Ref #2026031556, Date: 6/24/2026 2:39 PM, Pages: 1 of 31 ,RECORDING $43.00
Douglas County, CO. Sheri Davis, Clerk and Recorder

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

OWNER

FOURTH INVESTMENTS, LLC.
6465 S. GREENWOOD PLAZA BLVD #700
CENTENNIAL, COLORADO 80111
TEL: (303) 790-6602
FAX: (303) 706-9453
CONTACT: JOHN V. HILL
EMAIL: JVHILL.CO@GMAIL.COM

DEVELOPER

CARDEL HOMES
9110 EAST NICHOLS AVE, SUITE 120
DENVER, CO 80112
TEL: (720) 789-6823
CONTACT: BRYAN CONWAY
EMAIL: BRYAN.CONWAY@CARDELHOMES.COM

CIVIL ENGINEER

REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
TEL: (720) 283-6783
CONTACT: TRAVIS FRAZIER, P.E.
EMAIL: TFRAZIER@REDLAND.COM

LANDSCAPE ARCHITECT

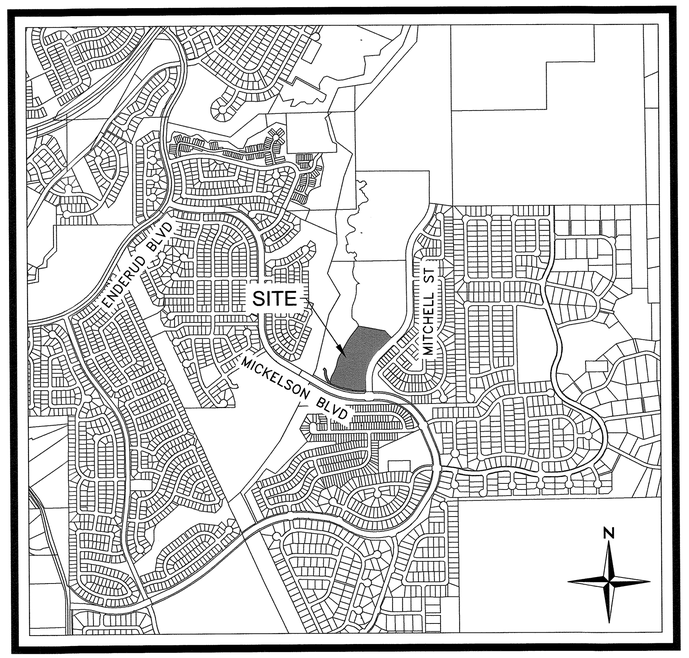
REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
TEL: (720) 283-6783
CONTACT: JOSIE O'CONNOR, PLA
EMAIL: JOCONNOR@REDLAND.COM

SURVEYOR

AZTEC
300 EAST MINERAL AVE, SUITE 1
LITTLETON, COLORADO 80122
TEL: (303) 327-7483
CONTACT: TONY PEALL
EMAIL: TPEALL@AZTECCONSULTANTS.COM

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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 Plannned 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)		
Mikelson Blvd	TBD with Site Development Plan	20'
Mitchell St		15'
West/North Side		10'
Parking	*Required*	*Provided*
Total Parking Spaces	186	243
Surface (9' 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 AGREEMTN

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 12th DAY OF March, 2026.

CHAIR — DATE 6-11-26

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES — DATE 6/16/26

~~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 ¼" 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, James E. Lynch, 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.

COLORADO LICENSED JAMES E. LYNCH 37933 PROFESSIONAL LAND SURVEYOR 5/4/26

REGISTERED LAND SURVEYOR — DATE

CIVIL ENGINEER'S STATEMENT

I, Travis Frazier, 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 5/5/2026

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.

By: JVH, Mbr. VP. of Southwinds Group
FOURTH INVESTMENT USA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

SIGNED THIS 2nd DAY OF May, 20 26

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF May, 20 26
BY John V. Hill AS V.P. OF FOURTH INVESTMENTS USA, LLC
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: May 11, 2027

SHARON J GOTTING Notary ID #125619302 My Commission Expires May 11, 2027

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF March, 2026.

MAYOR — DATE 6/18/26

ATTEST:

TOWN CLERK — DATE June 17, 2026

TOWN OF CASTLE ROCK SEAL APRIL 14, 1881 COLORADO

TITLE CERTIFICATION

I, Traci Miller, AN AUTHORIZED REPRESENTATIVE OF TP National, LLC, 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

JESSICA L. PUCKETT Notary Public, State of Texas Comm. Expires 06-29-2026 Notary ID 131625981

TP National, LLC
TITLE COMPANY

SIGNED THIS 13th DAY OF May, 20 26.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF May, 20 26
BY Traci Miller.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: June 29, 2026

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

TOWN OF CASTLE ROCK SEAL APRIL 14, 1881 COLORADO

SIGNED THIS 17 DAY OF June, 2026.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF June, 20 26, BY Jason Gray AS MAYOR AND BY Robbie Schoenher AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

SHARON K CHAVEZ NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20184022741 MY COMMISSION EXPIRES MAY 31, 2030

NOTARY PUBLIC
MY COMMISSION EXPIRES: May 31, 2030.

~~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
WHERE GREAT PLACES BEGIN
▪ Land Planning ▪ Landscape Architecture
▪ Civil Engineering ▪ Construction Management
720.283.6783
REDLAND.COM

PROJECT NO.	17026.007	NOTES
DATE	NO.	
05/30/2025	1	FIRST SUBMITTAL
08/17/2025	2	SECOND SUBMITTAL
11/26/2025	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
COVER SHEET

SHEET
1 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

LEGAL DESCRIPTION - BELLA MESA SOUTH

A PARCEL OF LAND BEING MOST OF TRACT C AND A PORTION OF TRACT B 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.

CONTAINING 389,470 SQUARE FEET OR 8.941 ACRES, MORE OR LESS.

SITE DEVELOPMENT PLAN GENERAL NOTES

1. 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. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
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 THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
7. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, METRO-DISTRICT, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. STREETSCAPE LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY AND THAT WHICH IS INSTALLED OUTSIDE OF RIGHT-OF-WAY, ARE TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. SHOULD STREETSCAPE OR OTHER SDP APPROVED LANDSCAPING BE INSTALLED ON TOWN OWNED LANDS, THE METRO DISTRICT, HOA, OR PRIVATE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING. 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.
8. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
9. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
10. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
11. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
12. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
13. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
14. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
15. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS, SUB-SURFACE COLLECTION SYSTEMS, AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
16. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
17. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
18. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.
19. MIGRATORY BIRDS: A NEST SURVEY SHALL BE CONDUCTED WITHIN ONE WEEK BEFORE CONSTRUCTION TO DETERMINE IF ANY ACTIVE NESTS ARE PRESENT IN THE PROJECT AREA SO THEY CAN BE AVOIDED. IF THE CONSTRUCTION SCHEDULE DOES NOT ALLOW VEGETATION REMOVAL OUTSIDE OF THE BREEDING SEASON, A NEST SURVEY SHOULD BE CONDUCTED WITHIN ONE WEEK BEFORE VEGETATION REMOVAL T DETERMINE IF THE NEST IS ACTIVE AND BY WHICH SPECIES. IF ACTIVE NESTS ARE FOUND, ANY WORK THAT WOULD DESTROY THE NESTS CANNOT BE CONDUCTED UNTIL THE BIRDS HAVE VACATED THE NEST.
20. THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08035C0306G WITH EFFECTIVE DATE 3/16/2016. ZONE X IS DEFINED AS BEING AN AREA OF MINIMAL FLOOD HAZARD.
21. GRADING SHOWN HERON THAT EXTENDS ONTO TOWN PLD AND/OR OPEN SPACE REQUIRES PRIOR APPROVAL AT TIME OF DEVELOPMENT AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWNS TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL AND REPAIRING ANY OFF-SITE IMPACTS AT THEIR EXPENSE.

FIRE NOTES

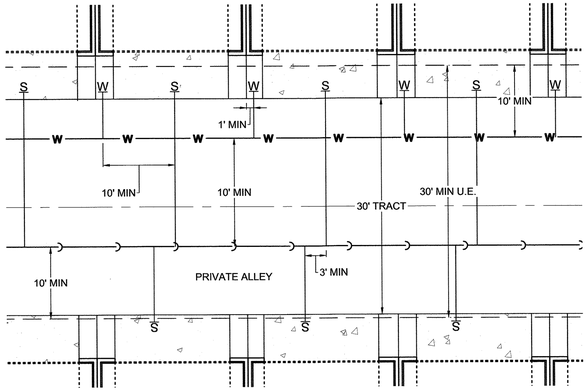
1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES 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 88,000 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 AND DRIVEWAYS LESS THAN 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 TO32 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.

UTILITY NOTES

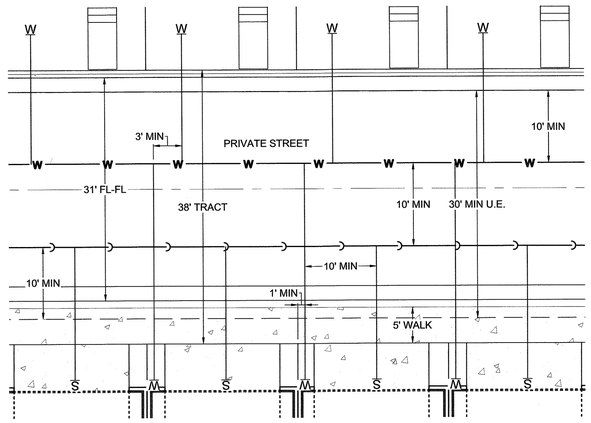
1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY 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.

LANDSCAPE NOTES

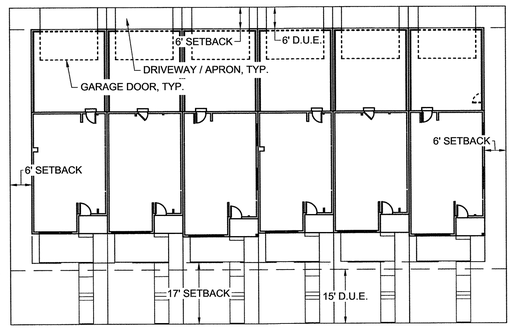
1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, 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 REPLENISHED 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.



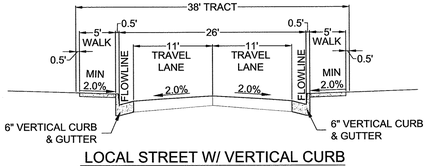
SERVICE TYPICAL 30' PRIVATE ALLEY
N.T.S.



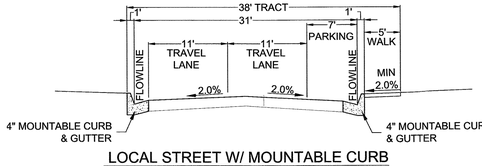
SERVICE TYPICAL PRIVATE STREET
N.T.S.



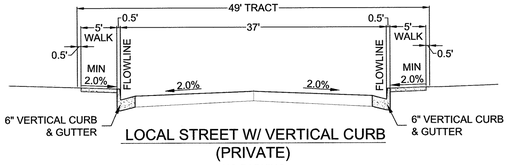
LOT TYPICAL
N.T.S.



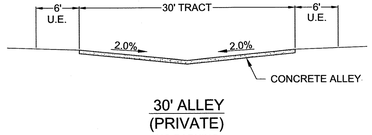
LOCAL STREET W/ VERTICAL CURB
(PRIVATE)
NO PARKING



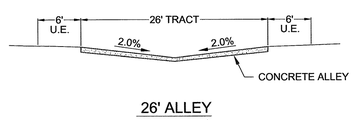
LOCAL STREET W/ MOUNTABLE CURB
(PRIVATE)
PARKING PERMITTED ON ONE SIDE OF STREET ONLY



LOCAL STREET W/ VERTICAL CURB
(PRIVATE)
NO PARKING



30' ALLEY
(PRIVATE)
NO PARKING



26' ALLEY
(PRIVATE)
NO PARKING

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▪ Civil Engineering ▪ Construction Management
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NO.	DATE	NOTES

PROJECT NO: 17026.007

NO.	DATE	NOTES
1	09/30/2025	FIRST SUBMITTAL
2	09/17/2025	SECOND SUBMITTAL
3	11/26/2025	THIRD SUBMITTAL
4	01/13/2026	FOURTH SUBMITTAL
5	02/12/2026	FIFTH SUBMITTAL
6	02/20/2026	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GENERAL NOTES

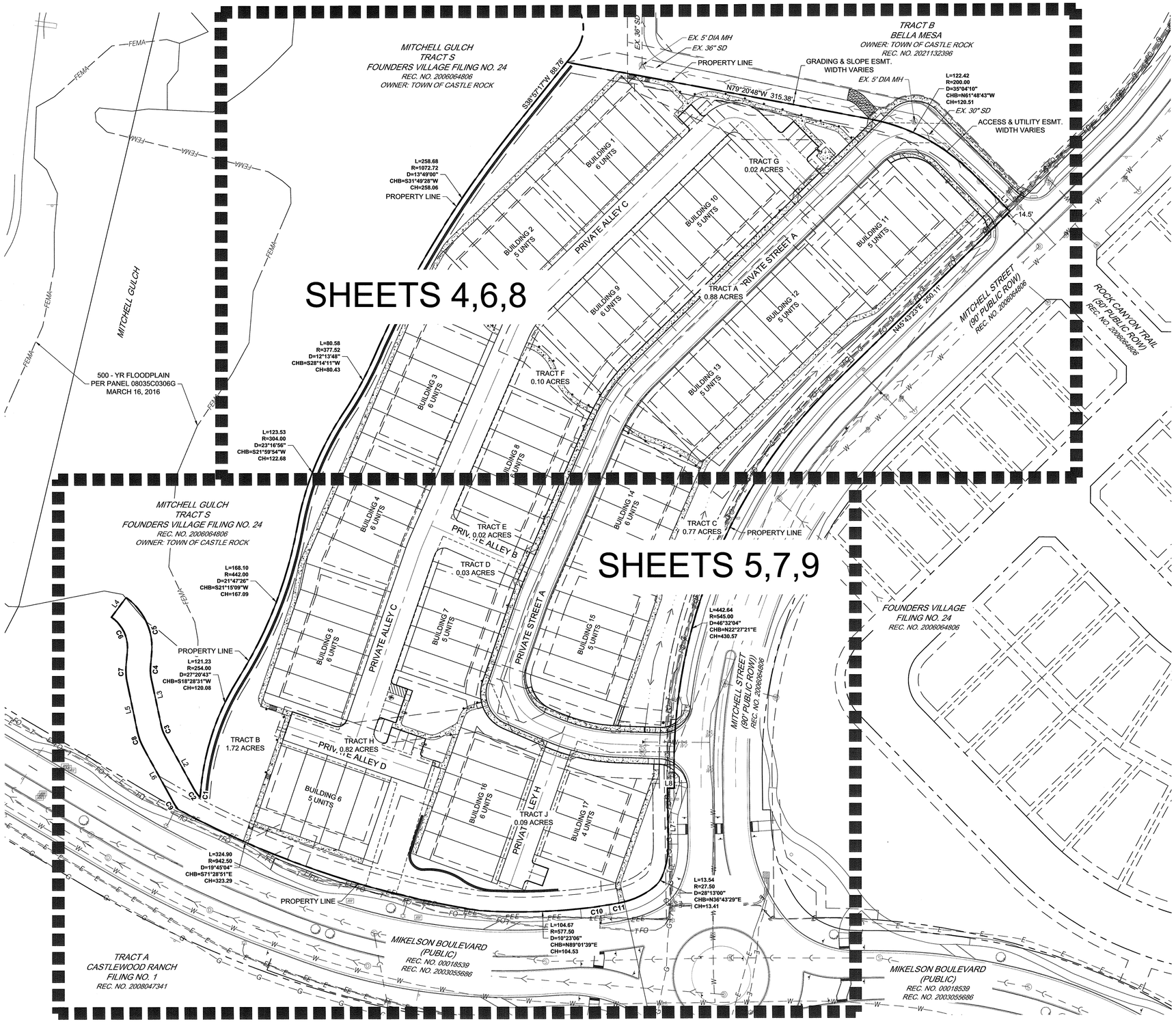
SHEET
2 OF 31

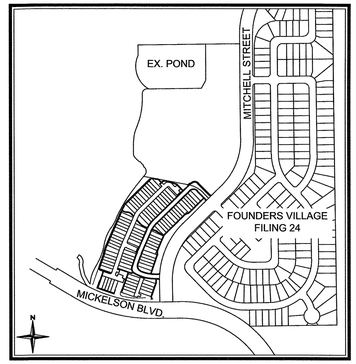
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SITE DEVELOPMENT PLAN

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





KEY MAP
N.T.S

EXISTING LEGEND

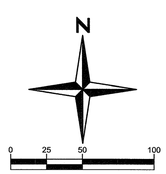
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

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"



SCALE: 1" = 50'

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PROJECT NO.	17026.007	NOTES
DATE	NO.	
05/30/2025	1	FIRST SUBMITTAL
09/17/2025	2	SECOND SUBMITTAL
11/26/2025	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
OVERALL SITE PLAN

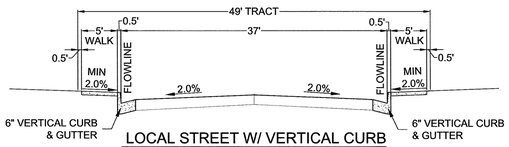
SHEET
3 OF 31

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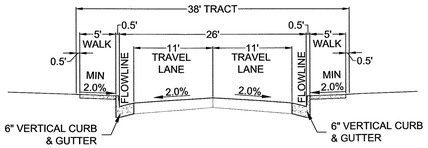
SITE DEVELOPMENT PLAN

BELLA MESA SOUTH

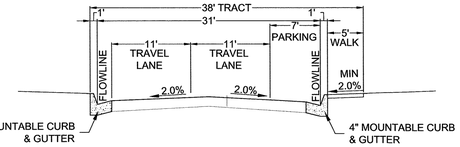
LOCATED IN THE SOUTHEAST QUARTER SECTION 8,TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



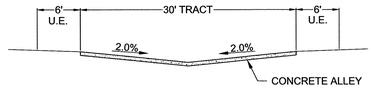
LOCAL STREET W/ VERTICAL CURB
(PRIVATE)
NO PARKING
STREET A (NE ENTRANCE)



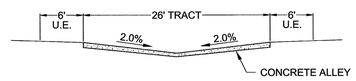
LOCAL STREET W/ VERTICAL CURB
(PRIVATE)
NO PARKING
STREET A (SE ENTRANCE)
SECTION A-A



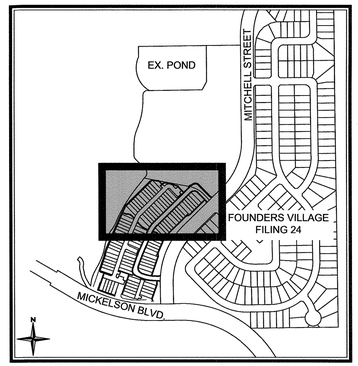
LOCAL STREET W/ MOUNTABLE CURB
(PRIVATE)
PARKING PERMITTED ON ONE SIDE OF STREET ONLY
SECTION B-B
STREET A



30' ALLEY
(PRIVATE)
NO PARKING
ALLEY B / ALLEY C / ALLEY D

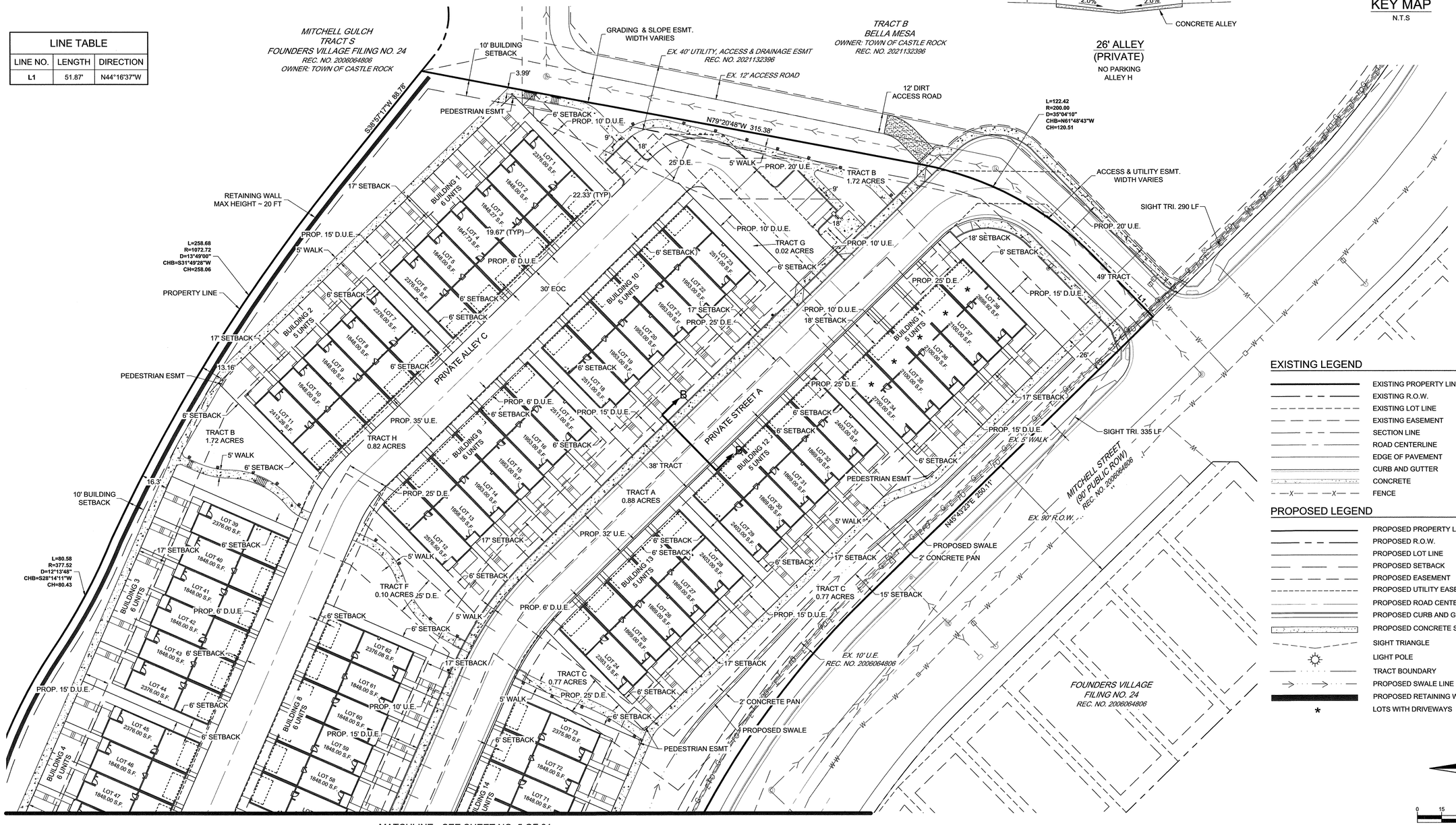


26' ALLEY
(PRIVATE)
NO PARKING
ALLEY H



KEY MAP
N.T.S

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



MATCHLINE - SEE SHEET NO. 5 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

N

0 15 30 60
SCALE: 1" = 30'

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PROJECT NO.	17026.007	NOTES
DATE	NO.	
05/30/2025	1	FIRST SUBMITTAL
08/17/2025	2	SECOND SUBMITTAL
11/26/2025	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
SITE PLAN

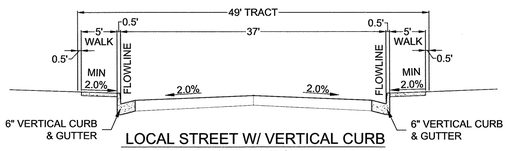
SHEET
4 OF 31

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - SDP\17026.007 - Site Plan.dwg tab: 4 OF 31 SITE PLAN Feb 20, 2026 - 11:51am rhearing

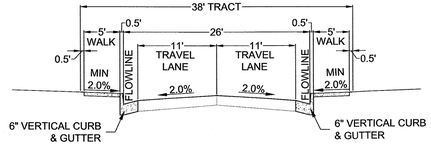
SITE DEVELOPMENT PLAN

BELLA MESA SOUTH

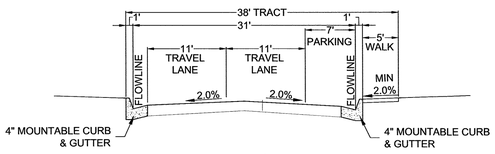
LOCATED IN THE SOUTHEAST QUARTER SECTION 8,TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



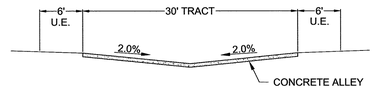
LOCAL STREET W/ VERTICAL CURB
(PRIVATE)
NO PARKING
STREET A (NE ENTRANCE)



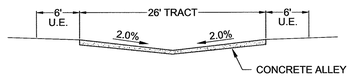
LOCAL STREET W/ VERTICAL CURB
(PRIVATE)
NO PARKING
SECTION A-A
STREET A (SE ENTRANCE)



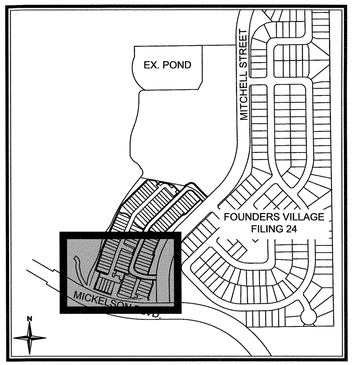
LOCAL STREET W/ MOUNTABLE CURB
(PRIVATE)
PARKING PERMITTED ON ONE SIDE OF STREET ONLY
SECTION B-B
STREET A



30' ALLEY
(PRIVATE)
NO PARKING
ALLEY B / ALLEY C / ALLEY D

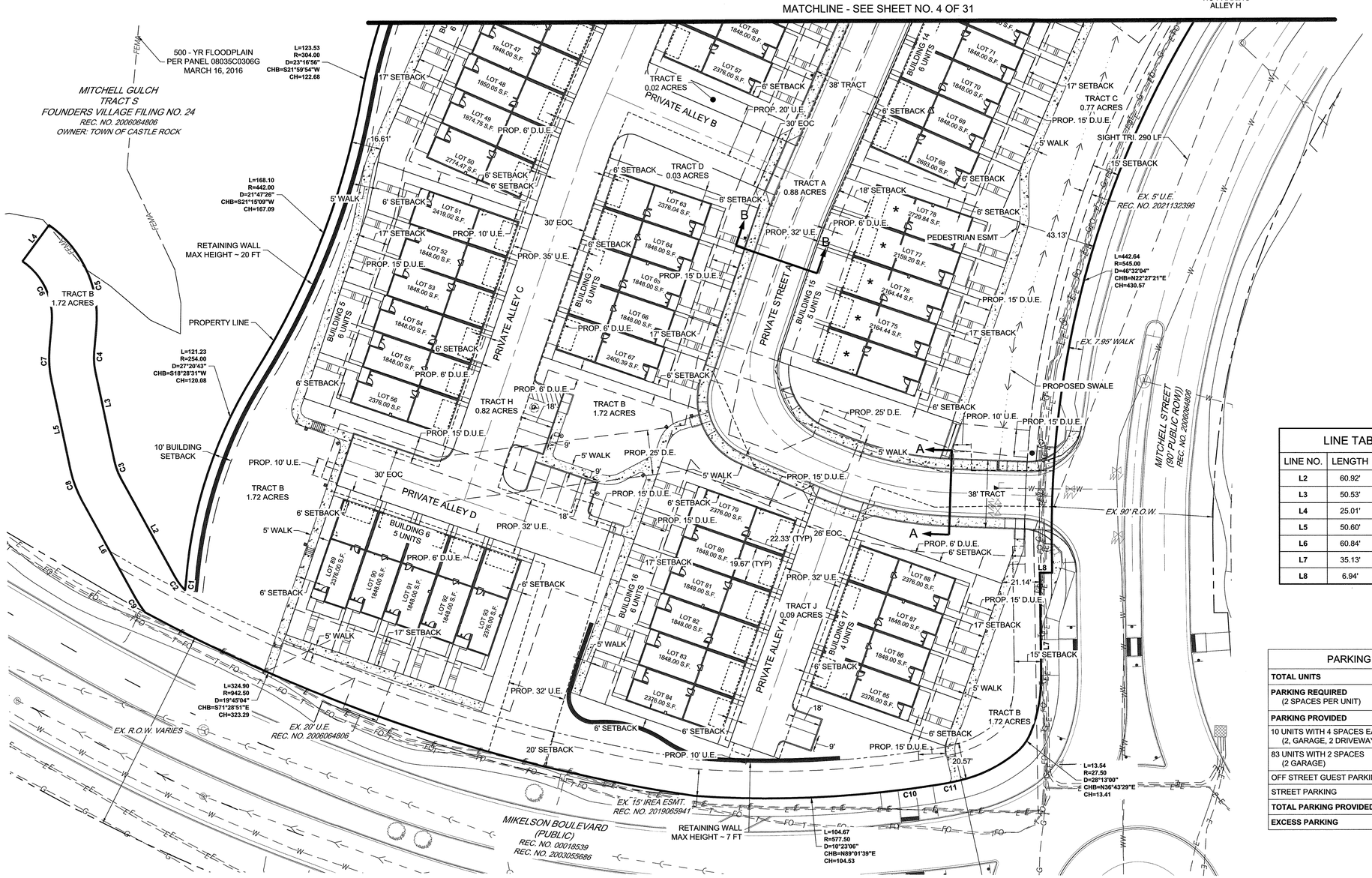


26' ALLEY
(PRIVATE)
NO PARKING
ALLEY H



KEY MAP
N.T.S

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 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	15
STREET PARKING	22
TOTAL PARKING PROVIDED	**243**
EXCESS PARKING	**57**

N

0 15 30 60
SCALE: 1" = 30'

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PROJECT NO:	17026.007	
DATE	NO.	NOTES
05/30/2025	1	FIRST SUBMITTAL
08/17/2025	2	SECOND SUBMITTAL
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02/12/2026	5	FIFTH SUBMITTAL
02/20/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET
5 OF 31

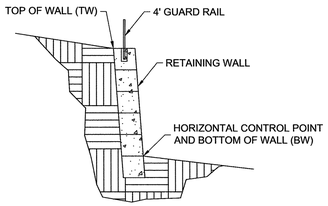
L:\2017\17026 – Bella Mesa\CADD\Sheet Sets\17026.007 – SDP\17026.007 – Site Plan.dwg tab: 5 OF 31 SITE PLAN Feb 20, 2026 – 11:36am rhearing

Ref # 2026031556, Pages: 6 of 31

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

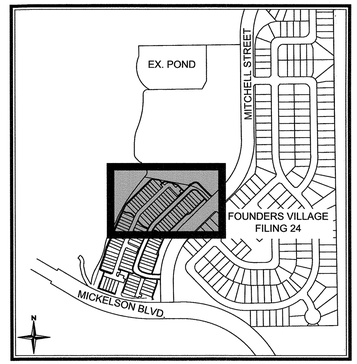


RETAINING WALL DETAIL
N.T.S

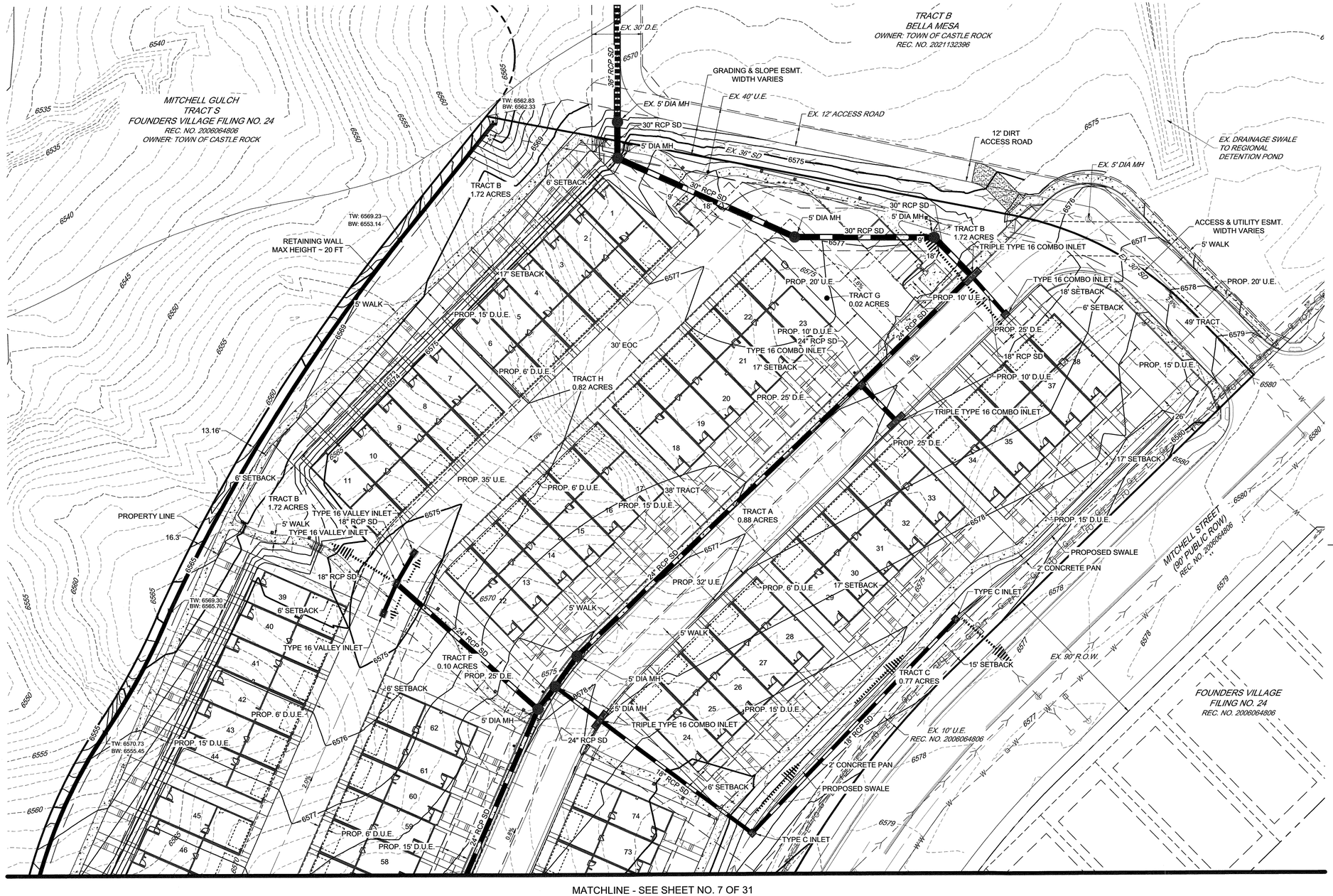


REDI-ROCK GRAVITY WALL
WALL TO BE GRAY OR SIMILAR
NATURAL COLOR

MANUFACTURER: REDI+ROCK
FACE TYPE: COBBLESTONE



KEY MAP
N.T.S



MATCHLINE - SEE SHEET NO. 7 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
- W — 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
- PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- 100 YR — 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 AREAS 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.

N

0 15 30 60

SCALE: 1" = 30'

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
6 OF 31

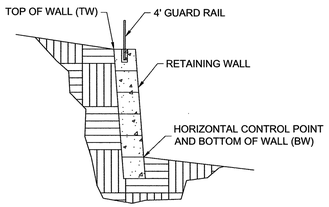
I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - SDP\17026.007 - Grading Plan.dwg, tab: 6 OF 31 GRADING PLAN Feb 20, 2026 - 11:37am rhoering

Ref # 2026031556, Pages: 7 of 31

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

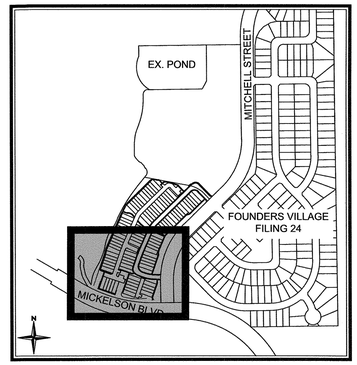


REDI-ROCK GRAVITY WALL
WALL TO BE GRAY OR SIMILAR
NATURAL COLOR

MANUFACTURER: REDI+ROCK
FACE TYPE: COBBLESTONE

MATCHLINE - SEE SHEET NO. 6 OF 31





KEY MAP
N.T.S

EXISTING LEGEND

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- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
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- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

PROPOSED LEGEND

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- 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)
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N

0 15 30 60
SCALE: 1" = 30'

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET
7 OF 31

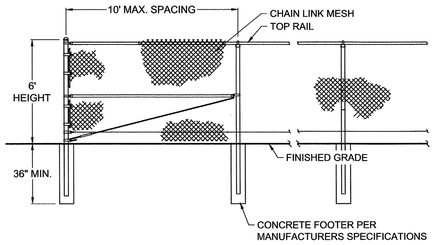
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Ref # 2026031556, Pages: 8 of 31

SITE DEVELOPMENT PLAN

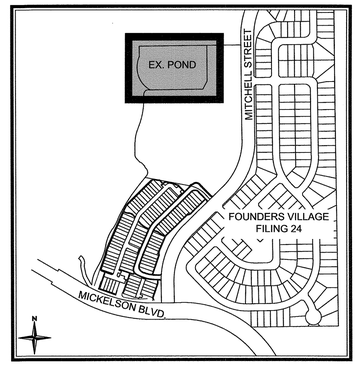
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TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

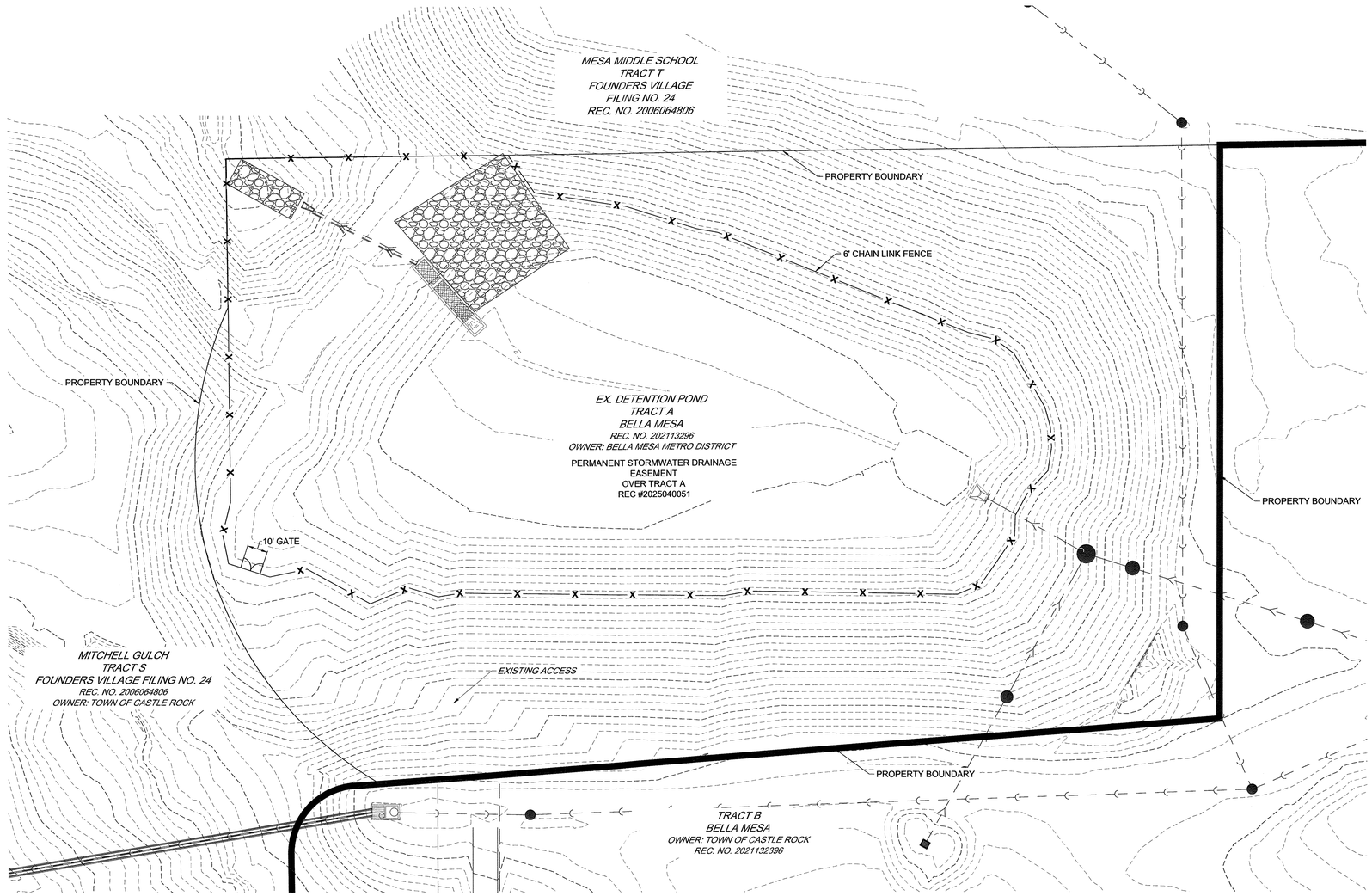


NOTES:
- 6' HEIGHT CHAIN LINK FENCE W/TOP RAIL
- GALVANIZED COATING

CHAIN LINK FENCE DETAIL
N.T.S



KEY MAP
N.T.S



EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
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- 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

N

0 15 30 60
SCALE: 1" = 30'

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
EXISTING POND FENCE PLAN

SHEET
8 OF 31

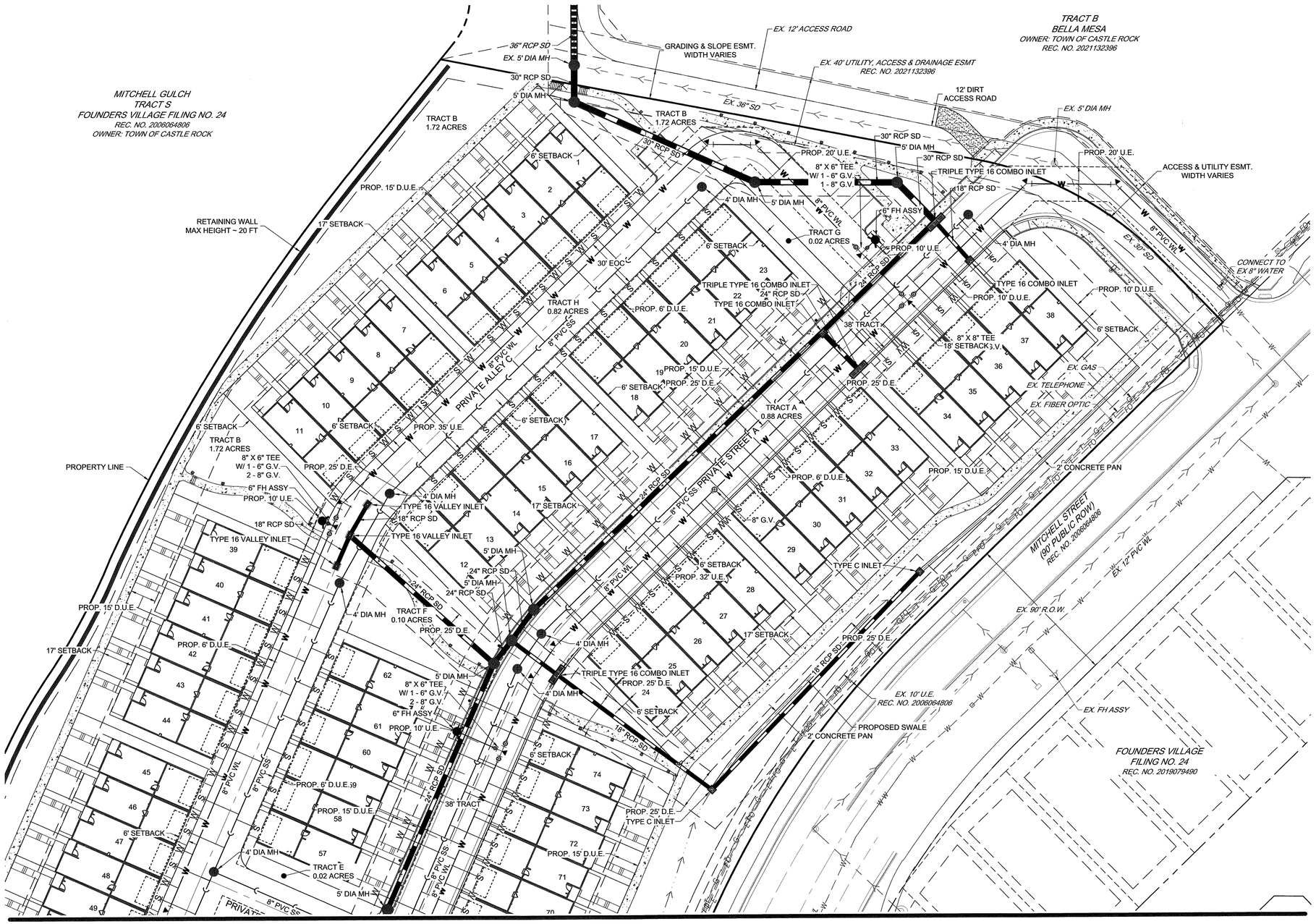
I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - SDP\17026.007 - Grading Plan Detention Pond.dwg tab: 8 OF 31 EXISTING POND FENCE PLAN Feb 20, 2026 - 11:37am rhaering

Ref # 2026031556, Pages: 9 of 31

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


MITCHELL GULCH
TRACT S
FOUNDERS VILLAGE FILING NO. 24
REC. NO. 2006064806
OWNER: TOWN OF CASTLE ROCK
TRACT B
1.72 ACRES
RETAINING WALL
MAX HEIGHT ~ 20 FT
PROPERTY LINE
36" RCP SD
EX. 5' DIA MH
30" RCP SD
5' DIA MH
GRADING & SLOPE ESMT.
WIDTH VARIES
EX. 12' ACCESS ROAD
EX. 40' UTILITY, ACCESS & DRAINAGE ESMT
REC. NO. 2021132396
TRACT B
BELLA MESA
OWNER: TOWN OF CASTLE ROCK
REC. NO. 2021132396
12' DIRT
ACCESS ROAD
EX. 36" SD
PROP. 20' U.E.
8" X 6" TEE
W/ 1 - 6" G.V.
1 - 8" G.V.
TRIPLE TYPE 16 COMBO INLET
18" RCP SD
ACCESS & UTILITY ESMT.
WIDTH VARIES
4' DIA MH
6" PVC WL
6" FH ASSY
TRACT G
0.02 ACRES
PROP. 10' U.E.
EX. 30" SD
CONNECT TO
EX 8" WATER
6' SETBACK
17' SETBACK
PROP. 15' D.U.E.
30' EOC
TRACT H
0.82 ACRES
24" RCP SD
TYPE 16 COMBO INLET
PROP. 6' D.U.E.
PROP. 10' D.U.E.
38' TRACT
8" X 8" TEE
18" SETBACK V.
EX. GAS
EX. TELEPHONE
EX. FIBER OPTIC
8" PVC SS
PRIVATE ALLEY C
PROP. 35' U.E.
PROP. 25' D.E.
PROP. 15' D.U.E.
TRACT A
0.88 ACRES
PRIVATE STREET A
2' CONCRETE PAN
TYPE 16 VALLEY INLET
TRACT F
0.10 ACRES
TRIPLE TYPE 16 COMBO INLET
8" X 6" TEE
W/ 1 - 6" G.V.
2 - 8" G.V.
6" FH ASSY
PROP. 10' U.E.
8" G.V.
TYPE C INLET
MITCHELL STREET
(90' PUBLIC ROW)
REC. NO. 2006064806
EX. 12" PVC WL
EX. 90' R.O.W.
EX. 10' U.E.
REC. NO. 2006064806
PROPOSED SWALE
2' CONCRETE PAN
EX. FH ASSY
FOUNDERS VILLAGE
FILING NO. 24
REC. NO. 2019079490
TRACT E
0.02 ACRES
5' DIA MH
8" PVC SS
6" PVC WL
38' TRACT
PROP. 32' U.E.
PROP. 6' D.U.E.
PROP. 15' D.U.E.
PROP. 25' D.E.
TYPE C INLET
PROP. 10' U.E.
PROP. 6' D.U.E.
PROP. 15' D.U.E.
PROP. 25' D

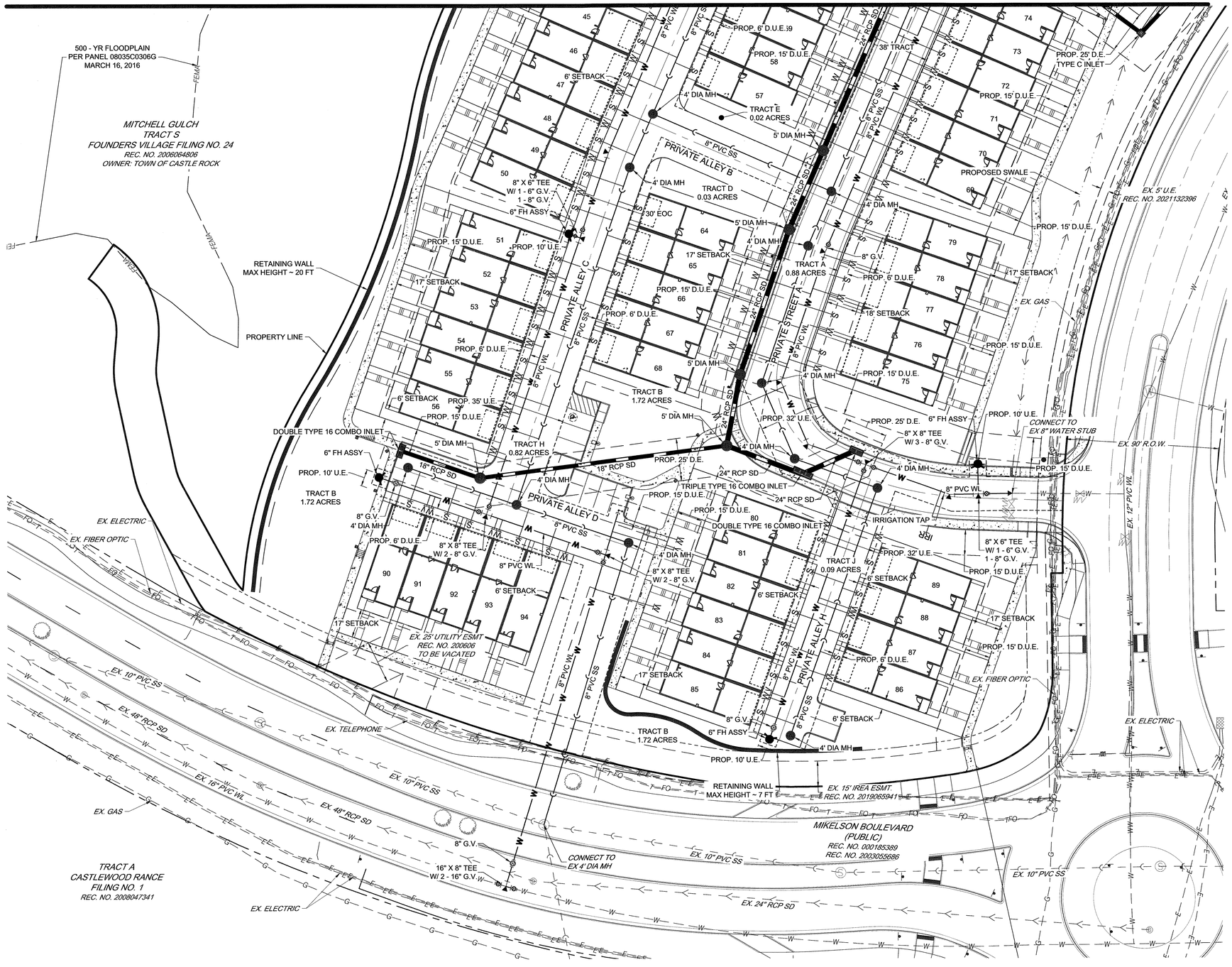
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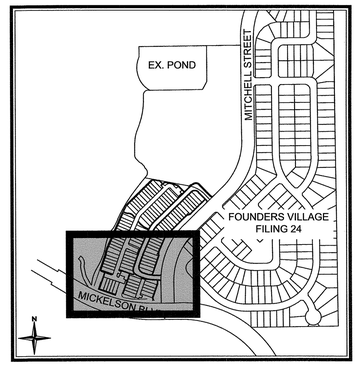
SITE DEVELOPMENT PLAN

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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
- 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
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- 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.

N

0 15 30 60
SCALE: 1" = 30'

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
UTILITY PLAN

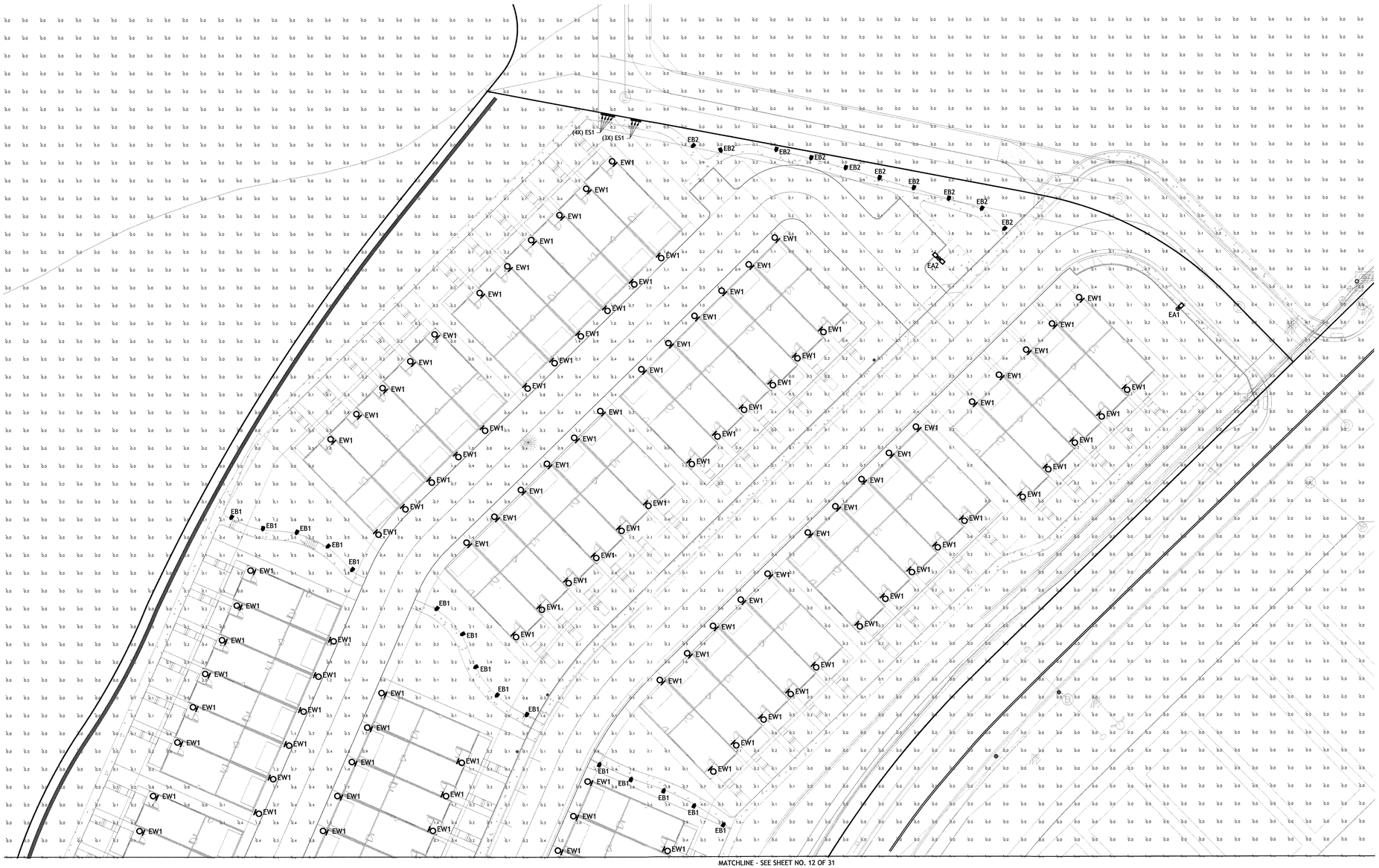
SHEET
10 OF 31

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SITE DEVELOPMENT PLAN

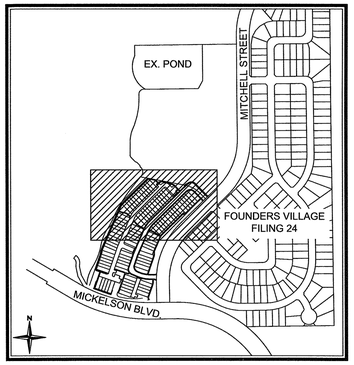
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TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014



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

NORTH



KEY MAP
N.T.S

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.

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02/20/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
PHOTOMETRIC SITE PLAN

SHEET
11 OF 31

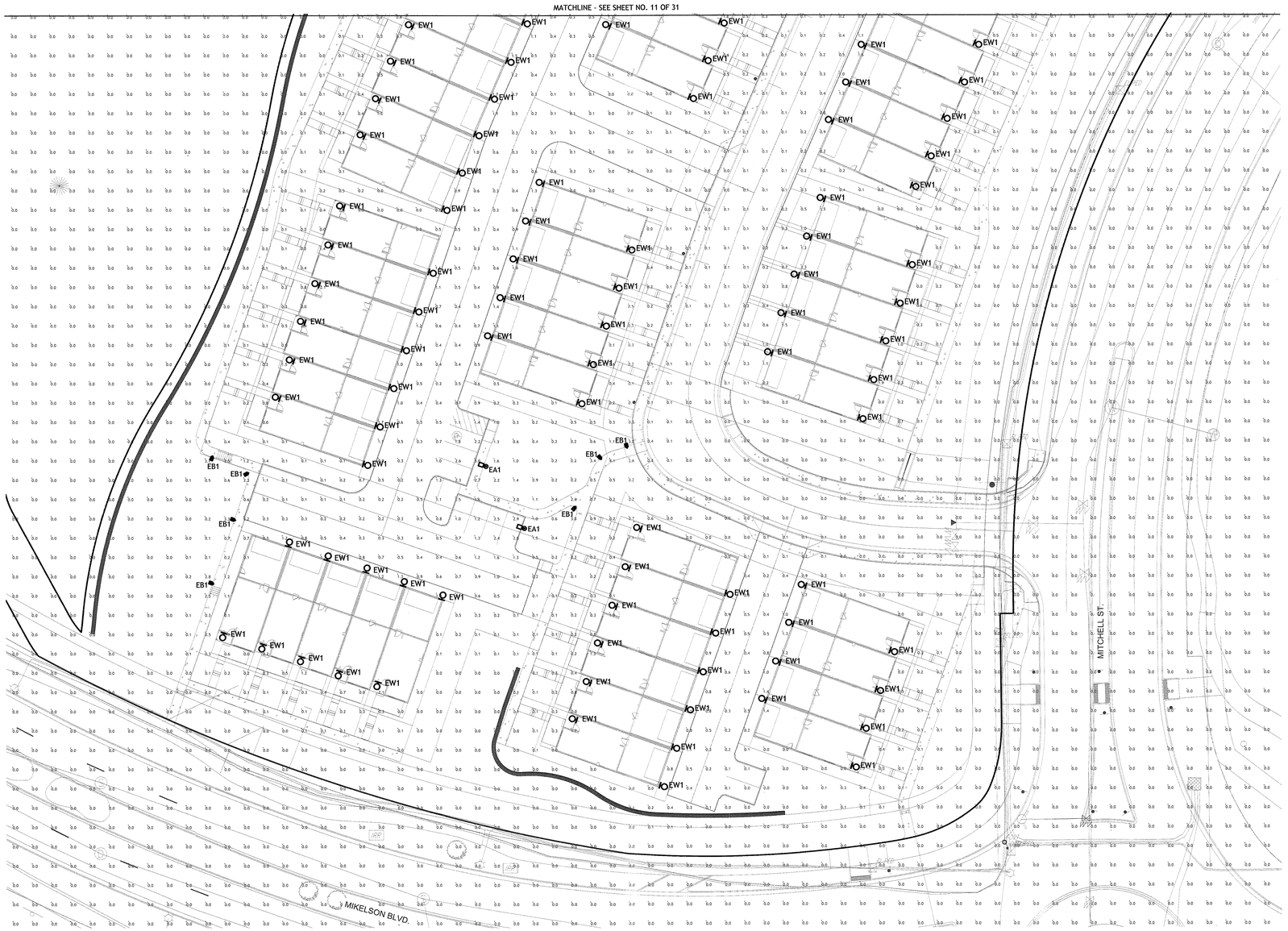
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SITE DEVELOPMENT PLAN

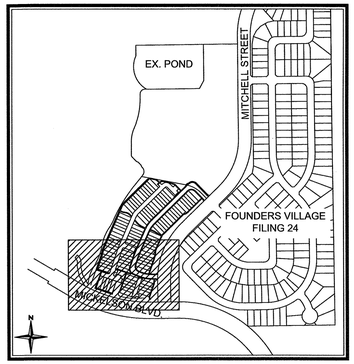
BELLA MESA SOUTH

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



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

NORTH



KEY MAP
N.T.S

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.

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PROJECT NO: 17026.007

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
PHOTOMETRIC SITE 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

LIGHTING FIXTURE SCHEDULE

TYPE	COUNT	SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE QTY	SOURCE WATT	SOURCE TYPE	SOURCE CCT/CRI	MAX WATTS	LUMEN OUTPUT	LUMENS ALLOWED	FULL CUTOFF (Y/N)	LIGHT LOSS FACTOR	DIMMING	FIXTURE FINISH	MOUNTING INFORMATION LOCATION	MOUNTING INFORMATION BOF/RFD/OFH	NOTES
EA1	3		EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III	LITHONIA	DSX0LED-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	DSX0LED-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	DSX0LED-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	DSX0LED-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	186		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.

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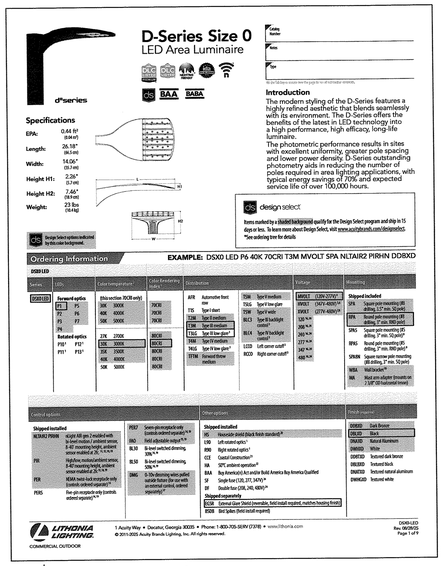
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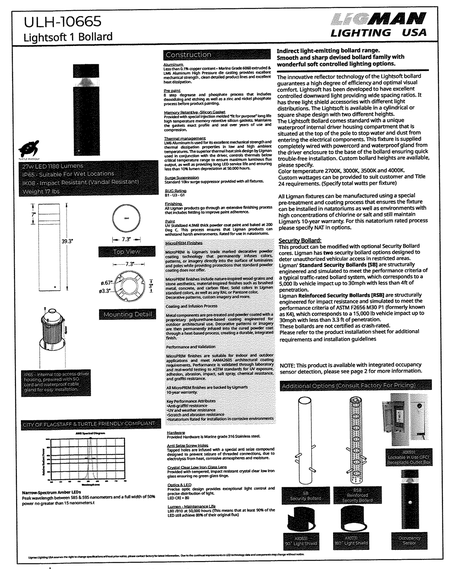
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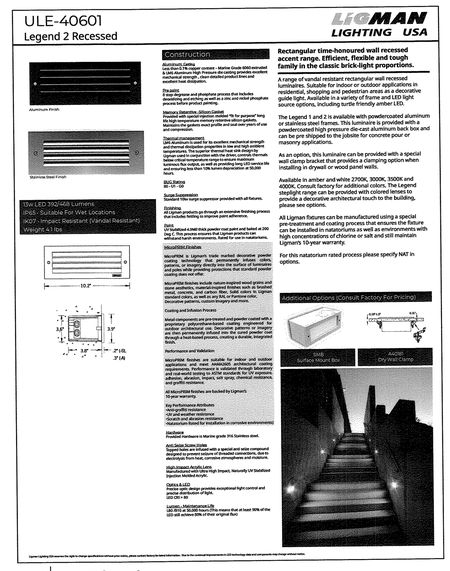
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13 | SCALE: NTS



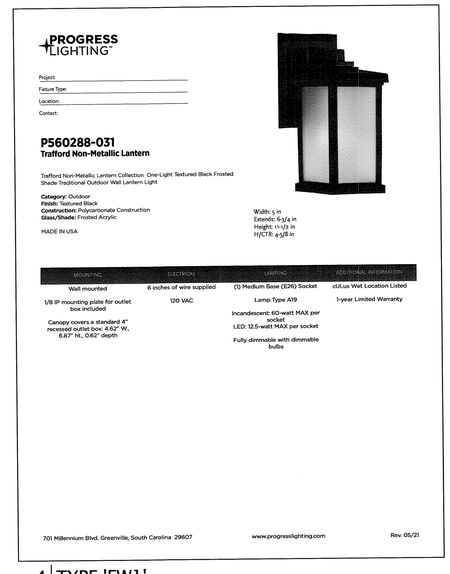
2 | TYPE 'EB1', 'EB2'

13 | SCALE: NTS



3 | TYPE 'ES1'

13 | SCALE: NTS



4 | TYPE 'EW1'

13 | SCALE: NTS

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
PHOTOMETRIC DETAILS

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SITE DEVELOPMENT PLAN

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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)	53,645 SF	54%
TURF	2,149 SF	2%
WETLAND SEED	0 SF	0%
IRRIGATED BED	42,733 SF	43%
ROCK / COBBLE	668 SF	1%
TOTAL AREA LANDSCAPE	99,195 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	4%	2,149 SF	4.5	49,748 SF	0.19
DRIP	SHRUB/PERENNIAL BED	3.0	in./mo.	MODERATE	96%	47,599 SF	3.0	49,748 SF	2.87
				TOTALS	100%	49,748 SF			
								TOTAL OF THE CLWUR	3.06

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	8619	99195	156	156*	312	312	359 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**
2149	93,150	N/A	58425	668	19475	78	78	Yes _X__ No ____

*THE TOTAL TREE QUANTITY PROVIDED INCLUDES LARGE CANOPY DECIDUOUS, ORNAMENTAL AND EVERGREEN TREES PER TCV25-0077, TCV25-0078 AND TCV25-0079.

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
2,773	277.3	N/A	277	1	1	1	2
Parking Lot Peninsula/Islands (40 Spaces or More)**							
Number of Parking Spaces	Number of landscaped islands/peninsulasR equired (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

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 SHALL 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. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
9. 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.
10. 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
11. 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
12. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
13. 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.

PLANT SCHEDULE				
DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	124
LARGE CANOPY AND COLUMNAR DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND				
LARGE CANOPY AND COLUMNAR 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	30
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	LOW	QUANTITY	28
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH. THE QUANTITY SHOWN INCLUDES UPRIGHT JUNIPERS PER TCV25-0077.				
DECIDUOUS SHRUBS**	HYDROZONE	LOW-MED	QUANTITY	156
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS**	HYDROZONE	LOW-MED	QUANTITY	156
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES**	HYDROZONE	LOW-MED	QUANTITY	50
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS**	HYDROZONE	LOW-MED	AREA	50
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
ANNUAL PLANTING BEDS**	HYDROZONE	N/A	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	55,302
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]				

TREE SCHEDULE BY LOCATION						
LOCATION	PROPOSED LARGE CANOPY DECIDUOUS TREES	PROPOSED COLUMNAR DECIDUOUS TREES	PROPOSED ORNAMENTAL TREES	PROPOSED EVERGREEN TREES	EXISTING LARGE CANOPY DECIDUOUS TREES	TOTALS
GROSS SITE AREA (INTERNAL)	78	20	30	28	0	156
MITCHELL ST.	19	0	0	0	1	20
MICKELSON BLVD.	7	0	0	0	7	14
TOTALS	124		30	28	8	

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

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NOTES

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01/13/2026	4	FOURTH SUBMITTAL
02/12/2026	5	FIFTH SUBMITTAL
02/20/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
LANDSCAPE NOTES

SHEET
14 OF 31

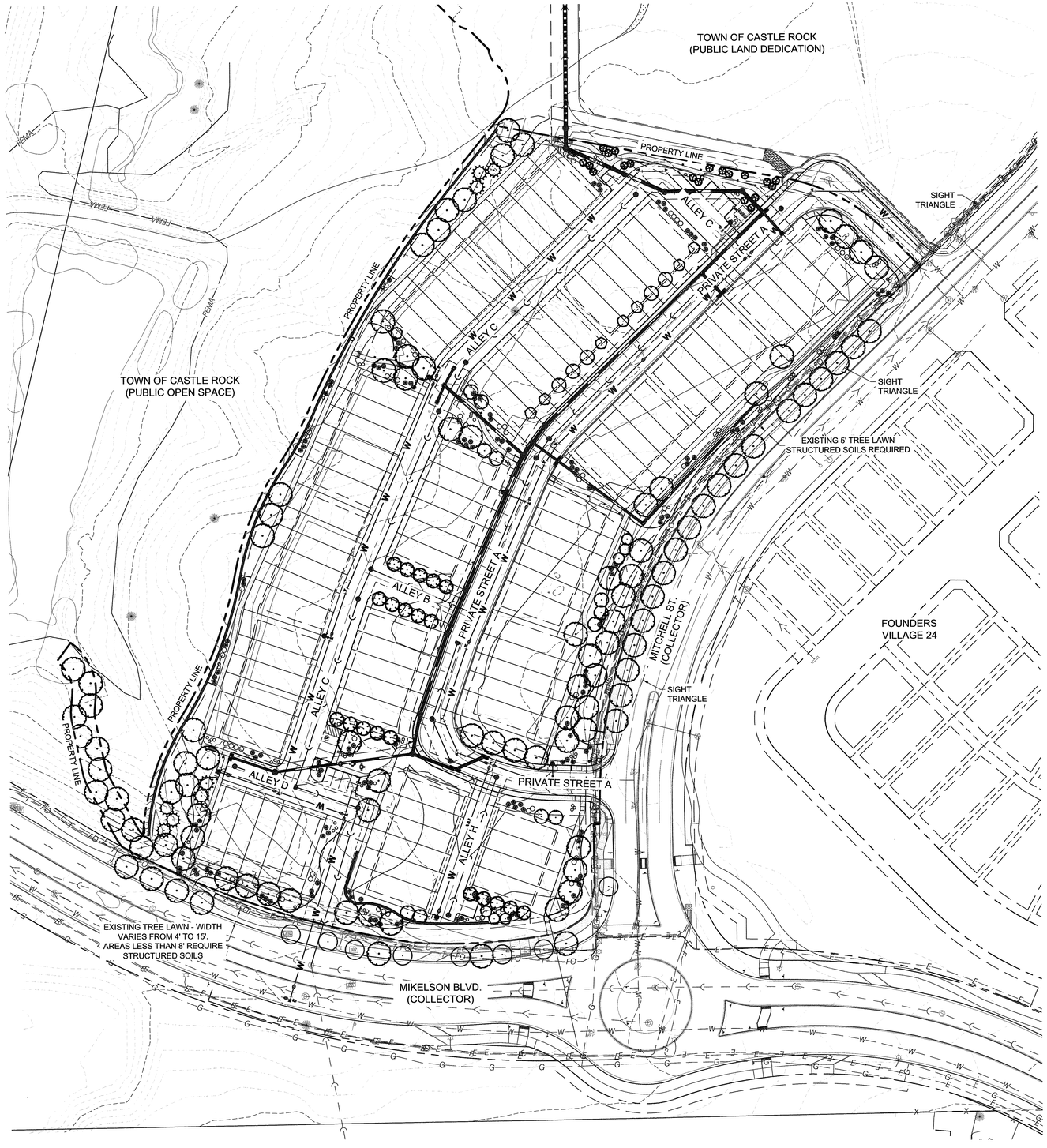
I:\2017\17028 - Bella Mesa\CADD\Sheet Sets\17028.007 - SDP\17028.007 - Landscape Notes.dwg, tab: 14 OF 31 LANDSCAPE NOTES Feb 20, 2026 - 11:37am rhaering

Ref # 2026031556, Pages: 15 of 31

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 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
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- FO — EXISTING FIBER OPTICS LINE
- OH — EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- LANDSCAPE EDGER
- SPADE CUT EDGE
- SEED BOUNDARY
- FENCE
- X — OPEN 3-RAIL FENCE
- PROPOSED STREET LIGHT
- FIRE HYDRANT

N

0 30 60 120

SCALE: 1" = 60'

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

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NO.	DATE	NOTES
1	05/29/2025	FIRST SUBMITTAL
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6	02/20/2026	SIXTH SUBMITTAL

PROJECT NO: 17026.007

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL STREET TREE PLAN

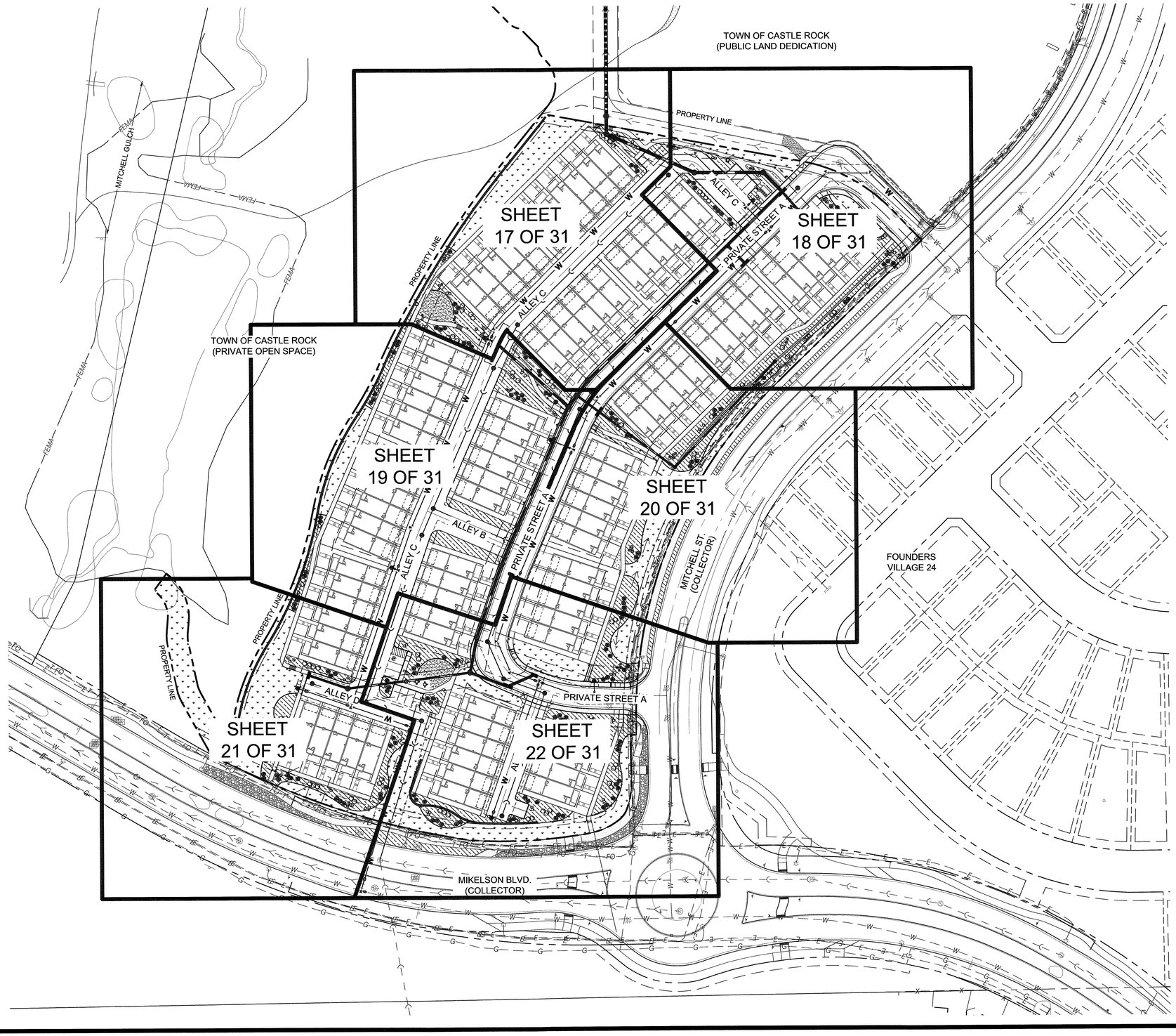
SHEET
15 OF 31

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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
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- LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- CURB AND GUTTER; SEE CIVIL
- SIDEWALK; SEE CIVIL
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- EXISTING GAS LINE
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- EXISTING FIBER OPTICS LINE
- EXISTING OVERHEAD ELECTRIC LINE
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- 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)

N

0 30 60 120

SCALE: 1" = 60'

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

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NOTES	NO.	DATE

PROJECT NO. 17026.007

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN

SHEET
16 OF 31

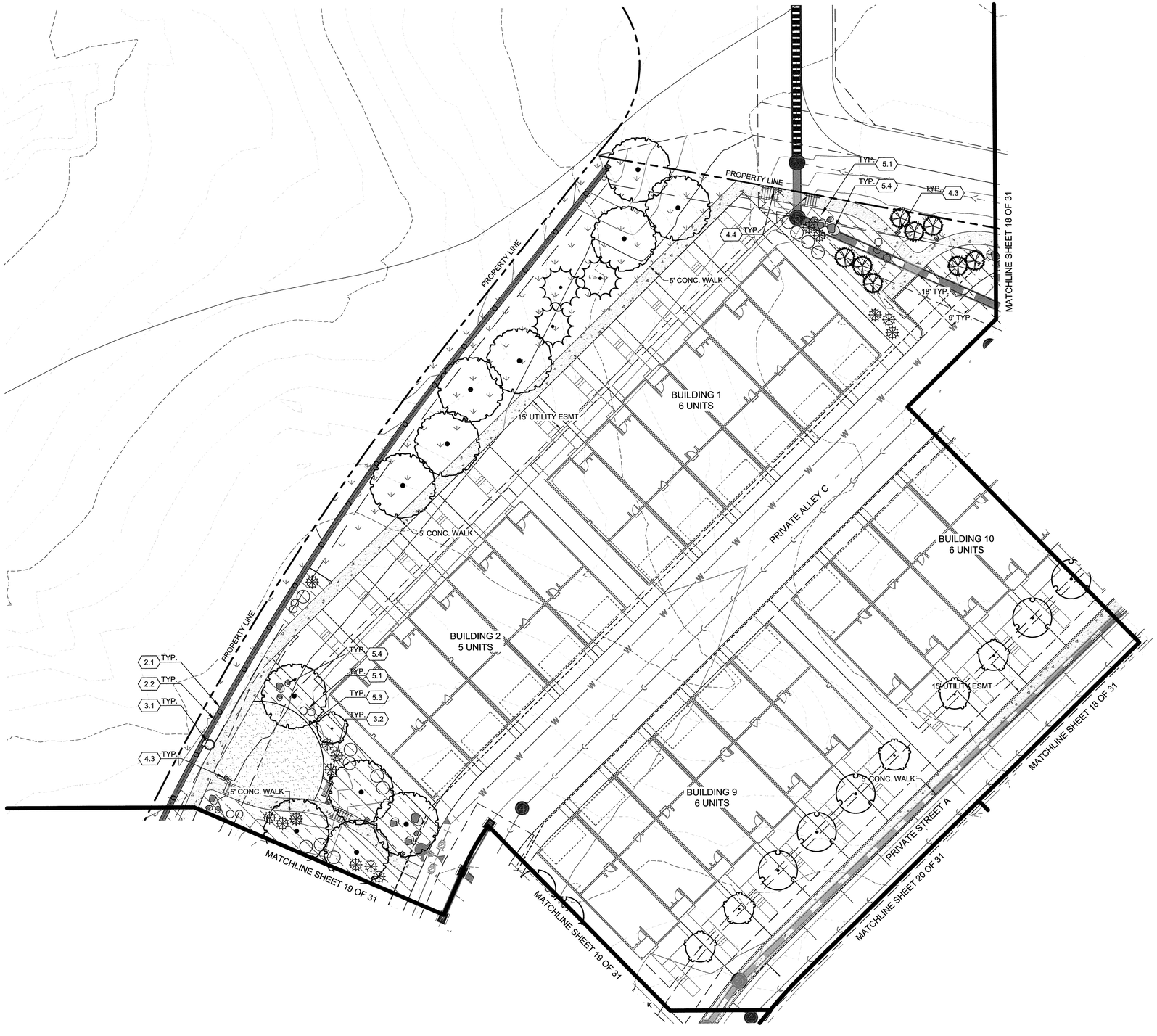
I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - SDP\17026.007 - Landscape Overall Site Plan.dwg tab: 13 OF 25 OVERALL LANDSCAPE PLAN Feb 20, 2026 - 11:38am rhaining

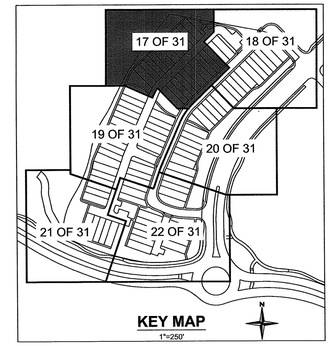
Ref # 2026031556, Pages: 17 of 31

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
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- EXISTING FIBER OPTICS LINE
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- 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	6/26 OF 31
5.5	EXISTING COBBLE	N/A

N

0 10 20 40

SCALE: 1" = 20'

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

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PROJECT NO. 17026.007

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
DETAILED LANDSCAPE PLAN

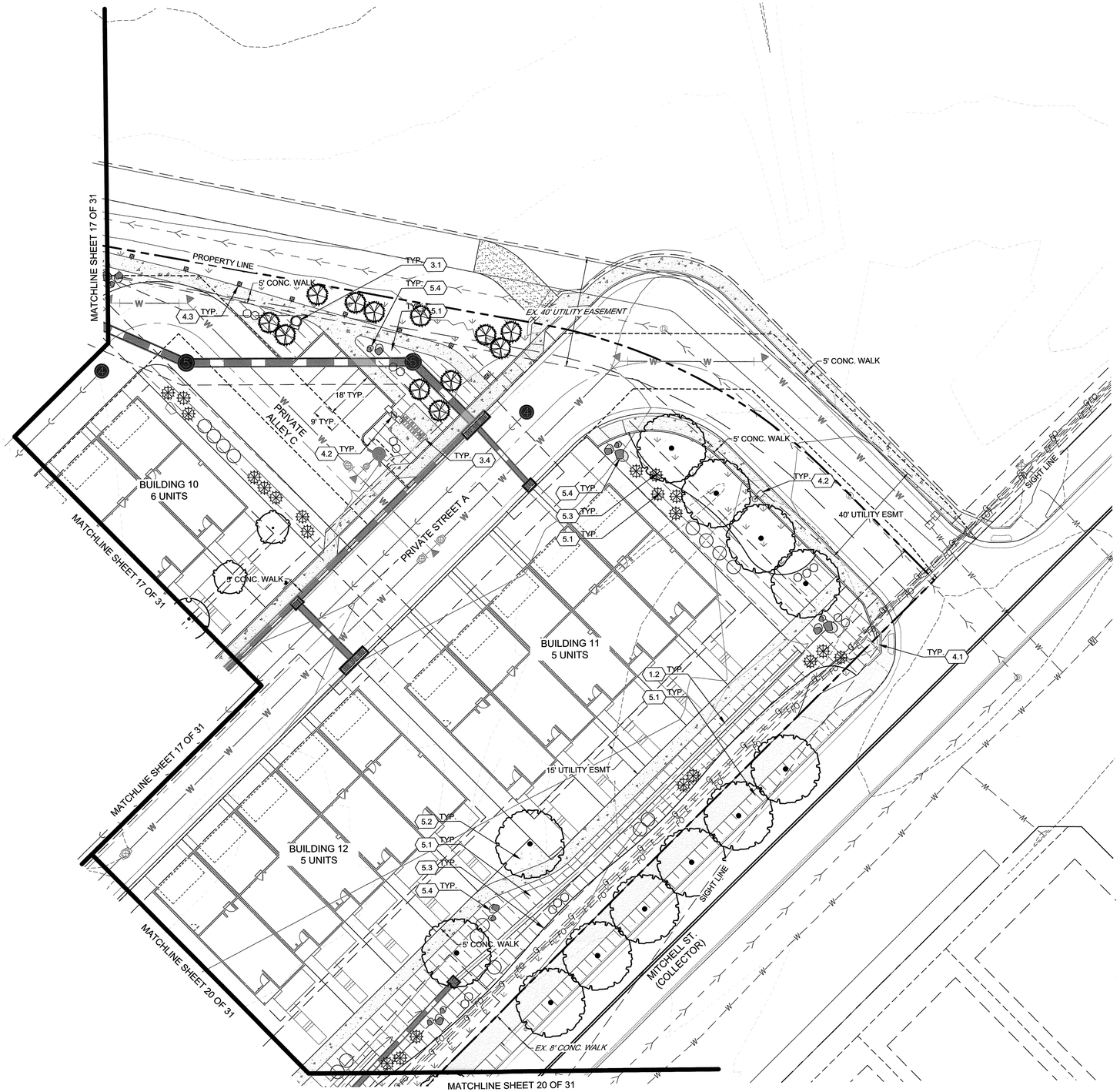
SHEET
17 OF 31

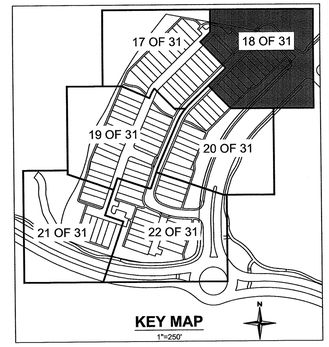
I:\2017\17026 - Bella Mesa\CAD\Sheet Sets\17026.007 - SDP\17026.007 - Detailed Landscape Plan.dwg, tab: 17 OF 31 DETAILED LANDSCAPE PLAN, Feb 20, 2026 - 11:38am, rhaering

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)
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- ROCK MULCH
- ROCK COBBLE
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- COLUMNAR SHADE TREE (DECIDUOUS)
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- 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	6/26 OF 31
5.5	EXISTING COBBLE	N/A

N

0 10 20 40

SCALE: 1" = 20'

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

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NOTES

NO.	DATE

PROJECT NO.	17026.007

NO	DATE	NOTES
1	05/29/2025	FIRST SUBMITTAL
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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
DETAILED LANDSCAPE PLAN

SHEET
18 OF 31

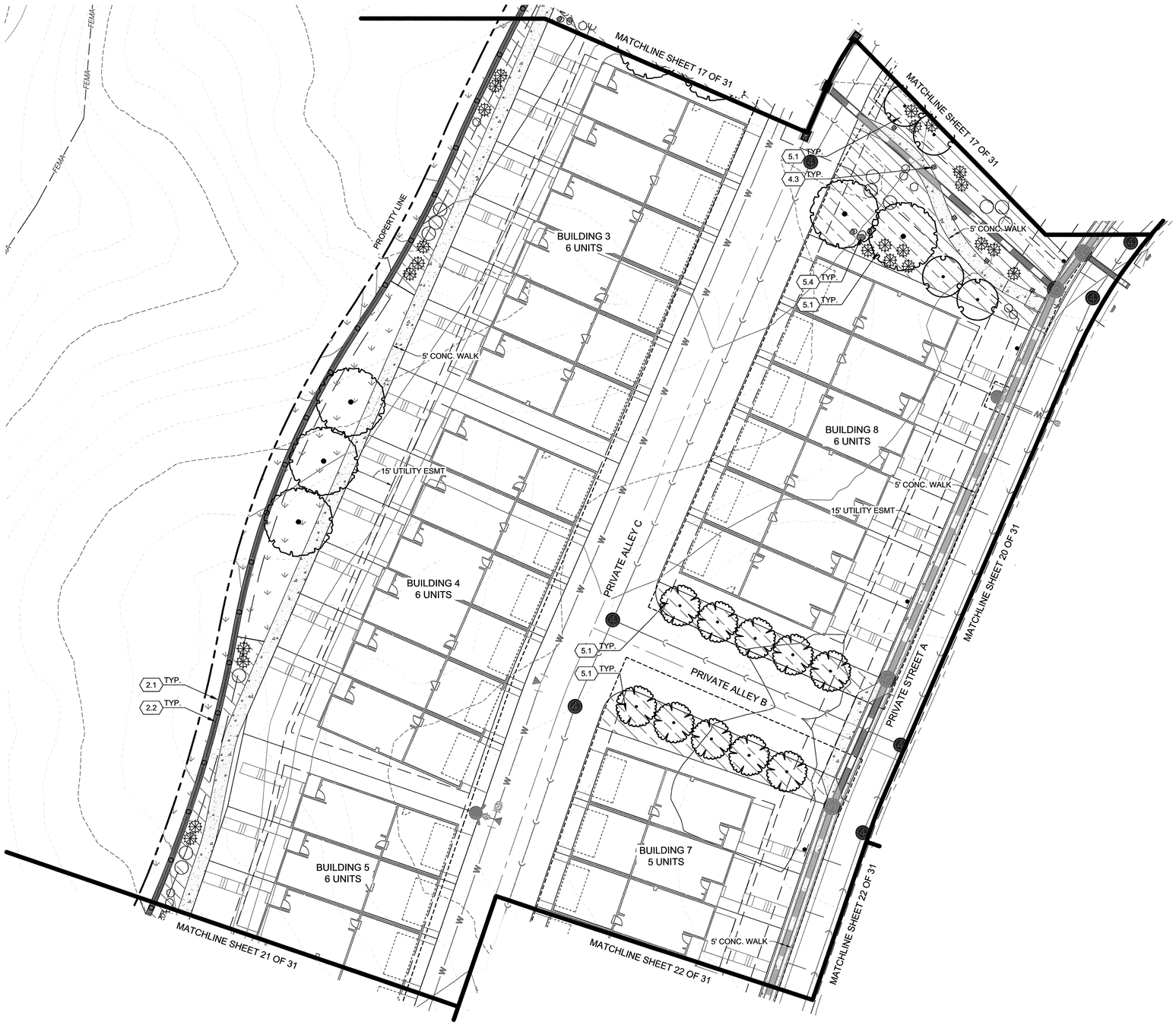
I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - SDP\17026.007 - Detailed Landscape Plan.dwg, tab: 18 OF 31 DETAILED LANDSCAPE PLAN, Feb 20, 2026 - 11:38am, rhaering

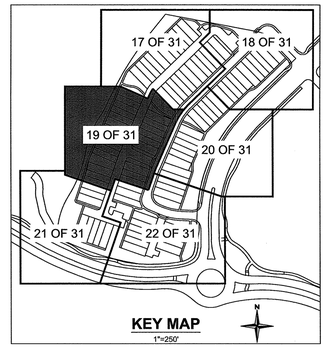
Ref # 2026031556, Pages: 19 of 31

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





LEGEND

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- R.O.W.
- LOT LINE
- EASEMENT LINE
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- SIDEWALK; SEE CIVIL
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1.2	CONCRETE DRAIN PAN	SEE CIVIL
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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

N

0 10 20 40

SCALE: 1" = 20'

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

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NOTES

NO.

DATE

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
DETAILED LANDSCAPE PLAN

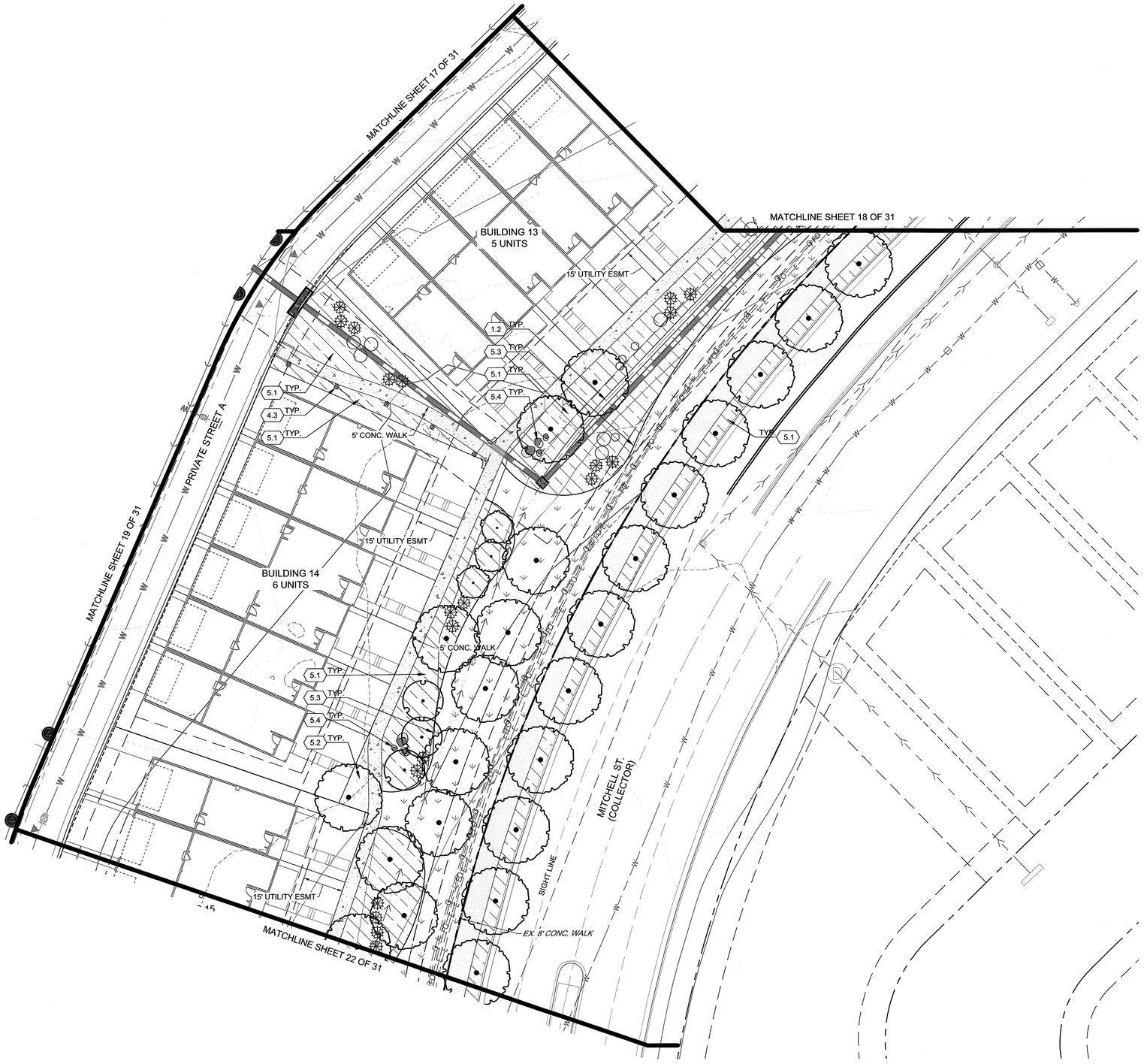
SHEET
19 OF 31

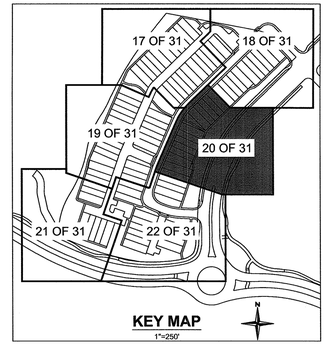
I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - SDP\17026.007 - Detailed Landscape Plan.dwg tab: 19 OF 31 DETAILED LANDSCAPE PLAN Feb 20, 2026 - 11:38am rhaering

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





LEGEND

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- R.O.W.
- LOT LINE
- EASEMENT LINE
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- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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		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
3.3	PICNIC TABLE	10/26 OF 31
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SITE LIGHTING		
4.1	EXISTING LIGHT POLE	N/A
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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

N

0 10 20 40

SCALE: 1" = 20'

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

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
DETAILED LANDSCAPE PLAN

SHEET
20 OF 31

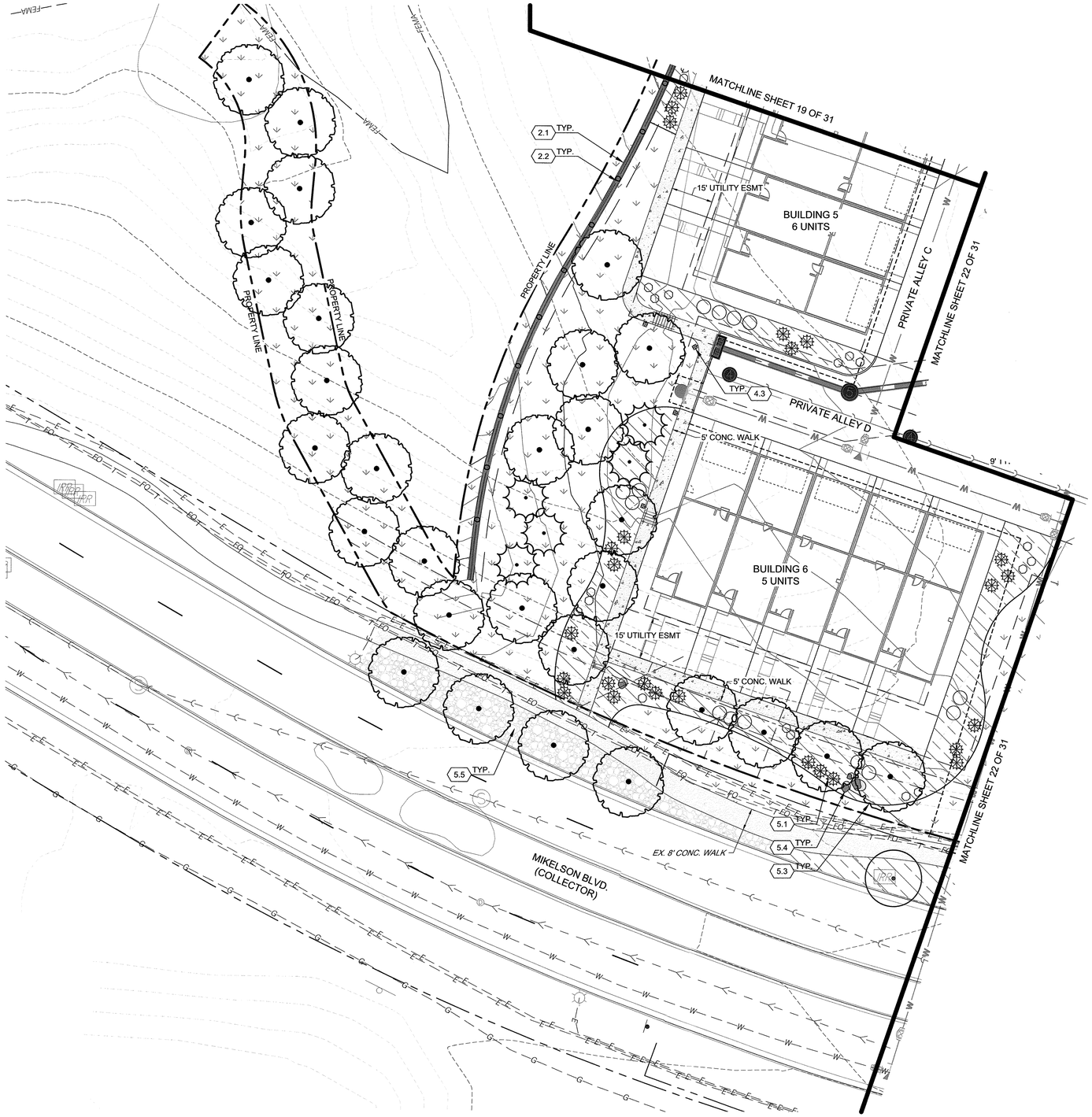
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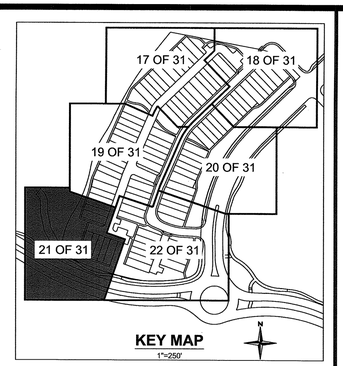
Ref # 2026031556, Pages: 21 of 31

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	6/26 OF 31
5.5	EXISTING COBBLE	N/A

N

0 10 20 40

SCALE: 1" = 20'

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

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NO.	DATE	NOTES

PROJECT NO: 17026.007

NO.	DATE	NOTES
1	05/29/2025	FIRST SUBMITTAL
2	09/17/2025	SECOND SUBMITTAL
3	11/26/2025	THIRD SUBMITTAL
4	01/13/2026	FOURTH SUBMITTAL
5	02/12/2026	FIFTH SUBMITTAL
6	02/20/2026	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
DETAILED LANDSCAPE PLAN

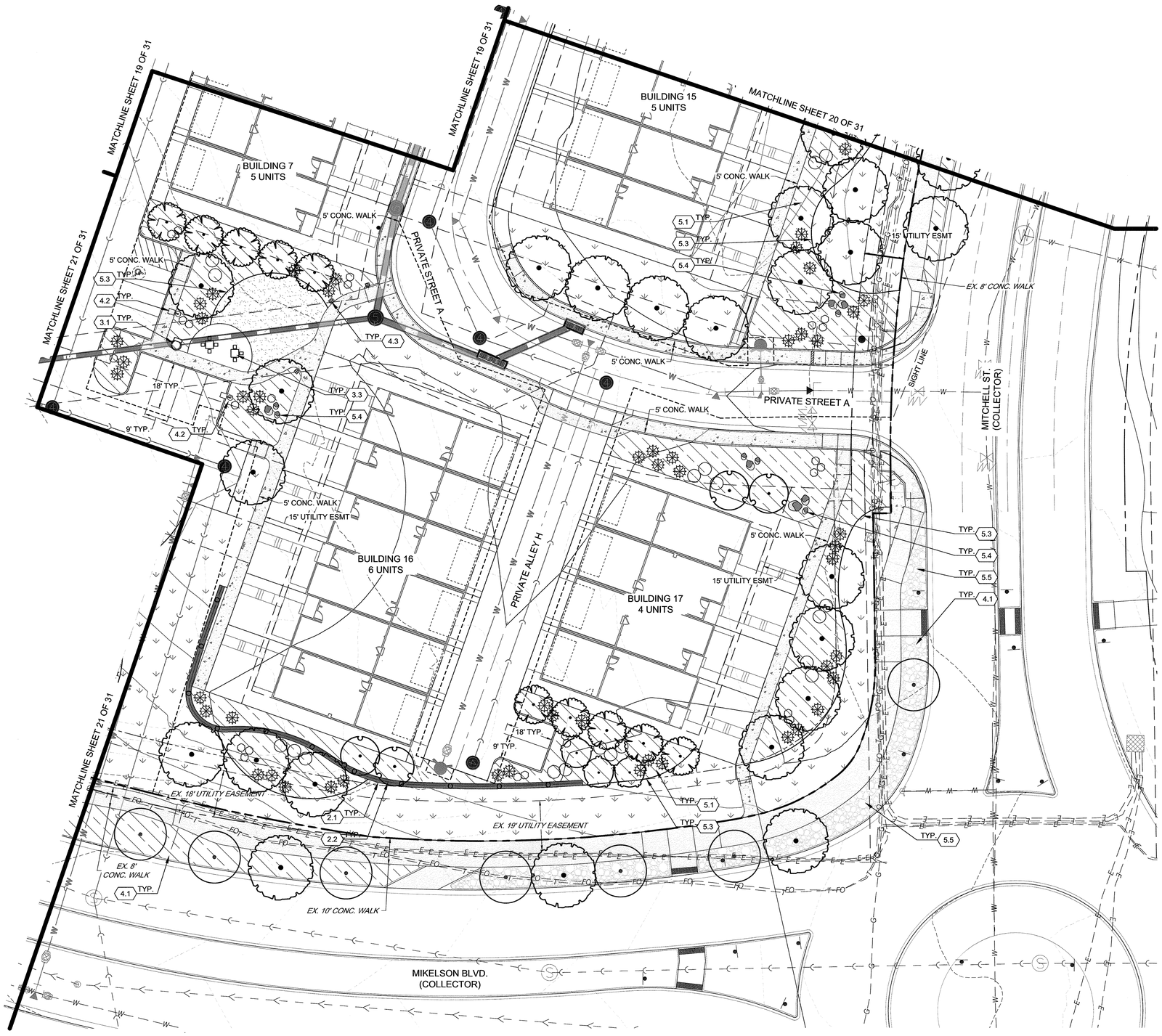
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21 OF 31

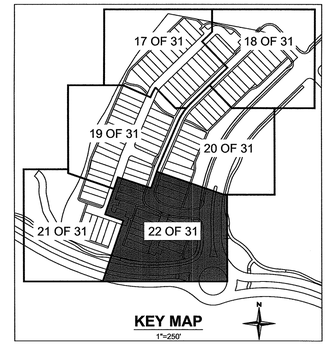
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SITE DEVELOPMENT PLAN

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
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- 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)
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- UPRIGHT JUNIPER (EVERGREEN)
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- EXISTING STREET TREE (DECIDUOUS)
- EXISTING VEGETATION (TO REMAIN)

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PLANTING AND LANDSCAPE		
5.1	WOOD MULCH	N/A
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5.3	STEEL EDGER	5/26 OF 31
5.4	BOULDERS	6/26 OF 31
5.5	EXISTING COBBLE	N/A

N

0 10 20 40

SCALE: 1" = 20'

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

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DATE	NO.	NOTES
PROJECT NO:		17028.007
05/29/2025	1	FIRST SUBMITTAL
08/17/2025	2	SECOND SUBMITTAL
11/26/2025	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
DETAILED LANDSCAPE PLAN

SHEET
22 OF 31

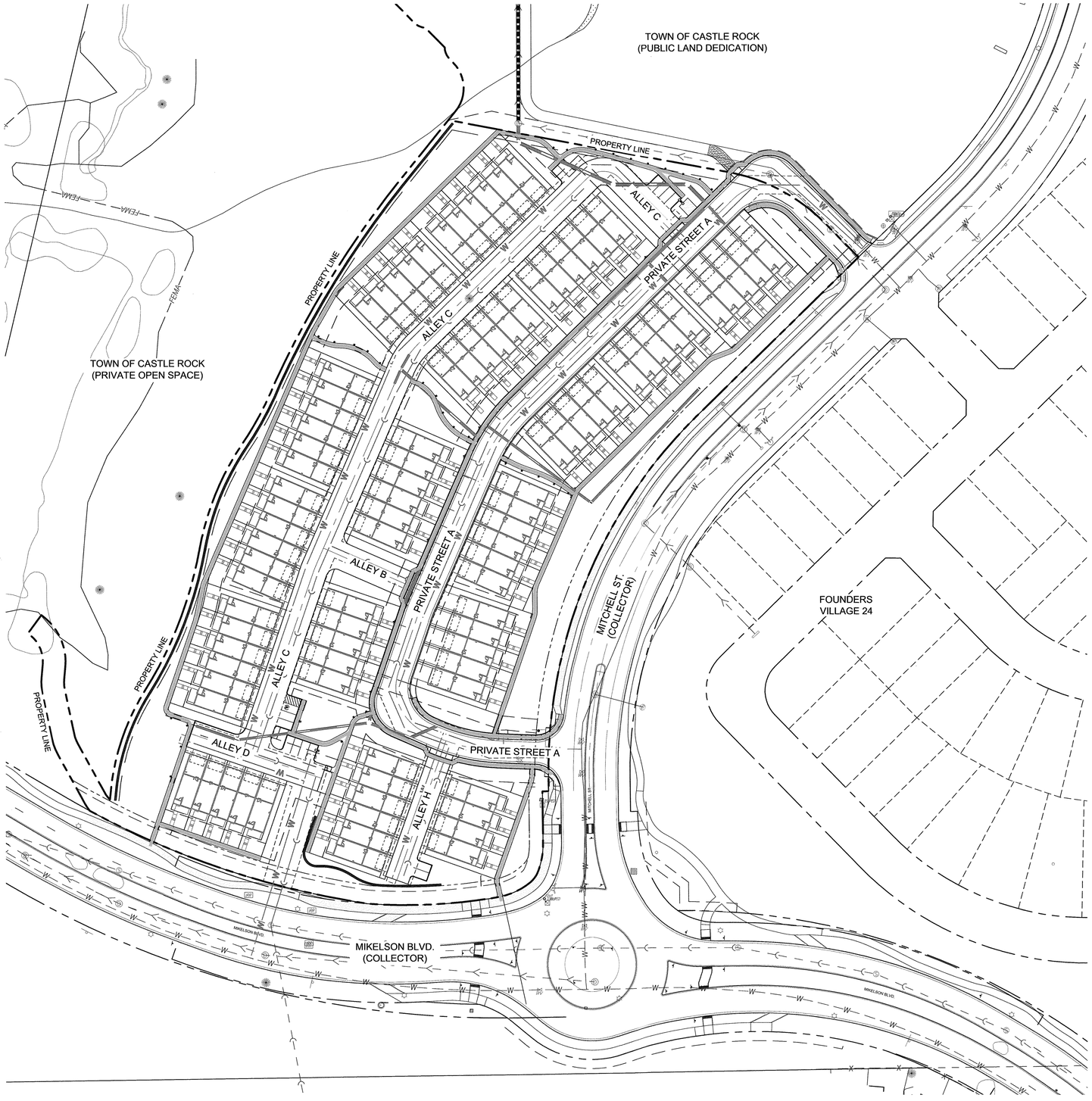
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Ref # 2026031556, Pages: 23 of 31

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

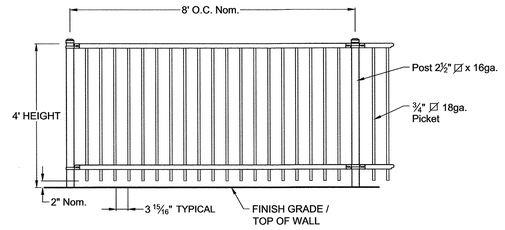


TRAIL TYPE LEGEND

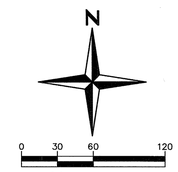
5' CONCRETE WALK

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



SCALE: 1" = 60'

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

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DATE	NO.	NOTES

PROJECT NO:	17026.007	
DATE	NO.	NOTES
05/29/2025	1	FIRST SUBMITTAL
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02/20/2026	6	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
OVERALL TRAILS AND FENCING PLAN

SHEET
23 OF 31

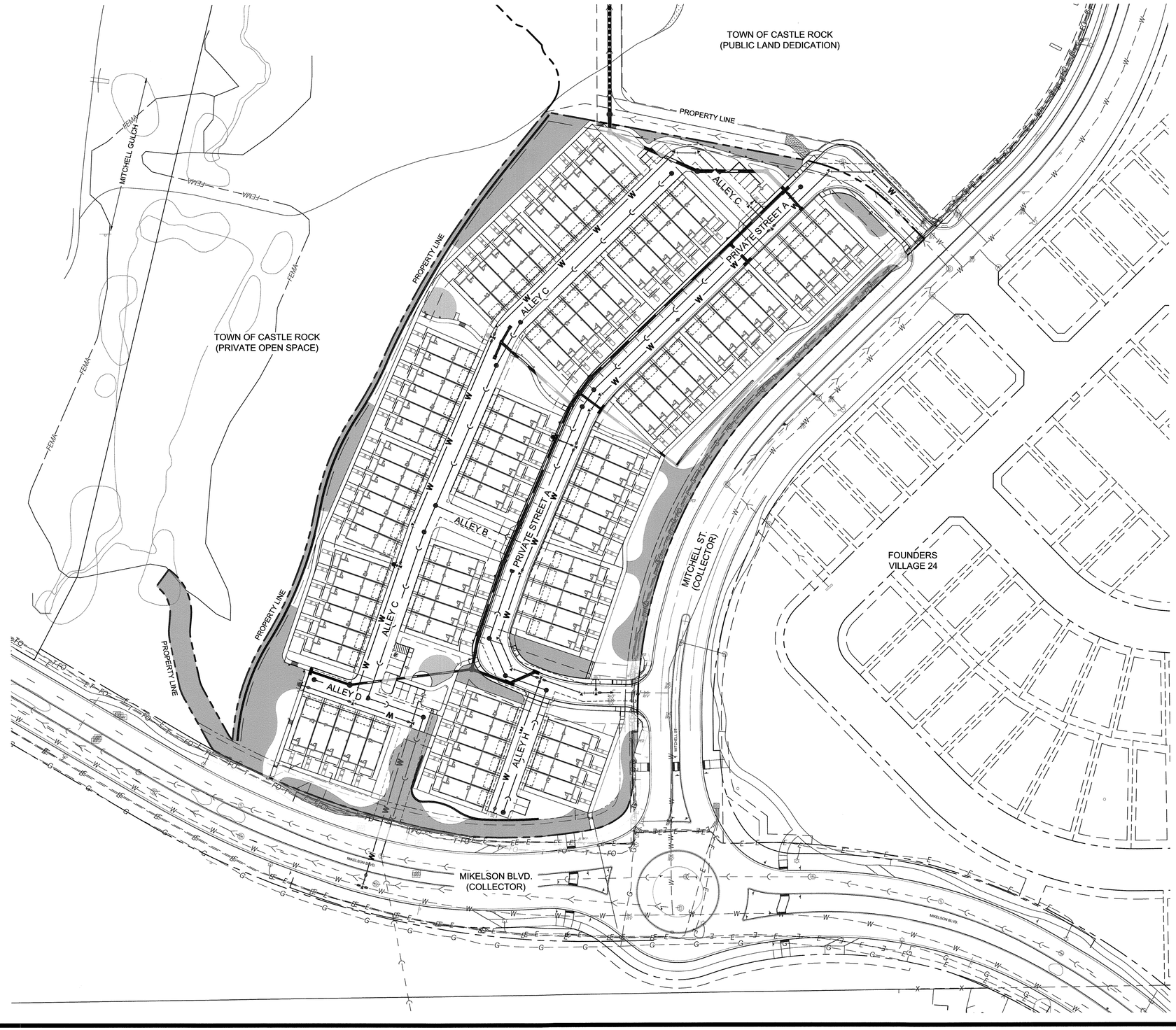
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Ref # 2026031556, Pages: 24 of 31

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



LEGEND

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- 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

N

0 30 60 120

SCALE: 1" = 60'

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

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NOTES

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
LANDSCAPE AREAS EXHIBIT

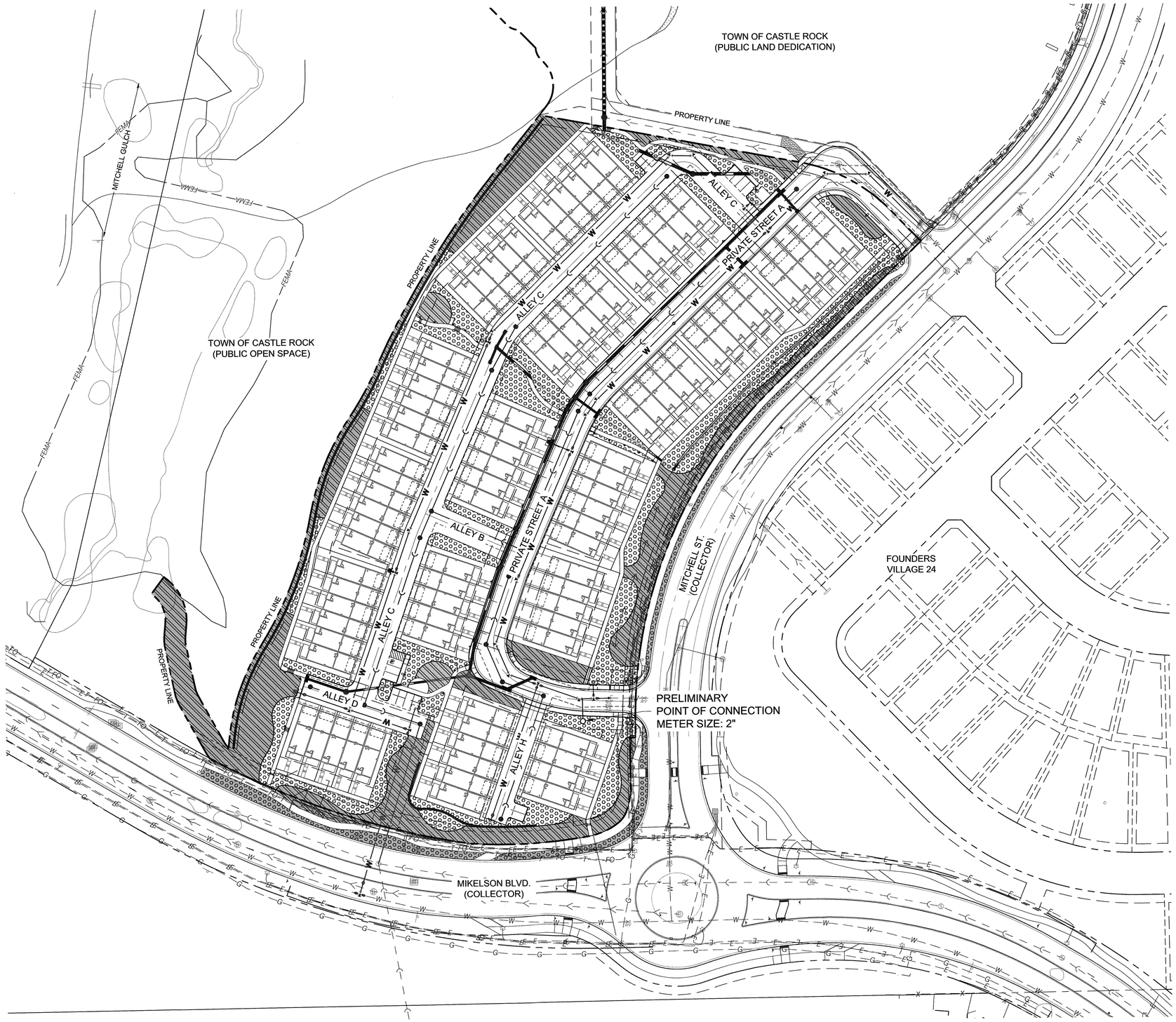
SHEET
24 OF 31

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

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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- 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

N

0 30 60 120

SCALE: 1" = 60'

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

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NO.	DATE	NOTES

PROJECT NO: 17026.007

NO.	DATE	NOTES
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5.	02/12/2026	FIFTH SUBMITTAL
6.	02/20/2026	SIXTH SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
IRRIGATION CONCEPT PLAN

SHEET
25 OF 31

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

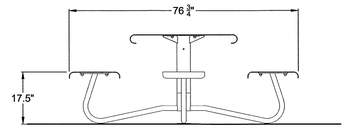
Ref # 2026031556, Pages: 26 of 31

SITE DEVELOPMENT PLAN

BELLA MESA SOUTH

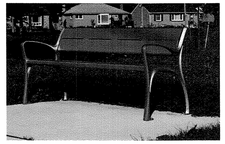
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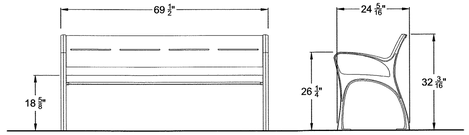




MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MTB-1100-00001 - SURFACE MOUNT, BACKLESS SEATS, METAL
MTB-1100-00004 - SURFACE MOUNT, BACKLESS SEATS, ACCESSIBLE, METAL
COLOR: BLACK
CONTACT INFO: 1-800-716-5506 / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

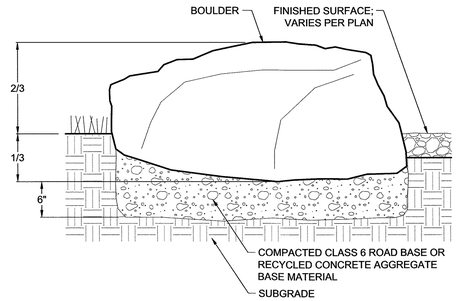
10 PICNIC TABLE
SCALE: NTS





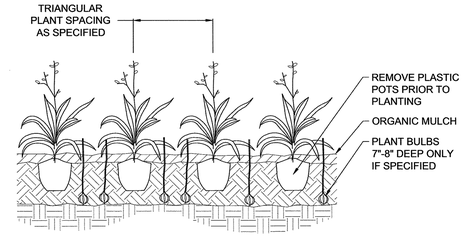
MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MBE-0870-00009 - SURFACE MOUNT, BACKED BENCH, SIDE ARMS, METAL WITH NO CENTER ARM
COLOR: BLACK
CONTACT INFO: 1-800-716-5506 / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

9 BENCH
SCALE: NTS



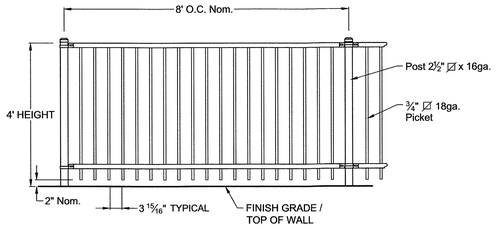
NOTES:
- BASE MATERIAL SHALL BE PLACED AND COMPACTED SO THAT THE BOULDER SITS FIRMLY IN PLACE, WITHOUT THE CHANCE OF SETTLEMENT.
- BOULDER SEAMS SHALL BE LEVEL.

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



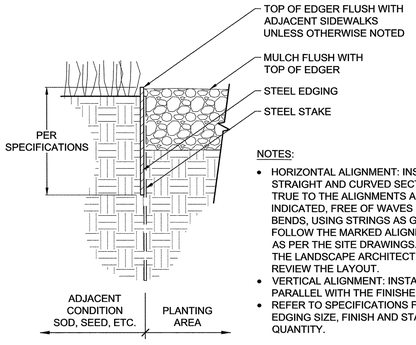
NOTES:
- AMEND SOILS WITH ORGANIC SOIL AMENDMENT AS SPECIFIED.
- APPLY ORGANIC FERTILIZER AND SOIL CONDITIONERS AS SPECIFIED.
- MULCH DEPTH AROUND PLANT BASE MAY BE THINNER. DO NOT BURY PLANT WITH MULCH.

3 PERENNIAL PLANTING
SCALE: NTS



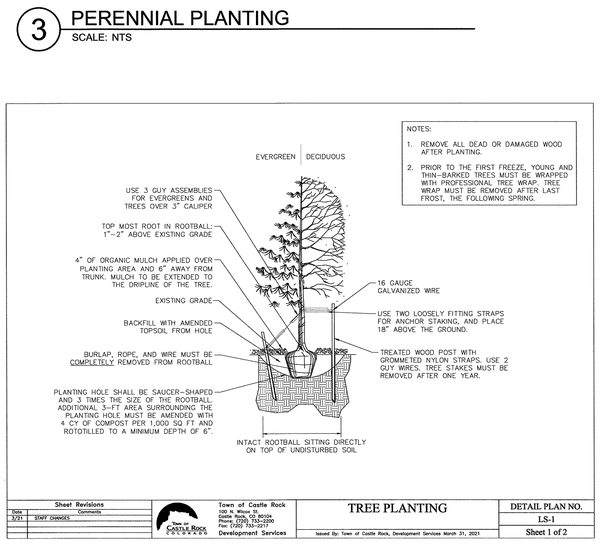
NOTES:
- MANUFACTURER: AMERISTAR
- MODEL: MONTAGE PLUS
- STYLE: MAJESTIC
- COLOR: BLACK
- FOOTINGS TO BE INTEGRATED WITHIN THE RETAINING WALL

8 GUARDRAIL
SCALE: 1/2" = 1'-0"



NOTES:
- HORIZONTAL ALIGNMENT: INSTALL STRAIGHT AND CURVED SECTIONS TRUE TO THE ALIGNMENTS AS INDICATED, FREE OF WAVES OR BENDS, USING STRINGS AS GUIDES. FOLLOW THE MARKED ALIGNMENTS AS PER THE SITE DRAWINGS. ALLOW THE LANDSCAPE ARCHITECT TO REVIEW THE LAYOUT.
- VERTICAL ALIGNMENT: INSTALL PARALLEL WITH THE FINISHED GRADE.
- REFER TO SPECIFICATIONS FOR EDGING SIZE, FINISH AND STAKE QUANTITY.

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



NOTES:
1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN-BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

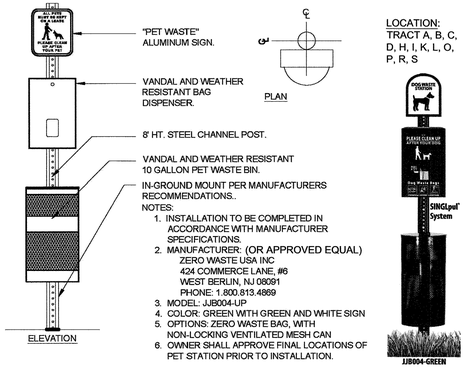
Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2277
Development Services

TREE PLANTING

Issued By: Town of Castle Rock, Development Services March 31, 2021

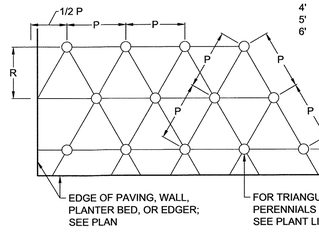
DETAIL PLAN NO.
LS-1
Sheet 1 of 2



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. MANUFACTURER: (OR APPROVED EQUAL)
ZERO WASTE USA INC
424 COMMERCE LANE, #6
WEST BERLIN, NJ 08091
PHONE: 1.800.813.4869
3. MODEL: JJB004-UP
4. COLOR: GREEN WITH GREEN AND WHITE SIGN
5. OPTIONS: ZERO WASTE BAG, WITH NON-LOCKING VENTILATED MESH CAN
6. OWNER SHALL APPROVE FINAL LOCATIONS OF PET STATION PRIOR TO INSTALLATION.

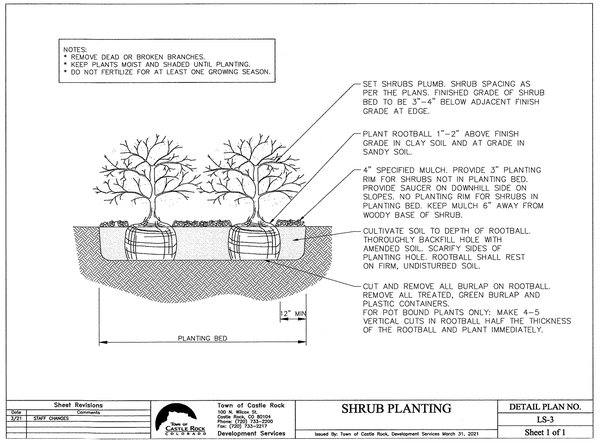
LOCATION:
TRACT A, B, C, D, H, I, K, L, O, P, R, S

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



P TRIANGLE	R ROW	AREA PER PLANT SQ. FT.
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
30"	2'-2"	5.42
3'	2'-7"	7.80
4'	3'-5 1/2"	13.84
5'	4'-4"	21.65
6'	5'-2 3/8"	31.20

4 PLANT SPACING
SCALE: NTS



Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2277
Development Services

SHRUB PLANTING

Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO.
LS-3
Sheet 1 of 1

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

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 REDLAND.COM
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DATE	NO.	NOTES

PROJECT NO: 17026.007

DATE	NO.	NOTES
05/29/2025	1	FIRST SUBMITTAL
09/17/2025	2	SECOND SUBMITTAL
11/26/2025	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
LANDSCAPE DETAILS

SHEET
26 OF 31

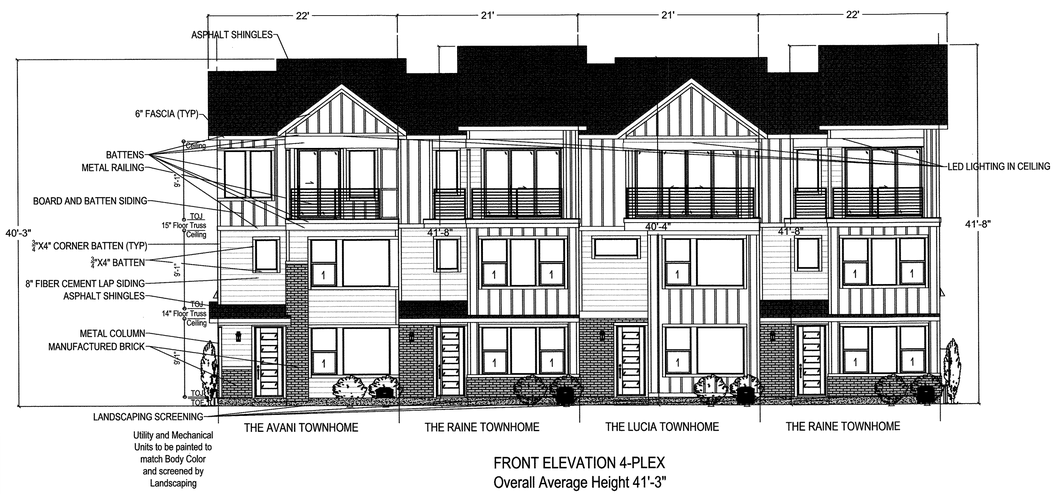
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Ref # 2026031556, Pages: 27 of 31

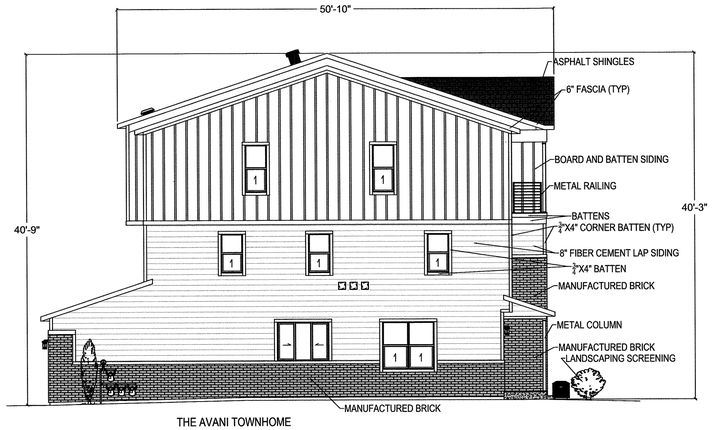
SITE DEVELOPMENT PLAN

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



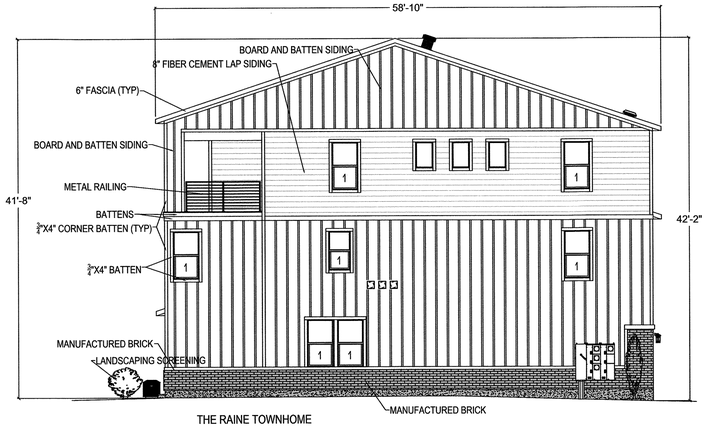
FRONT ELEVATION 4-PLEX
Overall Average Height 41'-3"



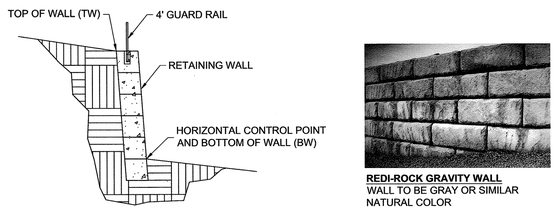
LEFT ELEVATION 4-PLEX



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

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NOT FOR CONSTRUCTION

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
BUILDING ELEVATIONS

SHEET
27 OF 31

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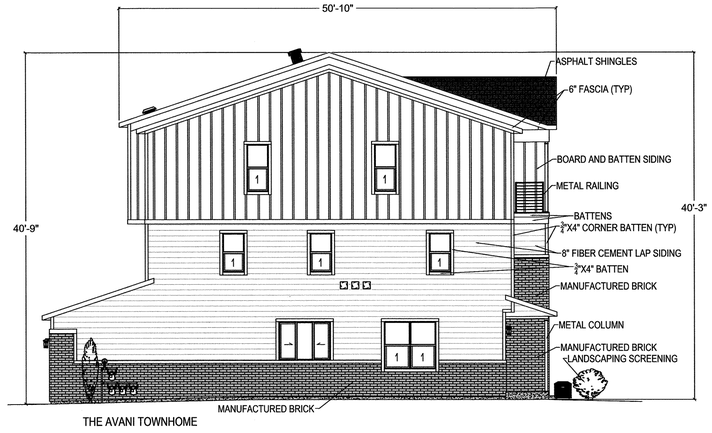
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BELLA MESA SOUTH

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



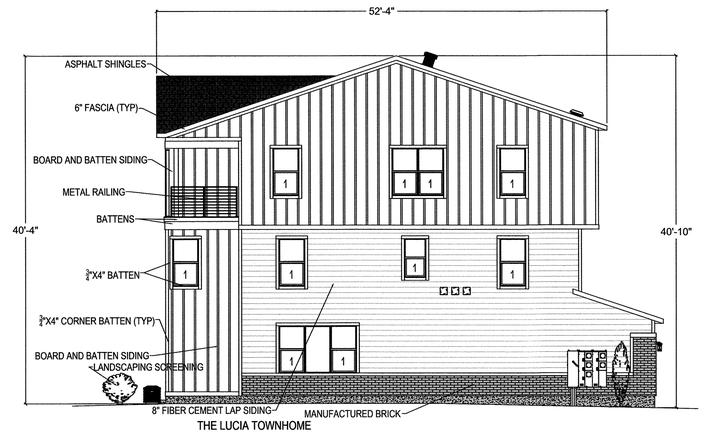
FRONT ELEVATION 5-PLEX
Overall Average Height 41'- 1"



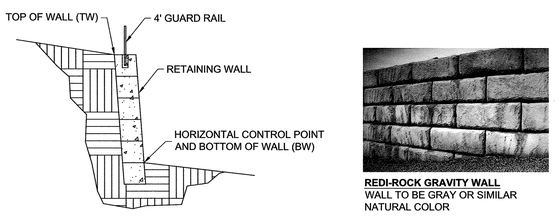
LEFT ELEVATION 5-PLEX



REAR ELEVATION 5-PLEX



RIGHT ELEVATION 5-PLEX



RETAINING WALL DETAIL
N.T.S

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

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
BUILDING ELEVATIONS

SHEET
28 OF 31

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - SDP\17026.007 - Elevations.dwg tab: 28 OF 31 BUILDING ELEVATIONS Feb 20, 2026 - 11:38am rhoerling

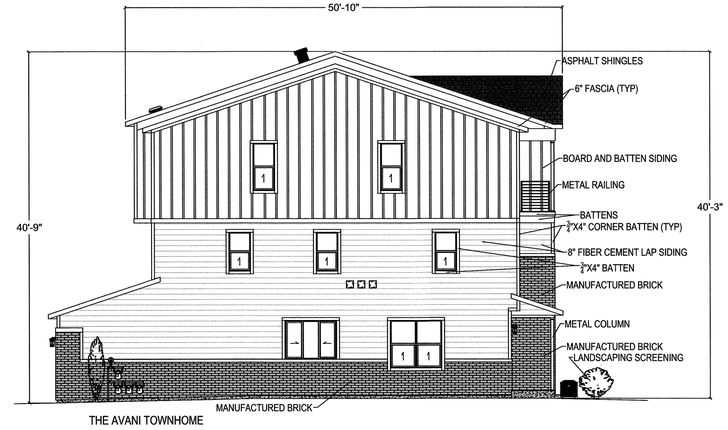
SITE DEVELOPMENT PLAN

BELLA MESA SOUTH

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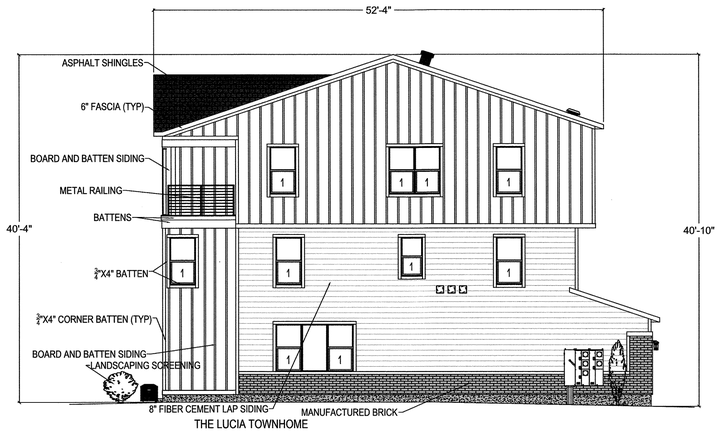
FRONT ELEVATION 6-PLEX
Overall Average Height 41'-0"



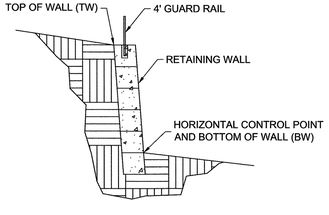
LEFT ELEVATION 6-PLEX



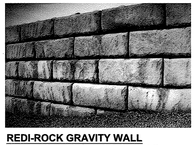
REAR ELEVATION 6-PLEX



RIGHT ELEVATION 6-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

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
BUILDING ELEVATIONS

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

COLOR SCHEME 1

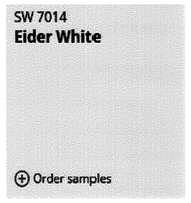
ASPHALT SHINGLES	:OWENS CORNING OAKRIDGE - DRIFTWOOD
FIBER CEMENT LAP SIDING	:SHERWIN WILLIAMS - EIDER WHITE #7014
BOARD AND BATTEN SIDING	:SHERWIN WILLIAMS - MORRIS ROOM GREY #0037
FASCIA	:SHERWIN WILLIAMS - URBANE BRONZE #7048
BATTENS	:SHERWIN WILLIAMS - URBANE BRONZE #7048
CORNER BATTEN	:SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING BODY COLOR
METAL COLUMNS	:SHERWIN WILLIAMS - TRICORN BLACK #6258
ENTRY DOOR	:SHERWIN WILLIAMS - URBANE BRONZE #7048
GARAGE DOOR	:SHERWIN WILLIAMS - EIDER WHITE #7014
EAVES / TROUGH / DOWNSPOUTS	:SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
COMPOSITE DECKING	:TIMBERTECH - TERRAIN COLLECTION - SILVER MAPLE
VINYL WINDOWS	:PRIME WINDOWS - WHITE
MANUFACTURED BRICK	:SUNSET STONE - DEL NORTE THIN BRICK FLATS

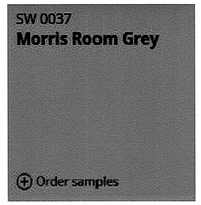
COLOR SCHEME 2

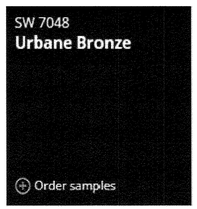
ASPHALT SHINGLES	:OWENS CORNING OAKRIDGE - DRIFTWOOD
FIBER CEMENT LAP SIDING	:SHERWIN WILLIAMS - ZIRCON #7667
BOARD AND BATTEN SIDING	:SHERWIN WILLIAMS - MOUNT ETNA #7625
FASCIA	:SHERWIN WILLIAMS - BLACK OF NIGHT #6993
BATTENS	:SHERWIN WILLIAMS - MOUNT ETNA #7625
CORNER BATTEN	:SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
METAL COLUMNS	:SHERWIN WILLIAMS - TRICORN BLACK #6258
ENTRY DOOR	:SHERWIN WILLIAMS - BLACK OF NIGHT #6993
GARAGE DOOR	:SHERWIN WILLIAMS - ZIRCON #7667
EAVES / TROUGH / DOWNSPOUTS	:SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
COMPOSITE DECKING	:TIMBERTECH - TERRAIN COLLECTION - SILVER MAPLE
VINYL WINDOWS	:PRIME WINDOWS - WHITE
MANUFACTURED BRICK	:SUNSET STONE - DEL NORTE THIN BRICK FLATS

COLOR SCHEME 3

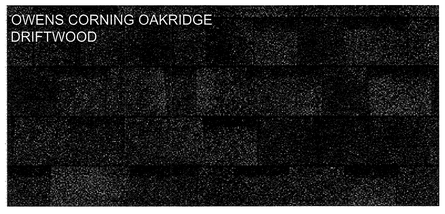
ASPHALT SHINGLES	:OWENS CORNING OAKRIDGE - BLACK ONYX
FIBER CEMENT LAP SIDING	:SHERWIN WILLIAMS - PURE WHITE #7005
BOARD AND BATTEN SIDING	:SHERWIN WILLIAMS - PURE WHITE #7005
FASCIA	:SHERWIN WILLIAMS - TRICORN BLACK #6258
BATTENS	:SHERWIN WILLIAMS - TRICORN BLACK #6258
CORNER BOARDS	:SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
METAL COLUMNS	:SHERWIN WILLIAMS - TRICORN BLACK #6258
ENTRY DOOR	:SHERWIN WILLIAMS - TRICORN BLACK #6258
GARAGE DOOR	:SHERWIN WILLIAMS - TRICORN BLACK #6258
EAVES / TROUGH / DOWNSPOUTS	:SHERWIN WILLIAMS - PAINTED TO MATCH CONNECTING TRIM OR BODY COLOR
COMPOSITE DECKING	:TIMBERTECH - TERRAIN COLLECTION - WEATHERED OAK
VINYL WINDOWS	:PRIME WINDOWS - WHITE
MANUFACTURED BRICK	:SUNSET STONE - DEL NORTE THIN BRICK FLATS

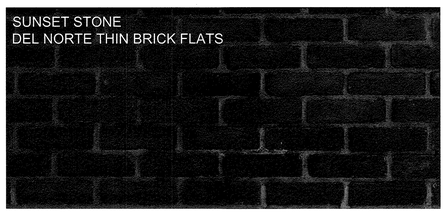


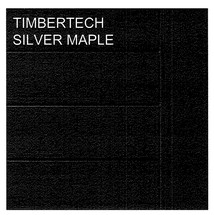




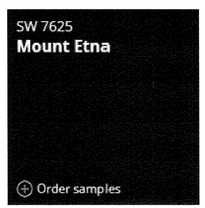




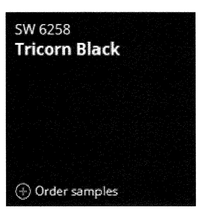


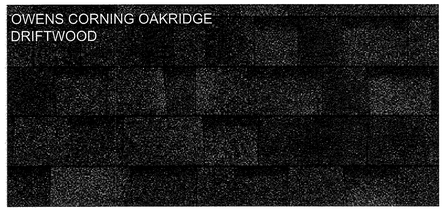


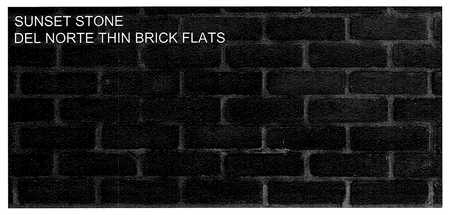








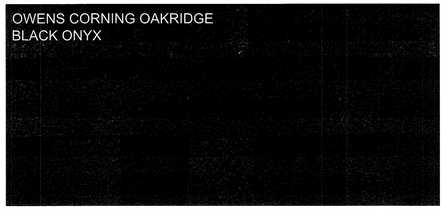


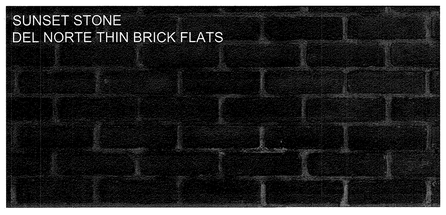














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NOTES

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
MATERIALS BOARD

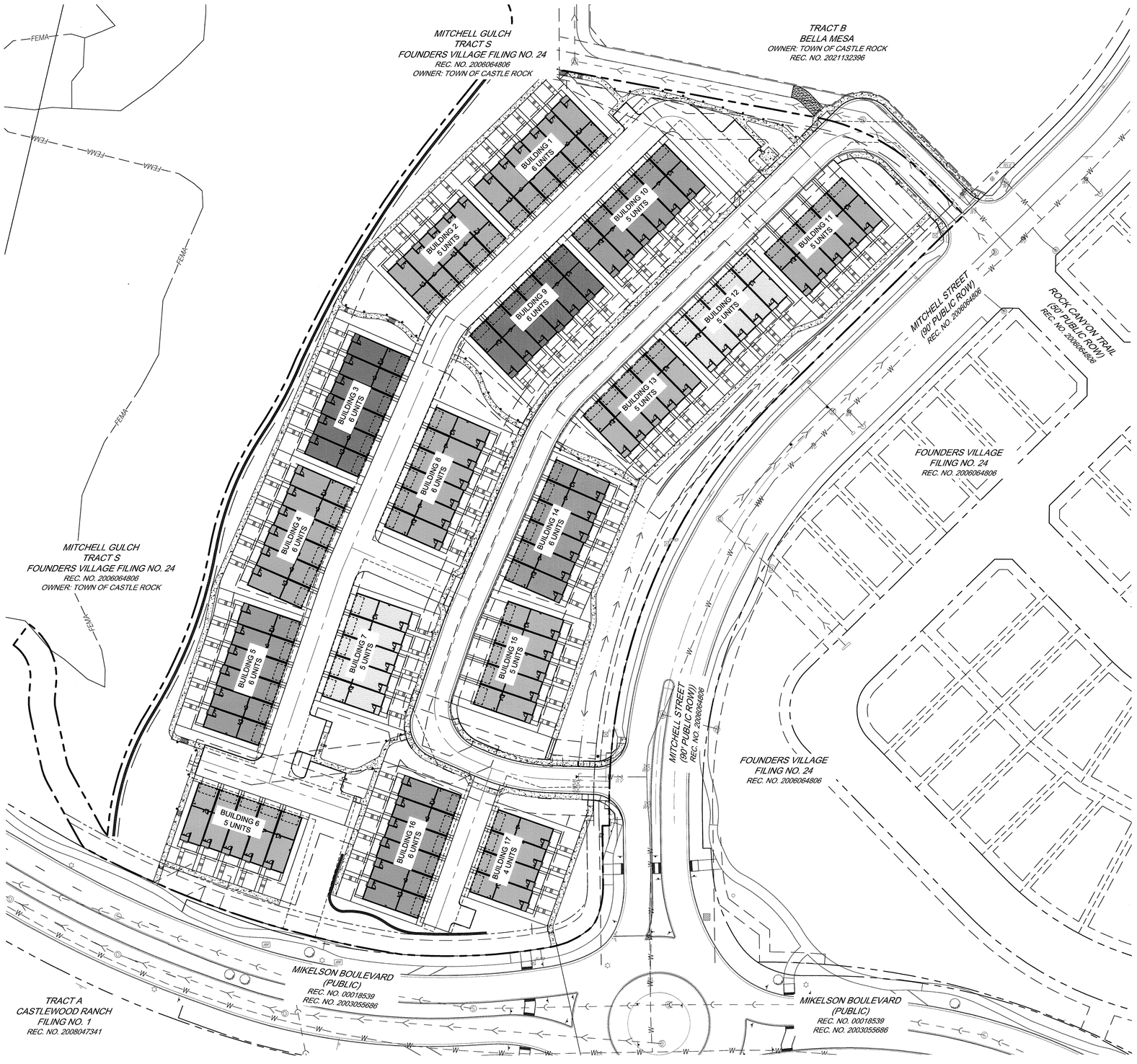
SHEET
30 OF 31

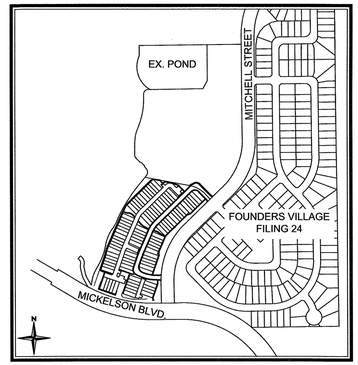
I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - SDP\17026.007 - Elevations.dwg tobr 30 OF 31 BUILDING ELEVATIONS Feb 20, 2026 - 11:38am rhoering

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

N

0 25 50 100
SCALE: 1" = 50'

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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
BUILDING VARIATION PLAN

SHEET
31 OF 31

i:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - SDP\17026.007 - Building Variation Plan.dwg tab: 31 OF 31 BUILDING VARIATION PLAN Feb 20, 2026 - 11:38am rhaering