

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99039139

DATE: 5-4-99

TIME:

11:16

FEE: \$ 50⁰⁰

(5 Pages)

UNOFFICIAL COPY

GRANTOR:

(OWNER/SIGNER)

Getlaw LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Metzler Ranch #2 Lot 1
Final PD Site Plan

LEGAL:

(SECTION-TOWNSHIP-RANGE)

35, 7, 67

METZLER RANCH FILING NO. 2, LOT 1

FINAL P.D. SITE PLAN

PART OF THE NW 1/4, SECTION 35, T.7S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 1 OF 5

EXISTING AND PROPOSED ZONING: I-1

LAND USE SUMMARY TABLE

	PHASE 1		PHASE 2*		TOTAL	
NUMBER OF STRUCTURES:	2		2		4	
LAND USE AREAS:	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%
TOTAL SITE:	260,445	60.6	169,055	39.4	429,500 (9.860 ACRES)	
BUILDING COVERAGE:	11,362	4.4	20,000	11.3	30,760	7.2
DRIVES & PARKING:	26,657	10.3	21,317	12.6	47,975	11.2
GRAVELED STORAGE:	186,218	71.5	108,658	64.3	294,876	68.6
LANDSCAPING:	36,810	14.1	19,080	11.3	55,890	13.0

* NOT A PART OF THIS APPROVAL

MINIMUM BUILDING SETBACKS:

LIGGETT ROAD:	25 FEET
NORTH PROPERTY LINE:	15 FEET
EAST PROPERTY LINE:	15 FEET
PRIVATE ROAD:	10 FEET

MINIMUM BUILDING SEPARATION: 10 FEET

MAXIMUM HEIGHT OF STACKED BUILDING MATERIALS: 20 FEET

PARKING:

PARKING SPACES REQUIRED: ONE(1) SPACE PER 1.5 EMPLOYEES

PHASE 1: MAXIMUM NO. OF EMPLOYEES = 30
30/1.5 = 20 SPACES REQUIRED

SPACES PROVIDED = 28 PLUS 1 HANDICAP

PHASE 2: MAXIMUM NO. OF EMPLOYEES = 45
45/1.5 = 30 SPACES REQUIRED

SPACES PROVIDED = 37 PLUS 2 HANDICAP

PROPOSED SIGNAGE (NOT A PART OF THIS APPROVAL)

3 - SINGLE FACED MONUMENT SIGNS
EXTERIOR LOT
77 SQUARE FEET EACH, TOTAL AREA = 231 SQUARE FEET

PHASING:

THE SITE HAS BEEN DIVIDED INTO TWO PHASES TO COINCIDE WITH THE ANTICIPATED CONSTRUCTION SCHEDULE. PHASE ONE IS FOR THE LUMBER YARD OPERATION. KELLOGG LUMBER IS A WHOLESALE MERCHANT DEALING DIRECTLY WITH CONTRACTORS AND DEVELOPERS.

PHASE TWO WILL BE A TRUSS MANUFACTURING OPERATION. THE NORTHERN BUILDING WILL CONTAIN THE CUTTING OPERATION AND THE SOUTHERN BUILDING WILL CONTAIN THE ASSEMBLY OPERATION AND OFFICES. THIS PHASE WILL BE CONSTRUCTED AFTER THE YARD OPERATION HAS BEGUN OPERATING AND WILL BE MARKET DRIVEN. IT IS ANTICIPATED THAT THIS PHASE WILL BE CONSTRUCTED APPROXIMATELY TWO YEARS AFTER PHASE ONE.

LEGAL DESCRIPTION

LOTS 1, BLOCK 1, METZLER RANCH SUBDIVISION FILING NO. 2, DOUGLAS COUNTY, COLORADO.

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 35, T. 7 S., R. 67 W. OF THE 6TH P. M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID NW 1/4 AND CONSIDERING THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 35 TO BEAR S89°09'46"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°09'46"E ALONG SAID SOUTH LINE A DISTANCE OF 295.38 FEET; THENCE N28°04'01"W A DISTANCE OF 138.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N28°04'01"W A DISTANCE OF 454.00 FEET TO A POINT LYING ON THE WEST LINE OF SAID NW 1/4; THENCE N00°38'19"E AND ALONG SAID WEST LINE A DISTANCE OF 145.07 FEET TO A POINT LYING ON THE WESTERLY R.O.W. LINE OF U.S. HIGHWAY NO. 85; (THENCE ALONG SAID WESTERLY R.O.W. LINE THE FOLLOWING FIVE COURSES); THENCE ALONG A CURVE LEFT WHOSE CHORD BEARS S89°06'10"E, A DISTANCE OF 239.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°12'12", A RADIUS OF 1040.00 FEET, AN ARC LENGTH OF 239.66 FEET TO A POINT OF TANGENT; THENCE S 79°24'56"E AND ALONG SAID TANGENT A DISTANCE OF 177.70 FEET; THENCE S83°05'20"E A DISTANCE OF 608.60 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S80°39'56"E A DISTANCE OF 125.90 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°00'00", A RADIUS OF 1443.10 FEET, AN ARC LENGTH OF 125.93 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S77°50'55"E A DISTANCE OF 12.99 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°42'05", A RADIUS OF 1061.00 FEET, AN ARC LENGTH OF 12.99 FEET; THENCE S00°07'48"E A DISTANCE OF 368.02 FEET TO A POINT LYING ON A CURVE; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS S79°01'19"W A DISTANCE OF 82.94 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°22'04", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 97.81 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S56°54'32"W A DISTANCE OF 16.74 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 67°51'24", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 17.76 FEET TO A POINT OF TANGENT; THENCE N89°09'46"W A DISTANCE OF 308.13 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS N66°22'41"W A DISTANCE OF 54.22 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 45°34'10", A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 55.67 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N75°49'49"W A DISTANCE OF 346.72 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 64°28'25", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 365.71 FEET TO A POINT OF TANGENT; THENCE S71°55'59"W AND ALONG SAID TANGENT A DISTANCE OF 107.92 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS N68°04'04"W A DISTANCE OF 38.57 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 80°00'00", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.89 FEET TO THE POINT OF BEGINNING, CONTAINING (428,993 SQUARE FEET) 9.85 ACRES, MORE OR LESS.

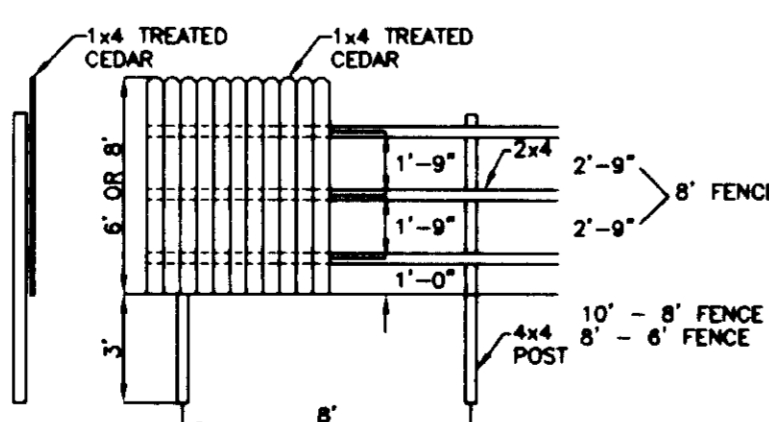
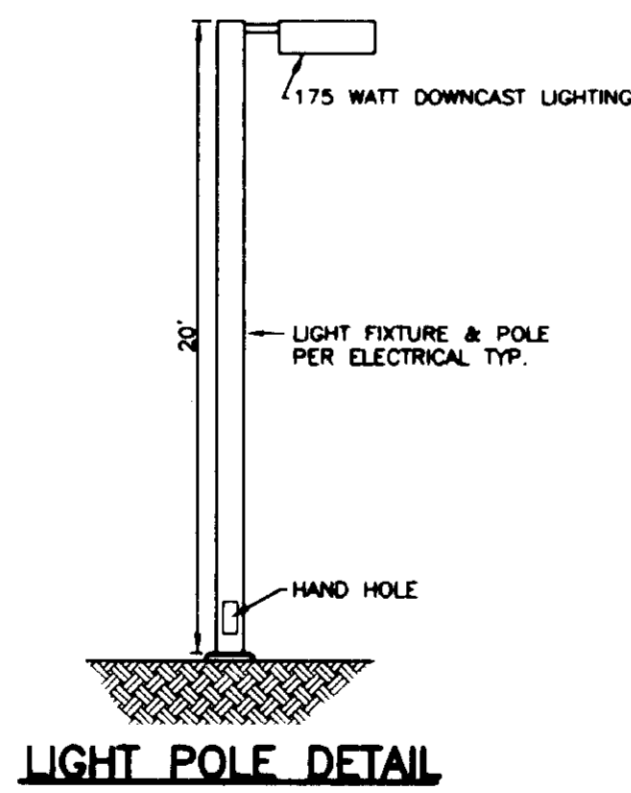
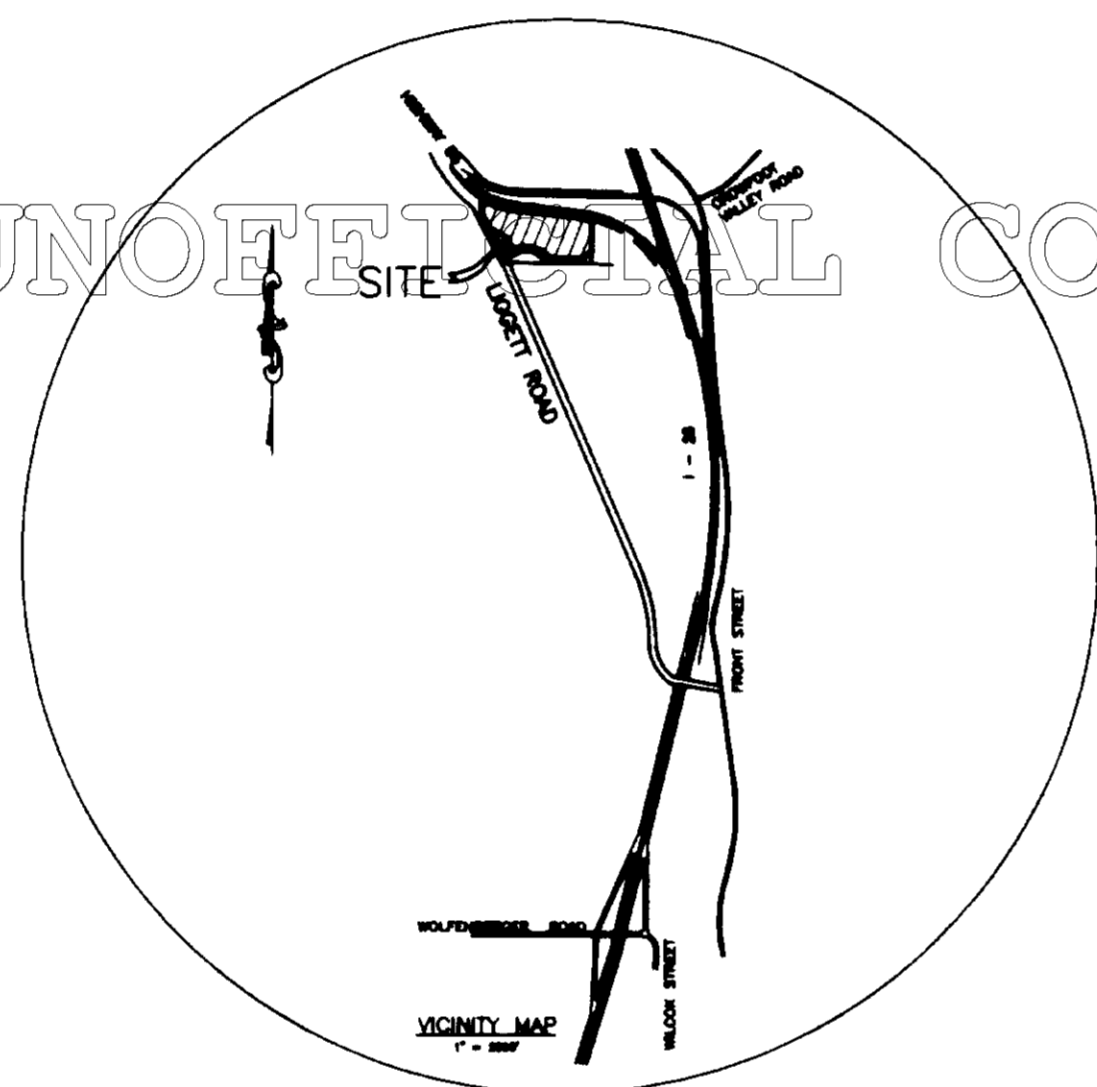
BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 35, T. 7 S., R. 67 W. OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO WHICH BEARS N89°06'49"W

OWNER/DEVELOPER:

WALT KELLOGG
KELLOGG LUMBER COMPANY
6700 RACE STREET
P. O. BOX 29789
DENVER, COLORADO 80229-4616
303-288-1500

PLANNER/ ENGINEER/SURVEYOR:

ENGINEERING SERVICE COMPANY
ATTN: DAVID R. ADDOR, P.E.
1300 S. POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
303-337-1397



TYPICAL FENCE DETAIL
NOT TO SCALE

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 1, BLOCK 1, METZLER RANCH FILING NO. 2, DOUGLAS COUNTY, COLORADO.

OWNERS:

RETLAW LLC., A COLORADO LIMITED LIABILITY COMPANY

Walt Kellogg Lumber Company
LANDOWNER

SIGNED THIS 2ND DAY OF APRIL, 1999

NOTARIAL:

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

2ND DAY OF APRIL, A.D. 1999 BY
Walt Kellogg Lumber Company

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public Seal for David R. Addor, P.E., Commission Expires 7-11-00

TITLE CERTIFICATION

I, LINDA D. GAGE, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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 9TH DAY OF APRIL, 1999

Linda D. Gage, LAND TITLE GUARANTEE Co.
AUTHORIZED REPRESENTATIVE TITLE INSURANCE CO.

NOTARIAL:

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

9TH DAY OF APRIL, A.D. 1999 BY
Linda D. Gage

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public Seal for Brenda Stearns, Commission Expires 1-5-2002

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE METZLER RANCH FILING NO. 2, LOT 1 FINAL P.U.D. SITE PLAN IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 6-29-98 IN BOOK 1566 AT PAGE 1048 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

Cathy M. Kellogg
MORTGAGEE/LIENHOLDER
SIGNED THIS 5TH DAY OF April, 1999

NOTARIAL:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

5TH DAY OF April, A.D. 1999 BY
Cathy M. Kellogg

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public Seal for David R. Addor, P.E., Commission Expires 7-11-00

SHEET INDEX

SHEET 1 OF 5	COVER SHEET
SHEET 2 OF 5	SITE PLAN
SHEET 3 OF 5	LANDSCAPE PLAN
SHEET 4 OF 5	OFFICE BUILDING
SHEET 5 OF 5	WAREHOUSE



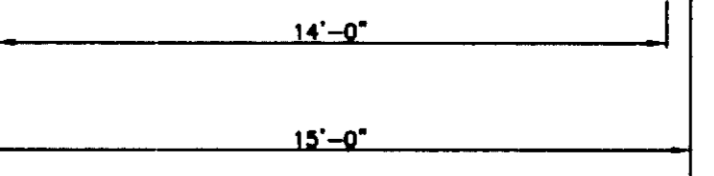
Engineering Service Company

1300 South Potomac Street, Suite 126
Aurora, Colorado 80012
Phone: (303) 337-1393 Fax: (303) 337-7481
engineers-surveyors

DRAWER NO.: E-438 DATE OF LAST REVISION: 03-15-99

KELLOGG
LUMBER COMPANY

STONE TO MATCH OFFICE BUILDING



MONUMENT SIGN DETAIL

SCALE: 1" = 4"
NOT A PART OF THIS APPROVAL

SURVEYOR'S CERTIFICATE

I, BRETT L. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE METZLER RANCH FILING NO. 2, LOT 1 FINAL P.U.D. SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

BRETT L. MILLER, P.L.S. NO. 27809



PLANNING COMMISSION RECOMMENDATION:

THE FINAL P.D. SITE PLAN FOR THE METZLER RANCH FILING NO. 2, LOT 1 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 13TH DAY OF APRIL, 1999.

Chairman Seal and Signature, Date: 4/26/99

Attest: Planning Director Seal and Signature, Date: 4/26/99

TOWN COUNCIL APPROVAL:

THE FINAL P.D. SITE PLAN FOR THE METZLER RANCH FILING NO. 2, LOT 1 WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23RD DAY OF APRIL, 1999.

Mayor Seal and Signature, Date: 4/23/99

Attest: Town Clerk Seal and Signature, Date: 4/23/99

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS FINAL P.U.D. SITE PLAN WAS FILED IN MY OFFICE ON THE 11TH DAY OF APRIL, 1999 AT O'CLOCK 11:14 A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 99039139.

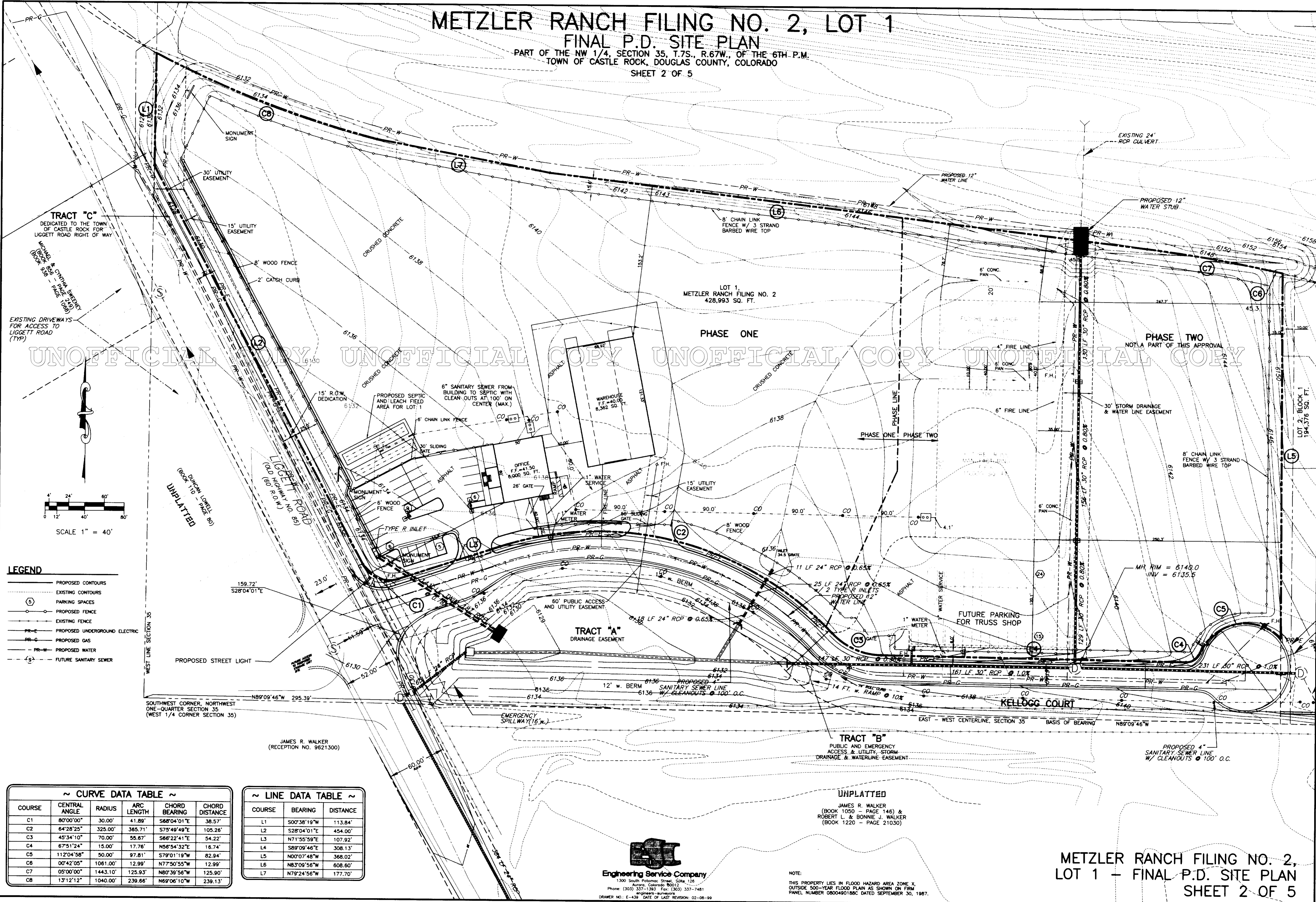
Douglas County Clerk and Recorder Seal and Signature

METZLER RANCH FILING NO. 2,
LOT 1 - FINAL P.D. SITE PLAN
SHEET 1 OF 5

METZLER RANCH FILING NO. 2, LOT 1

FINAL P.D. SITE PLAN

PART OF THE NW 1/4, SECTION 35, T.7S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SHEET 2 OF 5



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

- LEGEND**
- PROPOSED CONTOURS
 - - - EXISTING CONTOURS
 - PARKING SPACES
 - PROPOSED FENCE
 - EXISTING FENCE
 - PR-E PROPOSED UNDERGROUND ELECTRIC
 - PR-G PROPOSED GAS
 - PR-W PROPOSED WATER
 - FUTURE SANITARY SEWER

~ CURVE DATA TABLE ~

COURSE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	80°00'00"	30.00'	41.89'	S68°04'01"E	38.57'
C2	64°28'25"	325.00'	365.71'	S75°49'49"E	105.26'
C3	45°34'10"	70.00'	55.67'	S66°22'41"E	54.22'
C4	67°51'24"	15.00'	17.76'	N56°54'32"E	16.74'
C5	112°04'58"	50.00'	97.81'	S79°01'19"W	82.94'
C6	00°42'05"	1061.00'	12.99'	N77°50'55"W	12.99'
C7	05°00'00"	1443.10'	125.93'	N80°39'56"W	125.90'
C8	13°12'12"	1040.00'	239.66'	N89°06'10"W	239.13'

~ LINE DATA TABLE ~

COURSE	BEARING	DISTANCE
L1	S00°38'19"W	113.84'
L2	S28°04'01"E	454.00'
L3	N71°55'59"E	107.92'
L4	S89°09'46"E	308.13'
L5	N00°07'48"W	368.02'
L6	N83°09'56"W	608.60'
L7	N79°24'56"W	177.70'

Engineering Service Company
1300 South Potomac Street, Suite 126
Aurora, Colorado 80012
Phone: (303) 337-1363 Fax: (303) 337-7481
engineers-surveyors
DRAWER NO.: E-439 DATE OF LAST REVISION: 02-08-99

TRACT "B"
PUBLIC AND EMERGENCY ACCESS & UTILITY, STORM DRAINAGE & WATERLINE EASEMENT

UNPLATTED
JAMES R. WALKER
(BOOK 1050 - PAGE 146) &
ROBERT L. & BONNIE J. WALKER
(BOOK 1220 - PAGE 21030)

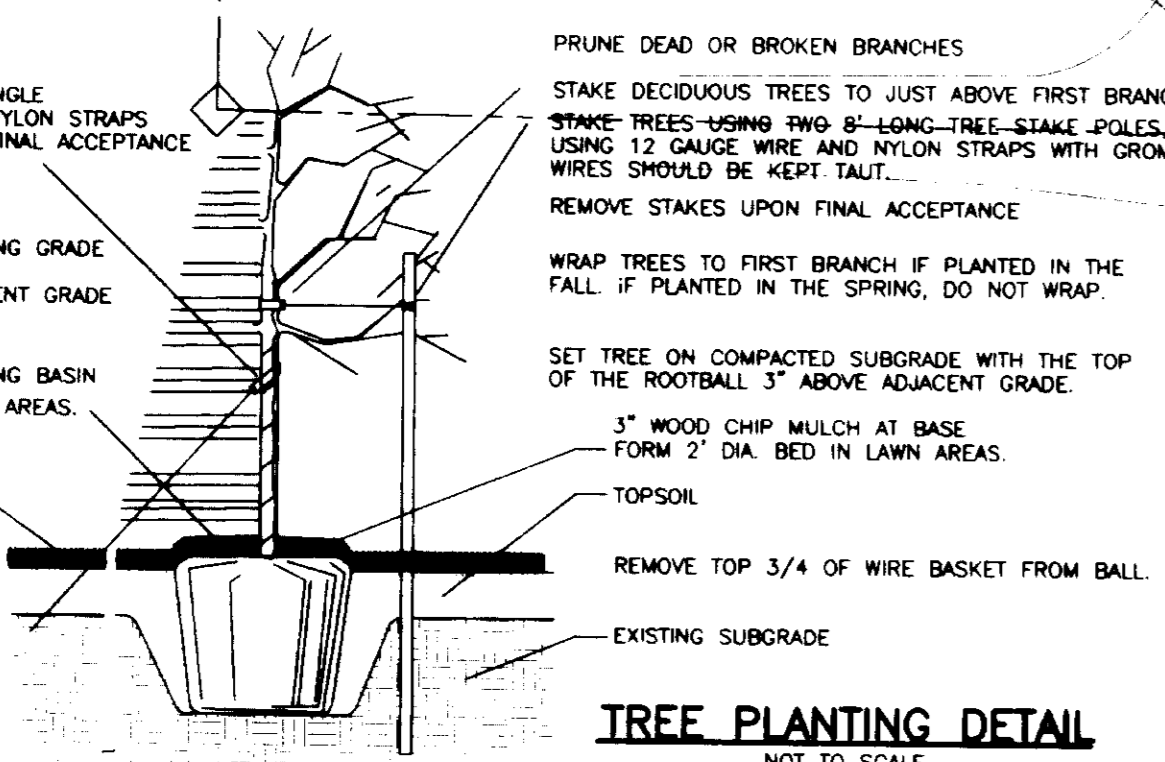
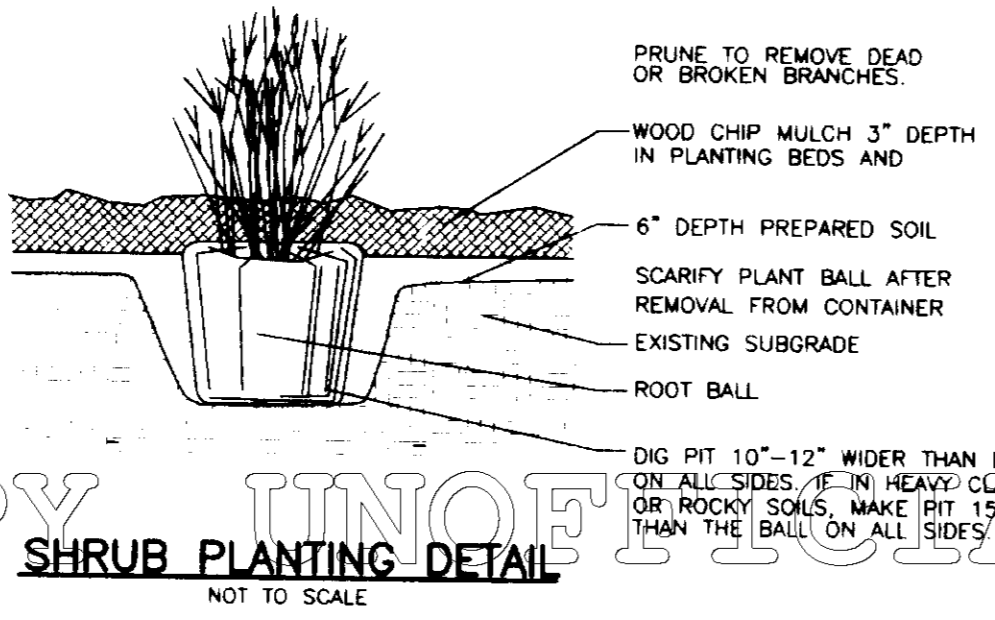
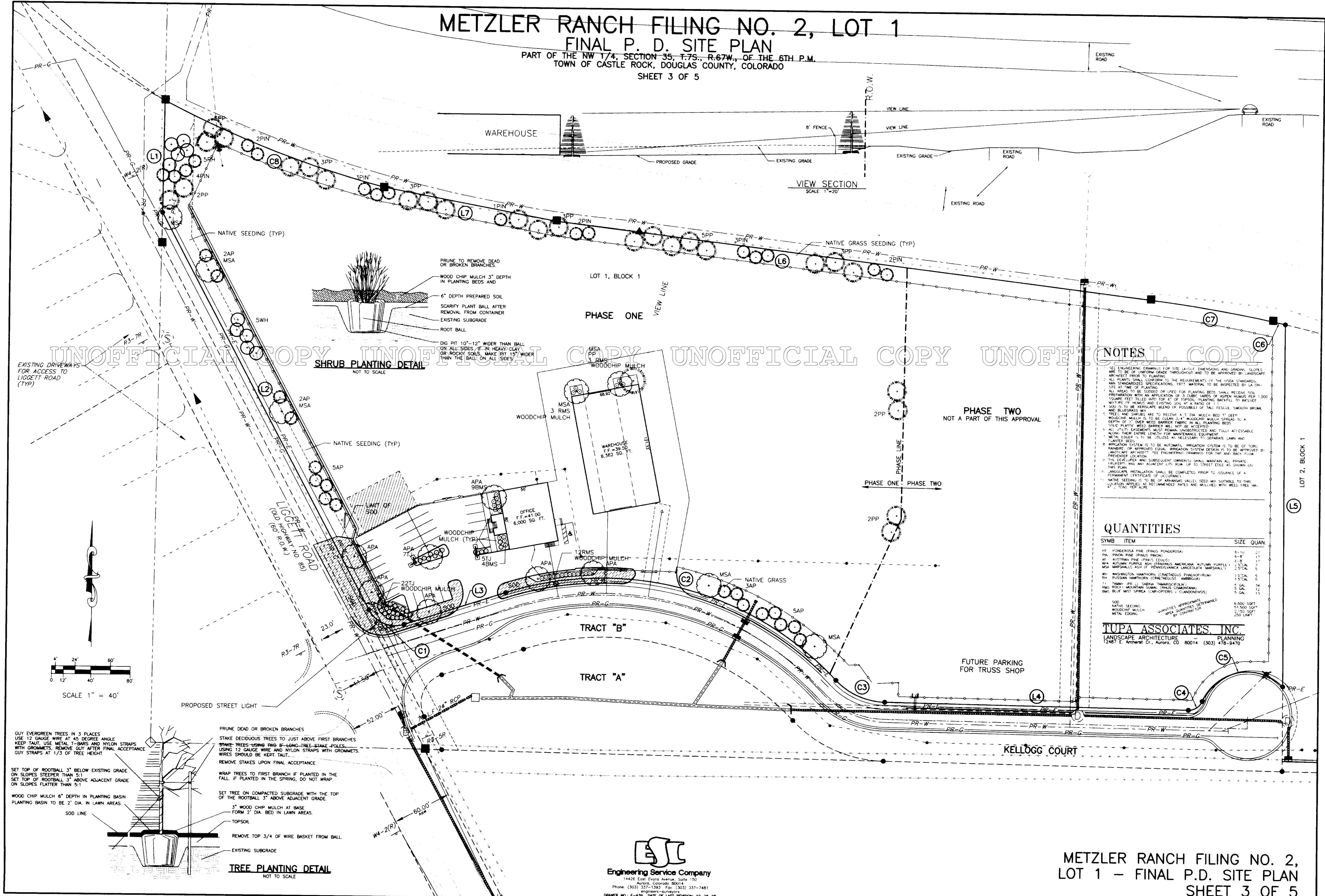
NOTE:
THIS PROPERTY LIES IN FLOOD HAZARD AREA ZONE X,
OUTSIDE 500-YEAR FLOOD PLAN AS SHOWN ON FIRM
PANEL NUMBER 0800490188C DATED SEPTEMBER 30, 1987.

METZLER RANCH FILING NO. 2,
LOT 1 - FINAL P.D. SITE PLAN
SHEET 2 OF 5

METZLER RANCH FILING NO. 2, LOT 1

FINAL P. D. SITE PLAN

PART OF THE NW 1/4, SECTION 35, T.7S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SHEET 3 OF 5



- NOTES**
- SEE ENGINEERING DRAWINGS FOR SITE LAYOUT, DIMENSIONS AND GRADING. SLOPES ARE TO BE OF UNIFORM GRADE THROUGHOUT AND TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE USDA STANDARDS AND STANDARDIZED SPECIFICATIONS, 1971. MATERIAL TO BE INSPECTED BY LA ON-SITE AT TIME OF PLANTING.
 - ALL AREAS TO BE SEEDED OR USED FOR PLANTING BEDS SHALL RECEIVE SOIL PREPARATION WITH AN APPLICATION OF 3 CUBIC YARDS OF ASPEN HUMUS PER 1,000 SQUARE FEET FILLED WITH TOP 4" OF TOPSOIL PLANTING BACKFILL TO INCLUDE MIXTURE OF HUMUS AND EXISTING SOIL AT A RATIO OF 1:1.
 - SOIL TO BE REGRASSIFIED BLEND IF POSSIBLE OF TALL FESCUE, SMOOTH BROME AND BLUEGRASS MIX.
 - TREE-LINE SHRUBS ARE TO RECEIVE A 1' DIA. WOOD-CHIP BED 1" DEEP. WOODCHIP MULCH IS TO BE CLEAN 3/4" WOODCHIP MULCH SPREAD TO A DEPTH OF 1" OVER WEED BARRIER FABRIC IN ALL PLANTING BEDS.
 - SOLID PLASTIC WEED BARRIER WILL NOT BE ACCEPTED.
 - ALL UTILITY EXPOSURES MUST REMAIN UNOBTURATED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - METAL EDGING IS TO BE INSTALLED AS NECESSARY TO SEPARATE LAWN AND PLANTER BEDS.
 - IRRIGATION SYSTEM IS TO BE AUTOMATIC. IRRIGATION SYSTEM IS TO BE OF TUBE RAINBOW OR APPROVED EQUAL. IRRIGATION SYSTEM DESIGN IS TO BE APPROVED BY LANDSCAPE ARCHITECT. SEE ENGINEERING DRAWINGS FOR TRIP AND BACK FLOW PREVENTER LOCATION.
 - THIS SPECIFICATIONS AND SUBSEQUENT OWNERS SHALL MAINTAIN ALL PROPOSED PROPERTY AND ANY ADJACENT LOTS RUN UP TO STREET EDGE AS SHOWN ON THIS PLAN.
 - LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
 - NATIVE SEEDING IS TO BE OF ARIZONA VALLEY SEED MIX SUITABLE TO THIS LOCATION. RECOMMENDED RATES AND MULCHED WITH WOOD CHIP MULCH AT 1 TON PER ACRE.

QUANTITIES

SYMB	ITEM	SIZE	QUAN.
1P	PONDEROSA PINE (PINUS PONDEROSA)	6"-10"	22
1R	PINON PINE (PINUS PINON)	6"-8"	17
1A	AUTUMN PINE (PINUS EDULIS)	6"-8"	17
1M	AUTUMN PURPLE ASH (FRAXINUS AMERICANA)	2" CAL.	2
1S	MARSHALLS ASH (FRAXINUS LANCEOLATA)	2" CAL.	2
1W	WOODBRIDGE HAMTHORN (RAEATAEGUS FRAXINIFOLIUM)	1" CAL.	5
1H	RUSSIAN HAMTHORN (RAEATAEGUS AMURENSIS)	1" CAL.	5
1T	TAMMY (PRUNUS AMERICANA)	5" CAL.	14
1R2	RED ROCKY MOUNTAIN SUMAC (Rhus glabra)	5" CAL.	12
1BMS	BLUE MIST SPIREA (SPIREA CANADENSIS)	5" CAL.	15
SOD		4,500 SQFT	
NATIVE SEEDING		41,500 SQFT	
WOODCHIP MULCH		21,500 SQFT	
METAL EDGING		250 LIFT	

QUANTITIES APPROXIMATE
QUANTITIES DETERMINED BY CONTRACTOR

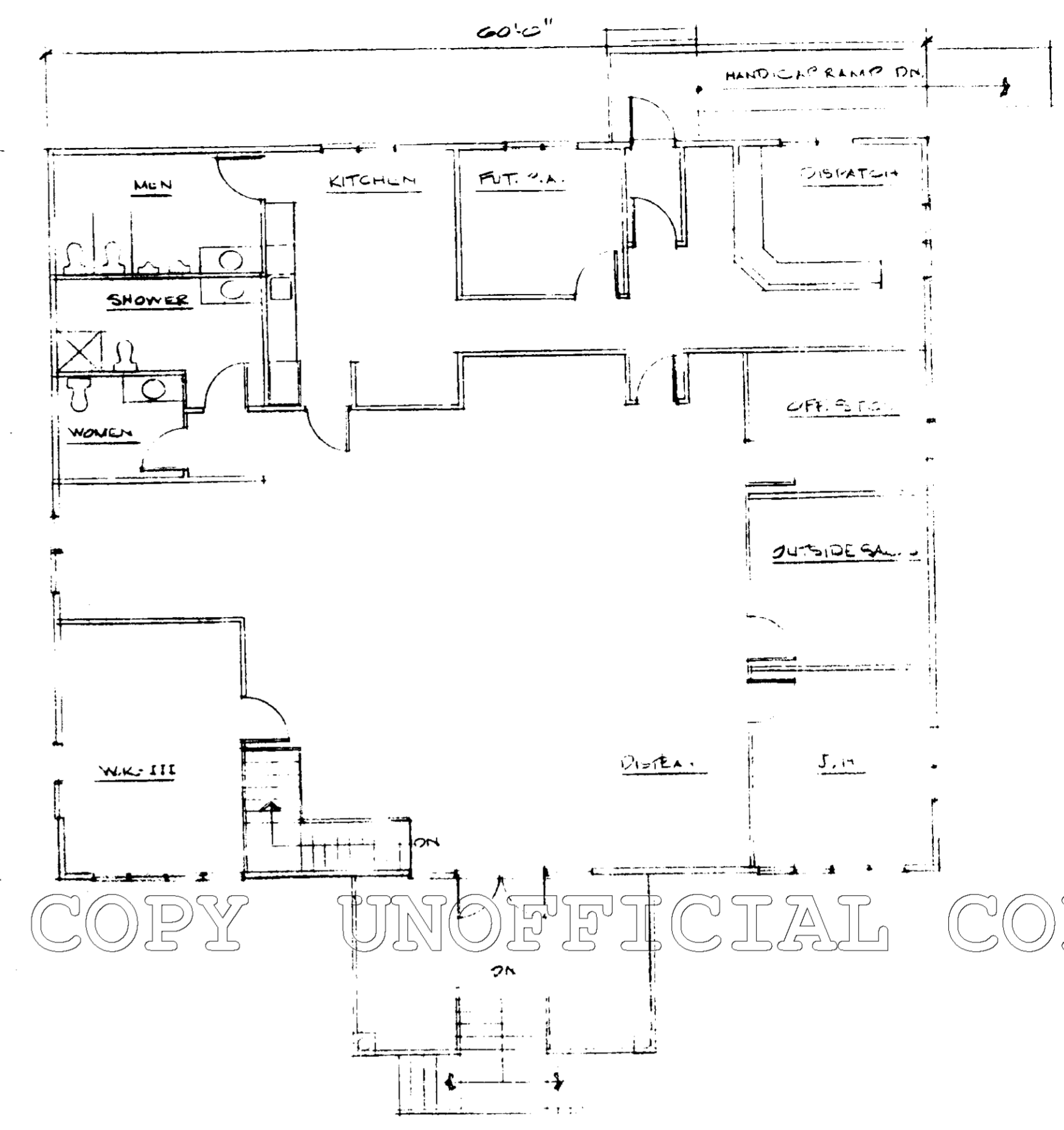
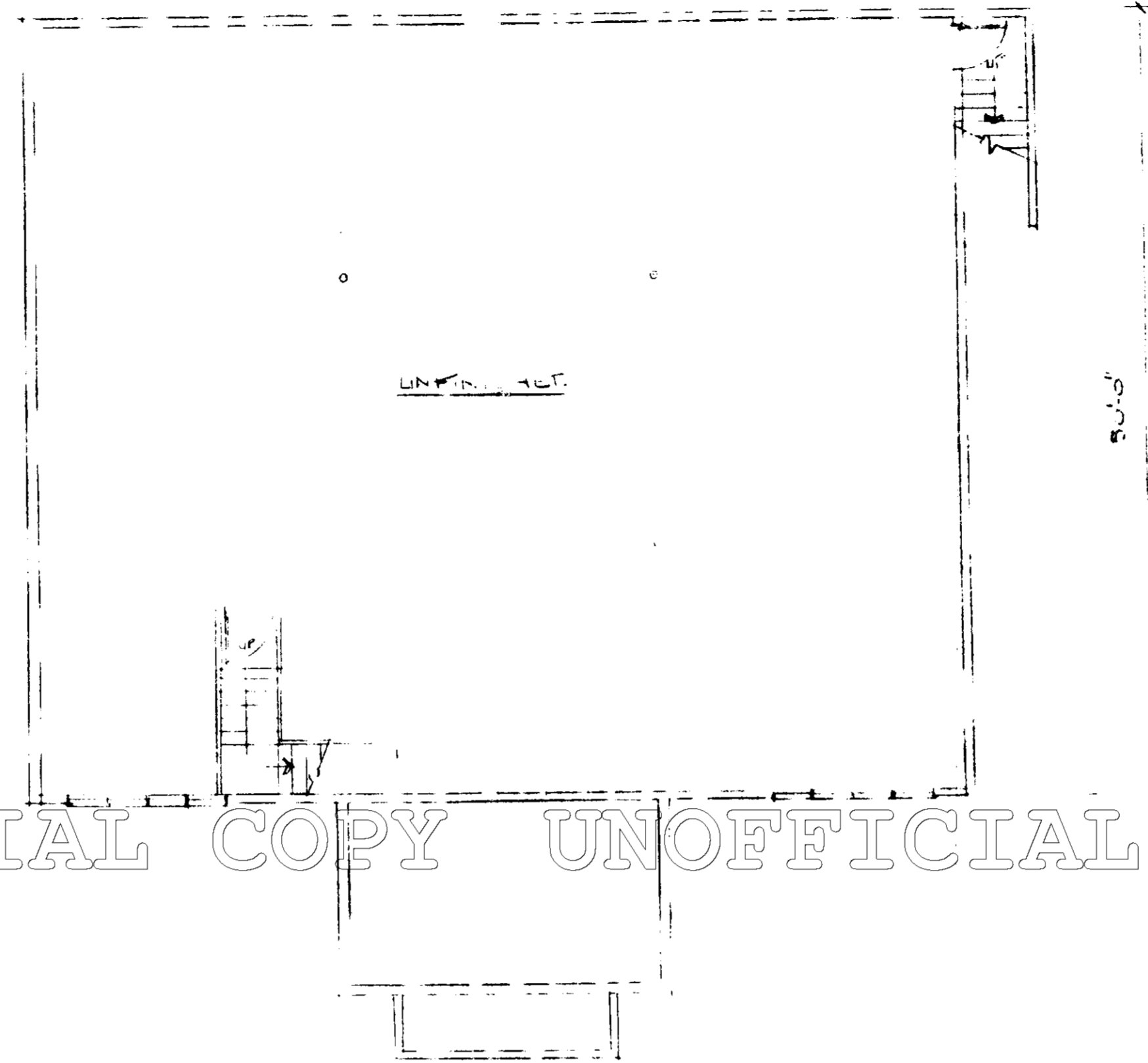
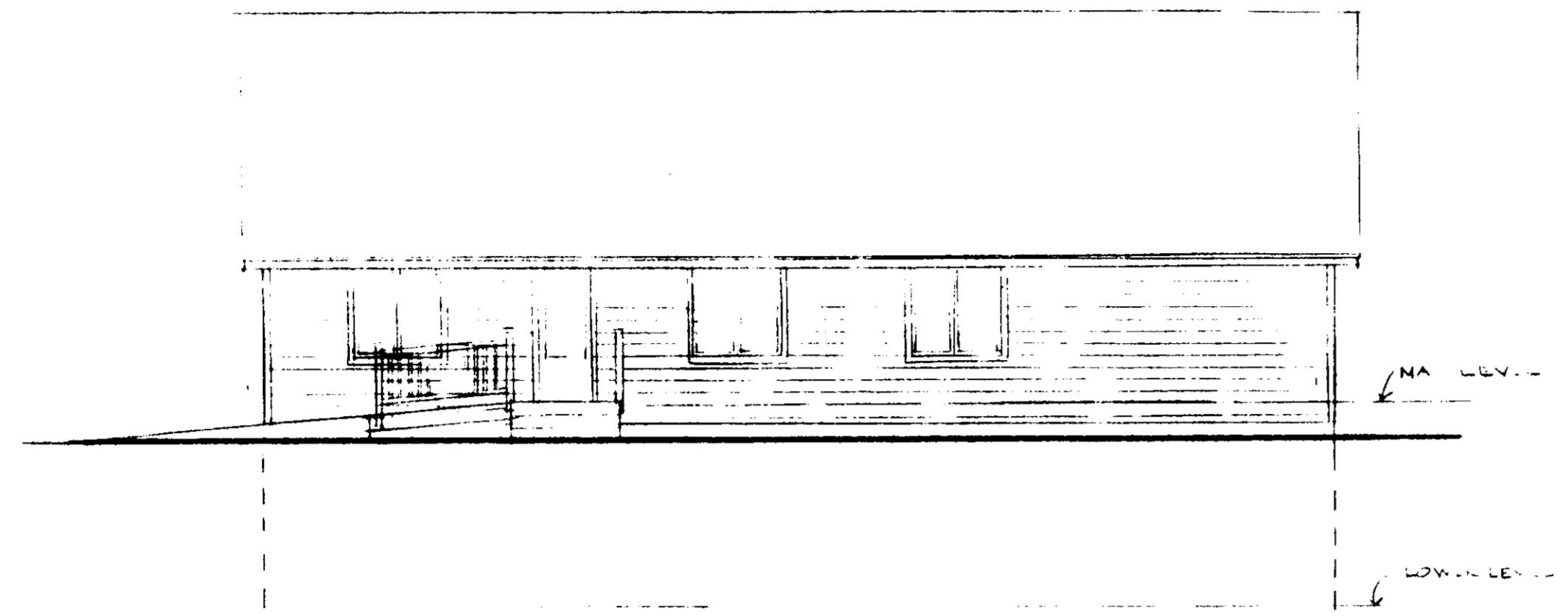
TUPA ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE PLANNING
12487 E. Amherst Cr., Aurora, CO 80014 (303) 478-9470

ESJ
Engineering Service Company
14426 East Evans Avenue, Suite 150
Aurora, Colorado 80014
Phone: (303) 337-1393 Fax: (303) 337-7481
engineers@esj.com
DRAWER NO.: E-439 DATE OF LAST REVISION: 02-28-98

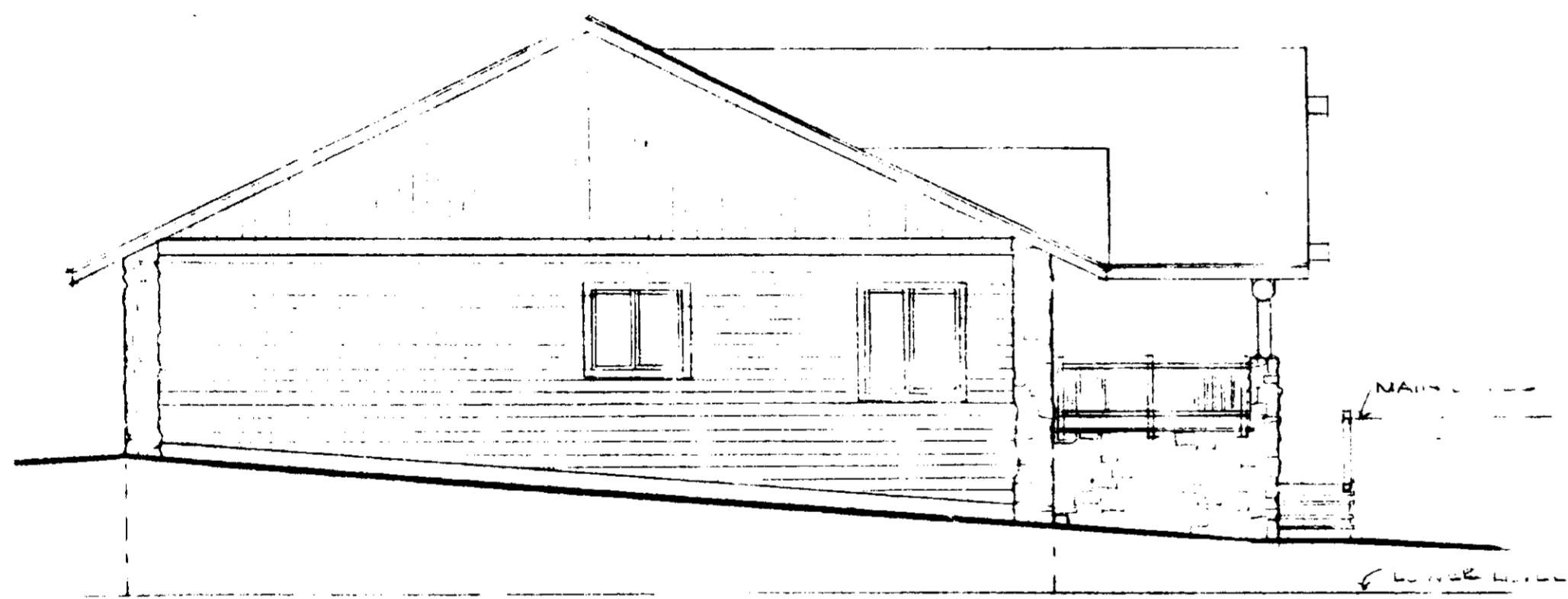
METZLER RANCH FILING NO. 2,
LOT 1 - FINAL P.D. SITE PLAN
SHEET 3 OF 5

METZLER RANCH

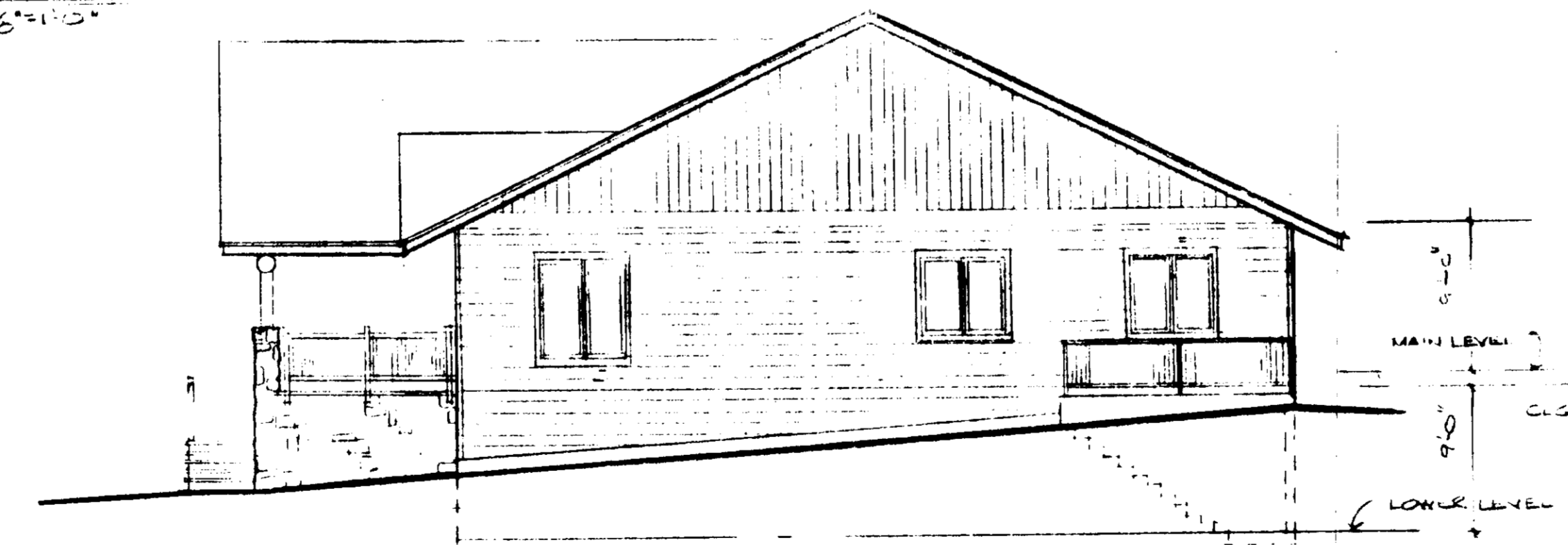
FINAL DEVELOPMENT PLAN
PART OF THE NW 1/4, SECTION 35, T.7S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
FINAL P.U.D. SITE PLAN
SHEET 4 OF 5



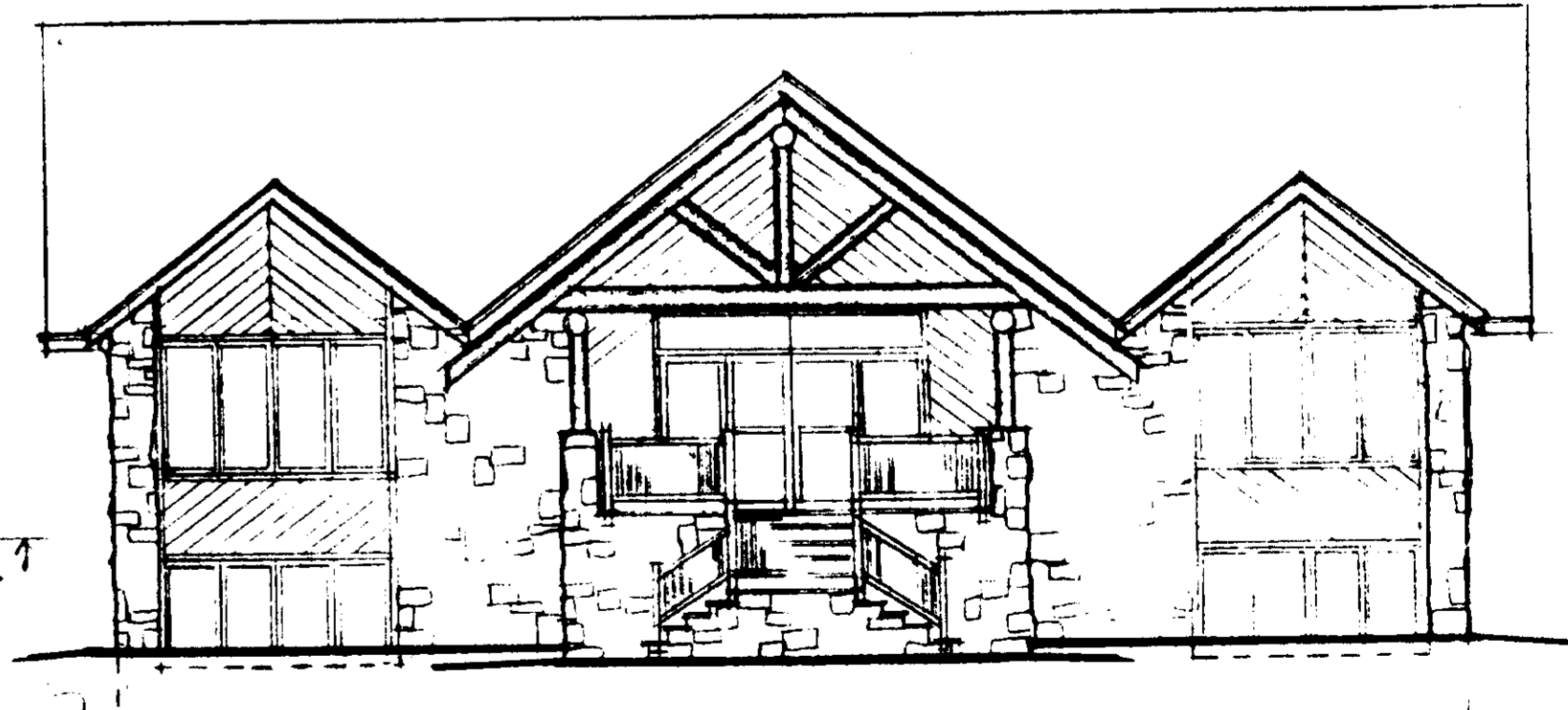
UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



LEFT ELEVATION



RIGHT ELEVATION



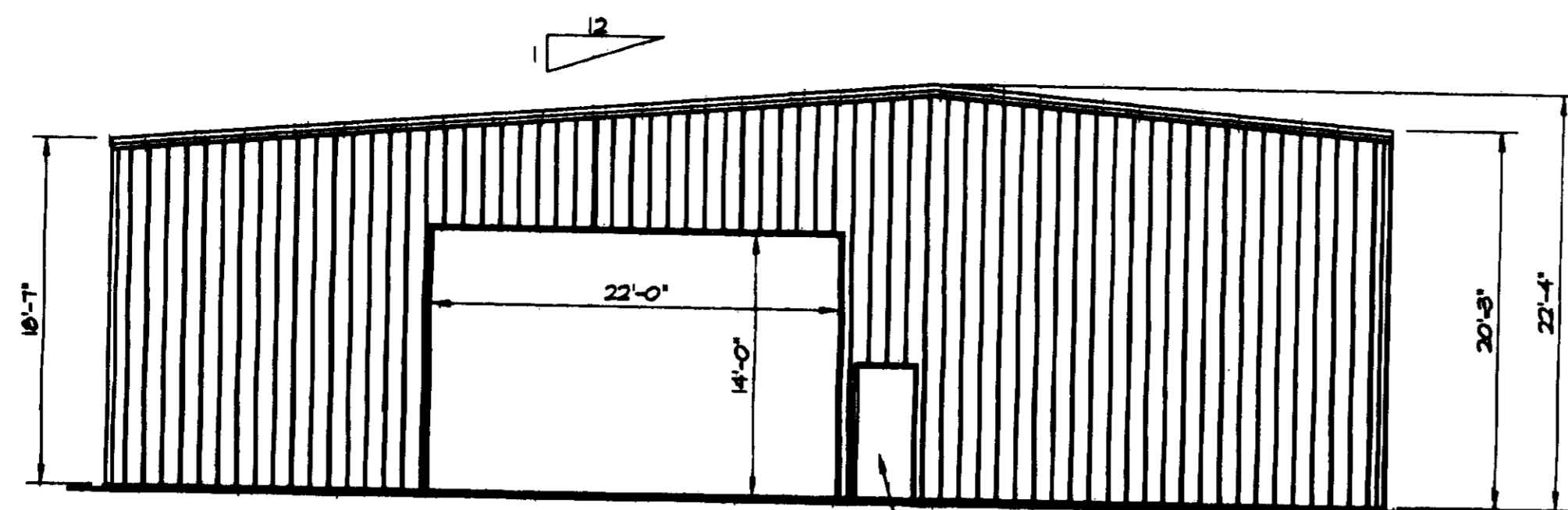
FRONT ELEVATION

THEODORE A. BUTENICZ ARCHITECT
3381 W. 10TH AVE.
DENVER, CO 80202
(303) 733-1100

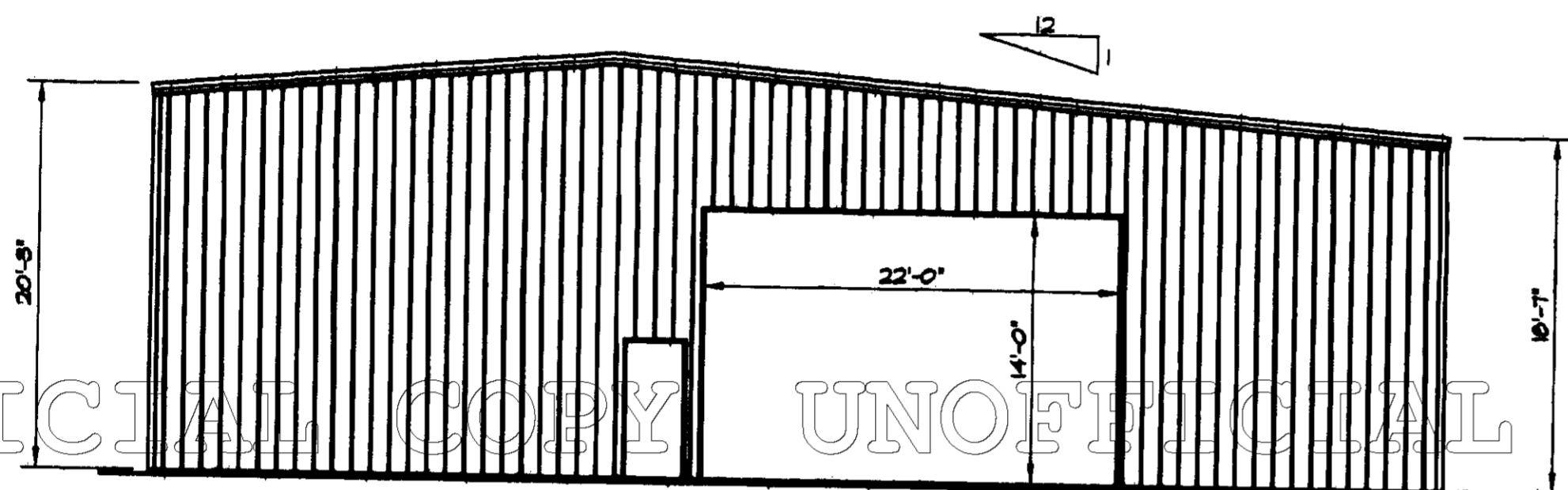
AN OFFICE BUILDING FOR
KELLOGG LUMBER CO.
CASTLE ROCK, COLORADO

METZLER RANCH FILING NO. 2, LOT 1

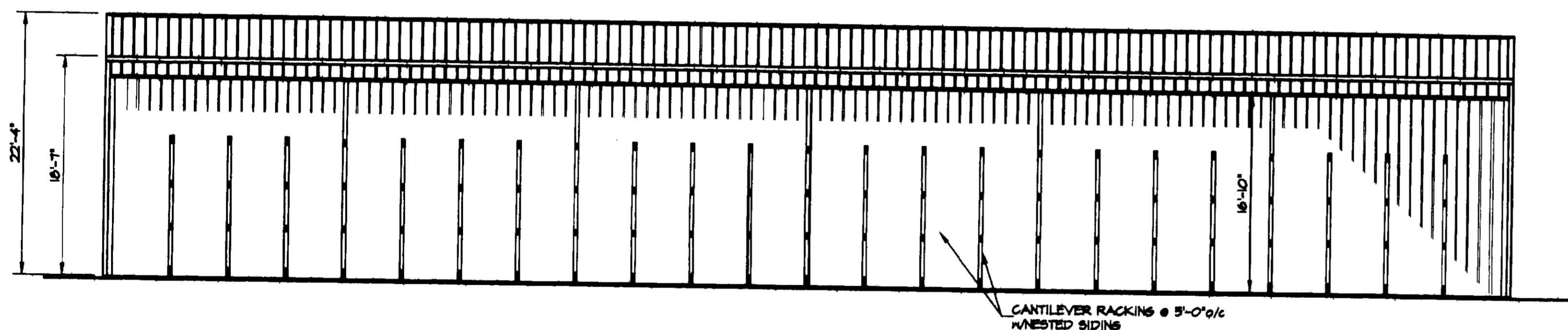
FINAL DEVELOPMENT PLAN
 PART OF THE NW 1/4, SECTION 35, T.7S., R.67W., OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 FINAL P.U.D. SITE PLAN
 SHEET 5 OF 5



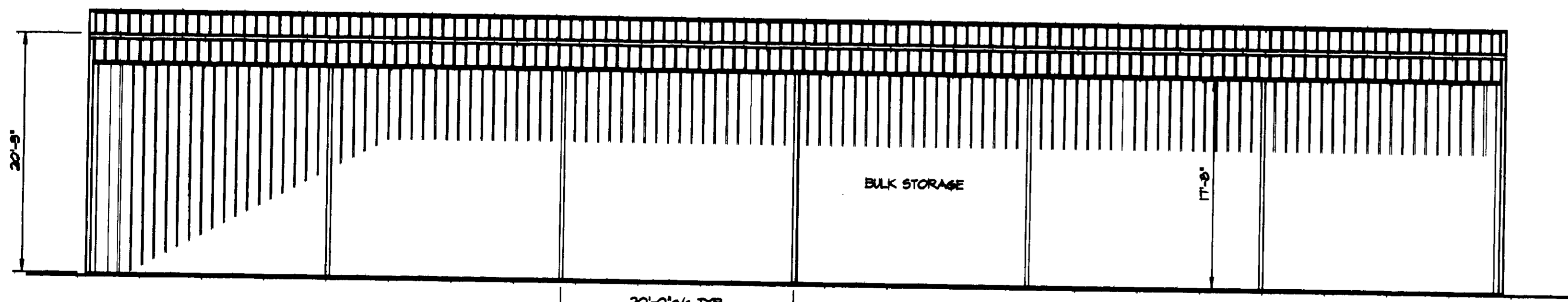
A SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



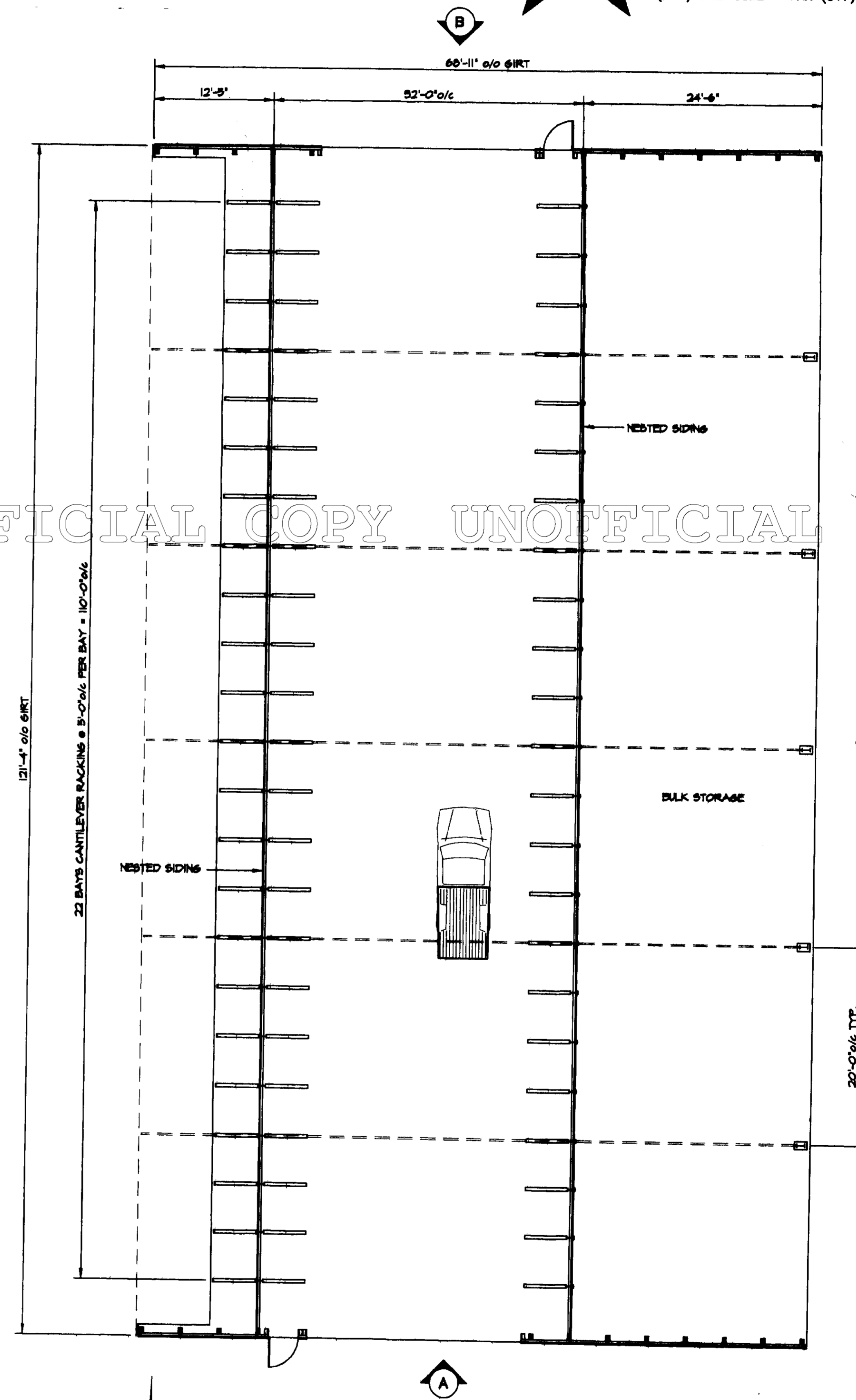
B NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



C WEST ELEVATION
 SCALE: 1/8" = 1'-0"



D EAST ELEVATION
 SCALE: 1/8" = 1'-0"



CONCEPT PLAN
 SCALE: 1/8" = 1'-0"