



Development Review Division

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

M E M O R A N D U M

TO: Tasha Bolivar, Galloway and Company
FROM: Amber Wood Hicken, Planner I
DATE: 5/25/23
SUBJECT: Parker and Pine F1 L1 – In-n-Out Burger, Site Plan
Review Comments 02

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:"

- Fire Life Safety
- Parker water and sanitation

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

- Construction plans – civil
- Site plan – civil
- Site plan – stormwater
- Traffic impact study

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: ☐ Yes ☐ No

Response:

Property Owner

Date

Project Representative

Date

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

SITE PLAN

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@INN-OUT.COM

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: PHIL DALRYMPLE, P.E.
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SURVEY
GALLOWAY & COMPANY, INC.
1755 TELESTAR DR, SUITE 107
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TEL: (303) 770-8884
FAX: (303) 770-3636
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 VAVLJE
EMAIL: PWS@ENGINEERING@PWSO.ORG

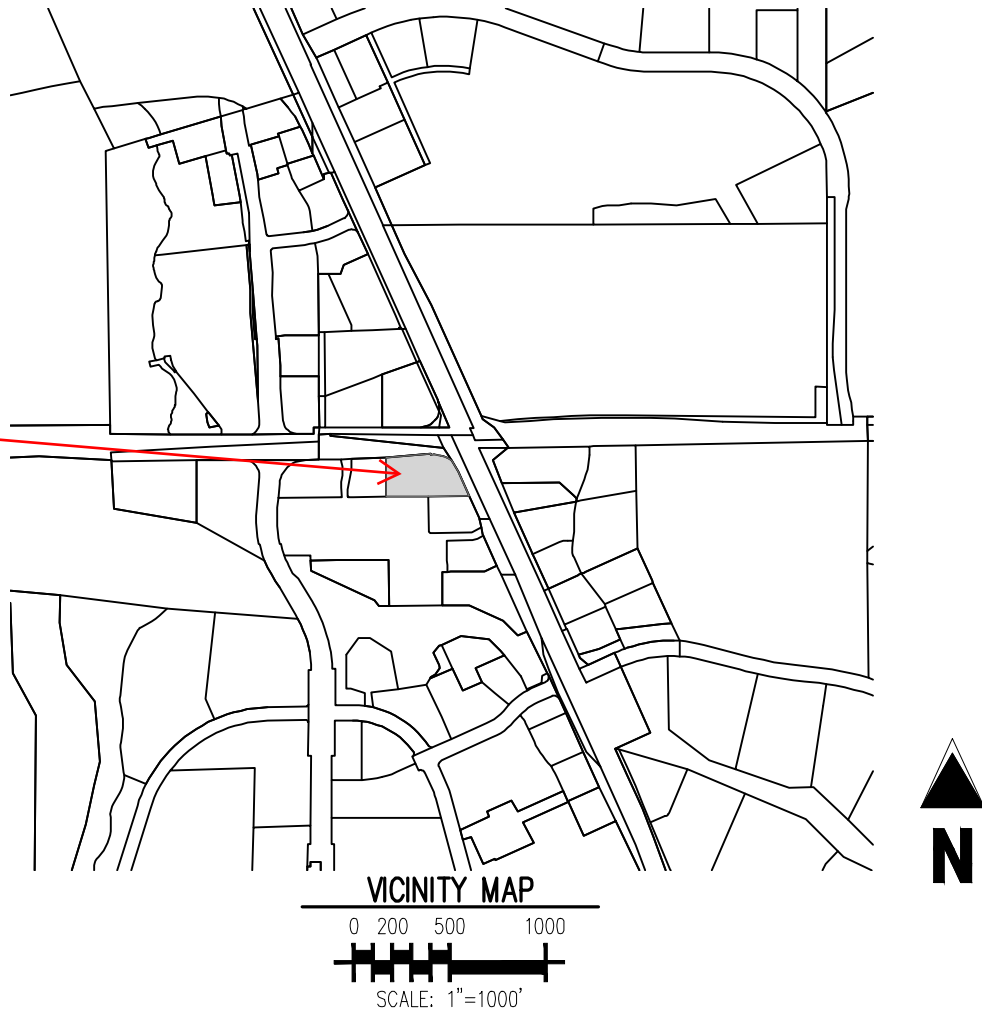
PLANNING
PARKER PLANNING DIVISION
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 841-2332
CONTACT: BRYCE MATTHEWS

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

CABLE/TELEPHONE
CENTURYLINK
CONTACT: WILLIAM BENSON, FIELD ENGINEER
TEL: (303) 587-5496
EMAIL: WILLIAM.BENSON@CENTURYLINK.COM

NATURAL GAS
XCCEL ENERGY
1123 WEST THIRD AVENUE
DENVER, CO 80223
CONTACT: BUILDERS CALL LINE
TEL: (800) 626-2121
EMAIL: BCL@XCCELENERGY.COM

Highlight, bold, or
color this area to
make a bit more
visible



Sheet List Table		
SHEET NUMBER	SHEET COUNT	SHEET TITLE
SP0.0	1	COVER SHEET
SP0.1	2	EXISTING CONDITIONS
SP1.0	3	SITE PLAN
SP1.1	4	GRADING PLAN
SP1.2	5	SITE DETAILS
SP1.3	6	SITE DETAILS
SP2.0	7	LANDSCAPE PLAN
SP2.1	8	LANDSCAPE NOTES
SP2.2	9	LANDSCAPE DETAILS
E11.0	10	SITE LIGHTING PHOTOMETRIC PLAN
E12.0	11	EXTERIOR LIGHTING SPECIFICATIONS
E13.0	12	EXTERIOR LIGHTING SPECIFICATIONS
A&0	13	EXTERIOR ELEVATIONS
A9.0	14	EXTERIOR ELEVATIONS
A13.0	15	TRASH ENCLOSURE PLAN & ELEVATIONS
	16	TRASH ENCLOSURE ELEVATIONS

DEVELOPMENT PLAN NOTES

LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.

AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDINGS PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

THE APPROVED SITE PLAN IS THE FINAL DOCUMENT AND NOT CONCEPTUAL. ANY PROPOSED DEVIATION / MODIFICATIONS / SUBSTITUTION WILL NEED PRIOR APPROVAL THROUGH THE APPROPRIATE PLANNING DEPARTMENT PROCESS.

SITE DATA TABLE

SITE AREA	72,947 SF / 1.67 AC
ZONING	PLANNED DEVELOPMENT – PARKER AND PINE PD; HIGHWAY ORIENTED COMMERCIAL
BUILDING:	SINGLE STORY – 3,900 SF (BUILDING)
LANDSCAPING:	15% MIN. / 32.4% ACTUAL (23,700 SF LANDSCAPED AREA)
BUILDING SETBACK:	EAST: 10' MIN / 80' MAX / 45.2' ACTUAL SOUTH: 10' MIN / 70.9' ACTUAL NORTH: 10' MIN / 75.3' ACTUAL WEST: 10' MIN / 212.6' ACTUAL
BUILDING HT:	45' MAX / 25' ACTUAL
CAR PARKING:	28 SPACES REQUIRED PER SCHEDULE 13.06.050A (1 SPA / 100 SF) 64 SPACES PROVIDED (INCLUDES 4 ADA) PROVIDED
BICYCLE PARKING:	4 REQUIRED PER SCHEDULE 13.06.060A / 4 PROVIDED

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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

PARKER, CO 80134

#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/26/2023	2ND SP SUBMITTAL	PJD
3			
4			
5			
6			
7			
8			
9			
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14			
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16			

Project No:	IN0000014-20
Drawn By:	JNE
Checked By:	PJD
Date:	04/26/2023

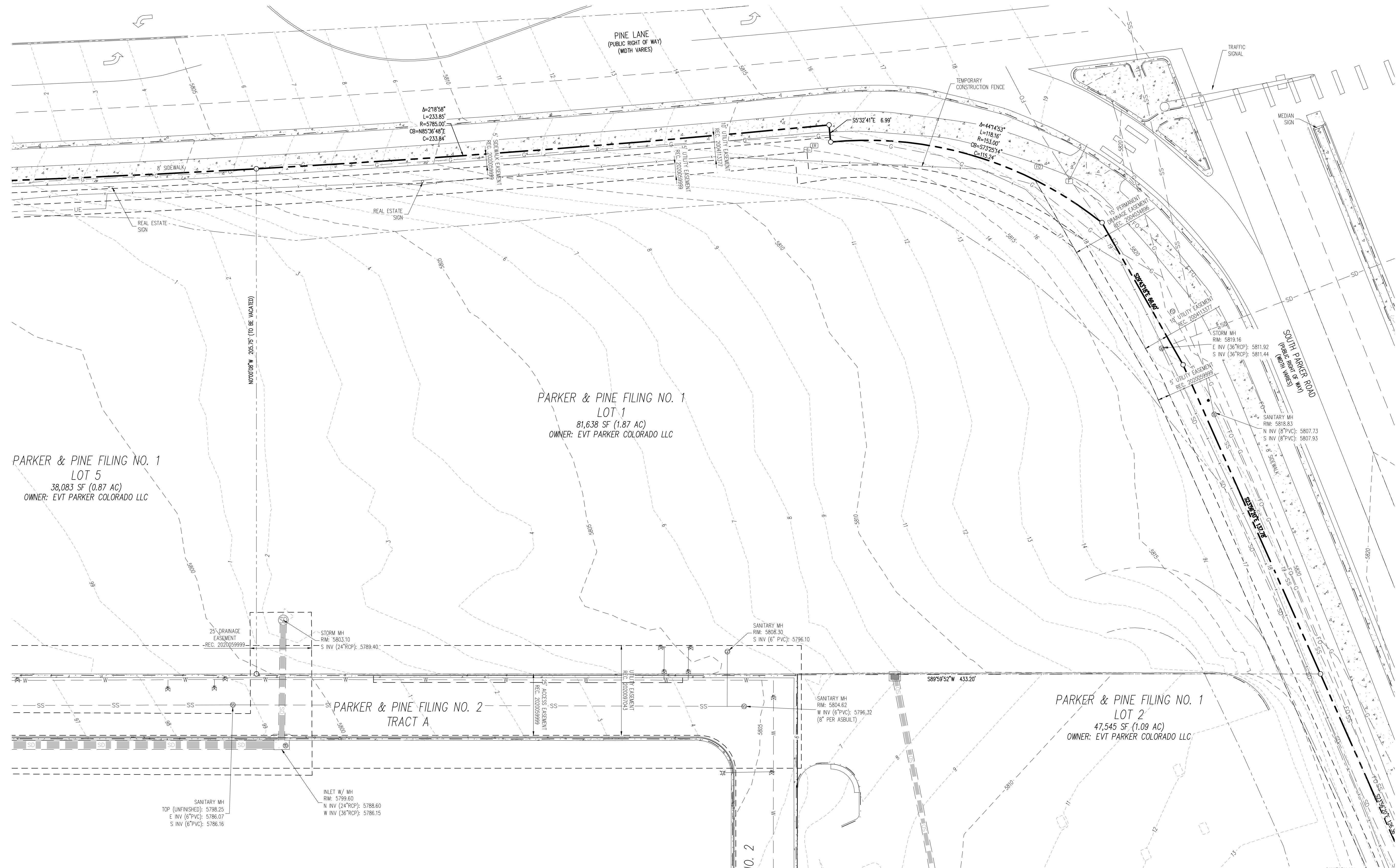
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Sheet 1 of 16

PARKER & PINE FILING 1, AMENDMENT NO. 1

SITE PLAN



PARKER & PINE FILING 1, AMENDMENT NO. 1

Site plan for Parker & Pine Filing No. 1 Lot 1, showing building layout, parking stalls, and easements. The plan includes dimensions, bearings, and various annotations.

Annotations:

- Red rectangle:** A red rectangle is highlighted in the lower-left parking area, with a red arrow pointing to it and the text "What is this rectangle?".
- Red-outlined area:** A red-outlined area is highlighted in the lower-left parking area, with a red arrow pointing to it and the text "Please add crosswalks".
- IN-N-OUT logo:** The logo is prominently displayed in the center of the building footprint.
- Room labels:** Various rooms are labeled, including "ELECTRIC ROOM", "UTILITY ROOM", "CUSTOMER ENTRANCE", "SERVICE ENTRANCE", "PICKUP WINDOW", "FIRE CLOSET", and "PAY WINDOW".
- Dimensions and Bearings:** Numerous dimensions and bearings are provided throughout the plan, such as "28' 00\"", "15' 00\"", "S89°59'52\" W 433.20'", and "S53°24'11\" E 6.99'".
- Easements:** Various easements are shown, including "25' DRAINAGE EASEMENT", "10' UTILITY EASEMENT", and "15' PERMANENT DRAINAGE EASEMENT".
- Parking Stalls:** Numerous parking stalls are numbered and shown throughout the plan.
- Other labels:** Other labels include "PARKER & PINE FILING NO. 1 LOT 1", "ADDRESS: 9558 TWENTY MILE ROAD 72,947 SF (1.67 AC)", "OWNER: EVI PARKER COLORADO LLC", "PARKER & PINE FILING NO. 2 TRACT A", and "PARKER & PINE FILING NO. 1 LOT 2 47,545 SF (1.09 AC) OWNER: EVI PARKER COLORADO LLC".

DESCRIPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (1 PER 100 SF NLA)	37	61
2. ACCESSIBLE SPACE	—	4 (2 VAN)
3. TOTAL	39	65
4. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE	—	21
5. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	2	2

	PROPERTY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED SANCUT LINE
	PROPOSED ACCESSIBLE ROUTE
	PROPOSED STANDARD CONCRETE PAVEMENT
	PROPOSED 5" HEAVY DUTY CONCRETE—COLORED BLACK
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
	PROPOSED 7" HEAVY DUTY CONCRETE PAD-COLORED BLACK
	PROPOSED COLORED CONCRETE CROSSWALK
	PROPOSED ASPHALT PAVEMENT
	EXISTING CURB AND GUTTER
	EXISTING SIGN TO REMAIN
	EXISTING BOLLARD TO REMAIN
	EXISTING FIBER OPTIC BOX TO REMAIN
	EXISTING FIBER OPTIC PEDESTAL TO REMAIN
	EXISTING FIBER OPTIC MANHOLE TO REMAIN
	EXISTING SANITARY SEWER MANHOLE TO REMAIN
	EXISTING SANITARY SEWER CLEANOUT TO REMAIN
	EXISTING STORM SEWER MANHOLE TO REMAIN
	EXISTING WATER VALVE TO REMAIN
	EXISTING WATER VALVE TO REMAIN
	EXISTING ELECTRIC PEDESTAL TO REMAIN
	EXISTING ELECTRIC BOX TO REMAIN
	PROPOSED REMOTE FDC
	PROPOSED FIRE HYDRANT
	PARKING COUNT
	SURVEY MONUMENT

SCHEDULE

(1)	EXISTING CURB AND GUTTER TO REMAIN
(2)	EXISTING SIDEWALK TO REMAIN
(3)	EXISTING SIGN TO REMAIN
(4)	EXISTING BOLLARD TO REMAIN
(5)	EXISTING FIBER OPTIC BOX TO REMAIN
(6)	EXISTING FIBER OPTIC PEDESTAL TO REMAIN
(7)	EXISTING FIBER OPTIC MAN-HOLE TO REMAIN
(8)	EXISTING STORM DRAIN MANHOLE TO REMAIN
(9)	EXISTING SANITARY SEWER MANHOLE TO REMAIN
(10)	EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED AND REPLACED
(11)	EXISTING WATER VALVE TO REMAIN
(12)	EXISTING ELECTRIC PEDESTAL TO REMAIN
(13)	EXISTING ELECTRIC BOX TO REMAIN
(14)	PROPOSED 3,879 SF IN-IN-OUT BURGER RESTAURANT, REF BUILDING PLAN
(15)	PROPOSED 0" CONCRETE CURB

16	PROPOSED 6" THICK 4,000 PSI REINFORCED ON-SITE CONCRETE SIDEWALK OVER 6" MINIMUM THICK 50% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB
17	PROPOSED WHITE DECORATIVE BOLLARD
18	PROPOSED PRIVATE 6" PLANTER CURB
19	PROPOSED "STOP" SIGN, MUTCD R1-1
20	PROPOSED STORM SEWER MANHOLE (REF STORM SEWER PLANS)
21	PROPOSED LANDSCAPED AREA (REF LANDSCAPE PLAN, SHT SP2.0)
22	PROPOSED ADA RAMP WITH DETECTABLE WARNING
23	PROPOSED CONCRETE SAWCUT JOINT
24	PROPOSED COLORED, TEXTURED CONCRETE CROSSWALK
25	PROPOSED DIRECTIONAL MARKING
26	PROPOSED 9'X18" STANDARD PARKING STALL W/4" SOLID WHITE STRIPING
27	PROPOSED STORM SEWER INLET; REF STORM SEWER PLANS
28	PROPOSED BICYCLE RACK
29	PROPOSED SITE LIGHTS

30	PROPOSED MIN 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT CONSISTS OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS
31	PROPOSED ADA SIGNAGE W/ PAINTED WHITE POLE
32	PROPOSED DRIVE THRU CANOPY COLUMN (REF ARCHITECTURAL PLANS)
33	PROPOSED OUTDOOR SEATING AREA (REF ARCHITECTURAL PLANS)
34	PROPOSED OUTDOOR SEATING CANOPY COLUMN (REF ARCHITECTURAL PLANS)
35	PROPOSED DECORATIVE CONCRETE JOINT PATTERN AT CUSTOMER ENTRY
36	PROPOSED 6" PLANTER CURB W/ 12" SIDEWALK
37	PROPOSED IN-N-OUT MENU BOARD AND SPEAKER BOX
38	PROPOSED IN-N-OUT DRIVE THRU CANOPY (REF ARCHITECTURAL PLANS)
39	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT COLORED JET BLACK PER DAVIS COLORS #660 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) FOR PARKING LOT - MIN 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS)
40	PROPOSED ASPHALT PAVEMENT - 4.5" THICK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS)

- (41) INSTALL 3" WIDE ADA ACCESSIBLE TRUNCATED DOWNS DETECTABLE WARNING STRIP: CONTRACTOR TO PROVIDE SAMPLE TO BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION
- (42) PROPOSED CONCRETE BLOCK TRASH ENCLOSURE, ROOF COVERED TRASH, RECYCLE BIN, TRASH COMPACTOR AND CURB TRASH ENCLOSURE, NOT SUBJECT TO STORM WATER RUNOFF, PER DETS SHOWN ON THE ARCHITECTURAL BUILDING PLANS.
- (43) PROPOSED 12" WIDE BY 13' LONG CONCRETE TRENCH DRAIN. INSTALL TRAFFIC RATED GRATE SECURED TO PROTECT AGAINST THEFT PER PLUMBING PLANS. TRENCH DRAIN NOT SUBJECT TO STORM WATER RUN-OFF.
- (44) PROPOSED IN-N-OUT DRIVE THRU SIGNAGE
- (45) PROPOSED FIRE LANE SIGN
- (46) PROPOSED VEHICLE DETECTOR LOOP. INSTALL (2) LOOPS, 12" FROM FACE OF CURB; FIRST LOOP TO BE 2' BELOW TOP OF PAVEMENT, SECOND LOOP TO BE 1' BELOW THE FIRST. NO REBAR WITHIN 12" OF LOOPS
- (47) PROPOSED SEAT WALL
- (48) PROPOSED "THANK YOU" SIGN
- (49) PROPOSED SANKUOT EXISTING ASPHALT PAVEMENT
- (50) PROPOSED 6" CONCRETE CROSSRAN
- (51) PROPOSED "PEDESTRIAN CROSSING" SIGN
- (52) PROPOSED PRIVATE 6" CURB W/ 18" GUTTER
- (53) PROPOSED FIRE DEPARTMENT CONNECTION
- (54) PROPOSED BENCH SEATING (REF LANDSCAPE ARCHITECTURAL PLANS)
- (55) PROPOSED COVERED SEATING TABLE (REF ARCHITECTURAL PLANS)

56	PROPOSED HEAVY-DUTY CONCRETE PAD COLORED JET BLACK PER DAVIS COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) IN FRONT OF TRASH ENCLOSURE - MIN 7" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK #5% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (PER GEOTECH RECOMMENDATIONS, REF GEOTECHNICAL REPORT FOR FURTHER PAVEMENT SPECIFICATIONS)
57	PROPOSED CONCRETE PAD WITH UMBRELLA
58	PROPOSED ASSOCIATE WALKWAY
59	PROPOSED FINE HYDRANT
60	PROPOSED SANITARY SEWER MANHOLE
61	PROPOSED 1" IRRIGATION TAP & METER
62	PROPOSED 9'X18' ADA PARKING STALL AND PAINTED ACCESS AISLE WITH 4" SOLID BLUE STRIPING 2' O.C. @ 45° ANGLE
63	EXISTING ELECTRIC TRANSFORMER ON CONCRETE PAD TO REMAIN
64	PROPOSED RETAINING WALL
65	PROPOSED SEATING TABLE WITH UMBRELLA
66	PROPOSED HANDRAILS
67	PROPOSED PUBLIC ART AREA
68	EUSERC CABINET
69	PROPOSED 2' X 4' ASSOCIATE CONCRETE PAD

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: 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'E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON PLANS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION. THE ENGINEER IS NOT THE ENGINEER'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 THROUGH THE USE OF AN ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

 Know what's below.
Call before you dig.



Know what's below.
Call before you dig.

Galloway

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

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

PARKER, CO 80134

[illegible]

Project No:	INO000014.20
Drawn By:	JNE
Checked By:	PJD
Date:	04/26/2023

SITE PLAN

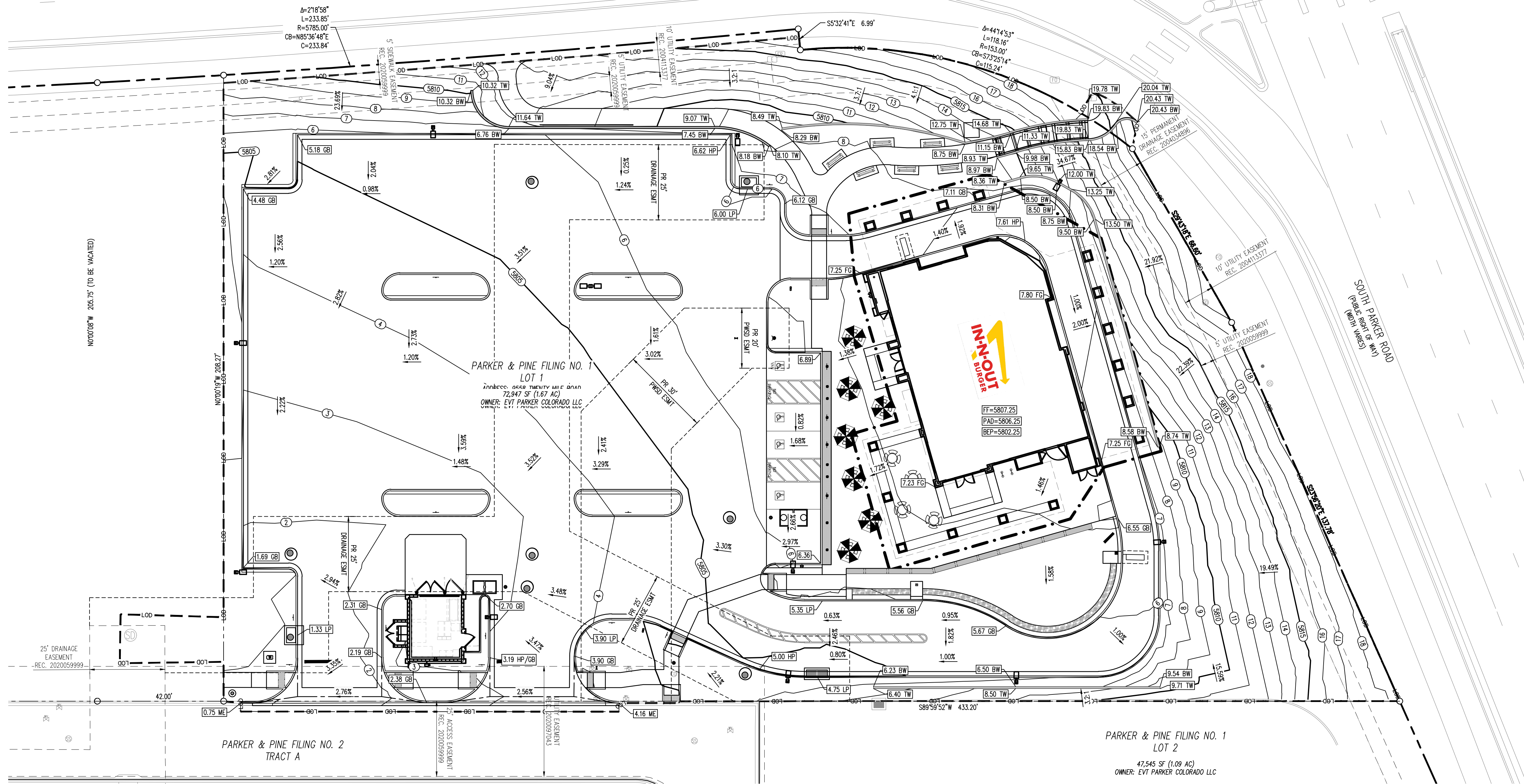
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Sheet 3 of 16

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

SITE PLAN



GRADING LEGEND

---	PROPERTY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EXISTING EASEMENT
---	PROPOSED SAWCUT LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING CURB & GUTTER
---	PROPOSED CURB & GUTTER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER (12" AND GREATER)
---	PROPOSED STORM SEWER (LESS THAN 12")
---	PROPOSED DAYLIGHT LINE
---	LIMITS OF DISTURBANCE / LIMIT OF CONSTRUCTION
---	BOTTOM OF EXCAVATION PLANE
---	EXISTING SIGN TO REMAIN
---	EXISTING BOLLARD TO REMAIN
---	EXISTING FIBER OPTIC BOX TO REMAIN
---	EXISTING FIBER OPTIC PEDESTAL TO REMAIN
---	EXISTING FIBER OPTIC MANHOLE TO REMAIN
---	EXISTING SANITARY SEWER MANHOLE TO REMAIN
---	EXISTING SANITARY SEWER CLEANOUT TO REMAIN
---	EXISTING STORM SEWER MANHOLE TO REMAIN
---	EXISTING WATER VALVE TO REMAIN
---	EXISTING WATER VALVE TO REMAIN
---	EXISTING ELECTRIC PEDESTAL TO REMAIN
---	EXISTING ELECTRIC BOX TO REMAIN
---	PROPOSED REMOTE FDC
---	PROPOSED FIRE HYDRANT
---	SURVEY MONUMENT
---	PROPOSED SPOT ELEVATION
---	FF
---	FG
---	ME
---	MATCH EXISTING
---	LOW POINT
---	HIGH POINT
---	HP
---	TOP OF WALL
---	BP
---	BOTTOM OF WALL (AT GRADE)

GRADING NOTES

- ADD 5.800 TO ALL SPOT GRADE ELEVATIONS.
- REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN, DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
- CONTRACTOR MUST OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
- ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
- FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
- ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATION CORNERS BY A REGISTERED SURVEYOR.
- THIS DESIGN IS BASED ON A GEOTECHNICAL INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
- ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
- ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
- GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
- PROPOSED FLOWLINE ELEVATION DOES NOT TAKE INTO ACCOUNT GUTTER DEPRESSION AT INLET.
- THE GRADING SHOWN IS PRELIMINARY AND IS TO BE FINALIZED IN THE CONSTRUCTION DRAWINGS.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED IN-N-OUT BURGER SOUTH PARKER RD & PINE LANE

GEOTECHNICAL ENGINEER:
PROJECT NO: DATE:

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

EARTHWORK SUMMARY

EARTHWORK VOLUMES COMPARED PROPOSED FINISHED GRADE TO EXISTING GRADE AND DOES NOT ACCOUNT FOR MATERIAL VOLUMES DUE TO PAVEMENT DEPOSIT, CONCRETE DEPTH, ETC.

UNADJUSTED CUT = 6,713.16 CU. YD.
UNADJUSTED FILL = 55.73 CU. YD.
NET CUT/FILL = 6,657.43 CU. YD. <FILL>
TOTAL DISTURBED AREA = ±1.67 ACRES

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NOT FOR CONSTRUCTION

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

PARKER, CO 80134

#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/26/2023	2ND SP SUBMITTAL	PJD
3			
4			
5			
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19			
20			

Project No:	IN0000014.20
Drawn By:	JNE
Checked By:	PJD
Date:	04/26/2023

GRADING PLAN



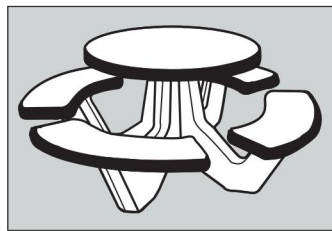
Know what's below.
Call before you dig.

SP1.1

Sheet 4 of 36

2/04

TF 3125 LRC 38 Table



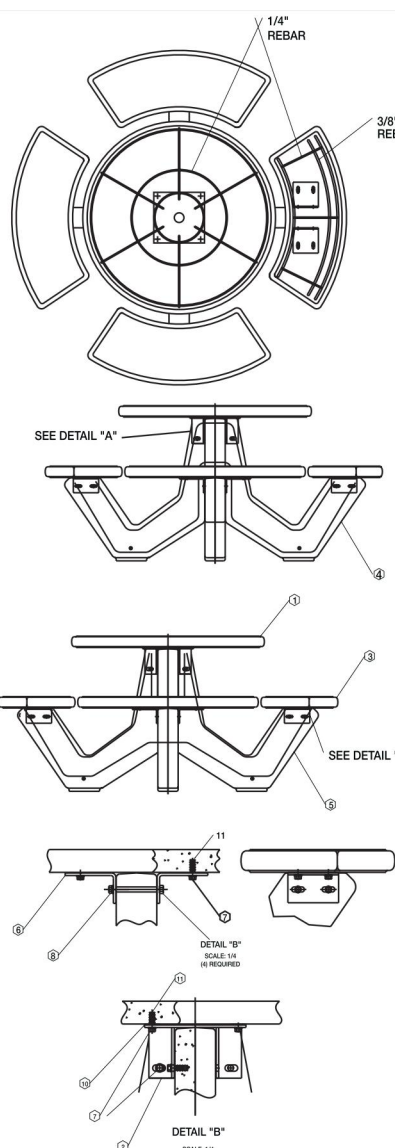
Options:
Note: Options may change without notice. Call to confirm current options.
Smooth/Stained Concrete (legs):
Tan - Gray
Ground & Polished (top & seats):
Sand - Gray - Brown - Brick Red - Misty Gray
Custom Options Available

Size: 68" Dia. x 30" H installed.
Weight: 1100 lbs.
Seating Capacity: 8 persons.
Material: Reinforced concrete.
Colors: See Options.
Reinforcing: 1/4" & 3/8" Dia. steel rebar.
Hardware: (1) - table-to-leg bracket.
(6) - seat-to-leg brackets.
(8) - 3/8" Dia. x 5 1/2" hex screws.
(16) - 3/8" x 7/8" O.D. Flatwashers
(8) - 3/8" locking hex nuts.
(4) - Neoprene Pads.
(24) - 3/8" Dia. x 1-1/4" hex flange screws.
Frame (legs): (1) - 1/8" x 3" Keeper Pin.
(1) - top interlocking leg.
(1) - bottom interlocking leg.
(1) - 38" Dia. x 2".
(4) - benches 34" L x 12" W x 2" H.
Optional Anchoring: (4) - 3/8" x 1-1/2" inserts (angle brackets not provided).
(1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.
Assembly: Do not over tighten bolts or inserts will pull out.
Maintenance: Periodically rinse with water and mild detergent. Re-seal annually.
Packaging: Packaged un-assembled in crate, and shrink wrapped in plastic.

* Accepts umbrella

TERRA-FORM DIVISION PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 **WAUSAU TILE**

GENERAL SPECIFICATIONS



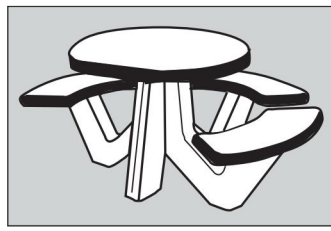
TF 3125 LRC 38 Table

- 1.1 SUMMARY**
A. Section includes: Furnish Precast Concrete Table indicated on drawings or specified herein.
- 1.2 REFERENCES**
A. American Society for Testing & Materials
1. ASTM C33 2. ASTM C150 3. ASTM C31
- 1.5 SUBMITTALS**
A. Submit product data, shop drawings and Samples.
1. Product Data: Manufacturer's specifications and technical data edited specifically for proposed system, including the following specific information:
a. Detailed specification of construction fabrication.
b. Manufacturer's installation instructions
c. Maintenance literature
d. Product warranty
2. Shop Drawings: Indicate pertinent dimensions, general construction, component connections anchoring methods, hardware and installation procedures.
3. Samples as requested by Architect.
- 1.6 QUALITY ASSURANCE**
A. Qualifications of Manufacturer: Manufacturer to be prequalified by specifier prior to bidding. Failure to comply will result in disqualification of bid. Manufacturer to have at least five years experience in the manufacture of precast concrete tables field proven for at least five years.
- 1.10 WARRANTY**
Manufacturer shall submit a written warranty for precast products for the period of two years upon acceptance of products.
- 2.1 MANUFACTURERS**
A. Acceptable manufacturer for Precast Concrete Tables to be known as Wausau Tile, Inc. Terra-Form Division.
PO Box 1520, Wausau, WI 54402-1520.
(800) 388-8728 FAX (715) 355-4827
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary literature from Wausau Tile, Inc. Other manufacturers shall comply with minimum levels of material and detailing indicated on drawings or specified herein.
C. All Precast products for this project shall be of one manufacturer.
- 2.2 MATERIALS**
A. Portland Cement: ASTM C150 specifications for Portland Cement.
B. Aggregate: All aggregates to meet ASTM C33 specifications, to be cleaned of foreign matter and properly graded to size.
C. Coloring: Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturers recommendations.

TERRA-FORM DIVISION PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 **WAUSAU TILE**

2/04

TF 3128 LRC 38H Wheelchair Accessible Table



Options:
Note: Options may change without notice. Call to confirm current options.
Smooth/Stained Concrete (legs):
Tan - Gray
Ground & Polished (top & seats):
Misty - Sand - Gray - Brown - Brick Red
Custom Options Available

CAUTION
DO NOT OVER
TIGHTEN ANY BOLTS

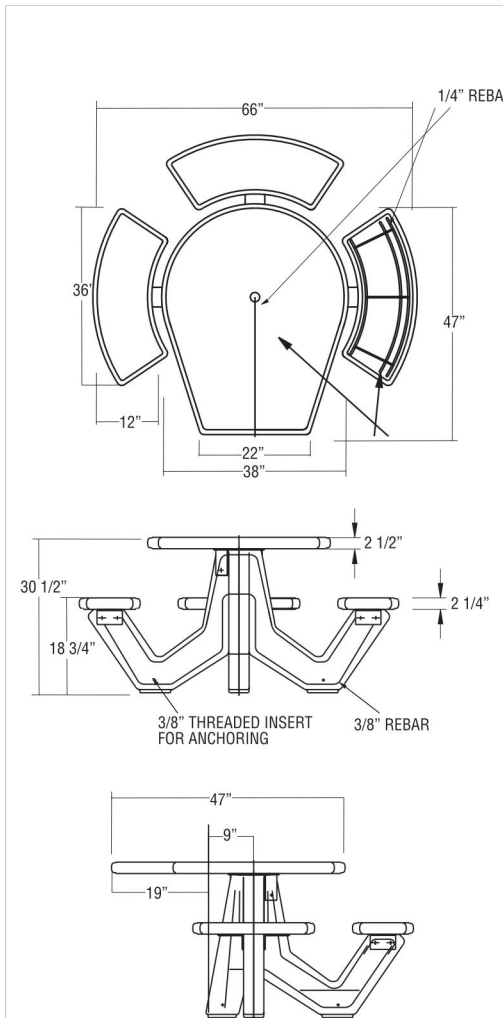
Size: 68" Dia. x 52" x 30" H installed.
Weight: 1100 lbs.
Seating Capacity: 6 persons at benches, 1 at wheelchair.
Material: Reinforced concrete.
Colors: See options.
Reinforcing: 1/4" & 3/8" Dia. steel rebar.
Hardware: (1) - table-to-leg bracket.
(6) - seat-to-leg brackets.
(6) - 3/8" Dia. x 5 1/2" hex screws.
(12) - 3/8" x 7/8" O.D. F/W
(6) - 3/8" locking hex nuts.
(4) - Neoprene pads.
(20) - 3/8" Dia. x 1-1/4" hex flange screws.
Frame (legs): (1) - 1/8" x 3" Keeper Pin.
(1) - top interlocking leg.
(1) - bottom interlocking leg.
(1) - 38" Dia. x 2".
(3) - 34" L x 12" W x 2" H.
Optional Anchoring: (4) - 3/8" x 1-1/2" inserts (Optional Kit T22400).
Standard: (1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.
Assembly: Do not over tighten bolts or inserts will pull out.
Maintenance: Periodically rinse with water and mild detergent. Re-seal annually.
Packaging: Packaged un-assembled in crate, and shrink wrapped in plastic.

* Accepts Umbrella
* Table must be Anchored
* ADA COMPLIANT

TERRA-FORM DIVISION PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 **WAUSAU TILE**

GENERAL TABLES SPECIFICATIONS

TF 3128 LRC 38H Wheelchair Accessible Table



- 1.1 SUMMARY**
A. Section includes: Furnish Precast Concrete Table indicated on drawings or specified herein.
- 1.2 REFERENCES**
A. American Society for Testing & Materials
1. ASTM C33 2. ASTM C150 3. ASTM C31
- 1.5 SUBMITTALS**
A. Submit product data, shop drawings and Samples.
1. Product Data: Manufacturer's specifications and technical data edited specifically for proposed system, including the following specific information:
a. Detailed specification of construction fabrication.
b. Manufacturer's installation instructions
c. Maintenance literature
d. Product warranty
2. Shop Drawings: Indicate pertinent dimensions, general construction, component connections anchoring methods, hardware and installation procedures.
3. Samples as requested by Architect.
- 1.6 QUALITY ASSURANCE**
A. Qualifications of Manufacturer: Manufacturer to be prequalified by specifier prior to bidding. Failure to comply will result in disqualification of bid. Manufacturer to have at least five years experience in the manufacture of precast concrete tables field proven for at least five years.
- 1.10 WARRANTY**
Manufacturer shall submit a written warranty for precast products for the period of two years upon acceptance of products.
- 2.1 MANUFACTURERS**
A. Acceptable manufacturer for Precast Concrete Tables to be known as Wausau Tile, Inc. Terra-Form Division.
PO Box 1520, Wausau, WI 54402-1520.
(800) 388-8728 FAX (715) 355-4827
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary literature from Wausau Tile, Inc. Other manufacturers shall comply with minimum levels of material and detailing indicated on drawings or specified herein.
C. All Precast products for this project shall be of one manufacturer.
- 2.2 MATERIALS**
A. Portland Cement: ASTM C150 specifications for Portland Cement.
B. Aggregate: All aggregates to meet ASTM C33 specifications, to be cleaned of foreign matter and properly graded to size.
C. Coloring: Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturers recommendations.

TERRA-FORM DIVISION PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 **WAUSAU TILE**



Galloway

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

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WHEELCHAIR ACCESSIBLE TABLE DETAIL

NOT TO SCALE
MANUFACTURER: WAUSAU TILE; TERRA-FORM DIVISION
MODEL/DESCRIPTION: TF 3128 LRC 38H WHEELCHAIR ACCESSIBLE TABLE

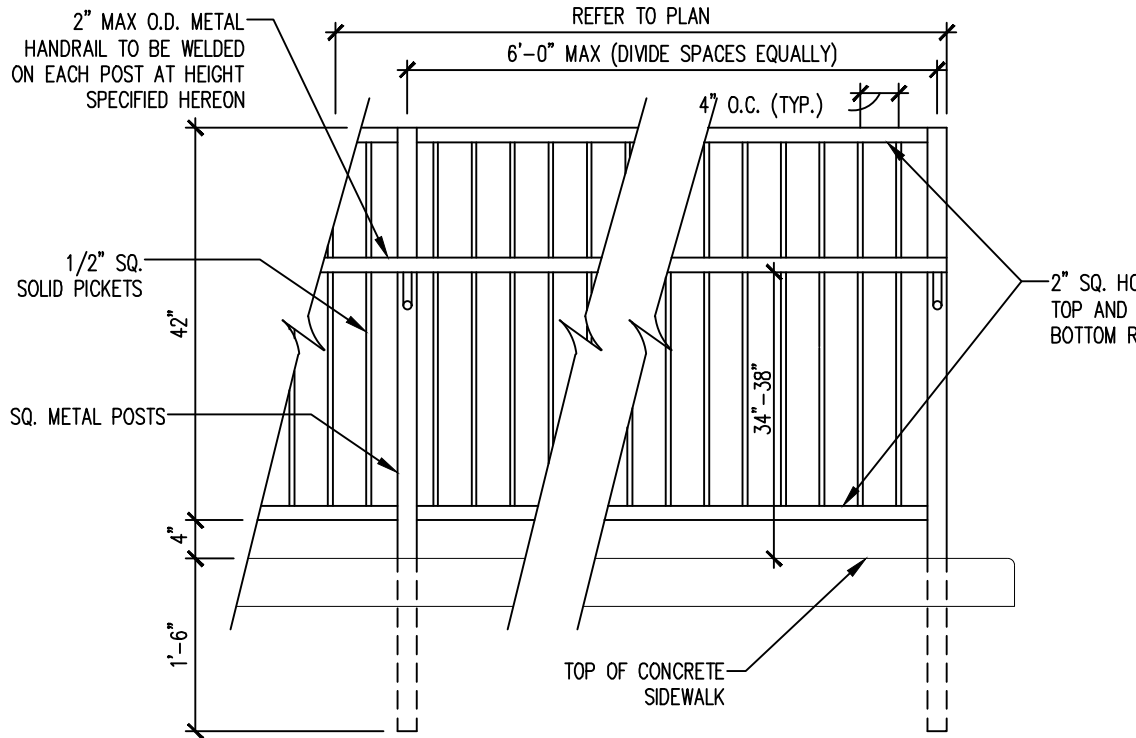
PATIO TABLE DETAIL

NOT TO SCALE
MANUFACTURER: WAUSAU TILE; TERRA-FORM DIVISION
MODEL/DESCRIPTION: TF 3125 LRC 38 TABLE

Include here specifications for covered tables (in addition to uncovered) and public art area



NOTES:
CLEAN FENCE TO REMOVE ANY RUST, OILS OR ANY OTHER MATERIALS. DO NOT USE HYDROCARBON SOLVENTS FOR CLEANING. PRIME WITH B66A00310 (GRAY COLOR) PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER. TOP COAT (1 TO 2 COATS): B65T724 (SW6258 TRICORN BLACK COLOR) PRO INDUSTRIAL ACRYLON 100 WATERBASED URETHANE PART A AND B65V720 PRO INDUSTRIAL ACRYLON 100 POLYURETHANE PART B (SPRAY ONLY).

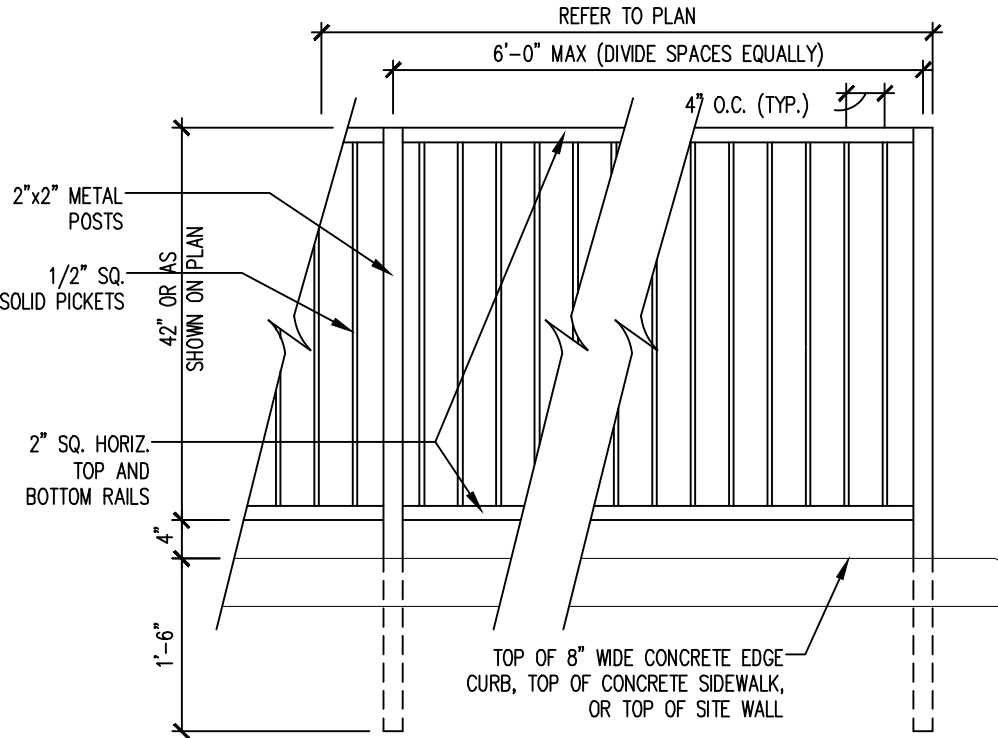


DETAIL "I"
TUBE STEEL FENCE AND HANDRAIL
NOT TO SCALE

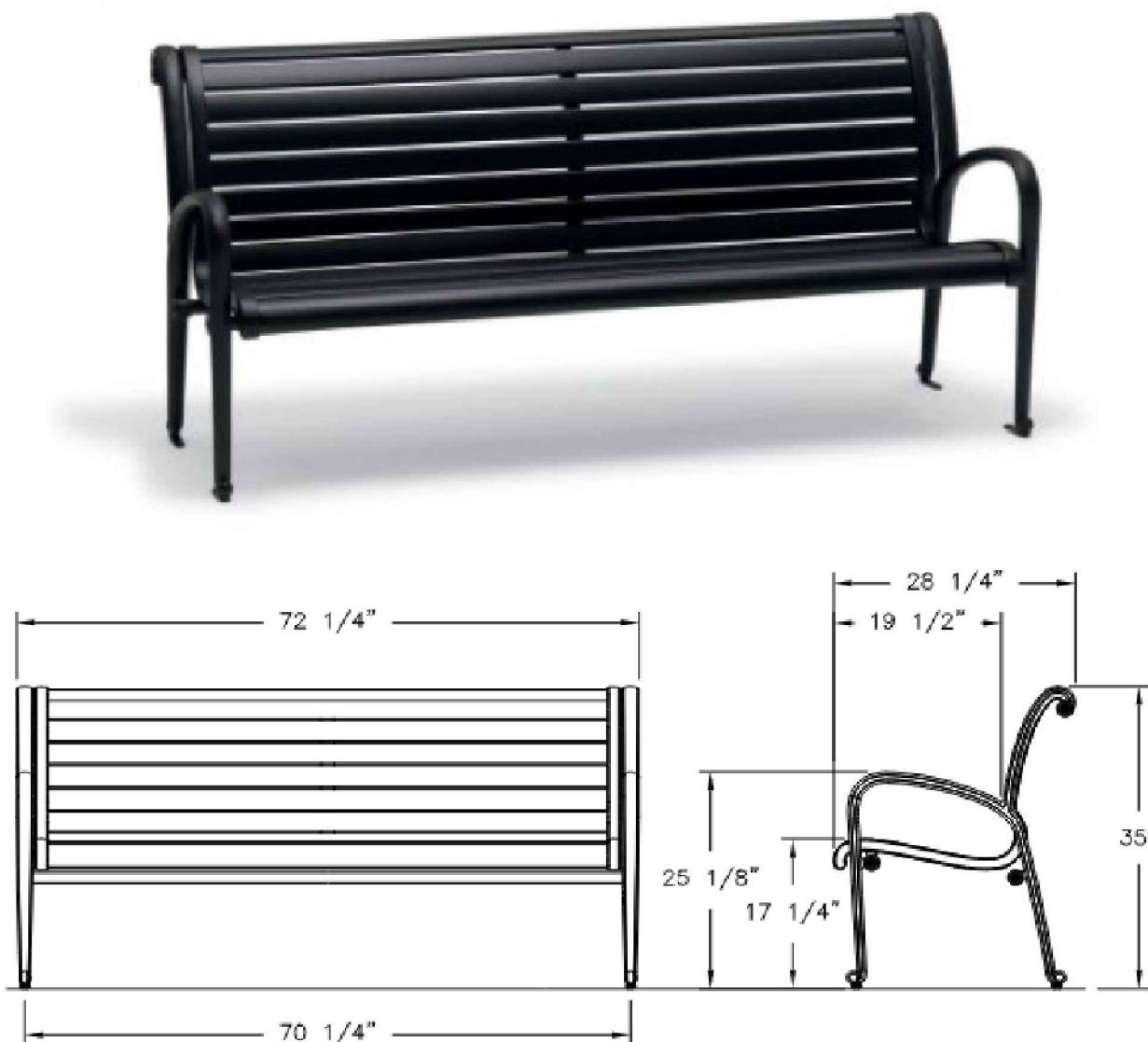
HANDRAIL DETAIL

NOT TO SCALE
MANUFACTURER: WAUSAU TILE; TERRA-FORM DIVISION
MODEL/DESCRIPTION: TF 3125 LRC 38 TABLE

NOTES:
CLEAN FENCE TO REMOVE ANY RUST, OILS OR ANY OTHER MATERIALS. DO NOT USE HYDROCARBON SOLVENTS FOR CLEANING. PRIME WITH B66A00310 (GRAY COLOR) PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER. TOP COAT (1 TO 2 COATS): B65T724 (SW6258 TRICORN BLACK COLOR) PRO INDUSTRIAL ACRYLON 100 WATERBASED URETHANE PART A AND B65V720 PRO INDUSTRIAL ACRYLON 100 POLYURETHANE PART B (SPRAY ONLY).

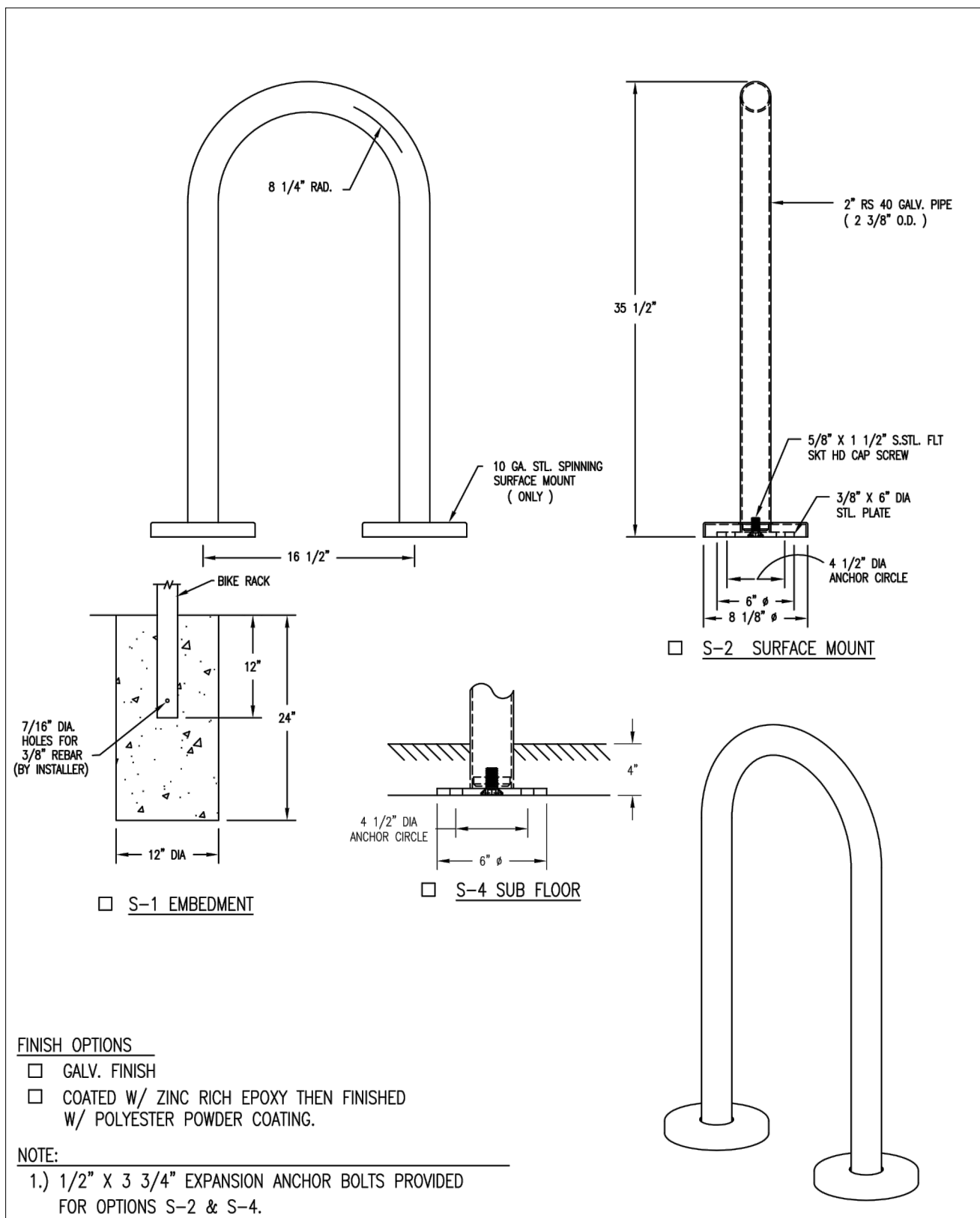


DETAIL "J"
TUBE STEEL FENCE
NOT TO SCALE



PARK BENCH DETAIL

NOT TO SCALE
MANUFACTURER: WABASH VALLEY
MODEL/DESCRIPTION: OXFORD SERIES, MODEL NO. 0X1112C/0X1119C, 6' BENCH WITH BACK - FAUXWOOD AND HORIZONTAL SLAT, BLACK FINISH



FINISH OPTIONS
☐ GALV. FINISH
☐ COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

NOTE:
1.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 & S-4.

BIKE RACK DETAIL

NOT TO SCALE
MANUFACTURER: DUMOR, INC.
MODEL/DESCRIPTION: LOOP BIKE RACK, 63 SERIES

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

PARKER, CO 80134

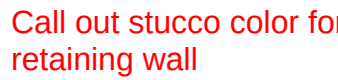
#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	03/17/2023	2ND CD SUBMITTAL	PJD
3	04/26/2023	3RD CD SUBMITTAL	PJD
4			
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Project No: INO00014.20
Drawn By: JNE
Checked By: PJD
Date: 04/26/2023

SITE DETAILS

SP1.2

Sheet 5 of 16



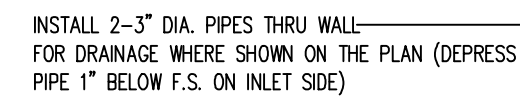
NOTES:

1. TOP OF SEAT WALL TO REMAIN LEVEL, WALL HEIGHT VARIES AS REQUIRED TO ACCOMMODATE SLOPE OF PATIO PAVEMENT. REF GRADING PLAN.
2. CONTRACTOR TO MINIMIZE NUMBER OF EXPANSION JOINTS IN PATIO WALL.
3. EXPANSION JOINT GROUT COLOR TO MATCH STONE CAP.

CAST CONCRETE CAP COLOR:
SUBMIT COLOR SAMPLES FOR APPROVAL BY IN-N-OUT
BURGER CONSTRUCTION MANAGER.



SEAL AT CONSTRUCTION JOINT



- | | |
|---|---|
| <p><u>NOTES:</u></p> <p>1) TOP OF SEAT WALL TO REMAIN LEVEL, WALL HEIGHT VARIES AS REQUIRED TO ACCOMMODATE SLOPE OF PATIO PAVEMENT.</p> <p><u>CAST CONCRETE CAP COLOR:</u>
 PAINT COLOR: ADOBE
 PAINT MANUFACTURER: DYCO DECK PAINT</p> | <p><u>NOTES:</u></p> <p>1. CONTRACTOR TO MINIMIZE NUMBER OF EXPANSION JOINTS IN PATIO WALL.</p> <p>2. EXPANSION JOINT GROUT COLOR TO MATCH STONE CAP.</p> <p>3. ALL DIMENSIONS ARE TO THE CENTERLINE (C) OF THE WALL.</p> |
|---|---|

PATIO SEAT/SCREEN WALL ELEVATION



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

PARKER, CO 80134

[illegible]

Project No:	INO000014.20
Drawn By:	JNE
Checked By:	PJD
Date:	04/26/2023

SITE DETAILS

SP1.3

Sheet 6 of 16

PARKER & PINE FILING 1, AMENDMENT NO. 1

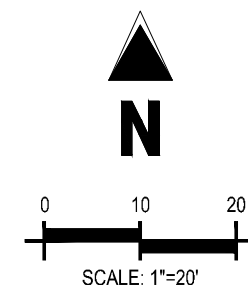
SITE PLAN



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		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 NOTE: 13 TREES ARE EXISTING
PARKING LOT PERIMETER REQUIREMENTS	EASTERN PERIMETER	6' WIDE MIN. BUFFER MUST BE REQUIRED TO SCREEN PARKING FROM STREETS AND ADJACENT USES	8' MIN. BUFFER ALONG ALL PARKING	PROVIDED, SEE PLANS
SITE PERIMETER REQUIREMENTS	1121 LINEAL FEET	1 TREE & 5 SHRUBS PER 40 LINEAL FEET	28 TREES & 140 SHRUBS (40-60% EVERGREEN)	29 TREES & 166 SHRUBS EVERGREEN PERCENTAGE: 57%

*ADDITIONAL 1.5' OF REQUIRED PERIMETER BUFFER ALONG EASTER PARKING STRIP TO BE PROVIDED BY ADJACENT PROPERTY.



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

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

SEE SHEET 4 FOR FULL PLANTING SCHEDULE.

[illegible]

Project No:	INO000014.20
Drawn By:	KES
Checked By:	JW
Date:	04/26/2023

Sheet 7 of 16

IN-N-OUT BURGER

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

SITE PLAN

PLANTING NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADDITIONS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ALL CONTRACT DOCUMENTS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

13. FINISH GRADING AND SOIL PREPARATION

13.1. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE AWAY FROM STRUCTURE AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE DEGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

13.2. AT FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN APPROVED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, CEC, LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE):

GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, CEC, LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

13.3. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.

14. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 15 POUNDS PER THOUSAND SQUARE FEET OF AMMONIUM PHOSPHATE 16-20-0 TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS WHERE POSSIBLE, RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

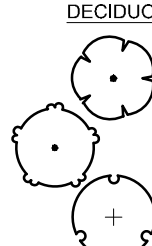
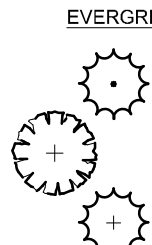
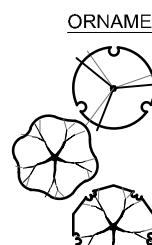
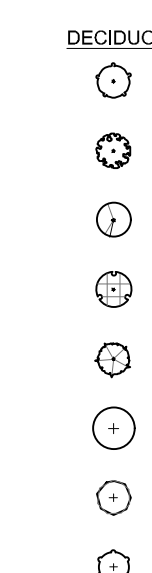
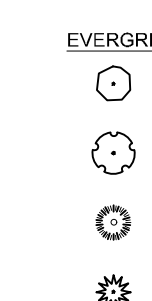
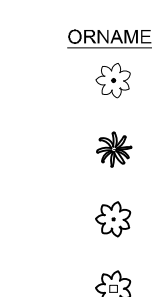
LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPERS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS IN ALL AREAS NOT SPECIFICALLY IDENTIFIED IN THE SCHEDULED AREAS. THE CONTRACTOR SHALL REPORT LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEO TECHNICAL ENGINEER'S GRADING AND THE LANDSCAPE ARCHITECT'S PLANTING CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

UTILITY NOTES

1. 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.
2. 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.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND THE LOCATION PRIOR TO ANY CONSTRUCTION. 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 CONTRACTORS ACCURACY IN LOCATING THE UNDERGROUND MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL./SIZE	HT. X SPD.	WATER USE
	CASP	5	NORTHERN CATALPA	CATALPA SPECIOSA	B&B	2" CAL	50'X30'	LOW
	CEOC	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	2" CAL	60'X40'	LOW
	GYDE	2	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICIA 'ESPRESSO'	B&B	2" CAL	50'X35'	LOW
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL./SIZE	HT. X SPD.	WATER USE
	PIPB	18	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKER'	B&B	6" HT	30'X10'	MODERATE
	PIED	2	PINYON PINE	PINUS EDULIS	B&B	6" HT	25'X15'	LOW
	PIFL	6	VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	B&B	6" HT	20'X10'	MODERATE
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL./SIZE	HT. X SPD.	WATER USE
	ACTM	6	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	1.5" CAL	25'X20'	MODERATE
	MASP	5	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20'X15'	LOW
	SYRE	11	JAPANESE TREE LILAC	SYRINGA RETICULATA	B&B	1.5" CAL	15'X12'	LOW
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	JUSW	7	WOODWARD JUNIPER	JUNIPERUS SCOPULORUM 'WOODWARD'	#5 CONT.	20'X3'	VERY LOW	SUN
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	CACL	50	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3'X3'	VERY LOW	SUN
	CHNA	5	RABBITRUSH	CHRYSOTHAMNUS NAUSEOSUS	#5 CONT.	4'X4'	VERY LOW	SUN
	EUAL	32	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	#5 CONT.	5'X4'	LOW	SUN/PART SHADE
	FONE	11	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	#5 CONT.	8'X3'	VERY LOW	SUN
	AMAM	43	WAXFLOWER	JAMESIA AMERICANA	#5 CONT.	5'X4'	VERY LOW	SUN/PART SHADE
	PHLE	18	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII 'PWY01S' TM	#5 CONT.	7'X6'	VERY LOW	SUN
	PHOS	21	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM	#5 CONT.	4'X4'	MODERATE	SUN
POFT	80	TANGERINE POTENTILLA	POTENTILLA FRUTICOSA 'TANGERINE'	#5 CONT.	2'X3'	LOW	SUN/PART SHADE	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	CODI	33	SPREADING COTONEASTER	COTONEASTER DIVARICATUS	#5 CONT.	6'X4'	VERY LOW	SUN/PART SHADE
	CYSC	24	MOONLIGHT BROOM	CYTISUS SCOPARIUS 'MOONLIGHT'	#5 CONT.	5'X6'	VERY LOW	SUN/PART SHADE
	JNSB	22	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.	1'X5'	VERY LOW	SUN/PART SHADE
YUGS	57	GOLDEN SWORD ADAMS' NEEDLE	YUCCA FILAMENTOSA 'GOLDEN SWORD'	#5 CONT.	3'X3'	LOW	SUN/PART SHADE	
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	CAAK	72	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	LOW	SUN
	MISI	8	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.	5'X4'	LOW	SUN
	PEAH	140	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	3'X2'	LOW	SUN
PEOR	36	KARLEY ROSE FOUNTAIN GRASS	PENNISETUM ORIENTALE 'KARLEY ROSE'	#1 CONT.	3'X3'	MODERATE	SUN/PART SHADE	
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	AQUX	104	HYBRID COLUMBINE	AQUILEGIA X	#1 CONT.	1.5'X1'	LOW	SUN/PART SHADE
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE			
	RMULCH	8,775 SF	2"-4" ROCK COBBLE MULCH - 3" DEEP	2"-4" ROCK COBBLE MULCH - 3" DEEP	MULCH			
	WMULCH	1,338 SF	WOOD MULCH	WOOD MULCH	MULCH			
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE			
	SOD	17,462 SF	COLORADO BLUE BUFFALO SOD	COLORADO BLUE BUFFALO SOD	SOD			

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

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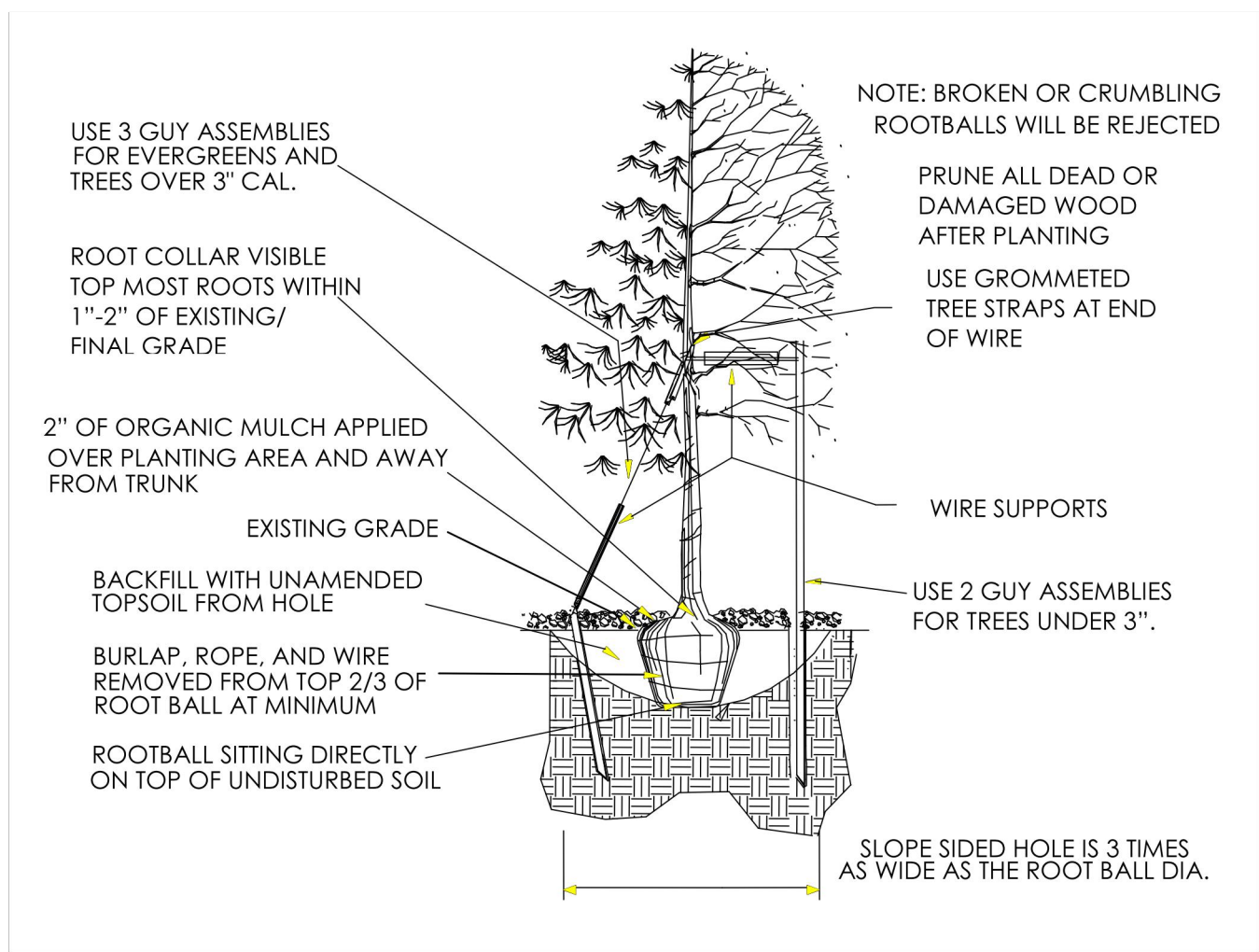
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Sheet 8 of 16

PARKER & PINE FILING 1, AMENDMENT NO. 1

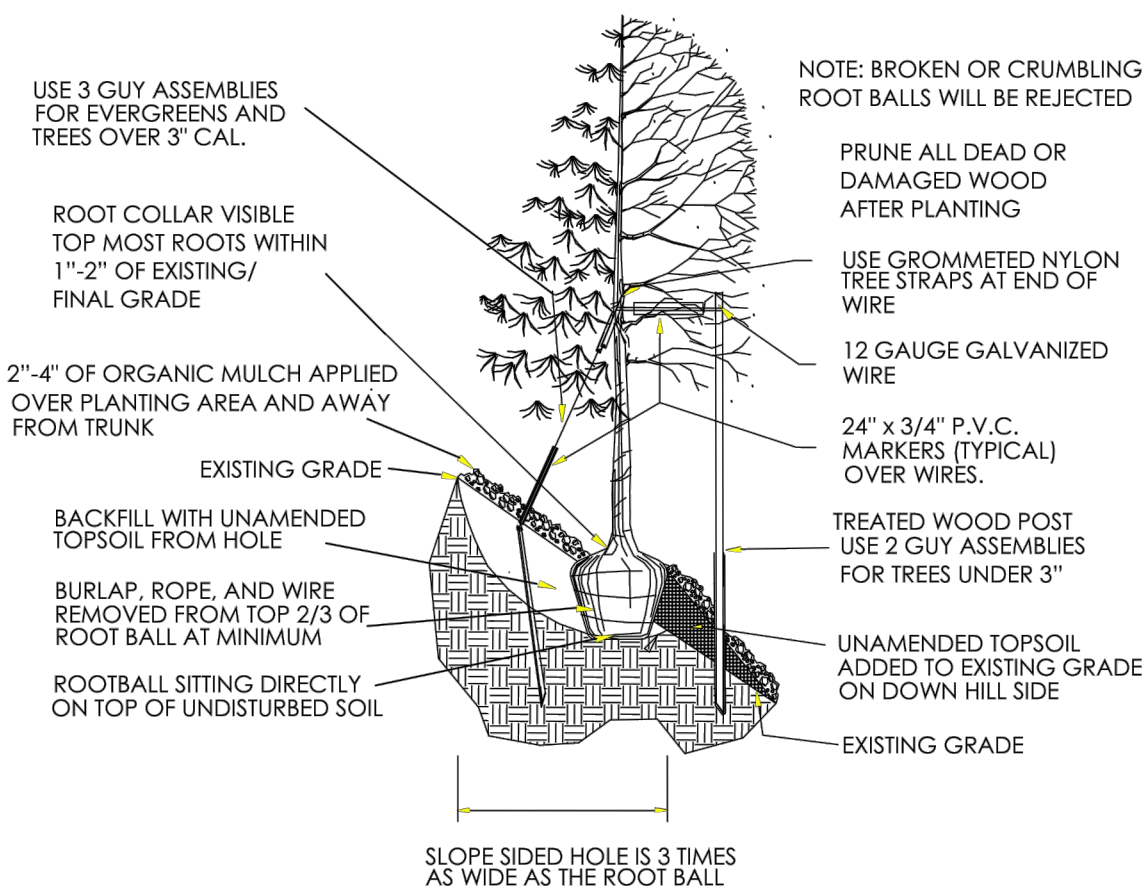
PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN

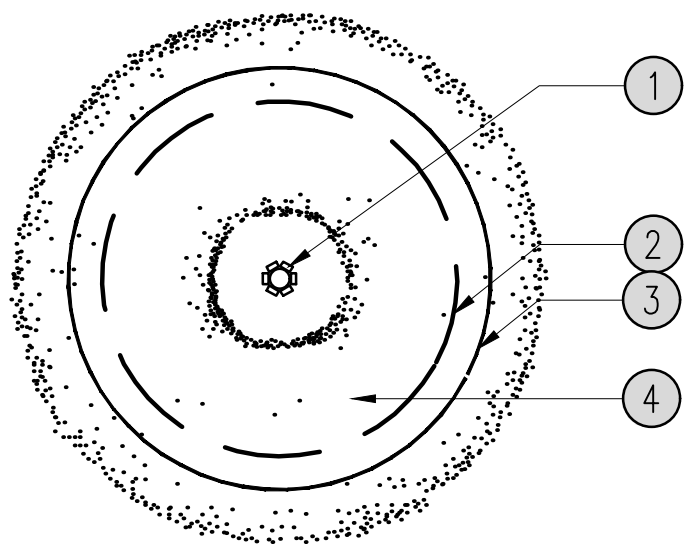


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" depth of specified mulch over planting area and inside saucers. Keep mulch 2" to 3" away from trunk. Final mulch ring should extend to furthest reaches of branches.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within one year of planting date.
- Tree wrap should only be used for most trees in late fall planting situations and should be removed by early May.

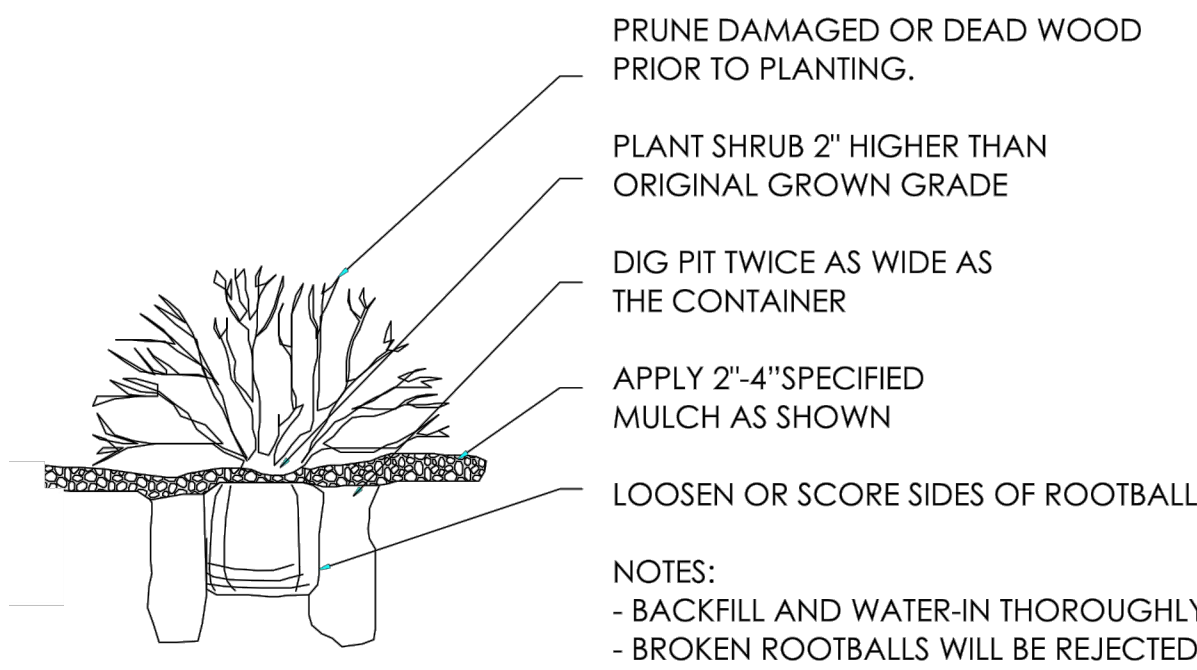
1 TOWN OF PARKER TREE PLANTING DETAIL
N.T.S.



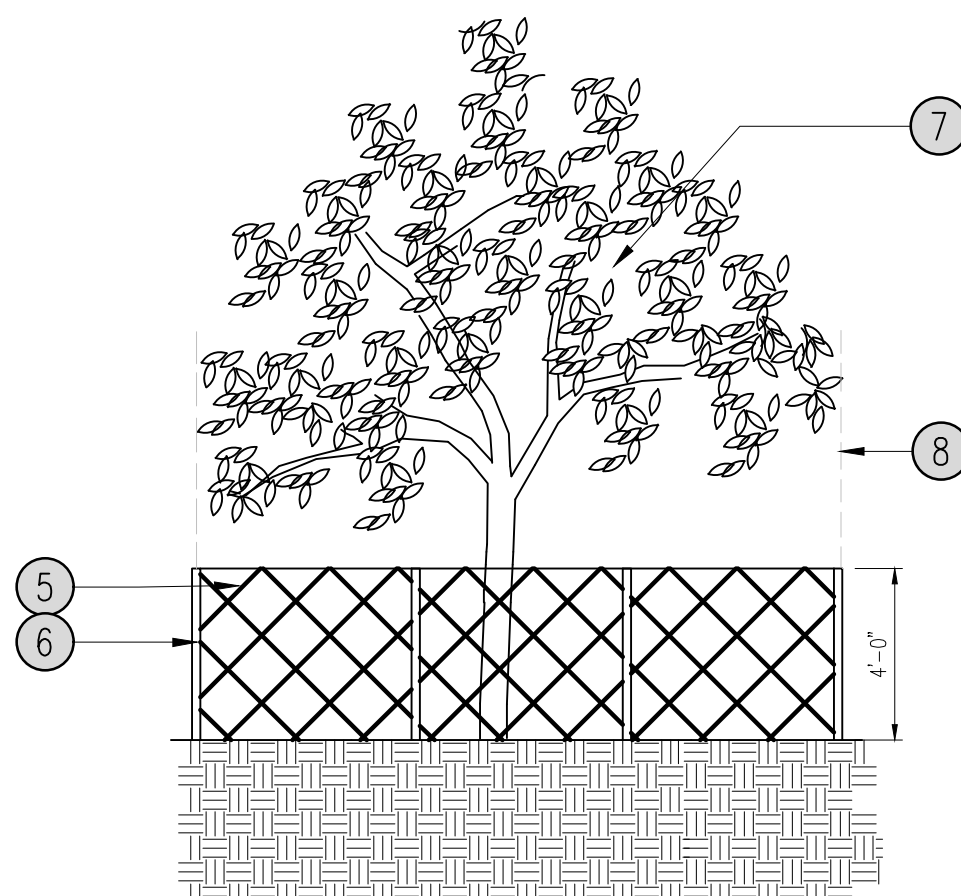
2 TOWN OF PARKER TREE PLANTING – SLOPES
N.T.S.



4 TREE PROTECTION DETAIL
N.T.S.



00 TOWN OF PARKER SHRUB PLANTING
N.T.S.



- 3/16" x 4" RYERSON STEEL EDGING OR EQUAL
- FINISH GRADE
- 16" STAKES AT 30" O.C.
- 4" DEPTH MULCH

5 STEEL EDGE
N.T.S.

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

#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/26/2023	2ND SP SUBMITTAL	PJD
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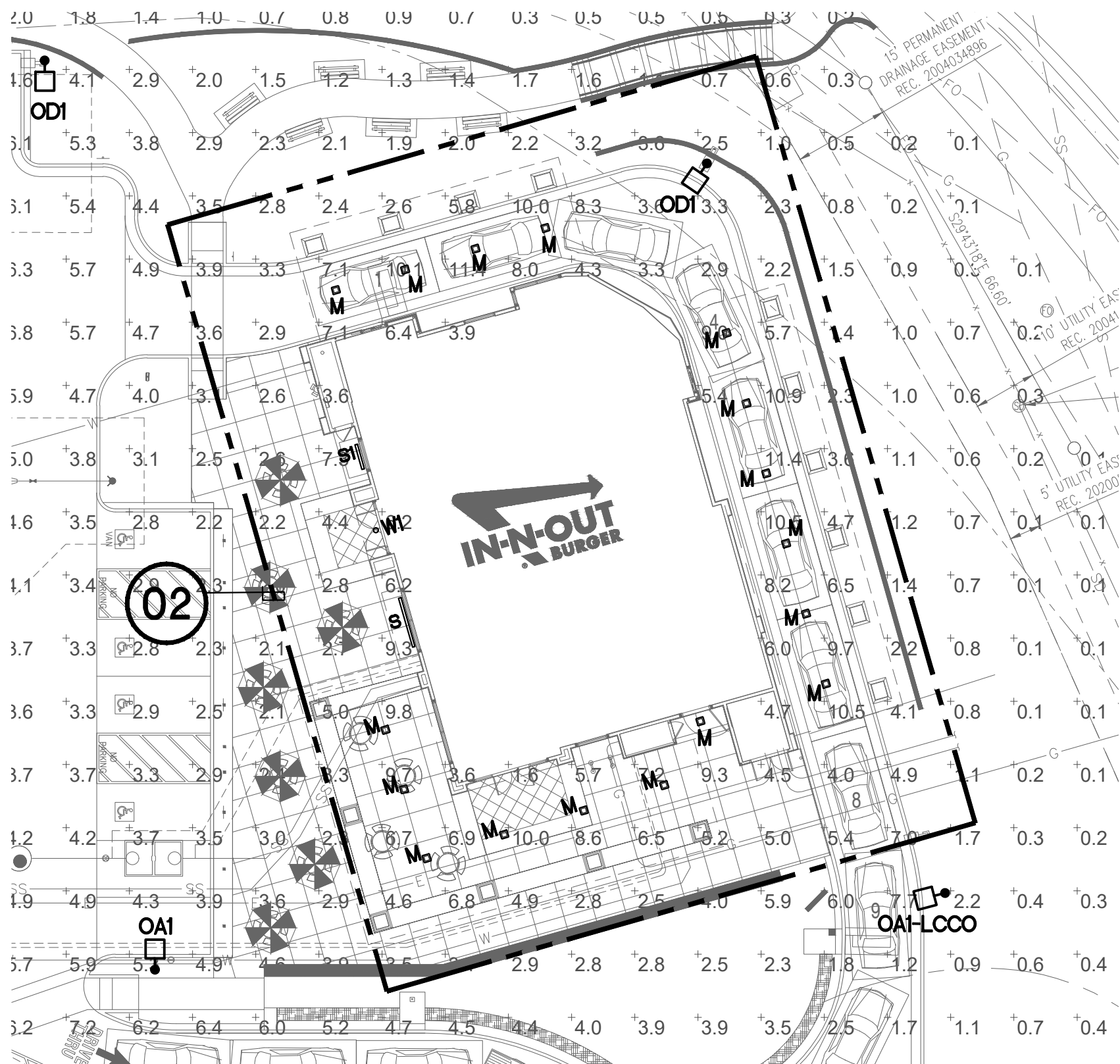
Project No:	INC000014-20
Drawn By:	KES
Checked By:	JW
Date:	04/26/2023

IN-N-OUT BURGER

PARKER & PINE FILING, 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

SITE PLAN

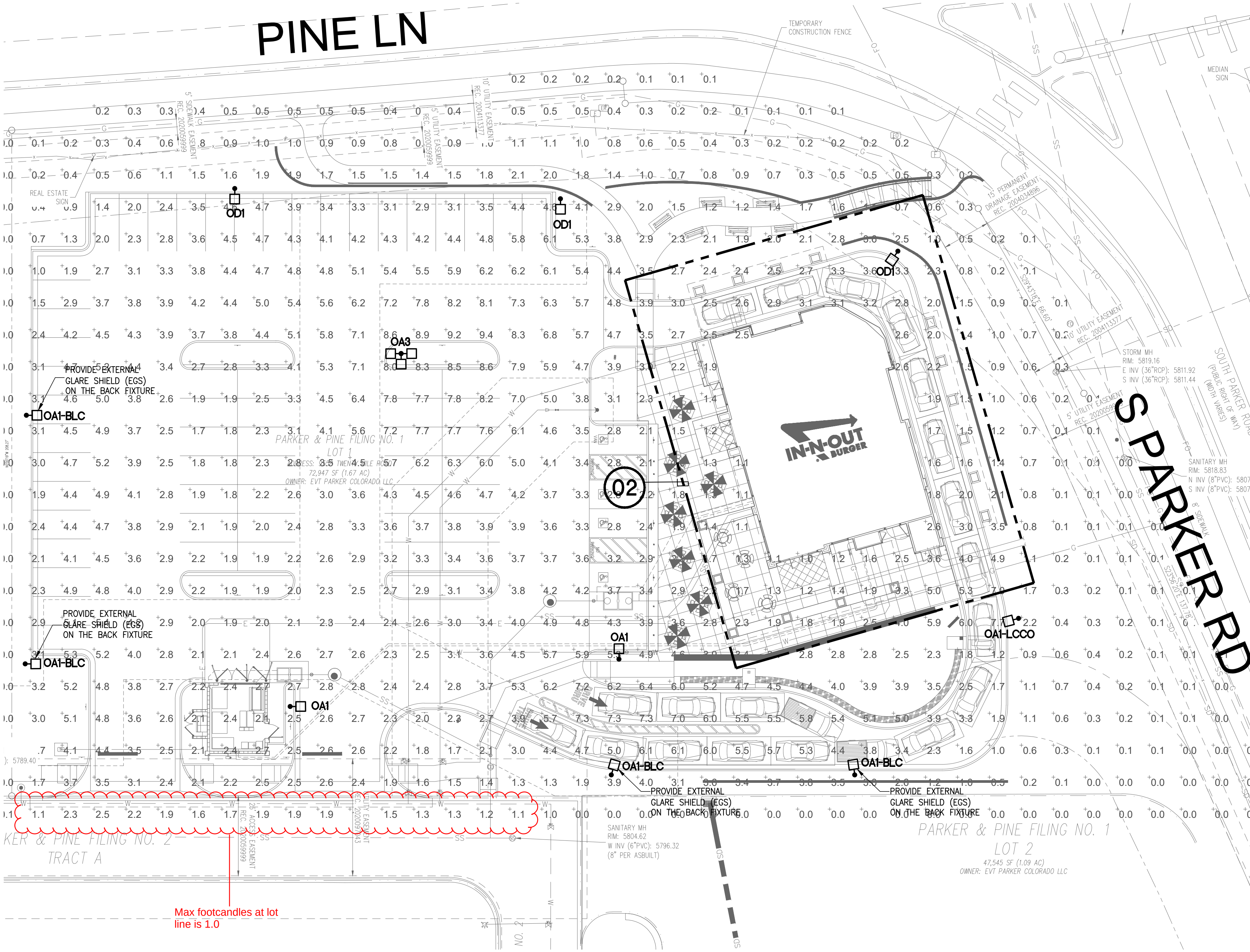


**BUILDING MTD. EXTERIOR LIGHTING
PHOTOMETRIC PLAN (ZONE #2)**

SCALE: 1" = 20'-0"

SITE LIGHTING FIXTURE SCHEDULE

SITE LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	VOLTAGE	LAMPS	LUMENS PER LAMP	DESCRIPTION	REMARKS
OA1	LITHONIA LIGHTING	208		COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @ 700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K TSM		LED PROVIDED	24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD		TOTAL: 185W	SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM19 DDB					
OA2	LITHONIA LIGHTING	208		COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @ 700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K TSM		LED PROVIDED	(2) 24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD		TOTAL: (2)185W	SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM28 DDB					
OA3	LITHONIA LIGHTING	208		COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @ 700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K TSM		LED PROVIDED	(3) 24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD		TOTAL: (3)185W	SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM28 DDB					
OD1	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @ 700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K TFTM HS		TOTAL: 185W	24,054 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD			SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM19 DDB					
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		TOTAL: 185W	19,721 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD			SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM19 DDB					
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		TOTAL: 185W	14,674 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD				FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM19 DDB					
M	ATLANTIC LIGHTING	120	LED LAMP	COLOR TEMPERATURE: 4000K	120V RECESSED MOUNTED LED	120V RECESSED MOUNTED LED
	#LRF12X12-SYL33-4K-1/ SQ12PG-WH-GS		TOTAL: 27W	3,300 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	9,000 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	4,000 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	700 LUMENS	FULLY CUTOFF FIXTURE (SUITABLE FOR DAMP/WET)	
NOTES:						
1. CONTRACTOR TO PROVIDE POLE LENGTH AS NOTED IN THE LIGHTING FIXTURE SCHEDULE DESCRIPTION.						
2. REFER TO SITE PLAN FOR ALL LIGHTING FIXTURE HEADS SHOWN FOR DRILL MOUNTING REQUIREMENTS PRIOR TO ORDERING						



SITE LIGHTING PHOTOMETRIC PLAN (ZONE #1)

SCALE: 1" = 20'-0"

PHOTOMETRIC NOTES

- A. 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.
- B. PHOTOMETRIC CALCULATION DATA:
B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.85
B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS

FOOTCANDLES

STATISTICS	DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1 PARKING LIGHTS		+	2.6 FC	9.4 FC	0.0 FC	N/A	N/A
		+	2.9 FC	11.4 FC	0.0 FC	N/A	N/A
CALC ZONE #12 BUILDING LIGHTS		+	2.6 FC	9.4 FC	0.0 FC	N/A	N/A
		+	2.9 FC	11.4 FC	0.0 FC	N/A	N/A



SPACES THE COLONNADE
15305 DALLAS PARKWAY,
12TH FLOOR
ADDISON, TX 75001
PH: (214) 926-5788

ISSUE RECORD

DATE DESCRIPTION
2016 URBAN PROTOTYPE
09.15.22 ISSUE FOR PERMIT

REVISION RECORD

PROFESSIONAL SEAL



14901 Quorum Dr. #565 Dallas, TX 75254
rtmassociates.com | 972.387.3500

22.AAP.015

PROTOTYPE VERSION
16.2.126U

PROJECT NAME

IN-N-OUT
BURGER

PARKER
CO



GOD BLESS AMERICA

PROJECT NUMBER

SHEET TITLE

SITE LIGHTING
PHOTOMETRIC PLAN

SHEET NUMBER

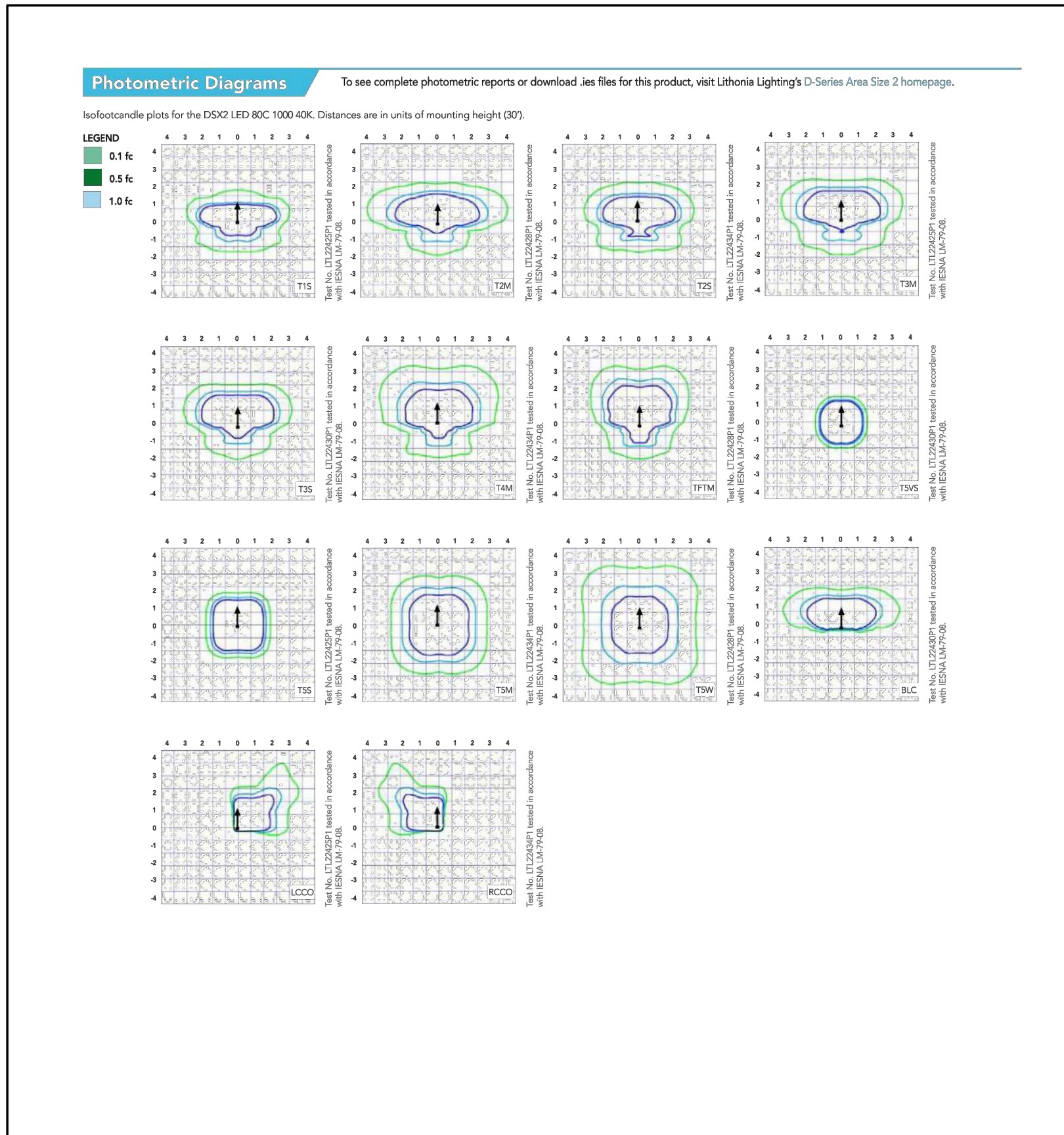
E11.0

IN-N-OUT BURGER

PARKER & PINE FILING, 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
SITE PLAN

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																			
DSX2 LED	Series	Power Package	Spicon Watts	Unit Type	80' (24.4m)				100' (30.5m)										
					Lumens	ft	ft	ft	Lumens	ft	ft	ft							
80	530	P1	140W	T15	17,275	3	0	3	126	18,933	3	0	3	137					
				T25	17,596	3	0	3	125	18,933	3	0	3	137					
				T36	17,647	3	0	3	126	19,010	3	0	3	138					
				T35	17,690	3	0	3	126	18,411	3	0	3	137					
				T34	17,694	3	0	3	126	18,964	3	0	3	137					
				T33	17,221	3	0	3	123	18,552	3	0	4	134					
				T32	17,993	3	0	3	126	18,952	3	0	4	137					
				T31	18,297	4	0	1	131	19,713	4	0	1	143					
				T30	18,312	4	0	2	131	19,727	4	0	2	143					
				T29	18,366	4	0	2	130	19,677	4	0	2	142					
				T28	18,146	5	0	3	130	19,548	5	0	3	141					
				REC	18,424	2	0	2	103	15,539	2	0	3	112					
80	700	P2	185W	LED	18,733	1	0	3	77	11,562	1	0	3	84					
				REC	18,733	1	0	3	77	11,562	1	0	3	84					
				T15	22,965	3	0	3	121	24,609	3	0	3	132					
				T25	22,281	3	0	4	130	24,003	3	0	4	131					
				T36	22,396	3	0	3	121	24,127	3	0	3	132					
				T35	21,690	3	0	4	117	23,366	3	0	4	128					
				T34	22,342	3	0	4	121	24,008	3	0	4	132					
				T33	21,852	3	0	4	118	23,595	3	0	4	129					
				T32	22,238	3	0	4	121	24,054	3	0	4	132					
				T31	22,322	5	0	1	126	23,916	5	0	1	137					
				T30	21,182	5	0	3	125	24,914	5	0	3	137					
				T29	21,039	5	0	4	124	24,835	5	0	4	136					
80	850	P3	217W	LED	18,307	2	0	3	74	16,674	2	0	4	79	14,860	2	0	4	80
				REC	18,307	2	0	3	74	16,674	2	0	4	79	14,860	2	0	4	80
				T15	26,302	3	0	3	121	28,236	3	0	3	130	28,844	3	0	3	132
				T25	26,174	3	0	4	121	28,198	3	0	3	130	28,533	3	0	4	132
				T36	26,309	3	0	3	121	28,842	3	0	3	131	29,376	3	0	3	132
				T35	25,479	3	0	4	117	27,446	3	0	4	130	27,795	3	0	4	132
				T34	26,245	3	0	4	121	28,271	3	0	4	130	28,644	3	0	4	132
				T33	25,475	3	0	4	118	27,659	3	0	4	127	28,089	3	0	4	129
				T32	26,229	3	0	4	121	28,233	3	0	4	130	28,613	3	0	4	132
				T31	27,279	5	0	1	126	29,387	5	0	1	131	29,739	5	0	1	137
				T30	27,381	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137
				T29	27,242	5	0	3	125	29,336	5	0	3	135	29,739	5	0	3	137
80	1050	P4	220W	T38	27,653	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136
				REC	27,584	2	0	3	99	23,166	2	0	3	107	23,439	2	0	4	108
				LED	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				REC	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				T15	30,963	4	0	4	115	33,920	4	0	4	124	33,729	4	0	4	125
				T25	30,930	4	0	4	115	33,920	4	0	4	123	33,742	4	0	4	125
				T36	31,085	3	0	4	115	33,691	3	0	4	124	33,915	3	0	4	126
				T35	30,106	4	0	4	112	32,435	4	0	5	124,815	4	0	5	126	
				T34	31,014	3	0	4	115	33,410	3	0	4	124	33,883	3	0	4	125
				T33	30,340	3	0	5	112	32,444	3	0	5	121	33,096	3	0	5	125
				T32	30,995	3	0	5	115	33,396	3	0	5	124	33,812	3	0	5	125
				T31	32,225	5	0	1	119	34,726	5	0	1	129	35,166	5	0	1	138
T30	32,261	5	0	2	119	34,754	5	0	2	129	35,196	5	0	2	138				
T29	32,180	5	0	4	119	34,667	5	0	4	128	35,165	5	0	4	139				
T28	31,989	5	0	4	118	34,499	5	0	4	128	34,975	5	0	4	139				
REC	25,472	2	0	2	94	27,335	2	0	4	101	27,722	2	0	4	102				
LED	18,969	2	0	4	79	20,370	2	0	4	75	20,628	2	0	4	76				
REC	18,969	2	0	4	79	20,370	2	0	4	75	20,628	2	0	4	76				



PARKER & PINE FILING, AMENDMENT NO. 1

Apogee
A Spence Inc. Company

ISSUE RECORD	
DATE	DESCRIPTION
2016 URBAN PROTOTYPE	
09.15.22	ISSUE FOR PERMIT

FEATURES & SPECIFICATIONS

INTERMED USE — Built on the compact, low-profile Z strip channel, this LED strip offers long maintenance-free life, several color temperatures, lumen output and lengths. Ideal for new construction and retrofit applications in 13 lengths. Ideal for use in commercial, retail, office, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for [Acrylic/Polycarbonate Compatibility Table for suitable and/or non-suitable](#).

CONSTRUCTION — Compact design channel and cover are formed from cold-gauge cold-rolled steel. Easy to install six-point row aligner included for continuous row mounting.

Finish: Paint options include high-gloss, baked white enamel (WH), galvanized (GALV), matte black (MB) and smoke gray (SMGY). Five-stage iron phosphate pre-treatment ensures superior paint adhesion and rust resistance.

OPTICS — Replaceable diffuser lens eliminates glare and offers ingress protection from debris.

ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications (see P.A., ordering information below). Electronic LED driver is rated for 75 years worst-case maximum (see Operational Data on page two for actual wattage consumption), **multi-volt input and 0-10V dimming standard**. This fixture is designed to withstand a maximum line surge of 1.5KV AT 0.75KA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided.

LEDs provide nominal 80CRI or 90CRI at 3000 K, 3500 K, 4000 K or 5000 K.

Lumen output up to 1,500 lumens per foot. Luminaire should be installed in applications where ambient temperatures do not exceed 86 °F (30 °C).

INSTALLATION — Fixture may be surface mounted (with or without ZSP96 hanger), pendant or stem mounted with appropriate mounting options. Six-point aligner ticks in place for easy continuous row mounting.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between +75 °F (20 °C) and 86 °F (30 °C).

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DQL to confirm which versions are qualified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.aaculightbrands.com/CustomerResources/terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number:

Type: S
#Z1L1F LED L96 9000LM MDD 120-40K-80CRI- VH
Type: S1
#Z1L1F LED L48 4500LM MDD 120-40K-80CRI- VH

Type "S & S1"

Architectural LED Striplight

Z1L1F

24", 48" and 96" Lengths

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands® specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® or XPoint™ Wireless control networks marked by a [shaded background](#)*

To learn more about A+, visit www.acuitybrands.com/aphs

*See ordering tree for details

PROFESSIONAL SEAL

DAVID R. LIPE
25888
PROFESSIONAL ENGINEER
04 JUL 2023

22.AAP.015

PROTOTYPE VERSION
16.2.126U**PROJECT NAME****PROJECT NAME**

IN-N-OUT BURGER

PARKER
CO



IN-N-OUT
BURGER

OD BLESS AMERIC

PROJECT NUMBER

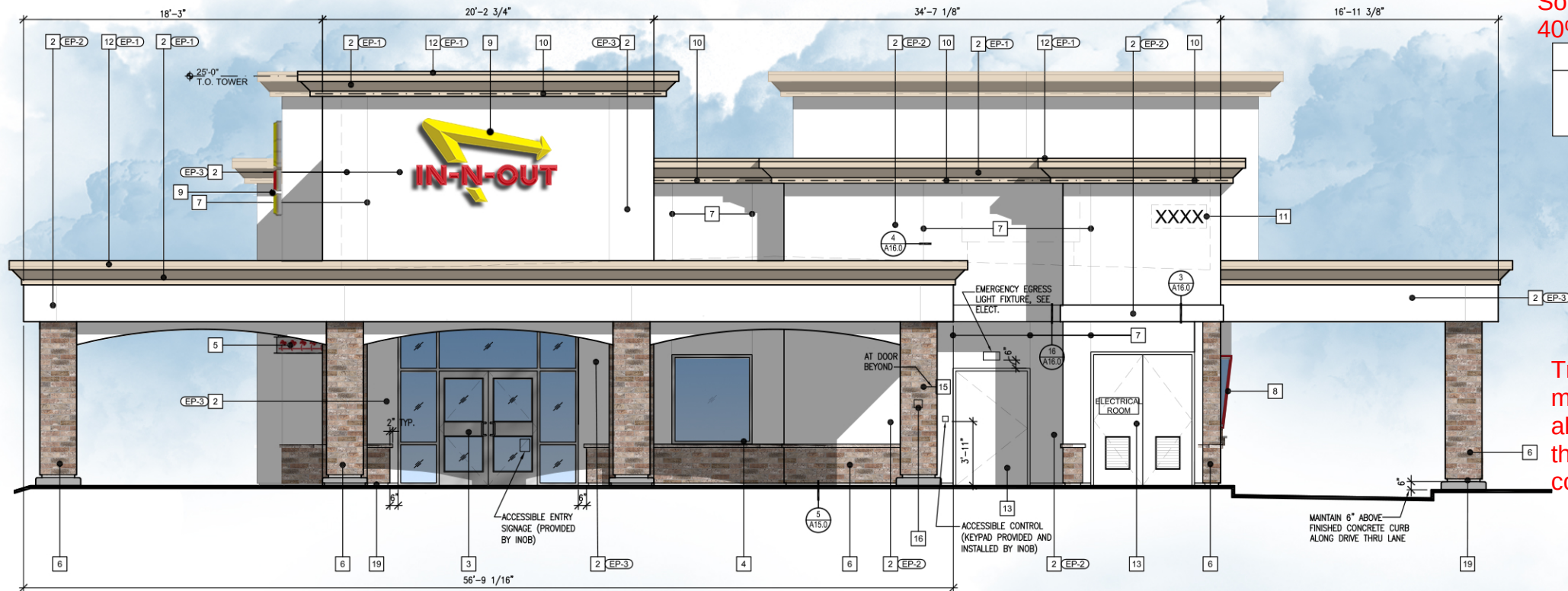
SHEET TITLE

EXTERIOR LIGHTING SPECIFICATIONS

SHEET NUMBER

E13.0

IN-N-OUT BURGER
PARKER & PINE FILING, 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



SOUTH ELEVATION

South facade will require 40% transparency

TRANSPARENCY REQUIREMENT
432 SF TOTAL - 179 SF REQUIRED
TRANSPARENCY PROVIDED
93 SF - 21%

Transparency is measured from 2' - 8' above the ground. Is this percentage correct?

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. GLAZING: LOW-E CLEAR INSULATING GLASS
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 GREY GROUT. AND WITH ANTIQUE GREASE SEAL. APPLY PER MFR RECOMMENDATIONS. DRY STACK
7	1/4" WIDE METAL PENN. SCREED. SEE DETAIL A14.0. ALONG CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFIT.
8	SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM S-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.
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 GILDED 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.	
11	
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 EIFS 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	5'-0" HIGH STUB OUT FOR CO2 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 5'-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.

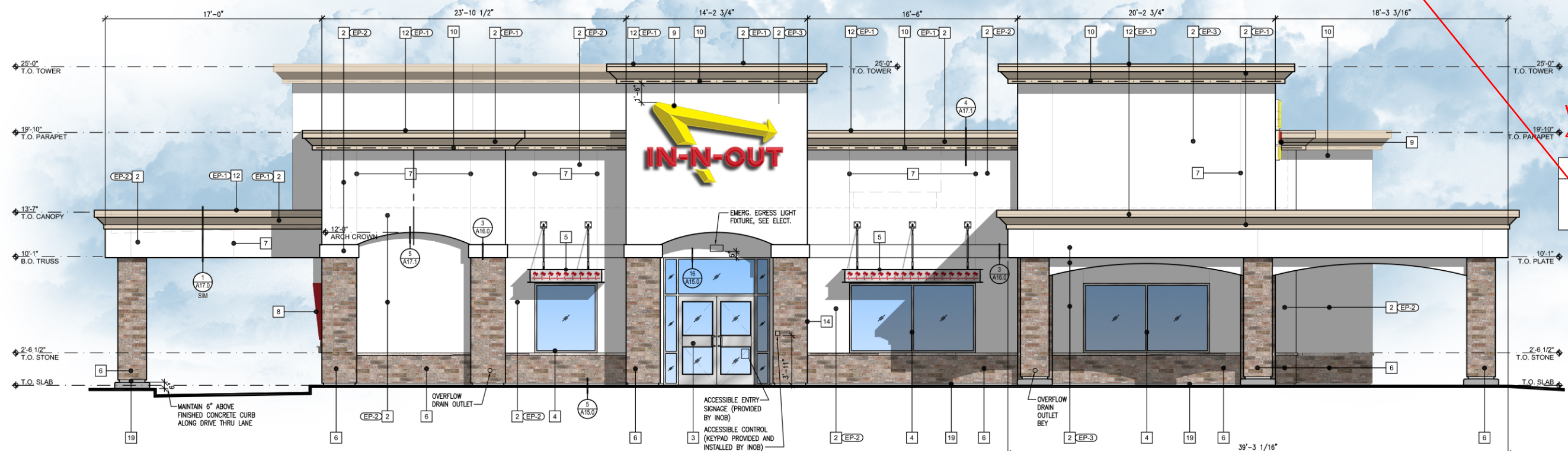
EXTERIOR PAINT SCHEDULE					
NO.	MFR.	MODEL	COLOR #	COLOR NAME FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD	DEC 740	SANDCASTLE HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD	DEW 339	BONE CHINA HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT. MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD	DEW 339	BONE CHINA HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT. MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	NO RED HIGH GLOSS GRAY	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 220203 MAX SIZE: 102.4OZ (GALLON) 970A VIOLET 321.2 9T10 RED-ORANGE 349.3 9T13 ORANGE 257.6

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.

Per the Design Standards, please note EIFS percentage used

West facade will require 40% transparency

TRANSPARENCY REQUIREMENT
TRANSPARENCY ZONE REQUIRED - 40%
649 SF TOTAL - 260 SF REQUIRED
TRANSPARENCY PROVIDED
185 SF - 28%



WEST ELEVATION



Colored Elevations
Issued Date: 04/03/23

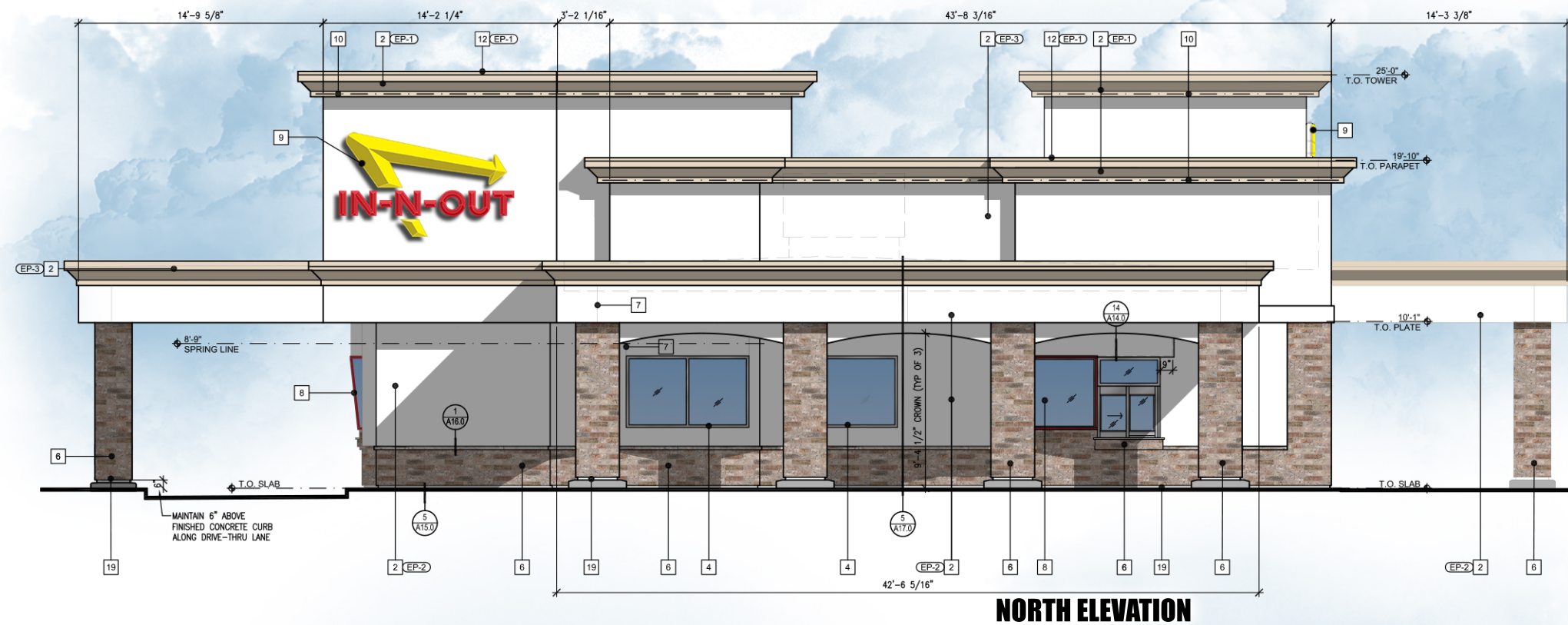
IN-N-OUT BURGER
Parker, CO
Parker & Pine F1 L1



16775 Addison Road | Suite 350
Addison, TX 75001 | (469) 960-2322



IN-N-OUT BURGER
PARKER & PINE FILING, 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



North facade will require 25% transparency

TRANSPARENCY REQUIREMENT
TRANSPARENCY ZONE REQUIRED - 40%
449 SF TOTAL - 180 SF REQUIRED
TRANSPARENCY PROVIDED 88 SF - 20%

Transparency is measured from 2' - 8' above the ground. Is this percentage correct?

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. GLAZING: LOW-E CLEAR INSULATING GLASS
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 GREY GROUT. AND WITH ANTIQUE CREAM SIL. APPLY PER MFR RECOMMENDATIONS. DRY STACK.
7	14" WIDE METAL PENN. SCREENED. SEE DETAIL A14.10.0. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFIT.
8	SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM S-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IN SP01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IN SP01 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 & CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GILDED 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 EP'S PAINT COLOR. (VERIFY ELEVATIONS- EP-1). WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY- NOT RECOMMENDED. THE ALTERNATE WOULD BE TO USE AXALTA IMRON IN SP01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON IN SP01 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	5'-0" HIGH STUB OUT FOR CO2 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 5'-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 SCREENED AND PAINT TO MATCH STONE.

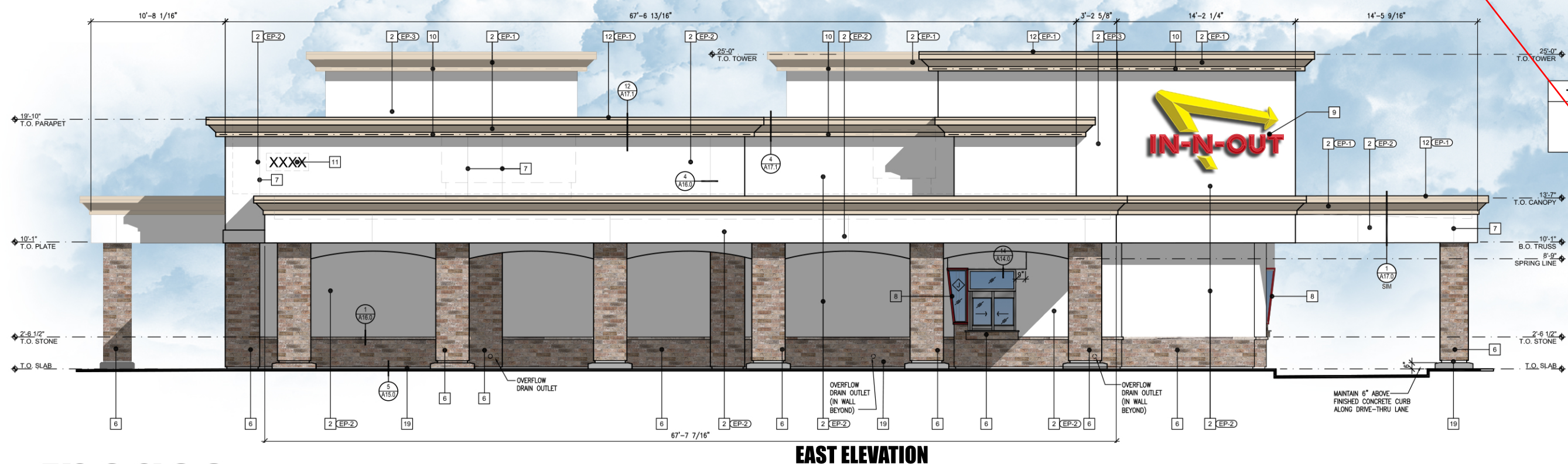
EXTERIOR PAINT SCHEDULE

NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD DEC 740		SANDCASTLE	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD DEW 339		BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD DEW 339		BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	NO RED	HIGH GLOSS GRAY	PRIMER: AXALTA IMRON IN SP01. PRIMER CAN BE TINTED FINISH COAT: AXALTA IMRON IN SP01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 220203 MAX SIZE: 102.4OZ (GALLON) 9704 VIOLET 321.2 9710 RED-ORANGE 349.3 9713 ORANGE 257.6

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.

East facade will require 40% transparency

TRANSPARENCY REQUIREMENT
TRANSPARENCY ZONE REQUIRED - 40%
562 SF TOTAL - 237 SF REQUIRED
TRANSPARENCY PROVIDED 12 SF - 4%



PARKER & PINE FILING, AMENDMENT NO. 1

11'-9"
T.O. FRAMING

12
R13.0
SIM

10'-0"
T.O. CMU

16" CMU, SEE STRUCT

CEMENT PLASTER
PER ELEVATIONS

7/8" THICK CEMENT
PLASTER OVER HIGH RIB
LATH OVER 2 LAYERS
GRADE D BUILDING PAPER
ATTACHED TO TRUSSES

1/2" THICK CEMENT
PLASTER. SEE 11/A13.0
FOR ADDITIONAL
INFORMATION

16" CMU COLUMN,
SEE STRUCT

1/2" FIBER EXPANSION
JOINT WITH SEALANT

8"x8" CONT. CONC. CURB

6" CONC. SLAB, SEE
STRUCT.

GRADE / PAVEMENT,
SEE CIVIL

CONC. FOOTING,
SEE STRUCT.

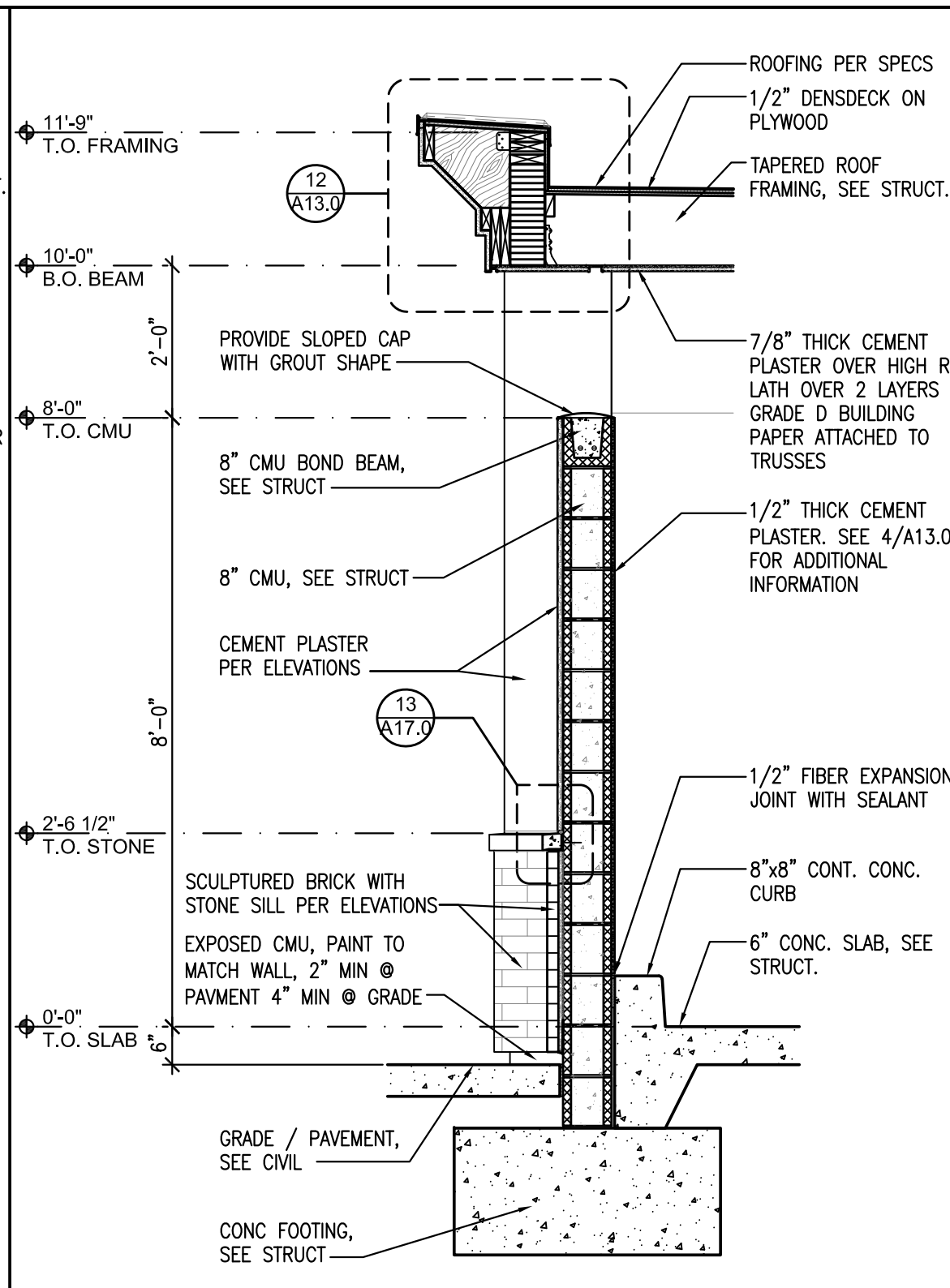
2'-6 1/2"
T.O. STONE

SCULPTURED BRICK WITH
STONE SILL PER ELEVATIONS

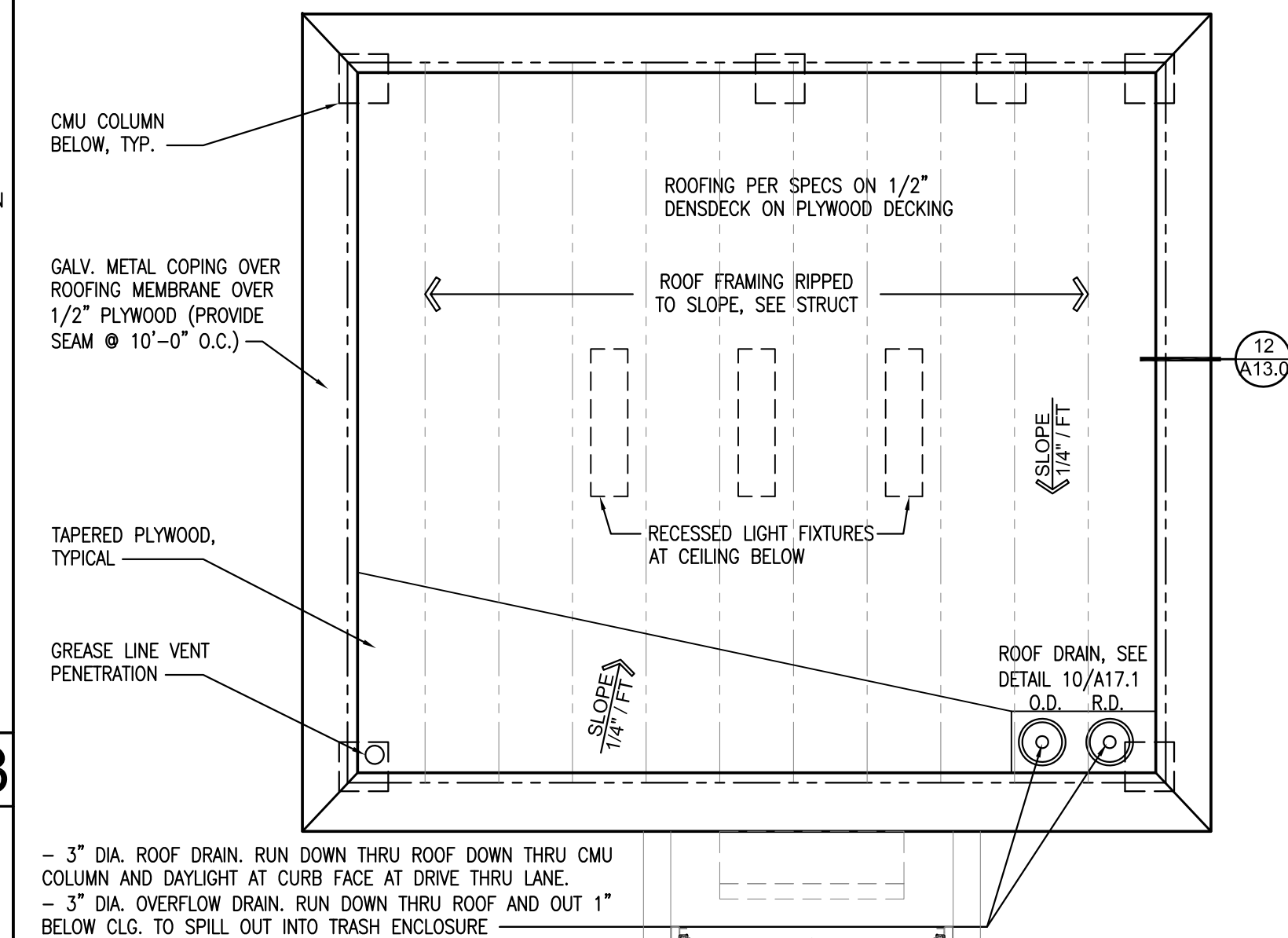
EXPOSED CMU, PAINT TO
MATCH WALL, 2" MIN @
PAVEMENT 4" MIN @ GRADE

0'-0"
T.O. SLAB

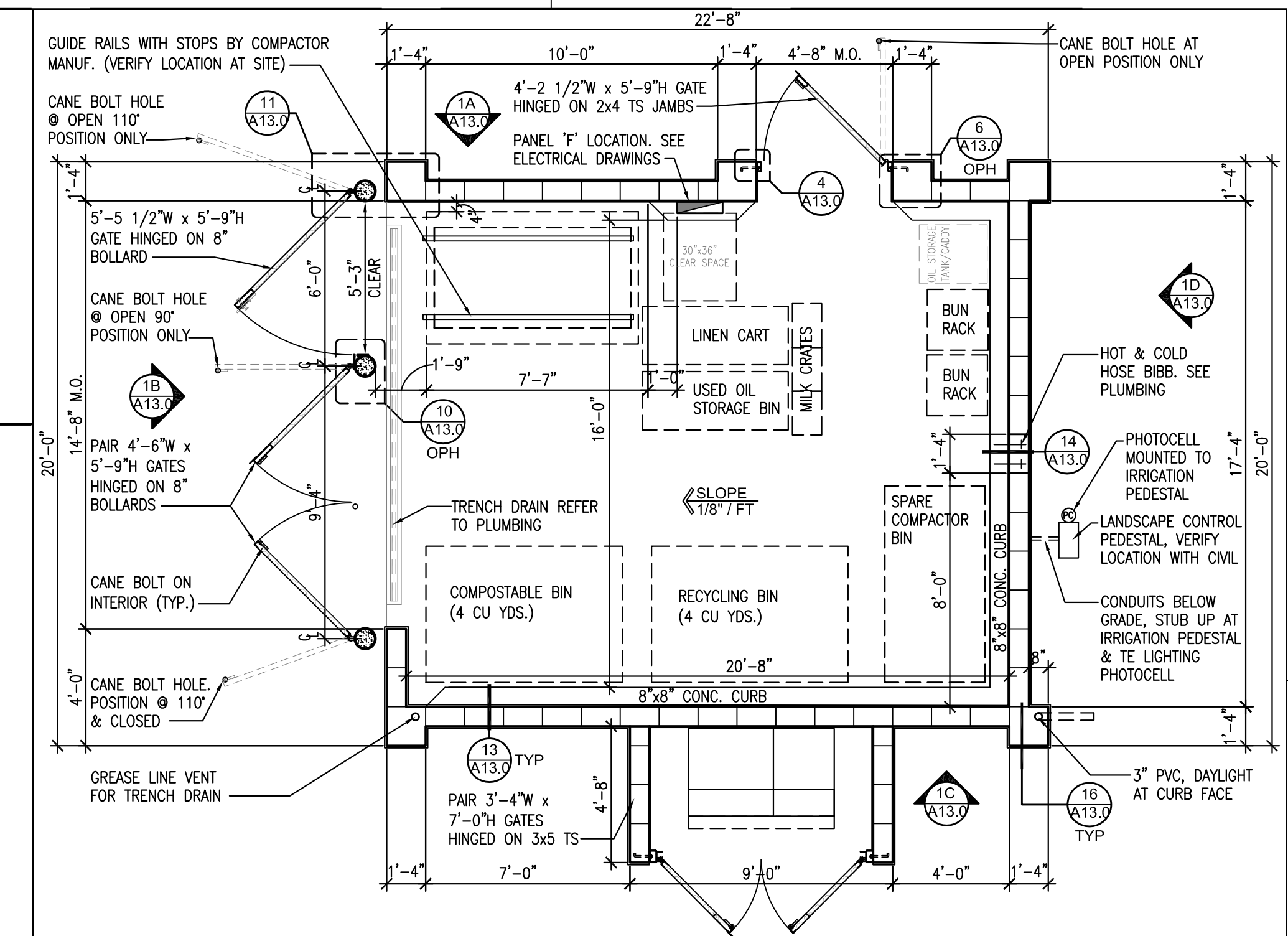
SCALE	16
1/2" = 1'-0"	



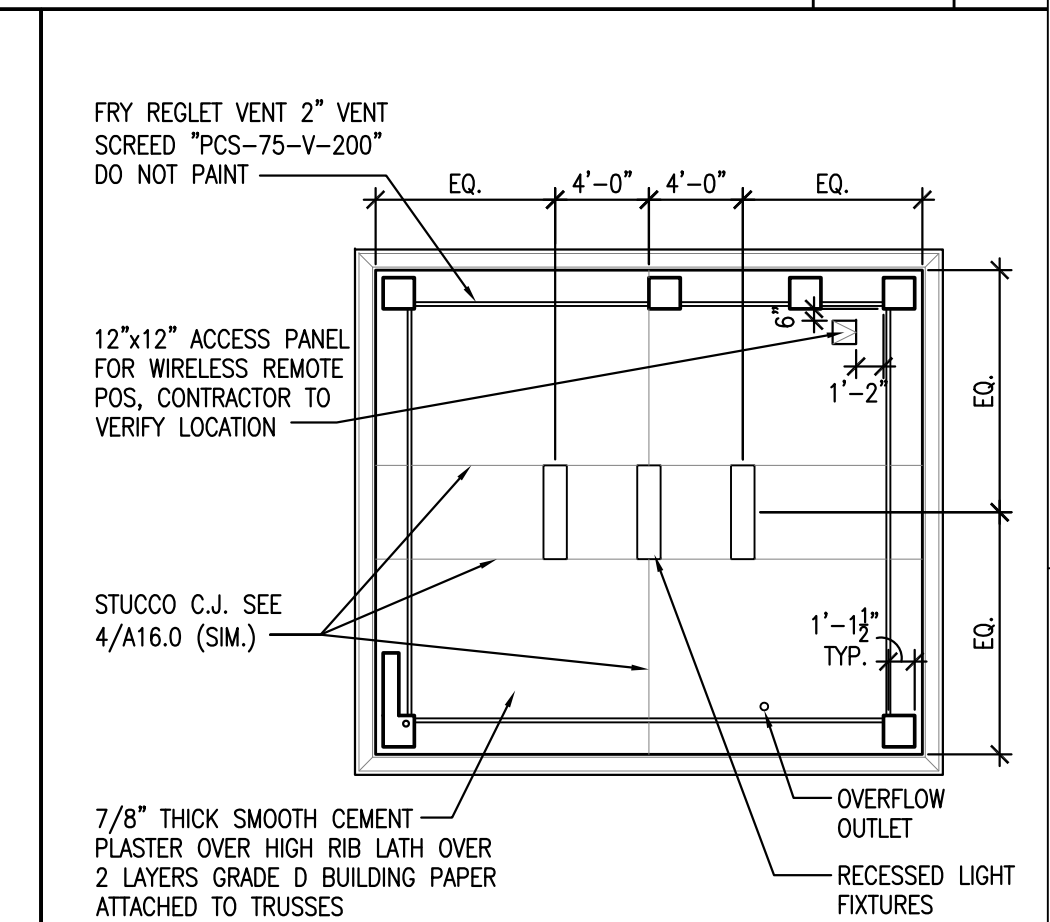
SCALE	13
1/2" = 1'-0"	



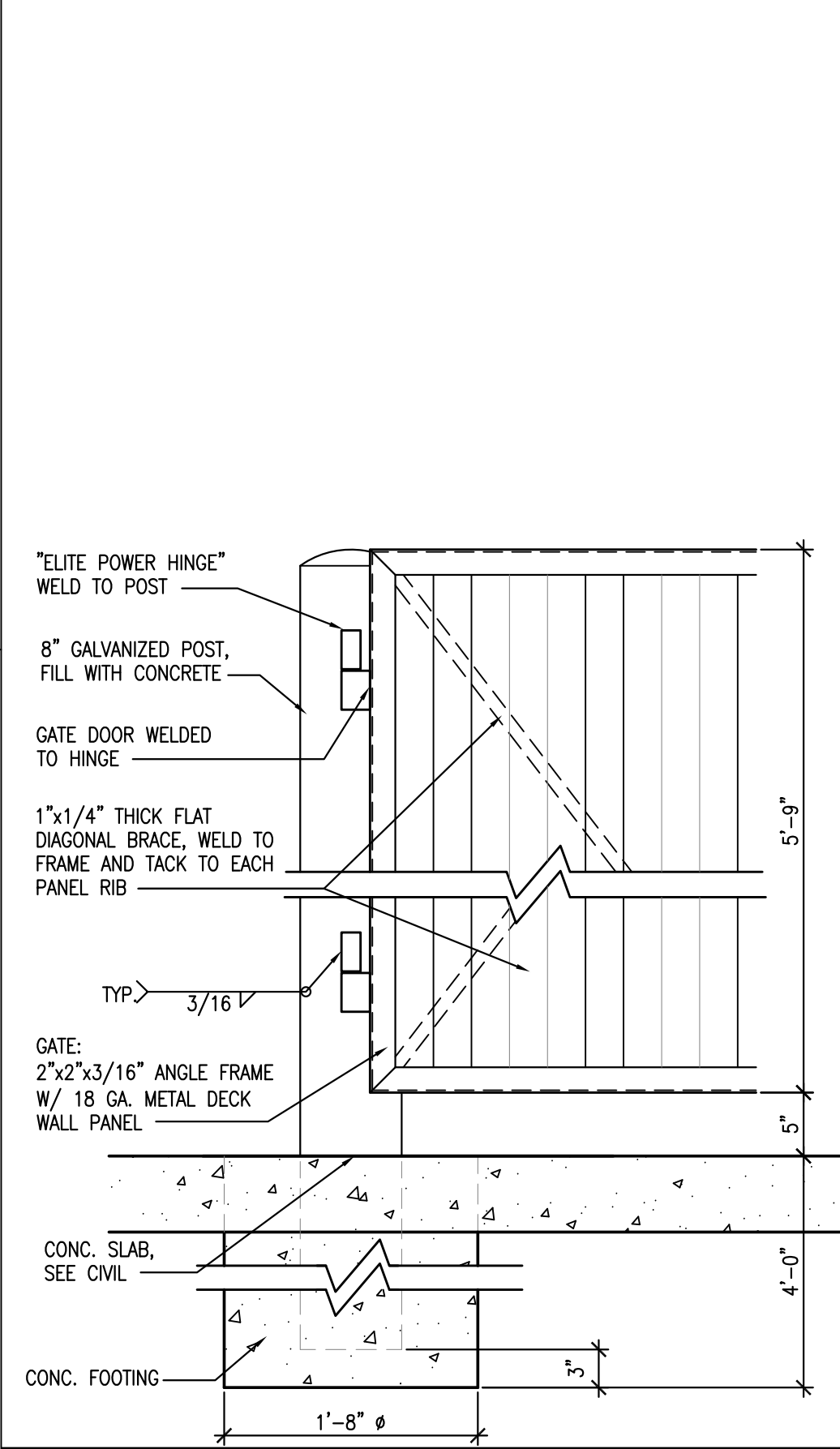
SCALE	—
1/4" = 1'-0"	▲



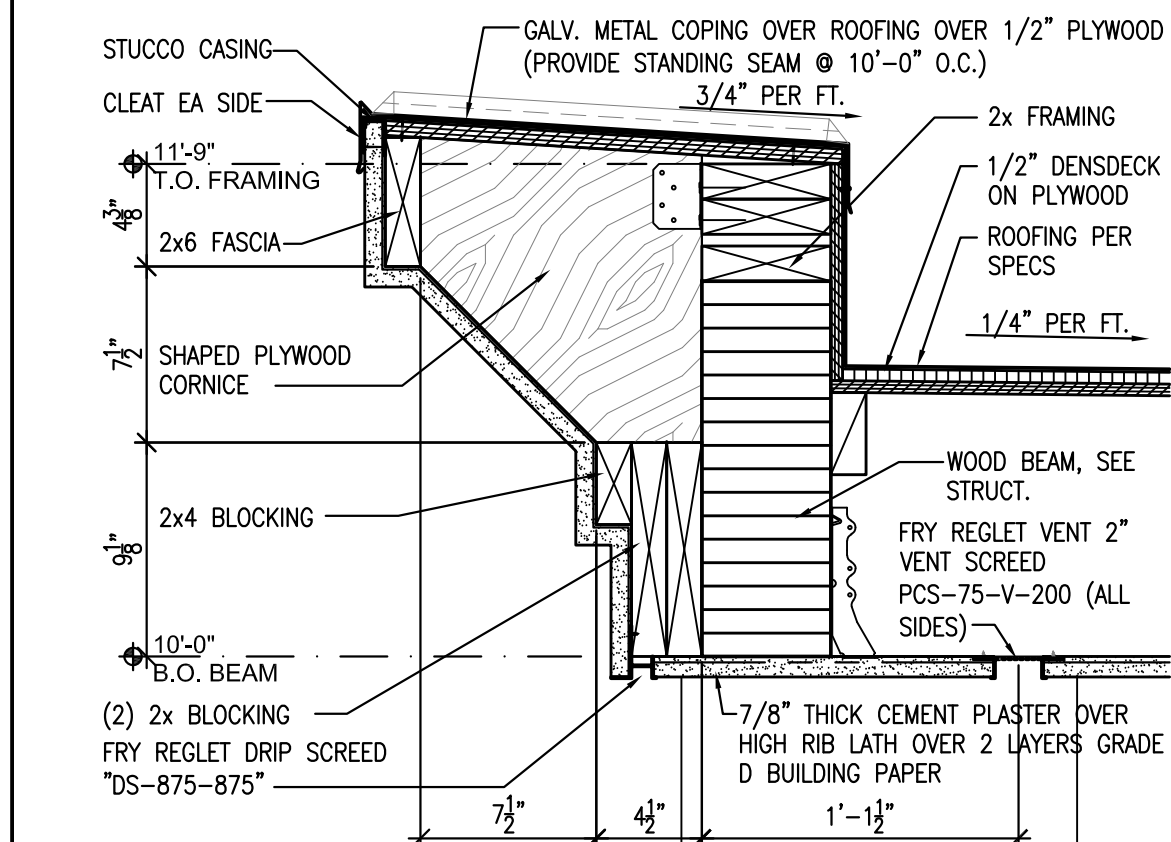
SCALE	3
1/4" = 1'-0"	



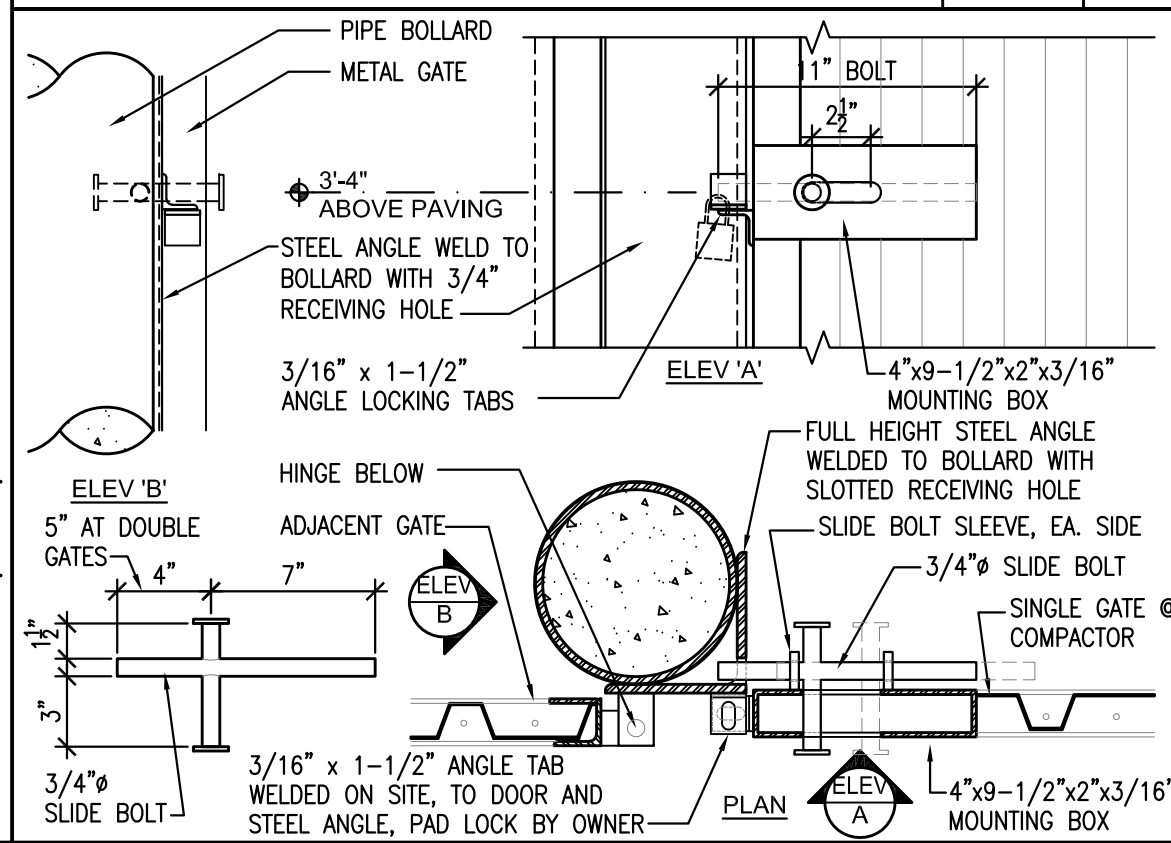
SCALE	2
1/8" = 1'-0"	



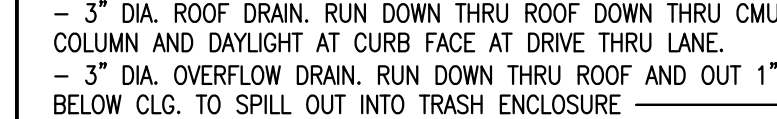
SCALE	15
1" = 1'-0"	



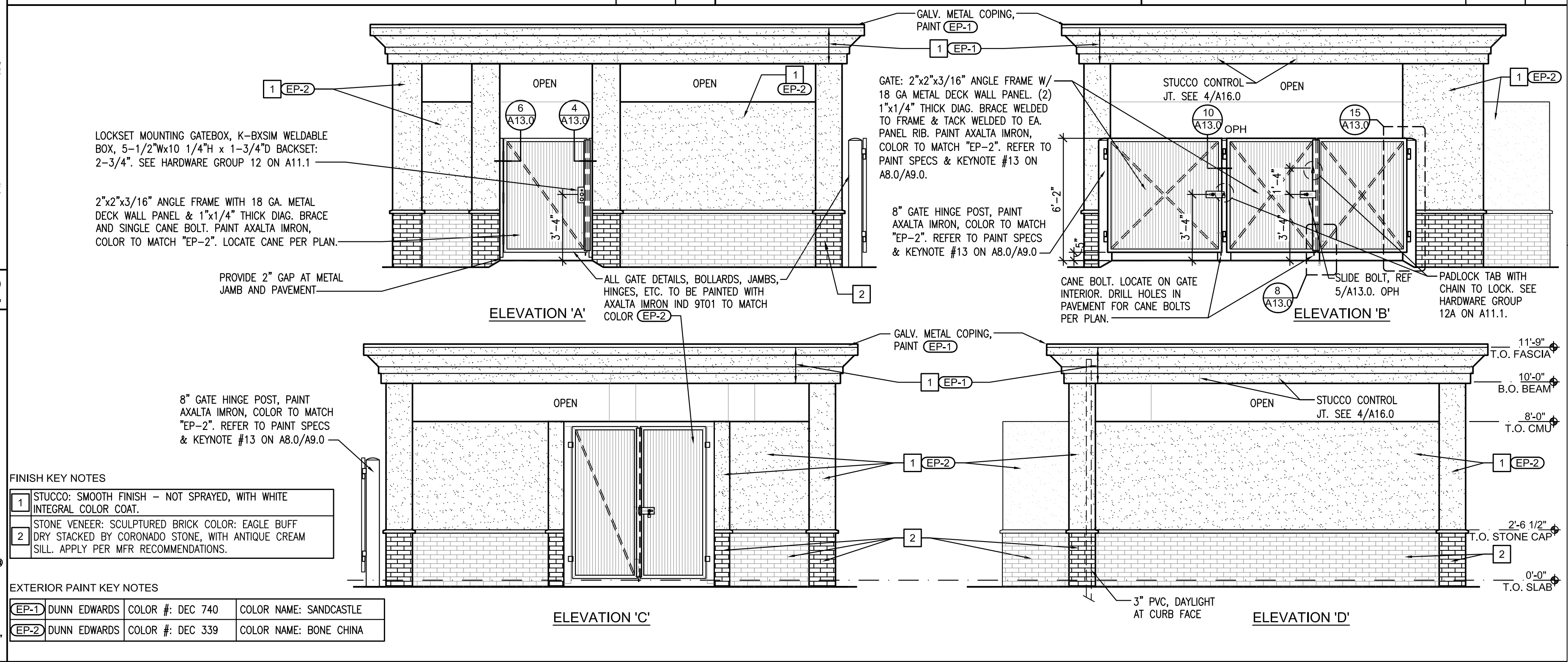
SCALE	12
1 1/2" = 1'-0"	



SCALE	10
1 1/2" = 1'-0"	



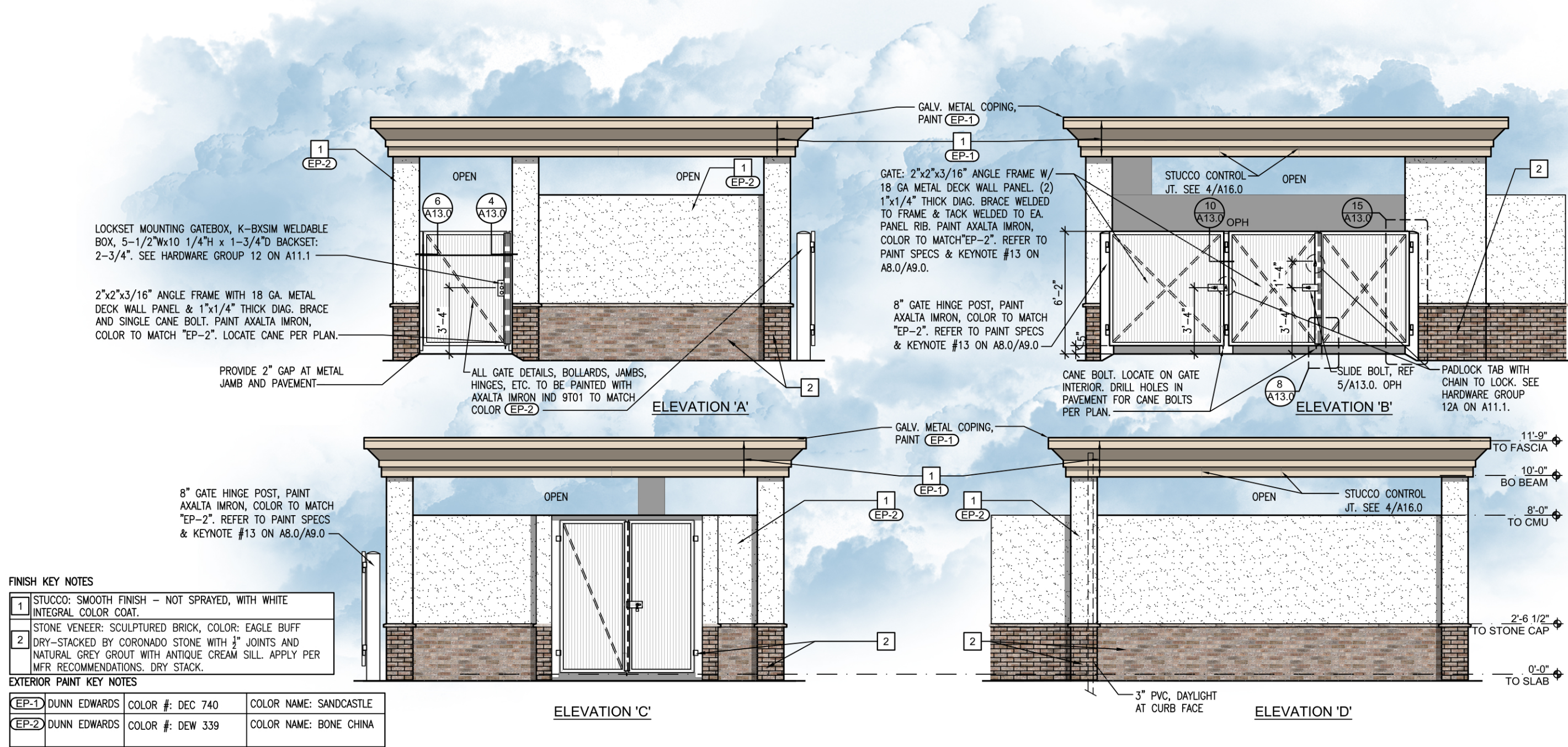
SCALE	—
1/4" = 1'-0"	▲



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

A13.0

PARKER & PINE FILING, 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



ELEVATIONS



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 2

Applicant: Galloway and Company

Parent Project: SUB22-063

Owner: EVT Parker Colorado, LLC

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:						



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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), and our most current 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:



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1/17/2023	2/8/2023	2/7/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Notes
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Notes:

SP22-143 In-N-Out CONSTRUCTION PLANS – ENVIRONMENTAL REVIEW COMMENTS

GENERAL COMMENTS

Please note that the CBMP estimate will be reviewed with the Grading Permit after all CBMP comments have been addressed and the site plan is near approval.

1. Please add a note to all Erosion Control plan sheets stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
2. Show multiple Portable Toilet Protections (PTP), a site this size must have at least 3 at the Initial phase. Addition PTPs may be needed in the interim and final phases.
3. Please adjust the LOD, CF and SF on the east side of the site to include the disturbance area for the natural gas line tie in.
4. Please label and identify the ratio of all slopes that are 4:1 or greater.
5. Please include on the Initial, Interim/Final Erosion Control plan sheets the Town of Parker’s CBMP Legend of Keys/Symbols for the CBMP Details.
6. Please include within the plan set all 71 pages of the Town of Parker’s CBMP Legend, General Notes & Details.
7. Please add a callout/label to the Initial, Interim/Final Erosion Control plan sheets for all properties adjacent to the project stating, “NO WORK SHALL OCCUR IN THIS AREA.”
8. Please add the following note to the Initial and Interim/Final CBMP plan sheets: “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE.”
9. Please add Inlet Protection (IPCOG) to the 2 existing type R inlets on the private road southwest of the site entrance.
10. Please add a note to the Initial, Interim and Final Erosion Control plan sheets stating: “ANY BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN PRIOR TO INSTALLATION. CONTACT RANDY CAPRA AT RCAPRA@PARKERONLINE.ORG OR 303-805-3163.”

INITIAL CBMP PLANS

1. Please add notes to the Initial Erosion Control plan sheet stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”, AND “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND ECS”.
2. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad.
3. Please show additional Debris and Trash Control (DTC) symbols in the asphalt roadways outside of the site.
11. Please provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following: “ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPs FOR WORK WITHIN THE TOWN’S ROW SHALL BE COORDINATED WITH THE TOWN’S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.”

INTERIM/FINAL CBMP PLANS

12. Please show Masonry Work Protection (MWP) on the plans for construction of the building.
13. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation asphalt in roadways and parking areas. Please show on plans where needed. Note: if tree lawn areas are graded to final grade, ECB may be used to cover the entire tree lawn instead of back of curb SCL.
14. Please provide and identify Erosion Control Blanket (ECB) on all slopes 4 to 1 or greater where seeding of native grass is shown.
15. Please provide and identify Surface Roughening (SR), Seeding Mulching Crimping (SMC) and Temporary Irrigation (TI) on the Interim/Final plan sheets in the native grass areas. To allow for a proper and timely establishment of native grasses, Temporary Irrigation (TI) is required over all areas where permanent native seeding is proposed. This includes, but is not limited to, detention ponds, drainage ways, park and trail areas, general open space, etc.
16. Please show additional Debris and Trash Control (DTC) symbols in the asphalt roadways outside of the site.

1/17/2023	2/22/2023	2/7/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:



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Project Reviews Town of Parker



1/17/2023	2/7/2023	2/7/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	
Notes:						
1/17/2023		2/7/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		
Notes:						
1/17/2023	2/2/2023	2/7/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	See notes.
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		
Notes:						
1/17/2023	2/22/2023	2/7/2023	DRAINAGE REPORT - CIVIL	Michael Walton	APPROVED	
Notes:						
1/17/2023	1/19/2023	2/7/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
1/17/2023	1/31/2023	2/7/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
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	2/22/2023	2/7/2023	FLOODPLAIN DEVELOPMENT PLAN	Michael Walton	NOT APPLICABLE	
Notes:						



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Project Reviews Town of Parker



1/17/2023	2/7/2023	2/7/2023	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	
Notes: The applicant will be require to revise the landscape plan to meet CORE clearance requirements for the transformer and EUSERC cabinet per the CORE Builder Handbook.						
1/17/2023		2/7/2023	LANDSCAPE COST ESTIMATE 20			
Notes:						
1/17/2023		2/7/2023	PHOTOMETRIC PLAN 20			
Notes:						
1/17/2023	2/22/2023	2/7/2023	PLAT - CIVIL	Michael Walton	NOT APPLICABLE	
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	2/22/2023	2/7/2023	SITE PLAN - CIVIL	Alex Mestdagh	REVISIONS REQUIRED	See Engineering Memo
Notes:						
1/17/2023	2/22/2023	2/7/2023	SITE PLAN - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
1/17/2023	2/6/2023	2/7/2023	SITE PLAN 20	Amber Wood Hicken	REVISIONS REQUIRED	
Notes:						



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Project Reviews Town of Parker



1/17/2023		2/7/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
1/17/2023		2/7/2023	SUBDIVISION AGREEMENT 20			
Notes:						
1/17/2023	2/22/2023	2/7/2023	TRAFFIC IMPACT STUDY - CIVIL	Alex Mestdagh	REVISIONS REQUIRED	See Engineering Memo
Notes:						
1/17/2023	2/7/2023	2/7/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	
Notes:						
We have no comments on the referenced project but appreciate the opportunity to work on this referral with you. We do not need to review future submittals for the referenced project. Please let us know if you have any questions.						
1/18/2023	1/18/2023	2/7/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Rich Borchardt	ADVISORY COMMENTS	See Notes
Notes:						
The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP22-143 Parker & 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.						
If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwa.org. 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.						
Review Group: SP 1ST 20 ADD						
1/17/2023	2/7/2023	2/7/2023	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes:						
Please see the uploaded documents.						
Please feel free to contact me with any questions you may have.						
Thanks Robert						



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Project Reviews Town of Parker

Review Group: SP 2ND 15

5/3/2023	5/5/2023	5/25/2023	BUILDING 15	Randy Sale	APPROVED	See general 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 requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.

General Comments to be aware of:

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, ICC A117.1-2017 for accessibility, 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, 2024. 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.

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.

5/3/2023	5/24/2023	5/25/2023	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	APPROVED	
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Notes:

All Erosion Control Corrections Completed.

5/3/2023		5/25/2023	CONSTRUCTION PLANS - CIVIL 15	Michael Walton		
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Notes:

5/3/2023	5/17/2023	5/25/2023	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:

While applicant did provide a response (thanks), applicant did not identify where information could be found in the submittal documents provided. The fire response letter indicates that the plans were checked but the information could not be found. When resubmitting, revisit the response letter uploaded on 05/17/23 and provide a full response addressing all comments.

5/3/2023	5/22/2023	5/25/2023	IREA 15	Brooks Kaufman	APPROVED	
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Notes:

CORE easement required at electric design for transformer location.

5/3/2023		5/25/2023	SITE PLAN - CIVIL 15	Alex Mestdagh		
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Notes:



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Project Reviews Town of Parker



5/3/2023		5/25/2023	SITE PLAN - STORMWATER 15	Michael Walton		
Notes:						
5/3/2023		5/25/2023	SITE PLAN 15			
Notes:						
5/3/2023		5/25/2023	TRAFFIC IMPACT STUDY - CIVIL 15	Alex Mestdagh		
Notes:						
Review Group: SP 2ND 15 ADD						
5/3/2023	5/23/2023	5/25/2023	PARKER WATER AND SANITATION DISTRICT 15	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please see all uploaded documents, Invoices for Engineering inspection and Irrigation review must be paid prior to next review. Please feel free to reach out with any questions you may have.						