

LOT 1, SANDERS BUSINESS PARK
EAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Code (IFC) or Community Wildfire Protection Plan (CWPP) 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.

FOR THE 1.5 WATER SERVICE AND 1.00 SFE FOR THE 3/4 IRRIGATION

DIRECTOR OF DEVELOPMENT SERVICES

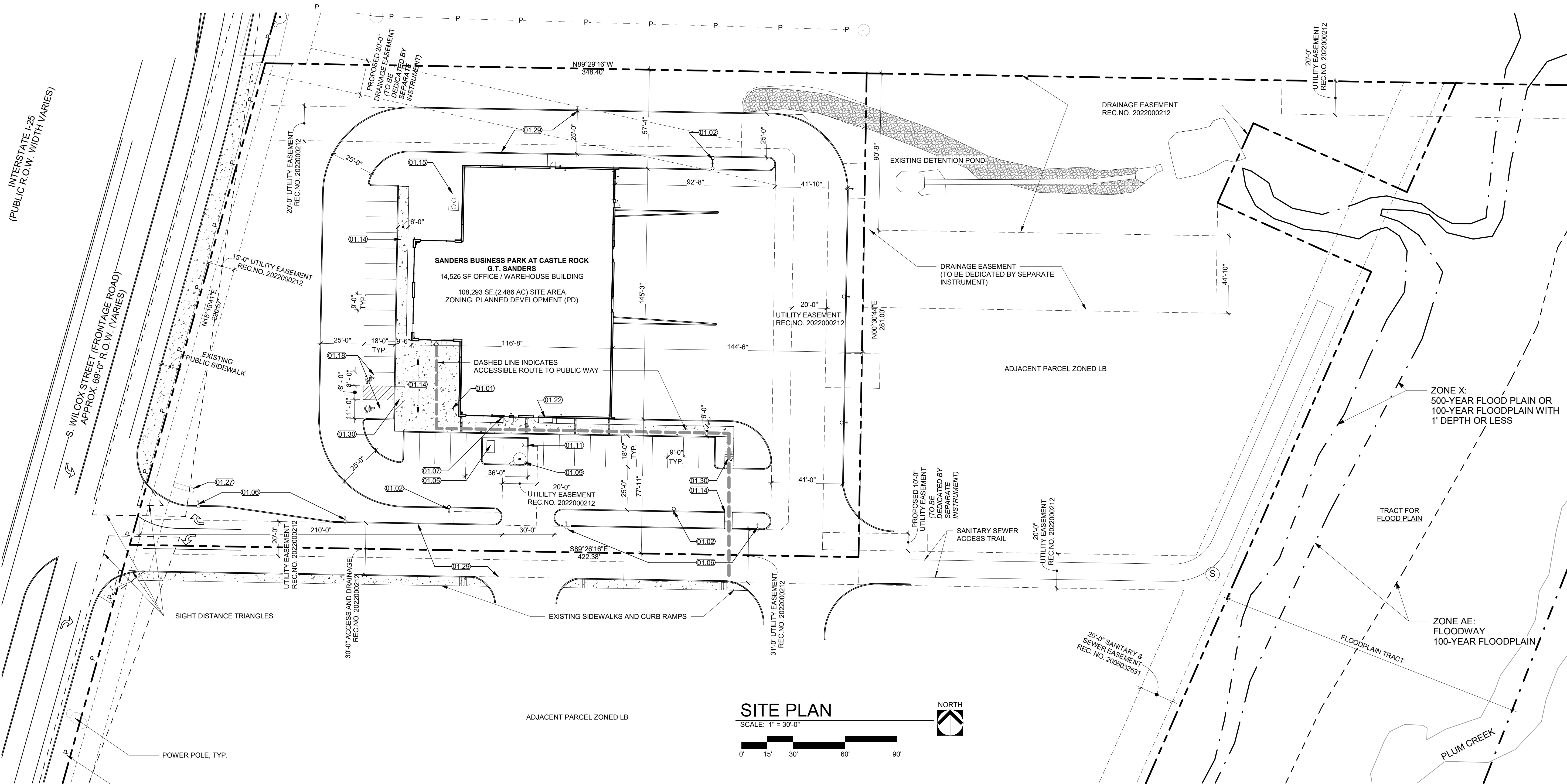
SHEETS	SHEET
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SITE DEVELOPMENT PLAN AMENDMENT NO. 1

SANDERS BUSINESS PARK

LOT 1, SANDERS BUSINESS PARK

LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE PLAN

SCALE: 1" = 30'-0"



NORTH



KEYNOTES:

- 01.01 PAINTED TUBE STEEL INVERTED "U" BIKE RACK. PROVIDES SPACE FOR 2 BIKES. SEE DETAIL SHEET 12.
- 01.02 20'-0" LIGHT POLE WITH SHOE BOX / FULL CUT-OFF STYLE FIXTURE
- 01.05 ELECTRICAL TRANSFORMER ON CONC. PAD.
- 01.06 EXISTING LIGHT FIXTURE.
- 01.07 GAS METER LOCATION. SEE CIVIL AND PLUMB. DWGS.
- 01.09 PROPOSED FIRE HYDRANT. SEE CIVIL DWGS.
- 01.11 REMOTE FIRE DEPARTMENT CONNECTION. VERIFY WITH LOCAL FIRE AUTHORITY ON EXACT LOCATION. MIN. 3'-0" CLEARANCE FROM HYDRANT.
- 01.14 CONCRETE SIDEWALK WITH BROOM FINISH. PROVIDE ACCESSIBLE CURB RAMPS FROM PARKING LOT AND ACCESSIBLE ROUTE. SLOPE IN DIRECTION OF TRAVEL TO BE 5% MAX. CROSS-SLOPE TO BE 2% MAX.
- 01.15 EXTERIOR HVAC EQUIPMENT ON CONC. PAD.

KEYNOTES:

- 01.18 VAN ACCESSIBLE H.C. PARKING SPACE - 9'-6" x 18'-0" WITH 8'-0" AISLE. PROVIDE CURB RAMP AND STANDARD HC PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW. SEE DETAILS SHEET 12.
- 01.22 CORE ELECTRIC EUSERC CABINET LOCATION. SEE ELECTRICAL DWGS.
- 01.27 EXISTING SITE MONUMENT SIGN.
- 01.29 6" VERTICAL CONC. CURB AND GUTTER WITH RADIUS AT ALL OUTSIDE CORNERS. TYP. ALL LANDSCAPE AT CONC. CURBS TO BE FLUSH WITH TOP OF CURB. SEE CIVIL DWGS.
- 01.30 ACCESSIBLE CURB RAMP TO COMPLY WITH ANSI A117.1. SLOPE 1:12 MAX FOR A DISTANCE OF 6' MAX. WITH TRUNCATED DOME.

LEGEND

- PROPERTY LINE BOUNDARY
- - - FLOODPLAIN LIMITS
- - - FLOODWAY
- SS SANITARY SEWER
- P OVERHEAD ELECTRIC
- - - EASEMENT / DEDICATION
- ACCESSIBLE ROUTE

REVISIONS	DESCRIPTION
BY	DATE

DRAWN CBW
CHECKED BS
DESIGNED KS
FILENAME BS 10961

G.T. SNADERS AT SANDERS BUSINESS PARK
SITE DEVELOPMENT PLAN

SITE PLAN



INTERGROUP
ARCHITECTS

architecture
planning
interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877 F. 303.738.2294
www.igarch.com

JOB NO. BS 10961

SCALE AS SHOWN

DATE 6/15/2026

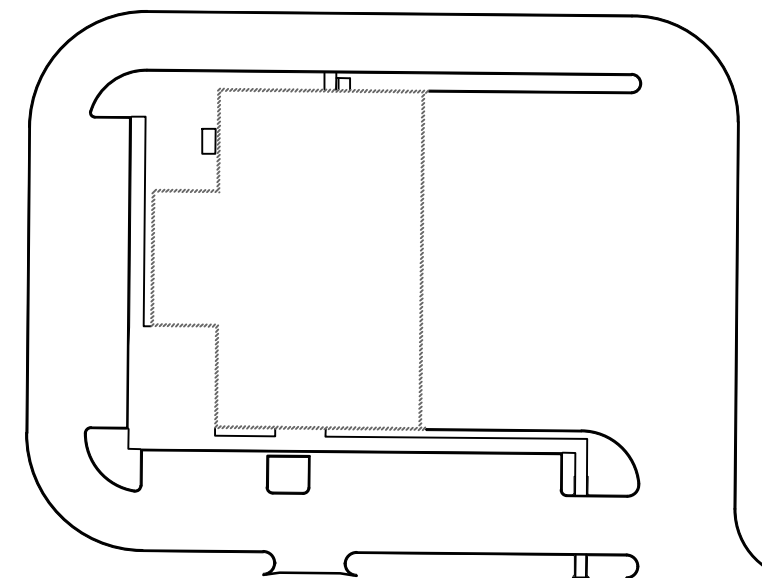
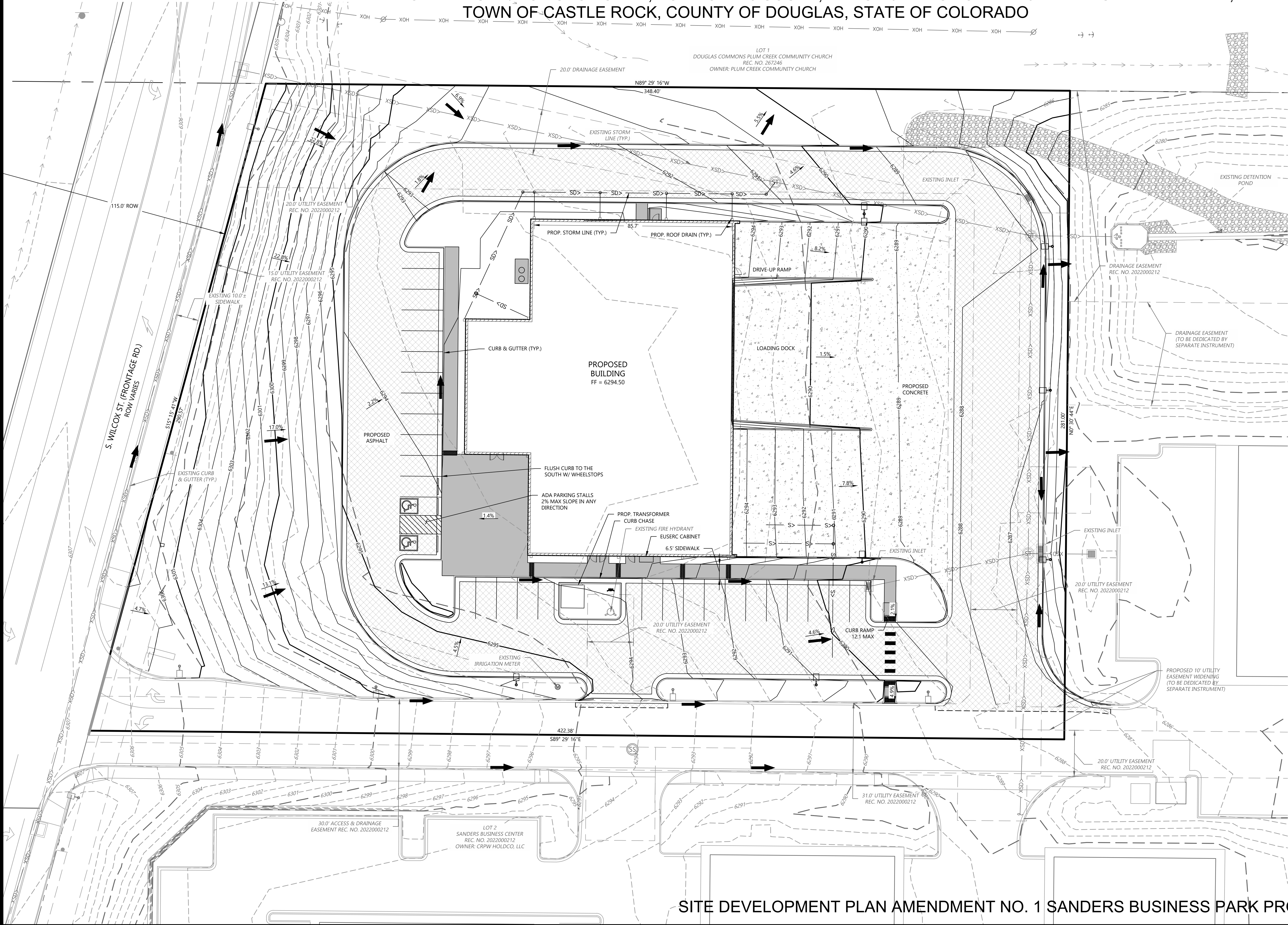
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SITE DEVELOPMENT PLAN AMENDMENT NO. 1 SANDERS BUSINESS PARK PROJECT NO. SDP26-0008

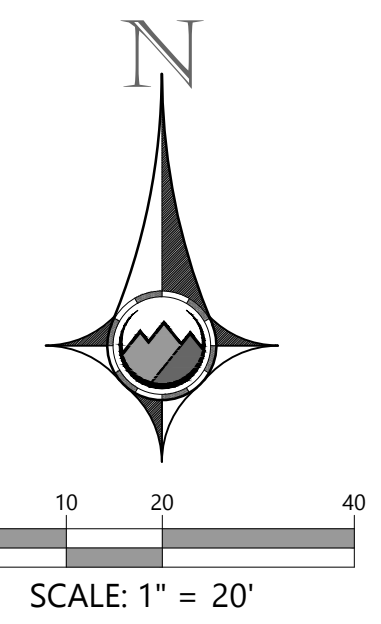
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SANDERS BUSINESS PARK

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- LEGEND:**
- PROPERTY LINE
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPERTY SETBACK
 - PROPOSED 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
 - PROPOSED STORM LINE
 - EXISTING STORM LINE
 - PROPOSED SAWCUT
 - PROPOSED STORM INLET
 - EXISTING STORM INLET
 - FLOW DIRECTION
 - PROPOSED SPOT GRADE
 - EXISTING SPOT GRADE
 - SLOPE AND DIRECTION
 - HIGH POINT
 - LOW POINT
 - GRADE BREAK
 - FINISHED FLOOR ELEVATION
 - MATCH EXISTING

- NOTES:**
- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
 - PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.



REVISIONS		DESCRIPTION	
BY	DATE	1	4/24/2026
2	6/15/2026	TOWN COMMENTS	
		TOWN COMMENTS	

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DESIGNED	MAA
FILENAME	

SANDERS BUSINESS PARK
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
GRADING PLAN

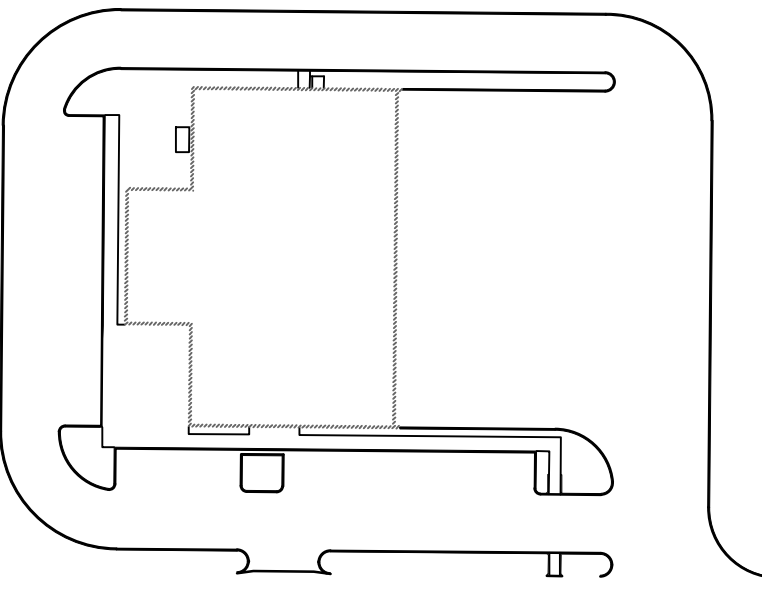
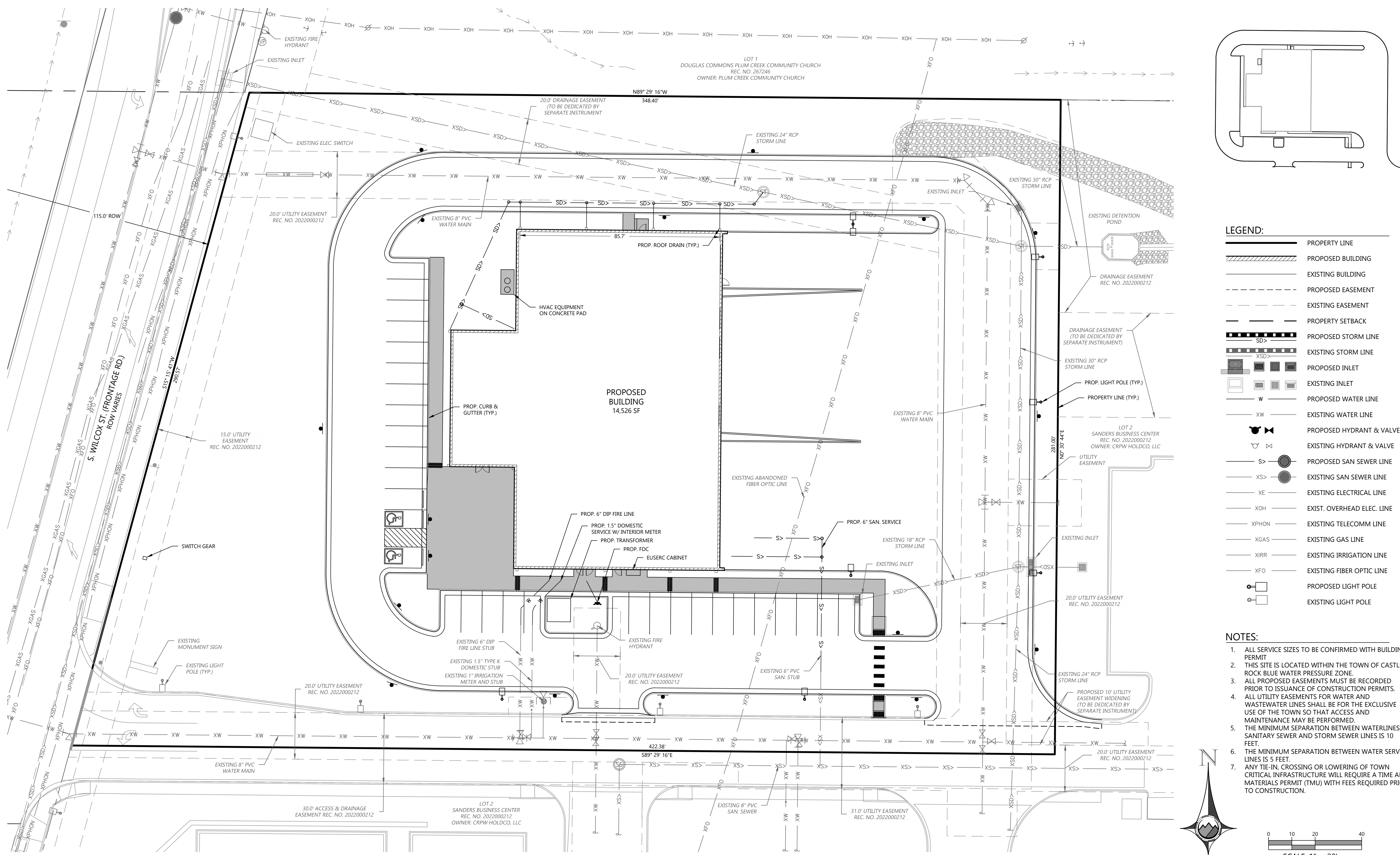
INTERGROUP ARCHITECTS

architecture
planning
interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P: 303.758.8877 F: 303.758.2294
www.igarch.com

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SHEETS	12
SHEET	3

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
SANDERS BUSINESS PARK

LOT 1, SANDERS BUSINESS PARK
LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND:**
- PROPERTY LINE
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPERTY SETBACK
 - PROPOSED STORM LINE
 - EXISTING STORM LINE
 - PROPOSED INLET
 - EXISTING INLET
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - PROPOSED HYDRANT & VALVE
 - EXISTING HYDRANT & VALVE
 - PROPOSED SAN SEWER LINE
 - EXISTING SAN SEWER LINE
 - EXISTING ELECTRICAL LINE
 - EXIST. OVERHEAD ELEC. LINE
 - EXISTING TELECOMM LINE
 - EXISTING GAS LINE
 - EXISTING IRRIGATION LINE
 - EXISTING FIBER OPTIC LINE
 - PROPOSED LIGHT POLE
 - EXISTING LIGHT POLE

- NOTES:**
- ALL SERVICE SIZES TO BE CONFIRMED WITH BUILDING PERMIT
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.
 - ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

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1	4/24/2026	TOWN COMMENTS
2	6/15/2026	TOWN COMMENTS

DRAWN	WP
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FILENAME	

SANDERS BUSINESS PARK
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
UTILITY PLAN

INTERGROUP ARCHITECTS

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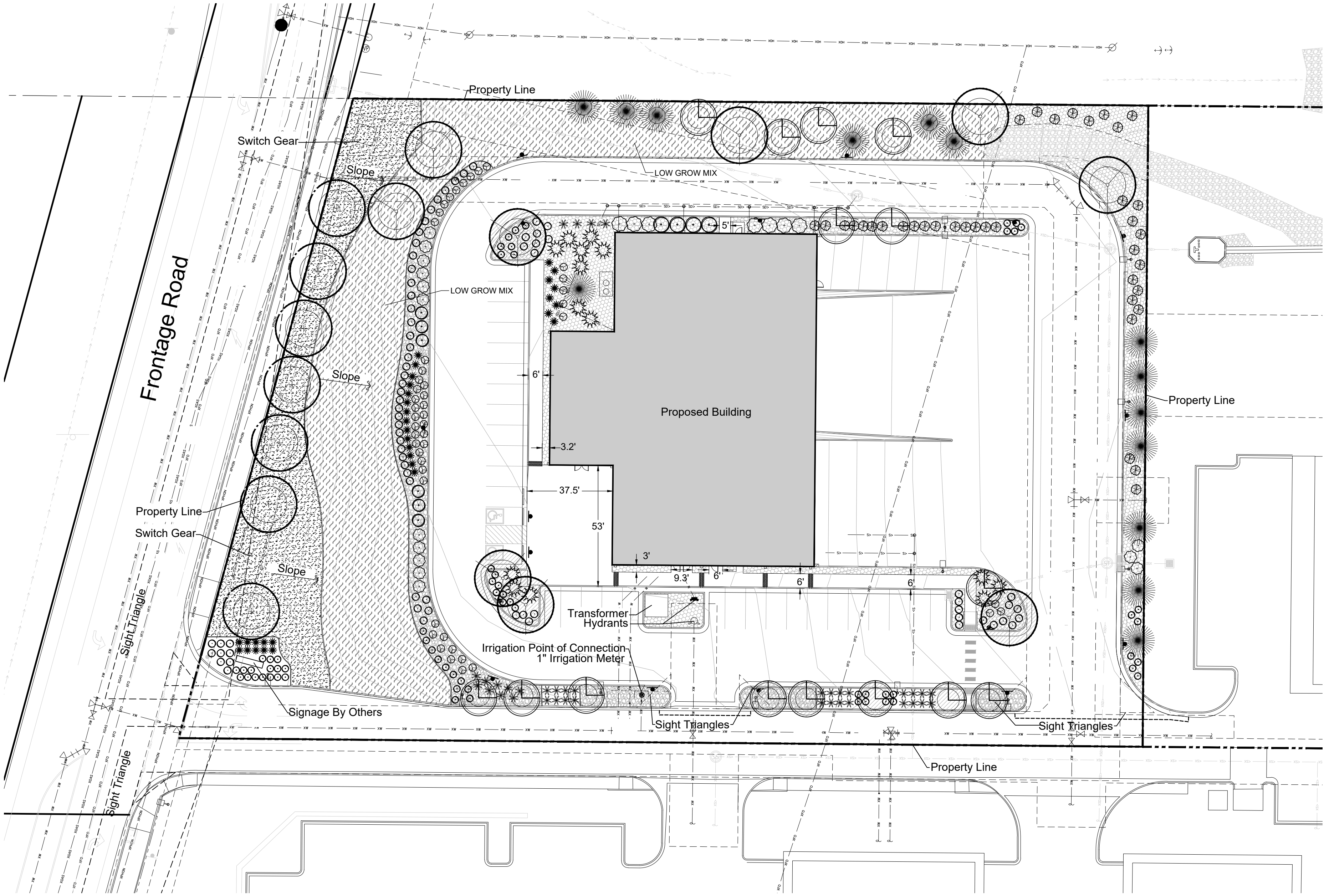
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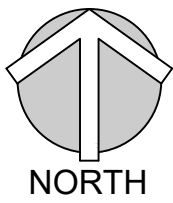
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LANDSCAPE PLAN



0' 10' 30' 60' 90'
SCALE 1" = 30' - 0"

LANDSCAPE LEGEND:

- LOW GROW MIX (TEMPORARY IRRIGATION)
- ENHANCED BUFFALO GRASS SEED MIX (TEMPORARY IRRIGATION)
- 1-3" RIVER ROCK
- 3"-6" ROUNDED RIVER COBBLE
- STEEL EDGING WITH PROTECTIVE CAP
- SHREDDED HARDWOOD MULCH
- DECIDUOUS PARKING LOT TREE
- DECIDUOUS TREES
- EVERGREEN TREES

REVISIONS		DESCRIPTION			
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SL	04/27/26				
SL	06/15/26				
SL	07/10/26				

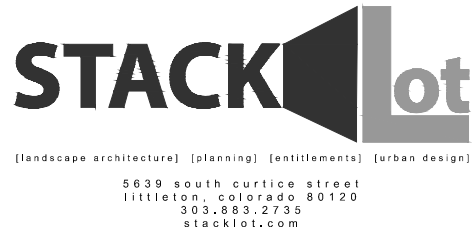
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SITE DEVELOPMENT PLAN
LANDSCAPE PLAN



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SHEET	5



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GENERAL PLANTING NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP TWO-THIRD (2/3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

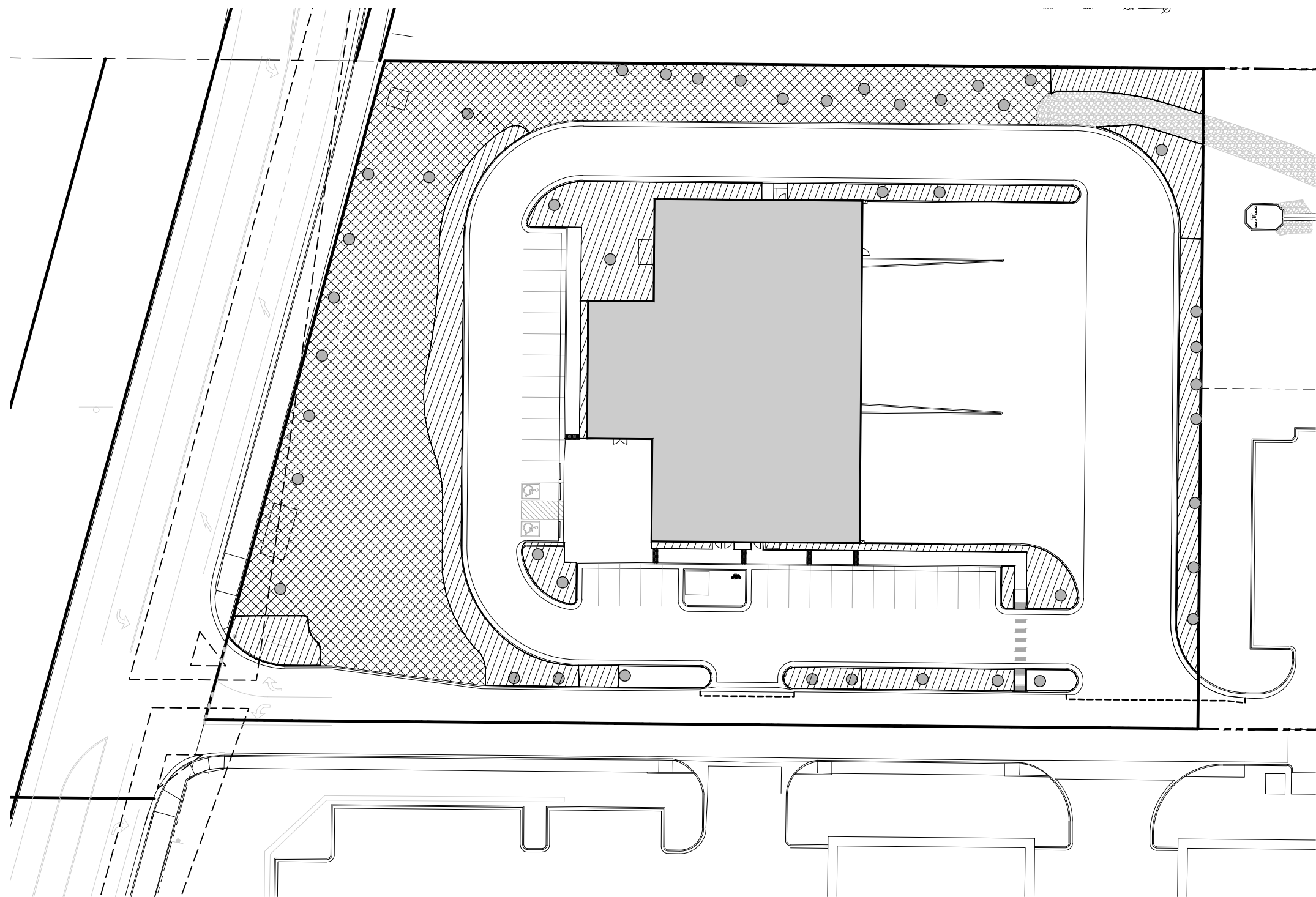
PERFORMANCE GUARANTEE:

1. ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF TWO YEARS FROM SUBSTANTIAL COMPLETION OF THE PROJECT.

10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. COMMERCIAL GRADE 3/16 INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. EDGING TO HAVE A ROLLED TOP. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
16. PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
19. IRRIGATION HEADS SHALL BE PLACED ABOVE THE 2-YEAR WATER SURFACE ELEVATION IN THE WATER QUALITY SWALE.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCKWATER USE MANAGEMENT PLAN (WUMP).
10. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
13. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTEDCWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OFCASTLE ROCK.
14. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.



HYDROZONE MAP



0' 25' 50' 100' 200'
SCALE 1" = 50' - 0"

- HYDROZONE 2 & 3
- ▨ HYDROZONE 2 & 3
- ▩ HYDROZONE 2



Project Name: G.T. Sanders

Site Development Plan (SDP) Number: SDP26-0008

CLWUR (Composite landscape water use rating) Chart

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,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
Temporary	Amended Nature Choice	0.74	L	1.12212609	15061	0.5	32554	0.23
Temporary	Enhanced Buffalo Gras Mix	1.83	VL	1.12212609	6450	2	32554	0.40
Drip	Shrub Bed	0.6	L, Mod	1.12212609	11,043	3	32554	1.02
Total of the CLWUR								1.65

Reference Chapter 13.20 of the Castle Rock Municipal Code

LANDSCAPE REQUIREMENTS CHART

Composite Landscape Water Use Chart

Landscape Zone	LWU Rating Range
Very low water use	0.0 - 1.5
Low water use	1.5 - 3.0
Moderate water use	3.0 - 4.5
High Water use	4.5

Street Trees

Frontage Road	268.89 Linear Feet	Required Trees 268.89 / 40 = 7 Trees	Provided Trees 7
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LANDSCAPE ARCHITECTURE (Landscape) (Site Planning) (Site Development) (Urban Design)
2450 SOUTH QUINCY STREET
LITTLETON, COLORADO 80120
303.758.2750
stacklot.com

REVISIONS		DESCRIPTION			
BY	DATE				
SL	02/13/26	1st Submission			
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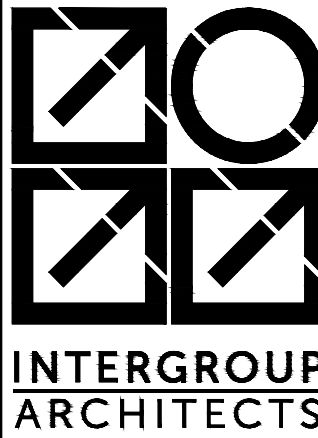
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SITE DEVELOPMENT PLAN
LANDSCAPE NOTES



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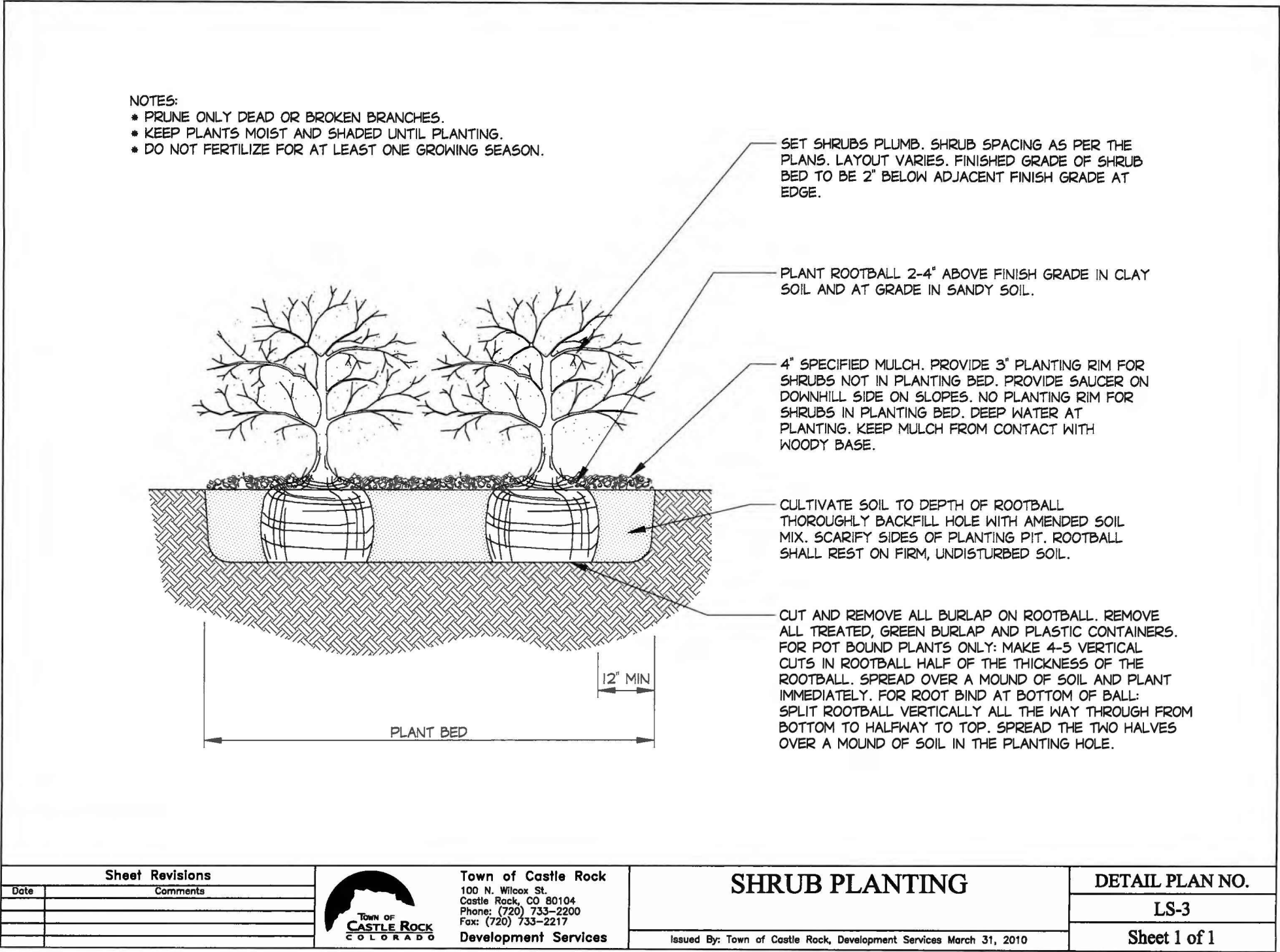
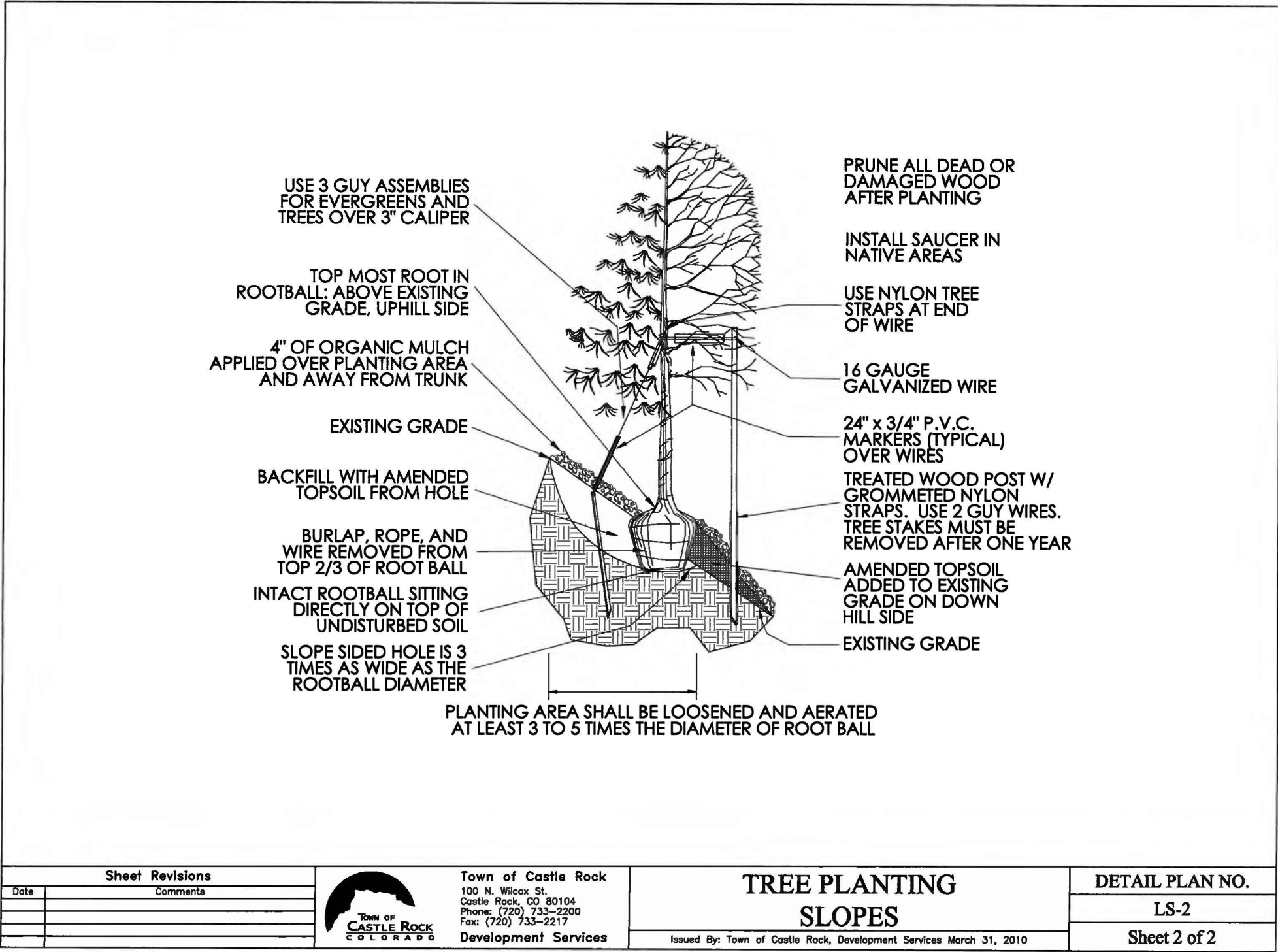
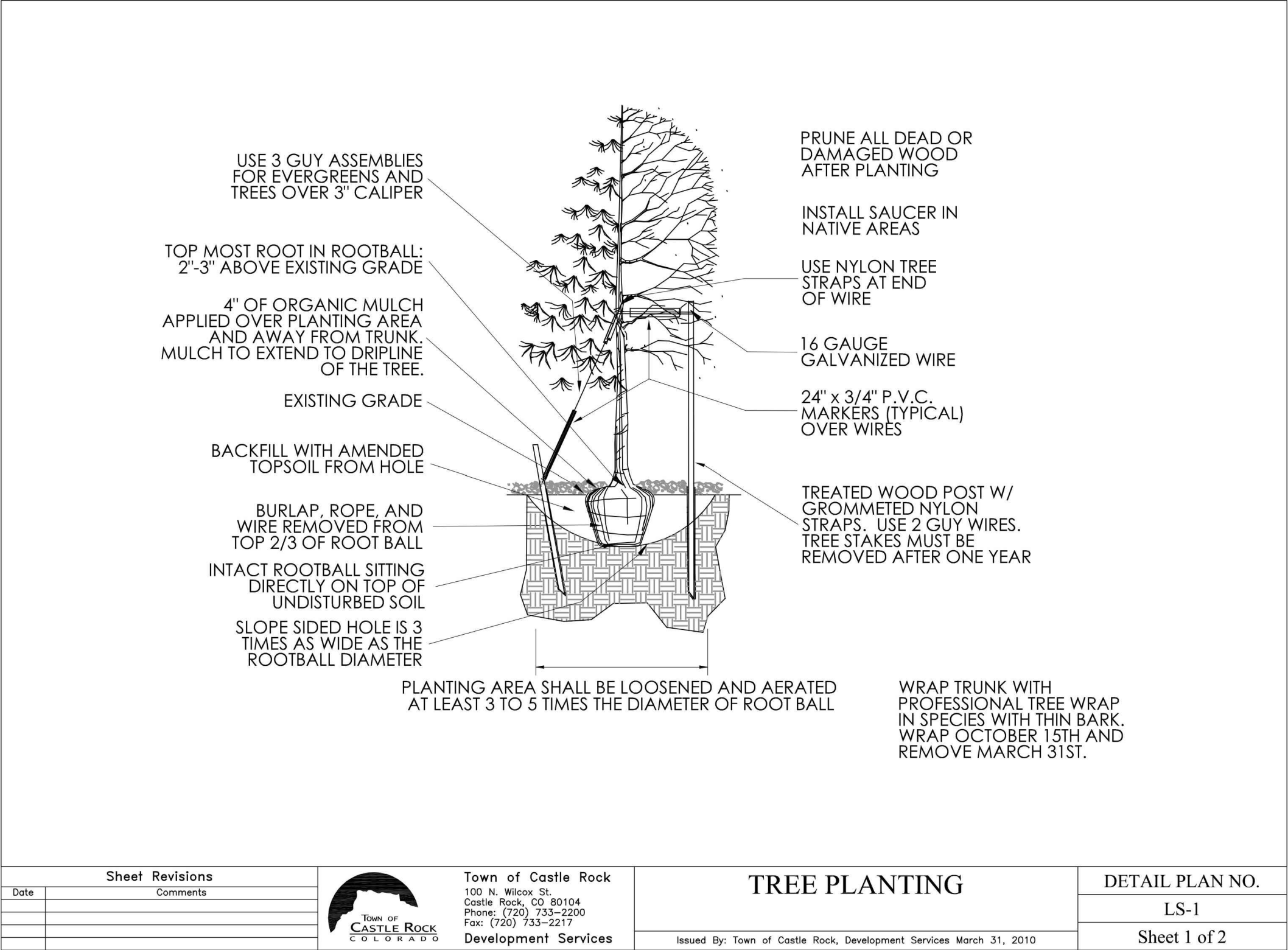
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SITE DEVELOPMENT PLAN AMENDMENT NO. 1

SANDERS BUSINESS PARK

LOT 1, SANDERS BUSINESS PARK

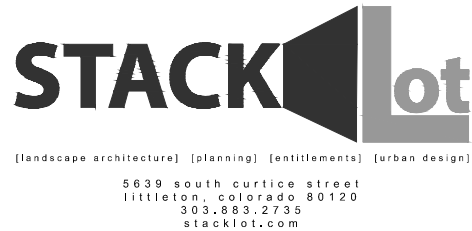
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional Justin A. Hay
Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # 923
Company Name StackLot L.L.C. Address 5639 S. Curtice Street; Littleton, CO 80120
Phone (303) 883-2735 Email justinhay@stacklot.com Date July 9, 2026
PROJECT NAME G.T. Sanders at Sanders Business Park

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
108,293 sf	Provided 34,970 sf (Required Is area - 10,829 sf)	N/A	3,253 sf	22	45	45	266	4	Yes <u>X</u> No <u> </u>
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
13,148 sf	Provided 3,238 sf (Required Is area - 1,734 sf)	32	386 sf	5	8 feet	5	5	10	49



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G.T. SANDERS AT SANDERS BUSINESS PARK
SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS



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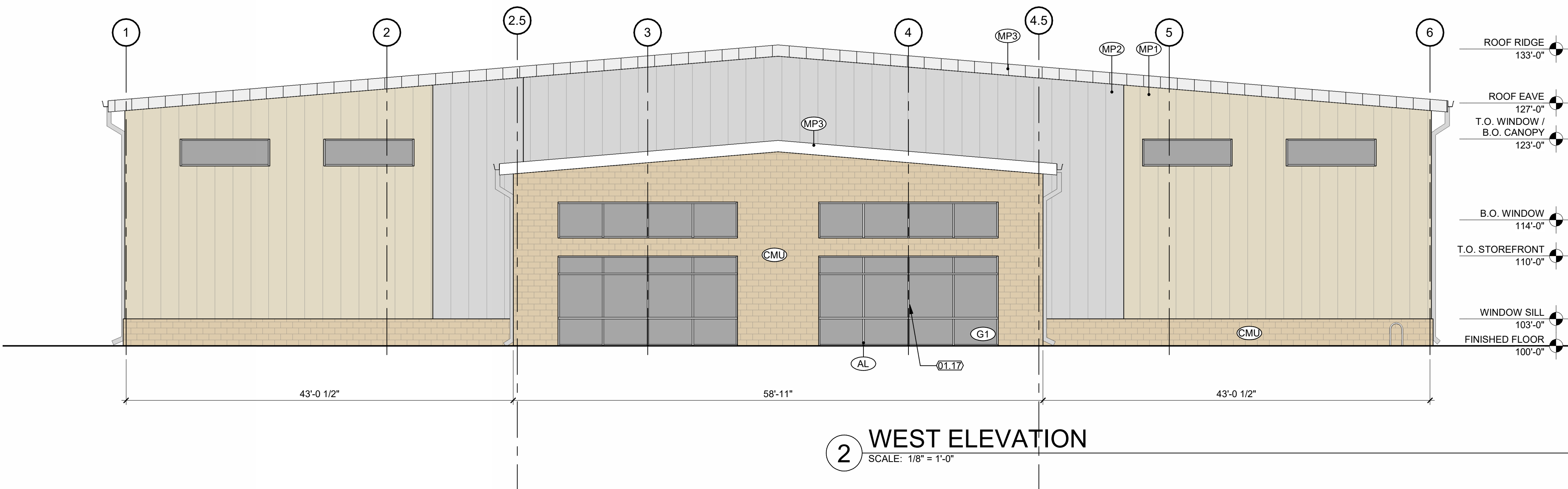
JOB NO.	BS - 10961
SCALE	AS SHOWN
DATE	07/10/2026
SHEETS	12
SHEET	7

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

SANDERS BUSINESS PARK

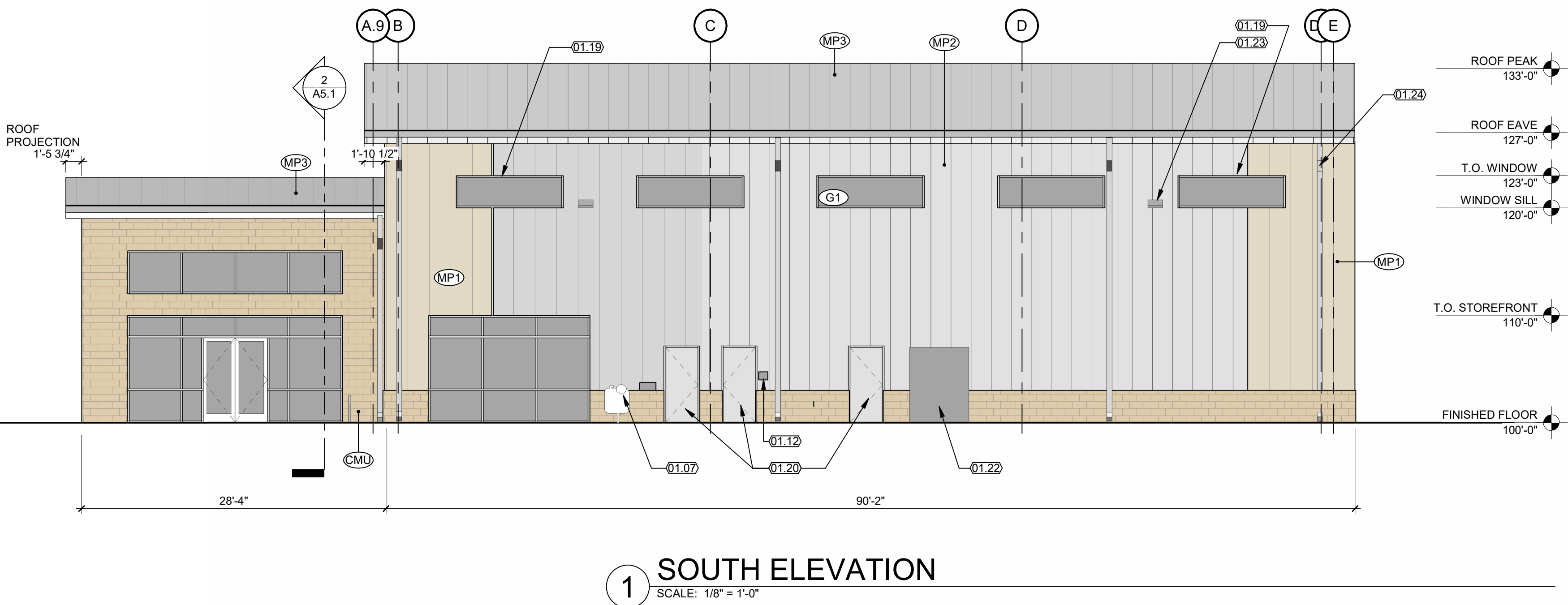
LOT 1, SANDERS BUSINESS PARK

LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYNOTES:

- 01.07 GAS METER LOCATION. SEE CIVIL AND PLUMB. DWGS.
01.12 KNOX BOX. COORDINATE WITH LOCAL FIRE AUTHORITY.
01.17 INSULATED TINTED GLAZING IN ALUMINUM STOREFRONT SYSTEM, SEE FINISH LEGEND.
01.19 CLERESTORY INSULATED TINTED GLAZING IN ALUMINUM STOREFRONT SYSTEM, SEE FINISH LEGEND.
01.20 INSULATED H.M. MAN DOOR, PAINTED TO MATCH ADJACENT WALL SURFACE.
01.22 CORE ELECTRIC EUSERC CABINET LOCATION. SEE ELECTRICAL DWGS.
01.23 WALL PACK LIGHT FIXTURE.
01.24 PREFINISHED METAL DOWNSPOUT AND GUTTER, TYP. TO DRAIN INTO LANDSCAPING. WHEN OUTLET AT SIDEWALK PROVIDE SIDEWALK CHASE.



EXTERIOR FINISH LEGEND

KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS / COMMENTS
MP1	RIBBED METAL PANEL		P.E.M.B. WALL PANEL - LIGHT TAN	
MP2	RIBBED METAL PANEL		P.E.M.B. WALL PANEL - METALIC GREY	
MP3	DOUBLE-LOK METAL ROOF		P.E.M.B. METAL ROOF - METALIC GREY	
CMU	8x16x4 CMU RUNNING BOND		BORAL BEST BLOCK SPLIT FACE CMU "BEIGE SAND #538"	
P1	EXTERIOR PAINT		SHERWIN WILLIAMS - ALUMINUM BOND PLEX	MATCHES STOREFRONT FRAME COLOR
P2	EXTERIOR PAINT		PAINT TO MATCH ADJACENT WALL COLOR	
AL	STOREFRONT FRAME		KAWNEER 2" x 4 1/2" FRAMES	CLEAR ANODIZED
G1	GLAZING		PPG INSULATED GLASS	SOLARGRAY

REVISIONS	DESCRIPTION	DATE	BY

DRAWN	CBW
CHECKED	BS
DESIGNED	KS
FILENAME	BS 10961

G.T. SNADERS AT SANDERS BUSINESS PARK
SITE DEVELOPMENT PLAN
EXTERIOR ELEVATIONS



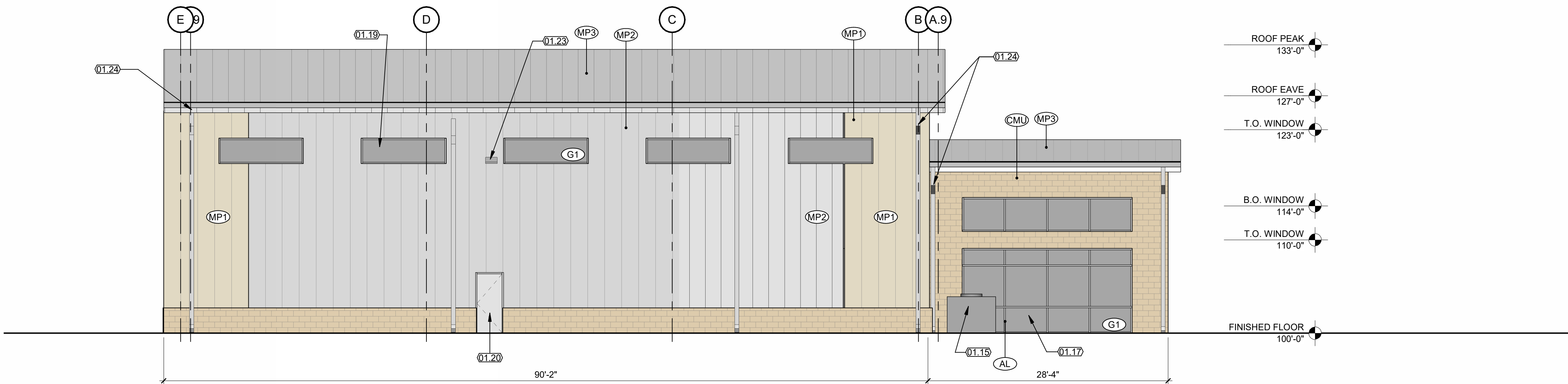
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SCALE	AS SHOWN
DATE	6/15/2026
SHEETS	12
SHEET	8

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

SANDERS BUSINESS PARK

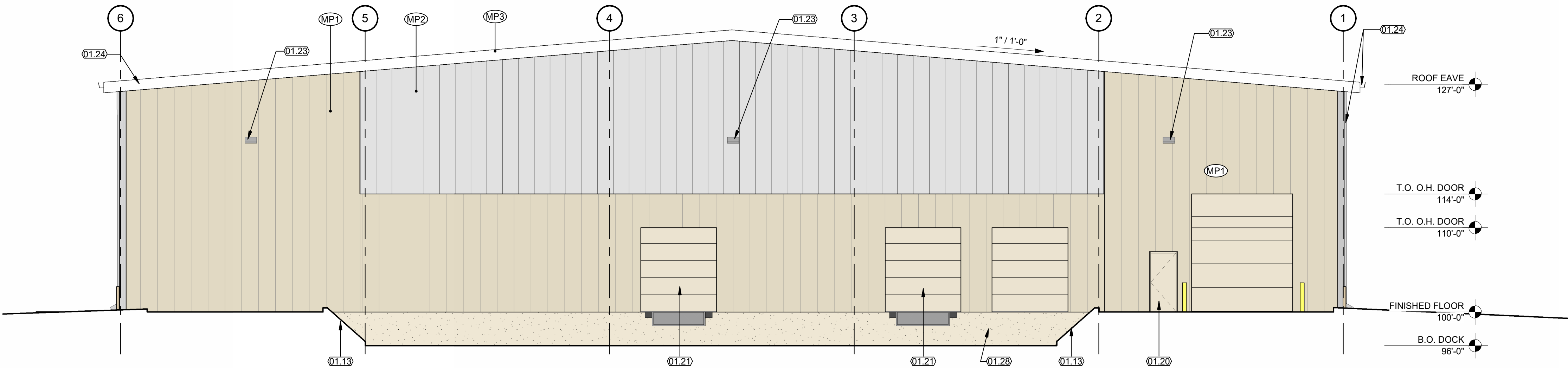
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2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES:

- 01.13 TAPERED WIDTH SLOPED CONC. RETAINING WALL.
01.15 EXTERIOR HVAC EQUIPMENT ON CONC. PAD.
01.17 INSULATED TINTED GLAZING IN ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND.
01.19 CLERESTORY INSULATED TINTED GLAZING IN ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND.
01.20 INSULATED H.M. MAN DOOR, PAINTED TO MATCH ADJACENT WALL SURFACE.
01.21 INSULATED STEEL O.H. DOOR, PAINTED TO MATCH ADJACENT WALL SURFACE.
01.23 WALL PACK LIGHT FIXTURE.
01.24 PREFINISHED METAL DOWNSPOUT AND GUTTER. TYP. TO DRAIN INTO LANDSCAPING. WHEN OUTLET AT SIDEWALK PROVIDE SIDEWALK CHASE.
01.28 CONC. STEM WALL EXPOSED AT DOCK AREA, PAINT AND FINISH TO MATCH ADJACENT METAL PANEL COLOR.



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

EXTERIOR FINISH LEGEND

KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS / COMMENTS
MP1	RIBBED METAL PANEL		P.E.M.B. WALL PANEL - LIGHT TAN	
MP2	RIBBED METAL PANEL		P.E.M.B. WALL PANEL - METALIC GREY	
MP3	DOUBLE-LOK METAL ROOF		P.E.M.B. METAL ROOF - METALIC GREY	
CMU	8x16x4 CMU RUNNING BOND		BORAL BEST BLOCK SPLIT FACE CMU "BEIGE SAND #538"	
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AL	STOREFRONT FRAME		KAWNEER 2" x 4 1/2" FRAMES	CLEAR ANODIZED
G1	GLAZING		PPG INSULATED GLASS	SOLARGRAY

REVISIONS
DESCRIPTION

BY
DATE

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BS 10961

G.T. SNADERS AT SANDERS BUSINESS PARK
SITE DEVELOPMENT PLAN

EXTERIOR ELEVATIONS



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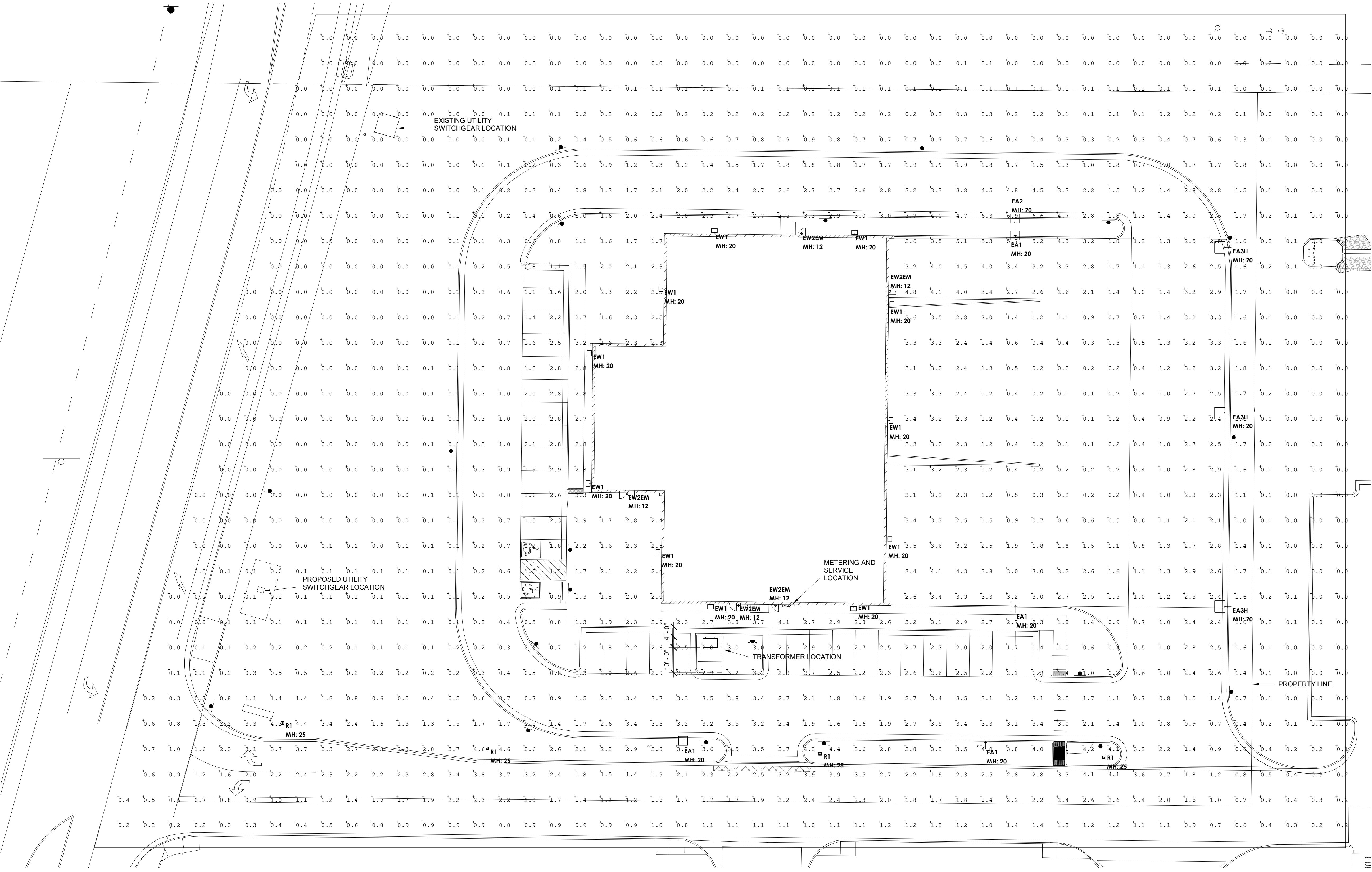
DATE
6/15/2026

SHEETS
12

SHEET
9

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
SANDERS BUSINESS PARK

LOT 1, SANDERS BUSINESS PARK
LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 ELECTRICAL SITE PHOTOMETRIC
1 1" = 20'-0"



REVISIONS	
DATE	DESCRIPTION
4/24/2026	TOWN COMMENTS
6/15/2026	TOWN COMMENTS

BY	DATE
1	4/24/2026
2	6/15/2026

DRAWN	CHECKED	DESIGNED	FILENAME
CB	DL	CB	BS-10961

SANDERS BUSINESS PARK SITE DEVELOPMENT PLAN AMENDMENT NO. 1	
ELECTRICAL SITE PHOTOMETRIC	

INTERGROUP
ARCHITECTS

THOMPSON
ENGINEERING

8201 SHAFFER PARKWAY
SUITE A
LITTLETON, COLORADO 80127
TELE: 303.991.0991

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JOB NO.	SCALE	DATE
2026-011	AS SHOWN	02/13/2026

SHEETS	SHEET
12	10

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

SANDERS BUSINESS PARK

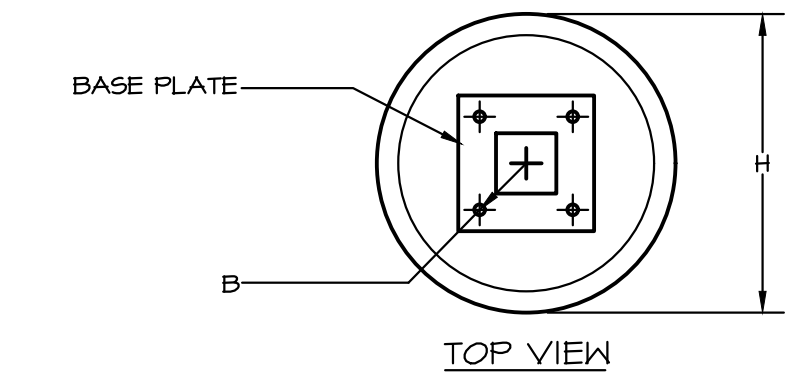
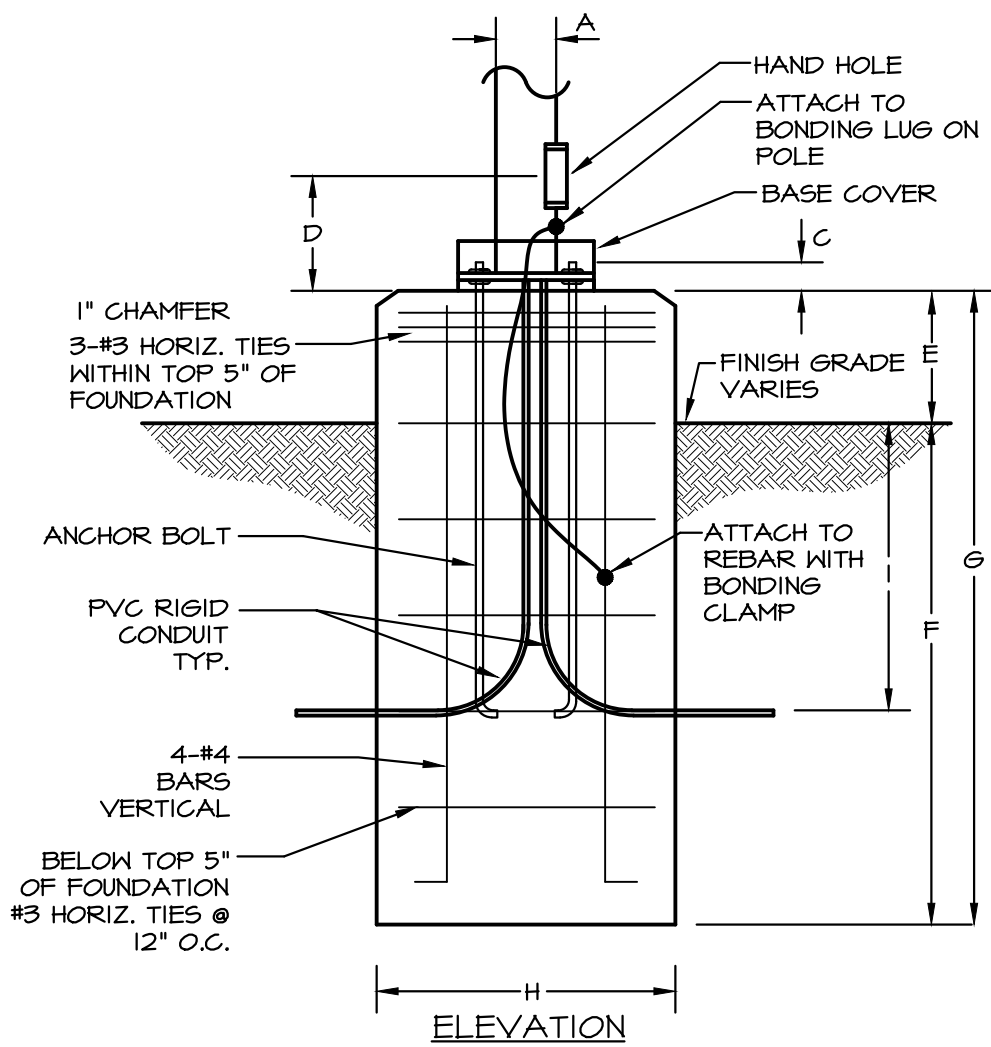
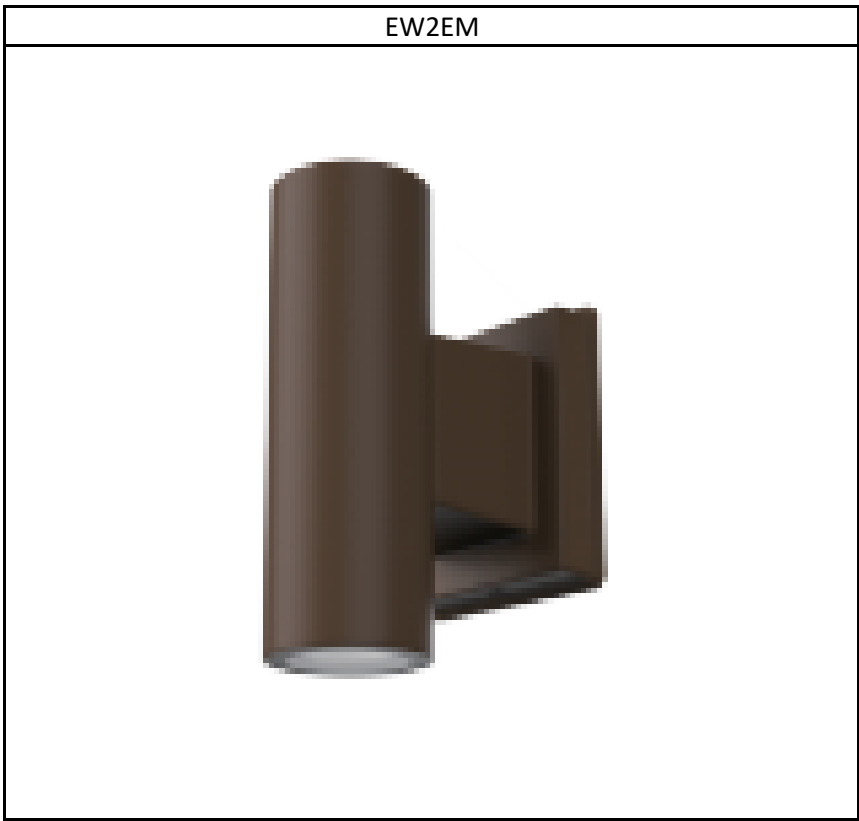
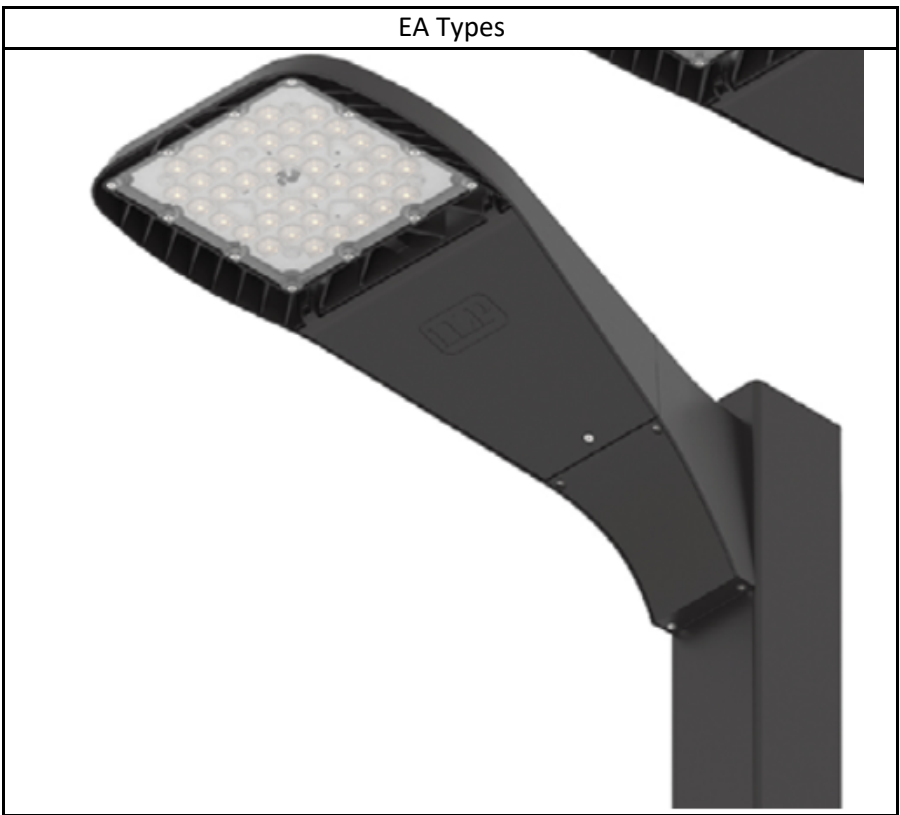
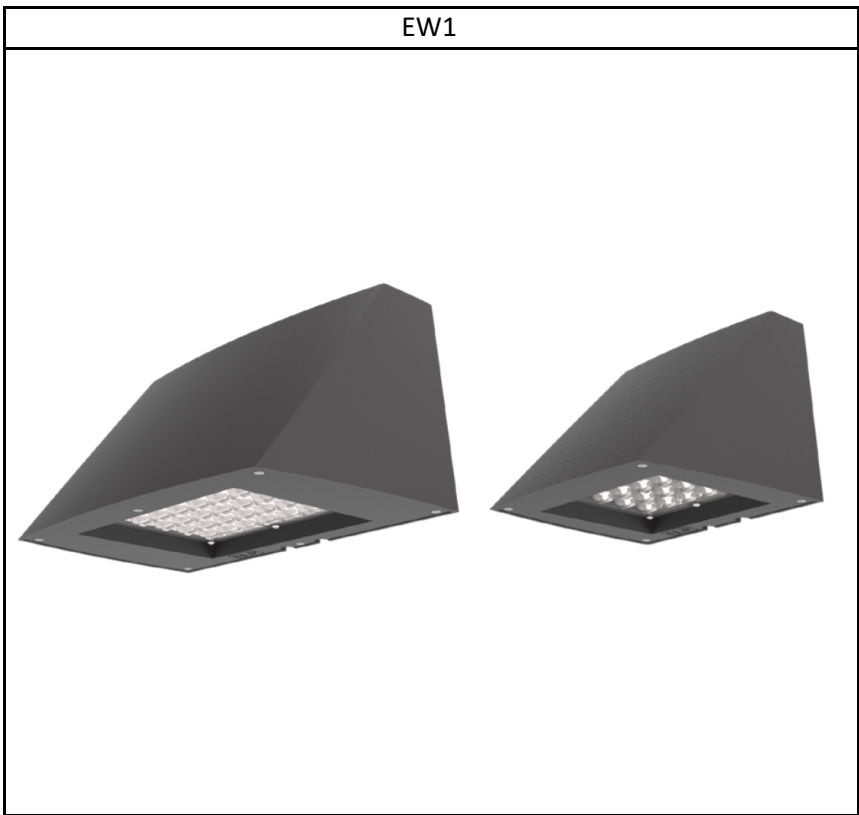
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LIGHTING CONTROL SEQUENCE OF OPERATIONS									
NOTES: 1. REFER TO POWER PLANS, SPECIFICATIONS, AND ELECTRICAL DETAILS FOR INFORMATION ON CONTROLLED RECEPTACLES. 2. DAYLIGHT CONTROLS SHALL CONTINUOUSLY ADJUST LIGHT LEVELS BASED ON AVAILABLE DAYLIGHT. CONTROLS SHALL DIM LIGHTING TO A MINIMUM OF 10% AND THEN TO OFF TO MAINTAIN DIMMING TARGET. 3. NOT ALL COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM ARE SHOWN ON THE LIGHTING PLANS. PROVIDE ALL SENSORS, POWER PACKS, CABLING, SWITCHES, WALL STATIONS, ETC. REQUIRED FOR A COMPLETE INSTALLATION THAT MEETS THE REQUIREMENTS OF THE SEQUENCE OF OPERATIONS.									
TAG	DESCRIPTION	LOCAL MANUAL SWITCHING	LOCAL MANUAL DIMMING	TIMECLOCK	SENSOR	SENSOR TIME DELAY	PHOTOSENSOR DIMMING	PHOTOSENSOR SWITCHING	SYSTEM TYPE
LE2	TIMECLOCK DIMMING AND PHOTOSENSOR ON/OFF. TIMECLOCK TO DIM LIGHTS TO 50% FROM MIDNIGHT TO 6AM.			X				X	NETWORK

Site Luminaire Summary Table																			
Luminaire														Lamps					
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish	
EA1	ILP	SKYLINE	SAS-9L-U-30-T3	POLE MOUNTED AREA LIGHT	Y	TYPE 3	UNV	0-10V	4	POLE	20'	1	LED	70	8912	3000K/70	1	BLACK	
EA2	ILP	SKYLINE	SAS-9L-U-30-T2	POLE MOUNTED AREA LIGHT	Y	TYPE 2	UNV	0-10V	1	POLE	20'	1	LED	70	8941	3000K/70	1	BLACK	
EA3H	ILP	SKYLINE	SAS-9L-U-30-T3-HSS	POLE MOUNTED AREA LIGHT	Y	TYPE 3 + HSS	UNV	0-10V	3	POLE	20'	1	LED	70	6097	3000K/70	1	BLACK	
EW1	ILP	SKYLINE	SWM-6L-U-30-T3	WALL PACK	Y	TYPE 3	UNV	0-10V	11	WALL	20'	1	LED	43	6051	3000K/70	1	BLACK	
EW2EM	ILP	UNIFY	UC3D-04L-U-30-W-WM- EMB	WALL PACK	Y	TYPE 3	UNV	0-10V	5	WALL	12'	1	LED	3.2	364	3000K/70	1	BLACK	

Calculation Summary							List the Use Area / Zone Type	
Label	Calc Type	Units	Average	Min	Max	AVG Min Max		
CALC PTS_1	ILLUMINANCE	FC	1.18	0.0	6.9	N/A		
EAST LOADING	ILLUMINANCE	FC	1.90	0.1	4.8	19.0		
S PARKING	ILLUMINANCE	FC	2.50	1.4	3.2	1.79		
WEST PARKING	ILLUMINANCE	FC	1.89	0.7	2.9	2.70		

GENERAL NOTES						
1. Light Loss Factor is 1						
2. All lighting shall be controlled by photosensor on/off with timeclock dimming. The timeclock shall dim all lighting to 50% from midnight to 6AM.. See lighting control sequence of operations for additional information.						
3. Design is intended to provide dusk-til-dawnlighting for security and safety on the site. See general note 2 and the lighting control sequence of operations for additional information.						
4. Luminaires shall be full cutoff with house side shields where necessary for mitigation of light on neighboring properties						
5. Exterior lighting for egress travel (to the public way or egress court) shall comply with the currently adopted building code						
6. Forward Throw Luminaires: The following lighting types are prohibited: Forward throw luminaires (Type IV distribution), pole-mounted lights aimed at a building's façade, and unshielded wall packs are prohibited.						



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EA1	20'0"	4"	PER MANUFACTURER				2'0"	6'0"	10'0"	24"	36"
EA2	20'0"	4"	PER MANUFACTURER				2'0"	6'0"	10'0"	24"	36"
EA3	20'0"	4"	PER MANUFACTURER				2'0"	6'0"	10'0"	24"	36"

REVISIONS	DESCRIPTION	
	DATE	BY
	4/24/2026	1
	6/15/2026	2

DRAWN	CB
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DESIGNED	CB
FILENAME	BS-10961

SANDERS BUSINESS PARK
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
ELECTRICAL SITE PHOTOMETRIC DETAIL

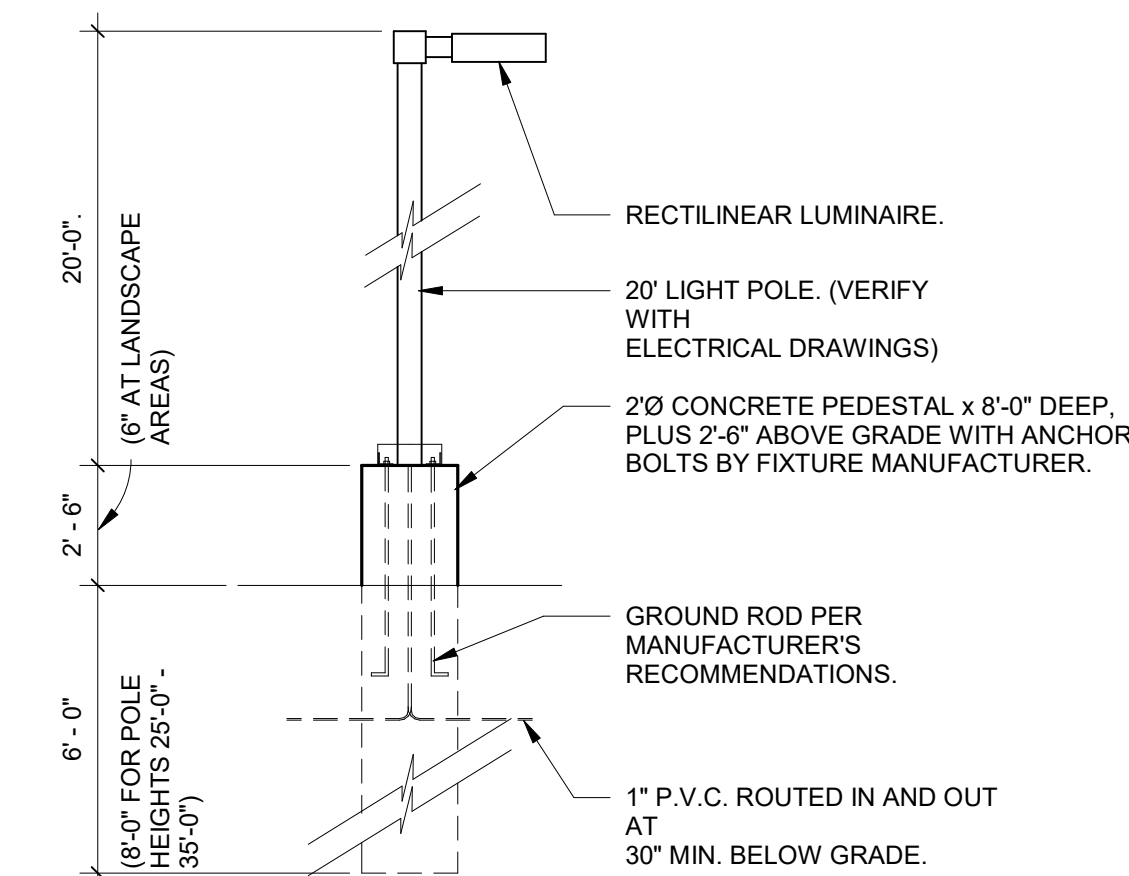


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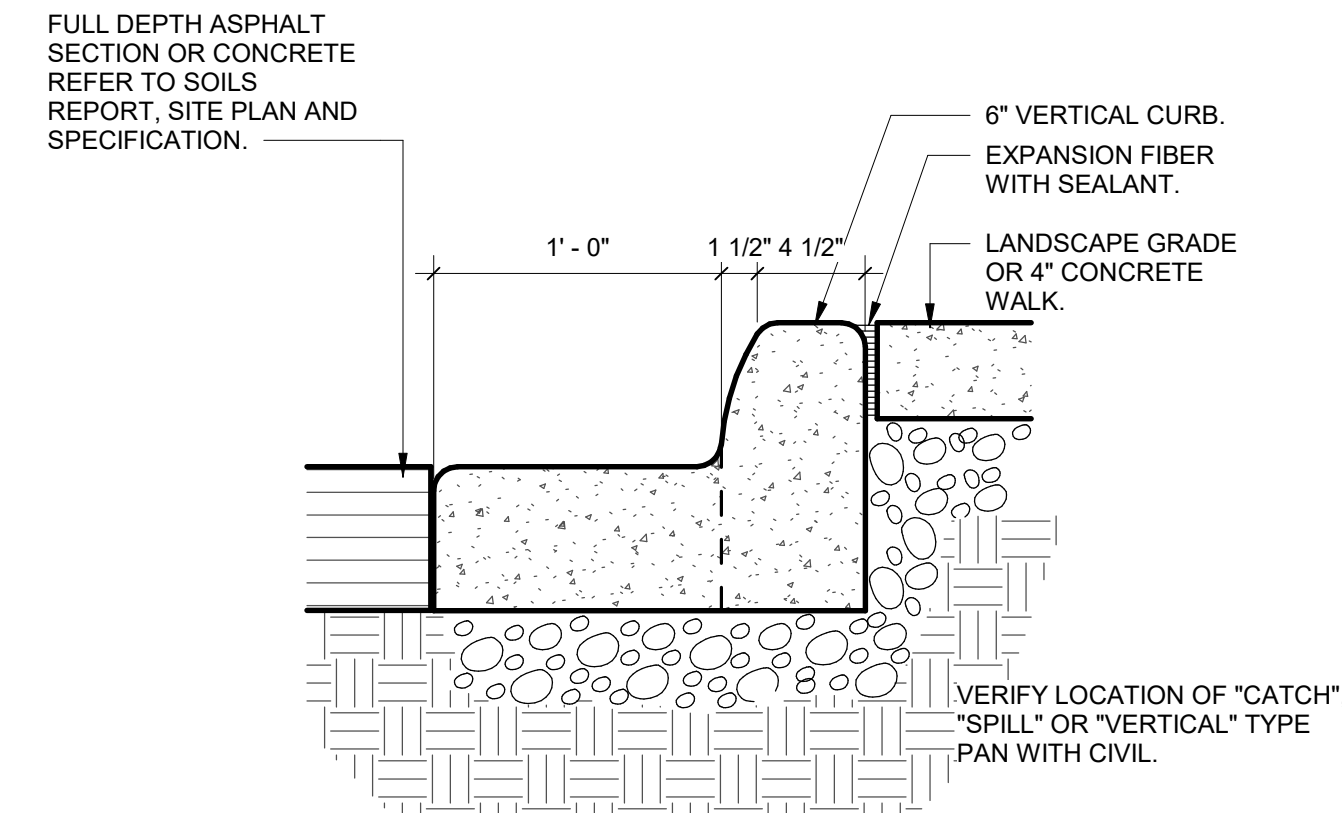
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ENGINEERING
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SUITE A
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JOB NO.	2026-011
SCALE	AS SHOWN
DATE	02/13/2026
SHEETS	12
SHEET	11

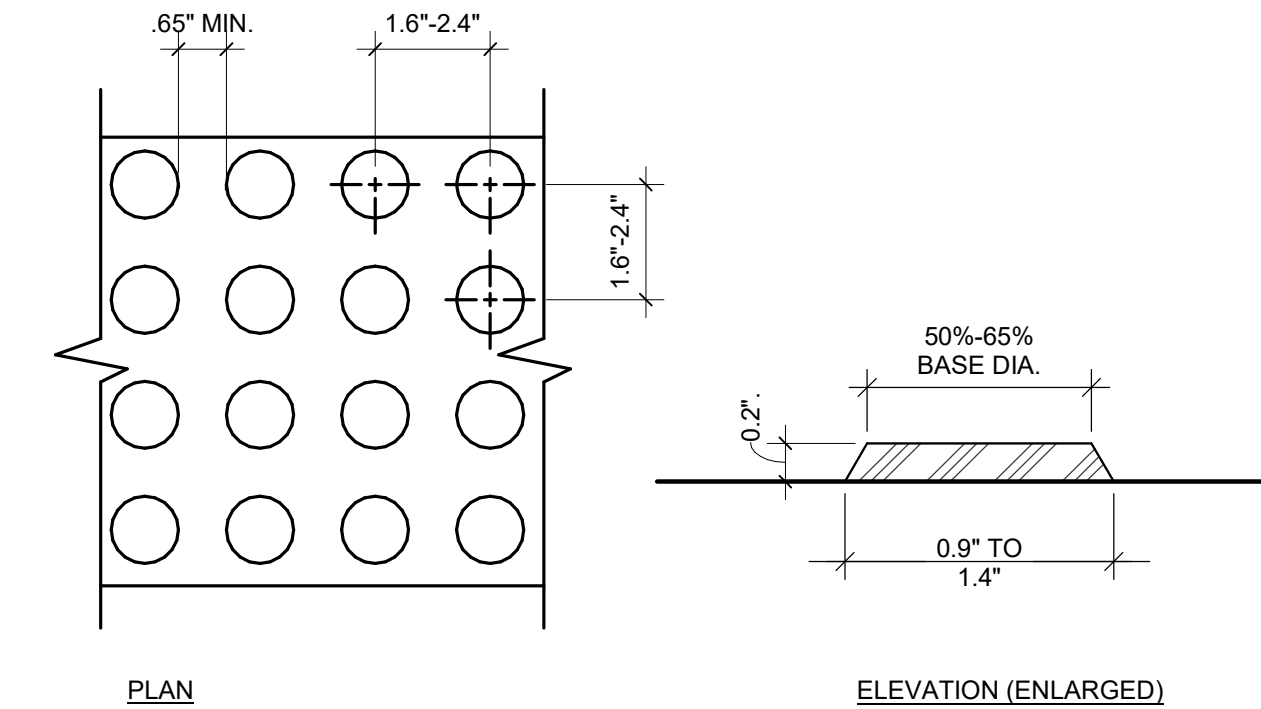
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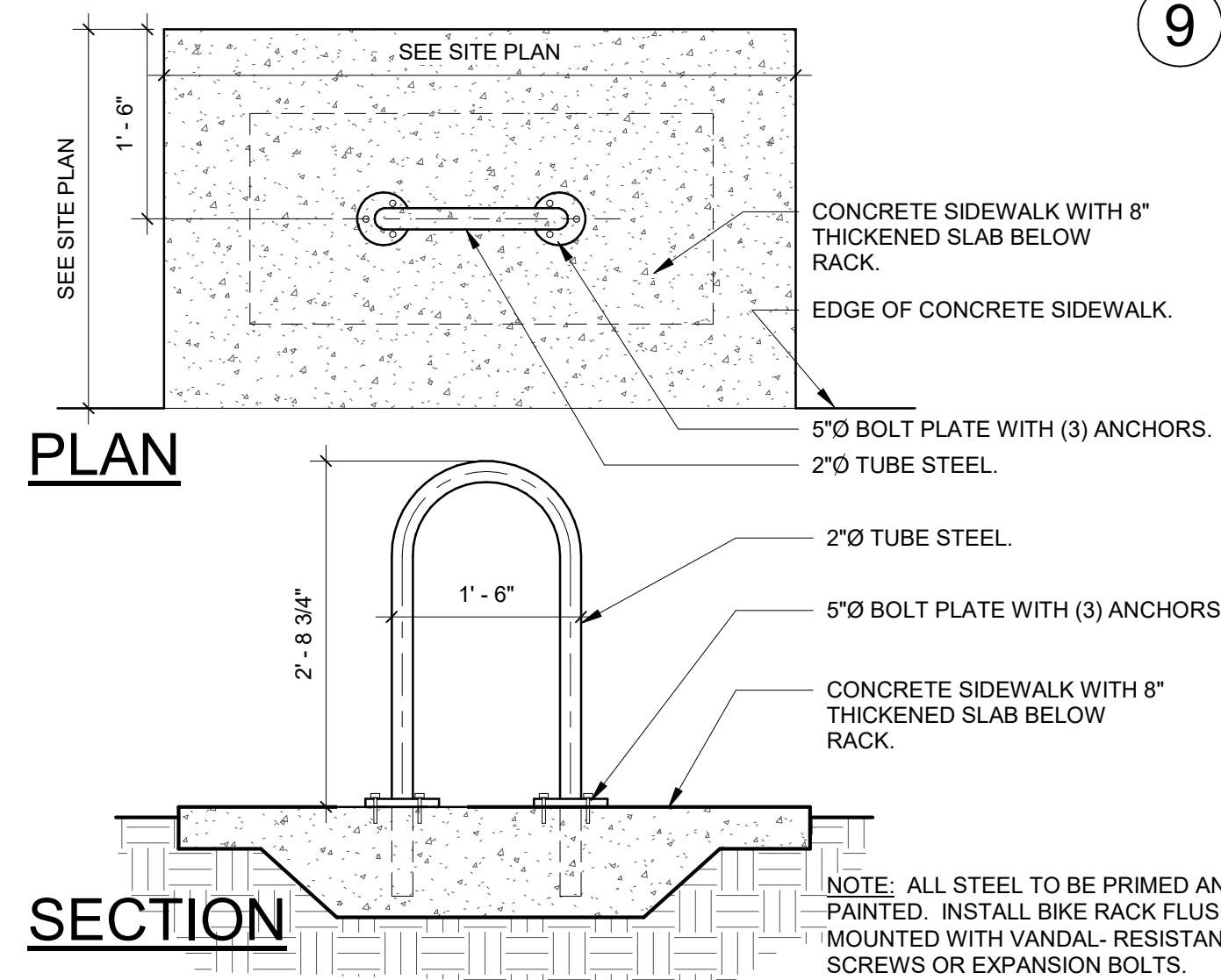
9 SITE LIGHT DETAIL
SCALE: 1/4" = 1'-0"



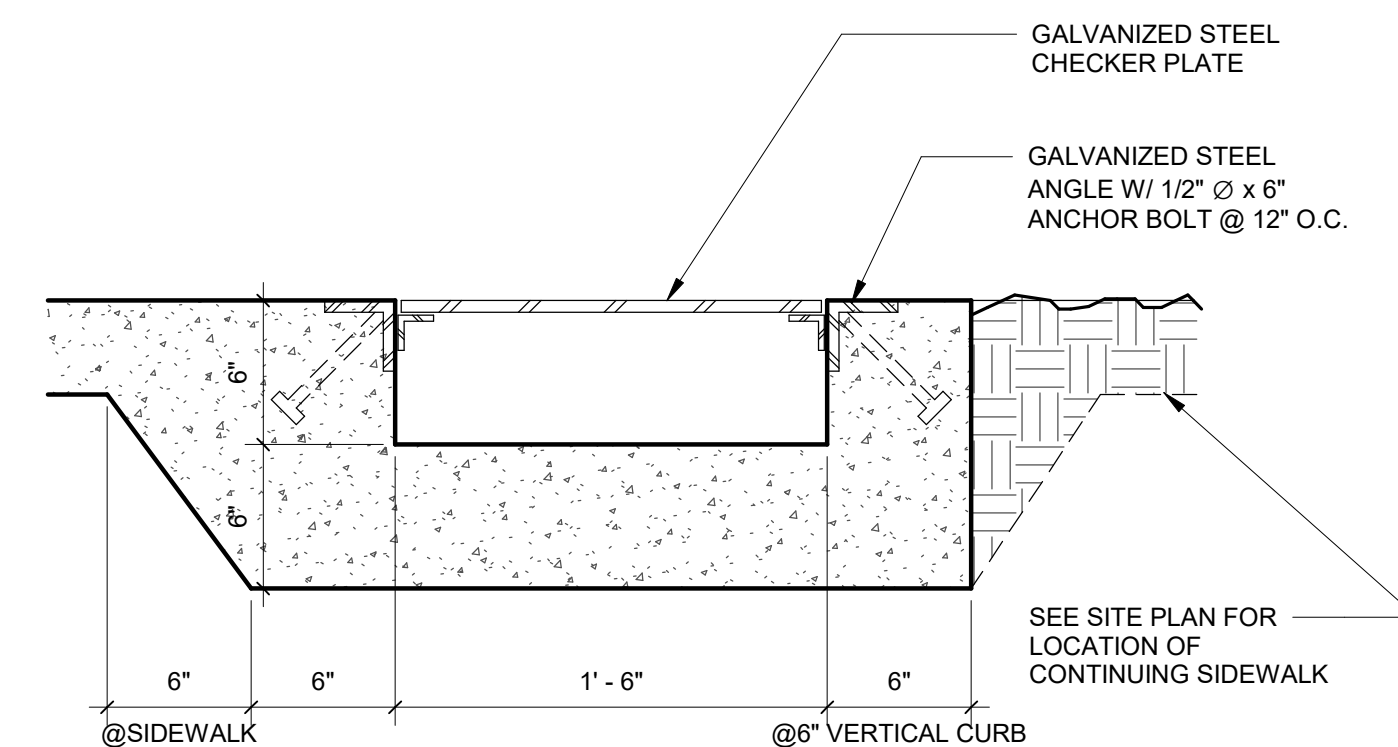
6 CURB DETAIL
SCALE: 1 1/2" = 1'-0"



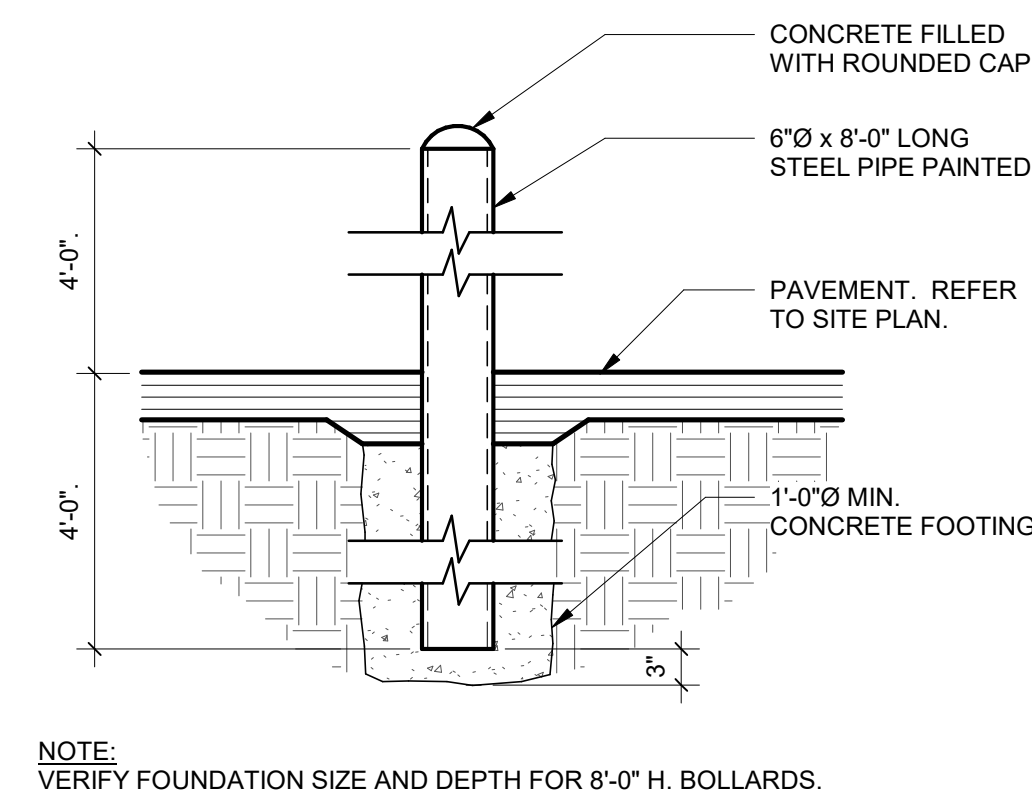
3 TRUNCATED DOME SIZING & SPACING



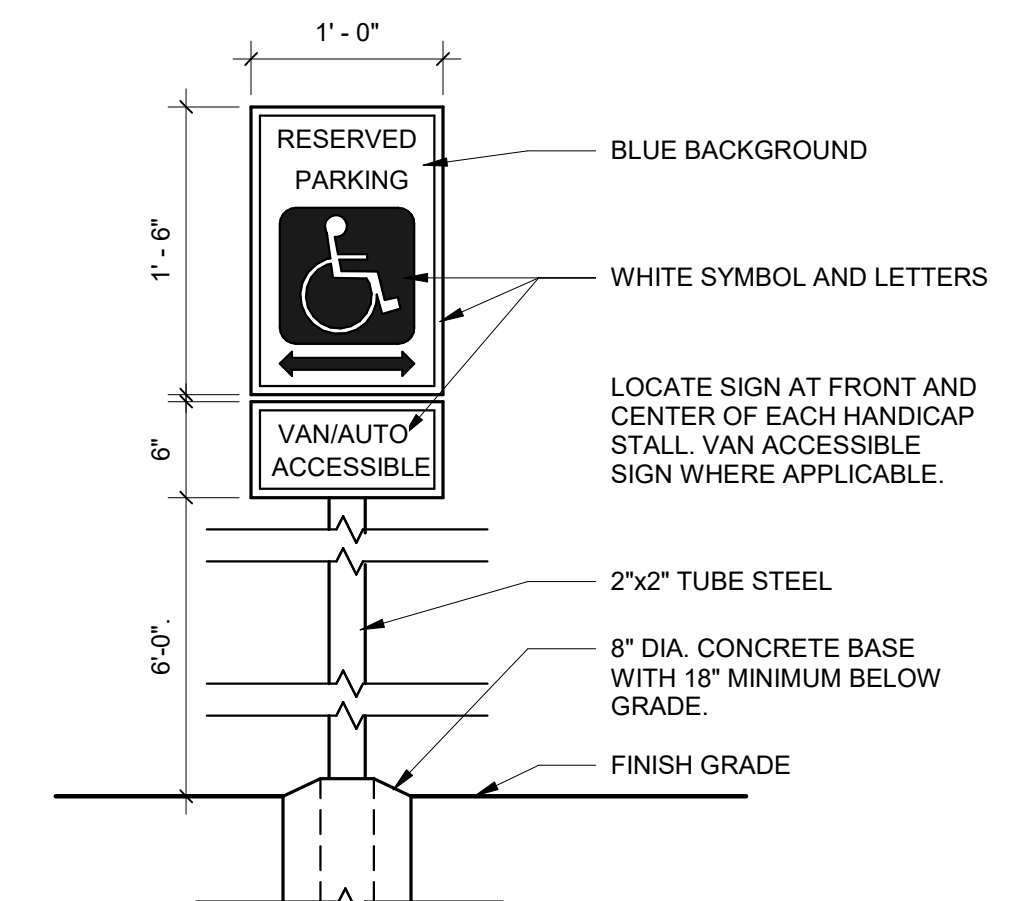
11 BIKE RACK DETAIL



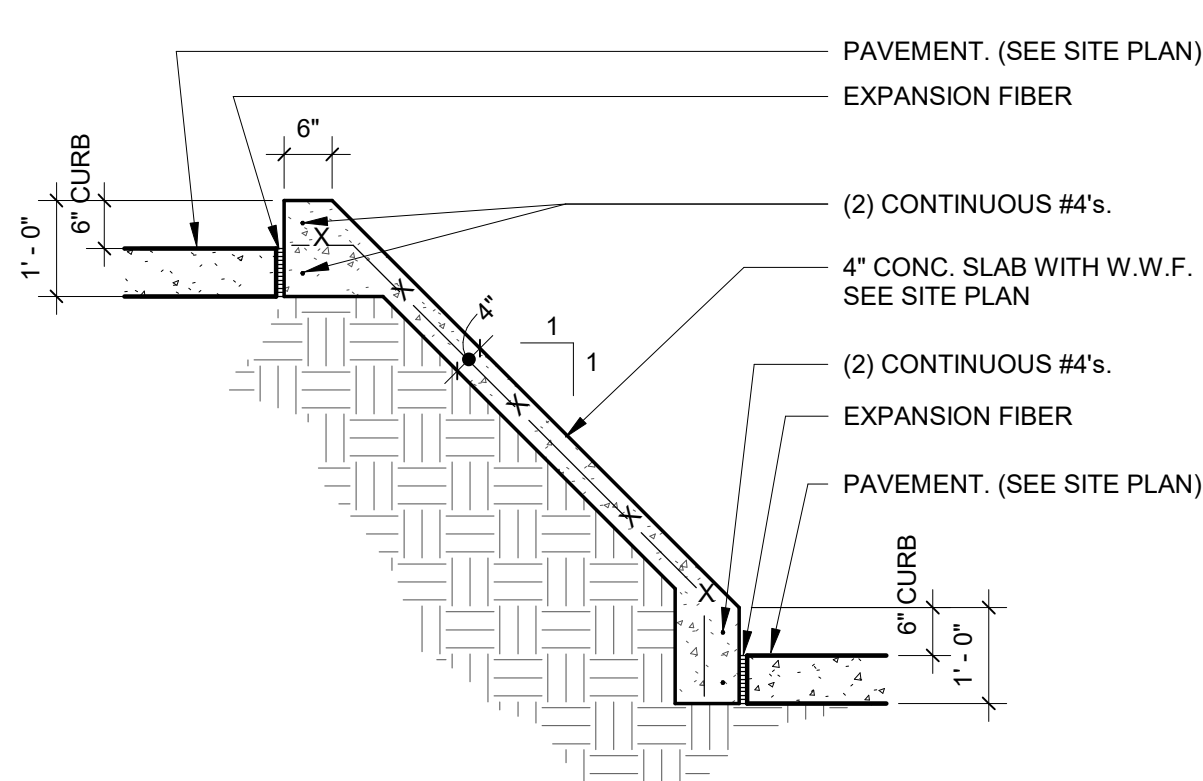
8 SIDEWALK CHASE DETAIL



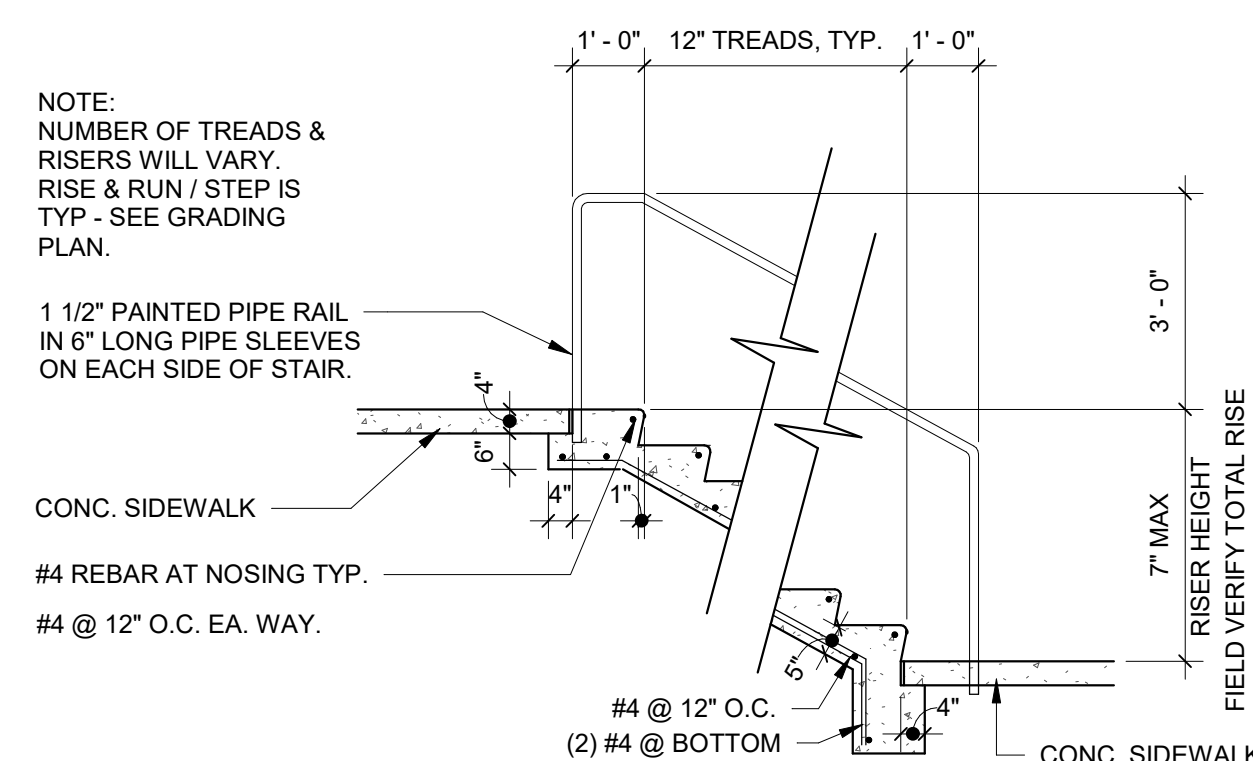
5 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



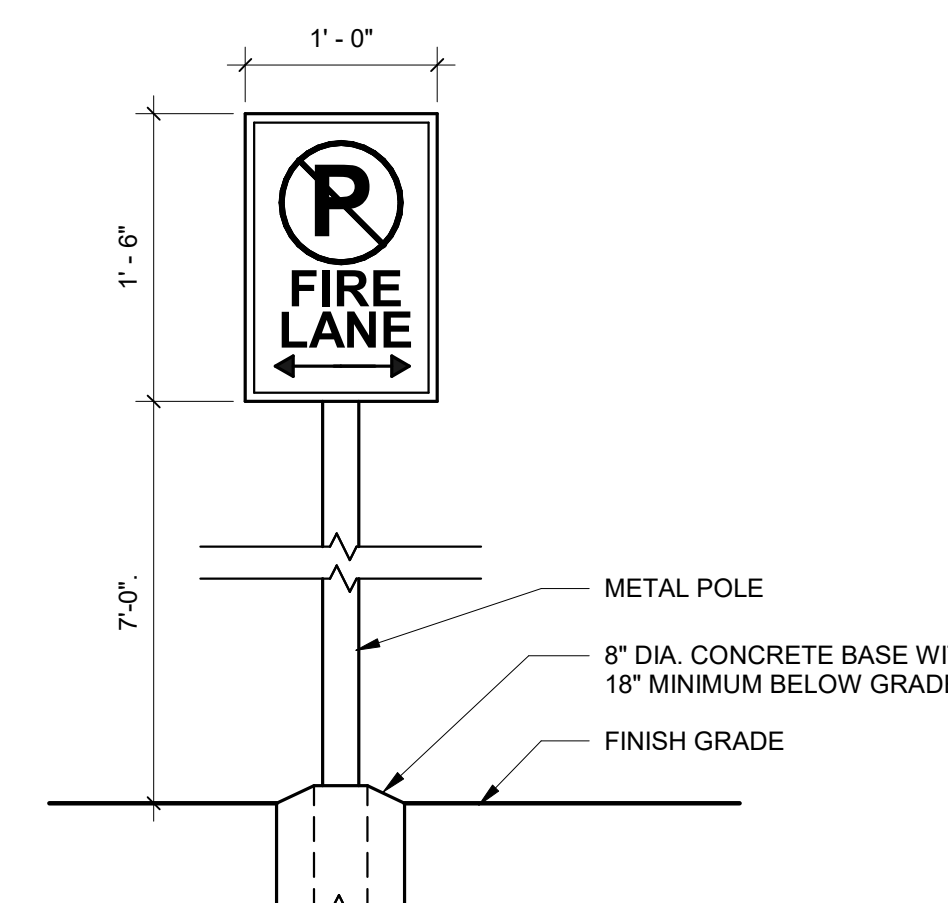
2 HC PARKING SIGN
SCALE: 1" = 1'-0"



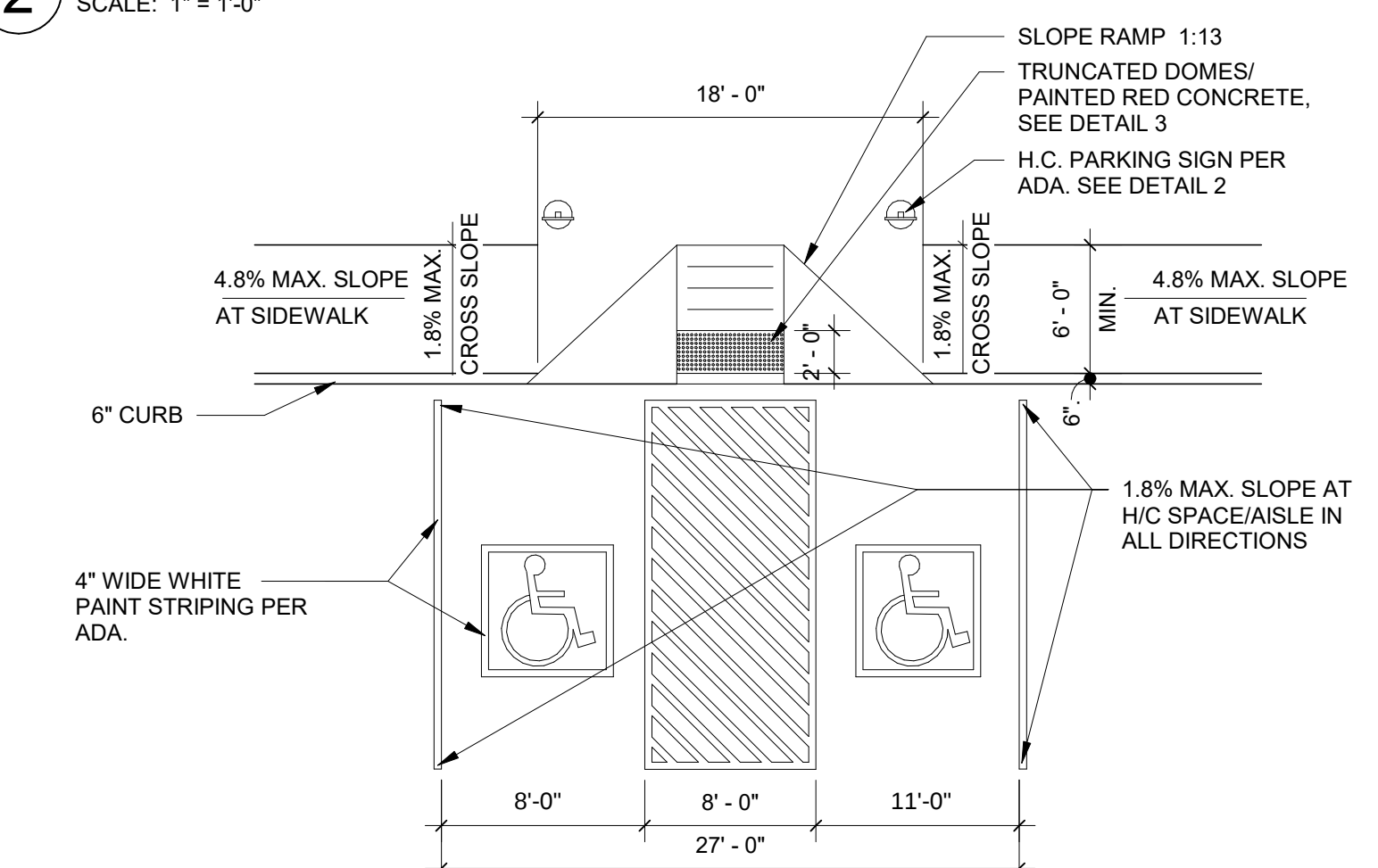
10 SLOPED RETAINING WALL DETAIL
SCALE: 1/2" = 1'-0"



7 LANDSCAPE STAIR DETAIL



4 FIRE LANE SIGN DETAIL



1 HC PARKING DETAIL
SCALE: 1/8" = 1'-0"

[illegible]

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G.T. SNADERS AT SANDERS BUSINESS PARK SITE DEVELOPMENT PLAN



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