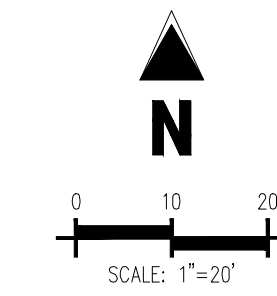
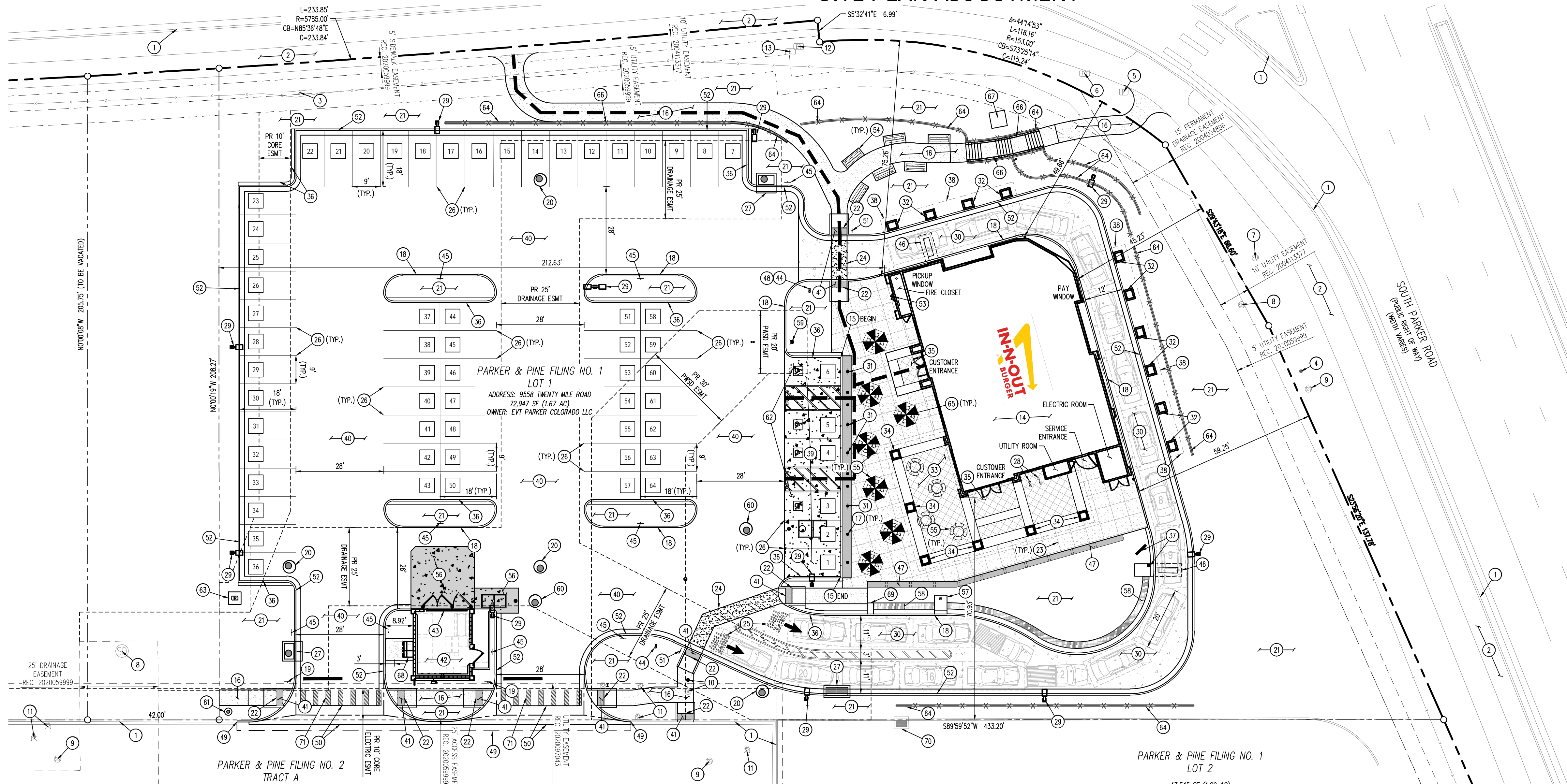


PARKER & PINE FILING NO. 1, AMENDMENT NO. 1

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



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

SITE LEGEND

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

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).

SCHEDULE

- | | | | | |
|---|---|--|---|--|
| 1. EXISTING CURB AND GUTTER TO REMAIN | 17. PROPOSED WHITE DECORATIVE BOLLARD | 33. PROPOSED OUTDOOR SEATING AREA (REF ARCHITECTURAL PLANS) | 45. PROPOSED FIRE LANE SIGN | 59. PROPOSED FIRE HYDRANT |
| 2. EXISTING SIDEWALK TO REMAIN | 18. PROPOSED PRIVATE 6" PLANTER CURB | 34. PROPOSED OUTDOOR SEATING CANOPY COLUMN (REF ARCHITECTURAL PLANS) | 46. PROPOSED VEHICLE DETECTOR LOOP. INSTALL (2) LOOPS, 12" FROM FACE OF CURB; FIRST LOOP TO BE 2" BELOW TOP OF PAVEMENT, SECOND LOOP TO BE 1" BELOW THE FIRST. NO REBAR WITHIN 12" OF LOOPS | 60. PROPOSED SANITARY SEWER MANHOLE |
| 3. EXISTING SIGN TO REMAIN | 19. PROPOSED "STOP" SIGN, MUTED R1-1 | 35. PROPOSED DECORATIVE CONCRETE JOINT PATTERN AT CUSTOMER ENTRY | 47. PROPOSED SEAT WALL | 61. PROPOSED 1.5" IRRIGATION TAP & METER |
| 4. EXISTING BOLLARD TO REMAIN | 20. PROPOSED STORM SEWER MANHOLE (REF STORM SEWER PLANS) | 36. PROPOSED 6" PLANTER CURB W/ 12" SIDEWALK | 48. PROPOSED "THANK YOU" SIGN | 62. PROPOSED 9'X18' ADA PARKING STALL AND PAINTED ACCESS AISLE WITH 4" SOLID BLUE STRIPING 2' O.C. @ 45° ANGLE |
| 5. EXISTING FIBER OPTIC BOX TO REMAIN | 21. PROPOSED LANDSCAPED AREA (REF LANDSCAPE PLAN, SHI SP2.0) | 37. PROPOSED IN-N-OUT MENU BOARD AND SPEAKER BOX | 49. PROPOSED SAWTOOTH EXISTING ASPHALT PAVEMENT | 63. PROPOSED ELECTRIC TRANSFORMER ON FIBERGLASS VAULT |
| 6. EXISTING FIBER OPTIC PEDESTAL TO REMAIN | 22. PROPOSED ADA RAMP WITH DETECTABLE WARNING | 38. PROPOSED IN-N-OUT DRIVE THRU CANOPY (REF ARCHITECTURAL PLANS) | 50. PROPOSED 6" CONCRETE CROSSSPAN | 64. PROPOSED RETAINING WALL |
| 7. EXISTING FIBER OPTIC MANHOLE TO REMAIN | 23. PROPOSED CONCRETE SAWCUT JOINT | 39. PROPOSED HEAVY-DUTY CONCRETE PAVEMENT COLORED JET BLACK PER DAVIS COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) FOR PARKING LOT - MIN 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS) | 51. PROPOSED "PEDESTRIAN CROSSING" SIGN | 65. PROPOSED SEATING TABLE WITH UMBRELLA |
| 8. EXISTING STORM DRAIN MANHOLE TO REMAIN | 24. PROPOSED COLORED, TEXTURED CONCRETE CROSSWALK | 40. PROPOSED ASPHALT PAVEMENT - 4.5" THICK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS) | 52. PROPOSED PRIVATE 6" CURB W/ 18" GUTTER | 66. PROPOSED HANDRAILS |
| 9. EXISTING SANITARY SEWER MANHOLE TO REMAIN | 25. PROPOSED DIRECTIONAL MARKING | 41. INSTALL 3" WIDE ADA ACCESSIBLE TRUNCATED DOMES DETECTABLE WARNING STRIP. CONTRACTOR TO PROVIDE SAMPLE TO BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION | 53. PROPOSED FIRE DEPARTMENT CONNECTION | 67. PROPOSED PUBLIC ART AREA, SEE DETAIL SHEET SPL3 |
| 10. EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED AND REPLACED | 26. PROPOSED 9'X18' STANDARD PARKING STALL W/4" SOLID WHITE STRIPING | 42. PROPOSED CONCRETE BLOCK TRASH ENCLOSURE, ROOF COVERED TRASH, RECYCLE BIN, TRASH COMPACTOR AND STORAGE CONTAINER ENCLOSURE, NOT SUBJECT TO STORM WATER RUNOFF, PER DETS SHOWN ON THE ARCHITECTURAL BUILDING PLANS. | 54. PROPOSED BENCH SEATING (REF LANDSCAPE ARCHITECTURAL PLANS) | 68. PROPOSED EUSERC CABINET. CONTRACTOR SHALL VERIFY 3" MINIMUM CLEARANCE FROM FULLY OPEN CABINET DOOR TO BACK OF CURB |
| 11. EXISTING WATER VALVE TO REMAIN | 27. PROPOSED STORM SEWER INLET; REF STORM SEWER PLANS | 43. PROPOSED 12" WIDE BY 13" LONG CONCRETE TRENCH DRAIN. INSTALL TRAFFIC RATED GRATE SECURED TO PROTECT AGAINST THEFT PER PLUMBING PLANS. TRENCH DRAIN NOT SUBJECT TO STORM WATER RUN-OFF. | 55. PROPOSED COVERED SEATING TABLE (REF ARCHITECTURAL PLANS) | 69. PROPOSED 2' X 4' ASSOCIATE CONCRETE PAD |
| 12. EXISTING ELECTRIC PEDESTAL TO REMAIN | 28. PROPOSED BICYCLE RACK | 44. PROPOSED IN-N-OUT DRIVE THRU SIGNAGE | 56. PROPOSED HEAVY-DUTY CONCRETE PAD COLORED JET BLACK PER DAVIS COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) IN FRONT OF TRASH ENCLOSURE - MIN 7" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (PER GEOTECH RECOMMENDATIONS, REF GEOTECHNICAL REPORT FOR FURTHER PAVEMENT SPECIFICATIONS) | 70. EXISTING STORM DRAIN INLET TO REMAIN |
| 13. EXISTING ELECTRIC BOX TO REMAIN | 29. PROPOSED SITE LIGHTS | | 57. PROPOSED CONCRETE PAD WITH UMBRELLA | 71. PROPOSED CROSSWALK STRIPING |
| 14. PROPOSED 3,879 SF IN-N-OUT BURGER RESTAURANT, REF BUILDING PLANS | 30. PROPOSED MIN 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB | | 58. PROPOSED ASSOCIATE WALKWAY | |
| 15. PROPOSED 0" CONCRETE CURB | 31. PROPOSED ADA SIGNAGE W/ PAINTED WHITE POLE | | | |
| 16. PROPOSED 6" THICK 4,000 PSI REINFORCED ON-SITE CONCRETE SIDEWALK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB | 32. PROPOSED DRIVE THRU CANOPY COLUMN (REF ARCHITECTURAL PLANS) | | | |

LEGAL DESCRIPTION

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

BENCHMARK

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

BASIS OF BEARING

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

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



Know what's below. Call before you dig.

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.
	12/21/2022	1ST CD SUBMITTAL	PJD
	04/26/2023	2ND SP SUBMITTAL	PJD
	06/16/2023	3RD SP SUBMITTAL	PJD
	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD

Project No: IN000014-20
Drawn By: JINE
Checked By: PJD
Date: 09/28/2023

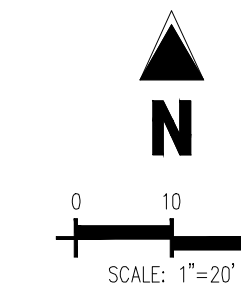
SITE PLAN

SP1.0

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

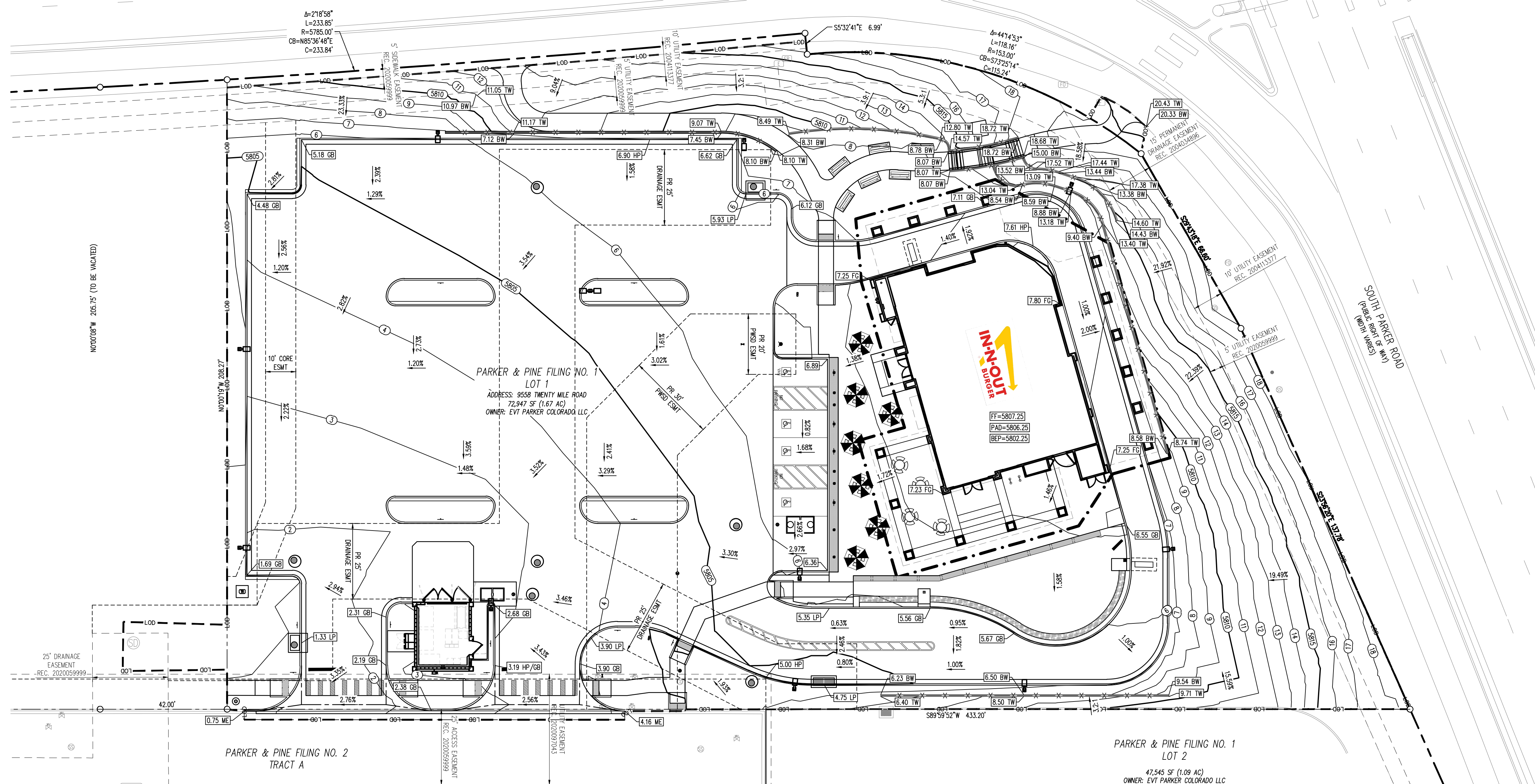


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IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134



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 FG ME LP HP TW BW
---	FINISHED FLOOR
---	FINISHED GRADE
---	MATCH EXISTING
---	LOW POINT
---	HIGH POINT
---	TOP OF WALL
---	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

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ELEVATION

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

BASIS OF BEARING

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5	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
6	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD

Project No: IN000014-20
 Drawn By: JNE
 Checked By: PJD
 Date: 09/28/2023

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

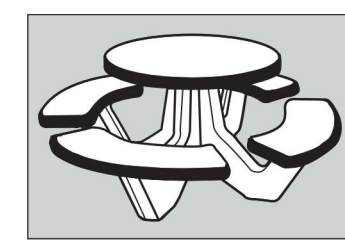
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IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

2/04 TF 3125 LRC 38 Table



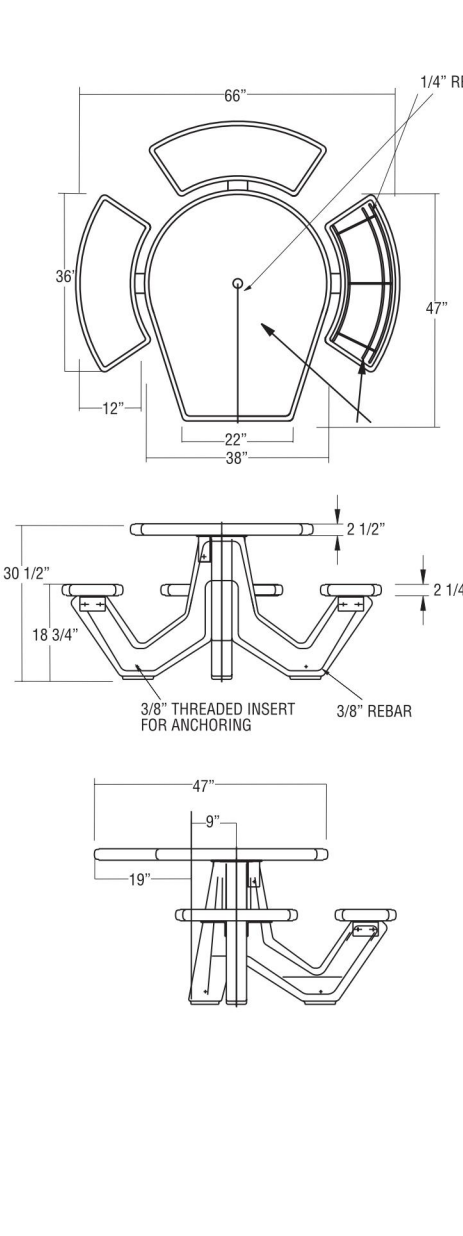
Size: 66" Dia. x 30" H installed.
Weight: 1100 lbs.
Seating Capacity: 8 persons.
Material: Reinforced concrete.
Colors: See Options.
Reinforcing: 1 1/4" & 3/8" Dia. steel rebar.
Hardware: (1)- table-to-leg bracket, (8)- seat-to-leg brackets, (8)- 3/8" Dia. x 5 1/2" hex screws, (16)- 3/8" x 7/8" O.D. 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).
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: * Accepts umbrella

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

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

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.

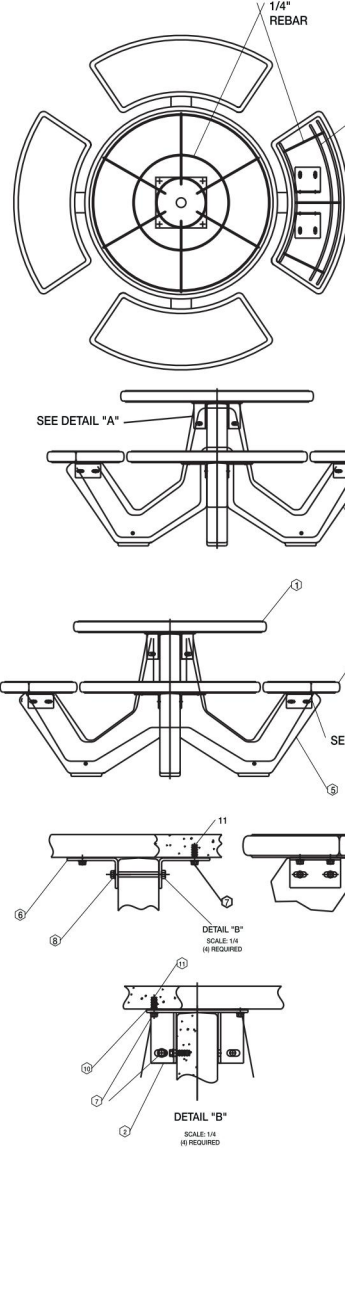
2.1 MANUFACTURERS
A. Acceptable manufacturer for Precast Concrete Tables to be known as Wausau Tile, Inc. Terra-Form Division, PO Box 1520, Wausau, WI 54402-1520, (800) 388-8728, FAX (715) 355-4627
B. Clarification Note: Drawings and installation specification are based on manufacturers proprietary literature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



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.

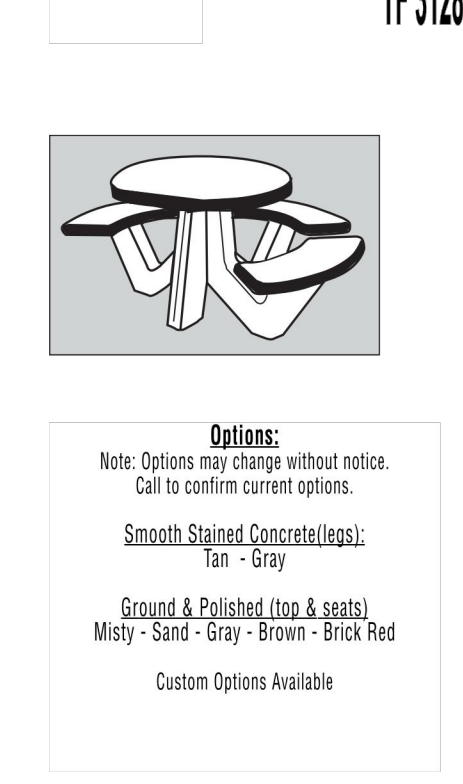
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C. Coloring: Pigments used shall be inorganic, resistant to alkalinity and used as per manufacturers recommendations.

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



2/04 TF 3128 LRC 38H Wheelchair Accessible Table



Size: 66" Dia. x 52" x 30" H installed.
Weight: 1100 lbs.
Seating Capacity: 6 persons at benches, 1 at wheelchair.
Material: Reinforced concrete.
Colors: See options.
Reinforcing: 1 1/4" & 3/8" Dia. steel rebar.
Hardware: (1)- table-to-leg bracket, (6)- seat-to-leg brackets, (6)- 3/8" Dia. x 5 1/2" hex screws, (12)- 3/8" x 7/8" O.D. Flat Washers, (6)- 3/8" locking hex nuts, (4)- Neoprene pads, (20)- 3/8" Dia. x 1-1/4" hex flange screws, (1)- 1/8" x 3" Keeper Pin, (1)- top interlocking leg, (1)- bottom interlocking leg, (1)- 3/8" Dia. x 2", (3)- 34" L x 12" W x 2" H, (4)- 3/8" x 1-1/2" inserts (Optional Kit TF2400).
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: * Accepts Umbrella * Table must be Anchoored * ADA COMPLIANT

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

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



VANTAGE GLASSFORM A division of Vantage

GLASSFORM FIBERGLASS UMBRELLAS

MATERIAL SPECIFICATION

DIAMETER 6 FEET
HEIGHT 6 FEET
WEIGHT 45 LBS

UMBRELLA SHELL:
EMC 450 P. GLASS MAT
REVCHEM 30H800Z POLYESTER RESIN
DURAKOTE WHITE MMA GEL COAT, 706-1765
DURAKOTE RED MMA GEL COAT, 706-1759

VERTICAL SUPPORT:
1.5IN DIAMETER X 0.120IN COLD ROLLED STEEL TUBE
COLD ROLLED STEEL SPIDER EMBEDDED IN GLASS SHELL
1.0" X 0.3125" CRS SPIDER
SKY WHITE POWDER FINISH (P-WH009-59)

Vantage Associates Incorporated
900 Civic Center Dr. • National City, CA 94110 • Phone: 619.477.6940 • Fax: 619.477.2225
glassform@aol.com • www.glassformonline.com

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

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

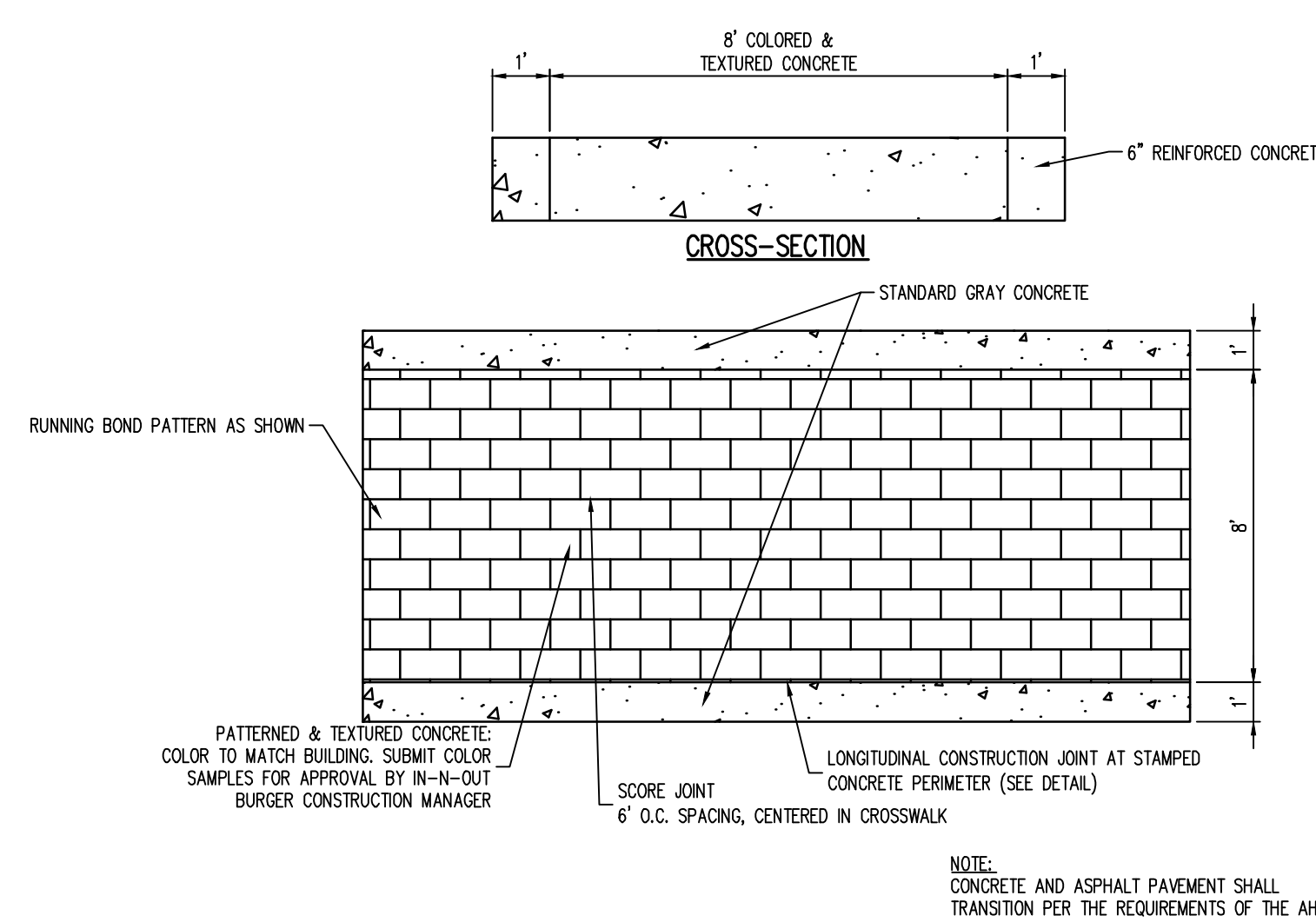
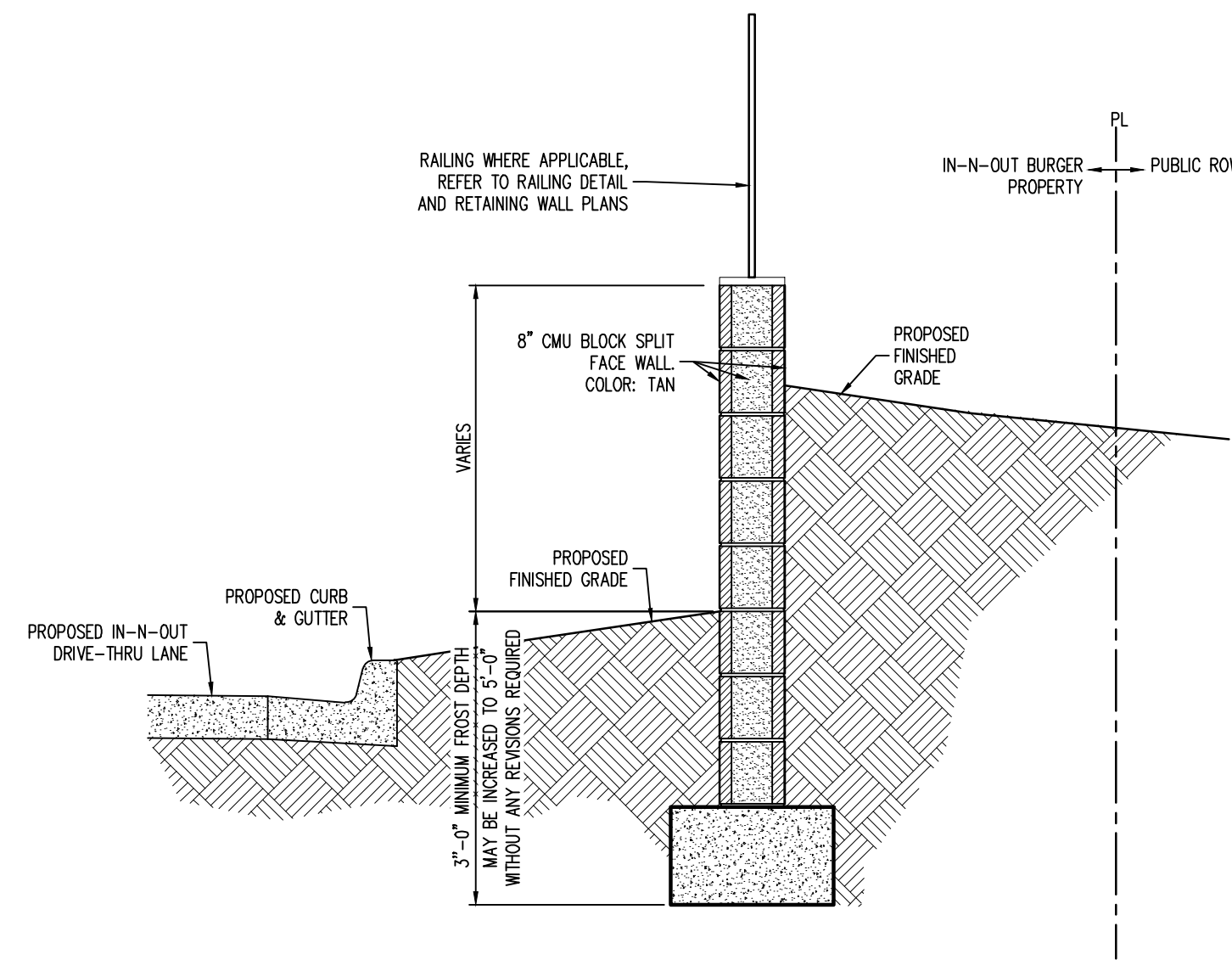
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2	04/26/2023	2ND SP SUBMITTAL	PJD
3	06/16/2023	3RD SP SUBMITTAL	PJD
4	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
5	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
6	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD

Project No: IN000014-20
Drawn By: JNE
Checked By: PJD
Date: 09/28/2023
SITE DETAILS

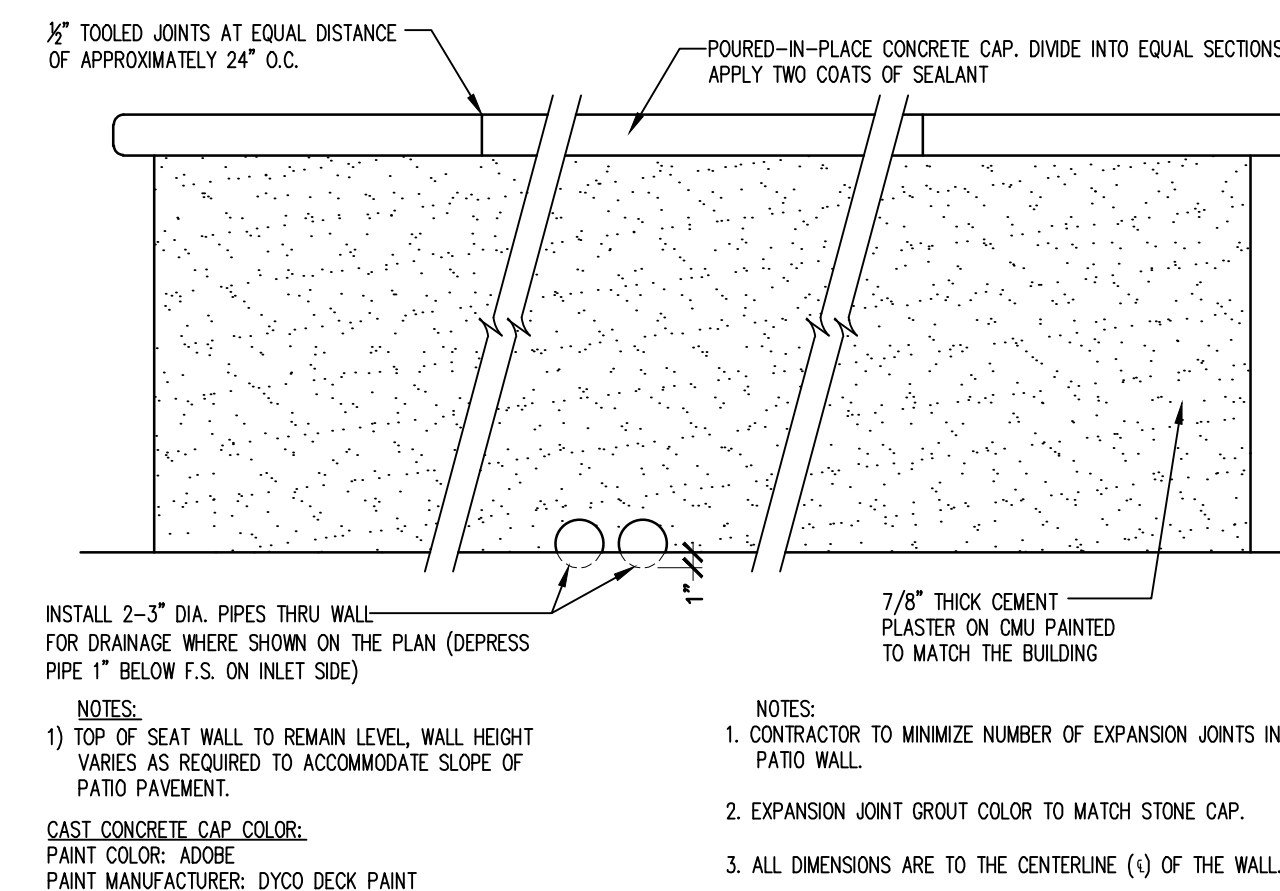
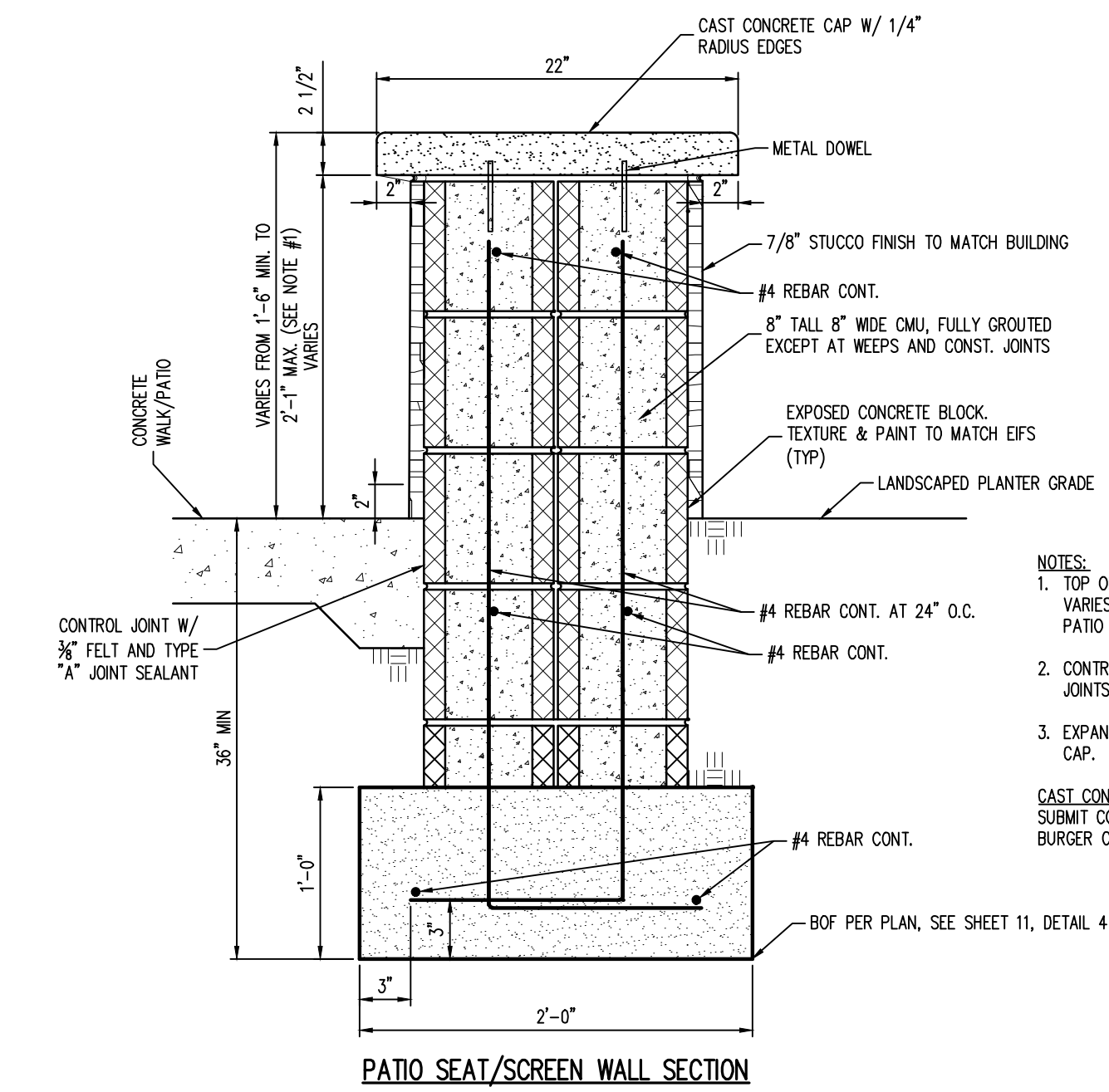
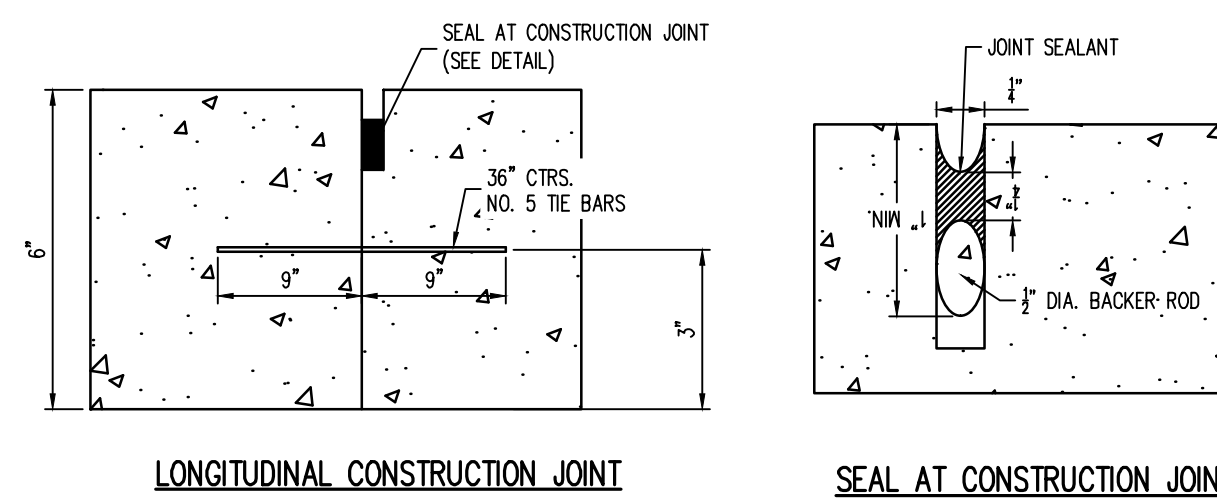
PARKER & PINE FILING 1, AMENDMENT NO. 1

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



COLORED & TEXTURED CONCRETE CROSSWALK - PLAN VIEW

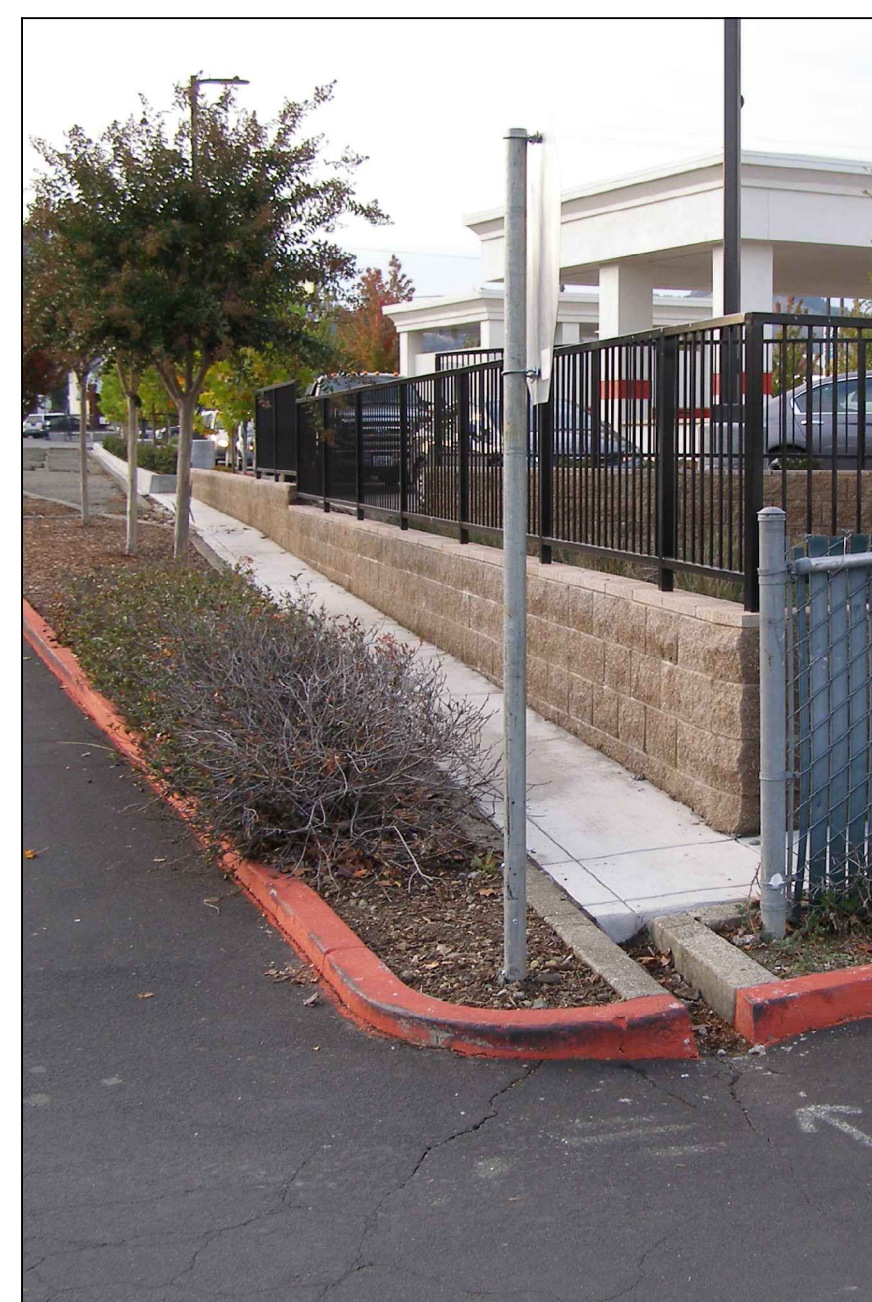


PATIO SEAT/SCREEN WALL ELEVATION



PATIO SEAT/SCREEN WALL ELEVATION
NOT TO SCALE

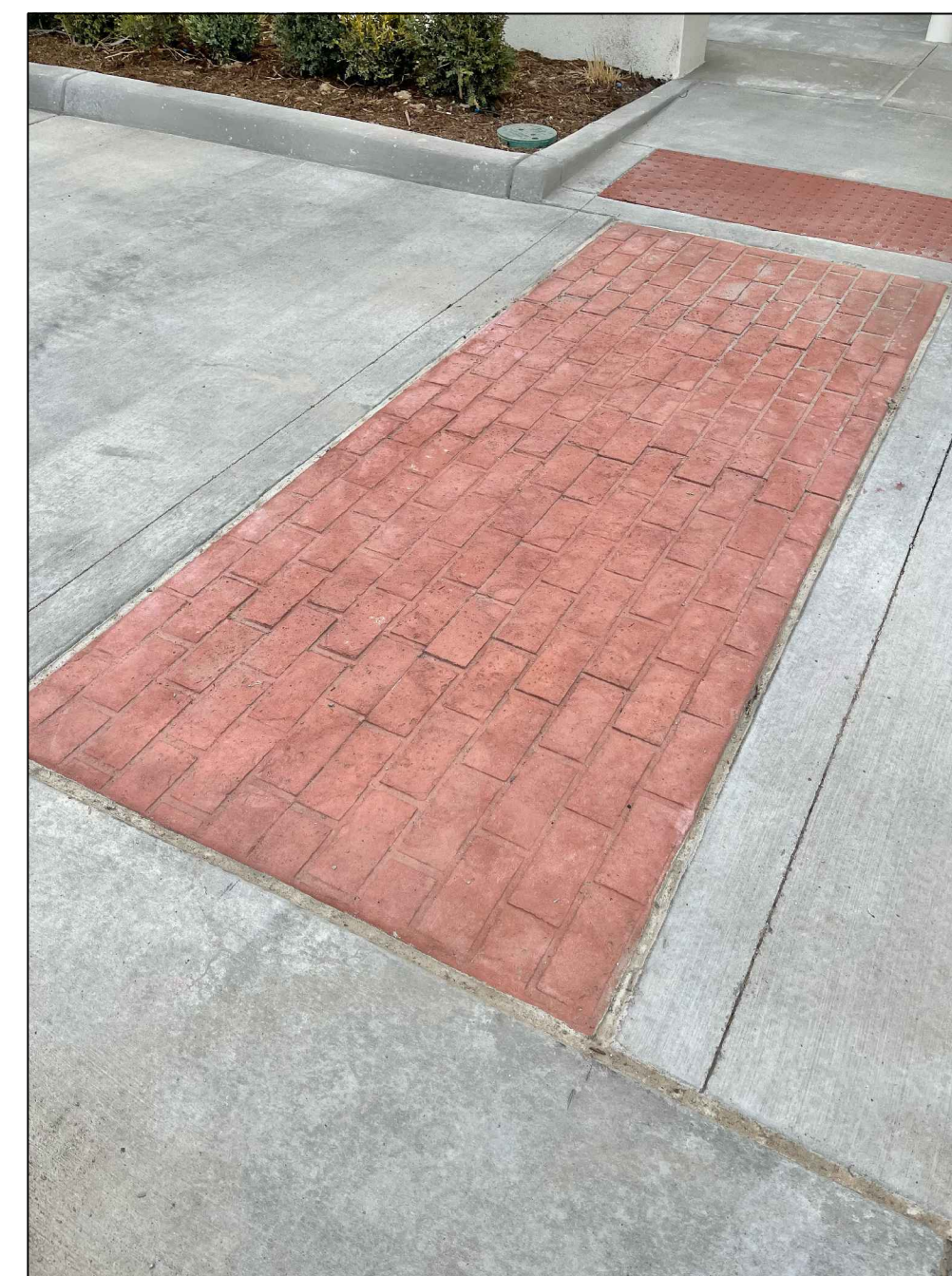
RETAINING WALL: PRELIMINARY NOTES	
1. GOVERNING CODE	THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE, 2006 EDITION, HEREAFTER REFERRED TO AS THE IBC, AS ADOPTED AND MODIFIED BY THE COUNTY OF DOUGLAS, UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION (A.H.J.).
2. ENGINEERING RECOMMENDATIONS	
2.1. 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.	
2.2. 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.	
3. 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.	
4. 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



SEAT WALL DETAIL
NOT TO SCALE

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
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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

Project No:	IN000014.20
Drawn By:	JNE
Checked By:	PJD
Date:	09/28/2023

SITE DETAILS

SP1.4

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

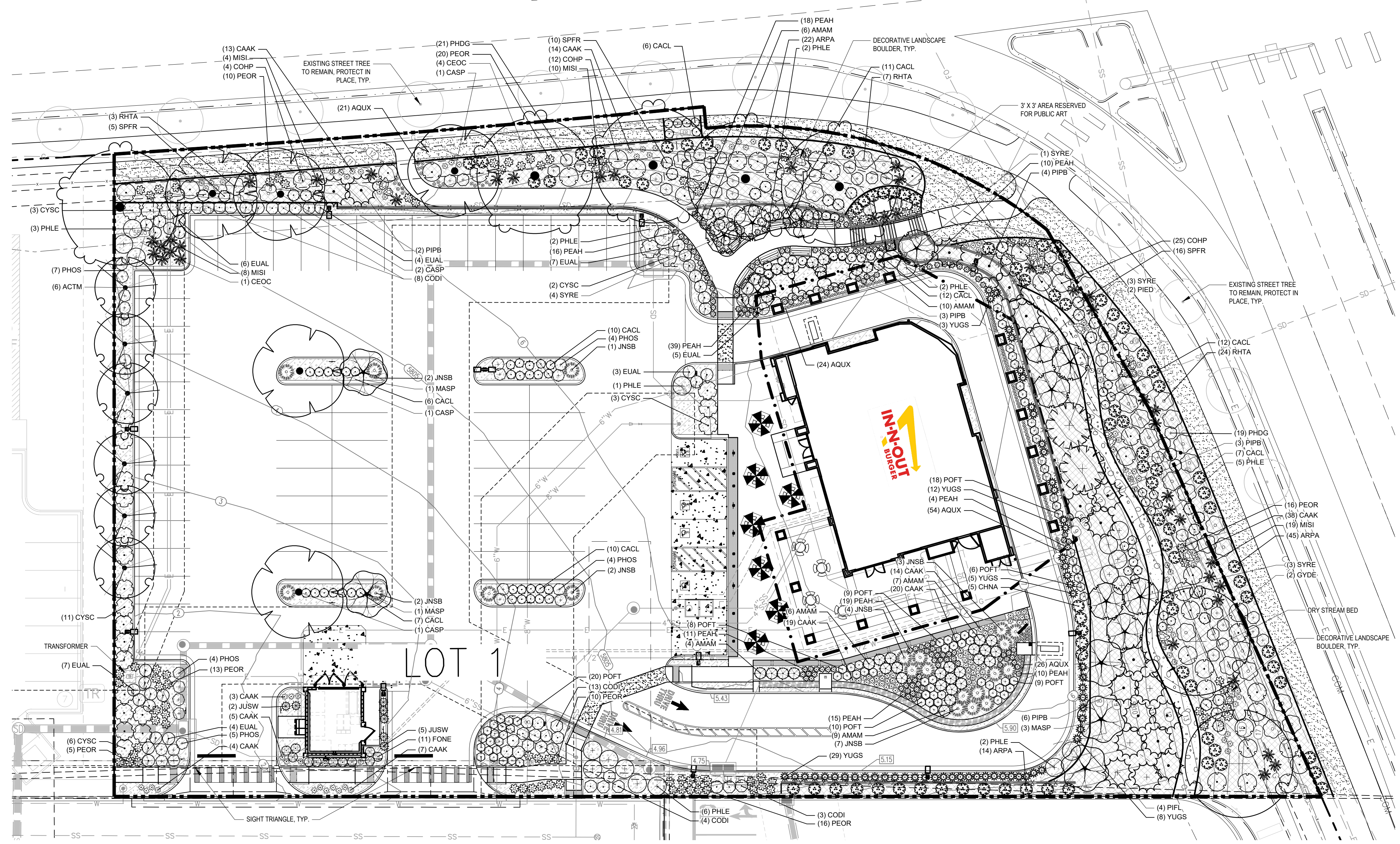
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	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD

Project No: INO000014.20
Drawn By: KES/LJP
Checked By: JR
Date: 09/28/2023

LANDSCAPE PLAN

SP2.0

Sheet 8 of 17



PLANT KEY

DECIDUOUS TREES	CODE	COMMON NAME
	CASP	NORTHERN CATALPA
	CEOC	COMMON HACKBERRY
	GYDE	KENTUCKY COFFEETREE 'ESPRESSO'
EVERGREEN TREES	CODE	COMMON NAME
	PIPB	BAKER COLORADO SPRUCE
	PIED	PINYON PINE
	PIFL	VANDERWOLF'S PYRAMID LIMBER PINE
ORNAMENTAL TREES	CODE	COMMON NAME
	ACTM	HOT WINGS TATARIAN MAPLE
	MASP	SPRING SNOW CRABAPPLE
	SYRE	JAPANESE TREE LILAC
UPRIGHT JUNIPERS	CODE	COMMON NAME
	JUSW	WOODWARD JUNIPER
DECIDUOUS SHRUBS	CODE	COMMON NAME
	CACL	BLUE MIST SPIREA
	CHNA	RABBITBRUSH
	EUAL	COMPACT BURNING BUSH
	FONE	NEW MEXICO PRIVET
	AMAM	WAXFLOWER
	PHLE	CHEYENNE MOCKORANGE
	PHDG	DART'S GOLD NINEBARK
	PHOS	SUMMER WINE NINEBARK
	POFT	TANGERINE POTENTILLA
	RHTA	AUTUMN AMBER SUMAC
	SPFR	FRITSCHIANA SPIREA
	GYDE	GOLDEN SWORD ADAMS NEEDLE
EVERGREEN SHRUBS	CODE	COMMON NAME
	ARPA	PANCHITO MANZANITA
	CODI	SPREADING COTONEASTER
	COHP	GROUND COTONEASTER
	CYSC	MOONLIGHT BROOM
	JNSB	BROADMOOR JUNIPER
	YUGS	GOLDEN SWORD ADAMS NEEDLE
ORNAMENTAL GRASSES	CODE	COMMON NAME
	CAAK	KARL FOERSTER FEATHER REED GRASS
	MISI	MAIDEN GRASS
	PEAH	HAMELN FOUNTAIN GRASS
	PEOR	KARLEY ROSE FOUNTAIN GRASS
PERENNIALS	CODE	COMMON NAME
	AQUX	HYBRID COLUMBINE
MULCH	CODE	COMMON NAME
	RMULCH	2"-4" ROCK COBBLE MULCH - 3" DEEP
	RMULCH2	4"-6" ROCK COBBLE MULCH - 3" DEEP
	WMULCH	WOOD MULCH
SOD/SEED	CODE	COMMON NAME
	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: 0.64 ACRES - 38%

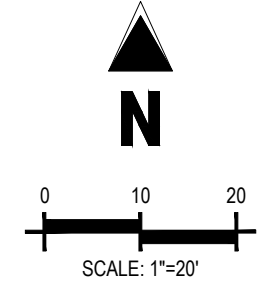
LIVING PLANT MATERIAL CALCULATION

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)	20 TREES & 184 SHRUBS EVERGREEN PERCENTAGE: 57%

*ADDITIONAL 1.5' OF REQUIRED PERIMETER BUFFER ALONG EASTER PARKING STRIP TO BE PROVIDED BY ADJACENT PROPERTY.



CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

PLAN PREPARED BY:
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636

SEE SHEET 4 FOR FULL PLANTING SCHEDULE

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

PLANTING NOTES

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

IRRIGATION CONCEPT

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

LANDSCAPE GUARANTEE AND MAINTENANCE

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

UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN 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 AGENCY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

- PLANTING**
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
 - ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
 - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
 - THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E.: MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- MULCHING**
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
 - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 - INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #C1-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

TREE PROTECTION NOTES:

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

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL./SIZE	HT. X SPD.	WATER USE
	CASP	5	NORTHERN CATALPA	CATALPA SPECIOSA	B&B	2" CAL	50'X30'	LOW
	CEOC	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	2" CAL	60'X40'	LOW
	GYDE	2	KENTUCKY COFFEE TREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50'X35'	LOW
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL./SIZE	HT. X SPD.	WATER USE
	PIPB	18	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKER'	B&B	6" HT	30'X10'	MODERATE
	PIED	2	PINYON PINE	PINUS EDULIS	B&B	6" HT	25'X15'	LOW
	PIFL	4	VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	B&B	6" HT	20'X10'	MODERATE
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL./SIZE	HT. X SPD.	WATER USE
	ACTM	6	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	1.5" CAL	25'X20'	MODERATE
	MASP	5	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20'X15'	LOW
	SYRE	11	JAPANESE TREE LILAC	SYRINGA RETICULATA	B&B	1.5" CAL	15'X12'	LOW
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	JUSW	7	WOODWARD JUNIPER	JUNIPERUS SCOPULORUM 'WOODWARD'	#5 CONT.	20'X3'	VERY LOW	SUN
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	CACL	81	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3'X3'	VERY LOW	SUN
	CHNA	5	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	#5 CONT.	4'X4'	VERY LOW	SUN
	EUAL	36	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	#5 CONT.	5'X4'	LOW	SUN/PART SHADE
	FONE	11	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	#5 CONT.	8'X3'	VERY LOW	SUN
	AMAM	42	WAXFLOWER	JAMESIA AMERICANA	#5 CONT.	5'X4'	VERY LOW	SUN/PART SHADE
	PHLE	23	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII 'PWY015' TM	#5 CONT.	7'X6"	VERY LOW	SUN
	PHDG	40	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	#5 CONT.	3'X4'	MODERATE	SUN
	PHOS	24	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM	#5 CONT.	4'X4'	MODERATE	SUN
	POFT	80	TANGERINE POTENTILLA	POTENTILLA FRUTICOSA 'TANGERINE'	#5 CONT.	2'X3'	LOW	SUN/PART SHADE
	RHTA	34	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	1.5'X8"	LOW	SUN/PART SHADE
	SPFR	31	FRITSCHIANA SPIREA	SPIRAEA FRITSCHIANA	#5 CONT.	2'X4'	MODERATE	SUN
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	ARPA	81	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	2'X4'	LOW	SUN/PART SHADE
	CODI	28	SPREADING COTONEASTER	COTONEASTER DIVARICATUS	#5 CONT.	6'X4'	VERY LOW	SUN/PART SHADE
	COHP	41	GROUND COTONEASTER	COTONEASTER HORIZONTALIS PERPUSILLUS	#5 CONT.	2'X6"	MODERATE	SUN/PART SHADE
	CYSC	25	MOONLIGHT BROOM	CYTISUS SCOPARIUS 'MOONLIGHT'	#5 CONT.	5'X6"	VERY LOW	SUN/PART SHADE
	JNSB	21	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.	1'X5'	VERY LOW	SUN/PART SHADE
	YUGS	57	GOLDEN SWORD ADAM'S NEEDLE	YUCCA FILAMENTOSA 'GOLDEN SWORD'	#5 CONT.	3'X3'	LOW	SUN/PART SHADE
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	CAAK	137	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	LOW	SUN
	MISI	41	MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	#1 CONT.	5'X4'	LOW	SUN
	PEAH	142	HAMELIN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELYN'	#1 CONT.	3'X2'	LOW	SUN
	PEOR	80	KARLEY ROSE FOUNTAIN GRASS	PENNISETUM ORIENTALE 'KARLEY ROSE'	#1 CONT.	3'X3'	MODERATE	SUN/PART SHADE
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
	AQUX	125	HYBRID COLUMBINE	AQUILEGIA X	#1 CONT.	1.5'X1'	LOW	SUN/PART SHADE
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE			
	RMULCH	8,756 SF	2"-4" ROCK COBBLE MULCH - 3" DEEP	2"-4" ROCK COBBLE MULCH - 3" DEEP	MULCH			
	RMULCH2	892 SF	4"-6" ROCK COBBLE MULCH - 3" DEEP	4"-6" ROCK COBBLE MULCH - 3" DEEP	MULCH			
	VMULCH	13,938 SF	WOOD MULCH	WOOD MULCH	MULCH			
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE			
	SOD1	4,221 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD	SOD			

NOT FOR CONSTRUCTION

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

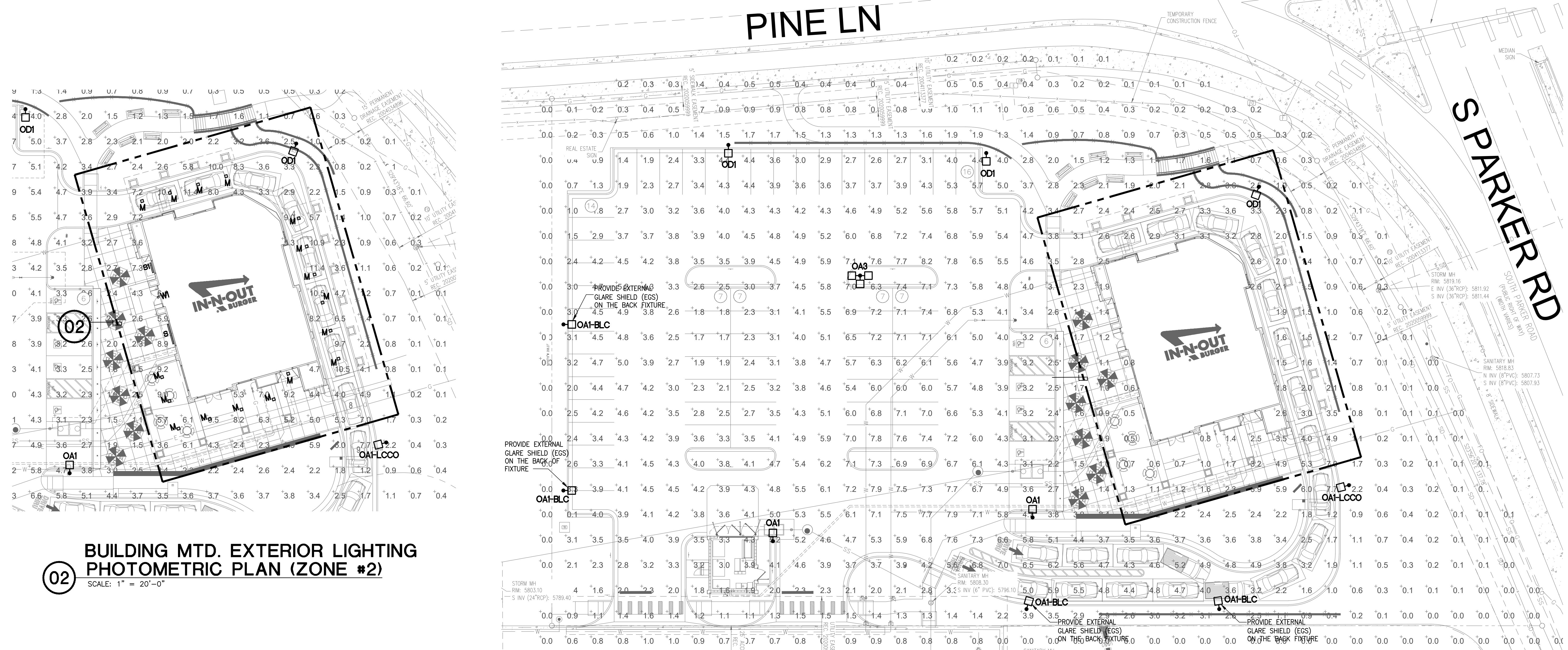
PARKER, CO 80134

#	Date	Issue / Description	Init.
	12/21/2022	1ST CO SUBMITTAL	PJD
	04/26/2023	2ND SP SUBMITTAL	PJD
	06/16/2023	3RD SP SUBMITTAL	PJD
	08/04/2023	SITE PLAN ADJ. 1ST SUB	PJD
	09/14/2023	SITE PLAN ADJ. 2ND SUB	PJD
	09/28/2023	SITE PLAN ADJ. 3RD SUB	PJD

Project No: INO00014.20
Drawn By: KESLJP
Checked By: JR
Date: 09/28/2023

LANDSCAPE NOTES

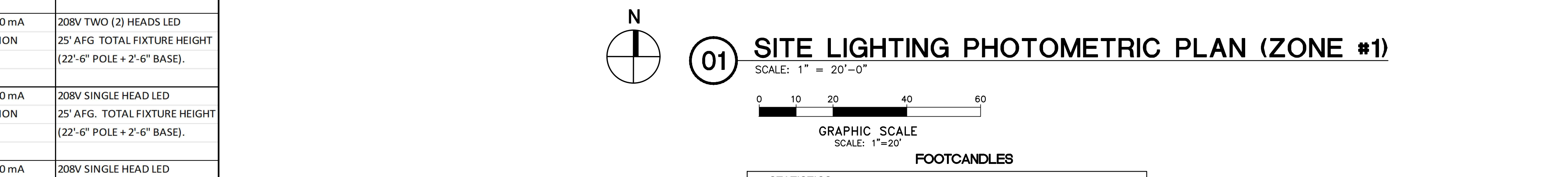
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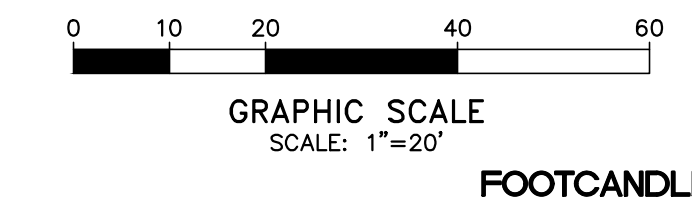
02 BUILDING MTD. EXTERIOR LIGHTING PHOTOMETRIC PLAN (ZONE #2)
SCALE: 1" = 20'-0"

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 #RFR12X12-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

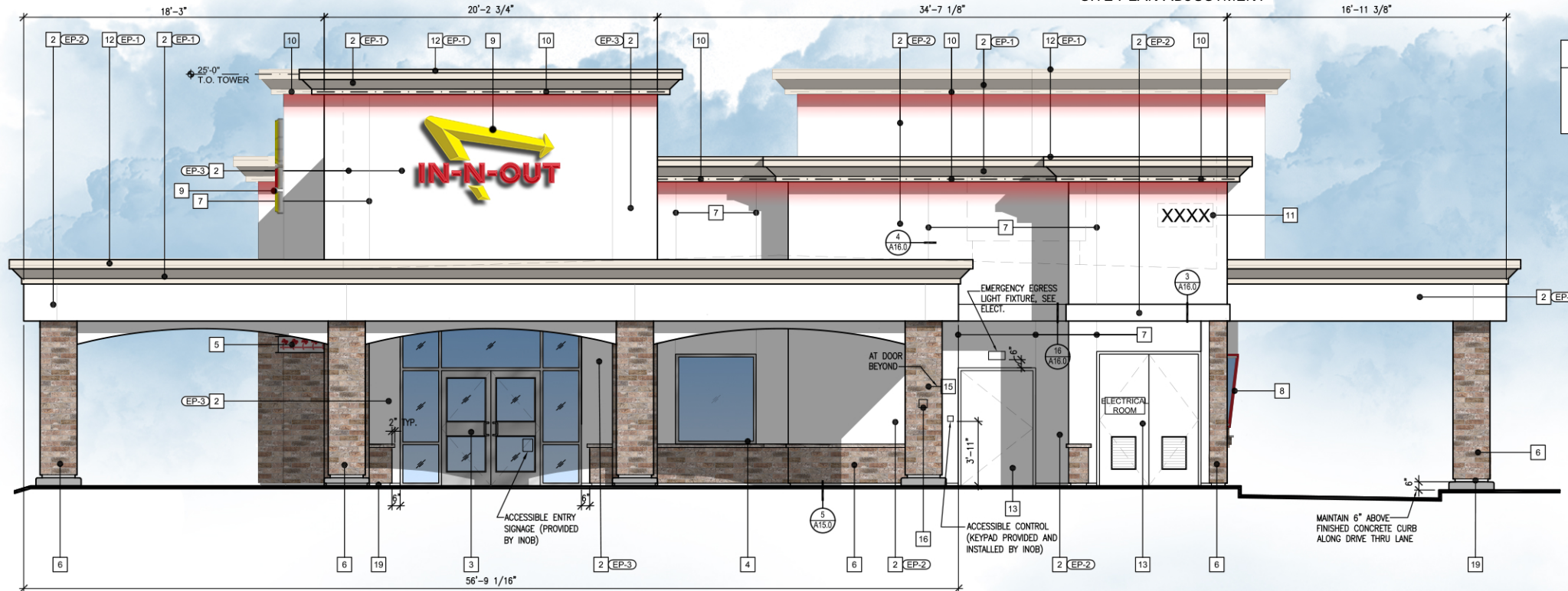
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1 PARKING LIGHTS	+	2.7 FC	8.2 FC	0.0 FC	N/A	N/A
CALC ZONE #12 BUILDING LIGHTS	+	3.0 FC	11.4 FC	0.0 FC	N/A	N/A

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 GRADE 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

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%

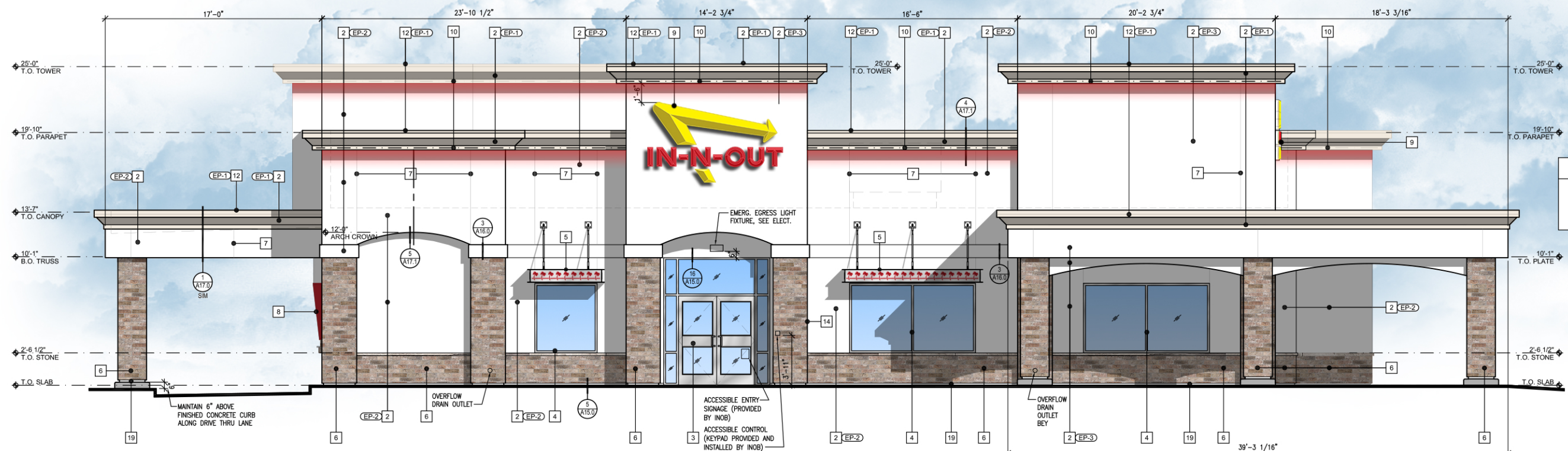
KEY NOTES

- 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 PER MFR RECOMMENDATIONS. DRY STACK
- 7 1/4" WIDE METAL PENN SCREEN - SEE DETAIL 4/A16.D. 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 IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4.
- 9 IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
- 10 L.E.D. COVE LIGHTING: UNDER SEPARATE PERMIT.
- 11 INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" MIN. 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 GLUED 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.
 6. GALVANIZED METAL CAP: COLOR TO MATCH WALL.
- 12 HOLLOW METAL DOOR: SEE SHEET A11.D. HM DOORS AND JAMBS SHALL HAVE POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS- TIGER DRYLAC - SMOOTH, HIGH GLOSS FINISH - "BENGAL WHITE", EXTERIOR DOORS- CARDINAL - GLOSS, SMOOTH FINISH, "BONE CHINA" OR TO MATCH EXTERIOR EPS PAINT COLOR - VERIFY ELEVATIONS- EP-1, WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY NOT RECOMMENDED. THE ALTERNATE WOULD BE TO USE AXALTA IMRON IND 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON IND 9T01 GLOSS WHITE. EXTERIOR HM DOORS & JAMBS- USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT. COLOR EP-1. NOTE- TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IMRON AS DESCRIBED ABOVE.
- 13 5'-0" HIGH STUB OUT FOR CO2 LINE. MOUNT ON ADJACENT SIDE WALL.
- 14 4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR
- 15 RECESSED KNOX BOX AT 5'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10A17.0
- 16 NOT USED
- 17 NOT USED
- 18 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-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	AB4W0151	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	AB4W0151	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 IND 9P01. PRIMER CAN BE TINTED GRAY FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA-NON-GUM GUSE: 20/00 MIX SIZE: 102 4OZ (GALLON) 9T04 VIOLET 321.2 9T10 RED-ORANGE 349.3 9T13 ORANGE 257.6

ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE.
 NO ALTERNATE ALLOWED FOR COLOR EP-4.



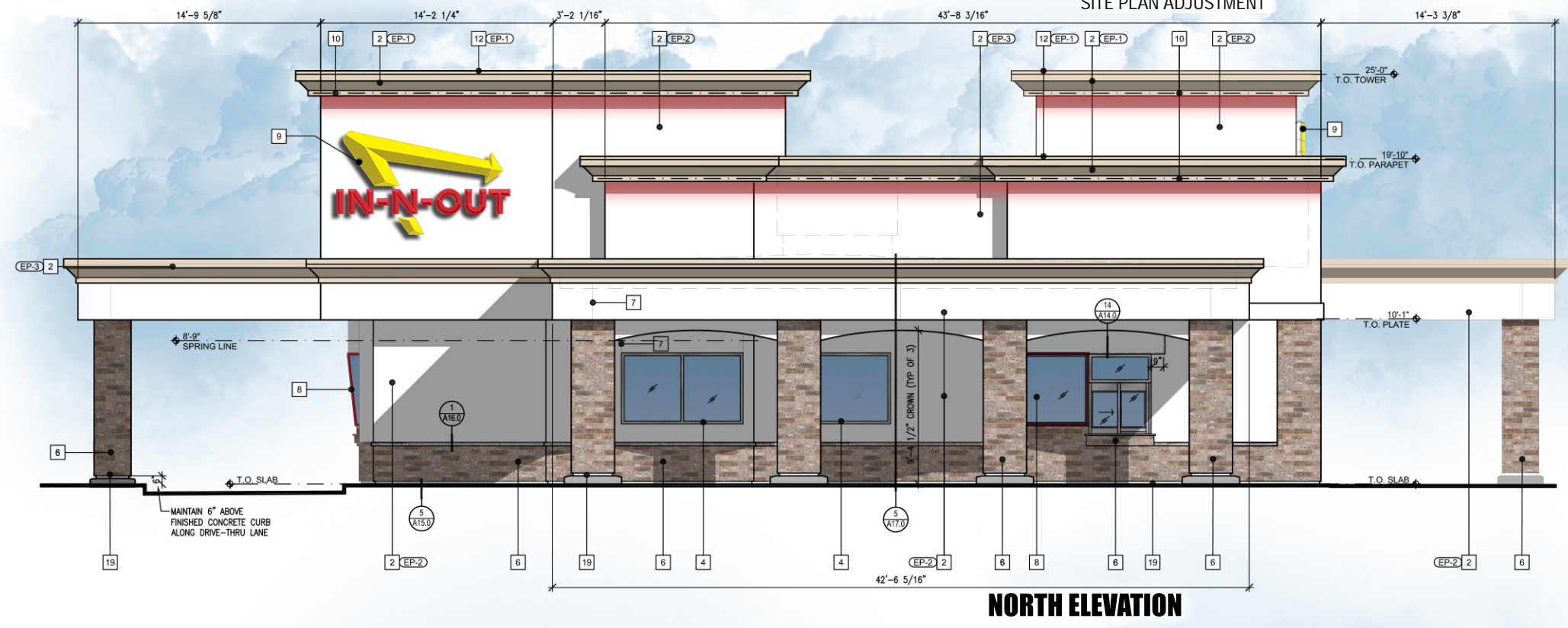
WEST ELEVATION

TRANSPARENCY REQUIREMENT

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



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

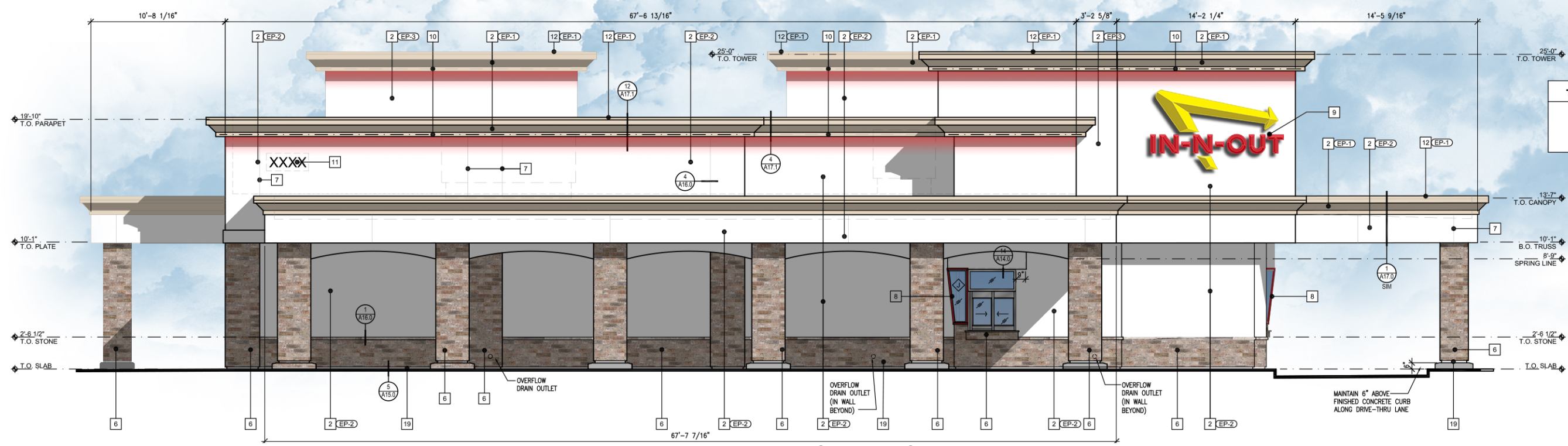
TRANSPARENCY REQUIREMENT

TRANSPARENCY ZONE REQUIRED - 40%
 449 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 L.E.D. PALM TREE CUT-OUTS. GC TO PROVIDE BLOCKING, CONDUITS, AND POWER FOR BACKLIT PALM TREES, DOWNLIGHTS, AND SPEAKERS (WHERE OCCURS). SEE A17.3					
6	STONE VENEER: SCULPTURED BRICK, COLOR/EAGLE BUFF DRY-STACKED BY CORONADO STONE WITH 2" JOINTS AND NATURAL GREY GROUT. AND WITH ANTI-GLAZE GLOSS SILAPLY PER MFR RECOMMENDATIONS. DRY STACK					
7	14" WIDE METAL PENN SCREENS. SEE DETAIL A14.0.5. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.					
8	SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM 5-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4.					
9	IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.					
10	L.E.D. COVE LIGHTING: UNDER SEPARATE PERMIT.					
11	INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS: 1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES. 2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GUILLED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS). 3. NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED. 4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 6:1 (HEIGHT TO WIDTH). 5. NUMBERS CANNOT BE SPELLED.					
12	GALVANIZED METAL CAP. COLOR TO MATCH WALL.					
13	HOLLOW METAL DOOR: SEE SHEET A11.0. HM DOORS AND JAMBS SHALL HAVE POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS- TIGER DRYLAC - SMOOTH, HIGH GLOSS FINISH. 'BENGAL WHITE'. EXTERIOR DOORS: CARDINAL - GLOSS, SMOOTH FINISH. 'BONE CHINA' OR TO MATCH EXTERIOR EPS PAINT COLOR. (VERIFY ELEVATIONS: EP-1). WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY- NOT RECOMMENDED. THE ALTERNATE WOULD BE TO USE AXALTA IMRON IND 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON IND 9T01 GLOSS WHITE. EXTERIOR HM DOORS & JAMBS- USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT COLOR EP-1. NOTE- TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IMRON AS DESCRIBED ABOVE.					
14	5'-0" HIGH STUB OUT FOR C&G LINE. MOUNT ON ADJACENT SIDE WALL.					
15	4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR					
16	RECESSED KNOX BOX AT 5'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10A17.0					
17	NOT USED					
18	NOT USED					
19	TEXTURE EXPOSED FOUNDATION WALL BELOW STONE WEEP SCREED AND PAINT TO MATCH STONE.					
EXTERIOR PAINT SCHEDULE						
NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD 70	DEC 740	SANDCASTLE	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT.	SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD 70	DEC 740	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT.	SHERWIN WILLIAMS	SUPER PAINT LATEX	AB4W01151	BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	NO RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED FINISH COAT: AXALTA IMRON IND 9T01 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.						

TRANSPARENCY REQUIREMENT

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

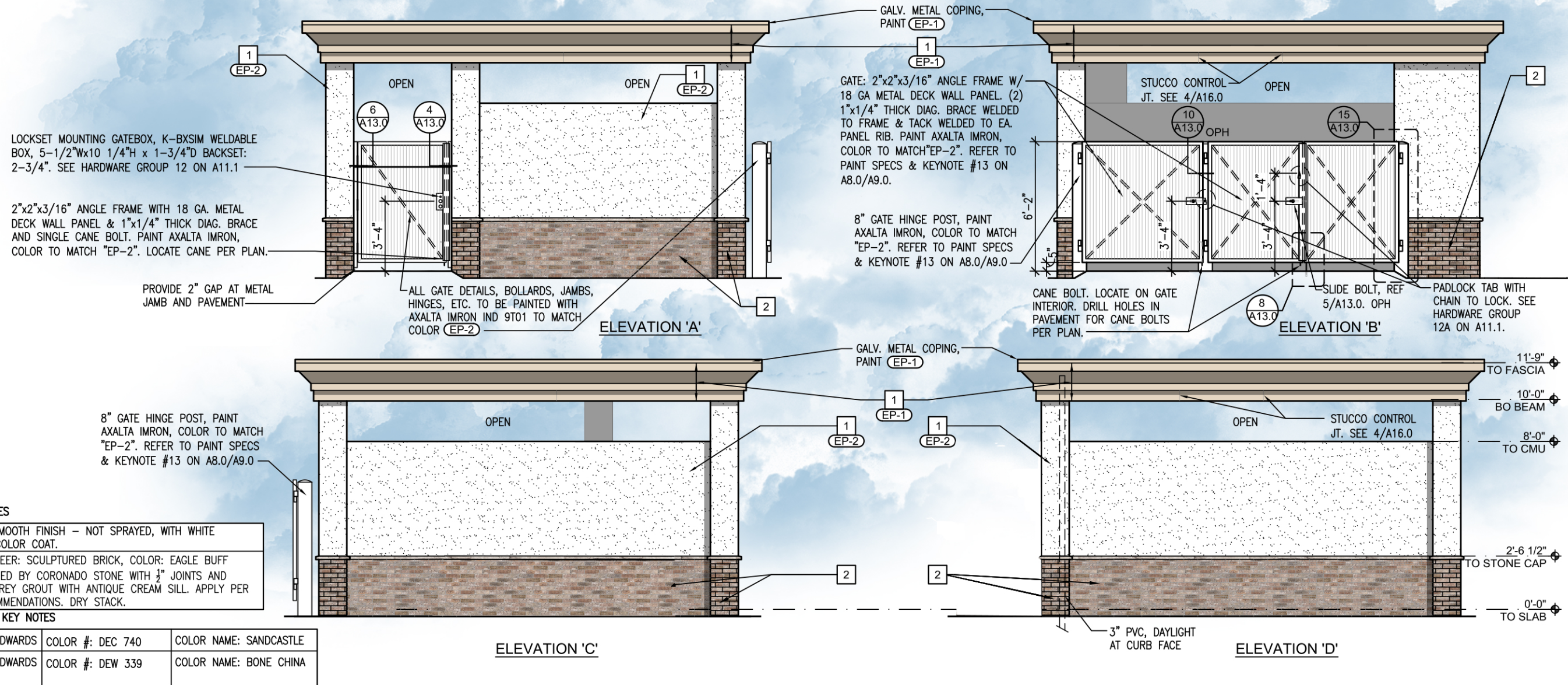


EAST ELEVATION



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