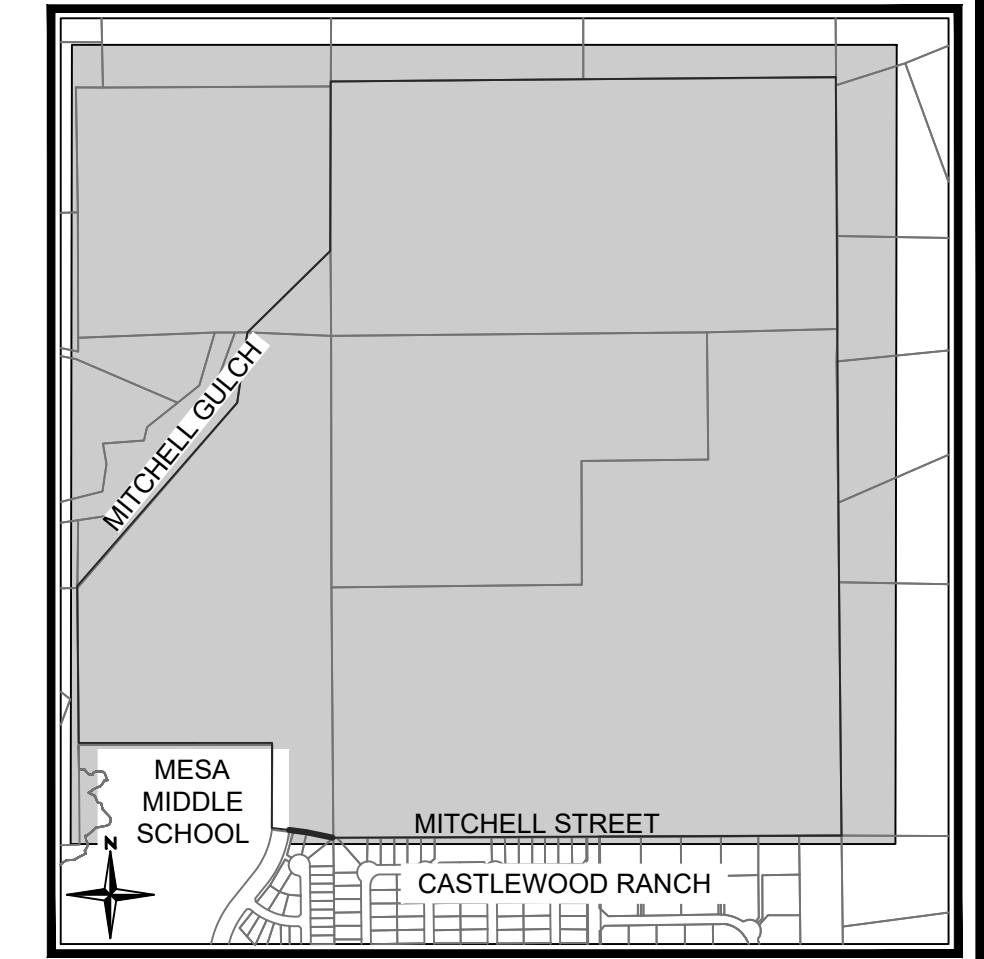


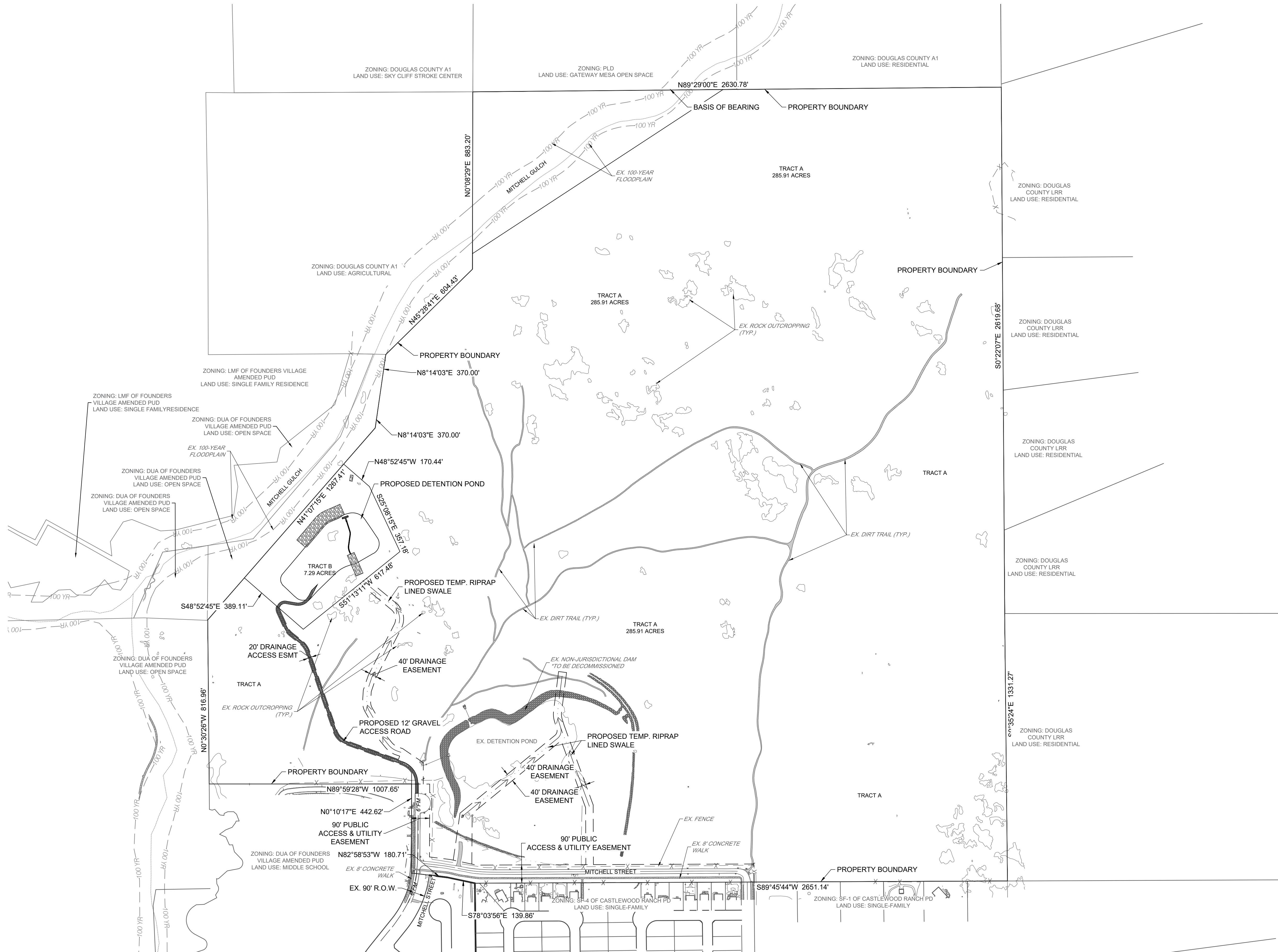
SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

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



KEY MAP



EXISTING LEGEND

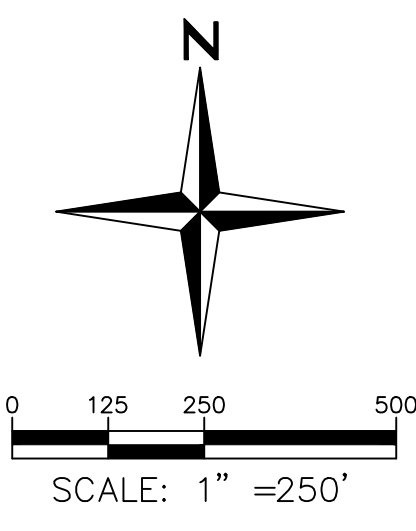
- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - SECTION LINE
- - - ROAD CENTERLINE
- - - EDGE OF PAVEMENT
- - - CURB AND GUTTER
- - - CONCRETE
- X - X - FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT
- - - LIMITS OF CONSTRUCTION

ABBREVIATIONS

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



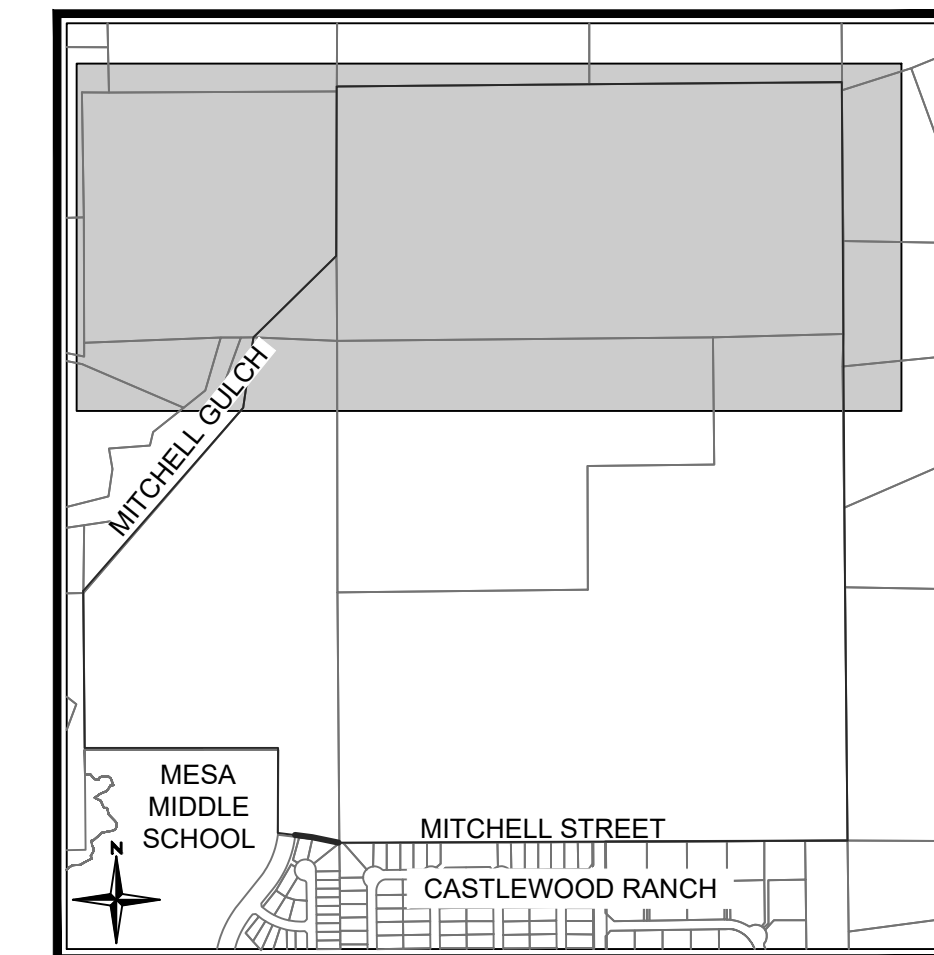
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EBR	CHKD	17026.001
EBR	APPR	17026.001
EBR	APPR	17026.001
EBR	APPR	17026.001
EBR	APPR	17026.001
EBR	APPR	17026.001
EBR	APPR	17026.001
EBR	APPR	17026.001
EBR	APPR	17026.001

BELLA MESA SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

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



KEY MAP

EXISTING LEGEND

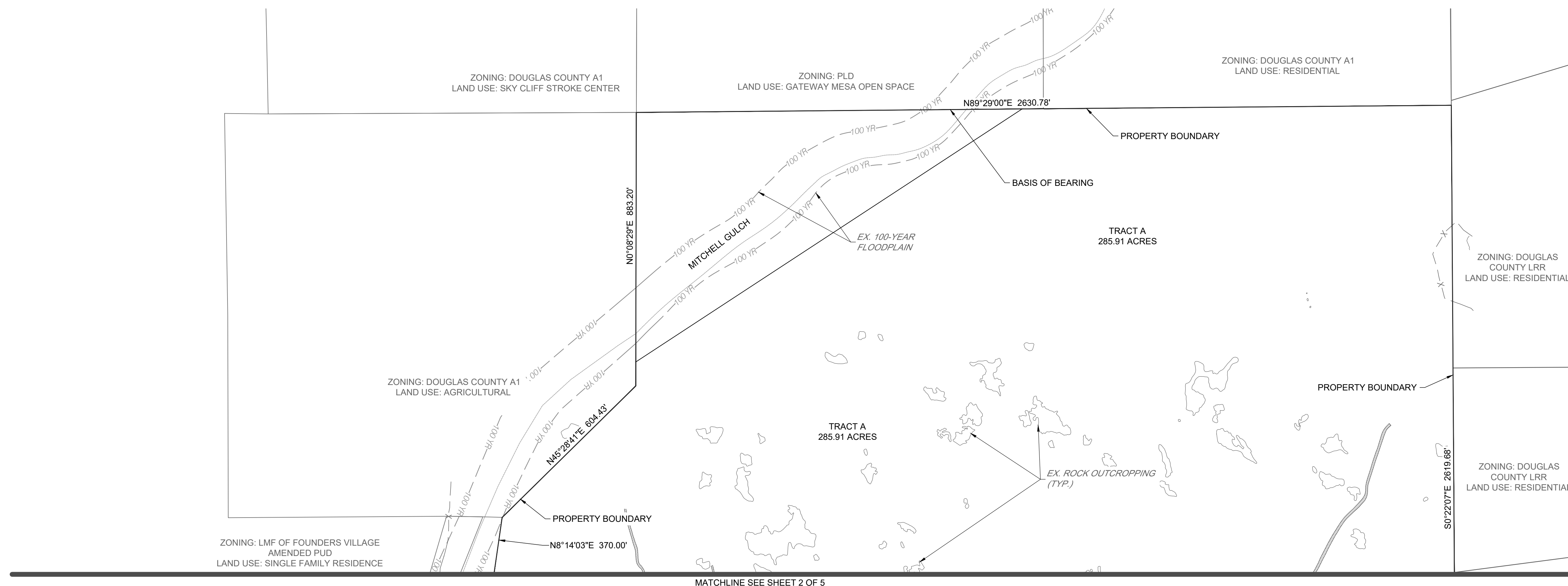
	EXISTING PROPERTY LINE
	EXISTING R.O.W.
	EXISTING LOT LINE
	EXISTING EASEMENT
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE

PROPOSED LEGEND

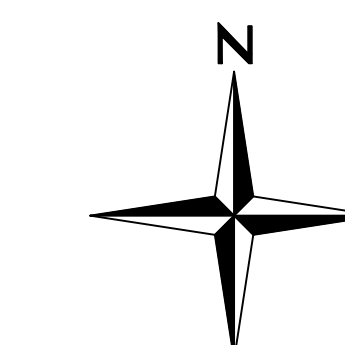
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	LIMITS OF CONSTRUCTION

ABBREVIATIONS

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RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TYP	TYPICAL
W	WEST



MATCHLINE SEE SHEET 2 OF 5



SCALE: 1" = 200'



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

BELLA MESA SITE DEVELOPMENT PLAN

SITE PLAN

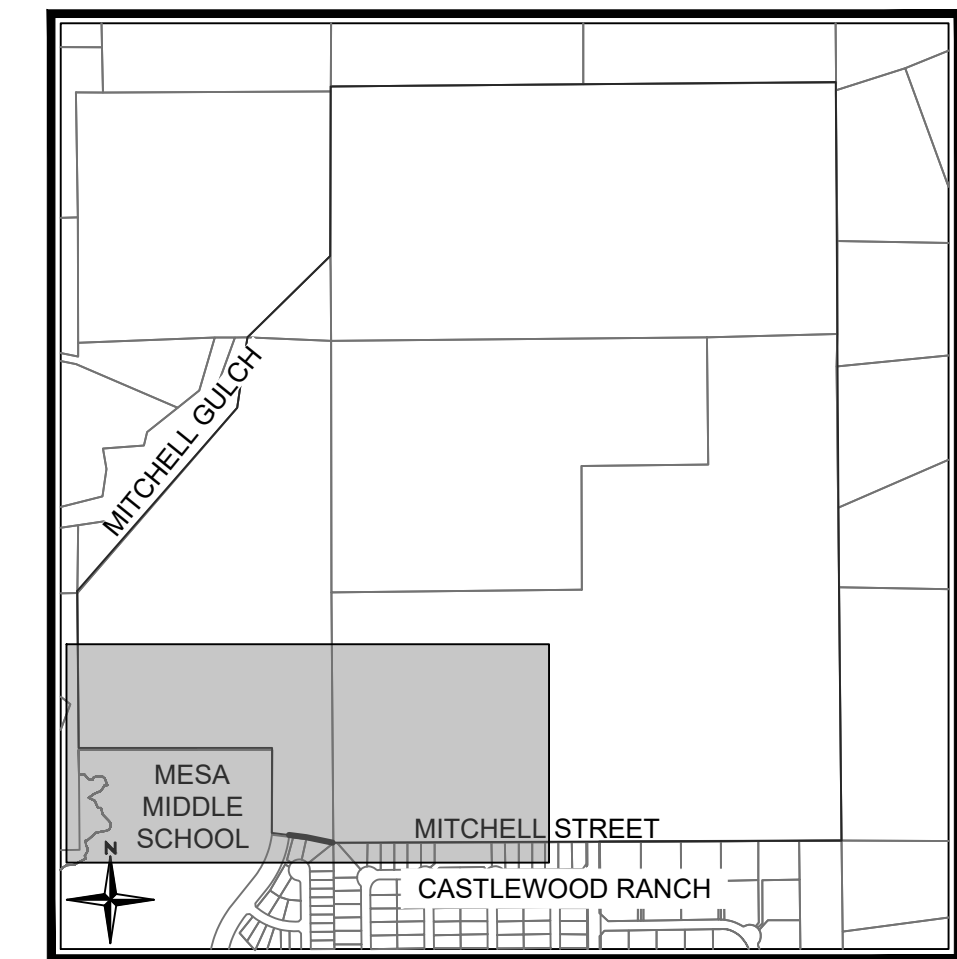
SHEET

4 OF 6

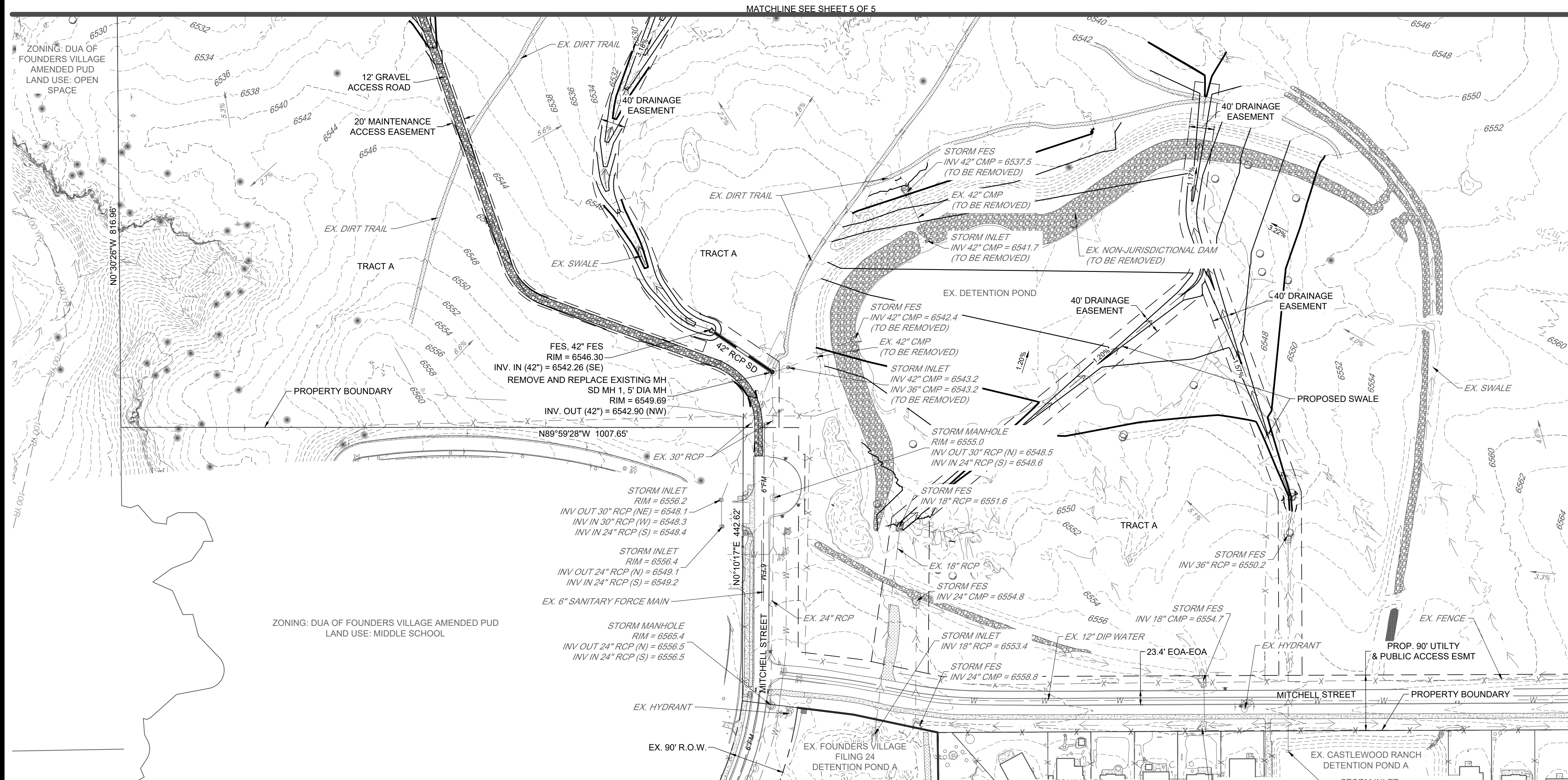
SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

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



KEY MAP



EXISTING LEGEND

	EXISTING PROPERTY LINE
	EXISTING R.O.W.
	EXISTING LOT LINE
	EXISTING EASEMENT
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE
	EXISTING WATERLINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR

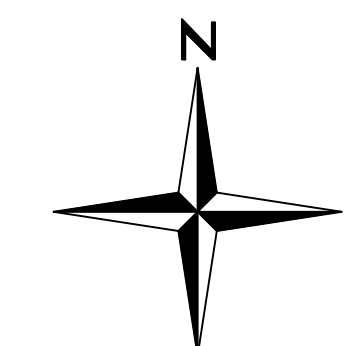
PROPOSED LEGEND

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

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

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



SCALE: 1" = 100'

BELLA MESA SITE DEVELOPMENT PLAN

SHEET

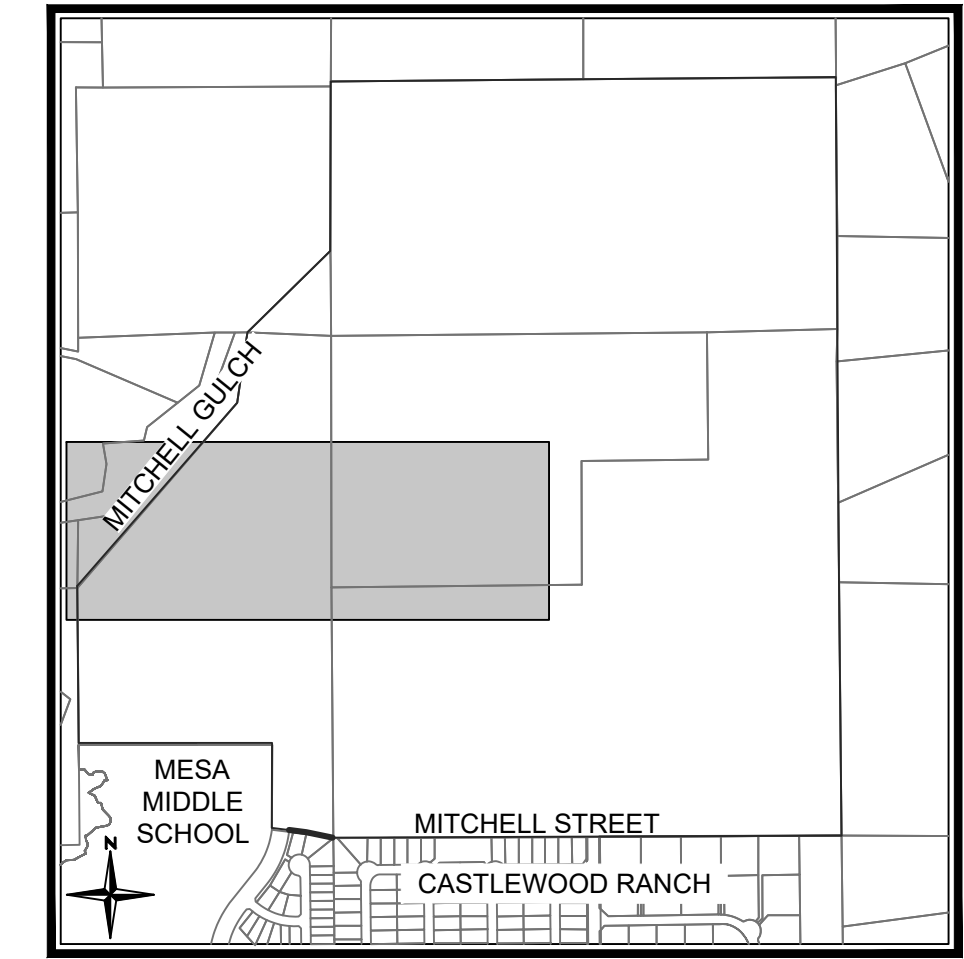
5 OF 6

GRADING & UTILITY PLAN

SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

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



KEY MAP



EXISTING LEGEND

	EXISTING PROPERTY LINE
	EXISTING R.O.W.
	EXISTING LOT LINE
	EXISTING EASEMENT SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT CURB AND GUTTER
	CONCRETE
	FENCE
	EXISTING WATERLINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR

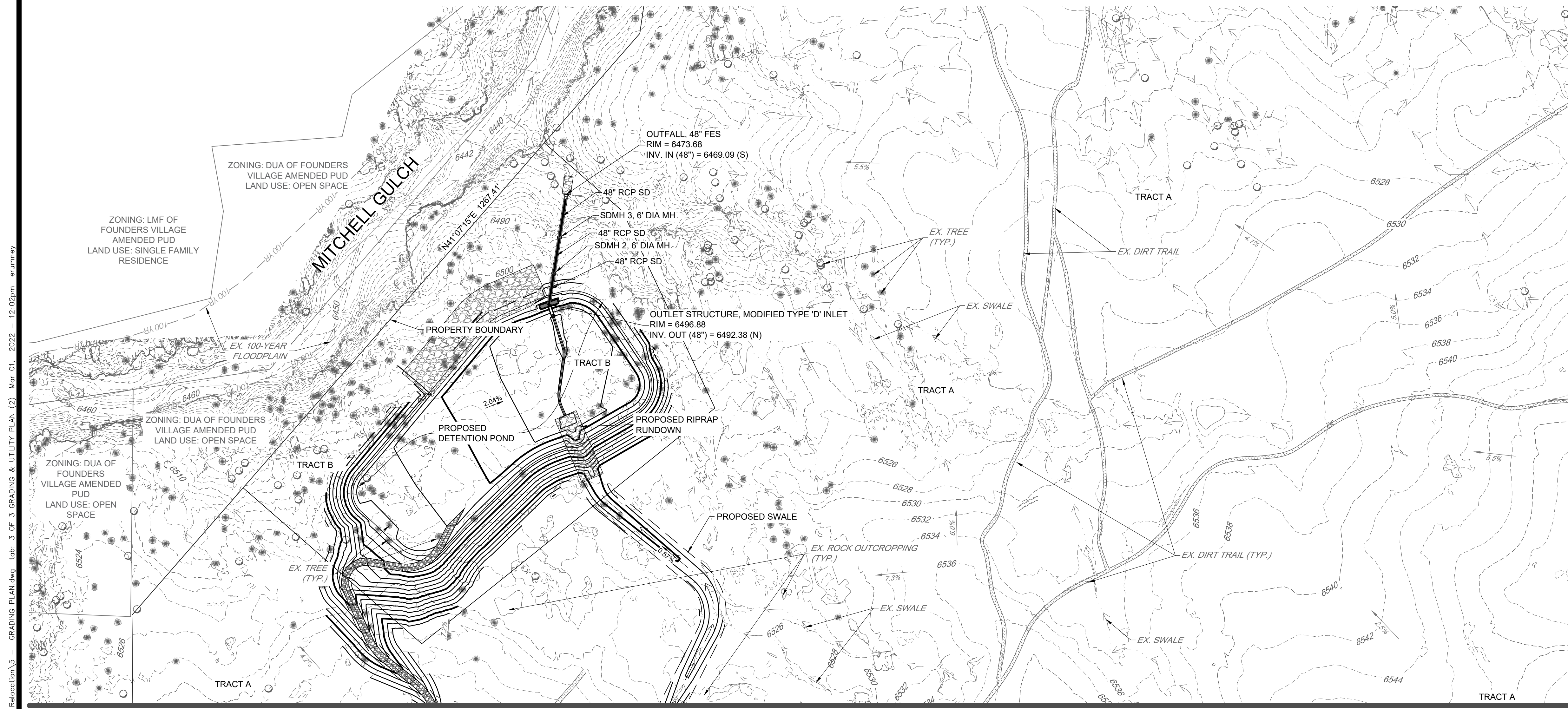
PROPOSED LEGEND

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

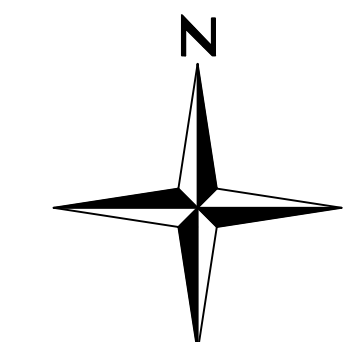
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 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.



MATCHLINE SEE SHEET 4 OF 5



SCALE: 1" = 100'

BELLA MESA SITE DEVELOPMENT PLAN

GRADING & UTILITY PLAN

SHEET

6 OF 6