



## Planning Commission Agenda - Final

Chair Todd Warnke  
Vice Chair Kevin McHugh  
Carlos Salinas  
Jeff Samuelson  
Tom Martinez  
Kari Stanley  
Mitchell Sawin

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Thursday, November 13, 2025

6:00 PM

Town Hall  
100 N. Wilcox Street  
Castle Rock, CO 80104

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**\*\* ALL TIMES ARE APPROXIMATE \*\***

**5:30 pm DINNER FOR BOARD MEMBERS**

**6:00 pm CALL TO ORDER / ROLL CALL**

**6:02 pm CERTIFICATION OF MEETING**

**6:05 pm APPROVAL OF MINUTES**

[PC 2025-026](#)

October 9, 2025 Planning Commission Meeting Minutes

**Attachments:** [October 9, 2025 Planning Commission Minutes](#)

**6:10 pm PUBLIC HEARING ITEMS**

[PC 2025-027](#)

**Site Development Plan, Lot 1 HH Subdivision - 2nd Amendment**  
[1.36 Acres Multi-Family Located South Wolfensberger Road and East of Park Street]

**Attachments:** [Staff Report](#)  
[Attachment A: Vicinity Map](#)  
[Attachment B: SDP25-0006 Site Development Plans](#)  
[Attachment C: Neighborhood Meeting #1 Summary](#)

**6:35 pm TOWN COUNCIL LIAISON UPDATE**

**6:40 PM DESIGN REVIEW BOARD UPDATE**

**6:45 pm COMMISSION ITEMS**

**Check for quorum for upcoming meetings:**

**November 27, 2025 Canceled**

**December 11, 2025**

**December 25, 2025 Canceled**

**6:50 pm STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

**6:55 pm ADJOURN**





# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 11/13/2025

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**Item #:** **File #:** PC 2025-026

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**To:** Members of the Planning Commission

**From:** Planning Commission Administrator

**October 9, 2025 Planning Commission Meeting Minutes**

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### **Executive Summary**

Attached are the meeting minutes from the October 9, 2025 Planning Commission meeting for your review and approval.



# Planning Commission Meeting Minutes - Draft

Chair Todd Warnke  
Vice Chair Kevin McHugh  
Carlos Salinas  
Jeff Samuelson  
Tom Martinez  
Kari Stanley  
Mitchell Sawin

Thursday, October 9, 2025

6:00 PM

Town Hall  
100 N. Wilcox Street  
Castle Rock, CO 80104

**\*\* ALL TIMES ARE APPROXIMATE \*\***

## DINNER FOR BOARD MEMBERS

## CALL TO ORDER / ROLL CALL

Staff in Attendance: John LaSala, Matt Hayes, Brad Boland, BrieAnna Grandy, Carissa Ahlstrom

**Present** 5 - Carlos Salinas, Tom Martinez, Chair Todd Warnke, Kari Olson Stanley, and Mitchell Sawin

**Not Present** 2 - Jeff Samuelson, and Vice-Chair Kevin McHugh

## CERTIFICATION OF MEETING

## APPROVAL OF MINUTES

**PC 2025-024**

**September 25, 2025 Planning Commission Meeting Minutes**

Moved by Olson Stanley, seconded by Sawin, to Approve Planning Commission Topic PC 2025-024 as presented. The motion passed by a vote of:

**Yes:** 5 - Salinas, Martinez, Chair Warnke, Olson Stanley, and Sawin

## PUBLIC HEARING ITEMS

**PC 2025-025**

**Foundation Auto Dealership Site Development Plan - Lot 1 Foundation Automotive Filing No. 1** [6.43-acre site located at the corner of S Wilcox and Brookside Circle.]

BrieAnna Grandy presented the Site Development Plan for Foundation Automotive’s proposed dealership on Lot 1 of Foundation Automotive Filing No. 1, located at the intersection of South Wilcox Street and Brookside Circle. The property is zoned as Planned Development under the Plum Creek West Planned Development, where automotive sales, repair, and service facilities are permitted as a Use by Special Review.

The proposal includes a 32,826-square-foot service center with a building height of approximately 30 feet and an onsite surface parking lot. Three neighborhood meetings were held, with one member of the public attending. Discussions focused on the location and timing of sewer and water connections. Additional review criteria were evaluated to ensure the proposed use would not negatively impact surrounding properties and that the design would be compatible with the area.

Town staff determined that the Site Development Plan meets the municipal code requirements for a Use by Special Review, aligns with the Town Vision and Comprehensive Master Plan, and complies with the Plum Creek West Planned Development Plan and zoning regulations and recommended approval.

Casey Ardonia of Ardonia Architecture and Development, the firm assisting Foundation Automotive, presented key aspects of the proposal for the 6.34-acre site. The facility will feature a front-facing showroom, a service drive on the north side, and auto-service bays in the rear. The plan includes approximately 385 parking spaces and anticipates employing around 50 people upon completion. Brookside Circle was vacated as part of the adjacent Chrysler Jeep dealership development to the north, which now includes a turnaround. The site will have one primary access point with full internal circulation and a secondary southern connection. Ideally, these access points would be spaced further apart.

The applicant noted that the most significant benefit would be the proposed lane modifications near the existing access point. Traffic improvements will include a left-turn lane to maintain traffic flow, a bike lane, and an acceleration lane heading south on Wilcox Street. The landscaping plan features a buffer between Wilcox and the dealership, with extended sidewalks and a tree line. Building elevations will adhere to Castle Rock's design standards. Although initial designs were modeled after a Hyundai dealership with taller elevations, the final elevations will be revised to use compatible materials.

No members of the public attended the meeting for public comment.

Commissioner Sawin inquired about potential gates or barriers at the new entrance. The applicant confirmed there are no plans for such features. Sawin also asked whether the turn and acceleration lanes would be included when the Crystal Valley Interchange opens. The applicant confirmed that the traffic study accounts for the interchange, which is expected to alleviate pressure on Wilcox Street and improve access to I-25.

Commissioner Salinas asked whether EV charging stations would be included. Mr. Boland explained that while the zoning code does not currently address EV chargers, applicable state statutes would be enforced during the building permit process. Any necessary revisions could be handled administratively. Mr. Ardonia added that EV charging stations would be installed over time based on demand. Salinas also asked about renewable energy options, such as solar panels, to mitigate heat island effects from automotive dealerships. The applicant responded that while solar installations are not currently planned, they will be considered as the project progresses.

Regarding fire truck access, Salinas noted the single-entry point. The applicant explained that while only one access point is permitted along Wilcox, the site has full internal circulation and a northern connection through adjacent dealerships, allowing for flexible emergency access. Mrs. Grandy confirmed that the dealerships are interconnected, enabling movement throughout the site. Salinas also asked about fire mitigation strategies for EV battery storage. The applicant stated that options may include temperature-controlled outdoor structures or a three-hour fire-rated assembly, though these features are not yet shown on the site plan. Mr. Boland emphasized that fire code compliance will be required and

will reflect updated standards for battery storage. To further address heat island concerns, Mr. Ardonia noted that canopy structures over parking areas could be considered in the future and landscaped islands are being considered to improve energy efficiency and reduce thermal impact.

Chair Warnke asked about the project timeline and whether the absence of a designated dealership would delay progress. The applicant confirmed that although a dealership has not yet been selected, the corporation is actively seeking a partner and intends to move forward quickly. This phase of development is expected to accelerate future construction.

**Moved by Sawin, seconded by Olson Stanley, to Approve Recommendation to Town Council to approve Planning Commission Topic PC 2025-025 as presented. The motion passed by a vote of:**

**Yes:** 5 - Salinas, Martinez, Chair Warnke, Olson Stanley, and Sawin

## **TOWN COUNCIL LIAISON UPDATE**

### **DESIGN REVIEW BOARD UPDATE**

Mr. Boland gave an update on Design Review Board's approval for site improvements to the Lutheran Eternal Rock Church, located near the Encore building, improving their parking lot and landscaping.

## **COMMISSION ITEMS**

### **Check for quorum for upcoming meetings**

October 23rd meeting will be canceled with one meeting in the 2nd week of November.

### **STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

Mr. Boland gave an update on Town Council items that were approved. The Brickyard and Bella Mesa North were both approved with a vote of 7 to 0. Commissioners Salinas, Chair Warnke, and Sawin discussed the long-term impact of approving dealerships and parking lots on community quality of life, especially if sites become vacant. Salinas emphasized the need for improved architecture and planning standards, while Sawin commended Castle Rock's current efforts to preserve its visual appeal. Chair Warnke referred to the Planning Commission's criteria, and Mr. Boland added that although further study would require Town Council's direction, the newly approved comprehensive plan in next year's budget presents an ideal opportunity to incorporate forward-thinking strategies.

## **ADJOURN**

**Moved by Chair Warnke, seconded by Olson Stanley, to Adjourn as presented. The motion passed by a vote of:**

**Yes:** 5 - Salinas, Martinez, Chair Warnke, Olson Stanley, and Sawin



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 11/13/2025

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**Item #:** **File #:** PC 2025-027

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**To:** Members of the Planning Commission

**From:** BrieAnna Grandy, Senior Planner, Development Services Department

**Site Development Plan, Lot 1 HH Subdivision - 2nd Amendment** [1.36 Acres Multi-Family Located South Wolfensberger Road and East of Park Street]

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### **Executive Summary**

Wellspring Community is seeking approval of a Site Development Plan for a multifamily development to be known as Unity on Wolfensberger. Wellspring Community is looking to renovate the old Quality Inn hotel. The renovation will result in a 24-unit market rate housing development with half of the units available to individuals with intellectual and developmental disabilities (I/DD) and the remaining units offered to neurotypical individuals. The space will also be utilized for offices, day programs, and Wellspring Community programming serving the ID/D residents.

The proposal is in conformance with the 826 Park Street Expansion & 200 Wolfensberger Road Planned Development Plan and Zoning Regulations, and with Town Municipal Code and technical criteria. All staff and external comments have been addressed through the review process.

### **Attachments**

Attachment A: Vicinity Map

Attachment B: Site Development Plan

Attachment C: Neighborhood Meeting Summary



## AGENDA MEMORANDUM

**To:** Planning Commission

**From:** BrieAnna Grandy, Senior Planner, Development Services Department

**Title:** **Site Development Plan, Lot 1 HH Subdivision – 2nd Amendment** [1.36 Acres Multi-Family Located South Wolfensberger Road and East of Park Street]

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### Executive Summary

Wellspring Community is seeking approval of a Site Development Plan for a multifamily development to be known as Unity on Wolfensberger. Wellspring Community is looking to renovate the old Quality Inn hotel. The renovation will result in a 24-unit market rate housing development with half of the units available to individuals with intellectual and developmental disabilities (I/DD) and the remaining units offered to neurotypical individuals. The space will also be utilized for offices, day programs, and Wellspring Community programming serving the ID/D residents.



Figure 1: Vicinity Map

The proposal is in conformance with the 826 Park Street Expansion & 200 Wolfensberger Road Planned Development Plan and Zoning Regulations, and with Town Municipal Code and technical criteria. All staff and external comments have been addressed through the review process.

### Background

#### Zoning Regulations

The proposed development is located in the central portion of the Town of Castle Rock and is zoned 826 Park Street Expansion & 200 Wolfensberger Road Planned Development Plan and Zoning Regulations. The proposed zoning was approved by Town Council on May 06, 2025 to

allow for a church and a multi-family facility as permitted uses within a newly created Planned Development Plan zone.

Existing Conditions and Surrounding Uses

The subject lot is currently part of a developed area within the Town. The property is bordered by B Business/Commercial development including to the north The Park Co. Sports Bar and Kitchen, to the east Guadalajara Family Mexican, and to the west Unity on Park and Nytech Heating and Cooling. The property is adjacent to Castle Oaks Evangelical Covenant Church’s future parking lot area to the south.

**Site Development Plan Discussion**

Use

The subject lot is located in the 826 Park Street Expansion & 200 Wolfensberger Road Planned Development Plan and Zoning Regulations. The zoning permits multi-family residential units, ID/D housing units and ID/D office.

The proposed lot is located south of Wolfensberger Road and east of Park Street where an existing hotel is proposed to be converted into 24 multi-family living units in a single, 3-story building. The first floor of the building will be used for Wellspring Community offices, day programs, and programming serving the ID/D residents. The upper 2-stories will be a utilized for market rate housing. No commercial uses are proposed on this site. The existing pole sign for the Quality Inn will be removed with this development. The existing monument sign for the Quality Inn will be repurposed and relocated on the site in order to meet current sign code requirements.

Development Standards

The proposed use complies with the Park Street Expansion & 200 Wolfensberger Road Planned Development Plan and Zoning Regulations. Per the zoning, the maximum height allowed is 35 feet, the minimum front yard setback is 15 feet, minimum side yard setback is zero feet and minimum rear yard setback is zero feet.

The site plan complies with the established development standards. The maximum height and setbacks of the existing building comply with the requirements outlined in the zoning.

The Zoning Comparison Table in Figure 3 lists the standards required by the Zoning

SITE DATA						
PROPERTY SIZE	1.36 AC					
PROJECT ADDRESS	200 WOLFENSBERGER RD					
	ZONING STANDARDS			PROPOSED SITE		
ZONING	PDP			PDP		
LAND USE	ID/D OFFICE & MULTIFAMILY RESIDENTIAL UNITS			ID/D OFFICE & MULTIFAMILY RESIDENTIAL UNITS		
MAX. BUILDING HEIGHT	35'-0"			27'-7"		
SETBACKS		BUILDING	LANDSCAPE		BUILDING	LANDSCAPE
	FRONT	15"	N/A	FRONT	51'	N/A
	REAR	0'	N/A	REAR	26'	10'
	SIDE	0'	N/A	SIDE (W)	10'	N/A
	SIDE	0'	N/A	SIDE (E)	43'	N/A
DWELLING COUNT	24			12 MULTIFAMILY UNITS & 12 ID/D UNITS		
PARKING COUNT		CRITERIA	STALL COUNT	60 (INC. 3 ADA)		
	ID/D OFFICE	2 PER 1,000 S.F.	33			
	ID/D HOUSING	1 PER 4 UNITS	3			
	MF HOUSING	2 PER UNIT	24			
	TOTAL		60			
BUILDING SQ. FT.	FIRST FLOOR			16,165 S.F.		
	TOTAL			31,414 S.F.		

\*25 FEET IF ABUTTING AN ARTERIAL STREET

Figure 3: Zoning Comparison Table

and demonstrates that the plan complies with all of the standards. This table is also shown on the cover sheet of the Site Development Plan (Attachment B).

The parking regulations found in Park Street Expansion & 200 Wolfensberger Road Planned Development Plan and Zoning Regulations outline the requirements for ID/D office of 2 spaces per 1,000 square feet of gross area, ID/D housing of 1 guest space provided per four units and multi-family of two spaces per unit. Using these standards, the site is required to have a total of 60 parking spaces. The proposed plan provides 60 parking spaces.

### Lighting Plan

The site lighting will be comprised of parking lot pole fixtures, exterior building wall fixtures, and under-canopy balcony and porch fixtures. The lighting plan meets the Municipal Code requirements for full cut-off fixtures, lumen maximums, and photo-sensor controls for curfew hours.

### Architectural Design

The existing building consists of a single, 3-story building. The building was recently refreshed with updated paint colors. No additional exterior changes are being proposed to the existing building.

### Interface Regulations

The property and surrounding areas are already developed and the intent was to repurpose the existing building and site improvements for residential use, the Park Street Expansion & 200 Wolfensberger Road Planned Development Plan and Zoning Regulations exempted the property from the Residential/Non-Residential Interface Regulations. Future improvements may be subject to the Residential/Non-Residential Interface Regulations.

### Skyline and Ridgeline Protections

The lot proposed for development in this site plan is not located within the Skyline/Ridgeline Protection Area.

### Fire

The proposed project area is located with the Town of Castle Rock Fire Protection Service Area. The project area will be served by Town of Castle Rock Fire, which has capacity to serve the proposed development.

### Parks and Recreation

Parks and Recreation staff have reviewed the proposed SDP and find that it complies with the approved zoning. Based on the proposed number of units, the total Public Land Dedication (PLD) required for the proposed project is 0.56 Acres which equates to \$66,368 as cash-in-lieu dedication. Town Council approved a fee waiver for this PLD cash-in-lieu.

### Traffic Impact Analysis and Mitigation

A traffic generation letter accompanied the Site Development Plan application and was reviewed by Public Works staff. Public Works staff concurred with the letter's conclusion that converting the property from a 70-unit hotel to the proposed Wellspring community will result in a slight decrease in traffic generated by the property.

Utilities

The proposed SDP was found to be in conformance with the Town's applicable water and sewer requirements set forth in the Town of Castle Rock Water Criteria Manual and Wastewater Criteria Manual.

Water Drainage

The proposed SDP was found to be in conformance with the Town's applicable drainage requirements set forth in the Town of Castle Rock Stormwater Criteria Manual.

Water Conservation

The proposed SDP was found to be in conformance with the Town's applicable water conservation requirements set forth in the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual.

Water Resources

The Town's applicable water resources and conveyance requirements have been met for the property. The property is within the Town's Implied Consent Area and a quit claim deed has been completed.

**Notification and Outreach**

Public Notice

The public noticing requirements for this proposal have been satisfied. Public hearing notice signs for the Planning Commission public hearing were posted on the property on Wednesday, October 29, 2025. Written notice letters were sent to property owners and Homeowner Associations (HOA) within 500 feet of the property, at least 15 days prior to the Planning Commission public hearing. Town staff published notice of the Planning Commission public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Neighborhood Meetings

The applicant held a neighborhood meeting as required by the Municipal Code. The first neighborhood meeting was held on February 12, 2025, prior to the submittal of the site development plan land use application. The meeting was conducted in a hybrid format. No one from the public attended the meeting. The two remaining neighborhood meetings were waived.

External Referrals

There are no outstanding external referral comments. External referrals were sent to local service providers and Douglas County agencies. Douglas County Planning and Addressing,

CORE, and Xcel stated the proposed plan had no apparent conflicts or additional comments. The remainder of the agencies contacted for comments did not respond.

## **Analysis**

This staff analysis takes into account the representations made in the application and attachments submitted to date.

### **SDP Review and Approval Criteria and Analysis 17.38.040**

#### **A. Community Vision/Land Use Entitlements.**

1. Generally, conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high-quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the CRMC.

*Analysis: The proposed development meets this criterion. It generally conforms to the Town's 2030 Vision and Comprehensive Master Plan by adding to the Town's diversified housing types. As detailed in this report, the proposal complies with the use and development standards of the Park Street Expansion & 200 Wolfensberger Road Planned Development Plan and Zoning Regulations. This site plan is not subject to an intergovernmental agreement, the Skyline/Ridgeline Ordinance, the Residential/Non-Residential Interface Regulations or the Dissimilar Residential Regulations. The proposal does comply with all other relevant requirements of the Castle Rock Municipal and technical criteria, as summarized in this report and asserted in the following criteria.*

#### **B. Site Layout.**

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.

5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

*Analysis: The proposed development meets this criterion. The SDP meets all relevant site layout requirements outlined in the governing zoning and the Town's Municipal Code. Parking lots are designed for safe vehicle and pedestrian circulation. Castle Rock Fire has reviewed and approved the site design for access and fire safety. Proper screening has been provided for trash enclosures, rooftop mechanical units, and meter gangs.*

**C. Circulation and Connectivity.**

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

*Analysis: The proposed development meets this criterion. The SDP provides appropriate vehicular entrances into the property, with interior drive aisles and parking that meet Town standards and the Park Street Expansion & 200 Wolfensberger Road Planned Development Plan and Zoning Regulations. Existing sidewalks are located adjacent to the public right of way, private drive isles and interior walkways to provide additional pedestrian connections to the residential housing development.*

**D. Services Phasing and Off-site Impact.**

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

*Analysis: The proposed development meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater, which considers existing conditions of the site and necessary ingress and egress improvements.*

**E. Open Space, Public Lands and Recreation Amenities.**

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any
4. Identified negative impacts.

*Analysis: The proposed development meets this criterion. No additional land dedications for open space, parks or trails are required with this site plan.*

### **Budget Impact**

Wellspring Community has submitted a request for a fee waiver for the conversion of the Quality Inn to an ID/D/multi-family facility. Town code provides for development impact fee (§3.16.050) and system development fee (§13.12.080J) reductions of up to 100 percent for attainable housing projects. Per code, “A qualifying attainable housing project and unit shall be defined as a housing project or unit participating in an attainable or affordable housing program through the Douglas County Housing Partnership, Colorado Housing Finance Authority or other certified local, state or federal attainable housing program.” Waivers of this type, require Town Council approval, which was considered and approved by Town Council on May 6, 2025.

### **Findings**

All staff review comments and external referral comments have been addressed. Staff finds that the Site Development Plan, as proposed:

- Generally conforms with the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the requirements of the Park Street Expansion & 200 Wolfensberger Road Planned Development Plan and Zoning Regulations, and
- Meets the Site Development Plan review and approval criteria of the Municipal Code and the Town’s technical criteria.

### **Recommendation**

Staff recommends that Planning Commission recommend approval of the Site Development Plan, as proposed, to Town Council.

### **Proposed Motions**

#### **Option 1: Approval**

*“I move to recommend approval of Lot 1 HH Subdivision – 2nd Amendment Site Development Plan, as presented.”*

#### **Option 2: Approval with Conditions**

*“I move to recommend approval of Lot 1 HH Subdivision – 2nd Amendment Site Development Plan, with the following conditions:” (list conditions).*

#### **Option 3: Continue item to next hearing (need more information to make decision)**

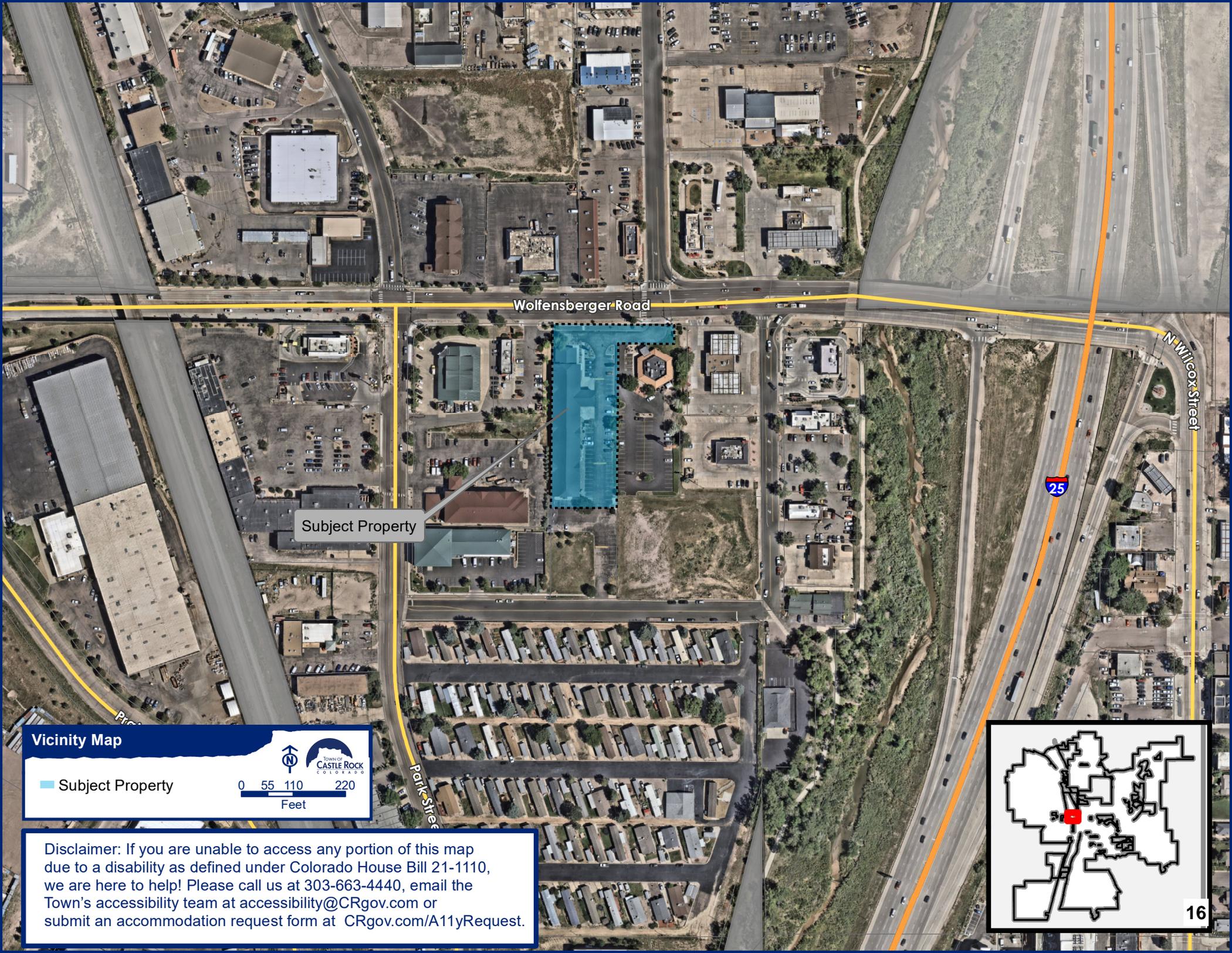
*“I move to continue this item to the Planning Commission meeting on [date], at [time].”*

### **Attachments**

Attachment A: Vicinity Map

Attachment B: Site Development Plan

Attachment C: Neighborhood Meeting Summary



Wolfensberger Road

N Wilcox Street

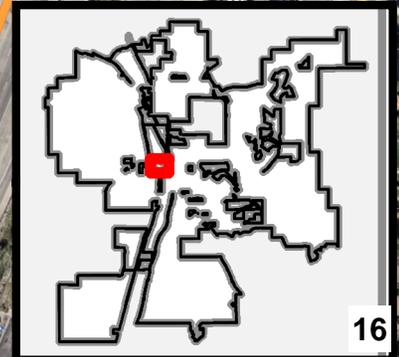
Subject Property

Vicinity Map

 Subject Property
 


0 55 110 220  
Feet

Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at [accessibility@CRgov.com](mailto:accessibility@CRgov.com) or submit an accommodation request form at [CRgov.com/A11yRequest](http://CRgov.com/A11yRequest).



# SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

## LOT 1 HH SUBDIVISION - 2ND AMENDMENT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### BENCHMARK & BASIS OF BEARING

BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS MAP ARE BASED ON GPS OBSERVATIONS REFERENCED TO THE WEST LINE OF LOT 1, HH SUBDIVISION-FIRST AMENDMENT FROM THE NW CORNER OF LOT 1 TO THE NORTH LINE OF LOT 4, CASTLE PARK WEST 1ST AMENDMENT, BEING MONUMENTED AT THE SOUTH END WITH A 1" ILLUSTRATED RED PLASTIC CAP 0.25" BELOW THE SURFACE, AND ON THE NORTH END BY A FOUND CHISELED X ON THE SIDEWALK, AS BEARING OF NORTH 00° 21' 47" EAST, A DISTANCE OF 429.91 FEET.

### PURPOSE STATEMENT:

THE INTENT OF THE SITE DEVELOPMENT PLAN IS TO SUPPORT THE CONVERSION OF THE EXISTING QUALITY INN TO MARKET RATE RESIDENTIAL HOUSING, HOUSING FOR ADULTS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES (IDD) AS WELL AS SPACES UTILIZED FOR OFFICES, DAY PROGRAMS, AND WELLSPRING COMMUNITY PROGRAMMING SERVING THE IDD RESIDENTS.

### LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 HH SUBDIVISION - 2ND AMENDMENT

SITE DATA		
PROPERTY SIZE	1.36 AC	
PROJECT ADDRESS	200 WOLFENBERGER RD	
ZONING	ZONING STANDARDS	PROPOSED SITE
	PDP	PDP
LAND USE	ID/D OFFICE & MULTIFAMILY RESIDENTIAL UNITS	ID/D OFFICE & MULTIFAMILY RESIDENTIAL UNITS
MAX. BUILDING HEIGHT	35'-0"	27'-7"
SETBACKS	BUILDING	LANDSCAPE
	FRONT 15'	N/A
	REAR 0'	N/A
	SIDE 0'	N/A
	SIDE 0'	N/A
DWELLING COUNT	24	12 MULTIFAMILY UNITS & 12 ID/D UNITS
PARKING COUNT	CRITERIA	STALL COUNT
	ID/D OFFICE 2 PER 1,000 S.F.	33
	ID/D HOUSING 1 PER 4 UNITS	3
	MF HOUSING 2 PER UNIT	24
	TOTAL	60
BUILDING SQ. FT.	FIRST FLOOR	16,165 S.F.
	TOTAL	31,414 S.F.

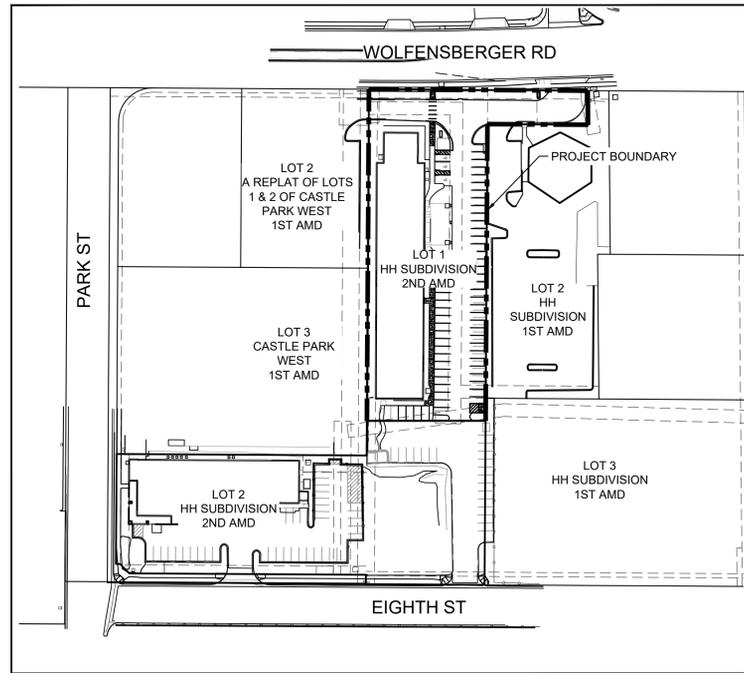
\*25 FEET IF ABUTTING AN ARTERIAL STREET

SITE UTILIZATION SUMMARY		
	AREA (SQ. FT.)	PERCENTAGE OF PROPERTY
BUILDING	16,960	28.7%
ASPHALT/PARKING	27,225	46.0%
CONCRETE	6,021	10.2%
OPEN SPACE/LANDSCAPE	8,960	15.1%
TOTAL	59,166 (1.36 AC)	100%

### LAND USE:

CURRENT ZONING: PLANNED DEVELOPMENT PLAN (PDP)  
 CURRENT LAND USE: HOTEL  
 PROPOSED LAND USE: MULTIFAMILY HOUSING (MF), HOUSING FOR ADULTS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES (IDD), OFFICES AND DAY PROGRAMS SERVING THE IDD RESIDENTS (ID/D-O)

Sheet Index		
Sheet Number	Sheet Title	Sheet Description
1	CS01	COVER SHEET
2	GN01	GENERAL NOTES
3	SP01	SITE PLAN
4	GR01	PRELIMINARY GRADING PLAN
5	UT01	PRELIMINARY UTILITY PLAN
6	LD01	LANDSCAPE DETAILS
7	LS01	LANDSCAPE PLAN
8	A4.1	PHOTO SIMULATION / ELEVATIONS
9	ES.1	PHOTOMETRIC / ILLUMINATION PLAN



### VICINITY MAP

SCALE: 1" = 100'

### PROJECT TEAM

**Applicant:** Ross Friend  
 Matrix Design Group  
 2435 Research Pkwy, Suite 300  
 Colorado Springs, CO 80920  
 (719)575-0100

**Owner/Developer:** Nicole DeVries  
 Wellspring Community  
 826 Park Street, Suite 200  
 Castle Rock, CO 80109  
 (303)660-1935

**Owner/Developer:** Matt Call  
 DCP Ward LLC  
 524 S. Tejon St.  
 Colorado Springs, CO 80903  
 (303)956-5781

**Lienholder:** Independent Bank,  
 a Texas state-chartered banking co.  
 5950 S Willow Dr., Suite 100  
 Greenwood Village, CO 80111

**Lienholder:** Bank of Colorado  
 Denver Tech Center Branch  
 5201 S Yosemite Street  
 Greenwood Village, CO 80111

**Civil:** Nicole Schanel, PE  
 Matrix Design Group  
 2435 Research Pkwy, Suite 300  
 Colorado Springs, CO 80920  
 (719)575-0100

**Landscape Architect:** Thomas Kopf, PLA  
 Matrix Design Group  
 2435 Research Pkwy, Suite 300  
 Colorado Springs, CO 80920  
 (719)575-0100

**Survey:** Alexander Aguilar, PLS 38858  
 Matrix Design Group  
 2435 Research Pkwy, Suite 300  
 Colorado Springs, CO 80920  
 (719)575-0100

**Architect:** Steve Greco  
 Enlight10 Architecture  
 201 Milwaukee St. Unit 200  
 Denver, CO 80206  
 (303)525-3695

### 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 \_\_\_\_\_

### 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 \_\_\_\_\_

### CIVIL ENGINEER'S STATEMENT

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

NICOLE SCHANEL, PE 52434 \_\_\_\_\_ DATE \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, ALEXANDER AGUILAR, A LICENSED 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 SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

ALEXANDER AGUILAR, PLS 38858 \_\_\_\_\_ DATE \_\_\_\_\_

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

DCP WARD LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_

20\_\_ BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_.

### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JANUARY 13, 2025 AT RECEPTION NO. 2025001423, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BANK OF COLORADO

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_

20\_\_ BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_.

### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JULY 5, 2022 AT RECEPTION NO. 2022046720, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

INDEPENDENT BANK, A TEXAS STATE-CHARTERED BANKING CORPORATION

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: \_\_\_\_\_.

### TITLE CERTIFICATION

I, ADAM BAUER, AN AUTHORIZED REPRESENTATIVE OF CANYON TITLE, 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.

ADAM BAUER

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: \_\_\_\_\_.

### 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:

DCP WARD, LLC  
 524 S TEJON ST  
 COLORADO SPRINGS, CO 80903

### APPROVAL:

### VICINITY MAP:



PROJECT:  
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
 LOT 1 HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, COLORADO  
 OCTOBER 2025

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	05/28/2025	PER CITY COMMENTS	EA
2	09/02/2025	PER CITY COMMENTS	AL
3	10/22/2025	PER CITY COMMENTS	RF

DRAWING INFORMATION:  
 PROJECT NO: 24.1692.001  
 DRAWN BY: AL  
 CHECKED BY: RF  
 APPROVED BY: NS

SHEET TITLE:  
**COVER SHEET**

**CS01**  
 SHEET 1 OF 9  
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
 LOT 1 HH SUBDIVISION 2ND AMENDMENT  
 TOWN OF CASTLE ROCK PROJECT NO. SDP25-0006

**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 A PART OF THE PLANNED DEVELOPMENT PLAN TITLED "826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS" WITH ASSOCIATED TOWN OF CASTLE ROCK PROJECT NO. PDP24-0004
3. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AS PER FEMA FIRM PANEL NO. 08035C0188G DATED 3/16/2016.
4. 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.
5. 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.
6. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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, WATER METERS, FIRE HYDRANTS 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.
15. 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.
16. 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.
17. 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.

**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 TO 32 FEET WIDE.
10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
11. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE **TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP)** THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

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:

**DCP WARD, LLC**  
 524 S TEJON ST  
 COLORADO SPRINGS, CO 80903

APPROVAL:

VICINITY MAP:



PROJECT:

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
 LOT 1 HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, COLORADO  
 OCTOBER 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	05/28/2025	PER CITY COMMENTS	EA
2	09/02/2025	PER CITY COMMENTS	AL
3	10/22/2025	PER CITY COMMENTS	RF

DRAWING INFORMATION:

PROJECT NO: 24.1692.001

DRAWN BY: AL

CHECKED BY: RF

APPROVED BY: NS

SHEET TITLE:

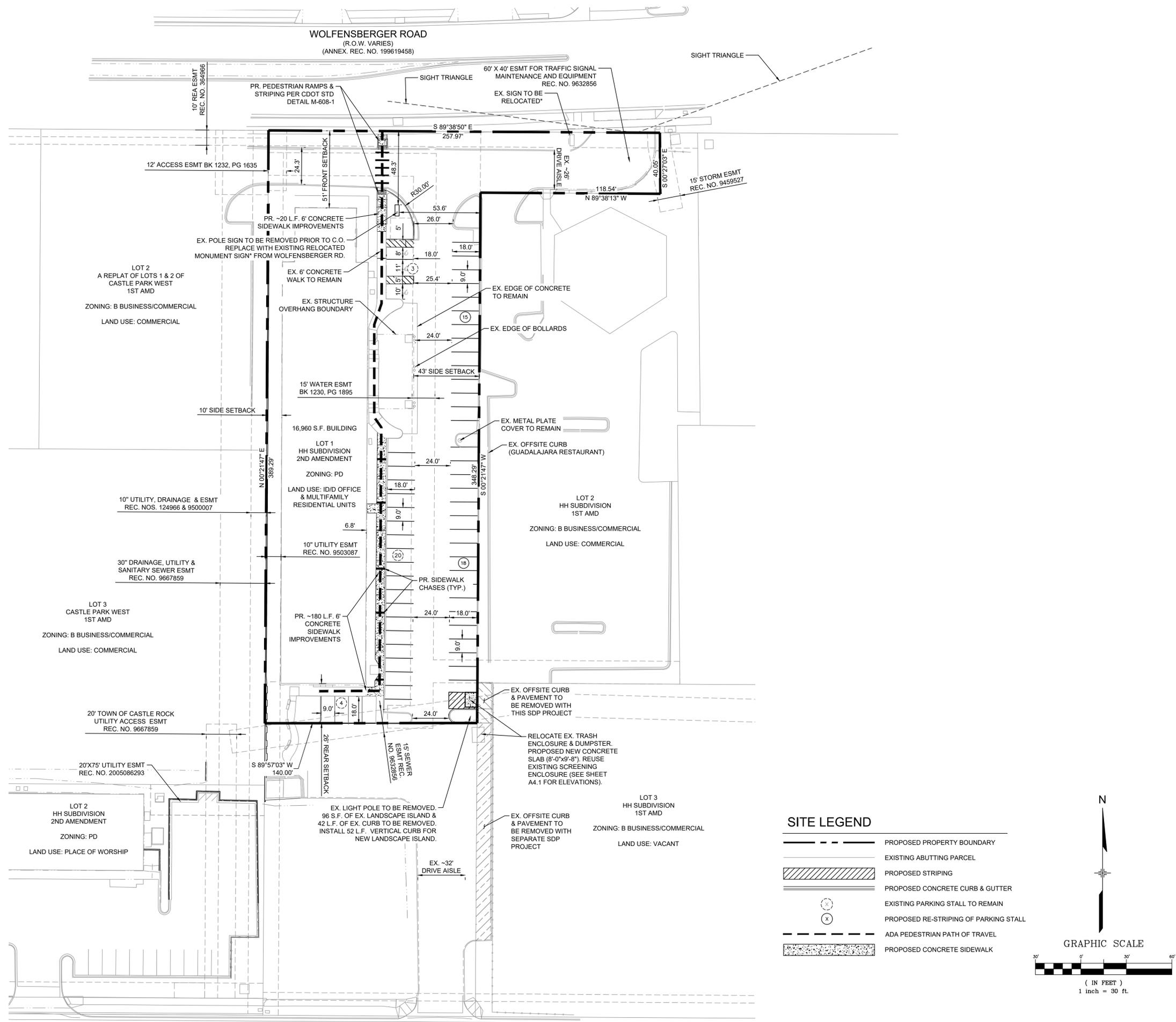
**GENERAL NOTES**

**GN01**

**SHEET 2 OF 9**

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
 LOT 1 HH SUBDIVISION 2ND AMENDMENT  
 TOWN OF CASTLE ROCK PROJECT NO. SDP25-0006

FILE LOCATION: S:\24-1692.001\200 WOLFENBERGER ROAD SDP\000 CAD\004 PLAN SET\SDP\DEVELOPMENT PLAN\SP01.DWG



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:  
**DCP WARD, LLC**  
 524 S TEJON ST  
 COLORADO SPRINGS, CO 80903

APPROVAL:

VICINITY MAP:



PROJECT:  
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
 LOT 1 HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, COLORADO  
 OCTOBER 2025

REVISION HISTORY:

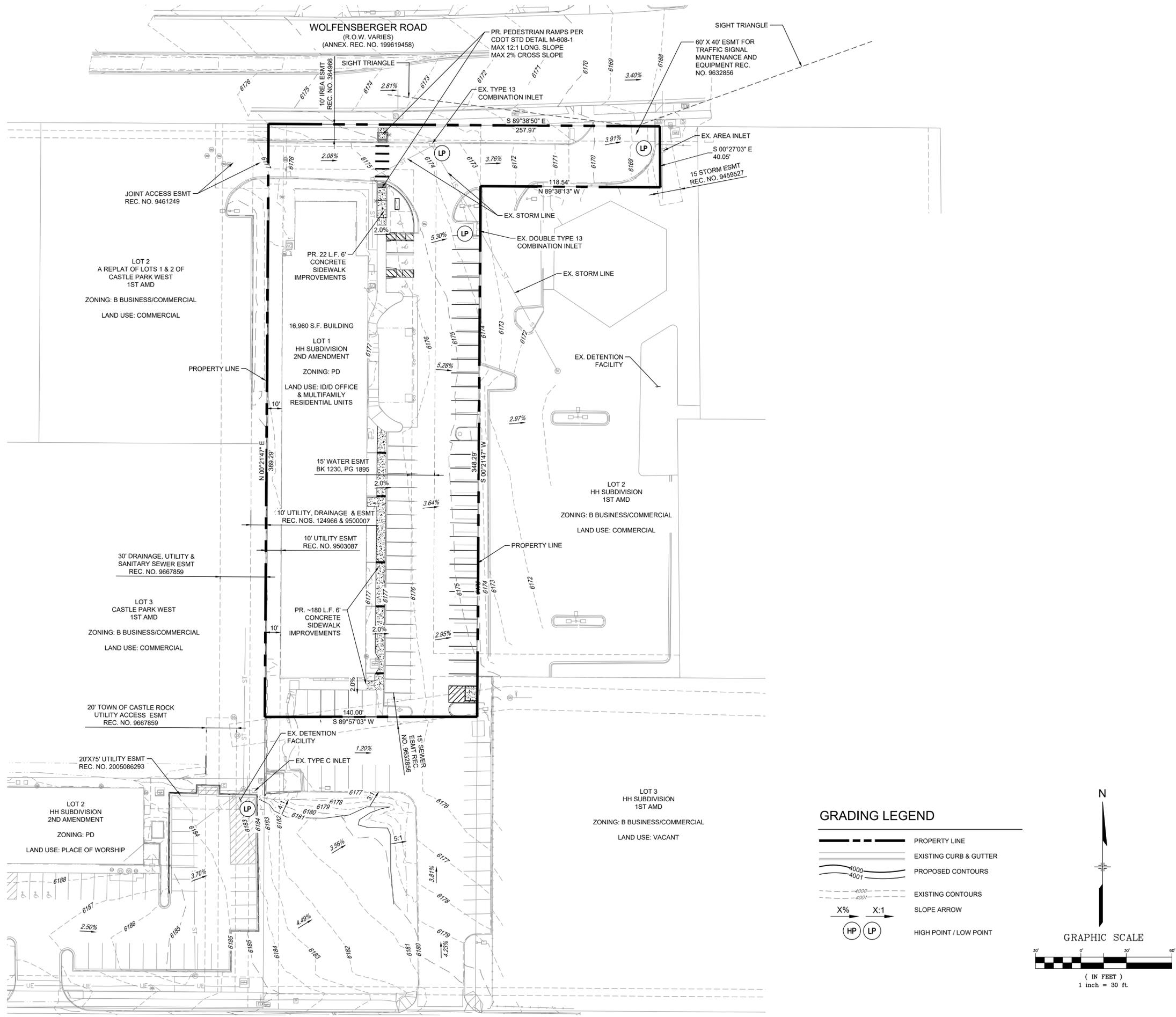
NO.	DATE	DESCRIPTION	BY
1	05/28/2025	PER CITY COMMENTS	EA
2	09/02/2025	PER CITY COMMENTS	AL
3	10/22/2025	PER CITY COMMENTS	RF

DRAWING INFORMATION:  
 PROJECT NO: 24.1692.001  
 DRAWN BY: AL  
 CHECKED BY: RF  
 APPROVED BY: NS

SHEET TITLE:  
**SITE PLAN**

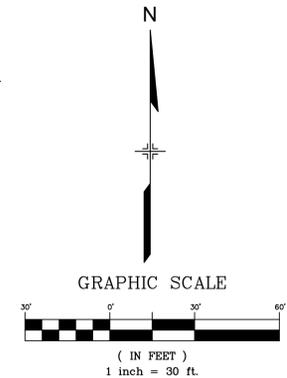
**SP01**  
**SHEET 3 OF 9**  
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
 LOT 1 HH SUBDIVISION 2ND AMENDMENT  
 TOWN OF CASTLE ROCK PROJECT NO. SDP25-0006

FILE LOCATION: S:\24-1692\01\200\WOLFENBERGER ROAD SDDP\000 CAD\DD\04 PLAN SET\DEVELOPMENT PLAN\GR01.DWG



**GRADING LEGEND**

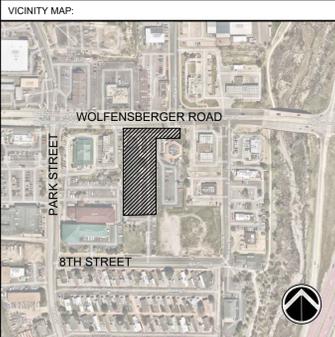
- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CONTOURS
- EXISTING CONTOURS
- SLOPE ARROW
- HIGH POINT / LOW POINT



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:  
**DCP WARD, LLC**  
 524 S TEJON ST  
 COLORADO SPRINGS, CO 80903

APPROVAL:



PROJECT:  
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
 LOT 1 HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, COLORADO  
 OCTOBER 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:  
 PROJECT NO: 24.1692.001  
 DRAWN BY: AL  
 CHECKED BY: RF  
 APPROVED BY: NS

**PRELIMINARY GRADING PLAN**

**GR01**  
 SHEET 4 OF 9  
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
 LOT 1 HH SUBDIVISION 2ND AMENDMENT  
 TOWN OF CASTLE ROCK PROJECT NO. SDDP25-0006



FILE LOCATION: S:\24-1692-001\200 WOLFENBERGER ROAD\SDP\000 CAD\DD04 PLAN SET\DEVELOPMENT PLAN\LD01.DWG

**TOWN OF CASTLE ROCK GENERAL NOTES:**

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.5.1.2 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- 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.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO 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.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2.1.2 AND 4.3 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.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 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.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- 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.
- 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 9.2.1.1.a.iv.
- IRRIGATION IS TO BE DESIGN-BUILD PLEASE SEE SECTIONS 3.1.2.2.2 AND 4.2 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
- 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 - MIXED-USE SITE INVENTORY								
Gross Site Area	Required Landscape (10% 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)
59,166	5916.6	9780	0	20 (IN)	22 (17 Existing)	40	59 (31 Existing)	4 cu. Yds. (For New Planting Areas)
Turf Grass Square Footage (5F)	Landscape Coverage at Maturity (5F)	Existing Landscape (If Applicable)	Landscape Coverage Percentage (75% minimum)	Nonliving Ornamental Area in Landscape (5F)	Nonliving Ornamental Percentage (25% maximum)	Number of Large Canopy Deciduous Shade Tree	Percentage (50% Large Canopy Deciduous Shade Tree)	Separate Irrigation Service Connections
0 5F	1282	9780	4437.45	1479	1479.15	6	10	Yes ___ No ___X___

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
19,336	1933.6	1934	0	4	5 (2 Existing) (PI)	8	8 (8 Existing)

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	
62	4	6	4	5 (2 Existing) (PI)	16	20 (4 Existing)	

\* 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
WOLFENBERGER ROAD	213	5	3 (ST)	2 (ST)	20	20 (4 Existing)

\*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.

THOMAS KOFT, LICENSE NUMBER 434

**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:



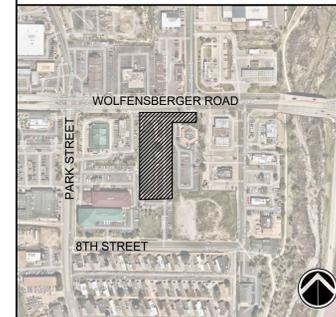
2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX : (719) 575-0208

**OWNER/DEVELOPER:**

DCP WARD, LLC  
 524 S TEJON ST  
 COLORADO SPRINGS, CO 80903

**APPROVAL:**

**VICINITY MAP:**



**PROJECT:**

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
 LOT 1 HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, COLORADO  
 OCTOBER 2025

**REVISION HISTORY:**

NO.	DATE	DESCRIPTION	BY
1	05/28/2025	PER CITY COMMENTS	EA
2	09/02/2025	PER CITY COMMENTS	AL
3	10/22/2025	PER CITY COMMENTS	RF

**DRAWING INFORMATION:**

PROJECT NO: 24.1692.001

DRAWN BY: JH

CHECKED BY: JA

APPROVED BY: JA

**SHEET TITLE:**

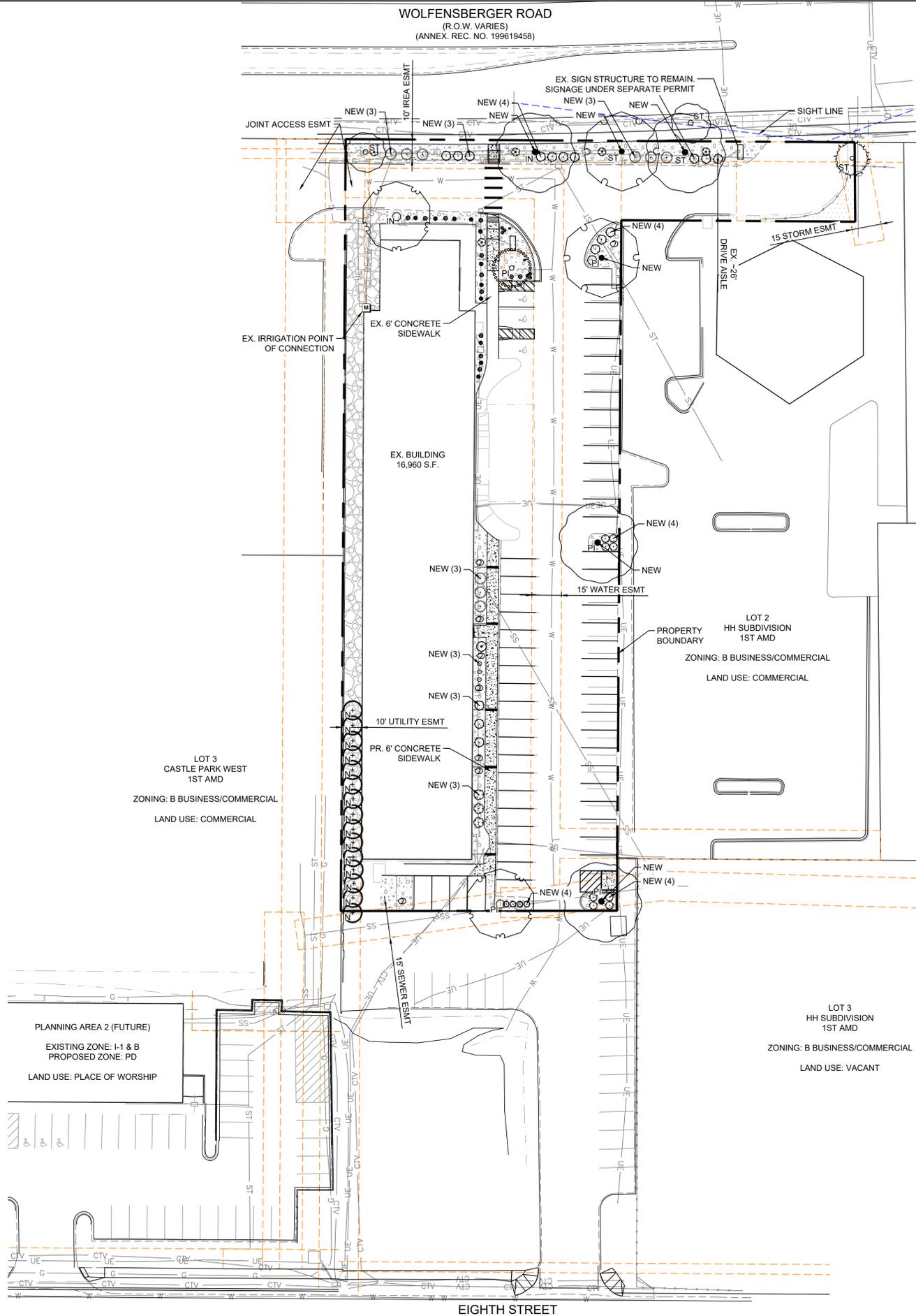
**LANDSCAPE  
 DETAILS**

**LD01**

**SHEET 6 OF 9**

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
 LOT 1 HH SUBDIVISION 2ND AMENDMENT  
 TOWN OF CASTLE ROCK PROJECT NO. SDP25-0006

FILE LOCATION: S:\24-1692\001\200\WOLFENBERGER ROAD SDP\600 CAD\604 PLAN SET\DEVELOPMENT PLAN\LS1.DWG



**LEGEND**

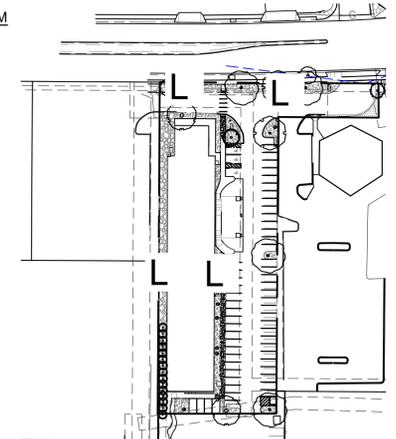
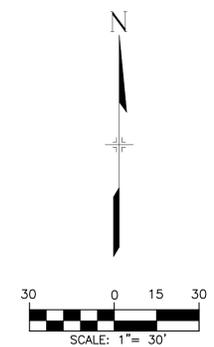
- EXISTING SEED TO REMAIN
- EXISTING 3/4" ROCK  
TYPE: TO MATCH EXISTING, REPLACE AS NEEDED  
DEPTH: 3" OR APPROVED EQUAL
- EXISTING 1 1/2" ROCK  
TYPE: TO MATCH EXISTING, REPLACE AS NEEDED  
DEPTH: 3" OR APPROVED EQUAL
- 3/4" ROCK  
TYPE: TO MATCH EXISTING,  
DEPTH: 3" OR APPROVED EQUAL
- EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)

**SITE DEVELOPMENT PLAN PLANT SCHEDULE**

PLANT TYPE	HYDROZONE	LOW	QUANTITY	NOTES
DECIDUOUS SHADE TREES		LOW	10	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND
EVERGREEN TREES		LOW	17	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
DECIDUOUS SHRUBS		LOW	16	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE
EVERGREEN SHRUBS		LOW	34	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE
ORNAMENTAL GRASSES/PERENNIALS		LOW	29	ORNAMENTAL GRASSES/PERENNIALS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

**SCHEMATIC LANDSCAPE DIAGRAM**

- HYDROZONES**
- V - VERY LOW (0 TO 5 INCHES PER YEAR)
  - L - LOW (5 TO 10 INCHES PER YEAR)
  - M - MODERATE (10 TO 15 INCHES PER YEAR)
  - H - HIGH (15-19+ INCHES PER YEAR)



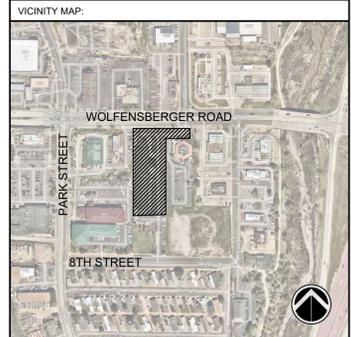
**LANDSCAPE ARCHITECT CERTIFICATION**  
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**TOWN APPROVAL BLOCK**  
TOWN OF CASTLE ROCK APPROVAL  
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM  
DATE OF DEVELOPMENT SERVICES APPROVAL  
APPROVED BY:

**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:**  
**DCP WARD, LLC**  
524 S TEJON ST  
COLORADO SPRINGS, CO 80903

**APPROVAL:**



**PROJECT:**  
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
LOT 1 HH SUBDIVISION - 2ND AMENDMENT  
**TOWN OF CASTLE ROCK, COLORADO  
OCTOBER 2025**

**REVISION HISTORY:**

NO.	DATE	DESCRIPTION	BY
1	05/28/2025	PER CITY COMMENTS	EA
2	09/02/2025	PER CITY COMMENTS	AL
3	10/22/2025	PER CITY COMMENTS	RF

**DRAWING INFORMATION:**  
PROJECT NO: 24.1692.001  
DRAWN BY: JH  
CHECKED BY: JA  
APPROVED BY: JA

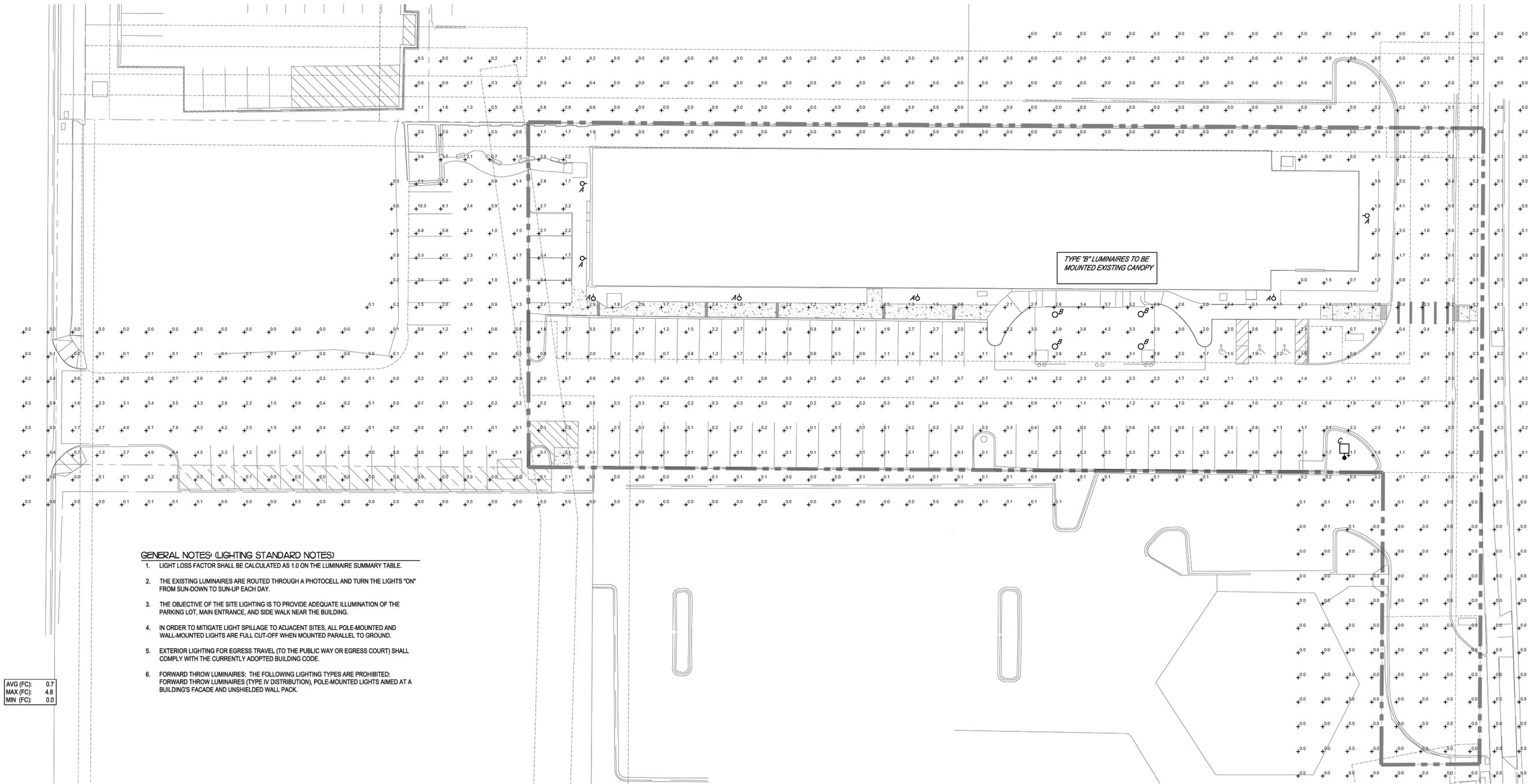
**LANDSCAPE PLAN**

**LS01**  
**SHEET 7 OF 9**  
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2  
LOT 1 HH SUBDIVISION 2ND AMENDMENT  
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0006

THOMAS KOPF, LICENSE NUMBER 434 DATE

DEVELOPMENT SERVICES DATE





- GENERAL NOTES: (LIGHTING STANDARD NOTES)**
1. LIGHT LOSS FACTOR SHALL BE CALCULATED AS 1.0 ON THE LUMINAIRE SUMMARY TABLE.
  2. THE EXISTING LUMINAIRES ARE ROUTED THROUGH A PHOTOCELL AND TURN THE LIGHTS "ON" FROM SUN-DOWN TO SUN-UP EACH DAY.
  3. THE OBJECTIVE OF THE SITE LIGHTING IS TO PROVIDE ADEQUATE ILLUMINATION OF THE PARKING LOT, MAIN ENTRANCE, AND SIDE WALK NEAR THE BUILDING.
  4. IN ORDER TO MITIGATE LIGHT SPILLAGE TO ADJACENT SITES, ALL POLE-MOUNTED AND WALL-MOUNTED LIGHTS ARE FULL CUT-OFF WHEN MOUNTED PARALLEL TO GROUND.
  5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
  6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE AND UNSHIELDED WALL PACK.

AVG (FC): 0.7  
 MAX (FC): 4.8  
 MIN (FC): 0.0

**SITE PHOTOMETRIC PLAN**  
 SCALE: 1" = 20'-0"

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	GARDCO	N/A	PWS-C-A03-830-3	LED	Y	TYPE III	120	Y	7	WALL	15 FT	1	TYPE III	51	6231	3000K	1.0	BLK
B	GARDCO	N/A	SVPG-A02-830-5RD	LED	Y	TYPE V	120	Y	4	CANOPY	15 FT	1	TYPE V	36	3862	3000K	1.0	WHITE
C	GARDCO	N/A	ECF-S-32L-530-WW-G2-3-HIS	LED	Y	TYPE III	120	Y	1	POLE	20 FT	1	TYPE III	56	7055	3000K	1.0	BLK



ARCHITECT:



CONSULTANTS:



CLIENT:

PROJECT:

**UNITY ON WOLFENBERGER**  
 200 E WOLFENBERGER RD  
 CASTLE ROCK, CO 80109

STAMP:

PROJECT NUMBER: 20624023  
 INITIAL DATE: MAY 2024  
 DRAWN BY: CEI

#	DESCRIPTION	DATE
1	SDP RE-SUBMITTAL	06/26/2025
2	SDP RE-SUBMITTAL	08/28/2025

SITE PHOTOMETRIC PLAN

## Neighborhood Meeting Summary

### **Application: Planned Development and Site Development Plans**

**Property Owner:** Castle Oaks Evangelical Covenant Church Inc. and DCP Ward LLC

**Meeting #: 1**

**Date/Time:** Monday, February 12, 2024 (Adjourned at 5:15p.m.)

**Meeting Location:** Castle Oaks Church

**Councilmember District:** Mayor Pro Tem LaFleur

### **Applicant's Proposal:**

Wellspring Housing is proposing to convert the existing 70-unit Quality Inn Hotel into a 50-unit "for sale" condominiums facility. This residential facility would become a neuro-inclusive housing option for adults with Intellectual and Development Disabilities.

Castle Oaks Covenant Church is proposing an expansion of its current facility at 826 Park Street to allow additional worship and classroom space for the church on the weekend and classroom space for Wellspring Community during the week.

As part of both of these proposed site changes, Castle Oaks Covenant Church and Wellspring Housing are looking to rezone both of these properties into a Planned Development in order to better align the zoning with the proposed uses.

### **Attendees**

#### **Applicant Representatives:**

Nicole DeVries, Wellspring Community

Shaun Martin – Wellspring Community

Shaun Martin – Wellspring Community

Phil Vaughan – Castle Oaks Covenant Church

Jon Bonkoski – Castle Oaks Covenant Church

Chris Schneider – Wellspring Community and Castle Oaks Covenant Church

Mark Haverkate – Unity on Wolfensberger

Steve Greco – Enlight10 Architecture

#### **Public Attendees:**

*In-person Attendees:*

None

*Online/Phone Attendees:*

None

#### **Town Staff Attendees:**

BrieAnna Simon, Senior Planner, Town of Castle Rock

### **Presentation Description**

#### **Applicant's Presentation:**

No presentation was made as there were no public attendees.