



BELLA MESA NORTH

CASTLE ROCK, COLORADO
Town Council Presentation
October 07, 2025

PROJECT TEAM

PROJECT TEAM:

APPLICANT:

Cardel Homes

Sara Dieringer

Denver.land@cardelhomes.com

303-662-8942

LANDSCAPE ARCHITECT:

Redland

Josie O'Connor, PLA

joconnor@redland.com

720-283-6783

CIVIL ENGINEER:

Redland

Evan Rumney, PE

erumney@redland.com

720-283-6783



WHY CARDEL?

WHO WE ARE

- Family-owned
- Building homes since 1973
- Regions - Alberta, Ontario, Florida, and Colorado

TIME IN DENVER

- 20 Years

COLORADO COMMUNITIES WE HAVE BUILT

- Past: Tallyn's Reach, Solterra, Roxborough Park, Lion's Ridge, Sabell, Lincoln Creek
- Current: Deer Creek, Three Hills, Vivant, Westminster Station

FOUNDATIONS

- Cardel actively supports initiatives that enrich lives and communities through our charitable division, Cardel Foundations. From breast cancer campaigns and food bank drives to programs that help keep underprivileged kids in sports, Cardel Foundations is committed to building strong communities in every sense.

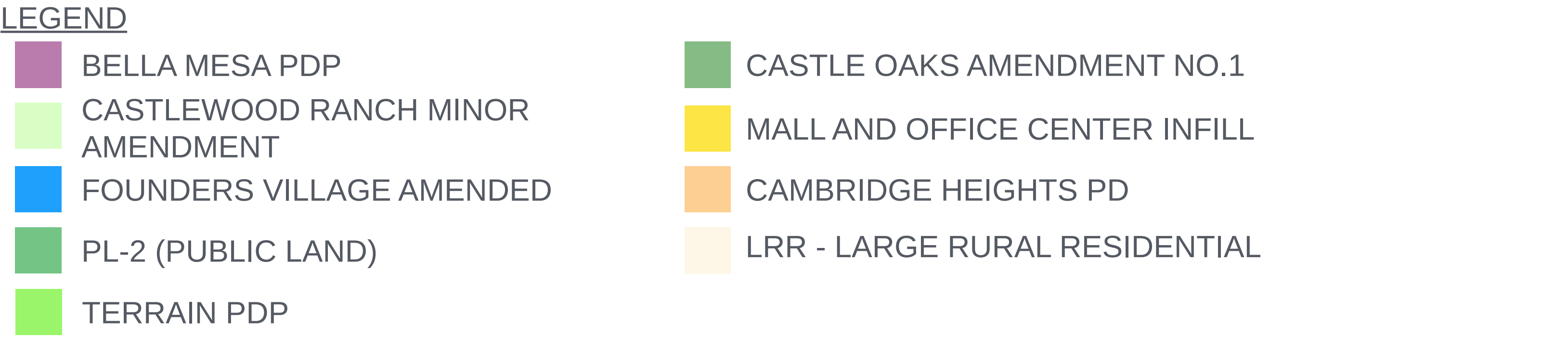
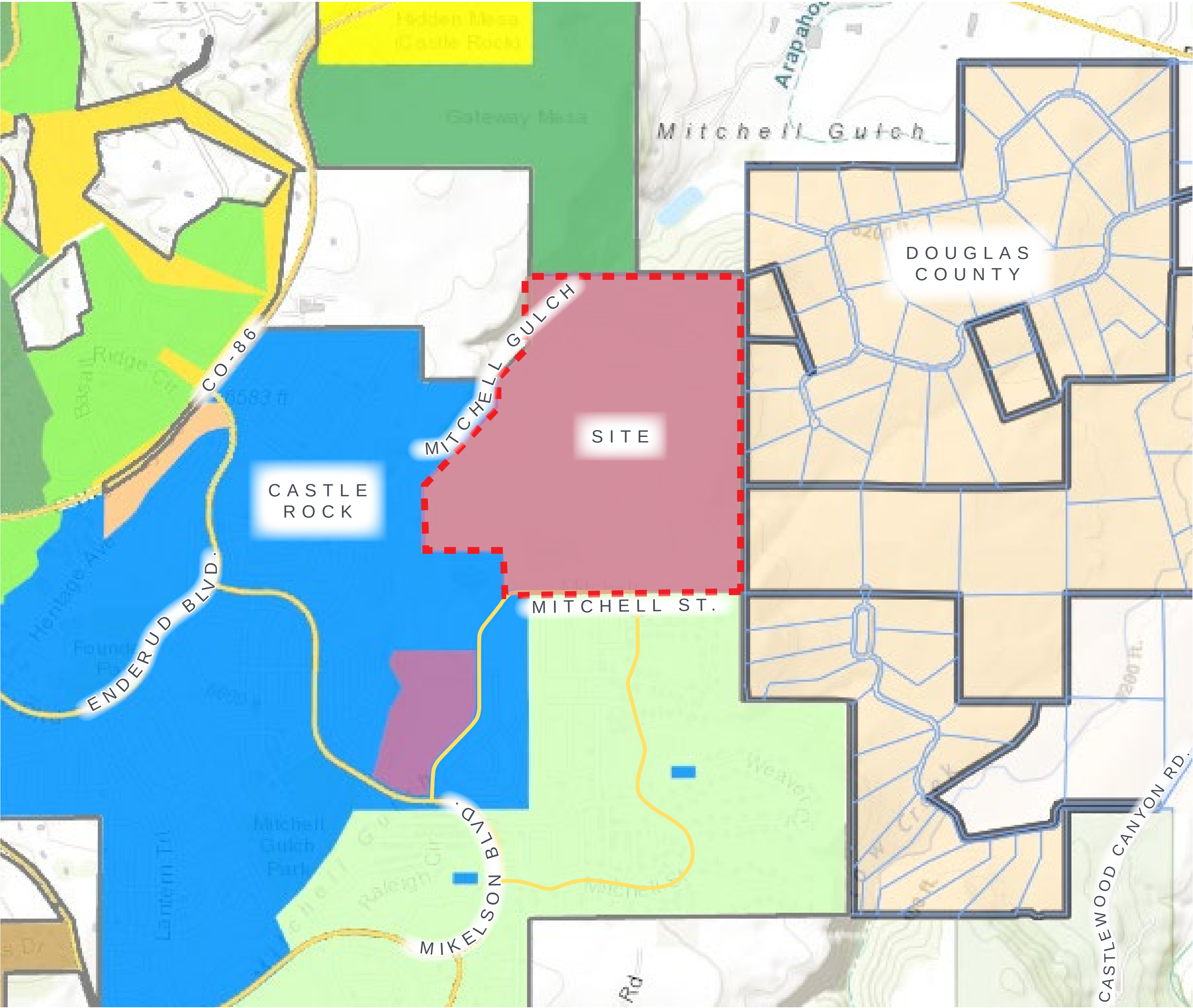
DESIGN

- Our in-house architects design our floorplans for every season of life allowing for personalization.
- Each community is architecturally designed to blend with the existing neighborhood.

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HOMES

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CONTEXT MAP AND ZONING



ZONING MAP

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HOMES



VICINITY MAP

COMMUNITY BENEFITS

DESIGN GOALS:

- Preserve existing vegetation and open space to create a community amenity
- Design with the land - orient lots and roadway networks to minimize disturbance and maximize open space frontage
- Create a strong pedestrian trail framework connecting parks, open spaces and regional destinations.
- Provide neighborly edges to surrounding properties
- Maximize view opportunities and preserve view corridors



- A** Park
- B** Playground
- C** Enhanced Open Space
- D** Pedestrian Node
- E** Pond
- G** Parking
- H** Lift Station

TOTAL ACREAGE: 293.2 Acres

OPEN SPACE ACREAGE: 174.87 Acres

PARK ACREAGE: 3.99 Acres

NUMBER OF LOTS AND TYPE: 525 Single Family Detached Lots

OVERALL (GROSS) DENSITY: 1.79 DU/AC

RESIDENT INPUT



COMMENTS FROM NEIGHBORHOOD MEETING 1-3



- A. ADD BACK TEMPORARY ROAD**
- EXPLORED THE OPTION OF KEEPING THE TEMP ROAD.
 - PUBLIC WORKS IS NOT SUPPORTIVE OF A PERMANENT ROW IN THIS LOCATION.



- B. REDUCE DENSITY / INCREASE SETBACK**
- STUDIED REMOVING LOTS FROM THE SOUTHERN BOUNDARY.
 - SEVEN LOTS HAVE BEEN RELOCATED SINCE THE INITIAL SITE PLAN. LOT SIZES HAVE BEEN INCREASED FOR THOSE WITH THE TIGHTEST SETBACK.



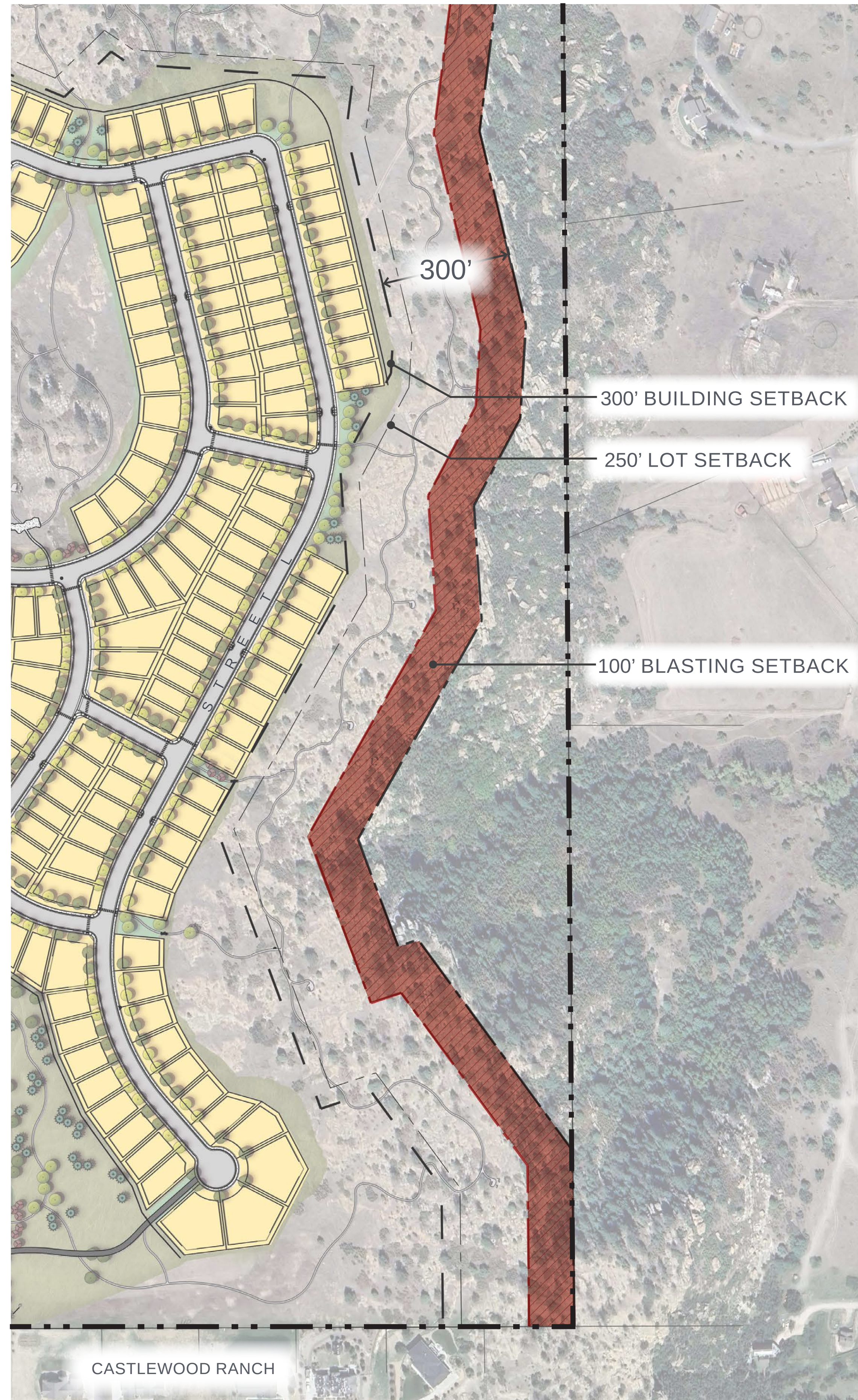
- C. SETBACK OF HOMES AND TRAILS ALONG EASTERN EDGE**
- SETBACK OF HOMES WAS EVALUATED WITH THE PRELIMINARY DEVELOPMENT PLAN (250' TO LOTS, 300' TO STRUCTURES). ALL LOTS EITHER MEET OR EXCEED THIS REQUIREMENT.



- THE PROPOSED TRAILS ALONG THE EASTERN EDGE HAVE BEEN PULLED BACK FROM THE RIM TO BE CLOSER TO THE PROPOSED LOTS.
- D. SENSITIVITY TO EXISTING ECOLOGY**
- DESIGNED TO MINIMIZE THE IMPACT TO THE EXISTING SITE AS MUCH AS POSSIBLE.
 - ROAD ALIGNMENT AND LOT LAYOUT RESPONDS TO THE ECOLOGICAL COMPOSITION OF THE SITE.

- E. SAFETY**
- FIRE RISK AND TRAFFIC - COORDINATED CLOSELY WITH THE FIRE DEPARTMENT AND TOWN STAFF ON ACCESS, CIRCULATION, AND FIRE RISK.
 - BLASTING - TOWN REQUIREMENTS AND RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT TO BE FOLLOWED

BLASTING



BLASTING RECOMMENDATIONS (GEOTECHNICAL REPORT BY CTL THOMPSON)

- BLASTING SHOULD BE AVOIDED WITHIN 100 FT OF THE CLIFF EDGE
- VIBRATIONS SHOULD BE MONITORED 100 FEET FROM THE BLAST AND 50 FEET FROM THE HIGHEST CLIFF EDGE WHILE BLASTING.
- BLASTING SHOULD BE MONITORED BY AN INDEPENDENT THIRD PARTY.
- RESULTS OF THE BLAST MONITORING SHOULD BE SUBMITTED TO THE PROJECT GEOTECHNICAL ENGINEER AND THE TOWN OF CASTLE ROCK FOR REVIEW BY THE COLORADO GEOLOGICAL SURVEY (CGS) MONTHLY WHILE BLASTING IS IN PROGRESS.
- ADDITIONAL BLAST MONITORING SHOULD BE CONSIDERED WHEN THERE IS BLASTING NEAR EXISTING STRUCTURES

ADDITIONAL REQUIREMENTS (TOWN OF CASTLE ROCK)

- BLASTING PRACTICES FOLLOW 2018 INTERNATIONAL FIRE CODE (IFC) CHAPTER 56 AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 495, 2023
- PERMITS ARE REQUIRED PRIOR TO BLASTING ACTIVITY
- INITIAL AND POST BLAST INSPECTIONS COVERING BLASTING PROCEDURES AND VERIFICATION OF SAFETY MEASURES ARE REQUIRED.
- WHEN BLASTING IS PERFORMED WITHIN A 1,000 FOOT PROXIMITY TO A BUILDING, STRUCTURE...OR OTHER INSTALLATION THE BLAST SHALL BE COVERED WITH AN ADEQUATE BLASTING MAT.

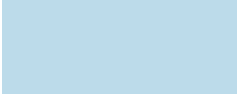
NEIGHBORLY EDGES



PLAN VIEW

LEGEND:

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

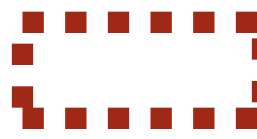
 IN ACCORDANCE WITH THE BELLA MESA PLANNED DEVELOPMENT PLAN (ORD. NO. 2014-36), THE MAXIMUM GROSS DENSITY BETWEEN THE EAST PROPERTY LINE AND MITCHELL STREET, HATCHED BELOW, SHALL BE 1.0 DU/ACRE.

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

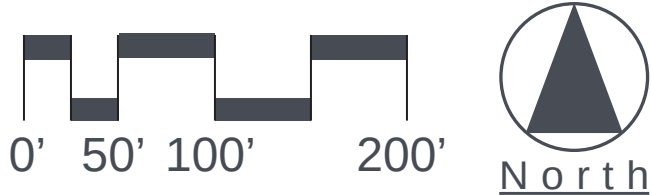
BELLA MESA NORTH PROPOSED DENSITY		
AREA	NUMBER OF LOTS	DENSITY
180,855 SF (4.15 AC)*	14	3.4 DU/AC.

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

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

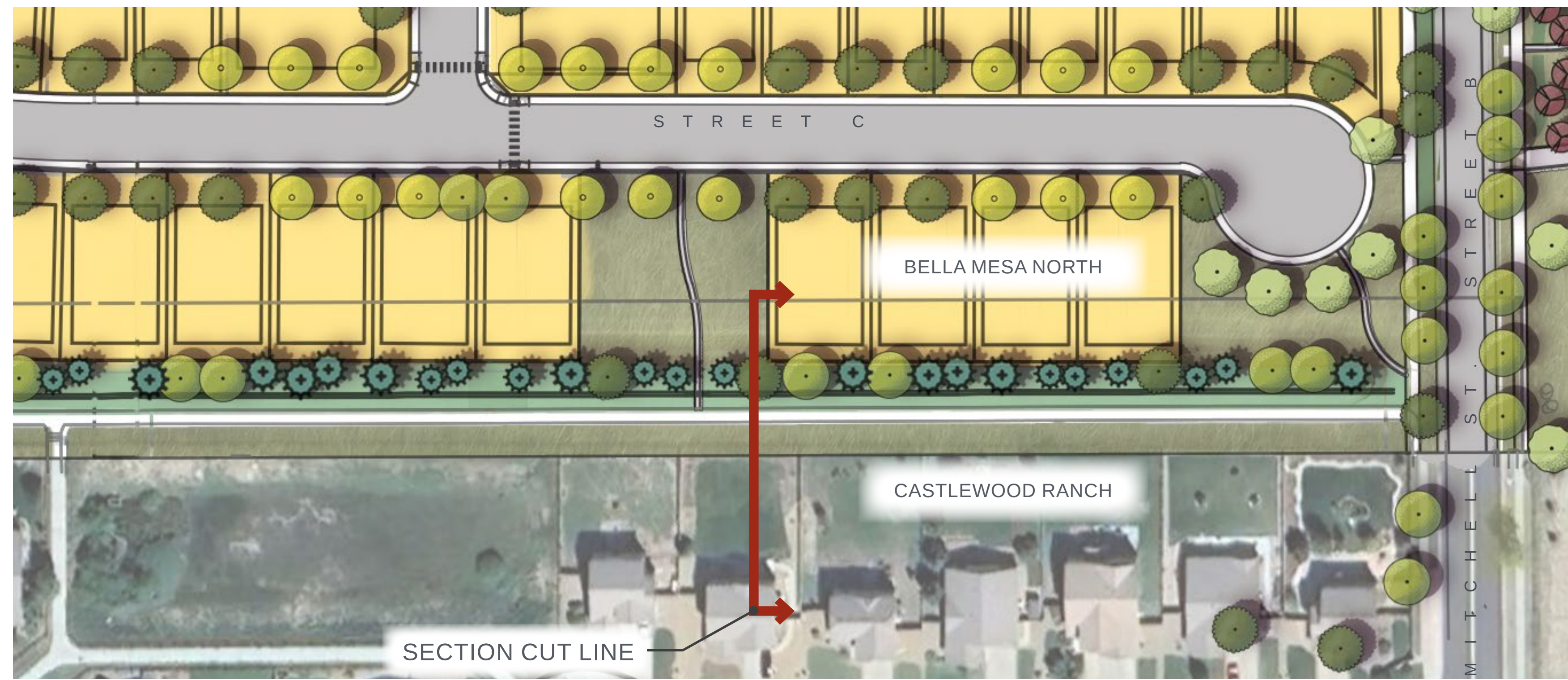
 DENSITY RESTRICTION BOUNDARY

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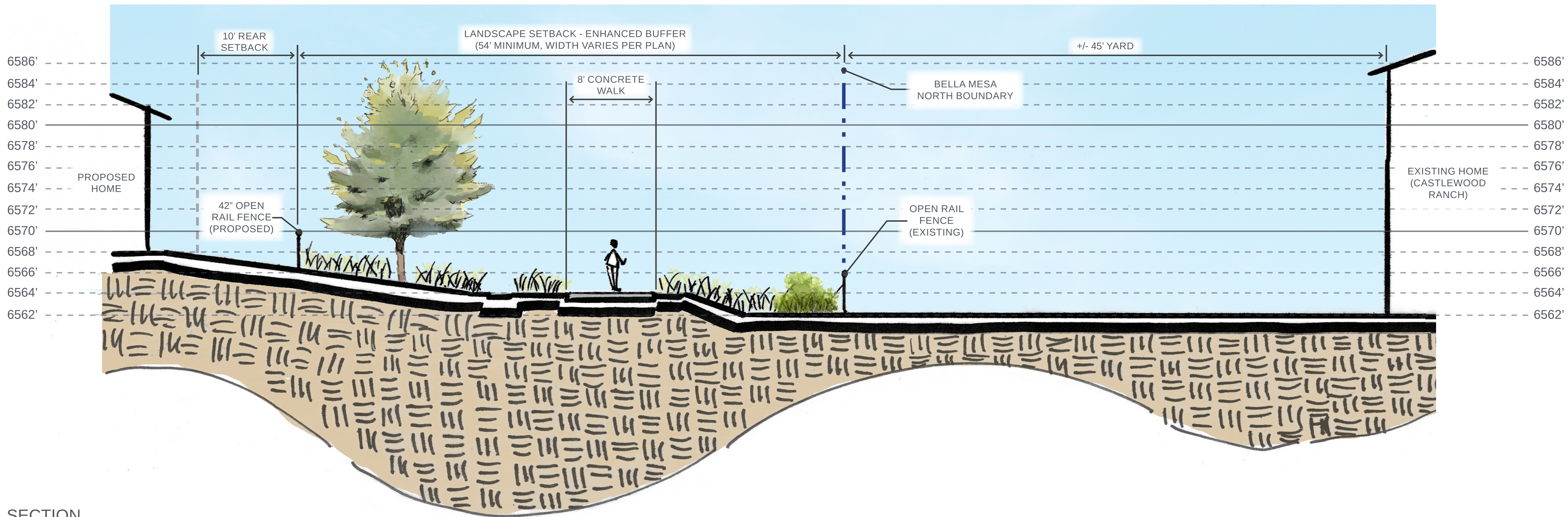


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NEIGHBORLY EDGES



KEY MAP
SCALE: 1"=50'-0"

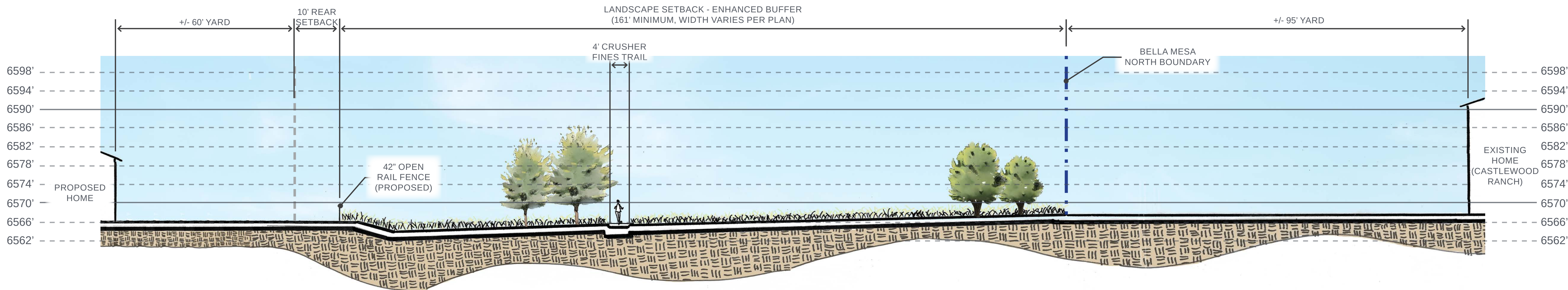


SECTION
SCALE: 1"=5'-0"

NEIGHBORLY EDGES



KEY MAP
SCALE: 1"=50'-0"

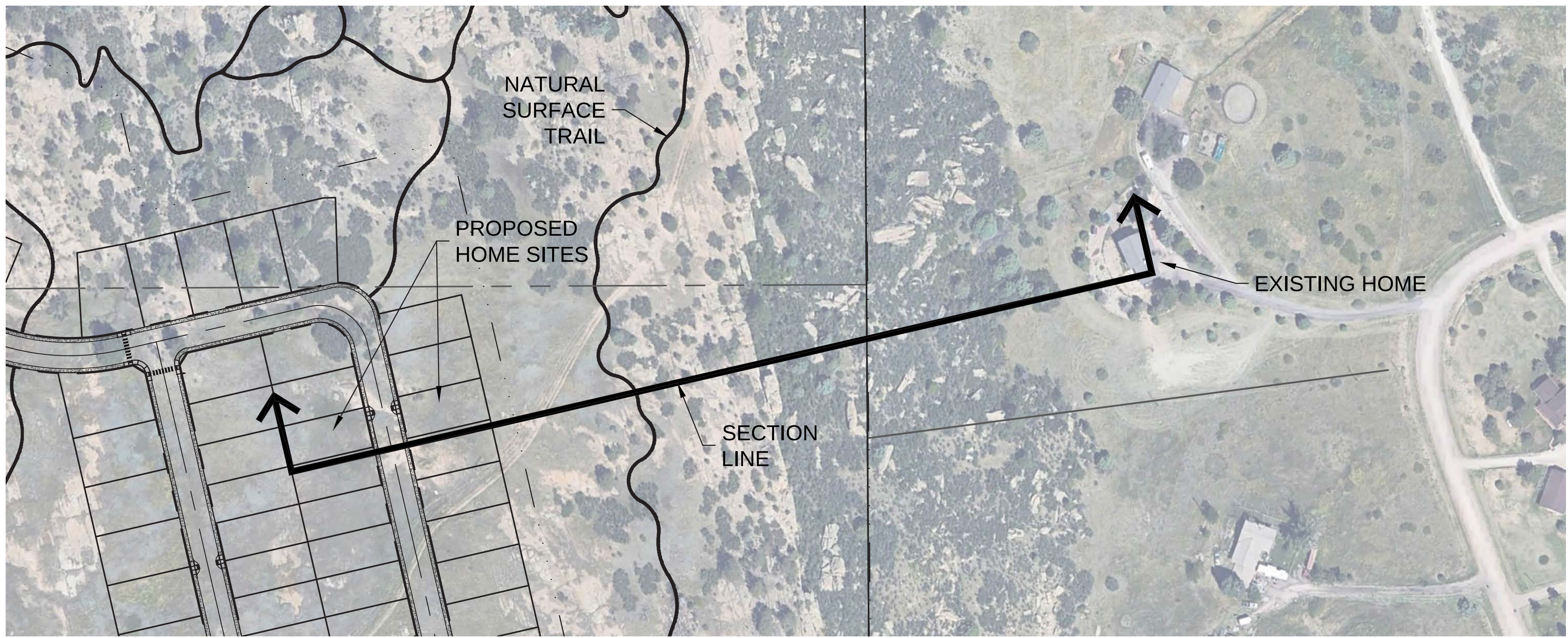
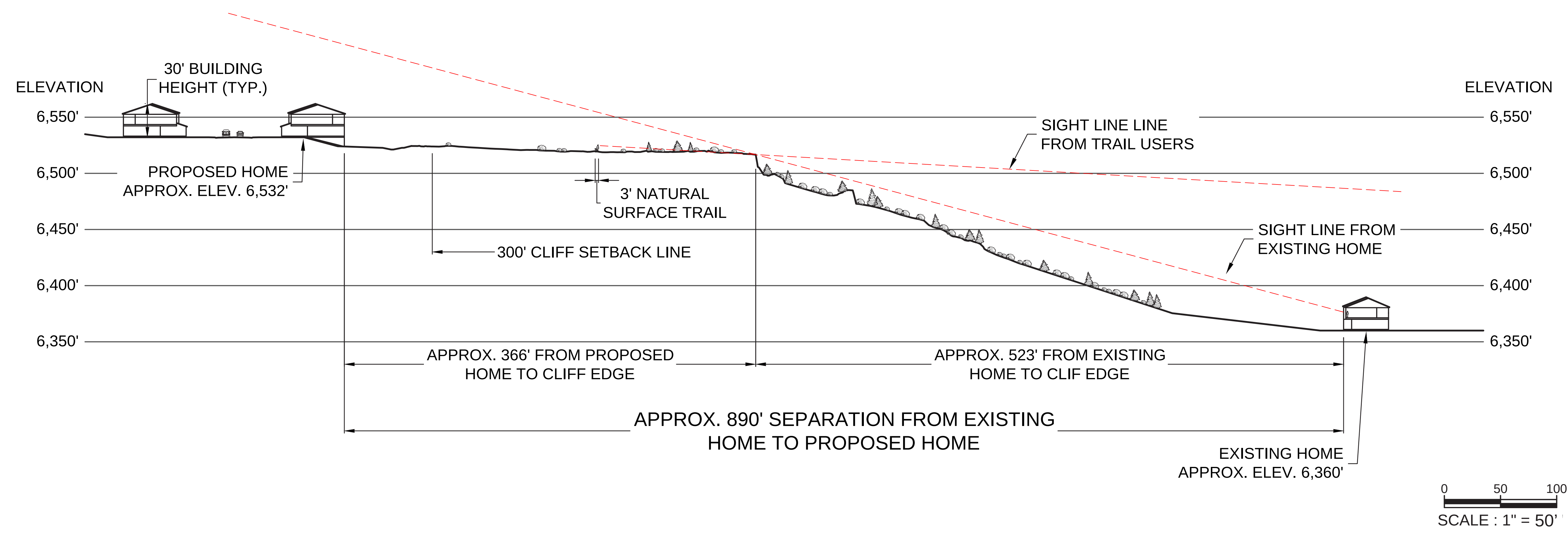


SECTION
SCALE: 1"=10'-0"

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NEIGHBORLY EDGES



TRAILS, PARKS, AND OPEN SPACE

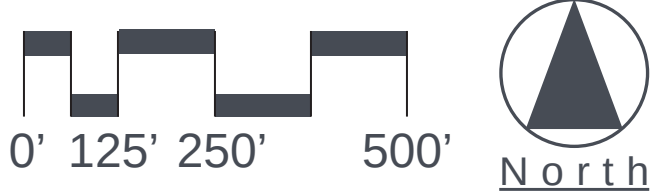


LEGEND

- 8' CONCRETE WALK
- 6' CONCRETE WALK
- 5' CONCRETE WALK
- 3' NATURAL SURFACE TRAIL
- 2' GRAVEL TRAIL
- FUTURE TOWN OF CASTLE ROCK TRAIL
- OPEN SPACE
- PARK



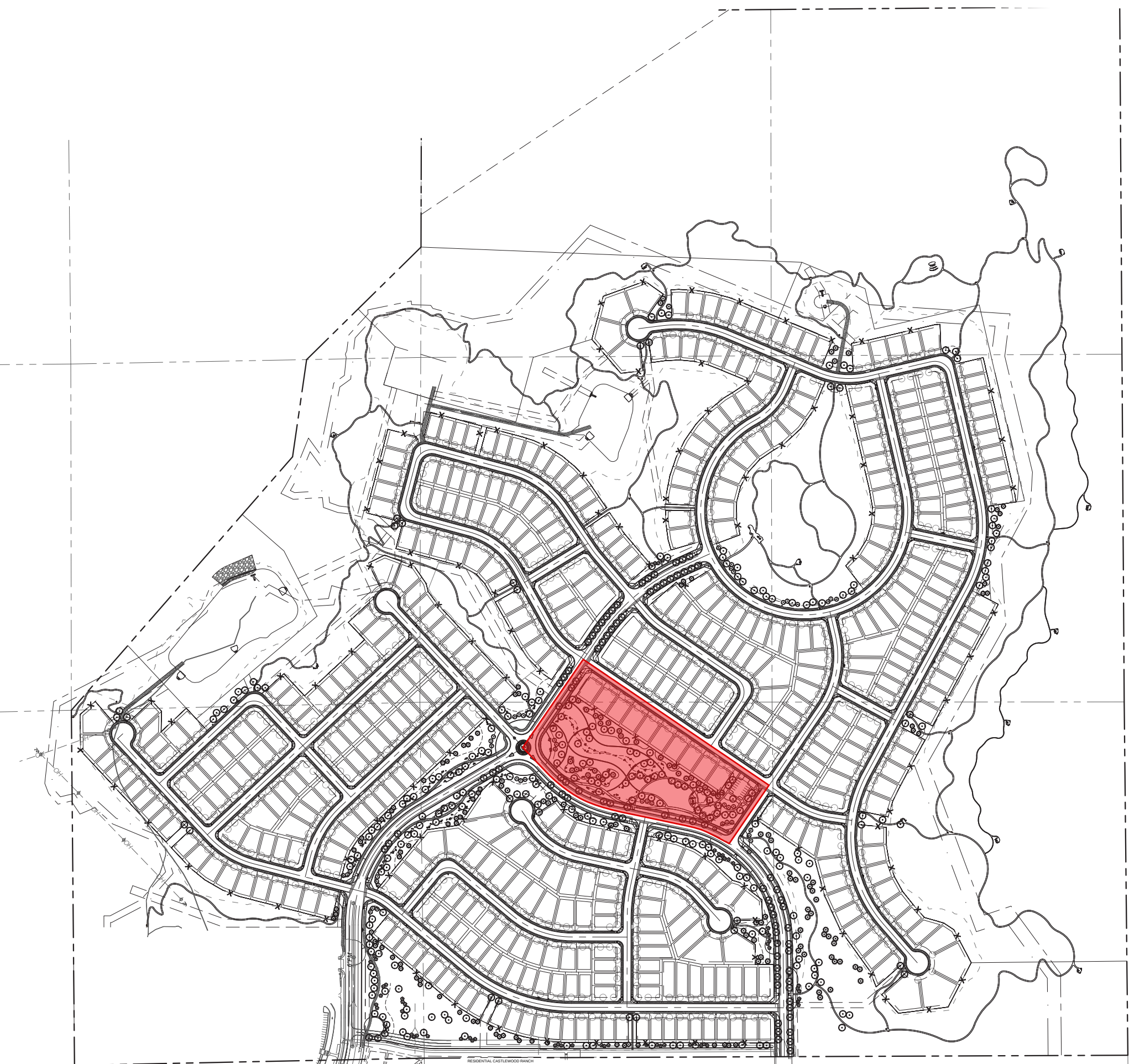
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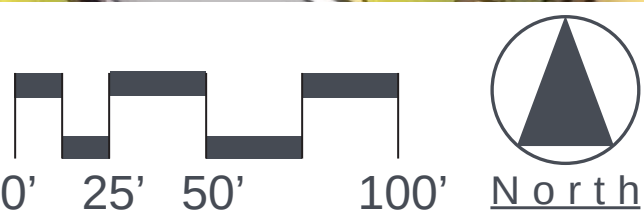
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PARK ENLARGEMENT



KEY MAP: 400 SCALE



LEGEND

- | | |
|------------------------------------|---------------------------------------|
| [A] Playground | [G] Stepping Stones |
| [B] Turf | [H] Naturalized Drainage Canal |
| [C] Parking | [I] Soft Surface Trails |
| [D] Shade Structure | [J] Landscape Boulders (Passive Play) |
| [E] Planting Area | [K] Boulder Climbing Element |
| [F] Enhanced Landscape and Signage | [L] Native Seed/Open Space |

Questions?

BELLA MESA NORTH

CASTLE ROCK, COLORADO

Town Council Presentation

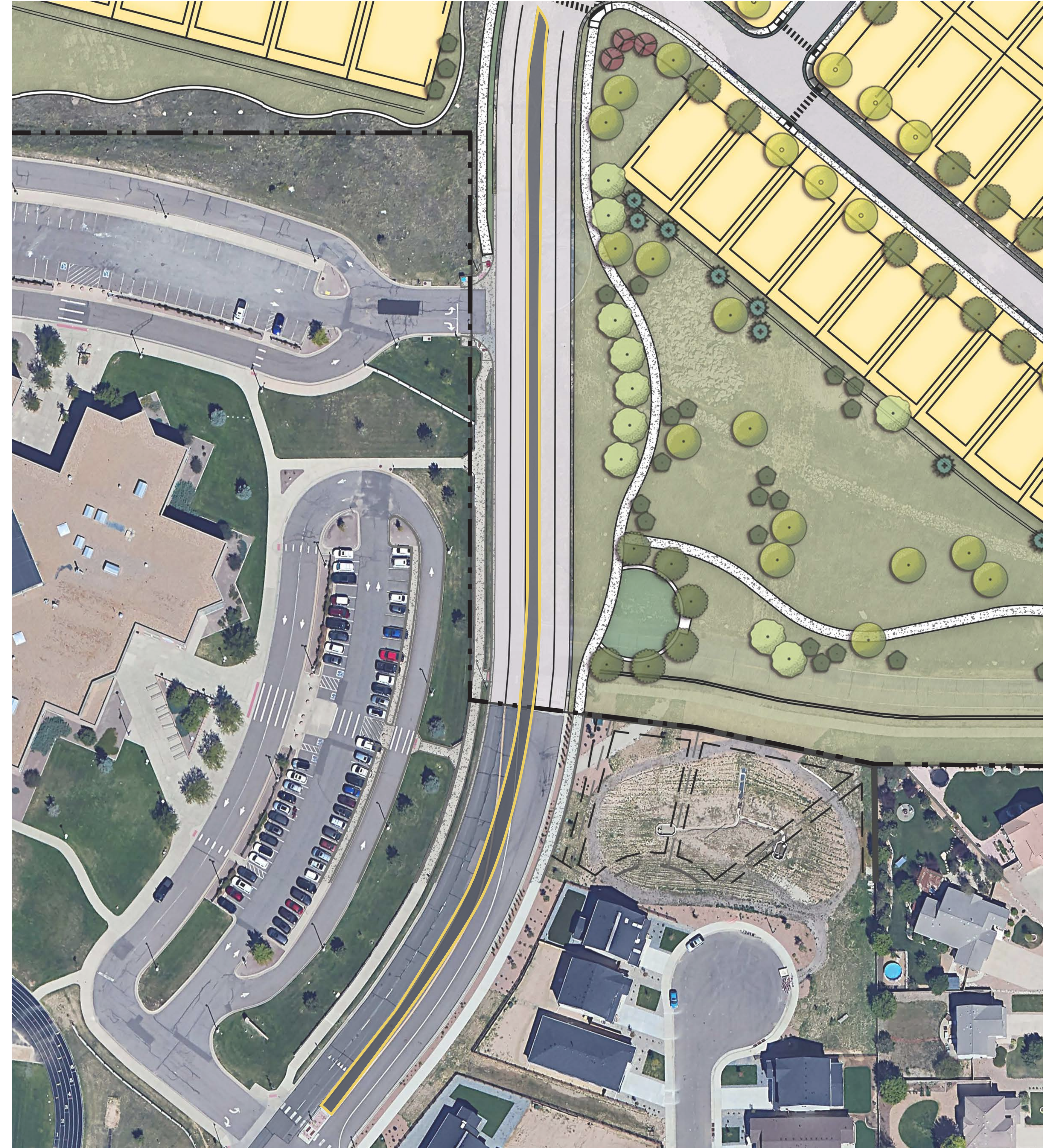
October 7, 2025

TRAFFIC - SCHOOL ACCESS



EXISTING CONDITION

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PROPOSED CONDITION

TRAFFIC - CIRCULATION



LEGEND



PRIMARY RESIDENT ACCESS

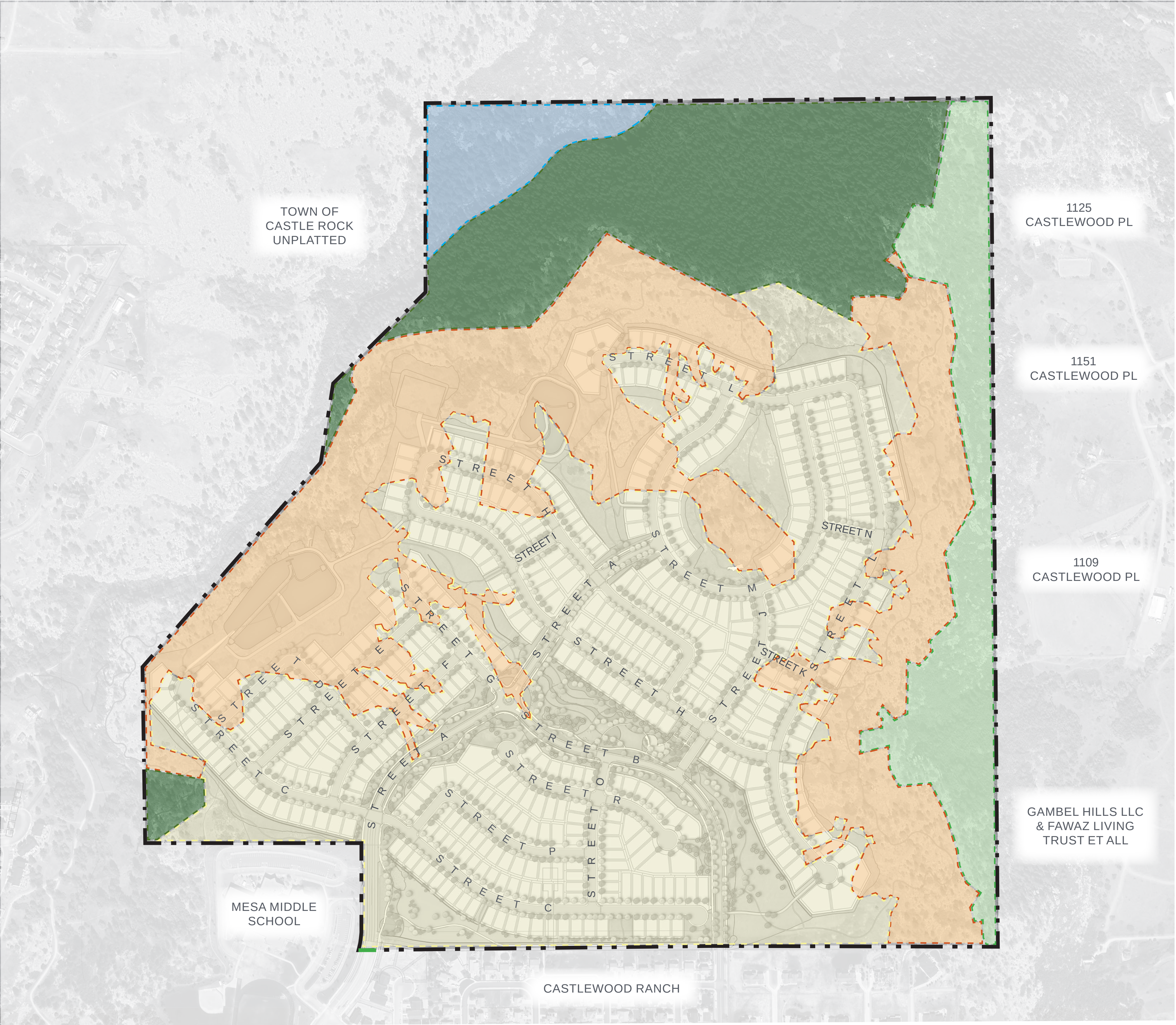


SECONDARY RESIDENT ACCESS



COMMUNITY ENTRY

RESIDENT INPUT - ECOLOGICAL SENSITIVITY



LEGEND:



SHORT GRASS PRAIRIE
MORE WELL-DEVELOPED SOILS ON TOP OF THE MESA.
HISTORICALLY USED FOR LIVESTOCK GRAZING.



SANDY HABITATS
SANDY / GRAVELLY SOILS WHERE THE BEDROCK HAS
BROKEN DOWN ON TOP OF THE MESA. FEATURES
CACTI, SUCCULENTS / SEDUM, AND DROUGHT TOLERANT
GRASSES. PRIMARY LOCATION OF ROCK FORMATIONS.



GAMBLE OAK SHRUB LAND
BELOW THE CLIFF FACE, EAST SLOPE OF THE MESA IS
POPULATED WITH PRIMARILY GAMBEL OAK.



MIXED CONIFER FORESTS
PONDEROSA PINE AND DOUGLAS-FIR DOMINATE THE
STEEP, ROCKY TERRAIN OF THE NORTH FACING SLOPE
NEXT TO MITCHELL GULCH



RIPARIAN AND WETLAND HABITATS
MITCHELL GULCH - COTTONWOODS, WILLOWS, SEDGES,
AND HORSETAILS OCCUR IN SANDY LOAM SOILS WITH
HIGH WATER AVAILABILITY.



PROPERTY LINE

NOTES:

- LAYOUT OF THE DEVELOPMENT FOLLOWS THE EXTENT OF THE SHORTGRASS PRAIRIE TO LIMIT IMPACTING MORE ECOLOGICALLY SENSITIVE AREAS AND MAXIMIZE THE BUFFER BETWEEN PROPOSED DEVELOPMENT AND MITCHELL GULCH.
- OPEN SPACE IS DESIGNED TO BALANCE PRESERVATION OF MORE SENSITIVE PLANT COMMUNITIES AND GEOLOGIC FORMATIONS.