SITE DEVELOPMENT PLAN

BELLA MESA - NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

CONTACT LIST

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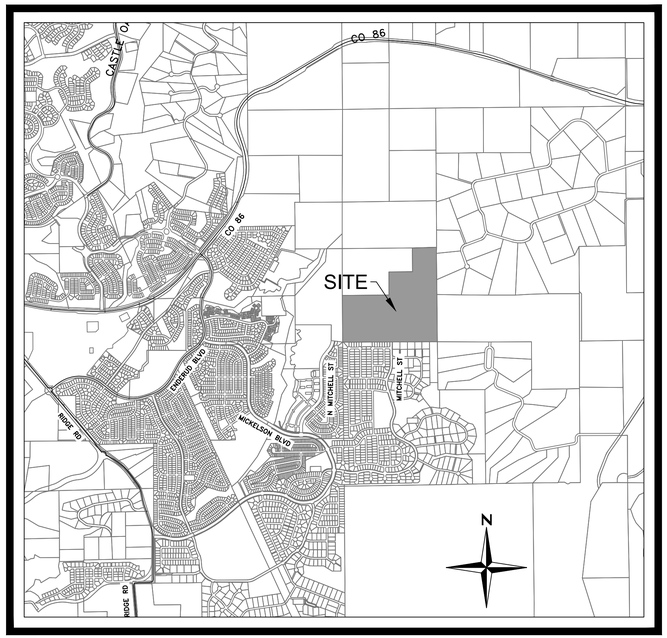
TRACT SUMMARY

TRACT	ACREAGE	DESCRIPTION	OWNERSHIP	MAINTENANCE
A	86.09	OPEN SPACE DEDICATION	TOCR	TOCR & HOA/MD**
B	5.28	OPEN SPACE (PRIVATE), *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
C	11.21	OPEN SPACE (PRIVATE), UTILITY, ACCESS (PUBLIC)	HOA/MD	HOA/MD
D	0.93	OPEN SPACE (PRIVATE), UTILITY, ACCESS (PUBLIC)	HOA/MD	HOA/MD
E	0.43	OPEN SPACE (PRIVATE), UTILITY, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
F	1.23	OPEN SPACE (PRIVATE), ACCESS (PUBLIC)	HOA/MD	HOA/MD
G	1.14	OPEN SPACE (PRIVATE), ACCESS (PUBLIC)	HOA/MD	HOA/MD
H	13.06	OPEN SPACE (PRIVATE), UTILITY, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
I	3.99	PARK, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
J	6.28	OPEN SPACE (PRIVATE), *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
K	4.93	OPEN SPACE (PRIVATE), UTILITY, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
L	6.70	OPEN SPACE (PRIVATE), *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
M	0.69	UTILITY, LIFT STATION	TOCR	TOCR
N	4.79	OPEN SPACE (PRIVATE), UTILITY, *BLANKET DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
O	3.20	OPEN SPACE (PRIVATE), *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
P	10.79	OPEN SPACE (PRIVATE), UTILITY, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
Q	10.10	OPEN SPACE DEDICATION	TOCR	TOCR
R	1.25	OPEN SPACE (PRIVATE), ACCESS (PUBLIC)	HOA/MD	HOA/MD
S	6.62	OPEN SPACE (PRIVATE), *BLANKET DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
T	0.14	OPEN SPACE (PRIVATE), UTILITY, ACCESS (PUBLIC)	HOA/MD	HOA/MD
TOTAL ACERAGE	178.86			

*WHERE DRAINAGE USES ARE NOTED IN THE TRACTS ABOVE, DRAINAGE EASEMENTS WILL BE REQUIRED AND SHOWN ON FUTURE CONSTRUCTION DOCUMENTS AND SUBDIVISION PLAT. EASEMENTS MAY BE BLANKET IN NATURE ACROSS THE ENTIRE TRACT, OR SPECIFIC TO CERTAIN FACILITIES INCLUDING BUT NOT LIMITED TO DETENTION PONDS, STORM SEWER OR DRAINAGE SWALES.

**HOA/METRO DISTRICT SHALL BE RESPONSIBLE FOR TRAIL AND AMENITY MAINTENANCE, INCLUDING BUT NOT LIMITED TO TRAILS BENCHES, TRASH RECEPTACLES, PET WASTE STATION, AND SIGNAGE. TOWN WILL BE RESPONSIBLE FOR MAINTENANCE IN THE REST OF TRACTS A AND Q INCLUDING ANY TRAILS CONSTRUCTED BY THE TOWN.

IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS PARTY TO.



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION

PURPOSE STATEMENT

THE PURPOSE OF THE SITE DEVELOPMENT PLAN IS TO CREATE A RESIDENTIAL COMMUNITY OF 525 SINGLE FAMILY LOTS, PARKS, OPEN SPACE, LANDSCAPING, AND ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS.

ZONING COMPARISON TABLE

SEE SHEET 2 FOR ZONING COMPARISON TABLE

SITE UTILIZATION TABLE

UTLIIZATION	AREA (SF)	AREA (AC)	PERCENTAGE OF TOTAL
R-SF LOTS	3,685,843	84.62	28.86
ROW DEDICATION	1,294,995	29.73	10.14
PARK	174,010	3.99	1.36
OPEN SPACE DEDICATION (OSD)	4,220,030	96.88	33.04
OPEN SPACE PRIVATE (OSP)	3,397,142	77.99	26.60
TOTAL	12,772,020	293.205	100.00

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE BELLA MESA DEVELOPMENT AGREEMENT, RECORDED ON THE 22ND DAY OF JANUARY, 2016, AT RECEPTION NUMBER 2016004152. 525 SFES WILL BE DEDUCTED FOR RESIDENTIAL USE AND 26.2 SFES WILL BE DEDUCTED FOR IRRIGATION.

BENCHMARK:

DOUGLAS COUNTY CONTROL POINT NUMBER 4.004007 BEING A 3 ¼" ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE 650 FEET MORE OR LESS EAST OF AUTUMN SAFE STREET.

ELEVATION = 6495.27 (NAVD 88).

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WAS ASSUMED TO BEAR NORTH 89°29'00" EAST, AND MONUMENTED AS SHOWN HEREON.

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 SDP 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 _____.
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: _____

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 (SDP) WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SDP ACCURATELY REPRESENTS THAT SURVEY.

_____ _____ _____
REGISTERED LAND SURVEYOR DATE

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

SITE DEVELOPMENT PLAN
BELLA MESA NORTH
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0040

Redland
WHERE GREAT PLACES BEGIN
720.283.6783
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▪ Land Planning ▪ Civil Engineering ▪ Landscape Architecture ▪ Construction Management

NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO. 17026.004

NO.	DATE	NOTES
1	12.05.2024	FIRST SUBMITTAL TO TOWN
2	04.04.2025	SECOND SUBMITTAL TO TOWN
3	06.27.2025	THIRD SUBMITTAL TO TOWN
4	08.08.2025	FOURTH SUBMITTAL TO TOWN
5	08.28.2025	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
COVER SHEET

SHEET
1 OF 87

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SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

LEGAL DESCRIPTION - BELLA MESA (NORTHERN PARCEL)

A PARCEL OF LAND BEING A PART OF THAT CERTAIN QUIT CLAIM DEED AS RECORDED AT RECEPTION NO. 2014010037 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN 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, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, 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, RANG 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 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, IN SAID RECORD;

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, AT 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. 2003033136; CASTLEWOOD RANCH FILING NO, 2 - PARCEL 8, RECEPTION NO. 2004043911 AND CASTLEWOOD RANCH FILING NO. 2 - PARCEL 9, RECEPTION NO. 2004042913, 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) COURSED:

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. 20212031487, 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 THE 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.

SITE DEVELOPMENT PLAN GENERAL NOTES

1. 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.
2. THIS SITE IS ZONED BELLA MESA PLAN DEVELOPMENT PLAN APPROVED 31ST OF MARCH 2015, RECEPTION NUMBER 2016004151.
3. 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.
4. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

SITE DEVELOPMENT PLAN GENERAL NOTES (CONTINUED)

15. 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 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. WHERE SLOPE EASEMENTS ARE COMBINED WITH UTILITY EASEMENTS, GRADE RESTRICTIONS APPLY IN ACCORDANCE WITH THE OVERLOT GRADING PLANS FOR THE SUBDIVISION.
16. 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.
17. 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.
18. 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.
19. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANANT STRUCTURES. BUILDINGS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF.
20. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAIL BUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION. ONCE THE TRAIL IS FLAGGED, A 25' WIDE PUBLIC ACCESS EASEMENT SHALL BE ESTABLISHED OFF THE TRAIL'S CENTERLINE WHERE IT CROSSES PRIVATE TRACTS.
21. ANY FILL ON OSD/PLD WILL NEED TO BE COMPACTED IN MAX 8" LIFTS, A MINIMUM OF 95%+DENSITY AND INSPECTION, COMPACTION TEST RESULTS WILL NEED TO BE SUPPLIED TO THE TOWN. FOLLOWING GRADING, AS-BUILT SURVEYS FOR OSD AND PLD WILL NEED TO BE PROVIDED TO TOWN.
22. GRADING SHOWN HERON 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.
23. IF VEGETATION IS TO BE REMOVED DURING THE MIGRATORY BIRD SEASON (MID-AUGUST THROUGH FEBRUARY) A MIGRATORY BIRD SURVEY SHALL BE CONDUCTED.

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. 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.
5. 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.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. 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.***
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 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.
9. "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 TO32 FEET WIDE.
10. "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.
11. 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.
12. 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

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.

LANDSCAPE NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
10. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.

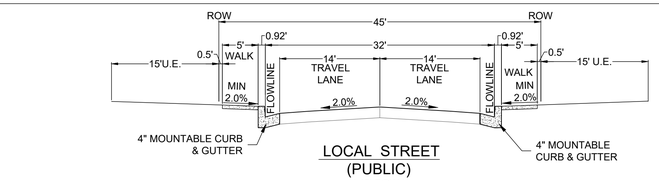
LANDSCAPE NOTES (CONTINUED)

11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH
13. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK
14. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.

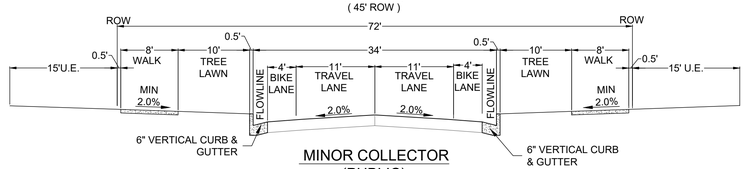
ZONING COMPARISON TABLE

ZONING	BELLA MESA PLANNED DEVELOPMENT (PD)			
GROSS ACREAGE	293.2			
USE AREA	R-SF		OSD	
PROJECT	SDP24-0040			
	PD REQUIREMENT	PROVIDED	PD REQUIREMENT	PROVIDED
USE AREA ACREAGE	N/A	196.3	N/A	96.9
PERMITTED USES	ONE FAMILY DWELLING ATTACHED OR DETACHED GARAGES INDOOR OR OUTDOOR RECREATION FACILITIES MOTHER-IN-LAW OR NANNY UNITS TEMPORARY SALES OFFICE SMALL IN-HOME DAYCARE UNDERGROUND PUBLIC UTILITIES AND EASEMENTS	525 ONE FAMILY DWELLINGS	OPEN SPACE NATURAL / DEVELOPED PRIVATE PARKS TRAILS: PEDESTRIAN OR BICYCLE SUCH OTHER PUBLIC OPEN SPACE USES	OPEN SPACE NATURAL / DEVELOPED PRIVATE PARKS TRAILS: PEDESTRIAN OR BICYCLE SUCH OTHER PUBLIC OPEN SPACE USES
MAXIMUM DWELLING UNITS/GROSS ACREAGE	1.8	1.8 (525 / 293.2 = 1.79)	N/A	N/A
MAXIMUM DWELLING UNITS/USE AREA	2.8	2.7 (525 / 197.3 = 2.66)	N/A	N/A
MAXIMUM TOTAL UNITS	525	525	N/A	N/A
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	N/A	N/A
MINIMUM LOT SIZE*	5.500 SF	5.500 SF	N/A	N/A
MINIMUM FRONT SETBACK*	20 FEET	20 FEET	N/A	N/A
MINIMUM REAR SETBACK*	10FEET	10FEET	N/A	N/A
MINIMUM SIDE SETBACK*	5 FEET	5 FEET	N/A	N/A
MINIMUM SIDE TO STREET SETBACK*	15 FEET	15 FEET	N/A	N/A
MINIMUM PARKING	2-CAR GARAGE FOR EACH SINGLE FAMILY UNIT	525 SINGLE FAMILY GARAGES	N/A	N/A

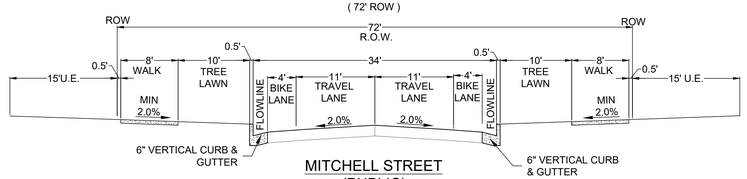
*PER 6.2 OF THE BELLA MESA PD, MINIMUM LOT SIZE AND SETBACKS FOR ALL USES ARE TO BE ESTABLISHED AT THE TIME OF THE FINAL SDP.



LOCAL STREET
(PUBLIC)
(45' ROW)



MINOR COLLECTOR
(PUBLIC)
(72' ROW)


ROW
72'
R.O.W.
ROW
0.5'
8'
WALK
10'
TREE
LAWN
0.5'
34'
0.5'
10'
TREE
LAWN
8'
WALK
0.5'
0.5'
15'U.E.
MIN
2.0%
FLOWLINE
4'
BIKE
LANE
11'
TRAVEL
LANE
11'
TRAVEL
LANE
4'
BIKE
LANE
FLOWLINE
MIN
2.0%
15' U.E.
2.0%
2.0%
6" VERTICAL CURB & GUTTER

SITE DEVELOPMENT PLAN

BELLA MESA NORTH

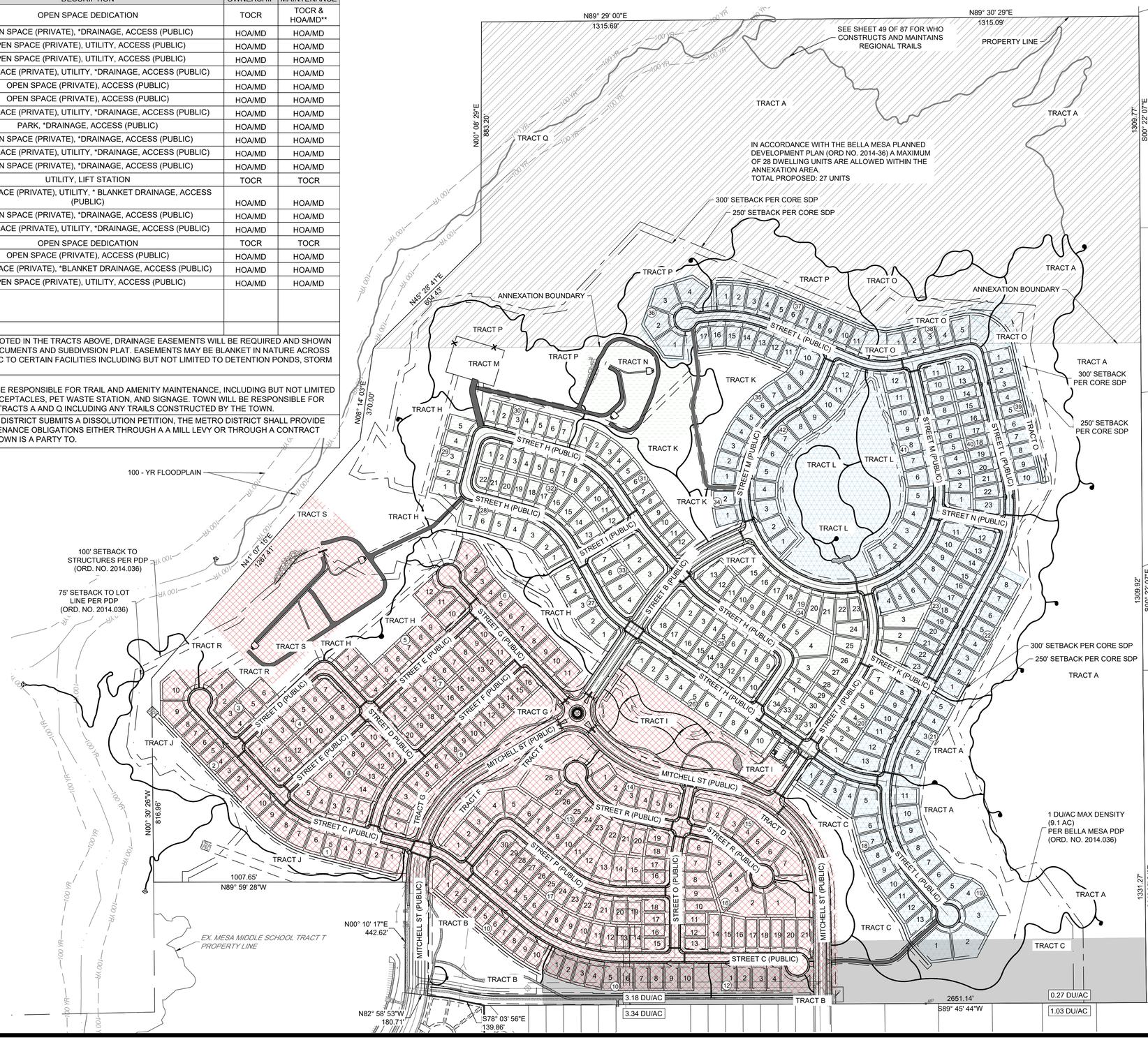
LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

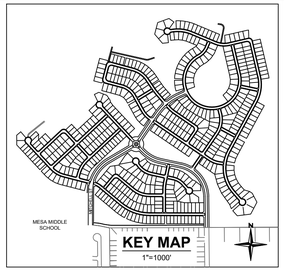
TRACT SUMMARY				
TRACT	ACREAGE	DESCRIPTION	OWNERSHIP	MAINTENANCE
A	86.09	OPEN SPACE DEDICATION	TOCR	TOCR & HOA/MD**
B	5.28	OPEN SPACE (PRIVATE), *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
C	11.21	OPEN SPACE (PRIVATE), UTILITY, ACCESS (PUBLIC)	HOA/MD	HOA/MD
D	0.93	OPEN SPACE (PRIVATE), UTILITY, ACCESS (PUBLIC)	HOA/MD	HOA/MD
E	0.43	OPEN SPACE (PRIVATE), UTILITY, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
F	1.23	OPEN SPACE (PRIVATE), ACCESS (PUBLIC)	HOA/MD	HOA/MD
G	1.14	OPEN SPACE (PRIVATE), ACCESS (PUBLIC)	HOA/MD	HOA/MD
H	13.06	OPEN SPACE (PRIVATE), UTILITY, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
I	3.99	PARK, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
J	6.28	OPEN SPACE (PRIVATE), *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
K	4.93	OPEN SPACE (PRIVATE), UTILITY, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
L	6.70	OPEN SPACE (PRIVATE), *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
M	0.69	UTILITY, LIFT STATION	TOCR	TOCR
N	4.79	OPEN SPACE (PRIVATE), UTILITY, * BLANKET DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
O	3.20	OPEN SPACE (PRIVATE), *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
P	10.79	OPEN SPACE (PRIVATE), UTILITY, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
Q	10.10	OPEN SPACE DEDICATION	TOCR	TOCR
R	1.25	OPEN SPACE (PRIVATE), ACCESS (PUBLIC)	HOA/MD	HOA/MD
S	6.62	OPEN SPACE (PRIVATE), *BLANKET DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
T	0.14	OPEN SPACE (PRIVATE), UTILITY, ACCESS (PUBLIC)	HOA/MD	HOA/MD
TOTAL ACER AGE	178.86			

*WHERE DRAINAGE USES ARE NOTED IN THE TRACTS ABOVE, DRAINAGE EASEMENTS WILL BE REQUIRED AND SHOWN ON FUTURE CONSTRUCTION DOCUMENTS AND SUBDIVISION PLAT. EASEMENTS MAY BE BLANKET IN NATURE ACROSS THE ENTIRE TRACT, OR SPECIFIC TO CERTAIN FACILITIES INCLUDING BUT NOT LIMITED TO DETENTION PONDS, STORM SEWER OR DRAINAGE SWALES.

**HOA/METRO DISTRICT SHALL BE RESPONSIBLE FOR TRAIL AND AMENITY MAINTENANCE, INCLUDING BUT NOT LIMITED TO TRAILS BENCHES, TRASH RECEPTACLES, PET WASTE STATION, AND SIGNAGE. TOWN WILL BE RESPONSIBLE FOR MAINTENANCE IN THE REST OF TRACTS A AND Q INCLUDING ANY TRAILS CONSTRUCTED BY THE TOWN.

IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.





PHASE 1: 230 LOTS
PHASE 2: 137 LOTS
PHASE 3: 158 LOTS
ADJACENT DENSITY CALCULATION AREA
ANNEXATION AREA

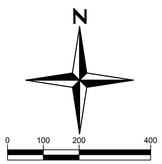
PHASE 1	
BLOCK NUMBER	NUMBER OF LOTS
1	10
2	10
3	6
4	14
5	12
6	11
7	20
8	14
9	16
10	10
11	10
12	4
13	29
14	6
15	7
16	21
17	30

PHASE 2	
BLOCK NUMBER	NUMBER OF LOTS
20	7
23	3
24	34
25	18
26	10
27	5
28	7
29	5
30	7
31	12
32	22
33	7

PHASE 3	
BLOCK NUMBER	NUMBER OF LOTS
18	13
19	11
20	6
21	5
22	8
23	20
35	17
36	4
37	11
38	5
39	10
40	23
41	12
42	13

STREET NAMES		
PHASE 1	PHASE 2	PHASE 3
-STREET C	-STREET B	-STREET H*
-STREET D	-STREET H*	-STREET K*
-STREET E	-STREET I	-STREET L
-STREET F	-STREET J	-STREET M*
-STREET G	-STREET K*	-STREET N
-STREET O	-STREET M*	
-STREET P		
-STREET R		
-MITCHELL ST		

*SEE TRACT SUMMARY TABLE ON LEFT SIDE OF SHEET FOR MORE INFORMATION.



SCALE: 1" = 200'

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NOT FOR CONSTRUCTION

PROJECT NO.	17026.004	NOTES
DATE	NO.	
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.04.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
PHASING PLAN

SHEET
3 OF 87

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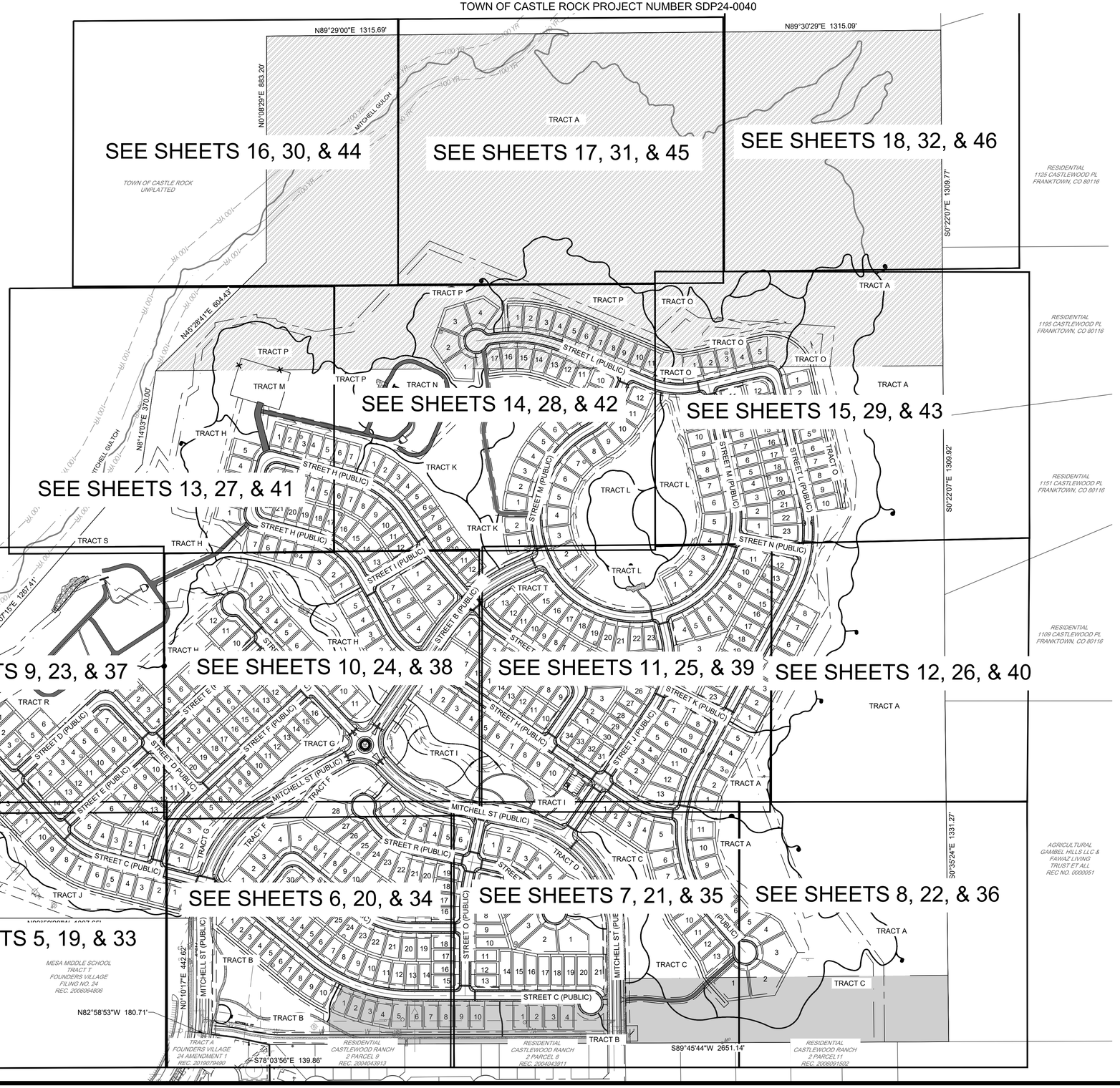
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040



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 100 YR. FLOODPLAIN

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRA
- SIGHT TRIANGLE
- LIGHT POLE
- 100' AND 300' SETBACK
- 75' AND 250' SETBACK
- TRAIL / MAINTENANCE ACCESS ROAD (GRAVEL)
- ANNEXATION AREA
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE
- ADJACENT DENSITY CALCULATION AREA
- PROPOSED SWALE (CONCRETE)
- PROPOSED TRAIL (NATURAL)
- TRAFFIC CALMING ELEMENT

N

0 100 200 400

SCALE: 1" = 200'

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NO.	DATE	NOTES

PROJECT NO 17006.004

NO	DATE	NOTES
1	12.05.2024	FIRST SUBMITTAL TO TOWN
2	04.04.2025	SECOND SUBMITTAL TO TOWN
3	06.27.2025	THIRD SUBMITTAL TO TOWN
4	08.08.2025	FOURTH SUBMITTAL TO TOWN
5	08.28.2025	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
OVERALL PLAN

SHEET
4 OF 87

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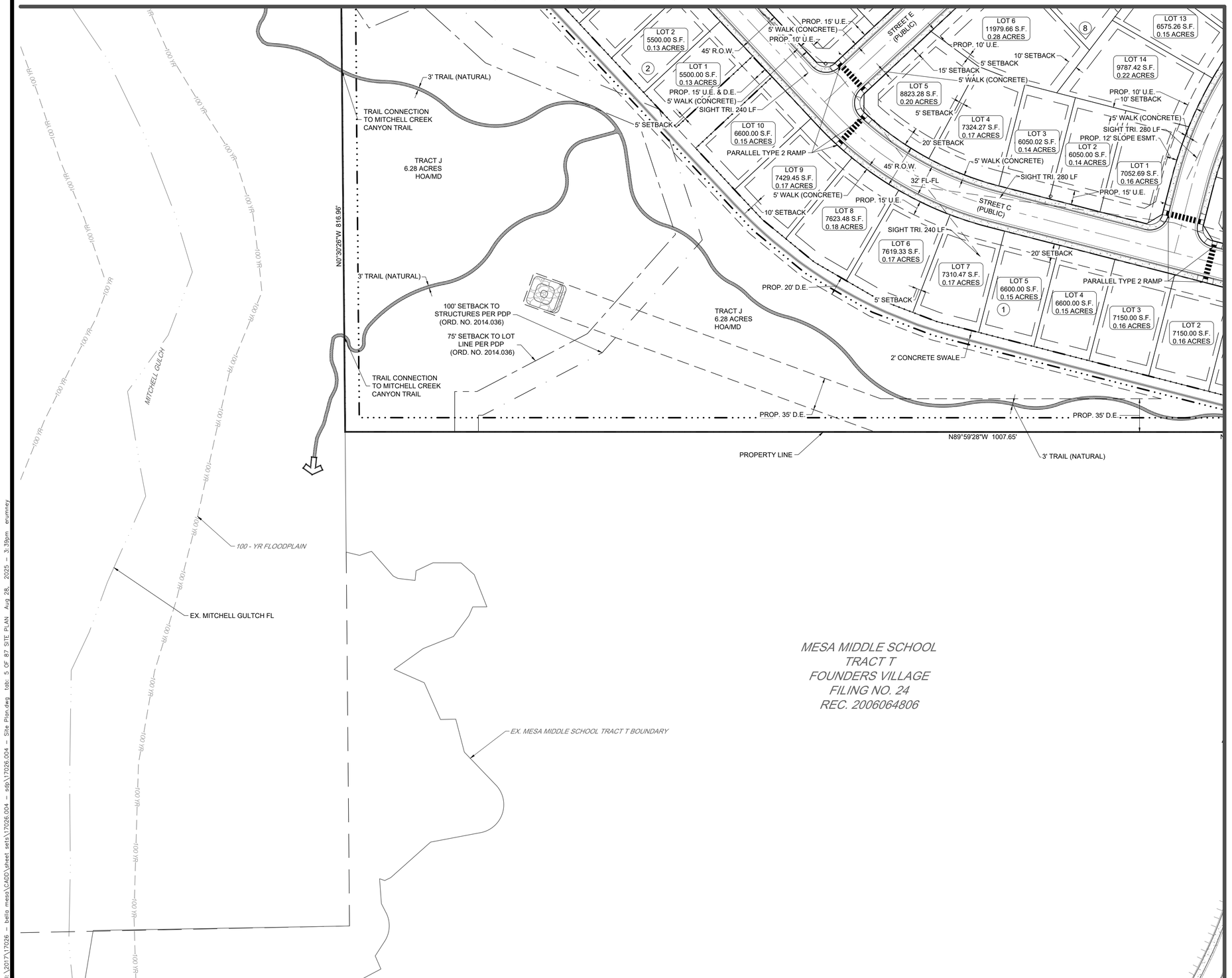
SITE DEVELOPMENT PLAN

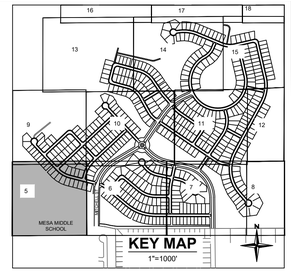
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

MATCHLINE - SEE SHEET 9 OF 87.



MATCHLINE - SEE SHEET 6 OF 87



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 100 YR. FLOODPLAIN

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
  100' AND 300' SETBACK
- 75' AND 250' SETBACK
- TRAIL / MAINTENANCE ACCESS ROAD (GRAVEL)
- ANNEXATION AREA
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE
- ADJACENT DENSITY CALCULATION AREA
- PROPOSED SWALE (CONCRETE)
- PROPOSED TRAIL (NATURAL)
- TRAFFIC CALMING ELEMENT

NOTE:

1. ALL TRAILS ARE CONCEPTUAL. DURING THE CONSTRUCTION DOCUMENT PROCESS, A 25' TRAIL EASEMENT WILL BE ADDED WHERE APPLICABLE.

N

0 25 50 100

SCALE: 1" = 50'

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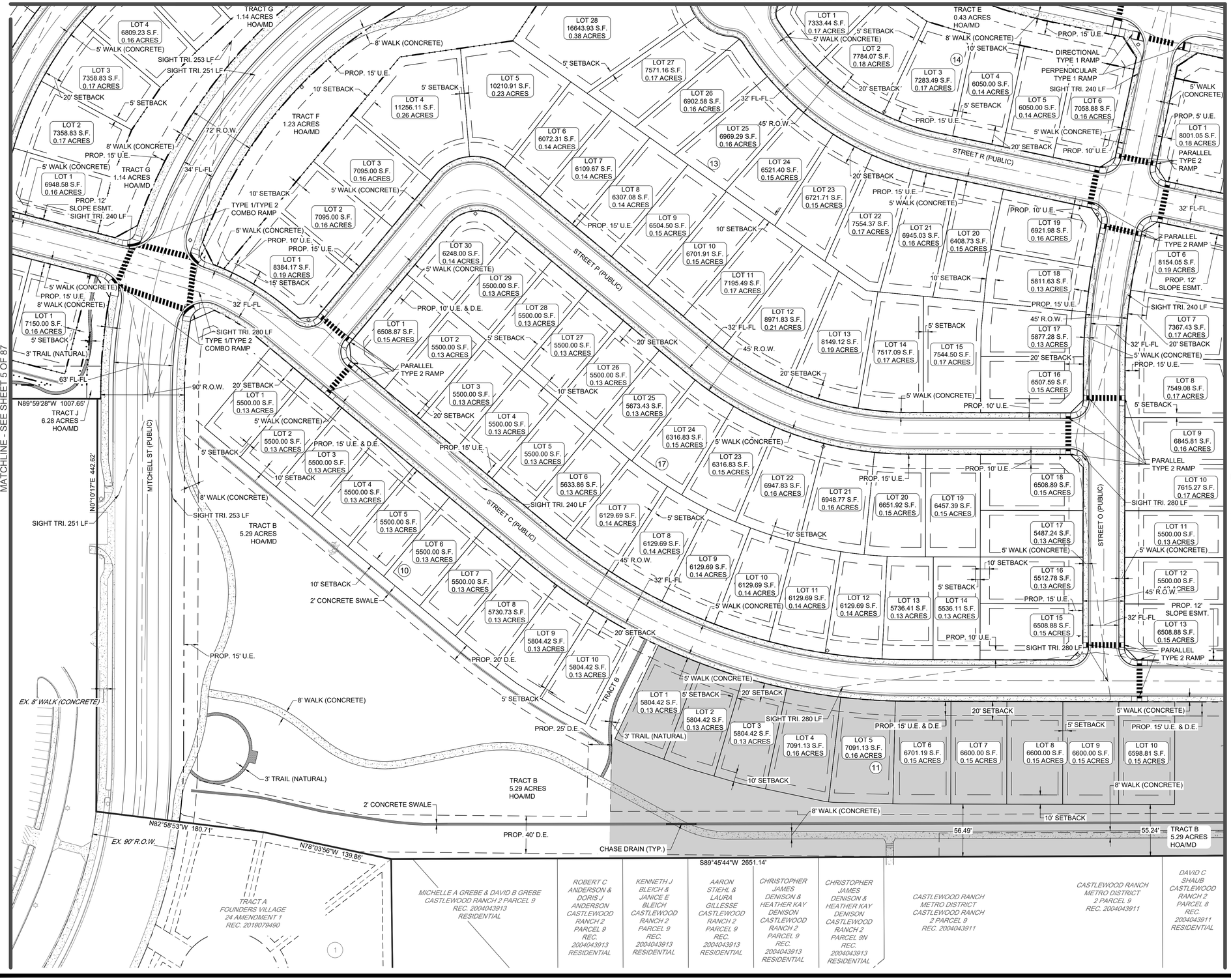
NO.	DATE	NOTES

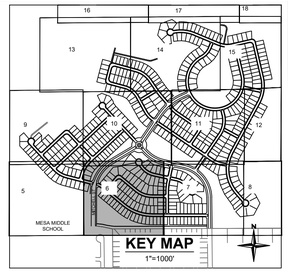
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

MATCHLINE - SEE SHEET 10 OF 87. TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040





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 100 YR. FLOODPLAIN

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- 100' AND 300' SETBACK
- 75' AND 250' SETBACK
- TRAIL / MAINTENANCE ACCESS ROAD (GRAVEL)
- ANNEXATION AREA
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE
- ADJACENT DENSITY CALCULATION AREA
- PROPOSED SWALE (CONCRETE)
- PROPOSED TRAIL (NATURAL)
- TRAFFIC CALMING ELEMENT

NOTES:

1. ALL TRAILS ARE CONCEPTUAL. DURING THE CONSTRUCTION DOCUMENT PROCESS, A 25' TRAIL EASEMENT WILL BE ADDED WHERE APPLICABLE.
2. EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.

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PROJECT NO.	17026.004	NOTES
DATE	NO.	NOTES
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.04.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET
6 OF 87

N

0 25 50 100
SCALE: 1" = 50'

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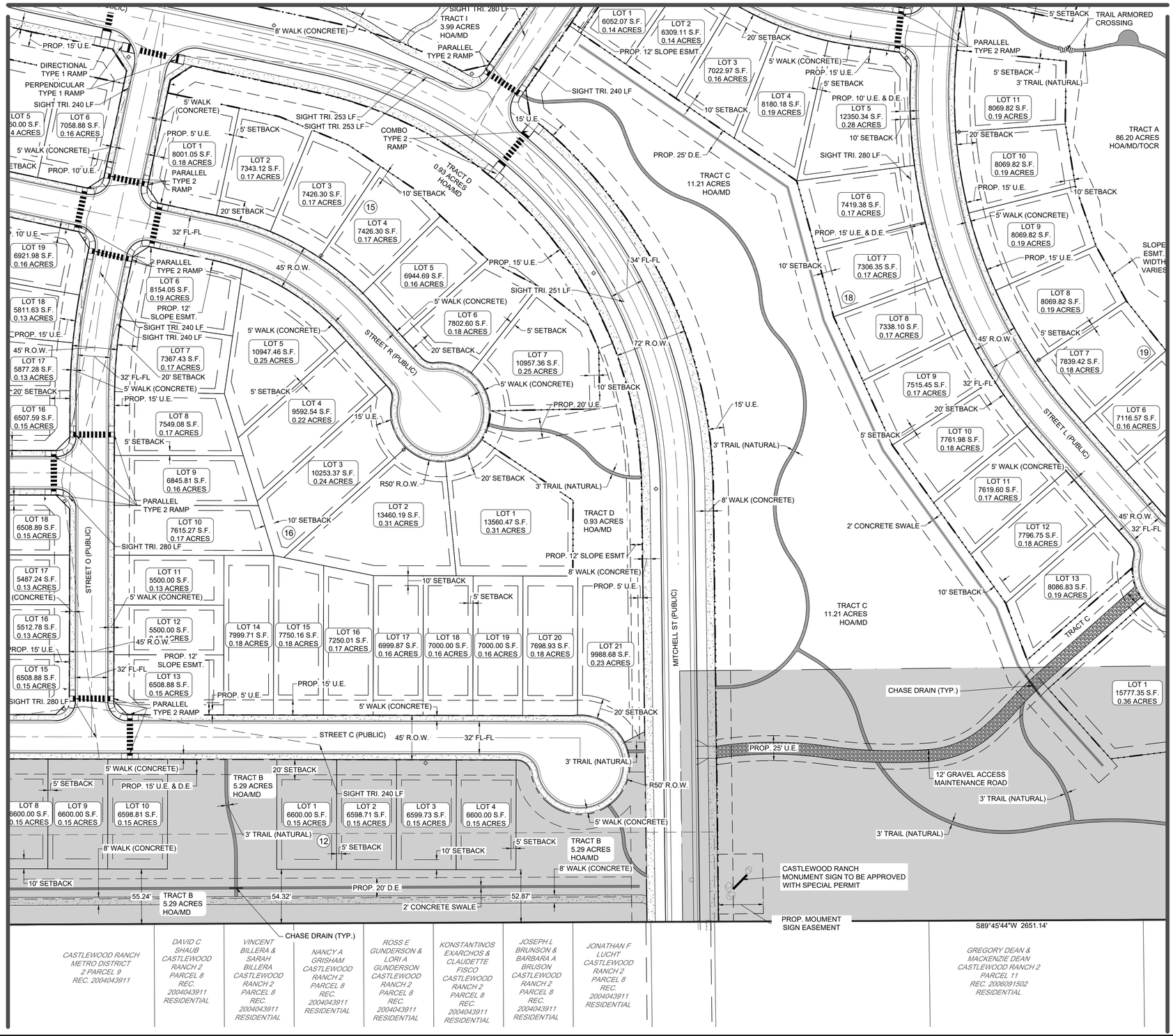
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

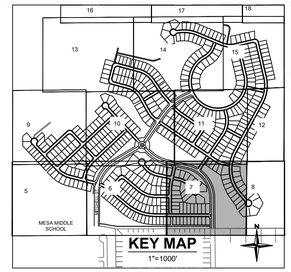
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040

MATCHLINE - SEE SHEET 11 OF 87



MATCHLINE - SEE SHEET 6 OF 87

MATCHLINE - SEE SHEET 8 OF 87



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 100 YR. FLOODPLAIN

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- 100' AND 300' SETBACK
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PROJECT NO.	170026.004	NOTES
DATE	NO.	
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.04.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET
7 OF 87

SCALE: 1" = 50'

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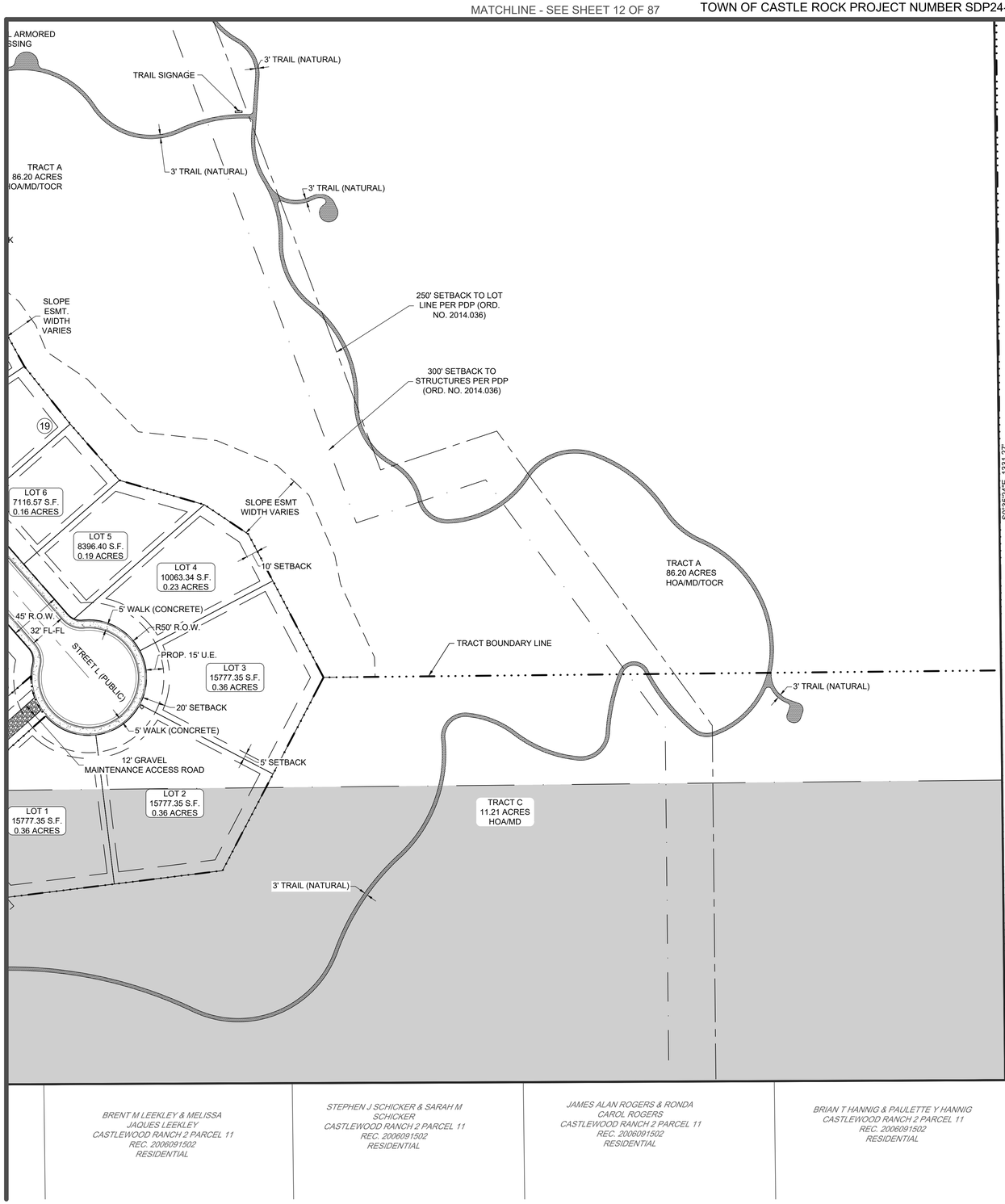
SITE DEVELOPMENT PLAN

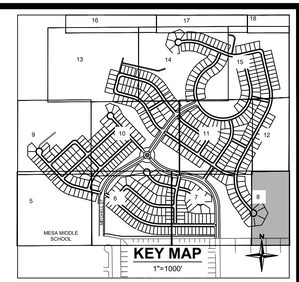
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

MATCHLINE - SEE SHEET 12 OF 87





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 100 YR. FLOODPLAIN

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- 100' AND 300' SETBACK
- 75' AND 250' SETBACK
- TRAIL / MAINTENANCE ACCESS ROAD (GRAVEL)
- ANNEXATION AREA
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- PROPOSED SWALE (CONCRETE)
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N

0 25 50 100

SCALE: 1" = 50'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO.	170026.004	
NO.	DATE	NOTES
1	12.05.2024	FIRST SUBMITTAL TO TOWN
2	04.04.2025	SECOND SUBMITTAL TO TOWN
3	06.27.2025	THIRD SUBMITTAL TO TOWN
4	08.08.2025	FOURTH SUBMITTAL TO TOWN
5	08.28.2025	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET
8 OF 87

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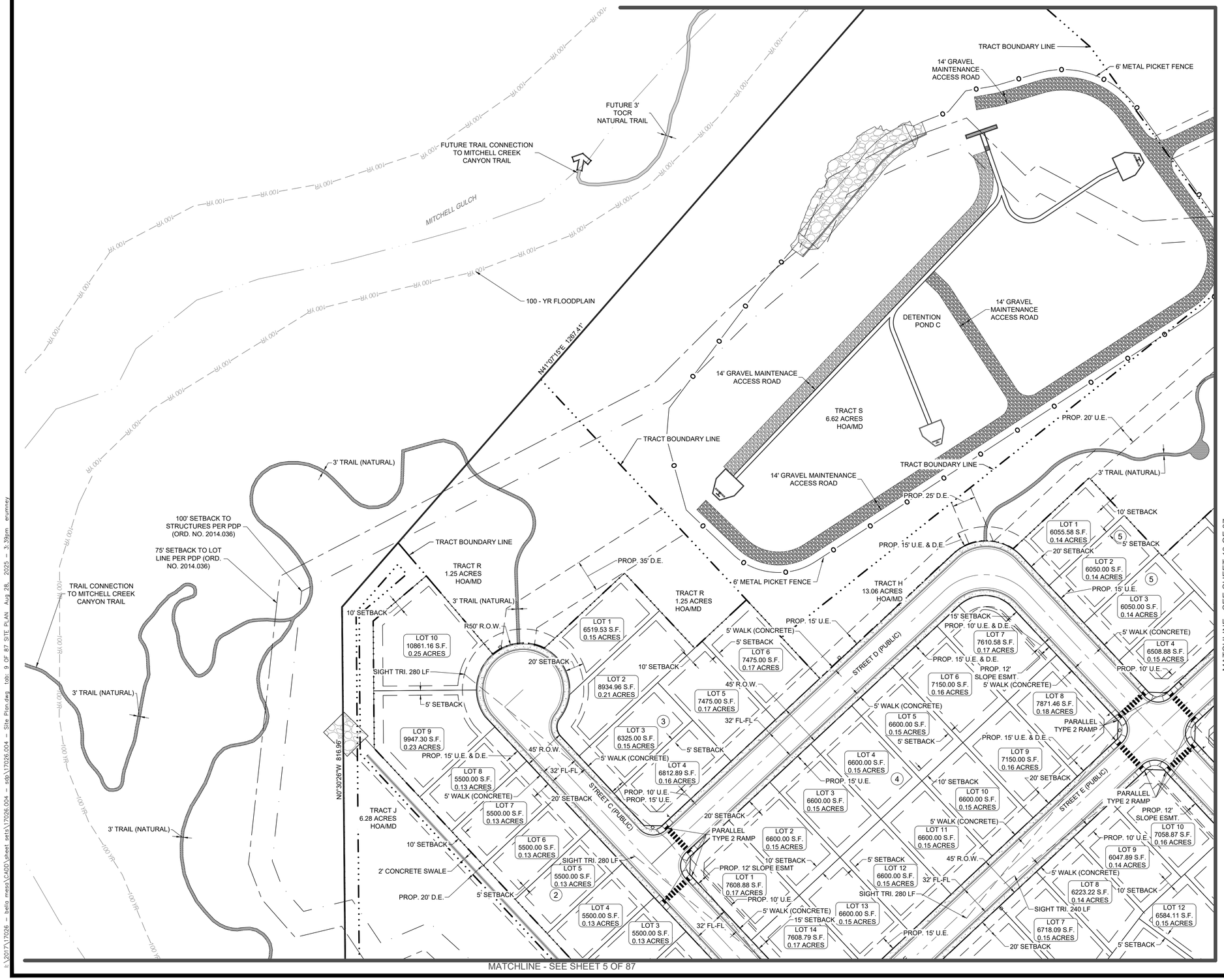
SITE DEVELOPMENT PLAN

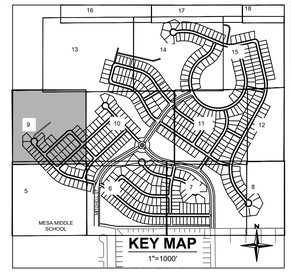
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

MATCHLINE - SEE SHEET 13 OF 87





EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
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- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
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- EXISTING 100 YR. FLOODPLAIN

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRA
- SIGHT TRIANGLE
- LIGHT POLE
  100' AND 300' SETBACK
- 75' AND 250' SETBACK
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- ANNEXATION AREA
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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO.	17026.004	
DATE	NO.	NOTES
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.04.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
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08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET
9 OF 87

N

0 25 50 100
SCALE: 1" = 50'

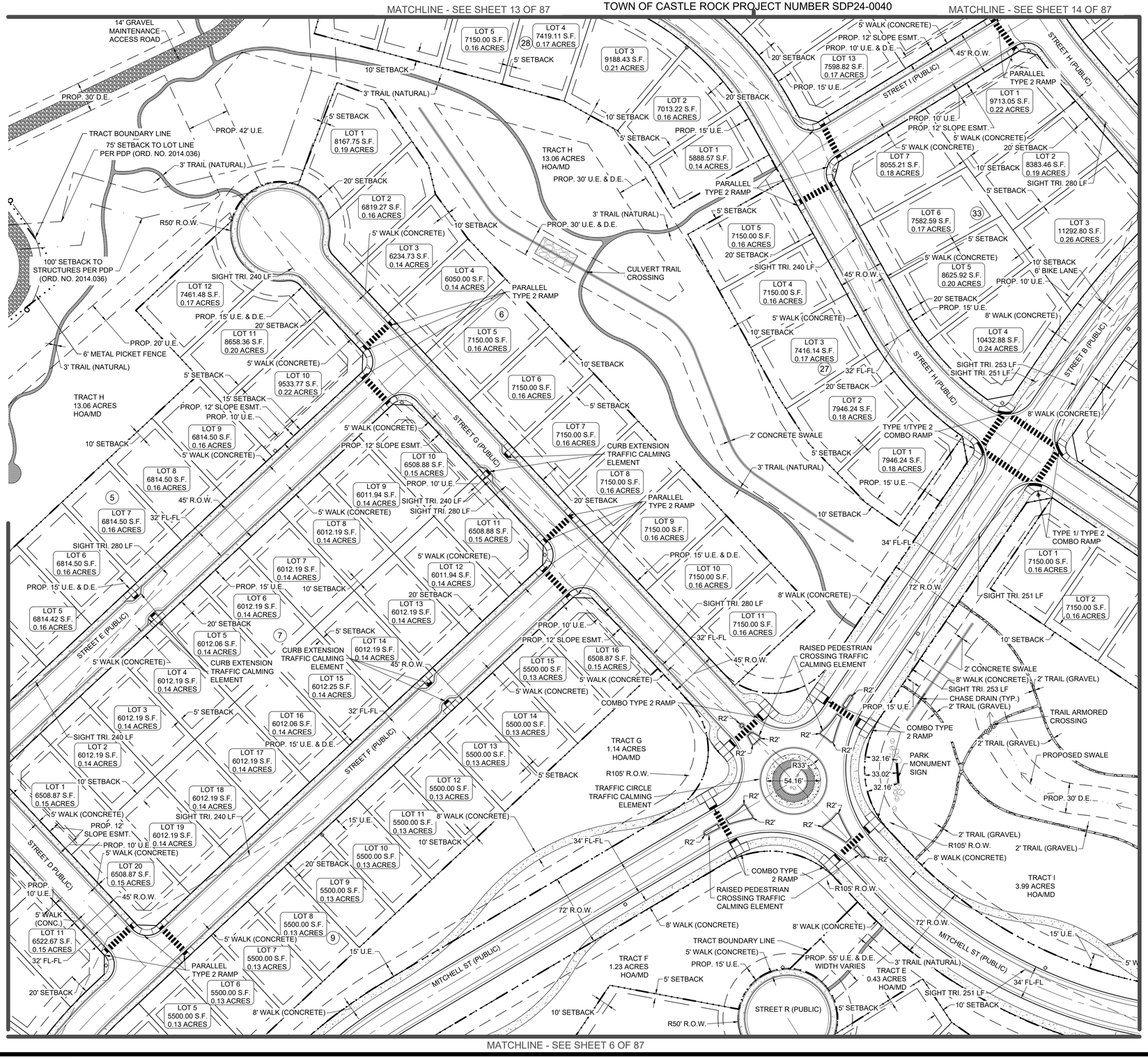
I:\2017\17026 – bella mesa\CAD\sheet sets\17026.004 – sdp\17026.004 – Site Plan.dwg tdb: 9 OF 87 SITE PLAN Aug 28, 2025 – 3:39pm erummey

SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040


MATCHLINE - SEE SHEET 13 OF 87
MATCHLINE - SEE SHEET 14 OF 87
MATCHLINE - SEE SHEET 9 OF 87
MATCHLINE - SEE SHEET 11 OF 87
MATCHLINE - SEE SHEET 6 OF 87
14' GRAVEL MAINTENANCE ACCESS ROAD
PROP. 30' D.E.
TRACT BOUNDARY LINE
75' SETBACK TO LOT LINE PER PDP (ORD. NO. 2014.036)
PROP. 42' U.E.
3' TRAIL (NATURAL)
100' SETBACK TO STRUCTURES PER PDP (ORD. NO. 2014.036)
6' METAL PICKET FENCE
TRACT H 13.06 ACRES HOA/MD
R50' R.O.W.
STREET E (PUBLIC)
STREET F (PUBLIC)
STREET G (PUBLIC)
STREET H (PUBLIC)
STREET I (PUBLIC)
STREET B (PUBLIC)
STREET D PUBLIC)
MITCHELL ST (PUBLIC)
STREET R (PUBLIC)
PARALLEL TYPE 2 RAMP
COMBO TYPE 2 RAMP
CULVERT TRAIL CROSSING
CURB EXTENSION TRAFFIC CALMING ELEMENT
RAISED PEDESTRIAN CROSSING TRAFFIC CALMING ELEMENT
TRAFFIC CIRCLE TRAFFIC CALMING ELEMENT
TYPE 1/TYPE 2 COMBO RAMP
TYPE 1/ TYPE 2 COMBO RAMP
TRAIL ARMORED CROSSING
PARK MONUMENT SIGN
PROPOSED SWALE
2' CONCRETE SWALE
TRACT TBOUNDARY LINE
TRACT F 1.23 ACRES HOA/MD
TRACT E 0.43 ACRES HOA/MD
TRACT G 1.14 ACRES HOA/MD
TRACT I 3.99 ACRES HOA/MD
LOT 1 8167.75 S.F. 0.19 ACRES
LOT 2 6819.27 S.F. 0.16 ACRES
LOT 3 6234.73 S.F. 0.14 ACRES
LOT 4 6050.00 S.F. 0.14 ACRES
LOT 5 7150.00 S.F. 0.16 ACRES
LOT 6 7150.00 S.F. 0.16 ACRES
LOT 7 7150.00 S.F. 0.16 ACRES
LOT 8 7150.00 S.F. 0.16 ACRES
LOT 9 7150.00 S.F. 0.16 ACRES
LOT 10 7150.00 S.F. 0.16 ACRES
LOT 11 7150.00 S.F. 0.16 ACRES
LOT 12 7461.48 S.F. 0.17 ACRES
LOT 13 7598.82 S.F. 0.17 ACRES
LOT 1 9713.05 S.F. 0.22 ACRES
LOT 2 7013.22 S.F. 0.16 ACRES
LOT 3 9188.43 S.F. 0.21 ACRES
LOT 4 7419.11 S.F. 0.17 ACRES
LOT 5 7150.00 S.F. 0.16 ACRES
LOT 1 5888.57 S.F. 0.14 ACRES
LOT 1 7946.24 S.F. 0.18 ACRES
LOT 2 7946.24 S.F. 0.18 ACRES
LOT 1 7150.00 S.F. 0.16 ACRES
LOT 2 7150.00 S.F. 0.16 ACRES
LOT 1 6522.67 S.F. 0.15 ACRES
LOT 1 6508.87 S.F. 0.15 ACRES
LOT 2 6012.19 S.F. 0.14 ACRES
LOT 3 6012.19 S.F. 0.14 ACRES
LOT 4 6012.19 S.F. 0.14 ACRES
LOT 5 6012.06 S.F. 0.14 ACRES
LOT 6 6012.19 S.F. 0.14 ACRES
LOT 7 6012.19 S.F. 0.14 ACRES
LOT 8 6012.19 S.F. 0.14 ACRES
LOT 9 6011.94 S.F. 0.14 ACRES
LOT 10 6508.88 S.F. 0.15 ACRES
LOT 11 6508.88 S.F. 0.15 ACRES
LOT 12 6011.94 S.F. 0.14 ACRES
LOT 13 6012.19 S.F. 0.14 ACRES
LOT 14 6012.19 S.F. 0.14 ACRES
LOT 15 6012.25 S.F. 0.14 ACRES
LOT 16 6012.06 S.F. 0.14 ACRES
LOT 17 6012.19 S.F. 0.14 ACRES
LOT 18 6012.19 S.F. 0.14 ACRES
LOT 19 6012.19 S.F. 0.14 ACRES
LOT 20 6508.87 S.F. 0.15 ACRES
LOT 1 6814.42 S.F. 0.16 ACRES
LOT 5 6012.06 S.F. 0.14 ACRES
LOT 6 6814.50 S.F. 0.16 ACRES
LOT 7 6814.50 S.F. 0.16 ACRES
LOT 8 6814.50 S.F. 0.16 ACRES
LOT 9 6814.50 S.F. 0.16 ACRES
LOT 10 9533.77 S.F. 0.22 ACRES
LOT 11 8658.36 S.F. 0.20 ACRES
LOT 1 7946.24 S.F. 0.18 ACRES
LOT 2 7946.24 S.F. 0.18 ACRES
LOT 1 7150.00 S.F. 0.16 ACRES
LOT 2 7150.00 S.F. 0.16 ACRES
LOT 3 7416.14 S.F. 0.17 ACRES
LOT 4 10432.88 S.F. 0.24 ACRES
LOT 5 8625.92 S.F. 0.20 ACRES
LOT 6 7582.59 S.F. 0.17 ACRES
LOT 7 8055.21 S.F. 0.18 ACRES
LOT 1 9713.05 S.F. 0.22 ACRES
LOT 2 8383.46 S.F. 0.19 ACRES
LOT 3 11292.80 S.F. 0.26 ACRES
LOT 1 7150.00 S.F. 0.16 ACRES
LOT 2 7150.00 S.F. 0.16 ACRES
LOT 5 5500.00 S.F. 0.13 ACRES
LOT 6 5500.00 S.F. 0.13 ACRES
LOT 7 5500.00 S.F. 0.13 ACRES
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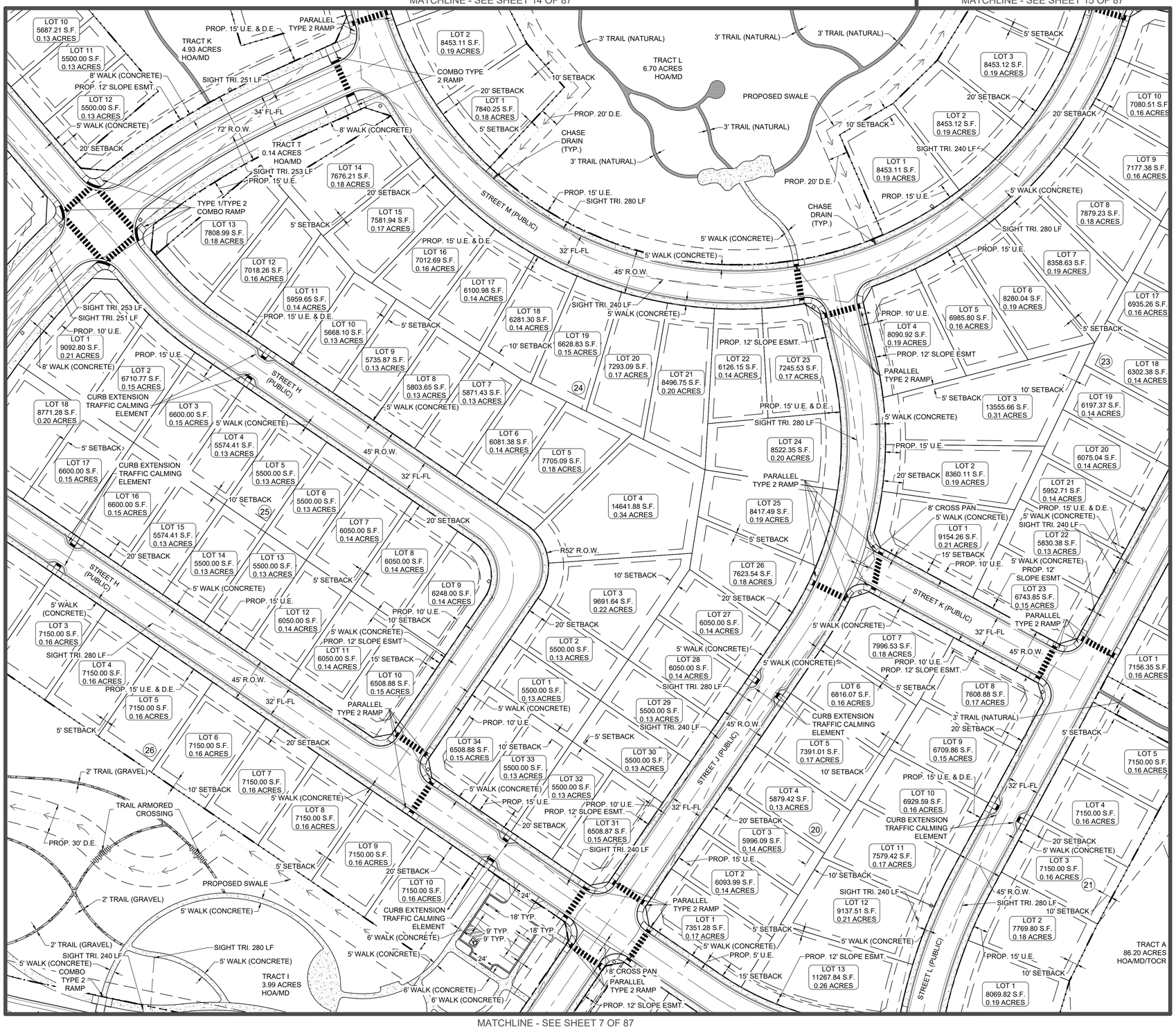
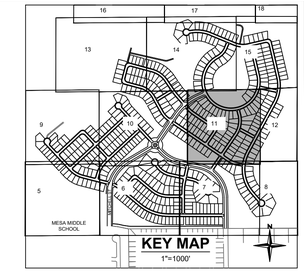
LOT 9 5500.00 S.F. 0.13 ACRES
LOT 10 5500.00 S.F. 0.13 ACRES
LOT 11 5500.00 S.F. 0.13 ACRES
LOT 12 5500.00 S.F. 0.13 ACRES
LOT 13 5500.00 S.F. 0.13 ACRES
LOT 14 5500.00 S.F. 0.13 ACRES
LOT 15 5500.00 S.F. 0.13 ACRES
LOT 16 6508.87 S.F. 0.15 ACRES
LOT 7 8055.21 S.F. 0.18 ACRES
LOT 6 7582.59 S.F. 0.17 ACRES
LOT 5 7150.00 S.F. 0.16 ACRES
LOT 4 7150.00 S.F. 0.16 ACRES
LOT 3 7416.14 S.F. 0.17 ACRES
LOT 5 8625.92 S.F. 0.20 ACRES
LOT 4 10432.88 S.F. 0.24 ACRES
LOT 3 11292.80 S.F. 0.26 ACRES
LOT 2 8383.46 S.F. 0.19 ACRES
LOT 1 7598.82 S.F. 0.17 ACRES
LOT 1 9713.05 S.F. 0.22 ACRES
LOT 2 7013.22 S.F. 0.16 ACRES
LOT 1 5888.57 S.F. 0.14 ACRES
LOT 3 9188.43 S.F. 0.21 ACRES
LOT 4 7419.11 S.F. 0.17 ACRES
LOT 5 7150.00 S.F. 0.16 ACRES
5' WALK (CONCRETE)
PROP. 12' SLOPE ESMT.
PROP. 10' U.E. & D.E.
PROP. 15' U.E.
PROP. 10' U.E.
PROP. 12' SLOPE ESMT.
PROP. 30' U.E. & D.E.
PROP. 15' U.E. & D.E.
PROP. 20' U.E.
PROP. 10' U.E.
PROP. 15' U.E.
PROP. 30' D.E.
20' SETBACK
10' SETBACK
5' SETBACK
15' SETBACK
45' R.O.W.
72' R.O.W.
32' FL-FL
34' FL-FL
SIGHT TRI. 240 LF
SIGHT TRI. 280 LF
SIGHT TRI. 253 LF
SIGHT TRI. 251 LF
SIGHT TRI. 251 LF
SIGHT TRI. 280 LF
SIGHT TRI. 240 LF
SIGHT TRI. 240 LF
SIGHT TRI. 280

SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





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 100 YR. FLOODPLAIN

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- 100' AND 300' SETBACK
- 75' AND 250' SETBACK
- TRAIL / MAINTENANCE ACCESS ROAD (GRAVEL)
- ANNEXATION AREA
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE
- ADJACENT DENSITY CALCULATION AREA
- PROPOSED SWALE (CONCRETE)
- PROPOSED TRAIL (NATURAL)
- TRAFFIC CALMING ELEMENT

NOTE:
1. ALL TRAILS ARE CONCEPTUAL. DURING THE CONSTRUCTION DOCUMENT PROCESS, A 25' TRAIL EASEMENT WILL BE ADDED WHERE APPLICABLE.

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PROJECT NO.	17026.004	NOTES
DATE	NO.	
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.04.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

SCALE: 1" = 50'

SHEET
11 OF 87

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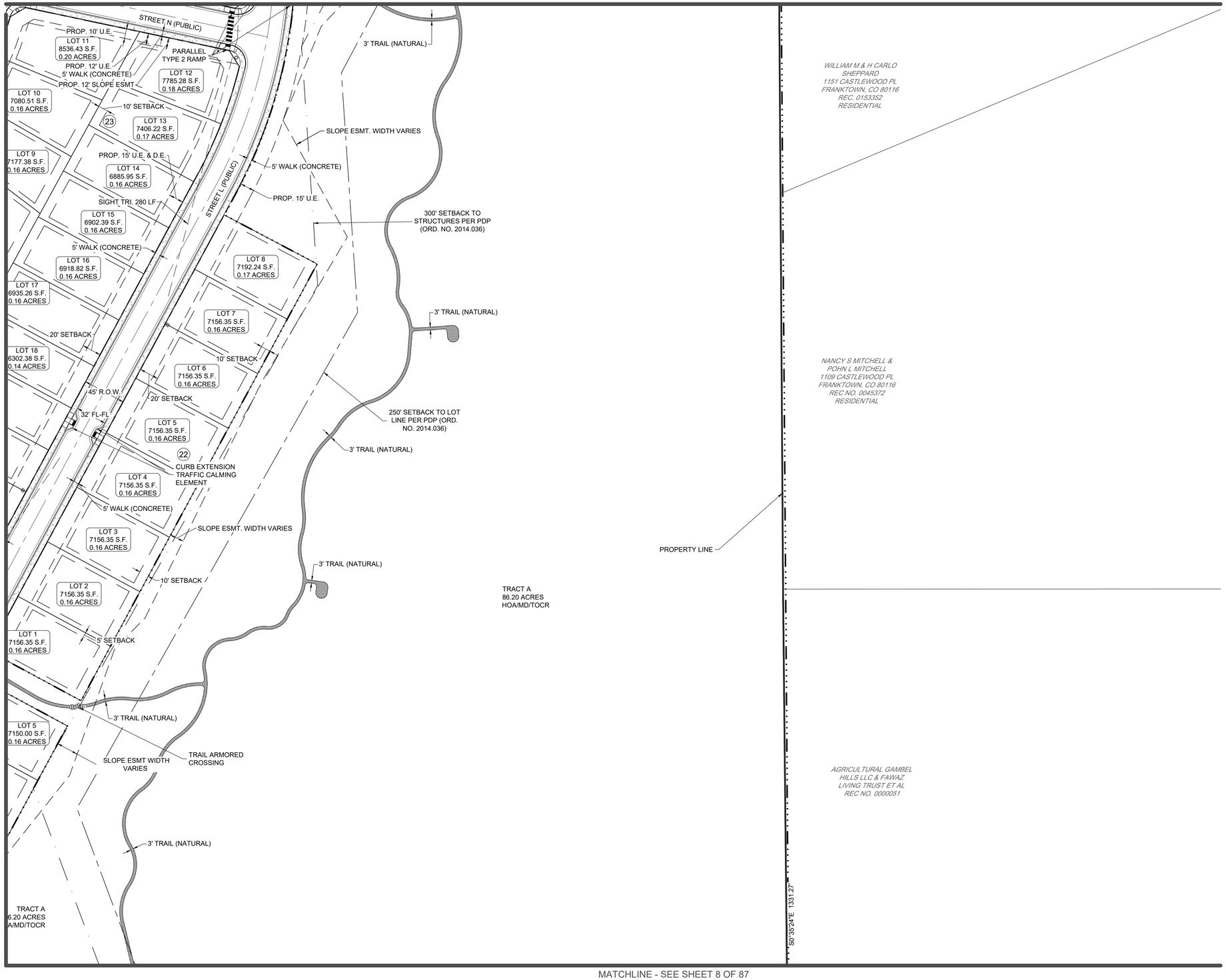
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

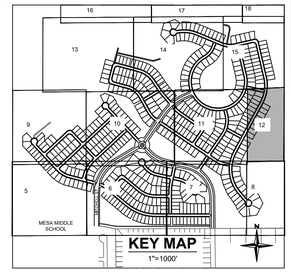
LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

MATCHLINE - SEE SHEET 15 OF 87



MATCHLINE - SEE SHEET 11 OF 87

MATCHLINE - SEE SHEET 8 OF 87



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 100 YR. FLOODPLAIN

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
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N

0 25 50 100

SCALE: 1" = 50'

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NOTES	NO.	DATE

PROJECT NO.	170026.004	
DATE	NO.	NOTES
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.04.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

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12 OF 87

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SITE DEVELOPMENT PLAN

BELLA MESA NORTH

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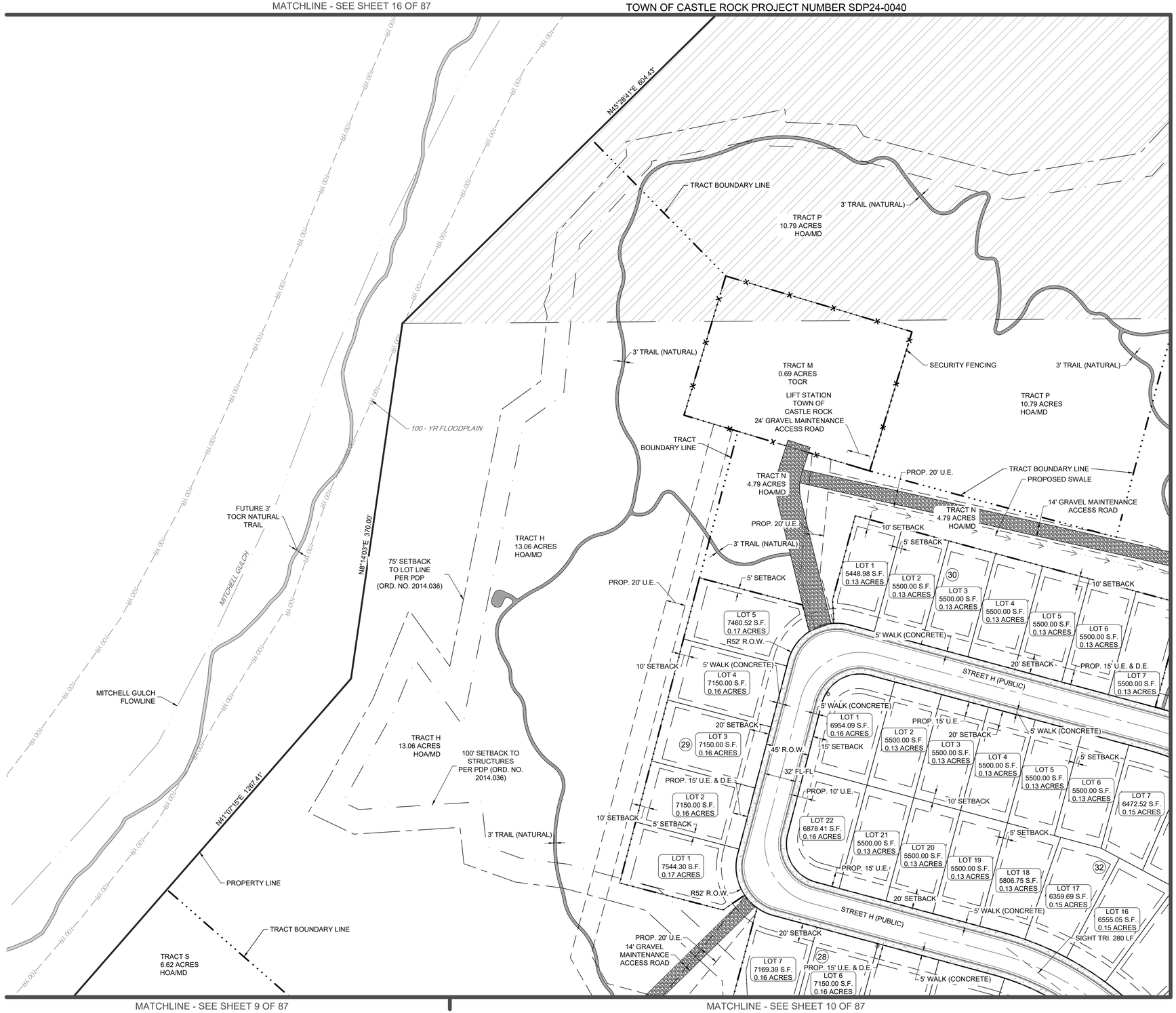
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040

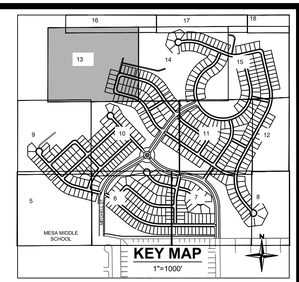
MATCHLINE - SEE SHEET 16 OF 87



MATCHLINE - SEE SHEET 14 OF 87

MATCHLINE - SEE SHEET 9 OF 87

MATCHLINE - SEE SHEET 10 OF 87



EXISTING LEGEND

- EXISTING PROPERTY LINE
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- EXISTING LOT LINE
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PROPOSED LEGEND

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PROJECT NO. 170026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET
13 OF 87

SCALE: 1" = 50'

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SITE DEVELOPMENT PLAN

BELLA MESA NORTH

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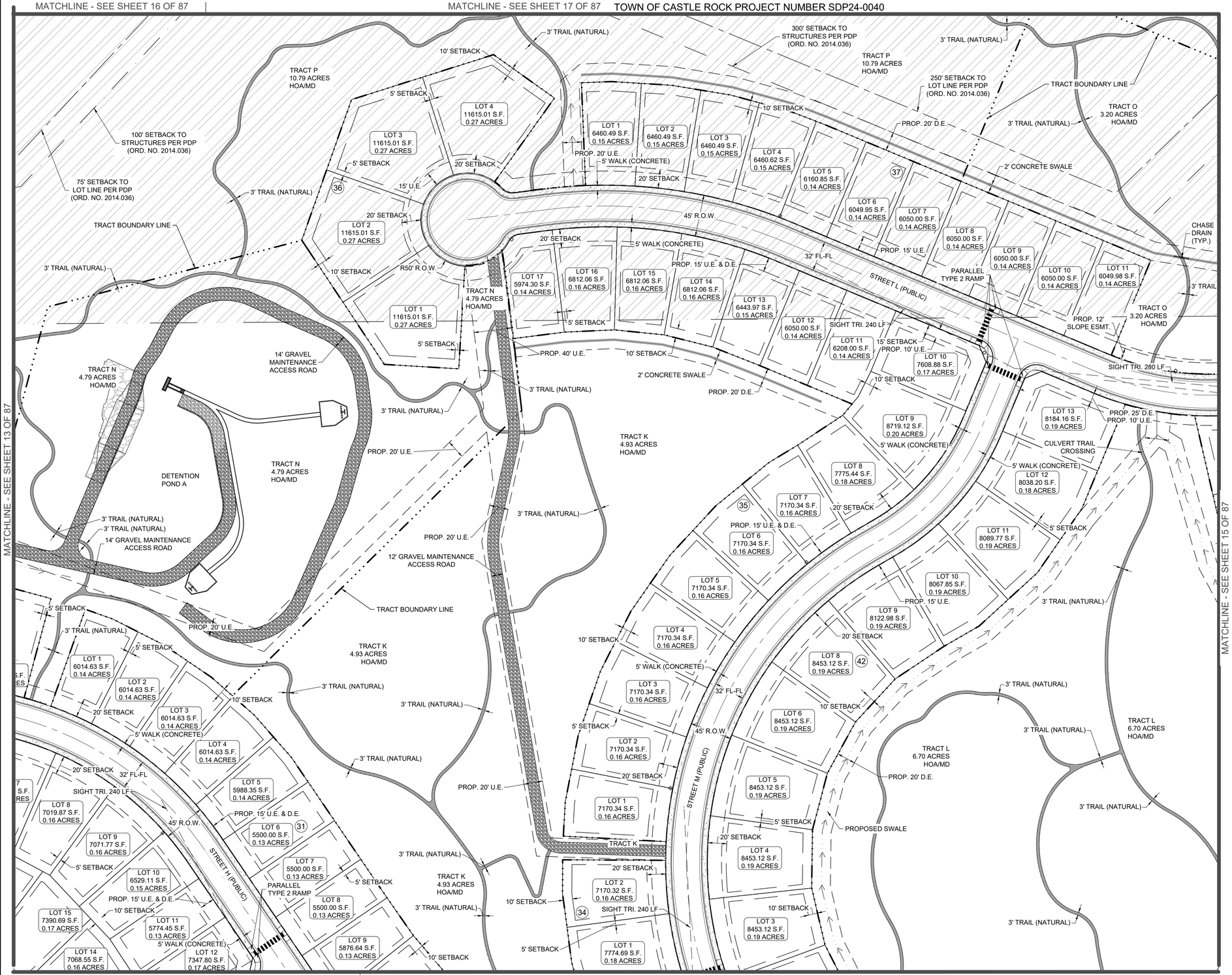
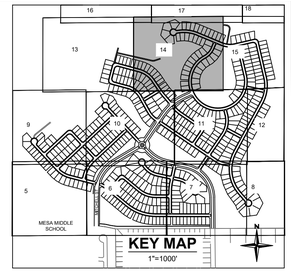
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040

MATCHLINE - SEE SHEET 16 OF 87
MATCHLINE - SEE SHEET 17 OF 87
MATCHLINE - SEE SHEET 13 OF 87
MATCHLINE - SEE SHEET 15 OF 87
MATCHLINE - SEE SHEET 10 OF 87
MATCHLINE - SEE SHEET 11 OF 87





EXISTING LEGEND

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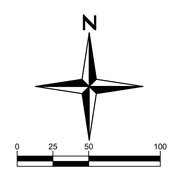

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET
14 OF 87

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SITE DEVELOPMENT PLAN

BELLA MESA NORTH

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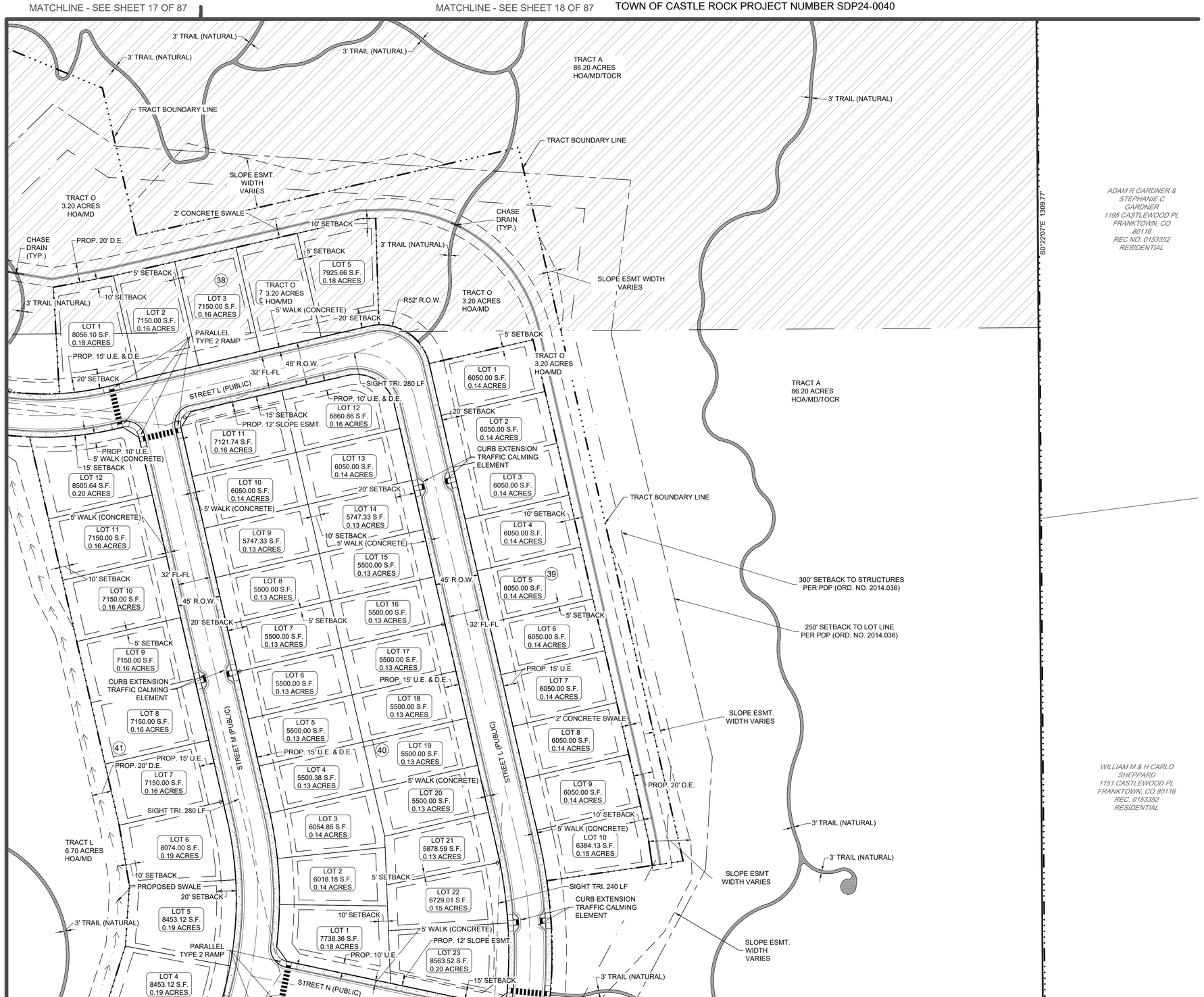
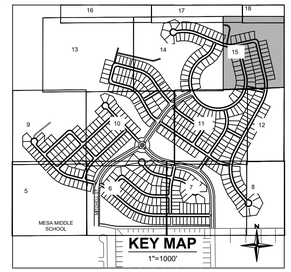
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040





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N

0 25 50 100
SCALE: 1" = 50'

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET
15 OF 87

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SITE DEVELOPMENT PLAN

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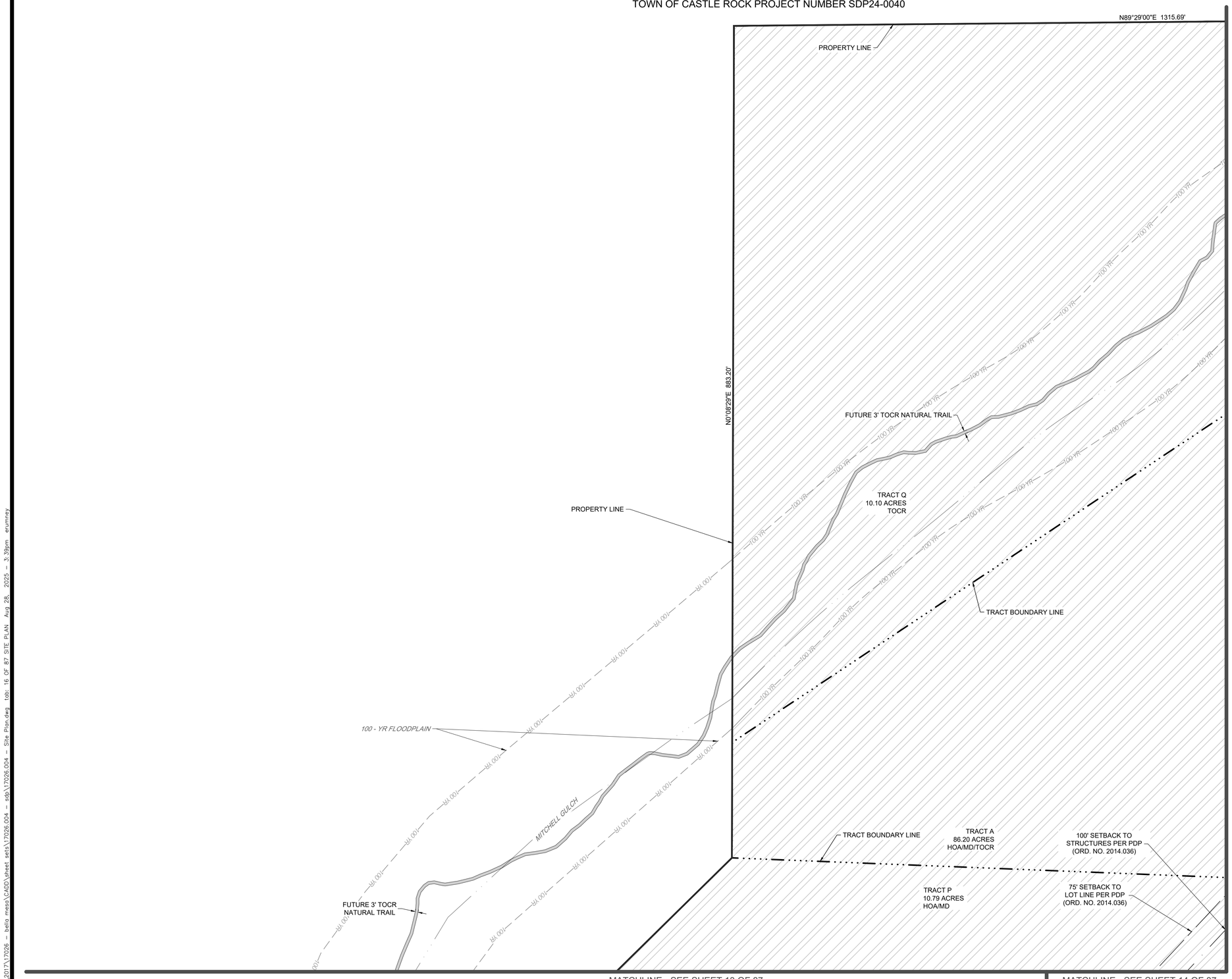

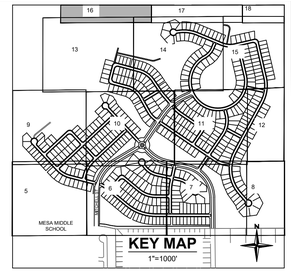

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- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
  100' AND 300' SETBACK
- 75' AND 250' SETBACK
- TRAIL / MAINTENANCE ACCESS ROAD (GRAVEL)
- ANNEXATION AREA
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE
- ADJACENT DENSITY CALCULATION AREA
- PROPOSED SWALE (CONCRETE)
- PROPOSED TRAIL (NATURAL)
- TRAFFIC CALMING ELEMENT

NOTE:
1. ALL TRAILS ARE CONCEPTUAL. DURING THE CONSTRUCTION DOCUMENT PROCESS, A 25' TRAIL EASEMENT WILL BE ADDED WHERE APPLICABLE.

N

0 25 50 100
SCALE: 1" = 50'

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DATE	NO.	NOTES
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.04.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

PROJECT NO. 17026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

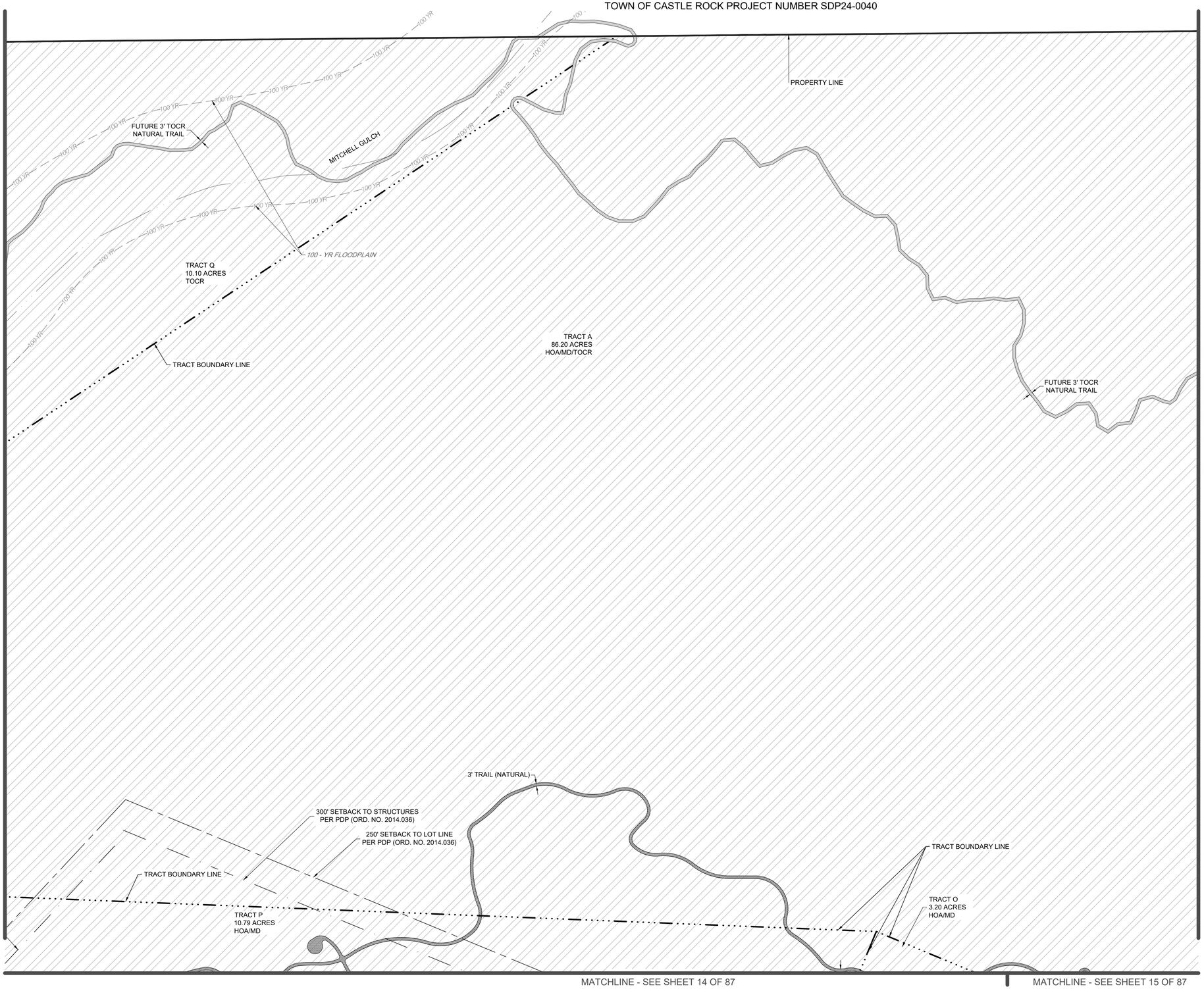
SHEET
16 OF 87

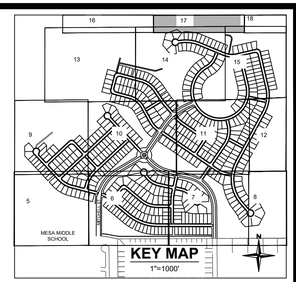
I:\2017\17026 — bella mesa\CADD\sheet sets\17026.004 — sdp\17026.004 — Site Plan.dwg tab: 16 OF 87 SITE PLAN Aug 28, 2025 - 3:39pm erumney

SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





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 100 YR. FLOODPLAIN

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- 100' AND 300' SETBACK
- 75' AND 250' SETBACK
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- ANNEXATION AREA
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE

NOTE:
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N

0 25 50 100
SCALE: 1" = 50'

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PROJECT NO.	17026.004	NOTES
DATE	NO.	
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.04.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

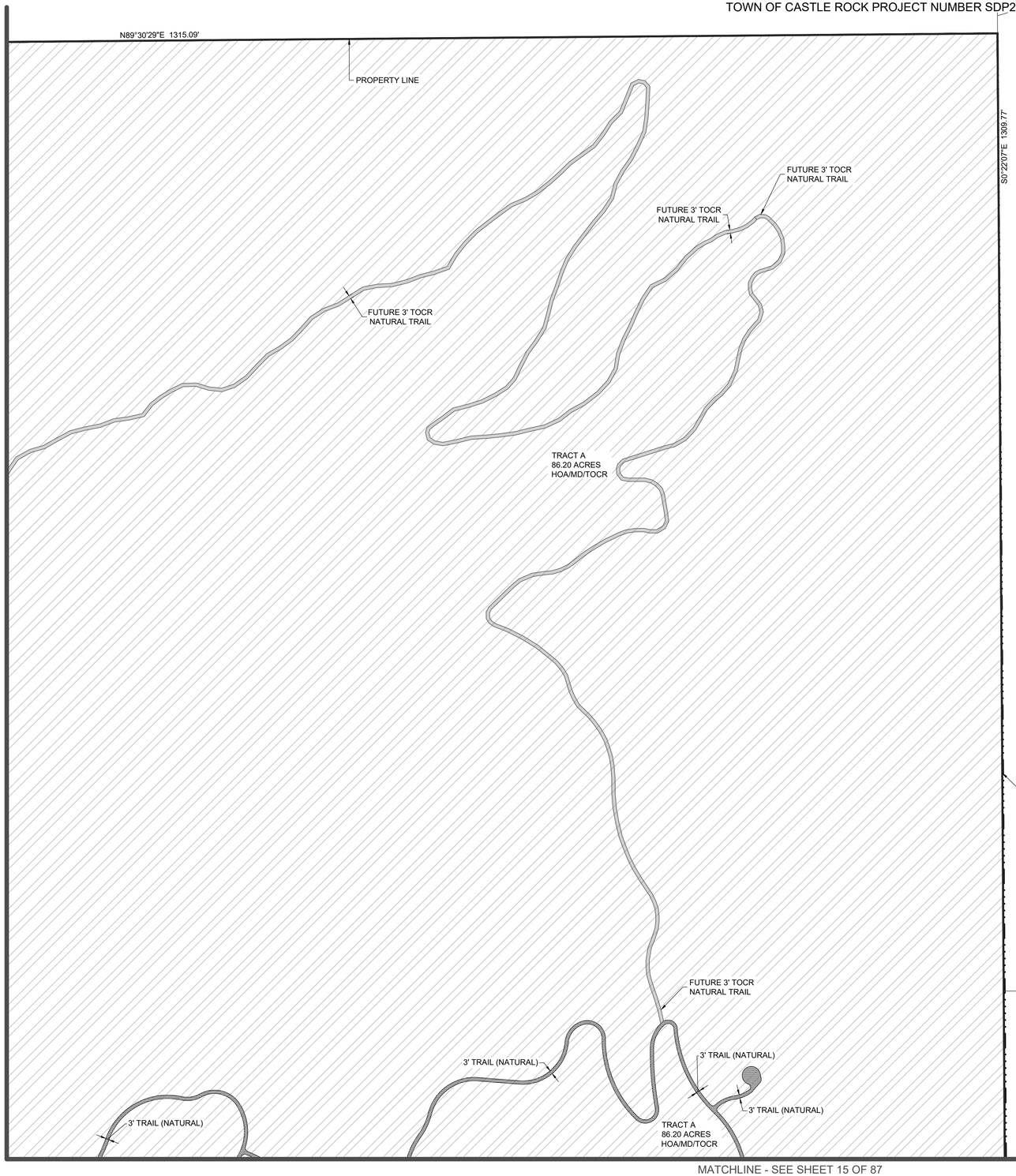
SHEET
17 OF 87

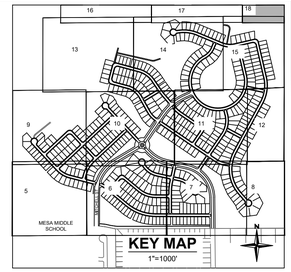
I:\2017\17026 - bella mesa\CADD\sheet sets\17026.004 - sds\17026.004 - Site Plan.dwg tab: 17 OF 87 SITE PLAN Aug 28, 2025 - 3:40pm erummey

SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





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 100 YR. FLOODPLAIN

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
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- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
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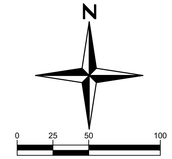

SCALE: 1" = 50'

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PROJECT NO.	170026.004	NOTES
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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET
18 OF 87

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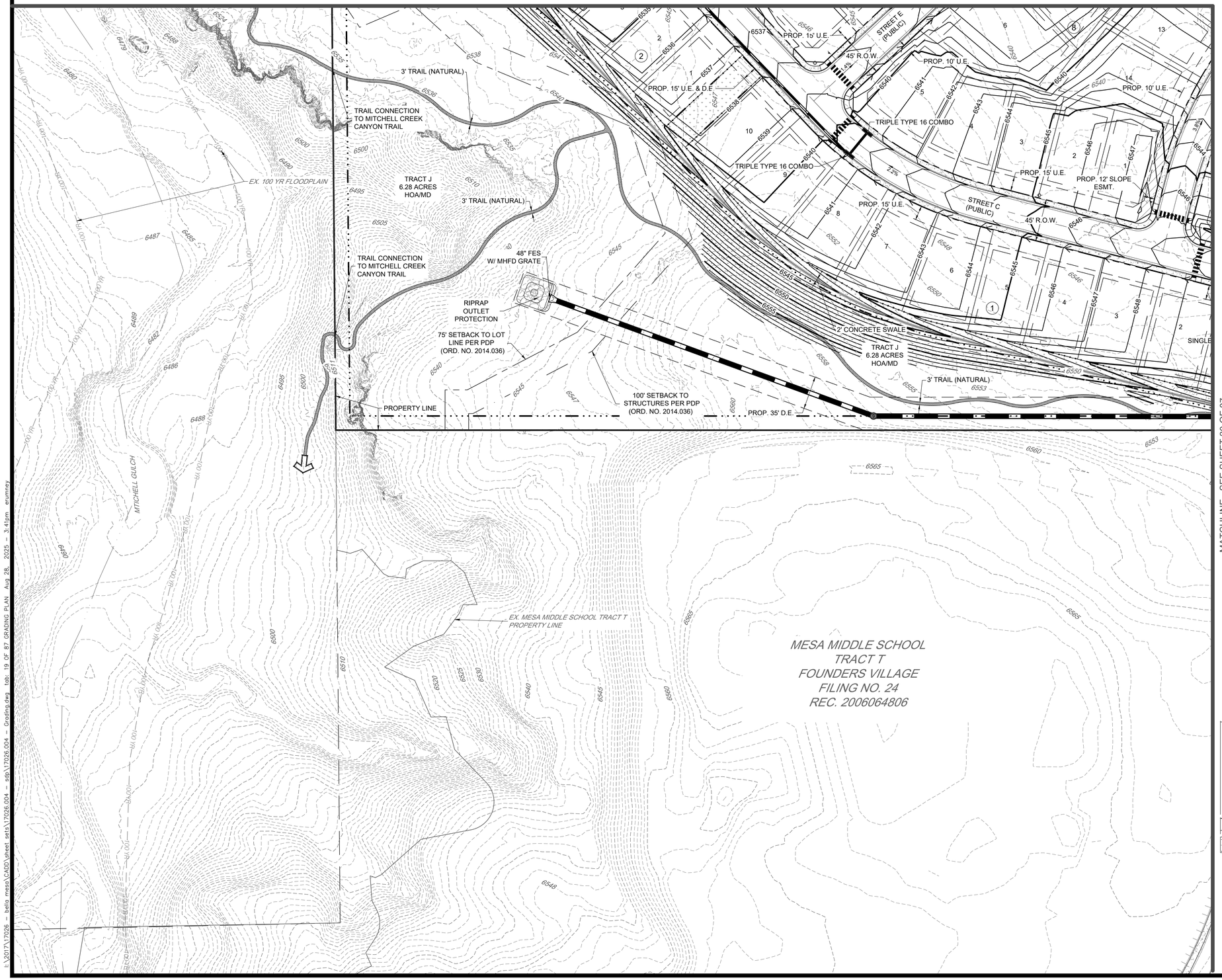
SITE DEVELOPMENT PLAN

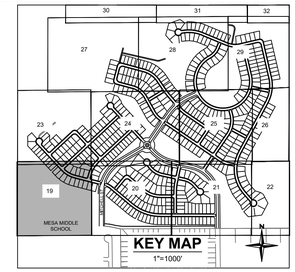
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

MATCHLINE - SEE SHEET 23 OF 87



MATCHLINE - SEE SHEET 20 OF 87

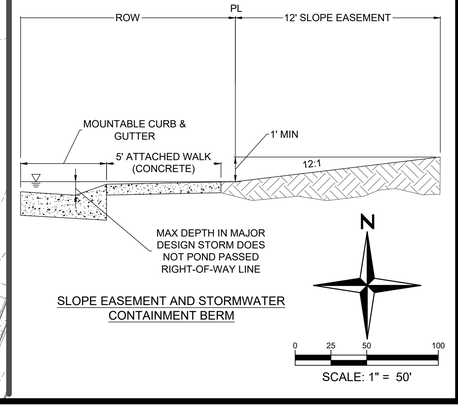


EXISTING LEGEND

- 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 ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK (CONCRETE)
- PROPOSED STORM SEWER
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- 5281 PROPOSED CONTOUR MINOR
- 5280 PROPOSED CONTOUR MAJOR
- 53.9 PROPOSED SPOT ELEVATION
- PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- 100 YR 100YR FLOOD PLAIN
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- ADJACENT DENSITY CALCULATION AREA
- EMERGENCY OVERFLOW ROUTE ARROW
- SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM



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NO.	DATE	NOTES

PROJECT NO: 17026.004

NO.	DATE	NOTES
1	12.05.2024	FIRST SUBMITTAL TO TOWN
2	04.04.2025	SECOND SUBMITTAL TO TOWN
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5	08.28.2025	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
19 OF 87

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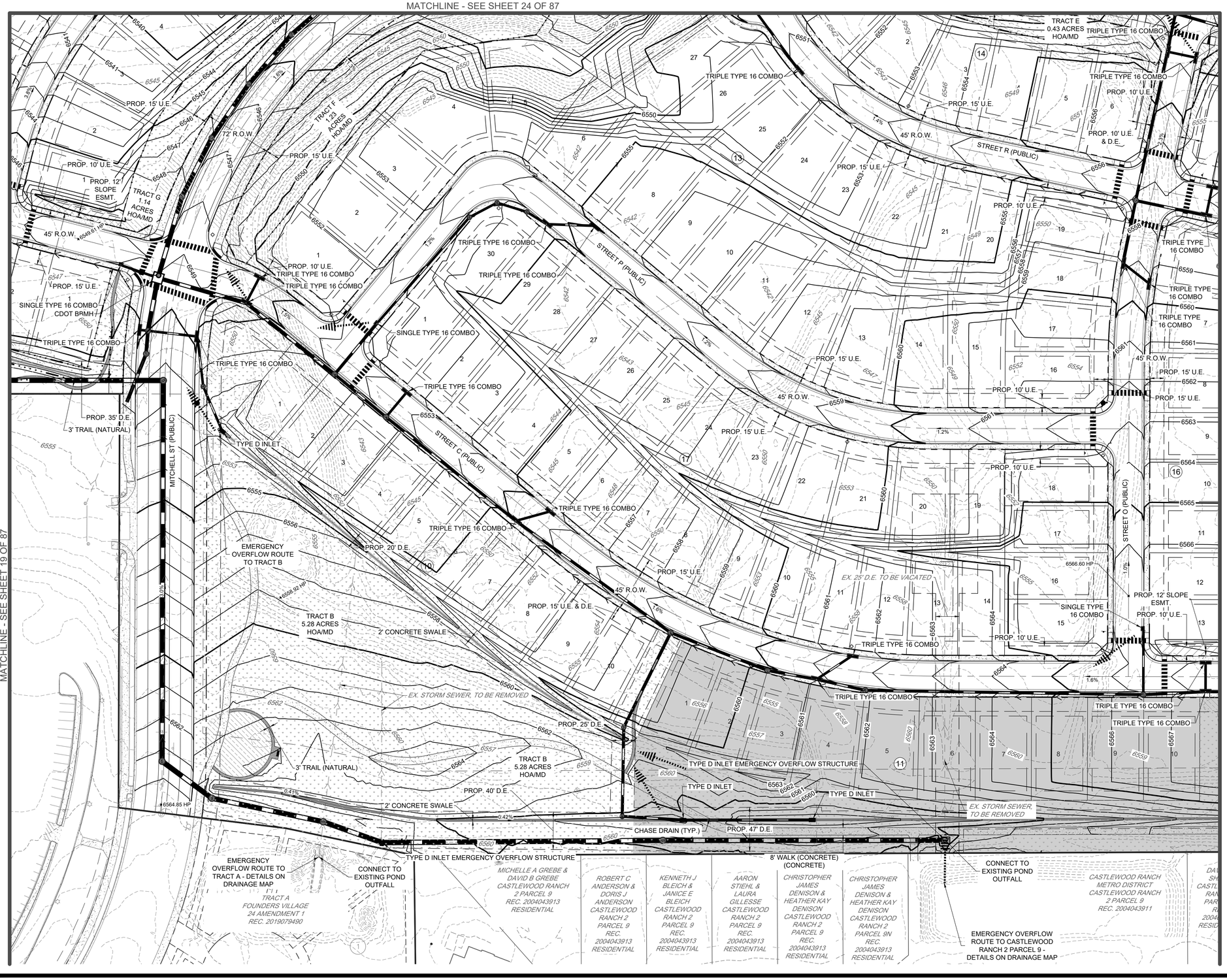
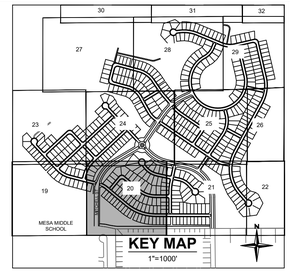
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

MATCHLINE - SEE SHEET 24 OF 87





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 ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
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- PROPOSED SIDEWALK (CONCRETE)
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- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- 5281 PROPOSED CONTOUR MINOR
- 5280 PROPOSED CONTOUR MAJOR
- 53.9 PROPOSED SPOT ELEVATION
- PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- 100 YR 100YR FLOOD PLAIN
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- ADJACENT DENSITY CALCULATION AREA
- EMERGENCY OVERFLOW ROUTE ARROW
- SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM

MATCHLINE - SEE SHEET 21 OF 87

N

0 25 50 100
SCALE: 1" = 50'

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PROJECT NO. 17026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
20 OF 87

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SITE DEVELOPMENT PLAN

BELLA MESA NORTH

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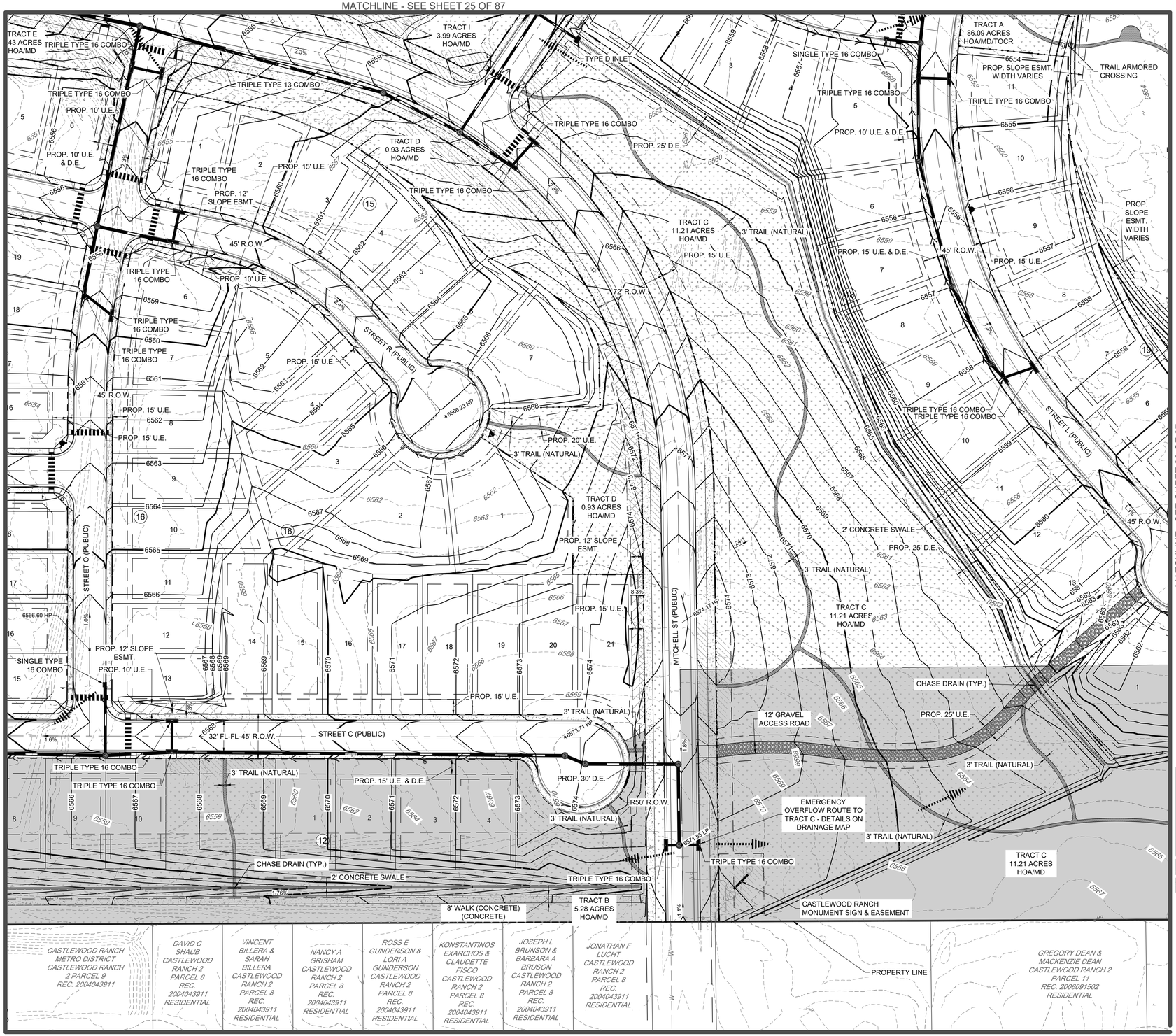
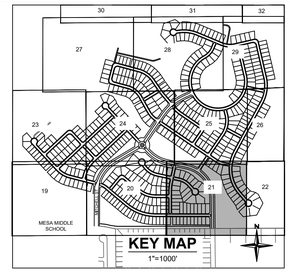
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040





EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
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- 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
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- PROPOSED CURB AND GUTTER (CATCH)
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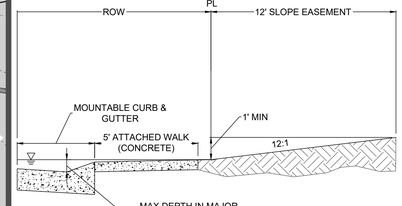
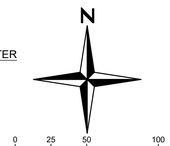
- EMERGENCY OVERFLOW ROUTE ARROW
- SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM



SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM



SCALE: 1" = 50'

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NO.	DATE	NOTES

PROJECT NO.	170026.004	
NO.	DATE	NOTES
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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
21 OF 87

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SITE DEVELOPMENT PLAN

BELLA MESA NORTH

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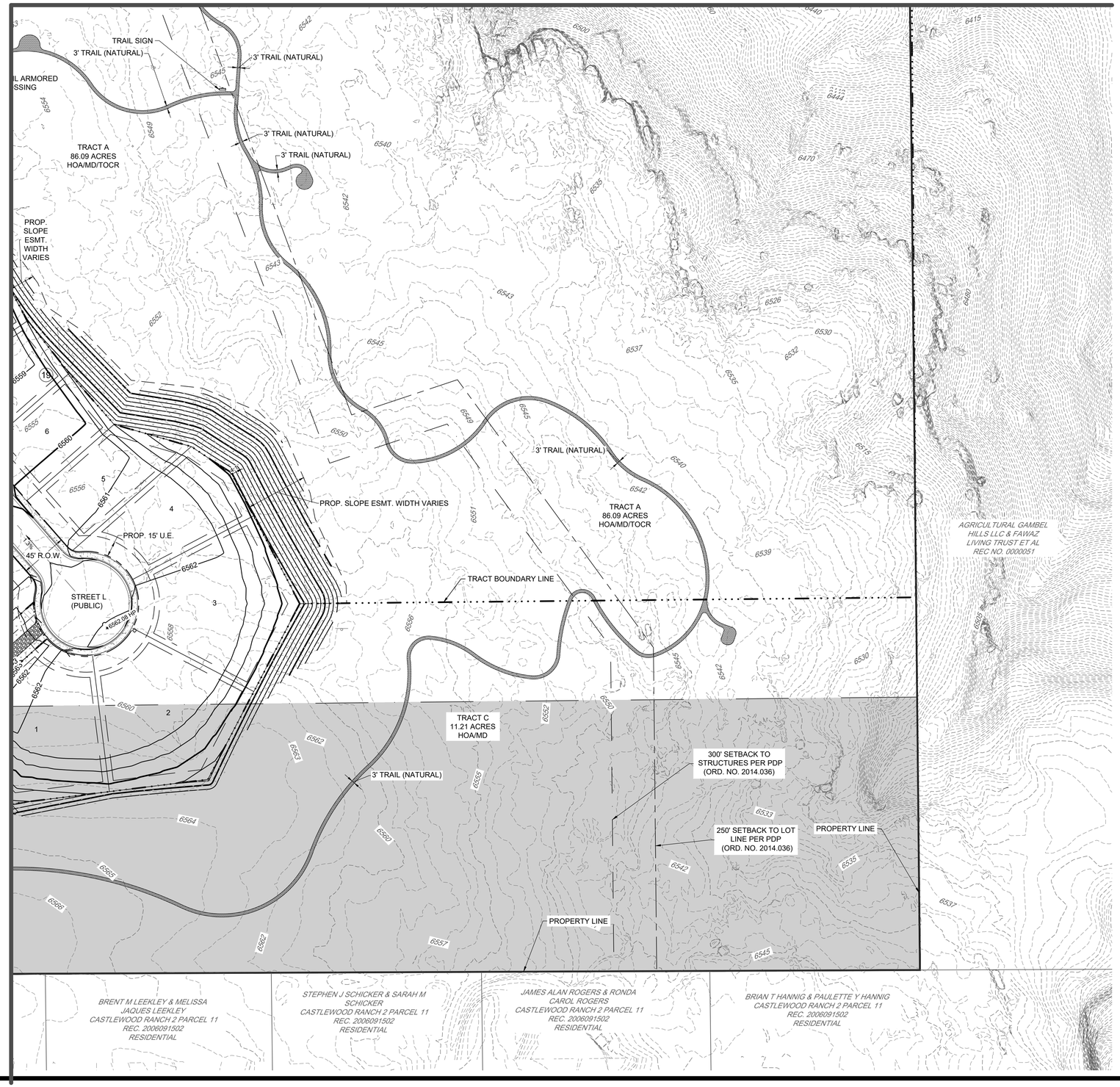
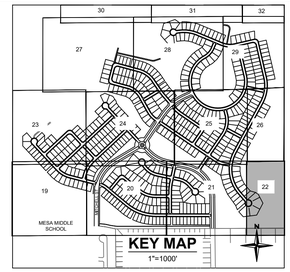
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040

MATCHLINE - SEE SHEET 26 OF 87





EXISTING LEGEND

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- 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 ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
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- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- 5281 PROPOSED CONTOUR MINOR
- 5280 PROPOSED CONTOUR MAJOR
- 53.9 PROPOSED SPOT ELEVATION
- PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- 100 YR 100YR FLOOD PLAIN
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- ADJACENT DENSITY CALCULATION AREA
- EMERGENCY OVERFLOW ROUTE ARROW
- SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM

N

0 25 50 100

SCALE: 1" = 50'

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
22 OF 87

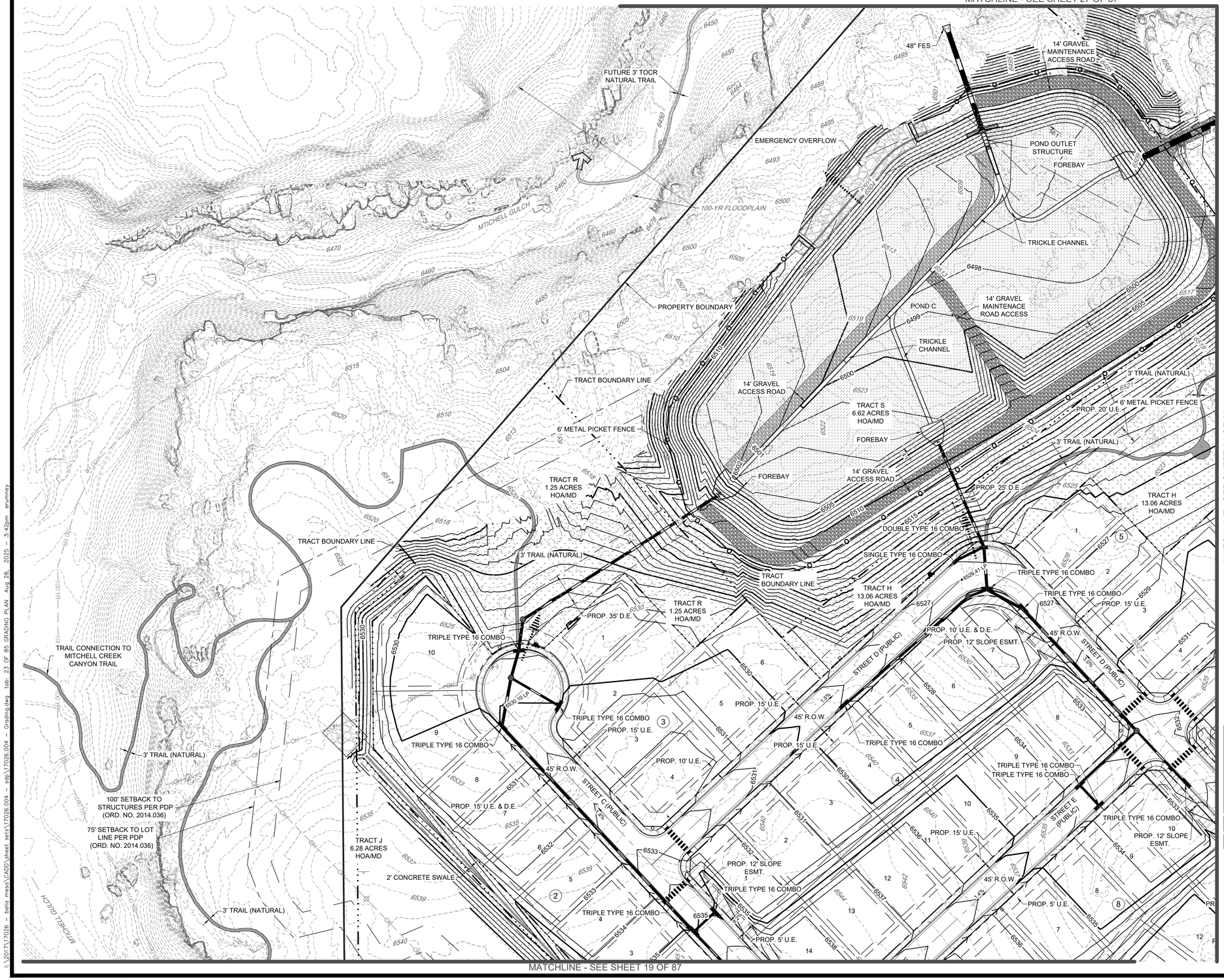
I:\2017\17026 - bella mesa\CADD\sheet sets\17026.004 - sdp\17026.004 - Grading.dwg tab: 22 OF 85 GRADING PLAN Aug 28, 2025 - 3:42pm erumney

SITE DEVELOPMENT PLAN

BELLA MESA NORTH

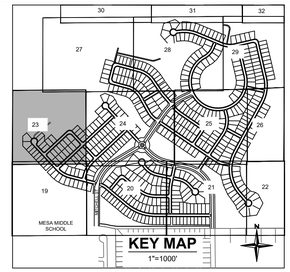
LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

MATCHLINE - SEE SHEET 27 OF 87



MATCHLINE - SEE SHEET 19 OF 87

MATCHLINE - SEE SHEET 24 OF 87

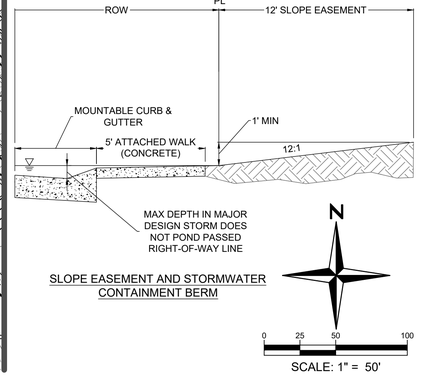


EXISTING LEGEND

- 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 ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK (CONCRETE)
- PROPOSED STORM SEWER
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- 5281 PROPOSED CONTOUR MINOR
- 5280 PROPOSED CONTOUR MAJOR
- 53.9 PROPOSED SPOT ELEVATION
- PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- 100 YR 100YR FLOOD PLAIN
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- ADJACENT DENSITY CALCULATION AREA
- EMERGENCY OVERFLOW ROUTE ARROW
- SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM



SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM

SCALE: 1" = 50'

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PROJECT NO.	17026.004	NOTES
DATE	NO.	
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.04.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
23 OF 87

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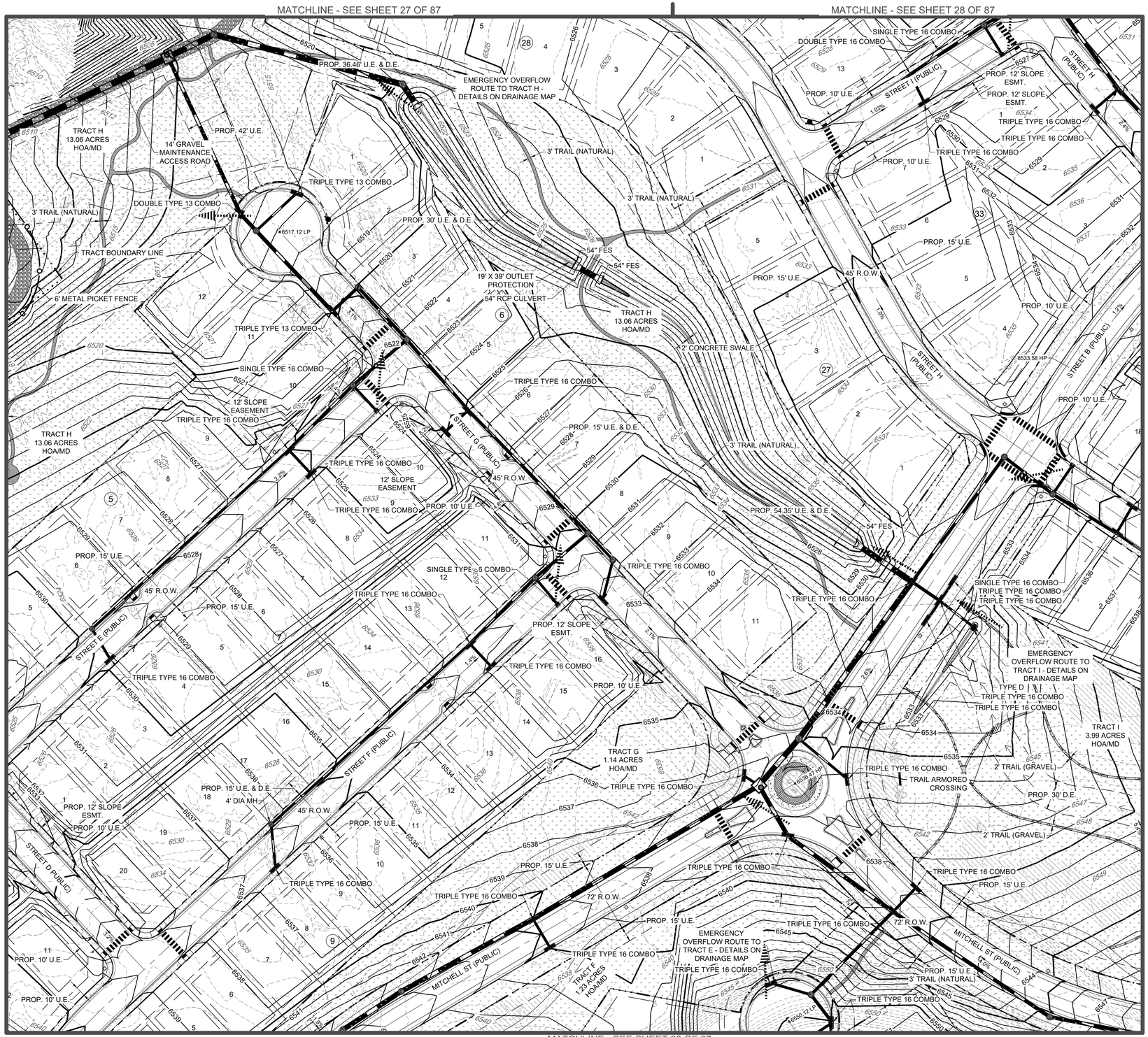
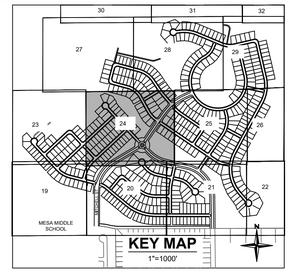
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





EXISTING LEGEND

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- 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

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- PROPOSED LOT LINE
- PROPOSED SETBACK
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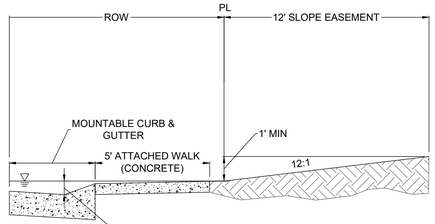
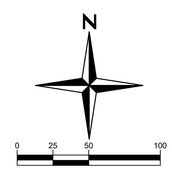
- 100YR FLOOD PLAIN
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- ADJACENT DENSITY CALCULATION AREA
- EMERGENCY OVERFLOW ROUTE ARROW
- SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM



SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM



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NO.	DATE	NOTES
PROJECT NO.	17026.004	
1	12.05.2024	FIRST SUBMITTAL TO TOWN
2	04.04.2025	SECOND SUBMITTAL TO TOWN
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5	08.28.2025	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
24 OF 87

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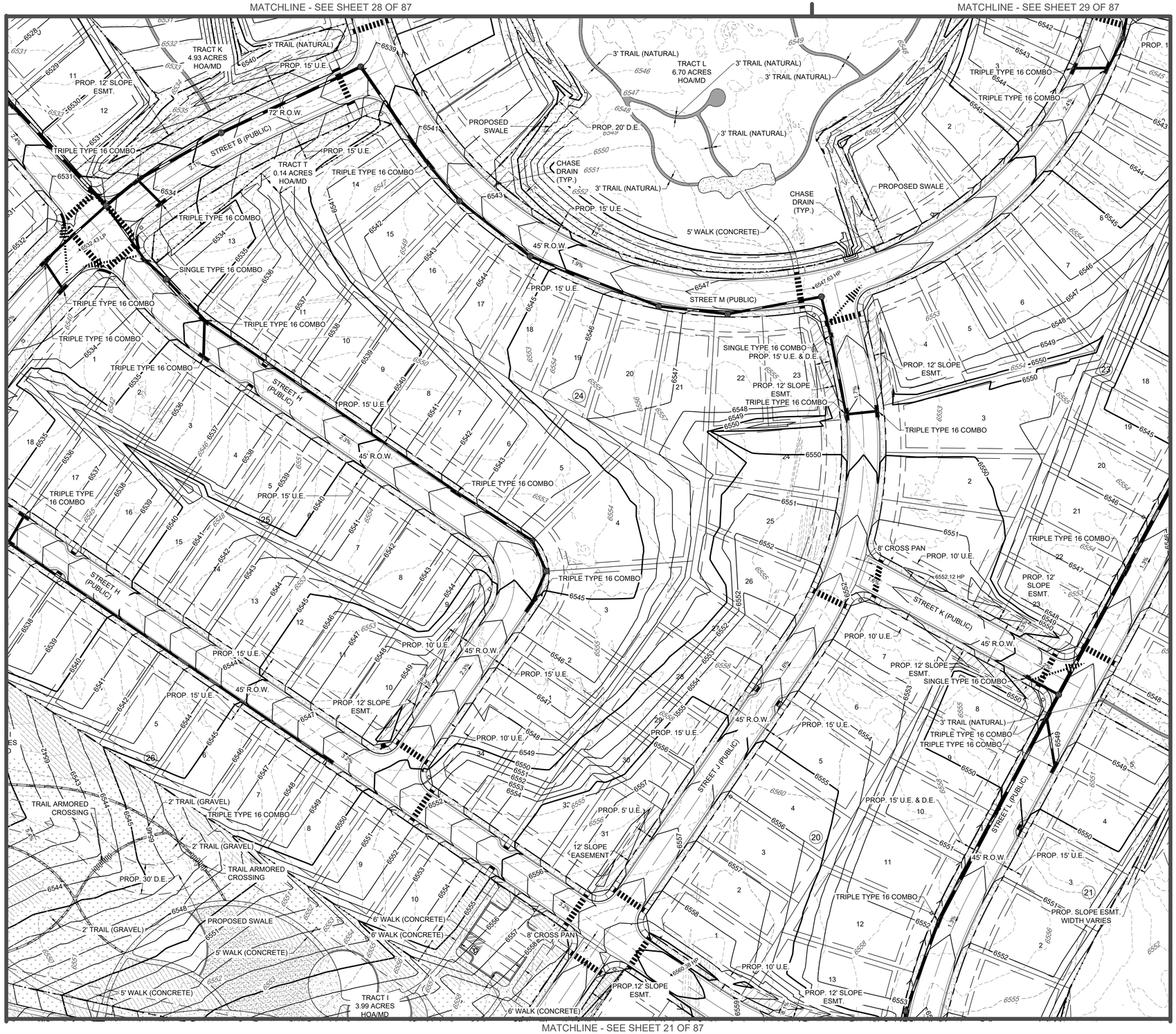
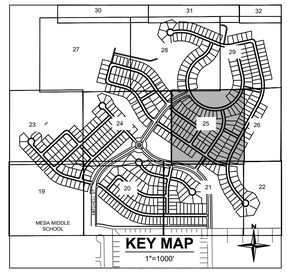
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





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- EXISTING R.O.W.
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- SECTION LINE
- ROAD CENTERLINE
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- CONCRETE
- FENCE
- RETAINING WALL
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- EXISTING CONTOUR MINOR

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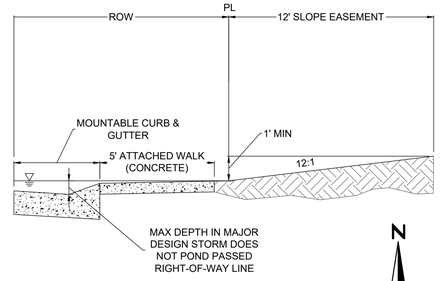

SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM

N

0 25 50 100

SCALE: 1" = 50'

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NO.	DATE	NOTES
1	12.05.2024	FIRST SUBMITTAL TO TOWN
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5	08.28.2025	FIFTH SUBMITTAL TO TOWN

PROJECT NO. 170026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
25 OF 87

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SITE DEVELOPMENT PLAN

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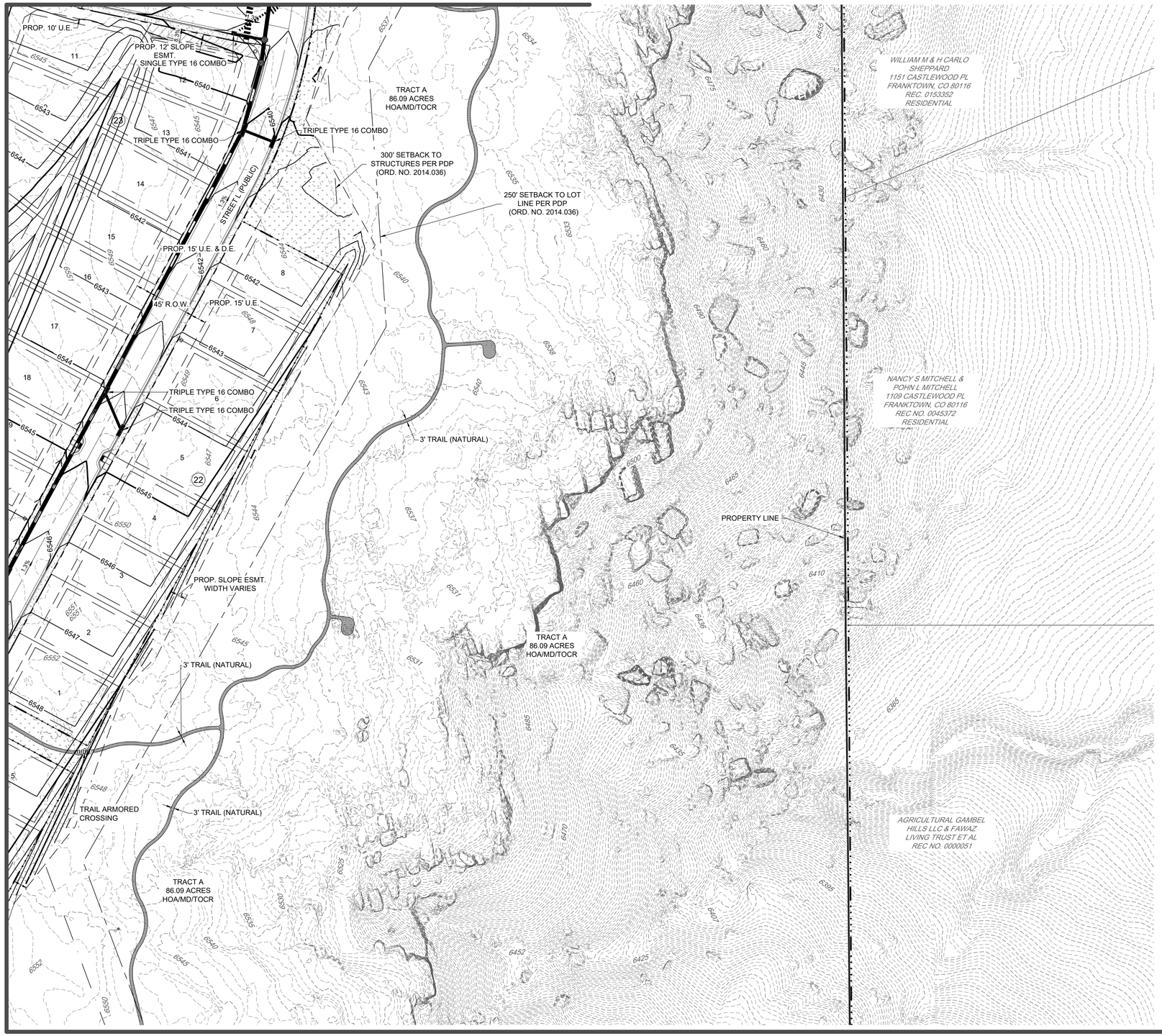
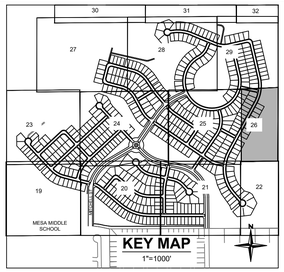
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040





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- EXISTING PROPERTY LINE
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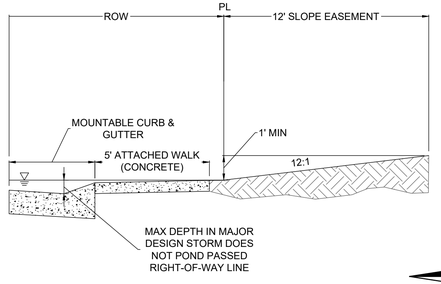

SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM

N

0 25 50 100

SCALE: 1" = 50'

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NO.	DATE	NOTES

PROJECT NO. 17009.004

NO.	DATE	NOTES
1	12.05.2024	FIRST SUBMITTAL TO TOWN
2	04.04.2025	SECOND SUBMITTAL TO TOWN
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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
26 OF 87

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SITE DEVELOPMENT PLAN

BELLA MESA NORTH

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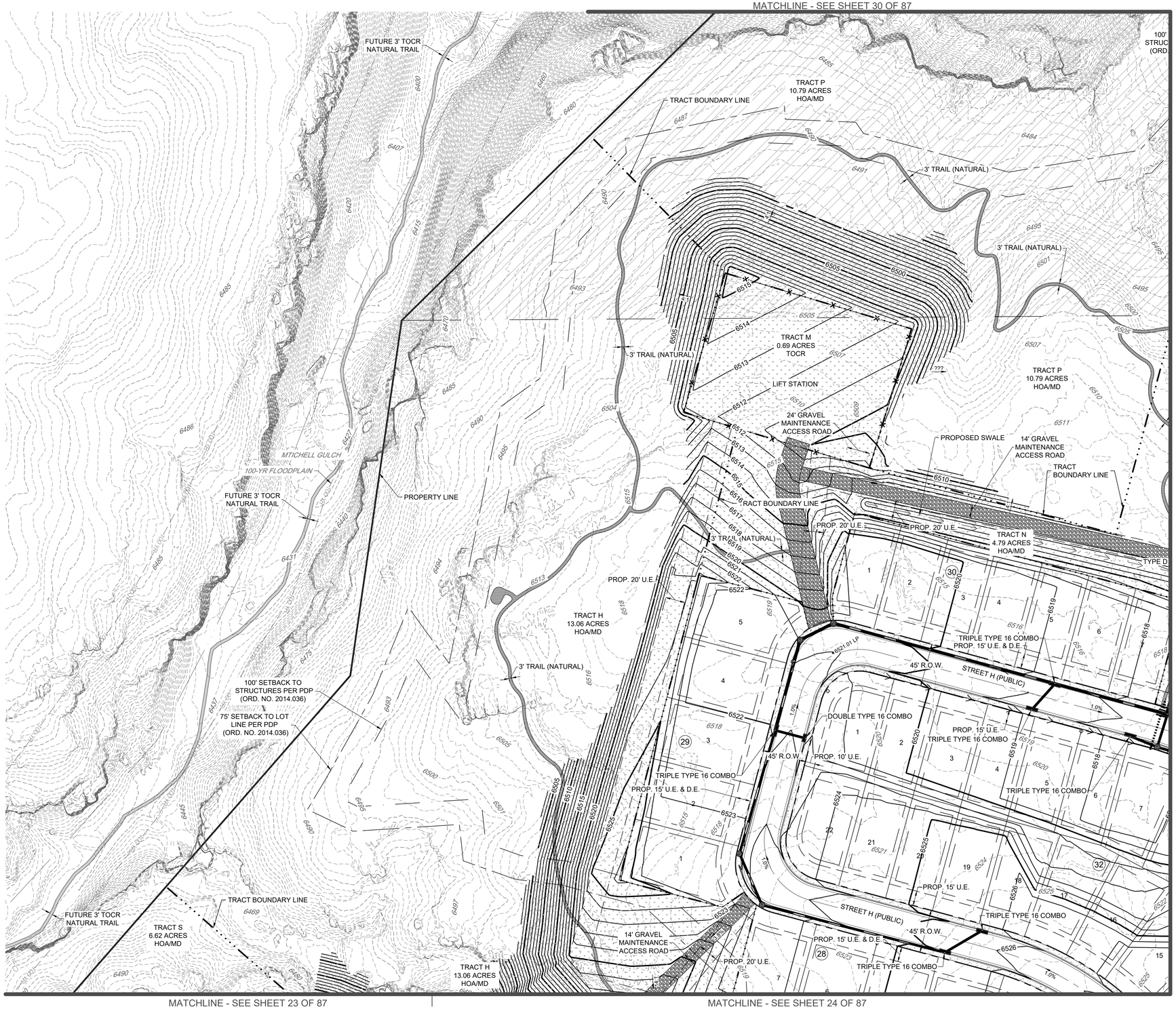
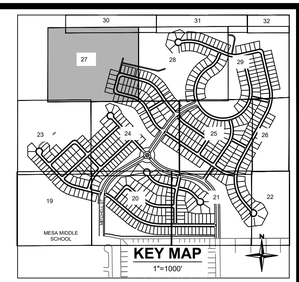
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040

MATCHLINE - SEE SHEET 30 OF 87





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N

0 25 50 100
SCALE: 1" = 50'

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PROJECT NO: 170026.004		
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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
27 OF 87

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SITE DEVELOPMENT PLAN

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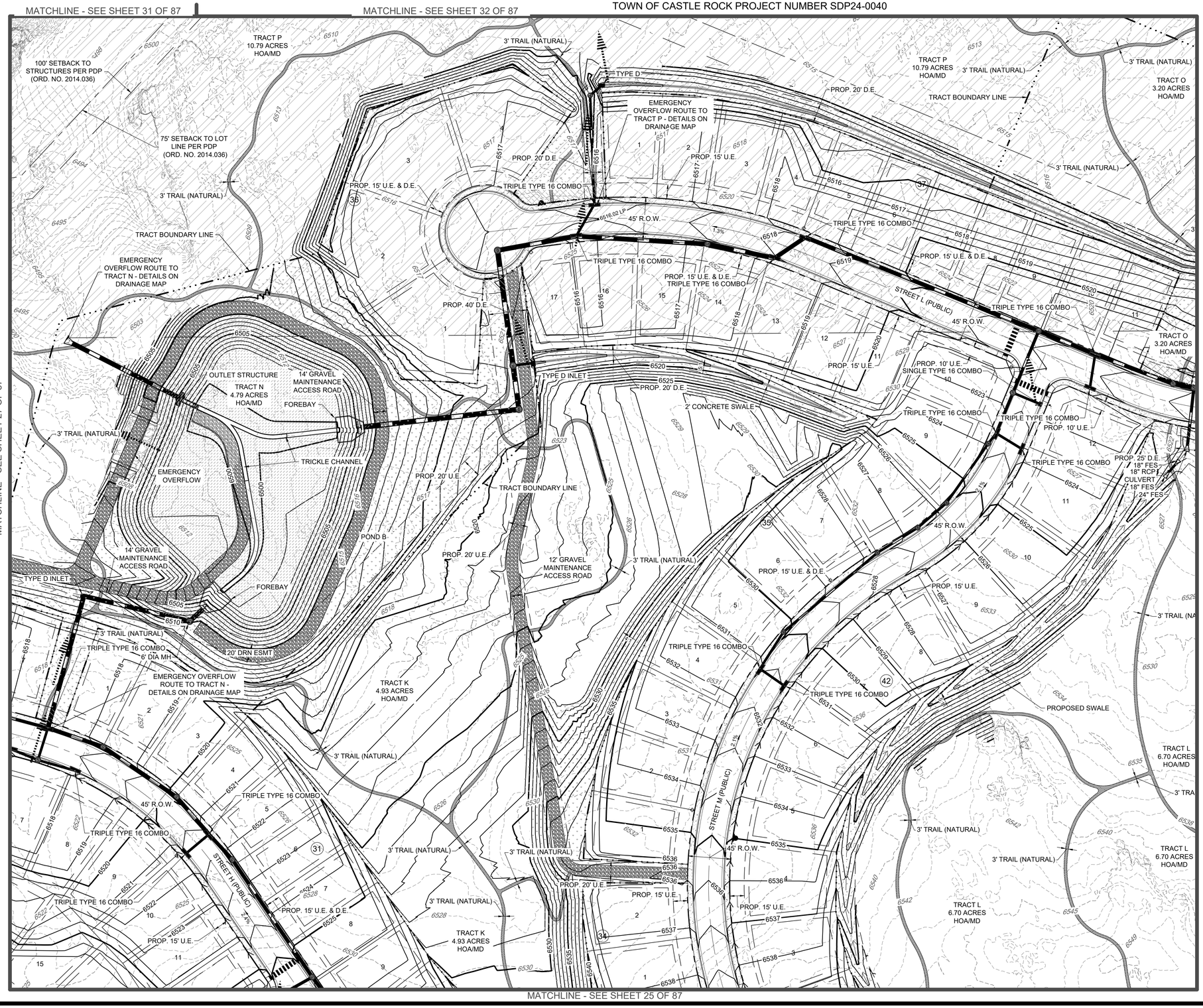

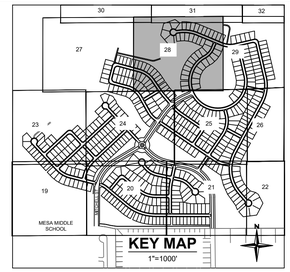

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
28 OF 87

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0 25 50 100
SCALE: 1" = 50'

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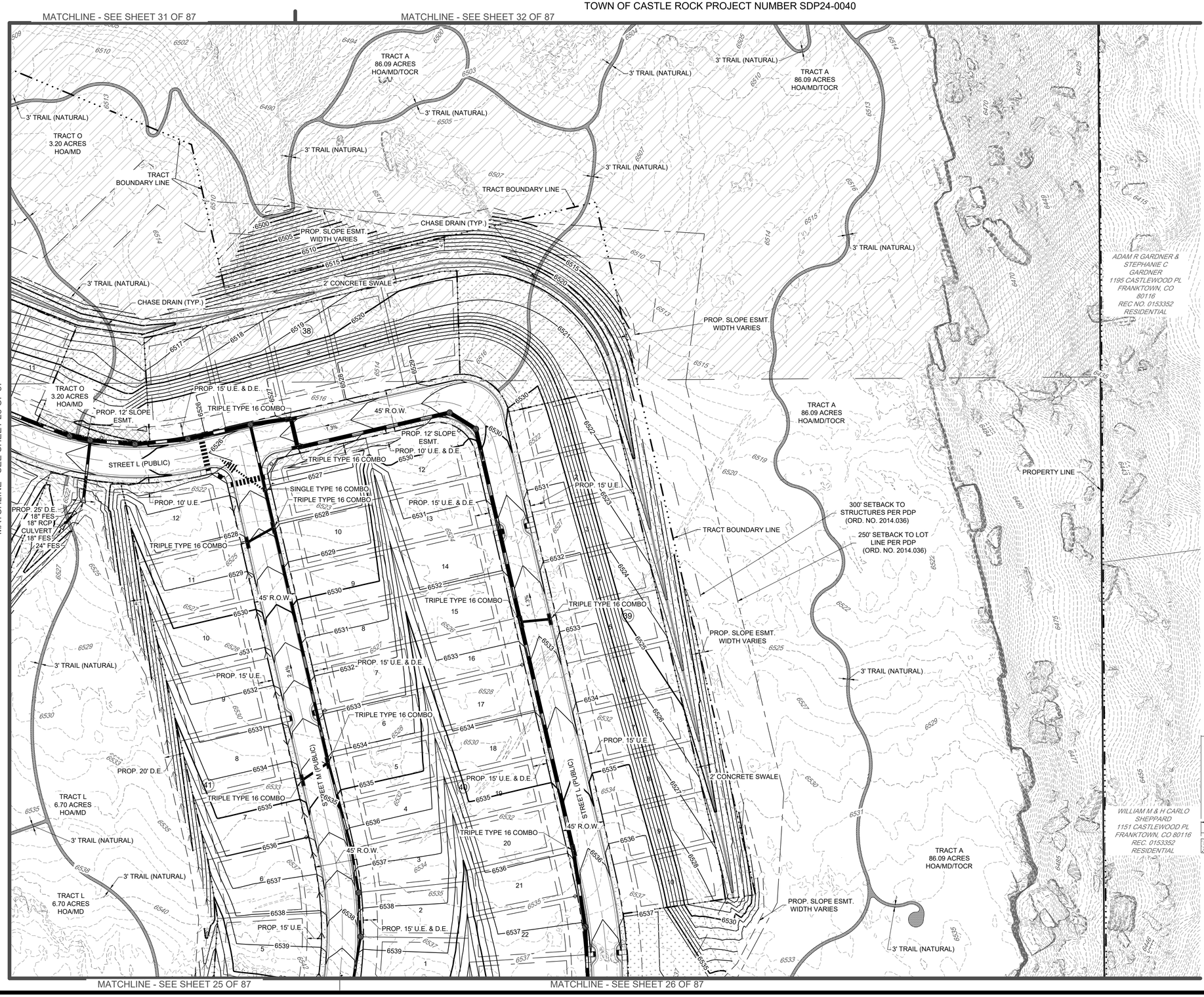
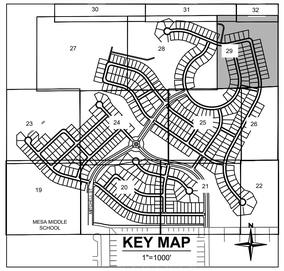
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040



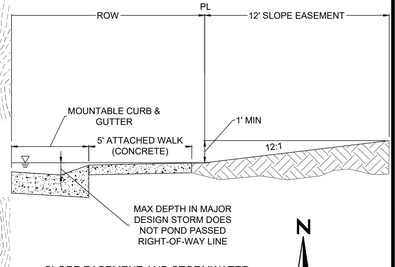


EXISTING LEGEND

- 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 ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK (CONCRETE)
- PROPOSED STORM SEWER
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- 5281 PROPOSED CONTOUR MINOR
- 5280 PROPOSED CONTOUR MAJOR
- 53.9 PROPOSED SPOT ELEVATION
- PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- 100 YR 100YR FLOOD PLAIN
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- ADJACENT DENSITY CALCULATION AREA
- EMERGENCY OVERFLOW ROUTE ARROW
- SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM



SLOPE EASEMENT AND STORMWATER CONTAINMENT BERM

N

0 25 50 100

SCALE: 1" = 50'

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NO	DATE	NOTES
1	12.05.2024	FIRST SUBMITTAL TO TOWN
2	04.04.2025	SECOND SUBMITTAL TO TOWN
3	06.27.2025	THIRD SUBMITTAL TO TOWN
4	08.08.2025	FOURTH SUBMITTAL TO TOWN
5	08.28.2025	FIFTH SUBMITTAL TO TOWN

PROJECT NO: 170026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
29 OF 87

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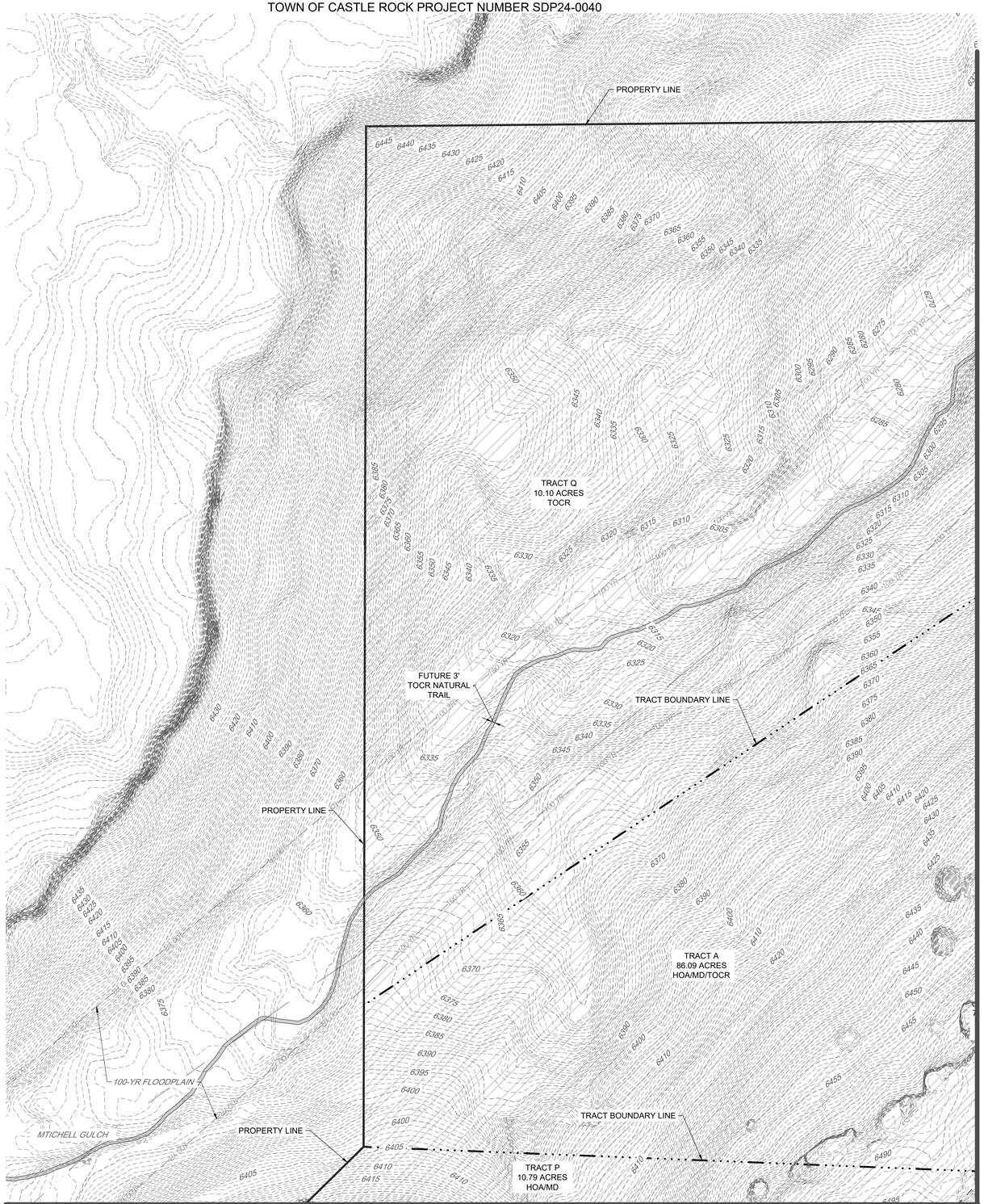
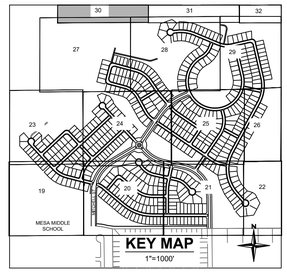
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





EXISTING LEGEND

- EXISTING PROPERTY LINE
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- PROPOSED SWALE LINE
- ADJACENT DENSITY CALCULATION AREA
- EMERGENCY OVERFLOW ROUTE ARROW
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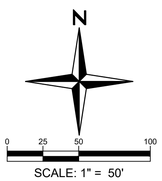

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DATE	NO.	NOTES
PROJECT NO: 17026.004		
12.05.2024	1	FIRST SUBMITTAL TO TOWN
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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
30 OF 87

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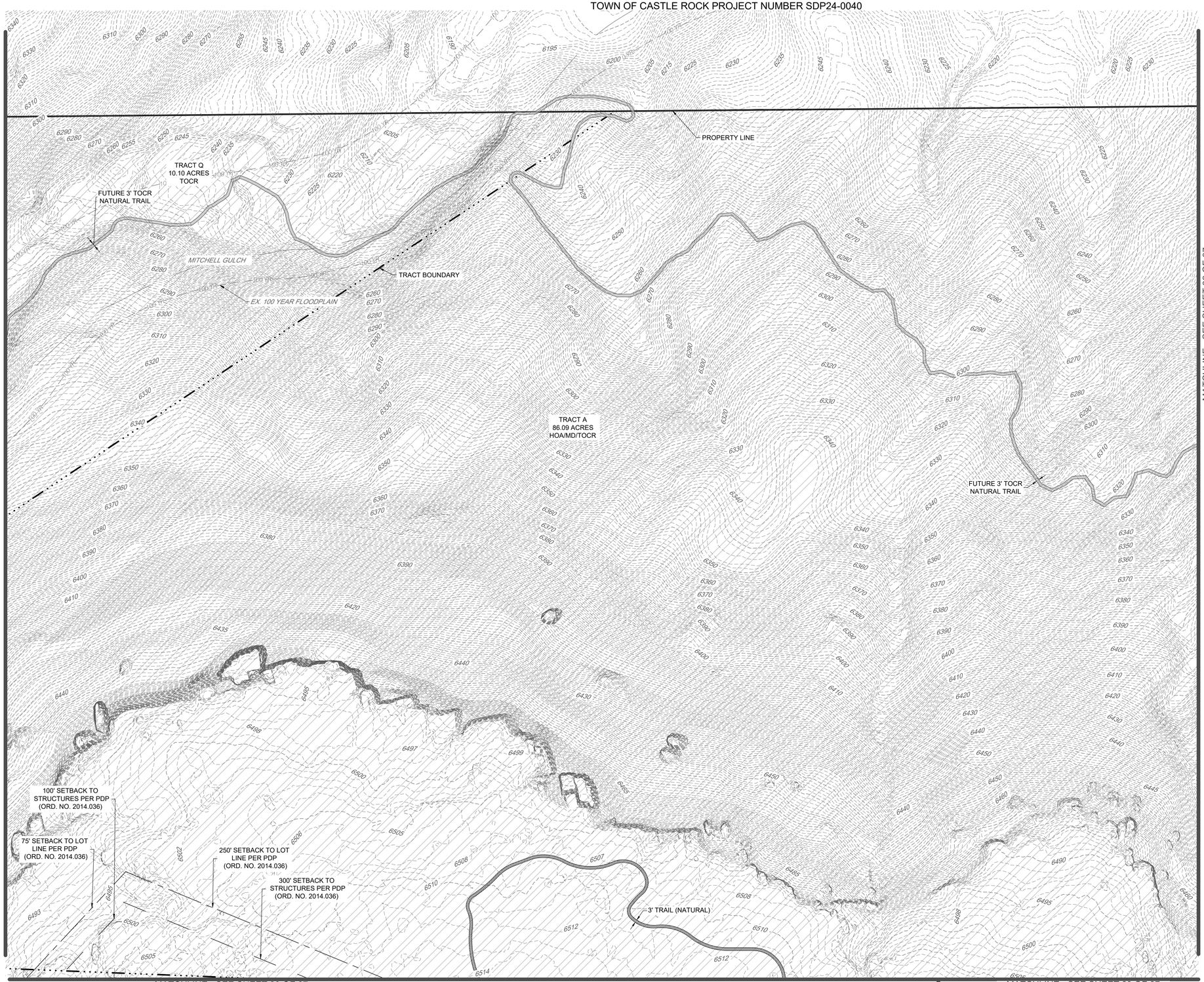
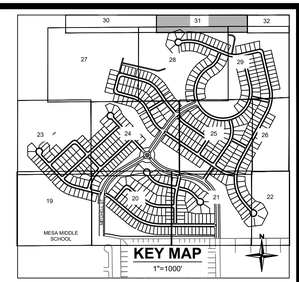
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





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SCALE: 1" = 50'

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
31 OF 87

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SITE DEVELOPMENT PLAN

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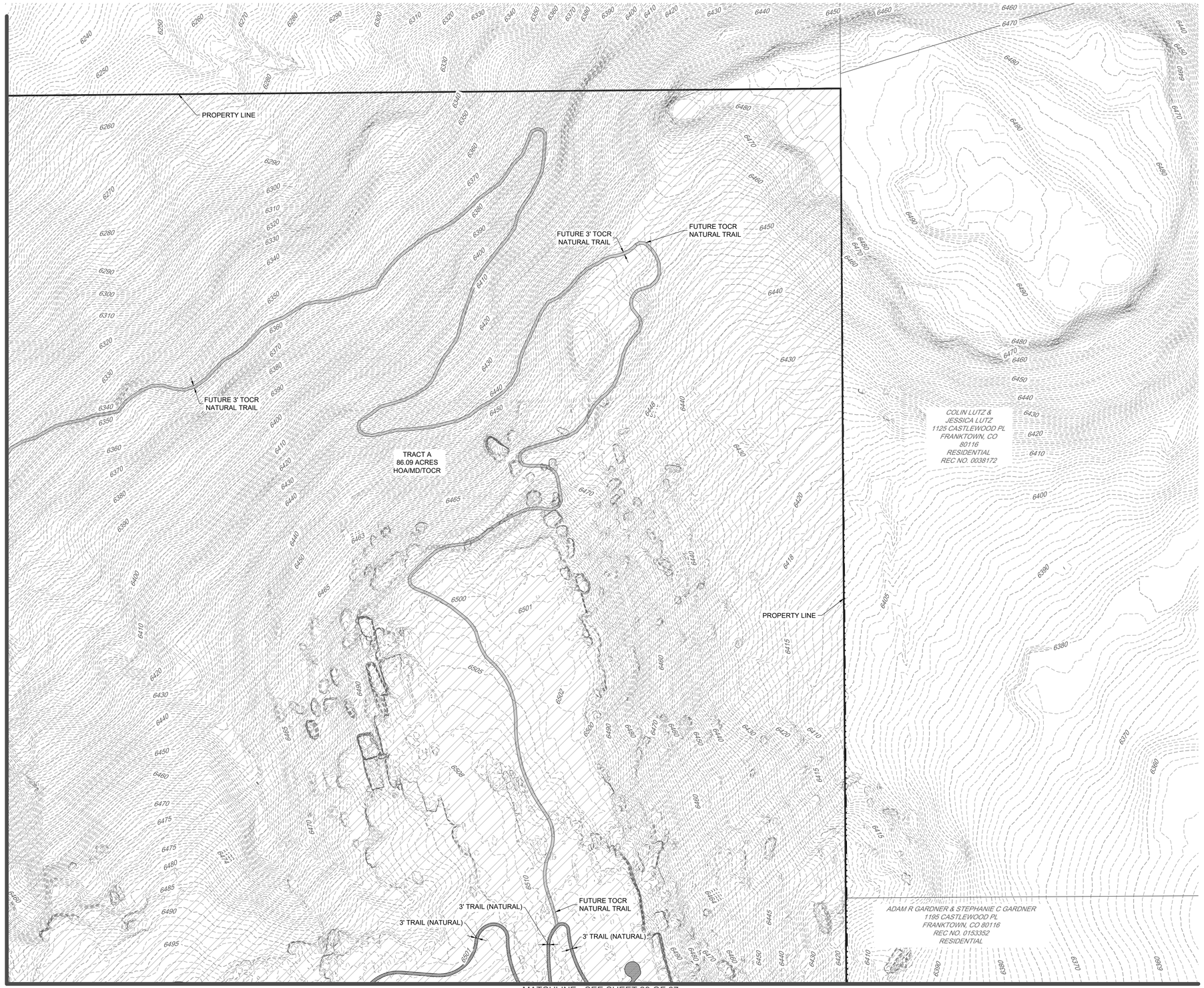

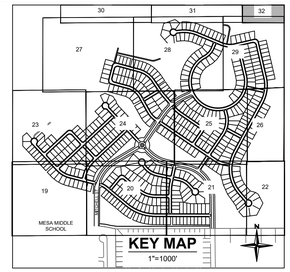

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
32 OF 87

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SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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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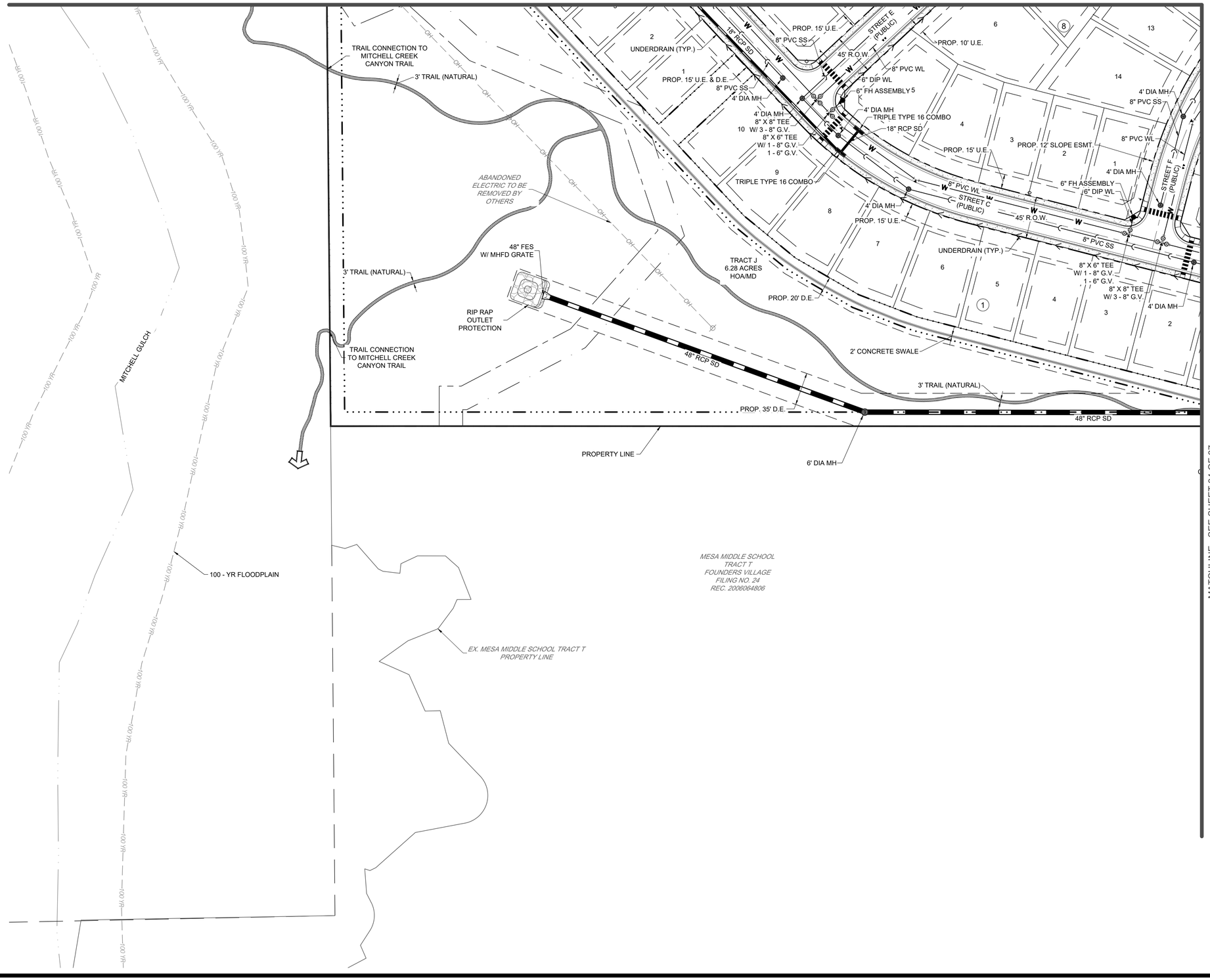

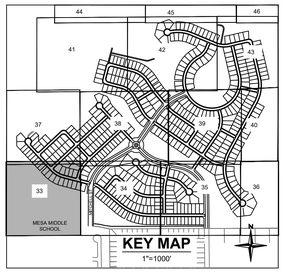

EXISTING LEGEND

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- EXISTING R.O.W.
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- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

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- 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
- UNDERDRAIN

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.

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0 25 50 100

SCALE: 1" = 50'

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET
33 OF 87

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SITE DEVELOPMENT PLAN

BELLA MESA NORTH

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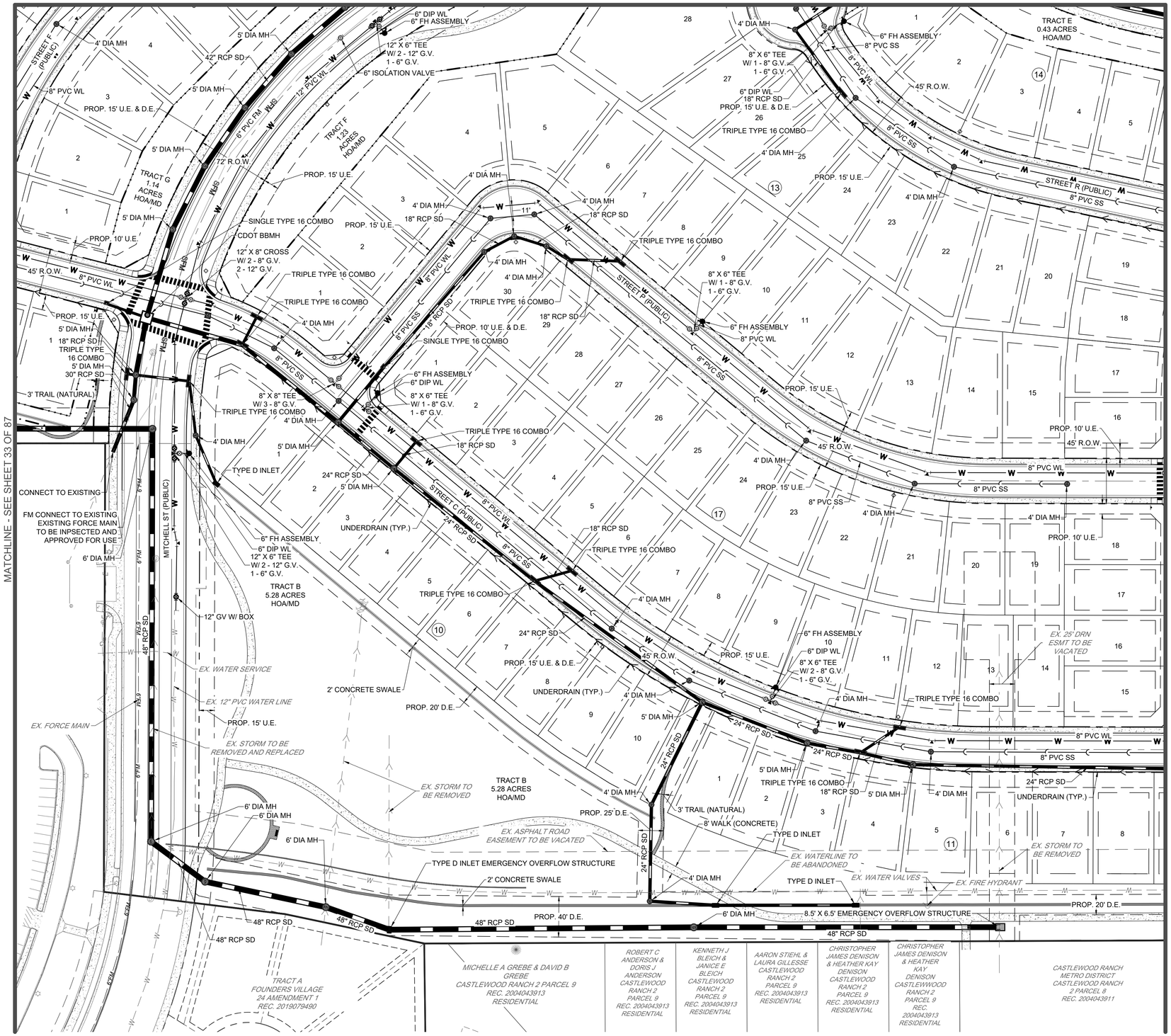
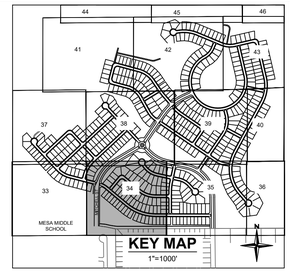
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040

MATCHLINE - SEE SHEET 38 OF 87



MATCHLINE - SEE SHEET 33 OF 87

MATCHLINE - SEE SHEET 35 OF 87



EXISTING LEGEND

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- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
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0 25 50 100

SCALE: 1" = 50'

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UTILITY PLAN

SHEET
34 OF 87

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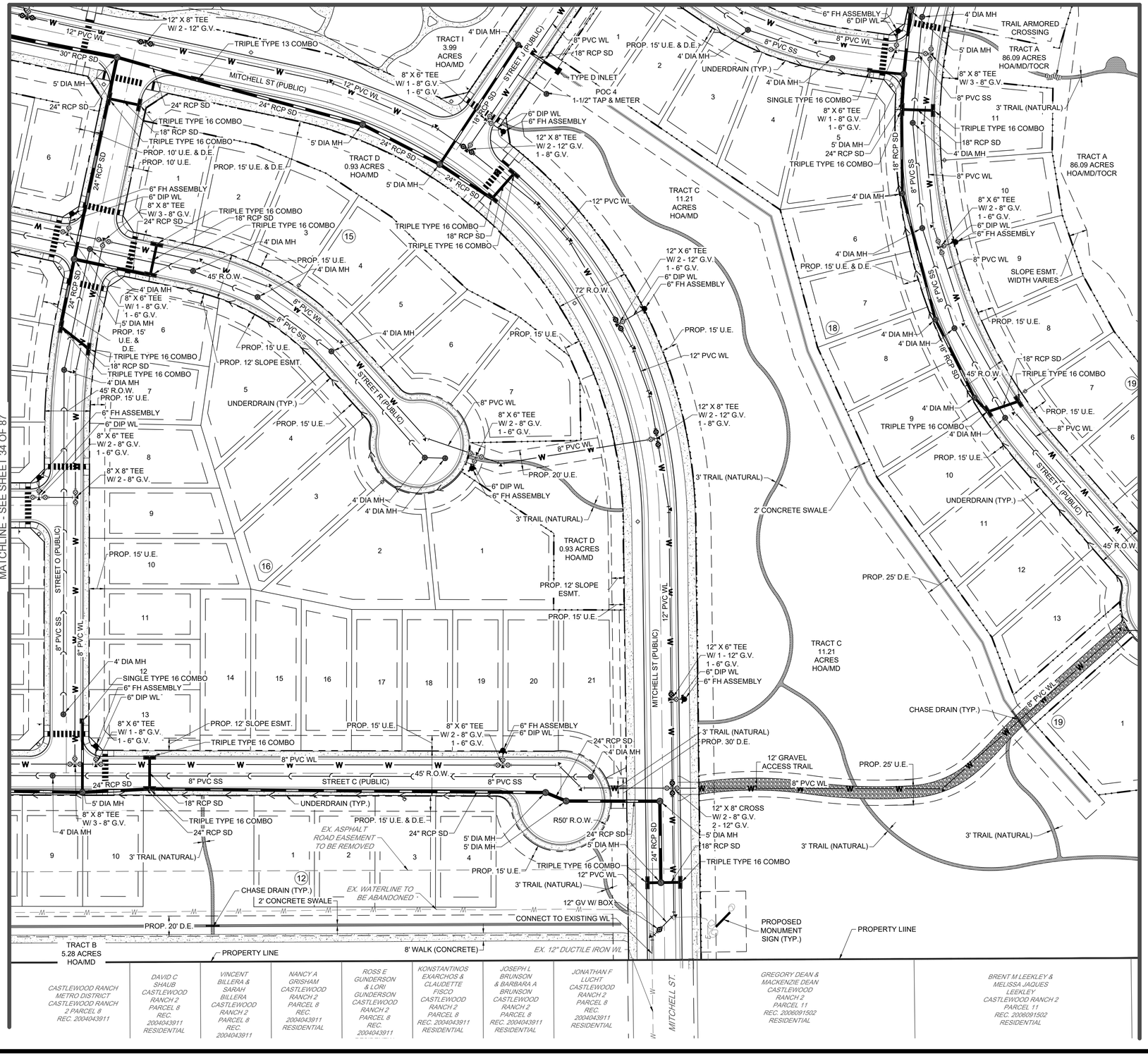
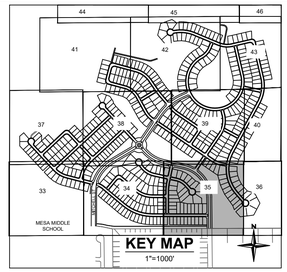
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





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 WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED 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
- UNDERDRAIN

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.

N

0 25 50 100

SCALE: 1" = 50'

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NOT FOR CONSTRUCTION

PROJECT NO.	170026.004	NOTES
DATE	NO.	
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.04.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET
35 OF 87

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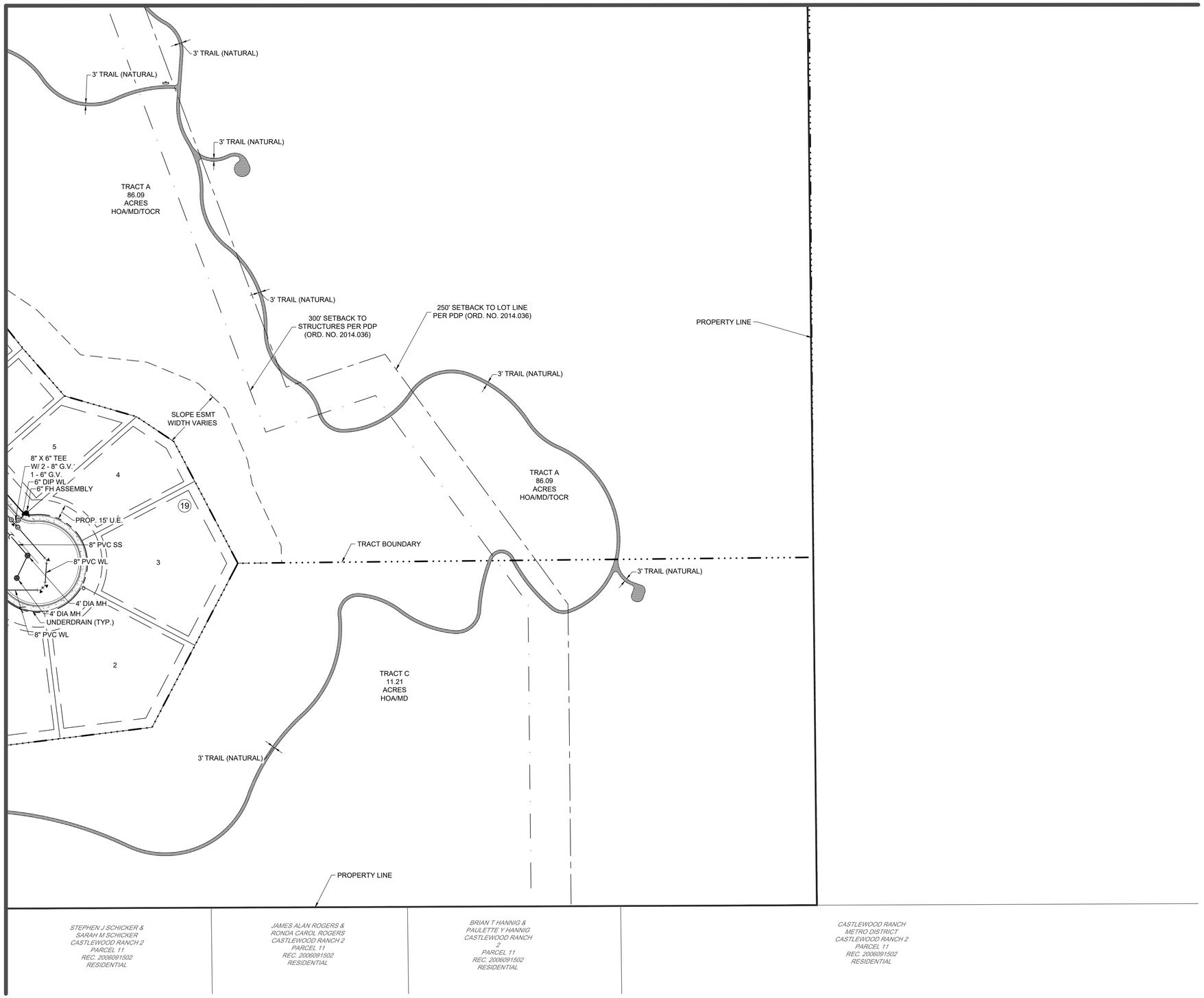
SITE DEVELOPMENT PLAN

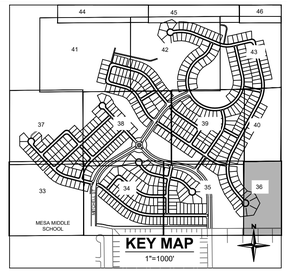
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

MATCHLINE - SEE SHEET 40 OF 87

MATCHLINE - SEE SHEET 35 OF 87





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 WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
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- PROPOSED WATER LINE
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- 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
- UNDERDRAIN

NOTES

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5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
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N

0 25 50 100

SCALE: 1" = 50'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO. 17026.004

NO.	DATE	NOTES
1	12.05.2024	FIRST SUBMITTAL TO TOWN
2	04.04.2025	SECOND SUBMITTAL TO TOWN
3	06.27.2025	THIRD SUBMITTAL TO TOWN
4	08.08.2025	FOURTH SUBMITTAL TO TOWN
5	08.28.2025	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET
36 OF 87

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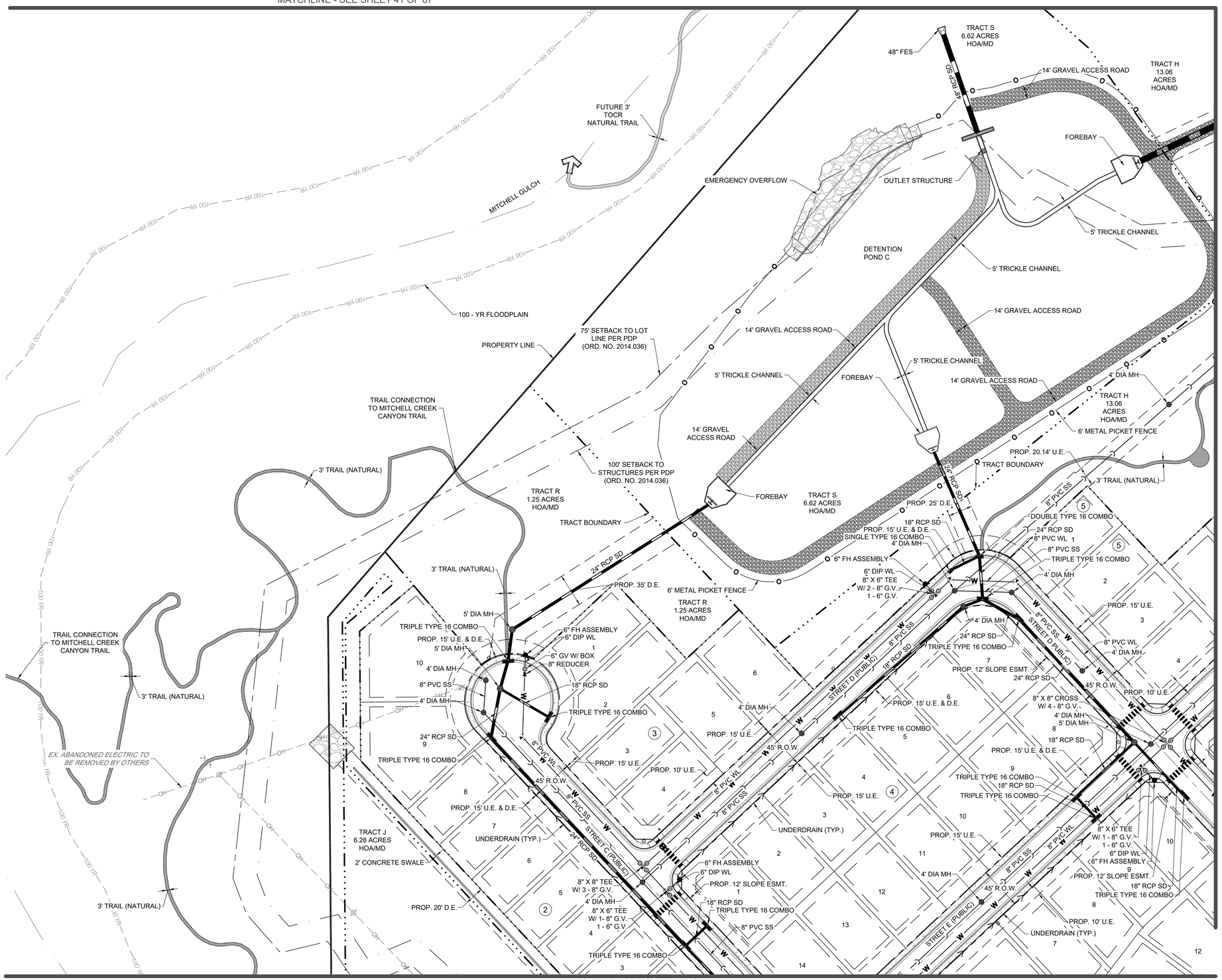
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

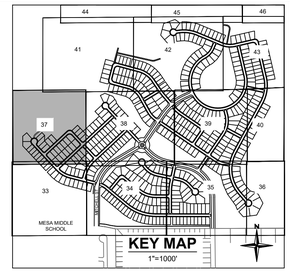
LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040

MATCHLINE - SEE SHEET 41 OF 87



MATCHLINE - SEE SHEET 33 OF 87

MATCHLINE - SEE SHEET 38 OF 87



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 WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
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- UNDERDRAIN

NOTES

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N

0 25 50 100

SCALE: 1" = 50'

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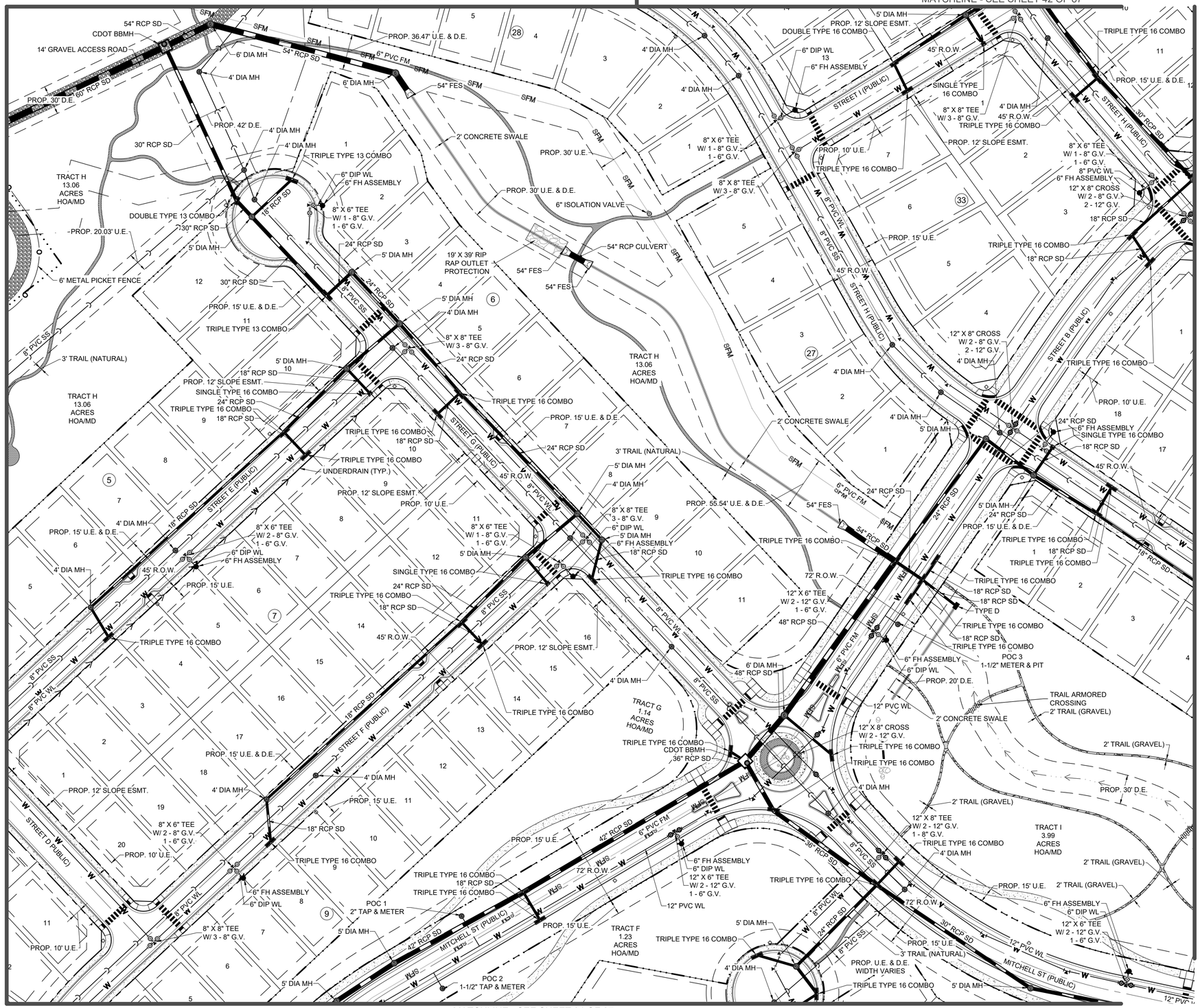
NOT FOR CONSTRUCTION

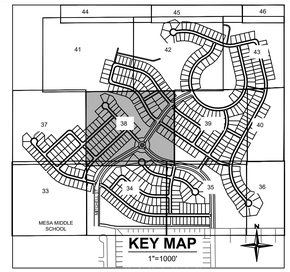
NO.	DATE	NOTES

SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





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N

0 25 50 100

SCALE: 1" = 50'

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PROJECT NO.	17026.004	NOTES
DATE	NO.	
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.04.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET
38 OF 87

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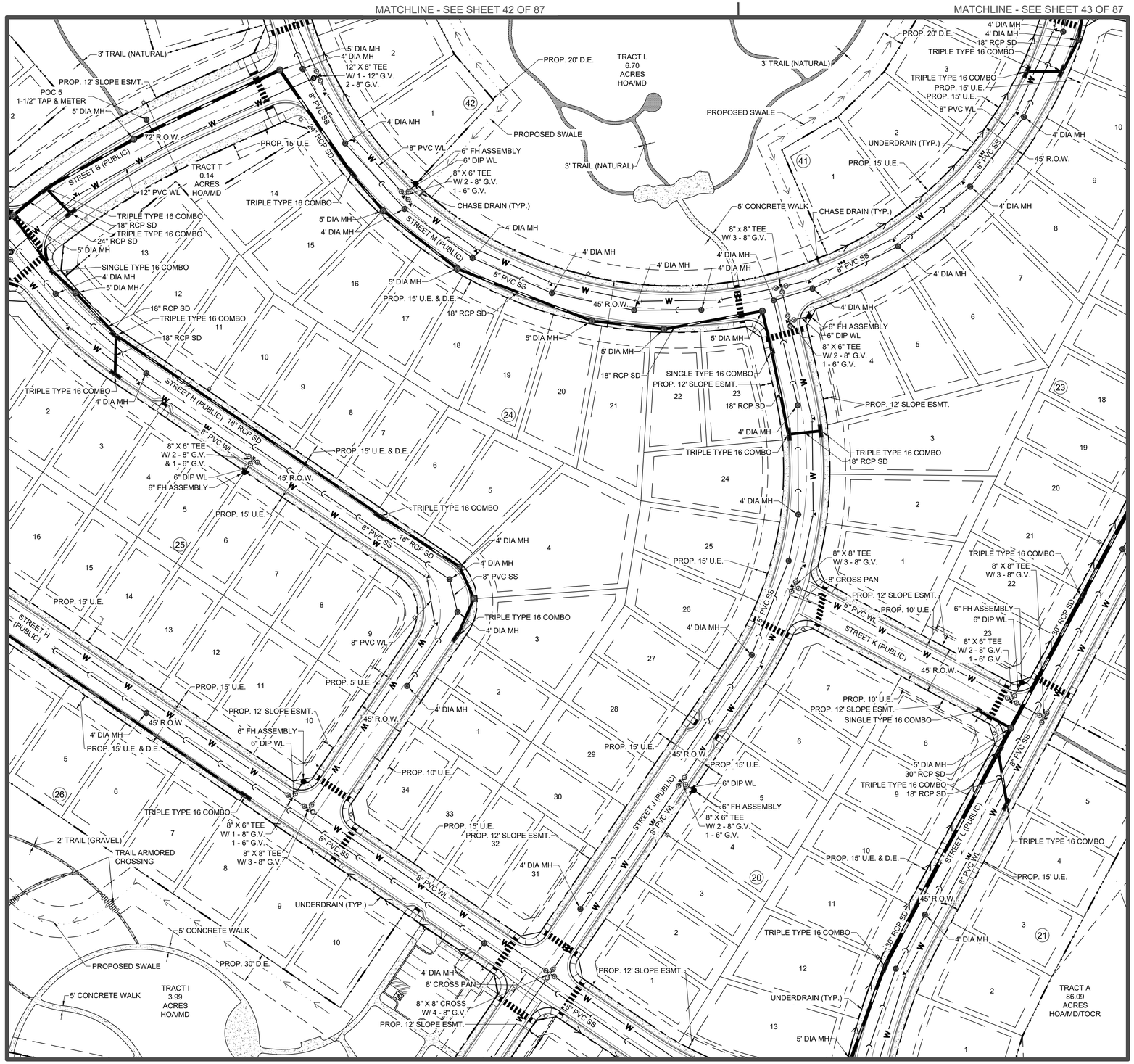
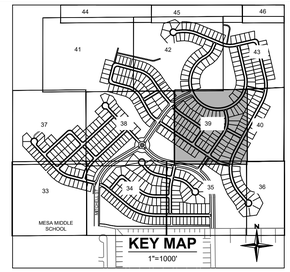
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





EXISTING LEGEND

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- EXISTING R.O.W.
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PROPOSED LEGEND

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- UNDERDRAIN

NOTES

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N

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SCALE: 1" = 50'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES
PROJECT NO.	170026.004	
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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET
39 OF 87

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SITE DEVELOPMENT PLAN

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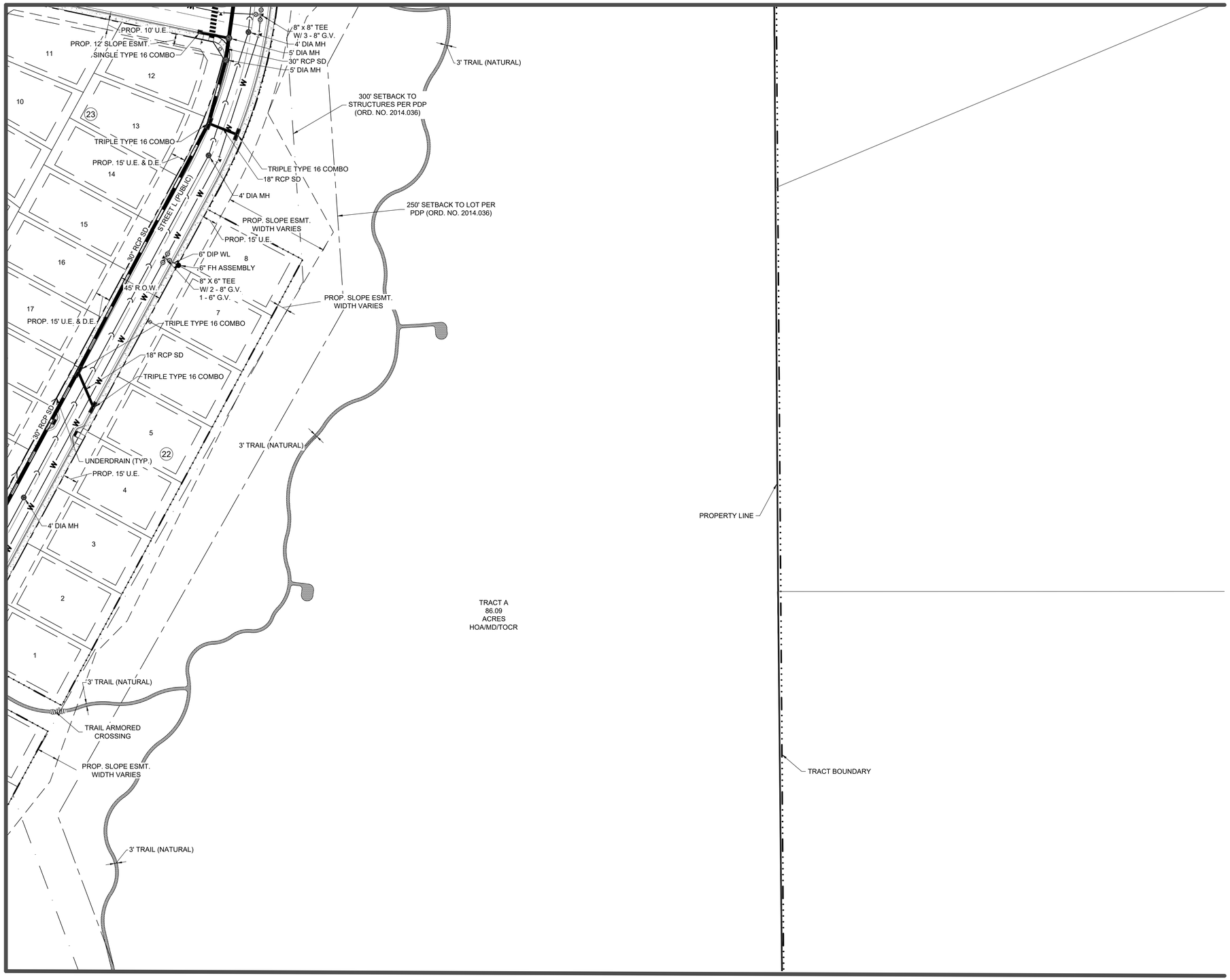
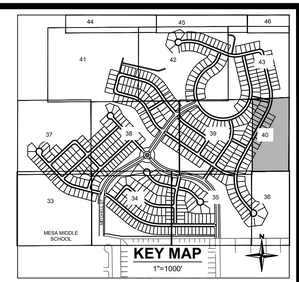
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040





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0 25 50 100

SCALE: 1" = 50'

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NO.	DATE	NOTES

PROJECT NO. 170026.004		
NO.	DATE	NOTES
1	12.05.2024	FIRST SUBMITTAL TO TOWN
2	04.04.2025	SECOND SUBMITTAL TO TOWN
3	06.27.2025	THIRD SUBMITTAL TO TOWN
4	08.08.2025	FOURTH SUBMITTAL TO TOWN
5	08.28.2025	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET
40 OF 87

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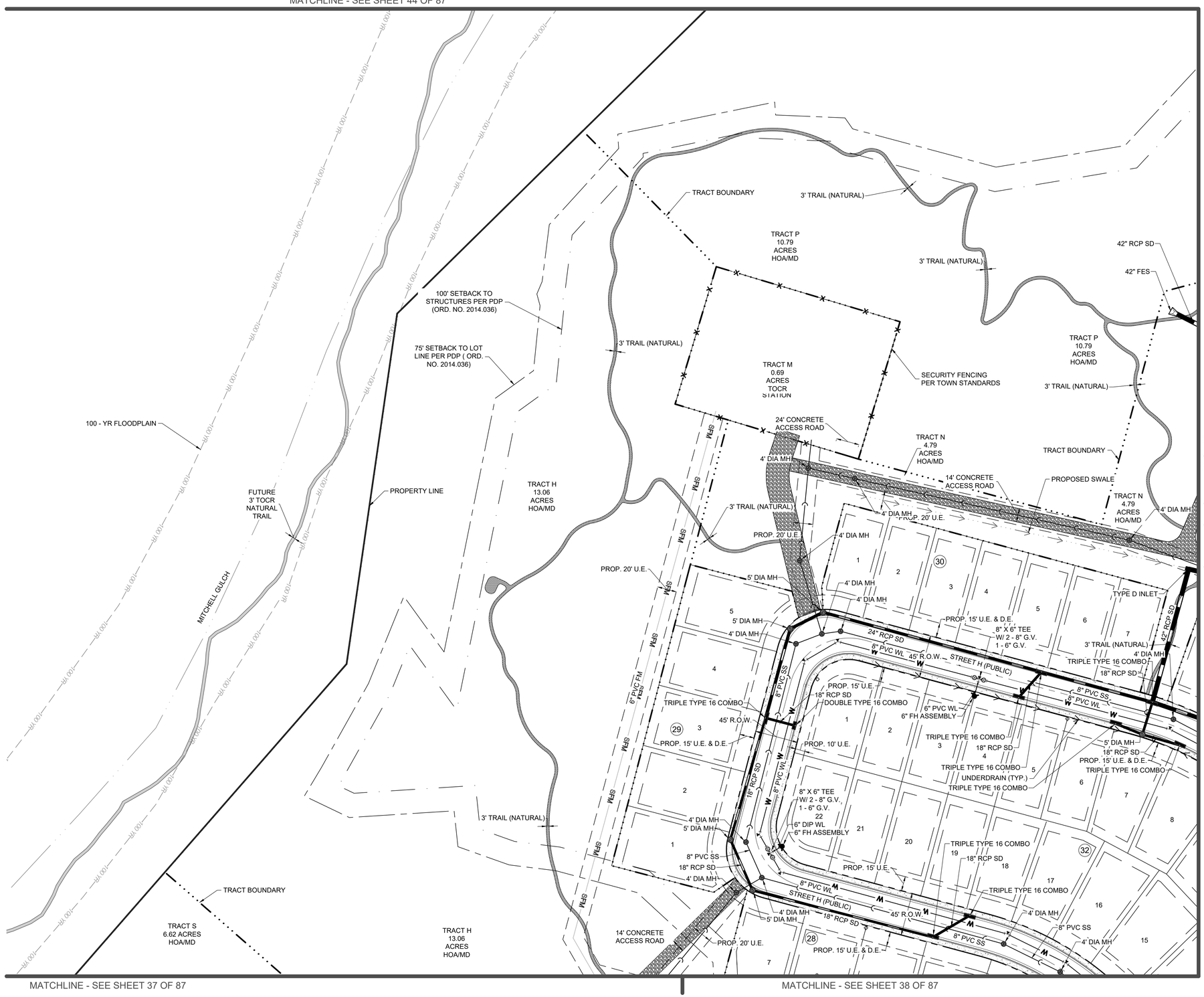
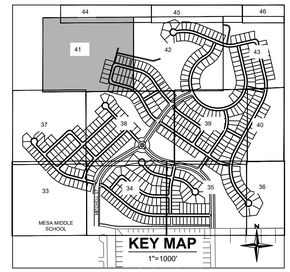
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





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 WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED 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
- UNDERDRAIN

NOTES

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N

0 25 50 100

SCALE: 1" = 50'

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PROJECT NO.	17026.004	NOTES
DATE	NO	
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08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET
41 OF 87

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SITE DEVELOPMENT PLAN

BELLA MESA NORTH

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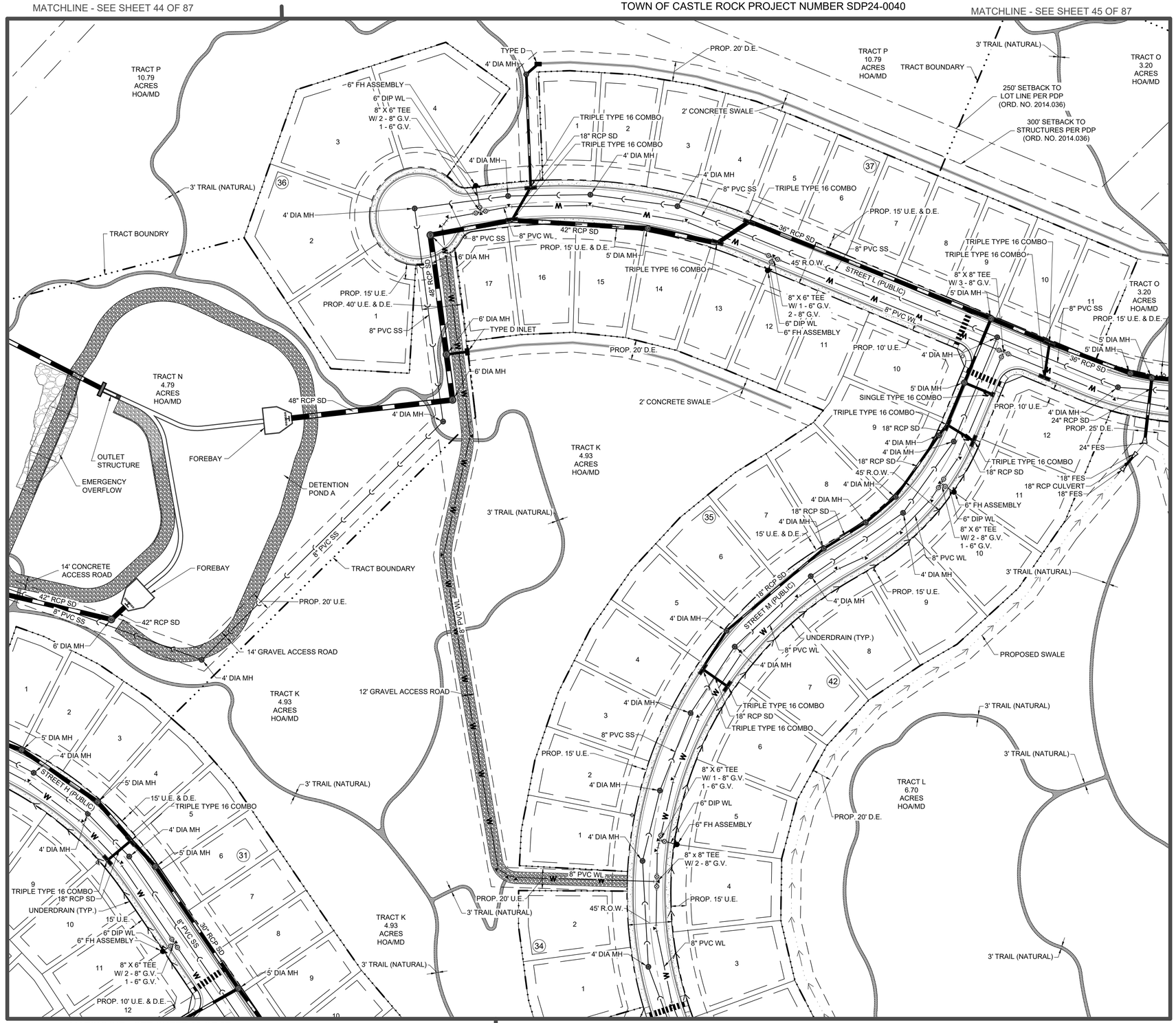
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040



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 WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED 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
- UNDERDRAIN

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N

0 25 50 100

SCALE: 1" = 50'

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

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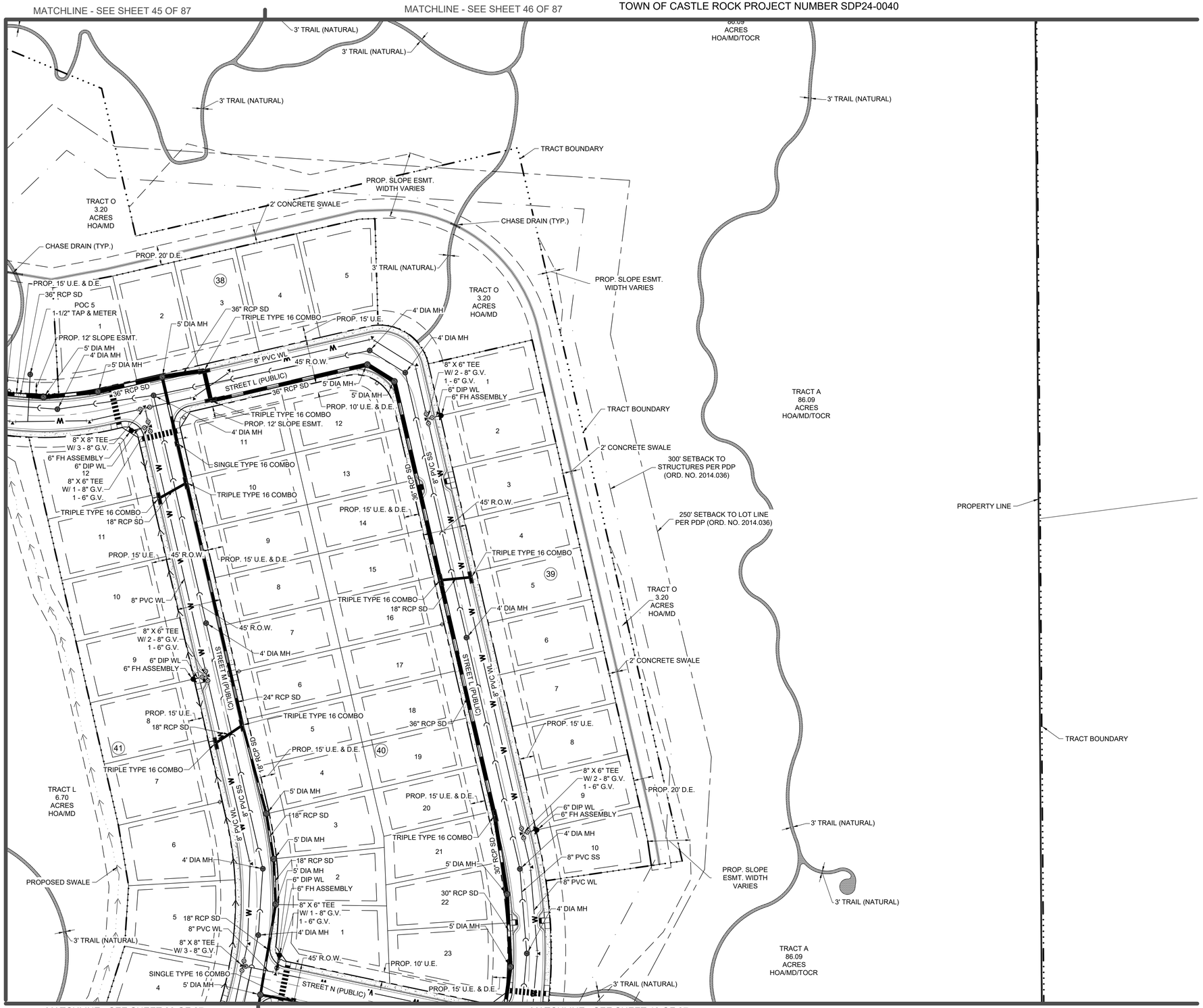
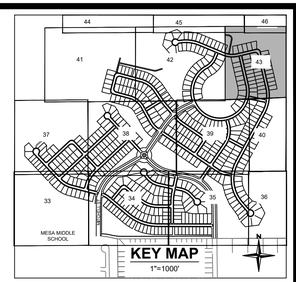
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





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 WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
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- 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
- UNDERDRAIN

NOTES

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N

0 25 50 100

SCALE: 1" = 50'

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NO.	DATE	NOTES

PROJECT NO.	170026.004	
NO	DATE	NOTES
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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET
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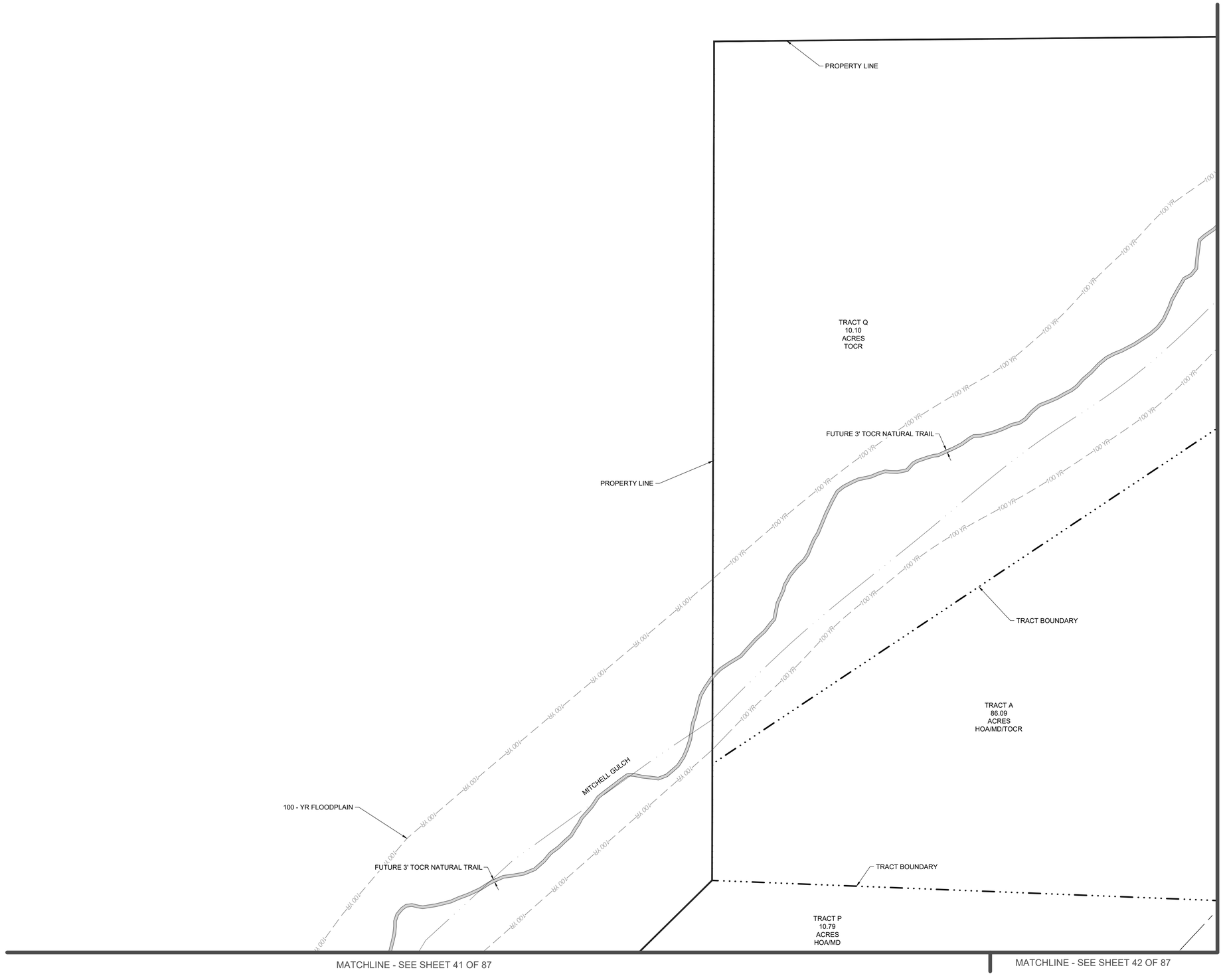
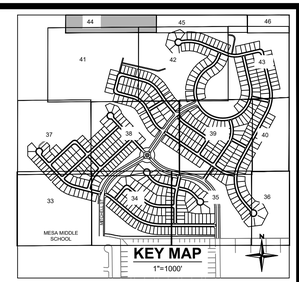
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040





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 WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
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- PROPOSED SIDEWALK
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- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
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- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- UNDERDRAIN

NOTES

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N

0 25 50 100

SCALE: 1" = 50'

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NO.	DATE	NOTES

PROJECT NO. 17026.004

NO	DATE	NOTES
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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET
44 OF 87

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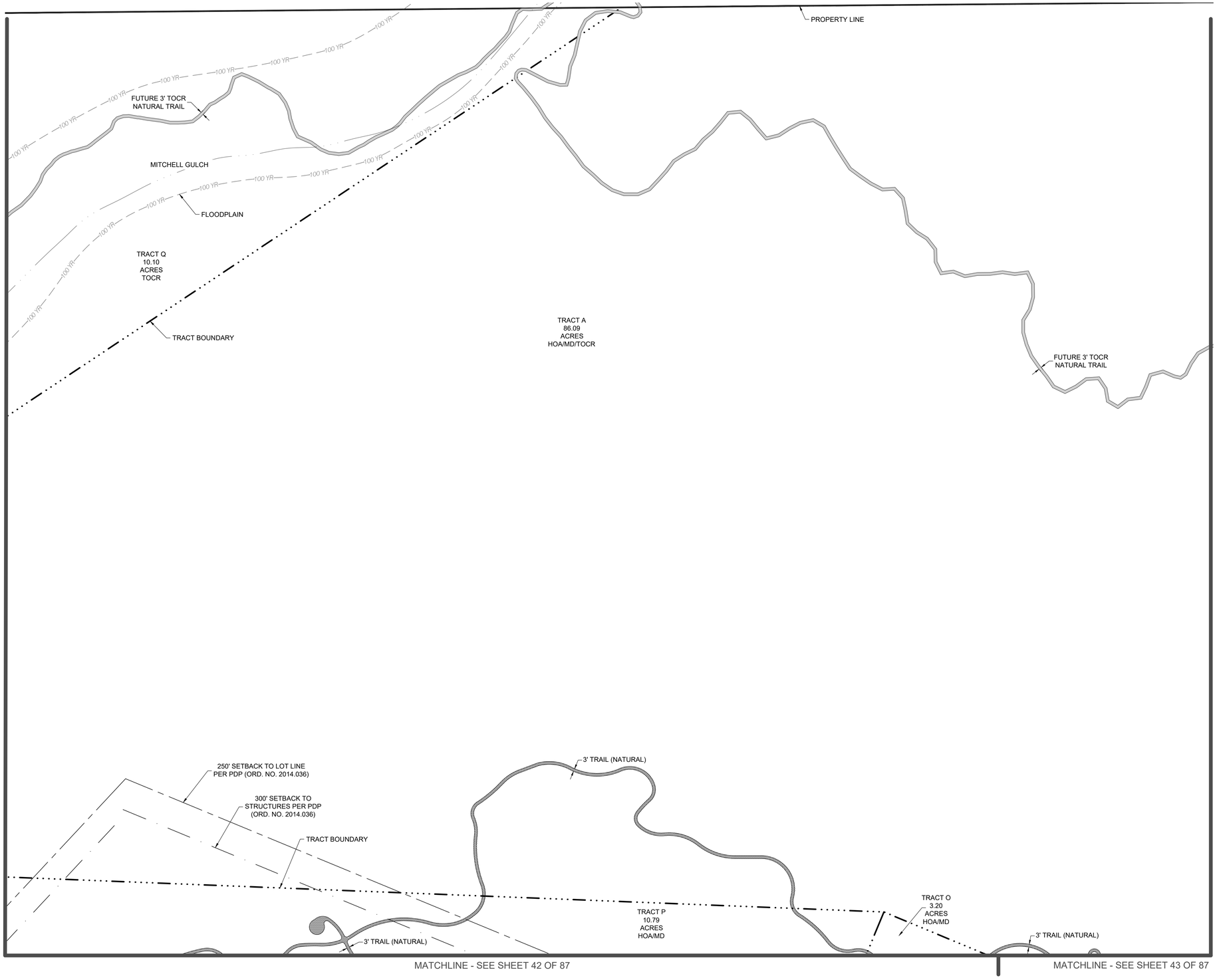
SITE DEVELOPMENT PLAN

BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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 SDP24-0040



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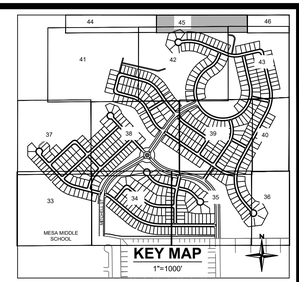
MATCHLINE - SEE SHEET 43 OF 87

MATCHLINE - SEE SHEET 44 OF 87

MATCHLINE - SEE SHEET 46 OF 87



EXISTING LEGEND

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- EXISTING LOT LINE
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- SECTION LINE
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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET
45 OF 87

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SITE DEVELOPMENT PLAN

BELLA MESA NORTH

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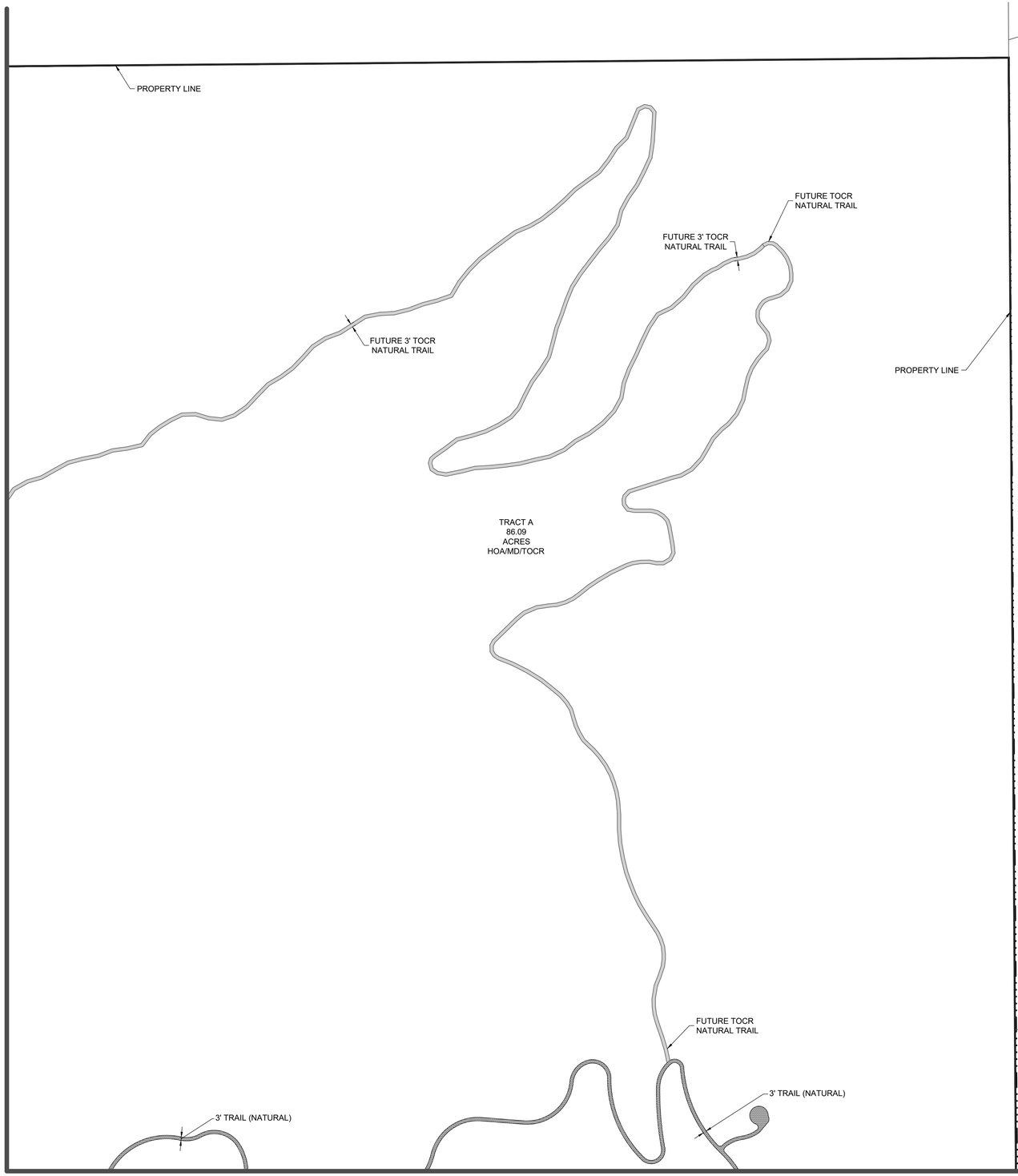
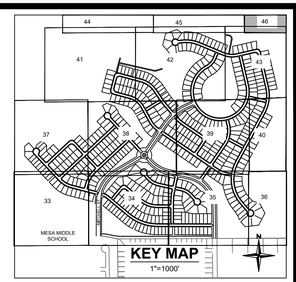
TOWN OF CASTLE ROCK PROJECT NUMBER SDP24-0040





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 WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED 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
- UNDERDRAIN

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.

N

0 25 50 100

SCALE: 1" = 50'

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DATE	NO.	NOTES

PROJECT NO.	170026.004	
DATE	NO.	NOTES
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08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET
46 OF 87

I:\2017\17026 - bella mesa\CADD\sheet sets\17026.004 - sdp\17026.004 - Utility Plan.dwg tab: 46 OF 87 UTILITY PLAN Aug 28, 2025 - 3:47pm erumney

SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LANDSCAPE ARCHITECT CERTIFICATION

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: JOSIE O'CONNOR, PLA

TOWN OF CASTLE ROCK REGISTRATION #: N/A

STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: LA.0001533

COMPANY: REDLAND

ADDRESS: 1500 W CANAL CT, LITTLETON, CO 80120

PHONE: (720)283-6783

EMAIL: JOCONNOR@REDLAND.COM

DATE: 10/10/2024

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE*
NATIVE SEED (TEMP IRRIGATION)	1,591,633 SF	21%
TURF	9,000 SF	0%
WETLAND SEED	167,986 SF	2%
IRRIGATED BED	112,535 SF	1%
UNDISTURBED LANDSCAPE AREA	5,847,249 SF	76%
TOTAL AREA LANDSCAPE	7,728,403 SF	100%
TOTAL PROJECT SITE*	12,772,020 SF	

*LANDSCAPE PERCENTAGE BASED ON TOTAL AREA LANDSCAPE. TOTAL PROJECT SITE ACREAGE INCLUDED FOR REFERENCE ONLY.

LANDSCAPE NOTES

1. ALL LANDSCAPE AND IRRIGATION PLANS MUST BE PREPARED EITHER BY A COLORADO LICENSED LANDSCAPE ARCHITECT OR BY A TOWN OF CASTLE ROCK REGISTERED DESIGN PROFESSIONAL. TOWN OF CASTLE ROCK REGISTRATION REQUIRED ATTENDANCE AT A LANDSCAPE REGISTRATION CLASS AND TESTING.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
4. DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF TEN (10) FEET.
5. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
6. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
7. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
8. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
9. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET. DISTANCE OF TREES TO ELECTRICAL LINES SHOULD BE A MINIMUM OF 3 FEET.
10. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
11. 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.
12. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
13. 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 REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH
14. 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
15. A PLANT SCHEDULE INCLUDING SCIENTIFIC AND COMMON PLANT NAMES, QUANTITY AND MINIMUM SIZE IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
16. AN IRRIGATION PLAN (INCLUDING TOWN OF CASTLE ROCK IRRIGATION DETAILS AND AN IRRIGATION SYSTEM HYDRAULIC WORKSHEET) IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
17. 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.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH A COMBINATION OF WOOD BARK MULCH AND ROCK MULCH PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL.
19. ALL TURF AREAS TO BE SODDED WITH TAHOMA 31 BERMUDAGRASS SOD.

CONCEPTUAL IRRIGATION NOTES

1. ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION.
2. TREES AND SHRUBS ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS.
3. NATIVE SEED GRASSES THAT ARE TEMPORARILY IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED.
4. TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION.
5. ALL IRRIGATION POINTS OF CONNECTION TO BE DESIGNED AND INSTALLED PER TOWN OF CASTLE ROCK DETAIL IR-9.

GRADING NOTES

1. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
3. ALL SLOPES EQUAL TO 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS.

BELLA MESA PLANNED DEVELOPMENT PLAN - GROSS DENSITY SUMMARY TABLE

A. IN ACCORDANCE WITH THE BELLA MESA PLANNED DEVELOPMENT PLAN (ORD. NO. 2014-36), THE MAXIMUM GROSS DENSITY FOR THE FIRST ROW OF RESIDENTAL LOTS LOCATED ALONG THE SOUTH PROPERTY LINE, HATCHED SOLID GRAY BELOW, SHALL BE LESS THAN OR EQUAL TO THE DENSITY OF ADJACENT LOTS WITHIN THE EXISTING CASTLEWOOD RANCH SUBDIVISION.

B. IN ACCORDANCE WITH THE BELLA MESA PLANNED DEVELOPMENT PLAN (ORD. NO. 2014-36), THE MAXIMUM GROSS DENSITY BETWEEN THE EAST PROPERTY LINE AND MITCHELL STREET, HATCHED BELOW, SHALL BE 1.0 DU/ACRE.

CASTLEWOOD RANCH SUBDIVISION DENSITY		
AREA	NUMBER OF LOTS	DENSITY
155,547 SF (3.57 AC)*	12	3.4 DU/AC.

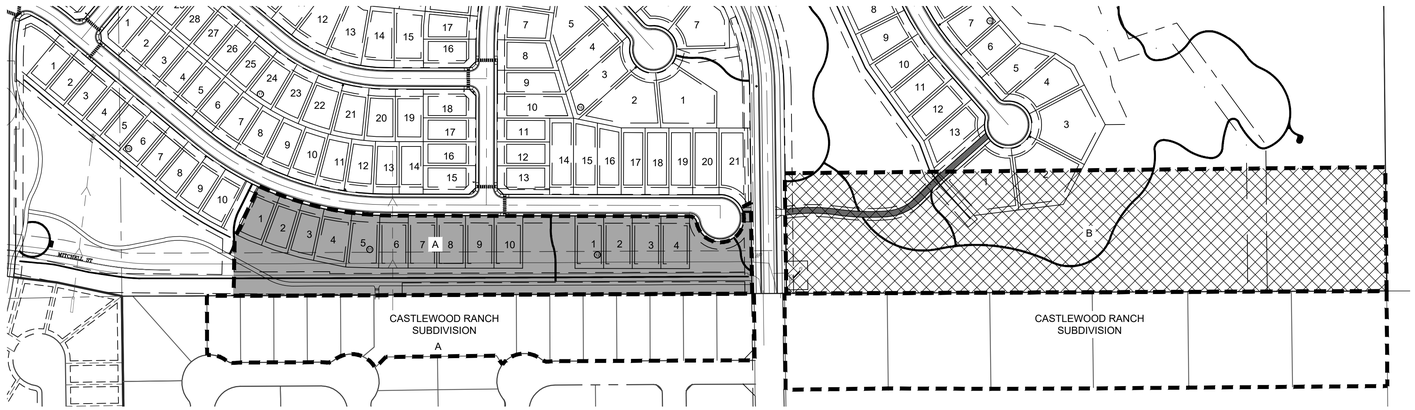
* DENSITY AREA SHOW COORDINATED WITH TOWN OF CASTLE ROCK PLANNING STAFF USING THE BELLA MESA PDP (ORD. NO. 2014.036).

BELLA MESA NORTH PROPOSED DENSITY		
AREA	NUMBER OF LOTS	DENSITY
180,855 SF (4.15 AC)*	14	3.4 DU/AC.

BELLA MESA NORTH PROPOSED DENSITY		
AREA	NUMBER OF LOTS	DENSITY
322,142 SF (7.4 AC)*	2	0.27 DU/AC.

CASTLEWOOD RANCH SUBDIVISION DENSITY		
AREA	NUMBER OF LOTS	DENSITY
253,324 SF (5.82 AC)*	6	1.03 DU/AC.

* DENSITY AREA SHOWN IN ACCORDANCE WITH THE BELLA MESA PDP (ORD. NO. 2014-036).



PLANT SCHEDULE

DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	1,330
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND				
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH				
ORNAMENTAL TREES	HYDROZONE	LOW	QUANTITY	82
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	LOW	QUANTITY	233
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
DECIDUOUS SHRUBS	HYDROZONE	SEE NOTE 1 BELOW	QUANTITY	1,059
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS	HYDROZONE	SEE NOTE 1 BELOW	QUANTITY	635
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES	HYDROZONE	SEE NOTE 1 BELOW	QUANTITY	212
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS	HYDROZONE	SEE NOTE 1 BELOW	AREA	212
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
ANNUAL PLANTING BEDS	HYDROZONE	SEE NOTE 1 BELOW	AREA	NOT INCLUDED
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER				
NATIVE SEED	HYDROZONE	LOW	AREA	1,610,010 SF
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON				
APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]				

NOTES:

1. HYDROZONES FOR DECIDUOUS SHRUBS, EVERGREEN SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND ANNUALS WILL RANGE FROM VERY LOW TO MODERATE. STREETSCAPE PLANTS ARE REQUIRED TO BE VERY LOW OR LOW WATER USE. ALL MODERATE WATER USE PLANTS ARE ALLOWED IN THE PARK. ALL OTHER COMMON AREAS WILL CONTAIN PLANTS FROM ONLY THE VERY LOW AND LOW WATER USE CATEGORIES.
2. SHRUB QUANTITIES BASED ON CONCEPTUAL PLANTING DESIGN AND SUBJECT TO CHANGE AT CONSTRUCTION DOCUMENT PHASE.

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08.28.2025	5	FIFTH SUBMITTAL TO TOWN

PROJECT NO. 17026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE NOTES

SHEET
47 OF 87

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.004 - SDP\17026.004 - Landscape Notes.dwg tab: 47 OF 87 LANDSCAPE NOTES Aug 28, 2025 - 4:30pm rhaering

SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

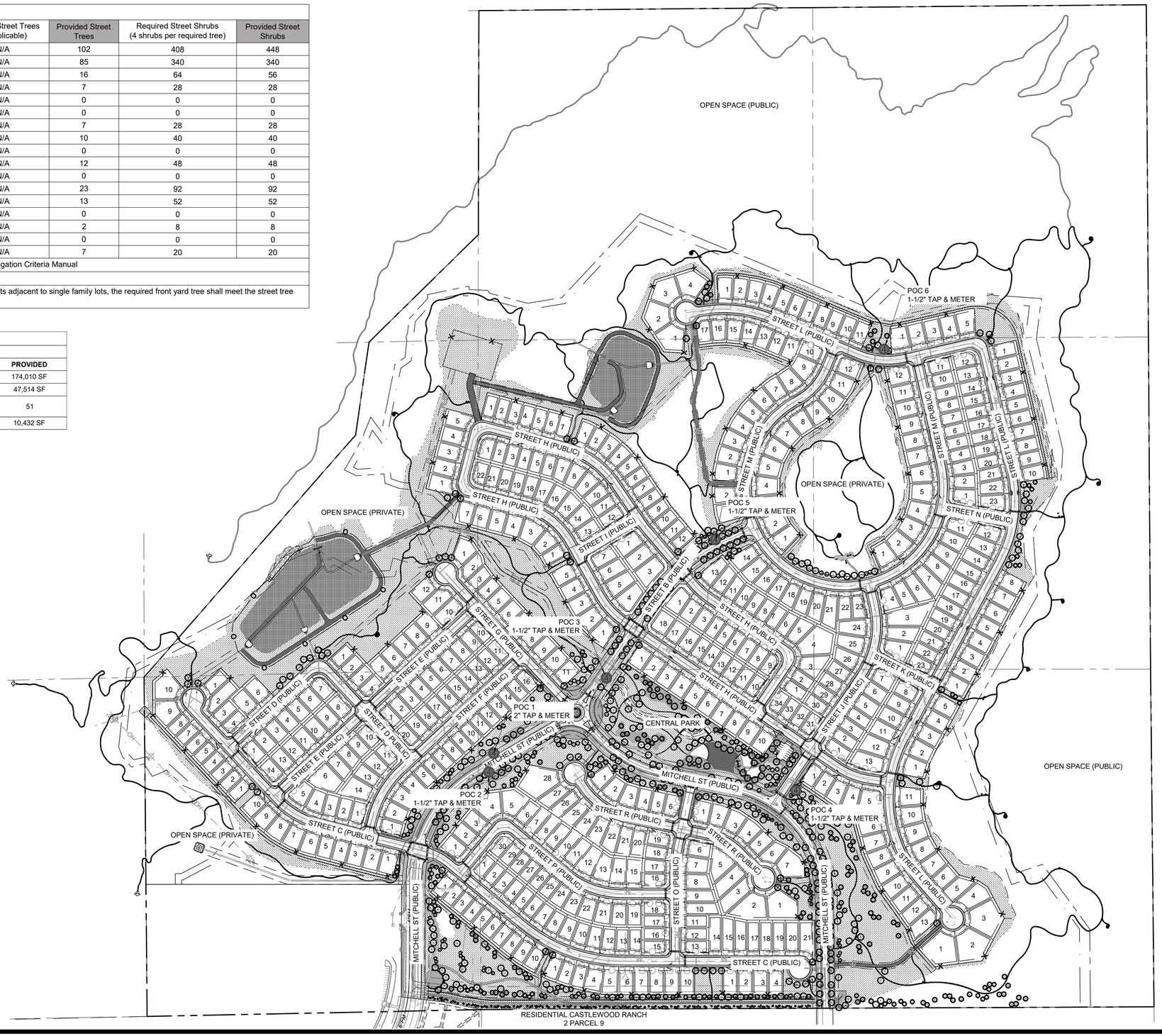
STREETSCAPE						
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
MITCHELL ST.	4,072 LF	102	N/A	102	408	448
STREET B	3,363 LF	85	N/A	85	340	340
STREET C	624 LF	16	N/A	16	64	56
STREET D	255 LF	7	N/A	7	28	28
STREET E	0 LF	0	N/A	0	0	0
STREET F	0 LF	0	N/A	0	0	0
STREET G	276 LF	7	N/A	7	28	28
STREET H	376 LF	10	N/A	10	40	40
STREET I	0 LF	0	N/A	0	0	0
STREET J	443 LF	12	N/A	12	48	48
STREET K	0 LF	0	N/A	0	0	0
STREET L	889 LF	23	N/A	23	92	92
STREET M	519 LF	13	N/A	13	52	52
STREET N	0 LF	0	N/A	0	0	0
STREET O	78 LF	2	N/A	2	8	8
STREET P	0 LF	0	N/A	0	0	0
STREET R	176 LF	5	N/A	7	20	20
*Streetscape requirements can be found in Section 9.2.1 of the Landscape and Irrigation Criteria Manual						
*Streetscape does not count towards overall site landscape requirements						
**Frontage lengths only include R.O.W. frontage to common areas. On local streets adjacent to single family lots, the required front yard tree shall meet the street tree requirements for that section of roadway.						

CENTRAL PARK LANDSCAPE CALCULATIONS		
PARK ACTIVITY: PASSIVE		
	REQUIREMENT	**PROVIDED**
MINIMUM SQ. FT.	3,000 SF	174,010 SF
MINIMUM PERMANENTLY IRRIGATED AREA SQ. FT.	0 SF	47,514 SF
MINIMUM LARGE CANOPY DECIDUOUS SHADE TREE (1 TREE/1,000 SF OF PERMANENTLY IRRIGATED AREA)	(47,514/1,000) = 48	51
TURF SQ. FT.	0 SF	10,432 SF

IRRIGATION POINTS OF CONNECTION	
TAP / METER NUMBER	TAP / METER SIZE*
1	2"
2	1-1/2"
3	1-1/2"
4	1-1/2"
5	1-1/2"
6	1-1/2"
NOTE: Tap and meter locations and sizes are preliminary and may be changed during detailed construction document design without requiring an amendment to this SDP.	
NOTE: All irrigation points of connection to be designed and installed per Town of Castle Rock Detail IR-9.	

LEGEND

- LARGE CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- IRRIGATION TAP/METER LOCATION



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SCALE: 1" = 200'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
OVERALL STREET TREE PLAN

SHEET
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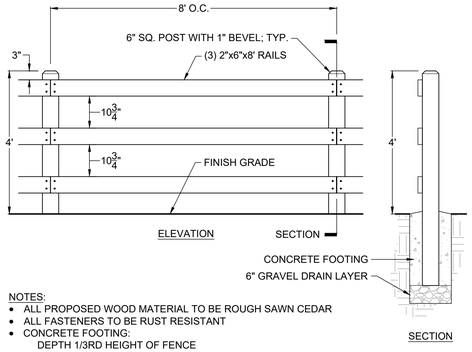
SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



NOTES:
- ALL PROPOSED WOOD MATERIAL TO BE ROUGH SAWN CEDAR
- ALL FASTENERS TO BE RUST RESISTANT
- CONCRETE FOOTING:
  DEPTH 1/3RD HEIGHT OF FENCE
  WIDTH 3x POST SIZE
- SLOPE CONCRETE FOOTING TO DRAIN

3-RAIL FENCE
SCALE: 1/2" = 1'-0"

NOTES:
- AMERISTAR MONTAGE PLUS FENCE
- STYLE: CLASSIC
- COLOR: BLACK
- SLOPE CONCRETE FOOTING TO DRAIN

METAL PICKET FENCE
SCALE: 1/2" = 1'-0"

TRAIL TYPE LEGEND

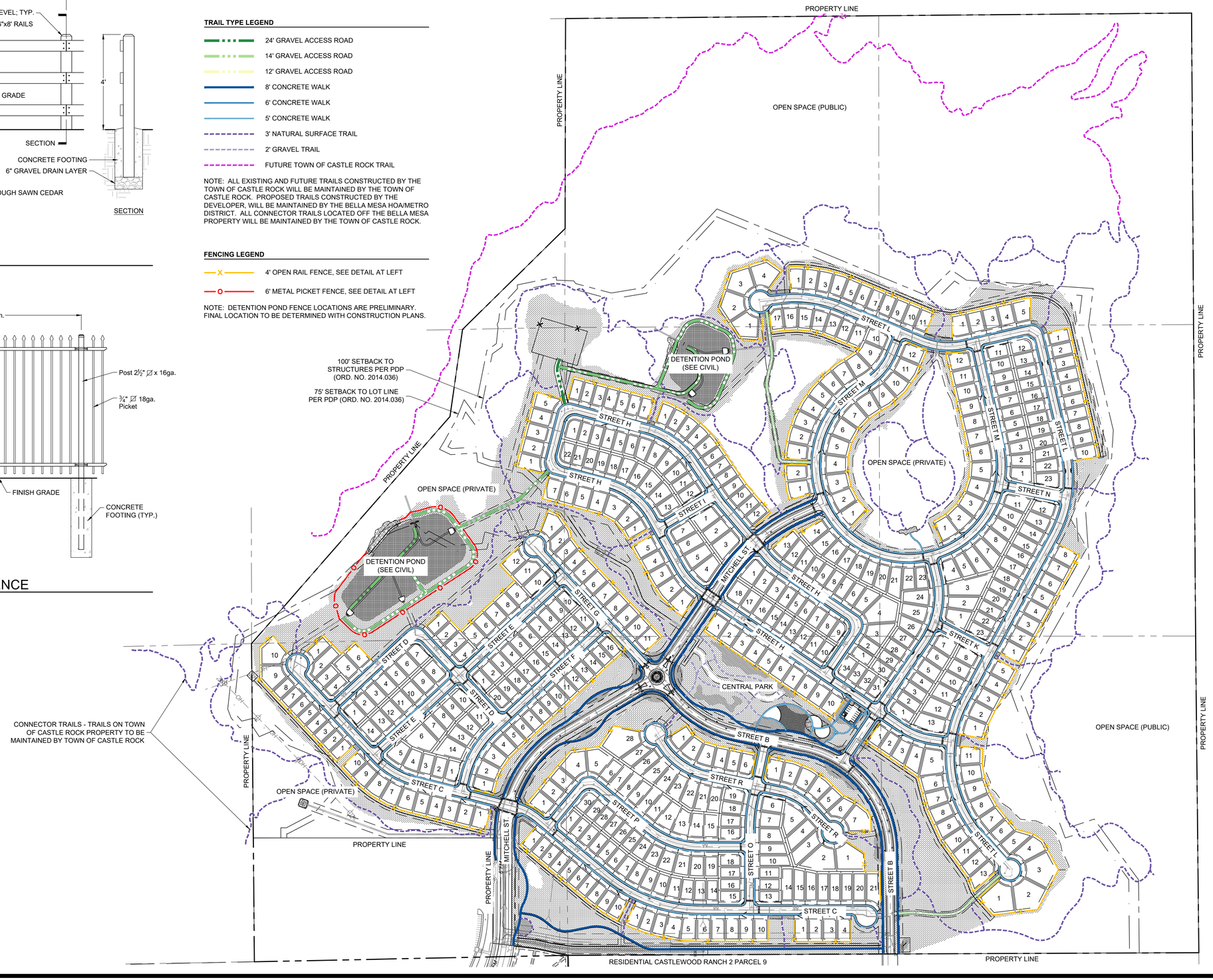
- 24' GRAVEL ACCESS ROAD
- 14' GRAVEL ACCESS ROAD
- 12' GRAVEL ACCESS ROAD
- 8' CONCRETE WALK
- 6' CONCRETE WALK
- 5' CONCRETE WALK
- 3' NATURAL SURFACE TRAIL
- 2' GRAVEL TRAIL
- FUTURE TOWN OF CASTLE ROCK TRAIL

NOTE: ALL EXISTING AND FUTURE TRAILS CONSTRUCTED BY THE TOWN OF CASTLE ROCK WILL BE MAINTAINED BY THE TOWN OF CASTLE ROCK. PROPOSED TRAILS CONSTRUCTED BY THE DEVELOPER, WILL BE MAINTAINED BY THE BELLA MESA HOA/METRO DISTRICT. ALL CONNECTOR TRAILS LOCATED OFF THE BELLA MESA PROPERTY WILL BE MAINTAINED BY THE TOWN OF CASTLE ROCK.

FENCING LEGEND

- 4' OPEN RAIL FENCE, SEE DETAIL AT LEFT
- 6' METAL PICKET FENCE, SEE DETAIL AT LEFT

NOTE: DETENTION POND FENCE LOCATIONS ARE PRELIMINARY. FINAL LOCATION TO BE DETERMINED WITH CONSTRUCTION PLANS.



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SCALE: 1" = 200'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
OVERALL TRAILS AND FENCING PLAN

SHEET
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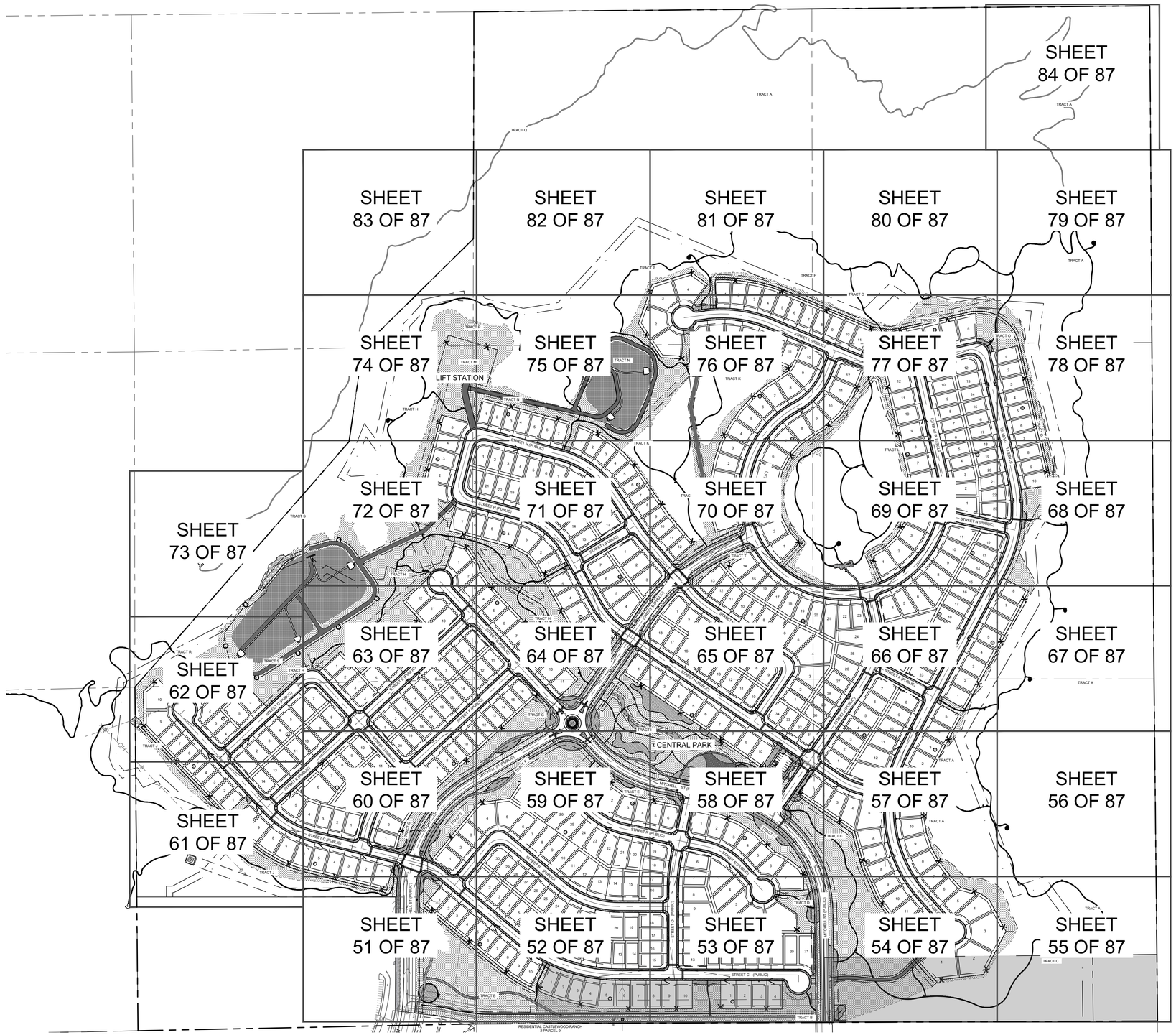
SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

- PROPERTY LINE
- R.O.W.
- LANDSCAPE LIMIT OF WORK
- 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
- OPEN 3-RAIL FENCE
- PROPOSED STREET LIGHT
- FIRE HYDRANT
- NATIVE SEED MIX (LOW WATER USE - TEMPORARY IRRIGATION)
- WETLAND SEED (NON-IRRIGATED)
- TURF SOD (HIGH WATER USE)
- NATURAL SURFACE TRAIL
- ROCK MULCH
- ROCK COBBLE
- PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)
- FIBAR (EWF) PLAY SURFACE
- POURED IN PLACE PLAY SURFACE
- FIBAR (EWF) PLAY SURFACE
- POURED IN PLACE PLAY SURFACE
- EXISTING ROCK FORMATIONS (TO REMAIN)
- EXISTING VEGETATION (TO REMAIN)
- DENSITY RESTRICTION AREA

N

0 100 200 400

SCALE: 1" = 200'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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DATE	NO.	NOTES

PROJECT NO.	17028.004	
DATE	NO.	NOTES
12.05.2024	1	FIRST SUBMITTAL TO TOWN
04.01.2025	2	SECOND SUBMITTAL TO TOWN
06.27.2025	3	THIRD SUBMITTAL TO TOWN
08.08.2025	4	FOURTH SUBMITTAL TO TOWN
08.28.2025	5	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN

SHEET
50 OF 87

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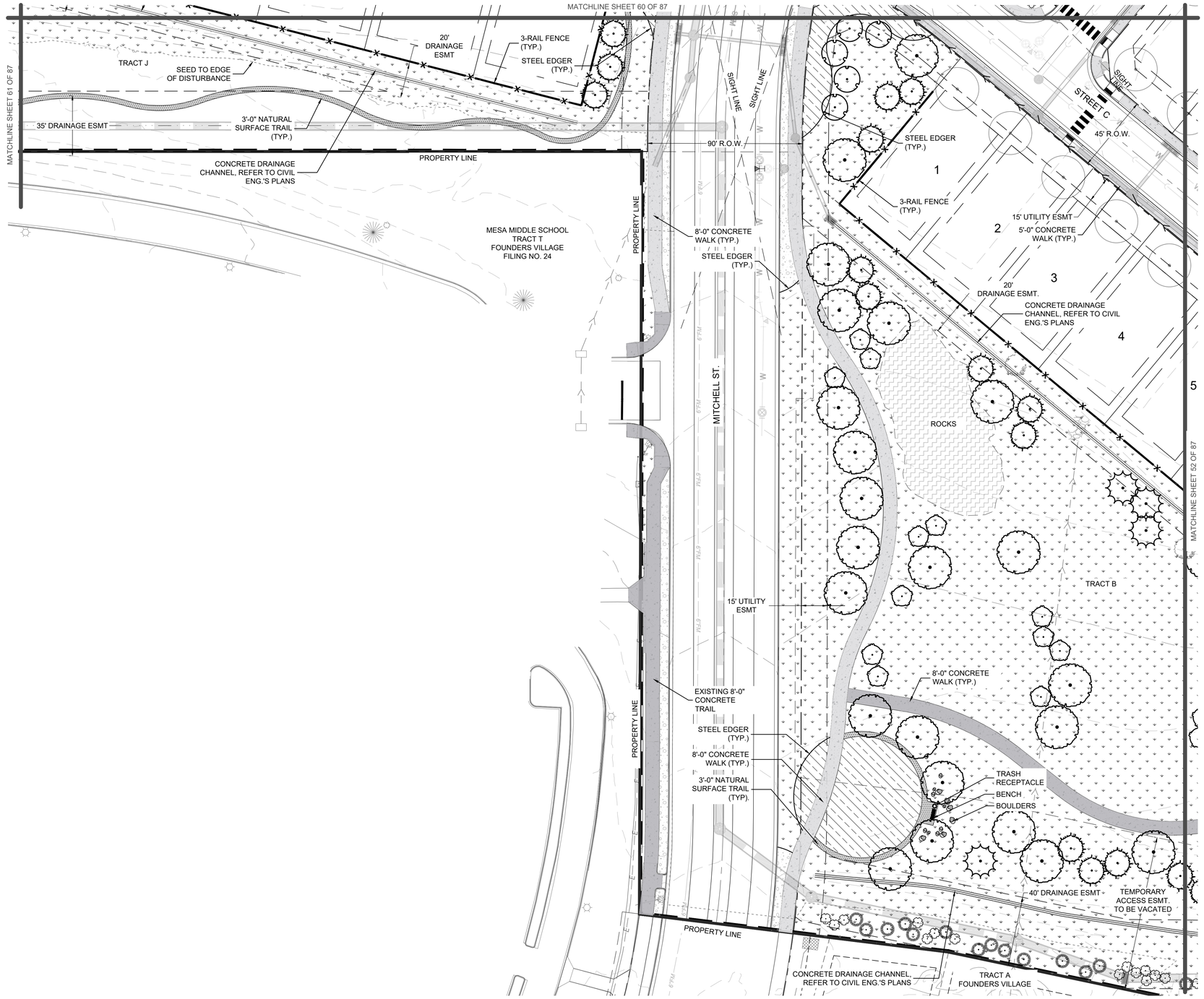
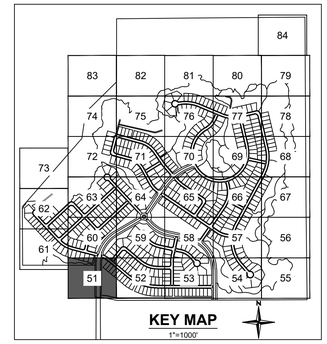
SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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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- GRAVEL TRAIL
- FUTURE TOWN OF CASTLE ROCK PUBLIC TRAIL
- ROCK MULCH
- ROCK COBBLE
- SHRUB AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)
- FIBAR (EWF) PLAY SURFACE
- POURED IN PLACE PLAY SURFACE
- PROPOSED CONCRETE
- EXISTING CONCRETE

- LARGE CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE
- EXISTING BUSH
- EXISTING ROCK FORMATIONS (TO REMAIN)
- EXISTING VEGETATION (TO REMAIN)
- DENSITY RESTRICTION AREA
- ANNEXATION AREA

MATERIALS LEGEND		DETAIL/SHEET
PAVING, RAMPS, AND CURBS		
1.1	CONCRETE	SEE CIVIL
1.2	GRAVEL TRAIL	6/86 OF 87
1.3	NATURAL SURFACE TRAIL	9/86 OF 87
SITE FURNITURE		
2.1	BENCH	1/86 OF 87
2.2	PICNIC TABLE	2/86 OF 87
2.3	BIKE RACK	5/86 OF 87
2.4	TRASH RECEPTACLE	3/86 OF 87
2.5	PET STATION	4/86 OF 87
2.6	LOG BENCH	5/87 OF 87
RAILING, BARRIERS, AND FENCING		
3.1	3-RAIL FENCE	7/86 OF 87
3.2	METAL PICKET FENCE	5/87 OF 87
PLANTING AND LANDSCAPE		
5.1	STEEL EDGER	6/85 OF 87
5.2	CONCRETE EDGER	5/85 OF 87
5.3	BOULDERS	7/85 OF 87
5.4	DRY CREEK BED	8/86 OF 87
MISCELLANEOUS SITE FEATURES		
6.1	BARBEQUE GRILL	10/86 OF 87
6.4	SHADE SAIL STRUCTURE	11/86 OF 87
SIGNAGE AND MONUMENTS		
7.1	PARK MONUMENT SIGN	1/87 OF 87
7.2	TRAIL WAYFINDING SIGN	2/87 OF 87
7.3	TRAIL MILE MARKERS	3/87 OF 87
7.4	INTERPRETIVE SIGN	4/87 OF 87
7.5	CASTLEWOOD RANCH MONUMENT	5/87 OF 87

NOTE: EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.

N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
51 OF 87

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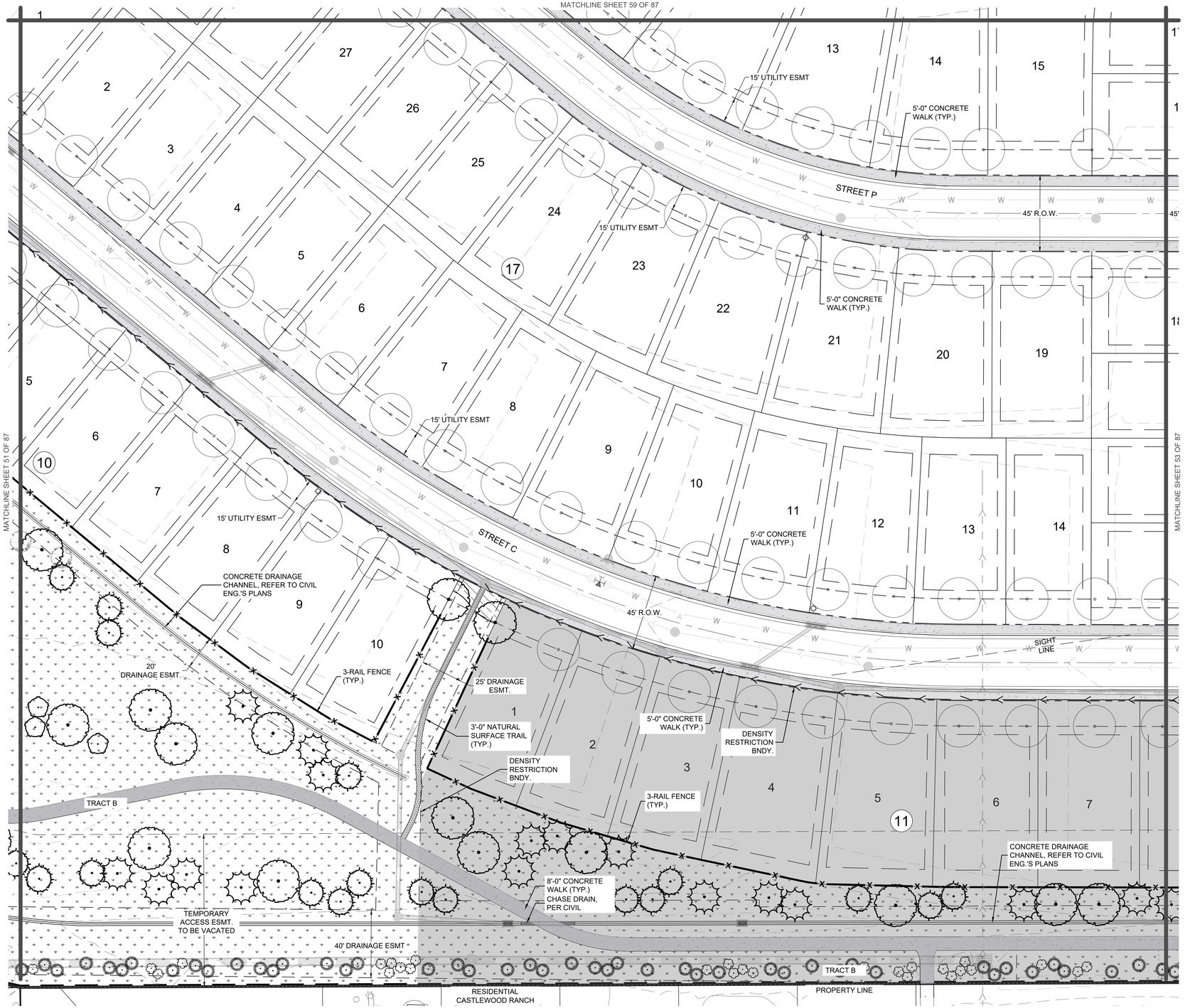
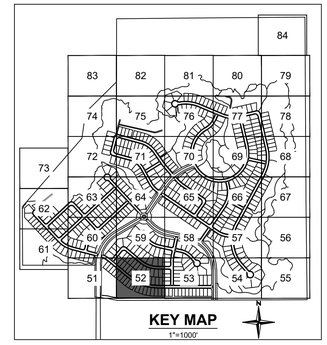
SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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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- PROPOSED WATER LINE
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- SPADE CUT EDGE
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- PROPOSED STREET LIGHT
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- GRAVEL TRAIL
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- ROCK COBBLE
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- FIBAR (EWF) PLAY SURFACE
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MATERIALS LEGEND		DETAIL/SHEET
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N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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NO.	DATE	NOTES

PROJECT NO.: 17026.004

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
52 OF 87

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SITE DEVELOPMENT PLAN
BELLA MESA NORTH

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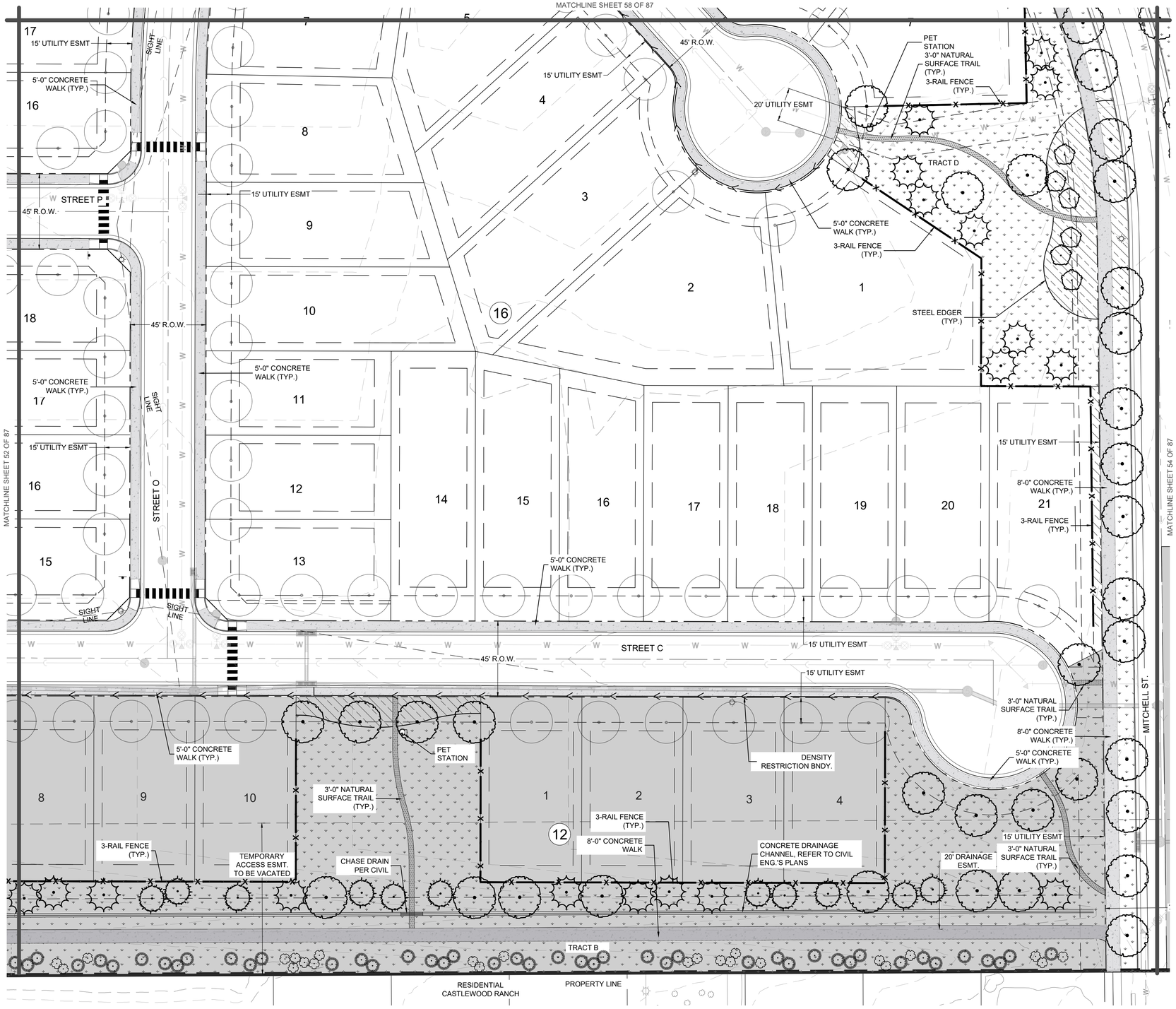

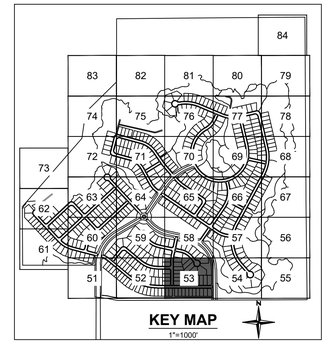

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N

0 15 30 60

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PROJECT NO. 17026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
53 OF 87

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SITE DEVELOPMENT PLAN
BELLA MESA NORTH

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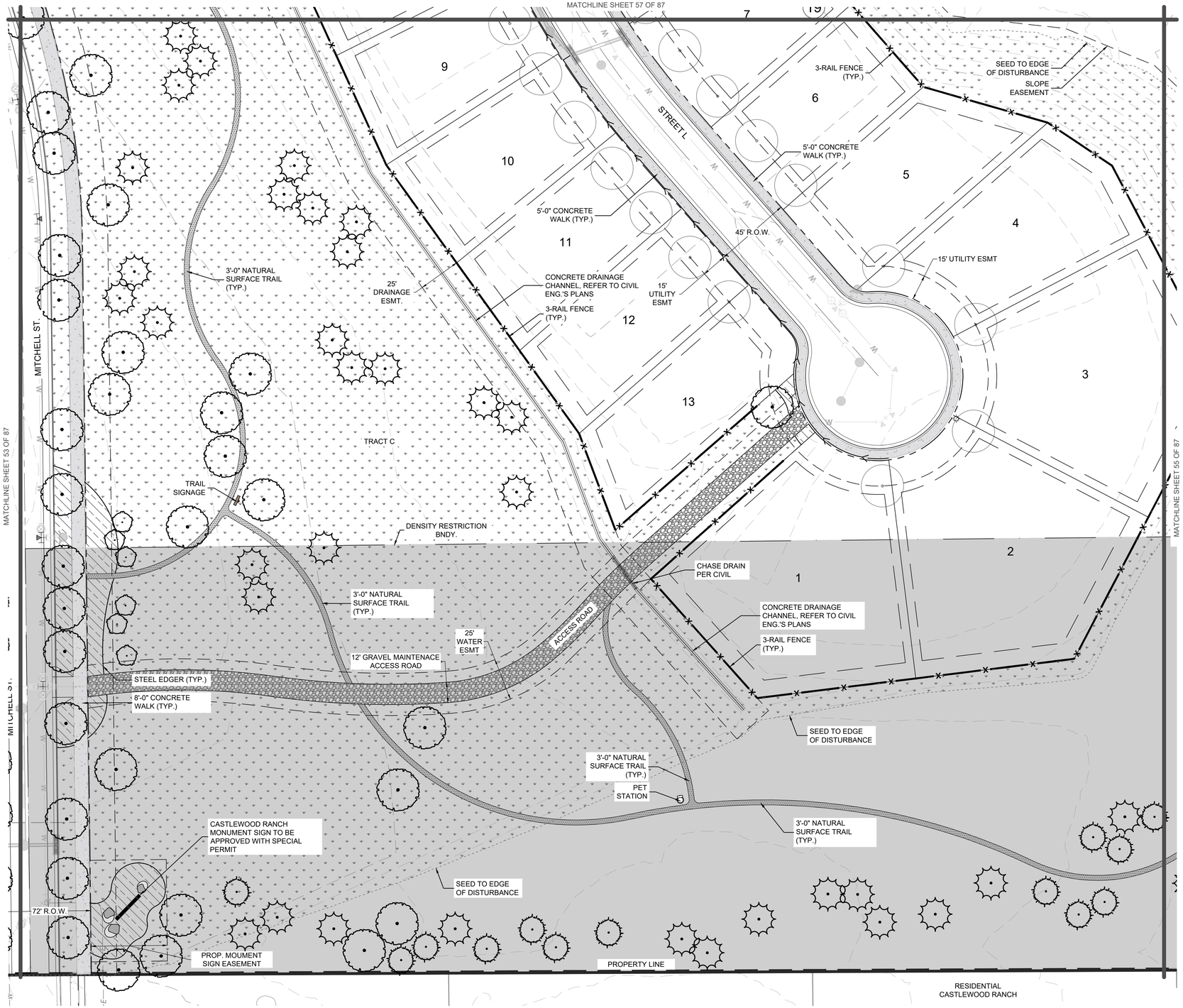

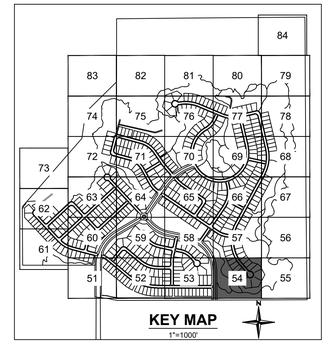

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PROJECT NO. 17026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
54 OF 87

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.004 - SDP\17026.004 - Detailed Landscape Plans.dwg tab: 54 OF 87 LANDSCAPE PLAN Aug 28, 2025 - 4:31pm rhaering

SITE DEVELOPMENT PLAN
BELLA MESA NORTH

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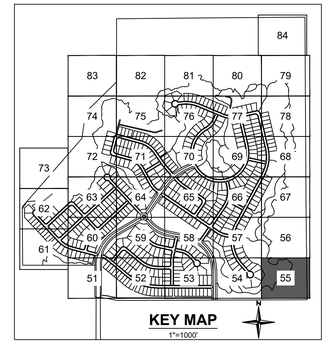

LEGEND

- PROPERTY LINE
- R.O.W.
- TRACT BOUNDARY
- LANDSCAPE LIMIT OF WORK
- 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
- OPEN 3-RAIL FENCE
- METAL PICKET FENCE
- PROPOSED STREET LIGHT
- FIRE HYDRANT
- NATIVE SEED MIX (LOW WATER USE - TEMPORARY IRRIGATION)
- WETLAND SEED (NON-IRRIGATED)
- TURF SOD (LOW WATER USE)
- NATURAL SURFACE TRAIL
- GRAVEL TRAIL
- FUTURE TOWN OF CASTLE ROCK PUBLIC TRAIL
- ROCK MULCH
- ROCK COBBLE
- SHRUB AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)
- FIBAR (EWF) PLAY SURFACE
- POURED IN PLACE PLAY SURFACE
- PROPOSED CONCRETE
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- LARGE CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE
- EXISTING BUSH
- EXISTING ROCK FORMATIONS (TO REMAIN)
- EXISTING VEGETATION (TO REMAIN)
- DENSITY RESTRICTION AREA
- ANNEXATION AREA

MATERIALS LEGEND		DETAIL/SHEET
PAVING, RAMPS, AND CURBS		
1.1	CONCRETE	SEE CIVIL
1.2	GRAVEL TRAIL	6/86 OF 87
1.3	NATURAL SURFACE TRAIL	9/86 OF 87
SITE FURNITURE		
2.1	BENCH	1/86 OF 87
2.2	PICNIC TABLE	2/86 OF 87
2.3	BIKE RACK	5/86 OF 87
2.4	TRASH RECEPTACLE	3/86 OF 87
2.5	PET STATION	4/86 OF 87
2.6	LOG BENCH	5/87 OF 87
RAILING, BARRIERS, AND FENCING		
3.1	3-RAIL FENCE	7/86 OF 87
3.2	METAL PICKET FENCE	5/87 OF 87
PLANTING AND LANDSCAPE		
5.1	STEEL EDGER	6/85 OF 87
5.2	CONCRETE EDGER	5/85 OF 87
5.3	BOULDERS	7/85 OF 87
5.4	DRY CREEK BED	8/86 OF 87
MISCELLANEOUS SITE FEATURES		
6.1	BARBEQUE GRILL	10/86 OF 87
6.4	SHADE SAIL STRUCTURE	11/86 OF 87
SIGNAGE AND MONUMENTS		
7.1	PARK MONUMENT SIGN	1/87 OF 87
7.2	TRAIL WAYFINDING SIGN	2/87 OF 87
7.3	TRAIL MILE MARKERS	3/87 OF 87
7.4	INTERPRETIVE SIGN	4/87 OF 87
7.5	CASTLEWOOD RANCH MONUMENT	5/87 OF 87

NOTE: EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.

N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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BELLA MESA NORTH
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SHEET
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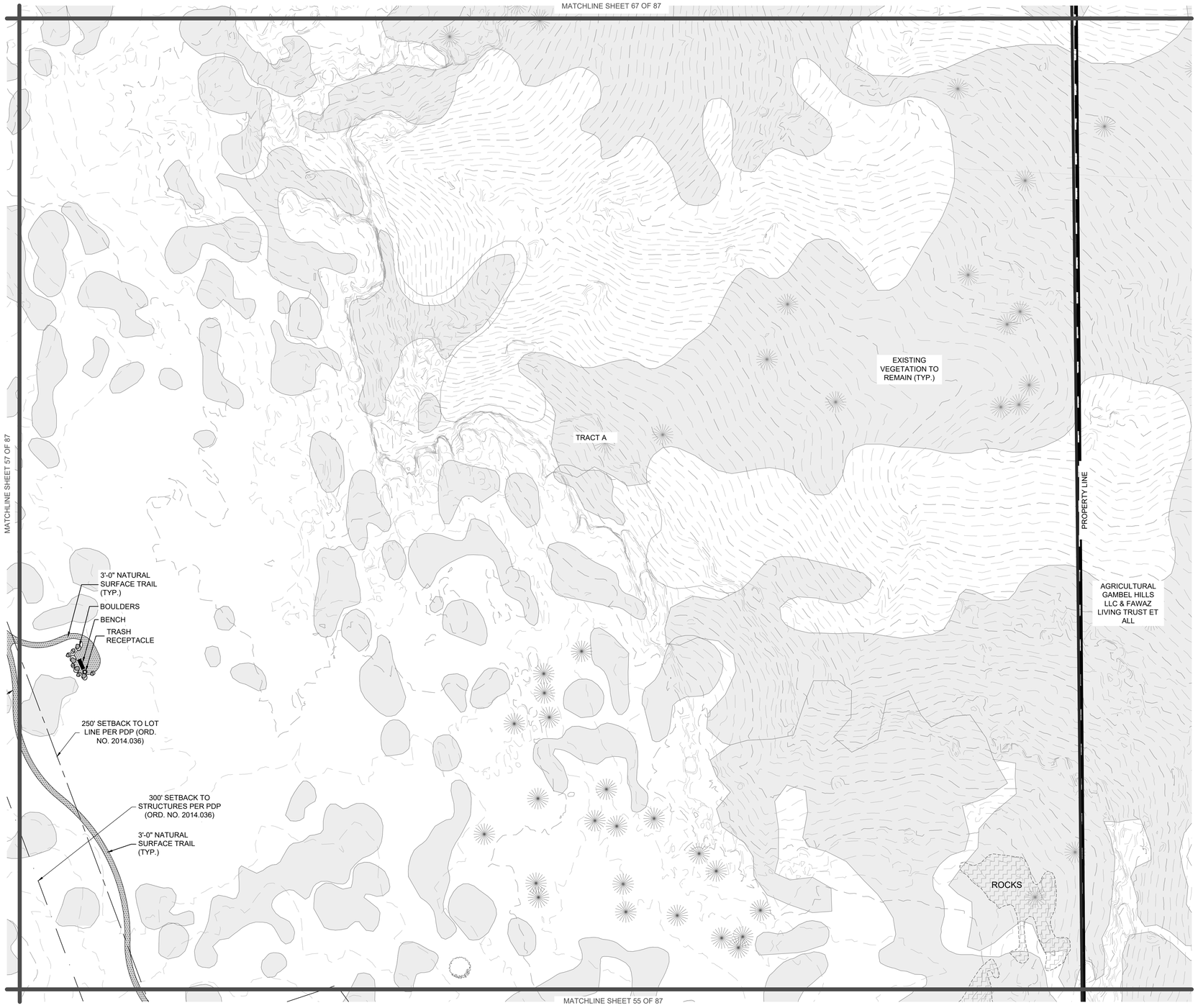

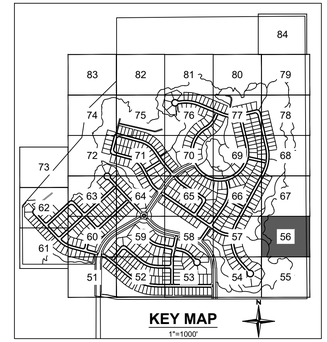

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BELLA MESA NORTH
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LANDSCAPE PLAN

SHEET
56 OF 87

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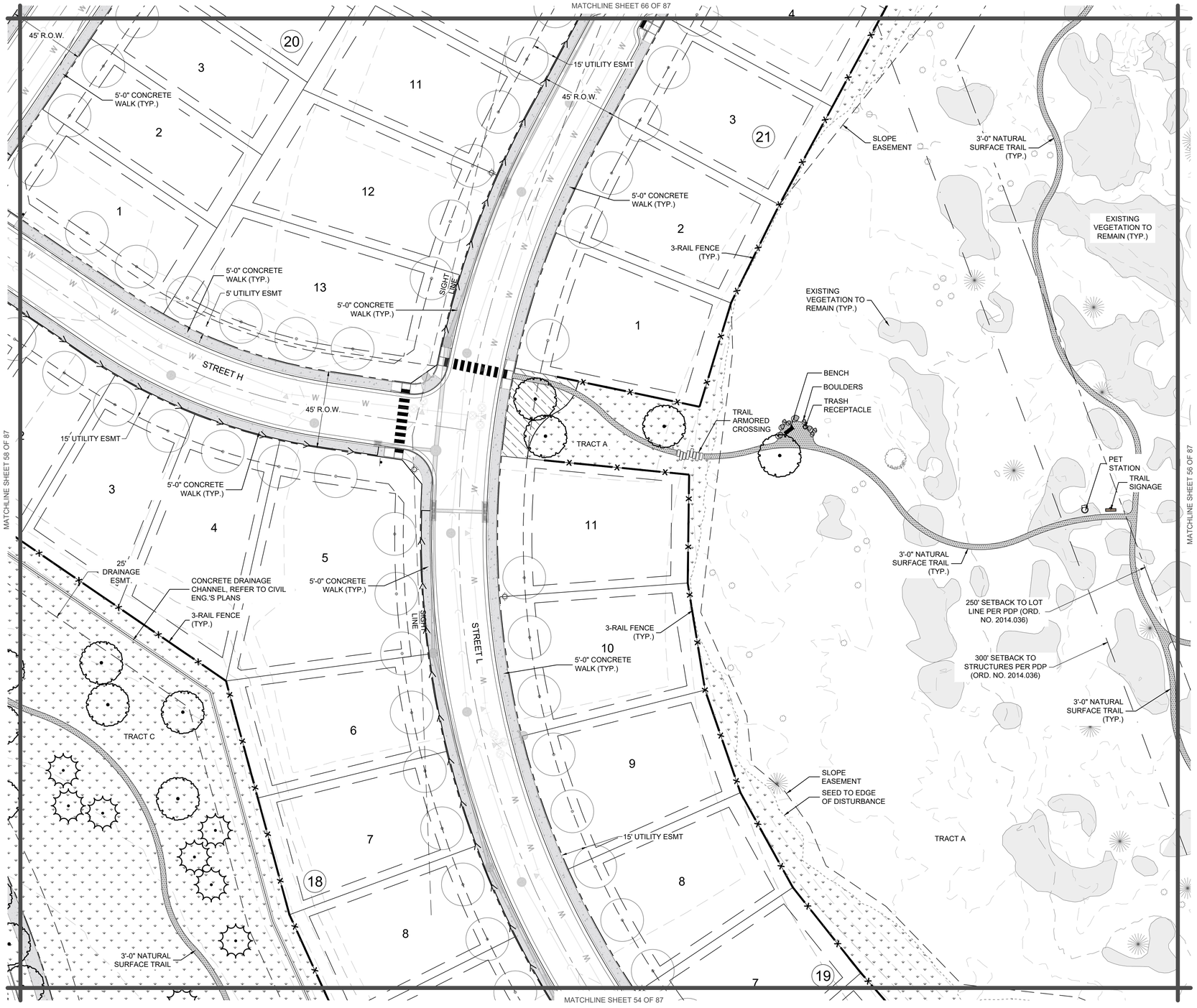

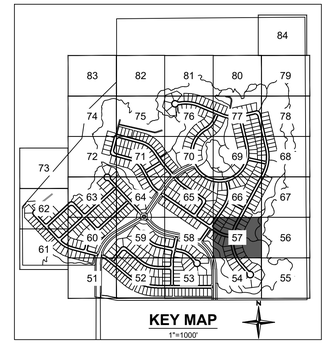

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SUNSET POINT
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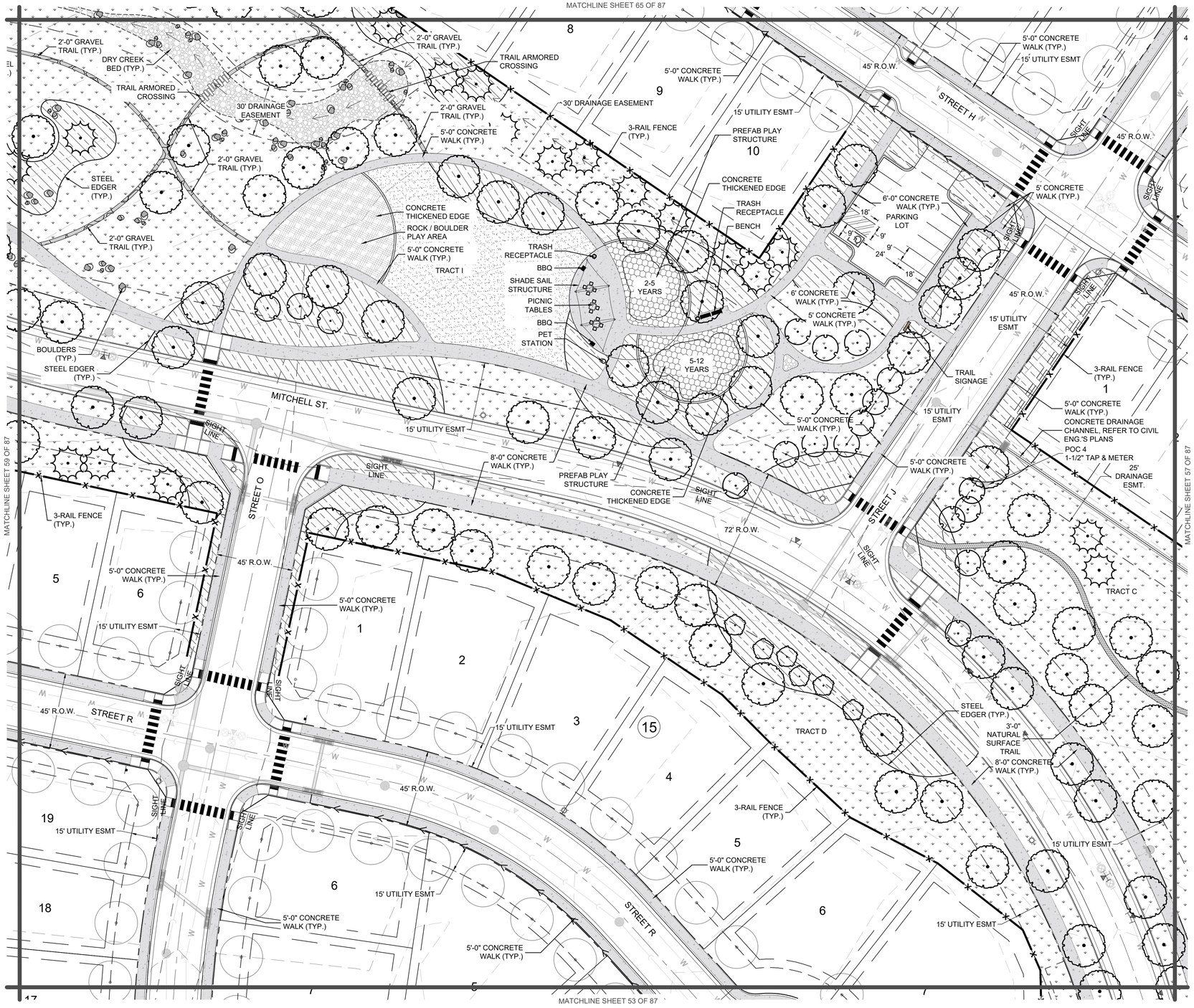

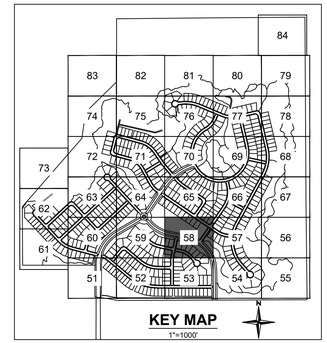

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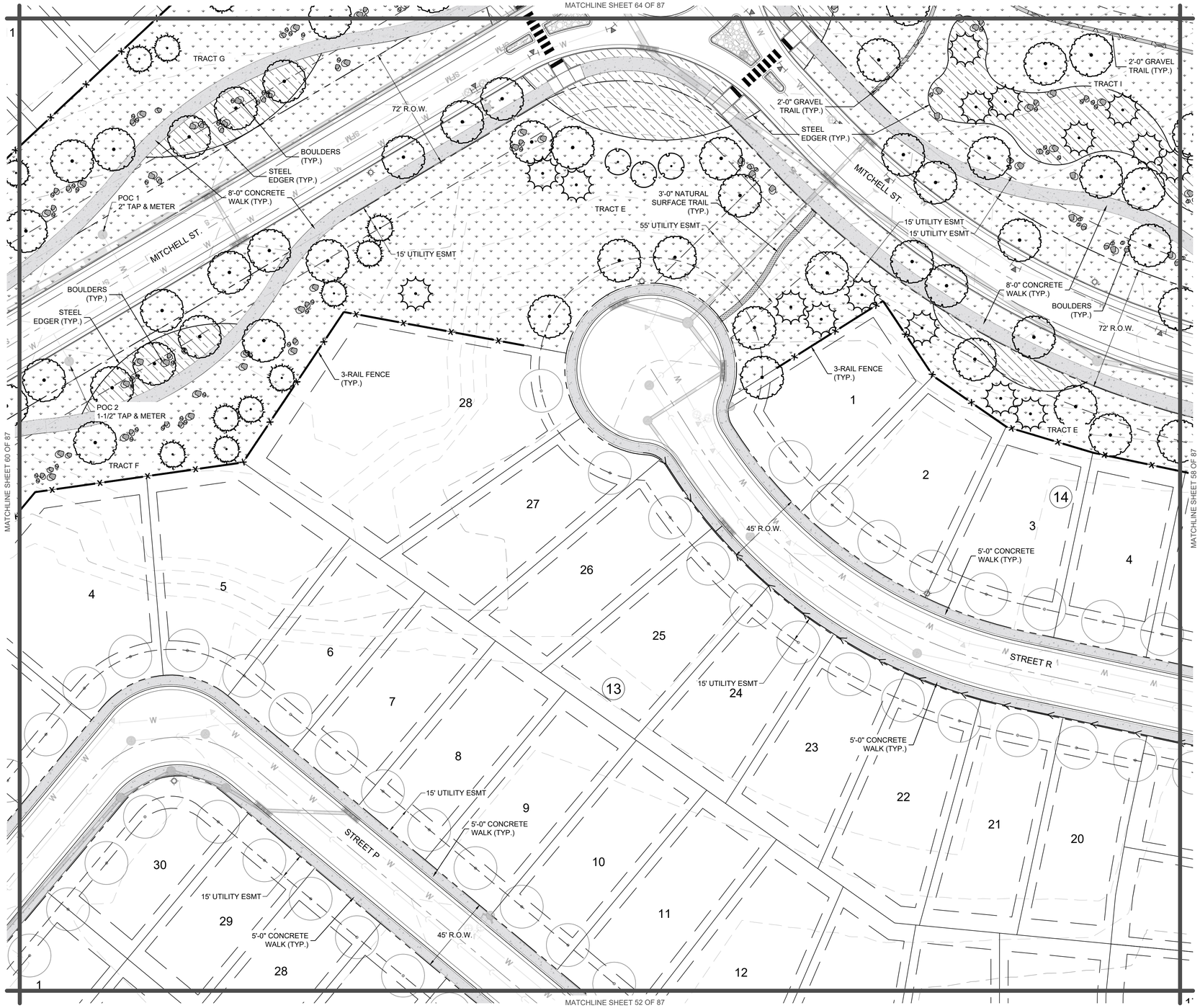

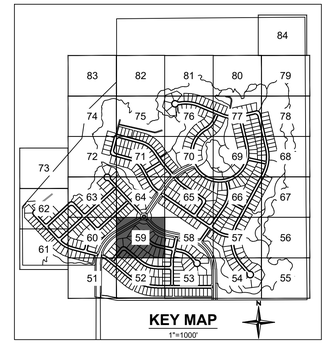

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- EXISTING TREE
- EXISTING BUSH
- EXISTING ROCK FORMATIONS (TO REMAIN)
- EXISTING VEGETATION (TO REMAIN)
- DENSITY RESTRICTION AREA
- ANNEXATION AREA

MATERIALS LEGEND		DETAIL/SHEET
PAVING, RAMPS, AND CURBS		
1.1	CONCRETE	SEE CIVIL
1.2	GRAVEL TRAIL	6/86 OF 87
1.3	NATURAL SURFACE TRAIL	9/86 OF 87
SITE FURNITURE		
2.1	BENCH	1/86 OF 87
2.2	PICNIC TABLE	2/86 OF 87
2.3	BIKE RACK	5/86 OF 87
2.4	TRASH RECEPTACLE	3/86 OF 87
2.5	PET STATION	4/86 OF 87
2.6	LOG BENCH	5/87 OF 87
RAILING, BARRIERS, AND FENCING		
3.1	3-RAIL FENCE	7/86 OF 87
3.2	METAL PICKET FENCE	5/87 OF 87
PLANTING AND LANDSCAPE		
5.1	STEEL EDGER	6/85 OF 87
5.2	CONCRETE EDGER	5/85 OF 87
5.3	BOULDERS	7/85 OF 87
5.4	DRY CREEK BED	8/86 OF 87
MISCELLANEOUS SITE FEATURES		
6.1	BARBEQUE GRILL	10/86 OF 87
6.4	SHADE SAIL STRUCTURE	11/86 OF 87
SIGNAGE AND MONUMENTS		
7.1	PARK MONUMENT SIGN	1/87 OF 87
7.2	TRAIL WAYFINDING SIGN	2/87 OF 87
7.3	TRAIL MILE MARKERS	3/87 OF 87
7.4	INTERPRETIVE SIGN	4/87 OF 87
7.5	CASTLEWOOD RANCH MONUMENT	5/87 OF 87

NOTE: EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.

N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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PROJECT NO. 17026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
59 OF 87

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.004 - SDP\17026.004 - Detailed Landscape Plans.dwg tab: 59 OF 87 LANDSCAPE PLAN Aug 28, 2025 - 4:32pm rhaering

SITE DEVELOPMENT PLAN
BELLA MESA NORTH

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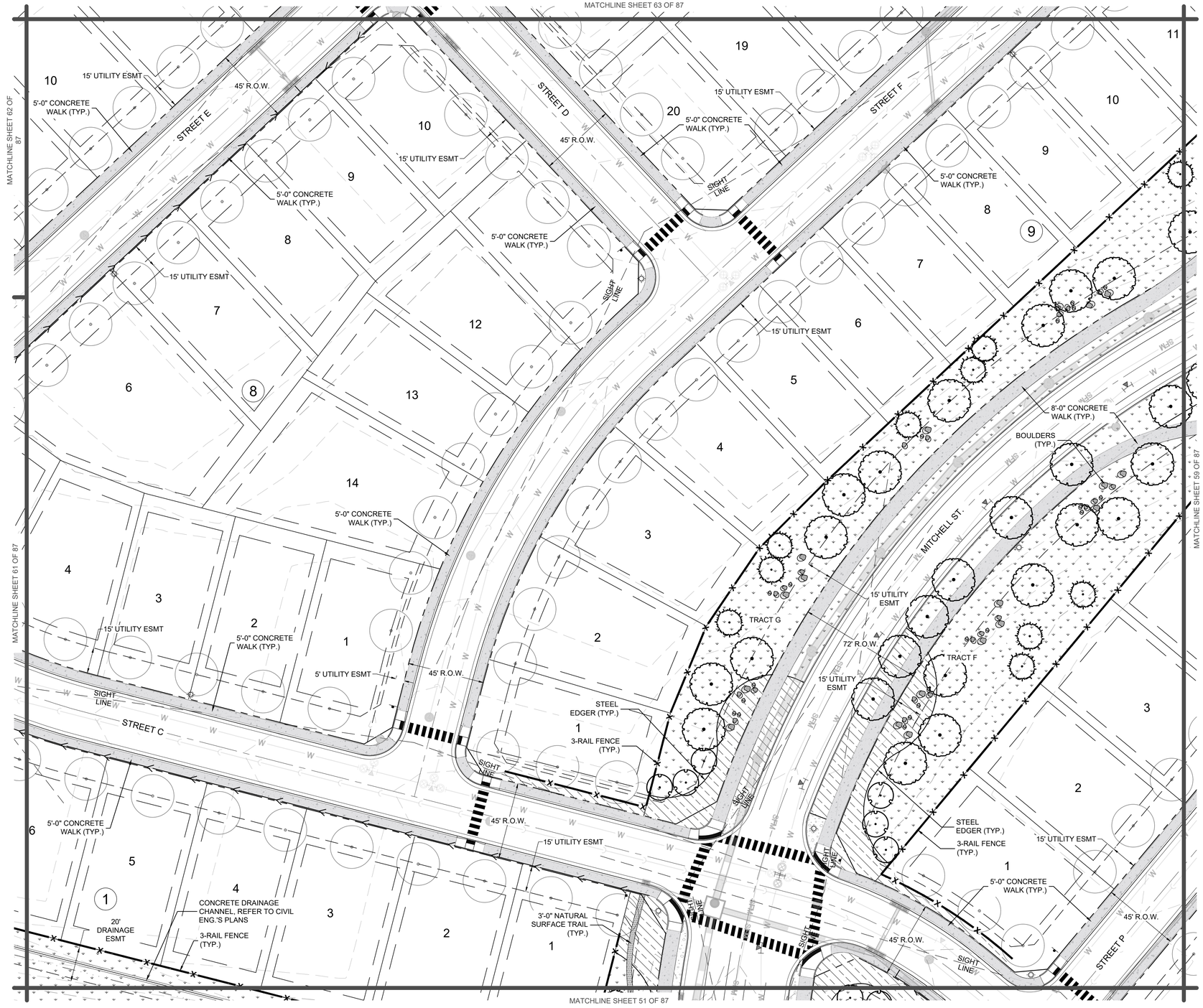

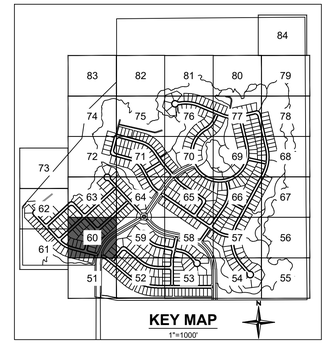

LEGEND

- PROPERTY LINE
- R.O.W.
- TRACT BOUNDARY
- LANDSCAPE LIMIT OF WORK
- 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
- OPEN 3-RAIL FENCE
- METAL PICKET FENCE
- PROPOSED STREET LIGHT
- FIRE HYDRANT
- NATIVE SEED MIX (LOW WATER USE - TEMPORARY IRRIGATION)
- WETLAND SEED (NON-IRRIGATED)
- TURF SOD (LOW WATER USE)
- NATURAL SURFACE TRAIL
- GRAVEL TRAIL
- FUTURE TOWN OF CASTLE ROCK PUBLIC TRAIL
- ROCK MULCH
- ROCK COBBLE
- SHRUB AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)
- FIBAR (EWF) PLAY SURFACE
- POURED IN PLACE PLAY SURFACE
- PROPOSED CONCRETE
- EXISTING CONCRETE

- LARGE CANOPY TREE
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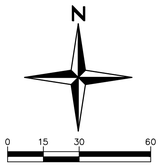

SCALE: 1" = 30'

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PROJECT NO. 17026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
60 OF 87

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BELLA MESA NORTH

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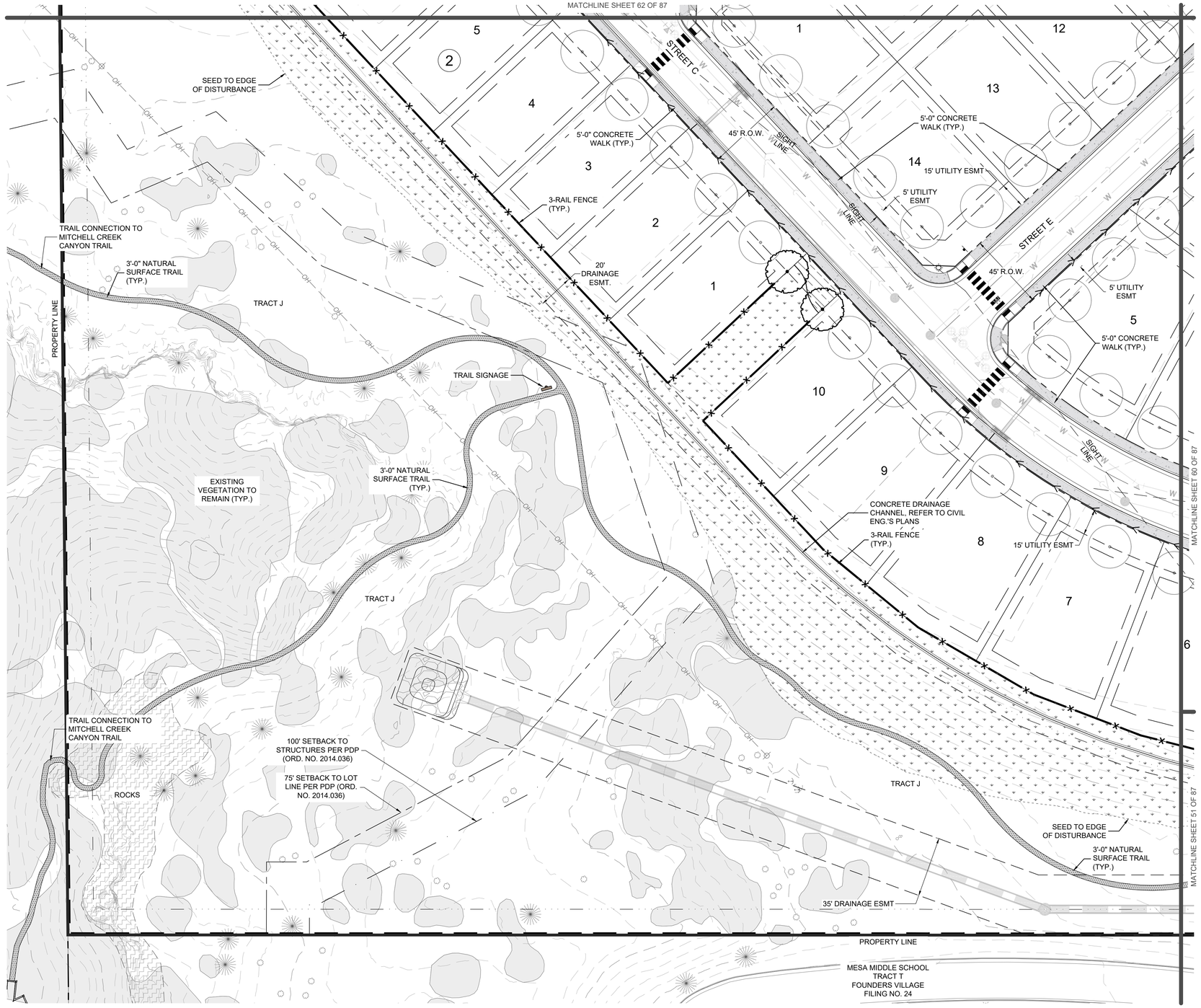

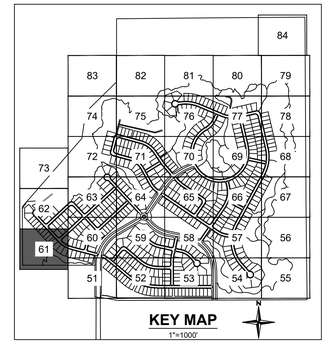

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- SPADE CUT EDGE
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N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
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PROJECT NO. 17026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
61 OF 87

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SITE DEVELOPMENT PLAN
BELLA MESA NORTH

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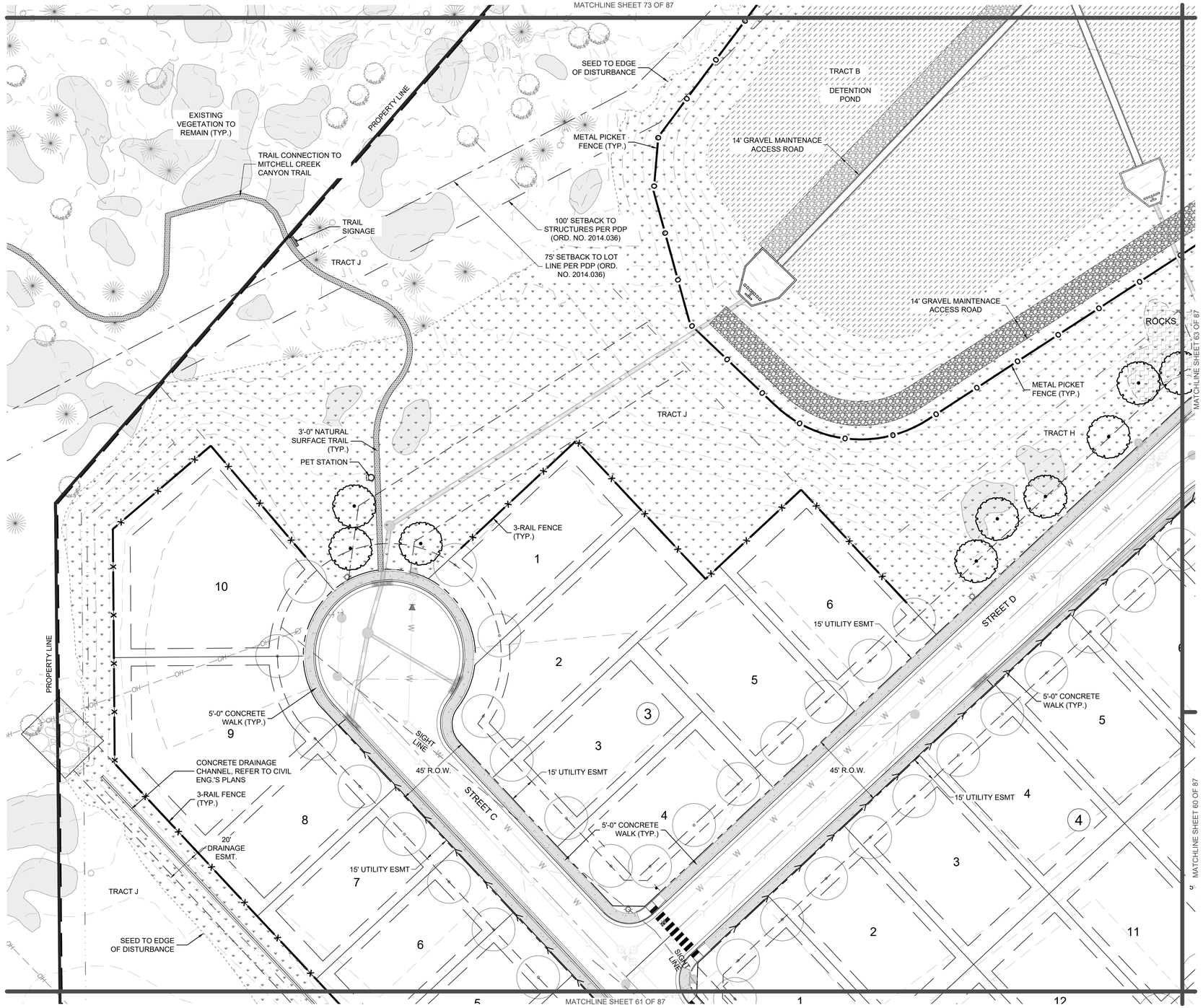

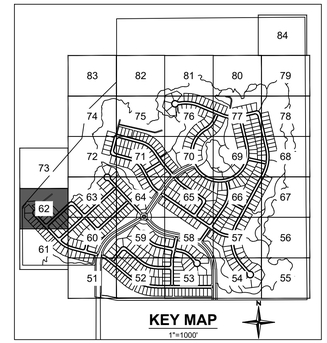

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N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
62 OF 87

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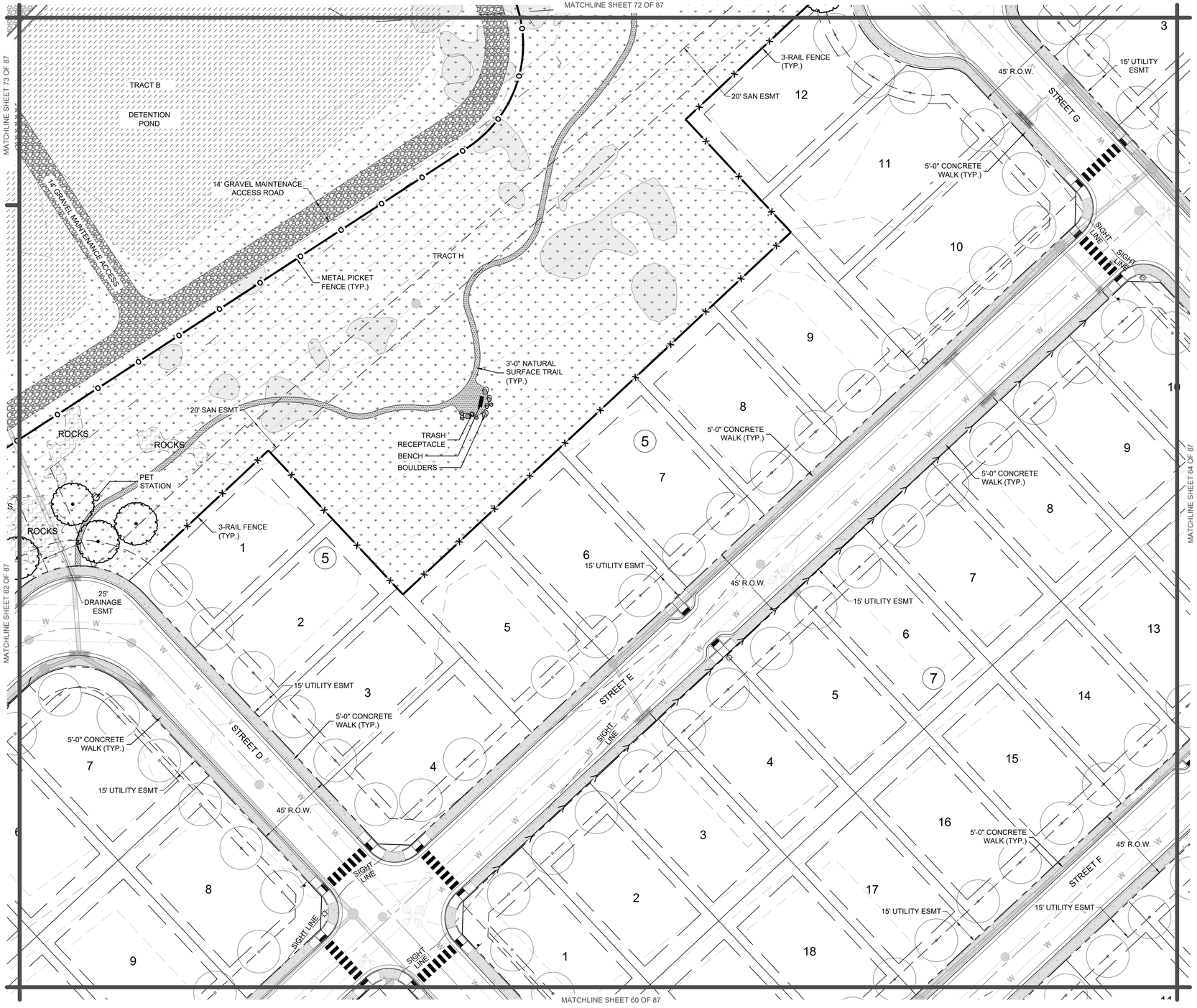

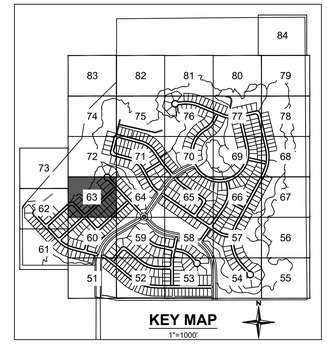

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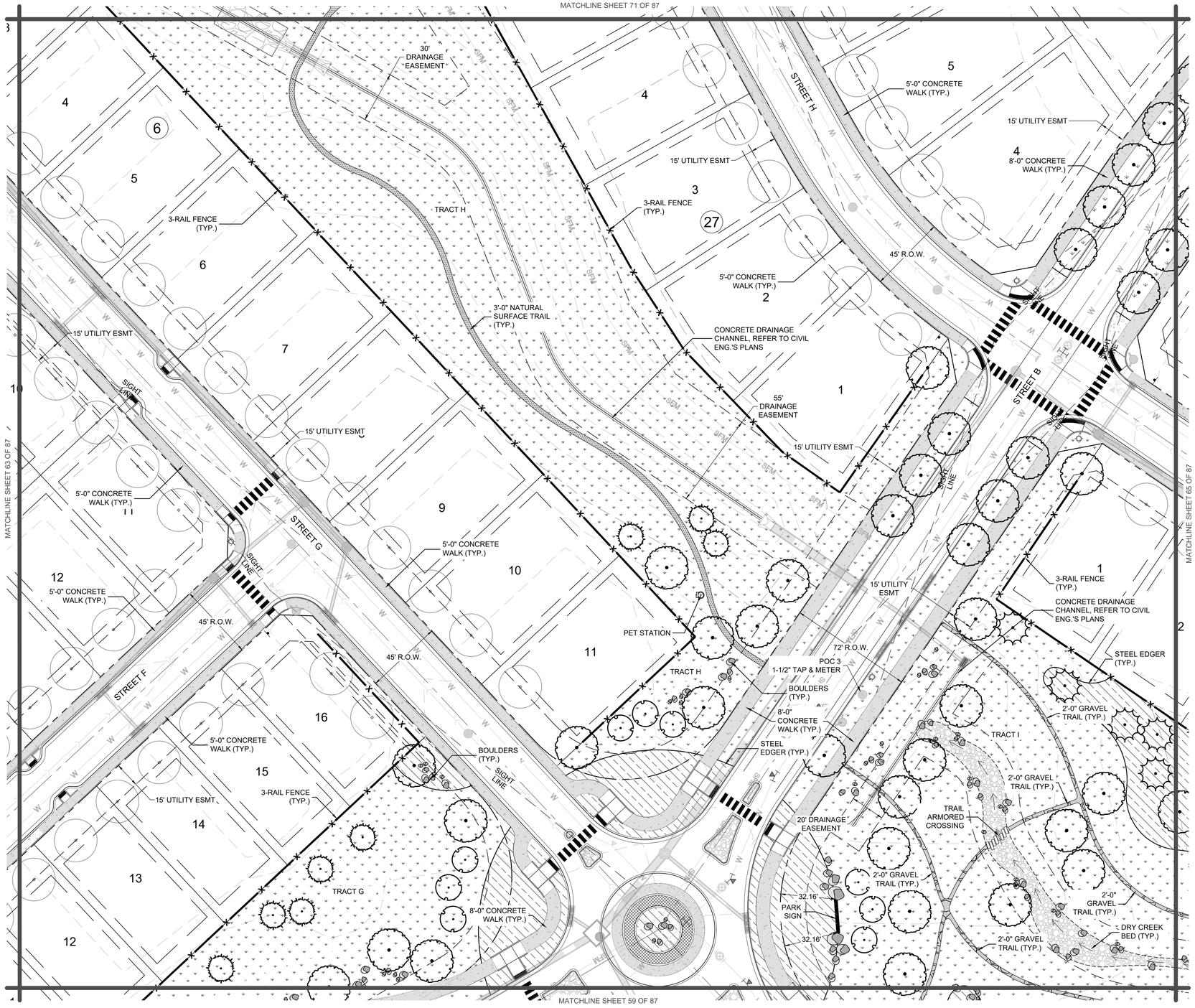
BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

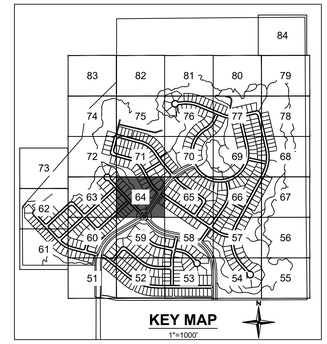
SHEET
63 OF 87

I:\2017\17026 - Bella Mesa\CAD\Sheet Sets\17026.004 - SDP\17026.004 - Detailed Landscape Plans.dwg tab: 63 OF 87 LANDSCAPE PLAN Aug 28, 2025 - 4:33pm rhaering

SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





LEGEND

- PROPERTY LINE
- R.O.W.
- TRACT BOUNDARY
- LANDSCAPE LIMIT OF WORK
- 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
- OPEN 3-RAIL FENCE
- METAL PICKET FENCE
- PROPOSED STREET LIGHT
- FIRE HYDRANT
- NATIVE SEED MIX (LOW WATER USE - TEMPORARY IRRIGATION)
- WETLAND SEED (NON-IRRIGATED)
- TURF SOD (LOW WATER USE)
- NATURAL SURFACE TRAIL
- GRAVEL TRAIL
- FUTURE TOWN OF CASTLE ROCK PUBLIC TRAIL
- ROCK MULCH
- ROCK COBBLE
- SHRUB AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)
- FIBAR (EWF) PLAY SURFACE
- POURED IN PLACE PLAY SURFACE
- PROPOSED CONCRETE
- EXISTING CONCRETE

- LARGE CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE
- EXISTING BUSH
- EXISTING ROCK FORMATIONS (TO REMAIN)
- EXISTING VEGETATION (TO REMAIN)
- DENSITY RESTRICTION AREA
- ANNEXATION AREA

MATERIALS LEGEND		DETAIL/SHEET
PAVING, RAMPS, AND CURBS		
1.1	CONCRETE	SEE CIVIL
1.2	GRAVEL TRAIL	6/86 OF 87
1.3	NATURAL SURFACE TRAIL	9/86 OF 87
SITE FURNITURE		
2.1	BENCH	1/86 OF 87
2.2	PICNIC TABLE	2/86 OF 87
2.3	BIKE RACK	5/86 OF 87
2.4	TRASH RECEPTACLE	3/86 OF 87
2.5	PET STATION	4/86 OF 87
2.6	LOG BENCH	5/87 OF 87
RAILING, BARRIERS, AND FENCING		
3.1	3-RAIL FENCE	7/86 OF 87
3.2	METAL PICKET FENCE	5/87 OF 87
PLANTING AND LANDSCAPE		
5.1	STEEL EDGER	6/85 OF 87
5.2	CONCRETE EDGER	5/85 OF 87
5.3	BOULDERS	7/85 OF 87
5.4	DRY CREEK BED	8/86 OF 87
MISCELLANEOUS SITE FEATURES		
6.1	BARBEQUE GRILL	10/86 OF 87
6.4	SHADE SAIL STRUCTURE	11/86 OF 87
SIGNAGE AND MONUMENTS		
7.1	PARK MONUMENT SIGN	1/87 OF 87
7.2	TRAIL WAYFINDING SIGN	2/87 OF 87
7.3	TRAIL MILE MARKERS	3/87 OF 87
7.4	INTERPRETIVE SIGN	4/87 OF 87
7.5	CASTLEWOOD RANCH MONUMENT	5/87 OF 87

NOTE: EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.

N

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SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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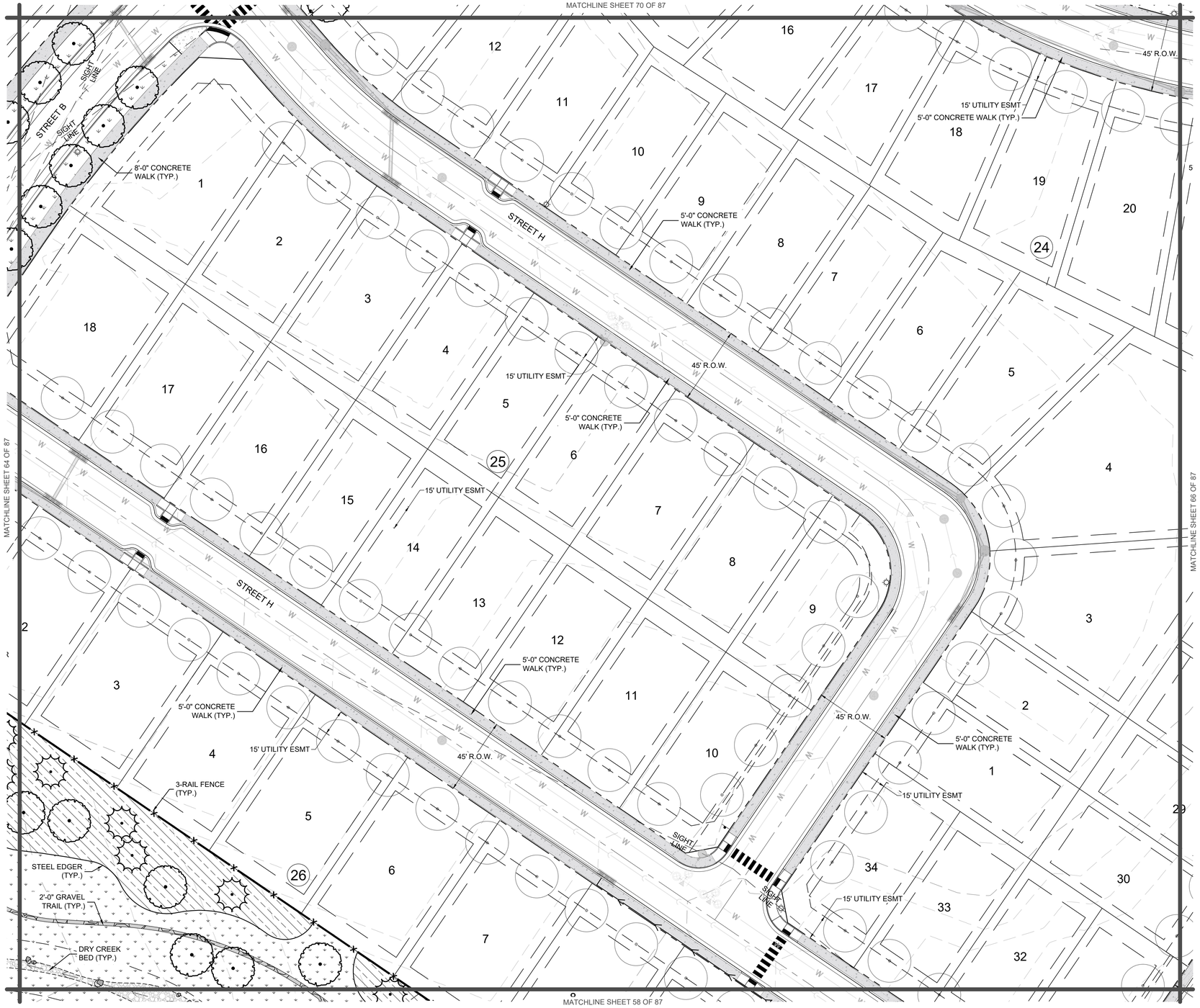

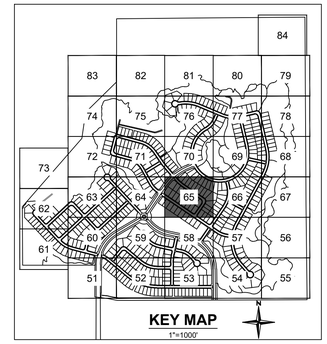

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65 OF 87

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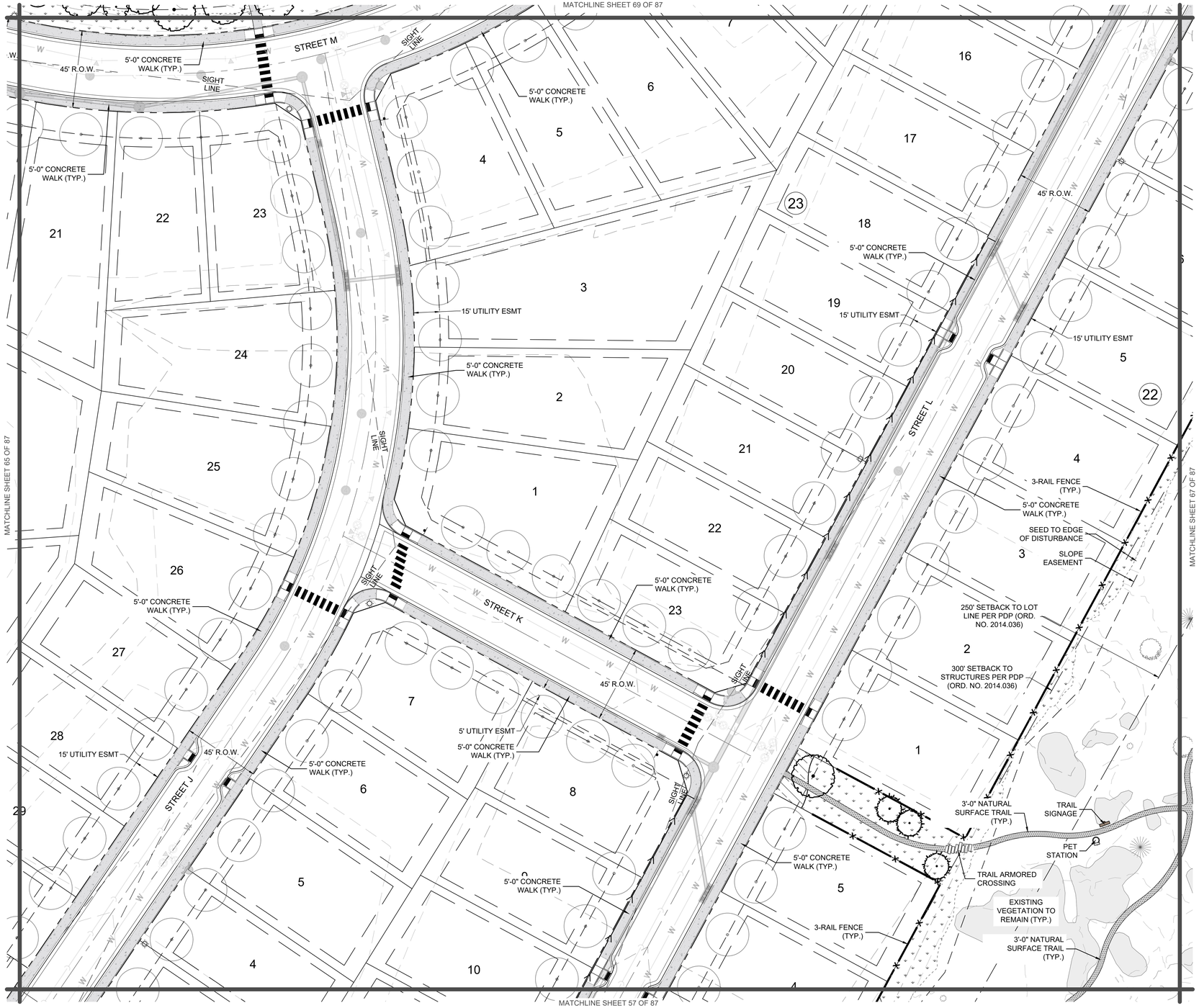

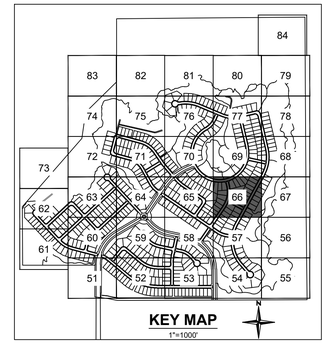

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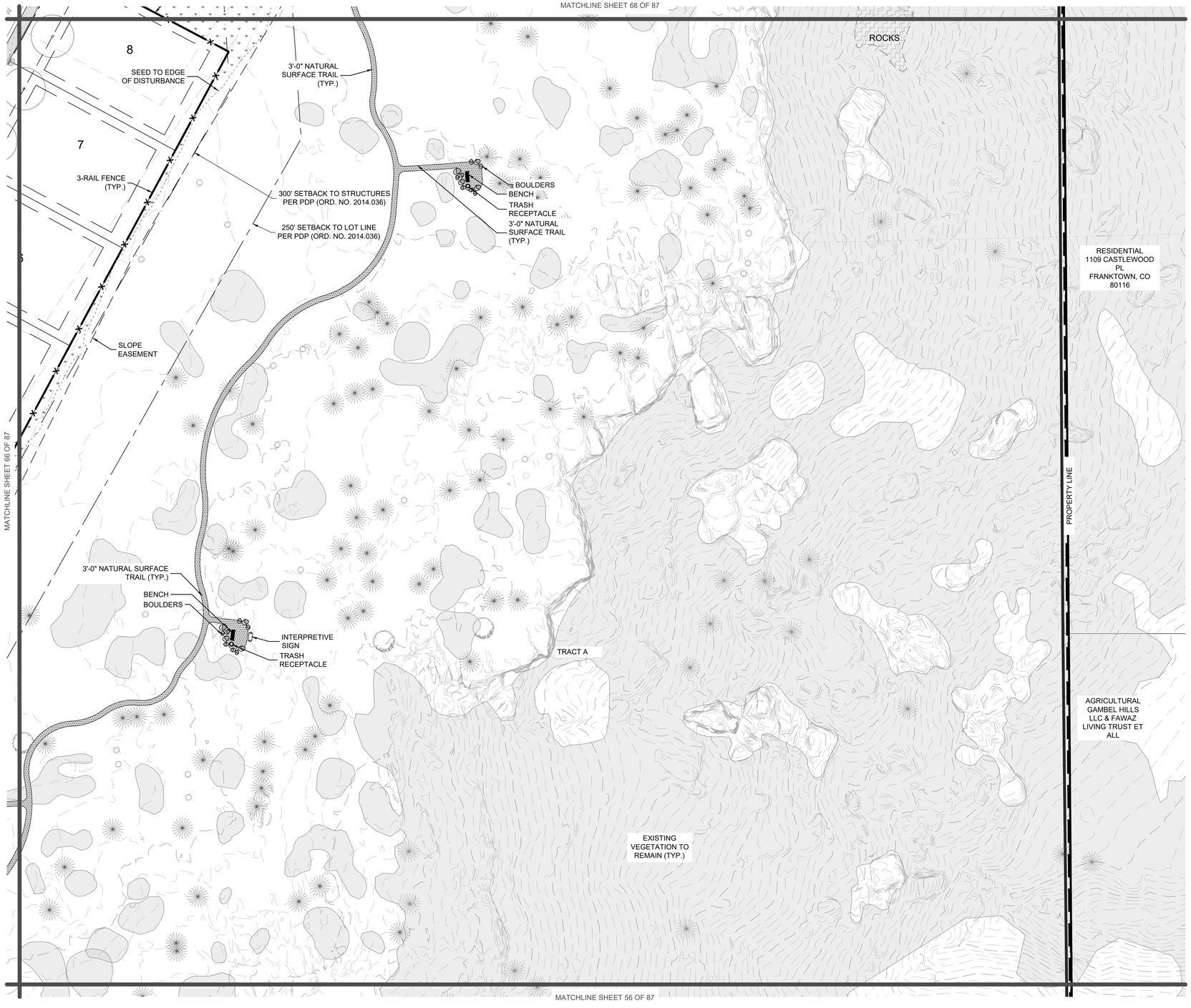

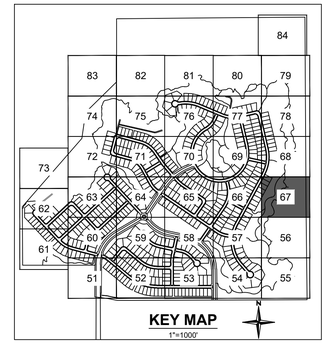

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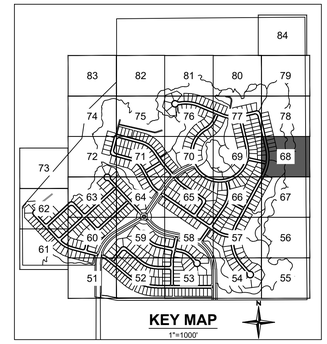

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- ANNEXATION AREA

MATERIALS LEGEND		DETAIL/SHEET
PAVING, RAMPS, AND CURBS		
1.1	CONCRETE	SEE CIVIL
1.2	GRAVEL TRAIL	6/86 OF 87
1.3	NATURAL SURFACE TRAIL	9/86 OF 87
SITE FURNITURE		
2.1	BENCH	1/86 OF 87
2.2	PICNIC TABLE	2/86 OF 87
2.3	BIKE RACK	5/86 OF 87
2.4	TRASH RECEPTACLE	3/86 OF 87
2.5	PET STATION	4/86 OF 87
2.6	LOG BENCH	5/87 OF 87
RAILING, BARRIERS, AND FENCING		
3.1	3-RAIL FENCE	7/86 OF 87
3.2	METAL PICKET FENCE	5/87 OF 87
PLANTING AND LANDSCAPE		
5.1	STEEL EDGER	6/85 OF 87
5.2	CONCRETE EDGER	5/85 OF 87
5.3	BOULDERS	7/85 OF 87
5.4	DRY CREEK BED	8/86 OF 87
MISCELLANEOUS SITE FEATURES		
6.1	BARBEQUE GRILL	10/86 OF 87
6.4	SHADE SAIL STRUCTURE	11/86 OF 87
SIGNAGE AND MONUMENTS		
7.1	PARK MONUMENT SIGN	1/87 OF 87
7.2	TRAIL WAYFINDING SIGN	2/87 OF 87
7.3	TRAIL MILE MARKERS	3/87 OF 87
7.4	INTERPRETIVE SIGN	4/87 OF 87
7.5	CASTLEWOOD RANCH MONUMENT	5/87 OF 87

NOTE: EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.

N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
68 OF 87

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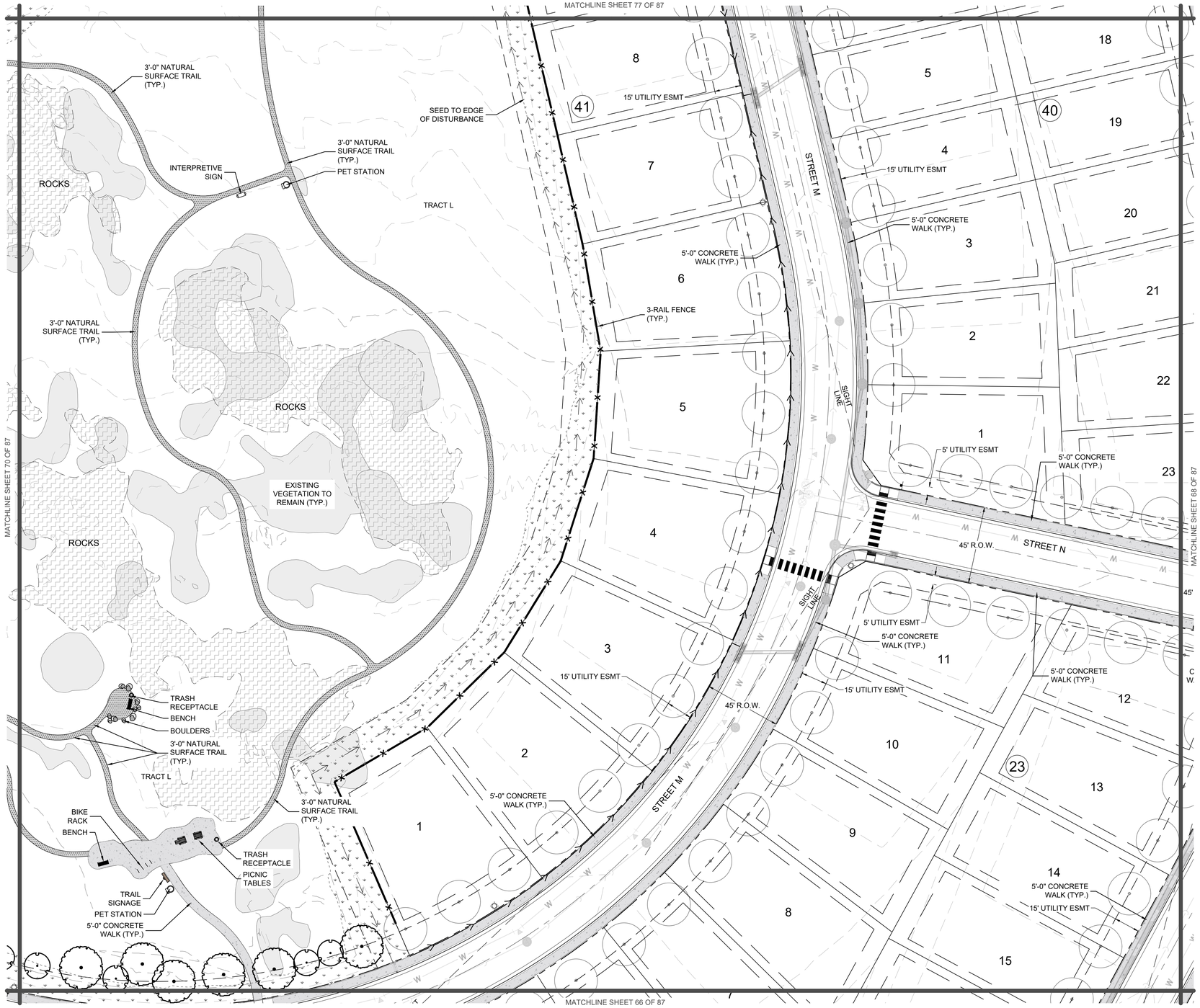
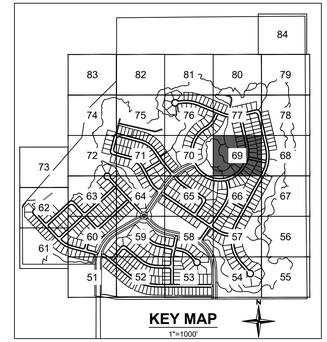
SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





LEGEND

- PROPERTY LINE
- R.O.W.
- TRACT BOUNDARY
- LANDSCAPE LIMIT OF WORK
- 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
- OPEN 3-RAIL FENCE
- METAL PICKET FENCE
- PROPOSED STREET LIGHT
- FIRE HYDRANT
- NATIVE SEED MIX (LOW WATER USE - TEMPORARY IRRIGATION)
- WETLAND SEED (NON-IRRIGATED)
- TURF SOD (LOW WATER USE)
- NATURAL SURFACE TRAIL
- GRAVEL TRAIL
- FUTURE TOWN OF CASTLE ROCK PUBLIC TRAIL
- ROCK MULCH
- ROCK COBBLE
- SHRUB AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)
- FIBAR (EWF) PLAY SURFACE
- POURED IN PLACE PLAY SURFACE
- PROPOSED CONCRETE
- EXISTING CONCRETE

- LARGE CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE
- EXISTING BUSH
- EXISTING ROCK FORMATIONS (TO REMAIN)
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SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
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BELLA MESA NORTH

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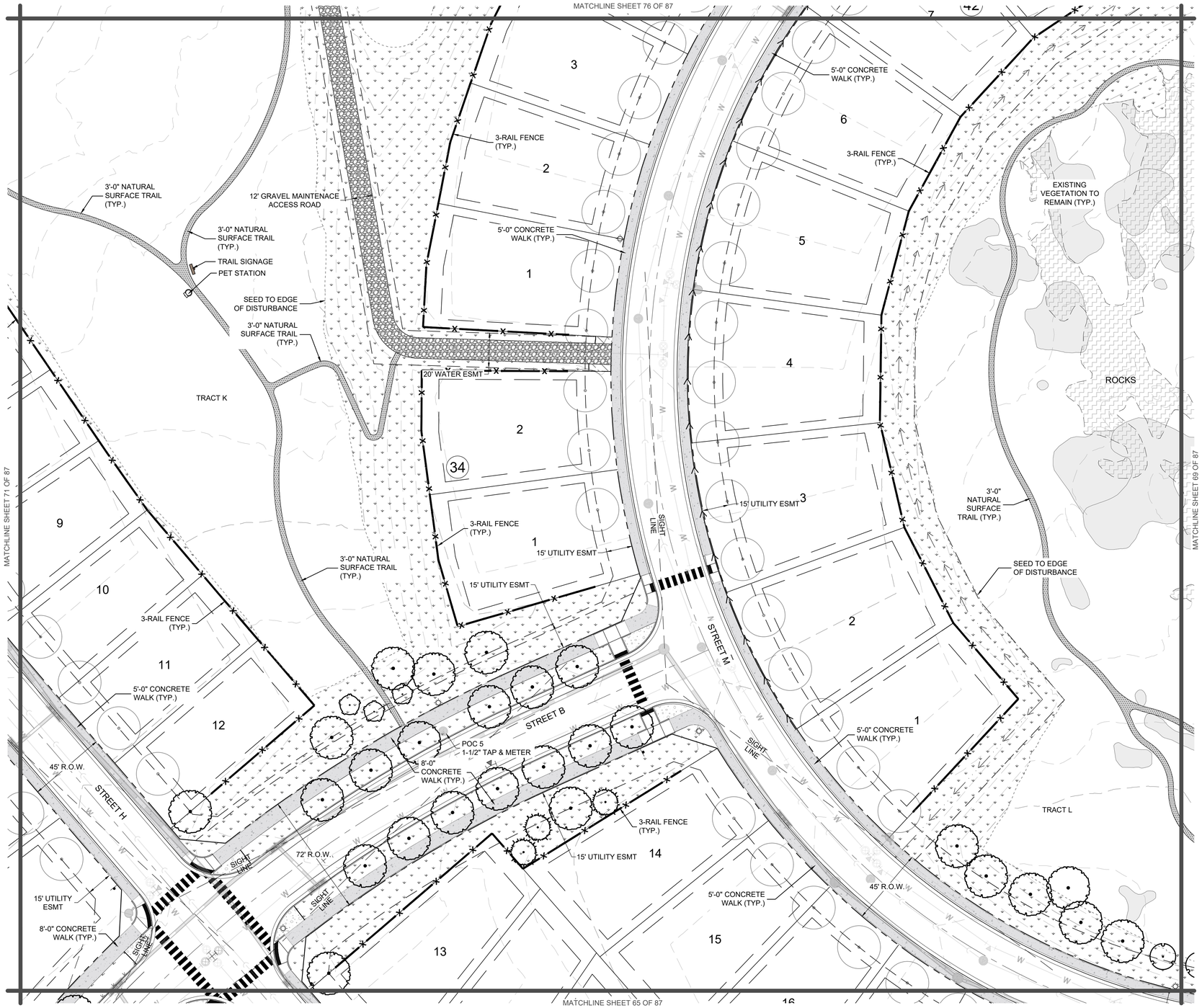

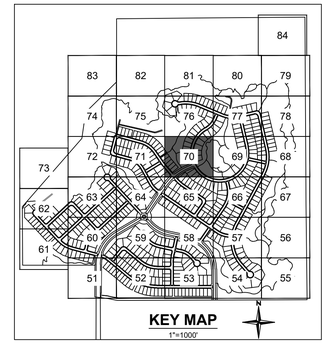

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N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
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SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
70 OF 87

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BELLA MESA NORTH

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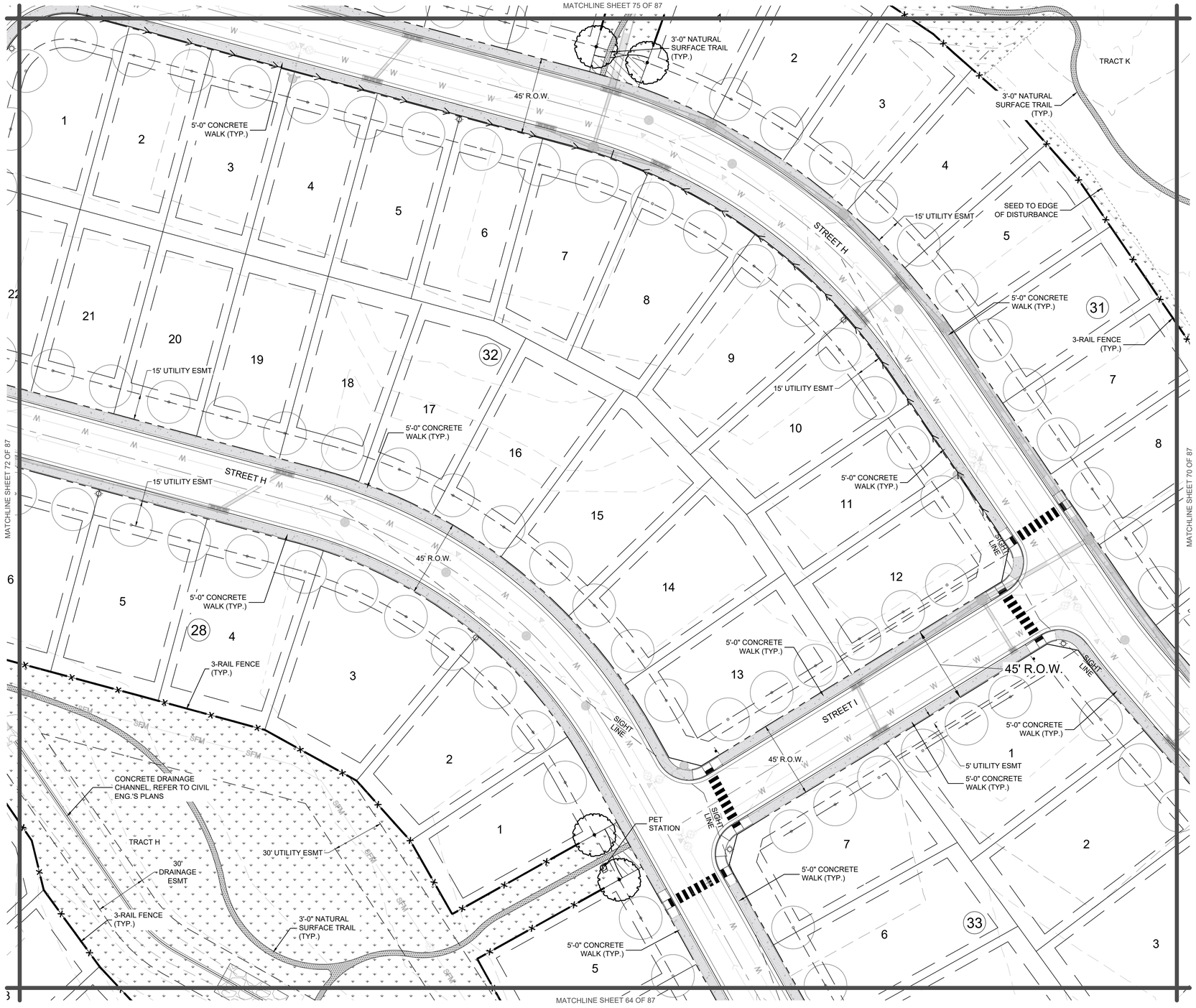

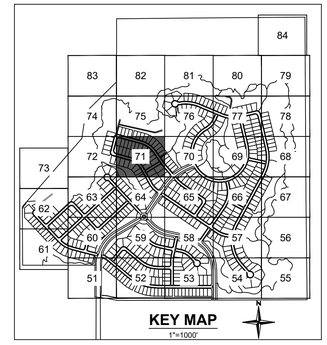

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0 15 30 60

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PROJECT NO. 17026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
71 OF 87

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BELLA MESA NORTH

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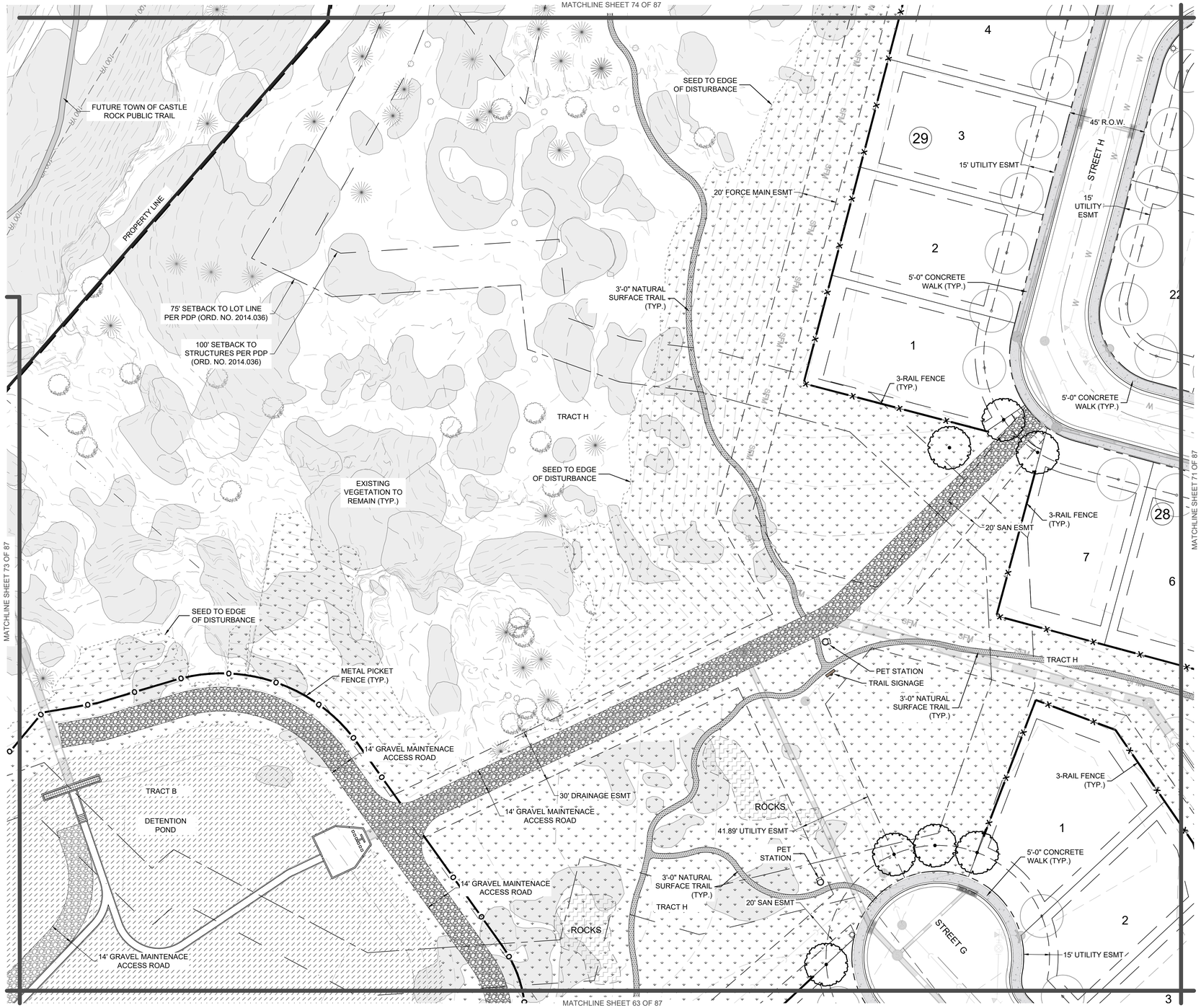

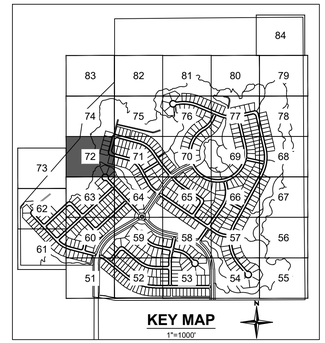

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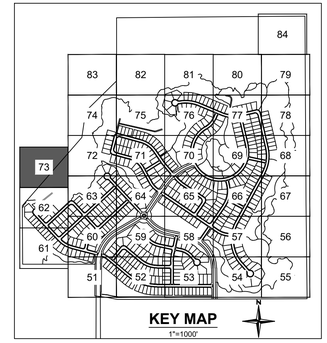
SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

- PROPERTY LINE
- R.O.W.
- TRACT BOUNDARY
- LANDSCAPE LIMIT OF WORK
- 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
- OPEN 3-RAIL FENCE
- METAL PICKET FENCE
- PROPOSED STREET LIGHT
- FIRE HYDRANT
- NATIVE SEED MIX (LOW WATER USE - TEMPORARY IRRIGATION)
- WETLAND SEED (NON-IRRIGATED)
- TURF SOD (LOW WATER USE)
- NATURAL SURFACE TRAIL
- GRAVEL TRAIL
- FUTURE TOWN OF CASTLE ROCK PUBLIC TRAIL
- ROCK MULCH
- ROCK COBBLE
- SHRUB AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)
- FIBAR (EWF) PLAY SURFACE
- POURED IN PLACE PLAY SURFACE
- PROPOSED CONCRETE
- EXISTING CONCRETE

- LARGE CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE
- EXISTING BUSH
- EXISTING ROCK FORMATIONS (TO REMAIN)
- EXISTING VEGETATION (TO REMAIN)
- DENSITY RESTRICTION AREA
- ANNEXATION AREA

MATERIALS LEGEND		DETAIL/SHEET
PAVING, RAMPS, AND CURBS		
1.1	CONCRETE	SEE CIVIL
1.2	GRAVEL TRAIL	6/86 OF 87
1.3	NATURAL SURFACE TRAIL	9/86 OF 87
SITE FURNITURE		
2.1	BENCH	1/86 OF 87
2.2	PICNIC TABLE	2/86 OF 87
2.3	BIKE RACK	5/86 OF 87
2.4	TRASH RECEPTACLE	3/86 OF 87
2.5	PET STATION	4/86 OF 87
2.6	LOG BENCH	5/87 OF 87
RAILING, BARRIERS, AND FENCING		
3.1	3-RAIL FENCE	7/86 OF 87
3.2	METAL PICKET FENCE	5/87 OF 87
PLANTING AND LANDSCAPE		
5.1	STEEL EDGER	6/85 OF 87
5.2	CONCRETE EDGER	5/85 OF 87
5.3	BOULDERS	7/85 OF 87
5.4	DRY CREEK BED	8/86 OF 87
MISCELLANEOUS SITE FEATURES		
6.1	BARBEQUE GRILL	10/86 OF 87
6.4	SHADE SAIL STRUCTURE	11/86 OF 87
SIGNAGE AND MONUMENTS		
7.1	PARK MONUMENT SIGN	1/87 OF 87
7.2	TRAIL WAYFINDING SIGN	2/87 OF 87
7.3	TRAIL MILE MARKERS	3/87 OF 87
7.4	INTERPRETIVE SIGN	4/87 OF 87
7.5	CASTLEWOOD RANCH MONUMENT	5/87 OF 87

NOTE: EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.

N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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PROJECT NO. 17026.004

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
73 OF 87

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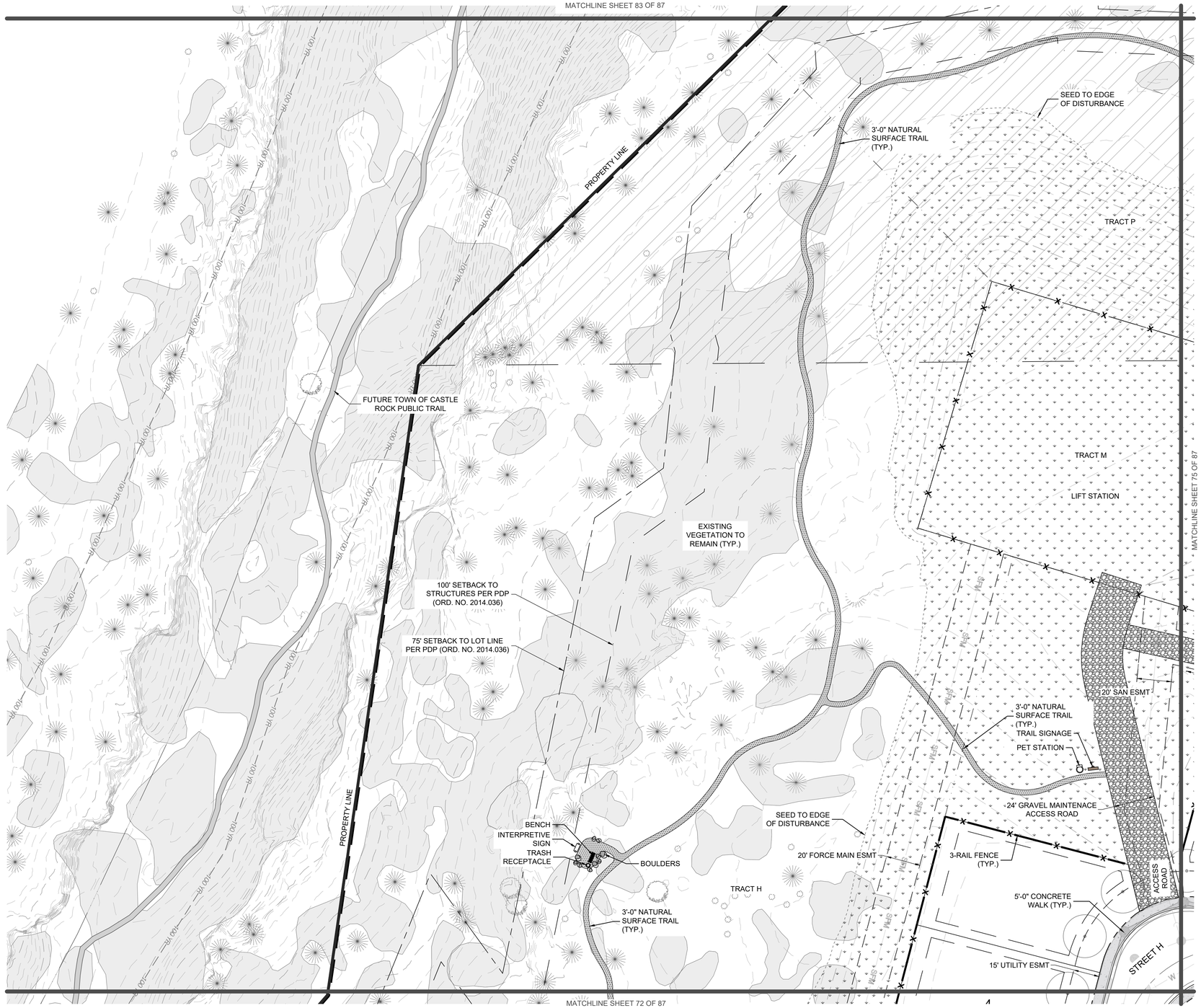

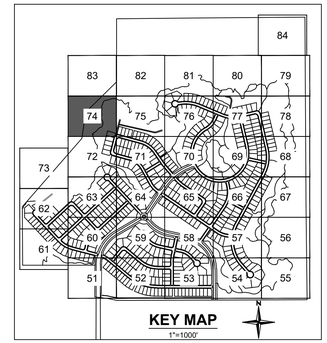

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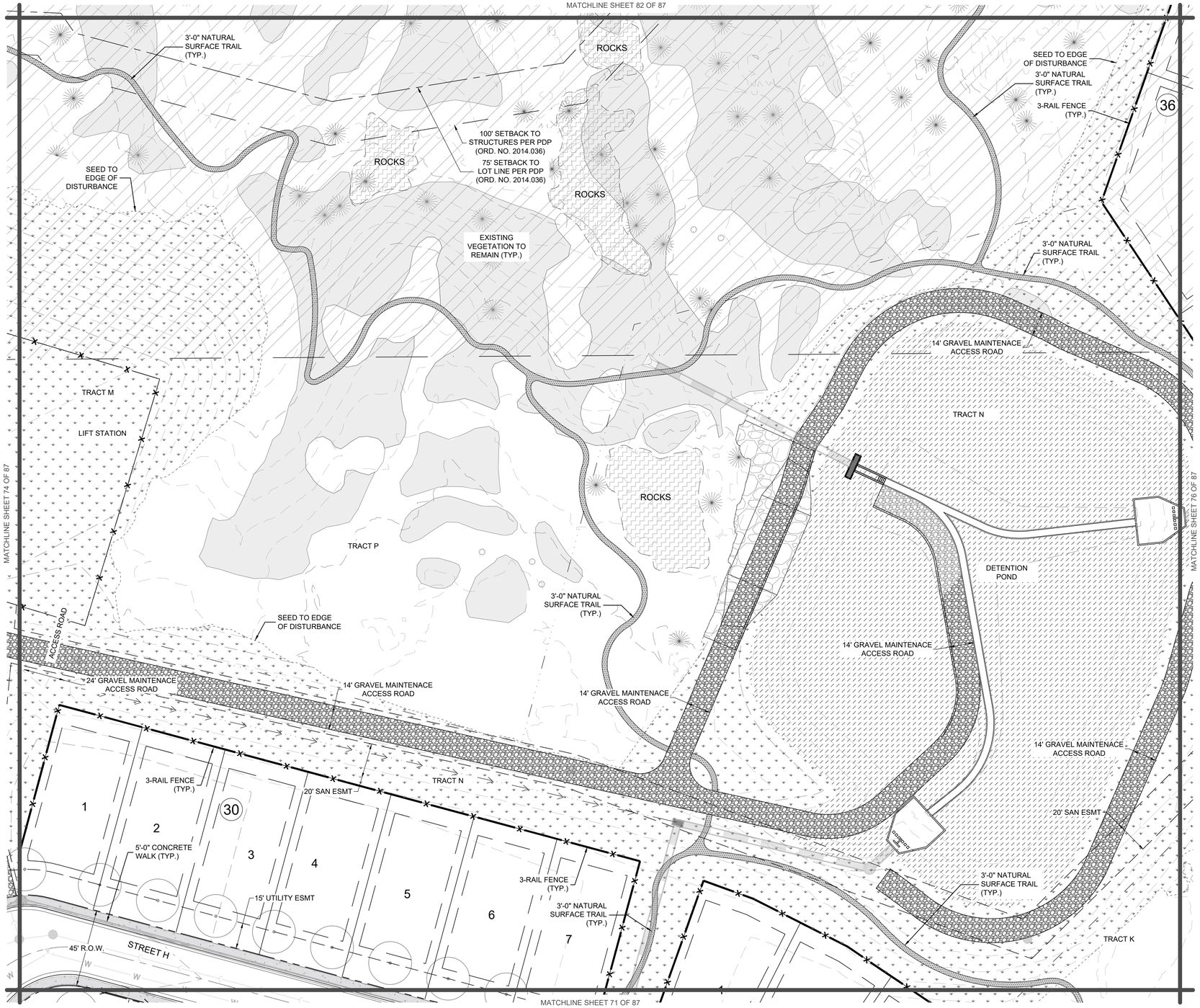

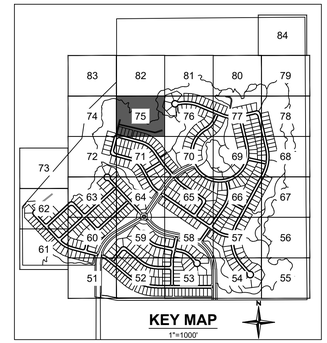

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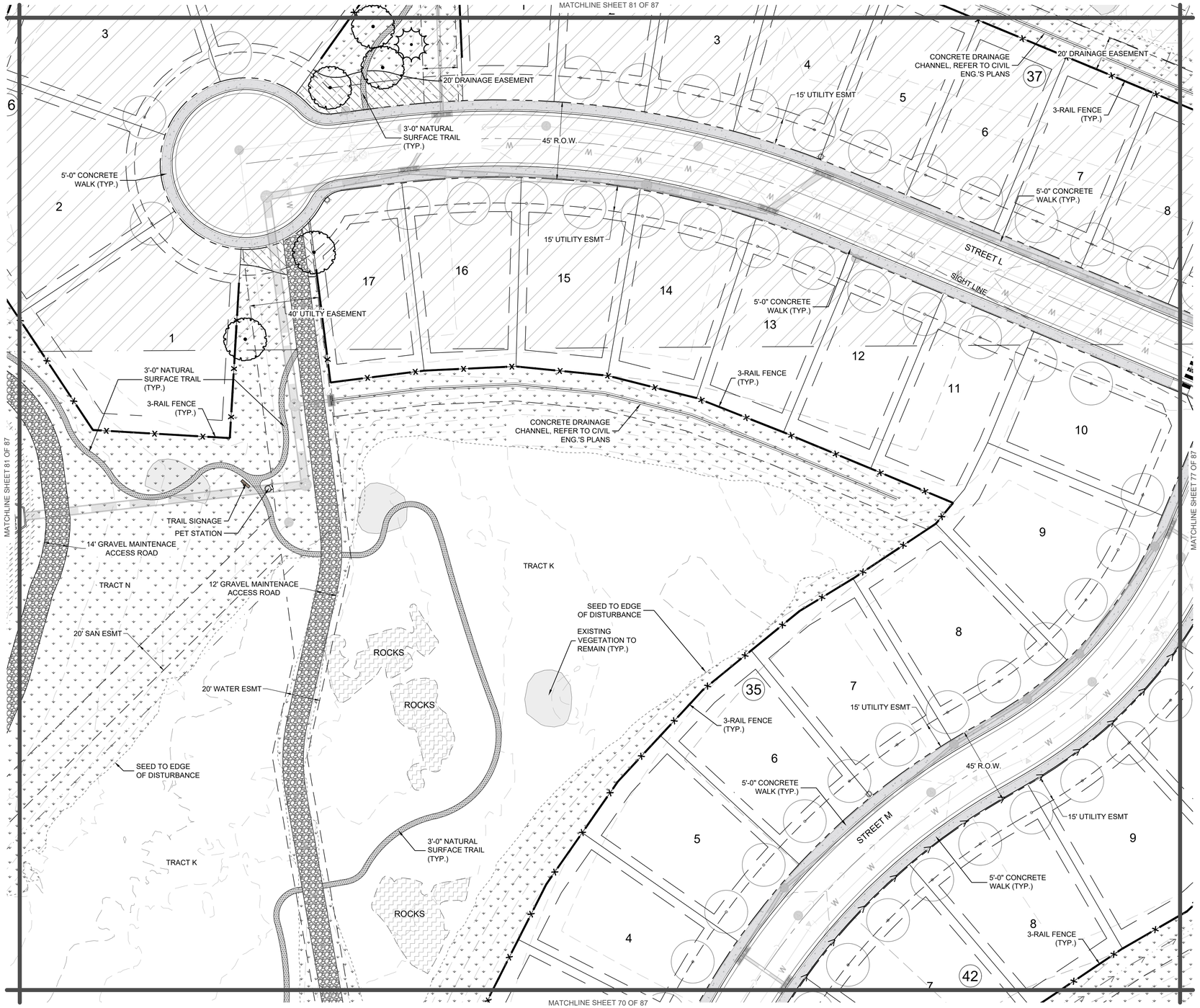

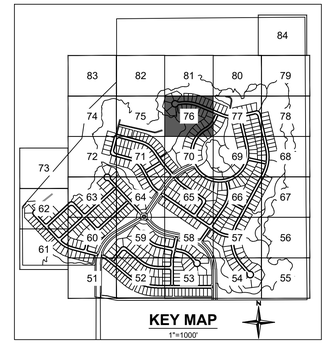

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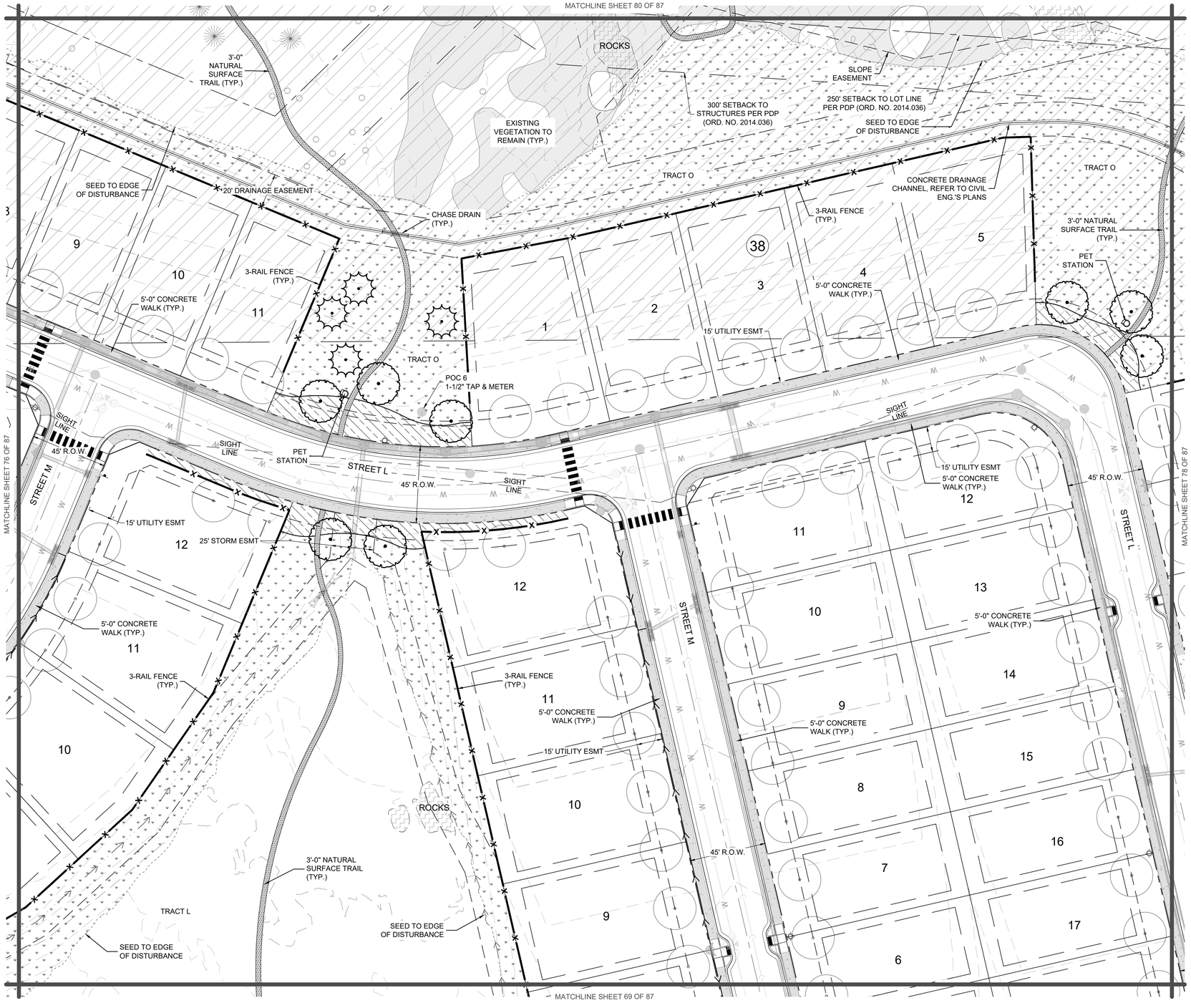

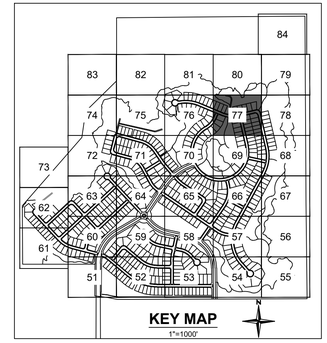

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2.3	BIKE RACK	5/86 OF 87
2.4	TRASH RECEPTACLE	3/86 OF 87
2.5	PET STATION	4/86 OF 87
2.6	LOG BENCH	5/87 OF 87
RAILING, BARRIERS, AND FENCING		
3.1	3-RAIL FENCE	7/86 OF 87
3.2	METAL PICKET FENCE	5/87 OF 87
PLANTING AND LANDSCAPE		
5.1	STEEL EDGER	6/85 OF 87
5.2	CONCRETE EDGER	5/85 OF 87
5.3	BOULDERS	7/85 OF 87
5.4	DRY CREEK BED	8/86 OF 87
MISCELLANEOUS SITE FEATURES		
6.1	BARBEQUE GRILL	10/86 OF 87
6.4	SHADE SAIL STRUCTURE	11/86 OF 87
SIGNAGE AND MONUMENTS		
7.1	PARK MONUMENT SIGN	1/87 OF 87
7.2	TRAIL WAYFINDING SIGN	2/87 OF 87
7.3	TRAIL MILE MARKERS	3/87 OF 87
7.4	INTERPRETIVE SIGN	4/87 OF 87
7.5	CASTLEWOOD RANCH MONUMENT	5/87 OF 87

NOTE: EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.

N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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NO.	DATE	NOTES

PROJECT NO: 17026.004

NO.	DATE	NOTES
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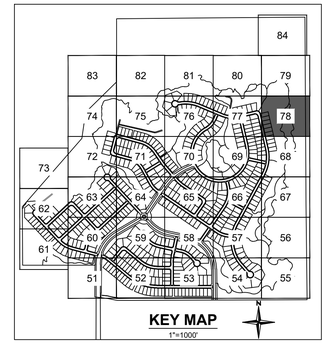
BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
77 OF 87

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.004 - SDP\17026.004 - Detailed Landscape Plans.dwg tab: 77 OF 87 LANDSCAPE PLAN Aug 28, 2025 - 4:37pm rhaering

SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

- PROPERTY LINE
- R.O.W.
- TRACT BOUNDARY
- LANDSCAPE LIMIT OF WORK
- 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
- OPEN 3-RAIL FENCE
- METAL PICKET FENCE
- PROPOSED STREET LIGHT
- FIRE HYDRANT
- NATIVE SEED MIX (LOW WATER USE - TEMPORARY IRRIGATION)
- WETLAND SEED (NON-IRRIGATED)
- TURF SOD (LOW WATER USE)
- NATURAL SURFACE TRAIL
- GRAVEL TRAIL
- FUTURE TOWN OF CASTLE ROCK PUBLIC TRAIL
- ROCK MULCH
- ROCK COBBLE
- SHRUB AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)
- FIBAR (EWF) PLAY SURFACE
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- PROPOSED CONCRETE
- EXISTING CONCRETE

- LARGE CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE
- EXISTING BUSH
- EXISTING ROCK FORMATIONS (TO REMAIN)
- EXISTING VEGETATION (TO REMAIN)
- DENSITY RESTRICTION AREA
- ANNEXATION AREA

MATERIALS LEGEND		DETAIL/SHEET
PAVING, RAMPS, AND CURBS		
1.1	CONCRETE	SEE CIVIL
1.2	GRAVEL TRAIL	6/86 OF 87
1.3	NATURAL SURFACE TRAIL	9/86 OF 87
SITE FURNITURE		
2.1	BENCH	1/86 OF 87
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SCALE: 1" = 30'

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PROJECT NO. 17026.004

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
78 OF 87

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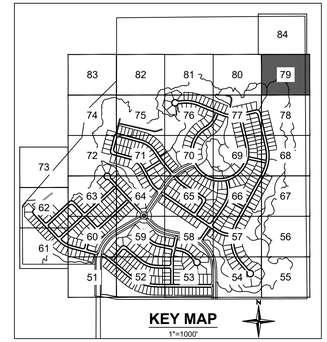
SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
79 OF 87

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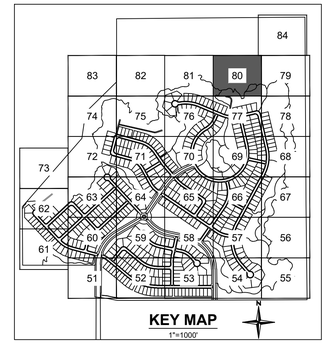
SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, 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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0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
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NOTES	NO.	DATE

PROJECT NO.	17028.004	NOTES
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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
80 OF 87

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SITE DEVELOPMENT PLAN
BELLA MESA NORTH

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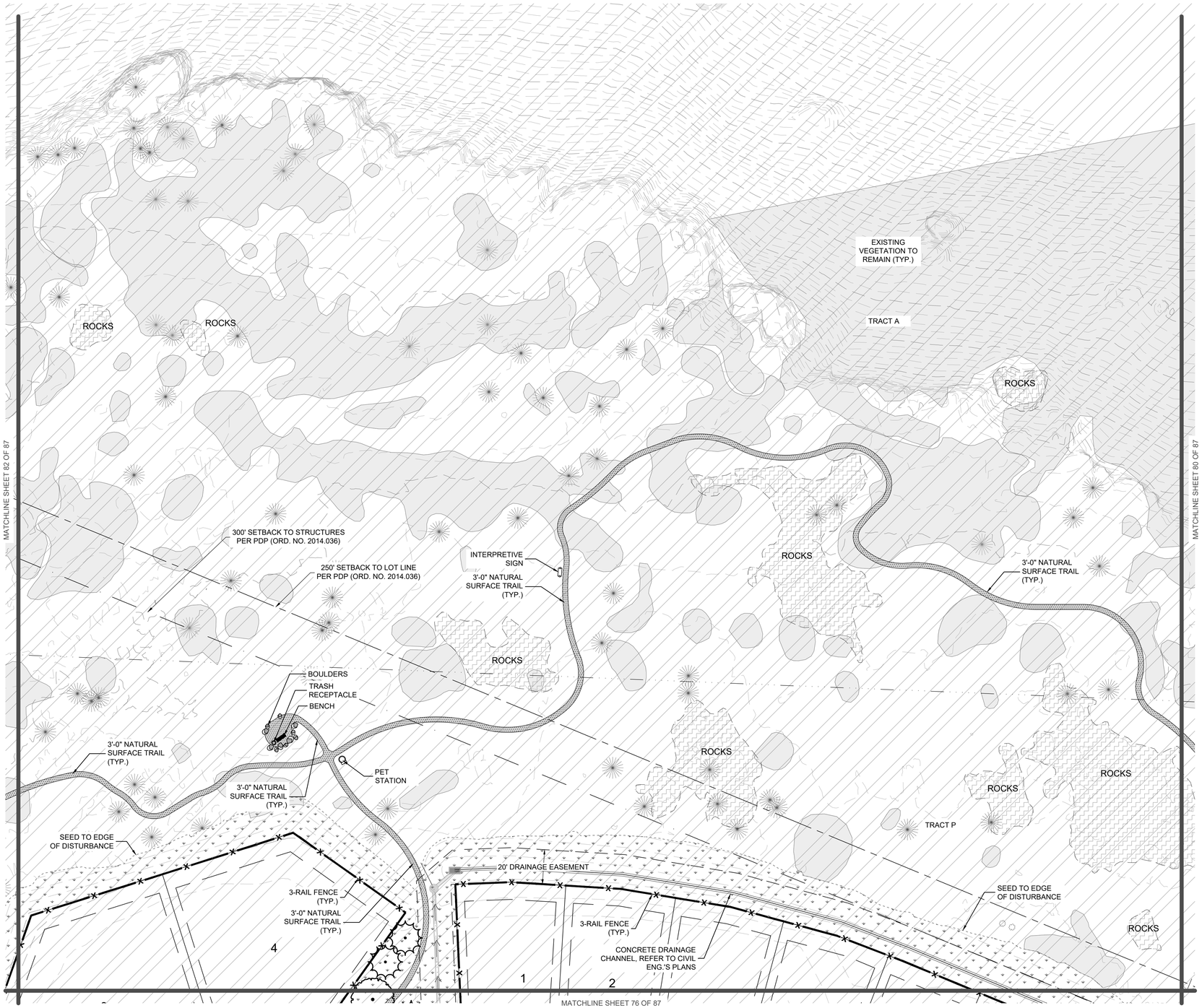

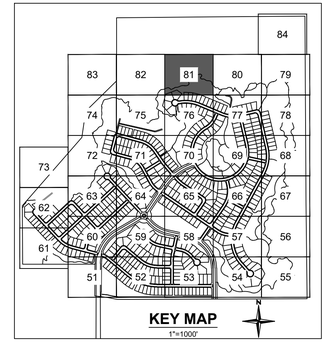

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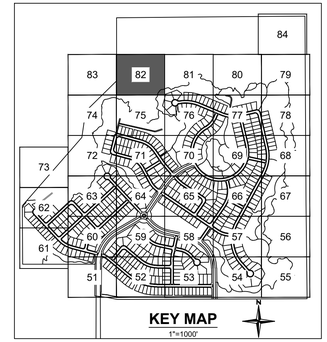

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- TURF SOD (LOW WATER USE)
- NATURAL SURFACE TRAIL
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- ROCK COBBLE
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- FIBAR (EWF) PLAY SURFACE
- POURED IN PLACE PLAY SURFACE
- PROPOSED CONCRETE
- EXISTING CONCRETE

- LARGE CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREE
- EXISTING BUSH
- EXISTING ROCK FORMATIONS (TO REMAIN)
- EXISTING VEGETATION (TO REMAIN)
- DENSITY RESTRICTION AREA
- ANNEXATION AREA

MATERIALS LEGEND

		DETAIL/SHEET
PAVING, RAMPS, AND CURBS		
1.1	CONCRETE	SEE CIVIL
1.2	GRAVEL TRAIL	6/86 OF 87
1.3	NATURAL SURFACE TRAIL	9/86 OF 87
SITE FURNITURE		
2.1	BENCH	1/86 OF 87
2.2	PICNIC TABLE	2/86 OF 87
2.3	BIKE RACK	5/86 OF 87
2.4	TRASH RECEPTACLE	3/86 OF 87
2.5	PET STATION	4/86 OF 87
2.6	LOG BENCH	5/87 OF 87
RAILING, BARRIERS, AND FENCING		
3.1	3-RAIL FENCE	7/86 OF 87
3.2	METAL PICKET FENCE	5/87 OF 87
PLANTING AND LANDSCAPE		
5.1	STEEL EDGER	6/85 OF 87
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5.4	DRY CREEK BED	8/86 OF 87
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6.1	BARBEQUE GRILL	10/86 OF 87
6.4	SHADE SAIL STRUCTURE	11/86 OF 87
SIGNAGE AND MONUMENTS		
7.1	PARK MONUMENT SIGN	1/87 OF 87
7.2	TRAIL WAYFINDING SIGN	2/87 OF 87
7.3	TRAIL MILE MARKERS	3/87 OF 87
7.4	INTERPRETIVE SIGN	4/87 OF 87
7.5	CASTLEWOOD RANCH MONUMENT	5/87 OF 87

NOTE: EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.

N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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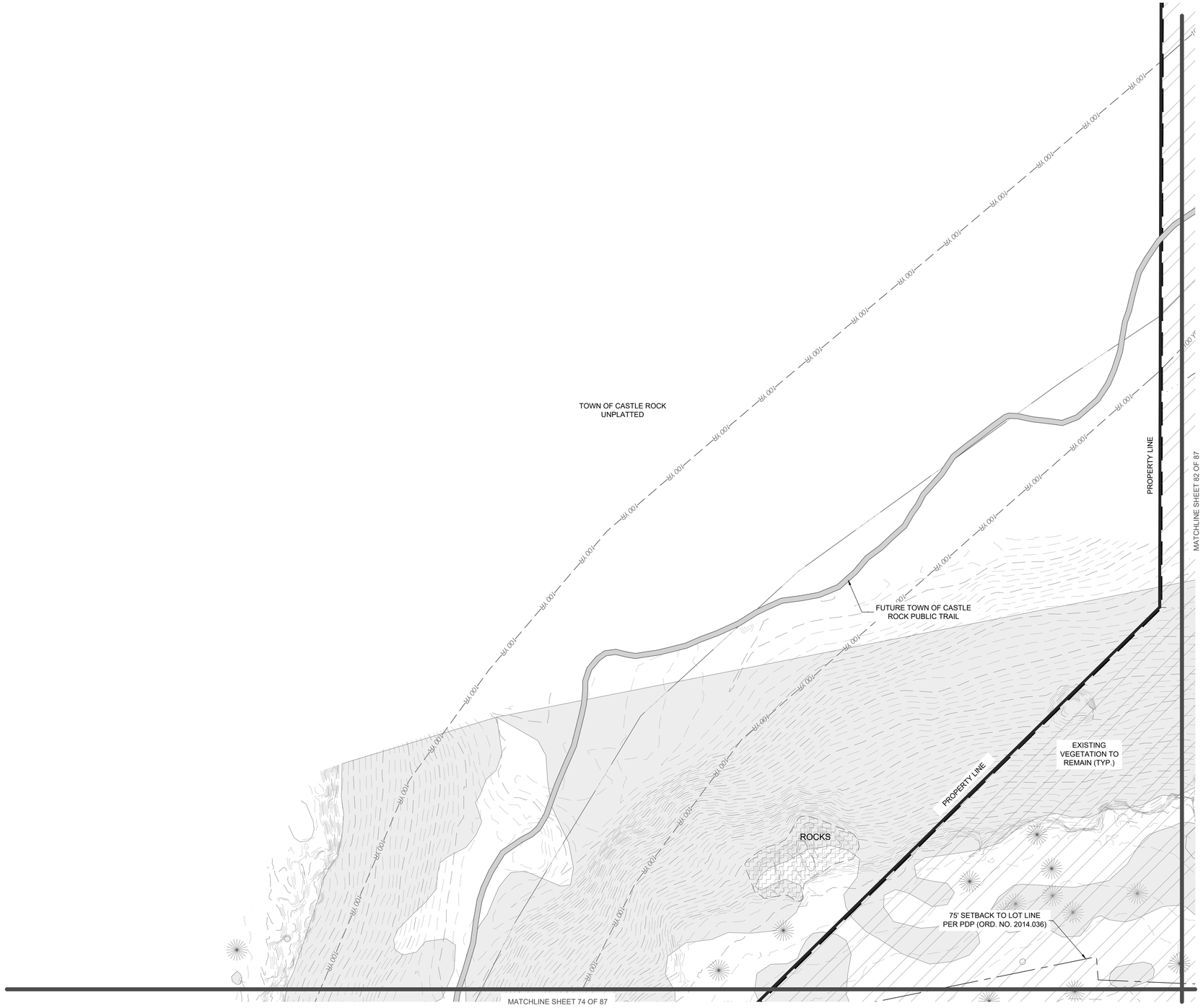
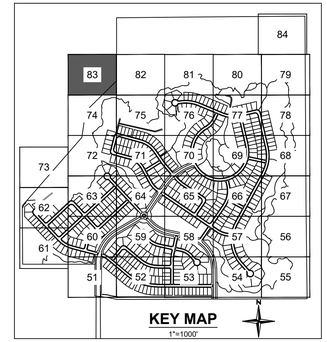
DATE	NO.	NOTES

SITE DEVELOPMENT PLAN
BELLA MESA NORTH

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





LEGEND

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- R.O.W.
- TRACT BOUNDARY
- LANDSCAPE LIMIT OF WORK
- LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- CURB AND GUTTER; SEE CIVIL
- SIDEWALK; SEE CIVIL
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- 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
- OPEN 3-RAIL FENCE
- METAL PICKET FENCE
- PROPOSED STREET LIGHT
- FIRE HYDRANT
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N

0 15 30 60

SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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PROJECT NO. 17026.004

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
83 OF 87

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BELLA MESA NORTH

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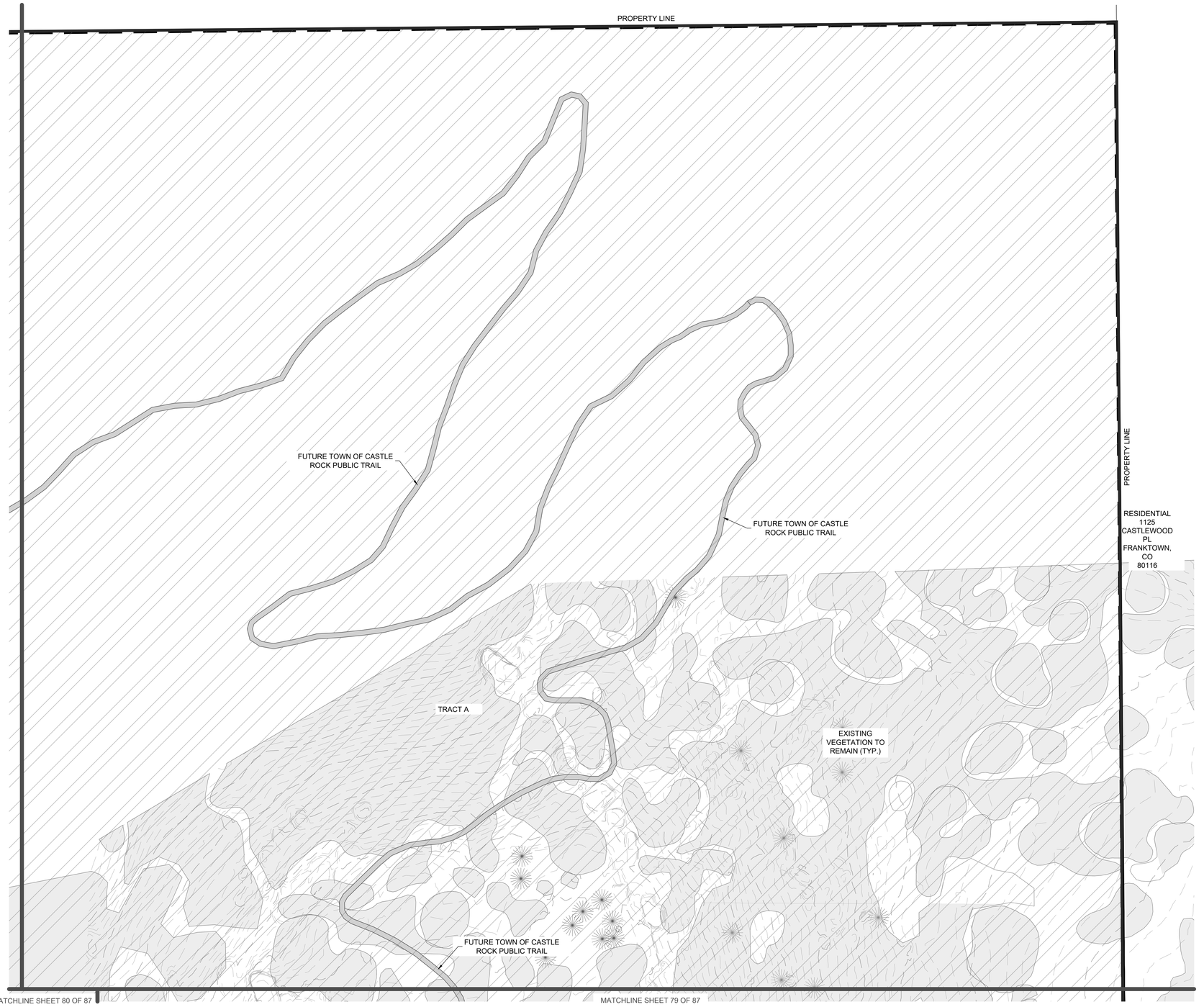

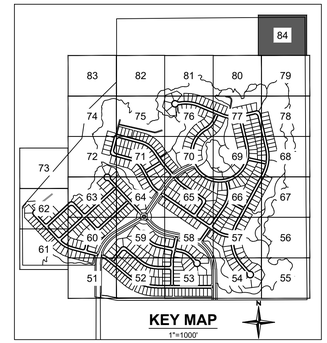

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SCALE: 1" = 30'

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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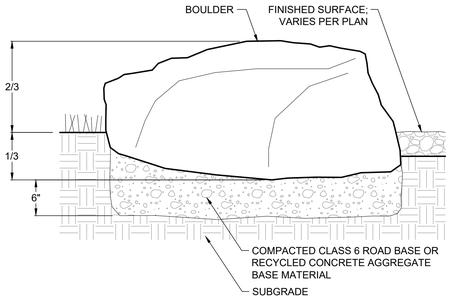
BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
84 OF 87

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.004 - SDP\17026.004 - Detailed Landscape Plans.dwg tab: 84 OF 87 LANDSCAPE PLAN Aug 28, 2025 - 4:38pm rhaering

SITE DEVELOPMENT PLAN
BELLA MESA NORTH

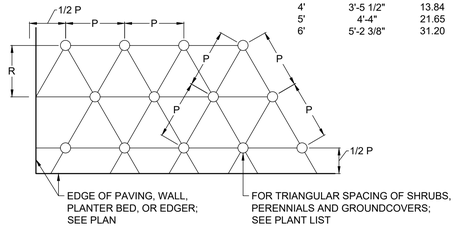
LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



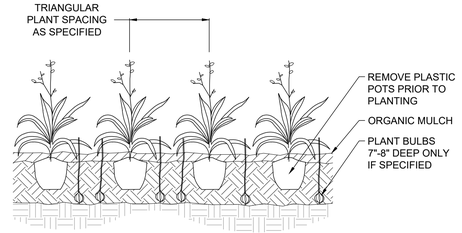
NOTES:
- BASE MATERIAL SHALL BE PLACED AND COMPACTED SO THAT THE BOULDER SITS FIRMLY IN PLACE, WITHOUT THE CHANCE OF SETTLEMENT.
- BOULDER SEAMS SHALL BE LEVEL.

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

P TRIANGLE	R ROW	AREA PER PLANT SQ. FT.
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
30"	2'-2"	5.42
3'	2'-7"	7.80
4'	3'-5 1/2"	13.84
5'	4'-4"	21.65
6'	5'-2 3/8"	31.20

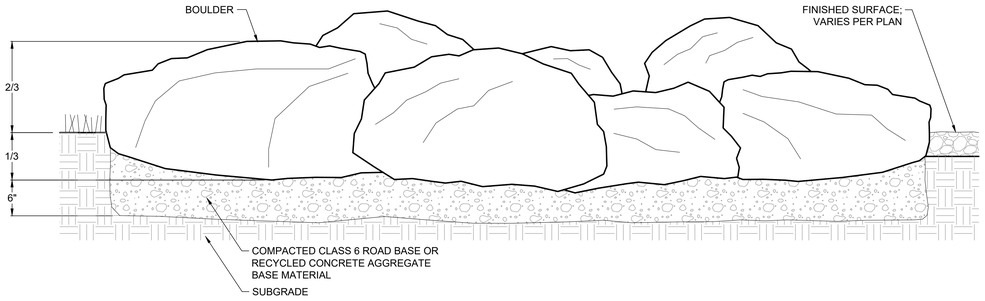


4 PLANT SPACING
SCALE: NTS



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:
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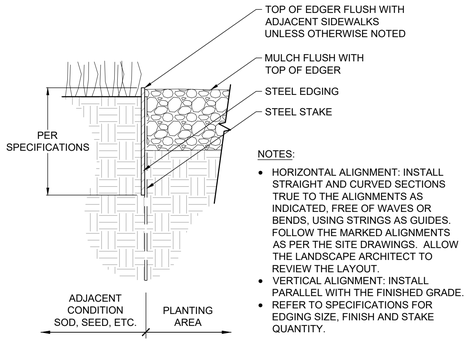
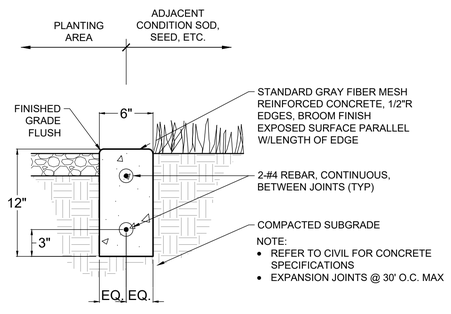
- BOULDER SEAMS SHALL BE LEVEL.

7 LANDSCAPE BOULDER CROPPING
SCALE: 1" = 1'-0"



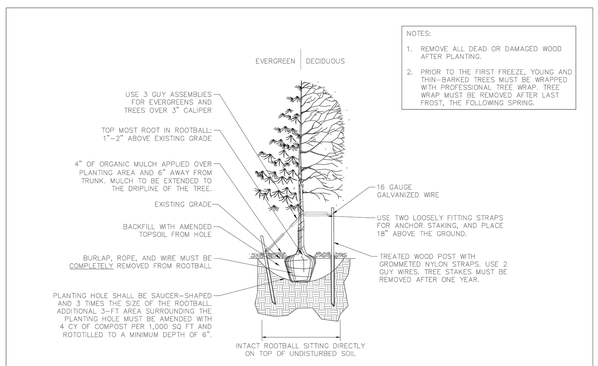
NOTES:
- HORIZONTAL ALIGNMENT: INSTALL STRAIGHT AND CURVED SECTIONS TRUE TO THE ALIGNMENTS AS INDICATED, FREE OF WAVES OR BENDS, USING STRINGS AS GUIDES. FOLLOW THE MARKED ALIGNMENTS AS PER THE SITE DRAWINGS. ALLOW THE LANDSCAPE ARCHITECT TO REVIEW THE LAYOUT.
- VERTICAL ALIGNMENT: INSTALL PARALLEL WITH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

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



NOTE:
- REFER TO CIVIL FOR CONCRETE SPECIFICATIONS
- EXPANSION JOINTS @ 30' O.C. MAX

5 CONCRETE EDGER
SCALE: 1 1/2"=1'-0"



Sheet Revisions		
Date	Comments	
7/31	STAFF CHANGES	

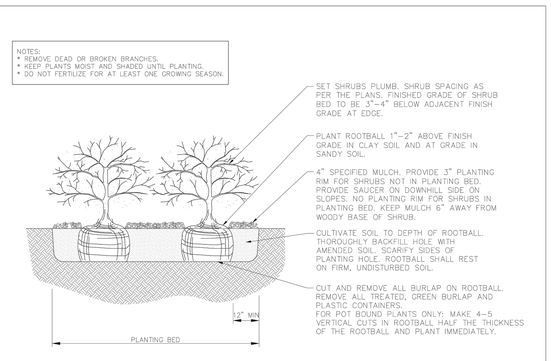
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (303) 660-1390
Fax: (303) 733-3577
Development Services

TREE PLANTING

DETAIL PLAN NO.: LS-1

Issued By: Town of Castle Rock, Development Services March 31, 2021

Sheet 1 of 2



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100 N. Wilcox St.
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Development Services

SHRUB PLANTING

DETAIL PLAN NO.: LS-3

Issued By: Town of Castle Rock, Development Services March 31, 2021

Sheet 1 of 1

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS

SHEET
85 OF 87

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.004 - SDP\17026.004 - Landscape Details.dwg tab: 85 OF 87 LANDSCAPE DETAILS Aug 28, 2025 - 4:38pm rhaering

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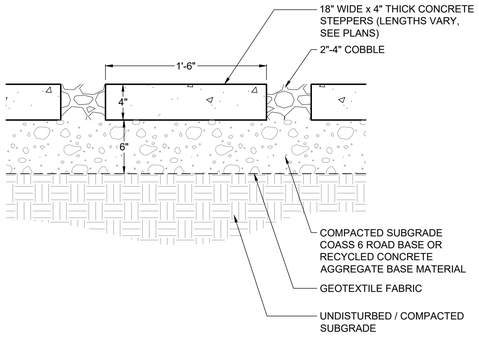
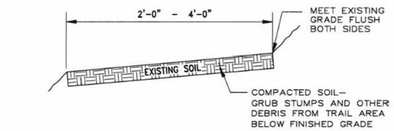


12 TRAIL ARMORED CROSSING
SCALE: 1 1/2"=1'-0"



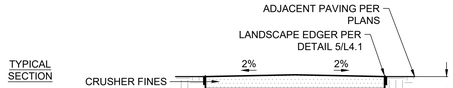
TYPE II

Suitable for equestrian use, hiking and all-terrain (mountain) bicycle use in natural open space areas. Construction of this trail type is subject to the approval of the Parks Director and shall follow sustainable native-surface trail design and construction techniques. Refer to the Park Department's: "Sustainable Trail Development, A Guide to Designing and Constructing Native-surface Trails".

Alignment of this trail should be such that there is minimal ground disturbance during clearing.

NOTES:
- THIS IS THE TOWN OF CASTLE ROCK TRAIL CROSS SECTION DETAIL TB-1 ISSUED MARCH 31,2010.
- ALL NATURAL SURFACE TRAILS AT BELLA MESA NORTH WILL HAVE A 3' TREAD WIDTH.

9 NATURAL SURFACE TRAIL
SCALE: NTS



NOTES:
- ALL CRUSHER FINES SHALL BE GRAY BREEZE, WET AND COMPACTED TO 95% SPD IN TWO (2) INCH LIFTS.

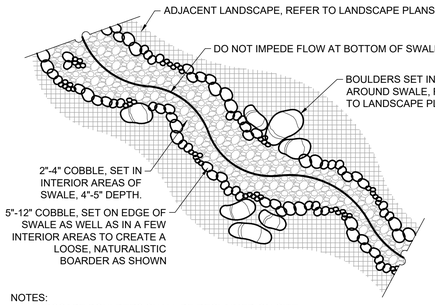
6 GRAVEL TRAIL
SCALE: 1/2" = 1'-0"

MANUFACTURER: ANOVA FURNISHINGS
MODEL: WAINWRIGHT 45 GALLON TRASH RECEPTACLE, CURVED TOP
SLAT COLOR: MAHOGANY
FRAME COLOR: TEXTURED BLACK
SIZE: 25" W x 41" H
SURFACE MOUNT, PRE-DRILLED
INSTALL PER MANUFACTURER'S SPECIFICATIONS
LOCATION: TRACT A, B, C, H, I, L, P

3 LITTER RECEPTACLE
SCALE: NTS

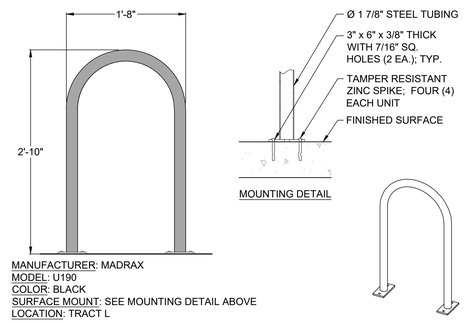
MANUFACTURER: LANDSCAPE STRUCTURES MODEL: TRIANGLE SAIL (20'X20')
COLOR: TBD
MANUFACTURER'S REPRESENTATIVE: ROCKY MOUNTAIN RECREATION
CONTACT: ISABEL KEEGAN (303) 783-1452
LOCATION: TRACT I

11 SHADE STRUCTURE
SCALE: NTS



NOTES:
- LANDSCAPE BOULDERS SHALL BE RECLAIMED ON-SITE.
- THERE SHALL BE NO STEEL EDGER BETWEEN COBBLE SWALE AND LANDSCAPE BED.
- SPECIFIED WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL COBBLE. NO WEED BARRIER FABRIC SHALL BE VISIBLE.

8 COBBLE SWALE
SCALE: 1/4" = 1'-0"



MANUFACTURER: MADRAX
MODEL: U190
COLOR: BLACK
SURFACE MOUNT: SEE MOUNTING DETAIL ABOVE
LOCATION: TRACT L

5 BIKE RACK
SCALE: NTS

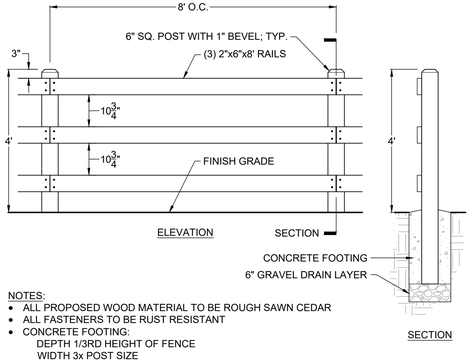
MANUFACTURER: ANOVA FURNISHINGS
MODEL: WAINWRIGHT 6' PICNIC TABLE AND BENCHES SET
SLAT COLOR: MAHOGANY
FRAME COLOR: TEXTURED BLACK
SIZE:
- TABLE: 29"H x 64"W x 72"L

SURFACE MOUNT, PRE-DRILLED
INSTALL PER MANUFACTURER'S SPECIFICATIONS
LOCATION: TRACT I, L

2 PICNIC TABLE
SCALE: NTS

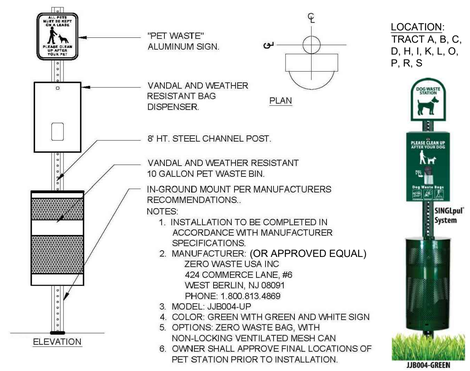
MANUFACTURER: LITTLE TIKES COMMERCIAL
MODEL: COVERED GRILL
COLOR: BLACK
MOUNTING: PER MANUFACTURER SPECIFICATIONS
LOCATION: TRACT I

10 GRILL
SCALE: NTS



NOTES:
- ALL PROPOSED WOOD MATERIAL TO BE ROUGH SAWN CEDAR
- ALL FASTENERS TO BE RUST RESISTANT
- CONCRETE FOOTING:
  DEPTH 1/3RD HEIGHT OF FENCE
  WIDTH 3x POST SIZE
- SLOPE CONCRETE FOOTING TO DRAIN

7 3-RAIL FENCE
SCALE: 1/2" = 1'-0"



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

MANUFACTURER: ANOVA FURNISHINGS
MODEL: WAINWRIGHT 6' CONTOUR BENCH
SLAT COLOR: MAHOGANY
FRAME COLOR: TEXTURED BLACK
SIZE: 6'
SURFACE MOUNT, PRE-DRILLED
INSTALL PER MANUFACTURER'S SPECIFICATIONS
LOCATION: TRACT A, B, C, H, I, P

1 BENCH
SCALE: NTS

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NO.	DATE	NOTES

PROJECT NO: 17026.004		
NO.	DATE	NOTES
1	12.05.2024	FIRST SUBMITTAL TO TOWN
2	04.01.2025	SECOND SUBMITTAL TO TOWN
3	06.27.2025	THIRD SUBMITTAL TO TOWN
4	08.08.2025	FOURTH SUBMITTAL TO TOWN
5	08.28.2025	FIFTH SUBMITTAL TO TOWN

BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS

SHEET
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SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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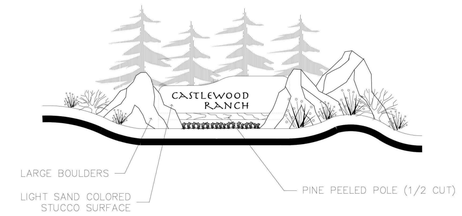
SITE DEVELOPMENT PLAN
BELLA MESA NORTH

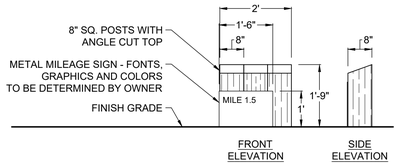
LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



NOTES:
- CASTLEWOOD RANCH MONUMENT SIGN TO BE APPROVED WITH SPECIAL PERMIT
- SEPARATE SIGN PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION

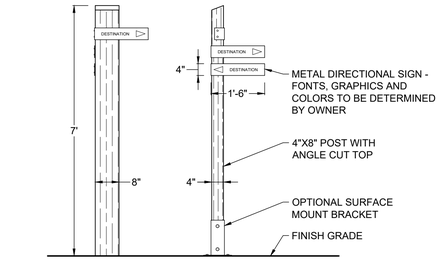
LOCATION: TRACT C

5 CASTLEWOOD RANCH MONUMENT SIGN
SCALE: NOT TO SCALE



NOTES:
- ALL PROPOSED WOOD MATERIAL TO BE SMOOTH SAWN CEDAR
- ALL WOOD TO BE STAINED AND SEALED, COLOR TO BE DETERMINED BY OWNER
- ALL FASTENERS TO BE RUST RESISTANT
- CONCRETE FOOTING:
  DEPTH 1/3RD HEIGHT OF POST
  WIDTH 3x POST SIZE
- SLOPE CONCRETE FOOTING TO DRAIN
- LOCATION: TRACT A, C, H, I, J, K, L, P

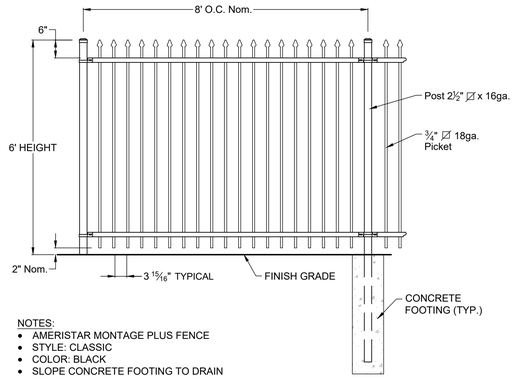
3 TRAIL MILE MARKERS
SCALE: 1/2" = 1'-0"



NOTES:
- ALL PROPOSED WOOD MATERIAL TO BE SMOOTH SAWN CEDAR
- ALL WOOD TO BE STAINED AND SEALED, COLOR TO BE DETERMINED BY OWNER
- ALL FASTENERS TO BE RUST RESISTANT
- CONCRETE FOOTING:
  DEPTH 1/3RD HEIGHT OF POST
  WIDTH 3x POST SIZE
- SLOPE CONCRETE FOOTING TO DRAIN
- SURFACE MOUNT WITH METAL BRACKET IN AREAS WITH SURFACE BEDROCK

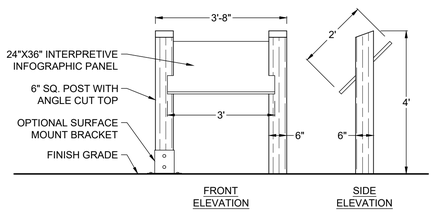
LOCATION: TRACT A, C, H, I, J, K, L, P

2 TRAIL WAYFINDING SIGN
SCALE: 1/2" = 1'-0"



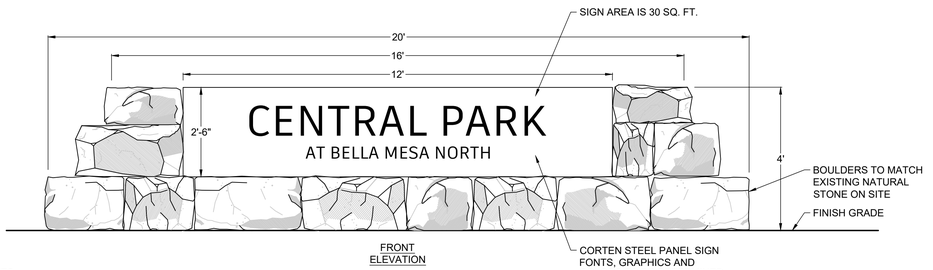
NOTES:
- AMERISTAR MONTAGE PLUS FENCE
- STYLE: CLASSIC
- COLOR: BLACK
- SLOPE CONCRETE FOOTING TO DRAIN

6 METAL PICKET FENCE
SCALE: 1/2" = 1'-0"



NOTES:
- ALL PROPOSED WOOD MATERIAL TO BE SMOOTH SAWN CEDAR
- ALL WOOD TO BE STAINED AND SEALED, COLOR TO BE DETERMINED BY OWNER
- ALL FASTENERS TO BE RUST RESISTANT
- CONCRETE FOOTING:
  DEPTH 1/3RD HEIGHT OF POST
  WIDTH 3x POST SIZE
- SLOPE CONCRETE FOOTING TO DRAIN
- SURFACE MOUNT WITH METAL BRACKET IN AREAS WITH SURFACE BEDROCK
- LOCATION: TRACT A, H, L

4 INTERPRETIVE SIGN
SCALE: 1/2" = 1'-0"



NOTES:
- BOULDERS TO MATCH EXISTING NATURAL STONE ON SITE
- BOULDERS TO VARY IN SIZE FROM 15" TO 36" AND BE GENERALLY RECTANGULAR
- SEPARATE SIGN PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION
- OVERALL LENGTH DIMENSIONS FOR BOULDERS MAY VARY SLIGHTLY AS BOULDERS ARE A NATURAL PRODUCT AND NOT MANUFACTURED TO PRECISE DIMENSIONS.

LOCATION: TRACT I

1 PARK MONUMENT SIGN
SCALE: 1/2" = 1'-0"

SUNSET POINT
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-0040

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BELLA MESA NORTH
SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS

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