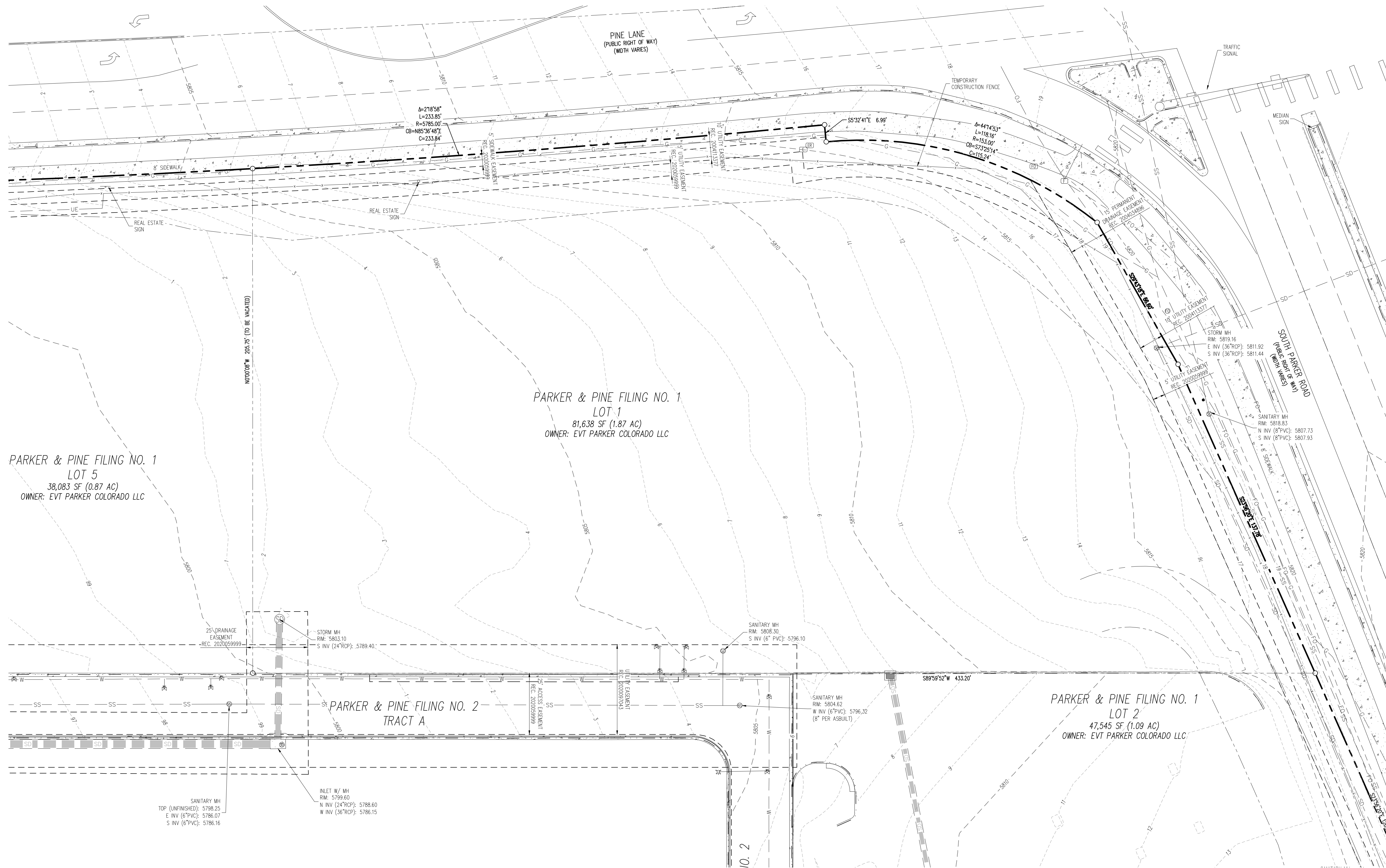


PARKER & PINE FILING 1, AMENDMENT NO. 1

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

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NOT FOR CONSTRUCTION

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

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

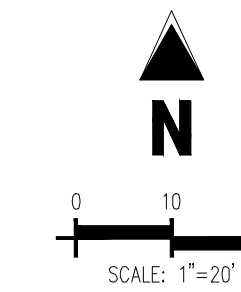
Project No: IN00001420
Drawn By: JNE
Checked By: PJD
Date: 06/16/2023

EXISTING CONDITIONS

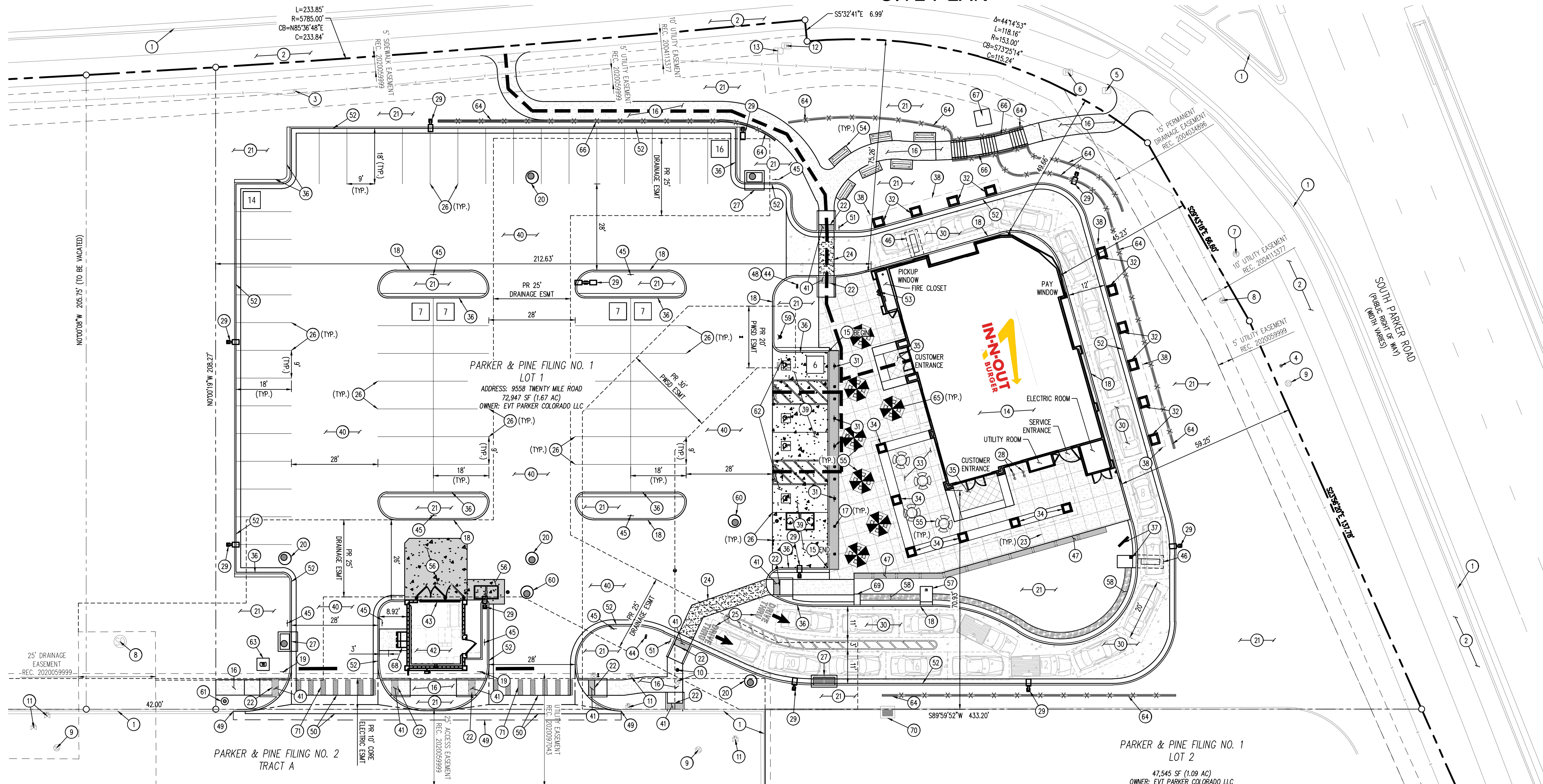
SP0.1
Sheet 2 of 17

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



SITE PLAN



| 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 | - | 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 |

SITE LEGEND

- PROPERTY LINE
- - - EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - EXISTING EASEMENT
- - - PROPOSED SAWTOOTH 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 CLEANOUT TO REMAIN
- EXISTING STORM SEWER MANHOLE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING ELECTRIC PEDESTAL TO REMAIN
- EXISTING ELECTRIC BOX TO REMAIN
- PROPOSED REMOTE FDC
- PROPOSED FIRE HYDRANT
- PARKING COUNT
- SURVEY MONUMENT

| SCHEDULE | |
|----------|---|
| 1 | EXISTING CURB AND GUTTER TO REMAIN |
| 2 | EXISTING SIDEWALK TO REMAIN |
| 3 | EXISTING SIGN TO REMAIN |
| 4 | EXISTING BOLLARD TO REMAIN |
| 5 | EXISTING FIBER OPTIC BOX TO REMAIN |
| 6 | EXISTING FIBER OPTIC PEDESTAL TO REMAIN |
| 7 | EXISTING FIBER OPTIC 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 SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS) |
| 40 | PROPOSED ASPHALT PAVEMENT - 4.5" THICK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS) |
| 41 | INSTALL 3" WIDE ADA ACCESSIBLE TRUNCATED DUMES 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 TIRE PUNTING 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 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 CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

BASIS OF BEARING

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY
BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE 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 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 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.

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

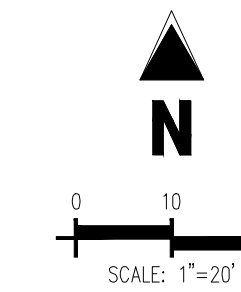
| # | Date | Issue / Description | Init. |
|---|------------|---------------------|-------|
| | 12/21/2022 | 1ST CD SUBMITTAL | PJD |
| | 04/26/2023 | 2ND SP SUBMITTAL | PJD |
| | 06/16/2023 | 3RD SP SUBMITTAL | PJD |

| | |
|-------------|--------------|
| Project No: | IN0000014-20 |
| Drawn By: | JINE |
| Checked By: | PJD |
| Date: | 06/16/2023 |

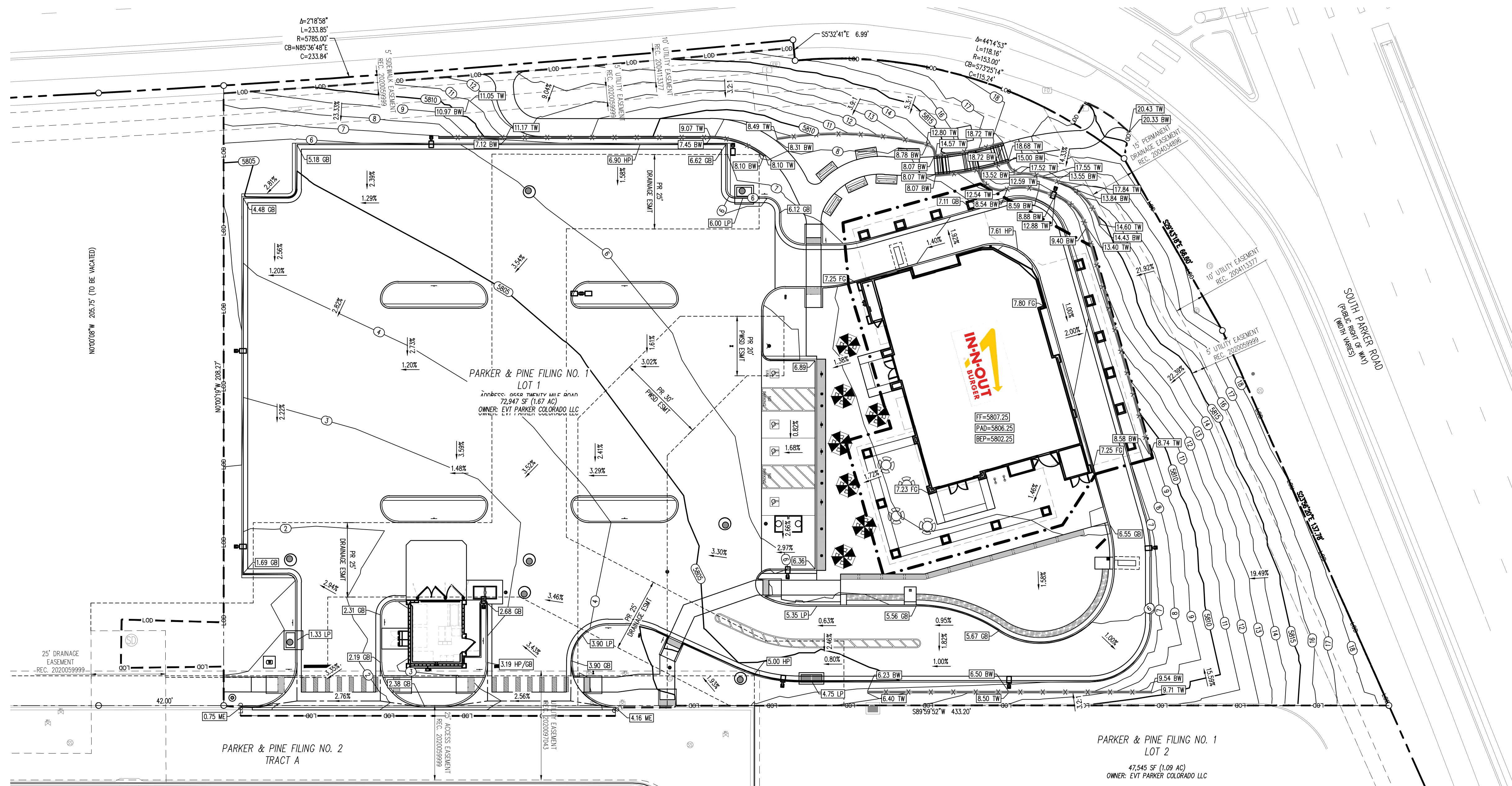
SITE PLAN

PARKER & PINE FILING 1, AMENDMENT NO. 1

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



SITE PLAN



GRADING LEGEND

| | |
|-----|---|
| --- | PROPERTY LINE |
| --- | EXISTING LOT LINE |
| --- | PROPOSED LOT LINE |
| --- | EXISTING EASEMENT |
| --- | PROPOSED 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 CLEANHOLE 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 DURING 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: _____ DATE: _____

PROJECT NO: _____

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.

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

| # | Date | Issue / Description | Init. |
|---|------------|---------------------|-------|
| 1 | 12/21/2022 | 1ST CD SUBMITTAL | PJD |
| 2 | 04/24/2023 | 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

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

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

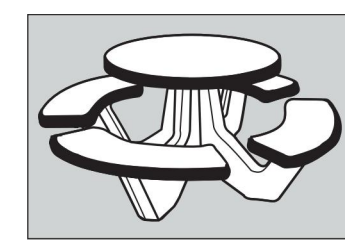
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IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

2/04 TF 3125 LRC 38 Table

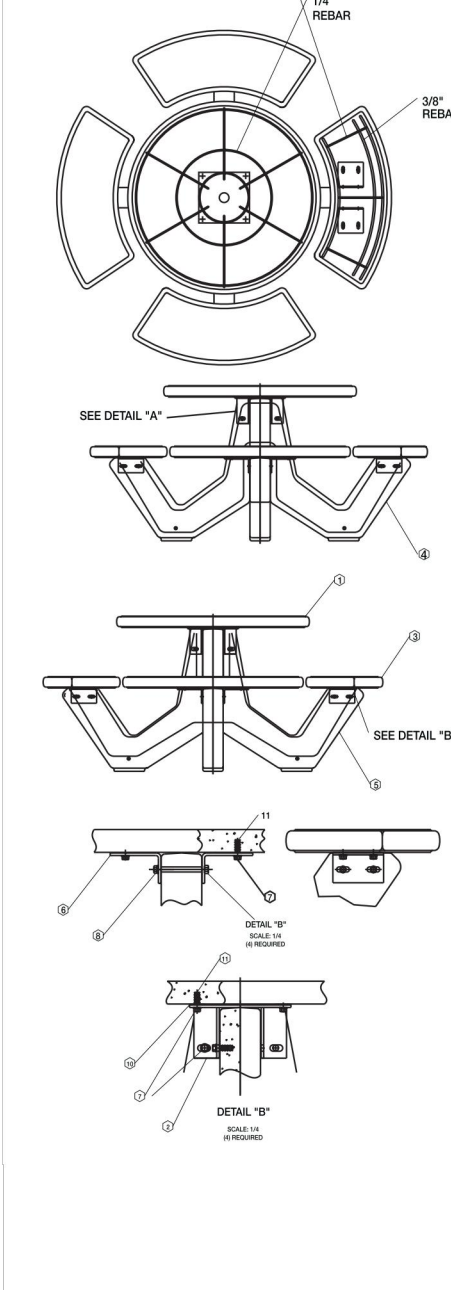


Options:
Note: Options may change without notice. Call to confirm current options.
Smooth/Stained Concrete (legs):
Tan - Gray
Ground & Polished (top & seats):
Sand - Gray - Brown - Brick Red - Misty Gray
Custom Options Available

Size: 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, (1)- 3/8" 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).
Frame (legs): (1)- top interlocking leg, (1)- bottom interlocking leg.
Top: (1)- 3/8" Dia. x 2".
Benches: (4)- benches 34" L x 12" W x 2" H.
Optional Anchoring: (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. Do not over tighten bolts or inserts will pull out.
Assembly: Periodically rinse with water and mild detergent. Re-seal annually. Packaged un-assembled in crate, and shrink wrapped in plastic.
Maintenance: Periodically rinse with water and mild detergent. Re-seal annually. Packaged un-assembled in crate, and shrink wrapped in plastic.
Packaging: Packaged un-assembled in crate, and shrink wrapped in plastic.
* Accepts umbrella

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

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.

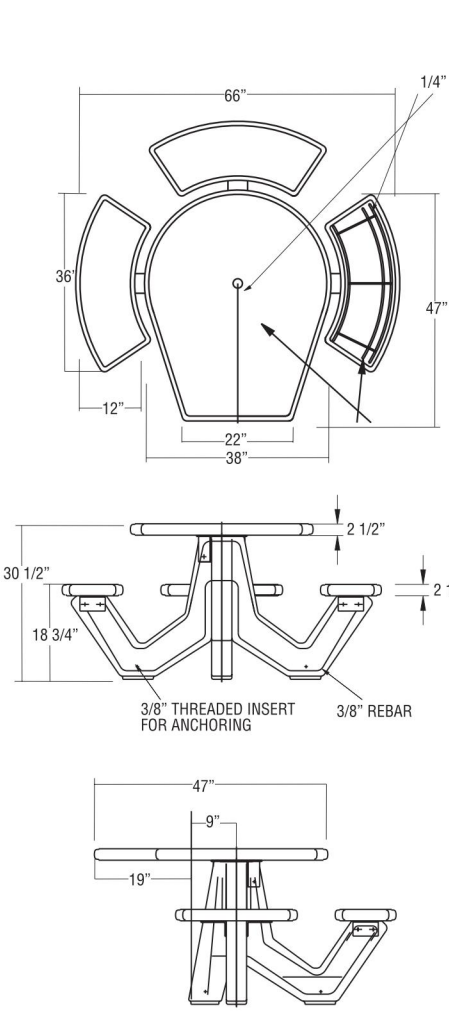
2.1 MANUFACTURERS
A. Acceptable manufacturer for Precast Concrete Tables to be known as Wausau Tile, Inc. Terra-Form Division, PO Box 1520, Wausau, WI 54402-1520, (800) 388-8728, FAX: (715) 355-4627
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary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

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

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.

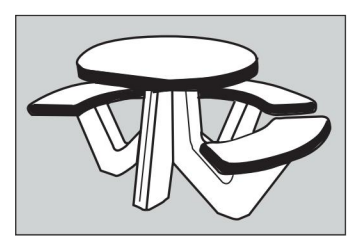
2.1 MANUFACTURERS
A. Acceptable manufacturer for Precast Concrete Tables to be known as Wausau Tile, Inc. Terra-Form Division, PO Box 1520, Wausau, WI 54402-1520, (800) 388-8728, FAX: (715) 355-4627
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary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

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



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

Size: 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. Flat Washers (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, (1)- 3/8" Dia. x 2", (3)- 34" L x 12" W x 2" H, (4)- 3/8" x 1-1/2" inserts (Optional Kit TF2400).
Frame (legs): (1)- top interlocking leg, (1)- bottom interlocking leg.
Top: (1)- 3/8" Dia. x 2".
Benches: (3)- 34" L x 12" W x 2" H.
Optional Anchoring: (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. Packaged un-assembled in crate, and shrink wrapped in plastic.
Packaging: Packaged un-assembled in crate, and shrink wrapped in plastic.
* Accepts Umbrella
* Table must be Anchored
* ADA COMPLIANT

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



VANTAGE GLASSFORM A division of Vantage
est. 1977 and 1992 (separate companies)

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

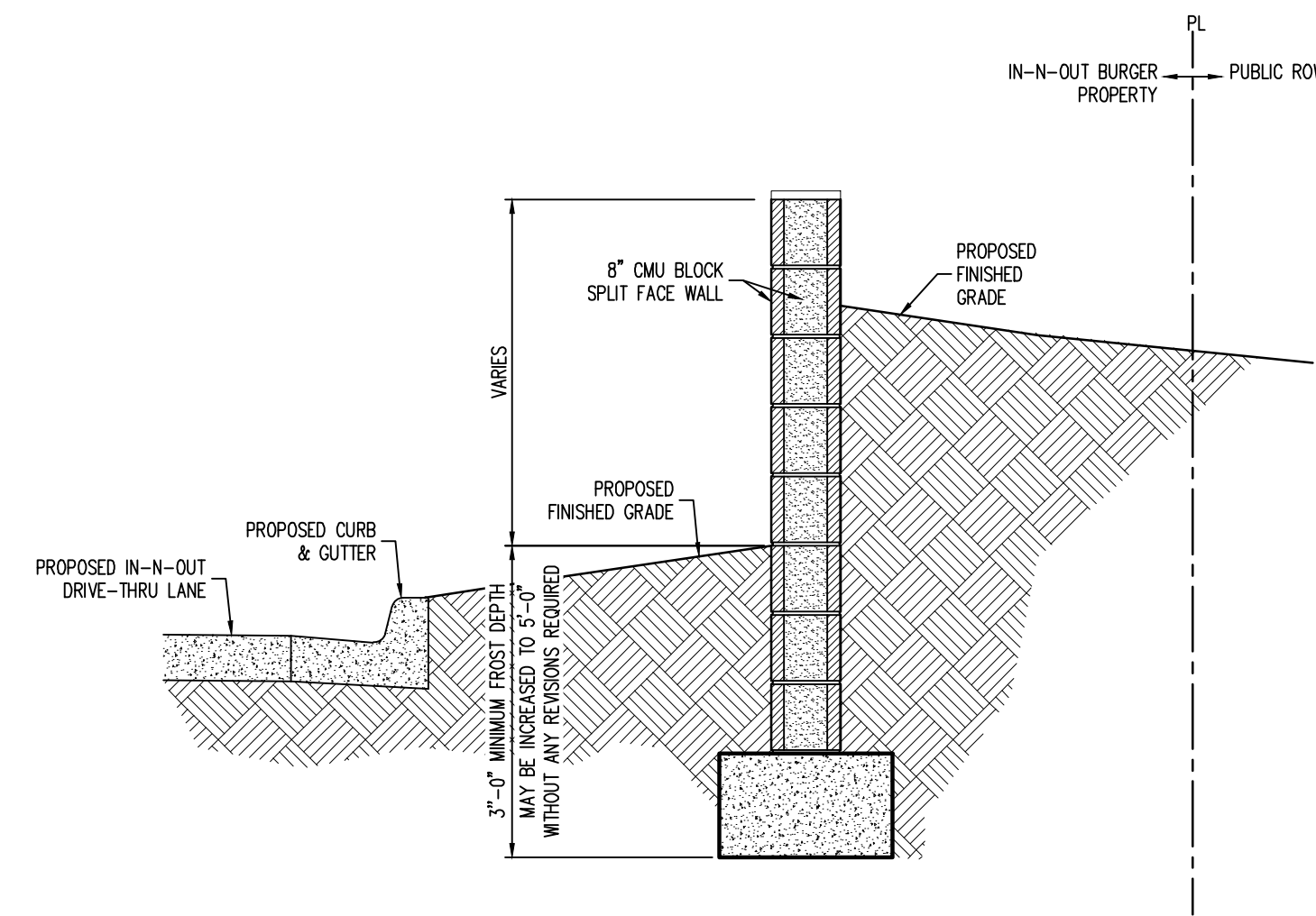
SP1.2

Sheet 5 of 17

PARKER & PINE FILING 1, AMENDMENT NO. 1

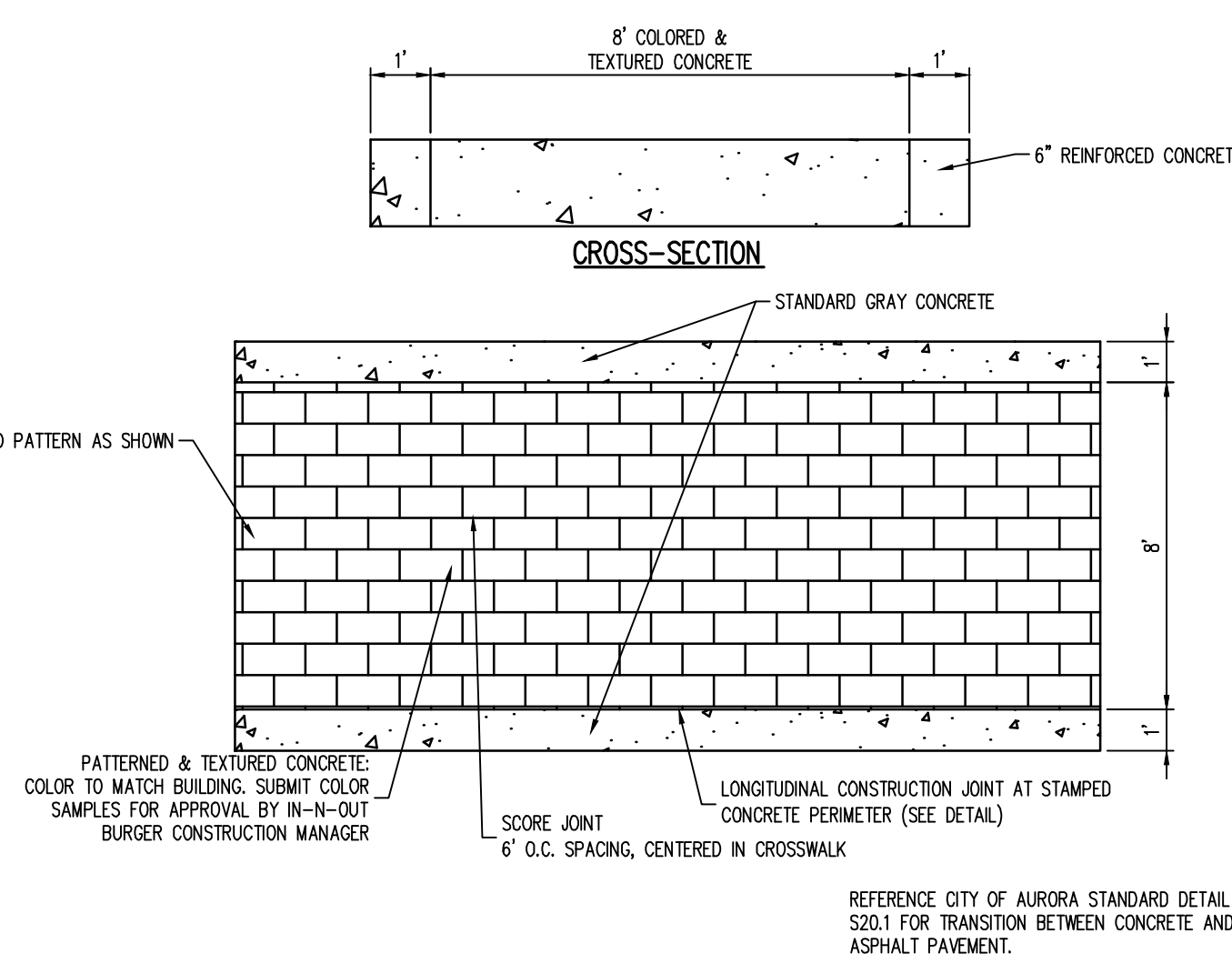
PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO

SITE PLAN

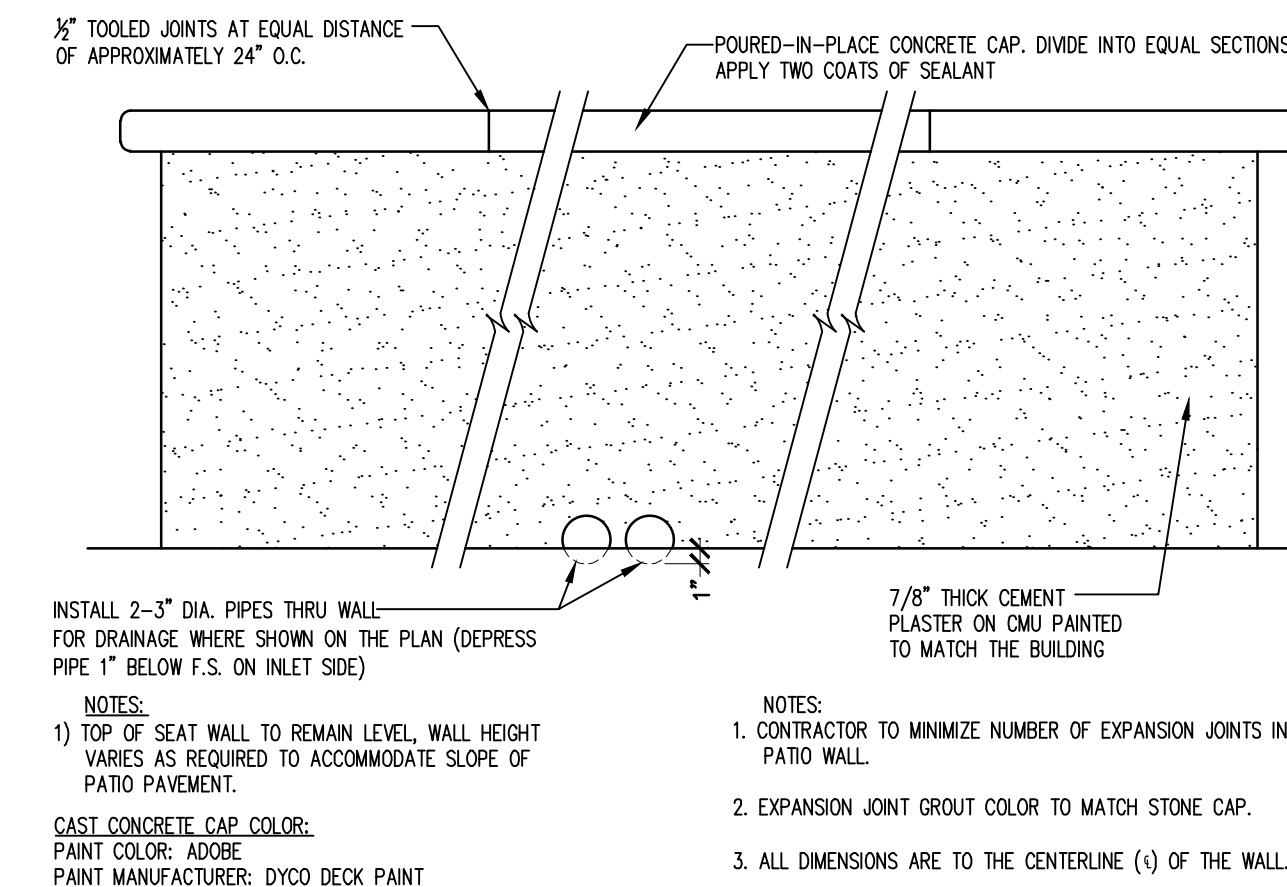
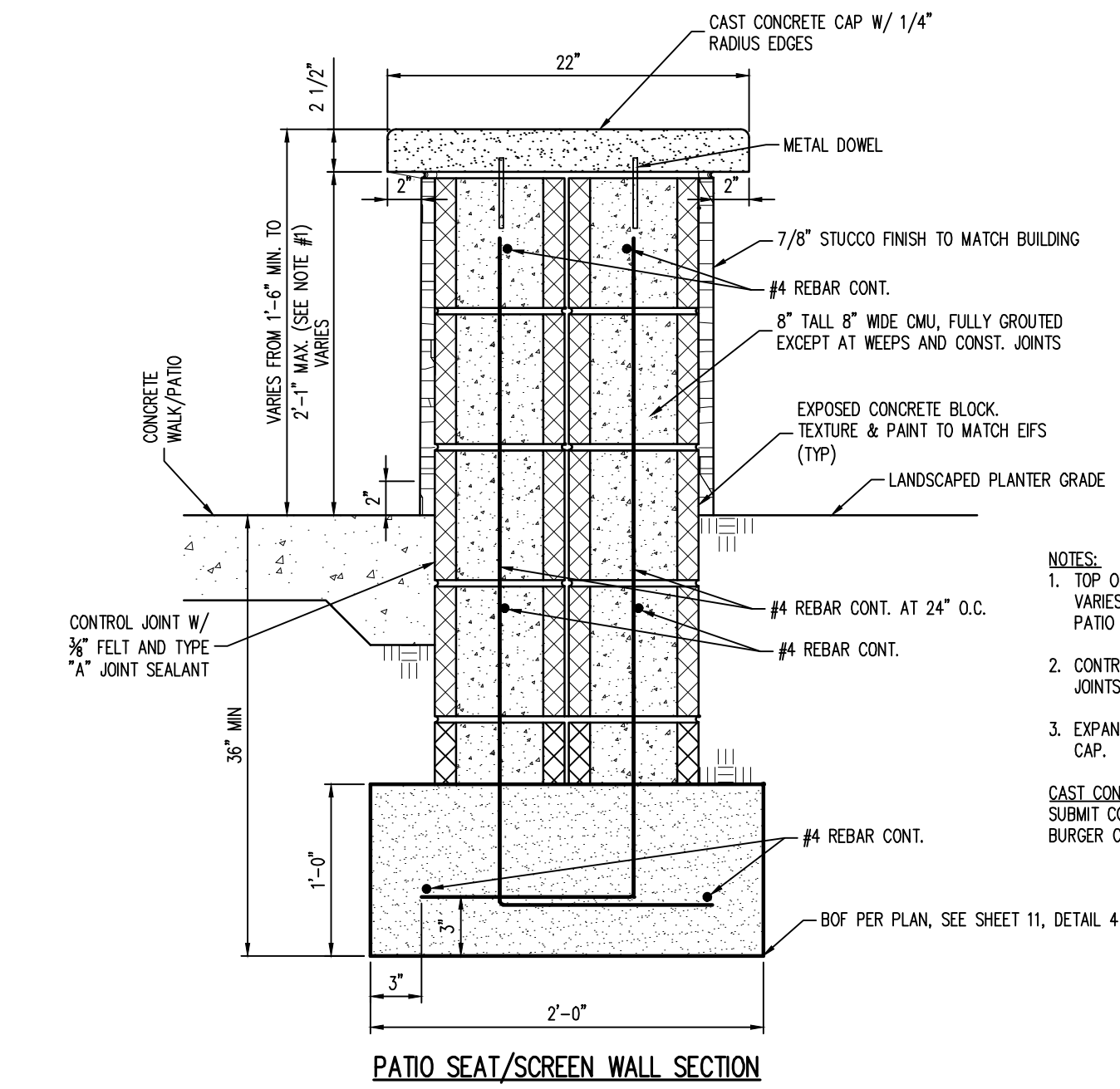
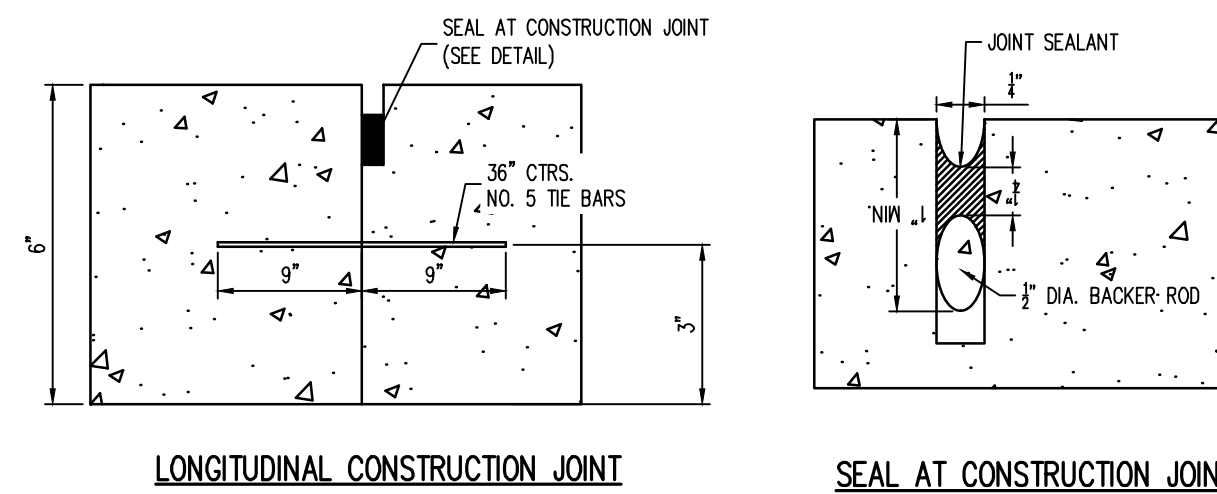


RETAINING WALL: PRELIMINARY NOTES

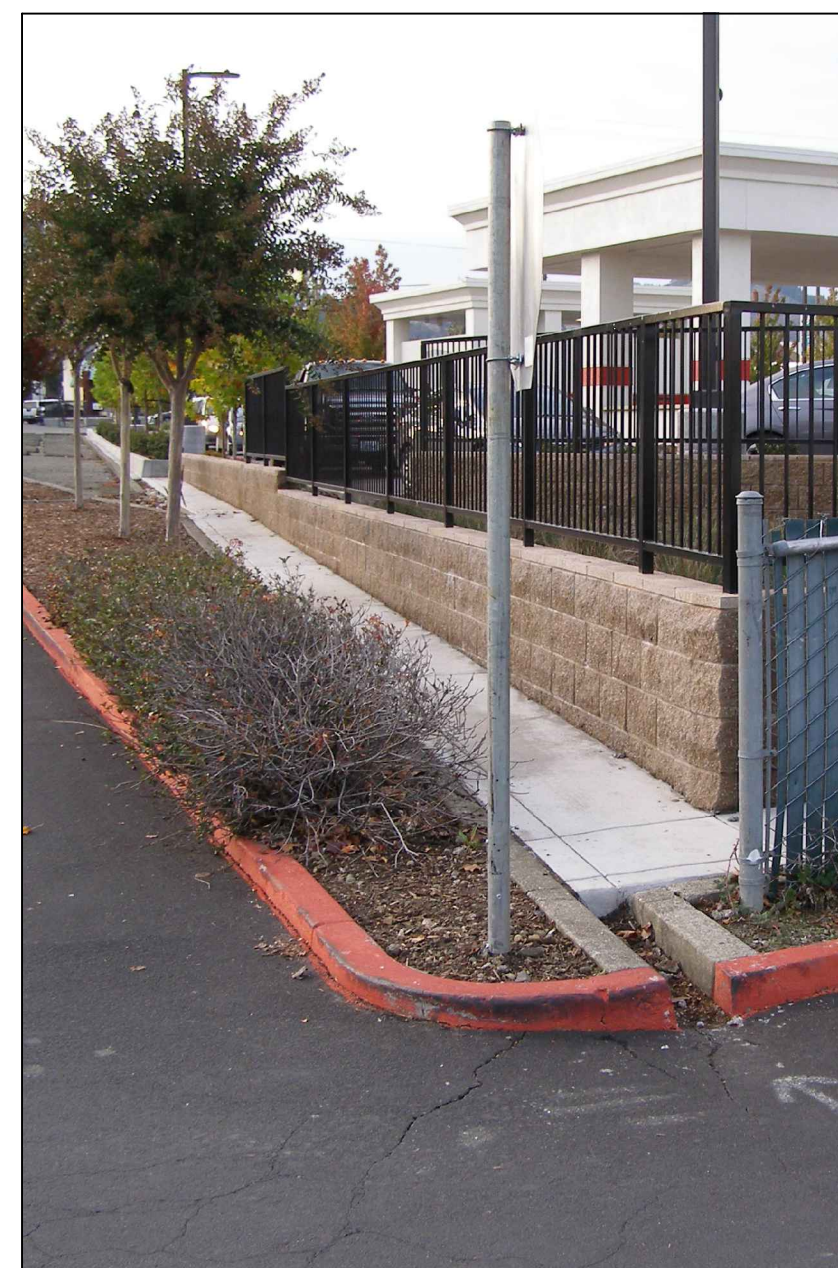
- GOVERNING CODE**
THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE, 2006 EDITION, HEREAFTER REFERRED TO AS THE IBC, AS ADOPTED AND MODIFIED BY THE COUNTY OF DOUGLAS, UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION (AHJ).
- ENGINEERING RECOMMENDATIONS**
 - 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.



COLORED & TEXTURED CONCRETE CROSSWALK - PLAN VIEW



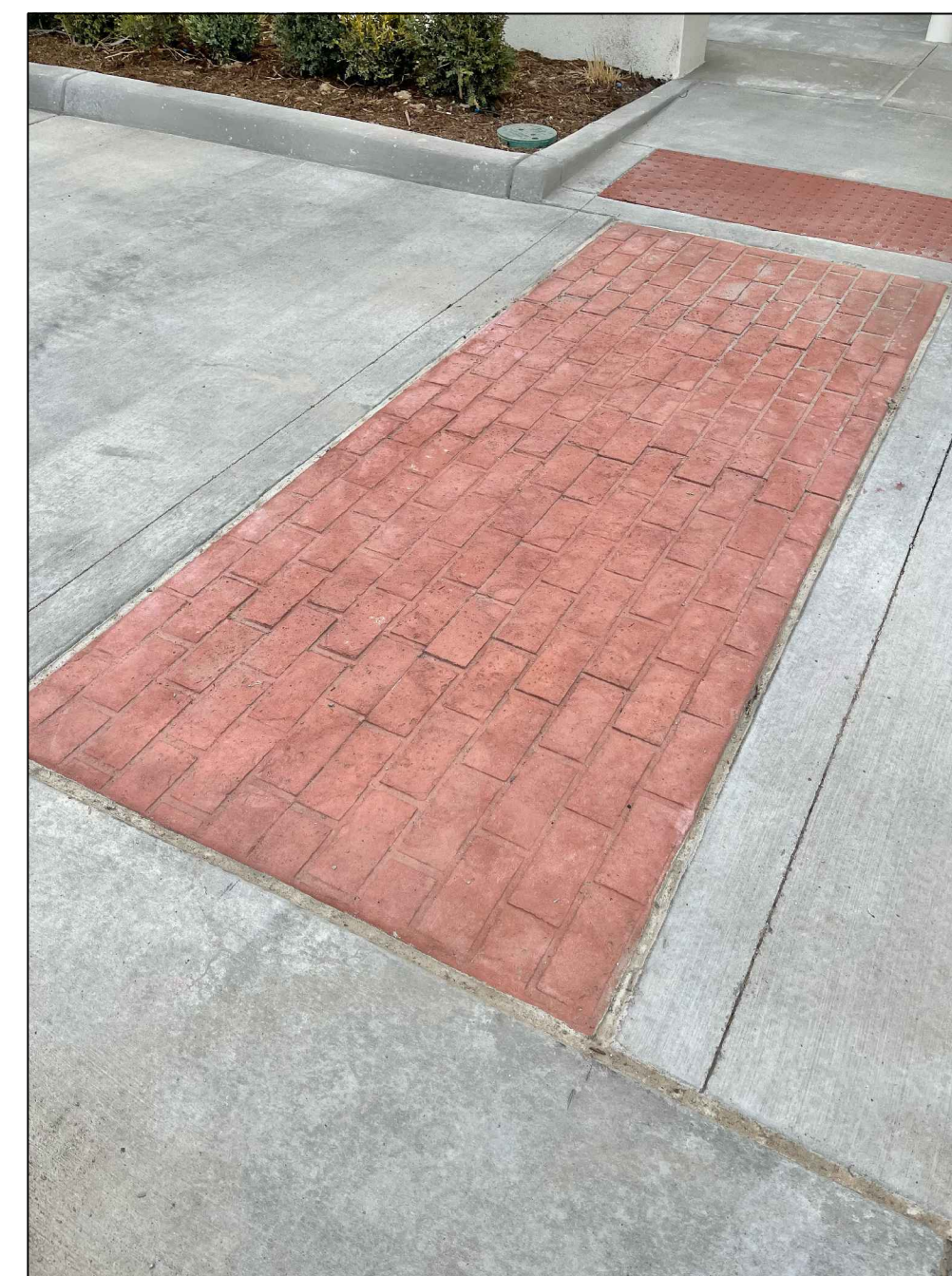
PATIO SEAT/SCREEN WALL ELEVATION



PROPOSED CMU WALL-SECTION CONCEPTUAL DETAIL
NOT TO SCALE



COLORED & TEXTURED CONCRETE CROSSWALK DETAIL
SCALE: NOT TO SCALE



SEAT WALL DETAIL
NOT TO SCALE

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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

PARKER, CO 80134

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

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

SITE DETAILS

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

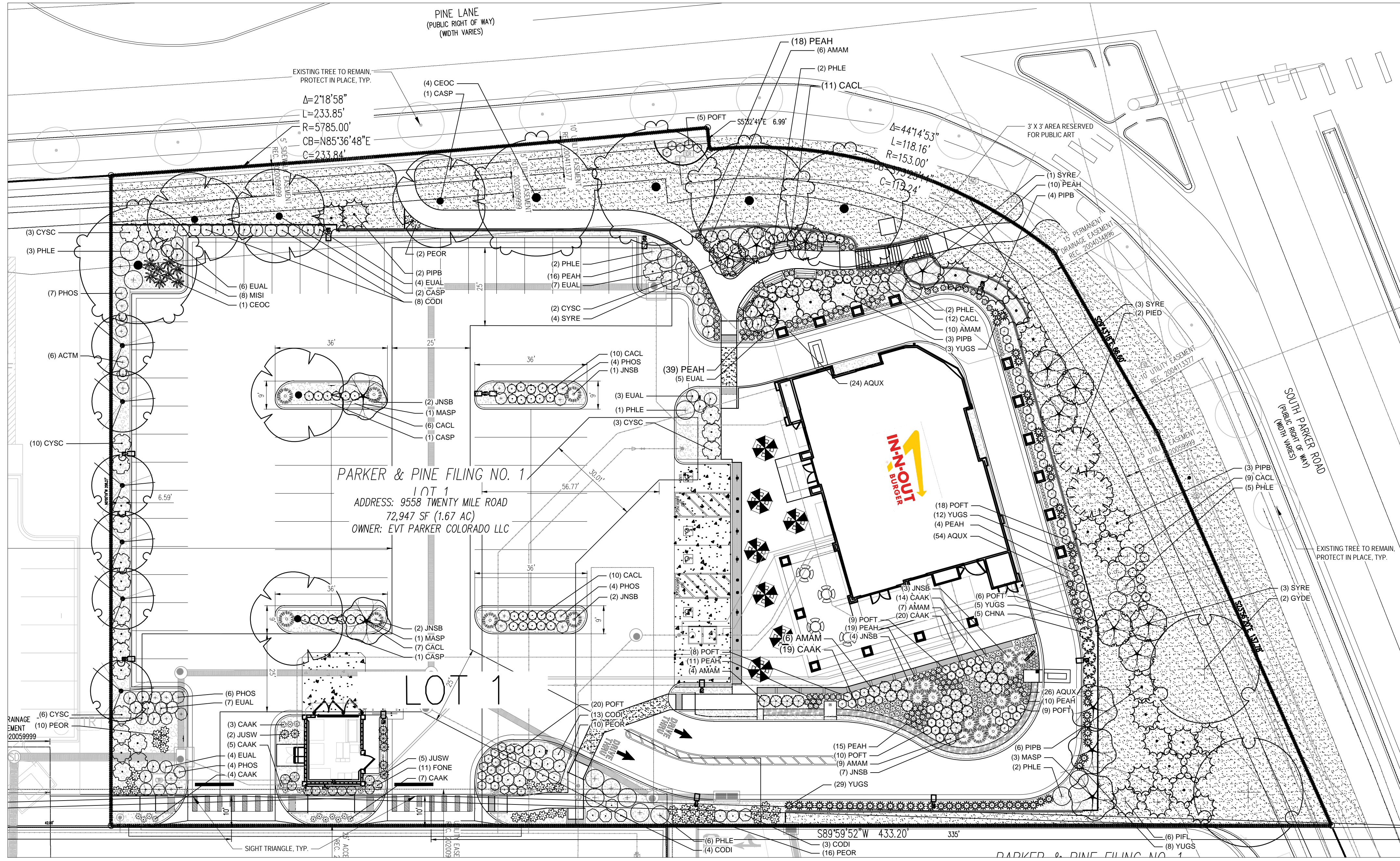
SITE PLAN

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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



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' |
| | PIPB | BAKER COLORADO SPRUCE |
| | PIED | PINYON PINE |
| | PIFL | VANDERWOLF'S PYRAMID LIMBER PINE |
| | ACTM | HOT WINGS TATARIAN MAPLE |
| | MASP | SPRING SNOW CRABAPPLE |
| | SYRE | JAPANESE TREE LILAC |
| | JUSW | WOODWARD JUNIPER |
| | CAKL | 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 |
| | CODI | SPREADING COTONEASTER |
| | CYSC | MOONLIGHT BROOM |
| | JNSB | BROADMOOR JUNIPER |
| | YUGS | GOLDEN SWORD ADAMS NEEDLE |
| | CAAK | KARL FOERSTER FEATHER REED GRASS |
| | MISI | MAIDEN GRASS |
| | PEAH | HAMELN FOUNTAIN GRASS |
| | PEOR | KARLEY ROSE FOUNTAIN GRASS |
| | PEREN | PERENNIALS |
| | AUXC | HYBRID COLUMBINE |
| | RMULCH | 2"-4" ROCK COBBLE MULCH - 3" DEEP |
| | WMULCH | WOOD MULCH |
| | SODI | 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% |

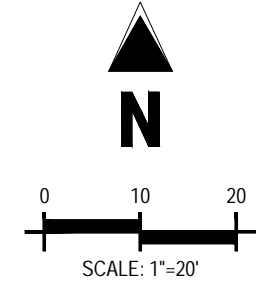
LIVING PLANT MATERIAL CALCULATION

| |
|--|
| 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

PLANTING NOTES

- GENERAL**
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 - 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.
 - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION**
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 - 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. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONGS WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

IRRIGATION CONCEPT

- 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.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 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

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- 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. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

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 HERE IN 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 CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

- PLANTING**
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO T-STAKES SHALL BE USED FOR TREES.
 - ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
 - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - 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.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
 - THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E.: MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- MULCHING**
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
 - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 - INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #C7-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

TREE PROTECTION NOTES:

- USE TOWN OF PARKER TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
 - "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. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIFLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
 - 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 DRIFLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIFLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
 - 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:
 - EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
 - 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. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
 - WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
 - WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
- 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. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
- PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
 - REMOVE ALL DEAD WOOD.
 - PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
 - FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
 - ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
 - IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
 - SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
- LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
 - NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
 - WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

PLANT SCHEDULE

| DECIDUOUS TREES | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | CAL / SIZE | HT. X SPD. | WATER USE |
|--------------------|--------|-----------|-----------------------------------|--|----------|------------|------------|---------------|
| | CASP | 5 | NORTHERN CATALPA | CATALPA SPECIOSA | B&B | 2' CAL | 50 X30 | LOW |
| | CEOC | 5 | COMMON HACKBERRY | CELTIS OCCIDENTALIS | B&B | 2' CAL | 60 X40 | LOW |
| | GYDE | 2 | KENTUCKY COFFEETREE 'ESPRESSO' | GYMNOCLADUS DIOICA 'ESPRESSO' | B&B | 2' CAL | 50 X35 | LOW |
| EVERGREEN TREES | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | CAL / SIZE | HT. X SPD. | WATER USE |
| | PIPB | 18 | BAKER COLORADO SPRUCE | PICEA PUNGENS 'BAKER' | B&B | 6' HT | 30 X10 | MODERATE |
| | PIED | 2 | PINYON PINE | PINUS EDULIS | B&B | 6' HT | 25 X15 | LOW |
| | PIFL | 6 | VANDERWOLF'S PYRAMID LIMBER PINE | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | B&B | 6' HT | 20 X10 | MODERATE |
| ORNAMENTAL TREES | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | CAL / SIZE | HT. X SPD. | WATER USE |
| | ACTM | 6 | HOT WINGS TATARIAN MAPLE | ACER TATARICUM 'GARANN' TM | B&B | 1.5' CAL | 25 X20 | MODERATE |
| | MASP | 5 | SPRING SNOW CRABAPPLE | MALUS X 'SPRING SNOW' | B&B | 1.5' CAL | 20 X15 | LOW |
| | SYRE | 11 | JAPANESE TREE LILAC | SYRINGA RETICULATA | B&B | 1.5' CAL | 15 X12 | LOW |
| UPRIGHT JUNIPERS | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | HT. X SPD. | WATER USE | LIGHT REQ. |
| | JUSW | 7 | WOODWARD JUNIPER | JUNIPERUS SCOPULORUM 'WOODWARD' | #5 CONT. | 20 X3 | VERY LOW | SUN |
| DECIDUOUS SHRUBS | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | HT. X SPD. | WATER USE | LIGHT REQ. |
| | CACL | 65 | BLUE MIST SPIREA | CARYOPTERIS X CLANDONENSIS 'BLUE MIST' | #5 CONT. | 3'X3 | VERY LOW | SUN |
| | CHNA | 5 | RABBITBRUSH | CHRYSOETHAMNUS NAUSEOSUS | #5 CONT. | 4'X4 | VERY LOW | SUN |
| | EUAL | 36 | COMPACT BURNING BUSH | EUONYMUS ALATUS 'COMPACTUS' | #5 CONT. | 5'X4 | LOW | SUNPART SHADE |
| | FONE | 11 | NEW MEXICO PRIVET | FORESTIERA NEOMEXICANA | #5 CONT. | 8'X3 | VERY LOW | SUN |
| | AMAM | 42 | WAXFLOWER | JAMESIA AMERICANA | #5 CONT. | 5'X4 | VERY LOW | SUNPART SHADE |
| | PHLE | 23 | CHEYENNE MOCKORANGE | PHILADELPHUS LEWISII 'PWY015' TM | #5 CONT. | 7'X6 | VERY LOW | SUN |
| | PHOS | 25 | SUMMER WINE NINEBARK | PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM | #5 CONT. | 4'X4 | MODERATE | SUN |
| | POFT | 85 | TANGERINE POTENTILLA | POTENTILLA FRUTICOSA 'TANGERINE' | #5 CONT. | 2'X3 | LOW | SUNPART SHADE |
| EVERGREEN SHRUBS | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | HT. X SPD. | WATER USE | LIGHT REQ. |
| | CODI | 28 | SPREADING COTONEASTER | COTONEASTER DIVARICATUS | #5 CONT. | 6'X4 | VERY LOW | SUNPART SHADE |
| | CYSC | 24 | MOONLIGHT BROOM | CYTISUS SCOPARIUS 'MOONLIGHT' | #5 CONT. | 5'X6 | VERY LOW | SUNPART SHADE |
| | JNSB | 21 | BROADMOOR JUNIPER | JUNIPERUS SABINA 'BROADMOOR' | #5 CONT. | 1'X5 | VERY LOW | SUNPART SHADE |
| | YUGS | 57 | GOLDEN SWORD ADAMS NEEDLE | YUCCA FILAMENTOSA 'GOLDEN SWORD' | #5 CONT. | 3'X3 | LOW | SUNPART SHADE |
| ORNAMENTAL GRASSES | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | HT. X SPD. | WATER USE | LIGHT REQ. |
| | CAAK | 72 | KARL FOERSTER FEATHER REED GRASS | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | #1 CONT. | 5'X2 | LOW | SUN |
| | MISI | 8 | MAIDEN GRASS | MISCANTHUS SINENSIS 'GRACILLIMUS' | #1 CONT. | 5'X4 | LOW | SUN |
| | PEAH | 142 | HAMELN FOUNTAIN GRASS | PENNISETUM ALOPECUROIDES 'HAMELN' | #1 CONT. | 3'X2 | LOW | SUN |
| | PEOR | 38 | KARLEY ROSE FOUNTAIN GRASS | PENNISETUM ORIENTALE 'KARLEY ROSE' | #1 CONT. | 3'X3 | MODERATE | SUNPART SHADE |
| PERENNIALS | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | HT. X SPD. | WATER USE | LIGHT REQ. |
| | AQUX | 104 | HYBRID COLUMBINE | AQUILEGIA X | #1 CONT. | 1.5'X1 | LOW | SUNPART SHADE |
| MULCH | CODE | QTY | COMMON NAME | BOTANICAL NAME | TYPE | | | |
| | RMULCH | 8,816 SF | 2"-4" ROCK COBBLE MULCH - 3" DEEP | 2"-4" ROCK COBBLE MULCH - 3" DEEP | MULCH | | | |
| | WMULCH | 1,543 SF | WOOD MULCH | WOOD MULCH | MULCH | | | |
| SOD/SEED | CODE | QTY | COMMON NAME | BOTANICAL NAME | TYPE | | | |
| | SOD1 | 17,210 SF | RTF (RHIZOMATOUS TALL FESCUE) | FESCUE SOD | SOD | | | |

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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

| # | Date | Issue / Description | Init. |
|----|------------|---------------------|-------|
| 1 | 12/21/2022 | 1ST CD SUBMITTAL | PJD |
| 2 | 04/26/2023 | 2ND SP SUBMITTAL | PJD |
| 3 | 06/16/2023 | 3RD SP SUBMITTAL | PJD |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |

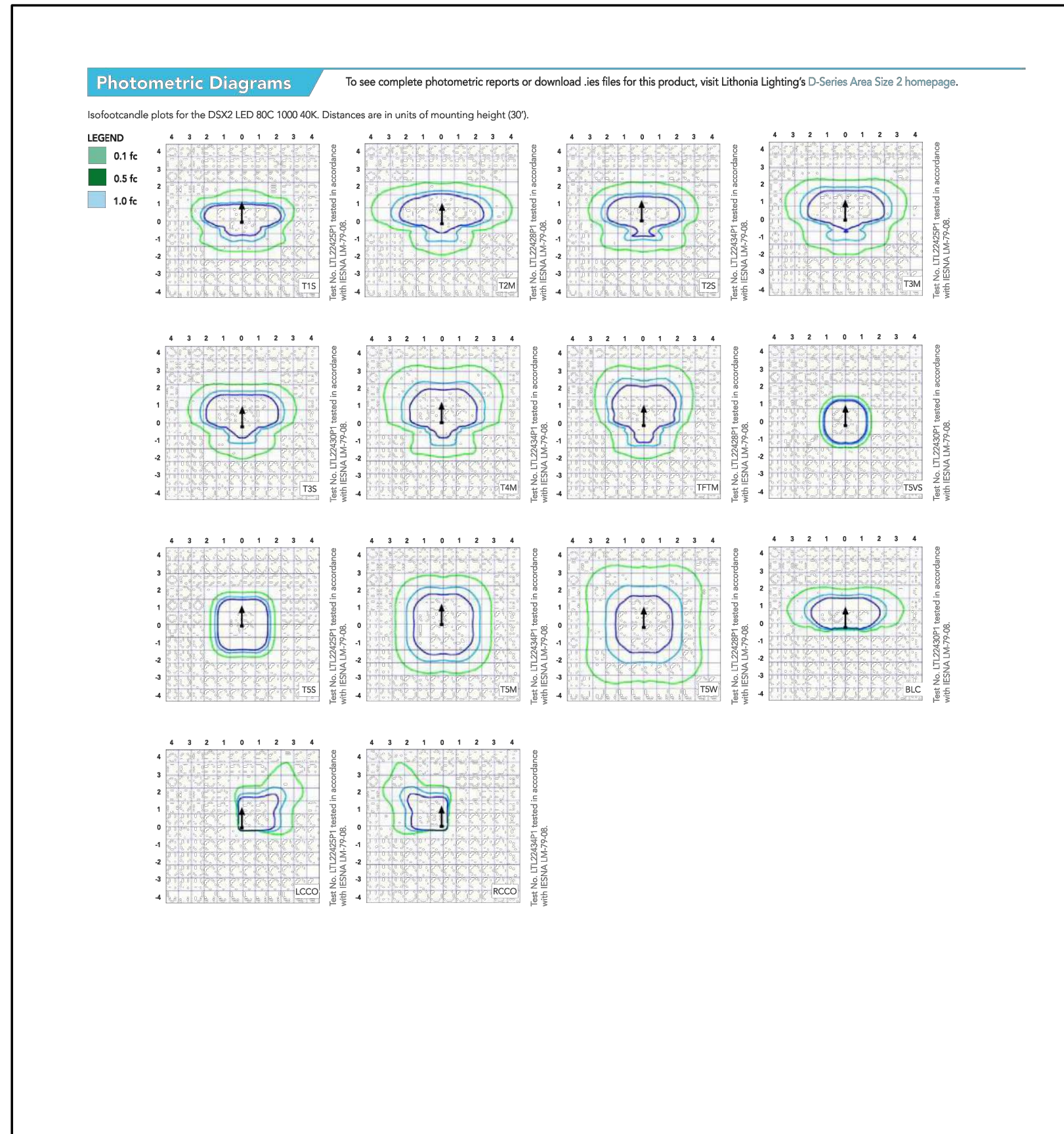
Project No: IN00001420
Drawn By: KES
Checked By: JW
Date: 06/16/2023

LANDSCAPE NOTES

PARKER & PINE FILING, AMENDMENT NO. 1

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

| Performance Data | | | | | | | | | | | | | | | | | | | |
|---|----------------|---------------|------------|-----------|---------------|--------|--------|---------------|--------|--------|---------------|--------|--------|-----|--------|---|---|---|-----|
| Lumen Output | | | | | | | | | | | | | | | | | | | |
| Lumen values are from photometric tests performed in accordance with IESNA LM-79-02. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here. | | | | | | | | | | | | | | | | | | | |
| Forward Optics | | | | | | | | | | | | | | | | | | | |
| LED Count | Area (sq. ft.) | Power (Watts) | Beam Width | Opt. Type | 3000K (3000K) | | | 4000K (4000K) | | | 5000K (5000K) | | | | | | | | |
| Model | Area | Power | Beam | Opt. | Lumens | lm/ft² | lm/ft² | Lumens | lm/ft² | lm/ft² | Lumens | lm/ft² | lm/ft² | | | | | | |
| 80 | 530 | P1 | 140W | T15 | 17,275 | 3 | 0 | 3 | 126 | 18,933 | 3 | 0 | 3 | 137 | | | | | |
| | | | | T25 | 17,566 | 3 | 0 | 3 | 126 | 18,933 | 3 | 0 | 3 | 137 | | | | | |
| | | | | T36 | 17,647 | 3 | 0 | 3 | 126 | 18,933 | 3 | 0 | 3 | 137 | | | | | |
| | | | | T38 | 17,688 | 3 | 0 | 3 | 126 | 18,933 | 3 | 0 | 3 | 137 | | | | | |
| | | | | T39 | 17,684 | 3 | 0 | 3 | 126 | 18,933 | 3 | 0 | 3 | 137 | | | | | |
| | | | | T40 | 17,221 | 3 | 0 | 3 | 126 | 18,933 | 3 | 0 | 3 | 137 | | | | | |
| | | | | T41 | 17,939 | 3 | 0 | 3 | 126 | 18,933 | 3 | 0 | 3 | 137 | | | | | |
| | | | | T42 | 18,217 | 4 | 0 | 1 | 131 | 19,711 | 4 | 0 | 1 | 141 | 19,863 | 4 | 0 | 1 | 145 |
| | | | | T43 | 18,112 | 4 | 0 | 1 | 131 | 19,711 | 4 | 0 | 1 | 141 | 19,863 | 4 | 0 | 1 | 145 |
| | | | | T44 | 18,266 | 4 | 0 | 1 | 131 | 19,711 | 4 | 0 | 1 | 141 | 19,863 | 4 | 0 | 1 | 145 |
| | | | | T45 | 18,146 | 5 | 0 | 3 | 130 | 19,548 | 5 | 0 | 3 | 140 | 19,796 | 5 | 0 | 3 | 141 |
| | | | | T46 | 18,424 | 2 | 0 | 2 | 101 | 15,539 | 2 | 0 | 2 | 111 | 15,296 | 2 | 0 | 2 | 112 |
| T47 | 18,713 | 1 | 0 | 3 | 77 | 11,542 | 1 | 0 | 3 | 83 | 11,209 | 1 | 0 | 3 | 84 | | | | |
| T48 | 18,733 | 1 | 0 | 3 | 77 | 11,542 | 1 | 0 | 3 | 83 | 11,209 | 1 | 0 | 3 | 84 | | | | |
| T49 | 20,265 | 3 | 0 | 3 | 121 | 24,829 | 3 | 0 | 3 | 130 | 24,933 | 3 | 0 | 3 | 132 | | | | |
| T50 | 22,281 | 3 | 0 | 4 | 130 | 24,803 | 3 | 0 | 4 | 140 | 24,807 | 3 | 0 | 4 | 131 | | | | |
| T51 | 22,296 | 3 | 0 | 3 | 121 | 24,817 | 3 | 0 | 3 | 130 | 24,832 | 3 | 0 | 3 | 132 | | | | |
| T52 | 21,690 | 3 | 0 | 4 | 117 | 23,346 | 3 | 0 | 4 | 126 | 23,462 | 3 | 0 | 4 | 128 | | | | |
| T53 | 22,242 | 3 | 0 | 4 | 131 | 24,568 | 3 | 0 | 4 | 140 | 24,573 | 3 | 0 | 4 | 132 | | | | |
| T54 | 21,822 | 3 | 0 | 4 | 130 | 23,555 | 3 | 0 | 4 | 137 | 23,664 | 3 | 0 | 4 | 129 | | | | |
| T55 | 22,228 | 3 | 0 | 4 | 131 | 24,554 | 3 | 0 | 4 | 140 | 24,558 | 3 | 0 | 4 | 132 | | | | |
| T56 | 22,222 | 5 | 0 | 1 | 130 | 25,616 | 5 | 0 | 1 | 139 | 25,331 | 5 | 0 | 1 | 137 | | | | |
| T57 | 22,241 | 4 | 0 | 2 | 126 | 25,637 | 4 | 0 | 2 | 135 | 25,554 | 4 | 0 | 2 | 137 | | | | |
| T58 | 22,182 | 5 | 0 | 3 | 125 | 24,934 | 5 | 0 | 3 | 135 | 25,200 | 5 | 0 | 3 | 137 | | | | |
| T59 | 22,026 | 5 | 0 | 4 | 124 | 24,837 | 5 | 0 | 4 | 134 | 25,124 | 5 | 0 | 4 | 136 | | | | |
| T60 | 18,387 | 2 | 0 | 3 | 99 | 19,721 | 2 | 0 | 3 | 107 | 19,971 | 2 | 0 | 3 | 108 | | | | |
| T61 | 13,623 | 3 | 0 | 3 | 74 | 14,674 | 3 | 0 | 3 | 79 | 14,800 | 3 | 0 | 3 | 80 | | | | |
| T62 | 13,622 | 2 | 0 | 3 | 74 | 14,674 | 2 | 0 | 3 | 79 | 14,800 | 2 | 0 | 3 | 80 | | | | |
| T63 | 26,292 | 3 | 0 | 3 | 121 | 28,226 | 3 | 0 | 3 | 130 | 28,594 | 3 | 0 | 3 | 132 | | | | |
| T64 | 26,174 | 3 | 0 | 4 | 121 | 28,196 | 3 | 0 | 4 | 130 | 28,553 | 3 | 0 | 4 | 132 | | | | |
| T65 | 26,209 | 3 | 0 | 3 | 121 | 28,142 | 3 | 0 | 3 | 131 | 28,700 | 3 | 0 | 3 | 132 | | | | |
| T66 | 26,479 | 3 | 0 | 4 | 121 | 27,448 | 3 | 0 | 4 | 128 | 27,295 | 3 | 0 | 4 | 128 | | | | |
| T67 | 26,245 | 3 | 0 | 4 | 121 | 28,273 | 3 | 0 | 4 | 130 | 28,431 | 3 | 0 | 4 | 132 | | | | |
| T68 | 26,245 | 3 | 0 | 4 | 118 | 27,659 | 3 | 0 | 4 | 127 | 28,089 | 3 | 0 | 4 | 129 | | | | |
| T69 | 27,279 | 5 | 0 | 1 | 126 | 29,387 | 5 | 0 | 1 | 135 | 29,759 | 5 | 0 | 1 | 137 | | | | |
| T70 | 27,281 | 4 | 0 | 2 | 126 | 29,410 | 4 | 0 | 2 | 136 | 29,383 | 4 | 0 | 2 | 137 | | | | |
| T71 | 27,212 | 5 | 0 | 3 | 125 | 29,316 | 5 | 0 | 3 | 135 | 29,707 | 5 | 0 | 3 | 137 | | | | |
| T72 | 27,253 | 5 | 0 | 4 | 125 | 29,144 | 5 | 0 | 4 | 134 | 29,513 | 5 | 0 | 4 | 136 | | | | |
| T73 | 21,504 | 2 | 0 | 3 | 99 | 23,366 | 2 | 0 | 3 | 107 | 23,459 | 2 | 0 | 3 | 108 | | | | |
| T74 | 16,801 | 2 | 0 | 4 | 74 | 17,218 | 2 | 0 | 4 | 79 | 17,456 | 2 | 0 | 4 | 80 | | | | |
| T75 | 30,963 | 4 | 0 | 4 | 115 | 33,355 | 4 | 0 | 4 | 124 | 33,727 | 4 | 0 | 4 | 125 | | | | |
| T76 | 30,930 | 4 | 0 | 4 | 115 | 33,220 | 4 | 0 | 4 | 123 | 33,742 | 4 | 0 | 4 | 125 | | | | |
| T77 | 30,989 | 4 | 0 | 4 | 115 | 33,481 | 4 | 0 | 4 | 124 | 33,951 | 4 | 0 | 4 | 126 | | | | |
| T78 | 30,108 | 4 | 0 | 4 | 112 | 32,415 | 4 | 0 | 5 | 120 | 32,845 | 4 | 0 | 5 | 122 | | | | |
| T79 | 31,014 | 3 | 0 | 4 | 115 | 33,410 | 3 | 0 | 4 | 124 | 33,883 | 3 | 0 | 4 | 125 | | | | |
| T80 | 30,340 | 3 | 0 | 5 | 112 | 32,684 | 3 | 0 | 5 | 121 | 33,088 | 3 | 0 | 5 | 123 | | | | |
| T81 | 30,995 | 3 | 0 | 5 | 115 | 33,290 | 3 | 0 | 5 | 124 | 33,812 | 3 | 0 | 5 | 125 | | | | |
| T82 | 32,255 | 5 | 0 | 1 | 119 | 34,726 | 5 | 0 | 1 | 129 | 35,246 | 5 | 0 | 1 | 130 | | | | |
| T83 | 32,261 | 5 | 0 | 2 | 119 | 34,754 | 5 | 0 | 2 | 129 | 35,284 | 5 | 0 | 2 | 130 | | | | |
| T84 | 32,188 | 5 | 0 | 4 | 119 | 34,687 | 5 | 0 | 4 | 128 | 35,265 | 5 | 0 | 4 | 129 | | | | |
| T85 | 31,969 | 5 | 0 | 4 | 118 | 34,459 | 5 | 0 | 5 | 128 | 34,875 | 5 | 0 | 5 | 129 | | | | |
| T86 | 25,412 | 2 | 0 | 4 | 94 | 27,276 | 2 | 0 | 4 | 101 | 27,222 | 2 | 0 | 4 | 103 | | | | |
| T87 | 18,909 | 2 | 0 | 4 | 70 | 20,370 | 2 | 0 | 4 | 75 | 20,428 | 2 | 0 | 4 | 76 | | | | |
| T88 | 18,909 | 2 | 0 | 4 | 70 | 20,370 | 2 | 0 | 4 | 75 | 20,428 | 2 | 0 | 4 | 76 | | | | |



D-Series Size 2 LED Area Luminaire

Project: INOB
Type: OA1/OA1-BLC / OA1-LCCO / OA2/OD1

Specifications:
EPA: 1.1 ft² (0.101 sqm)
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

| Series | LEDs | Color Temperature | Distribution | Voltage | Mounting |
|----------|---|-------------------------------------|--|------------------------------|--|
| DSX2 LED | Forward optics P1 P5 ¹ P2 P6 P3 P7 ¹ P4 P8 ¹ | 30K 3000K 40K 4000K 50K 5000K | T15 Type I Short (Automatic) T25 Type I Short T35 Type II Medium T45 Type II Medium T55 Type IV Medium T65 Type IV Medium | 120V 277V 347V 480V | MVOLT ¹ XVOLT (277V-480V) ¹ 120" 208" 240" 277" 347" 480" |

Shipped included: SPA Square pole mounting, RRA Round pole mounting, WBA Wall bracket, SPUMBA Square pole universal mounting adapter, IPUMBA Round pole universal mounting adapter, KXMB DB8XD Mast arm mounting bracket adaptor (specify finish)¹⁰

Shipped separately: BBA Buy America's Act Compliant, BS Ball optics, EGS External glare shield

COMMERCIAL OUTDOOR

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0°C (32°F) to 40°C (104°F).

| Average Ambient Temperature | 0°C (32°F) | 5°C (41°F) | 10°C (50°F) | 15°C (59°F) | 20°C (68°F) | 25°C (77°F) | 30°C (86°F) | 35°C (95°F) | 40°C (104°F) |
|-----------------------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Multiplier | 1.04 | 1.04 | 1.03 | 1.02 | 1.01 | 1.00 | 0.99 | 0.98 | 0.97 |

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platform noted in a ZPC ambient, based on 10,000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA TM-21-11.

To calculate L_t, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | 0 | 25000 | 50000 | 100000 |
|-----------------|------|-------|-------|--------|
| L _t | 1.00 | 0.96 | 0.92 | 0.85 |

Motion 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 PIRHFCIV | 3% (37%) Output | 10W (100%) Output | Enabled @ 1FC | 5 min | 3 sec | 5 min |

PIR use when motion sensor is used as dusk-to-dawn control.

Options

| Nomenclature | 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 is 8' x 15' mounting. PIRH for 15-30' mounting. | Luminaires dim when no occupancy is detected. | Acuity Controls SSG8 | 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 CSBR | rLight AIR sensors can be programmed and commissioned from the ground using the CPM200 app. |

COMMERCIAL OUTDOOR

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0°C (32°F) to 40°C (104°F).

| Average Ambient Temperature | 0°C (32°F) | 5°C (41°F) | 10°C (50°F) | 15°C (59°F) | 20°C (68°F) | 25°C (77°F) | 30°C (86°F) | 35°C (95°F) | 40°C (104°F) |
|-----------------------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Multiplier | 1.04 | 1.04 | 1.03 | 1.02 | 1.01 | 1.00 | 0.99 | 0.98 | 0.97 |

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platform noted in a ZPC ambient, based on 10,000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA TM-21-11.

To calculate L_t, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | 0 | 25000 | 50000 | 100000 |
|-----------------|------|-------|-------|--------|
| L _t | 1.00 | 0.96 | 0.92 | 0.85 |

Electrical Load

| LED Count | 100 | 150 | 200 | 240 | 277 | 347 | 400 | |
|-----------|-----|------|-----|-----|------|------|------|------|
| P1 | 80 | 530 | 140 | 118 | 0.68 | 0.59 | 0.51 | 0.43 |
| P2 | 80 | 700 | 185 | 156 | 0.90 | 0.78 | 0.66 | 0.52 |
| P3 | 80 | 850 | 217 | 182 | 1.05 | 0.90 | 0.80 | 0.63 |
| P4 | 80 | 1050 | 270 | 227 | 1.31 | 1.12 | 0.99 | 0.79 |
| P5 | 80 | 1250 | 321 | 268 | 1.54 | 1.34 | 1.17 | 0.93 |
| P6 | 100 | 1050 | 341 | 289 | 1.66 | 1.39 | 1.17 | 1.00 |
| P7 | 100 | 1250 | 398 | 331 | 1.91 | 1.60 | 1.41 | 1.16 |
| P8 | 100 | 1350 | 431 | 361 | 2.07 | 1.81 | 1.57 | 1.25 |
| P10 | 90 | 130 | 154 | 130 | 0.76 | 0.65 | 0.62 | 0.45 |
| P11 | 90 | 700 | 207 | 172 | 1.01 | 0.87 | 0.74 | 0.60 |
| P12 | 90 | 850 | 254 | 212 | 1.22 | 1.06 | 0.94 | 0.73 |
| P13 | 90 | 1200 | 344 | 288 | 1.65 | 1.44 | 1.25 | 1.00 |
| P14 | 90 | 1400 | 405 | 339 | 1.95 | 1.71 | 1.48 | 1.18 |

Accessories

Order and install separately.

- Not available with P5, P7, P8, P13, and P14.
- P15, P11, P12, P13 or P14 and rounded optics (RCC, R90) only available together.
- Any Type II distribution with photocell is not available with WBA.
- Not available with HS.
- MOVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- XVOLT is only available for use with P5, P6, P7, P8

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

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%.

REL437 4" Economy LED Retrofit Lighting Module with CCT Selectable

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

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.

All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.

This luminaire is part of an A+ Certified solution for "light" or "Xplore" Wireless control networks marked by a **Shielded** badge.

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

*See ordering tree for details.

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 | |
| | | 12000LM | 12,000 lumens | | |

Color rendering index

Options

Paint finish

Accessories: Order as separate catalog number.

Note:

- See Operational Data on page 2 for actual lumens.
- Not available with 0-10V dimming.
- Not available with L24, 24" fixture. 347V and 480V utilize a 0-10V dimmer transformer.
- See ordering information on page 3.
- Must specify voltage, 120, 208, 240, or 277V.
- Contacts with back of fixture unless OUTEND option is specified.

RECESSED

LED 12"x12" square lensed

1100, 2200, 3300 or 4400 lumens

architectural

Project: INOB Type: M Catalog number: #LRF12x12-SYL44-4K-1/SQ12PG-WH-GS

ordering data

FRAME-IN KIT

LUMENS

COLOR TEMPERATURE

VOLTAGE

DIMMING

OPTIONS

TRIM KIT

OSRAM Prevalent - Linear LED Board

OSRAM Optotemp LED Driver

Listed to UL, 1306 and Canadian standards. Listed for Wet Location. Photometrics at atlantic-lighting.com.

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 | |
| | | 12000LM | 12,000 lumens | | |

Color rendering index

Options

Paint finish

Accessories: Order as separate catalog number.

Note:

- See Operational Data on page 2 for actual lumens.
- Not available with 0-10V dimming.
- Not available with L24, 24" fixture. 347V and 480V utilize a 0-10V dimmer transformer.
- See ordering information on page 3.
- Must specify voltage, 120, 208, 240, or 277V.
- Contacts with back of fixture unless OUTEND option is specified.

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DAVID R. LIPPERT

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engineering consultants

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IN-N-OUT BURGER

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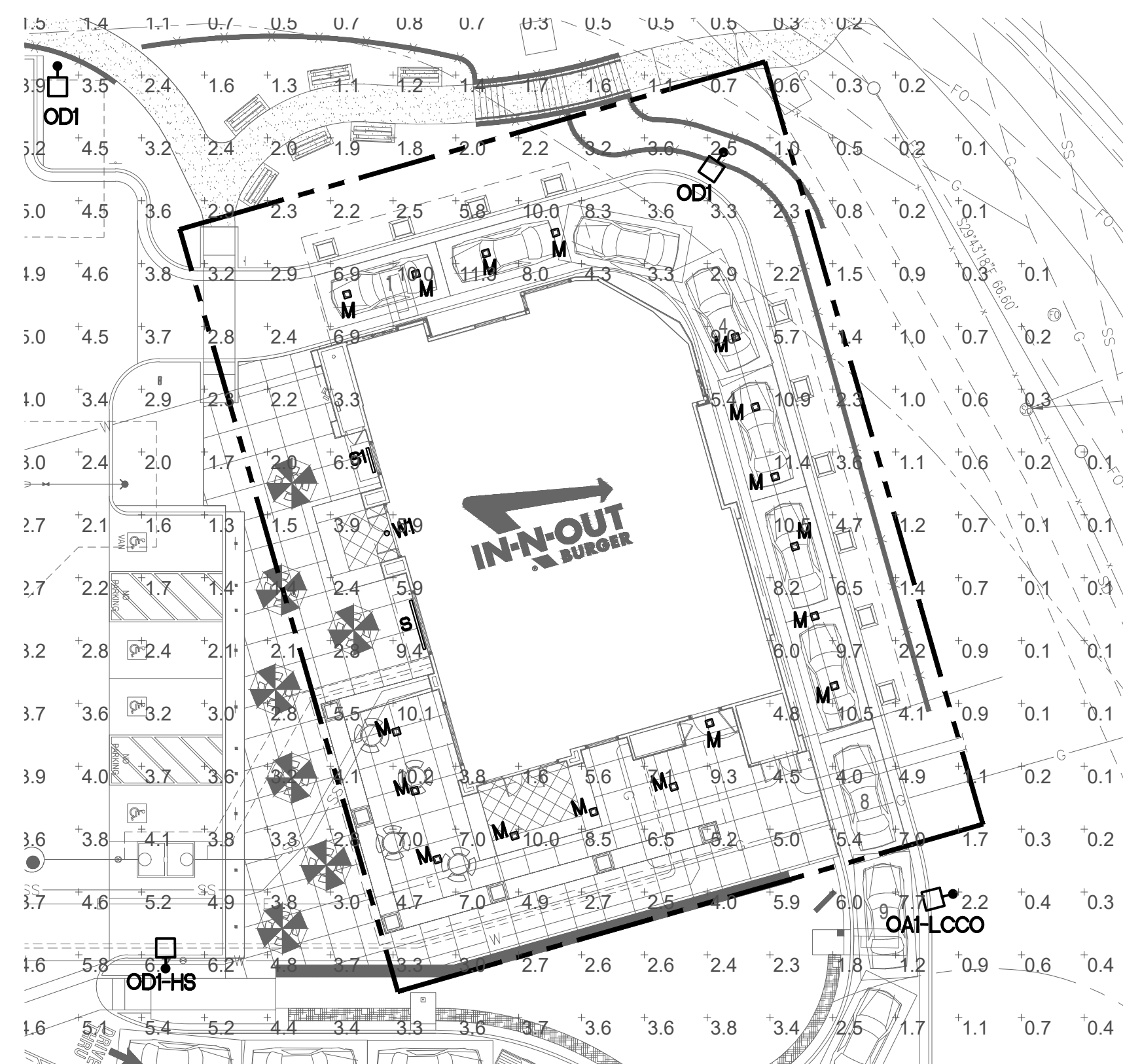
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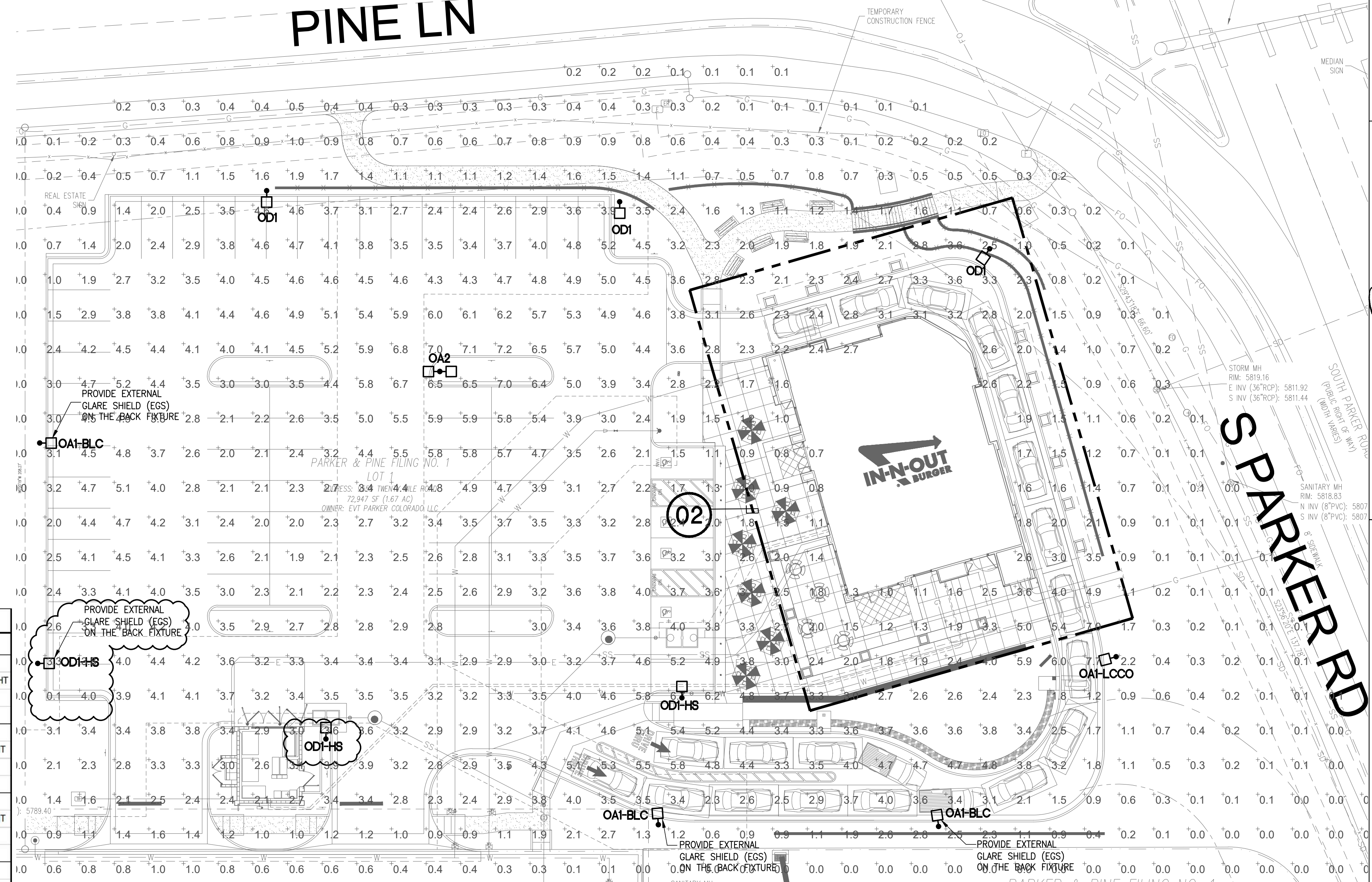
IN-N-OUT BURGER PARKER & PINE FILING, AMENDMENT NO. 1

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



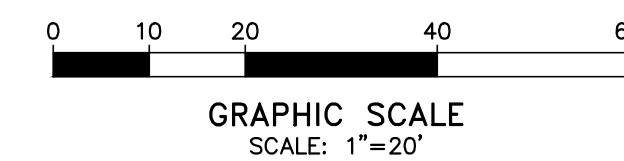
02 BUILDING MTD. EXTERIOR LIGHTING PHOTOMETRIC PLAN (ZONE #2)
SCALE: 1" = 20'-0"



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 | (22'-6" POLE + 2'-6" BASE). |
| | MVOLT SPA DDBXD | | SHIELDED | FULLY CUTOFF FIXTURE | | |
| POLE #SSS 22.5 5G DM19 DDB | | | | | | |
| 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 | (22'-6" POLE + 2'-6" BASE). |
| | MVOLT SPA DDBXD | | SHIELDED | FULLY CUTOFF FIXTURE | | |
| POLE #SSS 22.5 5G DM28 DDB | | | | | | |
| 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 | (22'-6" POLE + 2'-6" BASE). |
| | MVOLT SPA DDBXD | | SHIELDED | FULLY CUTOFF FIXTURE | | |
| POLE #SSS 22.5 5G DM28 DDB | | | | | | |
| OD1 | LITHONIA LIGHTING | 208 | LED PROVIDED | COLOR TEMPERATURE: 4000K | FIXTURE WITH 80 LEDs @700 mA | 208V SINGLE HEAD LED |
| | #DSX2 LED P2 40K T5M HS | | 24,054 LUMENS | TYPE V MEDIUM DISTRIBUTION | 25' AFG. TOTAL FIXTURE HEIGHT | (22'-6" POLE + 2'-6" BASE). |
| | MVOLT SPA DDBXD | | SHIELDED | FULLY CUTOFF FIXTURE | | |
| POLE #SSS 22.5 5G DM19 DDB | | | | | | |
| OD1-BLC | LITHONIA LIGHTING | 208 | LED PROVIDED | COLOR TEMPERATURE: 4000K | FIXTURE WITH 80 LEDs @700 mA | 208V SINGLE HEAD LED |
| | #DSX2 LED P2 40K BLC | | 19,721 LUMENS | TYPE V MEDIUM DISTRIBUTION | 25' AFG. TOTAL FIXTURE HEIGHT | (22'-6" POLE + 2'-6" BASE). |
| | MVOLT SPA DDBXD | | SHIELDED | FULLY CUTOFF FIXTURE | | |
| POLE #SSS 22.5 5G DM19 DDB | | | | | | |
| OA1-LCCO | LITHONIA LIGHTING | 208 | LED PROVIDED | COLOR TEMPERATURE: 4000K | FIXTURE WITH 80 LEDs @700 mA | 208V SINGLE HEAD LED |
| | #DSX2 LED P2 40K LCCO | | 14,674 LUMENS | TYPE V MEDIUM DISTRIBUTION | 25' AFG. TOTAL FIXTURE HEIGHT | (22'-6" POLE + 2'-6" BASE). |
| | MVOLT SPA DDBXD | | SHIELDED | FULLY CUTOFF FIXTURE | | |
| POLE #SSS 22.5 5G DM19 DDB | | | | | | |
| M | ATLANTIC LIGHTING | 120 | LED LAMP | COLOR TEMPERATURE: 4000K | 120V RECESSED MOUNTED LED | 120V RECESSED MOUNTED LED |
| | #LRF12X12-SYL33-4K-1 / SQ12PG-WH-GS | | TOTAL: 27W | 3,300 LUMENS | FULLY CUTOFF FIXTURE | |
| S | LITHONIA LIGHTING | 120 | LED PROVIDED | COLOR TEMPERATURE: 4000K | 8' EXTERIOR WALL MOUNTED | |
| | #TZL1F LED L96 9000LM MDD 120 GZ10 27K 80CRI-WH | | TOTAL: 54W | 9,000 LUMENS | UNDER AWNING AT 10'-6" AFG- FULLY CUTOFF FIXTURE | |
| S1 | LITHONIA LIGHTING | 120 | LED PROVIDED | COLOR TEMPERATURE: 4000K | 4' EXTERIOR WALL MOUNTED | |
| | #ZL1F LED L48 4500LM MDD 120 GZ10 27K 80CRI-WH | | TOTAL: 24W | 4,000 LUMENS | UNDER AWNING AT 10'-6" AFG- FULLY CUTOFF FIXTURE | |
| W1 | ELITE LIGHTING | 120 | LED PROVIDED | COLOR TEMPERATURE: 4000K | RECESSED DOWNLIGHT | |
| | #REL437-700L-DIMTR-120 40K 90+ W-WH REL437-RT-CL-WH | | TOTAL: 10W | 700 LUMENS | FULLY CUTOFF FIXTURE (SUITABLE FOR DAMP/WET) | |

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



FOOTCANDLES

| 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

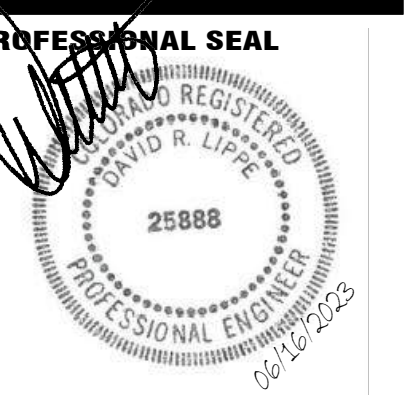


SPACES THE COLONNADE
15305 DALLAS PARKWAY,
12TH FLOOR
ADDISON, TX 75001
PH: (214) 926-5788

| ISSUE RECORD | DATE | DESCRIPTION |
|----------------------|----------|------------------|
| 2016 URBAN PROTOTYPE | 09.15.22 | ISSUE FOR PERMIT |

REVISION RECORD

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |



22.AAP.015
PROTOTYPE VERSION 16.2.126U

PROJECT NAME
IN-N-OUT BURGER

PARKER CO



GOD BLESS AMERICA

PROJECT NUMBER

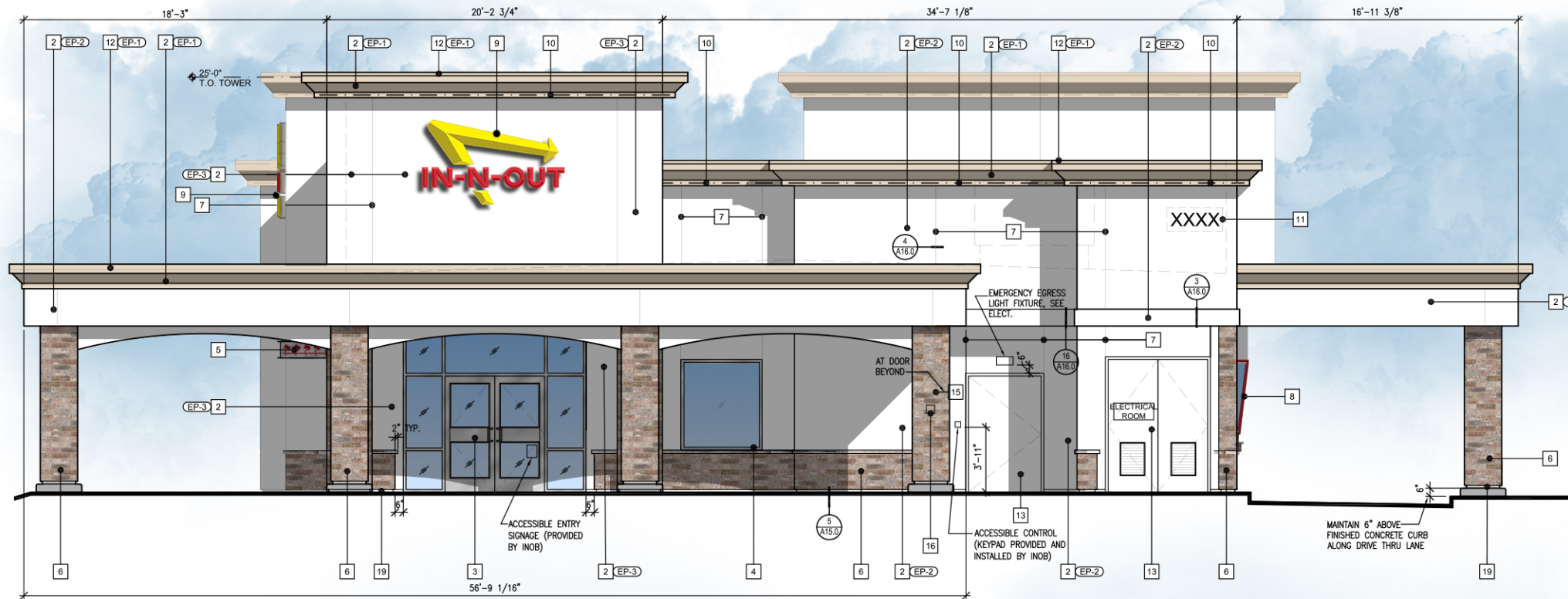
SHEET TITLE

SITE LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER

E11.0

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



SOUTH ELEVATION

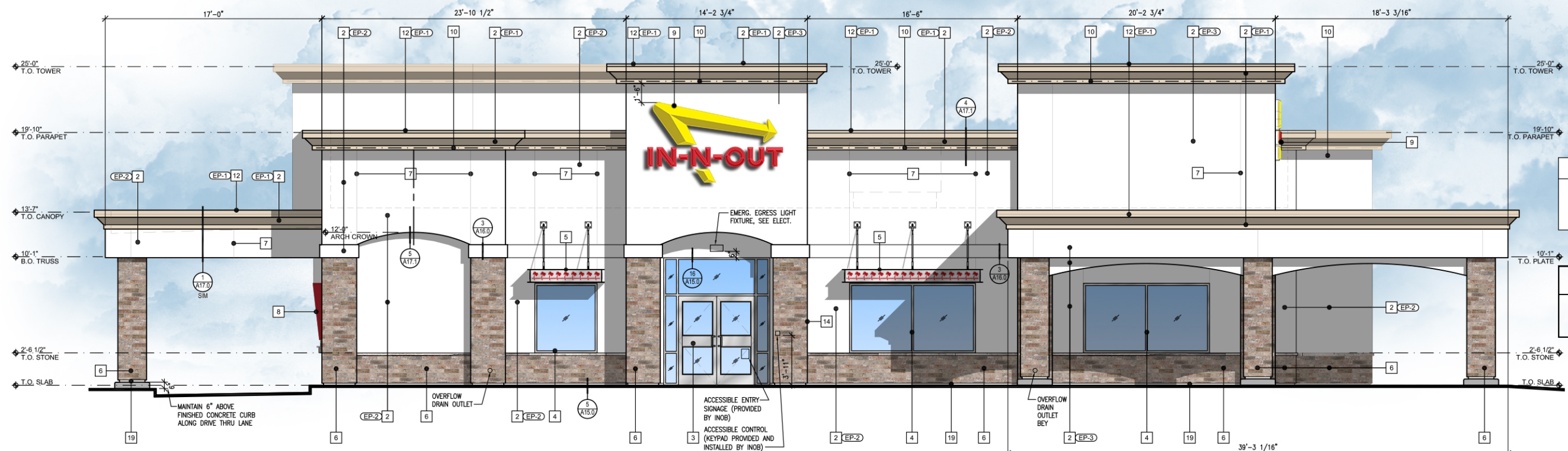
TRANSPARENCY REQUIREMENT

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 ANTIQUE GREEN SILL. APPLY PER MFR RECOMMENDATIONS. DRY-STACK | | | | | |
| 7 | 14" 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 IMRON IN 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IN 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 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 IMRON IN 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON IN 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 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 740 | DEC 740 | SANDCASTLE | HIGH GLOSS | PRIME W/D E. ULTRA-GRIP PREMIUM PRIMER |
| EP-2 | DUNN EDWARDS | ARISTOSHIELD 740 | 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 740 | DEC 740 | BONE CHINA | HIGH GLOSS | PRIME W/D E. ULTRA-GRIP PREMIUM PRIMER |
| ALT. | SHERWIN WILLIAMS | SUPER PAINT LATEX | AB4W01151 | IN-N-OUT BONE CHINA | HIGH GLOSS | SEE REMARKS FOR EP-1 ALT MFR. |
| EP-4 | AXALTA | IMRON | SEE REMARKS FOR COLOR FORMULA | NO RED | HIGH GLOSS | PRIMER: AXALTA IMRON IN 9P01. PRIMER CAN BE TINTED GRAY FINISH COAT: AXALTA IMRON IN 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 22090 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%



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

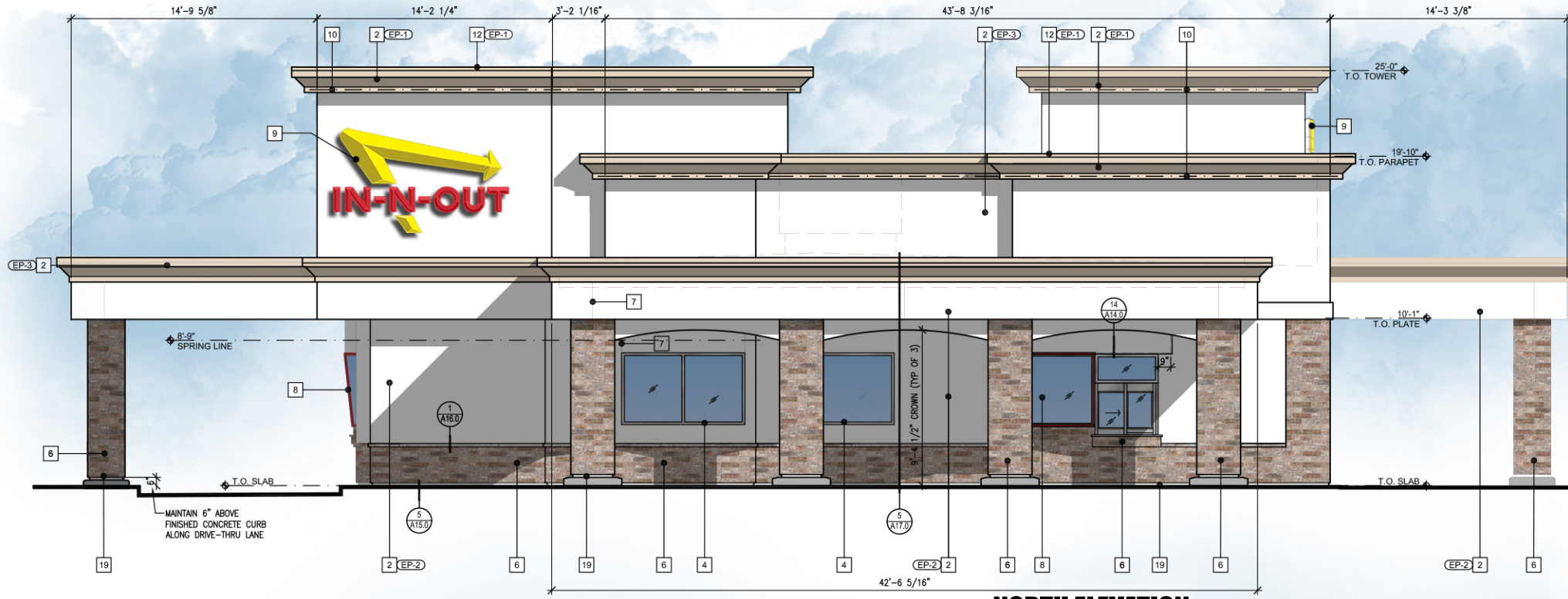


Colored Elevations
 Issued Date: 04/03/23

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

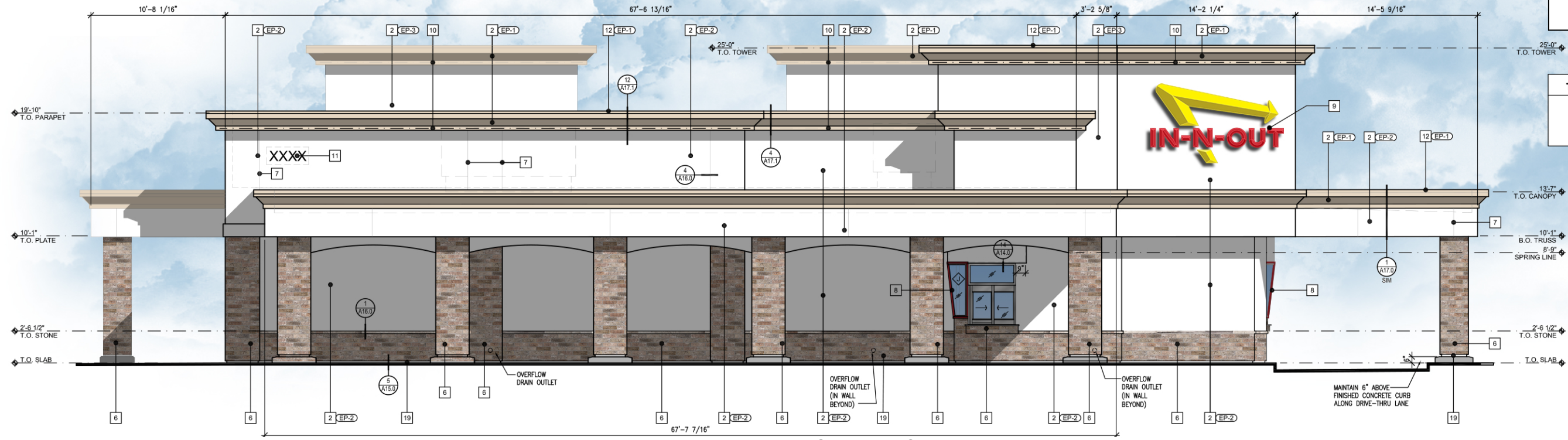
TRANSPARENCY REQUIREMENT

TRANSPARENCY ZONE REQUIRED - 40%
 449 SF TOTAL - 180 SF REQUIRED
 TRANSPARENCY PROVIDED
 89 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 SUB-OUT AND WITH ANTIQUE GREEN SILICONE GROUT. JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT. | | | | |
| 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 5-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4. | | | | |
| 9 | IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT. | | | | |
| 10 | L.E.D. COVE LIGHTING: UNDER SEPARATE PERMIT. | | | | |
| 11 | INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS: 1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES. 2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GUILLED 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'S PAINT COLOR. (VERIFY ELEVATIONS: EP-1). WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY- NOT RECOMMENDED, THE ALTERNATE WOULD BE TO USE AXALTA IMRON 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 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 | ARISTOSHELD 70 | DEC 740 | SANDCASTLE HIGH GLOSS | PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER |
| EP-2 | DUNN EDWARDS | ARISTOSHELD 70 | 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 | ARISTOSHELD 70 | 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 GRAY | PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED FOR 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. | | | | | |



EAST ELEVATION

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%



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



ISSUE RECORD

| DATE | DESCRIPTION |
|-----------|-------------------|
| 3-31-2023 | ISSUED FOR PERMIT |

REVISION RECORD

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

PROFESSIONAL SEAL



PROTOTYPE VERSION 16U.3.2

PROJECT NAME

IN-N-OUT BURGER

PARKER COLORADO

S PARKER RD & PINE LANE
PARKER, CO 80134



GOD BLESS AMERICA

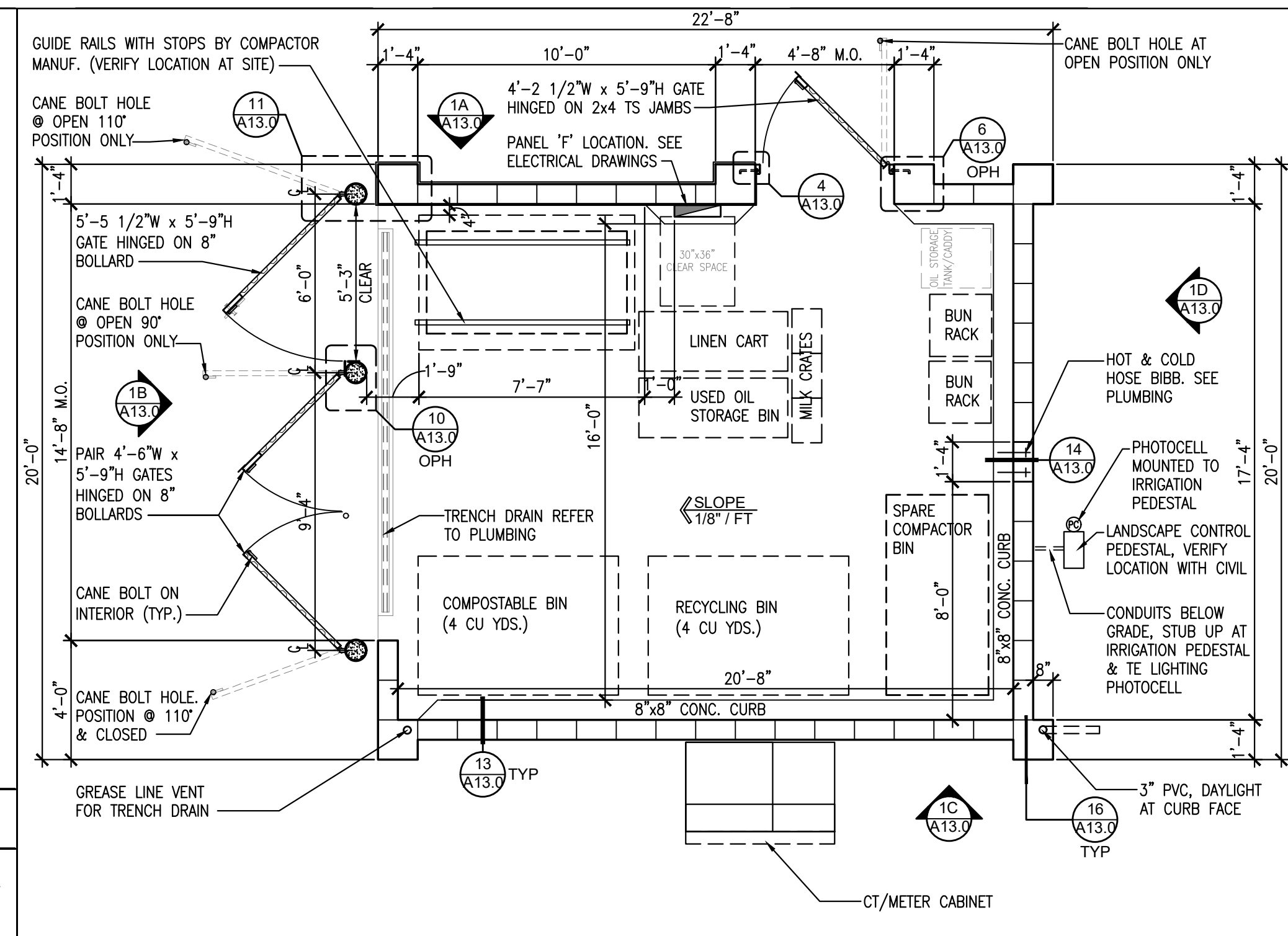
PROJECT NUMBER
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SHEET TITLE

TRASH ENCLOSURE PLANS & ELEVATIONS OPTION "B"

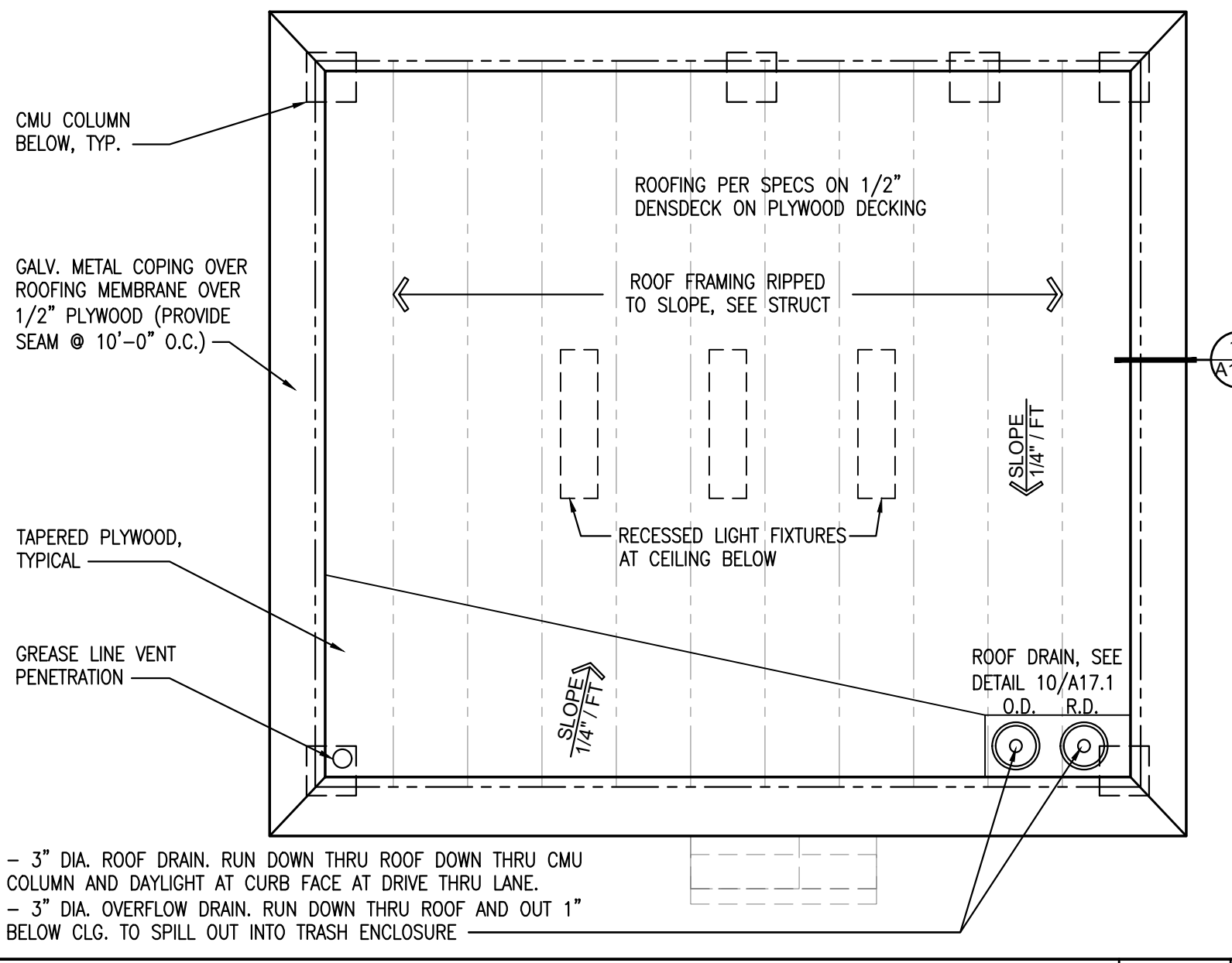
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A13.0



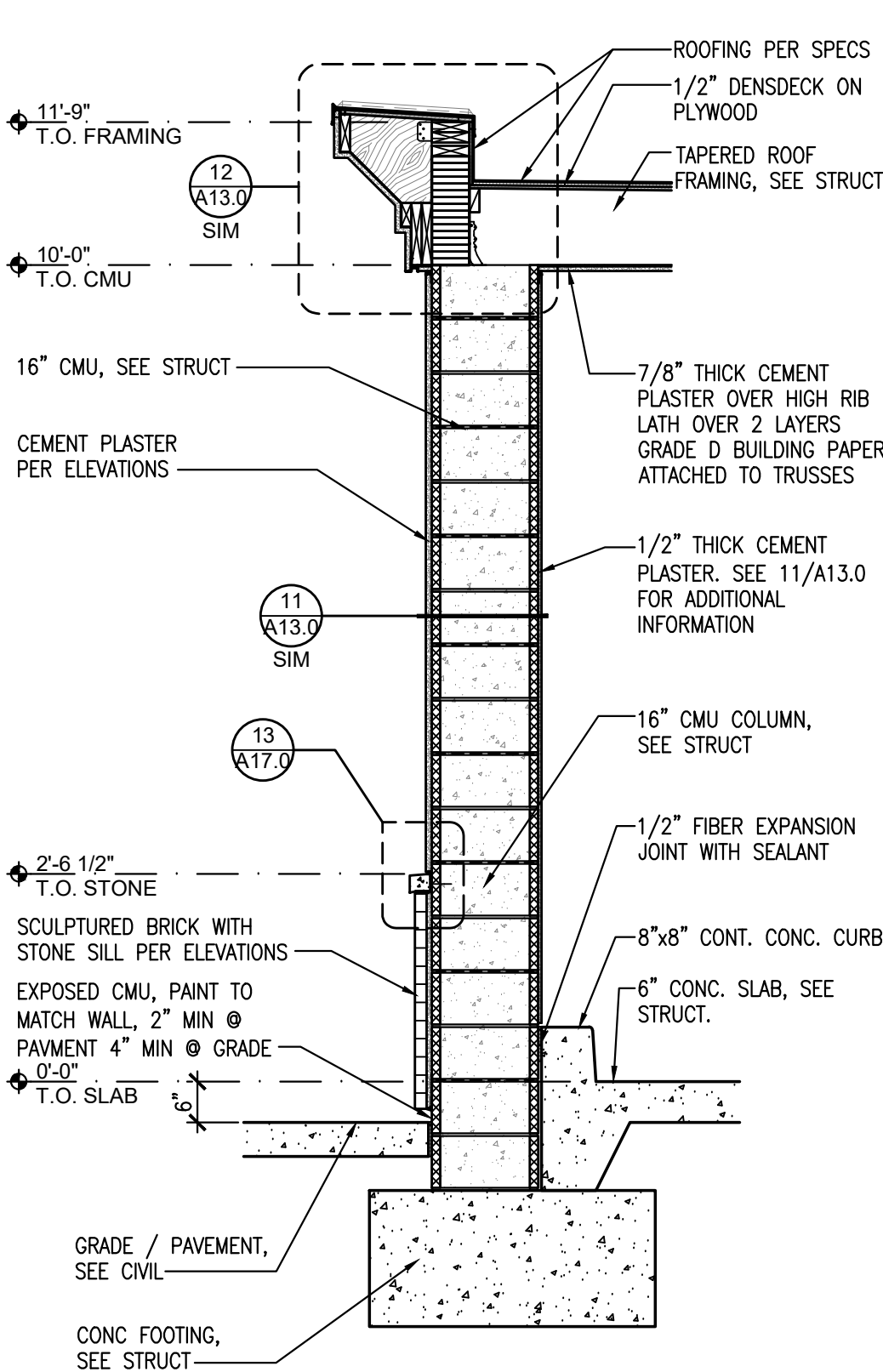
FLOOR PLAN

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



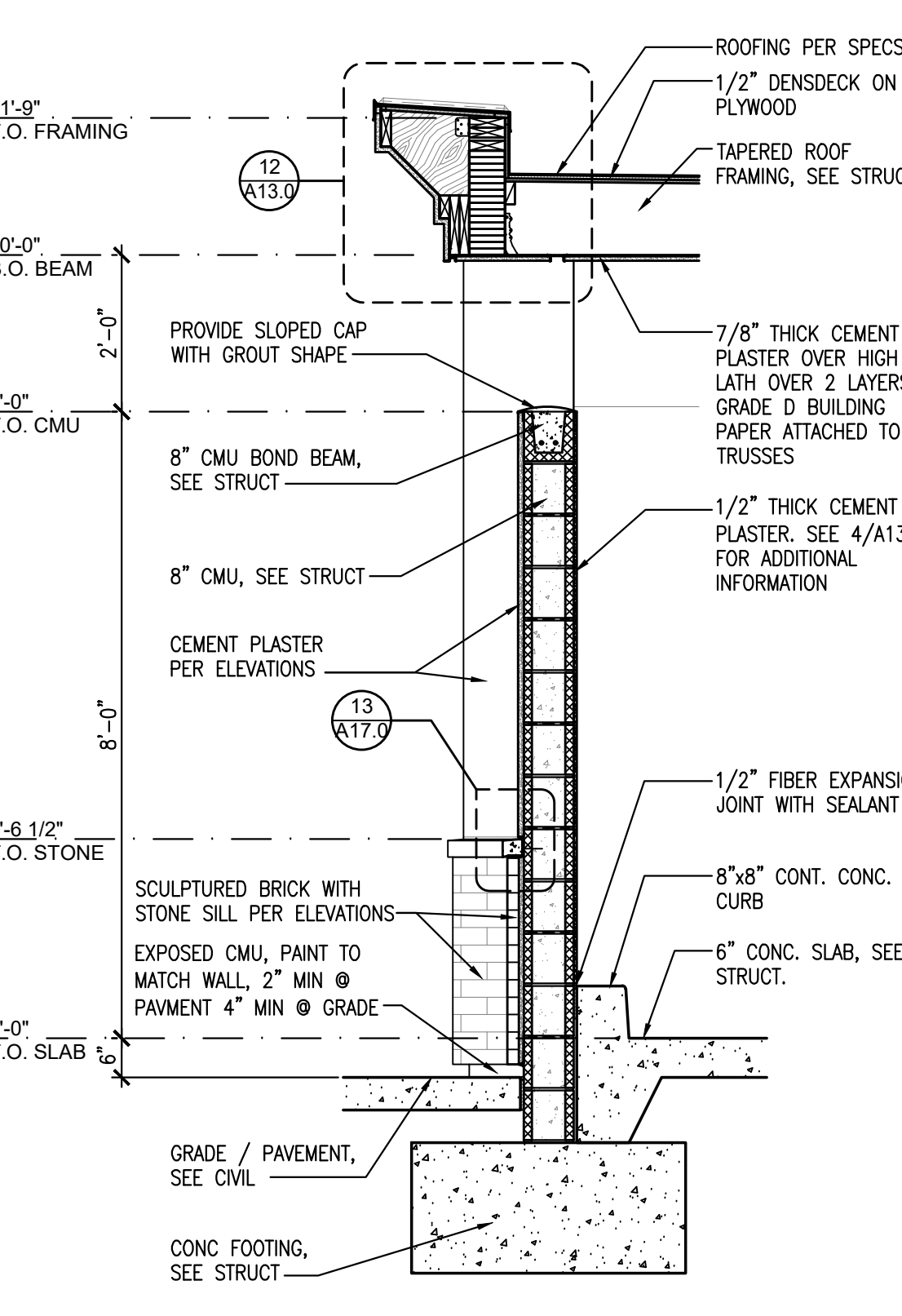
ROOF PLAN

SCALE 1/4" = 1'-0"
7



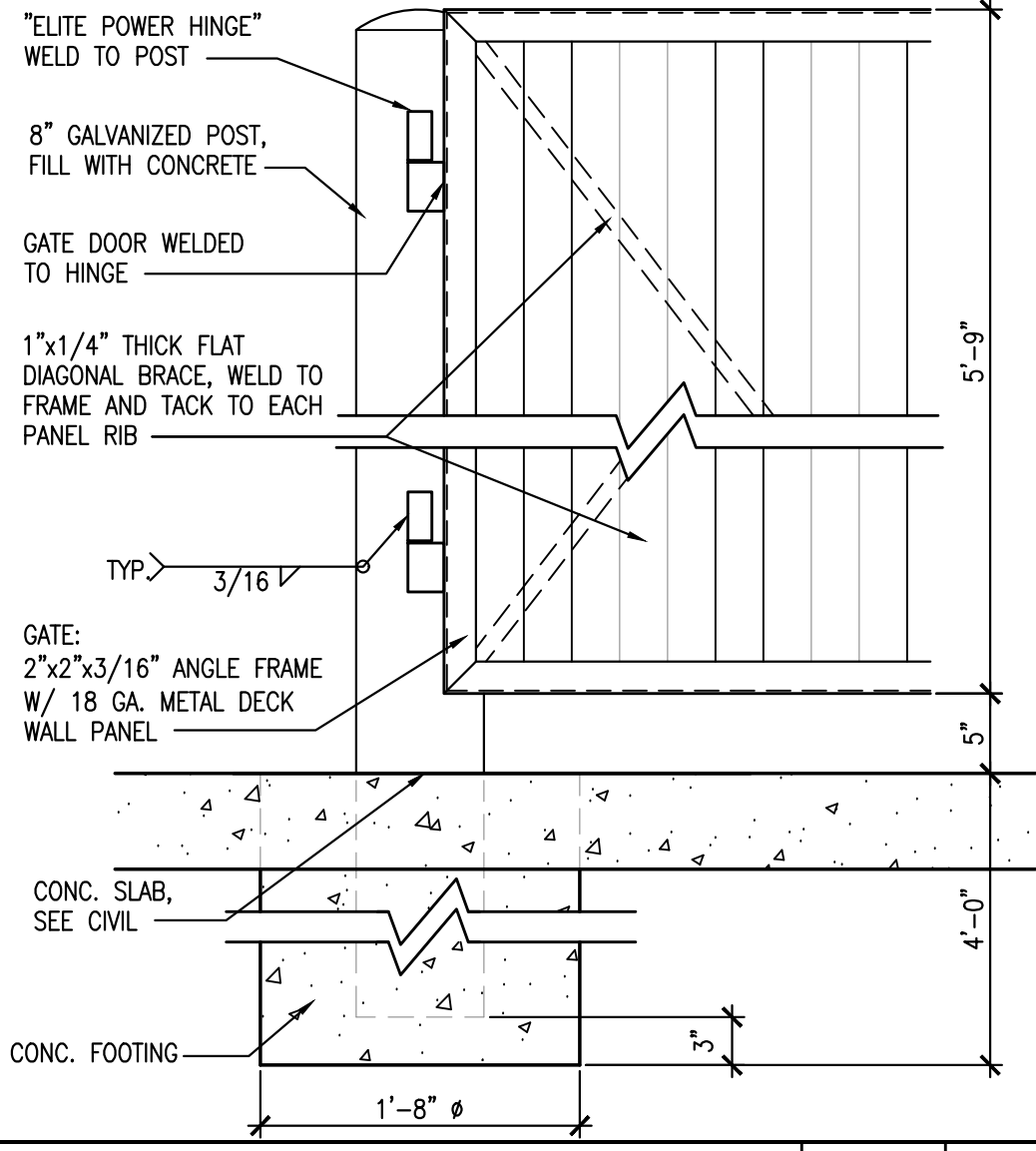
WALL SECTION 16

SCALE 1/2" = 1'-0"



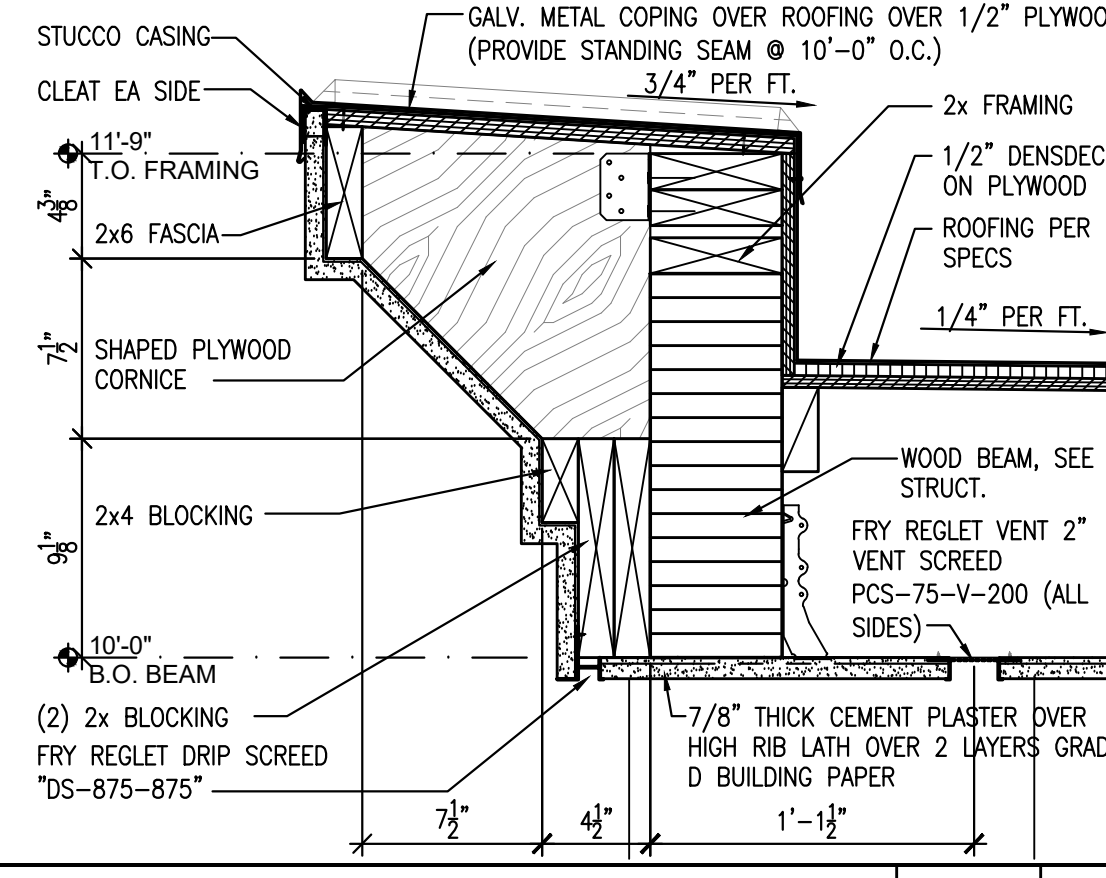
WALL SECTION 13

SCALE 1/2" = 1'-0"



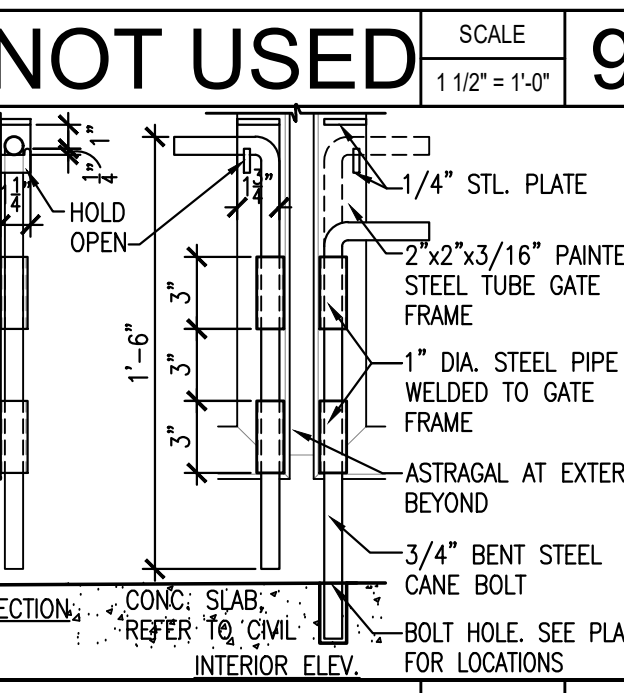
GATE HINGE DETAIL

SCALE 1" = 1'-0"
15



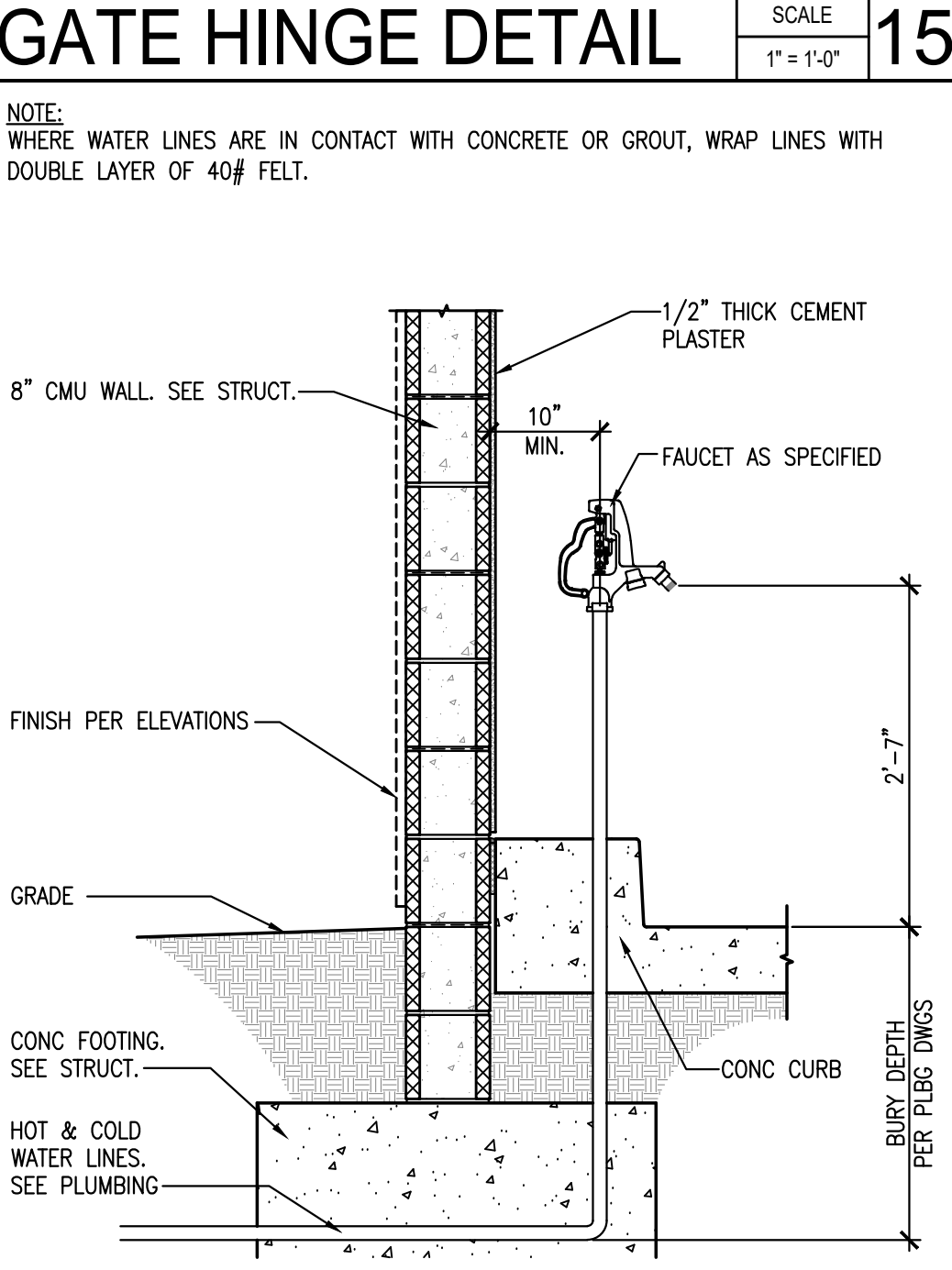
CORNICIE DETAIL

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



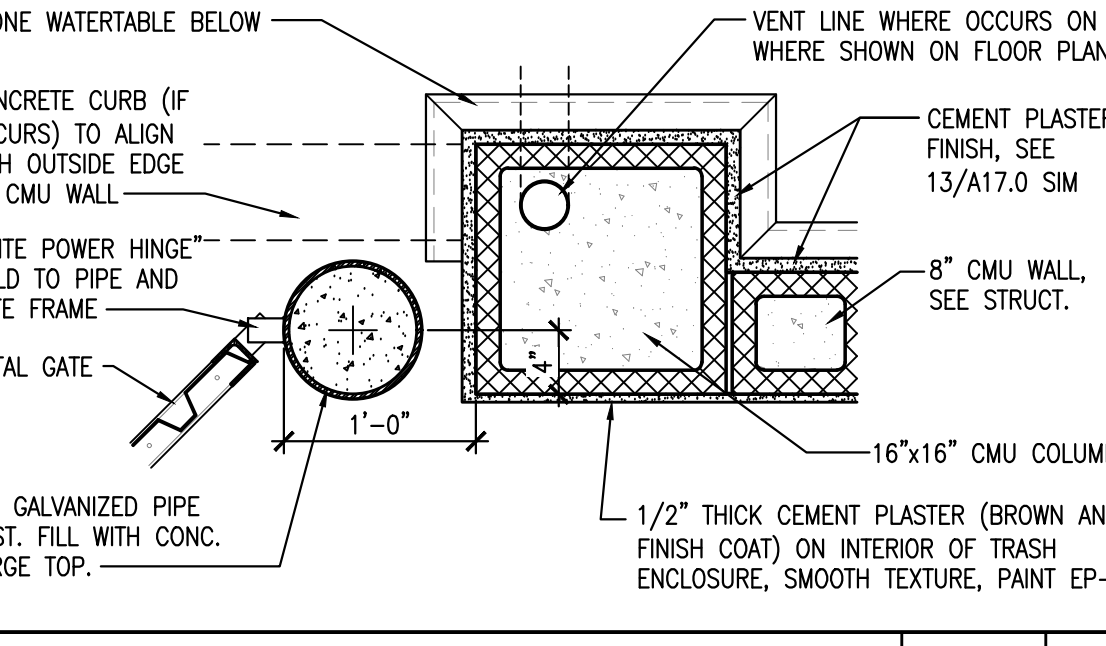
NOT USED GATE-HINGE JAMB

SCALE 1" = 1'-0"
9 6



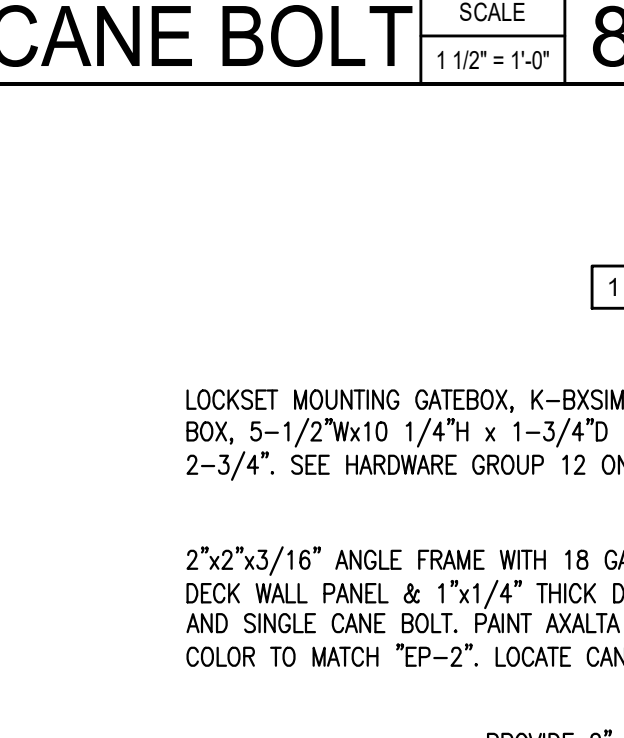
HOSE BIB DETAIL

SCALE 3/4" = 1'-0"
14



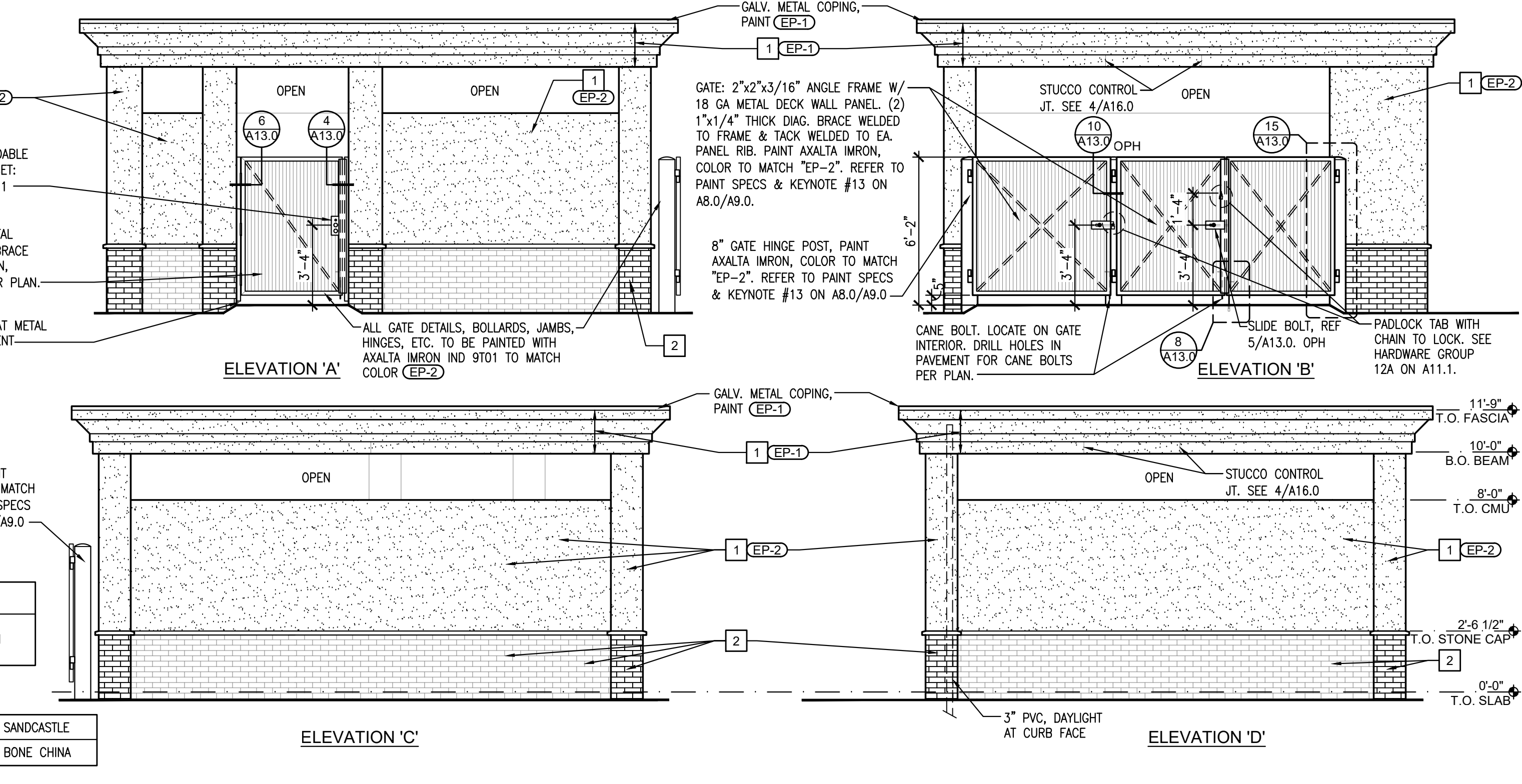
COL/GATE HINGE DTL.

SCALE 1" = 1'-0"
11



CANE BOLT

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



ELEVATIONS

SCALE 1/4" = 1'-0"
5

MAN GATE

SCALE 3" = 1'-0"
4

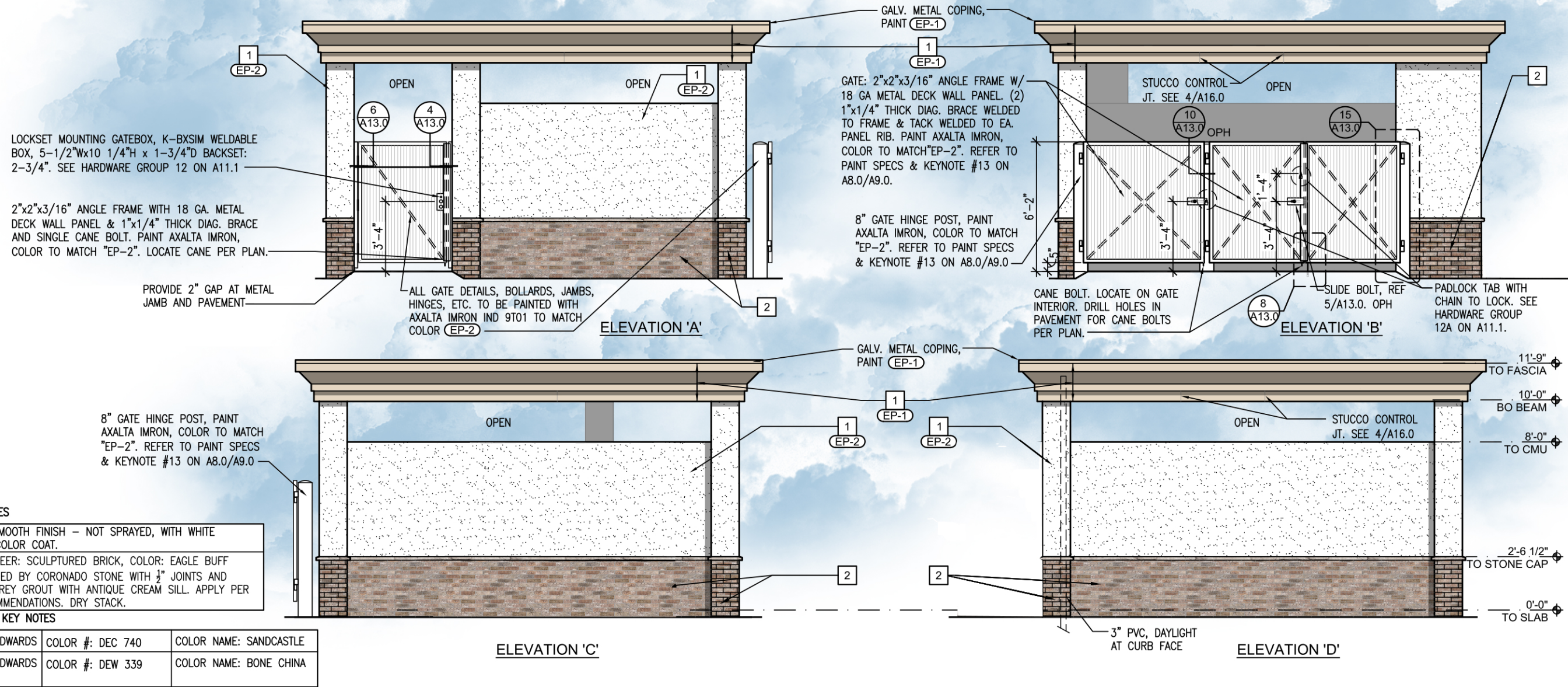
R.C.P.

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

- FINISH KEY NOTES**
- STUCCO: SMOOTH FINISH - NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.
 - STONE VENEER: SCULPTURED BRICK COLOR: EAGLE BUFF DRY STACKED BY CORONADO STONE, WITH ANTIQUE CREAM SILL. APPLY PER MFR RECOMMENDATIONS.
- EXTERIOR PAINT KEY NOTES**
- | | | |
|------|-------------------------------|------------------------|
| EP-1 | DUNN EDWARDS COLOR #: DEC 740 | COLOR NAME: SANDCASTLE |
| EP-2 | DUNN EDWARDS COLOR #: DEC 339 | COLOR NAME: BONE CHINA |

PARKER & PINE FILING, AMENDMENT NO. 1

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



ELEVATIONS