

LEGAL DESCRIPTION (PER WARRANTY DEED AT REC. #2002097031)

PARCEL ONE:
LOT 2-G, METZLER RANCH FILING 3, 1ST AMENDMENT, ACCORDING TO THE PLAT RECORDED SEPTEMBER 23, 2002 AS RECEPTION NO. 2002097031.

PARCEL TWO:
THE BENEFICIAL EASEMENTS DESCRIBED IN AMENDED AND RESTATED RECIPROCAL AGREEMENT RECORDED APRIL 30, 2003 AS RECEPTION NO. 2003062775 AND AMENDMENT RECORDED JULY 14, 2003 AS RECEPTION NO. 2003104663.

COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS

BASED ON THE NORTHEASTERLY LINE OF LOT 2-G AS REFERENCED ON THE PLAT OF METZLER RANCH FILING NO. 3, 1ST AMENDMENT BEARING S38°14'00"E AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

OWNER

DUTCH BROTHERS COFFEE
110 SW 4TH ST.
GRANTS PASS, OREGON 97526
CONTACT: TONY SCARDINO
TELEPHONE:

CIVIL ENGINEER

POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: TIFFANY D. WATSON, PE
TELEPHONE: 720.258.6836

DEVELOPER

DUTCH BROTHERS COFFEE
110 SW 4TH ST.
GRANTS PASS, OREGON 97526
CONTACT: TONY SCARDINO
TELEPHONE:

SURVEYOR

ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
CONTACT: CHARLES BECKSTROM
TELEPHONE: 303.337.1393

PLANNER

GNICH ARCHITECTURE STUDIO
1001 SE SANDY BOULEVARD, SUITE 100
PORTLAND, OREGON 97214
CONTACT: DUSTIN HENION, PROJECT MANAGER
TELEPHONE: 503.522.9079

ARCHITECT

GNICH ARCHITECTURE STUDIO
1001 SE SANDY BOULEVARD, SUITE 100
PORTLAND, OREGON 97214
CONTACT: DUSTIN HENION, PROJECT MANAGER
TELEPHONE: 503.522.9079

GENERAL NOTES

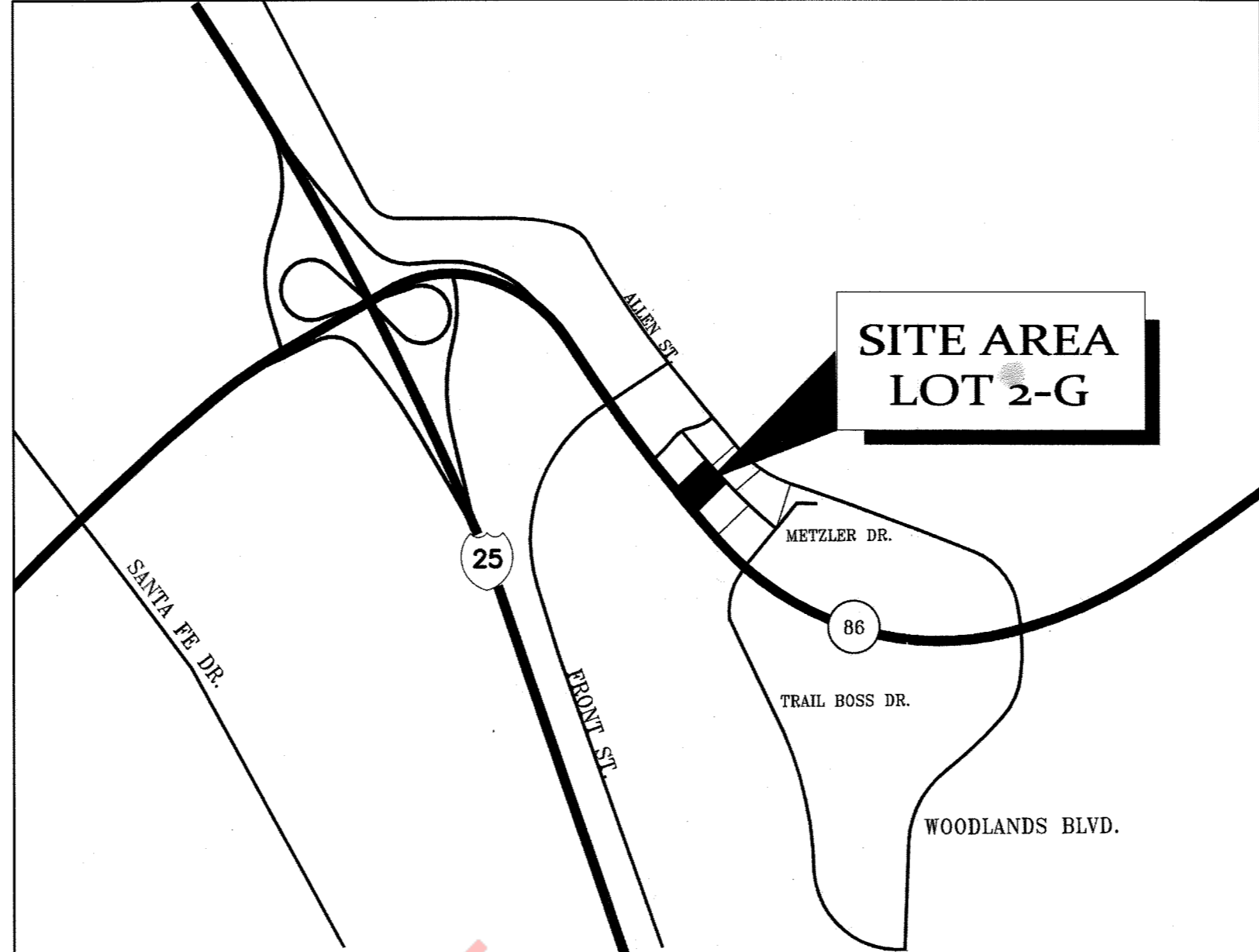
- 1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY. UNLESS MODIFIED BY THE SUBDIVISIONS 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.
- 2. 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.
- 3. 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 CONSTRUCTION DOCUMENTS.
- 4. 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 REGULATIONS, STANDARDS AND REQUIREMENTS.
- 5. 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.
- 6. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM THE TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- 7. 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.
- 8. 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.
- 9. "THIS SITE IS ZONED PLANNED DEVELOPMENT."
- 10. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- 11. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG 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.
- 12. 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.
- 13. 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.
- 14. THE SITE IS IN AN AREA OF MINIMAL FLOOD HAZARD (UNSHADED ZONE X) ON FEMA FIRM MAP NUMBER 08035C0186 G, REVISION DATE 03.16.2016.

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 MOVED 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.
- 9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

SITE DEVELOPMENT PLAN AMENDMENT NO. 2

LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT SITUATED IN THE S 1/2 OF SECTION 26, T.7S., R.67W. OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

- 1 OF 6 COVER SHEET
- 2 OF 6 SITE PLAN
- 3 OF 6 DRIVE THRU STACKING SITE PLAN
- 4 OF 6 SITE SIGNAGE DETAILS
- 5 OF 6 BUILDING SIGNAGE DETAILS
- 6 OF 6 BUILDING ELEVATIONS

SUMMARY TABLE	
ZONING	PLANNED DEVELOPMENT
LOT AREA	1.00 ACRE (43,588 SF)
BUILDING FOOTPRINT	2591 SF
PARKING	18,247 SF
STREET COVERAGE	3396 SF
SIDEWALK / DISPLAY	5531 SF
OPEN / LANDSCAPE	13,823 SF
MAXIMUM GROSS FLOOR AREA	35% OF NET ACREAGE
SETBACKS	FRONT: 15' MIN (25' ABUTTING ARTERIAL)
MAX BUILDING HEIGHT ALLOWED	35 FEET
EXISTING BUILDING HEIGHT	± 21.5 FEET
PARKING REQUIRED	
10 SPACES / 1000 SF G.F.A	(2591/1000) X 10 = 25 SPACES
TOTAL PARKING REQUIRED	25 SPACES
PARKING PROVIDED	
	21 SPACES (INCLUDING 1 H/C)
	*PARKING REDUCTION APPROVED PER 1ST AMENDMENT TO LOT 2-G, METZLER RANCHING FILING NO. 2, 1ST AMENDMENT (RECEPTION NUMBER 2004033610)

LAND USE TABLE	
ZONING	PLANNED DEVELOPMENT
LOT AREA	1.00 ACRE (43,588 SF) (100%)
BUILDING COVERAGE	2,591 SF (6%)
PARKING	18,247 SF (42%)
STREET COVERAGE	3,396 SF (8%)
LANDSCAPE / OPEN SPACE	13,823 SF (31%)
HARDSCAPE	5,531 SF (13%)

OWNERS CERTIFICATE

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

SIGNED THIS 19th DAY OF February, 2020

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF February, 2020 BY Mark P. Sciotto, BPAZ Properties, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/3/23

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 26 DAY OF February, 2020

DIRECTOR OF DEVELOPMENT SERVICES

TITLE CERTIFICATION

I, Patricia A. Reid, AN AUTHORIZED REPRESENTATIVE OF Stewart Title Guaranty 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.

SIGNED THIS 21st DAY OF February, 2020

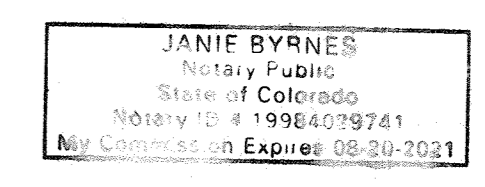
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF February, 2020 BY Patricia A. Reid AS AUTHORIZED REPRESENTATIVE OF Stewart Title Guaranty Company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

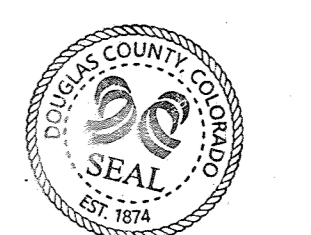
MY COMMISSION EXPIRES: 8/20/21



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS (name of document) WAS FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:23 PM ON THE 27th DAY OF February, 2020 AT RECEPTION NO. 2020015894

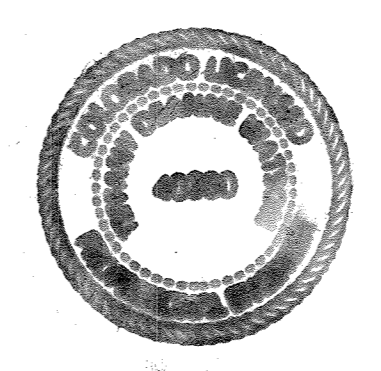
DOUGLAS COUNTY CLERK AND RECORDER
BY: Mary Hamilton DEPUTY



CIVIL ENGINEERS STATEMENT

I, Tiffany D. Watson, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

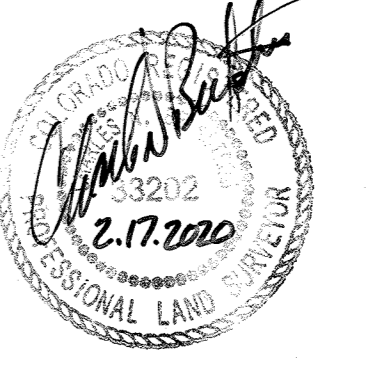
SIGNED: 02-17-2020
REGISTERED PROFESSIONAL ENGINEER DATE



SURVEYORS CERTIFICATE

I, Charles N. Beckstrom, BEING 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.

33202
REGISTERED LAND SURVEYOR DATE 2-17-2020



SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 LOT 2-G METZLER RANCH FILING NO. 2 1ST AMENDMENT PROJECT NO. SDP19-0052

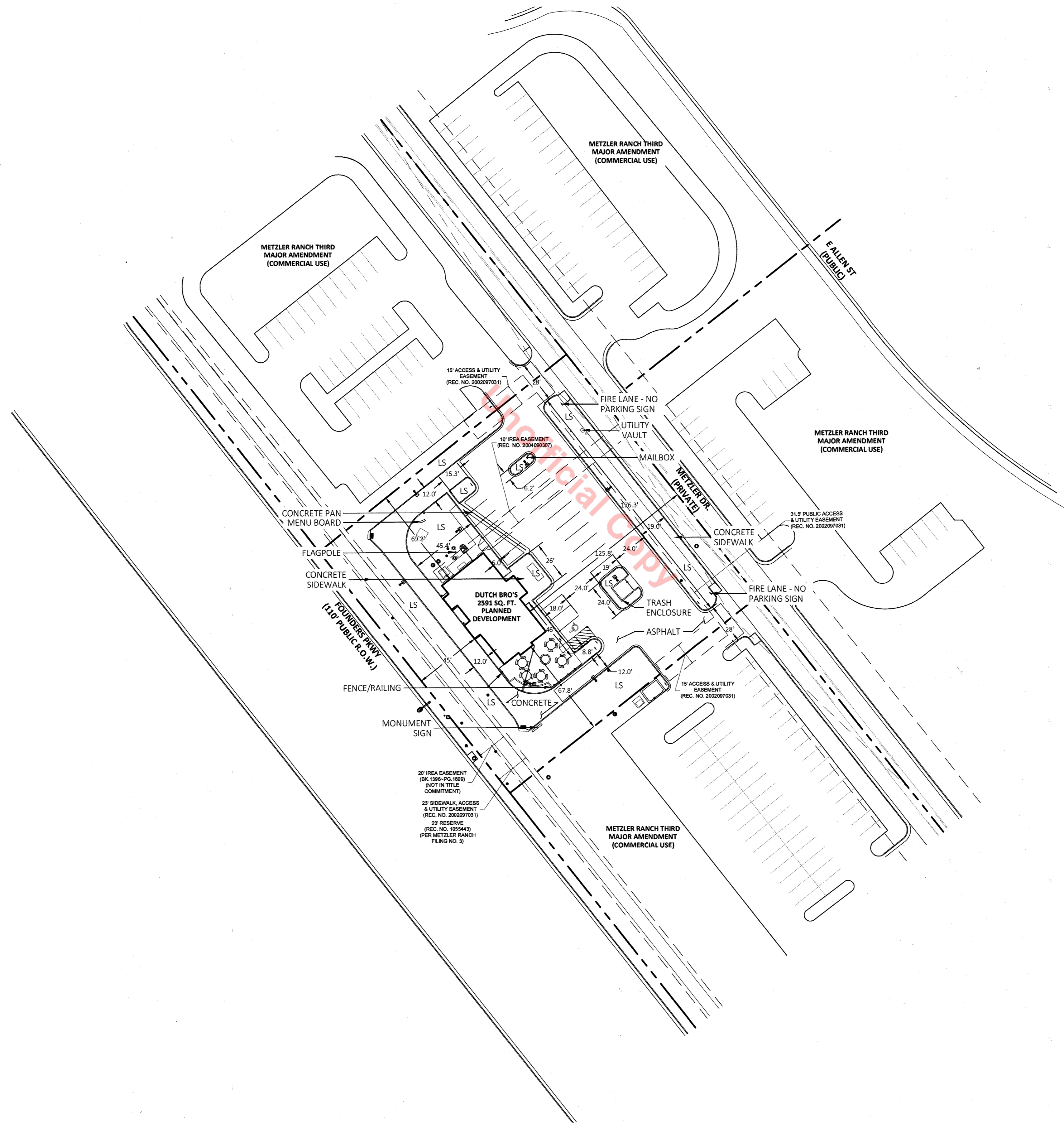
POINT CONSULTING, LLC
8460 W KEN CARYL AVE #101
LITTLETON, CO 80128
720-258-6836
www.pnt-llc.com
CIVIL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT PLAN
DUTCH BROS COFFEE - TENANT IMPROVEMENT PROJECT
CASTLE ROCK, CO
JOB NO. 19.096
COVER SHEET

DATE DESCRIPTION SHEET NUMBER:
1 OF 6

SITE DEVELOPMENT PLAN AMENDMENT NO. 2

LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT
 SITUATED IN THE S 1/2 OF SECTION 26, T.7S., R.67W. OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING FENCE
- SIGHT DISTANCE TRIANGLE
- EXISTING LANDSCAPE AREA
- SIGNAGE
- SITE LIGHTING
- ROAD LIGHTING
- SITE SEATING
- PLANTER
- EXISTING BOLLARDS

SITE DATA

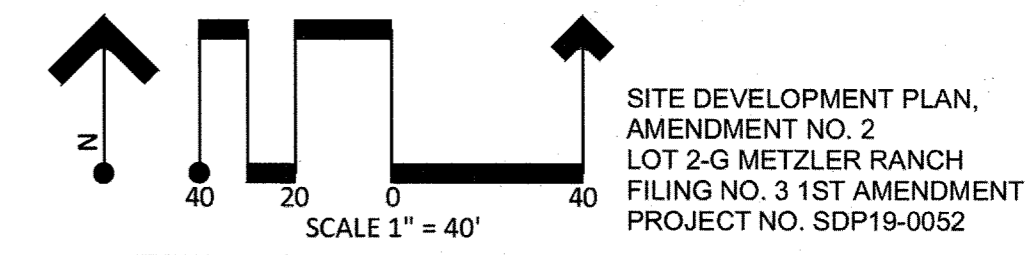
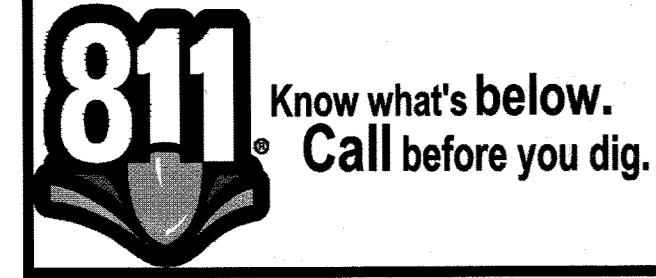
SITE AREA: 43,588 SF
 ZONE: PLANNED DEVELOPMENT (PD)
 GROSS FLOOR AREA: 2,591 SF
 MAXIMUM HEIGHT OF BUILDING: 35 FEET
 EXISTING BUILDING HEIGHT: ±20 FEET
 MINIMUM SETBACKS REQUIRED:
 FRONT: 15 FEET (25 FEET ABUTTING AN ARTERIAL ROAD)
 PARKING REQUIREMENTS:
 10 SPACES / 1000 SF GROSS FLOOR AREA
 2,591 SF = 25 SPACES+1 HANDICAP SPACE
 PARKING PROVIDED: 20 SPACES + 1 H/C SPACE
 LANDSCAPE PROVIDED: 13,823 SF (31%)

POINT
 CONSULTING, LLC
 8460 W KEN CARYL AVE # 101
 LITTLETON, CO 80128
 720-258-6836
 www.pnt-llc.com
 PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

SITE DEVELOPMENT PLAN
 DUTCH BROS COFFEE - TENANT
 IMPROVEMENT PROJECT
 CASTLE ROCK, CO

DATE	DESCRIPTION

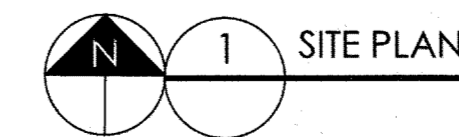
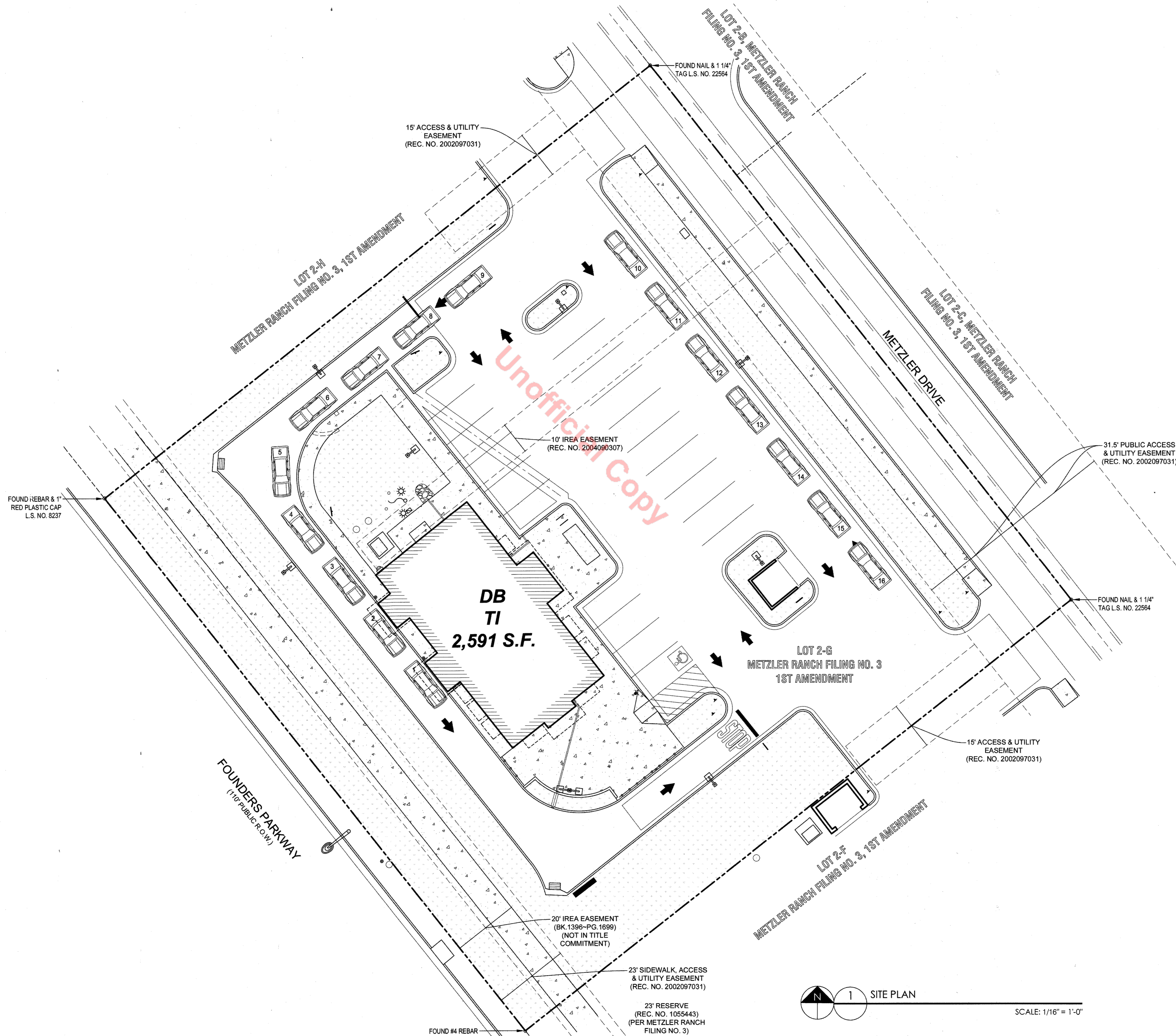
SHEET NUMBER:
2 OF 6



SITE DEVELOPMENT PLAN,
 AMENDMENT NO. 2
 LOT 2-G METZLER RANCH
 FILING NO. 3 1ST AMENDMENT
 PROJECT NO. SDP19-0052

SITE DEVELOPMENT PLAN AMENDMENT NO. 2

LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT
 SITUATED IN THE S 1/2 OF SECTION 26, T.7S., R.67W. OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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

SITE DEVELOPMENT PLAN,
 AMENDMENT NO. 2
 LOT 2-G METZLER RANCH
 FILING NO. 3 1ST AMENDMENT
 PROJECT NO. SDP19-0052



POINT CONSULTING, LLC
 8460 W KEN CARYL AVE #101
 LITTLETON, CO 80128
 720-258-6836
 www.point-llc.com
 CIVIL ENGINEERING
 PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

SITE DEVELOPMENT PLAN
 DUTCH BROS COFFEE - TENANT
 IMPROVEMENT PROJECT
 CASTLE ROCK, CO

DATE DESCRIPTION

SHEET NUMBER:

3 OF 6

JOB NO. 19.096

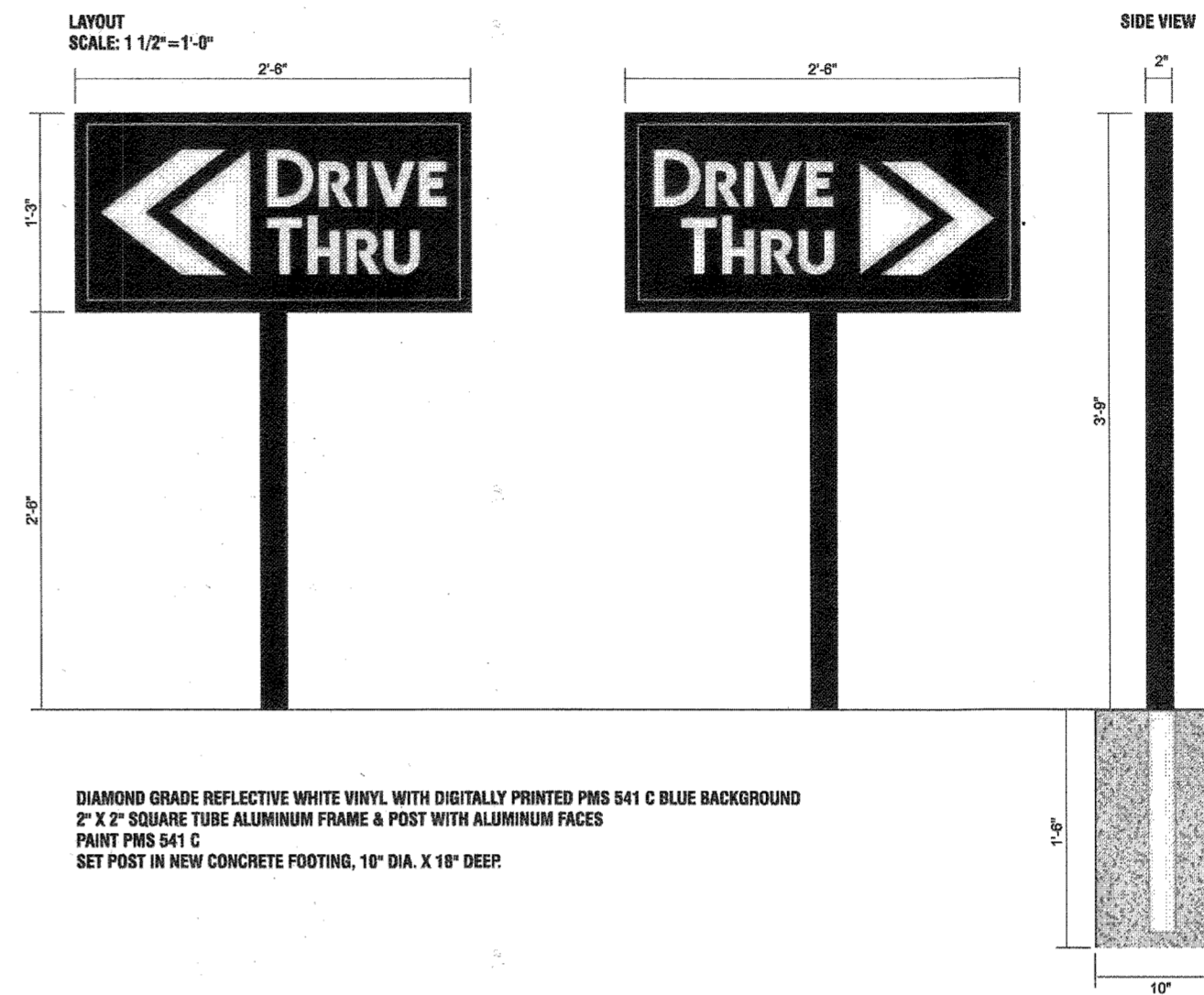
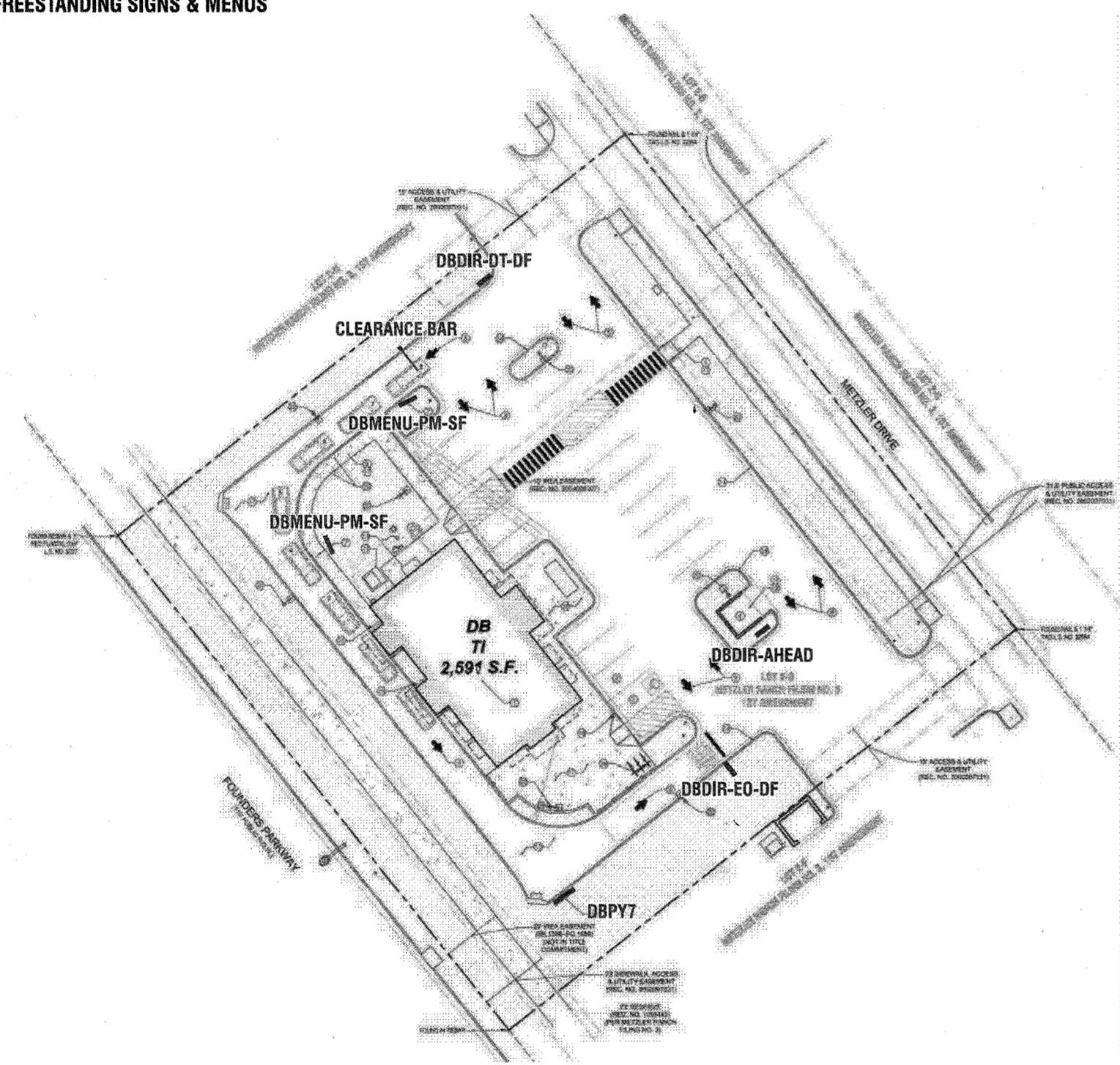
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT
 SITUATED IN THE S 1/2 OF SECTION 26, T.7S., R.67W. OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

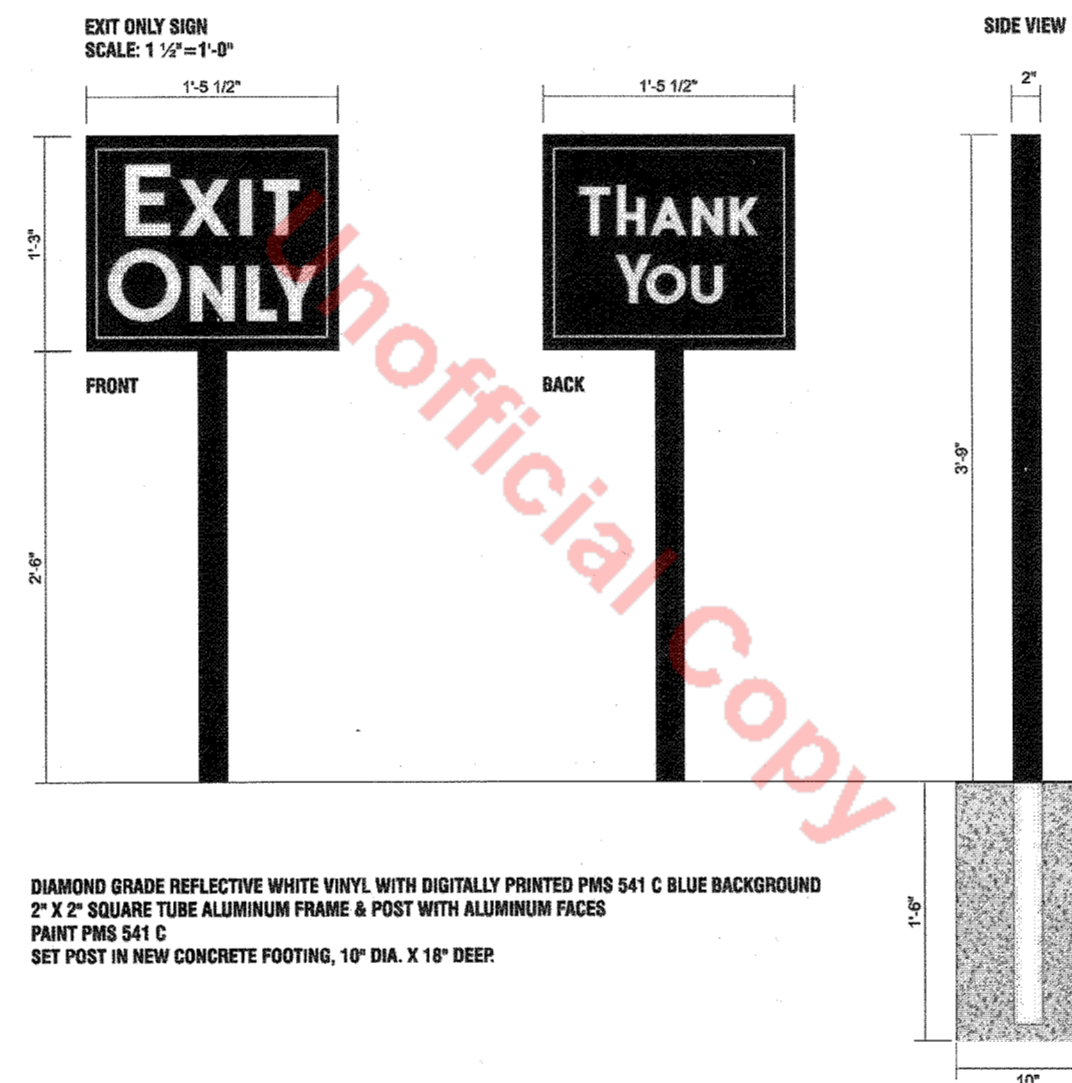
NOTES:

1. MENU AND MONUMENT SIGNS BY OTHER.
2. FOOTINGS FOR SIGNS ARE TO BE VERIFIED BY LICENSED STRUCTURAL ENGINEER AND FOR LOCAL CODES SOIL CONDITIONS.

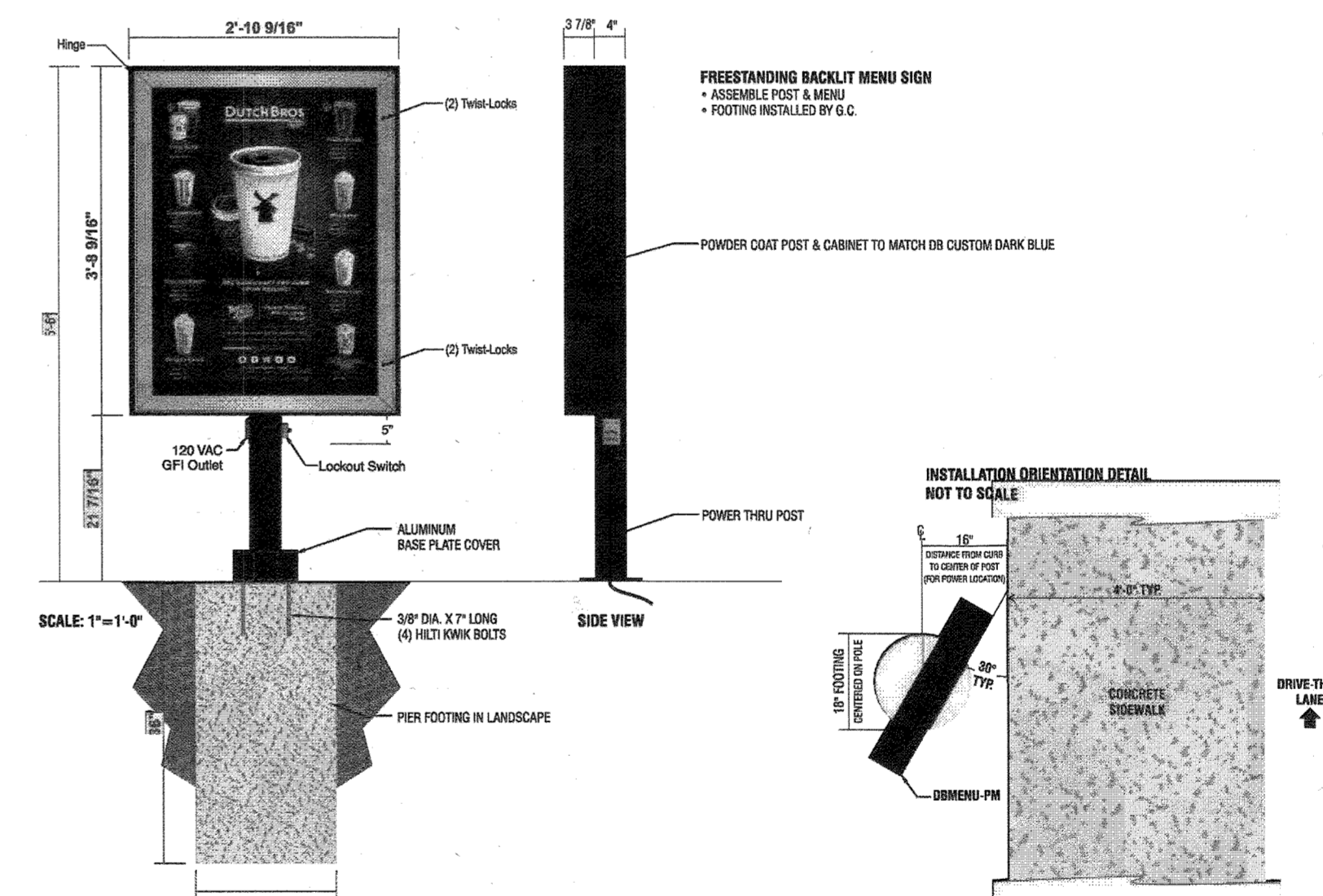
SUMMARY - FREESTANDING SIGNS & MENUS



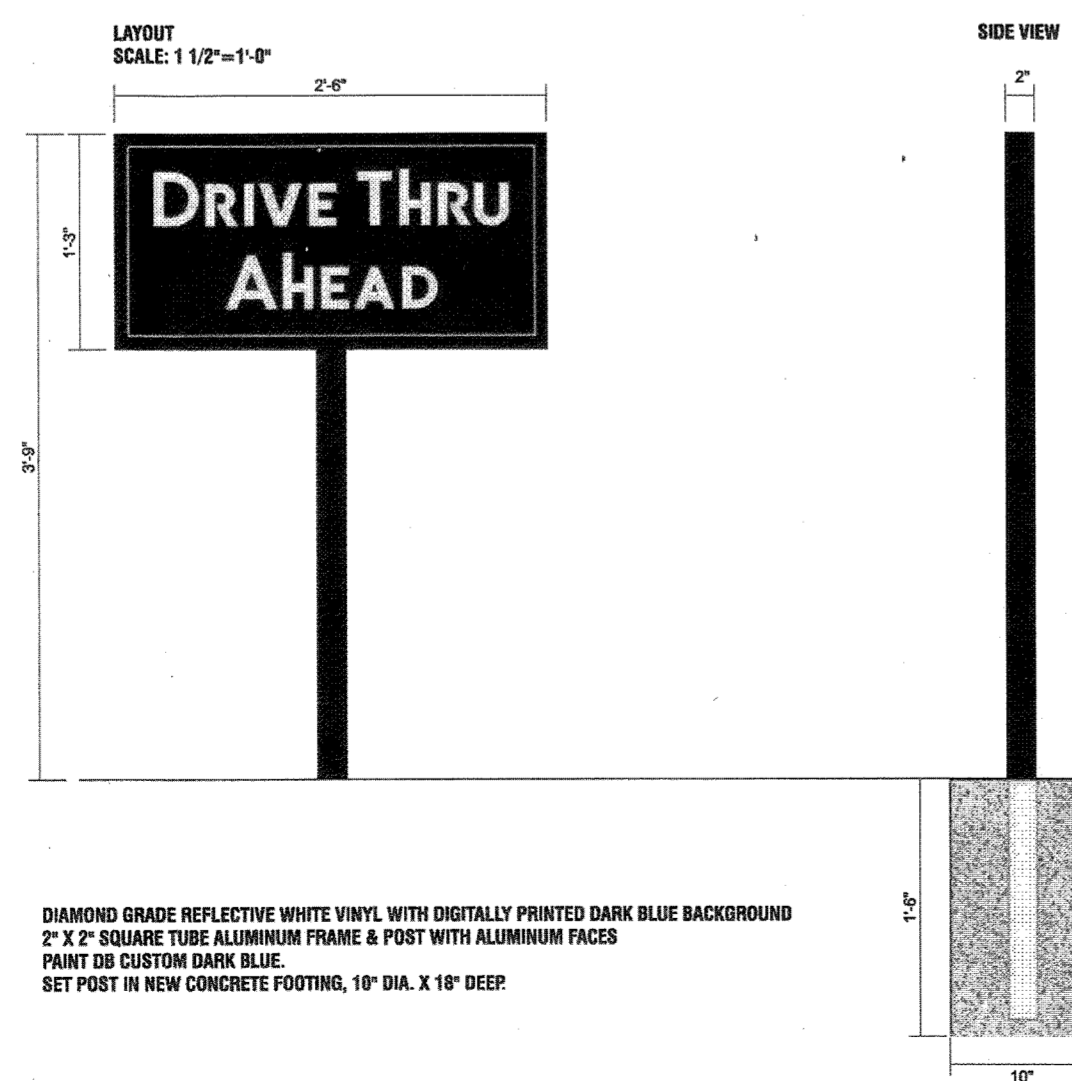
3 DIRECTIONAL SIGN BY OTHERS - REFERENCE ONLY
 NOT TO SCALE



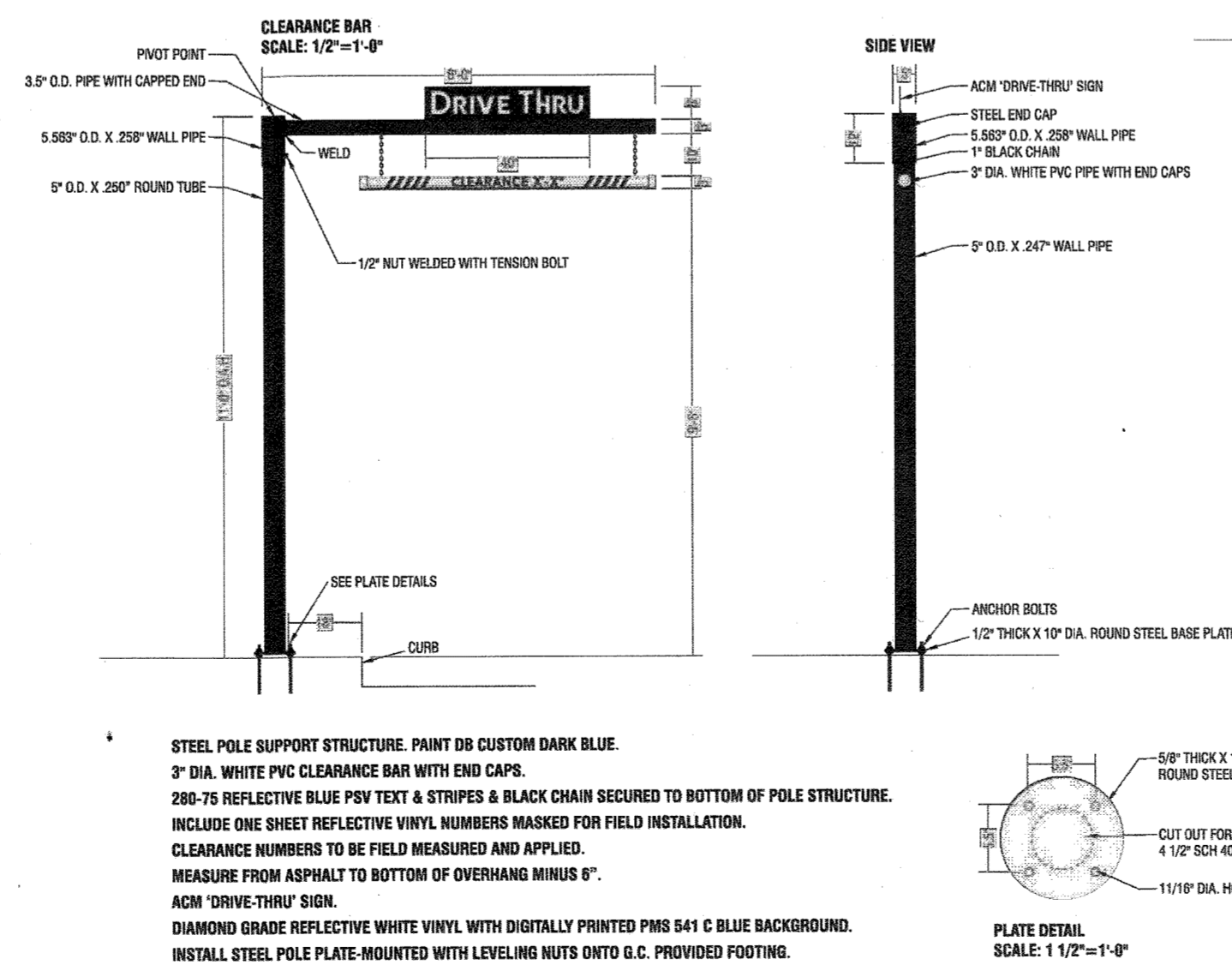
5 DIRECTIONAL SIGN BY OTHERS - REFERENCE ONLY
 NOT TO SCALE



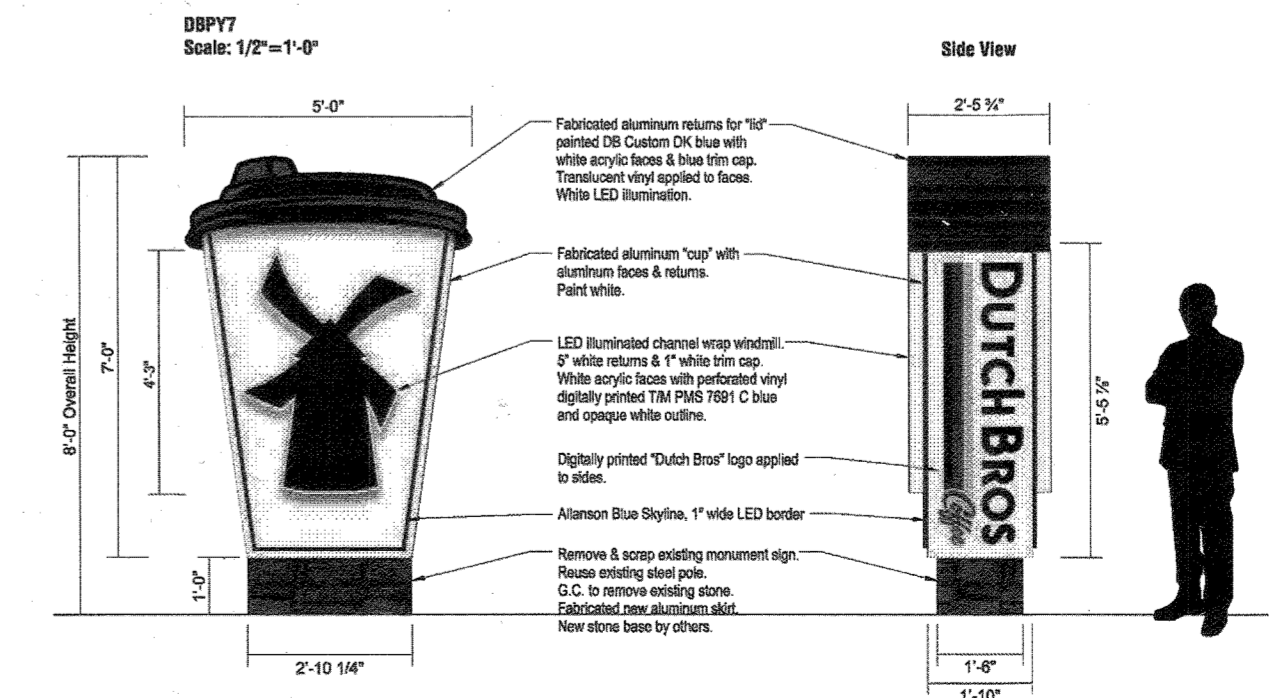
2 MENU SIGN BY OTHERS - REFERENCE ONLY
 NOT TO SCALE



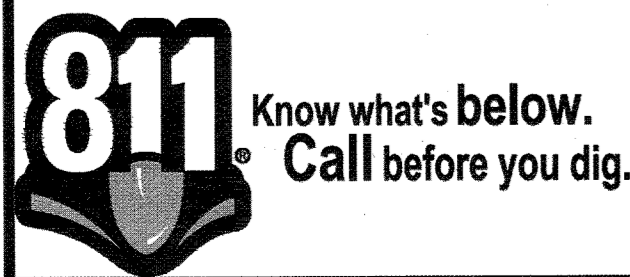
6 DIRECTIONAL SIGN BY OTHERS - REFERENCE ONLY
 NOT TO SCALE



4 CLEARANCE BAR BY OTHERS - REFERENCE ONLY
 NOT TO SCALE



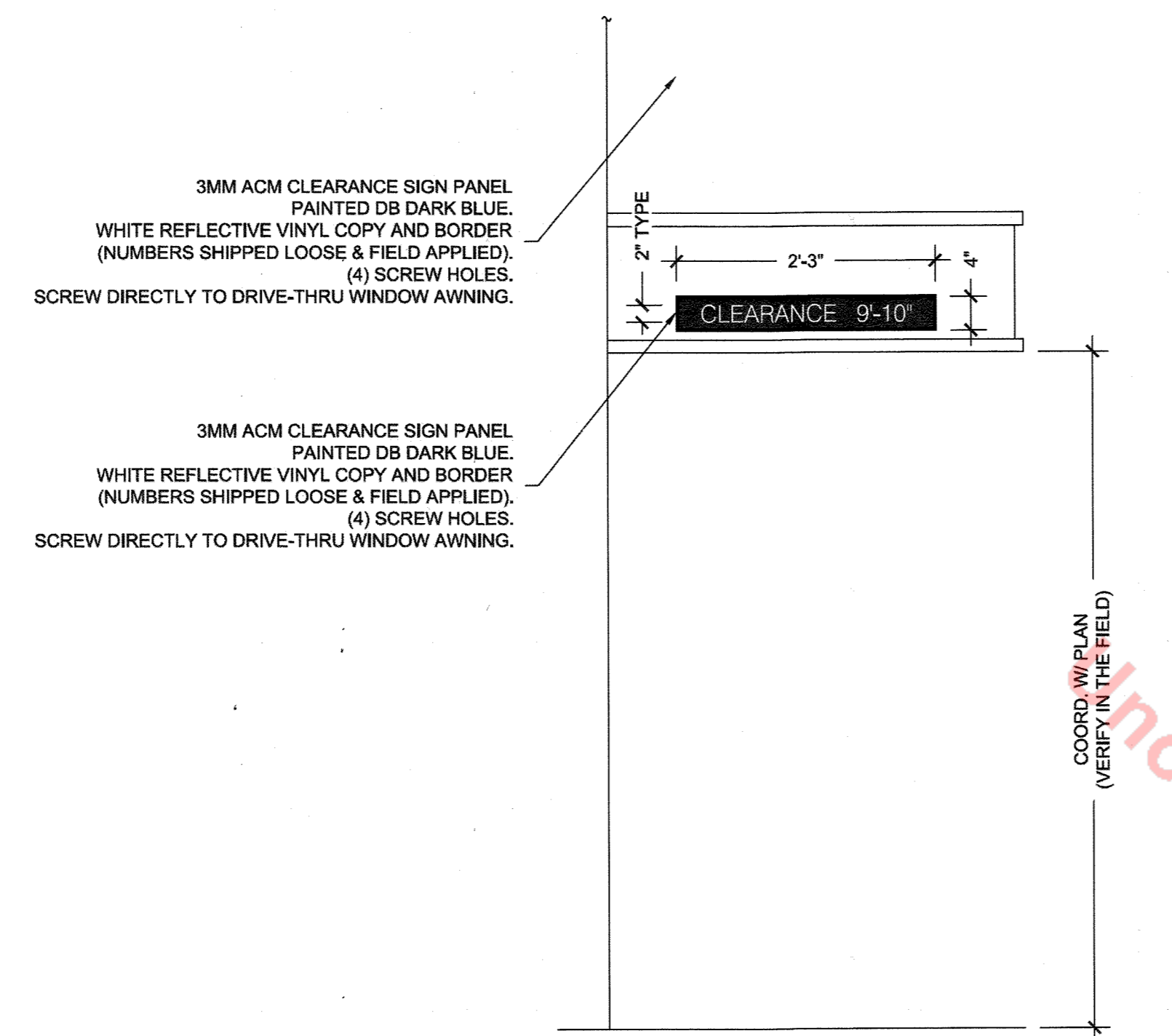
1 MONUMENT SIGN BY OTHERS - REFERENCE ONLY
 NOT TO SCALE



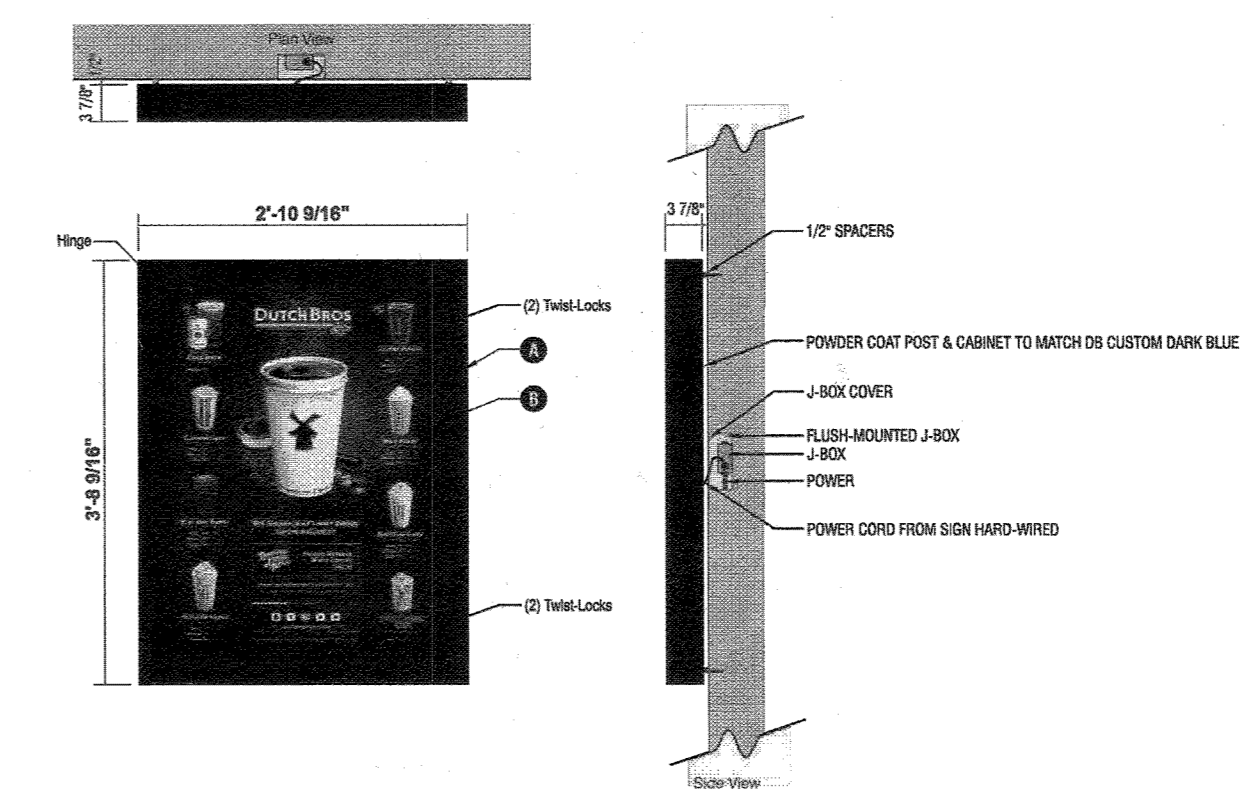
DATE	DESCRIPTION

SITE DEVELOPMENT PLAN AMENDMENT NO. 2

LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT
 SITUATED IN THE S 1/2 OF SECTION 26, T.7S., R.67W. OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

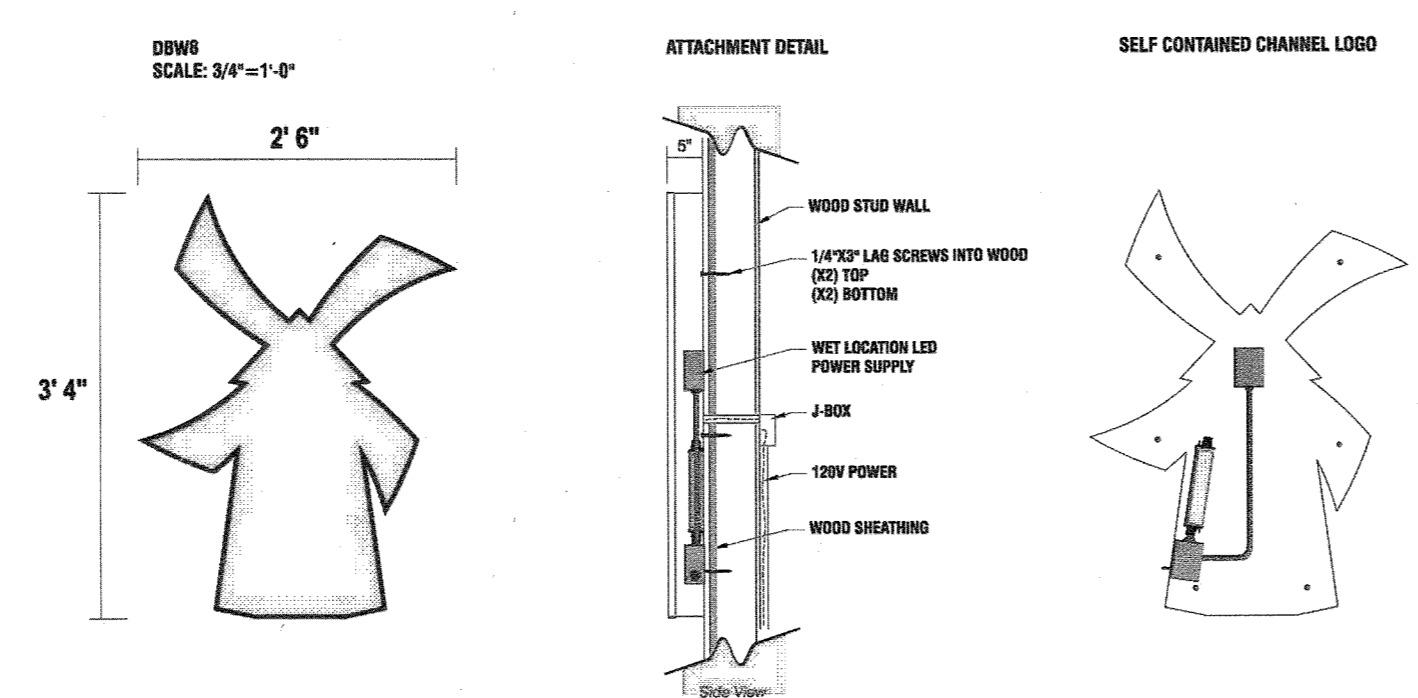


4 AWNING CLEARANCE SIGN BY OTHERS AT DRIVE-THRU WINDOW - REFERENCE ONLY
 NOT TO SCALE



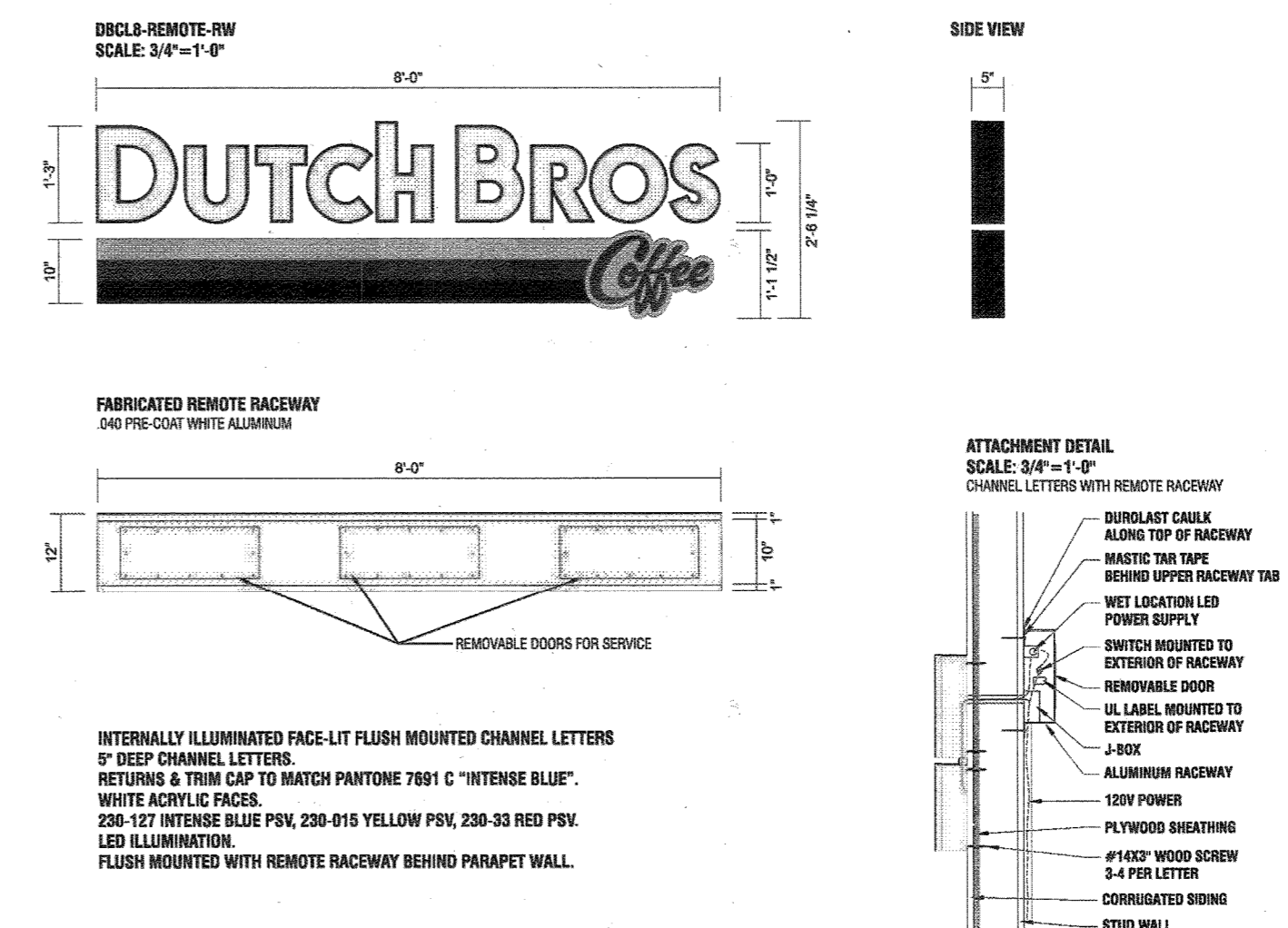
2 WALL-MOUNTED, BACKLIT MENU SIGN
 * PRINTED MENU PANEL, NOT INCLUDED
 * LED OUTDOOR LIGHT BOX
 * LOCKABLE HINGED DOOR
 * ALUMINUM CONSTRUCTION
 PRINTED LIGHT GUIDE PANEL
 * AS SEPARATE ORDER

2 BUILDING MENU SIGN BY OTHERS - REFERENCE ONLY
 NOT TO SCALE



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL WRAP LOGO
 9" DEEP CHANNEL WRAP
 RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
 WHITE ACRYLIC FACE
 230-127 INTENSE BLUE PSV OUTLINE
 LED ILLUMINATION
 FLUSH MOUNTED SELF-CONTAINED INSTALLATION.

3 LOGO BUILDING SIGN BY OTHERS - REFERENCE ONLY
 NOT TO SCALE



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL LETTERS
 9" DEEP CHANNEL LETTERS
 RETURNS & TRIM CAP TO MATCH PANTONE 7691 C "INTENSE BLUE".
 WHITE ACRYLIC FACES
 230-127 INTENSE BLUE PSV, 230-015 YELLOW PSV, 230-33 RED PSV.
 LED ILLUMINATION
 FLUSH MOUNTED WITH REMOTE RACEWAY BEHIND PARAPET WALL.

1 NAME BUILDING SIGN BY OTHERS - REFERENCE ONLY
 NOT TO SCALE

Unofficial Copy

DATE	DESCRIPTION

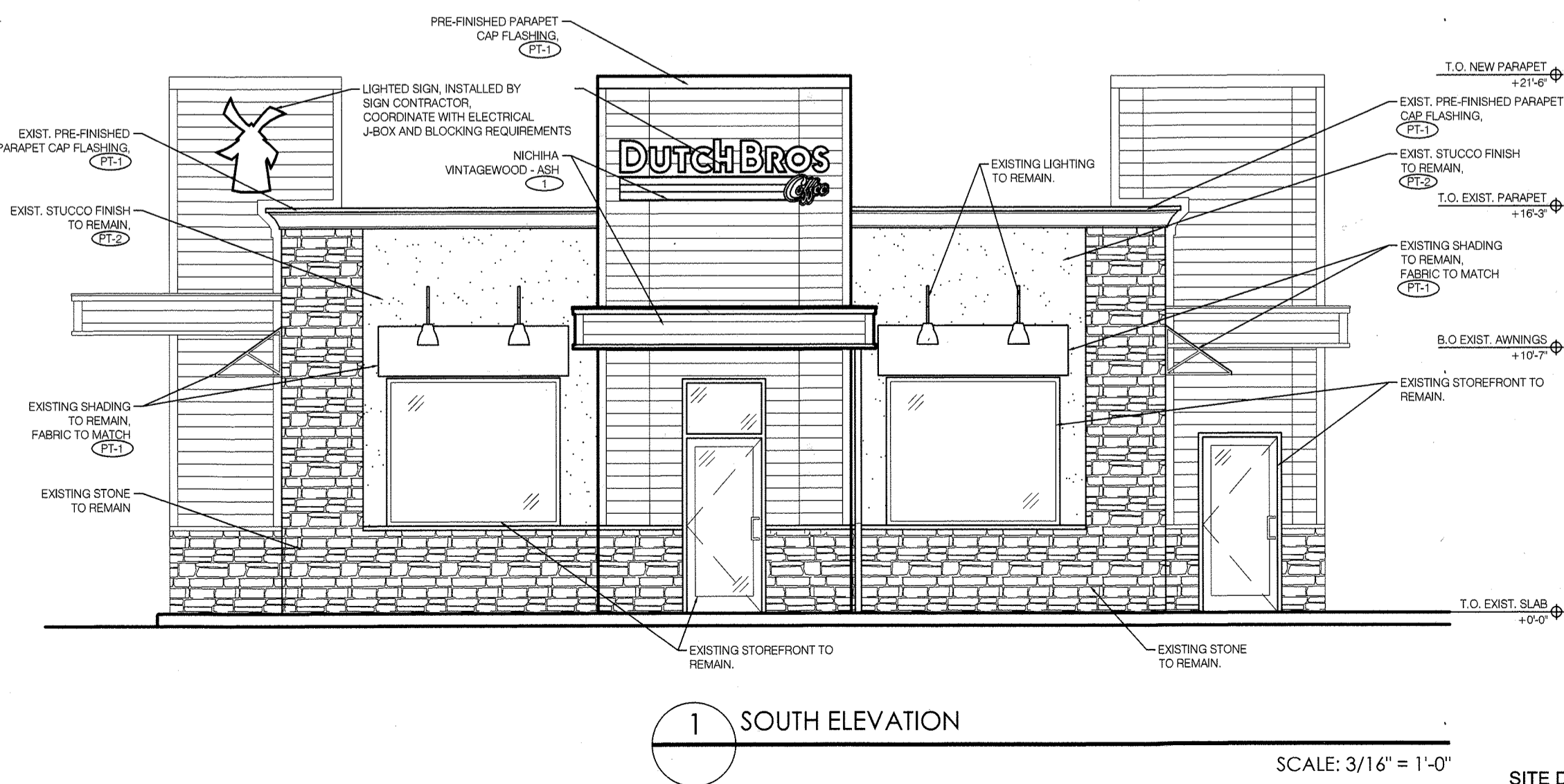
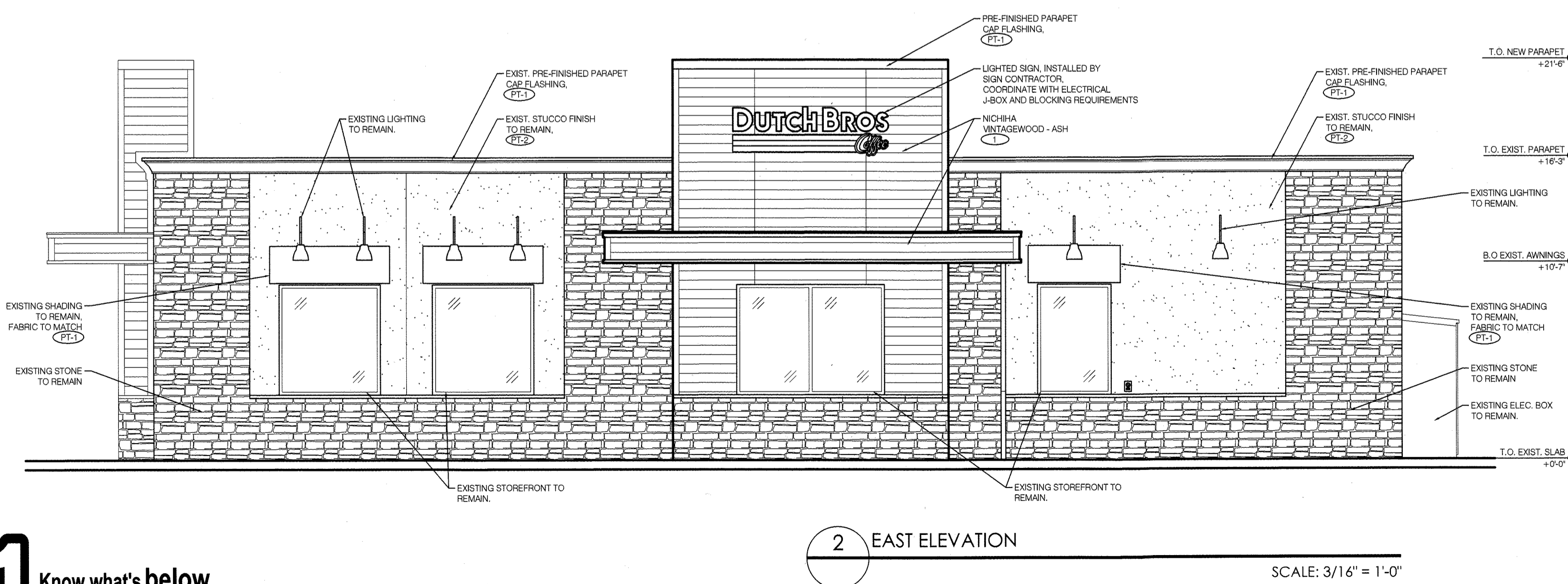
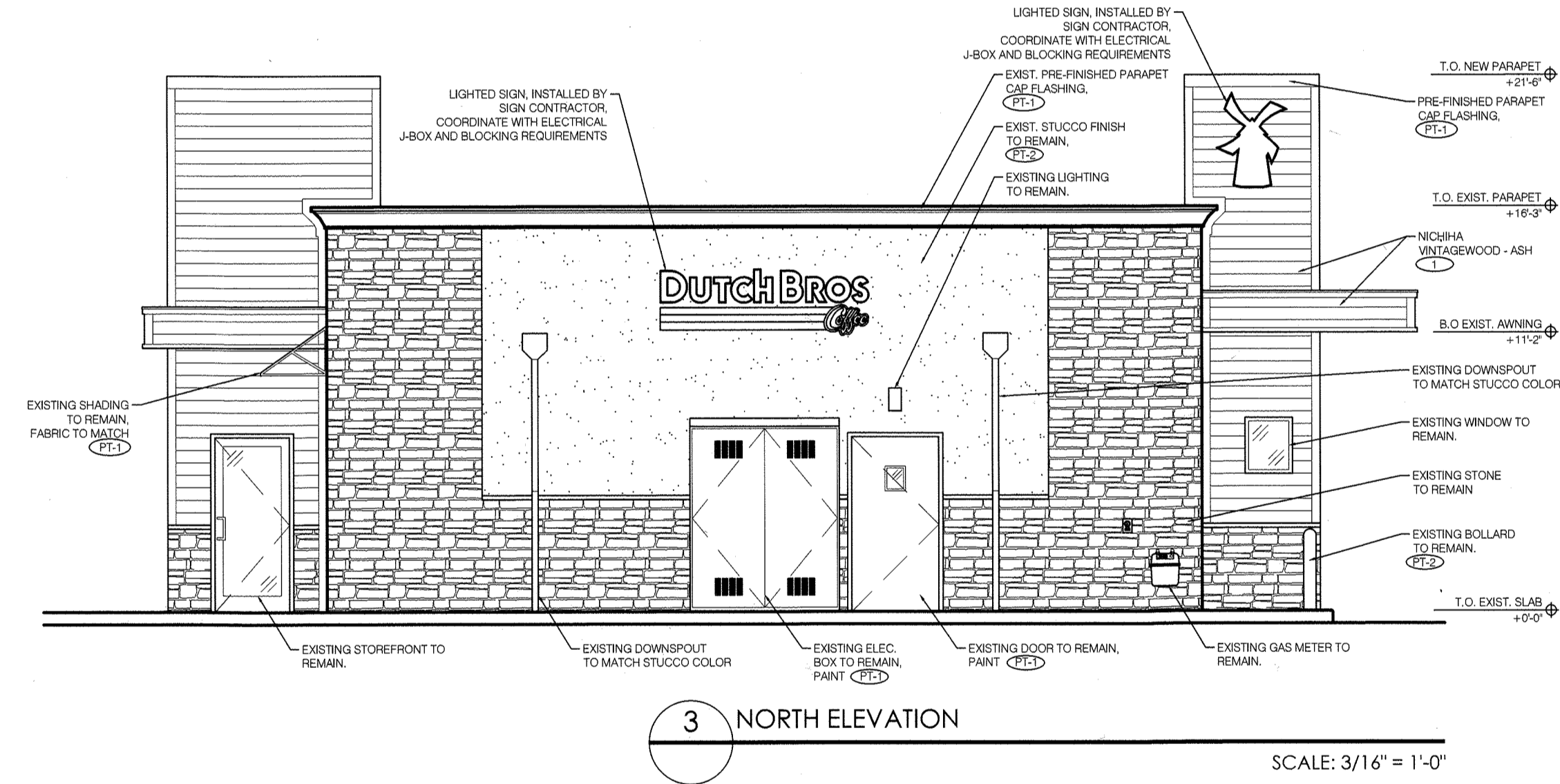
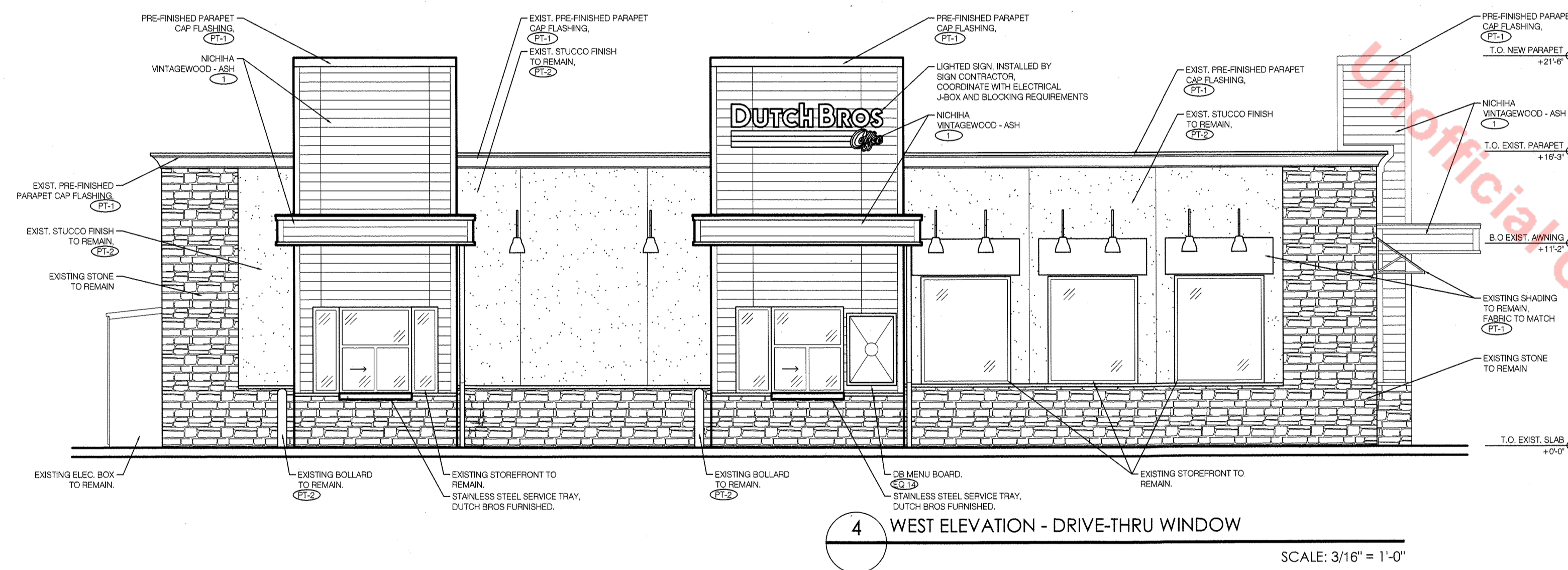


SITE DEVELOPMENT PLAN AMENDMENT NO. 2

LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT
 SITUATED IN THE S 1/2 OF SECTION 26, T.7S., R.67W. OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SIDING SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
1	FIBER CEMENT SIDING	NICHIHA	VINTAGEWOOD - ASH	ORIENTATION: HORIZONTAL; COLOR: ASH
	4" TRIM			ALL NICHIHA VINTAGEWOOD SIDING CORNERS AND MATERIAL TRANSITIONS
PT-1	PAINT	SHERWIN WILLIAMS	GP-0624	DB GRAY, REFER TO S.W. FOR PAINT SPECS
PT-2	PAINT	SHERWIN WILLIAMS	GP-0642	DB BLUE, REFER TO S.W. FOR PAINT SPECS

POINT
 POINT CONSULTING, LLC
 8460 W KEN CARL AVE # 101
 LITTLETON, CO 80128
 720-258-6836
 www.pnt-llc.com
 CIVIL ENGINEERING
 PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING



SITE DEVELOPMENT PLAN,
 AMENDMENT NO. 2
 LOT 2-G METZLER RANCH
 FILING NO. 3 1ST AMENDMENT
 PROJECT NO. SDP19-0052

SITE DEVELOPMENT PLAN
 DUTCH BROS COFFEE - TENANT
 IMPROVEMENT PROJECT
 CASTLE ROCK, CO
 JOB NO. 19.096

DATE
 DESCRIPTION
 SHEET NUMBER:
6 OF 6