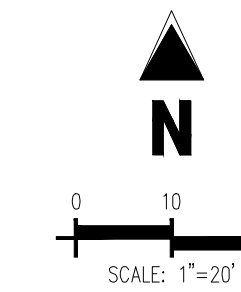
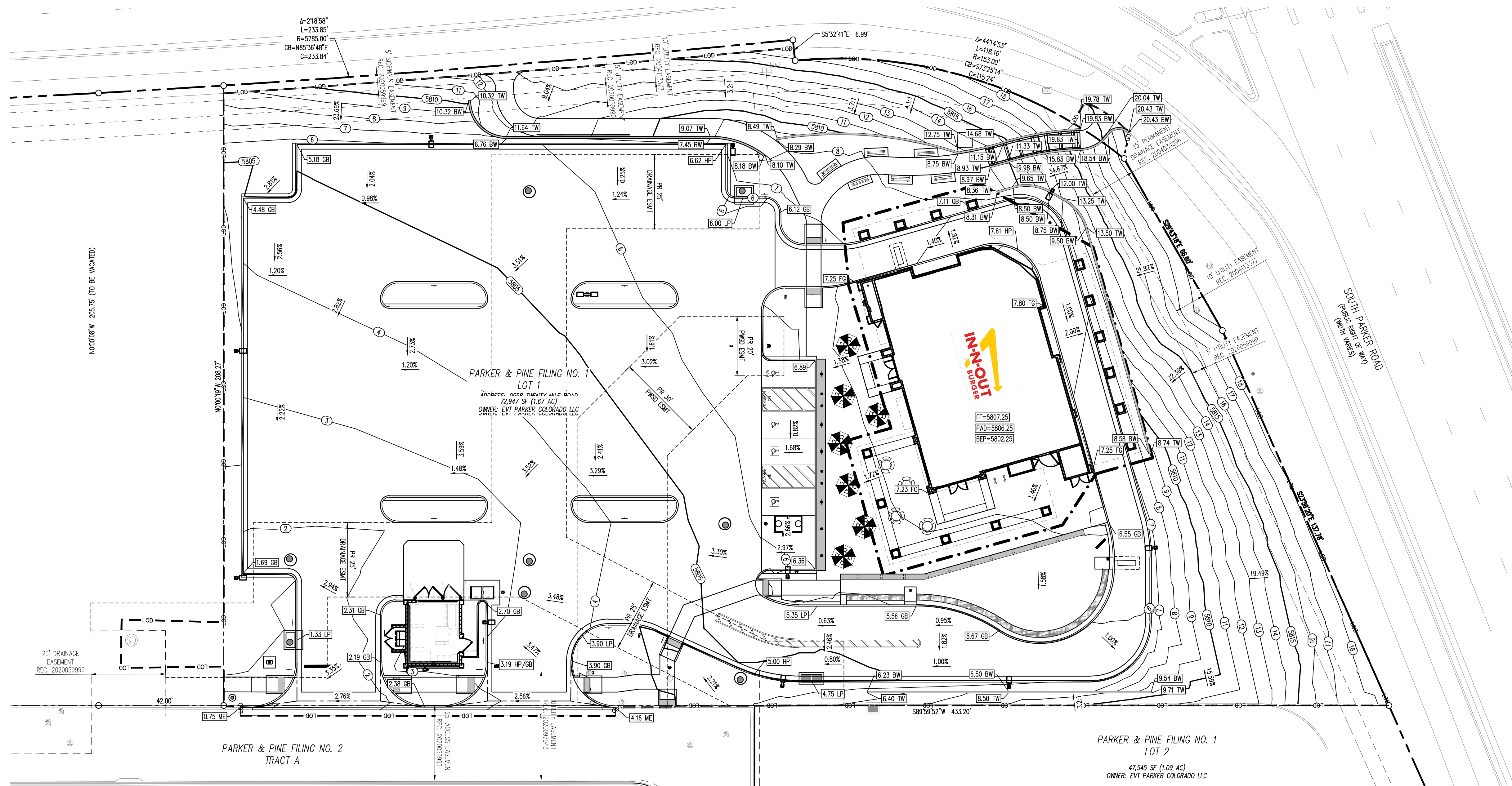


PARKER & PINE FILING 1, AMENDMENT NO. 1

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 AND 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 AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
 - PROPOSED FLOWLINE ELEVATION DOES NOT TAKE INTO ACCOUNT GUTTER DEPRESSION AT INLET.
 - THE GRADING SHOWN IS PRELIMINARY AND IS TO BE FINALIZED IN THE CONSTRUCTION DRAWINGS.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

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

GEOTECHNICAL ENGINEER: _____
PROJECT NO: _____ DATE: _____

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

EARTHWORK SUMMARY

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

UNADJUSTED CUT = 6,713.16 CU. YD.
UNADJUSTED FILL = 55.73 CU. YD.
NET CUT/FILL = 6,657.43 CU. YD. <FILL>
TOTAL DISTURBED AREA = 2.167 ACRES

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

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

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

BASIS OF BEARING
BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°17'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

CAUTION - NOTICE TO CONTRACTOR

- 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.
- 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.

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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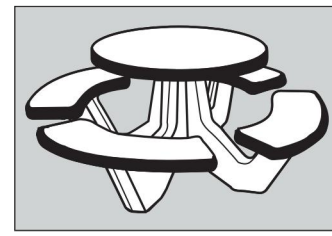


IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/26/2023	2ND SP SUBMITTAL	PJD
3			
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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" x 3/8" Dia. steel rebar.
Hardware: (1) - table-to-leg bracket, (6) - seat-to-leg brackets, (8) - 3/8" Dia. x 5 1/2" hex screws, (16) - 3/8" x 7/8" O.D. Flatwashers, (8) - 3/8" locking hex nuts, (4) - Neoprene Pads, (24) - 3/8" Dia. x 1-1/4" hex flange screws.

Frame (legs):
(1) - top interlocking leg, (1) - bottom interlocking leg, (1) - 3/8" Dia. x 2", (3) - 3/4" L x 1/2" W x 2" H, (4) - 3/8" x 1-1/2" inserts (angle brackets not provided), (1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole. Do not over tighten bolts or inserts will pull out.

Top: (1) - 3/8" Dia. x 2", (3) - 3/4" L x 1/2" W x 2" H, (4) - 3/8" x 1-1/2" inserts (angle brackets not provided), (1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole. Do not over tighten bolts or inserts will pull out.

Benches: (1) - 3/8" Dia. x 2", (3) - 3/4" L x 1/2" W x 2" H, (4) - 3/8" x 1-1/2" inserts (angle brackets not provided), (1) - 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole. Do not over tighten bolts or inserts will pull out.

Optional Anchoring: (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: Do not over tighten bolts or inserts will pull out.

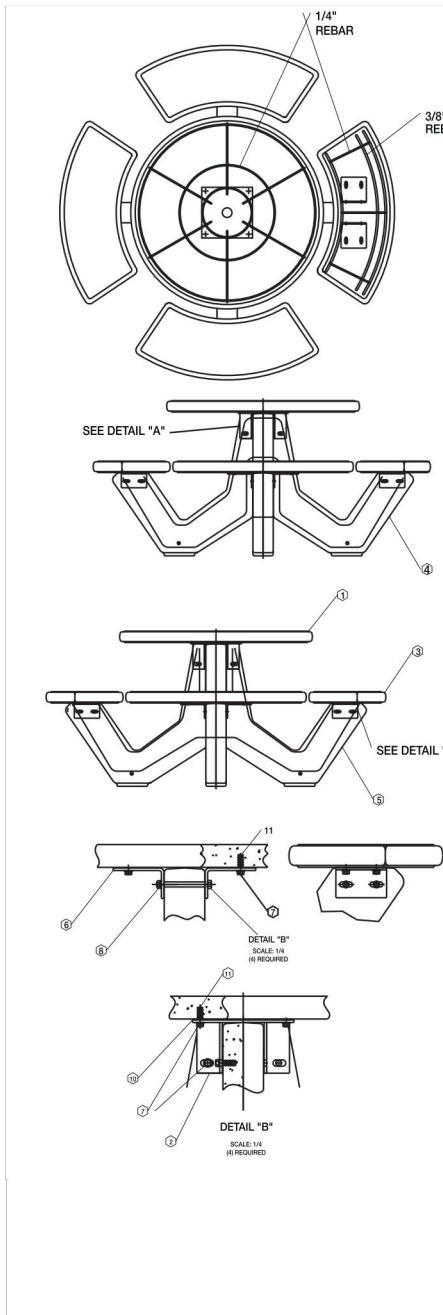
Maintenance: Periodically rinse with water and mild detergent. Re-seal annually. Packaged un-assembled in crate, and shrink wrapped in plastic.

Packaging: Packaged un-assembled in crate, and shrink wrapped in plastic.

* Accepts umbrella

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

GENERAL SPECIFICATIONS



TF 3125 LRC 38 Table

1.1 SUMMARY
A. Section includes: Furnish Precast Concrete Table indicated on drawings or specified herein.

1.2 REFERENCES
A. American Society for Testing & Materials
1. ASTM C33 2. ASTM C150 3. ASTM C31

1.5 SUBMITTALS
A. Submit product data, shop drawings and Samples.
1. Product Data: Manufacturer's specifications and technical data edited specifically for proposed system, including the following specific information:
a. Detailed specification of construction fabrication.
b. Manufacturer's installation instructions.
c. Maintenance literature.
d. Product warranty.
2. Shop Drawings: Indicate pertinent dimensions, general construction, component connections anchoring methods, hardware and installation procedures.
3. Samples as requested by Architect.

1.6 QUALITY ASSURANCE
A. Qualifications of Manufacturer: Manufacturer to be prequalified by specifier prior to bidding. Failure to comply will result in disqualification of bid. Manufacturer to have at least five years experience in the manufacture of precast concrete tables field proven for at least five years.

1.10 WARRANTY
Manufacturer shall submit a written warranty for precast products for the period of two years upon acceptance of products.

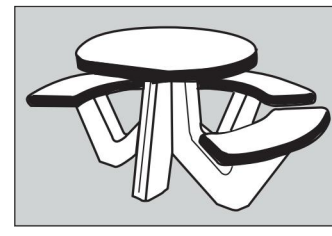
2.1 MANUFACTURERS
A. Acceptable manufacturer for Precast Concrete Tables to be known as Wausau Tile, Inc. Terra-Form Division. PO Box 1520, Wausau, WI 54402-1520. (800) 388-8728 FAX (715) 355-4627
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary literature 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. Aggregate: All aggregates to meet ASTM C33 specifications, to be cleaned of foreign matter and properly graded to size.
C. Coloring: Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturers recommendations.

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

2/04

TF 3128 LRC 38H Wheelchair Accessible Table



Options:
Note: Options may change without notice. Call to confirm current options.

Smooth/Stained Concrete (legs):
Tan - Gray

Ground & Polished (top & seats):
Misty - Sand - Gray - Brown - Brick Red

Custom Options Available

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" x 3/8" Dia. steel rebar.
Hardware: (1) - table-to-leg bracket, (6) - seat-to-leg brackets, (6) - 3/8" Dia. x 5 1/2" hex screws, (12) - 3/8" x 7/8" O.D. F/W, (8) - 3/8" locking hex nuts, (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) - 3/4" L x 1/2" 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, (1) - 3/8" Dia. x 2", (3) - 3/4" L x 1/2" W x 2" H, (4) - 3/8" x 1-1/2" inserts (Optional Kit TF2400).

Top: (1) - 3/8" Dia. x 2", (3) - 3/4" L x 1/2" W x 2" H, (4) - 3/8" x 1-1/2" inserts (Optional Kit TF2400).

Benches: (1) - 3/8" Dia. x 2", (3) - 3/4" L x 1/2" W x 2" H, (4) - 3/8" x 1-1/2" inserts (Optional Kit TF2400).

Optional Anchoring: (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: Do not over tighten bolts or inserts will pull out.

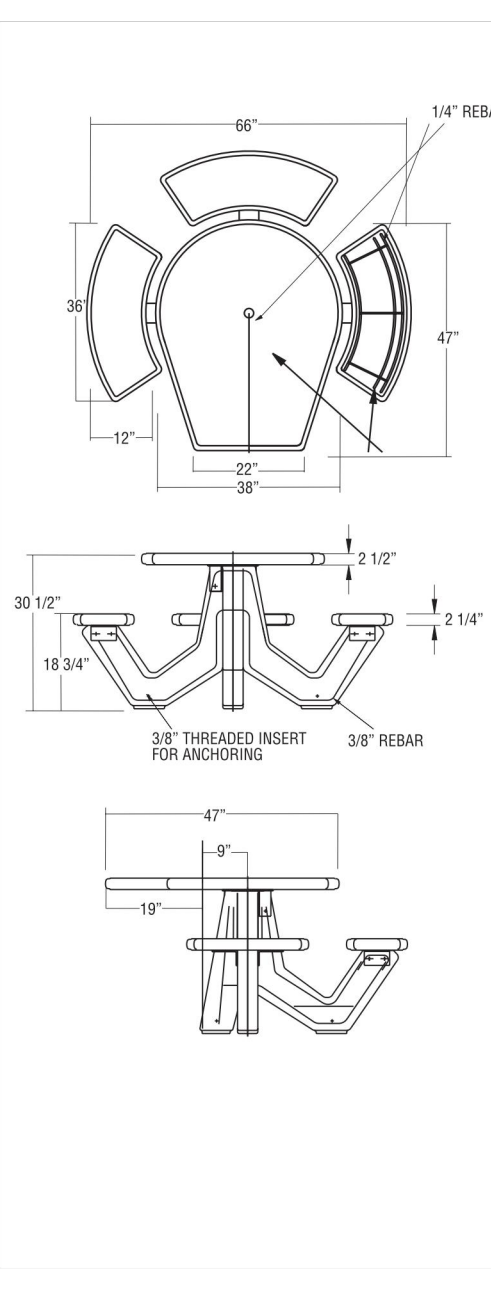
Maintenance: Periodically rinse with water and mild detergent. Re-seal annually. Packaged un-assembled in crate, and shrink wrapped in plastic.

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 **WAUSAU TILE**

GENERAL TABLES SPECIFICATIONS



TF 3128 LRC 38H Wheelchair Accessible Table

1.1 SUMMARY
A. Section includes: Furnish Precast Concrete Table indicated on drawings or specified herein.

1.2 REFERENCES
A. American Society for Testing & Materials
1. ASTM C33 2. ASTM C150 3. ASTM C31

1.5 SUBMITTALS
A. Submit product data, shop drawings and Samples.
1. Product Data: Manufacturer's specifications and technical data edited specifically for proposed system, including the following specific information:
a. Detailed specification of construction fabrication.
b. Manufacturer's installation instructions.
c. Maintenance literature.
d. Product warranty.
2. Shop Drawings: Indicate pertinent dimensions, general construction, component connections anchoring methods, hardware and installation procedures.
3. Samples as requested by Architect.

1.6 QUALITY ASSURANCE
A. Qualifications of Manufacturer: Manufacturer to be prequalified by specifier prior to bidding. Failure to comply will result in disqualification of bid. Manufacturer to have at least five years experience in the manufacture of precast concrete tables field proven for at least five years.

1.10 WARRANTY
Manufacturer shall submit a written warranty for precast products for the period of two years upon acceptance of products.

2.1 MANUFACTURERS
A. Acceptable manufacturer for Precast Concrete Tables to be known as Wausau Tile, Inc. Terra-Form Division. PO Box 1520, Wausau, WI 54402-1520. (800) 388-8728 FAX (715) 355-4627
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. Aggregate: All aggregates to meet ASTM C33 specifications, to be cleaned of foreign matter and properly graded to size.
C. Coloring: Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturers recommendations.

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



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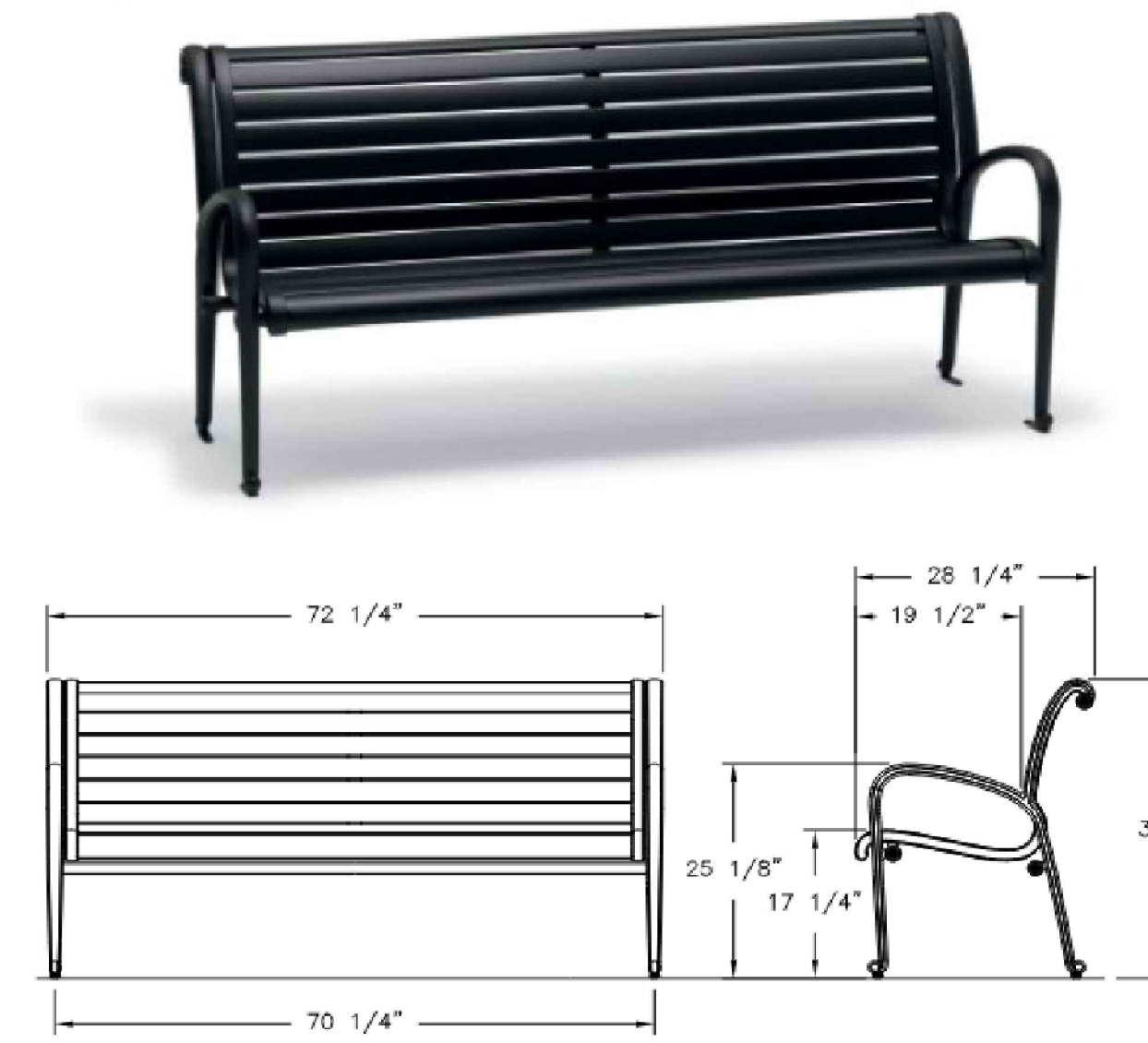
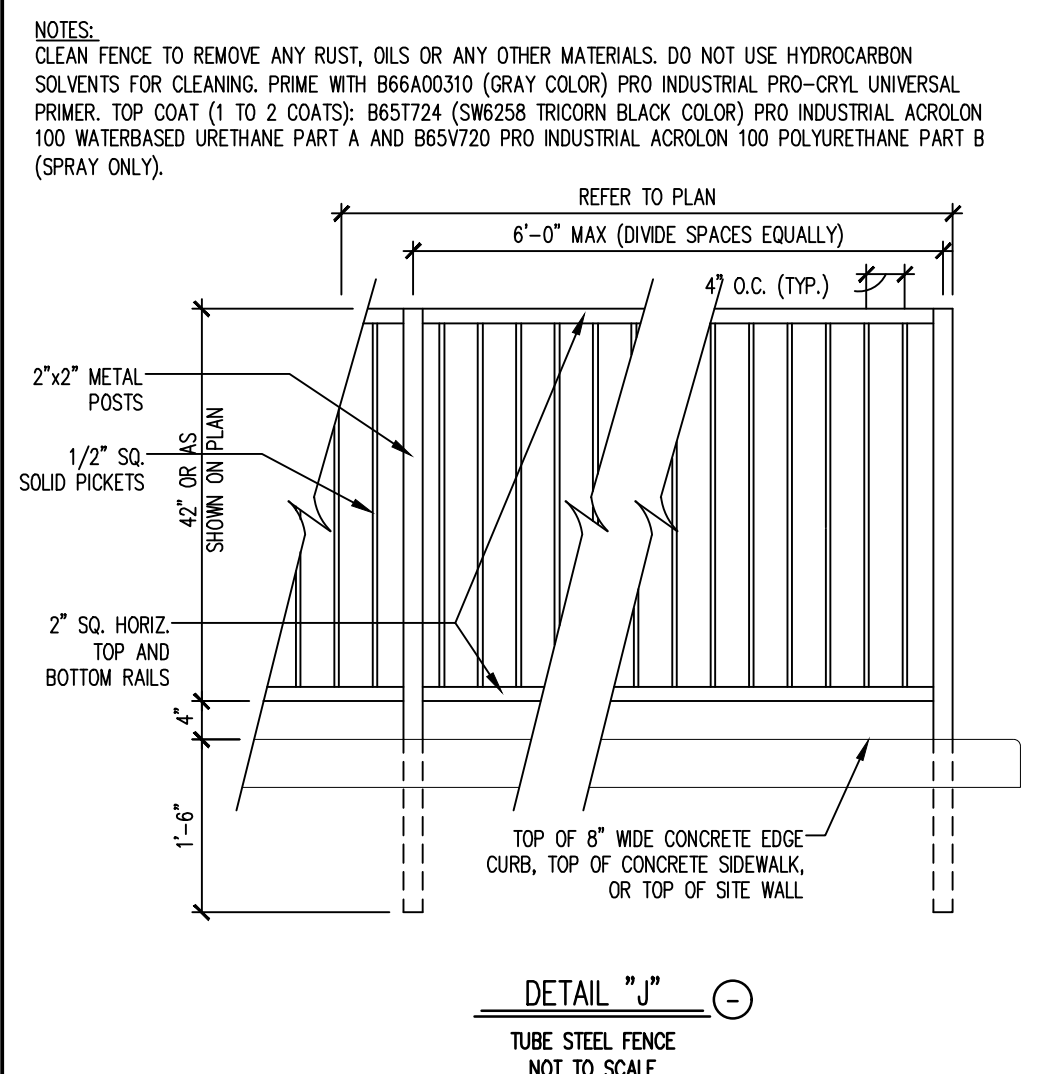
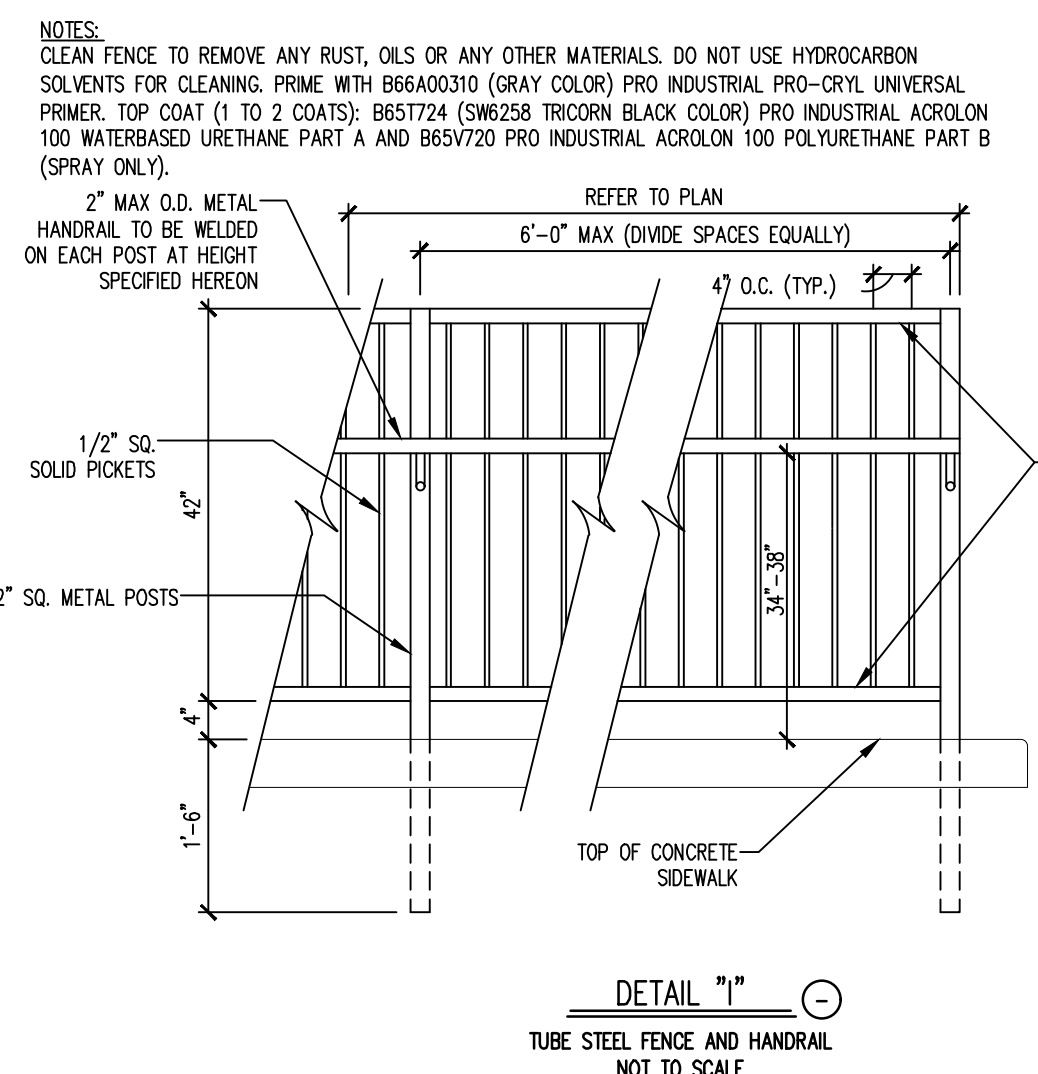
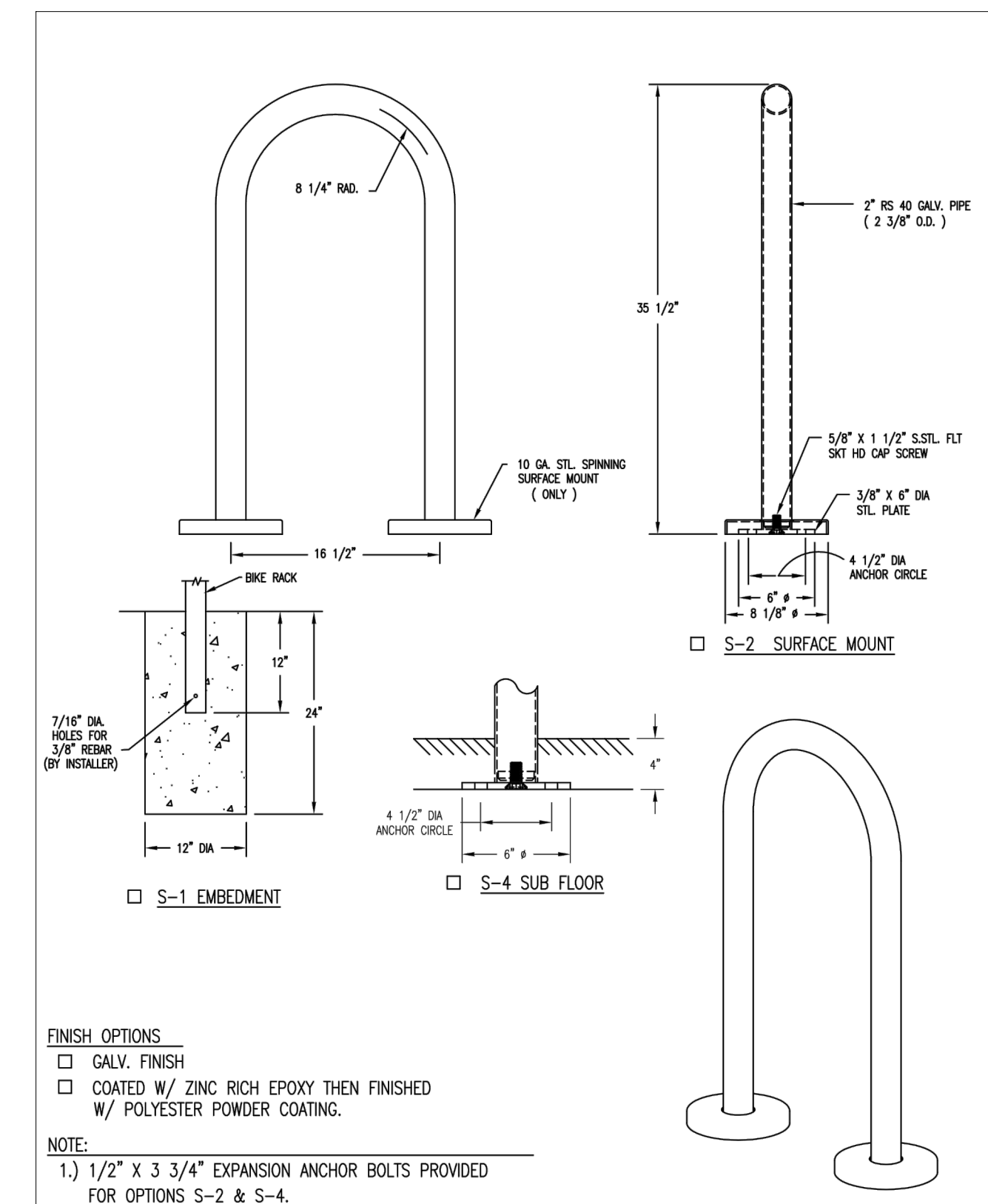


WHEELCHAIR ACCESSIBLE TABLE DETAIL
NOT TO SCALE
MANUFACTURER: WAUSAU TILE; TERRA-FORM DIVISION
MODEL/DESCRIPTION: TF 3128 LRC 38H WHEELCHAIR ACCESSIBLE TABLE

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

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

Details added.



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

#	Date	Issue / Description	Init.
	12/21/2022	1ST CD SUBMITTAL	PJD
	03/17/2023	2ND CD SUBMITTAL	PJD
	04/26/2023	3RD CD SUBMITTAL	PJD

Project No: INC000014-20
Drawn By: JNE
Checked By: PJD
Date: 04/26/2023

SITE DETAILS

SP1.2
Sheet 5 of 16

PARKER & PINE FILING 1, AMENDMENT NO. 1

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

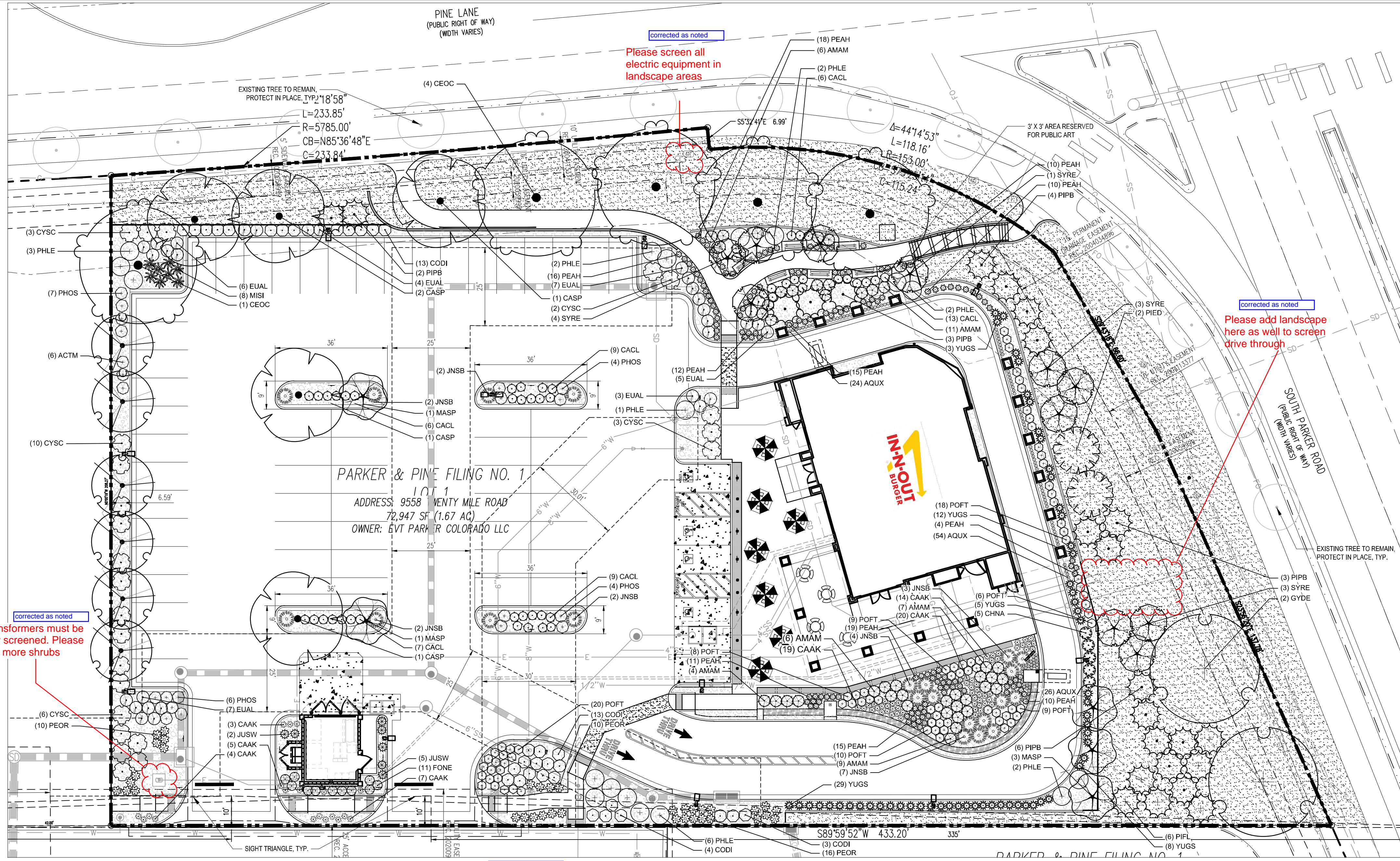
SITE PLAN

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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 SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CASP	5	NORTHERN CATALPA	CATALPA SPECIOSA
	CEOC	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	GYDE	2	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCODIUS DIOICA 'ESPRESSO'
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	PIPB	18	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'
	PIED	2	PINYON PINE	PINUS EDULIS
	PIFL	6	VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	ACTM	6	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM
	MASP	5	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'
	SYRE	11	JAPANESE TREE LILAC	SYRINGA RETICULATA
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	JUSW	7	WOODWARD JUNIPER	JUNIPERUS SCOPULORUM 'WOODWARD'
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CACL	50	BLUE MIST SPIREA	CARYOPTERIS X GLANDONENSIS 'BLUE MIST'
	CHNA	5	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS
	EUAL	32	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'
	FONE	11	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA
	AMAM	43	WAXFLOWER	JAMESIA AMERICANA
	PHLE	18	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII 'PWY01S' TM
	PHOS	21	SUMMER WINE NINEBARK	PHYSCOCARPUS OPULIFOLIUS 'SEWARD' TM
	POFT	80	TANGERINE POTENTILLA	POTENTILLA FRUTICOSA 'TANGERINE'
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CODI	33	SPREADING COTONEASTER	COTONEASTER DIVARICATUS
	CYSC	24	MOONLIGHT BROOM	CYTISUS SCOPARIUS 'MOONLIGHT'
	JNSB	22	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
	YUGS	57	GOLDEN SWORD ADAM'S NEEDLE	YUCCA FILAMENTOSA 'GOLDEN SWORD'
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CAAK	72	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOE'
	MSI	8	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'
	PEAH	140	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
	PEOR	36	KARLEY ROSE FOUNTAIN GRASS	PENNISETUM ORIENTALE 'KARLEY ROSE'
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	AQUX	104	HYBRID COLUMBINE	AQUILEGIA X
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME
	RMULCH	8,775 SF	2"-4" ROCK COBBLE MULCH - 3" DEEP	2"-4" ROCK COBBLE MULCH - 3" DEEP
	WMULCH	1,338 SF	WOOD MULCH	WOOD MULCH
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME
	SOD	17,462 SF	COLORADO BLUE BUFFALO SOD	COLORADO BLUE BUFFALO SOD

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

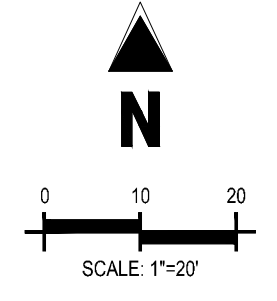
REQUIREMENT: 75% OF LANDSCAPE AREA MUST HAVE A GROUND COVER OF LIVING PLANT MATERIAL

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 & 166 SHRUBS EVERGREEN PERCENTAGE: 57%

*ADDITIONAL 1.5' OF REQUIRED PERIMETER BUFFER ALONG EASTERN 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.
6102 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636

SEE SHEET 4 FOR FULL PLANTING SCHEDULE.

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
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN".
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
13. FINISH GRADING AND SOIL PREPARATION
CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA.

IRRIGATION CONCEPT

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

LANDSCAPE GUARANTEE AND MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, 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.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES.
4. 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.
5. 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.

UTILITY NOTES

- 1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND 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
17. 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.
18. 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 CONTRACTORS 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.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
20. 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.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. 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.
25. 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.
26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE: MULCH, EDGER, LANDSCAPE FABRIC, ETC.
MULCHING
28. 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.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. 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.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #C1-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURERS SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

TREE PROTECTION NOTES:

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

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



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

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

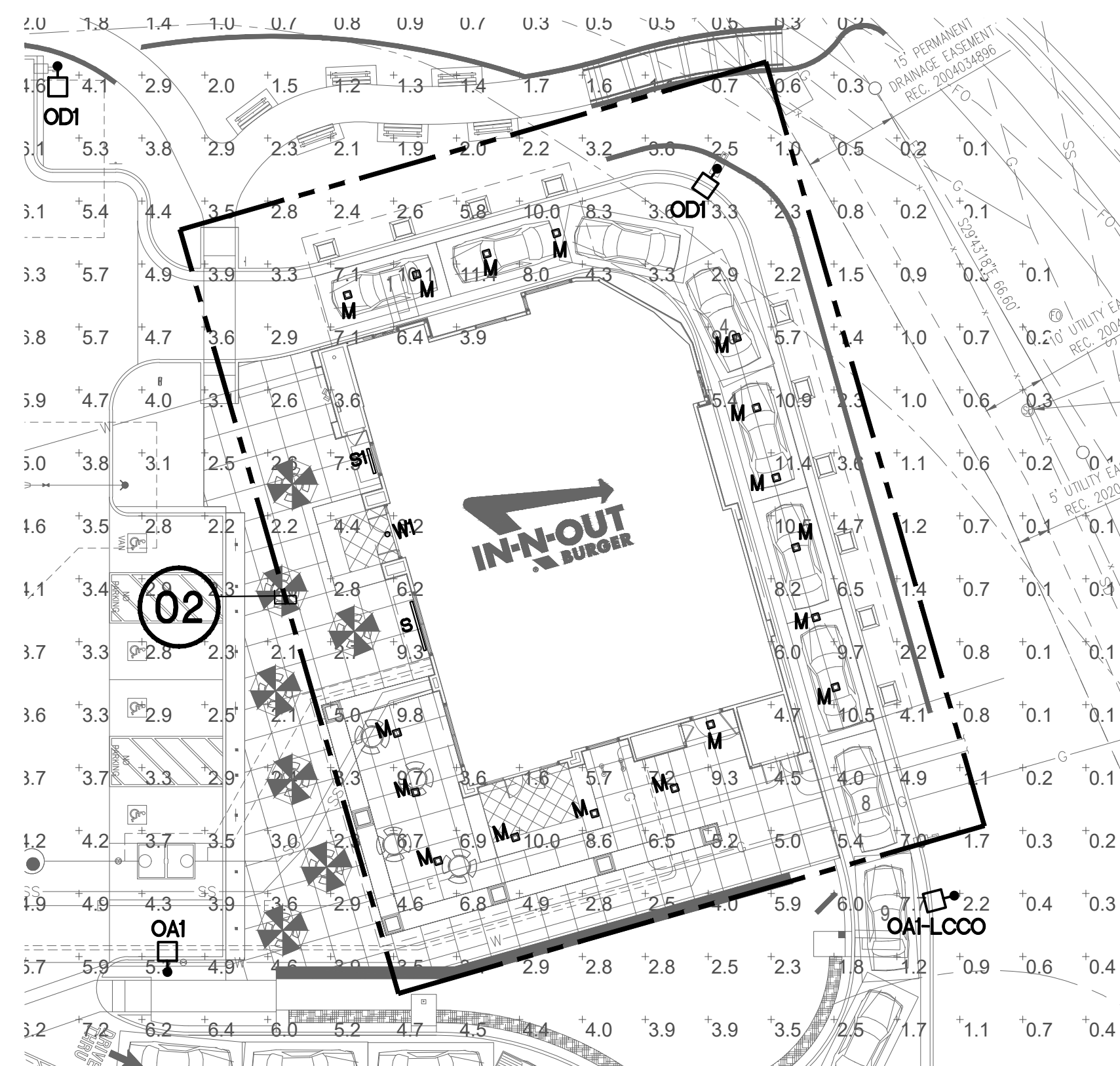
Table with columns: #, Date, Issue / Description, Init. Includes entries for 12/21/2022 1ST CD SUBMITTAL and 04/26/2023 2ND SP SUBMITTAL.

Project No: INC000014-20
Drawn By: KES
Checked By: JW
Date: 04/26/2023

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

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

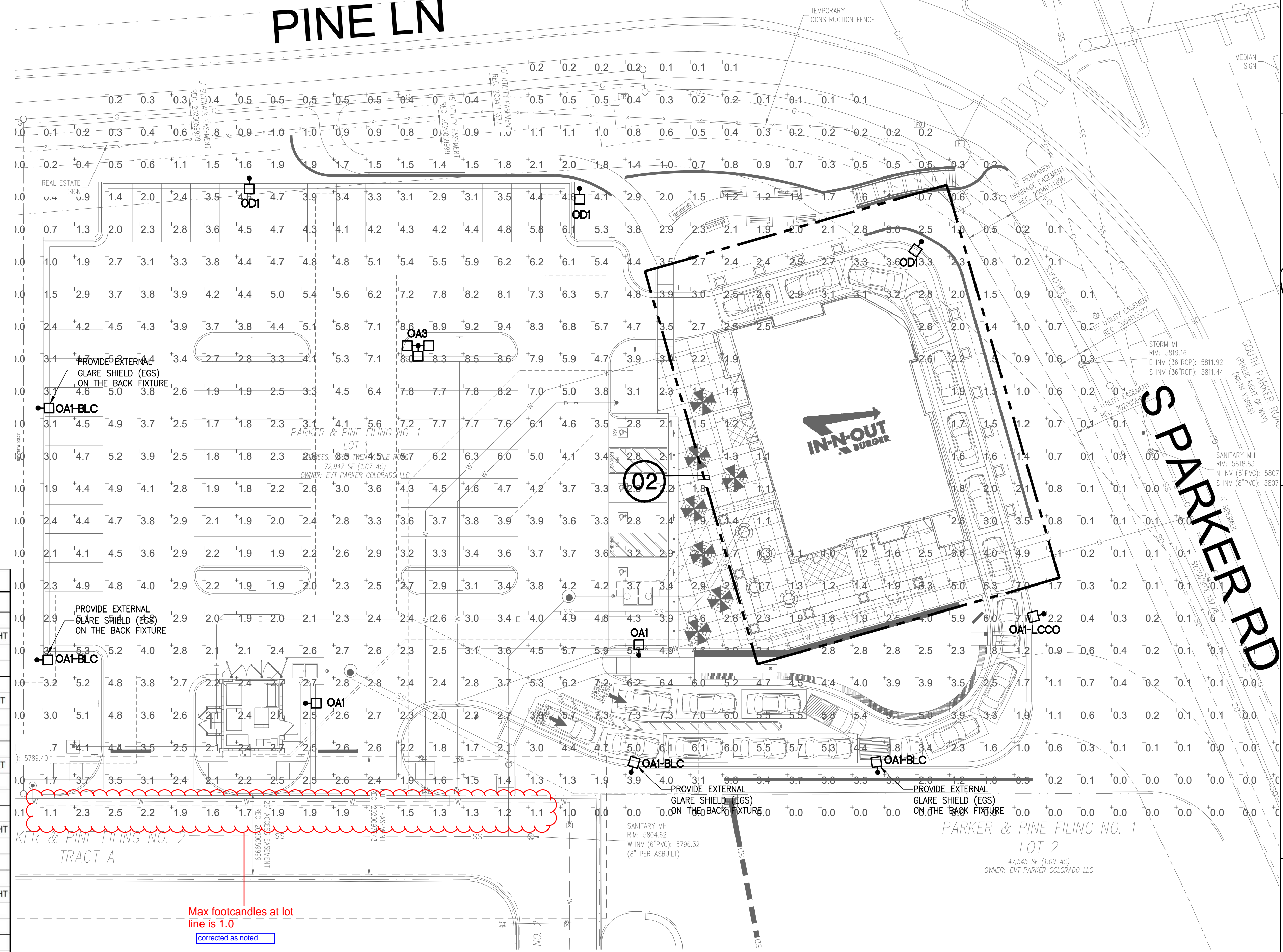
SITE PLAN



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

02

SCALE: 1" = 20'-0"



01 SITE LIGHTING PHOTOMETRIC PLAN (ZONE #1)

SCALE: 1" = 20'-0"

GRAPHIC SCALE
SCALE: 1" = 20'

FOOTCANDLES

STATISTICS					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN
CALC ZONE #1 PARKING LIGHTS	+	2.6 FC	9.4 FC	0.0 FC	N/A
CALC ZONE #2 BUILDING LIGHTS	+	2.9 FC	11.4 FC	0.0 FC	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

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 TSM		24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
OA2	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K TSM		(2) 24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
OA3	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K TSM		(3) 24,974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
OD1	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K TSM		24,054 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
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	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
OA1-LCCO	LITHONIA LIGHTING	208	LED PROVIDED	COLOR TEMPERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K RCCO		14,674 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT	
	MVOLT SPA DDBXD		SHIELDED	FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).	
M	ATLANTIC LIGHTING	120	LED LAMP	COLOR TEMPERATURE: 4000K	120V RECESSED MOUNTED LED	120V RECESSED MOUNTED LED
	#LRF12X12-SYL33-4K-1 / SQ12PG-WH-GS		TOTAL: 27W	3,300 LUMENS	FULLY CUTOFF FIXTURE	
S	LITHONIA LIGHTING	120	LED PROVIDED	COLOR TEMPERATURE: 4000K	8' EXTERIOR WALL MOUNTED	
	#TZL1F LED L96 9000LM MDD 120 GZ10 27K 80CRI-WH		TOTAL: 54W	9,000 LUMENS	UNDER AWNING AT 10'-6" AFG - FULLY CUTOFF FIXTURE	
S1	LITHONIA LIGHTING	120	LED PROVIDED	COLOR TEMPERATURE: 4000K	4' EXTERIOR WALL MOUNTED	
	#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

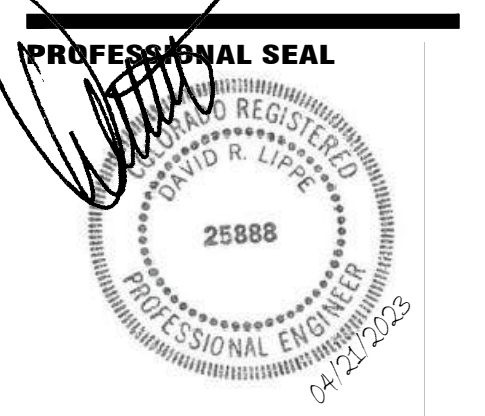


SPACES THE COLONNADE
15305 DALLAS PARKWAY,
12TH FLOOR
ADDISON, TX 75001
PH: (214) 926-5788

ISSUE RECORD	
DATE	DESCRIPTION
2016 URBAN PROTOTYPE	
09.15.22	ISSUE FOR PERMIT

REVISION RECORD

NO.	DESCRIPTION



22.AAP.015

PROTOTYPE VERSION
16.2.126U

PROJECT NAME
IN-N-OUT BURGER

PARKER CO



GOD BLESS AMERICA

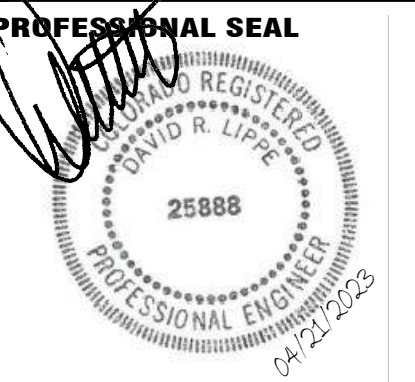
PROJECT NUMBER

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
SITE PLAN

elite LED LIGHTING | Project: INOB | Type: W1 | **REL437** 4" | 4" Economy LED Retrofit Lighting Module with CCT Selectable

TRIM INSERTS OPTIONS

BAFFLES
REL437-RT-SN-SN | REL437-BT-P-BK | REL437-BT-DBZ-DBZ

REFLECTORS
REL437-RT-CL-WH | REL437-RT-DBZ-DBZ | REL437-RT-P-BK | REL437-RT-SN-SN

LUMENS | 700 | 1100
CCT | 2700K/3000K/4000K
CRI | 90+
COLOR QUALITY | 3 Step MacAdam Ellipse
TRIM | Baffle, Aluminum die-cast body and trim
REFLECTOR COLORS | WH (White), BK (Black)
FLANGE COLORS | W (White), P (Black)
DIMMING | DIMTR (Tint)
LIFETIME | 50,000 hours
EMERGENCY | 16W high voltage inverter (Installed into the housing)*
PHOTOMETRIC TESTS | In Accordance with ESI LM79-08, LM80 and TM-30, TM-21

OPTICS AND REFLECTOR
The Elite-Engineered LED Module system is much more than just a simple LED retrofit. The Elite LED system is a highly engineered work of design and optical science which produces over 700 lumens. Our meticulously crafted optics gather the light scattered by the LED chip and shape it into a functional beam with uniform light distribution. The baffle also offers the benefits of a smooth integrated light with glare reduction at a 55 degree cut-off, which minimizes brightness.

INSTALLATION
Elite LED Retrofits come standard with quick connectors ready for installation in Elite Lighting's LED series recessed housing that are Energy Star and Title 24 rated (LD4IC-AT, LD6IC, LD6IC-AT).
You MUST seal all gaps between the ceiling and fixture with weatherproof silicone sealant. This deters moisture and water from damaging fixtures and other mechanical ceiling elements.

elite LED LIGHTING | **REL437** 4" | 4" Economy LED Retrofit Lighting Module with CCT Selectable

DURABILITY
Die-cast aluminum housing and heat management system are engineered for extremely long life and service period. Without proper heat management, any LED luminaire will fail. Our die-cast system pulls the heat from the LED chip, allowing the continued cool operation for years. Life tests have shown the Elite REL437 light output will be maintained at 70% of initial at 50,000 hours of operation. Our LED driver is rated for 50 to 60 Hz at 120V input, produces less than 20% THD, has a power factor between 0.90 and 1.00 and is thermal protected for additional safety.

REPEATABLE
Repeatability means quality. From our chip selection process, to our driver to the thermal management, the Elite REL437 Module is engineered for quality. All Elite LED luminaires are rated at 85+ and 90+ CRI, also rated and tested to LM-79 and LM-80 standards by a certified laboratory, and meets the California Title-24 compliance standards. Elite's highly selective LED chips produce zero ultraviolet and virtually no infrared light.

INTERCHANGEABLE
The Elite REL437 LED system works in our dedicated (LD4IC-AT, LD4IC-AT) housings and our existing 4" incandescent housings (B4IC-AT, B4IC-AT) but is also suitable for use in most 4" recessed downlight housings.

ADAPTABLE
All Elite REL437 luminaires are shipped standard with our custom engineered Edison adapter. This adapter assembly allows the luminaires to install directly into existing Elite 4" downlight housings and most other 4" downlight housings. GU24 style socket base adapters also available upon request.

INSTALLATION
Ez connector to use with special high efficacy housing or Edison base adapter for retrofitting into existing 4" incandescent housings.

DIMMING & DRIVER INFORMATION
The Elite REL437 lighting system is dimmable down to 10% by using an approved incandescent dimmer or select electronic low voltage dimmers when ordered with DIMTR-120 option. Refer to dimming matrix for more information.

WARRANTY
Five-year carefree warranty for parts and components. (Labor not included.)

LISTINGS
c-UL-us Listed
Energy Star
Title-24
JAB.

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

TYPE	LUMENS	CCT	CRI	FINISH
REL437	700L-DIMTR-120	27K/30K/35K/40K/50K	90+	W-WH
	TRIM: DIMTR-120			

TRIM RING ACCESSORY: REL437-BT-SN-SN

BT - BAFFLE	RT - REFLECTOR
REL437-BT-SN-SN	REL437-RT-CL-WH
REL437-BT-P-BK	REL437-RT-DBZ-DBZ
REL437-BT-DBZ-DBZ	REL437-RT-P-BK
	REL437-RT-SN-SN

ACCESSORY: GU24SA

NOTES:
*Trim accessories order separate
**Accessories order separate

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

FEATURES & SPECIFICATIONS
INTENDED USE — Built on the compact, low-profile 2-strip channel, this LED strip offers long maintenance-free life, several color temperatures, lumen outputs and lengths. Ideal for new construction and retrofit applications in 18 lengths. Ideal for use in commercial, retail, office, warehouse, and display applications. **Certain adhesive contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for Acrylic/Polycarbonate Compatibility Table for suitable uses.
CONSTRUCTION — Compact design channel and cover are formed from code-gauge cold-rolled steel. Easy to install six-point row aligner included for continuous row mounting.
Finish: Paint options include high-gloss, baked white enamel (WH), galvanized (GA), matte black (MB) and smoke grey (SG). Five-stage low-phosphate pre-treatment ensures superior paint adhesion and rust resistance.
OPTICS — Replaceable diffuser lens eliminates glare and offers ingress protection from debris.
ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal plugable wiring harness for reduced labor cost in new mounting applications (see P.R.L. ordering information below). Electronic LED driver is rated for 75 input watts maximum (see Operational Data on page two for actual wattage consumption), multi-watt input and 0-10V dimming standard. This fixture is designed to withstand a maximum line surge of 1.5KV 8/0.25KA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided.
LEDs provide nominal 80CRI or 90CRI at 3000K, 3500K, 4000K or 5000K. Lumen output up to 1,500 lumens per foot. Luminaires should be installed in applications where ambient temperatures do not exceed 86°F (30°C).
INSTALLATION — Fixture may be surface mounted (with or without ZSPRG hanger), pendant or stem mounted with appropriate mounting options. Six-point aligner locks in place for easy continuous row mounting.
LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -4°F (-20°C) and 86°F (30°C).
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.
WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx
Note: Actual performance may differ as a result of end user environment and application. All designs are typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

ZL1F | 24", 48" & 96" Lengths | Architectural LED Striplight

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 "iLight" or "iPoint™" Wireless control networks marked by a **blended background**
To learn more about A+, visit www.acuitybrands.com/plus.
*See ordering tree for details

ZL1F LED Striplight | Capable options indicated by this color background.

ORDERING INFORMATION | Lead times will vary depending on options selected. Consult with your sales representative. **Example: ZL1F L48 3000LM MDD MVOLT 40K 80CRI WH**

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

Color rendering index	Options	Paint finish
80CRI 80 CRI	PLR Plug-in wiring ³	WH White
90CRI 90 CRI	PLR/VE Plug-in wiring-low voltage ⁴	GAZ Galvanized
	ETW Emergency battery pack ⁵	MB Matte black
	OUTEND Cord set to exit endplate of fixture	SGY Smoke grey
	CS1W Straight plug, 120V	
	CS2W Twist-lock, 120V	
	CS3W Straight plug, 277V	
	CS11W Twist-lock, 277V	
	CS21W Twist-lock, 347V	
	CS97W Twist-lock, 480V	
	CS93W 600V S800W white cord, no plug (no voltage required)	

Accessories: Order as separate catalog number.

HC6 Hanger chain, 36"	ZSPRG For 15/16" T-grid only
ZACRH Aircraft cable 1/8" (one pair)	LSXR Sensor Switch ⁶ LSR occupancy sensor ⁶
ZLANGKIT Luma-Tim™ angle bracket	IMPHED i-n-light™ switching/dimming module

Notes:
1. See Operational Data on page 2 for actual lumens.
2. Not available with 0-10V dimming.
3. Not available with L24, 24" fixture. 347V and 480V utilize a zero-voltage transformer.
4. See ordering information on page 3.
5. Must specify voltage, 120, 240, 346, or 277V.
6. Cordsets with back of fixture unless OUTEND option is specified.

RECESSED | architectural | Project: INOB | Type: M | Catalog number: #LRF12X12-SYL44-4K-1/SQ12PG-WH-GS

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

frame-in kit

- This fixture offered in 120V (1) or 277V (2), and in 347V (3) using a step down transformer. Also available in 220V (4) and 240V (5).
- Pre-wired and grounded junction box with galvanized snap-on covers. Listed for through branch circuit wiring.
- Universal mounting brackets provide tool-less adjustability and will accept the supplied hanger bars or optional #517 and #520 Caddy bars. Also accepts C channel.
- Electroplated plated steel hanger bars are included as factory standard. Bars extend to 24" and offer self-nailing and additional mounting features.
- This 12"x12" is not intended for use in 1"x1" grid ceilings.
- 5-year LED component warranty details at atlantic-lighting.com/main/support.

OSRAM PrevalED - Linear LED Board

- CRI > 80
- Even and diffuse light
- Color variation within 3-step MacAdam Ellipse

OSRAM Optotone LED Driver

- 120V through 277V universal driver is standard. Contact factory for 347V.
- Dimmable, instant 100% light (1%-100%) via: 0-10V protocol. See driver spec.

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

Specifications and dimensions subject to change without notice.

ordering data

FRAME-IN KIT

LF12x12 Architectural 12"x12" LED | LRF12x12

LUMENS:
SYL11 1100 lumens (0 watts)
SYL22 2200 lumens (18 watts)
SYL33 3300 lumens (27 watts)
SYL44 4400 lumens (36 watts)

COLOR TEMPERATURE:
3K 3000K
35K 3500K
4K 4000K

VOLTAGE:
1 120V
2 277V
3 347V Step down transformer
4 0-10V DC standard, leave box blank
5

DIMMING:
0-10V DC standard, leave box blank

OPTIONS:
EM Emergency Pack

TRIM KIT
Refer to kit for part numbers. Specify finish & other below.

Finish:
WH Matte white | WH
SS Galval under flange

Accessories:
DMK DMK wiring interface, remote (120V only)

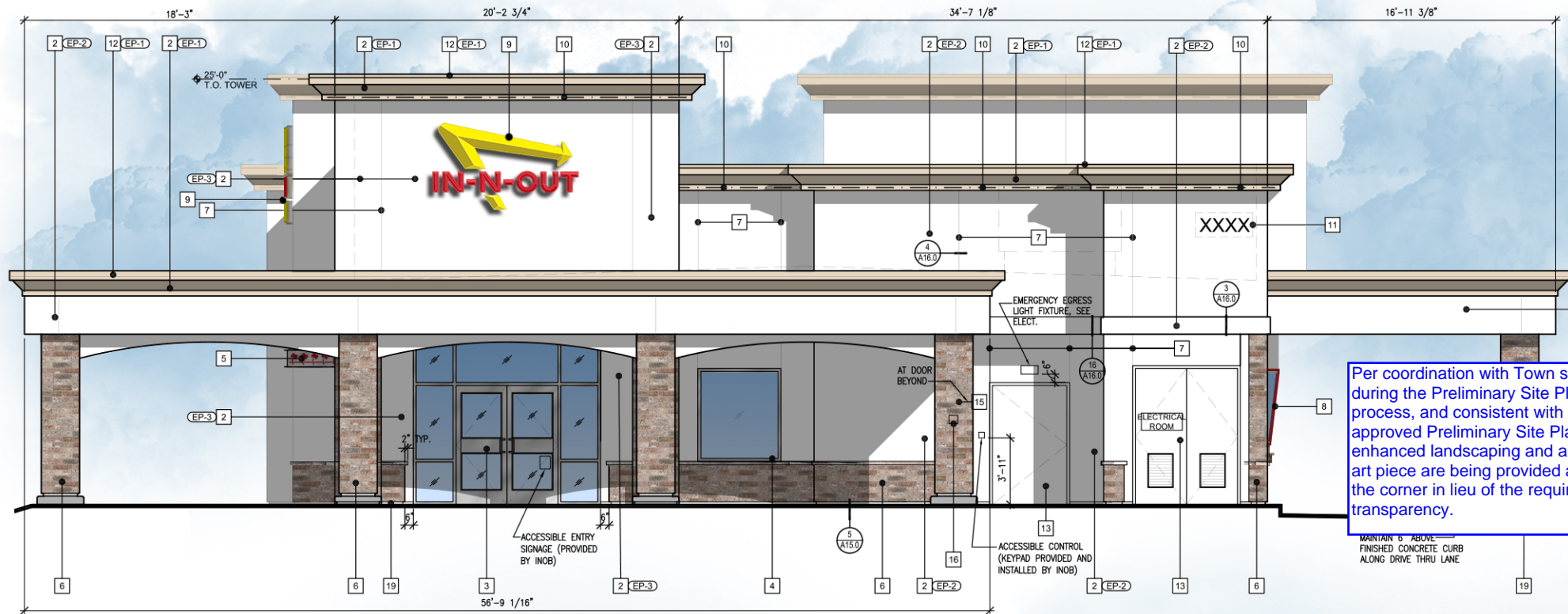
TRIM KIT
lensed white door
SQ12PH Prismatic (tempered glass)
SQ12DB Slat™ (tempered glass)
SQ12DO Drop cap (plastic)
SQ12PG-WH Prismatic Tempered Glass

Door frame has a white polycarbonate powder coat finish standard. Custom colors available.

P/N Example: LRF12x12-SYL11-27K-1 / SQ12PH-WH
LRF12x12-SYL11-27K-1 / SQ12PR-WH

*Listed lumens and wattages are component measurements. See photometrics for future values.

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



SOUTH ELEVATION

South facade will require 40% transparency

TRANSPARENCY REQUIREMENT
 432 SF TOTAL - 179 SF REQUIRED
 TRANSPARENCY PROVIDED 69 SF - 21%

Per coordination with Town staff during the Preliminary Site Plan process, and consistent with the approved Preliminary Site Plan, enhanced landscaping and an art piece are being provided at the corner in lieu of the required transparency.

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

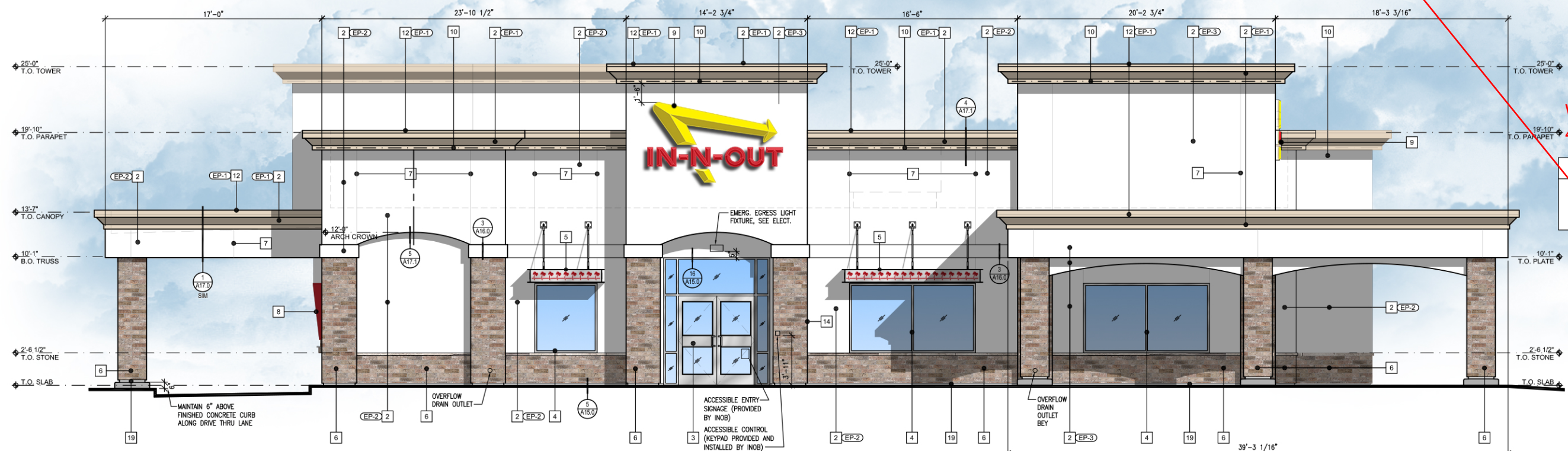
KEY NOTES						
1	NOT USED					
2	STUCCO: 2030 FINE SAND FLOAT FINISH - NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.					
3	ALUMINUM STOREFRONT DOORS: CLEAR ANODIZED ALUMINUM.					
4	ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM. GLAZING: LOW-E CLEAR INSULATING GLASS					
5	ANODIZED ALUMINUM METAL CANOPY WITH BACKLIT L.E.D. PALM TREE CUT-OUTS. GC TO PROVIDE BLOCKING, CONDUITS, AND POWER FOR BACKLIT PALM TREES, DOWNLIGHTS, AND SPEAKERS (WHERE OCCURS). SEE A17.3					
6	STONE VENEER: SCULPTURED BRICK, COLOR/ELEGUE BUFF DRY-STACKED BY CORONADO STONE WITH 2" JOINTS AND NATURAL GREY GROUT AND WITH ANTI-GLARE GLOSS SILL APPLY PER MFR RECOMMENDATIONS. DRY STACK					
7	1/4" WIDE METAL PENN. SCREENS. SEE DETAIL. 4x16.0.5. 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 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON 9P01 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. 'BENIGAL 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 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON 9P01 GLOSS WHITE. EXTERIOR HM DOORS & JAMBS- USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT COLOR EP-1. NOTE- TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IMRON AS DESCRIBED ABOVE.					
14	5'-0" HIGH STUB OUT FOR CO2 LINE. MOUNT ON ADJACENT SIDE WALL.					
15	4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR					
16	RECESSED KNOX BOX AT 5'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL. 10A17.0					
17	NOT USED					
18	NOT USED					
19	TEXTURE EXPOSED FOUNDATION WALL BELOW STONE WEEP SCREEN AND PAINT TO MATCH STONE.					
EXTERIOR PAINT SCHEDULE						
NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD	DEC 740	SANDCASTLE	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT.	SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT.	SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	NO RED	HIGH GLOSS	PRIMER: AXALTA IMRON 9P01. PRIMER CAN BE TINTED FINISH COAT: AXALTA IMRON 9P01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 22020 MAX SIZE: 102.4OZ (GALLON) 9704 VIOLET 321.2 9710 RED-ORANGE 349.3 9713 ORANGE 257.6
ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE. NO ALTERNATE ALLOWED FOR COLOR EP-4.						

Per the Design Standards, please note EIFS percentage used

Stucco is proposed as the primary building material. No EIFS is proposed.

West facade will require 40% transparency

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



WEST ELEVATION



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
SITE PLAN

Apogee
 16775 ADDISON RD.
 SUITE 350
 ADDISON, TX 75001
 PH: (469) 960-2322

ISSUE RECORD
 DATE DESCRIPTION
 2016 URBAN PROTOTYPE
 09.15.22 ISSUE FOR PERMIT

REVISION RECORD

PROFESSIONAL SEAL

PROTOTYPE VERSION
 16.2.126U

PROJECT NAME

IN-N-OUT BURGER

PARKER CO

IN-N-OUT BURGER

GOD BLESS AMERICA

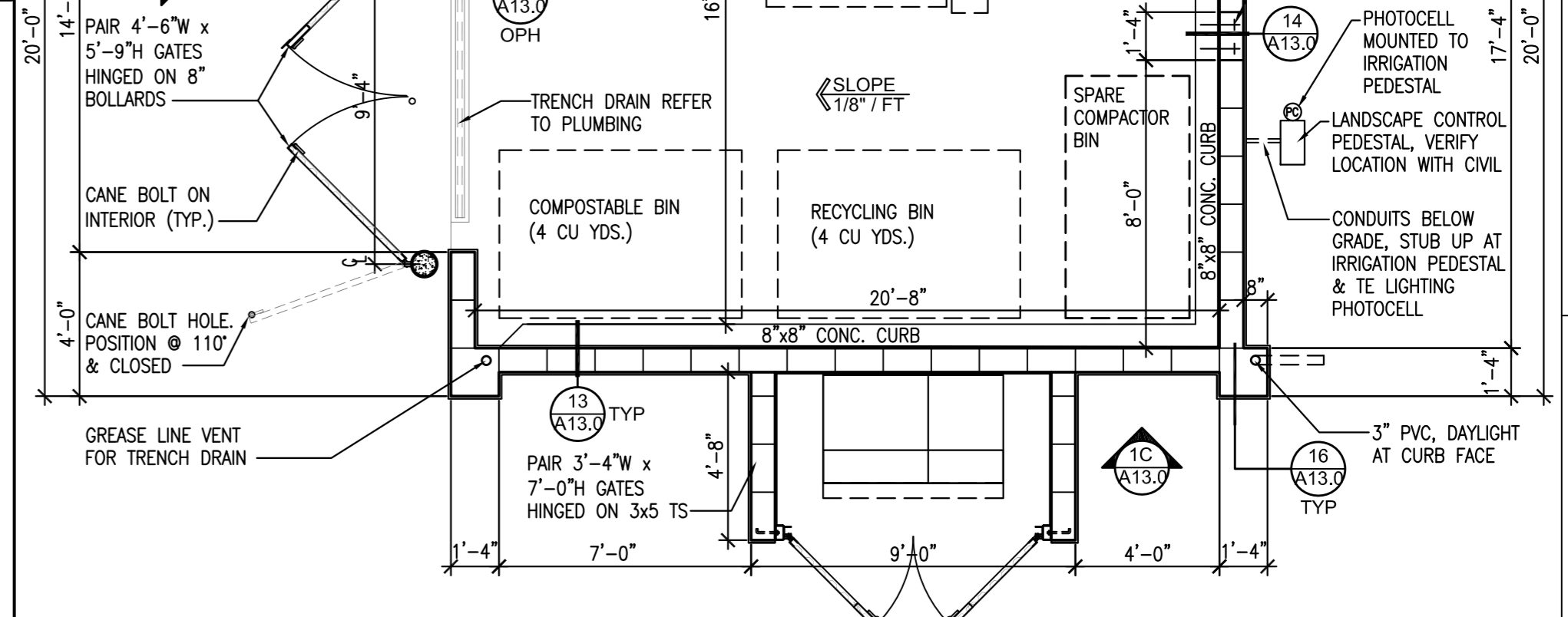
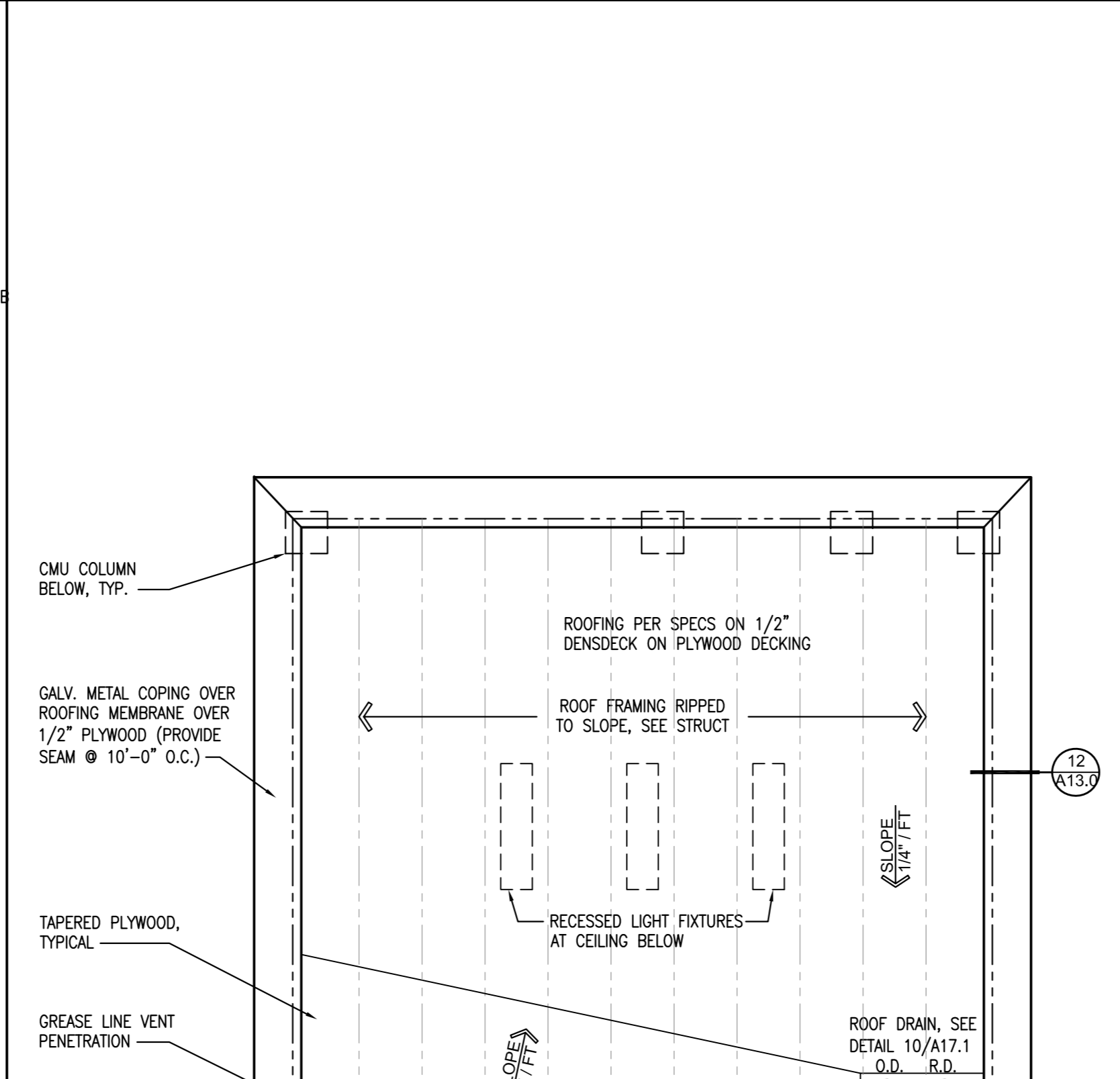
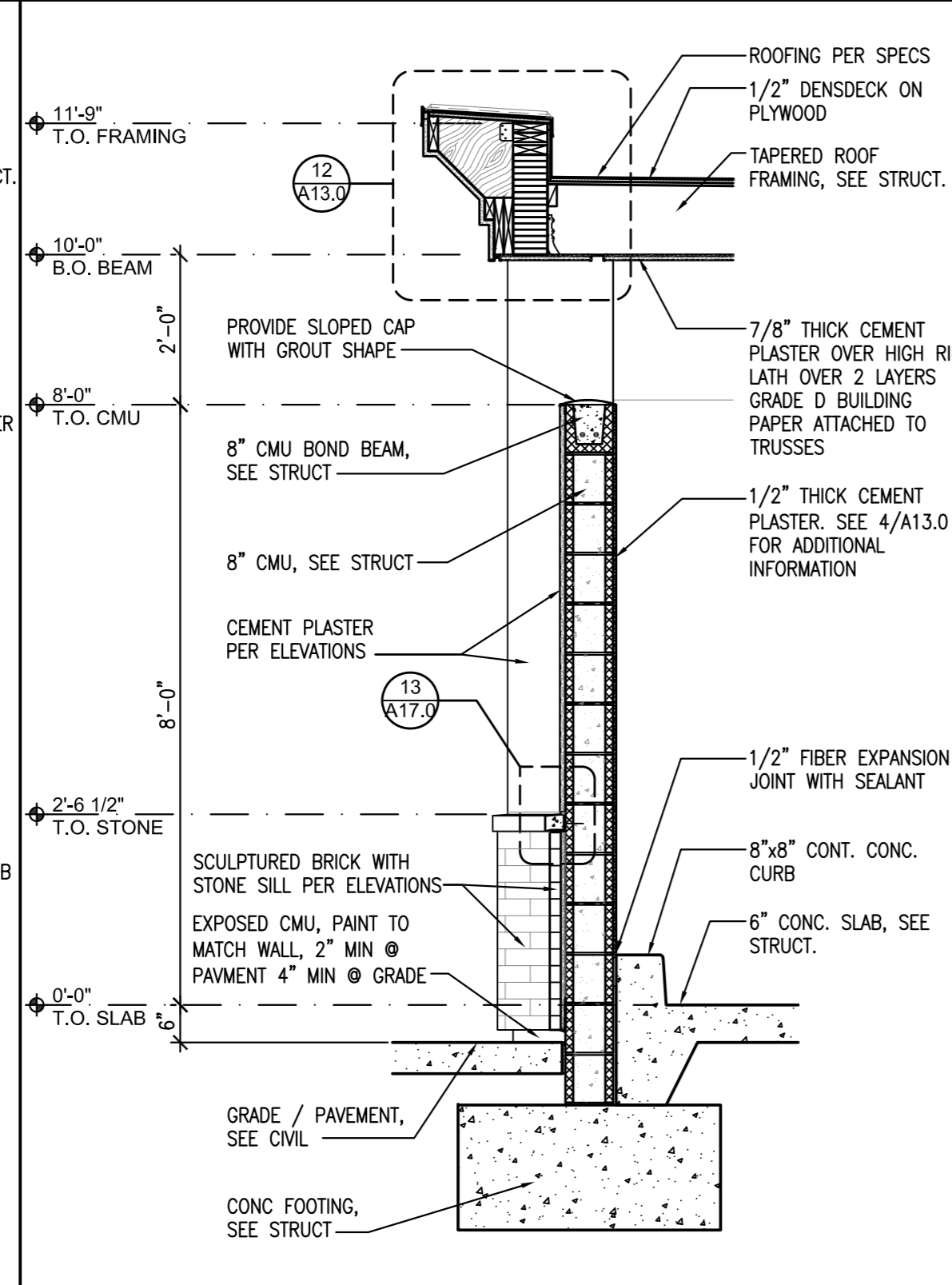
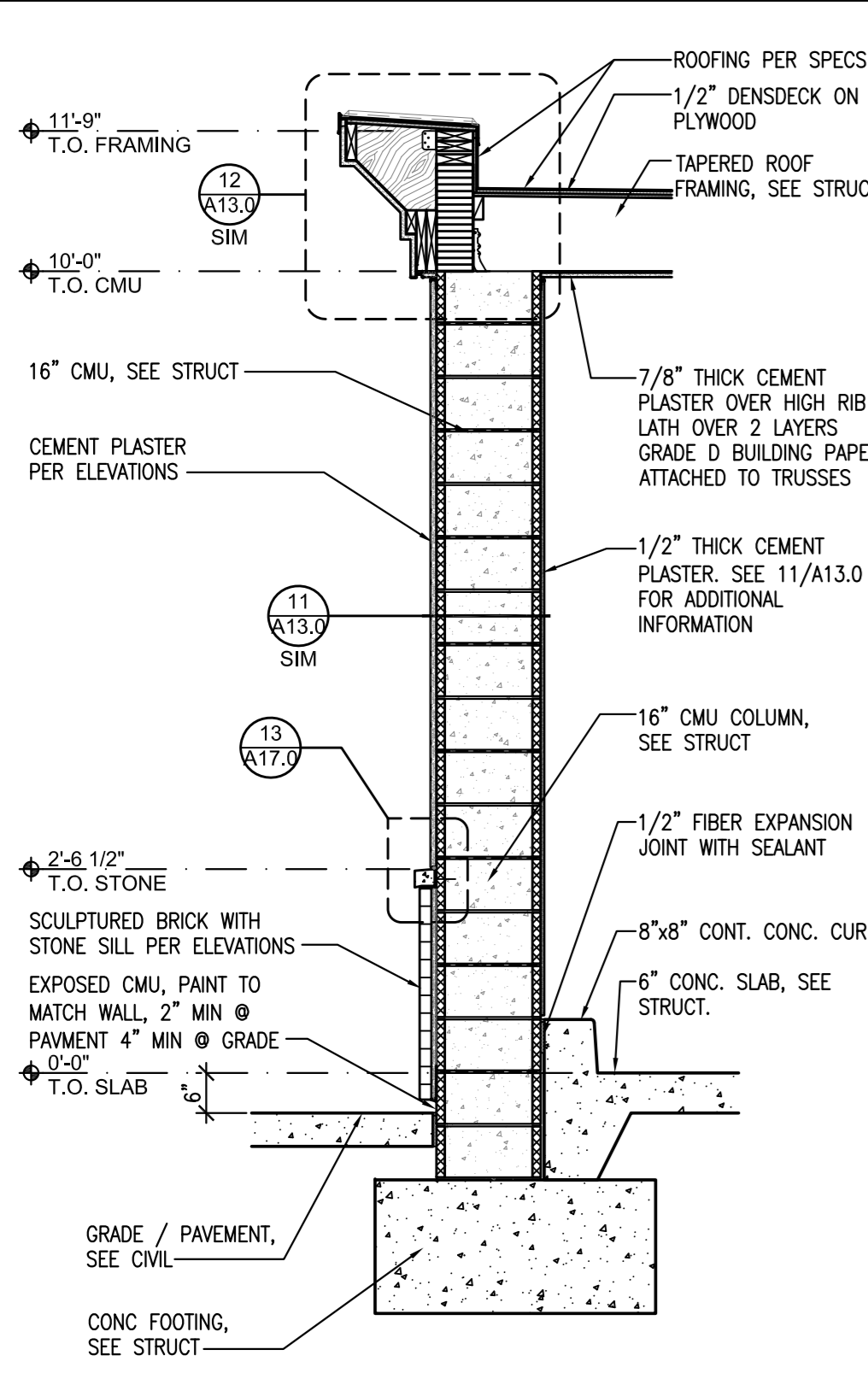
PROJECT NUMBER

SHEET TITLE

TRASH ENCLOSURE PLANS & ELEVATIONS OPTION "B"

SHEET NUMBER

A13.0

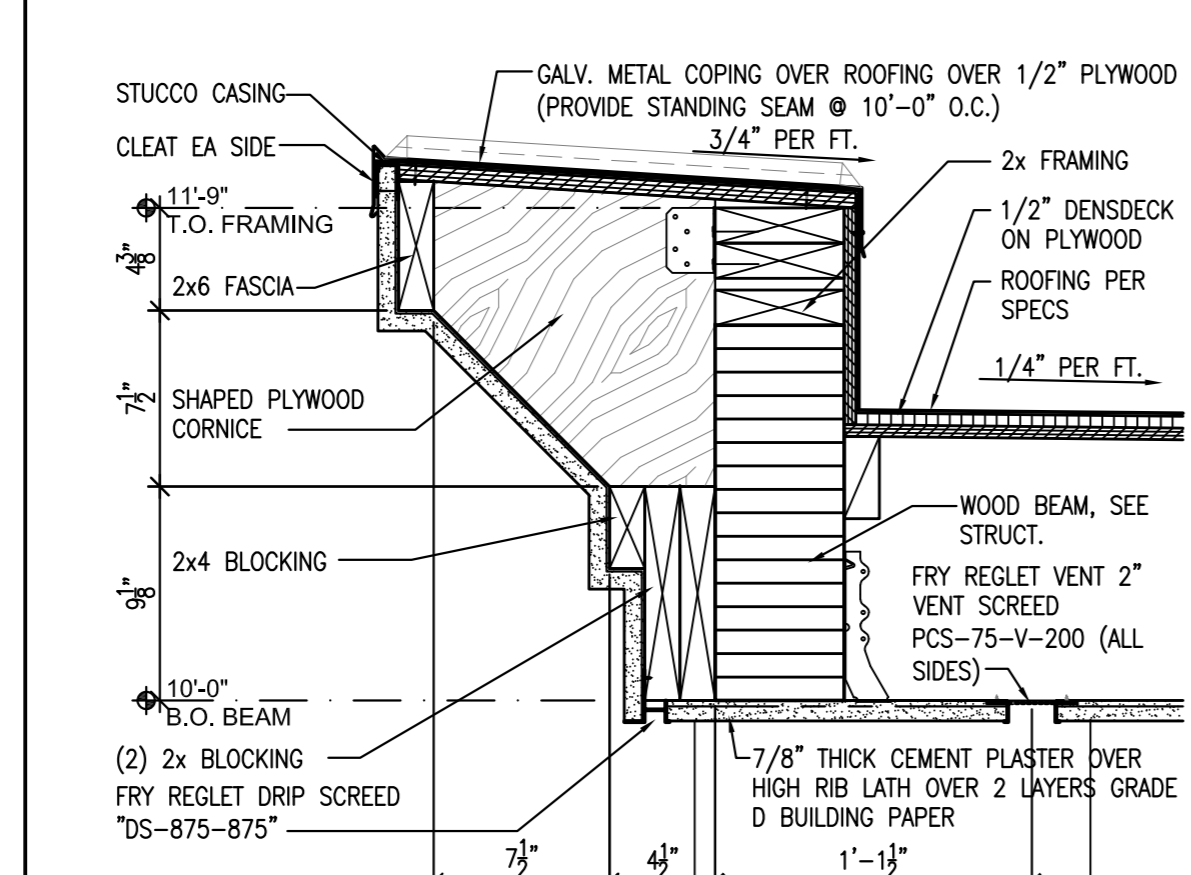
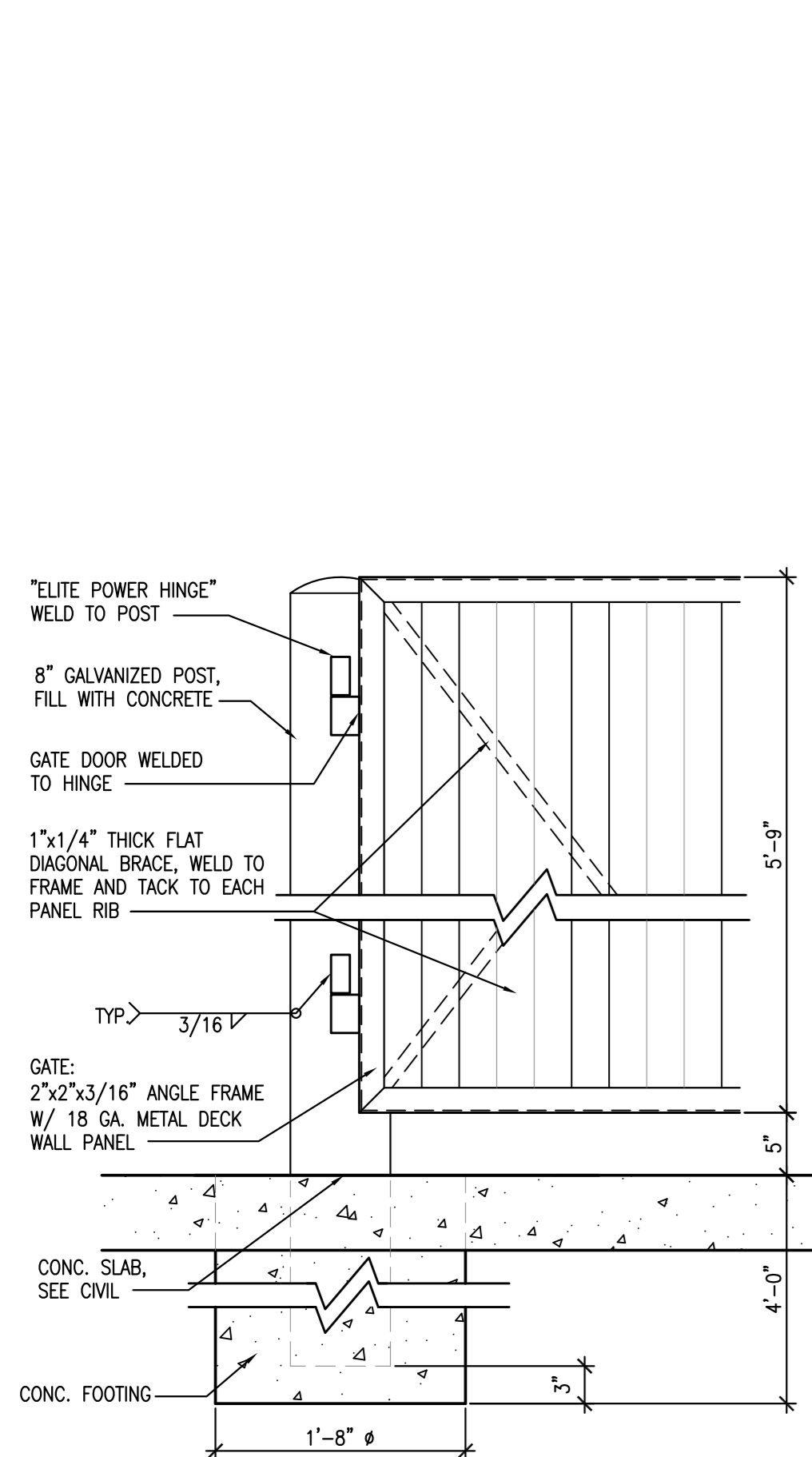


WALL SECTION SCALE 1/2" = 1'-0"

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

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

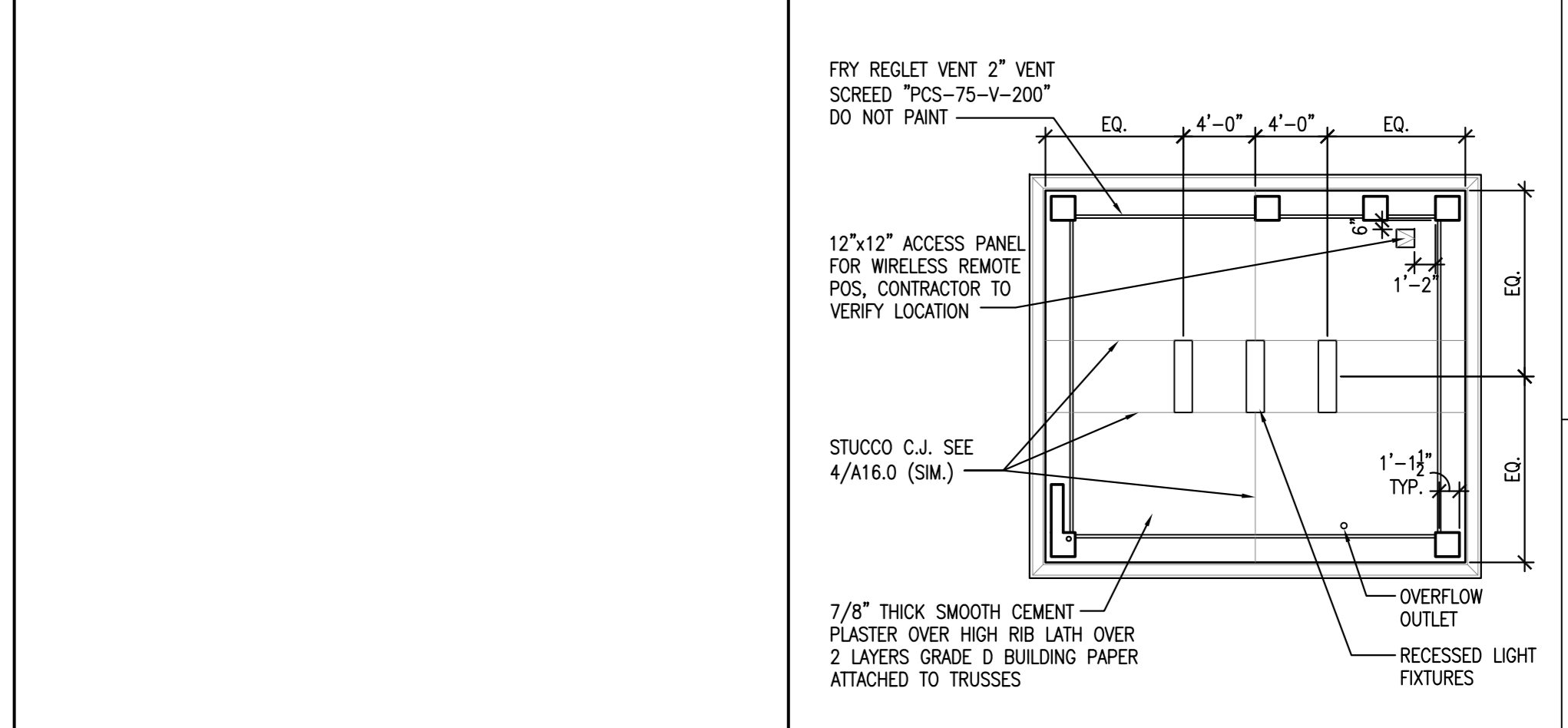
FLOOR PLAN SCALE 1/4" = 1'-0"



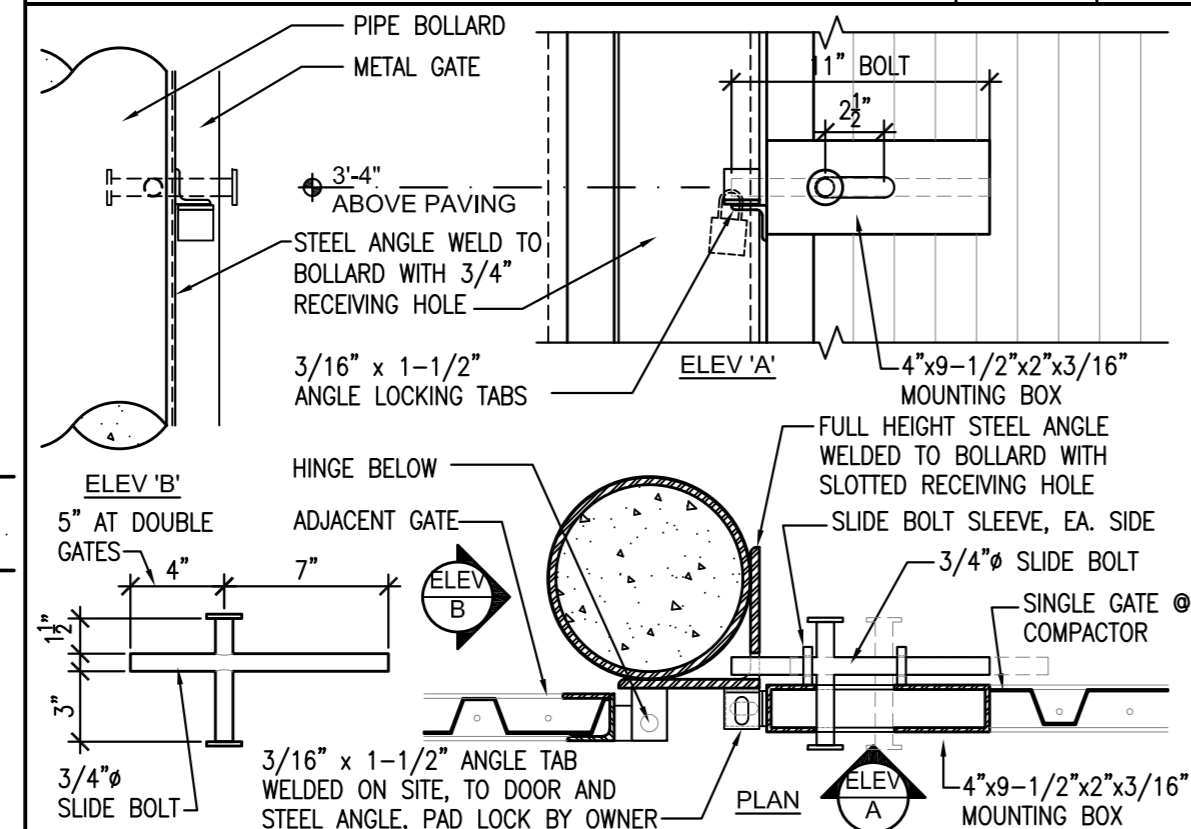
CORNICE DETAIL SCALE 1 1/2" = 1'-0"

- 3" DIA. ROOF DRAIN, RUN DOWN THRU ROOF DOWN THRU CMU COLUMN AND DAYLIGHT AT CURB FACE AT DRIVE THRU LANE.
 - 3" DIA. OVERFLOW DRAIN, RUN DOWN THRU ROOF AND OUT 1" BELOW CLG. TO SPILL OUT INTO TRASH ENCLOSURE

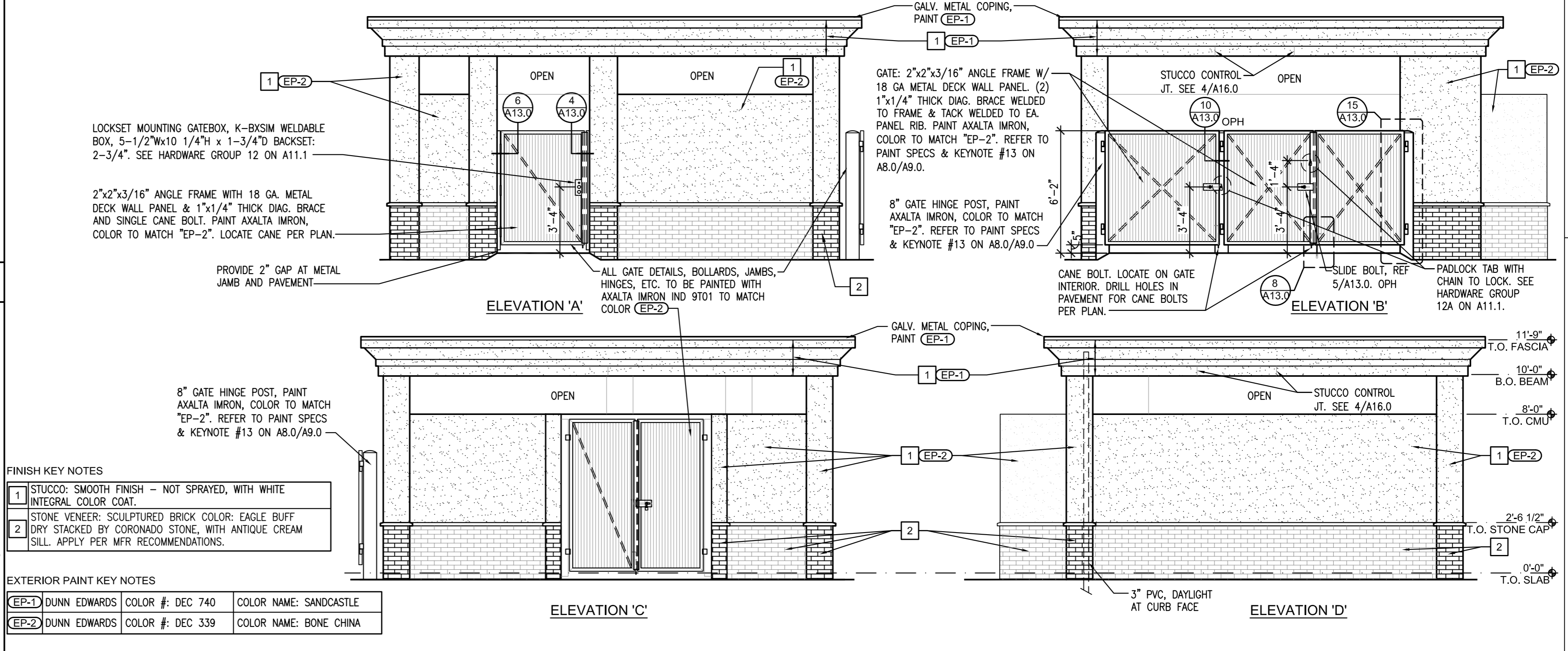
ROOF PLAN SCALE 1/4" = 1'-0"



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



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



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

- 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 |

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

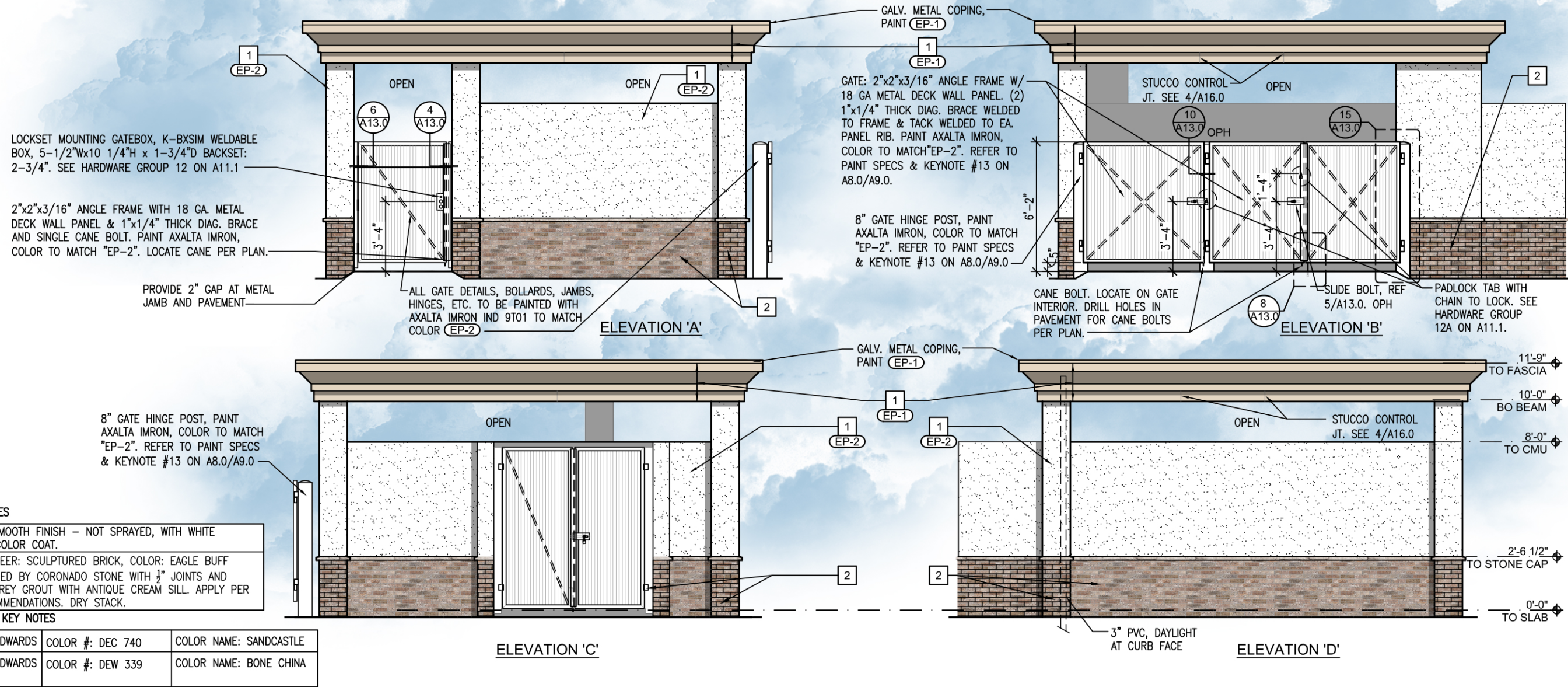
COMPACTOR GATE - LOCK SCALE 1 1/2" = 1'-0"

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

PRINTED BY: STEPHANIE WILSON
 PRINT DATE: Apr 22, 2023 - 8:22am

PARKER & PINE FILING, AMENDMENT NO. 1

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



FINISH KEY NOTES

1	STUCCO: SMOOTH FINISH - NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.
2	STONE VENEER: SCULPTURED BRICK, COLOR: EAGLE BUFF DRY-STACKED BY CORONADO STONE WITH 1/8" JOINTS AND NATURAL GREY GROUT WITH ANTIQUE CREAM SILL. APPLY PER MFR RECOMMENDATIONS. DRY STACK.

EXTERIOR PAINT KEY NOTES

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

ELEVATIONS



Project Reviews Town of Parker

Project Number: SP22-143

Description: Parker & Pine F1 L1 - In-n-Out Burger

Applied: **12/21/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: **PARKER, CO**

Status: **UNDER REVIEW 2**

Applicant: **Galloway and Company**

Parent Project: **SUB22-063**

Owner: **EVT Parker Colorado, LLC**

Contractor: **<NONE>**

Details:

The applicant, Galloway and Company, is proposing a Site Plan for a fast-food restaurant with drive-thru. The site is located at the southwest corner of Parker Road and Pine Lane.

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
12/28/2022	1/27/2023	1/5/2023	COMPLETENESS REVIEW	Amber Wood Hicken	COMPLETED	
Notes:						
Review Group: AUTO						
12/21/2022			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
12/21/2022	12/27/2022	1/10/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



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Project Reviews Town of Parker



Review Group: SP 1ST 20

1/17/2023	1/31/2023	2/7/2023	BUILDING 20	Randy Capra	ADVISORY COMMENTS	See Notes
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Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc.... Please visit our website for all plan submittal requires: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code code adoptions.

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e. 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2021. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

1/17/2023		2/7/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

1/17/2023		2/7/2023	COLORED BUILDING ELEVATIONS 20			
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Notes:

1/17/2023		2/7/2023	COLORS AND MATERIAL BOARD 20			
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Notes:

1/17/2023		2/7/2023	COMCAST 20	Butch Buster		
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Notes:



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Project Reviews Town of Parker



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

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

GENERAL COMMENTS

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

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

INITIAL CBMP PLANS

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

INTERIM/FINAL CBMP PLANS

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

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



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Project Reviews Town of Parker



1/17/2023	2/7/2023	2/7/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	
Notes:						
1/17/2023		2/7/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		
Notes:						
1/17/2023	2/2/2023	2/7/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	See notes.
Notes: Addressing Comments: The proposed address for this facility is 9558 TWENTY MILE ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.						
1/17/2023		2/7/2023	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		
Notes:						
1/17/2023	2/22/2023	2/7/2023	DRAINAGE REPORT - CIVIL	Michael Walton	APPROVED	
Notes:						
1/17/2023	1/19/2023	2/7/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
1/17/2023	1/31/2023	2/7/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: As not all issues were addressed with SP21-125, a Fire Life Safety Response Ltr and redlined utility drawing have been uploaded to this application. Address all issues and provided a written response indicating acknowledgment and or location and name of attachment that would contain the modifications.						
1/17/2023	2/22/2023	2/7/2023	FLOODPLAIN DEVELOPMENT PLAN	Michael Walton	NOT APPLICABLE	
Notes:						



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Project Reviews Town of Parker



1/17/2023	2/7/2023	2/7/2023	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	
Notes: The applicant will be require to revise the landscape plan to meet CORE clearance requirements for the transformer and EUSERC cabinet per the CORE Builder Handbook.						
1/17/2023		2/7/2023	LANDSCAPE COST ESTIMATE 20			
Notes:						
1/17/2023		2/7/2023	PHOTOMETRIC PLAN 20			
Notes:						
1/17/2023	2/22/2023	2/7/2023	PLAT - CIVIL	Michael Walton	NOT APPLICABLE	
Notes:						
1/17/2023		2/7/2023	POLICE 20	Greg Epp		
Notes:						
1/17/2023		2/7/2023	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		
Notes:						
1/17/2023	2/6/2023	2/7/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
1/17/2023	2/22/2023	2/7/2023	SITE PLAN - CIVIL	Alex Mestdagh	REVISIONS REQUIRED	See Engineering Memo
Notes:						
1/17/2023	2/22/2023	2/7/2023	SITE PLAN - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
1/17/2023	2/6/2023	2/7/2023	SITE PLAN 20	Amber Wood Hicken	REVISIONS REQUIRED	
Notes:						



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Project Reviews Town of Parker



1/17/2023		2/7/2023	SOUTH METRO FIRE 20	South Metro Fire		
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Notes:

1/17/2023		2/7/2023	SUBDIVISION AGREEMENT 20			
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Notes:

1/17/2023	2/22/2023	2/7/2023	TRAFFIC IMPACT STUDY - CIVIL	Alex Mestdagh	REVISIONS REQUIRED	See Engineering Memo
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Notes:

1/17/2023	2/7/2023	2/7/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	
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Notes:
We have no comments on the referenced project but appreciate the opportunity to work on this referral with you. We do not need to review future submittals for the referenced project. Please let us know if you have any questions.

1/18/2023	1/18/2023	2/7/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Rich Borchardt	ADVISORY COMMENTS	See Notes
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Notes:
The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP22-143 Parker & Pine F1 L1 In-n-Out Burger have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.
If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

Review Group: SP 1ST 20 ADD

1/17/2023	2/7/2023	2/7/2023	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	See Notes
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Notes:
Please see the uploaded documents.
Please feel free to contact me with any questions you may have.
Thanks Robert



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Project Reviews Town of Parker



Review Group: SP 2ND 15

5/3/2023	5/5/2023	5/25/2023	BUILDING 15	Randy Sale	APPROVED	See general notes
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Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

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

General Comments to be aware of:

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

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

All Erosion Control Corrections Completed.

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

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

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

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

CORE easement required at electric design for transformer location.

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



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Project Reviews Town of Parker

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

It shall be acknowledged by the applicant that it is their responsibility to mitigate any impacts that queuing from this restaurant may have on the adjacent roadways or properties. Please add wording to item 8 under the conclusions indicating this.

Please note that the Town reserves the right to temporarily suspend access to any public roadways should traffic present safety hazards. Should this be the case, the applicant may be asked to revisit this analysis.

The Town will require that an "Opening Day" traffic plan be provided for review prior to approval of the Site Plan. It is understood that this is not the applicant's preference, but Engineering Staff feels that we need to have an understanding of the approach to be comfortable that the initial traffic impacts can be managed. This plan can be adjusted/revised following Site Plan approval, but an initial concept should be provided with the next submittal.