

RESOLUTION NO. 2023-053

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A
SINGLE FAMILY RESIDENTIAL HOUSING PROJECT KNOWN AS
AVILLA AT FOUNDERS VILLAGE
(Bella Mesa Filing No. 1, Tracts B and C)**

WHEREAS, NextMetro, has requested approval of a site development plan (the “Site Development Plan”) for the development of a 105 unit, for-rent community consisting of single-family attached and detached structures (the “Project”); and

WHEREAS, the Project is located within the Bella Mesa Planned Development on approximately 9 acres of property northwest of the intersection of Mikelson Boulevard and Mitchell Street; and

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

WHEREAS, on March 23, 2023, a public hearing was held before the Planning Commission, which voted unanimously to recommend approval of the Site Development Plan to the Town Council; and

WHEREAS, based upon the evidence presented at a public hearing held at tonight’s meeting, the Town Council finds that the Site Development Plan is in substantial compliance with:

- (i) The goals and objectives of the Town of Castle Rock’s Vision 2030 and the 2030 Comprehensive Master Plan;
- (ii) The requirements of the Bella Mesa Planned Development Plan, and associated Zoning Regulations;
- (iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040;
- (iv) The skyline/ridgeline protection regulations set forth in CRMC Chapter 17.48;
- (v) The residential/non-residential interface regulations set forth in CRMC Chapter 17.50; and
- (vi) The Town of Castle Rock Technical Criteria.

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

Section 1. Approval. The Site Development Plan for Bella Mesa Filing No. 1, Tracts B and C (Avilla at Founders Village), is hereby approved in the form attached as ***Exhibit 1*** and presented at tonight's meeting.

PASSED, APPROVED AND ADOPTED on first and final reading this 18th day of April, 2023, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

EXHIBIT 1

SITE DEVELOPMENT PLAN

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
F:\proj\K12\0431\ENGINEERING\SITE DEVELOPMENT\PLANS\DP - COVER.DWG Layout: 1 COVER
Plotted: FR 03/21/2023 3:43:31A By: Miles Samsel

LEGAL DESCRIPTION

TRACTS B AND C,
BELLA MESA FILING NO. 1
RECEPTION NUMBER: 2021132396
COUNTY OF DOUGLAS,
STATE OF COLORADO

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, AS MONUMENTED AT THE EAST CORNER BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED: SURVCON 2006 PLS 30289 AND AT THE CENTER-EAST SIXTEENTH CORNER BY A 2.5" PIPE WITH A 3.5" ALUMINUM CAP STAMPED: 1986 PLS 22100, AS BEARING SOUTH 88°58'05" WEST, PER THE PLAT OF FOUNDERS VILLAGE FILING NO. 24 AMENDMENT NO. 1.

BENCHMARK

DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 4.015020 MONUMENTED BY A 3-1/4" DIAMETER ALUMINUM CAPPED MONUMENT BEING NORTH OF THE EAST ¼ CORNER OF SECTION 8 AS MONUMENTED BY 2-1/2" ALUMINUM CAPPED MONUMENT STAMPED "LS28656". NAVD 88 ELEVATION=6572.29

SITE DEVELOPMENT PLAN GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3 AND 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FIRM PANEL NO. 08035C0306G DATED MARCH 16, 2016.
- 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.
- 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.
- 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 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.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED AS MULTIFAMILY PER THE BELLA MESA PLANNED DEVELOPMENT PLAN.
- 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.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE.
HTTPS://WWW.FWS.GOV/MOUNTAIN- PRAIRIE/ES/PREBLESMEADOWJUMPINGMOUSE.PHP
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCR OACH INTO UTILITY EASEMENTS.

FIRE NOTES

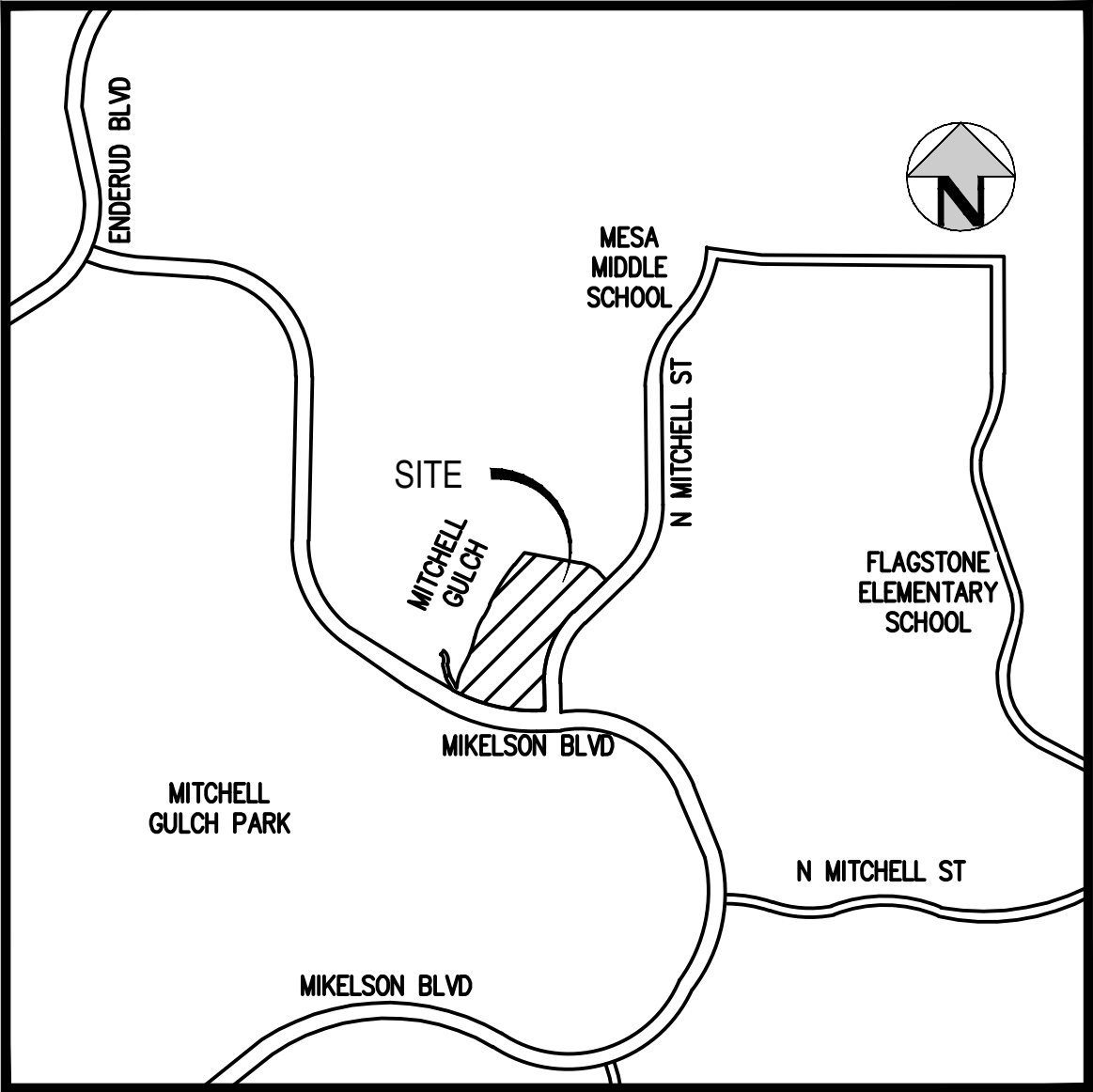
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

ZONING COMPARISON TABLE		
	PROPOSED	ZONING STANDARDS
ZONING	BELLA MESA PLANNED DEVELOPMENT PLAN	
USE	MULTI-FAMILY	
LOT SIZE	9.03 ACRES	
DENSITY	11.6 DU/ACRE	20 DU/ACRE
BUILDING HEIGHT		
UNITS	19'-5.50" (MAX)	50'-0"
LEASING CENTER	24'-10.916"	
PROPOSED UNITS	105	186
1 BEDROOM UNIT (637.8 SF)	34	33%
2 BEDROOM UNIT (970.03 SF)	41	39%
3 BEDROOM UNIT (1289.25 SF)	30	28%
BUILDING SETBACKS		
MIKELSON BLVD	20'	20'
MITCHELL ST	15'	15'
WEST/NORTH SIDE	10'	TBD
PARKING	PROVIDED	REQUIRED
TOTAL PARKING SPACES	220	219
SURFACE PARKING SPACES	204	-
GARAGE PARKING SPACES	16	-
HANDICAP PARKING SPACES	7	7

SITE UTILIZATION COVERAGE		
	SQUARE FEET (SF)	PERCENTAGE OF TOTAL SITE
BUILDINGS	104,222	26.0%
STREET	49,865	12.5%
OPEN SPACE/LANDSCAPING	214,915	53.7%
PARKING	31,304	7.8%
TOTAL	400,306	100%

PARKING REQUIREMENT CALCULATIONS			
UNITS	# OF UNITS	PARKING STANDARDS*	TOTAL
1-BED	34	1.5 SPACE/UNIT	51
2-BED	41	2 SPACE/UNIT	82
3-BED	30	2 SPACE/UNIT	60
GUEST		1/4 UNITS	26
TOTAL	105		219
*PER TOWN OF CASTLE ROCK TABLE 64-1 PARKING REQUIREMENTS FOR SPECIFIC USES, RESIDENTIAL MULTIFAMILY SECTION			

SITE DEVELOPMENT PLAN
TRACTS B AND C BELLA MESA FILING NO. 1
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 100'

SHEET INDEX

- COVER
- SITE PLAN
- UTILITY PLAN - SOUTH
- UTILITY PLAN - NORTH
- GRADING PLAN - SOUTH
- GRADING PLAN - NORTH
- LANDSCAPE NOTES
- SCHEDULES
- OVERALL LANDSCAPE PLAN
- LANDSCAPE PLANS
- LANDSCAPE PLANS
- LANDSCAPE PLANS
- LANDSCAPE ENLARGEMENT
- LANDSCAPE DETAILS
- LANDSCAPE DETAILS
- LANDSCAPE DETAILS
- LANDSCAPE DETAILS
- LEASING OFFICE
- PLAN 1 - FARMHOUSE
- PLAN 1 - CRAFTSMAN
- PLAN 1 - TRADITIONAL
- PLAN 2 - FARMHOUSE
- PLAN 2 - CRAFTSMAN
- PLAN 2 - TRADITIONAL
- PLAN 3 - FARMHOUSE
- PLAN 3 - CRAFTSMAN
- PLAN 3 - TRADITIONAL
- GARAGE
- SITE LIGHTING PHOTOMICRIC
- SITE LIGHTING DETAILS

ABBREVIATIONS

AC	ACRE
AVE	AVENUE
BLDG	BUILDING
BM	BENCHMARK
CO	CLEANOUT
DR	DOOR
E	EAST, EASTING
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FT	FEET
HC	HANDICAP
MH	MANHOLE
MIN	MINIMUM
N	NORTH, NORTHING
NTS	NOT TO SCALE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
ROAD	ROADWAY
ROW	RIGHT-OF-WAY
S	SOUTH
SAN	SANITARY
SS	SANITARY SEWER
ST	STREET
STM	STORM
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
W	WEST
WAT	WATER

CURRENT OWNER

FOURTH INVESTMENT USA, LLC
POC: JOHN V. HILL
P: 970-470-2087
JVHILL.CO@GMAIL.COM

SURVEYOR'S CERTIFICATE

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

AARON MURPHY PLS 38162 DATE _____
CIVIL ENGINEERS STATEMENT

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

RACHEL PATTON #54450 DATE _____

OWNERSHIP CERTIFICATION

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

(FOURTH INVESTMENT, USA, LLC A COLORADO LIMITED LIABILITY COMPANY)

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20____ BY _____ AS _____ OF
FOURTH INVESTMENT, USA, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

VARIANCES

- TCV22-0042** ALLOWS A MAXIMUM OF 12 DWELLING UNITS TO BE SERVICED BY A SINGLE WATER METER.
APPROVED: APRIL 25, 2022
CONDITIONS OF ACCEPTANCE: THE TOWN OF CASTLE ROCK WILL REQUIRE SUB-METERS FOR EACH MASTER METER CLUSTER.
- TCV22-0043** ALLOWS A MAXIMUM OF 6 DWELLING UNITS TO BE SERVICED BY A PRIVATE SANITARY SEWER SERVICE LINE.
APPROVED: APRIL 25, 2022
CONDITIONS OF ACCEPTANCE: AN APPROVED O&M PLAN THAT ADDRESSES EMERGENCY RESPONSE ACTIONS IN CASE OF A SEWER OVERFLOW OR OTHER INTERRUPTION IN SERVICE, IS REQUIRED BY THE TOWN OF CASTLE ROCK.
- TCV22-0073** REDUCES THE NUMBER OF STREET TREES ALONG MITCHELL STREET FROM 15 TO 0.
APPROVED: FEBRUARY 21, 2023.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE BELLA MESA ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 22ND DAY OF JANUARY, 2016 AT
RECEPTION NO. 2016004152 AND ACCORDINGLY 26.7 SFE ARE DEBITED FROM THE WATER BANK.

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 _____ AS AUTHORIZED REPRESENTATIVE

OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DOUGLAS COUNTY CLERK AND RECORDER'S
CERTIFICATE

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

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

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 OF CASTLE ROCK OWNERSHIP BLOCK

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____
MAYOR

ATTEST:

TOWN CLERK _____

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20____ BY _____ AS MAYOR AND BY _____

_____, AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

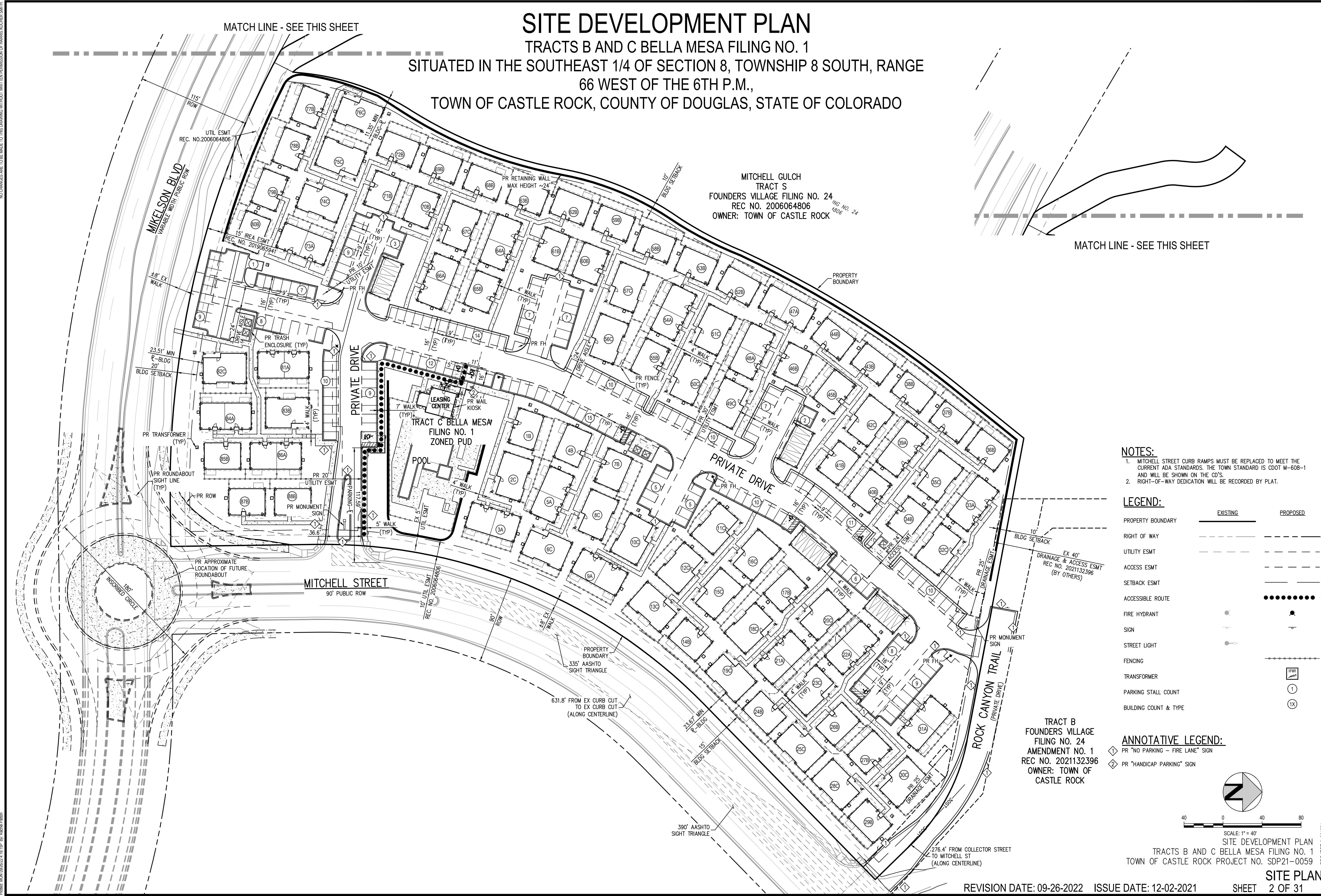
MY COMMISSION EXPIRES: _____

SITE DEVELOPMENT PLAN
TRACTS B AND C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

COVER

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Project: K21047 ENGINEERING SITE DEVELOPMENT PLANS - SITE PLANNING Layout 2 SITE PLAN
Drawn: K21047 ENGINEERING SITE DEVELOPMENT PLANS - SITE PLANNING Layout 2 SITE PLAN
Checked: K21047 ENGINEERING SITE DEVELOPMENT PLANS - SITE PLANNING Layout 2 SITE PLAN
Date: 09-26-2022



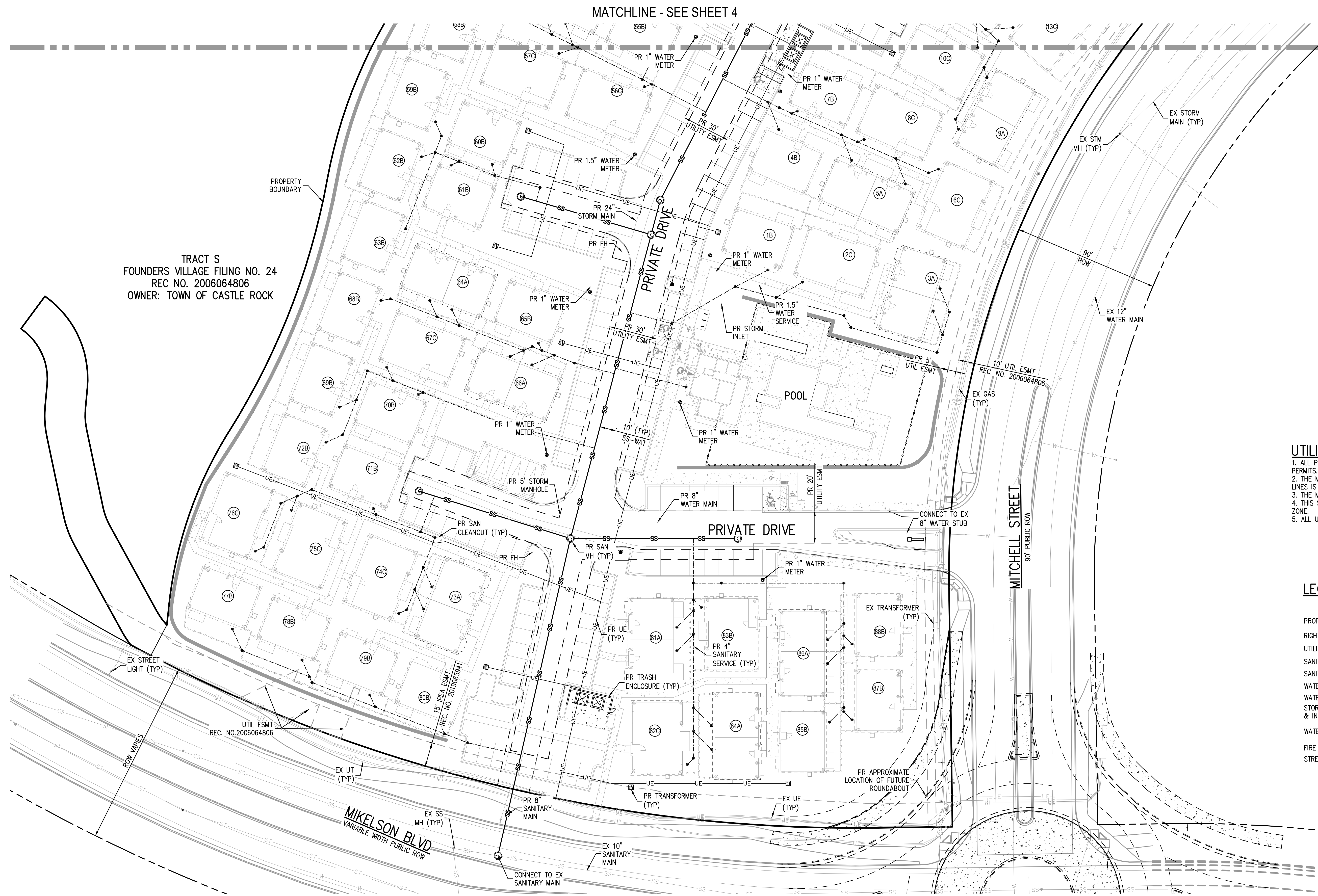
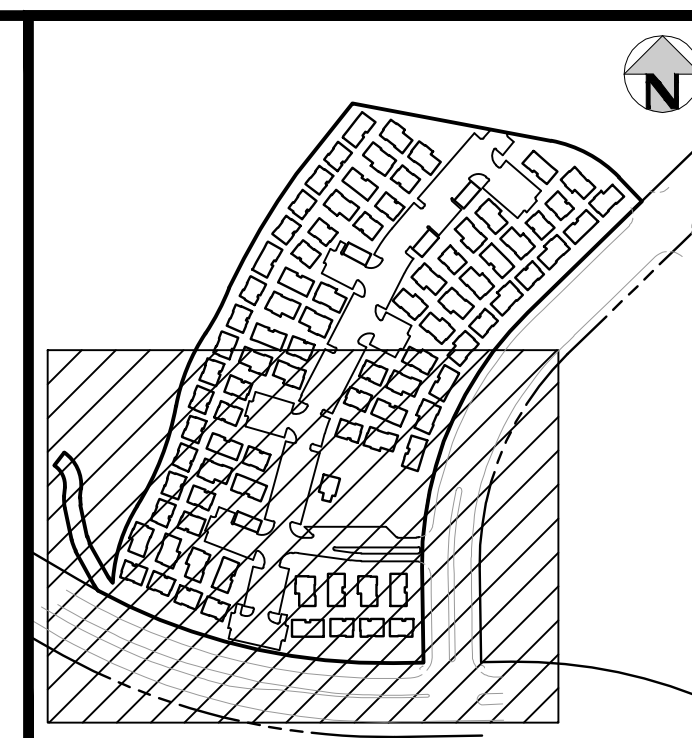
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Project: K21043 ENGINEERING UTILITIES SDP - UTILITY PLAN DWG Layout: 3 UTILITY PLAN - SOUTH
Printed: MON 09/26/2022 4:18:27P By: Rachel Patton

SITE DEVELOPMENT PLAN

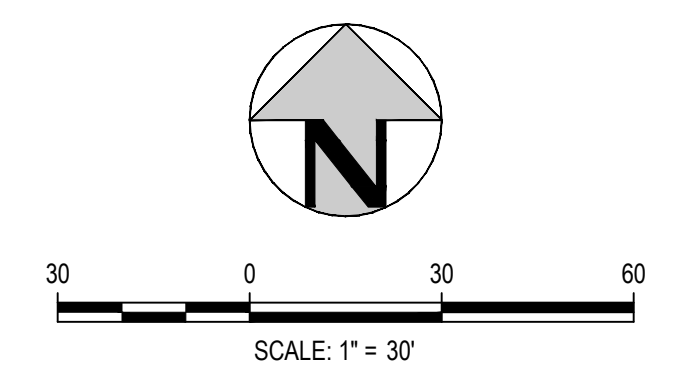
TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- UTILITY NOTES**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.
 5. ALL UNITS ARE FIRE SPRINKLER PROTECTED WITH NFPA 13-D SYSTEM.

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
SANITARY SEWER W/ MANHOLE	SS --- (M)	SS --- (M)
SANITARY SERVICE W/CLEANOUT	SS --- (C)	SS --- (C)
WATER LINE AND GATE VALVE	W --- (V)	W --- (V)
WATER SERVICE	W --- (S)	W --- (S)
STORM SEWER W/ MANHOLE & INLETS	ST --- (M)	ST --- (M)
WATER METER MANHOLE	---	---
FIRE HYDRANT	---	---
STREET LIGHT	---	---



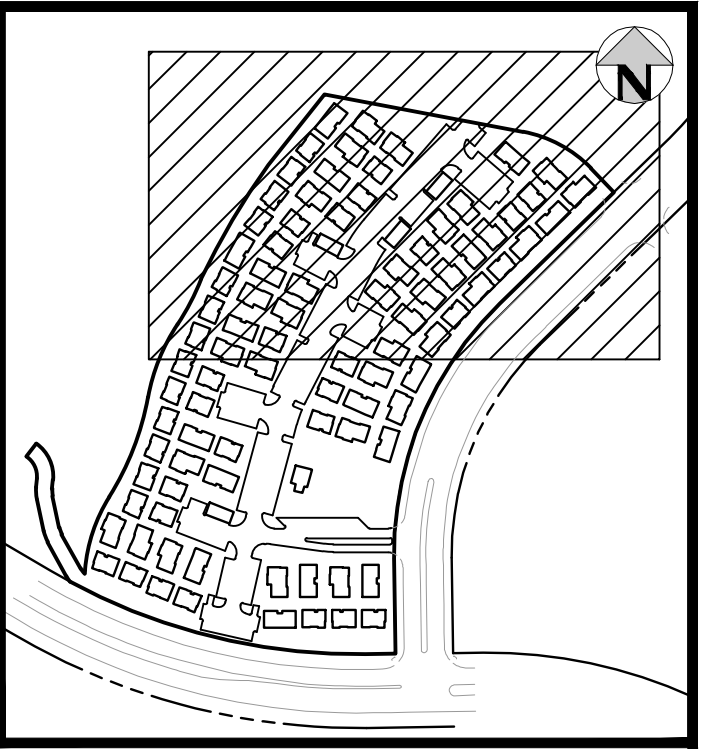
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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Printed: MON 09/26/2022 4:18:30P By: Rachel Patton

SITE DEVELOPMENT PLAN

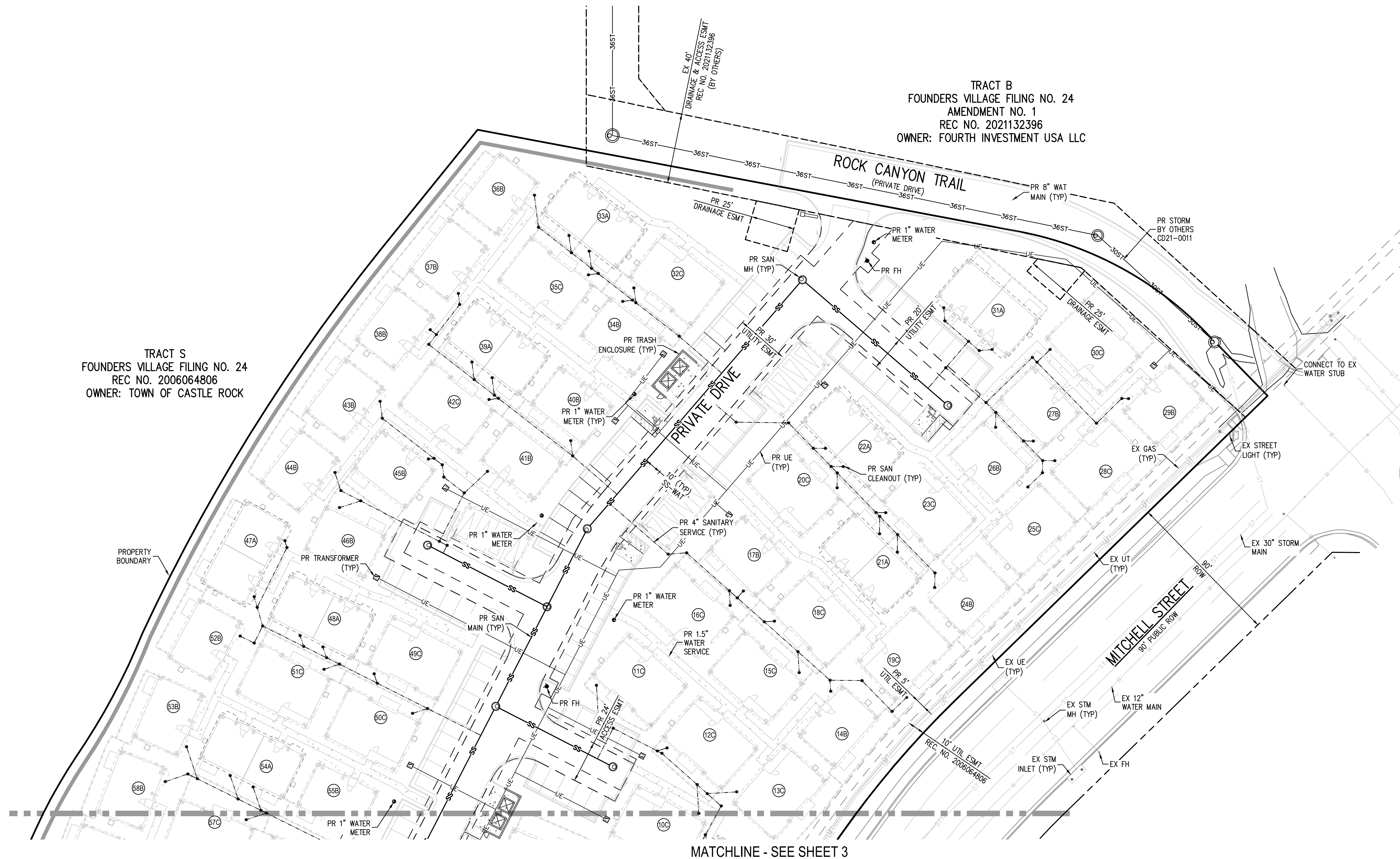
TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



TRACT B
FOUNDERS VILLAGE FILING NO. 24
AMENDMENT NO. 1
REC NO. 2021132396
OWNER: FOURTH INVESTMENT USA LLC

TRACT S
FOUNDERS VILLAGE FILING NO. 24
REC NO. 2006064806
OWNER: TOWN OF CASTLE ROCK

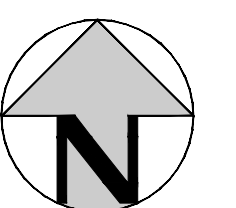


UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.
5. ALL UNITS ARE FIRE SPRINKLER PROTECTED WITH NFPA 13-D SYSTEM.

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT	SS	SS
WATER LINE AND GATE VALVE	W	W
WATER SERVICE	W	W
STORM SEWER W/ MANHOLE & INLETS	ST	ST
WATER METER MANHOLE	W	W
FIRE HYDRANT	W	W
STREET LIGHT	W	W



SCALE: 1" = 30'
30 0 30 60

SITE DEVELOPMENT PLAN
TRACTS B AND C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

UTILITY PLAN - NORTH

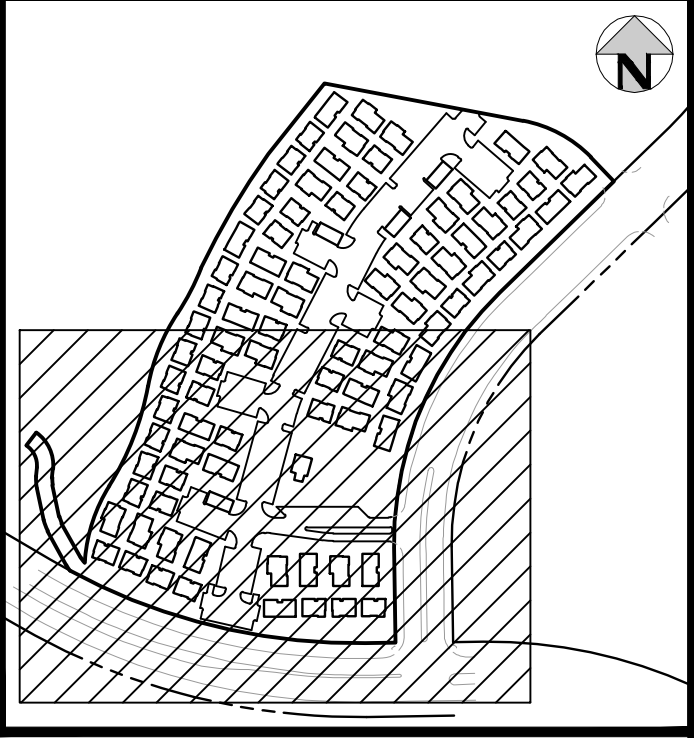
REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

SHEET 4 OF 31

PROJECT # 201221

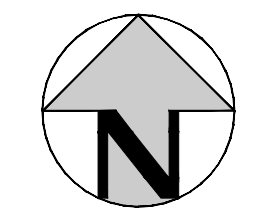
TRACTS B AND C BELLA MESA FILING NO. 1

MATCHLINE - SEE SHEET 6



1. RETAINING WALLS GREATER THAN 4-FOOT TALL AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL AND RETAINING WALLS THAT RETAIN A SURCHARGE WILL REQUIRE A BUILDING PERMIT.
2. ALL FINISHED FLOORS ARE SET A MINIMUM OF 2' ABOVE THE 100-YEAR BASE FLOODPLAIN ELEVATION.

LEGEND:
PROPERTY BOUNDARY
RIGHT-OF-WAY
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED BUILDING ENTRANCE
DRAINAGE FLOW ARROW

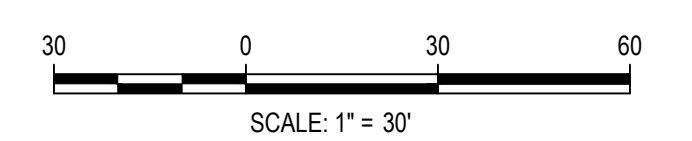


GRADING PLAN - SOUTH

SHEET 5 OF 31

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 Plotted: MON 09/26/22 4:16:42P By: Rachel Patton

TRACTS B AND C BELLA MESA FILING NO. 1



GRADING PLAN - NORTH

SHEET 6 OF 31

Flange: K/21421ENGINEERING/GRADINGSP - GRADING PLAN/IMG Layout: 6 GRADING PLAN - NORTH
 Project: K/21421ENGINEERING/GRADINGSP - GRADING PLAN/IMG Layout: 6 GRADING PLAN - NORTH
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Plotted: THU 02/02/2023 12:26:57P By: James Byrner

SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GALVANIZED, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 3/4" LOCAL ANGULAR ROCK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH GORILLA HAIR CEDAR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL PRUNE ALL DEAD BRANCHES FROM ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK SHOWN ON THE LANDSCAPE PLANS. CONTRACTOR SHALL ALSO REMOVE ANY DEAD SHRUBS WITHIN THE SAME LIMITS.
- PER TOWN OF CASTLE ROCK SHRUBS ARE TO BE PLANTED IN SPACE AND QUANTITIES TO PROVIDE SEVENTY FIVE (75) PERCENT GROUND COVERAGE IN FIVE GROWING SEASONS.
- PER TOWN OF CASTLE ROCK PERENNIALS ARE TO BE PLANTED IN SPACING AND QUANTITIES SUCH THAT THEY WILL PROVIDE SEVENTY FIVE (75) PERCENT GROUND COVERAGE IN THREE YEARS.

CASTLE ROCK SPECIFIC LANDSCAPE NOTES

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 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.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

GRADING NOTES

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

CONCEPTUAL IRRIGATION STANDARD NOTES:

- ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
- TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION

PLANT SCHEDULE NOTES

- ALL GRASSES WITHIN RIGHT OF WAY MUST BE PLANTED IN 5 GALLON CONTAINERS (AFFECTED SPECIES DENOTED WITH ASTERISK IN PLANT SCHEDULE). SEE PLAN FOR LOCATIONS. *

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC CO	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	B & B	2" CAL	MOD
AC FR	ACER X FREEMANII 'JEFFERSRED' TM	AUTUMN BLAZE FREEMAN MAPLE	B & B	2" CAL	MOD
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL	LOW
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL	LOW
GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL	LOW
QU BI	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL	LOW
QU RU	QUERCUS RUBRA	RED OAK	B & B	2" CAL	LOW
TI GR	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL	MOD
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
PI PU	PICEA PUNGENS	COLORADO SPRUCE	B & B	6' HEIGHT	MOD
PI AR	PINUS ARISTATA	BRISTLECONE PINE	B & B	6' HEIGHT	LOW
PI ED	PINUS EDULIS	PINON PINE	B & B	6' HEIGHT	VERY LOW
PI PO	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HEIGHT	LOW
PS ME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	B & B	6' HEIGHT	MOD
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC GR	ACER GRANDIDENTATUM ROCKY MOUNTAIN GLOW	ROCKY MOUNTAIN GLOW MAPLE	B & B	2" CAL	MOD
AC TA	ACER TATARICUM	TATARIAN MAPLE	B & B	2" CAL	MOD
CR CR	CRATAEGUS CRUS-GALLI INERMIS 'CRUSADER'	CRUSADER COCKSPUR HAWTHORN	B & B	2" CAL	LOW
MA RA	MALUS X 'RADIANT'	RADIANT CRABAPPLE	B & B	2" CAL	MOD
PR SH	PRUNUS VIRGINIANA 'SHUBERT'	CANADA RED CHERRY	B & B	2" CAL	LOW
PT TR	PTELEA TRIFOLIATA	COMMON HOPTREE	B & B	2" CAL	MOD
QU GA	QUERCUS GAMBELII	GAMBEL OAK	B & B	2" CAL	VERY LOW
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM AL	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	CONT.	#5	LOW
AM SO	AMELANCHIER ALNIFOLIA 'STANDING OVATION' TM	STANDING OVATION SERVICEBERRY	CONT.	#5	MOD
AM NA	AMORPHA NANA	DWARF LEADPLANT	CONT.	#5	VERY LOW
AR ME	ARONIA MELANOCARPA	BLACK CHOKEBERRY	CONT.	#5	MOD
BE CP	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW
CA DK	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	CONT.	#5	LOW
CH MI	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5	VERY LOW
CH DB	CHRYSOETHAMNUS NAUSEOSUS 'DWARF BLUE'	DWARF RABBITBRUSH	CONT.	#5	VERY LOW
EP VI	EPHEDRA VIRIDIS	MORMON TEA	CONT.	#5	VERY LOW
HI RH	HIPPOPHAE RHAMNOIDES	SEA BUCKHORN	CONT.	#5	VERY LOW
HO DU	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5	VERY LOW
JA AM	JAMESIA AMERICANA	WAXFLOWER	CONT.	#5	LOW
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	#5	MOD
LO CD	LONICERA X XYLOSTEIOIDES 'CLAVEY'S DWARF'	CLAVEY'S DWARF HONEYSUCKLE	CONT.	#5	LOW
PE LS	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW
PH SN	PHILADELPHUS X 'SNOWBELLE'	SNOWBELL MOCK ORANGE	CONT.	#5	MOD
PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW
PR TO	PRUNUS TOMENTOSA	NANKING CHERRY	CONT.	#5	MOD
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5	VERY LOW
RI AU	RIBES AUREUM	GOLDEN CURRANT	CONT.	#5	LOW
RO HA	ROSA X HARISONII	HARISON'S YELLOW ROSE	CONT.	#5	VERY LOW
SH CA	SHEPHERDIA CANADENSIS	RUSSETT BUFFALOBERRY	CONT.	#5	VERY LOW
SP SN	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	CONT.	#5	LOW
SY AL	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	CONT.	#5	LOW
SY HA	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	HANCOCK CORALBERRY	CONT.	#5	LOW
SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT.	#5	LOW
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR CH	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA	CONT.	#5	LOW
JU BP	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	CONT.	#5	VERY LOW
JU SP	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	CONT.	#5	VERY LOW
JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	#5	LOW
JU BC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5	LOW
JU CC	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	CONT.	#5	LOW
JU WB	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	CONT.	#5	VERY LOW
JU GG	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	GRAY GLEAM JUNIPER	CONT.	#5	VERY LOW
JU SK	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET EASTERN REDCEDAR	CONT.	#5	VERY LOW
TH HO	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	CONT.	#5	MOD
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AN WI	ANDROPOGON GERARDII 'WINDWALKER'	WINDWALKER BIG BLUE STEM	CONT.	#1 *	VERY LOW
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1 *	VERY LOW
DE TU	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	CONT.	#1 *	LOW
FE EB	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	CONT.	#1	LOW
MI ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CONT.	#1	MOD
NA TE	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	CONT.	#1	LOW
OR HY	ORYZOPSIS HYMENOIDES	INDIAN RICE GRASS	CONT.	#1	VERY LOW
PE HA	PENNISETUM ALOPECUROIDES 'HADELN'	HADELN FOUNTAIN GRASS	CONT.	#1	LOW
SC SC	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	#1	LOW
SO NU	SORGHASTRUM NUTANS	INDIAN GRASS	CONT.	#1 *	VERY LOW
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	LOW
PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC MO	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1	VERY LOW
AG RU	AGASTACHE RUPESTRIS	THREADLEAF HYSSOP	CONT.	#1	LOW
AS LA	ASTER LAEVIS	SMOOTH ASTER	CONT.	#1	LOW
EC PU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	LOW
GA AR	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1	LOW
LE SL	LEUCANTHEMUM X SUPERBUM 'SNOW LADY'	SNOW LADY SHASTA DAISY	CONT.	#1	MOD
PA QU	PARTHENOCISSUS QUINQUEFOLIA ENGELMANNII	ENGELMANN VIRGINIA CREEPER	CONT.	#1	LOW
SE AJ	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	CONT.	#1	VERY LOW
SY NO	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	CONT.	#1	MOD
TH PS	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	CONT.	#1	LOW

SITE DEVELOPMENT PLAN

TRACT C BELLA MESA FILING NO. 1

CHECKED BY JARED CARLON, PLA 942 TOWN OF CASTLE ROCK PROJECT NO. SDP21--0059 REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

LANDSCAPE

NOTES

SHEET 7 OF 31

PROJECT#:

SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES: THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)		LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
SPRAY	IRRIGATED TURF (FESCUE TURF SEED MIX)	3.0	in./mo.	MODERATE	5%	5,746	3.0	125,240	0.14
DRIP	SHRUB BED	2.0	in./mo.	LOW	74%	93,104	2.0	125,240	1.49
SPRAY ROTORS	IRRIGATED NATIVE SEED	2.5	in./mo.	LOW	21%	26,390	2.5	125,240	0.53
TOTALS					100	125,240		125,240	2.15
							TOTAL OF THE CLWUR		2.15

STREETSCAPE REQUIREMENT TABLE

STREET	LINEAR FEET	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS REQUIRED (4 SHRUBS / 1 REQUIRED TREE)	SHRUBS PROVIDED
MITCHELL ST.	617 LF	15	0	64	62 SHRUBS 320 GRASSES TOTAL: 168 SHRUBS

NOTES:

- DUE TO UTILITY/EASEMENT CONFLICTS AND A FOUR FOOT RIGHT OF WAY WIDTH, TREE PLACEMENT ALONG MITCHELL STREET HAS BEEN OMITTED.
- GRASSES HAVE BEEN INCLUDED AT A RATE OF 3 (5 GAL CONT.) GRASS PER 1 SHRUB

LANDSCAPE AREA TOTALS

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	5,746	4.2%
IRRIGATED NATIVE SEED	26,390	19.6%
RIPARIAN SEED MIX	9,671	7.2%
IRRIGATED BED	93,104	69.0%
TOTAL AREA LANDSCAPE	134,911	100.0%

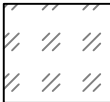
MULTI-FAMILY LANDSCAPE SITE INVENTORY

GROSS SITE AREA (AREA IN SQ.FT.)	LANDSCAPE AREA (AREA IN SQ.FT.)	TURFGRASS (FESCUE SEED MIX) (AREA IN SQ. FT.)	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED	SOIL PREP AMOUNT (IN CUBIC YRDS PER 1000 SQ.FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
393,281	78,656	5,746	0	157 (85 LARGE DECIDUOUS CANOPY)	167	314	2957	4 CU.YDS PER 1000 SQ.FT.	YES
PARKING LOT (AREA IN SQ.FT.)	PARKING LOT LANDSCAPE AREA (SQ.FT.)	NUMBER OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NUMBER OF INTERIOR LANDSCAPE ISLANDS	MINIMUM WIDTH OF INTERIOR LANDSCAPE ISLANDS	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED
30,580	3,058	218	0	16	8'	6	17	12	21

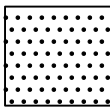
NOTES:

- GROSS AREA MINIMUM LANDSCAPE AREA IS 20%. PARKING AREA MINIMUM LANDSCAPE AREA IS 10%..
- REQUIRED TREES = 2 TREES PER 1,000 SF OF REQUIRED LANDSCAPE AREA.
- REQUIRED SHRUBS = 4 SHRUBS PER 1,000 SF OF REQUIRED LANDSCAPE AREA.
- PROPOSED PARKING LOT PLANT COUNTS ARE INCLUDED WITHIN THE PROPOSED SITE LANDSCAPE PLANT TOTALS.
- 50% OF SITE TREES SHALL BE LARGE DECIDUOUS CANOPY TREES.
- 75% OF SITE SHALL BE COVERED BY SHRUBS WITHIN FIVE GROWING SEASONS
- 75% OF SITE SHALL BE COVERED BY PERENNIALS WITHIN THREE YEARS

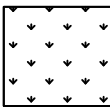
TURF AND SEED MIXES



NATIVE RIPARIAN MIX - NON-IRRIGATED		
SPECIES	% OF MIX	PLS/ACRE
NEBRASKA SEDGE	6.11	1.000
CLUSTERED FIELD SEDGE	3.05	0.500
THICKSPIKE WHEATGRASS	12.22	2.000
BALTIC RUSH	0.76	0.125
TORREY'S RUSH	0.76	0.125
SWITCHGRASS	18.32	3.000
WESTERN WHEATGRASS	36.64	6.000
THREESQUARE BULRUSH	12.22	2.000
SHOWY MILKWEED	6.11	1.000
CANADA GOLDENROD	0.76	0.125
BLUE VERVAIN	3.05	0.500
APPLY AT A RATE OF 16.375 PLS LBS. PER ACRE, DOUBLE FOR BROADCAST		



FESCUE TURF SEED MIX (LOW 2 - HYDROZONE)		
ARKANSAS VALLEY SEED		
SPECIES	% OF MIX	PLS/ ACRE
SR3000 HARD FESCUE	30	6
CHEWINGS FESCUE	30	6
CREEPING RED FESCUE	25	5
SR4000 PERENNIAL RYEGRASS	15	3
APPLY AT A RATE OF 20 PLS LBS. PER ACRE, DOUBLE FOR BROADCAST		



DRYLAND GRASS SEED MIX (LOW 2 - HYDROZONE)			
SPECIES	VARIETY	% OF MIX	PLS/ ACRE
BIG BLUESTEM	KAW	10	1.1
YELLOW INDIANGRASS	CHEYENNE	10	1
SWITCHGRASS	BLACKWELL	10	0.4
SIDEOATS GRAMA	VAUGHN	10	0.9
WESTERN WHEATGRASS	ARRIBA	10	1.6
BLUE GRAMA	HACHITA	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	10	1
PRAIRIE SANDREED	GOSHEN	10	0.7
GREEN NEEDLEGRASS	LODORM	10	1
SLENDER WHEATGRASS	PRYOR	5	0.6
STREAMBANK WHEATGRASS	SODAR	5	0.6
APPLY AT A RATE OF 9.2 PLS LBS. PER ACRE DRILLED			

AMENITY SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	SIZE / DIMENSION	PRODUCT NAME	COLOR/FINISH	NOTES
1	BENCH	ANOVA	33" H X 25" W X 73" L	AL1980T	THERMORY SLATS, TEXTURED PEWTER FRAME	MOUNT PER MANUFACTURER SPECIFICATIONS
2	PICNIC TABLE	ANOVA	29" H X 64" W X 72" L	RCPWT63A	MAHOGANY PLASTIC SLATS, TEXTURED BLACK FRAME	MOUNT PER MANUFACTURER SPECIFICATIONS
3	BISTRO TABLE	ANOVA	31" H X 41" W X 42" L	T2267T	THERMORY SLATS, TEXTURED PEWTER FRAME	MOUNT PER MANUFACTURER SPECIFICATIONS
4	CHAIR	ANOVA	33" H X 20" W X 24" D	T2235T	THERMORY SLATS, TEXTURED PEWTER FRAME	MOUNT PER MANUFACTURER SPECIFICATIONS
5	TRASH RECEPTACLE	ANOVA	47" H X 26" W X 22" D	AE2645RCT	TEXTURED PEWTER LID, TEXTURED BLACK FRAME	MOUNT PER MANUFACTURER SPECIFICATIONS
6	PET PICK-UP STATION	DOG-ON-IT PARKS	73" H X 18" W X 10" D	7408R	GREEN POWDER-COATED ALUMINUM	MOUNT PER MANUFACTURER SPECIFICATIONS
7	BIKE RACK	ANOVA	33" H X 5" W X 13" L	AL19BR2	TEXTURED PEWTER	MOUNT PER MANUFACTURER SPECIFICATIONS

MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

ITEM	DESCRIPTION	MANUFACTURER	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES
A	CONCRETE FLATWORK	N/A	SEE PLANS FOR WALK WIDTHS	STANDARD CONCRETE FLATWORK	STANDARD GRAY, BROOM FINISH	INSTALL PER MANUFACTURER'S SPECIFICATIONS
B	ENHANCED PAVING (POOL DECK)	COLORADO HARDSCAPES OR APPROVED EQUAL	THICKNESS PER GEOTECH	SANDSCAPE TEXTURED COLORED CONCRETE	SANDY PEBBLE COLOR, SANDSCAPE FINISH	APPROVED EQUAL MAY BE USED.
C	COBBLE	PIONEER SAND	6" MINIMUM DEPTH WITH LANDSCAPE FABRIC	4"-6" RIVER COBBLE	RIVER COBBLE	INSTALL PER MANUFACTURER'S SPECIFICATIONS
D	SITE ROCK MULCH	PIONEER SAND	3" DEPTH, ¾" ROCK	¾" ANGULAR ROCK	LOCAL RIVER ROCK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
E	CRUSHER FINES	PIONEER SAND	4" DEPTH, ¾" MINUS	GREY BREEZE	GREY	INSTALL PER MANUFACTURER'S SPECIFICATIONS
F	BACKYARD ROCK MULCH	PIONEER SAND	3" DEPTH, 1 ½" ROCK	1 ½" LOCAL RIVER ROCK	LOCAL RIVER ROCK	INSTALL PER MANUFACTURER'S SPECIFICATIONS

SITE DEVELOPMENT PLAN

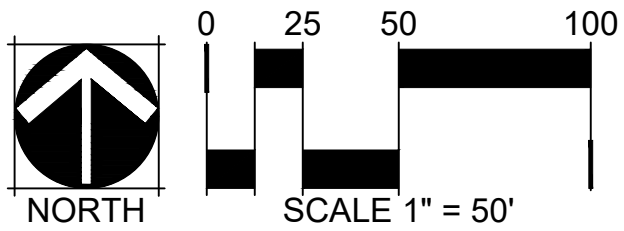
TRACTS B AND C BELLA MESA FILING NO. 1

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	TREE COUNTS	
	DECIDUOUS CANOPY TREES	85 — 50.9%
	EVERGREEN TREES	29 — 17.4%
	DECIDUOUS ORNAMENTAL TREES	53 — 31.7%
	TOTAL:	167 100%
	STEEL EDGER	
	NATIVE SEED	
	SOD	
	SHRUB BED ROCK MULCH	
	BACK YARD MULCH	
	NON-IRRIGATED NATIVE SEED	
	COBBLE	
	CRUSHER FINES	
	ARTIFICIAL TURF	
	SANITARY SEWER LINE, RE; CIVIL	
	WATER LINE, RE; CIVIL	
	UNDERGROUND ELECTRICAL LINE, RE; CIVIL	
	STORMWATER LINE, RE; CIVIL	
	PROPERTY BOUNDARY / ROW	
	MATCHLINE	
	RETAINING WALL	
	PRIVACY FENCE AND COLUMN	
	POOL / DOG PARK FENCE	
	EASEMENT LINE	



SITE DEVELOPMENT PLAN

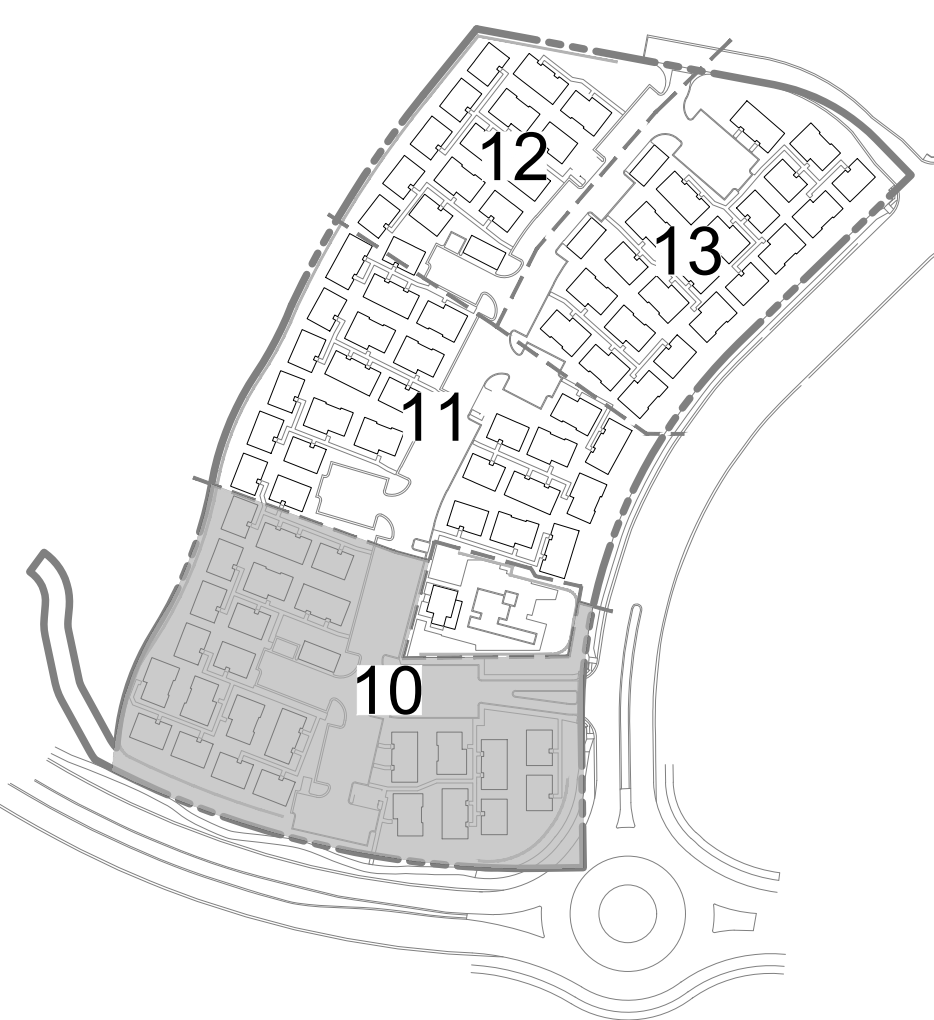
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

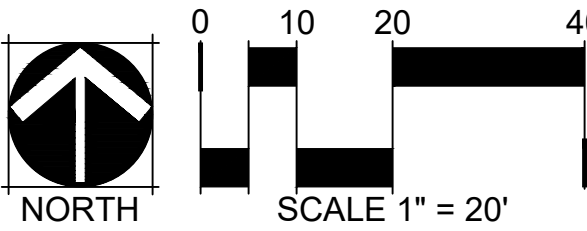
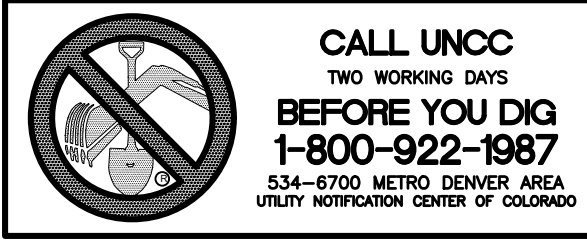
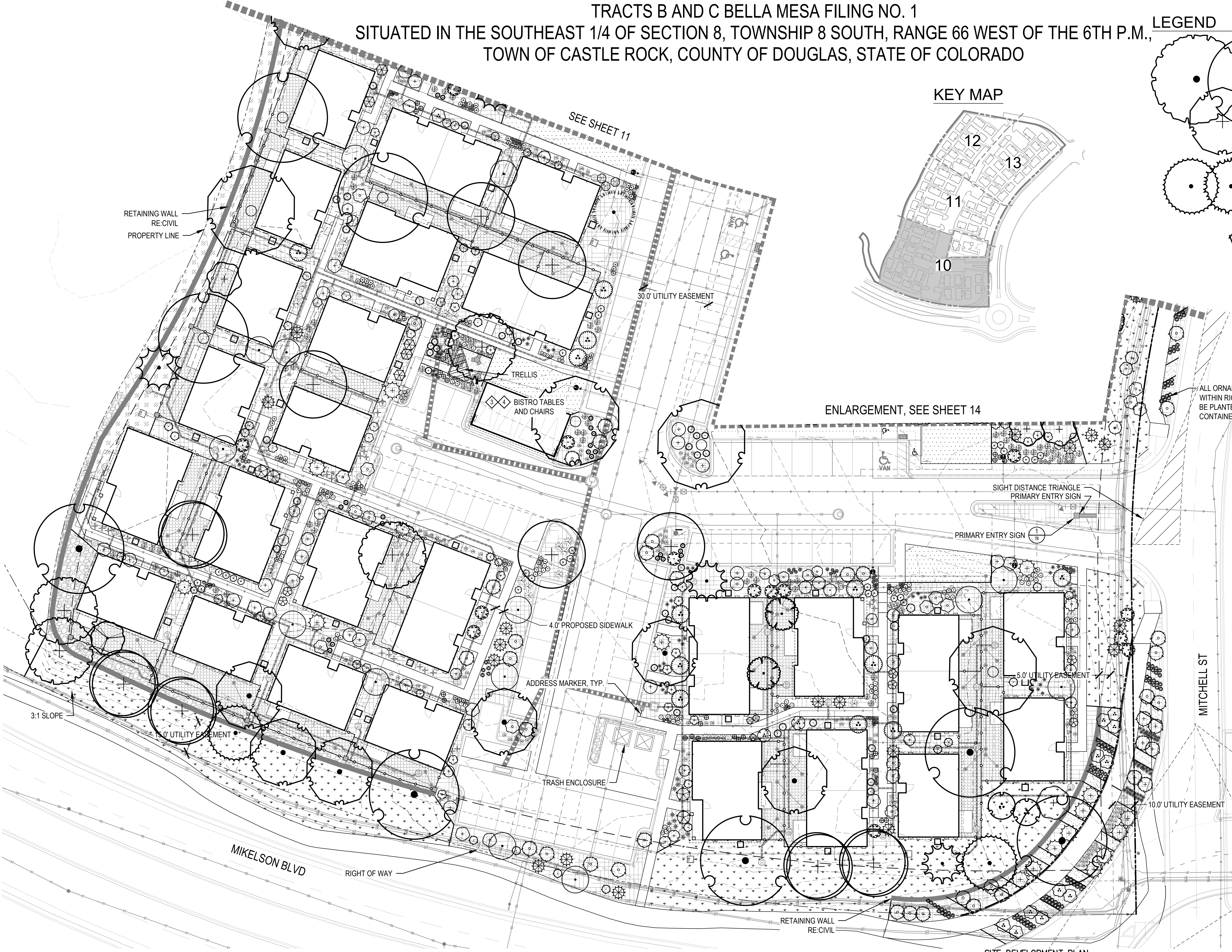
LEGEND

- DECIDUOUS CANOPY TREES
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASS
- PERENNIALS
- STEEL EDGER
- NATIVE SEED
- SOD
- SHRUB BED ROCK MULCH
- BACK YARD MULCH
- CRUSHER FINES
- NON-IRRIGATED NATIVE SEED
- COBBLE
- SANITARY SEWER LINE, RE: CIVIL
- WATER LINE, RE: CIVIL
- UNDERGROUND ELECTRICAL LINE, RE: CIVIL
- STORMWATER LINE, RE: CIVIL
- EASTMENT LINE, RE: CIVIL
- PROPERTY BOUNDARY / ROW
- MATCHLINE
- RETAINING WALL
- PRIVACY FENCE AND COLUMN,
- POOL / DOG PARK FENCE
- ENTRY MONUMENTATION
- ADDRESS MARKER
- BENCH, RE: AMENITY SCHEDULE
- PICNIC TABLE, RE: AMENITY SCHEDULE
- BISTRO TABLE AND CHAIRS, RE: AMENITY SCHEDULE
- TRASH AND RECYCLING RECEPTACLES, RE: AMENITY SCHEDULE
- PET PICKUP STATION, RE: AMENITY SCHEDULE
- BIKE RACK, RE: AMENITY SCHEDULE

KEY MAP



ENLARGEMENT, SEE SHEET 14

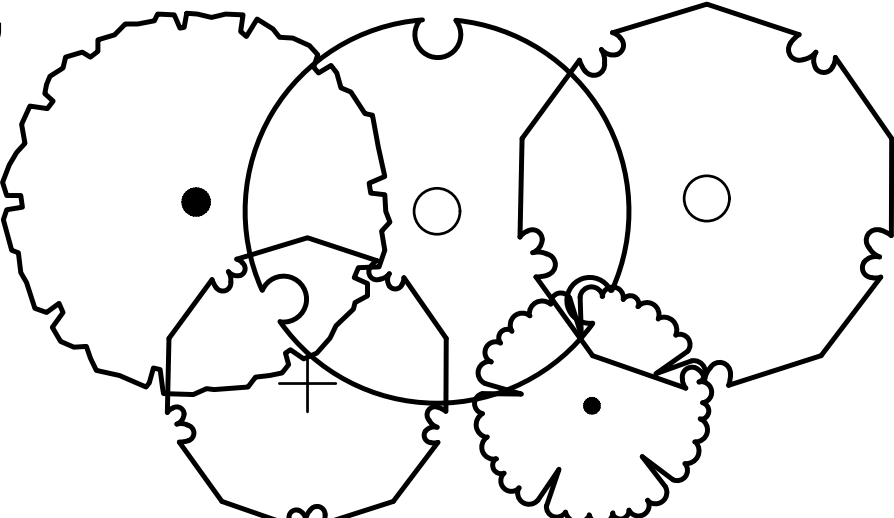


SITE DEVELOPMENT PLAN

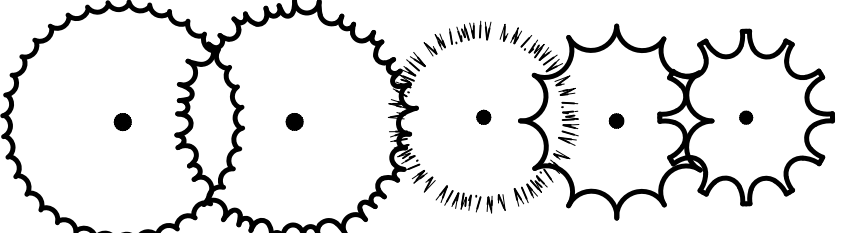
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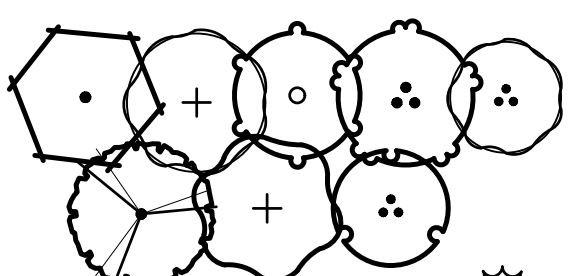
LEGEND



DECIDUOUS CANOPY TREES



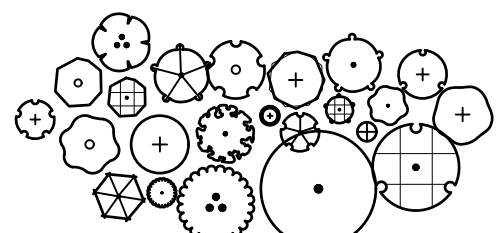
EVERGREEN TREES



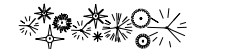
DECIDUOUS ORNAMENTAL TREES



EVERGREEN SHRUBS



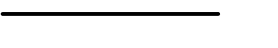
DECIDUOUS SHRUBS



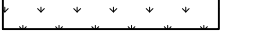
ORNAMENTAL GRASS



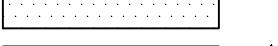
PERENNIALS



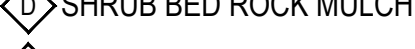
STEEL EDGER



NATIVE SEED



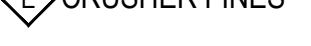
SOD



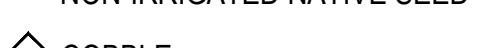
SHRUB BED ROCK MULCH



BACK YARD MULCH



CRUSHER FINES



NON-IRRIGATED NATIVE SEED



COBBLE



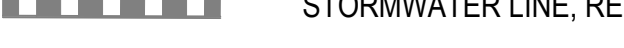
SANITARY SEWER LINE, RE; CIVIL



WATER LINE, RE; CIVIL



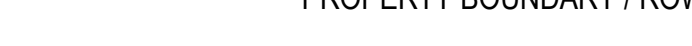
UNDERGROUND ELECTRICAL LINE, RE; CIVIL



STORMWATER LINE, RE; CIVIL



EASTMENT LINE, RE; CIVIL



PROPERTY BOUNDARY / ROW



MATCHLINE



RETAINING WALL



PRIVACY FENCE AND COLUMN,



POOL / DOG PARK FENCE



ENTRY MONUMENTATION



ADDRESS MARKER



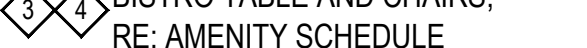
1 BENCH, RE; AMENITY SCHEDULE



2 PICNIC TABLE, RE;
AMENITY SCHEDULE



3 BISTRO TABLE AND CHAIRS,
RE; AMENITY SCHEDULE



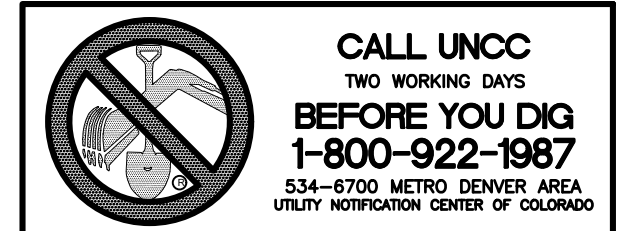
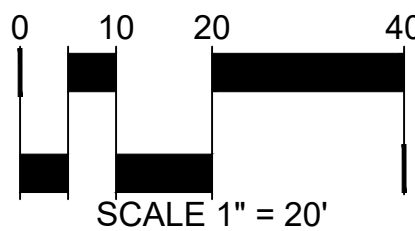
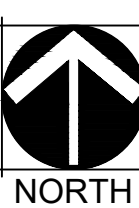
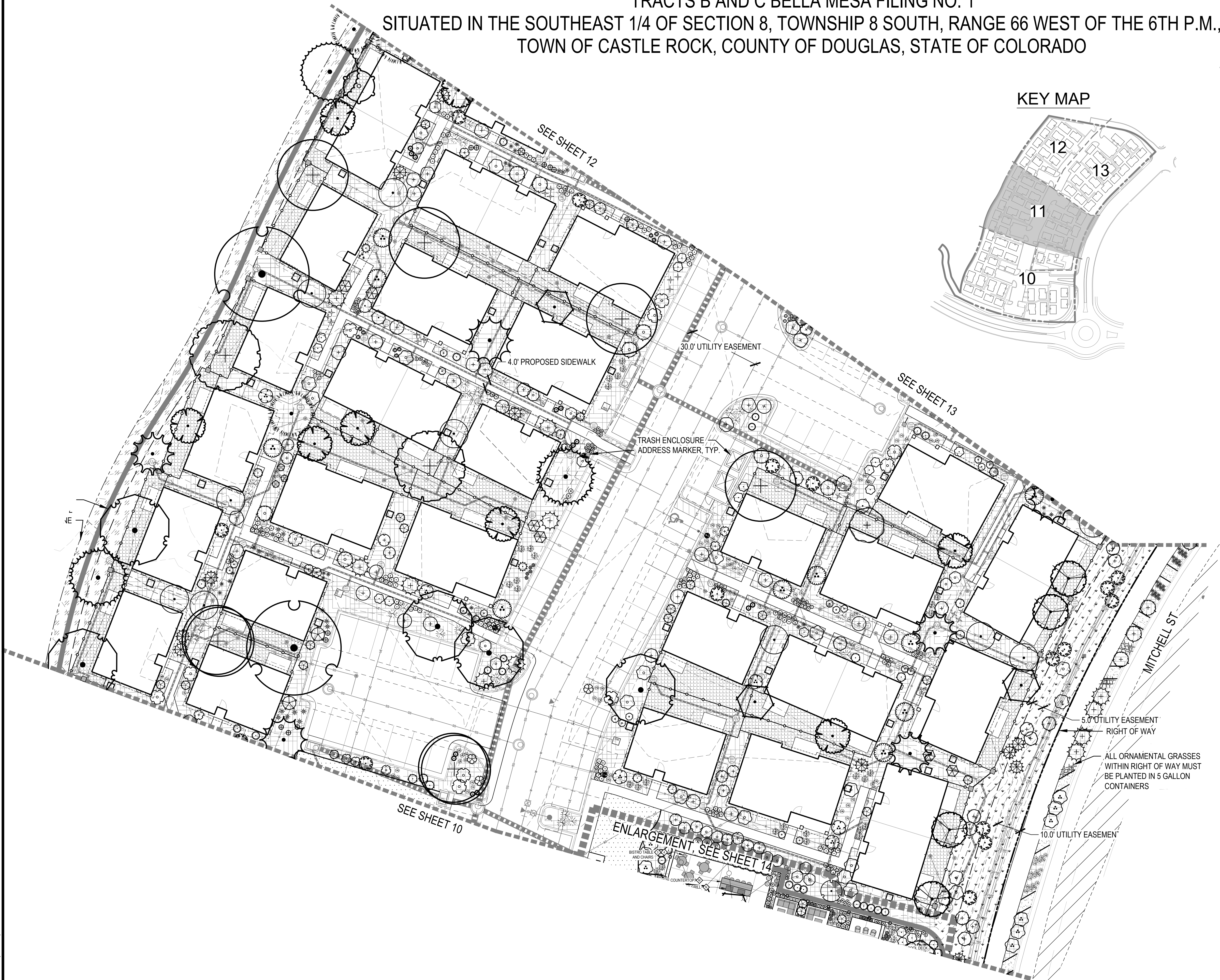
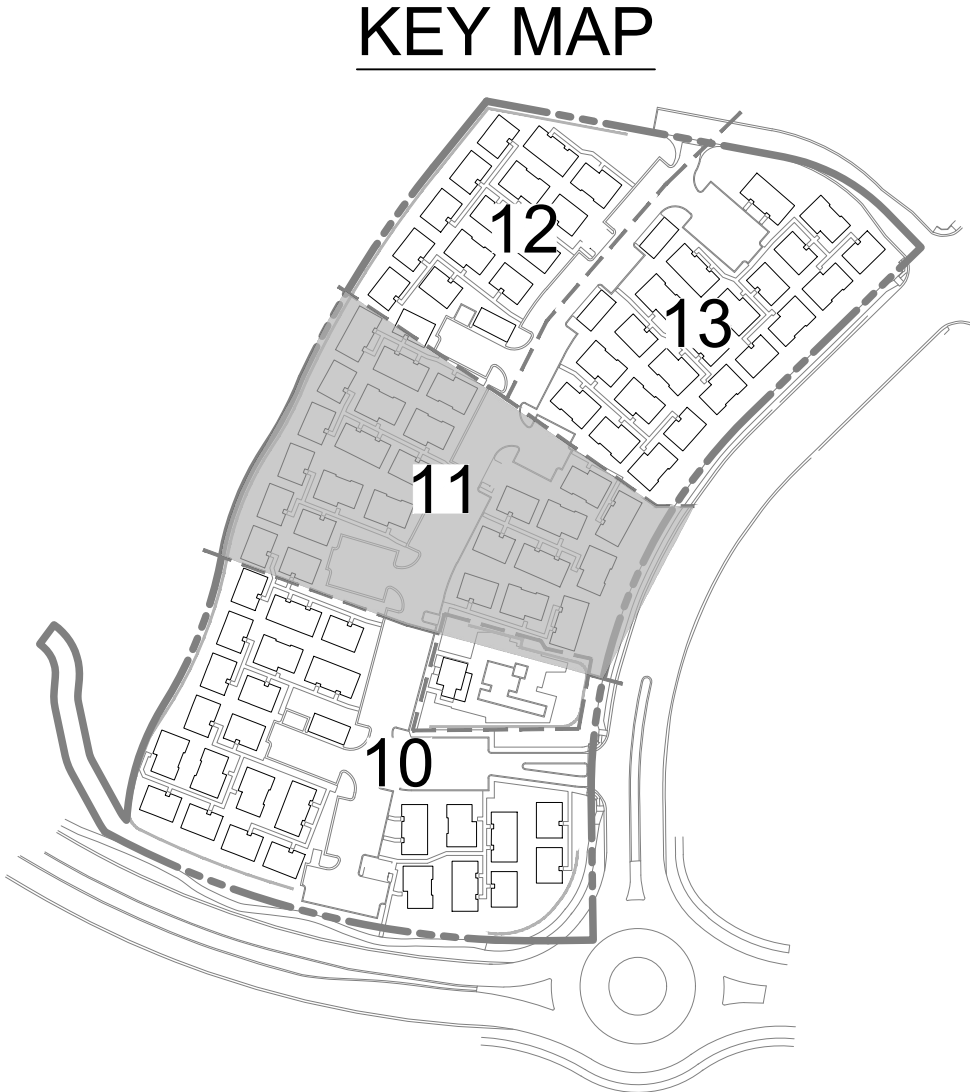
4 TRASH AND RECYCLING RECEPTACLES,
RE; AMENITY SCHEDULE



5 PET PICKUP STATION, RE; AMENITY
SCHEDULE



6 BIKE RACK, RE; AMENITY SCHEDULE

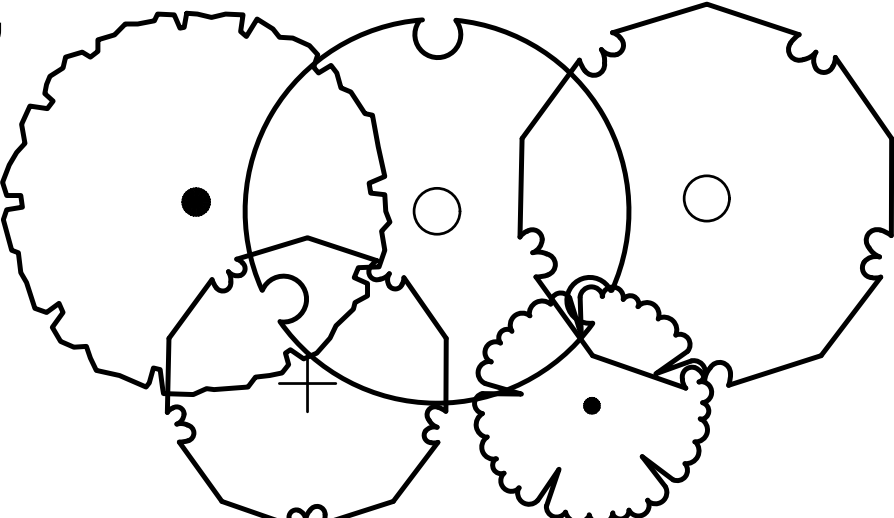


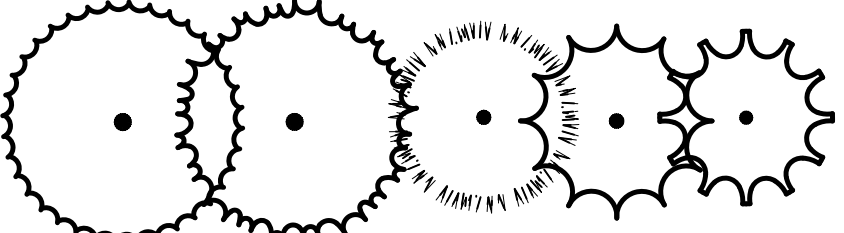
SITE DEVELOPMENT PLAN

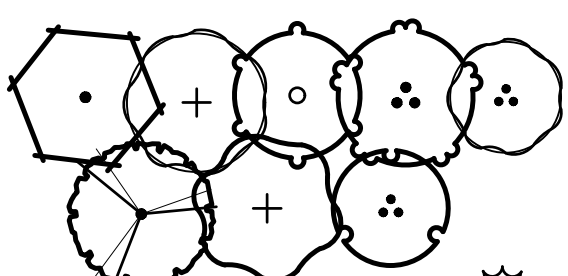
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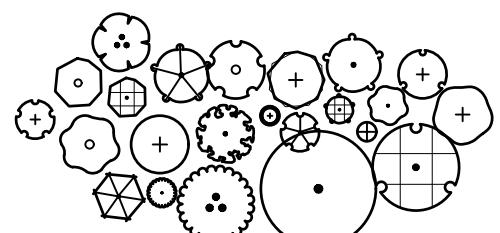
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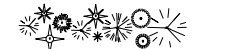
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DECIDUOUS CANOPY TREES
- 

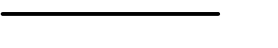
EVERGREEN TREES
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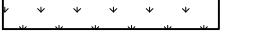
DECIDUOUS ORNAMENTAL TREES
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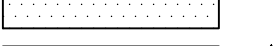
EVERGREEN SHRUBS
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DECIDUOUS SHRUBS
- 

ORNAMENTAL GRASS
- 

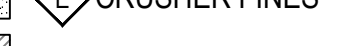
PERENNIALS
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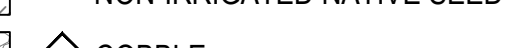
STEEL EDGER
- 

NATIVE SEED
- 

SOD
- 

SHRUB BED ROCK MULCH
- 

BACK YARD MULCH
- 

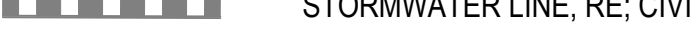
CRUSHER FINES
- 

NON-IRRIGATED NATIVE SEED
- 

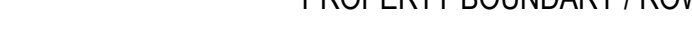
COBBLE
- 

SANITARY SEWER LINE, RE; CIVIL
- 

WATER LINE, RE; CIVIL
- 

UNDERGROUND ELECTRICAL LINE, RE; CIVIL
- 

STORMWATER LINE, RE; CIVIL
- 

EASTMENT LINE, RE; CIVIL
- 

PROPERTY BOUNDARY / ROW
- 

MATCHLINE
- 

RETAINING WALL
- 

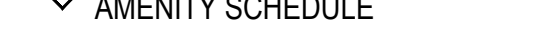
PRIVACY FENCE AND COLUMN,
- 

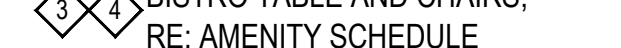
POOL / DOG PARK FENCE
- 

ENTRY MONUMENTATION
- 

ADDRESS MARKER
- 

1 BENCH, RE; AMENITY SCHEDULE
- 

2 PICNIC TABLE, RE;
AMENITY SCHEDULE
- 

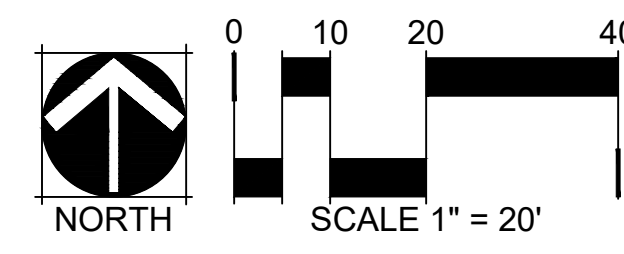
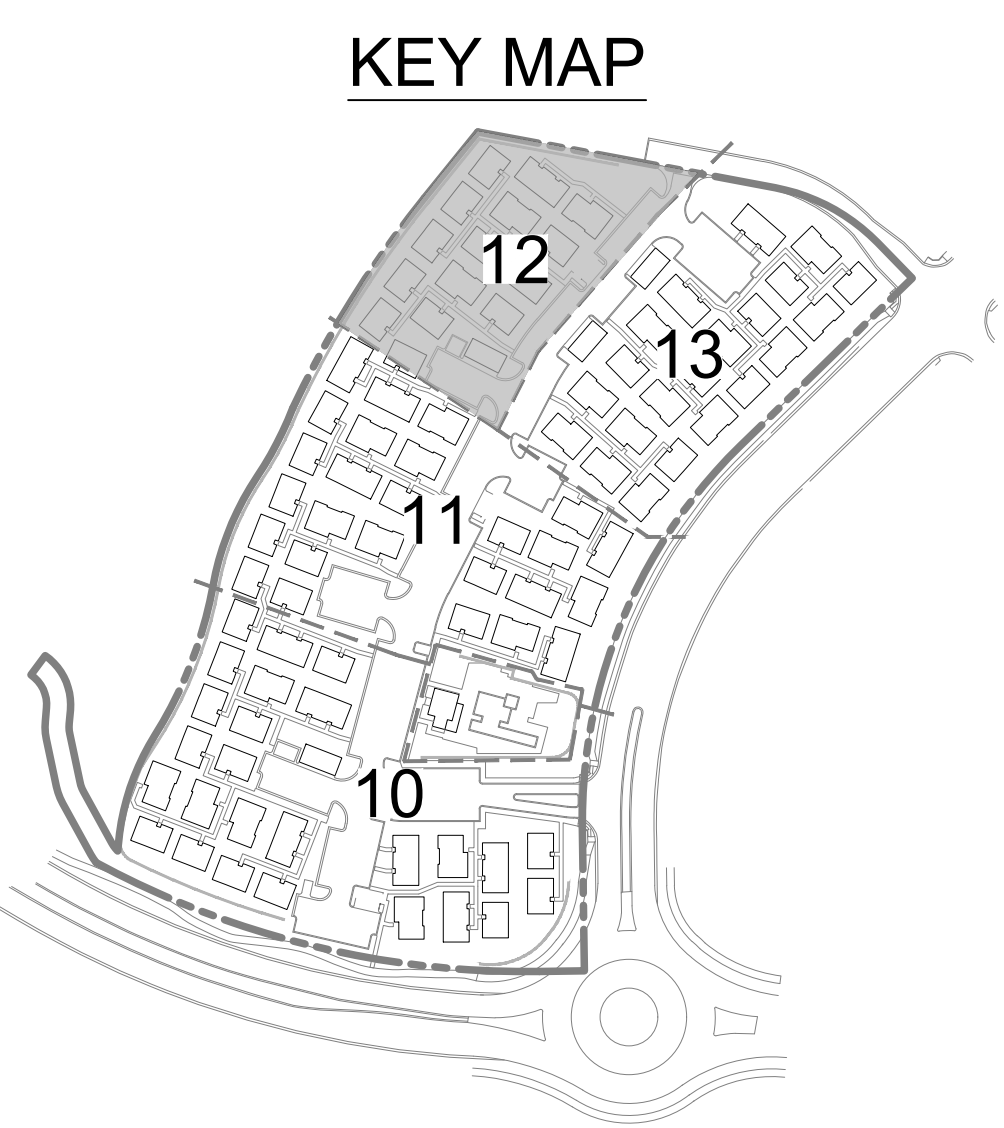
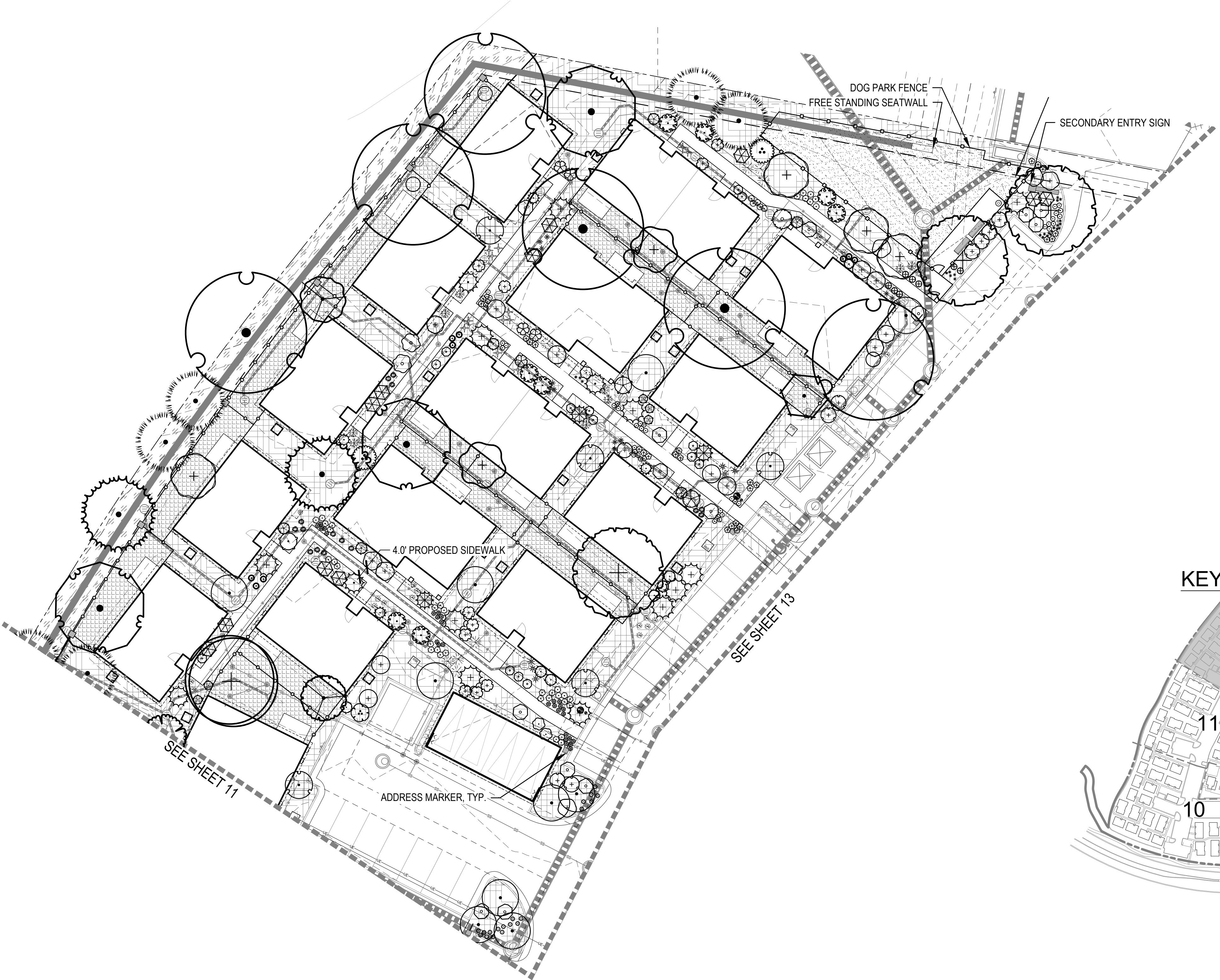
3 BISTRO TABLE AND CHAIRS,
RE; AMENITY SCHEDULE
- 

4 TRASH AND RECYCLING RECEPTACLES,
RE; AMENITY SCHEDULE
- 

5 PET PICKUP STATION, RE; AMENITY
SCHEDULE
- 

6 PET PICKUP STATION, RE; AMENITY
SCHEDULE
- 

7 BIKE RACK, RE; AMENITY SCHEDULE

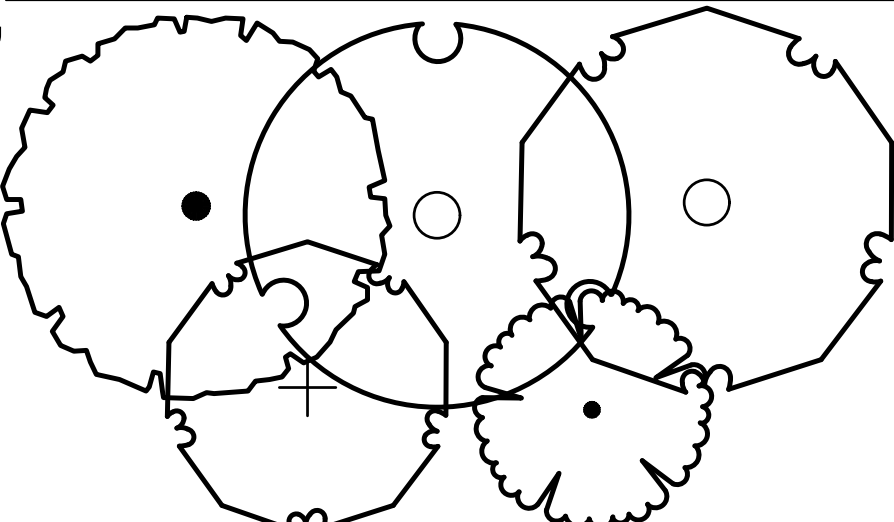


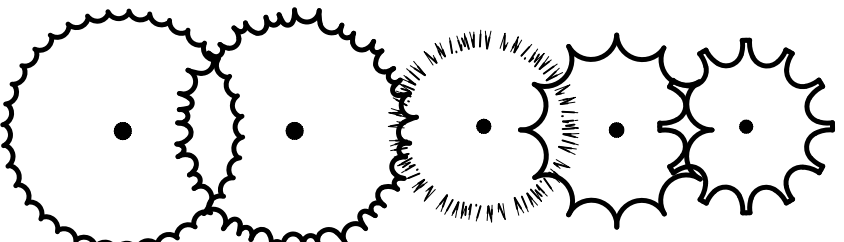
SITE DEVELOPMENT PLAN

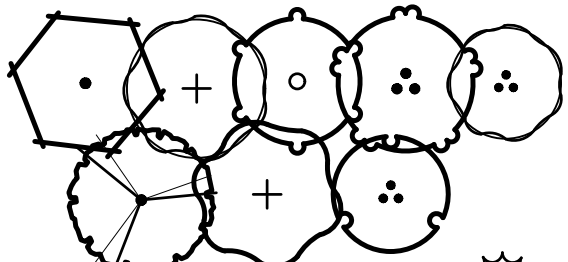
TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

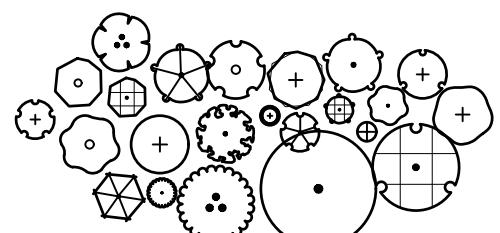
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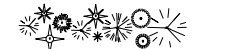
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DECIDUOUS CANOPY TREES
- 

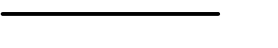
EVERGREEN TREES
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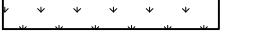
DECIDUOUS ORNAMENTAL TREES
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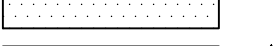
EVERGREEN SHRUBS
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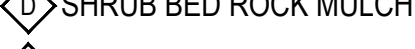
DECIDUOUS SHRUBS
- 

ORNAMENTAL GRASS
- 

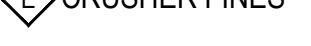
PERENNIALS
- 

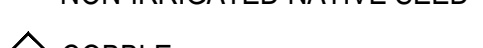
STEEL EDGER
- 

NATIVE SEED
- 

SOD
- 

SHRUB BED ROCK MULCH
- 

BACK YARD MULCH
- 

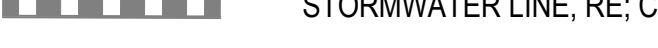
CRUSHER FINES
- 

NON-IRRIGATED NATIVE SEED
- 

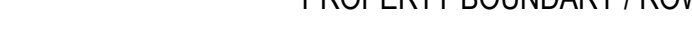
COBBLE
- 

SANITARY SEWER LINE, RE; CIVIL
- 

WATER LINE, RE; CIVIL
- 

UNDERGROUND ELECTRICAL LINE, RE; CIVIL
- 

STORMWATER LINE, RE; CIVIL
- 

EASTMENT LINE, RE; CIVIL
- 

PROPERTY BOUNDARY / ROW
- 

MATCHLINE
- 

RETAINING WALL
- 

PRIVACY FENCE AND COLUMN,
- 

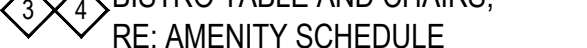
POOL / DOG PARK FENCE
- 

ENTRY MONUMENTATION
- 

ADDRESS MARKER
- 

1 BENCH, RE; AMENITY SCHEDULE
- 

2 PICNIC TABLE, RE;
AMENITY SCHEDULE
- 

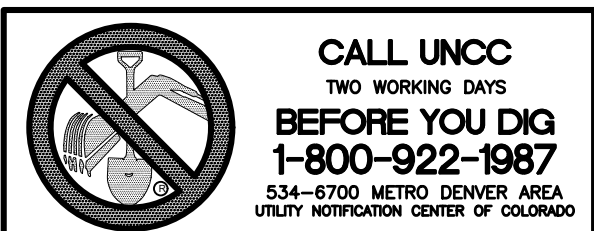
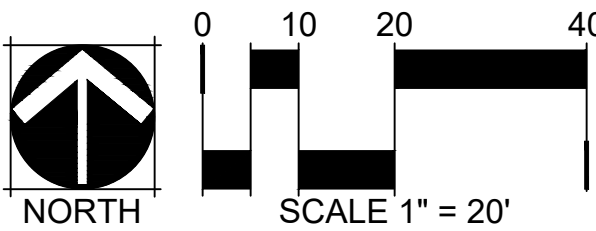
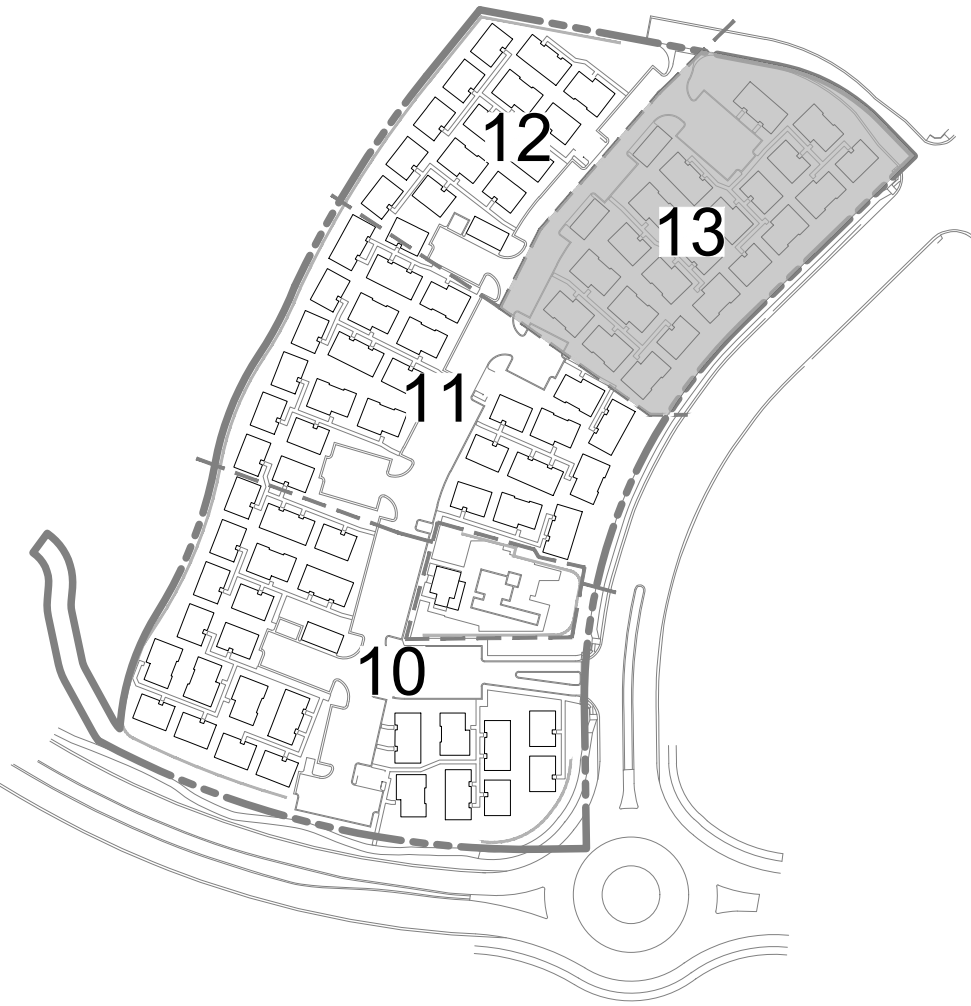
3 BISTRO TABLE AND CHAIRS,
RE; AMENITY SCHEDULE
- 

4 TRASH AND RECYCLING RECEPTACLES,
RE; AMENITY SCHEDULE
- 

5 PET PICKUP STATION, RE; AMENITY
SCHEDULE
- 

6 BIKE RACK, RE; AMENITY SCHEDULE

KEY MAP

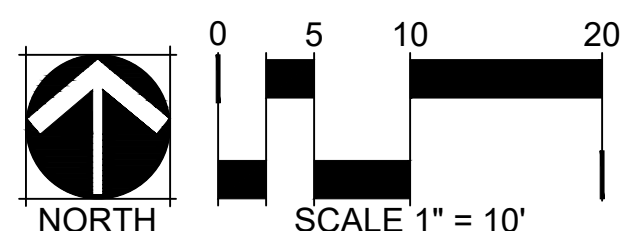
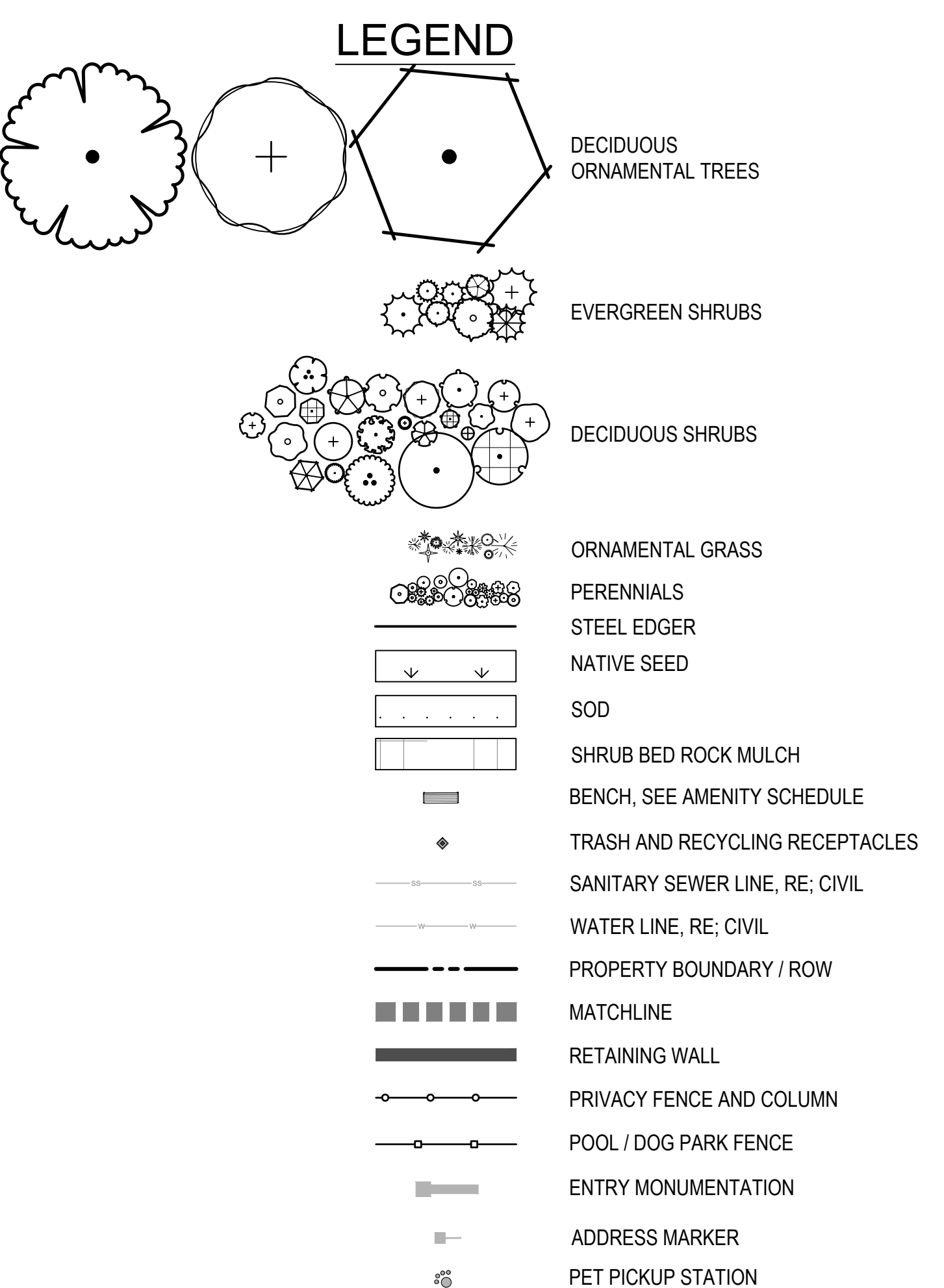
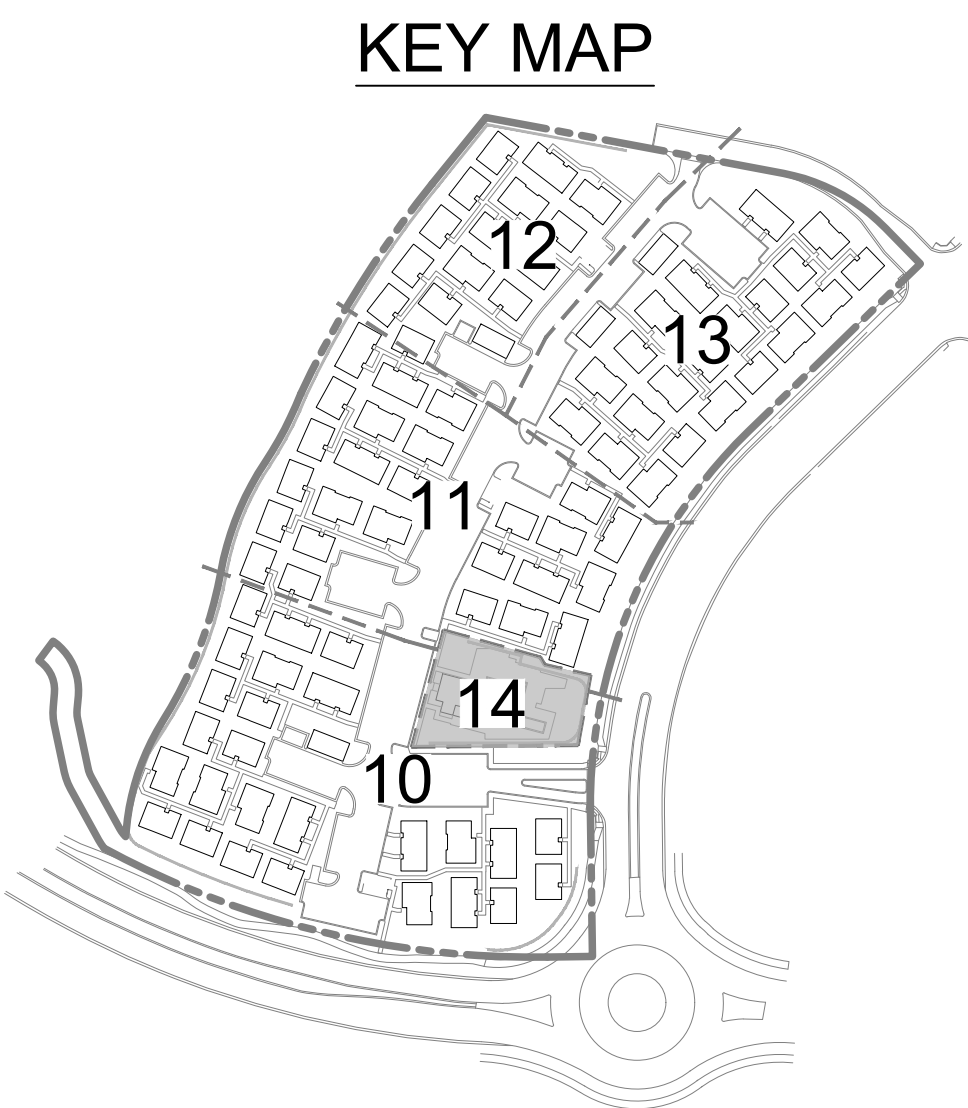
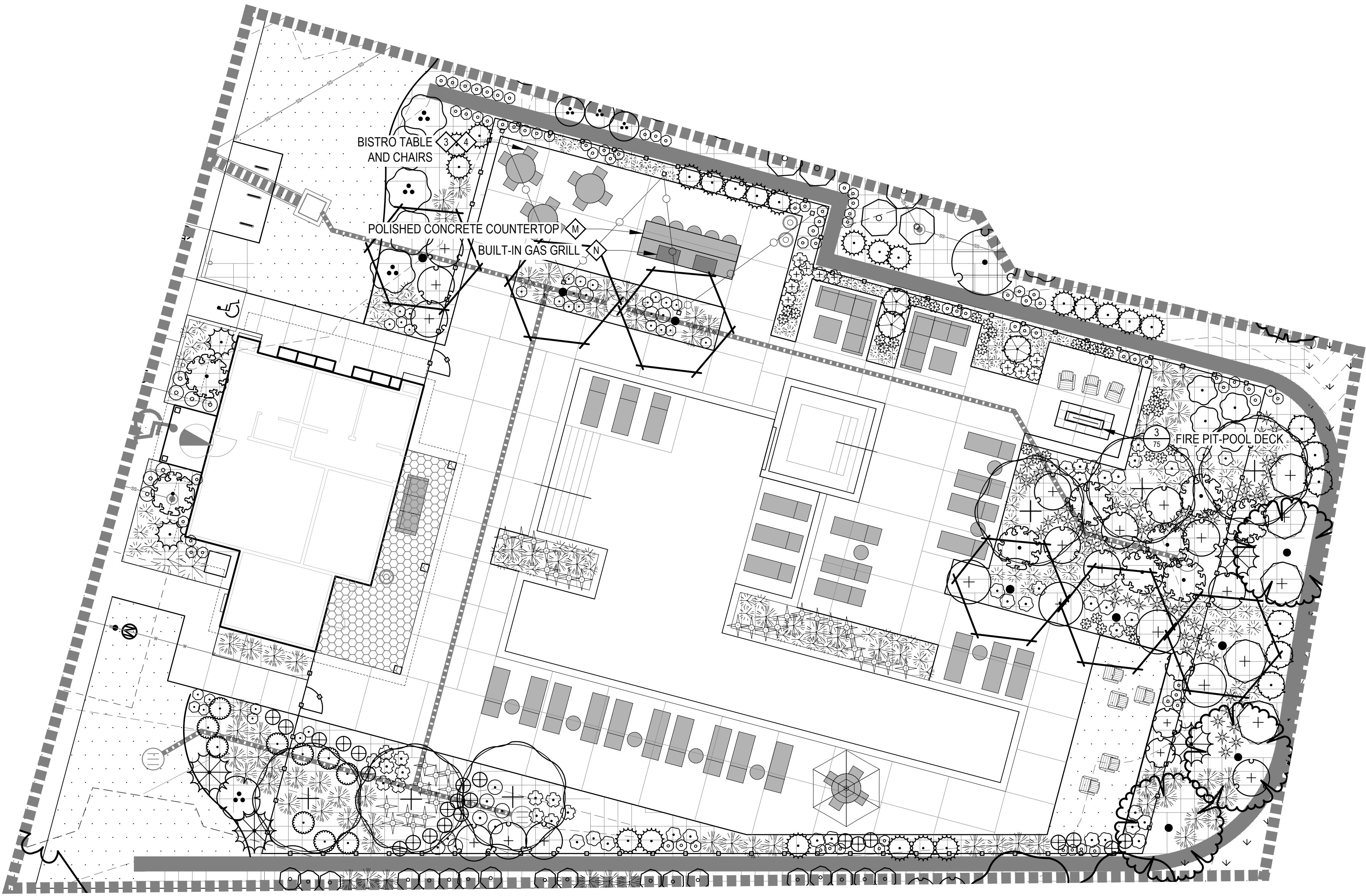


LANDSCAPE
PLAN

SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

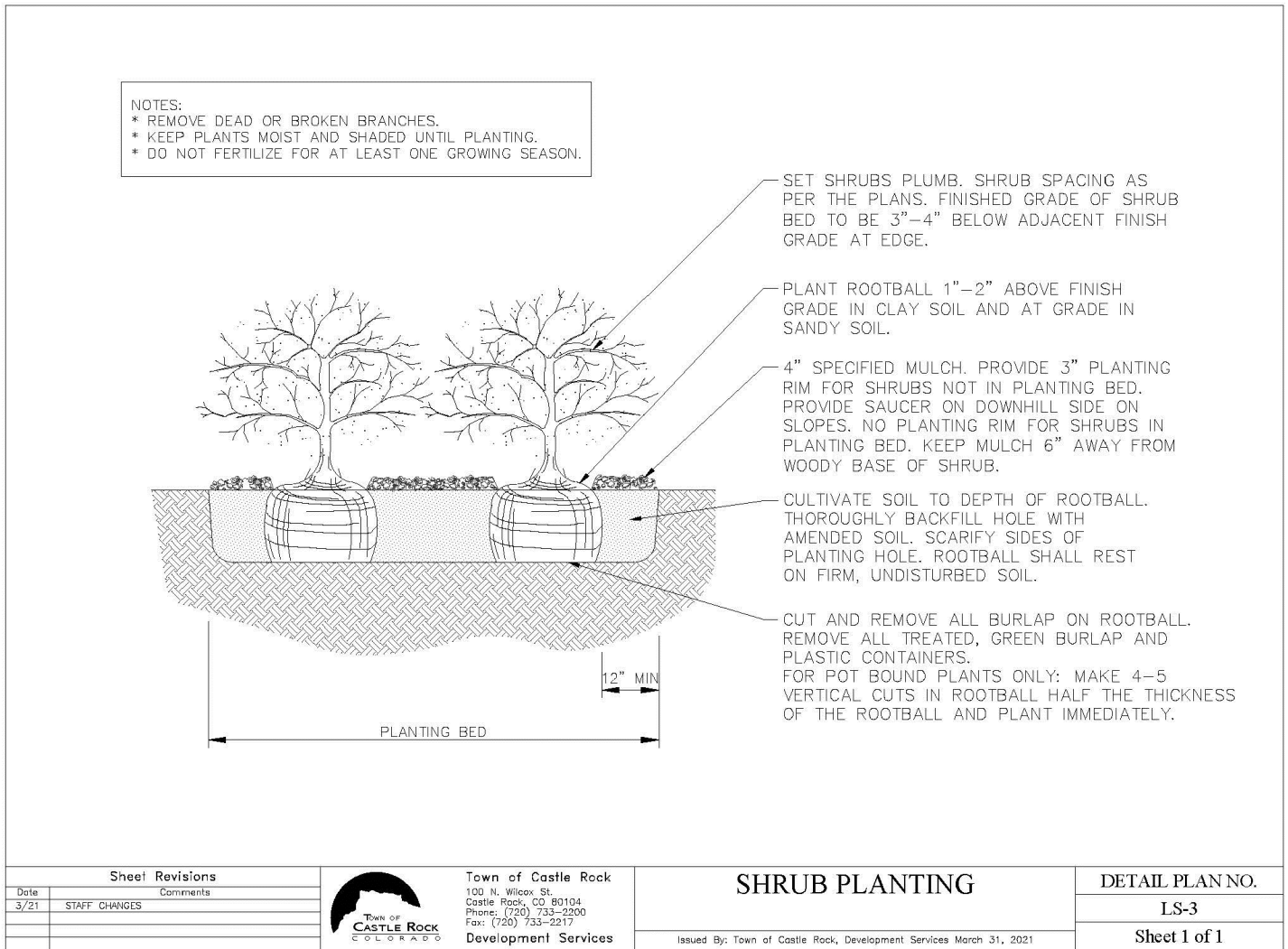
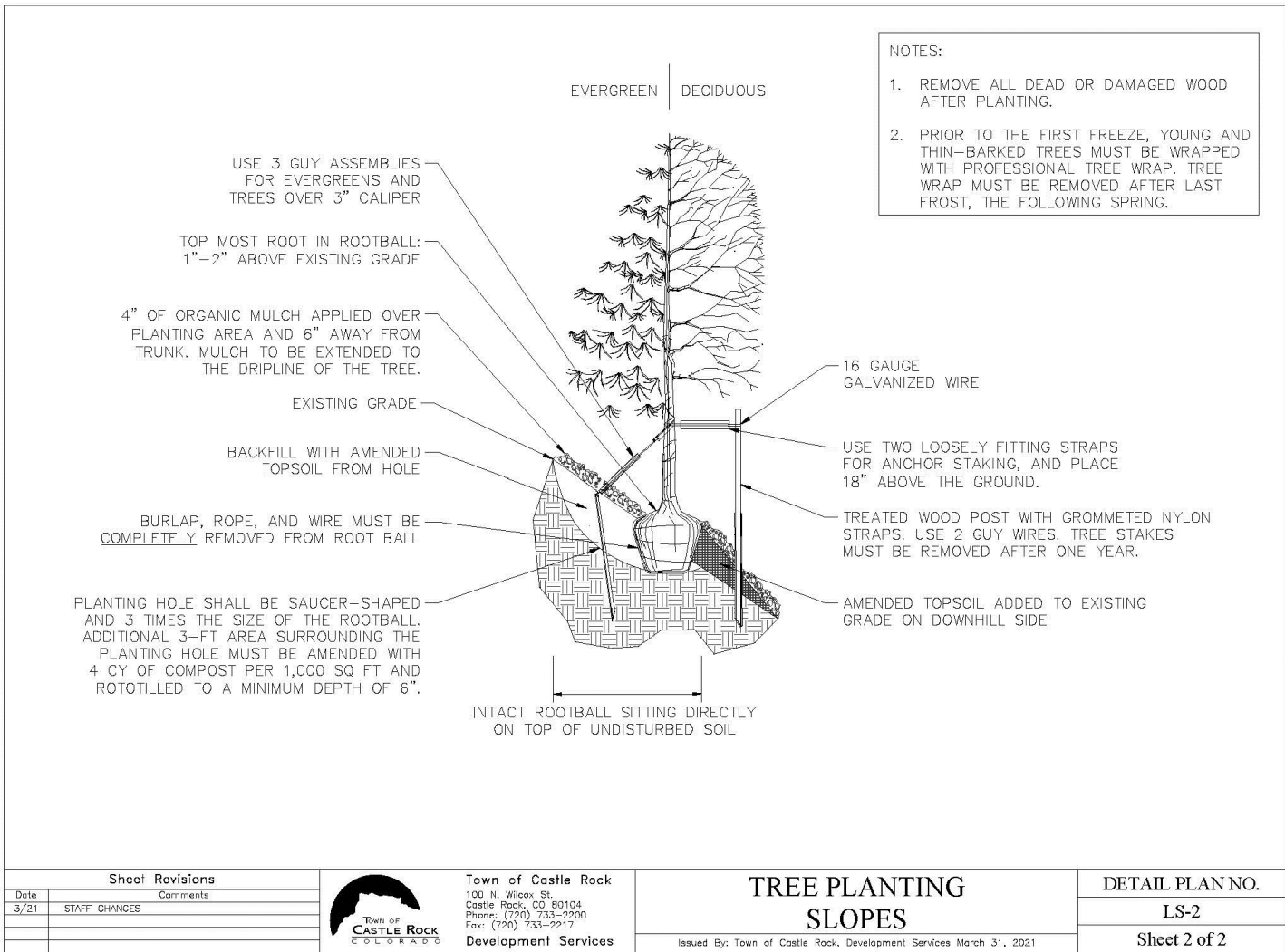
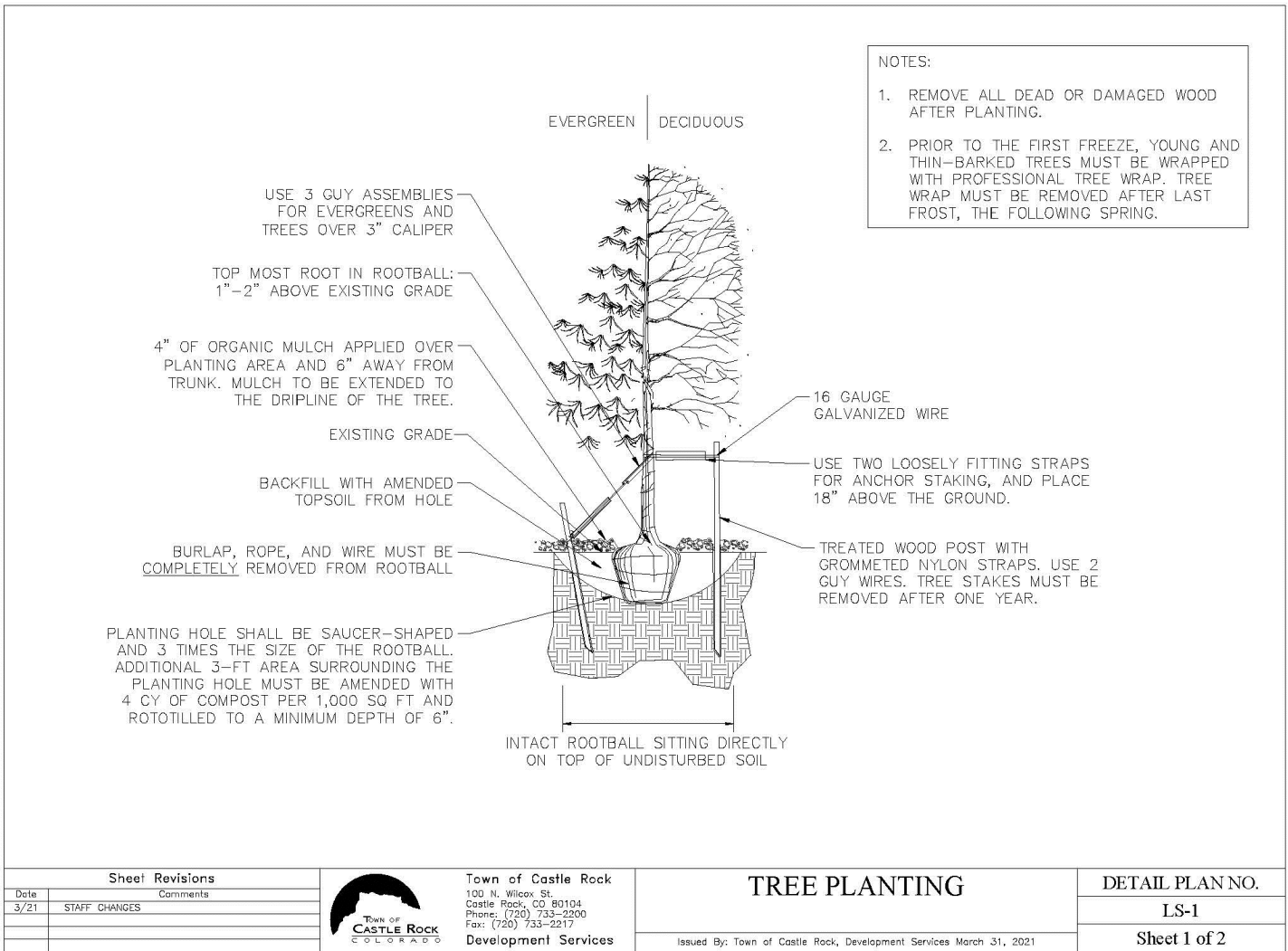
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

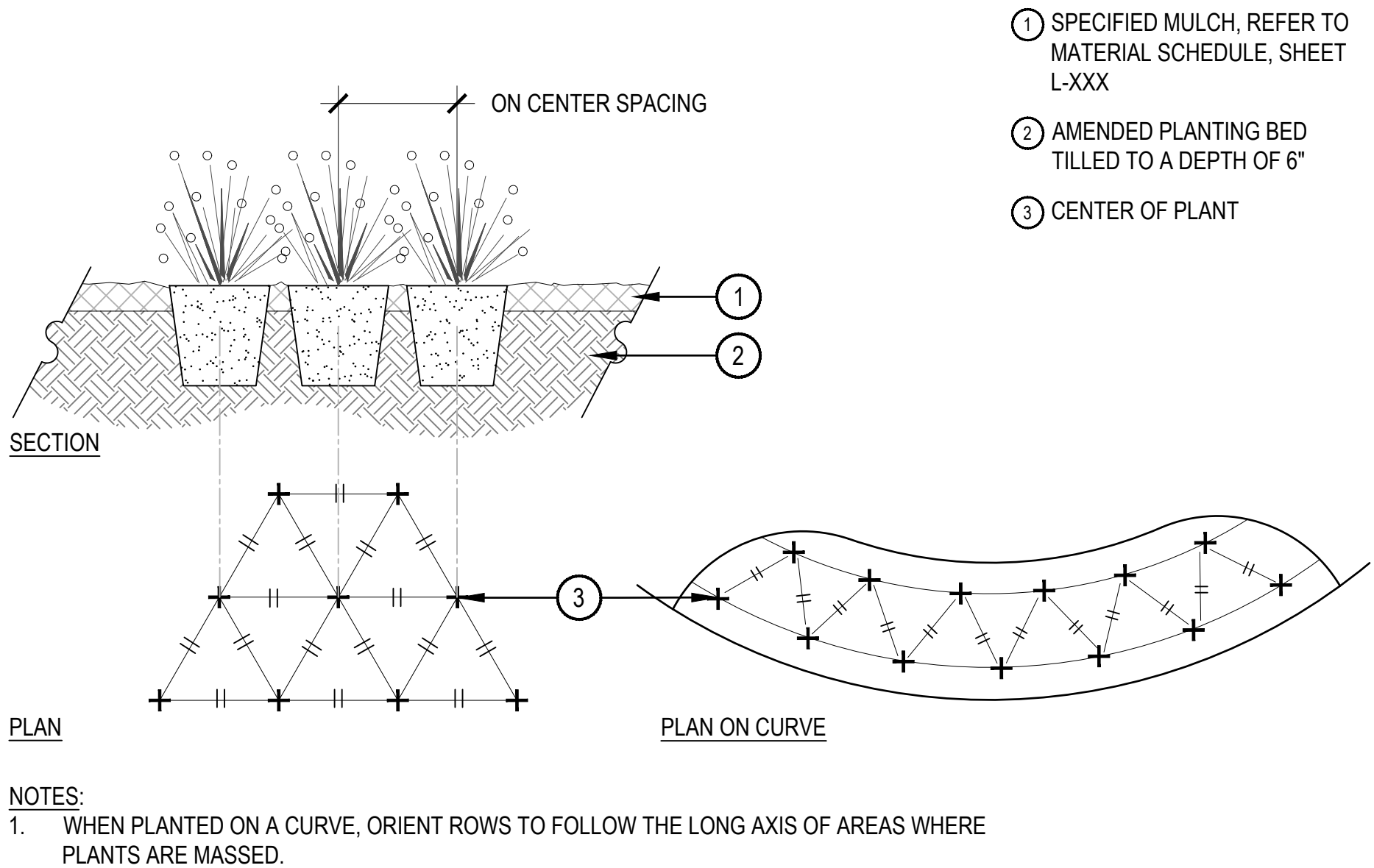


1 TREE PLANTING DETAIL

SCALE: NTS

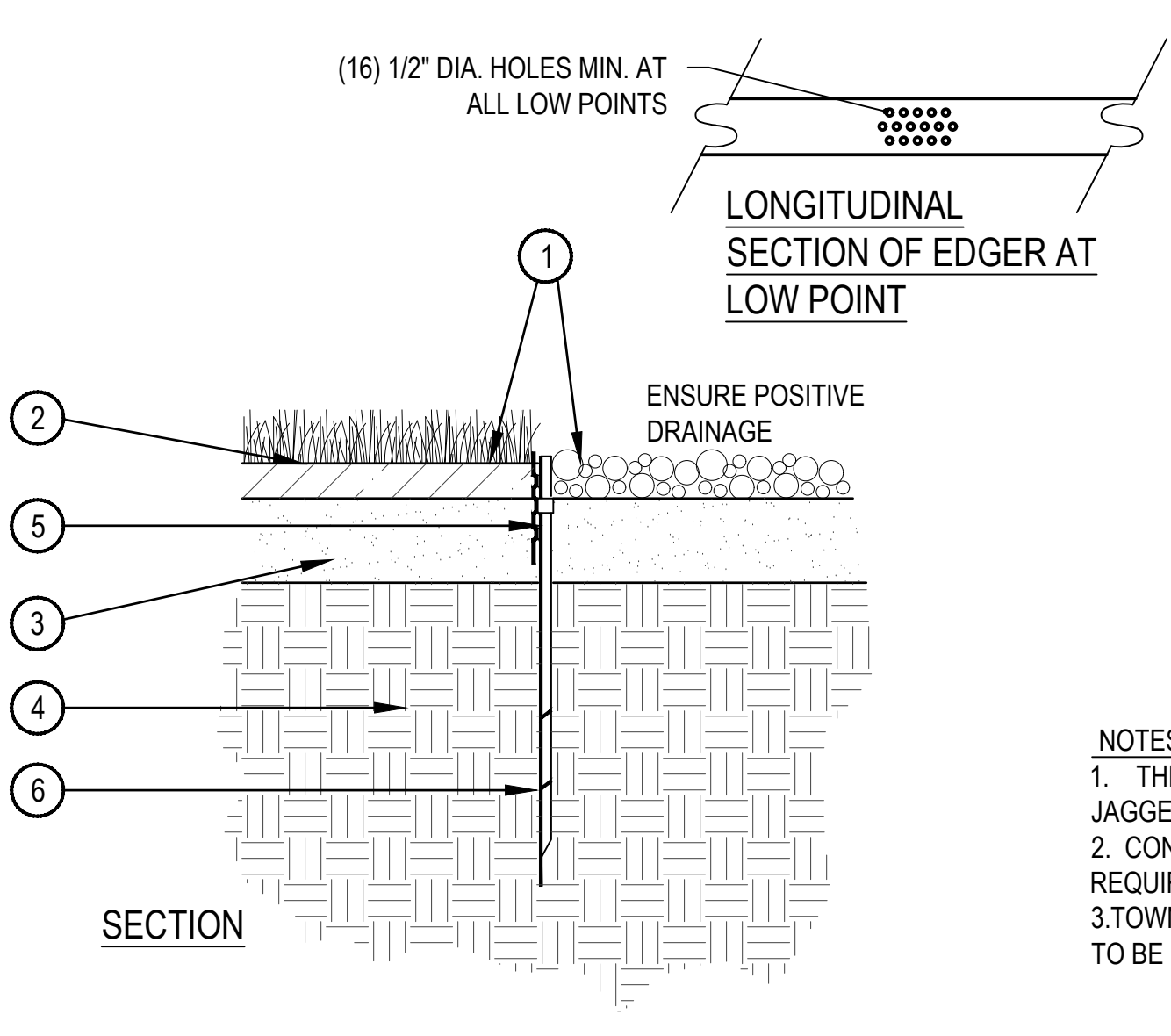
2 SHRUB PLANTING

SCALE: NTS



3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



4 STEEL EDGER

SCALE: 1" = 1'-0"

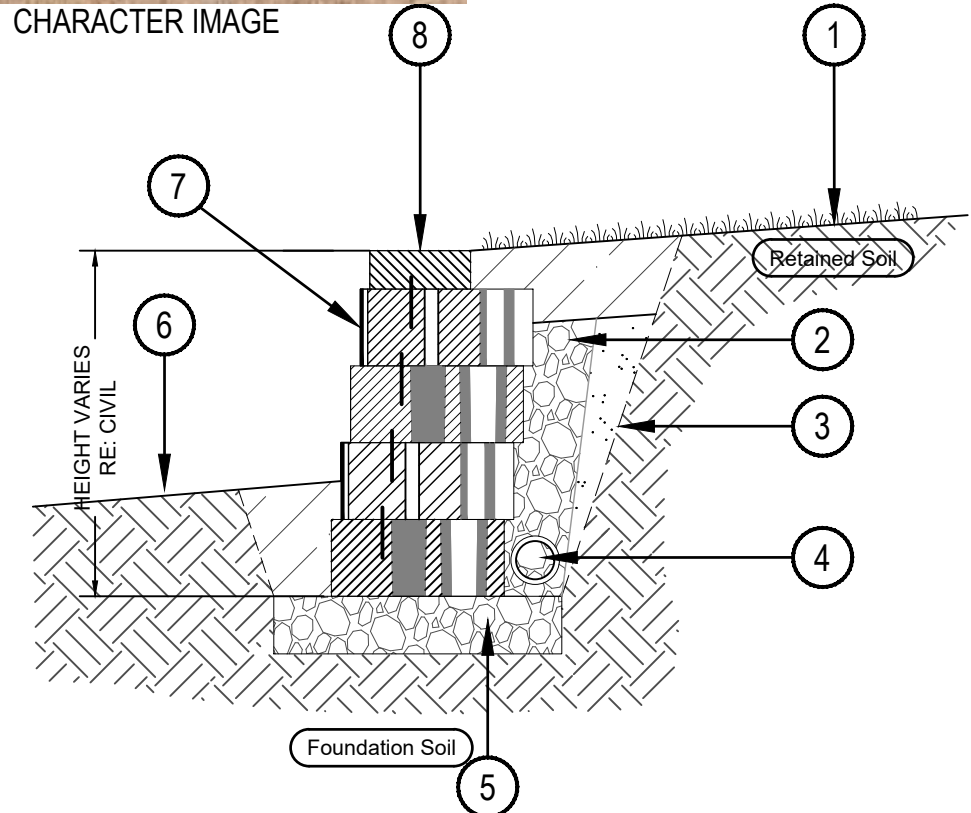
- 1 FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- 2 TURF THATCH
- 3 AMENDED SOIL PER SPECIFICATIONS
- 4 SUBGRADE
- 5 ROLLED TOP STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- 6 EDGER STAKE

NOTES:

1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. TOWN OF CASTLE ROCK REQUIRES EDGING TO BE ROLLED OR CAPPED.



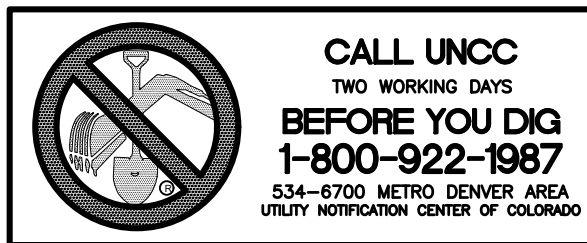
CHARACTER IMAGE



5 RETAINING WALL (FOR CHARACTER ONLY, RE: CIVIL)

SCALE: NTS

- 1 8" MIN. LOW PERMEABLE SOIL
 - 2 UNIT DRAINAGE FILL (3/4" CRUSHED ROCK OR STONE)
 - 3 APPROX. LIMITS OF EXCAVATION
 - 4 4" PERFORATED PVC DRAINAGE TILE WRAPPED IN FILTER FABRIC
 - 5 CRUSHED STONE LEVELING PAD
 - 6 FINISHED GRADE
 - 7 MANF: KEYSTONE, PRODUCT: COMPAC UNIT, STRAIGHT SPLIT WITH CAP BLOCK; COLOR: DESERT TAN. HEAVILY ADHERE CAP UNIT TO TOP BLOCK W/ CONCRETE ADHESIVE (OR APPROVED EQUAL).
 - 8 CONTRACTOR TO INSTALL PER MANUFACTURER'S AND STRUCTURAL ENGINEER RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE TO MEET ALL APPLICABLE CODES RELATED TO THE CONSTRUCTION OF THE WALL
- THIS DETAIL IS INTENDED TO CONVEY MATERIALS, FINISHES, AND APPROXIMATE DIMENSIONS ONLY. STRUCTURAL PLANS AND FOOTING DETAILS TO BE PROVIDED BY THE CONTRACTOR. DESIGN SHOWN IS FOR REFERENCE ONLY AND NOT INTENDED TO BE AN "ENGINEERED" DRAWING.

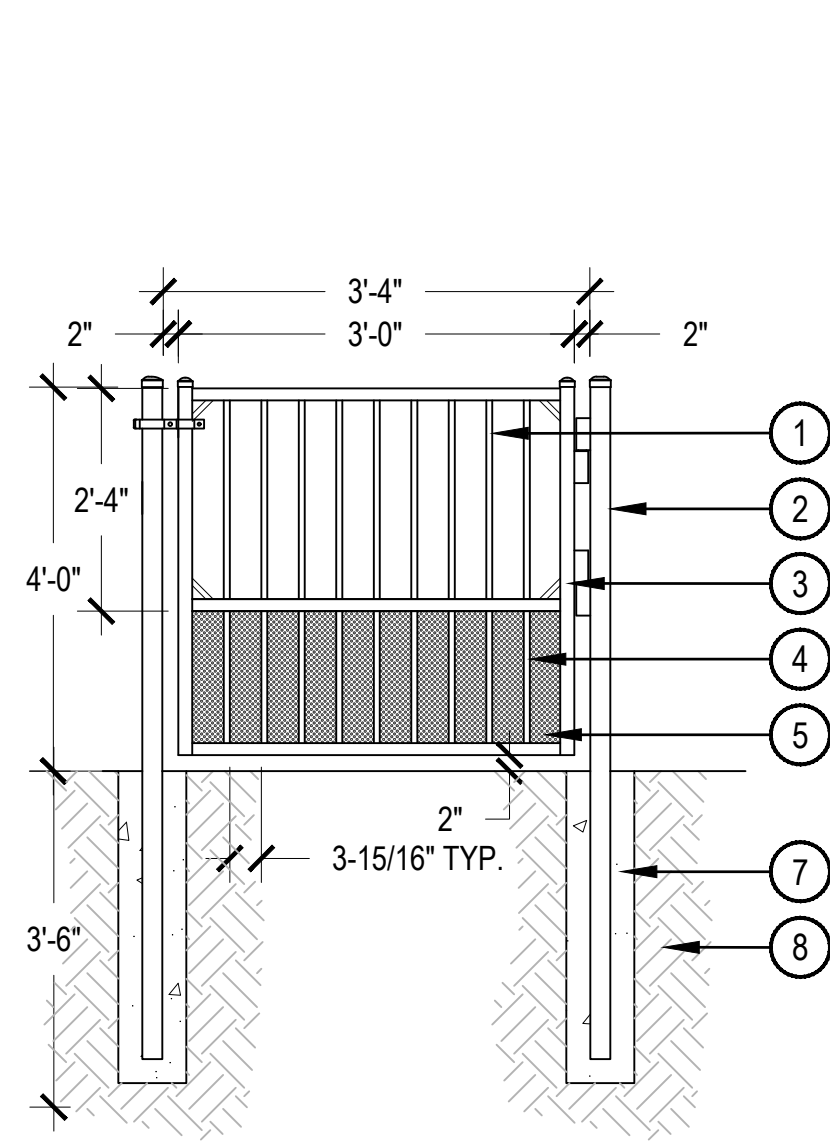


PROJECT #:

SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

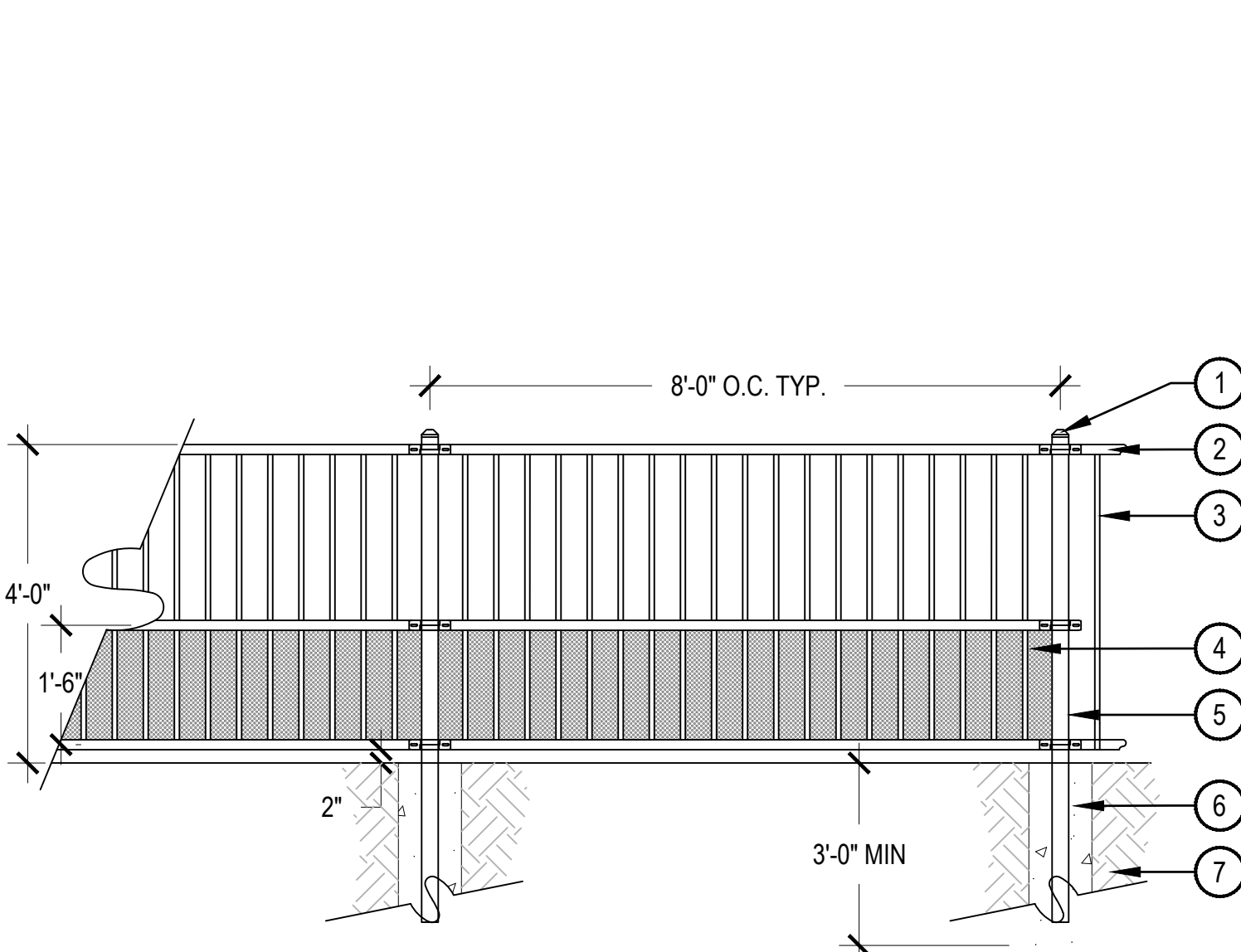


1 DOG PARK GATE

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

- 1 1-1/2" METAL RAIL
2 2-1/2" SQ. METAL POST
3 1-3/4" SQ. METAL GATE END
4 3/4" SQ. METAL PICKET
5 EXPANDED / PERFORATED METAL SCREEN
6 ALL GATE HARDWARE TO BE ADA COMPLIANT
7 CONCRETE FOOTER PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE
8 COMPACTED SUBGRADE

PRODUCT INFORMATION:
MANUFACTURER: AMERISTAR
MODEL: MONTAGE PLUS (CUSTOM)
STYLE: MAJESTIC 3 RAIL
COLOR: BLACK
OR APPROVED EQUAL

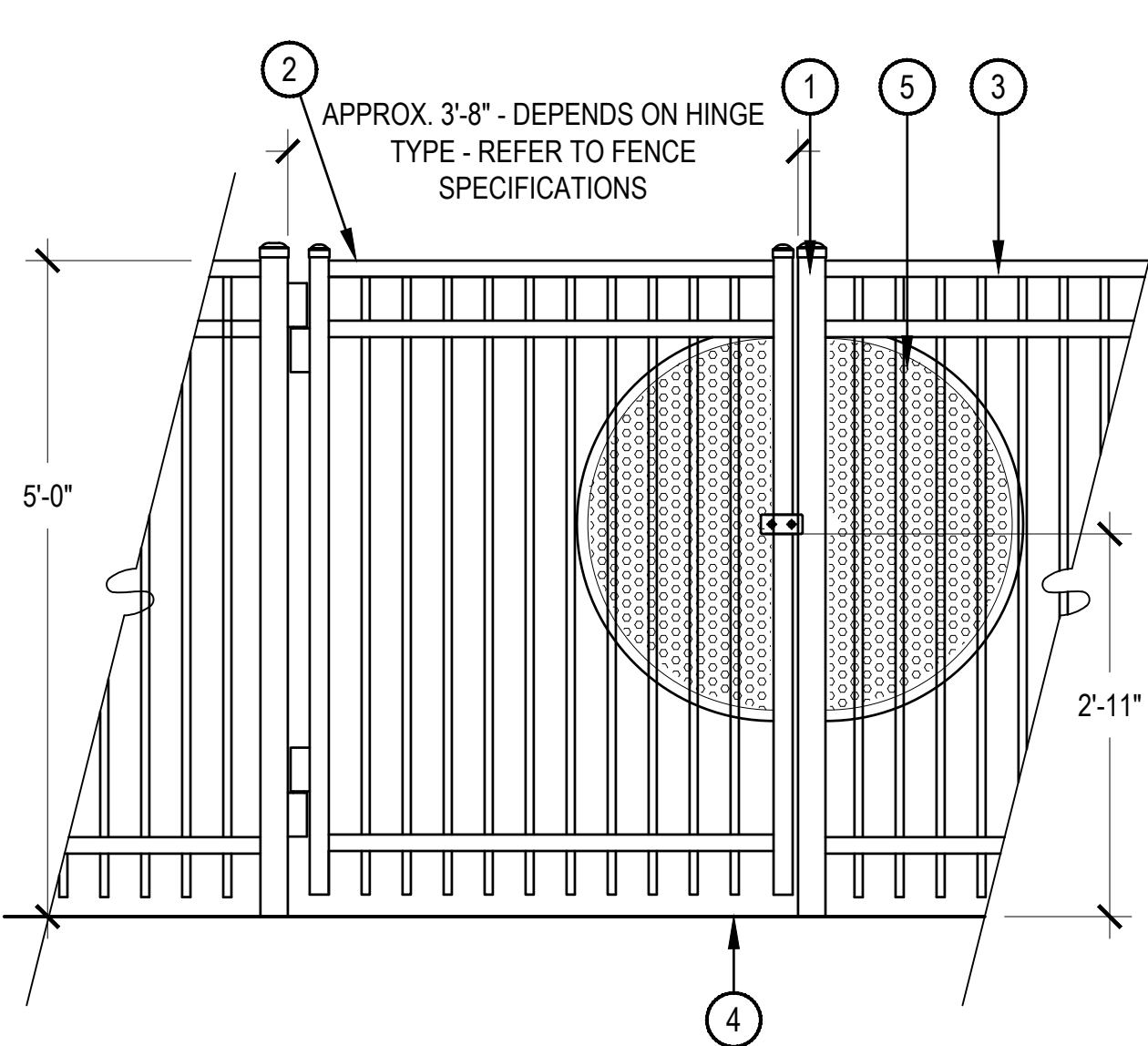


2 DOG PARK FENCE

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

- 1 2-1/2" METAL SQ. POST
2 1-1/2" X 1-7/16" METAL RAIL
3 3/4" SQ. X 18 GAUGE METAL PICKET, 3" ON CENTER
4 EXPANDED / PERFORATED METAL SCREEN
5 2 1/2" SQ. X 16 GAUGE METAL POST
6 CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE
7 COMPACTED SUBGRADE

PRODUCT INFORMATION:
MANUFACTURER: AMERISTAR
MODEL: MONTAGE PLUS (CUSTOM)
STYLE: MAJESTIC 3 RAIL
COLOR: BLACK
OR APPROVED EQUAL

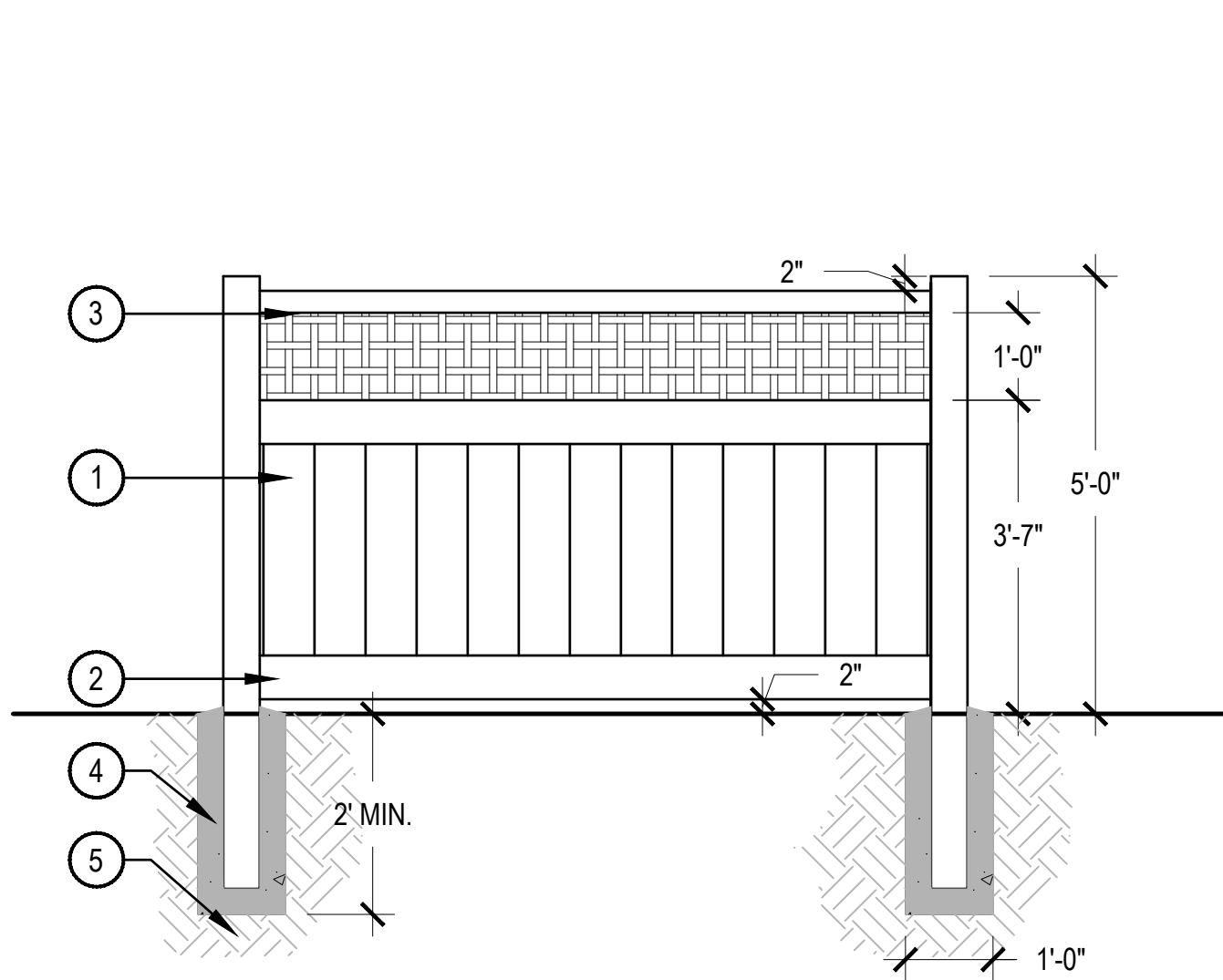


3 POOL GATE

SCALE: 3/4" = 1'-0"

- 1 GATE POST TYP.
2 GATE: ALL GATES SHALL BE SELF CLOSING W/ GATE LOCK TO BE APPROVED BY OWNER. ALL POOL GATES SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS. PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE FOR EGRESS, SPRING HINGES, LEVER HANDLE LOCK SET WITH PUSH BUTTON KEYED ENTRY ON PULL SIDE.
3 ORNAMENTAL METAL FENCE
4 FINISH GRADE
5 FOR POOL GATES ONLY: PERFORATED POWDER COATED BRONZE TO MATCH FENCE STEEL PLATING W/ NO GAPS GREATER THAN 1/2" TYPE T.B.D.

NOTES:
1. POOL GATE STYLE SHALL MATCH POOL FENCE STYLE
2. REFER TO MANUFACTURERS FENCE SPECIFICATIONS FOR INFORMATION ON FOOTER DEPTH.

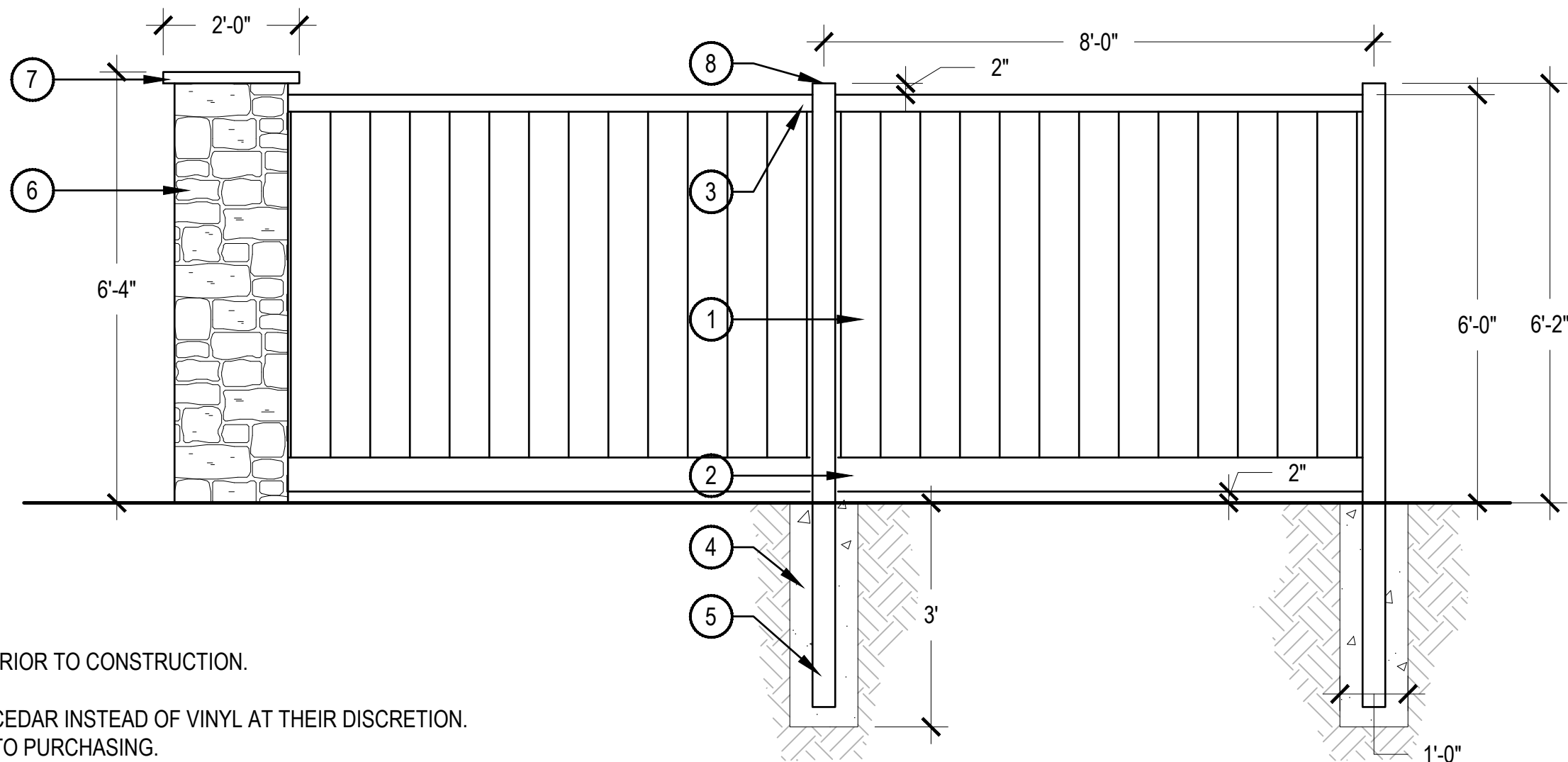


4 5' HEIGHT WOOD DECORATIVE BACKYARD FENCE

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

- 1 DECORATIVE NATURAL CEDAR PRIVACY FENCE, REFER TO PLANS FOR LOCATIONS
2 6" WIDE BOTTOM RAIL
3 CUSTOM DECORATIVE LATTICE
4 CONCRETE FOOTER PER CONTRACTOR, SLOPE CONCRETE AWAY FROM POSTS FOR POSITIVE DRAINAGE
5 COMPACTED SUBGRADE

NOTES:
1. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL CONCRETE SHALL HAVE 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.



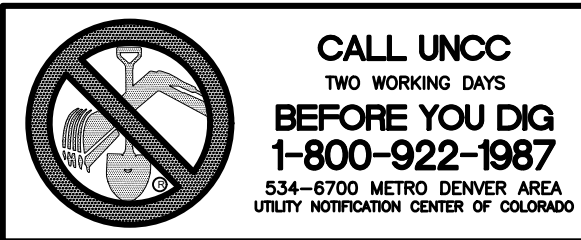
5 DOUBLE SIDED PRIVACY FENCE

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

NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
3. REFER TO PLANS FOR COLUMN LOCATIONS.
4. OPTION: THE OWNER MAY ELECT TO USE NATURAL CEDAR INSTEAD OF VINYL AT THEIR DISCRETION.
5. THE CONTRACTOR SHALL VERIFY MATERIAL PRIOR TO PURCHASING.

- 1 VINYL OR NATURAL CEDAR FENCE
2 6" WIDE STEEL REINFORCED BOTTOM RAIL
3 3" WIDE TOP RAIL
4 CONCRETE FOOTER PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POSTS FOR POSITIVE DRAINAGE
5 COMPACTED SUBGRADE
6 20" X 20" MASONRY COLUMN, MINIMUM 50' ON CENTER AND AT EVERY PERPENDICULAR INTERSECTING FENCE
7 PRECAST CONCRETE CAP
8 4" X 4" POST

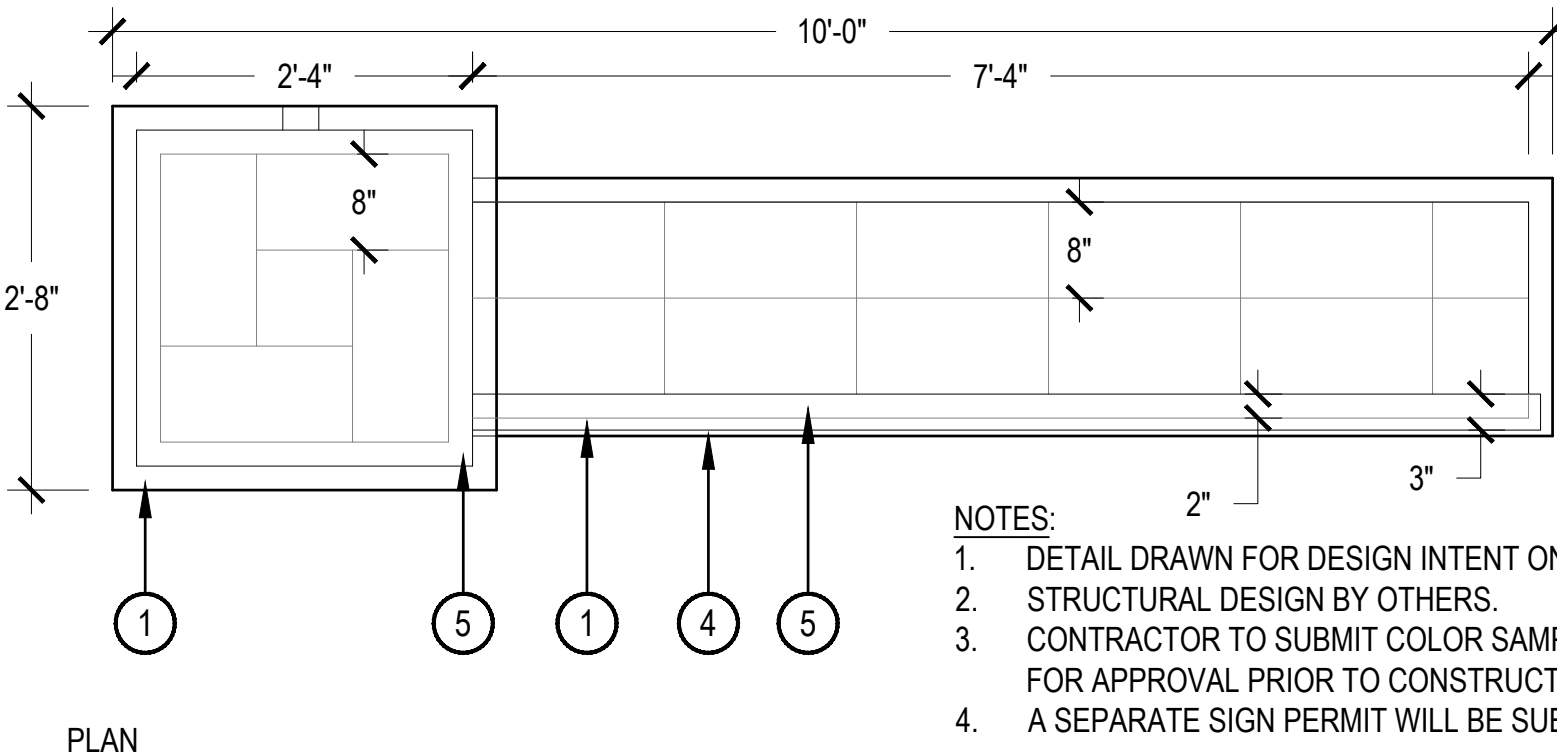
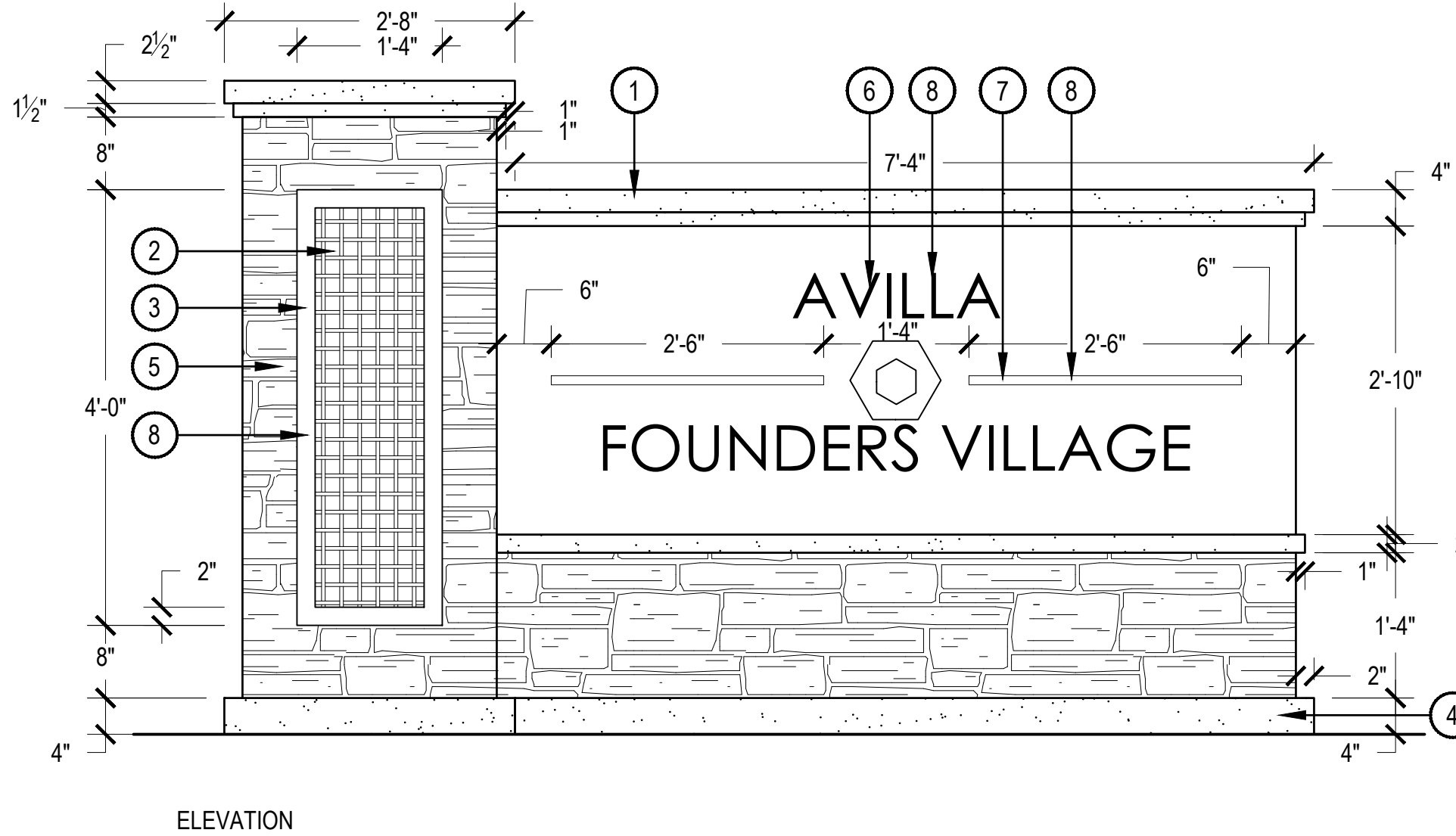
PRODUCT INFORMATION
• MANUFACTURER: BUFFTECH
• MODEL: CHESTERFIELD WITH VINYL CERTAGRAN TEXTURE
• COLOR: SIERRA BLEND
• APPROVED EQUAL MAY BE USED.



SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

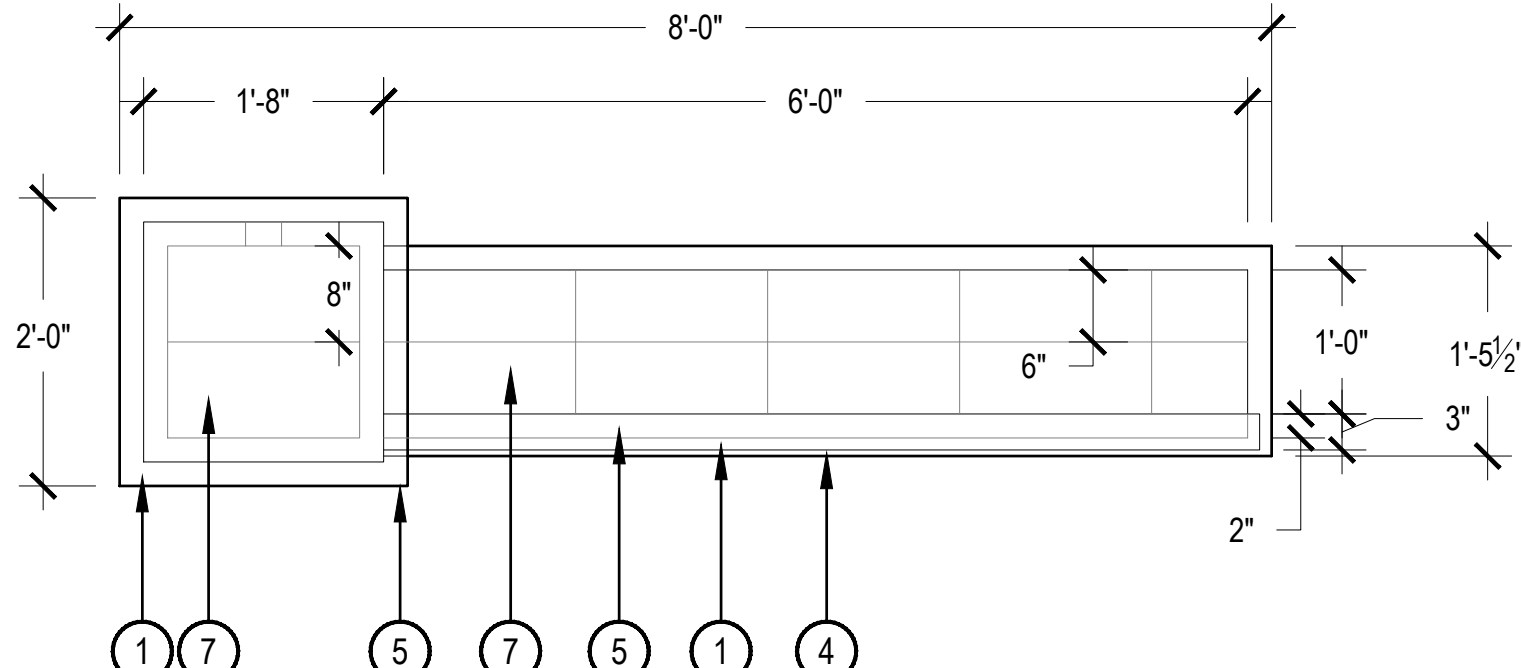
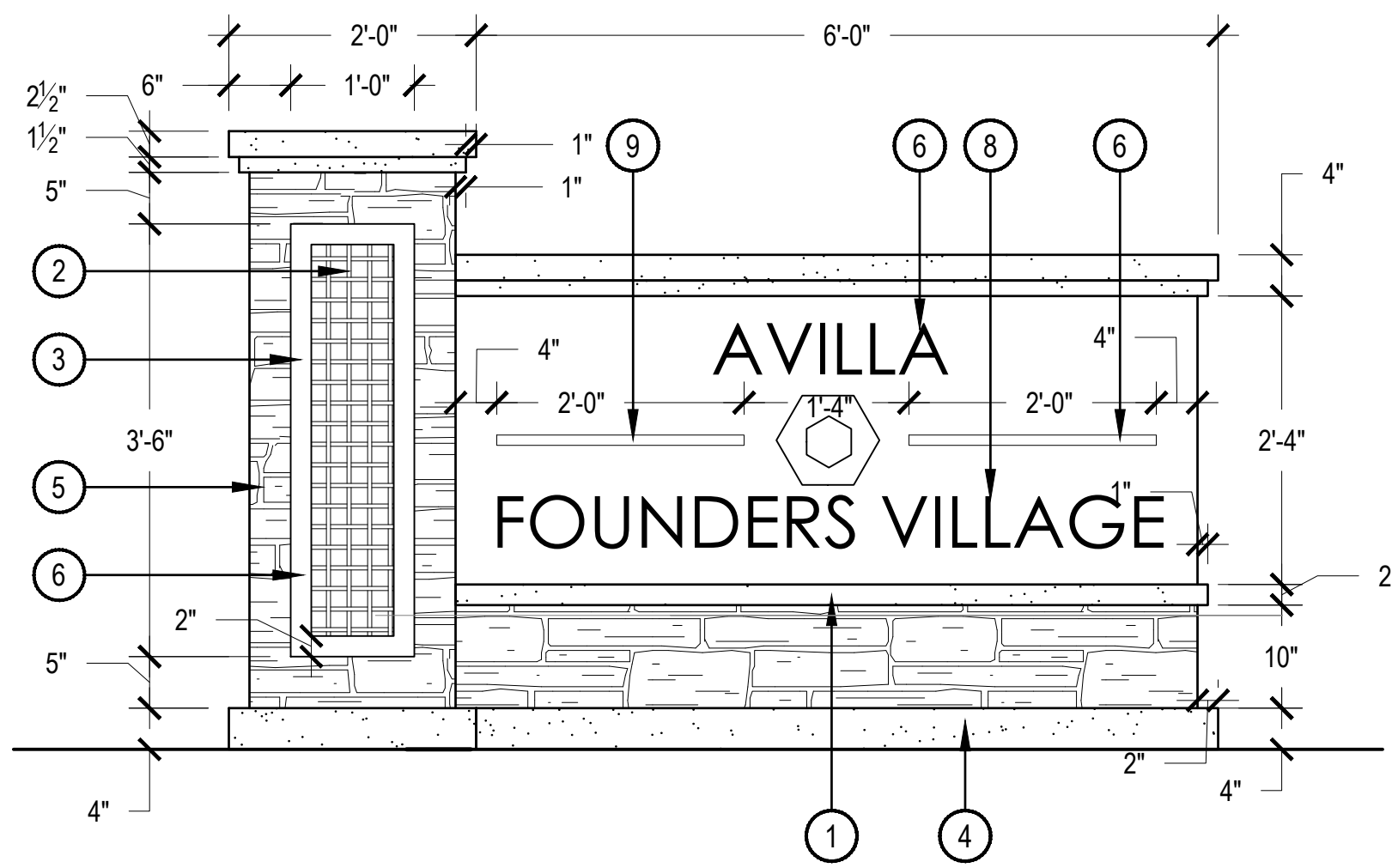


- NOTES:
1. DETAIL DRAWN FOR DESIGN INTENT ONLY.
 2. STRUCTURAL DESIGN BY OTHERS.
 3. CONTRACTOR TO SUBMIT COLOR SAMPLES OF ALL FINISHES/MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.
 4. A SEPARATE SIGN PERMIT WILL BE SUBMITTED PRIOR TO CONSTRUCTION.

- 1 COLORED CONCRETE CAP AND LEDGE
- 2 DECORATIVE METAL LATTICE, PIN MOUNTED, COLOR: DARK BRONZE
- 3 METAL FRAME, SMOOTH WELDS, COLOR: DARK BRONZE
- 4 COLORED CONCRETE BASE, DAVIS COLOR 641 PEBBLE
- 5 CULTURED STONE VENEER, NANTUCKET COBBLE STONE
- 6 MOUNTED METAL LETTERS AND LOGO, COLOR DARK BRONZE. DESIGN TO MATCH STANDARD AVILLA BRANDING
- 7 MOUNTED METAL ACCENT BARS, COLOR: DARK BRONZE
- 8 BACKLIGHT LETTERS, LOGO, METAL FRAME, AND ACCENT BARS, REFER TO ELECTRICAL

1 PRIMARY ENTRY SIGN

SCALE: 3/4" = 1'-0"

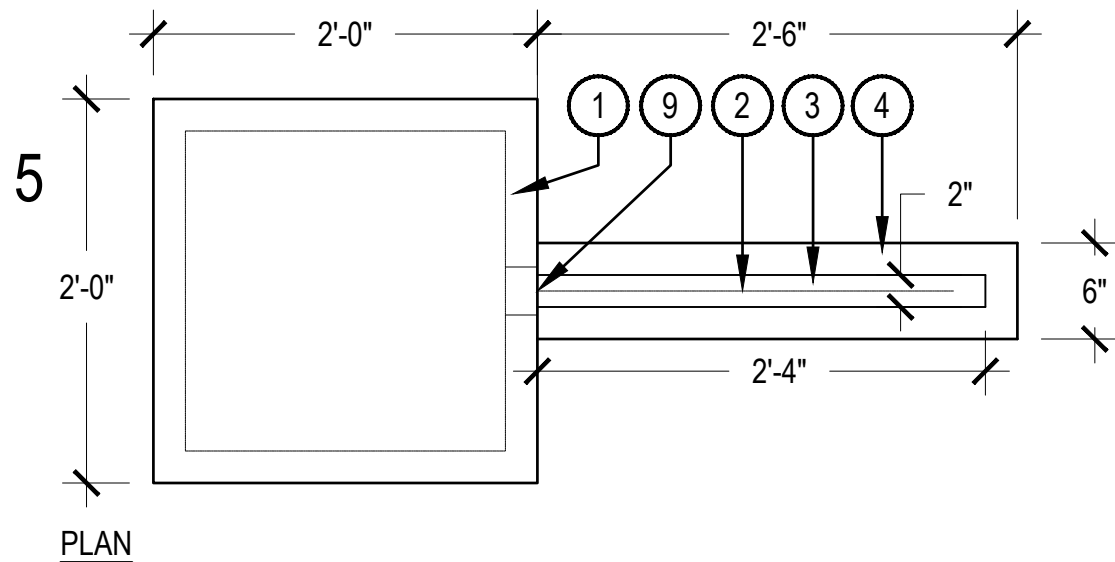
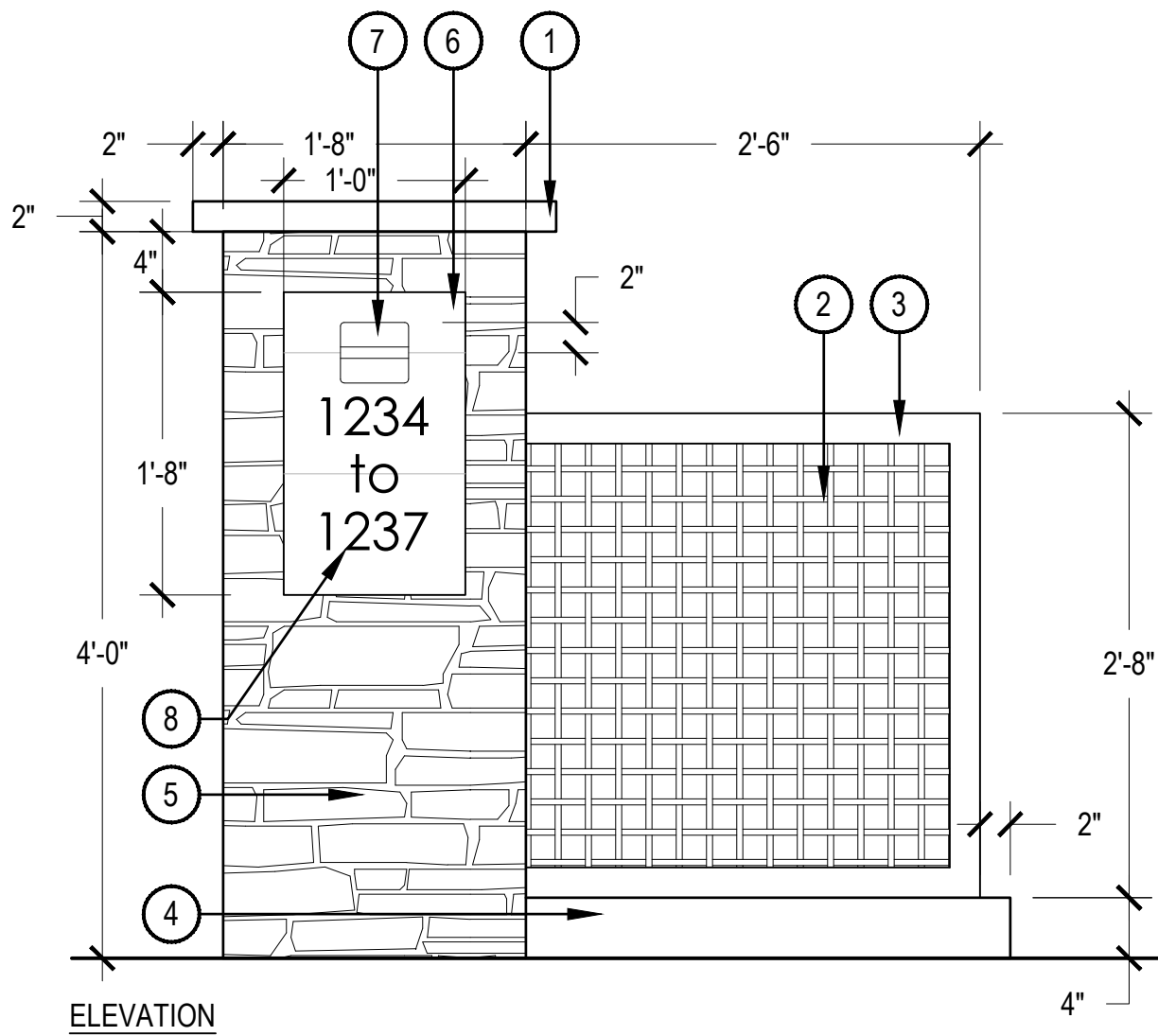


- NOTES:
1. DETAIL DRAWN FOR DESIGN INTENT ONLY.
 2. STRUCTURAL DESIGN BY OTHERS.
 3. CONTRACTOR TO SUBMIT COLOR SAMPLES OF ALL FINISHES/MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.
 4. A SEPARATE SIGN PERMIT WILL BE SUBMITTED PRIOR TO CONSTRUCTION.

- 1 COLORED CONCRETE CAP AND LEDGE
- 2 DECORATIVE METAL LATTICE, COLOR: DARK BRONZE
- 3 METAL FRAME, SMOOTH WELDS, COLOR: DARK BRONZE
- 4 COLORED CONCRETE BASE, DAVIS COLOR 641 PEBBLE
- 5 CULTURED STONE VENEER, NANTUCKET COBBLESTONE
- 6 BACKLIGHT LETTERS, LOGO, METAL FRAME, AND ACCENT BARS, REFER TO ELECTRICAL
- 7 STANDARD GREY 6" x 8" x 16" CMU BLOCK, STUCCO FINISH WHERE NO STONE VENEER.
- 8 MOUNTED METAL LETTERS AND LOGO, COLOR: DARK BRONZE. DESIGN TO MATCH STANDARD AVILLA BRANDING
- 9 MOUNTED METAL ACCENT BARS, COLOR: DARK BRONZE

2 SECONDARY ENTRY SIGN

SCALE: 3/4" = 1'-0"



- 1 INTEGRALLY COLORED CONCRETE CAP, DAVIS COLOR 641 PEBBLE
- 2 DECORATIVE METAL LATTICE, COLOR: DARK BRONZE
- 3 WELDED METAL FRAME, COLOR: DARK BRONZE
- 4 STANDARD GRAY CONCRETE BASE
- 5 STONE VENEER TO MATCH ARCHITECTURE (NANTUCKET COBBLESTONE)
- 6 GROUND FACE CMU, COLOR TO MATCH CONCRETE CAP
- 7 LIGHT TO ILLUMINATE NUMBERS, RE: ELECTRICAL
- 8 METAL MOUNTED NUMBERS/LETTERS, COLOR: DARK BRONZE
- 9 JUNCTION BOX, TO BE FLUSH WITH FACE OF VENEER. GROUT BETWEEN J-BOX & VENEER

3 ADDRESS MARKER

SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059
CHECKED BY JARED CARLON, PLA 942
REVISION DATE: 09-26-2022
ISSUE DATE: 12-02-2021

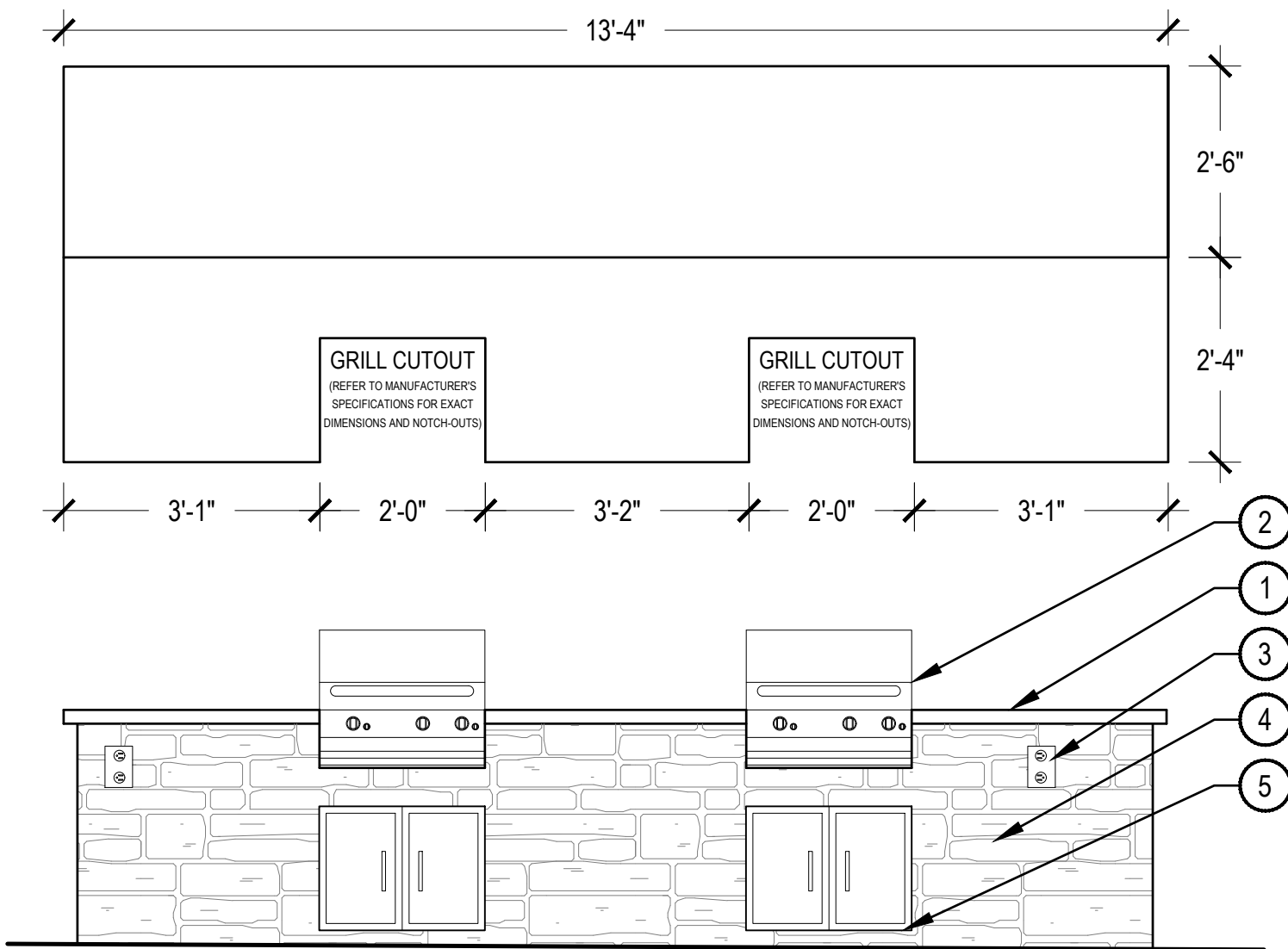


HARDSCAPE
DETAILS

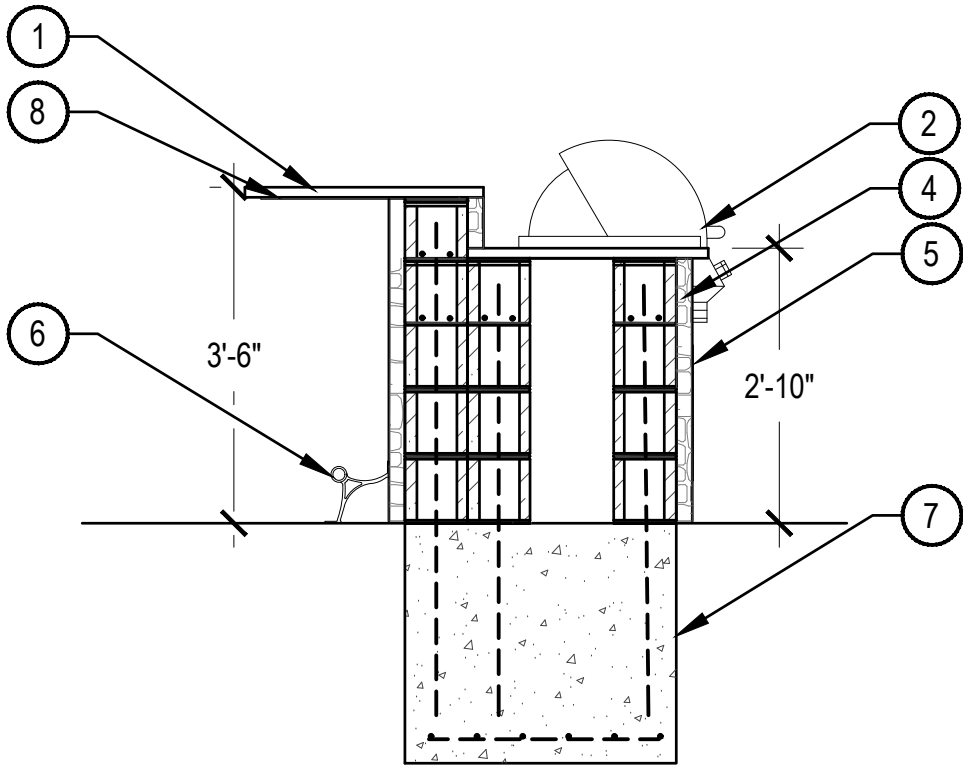
SITE DEVELOPMENT PLAN

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SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



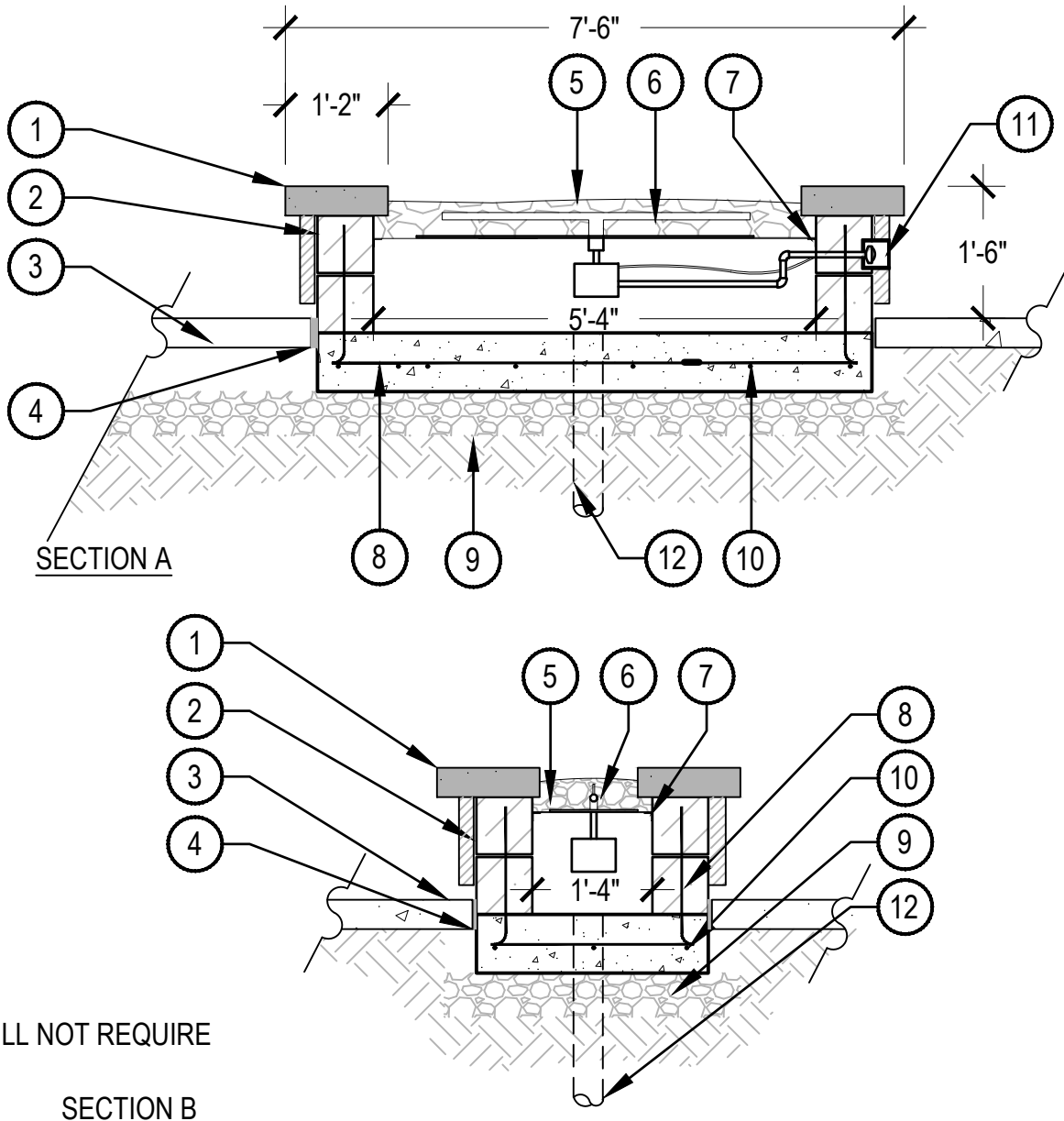
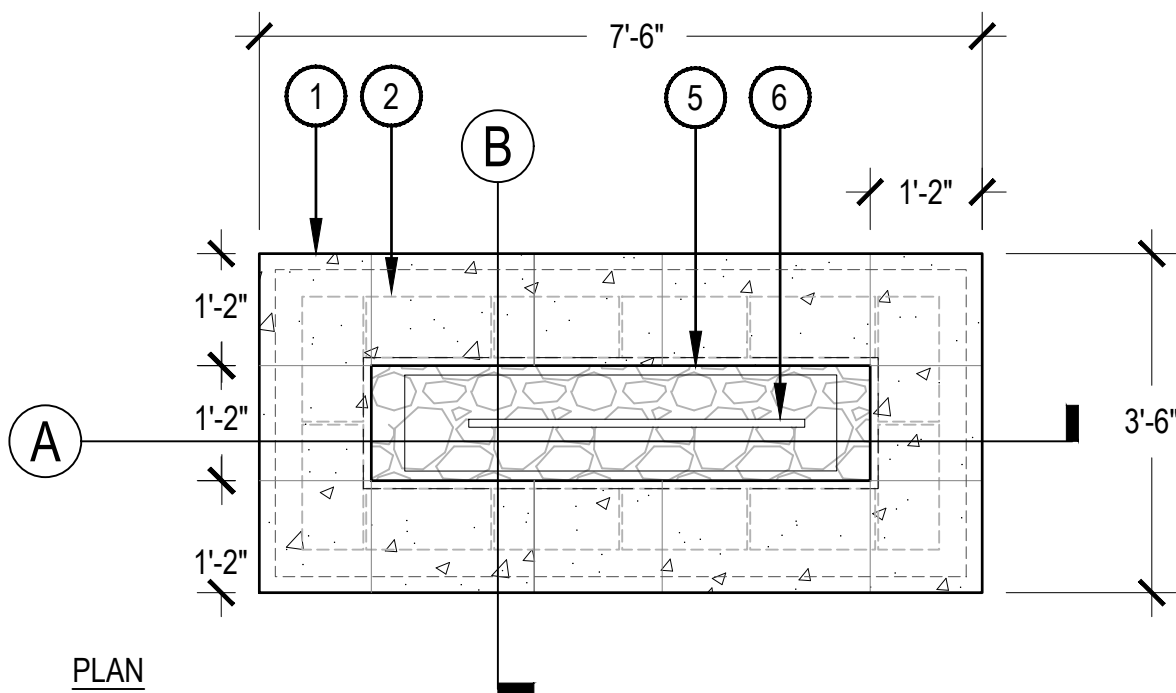
- NOTES:
- FOR STRUCTURAL INFORMATION AND FOOTINGS REF: STRUCTURAL.
 - THIS DETAIL SHOWS DESIGN INTENT ONLY. CONTRACTOR SHALL MEET ALL APPLICABLE IBC, CITY, STATE AND ADA CODES.
 - DEBURR AND ROUND ALL EXPOSED EDGES FOR ALL METAL WORK.
 - NATURAL GAS LINE WITH AVAILABLE 67,000 BTUS FOR EACH GRILL WITH SHUT-OFF VALVE AND TIMER SHALL BE PROVIDED WITH / FOR THE GRILL.
 - COORDINATE WITH ELECTRICAL TO PROVIDE 1 GFI OUTLETS AND POWER FOR TIMERS AND SHUT-OFF SYSTEM. ALL TIMERS AND SHUT OFF TO BE ADA COMPLIANT.



- 2" THICK POLISHED CONCRETE COUNTER, 2" OVERHANG TOP TO BE SEALED, REFER TO LANDSCAPE SCHEDULES SHEET
- GAS GRILL (REFER TO MATERIALS SCHEDULE)
- (1) GFCI ELECTRICAL OUTLET WITH ALL WEATHER COVER RE: ELECTRICAL.
- STONE VENEER TO MATCH ARCHITECTURE, WRAP ALL SIDES
- STAINLESS STEEL CABINET DOORS (REFER TO MATERIALS SCHEDULE)
- KEGWORKS COMBINATION FOOT RAIL BRACKET MATTE BLACK, 2" OD
- CONCRETE FOOTER (REFER TO STRUCTURAL)
- STEEL COUNTERTOP BRACKETS, 24" O.C.

1 POOL DECK GRILL

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

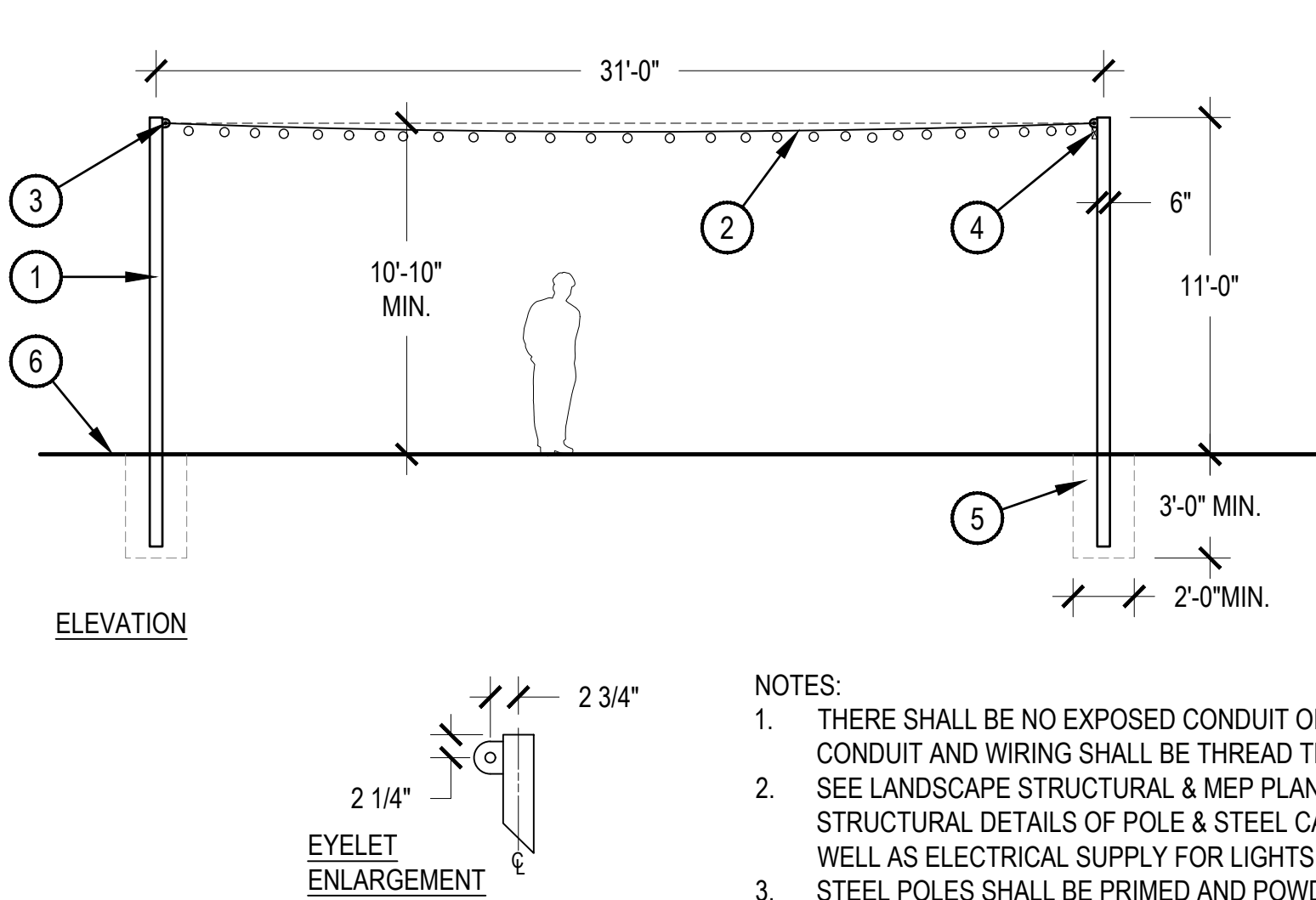
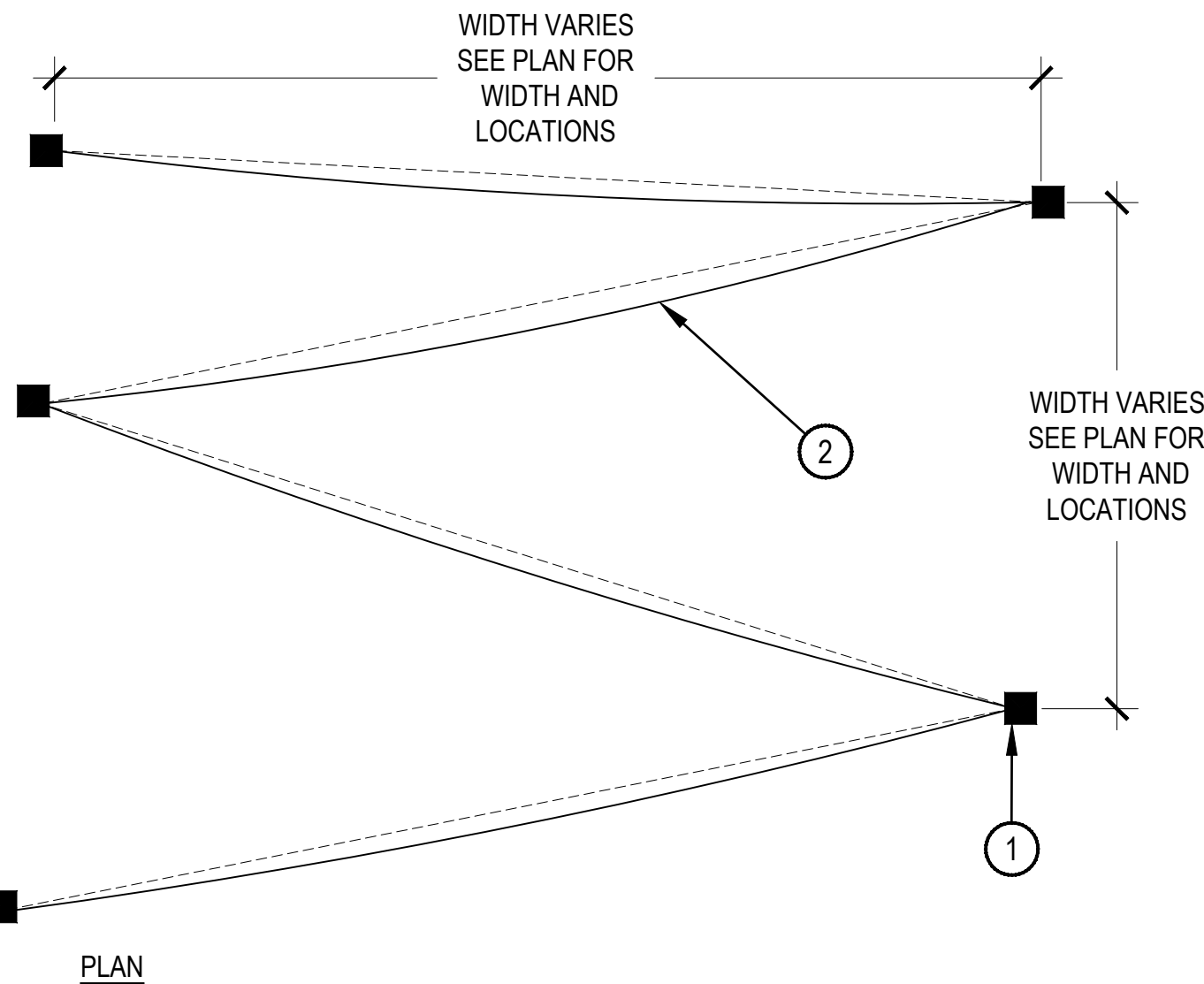


- 3" THICK PRECAST CONCRETE CAP, SMOOTH FINISH, COLOR: TO MATCH ARCH (2" MIN OVERHANG)
- CMU WALL WITH STONE VENEER RE: MATERIALS SCHEDULE (TO MATCH ARCH.)
- ADJACENT CONCRETE FLATWORK
- EXPANSION JOINT
- WOODLAND DIRECT KRYSTAL FIRE SMOOTH FIR GLASS, 1" OBSIDIAN, OR APPROVED EQUAL
- 42" WOODLAND DIRECT 210,000 BTU ELECTRONIC LINEAR CROSSFIRE BURNER SYSTEM, OR APPROVED EQUAL CONTRACTOR TO ENSURE FLAME IS AT LEAST 12" HIGH
- ANGLE IRON AND MESH TO HOLD BURNER SYSTEM
- 8" CONCRETE FOOTING WITH 16" X 16" #4 REBAR GRID
- 6" AGGREGATE BASE
- #4 REBAR AT 16" ON CENTER
- INSTALL GAS SHUTOFF & IGNITION SWITCH IN STAINLESS STEEL BOX MOUNTED FLUSH WITH BRICK VENEER, SO AS TO BE COMPLIANT WITH ADA GUIDELINES
- REFER TO CIVIL FOR STORM DRAIN CONNECTION

- NOTES:
- CONTRACTOR TO PROVIDE SHOP DRAWINGS & SUBMIT SAMPLES FOR OWNER/ARCHITECT APPROVAL.
 - CONTRACTOR TO COORDINATE AUTOMATED TIMER SYSTEM
 - CONTRACTOR TO PROVIDE TIMER AND AUTO SHUTOFF.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND BURNER ASSEMBLY FOR LANDSCAPE ARCHITECT APPROVAL.
 - CONTROLS WILL BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND WILL NOT REQUIRE MORE THAN 5LBS OF FORCE TO OPERATE. CONTROLS WILL BE MOUNTED WITHIN ACCESSIBLE REACH RANGE.

2 FIRE PIT - POOL DECK

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



- NOTES:
- THERE SHALL BE NO EXPOSED CONDUIT OR WIRING. ALL CONDUIT AND WIRING SHALL BE THREAD THROUGH POLES.
 - SEE LANDSCAPE STRUCTURAL & MEP PLANS FOR STRUCTURAL DETAILS OF POLE & STEEL CABLE SYSTEM, AS WELL AS ELECTRICAL SUPPLY FOR LIGHTS
 - STEEL POLES SHALL BE PRIMED AND POWDER BLACK, TO MATCH OTHER POWDER COATED STEEL ON REST OF PROJECT.

- 6"x6" SQUARE STEEL POLE WITH 12"x7" MOUNTING PLATE & COVER, POWDER COATED BLACK TO MATCH ALL METAL STRUCTURES IN AMENITY AREA.
- BISTRO LIGHT STRANDS WITH TAUGHT STEEL CABLE SUPPORT
- EYELET TO RECEIVE CABLE & LIGHT STRANDS, TYP.
- JUNCTION BOX LOCATION, TYP.
- CONCRETE FOOTING, RE: STRUCTURAL
- FINISHED GRADE

3 STRING LIGHTING

SCALE: 3/16" = 1'-0"

SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

CHECKED BY JARED CARLON, PLA 942
REVISION DATE: 09-26-2022
ISSUE DATE: 12-02-2021

HARDSCAPE
DETAILS

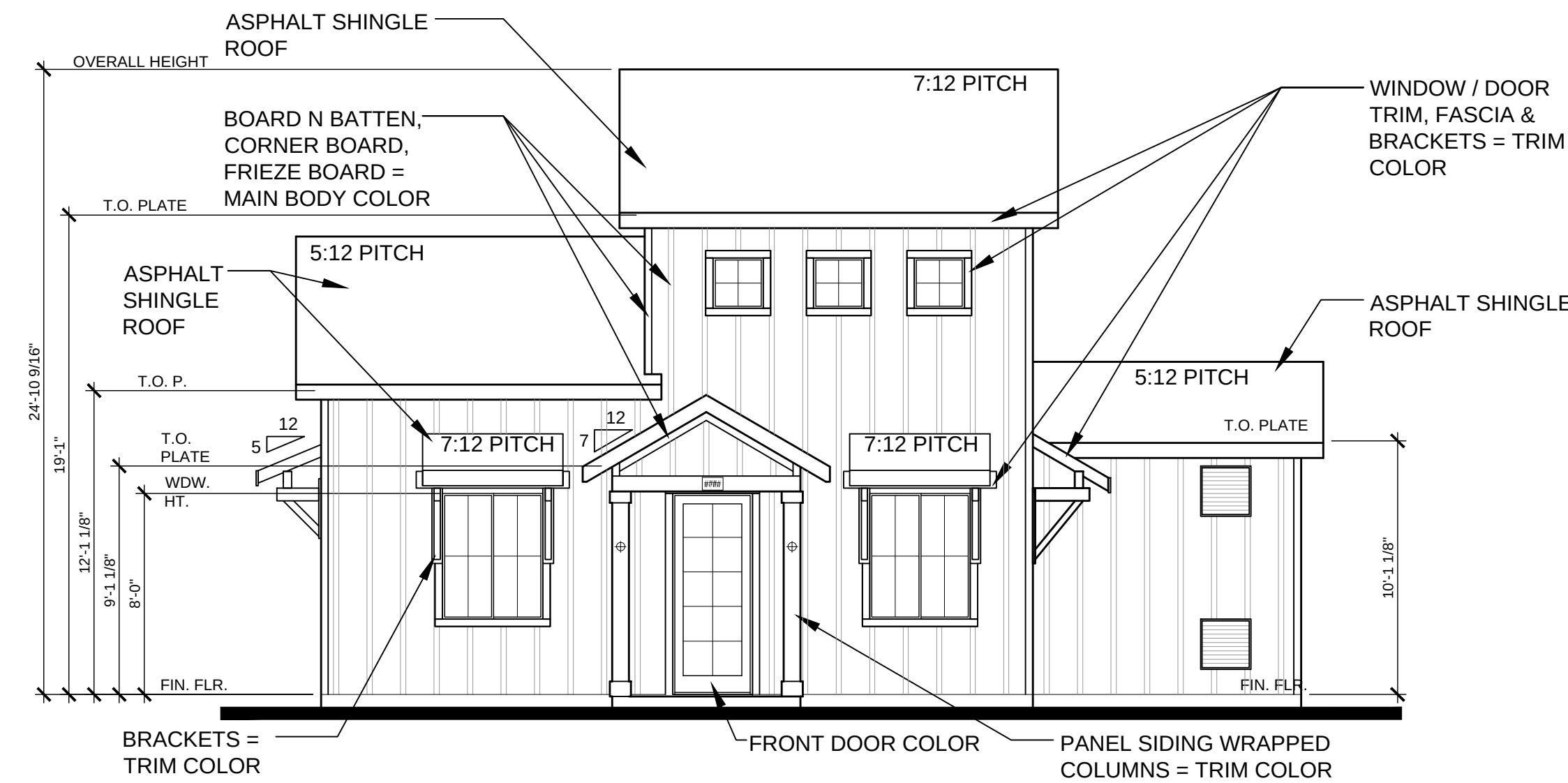
SHEET 18 OF 31



SITE DEVELOPMENT PLAN

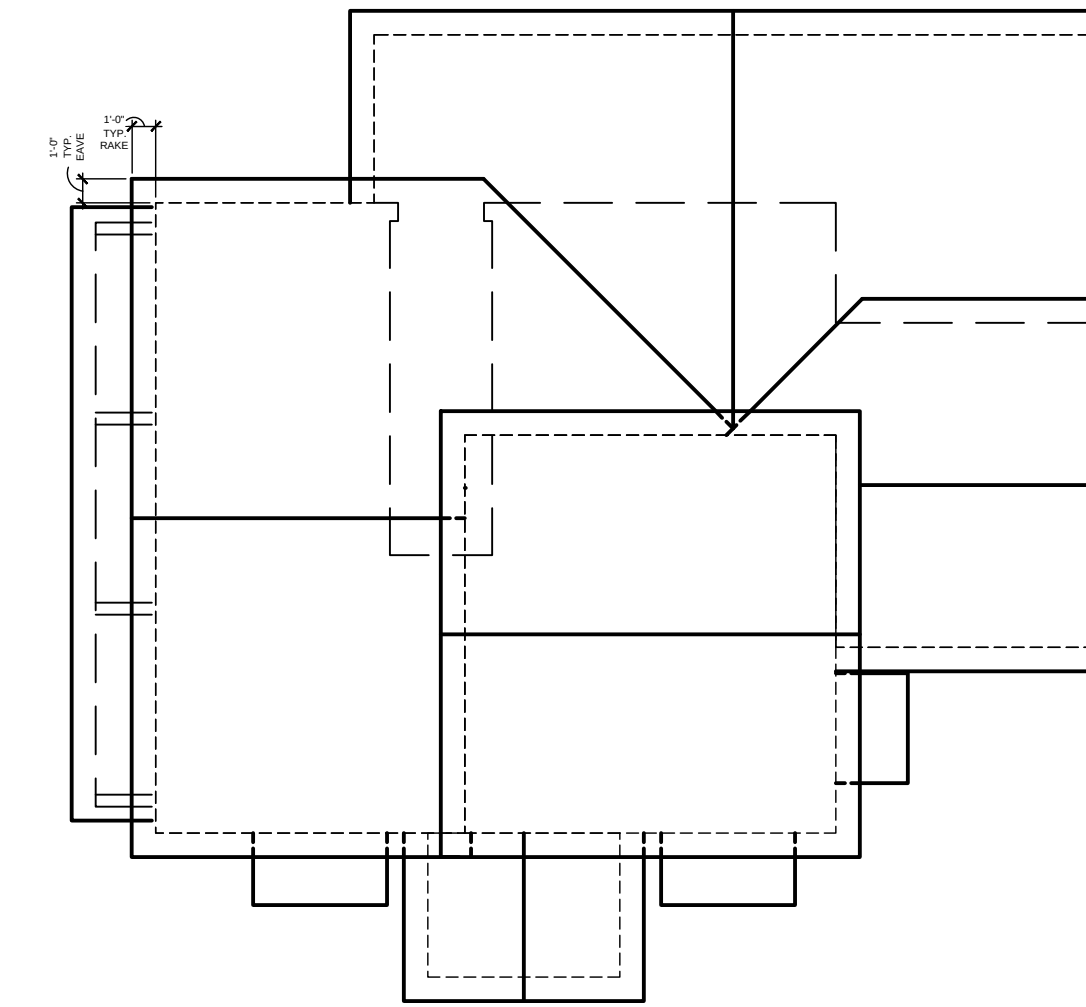
TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Front Elevation - Farmhouse

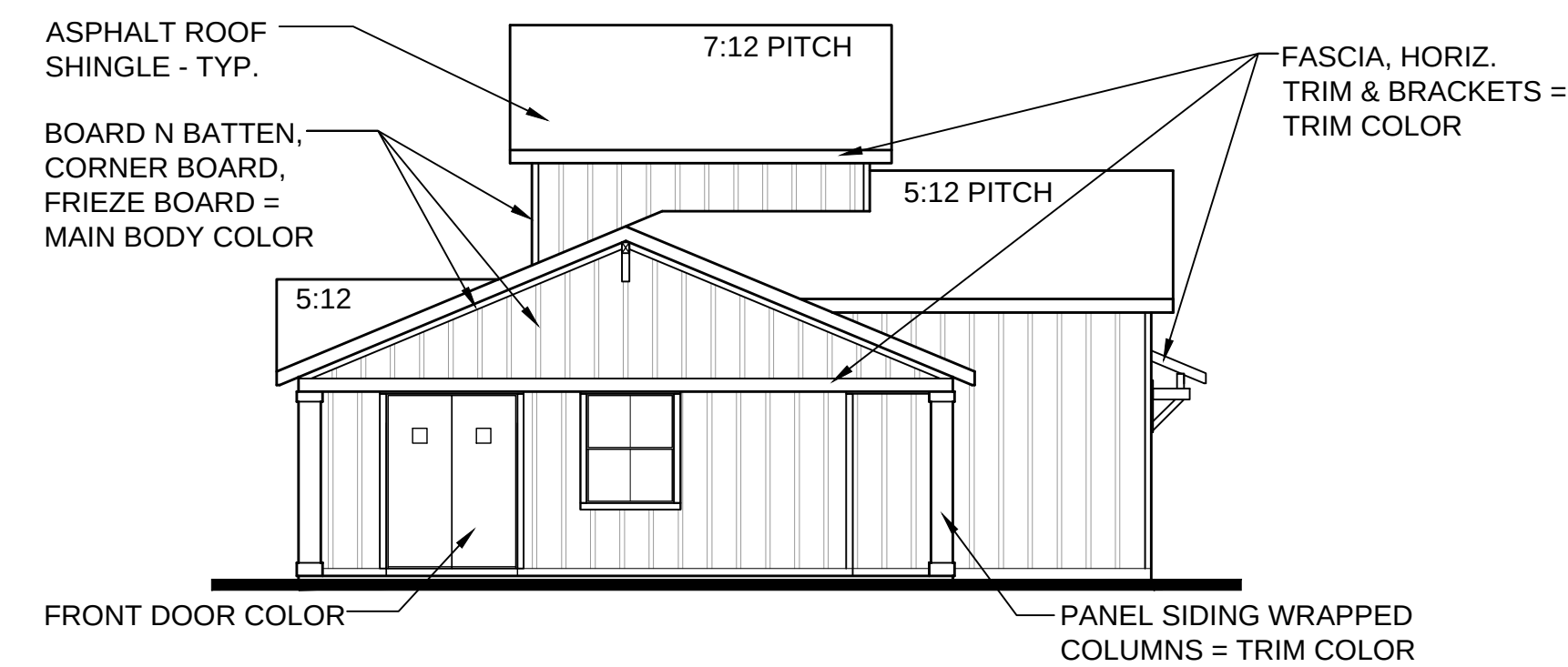
Elevation A 3/16" = 1'-0"



Roof Plan

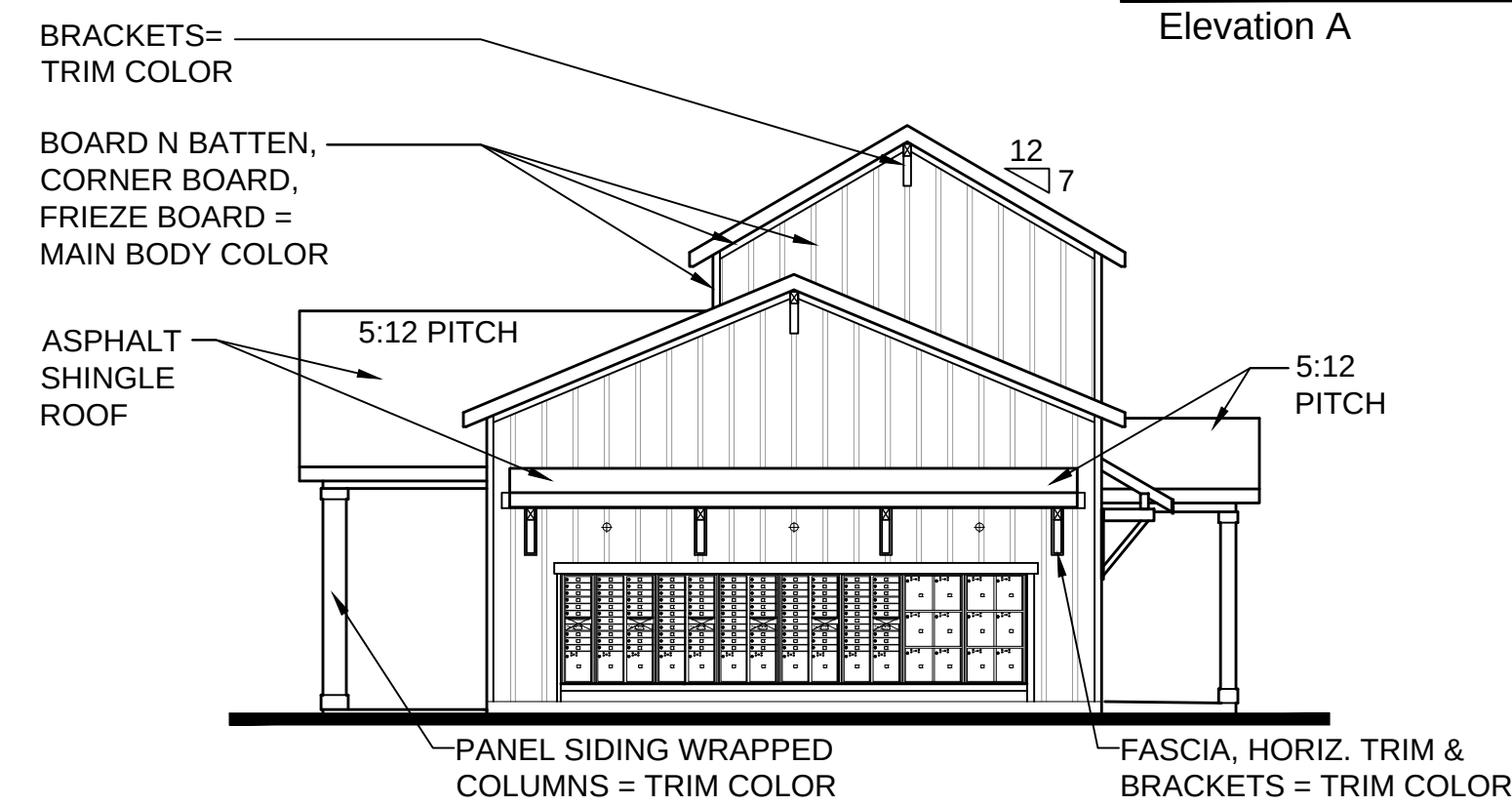
Elevation A 1/8" = 1'-0"

COLOR SCHEME 1 - FARMHOUSE
MAIN BODY - NEBULOUS WHITE (SW 7063) MFG: SHERWIN WILLIAMS
TRIM, FASCIA & FRONT DOOR - NAVAL (SW 6244) MFG: SHERWIN WILLIAMS
ROOF - ASPHALT SHINGLES PINNACLE PRISTINE - PRISTINE BLACK MFG: PINNACLE PRISTINE



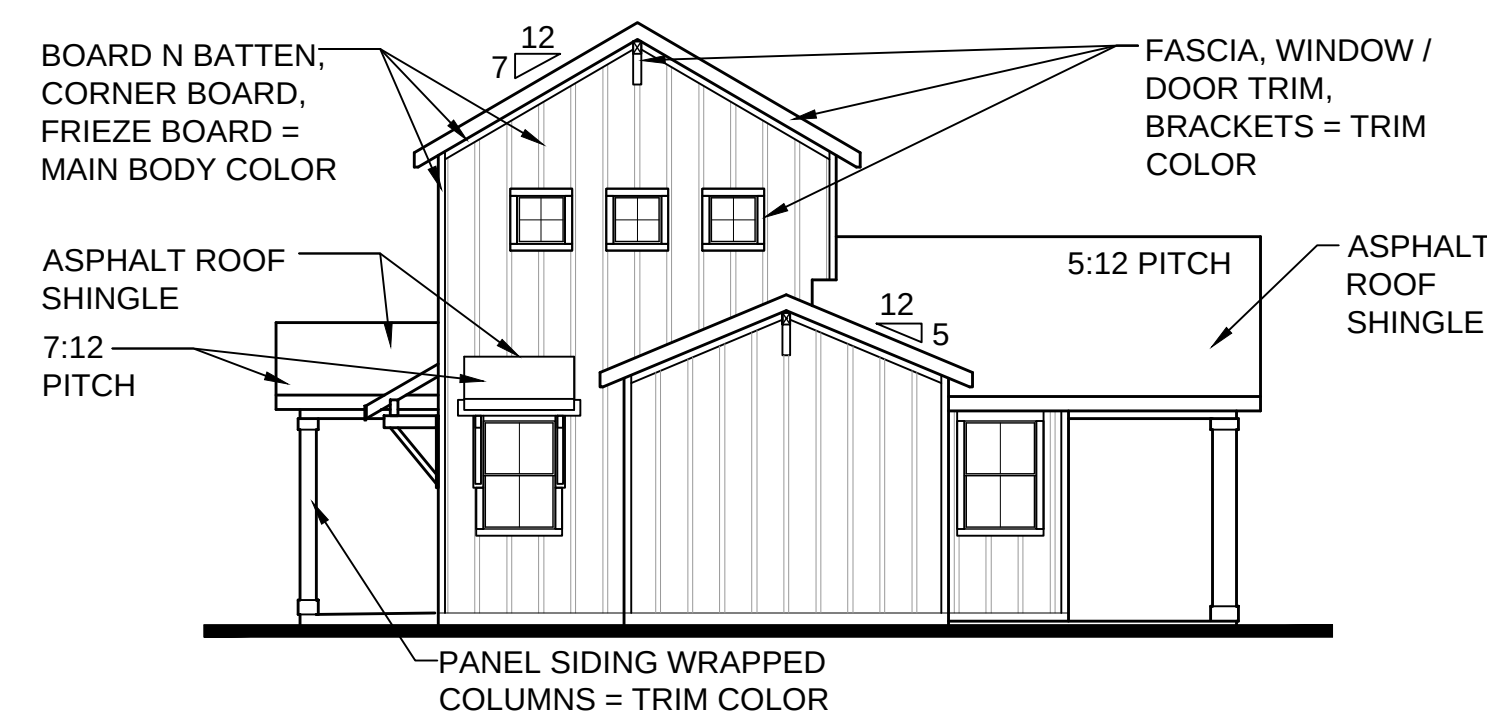
Rear Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



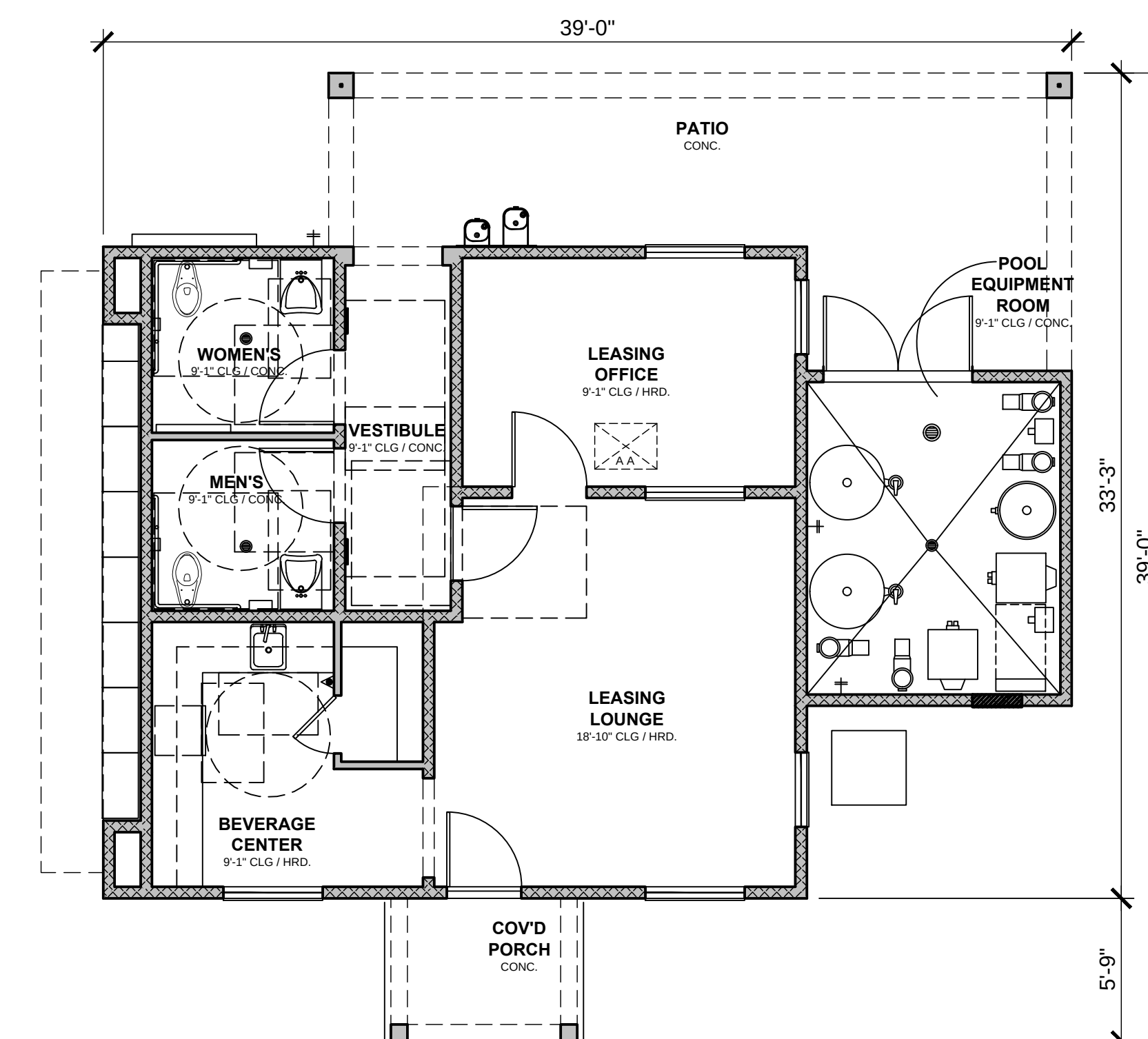
Left Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



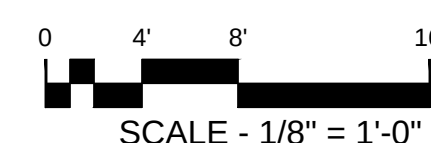
Right Elevation - Farmhouse

Elevation A 1/8" = 1'-0"



Floor Plan

Elevation A 3/16" = 1'-0"



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SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

LEASING OFFICE

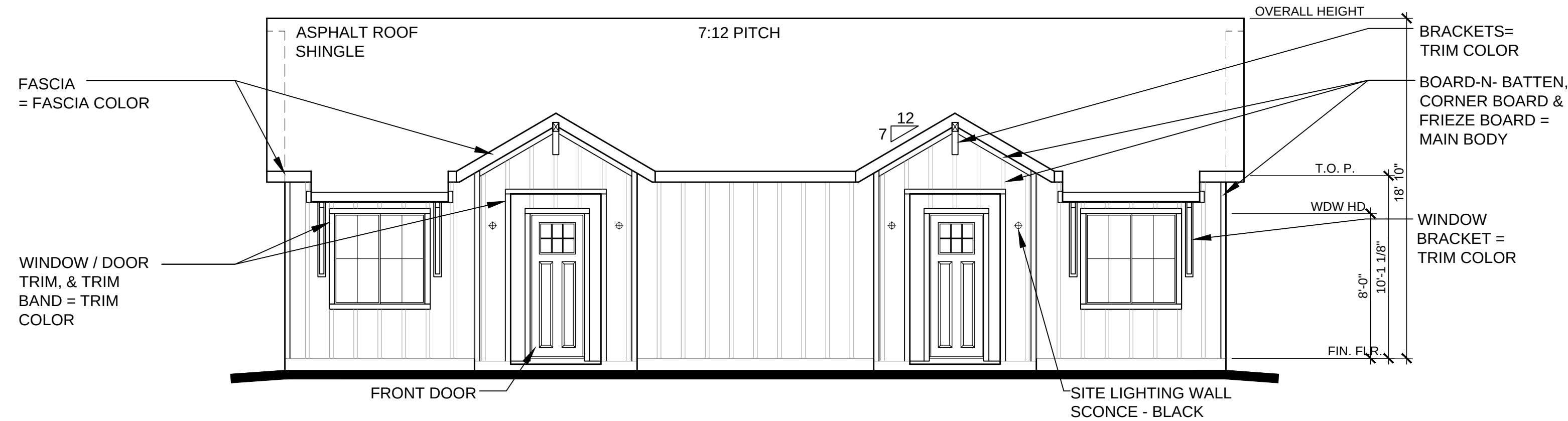
SHEET 19 OF 31

REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

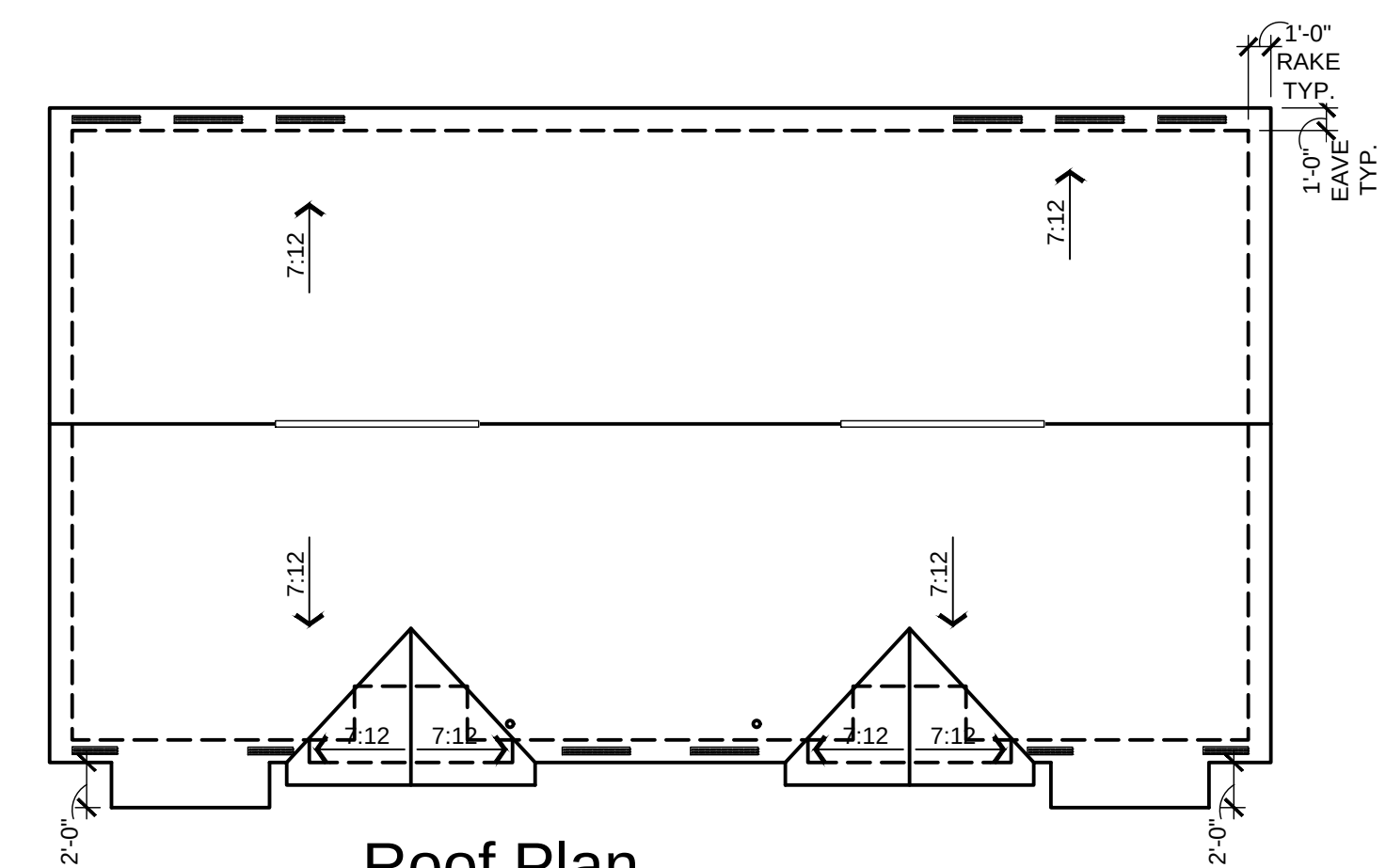
SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

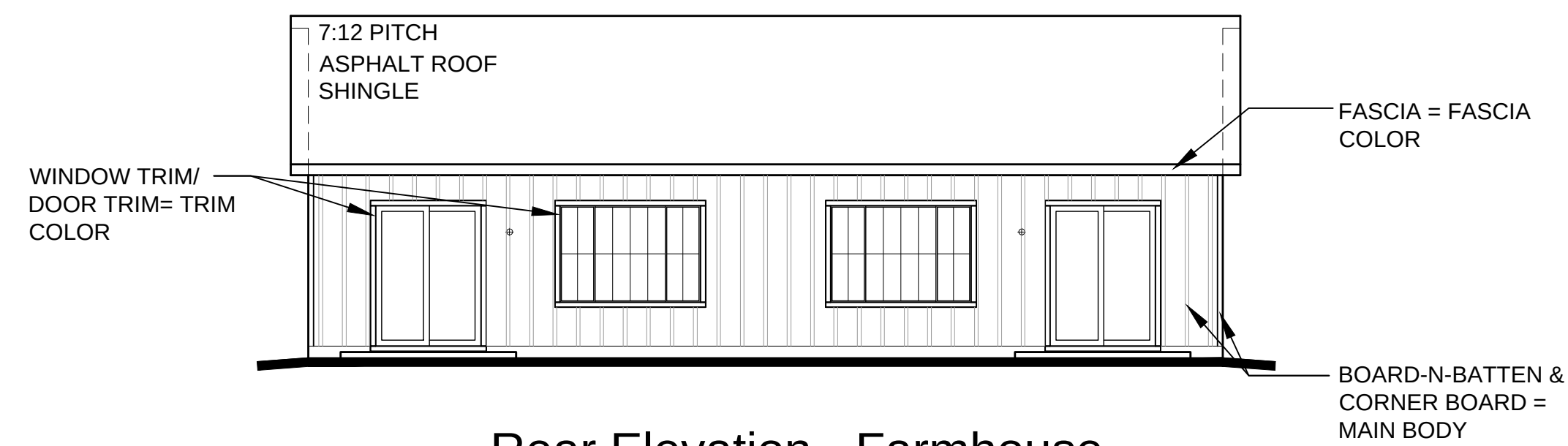
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Front Elevation - Farmhouse
Elevation A
3/16" = 1'-0"

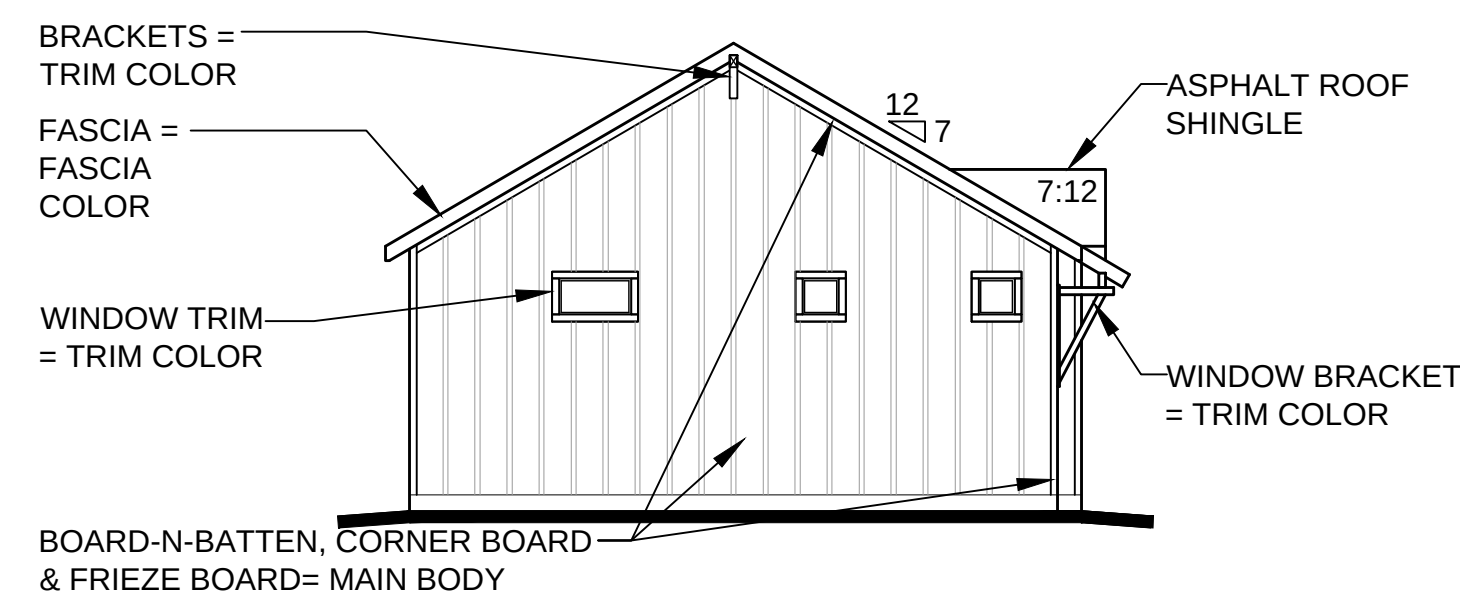


Roof Plan
Elevation A
1/8" = 1'-0"

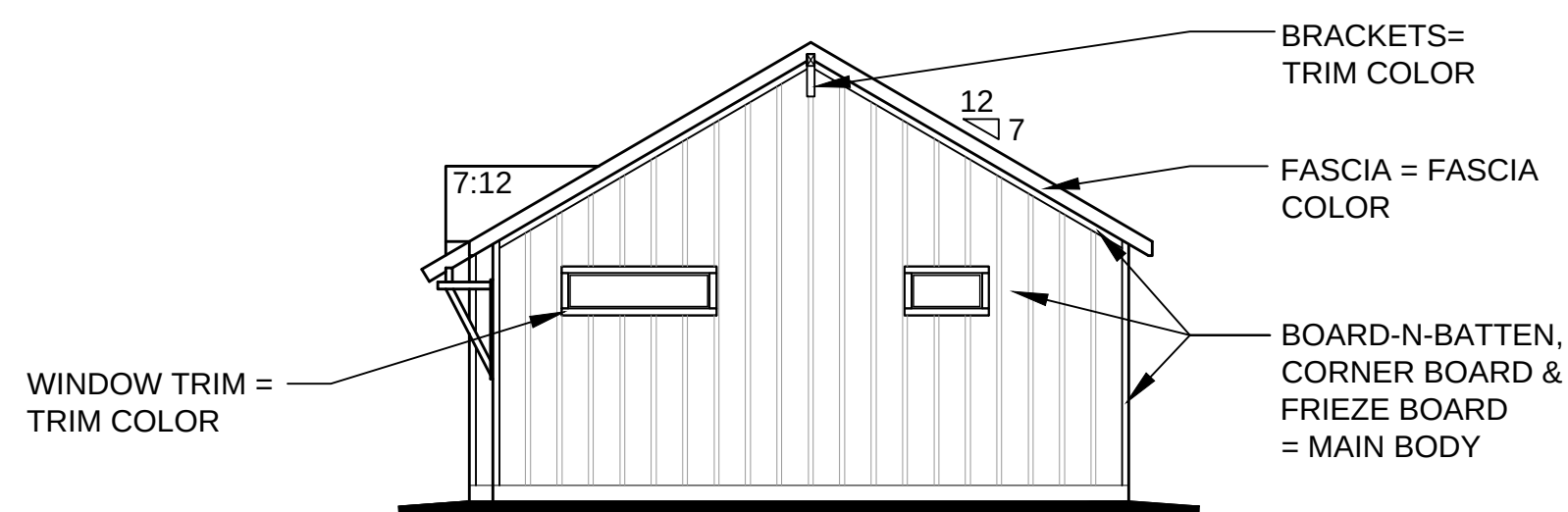


Rear Elevation - Farmhouse
Elevation A
1/8" = 1'-0"

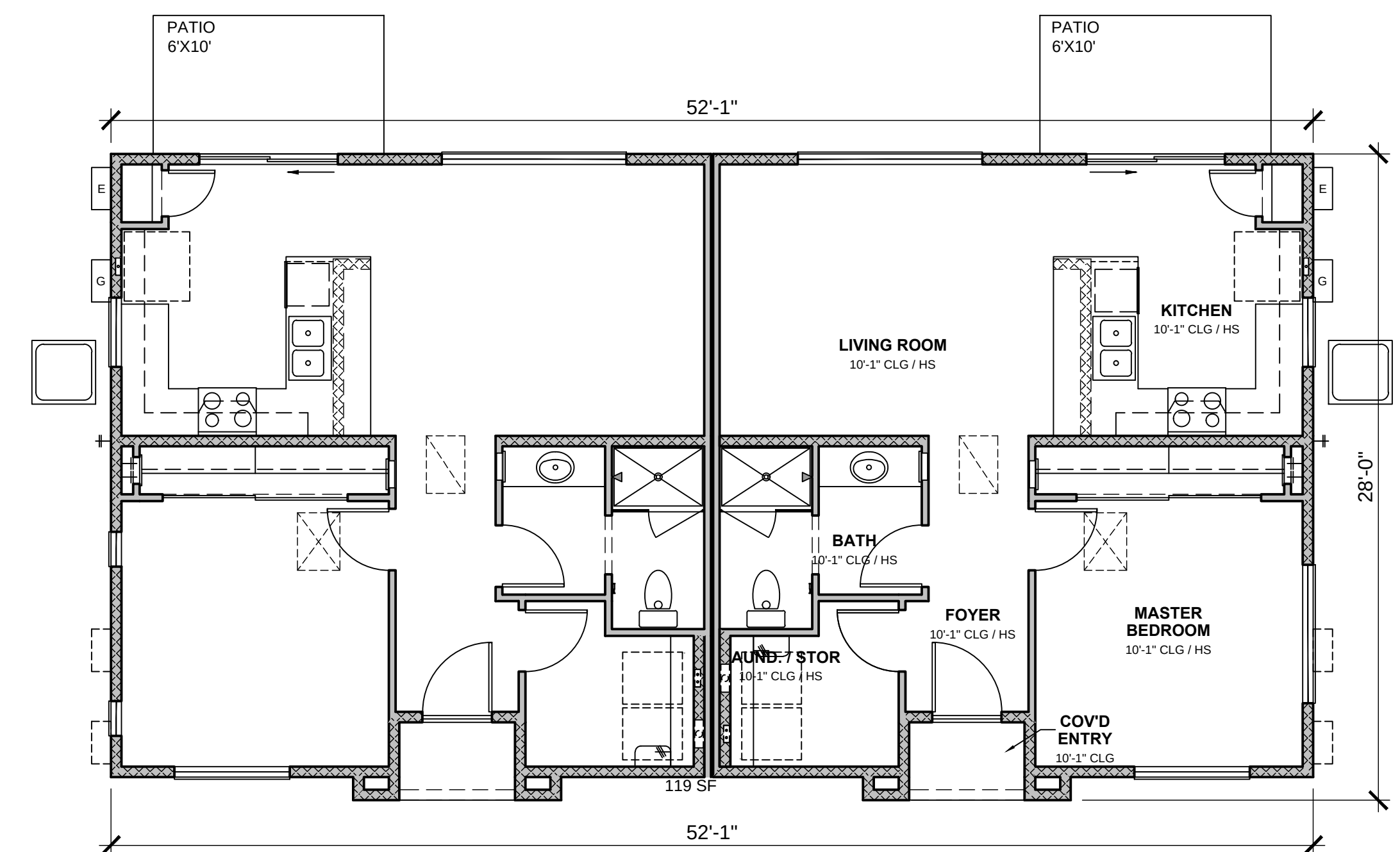
COLOR SCHEME 1 - FARMHOUSE
MAIN BODY - NEBULOUS WHITE (SW 7063) MFG: SHERWIN WILLIAMS
TRIM, FASCIA & FRONT DOOR - NAVAL (SW 6244) MFG: SHERWIN WILLIAMS
ROOF - ASPHALT SHINGLES PINNACLE PRISTINE - PRISTINE BLACK MFG: PINNACLE PRISTINE



Left Elevation - Farmhouse
Elevation A
1/8" = 1'-0"



Right Elevation - Farmhouse
Elevation A
1/8" = 1'-0"



Floor Plan
Elevation A
3/16" = 1'-0"

0 4' 8' 16'
SCALE - 1/8" = 1'-0"

0 4' 8' 16'
SCALE - 3/16" = 1'-0"

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SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

PLAN 1 - FARMHOUSE

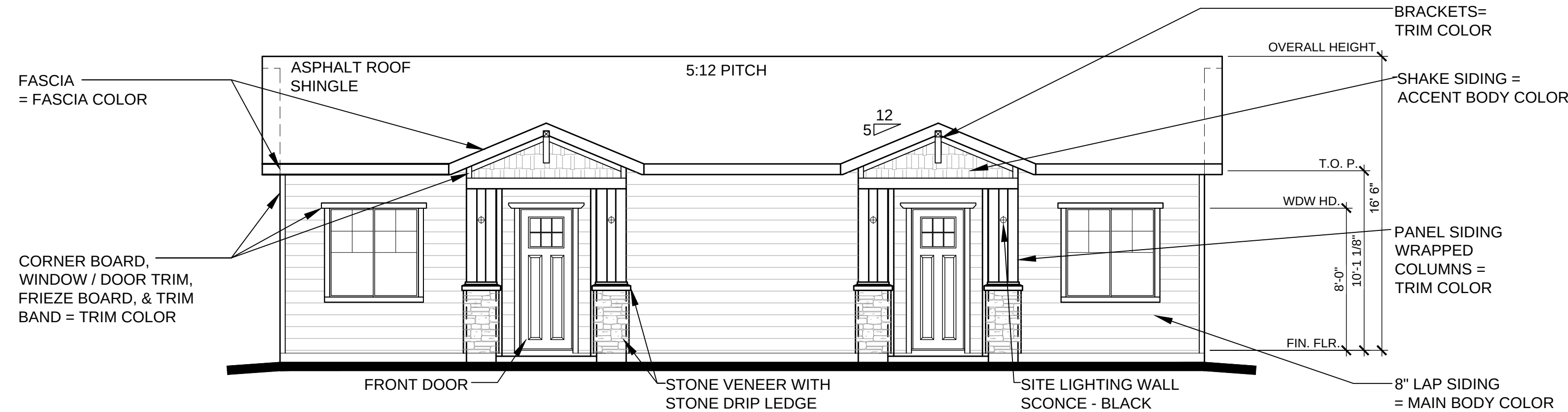
SHEET 20 OF 31

REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

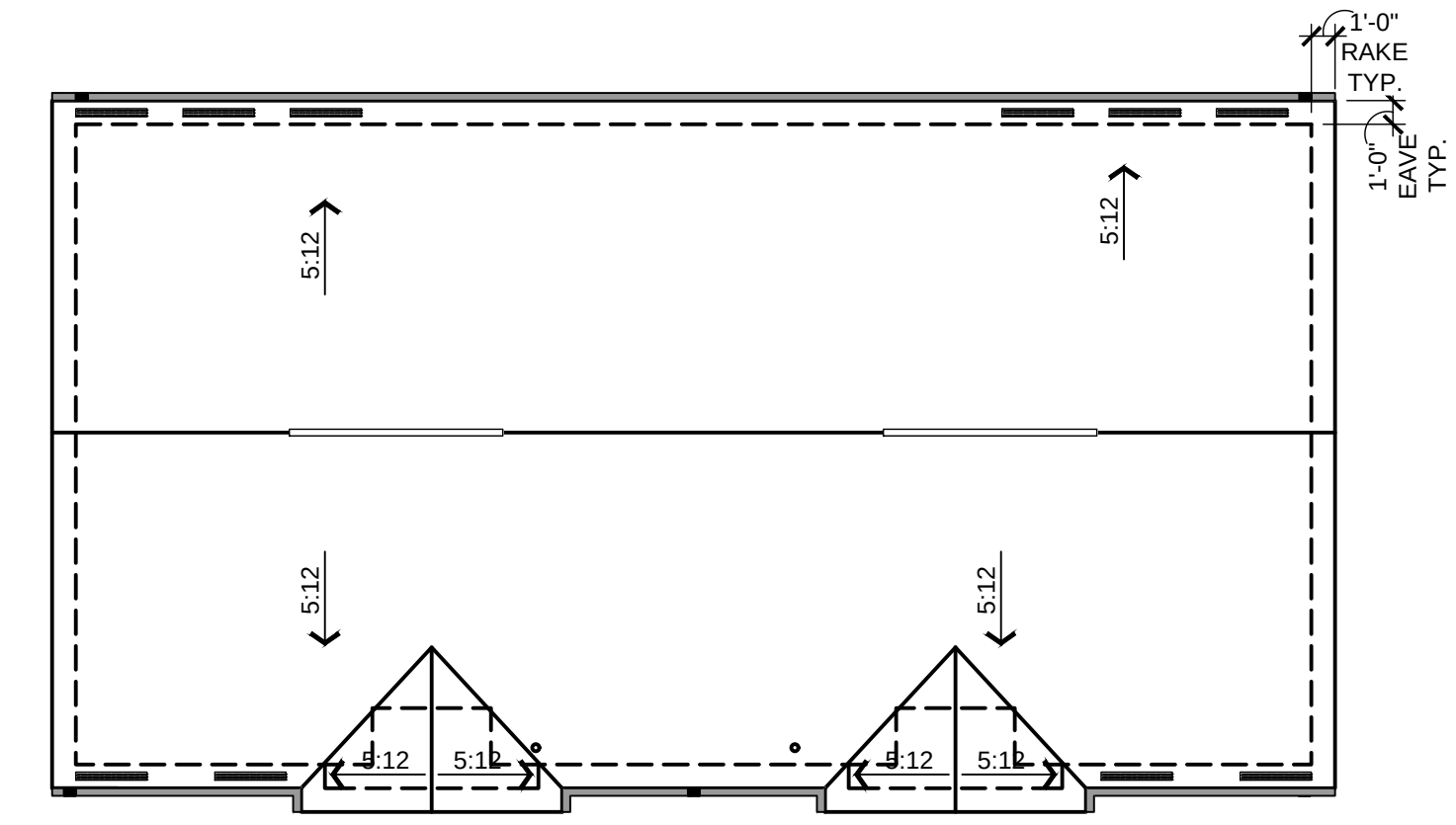
SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Front Elevation - Craftsman
Elevation B
3/16" = 1'-0"

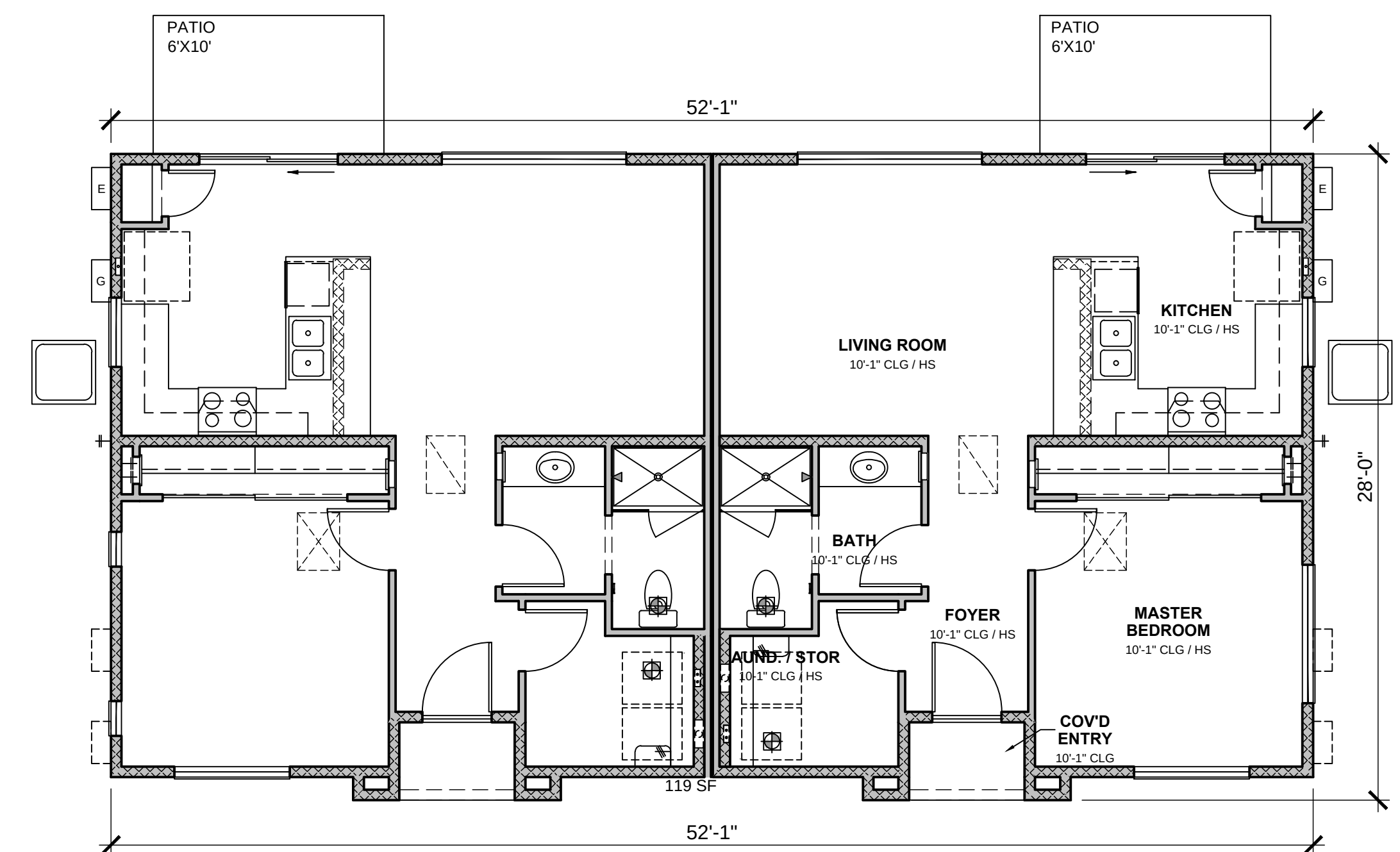


Roof Plan
Elevation B
1/8" = 1'-0"

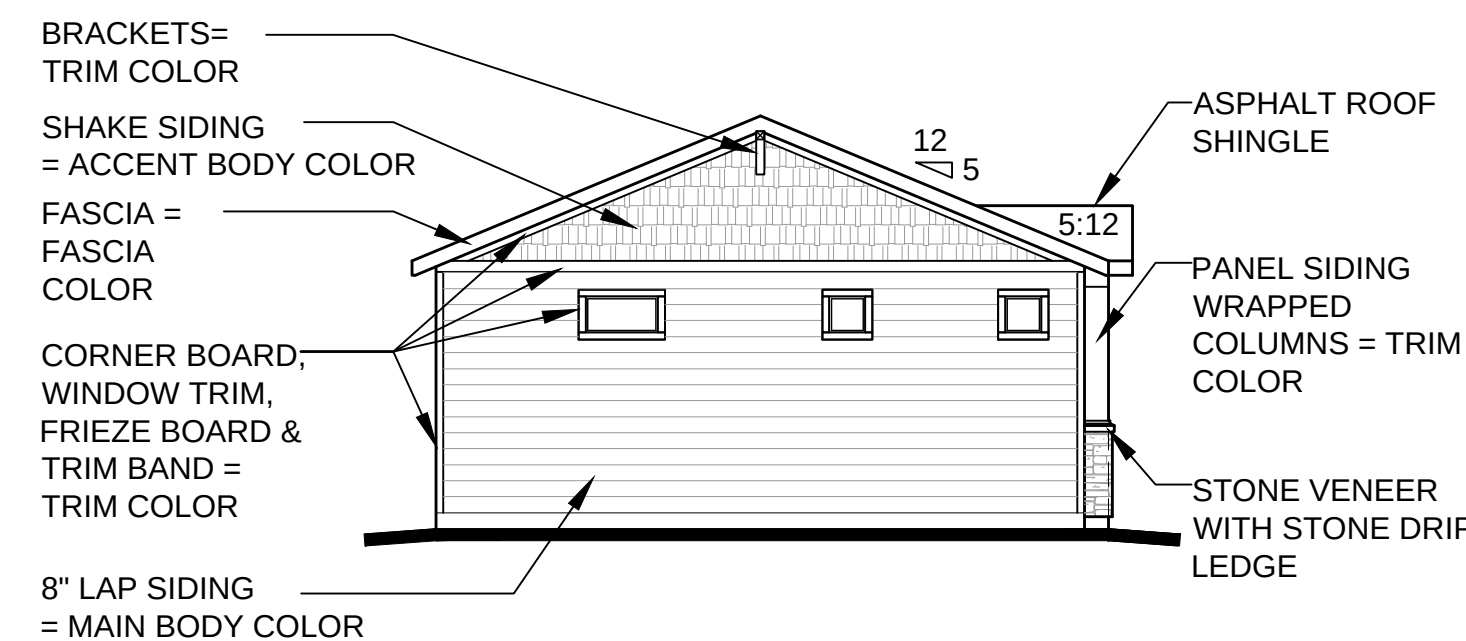


Rear Elevation - Craftsman
Elevation B
1/8" = 1'-0"

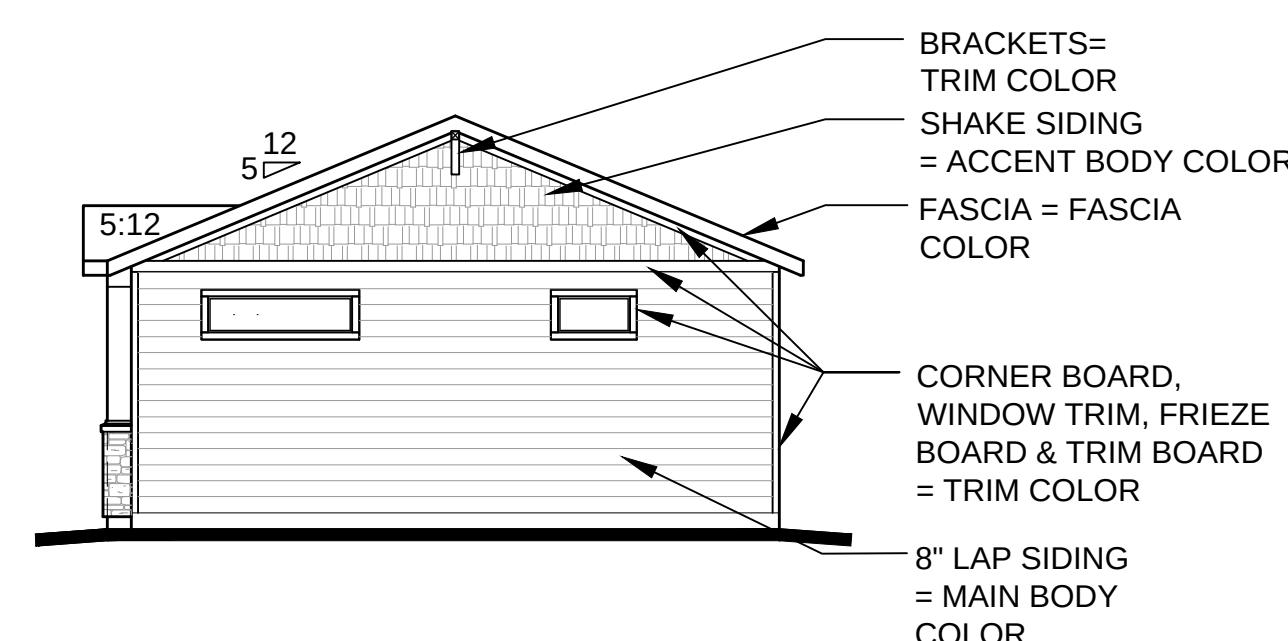
COLOR SCHEME 2 - CRAFTSMAN
MAIN BODY - UNIVERSAL KHAKI (SW 6150) MFG: SHERWIN WILLIAMS
ACCENT BODY - ROOKWOOD DARK GREEN (SW 2816) MFG: SHERWIN WILLIAMS
TRIM & FASCIA - SMOKEHOUSE (SW 7040) MFG: SHERWIN WILLIAMS
FRONT DOOR - AURORA BROWN (SW 2837) MFG: SHERWIN WILLIAMS
MASONRY - SAVANNAH LEDGE - NEWGRANGE MFG: ZEMENT STONE
ROOF - ASPHALT SHINGLES PINNACLE PRISTINE - COPPER CANYON MFG: PINNACLE PRISTINE



Floor Plan
Elevation B
3/16" = 1'-0"



Left Elevation - Craftsman
Elevation B
1/8" = 1'-0"



Right Elevation - Craftsman
Elevation B
1/8" = 1'-0"



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SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

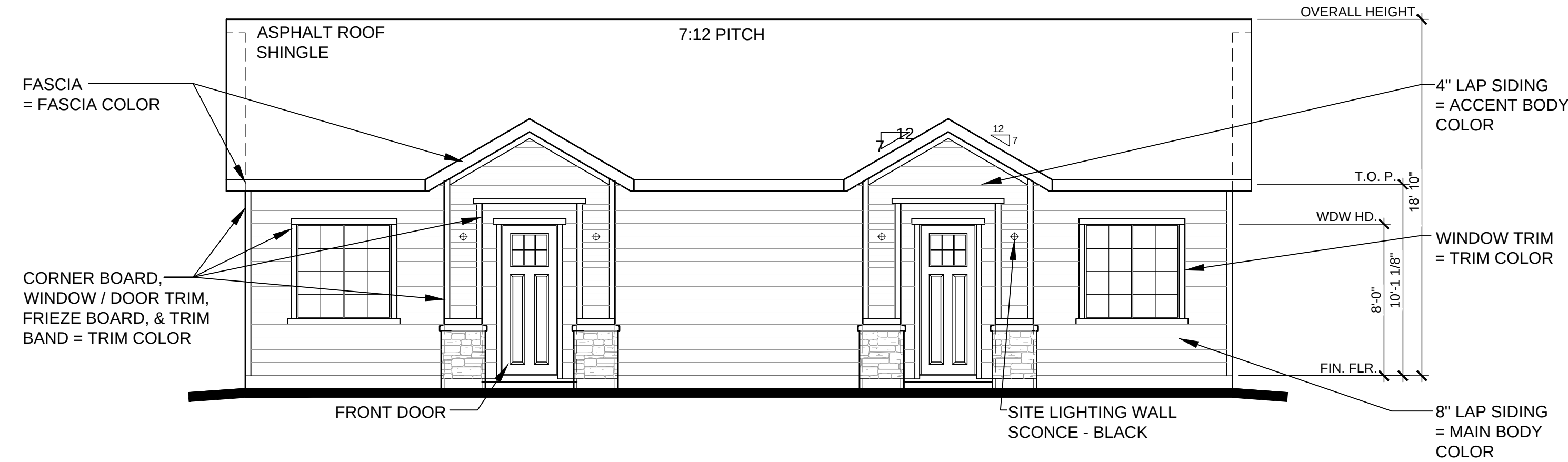
PLAN 1 - CRAFTSMAN
SHEET 21 OF 31

REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

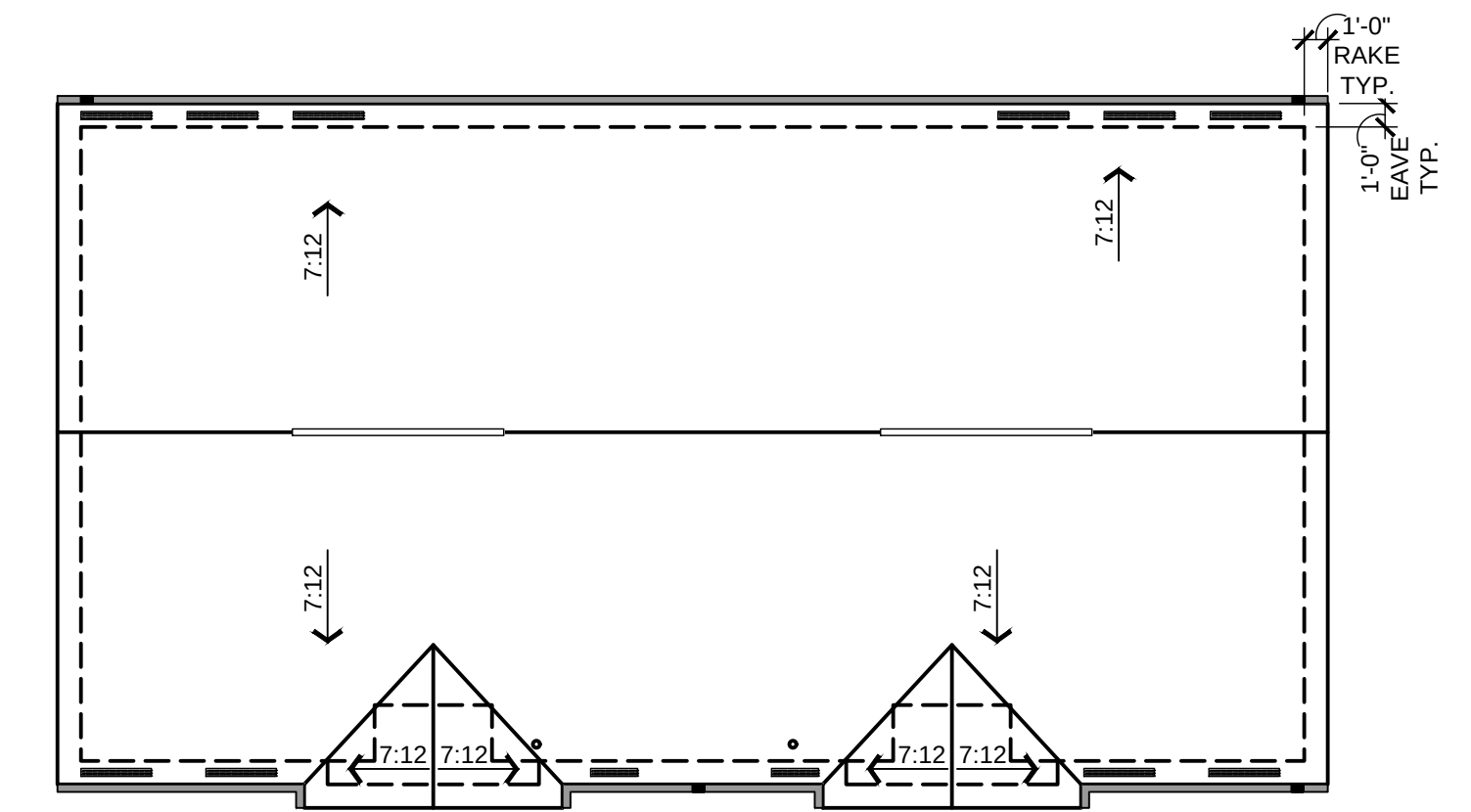
SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

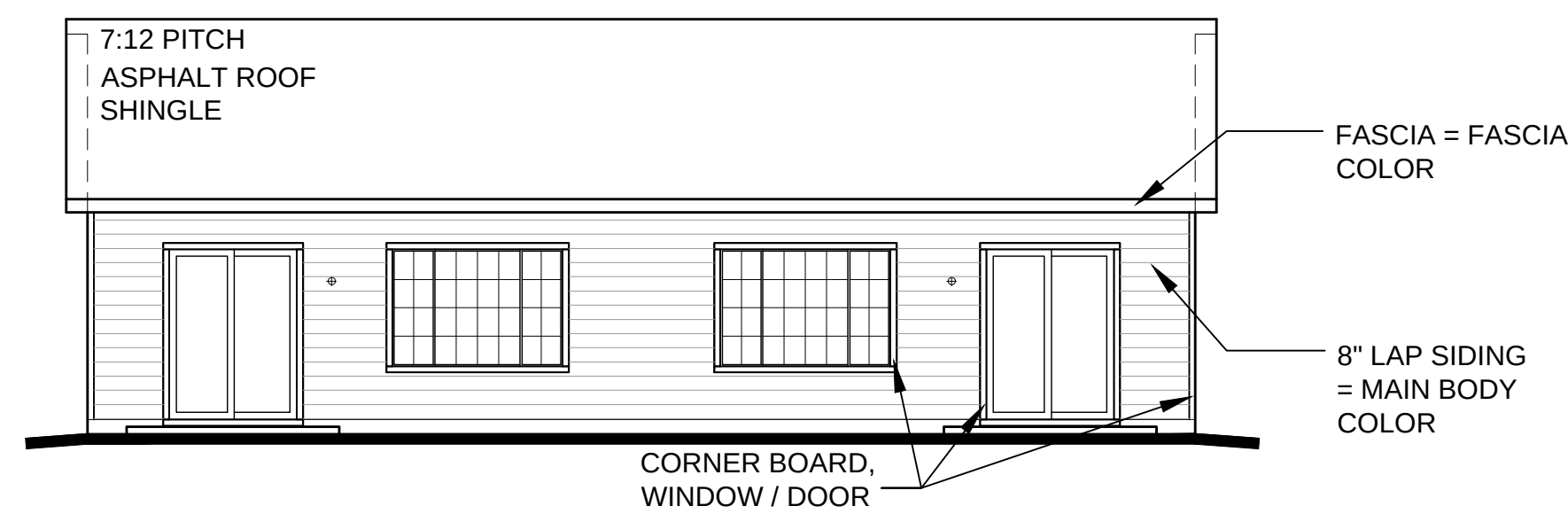
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Front Elevation - Traditional
Elevation C
3/16" = 1'-0"

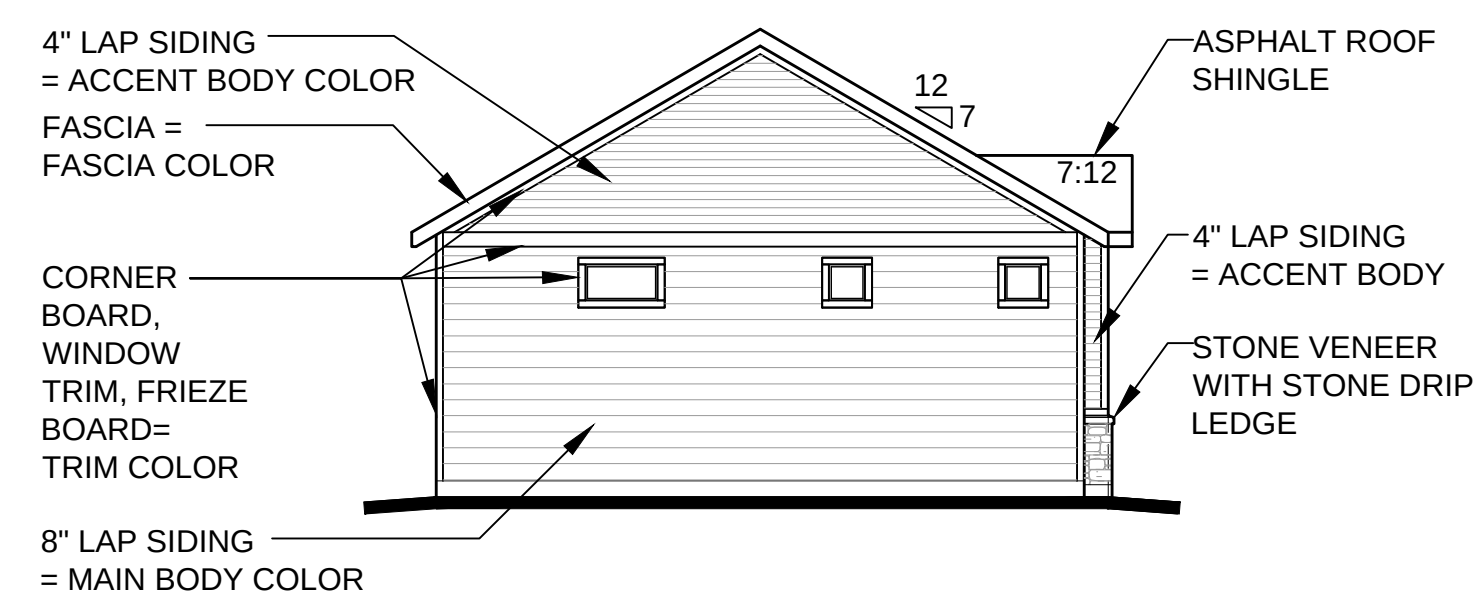


Roof Plan
Elevation C
1/8" = 1'-0"

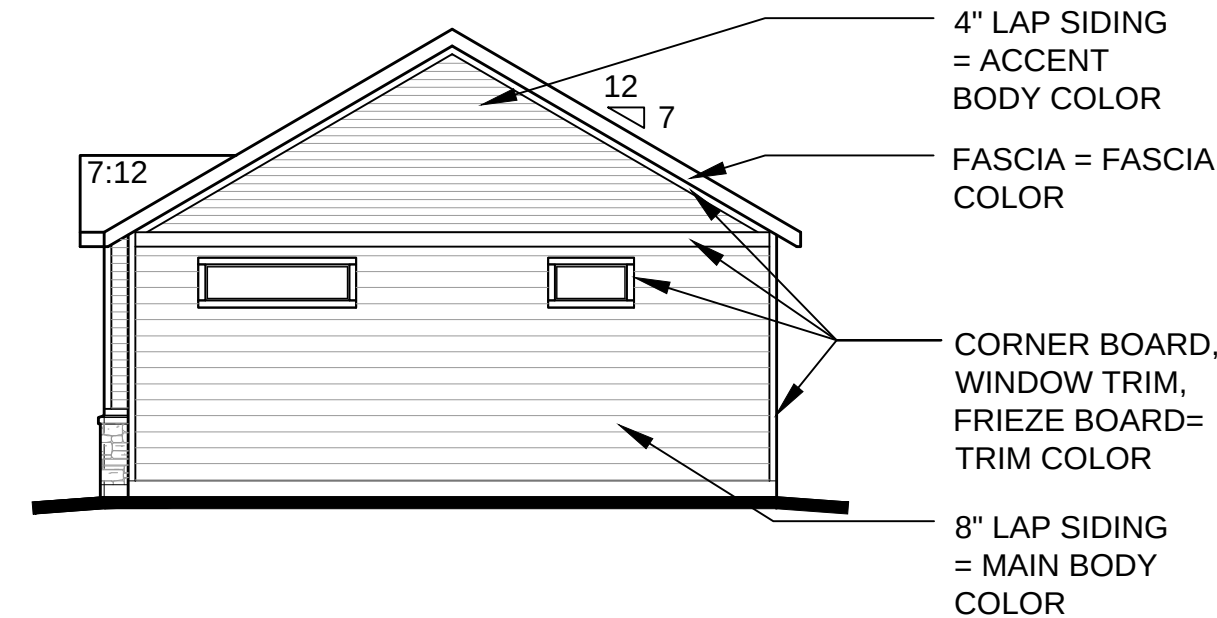


Rear Elevation - Traditional
Elevation C
1/8" = 1'-0"

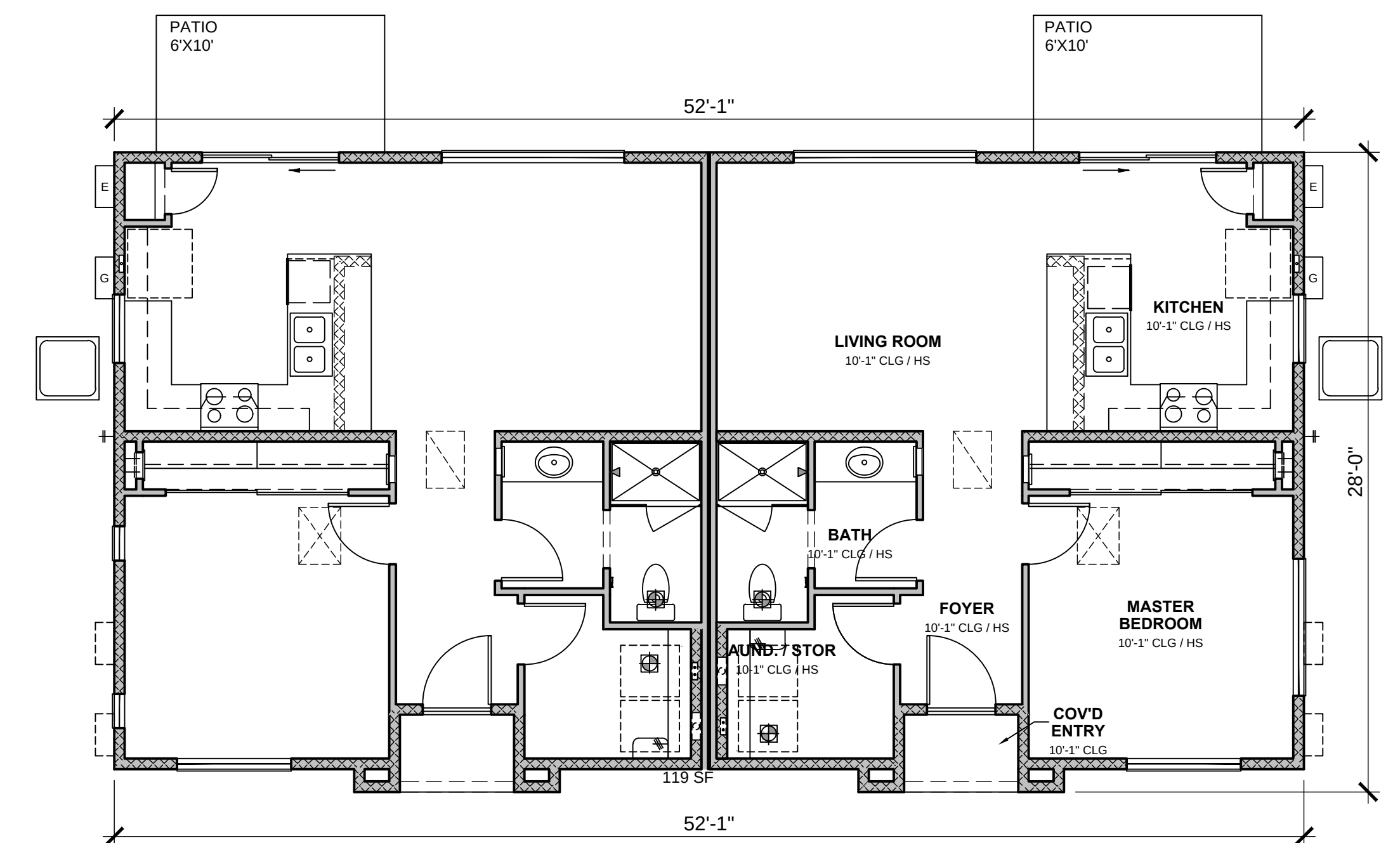
COLOR SCHEME 3 - TRADITIONAL
MAIN BODY - KNITTING NEEDLES (SW 7672) MFG: SHERWIN WILLIAMS
ACCENT BODY - GAUNTLET GRAY (SW 7019) MFG: SHERWIN WILLIAMS
TRIM & FASCIA - IRON (SW 6006) MFG: SHERWIN WILLIAMS
FRONT DOOR - NEEDLEPOINT NAVY (SW 0032) MFG: SHERWIN WILLIAMS
MASONRY - ROUGH CUT - LOIRE VALLEY MFG: ELDORADO STONE
ROOF - ASPHALT SHINGLES HERITAGE SERIES - OXFORD GRAY MFG: TAMKO



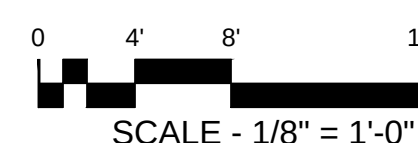
Left Elevation - Traditional
Elevation C
1/8" = 1'-0"



Right Elevation - Traditional
Elevation C
1/8" = 1'-0"



Floor Plan
Elevation C
3/16" = 1'-0"



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SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

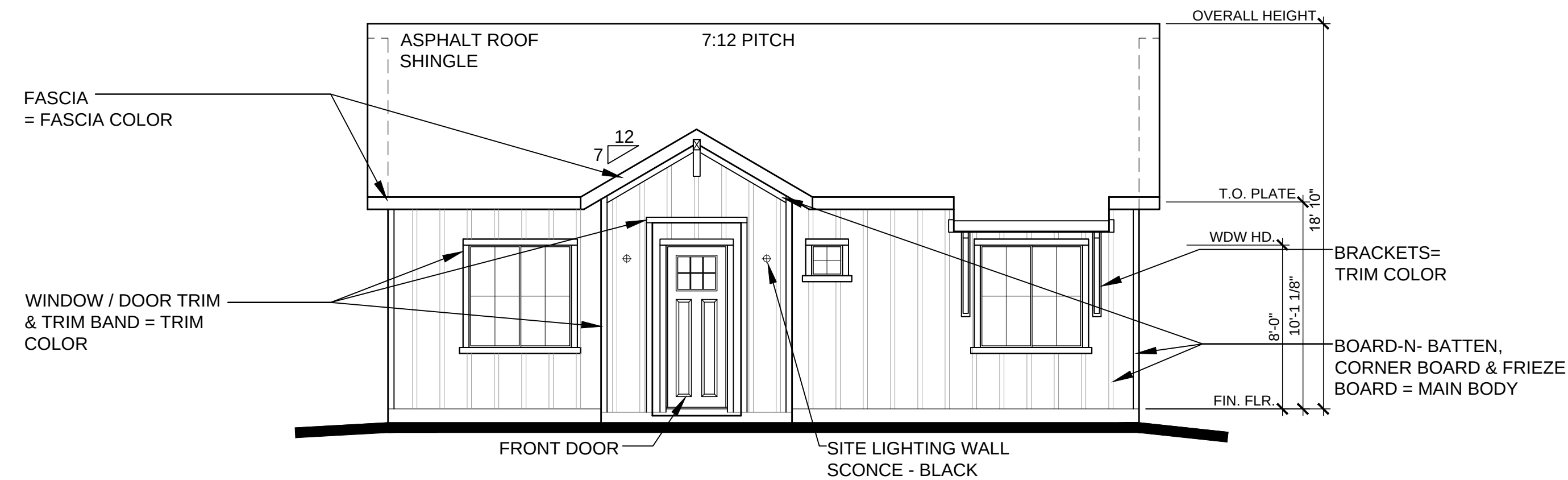
PLAN 1 - TRADITIONAL
SHEET 22 OF 31

REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

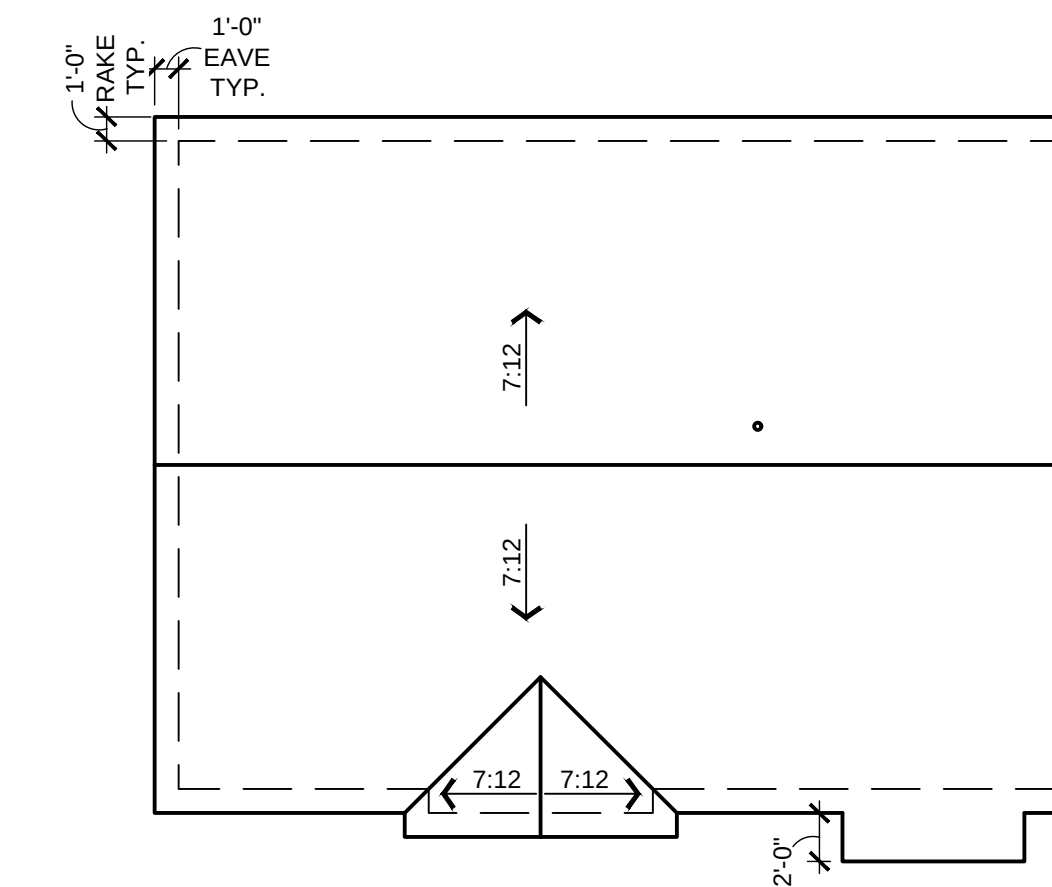
SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

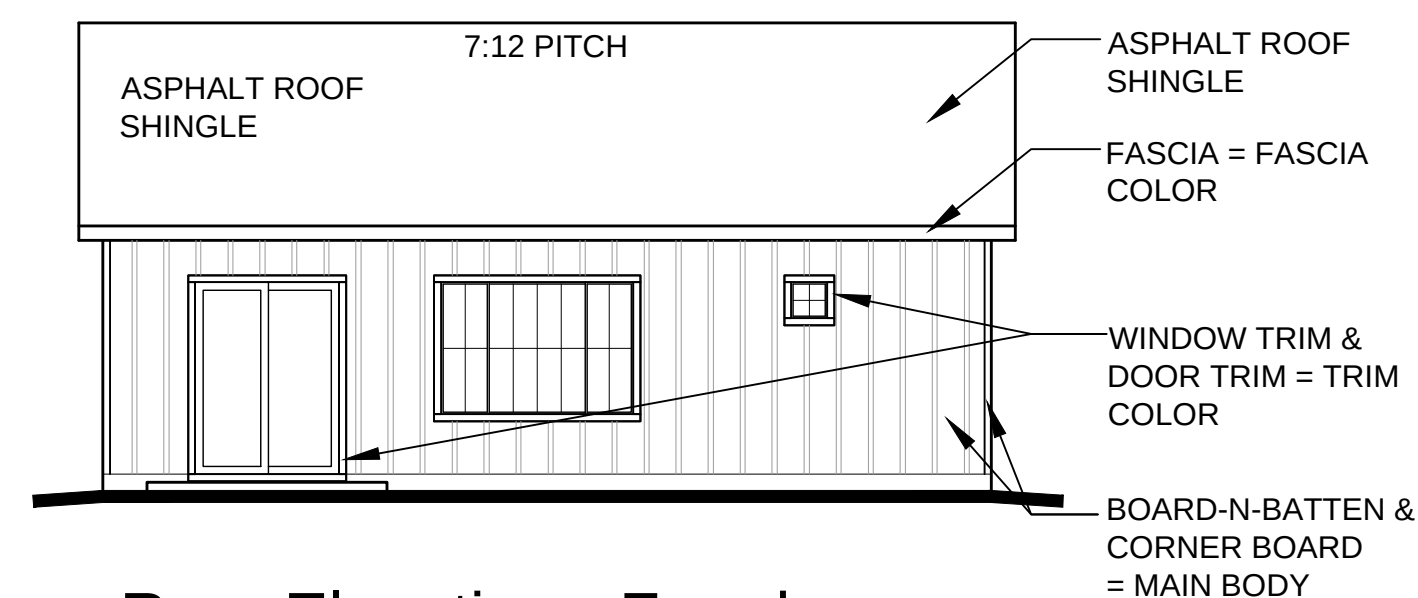
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Front Elevation - Farmhouse
Elevation A
3/16" = 1'-0"

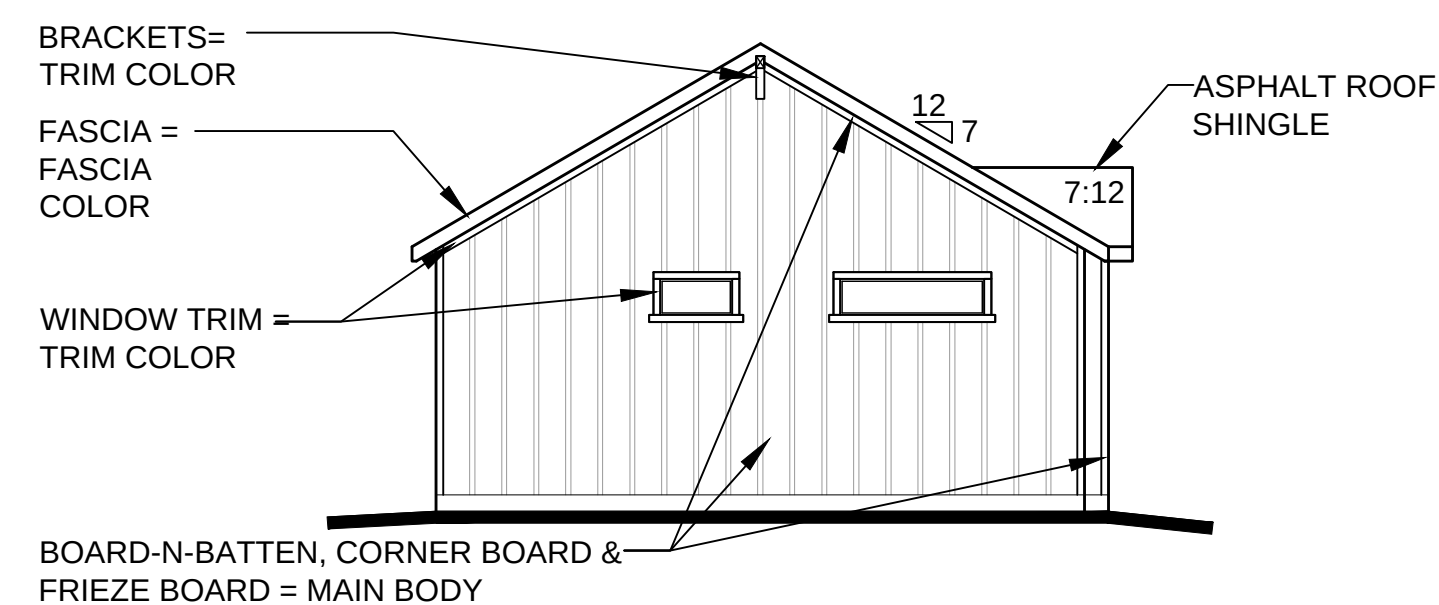


Roof Plan
Elevation A
1/8" = 1'-0"

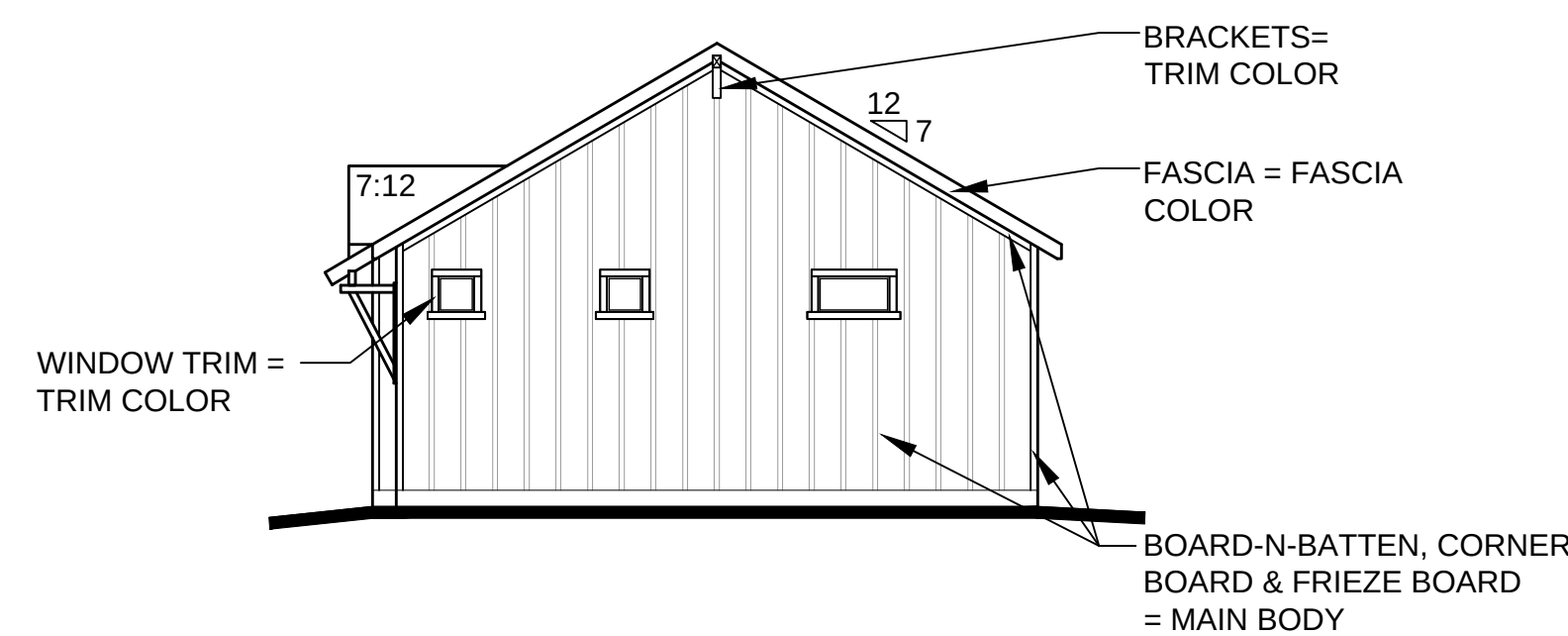


Rear Elevation - Farmhouse
Elevation A
1/8" = 1'-0"

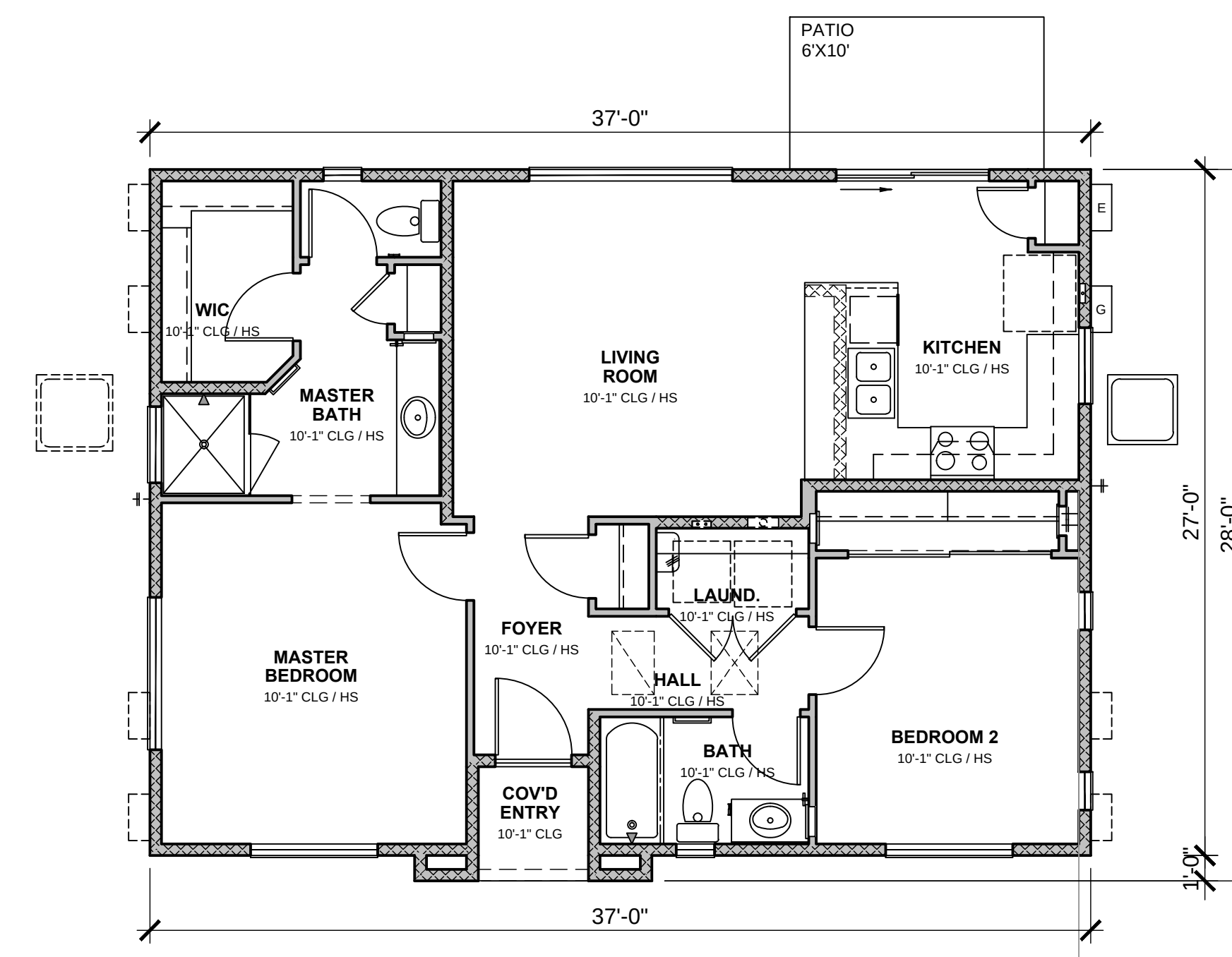
COLOR SCHEME 1 - FARMHOUSE
MAIN BODY - NEBULOUS WHITE (SW 7063) MFG: SHERWIN WILLIAMS
TRIM, FASCIA & FRONT DOOR - NAVAL (SW 6244) MFG: SHERWIN WILLIAMS
ROOF - ASPHALT SHINGLES PINNACLE PRISTINE - PRISTINE BLACK MFG: PINNACLE PRISTINE



Left Elevation - Farmhouse
Elevation A
1/8" = 1'-0"



Right Elevation - Farmhouse
Elevation A
1/8" = 1'-0"



Floor Plan
Elevation A
3/16" = 1'-0"



SCALE - 1/8" = 1'-0"



SCALE - 3/16" = 1'-0"

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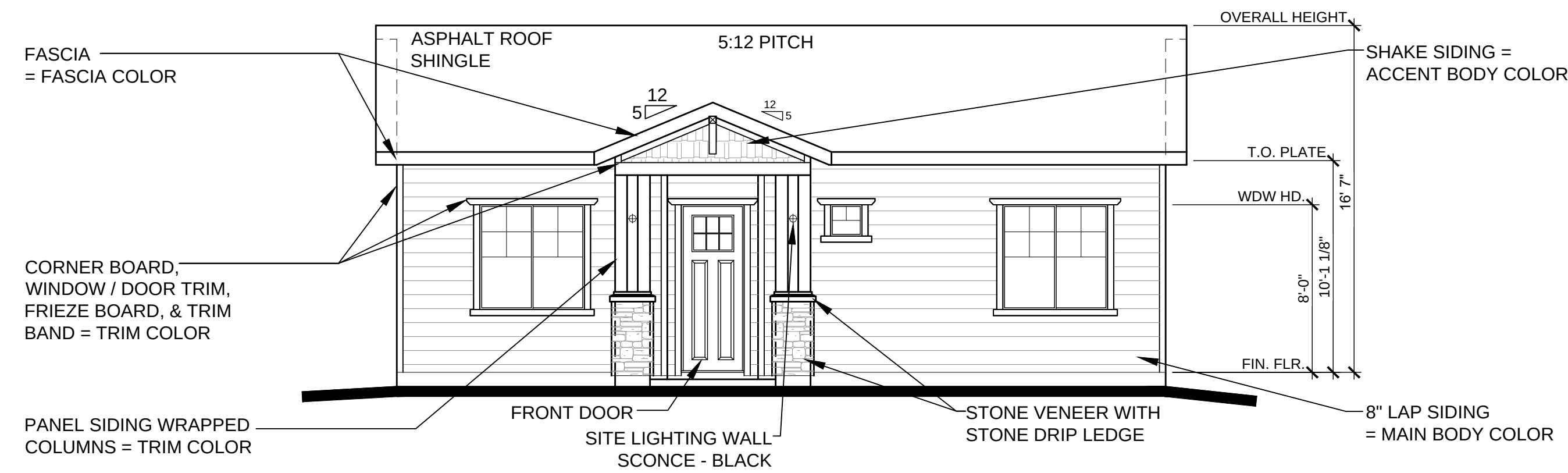
SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

PLAN 2 - FARMHOUSE

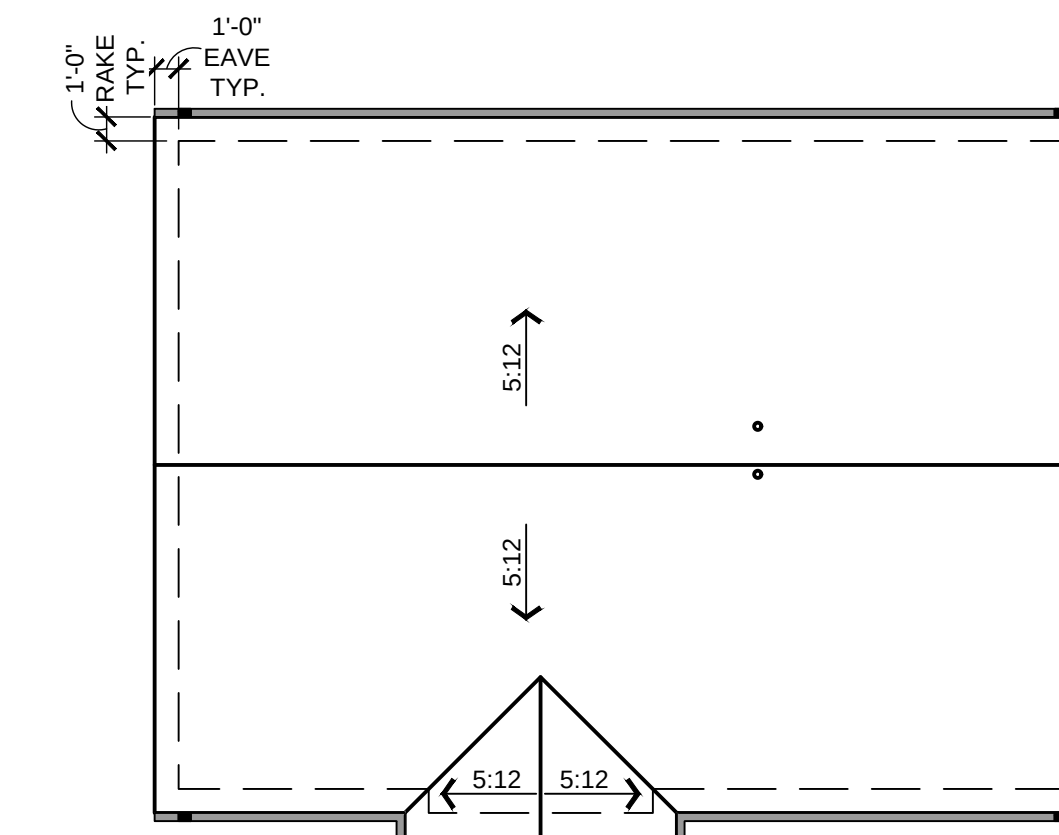
SHEET 23 OF 31

REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

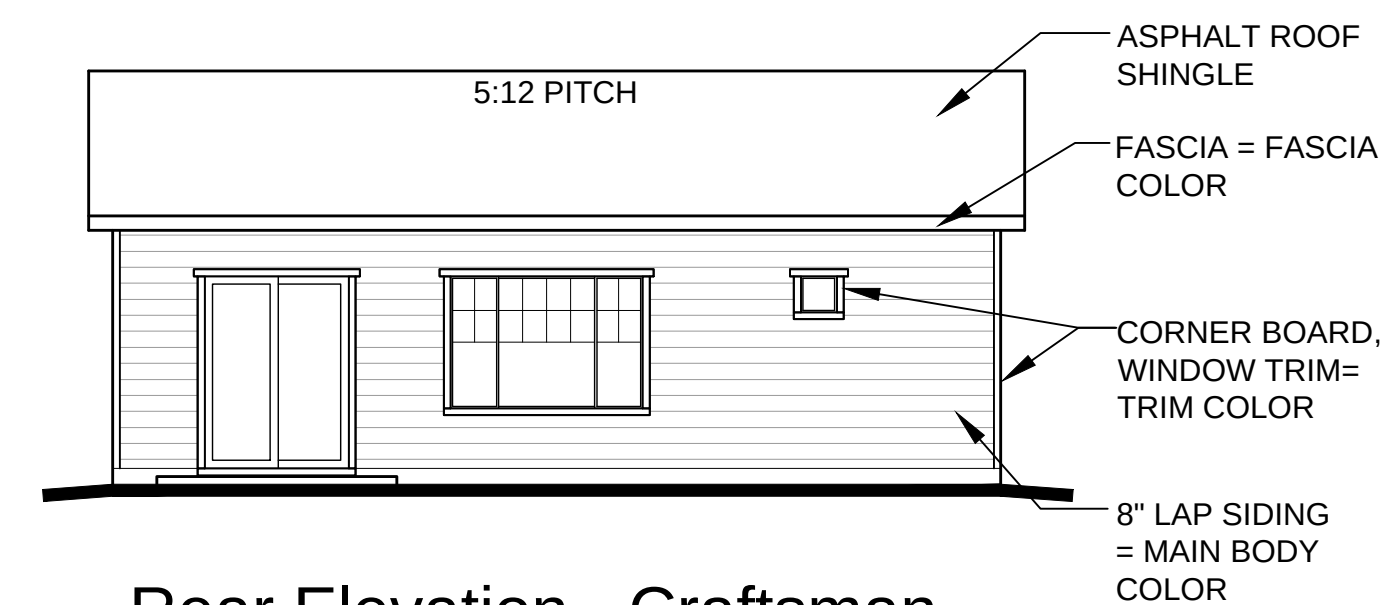


Front Elevation - Craftsman



Roof Plan

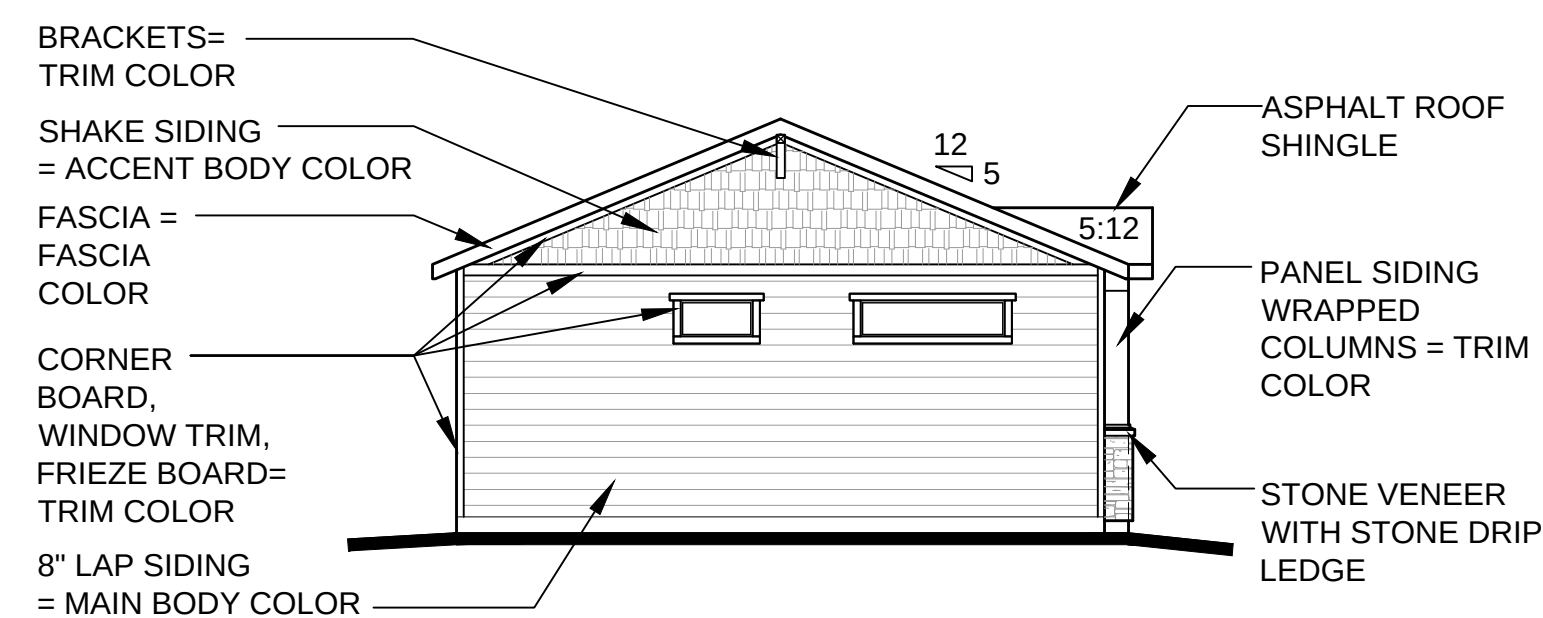
Elevation B 1/8" = 1'-0"



Rear Elevation - Craftsman

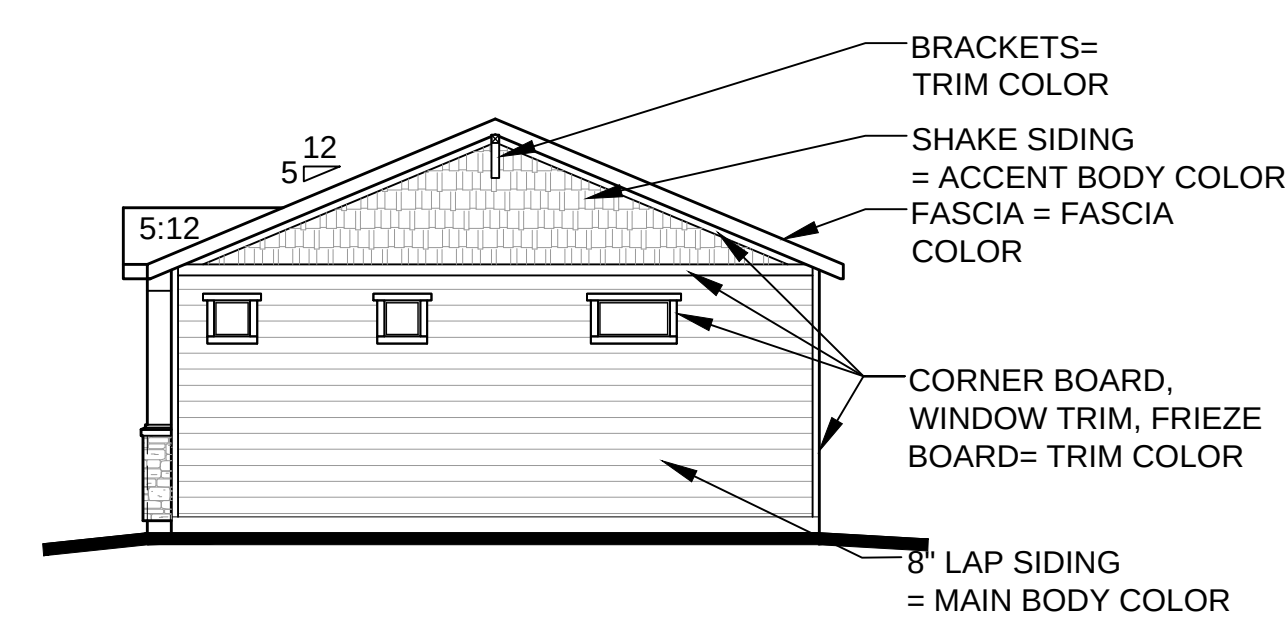
COLOR SCHEME 2 - CRAFTSMAN

MAIN BODY - UNIVERSAL KHAKI (SW 6150) MFG: SHERWIN WILLIAMS
ACCENT BODY - ROOKWOOD DARK GREEN (SW 2816) MFG: SHERWIN WILLIAMS
TRIM & FASCIA - SMOKEHOUSE (SW 7040) MFG: SHERWIN WILLIAMS
FRONT DOOR - AURORA BROWN (SW 2837) MFG: SHERWIN WILLIAMS
MASONRY - SAVANNAH LEDGE - NEWGRANGE MFG: ZEMENT STONE
ROOF - ASPHALT SHINGLES PINNACLE PRISTINE - COPPER CANYON MFG: PINNACLE PRISTINE



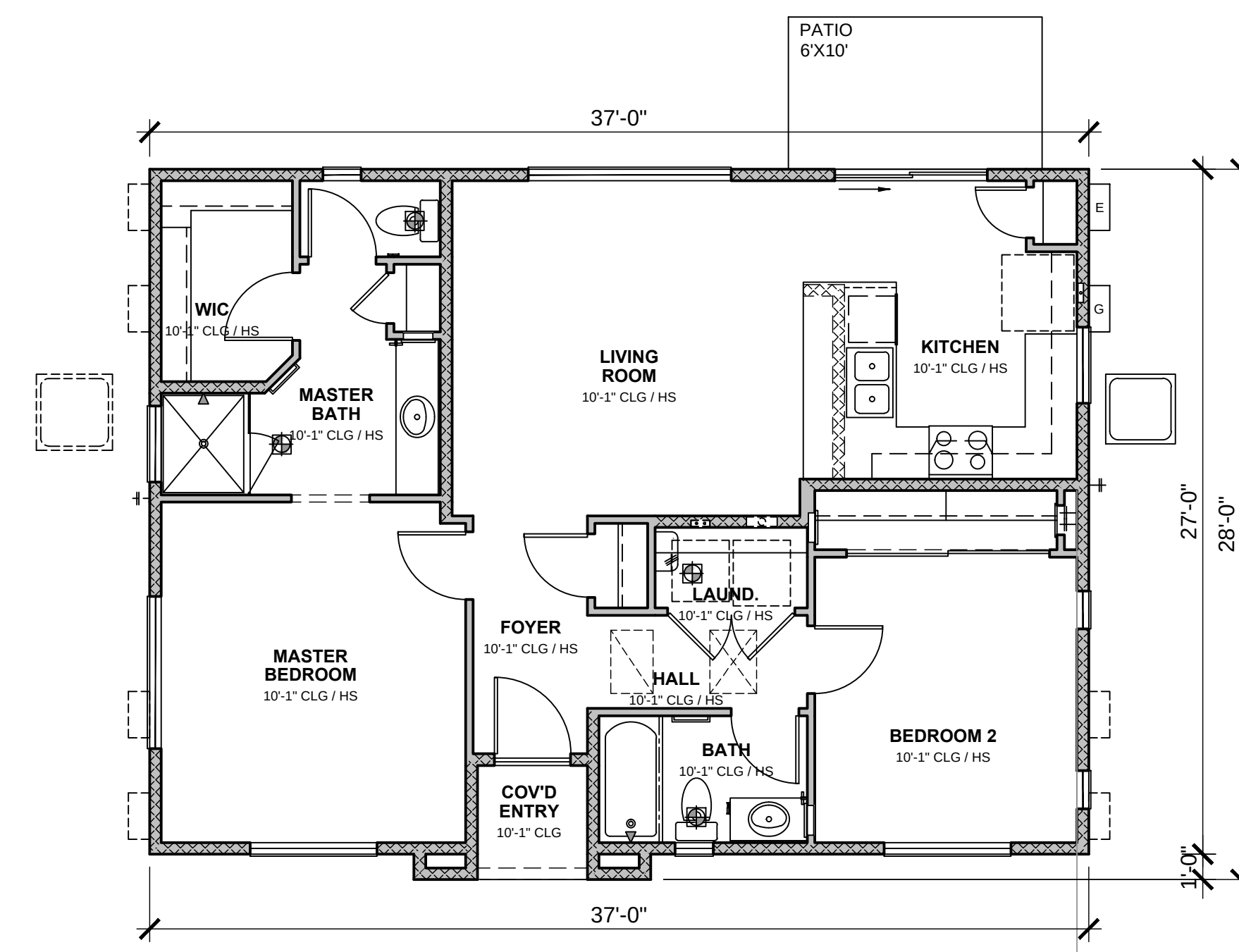
Left Elevation - Craftsman

Elevation B 1/8" = 1'-0"



Right Elevation - Craftsman

Elevation B	1/8" = 1'-0"
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Floor Plan

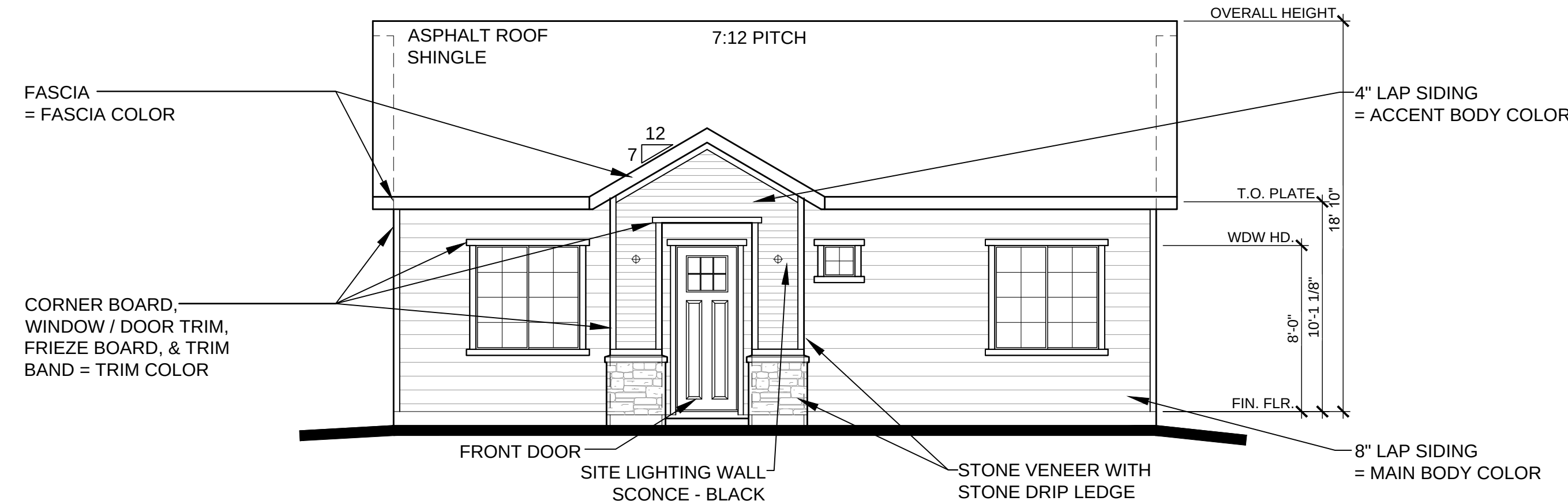
Elevation B 3/16" = 1'-0"



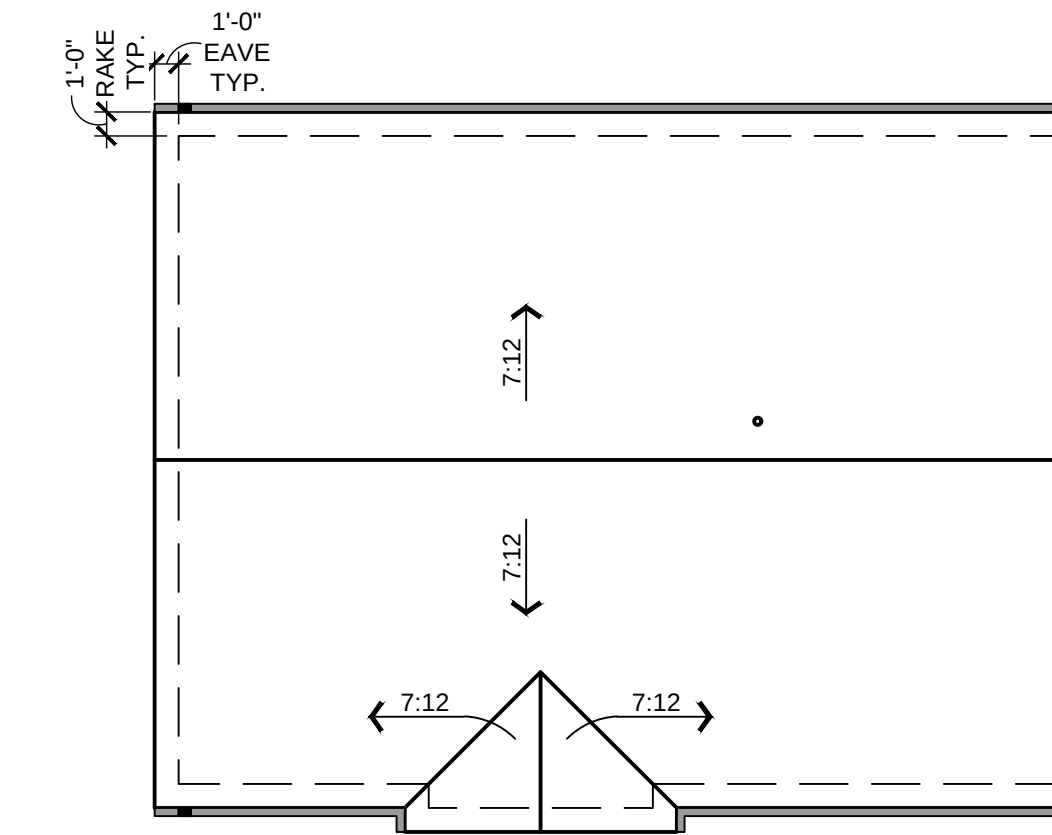
SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

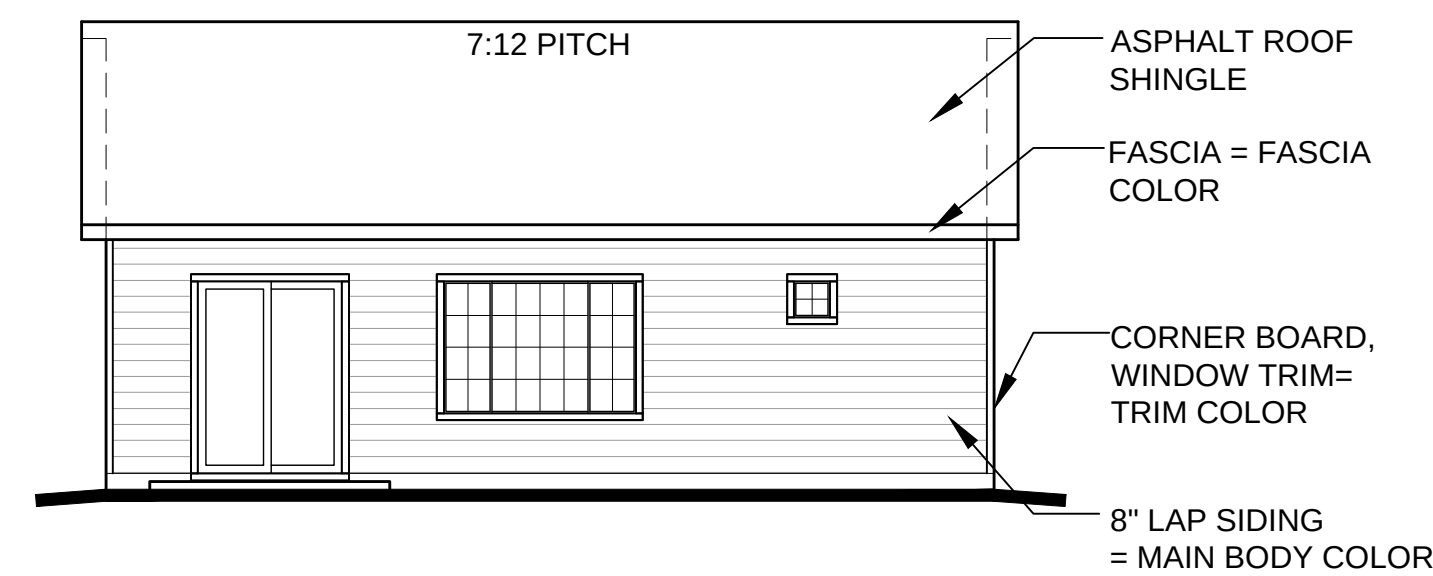
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Front Elevation - Traditional
Elevation C
3/16" = 1'-0"

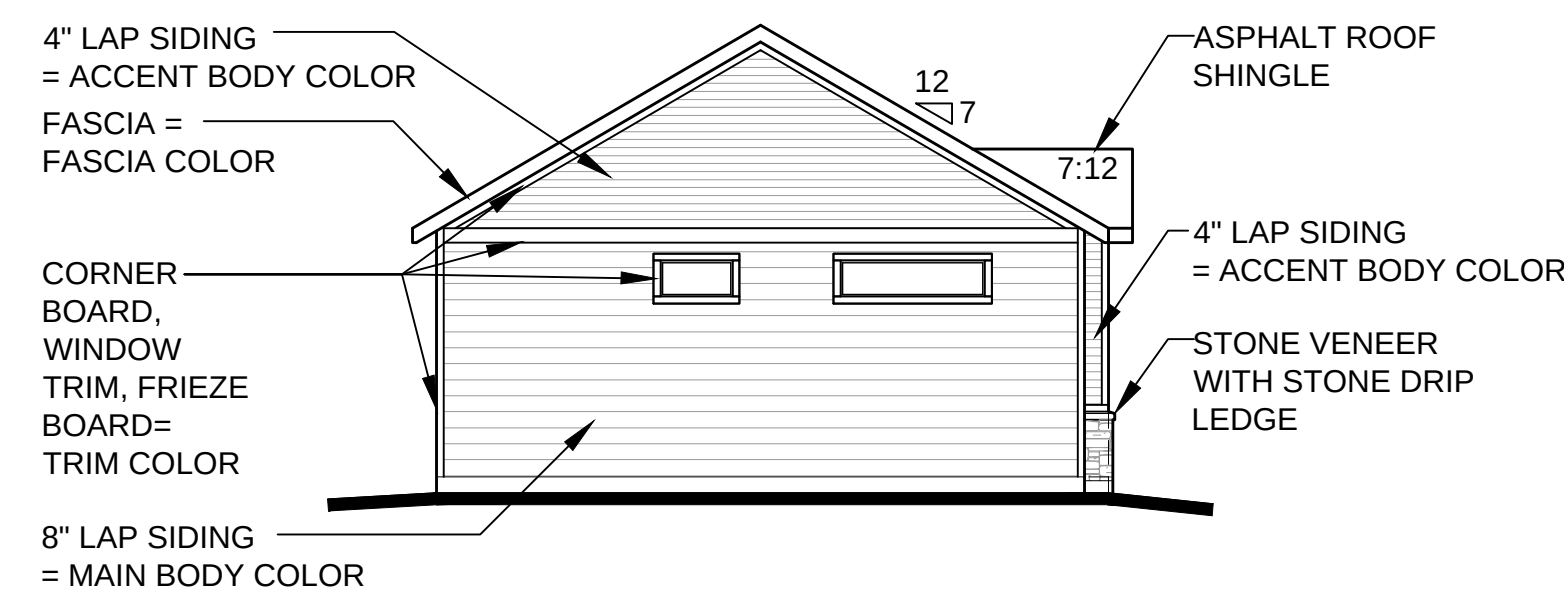


Roof Plan
Elevation C
1/8" = 1'-0"

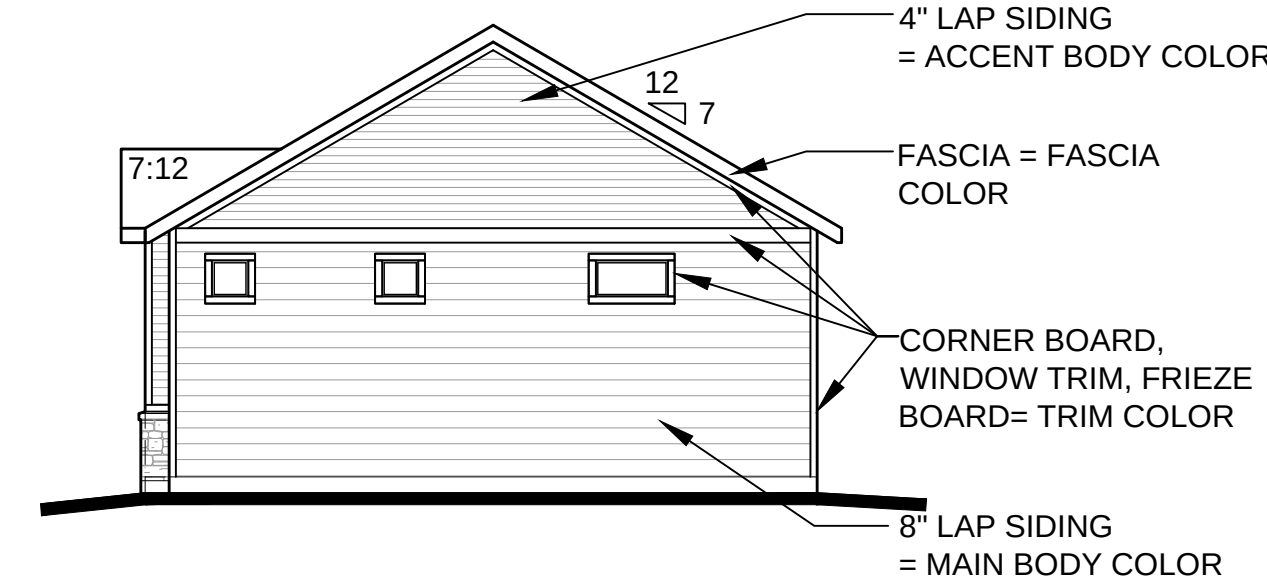


Rear Elevation - Traditional
Elevation C
1/8" = 1'-0"

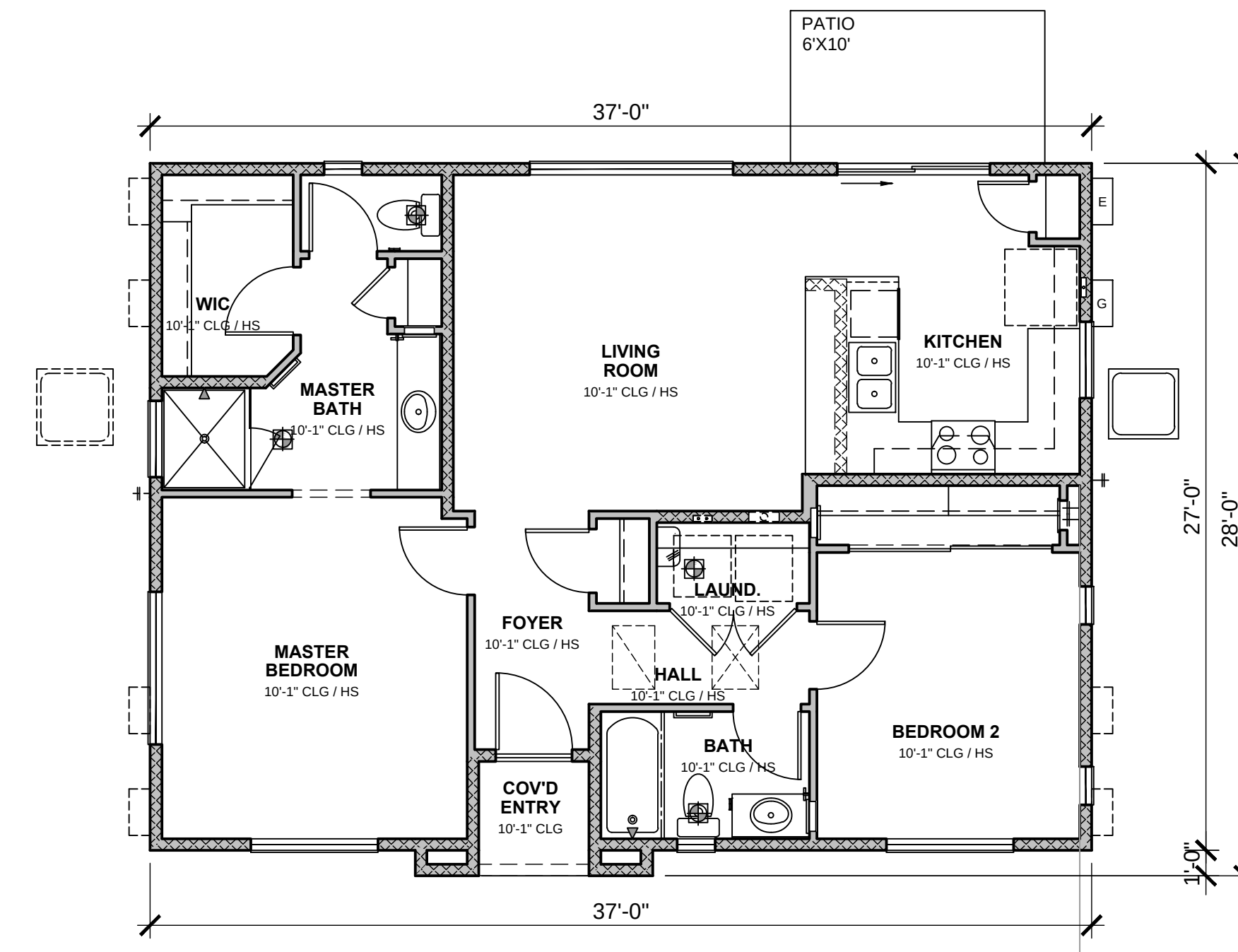
COLOR SCHEME 3 - TRADITIONAL
MAIN BODY - KNITTING NEEDLES (SW 7672) MFG: SHERWIN WILLIAMS
ACCENT BODY - GAUNTLET GRAY (SW 7019) MFG: SHERWIN WILLIAMS
TRIM & FASCIA - IRON (SW 6006) MFG: SHERWIN WILLIAMS
FRONT DOOR - NEEDLEPOINT NAVY (SW 0032) MFG: SHERWIN WILLIAMS
MASONRY - ROUGH CUT - LOIRE VALLEY MFG: ELDORADO STONE
ROOF - ASPHALT SHINGLES HERITAGE SERIES - OXFORD GRAY MFG: TAMKO



Left Elevation - Traditional
Elevation C
1/8" = 1'-0"



Right Elevation - Traditional
Elevation C
1/8" = 1'-0"



Floor Plan
Elevation C
3/16" = 1'-0"



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SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

PLAN 2 - TRADITIONAL

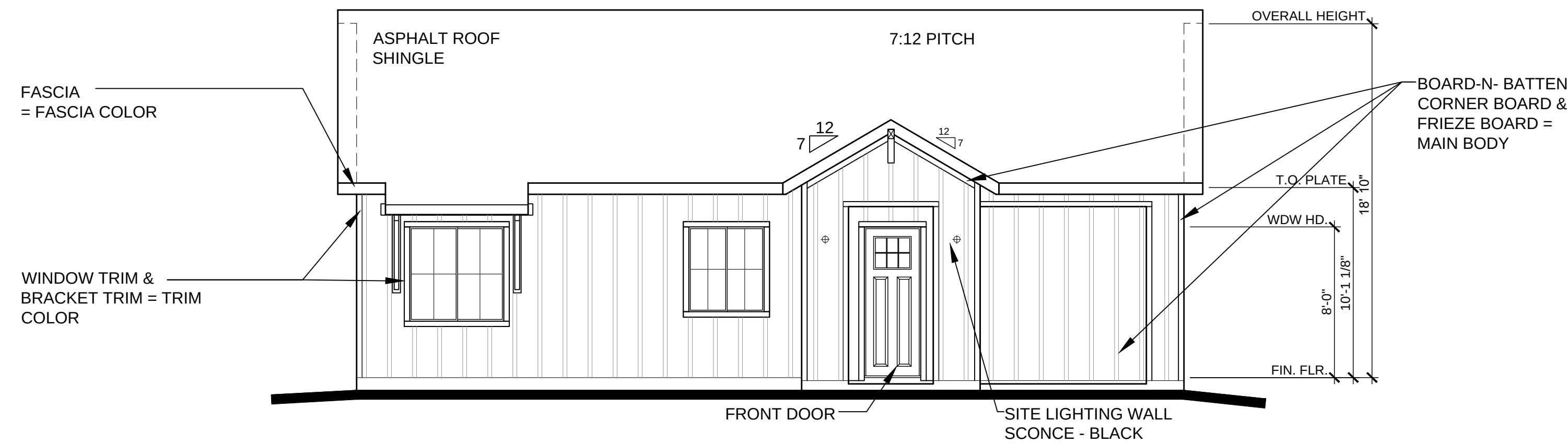
REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

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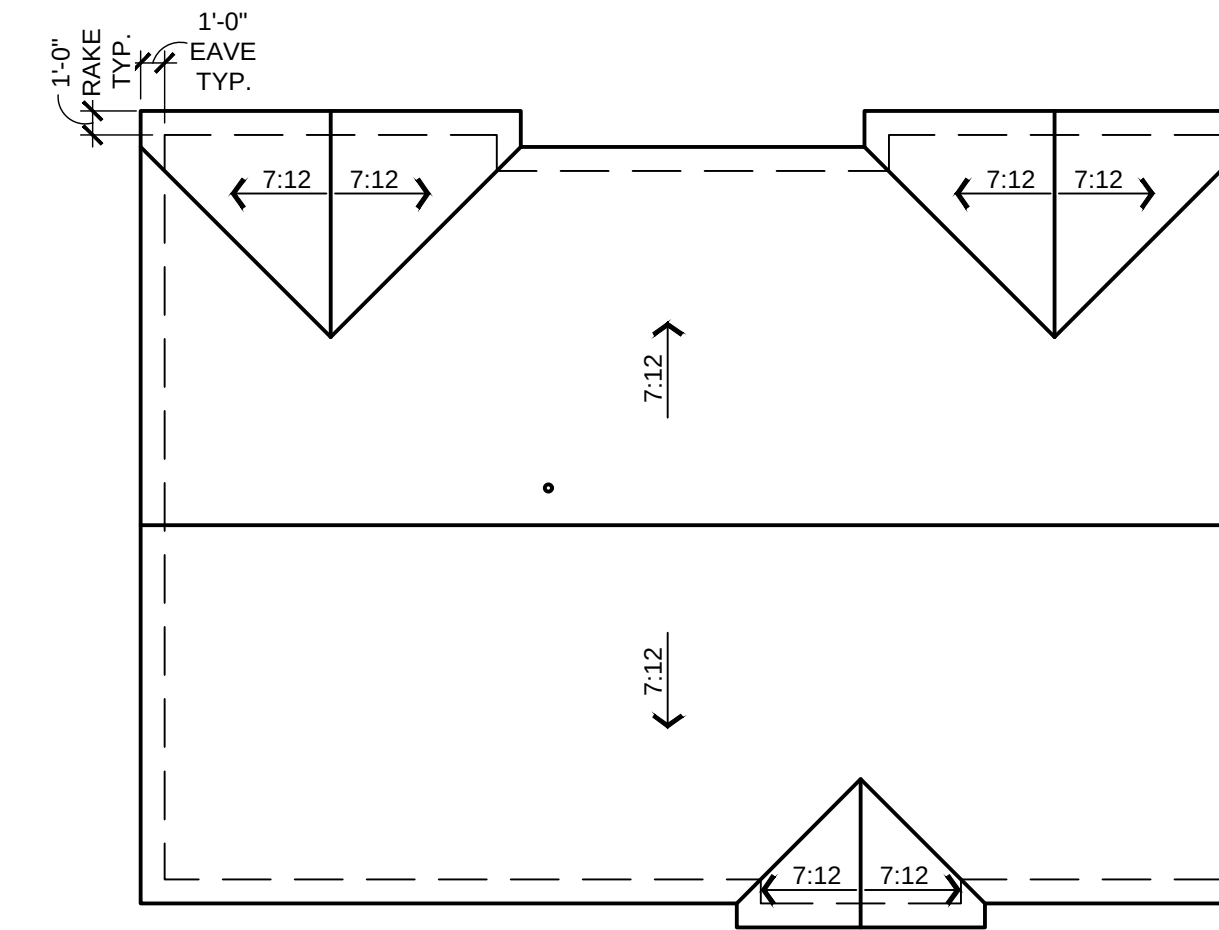
SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

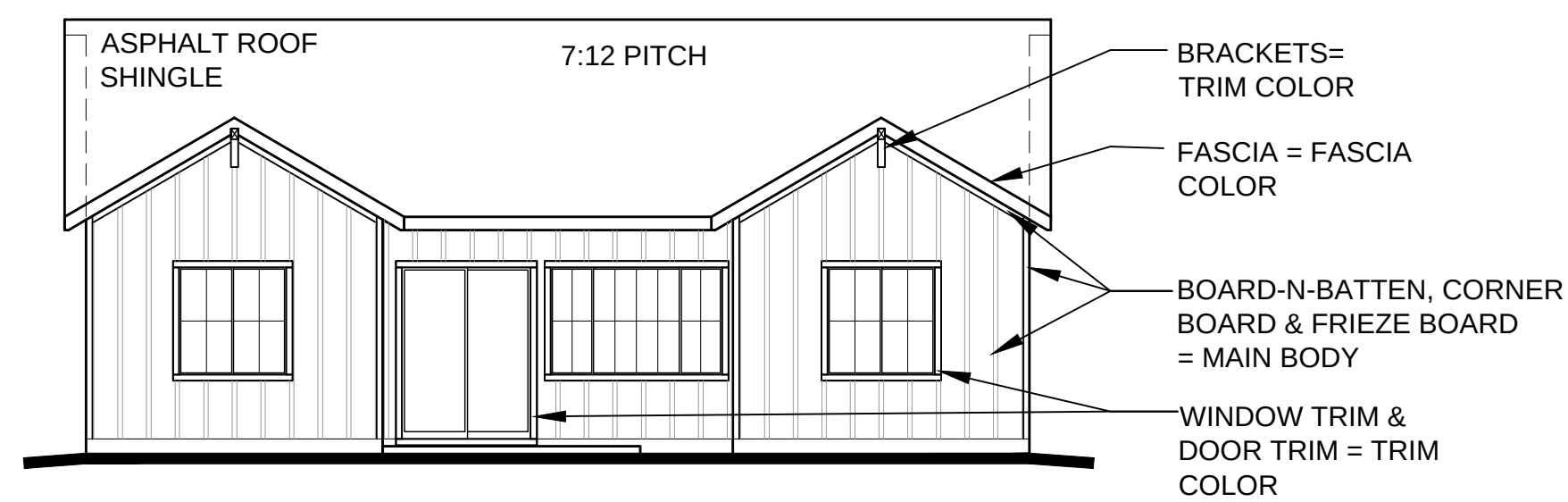
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Front Elevation - Farmhouse
Elevation A
3/16" = 1'-0"

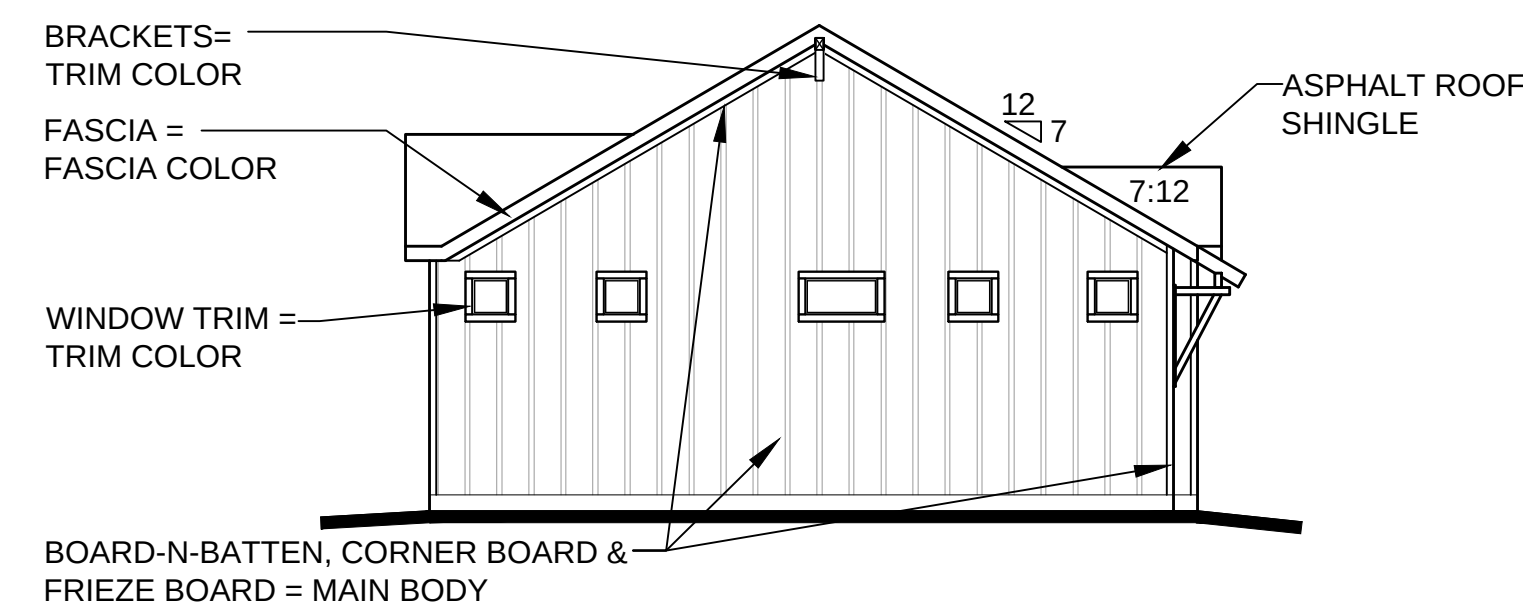


Roof Plan
Elevation A
1/8" = 1'-0"

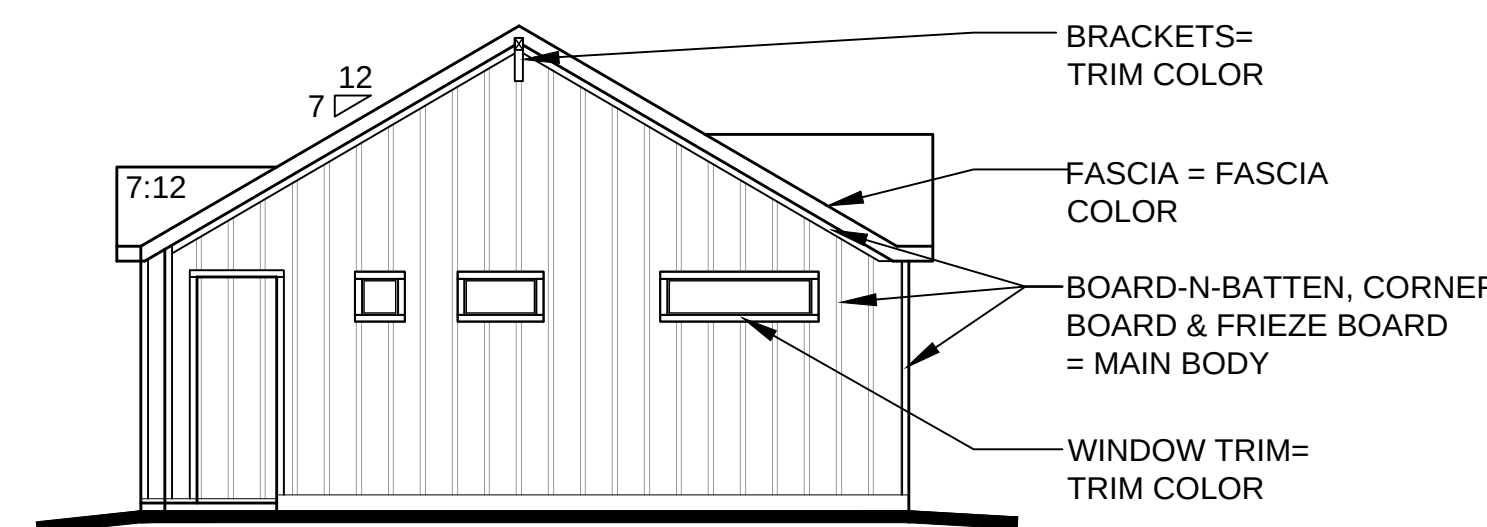


Rear Elevation - Farmhouse
Elevation A
1/8" = 1'-0"

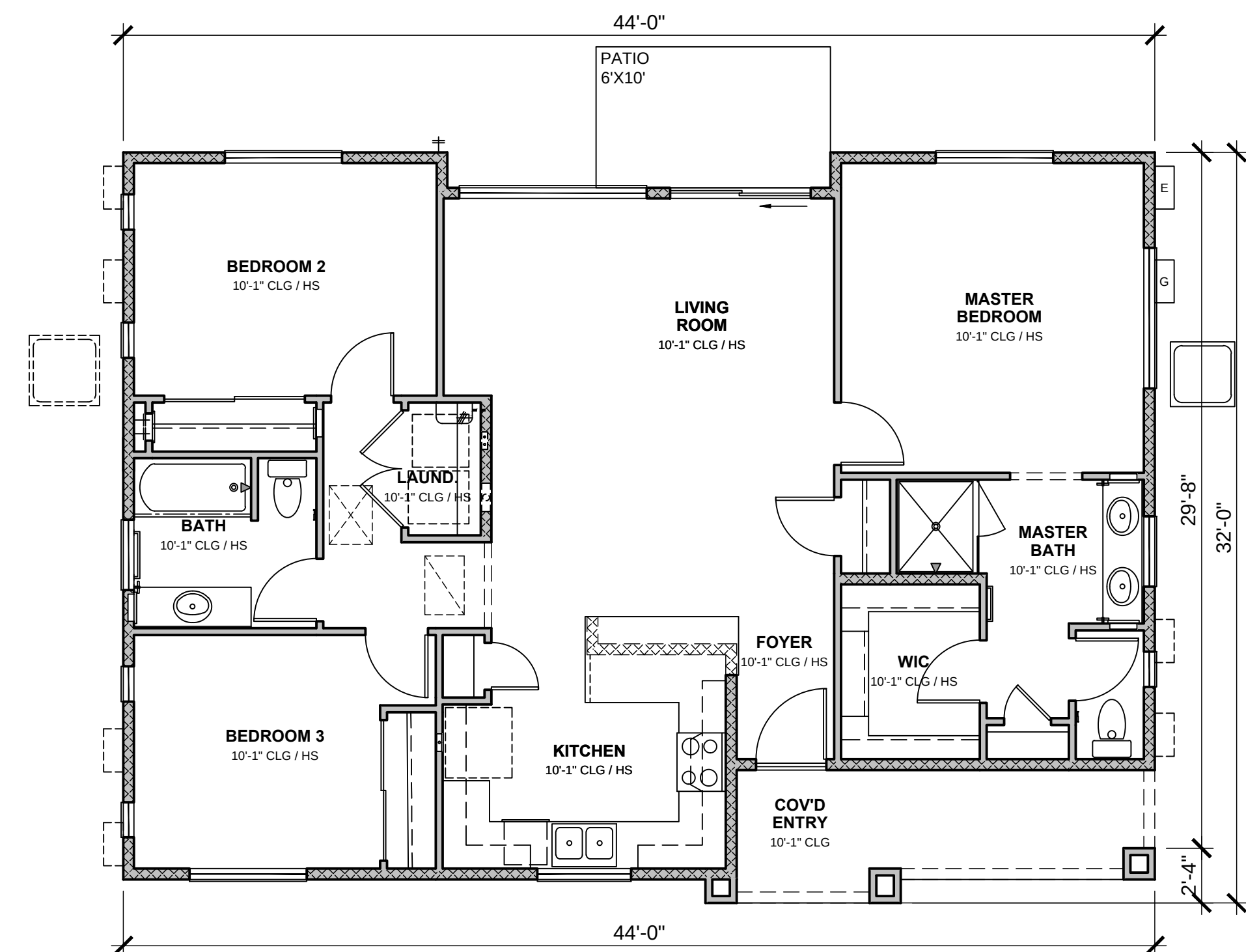
COLOR SCHEME 1 - FARMHOUSE
MAIN BODY - NEBULOUS WHITE (SW 7063) MFG: SHERWIN WILLIAMS
TRIM, FASCIA & FRONT DOOR - NAVAL (SW 6244) MFG: SHERWIN WILLIAMS
ROOF - ASPHALT SHINGLES PINNACLE PRISTINE - PRISTINE BLACK MFG: PINNACLE PRISTINE



Left Elevation - Farmhouse
Elevation A
1/8" = 1'-0"



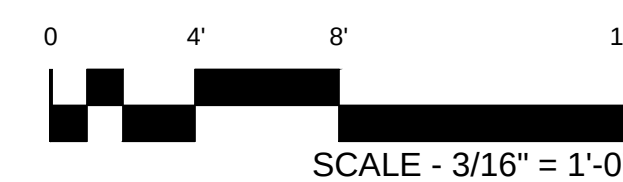
Right Elevation - Farmhouse
Elevation A
1/8" = 1'-0"



Floor Plan
Elevation A
3/16" = 1'-0"



SCALE - 1/8" = 1'-0"



SCALE - 3/16" = 1'-0"

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SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

PLAN 3 - FARMHOUSE

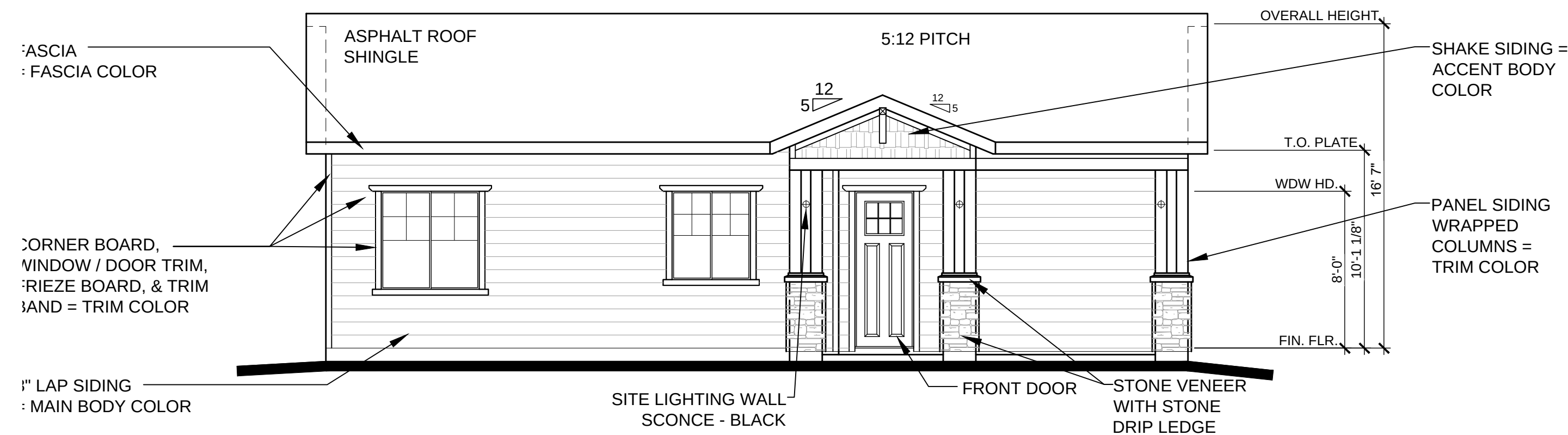
SHEET 26 OF 31

REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

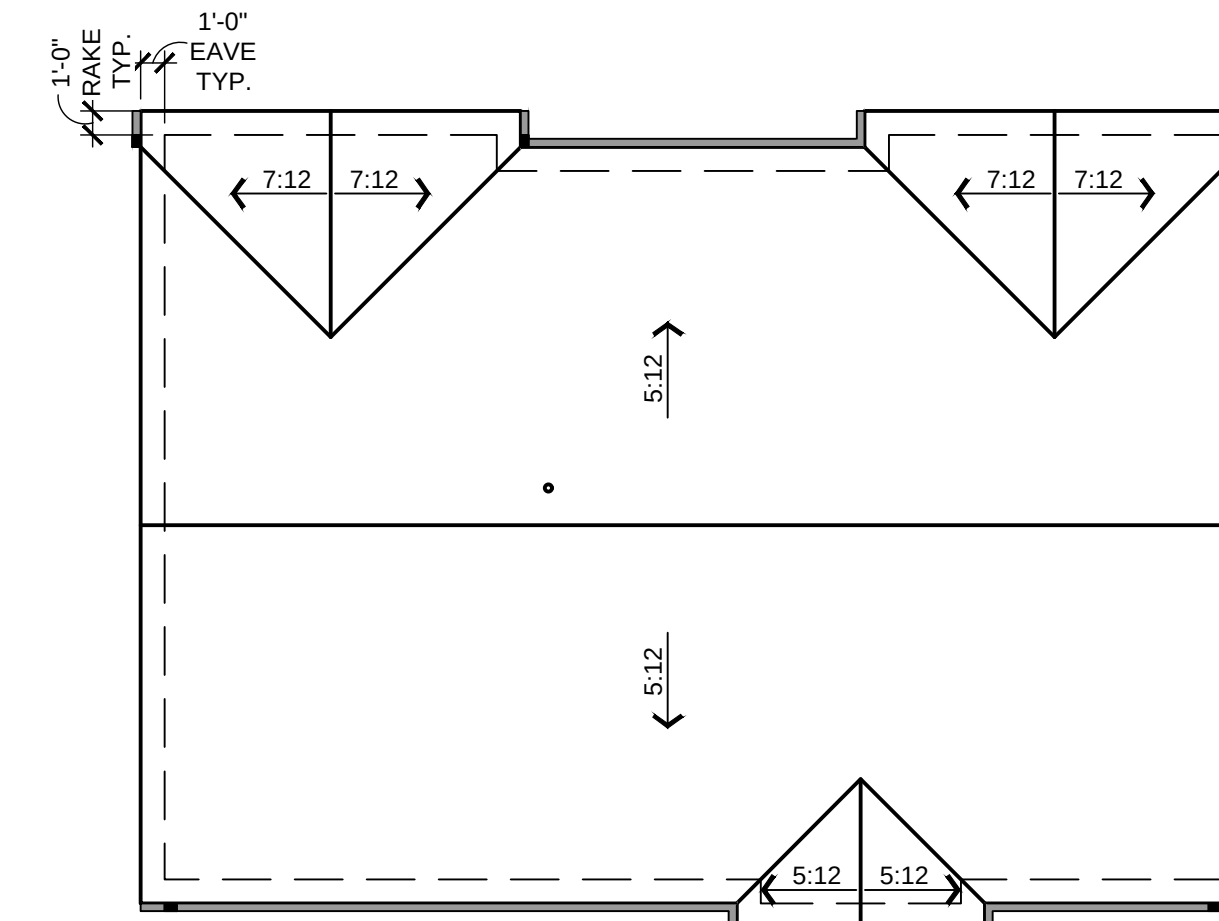
SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

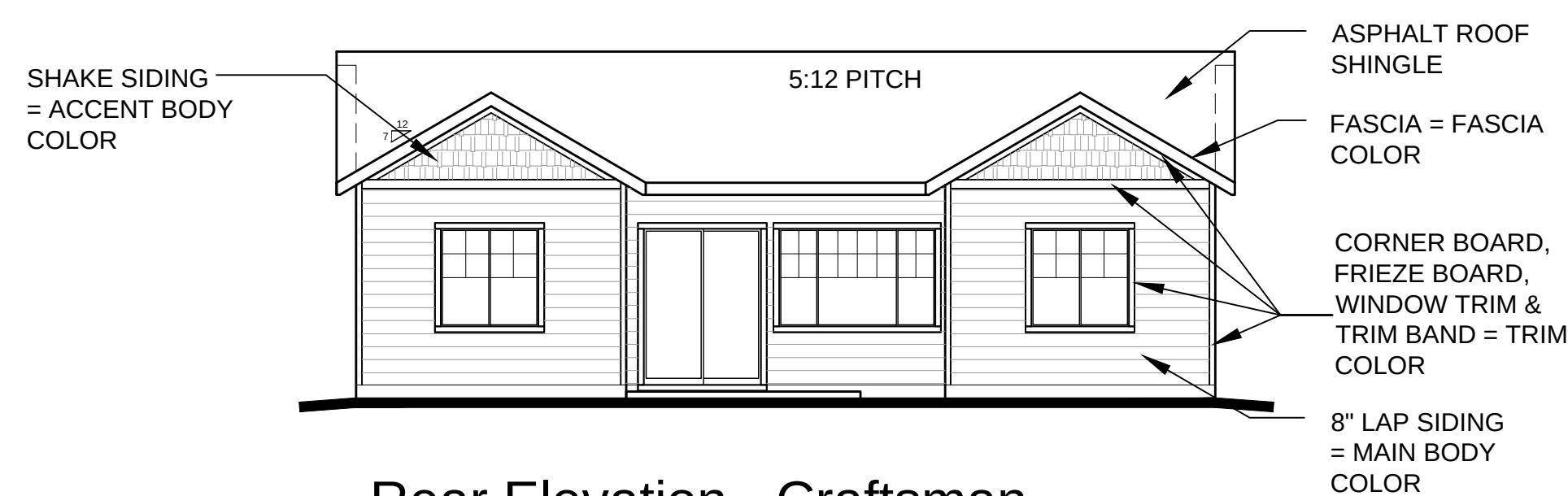
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Front Elevation - Craftsman
Elevation B
3/16" = 1'-0"

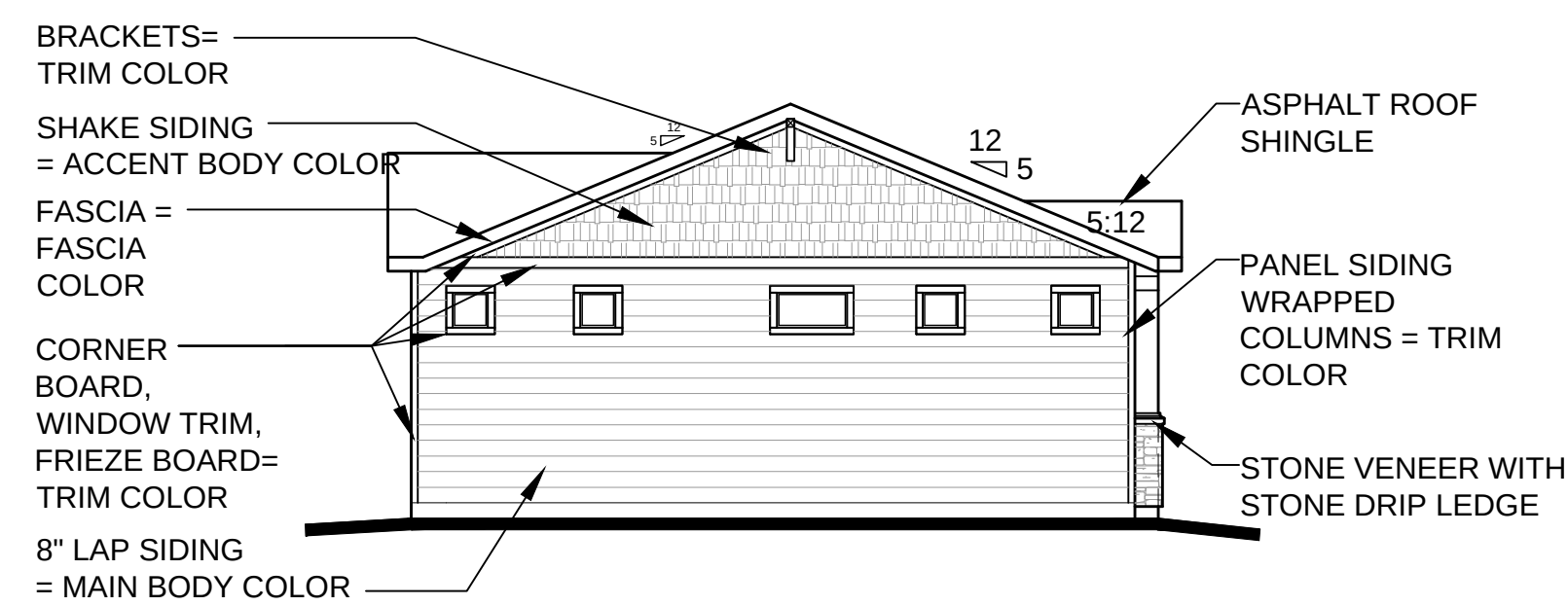


Roof Plan
Elevation B
1/8" = 1'-0"

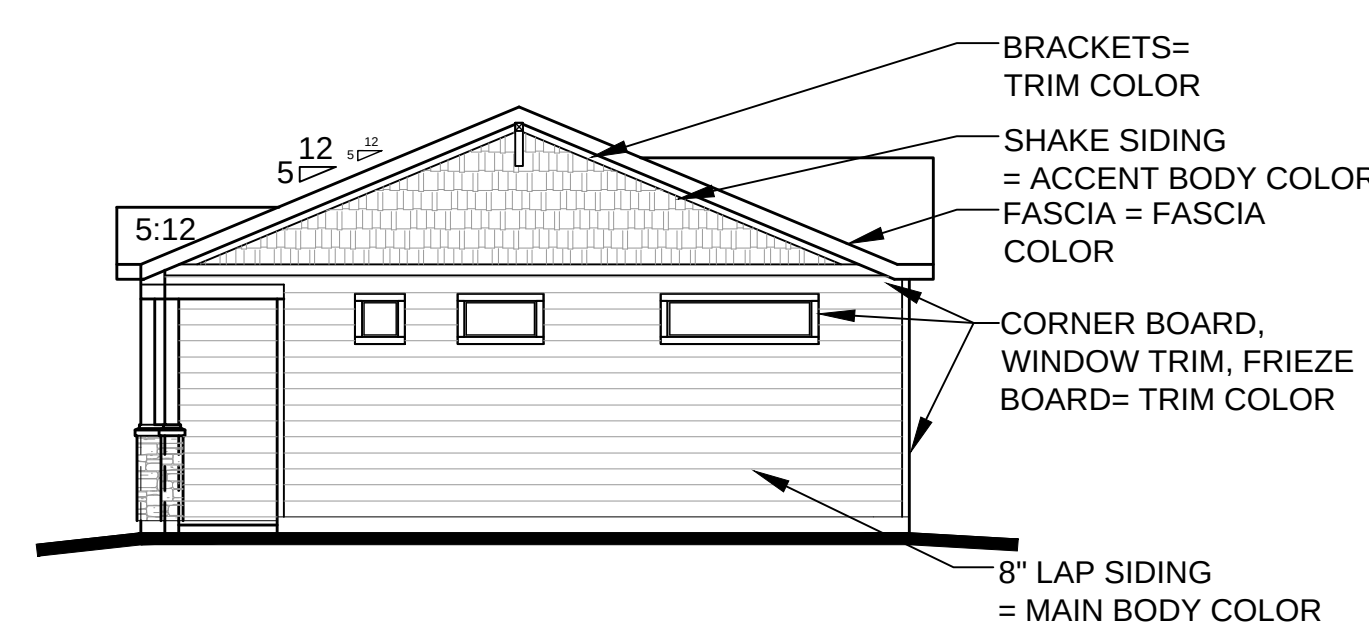


Rear Elevation - Craftsman
Elevation B
1/8" = 1'-0"

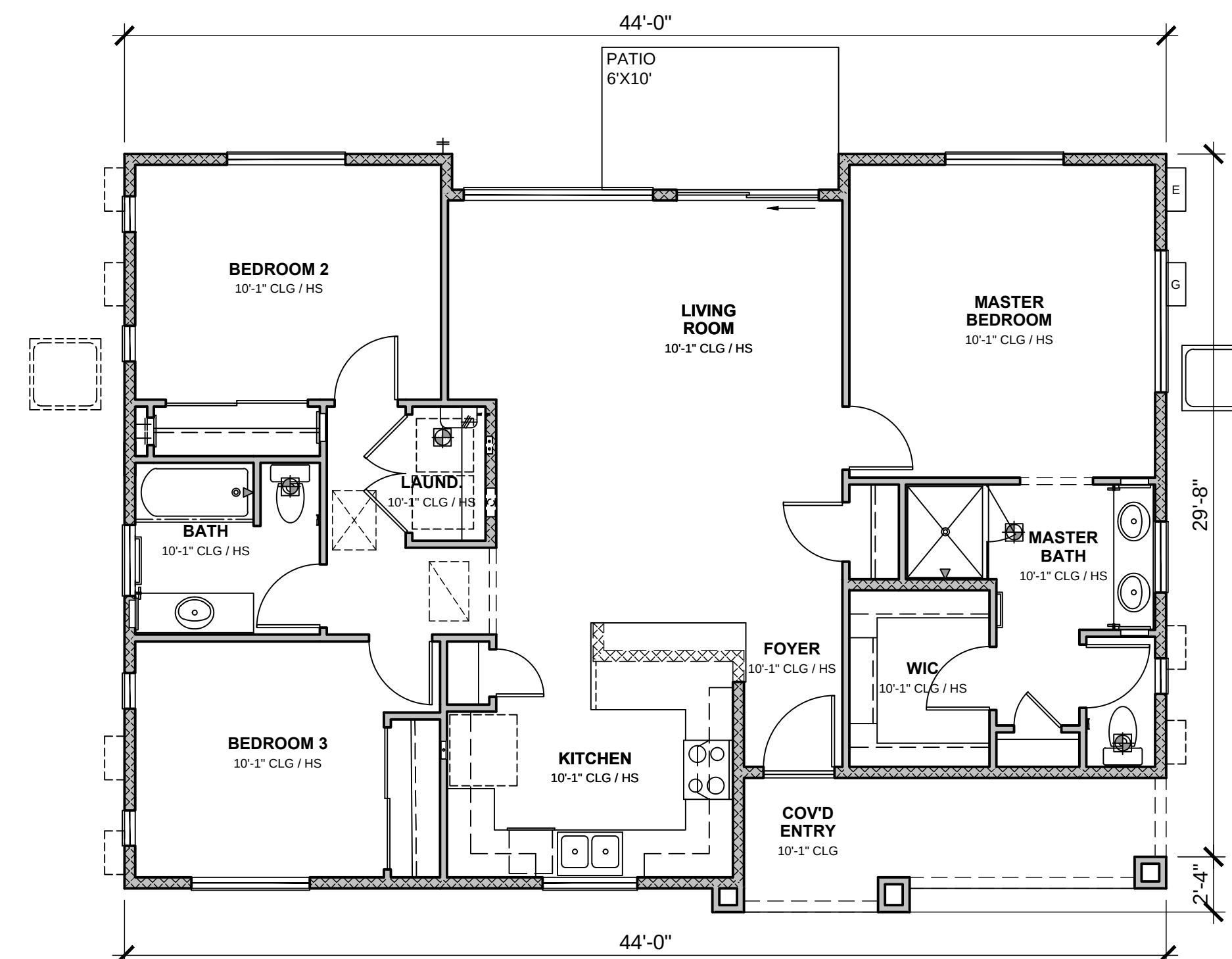
COLOR SCHEME 2 - CRAFTSMAN
MAIN BODY - UNIVERSAL KHAKI (SW 6150) MFG: SHERWIN WILLIAMS
ACCENT BODY - ROOKWOOD DARK GREEN (SW 2816) MFG: SHERWIN WILLIAMS
TRIM & FASCIA - SMOKEHOUSE (SW 7040) MFG: SHERWIN WILLIAMS
FRONT DOOR - AURORA BROWN (SW 2837) MFG: SHERWIN WILLIAMS
MASONRY - SAVANNAH LEDGE - NEWGRANGE MFG: ZEMENT STONE
ROOF - ASPHALT SHINGLES PINNACLE PRISTINE - COPPER CANYON MFG: PINNACLE PRISTINE



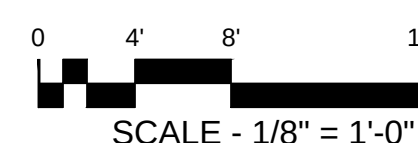
Left Elevation - Craftsman
Elevation B
1/8" = 1'-0"



Right Elevation - Craftsman
Elevation B
1/8" = 1'-0"



Floor Plan
Elevation B
3/16" = 1'-0"



SCALE - 1/8" = 1'-0"



SCALE - 3/16" = 1'-0"

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SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

PLAN 3 - CRAFTSMAN

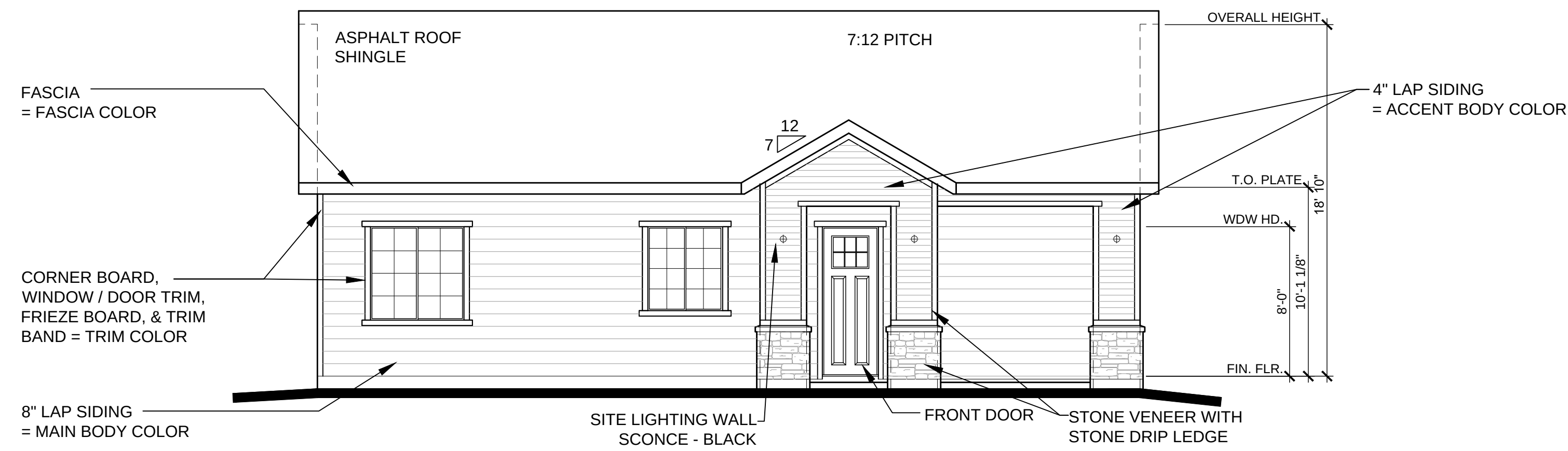
SHEET 27 OF 31

REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

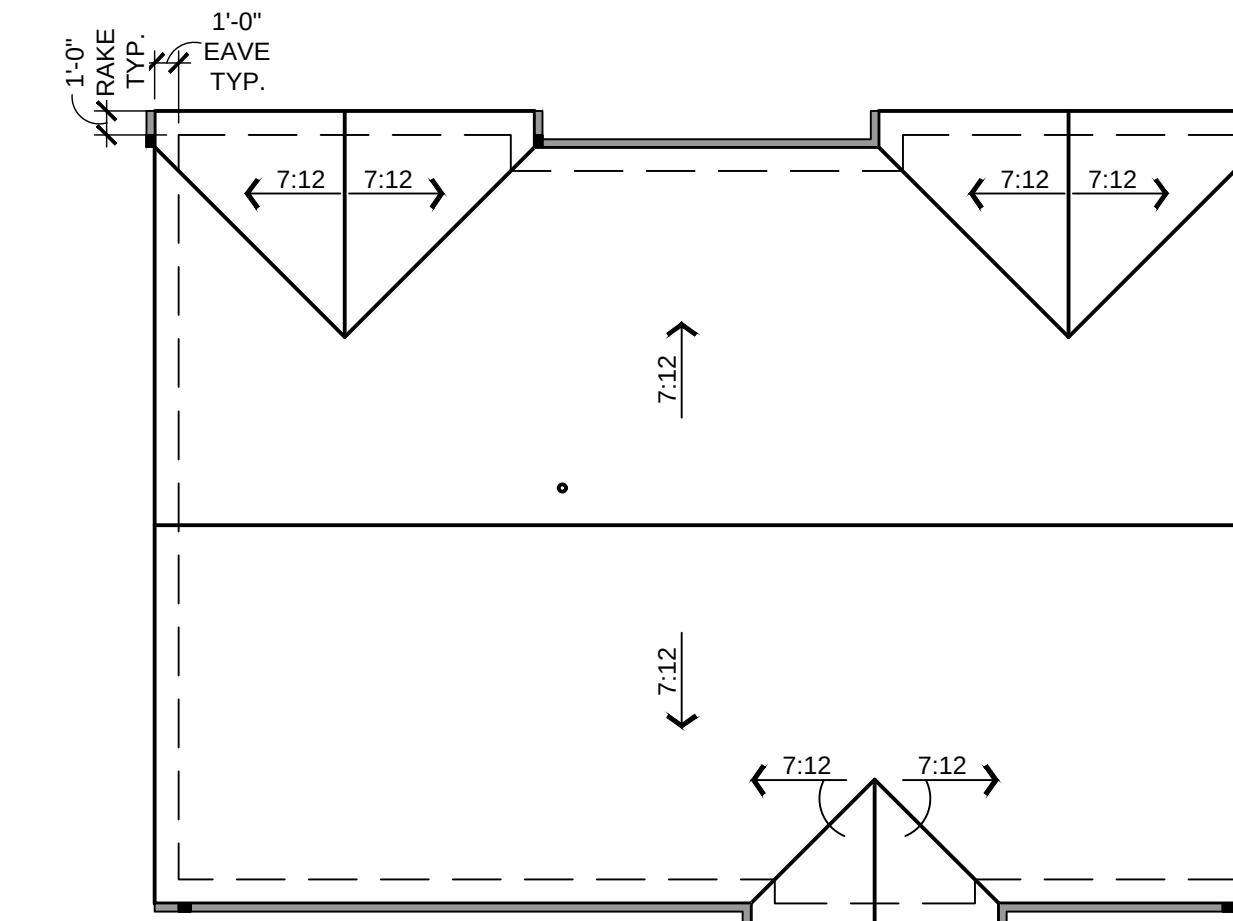
Project: V:\DRAWINGS\METRO\AVILA FOUNDERS VILLAGE (CASTLE ROCK)\DESIGN REVIEW\2406\PLAN 3 - DRAFT\FOUNDERS - PLAN 3.DWG Layout: CRAFTSMAN
Plotted: WED 05/11/2023 3:30P By: Tina Boggess

TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

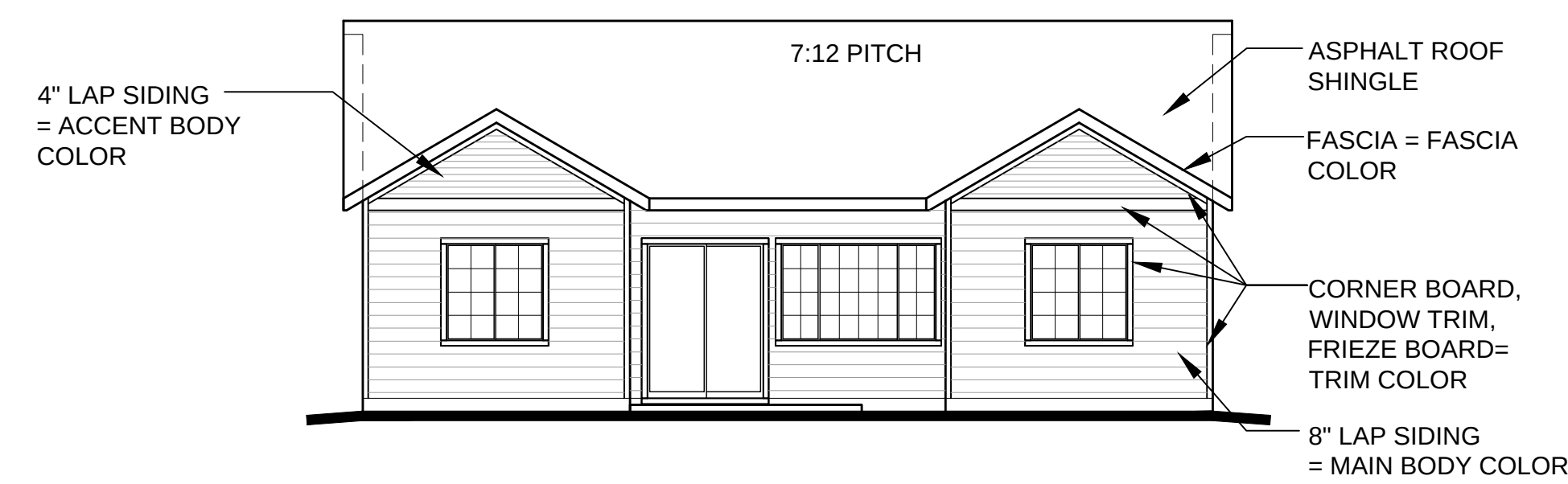


Front Elevation - Traditional



Roof Plan

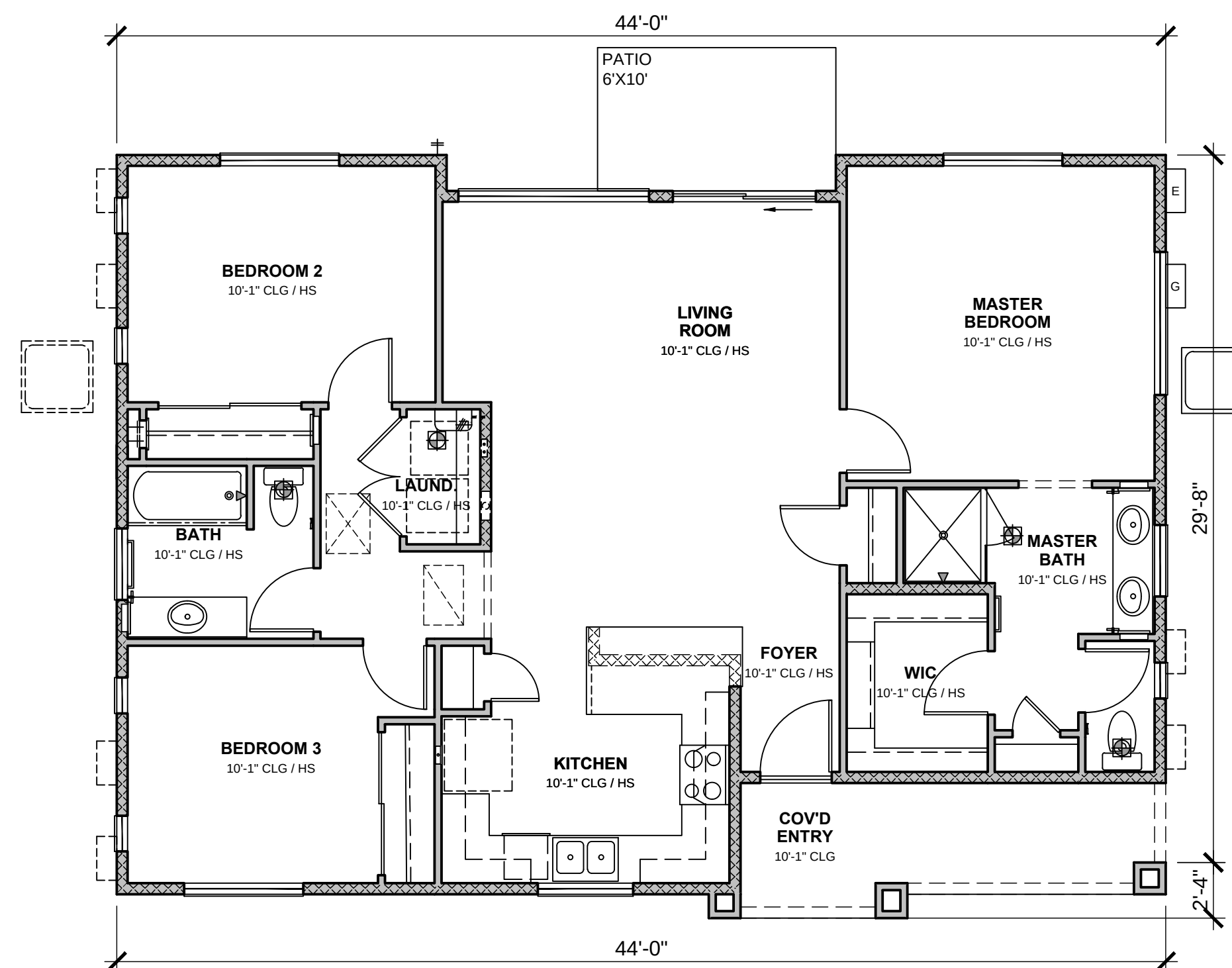
Elevation C 1/8" = 1'-0"



Rear Elevation - Traditional

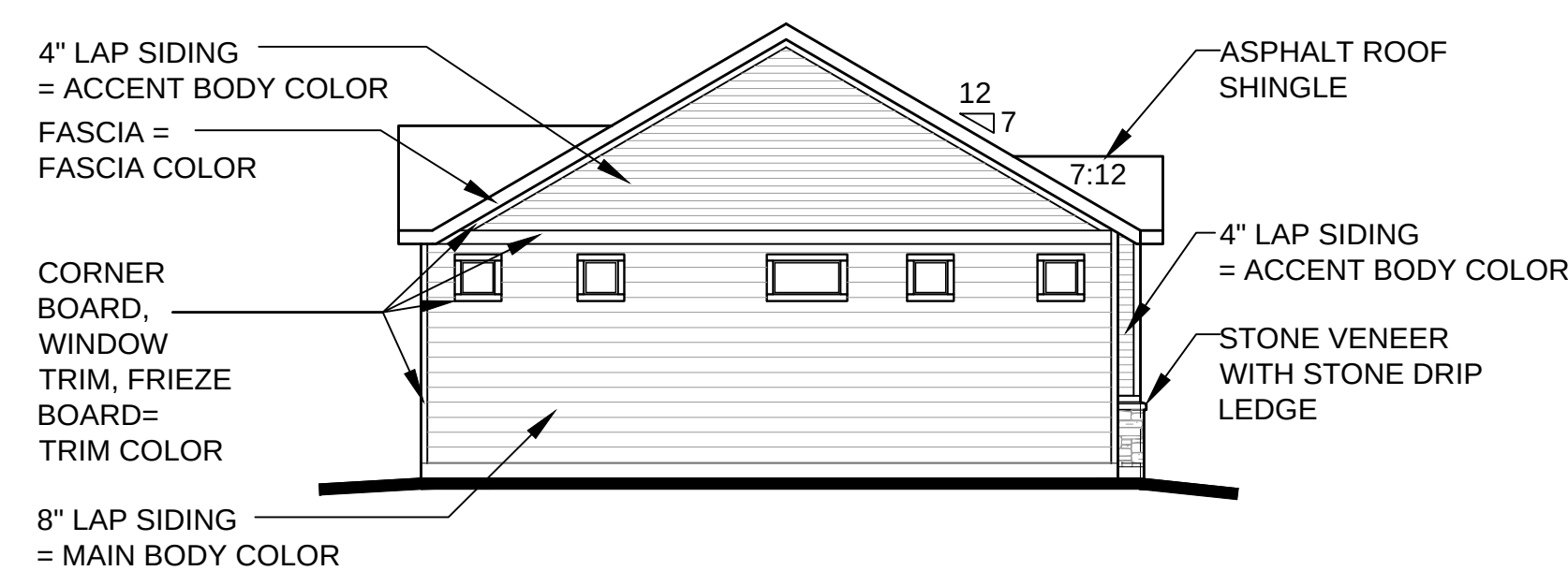
COLOR SCHEME 3 - TRADITIONAL

MAIN BODY - KNITTING NEEDLES (SW 7672) MFG: SHERWIN WILLIAMS
ACCENT BODY - GAUNTLET GRAY (SW 7019) MFG: SHERWIN WILLIAMS
TRIM & FASCIA - IRON (SW 6006) MFG: SHERWIN WILLIAMS
FRONT DOOR - NEEDLEPOINT NAVY (SW 0032) MFG: SHERWIN WILLIAMS
MASONRY - ROUGH CUT - LOIRE VALLEY MFG: ELDERADO STONE
ROOF - ASPHALT SHINGLES HERITAGE SERIES - OXFORD GRAY MFG: TAMKO



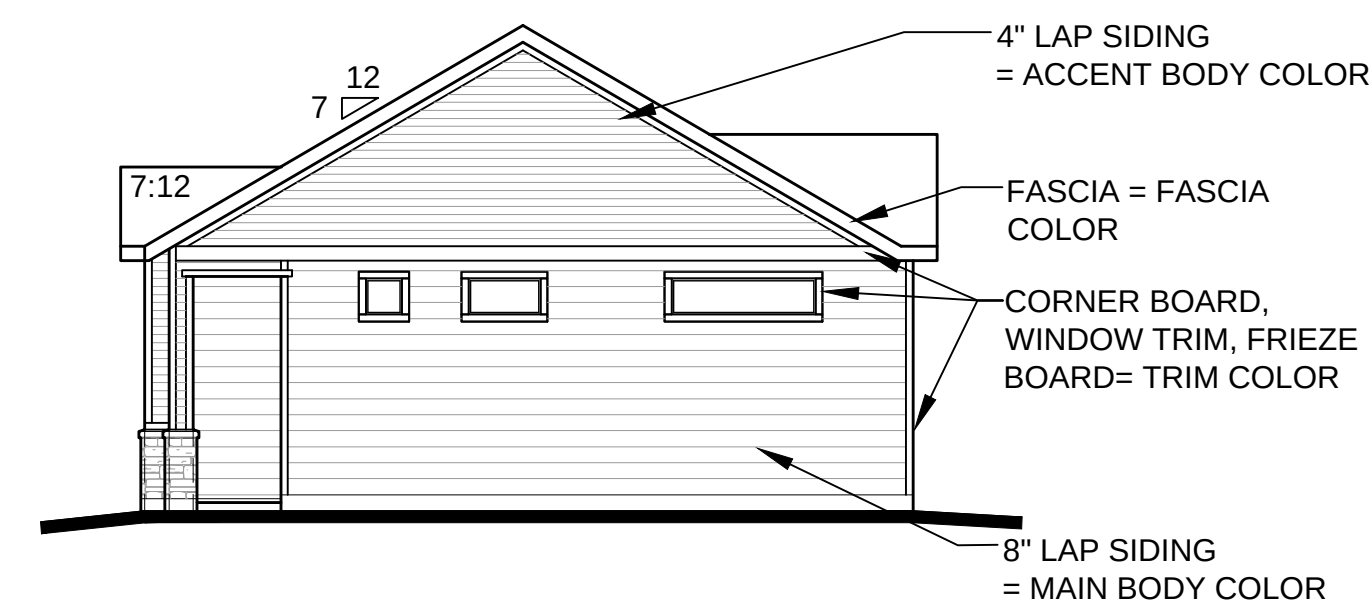
Floor Plan

Elevation C 3/16" = 1'-0"



Left Elevation - Traditional

Elevation C 1/8" = 1'-0"



Right Elevation - Traditional



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SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

PLAN 3 - TRADITIONAL

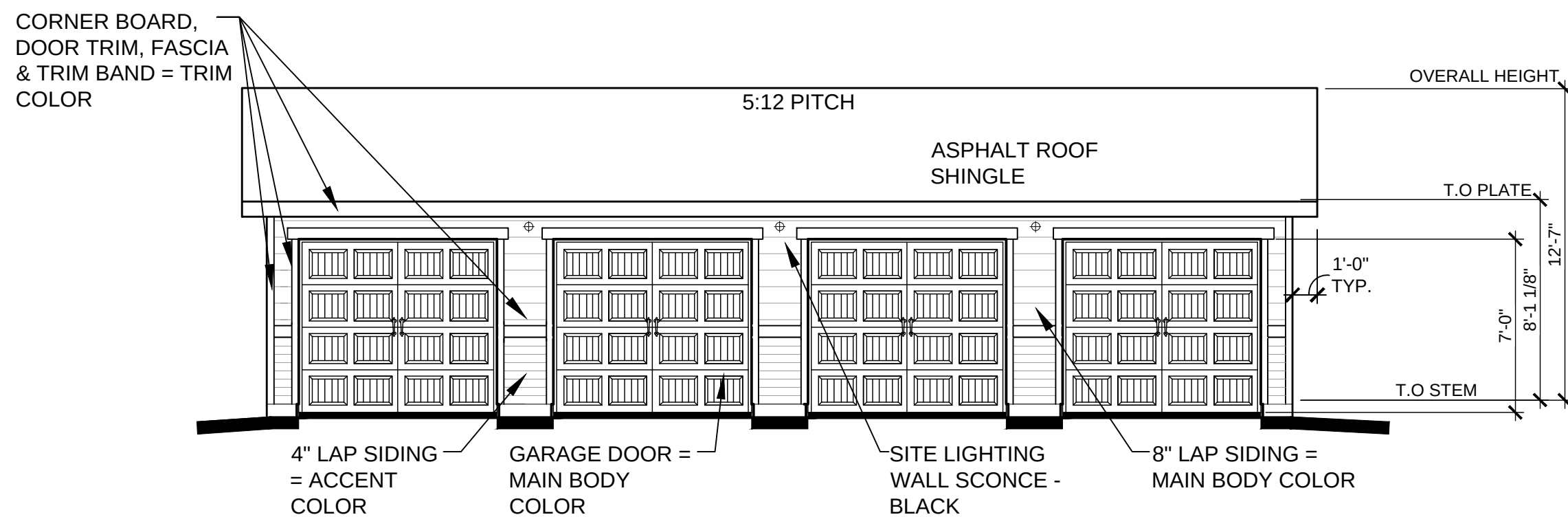
SHEET 28 OF 31

REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

SITE DEVELOPMENT PLAN

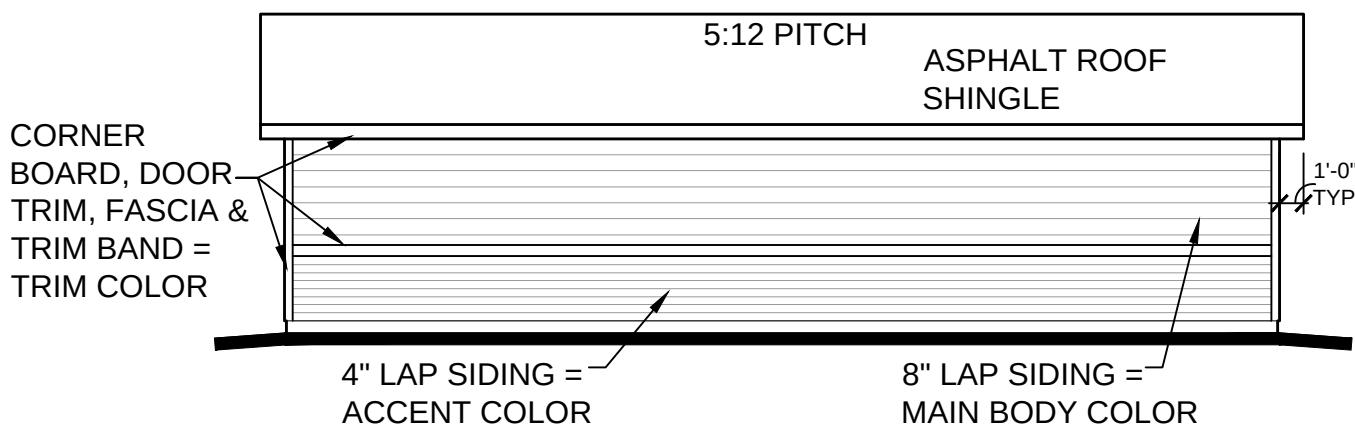
TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



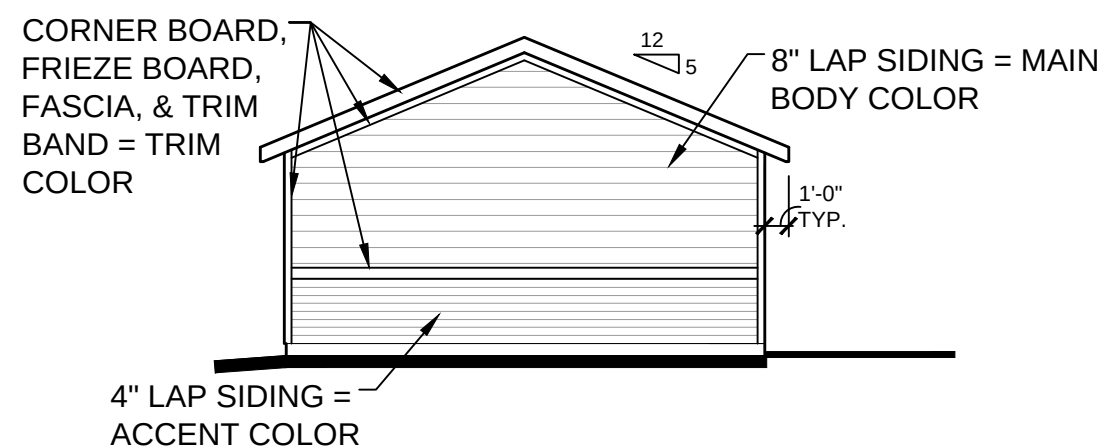
Front Elevation - Traditional

Elevation C 3/16" = 1'-0"



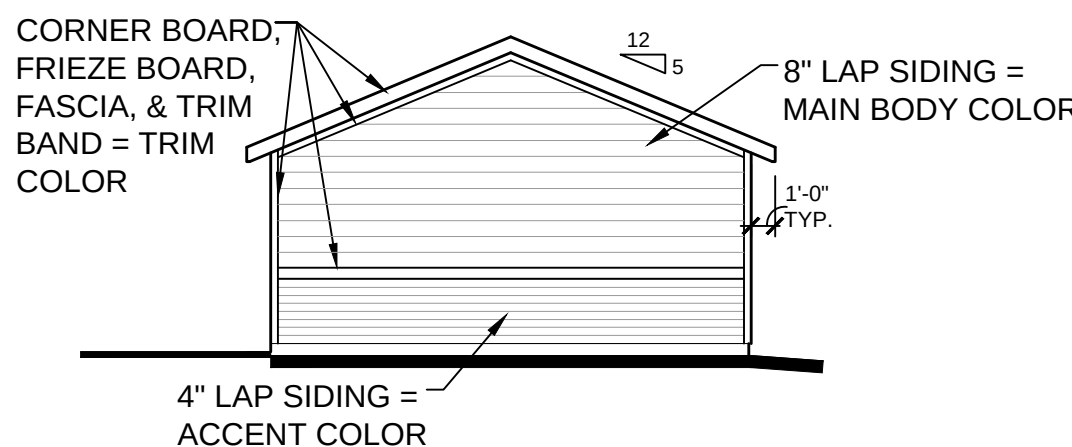
Rear Elevation - Traditional

Elevation C 1/8" = 1'-0"



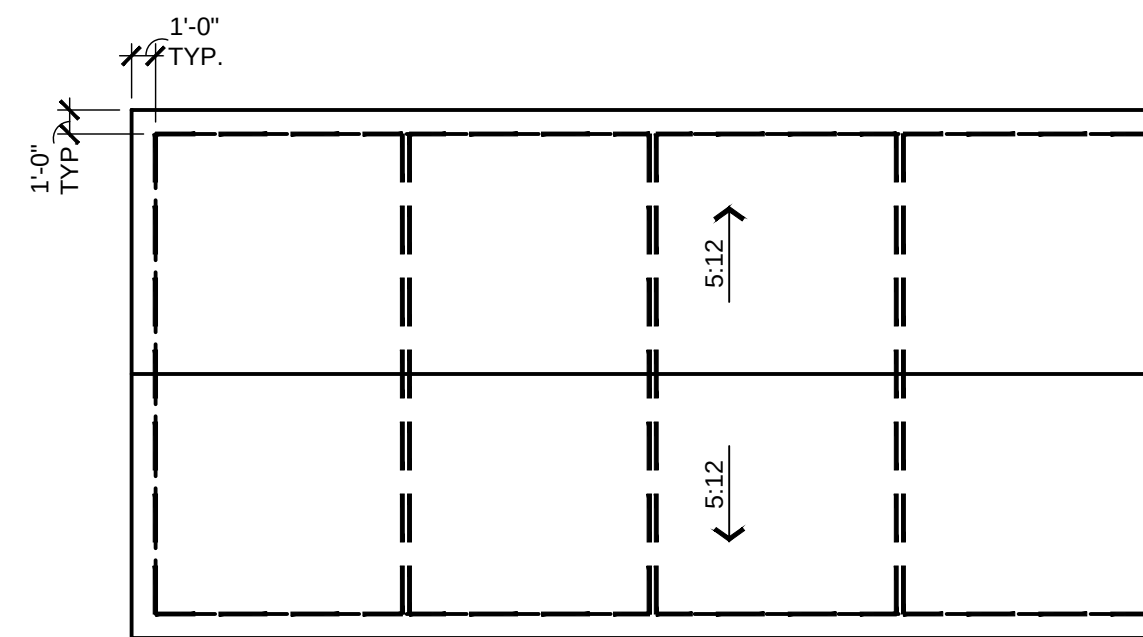
Left Elevation - Traditional

Elevation C 1/8" = 1'-0"



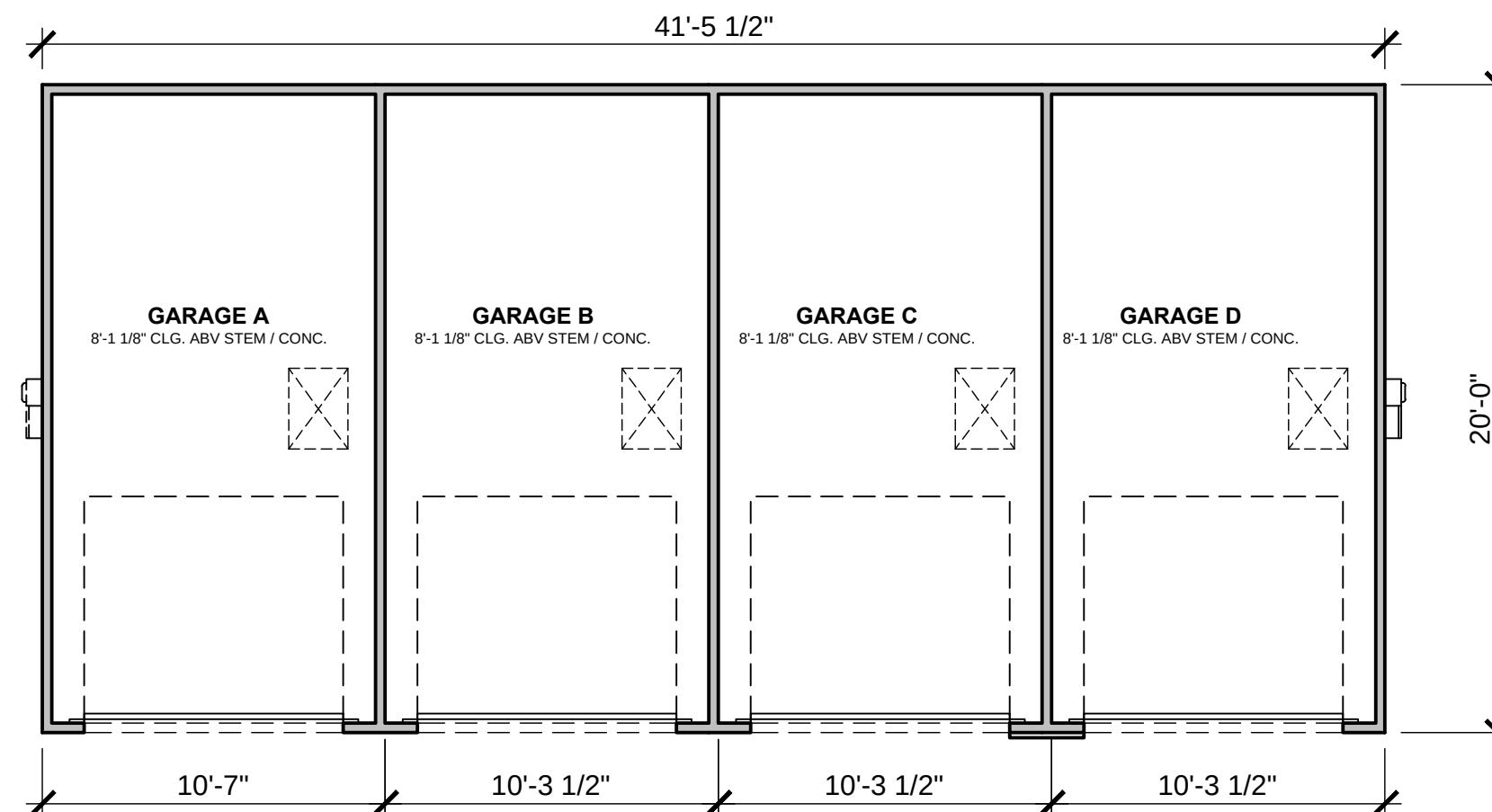
Right Elevation - Traditional

Elevation C 1/8" = 1'-0"



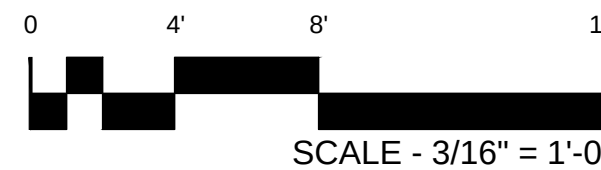
Roof Plan

Elevation C 1/8" = 1'-0"



Floor Plan

Elevation C 3/16" = 1'-0"



COLOR SCHEME 3 - TRADITIONAL
MAIN BODY - KNITTING NEEDLES (SW 7672) MFG: SHERWIN WILLIAMS
ACCENT BODY - GAUNTLET GRAY (SW 7019) MFG: SHERWIN WILLIAMS
TRIM & FASCIA - IRON (SW 6006) MFG: SHERWIN WILLIAMS
FRONT DOOR - NEEDLEPOINT NAVY (SW 0032) MFG: SHERWIN WILLIAMS
MASONRY - ROUGH CUT - LOIRE VALLEY MFG: ELDORADO STONE
ROOF - ASPHALT SHINGLES HERITAGE SERIES - OXFORD GRAY MFG: TAMKO

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SITE DEVELOPMENT PLAN
TRACT C BELLA MESA FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0059

GARAGE

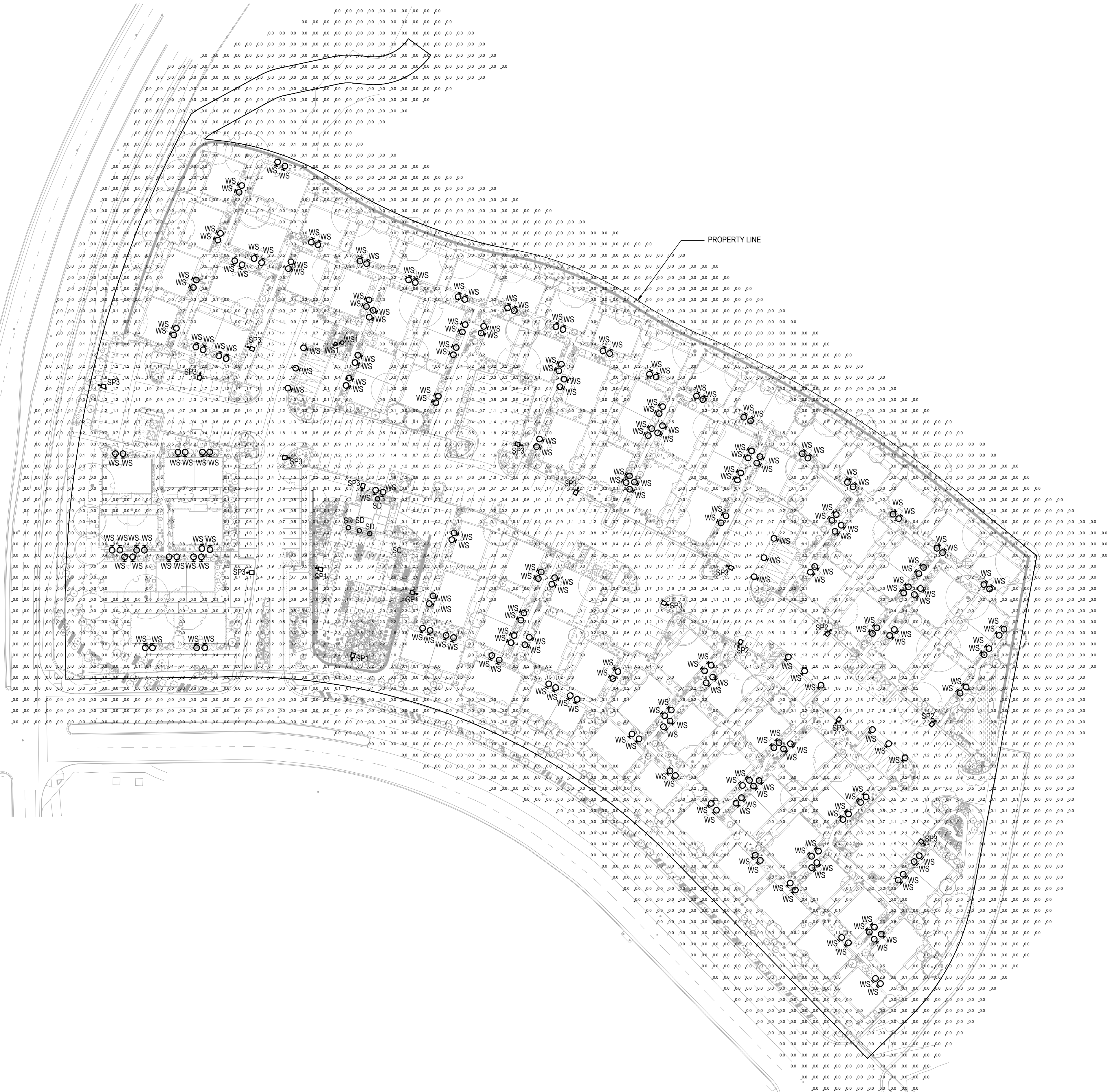
REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021

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SITE DEVELOPMENT PLAN

TRACTS B AND C BELLA MESA FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GENERAL LIGHTING PLAN STANDARD NOTES:

1. DRIVES ARE ILLUMINATED WITH POLE-MOUNTED LIGHTS. PATHWAYS ARE ILLUMINATED WITH BUILDING-MOUNTED SCONCES. THE POOL COURTYARD IS ILLUMINATED WITH POLE-MOUNTED LIGHTS AND ACCENT CATENARY LIGHTING.
2. ALL SITE LIGHTING EXCEPT FOR THE POOL COURTYARD WILL HAVE OPERATION HOURS FROM DUSK TO DAWN. THE POOL COURTYARD LIGHTING WILL BE SWITCHED OFF AFTER THE CLUBHOUSE'S CLOSE OF BUSINESS.
3. ALL POLE LIGHTING IS EQUIPPED WITH SPILL CONTROL TO MITIGATE LIGHT TRESPASS UNTO ADJACENT PROPERTIES. ALL LIGHTING EXCEPT FOR POOL COURTYARD CATENARY LIGHTING IS FULL CUTOFF.
4. THE FOLLOWING TYPES OF LIGHTING ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 50'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF CASTLE ROCK EXTERIOR LIGHTING STANDARDS

MONUMENT ENTRY SIGNS ARE ANTICIPATED TO BE INTERNALLY LIT.

SITE LIGHTING PHOTOMETRIC

REVISION DATE: 09-26-2022 ISSUE DATE: 12-02-2021 SHEET 30 OF 31

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Festoon Light String

SC

LINEAR LIGHTING / DECORATIVE LIGHT STRING / FESTOON



12V LED Festoon Socket Assembly
3000K / 850000H rated life
LFS-12V-1.5-LED-WW (1.5 watts)



24V Xenon Festoon Socket Assembly
2800K / 200000H rated life
LFS-24V-5W (5 watts)



When ordering Festoon Light String, be sure to specify socket spacing and total cable length (including lead and tail wire requirements). Designate the type of socket assembly to be factory-assembled on to stranded, tinned copper conductors in heavy-duty rubber cable. Festoon Light String is SPECIAL ORDER only, please allow 2-4 weeks for order processing. Request a sales quote online at <http://www.americanlighting.com/festoon-quote.html>.

Festoon Light String Accessories



12 gauge Festoon cable
Black, heavy-duty rubber
LFS-CABLE



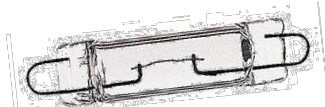
Mounting back-plate
Clear, with screw
LFS-BP



Cable Clips
(Back with nail edge of 100)
LFS-CABLE-CLIP



Replacement Festoon Globe
2-3/8" polycarbonate
LFS-GLOBE-CL (Clear)
LFS-GLOBE-BL (Blue)
LFS-GLOBE-PI (Pink)
LFS-GLOBE-PU (Purple)
LFS-GLOBE-RE (Red)
LFS-GLOBE-YE (Yellow)



24V Xenon Replacement Bulb
20,000H rated life
LFS-5-24-CL (5 watts)
LFS-6.5-24-CL (6.5 watts)
LFS-10-24CL (10 watts)

Recommended Power Supplies



12V DC Regulated Power Supply
Requires waterproof enclosure
LED-DR50-12-LU (50W driver)
LED-DR100-12-LU (100W driver)
LED-DR150-12-LU (150W driver)



24V AC Magnetic Transformer
NEMA3B enclosure, cTULUS Listed for outdoor use
TR-150-24 (150-150W capacity)
TR-600-24 (240-600W capacity)
TR-900-24 (360-900W capacity)

www.AmericanLighting.com



AMERICAN LIGHTING

TALLON LIGHTING STRIPS

TASK LIGHTING

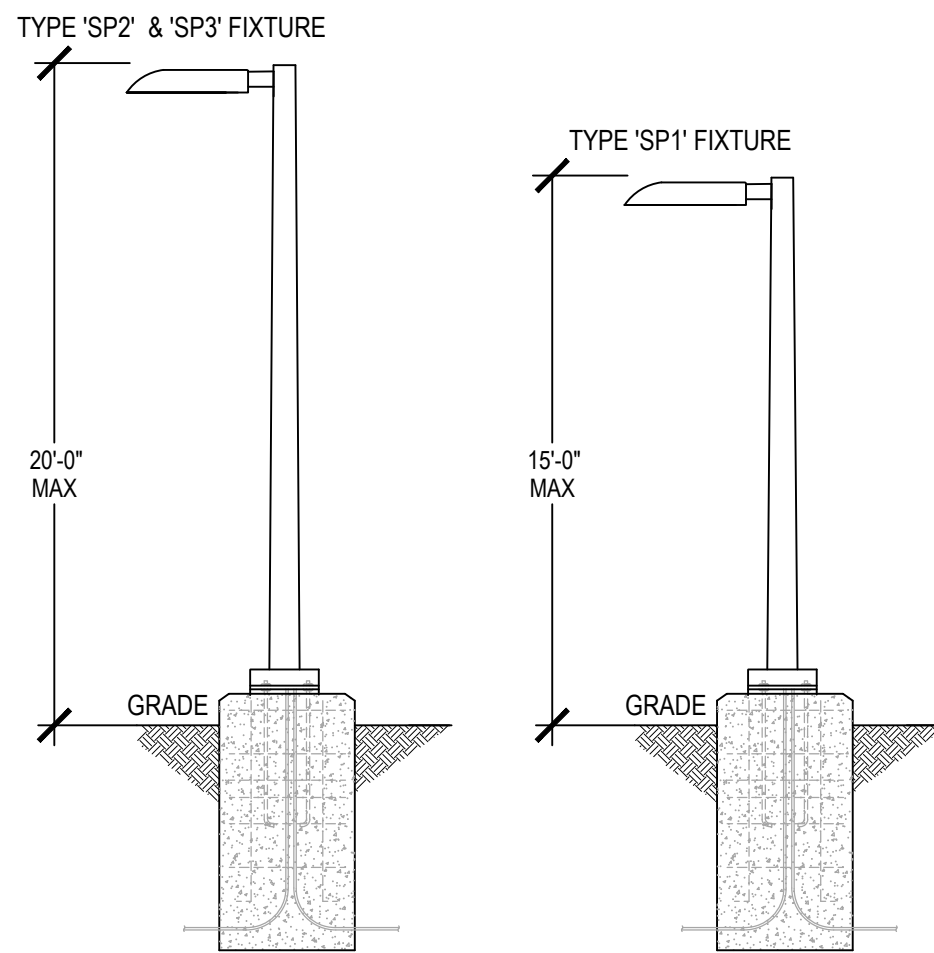
DOWNLIGHTING

RECREATION LIGHT FIXTURES

FESTOON

ARCHITECTURAL LIGHTING

POWER SUPPLIES



SITE POLE DETAILS

SCALE: NTS

Description		Lumière								
The Lumiere Eon LED 303-WS-LED81 is a compact, low profile, dimmable LED direct-indirect luminaire. The luminaire features full vertical adjustment (180°) for easy aiming and mounting to directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with universal input LED driver (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-WS-LED81 may be used indoors or outdoors and carries an IP66 rating.		<table> <tr> <th>Catalog #</th><th>Type</th></tr> <tr> <td>Project</td><td>WS</td></tr> <tr> <td>Comments</td><td>Data</td></tr> <tr> <td>Prepared by</td><td></td></tr> </table>	Catalog #	Type	Project	WS	Comments	Data	Prepared by	
Catalog #	Type									
Project	WS									
Comments	Data									
Prepared by										

SPECIFICATION FEATURES

Construction

Head and back plate are precision machined from corrosion-resistant 6061-T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaptation to junction box or surface. Stainless steel hardware is included.

Mounting

The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes on page 2.

Optical

The LightBak™ and optical assembly are sealed by a diffused, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 lateral

throw, T4 (forward throw) and TSX (Extra Wide Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Ambient). Both color temperature and distribution must be specified when ordering – see catalog for details. An edge-ill option is available.

Electrical

The S 3W 303-W1-LED01 is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-275 V50/60Hz). It will operate in -40°C to 50°C (-40°F to 122°F). The driver incorporates surge protection. An optional 1-10V dimming driver is also available.

Finish

The luminaires are double protected by a RoHS compliant chemical film undercoating and polyester

powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. RAL and custom color matches available upon request. Luminaires can also be brushed with a clear coat finish. The LightBak™ cover plates are standard white and may be specified to match finish of luminaire housing (LCF).

Warranty

Luminaires warrant the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

303-W1-LED01

EON LED

APPLICATIONS
CEILING / WALL MOUNT
DIRECT
INDIRECT

Technical drawing of the 303-W1-LED01 luminaire. The drawing includes a front view and a side view. The front view shows a rectangular luminaire with a width of 3.9" (99mm) and a height of 4.6" (118mm). It features a central mounting hole and a series of mounting tabs. The side view shows the luminaire's profile with a height of 4.6" (118mm) and a depth of 0.75" (18.8mm). The drawing also indicates a 90° angle for the mounting tabs and a 90° angle for the luminaire's base.

CERTIFICATION DATA

UL and cUL, VDE Location Listed
LM79 / LM80 Compliant
RoHS Compliant
IP60 Improved Protection Rated

TECHNICAL DATA

50°C Maximum Temperature Rating
Entire Supply Wiring 80°C Minimum

The logo for the Design Light Council (DLC), consisting of the letters "DLC" inside a circle.

DESCRIPTION	Lumiere															
Lumiera 9002-W1 (Up or Down) and 9002-W2 (Up and Down) are small 2.5" D, line-voltage cylinder fixtures with dimmable LED. The luminaires come in various mountings, surface mount with integral driver in the housing, remote driver comes with round and square wall plates and square wall mount driver, all of which can be mounted over existing stand-in stock. The luminaires also come with various field replaceable optics. It also comes with three lens, lenses and colors or dichroic films, which can combine up to two or even to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.	<table border="1"> <thead> <tr> <th>Type</th> <th>WS1</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Catalog #</td> <td></td> <td></td> </tr> <tr> <td>Project</td> <td></td> <td></td> </tr> <tr> <td>Comments</td> <td></td> <td></td> </tr> <tr> <td>Prepared by</td> <td></td> <td></td> </tr> </tbody> </table>	Type	WS1	Date	Catalog #			Project			Comments			Prepared by		
Type	WS1	Date														
Catalog #																
Project																
Comments																
Prepared by																

[illegible]

DESCRIPTION	Catalog #	Type
The Halo Surface Mount LED Downlight (SDMD) is a low profile surface mounting luminaire with a modern look and high performance. SDMD (6") is designed for installation in many 3-1/2" and 4" square, octagon, or round housings. Supply wire adapter with LED quick wiring connector included. The SDMD may also retrofit in 5" and 6" aperture IC and Non-IC recessed housings.	Project	SD
	Comments	Date
	Prepared by	

INSTALLATION PRECAUTION FEATURES	MOUNTING/RETENTION	DESIGNER SKINS
- Non-electrically conductive polycarbonate frame. - High impact diffused polystyrene lens provides shielding to the light guide with no pixilation. - Stainless steel mounting hardware provides thermal coating achieving LT50 at 50,000 hours in IC and non-IC applications.	- Adjustable gasket plate allows for quick installation into both junction boxes and recessed housings. - Torsion springs and friction blades included.	SMD SKINS are accessory skins in both round and square. These skins attach to the SMD for a permanent finish. Refer to the SMD accessories specification sheet for details. - Matte White (Paintable) - Satin Nickel - Tuscan Bronze
GASKETS	ELECTRICAL JUNCTION BOX MOUNTING	WARRANTY
Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking.	- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation. - Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.	- Five year limited warranty, consult website for details. www.acesighting.com
OPTICS	Note: SMD 120-277V UV is only	COMPLIANCE
Precision acrylic light guide organizes source light to provide distribution with 12 - 14 spacing circles useful for general area illumination.	Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.	- UL Listed for use with Halo housings and in use with other's housings, see instruction sheet for conditions of acceptability. - Wet and Damp Location listed, UL E881, UL E283
LED	Note: SMD 120-277V UV is only	CE MARKING
- Mid power LED array provide a uniform source with high efficiency and long life. - Available in 90 miliumens, 180, 360, 720, 1440, 2880, 5760, 11520, 23040, 46080, 92160, 184320, 368640, 737280, 1474560, 2949120, 5898240, 11796480, 23592960, 47185920, 94371840, 188743680, 377487360, 754974720, 1509949440, 3019898880, 6039797760, 12079595520, 24159191040, 48318382080, 96636764160, 193273528320, 386547056640, 773094113280, 1546188226560, 3092376453120, 6184752906240, 12369505812480, 24739011624960, 49478023249920, 98956046499840, 197912092999680, 395824185999360, 791648371998720, 1583296743997440, 3166593487994880, 6333186975989760, 12666373951979520, 25332747903959040, 50665495807918080, 101330991615836160, 202661983231672320, 405323966463344640, 810647932926689280, 1621295865853378560, 3242591731706757120, 6485183463413514240, 12970366926827028480, 25940733853654056960, 51881467707308113920, 103762935414616227840, 207525870829232455680, 415051741658464911360, 830103483316929822720, 1660206966633859645440, 3320413933267719290880, 6640827866535438581760, 13281655733070877163520, 26563311466141754327040, 53126622932283508654080, 106253245864567017308160, 212506491729134034616320, 425012983458268069232640, 850025966916536138465280, 1700051933833072276930560, 3400103867666144553861120, 6800207735332289107722240, 13600415470664578215444480, 27200830941329156430888960, 54401661882658312861777920, 108803323765316625723555840, 217606647530633251447111680, 435213295061266502894223360, 870426590122533005788446720, 1740853180245066011576893440, 3481706360490132023153786880, 6963412720980264046307573760, 13926825441960528092615147520, 27853650883921056185230295040, 55707301767842112370460590080, 111414603535684224740921180160, 222829207071368449481842360320, 445658414142736898963684720640, 891316828285473797927369441280, 1782633656570947595854738822560, 3565267313141895191709477645120, 7130534626283790383418955290240, 14261069252567580766837910580480, 28522138505135161533675821160960, 57044277010270323067351642321920, 114088544020540646134703284643840, 228177088041081292269406569287680, 456354176082162584538813138575360, 912708352164325169077626277150720, 1825416704328650338155252554301440, 3650833408657300676310505108602880, 7301666817314601352621010217205760, 1460333363462920270524202043441120, 2920666726925840541048404086882240, 5841333453851680108096808173764480, 11682666907703360216193616347528960, 23365333815406720432387232695057920, 46730667630813440864774465390115840, 93461335261626881729548930780231680, 186922670523253763459097861560463360, 373845341046507526918195723120926720, 747690682093015053836391446241853440, 149538136418603010767278289248370880, 299076272837206021534556578496741760, 598152545674412043069113156993483520, 1196305091348824086138226339186967040, 2392610182697648172276452678373934080, 4785220365395296344552905356747868160, 9570440730790592689105810713495		

Project		Catalog #		Type	SP1,2,3,4
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

Product Certifications

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 2](#)
- Optical Distinctions [page 4](#)
- Product Specifications [page 4](#)
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Quick Facts

- Lumen packages range from 4,200 - 80,800
- Efficiency up to 156 lumens per watt
- Options to meet Buy America and other domestic preference requirements

Dimensional Details

NOTE:
 1. All McGraw-Edison products comply with requirements to conform qualification. Not all product variations are DGC qualified.
 2. DGC Certified for specific CCT and wattage only.

Connected Systems

- WaveLink
- Enlightened

Number of Light Sources	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	—
9-10	33-3/4"	7"	16"	—	—

NOTES:
 For any alternate requirements and additional line art, see Mounting Details section.

COOPER LIGHTING

05/20/2025 09:00:00