



Planning Commission Agenda - Final-Amended

Chair Todd Warnke
Vice Chair Kevin McHugh
Carlos Salinas
Jeff Samuelson
Tom Martinez
Kari Stanley
Mitchell Sawin

Thursday, March 12, 2026

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER / ROLL CALL

6:02 pm CERTIFICATION OF MEETING

6:05 pm APPROVAL OF MINUTES

[PC 2026-006](#)

February 12, 2026 Planning Commission Meeting Minutes

Attachments: [February 12, 2026 Planning Commission Meeting Minutes](#)

6:10 pm PUBLIC HEARING ITEMS

[PC 2026-005](#)

Bella Mesa South - Site Development Plan [located northwest of the Mikelson Boulevard and Mitchell Street intersection]

Attachments: [Staff Report](#)
[Attachment A: Vicinity Map](#)
[Attachment B: Site Development Plan](#)
[Attachment C: Color Schemes](#)
[Attachment D: Neighborhood Meeting Summaries](#)
[Attachment E: Resident Emails](#)

6:30 pm TOWN COUNCIL LIAISON UPDATE

6:35 PM DESIGN REVIEW BOARD UPDATE

6:40 pm COMMISSION ITEMS

Check for quorum for upcoming meetings

March 26, 2026

April 9, 2026

6:45 pm STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

6:50 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/12/2026

Item #: **File #:** PC 2026-006

To: Members of the Planning Commission

From: Planning Commission Administrator

February 12, 2026 Planning Commission Meeting Minutes

Executive Summary

Attached are the meeting minutes from the February 12, 2026, Planning Commission meeting for your review and approval.



Planning Commission Meeting Minutes - Draft

Chair Todd Warnke
Vice Chair Kevin McHugh
Carlos Salinas
Jeff Samuelson
Tom Martinez
Kari Stanley
Mitchell Sawin

Thursday, February 12, 2026

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Present 7 - Jeff Samuelson, Carlos Salinas, Tom Martinez, Chair Todd Warnke, Vice-Chair Kevin McHugh, Kari Olson Stanley, and Mitchell Sawin

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

[PC 2026-001](#)

December 11, 2025 Planning Commission Meeting Minutes

Moved by Vice-Chair McHugh, seconded by Sawin, to Approve Planning Commission Topic PC 2026-001 as presented. The motion passed by a vote of:

Yes: 7 - Samuelson, Salinas, Martinez, Chair Warnke, McHugh, Olson Stanley, and Sawin

PUBLIC HEARING ITEMS

[PC 2026-002](#)

Rezoning - Meadows Medical Planned Development Plan

BrieAnna Grandy presented a proposed rezoning to consolidate split zoning on the New Hope Presbyterian Church property into a new Meadows Medical PDP with limited uses and a maximum building height of 50 feet. Commissioners asked questions regarding permitted uses, building height limitations, and neighborhood compatibility; staff and the applicant explained the intent was to correct the split-zoning issue and restrict future development. Public comment expressed some neighborhood concerns about potential development intensity.

Moved by Vice-Chair McHugh, seconded by Sawin, to recommend approval to Town Council, Planning Commission Topic PC 2026-002 as presented. The motion passed by a vote of:

Yes: 7 - Samuelson, Salinas, Martinez, Chair Warnke, McHugh, Olson Stanley, and Sawin

[PC 2026-003](#)

Territorial Road Annexation [4.7 acres, located west of Interstate 25 and south and west of Crystal Valley Interchange]

Sandy Vossler presented the Territorial Road Annexation, a request to annex approximately 4.7 acres west of Interstate 25 near the Crystal Valley Interchange to facilitate future development and municipal services. Commissioners asked questions about the annexation process, future zoning, and infrastructure

considerations, which staff addressed during the hearing. Limited public comment was received.

Moved by Martinez, seconded by Salinas, to recommend approval to Town Council, Planning Commission Topic PC 2026-003 as presented. The motion passed by a vote of:

Yes: 6 - Salinas, Martinez, Chair Warnke, McHugh, Olson Stanley, and Sawin

Abstain: 1 - Samuelson

[PC 2026-004](#)

Dawson Trails Planned Development, Amendment No 3 [located west of Interstate 25, and north and south of Crystal Valley Interchange]

Sandy Vossler presented a proposed amendment to the Dawson Trails Planned Development zoning near the Crystal Valley Interchange to modify development standards and land use provisions. Commissioners asked clarifying questions regarding permitted uses, site layout, and consistency with surrounding development; staff and the applicant responded that the amendment would align the zoning with the planned development vision for the area. Public comment was limited.

Moved by Vice-Chair McHugh, seconded by Martinez, to recommend approval to Town Council, Planning Commission Topic PC 2026-004 as presented. The motion passed by a vote of:

Yes: 6 - Salinas, Martinez, Chair Warnke, McHugh, Olson Stanley, and Sawin

Abstain: 1 - Samuelson

TOWN COUNCIL LIAISON UPDATE

Mayor Gray provided a brief update from Town Council, noting recent Council discussions and upcoming public hearings related to several development and annexation items that would be coming forward to Council. He also highlighted ongoing Council work on community projects and coordination with regional partners, emphasizing Council’s continued focus on growth management and infrastructure planning.

DESIGN REVIEW BOARD UPDATE

COMMISSION ITEMS

Check for quorum for upcoming meetings

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Brad Boland provided the Planning Commission with an update on recent Council discussions related to language in the Comprehensive Plan and also shared information regarding recent email scam activity.

ADJOURN

Moved by Chair Warnke, seconded by Vice-Chair McHugh, to Approve adjourn as presented. The motion passed by a vote of:

Yes: 7 - Salinas, Martinez, Chair Warnke, McHugh, Olson Stanley, Sawin, and Samuelson

Minutes approved by the Planning Commission on March 12, 2026 by a vote of 4 in favor, 0 opposed, with 3 abstention(s).



Planning Commission



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/12/2026

Item #: **File #:** PC 2026-005

To: Members of the Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Bella Mesa South - Site Development Plan [located northwest of the Mikelson Boulevard and Mitchell Street intersection]

Executive Summary

The purpose of this staff report is to seek Planning Commission's recommendation on a proposed a Site Development Plan (SDP) for a new residential townhome community within the Bella Mesa Planned Development (PD). The 9-acre property is located north of Mikelson Boulevard and west of Mitchell Street (Figure 1 and Attachment A) and is zoned for multi-family uses.

The SDP proposal includes 93 townhome units with attached two-car garages and 57 surface spaces. The units are three stories and are configured in 4-, 5-, and 6-unit buildings. A common area with a pet station, benches and picnic tables is planned. There are two points of access from Mitchell Street (Attachment B).

All staff and external comments have been addressed and staff recommends that Planning Commission recommend approval to Town Council of the proposed Site Development Plan. The Town Council public hearing is scheduled for March 24, 2026.

Attachments

Attachment A: Vicinity Map
Attachment B: Site Development Plan
Attachment C: Color Schemes
Attachment D: Neighborhood Meeting Summaries
Attachment E: Resident Emails

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Bella Mesa South - Site Development Plan** [located northwest of the Mikelson Boulevard and Mitchell Street intersection]

Executive Summary

The purpose of this staff report is to seek Planning Commission's recommendation on a proposed a Site Development Plan (SDP) for a new residential townhome community within the Bella Mesa Planned Development (PD). The 9-acre property is located north of Mikelson Boulevard and west of Mitchell Street (Figure 1 and Attachment A) and is zoned for multi-family uses.

The SDP proposal includes 93 townhome units with attached two-car garages and 57 surface spaces. The units are three stories and are configured in 4, 5, and 6-unit buildings. A common area with a pet station, benches and picnic tables is planned. There are two points of access from Mitchell Street (Attachment B).



Figure 1: Vicinity Map

All staff and external comments have been addressed and staff recommends that Planning Commission recommend approval to Town Council of the proposed Site Development Plan. The Town Council public hearing is scheduled for March 24, 2026.

Background

Existing Conditions

A Land Suitability Analysis was completed for the site. The site is currently undeveloped. Flat and hilly conditions exist and with steeper slopes occurring to the north and west. The natural drainage is toward the west and north. Vegetation on the site includes native and non-native grasses, yucca, and Gambel Oak. The report concluded that there is no potential habitat for federally listed threatened or endangered species in the project area. No documented cultural resources were found on the property.

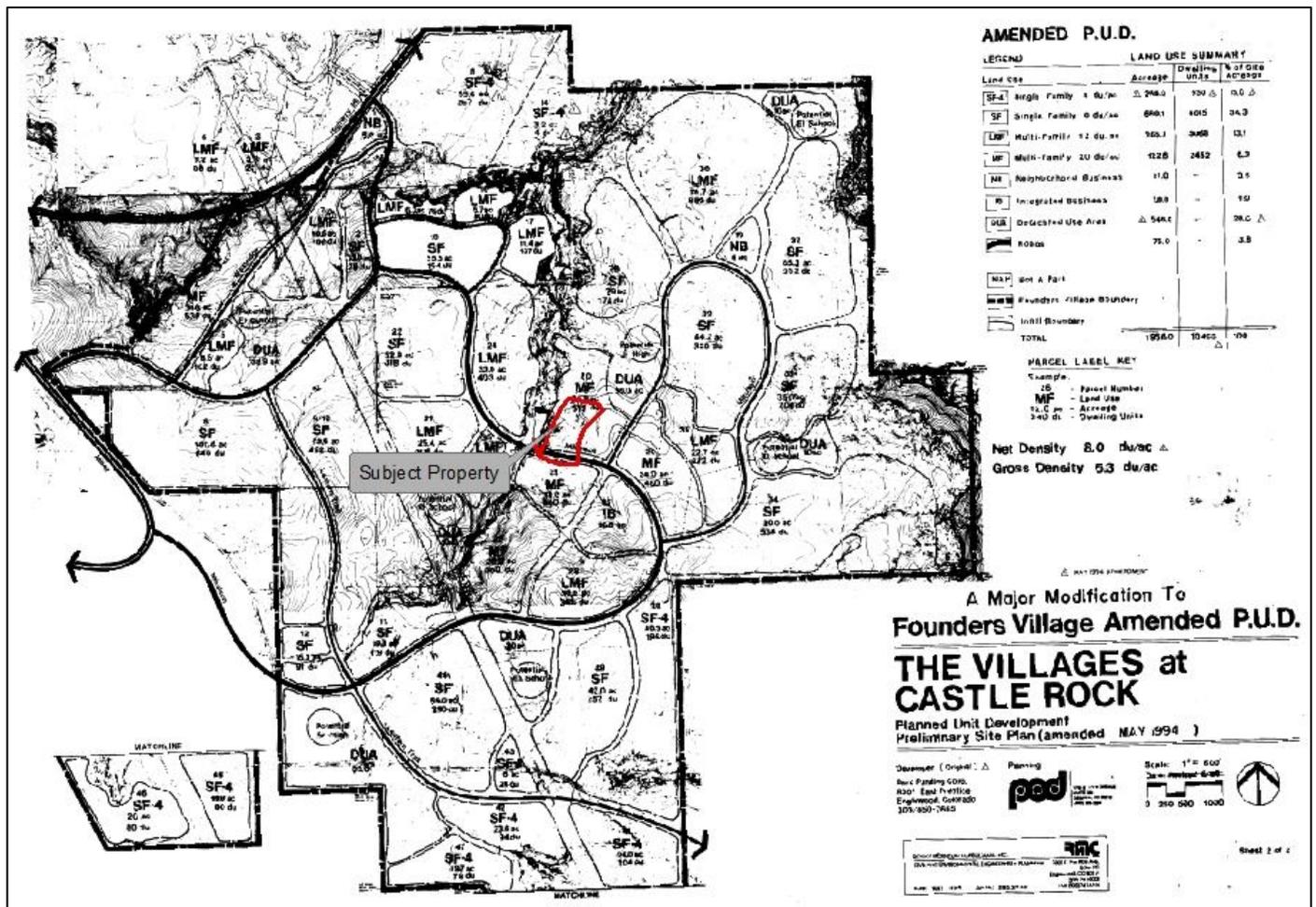


Figure 2: 1994 Founders Village PD

Surrounding Uses

To the east of the site is the Bella Mesa neighborhood, also known as Founders Filing 24, a 194-unit single-family detached subdivision. To the south, across Mikelson Blvd is Castlewood Ranch, Filing 1 which is a 289-unit single family attached and detached subdivision. To the

west, 500 feet across the Mitchell Gulch, is Founders Filing 12, a 146-unit single family detached subdivision. Abutting the site to the north is a 12.3 acres Public Land tract owned by the Town and the site of a regional detention pond. Mesa Middle School is located north of the Public Land tract.

The property is bound by public right-of-way, Mitchell Street, to the east and Mikelson Boulevard to the south. Mitchell Gulch, and a trail is adjacent to the property to the west.

Zoning Regulations

The property was originally annexed into the Town in 1985 as part of the Founders Village Annexation – Weaver Annexation (Ordinance 1985-17) and subsequently zoned into the Villages at Castle Rock PD - Founders Village Portion. The property straddled two use areas; multifamily that allowed 12 dwelling units per acre and integrated business. Integrated business allowed uses such as, but not limited to, retail, restaurants, automotive service stations, warehouses, and light manufacturing.

A rezoning in 1986 separated the Founders Village Portion from the Villages at Castle Rock PD and created a standalone PD but did not change the uses of the property. In 1994, a major amendment of the Founders Village PD (Ordinance 1994-17) made significant changes to the overall Founders Village PD (Figure 2). The use area of the property became exclusively multi-family allowing 20 dwelling units per acre and was part of a larger 25.8-acre multifamily use area. Subsequent amendments to the Founders Village PD in 1998 and 2002 did not impact the property.

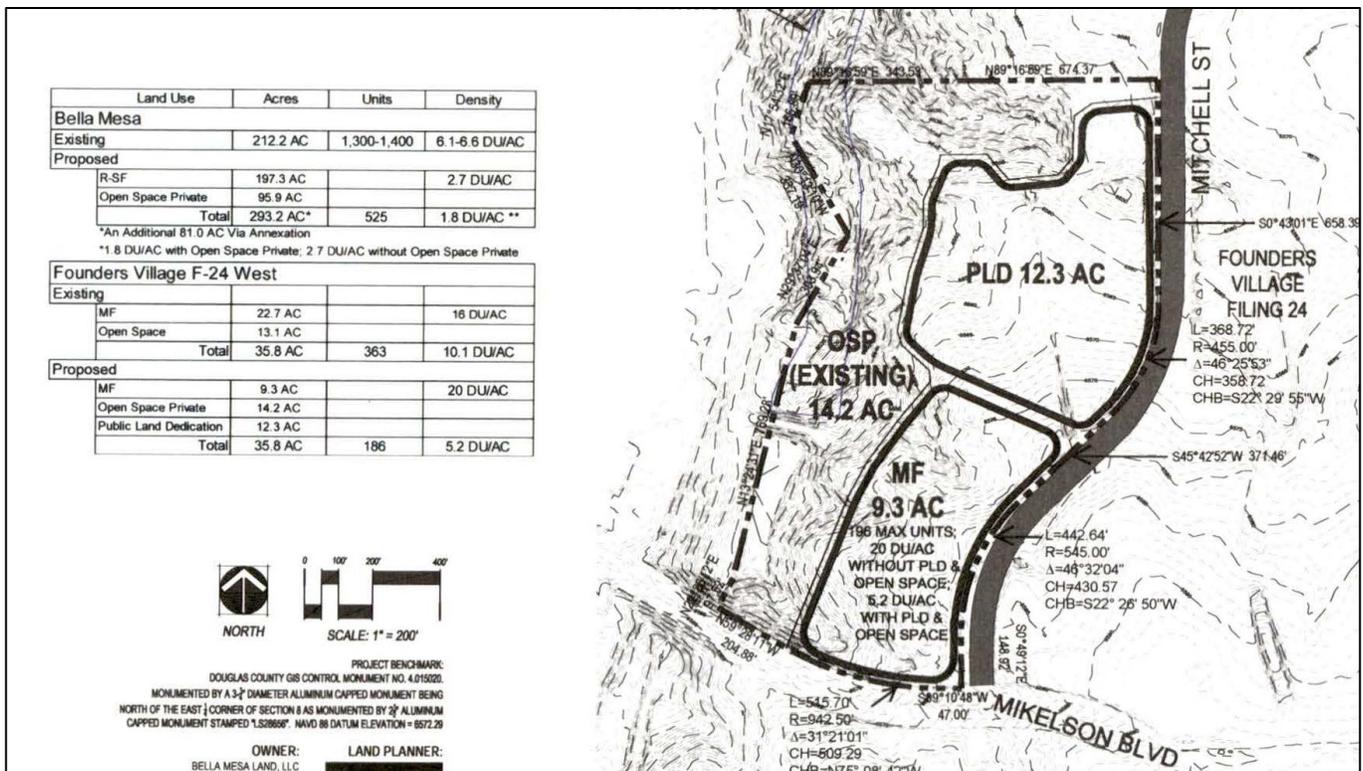


Figure 3: 2015 Bella Mesa PD – Bella Mesa South Portion

of this property has been completed, and the owner funded and constructed the roundabout at Mikelson Boulevard/Mitchell Street intersection.

Previous Site Development Plans

In 2005, as part of the Founders Village PD, the property was included in an approved SDP called Founders Filing 24. The Founders Village SDP approved 194 single family detached lots on the east side of Mitchell Rd and 264 multi-family townhouse lots on approximately the same footprint as the subject property. The townhomes were approved to be 35 feet in height (Figure 4). The property was platted, including the open space, in accordance with the approved SDP. A new plat was recorded in 2021 so that the open space, PLD tract, and development tract were in accordance with the Bella Mesa PD. The single-family portion of the development on the east side of Mitchell Street is complete, however development on the subject property never commenced.

In 2023, a Site Development Plan Amendment was submitted for 105-unit rental community on the 9 acre site, to be known as Avilla at Founders (Figure 5). A mix of 1, 2, and 3 bedroom units were proposed to be configured as single family attached and detached housing types

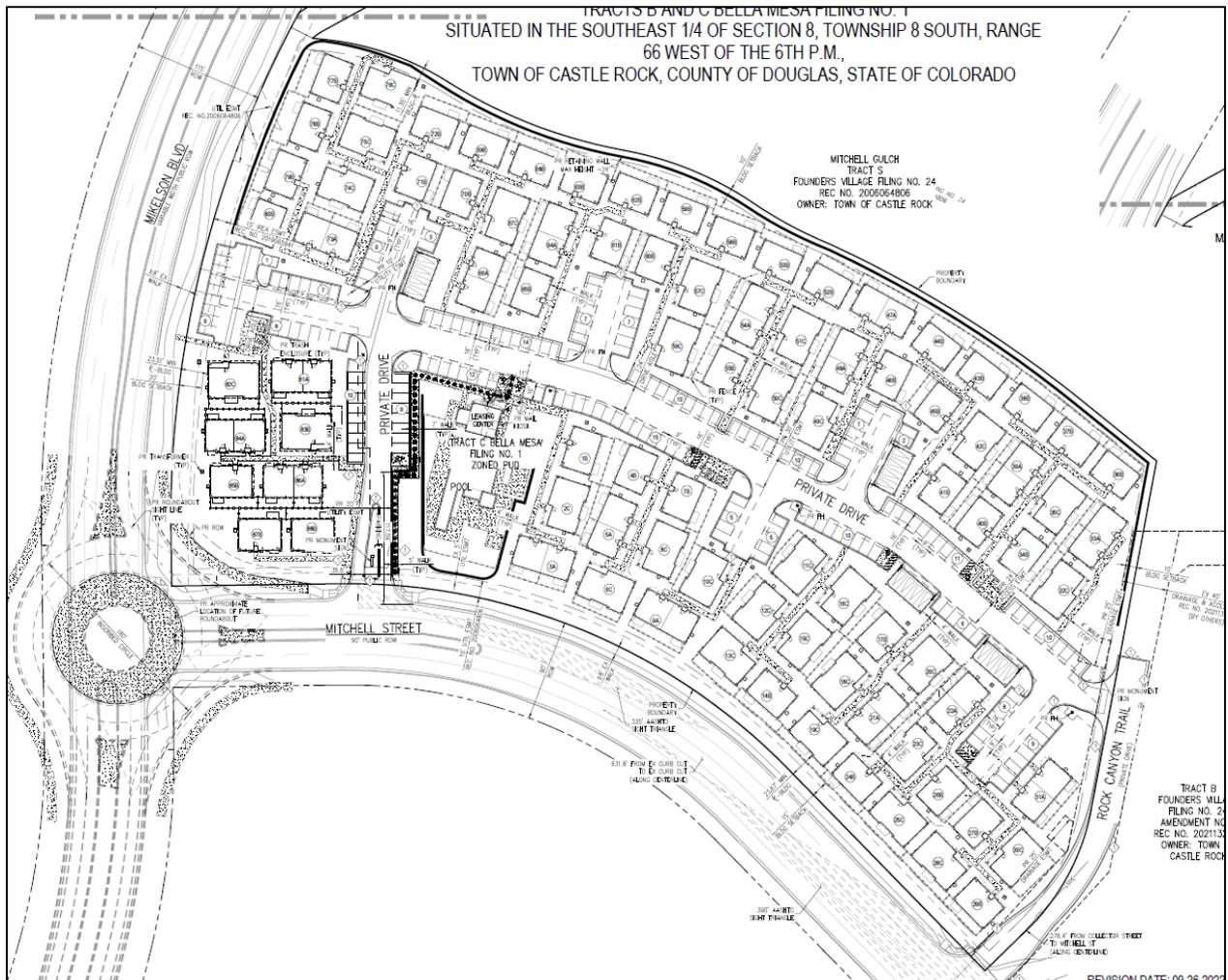


Figure 5: 2023 Approved Bella Mesa South SDP

with a maximum height of 20 feet. The plan included 220 on-site parking spaces distributed throughout the project as predominantly surface parking. The development had two points of access from Mitchell Street. A leasing/community center and community pool were also included in the plan. Although this SDP Amendment was approved by the Town, due to market changes, the builder pulled out of the project and the development did not move forward.

Discussion

Proposed Site Development Plan Amendment

The property owner, Fourth Investments USA, LLC, and the developer, Cardel Homes, are proposing an amendment to the Site Development Plan for a 93 unit townhome community, arranged in 4 to 6 unit buildings. The townhome units will be a for sale, privately owned housing type. A total of 243 parking spaces will be provided. Each unit will have an attached two car garage and surface parking will provide an additional 57 parking spaces.

The development will be accessed from Mitchell Street at two points (Figure 6, red arrows). The northern access drive aligns with Rock Canyon Trail and will be a full movement intersection. Road access to the detention pond to the north will be provided off of the north entrance street (shaded red). The southern access drive will be limited to right in/right out movements only. Two internal private streets will include on-street parking. The units along Mitchell Street will be front-facing, as



Figure 6: Proposed Landscape Plan

are the units on the western edge of the development facing Mitchell Gulch, so that the existing single-family neighborhoods will not view the rear elevations and garages.

Pedestrian walkways connect to the public sidewalks along Mitchell Street and Mikelson Boulevard. A tree-shaded, 1.7 acre park will be located in the southern portion of the site and will include benches, picnic tables and pet station (shaded green). Seven parking spaces, including accessible parking, abut the park area and paved walkways connects to the internal sidewalks, provided throughout the site completing the internal pedestrian circulations routes (pink dash line).

Streetscape along Mitchell Street and Mikelson Boulevard include deciduous shade trees and shrubs. Additional trees back of sidewalk along both roadways provides enhanced screening. A retaining wall is necessary along the west property line to account for change of grades in Mitchell Gulch. Shade trees and evergreens along the top retaining wall will provide additional screening to the west. At the request of neighbors, trees and evergreens will also be strategically placed to provide screening of vehicle lights from the entry drives and alleys C and D, as viewed from the homes located west of Mitchell Gulch. The width of the Mitchell Gulch open space adjacent to the site is just over 500 feet.

Development Standards

The proposed SDP meets the Bella Mesa PD Zoning regulations (Figure 7). The PD zoning allows a maximum of 186 dwelling units on the property, versus the 93 dwelling units proposed. Permitted uses on the property include single-family attached and detached dwelling units, multi-family units, community centers, and private recreational facilities. The maximum building height permitted is 50 feet, the SDP proposes a maximum height of 45 feet. The gross density of the proposed site plan is 10.4 dwelling units per acre (du/ac), under the maximum of 20 du/ac allowed by zoning. The Town requires two parking spaces per unit. The site plan provides two spaces per unit, plus an additional 57 surface spaces.

Elevations have been included for the 4, 5 and 6 unit buildings displaying 4-sided architectural treatments. Exterior materials include lap siding, board and batten siding and manufactured brick. Three color schemes using earth-tone colors are proposed (Attachment C).

The landscape plan meets the Town's Landscape and Irrigation Criteria for multifamily. Twenty percent of site is required to be landscaped and the plan provides 25% landscaping. The streetscape along the adjacent public streets will be brought up to the Town's requirements with a total of 20 trees along Mitchell Street and 14 trees along Mikelson Boulevard.

Four administrative technical criteria variances were approved. Three of the variances related to landscaping. Upright junipers are included in the required tree count, and ornamental trees and shrubs are permitted in utility easements in order to provide headlight screening. All trees located on private lots are counted to the total site requirements and a reduced setback for the water service line was approved. Lastly, at the request of the Town, the developer will fence the detention pond north of this property, although it is located offsite.

The lighting plan meets the Town Code requirements. Each unit will have one lantern style, with frosted shade, at the front door and one at the garage door. Full cutoff pole-mounted

Zoning Comparison Table		
	Zoning Standards	Proposed
Zoning	Bella Mesa Planned Development Plan	
Use	Single Family Attached	
Lot Size	389,497 SF / 8.941 ACRES	
Density (DU/AC)	20	10.4
<i>Building Height</i>		
Townhomes	50'-0"	45'-0"
Proposed Units	93	
<i>Building Setbacks (minimum)</i>		
Mikelson Blvd	TBD with Site Development Plan	20'
Mitchell St		15'
West/North Side		10'
<i>Parking</i>	<i>Required</i>	<i>Provided</i>
Total Parking Spaces	186	243
Surface (9' x 18' perpendicular, 7' x 20' parallel)	-	36
Surface Accessible (18' x 18' - includes access aisle)	-	1
Garage	-	186
Driveway (8.5' x 18')	-	20

Figure 7: Site Development Plan Zoning Comparison Table

fixtures will illuminate the north entry drive and the park. Four-foot tall bollard lights will illuminate the internal pedestrian walkways and step lights will illuminate the stairs along the walkways. The maximum footcandles allowed in the development is 5, and the maximum generated with the lighting plan is 4.6.

Residential/Non-Residential Interface Regulations

The Residential/Non-Residential Interface regulations do not apply to this development.

Dissimilar Residential Interface Regulations

The Dissimilar Residential Interface regulations (Interface) are not applicable to this project regardless of whether the project is classified as single-family attached or multifamily. The single-family detached neighborhoods to the east and south are separated from this development by public rights-of-way greater than 50 feet. The Interface regulations are not applicable to the west, as the distance across the Mitchell Gulch open space is greater than 50 feet.

Skyline / Ridgeline Protection Ordinance

The property is not located within a Skyline/Ridgeline Protection area.

Open Space, Trails and Public Land Dedication

The open space and Public Land dedications have been met prior to this submittal of the SDP application. In 2006, 11.2 acres to the west of the property was dedicated to the Town to meet the open space requirement of the 2004 Founders Filing 24 SDP. In 2021, a plat of the remaining Bella Mesa South property conveyed an additional 3 acres of open space to satisfy the open space requirements of the Bella Mesa South portion of the Bella Mesa PD. The 2021 plat also conveyed the 12.3-acre Public Land tract north of the site to the Town, the site of a regional detention pond. As noted earlier, the developer will provide a vehicle access drive to the offsite detention pond and will provide fencing around the pond.

The Town's open space west of this site will be protected during the construction and maintenance of the proposed retaining wall and installation of landscaping along the west property boundary. On the north side of the development, some offsite grading and utility improvements on Town land will occur and will be covered by a slope easement to ensure the Town land is properly restored and protected against future erosion.

Traffic Impact Analysis and Mitigation

An update to the traffic impact analysis approved with the previous site plan was submitted in June 2025. The current proposal will generate less trips than the previously-approved analysis and the current analysis is accepted and approved by Public Works.

Vehicular access for the proposed development will be provided via a private internal roadway network with connectivity to the external transportation system at the following locations. A right-in right-out driveway intersecting Mitchell Street approximately 200 feet north of Mikelson Blvd forming a "T" intersection and providing access to the southern end of the site. A full access driveway intersecting Mitchell Street opposite Rock Canyon Trail.

Utilities

The Town's applicable water resources and conveyance requirements have been met for this proposed development. The property falls under the Bella Mesa water bank with sufficient credits to allocate a total of 67.1 Single Family Equivalents (SFE) for this development.

The proposed project has been found to meet the Town's applicable water and sewer requirements set forth in the Town of Castle Rock Water Criteria Manual and Wastewater Criteria Manual.

The proposed project has been found to meet the Town's applicable drainage requirements set forth in the Town of Castle Rock Stormwater Criteria Manual.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on Wednesday, February 25, 2026. Written public notice letters were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Planning Commission public hearing on the Town's website on February 24, 2026. Information and documents about the proposal were available on the Town's *Development Activity* interactive map, throughout the review and public hearing process.

Neighborhood Meetings

The applicant has held two neighborhood meetings to date, and the third is scheduled for Thursday, March 5th (Attachment D). Staff will provide an update of that meeting at the Planning Commission public hearing. The first neighborhood meeting was held April 22, 2025; three members of the public attended the meeting in-person. It was later determined that a technical issue prevented the public from accessing the meeting virtually, therefore, first neighborhood meeting was repeated on May 27, 2025. One person attended the rescheduled meeting in-person and four residents attended virtually. The second neighborhood meeting was held on August 27, 2025. Three residents attended the meeting in-person and two attended online.

Questions and concerns raised by residents at the neighborhood meetings included whether the development would have a Home Owners Association (HOA) or metropolitan district and whether there would be the financial impacts to current residents. Also raised as concerns were impacts of additional traffic, impacts to wildlife in the area, potential fire hazards, impacts to views and the overall growth rate of the Town. Residents asked why the previously approved site plan with the single-story units was not being constructed and were concerned with the increased building heights, although within the 50 foot maximum allowed by zoning. Some residents thought the onsite parking was insufficient and believed that residents would park on Mitchell Street and Mikelson Boulevard. Staff offered that parking on both streets is prohibited due to the street classifications.

Residents asked for screening to mitigate vehicle headlights shining west to the neighborhood across the open space. The applicant has strategically placed trees, and with Town approval of an administrative variance request, have included upright junipers, an evergreen, to provide screening. There was also a request for walkway connections from the development to the public sidewalks. The developer accommodated this request with two connections to both Mitchell Street and Mikelson Boulevard. Asked if there will be blasting and the need for fill imported to the site, the developer indicated blasting is not expected as the units will not have basements, however a final determination will be made at the time the Construction Documents are prepared. There will be some cut and fill to balance the site to meet the existing elevation of Mitchell Street and acceptable internal road slopes.

Additional Public Input

Over the course of the review and public hearing process the applicant and Town staff have received several emails from residents stating their concerns (Attachment E). The issues raised involved headlight glare, loss of views, the loss of what was thought to be open space, perceived insufficient parking, impact to property values, and overall growth of the Town of Castle Rock.

External Referrals

External referral requests were sent to local service providers, the Colorado Department of Transportation (CDOT), Colorado Department of Parks and Wildlife, Colorado Department of Public Health and Environment and Douglas County agencies. Comments were received from Douglas County providing guidance on street naming and addressing with the Plat. CORE Electric requested easements across private streets/alleys and modifications relative to identified easements and buildings and the retaining wall. The plan was revised to meet these requests. Plum Creek Water Reclamation Authority requires an Industry Information Questionnaire, if there will be a clubhouse or gathering area that includes cooking facilities. No clubhouse or outdoor grill are proposed. CDOT responded there were no conflicts identified. There are no outstanding external referral comments.

Analysis

The following staff analysis considers the representations made in the application and attachments submitted to date to the Town.

SDP Review and Approval Criteria and Analysis 17.38.040

A. Community Vision/Land Use Entitlements

1. Generally, conforms to the Town's guiding documents that include, but are not limited to the Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitled use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay regulations, the Skyline/Ridgeline regulations and Interface regulations.
4. Complies with the approved Planned Development Plan and Zoning regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines by using varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the Castle Rock Municipal Code (CRMC).

Analysis: The proposed SDP meets this criterion. The plan adds to the Town's variety of housing types. The plan also complies with the Bella Mesa PD Zoning regulations, applicable Municipal Code requirements and technical criteria summarized previously in this report. The site plan includes elevations that demonstrate varied exterior unit designs and materials, as well as architectural elements that provide 360-degree design. The Skyline/Ridgeline, Residential/Non-Residential Interface and the Dissimilar Residential Interface regulations are not applicable as discussed earlier in this report. There are no applicable Intergovernmental Agreements relative to this development.

B. Site Layout

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicle, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.
5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed SDP meets this criteria and the relevant development standards established in the PD zoning and the Town's Municipal Code. As noted, the development is not subject to the Dissimilar Residential Interface regulations, the Residential/Non-Residential Interface, or the Skyline/Ridgeline regulations. The internal walkways provide the pedestrian with safe access throughout the development, and make multiple connections to the public sidewalks on Mitchell Street and Mikelson Boulevard. Onsite parking exceeds the Town's requirements by 25%. The placement of the buildings and landscaping is intended to mitigate the impact of vehicle headlights on the neighborhood located west of the gulch open space. The placement and construction of the westerly retaining wall is within the site's boundaries to protect the vegetation on the adjacent open space.

C. Circulation and Connectivity

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed SDP meets this criterion. There are two access points from Mitchell Street. Internal roadways allow for efficient vehicular circulation, and emergency access to all units. The plan also provides pedestrian walkways that connect the from the front door of each unit to amenities within the development and to public sidewalks along Mitchell Street and Mikelson Boulevard.

D. Services Phasing and Off-site Impact

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed SDP meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater, which considers existing conditions of the site and necessary ingress and egress improvements. A phasing plan is not proposed. Castle Rock Water has verified that the Bella Mesa water bank has sufficient credits to serve this development at the density proposed. The developer will provide fencing around, and improved vehicle access to, the off-site detention pond existing north of the site. The property owner, Fourth Investments USA, LLC, has funded and constructed the roundabout at the intersection of Mikelson Boulevard and Mitchell Street, and has widened Mitchell Street to 4-lanes with a median as required by the Bella Mesa Development Agreement.

E. Open Space, Public Lands and Recreation Amenities

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any
4. Identified negative impacts.

Analysis: The proposed SDP meets this criterion. Internal walkways will effectively provide pedestrian circulation within the development with connections to public sidewalks. As discussed earlier in this report, the open space and public land dedications have been satisfied as identified in the Bella Mesa PD Plan.

Budget Impact

Development of the property will generate review, permit and impact fees, along with use taxes for the Town. Based on the proposed 93 individually owned townhomes, staff estimates that the project will generate the following development impact fees and water system development fees.

Estimated Impact Fees	
Parks and Recreation	\$666,159
Municipal Facilities	\$35,061
Fire	\$99,045
Police	\$53,568
Transportation	\$1,223,973
Total Estimated Impact Fees	\$2,077,806

Estimated Water System Development Fees	
Water	\$651,892
Water Resources	\$2,351,776
Wastewater	\$381,951
Stormwater (Cherry Creek)	\$71,238
Total Estimated Water System Development Fees	\$3,456,857

Development impact fees and water system development fees are charged on a per unit basis and are independent on unit size for townhomes. These estimates are based on the Town’s adopted 2026 impact fee and water system development fee schedules. Impact fees and system development fees are collected at the time individual building permits are issued and are subject to the fee schedule in effect at that time. Both impact fees and system development fees typically increase on an annual basis; therefore, it is anticipated this development will generate fees higher than the estimates above.

Findings

All staff review comments and external referral comments have been addressed. Staff recommends that Planning Commission find that the proposed Site Development Plan amendment

- Advances the objections of the of the Town Vision and the Comprehensive Master Plan,
- Meets the requirements of the Bella Mesa Planned Development Plan and Zoning Regulations,
- Meets the Site Development Plan review and approval criteria of the Municipal Code, Chapter 17.38, and
- Meets the criteria of all other applicable Municipal Code and technical requirements.

Recommendation

Staff recommends that Planning Commission recommend to Town Council approval of the Site Development Plan amendment, as proposed.

Proposed Motions

Option 1: Approval

“I move to recommend approval of the Bella Mesa South Site Development Plan amendment to Town Council.”

Option 2: Approval with Conditions

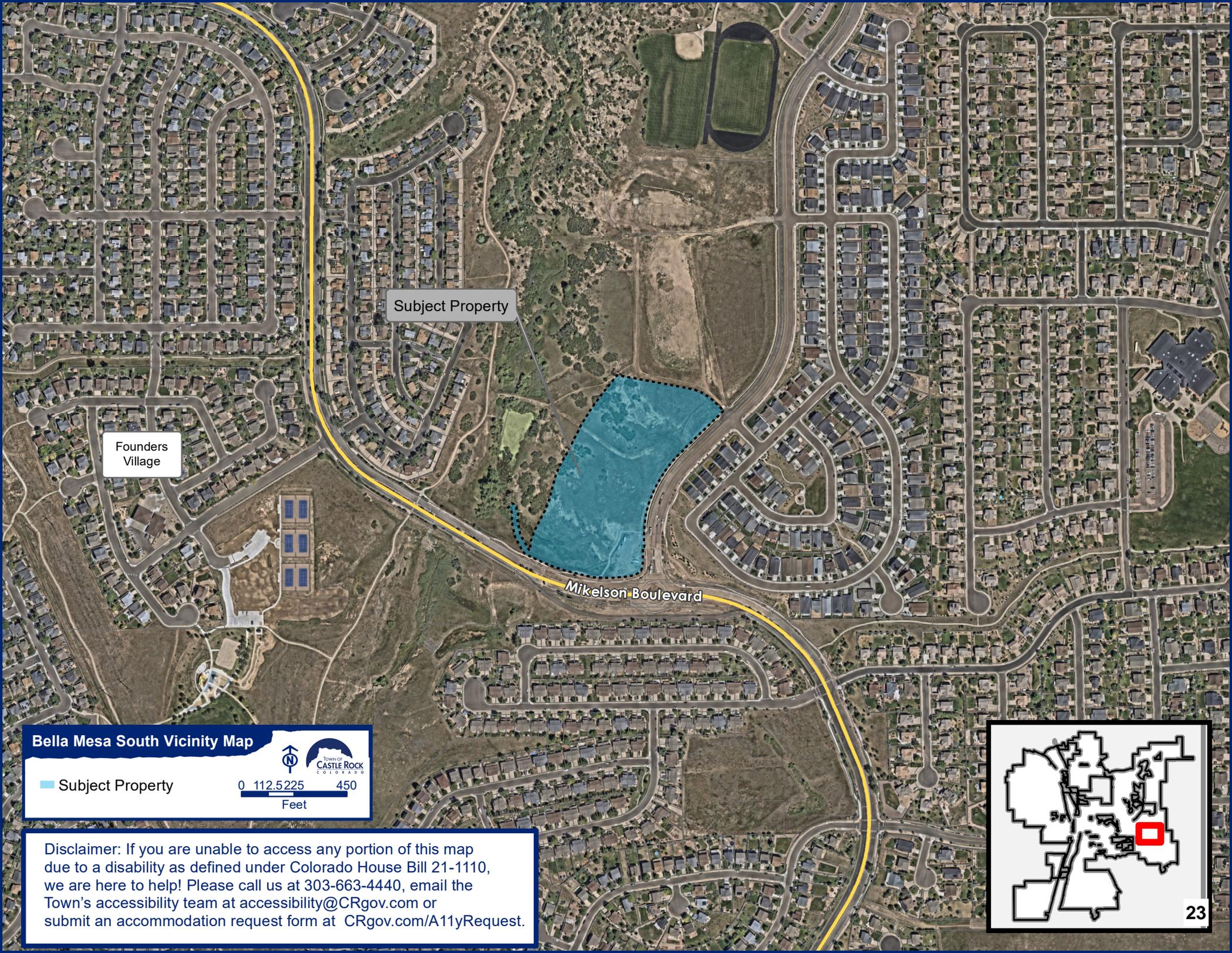
“I move to recommend approval of the Bella Mesa South Site Development Plan amendment, to Town Council, with the following conditions:” (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Planning Commission meeting on [date], at [time].”

Attachments

- Attachment A: Vicinity Map
- Attachment B: Site Development Plan
- Attachment C: Color Schemes
- Attachment D: Neighborhood Meeting Summaries
- Attachment E: Resident Emails



Subject Property

Founders Village

Mikelson Boulevard

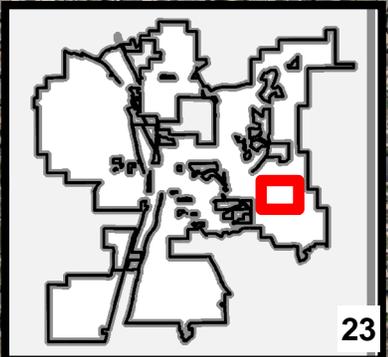
Bella Mesa South Vicinity Map



■ Subject Property

0 112.5225 450
Feet

Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.



OWNER
FOURTH INVESTMENTS, LLC.
 6465 S. GREENWOOD PLAZA BLVD #700
 CENTENNIAL, COLORADO 80111
 TEL: (303) 790-6602
 FAX: (303) 706-9453
 CONTACT: JOHN V. HILL
 EMAIL: J VHILL.CO@GMAIL.COM

DEVELOPER
CARDEL HOMES
 9110 EAST NICHOLS AVE, SUITE 120
 DENVER, CO 80112
 TEL: (720) 789-6823
 CONTACT: BRYAN CONWAY
 EMAIL: BRYAN.CONWAY@CARDELHOMES.COM

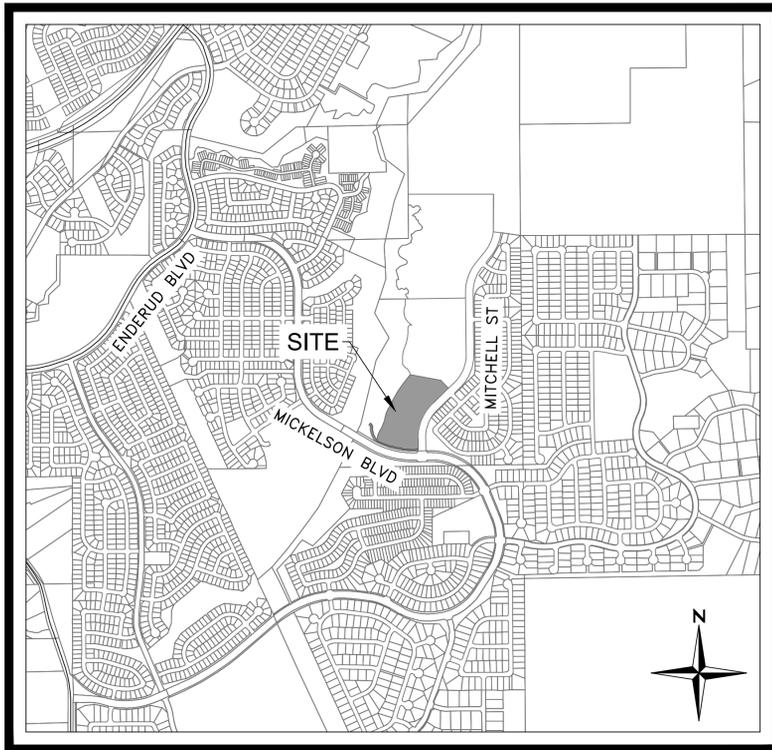
CIVIL ENGINEER
REDLAND
 1500 WEST CANAL COURT
 LITTLETON, COLORADO 80120
 TEL: (720) 283-6783
 CONTACT: TRAVIS FRAZIER, P.E.
 EMAIL: TFRAZIER@REDLAND.COM

LANDSCAPE ARCHITECT
REDLAND
 1500 WEST CANAL COURT
 LITTLETON, COLORADO 80120
 TEL: (720) 283-6783
 CONTACT: JOSIE O'CONNOR, PLA
 EMAIL: JOCONNOR@REDLAND.COM

SURVEYOR
AZTEC
 300 EAST MINERAL AVE, SUITE 1
 LITTLETON, COLORADO 80122
 TEL: (303) 327-7483
 CONTACT: TONY PEALL
 EMAIL: TPEALL@AZTECCONSULTANTS.COM

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
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2 OF 31	GENERAL NOTES
3 OF 31	OVERALL SITE PLAN
4 OF 31	SITE PLAN
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9 OF 31	UTILITY PLAN
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27 OF 31	BUILDING ELEVATIONS
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30 OF 31	MATERIALS BOARD
31 OF 31	BUILDING VARIATION PLAN

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
 LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
 TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



VICINITY MAP
 1" = 1000'

TRACT SUMMARY				
TRACT	ACREAGE	DESCRIPTION	OWNERSHIP	MAINTENANCE
A	0.88	ACCESS, UTILITY	HOA	HOA
B	1.72	LANDSCAPE	HOA	HOA
C	0.77	LANDSCAPE	HOA	HOA
D	0.03	LANDSCAPE	HOA	HOA
E	0.02	LANDSCAPE	HOA	HOA
F	0.10	LANDSCAPE	HOA	HOA
G	0.02	LANDSCAPE	HOA	HOA
H	0.82	ACCESS, UTILITY	HOA	HOA
J	0.09	ACCESS, UTILITY	HOA	HOA
TOTAL ACREAGE	4.45			

Zoning Comparison Table			
	Zoning Standards	Proposed	
Zoning	Bella Mesa Planned Development Plan		
Use	Single Family Attached		
Lot Size	389,497 SF / 8.941 ACRES		
Density (DU/AC)	20	10.4	
Building Height			
Townhomes	50'-0"	45'-0"	
Proposed Units	93		
Building Setbacks (minimum)			
Mickelson Blvd		20'	
Mitchell St	TBD with Site Development Plan	15'	
West/North Side		10'	
Parking			
Total Parking Spaces	186	243	
Surface (8' x 18' perpendicular, 7' x 20' parallel)	-	36	
Surface Accessible (18' x 18' - includes access aisle)	-	1	
Garage	-	186	
Driveway (8.5' x 18')	-	20	

*NOTE: SEE LOT TYPICAL ON SHEET 2 OF 31 FOR ON-LOT BUILDING SETBACKS

Site Utilization Coverage		
	SQUARE FEET (FT)	PERCENTAGE OF TOTAL (%)
Residential Lots	84,647	21.7%
Building Coverage	110,797	28.4%
Street / Alley	68,479	17.6%
Open/Space Landscaping	99,195	25.5%
Walks / Trails	23,597	6.1%
Parking	2,782	0.7%
Total	389,497	100%

VARIANCE REQUEST

FCO#	DATE	PURPOSE/DESCRIPTION
TCV25-0061	APPROVED 12-18-25	WATER SERVICE LINE MINIMUM PROPERTY LINE SETBACK IS 1 FT
TCV25-0077	APPROVED 01-20-26	UPRIGHT JUNIPERS WILL COUNT TOWARDS THE INTERNAL TREE REQUIREMENT
TCV25-0078	APPROVED 01-20-26	LARGE SHRUBS AND SMALL TREES ARE ALLOWED IN THE WET UTILITY EASEMENTS
TCV25-0079	APPROVED 01-20-26	TREES ON PRIVATE LOTS WILL COUNT TOWARDS THE TREE REQUIREMENT

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION

PURPOSE STATEMENT

THE PURPOSE OF THE SITE DEVELOPMENT PLAN IS TO CREATE A RESIDENTIAL COMMUNITY OF 93 SINGLE FAMILY ATTACHED UNITS, LANDSCAPING, AND ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE BELLA MESA DEVELOPMENT AGREEMENT, RECORDED ON THE 22ND DAY OF JANUARY 2016, AT RECEPTION NUMBER 2016004152. 93 SFES WILL BE DEDUCTED FOR RESIDENTIAL USE AND ___ SFES WILL BE DEDUCTED FOR IRRIGATION.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ___ DAY OF ___, 20__.

CHAIR _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES DATE _____

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE ___ DAY OF ___, 20__ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER
 BY: _____
 DEPUTY

BENCHMARK:

DOUGLAS COUNTY CONTROL POINT NUMBER 4.004007 BEING A 3 3/4" ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE 650 FEET MORE OR LESS EAST OF AUTUMN SAGE STREET.
 ELEVATION = 6495.27 (NAVD 88).

BASIS OF BEARINGS:

THE EASTERLY BOUNDARY OF TRACT J, FOUNDERS VILLAGE FILING NO. 24, BEING MONUMENTED AT BOTH ENDS BY A 1" BRASS DISK STAMPED "AZTEC LS 38064", ASSUMED TO BEAR SOUTH 00°42'30" EAST, A DISTANCE OF 658.39 FEET.

SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SDP ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR DATE _____
CIVIL ENGINEER'S STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SDP HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____

OWNERSHIP CERTIFICATION

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

FOURTH INVESTMENT USA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

SIGNED THIS ___ DAY OF ___, 20__

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 20__
 BY _____ AS _____ OF FOURTH INVESTMENTS USA, LLC
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ___ DAY OF ___, 20__.

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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.

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____

SIGNED THIS ___ DAY OF ___, 20__

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 20__
 BY _____
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____

MAYOR

ATTEST: _____

TOWN CLERK _____

SIGNED THIS ___ DAY OF ___, 20__

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 20__
 20__ BY _____ AS MAYOR AND BY _____

AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _____ DEVELOPMENT AGREEMENT, RECORDED ON THE ___ DAY OF ___, 20__ AT RECEPTION NUMBER _____. SFES WILL BE DEDUCTED FOR RESIDENTIAL USE AND _____ SFES WILL BE DEDUCTED FOR IRRIGATION.

SITE DEVELOPMENT PLAN
 BELLA MESA SOUTH
 TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014



NOT FOR CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
17026.007	05/09/2025	1	FIRST SUBMITTAL
	09/17/2025	2	SECOND SUBMITTAL
	11/02/2025	3	THIRD SUBMITTAL
	01/13/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
COVER SHEET

SHEET
1 OF 31

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

LEGAL DESCRIPTION - BELLA MESA SOUTH

A PARCEL OF LAND BEING MOST OF TRACT C AND A PORTION OF TRACT B OF BELLA MESA FILING NO. 1 SUBDIVISION AS RECORDED AT RECEPTION NUMBER 2021132396 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE.

CONTAINING 389,470 SQUARE FEET OR 8.941 ACRES, MORE OR LESS.

SITE DEVELOPMENT PLAN GENERAL NOTES

- 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. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THIS SITE IS ZONED BELLA MESA PLAN DEVELOPMENT PLAN APPROVED 31ST OF MARCH 2015, RECEPTION NUMBER 2016004151.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
- RETAINING WALLS, SECTIONS 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 REQUIRE A BUILDING PERMIT.
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
- 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.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, METRO-DISTRICT, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. STREETScape LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY AND THAT WHICH IS INSTALLED OUTSIDE OF RIGHT-OF-WAY, ARE TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. SHOULD STREETScape OR OTHER SDP APPROVED LANDSCAPING BE INSTALLED ON TOWN OWNED LANDS, THE METRO DISTRICT, HOA, OR PRIVATE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMP 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.
- 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE 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.
- ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- 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 FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS, SUB-SURFACE COLLECTION SYSTEMS, AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.
- MIGRATORY BIRDS: A NEST SURVEY SHALL BE CONDUCTED WITHIN ONE WEEK BEFORE CONSTRUCTION TO DETERMINE IF ANY ACTIVE NESTS ARE PRESENT IN THE PROJECT AREA SO THEY CAN BE AVOIDED. IF THE CONSTRUCTION SCHEDULE DOES NOT ALLOW VEGETATION REMOVAL OUTSIDE OF THE BREEDING SEASON, A NEST SURVEY SHOULD BE CONDUCTED WITHIN ONE WEEK BEFORE VEGETATION REMOVAL TO DETERMINE IF THE NEST IS ACTIVE AND BY WHICH SPECIES. IF ACTIVE NESTS ARE FOUND, ANY WORK THAT WOULD DESTROY THE NESTS CANNOT BE CONDUCTED UNTIL THE BIRDS HAVE VACATED THE NEST.
- THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08035C0306G WITH EFFECTIVE DATE 3/16/2016. ZONE X IS DEFINED AS BEING AN AREA OF MINIMAL FLOOD HAZARD.
- GRADING SHOWN HEREON THAT EXTENDS ONTO TOWN PLD AND/OR OPEN SPACE REQUIRES PRIOR APPROVAL AT TIME OF DEVELOPMENT AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWNS TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL AND REPAIRING ANY OFF-SITE IMPACTS AT THEIR EXPENSE.

FIRE NOTES

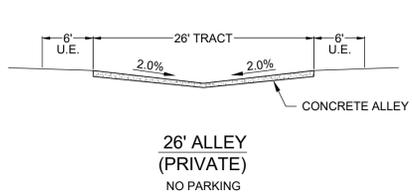
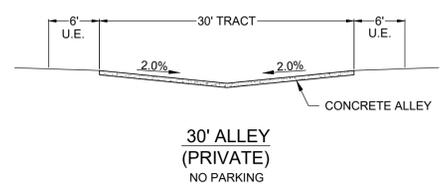
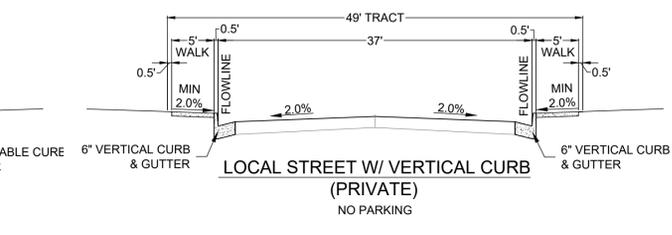
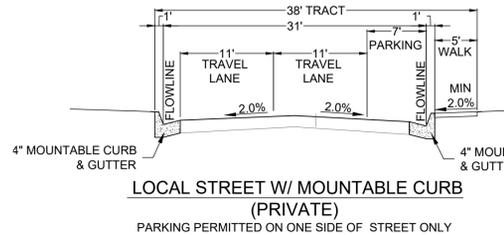
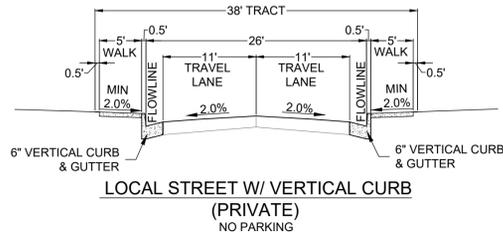
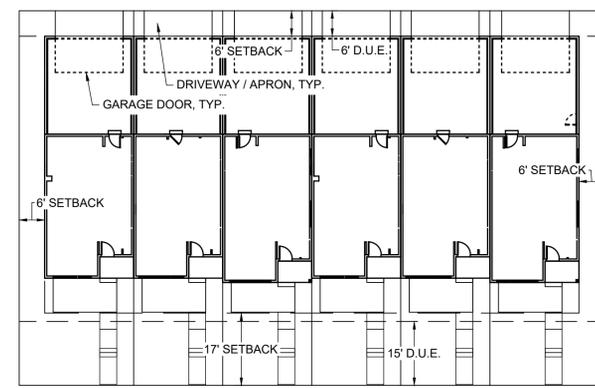
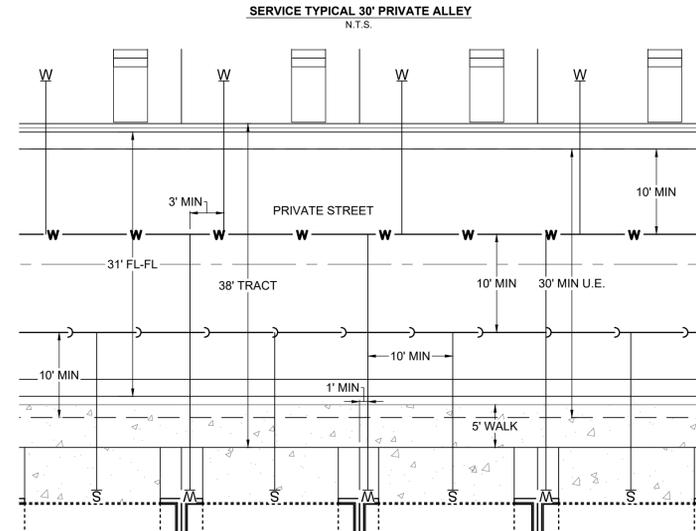
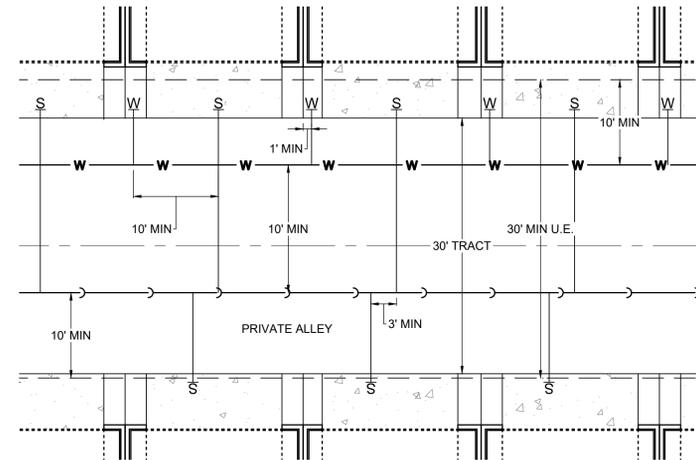
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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.
- 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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**.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 80,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- 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) 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.
- ALL WATER AND ACCESS MUST BE INSTALLED AND ACTIVE PRIOR TO VERTICAL CONSTRUCTION. ACCESS ROADS DURING CONSTRUCTION SHALL BE A MINIMUM OF 20 FEET WIDE CLEAR OF OBSTRUCTION AND CONSTRUCTED OF ALL WEATHER MATERIAL (ASPHALT OR CONCRETE) CAPABLE SUPPORTING 80,000 LBS. FIRE LANE NO PARKING SIGNAGE MUST BE PRESENT ON SITE.

UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN 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.

LANDSCAPE NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- 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.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- 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
- PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
- 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.



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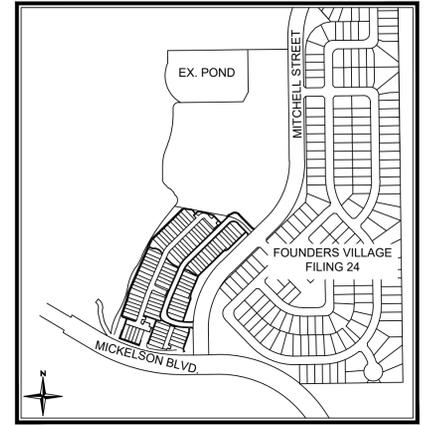
PROJECT NO.	DATE	NO.	NOTES
10206.007	06/09/2025	1	FIRST SUBMITTAL
	09/17/2025	2	SECOND SUBMITTAL
	11/02/2025	3	THIRD SUBMITTAL
	01/13/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH SITE DEVELOPMENT PLAN GENERAL NOTES

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



KEY MAP
N.T.S.

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

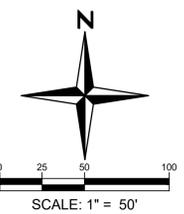
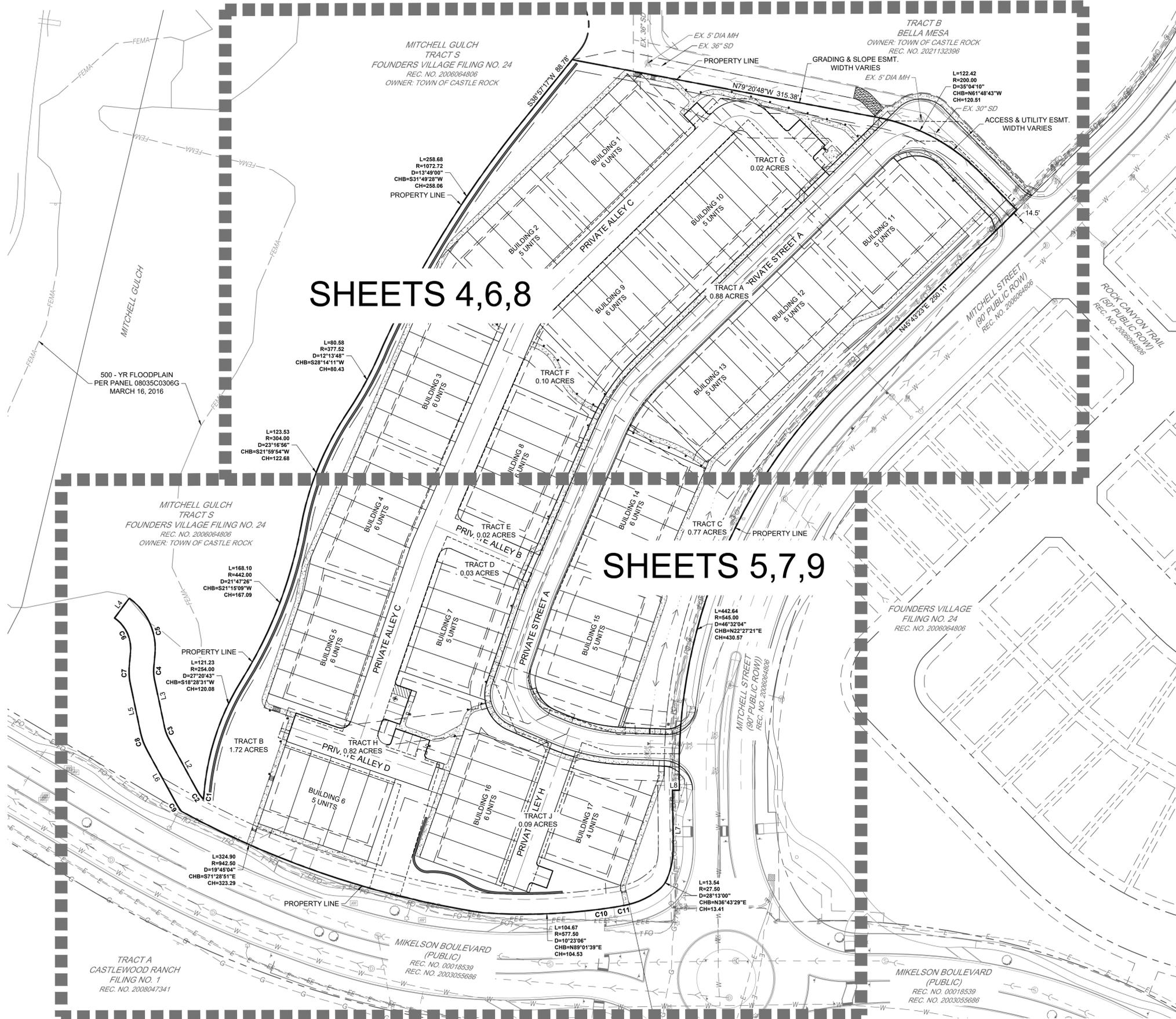
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED RETAINING WALL

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	51.87'	N44°16'37"W
L2	60.92'	N28°47'05"W
L3	50.53'	N11°55'33"W
L4	25.01'	S36°31'01"W
L5	50.60'	S11°55'33"E
L6	60.84'	S28°47'05"E
L7	35.13'	N0°40'21"W
L8	6.94'	N89°15'30"E

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
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C4	11.19'	37.50'	17°05'53"
C5	65.44'	62.50'	59°59'37"
C6	39.85'	37.50'	60°53'09"
C7	18.65'	62.50'	17°05'53"
C8	18.66'	64.62'	16°32'34"
C9	10.27'	62.50'	9°24'40"
C10	31.28'	679.63'	2°38'13"
C11	12.72'	179.63'	4°03'22"

SHEETS 4,6,8

SHEETS 5,7,9



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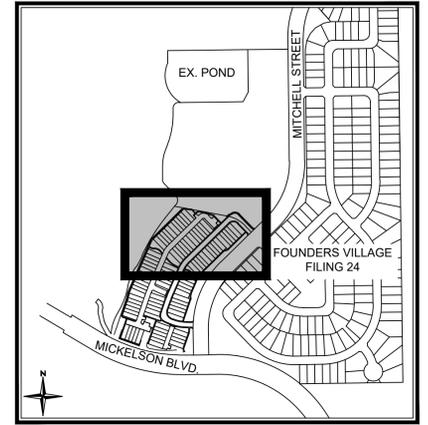
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	02/20/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

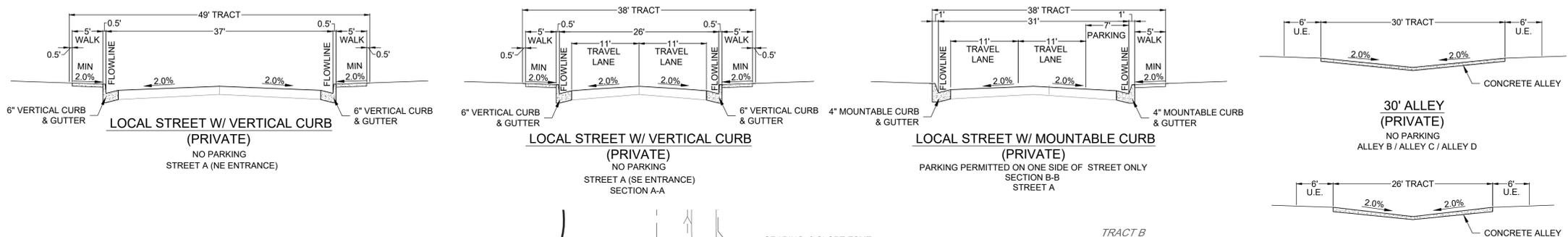
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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



KEY MAP
N.T.S.

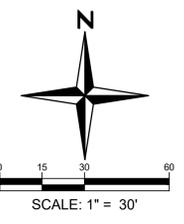


LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	51.87'	N44°16'37"W



EXISTING LEGEND	
	EXISTING PROPERTY LINE
	EXISTING R.O.W.
	EXISTING LOT LINE
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	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE

PROPOSED LEGEND	
	PROPOSED PROPERTY LINE
	PROPOSED R.O.W.
	PROPOSED LOT LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB AND GUTTER (CATCH)
	PROPOSED CONCRETE SIDEWALK / TRAIL
	SIGHT TRIANGLE
	LIGHT POLE
	TRACT BOUNDARY
	PROPOSED SWALE LINE
	PROPOSED RETAINING WALL
	LOTS WITH DRIVEWAYS



MATCHLINE - SEE SHEET NO. 5 OF 31

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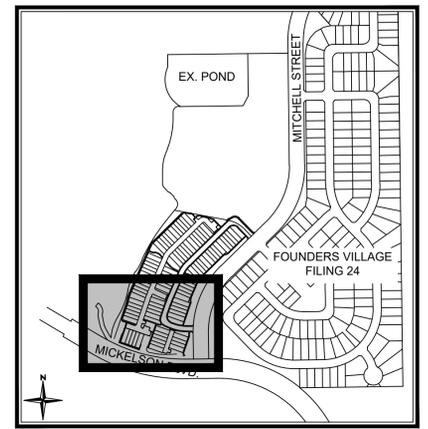
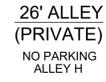
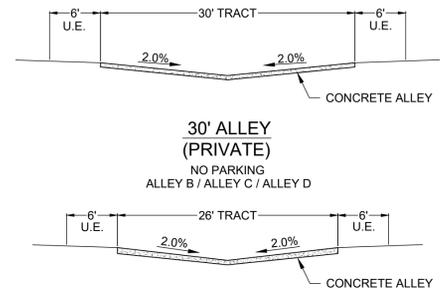
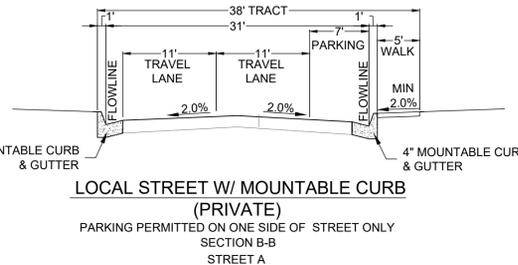
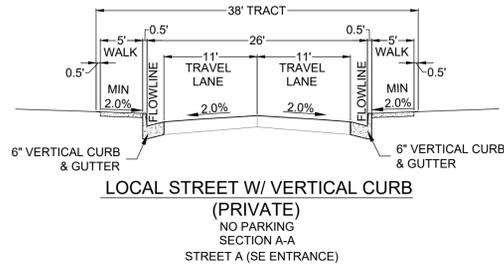
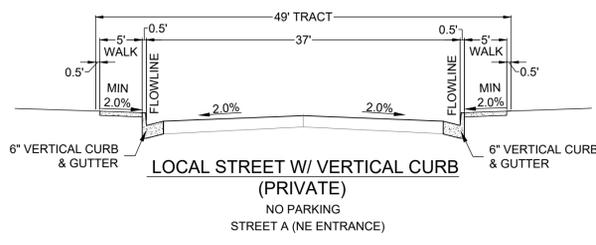
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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
SITE PLAN

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



MATCHLINE - SEE SHEET NO. 4 OF 31



EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED RETAINING WALL
- LOTS WITH DRIVEWAYS

LINE TABLE

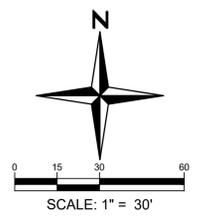
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C8	18.66'	64.62'	16°32'34"
C10	31.28'	679.63'	2°38'13"
C11	12.72'	179.63'	4°03'22"

PARKING SUMMARY

TOTAL UNITS	93
PARKING REQUIRED (2 SPACES PER UNIT)	186
PARKING PROVIDED	
10 UNITS WITH 4 SPACES EACH (2 GARAGE, 2 DRIVEWAY)	40
83 UNITS WITH 2 SPACES (2 GARAGE)	166
OFF STREET GUEST PARKING	15
STREET PARKING	22
TOTAL PARKING PROVIDED	243
EXCESS PARKING	57



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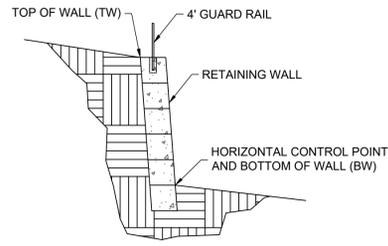
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET
5 OF 31

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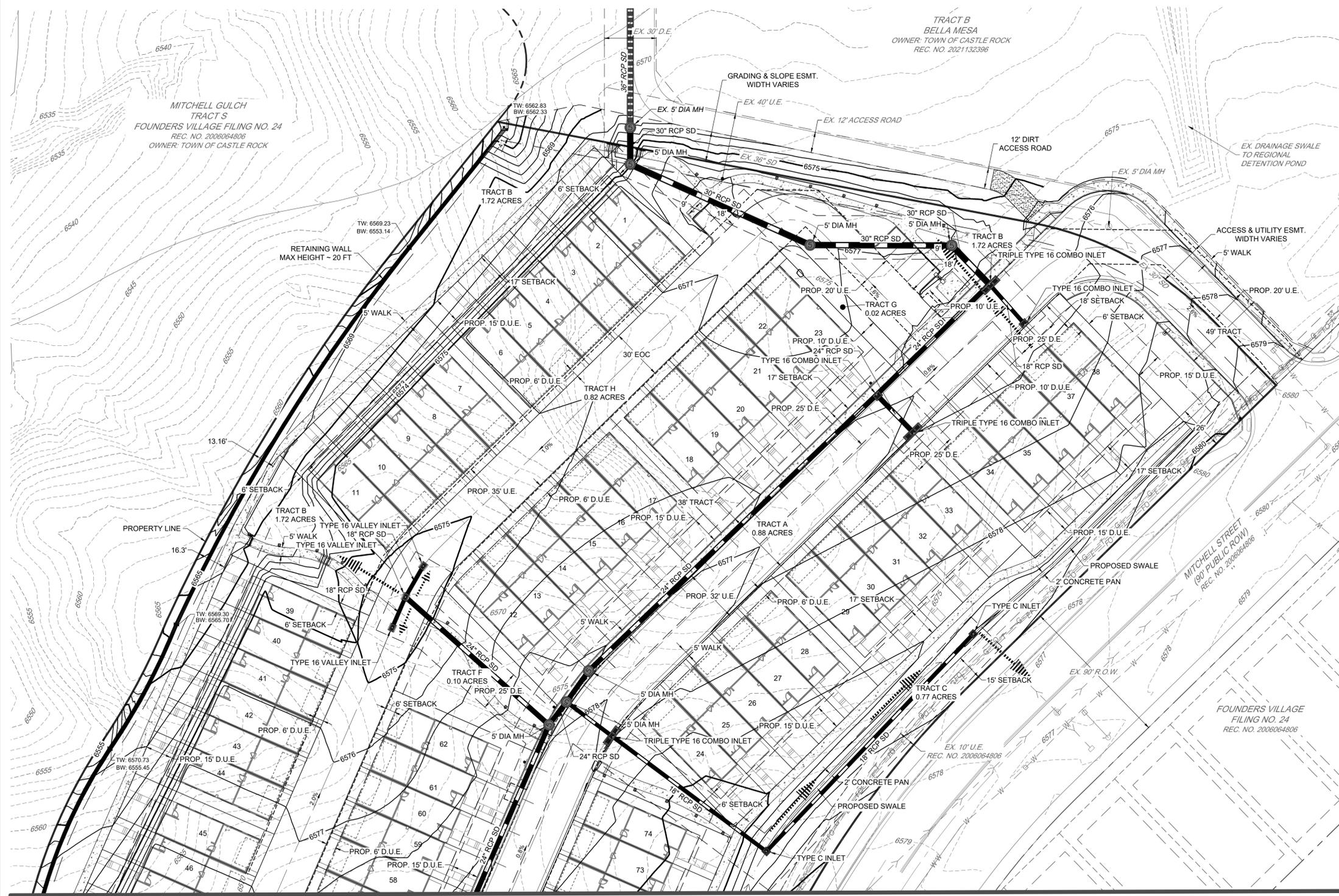
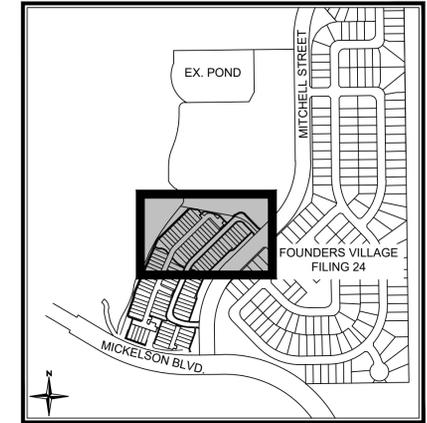
SITE DEVELOPMENT PLAN BELLA MESA SOUTH

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



REDI-ROCK GRAVITY WALL
WALL TO BE GRAY OR SIMILAR
NATURAL COLOR

MANUFACTURER: REDI+ROCK
FACE TYPE: COBBLESTONE



EXISTING LEGEND

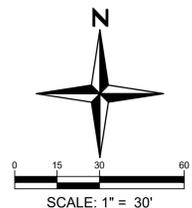
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- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- 100YR FLOOD PLAIN
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- EMERGENCY OVERFLOW ROUTE ARROW

GRADING NOTES

1. ALL SLOPES ARE MAXIMUM OF 4H:1V UNLESS OTHERWISE NOTED.
2. GRADES SHOWN FOR ROADS, TRACTS AND OPEN SPACE ARE FINISHED GRADE.
3. REFER TO THE GEOTECHNICAL STUDY FOR GRADING STANDARDS, PAVEMENT DESIGN AND SOILS BORING INFORMATION.
4. ALL TRAILS AND OPEN SPACE LANDSCAPING SHALL BE CONSTRUCTED BASED ON THE LANDSCAPE PLANS.
5. ALL LOT LINES ADJACENT TO TRACTS OR OPEN SPACE SHALL BE GRADED TO FINISH GRADE.
6. ALL RETAINING WALLS OVER 30" IN HEIGHT REQUIRE STRUCTURAL DESIGN.



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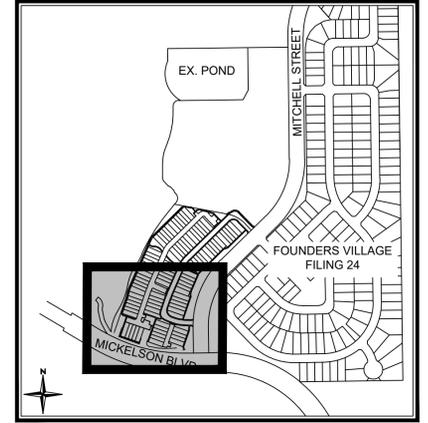
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
6 OF 31

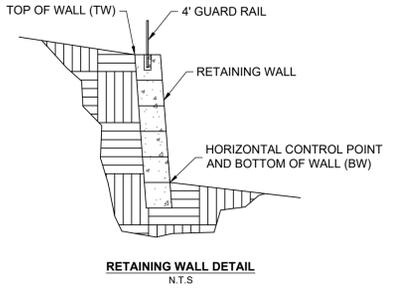
I:\2017\17026 - Bella Mesa\CAD\Sheet Sets\17026.007 - SDP\17026.007 - Grading Plan.dwg tab: 6 OF 31 GRADING PLAN Feb 20, 2026 - 11:37am rhanning

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



KEY MAP
N.T.S.



REDI-ROCK GRAVITY WALL
WALL TO BE GRAY OR SIMILAR NATURAL COLOR

MANUFACTURER: REDI-ROCK
FACE TYPE: COBBLESTONE

MATCHLINE - SEE SHEET NO. 6 OF 31



EXISTING LEGEND

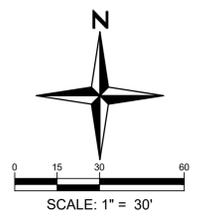
- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- X - X - FENCE
- RETAINING WALL
- - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- - - PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- - - PROPOSED SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED UTILITY EASEMENT
- - - PROPOSED ROAD CENTERLINE
- - - PROPOSED CURB AND GUTTER (CATCH)
- - - PROPOSED CURB AND GUTTER (SPILL)
- - - PROPOSED SIDEWALK
- - - PROPOSED STORM SEWER
- - - PROPOSED SANITARY SEWER
- - - PROPOSED WATER LINE
- - - PROPOSED MANHOLE w/ DIA. (FT.)
- - - PROPOSED INLET
- - - PROPOSED FLARED END SECTION
- - - PROPOSED RETAINING WALL
- - - PROPOSED CONTOUR MAJOR
- - - PROPOSED CONTOUR MINOR
- - - PROPOSED SPOT ELEVATION
- - - PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- - - 100YR FLOOD PLAIN
- - - TRACT BOUNDARY
- - - PROPOSED SWALE LINE
- - - EMERGENCY OVERFLOW ROUTE ARROW

GRADING NOTES

1. ALL SLOPES ARE MAXIMUM OF 4H:1V UNLESS OTHERWISE NOTED.
2. GRADES SHOWN FOR ROADS, TRACTS AND OPEN SPACE ARE FINISHED GRADE.
3. REFER TO THE GEOTECHNICAL STUDY FOR GRADING STANDARDS, PAVEMENT DESIGN AND SOILS BORING INFORMATION.
4. ALL TRAILS AND OPEN SPACE LANDSCAPING SHALL BE CONSTRUCTED BASED ON THE LANDSCAPE PLANS.
5. ALL LOT LINES ADJACENT TO TRACTS OR OPEN SPACE SHALL BE GRADED TO FINISH GRADE.
6. ALL RETAINING WALLS OVER 30" IN HEIGHT REQUIRE STRUCTURAL DESIGN.



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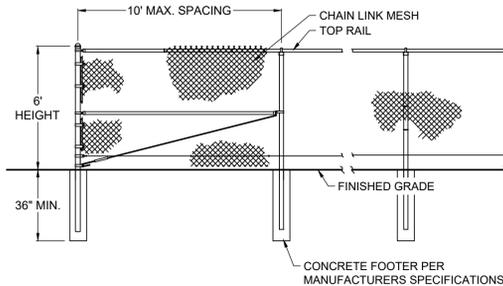
PROJECT NO.	DATE	NO.	NOTES
1026.007	05/09/2025	1	FIRST SUBMITTAL
	09/17/2025	2	SECOND SUBMITTAL
	11/02/2025	3	THIRD SUBMITTAL
	01/13/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GRADING PLAN

I:\2017\17026 - Bella Mesa\CADD\Sheet - SDP\17026.007 - SDP\17026.007 - Grading Plan.dwg tab: 7 OF 31 GRADING PLAN Feb 20, 2026 - 11:37am rhaining

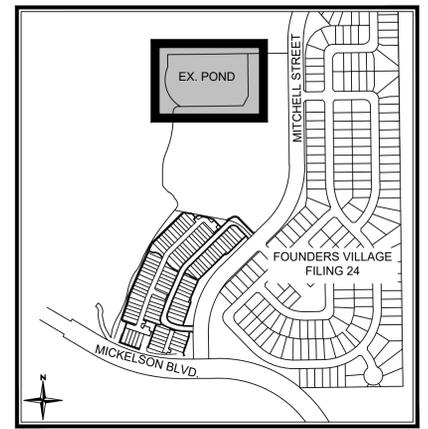
SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

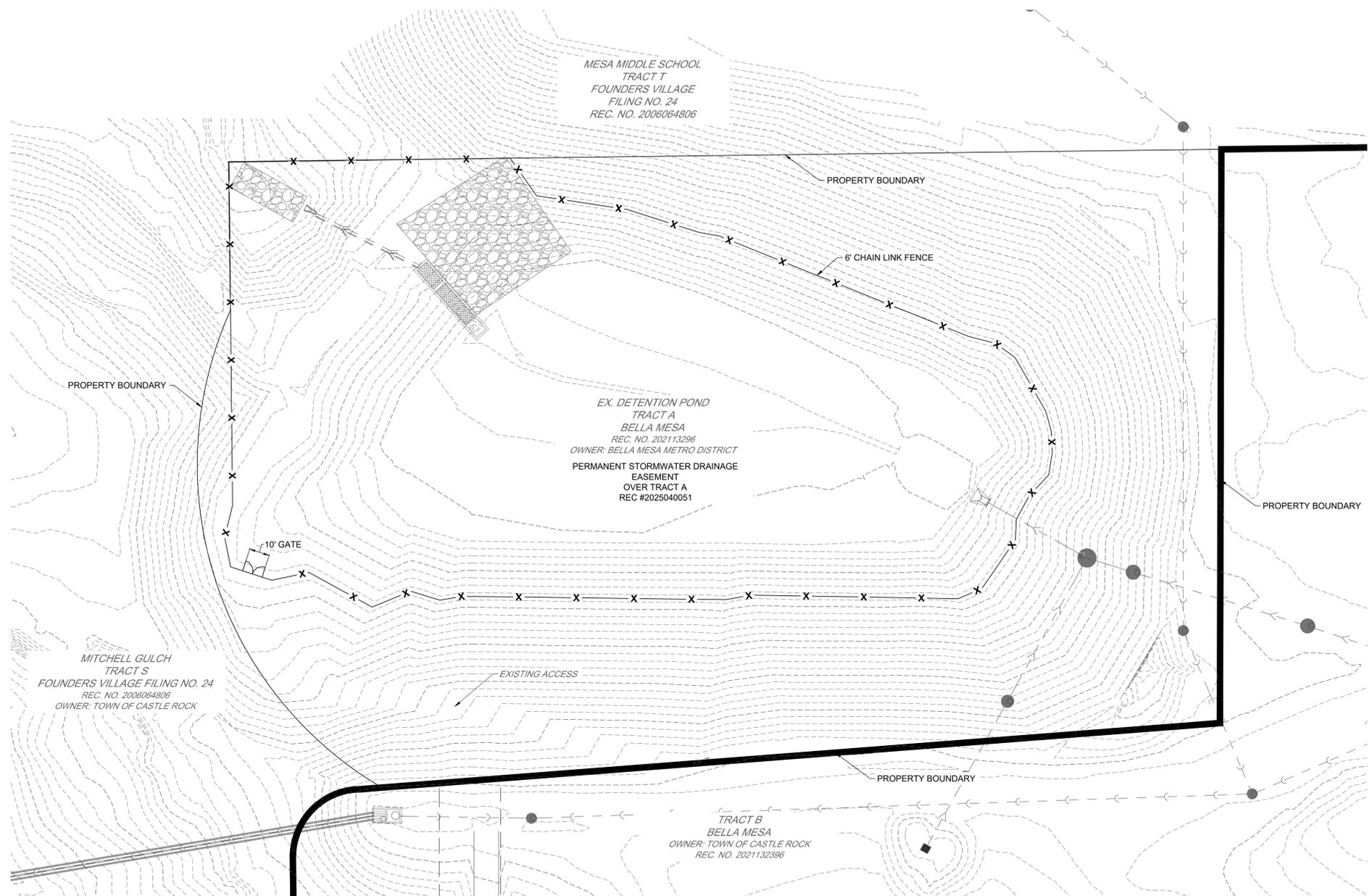


- NOTES:
- 6' HEIGHT CHAIN LINK FENCE W/TOP RAIL
 - GALVANIZED COATING

CHAIN LINK FENCE DETAIL
N.T.S.



KEY MAP
N.T.S.



- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - - - EXISTING R.O.W.
 - - - EXISTING LOT LINE
 - - - EXISTING EASEMENT
 - - - SECTION LINE
 - - - ROAD CENTERLINE
 - - - EDGE OF PAVEMENT
 - - - CURB AND GUTTER
 - - - CONCRETE
 - X - X - FENCE
 - - - RETAINING WALL
 - - - EXISTING CONTOUR MAJOR
 - - - EXISTING CONTOUR MINOR

- PROPOSED LEGEND**
- X - PROPOSED FENCE
 - X - PROPOSED GATE

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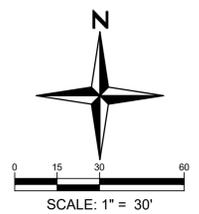
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PROJECT NO.	DATE	NO.	NOTES
17026.007	05/09/2025	1	FIRST SUBMITTAL
	09/17/2025	2	SECOND SUBMITTAL
	11/02/2025	3	THIRD SUBMITTAL
	01/13/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

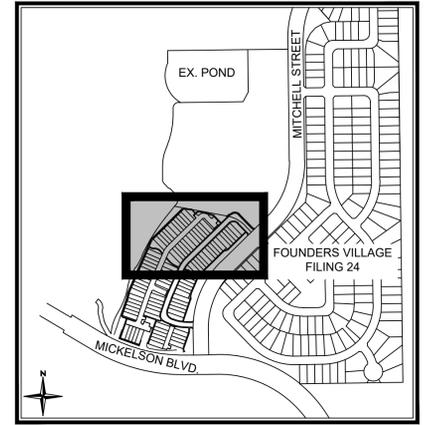
**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
EXISTING POND FENCE PLAN**



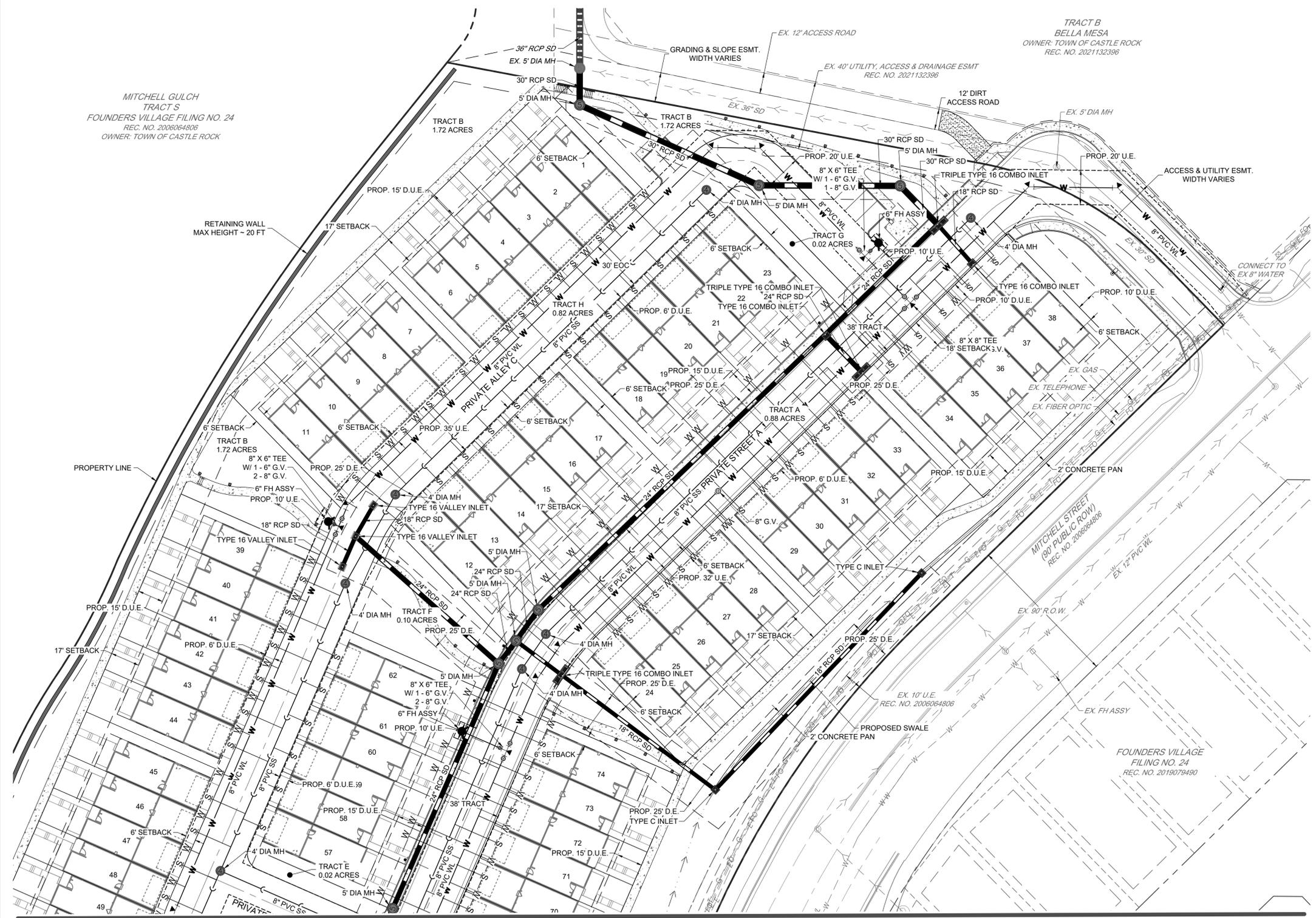
I:\2017\17026 - Bella Mesa\CADD\Sheet - Sdp\17026.007 - Sdp\17026.007 - Grading Plan\Detention Pond.dwg tab: 8 OF 31 EXISTING POND FENCE PLAN Feb 20, 2026 - 11:37am rharing

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



KEY MAP
N.T.S.



EXISTING LEGEND

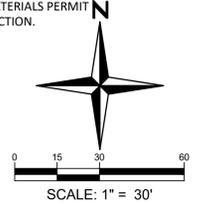
- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- X - X - FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- OH — EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- - - PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- - - PROPOSED SETBACK
- - - PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- ▲ PROPOSED FLARED END SECTION
- ▼ PROPOSED WATER BEND
- ⊕ PROPOSED WATER CROSS
- ⊕ PROPOSED WATER TEE
- ⊕ PROPOSED WATER REDUCER
- ⊕ PROPOSED WATER VALVE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE

UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. 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.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.



MATCHLINE - SEE SHEET NO. 9 OF 31

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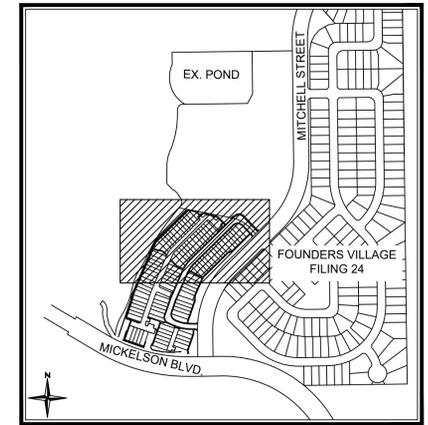
PROJECT NO.	DATE	NO.	DATE	NO.	NOTES
17026.007	05/02/2025	1	09/17/2025	2	FIRST SUBMITTAL
			11/02/2025	3	SECOND SUBMITTAL
			01/13/2026	4	FOURTH SUBMITTAL
			02/12/2026	5	FIFTH SUBMITTAL
			02/20/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



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MATCHLINE - SEE SHEET NO. 12 OF 31

AHJ NOTES

- A. LIGHT LOSS FACTOR IS 1.0.
- B. HOURS OF LIGHT OPERATION: ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK. ALL BUILDING MOUNTED LIGHTS SHALL TURN ON 30 MINUTES PRIOR TO SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE AND DIM TO 50% OUTPUT BETWEEN THE HOURS OF 12 AM AND 5 AM.
- C. LIGHTING OBJECTIVE FOR EACH AREA OF THE SITE:
 - C.1. ENTRANCES - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA BUILDING MOUNTED WALL SCONCES.
 - C.2. PARKING AREAS - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA POLE MOUNTED AREA LIGHTS.
 - C.3. WALKWAYS/STAIRWAYS - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR WAYFINDING VIA BOLLARD LIGHTS.
- D. MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES: BUILDING MOUNTED LIGHTING AND BOLLARD LIGHTS HAVE A LUMEN OUTPUT OF LESS THAN THE ALLOWABLE 3500 LM. POLE MOUNTED LIGHT FIXTURES ARE FULL CUTOFF.
- E. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- F. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

NOTE: SOLAR POWERED OPTIONS PROVIDED FOR FIXTURE TYPES 'EA1', 'EA2', AND 'EB1' PER OWNER REQUEST. ILLUMINANCE VALUES SHOWN ON PLAN ARE BASED ON THE HARDWIRED OPTION. PERFORMANCE OF SOLAR POWERED FIXTURES VARIES BASED ON PROJECT LOCATION, ORIENTATION, AND AVAILABLE SOLAR ENERGY OUTPUT.

PROJECT NO.	DATE	NO.	NOTES
17025.007			
05/29/25		1	FIRST SUBMITTAL
09/17/25		2	SECOND SUBMITTAL
11/27/25		3	THIRD SUBMITTAL
01/29/26		4	FOURTH SUBMITTAL
02/09/26		5	FIFTH SUBMITTAL
02/20/26		6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
PHOTOMETRIC SITE PLAN

SHEET

11 OF 31

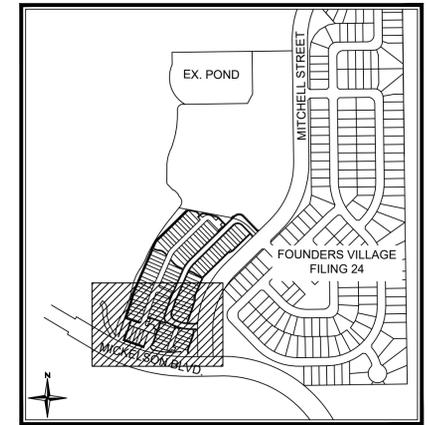


1 | PHOTOMETRIC SITE PLAN

11 | SCALE: 1"=30'

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



KEY MAP
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PROJECT NO.	DATE	NO.	NOTES
17025.007			
05/29/25		1	FIRST SUBMITTAL
09/17/25		2	SECOND SUBMITTAL
11/27/25		3	THIRD SUBMITTAL
11/27/25		4	FOURTH SUBMITTAL
02/09/26		5	FIFTH SUBMITTAL
02/20/26		6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
PHOTOMETRIC SITE PLAN

SHEET
12 OF 31

MATCHLINE - SEE SHEET NO. 11 OF 31



AHJ NOTES

- A. LIGHT LOSS FACTOR IS 1.0.
- B. HOURS OF LIGHT OPERATION: ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK. ALL BUILDING MOUNTED LIGHTS SHALL TURN ON 30 MINUTES PRIOR TO SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE AND DIM TO 50% OUTPUT BETWEEN THE HOURS OF 12 AM AND 5 AM.
- C. LIGHTING OBJECTIVE FOR EACH AREA OF THE SITE:
 - C.1. ENTRANCES - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA BUILDING MOUNTED WALL SCONES.
 - C.2. PARKING AREAS - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA POLE MOUNTED AREA LIGHTS.
 - C.3. WALKWAYS/STAIRWAYS - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR WAYFINDING VIA BOLLARD LIGHTS.
- D. MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES: BUILDING MOUNTED LIGHTING AND BOLLARD LIGHTS HAVE A LUMEN OUTPUT OF LESS THAN THE ALLOWABLE 3500 LM. POLE MOUNTED LIGHT FIXTURES ARE FULL CUTOFF.
- E. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- F. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

NOTE: SOLAR POWERED OPTIONS PROVIDED FOR FIXTURE TYPES 'EA1', 'EA2', AND 'EB1' PER OWNER REQUEST. ILLUMINANCE VALUES SHOWN ON PLAN ARE BASED ON THE HARDWIRED OPTION. PERFORMANCE OF SOLAR POWERED FIXTURES VARIES BASED ON PROJECT LOCATION, ORIENTATION, AND AVAILABLE SOLAR ENERGY OUTPUT.

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

TYPE	COUNT	SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				MAX WATTS	LUMEN OUTPUT	LUMENS ALLOWED	FULL CUTOFF (Y/N)	LIGHT LOSS FACTOR	DIMMING	FIXTURE FINISH	MOUNTING INFORMATION	NOTES	
							QTY	WATT	TYPE	CCT/CRI										
EA1	3		EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III	LITHONIA	DSXOLED-P1-30K-80CRI-T3M-MVOLT-RPA-DBLXD	120	1	33	LED	3000K 80 CRI	33	3454	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EA1 SOLAR OPTION	--		SOLAR POWERED EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III	LITHONIA	DSXOLED-P1-30K-80CRI-T3M-SOLAR-RPA-DBLXD	SOLAR	1	30	LED	3000K 80 CRI	30	3454	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EA2	1		EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III LOW GLARE, (2) HEADS @ 180 DEGREES, EXTERNAL GLARE SHIELD, DERATE DRIVER TO 75% OF MAX	LITHONIA	DSXOLED-P1-30K-80CRI-T3LG-MVOLT-RPA-DBLXD-EGSR	120	2	24.75 DERATED	LED	3000K 80 CRI	49.5 DERATED	6161 DERATED	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EA2 SOLAR OPTION	--		SOLAR POWERED EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III LOW GLARE, (2) HEADS @ 180 DEGREES, EXTERNAL GLARE SHIELD	LITHONIA	DSXOLED-P1-30K-80CRI-T3LG-SOLAR-RPA-DBLXD-EGSR	SOLAR	2	30	LED	3000K 80 CRI	60	6908	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EB1	22		EXTERIOR 39.3" TALL BOLLARD LIGHT, 7.3" DIAMETER, TYPE V DISTRIBUTION, DERATE DRIVER TO 75% OF MAX	LIGMAN	ULH-10665-27W-W30-01-120/277V	120	1	20.25 DERATED	LED	3000K 80 CRI	20.25 DERATED	891 DERATED	3500	N	1.0	YES	BLACK	SURFACE GROUND	39.3" OFH	--
EB1 SOLAR OPTION	--		SOLAR POWERED EXTERIOR 39.3" TALL BOLLARD LIGHT, 7.3" SQUARE, TYPE III DISTRIBUTION	LIGMAN	ULH-10823-6W-T3-W30-01	SOLAR	1	6	LED	3000K 80 CRI	6	528	3500	N	1.0	YES	BLACK	SURFACE GROUND	39.3" OFH	--
EB2	10		EXTERIOR 39.3" TALL BOLLARD LIGHT, 7.3" DIAMETER, TYPE V DISTRIBUTION, 180 DEGREE LIGHT SHIELD, DERATE DRIVER TO 75% OF MAX	LIGMAN	ULH-10665-27W-W30-01-120/277V-A10731	120	1	20.25 DERATED	LED	3000K 80 CRI	20.25 DERATED	891 DERATED	3500	N	1.0	YES	BLACK	SURFACE GROUND	39.3" OFH	--
ES1	7		EXTERIOR 10.2" LONG STEP LIGHT, STAINLESS STEEL	LIGMAN	ULE-40601-13W-S-W30-120/277V-DIM	120	1	13	LED	3000K 80 CRI	13	468	3500	N	1.0	YES	STAINLESS STEEL	RECESSED WALL	18" BOF	--
EW1	188		EXTERIOR WALL LANTERN, FROSTED ACRYLIC SHADE, E28 BASE LED LAMP	FIXTURE: PROGRESS LAMP: GREEN CREATIVE	FIXTURE: P560288-031 LAMP: 9.5A19DIM/830/R	120	1	9.5	LED	3000K 80 CRI	9.5	820	3500	N	1.0	YES	BLACK	SURFACE WALL	8'-0" BOF	--

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.12	4.6	0.0	N.A.	N.A.

NOTE: SOLAR POWERED OPTIONS PROVIDED FOR FIXTURE TYPES 'EA1', 'EA2', AND 'EB1' PER OWNER REQUEST. ILLUMINANCE VALUES SHOWN ON PLAN ARE BASED ON THE HARDWIRED OPTION. PERFORMANCE OF SOLAR POWERED FIXTURES VARIES BASED ON PROJECT LOCATION, ORIENTATION, AND AVAILABLE SOLAR ENERGY OUTPUT.

AHJ NOTES

- LIGHT LOSS FACTOR IS 1.0.
- HOURS OF LIGHT OPERATION: ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK. ALL BUILDING MOUNTED LIGHTS SHALL TURN ON 30 MINUTES PRIOR TO SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE AND DIM TO 50% OUTPUT BETWEEN THE HOURS OF 12 AM AND 5 AM.
- LIGHTING OBJECTIVE FOR EACH AREA OF THE SITE: ENTRANCES - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA BUILDING MOUNTED WALL SCONES.
- MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES: BUILDING MOUNTED LIGHTING HAS A LUMEN OUTPUT OF LESS THAN THE ALLOWABLE 3500 LM.
- EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

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PROJECT NO.	DATE	NO.	NOTES
1706.07			
	05/29/25	1	FIRST SUBMITTAL
	09/17/25	2	SECOND SUBMITTAL
	11/21/25	3	THIRD SUBMITTAL
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	02/20/26	6	SIXTH SUBMITTAL

D-Series Size 0 LED Area Luminaire

Specifications

- EPA: 0.4 ft (0.12m)
- Length: 26.18" (665mm)
- Width: 14.06" (357mm)
- Height H1: 2.20" (56mm)
- Height H2: 2.40" (61mm)
- Weight: 2.34lb (1.06kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX LED P6 40K 70CRI T3M MVOLT SPA NL2AIR P1RHV DDDX

Series	LED	Color Temperature	Beam Spread	Mounting	Options
DSX01	P5	30K 300K	70°	SP	SP
	P6	30K 300K	70°	SP	SP
	P7	30K 300K	70°	SP	SP
	P8	30K 300K	70°	SP	SP
	P9	30K 300K	70°	SP	SP
	P10	30K 300K	70°	SP	SP
	P11	30K 300K	70°	SP	SP
	P12	30K 300K	70°	SP	SP
	P13	30K 300K	70°	SP	SP
	P14	30K 300K	70°	SP	SP
	P15	30K 300K	70°	SP	SP
	P16	30K 300K	70°	SP	SP
	P17	30K 300K	70°	SP	SP
	P18	30K 300K	70°	SP	SP
	P19	30K 300K	70°	SP	SP
	P20	30K 300K	70°	SP	SP
	P21	30K 300K	70°	SP	SP
	P22	30K 300K	70°	SP	SP
	P23	30K 300K	70°	SP	SP
	P24	30K 300K	70°	SP	SP
	P25	30K 300K	70°	SP	SP
	P26	30K 300K	70°	SP	SP
	P27	30K 300K	70°	SP	SP
	P28	30K 300K	70°	SP	SP
	P29	30K 300K	70°	SP	SP
	P30	30K 300K	70°	SP	SP

ULH-10665 Lightsoft 1 Bollard

Construction

Indirect light emitting bollard range. Smooth and sharp beveled bollard family with wonderful soft controlled lighting options.

The innovative reflector technology of the Lightsoft bollard guarantees a high degree of efficiency and optimal visual comfort. Lightsoft has been developed to have excellent controlled downward light providing wide spacing rates. It has three light heads accessories with different light distributions. The Lightsoft is available in a cylindrical or square shape design with two different heights.

The Lightsoft bollard comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to keep water and dust from entering the electrical components. This feature is supported completely wired with waterproof and waterproof gasket from the driver enclosure to the base of the bollard ensuring quick trouble free installation. Custom bollard heights are available, please specify.

Color temperature 2700K, 3000K, 3500K and 4000K. Custom wattages can be provided to suit customer and Title 24 requirements. Specify total watts per fixture.

Lighting

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in rust-prone areas as well as environments with high concentrations of chlorine or salt and still maintain Ligman's 10-year warranty. For this rust-resistant need process please specify NAT in options.

Security Bollard:

This product can be modified with optional Security Bollard cones. Ligman has two security bollard options designed to deter unauthorized vehicle access to restricted areas. Ligman's Standard Security Bollards (SSB) are structurally engineered and constructed to meet the performance criteria of a typical anti-rick bollard system, which corresponds to a 5,000 lb vehicle impact up to 30mph with less than 4% of penetration.

Ligman's Reinforced Security Bollards (RSB) are structurally engineered for impact resistance and designed to meet the performance criteria of a typical anti-rick bollard system, which corresponds to a 5,000 lb vehicle impact up to 30mph with less than 4% of penetration.

These bollards are not certified or crash rated. Please refer to the product installation sheet for additional requirements and installation guidelines.

Additional Options (Consult Factory For Pricing)

- SSB: Standard Security Bollard
- RSB: Reinforced Security Bollard
- SSB-LED: Standard Security Bollard with LED
- RSB-LED: Reinforced Security Bollard with LED
- SSB-LED-DMX: Standard Security Bollard with LED and DMX
- RSB-LED-DMX: Reinforced Security Bollard with LED and DMX

ULE-40601 Legend 2 Recessed

Construction

Rectangular time-hour rated well recessed accent range. Efficient, flexible and tough family in the classic brick-light proportions.

A range of versatile rectangular well recessed luminaires suitable for interior or exterior applications in residential, shopping and pedestrian areas as a decorative light fixture. Available in a variety of frame and LED light source options, including turba friendly amber LED.

The Legend 1 and 2 is available with powdercoated aluminum or stainless steel frames. This luminaire is provided with a powdercoated high pressure die-cast aluminum back box and can be pre-drilled for concrete pour or masonry applications.

As an option, this luminaire can be provided with a special well clamp bracket that provides a clamping system when installing in drywall or wood panel walls.

Available in amber and white 2700K, 3000K, 3500K and 4000K. Consult factory for additional colors. The Legend spotlight range can be provided with optional DMX to provide a decorative architectural touch to the building, please see options.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in rust-prone areas as well as environments with high concentrations of chlorine or salt and still maintain Ligman's 10-year warranty.

Additional Options (Consult Factory For Pricing)

- DMX: DMX Control
- DMX-LED: DMX Control with LED
- DMX-LED-DMX: DMX Control with LED and DMX

P560288-031 Trafford Non-Metallic Lantern

Category: Outdoor
Finish: Textured Black
Construction: Polycarbonate Construction Glass/Glass, Frosted Acrylic
MADE IN USA

Width 5 in
Depth 6 3/4 in
Height 10 1/2 in
H/CTR: 4 3/8 in

1/8" IP mounting plate for outlet box included
Canopy covers a standard 4" recessed outlet box, 4.62" x 4.62" depth

Incandescent: 60-watt MAX per socket
LED: 12.5-watt MAX per socket
Fully dimmable with dimmable bulbs

701 Millennium Blvd, Greenville, South Carolina 29607
www.progresslighting.com
Rev: 05/21

1 TYPE 'EA1', 'EA2'
13 SCALE: NTS

2 TYPE 'EB1', 'EB2'
13 SCALE: NTS

3 TYPE 'ES1'
13 SCALE: NTS

4 TYPE 'EW1'
13 SCALE: NTS

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
MITCHELL ST.	784 LF	20	1	20	80	80
MICKELSON BLVD.	529 LF	14	7	14	56	56

NOTE: Streetscape requirements can be found in Section 9.2.1 of the Town of Castle Rock Landscape and Irrigation Criteria Manual (Feb 6, 2025).

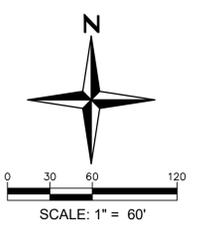
NOTE: Streetscape does not count towards overall site landscape requirements.

LANDSCAPE LEGEND

	LARGE CANOPY SHADE TREE (DECIDUOUS)	104
	COLUMNAR SHADE TREE (DECIDUOUS)	20
	ORNAMENTAL TREE (DECIDUOUS)	30
	EVERGREEN TREE	8
	UPRIGHT JUNIPER (EVERGREEN)	20
	EXISTING STREET TREE (DECIDUOUS)	8

LEGEND

	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	ROAD CENTERLINE
	CURB AND GUTTER; SEE CIVIL
	SIDEWALK; SEE CIVIL
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTICS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	LANDSCAPE EDGER
	SPADE CUT EDGE
	SEED BOUNDARY
	FENCE
	OPEN 3-RAIL FENCE
	PROPOSED STREET LIGHT
	FIRE HYDRANT



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PROJECT NO.	DATE	NO.	NOTES
17026.007			
	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

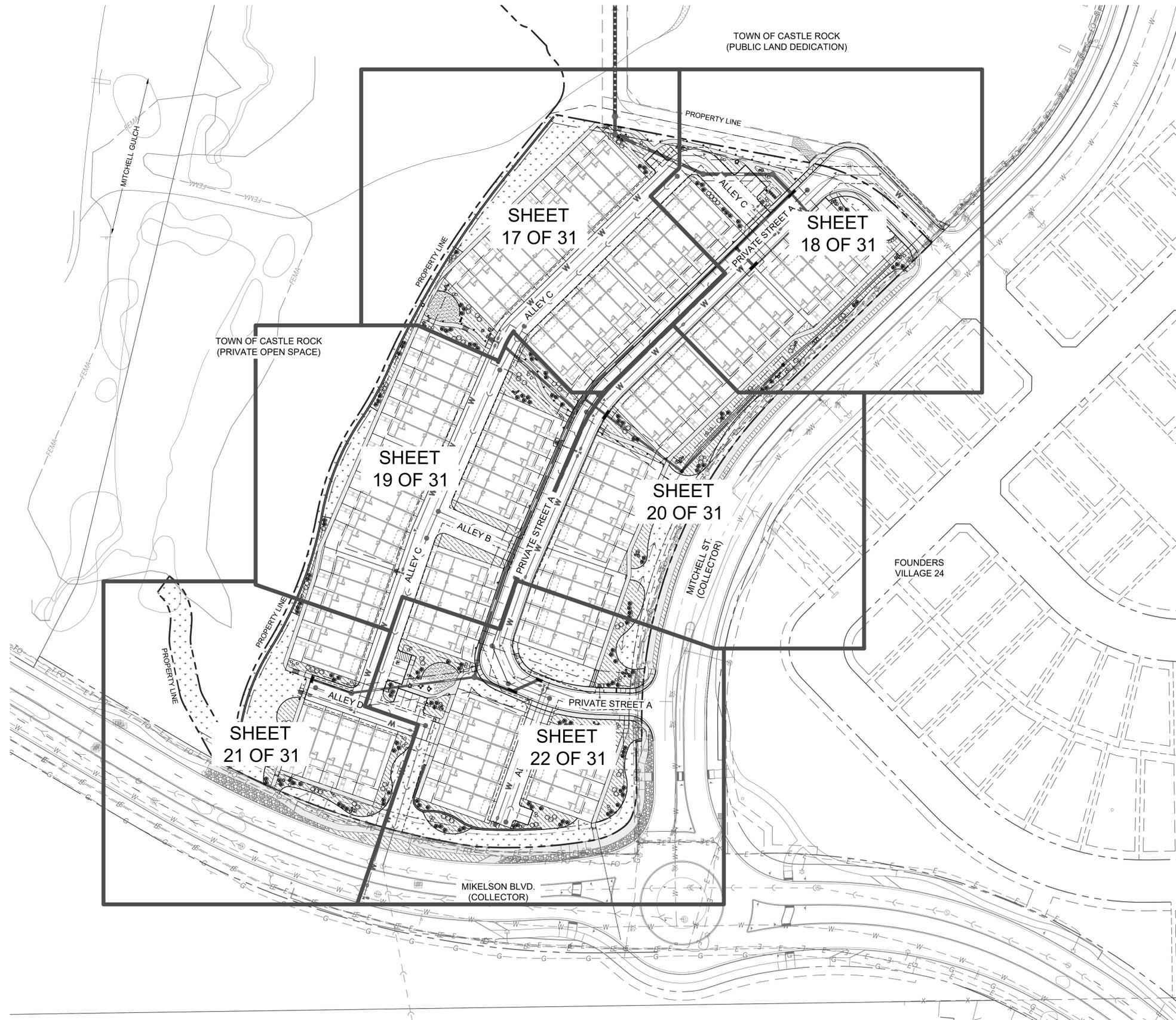
**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL STREET TREE PLAN**

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

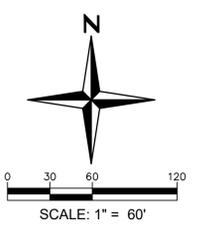
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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



LEGEND	
	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	ROAD CENTERLINE
	CURB AND GUTTER; SEE CIVIL
	SIDEWALK; SEE CIVIL
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTICS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	LANDSCAPE EDGER
	SPADE CUT EDGE
	SEED BOUNDARY
	FENCE
	OPEN 3-RAIL FENCE
	PROPOSED STREET LIGHT
	FIRE HYDRANT
	STANDARD NATIVE SEED MIX (LOW WATER USE)
	TURF SOD (HIGH WATER USE)
	ROCK MULCH
	EXISTING ROCK COBBLE
	PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)



SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014



PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
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	11/26/2025	3	THIRD SUBMITTAL
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	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

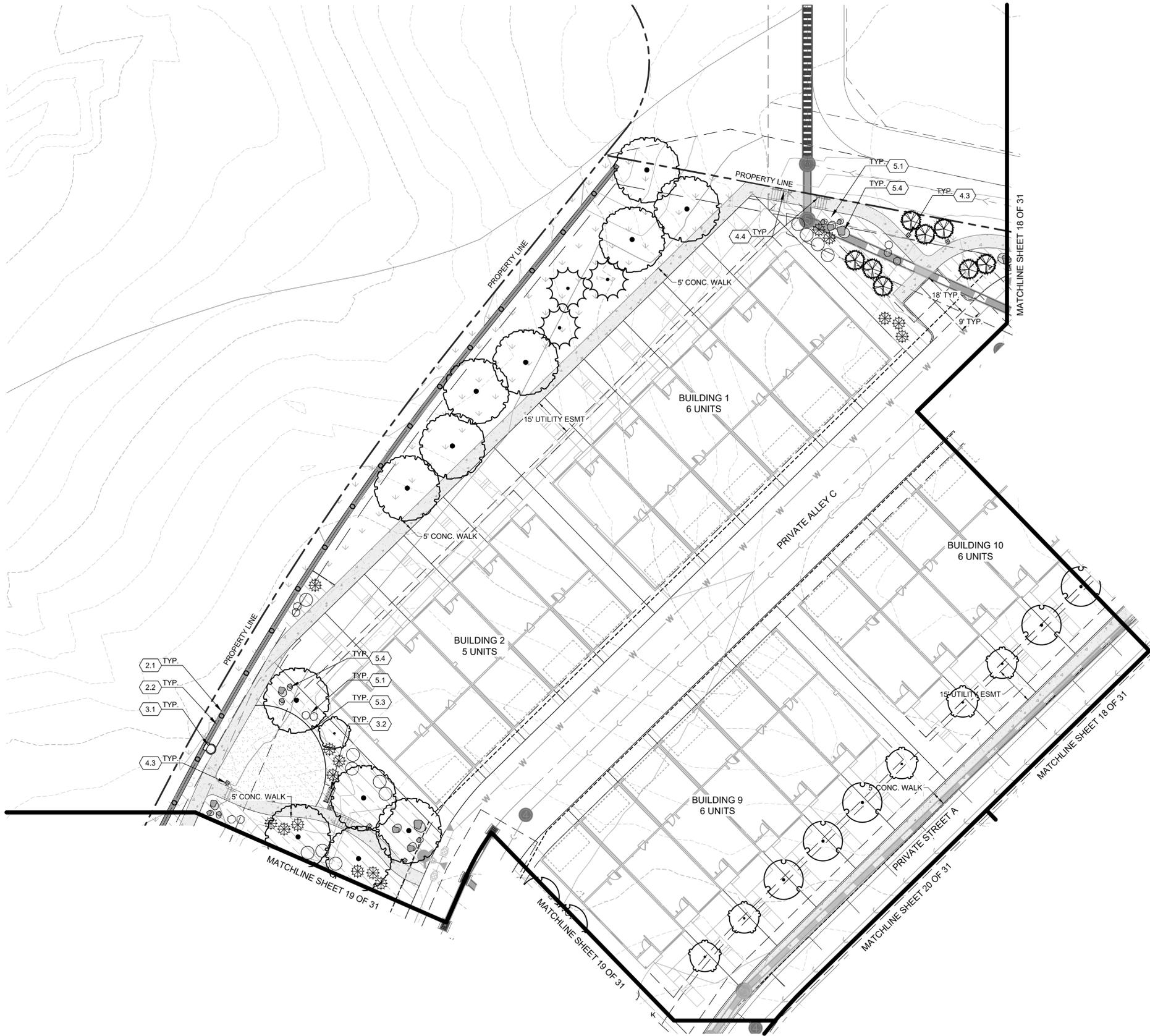
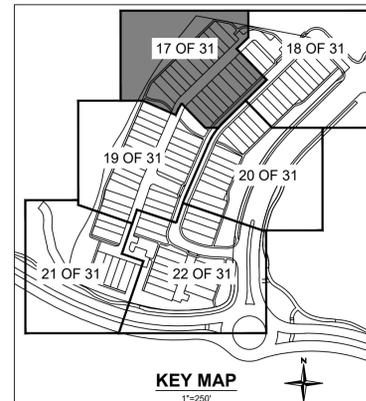
BELLA MESA SOUTH SITE DEVELOPMENT PLAN OVERALL LANDSCAPE PLAN

SHEET
16 OF 31

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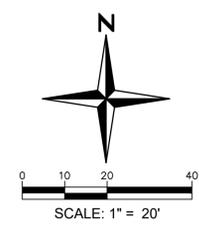
SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



- LEGEND**
- PROPERTY LINE
 - - - R.O.W.
 - LOT LINE
 - - - EASEMENT LINE
 - ROAD CENTERLINE
 - CURB AND GUTTER; SEE CIVIL
 - SIDEWALK; SEE CIVIL
 - - - EXISTING WATER LINE
 - - - EXISTING GAS LINE
 - - - EXISTING TELEPHONE LINE
 - - - EXISTING FIBER OPTICS LINE
 - - - EXISTING OVERHEAD ELECTRIC LINE
 - - - PROPOSED STORM SEWER
 - - - PROPOSED SANITARY SEWER
 - - - PROPOSED WATER LINE
 - - - LANDSCAPE EDGER
 - - - SPADE CUT EDGE
 - - - SEED BOUNDARY
 - - - FENCE
 - - - GUARDRAIL
 - - - PROPOSED STREET LIGHT
 - - - LIGHT POLE
 - - - BOLLARD LIGHT
 - - - FIRE HYDRANT
 - LARGE CANOPY SHADE TREE (DECIDUOUS)
 - COLUMNAR SHADE TREE (DECIDUOUS)
 - ORNAMENTAL TREE (DECIDUOUS)
 - EVERGREEN TREE
 - UPRIGHT JUNIPER (EVERGREEN)
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - EXISTING STREET TREE (DECIDUOUS)
 - EXISTING VEGETATION (TO REMAIN)
 - ▭ STANDARD NATIVE SEED MIX (LOW WATER USE)
 - ▭ TURF SOD (HIGH WATER USE)
 - ▭ ROCK MULCH
 - ▭ ROCK COBBLE
 - ▭ PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)

- MATERIALS LEGEND**
- | DETAIL/SHEET | DETAIL/SHEET |
|--------------------------|-----------------|
| PAVING, RAMPS, AND CURBS | |
| 1.1 CONCRETE WALK | SEE CIVIL |
| 1.2 CONCRETE DRAIN PAN | SEE CIVIL |
| SITE WALLS | |
| 2.1 RETAINING WALL | SEE CIVIL |
| 2.2 GUARDRAIL | 8/26 OF 31 |
| FURNITURE | |
| 3.1 PET STATION | 7/26 OF 31 |
| 3.2 BENCH | 9/26 OF 31 |
| 3.3 PICNIC TABLE | 10/26 OF 31 |
| 3.4 MAIL KIOSKS | N/A |
| SITE LIGHTING | |
| 4.1 EXISTING LIGHT POLE | N/A |
| 4.2 LIGHT POLE | SEE PHOTOMETRIC |
| 4.3 BOLLARD LIGHT | SEE PHOTOMETRIC |
| 4.4 STAIR LIGHT | SEE PHOTOMETRIC |
| PLANTING AND LANDSCAPE | |
| 5.1 WOOD MULCH | N/A |
| 5.2 COBBLE MULCH | N/A |
| 5.3 STEEL EDGER | 5/26 OF 31 |
| 5.4 BOULDERS | 6/26 OF 31 |
| 5.5 EXISTING COBBLE | N/A |



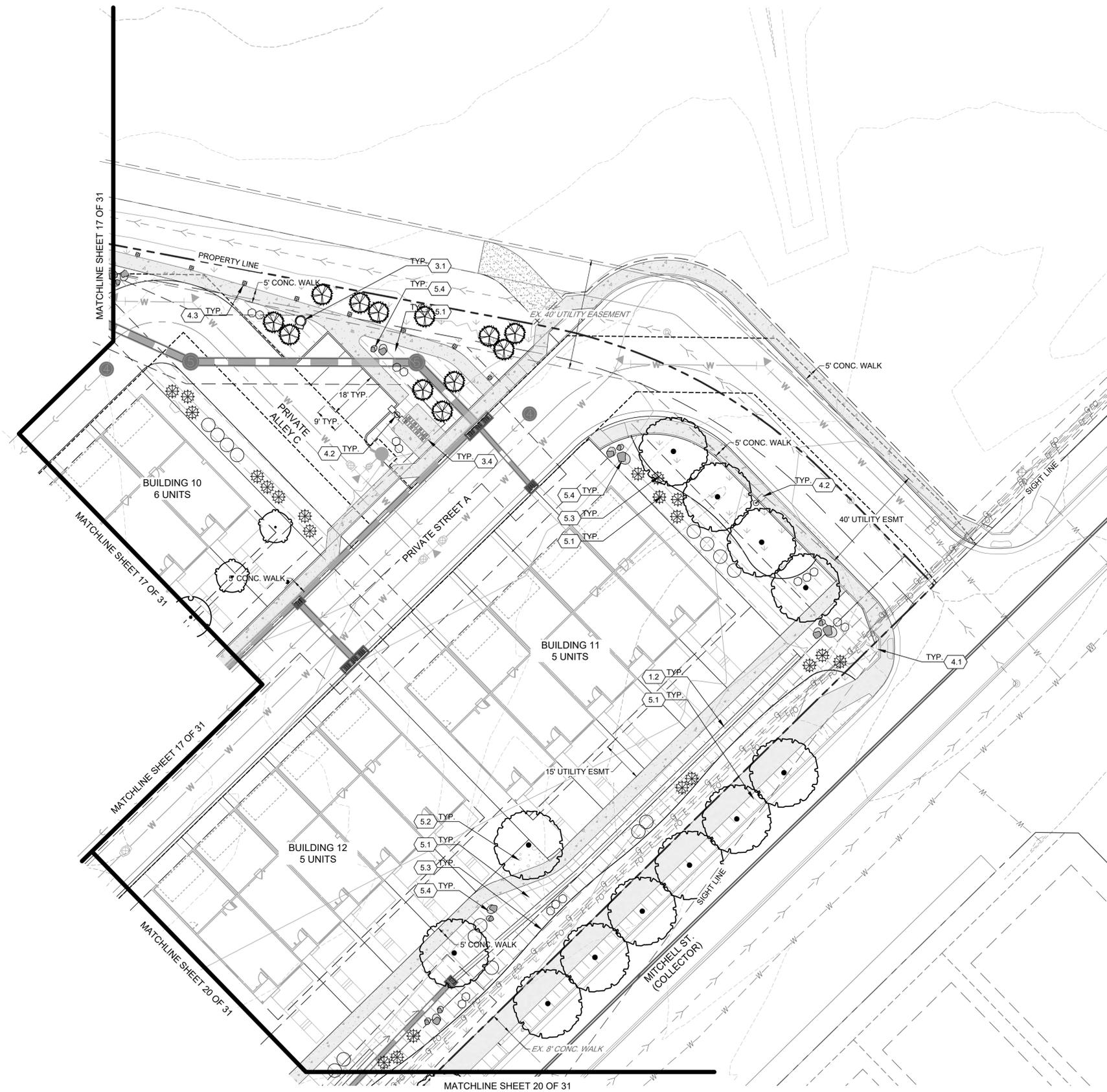
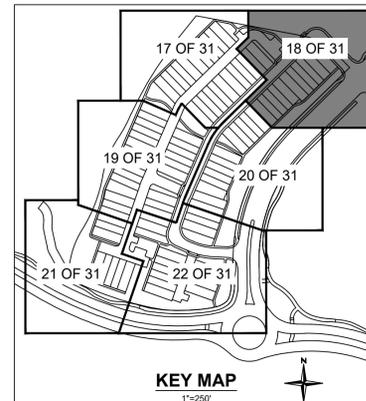
PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

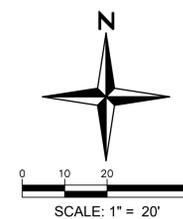


LEGEND

	PROPERTY LINE		LARGE CANOPY SHADE TREE (DECIDUOUS)
	R.O.W.		COLUMNAR SHADE TREE (DECIDUOUS)
	LOT LINE		ORNAMENTAL TREE (DECIDUOUS)
	EASEMENT LINE		EVERGREEN TREE
	ROAD CENTERLINE		UPRIGHT JUNIPER (EVERGREEN)
	CURB AND GUTTER; SEE CIVIL		DECIDUOUS SHRUBS
	SIDEWALK; SEE CIVIL		EVERGREEN SHRUBS
	EXISTING WATER LINE		EXISTING STREET TREE (DECIDUOUS)
	EXISTING GAS LINE		EXISTING VEGETATION (TO REMAIN)
	EXISTING TELEPHONE LINE		
	EXISTING FIBER OPTICS LINE		
	EXISTING OVERHEAD ELECTRIC LINE		
	PROPOSED STORM SEWER		
	PROPOSED SANITARY SEWER		
	PROPOSED WATER LINE		
	LANDSCAPE EDGER		
	SPADE CUT EDGE		
	SEED BOUNDARY		
	FENCE		
	GUARDRAIL		
	PROPOSED STREET LIGHT		
	LIGHT POLE		
	BOLLARD LIGHT		
	FIRE HYDRANT		
	STANDARD NATIVE SEED MIX (LOW WATER USE)		
	TURF SOD (HIGH WATER USE)		
	ROCK MULCH		
	ROCK COBBLE		
	PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)		

MATERIALS LEGEND

	DETAIL/SHEET
PAVING, RAMPS, AND CURBS	
1.1 CONCRETE WALK	SEE CIVIL
1.2 CONCRETE DRAIN PAN	SEE CIVIL
SITE WALLS	
2.1 RETAINING WALL	SEE CIVIL
2.2 GUARDRAIL	8/26 OF 31
FURNITURE	
3.1 PET STATION	7/26 OF 31
3.2 BENCH	9/26 OF 31
3.3 PICNIC TABLE	10/26 OF 31
3.4 MAIL KIOSKS	N/A
SITE LIGHTING	
4.1 EXISTING LIGHT POLE	N/A
4.2 LIGHT POLE	SEE PHOTOMETRIC
4.3 BOLLARD LIGHT	SEE PHOTOMETRIC
4.4 STAIR LIGHT	SEE PHOTOMETRIC
PLANTING AND LANDSCAPE	
5.1 WOOD MULCH	N/A
5.2 COBBLE MULCH	N/A
5.3 STEEL EDGER	5/26 OF 31
5.4 BOULDERS	6/26 OF 31
5.5 EXISTING COBBLE	N/A

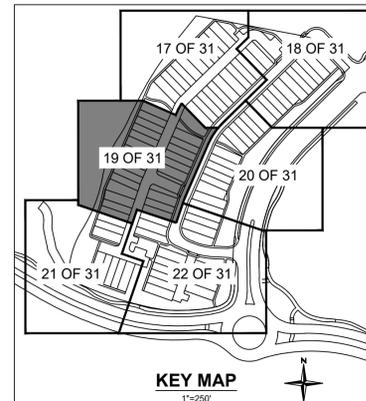


SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

PROJECT NO.	DATE	NO.	NOTES
17025.007	02/26/2025	1	FIRST SUBMITTAL
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	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

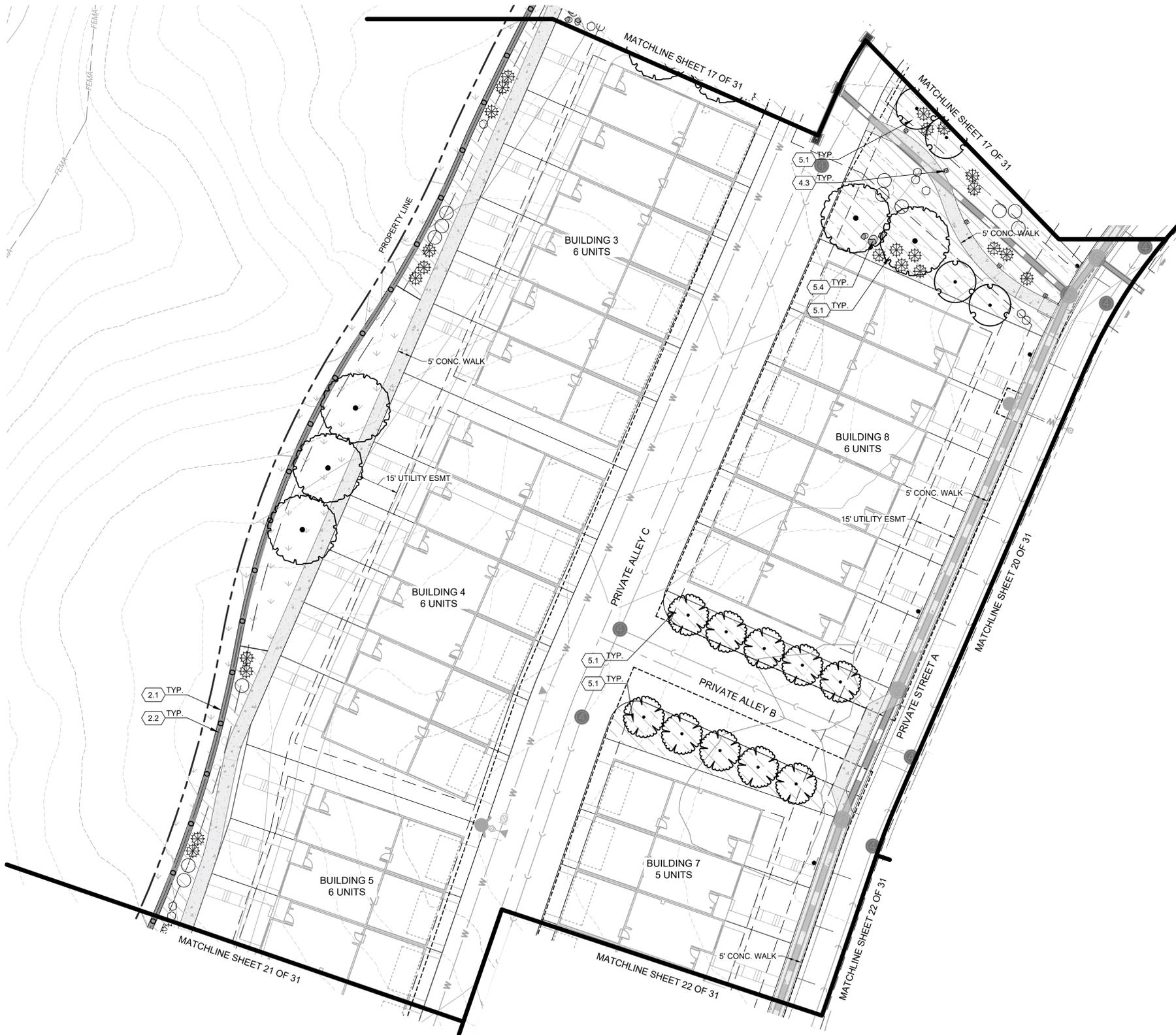
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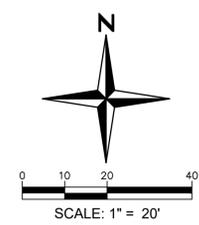


LEGEND

---	PROPERTY LINE		LARGE CANOPY SHADE TREE (DECIDUOUS)
- - -	R.O.W.		COLUMNAR SHADE TREE (DECIDUOUS)
---	LOT LINE		ORNAMENTAL TREE (DECIDUOUS)
- - -	EASEMENT LINE		EVERGREEN TREE
---	ROAD CENTERLINE		UPRIGHT JUNIPER (EVERGREEN)
---	CURB AND GUTTER; SEE CIVIL		DECIDUOUS SHRUBS
---	SIDEWALK; SEE CIVIL		EVERGREEN SHRUBS
---	EXISTING WATER LINE		EXISTING STREET TREE (DECIDUOUS)
---	EXISTING GAS LINE		EXISTING VEGETATION (TO REMAIN)
---	EXISTING TELEPHONE LINE		
---	EXISTING FIBER OPTICS LINE		
---	EXISTING OVERHEAD ELECTRIC LINE		
---	PROPOSED STORM SEWER		
---	PROPOSED SANITARY SEWER		
---	PROPOSED WATER LINE		
---	LANDSCAPE EDGER		
---	SPADE CUT EDGE		
---	SEED BOUNDARY		
---	FENCE		
---	GUARDRAIL		
---	PROPOSED STREET LIGHT		
---	LIGHT POLE		
---	BOLLARD LIGHT		
---	FIRE HYDRANT		
---	STANDARD NATIVE SEED MIX (LOW WATER USE)		
---	TURF SOD (HIGH WATER USE)		
---	ROCK MULCH		
---	ROCK COBBLE		
---	PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)		

MATERIALS LEGEND

	DETAIL/SHEET
PAVING, RAMPS, AND CURBS	
1.1 CONCRETE WALK	SEE CIVIL
1.2 CONCRETE DRAIN PAN	SEE CIVIL
SITE WALLS	
2.1 RETAINING WALL	SEE CIVIL
2.2 GUARDRAIL	8/26 OF 31
FURNITURE	
3.1 PET STATION	7/26 OF 31
3.2 BENCH	9/26 OF 31
3.3 PICNIC TABLE	10/26 OF 31
3.4 MAIL KIOSKS	N/A
SITE LIGHTING	
4.1 EXISTING LIGHT POLE	N/A
4.2 LIGHT POLE	SEE PHOTOMETRIC
4.3 BOLLARD LIGHT	SEE PHOTOMETRIC
4.4 STAIR LIGHT	SEE PHOTOMETRIC
PLANTING AND LANDSCAPE	
5.1 WOOD MULCH	N/A
5.2 COBBLE MULCH	N/A
5.3 STEEL EDGER	5/26 OF 31
5.4 BOULDERS	6/26 OF 31
5.5 EXISTING COBBLE	N/A



PROJECT NO.	DATE	NO.	NOTES
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	02/26/2026	6	SIXTH SUBMITTAL

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

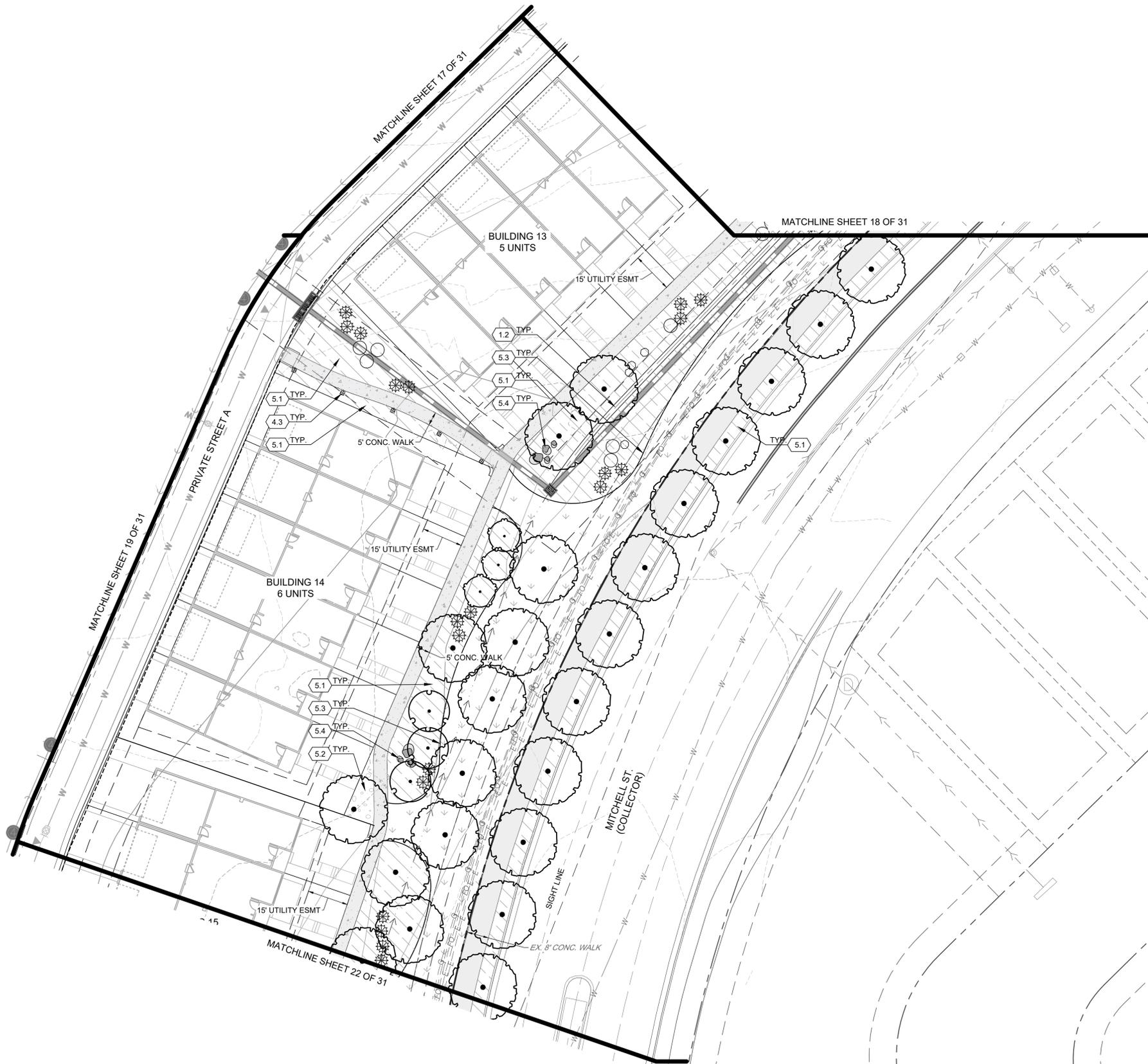
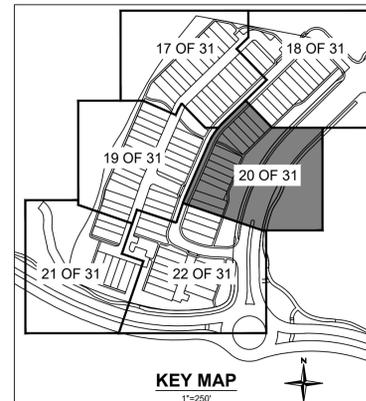
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
DETAILED LANDSCAPE PLAN

SHEET
19 OF 31

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

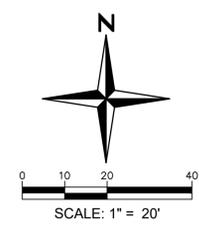


LEGEND

- | | | | |
|-----|---|--|-------------------------------------|
| --- | PROPERTY LINE | | LARGE CANOPY SHADE TREE (DECIDUOUS) |
| --- | R.O.W. | | COLUMNAR SHADE TREE (DECIDUOUS) |
| --- | LOT LINE | | ORNAMENTAL TREE (DECIDUOUS) |
| --- | EASEMENT LINE | | EVERGREEN TREE |
| --- | ROAD CENTERLINE | | UPRIGHT JUNIPER (EVERGREEN) |
| --- | CURB AND GUTTER; SEE CIVIL | | DECIDUOUS SHRUBS |
| --- | SIDEWALK; SEE CIVIL | | EVERGREEN SHRUBS |
| --- | EXISTING WATER LINE | | EXISTING STREET TREE (DECIDUOUS) |
| --- | EXISTING GAS LINE | | EXISTING VEGETATION (TO REMAIN) |
| --- | EXISTING TELEPHONE LINE | | |
| --- | EXISTING FIBER OPTICS LINE | | |
| --- | EXISTING OVERHEAD ELECTRIC LINE | | |
| --- | PROPOSED STORM SEWER | | |
| --- | PROPOSED SANITARY SEWER | | |
| --- | PROPOSED WATER LINE | | |
| --- | LANDSCAPE EDGER | | |
| --- | SPADE CUT EDGE | | |
| --- | SEED BOUNDARY | | |
| --- | FENCE | | |
| --- | GUARDRAIL | | |
| --- | PROPOSED STREET LIGHT | | |
| --- | LIGHT POLE | | |
| --- | BOLLARD LIGHT | | |
| --- | FIRE HYDRANT | | |
| --- | STANDARD NATIVE SEED MIX (LOW WATER USE) | | |
| --- | TURF SOD (HIGH WATER USE) | | |
| --- | ROCK MULCH | | |
| --- | ROCK COBBLE | | |
| --- | PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE) | | |

MATERIALS LEGEND

	DETAIL/SHEET
PAVING, RAMPS, AND CURBS	
1.1 CONCRETE WALK	SEE CIVIL
1.2 CONCRETE DRAIN PAN	SEE CIVIL
SITE WALLS	
2.1 RETAINING WALL	SEE CIVIL
2.2 GUARDRAIL	8/26 OF 31
FURNITURE	
3.1 PET STATION	7/26 OF 31
3.2 BENCH	9/26 OF 31
3.3 PICNIC TABLE	10/26 OF 31
3.4 MAIL KIOSKS	N/A
SITE LIGHTING	
4.1 EXISTING LIGHT POLE	N/A
4.2 LIGHT POLE	SEE PHOTOMETRIC
4.3 BOLLARD LIGHT	SEE PHOTOMETRIC
4.4 STAIR LIGHT	SEE PHOTOMETRIC
PLANTING AND LANDSCAPE	
5.1 WOOD MULCH	N/A
5.2 COBBLE MULCH	N/A
5.3 STEEL EDGER	5/26 OF 31
5.4 BOULDERS	6/26 OF 31
5.5 EXISTING COBBLE	N/A



SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

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Land Planning
Civil Engineering
Landscape Architecture
Construction Management

PROJECT NO.	DATE	NO.	NOTES
17026.007			

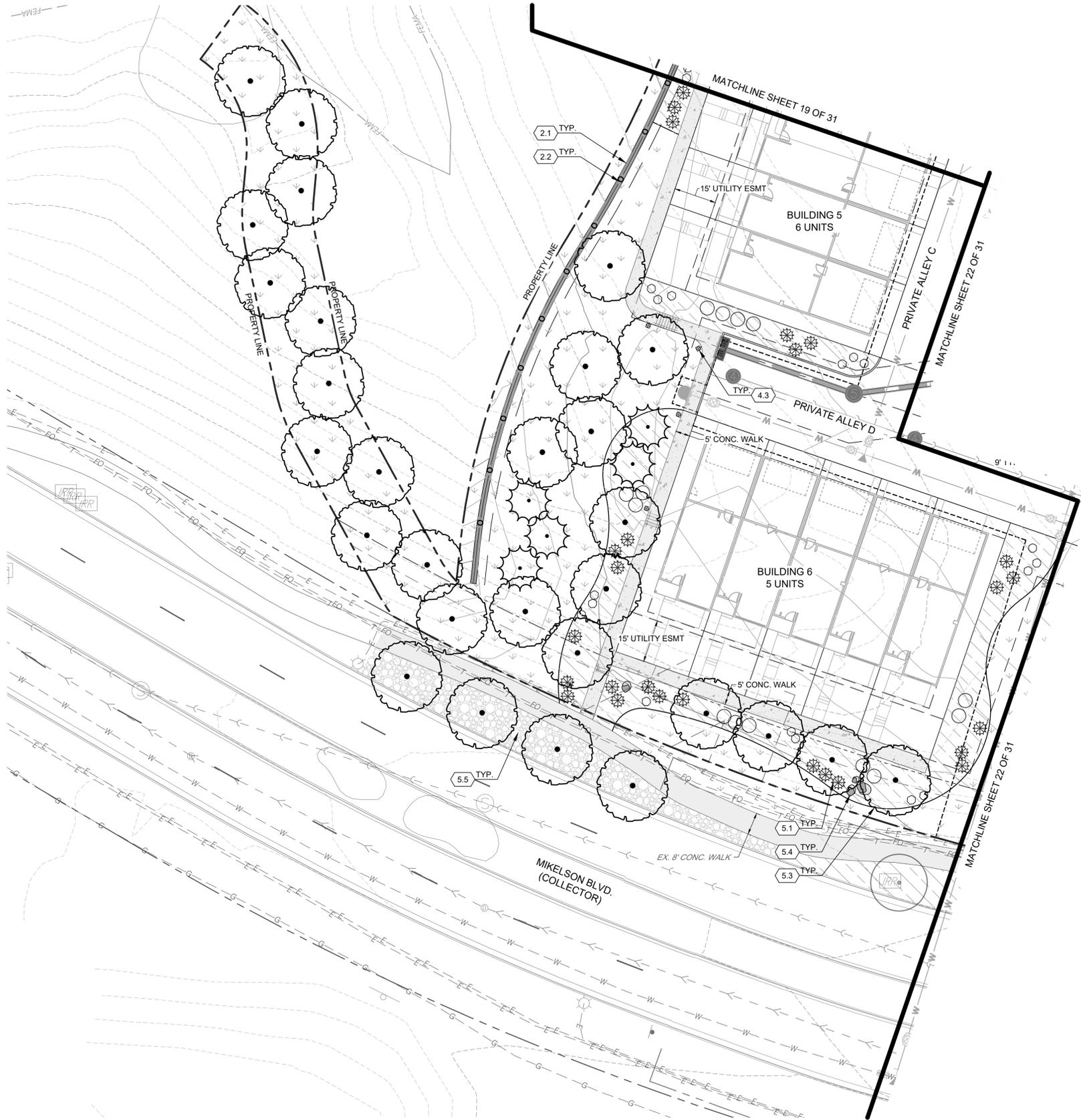
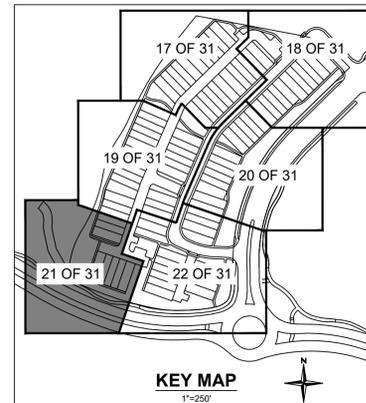
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
DETAILED LANDSCAPE PLAN

SHEET
20 OF 31

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

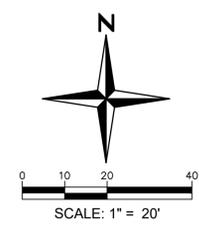


LEGEND

- PROPERTY LINE
- - - R.O.W.
- LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- CURB AND GUTTER; SEE CIVIL
- SIDEWALK; SEE CIVIL
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTICS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- LANDSCAPE EDGER
- SPADE CUT EDGE
- SEED BOUNDARY
- FENCE
- GUARDRAIL
- PROPOSED STREET LIGHT
- LIGHT POLE
- BOLLARD LIGHT
- FIRE HYDRANT
- LARGE CANOPY SHADE TREE (DECIDUOUS)
- COLUMNAR SHADE TREE (DECIDUOUS)
- ORNAMENTAL TREE (DECIDUOUS)
- EVERGREEN TREE
- UPRIGHT JUNIPER (EVERGREEN)
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- EXISTING STREET TREE (DECIDUOUS)
- EXISTING VEGETATION (TO REMAIN)
- ▭ STANDARD NATIVE SEED MIX (LOW WATER USE)
- ▭ TURF SOD (HIGH WATER USE)
- ▭ ROCK MULCH
- ▭ ROCK COBBLE
- ▭ PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)

MATERIALS LEGEND

DETAIL/SHEET	
PAVING, RAMPS, AND CURBS	
1.1 CONCRETE WALK	SEE CIVIL
1.2 CONCRETE DRAIN PAN	SEE CIVIL
SITE WALLS	
2.1 RETAINING WALL	SEE CIVIL
2.2 GUARDRAIL	8/26 OF 31
FURNITURE	
3.1 PET STATION	7/26 OF 31
3.2 BENCH	9/26 OF 31
3.3 PICNIC TABLE	10/26 OF 31
3.4 MAIL KIOSKS	N/A
SITE LIGHTING	
4.1 EXISTING LIGHT POLE	N/A
4.2 LIGHT POLE	SEE PHOTOMETRIC
4.3 BOLLARD LIGHT	SEE PHOTOMETRIC
4.4 STAIR LIGHT	SEE PHOTOMETRIC
PLANTING AND LANDSCAPE	
5.1 WOOD MULCH	N/A
5.2 COBBLE MULCH	N/A
5.3 STEEL EDGER	5/26 OF 31
5.4 BOULDERS	6/26 OF 31
5.5 EXISTING COBBLE	N/A



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- Landscape Architecture
- Construction Management

PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

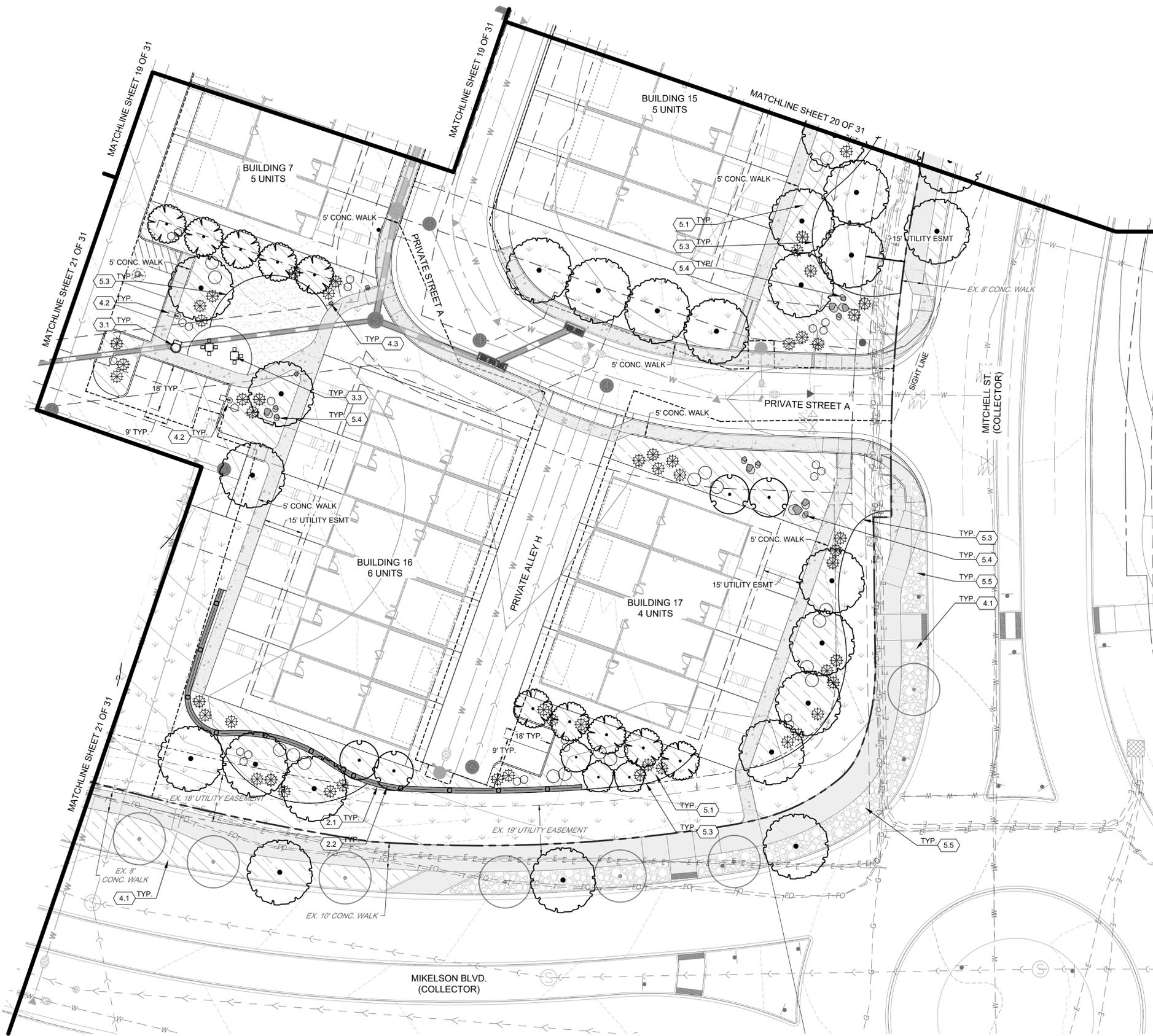
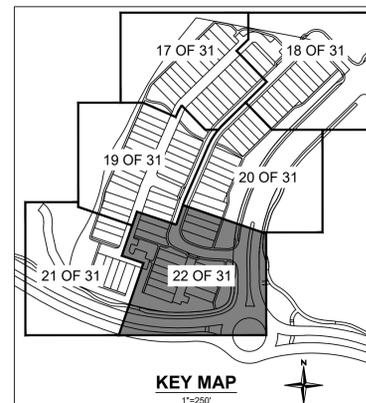
**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
DETAILED LANDSCAPE PLAN**

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

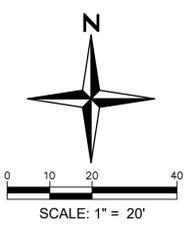


LEGEND

- PROPERTY LINE
- - - R.O.W.
- LOT LINE
- - - EASEMENT LINE
- ROAD CENTERLINE
- CURB AND GUTTER; SEE CIVIL
- SIDEWALK; SEE CIVIL
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTICS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- LANDSCAPE EDGER
- SPADE CUT EDGE
- SEED BOUNDARY
- FENCE
- GUARDRAIL
- PROPOSED STREET LIGHT
- LIGHT POLE
- BOLLARD LIGHT
- FIRE HYDRANT
- LARGE CANOPY SHADE TREE (DECIDUOUS)
- COLUMNAR SHADE TREE (DECIDUOUS)
- ORNAMENTAL TREE (DECIDUOUS)
- EVERGREEN TREE
- UPRIGHT JUNIPER (EVERGREEN)
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- EXISTING STREET TREE (DECIDUOUS)
- EXISTING VEGETATION (TO REMAIN)
- ▭ STANDARD NATIVE SEED MIX (LOW WATER USE)
- ▭ TURF SOD (HIGH WATER USE)
- ▭ ROCK MULCH
- ▭ ROCK COBBLE
- ▭ PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)

MATERIALS LEGEND

DETAIL/SHEET	
PAVING, RAMPS, AND CURBS	
1.1 CONCRETE WALK	SEE CIVIL
1.2 CONCRETE DRAIN PAN	SEE CIVIL
SITE WALLS	
2.1 RETAINING WALL	SEE CIVIL
2.2 GUARDRAIL	8/26 OF 31
FURNITURE	
3.1 PET STATION	7/26 OF 31
3.2 BENCH	9/26 OF 31
3.3 PICNIC TABLE	10/26 OF 31
3.4 MAIL KIOSKS	N/A
SITE LIGHTING	
4.1 EXISTING LIGHT POLE	N/A
4.2 LIGHT POLE	SEE PHOTOMETRIC
4.3 BOLLARD LIGHT	SEE PHOTOMETRIC
4.4 STAIR LIGHT	SEE PHOTOMETRIC
PLANTING AND LANDSCAPE	
5.1 WOOD MULCH	N/A
5.2 COBBLE MULCH	N/A
5.3 STEEL EDGER	5/26 OF 31
5.4 BOULDERS	6/26 OF 31
5.5 EXISTING COBBLE	N/A



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• Construction Management

PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH SITE DEVELOPMENT PLAN DETAILED LANDSCAPE PLAN

SHEET
22 OF 31

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

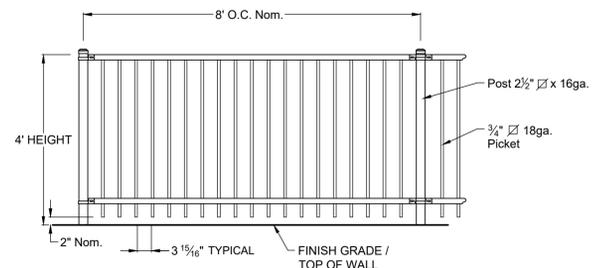


TRAIL TYPE LEGEND

— 5' CONCRETE WALK

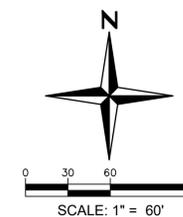
FENCING / GUARDRAIL LEGEND

— 4' GUARDRAIL, SEE DETAIL BELOW



NOTES:

- MANUFACTURER: AMERISTAR
- MODEL: MONTAGE PLUS
- STYLE: MAJESTIC
- COLOR: BLACK
- FOOTINGS TO BE INTEGRATED WITHIN THE RETAINING WALL



SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

PROJECT NO.	DATE	NO.	DATE	NO.	NOTES
17025.007					
	02/26/2025	1			FIRST SUBMITTAL
	08/17/2025	2			SECOND SUBMITTAL
	11/26/2025	3			THIRD SUBMITTAL
	07/15/2026	4			FOURTH SUBMITTAL
	02/17/2026	5			FIFTH SUBMITTAL
	02/26/2026	6			SIXTH SUBMITTAL

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL TRAILS AND FENCING PLAN**

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

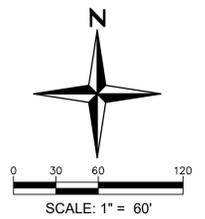


LEGEND

	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	ROAD CENTERLINE
	CURB AND GUTTER; SEE CIVIL
	SIDEWALK; SEE CIVIL
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTICS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	LANDSCAPE EDGER
	SPADE CUT EDGE
	SEED BOUNDARY
	FENCE
	OPEN 3-RAIL FENCE
	PROPOSED STREET LIGHT
	FIRE HYDRANT

LANDSCAPE AREAS LEGEND

	NATIVE SEED
	TURF/SOD
	SHRUB BEDS



SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
LANDSCAPE AREAS EXHIBIT**

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

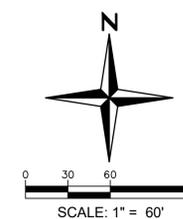


LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- CURB AND GUTTER; SEE CIVIL
- SIDEWALK; SEE CIVIL
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTICS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- LANDSCAPE EDGER
- SPADE CUT EDGE
- SEED BOUNDARY
- FENCE
- OPEN 3-RAIL FENCE
- PROPOSED STREET LIGHT
- FIRE HYDRANT

IRRIGATION / HYDROZONE LEGEND

- VERY LOW TO LOW WATER USE
DRIP IRRIGATION - DRIPLINE OR POINT SOURCE EMITTERS
- VERY LOW TO LOW WATER USE
OVERHEAD IRRIGATION - SPRAY, ROTARY AND/OR ROTORS (TEMPORARY - SEE NOTE 8 BELOW)
- LOW TO MEDIUM WATER USE
DRIP IRRIGATION - DRIPLINE OR POINT SOURCE EMITTERS
- HIGH WATER USE
OVERHEAD IRRIGATION - SPRAY, ROTARY AND/OR ROTORS



SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014



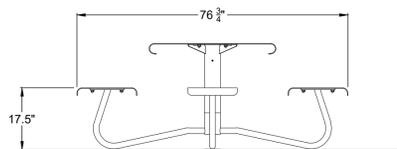
PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH SITE DEVELOPMENT PLAN IRRIGATION CONCEPT PLAN

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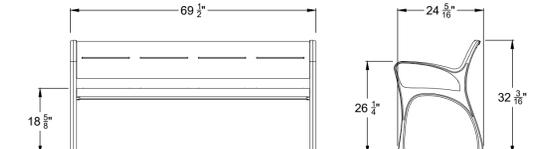
SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



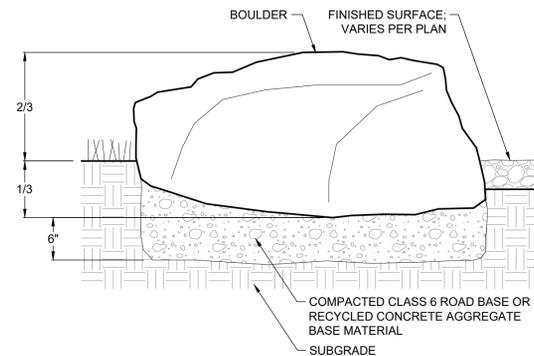
MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MTB-1100-00001 - SURFACE MOUNT, BACKLESS SEATS, METAL
MODEL: MTB-1100-00004 - SURFACE MOUNT, BACKLESS SEATS, ACCESSIBLE, METAL
COLOR: BLACK
CONTACT INFO: 1-800-716-5506 / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

10 PICNIC TABLE
SCALE: NTS



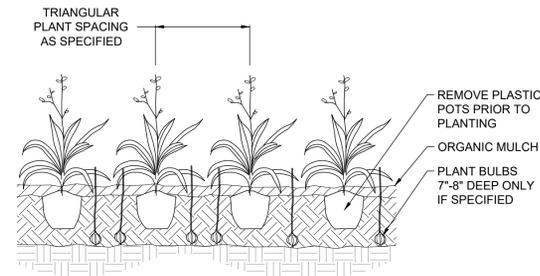
MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MBE-0870-00009 - SURFACE MOUNT, BACKED BENCH, SIDE ARMS, METAL WITH NO CENTER ARM
COLOR: BLACK
CONTACT INFO: 1-800-716-5506 / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

9 BENCH
SCALE: NTS



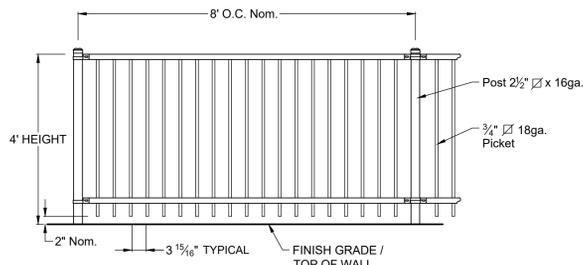
NOTES:
• BASE MATERIAL SHALL BE PLACED AND COMPACTED SO THAT THE BOULDER SITS FIRMLY IN PLACE, WITHOUT THE CHANCE OF SETTLEMENT.
• BOULDER SEAMS SHALL BE LEVEL.

6 LANDSCAPE BOULDER
SCALE: 1" = 1'-0"



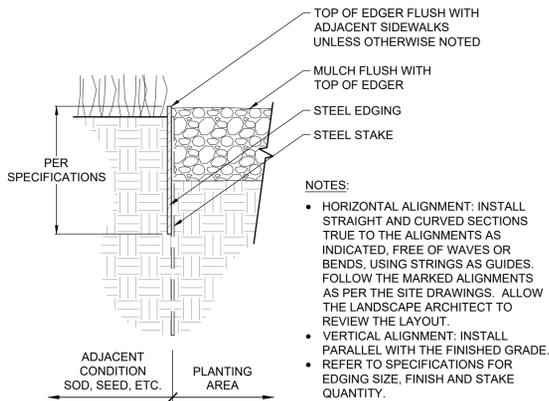
NOTES:
• AMEND SOILS WITH ORGANIC SOIL AMENDMENT AS SPECIFIED.
• APPLY ORGANIC FERTILIZER AND SOIL CONDITIONERS AS SPECIFIED.
• MULCH DEPTH AROUND PLANT BASE MAY BE THINNER. DO NOT BURY PLANT WITH MULCH.

3 PERENNIAL PLANTING
SCALE: NTS



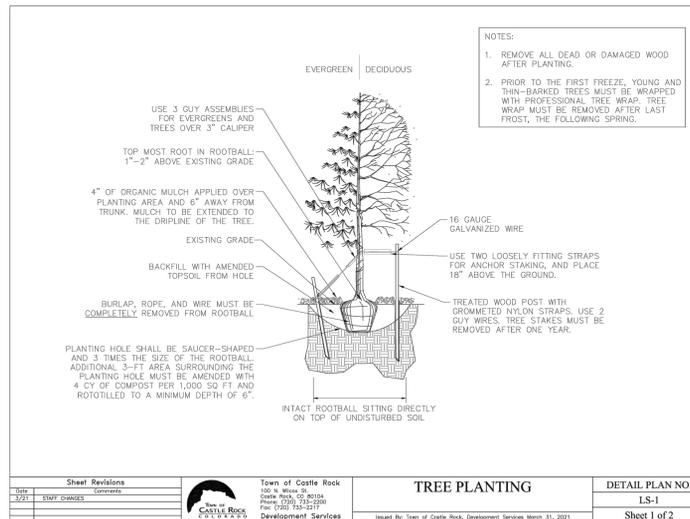
NOTES:
• MANUFACTURER: AMERISTAR
• MODEL: MONTAGE PLUS
• STYLE: MAJESTIC
• COLOR: BLACK
• FOOTINGS TO BE INTEGRATED WITHIN THE RETAINING WALL

8 GUARDRAIL
SCALE: 1/2" = 1'-0"



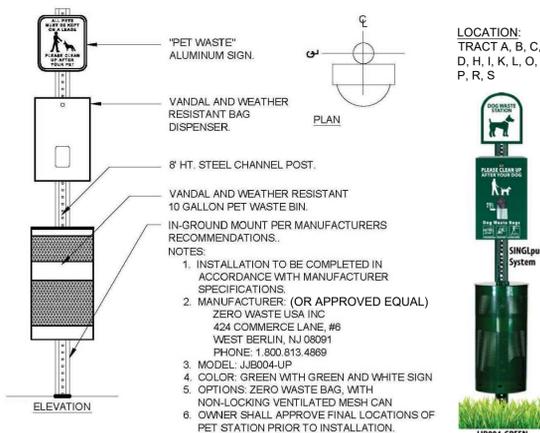
NOTES:
• HORIZONTAL ALIGNMENT: INSTALL STRAIGHT AND CURVED SECTIONS TRUE TO THE ALIGNMENTS AS INDICATED, FREE OF WAVES OR BENDS, USING STRINGS AS GUIDES. FOLLOW THE MARKED ALIGNMENTS AS PER THE SITE DRAWINGS. ALLOW THE LANDSCAPE ARCHITECT TO REVIEW THE LAYOUT.
• VERTICAL ALIGNMENT: INSTALL PARALLEL WITH THE FINISHED GRADE.
• REFER TO SPECIFICATIONS FOR EDGING SIZE, FINISH AND STAKE QUANTITY.

5 LANDSCAPE EDGER
SCALE: 3" = 1'-0"



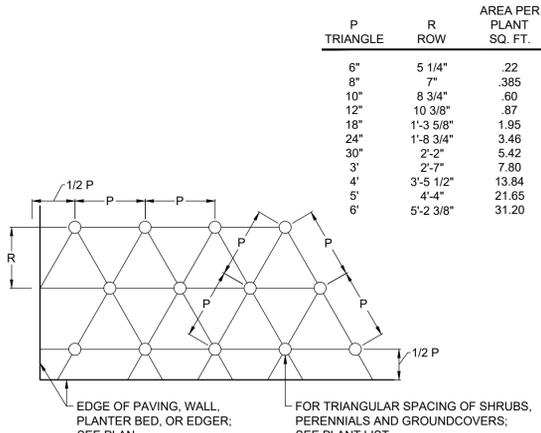
NOTES:
1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN-BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

DATE	NO.	DESCRIPTION
02/26/2025	1	FIRST SUBMITTAL
08/17/2025	2	SECOND SUBMITTAL
11/26/2025	3	THIRD SUBMITTAL
01/15/2026	4	FOURTH SUBMITTAL
02/17/2026	5	FIFTH SUBMITTAL
02/26/2026	6	SIXTH SUBMITTAL

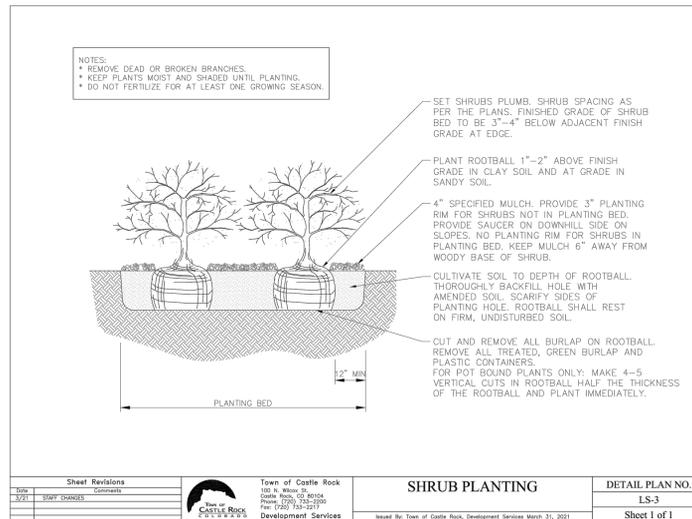


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. MANUFACTURER: (OR APPROVED EQUAL) ZERO WASTE USA INC 424 COMMERCE LANE, #8 WEST BERLIN, NJ 08091 PHONE: 1-800-813-4869
3. MODEL: JUB004-UP
4. COLOR: GREEN WITH GREEN AND WHITE SIGN
5. OPTIONS: ZERO WASTE BAG WITH NON-LOCKING VENTILATED MESH CAN
6. OWNER SHALL APPROVE FINAL LOCATIONS OF PET STATION PRIOR TO INSTALLATION.

7 DOG WASTE STATION
SCALE: 1" = 1'-0"



4 PLANT SPACING
SCALE: NTS



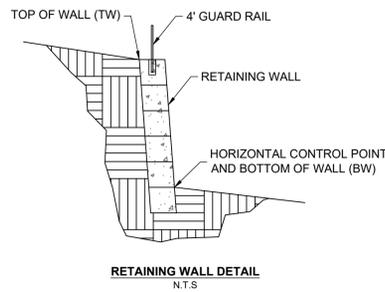
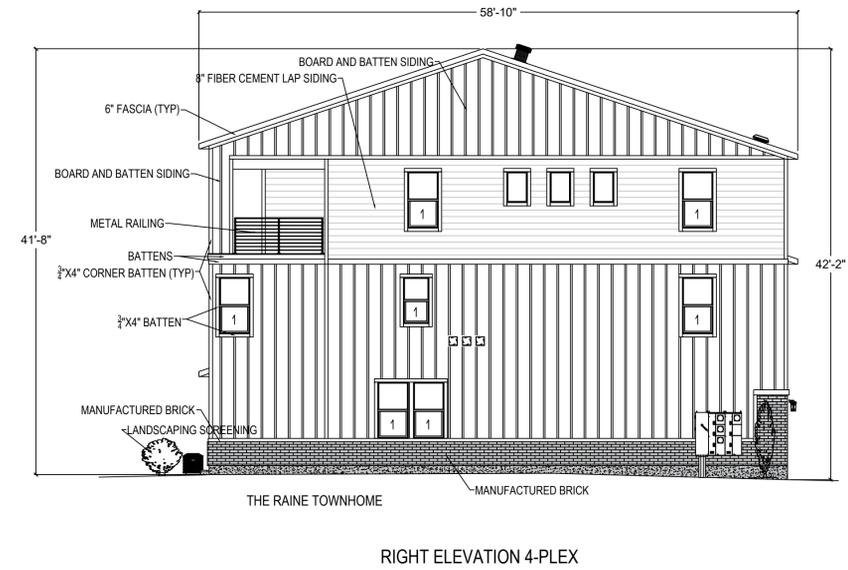
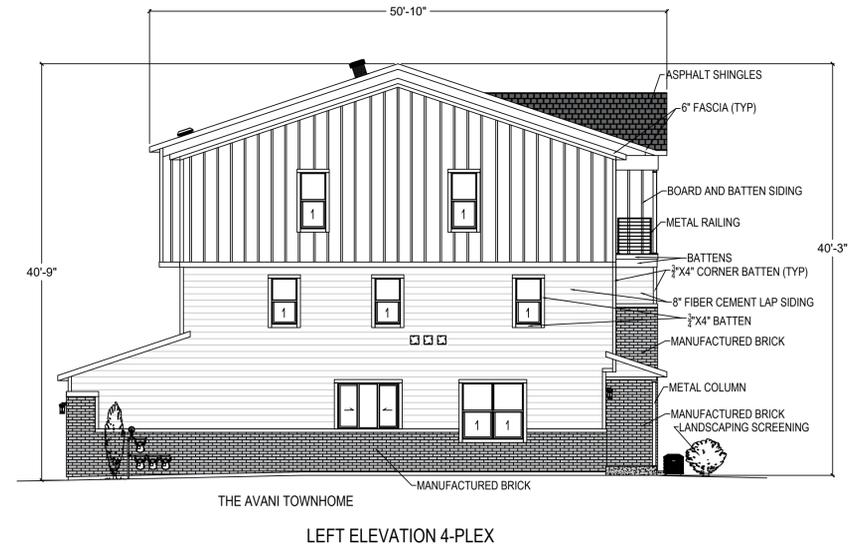
NOTES:
• REMOVE DEAD OR BROKEN BRANCHES.
• KEEP PLANTS MOIST AND SHADDED UNTIL PLANTING.
• DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

DATE	NO.	DESCRIPTION
02/26/2025	1	FIRST SUBMITTAL
08/17/2025	2	SECOND SUBMITTAL
11/26/2025	3	THIRD SUBMITTAL
01/15/2026	4	FOURTH SUBMITTAL
02/17/2026	5	FIFTH SUBMITTAL
02/26/2026	6	SIXTH SUBMITTAL

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



REDI-ROCK GRAVITY WALL
WALL TO BE GRAY OR SIMILAR
NATURAL COLOR
MANUFACTURER: REDI+ROCK
FACE TYPE: COBBLESTONE

**NOT FOR
CONSTRUCTION**

PROJECT NO. 17026.007

DATE

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DATE 08/09/2025

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NO. 3

DATE 11/02/2025

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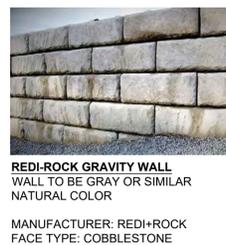
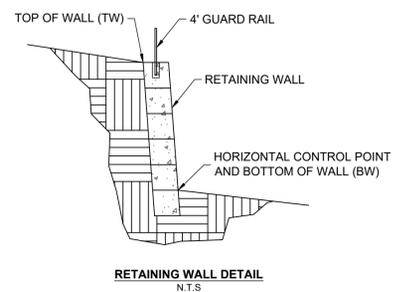
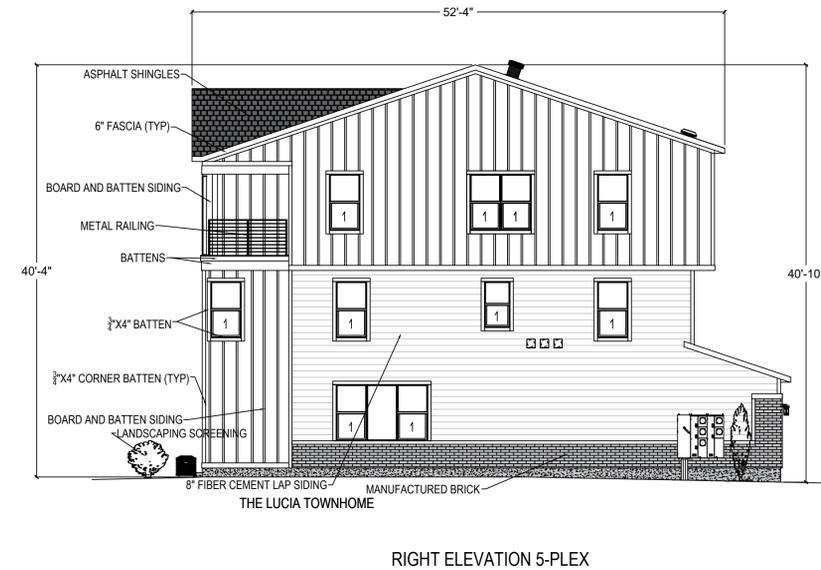
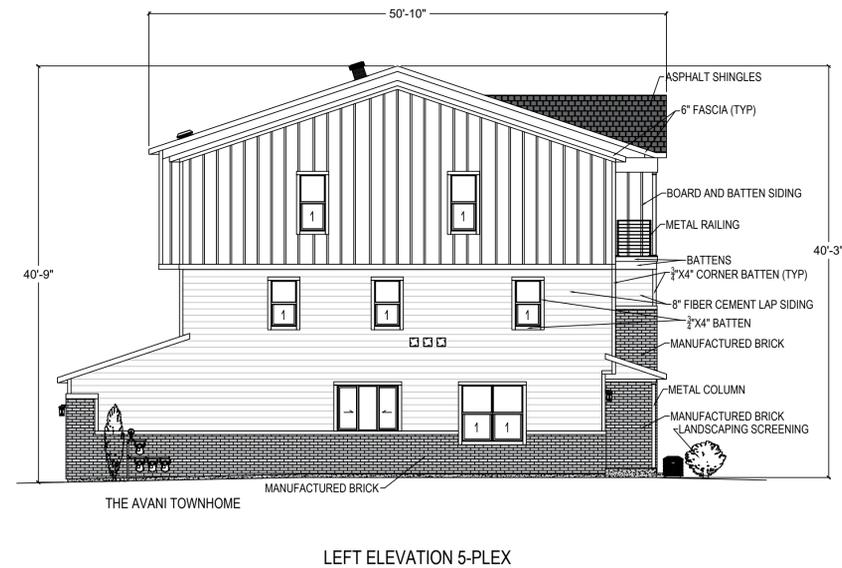
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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



NOT FOR CONSTRUCTION

PROJECT NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
17026.007	05/09/2025	1	09/17/2025	2	11/02/2025	3	01/13/2026
		4	02/12/2026	5	02/20/2026	6	

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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COLOR SCHEME 1

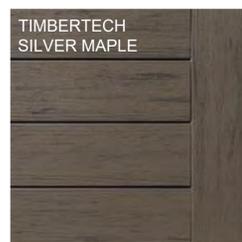
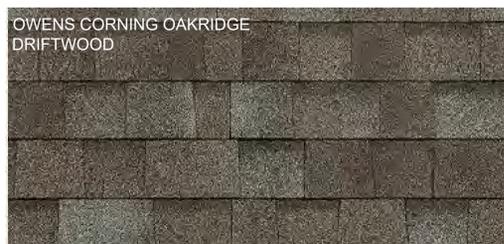
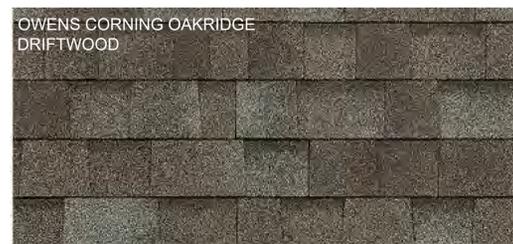
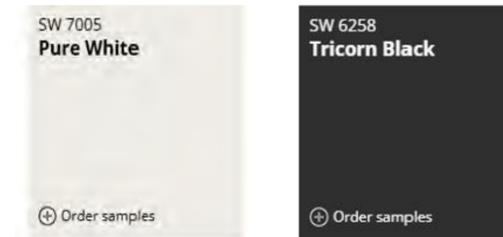
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- FIBER CEMENT LAP SIDING :SHERWIN WILLIAMS - EIDER WHITE #7014
- BOARD AND BATTEN SIDING :SHERWIN WILLIAMS - MORRIS ROOM GREY #0037
- FASCIA :SHERWIN WILLIAMS - URBANE BRONZE #7048
- BATTENS :SHERWIN WILLIAMS - URBANE BRONZE #7048
- CORNER BATTEN :SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING BODY COLOR
- METAL COLUMNS :SHERWIN WILLIAMS - TRICORN BLACK #6258
- ENTRY DOOR :SHERWIN WILLIAMS - URBANE BRONZE #7048
- GARAGE DOOR :SHERWIN WILLIAMS - EIDER WHITE #7014
- EAVES / TROUGH / DOWNSPOUTS :SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
- COMPOSITE DECKING :TIMBERTECH - TERRAIN COLLECTION - SILVER MAPLE
- VINYL WINDOWS :PRIME WINDOWS - WHITE
- MANUFACTURED BRICK :SUNSET STONE - DEL NORTE THIN BRICK FLATS

COLOR SCHEME 2

- ASPHALT SHINGLES :OWENS CORNING OAKRIDGE - DRIFTWOOD
- FIBER CEMENT LAP SIDING :SHERWIN WILLIAMS - ZIRCON #7667
- BOARD AND BATTEN SIDING :SHERWIN WILLIAMS - MOUNT ETNA #7625
- FASCIA :SHERWIN WILLIAMS - BLACK OF NIGHT #6993
- BATTENS :SHERWIN WILLIAMS - MOUNT ETNA #7625
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COLOR SCHEME 3

- ASPHALT SHINGLES :OWENS CORNING OAKRIDGE - BLACK ONYX
- FIBER CEMENT LAP SIDING :SHERWIN WILLIAMS - PURE WHITE #7005
- BOARD AND BATTEN SIDING :SHERWIN WILLIAMS - PURE WHITE #7005
- FASCIA :SHERWIN WILLIAMS - TRICORN BLACK #6258
- BATTENS :SHERWIN WILLIAMS - TRICORN BLACK #6258
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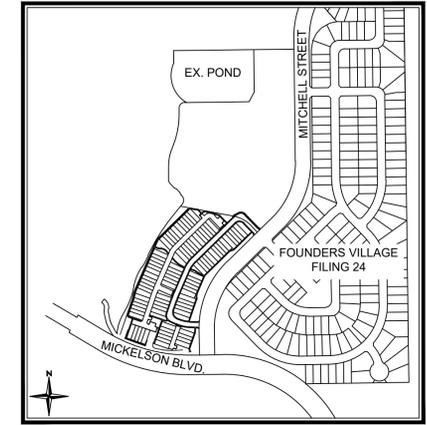


NOT FOR CONSTRUCTION

PROJECT NO.	NO.	DATE	NOTES
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	2		SECOND SUBMITTAL
	3		THIRD SUBMITTAL
	4		FOURTH SUBMITTAL
	5		FIFTH SUBMITTAL
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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



KEY MAP
N.T.S.

BUILDING VARIATION LEGEND

- 4 PACK, COLOR SCHEME #3
- 5 PACK, COLOR SCHEME #1
- 5 PACK, COLOR SCHEME #2
- 5 PACK, COLOR SCHEME #3
- 6 PACK, COLOR SCHEME #1
- 6 PACK, COLOR SCHEME #2
- 6 PACK, COLOR SCHEME #3



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SCALE: 1" = 50'



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	02/20/2026	6	SIXTH SUBMITTAL

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
BUILDING VARIATION PLAN**

I:\2017\17026 - Bella Mesa\CADD\Sheet - Sdp\17026.007 - Sdp\17026.007 - Building Variation Plan.dwg tab: 31 OF 31 BUILDING VARIATION PLAN Feb. 20, 2026 - 11:36am rharing

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

COLOR SCHEME 1

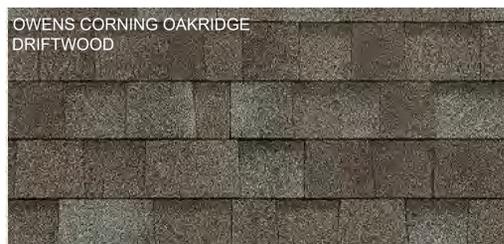
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Neighborhood Meeting Summary

Property Owner: Fourth Investments USA, LLC

Date/Time: Tuesday, May 27, 2025 @ 6 pm (Adjourned at 6:28 pm)

Meeting Location: Cantril School

Councilmember District: Councilmember Brooks'

Application: Bella Mesa South - Meeting #1

Applicant's Proposal

The applicant, Cardel Homes, is proposing development of the 9 acre site located at the northwest corner of Mikelson Blvd and N. Mitchell Street. The proposed Site Development Plan includes 95 single-family attached units with associated landscaping, internal roadways and infrastructure improvements. The building height will be 35 feet. Two hundred parking spaces will be provided in a combination of on-street and garage spaces.

The first neighborhood meeting was held on April 22, 2025, however technical issues prevented the public from accessing the meeting virtually. The applicant was required to schedule another meeting to meet the requirements of a first neighborhood meeting. That meeting was held on May 27, 2024. This summary includes content from both of the meetings.

Attendees

Applicant Representatives:

Josie O'Connor, Redland
Travis Frazier, Redland
Allison Stavish, Redland (virtual)
Izzi Wells, Redland, (virtual)
Mike Newman, Cardel Homes
Scott Kilgore, Fox Tuttle

Public Attendees:

In-person Attendees: 3 residents attended 4-22-25 meeting in-person
1 resident attended the 5-27-25 meeting in-person

Online Attendees: 0 residents attended the 4-22-25 meeting online
4 residents attended the 5-27-25 meeting online

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant presented information about the current zoning applicable to the property that was approved in 2014, specifically

- Permitted uses: Single-family detached and attached, and multi-family
- Maximum dwelling units allowed: 196
- Maximum density: 20 dwelling units per acre (du/ac)
- Maximum height: 50 feet

The applicant described the site plan proposal as transitional development with a pedestrian focus given the proximity to the middle school and open space. The design of the site plan prioritizes privacy for the future residents, as well as surrounding residents. The proposal is for 95 townhomes and a density of 10.3 du/ac. The maximum building height will be 35 feet. Two hundred parking spaces will be provided.

Questions (Q) and Comments (C) Presented to Applicant

Q: Will each unit have a 2-car garage.?

A: Yes. Additionally, there will be surface parking for guests.

C: When we purchased our home, we were told that Richmond was going to build 1-story units. This plan is going to negatively affect our property values and impact our views.

A: The applicant acknowledged the comment and referred to the current zoning and development standards approved in 2014.

Q: Will this neighborhood be in an HOA?

A: No, this community will be part of the Bella Mesa Metropolitan District.

Q: If this community is included in the Bella Mesa Metropolitan District, will our mill levy be impacted?

A: No, the mill levy will not change with the inclusion of this community. The addition of new properties into the metropolitan district effectively increases the debt payment.

Q: What's going to happen to wildlife? Deer are regularly seen on the property

A: The Bella Mesa PD set aside 12.3 acres of public land adjacent to this multi-family development and abutting the existing 28 acre Mitchell Gulch open space corridor.

C: Middle School kids frequently visit the site and open space. The increased traffic will be dangerous for the students walking to school.

A: The comment was acknowledged.

Q: What is the development timeline

A: Staff outlined the site plan and construction document review timelines. The applicant indicated that the start of construction is expected in 2026.

C: A resident expressed concerns over the additional traffic, fire hazard, allowed density, impact on wildlife and the Town's standards for growth and development. These concerns have been expressed at previous meetings and she feels that the Town is not current on development and that the Town is not listening to taxpayers.

A: Staff explained the review criteria for a Site Development Plan, as opposed to a PD Plan and Zoning Regulations.

The meeting on April 22nd began at 6 pm and adjourned at approximately 7 pm.

The meeting on May 27th began at 6 pm and adjourned at approximately 6:28 pm.

Neighborhood Meeting Summary

Property Owner: Fourth Investments USA, LLC

Date/Time: Wednesday, August 27, 2025 @ 6 pm (Adjourned at 7 pm)

Meeting Location: Philip Miller Library

Councilmember District: Councilmember Brooks'

Application: Bella Mesa South - Meeting #2

Applicant's Proposal

The applicant, Cardel Homes, is proposing development of the 9-acre site located at the northwest corner of Mikelson Blvd and N. Mitchell Street. The proposed Site Development Plan includes 93 single-family attached units with associated landscaping, internal roadways and infrastructure improvements. The maximum building height is 35 feet. Two parking spaces per unit will be provided in attached garages, and additional surface parking will be provided throughout the development.

The first neighborhood meeting was held on April 22, 2025, however technical issues prevented the public from accessing the meeting virtually, so the first meeting was repeated on May 27, 2024.

Attendees

Applicant Representatives:

Josie O'Connor, Redland
Travis Frazier, Redland
Allison Stavish, Redland
Izzi Wells, Redland,
Mike Newman, Cardel Homes

Public Attendees:

In-person Attendees: 3 residents

Online Attendees: 2 residents

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant presented information about site plan process, the builder's background and the perceived benefits of the development. Further, current zoning and development standards were discussed. A rendering of the site plan was presented and the orientation of the townhomes, the internal walkways, landscaping, surface parking and vehicle circulation was pointed out.

A rendering of the front elevations was shown and the building height was confirmed to be 35 feet. The applicant described the site plan proposal as transitional development with a pedestrian focus given the proximity to the middle school and open space. The design of the site plan prioritizes privacy for the future residents, as well as surrounding residents. Since the first neighborhood meeting the number of units has been reduced from 95 to 93. Two parking spaces per unit are required and will be provided in attached garages. Some units will have driveways that provide 2 additional spaces and surface spaces will be provided throughout the development.

Questions (Q) and Comments (C) Presented to Applicant

Q: What is the maximum building height allowed?

A: Fifty feet.

C: Previous site plans for the site incorporated berms to screen headlights from shining into the development west of the of the adjacent open space tract.

A: The applicant will take a closer look at impacts of headlights entering the complex and see if additional screening is warranted.

C: There isn't enough parking internal to the site and residents will be parking on Mitchell Street and Mikelson Boulevard.

A: The Municipal Code was recently amended to require 2 spaces per multi-family unit. The site plan is meeting the Code and providing spaces more than required.

Q: Is there space for snow storage:

A: Yes, there are areas for snow storage at the ends of the internal drives. Landscaping in those areas is being deliberately planned with plant types that will withstand the snow storage.

Q: Can a walkway connection to the Mikelson Boulevard sidewalk?

A: That direct connection will be looked at. It might require stairs, but it's an option that will be considered.

Q: What's the timeline for the start of construction?

A: Late 2026.

Q: Will blasting be required?

A: It's too early to tell at this point, but it's not expected. The units will not have basements.

Q: Will fill be necessary raising the base elevation of the site?

A: There will be some cut and fill to balance the site and meet the elevation of Mitchell Street and acceptable internal road slopes. Drainage patterns were discussed, as well as the storm sewer flows to the north.

The meeting adjourned at approximately 7 pm.

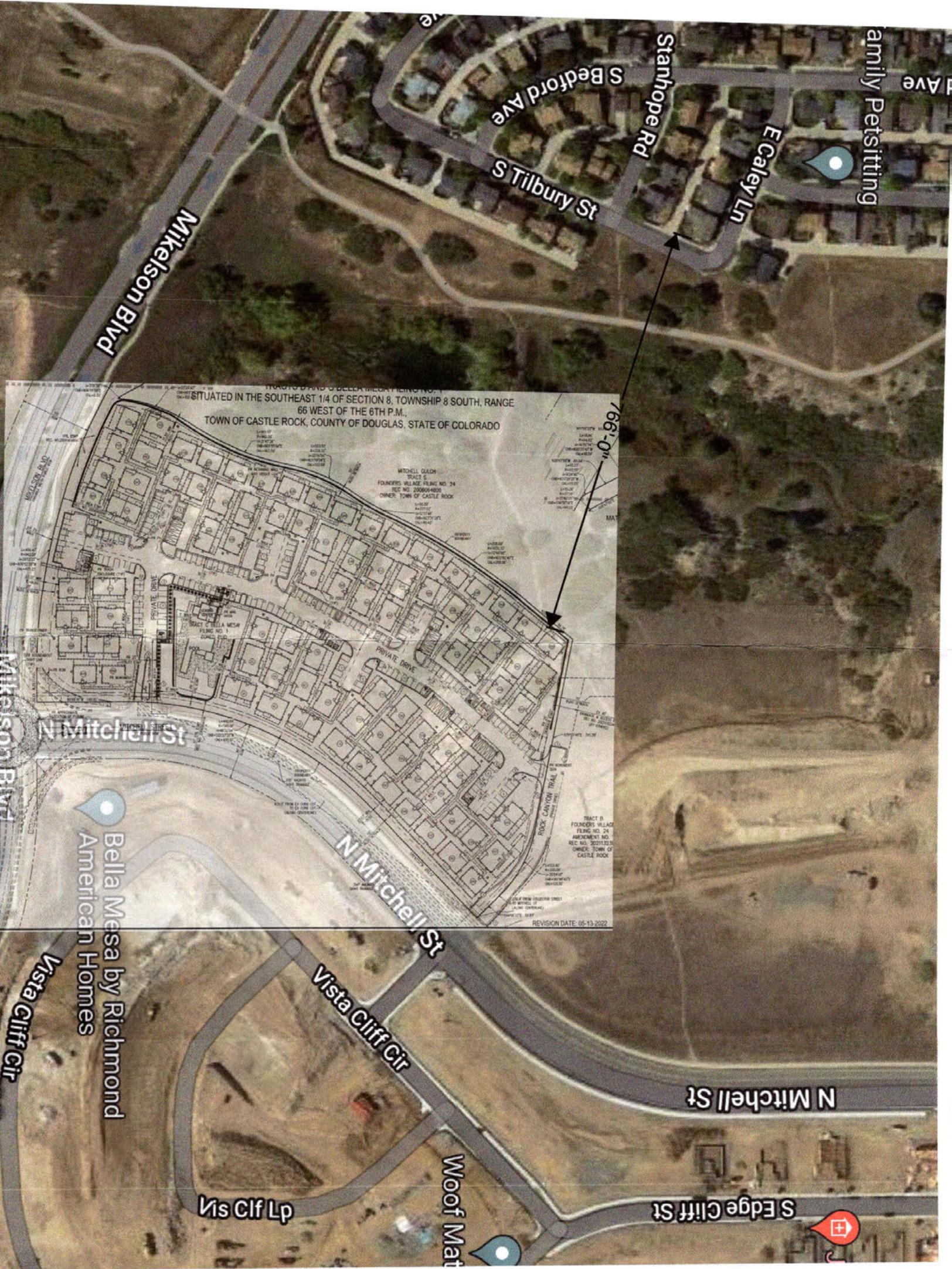
From: [REDACTED]
To: [REDACTED]
Cc: [Sandy Vossler](#)
Subject: Bella Mesa South proposed project comment
Date: Friday, September 26, 2025 10:39:49 AM
Attachments: [Headlight Study-2022- Bella Mesa South.pdf](#)

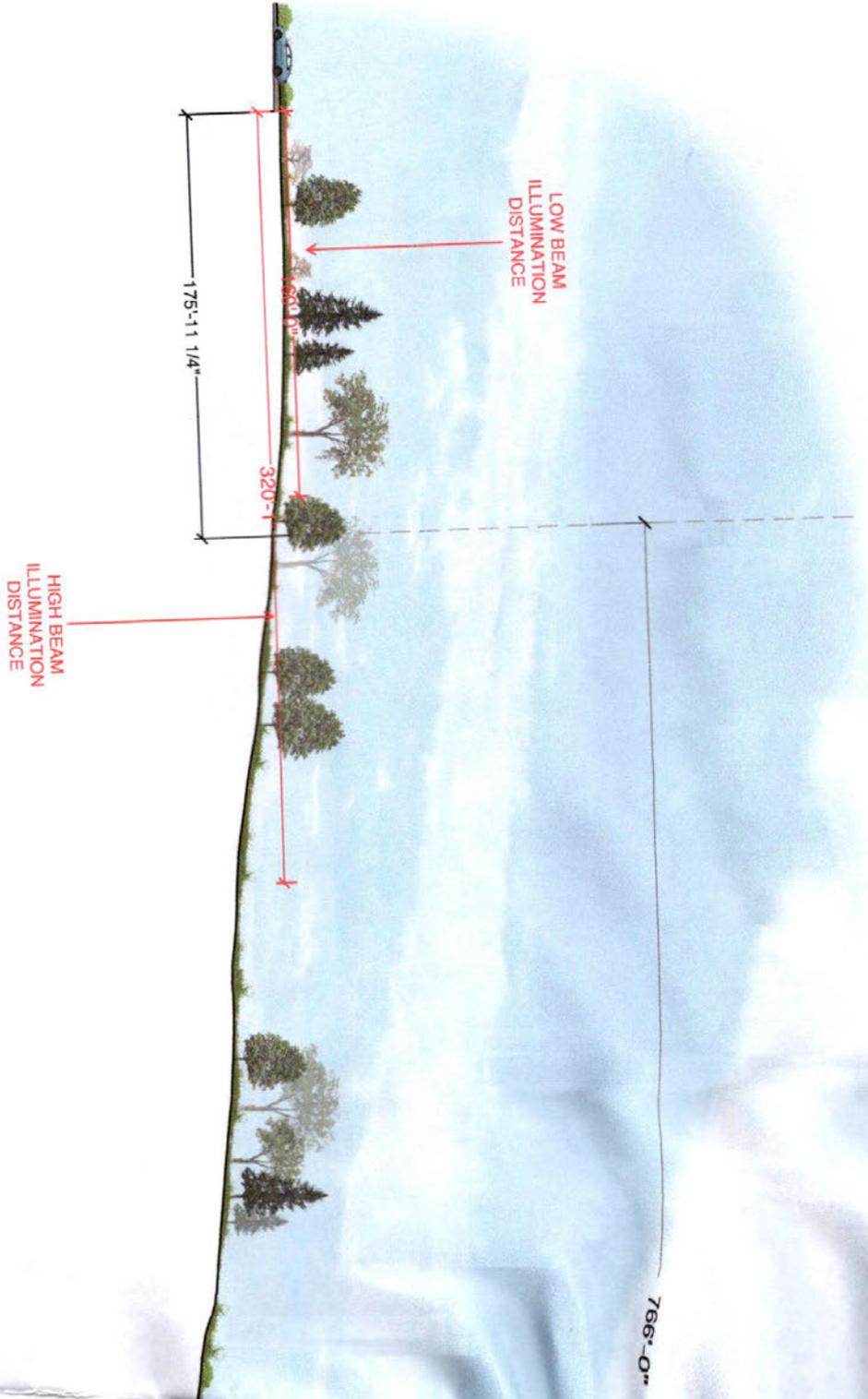
Hello,

Attached is a scan of the pages I have from a Headlight Study done in 2022 by NextMetro regarding existing neighbors concerns of headlights shining directly into their backyards and homes from vehicles turning onto the proposed street, Rock Canyon Trail. In 2022, I was on Town Council, representing District 5. At that time, homeowners, one in particular, expressed concerns regarding vehicle headlights shining into their home and backyard. Tara Vargish and I met with the homeowner and NextMetro and discussed the situation. It resulted in the attached study. I'm providing this study so it will be included in the record of comments on the Bella Mesa South proposed project. I would like it noted that neighbors have concerns regarding vehicle headlights disturbing/intruding the use of their homes and feel that development on the Bella Mesa South site should mitigate any negative impacts of vehicle headlights on their property. Thank you.

[REDACTED]
[REDACTED]

P.S. I apologize for the scan not being all that great. My scanner can't scan wider documents. I did the best that I could.





From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Re: Meeting for Neighborhood Meeting – Bella Mesa South – Proposed Site
Date: Wednesday, April 23, 2025 9:21:11 PM

Thank you Sandy for the detailed information. I'm happy to see that the other side is protected. What's a shame is that we only have 7 houses on this side that will be impacted if those townhomes go up. There is open space next to the last house if only the townhomes were only allowed to that spot and the rest stays open. We lose all our views from this side of the road. Which I get this was zoned before these houses were built. I wish I would have known that before buying as it's nice to look across even though there is a road here to the open space and the views.

Again I really appreciate the feedback and information.

On Apr 23, 2025, at 11:24 AM, Sandy Vossler <SVossler@crgov.com> wrote:

[REDACTED]
I do understand your perspective, however, the 9.3 acre property is already zoned for multi-family development, meaning the permitted uses and maximum heights are already established. Below is a screen shot of what the zoning allows on the property. The next step in the development process is site planning. The applicant is proposing is the Site Development Plan, that determines how the site will be designed.

<image002.png>

<image003.png>

At the time the current zoning was approved by Town Council in 2014, the Town did acquire an additional 12.3 acres of public land adjacent to the site on the north side. That 12.3 acres combined with the 14.2 acre open space to the west of this property will remain undeveloped and will continue to provide a corridor for larger wildlife and habitat for small animals. Regarding the number of homes proposed, the zoning on the property allows up to 196 dwelling units. The proposal discussed at the meeting last night is for 95 townhomes. I realize this probably doesn't ease your concerns, but I do want to be transparent and provide you with factual information. Sandy

Sandy Vossler, Senior Planner
Town of Castle Rock
Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80109
Office: 720-733-3556
<image001.png>

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Re: Bella mesa South SDP
Date: Wednesday, August 20, 2025 2:16:05 PM

Thanks for that.

In the real world, this is still not adequate. In practice, the number of homes that actually can park two cars in a garage is a significant minority. These homes have no storage and families have a lot to store! I would bet that less than 25% of homes will park two cars inside. This still leaves a parking deficiency, and in this location, there is no on street alternative.

This is a typical planning department error I have seen in countless communities. I have spent 18 years in HOA community management and have dealt with this issue over and over. There needs to be a real world consideration made and have the number of spaces adjusted. Code for this type of community is not sufficient and should be updated.

Thanks

On Wed, Aug 20, 2025 at 1:07 PM Sandy Vossler <SVossler@crgov.com> wrote:

[REDACTED]

You are correct, if only 16 spaces were provided that would be very inadequate. The Municipal Code requires 2 parking spaces for each single family attached unit (townhome), as well as for regular single family detached homes. You will see in the plan that 2 spaces are being provided per unit as enclosed garage spaces. The 16 spaces you are seeing on the plan are additional, excess surface parking spaces. The summary table on the first sheet of the Site Development Plan indicates the number of spaces in total being provided.

If you have any other questions that I can help answer for you, feel free to email or call me. Thank you and have a great rest of your day. Sandy

[REDACTED]

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Development near Mitchell and Mikelson
Date: Wednesday, May 21, 2025 12:10:16 PM

We were told that when we purchased our home in Bella Mesa, the town homes to be built behind and directly across from us would be single story. Now we hear they will be 40-50 feet. This will take away completely from our view and a huge reason why we chose the house. We will literally be staring at town homes..... How will this affect property value? Why not leave an open space just as what it is - open.

This is ridiculous. We would not have bought this home knowing you are allowing multi level town homes to be built in such a beautiful spot. It's not all about profit.

[REDACTED]

Sent from my iPhone (please excuse any spelling or autocorrect errors)

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Hybrid meeting comments
Date: Tuesday, August 26, 2025 12:40:11 PM

I appreciate the opportunity to have a voice with this site development plan. According to the description, the property located at the NW corner of Mikelson Boulevard and Mitchell Street is within the Bella Mesa Planned Development **approved by the town council 10 years ago in 2015**. I moved to the Castle Rock community in 2018, and moved into Castle Rock in a new build in 2019. The reason for locating here was that it was one of very few homes without stairs, and just enough space for me. Not only that it has a beautiful prairie across Michell road that makes the space of the land larger with the mountain range in view on a nice day. There is a body of water on the trail that extends from Mickelson to the middle school that is lovely with trees, bushes and wild life. Perfect for me and I know my neighbors would echo my observations.

The problem with the effort to put townhomes in this space is that there will not be a beautiful space here. Why fill up every square foot of land, grass, natural water, trails with housing? It does not compliment the Colorado landscape in any way, and clutters this space.

When I went back to do some research on the land, and the community, the population in 2015 was approximately 35,000 less people than is here in Castle Rock today. What happens with the voices that have were not here for 10 years? I think it is reasonable that some of the people in 2015 that are part of the census numbers counted and do not even live here anymore. Many people have moved as the housing is not affordable. Without a doubt, there are families that do not have a good feeling about the fact that they did not have a voice in 2015..some would comment that they would not have felt that squeezing in the new homes was something that they would support. Squeezing is an accurate description when visualizing the spacing of the homes, alley loading, and the entry ways that are stair steps. You cannot see the grass or zeroscaping because of the increased number of homes that fill in all the space that could be a great meadow and open space. How does the city government capture this important population that is the here and now? Many of us do not want this development. The council members that are supposed to represent us...who are they, and what have they done to get the entire population 10 years later in the decision meeting?

Have condos in this area with parking access in the back of the building which is an alley does not sound appealing. I know some residents with condos like this....they are difficult to park cars with the other residents, and appealing is not a word that comes to mind.

Do we need 196 more families in this open area? 20 dwelling units per acre sounds crowded and unsightly. When is the constant building of the community going to stop? **Create and nourish a meadow**, it sounds much more appealing than more housing obstructing the mountain views, more noisy traffic, more night lighting, and more roads to congest that landscape.

Just because it was approved 10 years ago does not mean that community wants to support it and can support it in 2025. Stop the building, support a meadow. Let the community have a voice in 2025 that counts.

I appreciate the opportunity to share my views,