





**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

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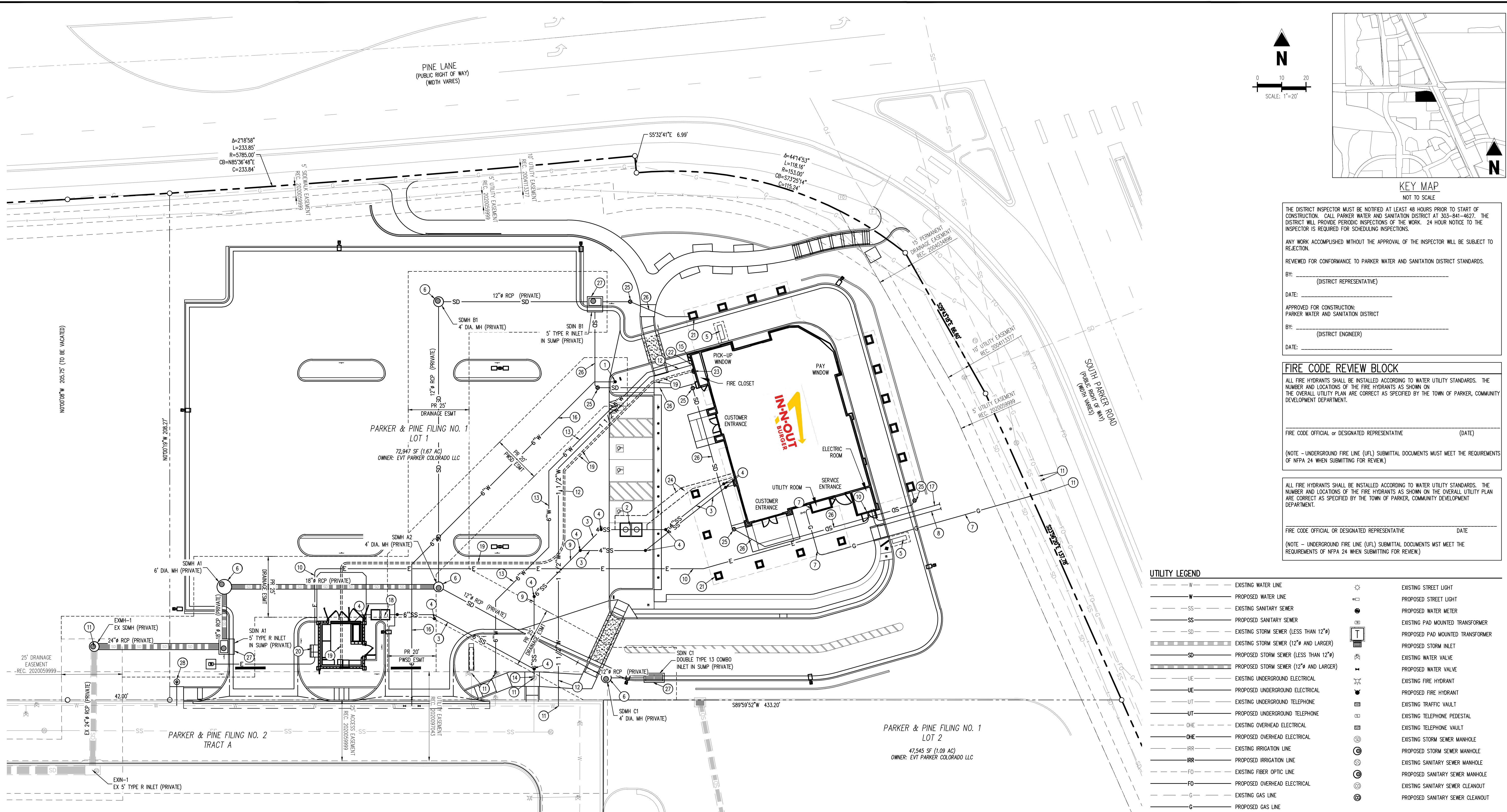
**IN-N-OUT BURGER**  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1  
PARKER, CO 80134

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

Project No: IN000014-20  
Drawn By: JNE  
Checked By: PJD  
Date: 12/21/2022

**OVERALL UTILITY PLAN**

**WS1.0**  
Sheet 3 of 8



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 MUST MEET THE REQUIREMENTS 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	⊙	PROPOSED WATER METER
— SS —	PROPOSED SANITARY SEWER	⊙	EXISTING PAD MOUNTED TRANSFORMER
— SD —	EXISTING STORM SEWER (LESS THAN 12")	⊙	PROPOSED PAD MOUNTED TRANSFORMER
— SD —	PROPOSED STORM SEWER (LESS THAN 12")	⊙	PROPOSED STORM INLET
— SD —	EXISTING STORM SEWER (12" AND LARGER)	⊙	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 PEDESTAL
— 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	⊙	

- ESTIMATED QUANTITIES**
- STORM DRAIN AND UTILITY PLAN CONSTRUCTION NOTES**
- 1 EA (1) INSTALL FIRE HYDRANT PER PWSO 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 PWSO DETAILS SS.1 & SS.2
  - 208 LF (3) INSTALL 4" DIAMETER SDR 35 P.V.C. ON-SITE SEWER PIPE AND FITTINGS. TRENCH PER PWSO DETAIL S4.1.
  - 13 EA (4) INSTALL SEWER CLEANOUT ASSEMBLY TO GRADE. PER PWSO 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. ON-SITE SEWER PIPE AND FITTINGS. TRENCH PER PWSO DETAIL S4.1
  - 309 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 EUSERC STANDARDS AND SPECIFICATIONS. CORE ELECTRIC TO PULL AND CONNECT WIRING.
  - 111 (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 PWSO STANDARDS AND SPECIFICATIONS. INSTALL 1.5" METER IN METER PIT (REF PLUMBING PLANS FOR INSIDE METER SETTING) TRENCH PER PWSO 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 RP89P ASSEMBLY REQUIREMENT.
  - 1 EA (14) CONNECT TO EXISTING SANITARY SEWER LINE. REMOVE EXISTING CLEANOUT.
  - 1 EA (15) INSTALL FIRE SPRINKLER RISER PER PWSO 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 PWSO 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 PWSO DETAILS SS.1 & SS.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 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 PWSO DETAIL W5.4. USC APPROVED BACKFLOW ASSEMBLY AND ASSE STANDARD 1060 TYPE I APPROVED ENCLOSURE TO BE CONSTRUCTED AT APPROVED LOCATION (ADJASHIELD 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 ON-SITE 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: CRAN, 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 "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.

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









