

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.
	12/21/2022	1ST CD SUBMITTAL	PJD
	04/26/2023	2ND SP SUBMITTAL	PJD
	06/16/2023	3RD SP SUBMITTAL	PJD
	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD
	10/11/2023	SITE PLAN ADJ. 5TH SUB	PJD
	03/19/2024	SITE PLAN ADJ. NO. 2 - 1ST SUB	PJD
	06/04/2024	REVISION 1	PJD

Project No: INO00014.20
Drawn By: JNE
Checked By: PJD
Date: 03/19/2024

SITE DETAILS

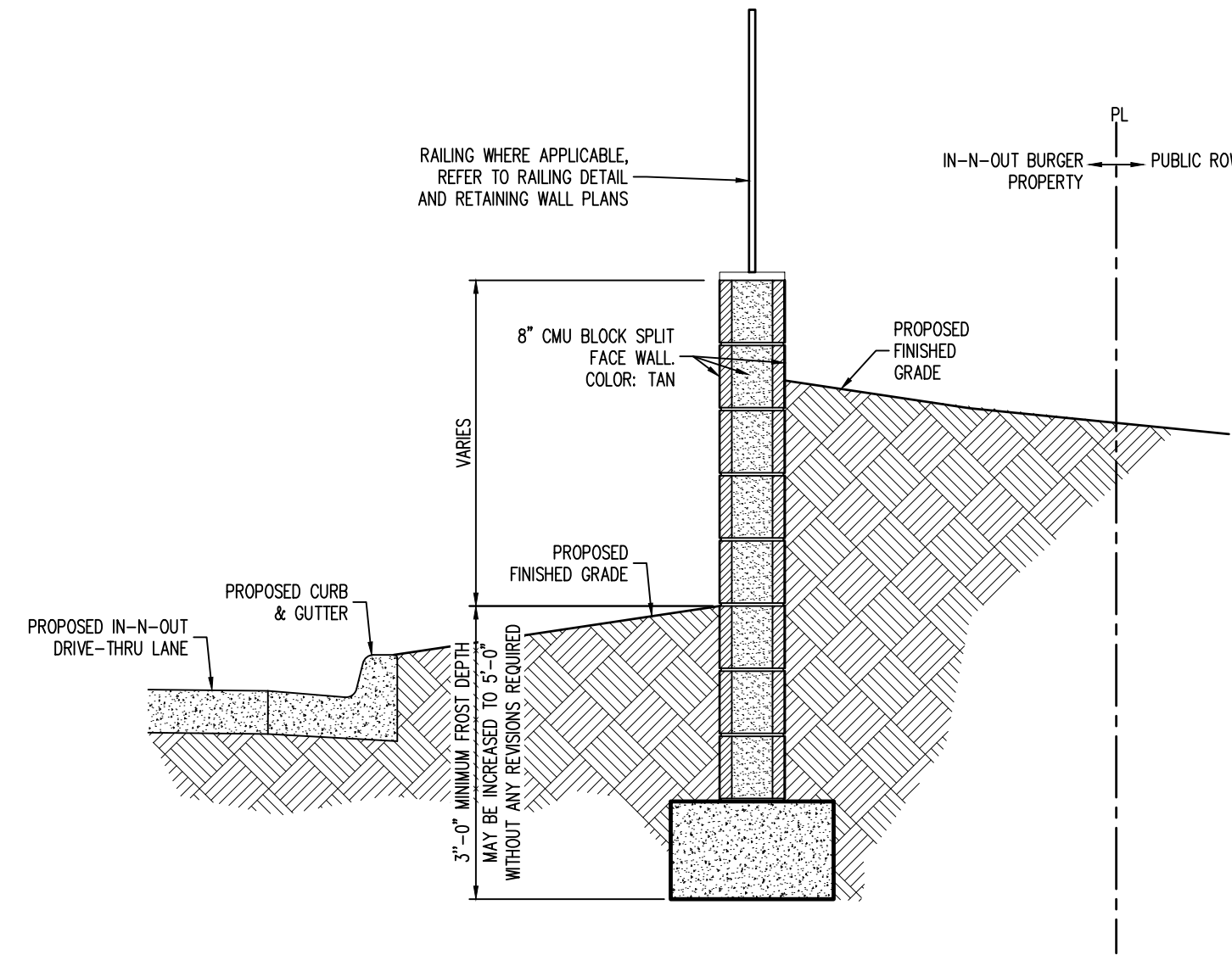
SP1.4
Sheet 7 of 17

IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

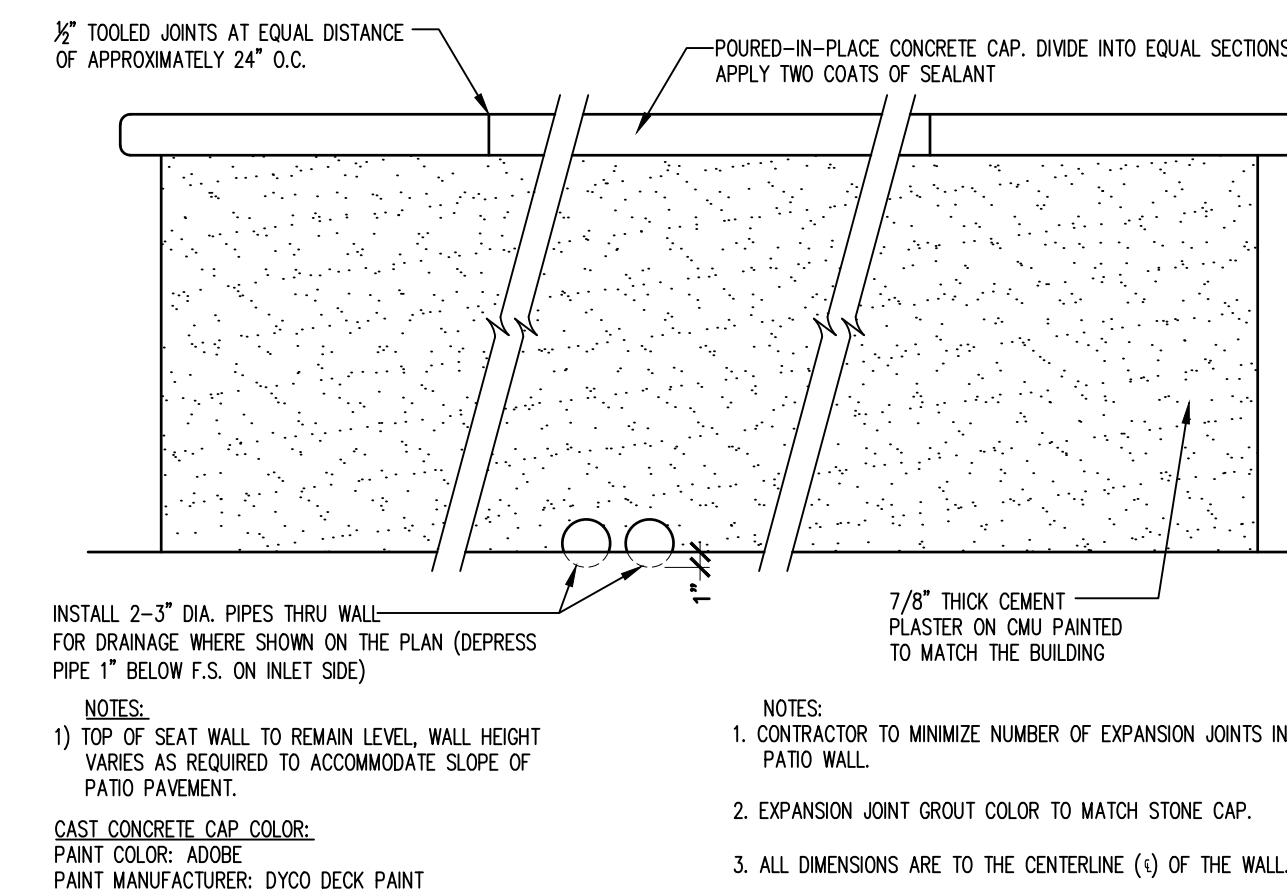
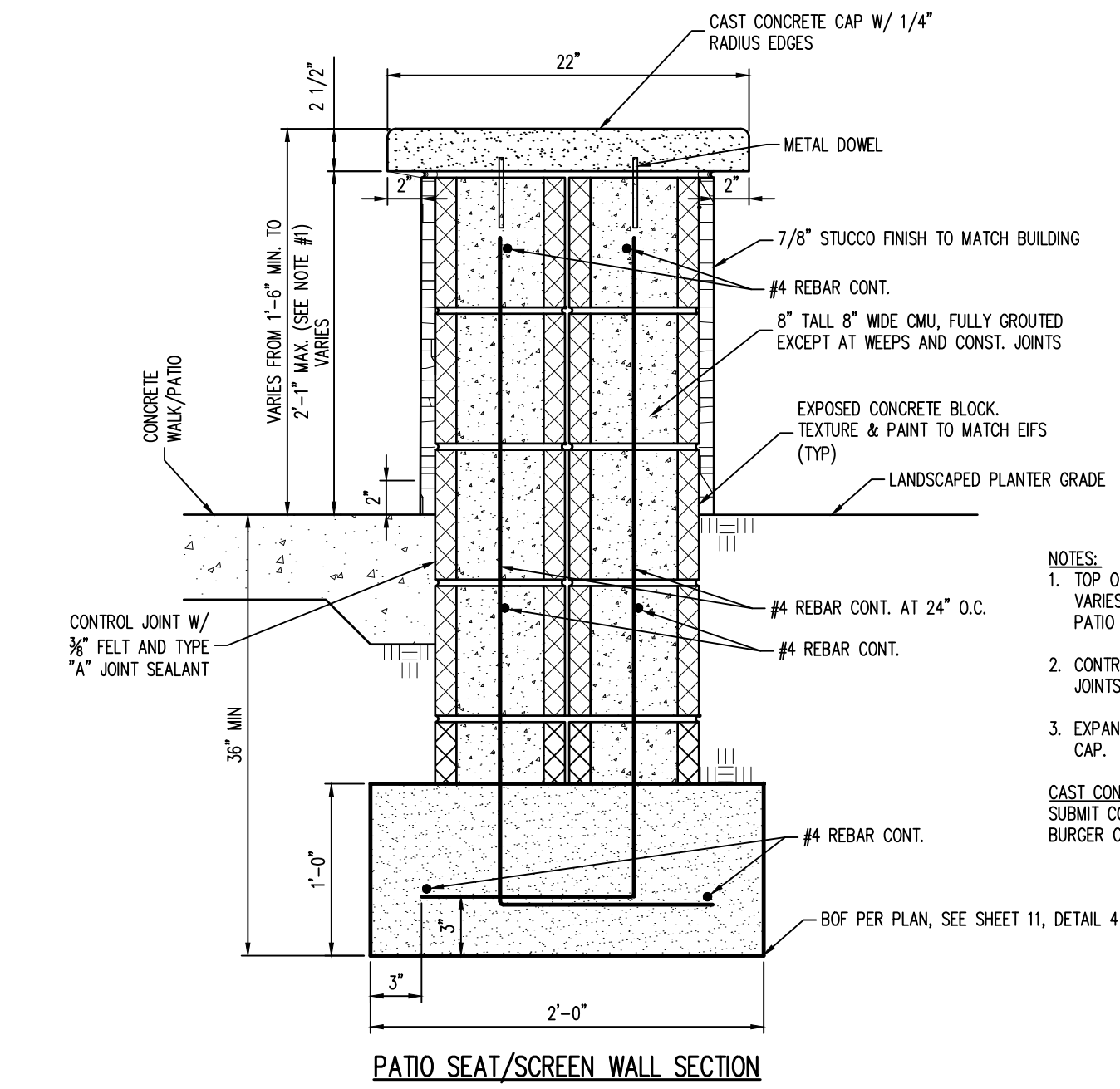
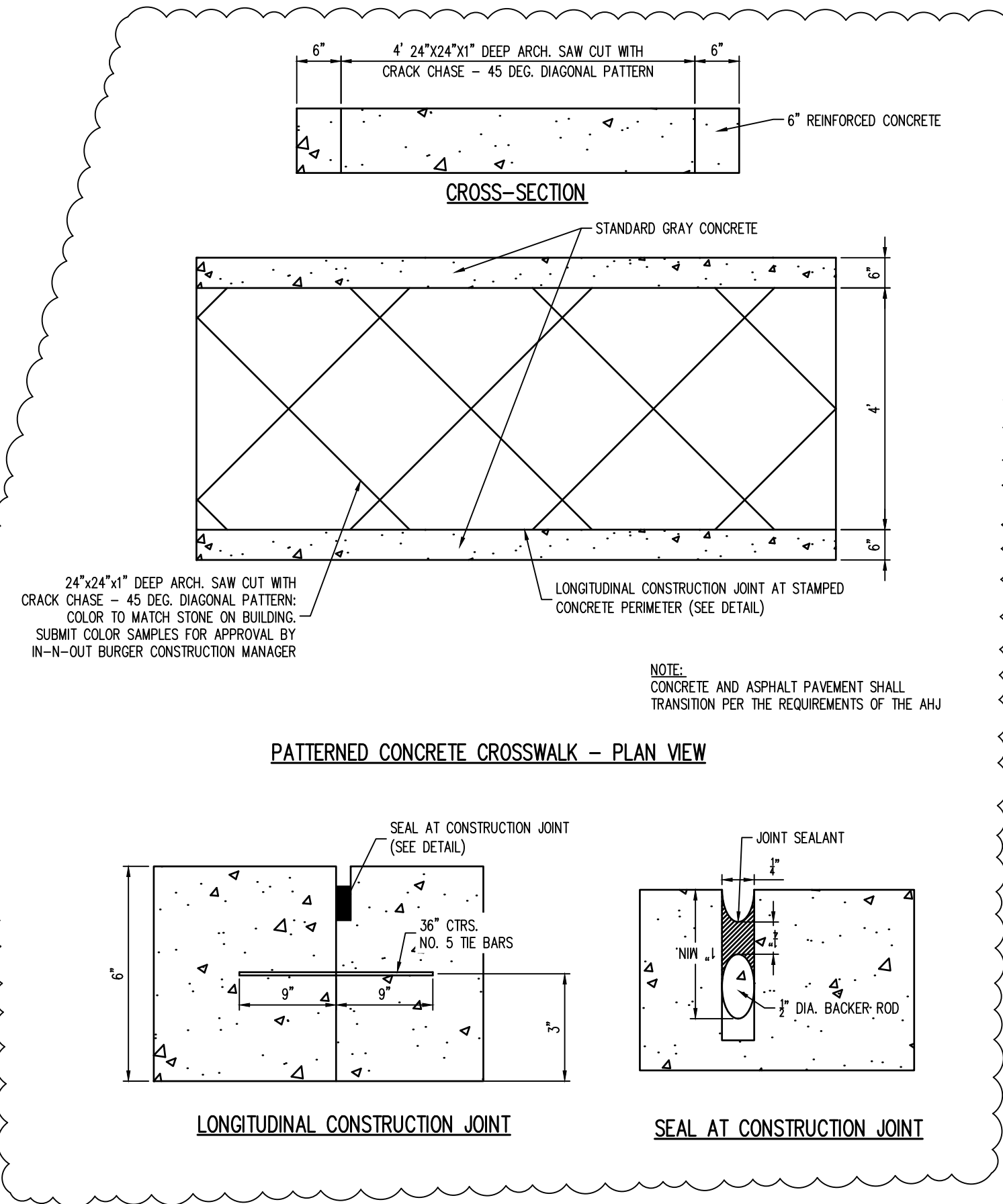
PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN ADJUSTMENT

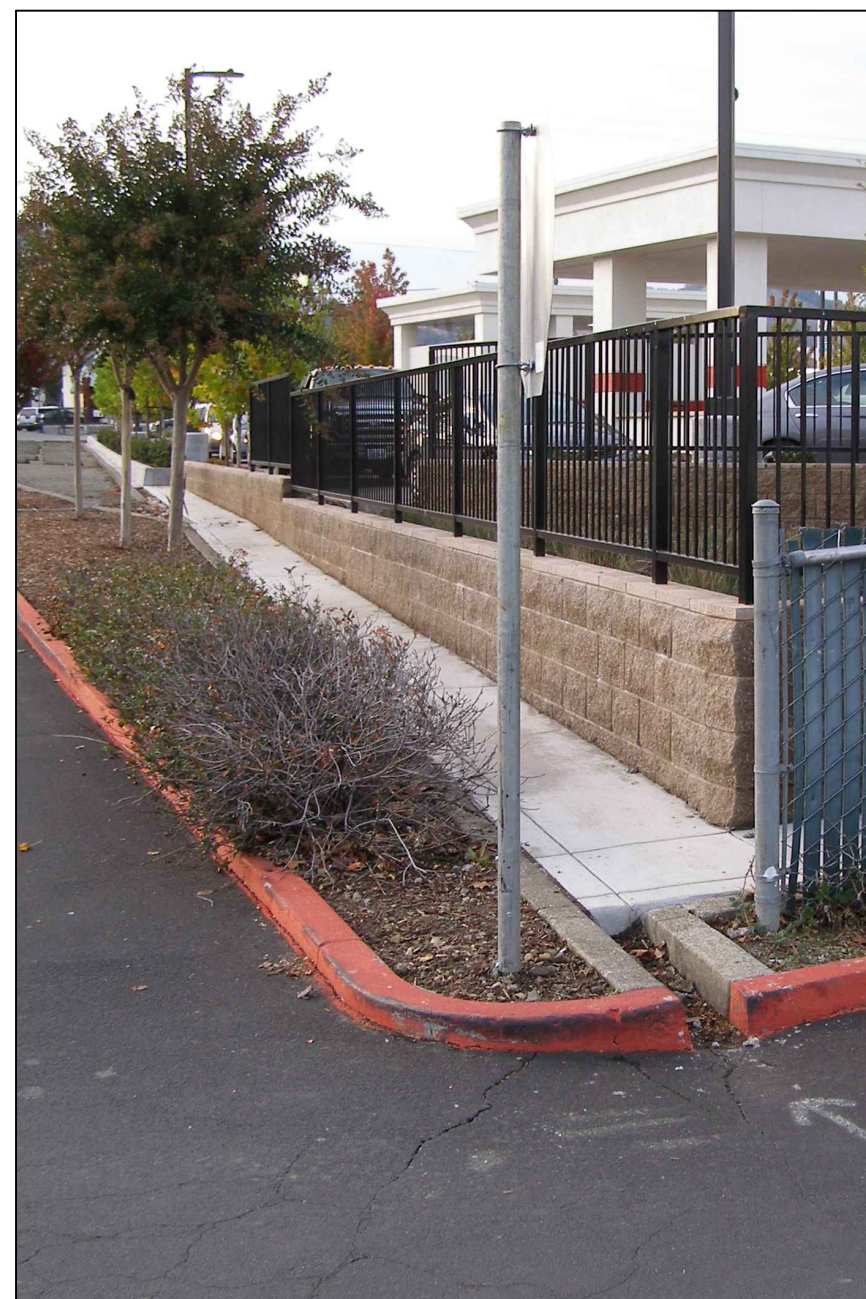


RETAINING WALL: PRELIMINARY NOTES

- 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).
- ENGINEERING RECOMMENDATIONS**
 - 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.
 - 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.
- 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.
- 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.



SEAT WALL DETAIL
NOT TO SCALE



PROPOSED CMU WALL-SECTION CONCEPTUAL DETAIL
NOT TO SCALE

