

RESOLUTION NO. 2022-__

**RESOLUTION APPROVING A SITE DEVELOPMENT PLAN TO
RELOCATE AN EXISTING DETENTION POND ON PROPERTY
LOCATED WITHIN THE BELLA MESA PLANNED
DEVELOPMENT**

WHEREAS, Fourth Investments USA, LLC (the “Applicant”), requests approval of a site development plan (the “Site Development Plan”) for the relocation of an existing detention pond; and

WHEREAS, the pond is located within the Bella Mesa Planned Development (the “Bella Mesa PD”), which was originally approved in 1981 and rezoned in 1986 and 2015; and

WHEREAS, according to Section 17.38.030 of the Castle Rock Municipal Code (“CRMC”), the Town Council has the requisite authority to approve the Site Development Plan, following a review and recommendation by the Planning Commission; and

WHEREAS, on April 14, 2022, a public hearing was held before the Planning Commission, which voted to recommend approval of the Site Development Plan to the Town Council.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Findings. Based upon the evidence presented at a public hearing held at tonight’s meeting, the Town Council finds that the Site Development Plan is in substantial compliance with:

- (i) The goals and objectives of the Town’s Vision 2030 and the 2030 Comprehensive Master Plan;
- (ii) The requirements of the Bella Mesa PD Plan and the associated Zoning Regulations;
- (iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040; and
- (iv) The residential/non-residential interface regulations set forth in CRMC Chapter 17.50.

Section 2. Approval. The Site Development Plan, in the form attached as *Exhibit 1*, is hereby approved.

PASSED, APPROVED AND ADOPTED on first and final reading this 19th day of April, 2022, by Town Council of the Town of Castle Rock by a vote of ___ for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 4, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, AND ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 4, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, AND ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WAS ASSUMED TO BEAR NORTH 89°29'00" EAST WITH ALL BEARINGS HEREIN RELATIVE THERETO.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 4;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89°29'00" EAST, A DISTANCE OF 1315.69 FEET TO THE CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 4;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, NORTH 89°30'29" EAST, A DISTANCE OF 1315.09 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4, ALSO BEING A POINT ON THE WEST BOUNDARY OF CASTLEWOOD NORTH, A SUBDIVISION RECORDED UNDER RECEPTION NO. 153352 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER AND ALONG THE WEST LINE OF SAID CASTLEWOOD NORTH, SOUTH 00°22'07" EAST, A DISTANCE OF 1309.77 FEET TO THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4;

THENCE CONTINUING ALONG SAID WEST LINE OF CASTLEWOOD NORTH AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, SOUTH 00°22'07" EAST, A DISTANCE OF 1309.92 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9 ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 142, PAGE 212, IN SAID RECORDS;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 142, AT PAGE 212, SOUTH 00°35'24" EAST, A DISTANCE OF 1331.27 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 9 ALSO BEING THE NORTHEAST CORNER OF CASTLEWOOD RANCH FILING NO. 2 - PARCEL 11, A SUBDIVISION RECORDED AT RECEPTION NO. 2006091502, IN SAID RECORDS;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND ALONG THE NORTH LINE OF SAID CASTLEWOOD RANCH FILING NO. 2 - PARCEL 11, AND ALONG THE NORTH LINES OF THE FOLLOWING SUBDIVISIONS: CASTLEWOOD RANCH FILING NO. 2 - PARCEL 1, RECEPTION NO. 2003033196; CASTLEWOOD RANCH FILING NO. 2 - PARCEL 8, RECEPTION NO. 2004043911 AND CASTLEWOOD RANCH FILING NO. 2 - PARCEL 9, RECEPTION NO. 2004043913, IN SAID RECORDS; SOUTH 89°45'44" WEST, A DISTANCE OF 2651.14 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTIONS 8 AND 9, ALSO BEING THE NORTHWEST CORNER OF SAID CASTLEWOOD RANCH FILING NO. 2 - PARCEL 9, ALSO BEING A POINT ON THE EAST LINE OF FOUNDERS VILLAGE FILING NO. 24, A SUBDIVISION RECORDED AT RECEPTION NO. 2006064806, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FOUNDERS VILLAGE FILING NO. 24 THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 78°03'56" WEST, A DISTANCE OF 139.86 FEET;
- 2) NORTH 82°58'53" WEST, A DISTANCE OF 180.71 FEET;
- 3) NORTH 00°10'17" EAST, A DISTANCE OF 442.62 FEET;
- 4) NORTH 89°59'28" WEST, A DISTANCE OF 1007.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, ALSO BEING A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2006093611, IN SAID RECORDS;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, AND ALONG THE EAST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2006093611, NORTH 00°30'26" WEST, A DISTANCE OF 816.96 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL "A" IN RECEPTION NO. 2012031487, IN SAID RECORDS;

THENCE ALONG THE EAST LINE OF SAID PARCEL "A" THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 41°07'15" EAST, A DISTANCE OF 1267.41 FEET;
- 2) NORTH 08°14'03" EAST, A DISTANCE OF 370.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 1175, AT PAGE 932, IN SAID RECORDS;

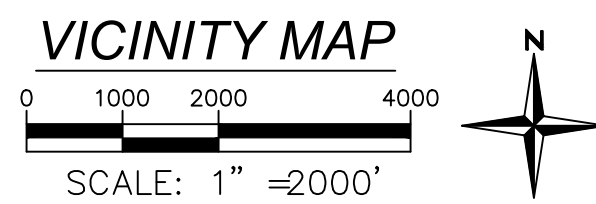
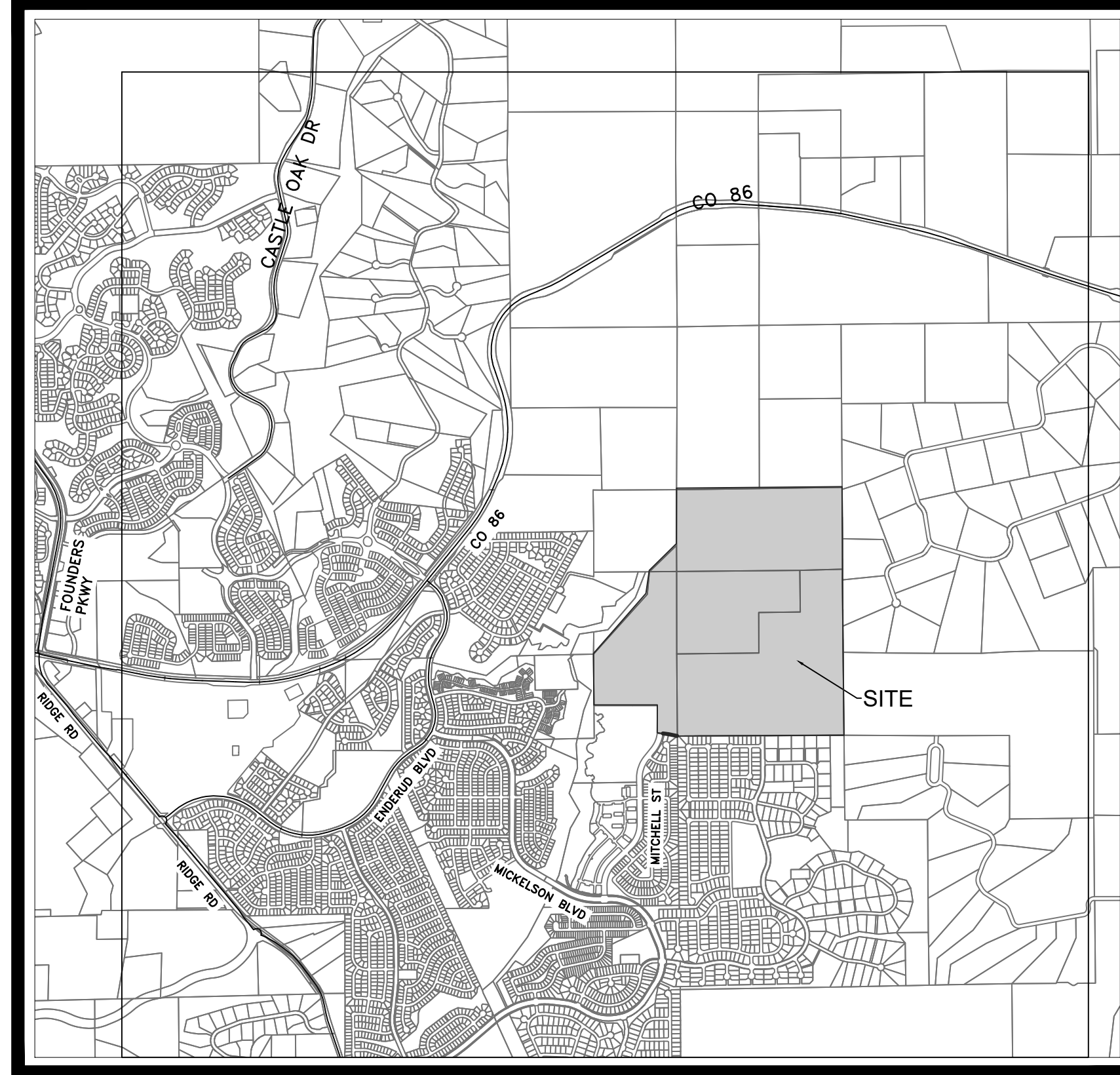
THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED IN BOOK 1175, AT PAGE 932, NORTH 45°28'41" EAST, A DISTANCE OF 604.43 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID WEST LINE, NORTH 00°08'29" EAST, A DISTANCE OF 883.20 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 293.205 ACRES (12,772.020 SQUARE FEET), MORE OR LESS.

TOWN OF CASTLE ROCK SITE DEVELOPMENT PLAN NOTES:

- 1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- 2. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, 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.
- 3. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- 4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0306G & 08035C0193G DATED MARCH 16, 2016. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- 5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- 6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- 7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- 8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 9. 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.
- 10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- 11. THIS SITE IS ZONED PDP (REC # 2016004150 ON 1/22/2016).
- 12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- 13. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- 14. PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.



SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	UTILITY & GRADING PLAN
6	UTILITY & GRADING PLAN

BELLA MESA - LAND SUMMARY TABLE

TRACT	SQ. FT.	ACREAGE	USE	MAINTENANCE
TRACT A	12,454,328	285.91	FUTURE DEVELOPMENT	N/A
TRACT B	317,476	7.29	OPEN SPACE/DRAINAGE	BELLA MESA METRO DISTRICT
TOTAL BELLA MESA	12,771,804	293.2		

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 _____

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 _____

CONTACT LIST

METROPOLITAN DISTRICT
BELLA MESA METRO DISTRICT
P.O. BOX 5127
GYPSUM, COLORADO 81637
CONTACT: JOHN V. HILL
EMAIL: J VHILL.CO@GMAIL.COM

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

OWNER/DEVELOPER
FOURTH INVESTMENTS, LLC.
17130 DALLAS PKWY, #240
DALLAS, TX 75248
TEL: (970) 470-2087
CONTACT: JOHN V. HILL
EMAIL: J VHILL.CO@GMAIL.COM

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

AGENCY LIST

TOWN OF CASTLE ROCK
100 N. WILCOX STREET
CASTLE ROCK, CO 80104
PHONE: 720-733-3593
ATTN: T.J.KUCEWESKY

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 SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR DATE _____

CIVIL ENGINEER'S STATEMENT

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 SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

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 INVESTMENT USA, LLC
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

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: _____

DOUGLAS COUNTY CLERK AND RECORDER'S 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: _____

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WAS ASSUMED TO BEAR NORTH 89°29'00" EAST.

BENCHMARK

DOUGLAS COUNTY CONTROL POINT NUMBER 4.004007 BEING A 3 1/4" ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE 650 FEET MORE OR LESS EAST OF AUTUMN SAGE STREET.
ELEVATION = 6495.27
SITE DEVELOPMENT PLAN - BELLA MESA, TOWN OF CASTLE ROCK PROJECT NO. SDP21-0050



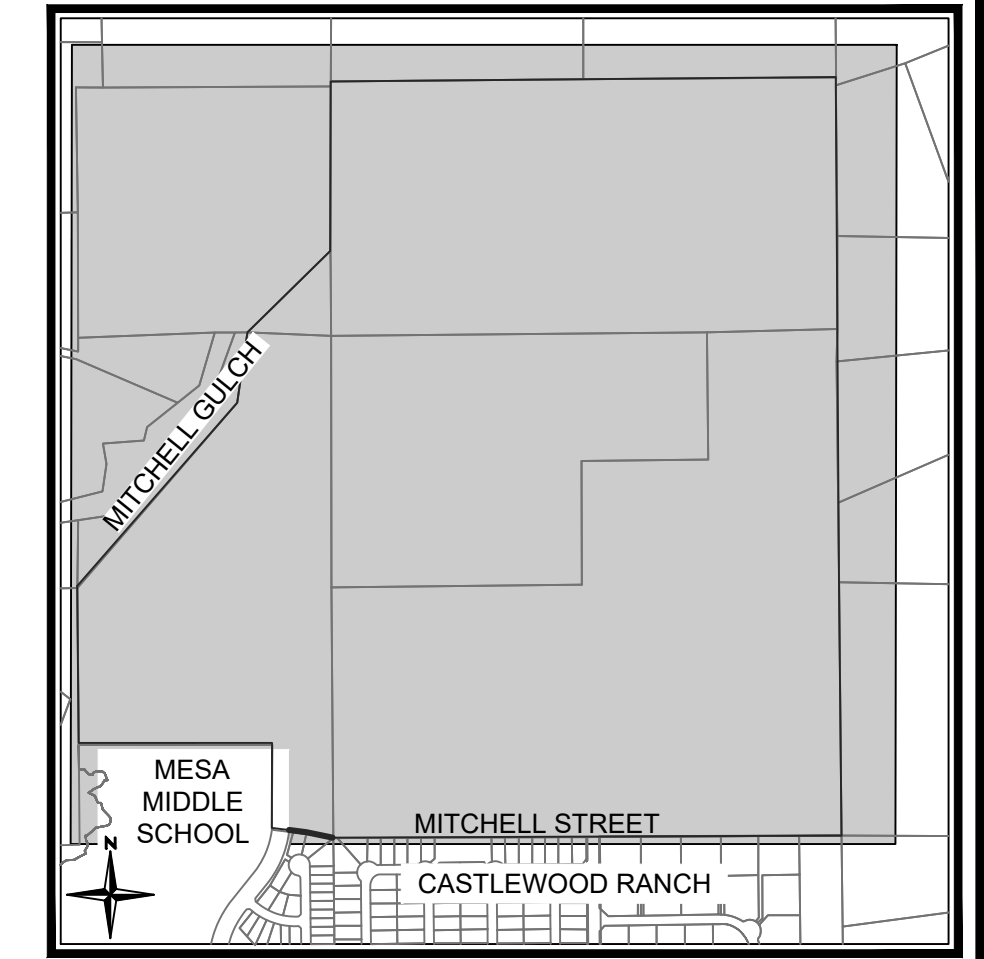
DATE	NO.	DESCRIPTION	NOTES
11/02/2021	1	1ST SUBMITTAL	
01/12/2022	2	2ND SUBMITTAL	
03/01/2022	3	3RD SUBMITTAL	
03/16/2022	4	4TH SUBMITTAL	

BELLA MESA SDP
COVER SHEET

SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 4, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, AND ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO



KEY MAP

EXISTING LEGEND

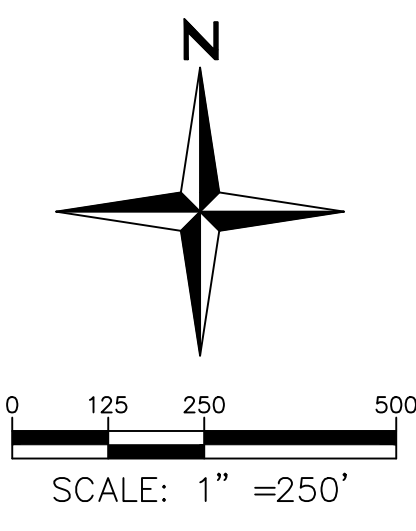
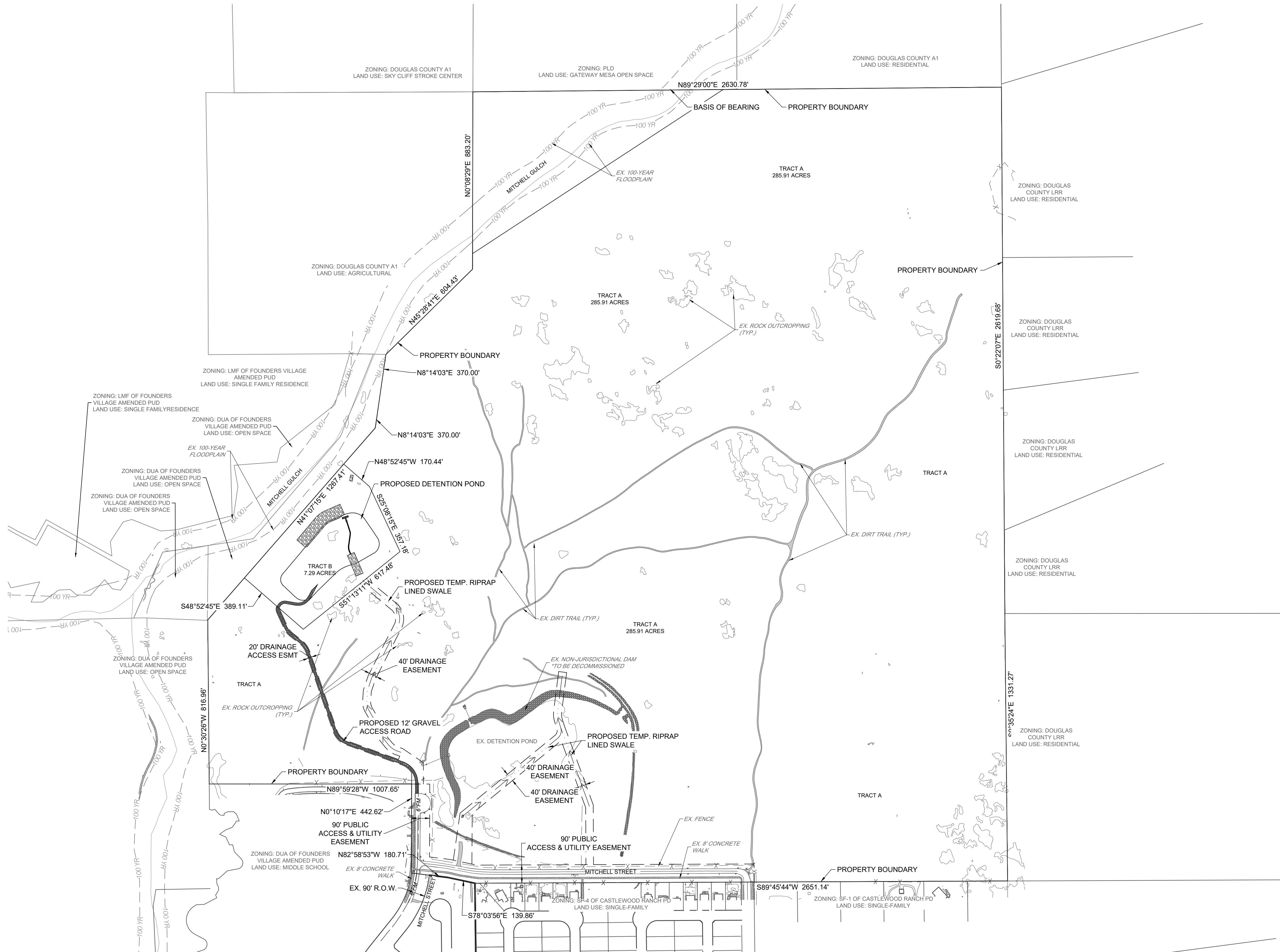
	EXISTING PROPERTY LINE
	EXISTING R.O.W.
	EXISTING LOT LINE
	EXISTING EASEMENT
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE

PROPOSED LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	LIMITS OF CONSTRUCTION

ABBREVIATIONS

CMP	CORRUGATED METAL PIPE
E	EAST
EOA	EDGE OF EASEMENT
ESMT	EASEMENT
EX.	EXISTING
MH	MANHOLE
N	NORTH
PROP.	PROPOSED
R.O.W.	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TYP	TYPICAL
W	WEST



JML	DRWN	17026.001	NA
EBR	CHKD	17026.001	NA
EBR	APPR	17026.001	NA
EBR	APPR	17026.001	NA
EBR	APPR	17026.001	NA
EBR	APPR	17026.001	NA
EBR	APPR	17026.001	NA
EBR	APPR	17026.001	NA
EBR	APPR	17026.001	NA
EBR	APPR	17026.001	NA

DATE	NO.	DESCRIPTION
11/2/2021	1	1ST SUBMITTAL
01/19/2022	2	2ND SUBMITTAL
03/01/2022	3	3RD SUBMITTAL
03/16/2022	4	4TH SUBMITTAL

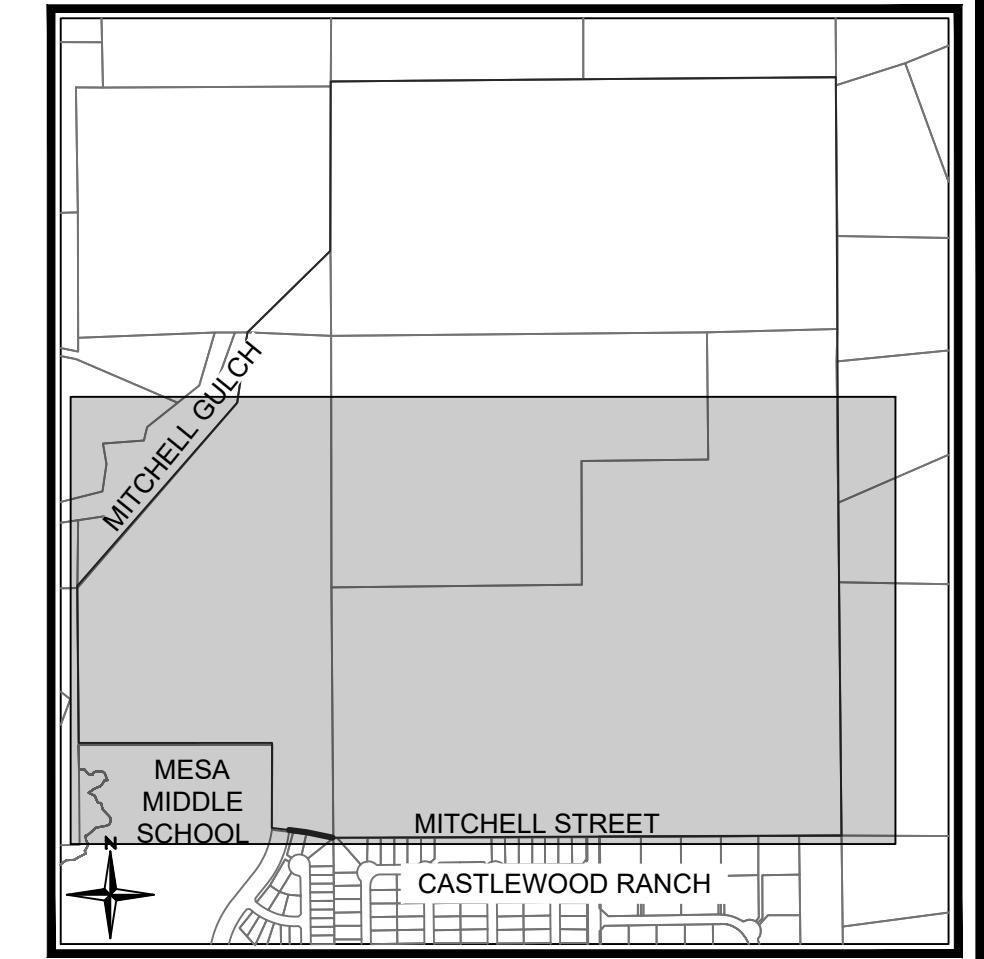
BELLA MESA SITE DEVELOPMENT PLAN

OVERALL SITE PLAN

SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

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KEY MAP



EXISTING LEGEND

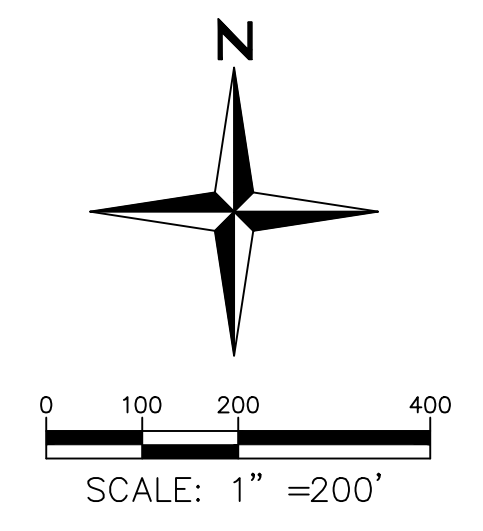
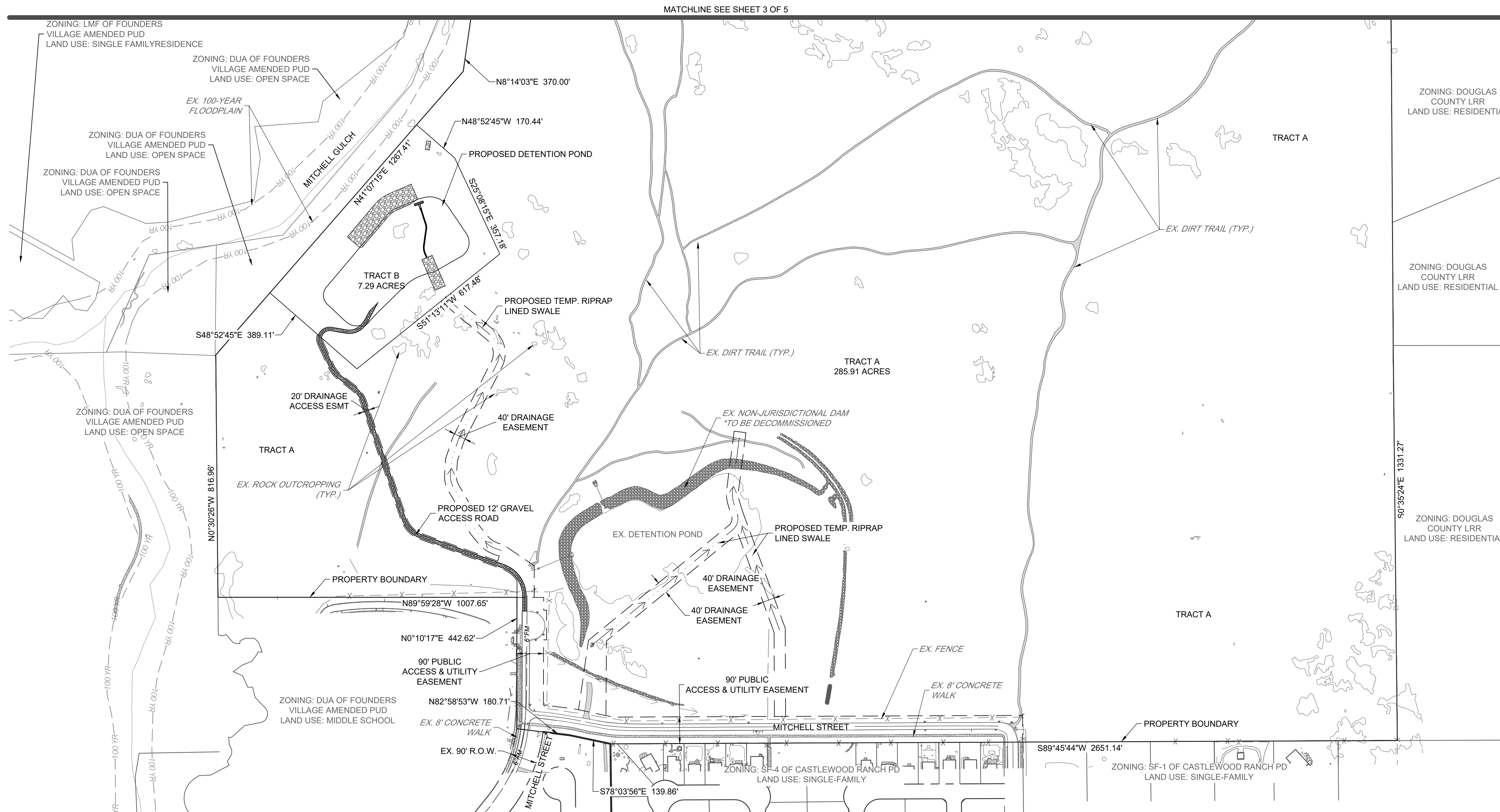
	EXISTING PROPERTY LINE
	EXISTING R.O.W.
	EXISTING LOT LINE
	EXISTING EASEMENT
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE

PROPOSED LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	LIMITS OF CONSTRUCTION

ABBREVIATIONS

CMP	CORRUGATED METAL PIPE
E	EAST
EOA	EDGE OF EASEMENT
ESMT	EASEMENT
EX.	EXISTING
MH	MANHOLE
N	NORTH
PROP.	PROPOSED
R.O.W.	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TYP	TYPICAL
W	WEST



BELLA MESA SITE DEVELOPMENT PLAN

SITE PLAN

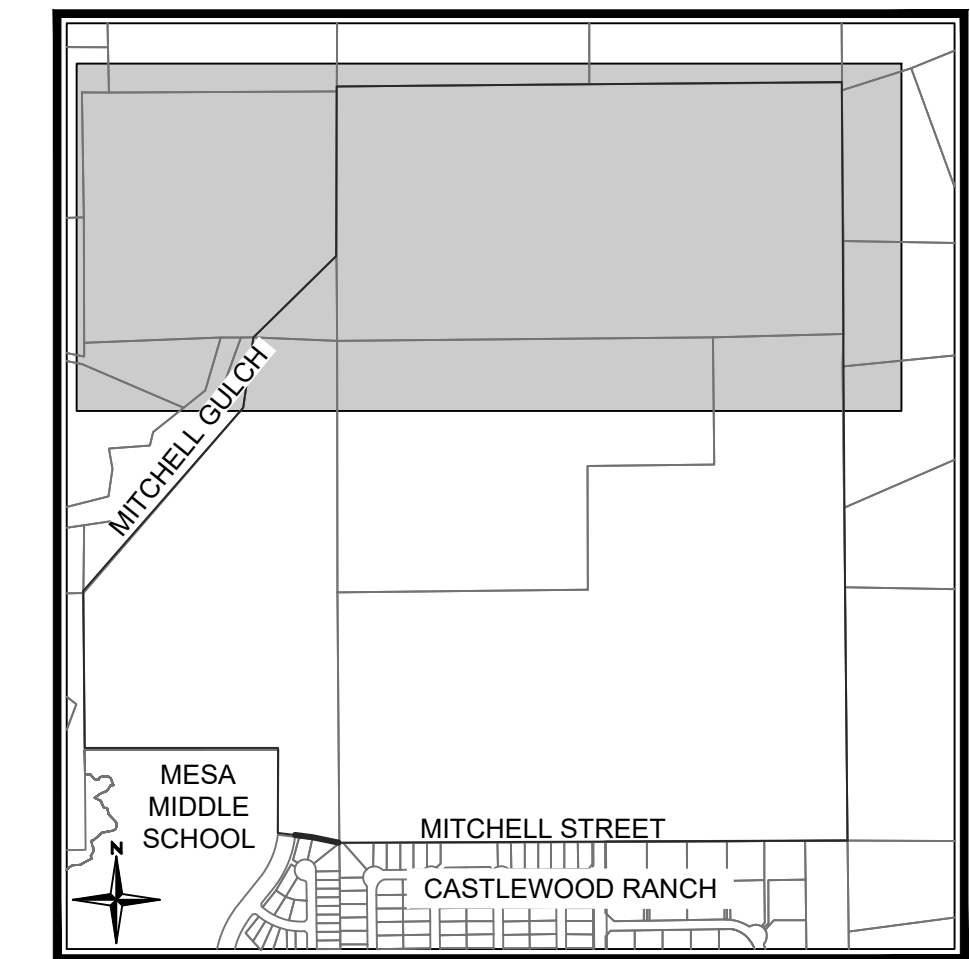
3 OF 6

I:\2017\17026 - Bella Mesa\CAD\Sheet_Sets\17026.001 - Pond Relocation\3 - SITE PLAN.dwg tab: 2 OF 3 SITE PLAN Mar 16, 2022 - 11:09am erumney

SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 4, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, AND ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO



KEY MAP

EXISTING LEGEND

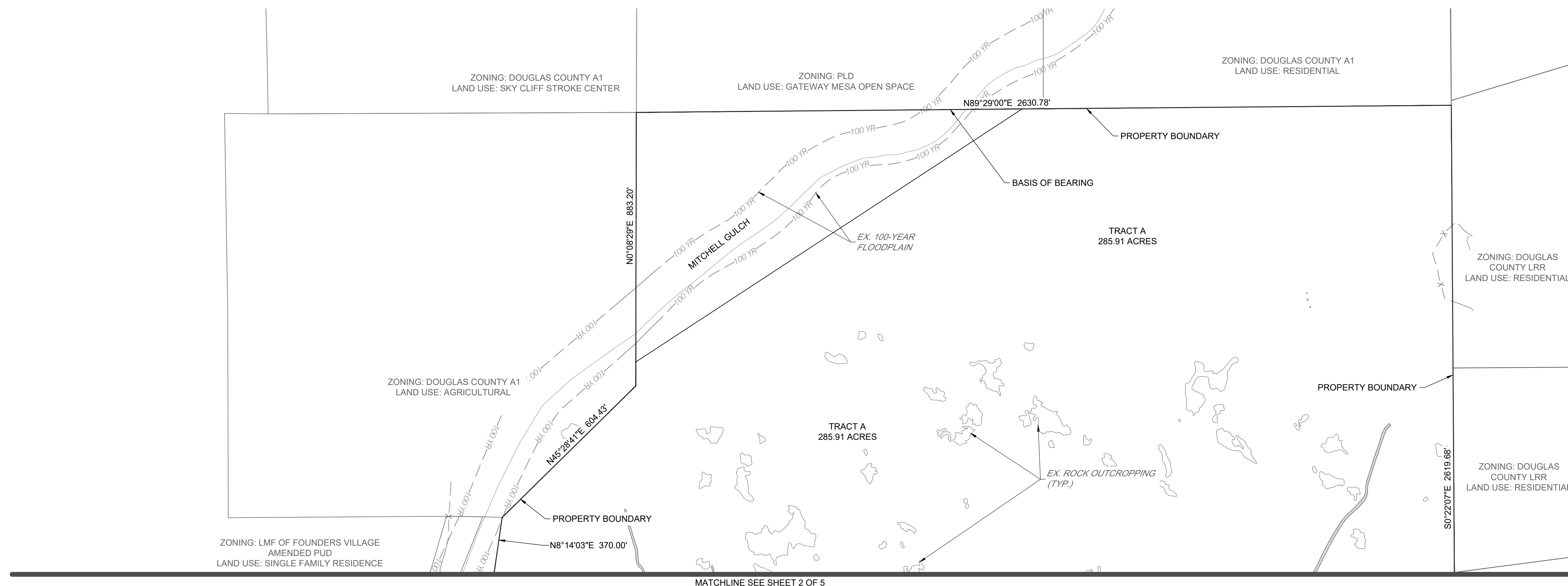
	EXISTING PROPERTY LINE
	EXISTING R.O.W.
	EXISTING LOT LINE
	EXISTING EASEMENT
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE

PROPOSED LEGEND

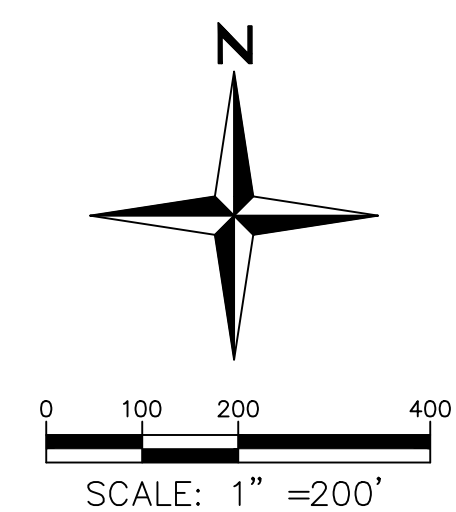
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	LIMITS OF CONSTRUCTION

ABBREVIATIONS

CMP	CORRUGATED METAL PIPE
E	EAST
EOA	EDGE OF EASEMENT
ESMT	EASEMENT
EX.	EXISTING
MH	MANHOLE
N	NORTH
PROP.	PROPOSED
R.O.W.	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TYP	TYPICAL
W	WEST



MATCHLINE SEE SHEET 2 OF 5



SCALE: 1" = 200'



JML	DRAWN
EBR	CHECKED
EBR	APPROVED
17026.001	PROJECT NO.
1" = 200'	HORIZ. SCALE
NA	VERT. SCALE

BELLA MESA SITE DEVELOPMENT PLAN

SITE PLAN

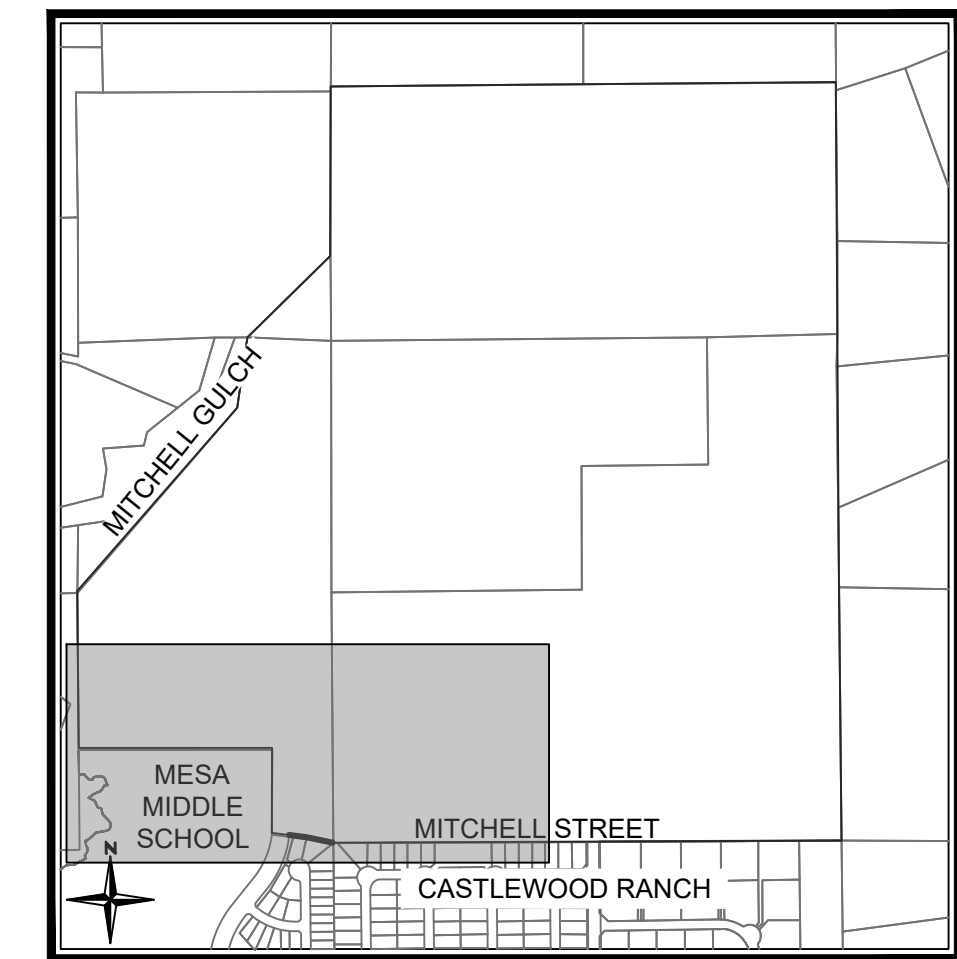
SHEET

4 OF 6

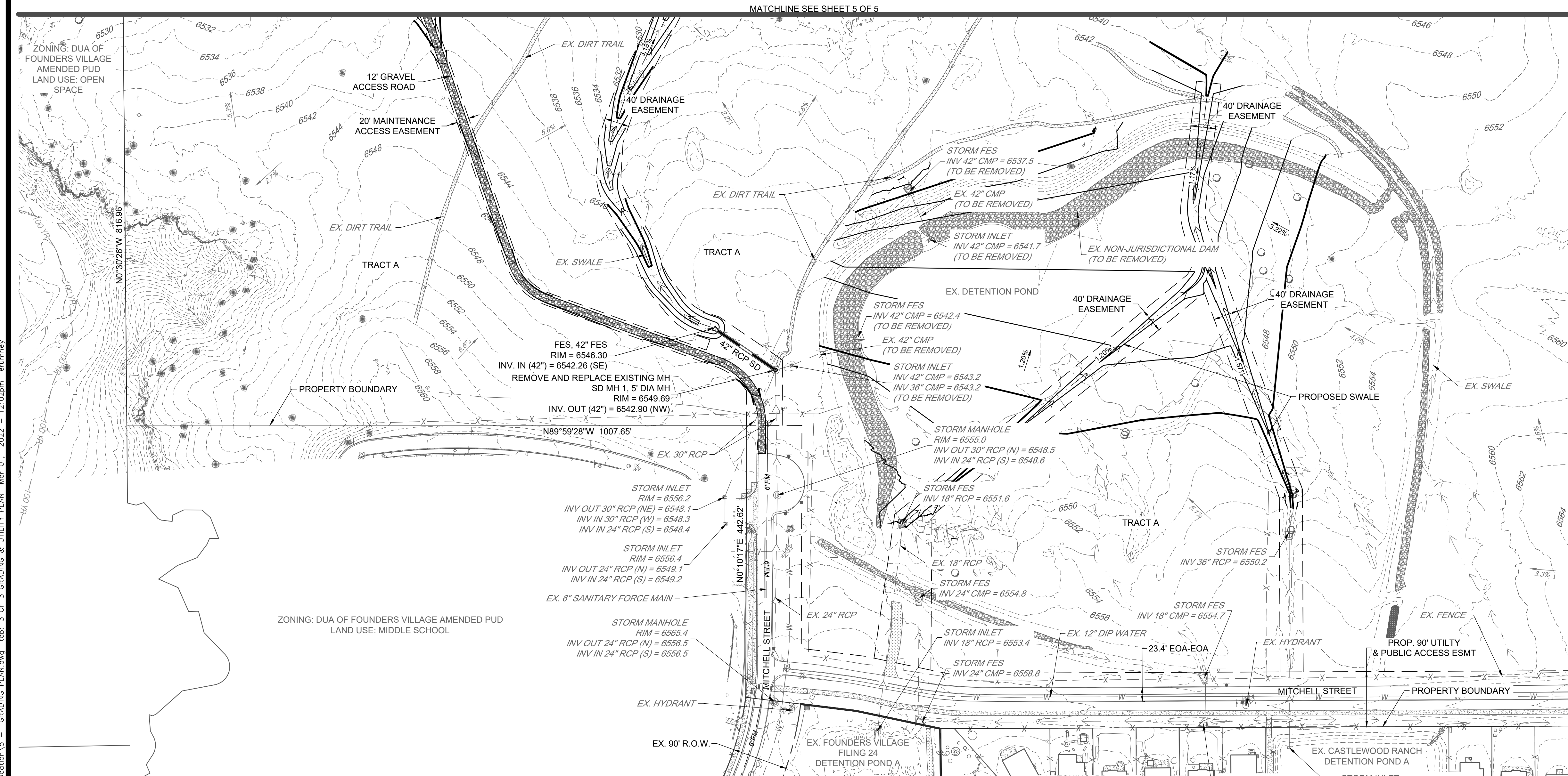
SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 4, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, AND ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO



KEY MAP



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
	EXISTING WATERLINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR

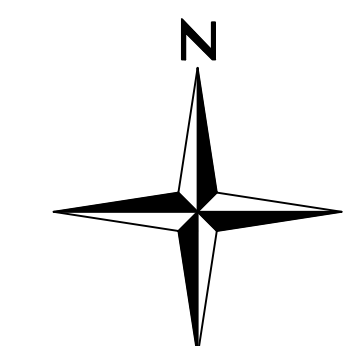
PROPOSED LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	LIMITS OF CONSTRUCTION
	PROPOSED STORM SEWER
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR

ABBREVIATIONS

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PROP.	PROPOSED
R.O.W.	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TYP	TYPICAL
W	WEST

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



SCALE: 1" = 100'

BELLA MESA SITE DEVELOPMENT PLAN

SHEET

5 OF 6

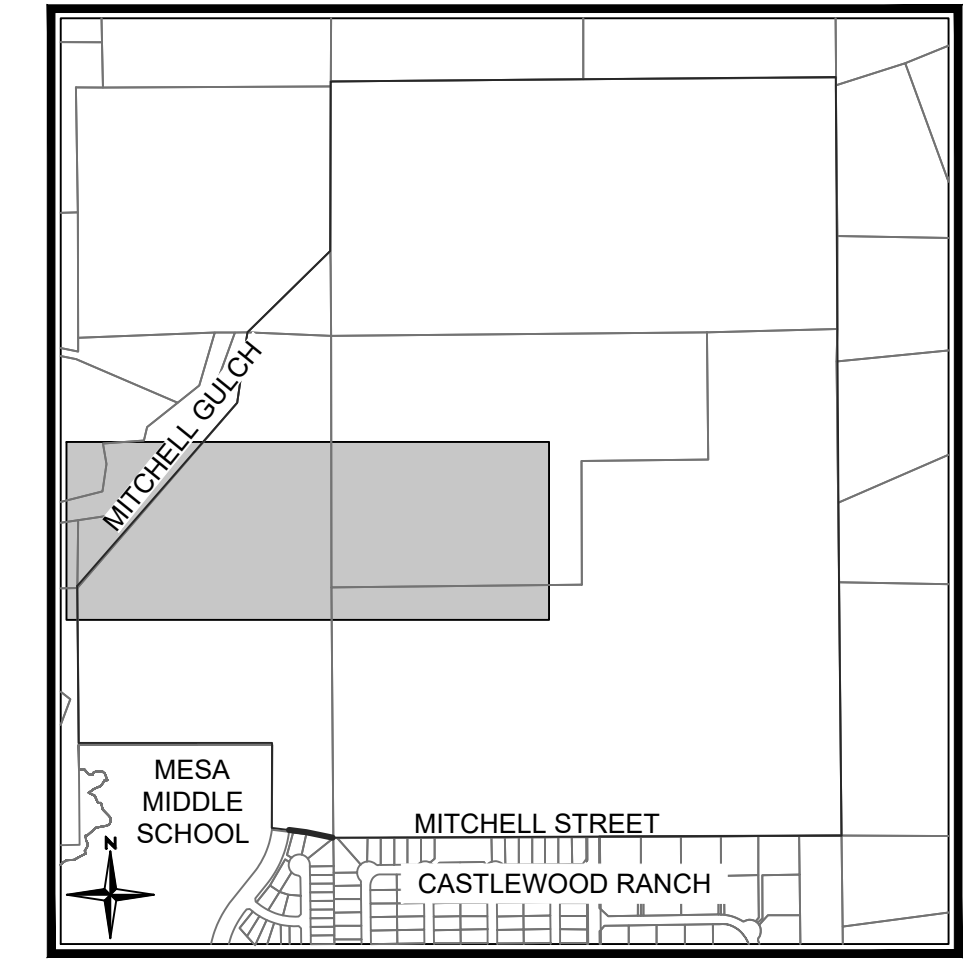
GRADING & UTILITY PLAN

I:\2017\17026 - Bella Mesa\CAD\Sheet Sets\17026.001 - Pond Relocation\5 - GRADING PLAN.dwg tab: 3 OF 3 GRADING & UTILITY PLAN Mar 01, 2022 - 12:02pm erumney

SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 4, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, AND ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO



KEY MAP

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
	EXISTING WATERLINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR

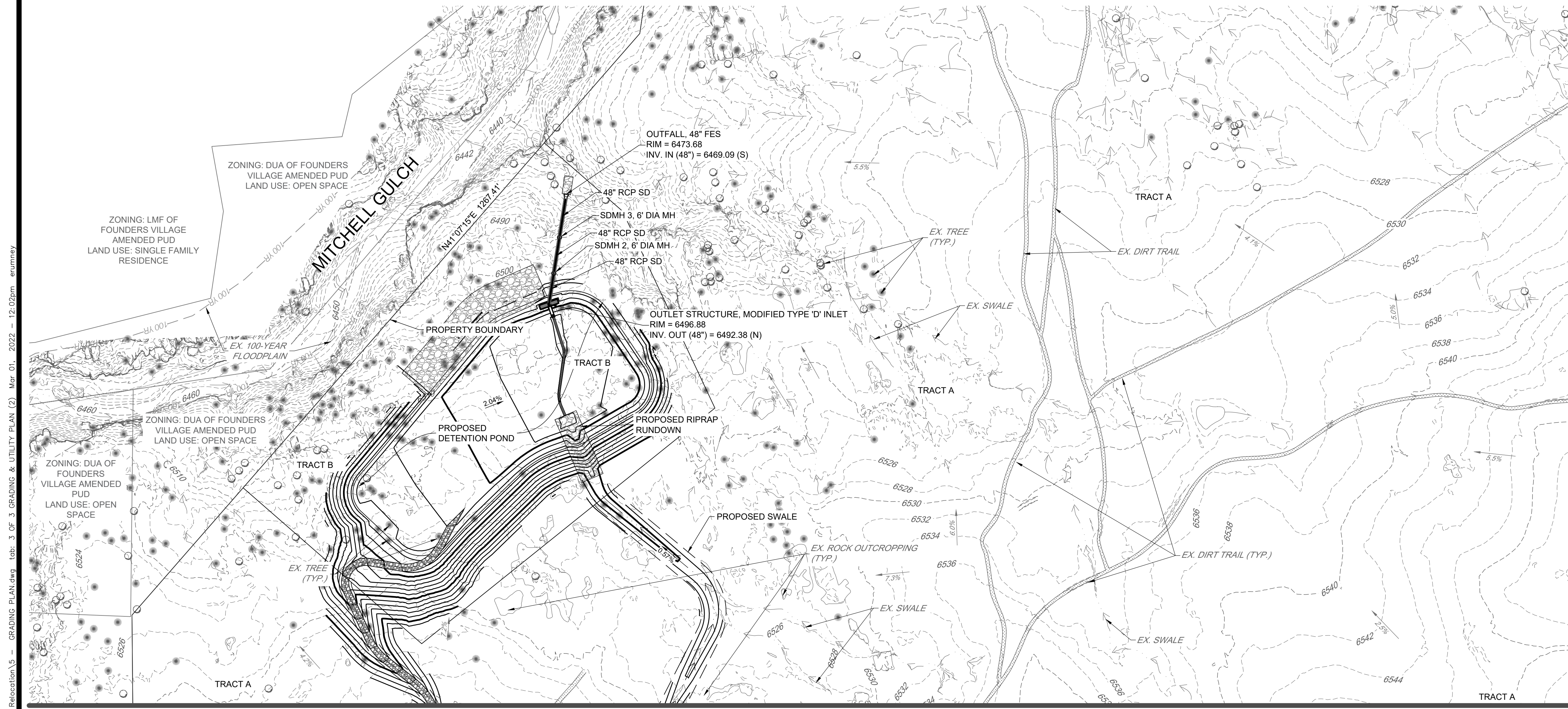
PROPOSED LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	LIMITS OF CONSTRUCTION
	PROPOSED STORM SEWER
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR

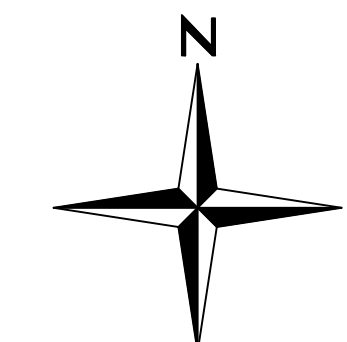
ABBREVIATIONS

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MATCHLINE SEE SHEET 4 OF 5



SCALE: 1" = 100'



JML	DRAWN
EBR	CHECKED
EBR	APPROVED
17026.001	PROJECT NO.
1" = 100'	HORIZ. SCALE
NA	VERT. SCALE

BELLA MESA SITE DEVELOPMENT PLAN

GRADING & UTILITY PLAN

SHEET

6 OF 6