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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

Project No: INC000014-20
Drawn By: JNE
Checked By: PJD
Date: 12/23/2022

SITE PLAN

SP1.0
Sheet 3 of 12



IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE

DESCRIPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (1 PER 100 SF NLA)	37	61
2. ACCESSIBLE SPACE	2	4 (2 VAN)
3. TOTAL	39	65
4. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE	-	24
5. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	2	2

SITE LEGEND

	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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES. SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD, REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY OR CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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.

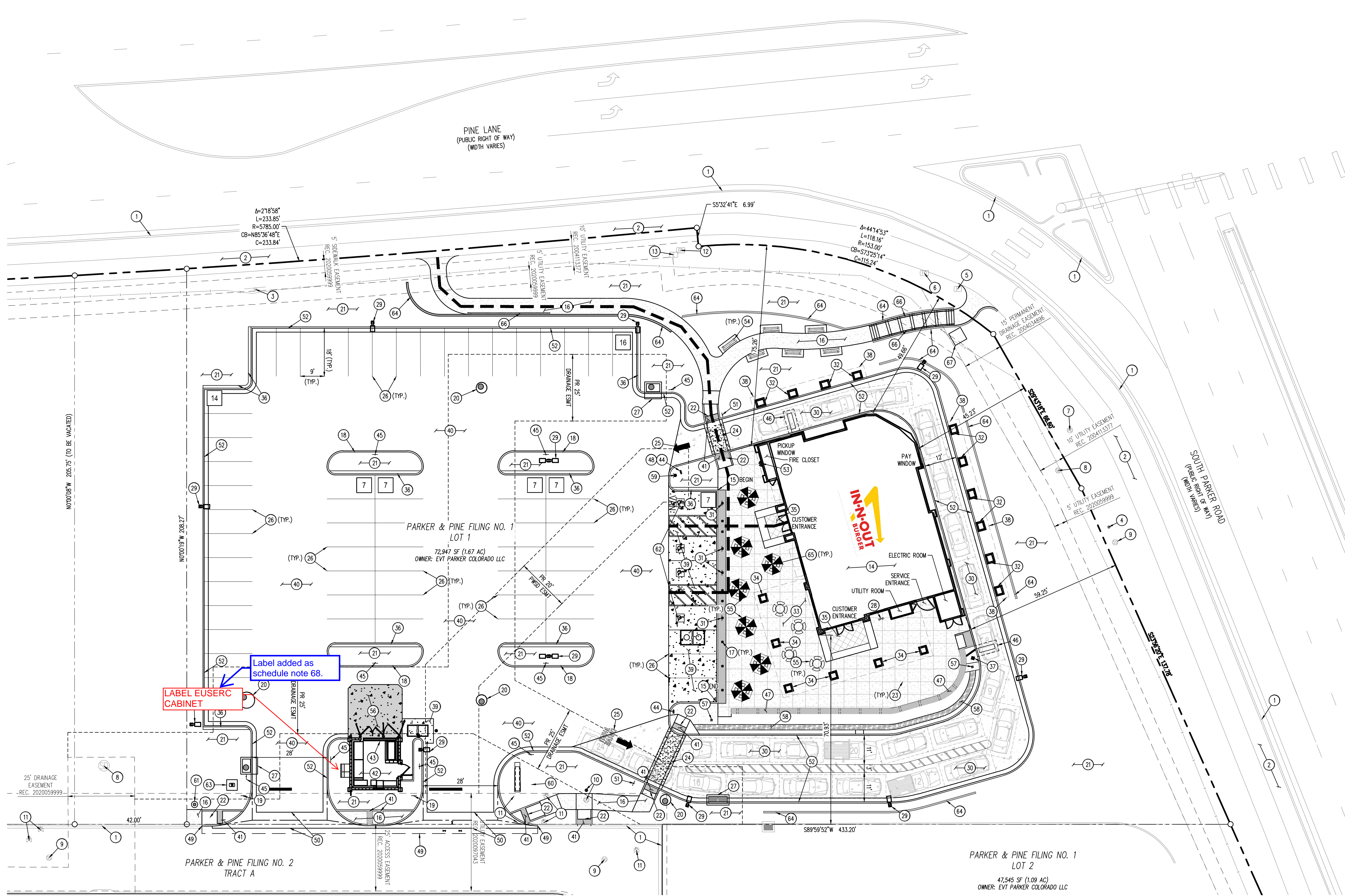
ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

BASIS OF BEARING
BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°17'51"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 225617", AS SHOWN HEREON.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY 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.



SCHEDULE

1 EXISTING CURB AND GUTTER TO REMAIN	17 PROPOSED WHITE DECORATIVE BOLLARD	33 PROPOSED OUTDOOR SEATING AREA (REF ARCHITECTURAL PLANS)	45 PROPOSED FIRE LANE SIGN	60 PROPOSED MONUMENT SIGN
2 EXISTING SIDEWALK TO REMAIN	18 PROPOSED PRIVATE 6" PLANTER CURB	34 PROPOSED OUTDOOR SEATING CANOPY COLUMN (REF ARCHITECTURAL PLANS)	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	61 PROPOSED 1" IRRIGATION TAP & METER
3 EXISTING SIGN TO REMAIN	19 PROPOSED "STOP" SIGN, MUTCD R1-1	35 PROPOSED DECORATIVE CONCRETE JOINT PATTERN AT CUSTOMER ENTRY	47 PROPOSED SEAT WALL	62 PROPOSED 9'X18' ADA PARKING STALL AND PAINTED ACCESS AISLE WITH 4" SOLID BLUE STRIPING 2' O.C. @ 45° ANGLE
4 EXISTING BOLLARD TO REMAIN	20 PROPOSED STORM SEWER MANHOLE (REF STORM SEWER PLANS)	36 PROPOSED 6" PLANTER CURB W/ 12" SIDEWALK	48 PROPOSED "THANK YOU" SIGN	63 EXISTING ELECTRIC TRANSFORMER ON CONCRETE PAD TO REMAIN
5 EXISTING FIBER OPTIC BOX TO REMAIN	21 PROPOSED LANDSCAPED AREA (REF LANDSCAPE PLAN, SHT SP2.0)	37 PROPOSED IN-N-OUT MENU BOARD AND SPEAKER BOX	49 PROPOSED SAWCUT EXISTING ASPHALT PAVEMENT	64 PROPOSED RETAINING WALL
6 EXISTING FIBER OPTIC PEDESTAL TO REMAIN	22 PROPOSED ADA RAMP WITH DETECTABLE WARNING	38 PROPOSED IN-N-OUT DRIVE THRU CANOPY (REF ARCHITECTURAL PLANS)	50 PROPOSED 6" CONCRETE CROSSSPAN	65 PROPOSED SEATING TABLE WITH UMBRELLA
7 EXISTING FIBER OPTIC MANHOLE TO REMAIN	23 PROPOSED CONCRETE SAWCUT JOINT	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 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)	51 PROPOSED "PEDESTRIAN CROSSING" SIGN	66 PROPOSED HANDRAILS
8 EXISTING STORM DRAIN MANHOLE TO REMAIN	24 PROPOSED COLORED CONCRETE CROSSWALK	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. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS)	52 PROPOSED PRIVATE 6" CURB W/ 18" OUTER	67 PROPOSED PUBLIC ART AREA
9 EXISTING SANITARY SEWER MANHOLE TO REMAIN	25 PROPOSED DECONCRETE MARKING	41 INSTALL 3" WIDE ADA ACCESSIBLE TRUNCATED DOMES DETECTABLE WARNING STRIP. CONTRACTOR TO PROVIDE SAMPLE TO BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION.	53 PROPOSED FIRE DEPARTMENT CONNECTION	
10 EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED AND REPLACED	26 PROPOSED 9'X18' STANDARD PARKING STALL W/4" SOLID WHITE STRIPING	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.	54 PROPOSED BENCH SEATING (REF LANDSCAPE ARCHITECTURAL PLANS)	
11 EXISTING WATER VALVE TO REMAIN	27 PROPOSED STORM SEWER INLET; REF STORM SEWER 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.	55 PROPOSED COVERED SEATING TABLE (REF ARCHITECTURAL PLANS)	
12 EXISTING ELECTRIC PEDESTAL TO REMAIN	28 PROPOSED BICYCLE RACK	44 PROPOSED IN-N-OUT DRIVE THRU SIGNAGE	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 GEOTECH RECOMMENDATIONS, REF GEOTECHNICAL REPORT FOR FURTHER PAVEMENT SPECIFICATIONS)	
13 EXISTING ELECTRIC BOX TO REMAIN	29 PROPOSED SITE LIGHTS		57 PROPOSED CONCRETE PAD WITH UMBRELLA	
14 PROPOSED 3,879 SF IN-N-OUT BURGER RESTAURANT, REF BUILDING PLANS	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 (REF GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS)		58 PROPOSED ASSOCIATE WALKWAY	
15 PROPOSED 0" CONCRETE CURB	31 PROPOSED ADA SIGNAGE W/ PAINTED WHITE POLE		59 PROPOSED FIRE HYDRANT	
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	32 PROPOSED DRIVE THRU CANOPY COLUMN (REF ARCHITECTURAL PLANS)			

