

CHURCH OF THE ROCK, FILING NO.1, LOT 1

SITE DEVELOPMENT PLAN AMENDMENT NO.2

(FORMERLY CHURCH OF THE ROCK, FILING NO.1,
LOT 1 FINAL PD SITE PLAN 1ST MINOR AMENDMENT)

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

LOT 1, CHURCH OF THE ROCK, FILING NO. 1
COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

Ronald G. Hagan Vice President
CHURCH OF THE ROCK, INC., A COLORADO NON-PROFIT
CORPORATION FORMERLY KNOWN AS OPEN BIBLE CHURCH OF
THE ROCK, INC. A COLORADO NON-PROFIT CORPORATION

SIGNED THIS 19 DAY OF December, 2013

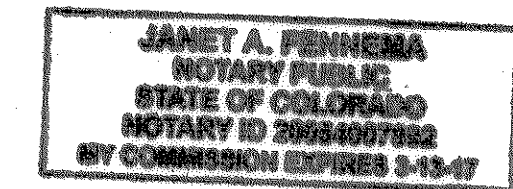
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF December
2013 BY *Ronald G. Hagan*

WITNESS MY HAND AND OFFICIAL SEAL

Janet A. Fenema
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/13/2017



PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING
COMMISSION
OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

Michael J. Franciszek
CHAIR

1-9-2014
DATE

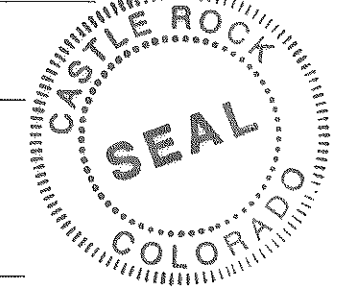
ATTEST: *[Signature]*
DIRECTOR OF DEVELOPMENT SERVICES

1/9/14
DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF
CASTLE ROCK, COLORADO, ON
THE _____ DAY OF _____, 20____.

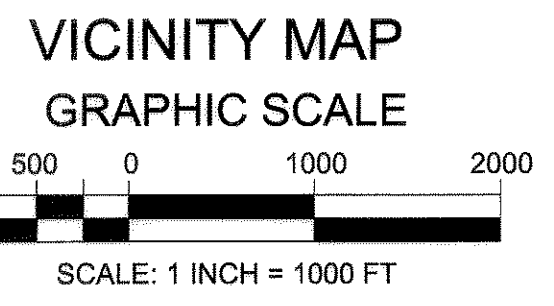
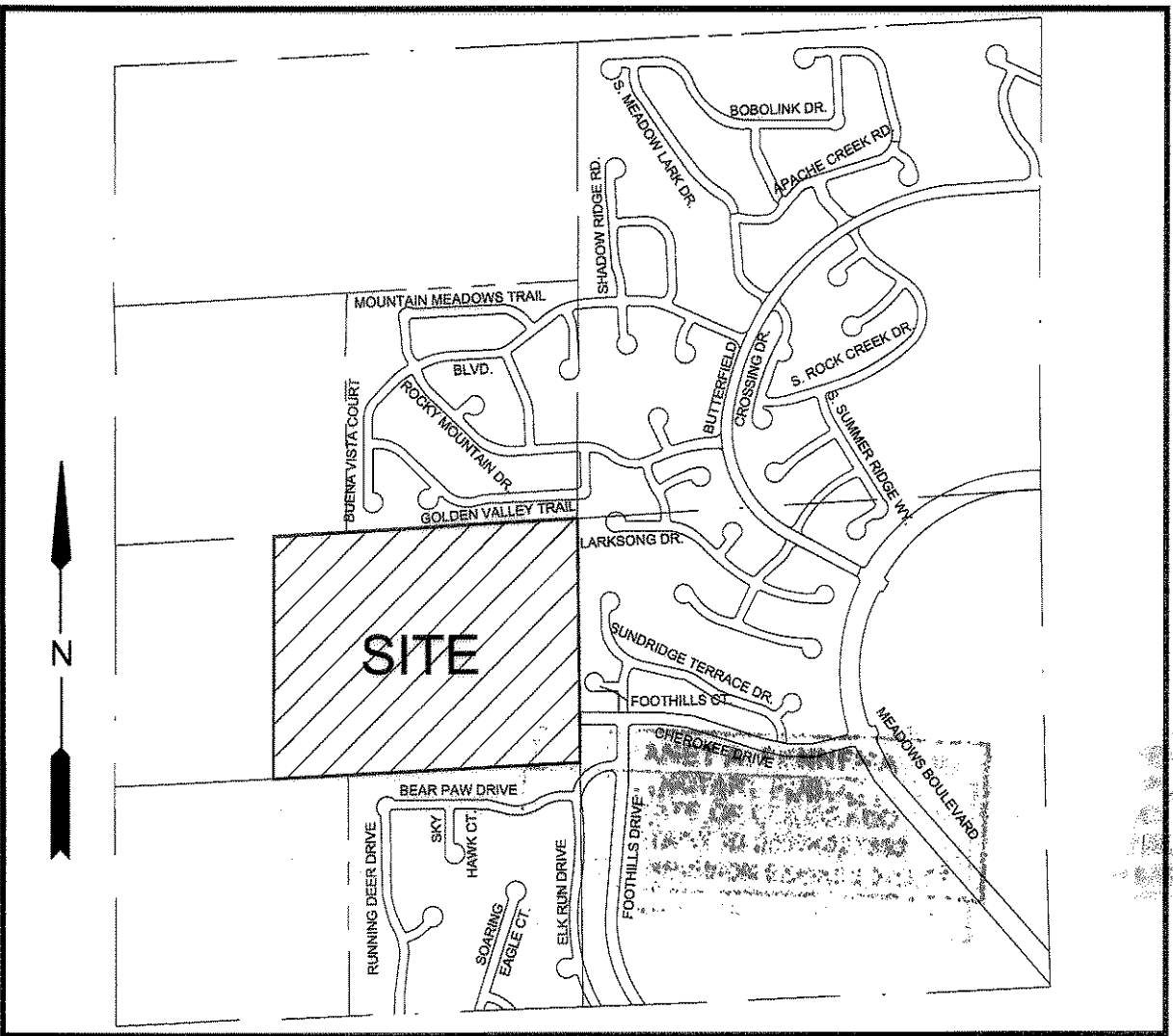
Paul Donohue
MAYOR



1/13/14
DATE

ATTEST: *[Signature]*
TOWN CLERK

1-13-14
DATE



SHEET INDEX

- 1. COVER SHEET
- 2. SITE PLAN
- 3. LANDSCAPE PLAN
- 4. EXTERIOR ELEVATIONS

SITE DEVELOPMENT PLAN GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, AND MATERIALS AND A 15% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH THE REVIEW OF THE CONSTRUCTION DOCUMENTS
4. THERE IS A 100 YEAR FLOOD PLAIN BOUNDARY F.E.M.A. MAP NO. 080050 0170 C DATED SEPTEMBER 30, 1987 6400 TRIBUTARY WEST FORK ON THE WEST SIDE OF THE SITE
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS CONCEPTUAL SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SITE DISTANCE LINES AND SITE DISTANCE EASEMENTS.
9. THE PURPOSE/USE OF ALL TRACTS AND THE DEDICATION OF ALL TRACTS (TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE).
10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/ TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
11. THIS SITE IS ZONED CH.

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVE INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

OWNERS:
CHURCH OF THE ROCK, INC.
4881 CHEROKEE DRIVE
CASTLE ROCK, CO 80109
(303) 688-8745
CONTACT: JEFF HOLCOMB

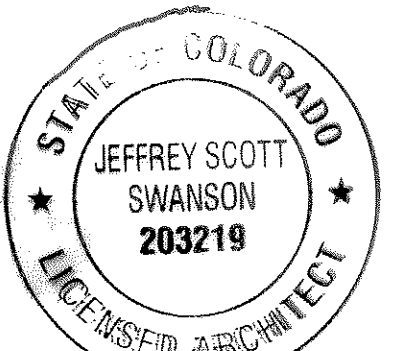
DEVELOPER
CHURCH OF THE ROCK
4881 CHEROKEE DRIVE
CASTLE ROCK, CO 80109
(303) 688-8745
CONTACT: JEFF HOLCOMB

ARCHITECT:
JEFF SWANSON ARCHITECT
8505 EAST ALAMEDA AVE. #2316
DENVER, CO 80230
(720) 838-7500
CONTACT: JEFF SWANSON

SURVEYOR:
T.B.D.

PREPARED BY:
JEFF SWANSON ARCHITECT

DATE: SEPTEMBER 19, 2013
RESUBMITTAL NOVEMBER 11, 2013



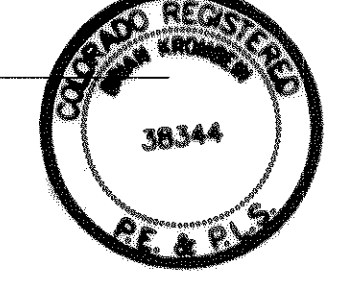
Jeff Swanson
12/18/13
JEFF SWANSON ARCHITECT

8505 east alameda ave., #2316, denver, CO. 80230
Email: jeff.swanson4@att.net Cell: 720-838-7500

SURVEYOR'S CERTIFICATE

I, *Brian Kramkein*, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

[Signature]
REGISTERED LAND SURVEYOR



12/18/13
DATE

TITLE CERTIFICATION:

I, *Scott Bennett*, AN AUTHORIZED REPRESENTATIVE OF *LAD Title Guarantees Co.*, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

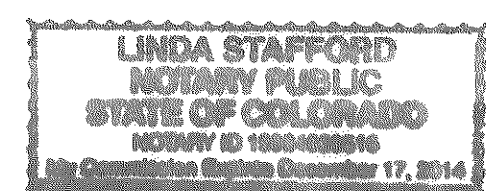
[Signature]
AUTHORIZED REPRESENTATIVE
LAD Title Guarantees Co.
TITLE COMPANY

SIGNED THIS 20th DAY OF *Dec*, 2013

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF *December*, 2013 BY *Scott Bennett* AS AUTHORIZED REPRESENTATIVE OF *Lad Title Guarantees Co.*

WITNESS MY HAND AND OFFICIAL SEAL
Linda Stafford
NOTARY PUBLIC



MY COMMISSION EXPIRES: 12-17-2014.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JULY 3, 2008 AT RECEPTION NO. 2008047404, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LEIN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

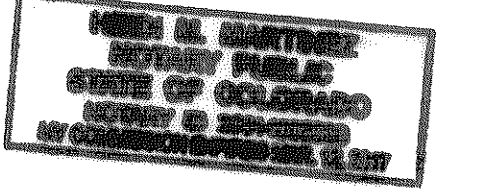
COMPASS BANK
BY *[Signature]*

SIGNED THIS 19 DAY OF *December*, 2013.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF *December*, 2013 BY *Ellen Wamser* AS *Vice President*

OF COMPASS BANK.
WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC

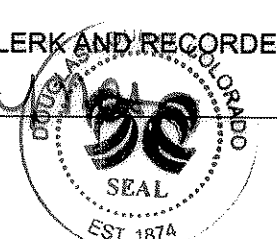


MY COMMISSION EXPIRES: *March 12, 2017*

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:40 PM ON THE 17th DAY OF *January*, 2014 AT RECEPTION NO. *2014003077*

DOUGLAS COUNTY CLERK AND RECORDER
BY *[Signature]*
DEPUTY



CHURCH OF THE ROCK, FILING NO. 1, LOT 1 SITE
DEVELOPMENT PLAN AMENDMENT NO. 2
COVER SHEET
SHEET 1 OF 4
PROJECT NO. SDP13-0015

SUMMARY TABLE:		
MAXIMUM GROSS FLOOR AREA		
PHASE I	54,020 SQ. FT.	
MODULAR CLASSROOMS (1,420 SQ. FT. X 2)	2,840 SQ. FT.	
PHASE II	18,140 SQ. FT.	
TOTAL		75,000 SQ. FT.
BUILDING SETBACK		250 FEET
BUILDING HEIGHT (MAXIMUM)		35 FEET
SINGLE FAMILY EQUIVALENT		42.25 UNITS
PARKING REQUIRED- INITIAL (760 SEATS)		254 SPACES
PARKING REQUIRED- FINAL (1200 SEATS) *		400 SPACES
PARKING PROVIDED- INITIAL		310 SPACES
PARKING PROVIDED- FINAL		466 SPACES
TOTAL SITE UTILIZATION BREAKDOWN		
BUILDING COVERAGE	75,000 SQ. FT	
PARKING/ DRIVES	206,343 SQ. FT	
OPEN SPACE/ LANDSCAPE	2,045,414 SQ. FT	
DISTURBED LAND		
BUILDING/ PARKING/ ROAD	281,343 SQ. FT	
DETENTION	118,928 SQ. FT	
BALL FIELDS	210,644 SQ. FT	
GRADING	610,915 SQ. FT	
TOTAL		1,067,983 SQ. FT
UNDISTURBED LAND		
LANDSCAPE AREA	1,258,774 SQ. FT	
TOTAL		2,326,757 SQ. FT

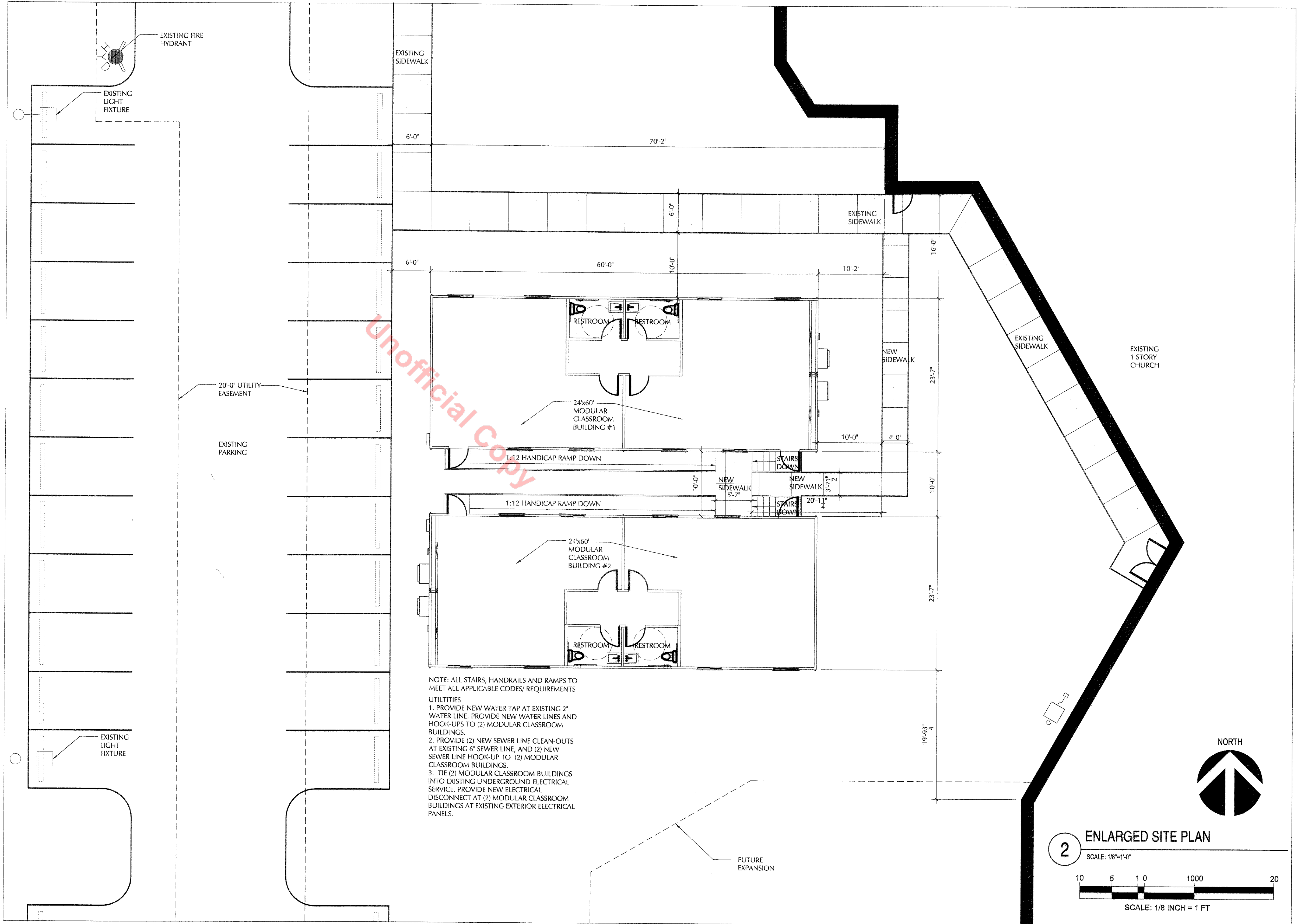
* NOTE: INITIAL AND FUTURE PARKING IS ALREADY COMPLETE

CHURCH OF THE ROCK, FILING NO.1, LOT 1

SITE DEVELOPMENT PLAN AMENDMENT NO.2

(FORMERLY CHURCH OF THE ROCK, FILING NO.1,
LOT 1 FINAL PD SITE PLAN 1ST MINOR AMENDMENT)

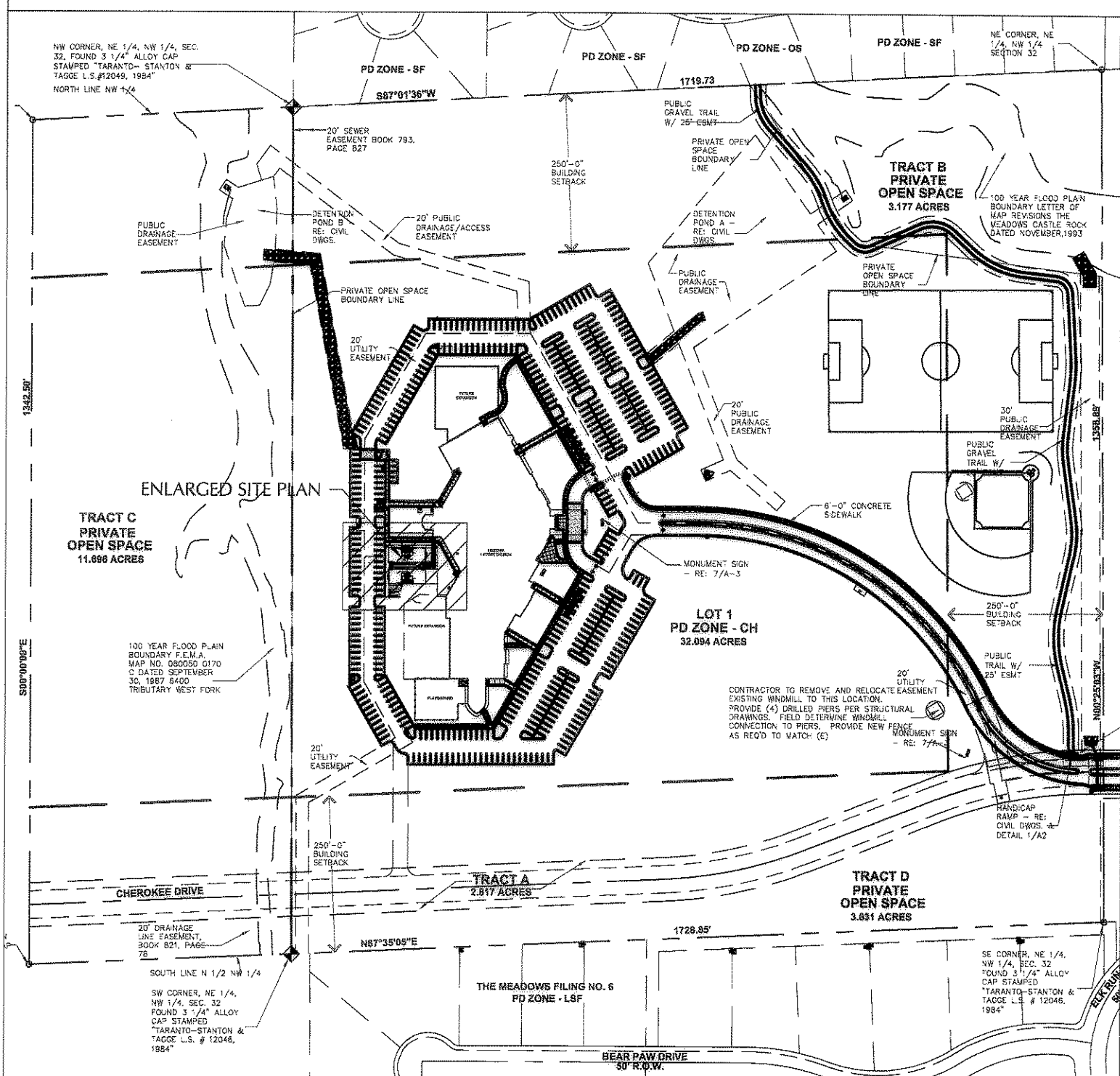
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COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN



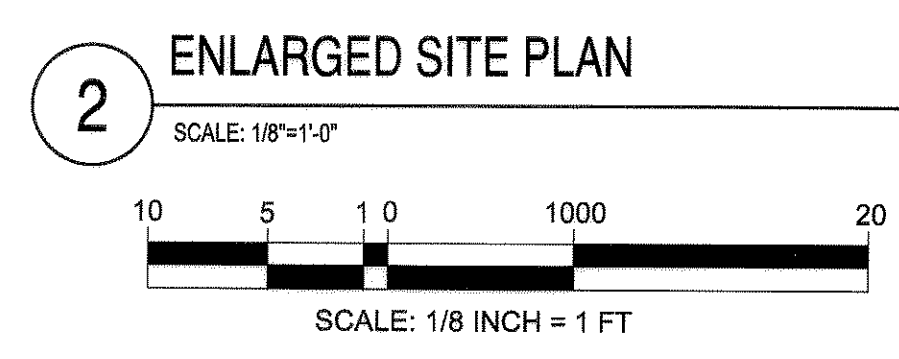
NOTE: ALL STAIRS, HANDRAILS AND RAMPS TO MEET ALL APPLICABLE CODES/ REQUIREMENTS

UTILITIES

1. PROVIDE NEW WATER TAP AT EXISTING 2" WATER LINE. PROVIDE NEW WATER LINES AND HOOK-UPS TO (2) MODULAR CLASSROOM BUILDINGS.
2. PROVIDE (2) NEW SEWER LINE CLEAN-OUTS AT EXISTING 6" SEWER LINE, AND (2) NEW SEWER LINE HOOK-UP TO (2) MODULAR CLASSROOM BUILDINGS.
3. TIE (2) MODULAR CLASSROOM BUILDINGS INTO EXISTING UNDERGROUND ELECTRICAL SERVICE. PROVIDE NEW ELECTRICAL DISCONNECT AT (2) MODULAR CLASSROOM BUILDINGS AT EXISTING EXTERIOR ELECTRICAL PANELS.



1 VICINITY PLAN
N.T.S.



jeff swanson ARCHITECT
8505 east alameda ave., #2316, denver, CO. 80230
Email: jeff.swanson4@att.net Cell: 720-838-7500

CHURCH OF THE ROCK, FILING NO. 1, LOT 1 SITE DEVELOPMENT PLAN AMENDMENT NO. 2
SITE PLAN
SHEET 2 OF 4
PROJECT NO. SDP13-0015

LANDSCAPE REQUIREMENTS/ WATER REQUIREMENTS

Table with 3 columns: Description, SQ. FOOTAGE, and LWU RATING. Rows include existing and proposed planter beds, existing and proposed trees/shrubs, and existing and proposed trees/shrubs.

PLANT TABLE

Planting tables for Deciduous Trees, Conifer Evergreen Trees, Shrubs, and Perennials/Groundcovers. Columns include Quantity, Scientific Name, Common Name, and Planting Size.

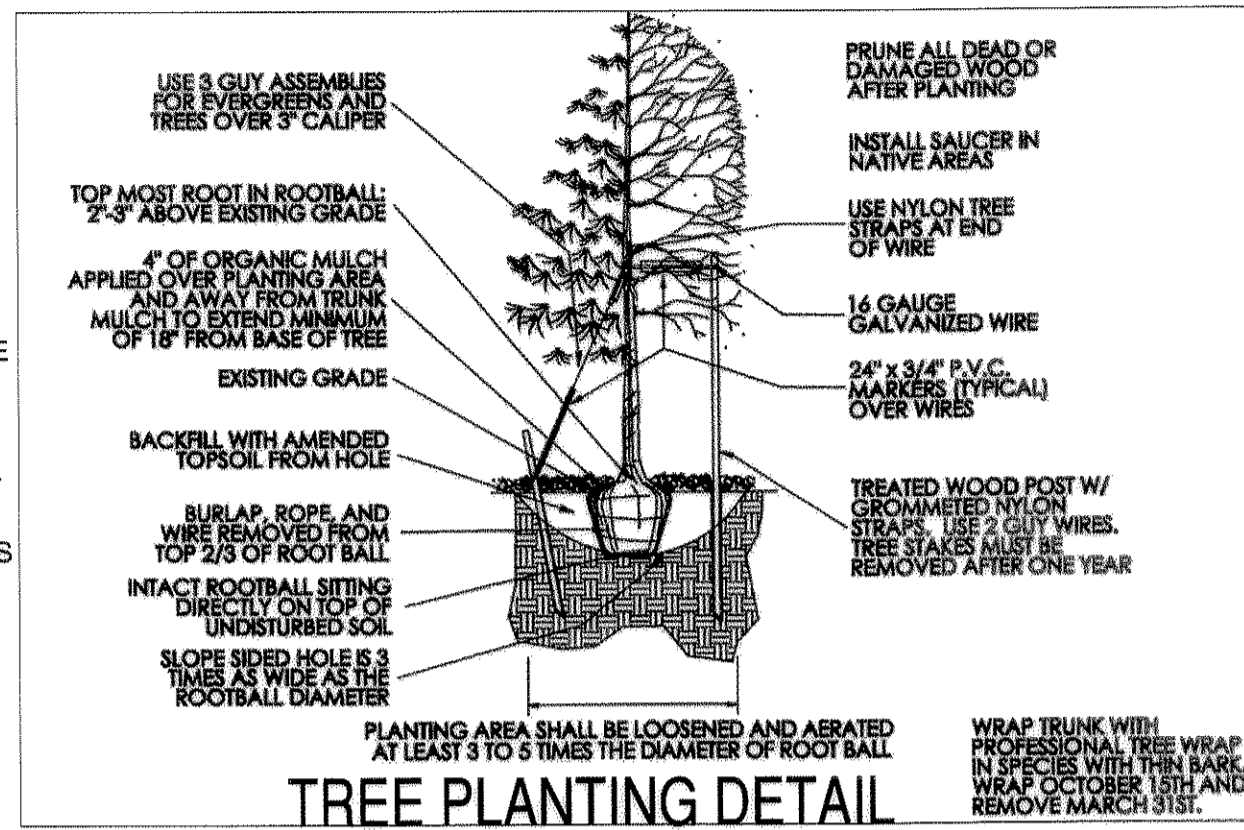
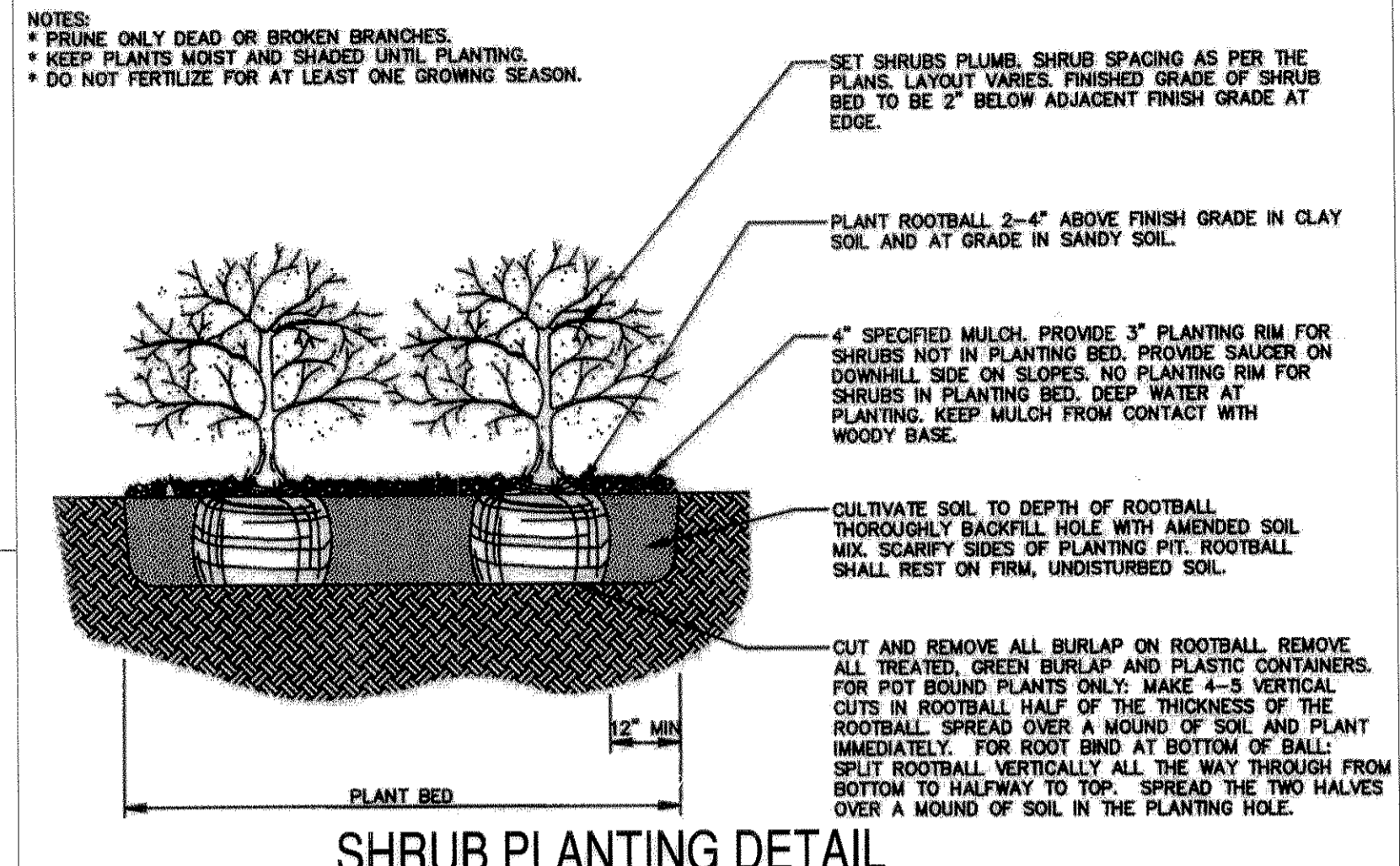
- CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES: 1. SQUARE FOOTAGES ARE ESTIMATED... 2. QUANTITIES AND LOCATIONS OF PLANT MATERIAL ARE APPROXIMATE... 3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST...

CHURCH OF THE ROCK, FILING NO.1, LOT 1

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LANDSCAPE PLAN

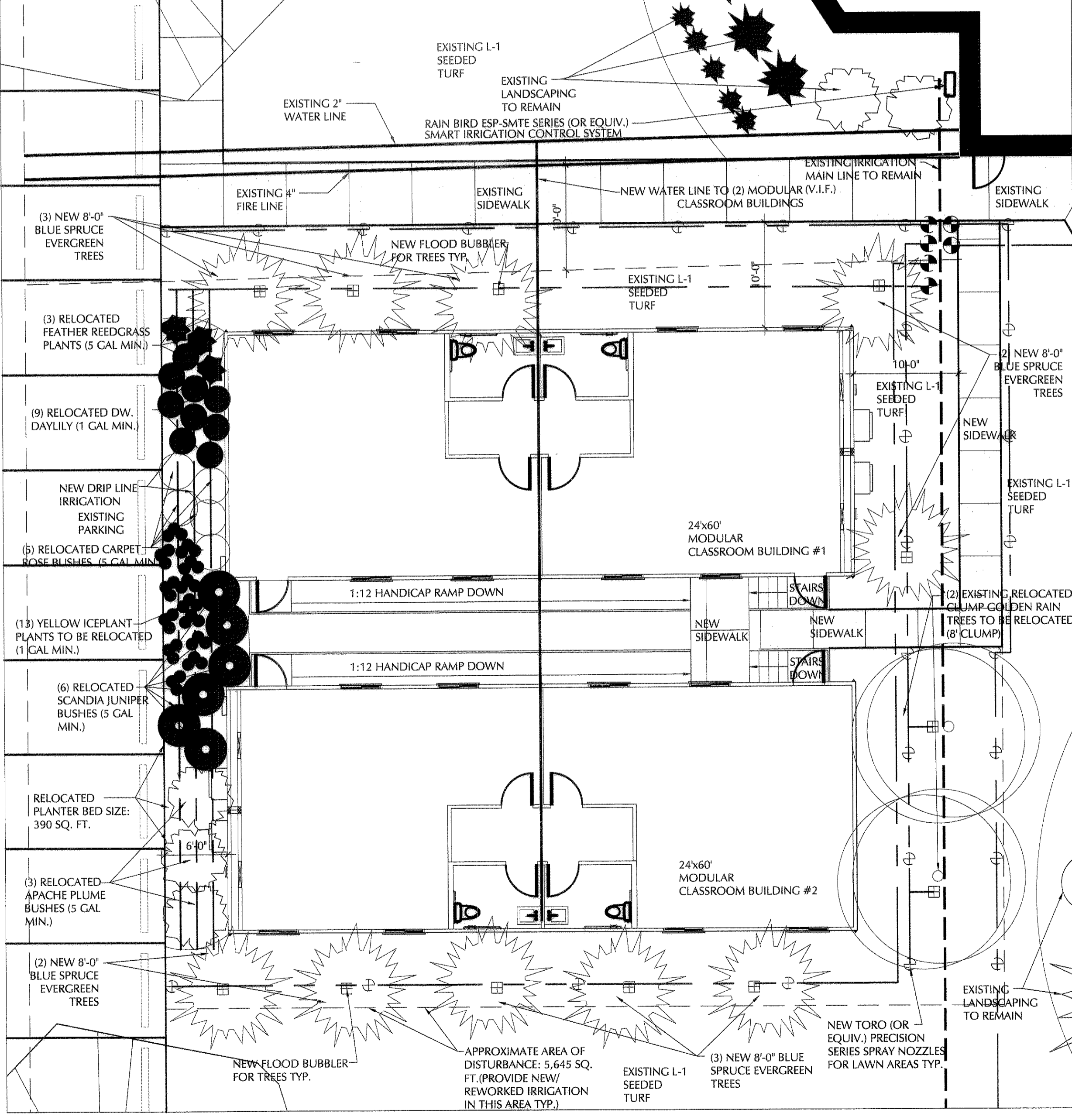
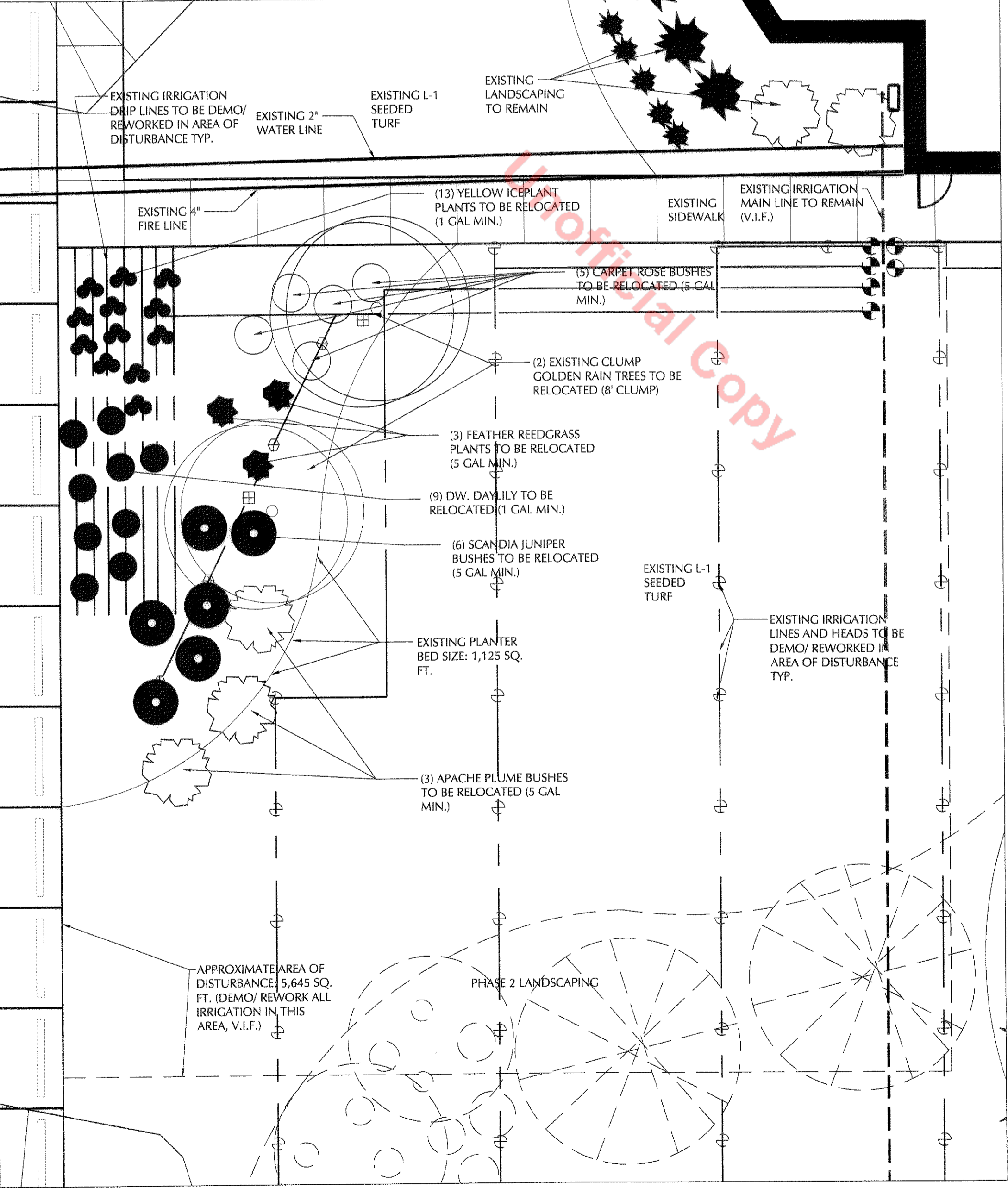
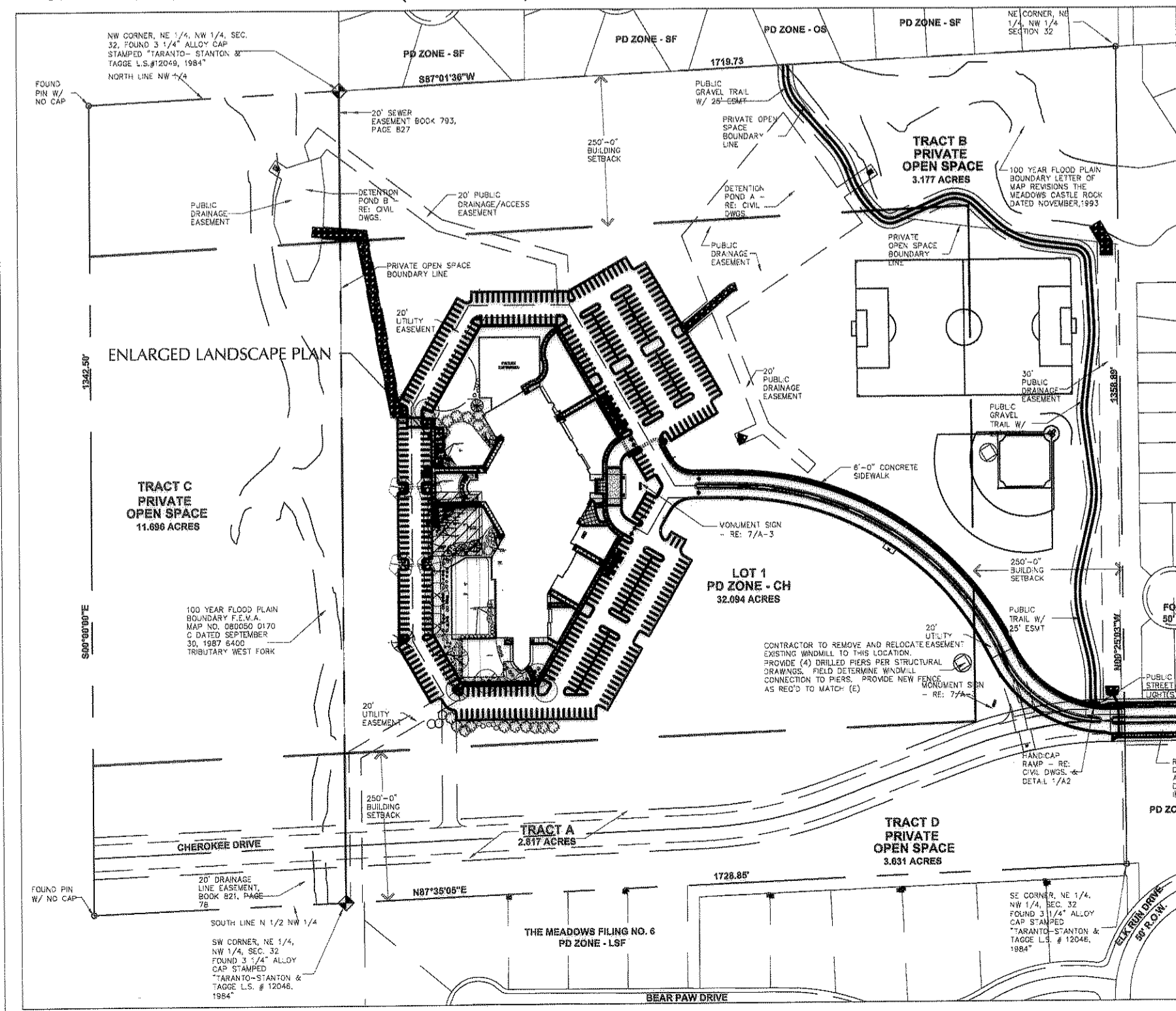


LANDSCAPING NOTES

- 1. WHERE NECESSARY, PLANTING BEDS SHALL BE EDGED WITH 14 GAUGE STEEL EDGER, 6" DEEP SECURED BY PINS EVERY 5 FEET... 2. ALL OF THE DISTURBED AREAS SHALL BE SEEDED WITH THE ARKANSAS VALLEY SEED MIX LOCATED BELOW...

IRRIGATION NOTES

- 1. ALL IRRIGATION SYSTEMS ARE TO BE BELOW GROUND, FULLY AUTOMATED SYSTEMS IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS... 2. FLOWER AND GROUND COVER AREAS MAY BE IRRIGATED BY SPRAYHEADS OR MICROJETS...



jeff swanson ARCHITECT 8505 east alameda ave., #2316, denver, CO. 80230 Email: jeff.swanson4@att.net Cell: 720-838-7500

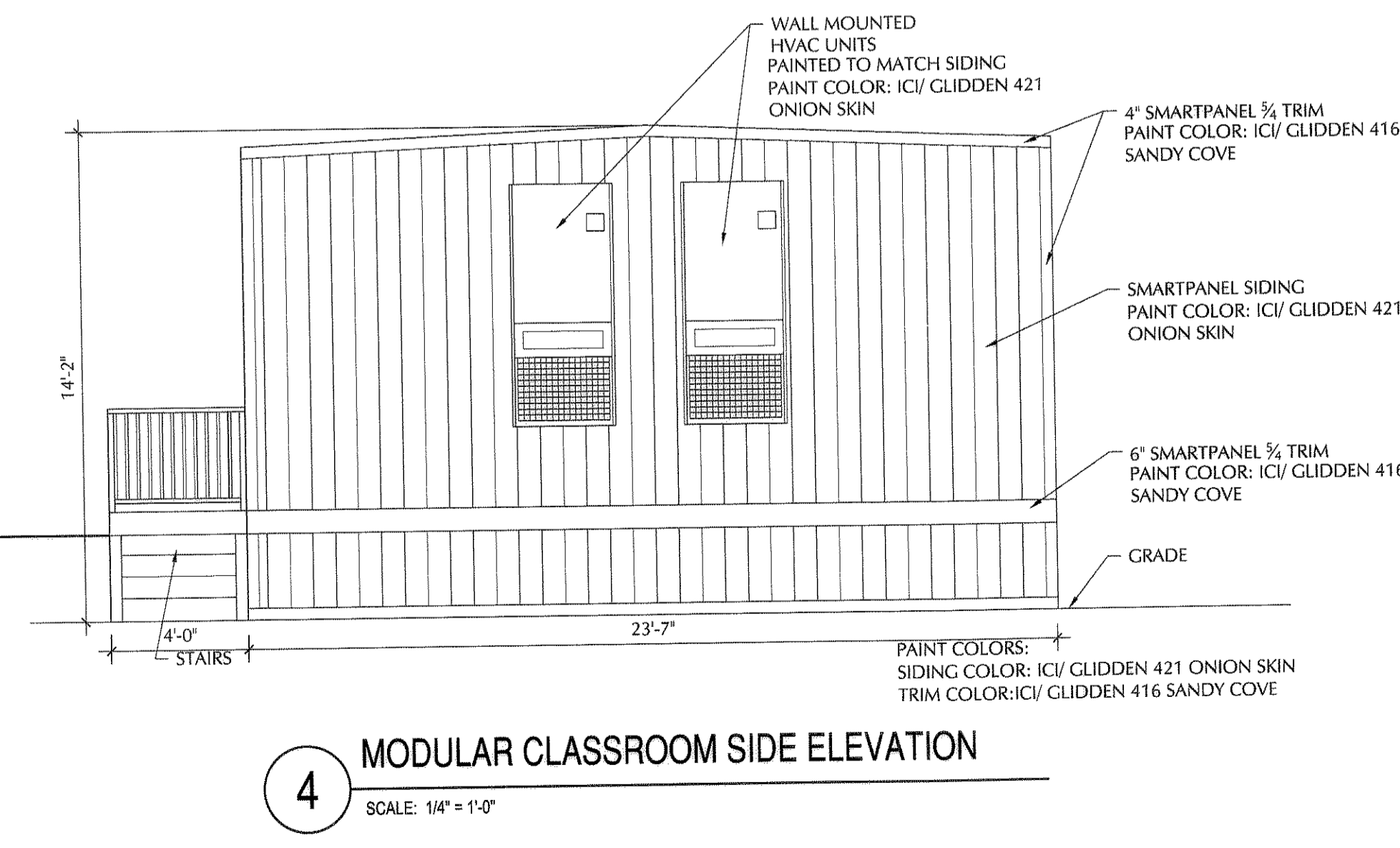
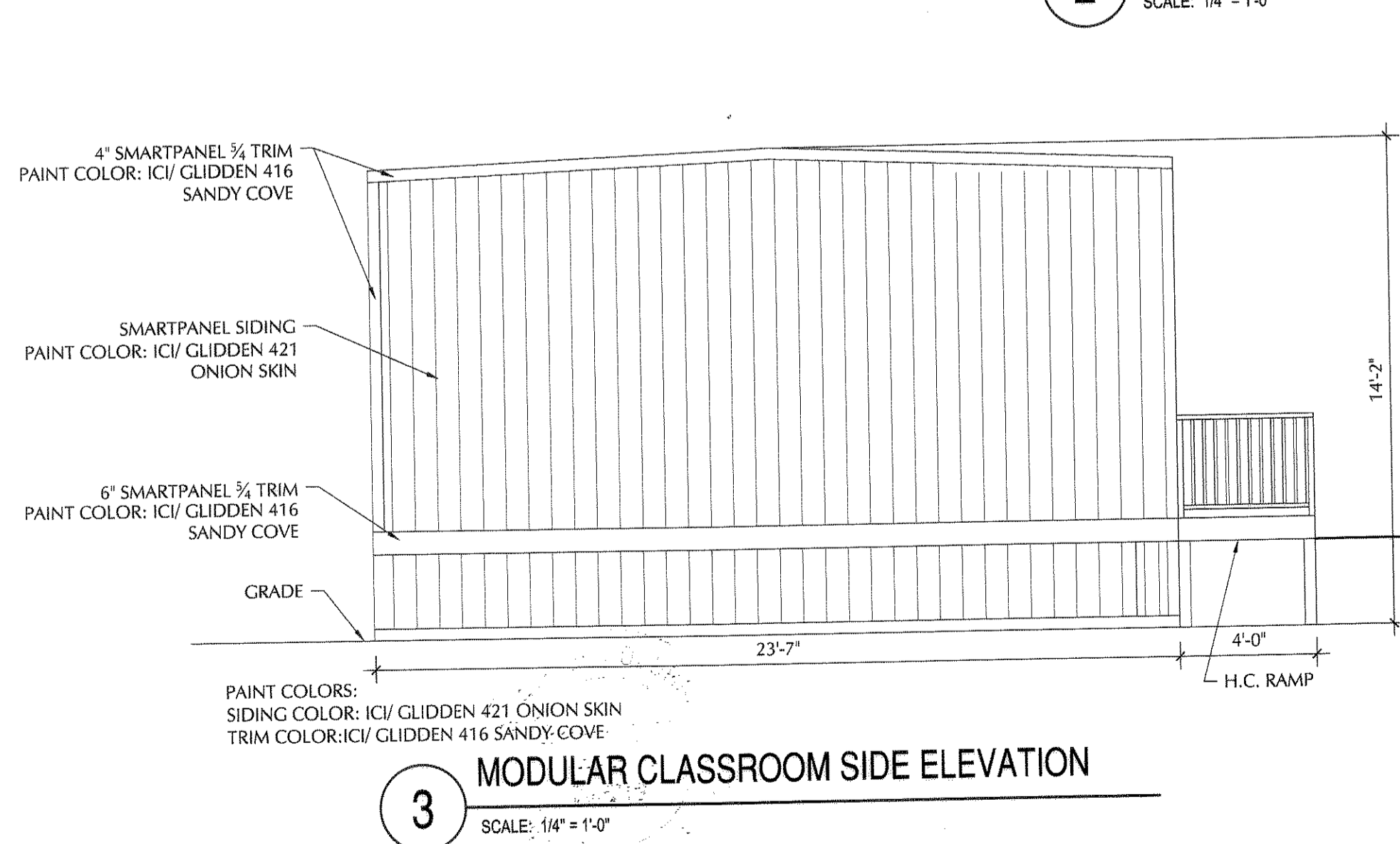
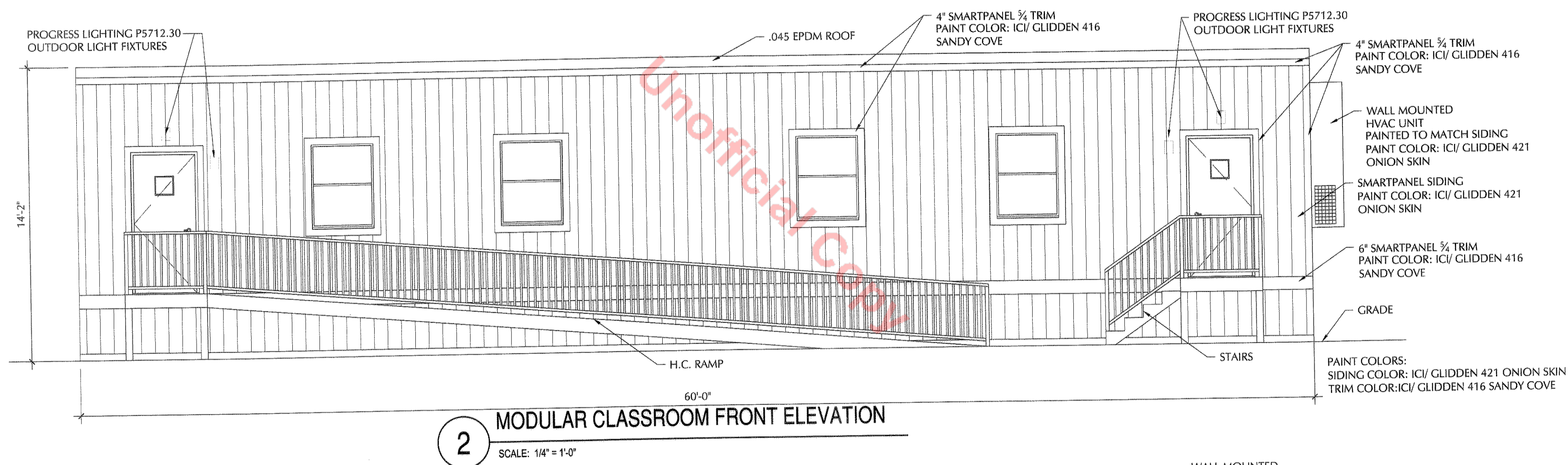
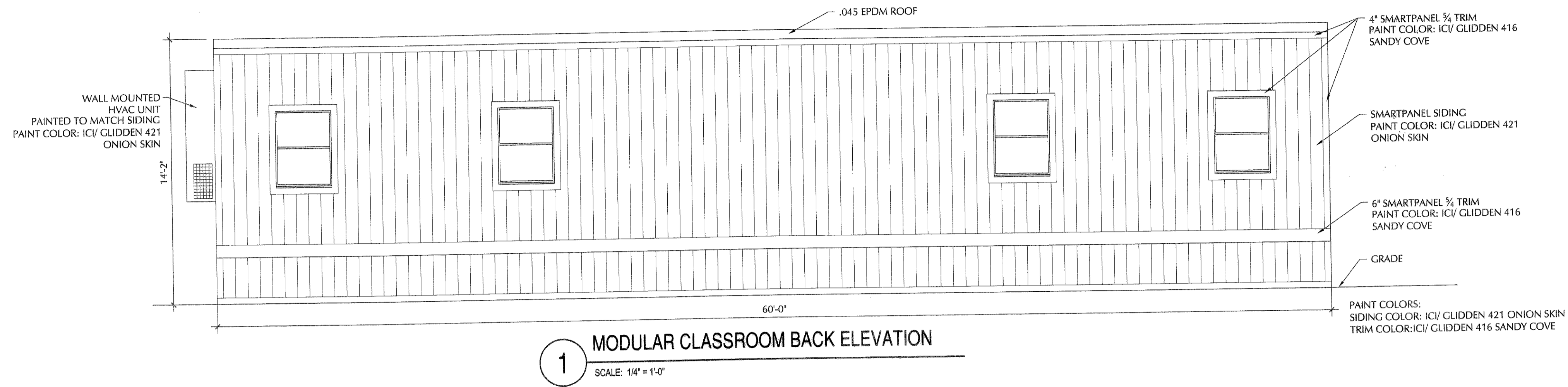
CHURCH OF THE ROCK, FILING NO. 1, LOT 1 SITE DEVELOPMENT PLAN AMENDMENT NO. 2 LANDSCAPE PLAN SHEET 3 OF 4 PROJECT NO. SDP13-0015

CHURCH OF THE ROCK, FILING NO.1, LOT 1

SITE DEVELOPMENT PLAN AMENDMENT NO.2

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CHURCH OF THE ROCK, FILING NO. 1, LOT 1 SITE
DEVELOPMENT PLAN AMENDMENT NO. 2
EXTERIOR ELEVATIONS
SHEET 4 OF 4
PROJECT NO. SDP13-0015