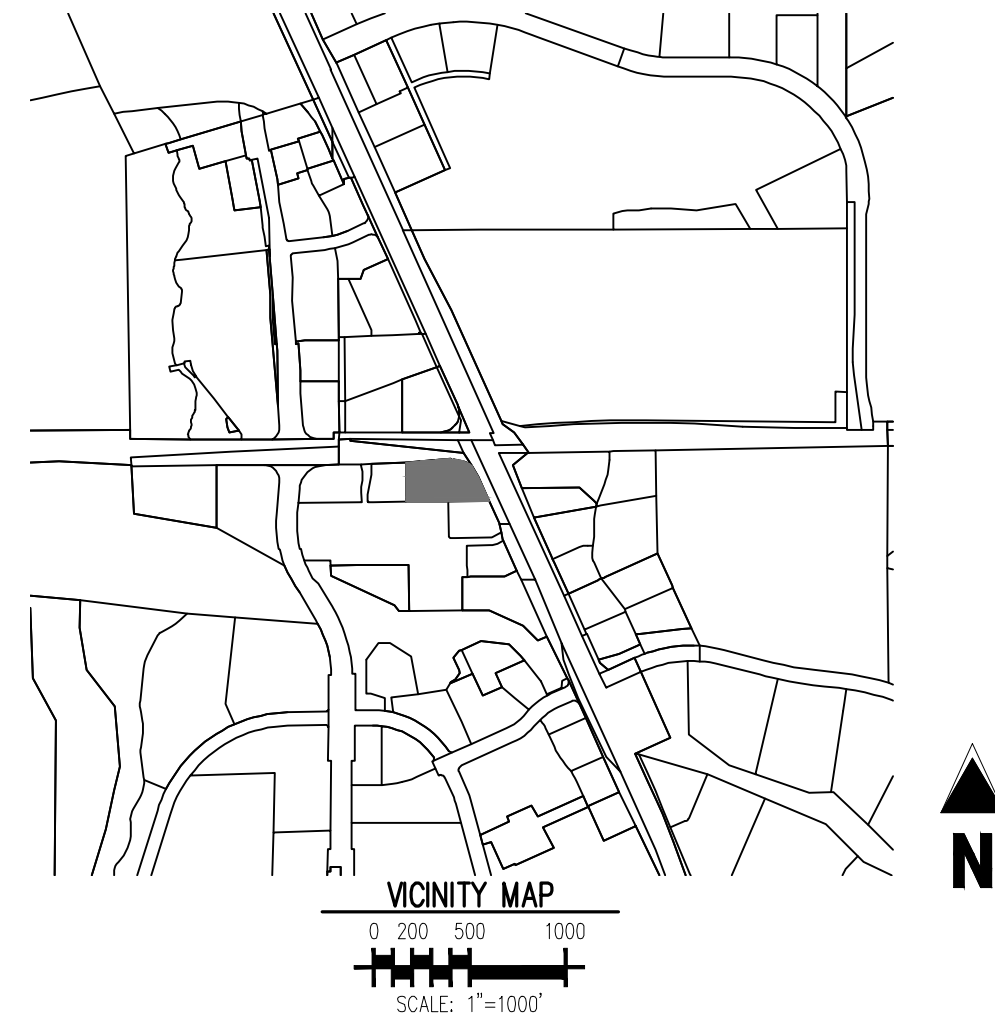


IN-N-OUT BURGER

PARKER & PINE FILING 1, AMENDMENT NO. 1

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

SITE PLAN ADJUSTMENT



Sheet List Table		
SHEET NUMBER	SHEET COUNT	SHEET TITLE
SP0.0	1	COVER SHEET
SP0.1	2	EXISTING CONDITIONS
SP1.0	3	SITE PLAN
SP1.1	4	GRADING PLAN
SP1.2	5	SITE DETAILS
SP1.3	6	SITE DETAILS
SP1.4	7	SITE DETAILS
SP2.0	8	LANDSCAPE PLAN
SP2.1	9	LANDSCAPE NOTES
SP2.2	10	LANDSCAPE DETAILS
E11.0	11	SITE LIGHTING PHOTOMETRIC PLAN
E12.0	12	EXTERIOR LIGHTING SPECIFICATIONS
E13.0	13	EXTERIOR LIGHTING SPECIFICATIONS
-	14	COLOR ELEVATIONS
-	15	COLOR ELEVATIONS
A13.0	16	TRASH ENCLOSURE PLAN & ELEVATIONS
-	17	TRASH ENCLOSURE ELEVATIONS

PROJECT CONTACTS:

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TOWN OF PARKER - ENGINEERING
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PARKER, CO 80138
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CONTACT: ALEX WESTDAGH

STORM SEWER
TOWN OF PARKER - PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
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EMAIL: MGRABCZYK@PARKERONLINE.ORG

FIRE
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
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WATER & SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
1800 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4827
CONTACT: JAROD BAYLIE
EMAIL: PWSENGINEERING@PWSO.ORG

PLANNING
PARKER PLANNING DIVISION
20120 E. MAIN STREET
PARKER, CO 80138
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CONTACT: BRYCE MATTHEWS

ELECTRIC
CORE ELECTRICAL COOPERATIVE
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SEDALIA, MO 64785
TEL: (303) 688-3100
CONTACT: BROOKS KAUFMAN
EMAIL: BKKAUFMAN@CORE.COOP

CABLE/TELEPHONE
CENTURYLINK
CONTACT: WILLIAM BENSON, FIELD ENGINEER
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NATURAL GAS
XCEL ENERGY
1123 WEST THIRD AVENUE
DENVER, CO 80223
CONTACT: BUILDER'S CALL LINE
TEL: (800) 628-2121
EMAIL: BCLDOWK@CELENERGY.COM

DEVELOPMENT PLAN NOTES

LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGN TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.

AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.


CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDINGS PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

THE APPROVED SITE PLAN IS THE FINAL DOCUMENT AND NOT CONCEPTUAL. ANY PROPOSED DEVIATION / MODIFICATIONS / SUBSTITUTION WILL NEED PRIOR APPROVAL THROUGH THE APPROPRIATE PLANNING DEPARTMENT PROCESS.

SITE DATA TABLE

SITE AREA	72,947 SF / 1.67 AC
ZONING	PLANNED DEVELOPMENT - PARKER AND PINE PD; HIGHWAY ORIENTED COMMERCIAL
BUILDING	SINGLE STORY - 3,900 SF (BUILDING)
LANDSCAPING	15% MIN. / 37.7% ACTUAL (27,537 SF LANDSCAPED AREA)
BUILDING SETBACK:	EAST: 10' MIN / 80' MAX / 45.2' ACTUAL SOUTH: 10' MIN / 70.9' ACTUAL NORTH: 10' MIN / 75.3' ACTUAL WEST: 10' MIN / 212.6' ACTUAL
BUILDING HT:	45' MAX / 25' ACTUAL
CAR PARKING:	28 SPACES REQUIRED PER SCHEDULE 13.06.050A (1 SPA / 100 SF) 64 SPACES PROVIDED (INCLUDES 4 ADA) PROVIDED
BICYCLE PARKING:	4 REQUIRED PER SCHEDULE 13.06.060A / 4 PROVIDED


Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 11/02/2023

Planning Approval By: A. Wood Hicken

Galloway

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

#	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
4	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
5	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
6	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
7	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD
8	10/11/2023	SITE PLAN ADJ. 5TH SUB	PJD
9			
10			
11			
12			
13			
14			
15			
16			
17			

Project No: IN000014-20
 Drawn By: JNE
 Checked By: PJD
 Date: 10/05/2023

COVER SHEET

SP0.0
 Sheet 1 of 17

PARKER & PINE FILING 1, AMENDMENT NO. 1

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

SITE PLAN ADJUSTMENT



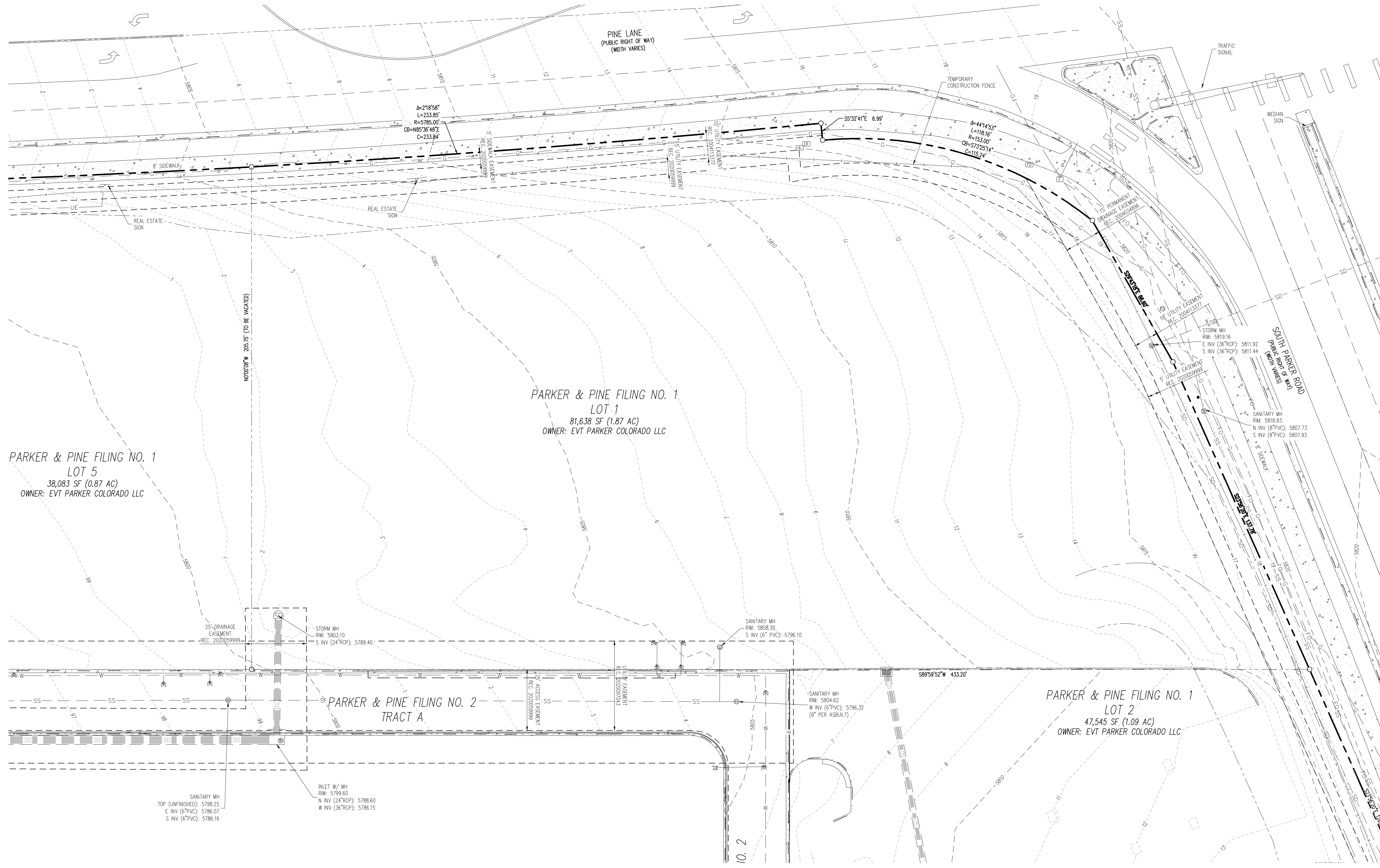
Final Document
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APPROVED DATE: 11/02/2023

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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
	04/24/2023	2ND SP SUBMITTAL	PJD
	06/16/2023	3RD SP SUBMITTAL	PJD
	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD
	10/11/2023	SITE PLAN ADJ. 5TH SUB	PJD

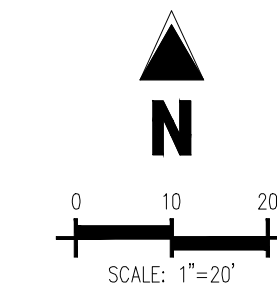
Project No: IN00001420
Drawn By: JNE
Checked By: PJD
Date: 10/05/2023

EXISTING CONDITIONS

SP0.1

PARKER & PINE FILING 1, AMENDMENT NO. 1

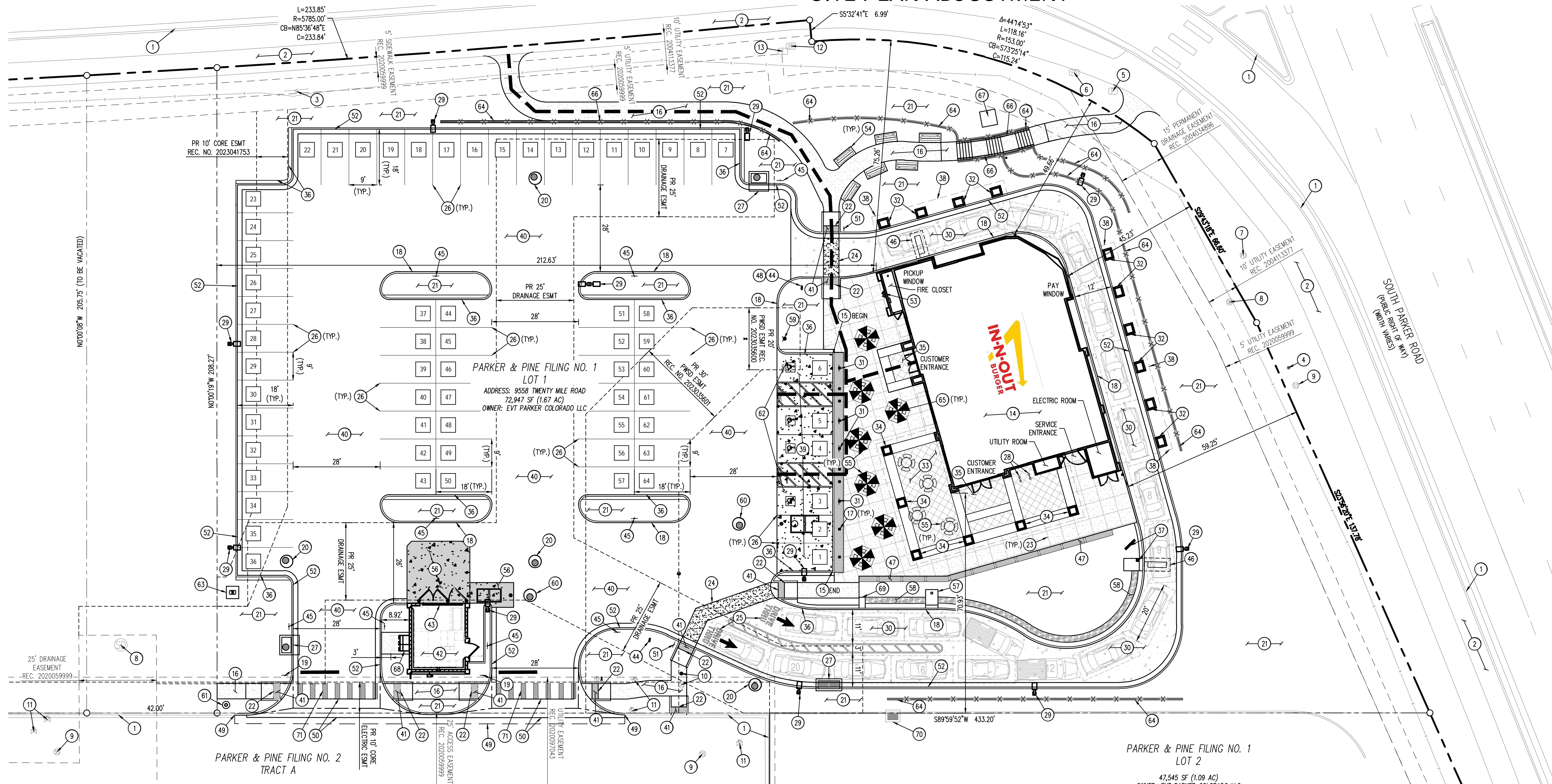
PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
S PARKER ROAD & PINE LANE, ARVADA COLORADO



PARKER COLORADO
Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: 11/02/2023
Planning Approval By: A. Wood Hicken

NOT FOR CONSTRUCTION

SITE PLAN ADJUSTMENT



DESCRIPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (1 PER 100 SF NLA)	37	61
2. ACCESSIBLE SPACE	-	4 (2 VAN)
3. TOTAL	39	65
4. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE	-	21
5. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	2	2

---	PROPERTY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EXISTING EASEMENT
---	PROPOSED SAWCUT LINE
---	PROPOSED ACCESSIBLE ROUTE
---	PROPOSED STANDARD CONCRETE PAVEMENT
---	PROPOSED 5" HEAVY DUTY CONCRETE-COLORED BLACK
---	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
---	PROPOSED 7" HEAVY DUTY CONCRETE PAD-COLORED BLACK
---	PROPOSED COLORED CONCRETE CROSSWALK
---	PROPOSED ASPHALT PAVEMENT
---	EXISTING CURB AND GUTTER
●	EXISTING SIGN TO REMAIN
●	EXISTING BOLLARD TO REMAIN
●	EXISTING FIBER OPTIC BOX TO REMAIN
●	EXISTING FIBER OPTIC PEDESTAL TO REMAIN
●	EXISTING FIBER OPTIC MANHOLE TO REMAIN
●	EXISTING SANITARY SEWER MANHOLE TO REMAIN
●	EXISTING SANITARY SEWER CLEANOUT TO REMAIN
●	EXISTING STORM SEWER MANHOLE TO REMAIN
●	EXISTING WATER VALVE TO REMAIN
●	EXISTING ELECTRIC PEDESTAL TO REMAIN
●	EXISTING ELECTRIC BOX TO REMAIN
●	PROPOSED REMOTE FDC
●	PROPOSED FIRE HYDRANT
●	PARKING COUNT
●	SURVEY MONUMENT

EMERGENCY ACCESS NOTE:
THE REQUIRED FIRE DEPARTMENT ACCESS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ABOVE FOUNDATION LEVEL OR THE MOVING OF COMBUSTIBLE MATERIALS ONTO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE TOWN OF PARKER TO HAVE AN INSPECTION AND APPROVAL OF THE ACCESS AND HYDRANTS, PRIOR TO CONSTRUCTION ON SITE. THE ACCESS ROAD IS REQUIRED TO BE CONSTRUCTED OF AN ALL-WEATHER SURFACE (ASPHALT OR CONCRETE).

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, MUTCD 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 BICYCLE RACK
29	PROPOSED SITE LIGHTS
30	PROPOSED MIN 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS
31	PROPOSED ADA SIGNAGE W/ PAINTED WHITE POLE
32	PROPOSED DRIVE THRU CANOPY COLUMN (REF ARCHITECTURAL PLANS)

33	PROPOSED OUTDOOR SEATING AREA (REF ARCHITECTURAL PLANS)
34	PROPOSED OUTDOOR SEATING CANOPY COLUMN (REF ARCHITECTURAL PLANS)
35	PROPOSED DECORATIVE CONCRETE JOINT PATTERN AT CUSTOMER ENTRY
36	PROPOSED 6" PLANTER CURB W/ 12" SIDEWALK
37	PROPOSED IN-N-OUT MENU BOARD AND SPEAKER BOX
38	PROPOSED IN-N-OUT DRIVE THRU CANOPY (REF ARCHITECTURAL PLANS)
39	PROPOSED HEAVY-DUTY CONCRETE PAVED COLORED JET BLACK PER DAVIS COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) FOR PARKING LOT - MIN 7" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS)
40	PROPOSED ASPHALT PAVEMENT - 4.5" THICK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS)
41	INSTALL 3" WIDE ADA ACCESSIBLE TRUNCATED DOMES DETECTABLE WARNING STRIP. CONTRACTOR TO PROVIDE SAMPLE TO BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION
42	PROPOSED CONCRETE BLOCK TRASH ENCLOSURE, ROOF COVERED TRASH, RECYCLE BIN, TRASH COMPACTOR AND STORAGE CONTAINER ENCLOSURE, NOT SUBJECT TO STORM WATER RUNOFF, PER DETS SHOWN ON THE ARCHITECTURAL BUILDING PLANS.
43	PROPOSED 12" WIDE BY 13" LONG CONCRETE TRENCH DRAIN, INSTALL TRAFFIC RATED GRATE SECURED TO PROTECT AGAINST THEFT PER PLUMBING PLANS. TRENCH DRAIN NOT SUBJECT TO STORM WATER RUN-OFF.
44	PROPOSED IN-N-OUT DRIVE THRU SIGNAGE

45	PROPOSED FIRE LANE SIGN
46	PROPOSED VEHICLE DETECTOR LOOP. INSTALL (2) LOOPS, 12" FROM FACE OF CURB; FIRST LOOP TO BE 2" BELOW TOP OF PAVEMENT, SECOND LOOP TO BE 1" BELOW THE FIRST. NO REBAR WITHIN 12" OF LOOPS
47	PROPOSED SEAT WALL
48	PROPOSED "THANK YOU" SIGN
49	PROPOSED SAWCUT EXISTING ASPHALT PAVEMENT
50	PROPOSED 6" CONCRETE CROSSSPAN
51	PROPOSED "PEDESTRIAN CROSSING" SIGN
52	PROPOSED PRIVATE 6" CURB W/ 18" GUTTER
53	PROPOSED FIRE DEPARTMENT CONNECTION
54	PROPOSED BENCH SEATING (REF LANDSCAPE ARCHITECTURAL PLANS)
55	PROPOSED COVERED SEATING TABLE (REF ARCHITECTURAL PLANS)
56	PROPOSED HEAVY-DUTY CONCRETE PAD COLORED JET BLACK PER DAVIS COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) IN FRONT OF TRASH ENCLOSURE - MIN 7" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (PER GEOTECH 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	PROPOSED ELECTRIC TRANSFORMER ON FIBERGLASS VAULT
64	PROPOSED RETAINING WALL
65	PROPOSED SEATING TABLE WITH UMBRELLA
66	PROPOSED HANDRAILS
67	PROPOSED PUBLIC ART AREA, SEE DETAIL SHEET SPL3
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.

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

BASIS OF BEARING
BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°17'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 225617", AS SHOWN HEREON.

CAUTION - NOTICE TO CONTRACTOR

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

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



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

#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/26/2023	2ND CD SUBMITTAL	PJD
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6	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
7	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD
8	10/11/2023	SITE PLAN ADJ. 5TH SUB	PJD

Project No: IN000014-20
Drawn By: JINE
Checked By: PJD
Date: 10/05/2023

SITE PLAN

SP1.0
Sheet 3 of 17

PARKER & PINE FILING 1, AMENDMENT NO. 1

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

SITE PLAN ADJUSTMENT

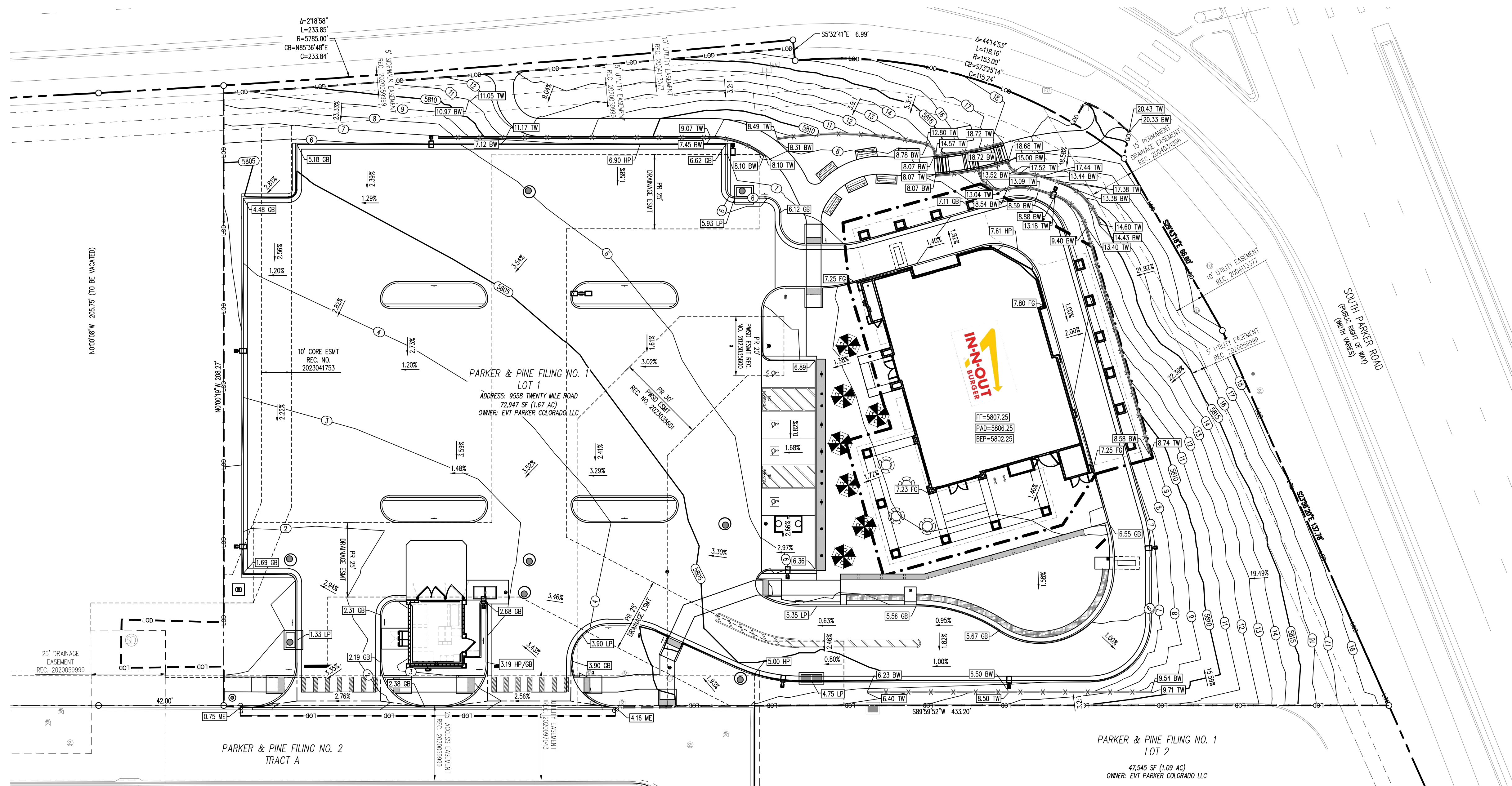


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IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134



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)

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 11/02/2023

Planning Approval By: A. Wood Hicken

GRADING NOTES

- ADD 5.800 TO ALL SPOT GRADE ELEVATIONS.
- REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN, DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BID.
- CONTRACTOR MUST OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
- ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
- FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
- ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATION CORNERS BY A REGISTERED SURVEYOR.
- THIS DESIGN IS BASED ON A GEOTECHNICAL INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
- ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
- ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
- GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
- PROPOSED FLOWLINE ELEVATION DOES NOT TAKE INTO ACCOUNT GUTTER DEPRESSION AT INLET.
- THE GRADING SHOWN IS PRELIMINARY AND IS TO BE FINALIZED IN THE CONSTRUCTION DRAWINGS.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

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

GEOTECHNICAL ENGINEER: _____
PROJECT NO: _____ DATE: _____

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

EARTHWORK SUMMARY

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

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

LEGAL DESCRIPTION

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

BENCHMARK

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

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

BASIS OF BEARING

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



#	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
4	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
5	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
6	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
7	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD
8	10/11/2023	SITE PLAN ADJ. 5TH SUB	PJD

Project No: IN000014-20
 Drawn By: JINE
 Checked By: PJD
 Date: 10/05/2023

GRADING PLAN

SP1.1
Sheet 4 of 33

PARKER & PINE FILING 1, AMENDMENT NO. 1

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

SITE PLAN ADJUSTMENT

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

CAUTION
DO NOT OVER TIGHTEN ANY BOLTS

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, (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).

Top: (1)- 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.

Benches: (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).

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.

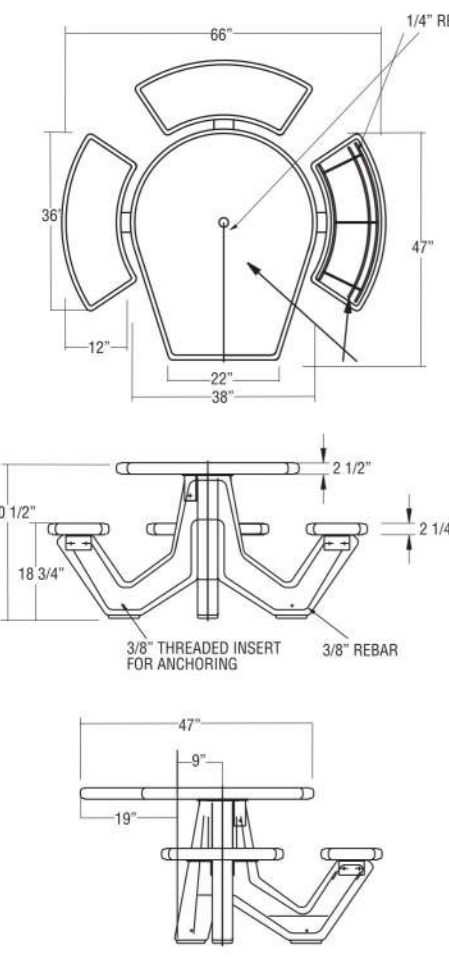
* Accepts umbrella

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

2/04

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.

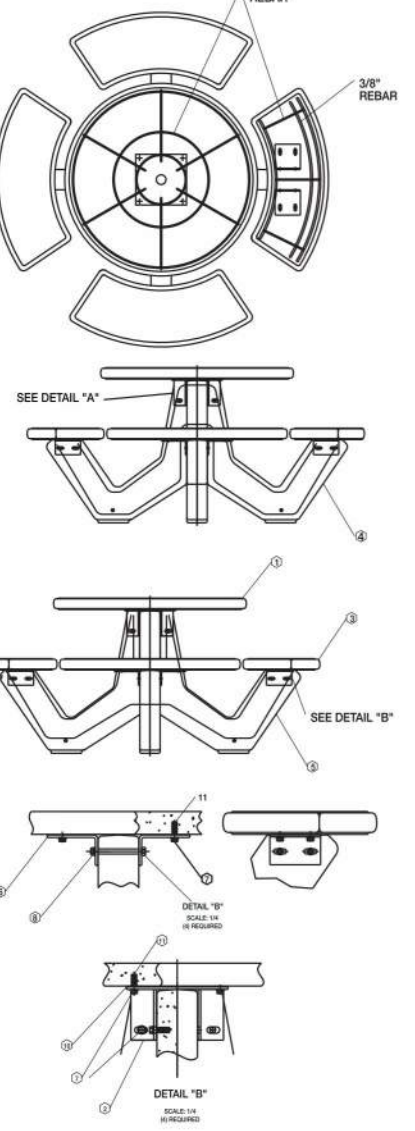
TERRA-FORM DIVISION PO Box 1520, WAUSAU, WI 54402-1520 (800) 388-8728 **WAUSAU TILE**



2/04

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 **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

CAUTION
DO NOT OVER TIGHTEN ANY BOLTS

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. Flatwashers (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", (4)- benches 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, (1)- 3/8" Dia. x 2", (4)- benches 34" L x 12" W x 2" H, (4)- 3/8" x 1-1/2" inserts (Optional Kit TF2400).

Top: (1)- 1-9/16" Dia. x 2" pop-out plug in table top for umbrella pole.

Benches: (1)- 3/8" Dia. x 2", (4)- benches 34" L x 12" W x 2" H, (4)- 3/8" x 1-1/2" inserts (Optional Kit TF2400).

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 **WAUSAU TILE**



VANTAGE GLASSFORM A division of Vantage
an ISO 9001 and ISO 9002 registered company

GLASSFORM FIBERGLASS UMBRELLAS

MATERIAL SPECIFICATION

DIAMETER 6 FEET
HEIGHT 6 FEET
WEIGHT 45 LBS

UMBRELLA SHELL:
EMC 450 P. GLASS MAT
REVCHM 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 (PWH009-59)

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 11/02/2023

Planning Approval By: **A. Wood Hicken**

Vantage Associates Incorporated
900 Civic Center Dr. • National City, CA 91901 • Phone: 619.477.8990 • Fax: 619.477.2225
glassform@aol.com • www.glassformonline.com

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

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

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

#	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	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
5	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
6	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
7	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD
8	10/11/2023	SITE PLAN ADJ. 5TH SUB	PJD

Project No: IN000014-20
Drawn By: JNE
Checked By: PJD
Date: 10/05/2023

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

PARKER COLORADO
 Final Document
 Subject To Conditions In Approval Letter
 APPROVED DATE: 11/02/2023
 Planning Approval By: A. Wood Hicken

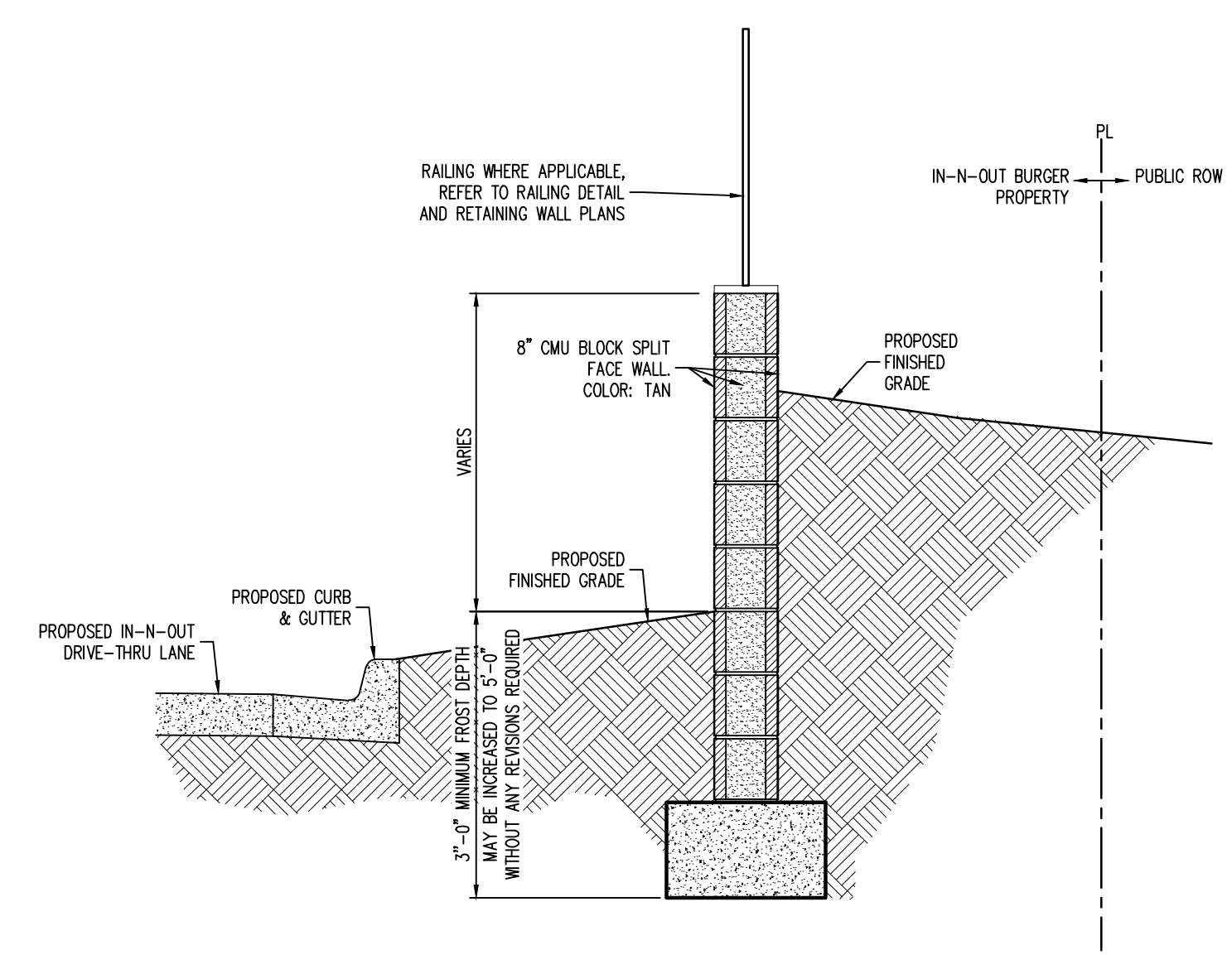
NOT FOR CONSTRUCTION

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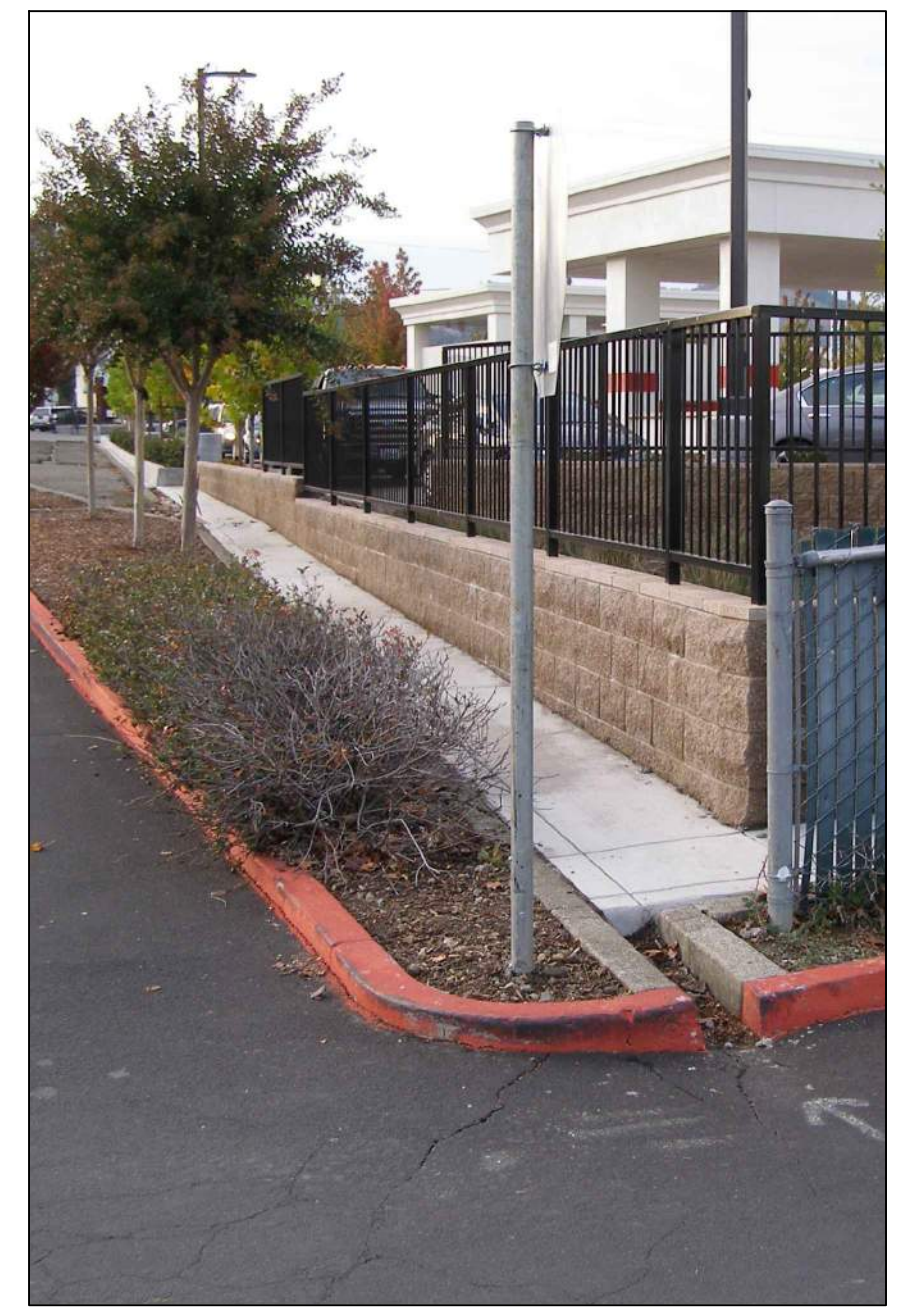
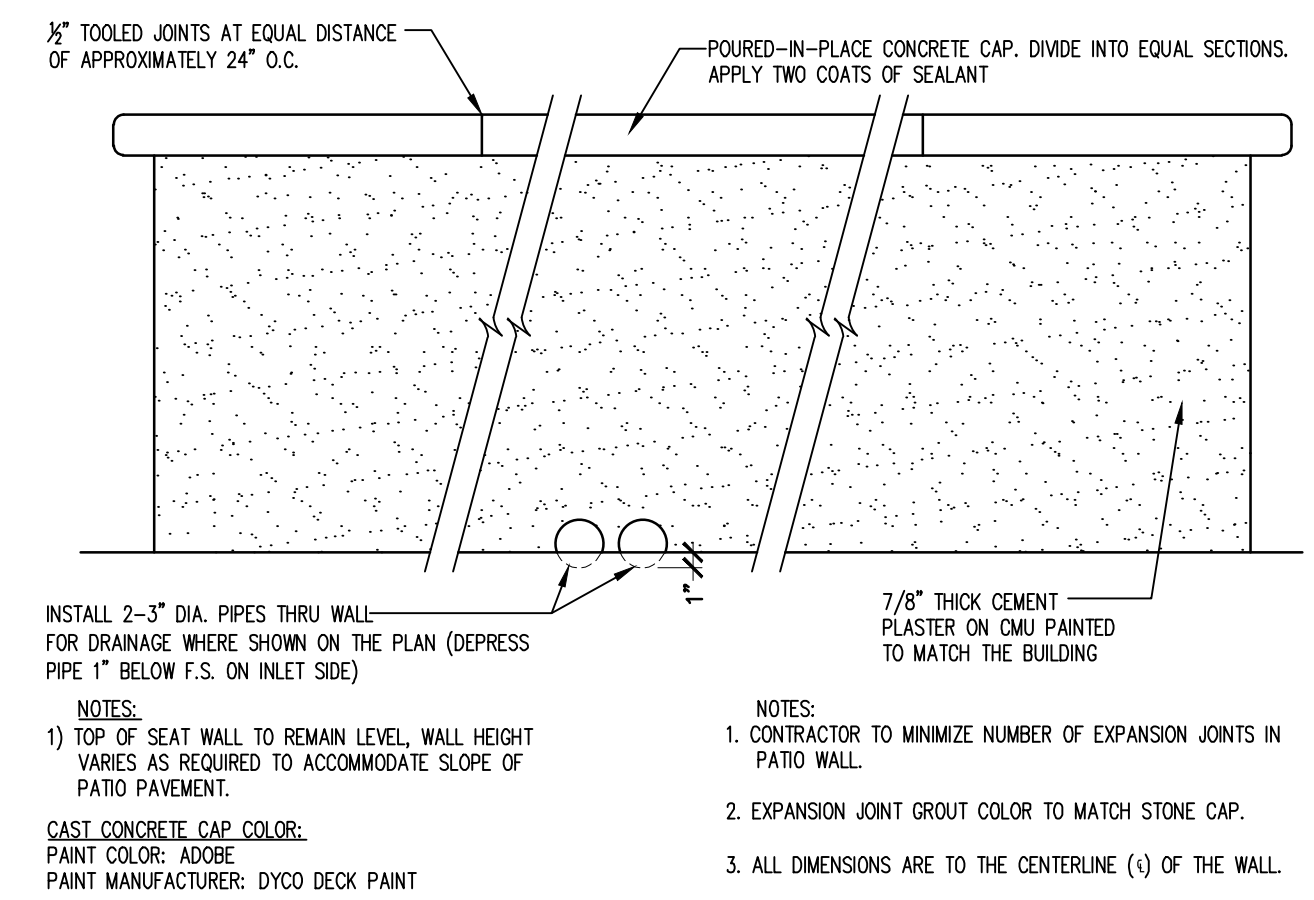
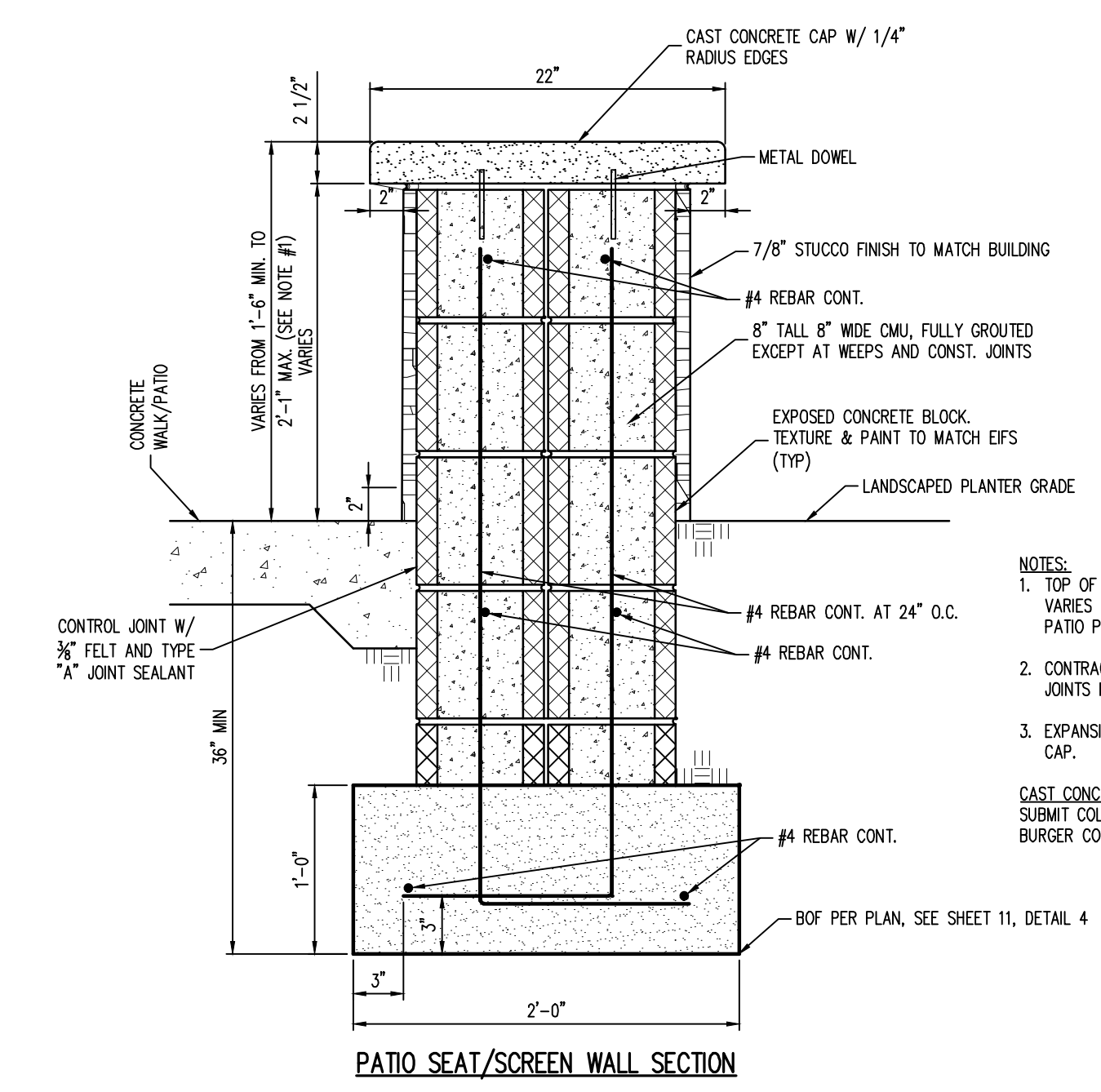
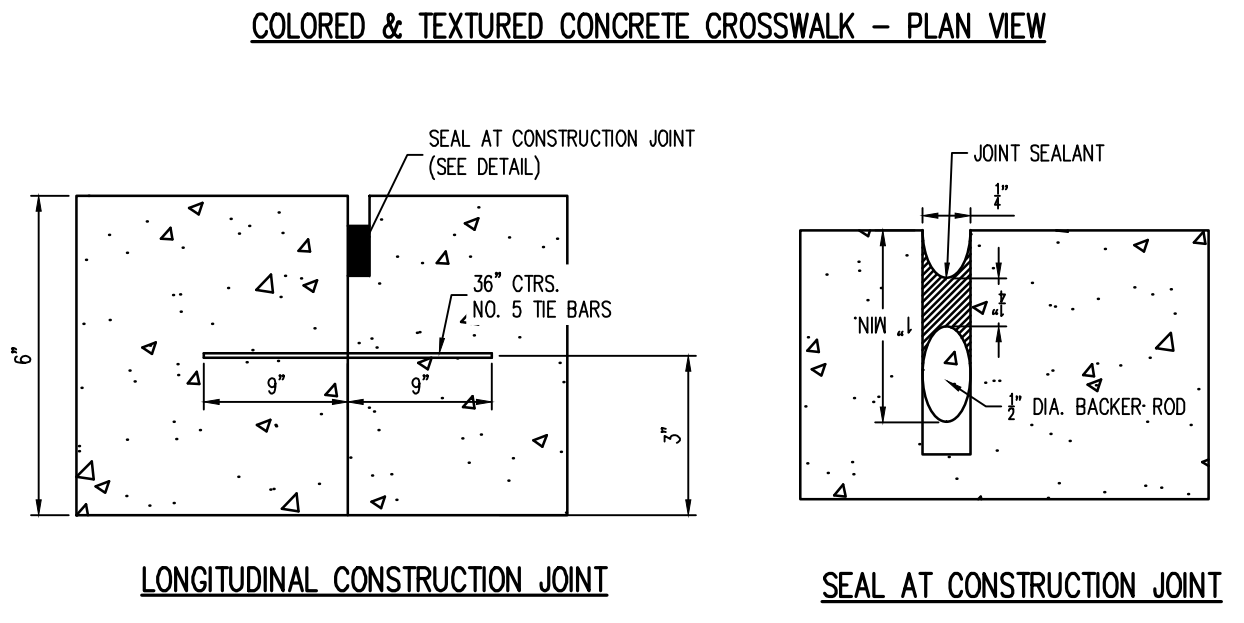
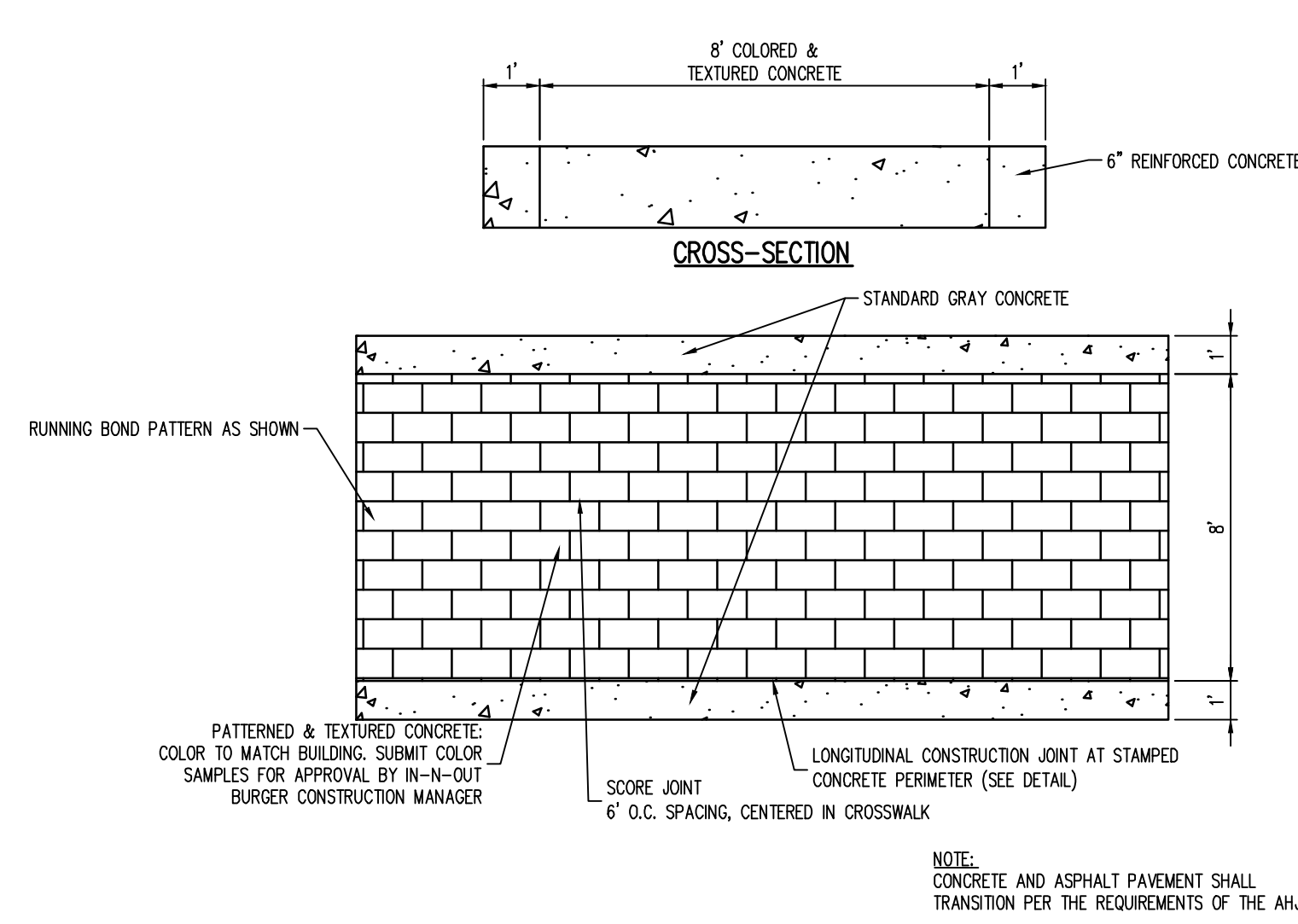
IN-N-OUT BURGER
 SITE PLAN
 PARKER & PINE FILING NO. 1, LOT 1
 PARKER, CO 80134

SITE PLAN ADJUSTMENT

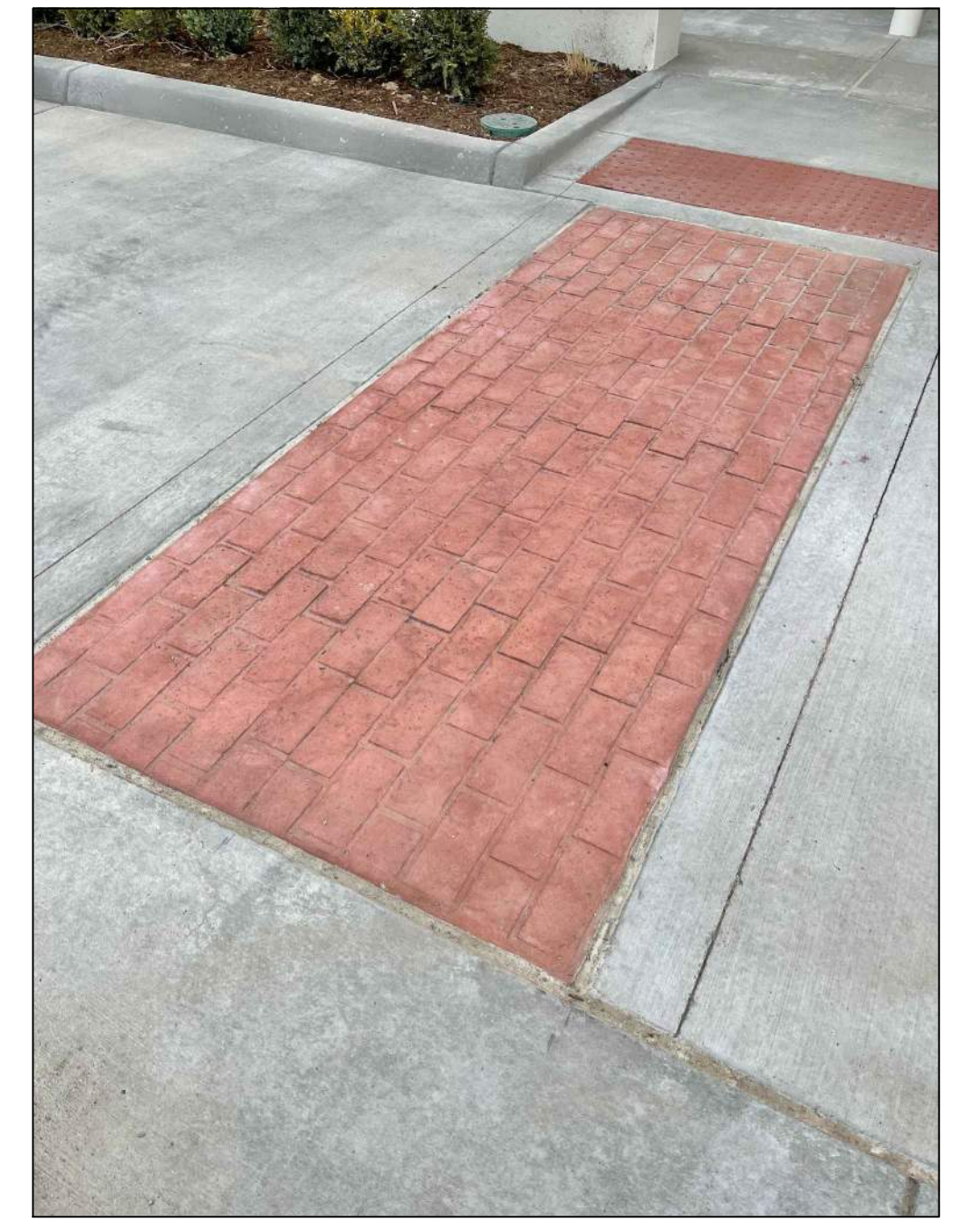


RETAINING WALL: PRELIMINARY NOTES

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



PROPOSED CMU WALL-SECTION CONCEPTUAL DETAIL
 NOT TO SCALE



COLORED & TEXTURED CONCRETE CROSSWALK DETAIL
 SCALE: NOT TO SCALE



PATIO SEAT/SCREEN WALL DETAIL
 NOT TO SCALE

#	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
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8	10/11/2023	SITE PLAN ADJ. 5TH SUB	PJD

Project No: IN000014.20
 Drawn By: JNE
 Checked By: PJD
 Date: 10/05/2023

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

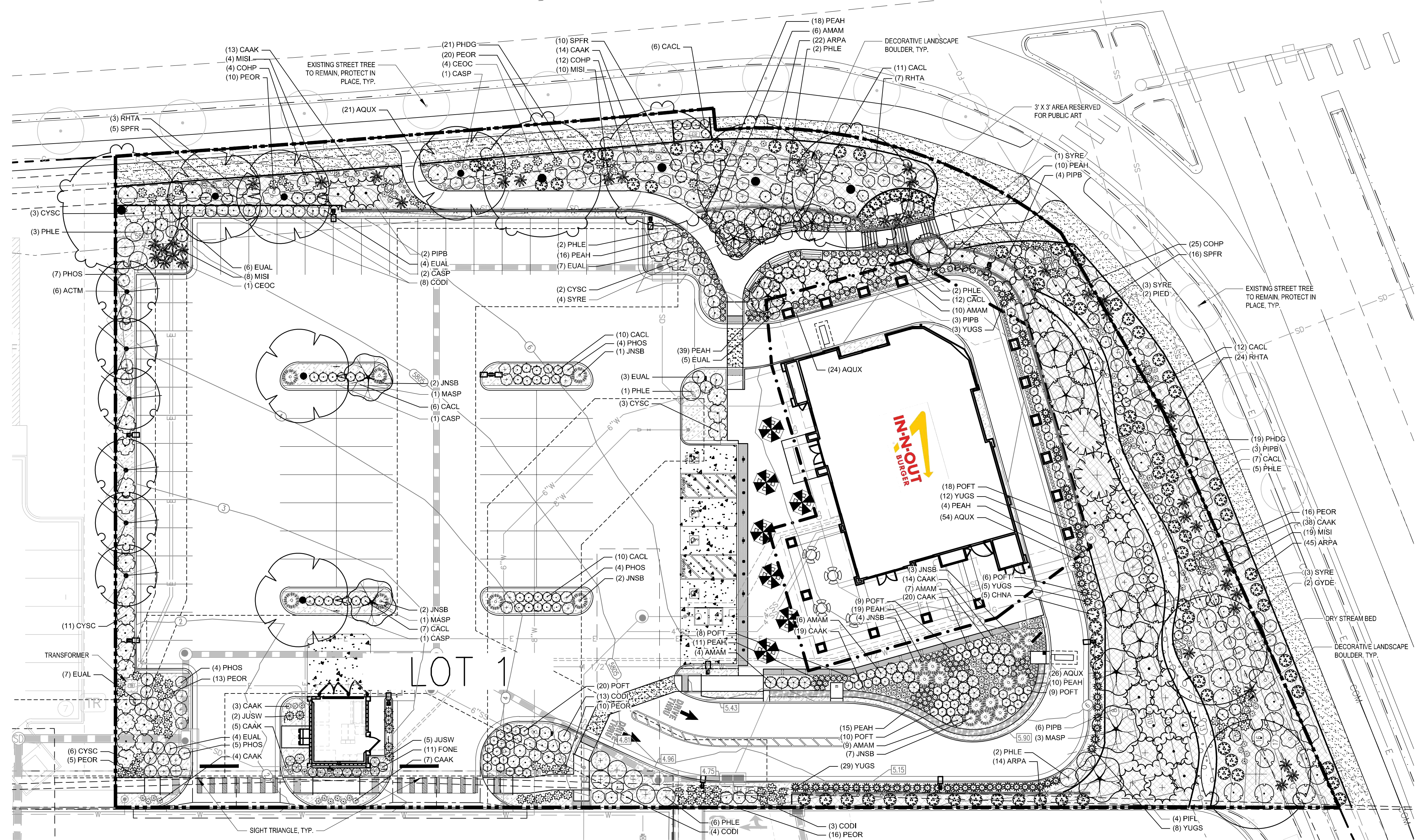
SITE PLAN ADJUSTMENT

NOT FOR CONSTRUCTION

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



PLANT KEY

DECIDUOUS TREES	CODE	COMMON NAME
CASP	(4) CASP	NORTHERN CATALPA
CEOC	(4) CEOC	COMMON HACKBERRY
GYDE	(10) GYDE	KENTUCKY COFFEETREE 'ESPRESSO'
PIPB	(3) PIPB	BAKER COLORADO SPRUCE
PIED	(2) PIED	PIBYON PINE
PIFL	(4) PIFL	VANDERWOLF'S PYRAMID LIMBER PINE
ACTM	(6) ACTM	HOT WINGS TATARIAN MAPLE
MASP	(1) MASP	SPRING SNOW CRABAPPLE
SYRE	(4) SYRE	JAPANESE TREE LILAC
JUSW	(3) JUSW	WOODWARD JUNIPER
CACL	(12) CACL	BLUE MIST SPIREA
CHNA	(5) CHNA	RABBITBRUSH
EUAL	(7) EUAL	COMPACT BURNING BUSH
FONE	(1) FONE	NEW MEXICO PRIVET
AMAM	(7) AMAM	WAXFLOWER
PHLE	(7) PHLE	CHEYENNE MOCKORANGE
PHDG	(3) PHDG	DART'S GOLD NINEBARK
PHOS	(3) PHOS	SUMMER WINE NINEBARK
POFT	(4) POFT	TANGERINE POTENTILLA
RHTA	(7) RHTA	AUTUMN AMBER SUMAC
SPFR	(6) SPFR	FRITSCHIANA SPIREA
GYDE	(2) GYDE	GOLDEN SWORD ADAMS' NEEDLE
ARPA	(14) ARPA	PANCHITO MANZANITA
CODI	(1) CODI	SPREADING COTONEASTER
COHP	(1) COHP	GROUND COTONEASTER
CYSC	(3) CYSC	MOONLIGHT BROOM
JNSB	(2) JNSB	BROADMOOR JUNIPER
YUGS	(5) YUGS	GOLDEN SWORD ADAMS' NEEDLE
CAAK	(3) CAAK	KARL FOERSTER FEATHER REED GRASS
MISI	(1) MISI	MAIDEN GRASS
PEAH	(1) PEAH	HAMELN FOUNTAIN GRASS
PEOR	(1) PEOR	KARLEY ROSE FOUNTAIN GRASS
AQUX	(1) AQUX	HYBRID COLUMBINE
RMULCH	(3) RMULCH	2" x 4" ROCK COBBLE MULCH - 3' MIN. BUFFER
RMULCH2	(3) RMULCH2	4" x 6" ROCK COBBLE MULCH - 3' MIN. BUFFER
WMULCH	(3) WMULCH	WOOD MULCH
SOD1	(3) SOD1	RTF (RHIZOMATOUS TALL FESCUE)

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

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:	0.63 ACRES - 38%

LIVING PLANT MATERIAL CALCULATION

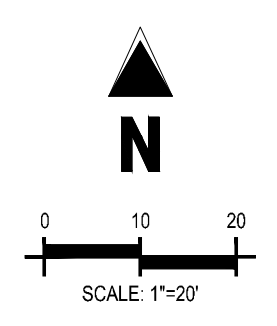
REQUIREMENT: 75% OF LANDSCAPE AREA MUST HAVE A GROUND COVER OF LIVING PLANT MATERIAL.

TOTAL LANDSCAPE AREA:	0.63 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 & 184 SHRUBS EVERGREEN PERCENTAGE: 57%
TURF AREA REQUIREMENTS	3,951 SQUARE FEET	TOTAL TURF AREA / TOTAL LANDSCAPE AREA	MAX. 15% = 4,130 SQUARE FEET	14.3% = 3,951 SQUARE FEET

*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

PARKER COLORADO

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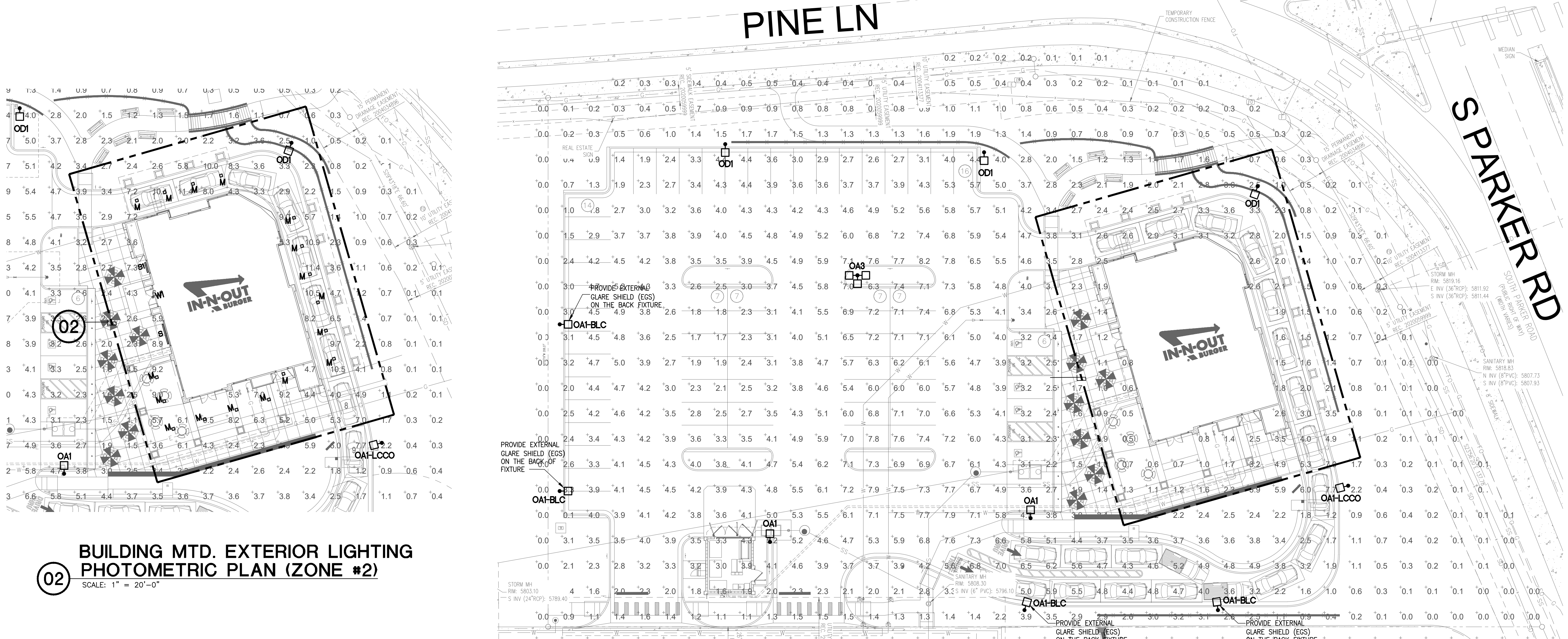
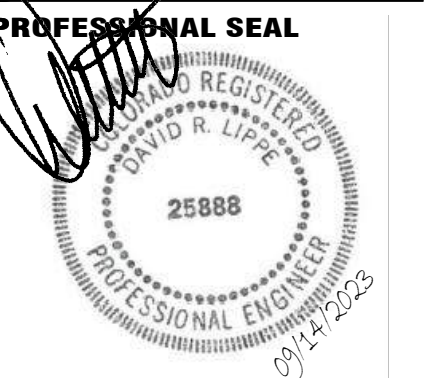
APPROVED DATE: 11/02/2023

Planning Approval By: A. Wood Hicken

#	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	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
5	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
6	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD
7	10/05/2023	SITE PLAN ADJ. 4TH SUB	PJD
8	10/11/2023	SITE PLAN ADJ. 5TH SUB	PJD

Project No: INC000014-20
Drawn By: KESILJP
Checked By: JR
Date: 10/05/2023

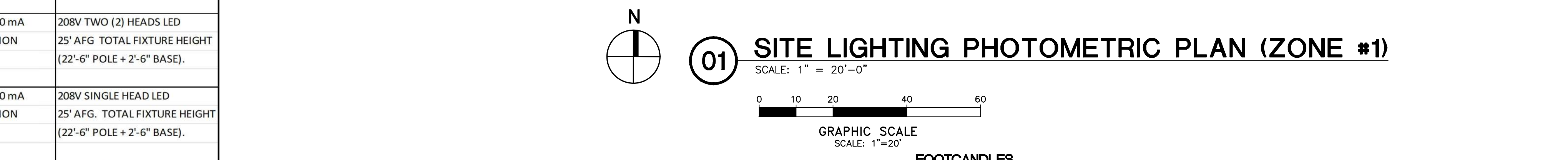
SEE SHEET 4 FOR FULL PLANTING SCHEDULE



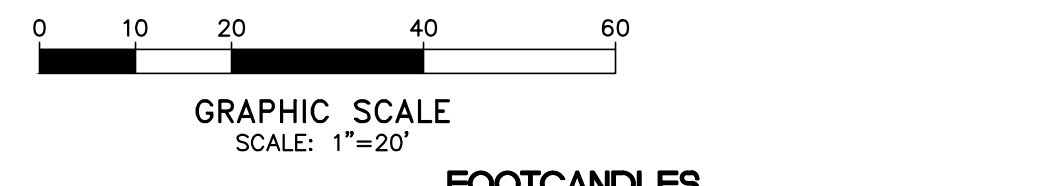
02 BUILDING MTD. EXTERIOR LIGHTING PHOTOMETRIC PLAN (ZONE #2)
SCALE: 1" = 20'-0"

SITE LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	VOLTAGE	LAMPS	LUMENS PER LAMP	DESCRIPTION	REMARKS
OA1	LITHONIA LIGHTING #DSX2 LED P2.40K T5M MVOLT SPA DDBXD POLE #SSS 22.5 5G DM19 DDB	208	LED PROVIDED TOTAL: 185W	COLOR TEMPERATURE: 4000K 24,974 LUMENS SHIELDED	FIXTURE WITH 80 LEDs @ 700 mA TYPE V MEDIUM DISTRIBUTION FULLY CUTOFF FIXTURE	208V SINGLE HEAD LED 25' AFG. TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE).
	LITHONIA LIGHTING #DSX2 LED P2.40K T5M MVOLT SPA DDBXD POLE #SSS 22.5 5G DM28 DDB		LED PROVIDED TOTAL: (2)185W	COLOR TEMPERATURE: 4000K (2) 24,974 LUMENS SHIELDED	FIXTURE WITH 80 LEDs @ 700 mA TYPE V MEDIUM DISTRIBUTION FULLY CUTOFF FIXTURE	208V TWO (2) HEADS LED 25' AFG. TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE).
OA2	LITHONIA LIGHTING #DSX2 LED P2.40K T5M MVOLT SPA DDBXD POLE #SSS 22.5 5G DM28 DDB	208	LED PROVIDED TOTAL: (3)185W	COLOR TEMPERATURE: 4000K (3) 24,974 LUMENS SHIELDED	FIXTURE WITH 80 LEDs @ 700 mA TYPE V MEDIUM DISTRIBUTION FULLY CUTOFF FIXTURE	208V TWO (2) HEADS LED 25' AFG. TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE).
OA3	LITHONIA LIGHTING #DSX2 LED P2.40K T5M MVOLT SPA DDBXD POLE #SSS 22.5 5G DM28 DDB	208	LED PROVIDED TOTAL: (3)185W	COLOR TEMPERATURE: 4000K (3) 24,974 LUMENS SHIELDED	FIXTURE WITH 80 LEDs @ 700 mA TYPE V MEDIUM DISTRIBUTION FULLY CUTOFF FIXTURE	208V TWO (2) HEADS LED 25' AFG. TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE).
OD1	LITHONIA LIGHTING #DSX2 LED P2.40K T5M MVOLT SPA DDBXD POLE #SSS 22.5 5G DM19 DDB	208	LED PROVIDED TOTAL: 185W	COLOR TEMPERATURE: 4000K 24,054 LUMENS SHIELDED	FIXTURE WITH 80 LEDs @ 700 mA TYPE V MEDIUM DISTRIBUTION FULLY CUTOFF FIXTURE	208V SINGLE HEAD LED 25' AFG. TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE).
OD1-BLC	LITHONIA LIGHTING #DSX2 LED P2.40K BLC MVOLT SPA DDBXD POLE #SSS 22.5 5G DM19 DDB	208	LED PROVIDED TOTAL: 185W	COLOR TEMPERATURE: 4000K 19,721 LUMENS SHIELDED	FIXTURE WITH 80 LEDs @ 700 mA TYPE V MEDIUM DISTRIBUTION FULLY CUTOFF FIXTURE	208V SINGLE HEAD LED 25' AFG. TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE).
OA1-LCCO	LITHONIA LIGHTING #DSX2 LED P2.40K LCCO MVOLT SPA DDBXD POLE #SSS 22.5 5G DM19 DDB	208	LED PROVIDED TOTAL: 185W	COLOR TEMPERATURE: 4000K 14,674 LUMENS	FIXTURE WITH 80 LEDs @ 700 mA TYPE V MEDIUM DISTRIBUTION FULLY CUTOFF FIXTURE	208V SINGLE HEAD LED 25' AFG. TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE).
M	ATLANTIC LIGHTING #LRF12X12-SYL33-4K-1 / SQ12PG-WH-GS	120	LED LAMP TOTAL: 27W	COLOR TEMPERATURE: 4000K 3,300 LUMENS	120V RECESSED MOUNTED LED FULLY CUTOFF FIXTURE	120V RECESSED MOUNTED LED
S	LITHONIA LIGHTING #TZL1F LED L96 9000LM MDD 120 GZ10 27K 80CRI-WH	120	LED PROVIDED TOTAL: 54W	COLOR TEMPERATURE: 4000K 9,000 LUMENS	8' EXTERIOR WALL MOUNTED UNDER AWNING AT 10'-6" AFG- FULLY CUTOFF FIXTURE	
S1	LITHONIA LIGHTING #ZL1F LED L48 4500LM MDD 120 GZ10 27K 80CRI-WH	120	LED PROVIDED TOTAL: 24W	COLOR TEMPERATURE: 4000K 4,000 LUMENS	4' EXTERIOR WALL MOUNTED UNDER AWNING AT 10'-6" AFG- FULLY CUTOFF FIXTURE	
W1	ELITE LIGHTING #REL437-700L-DIMTR-120 40K 90+ W-WH REL437-RT-CL-WH	120	LED PROVIDED TOTAL: 10W	COLOR TEMPERATURE: 4000K 700 LUMENS	RECESSED DOWNLIGHT 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



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



STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1 PARKING LIGHTS	+	2.7 FC	8.2 FC	0.0 FC	N/A	N/A
CALC ZONE #12 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

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 11/02/2023

Planning Approval By: A. Wood Hicken

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 ADJUSTMENT



Final Document
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APPROVED DATE: 11/02/2023

Planning Approval By: A. Wood Hicken



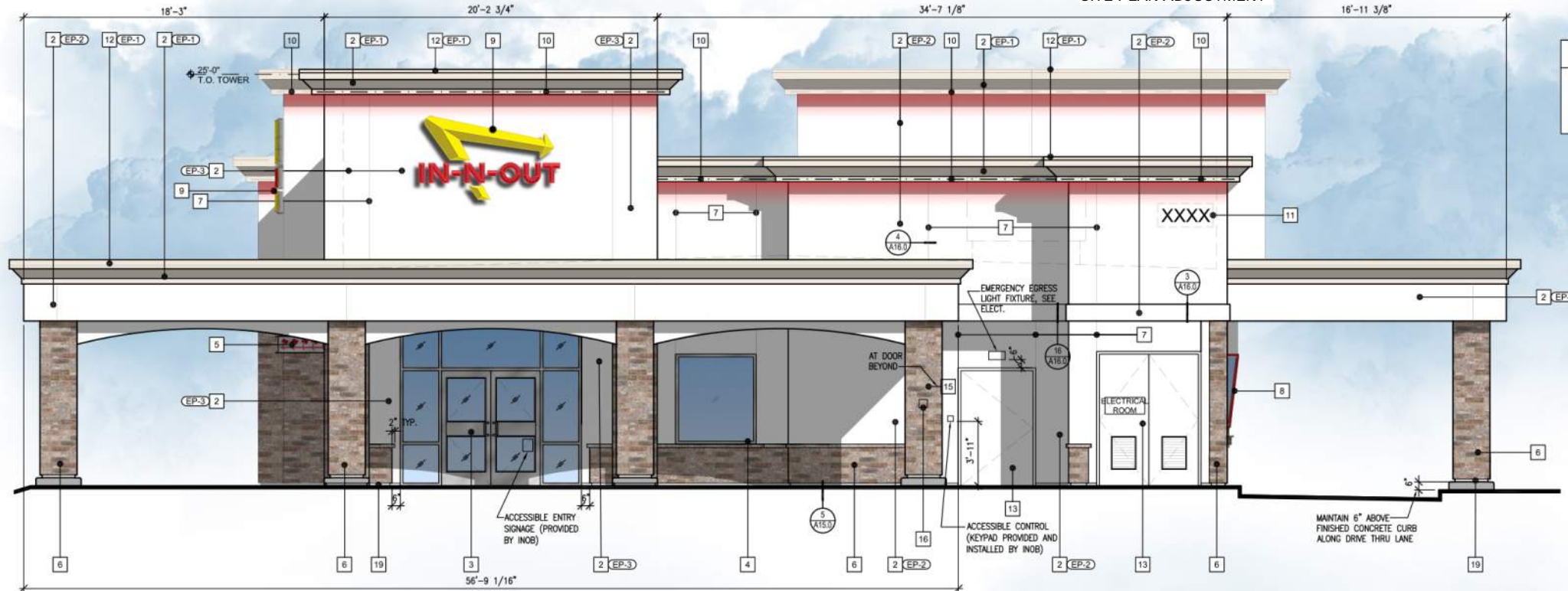
SPACES THE COLONNADE
15305 DALLAS PARKWAY,
12TH FLOOR
ADDISON, TX 75001
PH: (214) 926-5788

ISSUE RECORD
DATE DESCRIPTION
2016 URBAN PROTOTYPE
09.15.22 ISSUE FOR PERMIT

REVISION RECORD

Performance Data														
Lumen Output														
Lumen values are from photometric tests performed in accordance with IESNA LM-79-02. Data is considered to be representative of the configurations shown, with the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.														
Forward Optics														
Optic	Beam Angle	Beam Spacing	Beam Width	Optic Type	1000' (305.33m)			1500' (457.20m)			2000' (609.60m)			
Beam	Beam	Beam	Beam	Beam	Beam	Beam	Beam	Beam	Beam	Beam	Beam	Beam		
80	530	P1	140W	T15	17,275	3	0	3	126	18,933	3	0	3	135
				T25	17,566	3	0	3	126	18,933	3	0	3	135
				T36	17,647	3	0	3	126	18,933	3	0	3	135
				T48	17,688	3	0	3	126	18,933	3	0	3	135
				T60	17,688	3	0	3	126	18,933	3	0	3	135
				T72	17,688	3	0	3	126	18,933	3	0	3	135
				T84	17,221	3	0	3	126	18,933	3	0	3	135
				T96	17,093	3	0	3	126	18,933	3	0	3	135
				T108	16,424	4	0	4	131	19,711	4	0	4	141
				T120	16,112	4	0	4	131	19,711	4	0	4	141
				T132	15,266	4	0	4	131	19,711	4	0	4	141
				T144	14,146	5	0	5	136	19,548	5	0	5	141
T156	13,424	5	0	5	136	19,548	5	0	5	141				
T168	12,713	5	0	5	136	19,548	5	0	5	141				
T180	12,002	5	0	5	136	19,548	5	0	5	141				
T192	11,291	5	0	5	136	19,548	5	0	5	141				
T204	10,580	5	0	5	136	19,548	5	0	5	141				
T216	9,869	5	0	5	136	19,548	5	0	5	141				
T228	9,158	5	0	5	136	19,548	5	0	5	141				
T240	8,447	5	0	5	136	19,548	5	0	5	141				
T252	7,736	5	0	5	136	19,548	5	0	5	141				
T264	7,025	5	0	5	136	19,548	5	0	5	141				
T276	6,314	5	0	5	136	19,548	5	0	5	141				
T288	5,603	5	0	5	136	19,548	5	0	5	141				
T300	4,892	5	0	5	136	19,548	5	0	5	141				
T312	4,181	5	0	5	136	19,548	5	0	5	141				
T324	3,470	5	0	5	136	19,548	5	0	5	141				
T336	2,759	5	0	5	136	19,548	5	0	5	141				
T348	2,048	5	0	5	136	19,548	5	0	5	141				
T360	1,337	5	0	5	136	19,548	5	0	5	141				
T372	626	5	0	5	136	19,548	5	0	5	141				
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T396	15	5	0	5	136	19,548	5	0	5	141				
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T420	15	5	0	5	136	19,548	5	0	5	141				
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T1188	15	5	0	5	136	19,548	5	0	5	141				
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T1212	15	5	0	5	136	19,548	5	0	5	141				
T1224	15	5	0	5	136	19,548	5	0	5	141				
T1236	15	5	0	5	136	19,548	5	0	5	141				
T1248	15	5	0	5	136	19,548	5	0	5	141				
T1260	15	5	0	5	136	19,548	5	0	5	141				
T1272	15	5	0	5	136	19,548	5	0	5	141				
T1284	15	5	0	5	136	19,548	5	0	5	141				
T1296	15	5	0	5	136	19,548	5	0	5	141				
T1308	15	5	0	5	136	19,548	5	0	5	141				
T1320	15	5	0	5	136	19,548	5	0	5	141				
T1332	15	5	0	5	136	19,548	5	0	5	141				
T1344	15	5	0	5	136	19,548	5	0	5	141				
T1356	15	5	0	5	136	19,548	5	0	5	141				
T1368	15	5	0	5	136	19,548	5	0	5	141				
T1380	15	5	0	5	136	19,548	5	0	5	141				
T1392	15	5	0	5	136	19,548	5	0	5	141				
T1404														

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 ADJUSTMENT



SOUTH ELEVATION

TRANSPARENCY REQUIREMENT

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

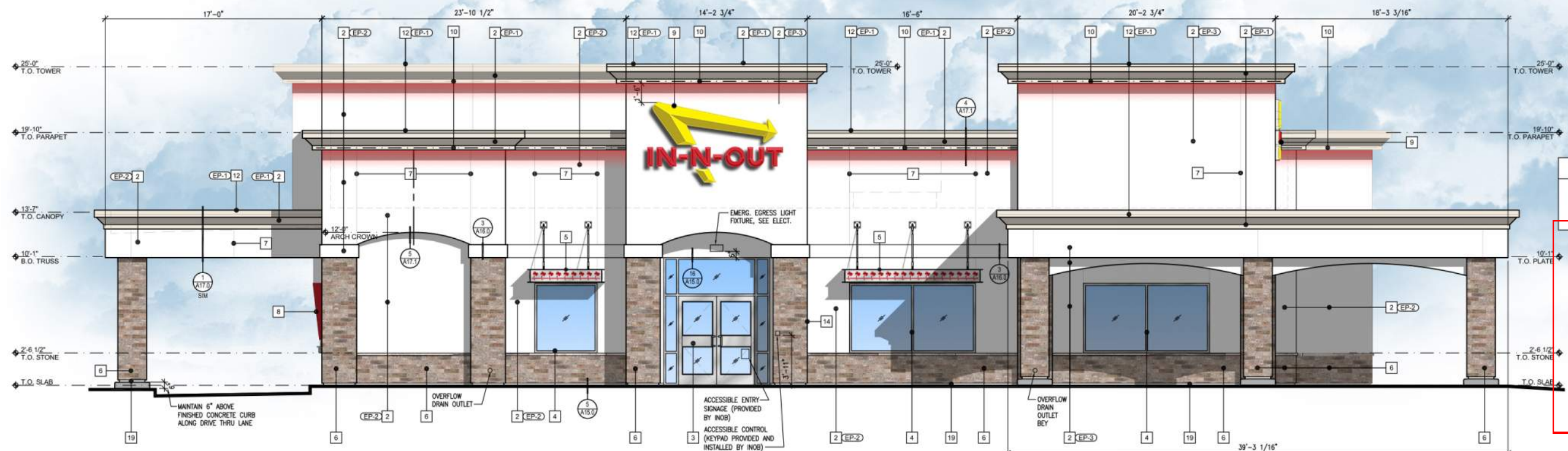
KEY NOTES

- 1 NOT USED
- 2 STUCCO 20/30 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 F-JOINTS AND NATURAL GREY GROUT, AND WITH ANTIQUE CREAM SILL. APPLY PERMITS RECOMMENDATIONS. DRY STACK.
- 7 1/2" WIDE METAL FERN SCREED - SEE DETAIL A16.9. ALIGN CONTROL JOINTS ON DRIVE THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.
- 8 SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM S-510. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IRON RD 9101 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IRON RD 9101 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. STROKE WIDTH OF 0.5 INCH PER FEE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS.
- 12 ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES.
- 13 PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GLOSS ON NUMBERS ARE NOT ACCEPTABLE MATERIALS).
- 14 NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED.
- 15 NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 8:1 (HEIGHT TO WIDTH).
- 16 NUMBERS CANNOT BE SPELLED.
- 17 GALVANIZED METAL CAP: COLOR TO MATCH WALL.
- 18 HOLLOW METAL DOOR: SEE SHEET A11.0. HM DOORS AND JAMBS SHALL HAVE POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS: TIGER DRYLAC - SMOOTH, HIGH GLOSS FINISH; "BENGAL WHITE", EXTERIOR DOORS: CARDINAL - GLOSS, SMOOTH FINISH; "BONE CHINA" OR TO MATCH EXTERIOR EPS PAINT COLOR - VERIFY ELEVATIONS. EP-1. WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY NOT RECOMMENDED. THE ALTERNATE WOULD BE TO USE AXALTA IRON RD 9101 WHITE PRIMER. FINISH COAT TO BE AXALTA IRON RD 9101 GLOSS WHITE. EXTERIOR HM DOORS & JAMBS: USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT. COLOR EP-1. NOTE: TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IRON AS DESCRIBED ABOVE.
- 19 5'-0" HIGH STUB OUT FOR CO2 LINE. MOUNT ON ADJACENT SIDE WALL.
- 20 4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR
- 21 RECESSED KNOX BOX AT 5'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10A17.0
- 22 NOT USED
- 23 NOT USED
- 24 TEXTURE EXPOSED FOUNDATION WALL BELOW STONE WEEP SCREED 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-GRP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/D E. ULTRA-GRP PREMIUM PRIMER
ALT.	SHERWIN WILLIAMS	SUPER PAINT LATEX	ASHW0151	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-GRP PREMIUM PRIMER
ALT.	SHERWIN WILLIAMS	SUPER PAINT LATEX	ASHW0151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IRON	SEE REMARKS FOR COLOR FORMULA	INO RED	HIGH GLOSS	PRIMER: AXALTA IRON RD 9101. PRIMER CAN BE TINTED GRAY FINISH COAT: AXALTA IRON RD 9101 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GURE 20000 MIX SIZE: 102-40Z (GALLON) 9104 VIOLET 321.2 9110 RED-ORANGE 348.3 9113 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
 189 SF - 29%

PARKER COLORADO

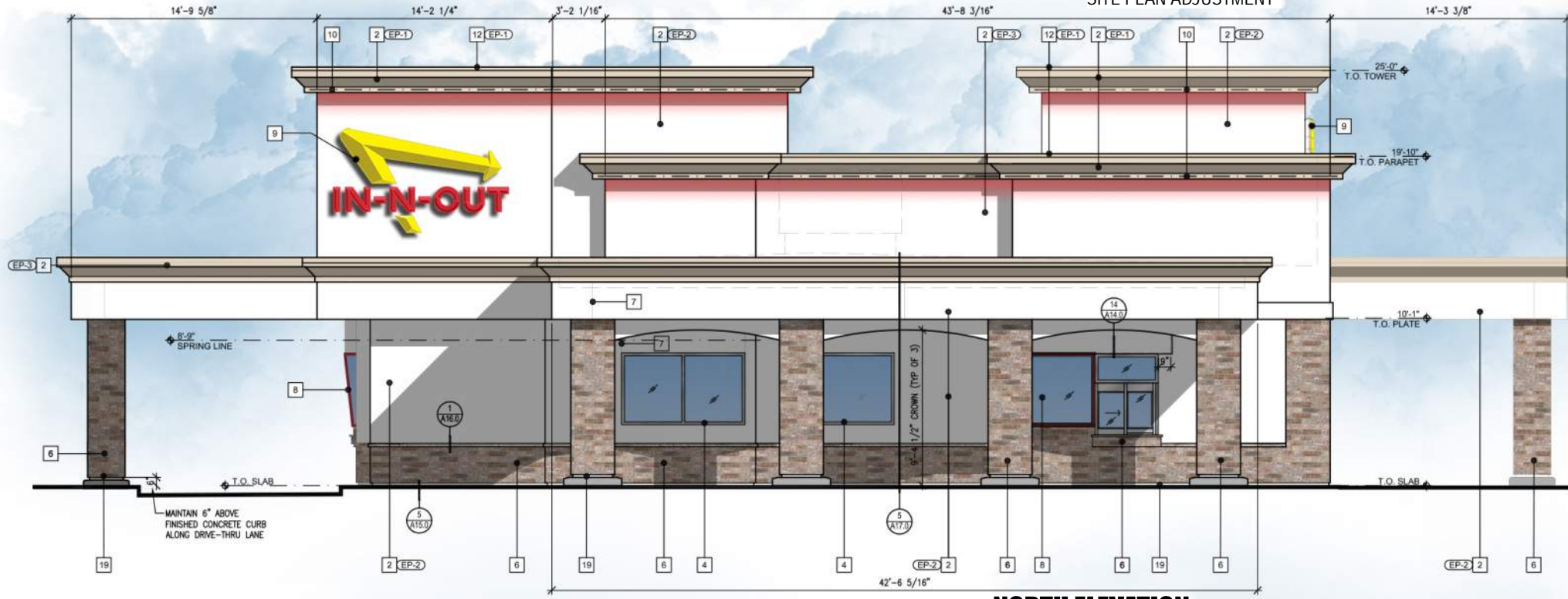
Final Document
 Subject To Conditions In Approval Letter

APPROVED DATE: 11/02/2023

Planning Approval By: **A. Wood Hicken**



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 ADJUSTMENT



NORTH ELEVATION

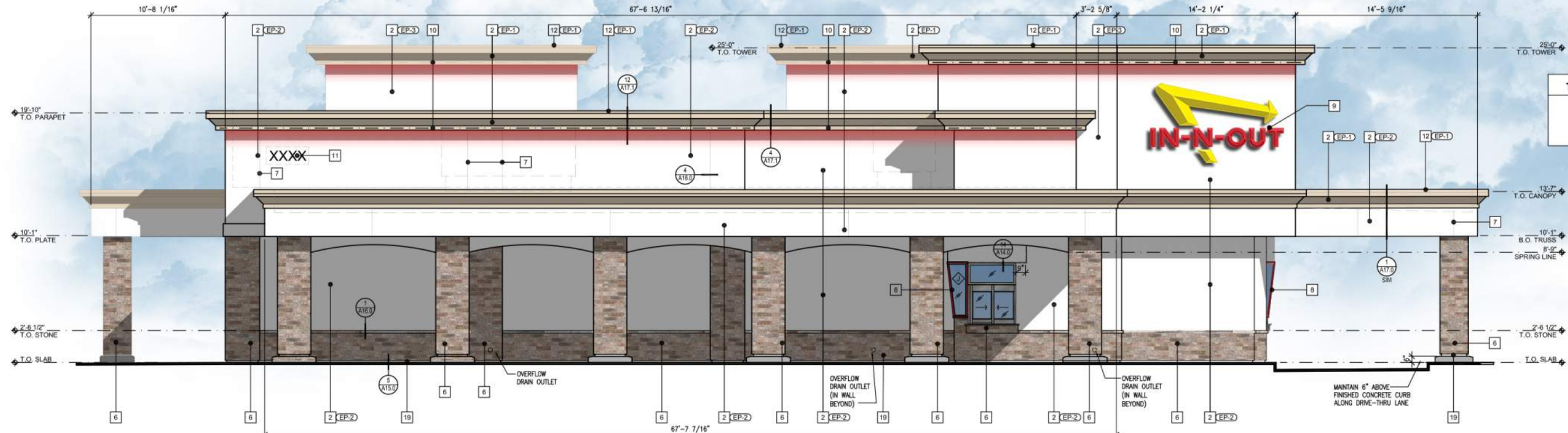
TRANSPARENCY REQUIREMENT

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

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 I.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 3" JOINTS AND NATURAL GREY SIBOLIT AND WITH ANTI-SLIP GRANITE GRAB BARS. APPLY PER MFR RECOMMENDATIONS. DRY-STACK.
7	1/4" WIDE METAL PEEK SCREENS: 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 8-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IRON IND 9P01. PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IRON 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 GULUED 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 SPELLLED.
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, 'BONAL WHITE'; EXTERIOR DOORS- CARDINAL - GLOSS, SMOOTH FINISH, 'BONE CHINA' OR TO MATCH EXTERIOR EP'S PAINT COLOR. (VERIFY ELEVATIONS- EP-1) WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY NOT RECOMMENDED. THE ALTERNATE WOULD BE TO USE AXALTA IRON IND 9P01 WHITE PRIMER, FINISH COAT TO BE AXALTA IRON 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 IRON AS DESCRIBED ABOVE.
14	5'-0" HIGH STUB OUT FOR C&G LINE. MOUNT ON ADJACENT SIDE WALL.
15	4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SKIN. 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 SCREED AND PAINT TO MATCH STONE.

EXTERIOR PAINT SCHEDULE					
NO.	MFR.	MODEL	COLOR #	COLOR NAME FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHELD DEC 740		SANDCASTLE HIGH GLOSS	PRIME W/D E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHELD DEW 309		BONE CHINA HIGH GLOSS	PRIME W/D E. ULTRA-GRIP PREMIUM PRIMER
ALT.	SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	IRIN-OUT BONE CHINA HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHELD DEC 740		BONE CHINA HIGH GLOSS	PRIME W/D E. ULTRA-GRIP PREMIUM PRIMER
ALT.	SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	IRIN-OUT BONE CHINA HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IRON	SEE REMARKS FOR COLOR FORMULA	NO RED HIGH GLOSS GRAY	PRIMER: AXALTA IRON IND 9P01. PRIMER CAN BE TINTED FOR COLOR FORMULA. NON-CUM QUSE 20200 MAX SIZE: 102 AQZ (GALLON) 970A 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

TRANSPARENCY REQUIREMENT

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

PARKER
COLORADO

Final Document
 Subject To Conditions In Approval Letter

APPROVED DATE: 11/02/2023

Planning Approval By: A. Wood Hicken



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

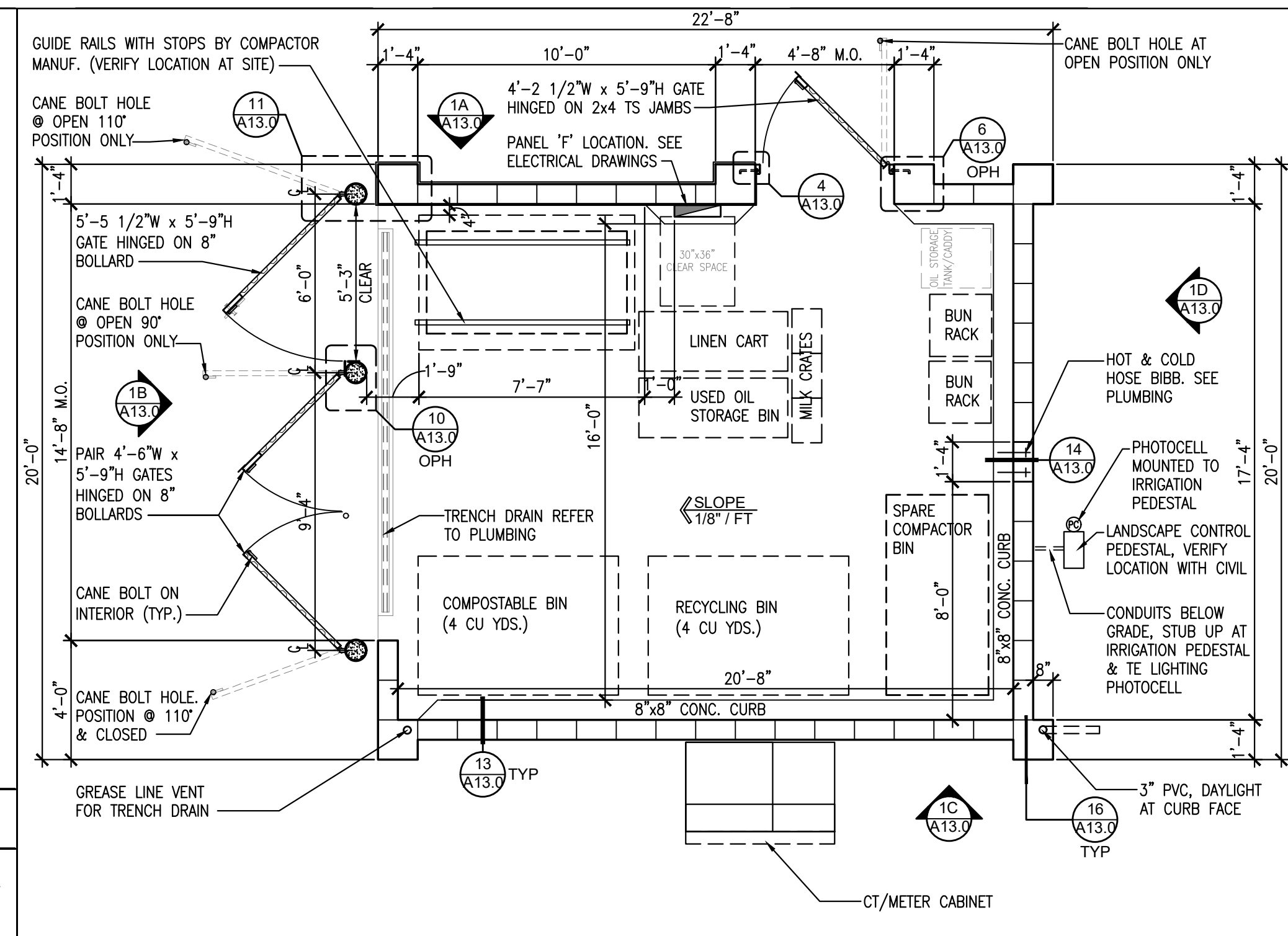
PROJECT NUMBER
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SHEET TITLE

TRASH ENCLOSURE PLANS & ELEVATIONS OPTION "B"

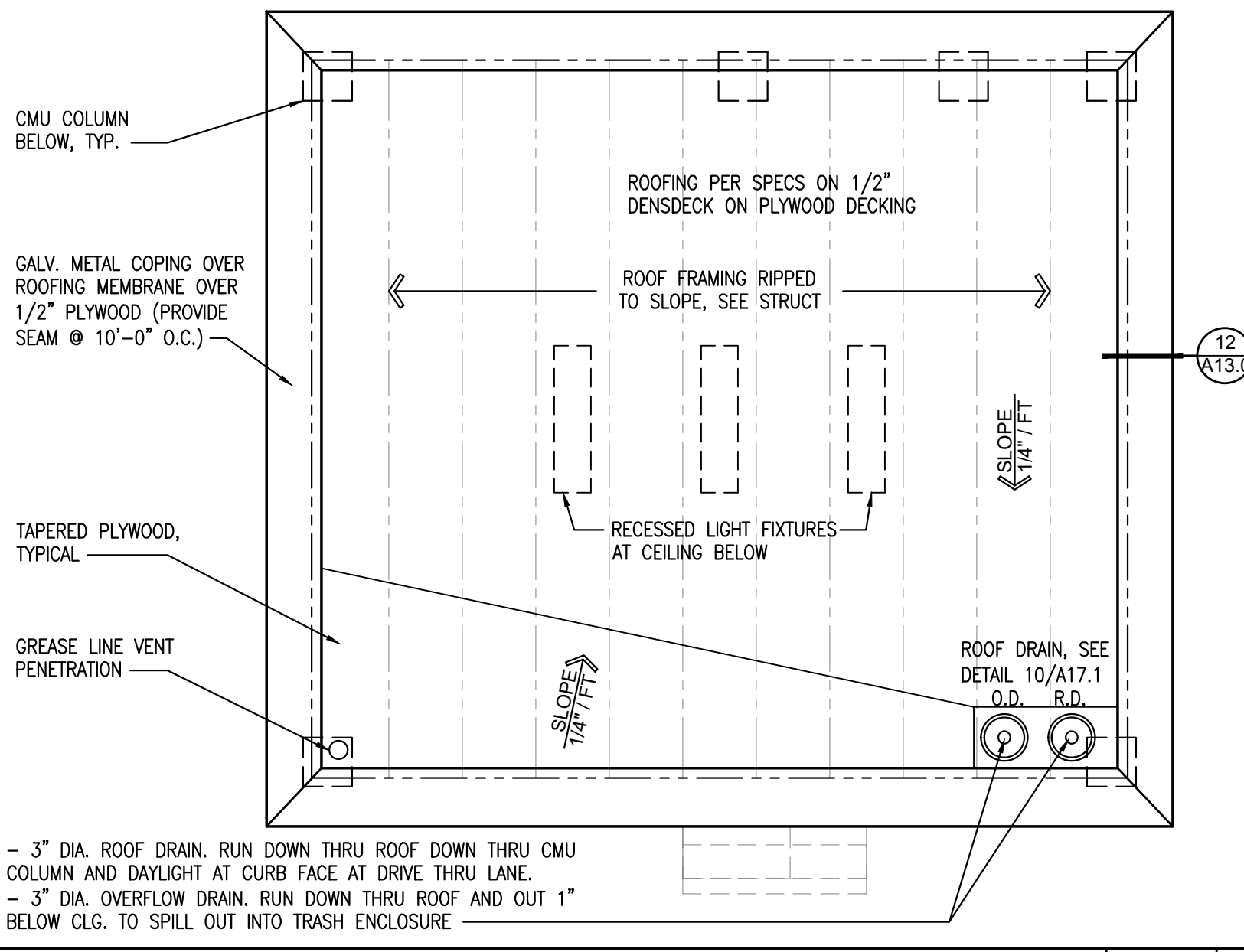
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A13.0



FLOOR PLAN

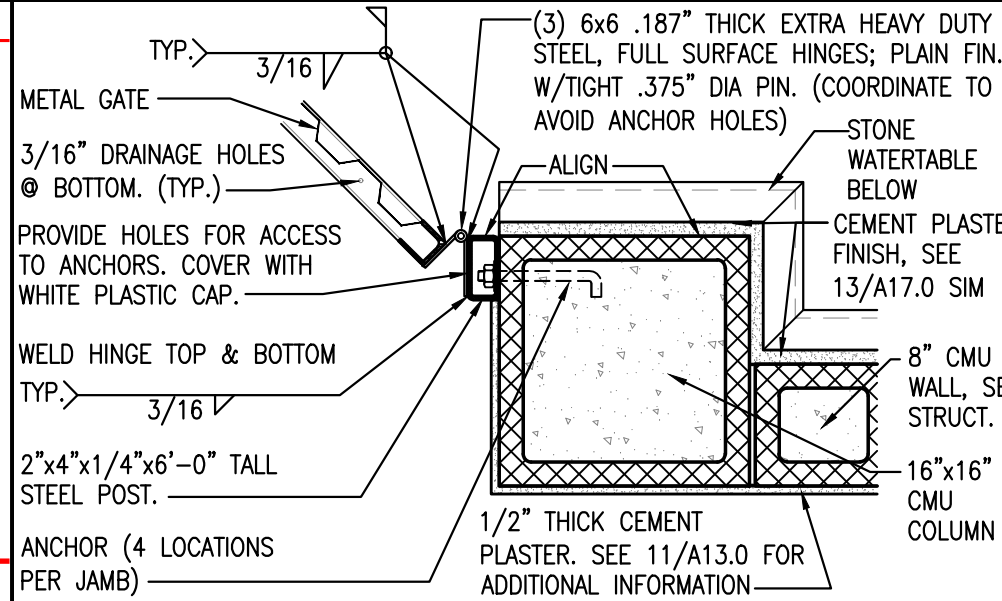
SCALE 1/4" = 1'-0"
3



ROOF PLAN

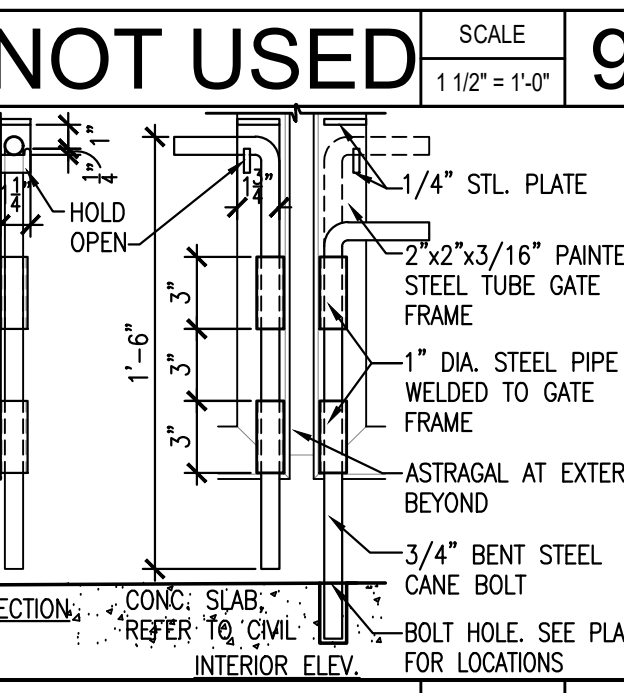
SCALE 1/4" = 1'-0"
7

PARKER COLORADO
Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: 11/02/2023
Planning Approval By: A. Wood Hicken



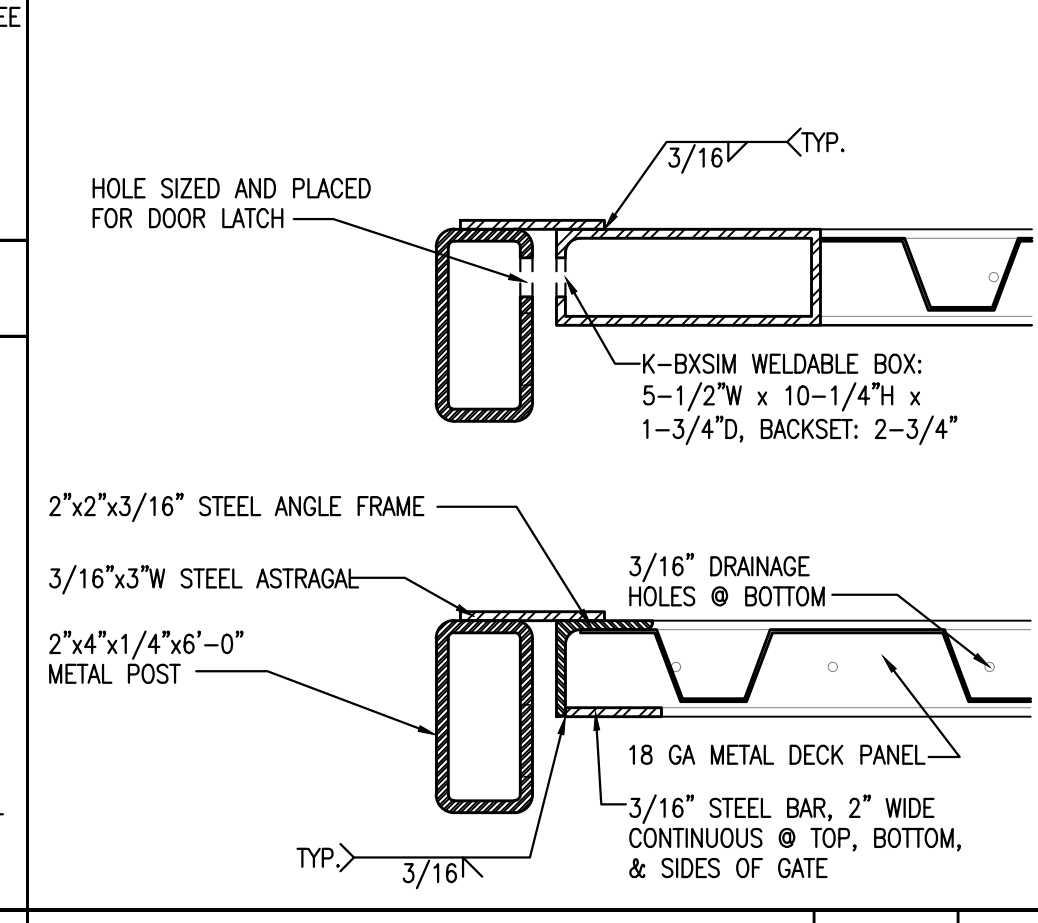
GATE-HINGE JAMB

SCALE 1" = 1'-0"
6



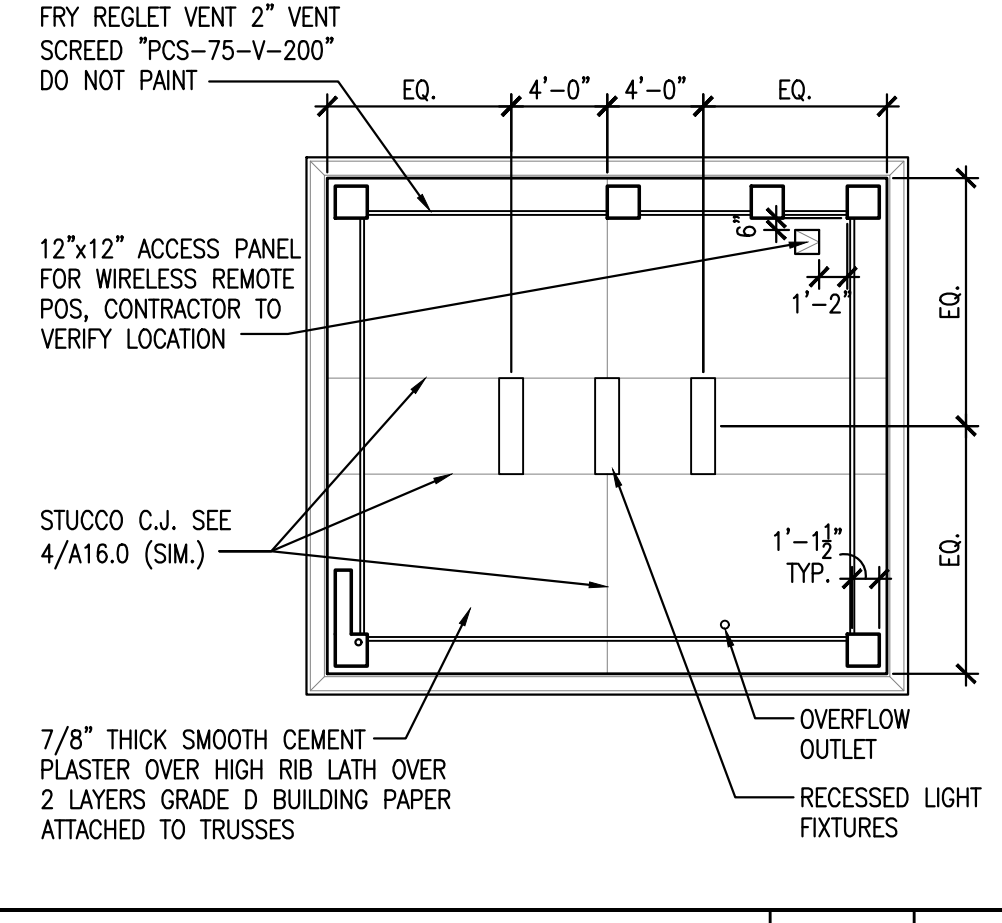
NOT USED

SCALE 1 1/2" = 1'-0"
9



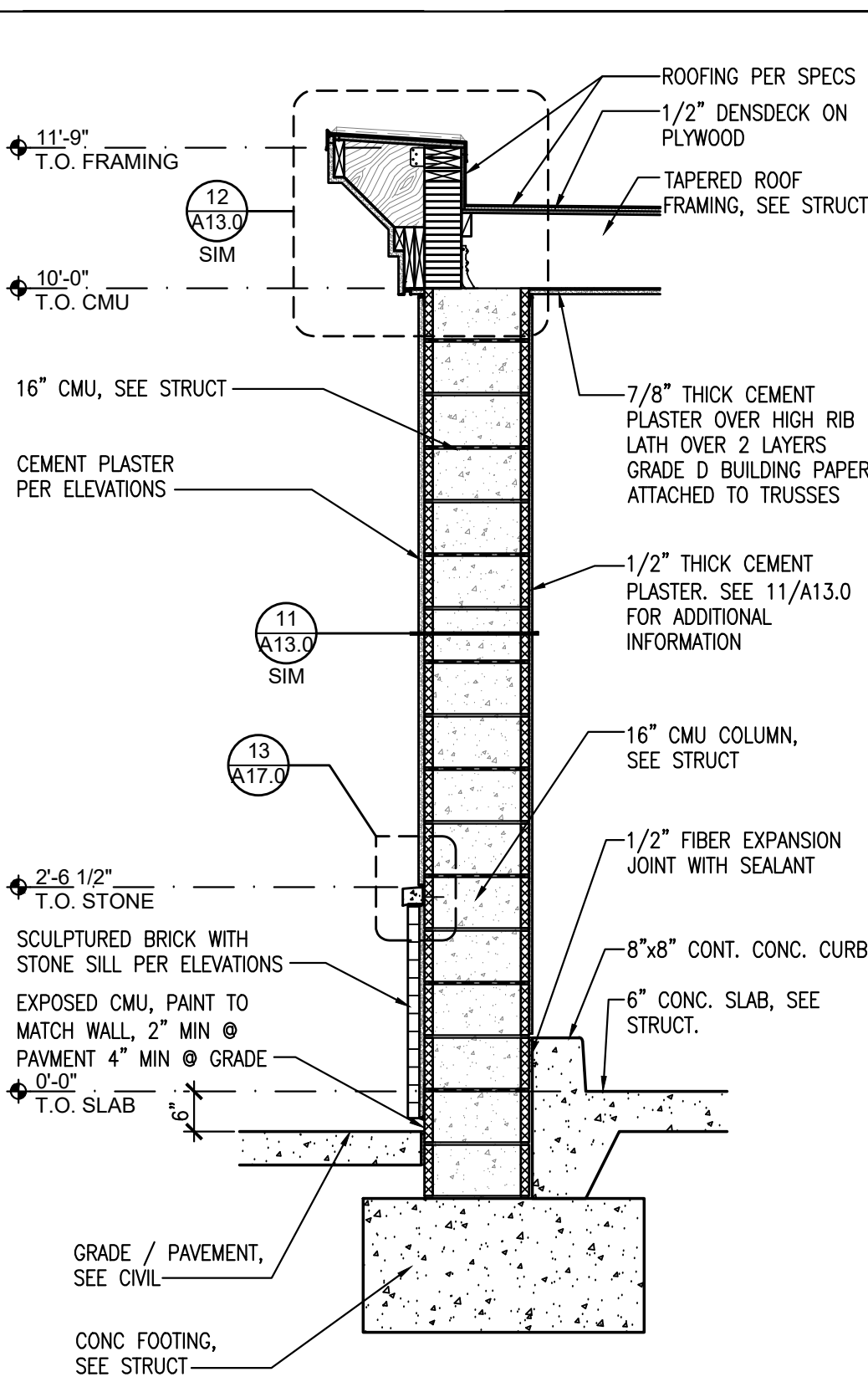
MAN GATE

SCALE 3" = 1'-0"
4



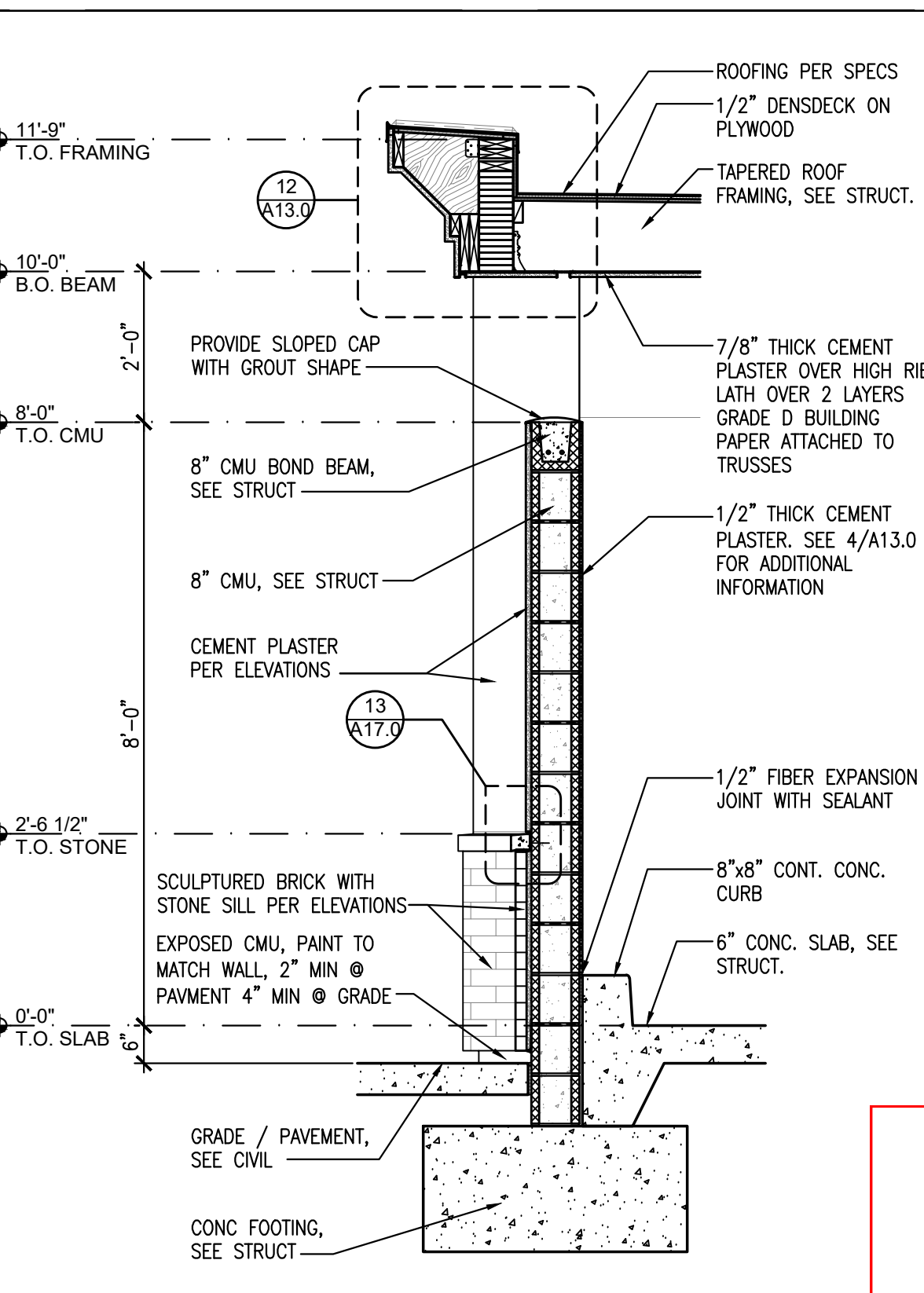
R.C.P.

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



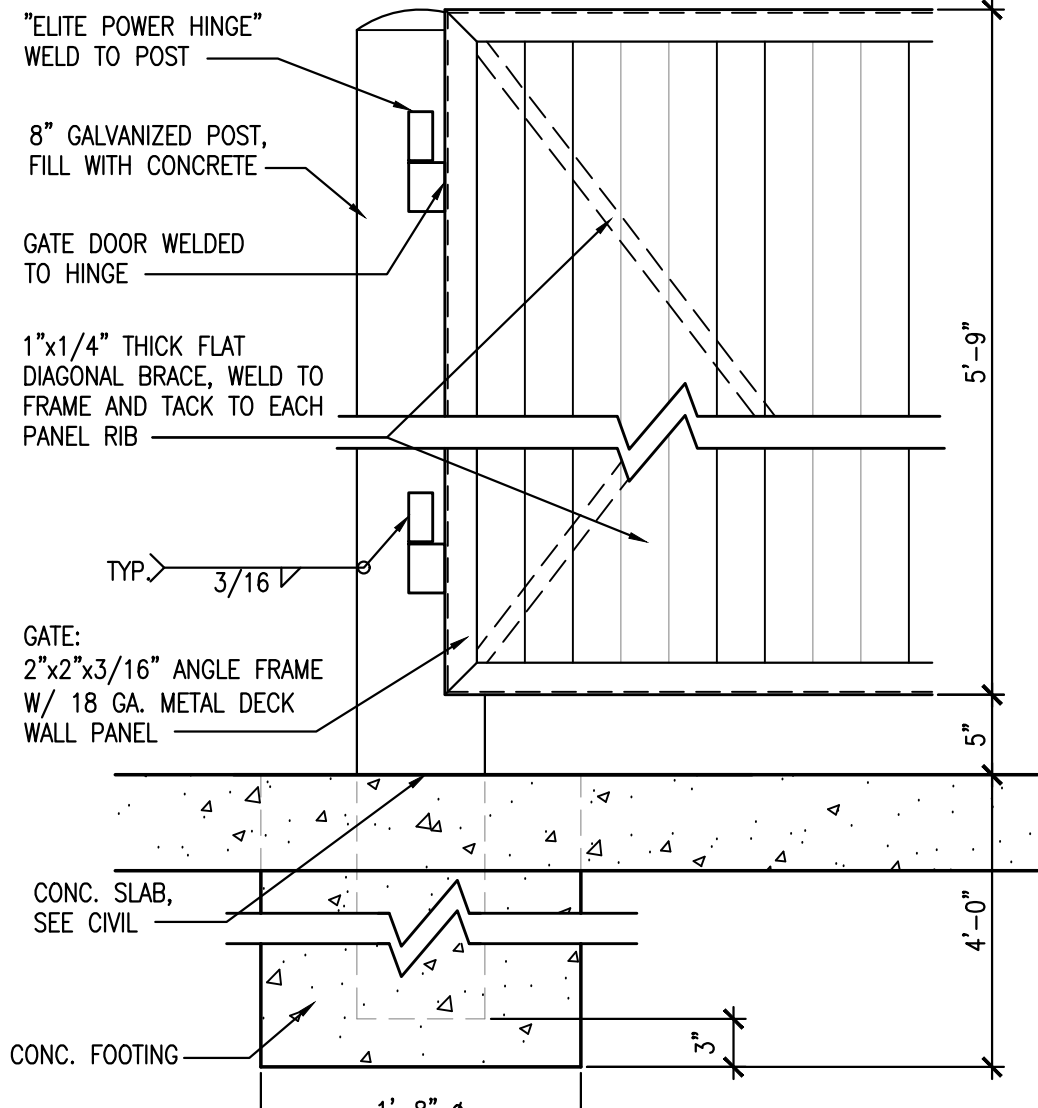
WALL SECTION 16

SCALE 1/2" = 1'-0"
16



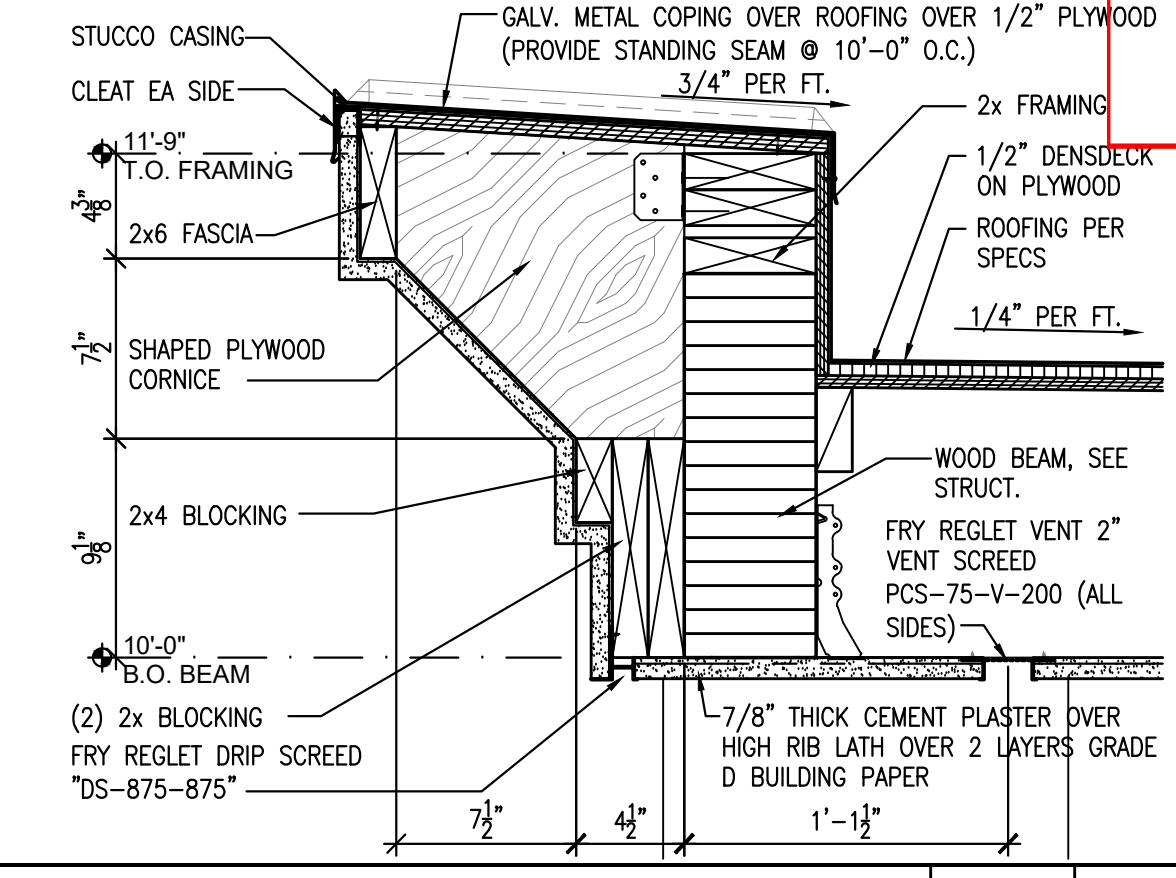
WALL SECTION 13

SCALE 1/2" = 1'-0"
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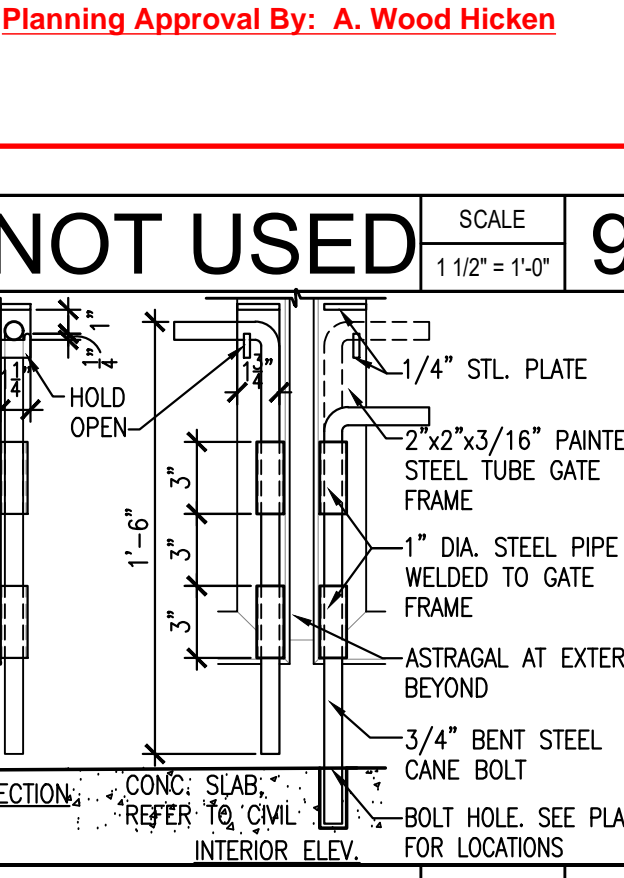
GATE HINGE DETAIL

SCALE 1" = 1'-0"
15



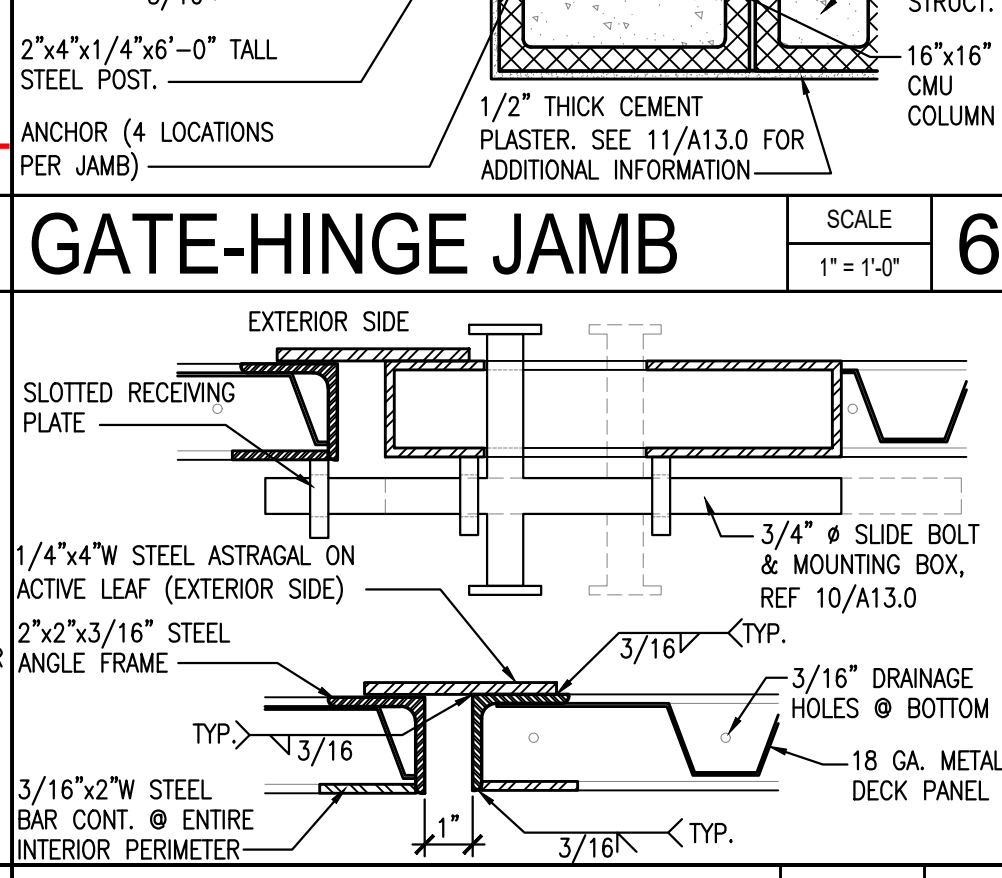
CORNICE DETAIL

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



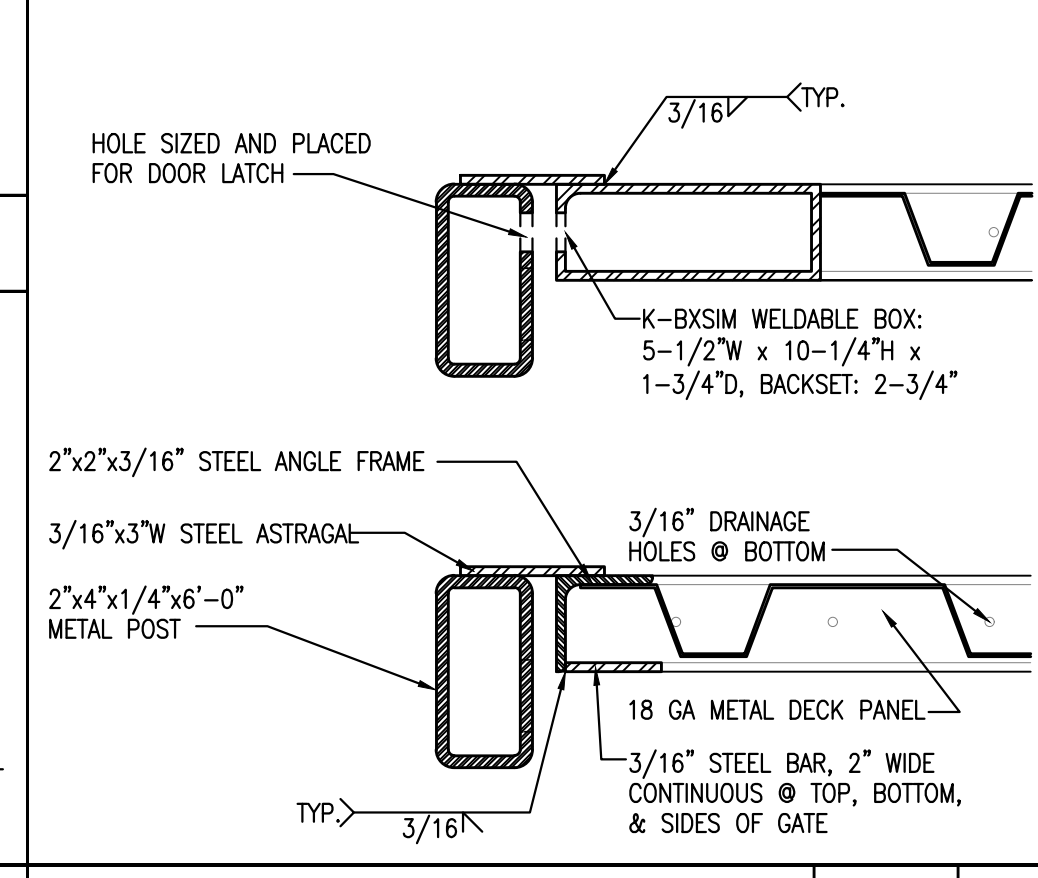
CANE BOLT

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



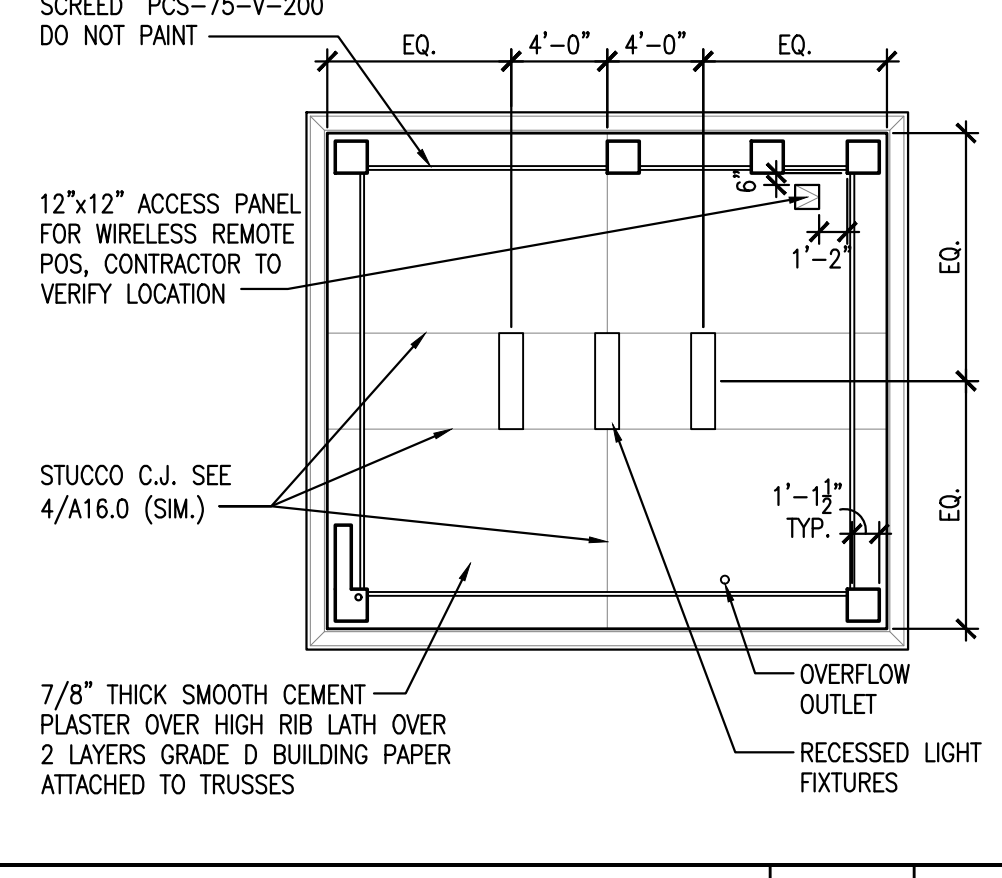
DOUBLE GATES

SCALE 3" = 1'-0"
5



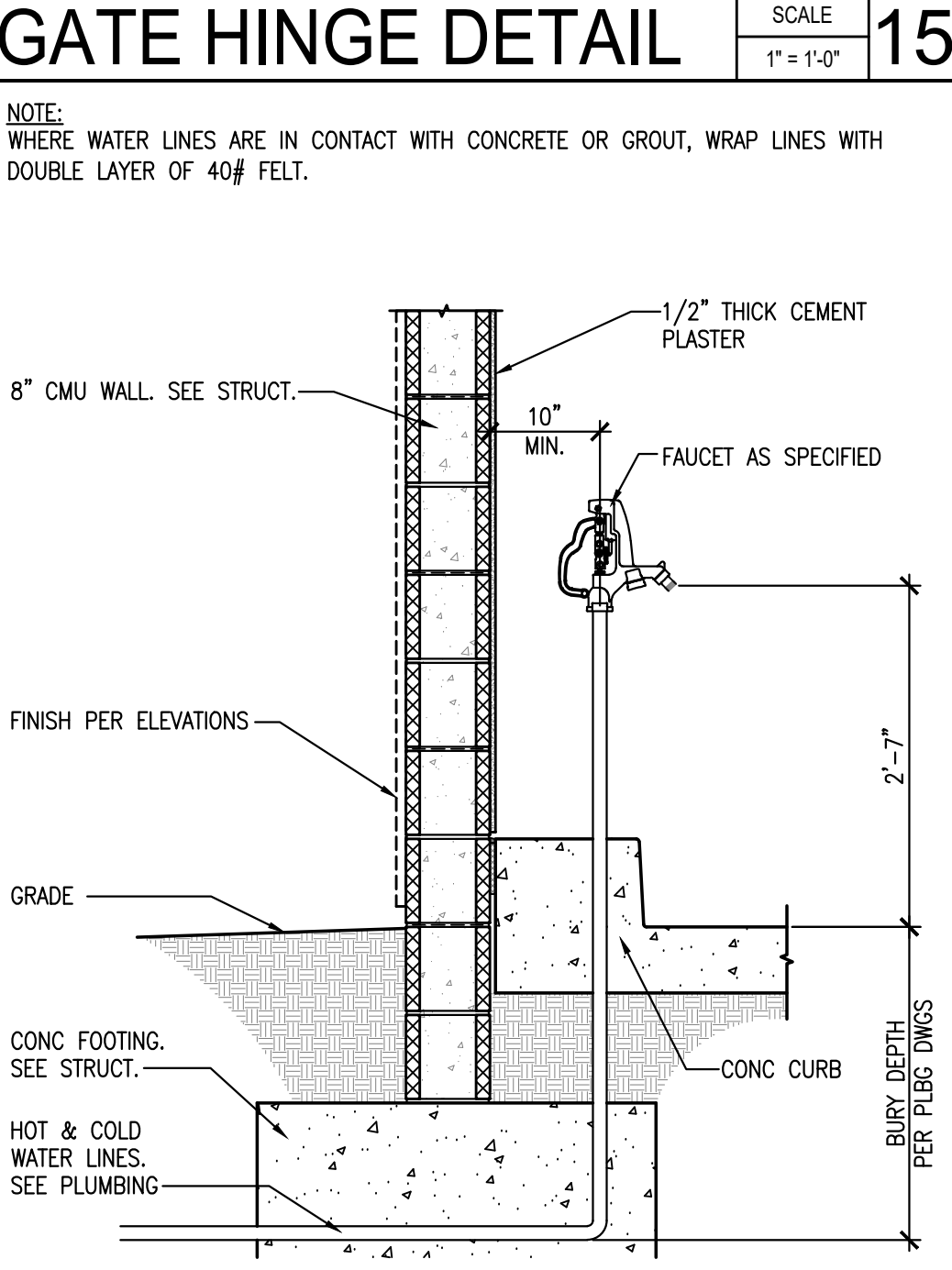
MAN GATE

SCALE 3" = 1'-0"
4



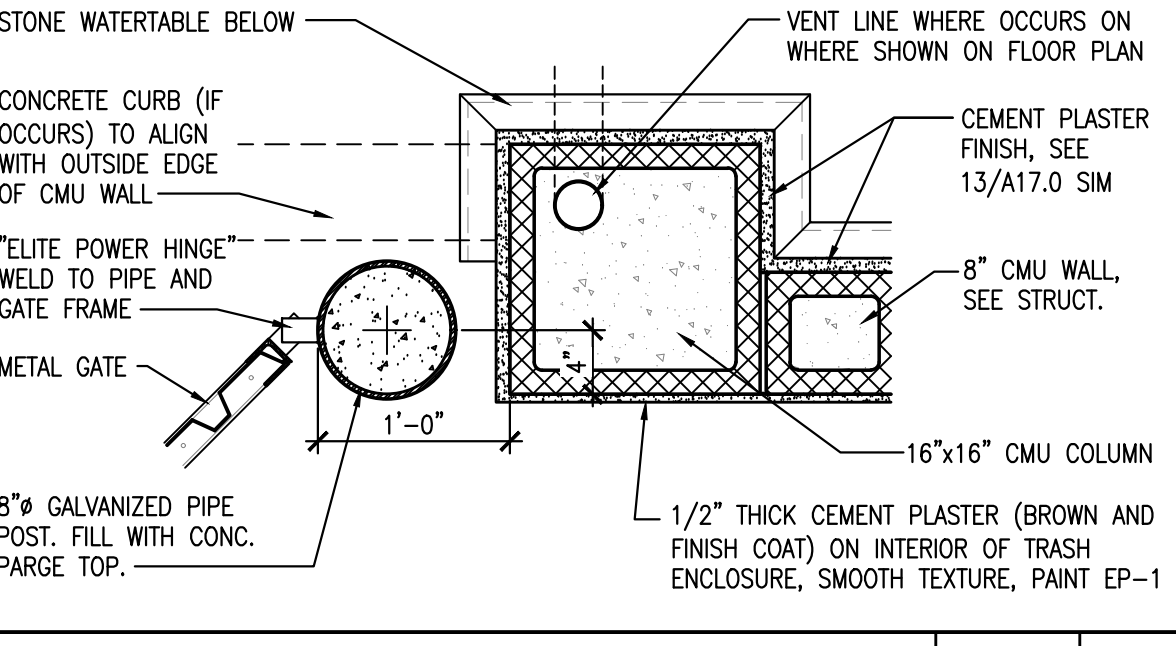
R.C.P.

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



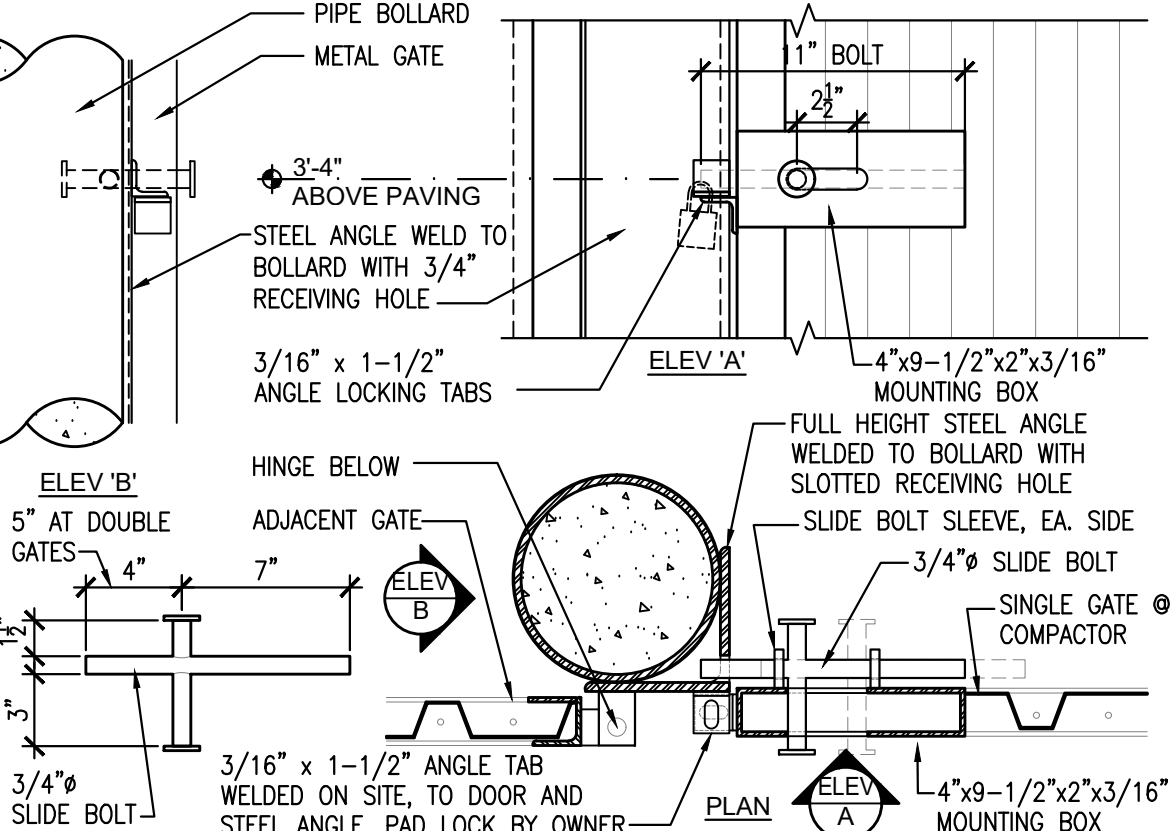
HOSE BIB DETAIL

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



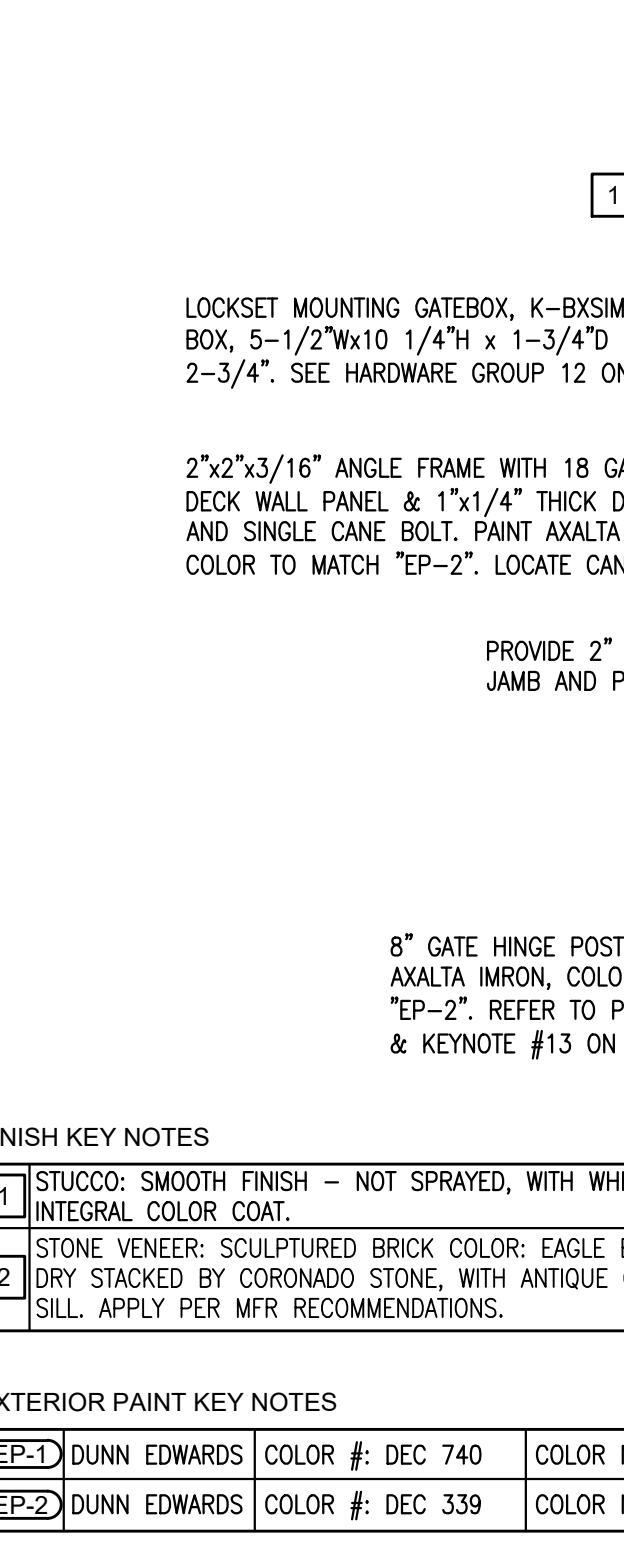
COL/GATE HINGE DTL.

SCALE 1" = 1'-0"
11



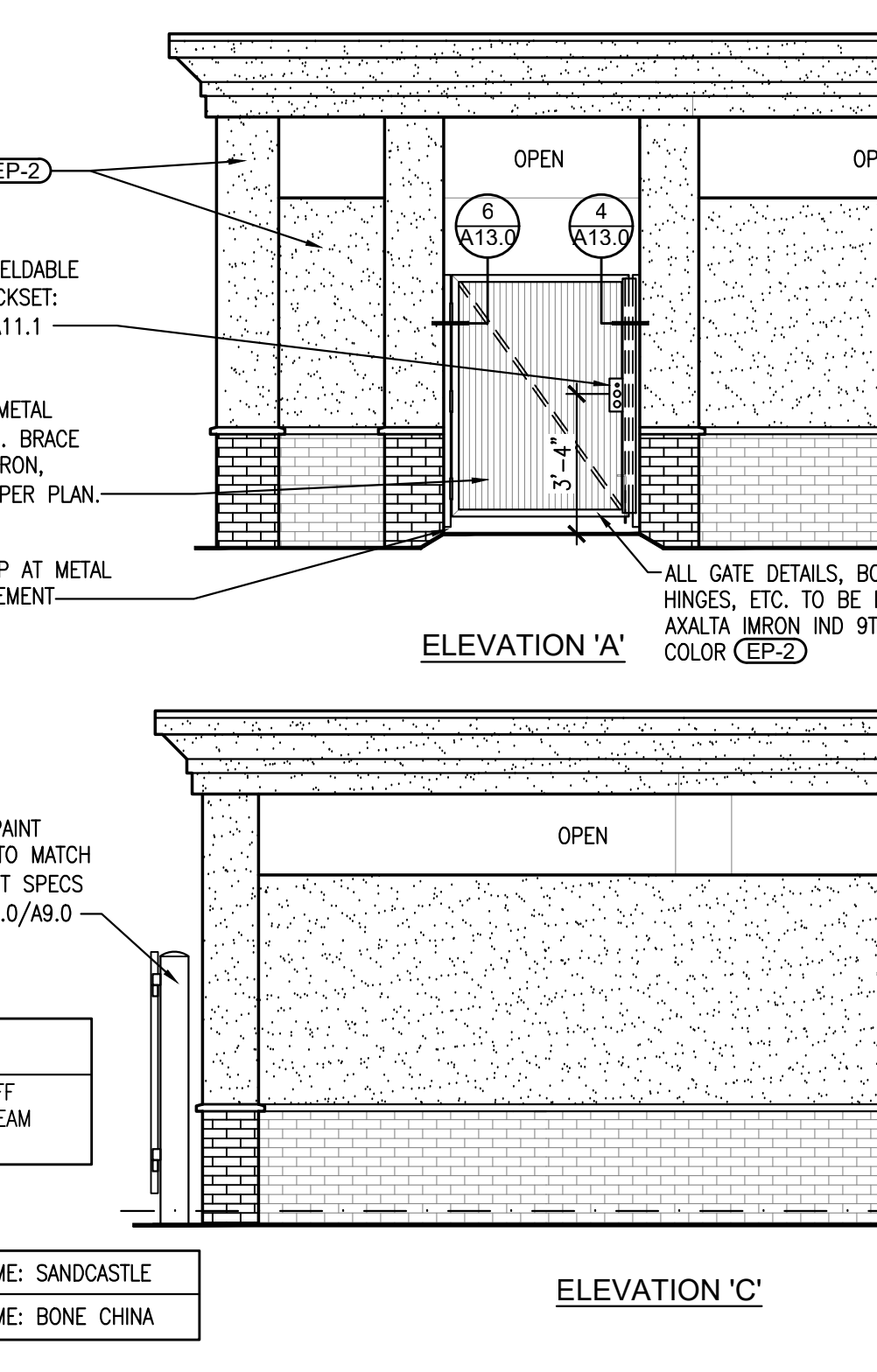
COMPACTOR GATE - LOCK

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

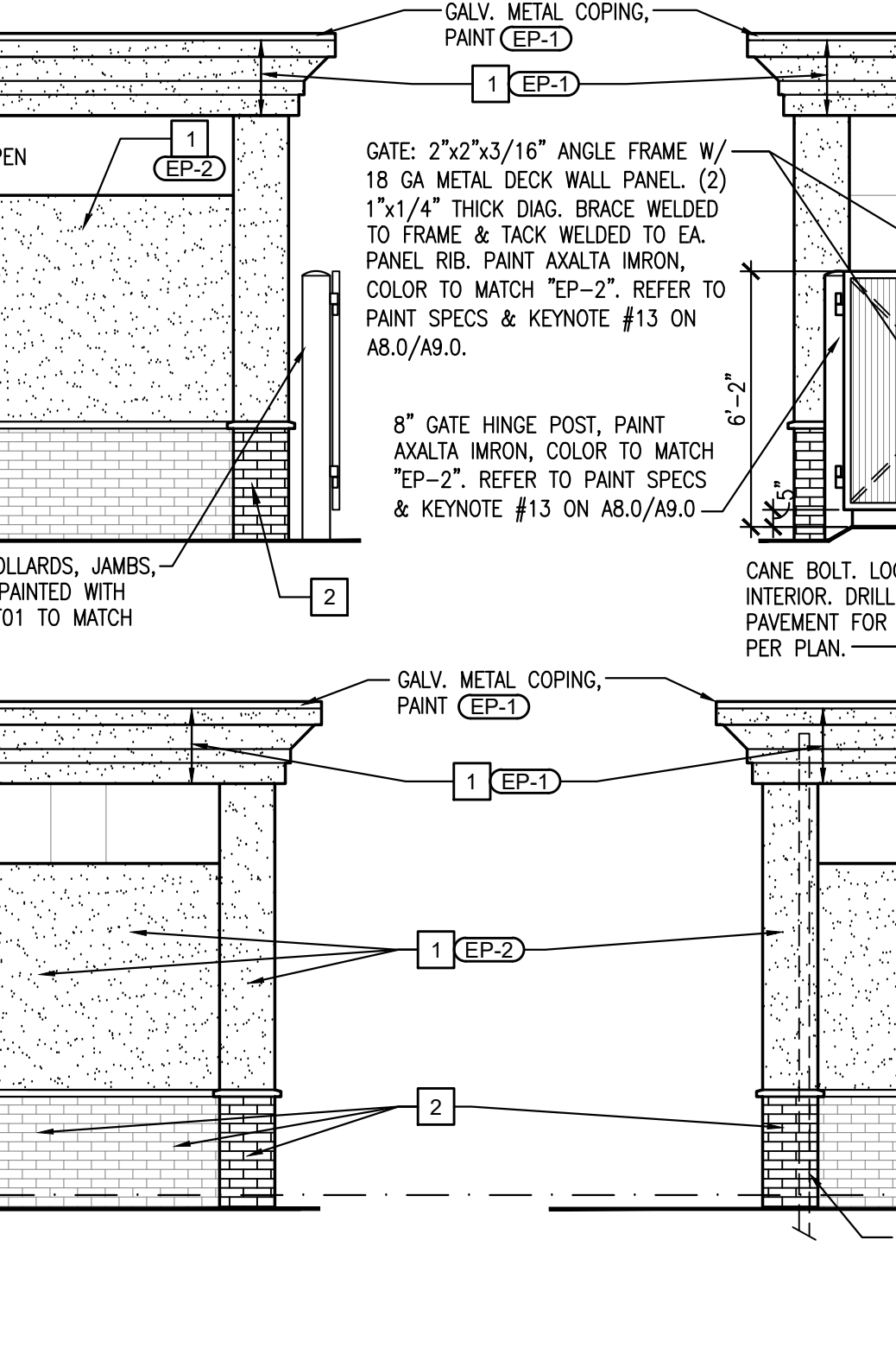


ELEVATIONS

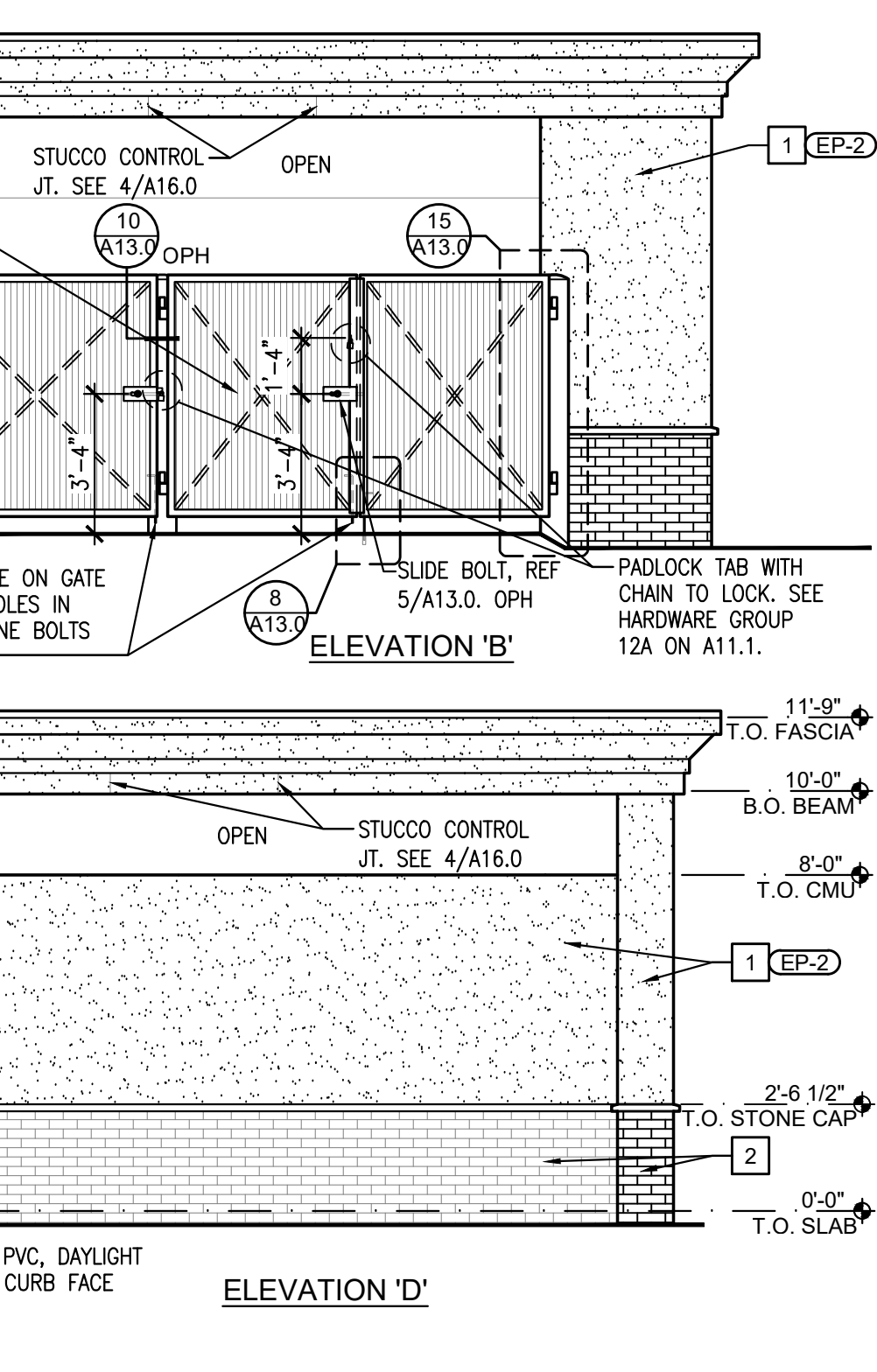
SCALE 1 1/2" = 1'-0"
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ELEVATION A'



ELEVATION B'



ELEVATION C'



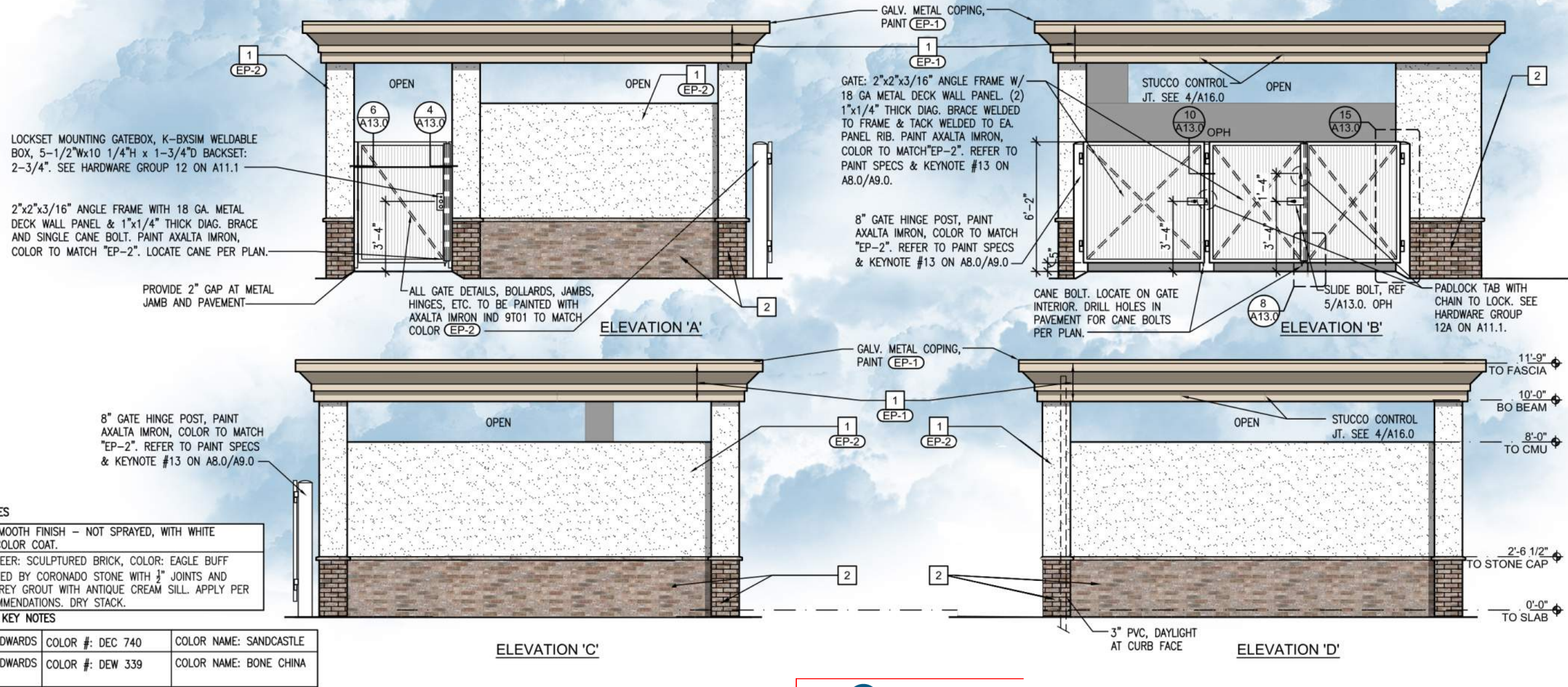
ELEVATION D'

FINISH KEY NOTES
1 STUCCO: SMOOTH FINISH - NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.
2 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
SITE PLAN ADJUSTMENT



ELEVATIONS



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APPROVED DATE: 11/02/2023

Planning Approval By: A. Wood Hicken



15305 Dallas Parkway | 12TH Floor
Addison, TX 75001 | (469) 960-2322



Trash Enclosure Elevations
Issued Date: 6/16/23

IN-N-OUT BURGER
Parker, CO

