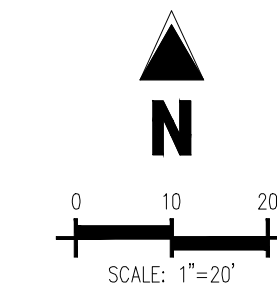
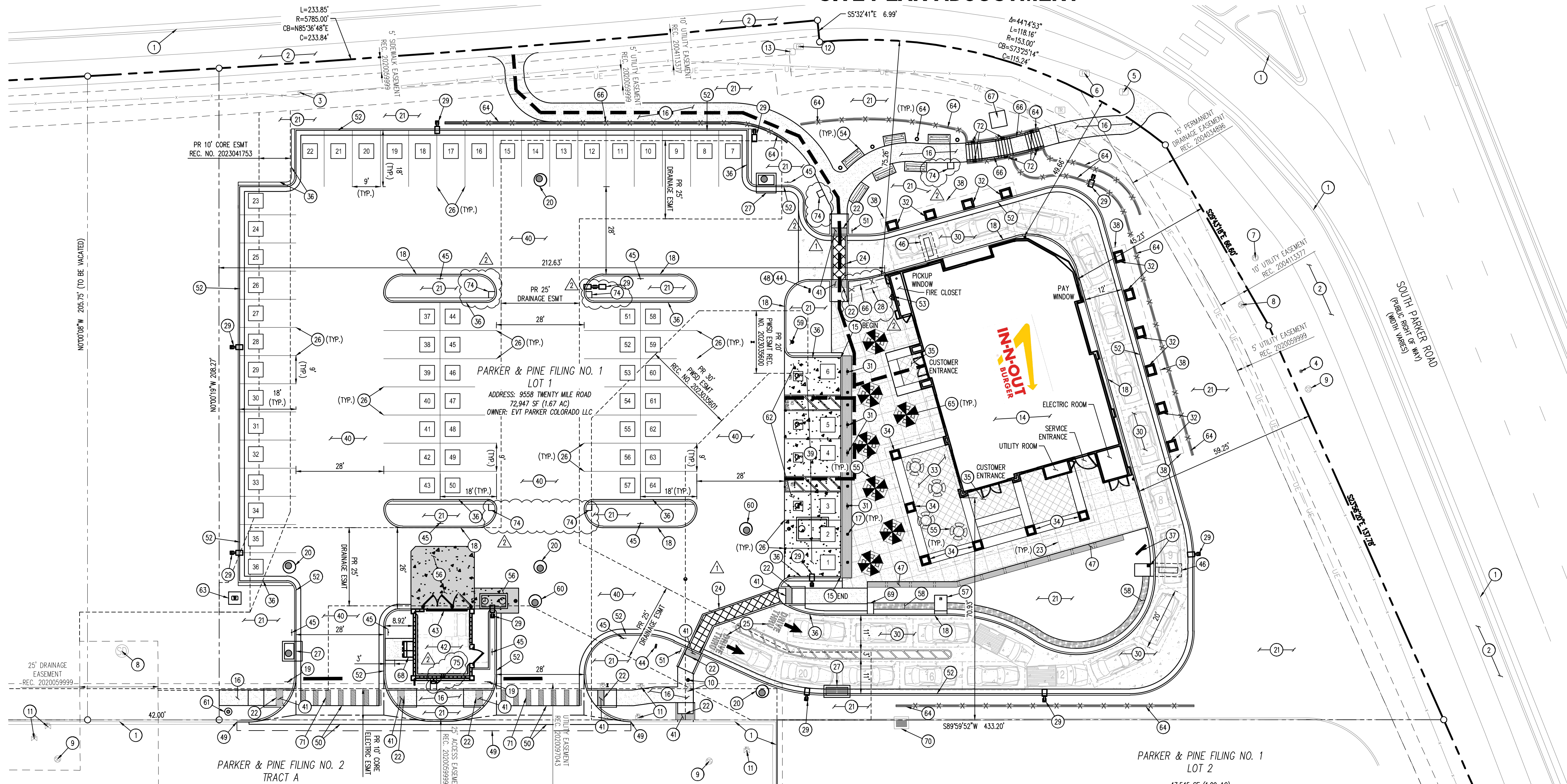


PARKER & PINE FILING 1, AMENDMENT NO. 1

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



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

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 |
| 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 |
| 3. EXISTING SIGN TO REMAIN | 19. PROPOSED "STOP" SIGN, MUTCD R1-1 | 35. PROPOSED DECORATIVE CONCRETE JOINT PATTERN AT CUSTOMER ENTRY | 47. PROPOSED SEAT WALL |
| 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 |
| 5. EXISTING FIBER OPTIC BOX TO REMAIN | 21. PROPOSED LANDSCAPED AREA (REF LANDSCAPE PLAN, SHT SP2.0) | 37. PROPOSED IN-N-OUT MENU BOARD AND SPEAKER BOX | 49. PROPOSED SAWCUT EXISTING ASPHALT PAVEMENT |
| 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 CROSSWALK |
| 7. EXISTING FIBER OPTIC MANHOLE TO REMAIN | 23. PROPOSED CONCRETE SAWCUT JOINT | 39. PROPOSED HEAVY-DUTY CONCRETE PAVEMENT COLORED JET BLACK PER DAVIS COLORS #660 (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 |
| 8. EXISTING STORM DRAIN MANHOLE TO REMAIN | 24. PROPOSED PATTERNED CONCRETE CROSSWALK, SEE DETAIL SHEET SP1.4 | 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 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS) | 52. PROPOSED PRIVATE 6" CURB W/ 18" GUTTER |
| 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 |
| 10. EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED AND REPLACED | 26. PROPOSED 9'X18' STANDARD PARKING STALL W/ 4" SOLID WHITE STRIPING | 42. PROPOSED CONCRETE BLOCK TRASH ENCLOSURE, ROOF COVERED TRASH, RECYCLE BIN, TRASH COMPACTOR AND STORAGE CONTAINER ENCLOSURE, NOT SUBJECT TO STORM WATER RUNOFF, PER DETS SHOWN ON THE ARCHITECTURAL BUILDING PLANS. | 54. PROPOSED BENCH SEATING (REF LANDSCAPE ARCHITECTURAL PLANS) |
| 11. EXISTING WATER VALVE TO REMAIN | 27. PROPOSED STORM SEWER INLET; REF STORM SEWER PLANS | 43. PROPOSED 12" WIDE BY 13" LONG CONCRETE TRENCH DRAIN. INSTALL TRAFFIC RATED GRATE SECURED TO PROTECT AGAINST TREH PER PLUMBING PLANS. TRENCH DRAIN NOT SUBJECT TO STORM WATER RUN-OFF. | 55. PROPOSED COVERED SEATING TABLE (REF ARCHITECTURAL PLANS) |
| 12. EXISTING ELECTRIC PEDESTAL TO REMAIN | 28. PROPOSED BICYCLE RACK | 44. PROPOSED IN-N-OUT DRIVE THRU SIGNAGE | 56. PROPOSED HEAVY-DUTY CONCRETE PAD COLORED JET BLACK PER DAVIS COLORS #660 (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 GEOTECHNICAL RECOMMENDATIONS, REF GEOTECHNICAL REPORT FOR FURTHER PAVEMENT SPECIFICATIONS) |
| 13. EXISTING ELECTRIC BOX TO REMAIN | 29. PROPOSED SITE LIGHTS | | 57. PROPOSED CONCRETE PAD WITH UMBRELLA |
| 14. PROPOSED 3,879 SF IN-N-OUT BURGER RESTAURANT, REF BUILDING PLANS | 30. PROPOSED MIN 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB | | 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.

ELEVATION

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 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

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-Holing OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

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

PARKER, CO 80134

#	Date	Issue / Description	Init.
1	12/21/2022	1ST CD SUBMITTAL	PJD
2	04/26/2023	2ND SP SUBMITTAL	PJD
3	06/16/2023	3RD SP SUBMITTAL	PJD
4	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	03/19/2024	SITE PLAN ADJ. NO. 2 - 1ST SUB	PJD
10	06/04/2024	REVISION 1	PJD
11	08/15/2024	SITE PLAN ADJ. NO. 3 - 1ST SUB	PJD

Project No: IN0000014-20
Drawn By: JNE
Checked By: PJD
Date: 06/15/2024

SITE PLAN

SP1.0