

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.  
CHICK-FIL-A, INC., A GEORGIA CORPORATION

BY: RANDY KIMOTO (STRATEGIC REINVESTMENT)  
SIGNED THIS 4 DAY OF October, 2021  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF October, 2021 BY Randal Kimoto  
WITNESS MY HAND AND OFFICIAL SEAL

Jane Mercuri  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 15 June 2024

Commonwealth of Pennsylvania - Notary Seal  
Jane Mercuri, Notary Public  
Allegheny County  
My commission expires June 15, 2024  
Commission number 1372847  
Member, Pennsylvania Association of Notaries

# SITE DEVELOPMENT PLAN AMENDMENT 3: CHICK-FIL-A CASTLE ROCK - FSU # 1580

**BENCHMARK:**  
A DOUGLAS COUNTY CONTROL POINT NO. 2020020, BEING A 3-1/4" ALUMINUM CAP STAMPED DOUGLAS COUNTY GIS 2.020020 SECONDARY CONTROL POINT, NEAR THE INTERSECTION OF HOME STREET AND EVALENA ROAD, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS ELEV.=6252.05 NAVD83.

**BASIS OF BEARING:**  
THE NW 1/4 LINE OF LOT 2-E, METZLER RANCH FILING NO. 3, 1ST AMENDMENT BEARING N47°43'34"E A DISTANCE OF 211.43 FEET, BETWEEN THE SW CORNER OF SAID LOT 2-E BEING A FOUND #5 REBAR WITH A 1" PLASTIC CAP STAMPED TST 22564 AND THE NW CORNER OF SAID LOT 2-E BEING A FOUND PK NAIL WITH 1" BRASS TAG STAMPED TST 22564.

PROPERTY LOCATED IN DOUGLAS COUNTY, COLORADO. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGLAS COUNTY, CO. LOT 2E METZLER RANCH FILING 3 1ST AMENDMENT COUNTY OF DOUGLAS, STATE OF COLORADO. AND BEING THE SAME PROPERTY CONVEYED TO CHICK-FIL-A, INC. A GEORGIA CORPORATION FROM TCF NATIONAL BANK, A NATIONAL BANKING ASSOCIATION BY SPECIAL WARRANTY DEED DATED SEPTEMBER 22, 2004 AND RECORDED SEPTEMBER 27, 2004 IN INSTRUMENT NO. 200410002. TAX PARCEL NO. 2351-263-01-007

**TITLE CERTIFICATION**

Vincent Tocco  
AN AUTHORIZED REPRESENTATIVE OF  
First American Title, 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. ALL ENCUMBRANCES ARE SHOWN HEREON EXCEPT AS SHOWN IN COMMITMENT NO. NCS-1047199-SD.

Vincent Tocco  
AUTHORIZED REPRESENTATIVE  
First American Title  
TITLE COMPANY

STATE OF CALIFORNIA ) SS  
COUNTY OF San Diego )  
ON Nov 2, 2021 BEFORE ME, D. Dennis, NOTARY PUBLIC, PERSONALLY APPEARED  
Vincent Tocco  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE: D. Dennis

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 14 DAY OF December, 2021

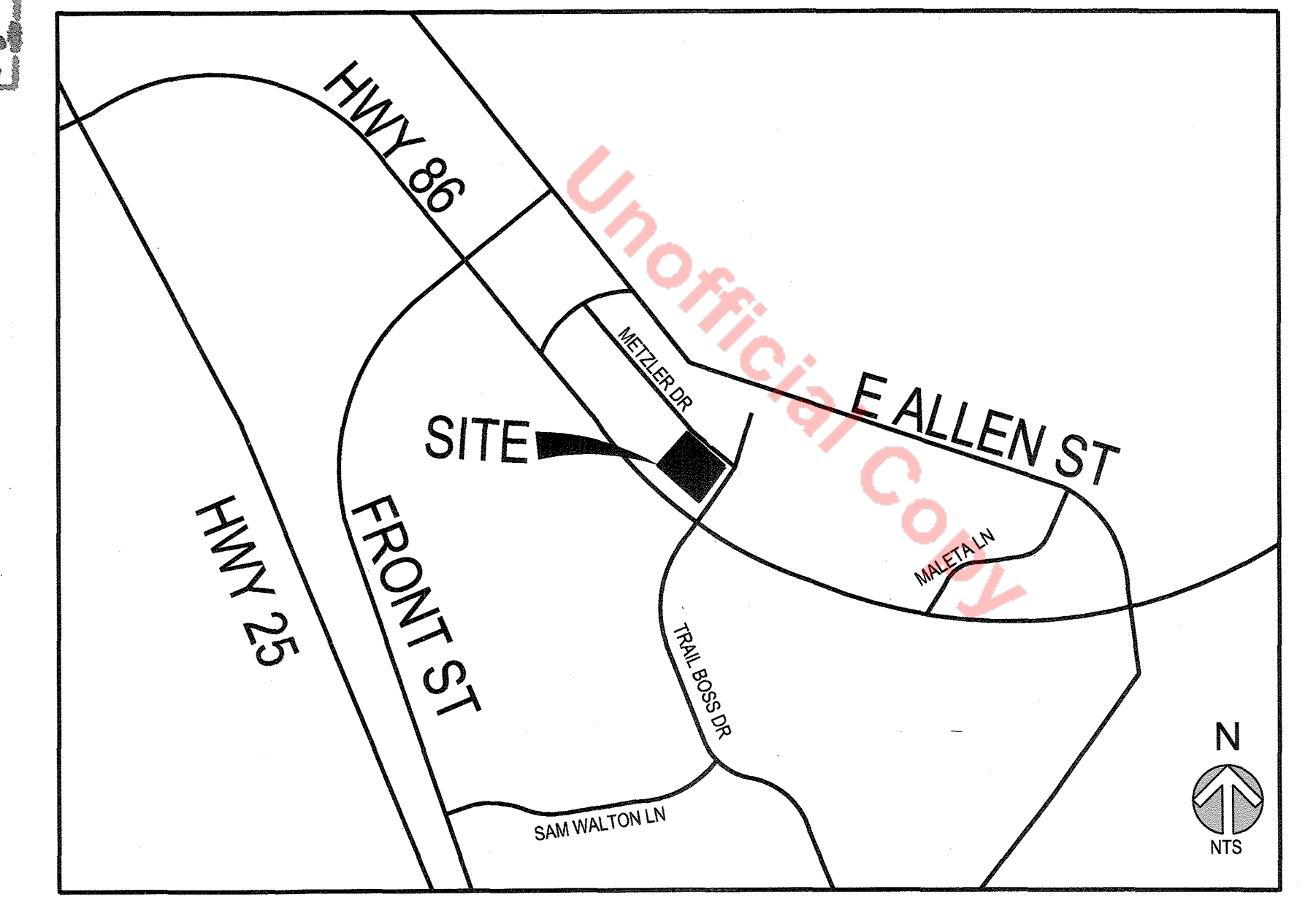
Director of Development Services

CIVIL ENGINEER'S STATEMENT  
I, KRISTOFER K WIEST, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Kristofer K Wiest 12/8/21  
DATE

I, KENNETH OUELLETTE, 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

Kenneth Ouellette 12/6/21  
DATE



**SITE DEVELOPMENT PLAN GENERAL NOTES:**

- 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 25% FEE.
- PURSUANT TO SECTION 4.3 AND 8.2.3 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 PRIVATE 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.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0186G DATED 3/18/2016.
- 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.
- 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.
- APPROVAL OF THIS SITE DEVELOPMENT 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.
- 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 SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 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. (MODIFY AS APPROPRIATE.)
- THIS SITE IS ZONED COMMERCIAL. RECEPTION NO. DC00040856 DATE: 6/14/2000.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

**SHEET INDEX**

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EXTERIOR ELEVATIONS	10

**LEGEND:**

---	PROPERTY LINE
⊖	EX WATER METER
⊕	EX IRRIGATION METER
⊠	GREASE TRAP
⊠	SINGLE CLEANOUT
⊠	TWO-WAY CLEANOUT
⊠	TRANSFORMER
⊠	STORM INLET
⊠	STORM MANHOLE
⊠	LIGHT POLE
⊠	PROPOSED TRAFFIC SIGN
⊠	PAVEMENT STRIPING
⊠	PARKING STALL COUNT
---	FIRE LINE
---	WTR WATER LINE
---	SAN SANITARY SEWER
---	G GAS SERVICE
---	EE ELECTRIC SERVICE
---	T TELEPHONE SERVICE
---	SS STORM SEWER
---	5555 PROPOSED MAJOR CONTOUR
---	5555 PROPOSED MINOR CONTOUR
⊠	EX STORM MANHOLE
⊠	EX SANITARY MANHOLE
⊠	EX STORM INLET
⊠	EX LIGHT POLE
---	EX UNDERGROUND ELECTRIC
---	EX GAS SERVICE
---	EX WATER LINE
---	EX STORM SEWER
---	EX SANITARY SEWER
---	EX TELEPHONE SERVICE
---	EX GUARDRAIL
---	EX FIRE HYDRANT
---	EX TRAFFIC SIGN
---	EX MAJOR CONTOUR
---	EX MINOR CONTOUR
⊠	EX TREE
⊠	EX IRRIGATION VALVE
⊠	EX WATER VALVE
⊠	EX ELECTRIC BOX
⊠	EX TELEPHONE BOX
---	EX RECLAIMED WATER MAIN
---	EX STORM SEWER

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COUNTY OF San Diego )  
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Kenneth Ouellette 12/6/21  
DATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 7:46 am ON THE 16th DAY OF December, 2021 AT RECEPTION NO. 2021 39066  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: Dawn R. Berkman  
DEPUTY

**WATER RIGHTS DEDICATION AGREEMENT**

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENT AGREEMENT, RECORDED ON THE 20TH DAY OF JUNE, 2001 AT RECEPTION NO. 1055443 AND ACCORDINGLY 4.33 SFE WERE PREVIOUSLY DEBITED FROM THE WATER BANK.

**SITE TABLE**

	EXISTING		PROPOSED	
	SF	PERCENT	SQ FT	PERCENT
SITE AREA	59,992.0	100.0	59,992.0	100.0
BUILDING AREA	4,283.0	7.1	4,438.0	7.4
PAVEMENT	39,462.0	65.8	39,486.0	65.8
LANDSCAPE AREA	16,247.0	27.1	16,068.0	26.8

**ZONING COMPARISON**

USE	APPROVED	CODE	PROPOSED
	RETAIL	RETAIL	RETAIL
LOT SIZE	59,992 SF	N/A	59,992 SF
BUILDING HEIGHT	25'-8"	35	25'-8"
SETBACK	N 31.5' E 35' S 23' W 15' COINCIDENT WITH ACCESS AND UTILITY EASEMENTS	15'	S:35.18' E:46.21' N:48.83'
PARKING - 10 SPACES PER 1000 SF OF BUILDING	45	4438/1000 = 45	45

**PROJECT CONTACTS**

**DEVELOPER**  
CHICK-FIL-A, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349-2732  
(404) 765-8000  
CONTACT: MR. RANDY KIMOTO  
EMAIL: RANDY.KIMOTO@CFACORP.COM

**CIVIL ENGINEER**  
MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD.  
GREENWOOD VILLAGE, CO 80014  
(303) 353-3695  
CONTACT: MR. KRIS WIEST  
EMAIL: KRIS.WIEST@MERRICK.COM

**SITE ARCHITECT**  
MAYSE & ASSOCIATES, INC.  
14850 QUORUM DRIVE, SUITE 201  
DALLAS, TX 75254  
(972) 386-0338  
CONTACT: MR. TROY FOSTER  
EMAIL: TFOSTER@MAYSEASSOCIATES.COM

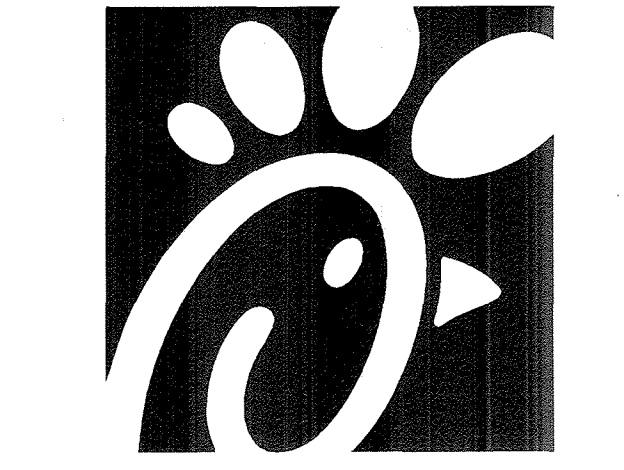
**SURVEYOR**  
MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD  
GREENWOOD VILLAGE, CO 80014

**LANDSCAPE ARCHITECT**  
MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD  
GREENWOOD VILLAGE, CO 80014

**WATER**  
CASTLE ROCK WATER  
175 KELLOGG COURT, CASTLE ROCK, CO 80109  
720-733-6000

**SANITARY SEWER**  
CASTLE ROCK WATER  
175 KELLOGG COURT, CASTLE ROCK, CO 80109  
720-733-6000

**Legal Description:**  
Lot 2-E  
Metzler Ranch Filing 3 1st Amendment  
County of Douglas  
State of Colorado



**Chick-fil-A**  
5200 Buffington Road  
Atlanta, Georgia 30349-2998



**CHICK-FIL-A**  
**CASTLE ROCK FSU**  
346 METZLER DR  
CASTLE ROCK, CO 80108

**FSR# 1580**  
BUILDING TYPE/ SIZE: P12 SE LRG  
RELEASE: V2\_18.08

**REVISION SCHEDULE**

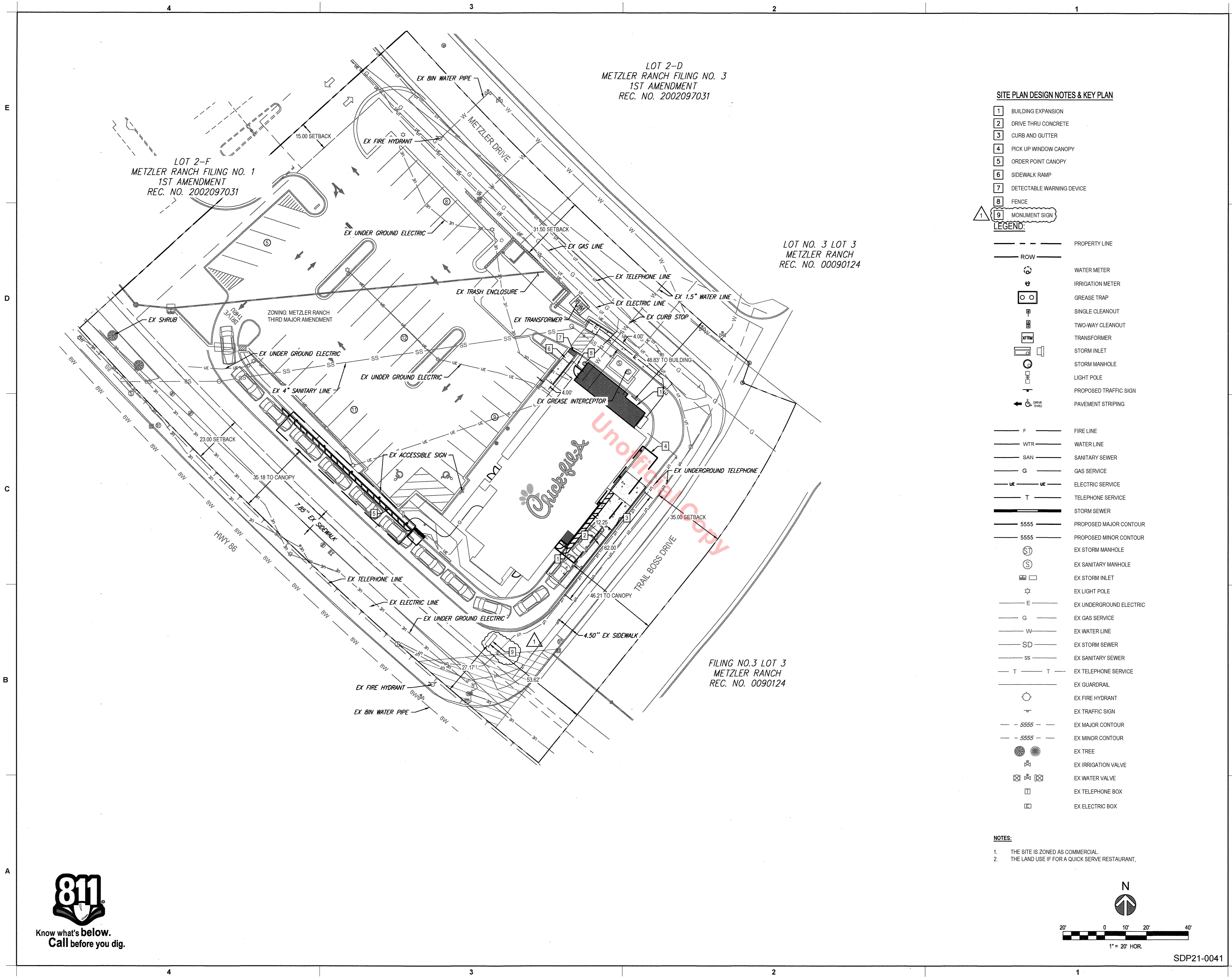
NO.	DATE	DESCRIPTION
1	7/08/2021	MONUMENT SIGN REVISI

**SITE DEVELOPMENT PLAN**

CONSULTANT PROJECT # 65120509  
PRINTED FOR BUILDING REVIEW  
DATE 9/8/2021  
DRAWN BY ITR  
SHEET COVER SHEET  
SHEET NUMBER 1 OF 10

File Path: Q:\DEN\Projects\0509-00 CFA Castle Rock Remodel\CADD\CDs\SDP\CO\_0\_COVER SHEET.dwg Last Saved By: LVGT  
9/29/2021 1:22 PM  
00-LS-0000-A-101-SHEET NAME





LOT 2-D  
METZLER RANCH FILING NO. 3  
1ST AMENDMENT  
REC. NO. 2002097031

LOT 2-F  
METZLER RANCH FILING NO. 1  
1ST AMENDMENT  
REC. NO. 2002097031

LOT NO. 3 LOT 3  
METZLER RANCH  
REC. NO. 00090124

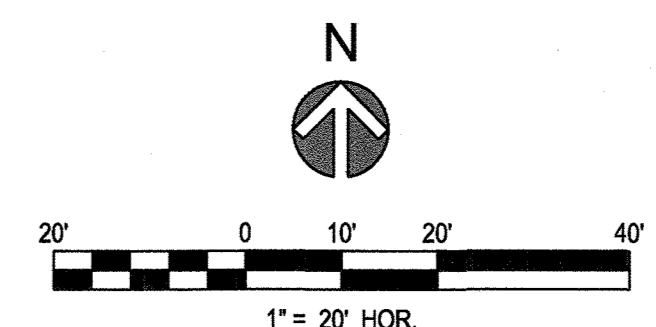
FILING NO.3 LOT 3  
METZLER RANCH  
REC. NO. 0090124

SITE PLAN DESIGN NOTES & KEY PLAN

- 1 BUILDING EXPANSION
- 2 DRIVE THRU CONCRETE
- 3 CURB AND GUTTER
- 4 PICK UP WINDOW CANOPY
- 5 ORDER POINT CANOPY
- 6 SIDEWALK RAMP
- 7 DETECTABLE WARNING DEVICE
- 8 FENCE
- 9 MONUMENT SIGN

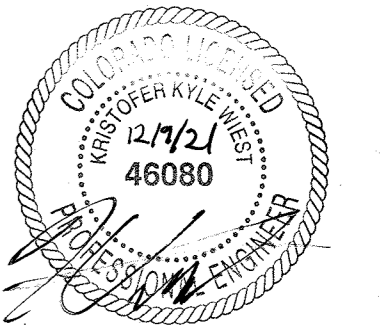
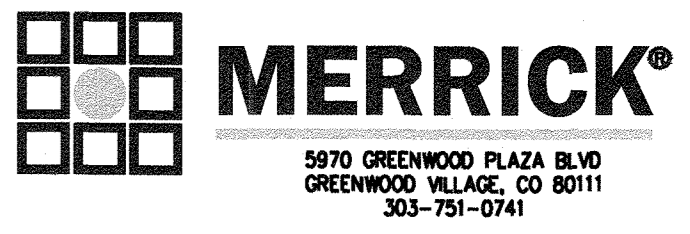
- LEGEND:
- PROPERTY LINE
  - ROW
  - ⊕ WATER METER
  - ⊕ IRRIGATION METER
  - ⊕ GREASE TRAP
  - ⊕ SINGLE CLEANOUT
  - ⊕ TWO-WAY CLEANOUT
  - ⊕ TRANSFORMER
  - ⊕ STORM INLET
  - ⊕ STORM MANHOLE
  - ⊕ LIGHT POLE
  - ⊕ PROPOSED TRAFFIC SIGN
  - ← DRIVE THRU
  - F FIRE LINE
  - WTR WATER LINE
  - SAN WATER SEWER
  - G GAS SERVICE
  - UE ELECTRIC SERVICE
  - T TELEPHONE SERVICE
  - STORM SEWER
  - 5555 PROPOSED MAJOR CONTOUR
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  - ⊕ EX STORM MANHOLE
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  - ⊕ EX LIGHT POLE
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  - G EX GAS SERVICE
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  - ⊕ EX WATER VALVE
  - ⊕ EX TELEPHONE BOX
  - ⊕ EX ELECTRIC BOX

- NOTES:
- THE SITE IS ZONED AS COMMERCIAL.
  - THE LAND USE IF FOR A QUICK SERVE RESTAURANT,



Chick-fil-A

Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349-2998



**CHICK-FIL-A**  
**CASTLE ROCK FSU**  
**346 METZLER DR**  
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RELEASE: V2\_18.08

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	7/08/2021	MONUMENT SIGN REVISION

CONSULTANT PROJECT #	65120509
PRINTED FOR	BUILDING REVIEW
DATE	9/2/2021
DRAWN BY	ITR
SHEET	SITE PLAN

SHEET NUMBER

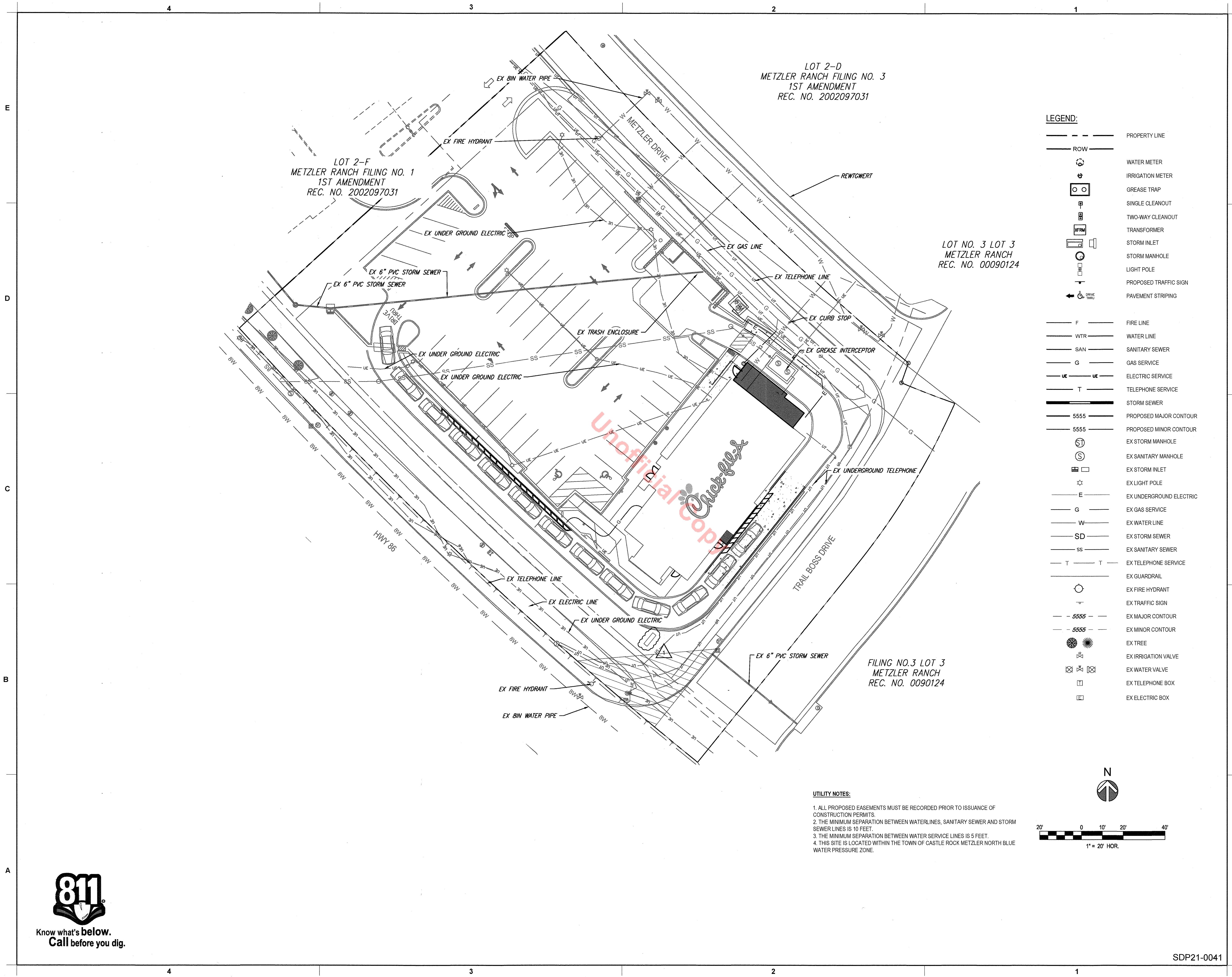
SITE DEVELOPMENT PLAN

SDP21-0041



Know what's below.  
Call before you dig.



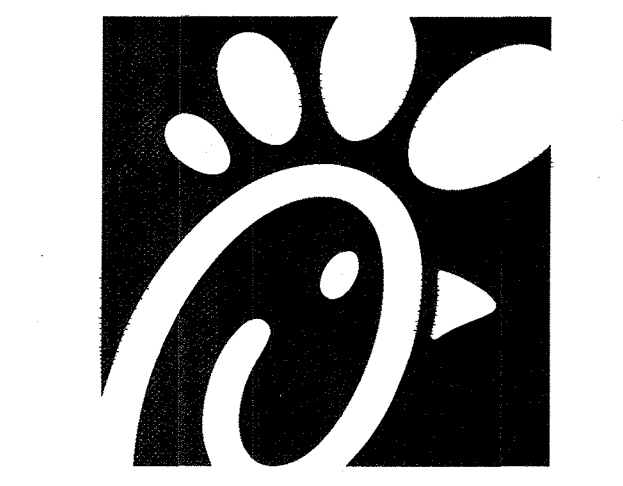
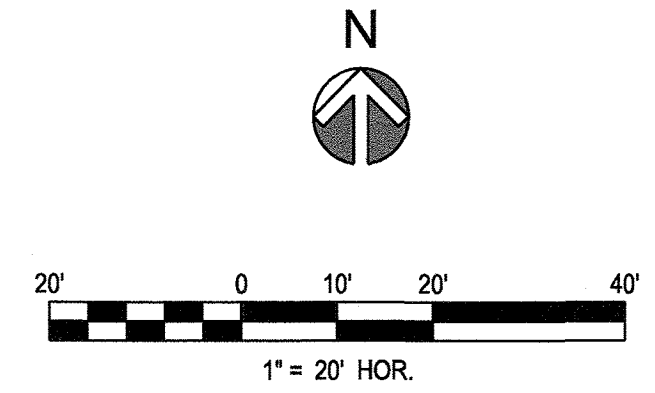


**LEGEND:**

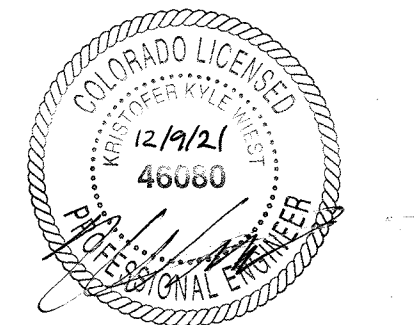
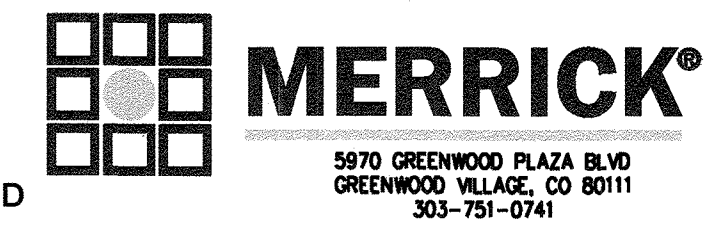
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□	GREASE TRAP
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□	TWO-WAY CLEANOUT
□	TRANSFORMER
□	STORM INLET
○	STORM MANHOLE
○	LIGHT POLE
○	PROPOSED TRAFFIC SIGN
---	PAVEMENT STRIPING
F	FIRE LINE
WTR	WATER LINE
SAN	SANITARY SEWER
G	GAS SERVICE
UE	ELECTRIC SERVICE
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---	EX MAJOR CONTOUR
---	EX MINOR CONTOUR
○	EX TREE
○	EX IRRIGATION VALVE
○	EX WATER VALVE
□	EX TELEPHONE BOX
□	EX ELECTRIC BOX

**UTILITY NOTES:**

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATER LINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK METZLER NORTH BLUE WATER PRESSURE ZONE.



**Chick-fil-A**  
 5200 Buffington Road  
 Atlanta, Georgia 30349-2998



**CHICK-FIL-A**  
**CASTLE ROCK FSU**  
 346 METZLER DR  
 CASTLE ROCK, CO 80108

**FSR# 1580**

BUILDING TYPE / SIZE: P12 SE LRG  
 RELEASE: V2\_18.08

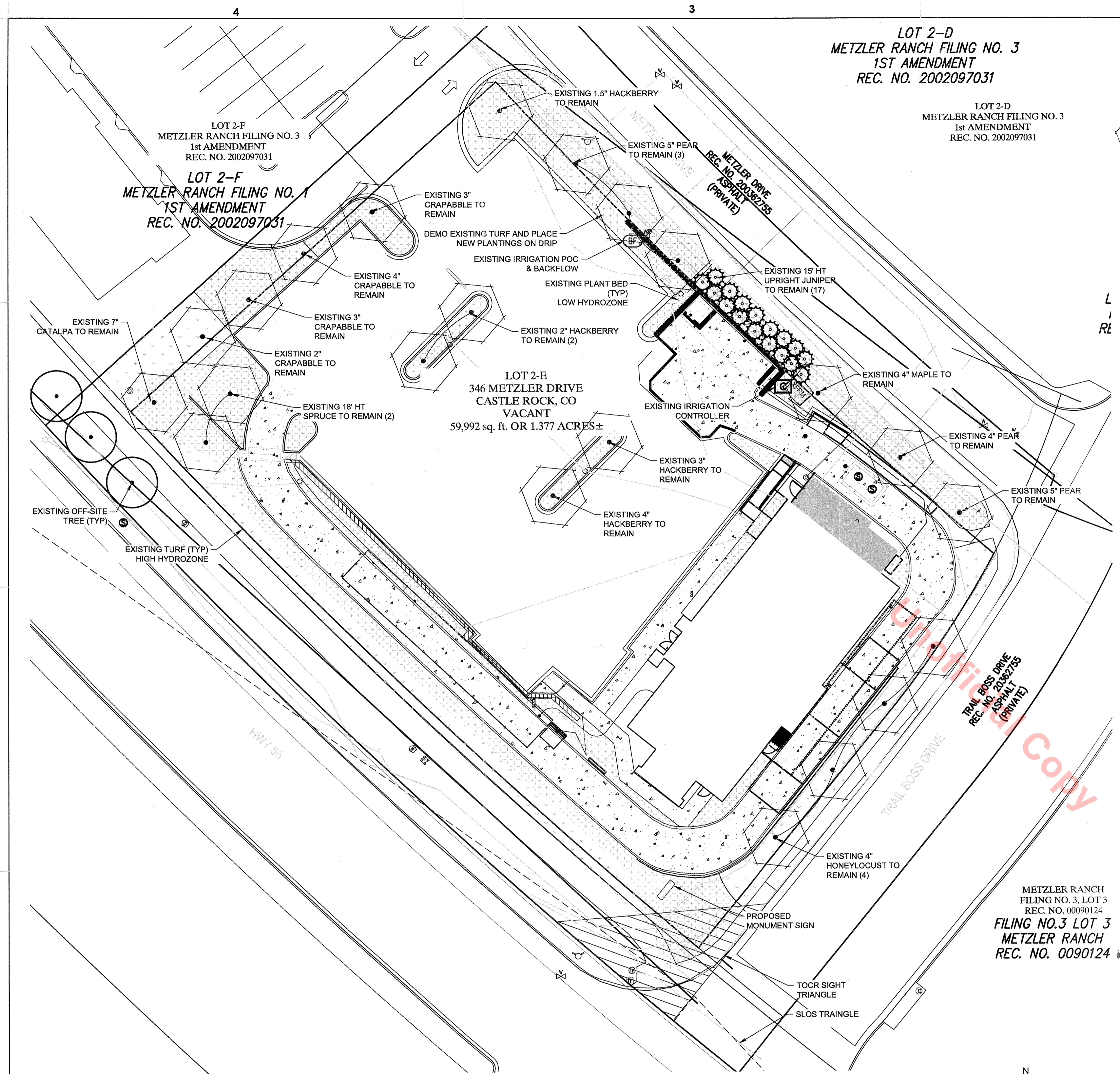
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	7/08/2021	MONUMENT SIGN REVISION

CONSULTANT PROJECT #	65120509
PRINTED FOR	BUILDING REVIEW
DATE	9/2/2021
DRAWN BY	ITR
SHEET	

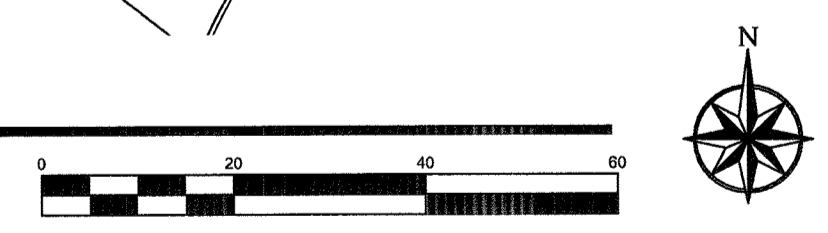
UTILITY PLAN



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 9/8/2021 11:38 AM  
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**LANDSCAPE PLAN**  
 SCALE: 1" = 20'



**LOT 2-D**  
 METZLER RANCH FILING NO. 3  
 1ST AMENDMENT  
 REC. NO. 2002097031

**LOT 2-D**  
 METZLER RANCH FILING NO. 3  
 1ST AMENDMENT  
 REC. NO. 2002097031

**LOT 2-E**  
 346 METZLER DRIVE  
 CASTLE ROCK, CO  
 VACANT  
 59,992 sq. ft. OR 1.377 ACRES±

**LOT 2-F**  
 METZLER RANCH FILING NO. 3  
 1ST AMENDMENT  
 REC. NO. 2002097031

**LOT 2-F**  
 METZLER RANCH FILING NO. 3  
 1ST AMENDMENT  
 REC. NO. 2002097031

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	EX-TR	17	EXISTING TREE - SMALL
	EX-RET	22	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	EXL-R	7,990 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN ADJUST FOR NEW LAYOUT. REPLACE ANY DEAD/DAMAGED MATERIALS AND PROTECT DURING CONSTRUCTION.
	EX-RE	3,749 SF	EX TURF TO REMAIN / ON-SITE, EXISTING TURF PROTECT IN PLACE, REPAIR/REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE, EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT.



**Commercial Landscape Site Inventory**

Town of Castle Rock Registered Professional YES - NEIL A MCLANE  
 Town of Castle Rock Registration # 16-1607 State of Colorado License Landscape Architect # LA-405  
 Company Name Natural Design Solutions, Inc. Address 5539 Colt Drive, Longmont, CO 80503  
 Phone (303) 443 - 0388 Email neil@ndscolorado.com Date 02/08/2016  
 PROJECT NAME Chick-fil-a 346 Metzler - Castle Rock

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
59,992 sf	5,992 Required 11,979 sf (excluding ROW area) provided	Bluegrass - Existing	Approx 4335 sf	24	39 existing	24	33 shrubs - existing	4 cy / 1000 sf	Yes x No
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
15,852 sf	1,585 required; 1,690 provided	44 Parking (Includes 2 ADA Spaces)	N/a	4	9'	4	4 existing	8	8 - existing



**CLWUR (Composite landscape water use rating) Chart**

Project Name: Chick-fil-a Metzler Drive  
 Site Development Plan (SDP) Number: TBD

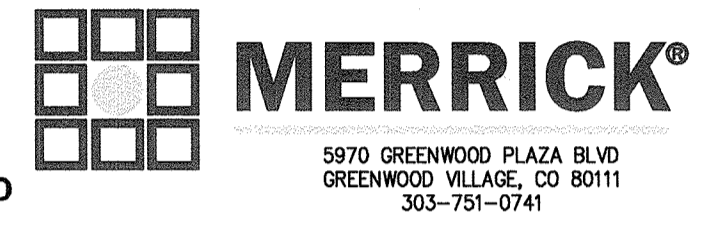
Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (V,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Spray	Existing Bluegrass Turf	6	HW	0.3218026	3749	1.5	11650	1.448111588
Drip	Xeric Bed	3	L	0.6781974	7901	4.5	11650	1.017296137
<b>Total of the CLWUR</b>								<b>2.465407725</b>



**NDS**  
 NATURAL DESIGN SOLUTIONS  
 Landscape Architecture  
 Land Planning · Irrigation Design  
 5539 Colt Drive, Longmont, CO 80503  
 (303) 443-0388 · neil@ndscolorado.com



**Chick-fil-A**  
 5200 Buffington Road  
 Atlanta, Georgia 30349-2998



**CHICK-FIL-A**  
**CASTLE ROCK FSU**  
 346 METZLER DR  
 CASTLE ROCK, CO 80108

**SITE DEVELOPMENT PLAN**

**FSR# 1580**  
 BUILDING TYPE / SIZE: P12 SE LRG  
 RELEASE: V2\_18.08

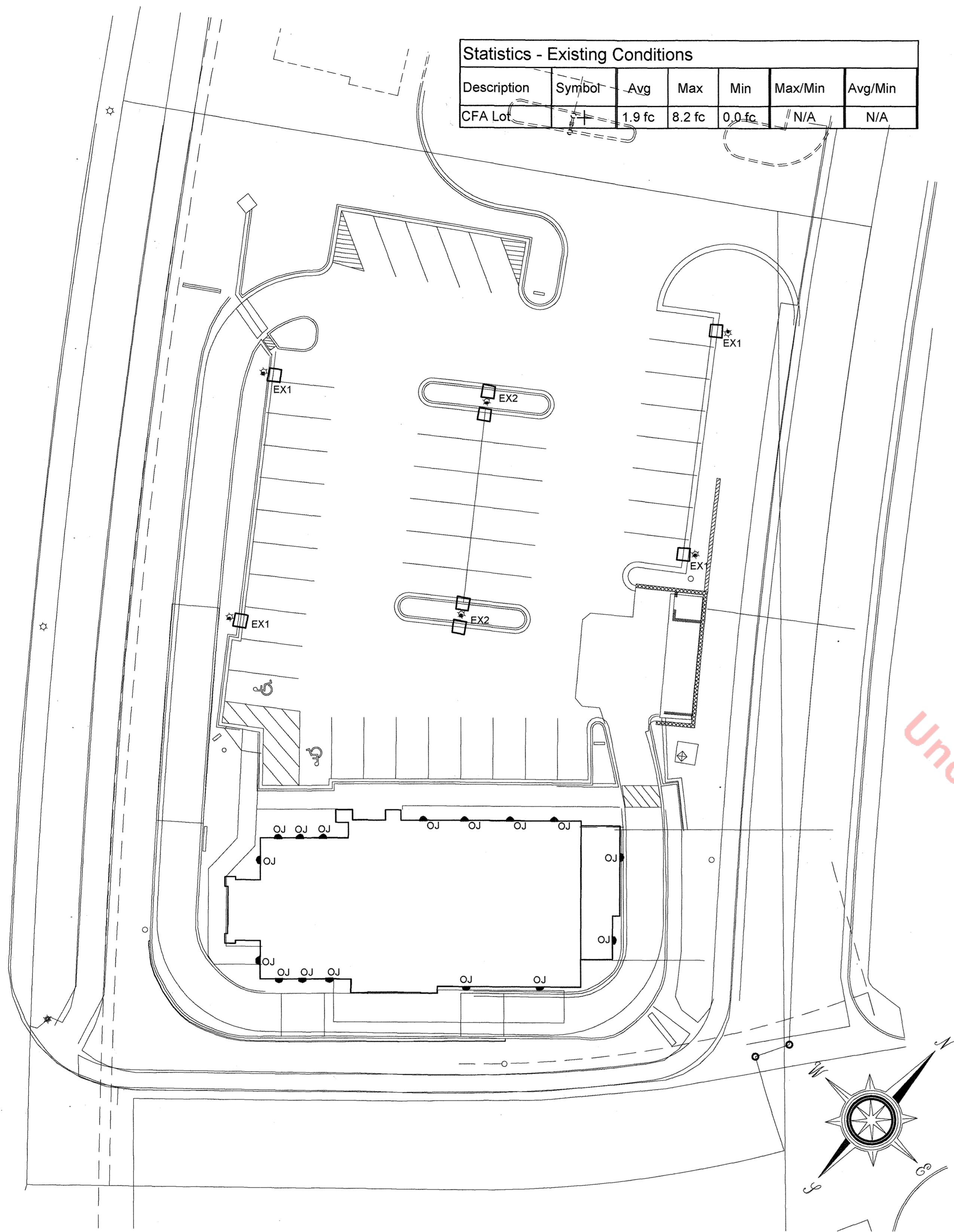
**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
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CONSULTANT PROJECT # 65120509  
 PRINTED FOR BUILDING REVIEW  
 DATE 9/8/2021  
 DRAWN BY JRO

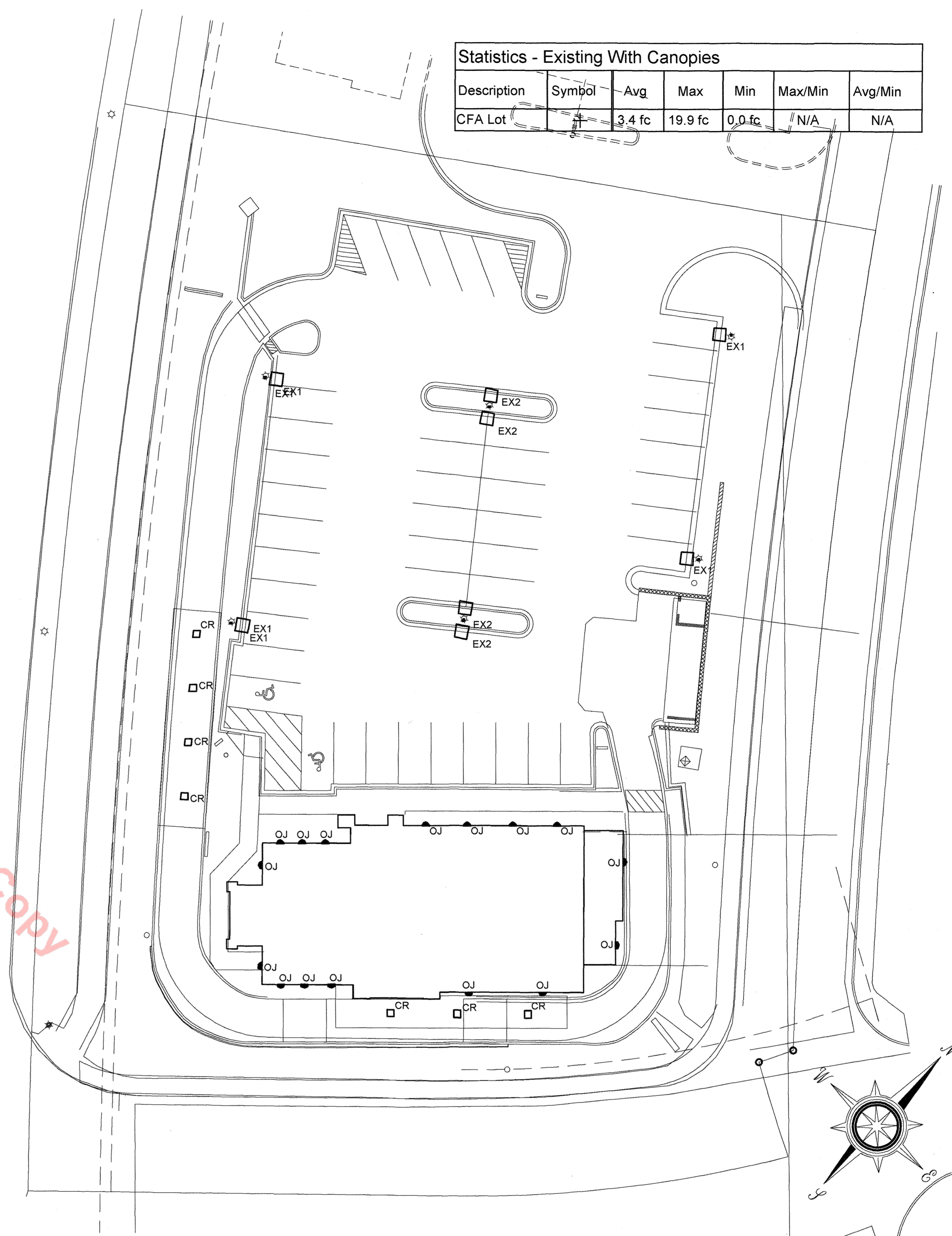
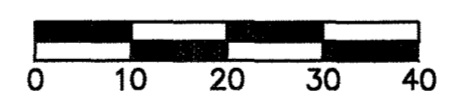
SHEET LANDSCAPE PLAN

SHEET NUMBER  
 6 OF 10



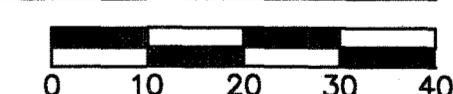
**1 PHOTOMETRIC PLAN - EXISTING CONDITIONS**

SCALE: 1"=20'-0"



**2 PHOTOMETRIC PLAN - EXISTING WITH CANOPIES**

SCALE: 1"=20'-0"



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor	Wattage
	OJ (Existing)	16	Security Lighting	RW5C-72L-3K	WSR LED WITH 1 MODULE, 10 LEADS, 700mA DRIVER, 3000K COLOR TEMPERATURE, TYPE 3 LENS	WSR_LED_1_10A700_30K_SR3_MVOLT.iex	1	24
	EX1 (Existing)	4	KIM LIGHTING	RA2SF3400MH-8T28	ERA HERITAGE STYLE LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR CONVEX GLASS LENS	ra25v-3-400m.iex	1	400
	EX2 (Existing)	2	KIM LIGHTING	RA2SF3400MH-8T28	ERA HERITAGE STYLE LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR CONVEX GLASS LENS	ra25v-3-400m.iex	1	800
	CR	0	LSI INDUSTRIES, INC	CRUS-SC-LED-VLW-30 (VERY LOW WATT)		CRUS-SC-LED-VLW-30.iex	1	59.8

Unofficial Copy



**Chick-fil-A**  
 5200 Buffington Road  
 Atlanta, Georgia 30349-2998  
 P: (404) 765 8000

**Kurzynske & Associates**  
 CONSULTING ENGINEERS  
 2900 Lebanon Pike, Ste 201  
 Nashville, Tennessee 37214  
 Telephone: (615) 255-5203  
 Fax: (615) 255-5207  
 Email: mail@kurzynske.com



**CHICK-FIL-A**  
**Castle Rock**  
 346 Metzler Dr  
 Castle Rock, CO 80108

**FSR#01580**

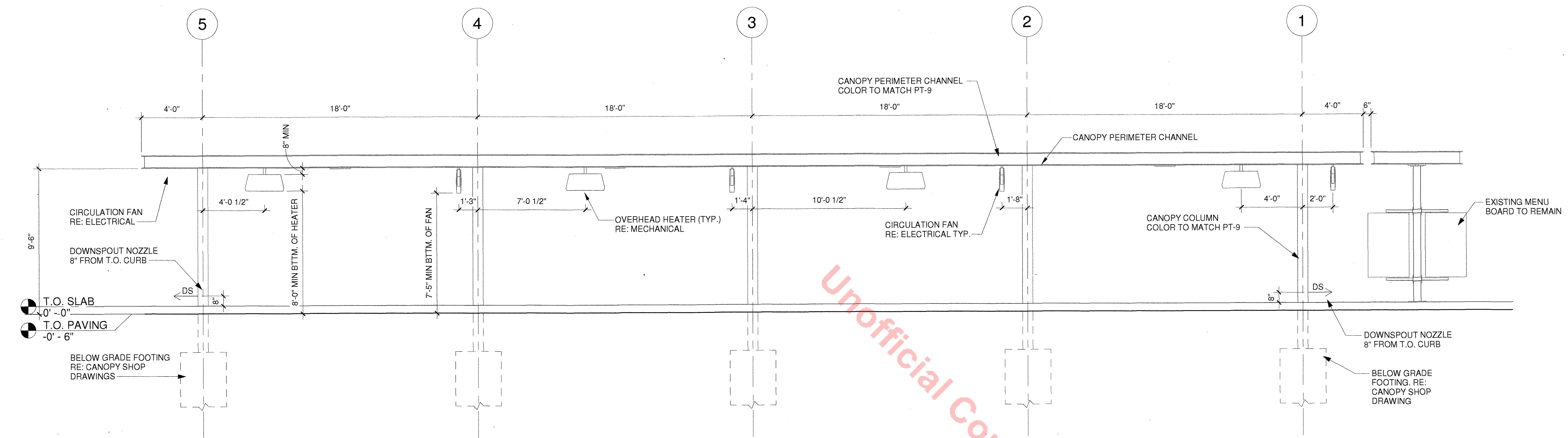
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REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 20061.MA.R  
 PRINTED FOR Permit  
 DATE 04/21/2020  
 DRAWN BY

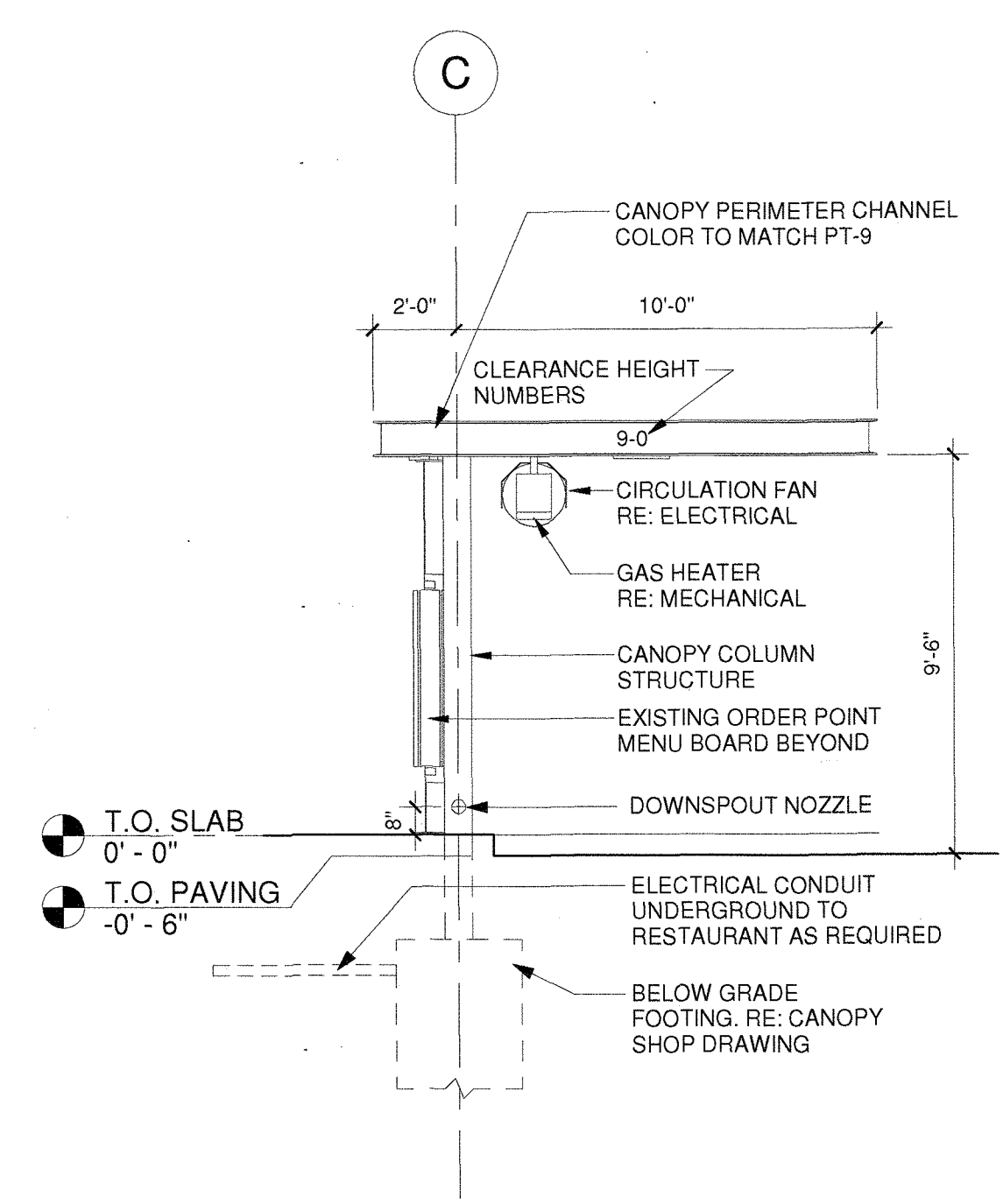
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SHEET  
**SITE PHOTOMETRIC PLAN**  
 SHEET NUMBER

3 EXTERIOR FINISH SCHEDULE			
STN-1	CULTURED STONE STONE PRODUCTS CORP, NAPA, CA 1-800-255-1727 COUNTRY LEDGESTONE, "ASPEN" (CVS 20008)	PT-9	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH
STN-2	CULTURED STONE SILL STONE PRODUCTS CORP, NAPA, CA 1-800-255-1727 COUNTRY LEDGESTONE, "ASPEN" (CVS 20008)	A-1	ALUMINUM AWNING - COVERED COLOR- BLACK
EC-1	DUROLAST EXCEPTIONAL METALS METAL COPING COLOR: MIDNIGHT BRONZE	PT-23B	EXTERIOR PAINT FOR STUCCO SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6108 / LATTE, MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER
EXTERIOR FINISH NOTES:		STUCCO NOTES:	
1. FINISHES LISTED IN THIS SCHEDULE DO NOT REPRESENT ORIGINAL PROTOTYPE FINISHES. CONFIRM ACTUAL FINISHES TO MATCH ON SITE. 2. REFER TO SEPARATE SIGNAGE PACKAGE FOR AWNING TYPES AND FINISH. 3. GC TO PATCH AND REPAIR FINISHES AFTER REMOVAL OF EXISTING CANOPY FROM BUILDING.		3 COAT EXTERIOR PORTLAND CEMENT PLASTER STUCCO (7/8") SCRATCH COAT, BROWN COAT AND EIFS TOP COAT. TOP FINISH SHALL BE 100% ACRYLIC BASED FINISH UTILIZING AN ELASTOMETRIC BINDER AND DIRT PICK UP (DRP) TECHNOLOGY. FINISH SHOULD USE INTEGRAL COLOR TO MATCH PAINT COLORS SPECIFIED AND HAVE A LIME SAND FLOAT TEXTURE. PROVIDE ACCESSORIES AS SHOWN OR REQUIRED INCLUDING CASING BEADS, 1/4" DEEP "V" DRIP SCREEDS, EXPANSION JOINTS CORNER BEADS, CONTROL JOINTS, ETC.	

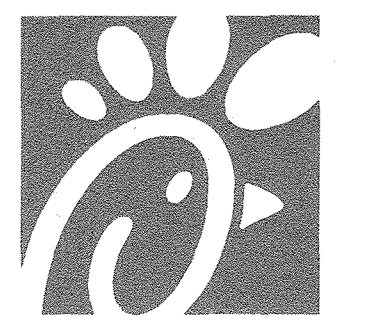


2 ORDER POINT CANOPY FRONT Copy 1  
1/4" = 1'-0"



1 ORDER POINT CANOPY SIDE Copy 1  
1/4" = 1'-0"

Unofficial Copy

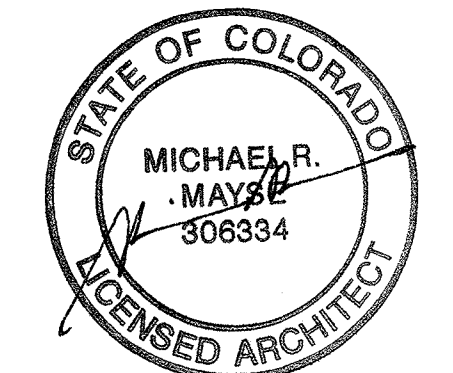


Chick-fil-A

Chick-fil-A  
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Atlanta, Georgia 30349-2998  
P: (404) 765 8000

MAYSE & ASSOCIATES, INC.  
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14861 Quorum Dr. Suite 800  
Dallas, Texas 75254  
Phone: (972) 386-0338 Fax: (972) 386-0578  
www.MayseAssociates.com



8/19/2020 4:26:25 PM

**CHICK-FIL-A**  
Castle Rock  
346 Metzler Dr  
Castle Rock, CO 80108

FSU#01580

BUILDING TYPE / SIZE: CL\_BIR/S03-104SW-R

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	19062
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DATE	8/19/2020 4:26:25 PM
DRAWN BY	Designer

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SHEET ORDER POINT CANOPY

SHEET NUMBER  
**8 OF 10**

### 3 EXTERIOR FINISH SCHEDULE

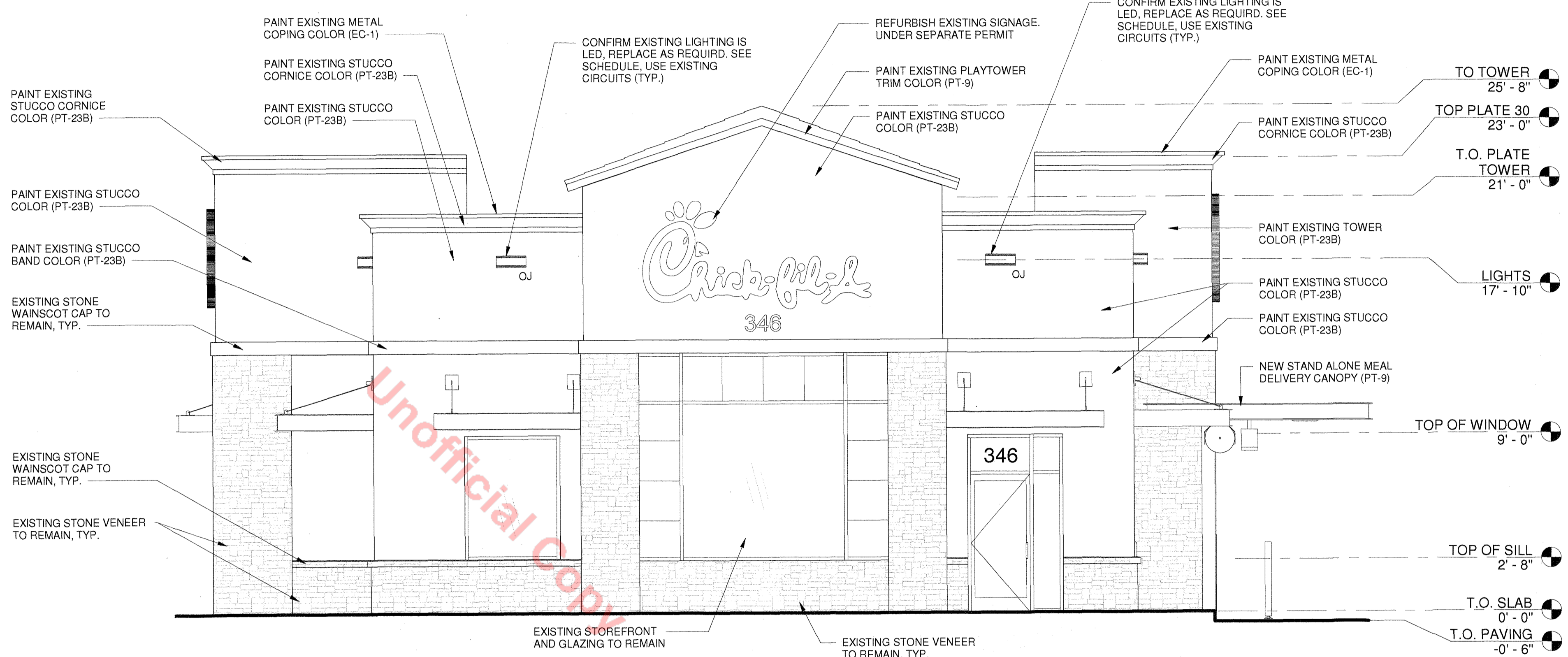
(STN-1)	CULTURED STONE STONE PRODUCTS CORP, NAPA, CA 1-800-255-1727 COUNTRY LEDGESTONE. "ASPEN" (CVS 20008)	(PT-9)	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH
(STN-2)	CULTURED STONE SILL STONE PRODUCTS CORP, NAPA, CA 1-800-255-1727 COUNTRY LEDGESTONE. "ASPEN" (CVS 20008)	(A-1)	ALUMINUM AWNING - COVERED COLOR- BLACK
(EC-1)	DUROLAST EXCEPTIONAL METALS METAL COPING COLOR: MIDNIGHT BRONZE	(PT-23B)	EXTERIOR PAINT FOR STUCCO SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6108 / LATTE, MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER

**EXTERIOR FINISH NOTES:**

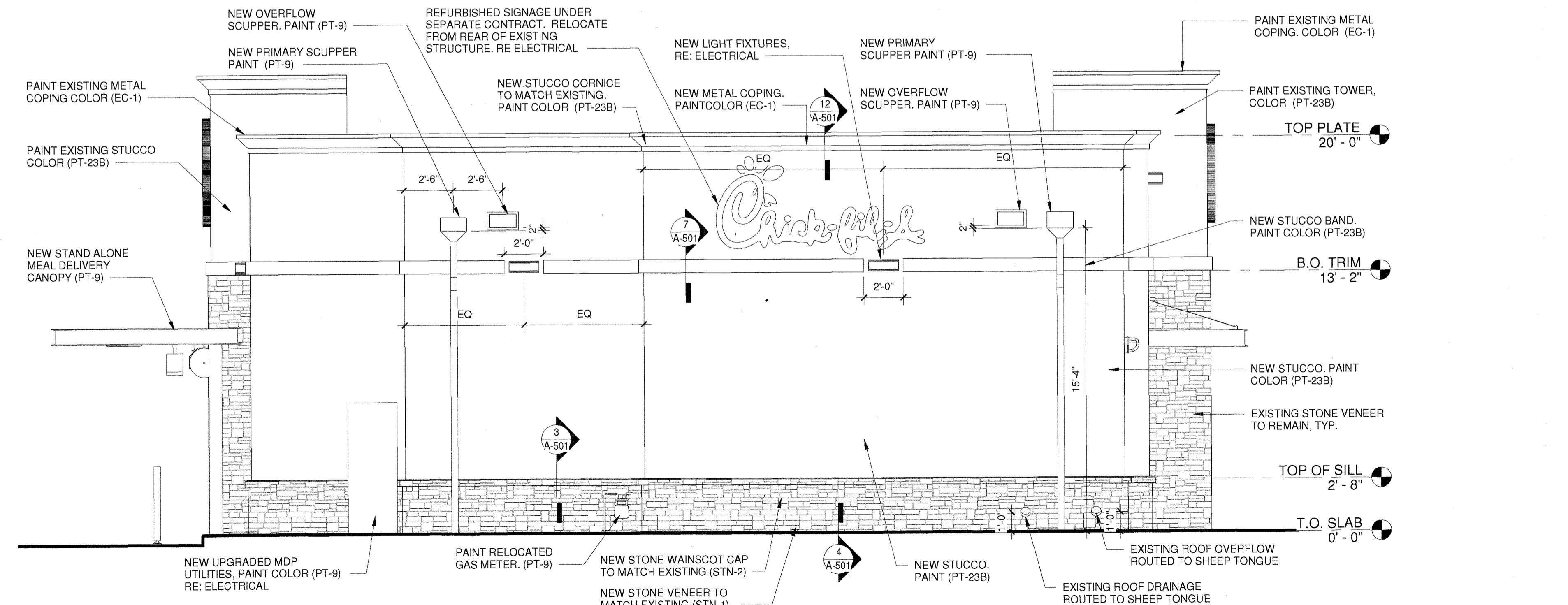
- FINISHES LISTED IN THIS SCHEDULE DO NOT REPRESENT ORIGINAL PROTOTYPE FINISHES. CONFIRM ACTUAL FINISHES TO MATCH ON SITE.
- REFER TO SEPARATE SIGNAGE PACKAGE FOR AWNING TYPES AND FINISH.
- GC TO PATCH AND REPAIR FINISHES AFTER REMOVAL OF EXISTING CANOPY FROM BUILDING.

**STUCCO NOTES:**

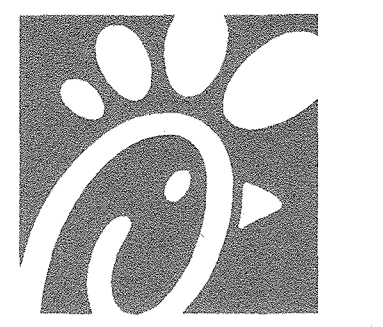
3 COAT EXTERIOR PORTLAND CEMENT PLASTER STUCCO (7/8")  
SCRATCH COAT, BROWN COAT AND EIFS TOP COAT. TOP FINISH SHALL BE 100% ACRYLIC BASED FINISH UTILIZING AN ELASTOMETRIC BINDER AND DIRT PICK UP (DRP) TECHNOLOGY. FINISH SHOULD USE INTEGRAL COLOR TO MATCH PAINT COLORS SPECIFIED AND HAVE A LIME SAND FLOAT TEXTURE. PROVIDE ACCESSORIES AS SHOWN OR REQUIRED INCLUDING CASING BEADS, 1/4" DEEP "V" DRIP SCREEDS, EXPANSION JOINTS CORNER BEADS, CONTROL JOINTS, ETC.



1 EAST (FRONT) ELEVATION Copy 1  
1/4" = 1'-0"



2 WEST (REAR) ELEVATION Copy 1  
1/4" = 1'-0"



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349-2998  
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# CHICK-FIL-A

Castle Rock  
346 Metzler Dr  
Castle Rock, CO 80108

## FSU#01580

BUILDING TYPE / SIZE: CL\_BIR/S03-104SW-R

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	19062
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DATE	8/19/2020 4:29:06 PM
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SHEET EXTERIOR ELEVATIONS

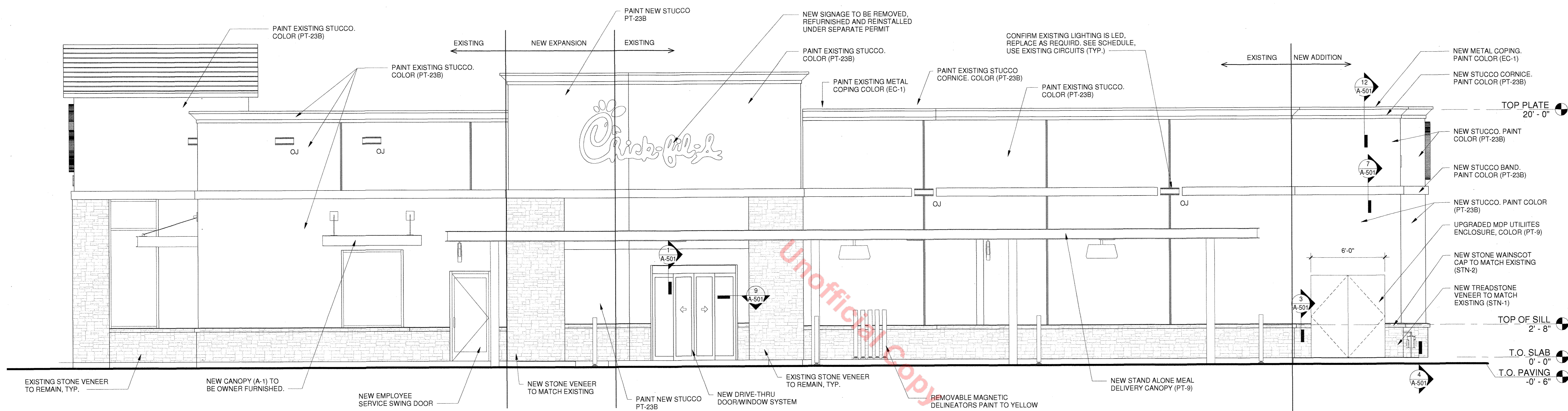
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SDP21-0041

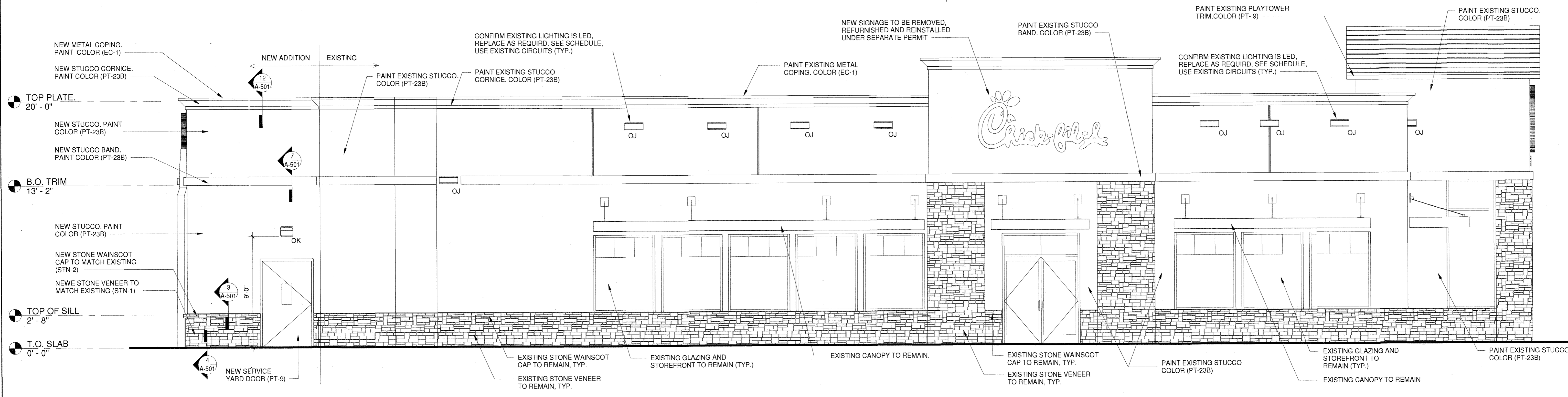
### 3 EXTERIOR FINISH SCHEDULE

STN-1	CULTURED STONE STONE PRODUCTS CORP. NAPA, CA 1-800-255-1727 COUNTRY LEDGESTONE. "ASPEN" (CVS 20008)	PT-9	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH
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EC-1	DUROLAST EXCEPTIONAL METALS METAL COPING COLOR: MIDNIGHT BRONZE	PT-23B	EXTERIOR PAINT FOR STUCCO SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6108 / LATTE, MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER

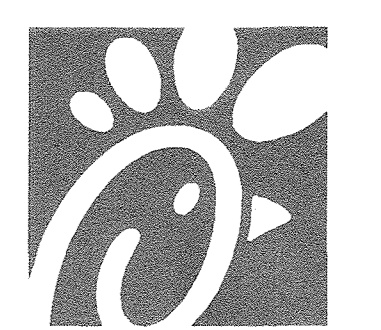
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1 NORTH (DRIVE-THRU) ELEVATION Copy 1  
1/4" = 1'-0"



2 SOUTH (MAIN ENTRY) ELEVATION Copy 1  
1/4" = 1'-0"

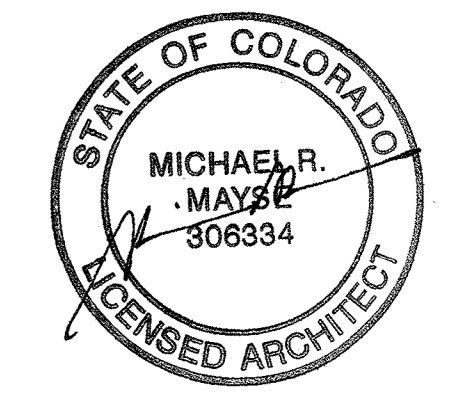


Chick-fil-A

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**CHICK-FIL-A**  
Castle Rock  
346 Metzler Dr  
Castle Rock, CO 80108

**FSU#01580**

BUILDING TYPE / SIZE: CL,BIR/S03-1045W-R

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 19062

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SHEET EXTERIOR ELEVATIONS

SHEET NUMBER