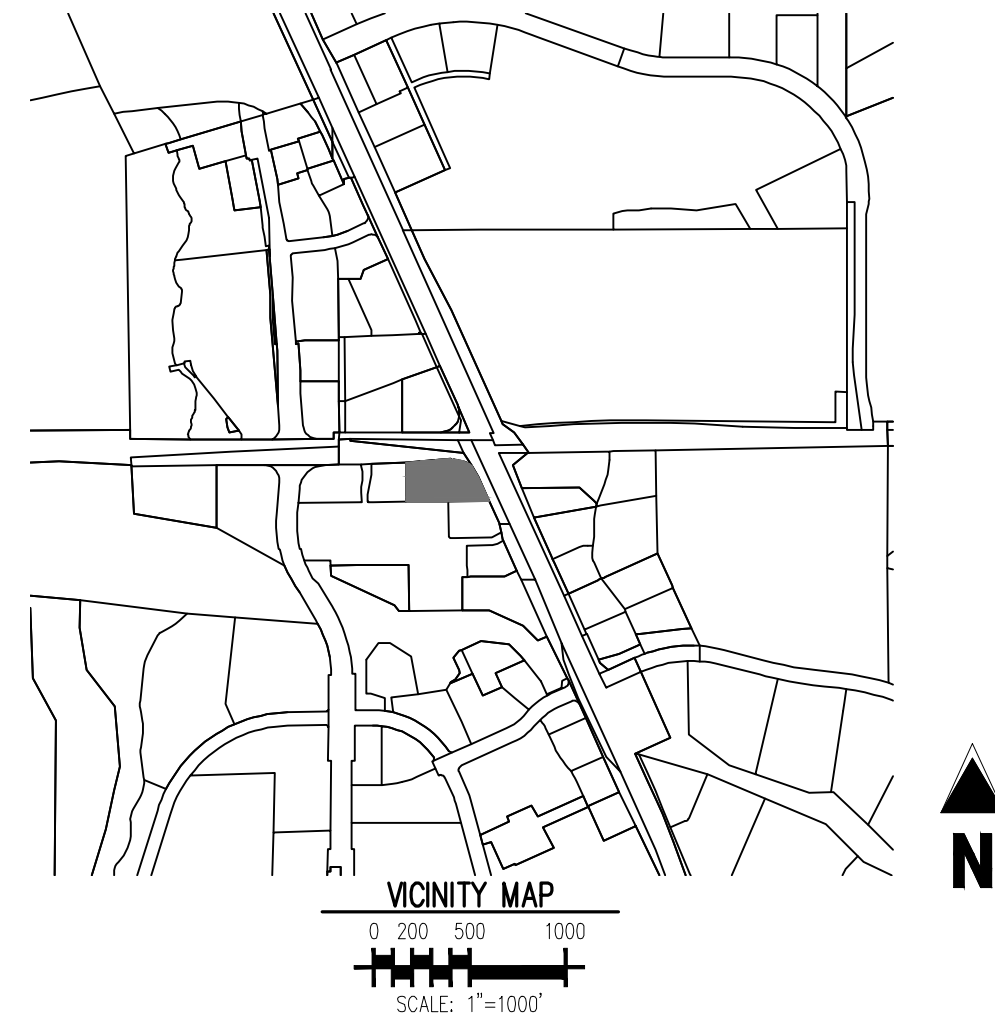


IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

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

SITE PLAN



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
SP1.4	7	SITE DETAILS
SP2.0	8	LANDSCAPE PLAN
SP2.1	9	LANDSCAPE NOTES
SP2.2	10	LANDSCAPE DETAILS
E11.0	11	SITE LIGHTING PHOTOMETRIC PLAN
E12.0	12	EXTERIOR LIGHTING SPECIFICATIONS
E13.0	13	EXTERIOR LIGHTING SPECIFICATIONS
-	14	COLORLED ELEVATIONS
-	15	COLORLED ELEVATIONS
A13.0	16	TRASH ENCLOSURE PLAN & ELEVATIONS
-	17	TRASH ENCLOSURE ELEVATIONS

PROJECT CONTACTS:

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

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

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: PHIL DALRYMPLE, P.E.
EMAIL: PHILDALRYMPLE@GALLOWAYUS.COM

LANDSCAPE/CONSULTANT
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: JONAH WESS
EMAIL: JONAHWESS@GALLOWAYUS.COM

SURVEY
GALLOWAY & COMPANY, INC.
1755 TELESTAR DR, SUITE 107
COLORADO SPRINGS, CO 80920
TEL: (303) 770-8884
FAX: (303) 770-3636
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 BAYLIE
EMAIL: PWS@ENGINEERING@PWS.ORG

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

ELECTRIC
CORE ELECTRICAL COOPERATIVE
5496 NORTH US HIGHWAY 85
SEALIMA, CO 80138
TEL: (303) 688-3100
CONTACT: BROOKS KAUFMAN
EMAIL: BKKAUFMAN@CORE.COOP

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

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

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 SIGN 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



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/12/2023

Planning Approval By: A. Wood Hicken



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

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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	06/16/2023	3RD SP SUBMITTAL	PJD
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			

Project No: INC000014-20
Drawn By: JNE
Checked By: PJD
Date: 06/16/2023

COVER SHEET

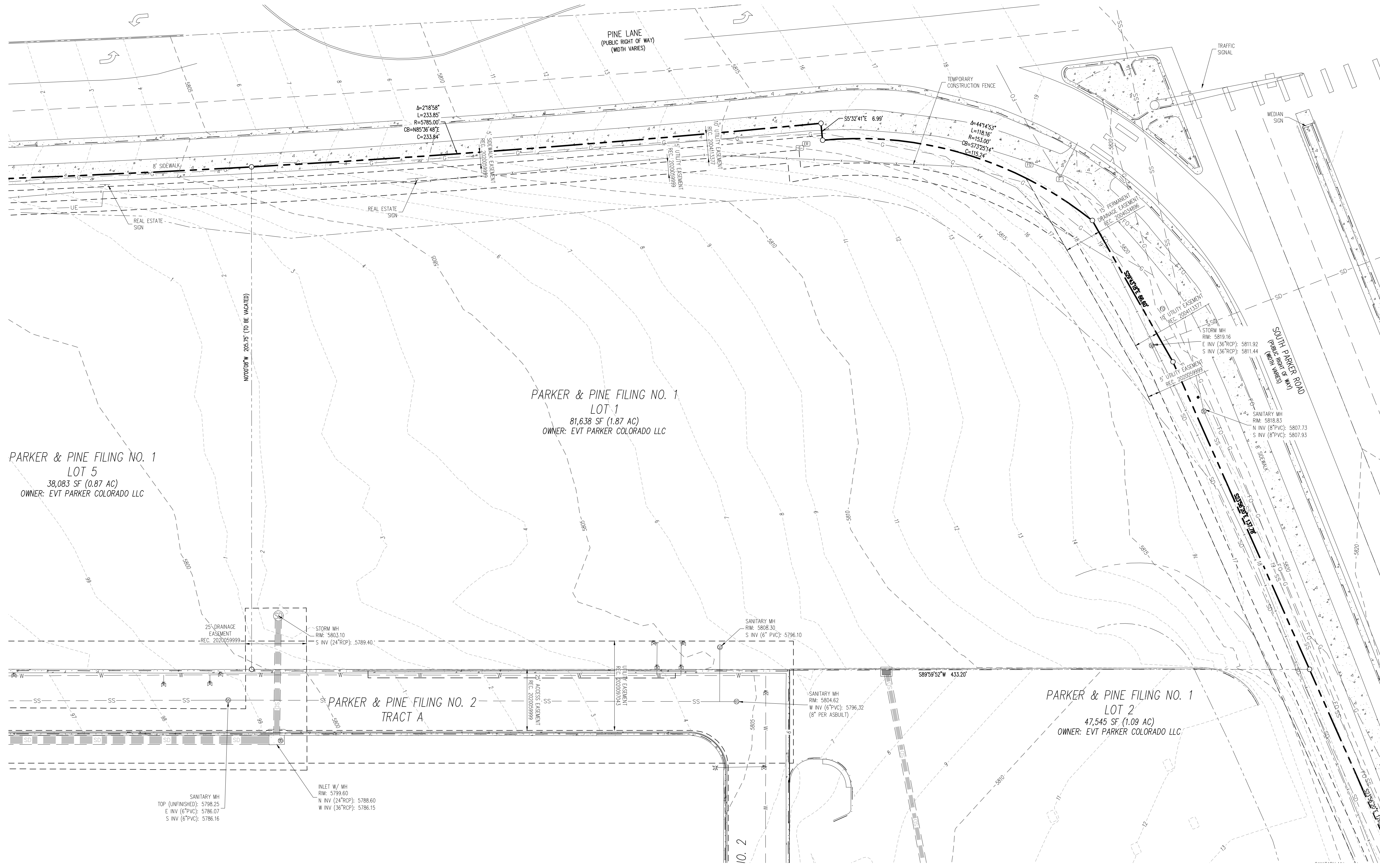
SP0.0

Sheet 1 of 17

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



PARKER & PINE FILING NO. 1
LOT 5
38,083 SF (0.87 AC)
OWNER: EVT PARKER COLORADO LLC

PARKER & PINE FILING NO. 1
LOT 1
81,638 SF (1.87 AC)
OWNER: EVT PARKER COLORADO LLC

PARKER & PINE FILING NO. 1
LOT 2
47,545 SF (1.09 AC)
OWNER: EVT PARKER COLORADO LLC

PARKER COLORADO
Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: 07/12/2023
Planning Approval By: A. Wood Hicken

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

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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	04/24/2023	2ND SP SUBMITTAL	PJD
3	06/16/2023	3RD SP SUBMITTAL	PJD

Project No: IN00001420
Drawn By: JNE
Checked By: PJD
Date: 06/16/2023

EXISTING CONDITIONS

SP0.1
Sheet 2 of 17

PARKER & PINE FILING 1, AMENDMENT NO. 1

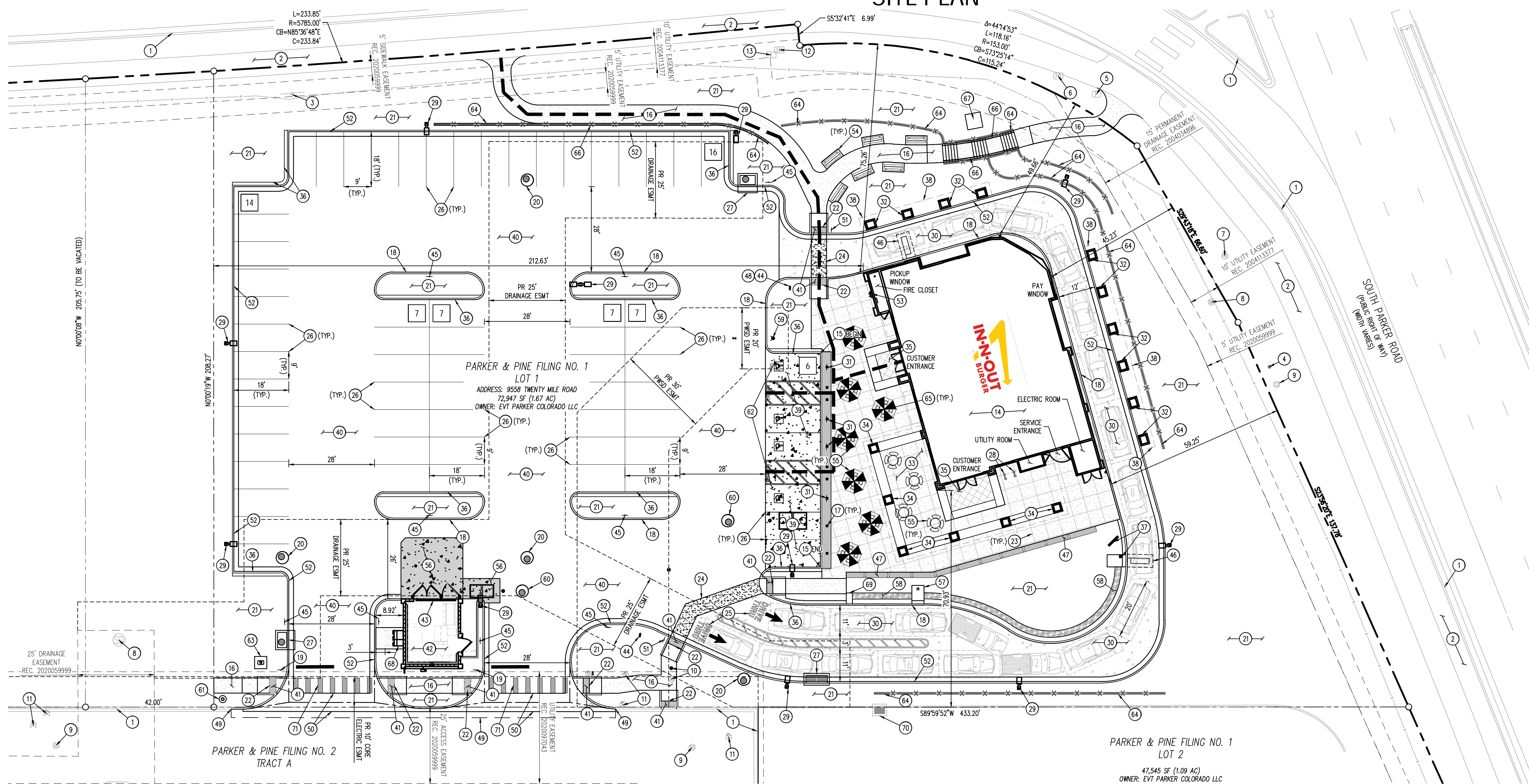
PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

PARKER COLORADO
Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: 07/12/2023
Planning Approval By: A. Wood Hicken

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

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

SITE PLAN



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 SAWCUT 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

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 MANHOLE 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-N-OUT BURGER RESTAURANT, REF BUILDING PLANS
15	PROPOSED 0" CONCRETE CURB
16	PROPOSED 6" THICK 4,000 PSI REINFORCED ON-SITE CONCRETE SIDEWALK 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

17	PROPOSED WHITE DECORATIVE BOLLARD
18	PROPOSED PRIVATE 6" PLANTER CURB
19	PROPOSED "STOP" SIGN, MUTED R1-1
20	PROPOSED STORM SEWER MANHOLE (REF STORM SEWER PLANS)
21	PROPOSED LANDSCAPED AREA (REF LANDSCAPE PLAN, SHI 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 BIKE 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 TO CONSIST 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 PAVED COLORED JET BLACK PER DAVIS COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) FOR PARKING LOT - MIN 7" 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 5" WIDE ADA ACCESSIBLE TRUNCATED DOMES 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 STORAGE CONTAINER 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 SAWCUT EXISTING ASPHALT PAVEMENT
50	PROPOSED 6" CONCRETE CROSSWALK
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 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 (PER GEOTECHNICAL RECOMMENDATIONS, REF GEOTECHNICAL REPORT FOR FURTHER PAVEMENT SPECIFICATIONS)
57	PROPOSED CONCRETE PAD WITH UMBRELLA
58	PROPOSED ASSOCIATE WALKWAY

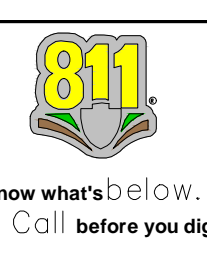
59	PROPOSED FIRE HYDRANT
60	PROPOSED SANITARY SEWER MANHOLE
61	PROPOSED 1.5" IRRIGATION TAP & METER
62	PROPOSED 9'X18' ADA PARKING STALL AND PAINTED ACCESS AISLE WITH 4" SOLID BLUE STRIPING 2" O.C. @ 45° ANGLE
63	EXISTING ELECTRIC TRANSFORMER ON CONCRETE PAD TO REMAIN
64	PROPOSED RETAINING WALL
65	PROPOSED SEATING TABLE WITH UMBRELLA
66	PROPOSED HANDRAILS
67	PROPOSED PUBLIC ART AREA
68	PROPOSED EUSERC CABINET. CONTRACTOR SHALL VERIFY 3" MINIMUM CLEARANCE FROM FULLY OPEN CABINET DOOR TO BACK OF CURB
69	PROPOSED 2' X 4' ASSOCIATE CONCRETE PAD
70	EXISTING STORM DRAIN INLET TO REMAIN
71	PROPOSED CROSSWALK STRIPING

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

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

BASIS OF BEARING
BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°17'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4" 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.

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



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

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

PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	04/26/2023	2ND SP SUBMITTAL	PJD
	06/16/2023	3RD SP SUBMITTAL	PJD

Project No:	IN00001420
Drawn By:	JNE
Checked By:	PJD
Date:	06/16/2023

SITE PLAN

SP1.0
Sheet 3 of 17

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

PARKER COLORADO
 Final Document
 Subject To Conditions In Approval Letter
 APPROVED DATE: 07/12/2023
 Planning Approval By: A. Wood Hicken

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

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

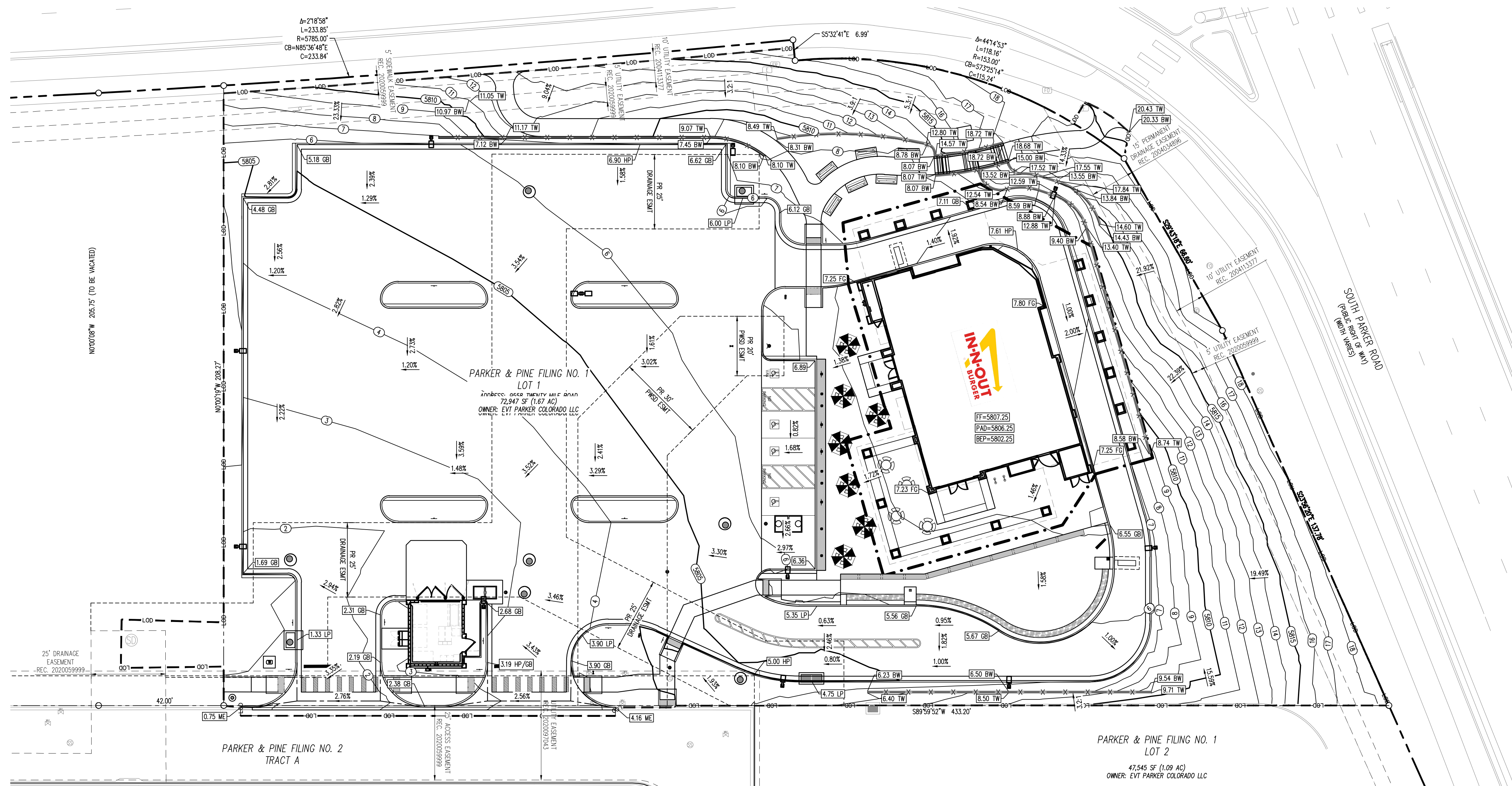
#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/24/2023	2ND SP SUBMITTAL	PJD
3	06/16/2023	3RD SP SUBMITTAL	PJD

Project No: IN000014-20
 Drawn By: JNE
 Checked By: PJD
 Date: 06/16/2023

GRADING PLAN

SP1.1

Sheet 4 of 36



GRADING LEGEND

---	PROPERTY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EXISTING EASEMENT
---	PROPOSED SAWTOOTH 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 REMOVE FDC
---	PROPOSED FIRE HYDRANT
---	SURVEY MONUMENT
---	PROPOSED SPOT ELEVATION
---	FF FINISHED FLOOR
---	FG FINISHED GRADE
---	ME MATCH EXISTING
---	LP LOW POINT
---	HP HIGH POINT
---	TW TOP OF WALL
---	BW 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 OWNER'S 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 DEPOT, CONCRETE DEPTH, ECT.

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 = 2.167 ACRES

LEGAL DESCRIPTION

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

BENCHMARK

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

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

BASIS OF BEARING

BASES OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°7'51"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.

CAUTION - NOTICE TO CONTRACTOR

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

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



Know what's below.
Call before you dig.

10/18/2023 10:00 AM: Parker & Pine Filing No. 1, Amendment No. 1, Site Plan, Final Document, 07/12/2023

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



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/12/2023

Planning Approval By: A. Wood Hicken



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

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

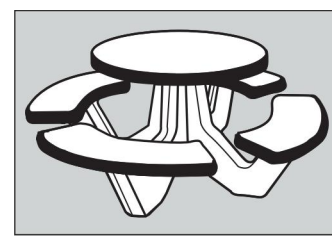
COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

PARKER, CO 80134

2/04 TF 3125 LRC 38 Table



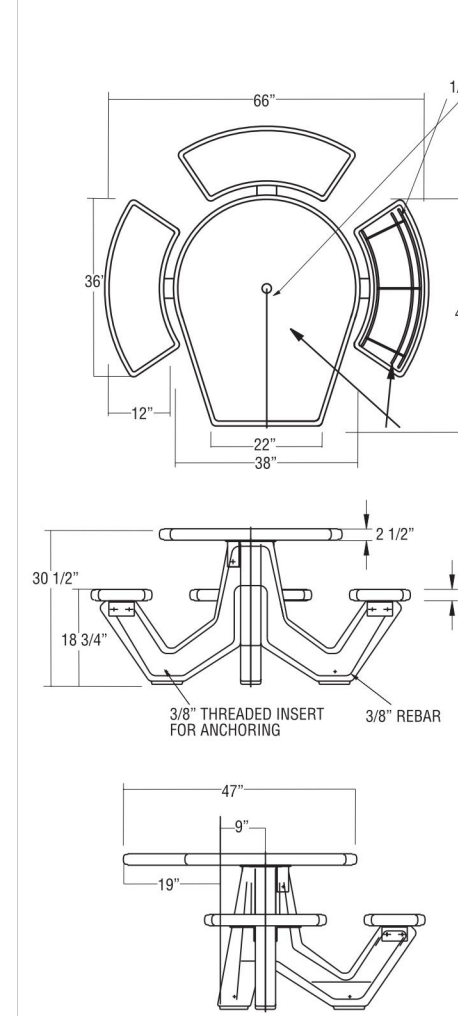
Size: 66" Dia. x 30" H installed.
Weight: 1100 lbs.
Seating Capacity: 8 persons.
Material: Reinforced concrete.
Colors: See Options.
Reinforcing: 1 1/4" & 3/8" Dia. steel rebar.
Hardware: (1)- table-to-leg bracket, (8)- seat-to-leg brackets, (8)- 3/8" Dia. x 5 1/2" hex screws, (16)- 3/8" x 7/8" O.D. Flatwashers (8)- 3/8" locking hex nuts, (4)- Neoprene Pads, (24)- 3/8" Dia. x 1-1/4" hex flange screws, (1)- 1/8" x 3" Keeper Pin, (1)- top interlocking leg, (1)- bottom interlocking leg.
Frame (legs): (1)- 38" Dia. x 2", (4)- benches 34" L x 12" W x 2" H, (4)- 3/8" x 1-1/2" inserts (angle brackets not provided).
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

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



TERRA-FORM DIVISION PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 WUSAU 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 manufacturer 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.

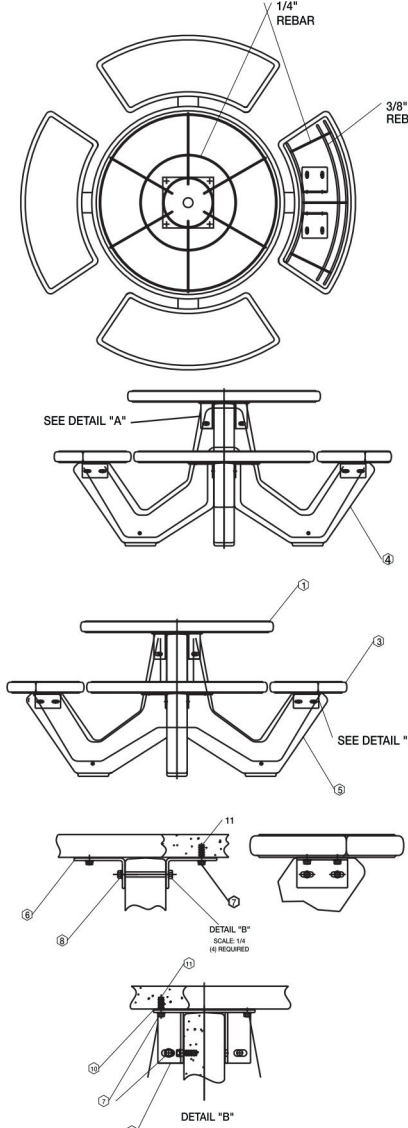
2.1 MANUFACTURERS
A. Acceptable manufacturer for Precast Concrete Tables to be known as Wausau Tile, Inc. Terra-Form Division.
PO Box 1520, Wausau, WI 54402-1520.
(800) 388-8728 FAX (715) 355-4627
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary literature 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. Aggregates: 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 WUSAU 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 manufacturer 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) 355-4627
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. Aggregates: 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 WUSAU TILE

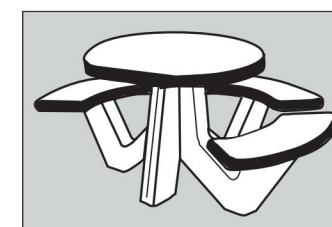


WHEELCHAIR ACCESSIBLE TABLE DETAIL

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

2/04 TF 3128 LRC 38H Wheelchair Accessible Table



Size: 66" 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 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 (8)- 3/8" locking hex nuts, (4)- Neoprene pads, (20)- 3/8" Dia. x 1-1/4" hex flange screws, (1)- 1/8" x 3" Keeper Pin, (1)- top interlocking leg, (1)- bottom interlocking leg.
Frame (legs): (1)- 38" Dia. x 2", (4)- benches 34" L x 12" W x 2" H, (4)- 3/8" x 1-1/2" inserts (Optional Kit TF2400).
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

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



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



VANTAGE GLASSFORM A division of Vantage

GLASSFORM FIBERGLASS UMBRELLAS

MATERIAL SPECIFICATION

DIAMETER 6 FEET
HEIGHT 6 FEET
WEIGHT 45 LBS

UMBRELLA SHELL:

EMC 450 P. GLASS MAT
REVCHEM 30H800Z POLYESTER RESIN
DURAKOTE WHITE MMA GEL COAT, 706-1765
DURAKOTE RED MMA GEL COAT, 706-1759

VERTICAL SUPPORT:

1.5IN DIAMETER X 0.120IN COLD ROLLED STEEL TUBE
COLD ROLLED STEEL SPIDER EMBEDDED IN GLASS SHELL
1.0" X 0.3125" CRS SPIDER
SKY WHITE POWDER FINISH (P-WH009-59)

Vantage Associates Incorporated

900 Civic Center Dr. • National City, CA 94110 • Phone: 619.477.6940 • Fax: 619.477.2225
glassform@aol.com • www.glassformonline.com

UMBRELLA DETAIL
NOT TO SCALE
MANUFACTURER: VANTAGE GLASSFORM
MODEL/DESCRIPTION: FIBERGLASS UMBRELLA

#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/26/2023	2ND SP SUBMITTAL	PJD
3	06/16/2023	3RD SP SUBMITTAL	PJD

Project No: IN000014-20
Drawn By: JNE
Checked By: PJD
Date: 06/16/2023

SITE DETAILS

SP1.2

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



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/12/2023

Planning Approval By: A. Wood Hicken



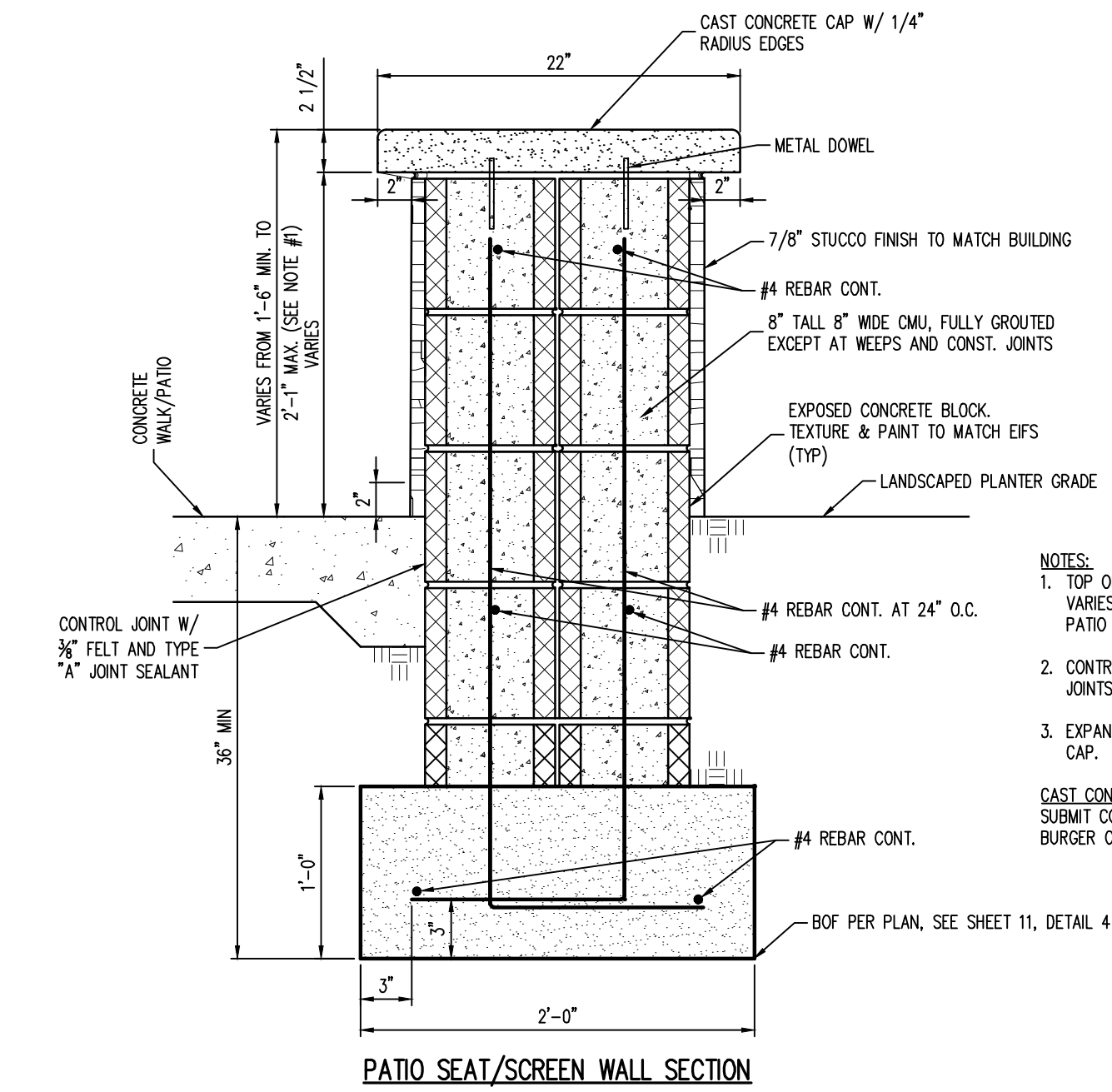
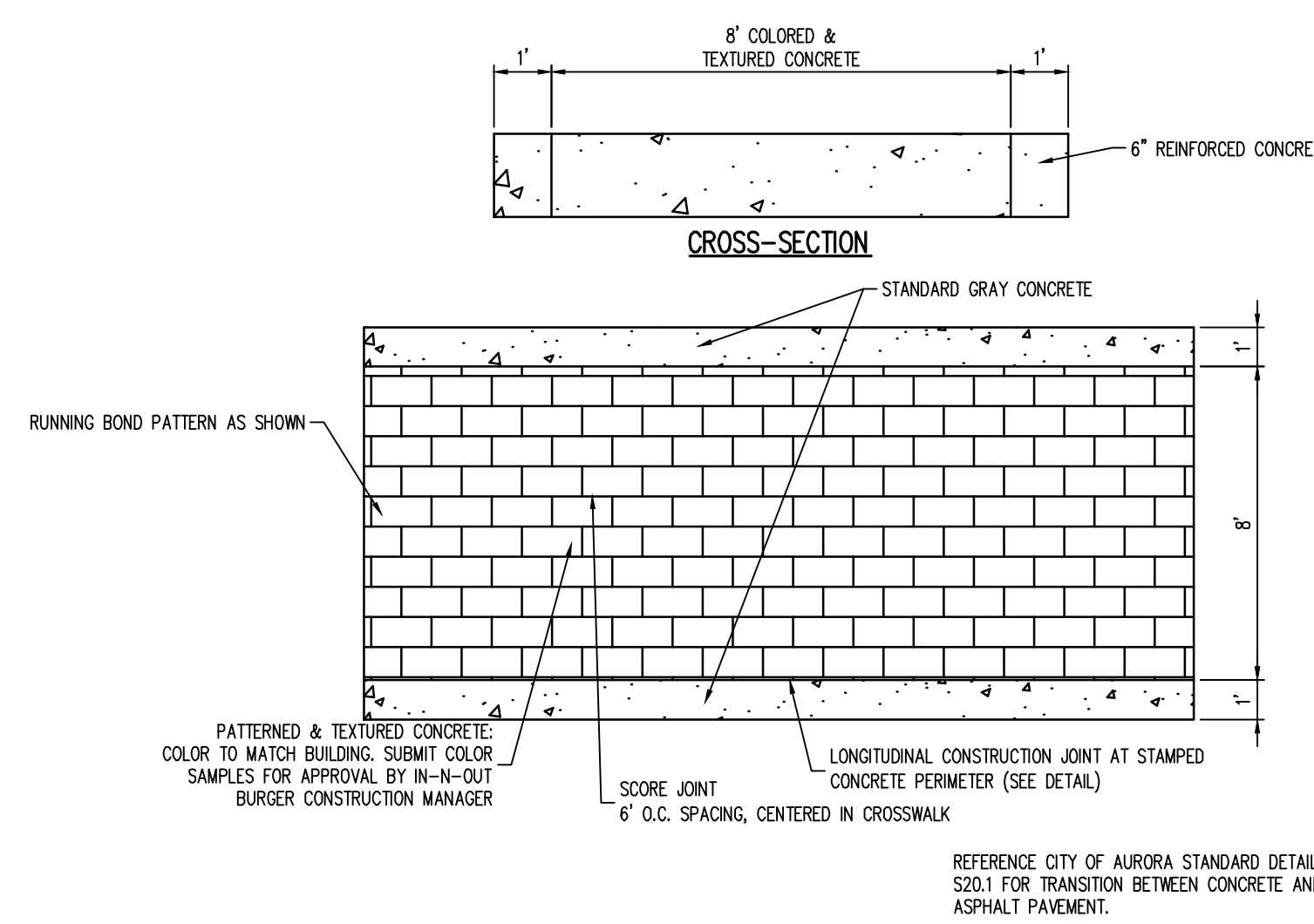
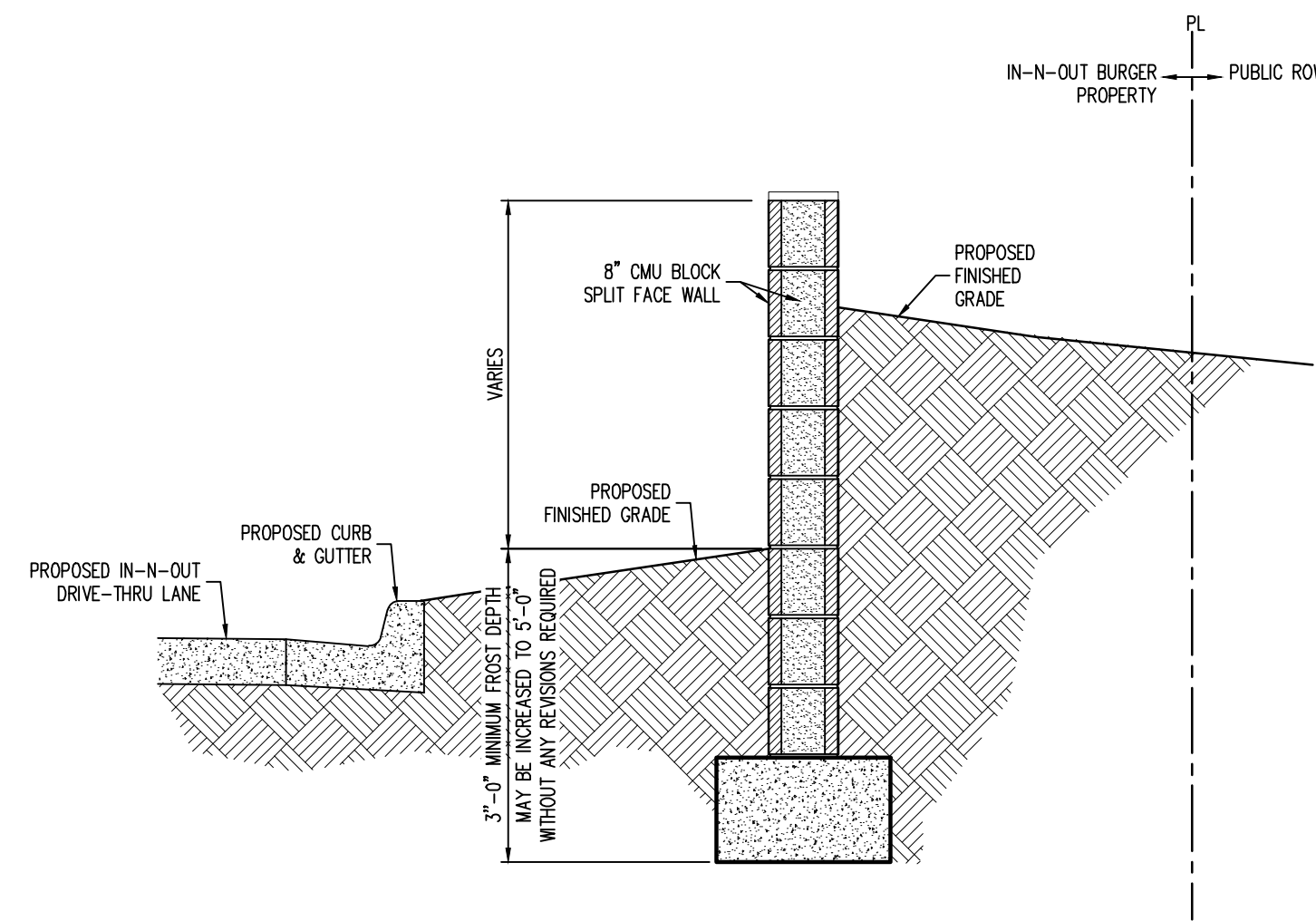
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY. AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

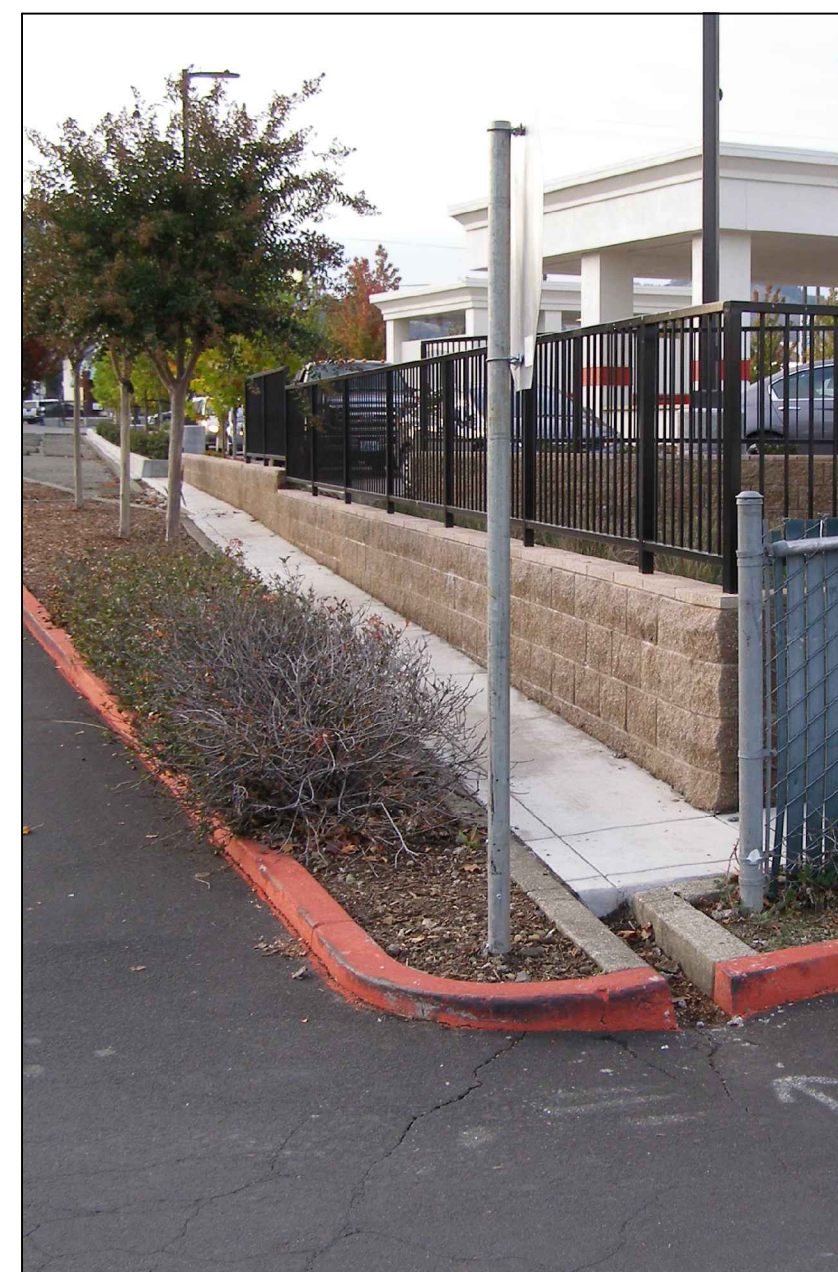
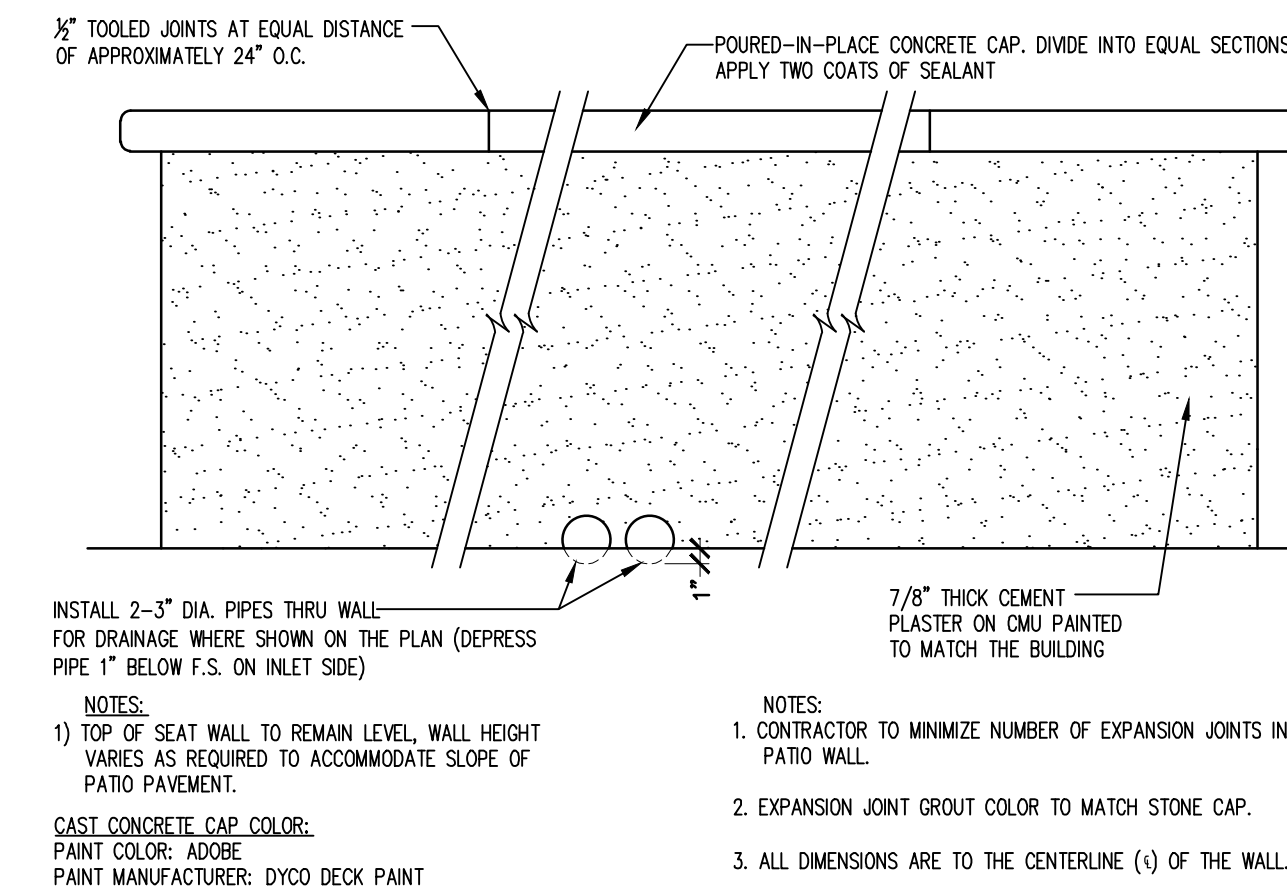
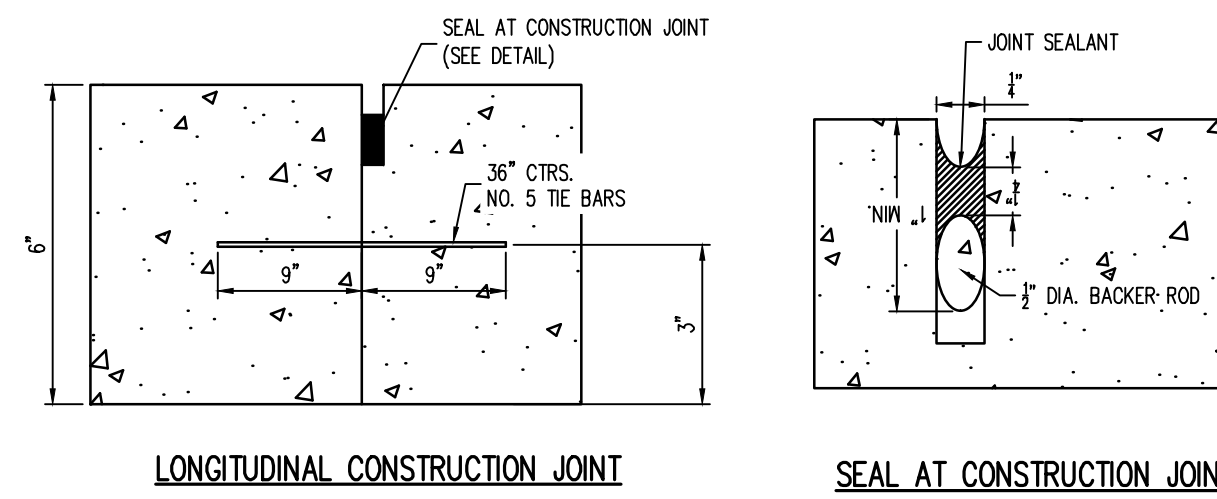


SITE PLAN



RETAINING WALL: PRELIMINARY NOTES	
1. GOVERNING CODE	THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE, 2006 EDITION, HEREAFTER REFERRED TO AS THE IBC, AS ADOPTED AND MODIFIED BY THE COUNTY OF DOUGLAS, UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION (AHJ).
2. ENGINEERING RECOMMENDATIONS	
2.1. THE RETAINING WALL SHOWN HEREIN IS CONCEPTUAL ONLY AND HAS NOT BEEN ENGINEERED. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN AN ENGINEERED DESIGN FOR THE WALL WITH ACCOMPANYING CONSTRUCTION DOCUMENTS PREPARED BY A THIRD-PARTY ENGINEER LICENSED IN THIS STATE.	
2.2. THE THIRD-PARTY ENGINEER WHO DESIGNS THE RETAINING WALL SHALL BE RESPONSIBLE FOR DETERMINING THE DESIGN CONSTRAINTS FOR THE WALL INCLUDING BUT NOT LIMITED TO GEOTECHNICAL RECOMMENDATIONS THAT ADDRESS THE WALL, DRAINAGE AND GRADING, UTILITIES, GUARDRAILS, FENCING, STAIRWAYS, LANDSCAPING, IRRIGATION AND ALL OTHER SITE SPECIFIC ELEMENTS WHICH MAY AFFECT THE DESIGN OF THE WALL.	
3. QUALITY ASSURANCE RECOMMENDATION	
RETAINING WALL CONSTRUCTION DOCUMENTS SHOULD INCLUDE NOTES FOR SPECIAL INSPECTIONS, CONSTRUCTION OBSERVATION AND TESTING. THESE NOTES SHOULD INCLUDE A COMPREHENSIVE AND DETAILED OUTLINE OF TASKS TO BE PERFORMED BY QUALIFIED PARTIES.	
4. SITE GRADING	
GRADING (CONTOURS AND SPOT GRADES) SHOWN HEREIN ADJACENT TO THE RETAINING WALL ARE BASED ON ASSUMED WALL GEOMETRY AND ARE PROVIDED TO ASSIST THE WALL ENGINEER IN PREPARING A FINAL ENGINEERED DESIGN FOR THE RETAINING WALL. FINAL GRADING ADJACENT TO THE WALL IS THE RESPONSIBILITY OF THE RETAINING WALL ENGINEER.	

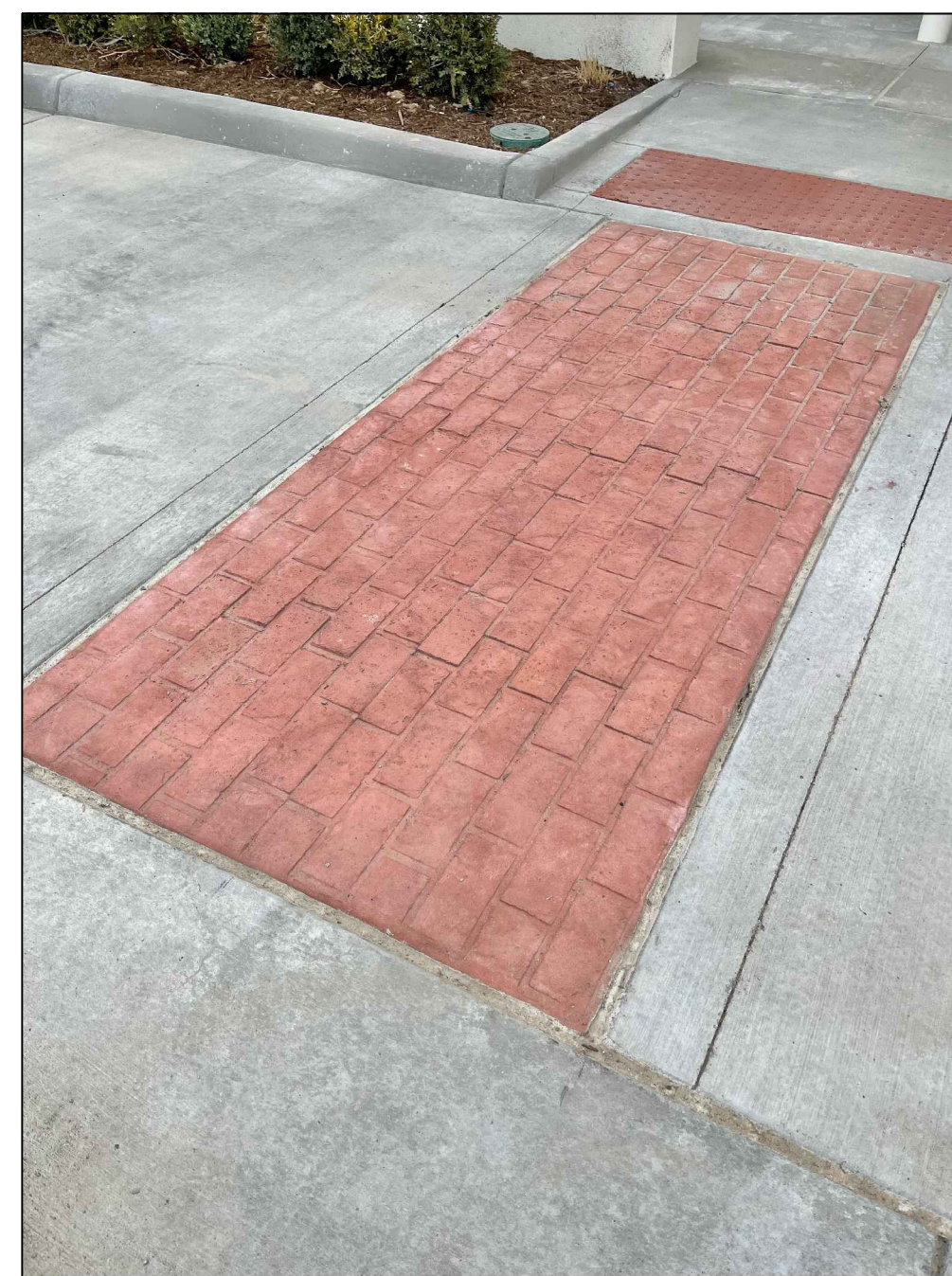
COLORLED & TEXTURED CONCRETE CROSSWALK - PLAN VIEW



PROPOSED CMU WALL-SECTION CONCEPTUAL DETAIL
NOT TO SCALE



COLORLED & TEXTURED CONCRETE CROSSWALK DETAIL
SCALE: NOT TO SCALE



SEAT WALL DETAIL
NOT TO SCALE



PATIO SEAT/SCREEN WALL ELEVATION

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	06/16/2023	3RD SP SUBMITTAL	PJD

Project No:	IN000014.20
Drawn By:	JNE
Checked By:	PJD
Date:	06/16/2023

SITE DETAILS

SP1.4

Sheet 7 of 17

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



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/12/2023

Planning Approval By: A. Wood Hicken



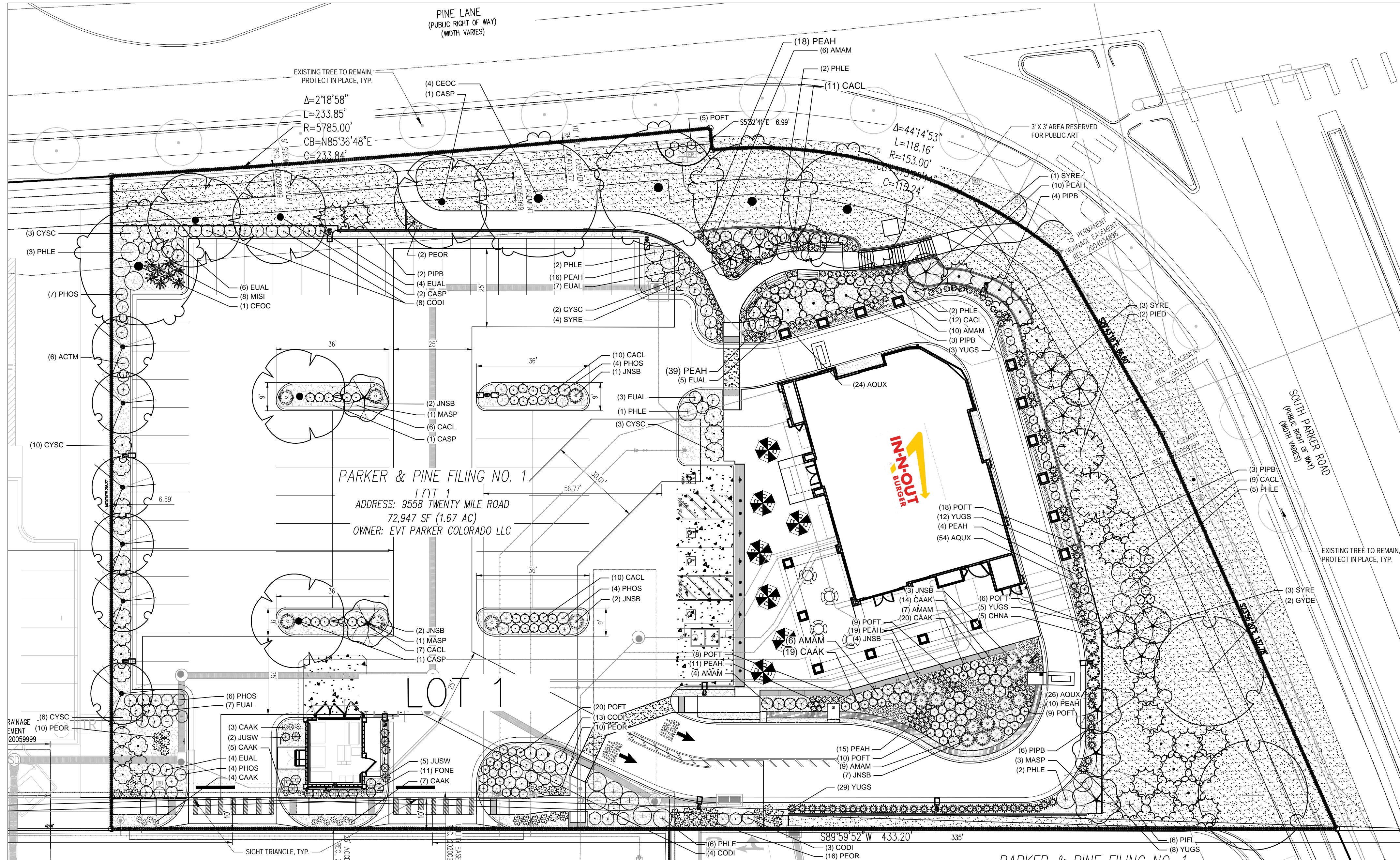
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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



UTILITY NOTES

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

PLANT KEY

DECIDUOUS TREES	CODE	COMMON NAME
	CASP	NORTHERN CATALPA
	CEOC	COMMON HACKBERRY
	GYDE	KENTUCKY COFFEETREE 'ESPRESSO'
EVERGREEN TREES	CODE	COMMON NAME
	PIPB	BAKER COLORADO SPRUCE
	PIED	PINYON PINE
	PIFL	VANDERWOLF'S PYRAMID LIMBER PINE
ORNAMENTAL TREES	CODE	COMMON NAME
	ACTM	HOT WINGS TATARIAN MAPLE
	MASP	SPRING SNOW CRABAPPLE
	SYRE	JAPANESE TREE LILAC
UPRIGHT JUNIPERS	CODE	COMMON NAME
	JUSW	WOODWARD JUNIPER
DECIDUOUS SHRUBS	CODE	COMMON NAME
	CACL	BLUE MIST SPIREA
	CHNA	RABBITBRUSH
	EUAL	COMPACT BURNING BUSH
	FONE	NEW MEXICO PRIVET
	AMAM	WAXFLOWER
	PHLE	CHEYENNE MOCKORANGE
	PHOS	SUMMER WINE NINEBARK
	POFT	TANGERINE POTENTILLA
EVERGREEN SHRUBS	CODE	COMMON NAME
	CODI	SPREADING COTONEASTER
	CYSC	MOONLIGHT BROOM
	JNSB	BROADMOOR JUNIPER
	YUGS	GOLDEN SWORD ADAMS NEEDLE
ORNAMENTAL GRASSES	CODE	COMMON NAME
	CAAK	KARL FOERSTER FEATHER REED GRASS
	MISI	MAIDEN GRASS
	PEAH	HAMELN FOUNTAIN GRASS
	PEOR	KARLEY ROSE FOUNTAIN GRASS
PERENNIALS	CODE	COMMON NAME
	AQUX	HYBRID COLUMBINE
	RMULCH	2"-4" ROCK COBBLE MULCH - 3" DEEP
	WMULCH	WOOD MULCH
SOD/SEED	CODE	COMMON NAME
	SOD1	RTF (RHIZOMATOUS TALL FESCUE)

LANDSCAPE AREA CALCULATION

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

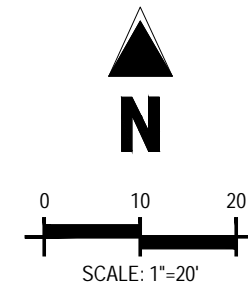
LIVING PLANT MATERIAL CALCULATION

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

LANDSCAPE CALCULATIONS

AREAS OF REQUIRED LANDSCAPING	AREA	FORMULA	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
STREETSCAPE REQUIREMENTS	522 LINEAL FEET	TREES SPACED AT A MAXIMUM OF 40' LINEAL FEET	13 TREES	13 TREES NOTE: 13 TREES ARE EXISTING
PARKING LOT PERIMETER REQUIREMENTS	EASTERN PERIMETER:	8' WIDE MIN. BUFFER MUST BE PROVIDED 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 & 175 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.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636

SEE SHEET 4 FOR FULL PLANTING SCHEDULE.

SP2.0

Sheet 8 of 17

IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

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

SITE PLAN



Final Document Subject To Conditions In Approval Letter

APPROVED DATE: 07/12/2023

Planning Approval By: A. Wood Hicken



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

PRELIMINARY NOT FOR BIDDING NOT FOR CONSTRUCTION

COPYRIGHT THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

Table with 4 columns: #, Date, Issue / Description, Init. Rows include 12/21/2022 1ST CD SUBMITTAL, 04/24/2023 2ND SP SUBMITTAL, 06/16/2023 3RD SP SUBMITTAL.

Project No: IN00001420 Drawn By: KES Checked By: JW Date: 06/16/2023

LANDSCAPE NOTES

SP2.1 Sheet 9 of 17

PLANTING NOTES

- GENERAL 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. 3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES. 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". 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. 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. 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 CONTRACTORS 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 CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. 15. THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES: A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE. B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. 16. 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.

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 (WHEREVER 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. 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. 3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. 4. 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. 5. 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. 6. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. 7. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES: A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK. B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE.

- PLANTING 17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. 18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. 19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. 20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES. 21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. 22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD. 23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL. 24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. 25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. 26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS. 27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. 28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. 29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE. 30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. 31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED. 32. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. 33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS.

TREE PROTECTION NOTES:

- 1. USE TOWN OF PARKER TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION. 2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. 3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE. 4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES: A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE. B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. 5. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. 6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES: A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK. B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE.

PLANT SCHEDULE

Table with columns: DECIDUOUS TREES, CODE, QTY, COMMON NAME, BOTANICAL NAME, CONT., CAL / SIZE, HT. X SPD., WATER USE. Includes entries for Northern Catalpa, Common Hackberry, Kentucky Coffeetree, Evergreen trees like Baker Colorado Spruce, Pinyon Pine, and Ornamental trees like Hot Wings Tatarian Maple.

Table with columns: MULCH, CODE, QTY, COMMON NAME, BOTANICAL NAME, TYPE. Includes entries for Rock Cobble Mulch and Wood Mulch. Also includes SOD/SEED table with Sod1 entry.

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



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/12/2023

Planning Approval By: A. Wood Hicken

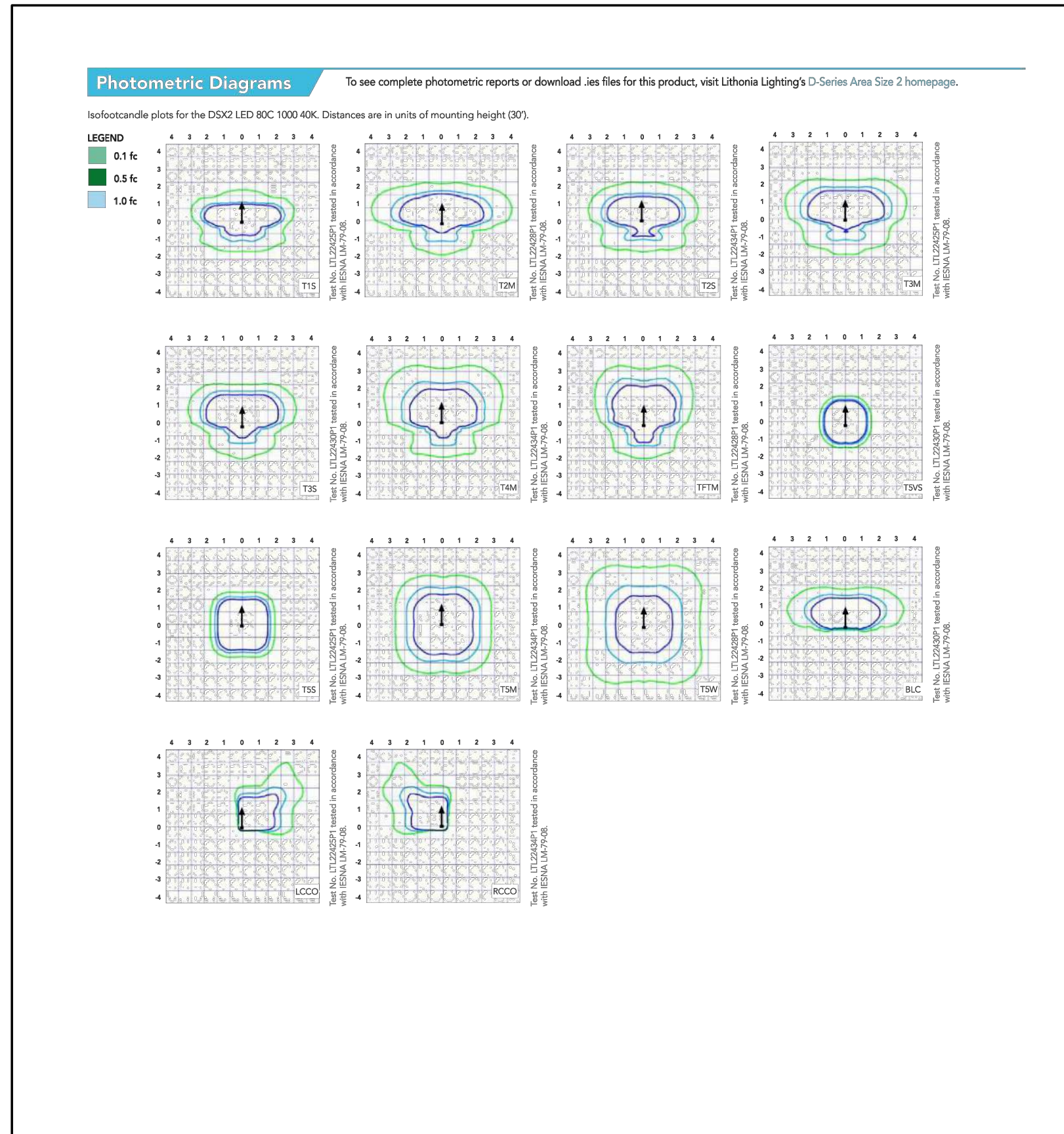


SPACES THE COLONNAD
15305 DALLAS PARKWAY,
12TH FLOOR
ADDISON, TX 75001
PH: (214) 926-5788

ISSUE RECORD
DATE DESCRIPTION
2016 URBAN PROTOTYPE
09.15.22 ISSUE FOR PERMIT

REVISION RECORD

Performance Data																				
Lumen Output																				
Lumen values are from photometric tests performed in accordance with IESNA LM-79-02. Data is considered to be representative of the configurations shown, with the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.																				
Forward Optics																				
Opt/Case	Beam/Case	Beam/Case	Beam/Case	Opt Type	1000' (305.33m)			1500' (457.20m)			2000' (609.60m)									
Beam/Case	Beam/Case	Beam/Case	Beam/Case	Opt Type	Beam/Case	Beam/Case	Beam/Case	Beam/Case	Beam/Case	Beam/Case	Beam/Case	Beam/Case	Beam/Case	Beam/Case	Beam/Case					
80	530	P1	140W	TSM	T15	17,275	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137
					T25	17,556	3	0	3	126	18,933	3	0	3	135	19,152	3	0	3	138
					T36	17,647	3	0	3	126	18,933	3	0	3	136	19,251	3	0	3	138
					T48	17,698	3	0	3	126	18,933	3	0	3	137	19,341	3	0	3	137
					T60	17,721	3	0	3	126	18,933	3	0	3	137	19,367	3	0	3	137
					T72	17,739	3	0	3	126	18,933	3	0	3	137	19,382	3	0	3	137
					T84	17,751	3	0	3	126	18,933	3	0	3	137	19,397	3	0	3	137
					T96	17,759	3	0	3	126	18,933	3	0	3	137	19,412	3	0	3	137
					T108	17,764	3	0	3	126	18,933	3	0	3	137	19,427	3	0	3	137
					T120	17,768	3	0	3	126	18,933	3	0	3	137	19,442	3	0	3	137
					T132	17,771	3	0	3	126	18,933	3	0	3	137	19,457	3	0	3	137
					T144	17,773	3	0	3	126	18,933	3	0	3	137	19,472	3	0	3	137
80	700	P2	183W	TSM	T15	22,282	3	0	4	131	24,854	3	0	4	130	24,338	3	0	4	132
					T25	22,296	3	0	4	131	24,837	3	0	4	130	24,323	3	0	4	132
					T36	22,309	3	0	4	131	24,820	3	0	4	130	24,308	3	0	4	132
					T48	22,321	3	0	4	131	24,803	3	0	4	130	24,293	3	0	4	132
					T60	22,333	3	0	4	131	24,786	3	0	4	130	24,278	3	0	4	132
					T72	22,345	3	0	4	131	24,769	3	0	4	130	24,263	3	0	4	132
					T84	22,357	3	0	4	131	24,752	3	0	4	130	24,248	3	0	4	132
					T96	22,369	3	0	4	131	24,735	3	0	4	130	24,233	3	0	4	132
					T108	22,381	3	0	4	131	24,718	3	0	4	130	24,218	3	0	4	132
					T120	22,393	3	0	4	131	24,701	3	0	4	130	24,203	3	0	4	132
					T132	22,405	3	0	4	131	24,684	3	0	4	130	24,188	3	0	4	132
					T144	22,417	3	0	4	131	24,667	3	0	4	130	24,173	3	0	4	132
80	850	P3	217W	TSM	T15	26,292	3	0	4	131	28,226	3	0	4	130	28,594	3	0	4	132
					T25	26,306	3	0	4	131	28,209	3	0	4	130	28,579	3	0	4	132
					T36	26,319	3	0	4	131	28,192	3	0	4	130	28,564	3	0	4	132
					T48	26,331	3	0	4	131	28,175	3	0	4	130	28,549	3	0	4	132
					T60	26,343	3	0	4	131	28,158	3	0	4	130	28,534	3	0	4	132
					T72	26,355	3	0	4	131	28,141	3	0	4	130	28,519	3	0	4	132
					T84	26,367	3	0	4	131	28,124	3	0	4	130	28,504	3	0	4	132
					T96	26,379	3	0	4	131	28,107	3	0	4	130	28,489	3	0	4	132
					T108	26,391	3	0	4	131	28,090	3	0	4	130	28,474	3	0	4	132
					T120	26,403	3	0	4	131	28,073	3	0	4	130	28,459	3	0	4	132
					T132	26,415	3	0	4	131	28,056	3	0	4	130	28,444	3	0	4	132
					T144	26,427	3	0	4	131	28,039	3	0	4	130	28,429	3	0	4	132
80	1000	P4	270W	TSM	T15	30,930	4	0	4	131	33,220	4	0	4	130	33,762	4	0	4	132
					T25	30,944	4	0	4	131	33,203	4	0	4	130	33,747	4	0	4	132
					T36	30,958	4	0	4	131	33,186	4	0	4	130	33,732	4	0	4	132
					T48	30,972	4	0	4	131	33,169	4	0	4	130	33,717	4	0	4	132
					T60	30,986	4	0	4	131	33,152	4	0	4	130	33,702	4	0	4	132
					T72	30,999	4	0	4	131	33,135	4	0	4	130	33,687	4	0	4	132
					T84	31,013	4	0	4	131	33,118	4	0	4	130	33,672	4	0	4	132
					T96	31,027	4	0	4	131	33,101	4	0	4	130	33,657	4	0	4	132
					T108	31,041	4	0	4	131	33,084	4	0	4	130	33,642	4	0	4	132
					T120	31,055	4	0	4	131	33,067	4	0	4	130	33,627	4	0	4	132
					T132	31,069	4	0	4	131	33,050	4	0	4	130	33,612	4	0	4	132
					T144	31,083	4	0	4	131	33,033	4	0	4	130	33,597	4	0	4	132



D-Series Size 2 LED Area Luminaire

Specifications:
EPA: 1.1 ft² (0.10 m²)
Length: 42"
Width: 15"
Height 1: 7.14"
Height 2: 3.5"
Weight: 36lbs

Ordering Information: EXAMPLE: DSX2 LED P7 40K T3M VOLT SPA NLTAR2 PIRHN DB8XD

DSX2 LED	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics P1 P5 ¹ P2 P6 P3 P7 P4 P8 P9 P10 ¹ P11 ¹ P12 ¹	30K 3000K 40K 4000K 50K 5000K	T15 Type I Short (Automatic) T25 Type II Short T36 Type III Short T48 Type IV Short T60 Type V Short T72 Type VI Short T84 Type VII Short T96 Type VIII Short T108 Type IX Short T120 Type X Short T132 Type XI Short T144 Type XII Short	120V 277V 347V 480V	MVOLT ¹ SPA Square pole mounting ¹ RRA Round pole mounting ¹ WBA Wall bracket ¹ SPUMBA Square pole universal mounting adaptor ¹ BRUMBA Round pole universal mounting adaptor ¹ 277 ¹ 347 ¹ 480 ¹

Shipped installed: HS House-side shield², SF Single face (120, 277, 347V)³, DF Double face (120, 240, 480V)³, LF Left-sided optics⁴, RO Right-sided optics⁴, HA 50°C ambient operations⁵, BAA Buy America's Act Compliant⁶, BS Bird spikes⁷, EG External glare shield⁸



COMMERCIAL OUTDOOR

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Temp	Multiplier
0°C	1.04
5°C	1.04
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97

Projected LED Lumen Maintenance

Operating Hours	0	25000	50000	100000
LM70	1.00	0.96	0.92	0.85

Mounting Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3% (37%) Output	10W (100%) Output	Enabled @ 3FC	5 min	3 sec	5 min
PIRHCIV or PIRHCIVH	3% (37%) Output	10W (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

Options

Option	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other control options that need the 0-10V leads.
DS	Drives wired independently for 50/50 luminaire operation.	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider rLight AIR as a more cost effective alternative.
PIR or PIRH	Twist lock photocell receptacle	Compatible with standard twist lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signal.	Twist lock photocells such as DLI, DBO or advanced control nodes such as RRAAL.	Pin 4 & 5 to dimming leads on driver. Pins 6 & 7 are capped inside luminaire.
PIR or PIRH	Motion sensor with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting.	Luminaires dim when no occupancy is detected.	Acuity Controls SGR8	Also available with PIRHCIV when the sensor photocell is used for dusk-to-dawn operation.
NLTAR2 PIRHN	rLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the rLight Ecosystem.	rLight AIR CSGR	rLight AIR sensors can be programmed and commissioned from the ground using the COMBID tool app.

COMMERCIAL OUTDOOR

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Temp	Multiplier
0°C	1.04
5°C	1.04
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97

Projected LED Lumen Maintenance

Operating Hours	0	25000	50000	100000
LM70	1.00	0.96	0.92	0.85

Electrical Load

Configuration	100' (30.5m)	150' (45.7m)	200' (60.9m)	250' (76.2m)	300' (91.4m)	350' (106.7m)	400' (121.9m)	
P1	80	530	140	1.18	0.68	0.59	0.51	0.43
P2	80	700	185	1.56	0.90	0.78	0.66	0.52
P3	80	850	217	1.82	1.05	0.90	0.80	0.61
P4	80	1050	270	2.27	1.31	1.12	0.99	0.79
P5	80	1250	321	2.68	1.54	1.34	1.17	0.93
P6	100	1050	341	2.89	1.66	1.39	1.17	1.00
P7	100	1250	398	3.31	1.91	1.66	1.41	1.16
P8	100	1500	431	3.61	2.07	1.81	1.57	1.25
P9	90	130	154	1.30	0.76	0.65	0.62	0.46
P10	90	200	237	1.72	1.01	0.87	0.74	0.60
P11	90	300	341	2.12	1.22	1.06	0.94	0.73
P12	90	400	445	2.52	1.42	1.25	1.00	0.73
P13	90	500	549	2.92	1.62	1.44	1.25	1.00
P14	90	600	653	3.32	1.82	1.61	1.48	

Project: INOB Type: W1 Model #REL437-700L-DIMTR-120-40K-90+W-WH 4" Economy LED Retrofit Lighting Module with CCT Selectable REL437 4"

TRIM INSERTS OPTIONS

BAFFLES

REFLECTORS

REFLECTOR COLORS

FLANGE COLORS

DIMMING

LIFETIME

EMERGENCY

PHOTOMETRIC TESTS

OPTICS AND REFLECTOR

INSTALLATION

NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
700	904	10W
1100	1197	14W

Based on 900K, 90+ CRI. Actual wattage may vary +/- 5%.

elite LED LIGHTING Project: INOB Type: W1 Model #REL437-700L-DIMTR-120-40K-90+W-WH 4" Economy LED Retrofit Lighting Module with CCT Selectable REL437 4"

DURABILITY

REPEATABLE

INTERCHANGEABLE

ADAPTABLE

INSTALLATION

DIMMING & DRIVER INFORMATION

WARRANTY

LISTINGS

EXAMPLE: REL437-700L-DIMTR-120-27K/30K/35K/40K/50K-90-W-WH

TRIM RING ACCESSORY: REL437-BT-SN-SN

ACCESSORY: GUZ45A

LITHONIA LIGHTING Catalog Number: Type: S #ZL1F LED L96 9000LM MDD 120-40K-80CRI- WH Type: S1 #ZL1F LED L48 4500LM MDD 120-40K-80CRI- WH Type: "S & S1"

FEATURES & SPECIFICATIONS

INTENDED USE

CONSTRUCTION

OPTICS

ELECTRICAL

LUMENS

INSTALLATION

LISTINGS

WARRANTY

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.

RECESSED architectural Project: INOB Type: M Catalog number: #LRF12x12-SYL11-27K-1 / SQ12PR-WH-GS

LED 12"x12" square lensed
1100, 2200, 3300 or 4400 lumens

frame-in kit

OSRAM Prevalent - Linear LED Board

OSRAM Optotone LED Driver

TRIM KIT

ordering data

LUMENS

COLOR TEMPERATURE

VOLTAGE

DIMMING

OPTIONS

TRIM KIT

OSRAM

Accessories

Specifications and dimensions subject to change without notice.

ZL1F LED Striplight

ORDERING INFORMATION

Series	Length	Nominal lumens ¹	Diffuser	Voltage	Color temperature
ZL1F LED striplight	L24 24"	1500LM	1,500 lumens ²	MVOLT 120-277V	30K 3000 K
		2250LM	2,250 lumens ²	120 120V	35K 3500 K
		3000LM	3,000 lumens	208 208V	40K 4000 K
ZL1F LED striplight	L48 48"	3000LM	3,000 lumens	240 240V	55K 5000 K
		4500LM	4,500 lumens	277 277V	
		6000LM	6,000 lumens	347 347V ⁶	
ZL1F LED striplight	L96 96"	6000LM	6,000 lumens	480 480V ⁶	
		9000LM	9,000 lumens		
		12000LM	12,000 lumens		

Color rendering index

Options

Paint finish

Accessories

Note

PARKER COLORADO
Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: 07/13/2023
6287+
Planning Approval By: A. Wood-Micken

Apogee
63S&(67+(&2/211S'
S'1/56 355.:5<
7+)/225
S'1,621 7:1...
6,668 (5 (& 25'
'S7' ('6&5.37,21
' 85%\$1 352727<3(
09.15.22 ISSUE FOR PERMIT

5 (9 . 6 . 2 1 5 (& 25'

1932262151 / 6 (\$ /
DAVID R. LIPPERT
REGISTERED PROFESSIONAL ENGINEER
25888

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

22.AAP.015
352727-3 (9 (5 6 . 2 1
8
352-(& 7 1 \$ 0 ()
, 1 1 287
% 85 * (5
3 \$ 5 . (5
& 2
* 2' % / (66 \$ 0 (5
6 + ((7 7 . 7 / ()
(; 7 (5 , 25 / , * + 7 ,
63 (& ,) , & \$ 7 , 216
6 + ((7 1 8 0 % (5
(

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



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/12/2023

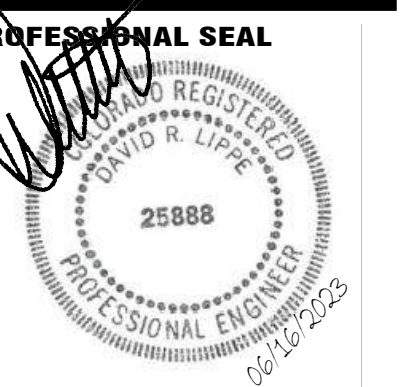
Planning Approval By: A. Wood Hicken



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



22.AAP.015
**PROTOTYPE VERSION
16.2.126U**

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

**PARKER
CO**



GOD BLESS AMERICA

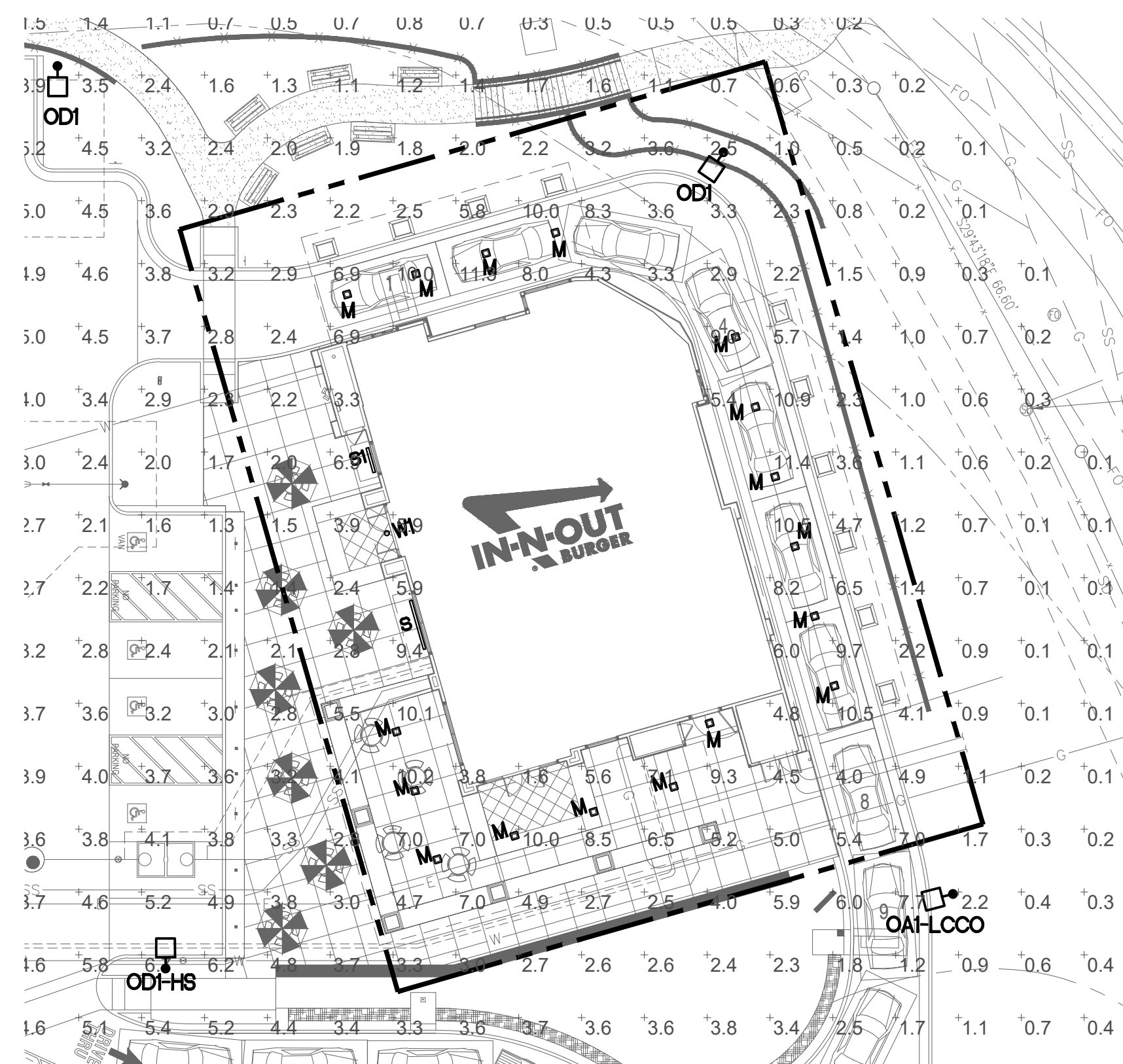
PROJECT NUMBER

SHEET TITLE

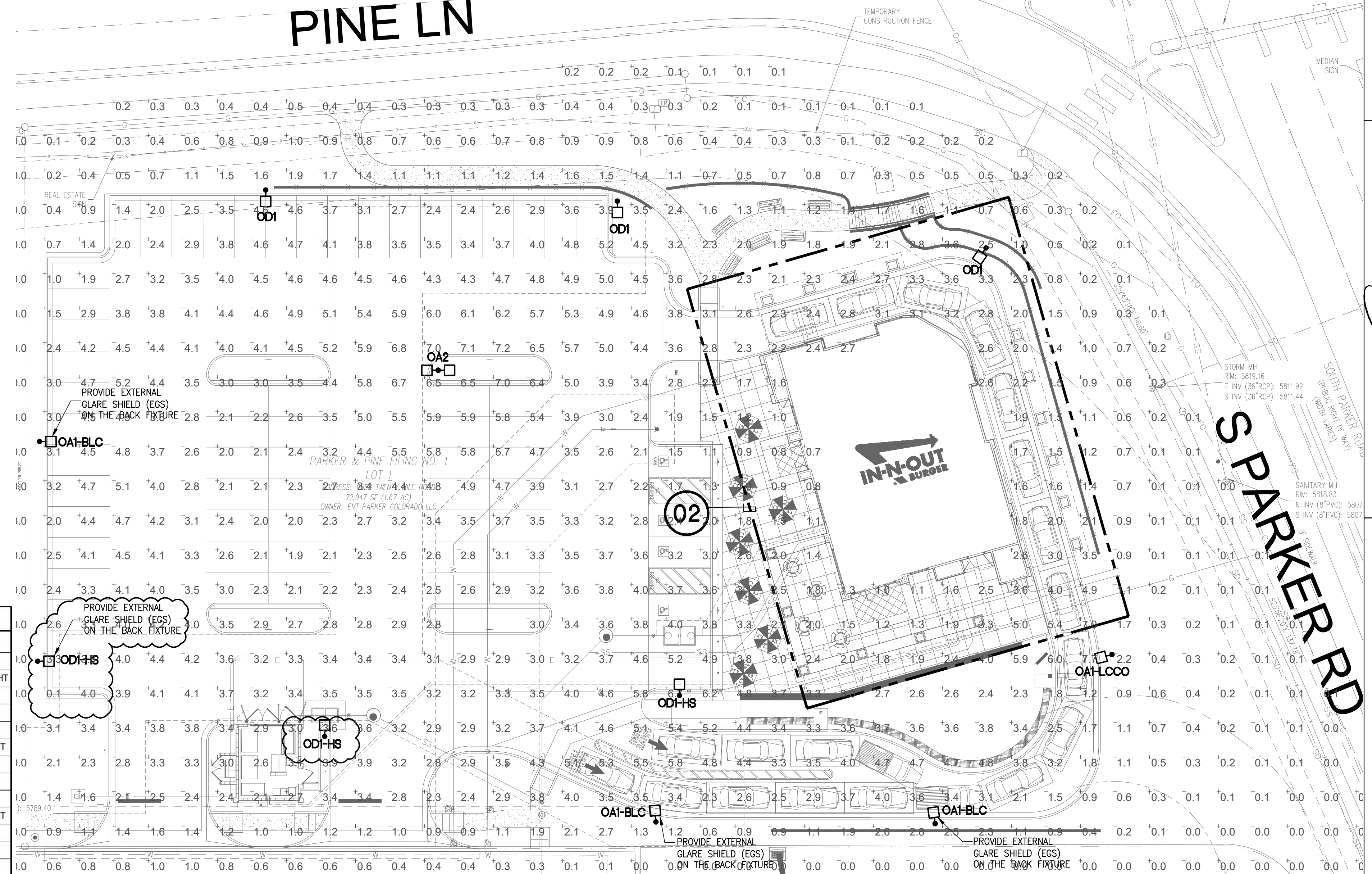
**SITE LIGHTING
PHOTOMETRIC PLAN**

SHEET NUMBER

E11.0



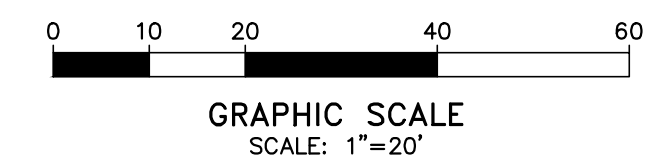
**BUILDING MTD. EXTERIOR LIGHTING
PHOTOMETRIC PLAN (ZONE #2)**
SCALE: 1" = 20'-0"



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

SITE LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	VOLTAGE	LAMPS	LUMENS PER LAMP	DESCRIPTION	REMARKS
OA1	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K T5M		24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	FULLY CUTOFF FIXTURE
	MVOLT SPA DDBXD		SHIELDED	(22'-6" POLE + 2'-6" BASE).		
OA2	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K T5M		(2) 24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	FULLY CUTOFF FIXTURE
	MVOLT SPA DDBXD		SHIELDED	(22'-6" POLE + 2'-6" BASE).		
OA3	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K T5M		(3) 24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	FULLY CUTOFF FIXTURE
	MVOLT SPA DDBXD		SHIELDED	(22'-6" POLE + 2'-6" BASE).		
OD1	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K T5M HS		24,054 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	FULLY CUTOFF FIXTURE
	MVOLT SPA DDBXD		SHIELDED	(22'-6" POLE + 2'-6" BASE).		
OD1-BLC	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K BLC		19,721 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	FULLY CUTOFF FIXTURE
	MVOLT SPA DDBXD		SHIELDED	(22'-6" POLE + 2'-6" BASE).		
OA1-LCCO	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K LCCO		14,674 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	FULLY CUTOFF FIXTURE
	MVOLT SPA DDBXD		SHIELDED	(22'-6" POLE + 2'-6" BASE).		
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	
	#TZL1F 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



FOOTCANDLES

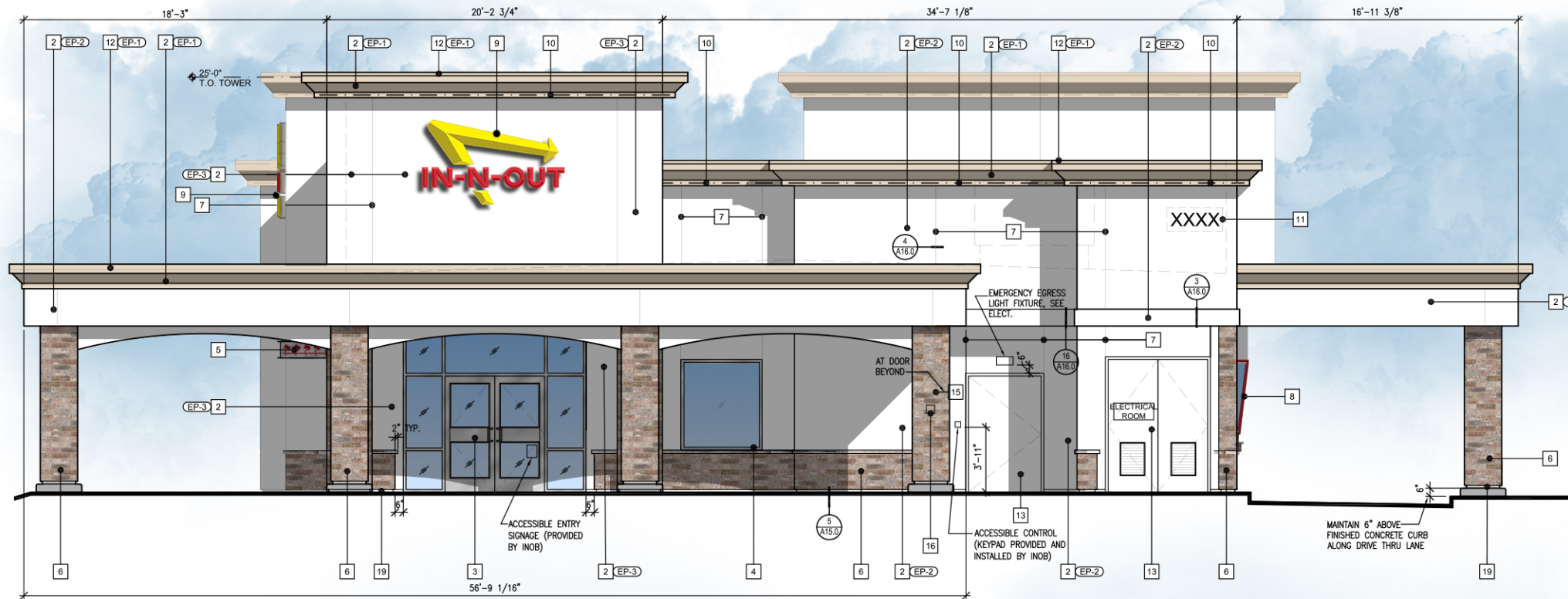
STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1 PARKING LIGHTS	+	2.7 FC	8.2 FC	0.0 FC	N/A	N/A
CALC ZONE #2 BUILDING LIGHTS	+	3.0 FC	11.4 FC	0.0 FC	N/A	N/A

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

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

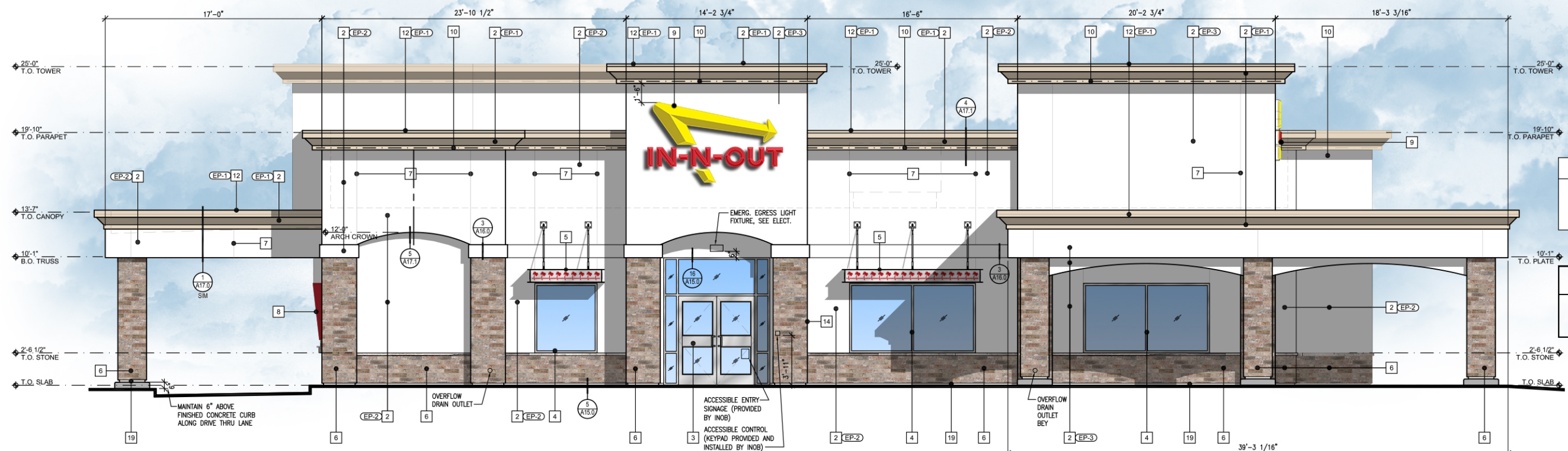
TRANSPARENCY REQUIREMENT

432 SF TOTAL - 179 SF REQUIRED
 TRANSPARENCY PROVIDED
 63 SF - 21%

STUCCO MATERIAL

TOTAL ELEVATION MATERIAL AREA: 1,448 S.F.
 TOTAL STUCCO MATERIAL AREA: 1,068 S.F. - 74%

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 CORNADO STONE WITH 2" JOINTS AND NATURAL GREY SUB-OUT AND WITH ANTI-GLARE GREEN SLIP APPLY PER MFR RECOMMENDATIONS. DRY-STACK.					
7	1/4" WIDE METAL PENN. SCREENS. SEE DETAIL A416.0. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.					
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 IRON IN DP01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IRON IN DP01 TINTED CUSTOM COLOR EP-4.					
9	IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.					
10	L.E.D. COVE LIGHTING: UNDER SEPARATE PERMIT.					
11	INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS: 1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES. 2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. PAINTED OR GLEUED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS. 3. NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED. 4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 6:1 (HEIGHT TO WIDTH). 5. NUMBERS CANNOT BE SPELLED.					
12	GALVANIZED METAL CAP: COLOR TO MATCH WALL.					
13	HOLLOW METAL DOOR: SEE SHEET A11.0. HM DOORS AND JAMBS SHALL HAVE POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS- TIGER DRYLAC - SMOOTH, HIGH GLOSS FINISH, 'BENGAL WHITE'; EXTERIOR DOORS- CARDINAL - GLOSS, SMOOTH FINISH, 'BONE CHINA' OR TO MATCH EXTERIOR EPS PAINT COLOR - (VERIFY ELEVATIONS- EP-1). WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY- NOT RECOMMENDED. THE ALTERNATE WOULD BE TO USE AXALTA IRON IN DP01 WHITE PRIMER. FINISH COAT TO BE AXALTA IRON IN DP01 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 IRON AS DESCRIBED ABOVE.					
14	5'-0" HIGH STUB OUT FOR C&G 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 SCREEN AND PAINT TO MATCH STONE.					
EXTERIOR PAINT SCHEDULE						
NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD DEC 740	DEC 740	SANDCASTLE	HIGH GLOSS	PRIME W/D E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD DEW 339	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 DEC 740	DEC 740	SANDCASTLE	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	IRON	SEE REMARKS FOR COLOR FORMULA	NO RED	HIGH GLOSS	PRIMER: AXALTA IRON IN DP01. PRIMER CAN BE TINTED GRAY. FINISH COAT: AXALTA IRON IN DP01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 22020 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.						



WEST ELEVATION

TRANSPARENCY REQUIREMENT

TRANSPARENCY ZONE REQUIRED - 40%
 649 SF TOTAL - 260 SF REQUIRED
 TRANSPARENCY PROVIDED
 185 SF - 29%

STUCCO MATERIAL

TOTAL ELEVATION MATERIAL AREA: 1,929 S.F.
 TOTAL STUCCO MATERIAL AREA: 1,457 S.F. - 76%



Final Document
 Subject To Conditions In Approval Letter

APPROVED DATE: 07/12/2023

Planning Approval By: A. Wood Hicken



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

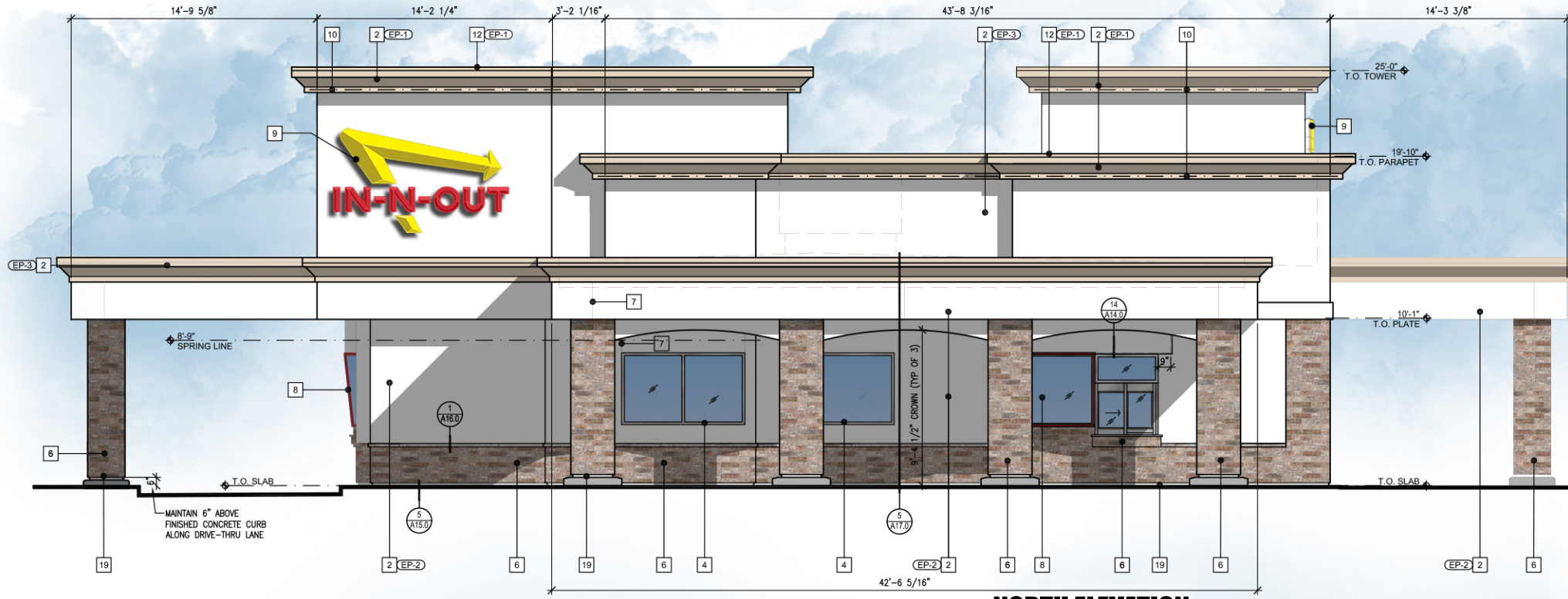


Colored Elevations
 Issued Date: 04/03/23

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



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 ELEVATION

TRANSPARENCY REQUIREMENT

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

STUCCO MATERIAL

TOTAL ELEVATION MATERIAL AREA: 1,347 S.F.
 TOTAL STUCCO MATERIAL AREA: 1,000 S.F. = 74%

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 ANTI-GLAZE SEALANT. APPLY PER MFR RECOMMENDATIONS. DRY STACK					
7	14" WIDE METAL PENN. SCREEN. SEE DETAIL A4.16.0. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.					
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.					
11	INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS: 1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES. 2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR 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 EPS PAINT COLOR. (VERIFY ELEVATIONS- EP-1). WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY- NOT RECOMMENDED. THE ALTERNATE WOULD BE TO USE AXALTA IMRON IND 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON IND 9T01 GLOSS WHITE. EXTERIOR HM DOORS & JAMBS- USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT COLOR EP-1. NOTE- TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IMRON AS DESCRIBED ABOVE.					
14	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 SCREEN 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	BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD DEC 740		SANDCASTLE	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT.	SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	NO RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED GRAY FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 22020 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.						

STUCCO MATERIAL

TOTAL ELEVATION MATERIAL AREA: 1,824 S.F.
 TOTAL STUCCO MATERIAL AREA: 1,456 S.F. = 80%

TRANSPARENCY REQUIREMENT

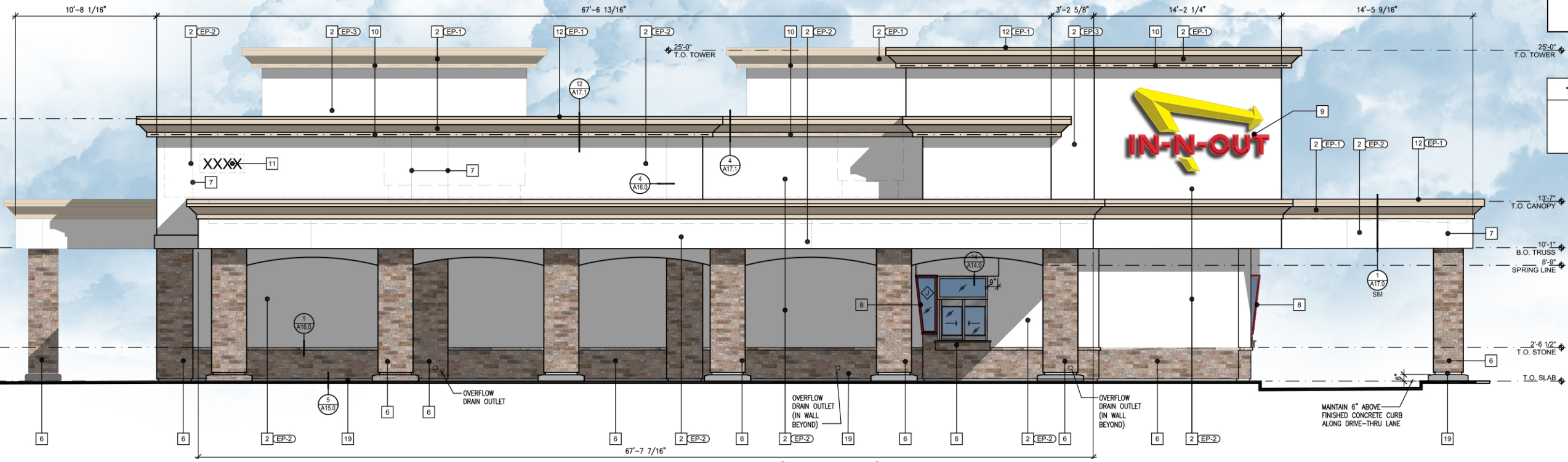
TRANSPARENCY ZONE REQUIRED - 40%
 562 SF TOTAL - 237 SF REQUIRED
 TRANSPARENCY PROVIDED
 25 SF - 4%

PARKER COLORADO

Final Document
 Subject To Conditions In Approval Letter

APPROVED DATE: 07/12/2023

Planning Approval By: A. Wood Hicken



EAST ELEVATION



Colored Elevations
 Issued Date: 04/03/23

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



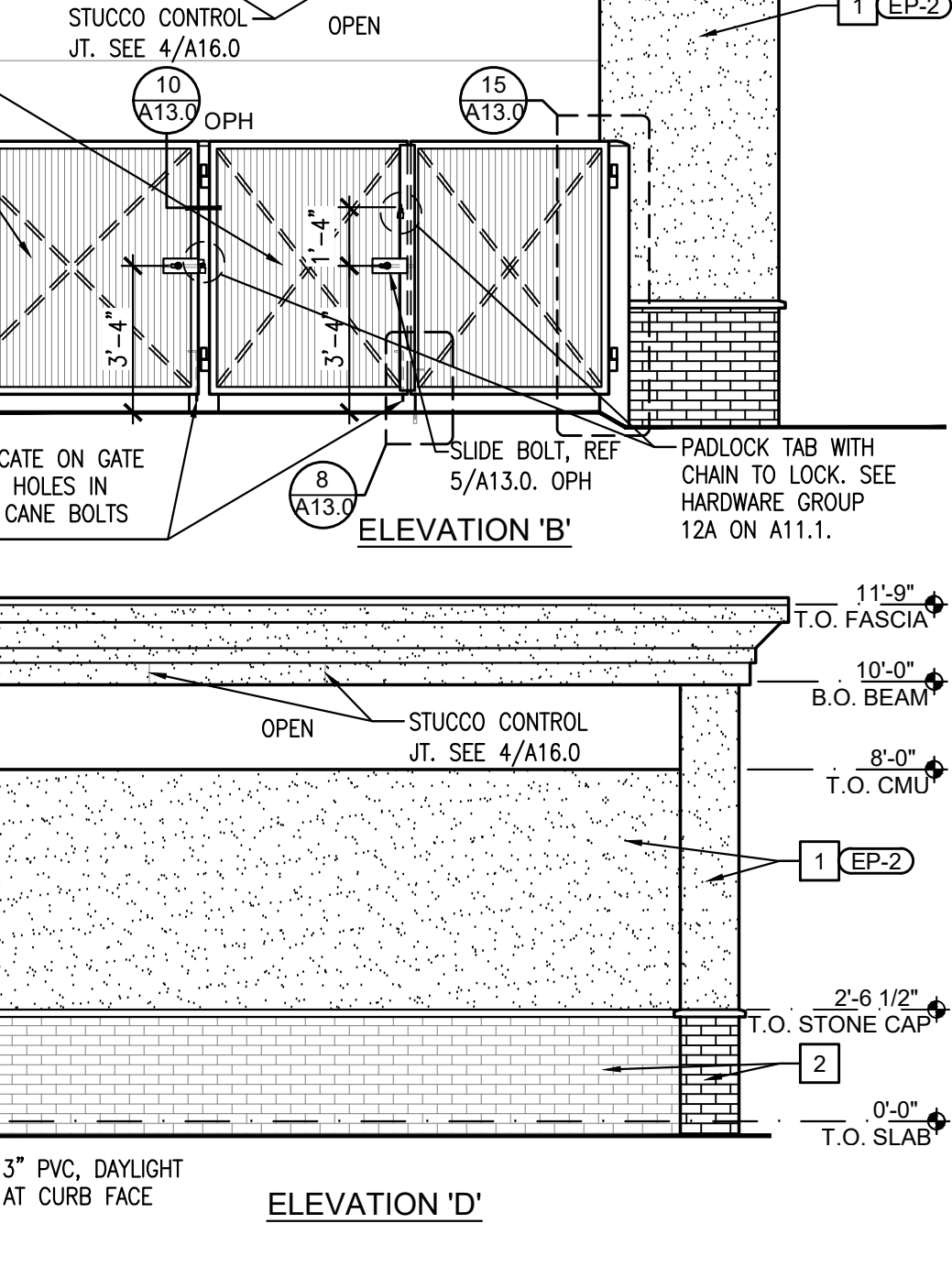
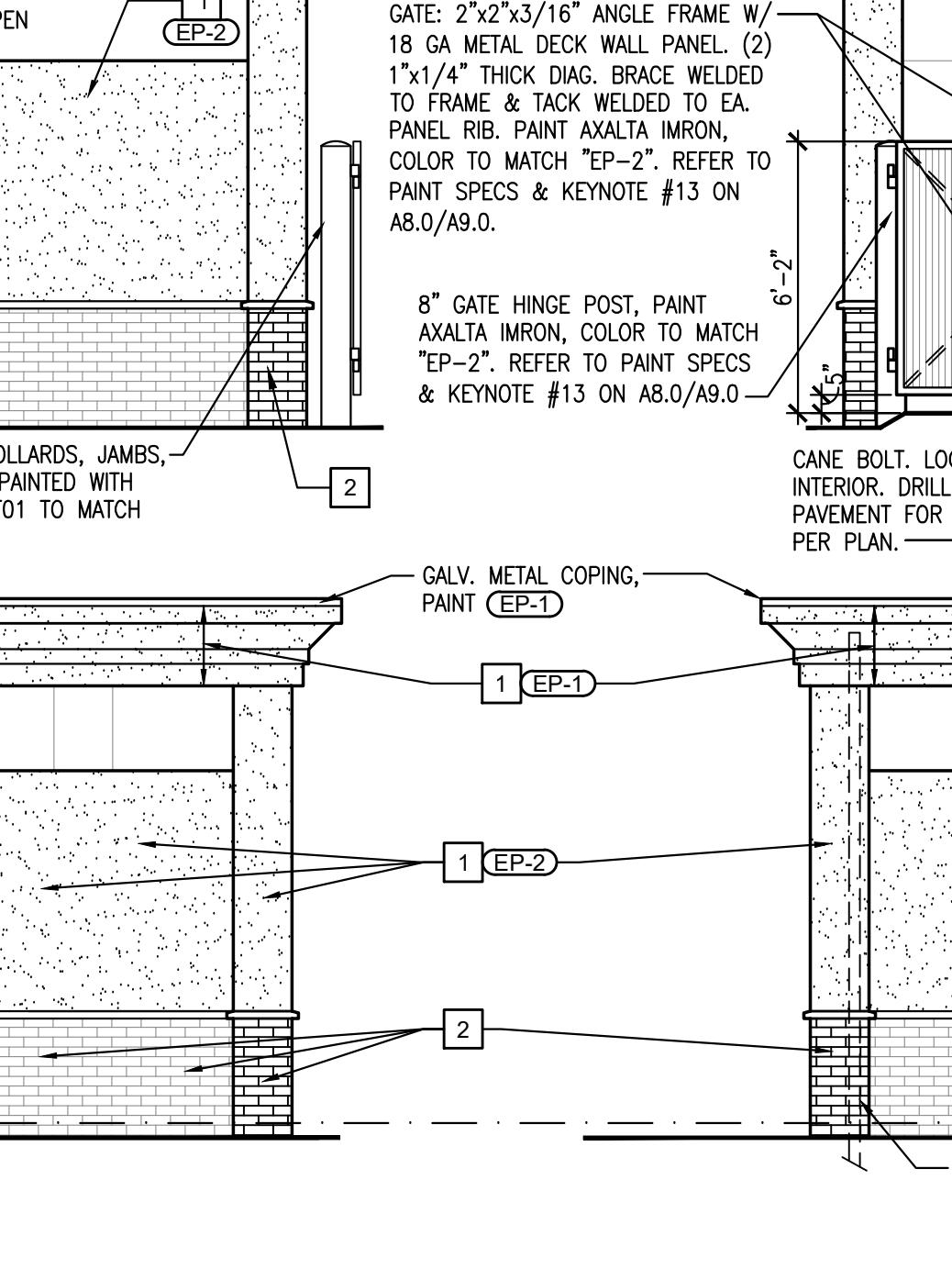
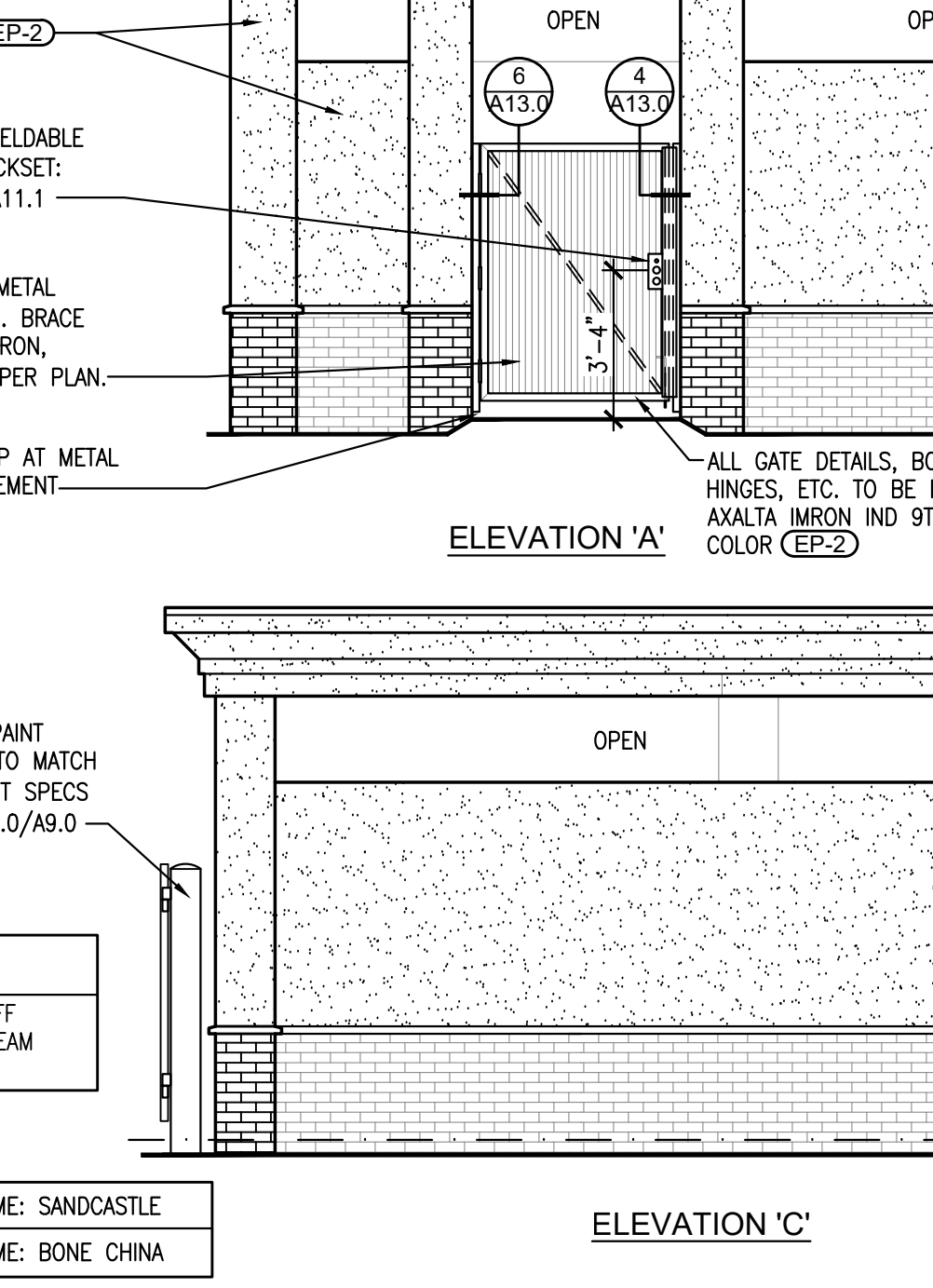
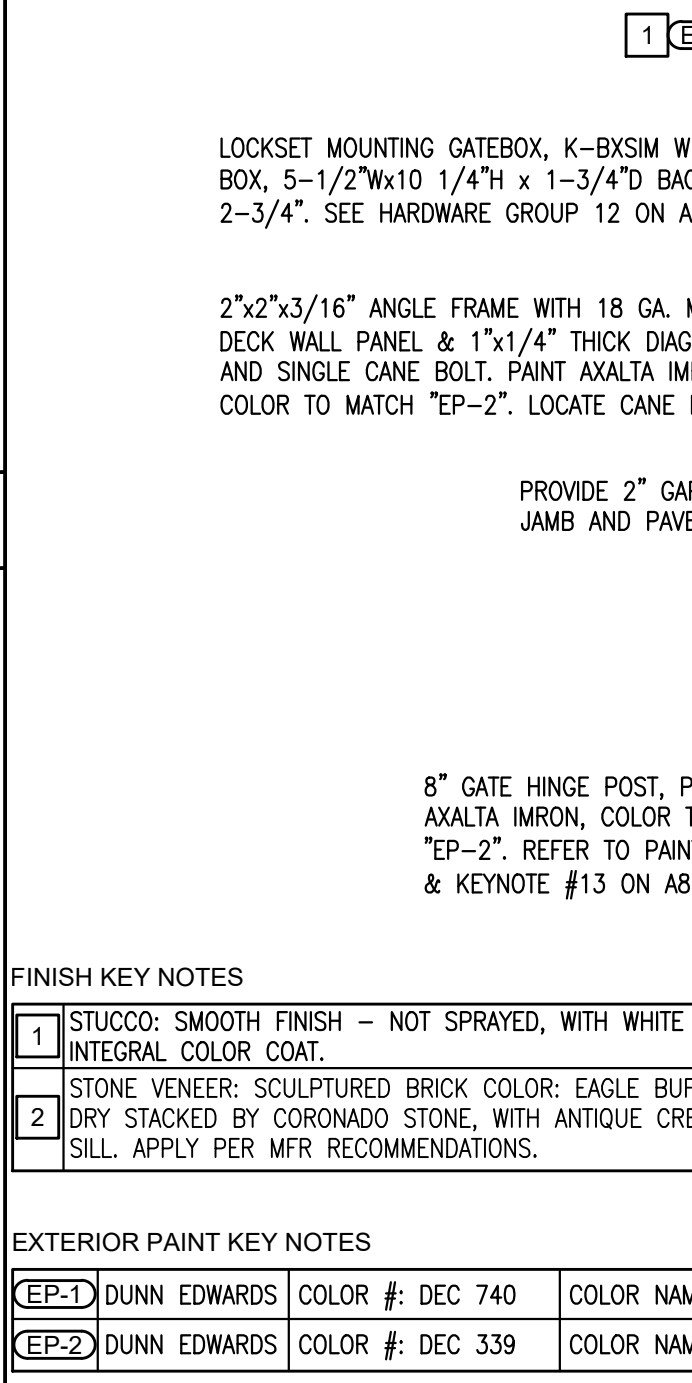
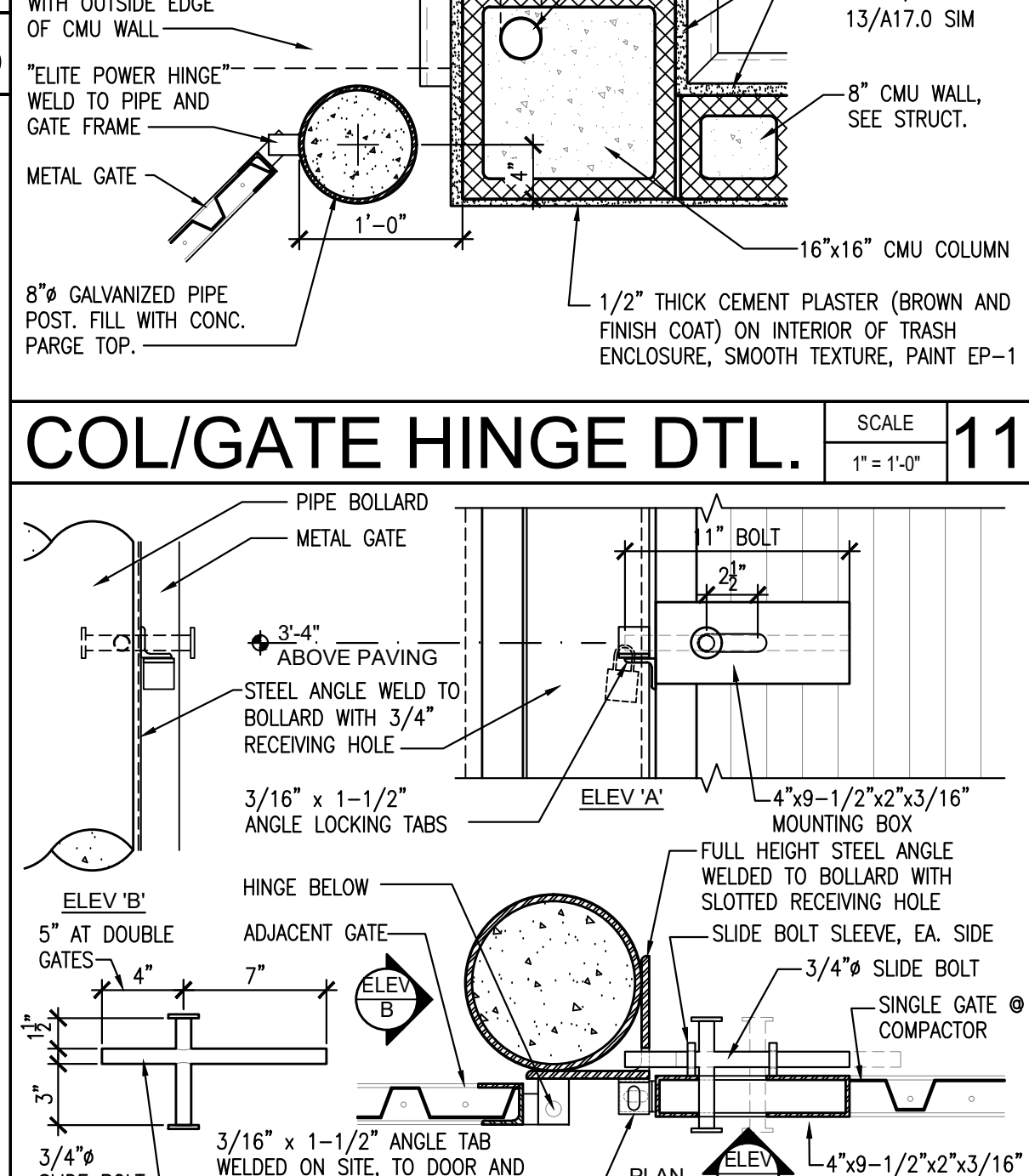
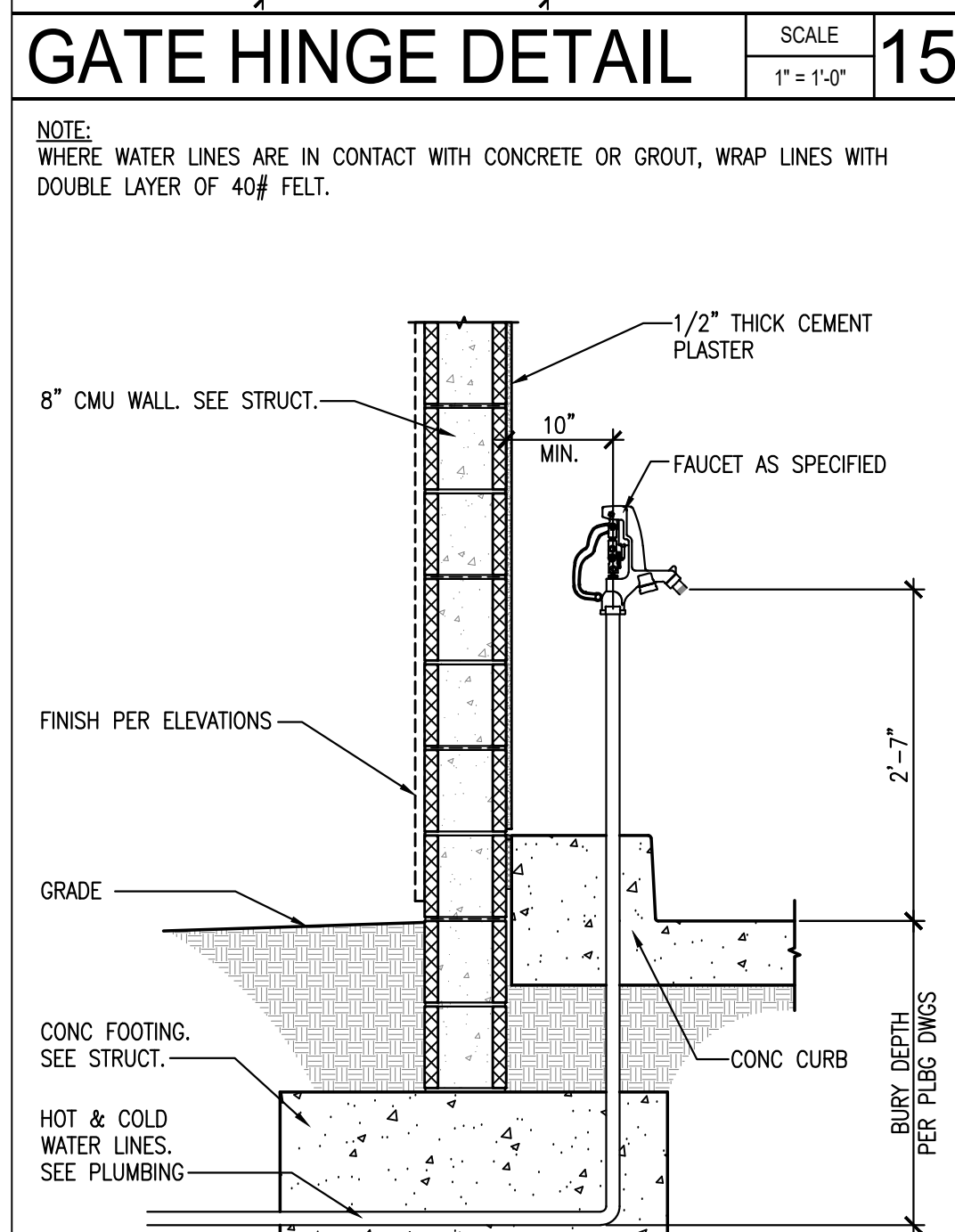
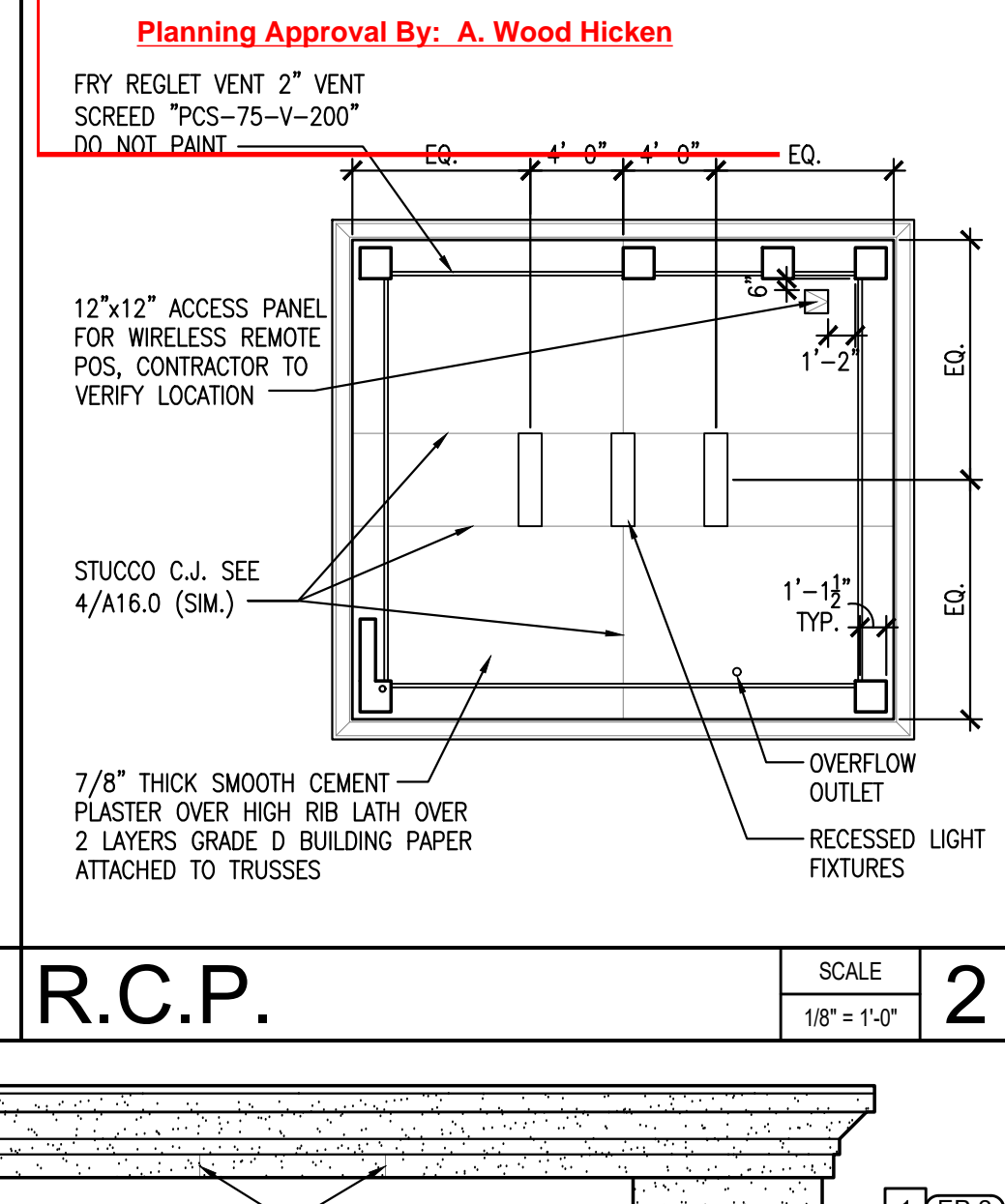
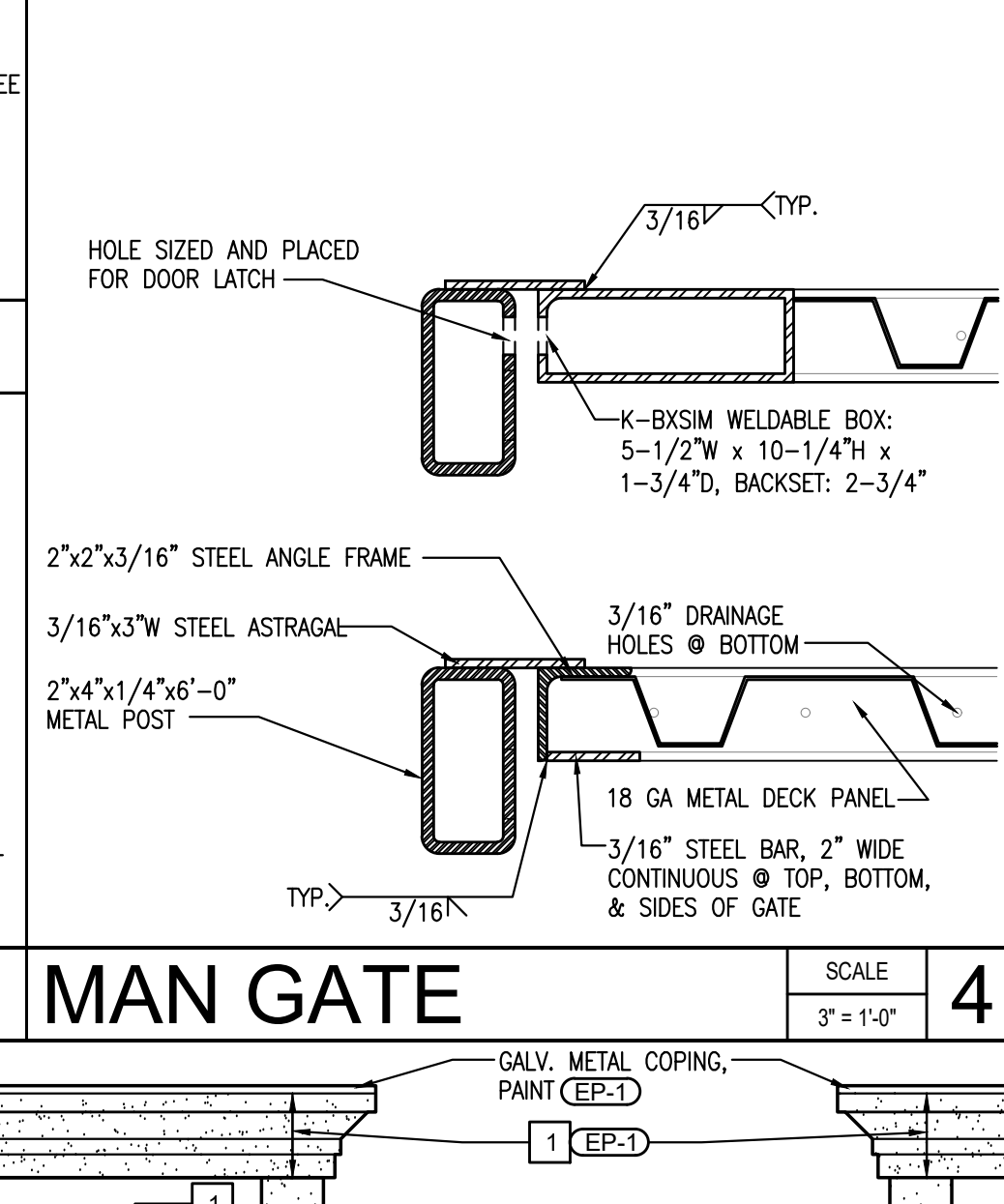
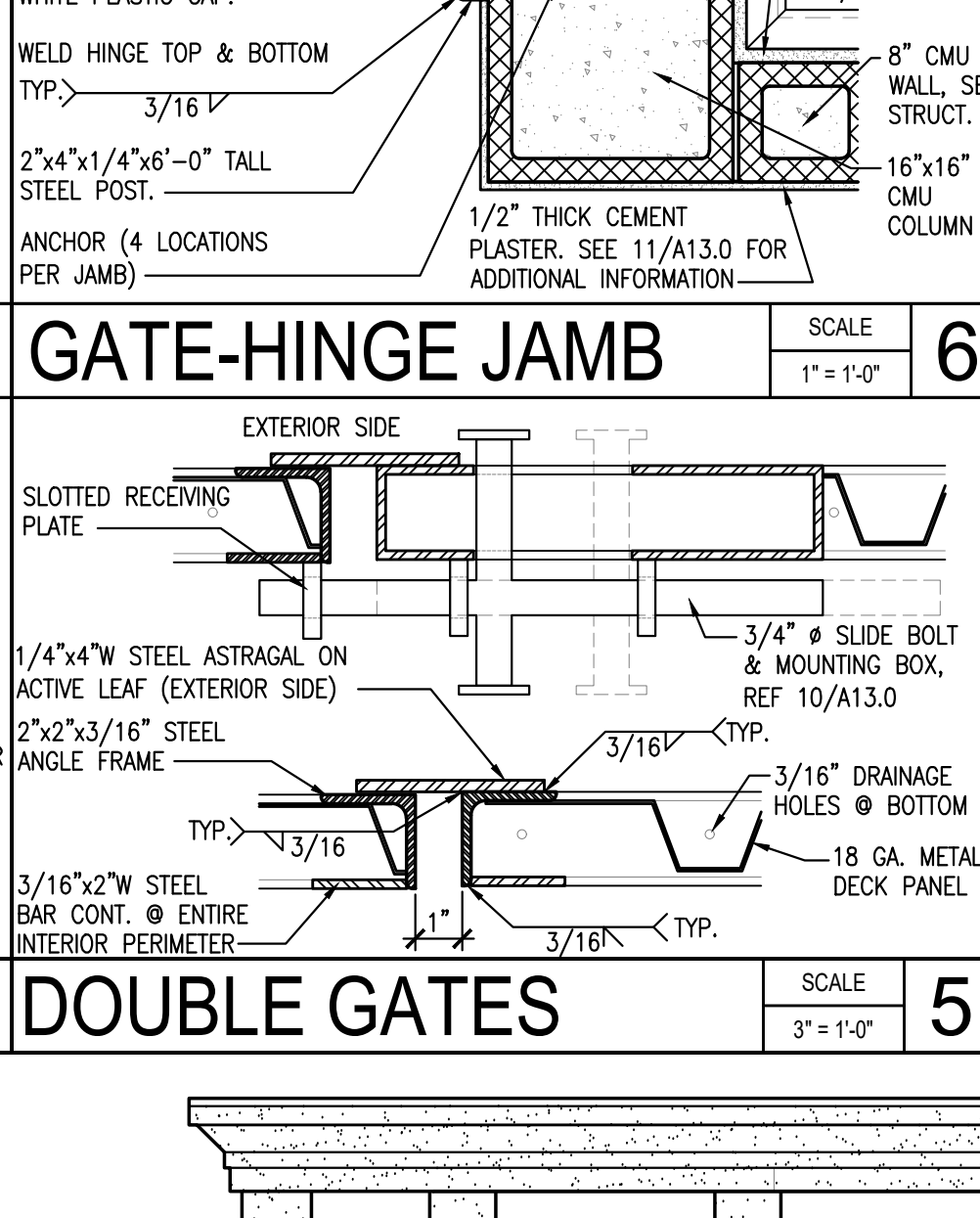
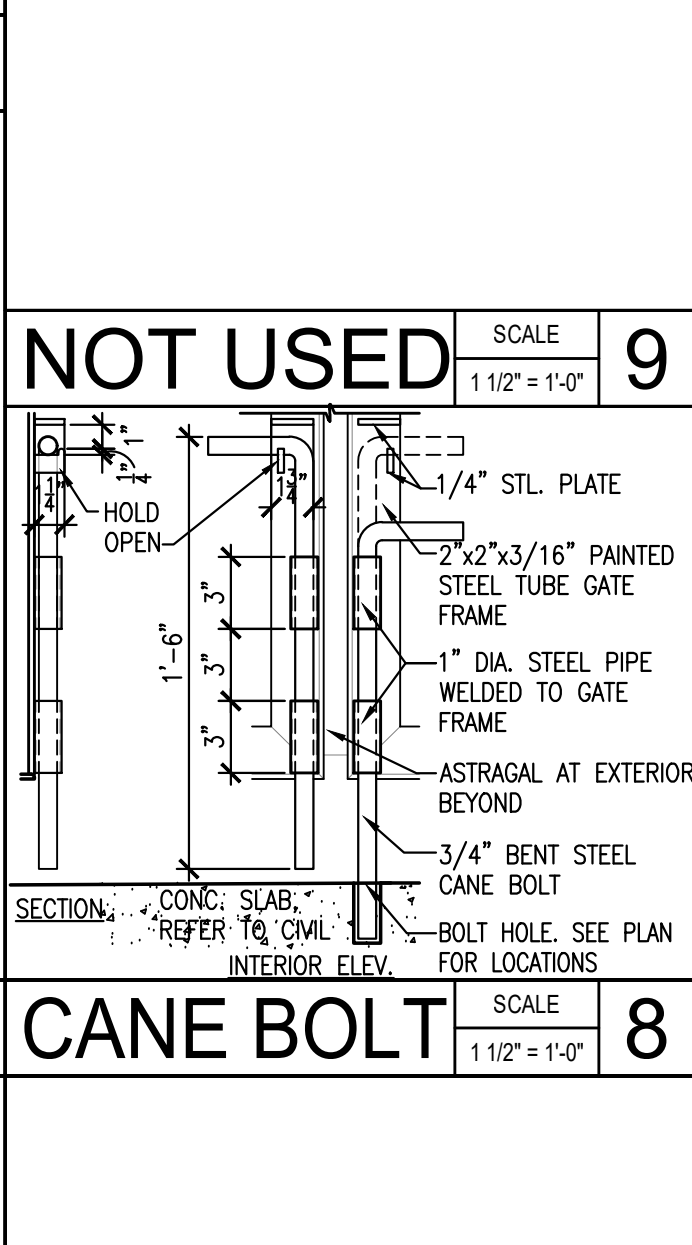
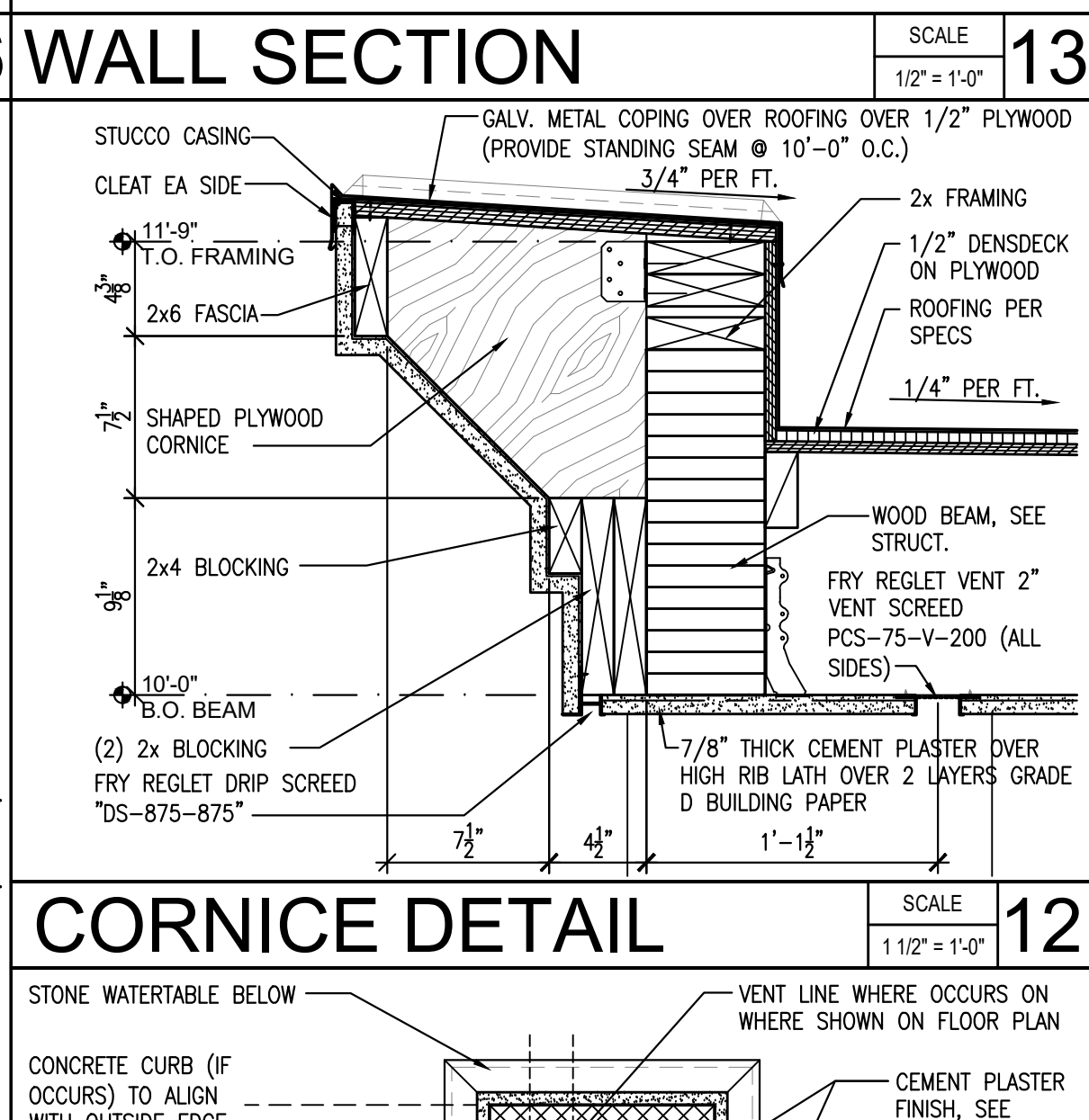
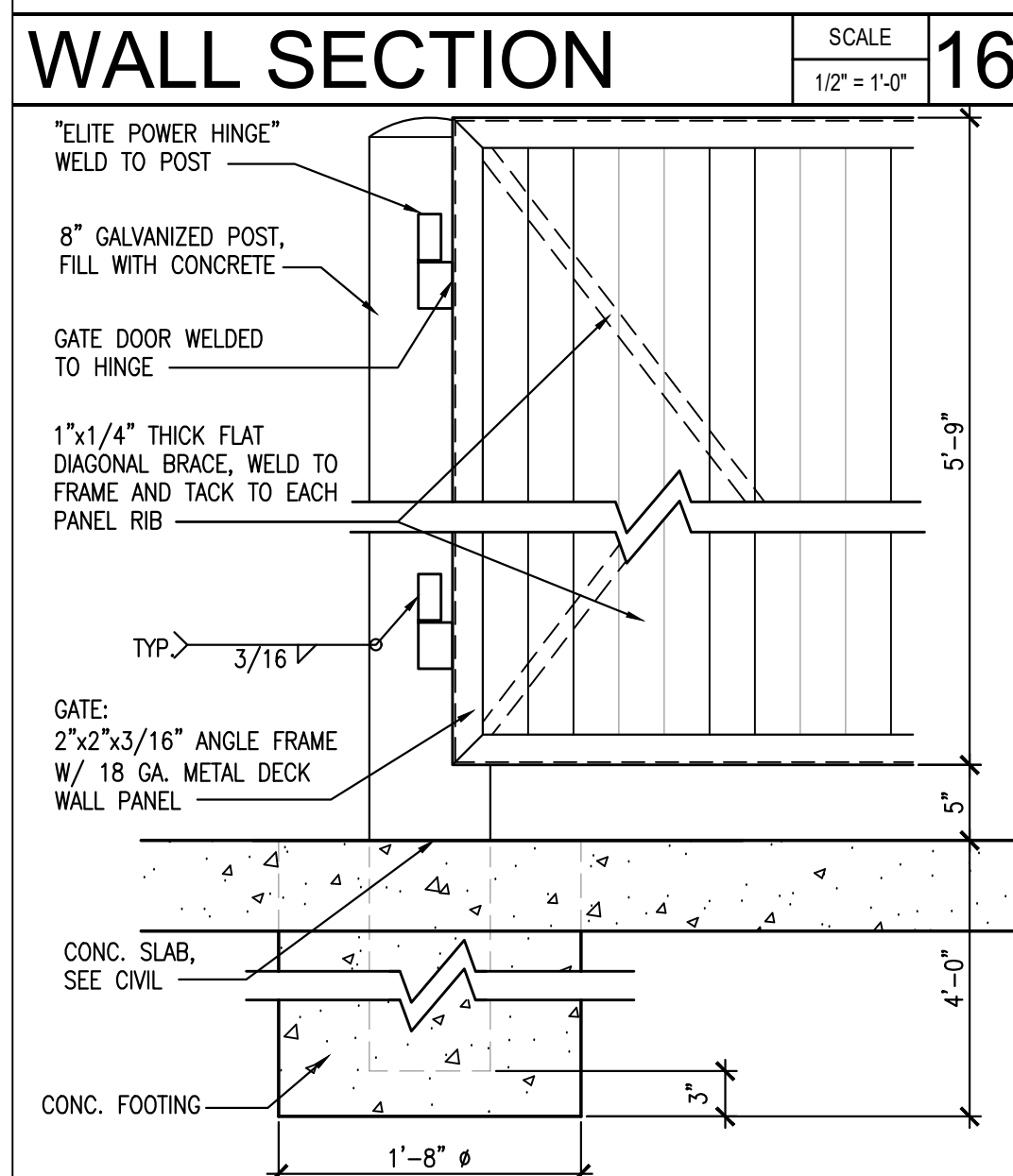
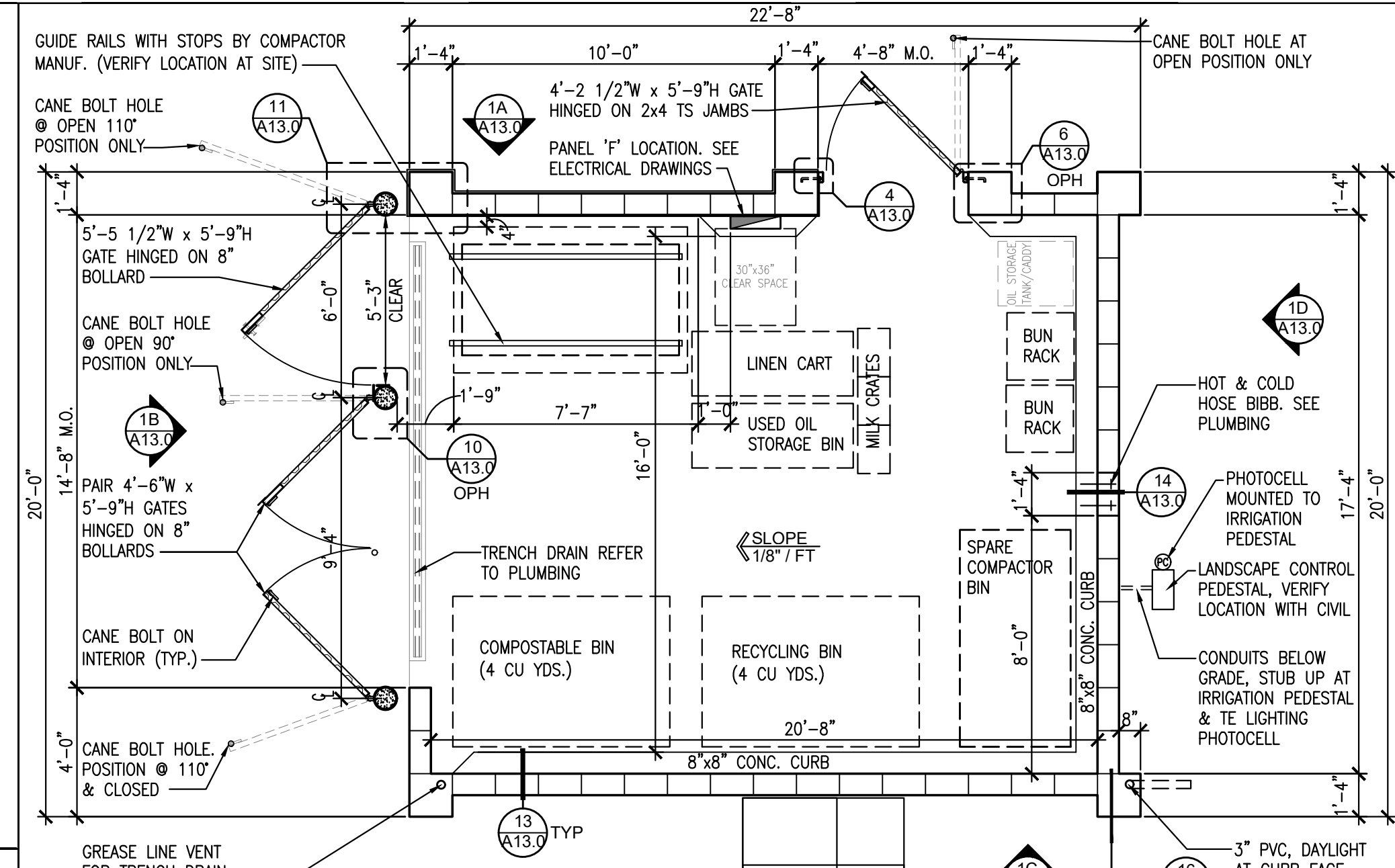
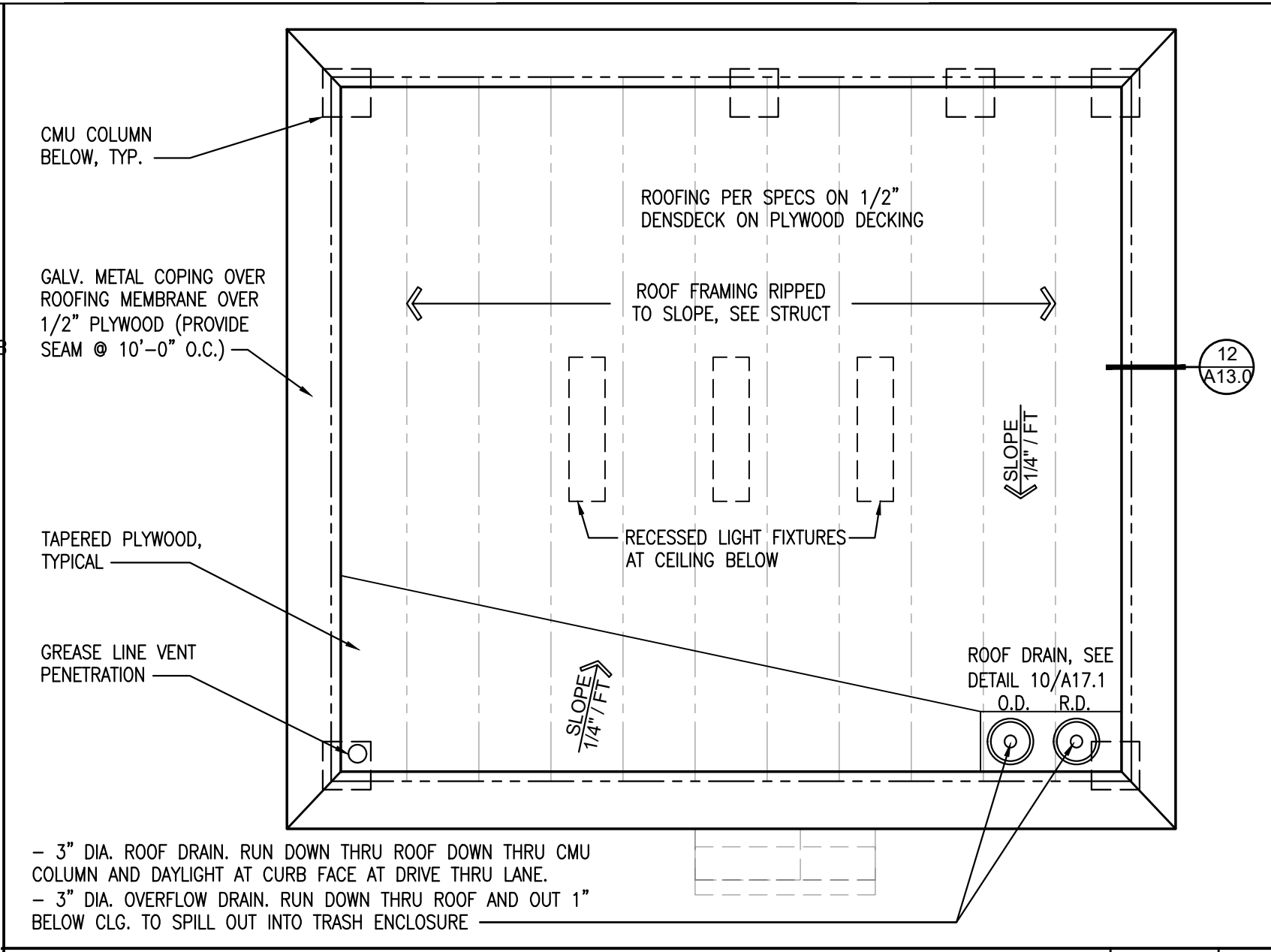
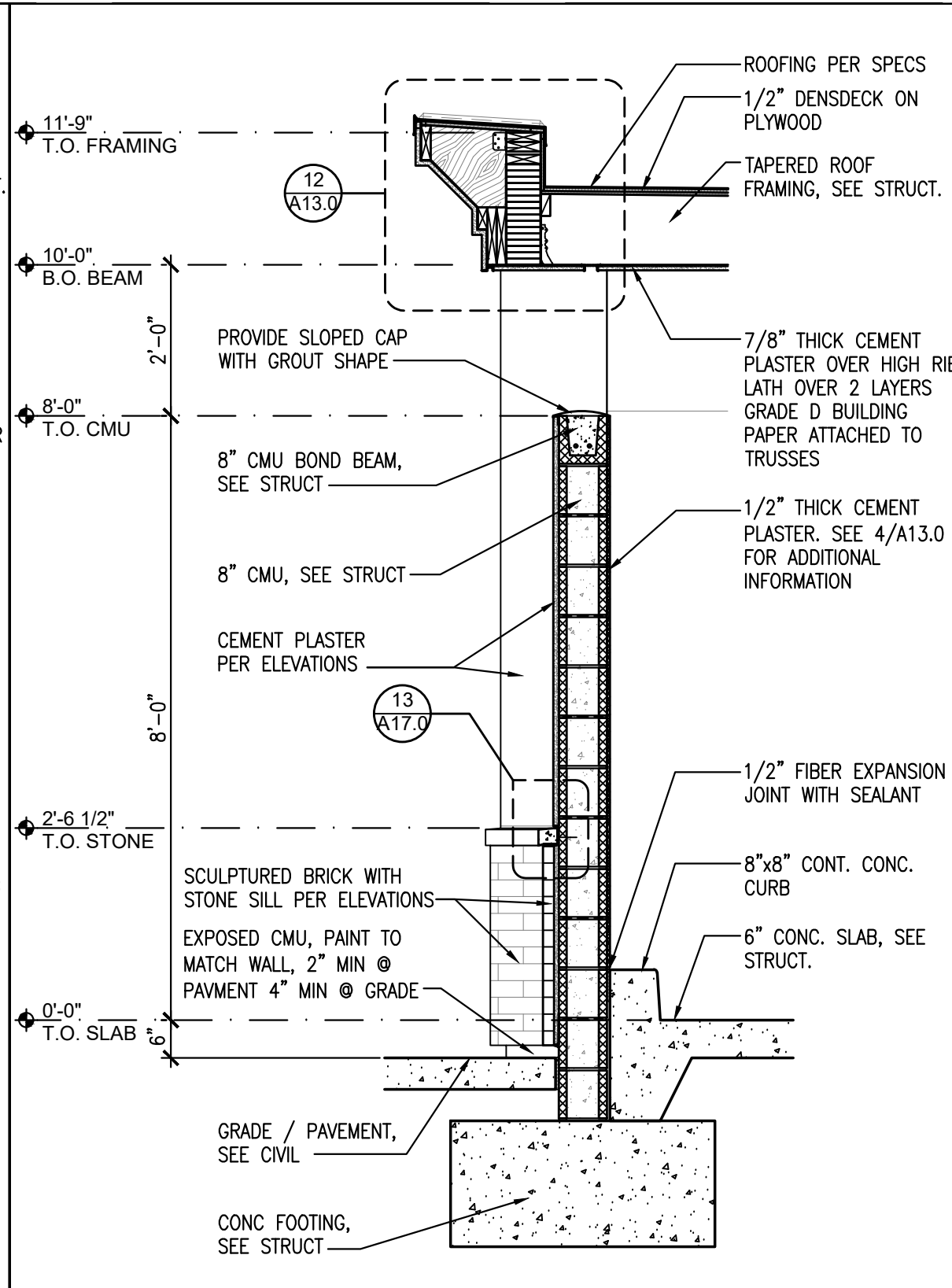
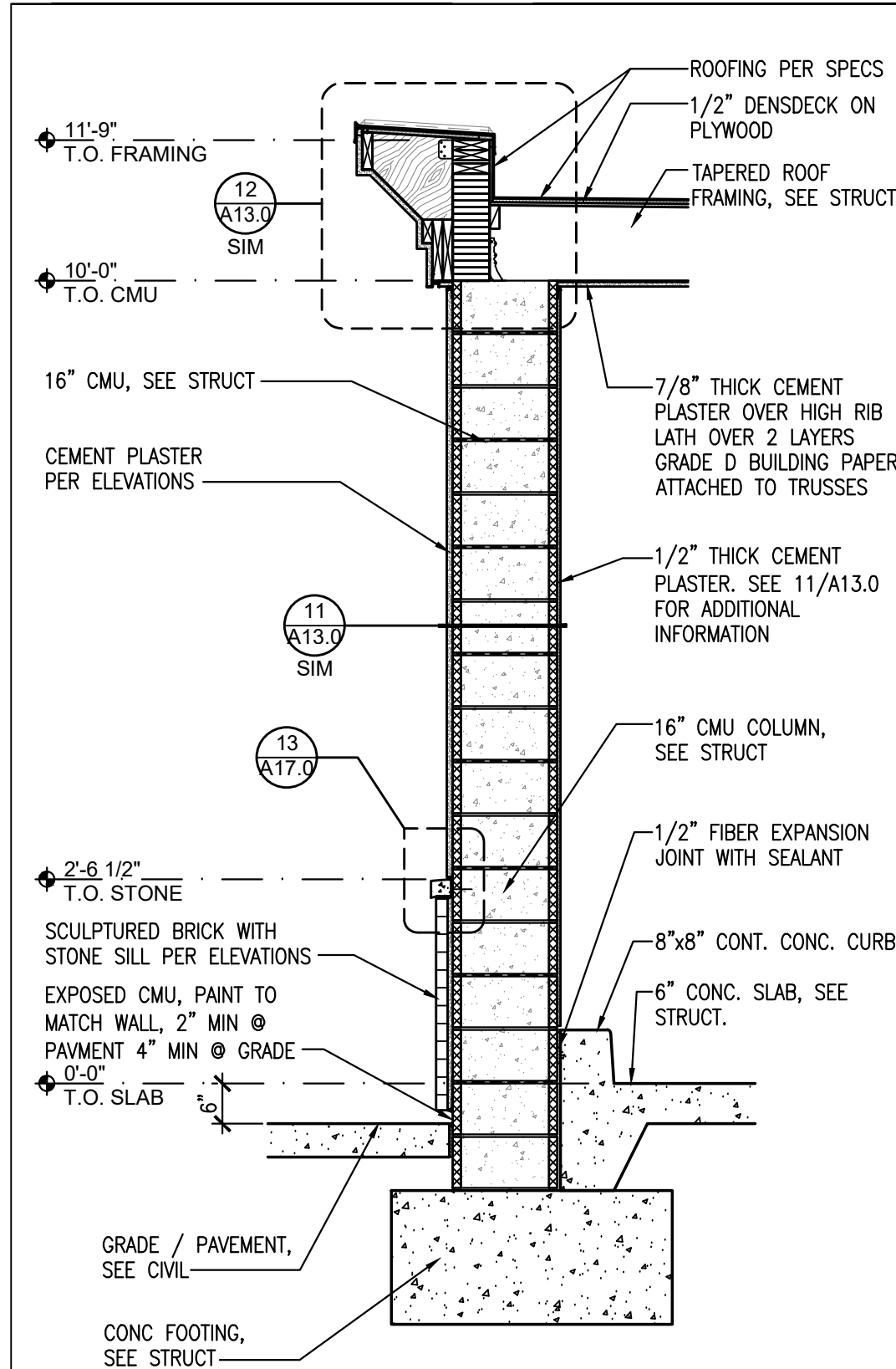
16775 Addison Road | Suite 350
 Addison, TX 75001 | (469) 960-2322

ISSUE RECORD

DATE	DESCRIPTION
3-31-2023	ISSUED FOR PERMIT

REVISION RECORD

NO.	DESCRIPTION
-----	-------------



PARKER COLORADO
Final Document
Subject To Conditions in Approval Letter
APPROVED DATE: 07/12/2023
SCALE: 1/4" = 1'-0"

Planning Approval By: A. Wood Hicken
FRY REGLET VENT 2" VENT
SCREEN "PCS-75-V-200"
DO NOT PAINT

PROFESSIONAL SEAL
KEVIN L. HEINRICHSON
ARC 400504
LICENSED ARCHITECT
3-31-2023

PROTOTYPE VERSION 16U.3.2
PROJECT NAME
IN-N-OUT BURGER

PARKER COLORADO
S PARKER RD & PINE LANE
PARKER, CO 80134

IN-N-OUT BURGER
GOD BLESS AMERICA

PROJECT NUMBER
210760
SHEET TITLE
TRASH ENCLOSURE PLANS & ELEVATIONS OPTION "B"
SHEET NUMBER
A13.0

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

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

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

ELEVATION A' SCALE: 3" = 1'-0" 5

ELEVATION B' SCALE: 3" = 1'-0" 4

ELEVATION C' SCALE: 3" = 1'-0" 4

ELEVATION D' SCALE: 1 1/4" = 1'-0" 2

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

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

ROOF PLAN SCALE: 1/4" = 1'-0" 7

FLOOR PLAN SCALE: 1/4" = 1'-0" 3

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

CORNICE DETAIL SCALE: 1 1/2" = 1'-0" 12

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

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

DOUBLE GATES SCALE: 3" = 1'-0" 5

MAN GATE SCALE: 3" = 1'-0" 4

R.C.P. SCALE: 1 1/8" = 1'-0" 2

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

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

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

ELEVATION A' SCALE: 3" = 1'-0" 5

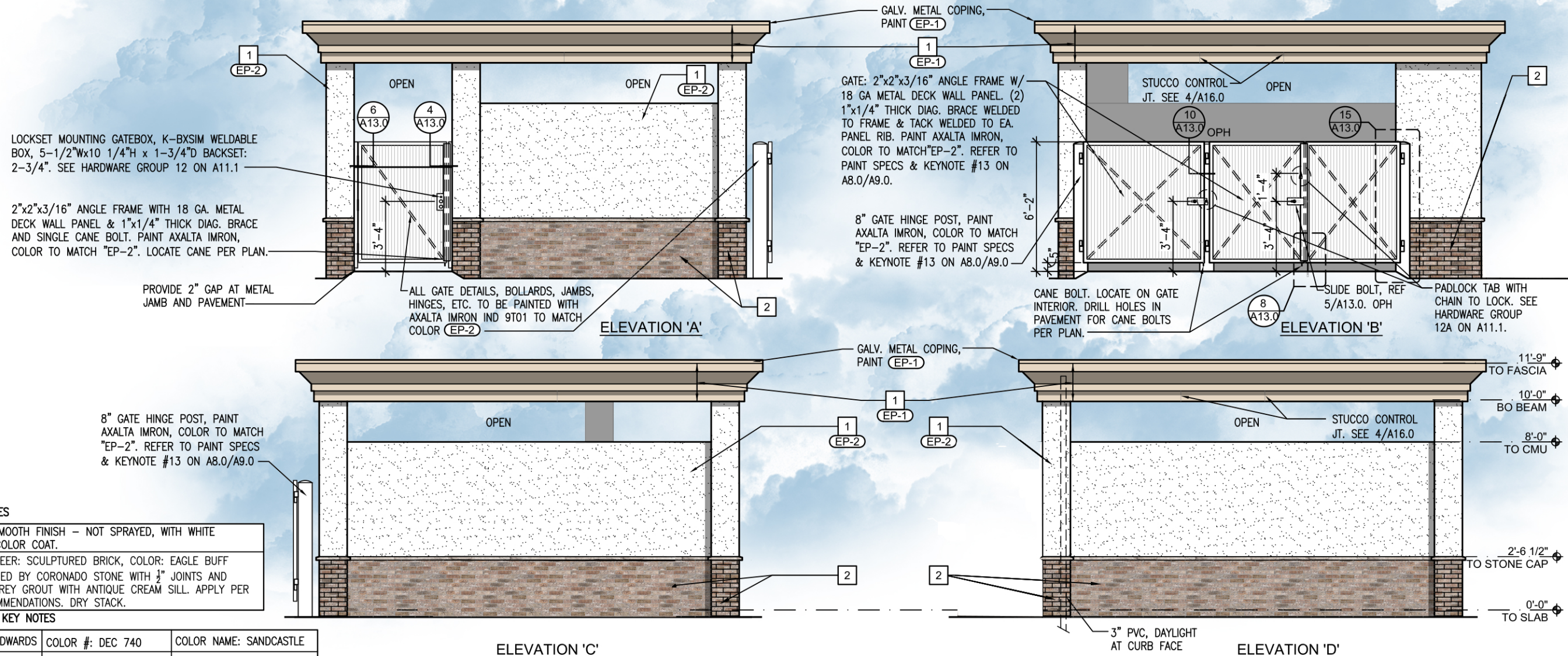
ELEVATION B' SCALE: 3" = 1'-0" 4

ELEVATION C' SCALE: 3" = 1'-0" 4

ELEVATION D' SCALE: 1 1/4" = 1'-0" 2

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



FINISH KEY NOTES

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

EXTERIOR PAINT KEY NOTES

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

ELEVATIONS

PARKER
COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 07/12/2023

Planning Approval By: A. Wood Hicken