

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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SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1 OF 25	COVER SHEET
2 OF 25	GENERAL NOTES
3 OF 25	OVERALL SITE PLAN
4 OF 25	SITE PLAN
5 OF 25	SITE PLAN
6 OF 25	GRADING PLAN
7 OF 25	GRADING PLAN
8 OF 25	UTILITY PLAN
9 OF 25	UTILITY PLAN
10 OF 25	LANDSCAPE NOTES
11 OF 25	OVERALL STREET TREE PLAN
12 OF 25	OVERALL TRAILS AND FENCING PLAN
13 OF 25	OVERALL LANDSCAPE PLAN
14 OF 25	DETAILED LANDSCAPE PLAN
15 OF 25	DETAILED LANDSCAPE PLAN
16 OF 25	DETAILED LANDSCAPE PLAN
17 OF 25	DETAILED LANDSCAPE PLAN
18 OF 25	DETAILED LANDSCAPE PLAN
19 OF 25	DETAILED LANDSCAPE PLAN
20 OF 25	LANDSCAPE DETAILS
21 OF 25	IRRIGATION PLAN
22 OF 25	BUILDING ELEVATIONS
23 OF 25	BUILDING ELEVATIONS
24 OF 25	BUILDING ELEVATIONS
25 OF 25	BUILDING ELEVATIONS



VICINITY MAP
1" = 2000'

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.

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 1/4" 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 EPRESENTED BY THIS (name of document) 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 _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATE

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

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _____ AT RECEPTION NO. _____

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

(NAME OF MORTGAGEE)
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 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: _____

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

Redland
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Land Planning
Civil Engineering
Landscape Architecture
Construction Management

**NOT FOR
CONSTRUCTION**

PROJECT NO.	DATE	NO.	NOTES
17026.007	05/30/2025	1	FIRST SUBMITTAL

**BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
COVER SHEET**

SHEET

1 OF 28

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.
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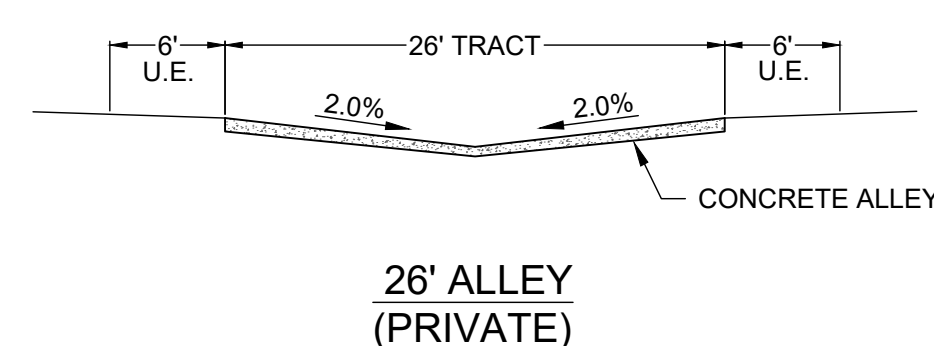
A PARCEL OF LAND BEING MOST OF TRACT C OF BELLA MESA FILING NO. 1 SUBDIVISION AS RECORDED AT RECEPTION NUMBER 2021132396 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE.

- 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. THERE MAY BE SUBSEQUENT AMENDMENTS.
2. THIS SITE IS ZONED BELLA MESA PLAN DEVELOPMENT PLAN APPROVED 31ST OF MARCH 2015, RECEPTION NUMBER 2016004151.
3. 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.
4. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.
5. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
6. 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 THIS DISPOSITION AND ASSIGNMENT AGREEMENT. IF THE OWNER FAILS 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.
7. 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 RIGHT-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS/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.

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANS FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN **UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET**, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN **UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES**.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 68,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, DRIVEWAYS, AND DRIVEWAYS THAT ARE 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
11. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE **TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP)** THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.
12. ALL WATER AND ACCESS MUST BE INSTALLED AND ACTIVE PRIOR TO VERTICAL CONSTRUCTION. ACCESS ROADS DURING CONSTRUCTION SHALL BE A MINIMUM OF 20 FEET WIDE CLEAR OF OBSTRUCTION AND CONSTRUCTED OF ALL WEATHER MATERIAL (ASPHALT OR CONCRETE) CAPABLE SUPPORTING 80,000 LBS. FIRE LANE NO PARKING SIGNAGE MUST BE PRESENT ON SITE.

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.

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
10. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH
13. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK
14. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.



**NOT FOR
CONSTRUCTION**

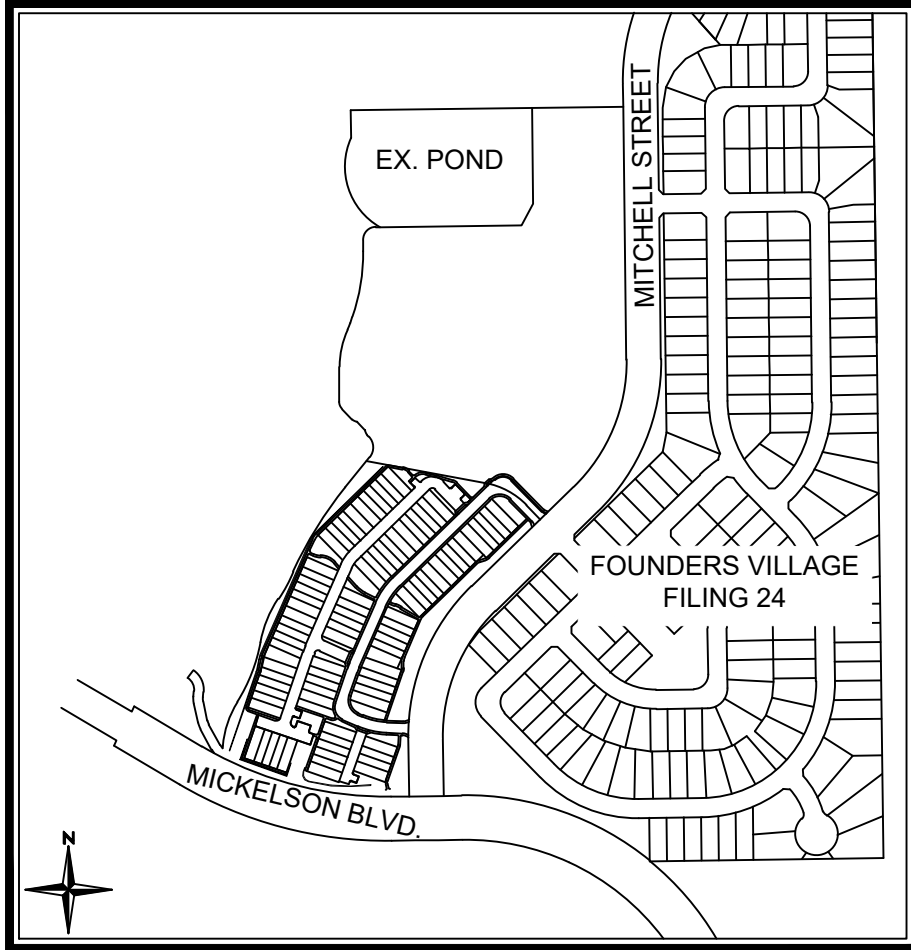
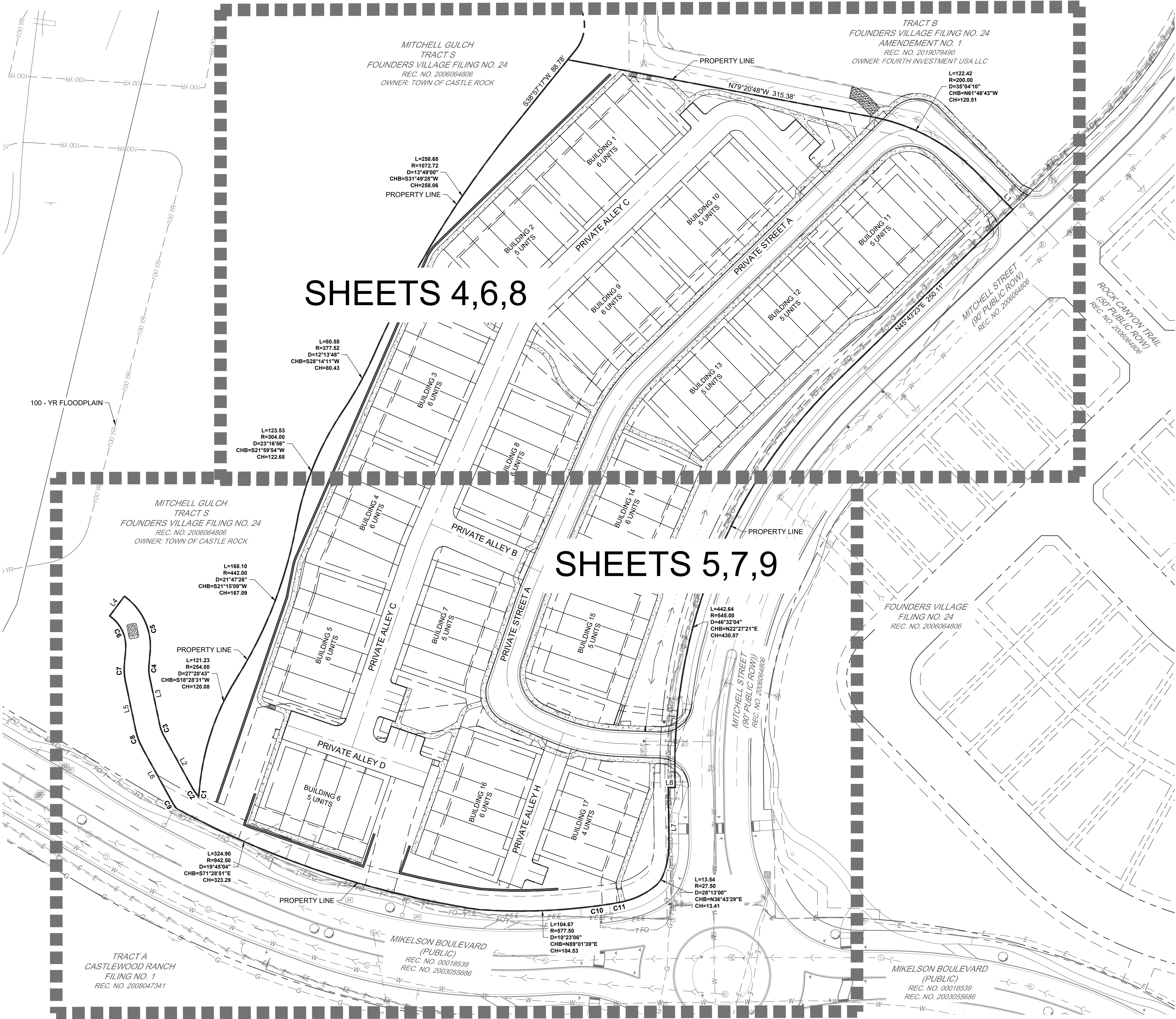
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BELLA MESA SOUTH SITE DEVELOPMENT PLAN GENERAL NOTES

SHEET

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

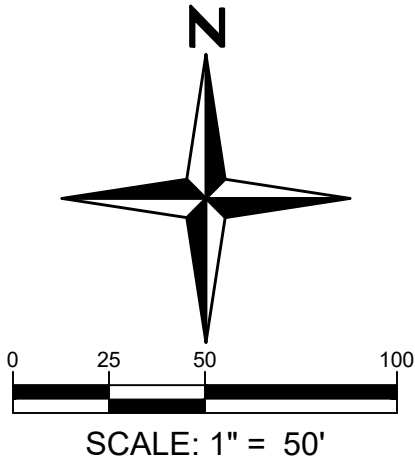
	EXISTING PROPERTY LINE
	EXISTING R.O.W.
	EXISTING LOT LINE
	EXISTING EASEMENT
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE

PROPOSED LEGEND

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

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"



Redland
WHERE GREAT PLACES BEGIN

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Land Planning
Civil Engineering

Landscape Architecture
Construction Management

NOT FOR
CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
17026.007	05/30/2025	1	FIRST SUBMITTAL

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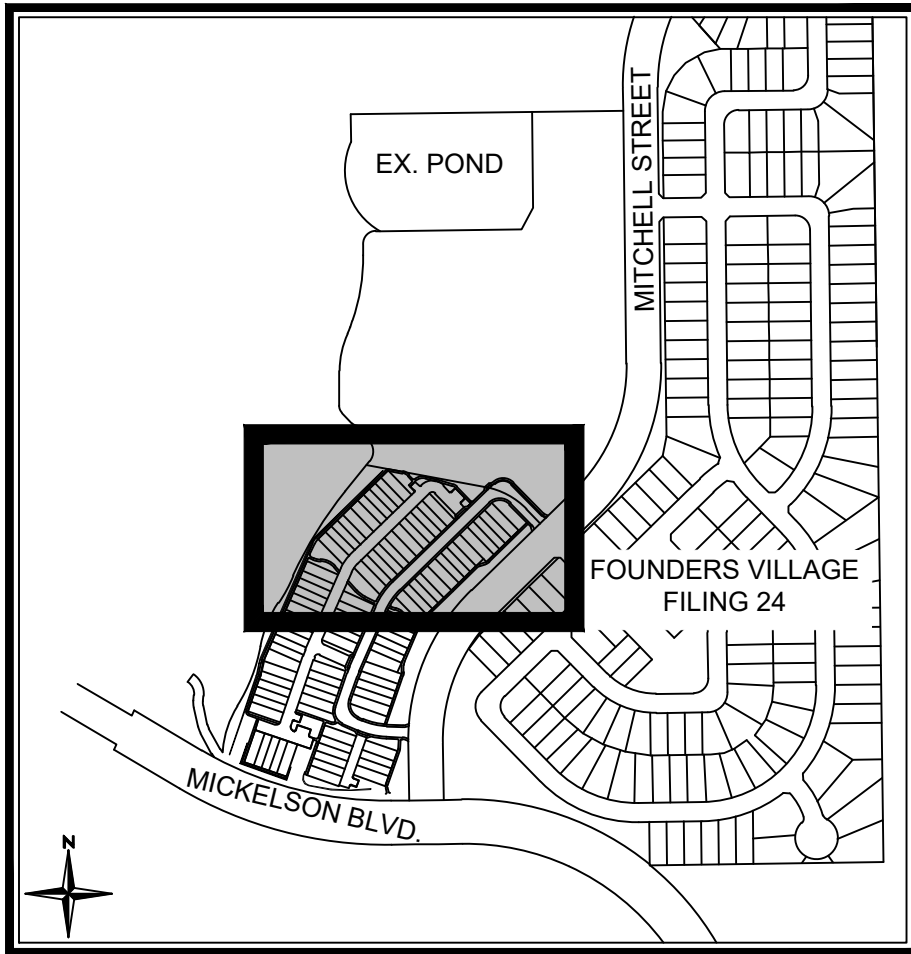
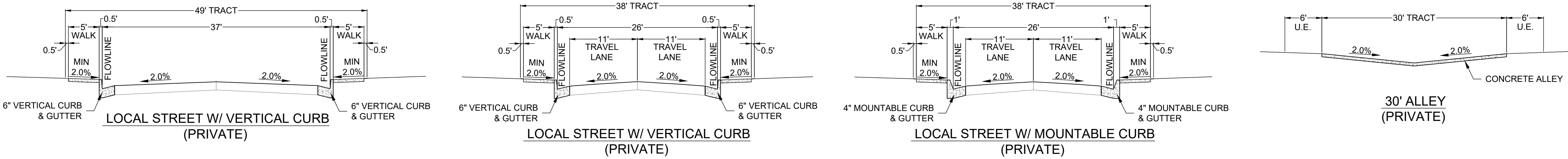
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

SHEET

3 OF 28

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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KEY MAP
N.T.S.

SITE PLAN NOTES

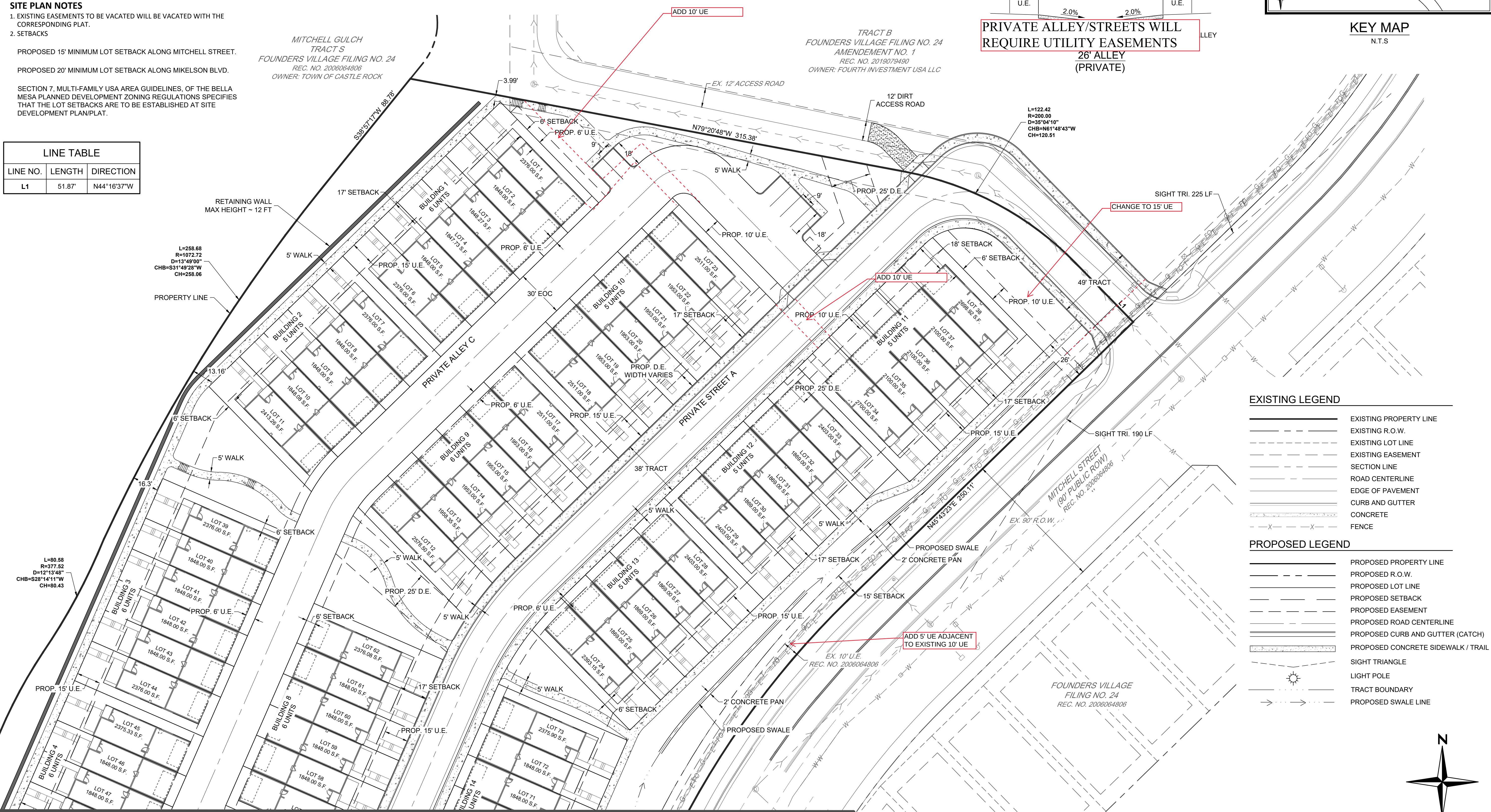
- EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.
- SETBACKS

PROPOSED 15' MINIMUM LOT SETBACK ALONG MITCHELL STREET.

PROPOSED 20' MINIMUM LOT SETBACK ALONG MIKELSON BLVD.

SECTION 7, MULTI-FAMILY USA AREA GUIDELINES, OF THE BELLA MESA PLANNED DEVELOPMENT ZONING REGULATIONS SPECIFIES THAT THE LOT SETBACKS ARE TO BE ESTABLISHED AT SITE DEVELOPMENT PLAN/PLAT.

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	51.87'	N44°16'37"W



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

Redland
WHERE GREAT PLACES BEGIN

720.283.6783
LANDSCAPE ARCHITECTURE
LAND PLANNING
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT

NOT FOR
CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
17026.007	05/30/2025	1	FIRST SUBMITTAL

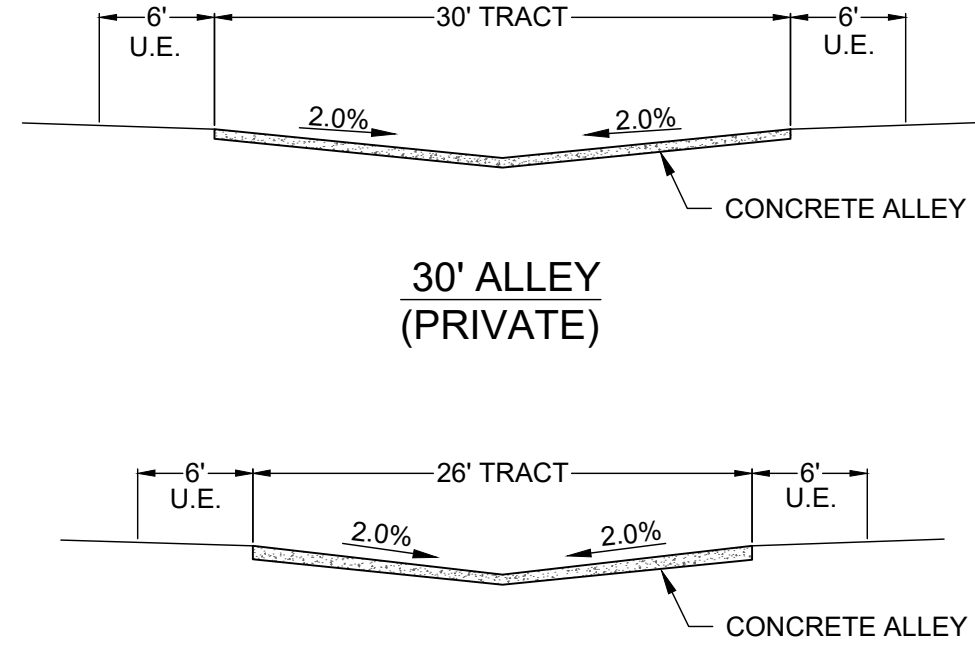
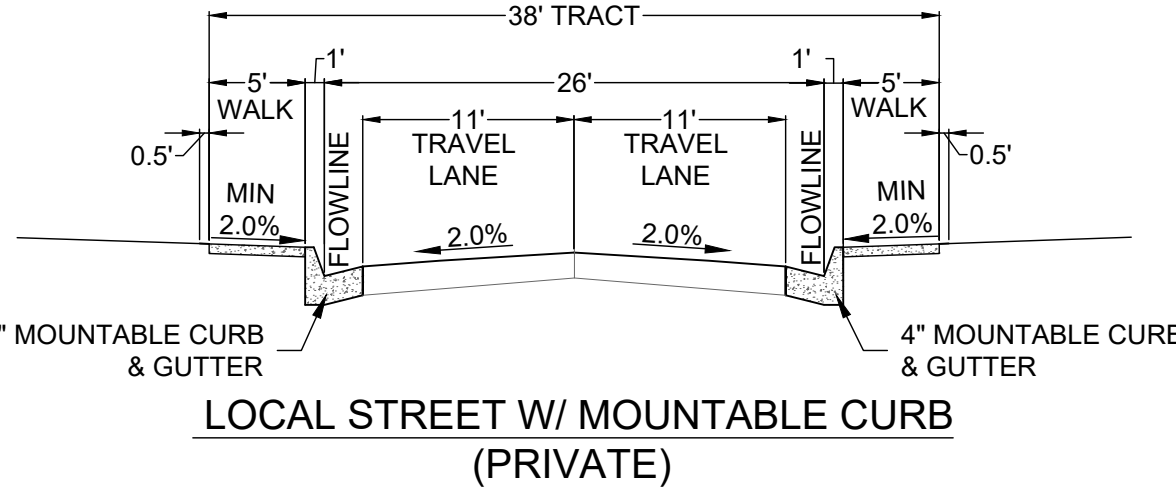
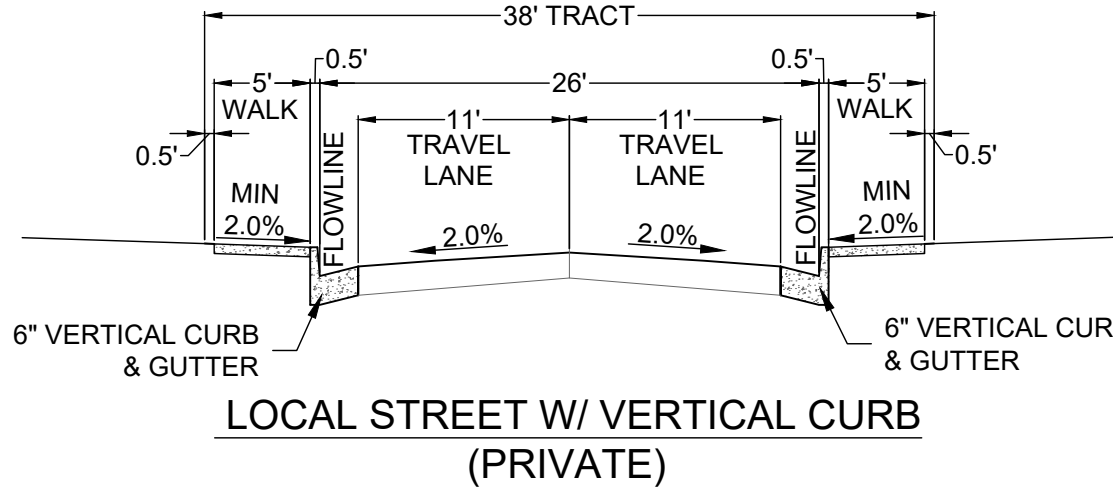
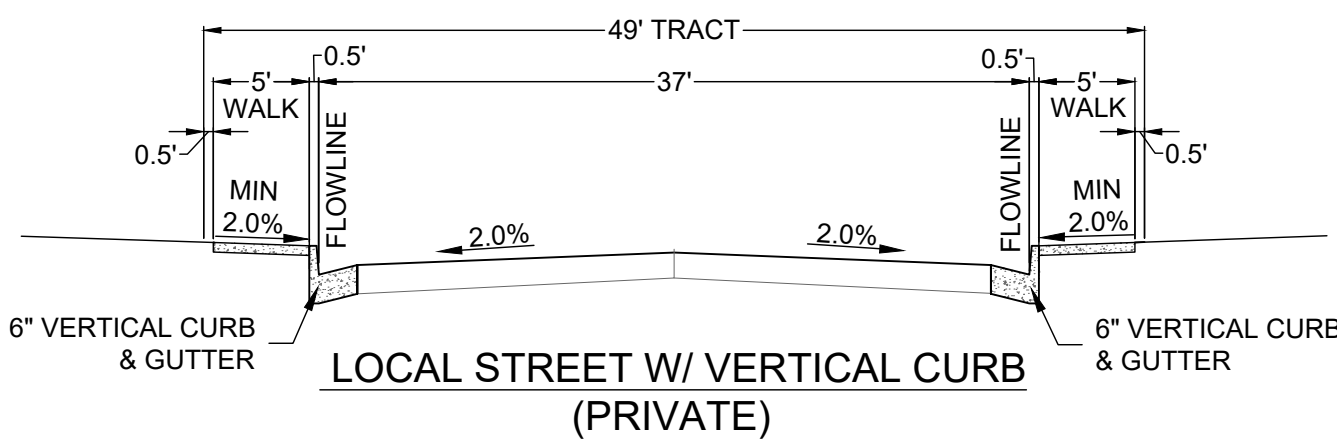
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET

4 OF 28

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



SITE PLAN NOTES

- EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.
- SETBACKS

PROPOSED 15' MINIMUM LOT SETBACK ALONG MITCHELL STREET.

PROPOSED 20' MINIMUM LOT SETBACK ALONG MIKELSON BLVD.

SECTION 7, MULTI-FAMILY USA AREA GUIDELINES, OF THE BELLA MESA PLANNED DEVELOPMENT ZONING REGULATIONS SPECIFIES THAT THE LOT SETBACKS ARE TO BE ESTABLISHED AT SITE DEVELOPMENT PLAN/PLAT.

PRIVATE ALLEY/STREETS WILL REQUIRE UTILITY EASEMENTS

MATCHLINE - SEE SHEET NO. 4 OF 28

26' ALLEY (PRIVATE)

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

SITE PLAN NOTES

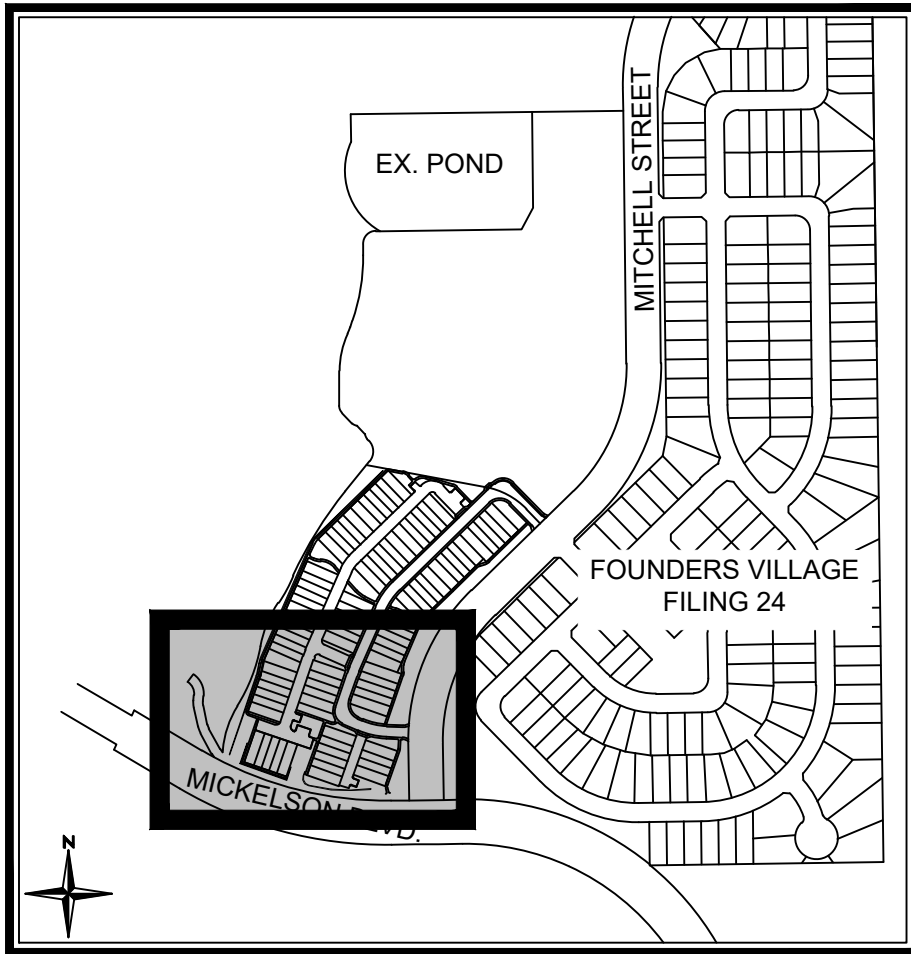
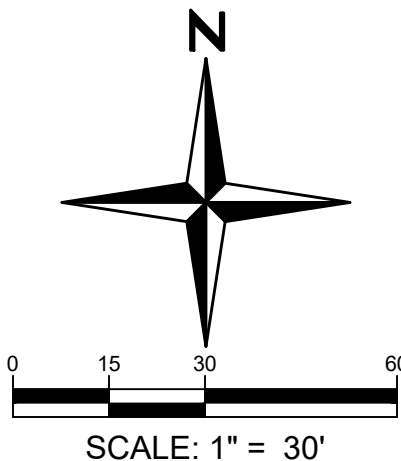
- EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.
- SETBACKS

LINE TABLE		
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 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"
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	16
TOTAL PARKING PROVIDED	222
EXCESS PARKING	36

NOTE: PRIVATE STREET A DOES NOT SUPPORT ON STREET PARKING. IT IS 26' WIDE FROM FL TO FL. CASTLE ROCK REQUIRES 9' WIDTH FOR PARALLEL PARKING AND FIRE REQUIRES 20' CLEAR WIDTH FOR ACCESS.



KEY MAP
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NOTES	
NO.	DATE
1	05/30/2025

NOTES	
NO.	DATE
1	05/30/2025

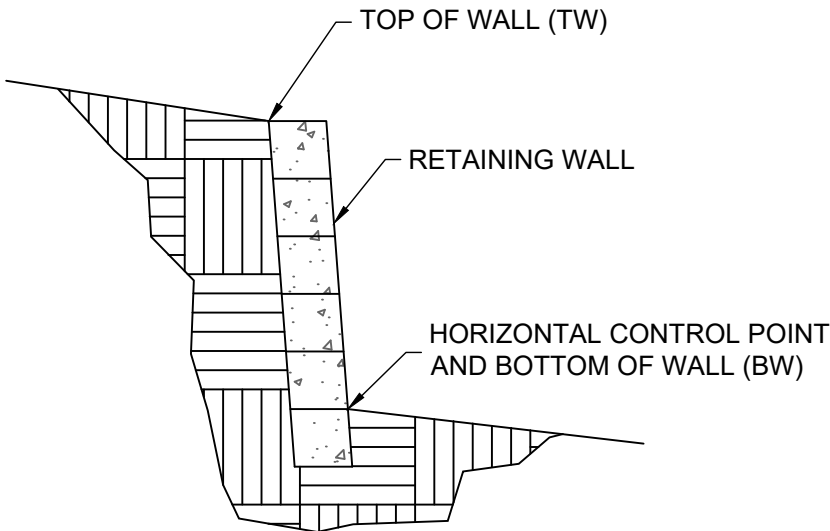
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET

5 OF 28

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH

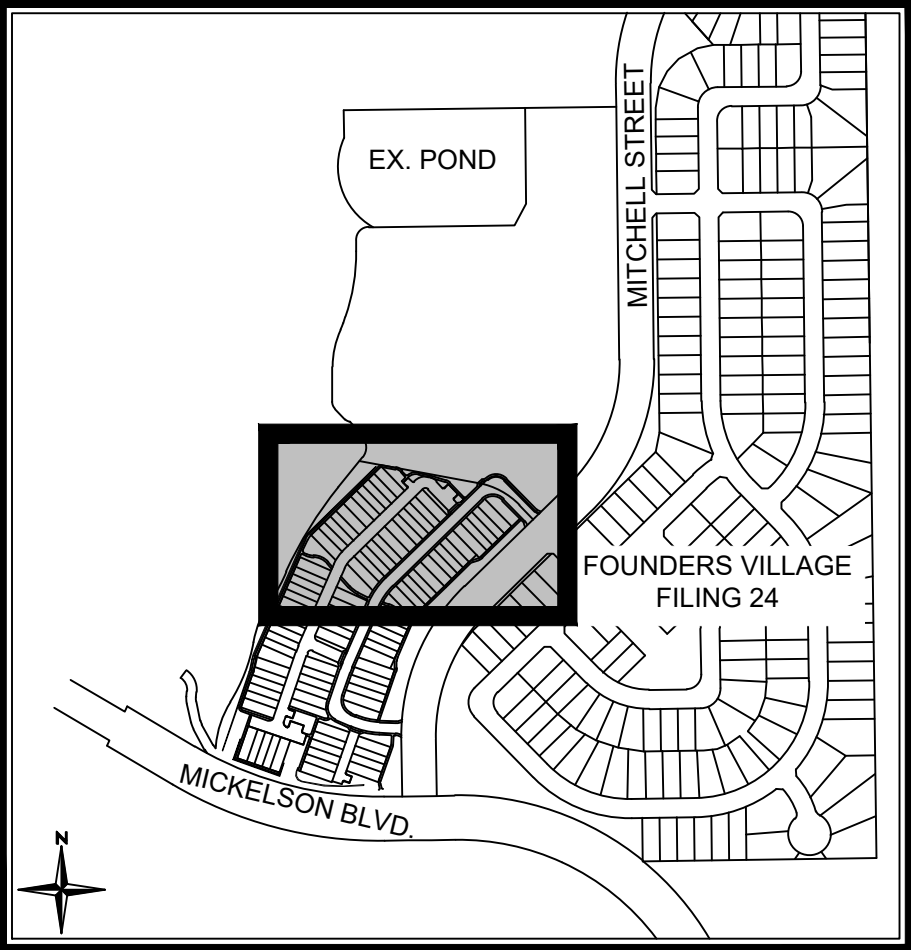
LOCATED IN THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



RETAINING WALL DETAIL
N.T.S.



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



KEY MAP
N.T.S.

EXISTING LEGEND

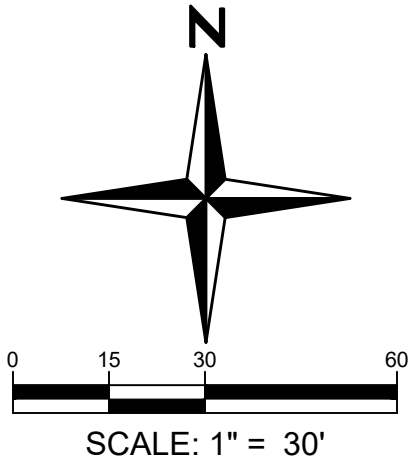
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- SECTION LINE
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- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

PROPOSED LEGEND

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- 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

- ALL SLOPES ARE MAXIMUM OF 4H:1V UNLESS OTHERWISE NOTED.
- GRADES SHOWN FOR ROADS, TRACTS AND OPEN SPACE AREAS 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 28

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PROJECT NO.	DATE	NO.	NOTES
SDP25-0014	1/20/2025	1	FIRST SUBMITTAL

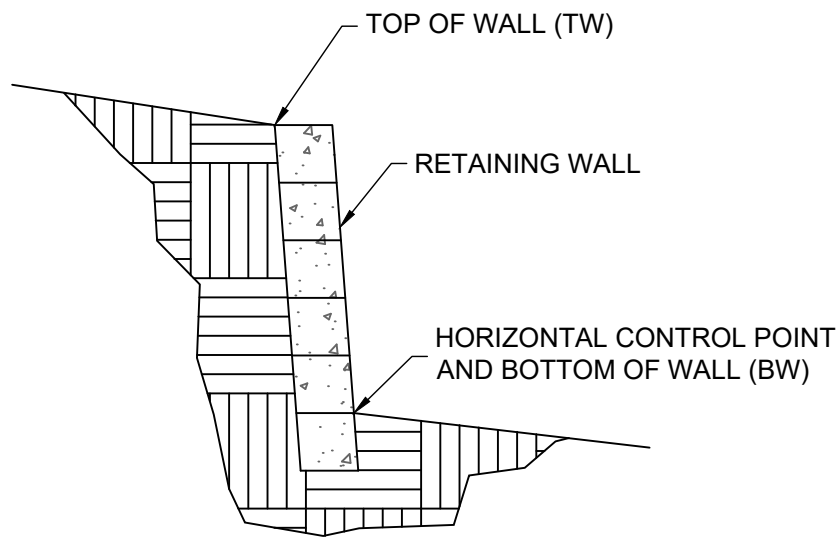
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET

6 OF 28

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH

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

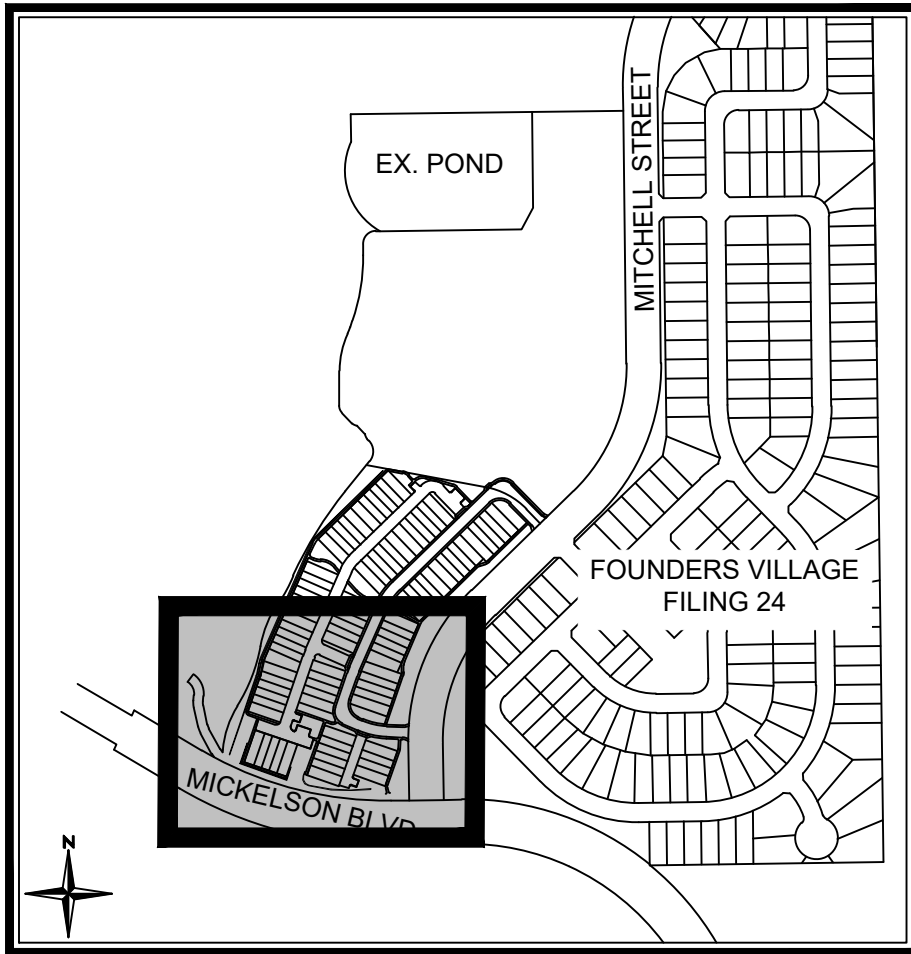


RETAINING WALL DETAIL
N.T.S.



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

MATCHLINE - SEE SHEET NO. 6 OF 28



KEY MAP
N.T.S.

EXISTING LEGEND

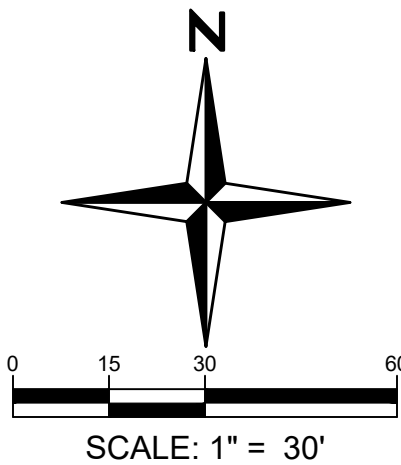
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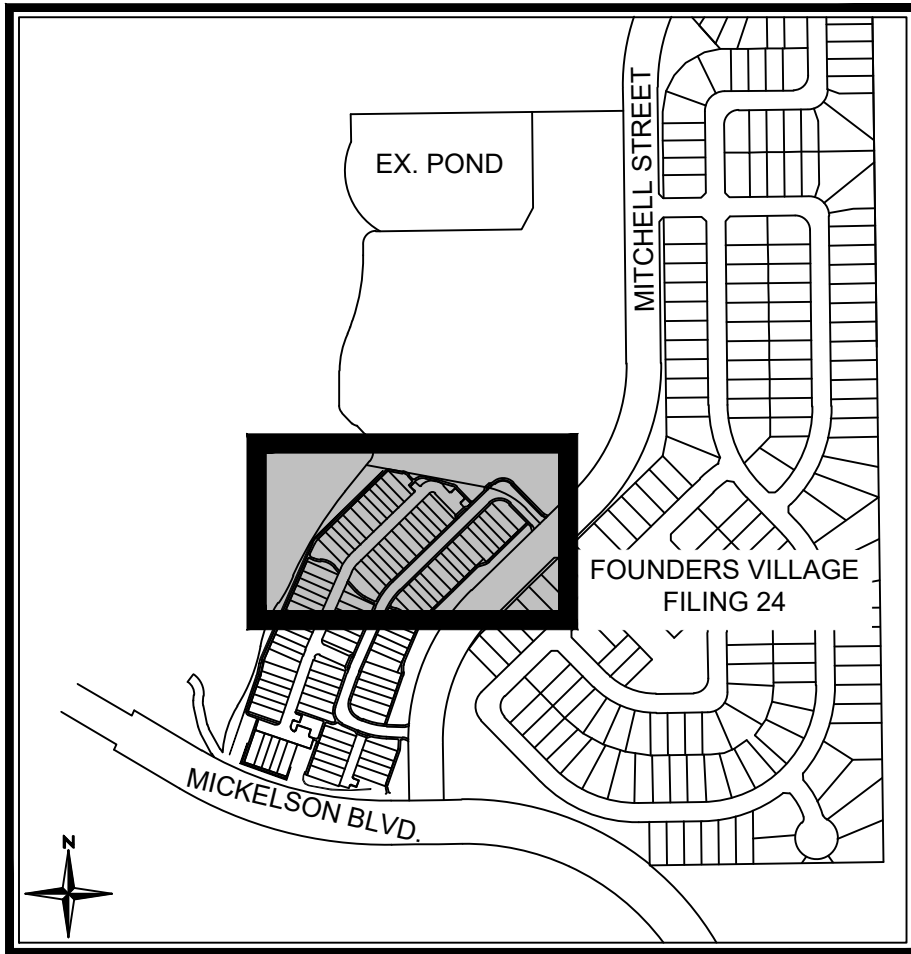
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET

7 OF 28

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

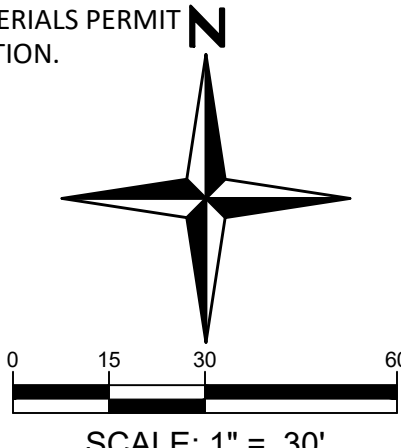
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- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE

UTILITY NOTES

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

SHEET

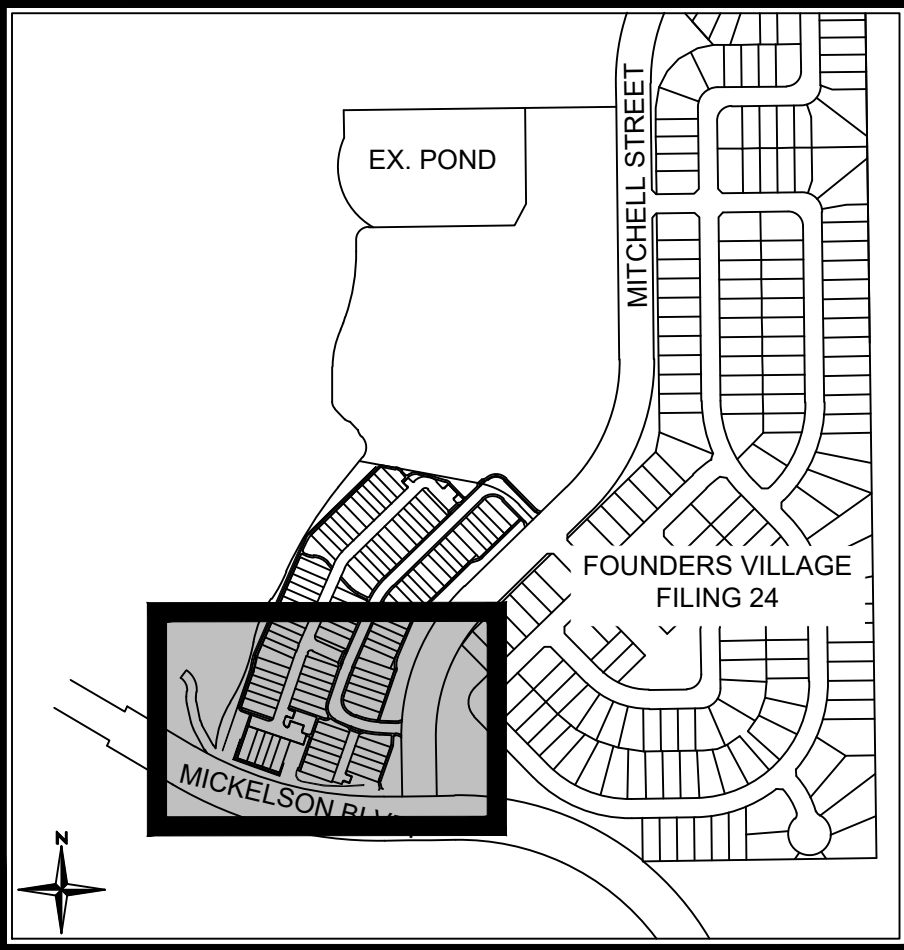
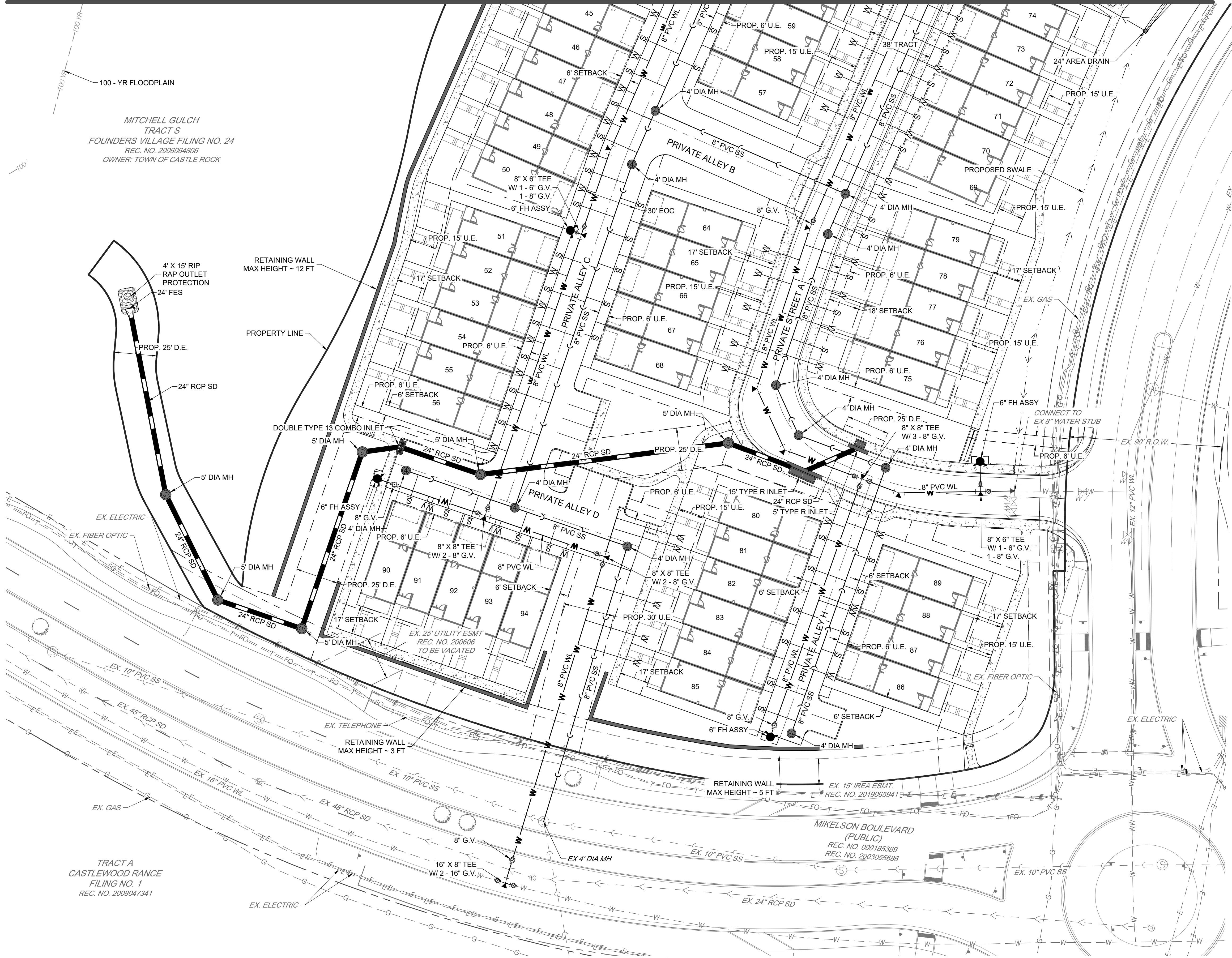
8 OF 28

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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. 8 OF 28



KEY MAP
N.T.S.

EXISTING LEGEND

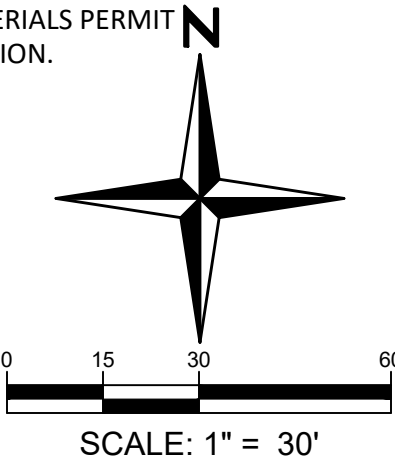
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PROJECT NO.	DATE	NO.	NOTES
SDP25-0014	05/02/2025	1	FIRST SUBMITTAL

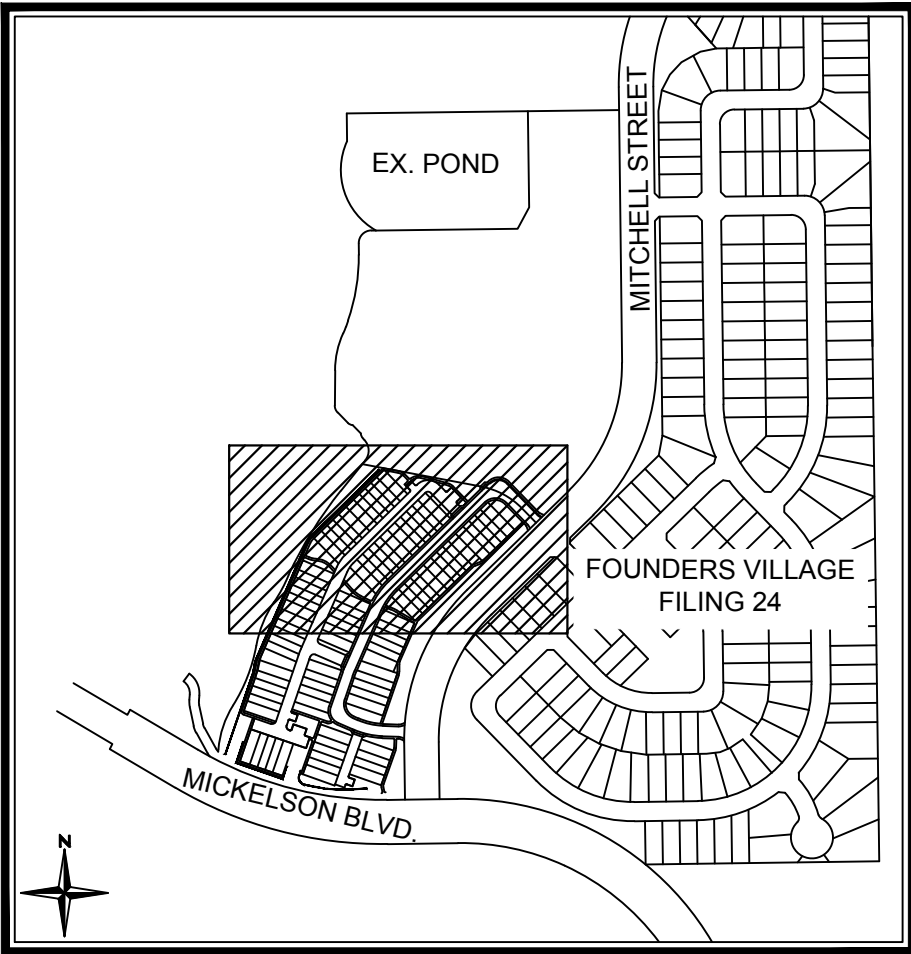
BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

J:\7204.00 - Bella Mesa South, Multifamily Site\Lighting SDP\2024.00 - Bella Mesa South, Multifamily Site - Photometric Plans.dwg Job: 10 Jun 20, 2025 - 9:19am jReiser

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.

GENERAL NOTES

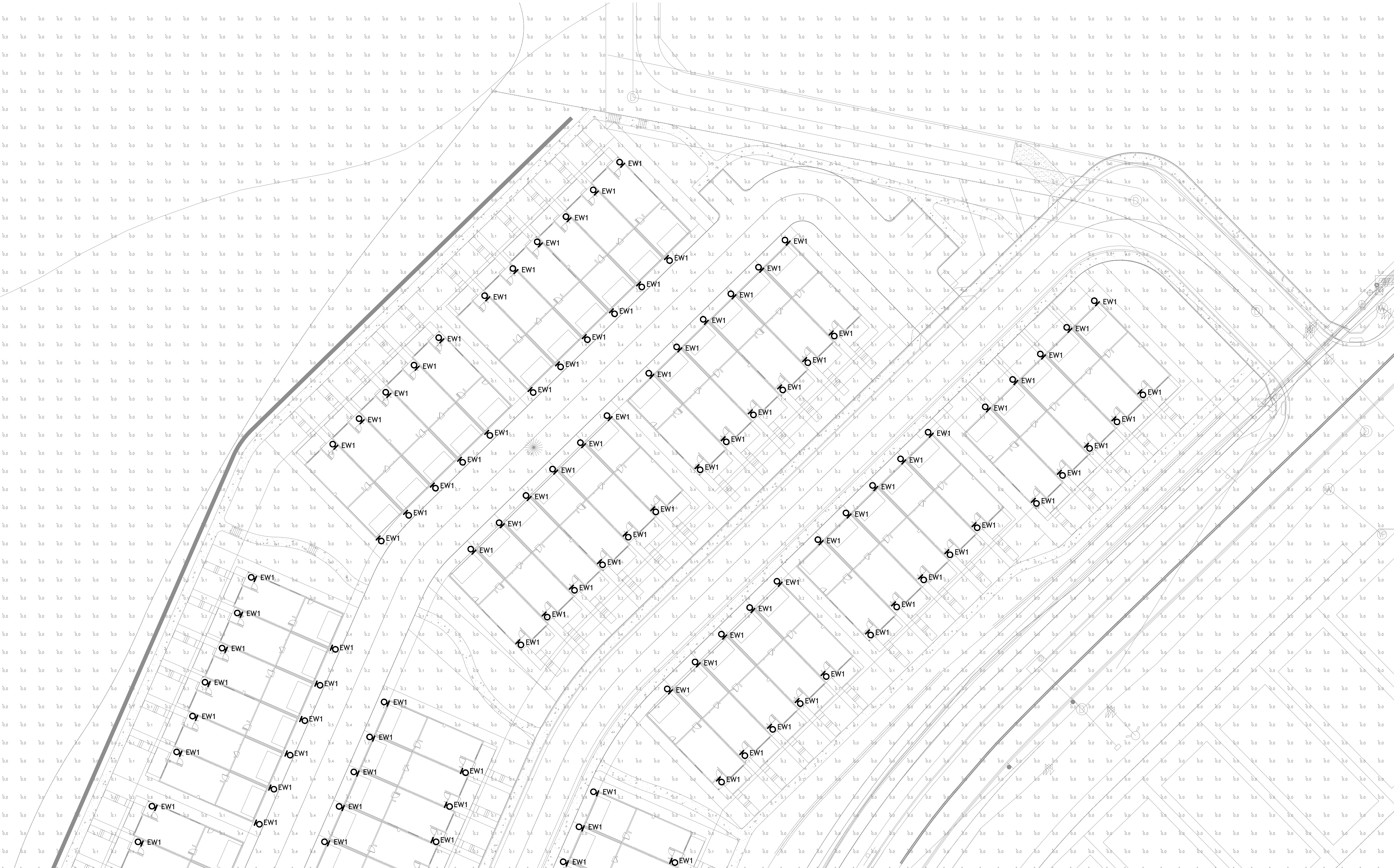
- A. ALL FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK.
- B. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
- C. ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING

LIGHTING FIXTURES

- A1 LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
- ♀ WALL MOUNTED LUMINAIRE

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: ENTRANCES - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA BUILDING MOUNTED WALL SCONCES.
- D. MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES: BUILDING MOUNTED LIGHTING HAS A LUMEN OUTPUT OF LESS THAN THE ALLOWABLE 3500 LM.
- 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.



MATCHLINE - SEE SHEET NO. 10 OF 28



1 | PHOTOMETRIC SITE PLAN
10 | SCALE: 1"=30'

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NOTES

NO.

DATE

PROJECT NO.: 1705.007
DATE NO. NOTES
05/30/2025 1 FIRST SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
PHOTOMETRIC SITE PLAN

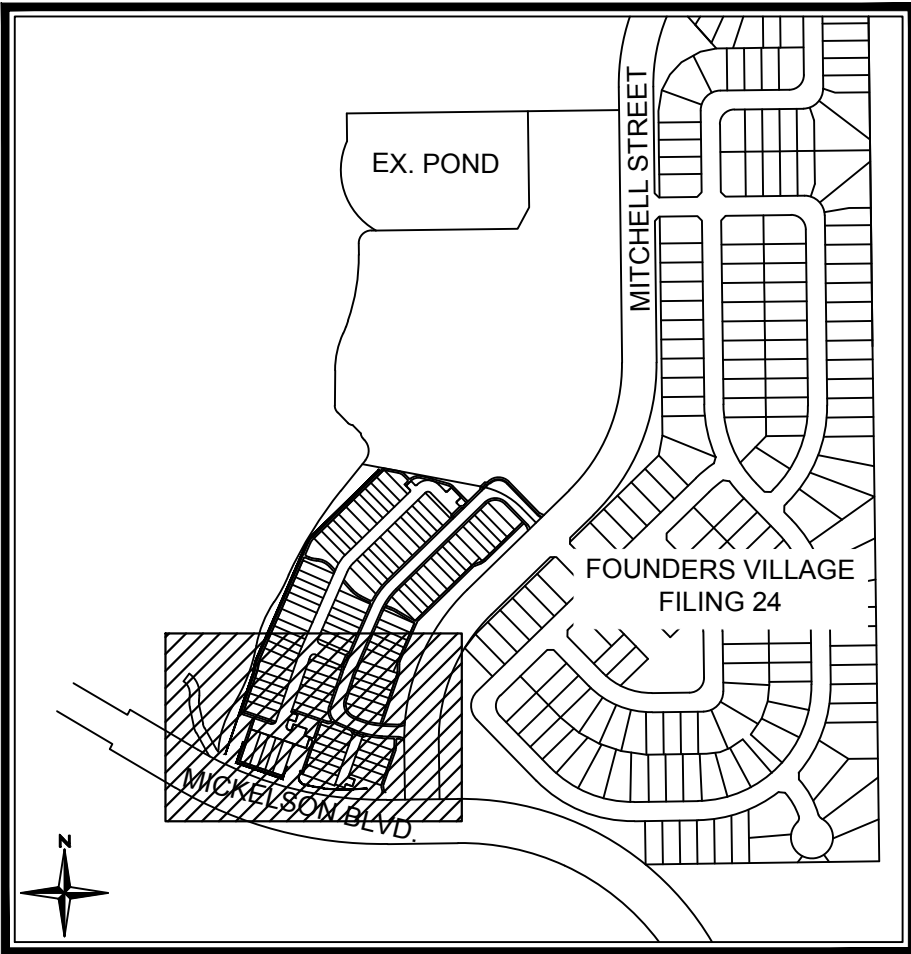
SHEET

J:\72024.00 - Bella Mesa South, Multifamily Site\Lighting\SDP\72024.00 - Bella Mesa South, Multifamily Site - Photometric Plans.dwg - Job: 11 Jun 20, 2025 - 9:19am - JReiser

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.

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- 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: ENTRANCES - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA BUILDING MOUNTED WALL SCONCES.
- D. MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES: BUILDING MOUNTED LIGHTING HAS A LUMEN OUTPUT OF LESS THAN THE ALLOWABLE 3500 LM.
- 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.



NOT FOR
CONSTRUCTION

NOTES	
DATE	NO.
05/30/2025	1

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

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

A. ALL LED LUMPS AND/OR FIXTURES SHALL BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UON.

B. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.

C. P. PROVIDE LUMINAIRES SHOWN AS ORDERED WITH FACTORY INSTALLED 90 MINUTE EMERGENCY BATTERY OR OTHER REMOTE POWER SOURCE, UON. EMERGENCY LUMINAIRES SHALL SENSE UN-SWITCHED POWER TO THE SPACE AND OPERATE AUTOMATICALLY UPON LOSS OF NORMAL POWER. ALL EMERGENCY LUMINAIRES SHALL HAVE AN INTEGRAL TEST SWITCH AND VISIBLE INDICATOR LIGHT. CONNECT THE EMERGENCY BATTERY TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT INDICATED.

D. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.

E. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.

F. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.

G. ALL FINISH SELECTIONS SHALL BE VERIFIED BE ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS, UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.

H. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.

I. TYPICAL FOR ALL LIGHT FIXTURES WITH DESIGNATION STARTING WITH M: FIXTURES ARE SHOWN FOR REFERENCE ONLY. FIXTURE SELECTIONS AND SPECIFICATIONS SHALL BE PROVIDED BY THE ARCHITECT AND/OR INTERIOR DESIGNER. EC SHALL COORDINATE EXACT MOUNTING LOCATION, MOUNTING HEIGHT, WATTAGE, AND DIMMING PROTOCOL WITH ARCHITECT / INTERIOR DESIGNER, LIGHTING CONSULTANT, AND/OR ELECTRICAL ENGINEER PRIOR TO INSTALL.

J. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP AND EXCEED MANUFACTURERS RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.

K. FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F -18 DEG. C, AND RATED FOR OUTDOOR USE.

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE			MAX WATTS	LUMENS OUTPUT	LUMENS ALLOWED	FULL CUTOFF (Y/N)	LIGHT FACTOR	DIMMING	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	NOTES	
					QTY	WATT	TYPE											CCT/CRI
EW1	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		1.0	YES	BLACK	SURFACE WALL	8'-0"	--
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH																		

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.07	2.5	0.0	N.A.	N.A.

1	TYPE 'EW1'
12	SCALE: NTS

SHEET

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 ARCHITECT CERTIFICATION

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: JOSIE O'CONNOR, PLA
TOWN OF CASTLE ROCK REGISTRATION #: N/A
STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: LA.0001533
COMPANY: REDLAND
ADDRESS: 1500 W CANAL CT, LITTLETON, CO 80120
PHONE: (720)283-6783
EMAIL: JOCONNOR@REDLAND.COM

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE*
NATIVE SEED (TEMP IRRIGATION)	55,612 SF	51%
TURF	2,493 SF	2%
WETLAND SEED	0 SF	0%
IRRIGATED BED	45,483 SF	42%
ROCK / COBBLE	5,875 LF	5%
TOTAL AREA LANDSCAPE	109,463 SF	100%
TOTAL PROJECT SITE	389,497 SF	

*LANDSCAPE PERCENTAGE BASED ON TOTAL AREA LANDSCAPE. TOTAL PROJECT SITE ACREAGE INCLUDED FOR REFERENCE ONLY.

COMPOSITE LANDSCAPE WATER USE RATING CHART

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

- NOTES:
- THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATER SCHEDULES.
 - TEMPORARY IRRIGATION IS NOT INCLUDED IN THE CLWUR CALCULATION

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)		LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA) / TA
SPRAY	IRRIGATED TURF	4.5	in./mo.	HIGH	5%	2,493 SF	4.5	47,976 SF	0.23
DRIP	SHRUB/PERENNIAL BED	3.0	in./mo.	MODERATE	95%	45,483 SF	3.0	47,976 SF	2.84
TOTALS					100%	47,976 SF			
TOTAL OF THE CLWUR									3.08

MULTI-FAMILY LANDSCAPE REQUIREMENTS

Gross Site Area	Required Landscape (20% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (4 cu.yds. Per 1000 SF)
389,497	77899.4	N/A	109728	156	156	312	312	416 cu. yds.
Turf Grass Square Footage (SF)	Landscape Coverage at Maturity (SF)	Existing Landscape (If Applicable)	Landscape Coverage Percentage (75% minimum)	Nonliving Ornamental Area in Landscape (SF)	Nonliving Ornamental percentage (25% maximum)	Number of Large Canopy Deciduous Shade Tree	Percentage (50% Large Canopy Deciduous Shade Tree)	Separate Irrigation Service Connections
2493	92,217	N/A	58425	5875	19475	78	78	Yes _X_ No ____

Parking Lot*							
Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
2,768	276.8	N/A	277	1	1	2	2
Parking Lot Peninsula/Islands (40 Spaces or More)****							
Number of Parking Spaces	Number of landscaped islands/peninsulas Required (1 island per 15 spaces)		Number of Landscaped islands/peninsulas provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
0	0		0	0	0	0	0
*Parking Lot landscaping can count towards overall site landscape requirements.							
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.							
***Evergreens are not permitted in landscaped islands/peninsulas.							
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.							

LANDSCAPE NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET. DISTANCE OF TREES TO ELECTRICAL LINES SHOULD BE A MINIMUM OF 3 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH
- PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.

CONCEPTUAL IRRIGATION NOTES

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

GRADING NOTES

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

PLANT SCHEDULE				
DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	71
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND				
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH				
ORNAMENTAL TREES	HYDROZONE	LOW	QUANTITY	55
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	LOW	QUANTITY	32
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
DECIDUOUS SHRUBS**	HYDROZONE	-	QUANTITY	MIN. 156
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS**	HYDROZONE	-	QUANTITY	MIN. 156
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES**	HYDROZONE	-	QUANTITY	TBD
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS**	HYDROZONE	-	AREA	TBD
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
ANNUAL PLANTING BEDS**	HYDROZONE	-	AREA	NOT INCLUDED
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER				
NATIVE SEED	HYDROZONE	LOW	AREA	55,614
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON				
APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]				

- NOTE:
- * SHRUB QUANTITIES BASED ON CONCEPTUAL PLANTING DESIGN AND SUBJECT TO CHANGE AT CONSTRUCTION DOCUMENT PHASE.
 - ** INDIVIDUAL SHRUB SPECIES, LOCATION, QUANTITY AND HYDROZONE SHALL BE SPECIFIED AS PART OF THE LANDSCAPE CONSTRUCTION DOCUMENTS.

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



BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
LANDSCAPE NOTES

SHEET

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



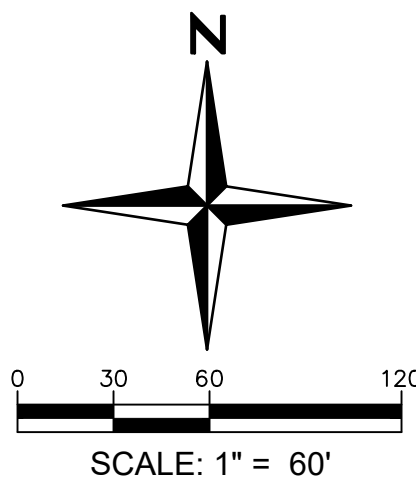
STREETSCAPE						
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
MITCHELL ST.	784 LF	20	1	20	80	80
MICKELSON BLVD.	529 LF	14	7	14	56	56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

LEGEND

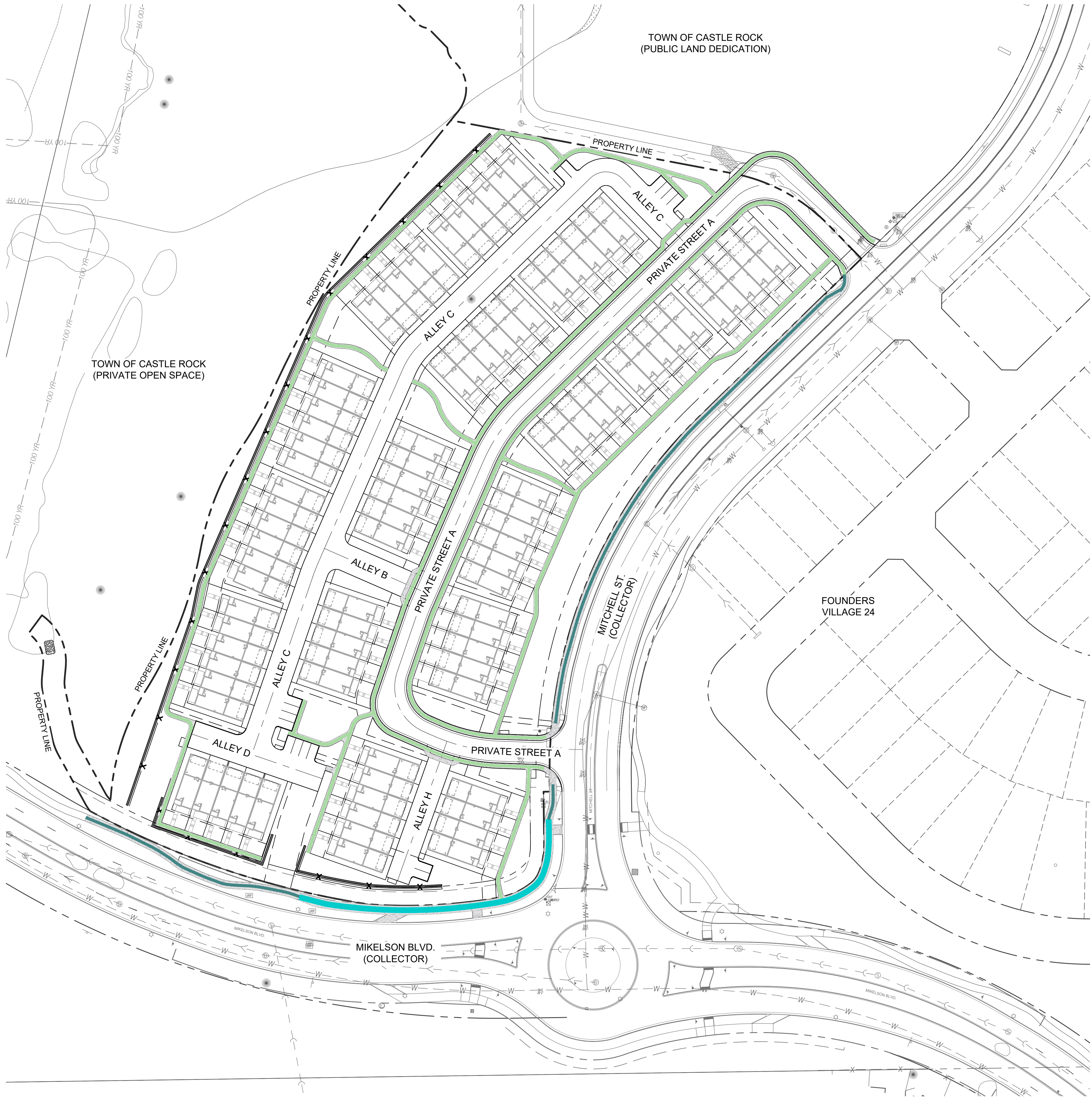
- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- CURB AND GUTTER; SEE CIVIL
- SIDEWALK; SEE CIVIL
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTICS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER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



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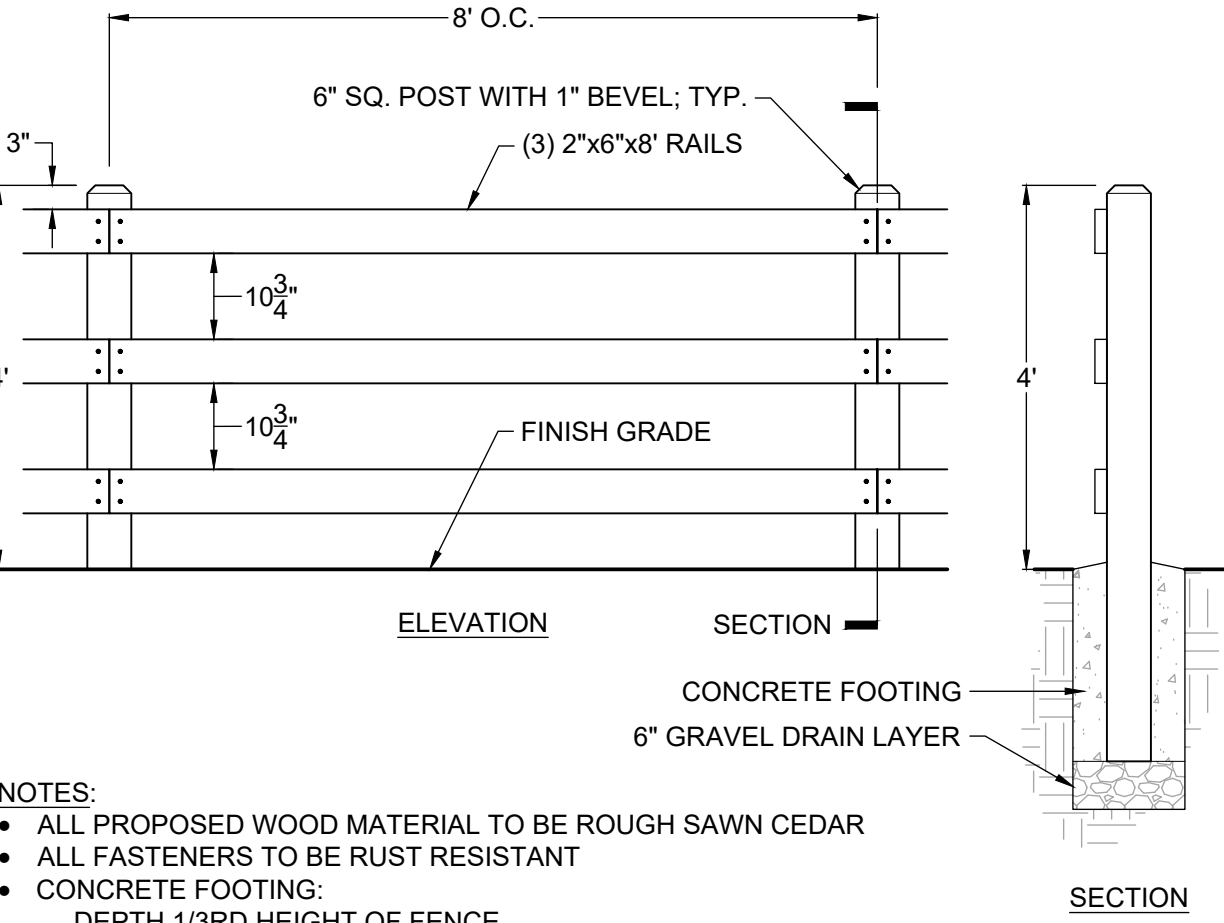


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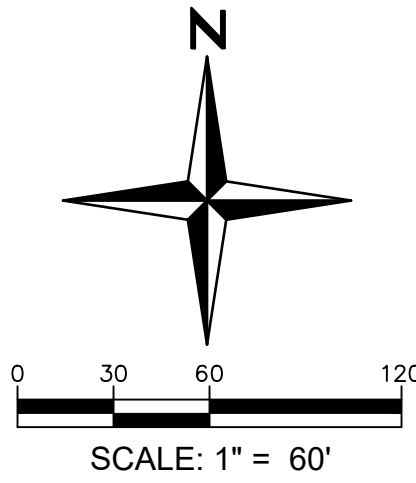
- 10' CONCRETE WALK
- 8' CONCRETE WALK
- 5' CONCRETE WALK

FENCING LEGEND

- 4' OPEN RAIL FENCE, SEE DETAIL BELOW



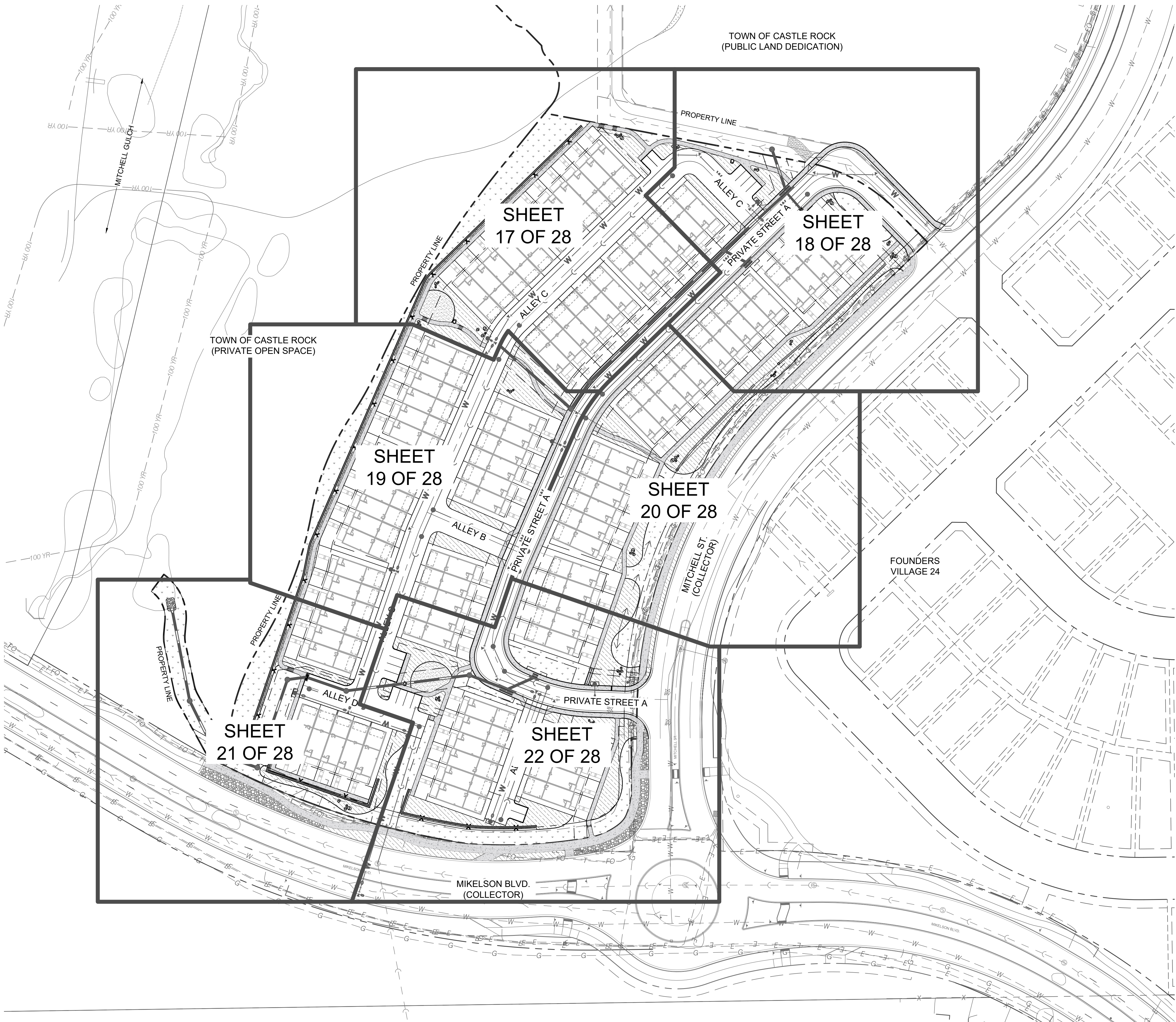
- NOTES:
- ALL PROPOSED WOOD MATERIAL TO BE ROUGH SAWN CEDAR
 - ALL FASTENERS TO BE RUST RESISTANT
 - CONCRETE FOOTING:
 - DEPTH 1/3RD HEIGHT OF FENCE
 - WIDTH 3x POST SIZE
 - SLOPE CONCRETE FOOTING TO DRAIN



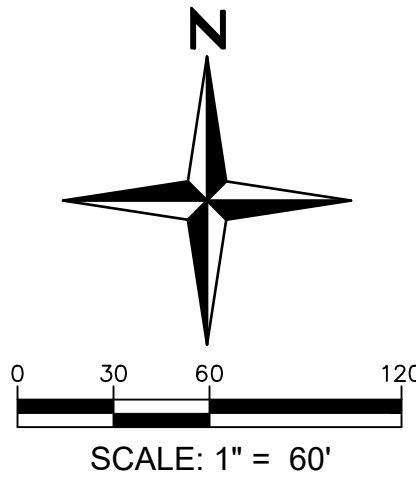
SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
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- LEGEND**
- PROPERTY LINE
 - R.O.W.
 - LOT LINE
 - EASEMENT LINE
 - ROAD CENTERLINE
 - CURB AND GUTTER; SEE CIVIL
 - SIDEWALK; SEE CIVIL
 - EXISTING WATER LINE
 - EXISTING GAS LINE
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 - 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)

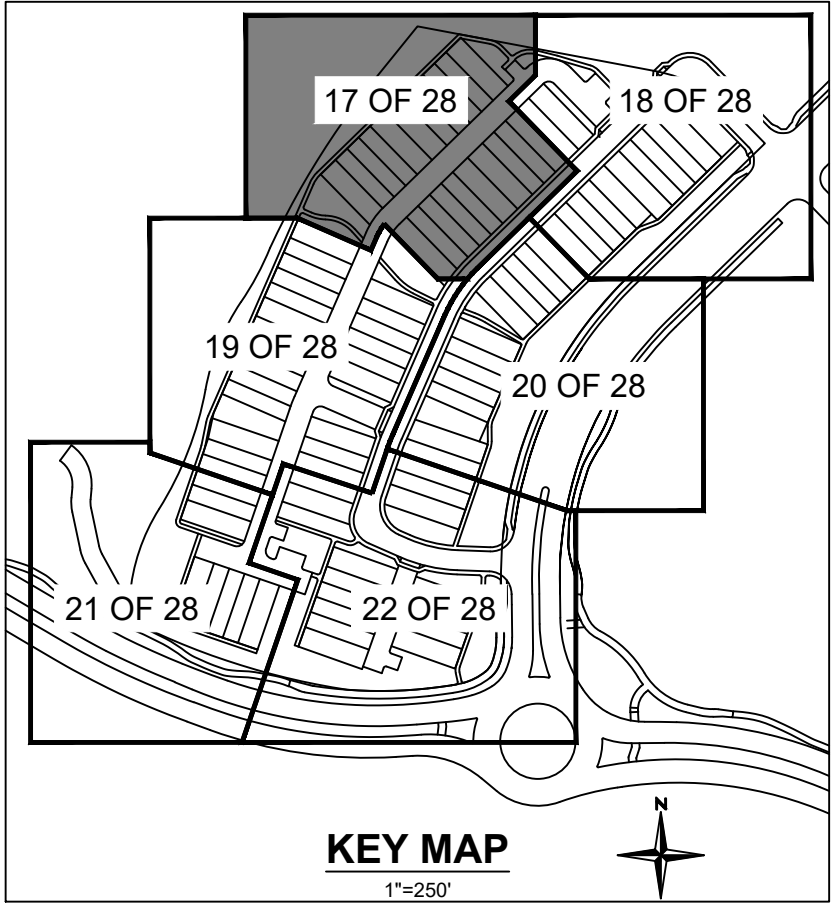


SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

PROJECT NO. 17026.007		NOTES	
DATE	NO.	DATE	NO.
02/28/2025	1		
FIRST 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,
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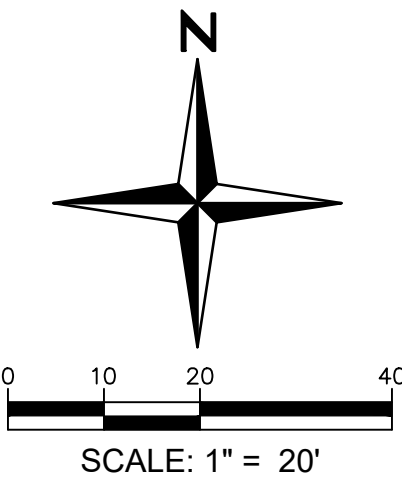
LEGEND

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 - FIRE HYDRANT
- LARGE CANOPY TREE
 - EXISTING STREET TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - EXISTING VEGETATION (TO REMAIN)

- 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

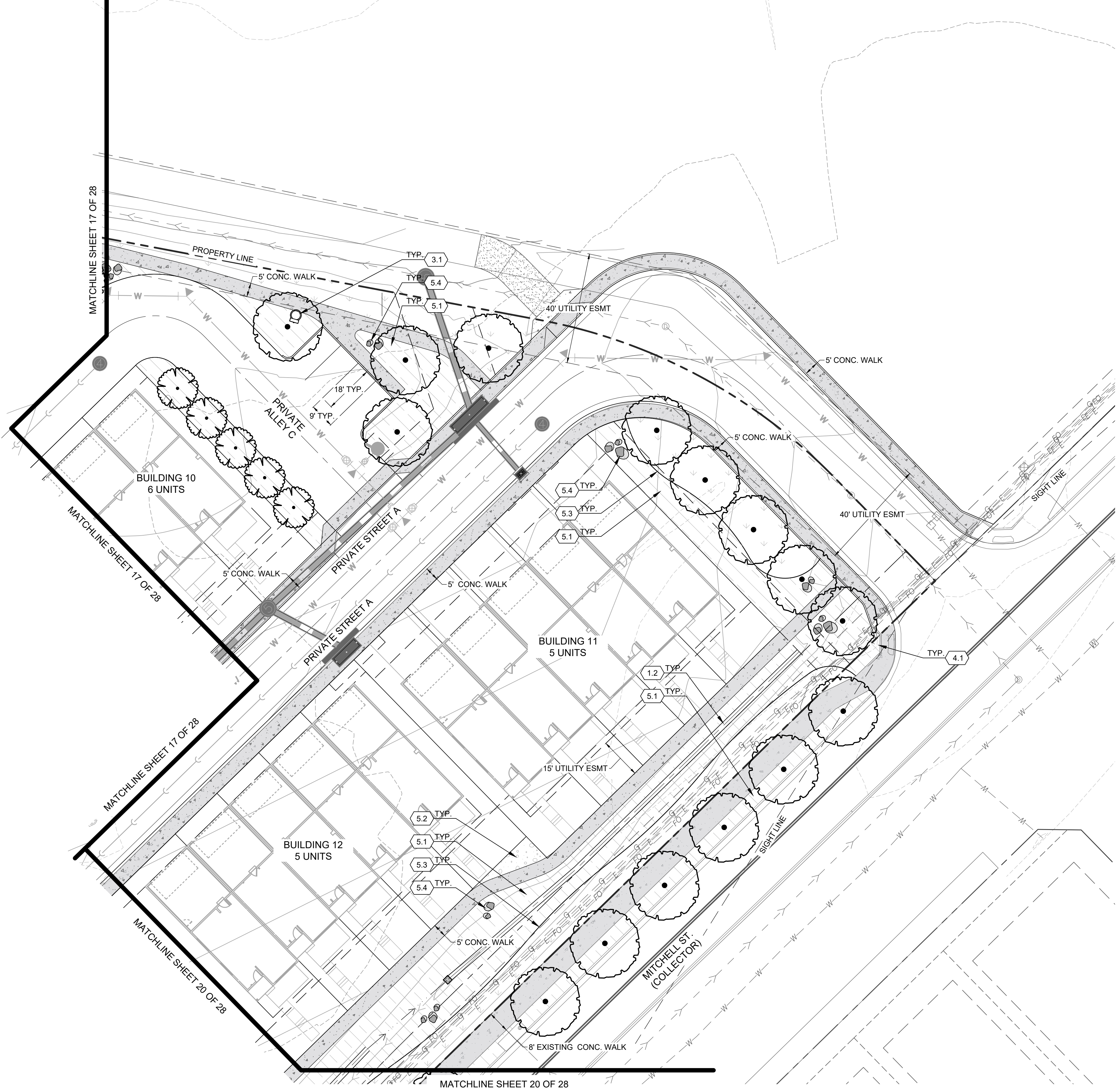
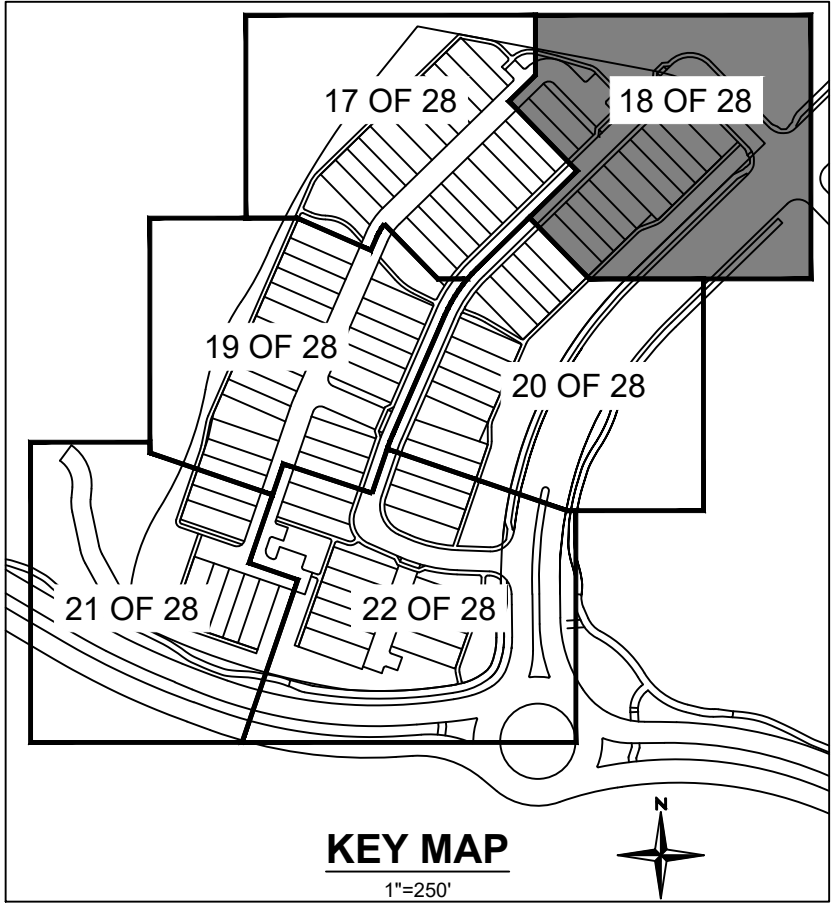
- | | DETAIL/SHEET |
|--------------------------|--------------|
| PAVING, RAMPS, AND CURBS | |
| 1.1 CONCRETE WALK | SEE CIVIL |
| 1.2 CONCRETE DRAIN PAN | SEE CIVIL |
| SITE WALLS | |
| 2.1 RETAINING WALL | SEE CIVIL |
| 2.2 3-RAIL FENCE | 8/23 OF 28 |
| FURNITURE | |
| 3.1 PET STATION | 7/23 OF 28 |
| SITE LIGHTING | |
| 4.1 EXISTING LIGHT POLE | N/A |
| PLANTING AND LANDSCAPE | |
| 5.1 WOOD MULCH | N/A |
| 5.2 COBBLE MULCH | N/A |
| 5.3 STEEL EDGER | 5/23 OF 28 |
| 5.4 BOULDERS | 6/23 OF 28 |
| 5.5 EXISTING COBBLE | N/A |



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

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH

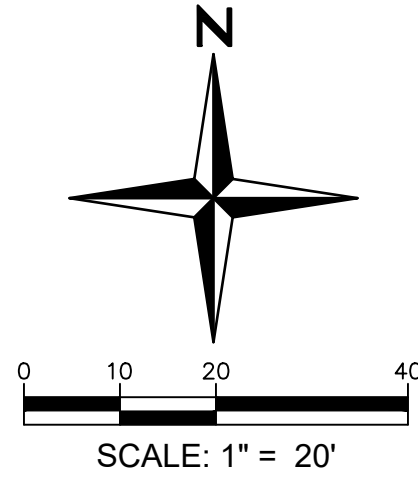
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



- 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
- LARGE CANOPY TREE
 - EXISTING STREET TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - EXISTING VEGETATION (TO REMAIN)

- 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)

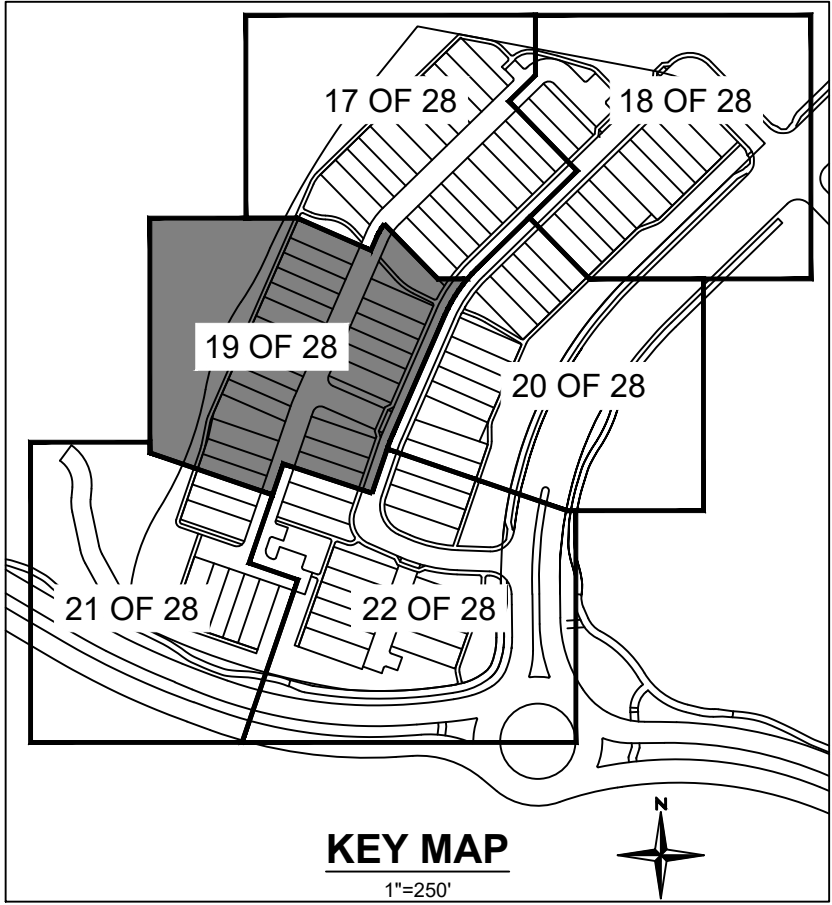
MATERIALS LEGEND	DETAIL/SHEET
PAVING, RAMPS, AND CURBS	
1.1 CONCRETE WALK	SEE CIVIL
1.2 CONCRETE DRAIN PAN	SEE CIVIL
SITE WALLS	
2.1 RETAINING WALL	SEE CIVIL
2.2 3-RAIL FENCE	8/23 OF 28
FURNITURE	
3.1 PET STATION	7/23 OF 28
SITE LIGHTING	
4.1 EXISTING LIGHT POLE	N/A
PLANTING AND LANDSCAPE	
5.1 WOOD MULCH	N/A
5.2 COBBLE MULCH	N/A
5.3 STEEL EDGER	5/23 OF 28
5.4 BOULDERS	6/23 OF 28
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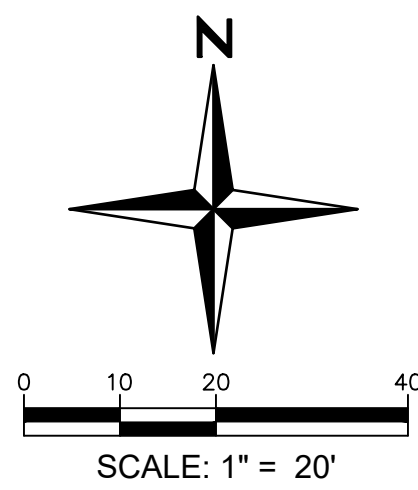
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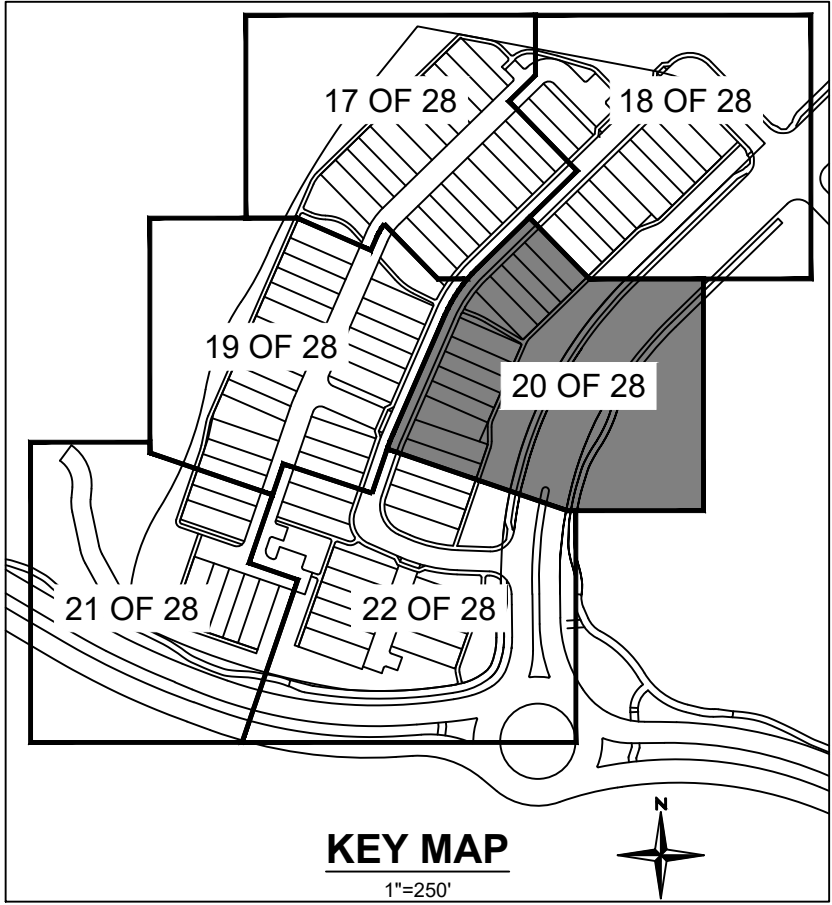
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SITE DEVELOPMENT PLAN
BELLA MESA SOUTH

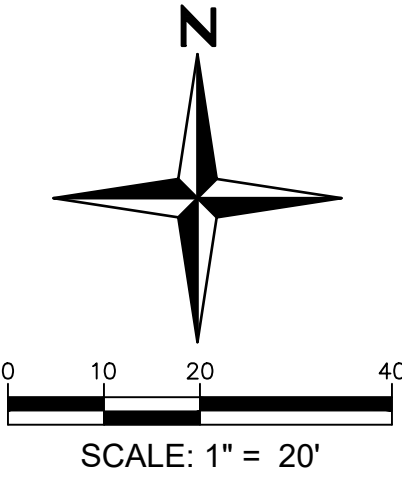
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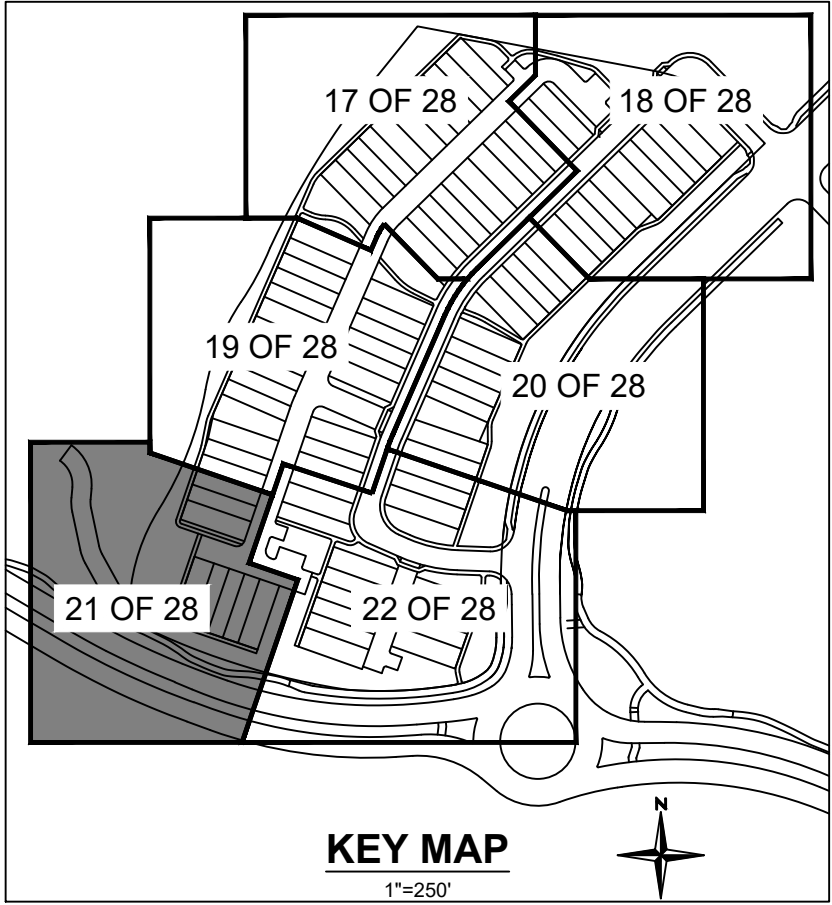
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5.5 EXISTING COBBLE	N/A



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

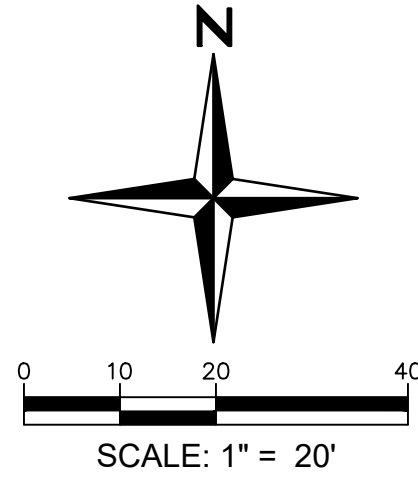
SITE DEVELOPMENT PLAN
BELLA MESA SOUTH

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



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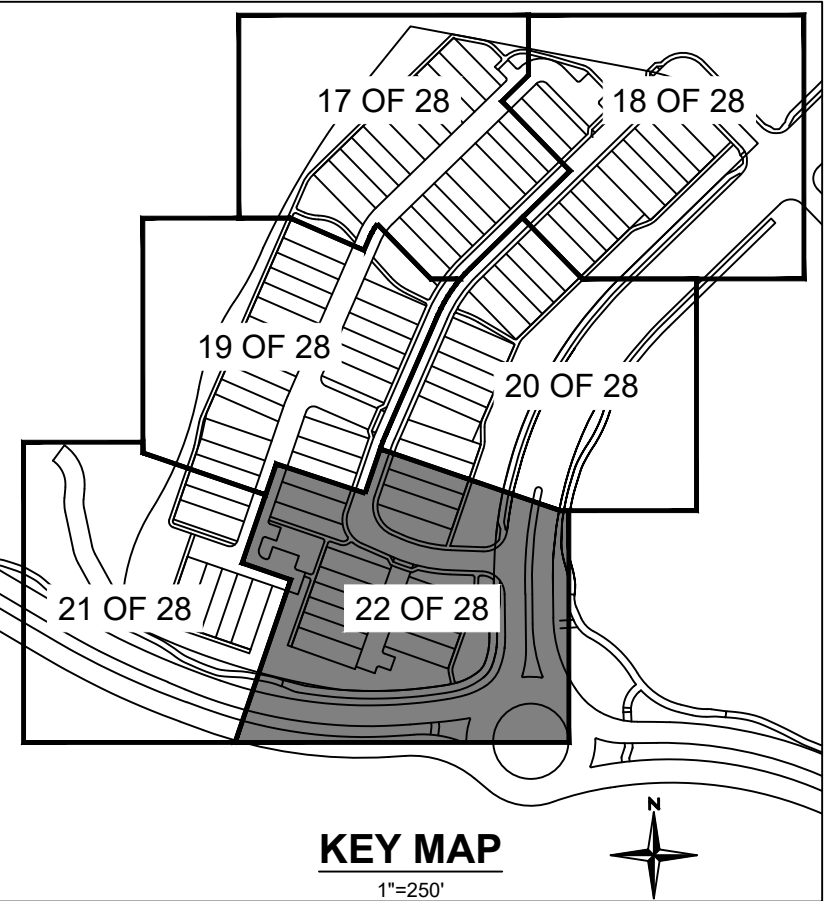
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TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



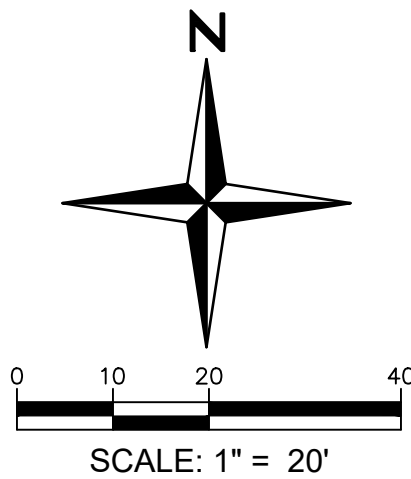
LEGEND

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MATERIALS LEGEND

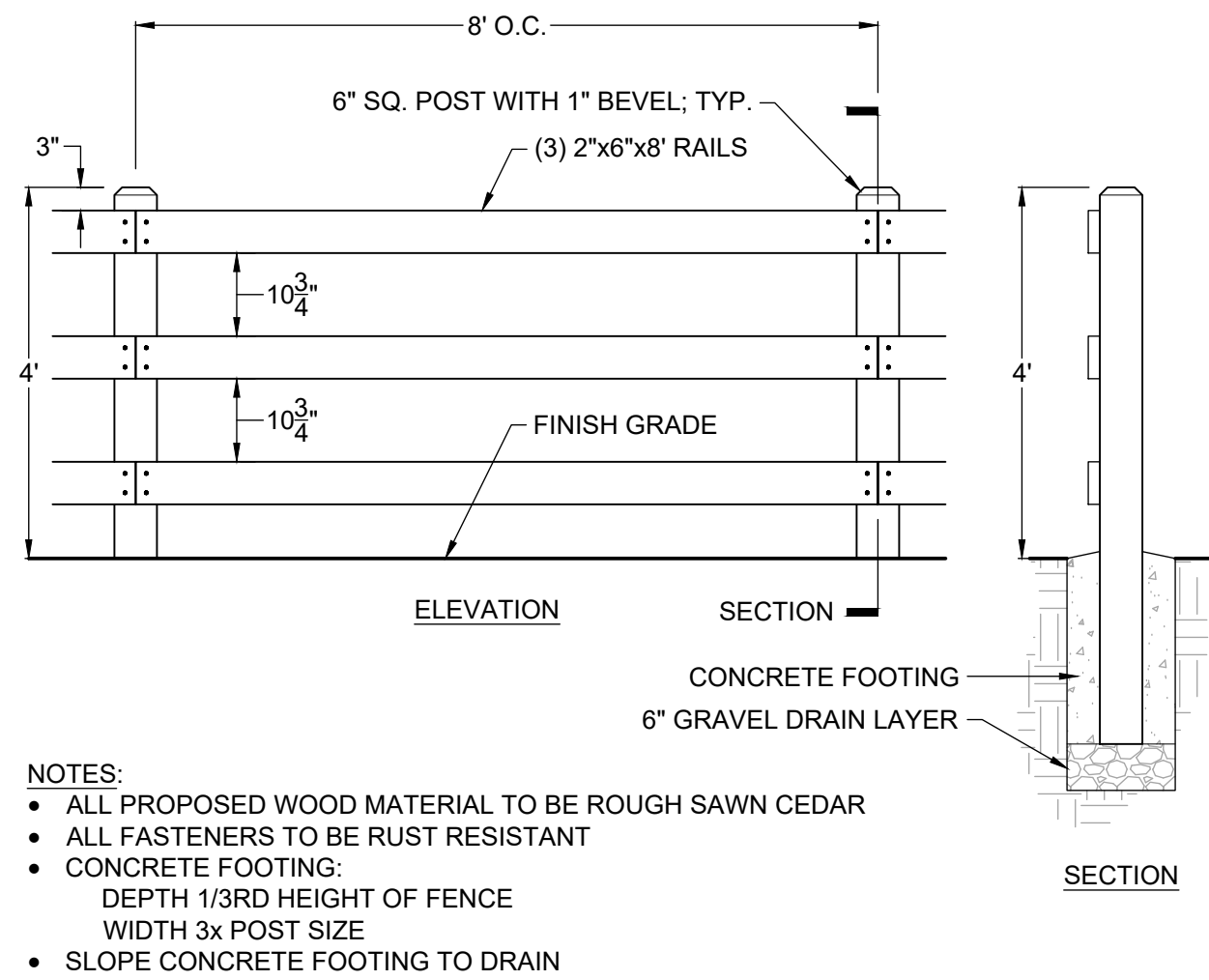
- | | DETAIL/SHEET |
|--------------------------|--------------|
| PAVING, RAMPS, AND CURBS | |
| 1.1 CONCRETE WALK | SEE CIVIL |
| 1.2 CONCRETE DRAIN PAN | SEE CIVIL |
| SITE WALLS | |
| 2.1 RETAINING WALL | SEE CIVIL |
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| 3.1 PET STATION | 7/23 OF 28 |
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| 4.1 EXISTING LIGHT POLE | N/A |
| PLANTING AND LANDSCAPE | |
| 5.1 WOOD MULCH | N/A |
| 5.2 COBBLE MULCH | N/A |
| 5.3 STEEL EDGER | 5/23 OF 28 |
| 5.4 BOULDERS | 6/23 OF 28 |
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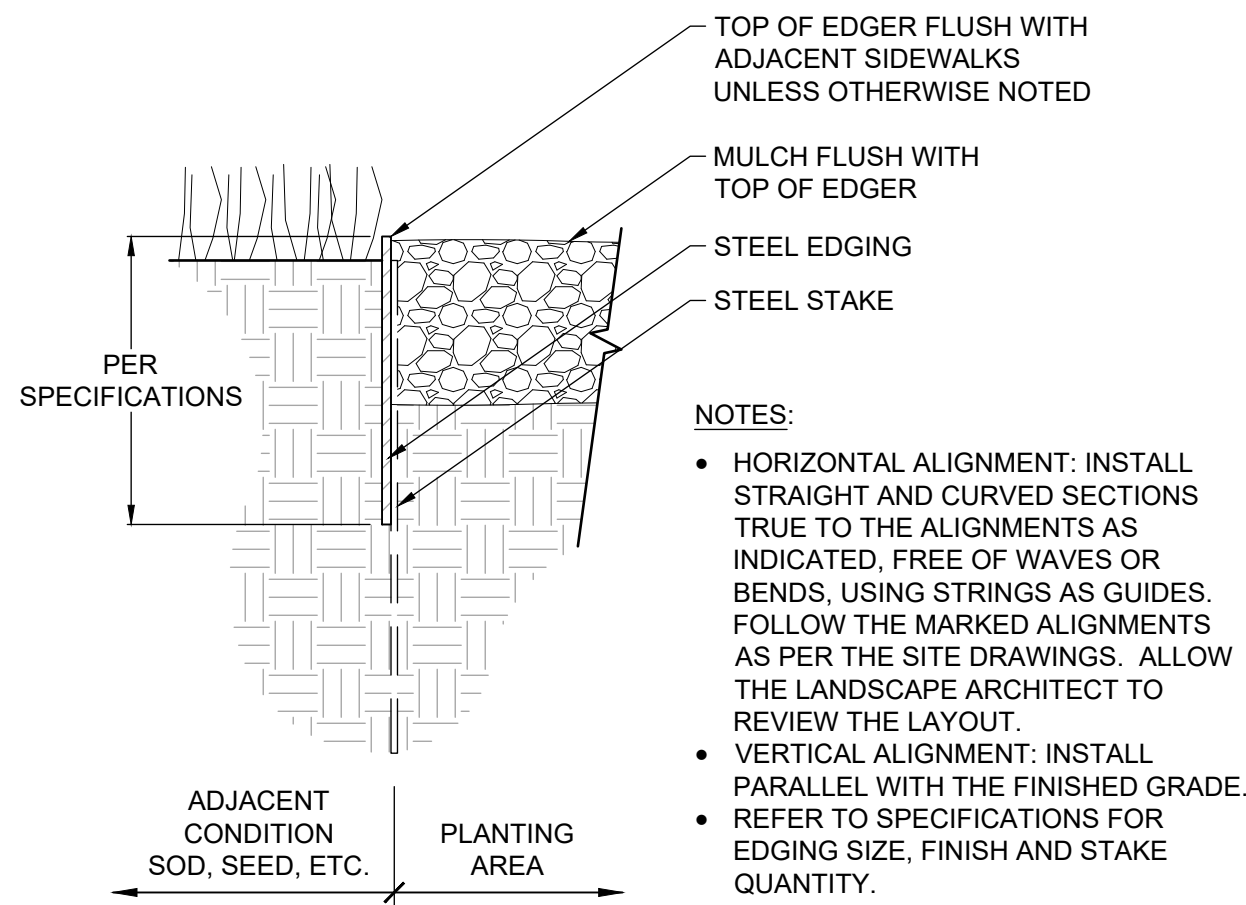
SITE DEVELOPMENT PLAN
BELLA MESA SOUTH
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0014

I:\2017\17026 - Bella Mesa\CADD\Sheet Sales\17026.007 - SDP\17026.007 - Landscape Details.dwg, tab: 20 OF 25 LANDSCAPE DETAILS Jun 23, 2025 - 4:38pm jconnor

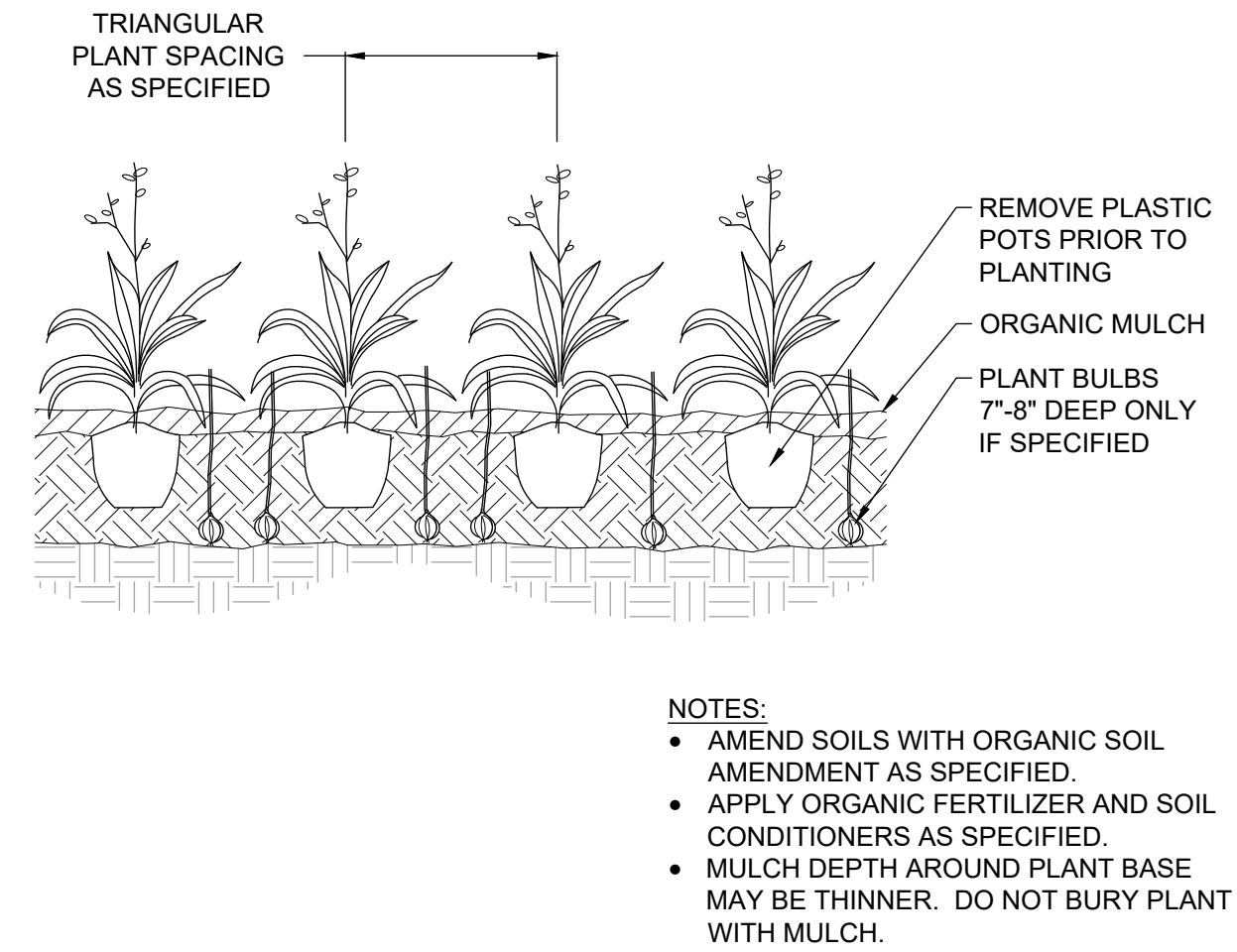
SITE DEVELOPMENT PLAN
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TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



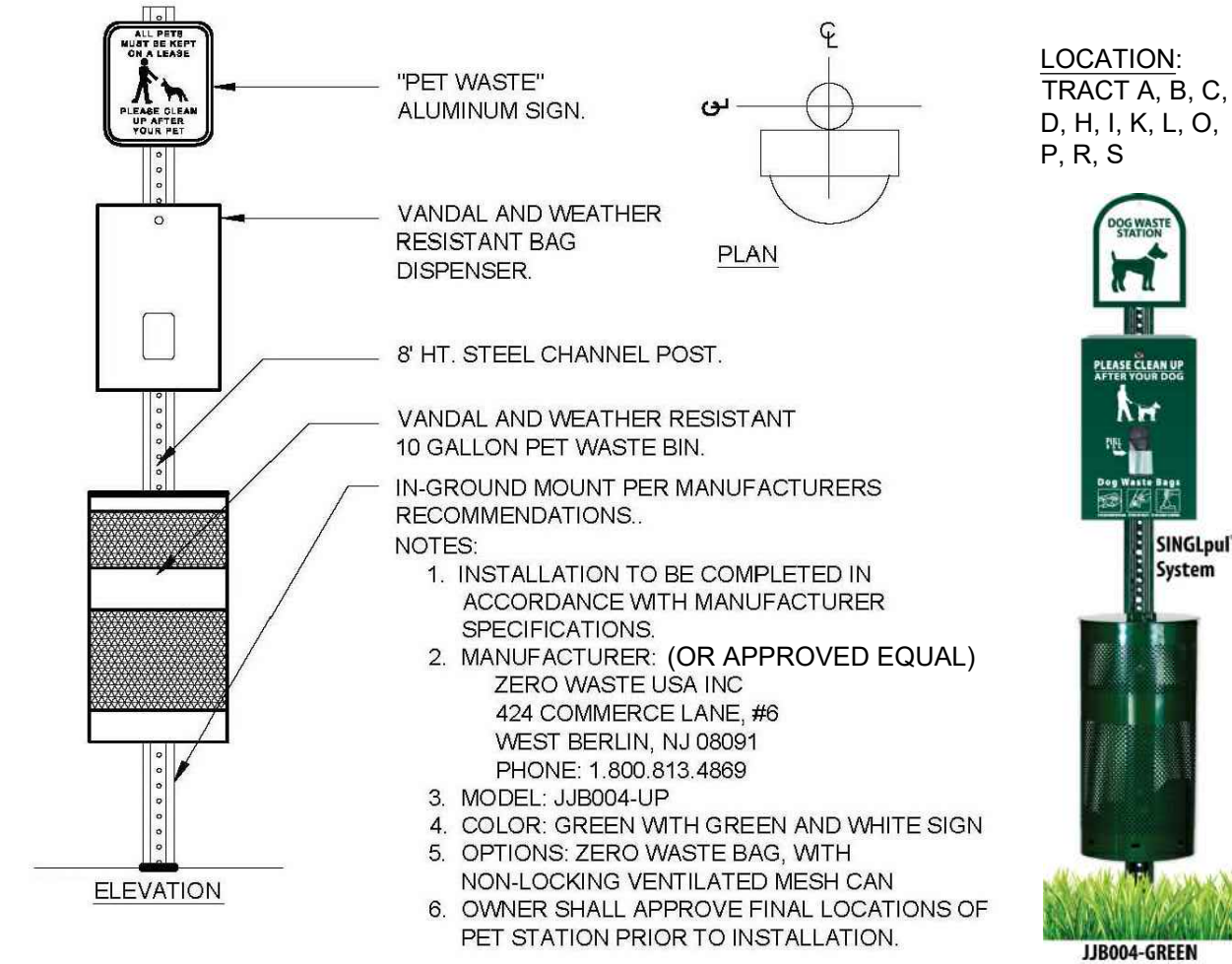
8 3-RAIL FENCE
SCALE: 1/2" = 1'-0"



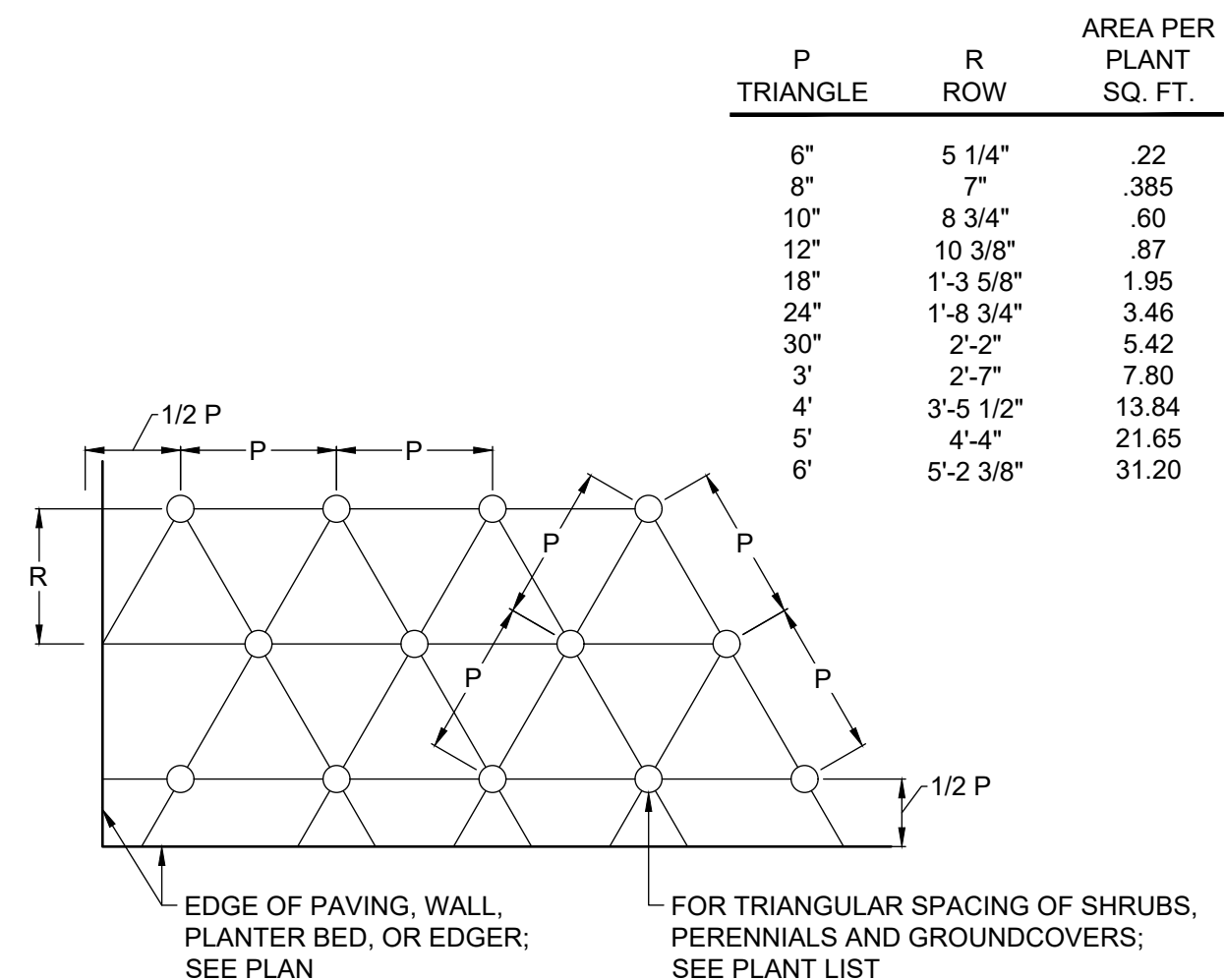
5 LANDSCAPE EDGER
SCALE: 3"=1'-0"



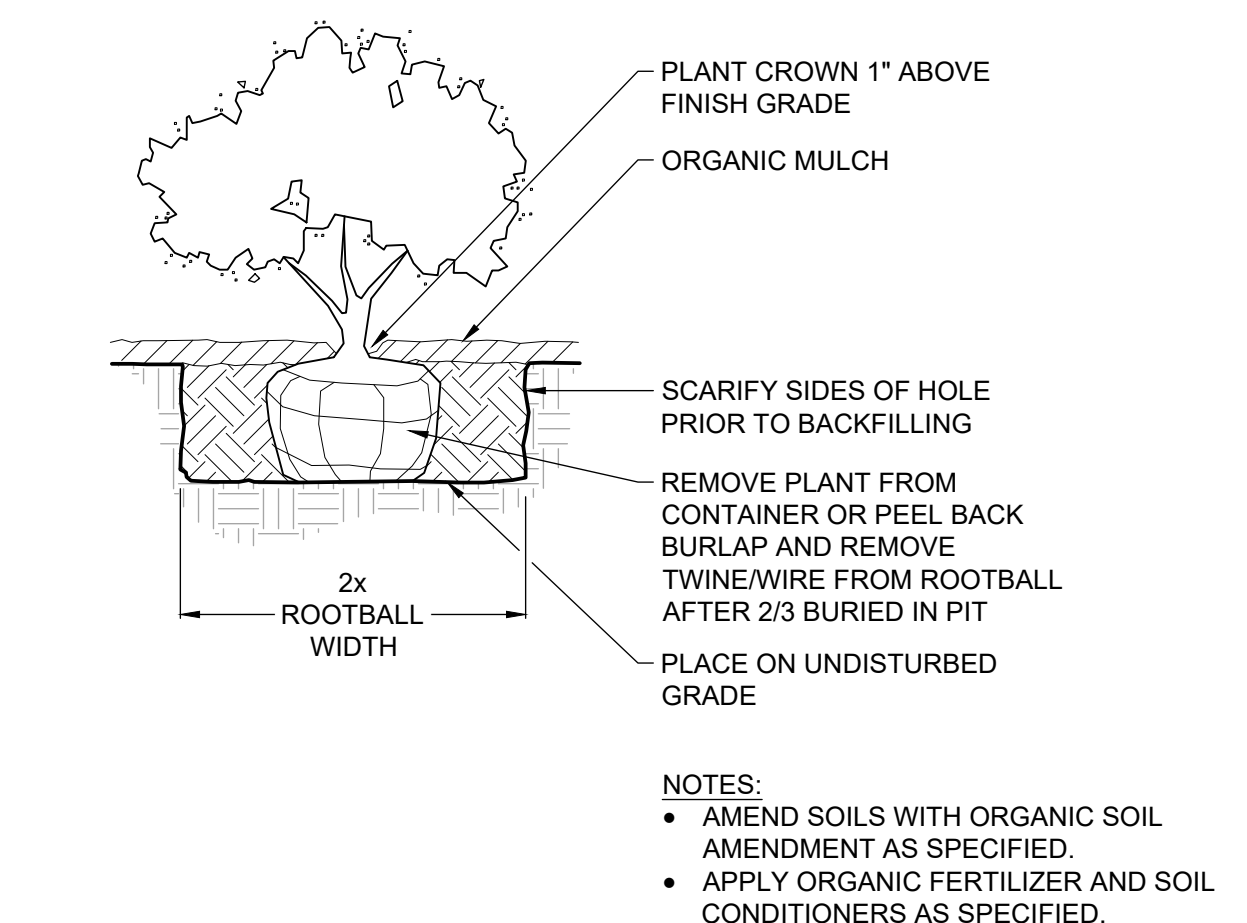
3 PERENNIAL PLANTING
SCALE: NTS



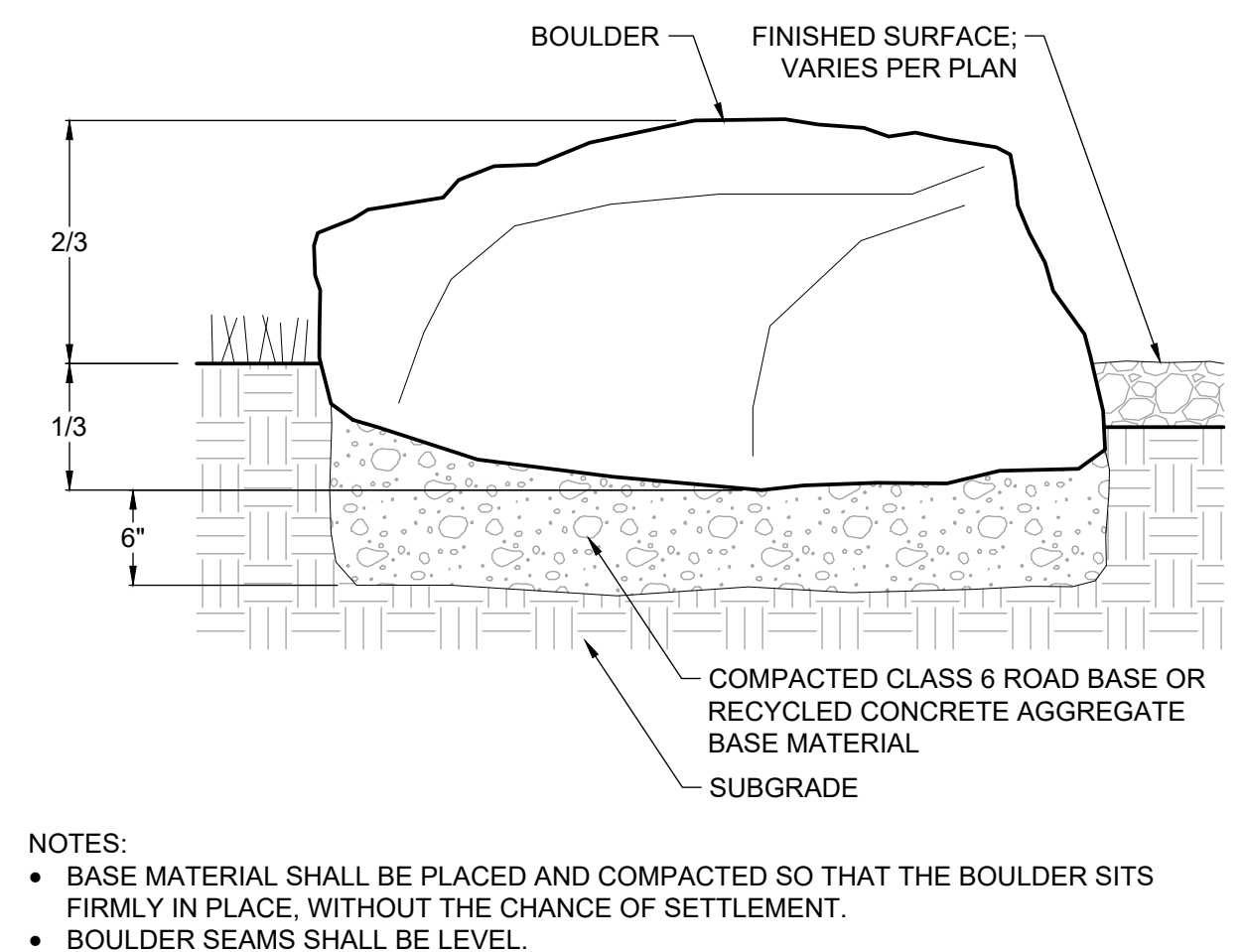
7 DOG WASTE STATION
SCALE: 1" = 1'-0"



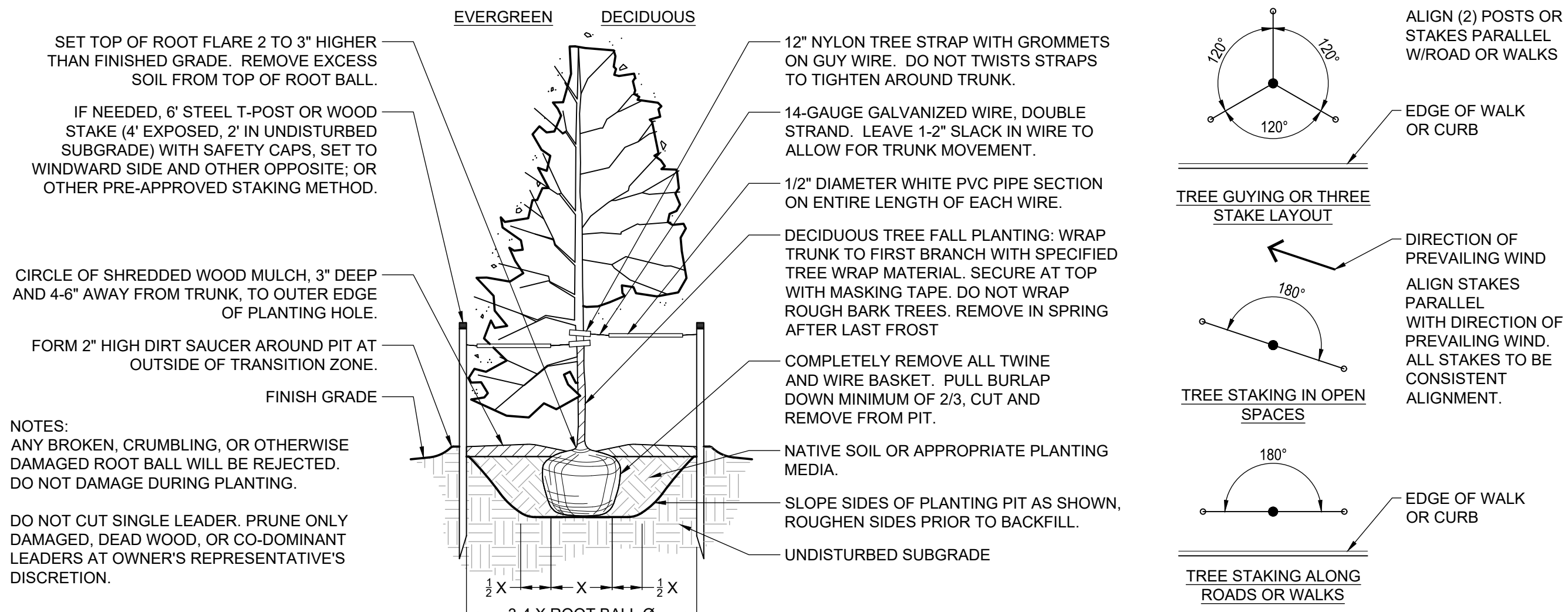
4 PLANT SPACING
SCALE: NTS



2 SHRUB PLANTING
SCALE: NTS



6 LANDSCAPE BOULDER
SCALE: 1" = 1'-0"



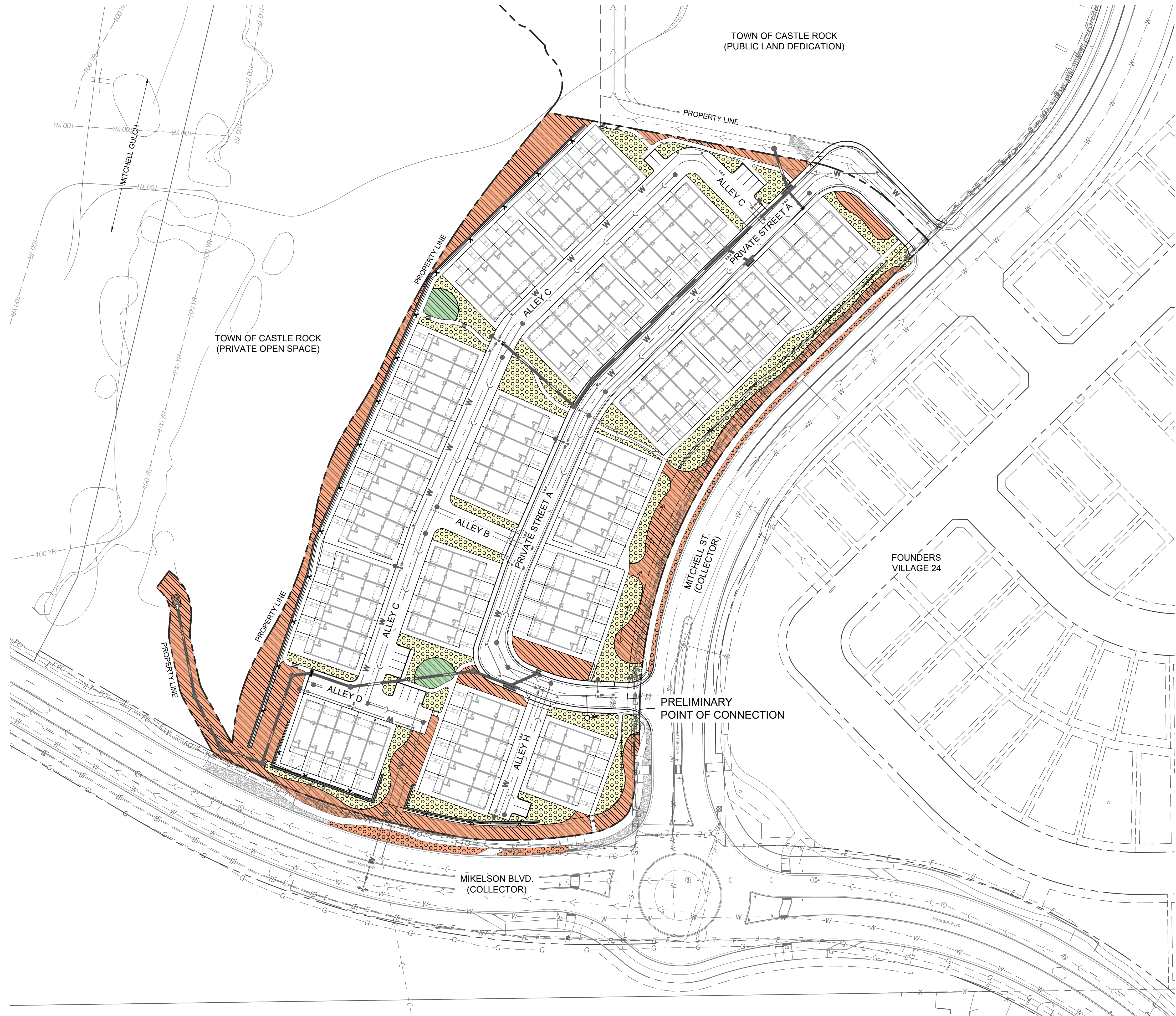
1 TREE PLANTING
SCALE: NTS

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

PROJECT NO.	17026.007	NOTES
DATE	NO.	
06/25/2025	1	FIRST SUBMITTAL

SITE DEVELOPMENT PLAN
BELLA MESA SOUTH

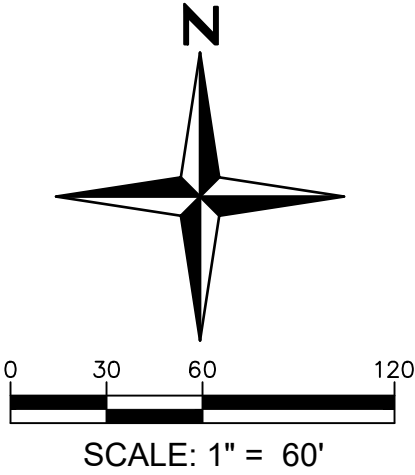
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	PROPOSED STREET LIGHT
	FIRE HYDRANT

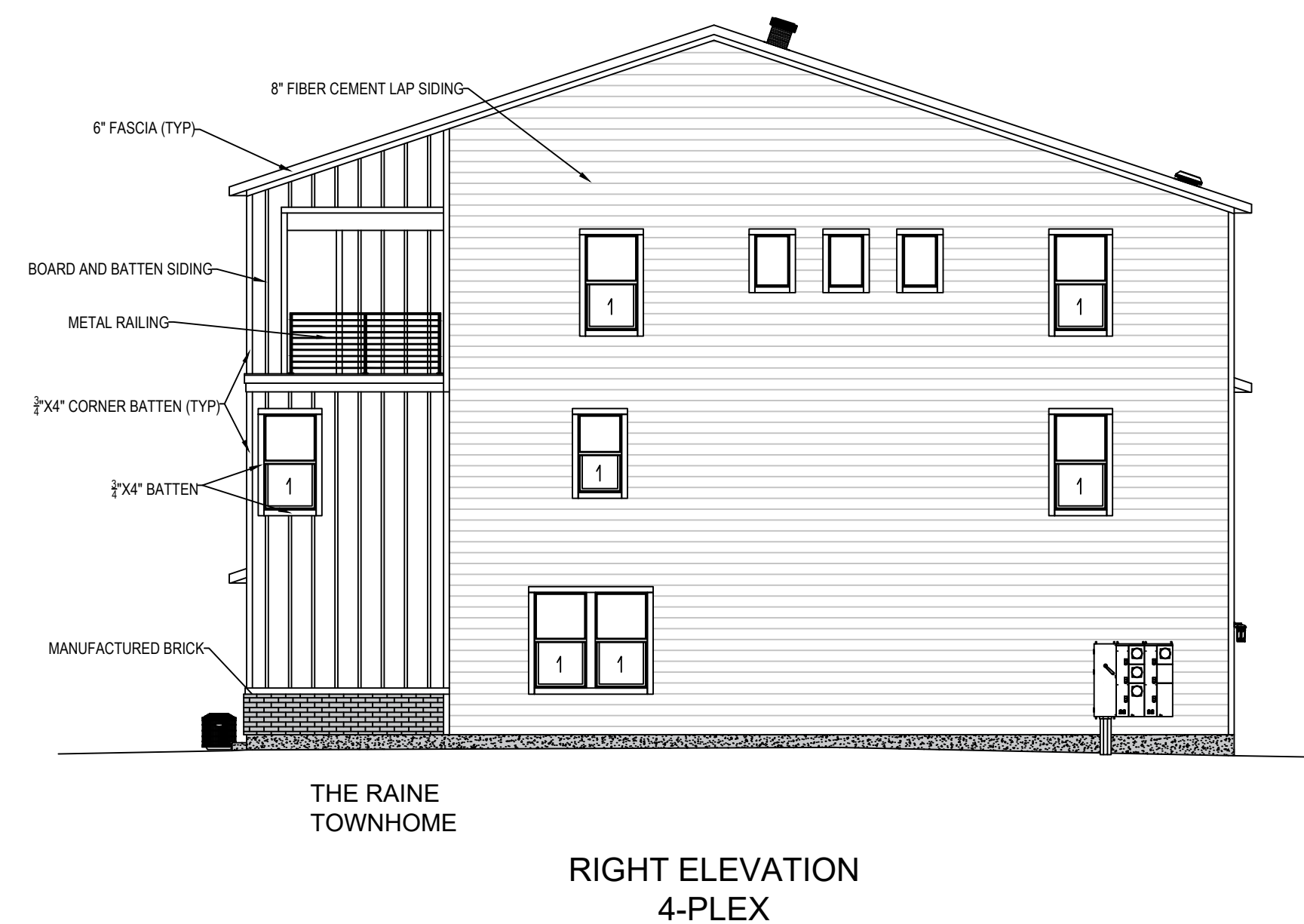
IRRIGATION / HYDROZONE LEGEND	
	VERY LOW TO LOW WATER USE DRIP IRRIGATION - DRIPLINE OR POINT SOURCE EMITTERS
	VERY LOW TO LOW WATER USE OVERHEAD IRRIGATION - SPRAY, ROTARY AND/OR ROTORS
	LOW TO MEDIUM WATER USE DRIP IRRIGATION - DRIPLINE OR POINT SOURCE EMITTERS
	MEDIUM WATER USE OVERHEAD IRRIGATION - SPRAY, ROTARY AND/OR ROTORS

- IRRIGATION NOTES**
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
 - IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
 - WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNE/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
 - IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.
 - VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATERMETER.
 - NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEETWIDE.
 - THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.



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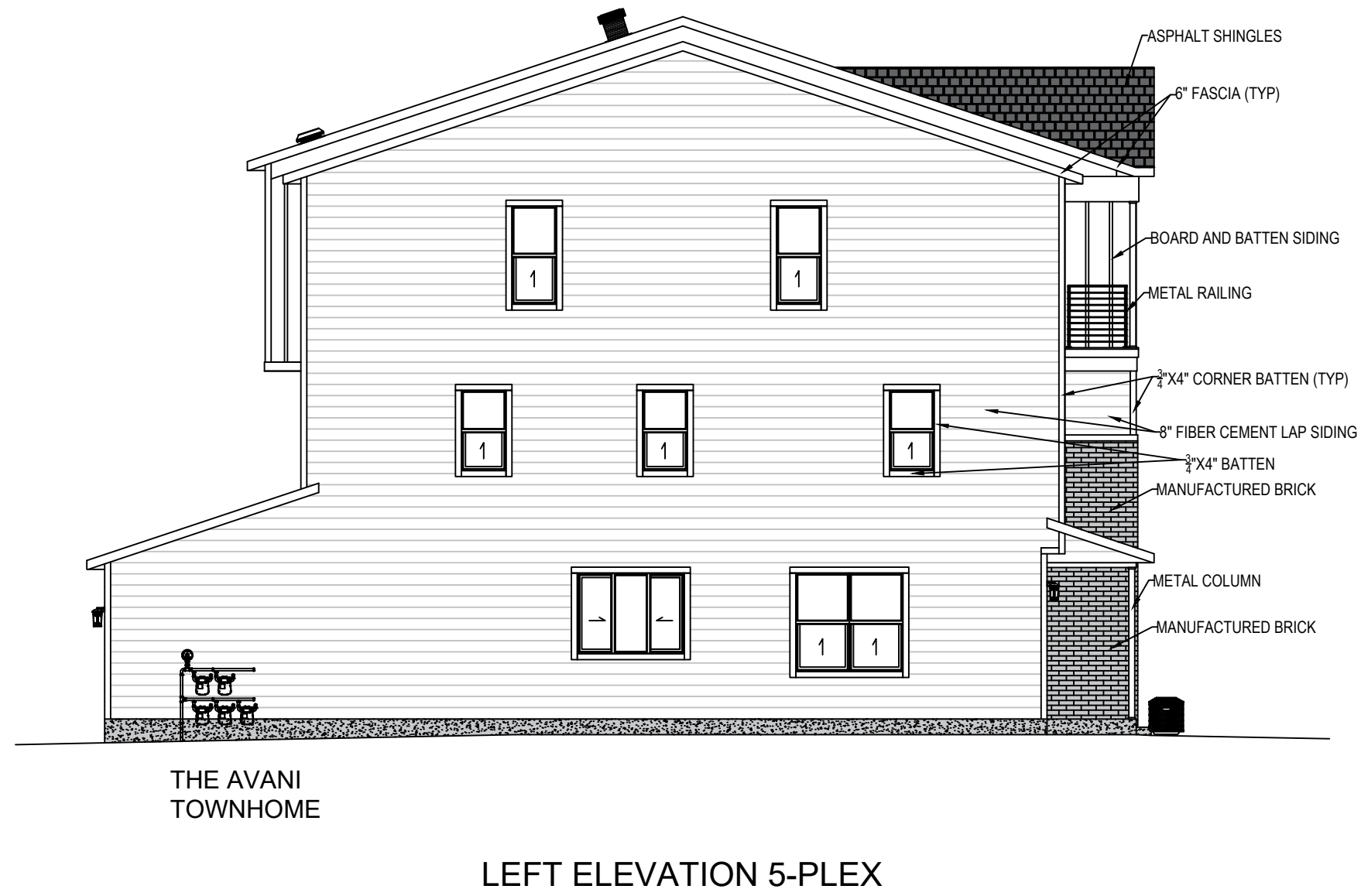
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CONSTRUCTION**

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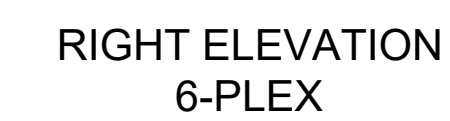
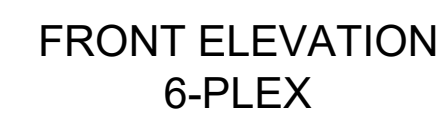
BELLA MESA SOUTH SITE DEVELOPMENT PLAN BUILDING ELEVATIONS

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BELLA MESA SOUTH

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



**NOT FOR
CONSTRUCTION**

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BELLA MESA SOUTH SITE DEVELOPMENT PLAN BUILDING ELEVATIONS

EET

7 OF 28

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COLOR SCHEME 1

1	ASPHALT ROOF	:SIMILAR TO OWENS CORNING OAKRIDGE - FLAGSTONE
2	8" HARDBOARD SIDING	:SIMILAR TO SHERWIN WILLIAMS - EIDER WHITE #7014
5	VERTICAL BOARD AND BATTEN SIDING	:SIMILAR TO SHERWIN WILLIAMS - MORRIS ROOM GREY #0037
8	HARDBOARD FASCIA	:SIMILAR TO SHERWIN WILLIAMS - URBANE BRONZE #7048
9	HARDBOARD BATTENS	:SIMILAR TO SHERWIN WILLIAMS - URBANE BRONZE #7048
11	HARDBOARD CORNER BOARDS	:SIMILAR TO SHERWIN WILLIAMS - MORRIS ROOM GREY #0037
15	METAL PORCH COLUMNS	:SIMILAR TO SHERWIN WILLIAMS - TRICORN BLACK #6258
16	ENTRY DOOR	:SIMILAR TO SHERWIN WILLIAMS - URBANE BRONZE #7048
17	GARAGE DOOR	:SIMILAR TO SHERWIN WILLIAMS - EIDER WHITE #7014
18	EAVESTROUGH/DOWNSPOUTS	:SIMILAR TO SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
19	COMPOSITE DECKING	:SIMILAR TO TIMBERTECH - TERRAIN COLLECTION - SILVER MAPLE
20	VINYL WINDOWS	:SIMILAR TO PRIME WINDOWS - WHITE
22	MANUFACTURED STONE	:SIMILAR TO SUMMIT BRICK COMPANY - BLACK PEARL SMOOTH

COLOR SCHEME 2

1	ASPHALT ROOF	SIMILAR TO OWENS CORNING OAKRIDGE - FLAGSTONE
2	8" HARDBOARD SIDING	:SIMILAR TO SHERWIN WILLIAMS - ZIRCON #7667
5	VERTICAL BOARD AND BATTEN SIDING	:SIMILAR TO SHERWIN WILLIAMS - MOUNT ETNA #7625
8	HARDBOARD FASCIA	:SIMILAR TO SHERWIN WILLIAMS - BLACK OF NIGHT #6993
10	HARDBOARD BATTENS	:SIMILAR TO SHERWIN WILLIAMS - MOUNT ETNA #7625
12	HARDBOARD CORNER BOARDS	:SIMILAR TO SHERWIN WILLIAMS - MOUNT ETNA #7625
15	METAL PORCH COLUMNS	:SIMILAR TO SHERWIN WILLIAMS - TRICORN BLACK #6258
16	ENTRY DOOR	:SIMILAR TO SHERWIN WILLIAMS - BLACK OF NIGHT #6993
17	GARAGE DOOR	:SIMILAR TO SHERWIN WILLIAMS - ZIRCON #7667
18	EAVESTROUGH/DOWNSPOUTS	:SIMILAR TO SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
19	COMPOSITE DECKING	:SIMILAR TO TIMBERTECH - TERRAIN COLLECTION - SILVER MAPLE
20	VINYL WINDOWS	:SIMILAR TO PRIME WINDOWS - WHITE
22	MANUFACTURED STONE	:SIMILAR TO SUMMIT BRICK COMPANY - BLACK PEARL SMOOTH

COLOR SCHEME 3

1	ASPHALT ROOF	SIMILAR TO OWENS CORNING OAKRIDGE - FLAGSTONE
2	8" HARDBOARD SIDING	:SIMILAR TO SHERWIN WILLIAMS - WESTCHESTER GREY #2849
5	VERTICAL BOARD AND BATTEN SIDING	:SIMILAR TO SHERWIN WILLIAMS - PUSSYWILLOW #7643
8	HARDBOARD FASCIA	:SIMILAR TO SHERWIN WILLIAMS - EXTRA WHITE #7006
10	HARDBOARD BATTENS	:SIMILAR TO SHERWIN WILLIAMS - PUSSYWILLOW #7643
12	HARDBOARD CORNER BOARDS	:SIMILAR TO SHERWIN WILLIAMS - PUSSYWILLOW #7643
15	METAL PORCH COLUMNS	:SIMILAR TO SHERWIN WILLIAMS - TRICORN BLACK #6258
16	ENTRY DOOR	:SIMILAR TO SHERWIN WILLIAMS - EXTRA WHITE #7006
17	GARAGE DOOR	:SIMILAR TO SHERWIN WILLIAMS - WESTCHESTER GREY #2849
18	EAVESTROUGH/DOWNSPOUTS	:SIMILAR TO SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
19	COMPOSITE DECKING	:SIMILAR TO TIMBERTECH - TERRAIN COLLECTION - STONE ASH
20	VINYL WINDOWS	:SIMILAR TO PRIME WINDOWS - WHITE
22	MANUFACTURED STONE	:SIMILAR TO SUMMIT BRICK COMPANY - BLACK PEARL SMOOTH

COLOR SCHEME 4

1	ASPHALT ROOF	SIMILAR TO OWENS CORNING OAKRIDGE - FLAGSTONE
2	8" HARDBOARD SIDING	:SIMILAR TO SHERWIN WILLIAMS - GAUNTLET GRAY #7019
5	VERTICAL BOARD AND BATTEN SIDING	:SIMILAR TO SHERWIN WILLIAMS - GALE FORCE #7605
8	HARDBOARD FASCIA	:SIMILAR TO SHERWIN WILLIAMS - ZIRCON #7667
10	HARDBOARD BATTENS	:SIMILAR TO SHERWIN WILLIAMS - GALE FORCE #7605
12	HARDBOARD CORNER BOARDS	:SIMILAR TO SHERWIN WILLIAMS - GALE FORCE #7605
15	METAL PORCH COLUMNS	:SIMILAR TO SHERWIN WILLIAMS - TRICORN BLACK #6258
16	ENTRY DOOR	:SIMILAR TO SHERWIN WILLIAMS - ZIRCON #7667
17	GARAGE DOOR	:SIMILAR TO SHERWIN WILLIAMS - GAUNTLET GRAY #7019
18	EAVESTROUGH/DOWNSPOUTS	:SIMILAR TO SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
19	COMPOSITE DECKING	:SIMILAR TO TIMBERTECH - TERRAIN COLLECTION - SILVER MAPLE
20	VINYL WINDOWS	:SIMILAR TO PRIME WINDOWS - WHITE
22	MANUFACTURED STONE	:SIMILAR TO SUMMIT BRICK COMPANY - BLACK PEARL SMOOTH

COLOR SCHEME 5

1	ASPHALT ROOF	SIMILAR TO OWENS CORNING OAKRIDGE - FLAGSTONE
2	8" HARDBOARD SIDING	:SIMILAR TO SHERWIN WILLIAMS - GRAYS HARBOR #6236
5	VERTICAL BOARD AND BATTEN SIDING	:SIMILAR TO SHERWIN WILLIAMS - REPOSE GRAY #7015
8	HARDBOARD FASCIA	:SIMILAR TO SHERWIN WILLIAMS - BLACK OF NIGHT #6993
10	HARDBOARD BATTENS	:SIMILAR TO SHERWIN WILLIAMS - REPOSE GRAY #7015
12	HARDBOARD CORNER BOARDS	:SIMILAR TO SHERWIN WILLIAMS - REPOSE GRAY #7015
15	METAL PORCH COLUMNS	:SIMILAR TO SHERWIN WILLIAMS - TRICORN BLACK #6258
16	ENTRY DOOR	:SIMILAR TO SHERWIN WILLIAMS - BLACK OF NIGHT #6993
17	GARAGE DOOR	:SIMILAR TO SHERWIN WILLIAMS - GRAYS HARBOR #6236
18	EAVESTROUGH/DOWNSPOUTS	:SIMILAR TO SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
19	COMPOSITE DECKING	:SIMILAR TO TIMBERTECH - TERRAIN COLLECTION - STONE ASH
20	VINYL WINDOWS	:SIMILAR TO PRIME WINDOWS - WHITE
22	MANUFACTURED STONE	:SIMILAR TO SUMMIT BRICK COMPANY - BLACK PEARL SMOOTH

COLOR SCHEME 6

1	ASPHALT ROOF	SIMILAR TO OWENS CORNING OAKRIDGE - FLAGSTONE
2	8" HARDBOARD SIDING	:SIMILAR TO SHERWIN WILLIAMS - PURE WHITE #7005
5	VERTICAL BOARD AND BATTEN SIDING	:SIMILAR TO SHERWIN WILLIAMS - PURE WHITE #7005
8	HARDBOARD FASCIA	:SIMILAR TO SHERWIN WILLIAMS - TRICORN BLACK #6258
10	HARDBOARD BATTENS	:SIMILAR TO SHERWIN WILLIAMS - PURE WHITE #7005
12	HARDBOARD CORNER BOARDS	:SIMILAR TO SHERWIN WILLIAMS - PURE WHITE #7005
15	METAL PORCH COLUMNS	:SIMILAR TO SHERWIN WILLIAMS - TRICORN BLACK #6258
16	ENTRY DOOR	:SIMILAR TO SHERWIN WILLIAMS - TRICORN BLACK #6258
17	GARAGE DOOR	:SIMILAR TO SHERWIN WILLIAMS - TRICORN BLACK #6258
18	EAVESTROUGH/DOWNSPOUTS	:SIMILAR TO SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
19	COMPOSITE DECKING	:SIMILAR TO TIMBERTECH - TERRAIN COLLECTION - STONE ASH
20	VINYL WINDOWS	:SIMILAR TO PRIME WINDOWS - WHITE
22	MANUFACTURED STONE	:SIMILAR TO SUMMIT BRICK COMPANY - BLACK PEARL SMOOTH