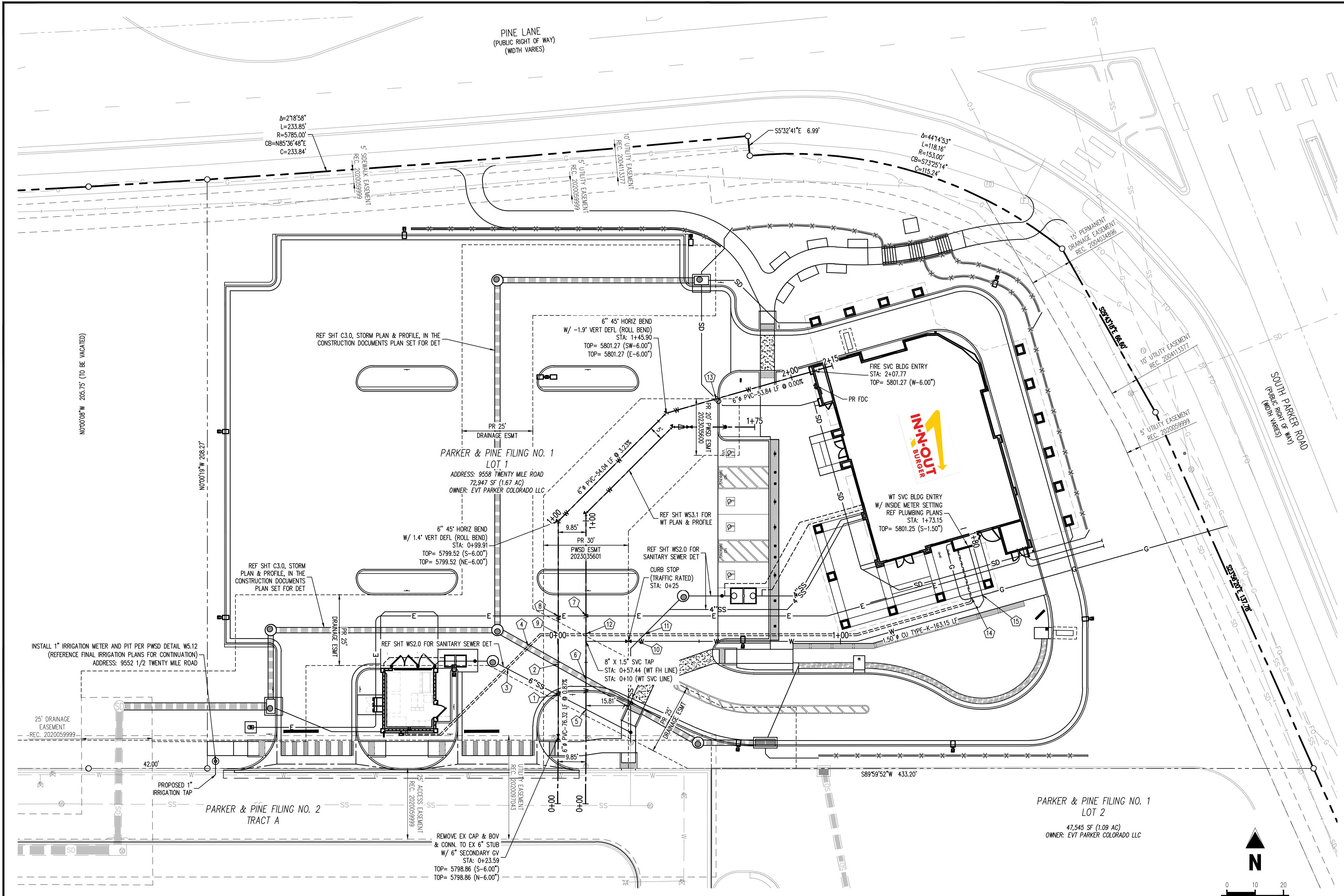
IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	03/17/2023	2ND CD SUBMITTAL	PJD
	04/26/2023	3RD CD SUBMITTAL	PJD
	06/14/2023	4TH CD SUBMITTAL	PJD
	08/02/2023	5TH CD SUBMITTAL	PJD

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

WATER PLAN

WS3.0
Sheet 5 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.

ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO RE-ECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____ (DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ (DISTRICT ENGINEER)

DATE: _____

FIRE CODE REVIEW BLOCK

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

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE

08/07/2023
DATE

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

UTILITY LEGEND

— W —	EXISTING WATER LINE	— S —	EXISTING SANITARY SEWER	— SD —	EXISTING STORM SEWER (LESS THAN 12")	— SD —	EXISTING STORM SEWER (12" AND LARGER)	— UE —	EXISTING UNDERGROUND ELECTRICAL	— FO —	EXISTING FIBER OPTIC LINE	— G —	EXISTING GAS LINE	— UT —	EXISTING TELEPHONE LINE	— CATV —	EXISTING 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
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APPROVED
Oct 09 2023
PARKER WATER AND SANITATION DISTRICT

CROSSING TABLE

ID	HIGH UTILITY	BOTTOM OF PIPE ELEVATION	LOW UTILITY	TOP OF PIPE ELEVATION	CLEARANCE (FEET)
1	PR 6" WATER	5798.45	PR 6" SSWR	5797.14	1.31**
2	PR 6" WATER	5798.55	PR 18" STORM	5794.46	4.09
3	PR 3/4" WATER SERVICE	5798.92	PR 6" SSWR	5797.42	1.50 MIN**
4	PR 3/4" WATER SERVICE	5798.92	PR 18" STORM	5794.37	1.50 MIN**
5	PR 6" WATER	5798.53	PR 6" SSWR	5797.03	1.50
6	PR 6" WATER	5798.63	PR 18" STORM	5794.58	4.05
7	PR ELEC*	5801.02	PR 8" WATER	5799.62	1.50 MIN**
8	PR ELEC*	5801.02	PR 6" WATER	5799.24	1.50 MIN**
9	PR 3/4" WATER SERVICE	5800.71	PR 6" WATER	5799.21	1.50 MIN**
10	PR 1.50" WATER	5799.23	PR 6" SSWR	5797.54	1.99
11	PR 3/4" WATER SERVICE	5800.31	PR 6" SSWR	5797.56	1.50 MIN**
12	PR 3/4" WATER SERVICE	5801.08	PR 8" WATER	5799.58	1.50 MIN**
13	PR 6" WATER	5800.73	PR 6" STORM RD	5799.11	1.62
14	PR GAS*	5802.52	PR 3/4" WATER SERVICE	5801.02	1.50 MIN**
15	PR GAS*	5802.52	PR 1.50" WATER	5801.02	1.50 MIN**

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

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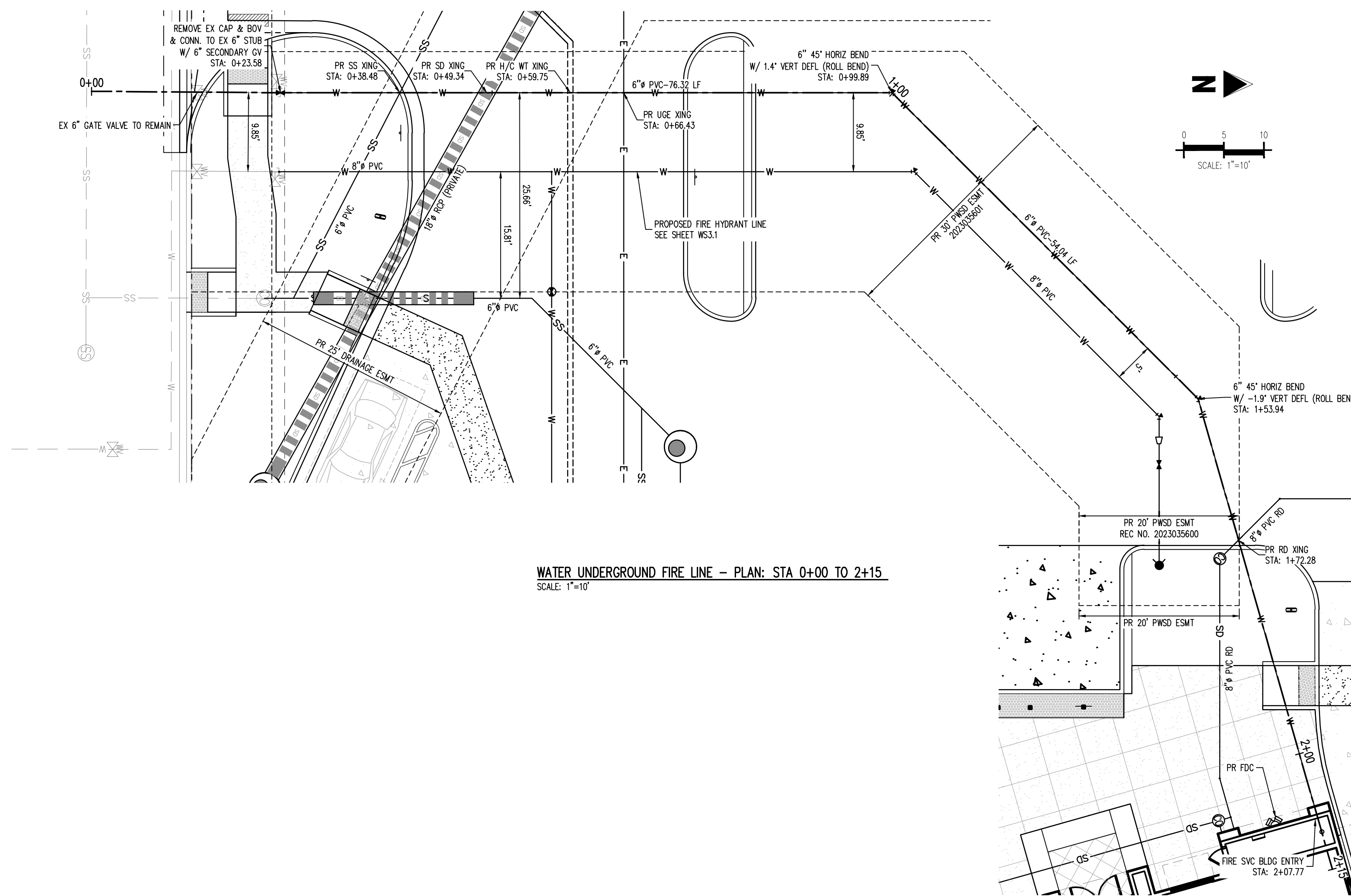
LEGAL DESCRIPTION
LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

CAUTION - NOTICE TO CONTRACTOR

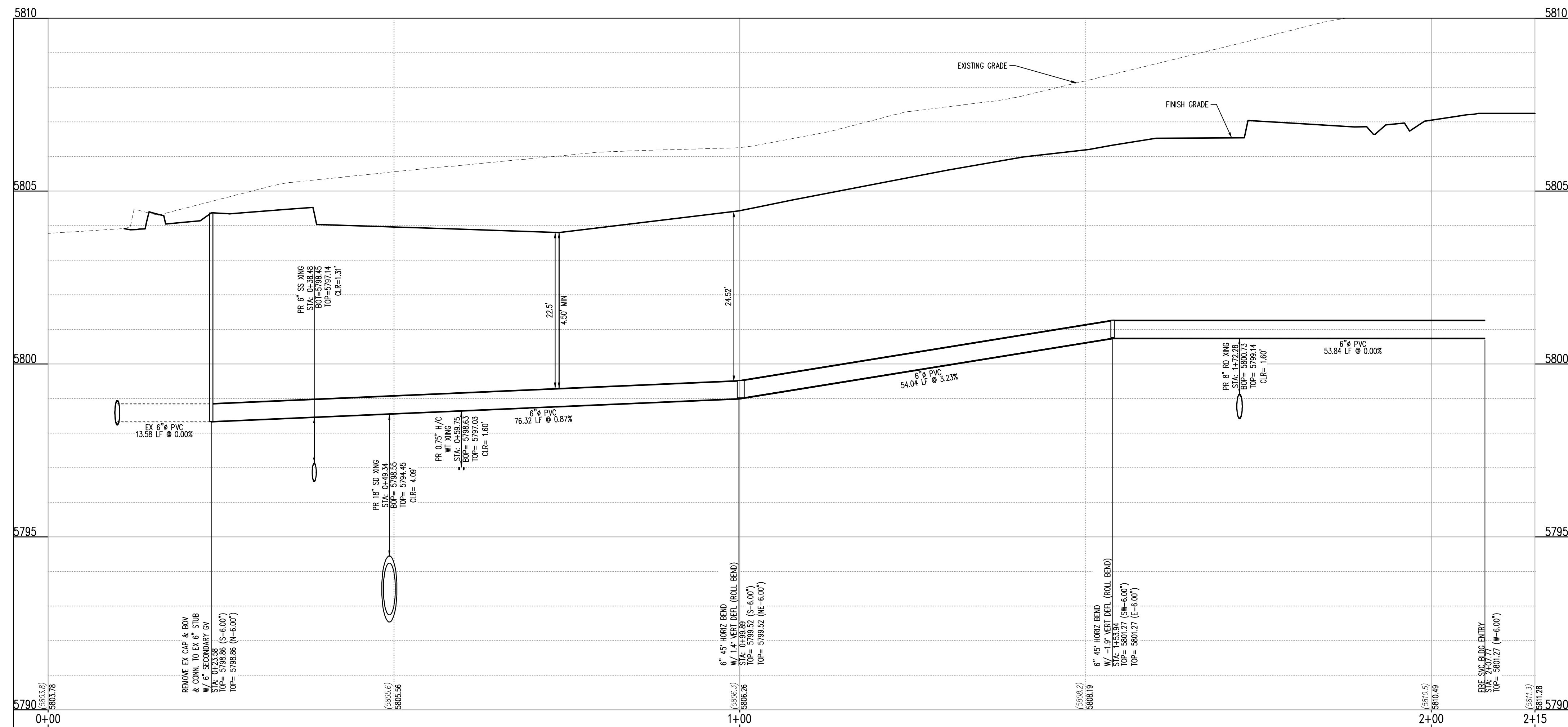
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WATER UNDERGROUND FIRE LINE - PLAN: STA 0+00 TO 2+15
SCALE: 1"=10'



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



KEY MAP
NOT TO SCALE

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

APPROVED
Oct 09 2023
**PARKER WATER AND
SANITATION DISTRICT**

LEGAL DESCRIPTION

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

BENCHMARK

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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

**UNDERGROUND FIRE LINE
PLAN & PROFILE**



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

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	03/17/2023	2ND CD SUBMITTAL	PJD
	04/26/2023	3RD CD SUBMITTAL	PJD
	06/14/2023	4TH CD SUBMITTAL	PJD
	08/02/2023	5TH CD SUBMITTAL	PJD

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

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

TYPICAL SERVICES SECTION

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

NOTE:

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

PARKER WATER & SANITATION DISTRICT
 FIRE HYDRANTS LOCATION & INSTALLATION

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

2016 REVISION SHEET W2.5

PIPE LOCATION SYSTEM

SECTION VIEW @ FIRE HYDRANT

NOTE:

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

PARKER WATER & SANITATION DISTRICT
 LOCATOR WIRE DETAILS

SCALE: NONE DATE: 2/98
 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

APPROVED
 Oct 09 2023
PARKER WATER AND SANITATION DISTRICT

6-INCH VALVE BOXES

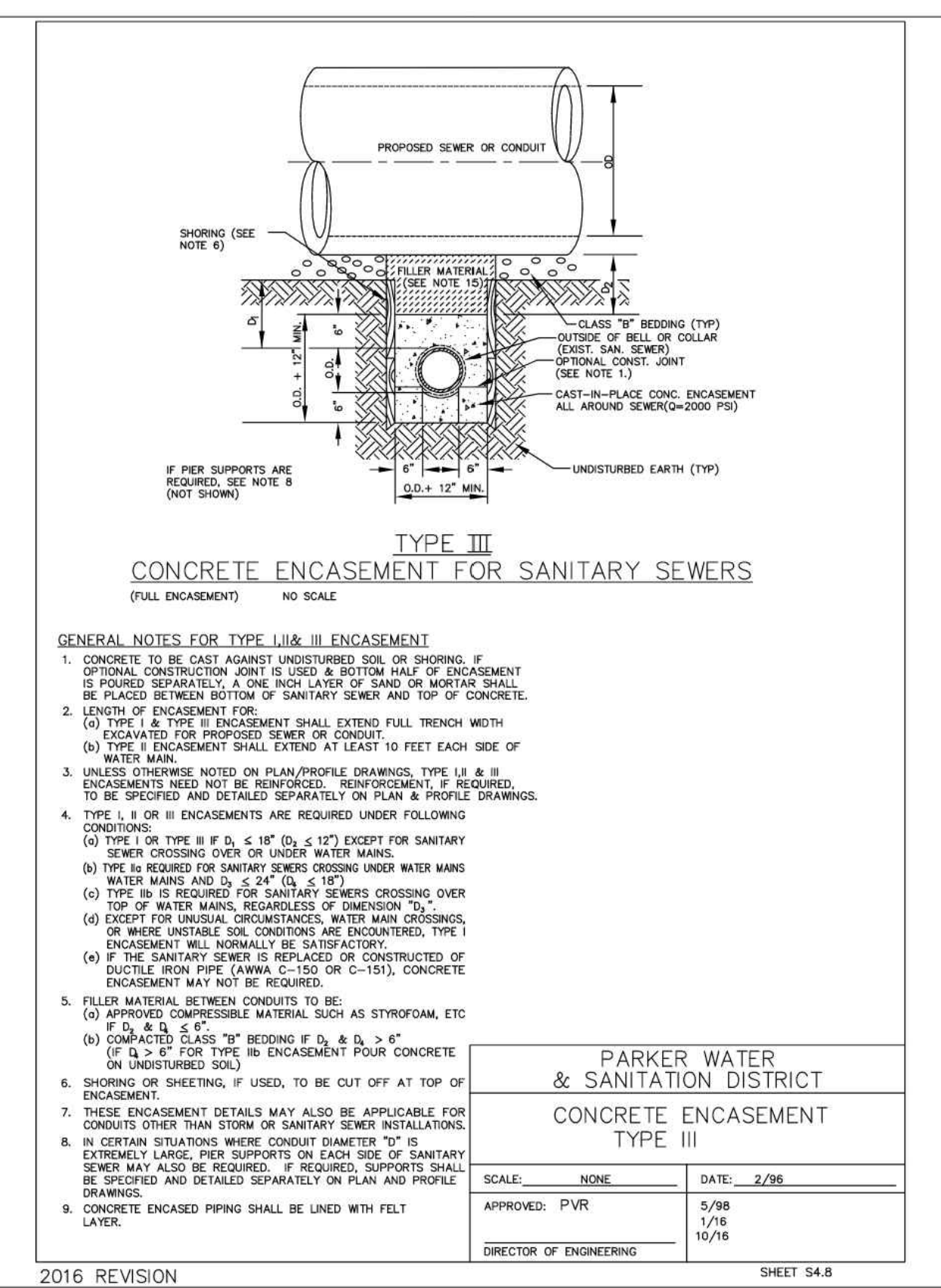
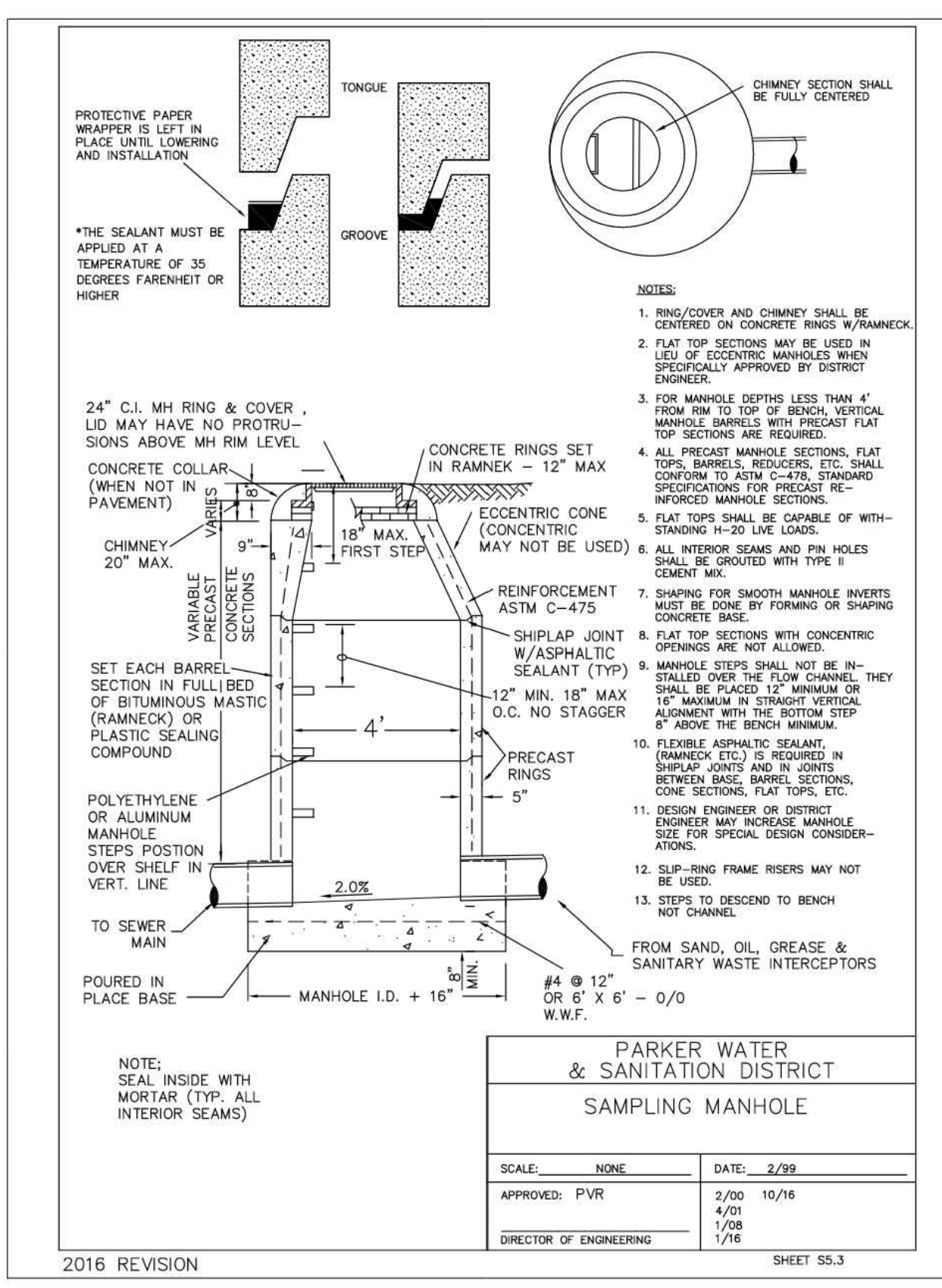
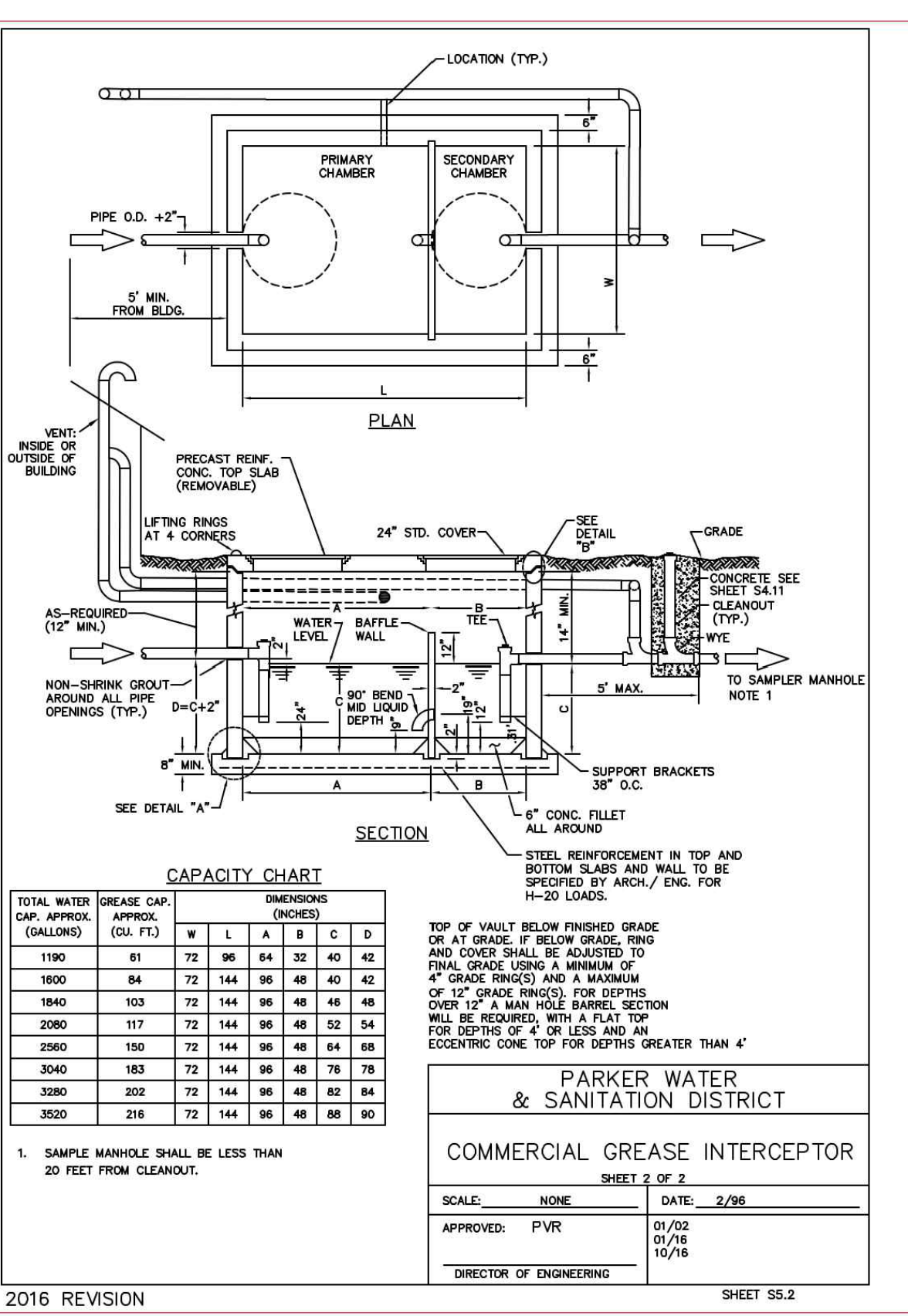
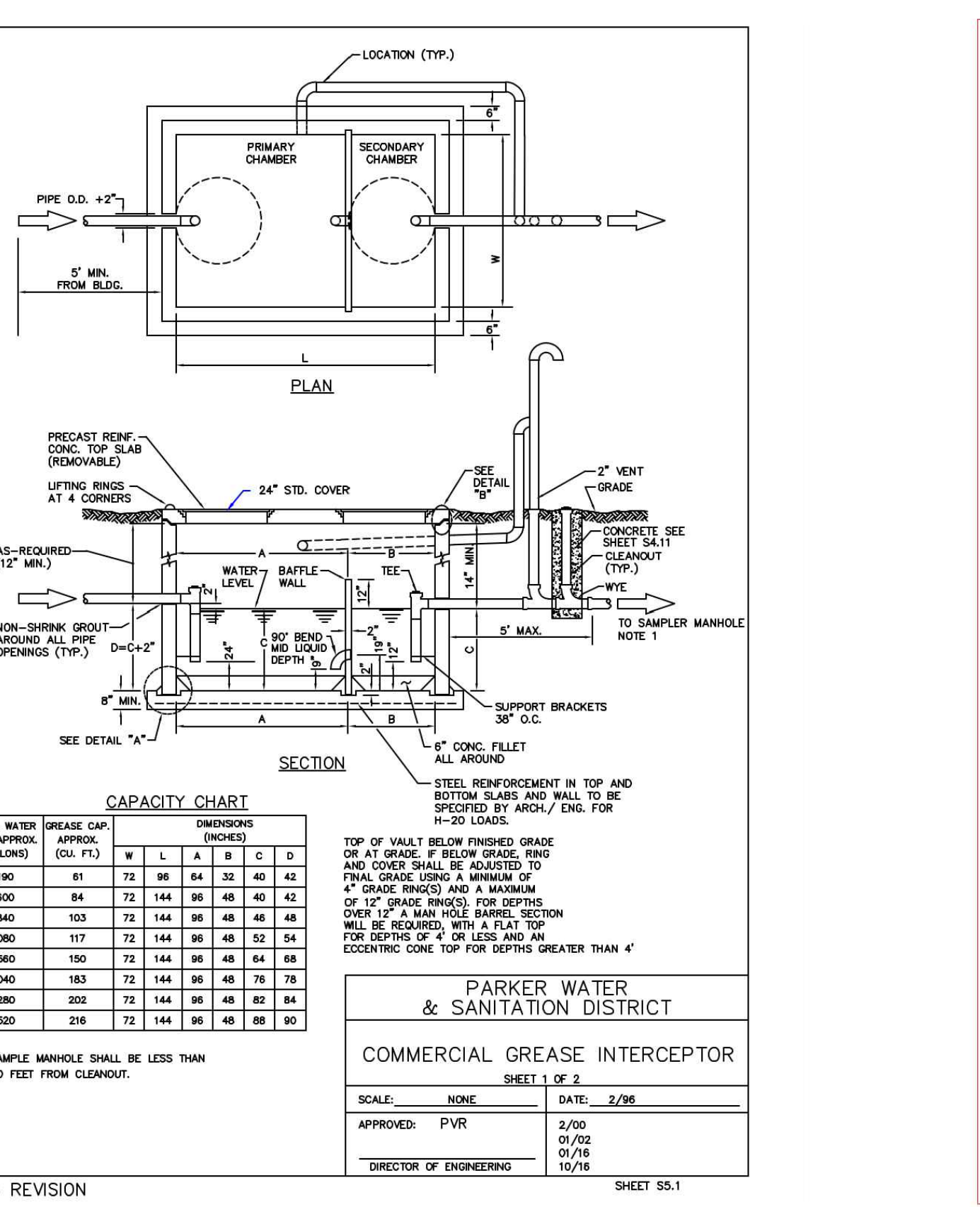
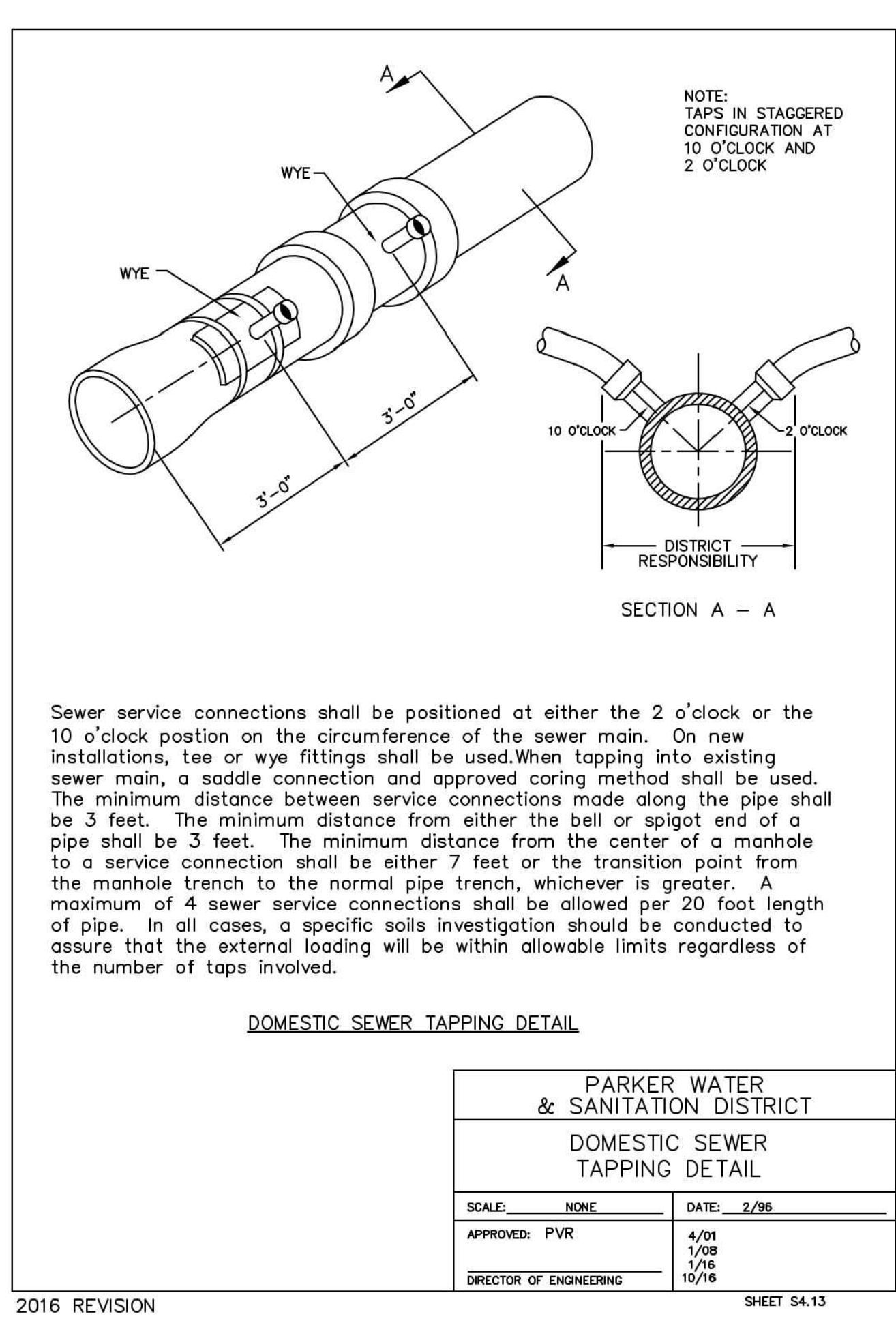
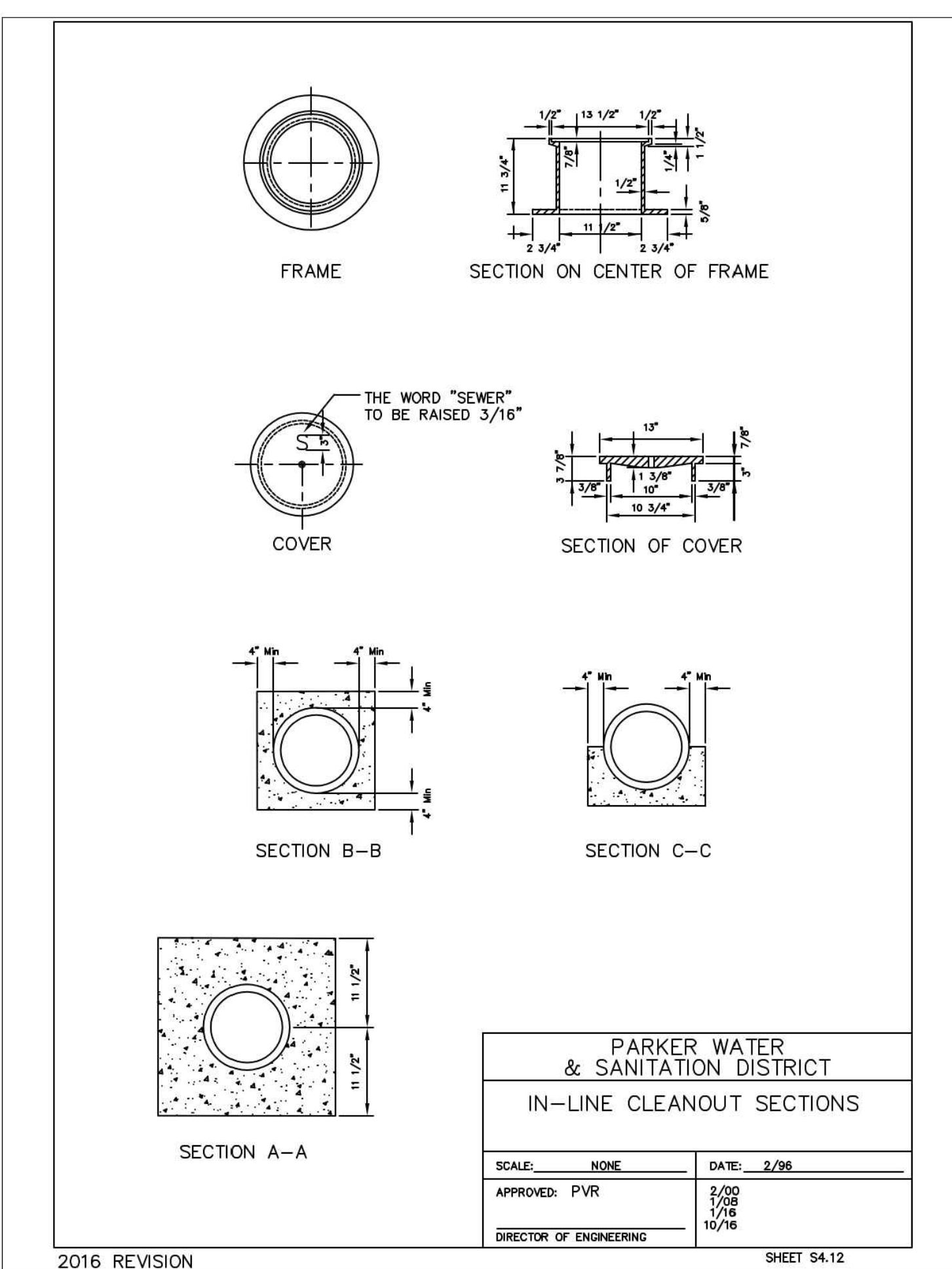
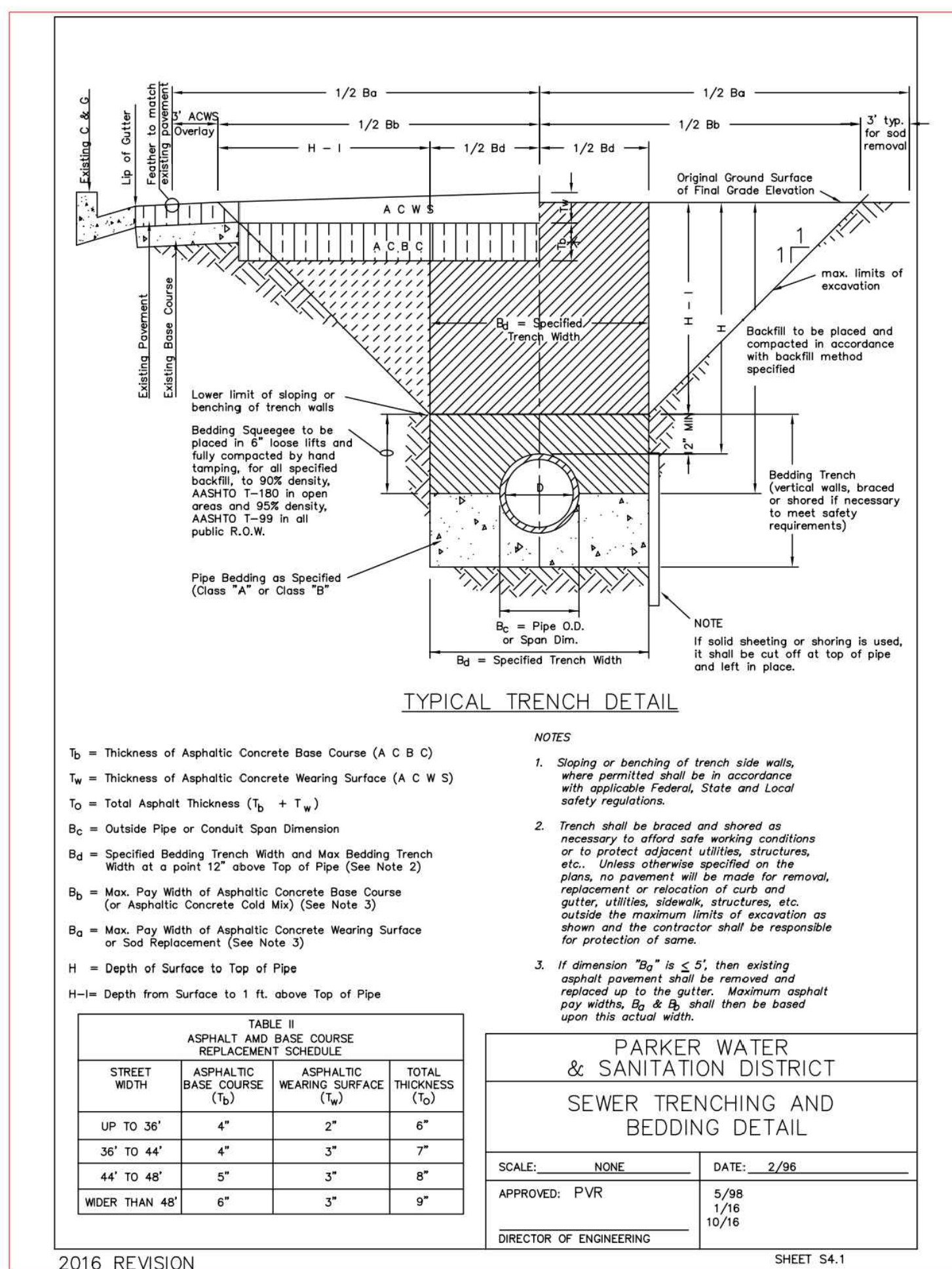
NOTE:

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

PARKER WATER & SANITATION DISTRICT
 VALVE BOX DETAIL

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

2016 REVISION SHEET W3.10



APPROVED
Oct 09 2023
PARKER WATER AND SANITATION DISTRICT



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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
	03/12/2023	2ND CD SUBMITTAL	PJD
	04/26/2023	3RD CD SUBMITTAL	PJD
	06/14/2023	4TH CD SUBMITTAL	PJD
	08/02/2023	5TH CD SUBMITTAL	PJD

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