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 TEL: (720) 789-6823
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 EMAIL: BRYAN.CONWAY@CARDELHOMES.COM

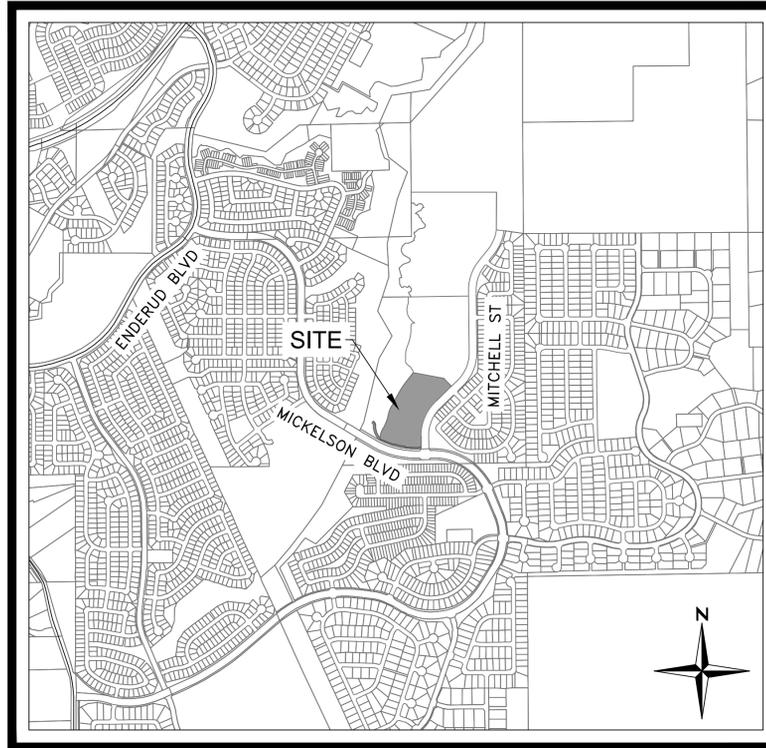
CIVIL ENGINEER
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 CONTACT: TRAVIS FRAZIER, P.E.
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 CONTACT: JOSIE O'CONNOR, PLA
 EMAIL: JOCONNOR@REDLAND.COM

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SHEET INDEX	
SHEET NUMBER	SHEET TITLE
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6 OF 31	GRADING PLAN
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SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
 LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
 TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



VICINITY MAP
 1" = 1000'

TRACT SUMMARY				
TRACT	ACREAGE	DESCRIPTION	OWNERSHIP	MAINTENANCE
A	0.88	ACCESS, UTILITY	HOA	HOA
B	1.72	LANDSCAPE	HOA	HOA
C	0.77	LANDSCAPE	HOA	HOA
D	0.03	LANDSCAPE	HOA	HOA
E	0.02	LANDSCAPE	HOA	HOA
F	0.10	LANDSCAPE	HOA	HOA
G	0.02	LANDSCAPE	HOA	HOA
H	0.82	ACCESS, UTILITY	HOA	HOA
J	0.09	ACCESS, UTILITY	HOA	HOA
TOTAL ACREAGE	4.45			

Zoning Comparison Table			
	Zoning Standards	Proposed	
Zoning	Bella Mesa Planned Development Plan		
Use	Single Family Attached		
Lot Size	389,497 SF / 8.941 ACRES		
Density (DU/AC)	20	10.4	
Building Height			
Townhomes	50'-0"	45'-0"	
Proposed Units	93		
Building Setbacks (minimum)			
Mickelson Blvd		20'	
Mitchell St	TBD with Site Development Plan	15'	
West/North Side		10'	
Parking			
Total Parking Spaces	186	243	
Surface (8' x 18' perpendicular, 7' x 20' parallel)	-	36	
Surface Accessible (18' x 18' - includes access aisle)	-	1	
Garage	-	186	
Driveway (8.5' x 18')	-	20	

*NOTE: SEE LOT TYPICAL ON SHEET 2 OF 31 FOR ON-LOT BUILDING SETBACKS

Site Utilization Coverage		
	SQUARE FEET (FT)	PERCENTAGE OF TOTAL (%)
Residential Lots	84,647	21.7%
Building Coverage	110,797	28.4%
Street / Alley	68,479	17.6%
Open/Space Landscaping	99,195	25.5%
Walks / Trails	23,597	6.1%
Parking	2,782	0.7%
Total	389,497	100%

VARIANCE REQUEST

FCO#	DATE	PURPOSE/DESCRIPTION
TCV25-0061	APPROVED 12-18-25	WATER SERVICE LINE MINIMUM PROPERTY LINE SETBACK IS 1 FT
TCV25-0077	APPROVED 01-20-26	UPRIGHT JUNIPERS WILL COUNT TOWARDS THE INTERNAL TREE REQUIREMENT
TCV25-0078	APPROVED 01-20-26	LARGE SHRUBS AND SMALL TREES ARE ALLOWED IN THE WET UTILITY EASEMENTS
TCV25-0079	APPROVED 01-20-26	TREES ON PRIVATE LOTS WILL COUNT TOWARDS THE TREE REQUIREMENT

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION

PURPOSE STATEMENT

THE PURPOSE OF THE SITE DEVELOPMENT PLAN IS TO CREATE A RESIDENTIAL COMMUNITY OF 93 SINGLE FAMILY ATTACHED UNITS, LANDSCAPING, AND ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE BELLA MESA DEVELOPMENT AGREEMENT, RECORDED ON THE 22ND DAY OF JANUARY 2016, AT RECEPTION NUMBER 2016004152. 93 SFES WILL BE DEDUCTED FOR RESIDENTIAL USE AND ___ SFES WILL BE DEDUCTED FOR IRRIGATION.

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 _____

DOUGLAS COUNTY CLERK AND RECORDERS 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

BENCHMARK:
 DOUGLAS COUNTY CONTROL POINT NUMBER 4.004007 BEING A 3 3/4" ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE 650 FEET MORE OR LESS EAST OF AUTUMN SAGE STREET.
 ELEVATION = 6495.27 (NAVD 88).

BASIS OF BEARINGS:
 THE EASTERLY BOUNDARY OF TRACT J, FOUNDERS VILLAGE FILING NO. 24, BEING MONUMENTED AT BOTH ENDS BY A 1" BRASS DISK STAMPED "AZTEC LS 38064", ASSUMED TO BEAR SOUTH 00°42'30" EAST, A DISTANCE OF 658.39 FEET.

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 SDP ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR DATE _____
CIVIL ENGINEER'S STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER _____ 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 INVESTMENTS 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 _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____

SIGNED THIS ___ DAY OF ___, 20__

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 20__ BY _____ WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

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: _____

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _____ DEVELOPMENT AGREEMENT, RECORDED ON THE ___ DAY OF ___, 20__ AT RECEPTION NUMBER _____. SFES WILL BE DEDUCTED FOR RESIDENTIAL USE AND _____ SFES WILL BE DEDUCTED FOR IRRIGATION.

SITE DEVELOPMENT PLAN
 BELLA MESA SOUTH
 TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014



NOT FOR CONSTRUCTION

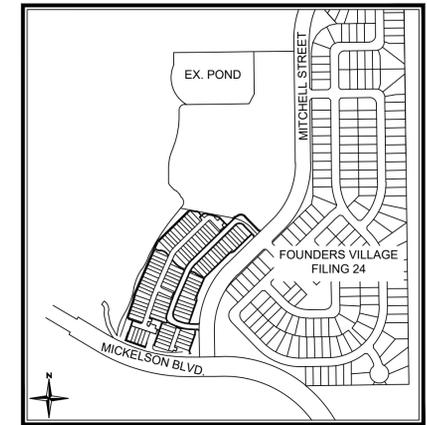
PROJECT NO.	DATE	NO.	NOTES
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	09/17/2025	2	SECOND SUBMITTAL
	11/02/2025	3	THIRD SUBMITTAL
	01/13/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
COVER SHEET

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



KEY MAP
N.T.S.

EXISTING LEGEND

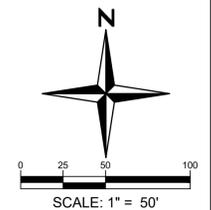
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED RETAINING WALL

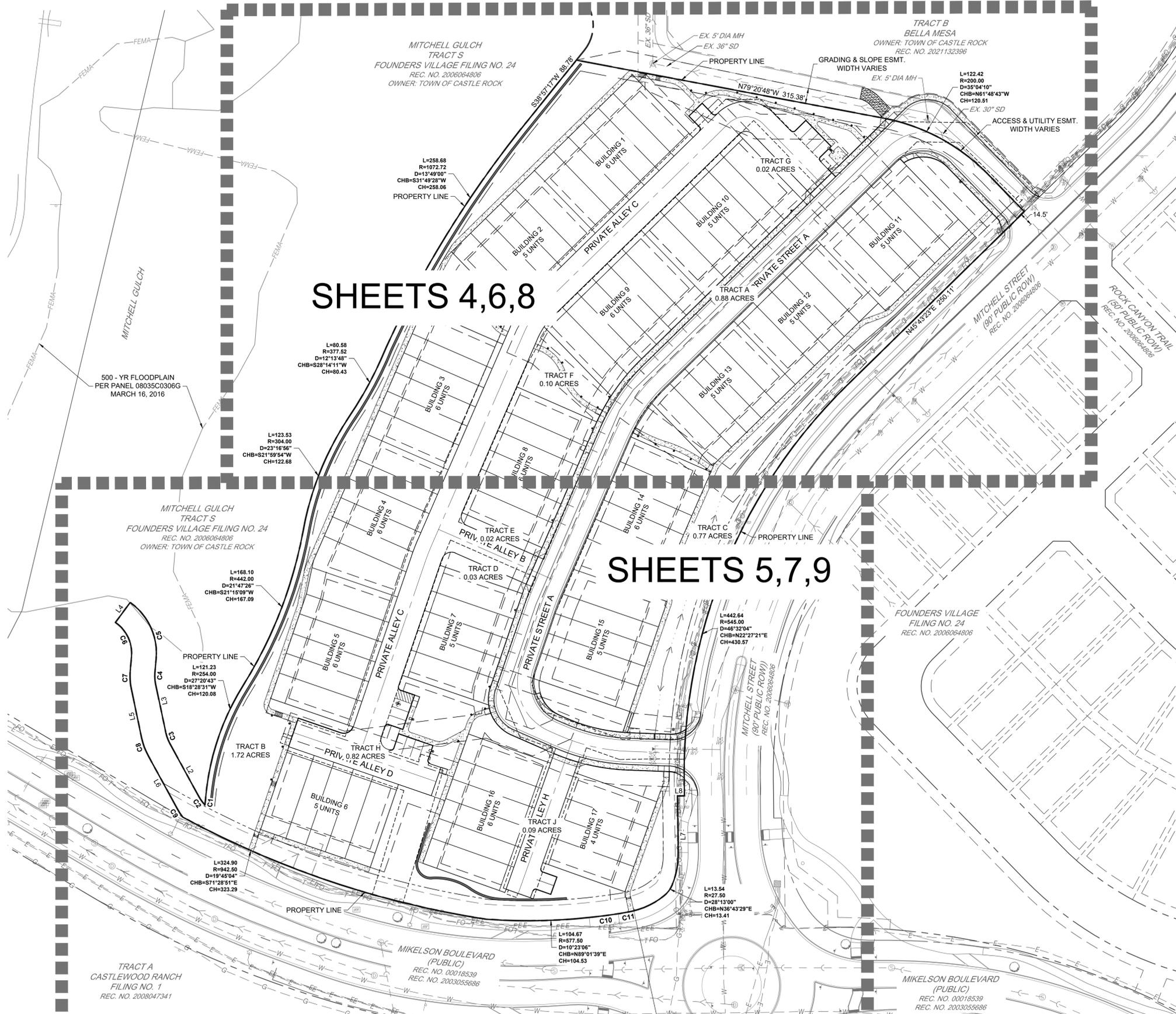
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	51.87'	N44°16'37"W
L2	60.92'	N28°47'05"W
L3	50.53'	N11°55'33"W
L4	25.01'	S36°31'01"W
L5	50.60'	S11°55'33"E
L6	60.84'	S28°47'05"E
L7	35.13'	N0°40'21"W
L8	6.94'	N89°15'30"E

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	6.39'	121.00'	3°01'38"
C2	10.26'	37.50'	15°40'25"
C3	11.38'	39.62'	16°27'19"
C4	11.19'	37.50'	17°05'53"
C5	65.44'	62.50'	59°59'37"
C6	39.85'	37.50'	60°53'09"
C7	18.65'	62.50'	17°05'53"
C8	18.66'	64.62'	16°32'34"
C9	10.27'	62.50'	9°24'40"
C10	31.28'	679.63'	2°38'13"
C11	12.72'	179.63'	4°03'22"



SHEETS 4,6,8

SHEETS 5,7,9



NOT FOR
CONSTRUCTION

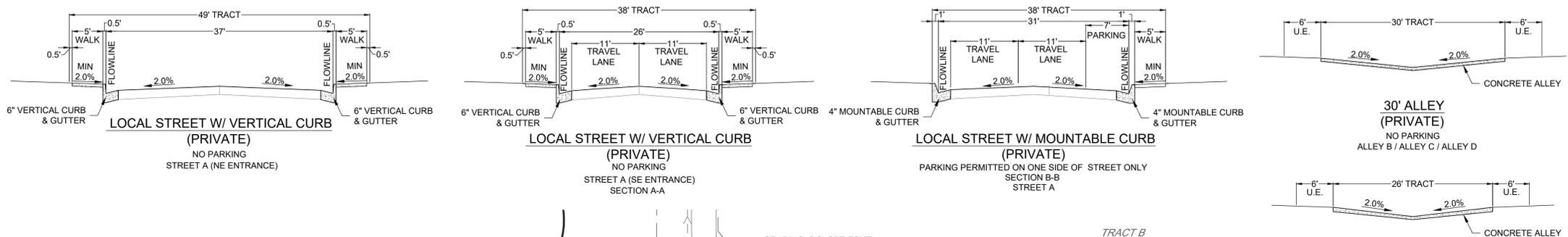
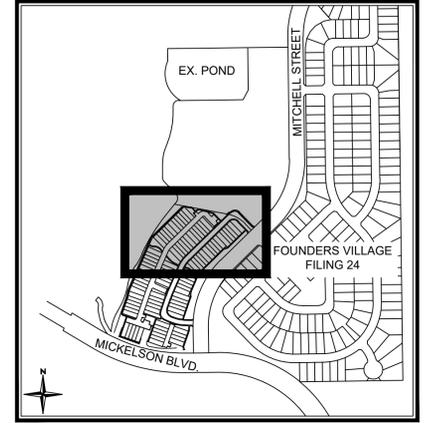
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	02/26/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

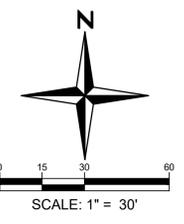


LINE TABLE		
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L1	51.87'	N44°16'37\"/>



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 R.O.W.
	PROPOSED LOT LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB AND GUTTER (CATCH)
	PROPOSED CONCRETE SIDEWALK / TRAIL
	SIGHT TRIANGLE
	LIGHT POLE
	TRACT BOUNDARY
	PROPOSED SWALE LINE
	PROPOSED RETAINING WALL
	LOTS WITH DRIVEWAYS



Redland
WHERE GREAT PLACES BEGIN

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Land Planning
Civil Engineering

Landscape Architecture
Construction Management

NOT FOR CONSTRUCTION

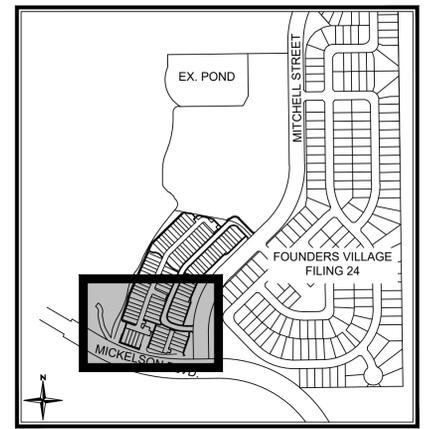
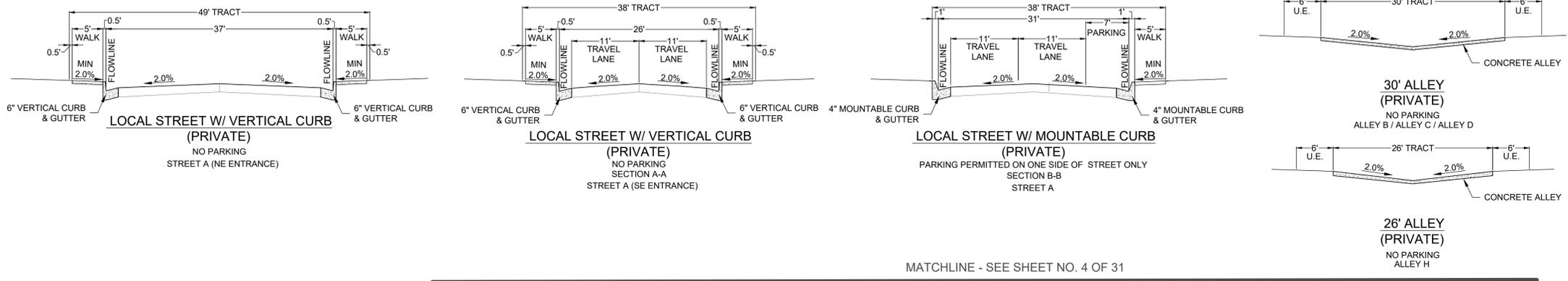
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**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
SITE PLAN**

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

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MATCHLINE - SEE SHEET NO. 4 OF 31



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

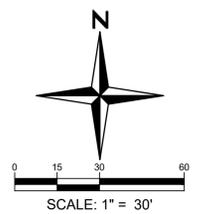
PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- - - PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- - - PROPOSED SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED UTILITY EASEMENT
- - - PROPOSED ROAD CENTERLINE
- - - PROPOSED CURB AND GUTTER (CATCH)
- - - PROPOSED CONCRETE SIDEWALK / TRAIL
- - - SIGHT TRIANGLE
- ☀ LIGHT POLE
- - - TRACT BOUNDARY
- - - PROPOSED SWALE LINE
- - - PROPOSED RETAINING WALL
- ★ LOTS WITH DRIVEWAYS

LINE NO.	LENGTH	DIRECTION
L2	60.92'	N28°47'05"W
L3	50.53'	N11°55'33"W
L4	25.01'	S36°31'01"W
L5	50.60'	S11°55'33"E
L6	60.84'	S28°47'05"E
L7	35.13'	N0°40'21"W
L8	6.94'	N89°15'30"E

CURVE NO.	LENGTH	RADIUS	DELTA
C1	6.39'	121.00'	3°01'38"
C2	10.26'	37.50'	15°40'25"
C3	11.38'	39.62'	16°27'19"
C4	11.19'	37.50'	17°05'53"
C5	65.44'	62.50'	59°59'37"
C6	39.85'	37.50'	60°53'09"
C7	18.65'	62.50'	17°05'53"
C8	18.66'	64.62'	16°32'34"
C10	31.28'	679.63'	2°38'13"
C11	12.72'	179.63'	4°03'22"

PARKING SUMMARY	
TOTAL UNITS	93
PARKING REQUIRED (2 SPACES PER UNIT)	186
PARKING PROVIDED	
10 UNITS WITH 4 SPACES EACH (2 GARAGE, 2 DRIVEWAY)	40
83 UNITS WITH 2 SPACES (2 GARAGE)	166
OFF STREET GUEST PARKING	15
STREET PARKING	22
TOTAL PARKING PROVIDED	243
EXCESS PARKING	57



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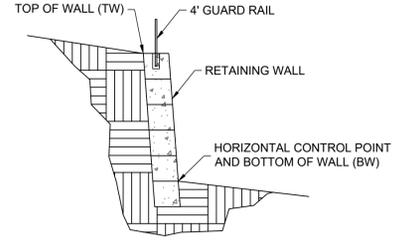
• Landscape Architecture
• Land Planning
• Civil Engineering
• Construction Management

NOT FOR CONSTRUCTION

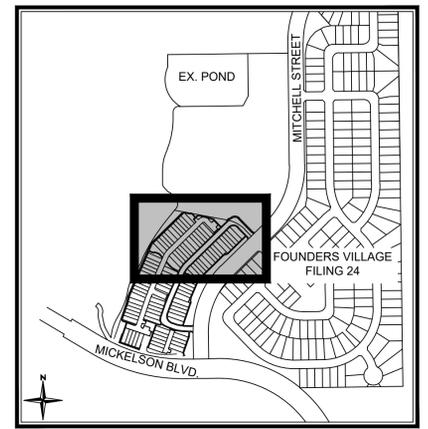
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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

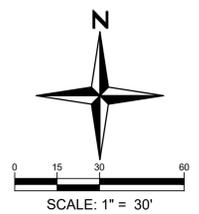
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REDI-ROCK GRAVITY WALL
WALL TO BE GRAY OR SIMILAR NATURAL COLOR
MANUFACTURER: REDI+ROCK
FACE TYPE: COBBLESTONE



- 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
 - RETAINING WALL
 - - - EXISTING CONTOUR MAJOR
 - - - EXISTING CONTOUR MINOR
- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - - - PROPOSED R.O.W.
 - - - PROPOSED LOT LINE
 - - - PROPOSED SETBACK
 - - - PROPOSED EASEMENT
 - - - PROPOSED UTILITY EASEMENT
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CURB AND GUTTER (CATCH)
 - PROPOSED CURB AND GUTTER (SPILL)
 - PROPOSED SIDEWALK
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - PROPOSED MANHOLE w/ DIA. (FT.)
 - PROPOSED INLET
 - PROPOSED FLARED END SECTION
 - PROPOSED RETAINING WALL
 - 5281— PROPOSED CONTOUR MAJOR
 - 5280— PROPOSED CONTOUR MINOR
 - 53.9— PROPOSED SPOT ELEVATION
 - 100 YR— PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
 - 100YR FLOOD PLAIN
 - TRACT BOUNDARY
 - PROPOSED SWALE LINE
 - EMERGENCY OVERFLOW ROUTE ARROW
- GRADING NOTES**
- ALL SLOPES ARE MAXIMUM OF 4H:1V UNLESS OTHERWISE NOTED.
 - GRADES SHOWN FOR ROADS, TRACTS AND OPEN SPACE ARE FINISHED GRADE.
 - REFER TO THE GEOTECHNICAL STUDY FOR GRADING STANDARDS, PAVEMENT DESIGN AND SOILS BORING INFORMATION.
 - ALL TRAILS AND OPEN SPACE LANDSCAPING SHALL BE CONSTRUCTED BASED ON THE LANDSCAPE PLANS.
 - ALL LOT LINES ADJACENT TO TRACTS OR OPEN SPACE SHALL BE GRADED TO FINISH GRADE.
 - ALL RETAINING WALLS OVER 30" IN HEIGHT REQUIRE STRUCTURAL DESIGN.



MATCHLINE - SEE SHEET NO. 7 OF 31

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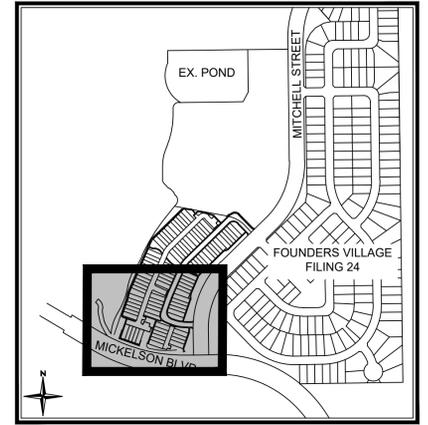
PROJECT NO.	DATE	NO.	NOTES
17026.007	05/09/2025	1	FIRST SUBMITTAL
	09/17/2025	2	SECOND SUBMITTAL
	11/02/2025	3	THIRD SUBMITTAL
	01/13/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GRADING PLAN**

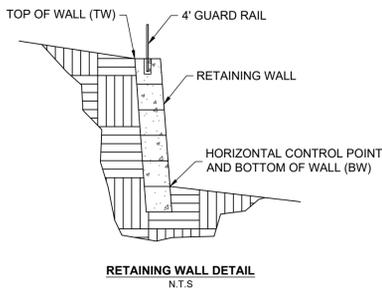
I:\2017\17026 - Bella Mesa\CAD\Sheet Sets\17026.007 - SDP\17026.007 - Grading Plan.dwg tab: 6 OF 31 GRADING PLAN Feb 20, 2026 - 11:37am rhanning

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



KEY MAP
N.T.S.



REDI-ROCK GRAVITY WALL
WALL TO BE GRAY OR SIMILAR
NATURAL COLOR

MANUFACTURER: REDI-ROCK
FACE TYPE: COBBLESTONE

MATCHLINE - SEE SHEET NO. 6 OF 31



EXISTING LEGEND

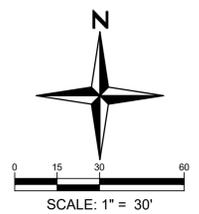
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- 100YR FLOOD PLAIN
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- EMERGENCY OVERFLOW ROUTE ARROW

GRADING NOTES

1. ALL SLOPES ARE MAXIMUM OF 4H:1V UNLESS OTHERWISE NOTED.
2. GRADES SHOWN FOR ROADS, TRACTS AND OPEN SPACE ARE FINISHED GRADE.
3. REFER TO THE GEOTECHNICAL STUDY FOR GRADING STANDARDS, PAVEMENT DESIGN AND SOILS BORING INFORMATION.
4. ALL TRAILS AND OPEN SPACE LANDSCAPING SHALL BE CONSTRUCTED BASED ON THE LANDSCAPE PLANS.
5. ALL LOT LINES ADJACENT TO TRACTS OR OPEN SPACE SHALL BE GRADED TO FINISH GRADE.
6. ALL RETAINING WALLS OVER 30" IN HEIGHT REQUIRE STRUCTURAL DESIGN.



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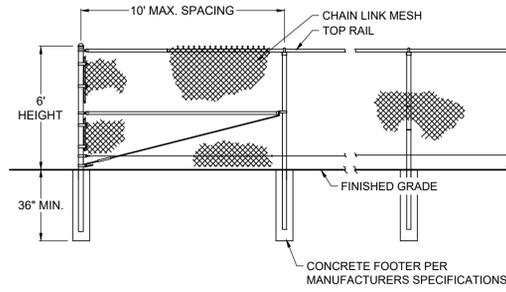
PROJECT NO.	DATE	NO.	NOTES
17026.007	06/09/2025	1	FIRST SUBMITTAL
	09/17/2025	2	SECOND SUBMITTAL
	11/02/2025	3	THIRD SUBMITTAL
	01/13/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/20/2026	6	SIXTH SUBMITTAL

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GRADING PLAN**

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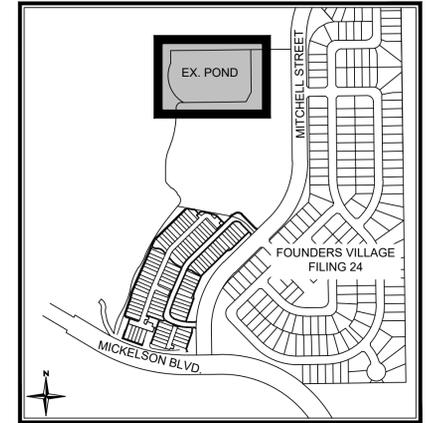
SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



- NOTES:
- 6' HEIGHT CHAIN LINK FENCE W/TOP RAIL
 - GALVANIZED COATING

CHAIN LINK FENCE DETAIL
N.T.S.



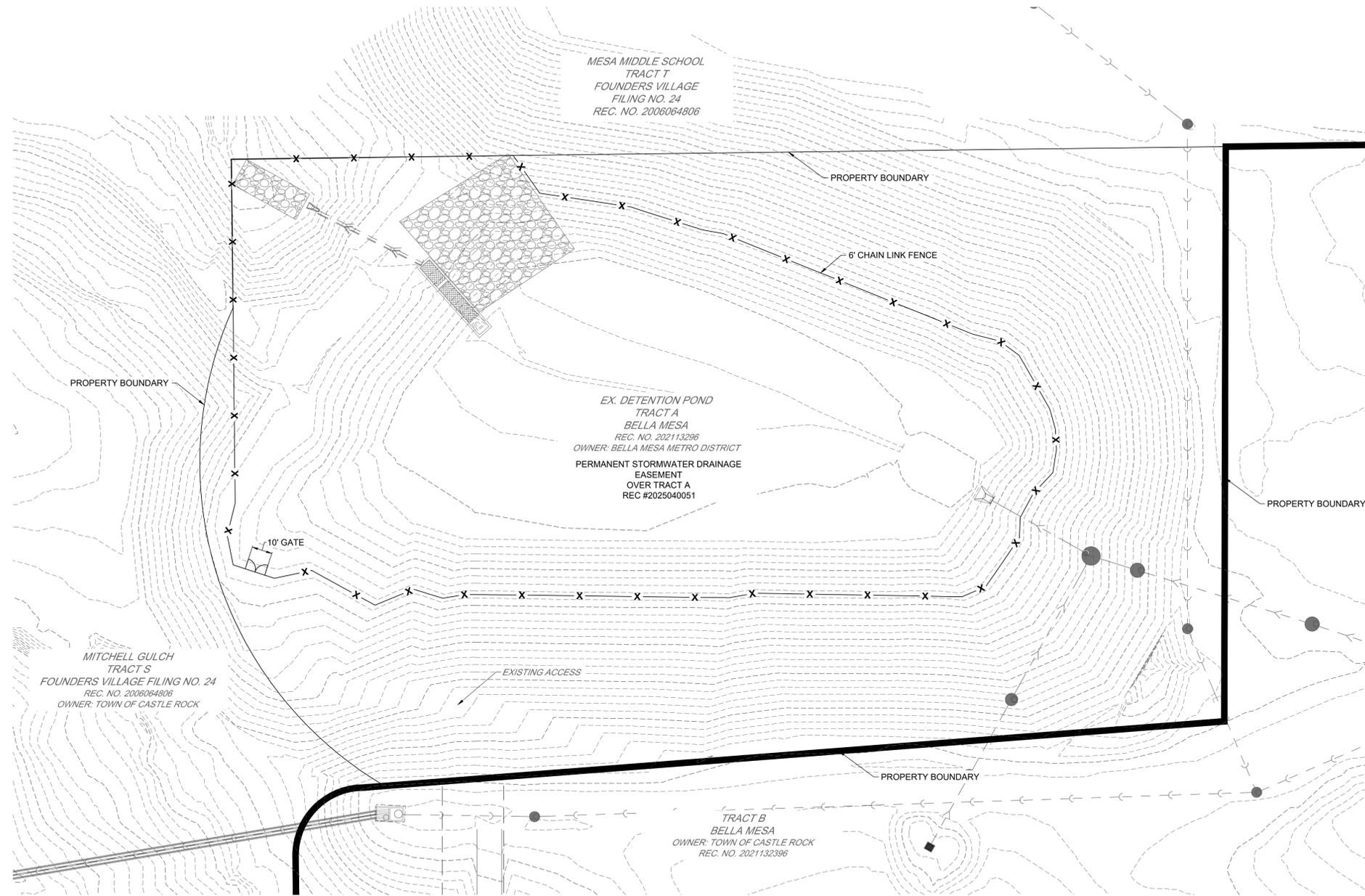
KEY MAP
N.T.S.

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

PROPOSED LEGEND

- PROPOSED FENCE
- PROPOSED GATE



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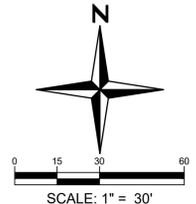
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LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT

NOT FOR CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
17026.007	05/09/2025	1	FIRST SUBMITTAL
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	02/12/2026	5	FIFTH SUBMITTAL
	02/20/2026	6	SIXTH SUBMITTAL

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
EXISTING POND FENCE PLAN**

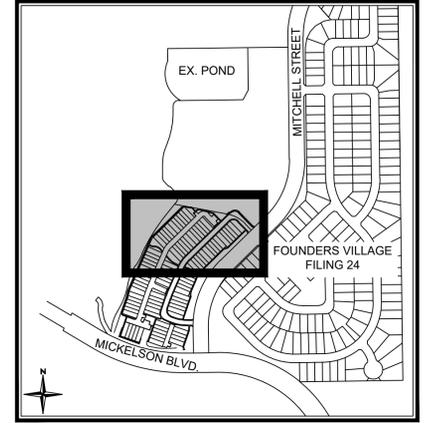
SHEET
8 OF 31



I:\2017\17026 - Bella Mesa\CADD\Sheet - Sdp\17026.007 - Grading Plan\Detention Pond.dwg tab: 8 OF 31 EXISTING POND FENCE PLAN Feb 20, 2026 - 11:37am rharing

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

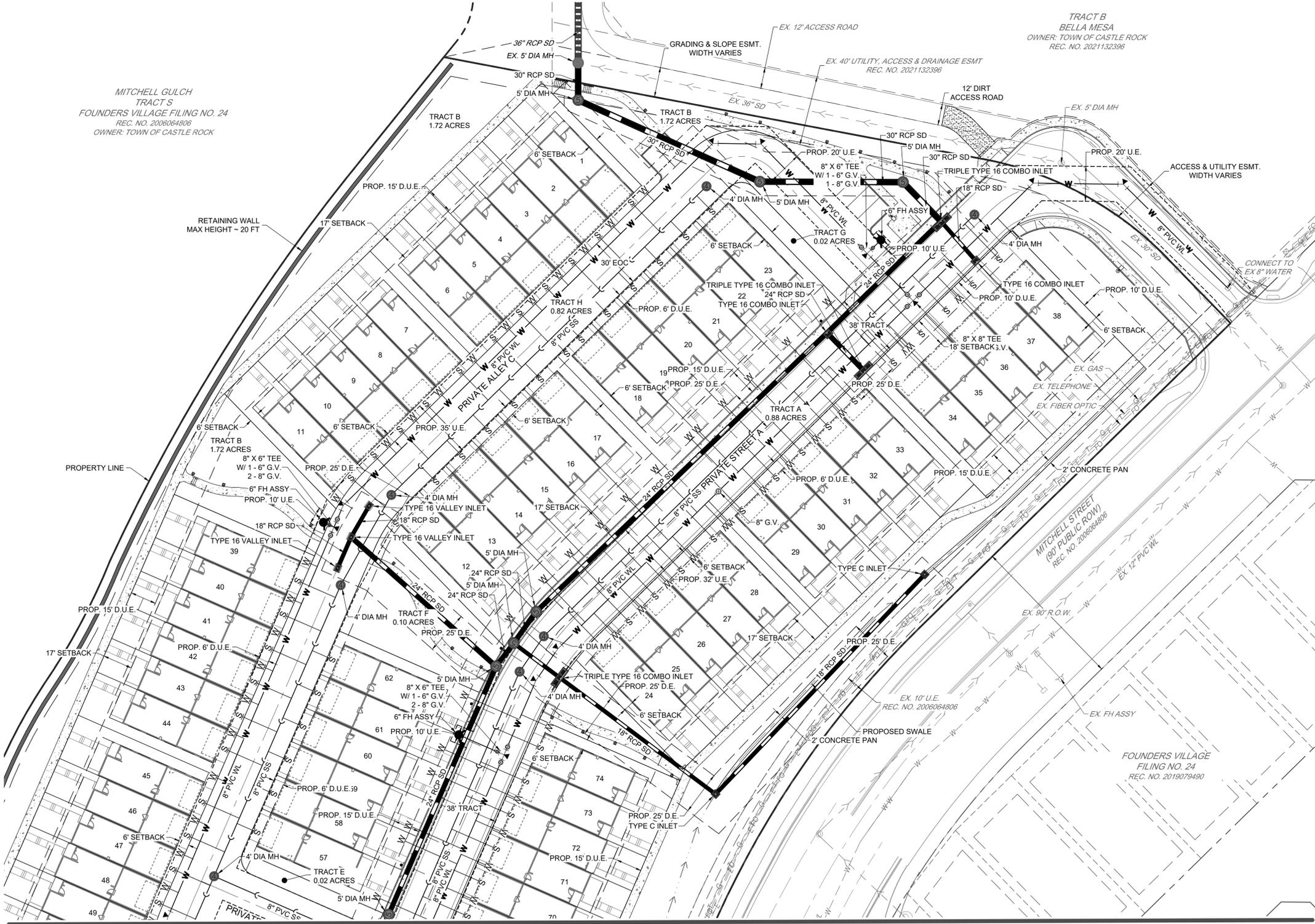


KEY MAP
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EXISTING LEGEND

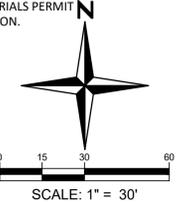
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

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

UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.



MATCHLINE - SEE SHEET NO. 9 OF 31

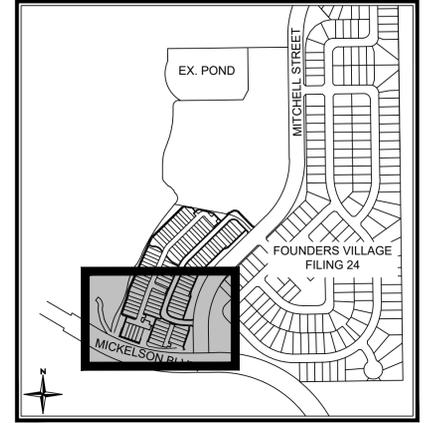
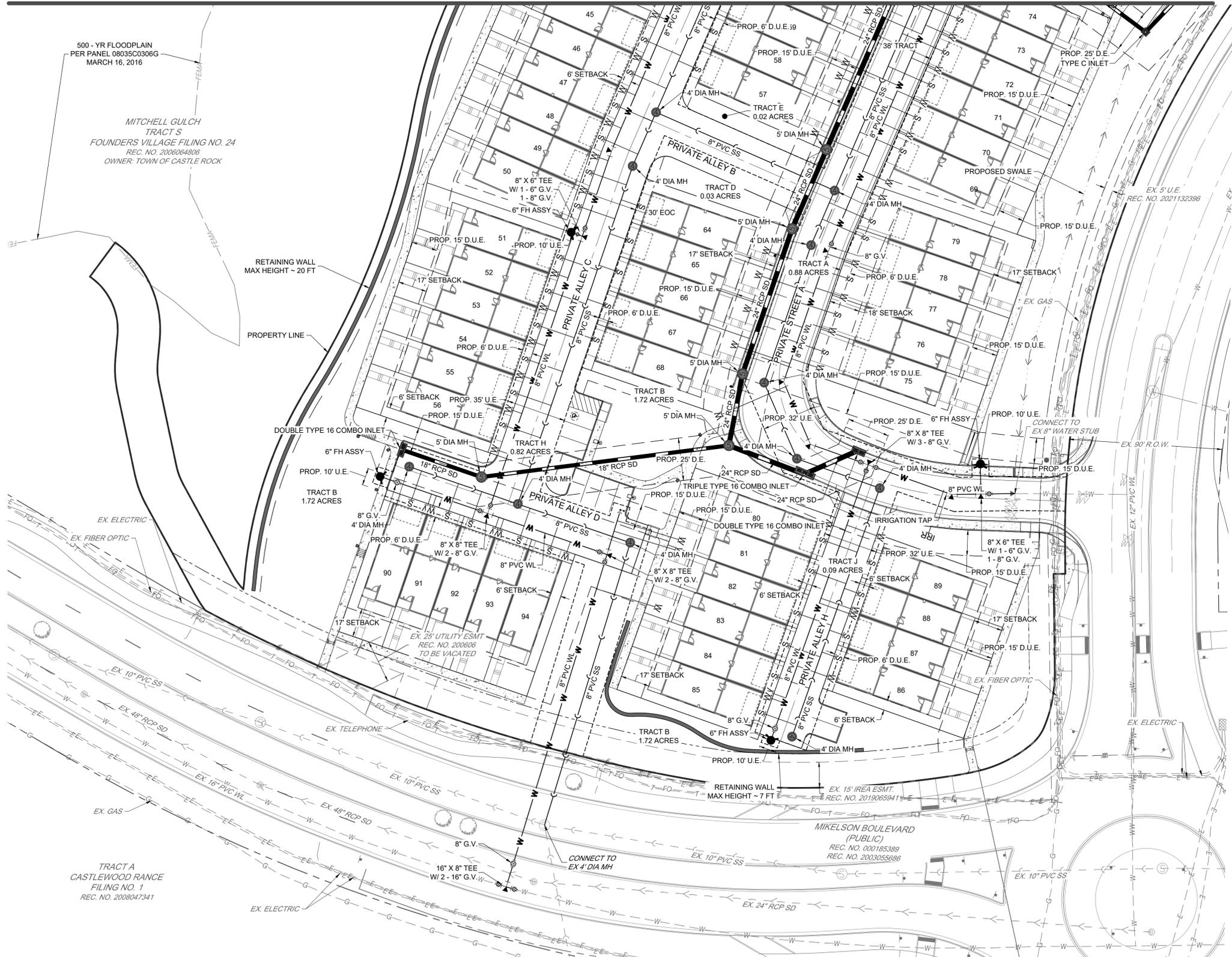
**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
UTILITY PLAN**

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

MATCHLINE - SEE SHEET NO. 9 OF 31



KEY MAP
N.T.S.

EXISTING LEGEND

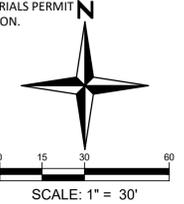
- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- X - X - FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- OH — EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- - - PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- - - PROPOSED SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
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6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.



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PROJECT NO.	DATE	NO.	NOTES
17026.007	05/02/2025	1	FIRST SUBMITTAL
	09/17/2025	2	SECOND SUBMITTAL
	11/02/2025	3	THIRD SUBMITTAL
	01/13/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/22/2026	6	SIXTH SUBMITTAL

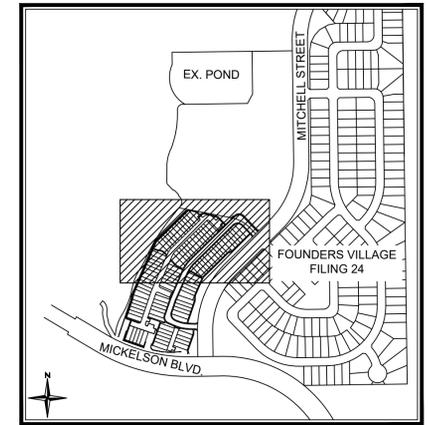
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



KEY MAP
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MATCHLINE - SEE SHEET NO. 12 OF 31

AHJ NOTES

- A. LIGHT LOSS FACTOR IS 1.0.
- B. HOURS OF LIGHT OPERATION: ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK. ALL BUILDING MOUNTED LIGHTS SHALL TURN ON 30 MINUTES PRIOR TO SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE AND DIM TO 50% OUTPUT BETWEEN THE HOURS OF 12 AM AND 5 AM.
- C. LIGHTING OBJECTIVE FOR EACH AREA OF THE SITE:
 - C.1. ENTRANCES - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA BUILDING MOUNTED WALL SCONCES.
 - C.2. PARKING AREAS - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA POLE MOUNTED AREA LIGHTS.
 - C.3. WALKWAYS/STAIRWAYS - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR WAYFINDING VIA BOLLARD LIGHTS.
- D. MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES: BUILDING MOUNTED LIGHTING AND BOLLARD LIGHTS HAVE A LUMEN OUTPUT OF LESS THAN THE ALLOWABLE 3500 LM. POLE MOUNTED LIGHT FIXTURES ARE FULL CUTOFF.
- E. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- F. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

NOTE: SOLAR POWERED OPTIONS PROVIDED FOR FIXTURE TYPES 'EA1', 'EA2', AND 'EB1' PER OWNER REQUEST. ILLUMINANCE VALUES SHOWN ON PLAN ARE BASED ON THE HARDWIRED OPTION. PERFORMANCE OF SOLAR POWERED FIXTURES VARIES BASED ON PROJECT LOCATION, ORIENTATION, AND AVAILABLE SOLAR ENERGY OUTPUT.

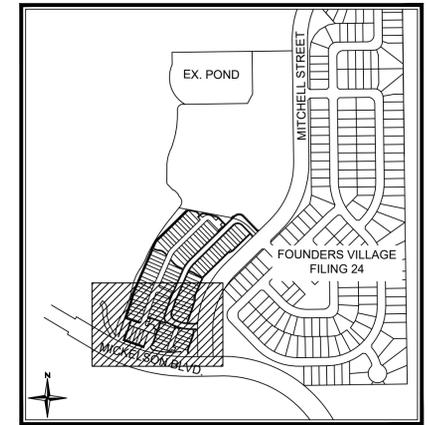
PROJECT NO.	DATE	NO.	NOTES
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05/29/25		1	FIRST SUBMITTAL
09/17/25		2	SECOND SUBMITTAL
11/27/25		3	THIRD SUBMITTAL
11/27/25		4	FOURTH SUBMITTAL
02/06/26		5	FIFTH SUBMITTAL
02/20/26		6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
PHOTOMETRIC SITE PLAN

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



KEY MAP
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PROJECT NO.: 17026.007

DATE

NO.

NOTES

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

TYPE	COUNT	SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				MAX WATTS	LUMEN OUTPUT	LUMENS ALLOWED	FULL CUTOFF (Y/N)	LIGHT LOSS FACTOR	DIMMING	FIXTURE FINISH	MOUNTING INFORMATION	NOTES	
							QTY	WATT	TYPE	CCT/CRI										
EA1	3		EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III	LITHONIA	DSXOLED-P1-30K-80CRI-T3M-MVOLT-RPA-DBLXD	120	1	33	LED	3000K 80 CRI	33	3454	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EA1 SOLAR OPTION	--		SOLAR POWERED EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III	LITHONIA	DSXOLED-P1-30K-80CRI-T3M-SOLAR-RPA-DBLXD	SOLAR	1	30	LED	3000K 80 CRI	30	3454	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EA2	1		EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III LOW GLARE, (2) HEADS @ 180 DEGREES, EXTERNAL GLARE SHIELD, DERATE DRIVER TO 75% OF MAX	LITHONIA	DSXOLED-P1-30K-80CRI-T3LG-MVOLT-RPA-DBLXD-EGSR	120	2	24.75 DERATED	LED	3000K 80 CRI	49.5 DERATED	6161 DERATED	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EA2 SOLAR OPTION	--		SOLAR POWERED EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III LOW GLARE, (2) HEADS @ 180 DEGREES, EXTERNAL GLARE SHIELD	LITHONIA	DSXOLED-P1-30K-80CRI-T3LG-SOLAR-RPA-DBLXD-EGSR	SOLAR	2	30	LED	3000K 80 CRI	60	6908	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EB1	22		EXTERIOR 39.3" TALL BOLLARD LIGHT, 7.3" DIAMETER, TYPE V DISTRIBUTION, DERATE DRIVER TO 75% OF MAX	LIGMAN	ULH-10665-27W-W30-01-120/277V	120	1	20.25 DERATED	LED	3000K 80 CRI	20.25 DERATED	891 DERATED	3500	N	1.0	YES	BLACK	SURFACE GROUND	39.3" OFH	--
EB1 SOLAR OPTION	--		SOLAR POWERED EXTERIOR 39.3" TALL BOLLARD LIGHT, 7.3" SQUARE, TYPE III DISTRIBUTION	LIGMAN	ULH-10823-6W-T3-W30-01	SOLAR	1	6	LED	3000K 80 CRI	6	528	3500	N	1.0	YES	BLACK	SURFACE GROUND	39.3" OFH	--
EB2	10		EXTERIOR 39.3" TALL BOLLARD LIGHT, 7.3" DIAMETER, TYPE V DISTRIBUTION, 180 DEGREE LIGHT SHIELD, DERATE DRIVER TO 75% OF MAX	LIGMAN	ULH-10665-27W-W30-01-120/277V-A10731	120	1	20.25 DERATED	LED	3000K 80 CRI	20.25 DERATED	891 DERATED	3500	N	1.0	YES	BLACK	SURFACE GROUND	39.3" OFH	--
ES1	7		EXTERIOR 10.2" LONG STEP LIGHT, STAINLESS STEEL	LIGMAN	ULE-40601-13W-S-W30-120/277V-DIM	120	1	13	LED	3000K 80 CRI	13	468	3500	N	1.0	YES	STAINLESS STEEL	RECESSED WALL	18" BOF	--
EW1	188		EXTERIOR WALL LANTERN, FROSTED ACRYLIC SHADE, E26 BASE LED LAMP	FIXTURE: PROGRESS LAMP: GREEN CREATIVE	FIXTURE: P560288-031 LAMP: 9.5A19DIM/830/R	120	1	9.5	LED	3000K 80 CRI	9.5	820	3500	N	1.0	YES	BLACK	SURFACE WALL	8'-0" BOF	--

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.12	4.6	0.0	N.A.	N.A.

NOTE: SOLAR POWERED OPTIONS PROVIDED FOR FIXTURE TYPES 'EA1', 'EA2', AND 'EB1' PER OWNER REQUEST. ILLUMINANCE VALUES SHOWN ON PLAN ARE BASED ON THE HARDWIRED OPTION. PERFORMANCE OF SOLAR POWERED FIXTURES VARIES BASED ON PROJECT LOCATION, ORIENTATION, AND AVAILABLE SOLAR ENERGY OUTPUT.

AHJ NOTES

- LIGHT LOSS FACTOR IS 1.0.
- HOURS OF LIGHT OPERATION: ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK. ALL BUILDING MOUNTED LIGHTS SHALL TURN ON 30 MINUTES PRIOR TO SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE AND DIM TO 50% OUTPUT BETWEEN THE HOURS OF 12 AM AND 5 AM.
- LIGHTING OBJECTIVE FOR EACH AREA OF THE SITE: ENTRANCES - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA BUILDING MOUNTED WALL SCONES.
- MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES: BUILDING MOUNTED LIGHTING HAS A LUMEN OUTPUT OF LESS THAN THE ALLOWABLE 3500 LM.
- EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

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PROJECT NO.	DATE	NO.	NOTES
1706.07			
	05/29/25	1	FIRST SUBMITTAL
	09/17/25	2	SECOND SUBMITTAL
	11/21/25	3	THIRD SUBMITTAL
	11/20/26	4	FOURTH SUBMITTAL
	02/09/26	5	FIFTH SUBMITTAL
	02/20/26	6	SIXTH SUBMITTAL

D-Series Size 0 LED Area Luminaire

Specifications
EPA: 0.4 ft
Length: 26.18"
Width: 14.06"
Height H1: 23.27"
Height H2: 21.46"
Weight: 21.94 lb

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information
EXAMPLE: DSX LED P6 40K 70CRI T3M MVOLT SPA NL2AIR P1RHV DDDX

Series	LED	Color Temperature	Beam Spread	Mounting	Options
DSX01	P5	30K 300K	70°	SP	SP
	P6	30K 300K	70°	SP	SP
	P7	30K 300K	70°	SP	SP
	P8	30K 300K	70°	SP	SP
	P9	30K 300K	70°	SP	SP
	P10	30K 300K	70°	SP	SP
	P11	30K 300K	70°	SP	SP
	P12	30K 300K	70°	SP	SP
	P13	30K 300K	70°	SP	SP
	P14	30K 300K	70°	SP	SP
	P15	30K 300K	70°	SP	SP
	P16	30K 300K	70°	SP	SP
	P17	30K 300K	70°	SP	SP
	P18	30K 300K	70°	SP	SP
	P19	30K 300K	70°	SP	SP
	P20	30K 300K	70°	SP	SP
	P21	30K 300K	70°	SP	SP
	P22	30K 300K	70°	SP	SP
	P23	30K 300K	70°	SP	SP
	P24	30K 300K	70°	SP	SP
	P25	30K 300K	70°	SP	SP
	P26	30K 300K	70°	SP	SP
	P27	30K 300K	70°	SP	SP
	P28	30K 300K	70°	SP	SP
	P29	30K 300K	70°	SP	SP
	P30	30K 300K	70°	SP	SP

1 TYPE 'EA1', 'EA2'
13 SCALE: NTS

ULH-10665 Lightsort 1 Bollard

Construction
Indirect light-emitting bollard range. Smooth and sharp beveled bollard family with wonderful soft controlled lighting options. The innovative reflector technology of the Lightsort bollard guarantees a high degree of efficiency and optimal visual comfort. Lightsort has been developed to have excellent controlled downward light providing wide spacing rates. It has three light heads accessories with different light distributions. The Lightsort is available in a cylindrical or square shape design with two different heights. The Lightsort bollard comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to keep water and dust from entering the electrical components. This feature is supported completely wired with waterproof and waterproof gasket from the driver enclosure to the base of the bollard ensuring quick trouble free installation. Custom bollard heights are available, please specify.

Specifications
ULH-10665-27W-W30-01-120/277V
ULH-10823-6W-T3-W30-01

Ordering Information
EXAMPLE: ULH-10665-27W-W30-01-120/277V

2 TYPE 'EB1', 'EB2'
13 SCALE: NTS

ULE-40601 Legend 2 Recessed

Construction
Rectangular time-hour rated well recessed accent range. Efficient, flexible and tough family in the classic brick-light properties. A range of vandal resistant rectangular well recessed luminaires suitable for interior or exterior applications in residential, shopping and pedestrian areas as a decorative walk light. Available in a variety of frame and LED light source options, including turfs friendly amber LED.

Specifications
ULE-40601-13W-S-W30-120/277V-DIM

Ordering Information
EXAMPLE: ULE-40601-13W-S-W30-120/277V-DIM

3 TYPE 'ES1'
13 SCALE: NTS

P560288-031 Trafford Non-Metallic Lantern

Construction
Trafford Non-Metallic Lantern Collection. One-Light Textured Black Frosted Shade Traditional Outdoor Wall Lantern Light.

Specifications
P560288-031
Width: 5 in
Depth: 6 1/4 in
Height: 11 1/2 in
H/CTR: 4 1/8 in

Ordering Information
EXAMPLE: P560288-031

4 TYPE 'EW1'
13 SCALE: NTS

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



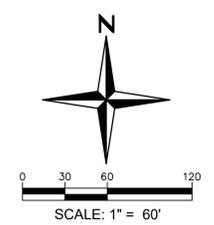
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
MITCHELL ST.	784 LF	20	1	20	80	80
MICKELSON BLVD.	529 LF	14	7	14	56	56

NOTE: Streetscape requirements can be found in Section 9.2.1 of the Town of Castle Rock Landscape and Irrigation Criteria Manual (Feb 6, 2025).

NOTE: Streetscape does not count towards overall site landscape requirements.

LANDSCAPE LEGEND		
	LARGE CANOPY SHADE TREE (DECIDUOUS)	104
	COLUMNAR SHADE TREE (DECIDUOUS)	20
	ORNAMENTAL TREE (DECIDUOUS)	30
	EVERGREEN TREE	8
	UPRIGHT JUNIPER (EVERGREEN)	20
	EXISTING STREET TREE (DECIDUOUS)	8

LEGEND	
	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	ROAD CENTERLINE
	CURB AND GUTTER; SEE CIVIL
	SIDEWALK; SEE CIVIL
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTICS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	LANDSCAPE EDGER
	SPADE CUT EDGE
	SEED BOUNDARY
	FENCE
	OPEN 3-RAIL FENCE
	PROPOSED STREET LIGHT
	FIRE HYDRANT



PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

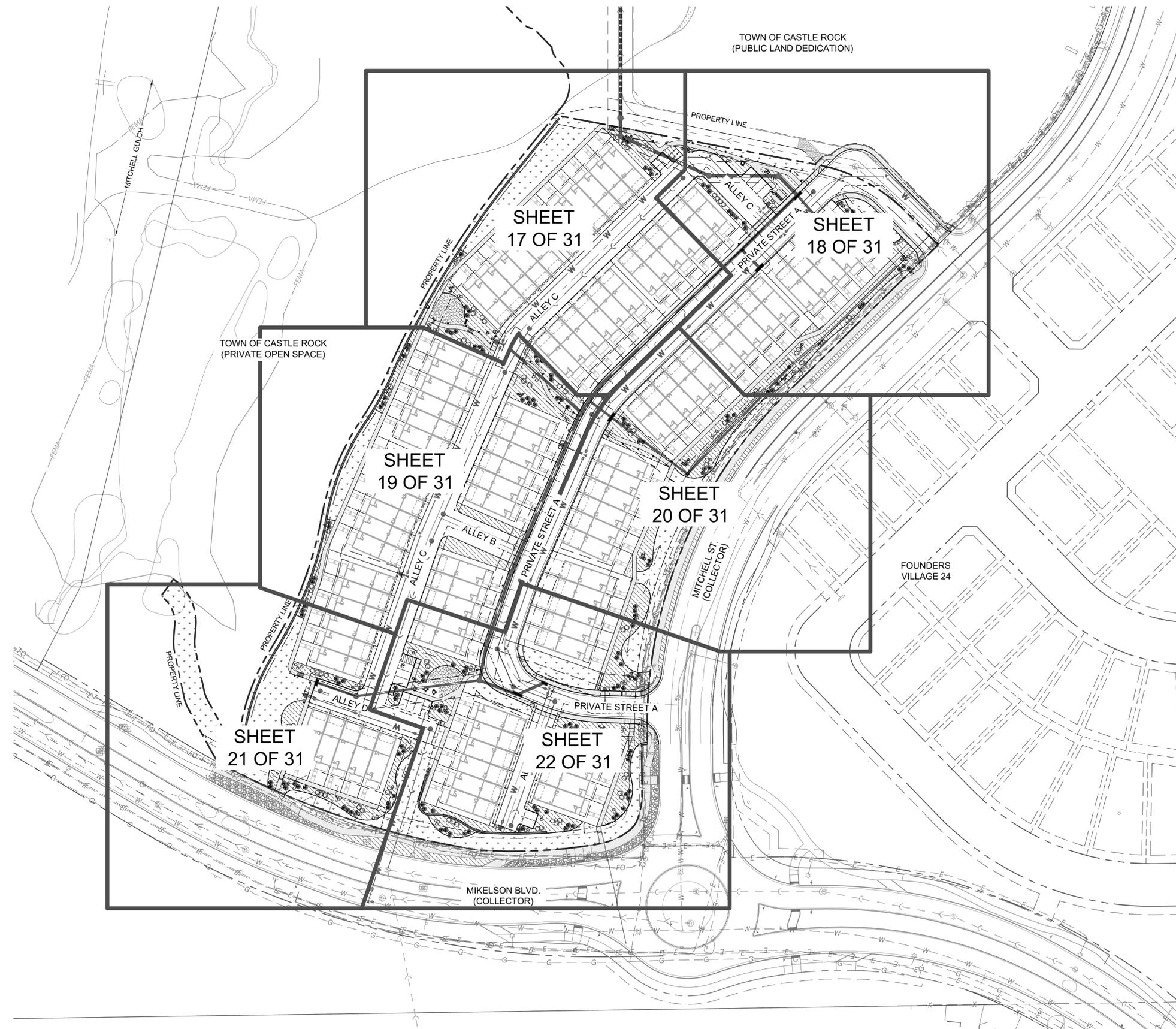
BELLA MESA SOUTH SITE DEVELOPMENT PLAN OVERALL STREET TREE PLAN

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

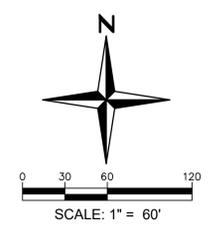
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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



LEGEND	
	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	ROAD CENTERLINE
	CURB AND GUTTER; SEE CIVIL
	SIDEWALK; SEE CIVIL
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTICS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	LANDSCAPE EDGER
	SPADE CUT EDGE
	SEED BOUNDARY
	FENCE
	OPEN 3-RAIL FENCE
	PROPOSED STREET LIGHT
	FIRE HYDRANT
	STANDARD NATIVE SEED MIX (LOW WATER USE)
	TURF SOD (HIGH WATER USE)
	ROCK MULCH
	EXISTING ROCK COBBLE
	PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)



SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

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• Construction Management

PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

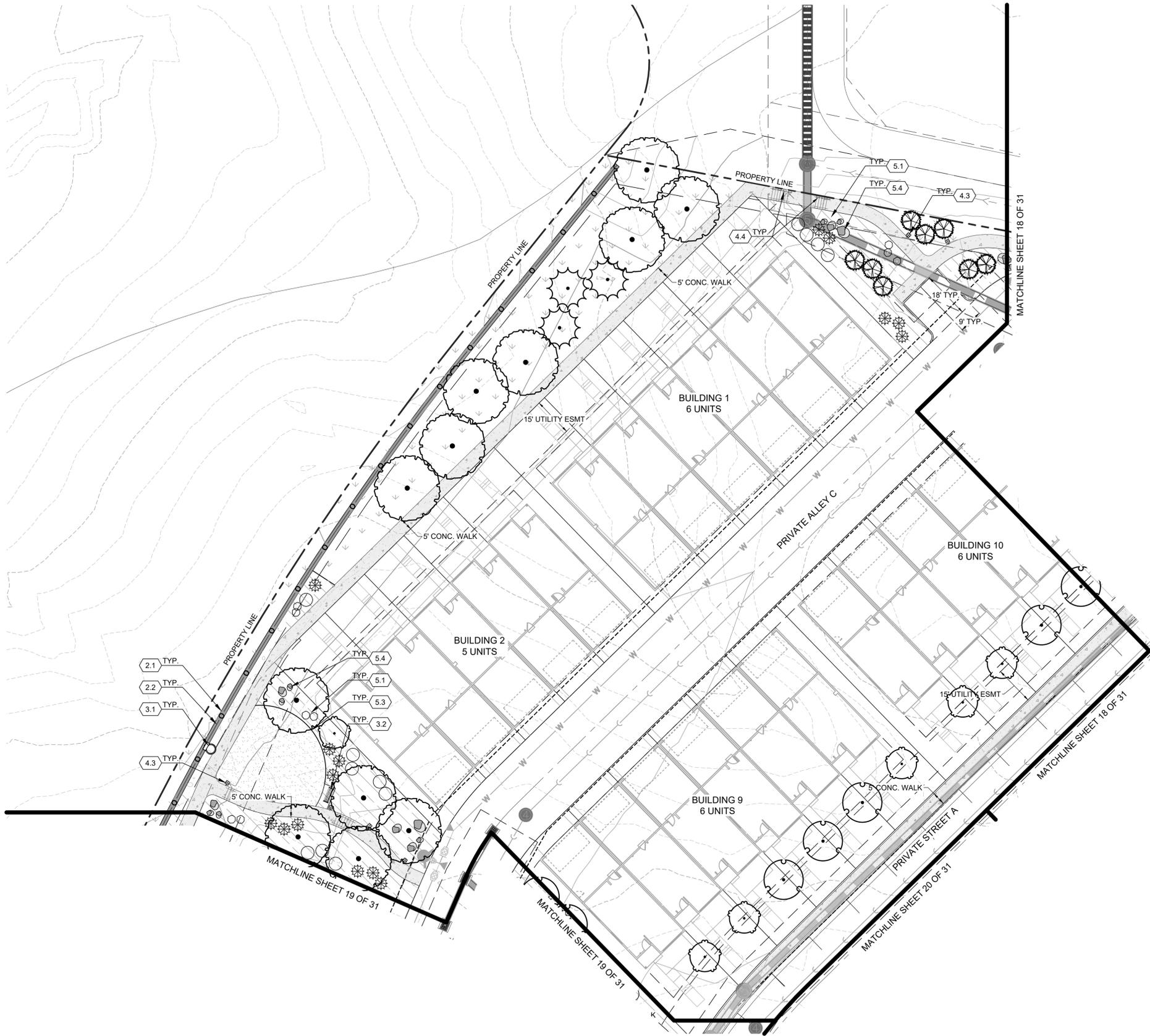
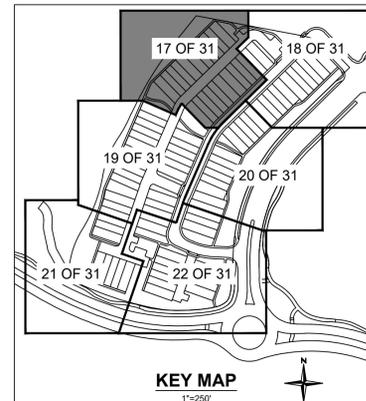
**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN**

SHEET
16 OF 31

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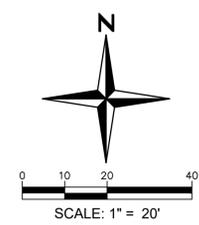
SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



LEGEND	
	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	ROAD CENTERLINE
	CURB AND GUTTER; SEE CIVIL
	SIDEWALK; SEE CIVIL
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTICS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	LANDSCAPE EDGER
	SPADE CUT EDGE
	SEED BOUNDARY
	FENCE
	GUARDRAIL
	PROPOSED STREET LIGHT
	LIGHT POLE
	BOLLARD LIGHT
	FIRE HYDRANT
	STANDARD NATIVE SEED MIX (LOW WATER USE)
	TURF SOD (HIGH WATER USE)
	ROCK MULCH
	ROCK COBBLE
	PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE)
	LARGE CANOPY SHADE TREE (DECIDUOUS)
	COLUMNAR SHADE TREE (DECIDUOUS)
	ORNAMENTAL TREE (DECIDUOUS)
	EVERGREEN TREE
	UPRIGHT JUNIPER (EVERGREEN)
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	EXISTING STREET TREE (DECIDUOUS)
	EXISTING VEGETATION (TO REMAIN)

MATERIALS LEGEND	DETAIL/SHEET
PAVING, RAMPS, AND CURBS	
1.1 CONCRETE WALK	SEE CIVIL
1.2 CONCRETE DRAIN PAN	SEE CIVIL
SITE WALLS	
2.1 RETAINING WALL	SEE CIVIL
2.2 GUARDRAIL	8/26 OF 31
FURNITURE	
3.1 PET STATION	7/26 OF 31
3.2 BENCH	9/26 OF 31
3.3 PICNIC TABLE	10/26 OF 31
3.4 MAIL KIOSKS	N/A
SITE LIGHTING	
4.1 EXISTING LIGHT POLE	N/A
4.2 LIGHT POLE	SEE PHOTOMETRIC
4.3 BOLLARD LIGHT	SEE PHOTOMETRIC
4.4 STAIR LIGHT	SEE PHOTOMETRIC
PLANTING AND LANDSCAPE	
5.1 WOOD MULCH	N/A
5.2 COBBLE MULCH	N/A
5.3 STEEL EDGER	5/26 OF 31
5.4 BOULDERS	8/26 OF 31
5.5 EXISTING COBBLE	N/A



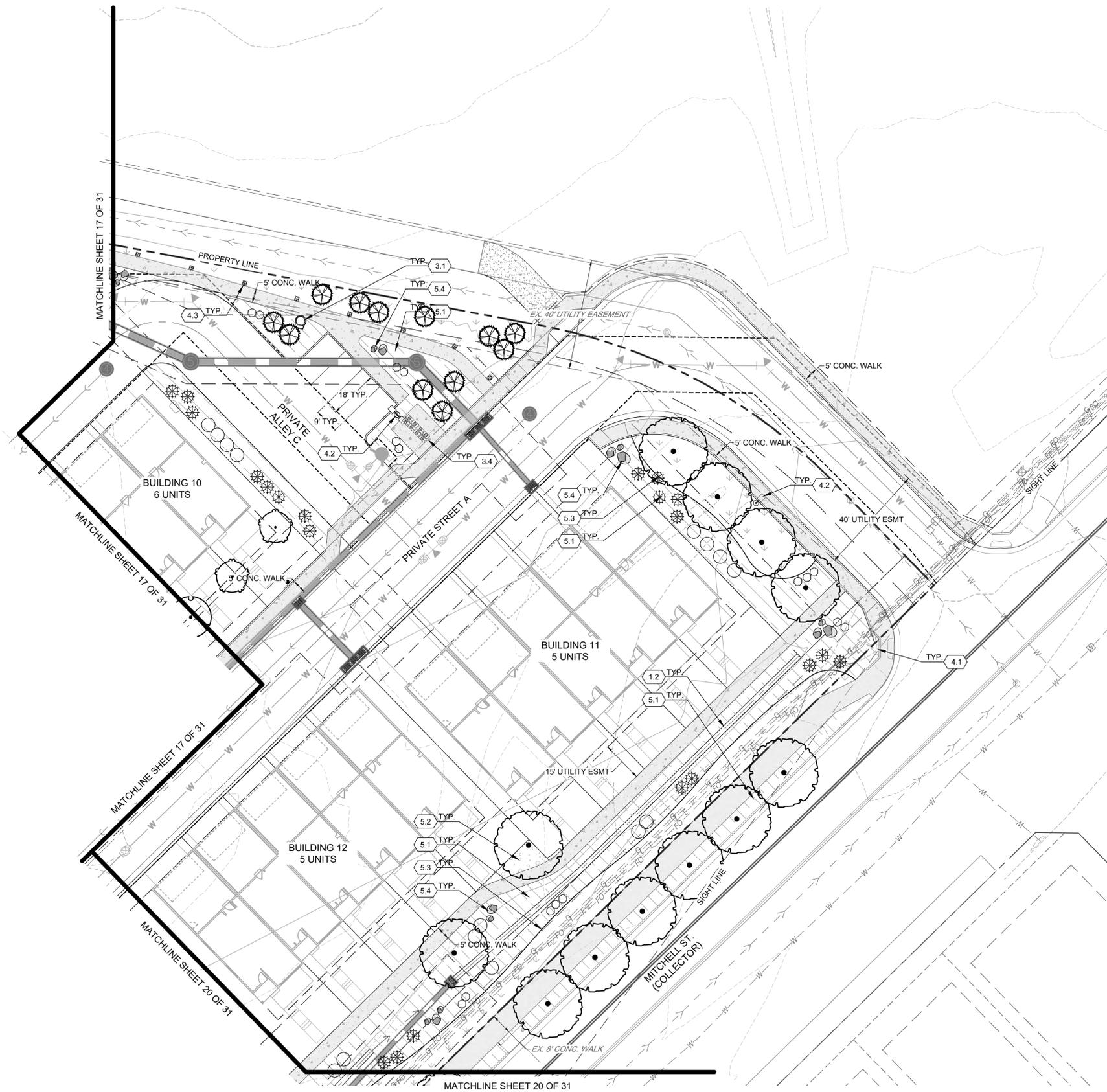
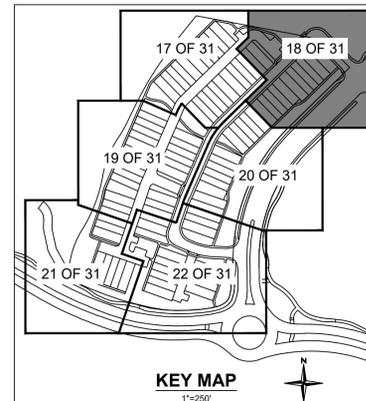
PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

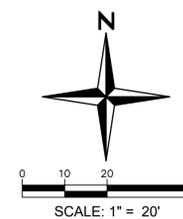


LEGEND

- | | | | |
|-----|---|--|-------------------------------------|
| --- | PROPERTY LINE | | LARGE CANOPY SHADE TREE (DECIDUOUS) |
| --- | R.O.W. | | COLUMNAR SHADE TREE (DECIDUOUS) |
| --- | LOT LINE | | ORNAMENTAL TREE (DECIDUOUS) |
| --- | EASEMENT LINE | | EVERGREEN TREE |
| --- | ROAD CENTERLINE | | UPRIGHT JUNIPER (EVERGREEN) |
| --- | CURB AND GUTTER; SEE CIVIL | | DECIDUOUS SHRUBS |
| --- | SIDEWALK; SEE CIVIL | | EVERGREEN SHRUBS |
| --- | EXISTING WATER LINE | | EXISTING STREET TREE (DECIDUOUS) |
| --- | EXISTING GAS LINE | | EXISTING VEGETATION (TO REMAIN) |
| --- | EXISTING TELEPHONE LINE | | |
| --- | EXISTING FIBER OPTICS LINE | | |
| --- | EXISTING OVERHEAD ELECTRIC LINE | | |
| --- | PROPOSED STORM SEWER | | |
| --- | PROPOSED SANITARY SEWER | | |
| --- | PROPOSED WATER LINE | | |
| --- | LANDSCAPE EDGER | | |
| --- | SPADE CUT EDGE | | |
| --- | SEED BOUNDARY | | |
| --- | FENCE | | |
| --- | GUARDRAIL | | |
| --- | PROPOSED STREET LIGHT | | |
| --- | LIGHT POLE | | |
| --- | BOLLARD LIGHT | | |
| --- | FIRE HYDRANT | | |
| | STANDARD NATIVE SEED MIX (LOW WATER USE) | | |
| | TURF SOD (HIGH WATER USE) | | |
| | ROCK MULCH | | |
| | ROCK COBBLE | | |
| | PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE) | | |

MATERIALS LEGEND

	DETAIL/SHEET
PAVING, RAMPS, AND CURBS	
1.1 CONCRETE WALK	SEE CIVIL
1.2 CONCRETE DRAIN PAN	SEE CIVIL
SITE WALLS	
2.1 RETAINING WALL	SEE CIVIL
2.2 GUARDRAIL	8/26 OF 31
FURNITURE	
3.1 PET STATION	7/26 OF 31
3.2 BENCH	9/26 OF 31
3.3 PICNIC TABLE	10/26 OF 31
3.4 MAIL KIOSKS	N/A
SITE LIGHTING	
4.1 EXISTING LIGHT POLE	N/A
4.2 LIGHT POLE	SEE PHOTOMETRIC
4.3 BOLLARD LIGHT	SEE PHOTOMETRIC
4.4 STAIR LIGHT	SEE PHOTOMETRIC
PLANTING AND LANDSCAPE	
5.1 WOOD MULCH	N/A
5.2 COBBLE MULCH	N/A
5.3 STEEL EDGER	5/26 OF 31
5.4 BOULDERS	6/26 OF 31
5.5 EXISTING COBBLE	N/A



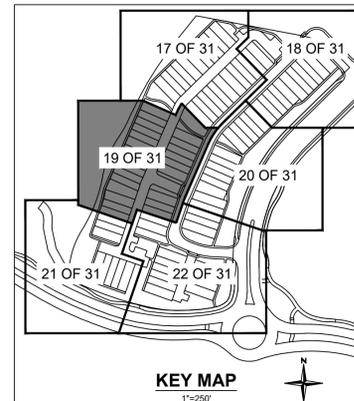
SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

PROJECT NO.	DATE	NO.	NOTES
17025.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



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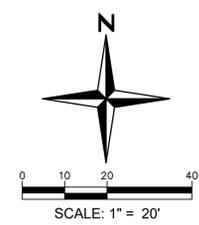


LEGEND

- | | | | |
|-------|---|--|-------------------------------------|
| --- | PROPERTY LINE | | LARGE CANOPY SHADE TREE (DECIDUOUS) |
| - - - | R.O.W. | | COLUMNAR SHADE TREE (DECIDUOUS) |
| --- | LOT LINE | | ORNAMENTAL TREE (DECIDUOUS) |
| - - - | EASEMENT LINE | | EVERGREEN TREE |
| --- | ROAD CENTERLINE | | UPRIGHT JUNIPER (EVERGREEN) |
| --- | CURB AND GUTTER; SEE CIVIL | | DECIDUOUS SHRUBS |
| --- | SIDEWALK; SEE CIVIL | | EVERGREEN SHRUBS |
| --- | EXISTING WATER LINE | | EXISTING STREET TREE (DECIDUOUS) |
| --- | EXISTING GAS LINE | | EXISTING VEGETATION (TO REMAIN) |
| --- | EXISTING TELEPHONE LINE | | |
| --- | EXISTING FIBER OPTICS LINE | | |
| --- | EXISTING OVERHEAD ELECTRIC LINE | | |
| --- | PROPOSED STORM SEWER | | |
| --- | PROPOSED SANITARY SEWER | | |
| --- | PROPOSED WATER LINE | | |
| --- | LANDSCAPE EDGER | | |
| --- | SPADE CUT EDGE | | |
| --- | SEED BOUNDARY | | |
| --- | FENCE | | |
| --- | GUARDRAIL | | |
| --- | PROPOSED STREET LIGHT | | |
| --- | LIGHT POLE | | |
| --- | BOLLARD LIGHT | | |
| --- | FIRE HYDRANT | | |
| --- | STANDARD NATIVE SEED MIX (LOW WATER USE) | | |
| --- | TURF SOD (HIGH WATER USE) | | |
| --- | ROCK MULCH | | |
| --- | ROCK COBBLE | | |
| --- | PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE) | | |

MATERIALS LEGEND

	DETAIL/SHEET
PAVING, RAMPS, AND CURBS	
1.1 CONCRETE WALK	SEE CIVIL
1.2 CONCRETE DRAIN PAN	SEE CIVIL
SITE WALLS	
2.1 RETAINING WALL	SEE CIVIL
2.2 GUARDRAIL	8/26 OF 31
FURNITURE	
3.1 PET STATION	7/26 OF 31
3.2 BENCH	9/26 OF 31
3.3 PICNIC TABLE	10/26 OF 31
3.4 MAIL KIOSKS	N/A
SITE LIGHTING	
4.1 EXISTING LIGHT POLE	N/A
4.2 LIGHT POLE	SEE PHOTOMETRIC
4.3 BOLLARD LIGHT	SEE PHOTOMETRIC
4.4 STAIR LIGHT	SEE PHOTOMETRIC
PLANTING AND LANDSCAPE	
5.1 WOOD MULCH	N/A
5.2 COBBLE MULCH	N/A
5.3 STEEL EDGER	5/26 OF 31
5.4 BOULDERS	6/26 OF 31
5.5 EXISTING COBBLE	N/A



PROJECT NO.	DATE	NO.	NOTES
17025.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

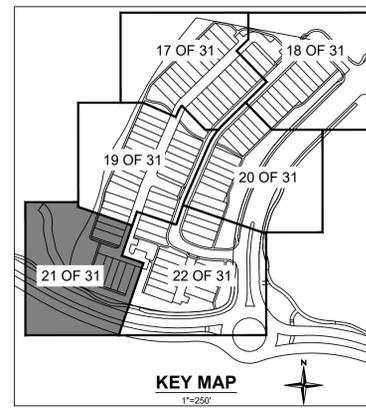
SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
DETAILED LANDSCAPE PLAN**

I:\2025\17025 - Bella Mesa\CADD\Sheet\SDP\17025.007 - Detailed Landscape Plan.dwg Job: 19 OF 31 DETAILED LANDSCAPE PLAN Feb 20, 2026 - 11:38am rhaing

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

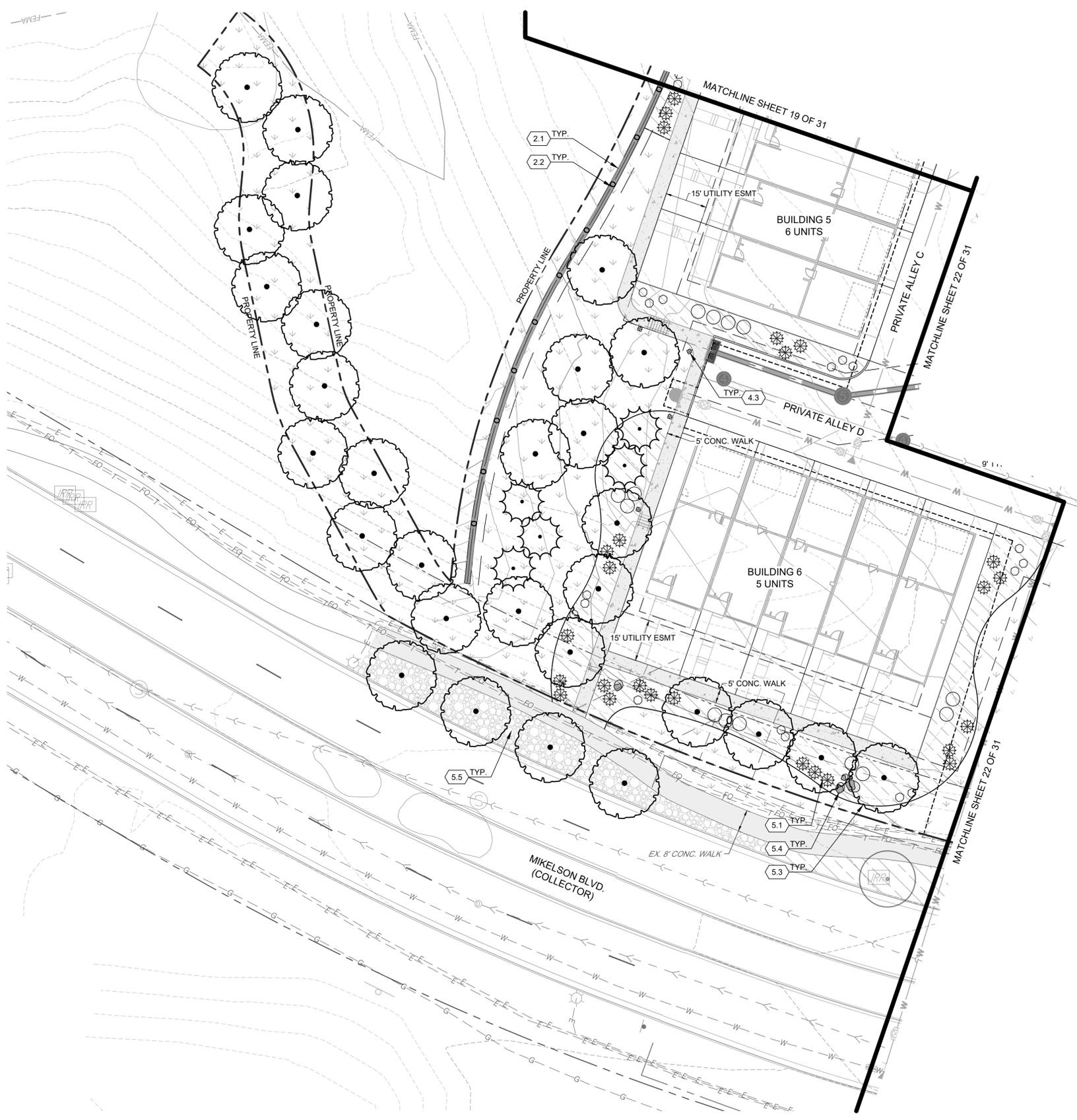


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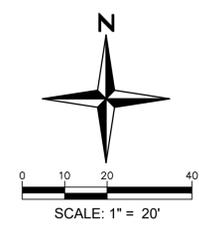


LEGEND

- | | | | |
|-----|---|--|-------------------------------------|
| --- | PROPERTY LINE | | LARGE CANOPY SHADE TREE (DECIDUOUS) |
| --- | R.O.W. | | COLUMNAR SHADE TREE (DECIDUOUS) |
| --- | LOT LINE | | ORNAMENTAL TREE (DECIDUOUS) |
| --- | EASEMENT LINE | | EVERGREEN TREE |
| --- | ROAD CENTERLINE | | UPRIGHT JUNIPER (EVERGREEN) |
| --- | CURB AND GUTTER; SEE CIVIL | | DECIDUOUS SHRUBS |
| --- | SIDEWALK; SEE CIVIL | | EVERGREEN SHRUBS |
| --- | EXISTING WATER LINE | | EXISTING STREET TREE (DECIDUOUS) |
| --- | EXISTING GAS LINE | | EXISTING VEGETATION (TO REMAIN) |
| --- | EXISTING TELEPHONE LINE | | |
| --- | EXISTING FIBER OPTICS LINE | | |
| --- | EXISTING OVERHEAD ELECTRIC LINE | | |
| --- | PROPOSED STORM SEWER | | |
| --- | PROPOSED SANITARY SEWER | | |
| --- | PROPOSED WATER LINE | | |
| --- | LANDSCAPE EDGER | | |
| --- | SPADE CUT EDGE | | |
| --- | SEED BOUNDARY | | |
| --- | FENCE | | |
| --- | GUARDRAIL | | |
| --- | PROPOSED STREET LIGHT | | |
| --- | LIGHT POLE | | |
| --- | BOLLARD LIGHT | | |
| --- | FIRE HYDRANT | | |
| --- | STANDARD NATIVE SEED MIX (LOW WATER USE) | | |
| --- | TURF SOD (HIGH WATER USE) | | |
| --- | ROCK MULCH | | |
| --- | ROCK COBBLE | | |
| --- | PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE) | | |

MATERIALS LEGEND

	DETAIL/SHEET
PAVING, RAMPS, AND CURBS	
1.1 CONCRETE WALK	SEE CIVIL
1.2 CONCRETE DRAIN PAN	SEE CIVIL
SITE WALLS	
2.1 RETAINING WALL	SEE CIVIL
2.2 GUARDRAIL	8/26 OF 31
FURNITURE	
3.1 PET STATION	7/26 OF 31
3.2 BENCH	9/26 OF 31
3.3 PICNIC TABLE	10/26 OF 31
3.4 MAIL KIOSKS	N/A
SITE LIGHTING	
4.1 EXISTING LIGHT POLE	N/A
4.2 LIGHT POLE	SEE PHOTOMETRIC
4.3 BOLLARD LIGHT	SEE PHOTOMETRIC
4.4 STAIR LIGHT	SEE PHOTOMETRIC
PLANTING AND LANDSCAPE	
5.1 WOOD MULCH	N/A
5.2 COBBLE MULCH	N/A
5.3 STEEL EDGER	5/26 OF 31
5.4 BOULDERS	6/26 OF 31
5.5 EXISTING COBBLE	N/A



PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
	08/17/2025	2	SECOND SUBMITTAL
	11/26/2025	3	THIRD SUBMITTAL
	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

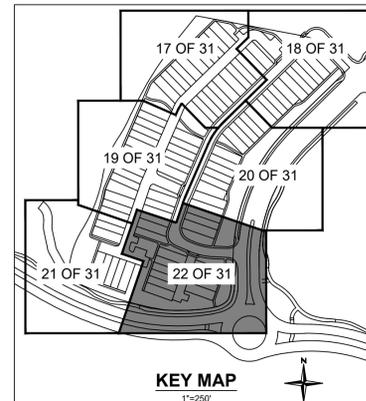
SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
DETAILED LANDSCAPE PLAN

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SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



• Landscape Architecture
• Land Planning
• Civil Engineering
• Construction Management

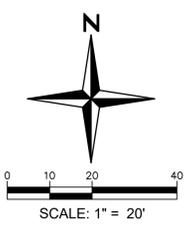


LEGEND

- | | | | |
|-------|---|--|-------------------------------------|
| --- | PROPERTY LINE | | LARGE CANOPY SHADE TREE (DECIDUOUS) |
| - - - | R.O.W. | | COLUMNAR SHADE TREE (DECIDUOUS) |
| --- | LOT LINE | | ORNAMENTAL TREE (DECIDUOUS) |
| --- | EASEMENT LINE | | EVERGREEN TREE |
| --- | ROAD CENTERLINE | | UPRIGHT JUNIPER (EVERGREEN) |
| --- | CURB AND GUTTER; SEE CIVIL | | DECIDUOUS SHRUBS |
| --- | SIDEWALK; SEE CIVIL | | EVERGREEN SHRUBS |
| --- | EXISTING WATER LINE | | EXISTING STREET TREE (DECIDUOUS) |
| --- | EXISTING GAS LINE | | EXISTING VEGETATION (TO REMAIN) |
| --- | EXISTING TELEPHONE LINE | | |
| --- | EXISTING FIBER OPTICS LINE | | |
| --- | EXISTING OVERHEAD ELECTRIC LINE | | |
| --- | PROPOSED STORM SEWER | | |
| --- | PROPOSED SANITARY SEWER | | |
| --- | PROPOSED WATER LINE | | |
| --- | LANDSCAPE EDGER | | |
| --- | SPADE CUT EDGE | | |
| --- | SEED BOUNDARY | | |
| --- | FENCE | | |
| --- | GUARDRAIL | | |
| --- | PROPOSED STREET LIGHT | | |
| --- | LIGHT POLE | | |
| --- | BOLLARD LIGHT | | |
| --- | FIRE HYDRANT | | |
| --- | STANDARD NATIVE SEED MIX (LOW WATER USE) | | |
| --- | TURF SOD (HIGH WATER USE) | | |
| --- | ROCK MULCH | | |
| --- | ROCK COBBLE | | |
| --- | PLANTING AND PERENNIAL BED (90% LOW WATER USE / 10% MODERATE WATER USE) | | |

MATERIALS LEGEND

	DETAIL/SHEET
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1.2 CONCRETE DRAIN PAN	SEE CIVIL
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3.1 PET STATION	7/26 OF 31
3.2 BENCH	9/26 OF 31
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4.4 STAIR LIGHT	SEE PHOTOMETRIC
PLANTING AND LANDSCAPE	
5.1 WOOD MULCH	N/A
5.2 COBBLE MULCH	N/A
5.3 STEEL EDGER	5/26 OF 31
5.4 BOULDERS	6/26 OF 31
5.5 EXISTING COBBLE	N/A



PROJECT NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1	FIRST SUBMITTAL
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	01/15/2026	4	FOURTH SUBMITTAL
	02/12/2026	5	FIFTH SUBMITTAL
	02/26/2026	6	SIXTH SUBMITTAL

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

BELLA MESA SOUTH SITE DEVELOPMENT PLAN DETAILED LANDSCAPE PLAN

SHEET
22 OF 31

I:\2025\17026 - Bella Mesa\CADD\Sheet\22 of 31 - Detailed Landscape Plan.dwg Job: 22 OF 31 - Detailed Landscape Plan Feb 20, 2026 - 11:38am rharing

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

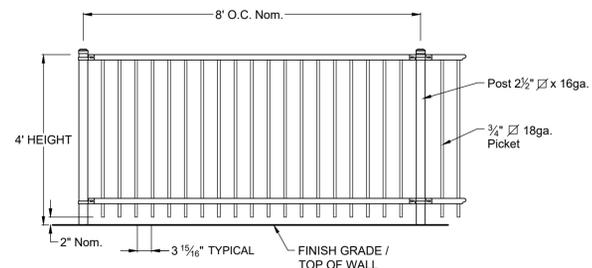


TRAIL TYPE LEGEND

5' CONCRETE WALK

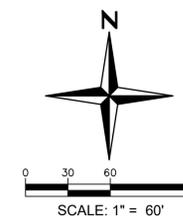
FENCING / GUARDRAIL LEGEND

4' GUARDRAIL, SEE DETAIL BELOW



NOTES:

- MANUFACTURER: AMERISTAR
- MODEL: MONTAGE PLUS
- STYLE: MAJESTIC
- COLOR: BLACK
- FOOTINGS TO BE INTEGRATED WITHIN THE RETAINING WALL



SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

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PROJECT NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	
17025.007																			
	02/26/2025	1																	
	08/17/2025	2																	
	11/26/2025	3																	
	07/15/2026	4																	
	02/12/2026	5																	
	02/26/2026	6																	

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL TRAILS AND FENCING PLAN

SHEET
23 OF 31

I:\2025\17025 - Bella Mesa\CAD\Sheet Sets\17025.007 - SDP\17025.007 - Landscape Fencing and Trails Plan.dwg tab: 16 OF 31 OVERALL TRAILS AND FENCING PLAN Feb 20, 2026 - 11:38am rhairing

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



LEGEND

	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	ROAD CENTERLINE
	CURB AND GUTTER; SEE CIVIL
	SIDEWALK; SEE CIVIL
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTICS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	LANDSCAPE EDGER
	SPADE CUT EDGE
	SEED BOUNDARY
	FENCE
	OPEN 3-RAIL FENCE
	PROPOSED STREET LIGHT
	FIRE HYDRANT

LANDSCAPE AREAS LEGEND

	NATIVE SEED
	TURF/SOD
	SHRUB BEDS



PROJECT NO.	DATE	NO.	NOTES
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**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
LANDSCAPE AREAS EXHIBIT**

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

I:\2017\17026 - Bella Mesa\CAD\Sheet Sets\17026.007 - SDP\17026.007 - Landscape Areas Plan.dwg, tab: 17 OF 31 LANDSCAPE AREAS PLAN, Feb 20, 2026 - 11:38am, mlsrjg

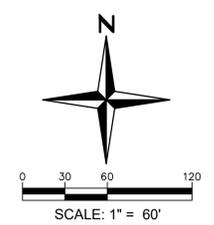
SITE DEVELOPMENT PLAN BELLA MESA SOUTH

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



- LEGEND**
- PROPERTY LINE
 - R.O.W.
 - LOT LINE
 - EASEMENT LINE
 - ROAD CENTERLINE
 - CURB AND GUTTER; SEE CIVIL
 - SIDEWALK; SEE CIVIL
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING FIBER OPTICS LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - LANDSCAPE EDGER
 - SPADE CUT EDGE
 - SEED BOUNDARY
 - FENCE
 - OPEN 3-RAIL FENCE
 - PROPOSED STREET LIGHT
 - FIRE HYDRANT

- IRRIGATION / HYDROZONE LEGEND**
- VERY LOW TO LOW WATER USE
DRIP IRRIGATION - DRIPLINE OR POINT SOURCE EMITTERS
 - VERY LOW TO LOW WATER USE
OVERHEAD IRRIGATION - SPRAY, ROTARY AND/OR ROTORS (TEMPORARY - SEE NOTE 8 BELOW)
 - LOW TO MEDIUM WATER USE
DRIP IRRIGATION - DRIPLINE OR POINT SOURCE EMITTERS
 - HIGH WATER USE
OVERHEAD IRRIGATION - SPRAY, ROTARY AND/OR ROTORS



SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014



PROJECT NO.	DATE	NO.	DATE	NO.	NOTES
17026.007	02/26/2025	1			FIRST SUBMITTAL
	08/17/2025	2			SECOND SUBMITTAL
	11/26/2025	3			THIRD SUBMITTAL
	01/15/2026	4			FOURTH SUBMITTAL
	02/12/2026	5			FIFTH SUBMITTAL
	02/26/2026	6			SIXTH SUBMITTAL

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
IRRIGATION CONCEPT PLAN**

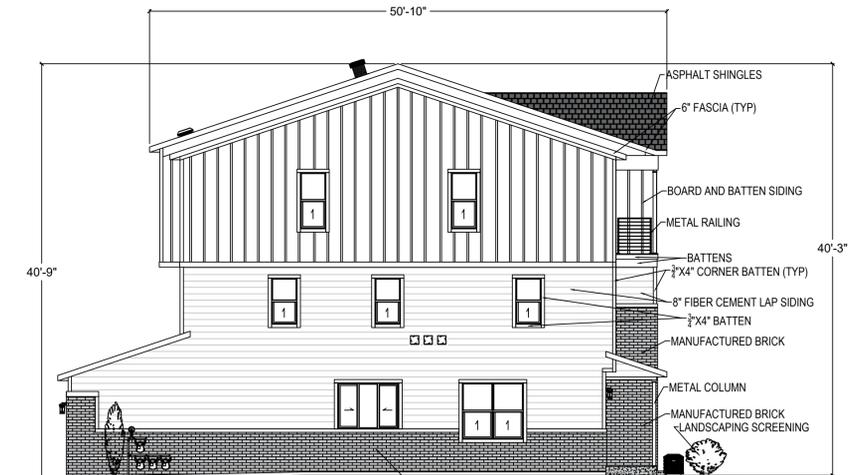
I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - SDP\17026.007 - Irrigation Plan.dwg, lab; 26 OF 31 IRRIGATION PLAN, Feb 20, 2026 - 11:38am, rhaerag

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



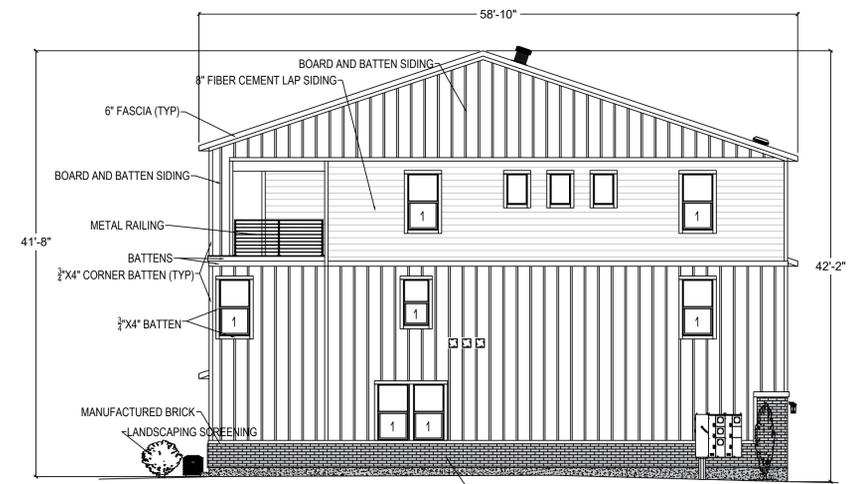
FRONT ELEVATION 4-PLEX
Overall Average Height 41'-3"



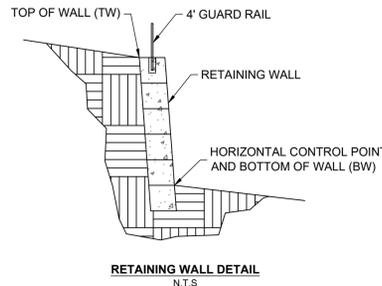
LEFT ELEVATION 4-PLEX



REAR ELEVATION 4-PLEX



RIGHT ELEVATION 4-PLEX



RETAINING WALL DETAIL
N.T.S.



REDI-ROCK GRAVITY WALL
WALL TO BE GRAY OR SIMILAR
NATURAL COLOR
MANUFACTURER: REDI+ROCK
FACE TYPE: COBBLESTONE

**NOT FOR
CONSTRUCTION**

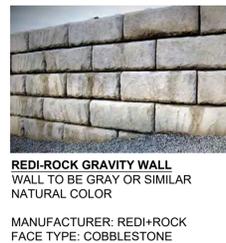
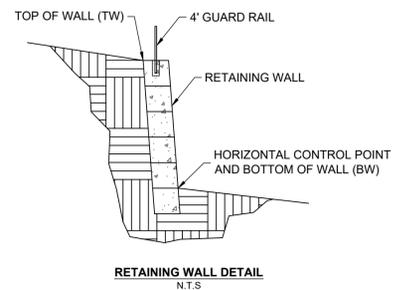
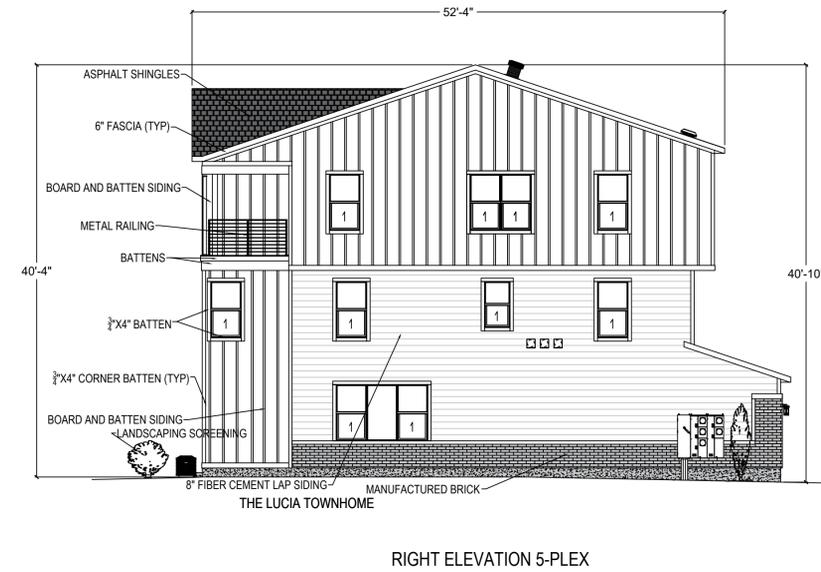
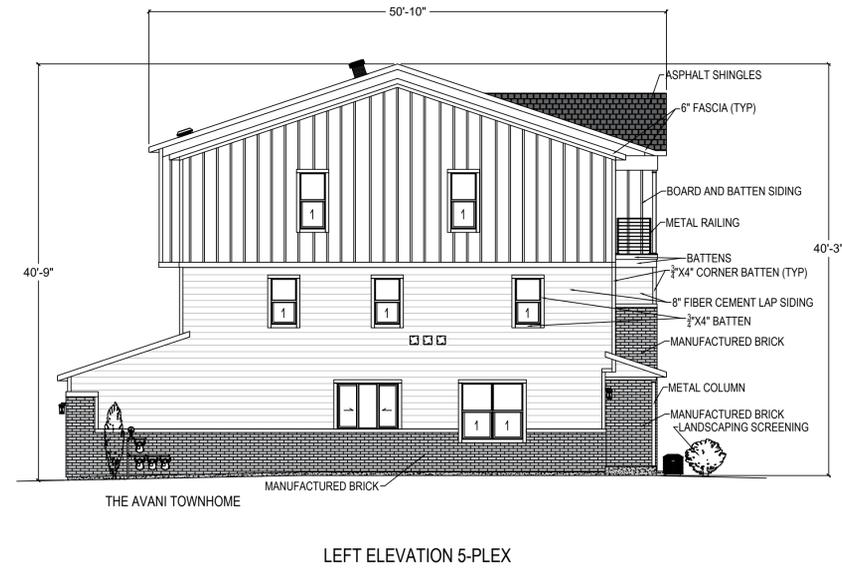
NO.	DATE

PROJECT NO.	NO.	NOTES
17026.007	1	FIRST SUBMITTAL
	2	SECOND SUBMITTAL
	3	THIRD SUBMITTAL
	4	FOURTH SUBMITTAL
	5	FIFTH SUBMITTAL
	6	SIXTH SUBMITTAL

I:\2017\17026 - Bella Mesa\CADD\Sheet - Sdp\17026.007 - Sdp\17026.007 - Elevations.dwg tab: 27 OF 31 BUILDING ELEVATIONS Feb 20, 2026 - 11:38am rhearing

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



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CONSTRUCTION**

NOTES

NO.

DATE

PROJECT NO. 17026.007

DATE

NO.

NOTES

06/09/2025 1 FIRST SUBMITTAL

09/17/2025 2 SECOND SUBMITTAL

11/02/2025 3 THIRD SUBMITTAL

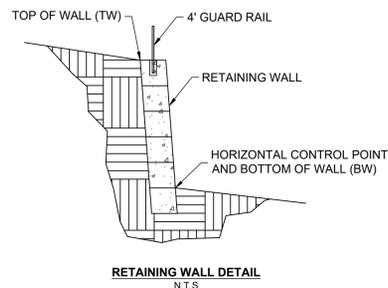
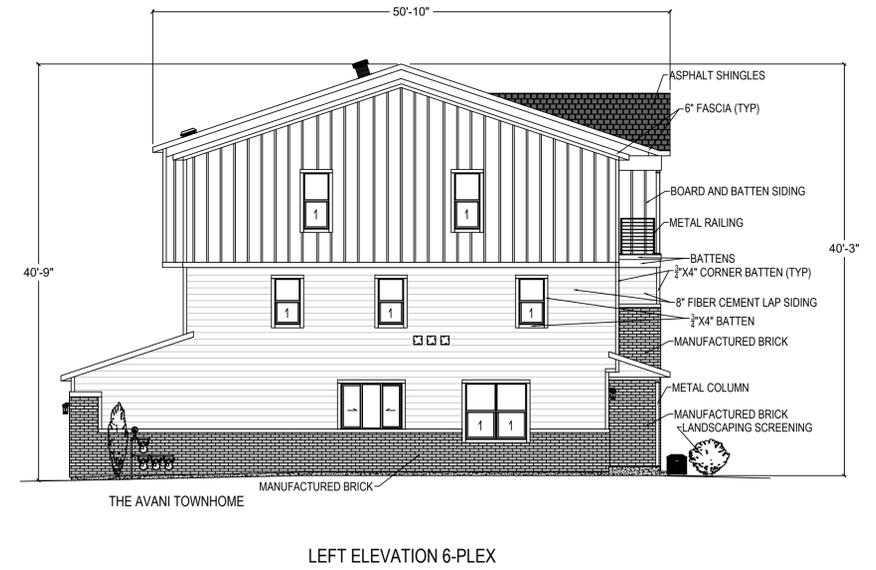
01/13/2026 4 FOURTH SUBMITTAL

02/12/2026 5 FIFTH SUBMITTAL

02/26/2026 6 SIXTH SUBMITTAL

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



REDI-ROCK GRAVITY WALL
WALL TO BE GRAY OR SIMILAR NATURAL COLOR

MANUFACTURER: REDI+ROCK
FACE TYPE: COBBLESTONE

NOT FOR CONSTRUCTION

NOTES

NO.

DATE

PROJECT NO. 17026.007

DATE

NO.

NOTES

06/06/2025 1 FIRST SUBMITTAL

09/17/2025 2 SECOND SUBMITTAL

11/02/2025 3 THIRD SUBMITTAL

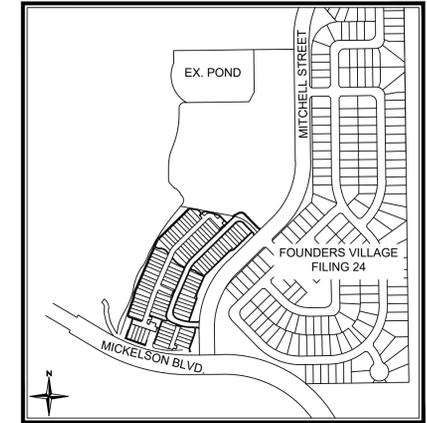
01/13/2026 4 FOURTH SUBMITTAL

02/12/2026 5 FIFTH SUBMITTAL

02/26/2026 6 SIXTH SUBMITTAL

SITE DEVELOPMENT PLAN BELLA MESA SOUTH

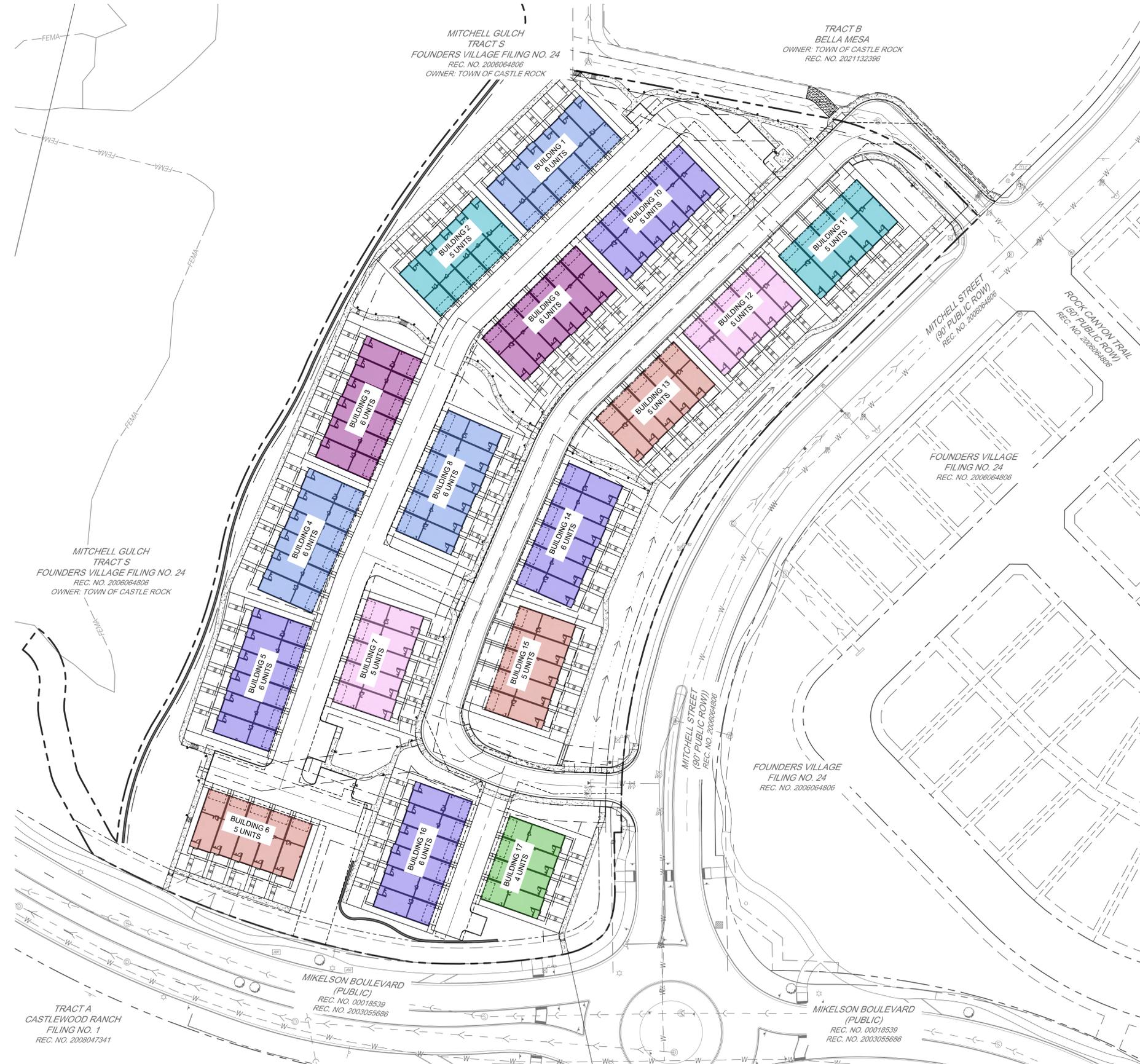
LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



KEY MAP
N.T.S.

BUILDING VARIATION LEGEND

- 4 PACK, COLOR SCHEME #3
- 5 PACK, COLOR SCHEME #1
- 5 PACK, COLOR SCHEME #2
- 5 PACK, COLOR SCHEME #3
- 6 PACK, COLOR SCHEME #1
- 6 PACK, COLOR SCHEME #2
- 6 PACK, COLOR SCHEME #3



0 25 50 100
SCALE: 1" = 50'

NOT FOR CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
17026.007	05/02/2025	1	FIRST SUBMITTAL
	09/17/2025	2	SECOND SUBMITTAL
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	02/20/2026	6	SIXTH SUBMITTAL

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
BUILDING VARIATION PLAN**

I:\2017\17026 - Bella Mesa\CADD\Sheet - Sdp\17026.007 - Sdp\17026.007 - Building Variation Plan.dwg tab: 31 OF 31 BUILDING VARIATION PLAN Feb. 20, 2026 - 11:36am rharing