SDP21-0050

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

LEGAL DESCRIPTION

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

PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WAS ASSUMED TO BEAR NORTH 89°29'00" EAST WITH ALL BEARINGS HEREIN RELATIVE THERETO.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 4.

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

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

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

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

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

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND ALONG THE NORTH LINE OF SAID CASTLEWOOD RANCH FILING NO. 2 - PARCEL 11, AND ALONG THE NORTH LINES OF THE FOLLOWING SUBDIVISIONS: CASTLEWOOD RANCH FILING NO. 2 - PARCEL 1, RECEPTION NO. 2003033136; CASTLEWOOD RANCH FILING NO. 2 - PARCEL 8, RECEPTION NO. 2004043911 AND CASTLEWOOD RANCH FILING NO. 2 - PARCEL 9, RECEPTION NO. 2004043913, IN SAID RECORDS, SOUTH 89°45'44" WEST, A DISTANCE OF

2651.14 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTIONS 8 AND 9, ALSO BEING THE NORTHWEST CORNER OF SAID CASTLEWOOD RANCH FILING NO. 2 -PARCEL 9, ALSO BEING A POINT ON THE EAST LINE OF FOUNDERS VILLAGE FILING NO. 24, A SUBDIVISION RECORDED AT RECEPTION NO. 2006064806, IN SAID

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

- NORTH 78°03'56" WEST, A DISTANCE OF 139.86 FEET:
- 2) NORTH 82°58'53" WEST, A DISTANCE OF 180.71 FEET:
- 3) NORTH 00°10'17" EAST, A DISTANCE OF 442.62 FEET;

4) NORTH 89°59'28" WEST, A DISTANCE OF 1007.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8. ALSO BEING A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2006093611. IN SAID RECORDS

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

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

NORTH 41°07'15" EAST, A DISTANCE OF 1267.41 FEET;

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

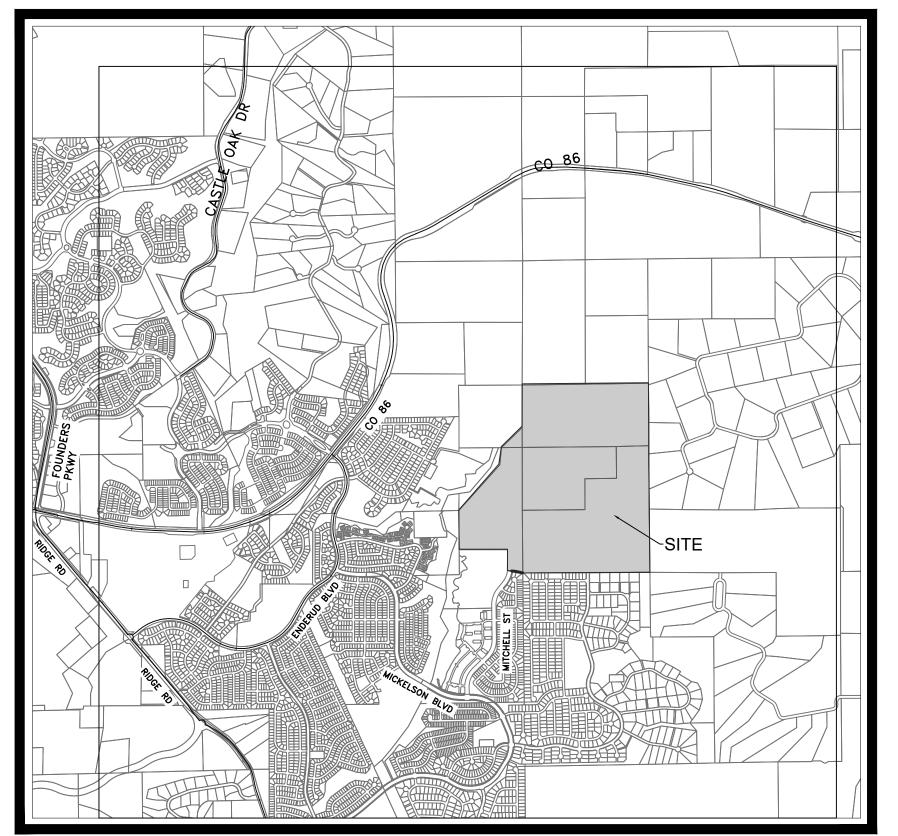
THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED IN BOOK 1175, AT PAGE 932, NORTH 45°28'41" EAST, A DISTANCE OF 604.43 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

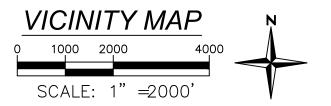
THENCE ALONG SAID WEST LINE, NORTH 00°08'29" EAST, A DISTANCE OF 883.20 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 293.205 ACRES (12,772,020 SQUARE FEET), MORE OR LESS.

FOWN OF CASTLE ROCK SITE DEVELOPMENT PLAN 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 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 FEMA FIRM PANEL NO. 08035C0306G & 08035C0193G DATED MARCH 16, 2016. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- 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,
- 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, 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 PDP (REC # 2016004150 ON 1/22/2016).
- 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.
- 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.
- PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.





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

BELLA MESA - LAND SUMMARY TABLE

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

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF __

ATTEST:

TOWN COUNCIL APPROVAL

DIRECTOR OF DEVELOPMENT SERVICES DATE

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

MAYOR DATE ATTEST: TOWN CLERK DATE

SURVEYOR'S CERTIFICATE

l,	, A REGISTERED PROFESSIONAL LAND SURVEYOR IN
THE STATE OF COLORADO, DO HEREBY	CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION
REPRESENTED BY THIS SITE DEVELOPM	IENT PLAN WAS MADE UNDER MY SUPERVISION AND THE
MONUMENTS SHOWN THEREON ACTUAL	LY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY
REPRESENTS THAT SURVEY.	

REGISTERED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT

CIVIL ENGINEER'S STATEMENT

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

OWNERSHIP CERTIFICATION

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

FOURTH INVESTMENT USA, LLC, A COLORADO LIMITED LIABILITY COMPANY SIGNED THIS _____ DAY OF __ **NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS OF FOURTH INVESTMENT USA, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

SUBORDINATION CERTIFICATE.

SIGNED THIS DAY OF

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES:

SUBSCRIBED AND SWORN TO BEFORE ME THIS

TITLE COMPANY

NOTARY BLOCK

NOTARY PUBLIC MY COMMISSION EXPIRES:

TITLE CERTIFICATION **CIVIL ENGINEER**

, 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 EMAIL: ERUMNEY@REDLAND.COM PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER

OWNER/ DEVELOPER

CONTACT LIST

METROPOLITAN DISTRICT

BELLA MESA

METRO DISTRICT

P.O. BOX 5127

GYPSUM, COLORADO 81637

CONTACT: JOHN V. HILL

EMAIL: JVHILL.CO@GMAIL.COM

REDLAND

1500 WEST CANAL COURT

LITTLETON, COLORADO 80120

TEL: (720) 283-6783

CONTACT: EVAN RUMNEY, P.E

FOURTH INVESTMENTS, LLC **AUTHORIZED REPRESENTATIVE**

17130 DALLAS PKWY, #240 DALLAS, TX 75248 TEL: (970) 470-2087 CONTACT: JOHN V. HILL EMAIL: JVHILL.CO@GMAIL.COM

SURVEYOR

300 EAST MINERAL AVE, SUITE 1 LITTLETON, COLORADO 80122 TEL: (303) 327-7483 CONTACT: TONY PEALL

AGENCY LIST

TOWN OF CASTLE ROCK 100 N. WILCOX STREET CASTLE ROCK, CO 80104

PHONE: 720-733-3593

ATTN: T.J.KUCEWESKY

EMAIL: TPEALL@AZTECCONSULTANTS.COM 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.

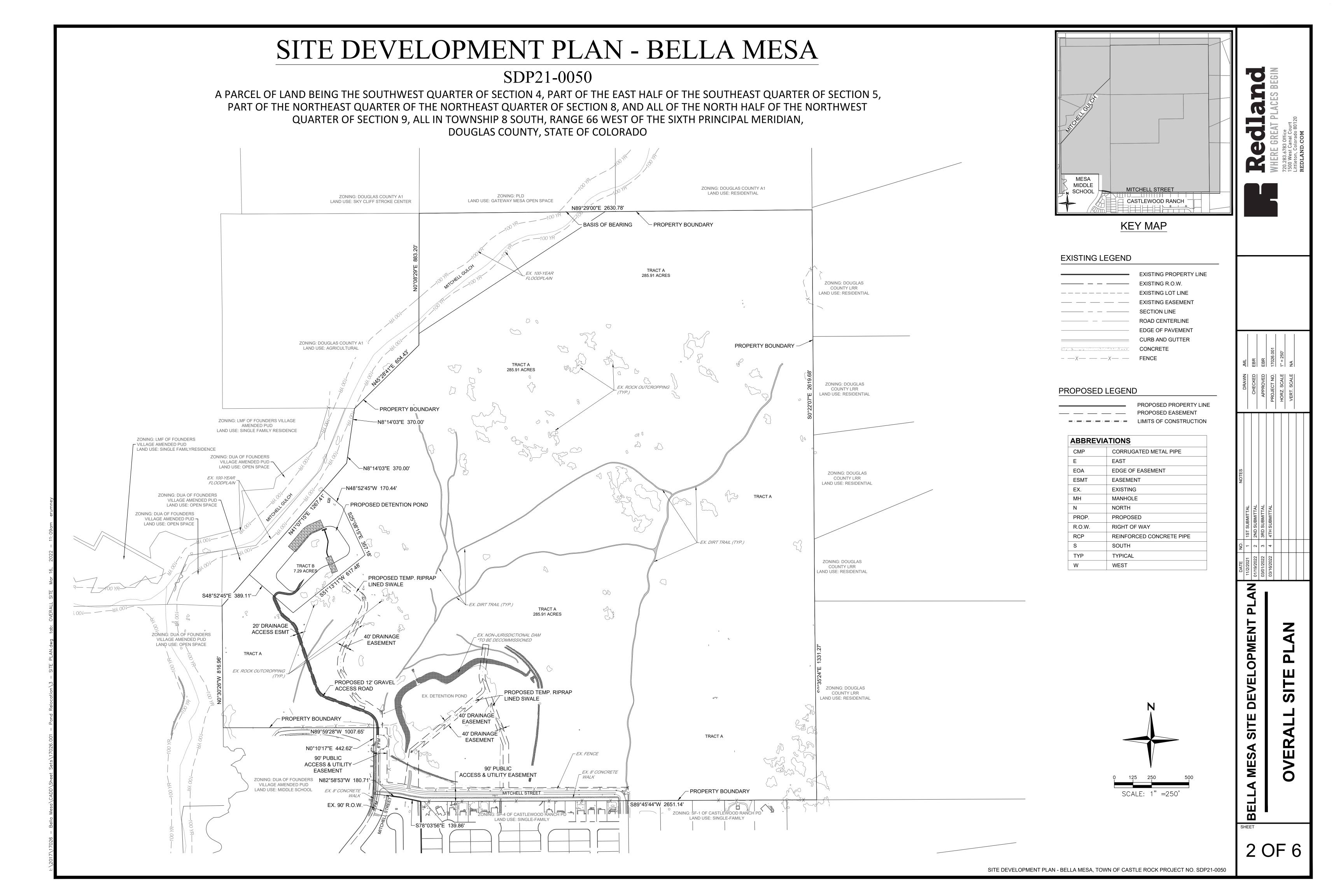
DOUGLAS COUNTY CLERK AND RECORDER

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

BENCHMARK

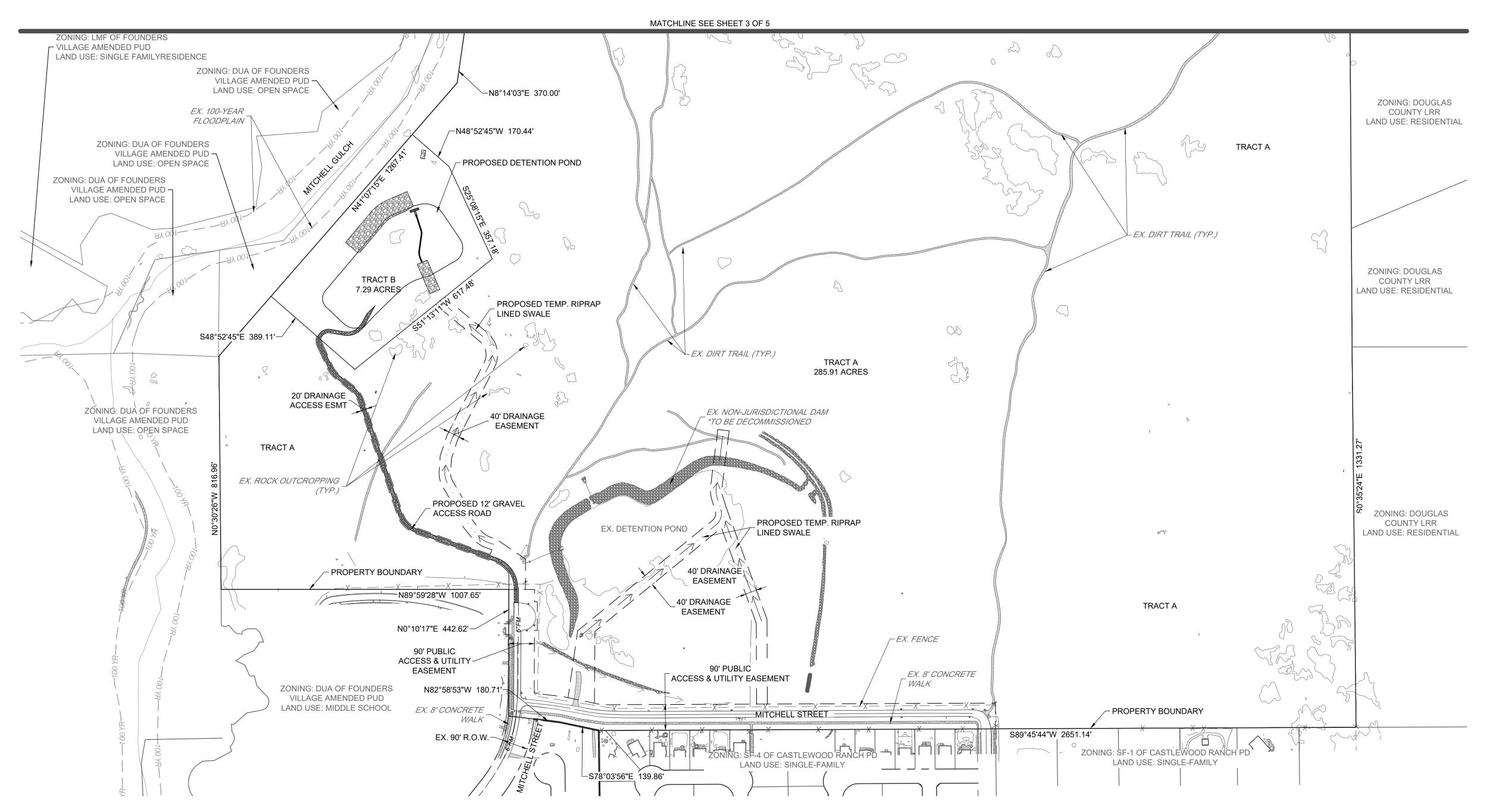
DOUGLAS COUNTY CONTROL POINT NUMBER 4.004007 BEING A 3 1/2" ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE 650 FEET MORE OR LESS EAST OF AUTUMN SAGE STREET.

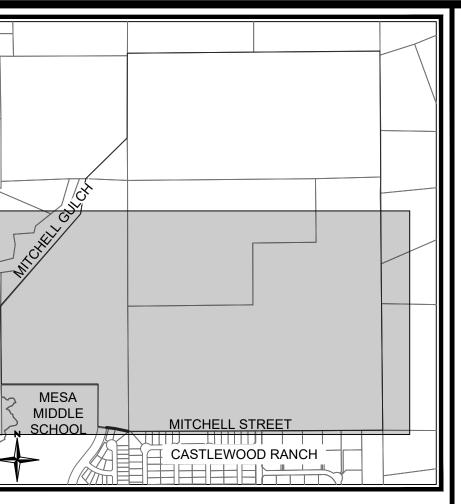
ELEVATION = 6495.27 \$NAE/DEXELOPMENT PLAN - BELLA MESA, TOWN OF CASTLE ROCK PROJECT NO. SDP21-0050



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 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.

- --X-- -- -- FENCE

EXISTING R.O.W.

EXISTING LOT LINE

EXISTING EASEMENT

SECTION LINE

ROAD CENTERLINE

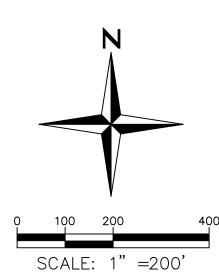
EDGE OF PAVEMENT

CURB AND GUTTER

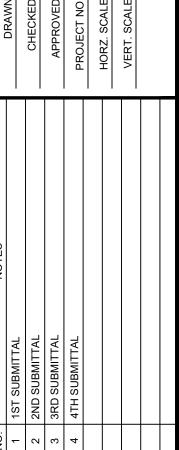
PROPOSED LEGEND

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



WHERE GREAT PLACES
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120



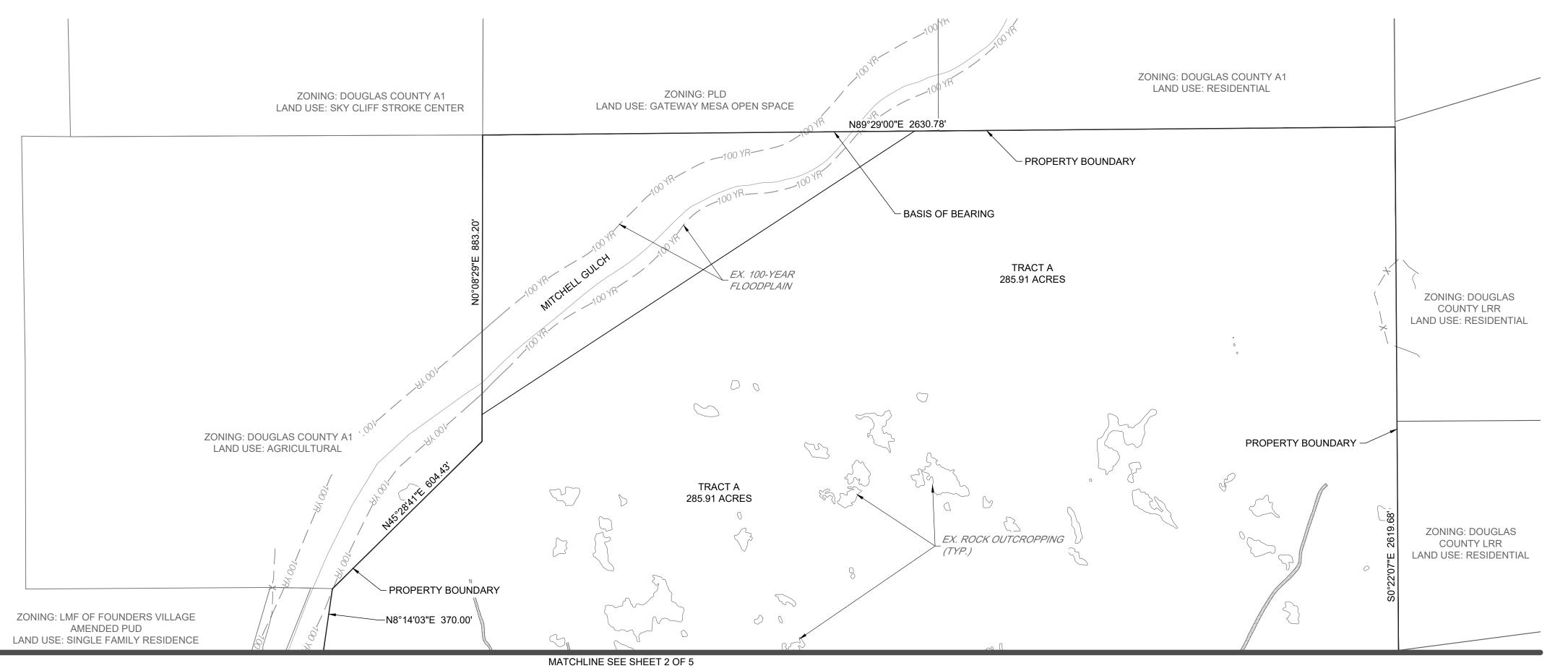
DEVELOPMENT PLAN

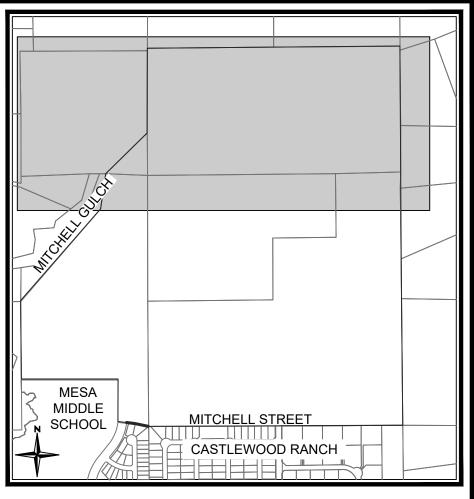
SITE PLAN

BELLA

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 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

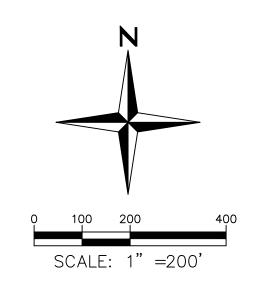
EXISTING LEGEND

	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

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



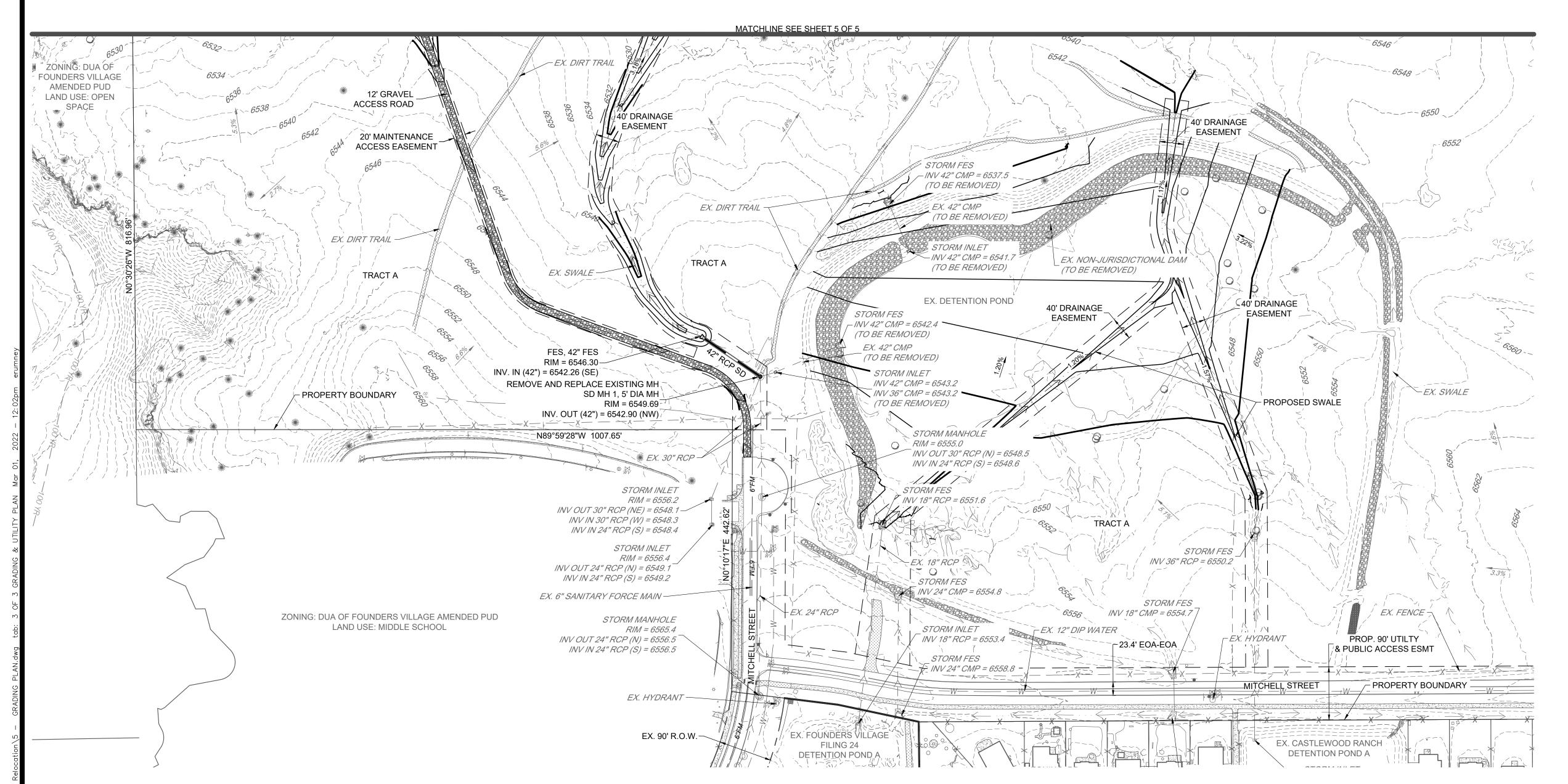
03/16/2022 4 4TH SUBMITTAL

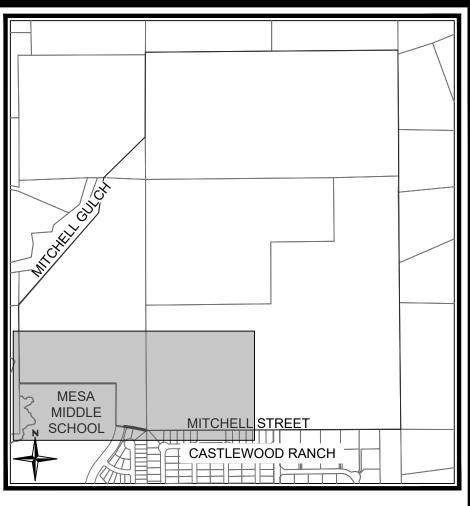
BELLA

DEVELOPMENT

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 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
xx	FENCE
\blacktriangleright $-\hat{\mathbb{W}}$	EXISTING WATERLINE
<u> </u>	EXISTING SANITARY SEWER
— — — 	EXISTING STORM SEWER
5280	EXISTING CONTOUR MAJOR
5282	EXISTING CONTOUR MINOR

PROPOSED LEGEND

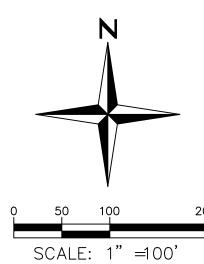
	PROPOSED PROPERTY LINE PROPOSED EASEMENT LIMITS OF CONSTRUCTION
	PROPOSED STORM SEWER
 5282 	PROPOSED CONTOUR MAJOR
5280	PROPOSED CONTOUR MINOR

ABBREVIATIONS

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

UTILITY NOT

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



SITE DEVELOPMENT PLAN - BELLA MESA, TOWN OF CASTLE ROCK PROJECT NO. SDP21-0050

WHERE GREAT
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 8012
REDLAND.COM

 CHECKED
 EBR

 APPROVED
 EBR

 PROJECT NO.
 17026.001

 HORZ. SCALE
 1" = 100'

 VERT. SCALE
 NA

DATE NO. NOTES

1/2/2021 1 1ST SUBMITTAL

1/19/2022 2 2ND SUBMITTAL

3/01/2022 3 3RD SUBMITTAL

3/16/2022 4 4TH SUBMITTAL

03/01/2022 03/01/2022 03/16/2022

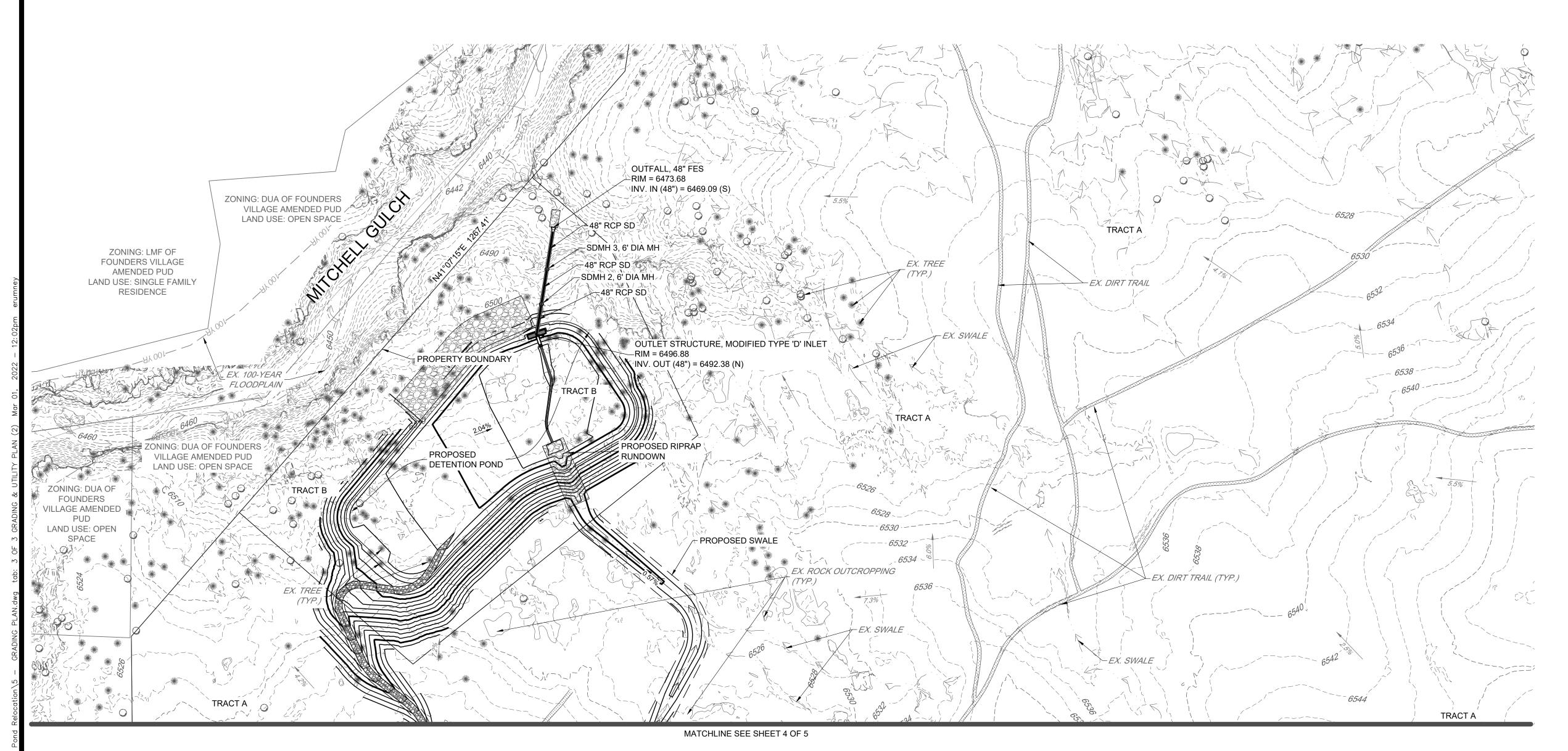
DING & UTILITY P

BELLA

DE

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
xx	FENCE
\blacktriangleright — $\stackrel{\frown}{\mathbb{W}}$ — $\stackrel{\frown}{\mathbb{W}}$	EXISTING WATERLINE
S	EXISTING SANITARY SEWER
— — — —	EXISTING STORM SEWER
5280	EXISTING CONTOUR MAJOR
5282	EXISTING CONTOUR MINOR

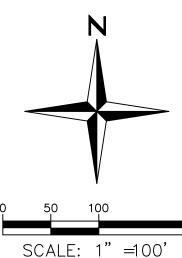
PROPOSED LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	LIMITS OF CONSTRUCTION
	PROPOSED STORM SEWER
 5282 	PROPOSED CONTOUR MAJO
 5280 	PROPOSED CONTOUR MINO

ABBREVIATIONS

ADDREVIATIONS	
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

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



SITE DEVELOPMENT PLAN - BELLA MESA, TOWN OF CASTLE ROCK PROJECT NO. SDP21-0050

BELLA

VELOPMEN

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