



## Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

### MEMORANDUM

**TO:** Tasha Bolivar, Galloway and Company  
**FROM:** Amber Wood Hicken, Planner I  
**DATE:** 2/6/23  
**SUBJECT:** Parker and Pine F1 L1 – In-n-Out Burger, Site Plan  
Review Comments 01

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** Amber Wood Hicken

**EMAIL:** ahicken@parkeronline.org

**PHONE:** 303.805.3338

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:  
[Parker 2035 Master Plan](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.  
Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

### Site Plan and Project Details

1. Please see the attached redlines for all comments.

Comment Addressed:  Yes  No

Response:

### OUTSIDE REFERRAL AGENCY COMMENTS

The following reviews in eTRAKiT have “Advisory Comments” or “Revisions Required:”

- Building 20
- Douglas County Planning
- Fire Life Safety
- Cherry Creek Basin Water Quality

*Please keep an eye out in eTRAKiT for the comment to the following reviews:*

- Construction plans – civil
- Construction plans - environmental
- Drainage report
- IREA
- Plat – civil
- Site plan – civil
- Site plan – stormwater
- Traffic impact study
- Urban drainage

Staff Comments 01  
SP22-143; Parker and Pine  
In-n-Out; Site plan  
2/6/23

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:       Yes       No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

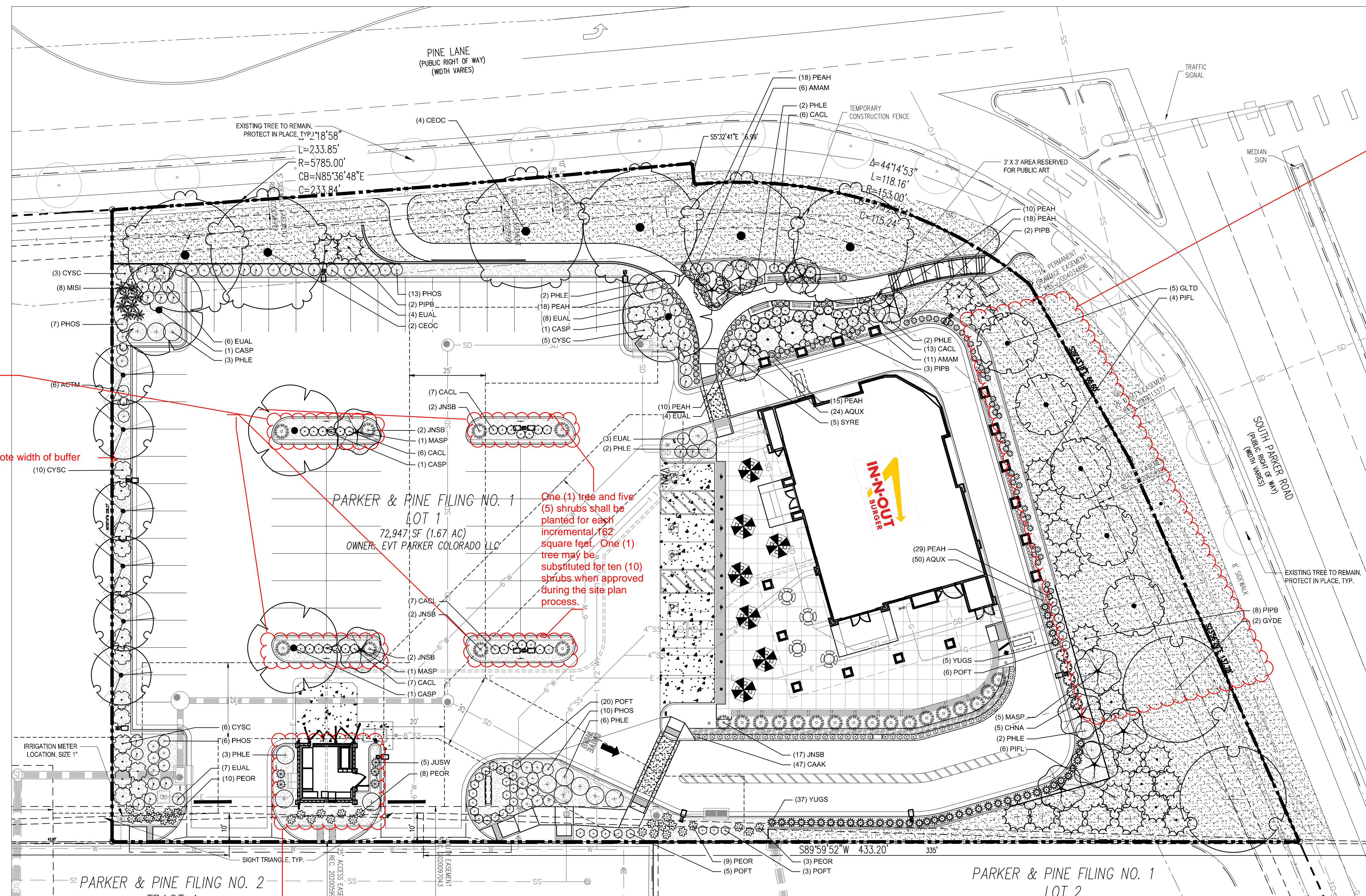
\_\_\_\_\_  
Date







**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



Please enhance screening - Where drive-through windows and facilities cannot be designed to avoid adjacency to public roadways, they shall be covered with a canopy that is integrated into the design of the building and screened with landscaping with an opacity of 80% at one (1) year maturity, a maximum of three (3) feet in height, or screened by a decorative solid wall with a maximum of four (4) feet in height. Design Standards pg 25

Provide width. Landscaped islands shall be at least the size of one (1) full-sized parking space (one hundred sixty-two [162] square feet) and have no dimension fewer than nine (9) feet.

Note width of buffer

One (1) tree and five (5) shrubs shall be planted for each incremental 162 square feet. One (1) tree may be substituted for ten (10) shrubs when approved during the site plan process.

Enhance landscaping to screen trash enclosure

\*at least\*

east side of property requires parking lot perimeter landscaping

Parking lots adjacent to similar uses shall provide for a buffer a minimum width of eight (8) feet from the property line or lease line. 13.06.070

CAUTION UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

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- UTILITY NOTES**
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
  - THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
  - THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HEREIN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

**LANDSCAPE AREA CALCULATION**

REQUIREMENT: MORE THAN 15% OF A COMMERCIAL DEVELOPMENT MUST BE LANDSCAPE AREA.
COMMERCIAL DEVELOPMENT AREA: 1.67 ACRES
LANDSCAPE AREA AND PERCENT: 0.64 ACRES - 38%

**LIVING PLANT MATERIAL CALCULATION**

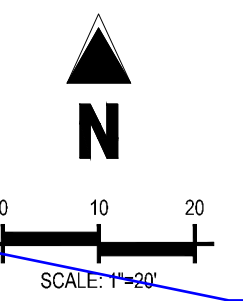
REQUIREMENT: 75% OF LANDSCAPE AREA MUST HAVE A GROUND COVER OF LIVING PLANT MATERIAL.
TOTAL LANDSCAPE AREA: 0.64 ACRES
TOTAL LIVING GROUND COVER: 0.48 ACRES - 75%

**LANDSCAPE CALCULATIONS**

AREAS OF REQUIRED LANDSCAPING	AREA	FORMULA	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
STREETSCAPE REQUIREMENTS	522 LINEAL FEET	TREES SPACED AT A MAXIMUM OF 40 LINEAL FEET	13 TREES	13 TREES
PARKING LOT PERIMETER REQUIREMENTS	N/A	6' WIDE MIN. BUFFER MUST BE PROVIDED TO SCREEN PARKING FROM STREETS AND ADJACENT USES	6' MIN. BUFFER ALONG ALL PARKINGS	PROVIDED, SEE PLANS
SITE PERIMETER REQUIREMENTS	1121 LINEAL FEET	1 TREE & 5 SHRUBS PER 40 LINEAL FEET	28 TREES & 140 SHRUBS	28 TREES & 140 SHRUBS
SITE INTERIOR REQUIREMENTS	27,991 SF LANDSCAPE AREA	1 TREE & 5 SHRUBS PER 1500 SF OPEN SPACE	18.7 TREES & 94 SHRUBS	17 TREES & 133 SHRUBS
<b>TOTAL REQUIRED:</b> 59.7 TREES & 234 SHRUBS			<b>TOTAL PROVIDED:</b> 60 TREES & 234 SHRUBS	

Parking lot interior landscaping does not apply to commercial developments requiring less than 80 spaces

Please provide evergreen percentage (40%-60% min/max for site perimeter)



Please add a note that these trees are existing

**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CASP	4	NORTHERN CATALPA	CATALPA SPECIOSA
	CEOC	6	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	GLTD	5	STREET KEEPER HONEY LOCUST	GLEDTISIA TRIACANTHOS INERMIS 'DRAVES' TM
	GYDE	2	KENTUCKY COFFEE TREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	PIPB	15	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKER'
	PIFL	10	VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	ACTM	6	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM
	MASP	7	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'
	SYRE	5	JAPANESE TREE LILAC	SYRINGA RETICULATA
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	JUSW	5	WOODWARD JUNIPER	JUNIPERUS SCOPULORUM 'WOODWARD'
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CACL	46	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
	CHNA	5	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS
	EUAL	32	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'
	AMAM	17	WAXFLOWER	JAMESIA AMERICANA
	PHLE	22	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII 'PWY01S' TM
	PHOS	36	SUMMER WINE NINEBARK	PHYSCARPUS OPULIFOLIUS 'SEWARD' TM
	POFT	21	TANGERINE POTENTILLA	POTENTILLA FRUTICOSA 'TANGERINE'
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CYSC	24	MOONLIGHT BROOM	CYTISUS SCOPARIUS 'MOONLIGHT'
	JNSB	25	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	YUGS	42	GOLDEN SWORD ADAMS' NEEDLE	YUCCA FILAMENTOSA 'GOLDEN SWORD'
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CAAK	47	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	MISI	8	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIUM'
	PEAH	118	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
	PEOR	30	KARLEY ROSE FOUNTAIN GRASS	PENNISETUM ORIENTALE 'KARLEY ROSE'
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	AQUX	74	HYBRID COLUMBINE	AQUILEGIA X
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME
	RMULCH	9,206 SF	2" x 4" ROCK COBBLE MULCH	2" x 4" ROCK COBBLE MULCH
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME
	SOD	17,854 SF	COLORADO BLUE BUFFALO SOD	COLORADO BLUE BUFFALO SOD

SEE SHEET 4 FOR FULL PLANTING SCHEDULE.

**PLAN PREPARED BY:**

GALLOWAY & COMPANY, INC.  
6162 S. WILLOW DRIVE, SUITE 320  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 770-8884  
FAX: (303) 770-3636

Remove all signature blocks.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORTS, FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

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.

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: \_\_\_\_\_

**SIGHT DISTANCE CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, PARKER & PINE FILING NO. 1, LOT 1, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS.

(REGISTERED PROFESSIONAL ENGINEER) (LICENSE NO.) (DATE)

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

PARKER, CO 80134

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

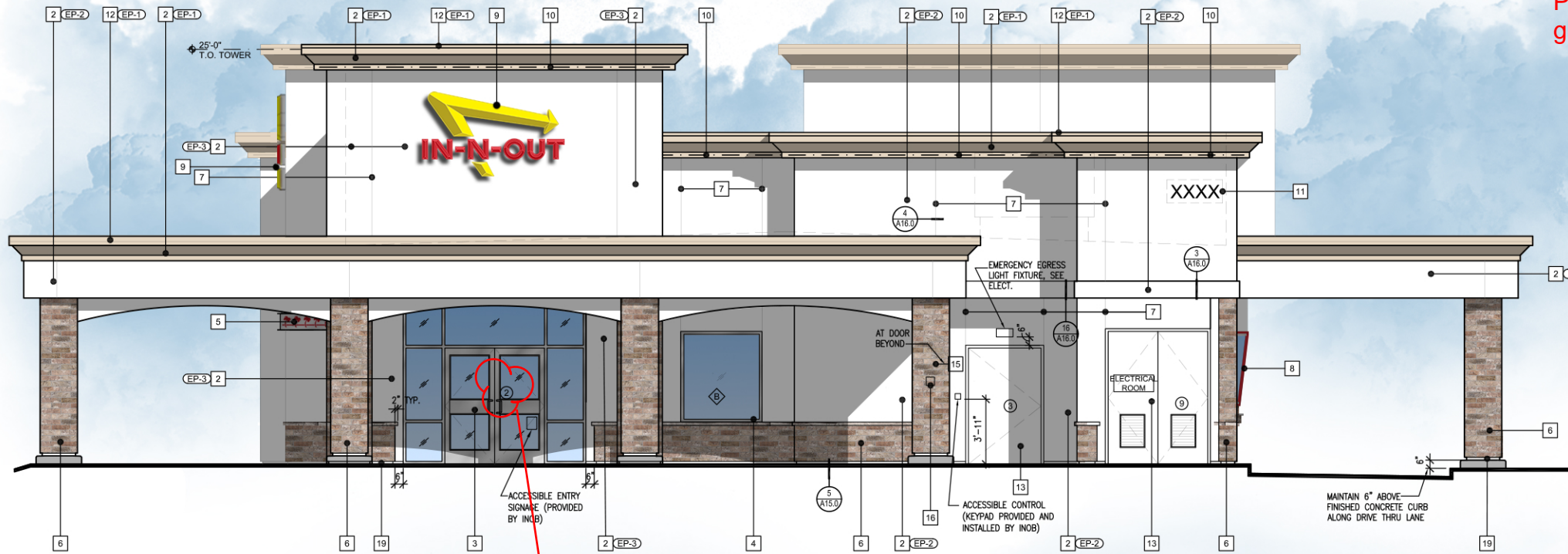
Project No: INC000014-20  
Drawn By: KES  
Checked By: JW  
Date: 12/23/2022

**LANDSCAPE PLAN**

**SP2.0**  
Sheet 4 of 12







**SOUTH ELEVATION**

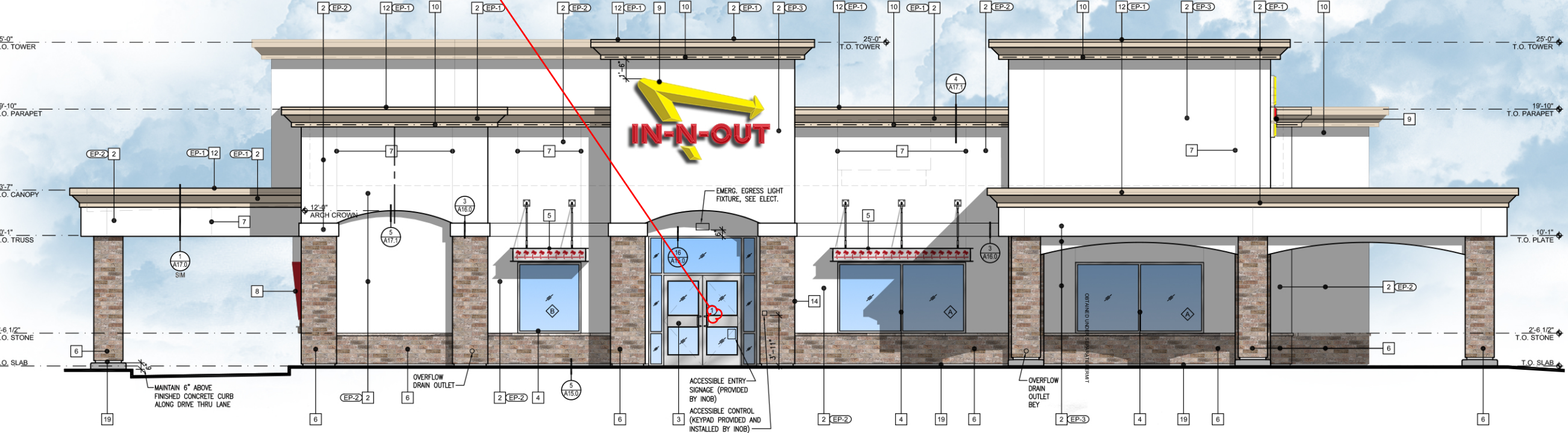
What is this callout?

Please callout type of glass

KEY NOTES	
1	NOT USED
2	STUCCO 2030 FINE SAND FLOAT FINISH - NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.
3	ALUMINUM STOREFRONT DOORS, CLEAR ANODIZED ALUMINUM.
4	ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM.
5	ANODIZED ALUMINUM METAL CANOPY WITH BACKLIT L.E.D. PALM TREE CUT-OUTS. GC TO PROVIDE BLOCKING, CONDUITS, AND POWER FOR BACKLIT PALM TREES, DOWNLIGHTS, AND SPEAKERS (WHERE OCCURS), SEE A17.3
6	STONE VENEER: SCULPTURED BRICK, COLOR: EAGLE BUFF DRY-STACKED BY CORONADO STONE WITH 2" JOINTS AND NATURAL LEBEL GROUT. AND WILDLAND LIME CREAM SIL. APEX 1" PERLITE RECOMMENDATIONS, DELY STACK. 1/4" WIDE METAL PINS SCHEDULED. SEE DETAIL A14.0. ALIGN CONTROL JOINTS ON DRIVE THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.
8	SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM 5-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4.
9	IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
10	L.E.D. COVE LIGHTING: UNDER SEPARATE PERMIT.
11	INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS. 1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES. 2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GLEED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS) 3. NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED. 4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 6:1 (HEIGHT TO WIDTH). 5. NUMBERS CANNOT BE SPELLED.
12	GALVANIZED METAL CAP: COLOR TO MATCH WALL.
13	HOLLOW METAL DOOR: SEE SHEET A11.0, HM DOORS AND JAMBS SHALL HAVE POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS- TIGER DRYLAC - SMOOTH, HIGH GLOSS FINISH, "BENGAL WHITE"; EXTERIOR DOORS- CARDINAL - GLOSS, SMOOTH FINISH, "BONE CHINA" OR TO MATCH EXTERIOR EPS PAINT COLOR. (VERIFY ELEVATIONS: EP-1) WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY-NOT RECOMMENDED, THE ALTERNATE WOULD BE TO USE AXALTA IMRON IND 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON IND 9T01 GLOSS WHITE. EXTERIOR HM DOORS & JAMBS- USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT COLOR EP-1. NOTE: TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IMRON AS DESCRIBED ABOVE.
14	6" HIGH STUB OUT FOR C62 LINE. MOUNT ON ADJACENT SIDE WALL.
15	4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR.
16	RECESSED KNOX BOX AT 6'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10A17.0
17	NOT USED
18	NOT USED
19	TEXTURE EXPOSED FOUNDATION WALL BELOW STONE WEEP SCREED AND PAINT TO MATCH STONE.

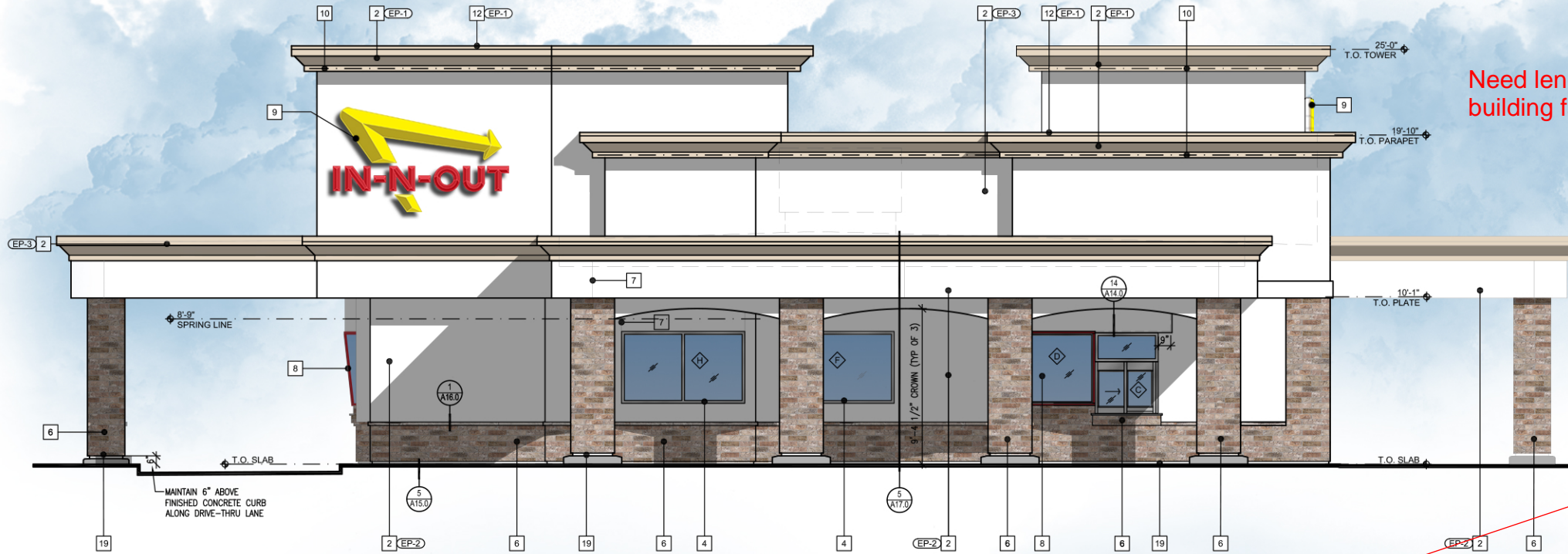
EXTERIOR PAINT SCHEDULE						
NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD 70	DEC 740	SANDCASTLE	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT	SHERWIN WILLIAMS	SUPER PAINT LATEX	AS44W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT	SHERWIN WILLIAMS	SUPER PAINT LATEX	AS44W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	IND RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 20202 MIX SIZE: 102.4OZ (GALLON) 9T04 VIOLET: 331.2 9T10 RED-ORANGE: 349.3 9T13 ORANGE: 2577.6

ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE. NO ALTERNATE ALLOWED FOR COLOR EP-4.



**WEST ELEVATION**

Please provide vertical massing info (i.e., how far does canopy come out?)

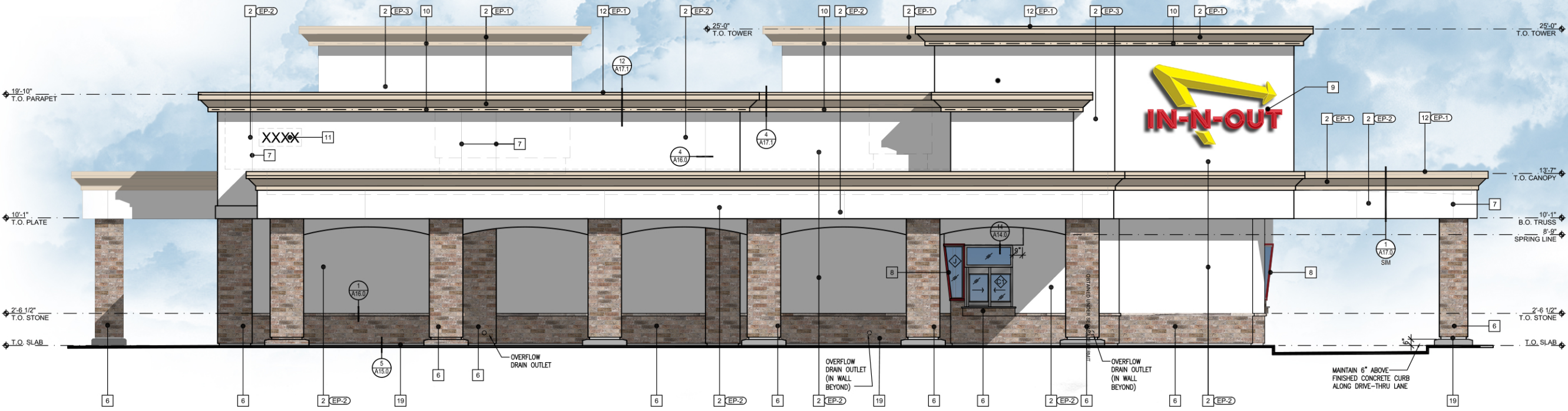


**NORTH ELEVATION**

Need length of building facade

Need transparency percentages for all building sides.  
 North (side): 25%  
 East (front): 40%  
 South (front): 40%  
 West (front): 40%

Building front: The side of the building facing the most prominent public roadway or internal street or open space; the facade on which the primary building entrance is located. Design Standards pg 9



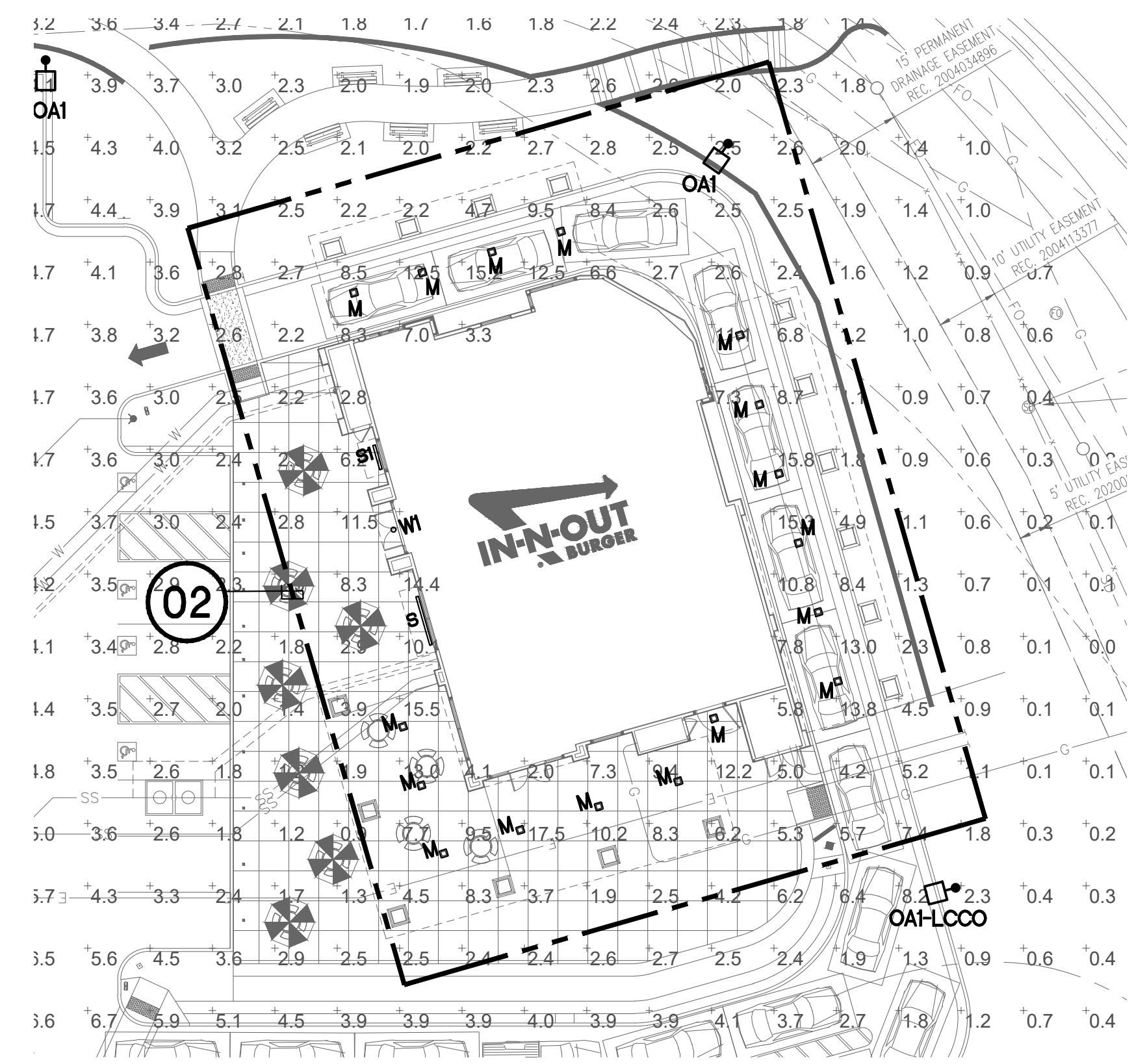
**EAST ELEVATION**

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ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE. NO ALTERNATE ALLOWED FOR COLOR EP-4.

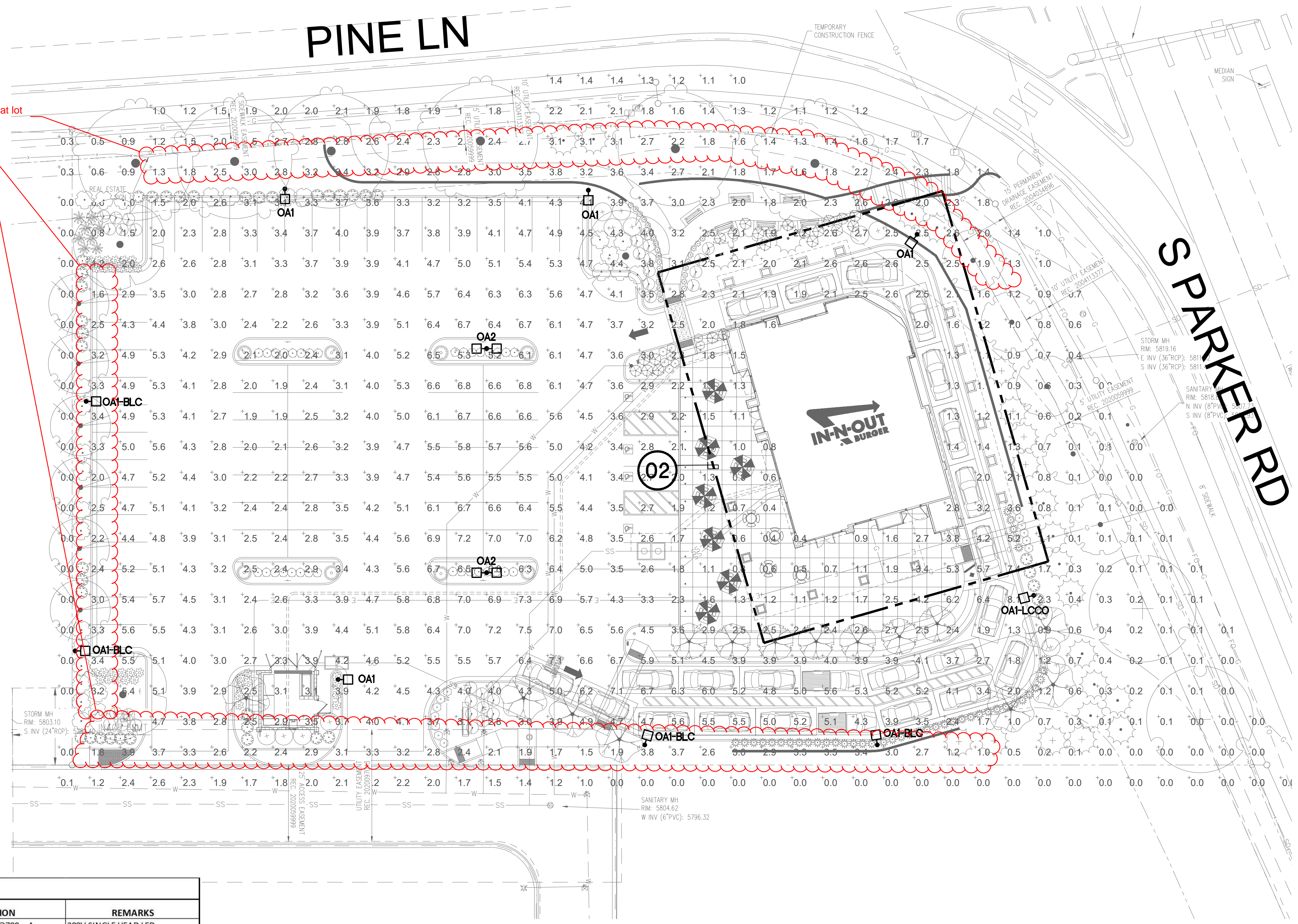


**02 BUILDING MTD. EXTERIOR LIGHTING PHOTOMETRIC PLAN (ZONE #2)**  
SCALE: 1" = 20'-0"

Please add the color of each luminaire.

Max footcandles at lot line is 1.0

Lumens greater than 15,000 must be shielded



**01 SITE LIGHTING PHOTOMETRIC PLAN (ZONE #1)**  
SCALE: 1" = 20'-0"



STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1	+	2.8 FC	8.1 FC	0.0 FC	N/A	N/A
CALC ZONE #2	+	3.3 FC	17.5 FC	0.0 FC	N/A	N/A

Please label as "parking lot," etc.

Is this number correct? Max footcandles allowed on site is 12

**PHOTOMETRIC NOTES**

- THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL 2.06.0215 SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRAD LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.
- PHOTOMETRIC CALCULATION DATA:  
B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.85  
B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS

SITE LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	VOLTAGE	LAMPS	LUMENS PER LAMP	DESCRIPTION	REMARKS
OA1	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K TSM			24974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD				FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
OA2	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K TSM			(2) 24974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD				FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
OD1-BLC	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K BLC			24974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD				FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
OA1-LCCO	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K RCCO			24974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD				FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
M	ATLANTIC LIGHTING	120	LED LAMP	COLOR TEMPERATURE: 4000K	120V RECESSED MOUNTED LED	120V RECESSED MOUNTED LED
	#LRF12X12-SYL44-4K-1/ SQ12PG-WH-GS		TOTAL: 36W	4400 LUMENS	FULLY CUTOFF FIXTURE	
S	LITHONIA LIGHTING	120	LED PROVIDED	COLOR TEMPERATURE: 4000K	8' EXTERIOR WALL MOUNTED	
	#TZL1F LED L96 9000LM MDD 120 GZ10 27K 80CRI-WH		TOTAL: 54W	9000 LUMENS	UNDER AWNING AT 10'-6" AFG - FULLY CUTOFF FIXTURE	
S1	LITHONIA LIGHTING	120	LED PROVIDED	COLOR TEMPERATURE: 4000K	4' EXTERIOR WALL MOUNTED	
	#ZL1F LED L48 4500LM MDD 120 GZ10 27K 80CRI-WH		TOTAL: 24W	4000 LUMENS	UNDER AWNING AT 10'-6" AFG - FULLY CUTOFF FIXTURE	
W1	ELITE LIGHTING	120	LED PROVIDED	COLOR TEMPERATURE: 4000K	RECESSED DOWNLIGHT	
	#REL437-700L-DIMTR-120 40K 90+ W-WH REL437-RT-CL-WH		TOTAL: 10W	1400 LUMENS	FULLY CUTOFF FIXTURE (SUITABLE FOR DAMP/WET LOCATION)	

- NOTES:
- CONTRACTOR TO PROVIDE POLE LENGTH AS NOTED IN THE LIGHTING FIXTURE SCHEDULE DESCRIPTION.
  - REFER TO SITE PLAN FOR ALL LIGHTING FIXTURE HEADS SHOWN FOR DRILL MOUNTING REQUIREMENTS PRIOR TO ORDERING

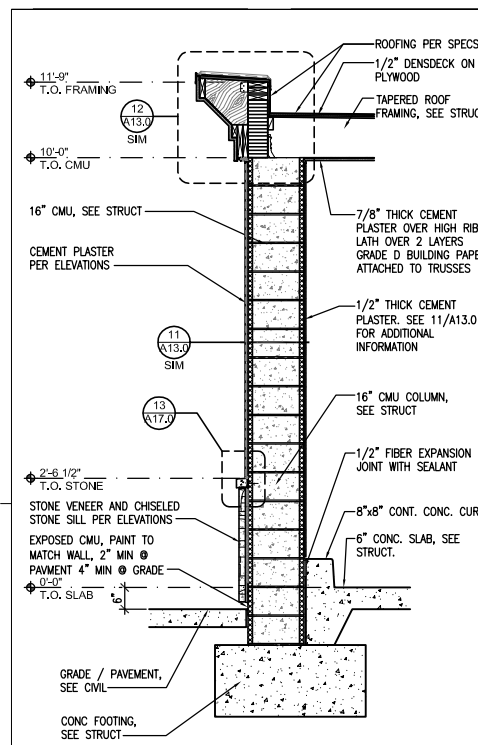
### Performance Data

**Lumen Output**  
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

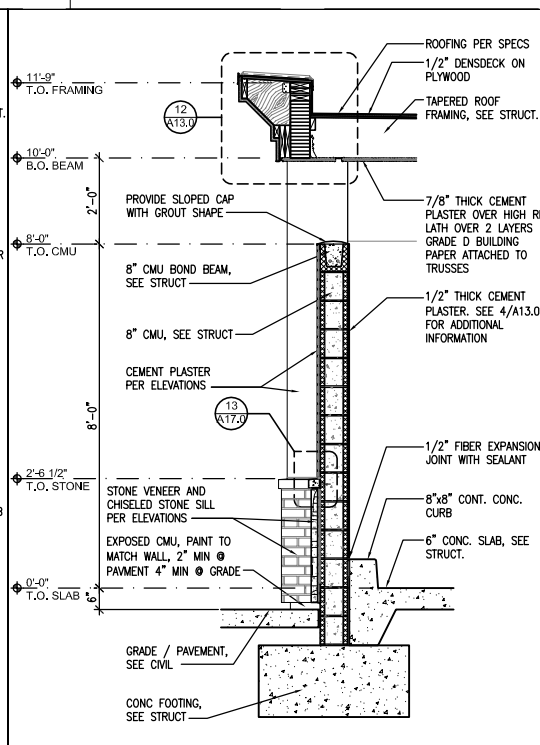
**Forward Optics**

LED Case	Area Code	Power Factor	System Watt	Beam Type	Beam Angle	Beam Diameter @ 100'	Beam Diameter @ 200'	Beam Diameter @ 300'	Beam Diameter @ 400'	Beam Diameter @ 500'	Beam Diameter @ 600'	Beam Diameter @ 700'	Beam Diameter @ 800'	Beam Diameter @ 900'	Beam Diameter @ 1000'				
80	530	P1	140W	T15	17,575	3	0	3	126	18,913	3	0	3	135	19,171	3	0	3	137
				T25	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	138
				T30	17,547	3	0	3	126	18,913	3	0	3	132	18,648	3	0	3	133
				T35	17,500	3	0	3	122	18,411	3	0	3	132	18,648	3	0	3	133
				T40	17,404	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137
				T45	17,271	3	0	3	124	18,551	3	0	3	131	18,798	3	0	3	134
				T50	17,193	3	0	3	126	18,952	3	0	3	135	19,192	3	0	3	137
				T55	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143
				T60	18,112	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143
				T65	18,266	4	0	2	130	19,677	4	0	2	141	19,950	4	0	2	142
				T70	18,146	5	0	1	130	19,548	5	0	1	140	19,796	5	0	1	141
				T75	18,424	2	0	2	131	19,539	2	0	3	131	19,796	2	0	3	132
T80	18,713	1	0	3	127	11,562	1	0	3	83	11,709	2	0	3	84				
T85	18,713	1	0	3	127	11,562	1	0	3	83	11,709	2	0	3	84				
T90	22,805	3	0	3	121	24,029	3	0	3	130	24,313	3	0	3	132				
T95	22,281	3	0	4	120	24,093	3	0	4	130	24,307	3	0	4	131				
T100	22,396	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132				
T105	21,690	3	0	4	117	23,366	3	0	4	126	23,662	3	0	4	128				
T110	22,342	3	0	4	121	24,068	3	0	4	130	24,373	3	0	4	132				
T115	22,827	3	0	4	118	23,565	3	0	4	127	23,868	3	0	4	129				
T120	22,338	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132				
T125	22,222	5	0	1	126	25,076	5	0	1	135	25,333	5	0	1	137				
T130	22,241	4	0	2	126	25,037	4	0	2	135	25,294	4	0	2	137				
T135	22,182	5	0	3	125	24,974	5	0	3	135	25,290	5	0	3	137				
T140	22,009	5	0	4	124	24,919	5	0	4	134	25,148	5	0	4	136				
T145	18,367	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108				
T150	18,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80				
T155	20,302	3	0	3	121	20,226	3	0	3	130	20,584	3	0	3	132				
T160	20,174	3	0	4	121	20,196	3	0	4	130	20,553	3	0	4	132				
T165	20,309	3	0	3	121	20,342	3	0	3	131	20,700	3	0	3	132				
T170	20,479	3	0	4	117	22,448	3	0	4	126	22,795	3	0	4	128				
T175	20,245	3	0	4	121	20,273	3	0	4	130	20,631	3	0	4	132				
T180	20,475	3	0	4	118	22,629	3	0	4	127	23,009	3	0	4	129				
T185	20,229	3	0	4	121	20,255	3	0	4	130	20,613	3	0	4	132				
T190	22,279	5	0	1	126	20,927	5	0	1	135	20,798	5	0	1	137				
T195	22,301	4	0	2	126	20,910	5	0	2	136	20,783	5	0	2	137				
T200	22,232	5	0	3	125	20,936	5	0	3	135	20,797	5	0	3	137				
T205	22,053	5	0	4	125	20,944	5	0	4	134	20,913	5	0	4	136				
T210	21,504	2	0	3	99	21,166	2	0	3	107	21,419	2	0	3	108				
T215	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T220	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T225	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T230	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T235	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T240	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T245	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T250	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T255	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T260	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T265	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T270	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T275	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T280	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T285	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T290	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T295	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T300	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T305	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T310	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T315	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T320	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T325	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T330	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T335	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T340	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T345	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T350	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T355	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T360	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T365	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T370	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T375	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T380	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T385	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T390	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T395	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T400	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T405	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T410	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T415	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T420	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T425	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T430	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T435	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T440	18,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
T445	18,001	2	0	4	74														

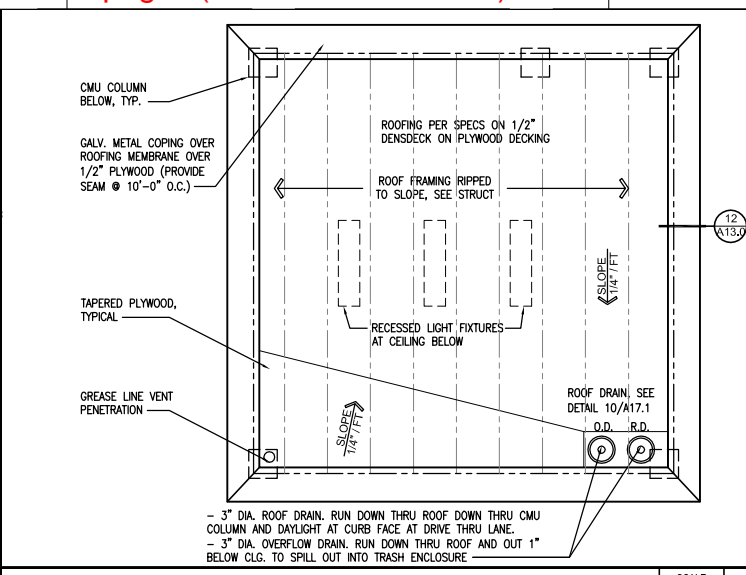




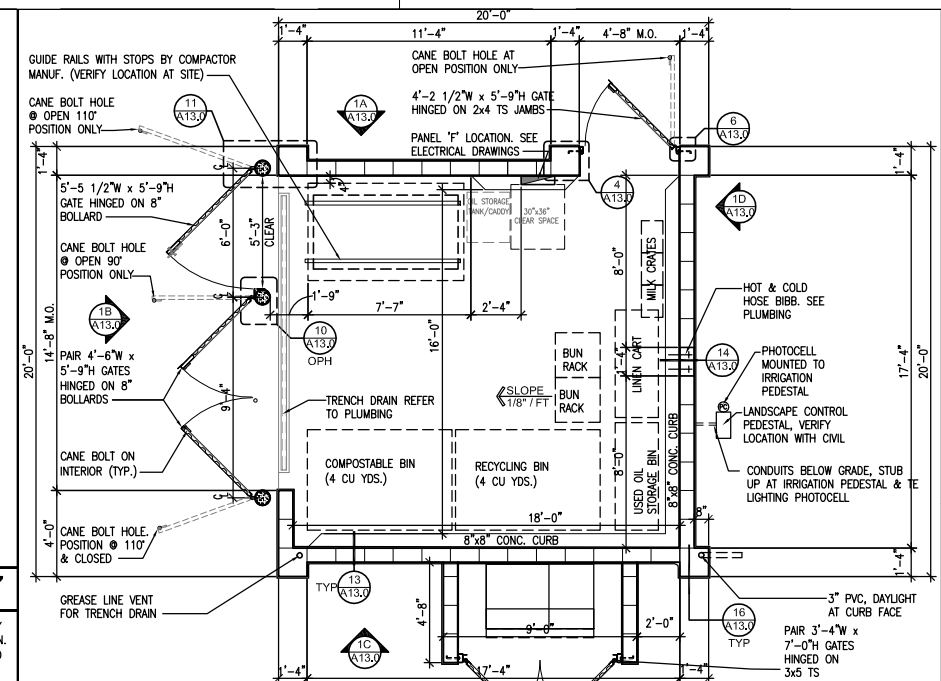
**WALL SECTION 16** SCALE 1/2" = 1'-0"



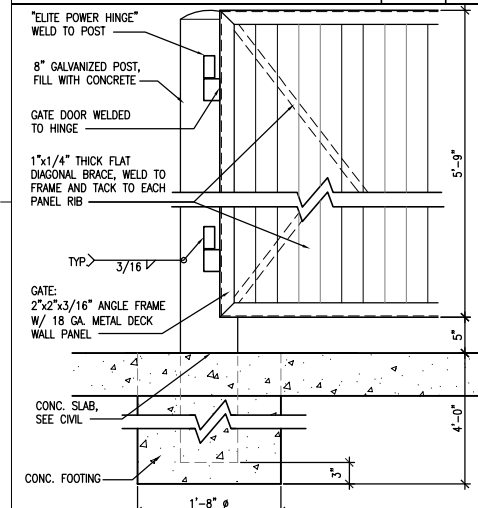
**WALL SECTION 13** SCALE 1/2" = 1'-0"



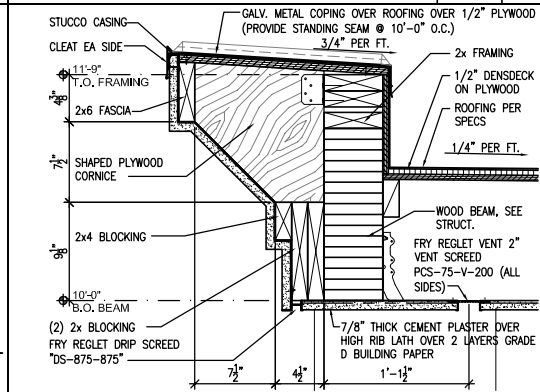
**ROOF PLAN** SCALE 1/4" = 1'-0"



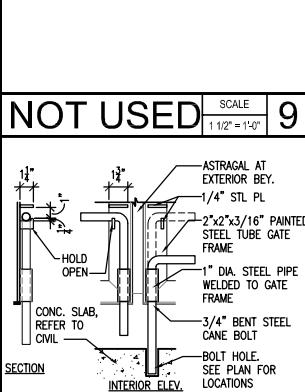
**FLOOR PLAN** SCALE 1/4" = 1'-0"



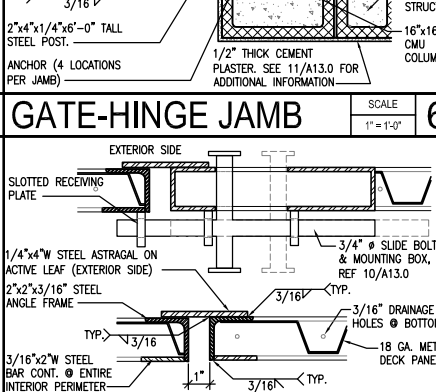
**GATE HINGE DETAIL 15** SCALE 1" = 1'-0"



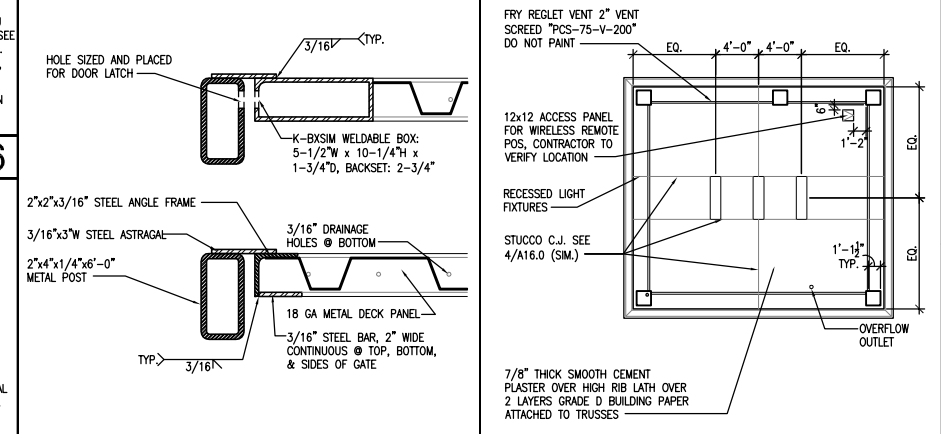
**CORNICHE DETAIL 12** SCALE 1 1/2" = 1'-0"



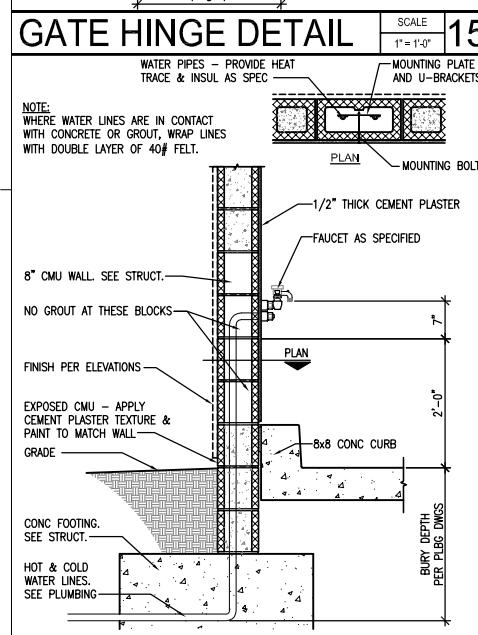
**NOT USED 9** SCALE 1 1/2" = 1'-0"



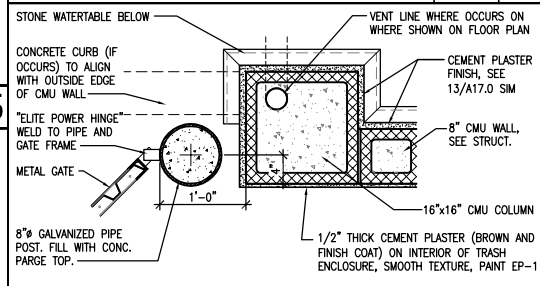
**GATE-HINGE JAMB 6** SCALE 1" = 1'-0"



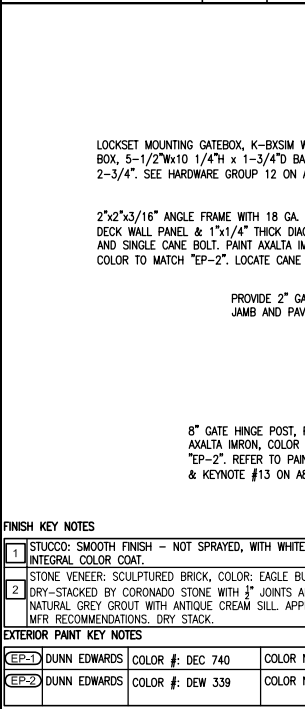
**MAN GATE 5** SCALE 3/8" = 1'-0"



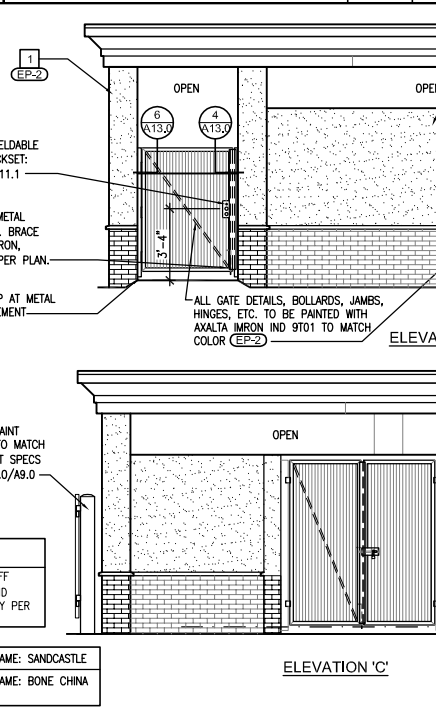
**HOSE BIB DETAIL 14** SCALE 3/4" = 1'-0"



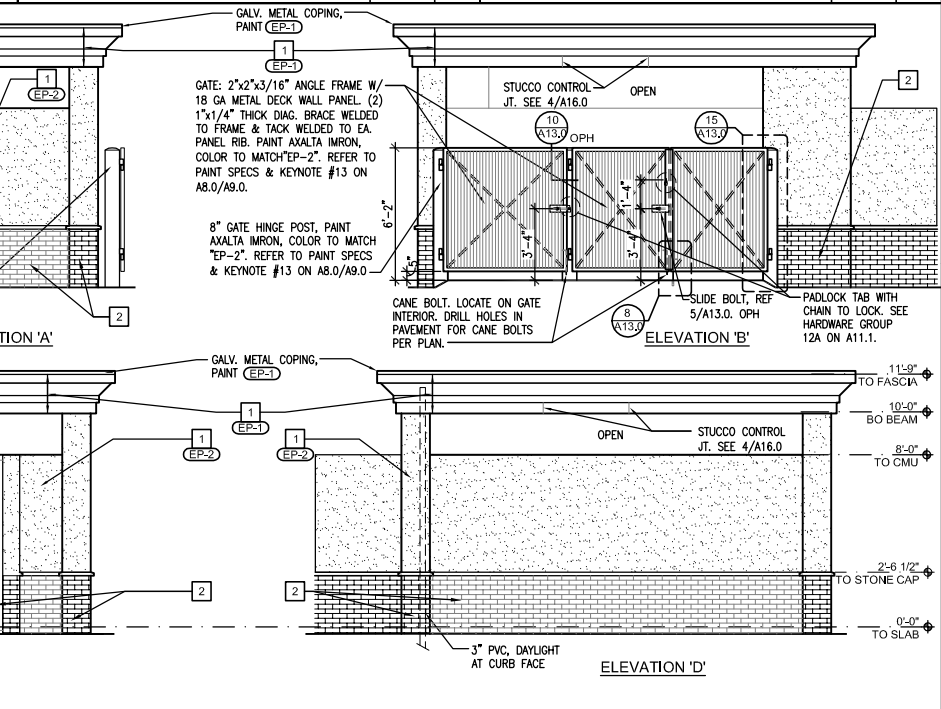
**COL/GATE HINGE DTL. 11** SCALE 1" = 1'-0"



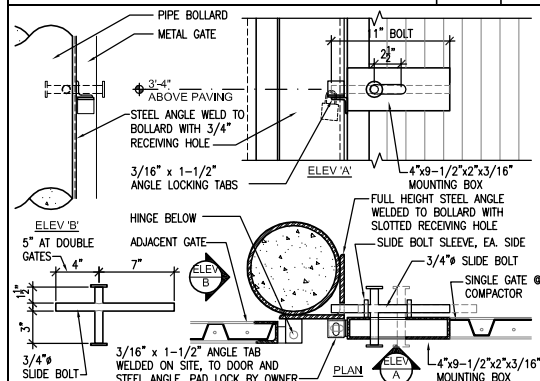
**ELEVATIONS** SCALE 1 1/2" = 1'-0"



**DOUBLE GATES 8** SCALE 1 1/2" = 1'-0"



**R.C.P. 4** SCALE 3/8" = 1'-0"



**COMPACTOR GATE - LOCK 10** SCALE 1 1/2" = 1'-0"



SPACES THE COLONNADE  
15305 DALLAS PARKWAY,  
12TH FLOOR  
ADDISON, TX 75001  
PH: (469) 960-2322

**ISSUE RECORD**

DATE	DESCRIPTION
2016 URBAN PROTOTYPE	ISSUE FOR PERMIT
09.15.22	

**REVISION RECORD**

NO.	DATE	DESCRIPTION

**PROFESSIONAL SEAL**

**PROTOTYPE VERSION 16.2.126U**

**PROJECT NAME IN-N-OUT BURGER**

**PARKER CO**



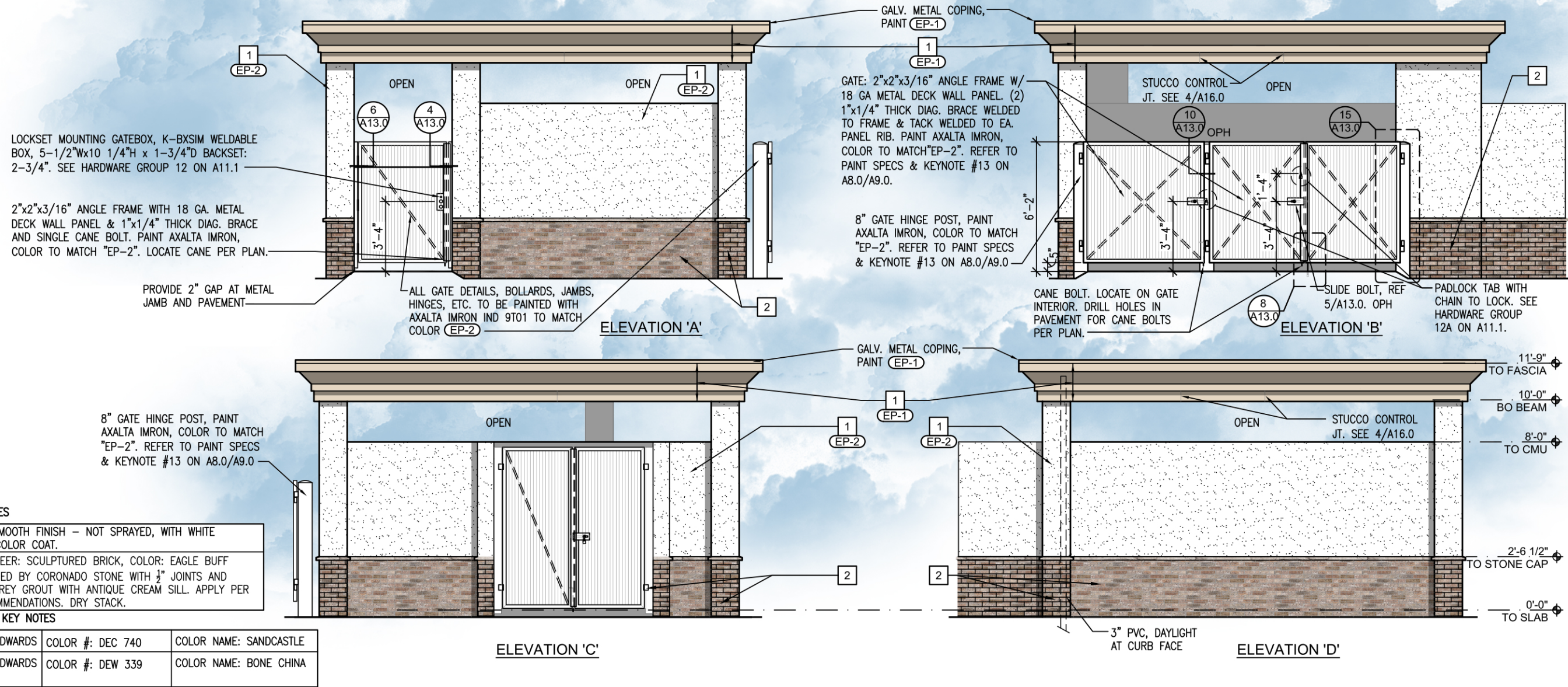
**GOD BLESS AMERICA**

**PROJECT NUMBER**

**SHEET TITLE TRASH ENCLOSURE PLANS & ELEVATIONS OPTION "B"**

**SHEET NUMBER**

**A13.0**



**FINISH KEY NOTES**

1	STUCCO: SMOOTH FINISH - NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.
2	STONE VENEER: SCULPTURED BRICK, COLOR: EAGLE BUFF DRY-STACKED BY CORONADO STONE WITH 1/8" JOINTS AND NATURAL GREY GROUT WITH ANTIQUE CREAM SILL. APPLY PER MFR RECOMMENDATIONS. DRY STACK.

**EXTERIOR PAINT KEY NOTES**

EP-1	DUNN EDWARDS	COLOR #: DEC 740	COLOR NAME: SANDCASTLE
EP-2	DUNN EDWARDS	COLOR #: DEW 339	COLOR NAME: BONE CHINA

# ELEVATIONS

SCALE: 1/4" = 1'-0" 1



# Project Reviews Town of Parker

**Project Number: SP22-143**

**Description: Parker & Pine F1 L1 - In-n-Out Burger**

Applied: **12/21/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: **PARKER, CO**

Status: **UNDER REVIEW 1**

Applicant: **Galloway and Company**

Parent Project: **SUB22-063**

Owner: **Ryan Amato**

Contractor: **<NONE>**

Details:

The applicant, Galloway and Company, is proposing a Site Plan for a fast-food restaurant with drive-thru. The site is located at the southwest corner of Parker Road and Pine Lane.

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
12/28/2022	1/27/2023	1/5/2023	COMPLETENESS REVIEW	Amber Wood Hicken	COMPLETED	
Notes:						
Review Group: AUTO						
12/21/2022			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
12/21/2022	12/27/2022	1/10/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



**PARKER**  
COLORADO

# Project Reviews Town of Parker



Review Group: SP 1ST 20

1/17/2023	1/31/2023	2/7/2023	BUILDING 20	Randy Capra	ADVISORY COMMENTS	See Notes
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Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc.... Please visit our website for all plan submittal requires: Plan Review | Town of Parker - Official Website ([parkeronline.org](http://parkeronline.org)), and our most current code code adoptions.

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e. 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2021. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

1/17/2023		2/7/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

1/17/2023		2/7/2023	COLORED BUILDING ELEVATIONS 20			
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Notes:

1/17/2023		2/7/2023	COLORS AND MATERIAL BOARD 20			
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Notes:

1/17/2023		2/7/2023	COMCAST 20	Butch Buster		
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Notes:

1/17/2023		2/7/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat		
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Notes:

1/17/2023		2/7/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton		
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Notes:

1/17/2023		2/7/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward		
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Notes:



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# Project Reviews Town of Parker



1/17/2023		2/7/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		
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Notes:

1/17/2023	2/2/2023	2/7/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	See notes.
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Notes:

Addressing Comments:  
The proposed address for this facility is 9558 TWENTY MILE ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.

Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.

1/17/2023		2/7/2023	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		
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Notes:

1/17/2023		2/7/2023	DRAINAGE REPORT - CIVIL	Michael Walton		
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Notes:

1/17/2023	1/19/2023	2/7/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
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Notes:

1/17/2023	1/31/2023	2/7/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:

As not all issues were addressed with SP21-125, a Fire Life Safety Response Ltr and redlined utility drawing have been uploaded to this application. Address all issues and provided a written response indicating acknowledgment and or location and name of attachment that would contain the modifications.

1/17/2023		2/7/2023	FLOODPLAIN DEVELOPMENT PLAN	Michael Walton		
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Notes:

1/17/2023		2/7/2023	IREA 20	Brooks Kaufman		
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Notes:



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# Project Reviews Town of Parker



1/17/2023		2/7/2023	LANDSCAPE COST ESTIMATE 20			
Notes:						
1/17/2023		2/7/2023	PHOTOMETRIC PLAN 20			
Notes:						
1/17/2023		2/7/2023	PLAT - CIVIL	Michael Walton		
Notes:						
1/17/2023		2/7/2023	POLICE 20	Greg Epp		
Notes:						
1/17/2023		2/7/2023	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		
Notes:						
1/17/2023	2/6/2023	2/7/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
1/17/2023		2/7/2023	SITE PLAN - CIVIL	Alex Mestdagh		
Notes:						
1/17/2023		2/7/2023	SITE PLAN - STORMWATER	Michael Walton		
Notes:						
1/17/2023		2/7/2023	SITE PLAN 20	Amber Wood Hicken		
Notes:						
1/17/2023		2/7/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
1/17/2023		2/7/2023	SUBDIVISION AGREEMENT 20			
Notes:						



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# Project Reviews Town of Parker

1/17/2023		2/7/2023	TRAFFIC IMPACT STUDY - CIVIL			
Notes:						
1/17/2023		2/7/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD		
Notes:						
1/18/2023	1/18/2023	2/7/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Rich Borchardt	ADVISORY COMMENTS	See Notes
Notes:						
<p>The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP22-143 Parker &amp; Pine F1 L1 In-n-Out Burger have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.</p> <p>If a technical review of the proposed development plan is needed, please contact <a href="mailto:LandUseReferral@ccbwwqa.org">LandUseReferral@ccbwwqa.org</a>. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.</p>						
Review Group: SP 1ST 20 ADD						
1/17/2023		2/7/2023	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey		
Notes:						