

WATER TAPS

- THIS SITE WILL REQUIRE:
4 - 6" FIRE TAPS
1 - 3/4" DOMESTIC SERVICE TAP
1 - 1" DOMESTIC SERVICE TAP
2 - 1.50" DOMESTIC SERVICE TAP
1 - 1.50" IRRIGATION TAP

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT, RECORDED ON THE 25th DAY OF JANUARY, 2011, AT RECEPTION NO. 2011067100 AND ACCORDINGLY 12.66 SFE ARE DEBITED FROM THE WATER BANK.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 22, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 89°29'16" WEST, A DISTANCE OF 2,637.67 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE NORTH 89°29'16" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 375.10 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF THAT 7.00-ACRE PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2020120439 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, THENCE SOUTH 21°28'51" WEST, ALONG THE WEST LINE OF SAID 7.00-ACRE PARCEL, A DISTANCE OF 658.57 FEET; THENCE NORTH 89°29'16" WEST, A DISTANCE OF 805.29 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25 FRONTAGE ROAD AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 160 AT PAGE 111 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE NORTH 15°13'41" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF SAID FRONTAGE ROAD AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 160 AT PAGE 48 IN SAID RECORDS, A DISTANCE OF 835.91 FEET TO A POINT ON SAID NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 22, THENCE SOUTH 89°29'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 879.07 FEET TO THE POINT OF BEGINNING

SITE DEVELOPMENT PLAN GENERAL NOTES

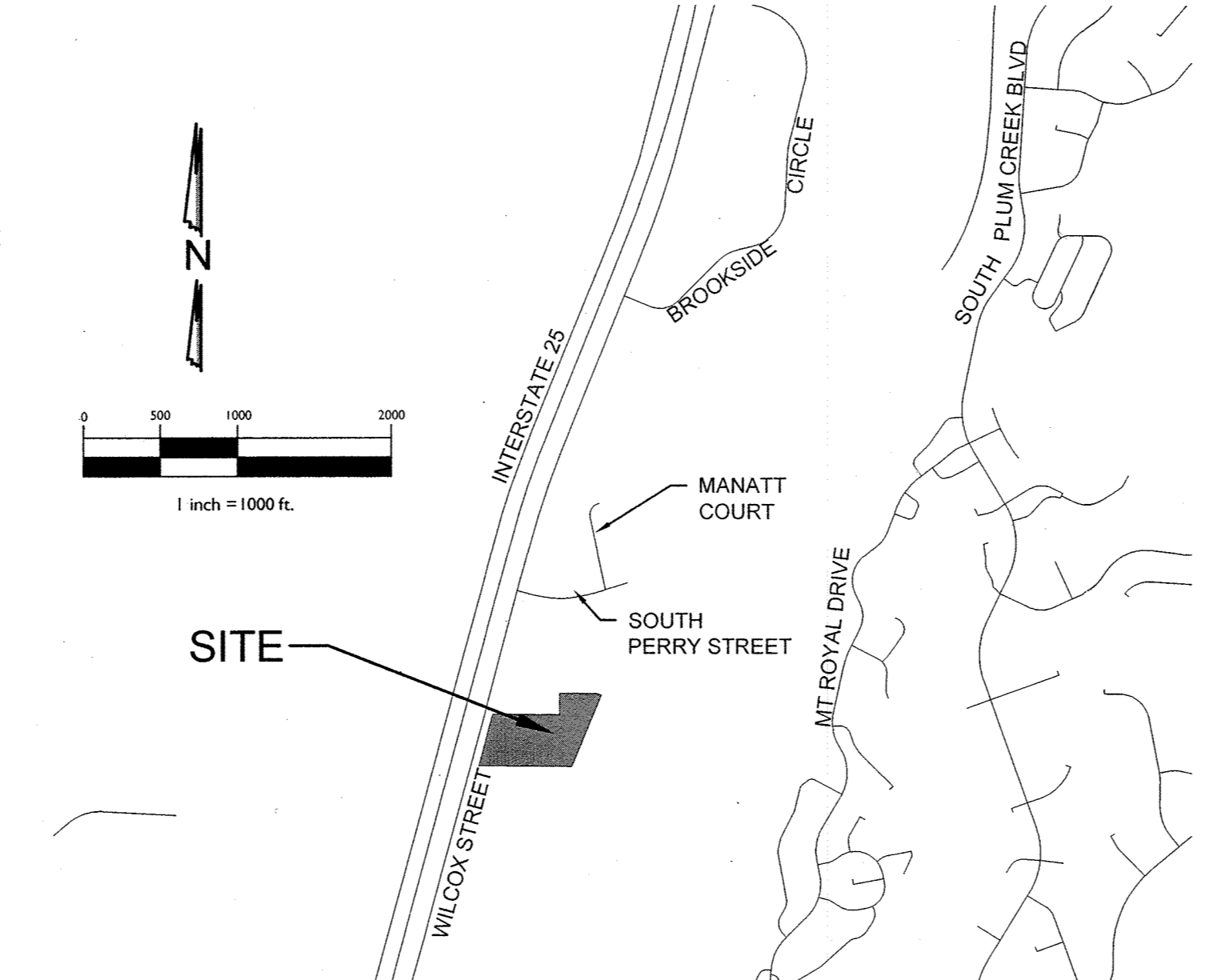
- 1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY. UNLESS MODIFIED BY THE 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.
2. PURSUANT TO SECTION 4.7 AND 9.3.2 OF THE 2021 TOWN OF CASTLE ROCK LANDSCAPE CRITERIA MANUAL 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, MOVING, 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 THE CONSTRUCTION DOCUMENTS.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0301G DATED MARCH 16, 2016.
5. 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.
6. 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.
7. 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.
8. NO SOLID OBJECT (INCLUDING 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.
9. 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 PLAN.
10. THIS SITE IS ZONED AS "SANDERS BUSINESS PARK AT CASTLE ROCK"
11. 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.
12. 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.
13. RETAINING WALLS, SECTION OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
14. 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.
15. 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.

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 DRIVING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER TRAVEL 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 NO 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 LOT 2, SANDERS BUSINESS CENTER

LOCATED IN SECTION 22 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



ARCHITECT

MODULAR DESIGN PLUS 1400 WESTPARK WAY EULESS, TX 76040 CONTACT: JAIRO AGUILAR

LAND SURVEYOR

AZTEC CONSULTANTS, INC. 300 EAST MINERAL AVENUE, SUITE 1 LITTLETON, CO 80122 CONTACT: JAMES E. LYNCH, PLS (303-713-1897)

OWNER (S)

CRPW HoldCo, LLC. C/O HIER & COMPANY, INC. 823 S. PERRY ST., SUITE #210 CASTLE ROCK, CO 80104

LANDSCAPE ARCHITECT

VOGEL & ASSOCIATES 475 WEST 12TH AVENUE, SUITE E DENVER, CO 80204 CONTACT: JEFF VOGEL (303-893-4288)

ENGINEER

HERE CIVIL CONSULTANTS, LLC. CONTACT: RAVIN NANPATEE, P.E (336-554-2424)

SDP SHEET INDEX

Table with 3 columns: Sheet Number, Description, and Title. Includes sheets for Civil, Landscape, Architect, and Lighting.

TITLE CERTIFICATION

BRANDA DECKER, 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. 2022 July 5th DAY OF July, 2022. Certification as to Lot 2, Sanders Business Center only.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF July, 2022. BY Branda Decker, Authorized Representative of Land Title Guarantee Company. WITNESS MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC. MY COMMISSION EXPIRES: 11/18/2024.

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK. CRPW HoldCo, LLC. BY: CR Flex, LLC, MANAGER BY: NICHOLAS HIER, MANAGER SIGNED THIS 22 DAY OF July, 2022. COUNTY OF DOUGLAS, STATE OF COLORADO. NOTARY BLOCK. SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF July, 2022. BY: CR Flex, LLC, MANAGER BY: NICHOLAS HIER, MANAGER. WITNESS MY HAND AND OFFICIAL SEAL.

CIVIL ENGINEER'S STATEMENT

I, RAVIN NANPATEE, 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. RAVIN NANPATEE, PE #55890. DATE: 6/9/22.

SURVEYOR'S STATEMENT

I, JAMES E. LYNCH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST. JAMES E. LYNCH, PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 237933. DATE: 6/11/22.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT FOR WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 8th DAY OF July, 2022. DIRECTOR OF DEVELOPMENT SERVICES. DATE: 7/8/2022.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:05 AM ON 11-26-2022 DAY OF July, 2022 AT RECEPTION NO. 2022050967.

DOUGLAS COUNTY CLERK AND RECORDER BY: Lindsey R. Bolan DEPUTY. SITE DEVELOPMENT PLAN LOT 2, SANDERS BUSINESS CENTER PROJECT NO: SDP 21-0048.

SITE UTILIZATION TABLE with columns: AREA SQUARE FOOTAGE, AREA ACREAGE, AREA PERCENTAGE. Rows include Building, Hardscape Coverage, Yardspace, Landscape/Open Space, and Total Site Area.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED 6/30/2022 AT RECEPTION NO. 2022046257, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

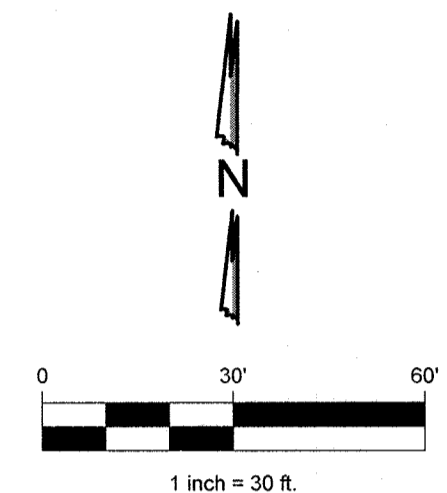
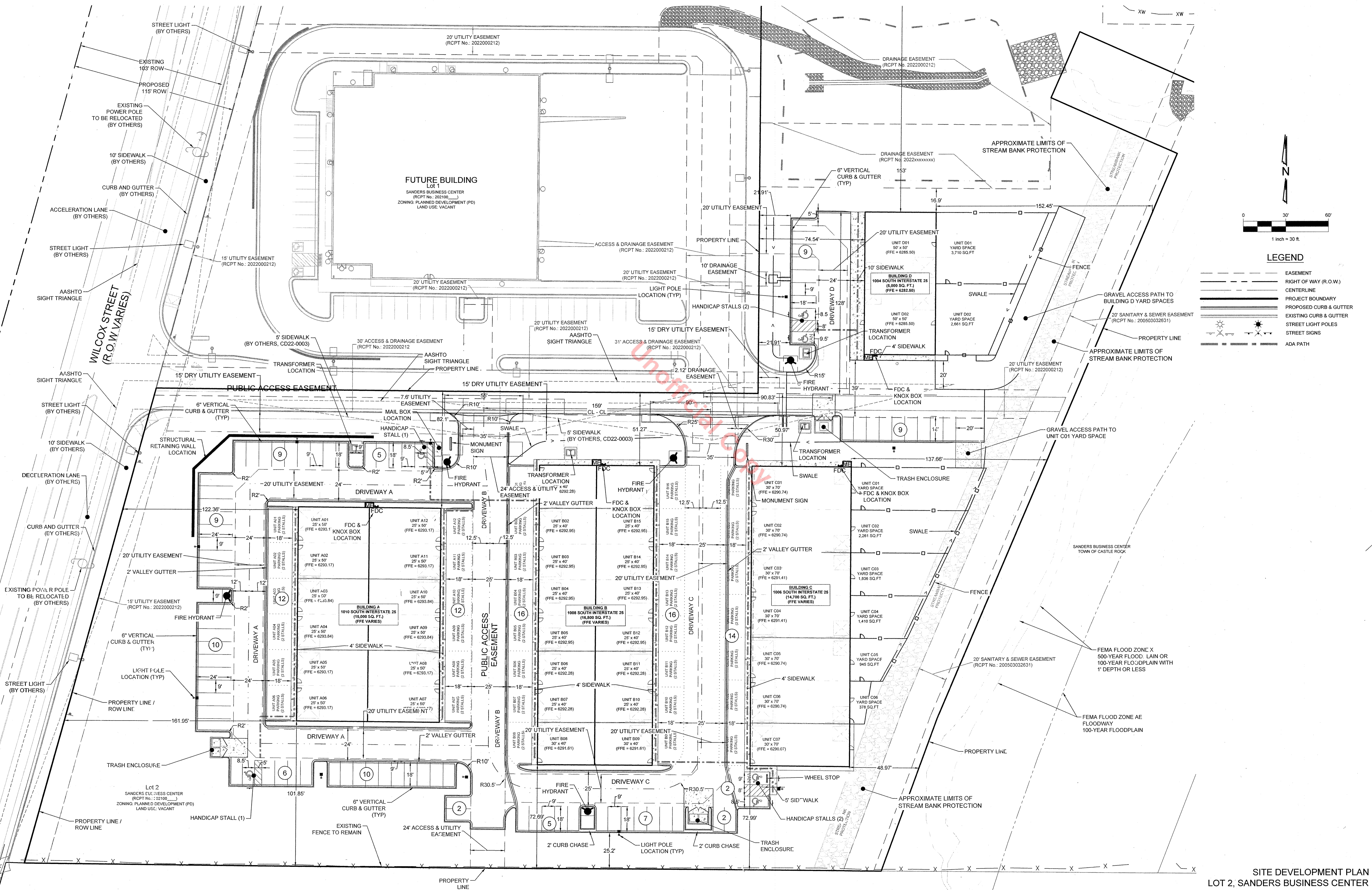
PB&T BANK AUTHORIZED SIGNER. SIGNED THIS 30th DAY OF June, 2022. NOTARY BLOCK. SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF June, 2022 BY Rory Coon - Executive Vice President of PB&T BANK. WITNESS MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC. MY COMMISSION EXPIRES: 10-09-23.

ZONING COMPARISON TABLE comparing Sanders Business Park at Castle Rock PDP requirements with proposed site development plan. Includes sections for Lot Size, Building Coverage, Set Backs, Building Height, Building Separation, Parking Calculations, and ADA Accessible Parking.

Vertical sidebar containing project information: HERE CIVIL CONSULTANTS, LLC. PHONE: (336) 554-2424. EMAIL: RANANPATEE@HERECC.COM. HERE CC PROJECT NUMBER: 21-002. SHEET TITLE: COVER SHEET. SHEET OF: 15.

SITE DEVELOPMENT PLAN LOT 2, SANDERS BUSINESS CENTER

LOCATED IN SECTION 22 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



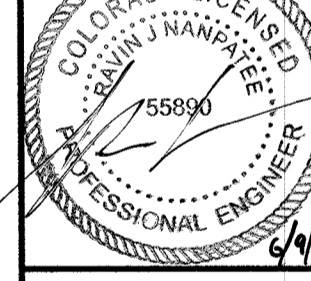
LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	STREET LIGHT POLES
	STREET SIGNS
	ADA PATH

HERE CIVIL CONSULTANTS, LLC.
PHONE : (336) 554 - 2424
EMAIL : RNPANPATEE@HERECC.COM

HERE CC PROJECT NUMBER : 21-002

NO.	DATE	BY	REVISIONS/DESCRIPTION
1	10/01/21	RAJ	FIRST FORMAL SUBMITTAL
2	12/23/21	RAJ	SECOND FORMAL SUBMITTAL
3	04/05/22	RAJ	THIRD FORMAL SUBMITTAL
4	05/04/22	RAJ	FOURTH FORMAL SUBMITTAL
5	05/19/22	RAJ	FIFTH FORMAL SUBMITTAL



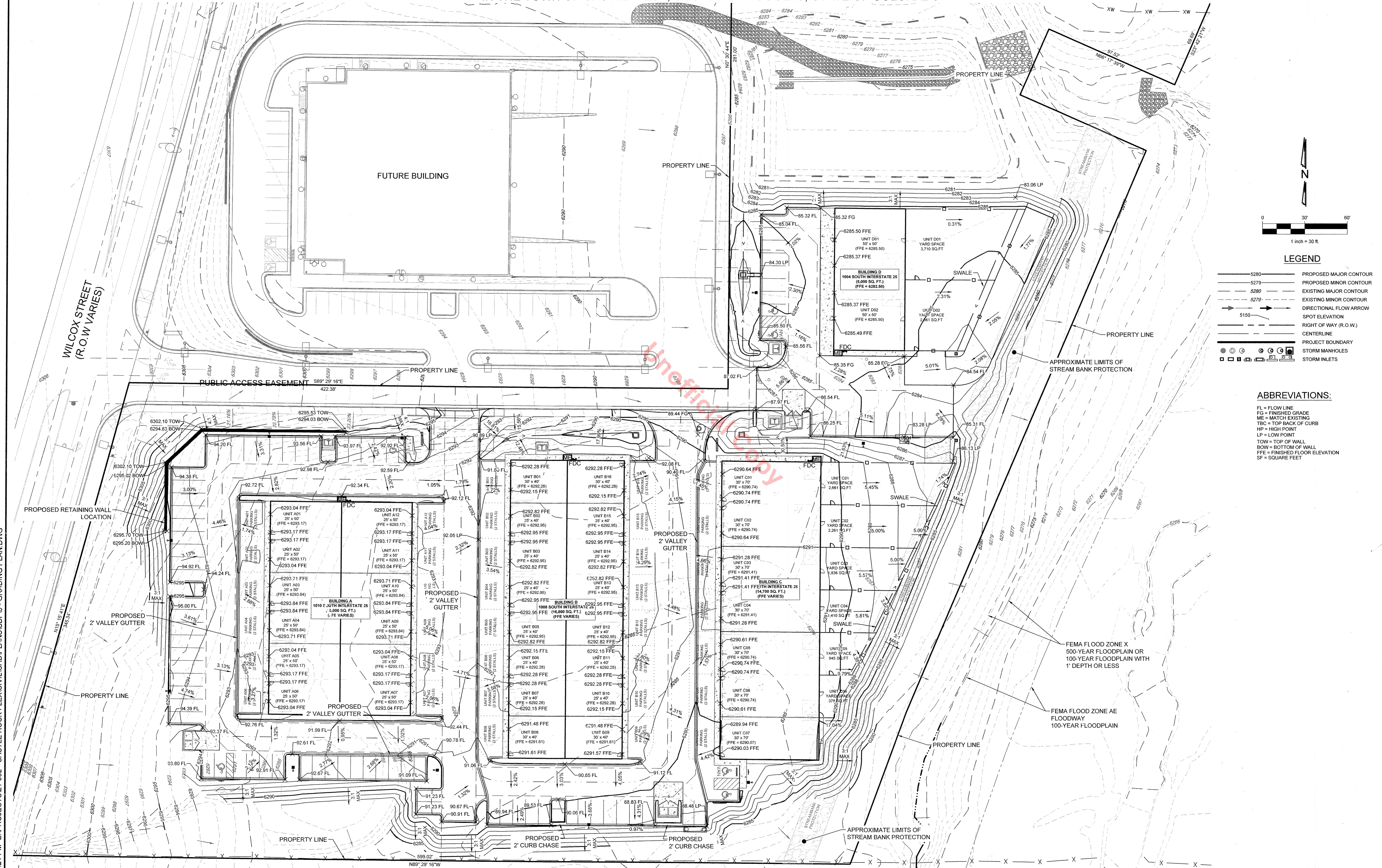
SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
CASTLE ROCK, COLORADO

SHEET TITLE	OVERALL SITE PLAN
SHEET OF	2 OF 15

SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
PROJECT NO: SDP 21-0048

SITE DEVELOPMENT PLAN LOT 2, SANDERS BUSINESS CENTER

LOCATED IN SECTION 22 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- 5280 PROPOSED MAJOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5270 EXISTING MINOR CONTOUR
- 5150 DIRECTIONAL FLOW ARROW
- SPOT ELEVATION
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- STORM MANHOLES
- STORM INLETS

ABBREVIATIONS:

- FL = FLOW LINE
- FG = FINISHED GRADE
- ME = MATCH EXISTING
- TBC = TOP BACK OF CURB
- HP = HIGH POINT
- LP = LOW POINT
- TOW = TOP OF WALL
- BOW = BOTTOM OF WALL
- FFE = FINISHED FLOOR ELEVATION
- SF = SQUARE FEET

HERE CIVIL CONSULTANTS, LLC.
PHONE : (336) 554 - 2424
EMAIL : RMANPATEE@HERECC.COM
HERE CC PROJECT NUMBER : 21-002

NO.	SUBMITTAL DATES / REVISIONS DISC.	DATE	BY
1	FIRST FORMAL SUBMITTAL	10/01/21	RJM
2	SECOND FORMAL SUBMITTAL	12/23/21	RJM
3	THIRD FORMAL SUBMITTAL	04/05/22	RJM
4	FOURTH FORMAL SUBMITTAL	05/04/22	RJM
5	FIFTH FORMAL SUBMITTAL	05/19/22	RJM

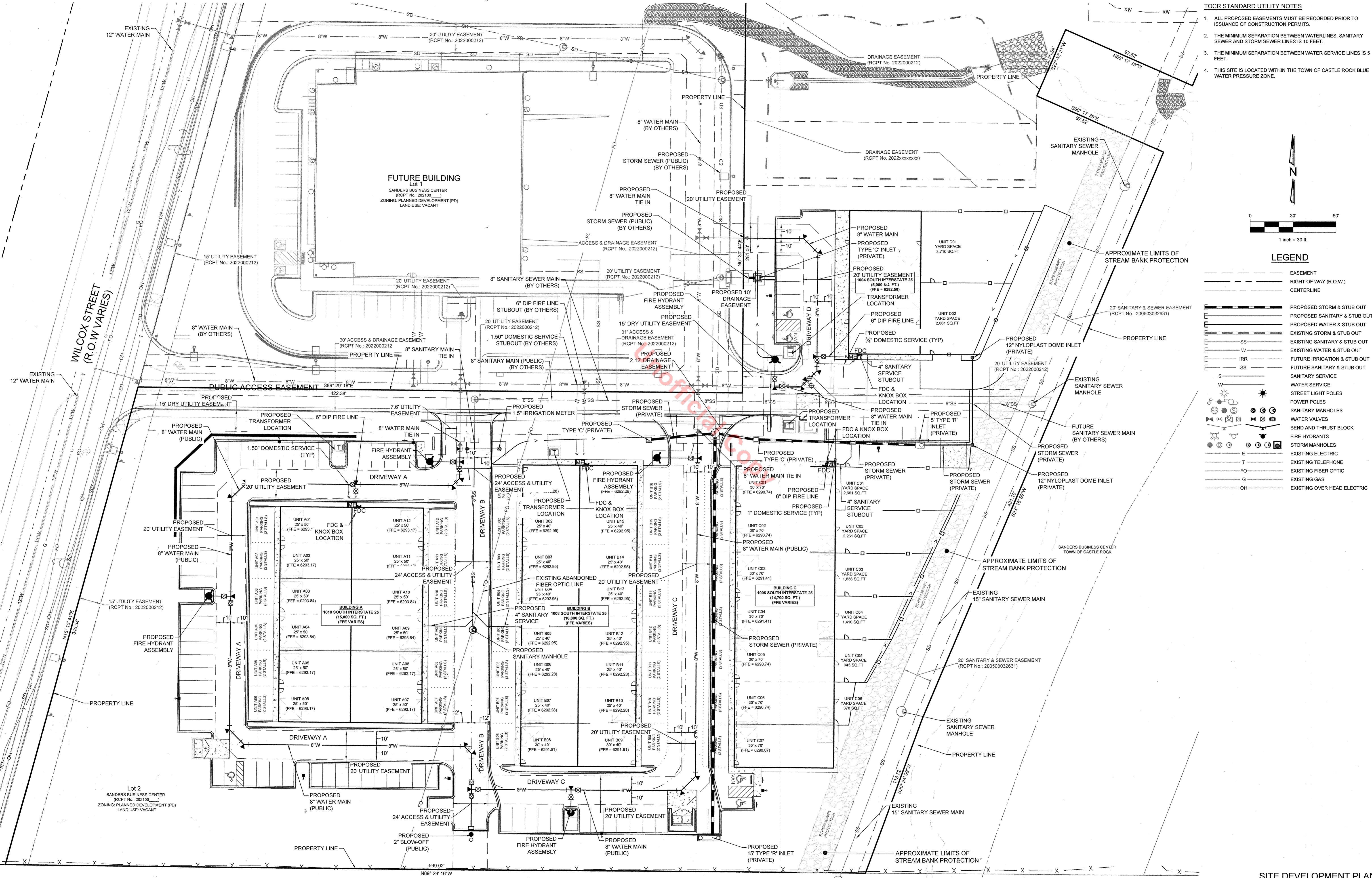


SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
CASTLE ROCK, COLORADO

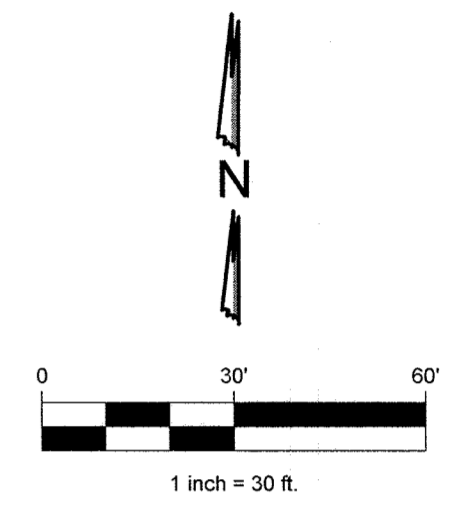
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- TOCR STANDARD UTILITY NOTES**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN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

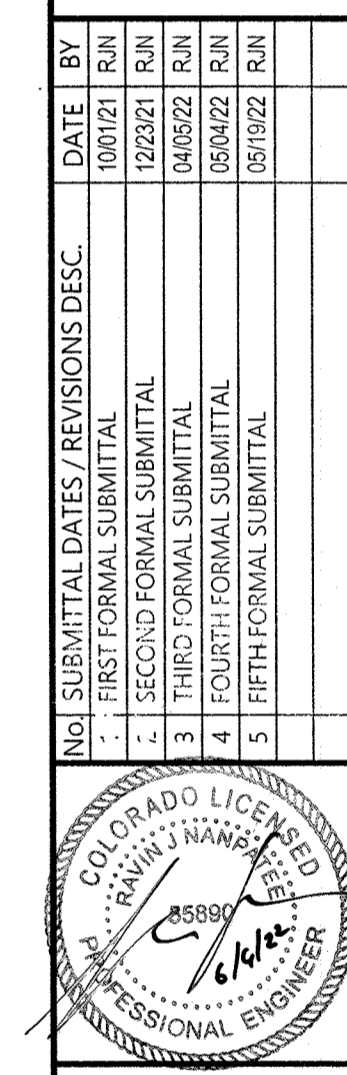


LEGEND

- EASEMENT
- - - RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROPOSED STORM & STUB OUT
- PROPOSED SANITARY & STUB OUT
- PROPOSED WATER & STUB OUT
- EXISTING WATER & STUB OUT
- EXISTING SANITARY & STUB OUT
- EXISTING WATER & STUB OUT
- FUTURE IRRIGATION & STUB OUT
- FUTURE SANITARY & STUB OUT
- SANITARY SERVICE
- WATER SERVICE
- STREET LIGHT POLES
- POWER POLES
- SANITARY MANHOLES
- WATER VALVES
- BEND AND THRUST BLOCK
- FIRE HYDRANTS
- STORM MANHOLES
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING OVER HEAD ELECTRIC

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1	10/01/21	RJM	FIRST FORMAL SUBMITTAL
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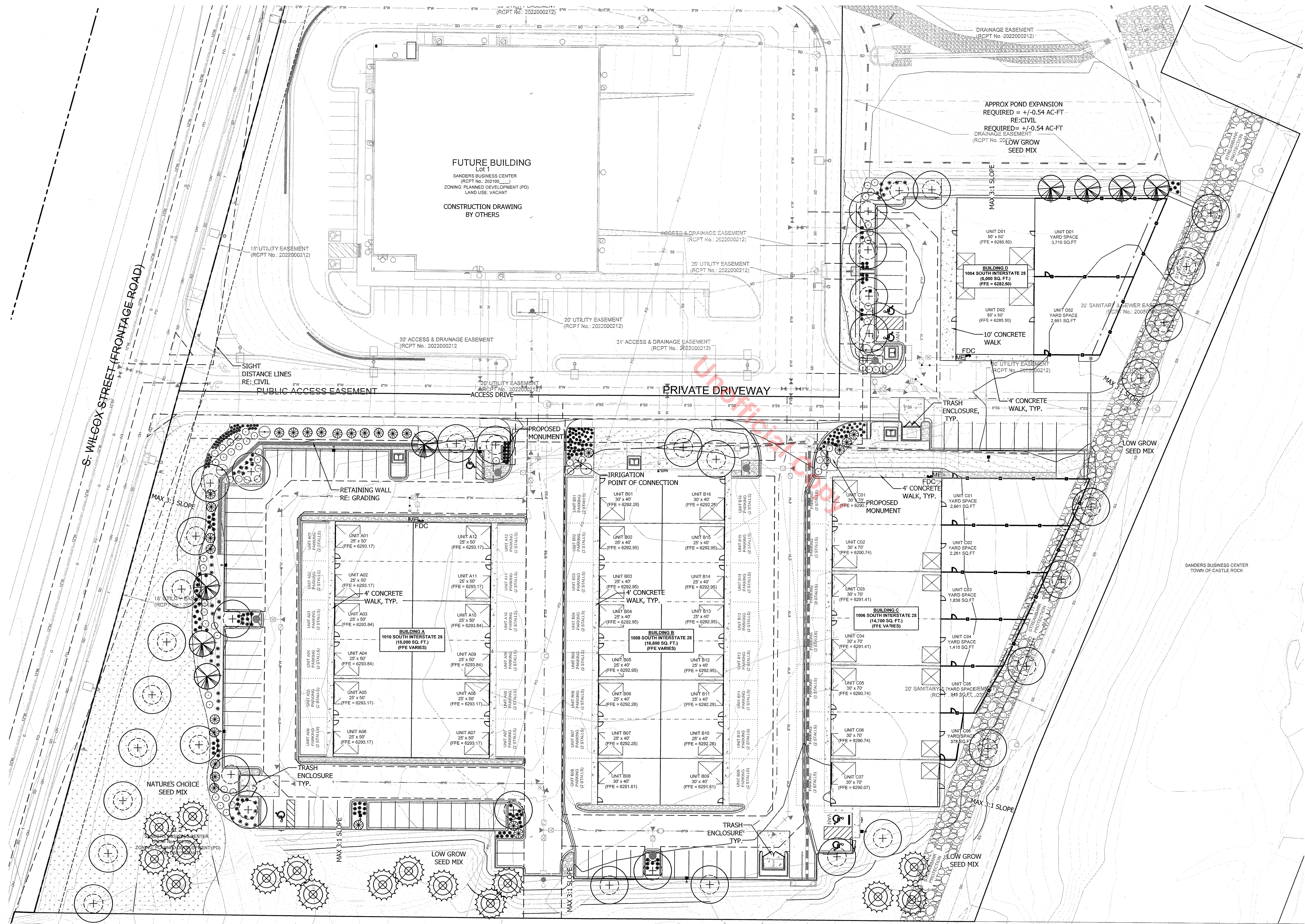


SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
 CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

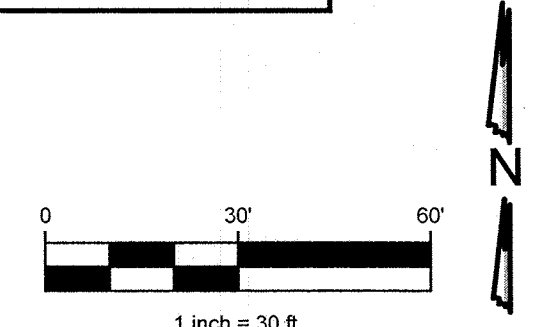
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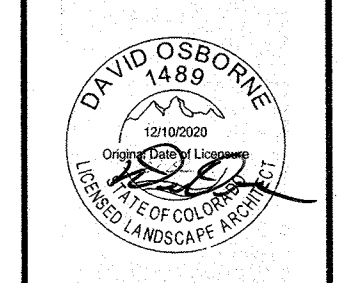
LEGEND

	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	PERENNIALS & GRASSES
	DECIDUOUS SHRUBS
	NEIGHBORHOOD MONUMENT
	SIGHT DISTANCE LINE
	6" STEEL EDGER
	SIGHT DISTANCE TRIANGLE
	CONCRETE WALK (REFER TO ENGINEERING)
	2"-4" ROCK MULCH
	LOW GROW SEED MIX
	NATURES CHOICE SEED MIX

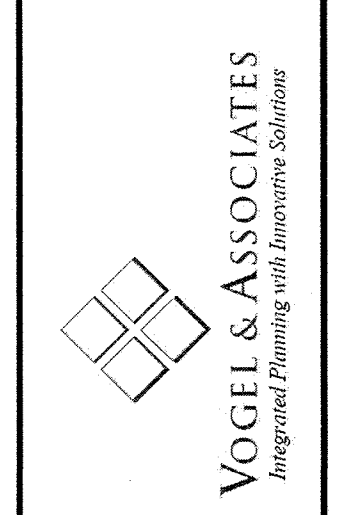


SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
PROJECT NO: SDP 21-0048

NO.	SUBMITTAL DATES / REVISIONS DESC.	DATE	BY
1	FIRST FORMAL SUBMITTAL	08/10/21	RAY
2	SECOND FORMAL SUBMITTAL	12/29/21	DO
3	THIRD FORMAL SUBMITTAL	04/05/22	DO
4	FOURTH FORMAL SUBMITTAL	05/14/22	DO
5	FIFTH FORMAL SUBMITTAL	05/19/22	DO



SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
CASTLE ROCK, COLORADO

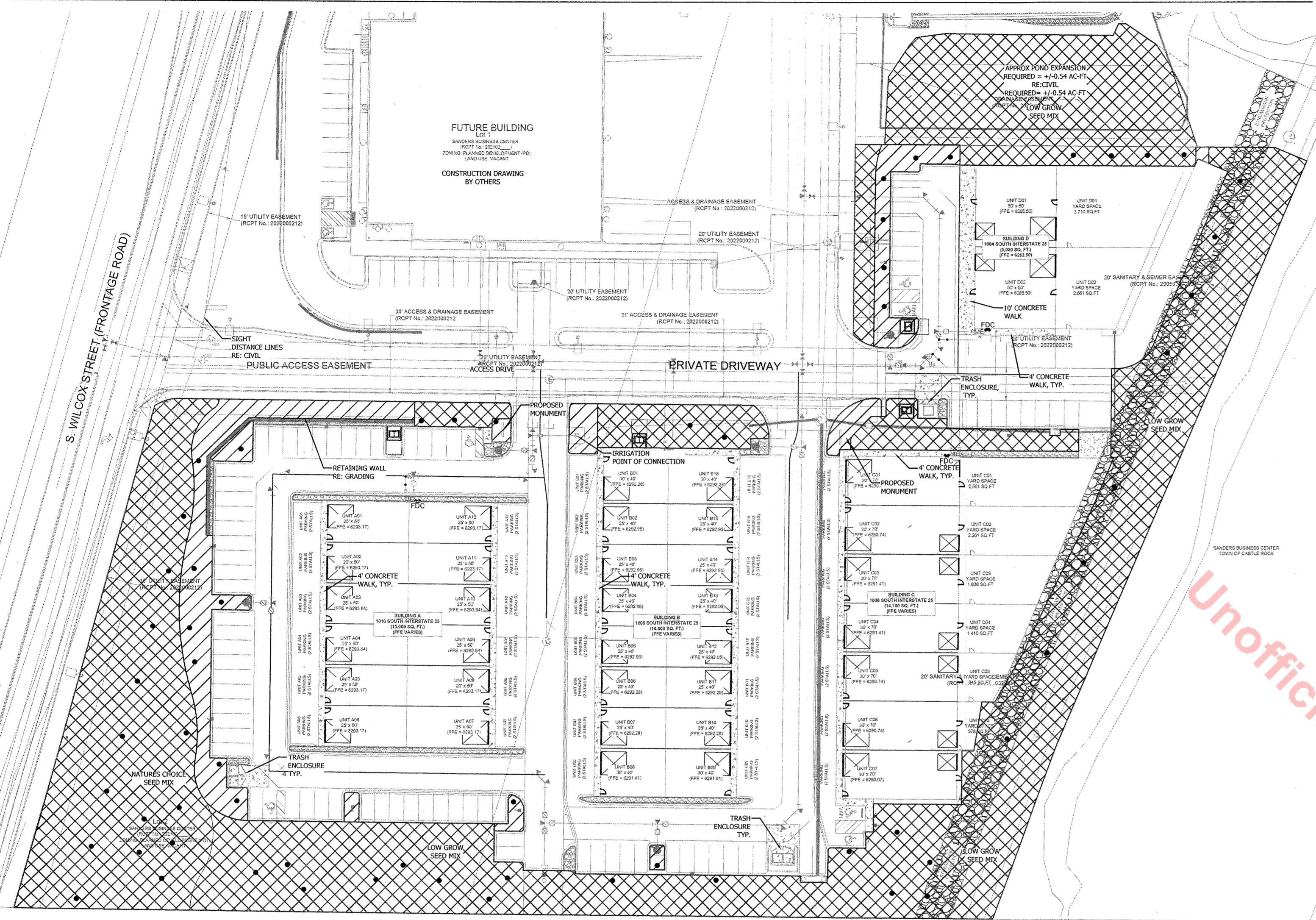


SITE DEVELOPMENT PLAN

LOT 2, SANDERS BUSINESS CENTER

LOCATED IN SECTION 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

HYDROZONE MAP



LANDSCAPE NOTES

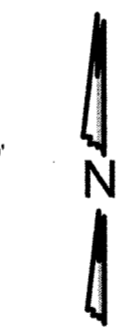
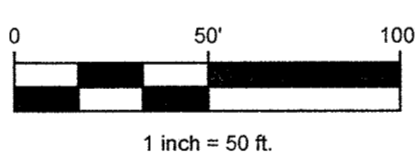
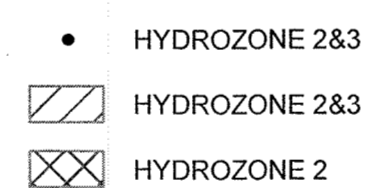
1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. 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.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROAD, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. 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.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

GENERAL LANDSCAPE 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 RELATIVE TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES 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 MATERIALS LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANNING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE ADJUST MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON 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 BY UTILITIES.
8. FINISHED 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 DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP TWO-THIRD OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF THE PIT SHALL THE BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
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 COVER 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 163 INCH BY 6" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. EDGING TO HAVE ROLLED TOP. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURERS RECOMMENDATIONS.
13. LANDSCAPE CONTRACTOR TO USE TOWN OF CASTLE ROCK REQUIRED ROLLED OR CAPPED STEEL EDGING FOR 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 ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT 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 AND 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.

PLANTING SCHEDULE

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COND.	HYDROZONE
SHADE TREES						
6	CML	TILIA X EUCHLORA	CRIMEAN LINDEN	2 1/2" CAL.	B&B	3
9	IHL	GLEDTISIA TRIANCANTHOS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2 1/2" CAL.	B&B	2,3
8	SWO	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL.	B&B	2,3
7	KCT	GYMNOCLADIS DIOICA	KENTUCKY COFFEE TREE	2 1/2" CAL.	B&B	2
8	NRO	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL.	B&B	2,3
EVERGREEN TREES						
9	AUS	PINUS NIGRA	AUSTRIAN PINE	6' HT.	B&B	2
7	PIN	PINUS EDULIS	PINION PINE	6' HT.	B&B	1
ORNAMENTAL TREES						
4	BFP	PYRUS CALLERYANA	BRADFORD PEAR	1 1/2" CAL.	B&B	2,3
2	CTH	CRATAEGUS CRUS-GALLI VAR. INERMIS	COCKSPUR THORNLESS HAWTHORN	1 1/2" CAL.	B&B	1,2
1	JLT	SYRINGA RETICULATA	JAPANESE TREE LILAC	1 1/2" CAL.	B&B	3
1	TRM	ACER TATARICUM	TATARIAN MAPLE	1 1/2" CAL.	B&B	3
SHRUBS						
6	WSC	PRUNUS BESSEYI 'WESTERN'	WESTERN SANDCHERRY	5 GAL.	CONT.	2,3
4	PSC	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL.	CONT.	2,3
15	REP	LIGUSTRUM OBTUSIFOLIUM REGELIANUM	REGAL PRIVET	5 GAL.	CONT.	3
12	AWL	SPIREA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL.	CONT.	3
8	ALC	RIBES ALPINUM	ALPINE CURRANT	5 GAL.	CONT.	3
23	LLM	PHYSOCARPUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL.	CONT.	3
18	BMS	CARYOPTERIS X CLANDONENSIS	BLUE MUST SPIREA	5 GAL.	CONT.	2,3
5	PNB	PHYSOCARPUS OPULOFOLIUS 'DART GOLD'	NINEBARK	5 GAL.	CONT.	2
3	RBB	SHERPERDIA CANADENSIS	RUSSET BUFFALOBERRY	5 GAL.	CONT.	1,2
ORNAMENTAL GRASS						
59	PFG	PENNISSETUM ORIENTALE	FOUNTAIN GRASS	1 GAL.	CONT.	2,3
44	PDS	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	CONT.	2,3
PERENNIAL						
59	DAY	HEMEROCALLIS 'STELLA DE ORO'	STELLA D'ORO DAYLILY	1 GAL.	CONT.	1,2
71	DSD	LEUCANTHEMUM X SUPERBUM 'ALASKA'	SHASTA DAISY	1 GAL.	CONT.	3
41	SAJ	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL.	CONT.	1



STREET TREES

FRONTAGE ROAD	LINEAR ROAD	REQUIRED TREES	PROVIDED TREES
Wilcox Street	345.3'	9	9

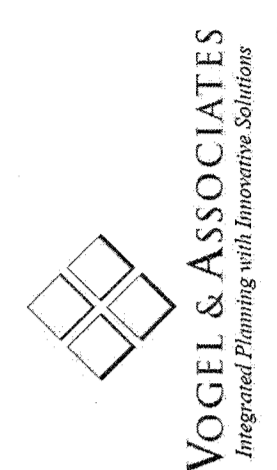
CLWUR (Composite landscape water use rating) Chart

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 Permanent Irrigated Landscape Zones	CLWUR (LWUR x IA) / TA
ROTOR/POP-UP DRIP	AMENDED NATURES CHOICE SHRUB BED	1.83	L	31%	28,036	1.5	37,681	1.05
		2	VLL,Mod	10%	9,645	3		0.76
Total of the CLWUR								1.81

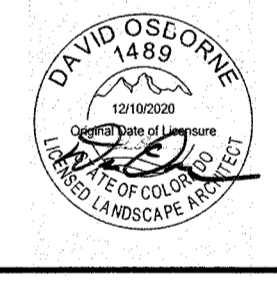
Composite Landscape Water Use Chart

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

SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
PROJECT NO: SDP 21-0048



NO.	SUBMITTAL DATES / REVISIONS / DISC.	DATE	BY
1	FIRST FORMAL SUBMITTAL	10/01/21	RJR
2	SECOND FORMAL SUBMITTAL	12/23/21	DO
3	THIRD FORMAL SUBMITTAL	04/09/22	DO
4	FOURTH FORMAL SUBMITTAL	05/04/22	DO
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SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
CASTLE ROCK, COLORADO

LANDSCAPE NOTES

SITE DEVELOPMENT PLAN

LOT-2, SANDERS BUSINESS CENTER

LOCATED IN SECTION 22 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional **DAVID OSBORNE**
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # **1489**
 Company Name **VOGEL & ASSOCIATES** Address _____
 Phone **(303) 893-4288** Email _____ Date _____
 PROJECT NAME **SANDERS BUSINESS CENTER LOT 2**

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
281,318 sq. ft.	94,958 sq. ft. (28,132 sq. ft. required)	Low Grow/ Natures Choice 83,095 sq. ft.	2,539 sq. ft.	56	64	113	256	379.8 cu.yds.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot Area (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 Landscape Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
71,703 sq. ft.	11,483 sq. ft. (7,170 required)	157	2,539 sq. ft.	0	8'	14	14	28	28

EVERGREEN | DECIDUOUS

USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER

TOP MOST ROOT IN ROOTBALL: 1"-2" ABOVE EXISTING GRADE

4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND 6" AWAY FROM TRUNK. MULCH TO BE EXTENDED TO THE DRIPLINE OF THE TREE.

EXISTING GRADE

BACKFILL WITH AMENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE MUST BE COMPLETELY REMOVED FROM ROOTBALL

PLANTING HOLE SHALL BE SAUCER-SHAPED AND 3 TIMES THE SIZE OF THE ROOTBALL. ADDITIONAL 3-FT AREA SURROUNDING THE PLANTING HOLE MUST BE AMENDED WITH 4 CY OF COMPOST PER 1,000 SQ FT AND ROTOTILLED TO A MINIMUM DEPTH OF 6".

INTACT ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

NOTES:

- REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
- PRIOR TO THE FIRST FREEZE, YOUNG AND THIN-BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

16 GAUGE GALVANIZED WIRE

USE TWO LOOSELY FITTING STRAPS FOR ANCHOR STAKING, AND PLACE 18" ABOVE THE GROUND.

TREATED WOOD POST WITH GROMMETED NYLON STRAPS. USE 2 GUY WIRES. TREE STAKES MUST BE REMOVED AFTER ONE YEAR.

Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

TREE PLANTING

DETAIL PLAN NO. **LS-1**

Sheet 1 of 2

EVERGREEN | DECIDUOUS

USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER

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4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND 6" AWAY FROM TRUNK. MULCH TO BE EXTENDED TO THE DRIPLINE OF THE TREE.

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AMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWNHILL SIDE

Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

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100 N. Wilcox St.
Castle Rock, CO 80104
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Fax: (720) 733-2217
Development Services

TREE PLANTING SLOPES

DETAIL PLAN NO. **LS-2**

Sheet 2 of 2

NOTES:

- REMOVE DEAD OR BROKEN BRANCHES.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. FINISHED GRADE OF SHRUB BED TO BE 3"-4" BELOW ADJACENT FINISH GRADE AT EDGE.

PLANT ROOTBALL 1"-2" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

4" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH 6" AWAY FROM WOODY BASE OF SHRUB.

CULTIVATE SOIL TO DEPTH OF ROOTBALL. THOROUGHLY BACKFILL WITH AMENDED SOIL. SCARIFY SIDES OF PLANTING HOLE. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

CUT AND REMOVE ALL BURLAP ON ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP AND PLASTIC CONTAINERS. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL HALF THE THICKNESS OF THE ROOTBALL AND PLANT IMMEDIATELY.

12" MIN

PLANTING BED

NOTES:

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Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

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Castle Rock, CO 80104
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Development Services

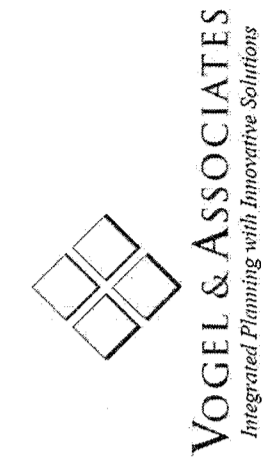
SHRUB PLANTING

DETAIL PLAN NO. **LS-3**

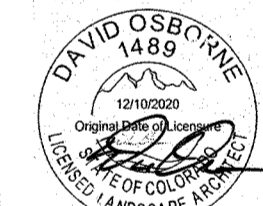
Sheet 1 of 1

Revised April 2013

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NO.	DATE	BY	REVISIONS/DESC.
1	10/01/14	BA	FIRST FORMAL SUBMITTAL
2	12/22/14	DO	SECOND FORMAL SUBMITTAL
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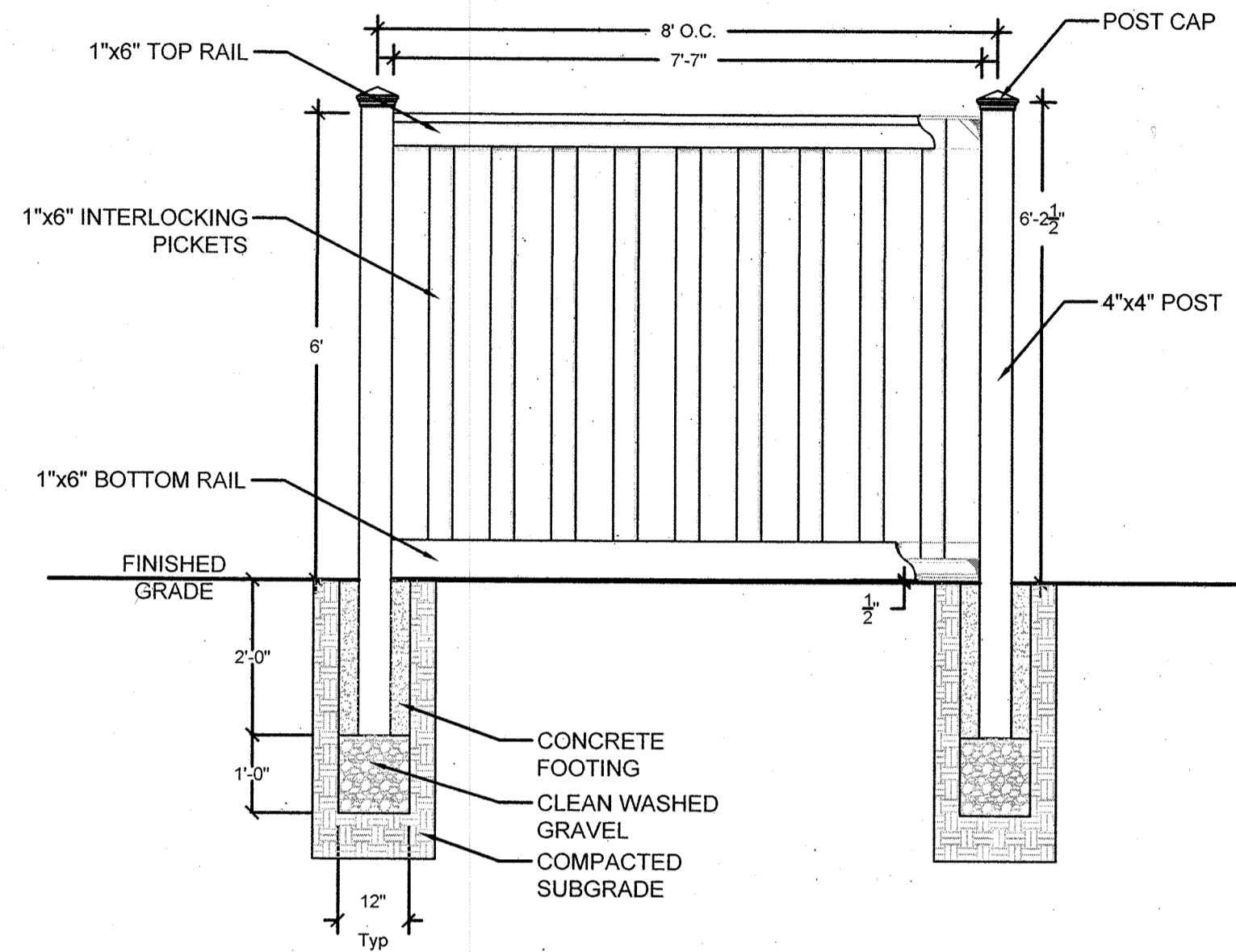


SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
CASTLE ROCK, COLORADO

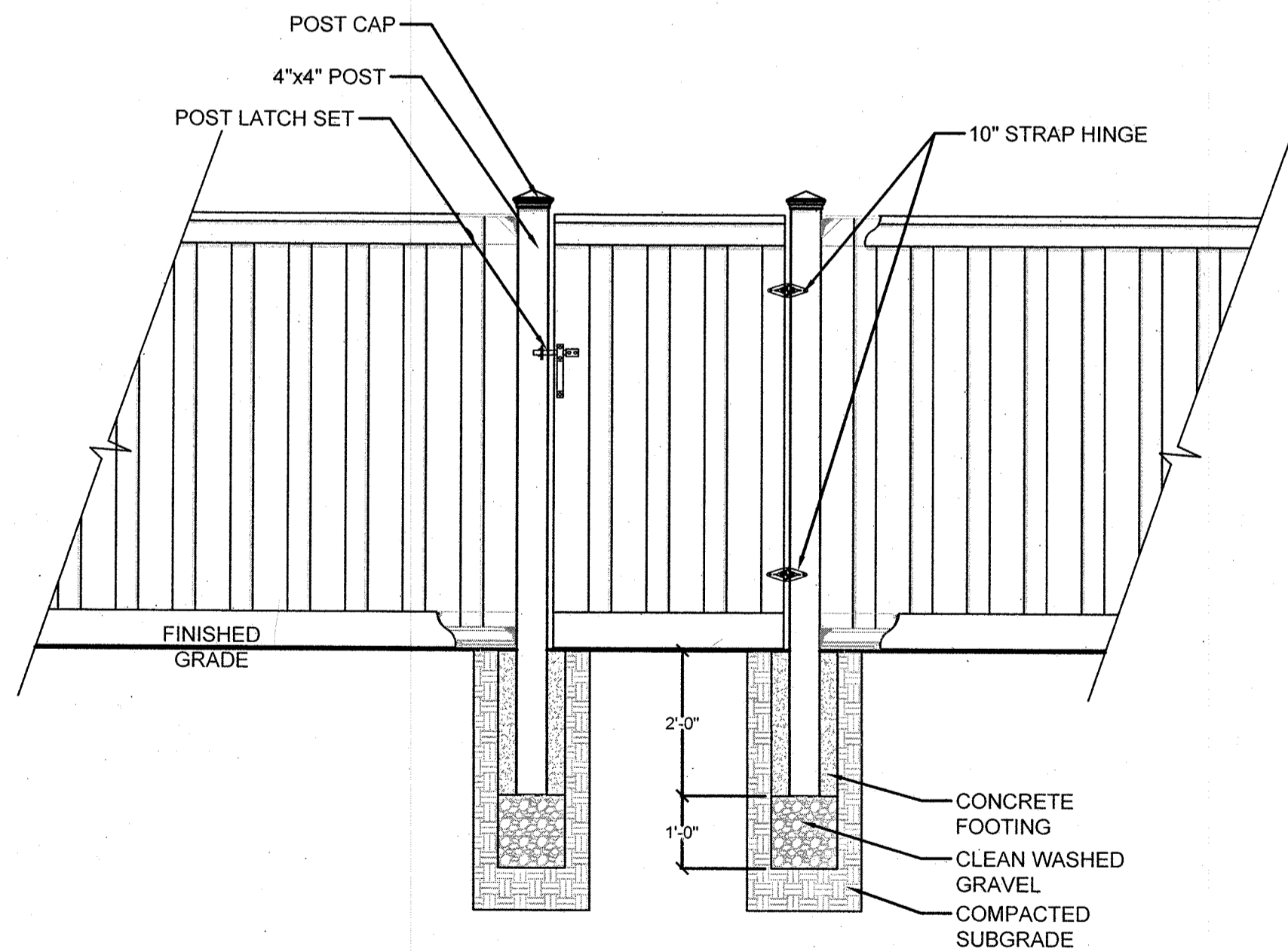
LANDSCAPE DETAILS

SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
PROJECT NO: SDP 21-0048

SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
 LOCATED IN SECTION 22 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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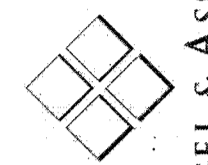
1 6' PRIVACY FENCE - TREX STYLE
SECTION ELEVATION



2 6' PRIVACY FENCE - GATE OPTION - TREX STYLE
SECTION ELEVATION

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VOGEL & ASSOCIATES
Integrated Planning with Innovative Solutions

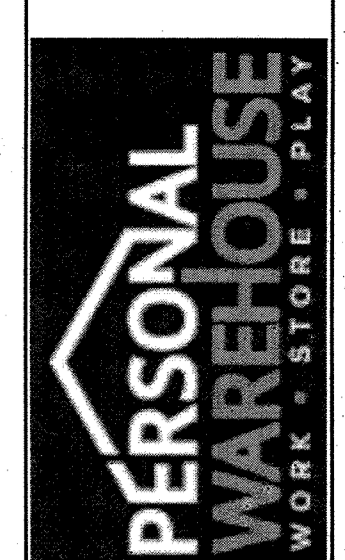
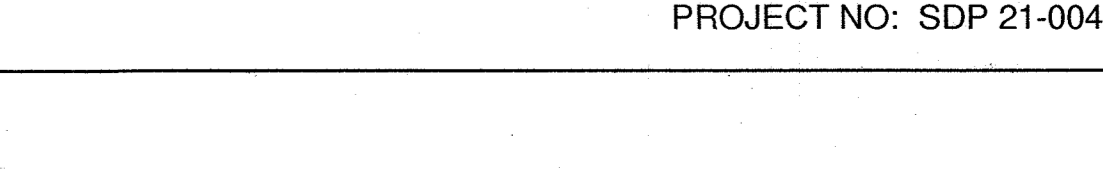
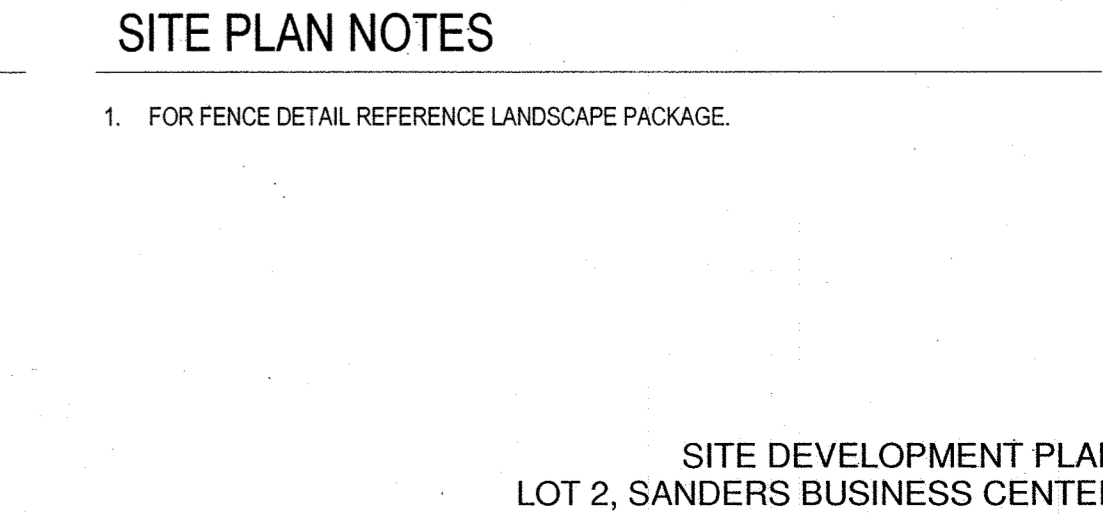
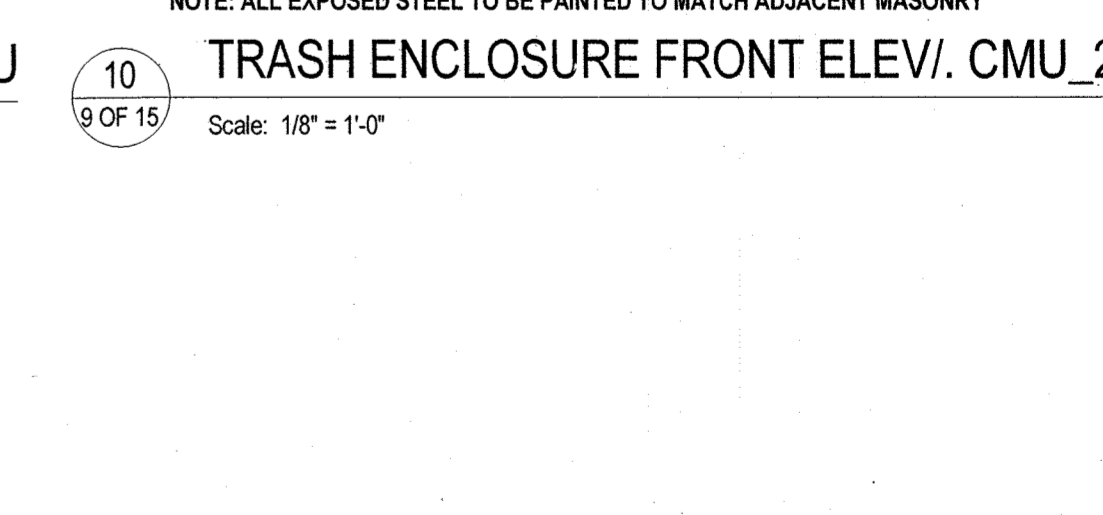
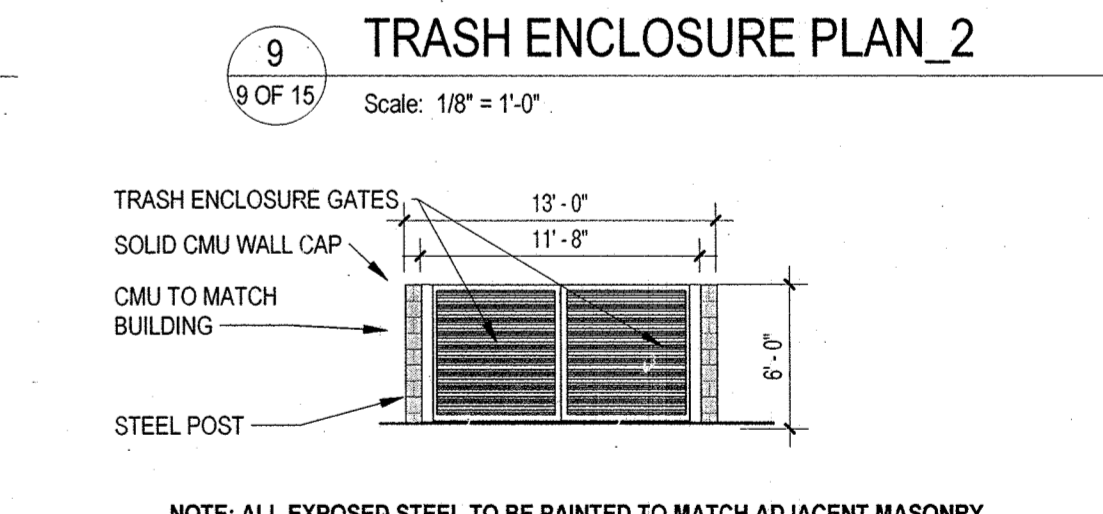
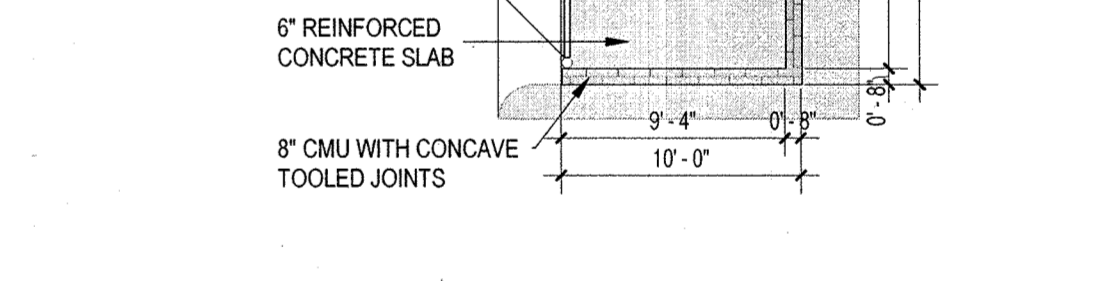
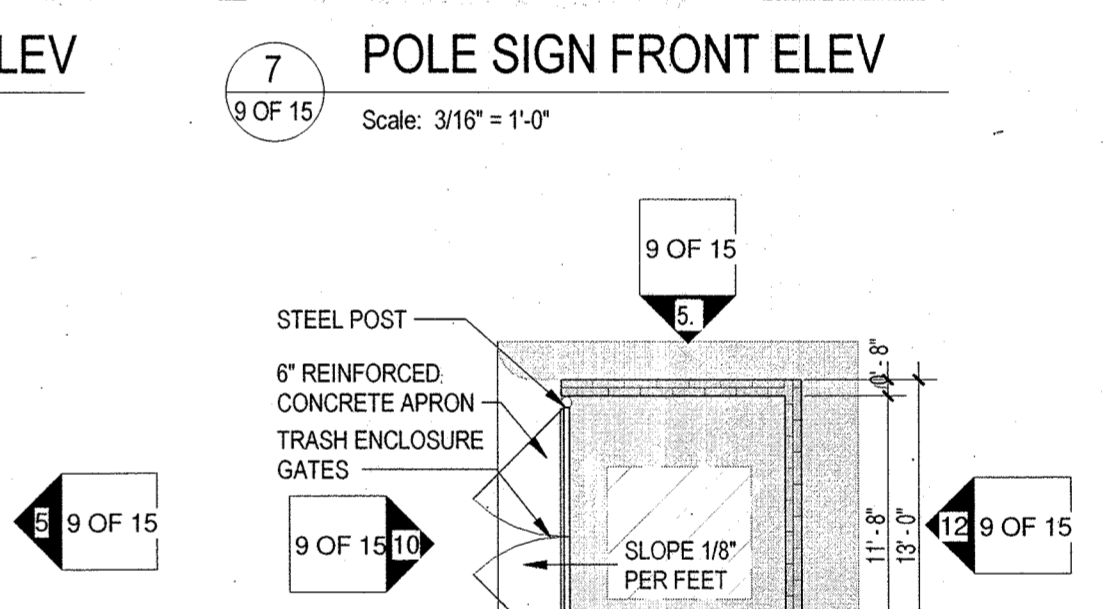
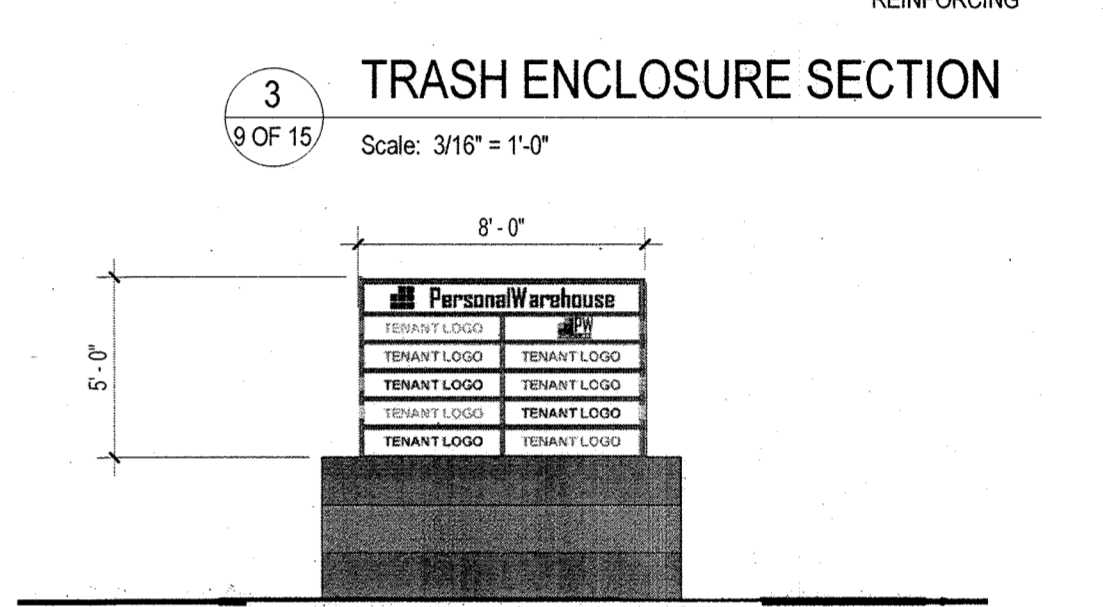
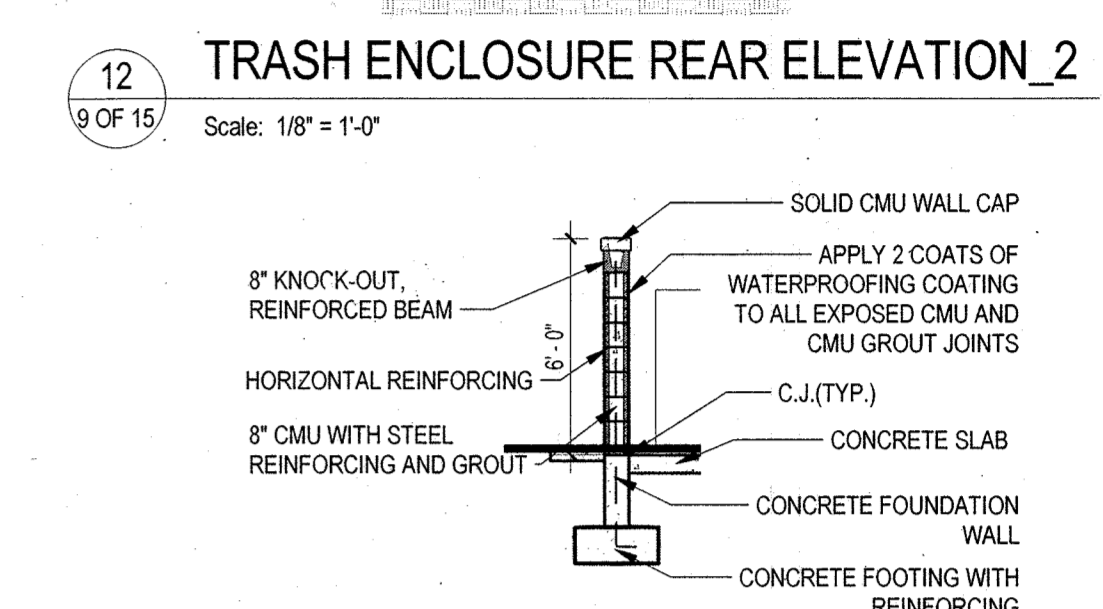
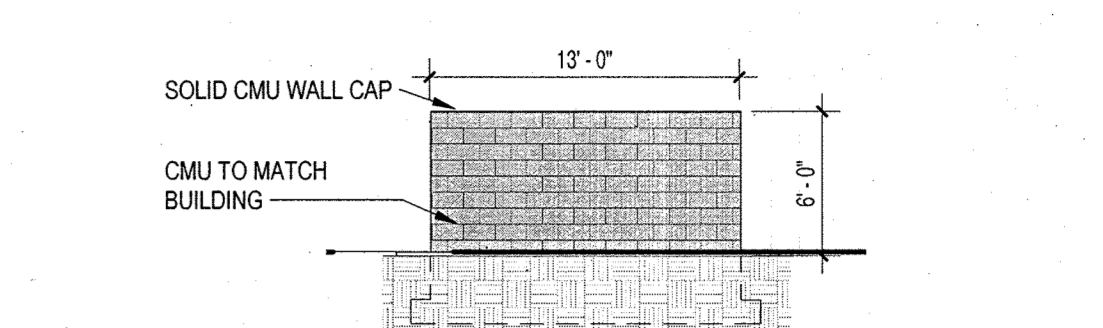
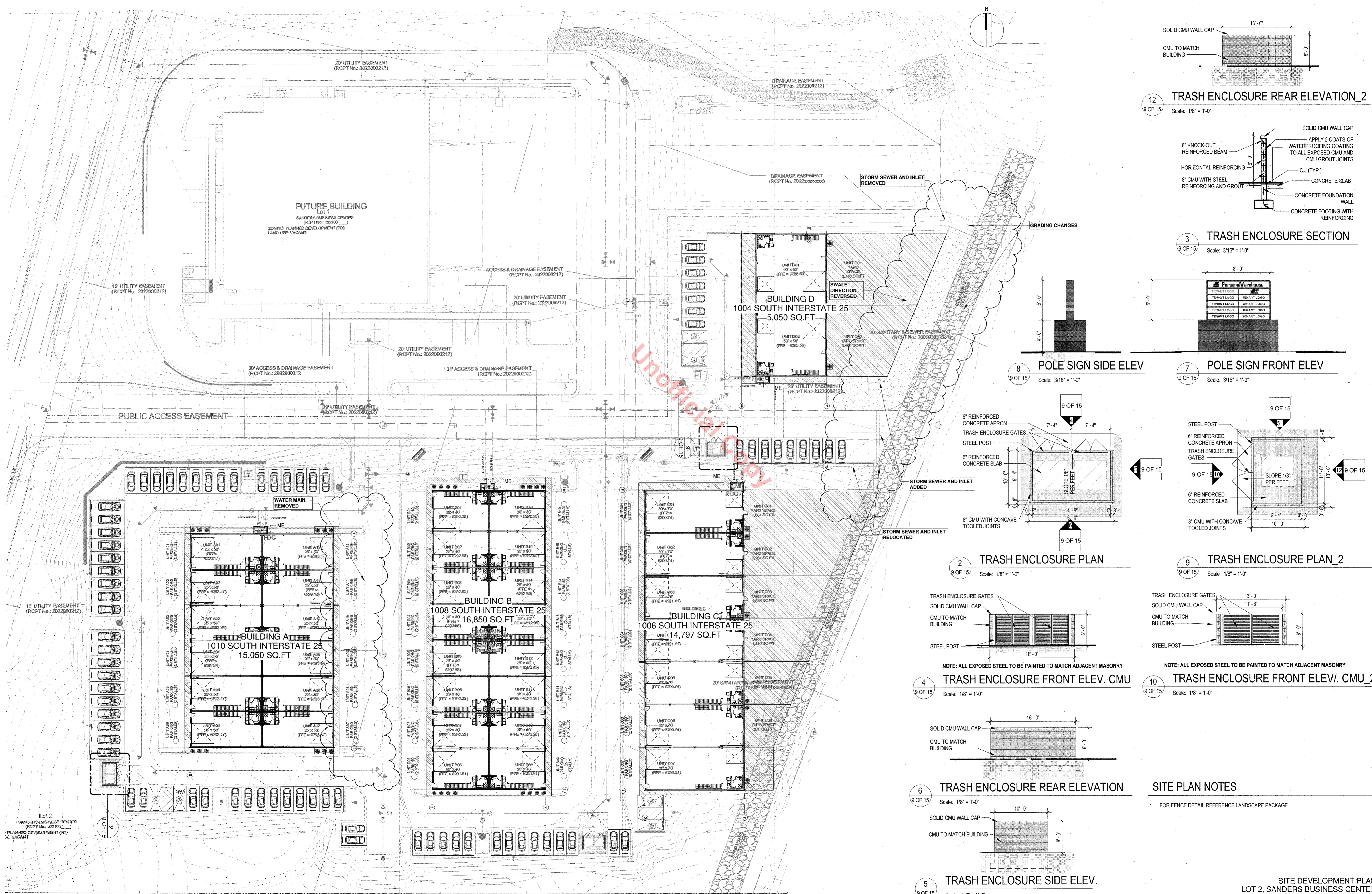
NO.	DATE	BY	REVISIONS
1	10/01/21	RAIN	FIRST FORMAL SUBMITTAL
2	12/23/21	DO	SECOND FORMAL SUBMITTAL
3	04/02/22	DO	THIRD FORMAL SUBMITTAL
4	05/04/22	DO	FOURTH FORMAL SUBMITTAL
5	05/19/22	DO	FIFTH FORMAL SUBMITTAL



SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
 CASTLE ROCK, COLORADO

LANDSCAPE
DETAILS

**SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER**
LOCATED IN SECTION 22 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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P: 214.750.9900

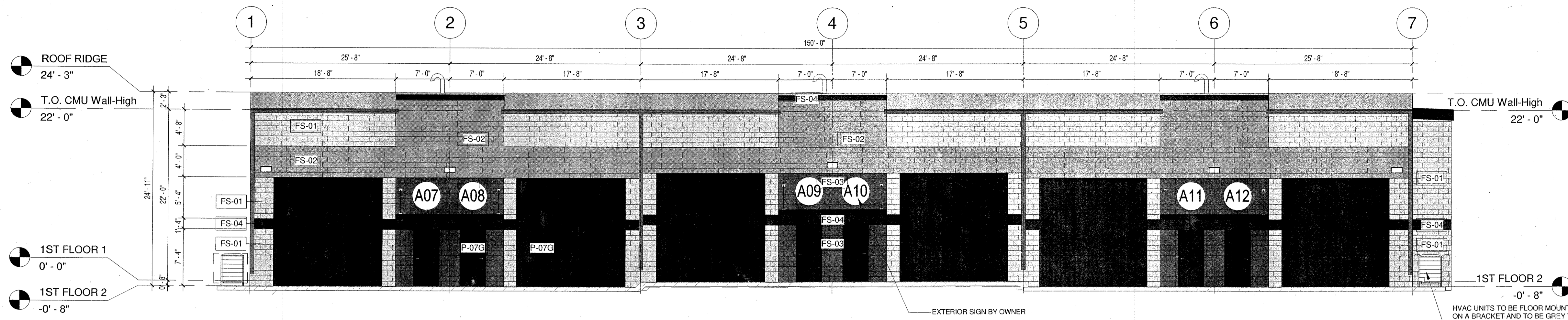


NO.	SUBMITTAL DATES	REVISION DESK.	DATE	BY
1	FORMAL SUBMITTAL		10/11/21	BAR
2	SECOND FORMAL SUBMITTAL		01/10/22	RUN
3	THIRD FORMAL SUBMITTAL		04/05/22	RUN
4	FOURTH FORMAL SUBMITTAL		05/04/22	RUN
5	FIFTH FORMAL SUBMITTAL		05/19/22	RUN

**SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
CASTLE ROCK, COLORADO**

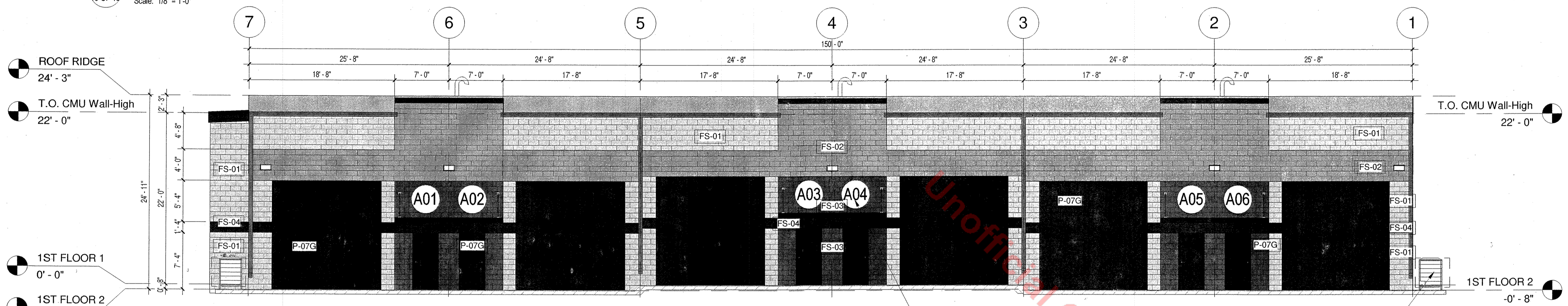
OVERALL ARCHITECTURAL SITE PLAN

SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
 LOCATED IN SECTION 22 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



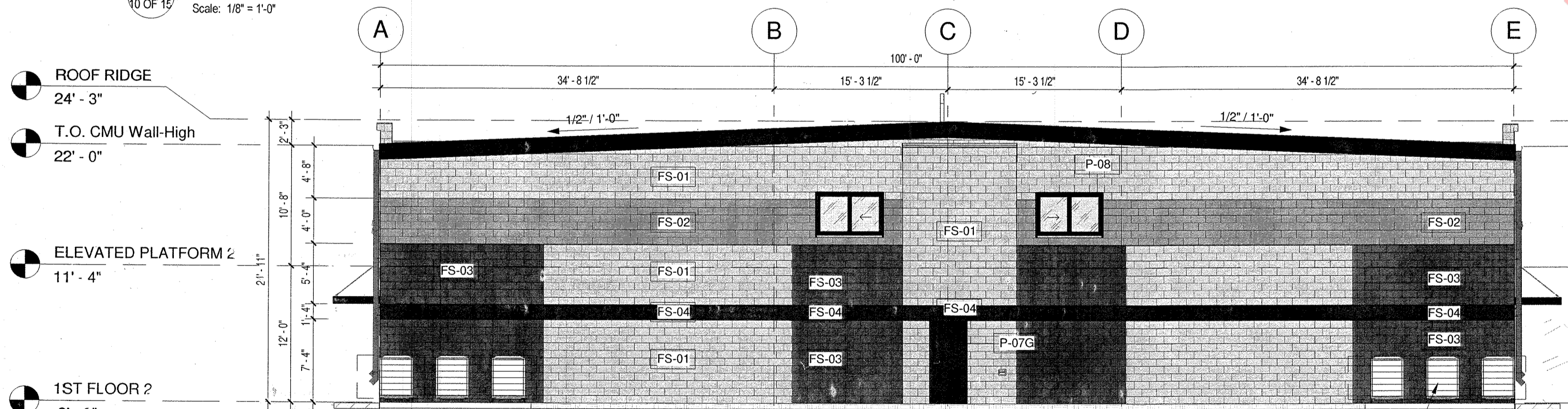
1 SITE DEVELOPMENT PLAN BUILDING A EAST ELEVATION

10 OF 15 Scale: 1/8" = 1'-0"



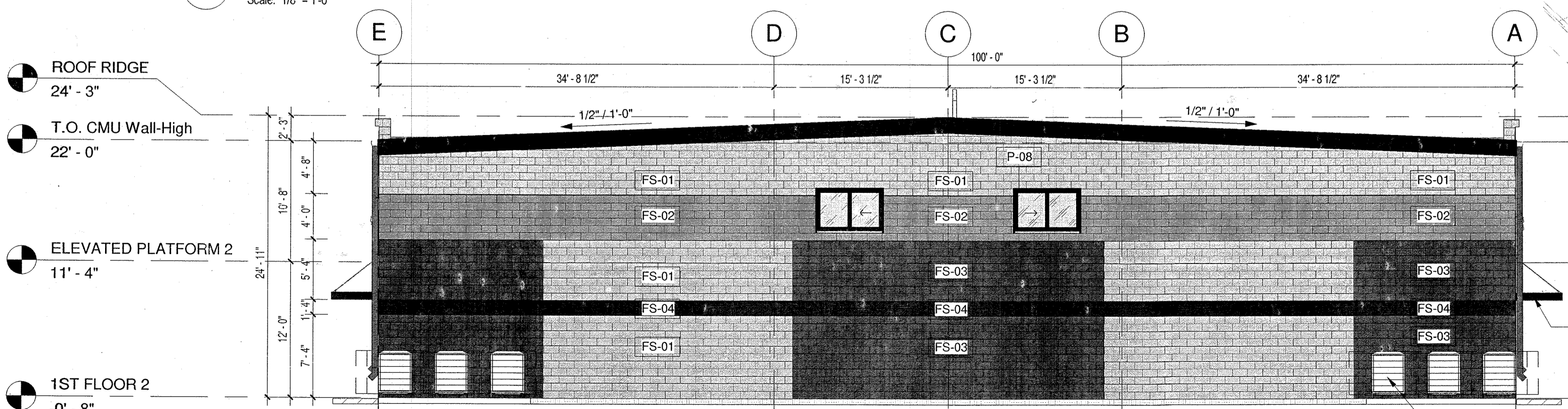
2 SITE DEVELOPMENT PLAN BUILDING A WEST ELEVATION

10 OF 15 Scale: 1/8" = 1'-0"



3 SITE DEVELOPMENT PLAN BUILDING A NORTH ELEVATION

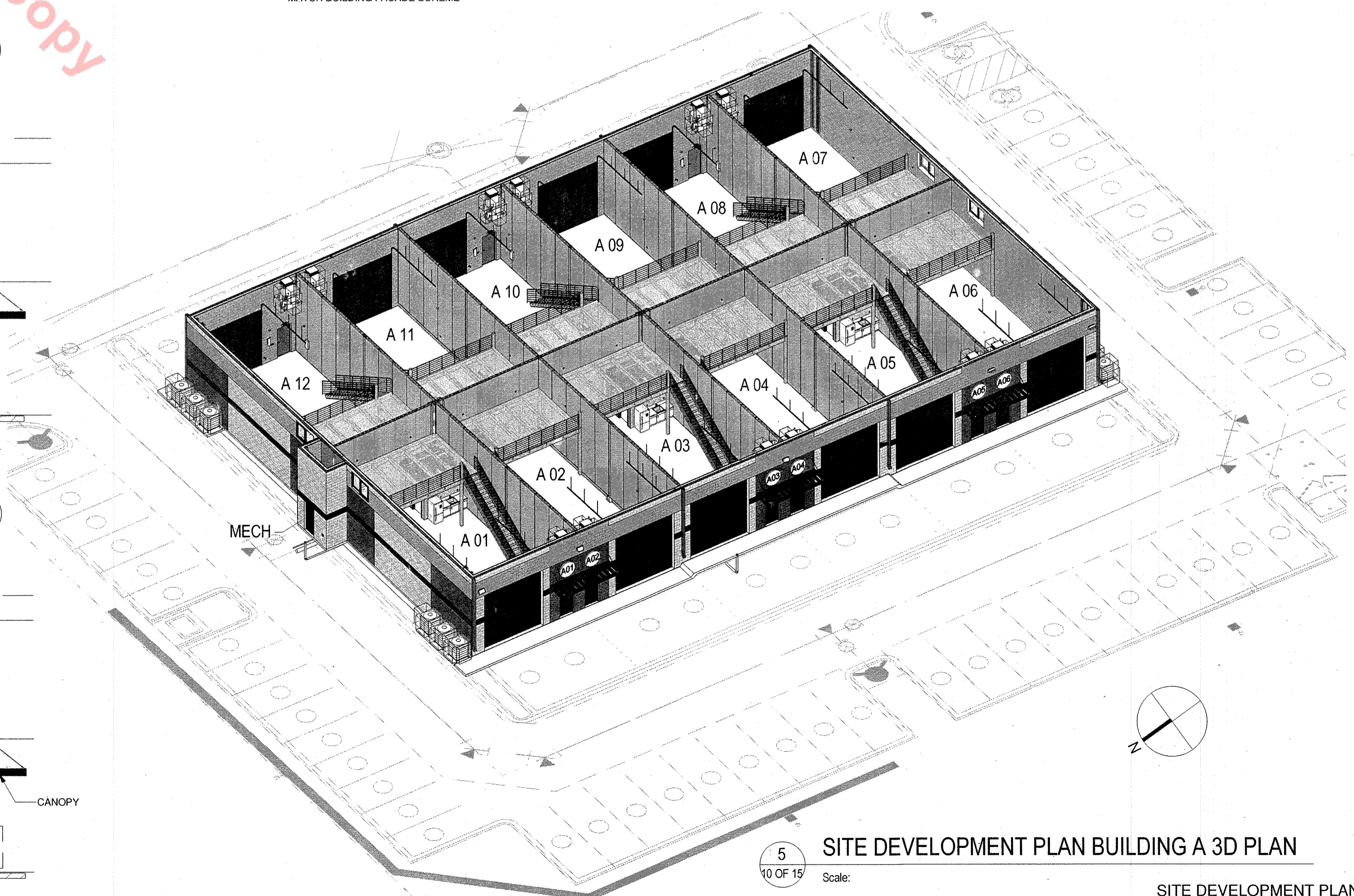
10 OF 15 Scale: 1/8" = 1'-0"



4 SITE DEVELOPMENT PLAN BUILDING A SOUTH ELEVATION

10 OF 15 Scale: 1/8" = 1'-0"

MARK	MATERIAL	TYPE	IMAGE	COLOR
FS-01	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW7066, Devtall/Latex Semi-gloss Finish		SW 7066 (GRAY MATTERS)
FS-02	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW7674, Devtall/Latex Semi-gloss Finish		SW 7674 (PEPPERCORN)
FS-03	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW6868, Devtall/Latex Semi-gloss Finish		SW 6868 (REAL RED)
FS-04	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW6258, Devtall/Latex Semi-gloss Finish		SW 6258 (TRICORN BLACK)
P-06G	INTERNAL DOOR PANEL	SHERWIN WILLIAMS PRO INDUSTRIAL PRECATALYZED EPOXY II SW7674 CyberSpace/Latex SemiGloss Finish		SW 7674 (PEPPERCORN)
P-07G	ENTRY DOOR PANEL / OVERHEAD GARAGE DOOR	SHERWIN WILLIAMS PRO INDUSTRIAL PRECATALYZED EPOXY II SW6258 CyberSpace/Latex SemiGloss Finish		SW 6258 (TRICORN BLACK)
P-08	SLIDING WINDOW FRAME	STANDARD ULTRA ALUMINUM COLORS		BL (GLOSS BLACK) / TB (TEXTURED BLACK) BY MANUFACTURER
P-09	DOWNSPOUTS, GUTTER	MULGE-HIDE PRODUCTS		COAL BLACK



5 SITE DEVELOPMENT PLAN BUILDING A 3D PLAN

10 OF 15 Scale:

SITE DEVELOPMENT PLAN
 LOT 2, SANDERS BUSINESS CENTER
 PROJECT NO: SDP 21-0048

PERSONAL WAREHOUSE
 WORK · STORE · PLAY

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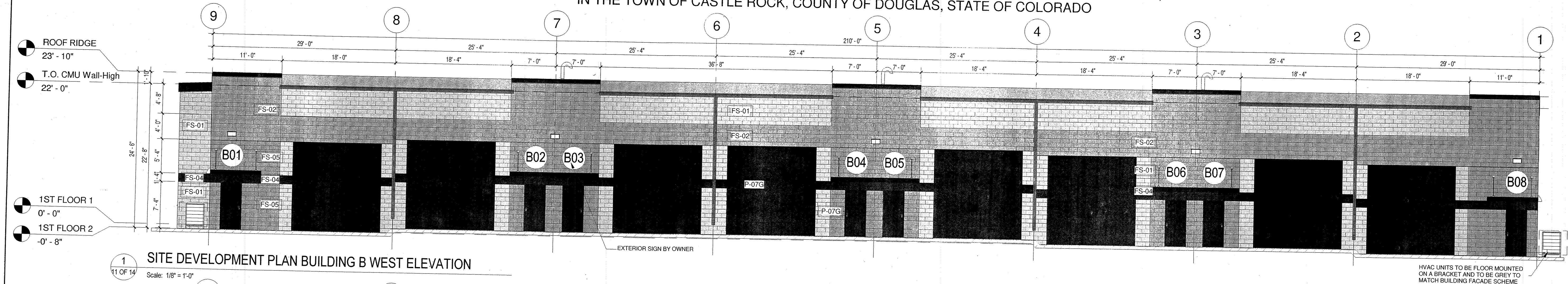
1400 Westpark Way
 Euless, TX 76040
 P: 214.750.9900

SITE DEVELOPMENT PLAN
 LOT 2, SANDERS BUSINESS CENTER
 CASTLE ROCK, COLORADO

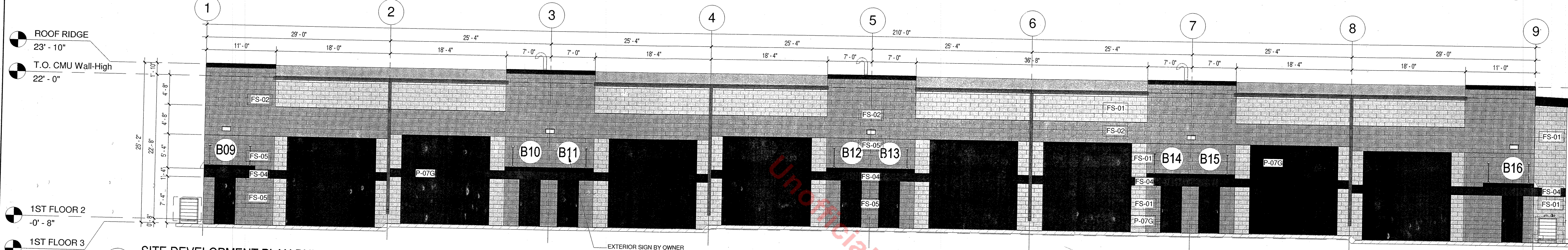
BUILDING A
 ELEVATIONS

10 OF 15

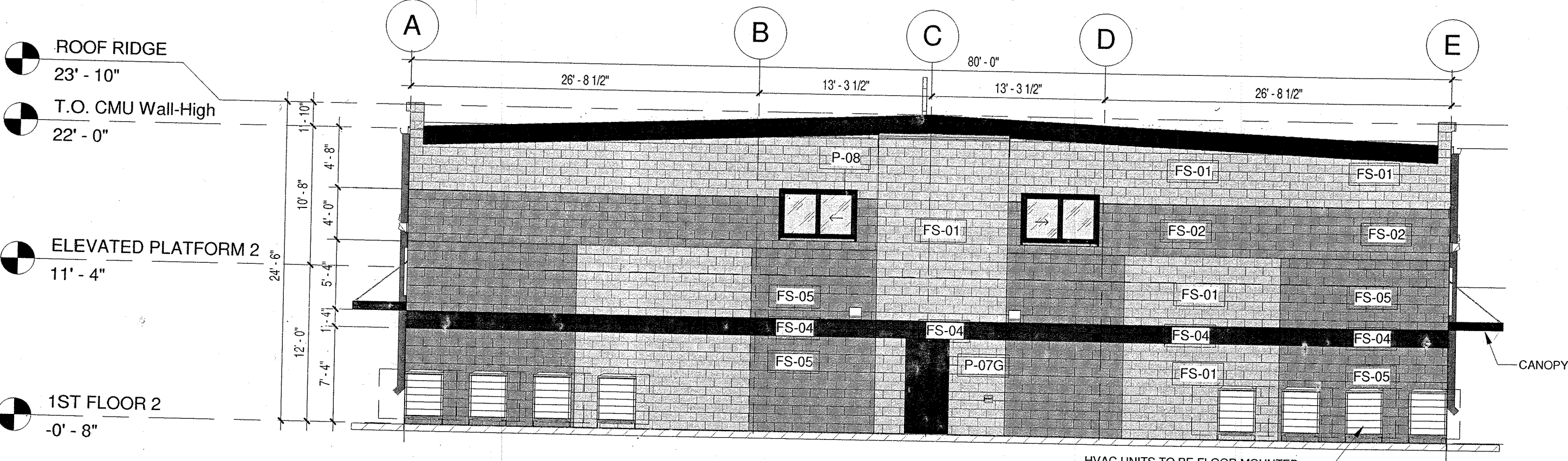
SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
 LOCATED IN SECTION 22 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



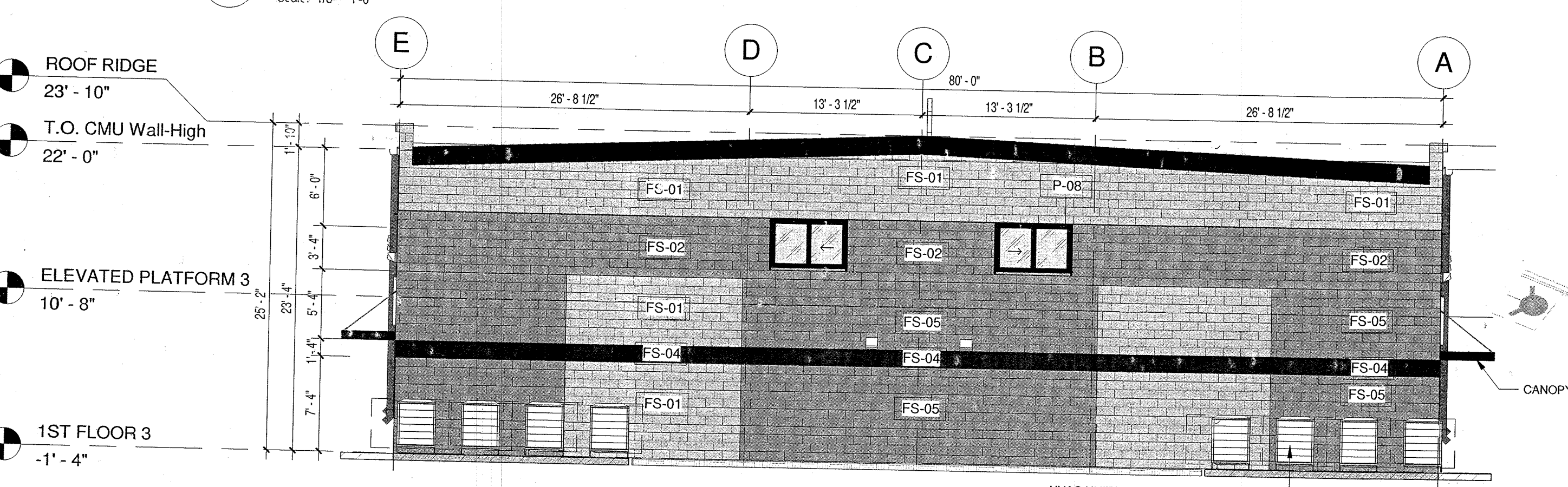
1 SITE DEVELOPMENT PLAN BUILDING B WEST ELEVATION
 Scale: 1/8" = 1'-0"



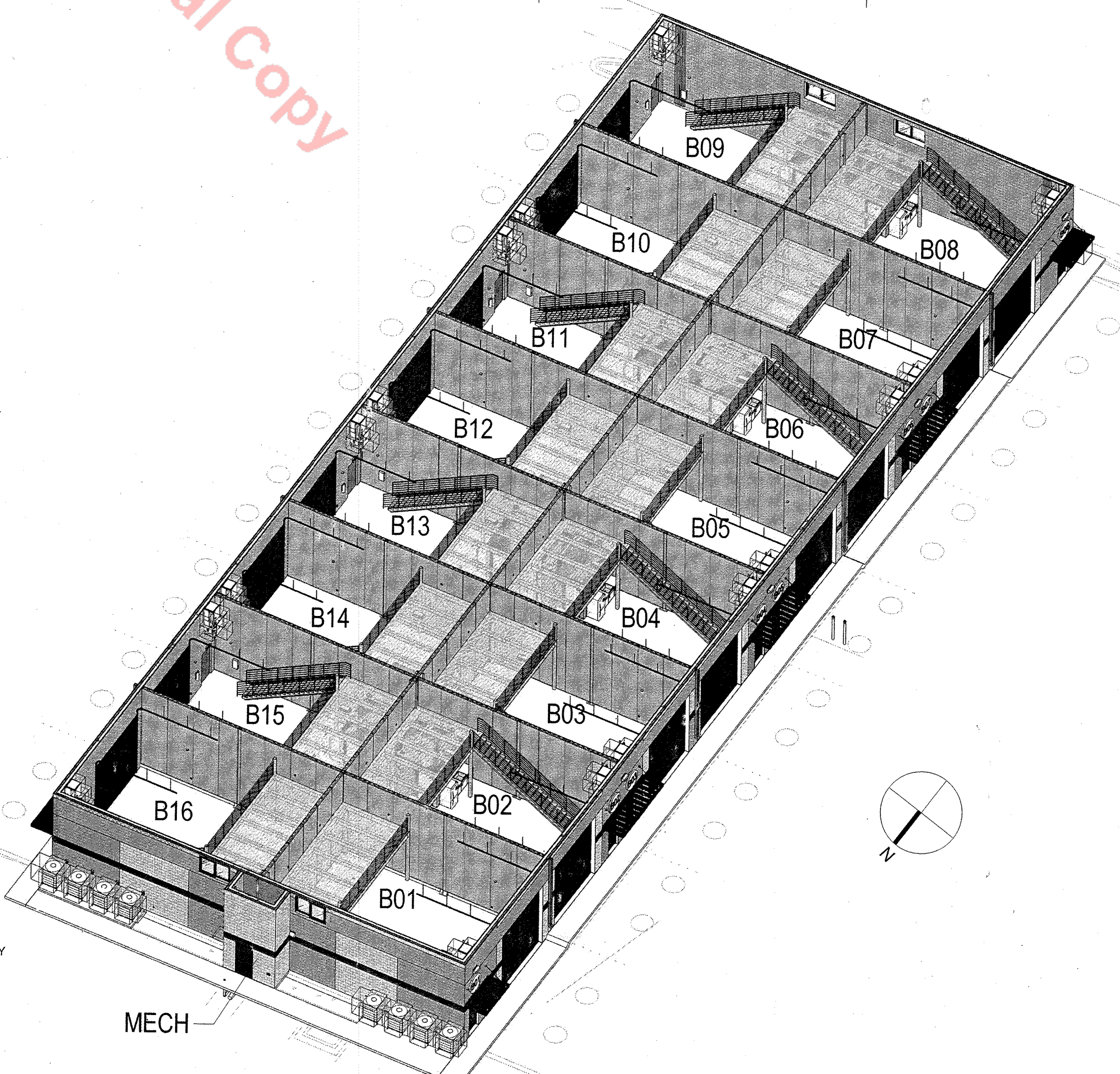
2 SITE DEVELOPMENT PLAN BUILDING B EAST ELEVATION
 Scale: 1/8" = 1'-0"



3 SITE DEVELOPMENT PLAN BUILDING B NORTH ELEVATION
 Scale: 1/8" = 1'-0"



4 SITE DEVELOPMENT PLAN BUILDING B SOUTH ELEVATION
 Scale: 1/8" = 1'-0"



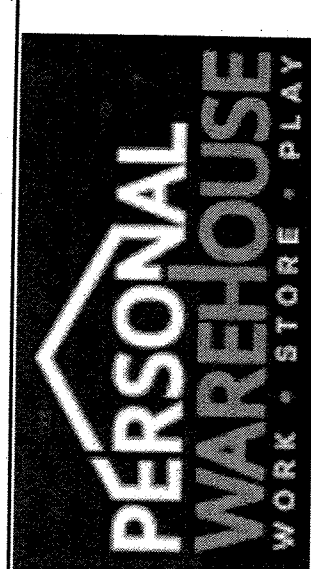
5 SITE DEVELOPMENT PLAN BUILDING B 3D PLAN
 Scale:

MARK	MATERIAL	TYPE	IMAGE	COLOR
FS-01	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW7066, Devotall/ Latex Semi-gloss Finish		SW 7066 (GRAY MATTERS)
FS-02	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW7674, Devotall/ Latex Semi-gloss Finish		SW 7674 (PEPPERCORN)
FS-04	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW6258, Devotall/ Latex Semi-gloss Finish		SW 6258 (TRICORN BLACK)
FS-05	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW6657, Devotall/ Latex Semi-gloss Finish		SW 6657 (AMBER WAVE)
P-06G	INTERNAL DOOR PANEL	SHERWIN WILLIAMS PRO INDUSTRIAL PRECATALYZED EPOXY II SW7674 CyberSpace/ Latex SemiGloss Finish		SW 7674 (PEPPERCORN)
P-07G	ENTRY DOOR PANEL OVERHEAD GARAGE DOOR	SHERWIN WILLIAMS PRO INDUSTRIAL PRECATALYZED EPOXY II SW6258 CyberSpace/ Latex SemiGloss Finish		SW 6258 (TRICORN BLACK)
P-08	SLIDING WINDOW FRAME	STANDARD ULTRA ALUMINUM COLORS		BL (GLOSS BLACK) (TB (TEXTURED BLACK)) BY MANUFACTURER
P-09	DOWNSPOUTS, GUTTER	MULGE-HIDE PRODUCTS		COAL BLACK

NO.	DATE	BY	REVISION/DESK
1	10/01/21	R/N	FIRST FORMAL SUBMITTAL
2	01/10/22	R/N	SECOND FORMAL SUBMITTAL
3	04/05/22	R/N	THIRD FORMAL SUBMITTAL
4	05/04/22	R/N	FOURTH FORMAL SUBMITTAL
5	05/18/22	R/N	FIFTH FORMAL SUBMITTAL

SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
 CASTLE ROCK, COLORADO

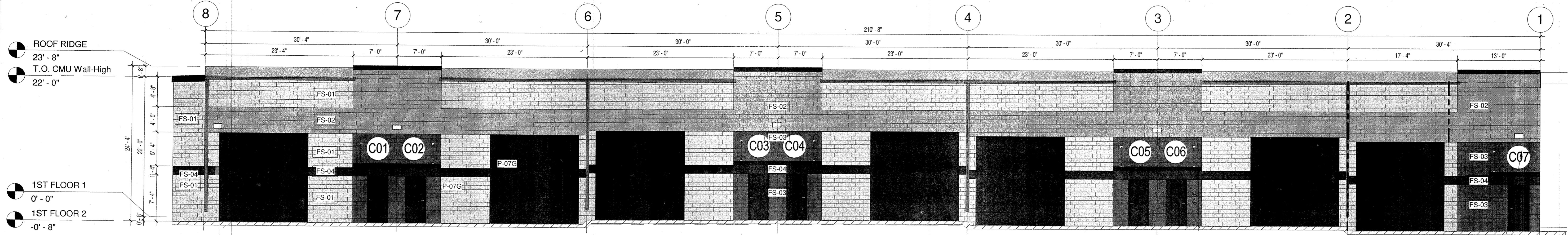
BUILDING B BUILDING ELEVATIONS



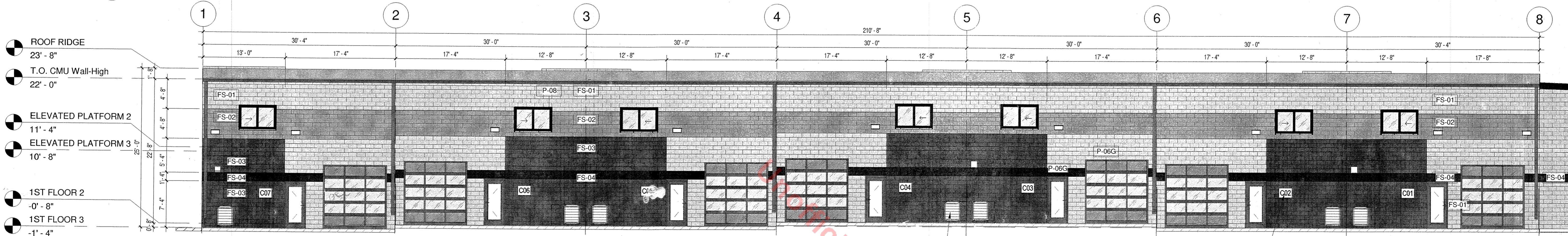
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 1400 Westpark Way
 Euless, TX 76040
 P. 214.750.9900



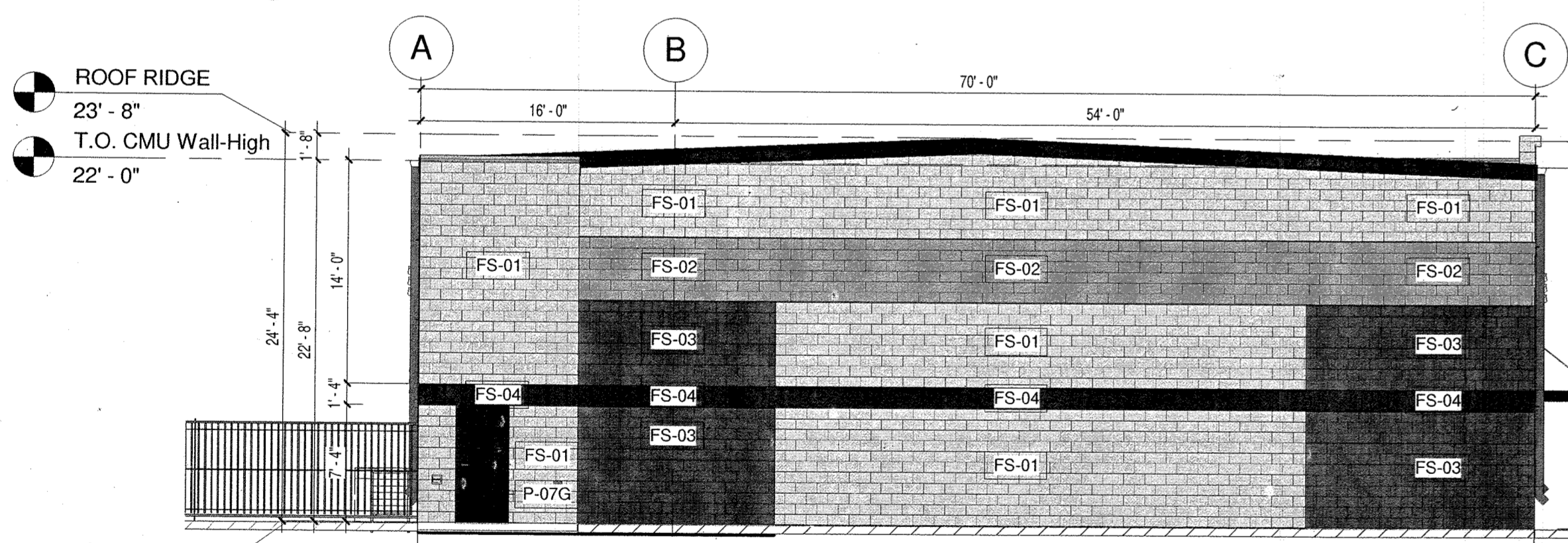
**SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER**
LOCATED IN SECTION 22 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



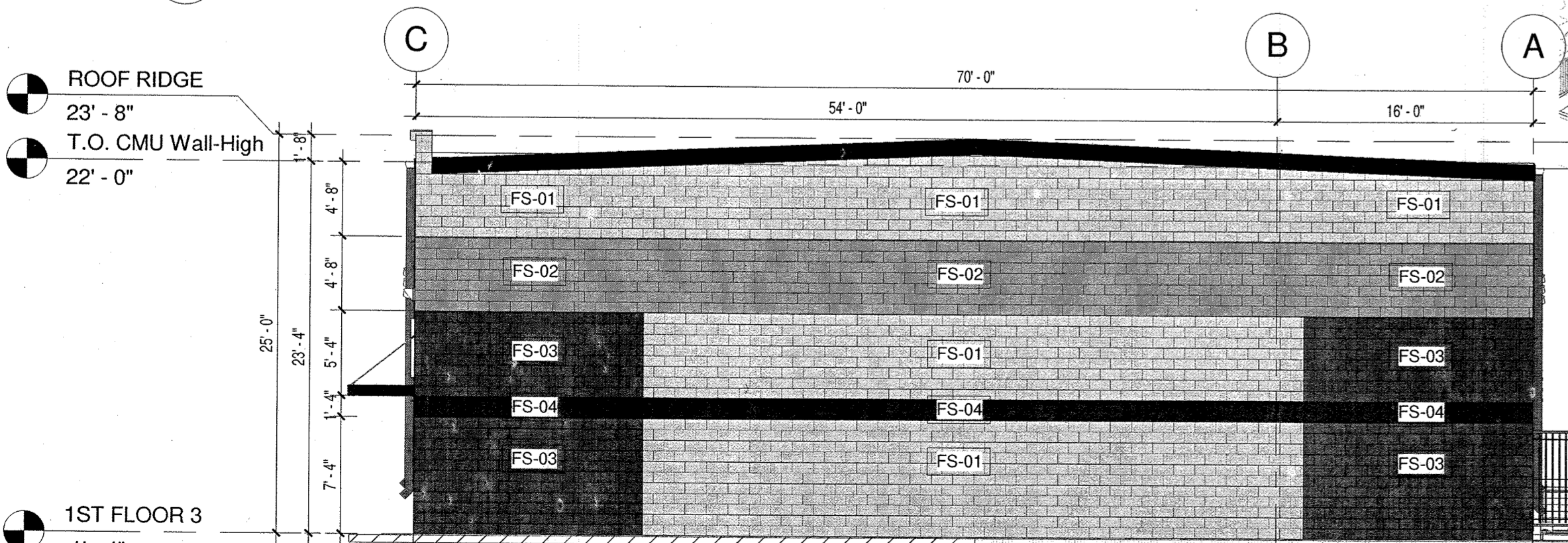
1 SITE DEVELOPMENT PLAN BUILDING C WEST ELEVATION
Scale: 1/8" = 1'-0"



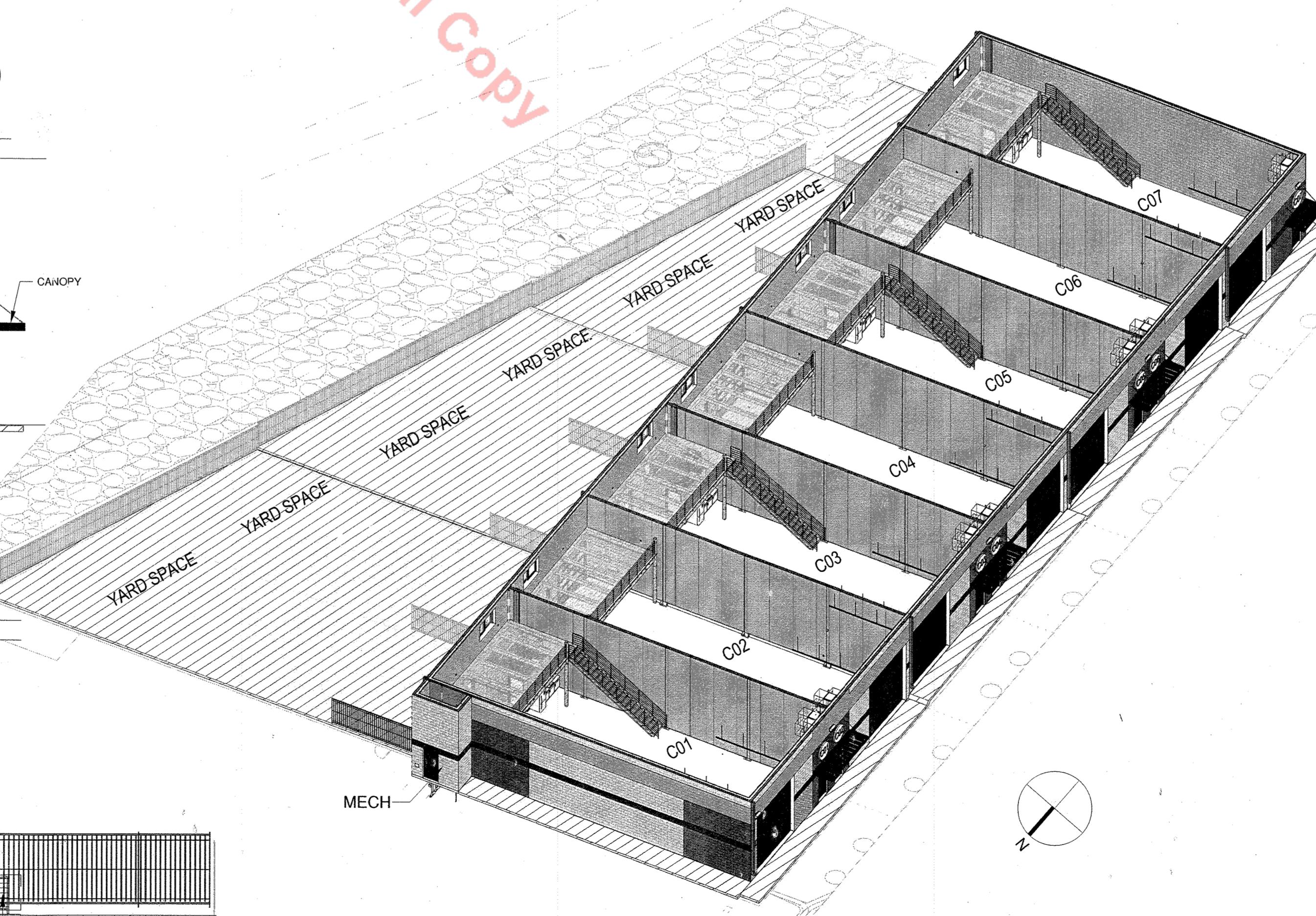
2 SITE DEVELOPMENT PLAN BUILDING C EAST ELEVATION
Scale: 1/8" = 1'-0"



3 SITE DEVELOPMENT PLAN BUILDING C NORTH ELEVATION
Scale: 1/8" = 1'-0"



4 SITE DEVELOPMENT PLAN BUILDING C SOUTH ELEVATION
Scale: 1/8" = 1'-0"



5 SITE DEVELOPMENT PLAN BUILDING C 3D PLAN
Scale:

MARK	MATERIAL	TYPE	IMAGE	COLOR
FS-01	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW7066, Devctall/ Latex Semi-gloss Finish		SW 7066 (GRAY MATTERS)
FS-02	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW7674, Devctall/ Latex Semi-gloss Finish		SW 7674 (PEPPERCORN)
FS-03	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW6888, Devctall/ Latex Semi-gloss Finish		SW 6888 (REAL RED)
FS-04	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PROMAR 200 Zero VOC-SW6258, Devctall/ Latex Semi-gloss Finish		SW 6258 (TRICORN BLACK)
P-06G	INTERNAL DOOR PANEL/ GLASS DOOR FRAME/ OVERHEAD GLASS DOOR	SHERWIN WILLIAMS PRO INDUSTRIAL PRECATALYZED EPOXY II SW7674 CyberSpace/ Latex SemiGloss Finish		SW 7674 (PEPPERCORN)
P-07G	ENTRY DOOR PANEL/ OVERHEAD GARAGE DOOR	SHERWIN WILLIAMS PRO INDUSTRIAL PRECATALYZED EPOXY II SW6258 CyberSpace/ Latex SemiGloss Finish		SW 6258 (TRICORN BLACK)
P-08	SLIDING WINDOW FRAME	STANDARD ULTRA ALUMINUM COLORS		BL (GLOSS BLACK) (TB (TEXTURED BLACK)) BY MANUFACTURER
P-09	DOWNSPOUTS, GUTTER	MULGE-HIDE PRODUCTS		COAL BLACK

NO.	DATE	BY	REVISION/DESCRIPTION
1	10/01/21	R/JN	FIRST FORMAL SUBMITTAL
2	01/10/22	R/JN	SECOND FORMAL SUBMITTAL
3	04/05/22	R/JN	THIRD FORMAL SUBMITTAL
4	05/04/22	R/JN	FOURTH FORMAL SUBMITTAL
5	05/19/22	R/JN	FIFTH FORMAL SUBMITTAL

**SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
CASTLE ROCK, COLORADO**

**BUILDING C
BUILDING ELEVATIONS**

SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
PROJECT NO: SDP 21-0048

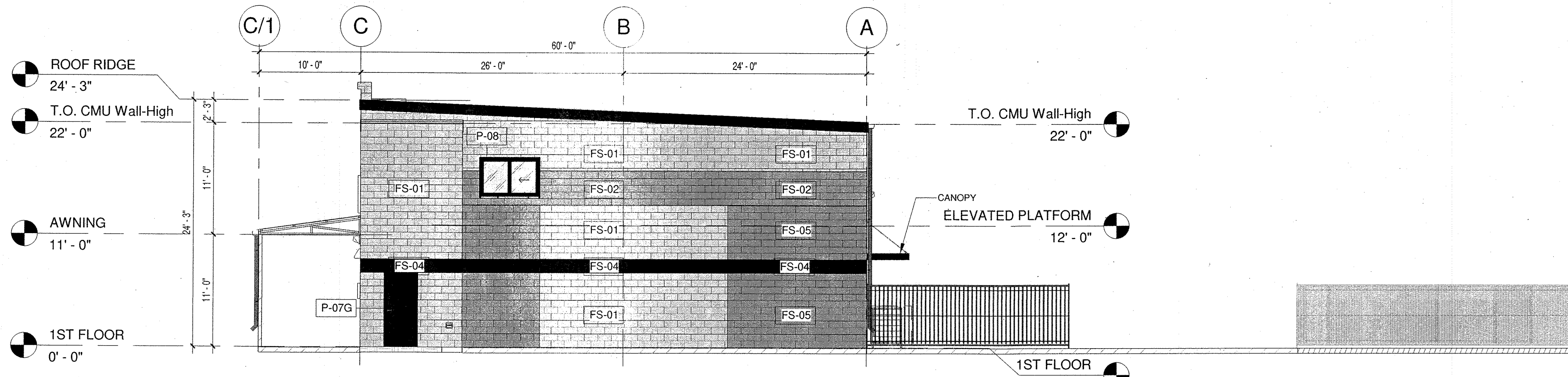


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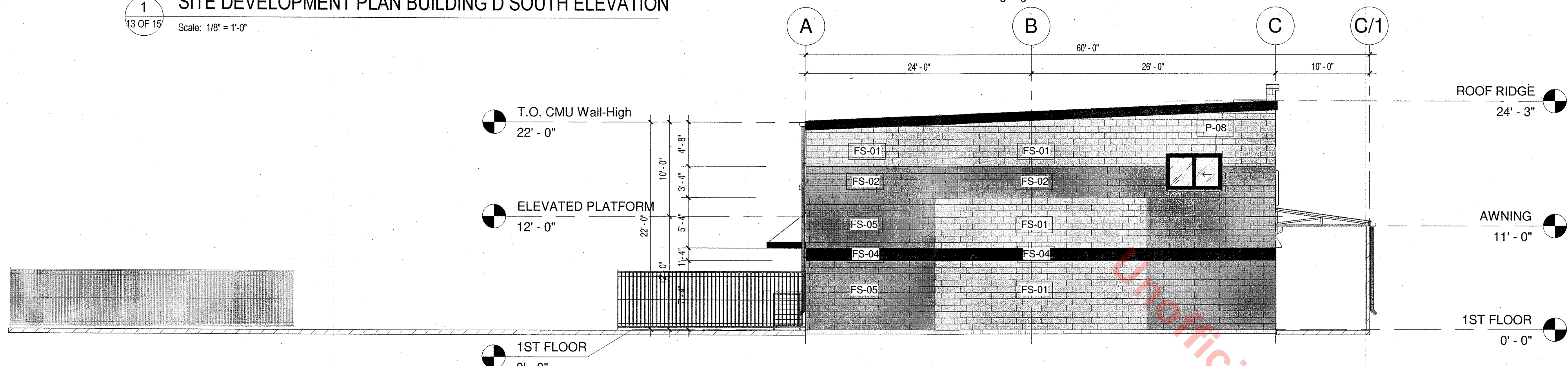


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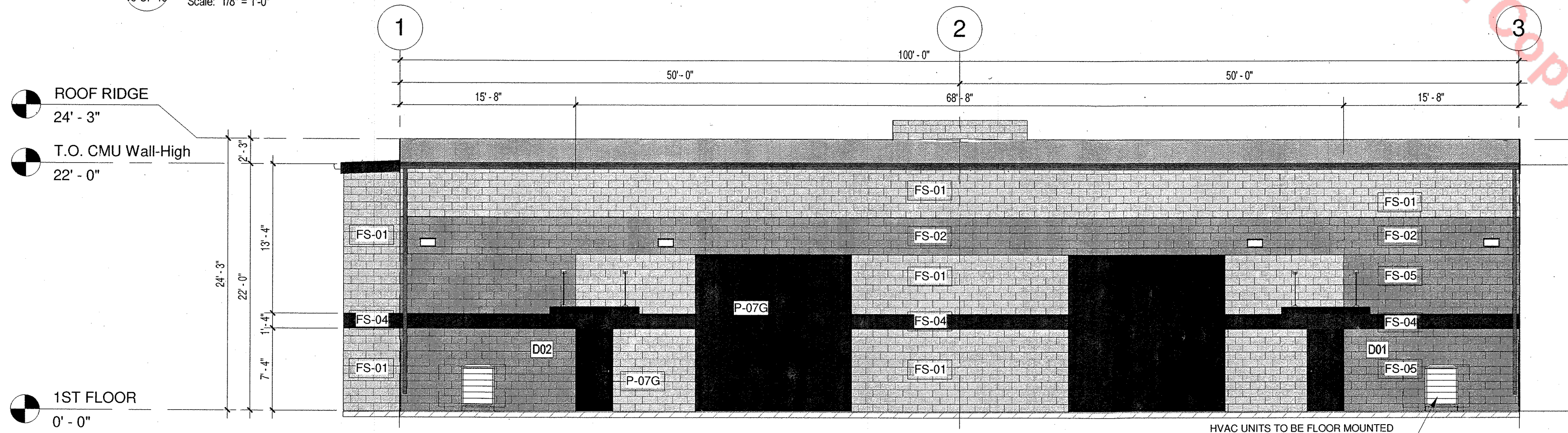
SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
 LOCATED IN SECTION 22 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



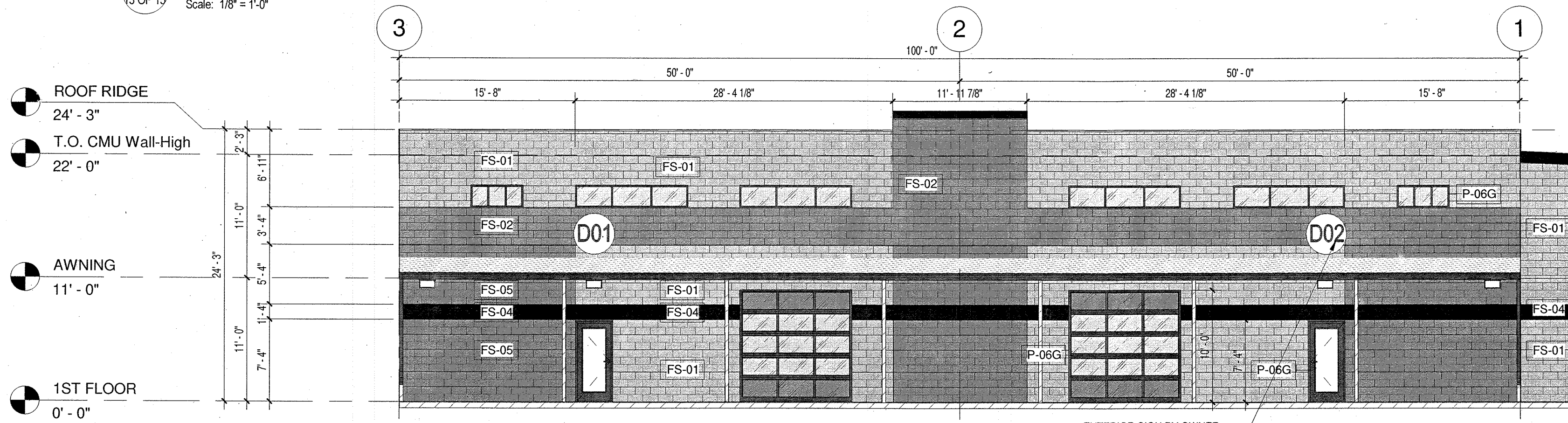
1 SITE DEVELOPMENT PLAN BUILDING D SOUTH ELEVATION
 13 OF 15 Scale: 1/8" = 1'-0"



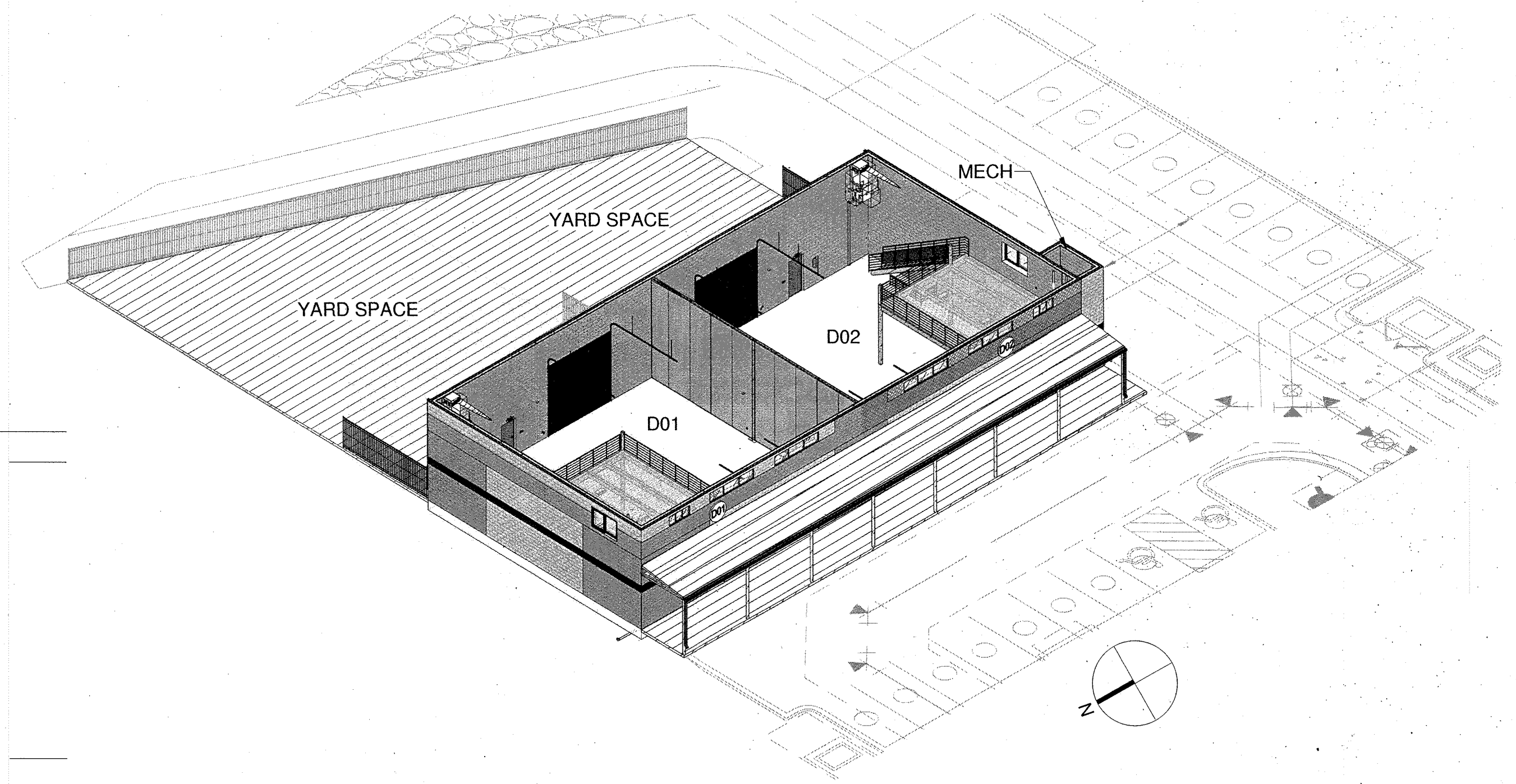
2 SITE DEVELOPMENT PLAN BUILDING D NORTH ELEVATION
 13 OF 15 Scale: 1/8" = 1'-0"



3 SITE DEVELOPMENT PLAN BUILDING D EAST ELEVATION
 13 OF 15 Scale: 1/8" = 1'-0"



4 SITE DEVELOPMENT PLAN BUILDING D WEST ELEVATION
 13 OF 15 Scale: 1/8" = 1'-0"



5 SITE DEVELOPMENT PLAN BUILDING D 3D PLAN
 13 OF 15 Scale:

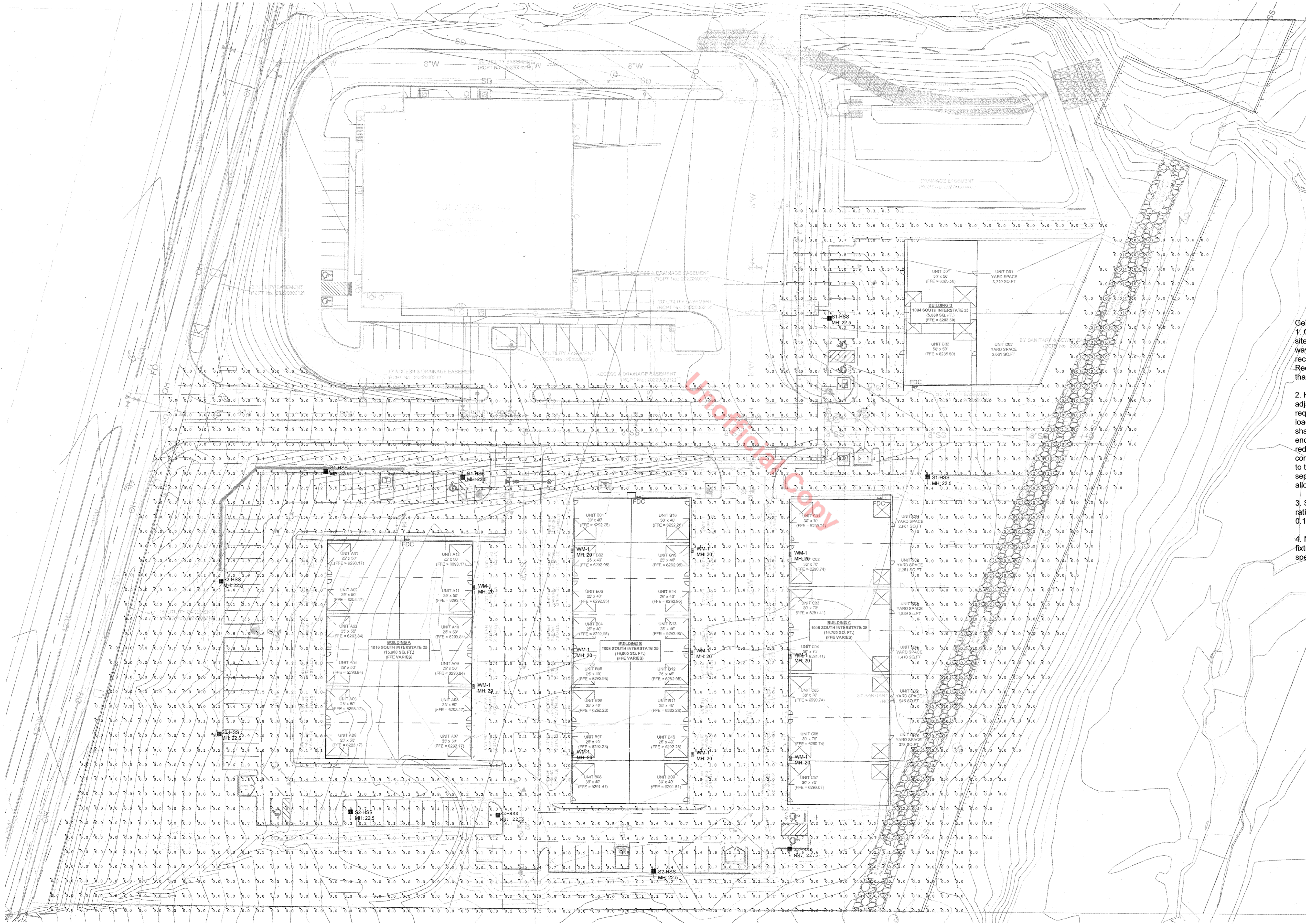
MARK	MATERIAL	TYPE	IMAGE	COLOR
FS-01	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PRCMAR 200 Zero VOC-SW7066, Devotal/ Latex Semi-gloss Finish		SW 7066 (GRAY MATTERS)
FS-02	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PRCMAR 200 Zero VOC-SW7674, Devotal/ Latex Semi-gloss Finish		SW 7674 (PEPPERCORN)
FS-04	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PRCMAR 200 Zero VOC-SW6258, Devotal/ Latex Semi-gloss Finish		SW 6258 (TRICORN BLACK)
FS-05	EXTERIOR WALL FINISH	SHERWIN WILLIAMS PRCMAR 200 Zero VOC-SW6657, Devotal/ Latex Semi-gloss Finish		SW 6657 (AMBER WAVE)
P-06G	INTERNAL DOOR PANEL/ WINDOW FRAME/ GLASS DOOR FRAME/ OVERHEAD GLASS DOOR	SHERWIN WILLIAMS PRO INDUSTRIAL PRECATALYZED EPOXY I SW7674 CyberSpace/ Latex SemiGloss Finish		SW 7674 (PEPPERCORN)
P-07G	ENTRY DOOR PANEL/ OVERHEAD GARAGE DOOR	SHERWIN WILLIAMS PRO INDUSTRIAL PRECATALYZED EPOXY I SW6258 CyberSpace/ Latex SemiGloss Finish		SW 6258 (TRICORN BLACK)
P-08	SLIDING WINDOW FRAME	STANDARD ULTRA ALUMINUM COLORS		BL (GLOSS BLACK) (TB (TEXTURED BLACK)) BY MANUFACTURER
P-09	DOWNSPOUTS, GUTTER	MULGE-HIDE PRODUCTS		COAL BLACK



NO.	SUBMITTAL DATES / REVISION DESK.	DATE	BY
1	FIRST FORMAL SUBMITTAL	10/01/21	R/JN
2	SECOND FORMAL SUBMITTAL	01/10/22	R/JN
3	THIRD FORMAL SUBMITTAL	04/05/22	R/JN
4	FOURTH FORMAL SUBMITTAL	05/04/22	R/JN
5	FIFTH FORMAL SUBMITTAL	05/19/22	R/JN

SITE DEVELOPMENT PLAN LOT 2, SANDERS BUSINESS CENTER

LOCATED IN SECTION 22 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



General Lighting Plan Standard Notes:

- Objectives for lighting in different areas of the site: To create a safe and well-lit property. Allows way-finding and safety on grounds. IES recommendations used for basis of design. Required no more than 5fc on property and no more than 0.1fc at the property line.
- Hours of light operation: Lights on property adjacent to residential zoned land, except those required for security at entrances, stairways and loading docks shall be circuted which that lighting shall be reduced by 50% within one hour after the end of business hours and be operated in such 50% reduced mode until one hour prior to the commencement of business hours. Lighting closest to the building or structures shall be circuted separately from lighting on the property perimeter to avoid after hours controls.
- See fixture schedule and spec sheet for BUG ratings. No light trespass on or past the property line. 0.1fc max on property line and 5fc max on property.
- No type 4 optics are used for this property. All fixtures are type 3 optics. See fixture schedule and spec sheet for BUG ratings.

Symbol	Qty	Label	Arrangement	LLF	Description	Tag	Lum. Watts
■	4	S1-HSS	SINGLE	1.000	NV-1-T3-64L-7-40K-UNV-HSS (B:0, U:0, G:2)	MH: 22.5FT	136
■	6	S2-HSS	SINGLE	1.000	NV-1-T3-48L-7-40K-UNV-HSS (B:0, U:0, G:2)	MH: 22.5FT	104
■	11	WM-1	SINGLE	1.000	NV-W-T3-16L-1-40R-WALL (B:2, U:0, G:2)	MH: 20FT	56

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
property line	Illuminance	Fc	0.01	0.6	0.0	N.A.	N.A.
SITE CALCS	Illuminance	Fc	0.62	5.7	0.0	N.A.	N.A.

SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
PROJECT NO: SDP 21-0048

1210 S. JASON ST., DENVER, CO 80223
PHONE: 303.762.3537
CALL 811 BEFORE YOU DIG

For quotation and or design assistance please contact Terry George at CT Lighting & Controls : tgeorge@CT-LC.com

NO	SUBMITTAL DATES / REVISIONS DESC.	DATE	BY
1	FIRST FORMAL SUBMITTAL	10/01/21	RAJ
2	SECOND FORMAL SUBMITTAL	12/23/21	RAJ
3	THIRD FORMAL SUBMITTAL	04/05/22	RAJ
4	FOURTH FORMAL SUBMITTAL	05/04/22	RAJ
5	FIFTH FORMAL SUBMITTAL	05/19/22	RAJ

SITE DEVELOPMENT PLAN
LOT 2, SANDERS BUSINESS CENTER
CASTLE ROCK, COLORADO

