

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

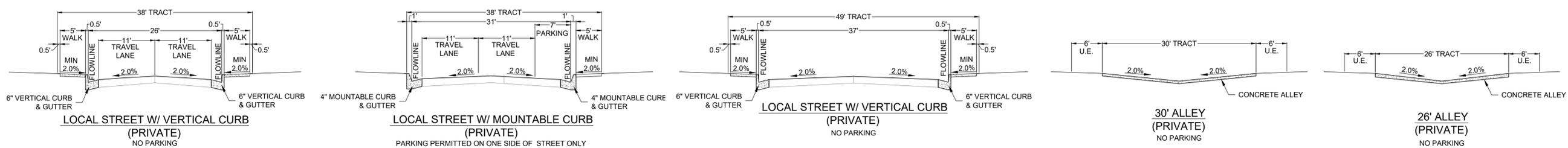
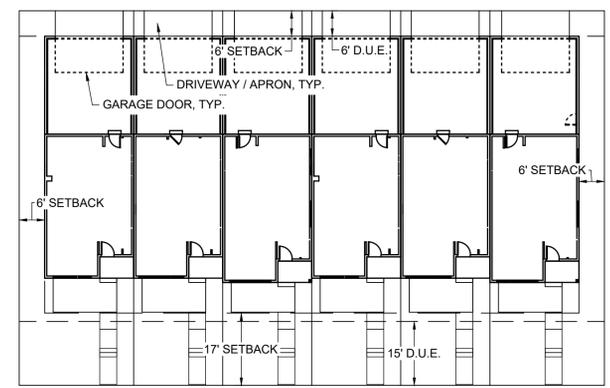
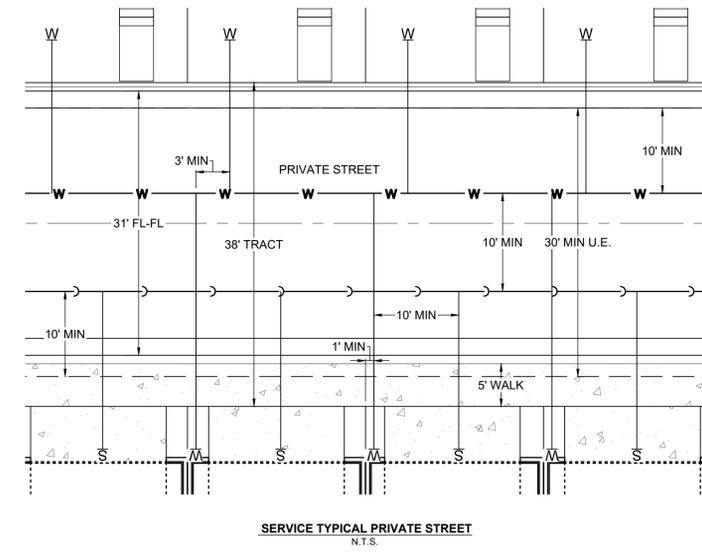
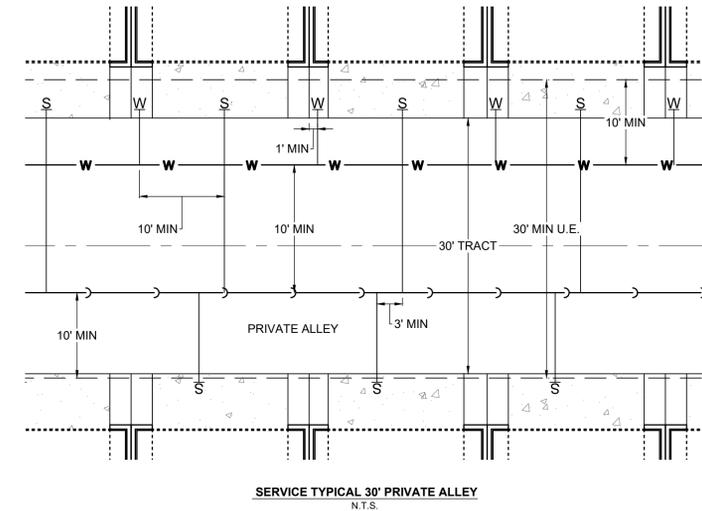
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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.



NOT FOR CONSTRUCTION

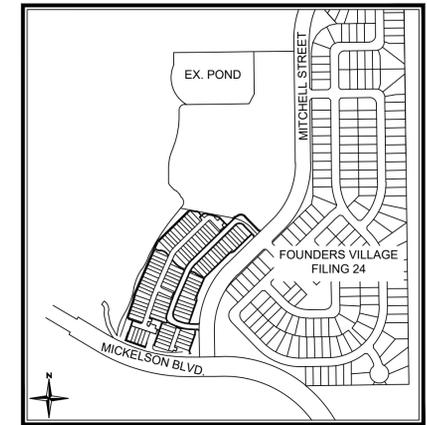
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10206.007	06/09/2025	1	FIRST SUBMITTAL
	09/17/2025	2	SECOND SUBMITTAL
	11/02/2025	3	THIRD SUBMITTAL
	01/13/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GENERAL NOTES**

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

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KEY MAP
N.T.S.

EXISTING LEGEND

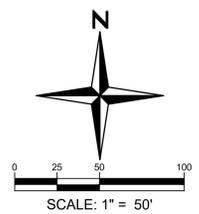
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

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

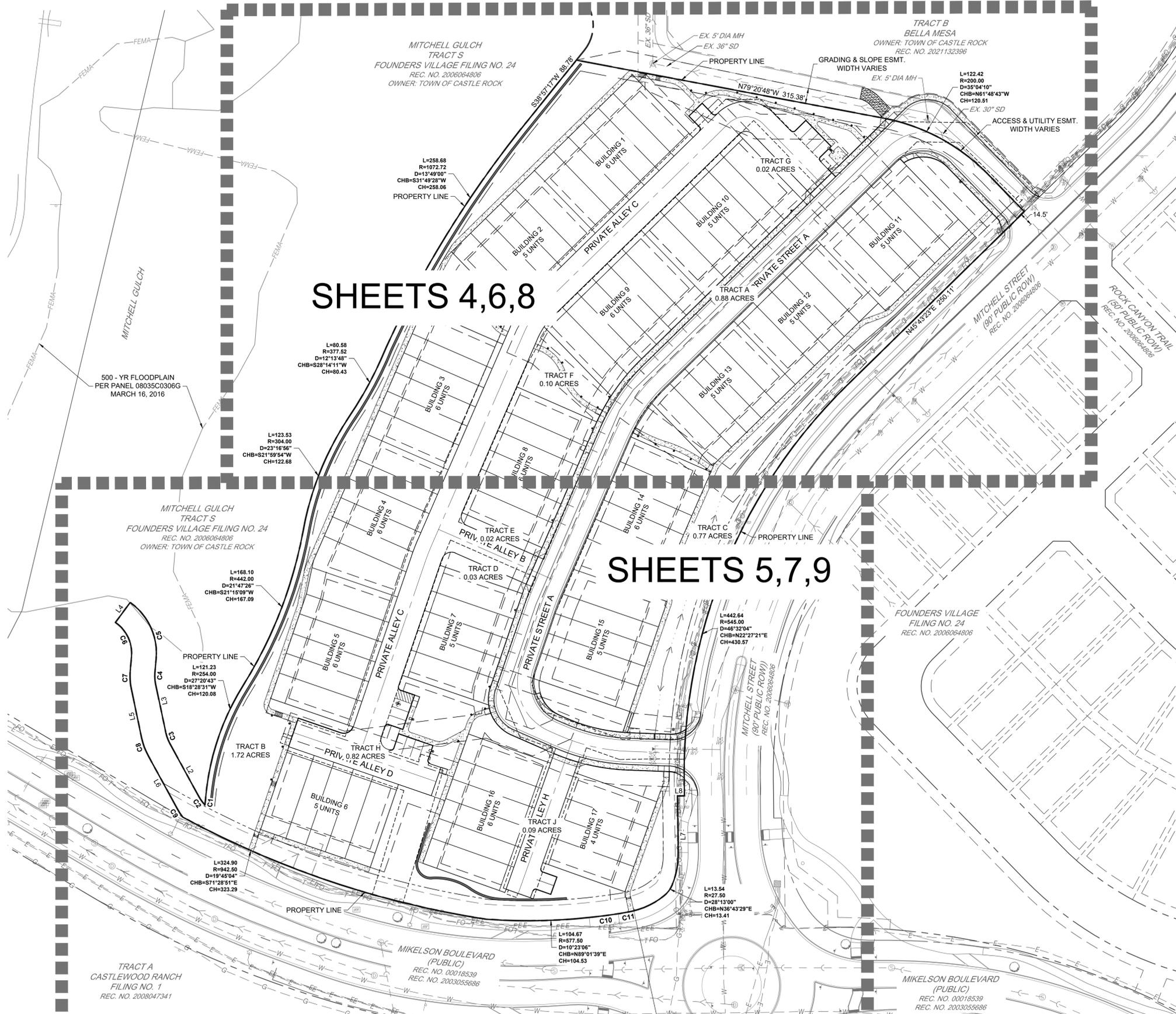
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	51.87'	N44°16'37"W
L2	60.92'	N28°47'05"W
L3	50.53'	N11°55'33"W
L4	25.01'	S36°31'01"W
L5	50.60'	S11°55'33"E
L6	60.84'	S28°47'05"E
L7	35.13'	N0°40'21"W
L8	6.94'	N89°15'30"E

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	6.39'	121.00'	3°01'38"
C2	10.26'	37.50'	15°40'25"
C3	11.38'	39.62'	16°27'19"
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



Redland

WHERE GREAT PLACES BEGIN

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 • Civil Engineering • Construction Management

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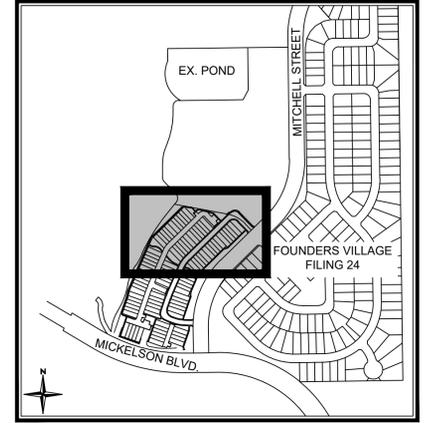
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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

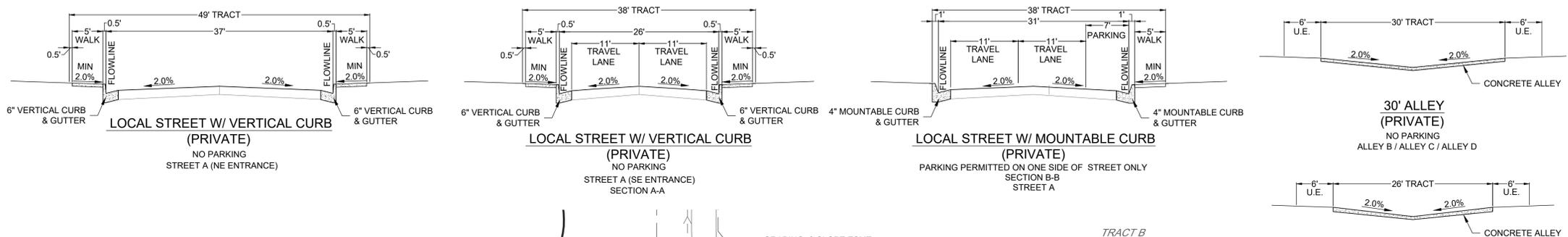
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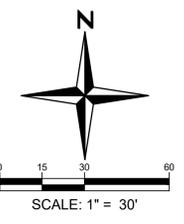


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PROPOSED LEGEND	
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	PROPOSED ROAD CENTERLINE
	PROPOSED CURB AND GUTTER (CATCH)
	PROPOSED CONCRETE SIDEWALK / TRAIL
	SIGHT TRIANGLE
	LIGHT POLE
	TRACT BOUNDARY
	PROPOSED SWALE LINE
	PROPOSED RETAINING WALL
	LOTS WITH DRIVEWAYS



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WHERE GREAT PLACES BEGIN

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	02/12/2026	5	FIFTH SUBMITTAL
	02/22/2026	6	SIXTH SUBMITTAL

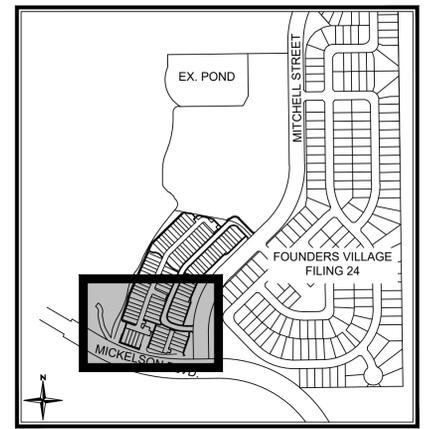
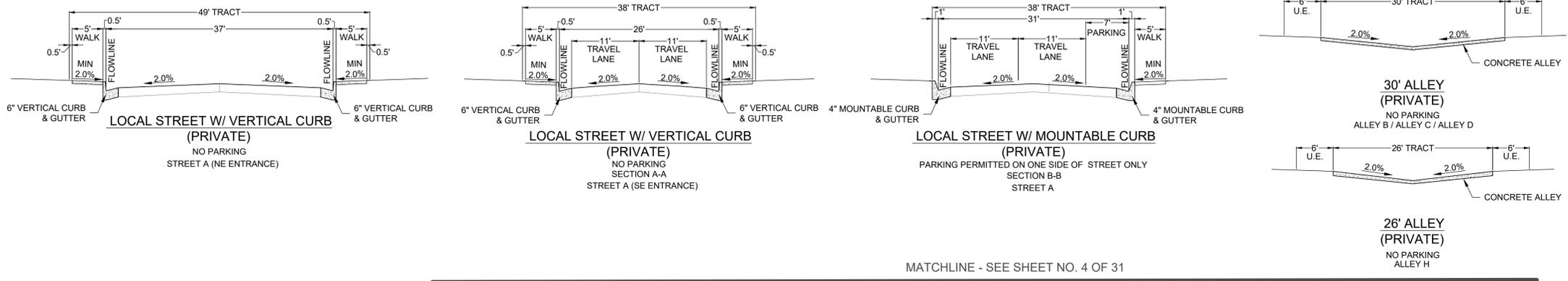
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
SITE PLAN

I:\2017\17026 - Bella Mesa\CAD\Sheet - SDP\17026.007 - SDP\17026.007 - Site Plan.dwg Tab: 4 OF 31 SITE PLAN Feb. 20, 2026 - 11:51am rhaering

MATCHLINE - SEE SHEET NO. 5 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



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

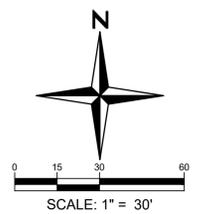
PROPOSED LEGEND

- 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 NO.	LENGTH	DIRECTION
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 NO.	LENGTH	RADIUS	DELTA
C1	6.39'	121.00'	3°01'38"
C2	10.26'	37.50'	15°40'25"
C3	11.38'	39.62'	16°27'19"
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"
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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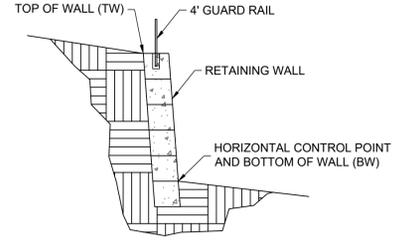
• Landscape Architecture
• Land Planning
• Civil Engineering
• Construction Management

NOT FOR CONSTRUCTION

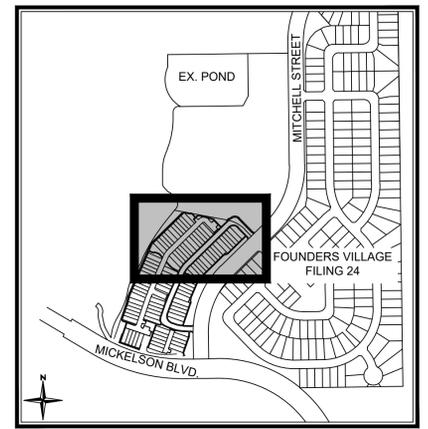
PROJECT NO.	DATE	NO.	NOTES
17026.007	05/09/2025	1	FIRST SUBMITTAL
	09/17/2025	2	SECOND SUBMITTAL
	11/02/2025	3	THIRD SUBMITTAL
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	02/12/2026	5	FIFTH SUBMITTAL
	02/20/2026	6	SIXTH SUBMITTAL

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



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
	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

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

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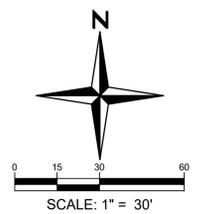
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PROJECT NO.	NO.	DATE	NOTES
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	6	02/26/2026	SIXTH SUBMITTAL

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GRADING PLAN**

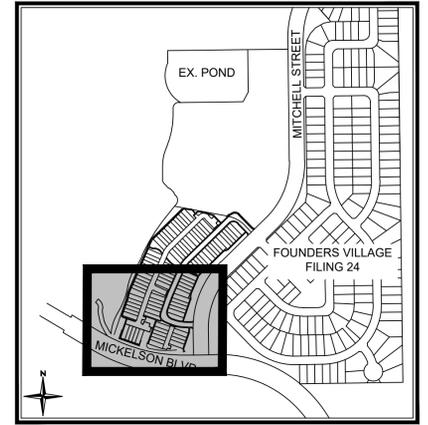
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MATCHLINE - SEE SHEET NO. 7 OF 31

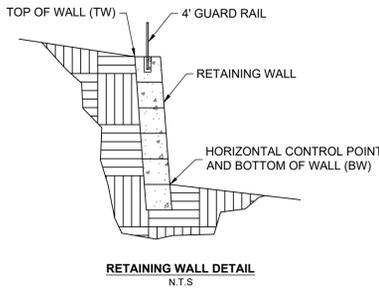


SITE DEVELOPMENT PLAN BELLA MESA SOUTH

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



KEY MAP
N.T.S.



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

MANUFACTURER: REDI-ROCK
FACE TYPE: COBBLESTONE

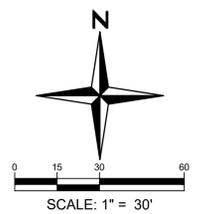
MATCHLINE - SEE SHEET NO. 6 OF 31



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
	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**
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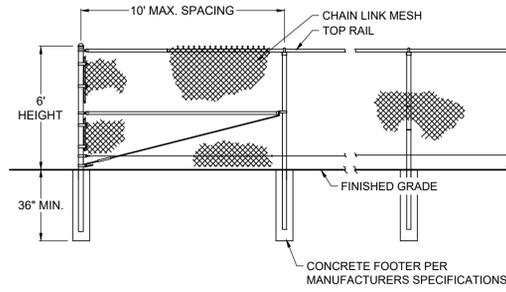
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**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GRADING PLAN**

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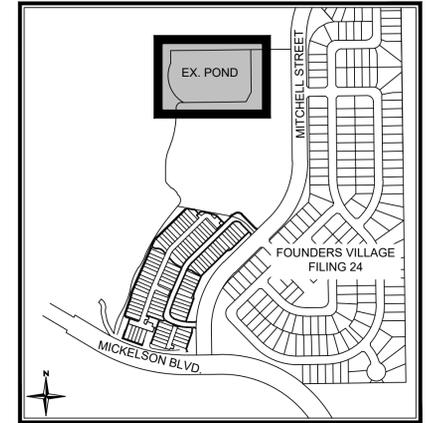
SITE DEVELOPMENT PLAN BELLA MESA SOUTH

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

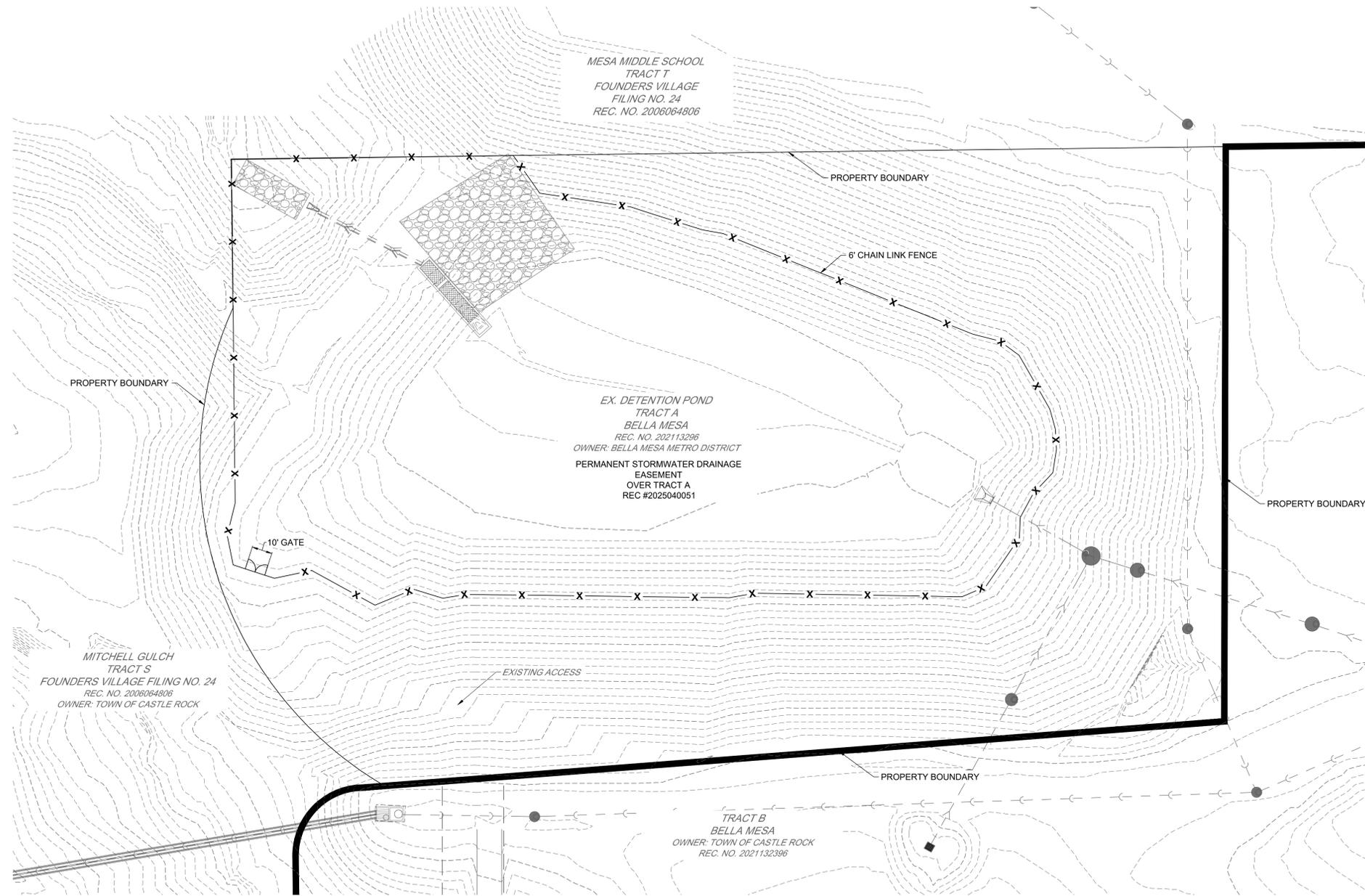


- NOTES:
- 6' HEIGHT CHAIN LINK FENCE W/TOP RAIL
 - GALVANIZED COATING

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

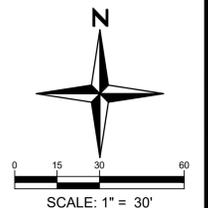
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PROJECT NO.	DATE	NO.	NOTES
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	02/26/2026	6	SIXTH SUBMITTAL

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

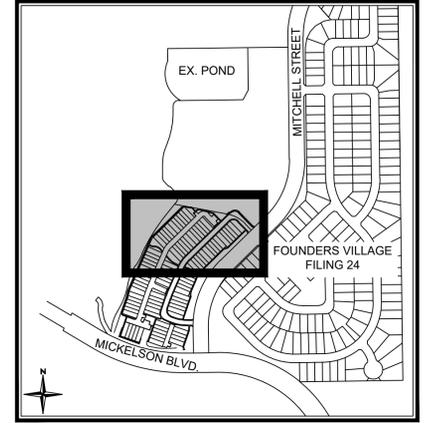
SHEET
8 OF 31



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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,
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TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

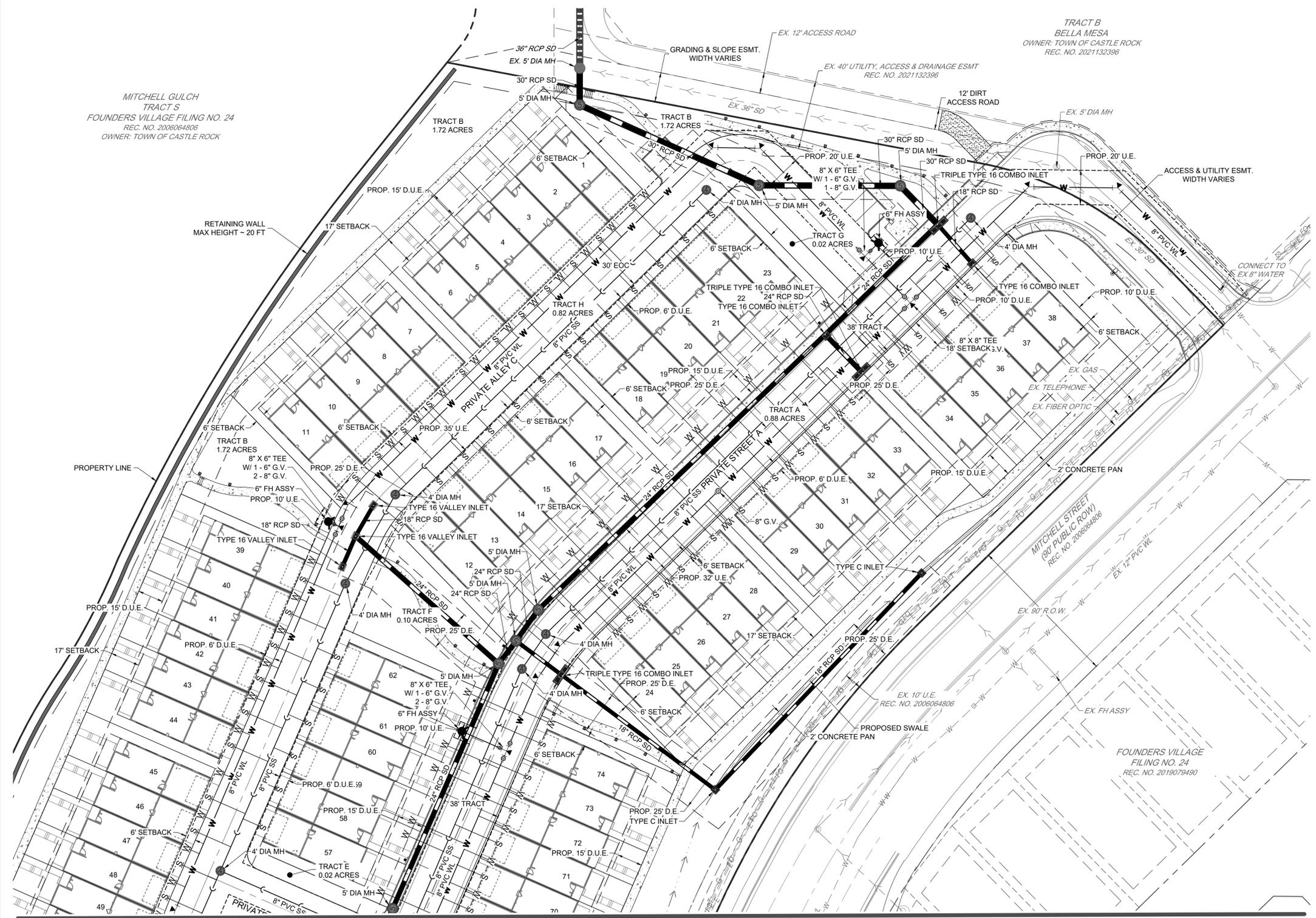


KEY MAP
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EXISTING LEGEND

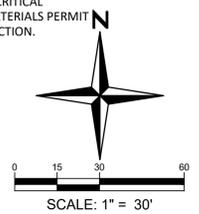
- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- X - X - FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE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

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
UTILITY PLAN**

SHEET

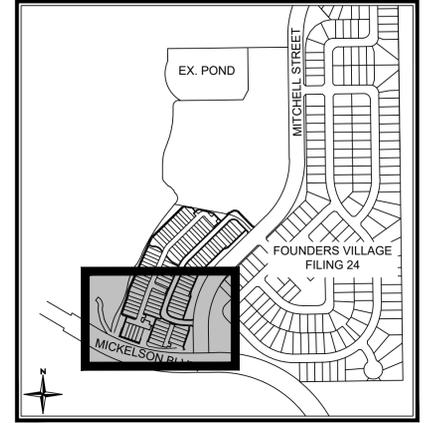
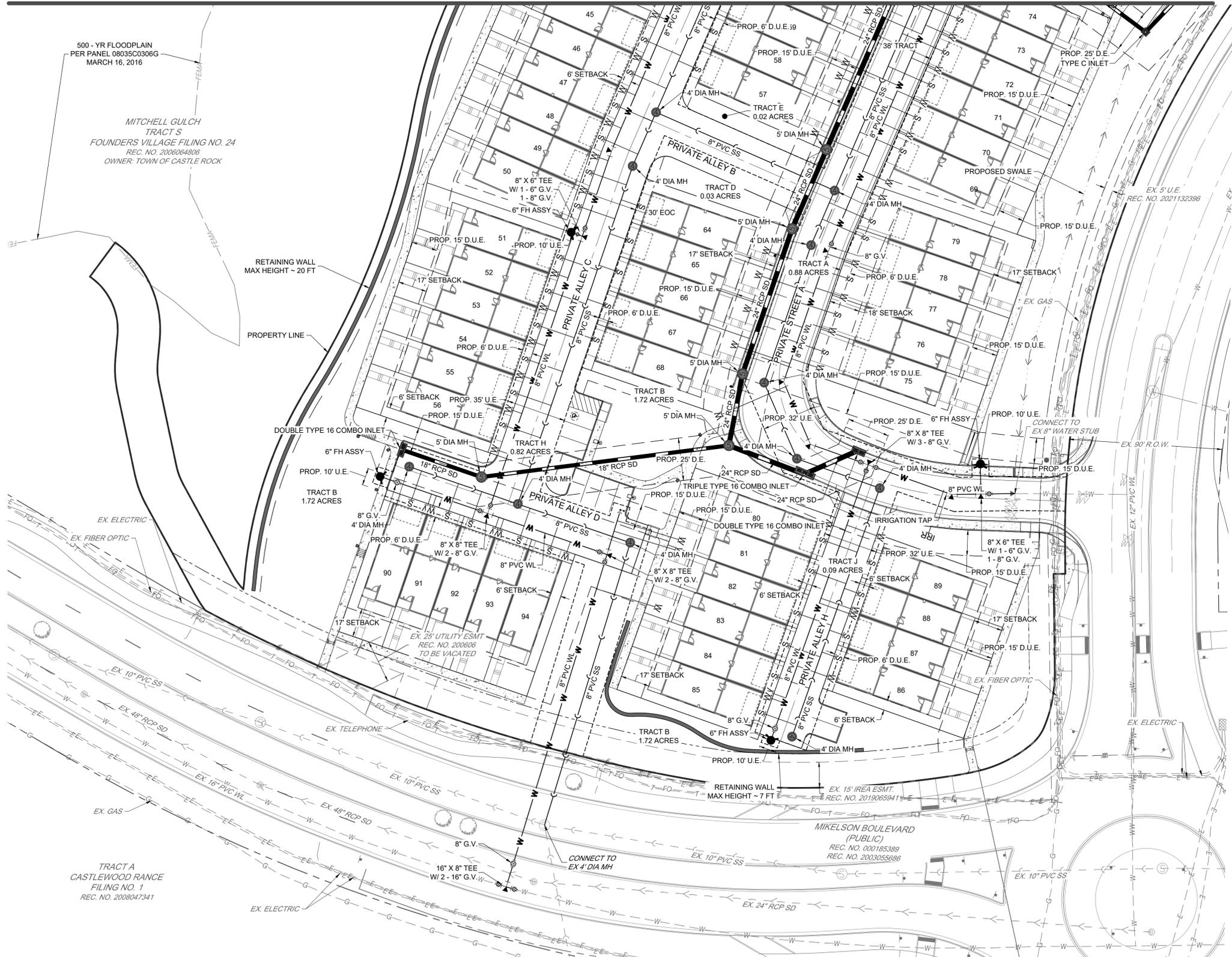
9 OF 31

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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

MATCHLINE - SEE SHEET NO. 9 OF 31



KEY MAP
N.T.S.

EXISTING LEGEND

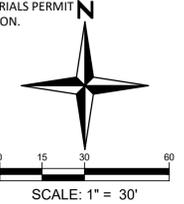
- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- X - X - FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- 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)
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- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
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- PROPOSED INLET
- PROPOSED FLARED END SECTION
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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.



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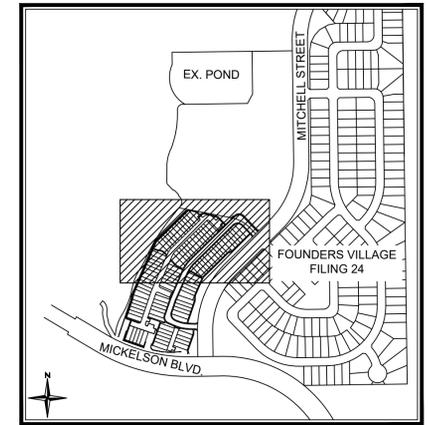
PROJECT NO.	DATE	NO.	NOTES
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	02/12/2026	5	FIFTH SUBMITTAL
	02/20/2026	6	SIXTH SUBMITTAL

**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



KEY MAP
N.T.S.

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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.	DATE	NO.	NOTES
1726.007					
05/29/25		1			FIRST SUBMITTAL
09/17/25		2			SECOND SUBMITTAL
11/27/25		3			THIRD SUBMITTAL
11/27/25		4			FOURTH SUBMITTAL
02/06/26		5			FIFTH SUBMITTAL
02/20/26		6			SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
PHOTOMETRIC SITE PLAN

SHEET

J:\7024.00 - Bella Mesa South, Multifamily SVA\Lighting SDP\7024.00 - Bella Mesa South, Multifamily SVA - Photometric Plans.dwg - Job: 11 Feb 20 2025 - 11:25am - JReiser

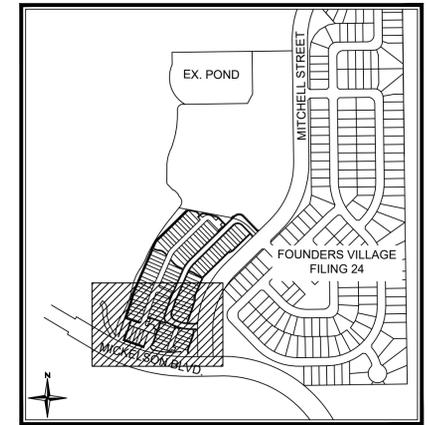


1 | PHOTOMETRIC SITE PLAN

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
N.T.S.

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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
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**

MATCHLINE - SEE SHEET NO. 11 OF 31



AHJ NOTES

- A. LIGHT LOSS FACTOR IS 1.0.
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J:\17024.00 - Bella Mesa South, Multifamily SVA\14_Coles\LIGHTING_SDP\17024.00 - Photometric Plans.dwg - Job: 12 Feb 20 2025 - 11:25am - JReiser

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 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.

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

D-Series Size 0 LED Area Luminaire

Specifications
EPA: 0.4 ft
Length: 26.18"
Width: 14.06"
Height H1: 23.27"
Height H2: 21.46"
Weight: 21.94 lb

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

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

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.

Specifications
Material: Polycarbonate
Finish: Powder Coat
Weight: 11.5 lbs
Height: 39.3"
Diameter: 7.3"
Mounting: Surface Ground

Ordering Information
EXAMPLE: ULH-10665-27W-W30-01-120/277V

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

ULE-40601 Legend 2 Recessed

Construction
Rectangular time-hour rated well recessed accent range. Efficient, flexible and tough family in the classic brick-light properties. A range of vandal resistant rectangular well recessed luminaires suitable for interior or exterior applications in residential, shopping and pedestrian areas as a decorative walk light. Available in a variety of frame and LED light source options, including turfs friendly amber LED.

Specifications
Material: Aluminum
Finish: Powder Coat
Weight: 1.5 lbs
Height: 1.8"
Width: 4.6"
Mounting: Recessed Wall

Ordering Information
EXAMPLE: ULE-40601-13W-S-W30-120/277V-DIM

3 TYPE 'ES1'
13 SCALE: NTS

P560288-031 Trafford Non-Metallic Lantern

Construction
Trafford Non-Metallic Lantern Collection. One-Light Textured Black Frosted Shade Traditional Outdoor Wall Lantern Light.

Specifications
Material: Cast Aluminum
Finish: Textured Black
Weight: 5.5 lbs
Height: 11.5"
Width: 4.8"
Mounting: Surface Wall

Ordering Information
EXAMPLE: P560288-031

4 TYPE 'EW1'
13 SCALE: NTS

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
PHOTOMETRIC DETAILS**

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



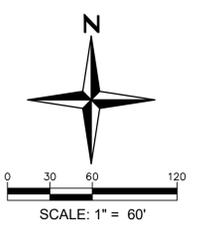
STREETSCAPE						
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
MITCHELL ST.	784 LF	20	1	20	80	80
MICKELSON BLVD.	529 LF	14	7	14	56	56

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
	07/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

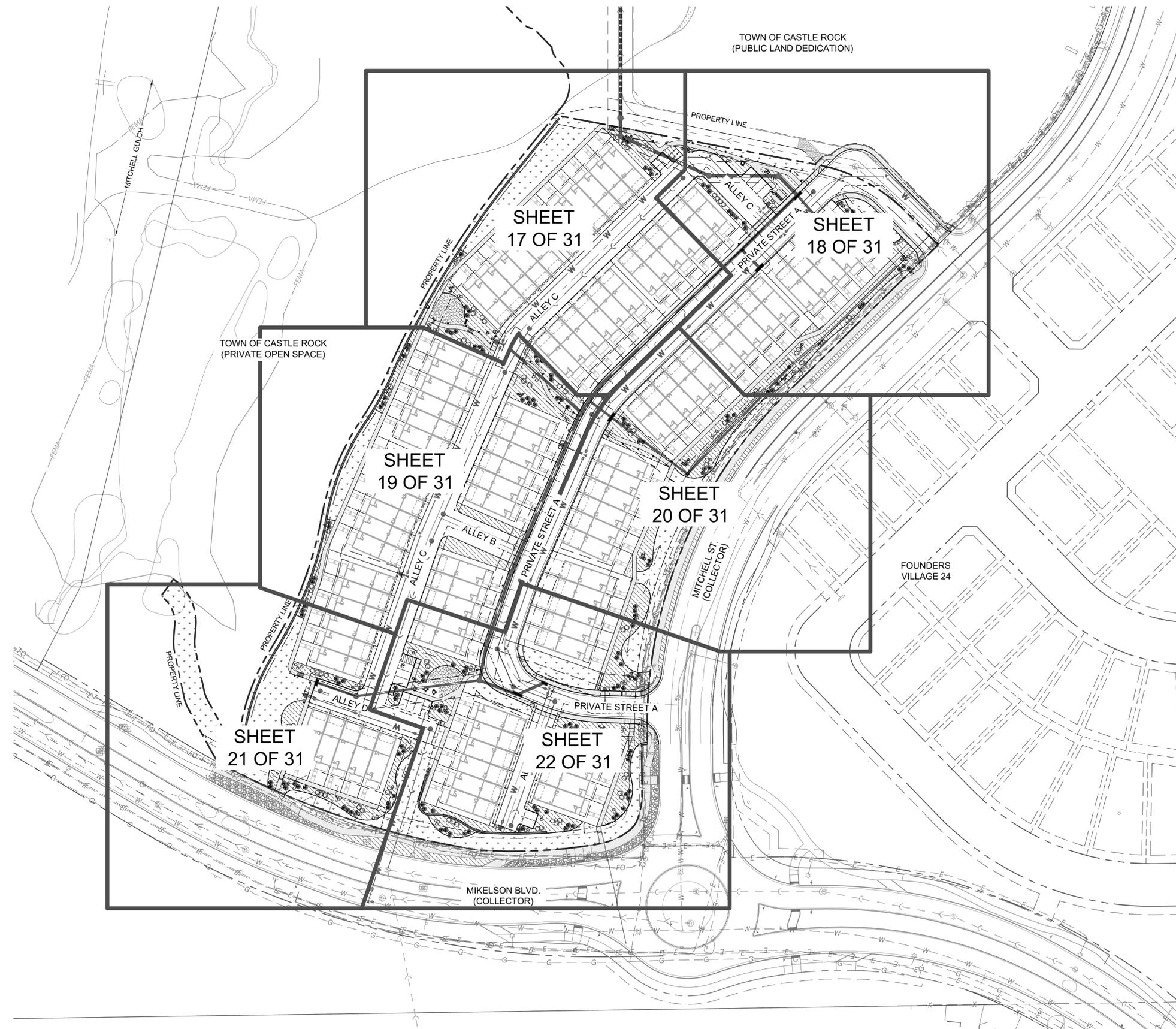
**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL STREET TREE PLAN**

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

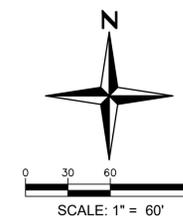
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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

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.
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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
	03/17/2025	2	SECOND SUBMITTAL
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	07/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

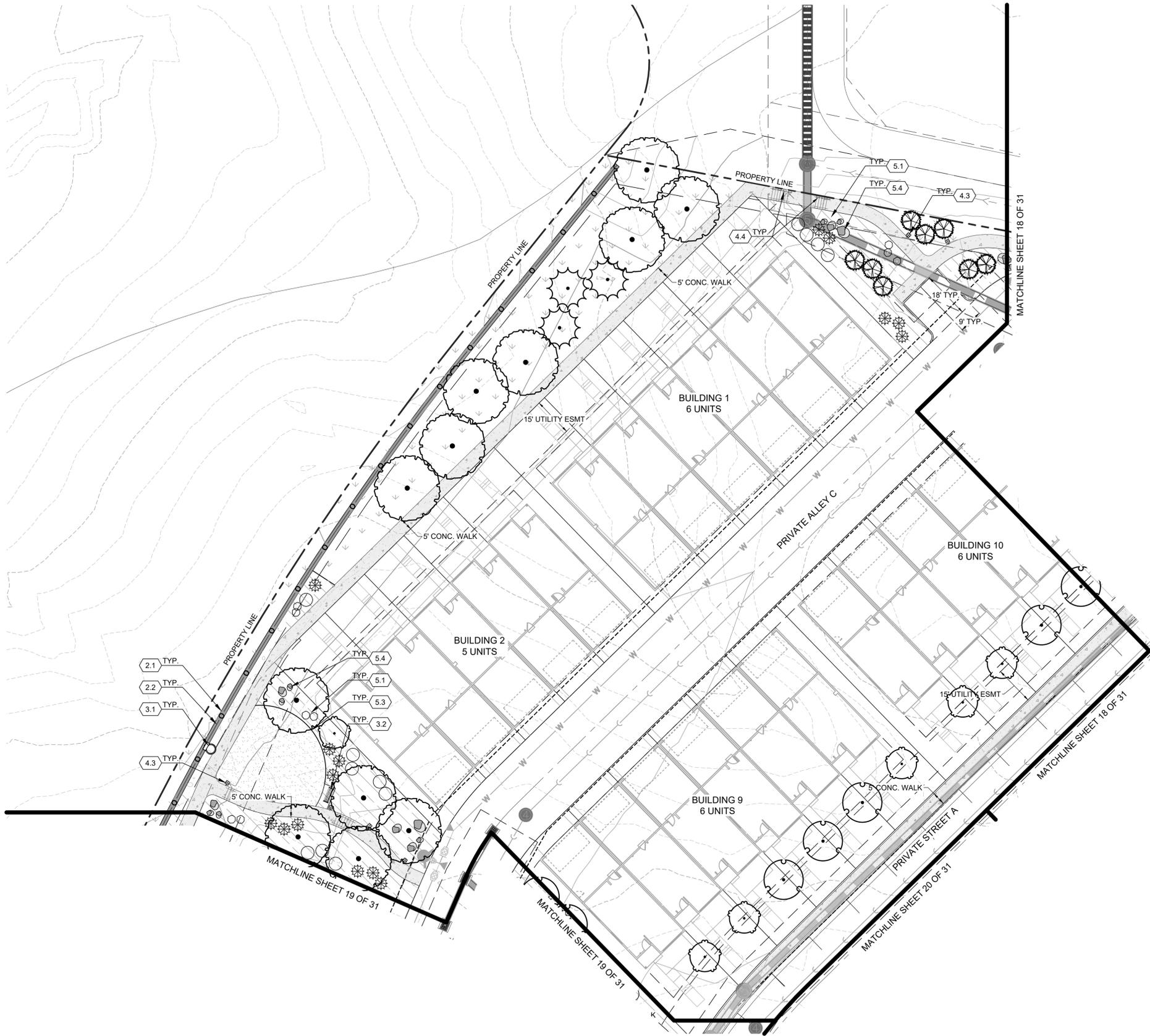
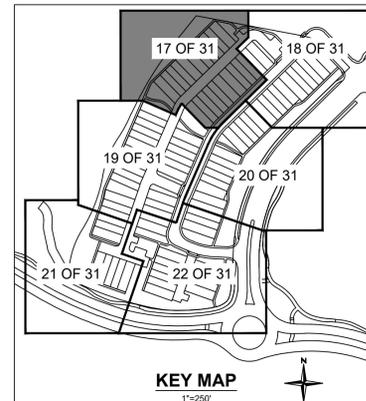
BELLA MESA SOUTH SITE DEVELOPMENT PLAN OVERALL LANDSCAPE PLAN

SHEET
16 OF 31

I:\2025\17026 - Bella Mesa\CAD\Sheet Sets\17026.007 - SDP\17026.007 - Landscape Overall Site Plan.dwg, lib: 13 OF 25 OVERALL LANDSCAPE PLAN, Feb 20, 2025, 11:38am, rherring

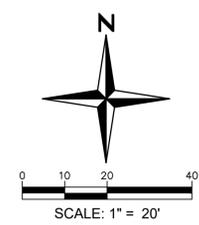
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LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



- 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	8/26 OF 31
5.5 EXISTING COBBLE	N/A



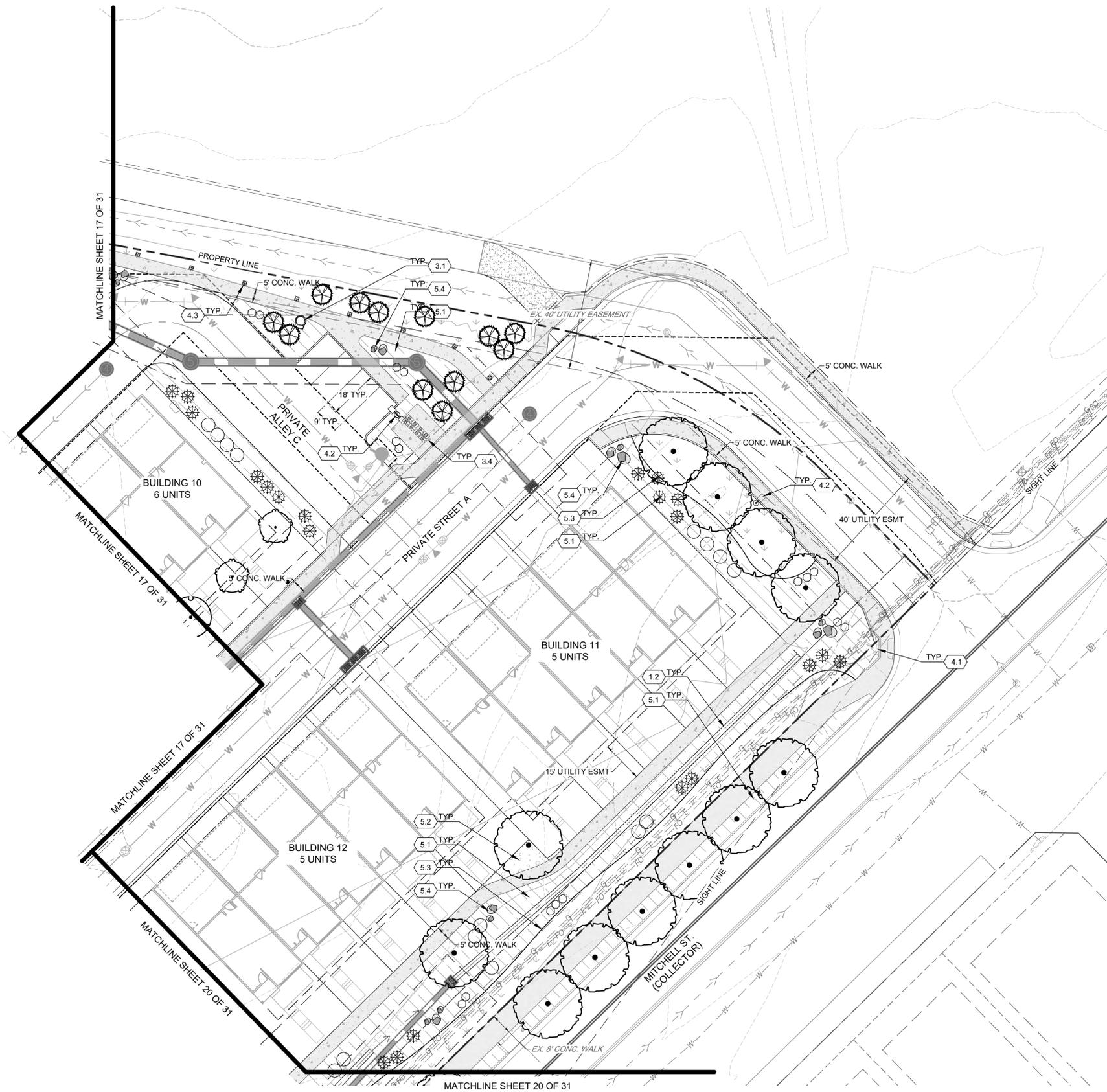
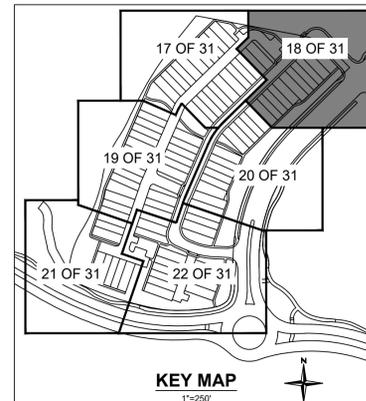
PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

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

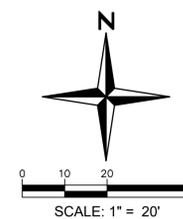


LEGEND

- | | | | |
|-----|---|--|-------------------------------------|
| --- | 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



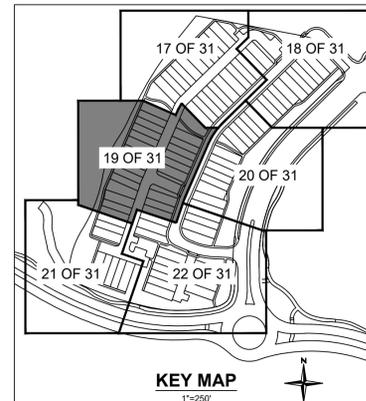
SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

PROJECT NO.	DATE	NO.	NOTES
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

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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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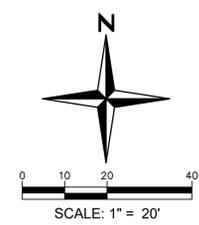


LEGEND

- | | | | |
|-------|---|--|-------------------------------------|
| --- | 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
17025.007	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

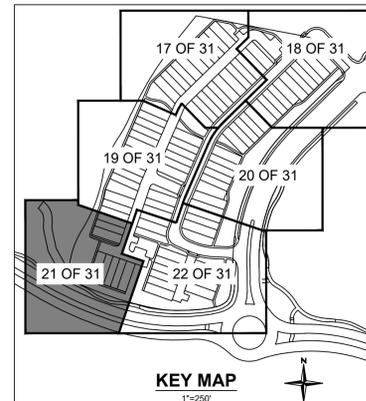
BELLA MESA SOUTH SITE DEVELOPMENT PLAN DETAILED LANDSCAPE PLAN

SHEET
19 OF 31

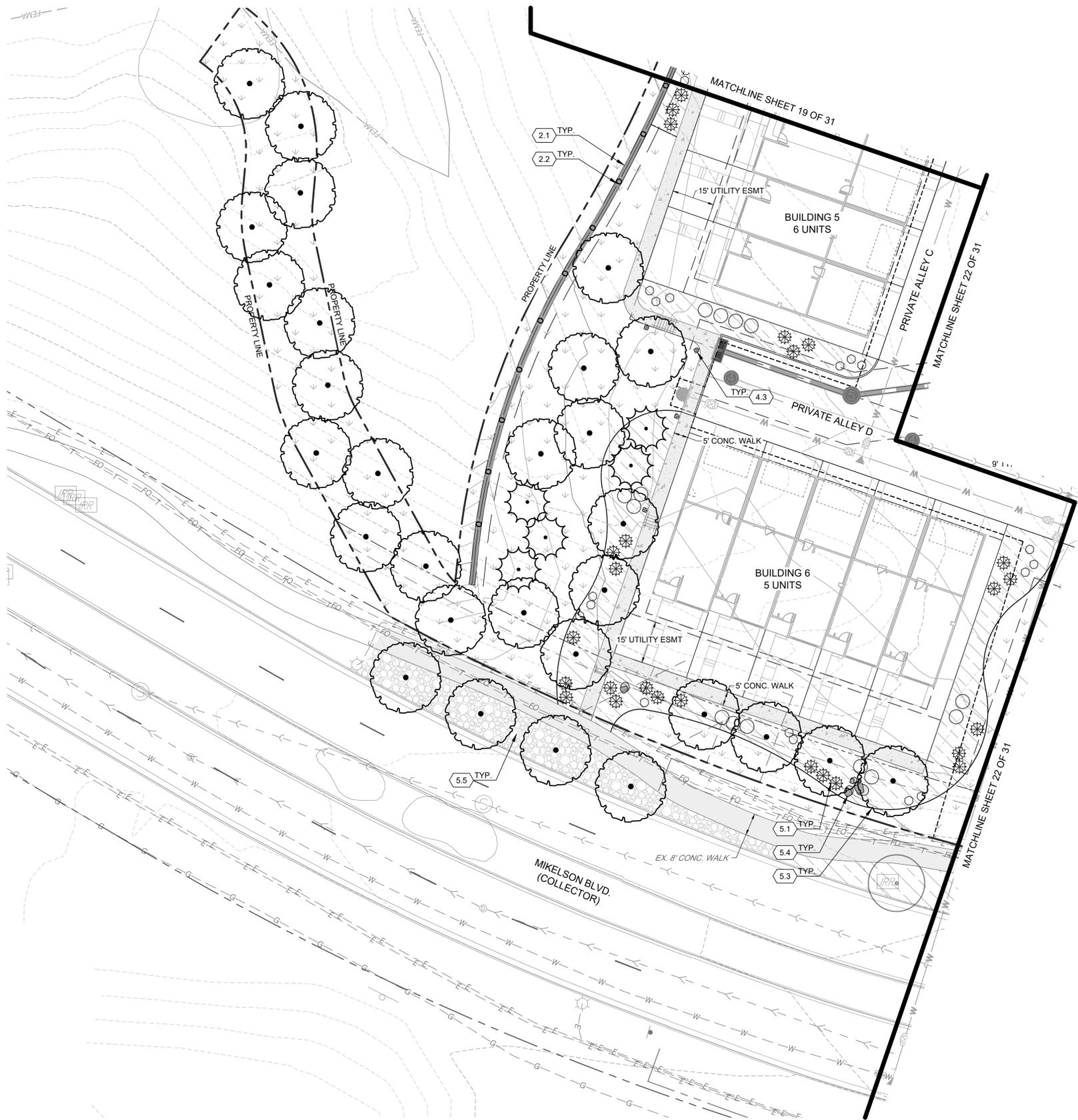
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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

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



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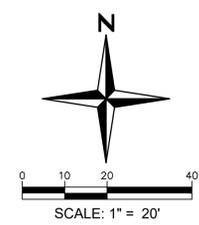


LEGEND

- | | | | |
|-------|---|--|-------------------------------------|
| --- | 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
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

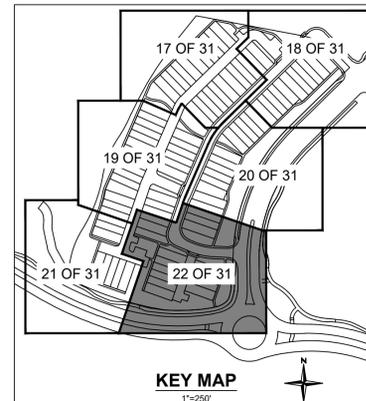
SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
DETAILED LANDSCAPE 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

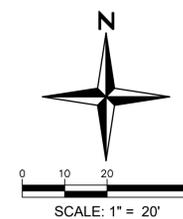


LEGEND

- | | | | |
|-------|---|--|-------------------------------------|
| --- | PROPERTY LINE | | 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
17026.007			
	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
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	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

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

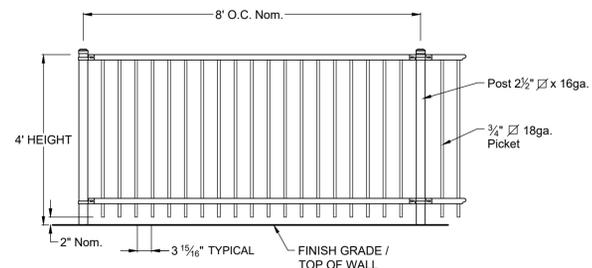


TRAIL TYPE LEGEND

5' CONCRETE WALK

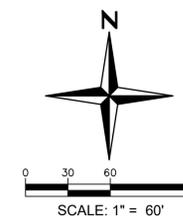
FENCING / GUARDRAIL LEGEND

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

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PROJECT NO.	NO.	DATE	NO.										
17025.007	1												
	2												
	3												
	4												
	5												
	6												

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL TRAILS AND FENCING PLAN

SHEET
23 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
	OPEN 3-RAIL FENCE
	PROPOSED STREET LIGHT
	FIRE HYDRANT

LANDSCAPE AREAS LEGEND

	NATIVE SEED
	TURF/SOD
	SHRUB BEDS



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
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	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
LANDSCAPE AREAS EXHIBIT

SHEET
24 OF 31

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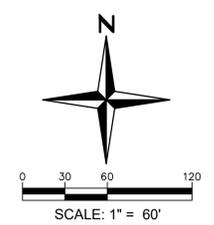
SITE DEVELOPMENT PLAN BELLA MESA SOUTH

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
 - 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

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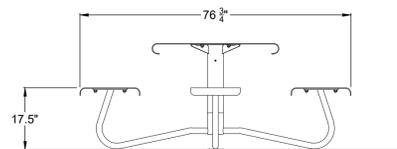
PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
IRRIGATION CONCEPT PLAN

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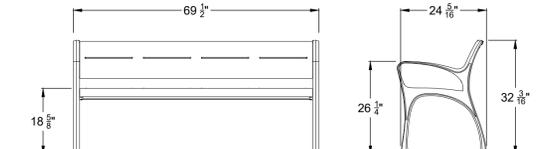
SITE DEVELOPMENT PLAN BELLA MESA SOUTH

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



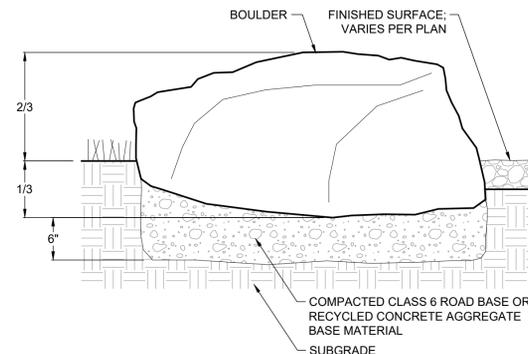
MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MTB-1100-00001 - SURFACE MOUNT, BACKLESS SEATS, METAL
MODEL: MTB-1100-00004 - SURFACE MOUNT, BACKLESS SEATS, ACCESSIBLE, METAL
COLOR: BLACK
CONTACT INFO: 1-800-716-5506 / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

10 PICNIC TABLE
SCALE: NTS



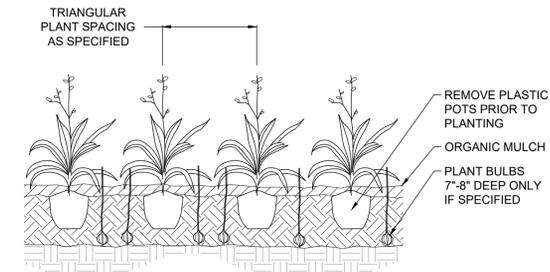
MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MBE-0870-00009 - SURFACE MOUNT, BACKED BENCH, SIDE ARMS, METAL WITH NO CENTER ARM
COLOR: BLACK
CONTACT INFO: 1-800-716-5506 / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

9 BENCH
SCALE: NTS



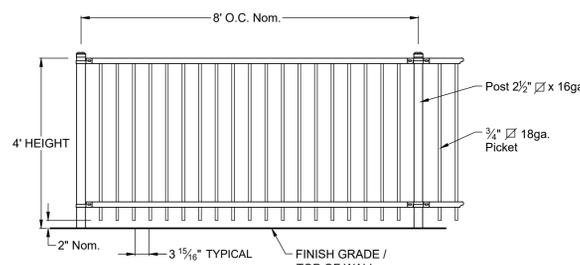
NOTES:
• BASE MATERIAL SHALL BE PLACED AND COMPACTED SO THAT THE BOULDER SITS FIRMLY IN PLACE, WITHOUT THE CHANCE OF SETTLEMENT.
• BOULDER SEAMS SHALL BE LEVEL.

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



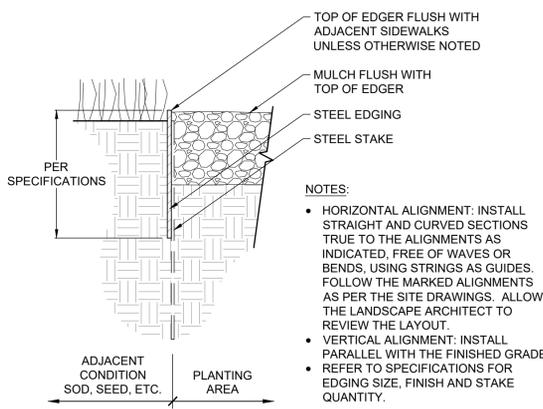
NOTES:
• AMEND SOILS WITH ORGANIC SOIL AMENDMENT AS SPECIFIED.
• APPLY ORGANIC FERTILIZER AND SOIL CONDITIONERS AS SPECIFIED.
• MULCH DEPTH AROUND PLANT BASE MAY BE THINNER. DO NOT BURY PLANT WITH MULCH.

3 PERENNIAL PLANTING
SCALE: NTS



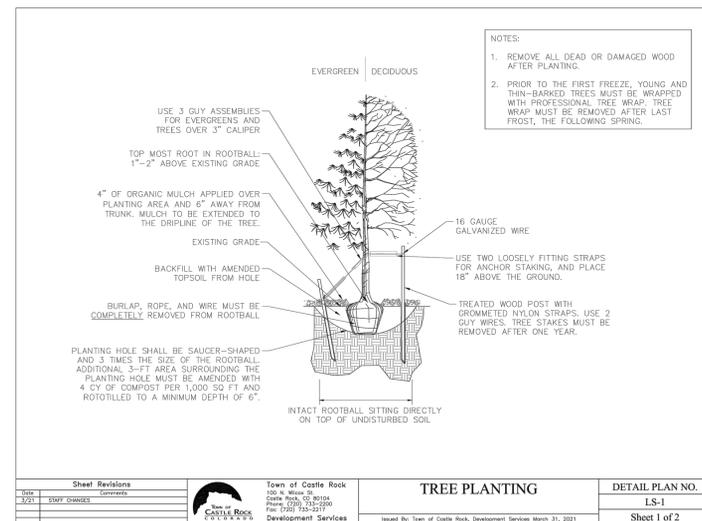
NOTES:
• MANUFACTURER: AMERISTAR
• MODEL: MONTAGE PLUS
• STYLE: MAJESTIC
• COLOR: BLACK
• FOOTINGS TO BE INTEGRATED WITHIN THE RETAINING WALL

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



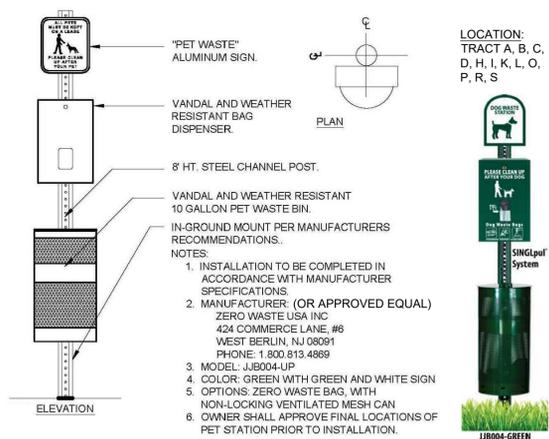
NOTES:
• HORIZONTAL ALIGNMENT: INSTALL STRAIGHT AND CURVED SECTIONS TRUE TO THE ALIGNMENTS AS INDICATED, FREE OF WAVES OR BENDS, USING STRINGS AS GUIDES. FOLLOW THE MARKED ALIGNMENTS AS PER THE SITE DRAWINGS. ALLOW THE LANDSCAPE ARCHITECT TO REVIEW THE LAYOUT.
• VERTICAL ALIGNMENT: INSTALL PARALLEL WITH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

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



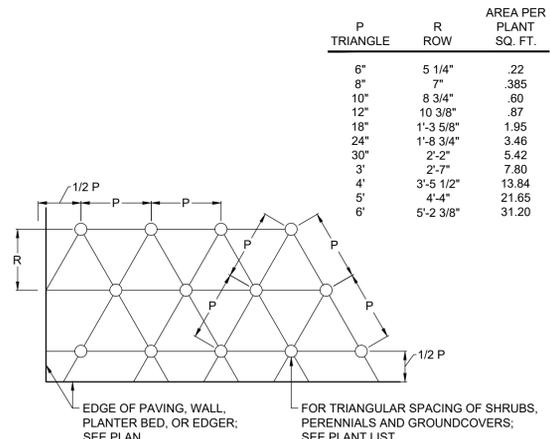
NOTES:
1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN-BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

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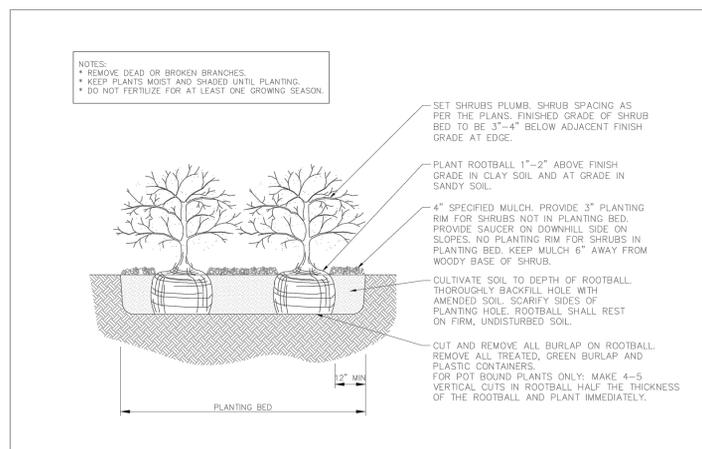


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. MANUFACTURER: (OR APPROVED EQUAL) ZERO WASTE USA INC 424 COMMERCE LANE, #8 WEST BERLIN, NJ 08091 PHONE: 1-800-813-4869
3. MODEL: JUB004-UP
4. COLOR: GREEN WITH GREEN AND WHITE SIGN
5. OPTIONS: ZERO WASTE BAG WITH 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.

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TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

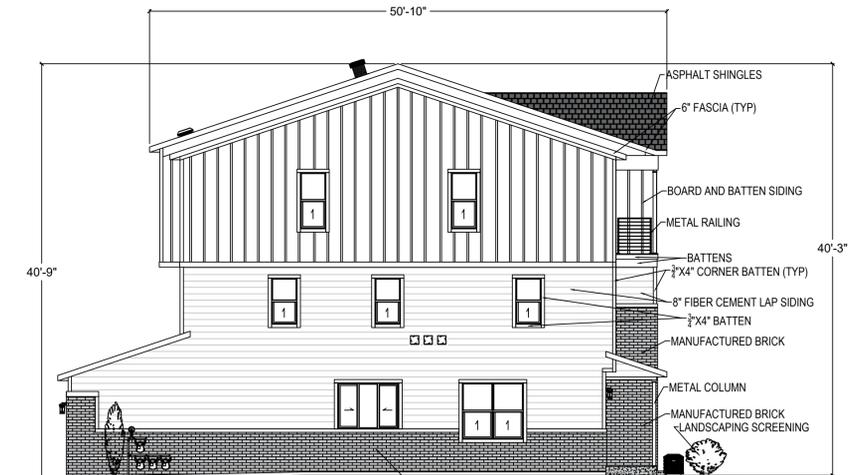
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LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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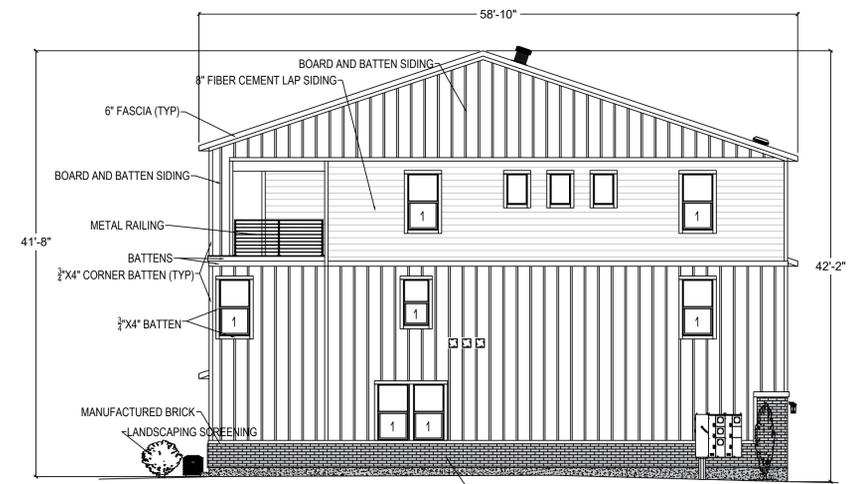
FRONT ELEVATION 4-PLEX
Overall Average Height 41'-3"



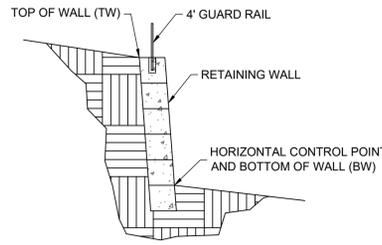
LEFT ELEVATION 4-PLEX



REAR ELEVATION 4-PLEX



RIGHT ELEVATION 4-PLEX



RETAINING WALL DETAIL
N.T.S.



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



**NOT FOR
CONSTRUCTION**

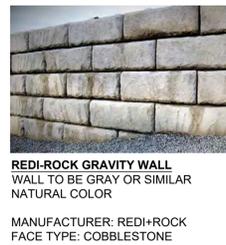
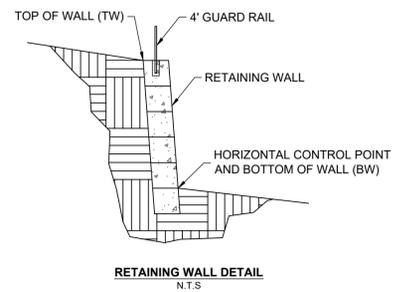
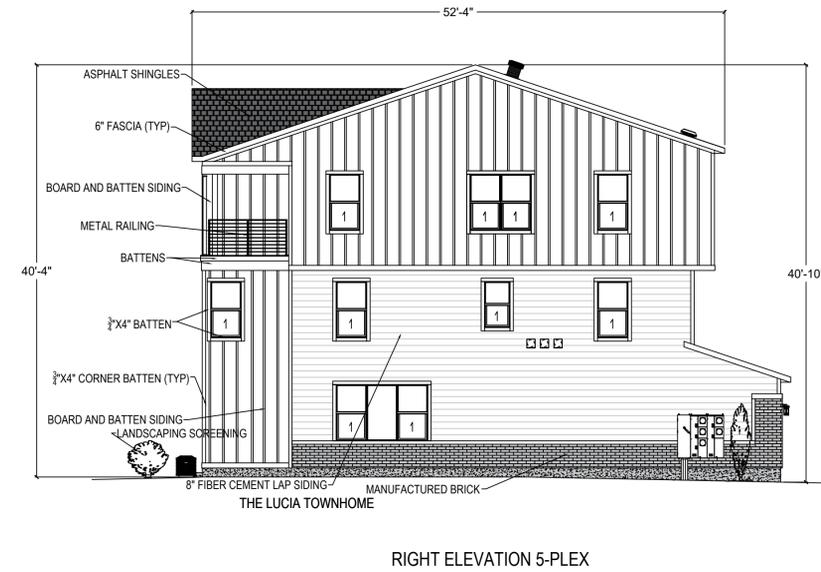
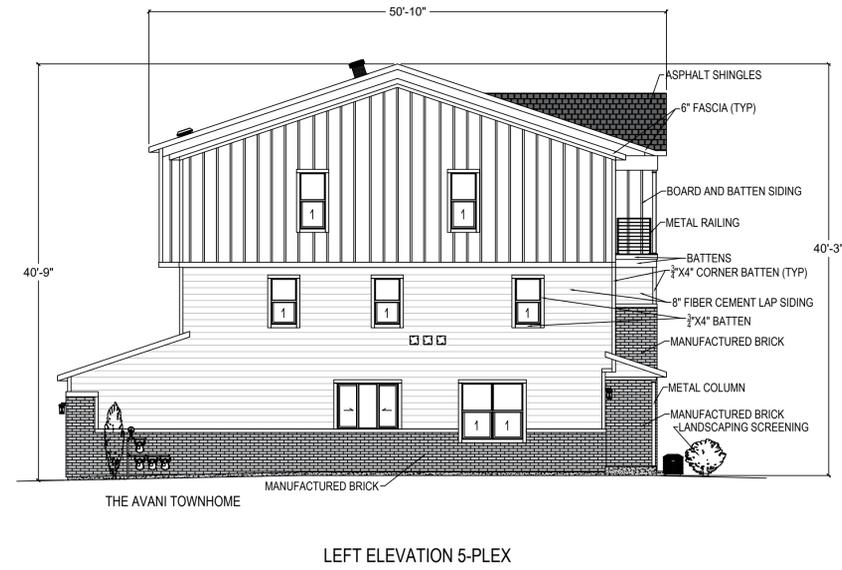
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**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
BUILDING ELEVATIONS**

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CONSTRUCTION**

NOTES

NO.

DATE

PROJECT NO. 17026.007

DATE

NO.

NOTES

06/06/2025 1 FIRST SUBMITTAL

09/17/2025 2 SECOND SUBMITTAL

11/02/2025 3 THIRD SUBMITTAL

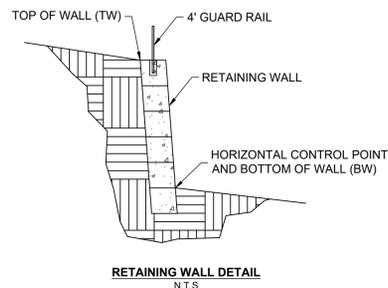
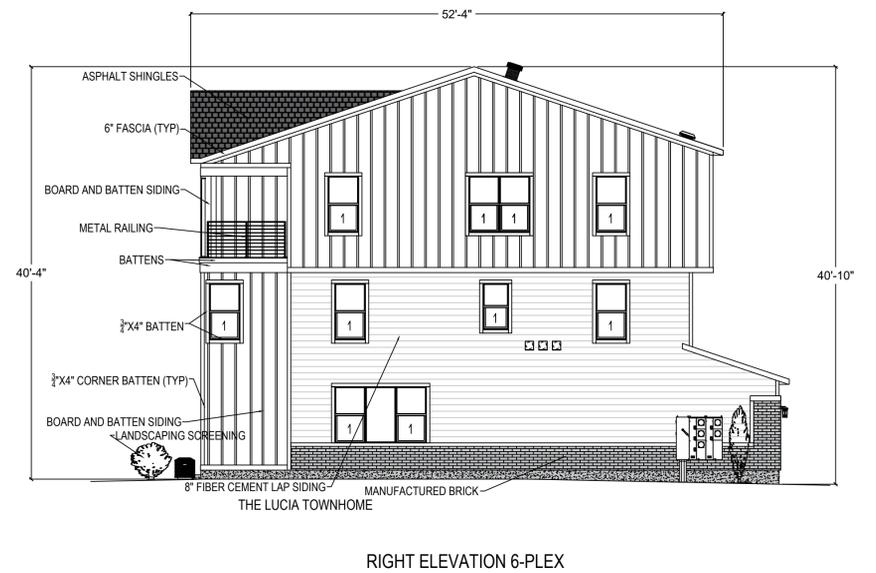
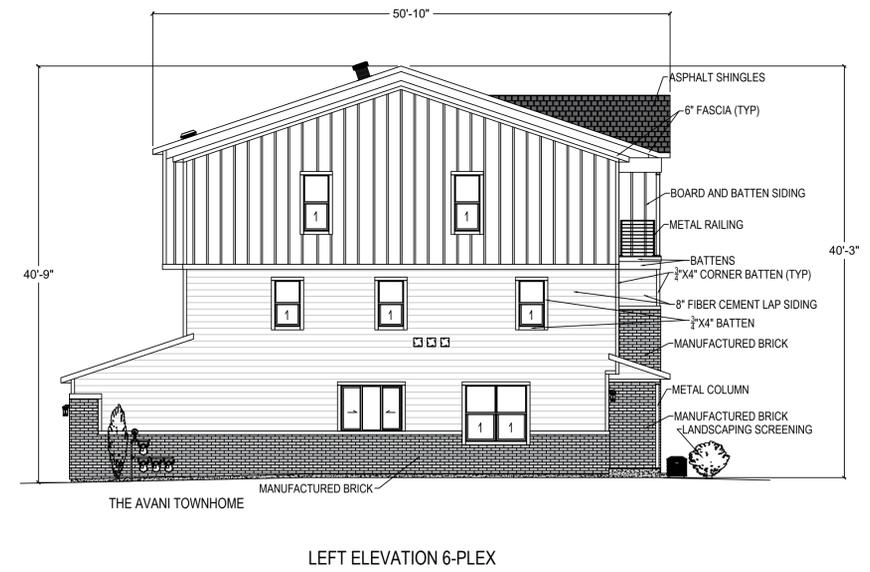
01/13/2026 4 FOURTH SUBMITTAL

02/12/2026 5 FIFTH SUBMITTAL

02/26/2026 6 SIXTH SUBMITTAL

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

MANUFACTURER: REDI-ROCK
FACE TYPE: COBBLESTONE

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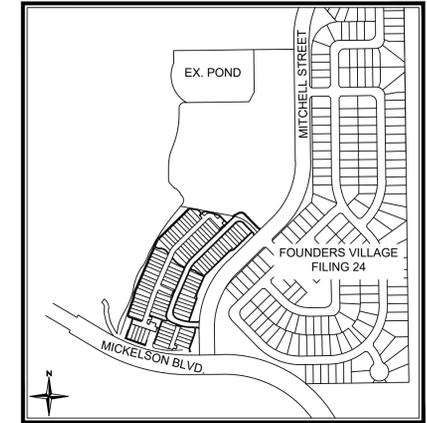
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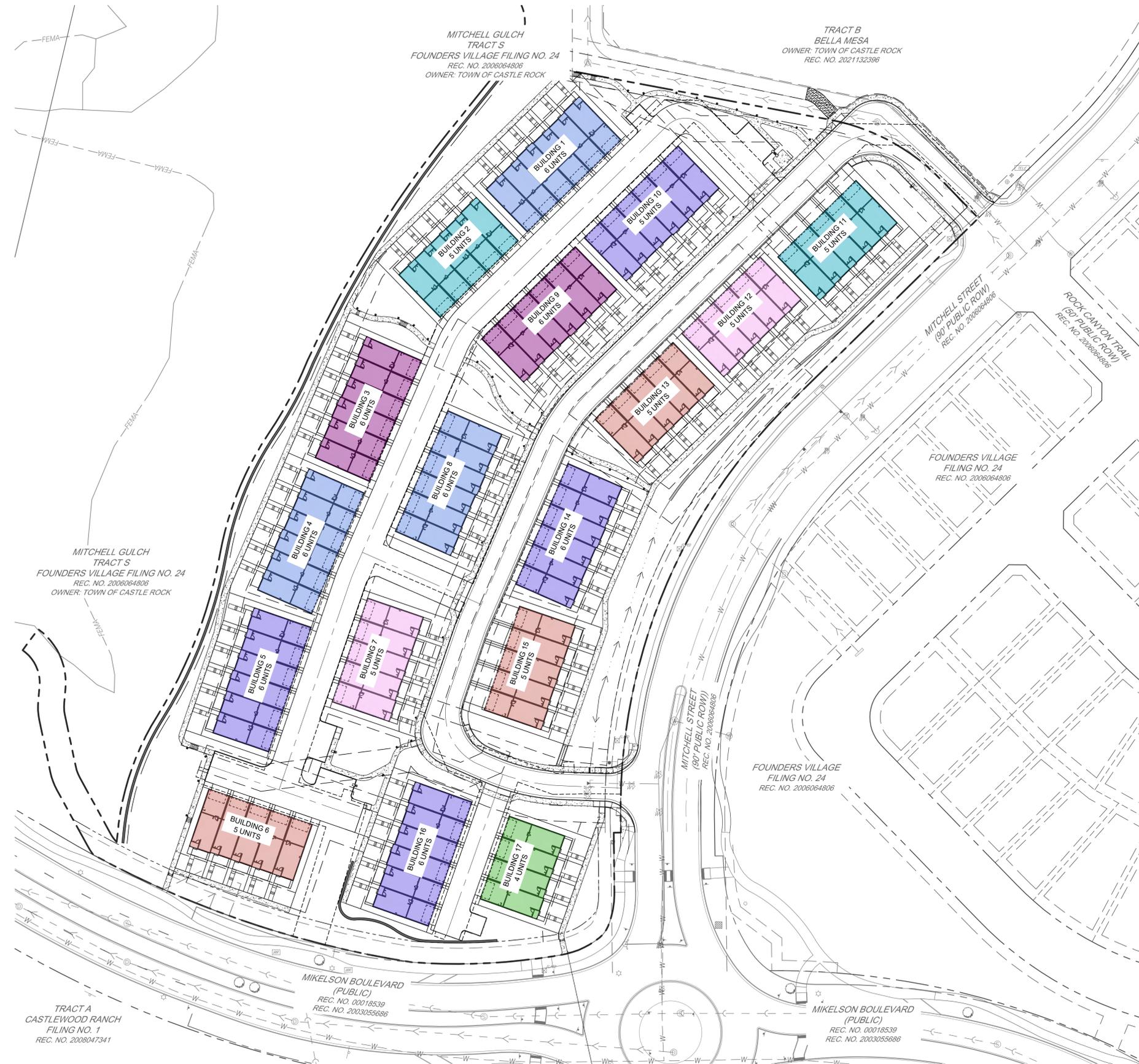
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KEY MAP
N.T.S.

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



0 25 50 100
SCALE: 1" = 50'



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SITE DEVELOPMENT PLAN
BUILDING VARIATION PLAN**

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