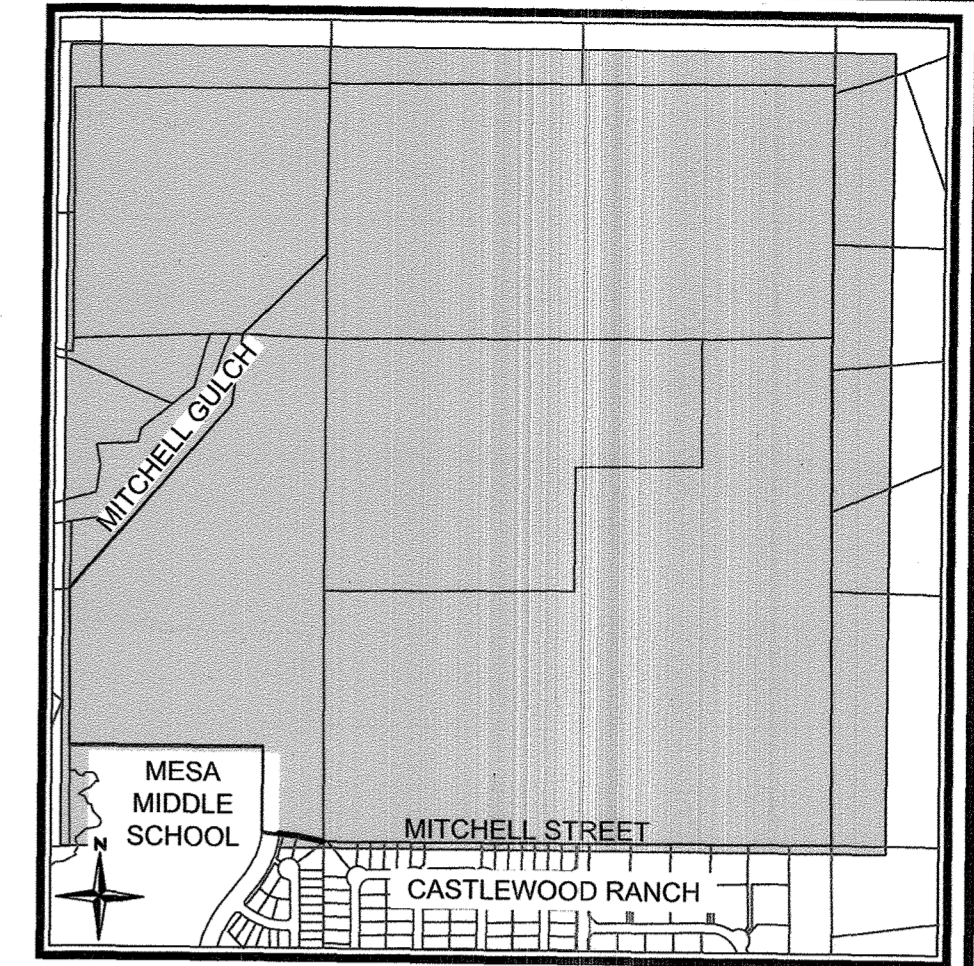




# SITE DEVELOPMENT PLAN - BELLA MESA

## SDP21-0050

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



KEY MAP

### EXISTING LEGEND

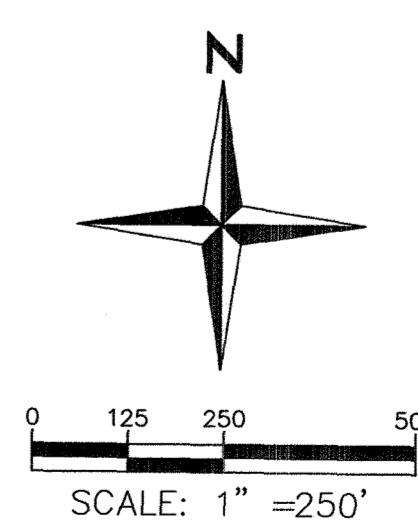
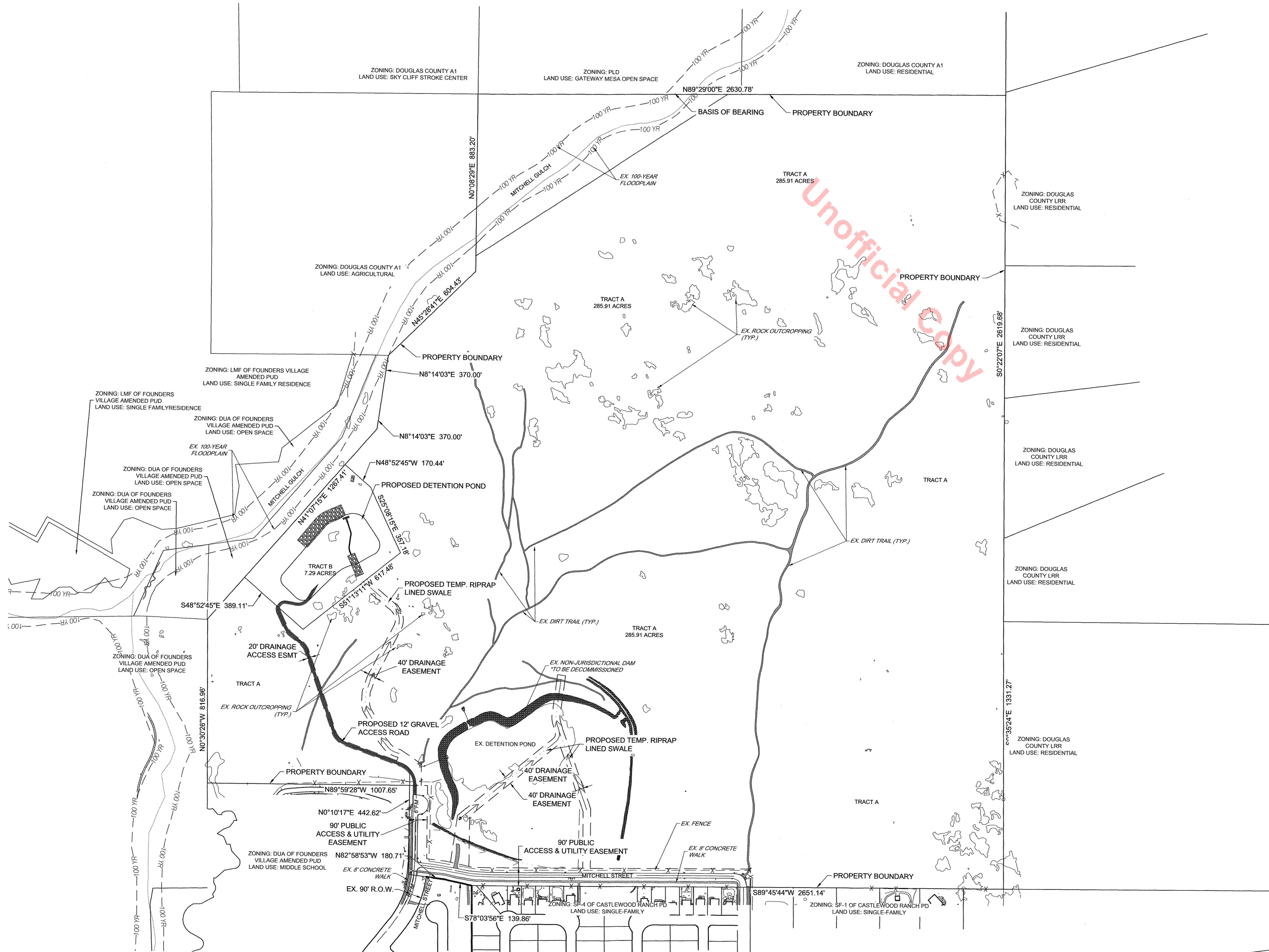
- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - SECTION LINE
- - - ROAD CENTERLINE
- - - EDGE OF PAVEMENT
- - - CURB AND GUTTER
- - - CONCRETE
- X - X - FENCE

### PROPOSED LEGEND

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

### ABBREVIATIONS

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



Unofficial Copy

**Redland**  
 WHERE GREAT PLACES BEGIN  
 720.283.6783 Office  
 500 West Canal Court  
 Littleton, CO 80120  
 REDLAND.COM

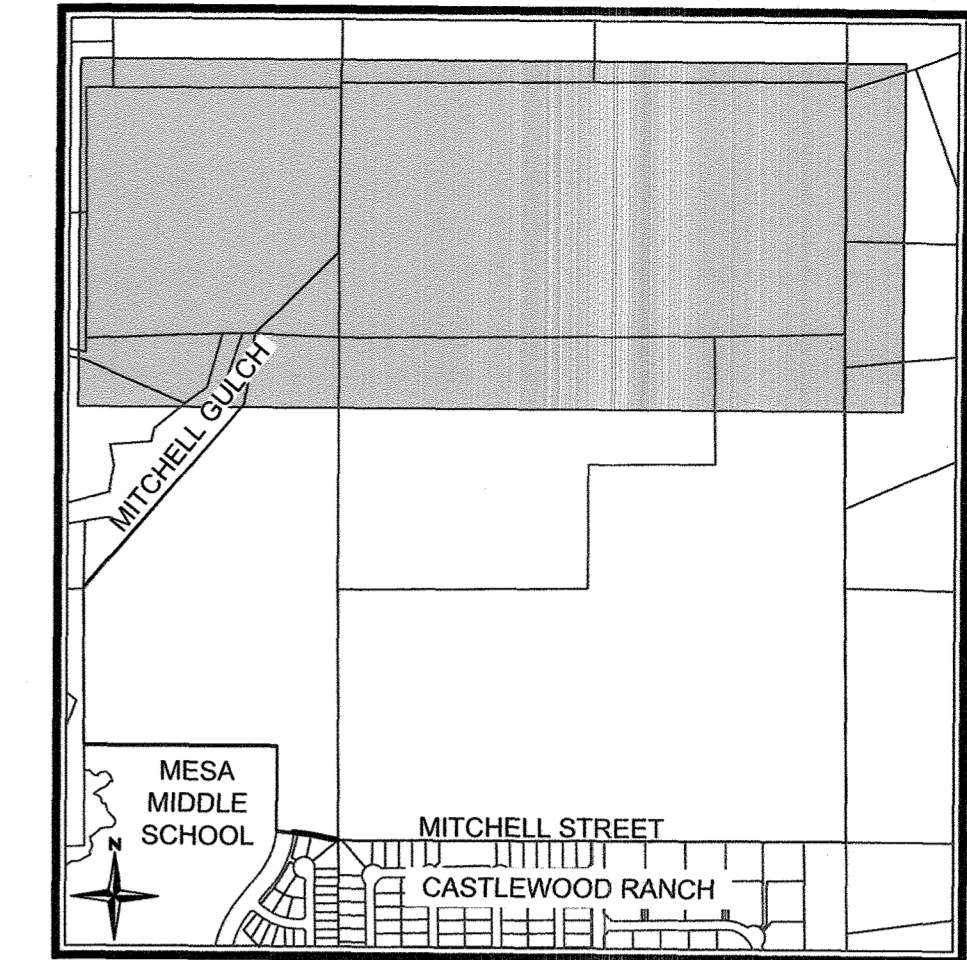
**BELLA MESA SITE DEVELOPMENT PLAN**  
**OVERALL SITE PLAN**



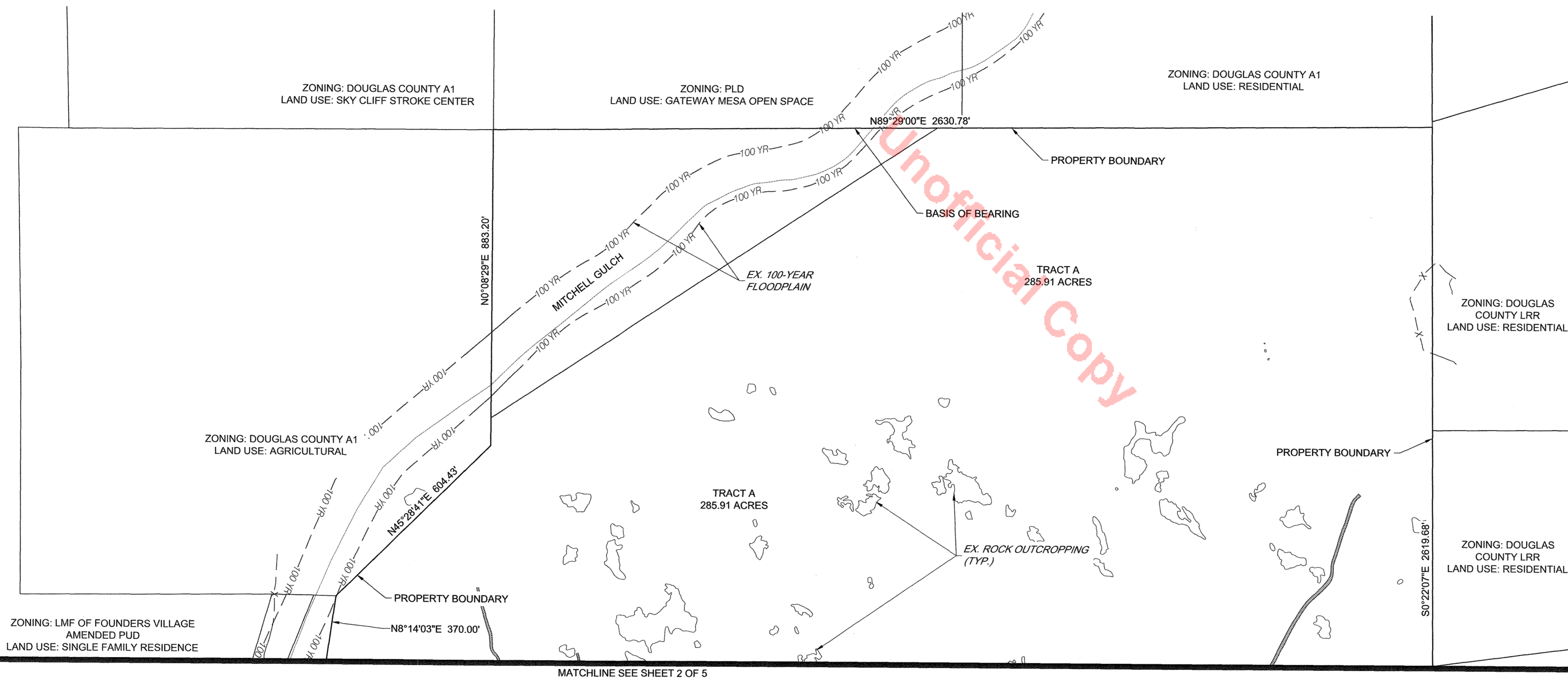
# SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

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



KEY MAP



**EXISTING LEGEND**

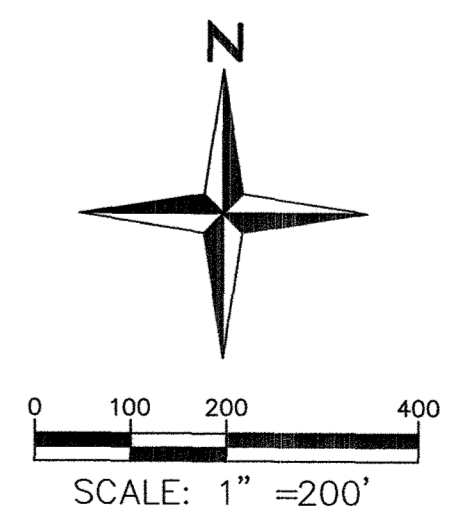
- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - SECTION LINE
- - - ROAD CENTERLINE
- - - EDGE OF PAVEMENT
- - - CURB AND GUTTER
- - - CONCRETE
- X - X - FENCE

**PROPOSED LEGEND**

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

**ABBREVIATIONS**

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



**Redland**  
WHERE GREAT PLACES BEGIN  
772 S. 105th Ave.  
1500 West Chapel Court  
Littleton, Colorado 80120  
REDLAND.COM



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

| DATE       | NO. | NOTES         |
|------------|-----|---------------|
| 11/22/2021 | 1   | 1ST SUBMITTAL |
| 01/19/2022 | 2   | 2ND SUBMITTAL |
| 03/07/2022 | 3   | 3RD SUBMITTAL |
| 03/16/2022 | 4   | 4TH SUBMITTAL |

**BELLA MESA SITE DEVELOPMENT PLAN**

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**SITE PLAN**

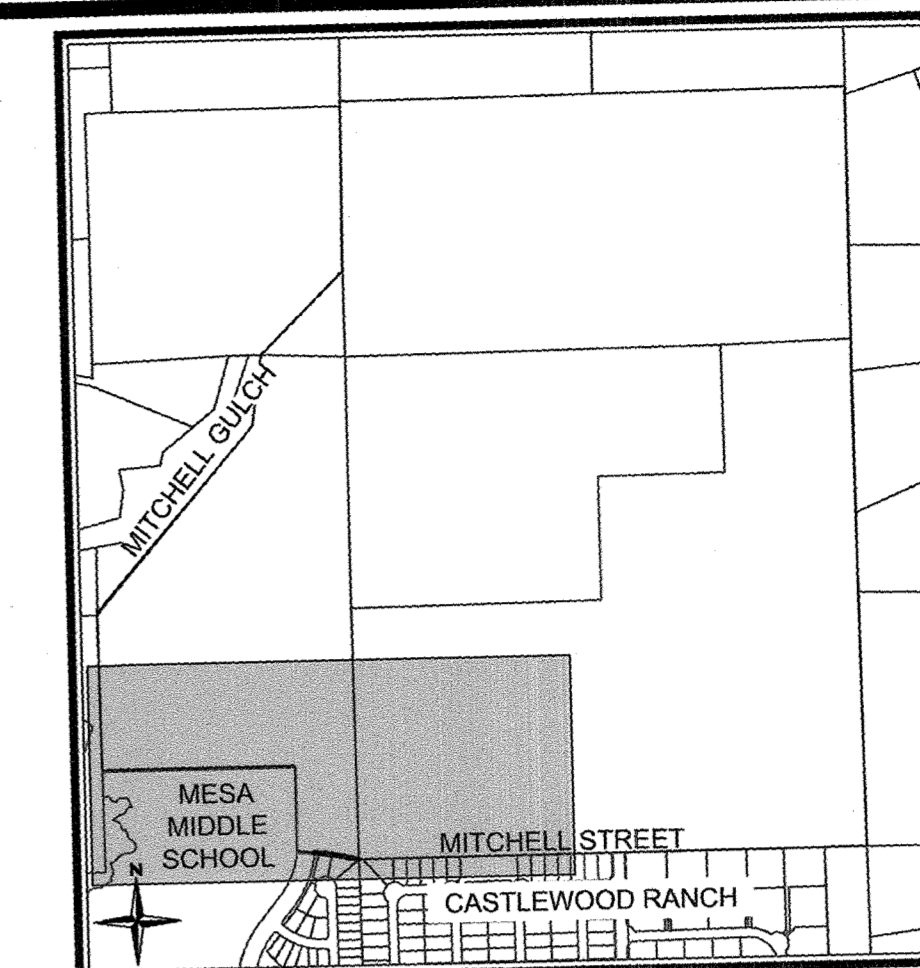
SHEET

4 OF 6

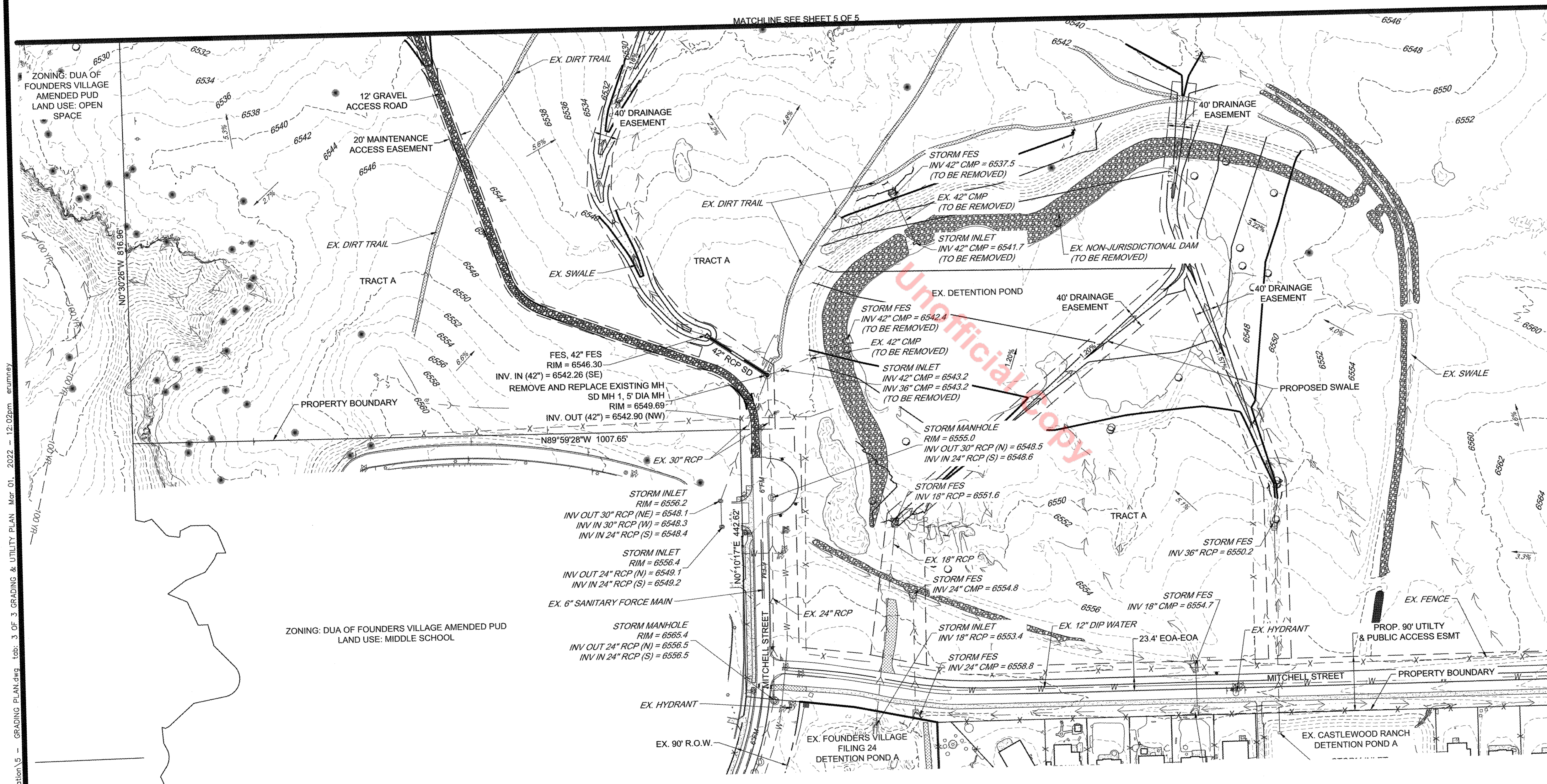
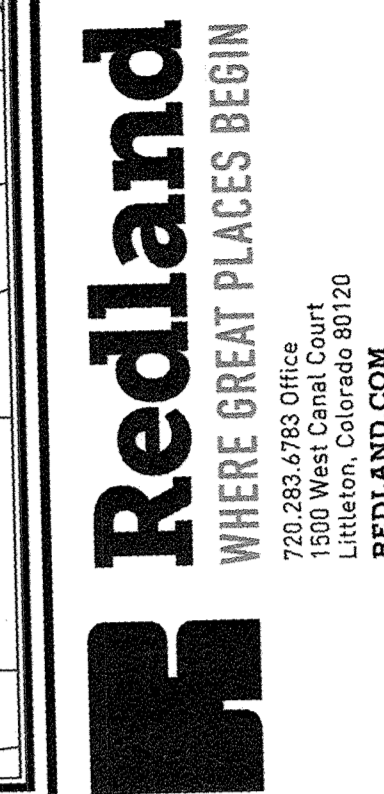
# SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

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



KEY MAP



**EXISTING LEGEND**

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

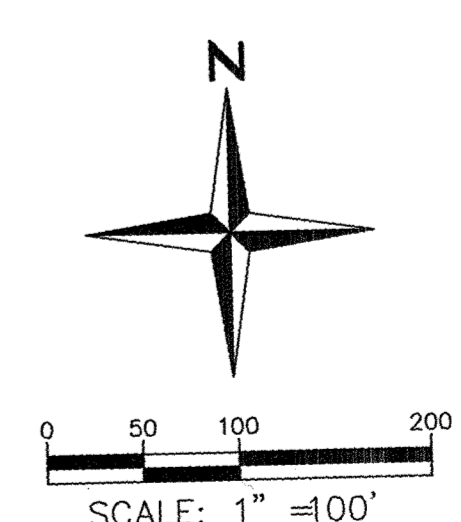
**PROPOSED LEGEND**

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

**ABBREVIATIONS**

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

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



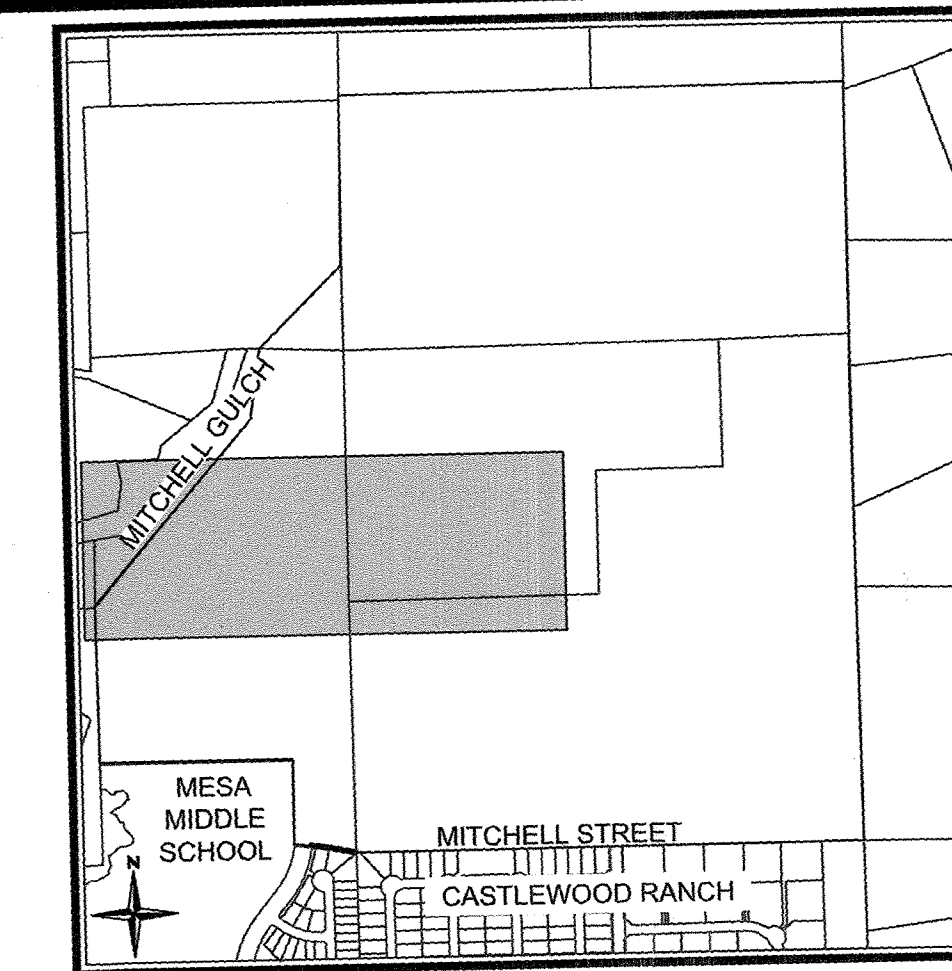
**BELLA MESA SITE DEVELOPMENT PLAN**  
**GRADING & UTILITY PLAN**

SHEET  
**5 OF 6**

# SITE DEVELOPMENT PLAN - BELLA MESA

SDP21-0050

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



KEY MAP

**EXISTING LEGEND**

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

**PROPOSED LEGEND**

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

**ABBREVIATIONS**

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

**UTILITY NOTES:**

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

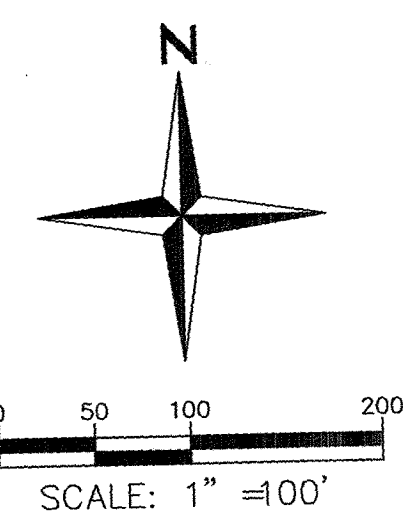


|              |           |
|--------------|-----------|
| DRAWN        | ML        |
| CHECKED      | EBR       |
| APPROVED     | EBR       |
| PROJECT NO.  | 17028.001 |
| HORIZ. SCALE | 1" = 100' |
| VERT. SCALE  | NA        |

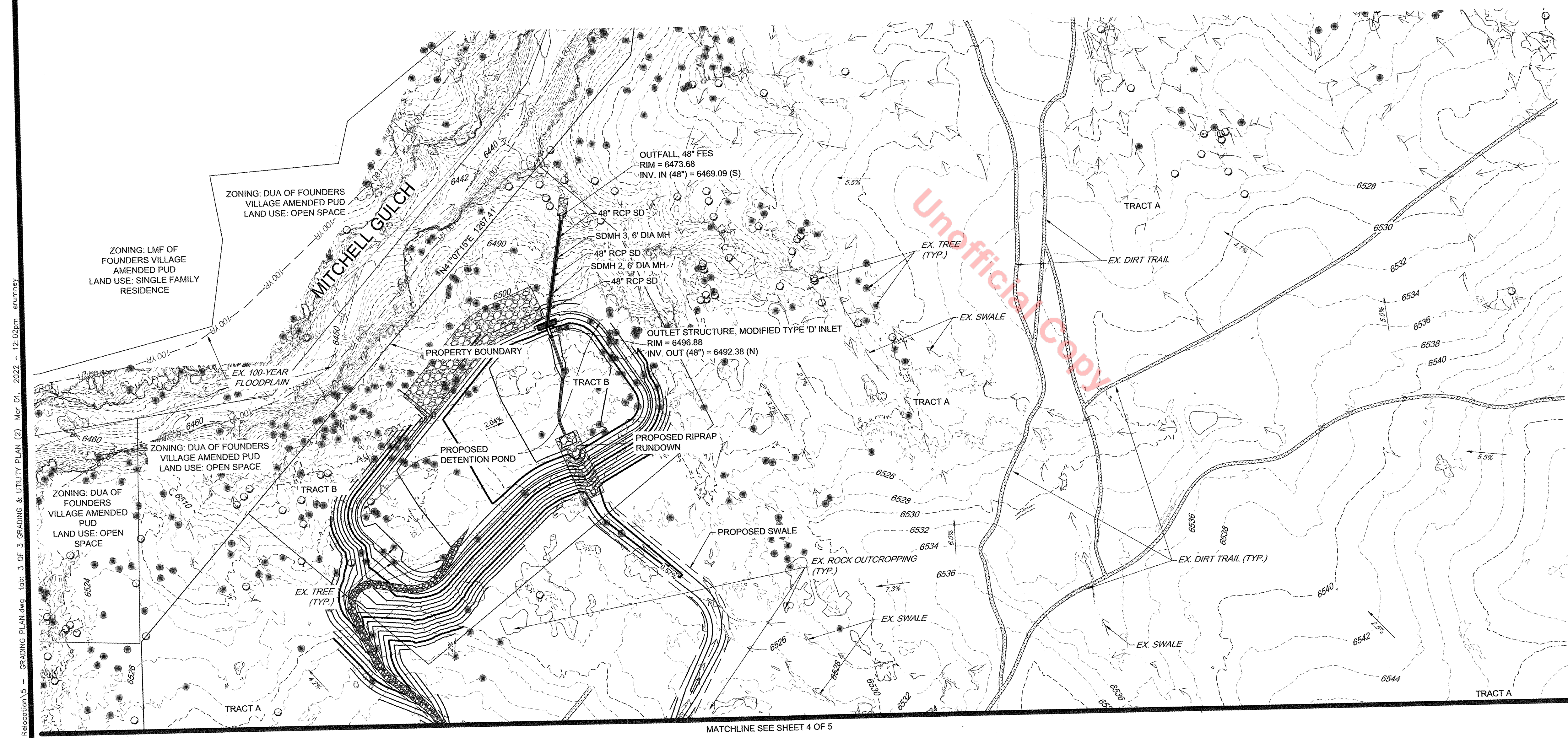
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| 01/15/2022 | 1   | 1ST SUBMITTAL |
| 02/07/2022 | 2   | 2ND SUBMITTAL |
| 03/10/2022 | 3   | 3RD SUBMITTAL |
| 03/10/2022 | 4   | 4TH SUBMITTAL |

**BELLA MESA SITE DEVELOPMENT PLAN**  
**GRADING & UTILITY PLAN**

SHEET  
**6 OF 6**



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



I:\2021\17028 - Bella Mesa\CAD\Sheet Sets\17028.001 - Final\Redaction\3 - GRADING & UTILITY PLAN (2) - 1 OF 3.dwg - 12:02pm - 01/15/2022