

Exhibit C to Town of Parker Land Use Application

Letter of Authorization from Property Owner

5/15/2025

Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Regarding: Property Owner Letter of Authorization

Name of Project: Lincoln Professional Park Filing No 1, Lot 3- Andy's Frozen Custard

I, Plaza Street Fund 106 hereby certify that I am the legal owner of record of the land described in the attached Legal Description (See Exhibit A to this Land Use Application), and do hereby authorize Premier Facility Constructors to process this land use application on behalf of the subject property.

I understand that in the review of this project, by providing this authorization, I will allow Town of Parker Staff to enter the subject property for purposes of evaluating this land use request, as the specifics of this application may require.

I also understand that as part of the review of this project, the Town may find it necessary to outsource certain aspects of the review. Although there is a Charge Back Agreement submitted by the applicant for payment of those outsourced review fees which specifies that the applicant shall pay such fees, ultimately, it is the subject property, itself, which encumbers the ultimate responsibility for repayment of those fees in the event of default of payment by the applicant. Should this occur, I understand that the Town has, as part of its remedies under the Charge Back Agreement and Land Use Application, the imposition of liens against the property, should such become necessary.

Signature of Property Owner

Print Name:

Brent A. Elliott

Address:

3900 COURSE BLVD WARDEN KS 66201

Phone Number:

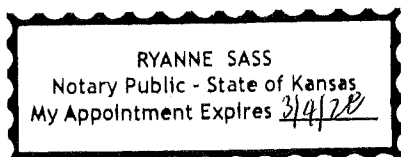
913 683 9459

STATE OF Kansas)
)ss.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me this 15 day of May, 2025
by Brent A. Elliott, as manager of Plaza Street Fund 106 LLC

My commission expires: 03/04/2028

(SEAL)



Notary Public

Date: 5/15/2025

Project Information: **PARKER, 18900 E LINCOLN AVE**

Project Number: **BUF #22038**

Permit Number: **#COM23-0090**

Addendum Number: **REVISION SITE PLAN DOCUMENTS**

This Addendum forms a part of the bidding and contract documents and modifies the original drawing set dated **08/29/23**.

The work called for in this Addendum shall be the same as set forth in the applicable portions of **PROJECT #22038** unless otherwise specified in this Addendum. All incidental work necessitated by this Addendum as required to properly complete the Work shall be included in the Bid even though not specifically stated in the Addendum.

This Addendum supersedes all conflicting portions of the drawings and specifications. Contractors shall include all omissions, additions and adjustments of all trades as may be necessary because of each change, substitution or omission. Such omission, addition or adjustment shall conform to recognized and accepted architecture and engineering practice.

SITE DEVELOPMENT PLAN REVISIONS:

2/R002: Red TR-1 profile removed from elevation per signage plan. Three display areas added to elevation per signage plan.

2/R003: Canopy downspout added to elevation. Notes added for all metering, pipes and equipment to be painted to match adjacent wall materials.

END OF ADDENDUM



5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

05/15/2025

Town of Parker
20120 E. Mainstreet
Parker, CO 80138

RE: Andy's Frozen Custard – Lincoln Professional Park, Lot 3, Site Amendment

To Whom It May Concern,

The purpose of this letter is to describe the changes made to the Site Plan for Andy's Frozen Custard – Lincoln Professional Park, Lot 3. The site has removed a flagpole and added a switch cabinet on the eastern side of the property. All changes can be found on the amended site plan document with revision clouds (R2).

Sincerely,
GALLOWAY

A handwritten signature in blue ink, appearing to read "Matthew Pepin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

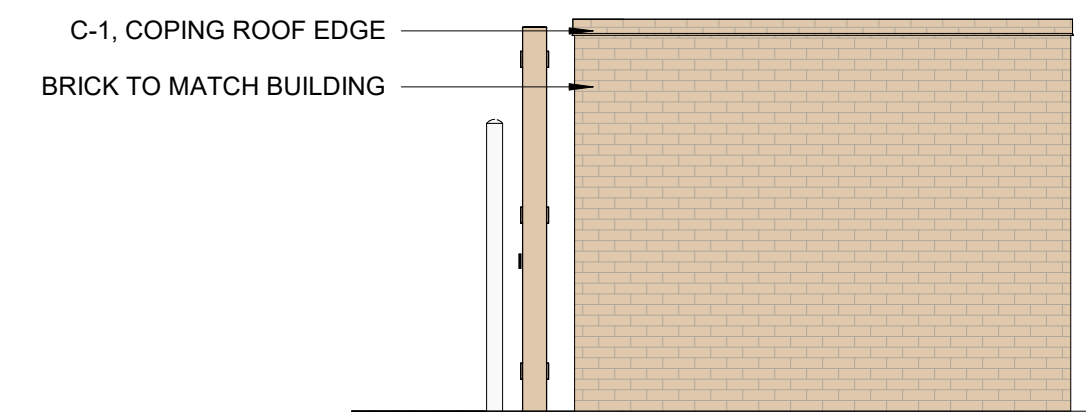
Matthew Pepin, PE
Sr. Civil Project Engineer



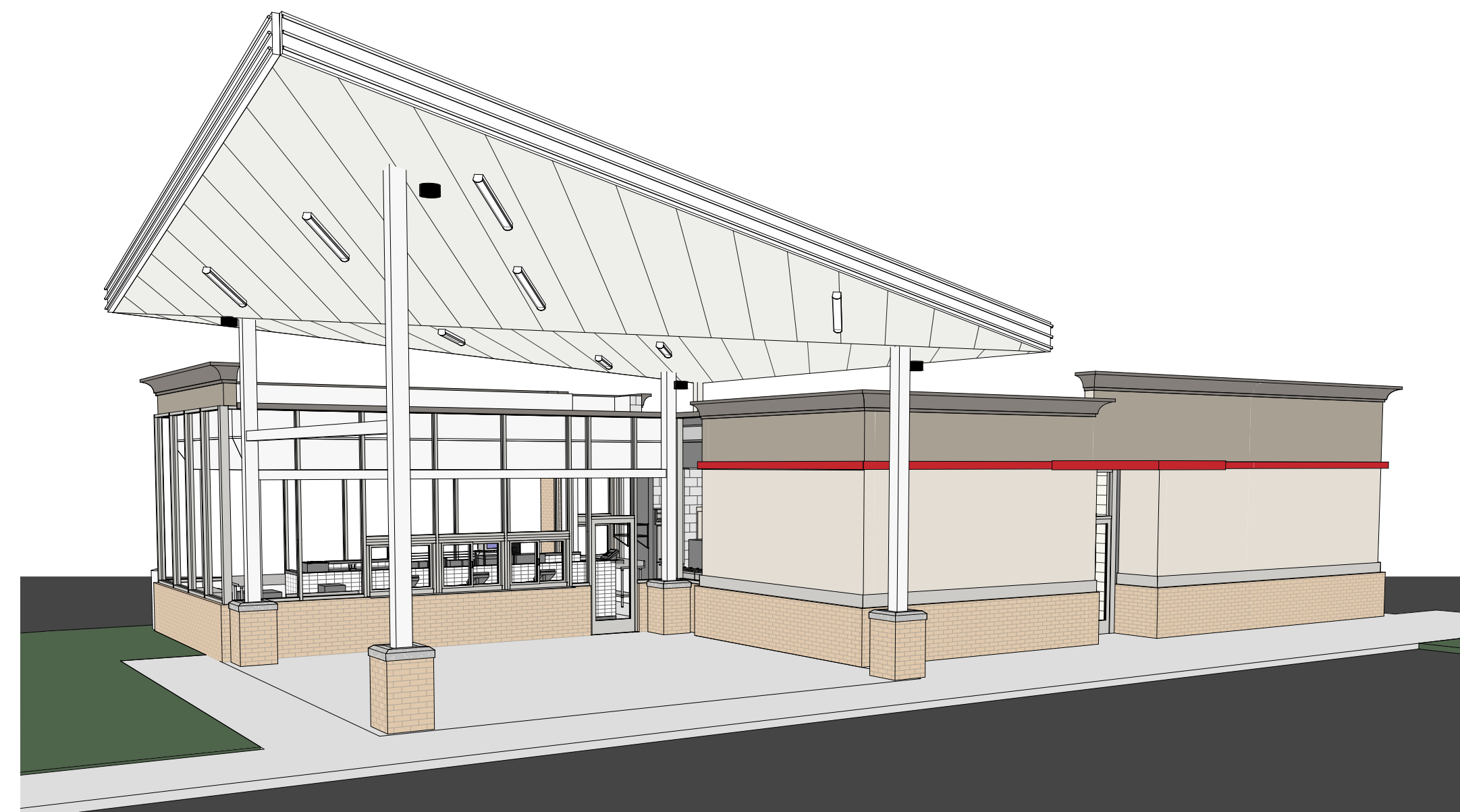
PLAZA STREET PARTNERS
LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH,
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

ARCHITECTURE CONSTRUCTION DRAWINGS
 MARCH 2023



3
 R002 **DUMPSTER ELEVATION - SIDE**
 1/4" = 1'-0"



4
 R002 **3D VIEW - 1**



BACK-LIT BANDING; REF TR-1 FOR COLORS
 NOTE: PHOTO IS INTENDED TO DISPLAY THE RED BANDING AND LIGHT SOURCE AND NOT REPRESENT THE BUILDING MATERIALS FOR THIS PROJECT LOCATION AS CHANGES MAY OCCUR AS REQ'D PER THE LOCAL AHJ.



SURFACE MOUNTED LED CANOPY LIGHT FIXTURE:
 NOTE: PHOTO IS INTENDED TO DISPLAY THE LIGHT FIXTURE AND NOT REPRESENT THE BUILDING MATERIALS FOR THIS PROJECT LOCATION AS CHANGES MAY OCCUR AS REQ'D PER THE LOCAL AHJ.

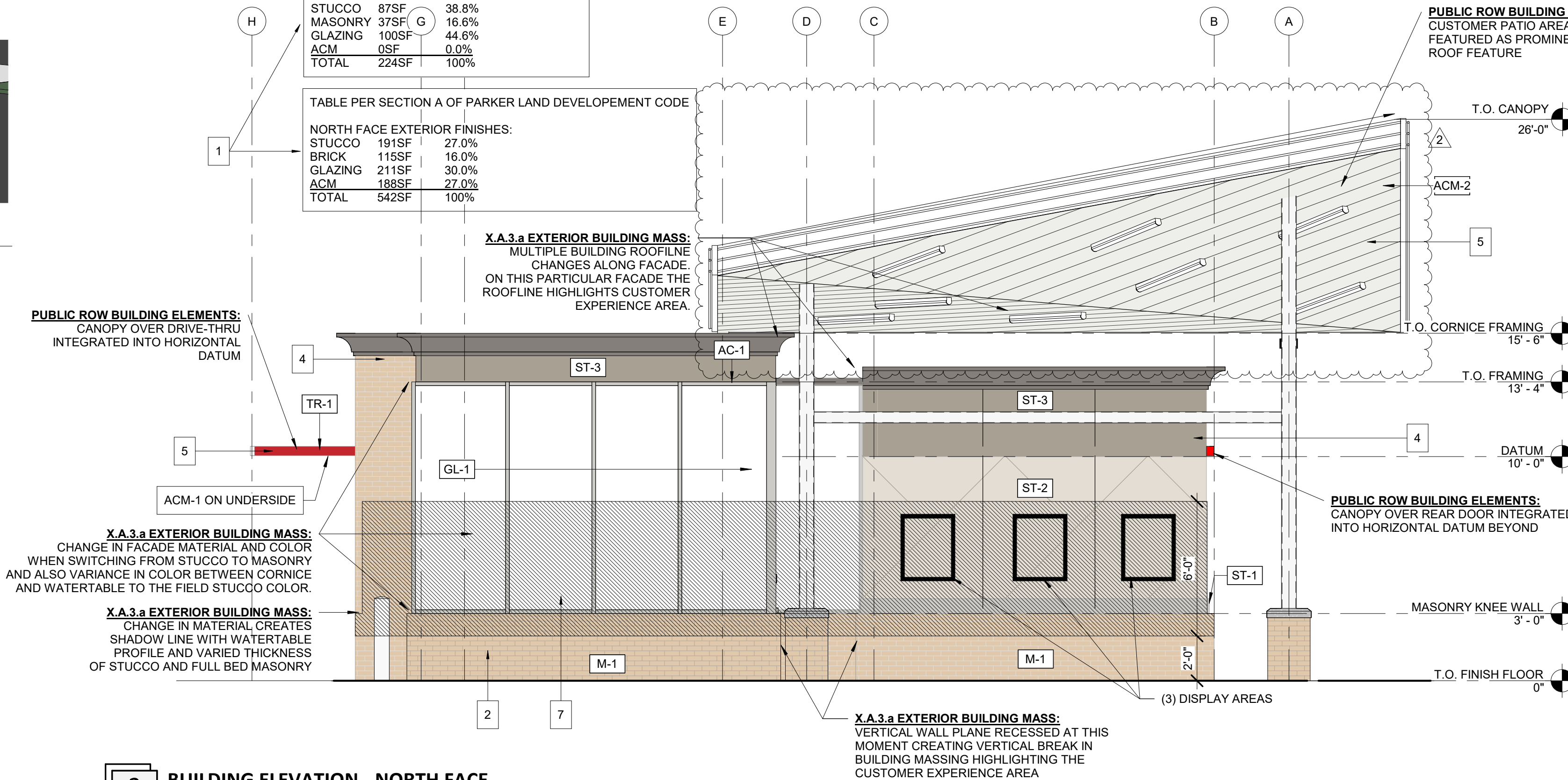
TRANSPARENCY REQUIREMENT (2'-0" TO 8'-0")

STUCCO	87SF	38.8%
MASONRY	37SF	16.6%
GLAZING	100SF	44.6%
ACM	0SF	0.0%
TOTAL	224SF	100%

TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

NORTH FACE EXTERIOR FINISHES:

STUCCO	191SF	27.0%
BRICK	115SF	16.0%
GLAZING	211SF	30.0%
ACM	188SF	27.0%
TOTAL	542SF	100%

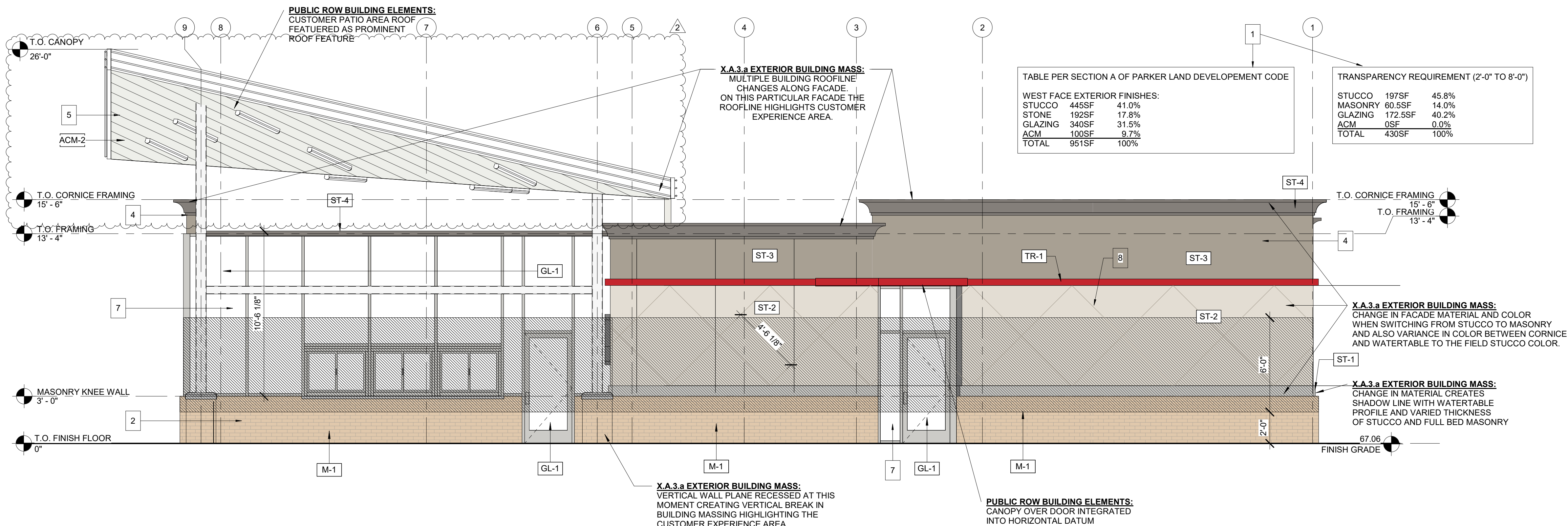


2
 R002 **BUILDING ELEVATION - NORTH FACE**
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1; COLOR: PVDF/KYNAR 500, BRITTE RED
ACM-2	COMPOSITE PANEL TYPE 2; PVDF/KYNAR 500, BONE WHITE.
GL-1	STOREFRONT TYPE 1; STOREFRONT, KAWNEER 451T, COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1; SUMMIT MODULAR BRICK, COLOR: LIGHT PEWTER, GROUT COLOR: GRAY
N-1	PERIMETER FASCIA BY SIGNAGE VENDOR, ANODIZED ALUM. FASCIA W/ SHIELDED LED ACCENT LIGHTING.
ST-1	PAINTED STUCCO TO MATCH PT-3 (SW 2860 - CHELSEA GREY OR EQUIVALENT)
ST-2	PAINTED STUCCO TO MATCH PT-4 (SW 7035 - AESTHETIC WHITE)
ST-3	PAINTED STUCCO TO MATCH PT-5 (SW 7054 - INTELLECTUAL GRAY)
ST-4	PAINTED STUCCO TO MATCH PT-6 (SW 9554 - GOING GREY)
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL, COLOR: MATCH ACM-1 BRITTE RED

- ELEVATION KEYNOTES**
- SECTION A, 2-C-1 OF PARKER LAND DEVELOPEMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A 3-C-II. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V.
 - SECTION A, 3-A OF PARKER LAND DEVELOPEMENT CODE MET BY BREAKING MATERIALS HORIZONTALLY FROM BRICK TO STUCCO. SEE ELEVATIONS.
 - SECTION A, 3-C OF PARKER LAND DEVELOPEMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A 3-C-II. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V.
 - SECTION A, 3-D OF PARKER LAND DEVELOPEMENT CODE MET. PARAPETS HAVE BEEN BROKEN UP IN HEIGHT ON THE NORTH AND EAST SIDE OF BUILDING. SEE ELEVATIONS.
 - SECTION C, 1-A OF PARKER LAND DEVELOPEMENT CODE MET. TWO REQUIRED DESIGN ELEMENTS ARE THE WING CANOPY AND DRIVE-THRU AWNING
 - SECTION C, 2 OF PARKER LAND DEVELOPEMENT CODE DOES NOT APPLY. NO PUBLIC ENTRIES.
 - SECTION C, 3 OF PARKER LAND DEVELOPEMENT CODE MET. STUCCO CONTROL JOINTS TO BE 1" IN THICKNESS, COLOR TO MATCH PT-5.
 - SECTION C, 3 OF PARKER LAND DEVELOPEMENT CODE MET. STUCCO CONTROL JOINTS TO BE 1" IN THICKNESS, COLOR TO MATCH PT-5.



1
 R002 **BUILDING ELEVATION - WEST FACE (ROAD B)**
 1/4" = 1'-0"



702 SE 5TH ST STE 30
 BENTONVILLE, AR 72712
 TEL. 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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 CLIENT NAME
 PLAZA STREET PARTNERS

TENANT
 ANDY'S FROZEN CUSTARD
 211 E. WATER STREET SPRINGFIELD,
 MO 65806

MEP CONSULTANT
 702 SE 5TH ST, SUITE 30,
 BENTONVILLE, AR 72712
 CONTACT: ANDREW FINNEGAN, P.E.

PROTO:REF. SET: 05/18/2021

ANDY'S FROZEN CUSTARD
 PARKER, COLORADO

NOT FOR CONSTRUCTION

12/10/2024
 Architect Name - RYAN M. FAUST
 Architect Number - ARC 00404846
 THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION
2	12/10/2024	REVISION 2

Drawing Size: 24 x 36
 Project #: 22038
 Drawn By: MBN
 Checked By: RMF

Title:
 PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number:
R002

Date: 03/05/2024 Store #: XXXXX

PLAZA STREET PARTNERS
LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH,
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CIVIL CONSTRUCTION DRAWINGS

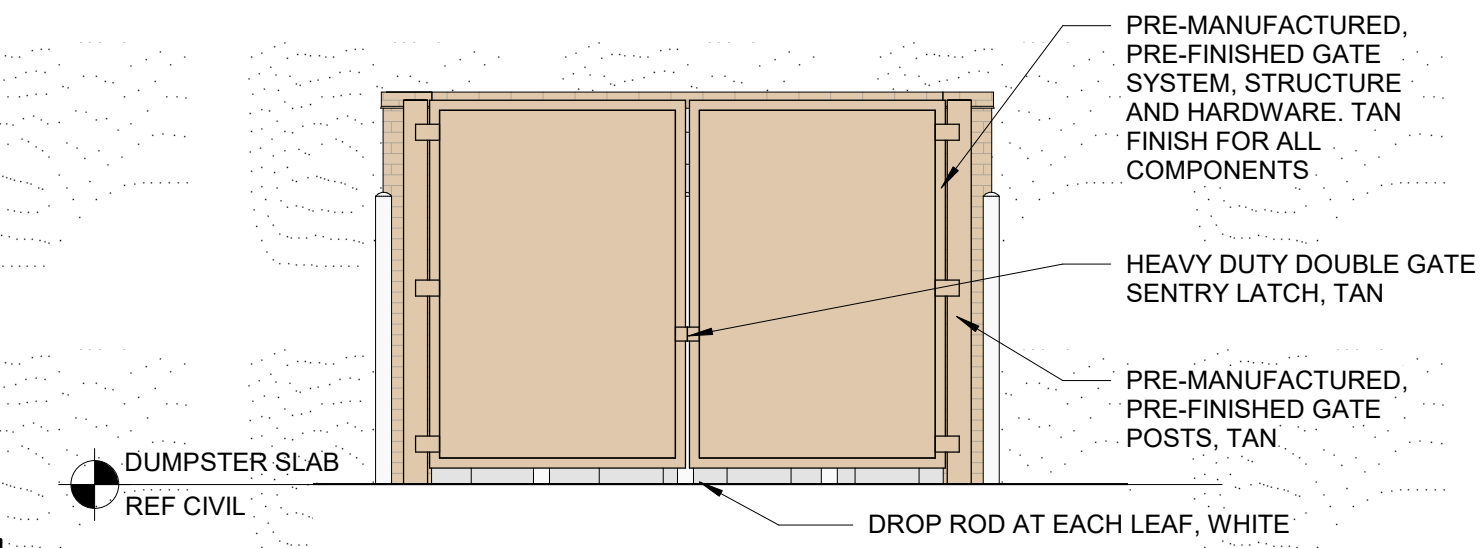
MARCH 2023



4
 R003
3D VIEW - 2

TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

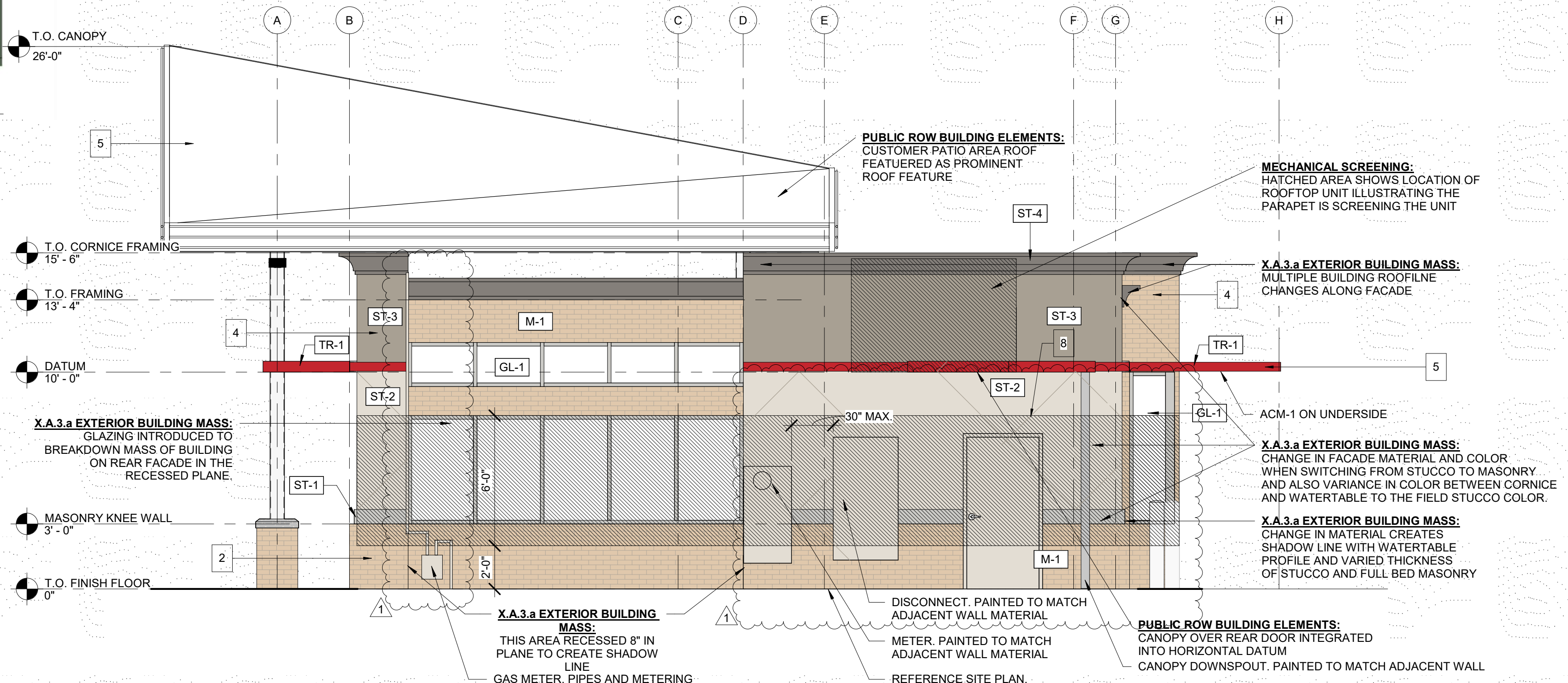
SOUTH FACE EXTERIOR FINISHES:		
STUCCO	288SF	60.0%
BRICK	104SF	21.0%
GLAZING	93SF	19.0%
TOTAL	485SF	100%



3
 R003
DUMPSTER ELEVATION - GATES
 1/4" = 1'-0"

TRANSPARENCY REQUIREMENT (2'-0" TO 8'-0")

STUCCO	94SF	41.4%
MASONRY	38SF	16.8%
GLAZING	95SF	41.8%
ACM	0SF	0.0%
TOTAL	227SF	100%



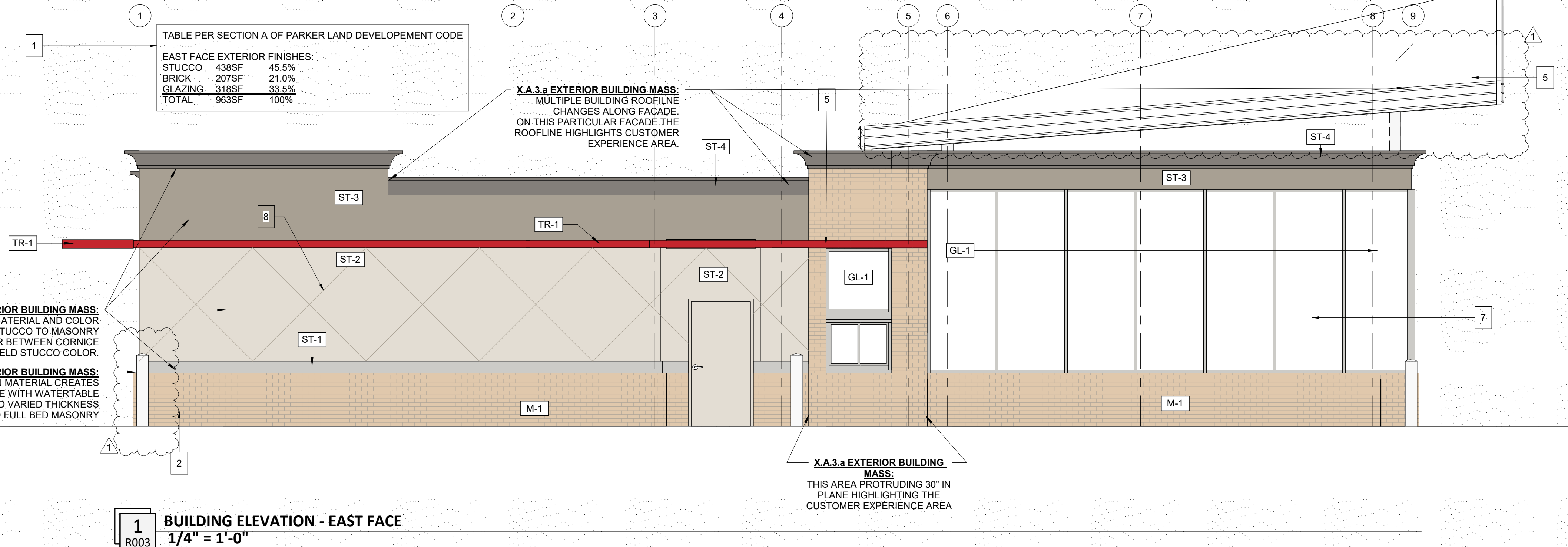
2
 R003
BUILDING ELEVATION - FACING SOUTH FACE (ROAD A)
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1; COLOR: PVDF/KYNAR 500, BRITE RED
ACM-2	COMPOSITE PANEL TYPE 2; PVDF/KYNAR 500, BONE WHITE.
GL-1	STOREFRONT TYPE 1: STOREFRONT, KAWNEER 451T. COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: SUMMIT MODULAR BRICK. COLOR: LIGHT PEWTER. GROUT COLOR: GRAY.
N-1	PERIMETER FASCIA BY SIGNAGE VENDOR. ANODIZED ALUM. FASCIA W/ SHIELDED LED ACCENT LIGHTING.
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ST-4	PAINTED STUCCO TO MATCH PT-6 (SW 9554 - GOING GREY)
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH ACM-1 BRITE RED

ELEVATION KEYNOTES

- SECTION A. 2-C4 OF PARKER LAND DEVELOPEMENT CODE MET. SEE MATERIAL AND GLAZING TABLE ON ELEVATIONS.
- SECTION A. 3-A OF PARKER LAND DEVELOPEMENT CODE MET BY BREAKING MATERIALS HORIZONTALLY FROM BRICK TO STUCCO. SEE ELEVATIONS.
- SECTION A. 3-C OF PARKER LAND DEVELOPEMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A. 3-C-III. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A. 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V.
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- SECTION C. 2 OF PARKER LAND DEVELOPEMENT CODE DOES NOT APPLY. NO PUBLIC ENTRIES.
- SECTION C. 3 OF PARKER LAND DEVELOPEMENT CODE MET. STOREFRONT ALONG BUILDING MEETS ALL REQUIREMENTS. STUCCO CONTROL JOINTS TO BE 1" IN THICKNESS. COLOR TO MATCH PT-5.
-



1
 R003
BUILDING ELEVATION - EAST FACE
 1/4" = 1'-0"



702 SE 5TH ST STE 30
 BENTONVILLE, AR 72712
 TEL. 479.579.9959

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TENANT
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 211 E. WATER STREET SPRINGFIELD,
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ANDY'S FROZEN CUSTARD
 PARKER, COLORADO

NOT FOR CONSTRUCTION

12/10/2024
 Architect Name - RYAN M. FAUST
 Architect Number - ARC.00404846

REVISIONS

NO.	DATE	DESCRIPTION
1	12/10/2024	REV 1

Drawing Size: 24 x 36
 Project #: 22038
 Drawn By: MBN
 Checked By: RMF

Title:
 PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number:
R003

Date: 03/05/2024 Store #: XXXXX

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LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3
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 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CIVIL CONSTRUCTION DRAWINGS

AUGUST 2024

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**PLAZA STREET PARTNERS
 CIVIL CONSTRUCTION DRAWINGS**

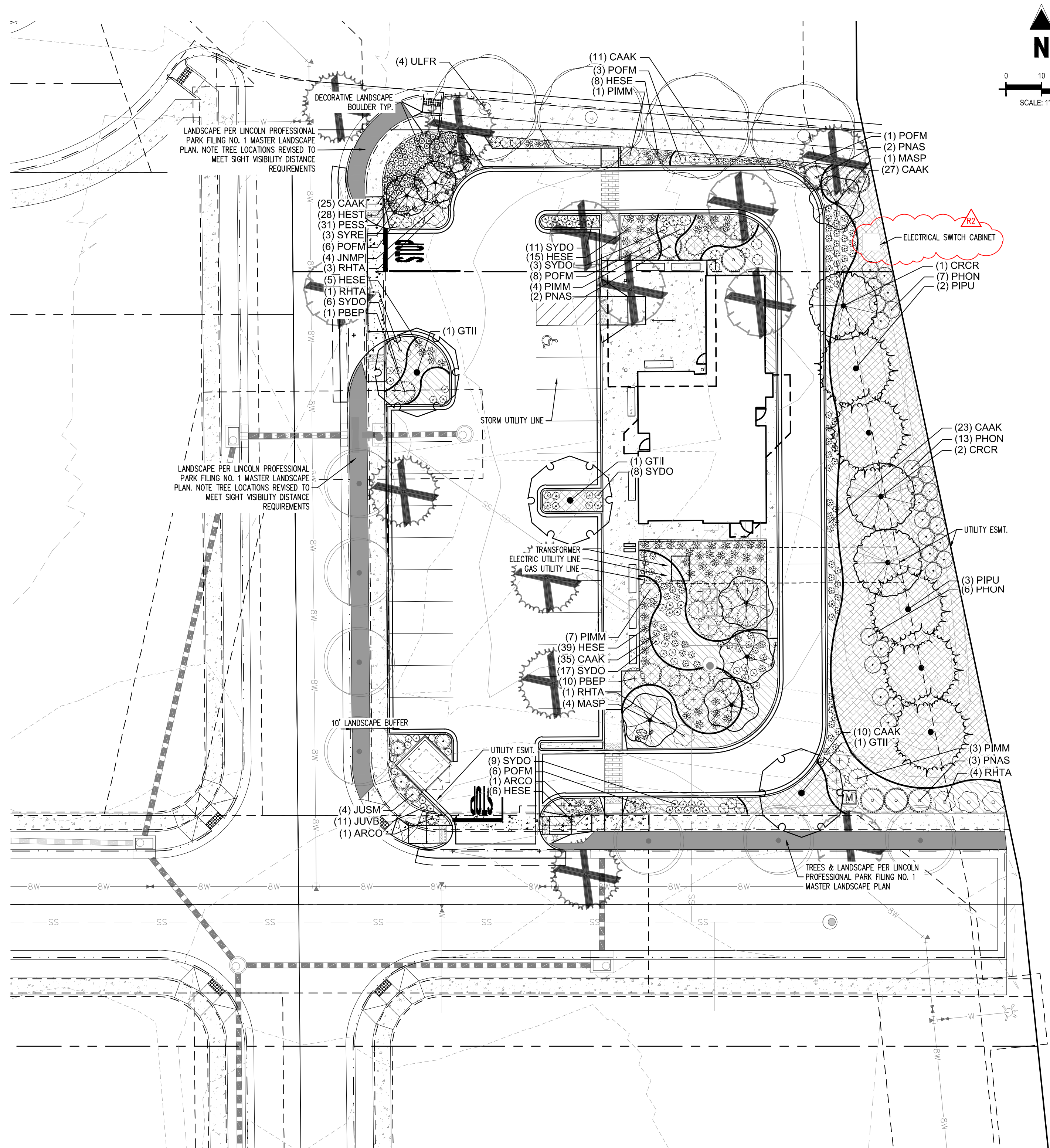
18900 E. LINCOLN AVE.
 PARKER, CO 80134

#	Date	Issue / Description	Init.
1	09/23/22	1ST SUBMITTAL	SMB
2	12/14/22	2ND SUBMITTAL	SMB
3	03/08/23	3RD SUBMITTAL	SMB
4	11/14/2024	EAST BERM GRADING	MJP
5	11/28/2024	SOUTH RAMP / HYD. CONFLICT	MJP
R2	05/14/2025	CABINET / SEED CONFLICT	MJP

Project No:	PSP000001
Drawn By:	JRC
Checked By:	SMB
Date:	08/09/2024

LANDSCAPE PLAN

L1.0
 Sheet 6 OF 12



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	GTII	3	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	B&B	2" CAL	35' X25'
	ULFR	4	FRONTIER ELM	ULMUS X 'FRONTIER'	B&B	2" CAL	40' X30'
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	PIPU	5	COLORADO SPRUCE	PICEA PUNGENS	B&B	6" HT	60' X25'
	PNAS	7	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	B&B	6" HT	25' X7'
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	CRCR	3	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	B&B	1.5" CAL	50' X20'
	MASP	5	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20' X15'
	SYRE	3	JAPANESE TREE LILAC	SYRINGA RETICULATA	B&B	1.5" CAL	15' X12'
EXISTING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.		
	EXTR	6	EXISTING DECIDUOUS TREE	TO BE REMOVED	EXISTING		
	EXER	7	EXISTING EVERGREEN TREE	TO BE REMOVED	EXISTING		
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	JUSM	4	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	#5 CONT.	10' X5'	
	JUVB	11	BLUE ARROW EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'BLUE ARROW'	#5 CONT.	15' X2'	
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	PHON	26	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	#5 CONT.	5' X5'	
	POFM	24	MCKAY'S WHITE BUSH CINQUEFOIL	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	#5 CONT.	2' X3'	
	PBEP	11	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	#5 CONT.	1.5' X6'	
	RHHTA	9	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	1.5' X6'	
	SYDO	54	CANDY SNOWBERRY	SYMPHORICARPUS X DOORENBOSII 'KOLMCAN' TM	#5 CONT.	2' X2'	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	ARCO	2	MOCK BEARBERRY MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS	#5 CONT.	8' X4'	
	JNMP	4	COMPACT PFITZER JUNIPER	JUNIPERUS X MEDIA 'PFITZERANA COMPACTA'	#5 CONT.	4' X5'	
	PIMM	15	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.	5' X6'	
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	CAAK	131	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5' X2'	
	HESE	73	BLUE AVENA	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5' X2.5'	
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	HEST	28	STELLA DE ORO DAYLILY	HEMEROCALLIS X 'STELLA DE ORO'	#1 CONT.	1.5' X1.5'	
	PESS	31	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	#1 CONT.	2' X1.5'	
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME			
	RMULCH2	3,509 SF	1.5" ROCK COBBLE MULCH	1.5" ROCK COBBLE MULCH			
	WMULCH	2,590 SF	WOOD MULCH	WOOD MULCH			
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME			
	SOD1	599 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD			
	SEED1	4,714 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED			
	STEEL EDGING						



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

LANDSCAPE ARCHITECT INFORMATION
 BRYNHILDR HALSTEN, PLA ASLA
 1155 KELLY JOHNSON BLVD., SUITE
 305, COLORADO SPRINGS, CO 80920
 BRYNHILDRHALSTEN@GALLOWAYUS.COM

I:\Projects\2024\Lincoln Professional Park Filing No. 1\Drawings\20240809\24-08-09-000001-21-01.dwg - 11/14/2024 10:00:00 AM