

FILE LOCATION: S:\22-1310-002- WELLSRING COMMUNITY CENTER\500 CAD\504 PLAN\BETSPARK ST HOTEL PD PLAN\PD01.DWG

SITE DEVELOPMENT PLAN

LOT 3, CASTLE ROCK PARK WEST 1ST AMENDMENT

WELLSPRING - PARK STREET HOTEL PROJECT

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

PURPOSE STATEMENT

IN OCTOBER 2022, THE DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS USED FEDERAL ARPA FUNDS TO PURCHASE THE LA QUINTA HOTEL LOCATED AT 884 PARK STREET IN CASTLE ROCK, COLORADO. IN COLLABORATION WITH WELLSRING COMMUNITY, THE COUNTY AND WELLSRING HOUSING INTEND TO CONVERT THE 63-UNIT HOTEL INTO A 42-UNIT APARTMENT FACILITY. THE THREE STORY HOTEL WILL BE RENOVATED INTO 42 UNITS COMPRISED OF 20 STUDIOS AND 22 ONE-BEDROOM APARTMENTS.

SITE DEVELOPMENT PLAN GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM.THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0188G DATED 03/16/2016.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR "THIS SITE IS ZONED B."
- 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.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

FIRE NOTES

- 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.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 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.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. 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 TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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) 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.

LAND USE:

CURRENT ZONING: (B) BUSINESS / COMMERCIAL
PROPOSED ZONING: (B) BUSINESS / COMMERCIAL
CURRENT LAND USE: HOTEL
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL

SITE DATA TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
BUILDING	0.282 AC	18.9%
PAVEMENT/ SIDEWALK	0.861 AC	57.7%
OPEN SPACE/ LANDSCAPE	.348 AC	23.4%
TOTAL	1.491 AC	100.0%

LEGAL DESCRIPTION:

LOT 3, CASTLE PARK WEST FIRST AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 5506-3973594

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____, AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

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.

UNITY ON PARK STREET LLLP

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____.

20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

TITLE CERTIFICATION

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

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____.

_____ AS AUTHORIZED REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

CHAIR DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES DATE _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MAY 26, 2023 AT RECEPTION NO. 2023022581, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MIDWESTSTONE BANK

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____.

20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

ZONING COMPARISON CHART				
ZONING	B- BUSINESS			
	ZONING REQUIREMENT		PROVIDED (SDP)	
PERMITTED USES	MULTI-FAMILY		MULTI-FAMILY	
MINIMUM LOT SIZE (SF)	--		1.49 ACRES (64,915 SF)	
MAXIMUM BUILDING SIZE (SF) (MAX. 35% OF LOT AREA)	.52 ACRES (22,720.25 SF)		.28 ACRES (12,267.5 SF)	
	MINIMUM SETBACK DISTANCE		BUILDING SETBACK (LF)	
FRONT YARD SETBACK	25 FEET		40 LF	
REAR YARD SETBACK	0 FEET		43.1 LF	
NORTH SIDE YARD SETBACK	0 FEET		144.8 LF	
SOUTH SIDE YARD SETBACK	0 FEET		9.7 LF	
MAXIMUM BUILDING HEIGHT	35 FEET		30 FEET	
MINIMUM PARKING PER UNIT	UNIT TYPE		CALCULATIONS	TOTALS
	STUDIO UNIT	1 SPACE PER UNIT	22 UNITS X 1 SPACE	22 REQUIRED
	ONE BEDROOM UNIT	1.5 SPACES PER UNIT	20 UNITS X 1.5 SPACES	30 REQUIRED
	VISITOR PARKING	1 SPACE PER 4 DWELLING UNITS (1SP/4 DU)	42 UNITS X (1SP /4 DU)	11 REQUIRED
MINIMUM ADA PARKING	TOTAL PARKING SPACE RANGE		REQUIRED ADA SPOTS	
	51-75			3 REQUIRED
TOTAL PARKING	REQUIRED: 63 SPACES (INCLUDING 3 ADA SPACES)		PROVIDED: 66 SPACES (INCLUDING 3 ADA SPACES & 9 COMPACT SPACES)	
MINIMUM BICYCLE PARKING	5% OF TOTAL PARKING		REQUIRED:	4
			PROVIDED:	12
SITE UTILIZATION				
	COVERAGE		% OF TOTAL AREA	
BUILDING COVERAGE	12,268 SF		18.90%	
PARKING COVERAGE	29,088 SF		44.90%	
LANDSCAPE/OPEN SPACE COVERAGE	23,559 SF		36.20%	
STREET COVERAGE	0 SF		0%	
OTHER COVERAGE	0 SF		0%	
TOTAL	64,915 SF		100 %	

SHEET INDEX:

01	GN01	TITLE SHEET
02	SP01	PD PLAN
03	LS01	LANDSCAPE PLAN
04	LD01	LANDSCAPE DETAILS
05	A4.1	EXTERIOR ELEVATIONS
06	ES.1	SITE LIGHTING PLAN

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

WELLSPRING COMMUNITY

826 PARK STREET #200
COLORADO SPRINGS, CO 81019
(303) 660-1955

APPROVAL:

VICINITY MAP:



PROJECT:

WELLSPRING PARK STREET HOTEL
SITE DEVELOPMENT PLAN

TOWN OF CASTLE ROCK
SEPTEMBER 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.1310.002

DRAWN BY: BP

CHECKED BY: JA

APPROVED BY:

SHEET TITLE:

TITLE SHEET

GN01

SHEET 01 OF 06

SITE DEVELOPMENT PLAN, WELLSRING PARK STREET
HOTEL PROJECT USR23-0003

SITE DEVELOPMENT PLAN

LOT 3, CASTLE ROCK PARK WEST 1ST AMENDMENT

WELLSPRING - PARK STREET HOTEL PROJECT

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
WELLSPRING COMMUNITY
826 PARK STREET #200
COLORADO SPRINGS, CO 80109
(303) 660-1935

APPROVAL:

VICINITY MAP:



PROJECT:
**WELLSPRING PARK STREET HOTEL
SITE DEVELOPMENT PLAN**

**TOWN OF CASTLE ROCK
SEPTEMBER 2023**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

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PROJECT NO: 22.1310.002

DRAWN BY: BP

CHECKED BY: JA

APPROVED BY:

SHEET TITLE:

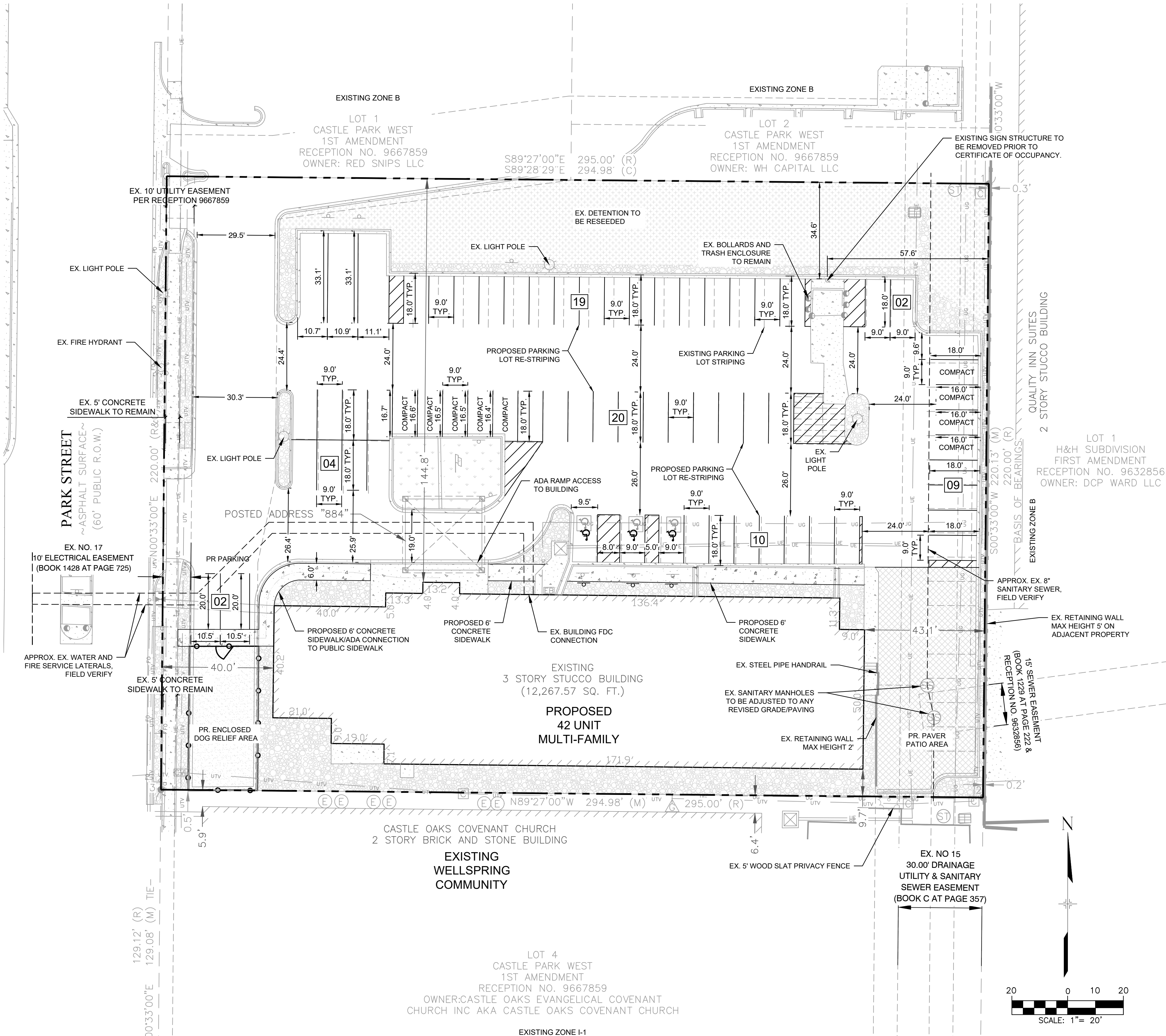
PD PLAN

SP01

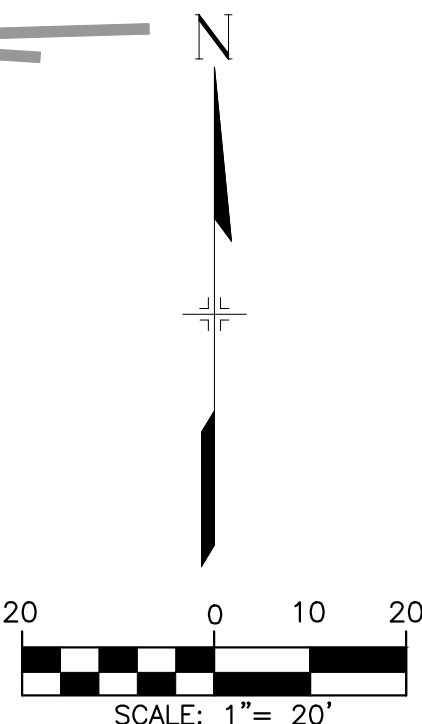
SHEET 02 OF 06

SITE DEVELOPMENT PLAN, WELLSPRING PARK STREET
HOTEL PROJECT USR23-0003

FILE LOCATION: S:\22.1310.002 WELLSPRING COMMUNITY CENTER\500 CADD\504 PLAN SET\PARK ST HOTEL PD PLAN\PD01.DWG



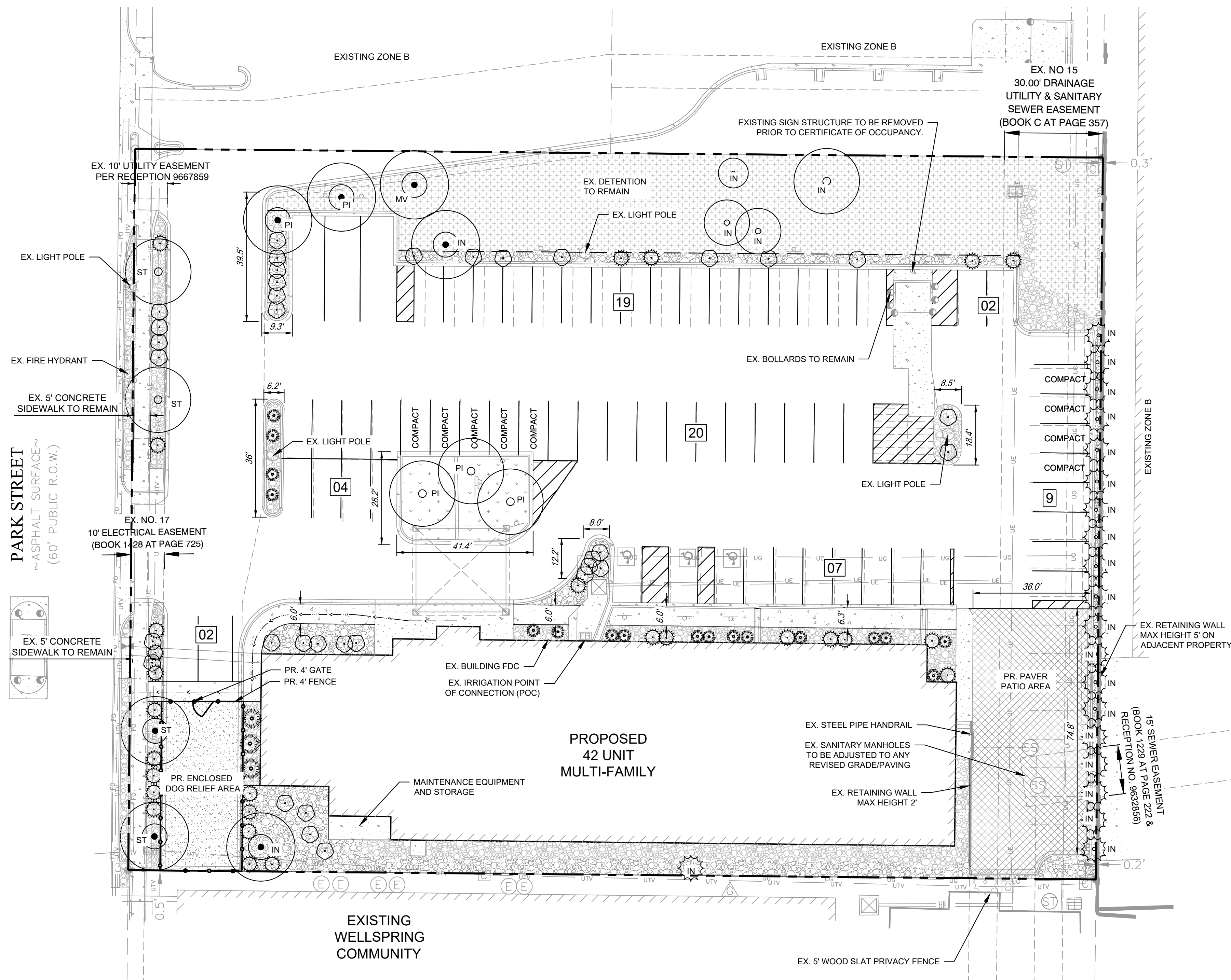
LEGEND	
	2.4" COBBLE TYPE: SUPPLIER: DEPTH: OR APPROVED EQUAL 6,899 SF
	NATIVE SEED- DETENTION MIX NAME: SUPPLIER: OR APPROVED EQUAL 6,791 SF
	NATIVE SEED-LOW MIX NAME: N/A SUPPLIER: EXISTING 908 SF
	ARTIFICIAL TURF 1,287 SF
	PATIO TILES SIZE: COLOR: SUPPLIER: OR APPROVED EQUAL 2,787 SF



LOT 3, CASTLE ROCK PARK WEST 1ST AMENDMENT

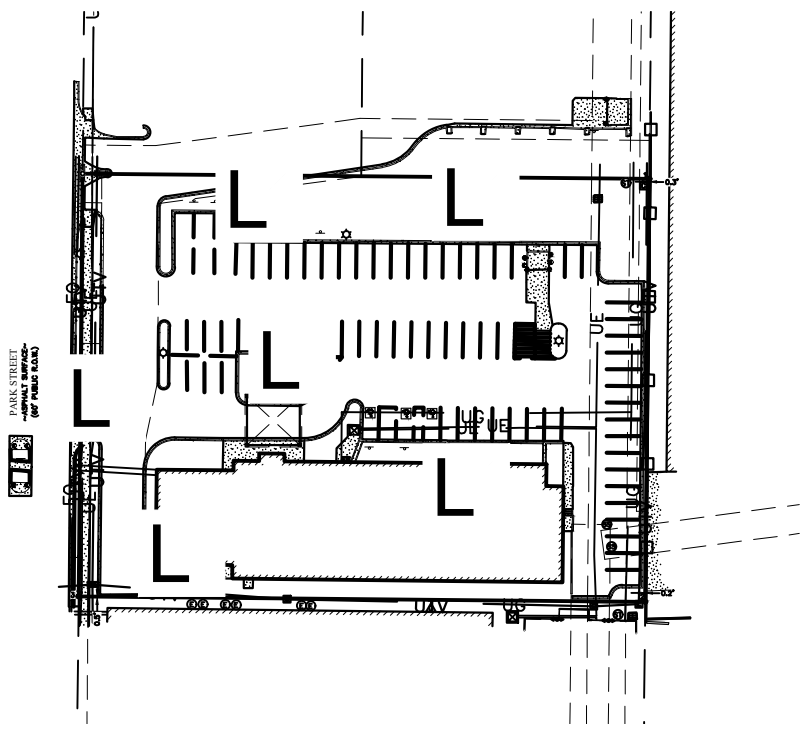
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

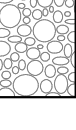
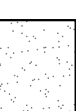


SCHEMATIC LANDSCAPE DIAGRAM

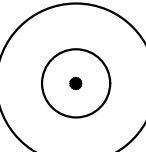
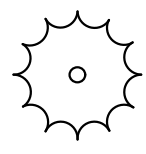
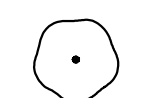
HYDROZONES
V - VERY LOW
(0 TO 7 INCHES PER YEAR)
L - LOW
(7 TO 15 INCHES PER YEAR)
M - MODERATE
(15 TO 25 INCHES PER YEAR)
H - HIGH
(25+ INCHES PER YEAR)



*THIS SDP IS SUBJECT TO CV23-0043 WHICH ALLOWS VARIANCE FROM THE MOST CURRENT TOCR LICM PARKING LOT ISLAND REQUIREMENT, MINIMUM PLANTING WIDTH FOR EXISTING LANDSCAPE ISLANDS AND PLANT DIVERSITY REQUIREMENTS DUE TO THE EXISTING PARKING LOT ISLANDS AND ESTABLISHED MATURE LANDSCAPE ON SITE.

LEGEND	2023-08-28 12:45
	<u>EXISTING DECIDUOUS SHADE TREE</u>
	<u>EXISTING EVERGREEN SHRUB</u>
	<u>2-4" COBBLE</u> TYPE: SUPPLIER: DEPTH: OR APPROVED EQUAL
	<u>NATIVE SEED- DETENTION</u> MIX NAME: DOUGLAS COUNTY AND CASTLE ROCK PERMANENT DRILL SEED MIX OR APPROVED EQUAL
	<u>NATIVE SEED-LOW</u> MIX NAME: CASTLE ROCK RECOMMENDED LOW GROW MIX OR APPROVED EQUAL
	<u>ARTIFICIAL TURF</u>
	<u>PATIO TILES</u> SIZE: COLOR: SUPPLIER: OR APPROVED EQUAL
	<u>CONCRETE WALK</u>
	<u>STEEL EDGING</u>

SITE DEVELOPMENT PLAN PLANT SCHEDULE

	DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	17
	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND				
	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH				
	EVERGREEN TREES	HYDROZONE	LOW	QUANTITY	20
	EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
	DECIDUOUS SHRUBS	HYDROZONE	LOW	QUANTITY	35
	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
	EVERGREEN SHRUBS	HYDROZONE	LOW	QUANTITY	47
	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
	NATIVE SEED	HYDROZONE	LOW	COMBINED AREA	7699
	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]				

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	WATER USE	APPLICATION METHOD	APPLICATION RATE
CASTLE ROCK RECOMMENDED LOW GROW MIX	--	30% ECHRAIM CRESTED WHEATGRASS 25% DWARF PERENNIAL RYEGRASS 20% SR3200 BLUE FESCUE 15% REUBENS CANADA BLUEGRASS 10%CHEWING FESCUE	VERY LOW	BROADCAST	PER SUPPLIER RECOMM ATION
DOUGLAS COUNTY AND CASTLE ROCK PERMANENT DRILL SEED MIX	--	10% BIG BLUESTEM 10% YELLOW INDIANGRASS 10% SWITCHGRASS 10% SIDEOATS GRAMA 10%WESTERN WHEATGRASS 10%BLUE GRAMA 10% THICKSPIKE WHEATGRASS 10% PRAIRIE SANDREED 10% GREEN NEEDLEGRASS 5% SLENDER WHEATGRASS 5% STEAMBANK WHEATGRASS	VERY LOW	BROADCAST	PER SUPPLIER RECOMM ATION

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL
APPROVED BY:

DEVELOPMENT SERVICES

DATE _____

CONSULTANTS

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER

WELLSPRING COMMUNITY

826 PARK STREET #200
COLORADO SPRINGS, CO 80109
(303) 660-1935

APPROVAL:

VICINITY MAP:



PROJECT:

WELLSPRING PARK STREET HOTEL SITE DEVELOPMENT PLAN

TOWN OF CASTLE ROCK
SEPTEMBER 2023

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION

PROJECT NO: 22.1310.002

DRAWN BY: BF

CHECKED BY: JA

APPROVED BY:

LANDSCAPE PLAN

LS01

SHEET 03 OF 06

SITE DEVELOPMENT PLAN, WELLSPRING PARK STREET
HOTEL PROJECT USR23-0003

FILE LOCATION: S:\02-1310-002- WELLSRING COMMUNITY CENTER\500 CAD\504- PLAN SET\SPARK ST HOTEL PD PLAN\LD01.DWG

SITE DEVELOPMENT PLAN

LOT 3, CASTLE ROCK PARK WEST 1ST AMENDMENT

WELLSPRING - PARK STREET HOTEL PROJECT

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LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

TOWN OF CASTLE ROCK GENERAL NOTES:

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. TURF AREAS TO BE WATERED WITH OVERHEAD SPRAYS, ROTORS OR SUBSURFACE DRIP, PERENNIAL BEDS TO BE WATERED WITH DRIPLINE OR POINT SOURCE DRIP(EMITTERS, TREES WATERED WITH BUBBLERS.
9. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
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 SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
12. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
13. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
14. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
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.
16. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
17. TREES WITHIN SIGHT DISTANCE LINES SHALL BE MAINTAINED TO PROVIDE CLEARANCE FOR VEHICULAR SIGHT DISTANCE. TREES SHALL BE LIMBED & MAINTAINED SO THAT NO BRANCHES FALL BELOW THE HEIGHT OF 8 FEET MEASURED FROM THE FLOWLINE ELEVATION OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 2.4.8-2.
18. NO VEGETATION SHALL BE ALLOWED WITHIN INTERSECTION SAFETY TRIANGLES THAT EXCEED 2.5 FEET HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 2.4.9.
19. IRRIGATION IS TO BE DESIGN-BUILD PLEASE SEE SECTIONS 3.12B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
20. MINIMUM TREE PLANTING WIDTH IS 6 FEET. LARGE CANOPY DECIDUOUS TREE PLANTED IN AREAS LESS THAN 8 FEET IN WIDTH ARE REQUIRED TO USE CU STRUCTURAL SOIL. LARGE DECIDUOUS CANOPY TREES PLANTED IN AREAS. LESS THAN 8 FEET IN WIDTH ARE REQUIRED TO BE PLANTED WITH A MINIMUM CALIPER OF 3".

TOCR - COMPOSITE LANDSCAPE WATER USE RATING (CLWUR)								
Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Area of all Irrigated Landscape Zones	CLWUR x IA) /TA (LWUR
Spray	Low Grow Native Seed	1"	VL	100%	7662	2	10993	1.393977986
Drip	Shrub Bed	2"	VL	50%	3331	2	10993	0.606022014
						Total of the CLWUR		2

TOCR - MULTI-FAMILY RESIDENTIAL SITE INVENTORY								
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 (cu.yds. Per 1000 SF)
64,915	12983	14958	15441	26	37 (IN)	52	82	4 cu. Yds. (For New Planting Areas)
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
0 SF	9749	500	9737.25	1287	3245.75	13	13	Yes ___X___ No ____

PARKING LOTS							
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
25,647	2564.7	2584	2584	6	6 (MV)	11	11

PARKING LOT ISLANDS							
Number of Parking Spaces	Number of landscaped islands/peninsulas Required (1 island per 15 spaces)		Number of Landscaped islands/peninsulas provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
66	5		5	5	5 (PI)	18	18

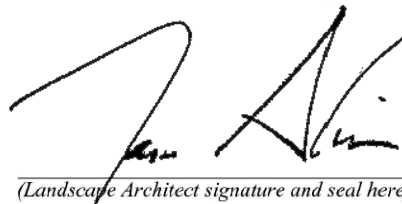
- * PARKING LOT LANDSCAPING OUTSIDE OF LANDSCAPED ISLANDS/ PENINSULA SHOULD BE LOCATED WITHIN 3 FEET OF THE PARKING LOT PERIMETER
** EVERGREENS ARE NOT PERMITTED IN LANDSCAPED ISLANDS OR PENINSULAS

TOCR - STREETScape REQUIREMENTS						
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
PARK STREET	160	4	2	2 (ST)	16	16

*STREETSCAPE REQUIREMENTS CANNOT BE COUNTED TOWARDS GROSS SITE REQUIREMENTS

LANDSCAPE ARCHITECT CERTIFICATION

I hereby affirm that these final site development plans were prepared under my direct supervision, in accordance with all applicable Town of Castle Rock and State of Colorado standards and statutes, respectively, and that I am fully responsible for all design and revisions to said plans.



(Landscape Architect signature and seal here) Date JASON ALWINE - PLA CO-248

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL
APPROVED BY:

DEVELOPMENT SERVICES

DATE

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

WELLSPRING COMMUNITY

826 PARK STREET #200
COLORADO SPRINGS, CO 80109
(303) 660-1935

APPROVAL:

VICINITY MAP:



PROJECT:

WELLSPRING PARK STREET HOTEL
SITE DEVELOPMENT PLAN

TOWN OF CASTLE ROCK
SEPTEMBER 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.1310.002

DRAWN BY: BP

CHECKED BY: JA

APPROVED BY:

SHEET TITLE:

LANDSCAPE NOTES

LD01

SHEET 04 OF 06

SITE DEVELOPMENT PLAN, WELLSRING PARK STREET
HOTEL PROJECT USR23-0003

SITE DEVELOPMENT PLAN
LOT 3, CASTLE ROCK PARK WEST 1ST AMENDMENT

WELLSPRING - PARK STREET HOTEL PROJECT
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

EXTERIOR PAINT COLORS

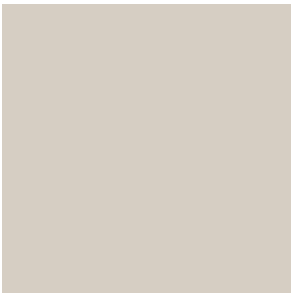
- Primary Color - Modern Gray, SW 7632
- Base Color - Homestead Brown, SW 7515
- Accent Color - Carnelian, SW 7580

LEGEND

xx" ——— Change in surface plane



Homestead Brown



Modern Gray



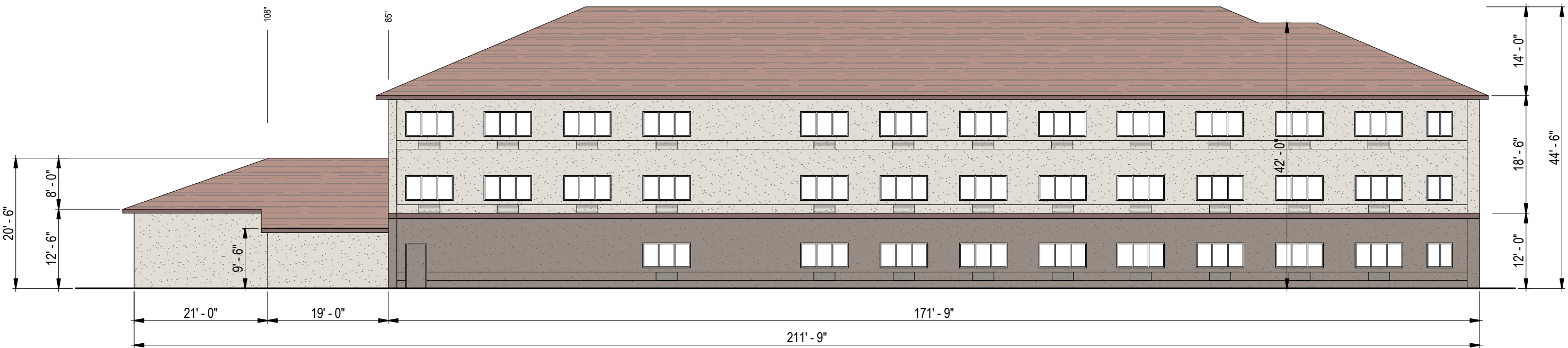
Carnelian



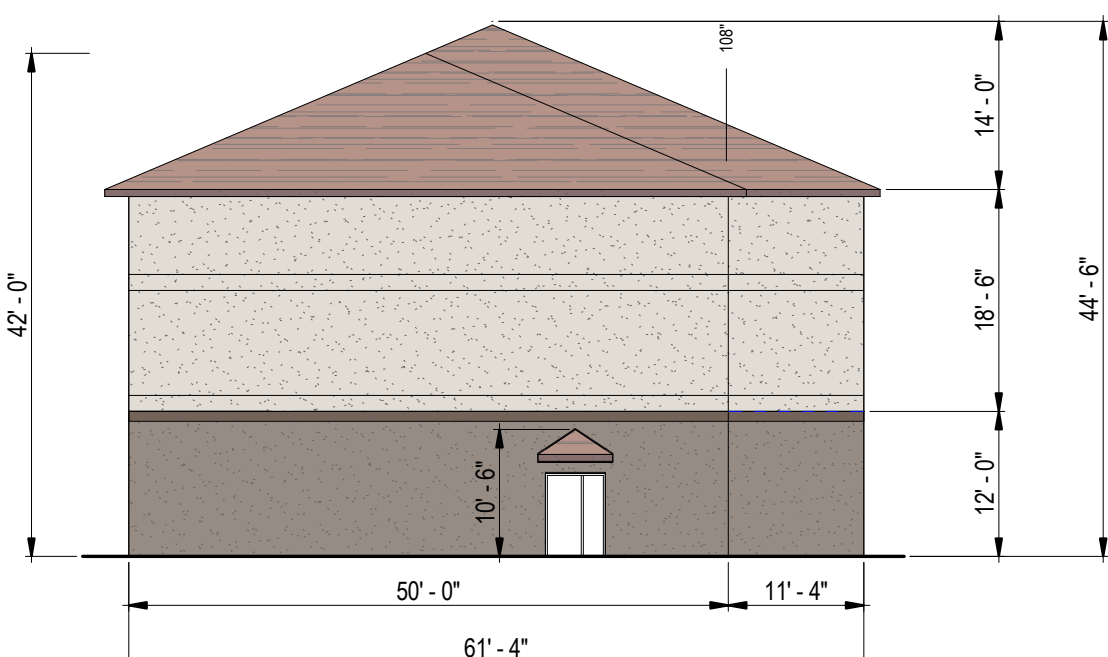
RECENT PHOTO SHOWING REMOVAL
OF SIGN FACING PARK ST.



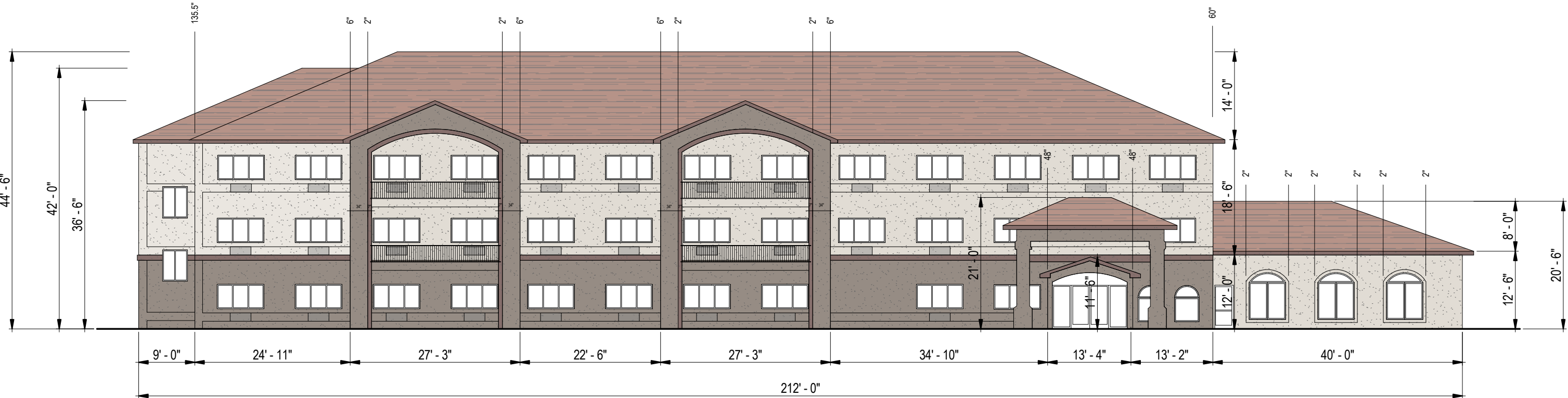
EXISTING SIGN STRUCTURE TO BE REMOVED PRIOR TO
CERTIFICATE OF OCCUPANCY



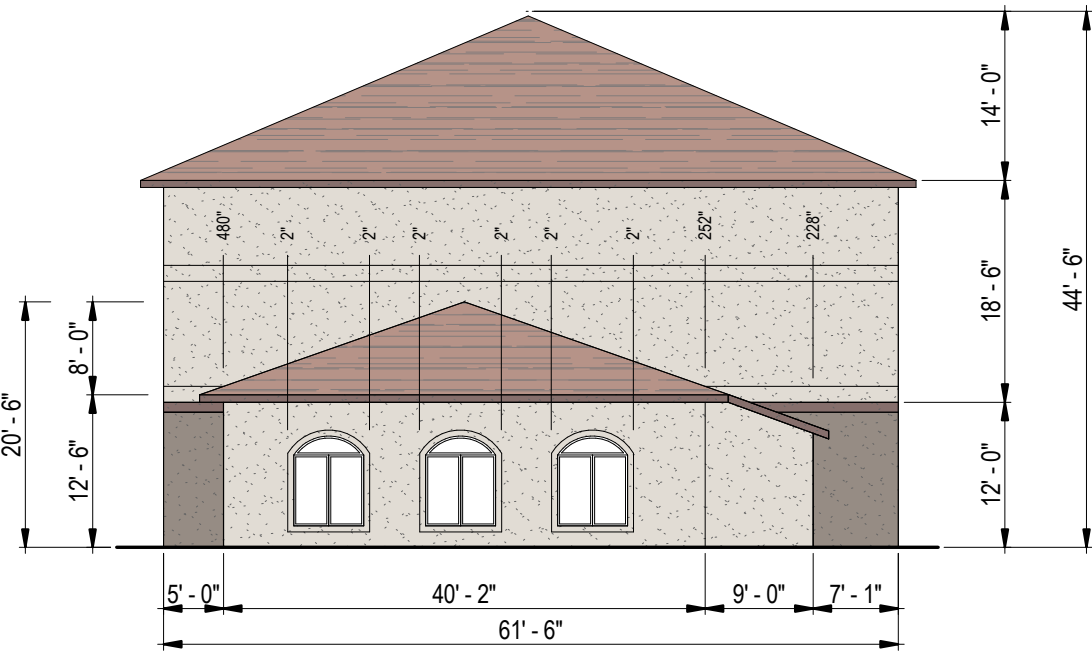
3 SOUTH ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

CONSULTANTS:



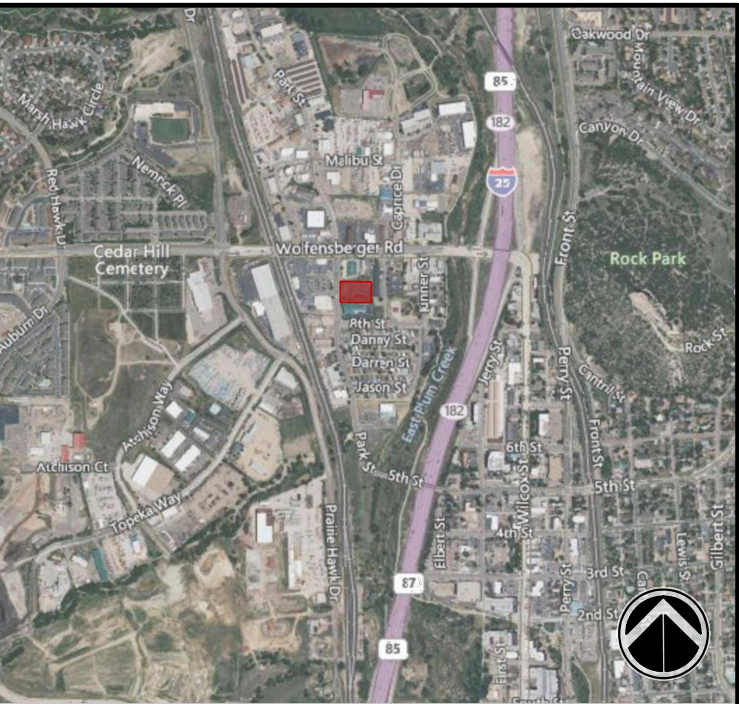
OWNER/DEVELOPER:

WELLSPRING COMMUNITY

826 PARK STREET #200
COLORADO SPRINGS, CO 80109
(303) 660-1935

APPROVAL:

VICINITY MAP:



PROJECT:

WELLSPRING PARK STREET HOTEL
SITE DEVELOPMENT PLAN

TOWN OF CASTLE ROCK
SEPTEMBER 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 2225WC

DRAWN BY: SG

CHECKED BY:

APPROVED BY:

SHEET TITLE:

EXTERIOR
ELEVATIONS

A4.1

SHEET 05 OF 06

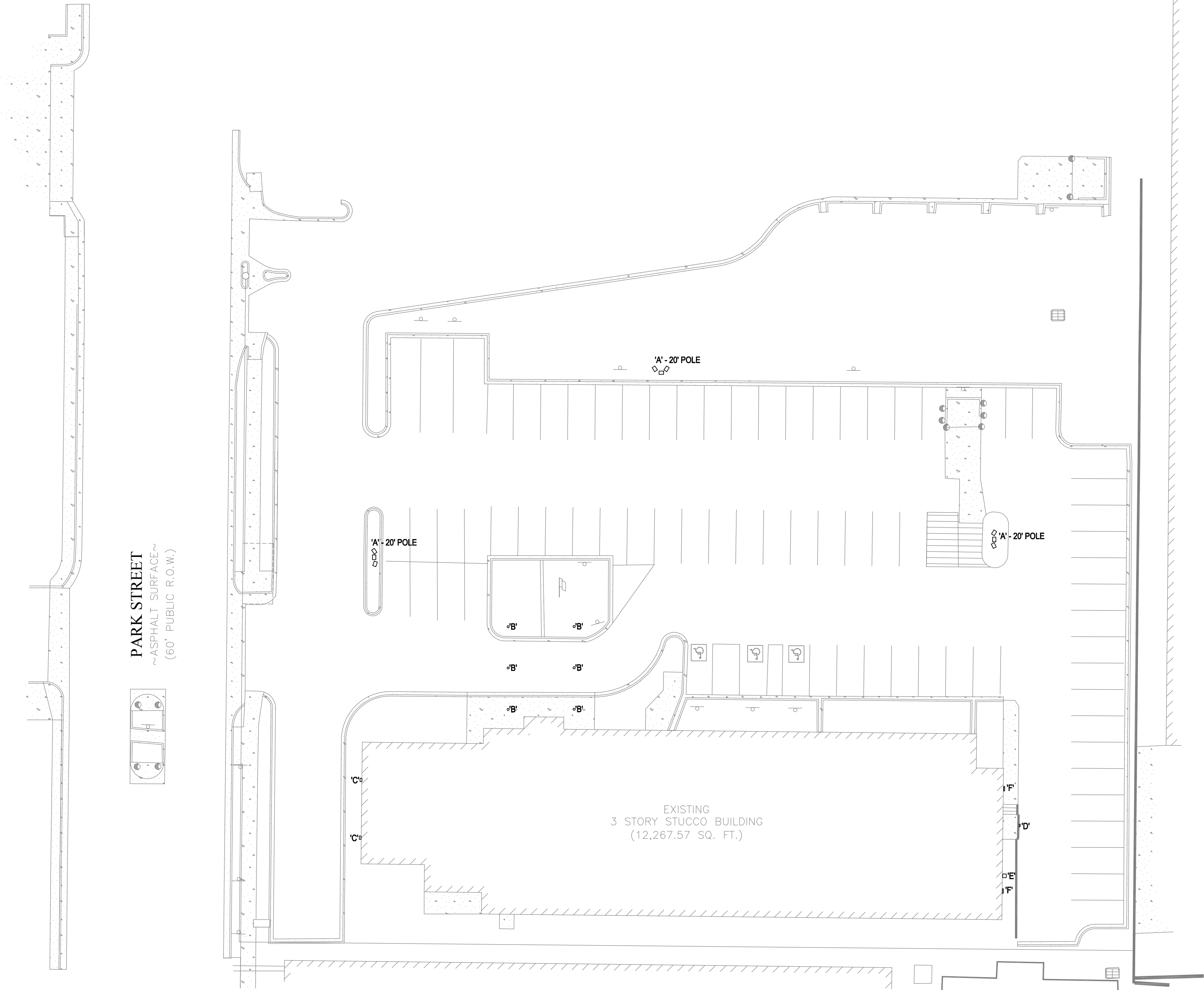
SITE DEVELOPMENT PLAN, WELLSPRING PARK STREET
HOTEL PROJECT USR23-0003

SITE DEVELOPMENT PLAN

LOT 3, CASTLE ROCK PARK WEST 1ST AMENDMENT

WELLSPRING - PARK STREET HOTEL PROJECT

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.



SITE LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- ALL LUMINAIRES ARE EXISTING TO REMAIN.
- THE OBJECTIVE OF THE SITE LIGHTING IS TO PROVIDE ADEQUATE ILLUMINATION OF THE PARKING LOT, MAIN ENTRANCE, AND SIDE WALKWAYS.
- IT IS ASSUMED THAT THE LUMINAIRES SHALL BE CONTROLLED BY A PHOTOCELL TO TURN THE LIGHTS 'OFF' FROM SUN UP TO SUN DOWN.
- IN ORDER TO MITIGATE LIGHT SPILLAGE TO ADJACENT SITES, ALL POLE-MOUNTED AND WALL-MOUNTED LIGHTS ARE FULL CUT-OFF.
- NO TYPE IV LUMINAIRE DISTRIBUTIONS OR UNSHIELDED WALLPACKS ARE USED. POLE LIGHTING IS NOT AIMED AT THE BUILDING FACADE.

Site Lighting Fixture Schedule																		
Luminaire											Lamps							
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
'A'	N/A	N/A	N/A	LED	Y	TYPE III	N/A	N	3	POLE	20 FT	3	TYPE III	56	7000	5000K	1	BRZ
'B'	N/A	N/A	N/A	LED	N	TYPE V	N/A	N	6	RECESSED	15 FT	1	TYPE V	16	1000	3000K	1	WHT
'C'	N/A	N/A	N/A	METAL HALLIDE	Y	TYPE III	N/A	N	2	WALL	15 FT	1	TYPE III	16	1000	3000K	1	WHT
'D'	N/A	N/A	N/A	METAL HALLIDE	Y	TYPE III	N/A	N	1	WALL	10 FT	1	TYPE III	16	1000	3000K	1	BLK
'E'	N/A	N/A	N/A	LED	Y	TYPE III	N/A	N	1	WALL	20 FT	1	TYPE III	22	2000	3000K	1	WHT
'F'	N/A	N/A	N/A	METAL HALLIDE	Y	TYPE III	N/A	N	2	WALL	15 FT	1	TYPE III	16	1000	3000K	1	WHT

EXISTING LUMINAIRE TYPE 'A'



EXISTING LUMINAIRE TYPE 'B'



EXISTING LUMINAIRE TYPE 'C'



EXISTING LUMINAIRE TYPES 'D', 'E', 'F'



CONSULTANTS:



OWNER/DEVELOPER:

WELLSPRING COMMUNITY

826 PARK STREET #200
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WELLSPRING PARK STREET HOTEL
SITE DEVELOPMENT PLAN

TOWN OF CASTLE ROCK
SEPTEMBER 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 2225WC

DRAWN BY: CEI

CHECKED BY:

APPROVED BY:

SHEET TITLE:

SITE LIGHTING
PLAN

ES.1

SHEET 06 OF 06

SITE DEVELOPMENT PLAN, WELLSPRING PARK STREET
HOTEL PROJECT USR23-0003