



212 N. Wahsatch Avenue, Ste. 305
Colorado Springs, CO 80901
(719) 955-5485

February 22, 2024

Town of Castle Rock
Development Services Department
100 N. Wilcox Street
Castle Rock, Colorado 80104

RE: Wellspring Community Filing No.1 – Concept Utility Letter PDP23-0002

To whom it may concern,

This letter is in support of the development application for Wellspring Filing No.1 and is intended to provide sufficient information to determine the adequacy and ability of the Town's water and wastewater system to serve the proposed development.

Project Information

Name of Project: Wellspring Community Filing No.1
Current Address: 498 Wolfensberger Road
Owner: Wellspring Community, 826 Park Street, Suite 200, Castle Rock, CO 80109
Developer: Wellspring Community, 826 Park Street, Suite 200, Castle Rock, CO 80109
Engineer: M&S Civil Consultants, 212 N. Wahsatch Avenue, Colorado Springs, Colorado 80903
Anticipated Submittal: October 2023

Site Location

Wellspring Community Filing No.1 is located in portions of in the southwest 1/4 of Section 3, of Township 8 South, Range 67 West of the Sixth Principal Meridian, Douglas County, Colorado



Figure 1. - Vicinity Map

The site is bounded to the north by Wolfensberger Road, to the south and west by Castle Highlands Filing No. 2 (Town of Castle Rock property Tracts B, D & F) and the Omni Channel. The site is bound to the east by a Tract G of Highlands Filing No 2 (Town of Castle Rock property). Immediately adjacent to Tract G is the Epiphany Evangelical Lutheran Church of Castle Rock. This proposed development is requesting a rezone and annexation into the Town of Castle Rock.

Description of Property and Land Use

Wellspring Community Filing No.1 consists of 2.702 acres, which are currently zoned as “A1 (DC)” in Douglas County. In existing conditions, the property consists of the three rectangular fenced pieces of ground that occupy two parcels. The remains of two concrete residential foundations, a circular dirt driveway, and portions of fencing are present. Two water wells, an electric transformer and a few power poles also occupy the property. Vegetation consists of native grasses with a few scattered trees. The site is bisected by a ridge line just the north of the southern boundary. The northern portion of the site slopes to the northeasterly direction at moderate slopes ranging from 2% to 10%. The remainder of the lot slopes to the southeast toward the embankment edges of the Omni Channel also at moderate slopes ranging from 2% to 10%. A large online sub-regional detention pond constructed with Castle Highlands Filing No.2 is located immediately south of the site.

Per the Natural Resources Conservation Service Web Soil Survey, the property contains Bresser-Truckton sandy loams, 5-25 percent slopes (Bte) and Loamy alluvial land (Lo), soils. They possess a Hydrologic Soil Group Type of “B” and “C” respectively. Type “B” soils are described to having moderately low runoff potential when thoroughly wet and have a moderate rate of water transmission. Type “C” soils are described to having a slow infiltration rate when thoroughly wet and a very slow rate of water transmission. A copy of the onsite soils is provided in the appendix.

According to the FEMA Flood Insurance Rate Map 08035C0169G, effective on March 16, 2016, the site lays within a Zone X flood area. Zone X (other flood areas) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. A copy of annotated FIRM is included in the appendix.

There are no irrigation canals or geological features on the site.

A private water well exists on-site. The well will not serve the development and will likely be capped and abandoned. It is anticipated that the waters rights will be deeded to the Town of Castle Rock. It is unclear at this time if a leach field or on site wastewater treatment system is located onsite.

The proposed site will be rezoned to planned development PD. Upon future development the site will be required to provide all necessary infrastructures associated with PD developments, inclusive to wet and dry utilities, buildings parking and drive isles, and storm drainage and drainage control facilities. A peripheral portion of the site is anticipated to be dedicated to the Town of Castle Rock, while other onsite areas may be dedicated for open space, landscaping, playgrounds, and floodplain. Based upon a typical planned use, the total number of SFE proposed for the overall development has been estimated at 1.5 (ADD of 600 gallons per day) for the overall development based upon the values provided in Table in 4.4.1. of the Water System Design 2018 Criteria Manual.

Existing Water System

Existing Water Distribution System

An existing public 16" ductile iron water transmission line is located along the northern boundary of the parcel within the Existing Wolfensberger Right of Way. The existing 16" line parallels the existing roadway approximately 2-4' outside the southern edge of pavement. An existing 12" ties into the aforementioned 16" outside of the northeast corner of the site and runs southeasterly along its eastern boundary (in Tract G of Castle Highlands Filing No. 2 subdivision). The twelve inch line crosses the Omni channel and connects to smaller (8" PVC) water mains located within the Castle Highlands subdivision. An existing looped 8" PVC main that extents off of the existing 12" supplies water to the adjacent Epiphany Evangelical Lutheran Church of Castle Rock.

The subject site falls between the top elevation served of 6,399 ft and the lower elevation served of 6,236 ft. Based upon a 20% tank storage elevation of 6504 ft. the approximate static pressure at the two (2) future points of connection are 83.6 psi (16" at 6,311 ft) and 92.7 psi (12" at 6,290 ft) accordingly.

No existing distribution systems are present onsite. There are no known shortcomings or bottlenecks associated with the existing distribution system that might impact the Town's ability to meet the required demands of the site.

Existing Supply Facilities

The existing site is considered "infill" per the Castle Rock Water Renewable Water Inclusion Area. The existing distribution system falls within the 3b (Blue-west) pressure zone. The blue west zone has a maximum HGL Elevation of 6523.

Proposed Water System

The exact configuration of the future parcel development is not known at this time. It is anticipated that upon development a private 8" PVC water line would likely be required to provide a "loop" connection through the site. One end of the "loop" could connect to the existing 16" transmission main located under Wolfensberger Road at the northwest corner of the site. This existing 16" transmission main is considered "critical" infrastructure and tying into the 16" transmission line would require a Time and Materials Utility (TMU) permit, with fees required prior to construction. The second connection of the loop could tie to the existing 12" line located within Tract G along the eastern boundary of the site. As common to PD developments, a fire service line(s) and a domestic water service line(s) could be extended from any building(s) to the looped main. The existing onsite wells will be capped and abandoned. "Any future development of the existing water infrastructure needed to serve this site is the responsibility of the developer." The final design of all onsite systems shall be in conformance with Town of Castle Rock's Water Master Plan and the current design standards and specifications. The need for phasing of the development (and or its proposed water infrastructure) is not anticipated at this time.

Existing Wastewater System

Existing Collection System

An existing public 8" sanitary sewer line is located to the east of the subject site, and south of Wolfensberger Road. This system provides an outfall for the Epiphany Evangelical Lutheran Church of Castle Rock. A second public 8" wastewater line is located south of the subject site, on the south side of the Omni tributary that serves the Castle Highlands Filing No. 2 subdivision. Due to grading constraints it is unlikely that the latter system can be utilized as an outfall without implementing a pump.

Existing Supply Facilities

The existing site is likely considered “infill” per the Castle Rock Wastewater Master Plan.

Proposed Wastewater System

The exact configuration of the future parcel development is not known at this time. A private 8” PVC wastewater could to be extended from the south side of the proposed Church north and east (thru the parking and drive isle/access roadways) to an existing manhole located immediately adjacent to the Wolfenberger Road Right of Way. As previously discussed this outfall also serves as Epiphany Evangelical Lutheran Church of Castle Rock. Depending upon the chosen alignment a minimum 20’ wide easement shall be required to house the main outside of the subject sites property and within any public rights of way. As common to PD developments, a wastewater service line(s) shall be extended from the main to proposed structure(s). A sand oil separator maybe be required to treat a portion of the discharge depending upon the size and needs of the final designed facilities. “Any future development of the existing wastewater infrastructure needed to serve this site is the responsibility of the developer.” The final design of all onsite systems shall be in conformance with Town of Castle Rock’s Water Master Plan and the current design standards and specifications. The development is not anticipated to be phased.

Conclusion

The utilities proposed for Wellspring Filing No.1 development can feasibly be connected to the Town of Castle Rock’s water distribution system and wastewater collection system. The Town of Castle Rock’s systems can support the proposed development. The proposed utilities and development are consistent with the Town’s water/wastewater Master Plans.

Respectfully,



Virgil A. Sanchez, P.E.
M&S Civil Consultants, Inc.

References

Town of Castle Rock Water System Design 2018 Criteria Manual
Town of Castle Rock Wastewater Collection Design 2018 Criteria Manual
Master Plans

Attachments

Attachment A – Reference Materials
Attachment B – Vicinity Map
Attachment C – Planned Development Plan
Attachment D – Utility Map
Attachment E – Commercial Business Building Permit

ATTACHEMENTS



Concept Utility Letter Checklist

The Concept Utility Letter must be in conformance with the latest Town of Castle Rock Water and Wastewater System Design Criteria Manuals, available on the Town's website.

The Concept Utility Letter may be submitted in letter format, signed and sealed by a Professional Engineer licensed in the State of Colorado. The purpose of the Concept Utility Letter is to confirm that the utilities proposed for the development can be feasibly connected to the Town's water distribution system and/or wastewater collection system, that the Town's system can adequately support the development, and to ensure consistency with the Town's Water/Wastewater Master Plans.

The preparer should contact and work with the Town Utility Engineering Staff regarding any design, utility master planning and existing system questions (720-733-6000). Whenever possible, water and wastewater utility reports should be combined into a single document provided that separate sections clearly identify the information associated with each of the two systems. The following outline sets forth the **required minimum** content to be provided in the Concept Utility Letter that shall be submitted with the Planned Development Plan (PDP). A copy of this checklist must be submitted with the Concept Utility Letter.

Please check off the following items to assure your letter is complete. Appropriate notations shall be provided with the checklist. For example, if a specific item is not addressed or not applicable, an explanation needs to be provided.

Included	N/A	
		PROJECT INFORMATION
X		A. Name of Project, including legal name of development
X		B. Address
X		C. Owner
X		D. Developer
X		E. Engineer
X		F. Submittal date and revision dates as applicable
		PROJECT LOCATION AND DESCRIPTION
X		A. Site Location
X		B. Description of Property and Land Use
		EXISTING WATER SYSTEM
X		A. Existing Distribution System
X		B. Existing Supply Facilities
		PROPOSED WATER SYSTEM
X		A. Proposed Distribution System
X		B. Proposed Supply Facilities

Concept Utility Letter – Formatting Checklist

Included	N/A	
		EXISTING WASTEWATER SYSTEM
X		A. Existing Collection System
		PROPOSED WASTEWATER SYSTEM
X		A. Proposed Collection System
X		B. Proposed Wastewater Facilities
		REFERENCES
		APPENDICES
X		Appendix A — Copies of all pertinent information from reference materials
X		Appendix B — Vicinity Map
X		Appendix C — Planned Development Plan
X		Appendix D — Utility Map(s) provided by Castle Rock Water, Engineering Division

Notes/Comments:

associated with the Town's Concept, Preliminary, and Final Development Packages are documented in Chapter 3 of these Criteria.

4.4.1. Design Demands

The tabulation below provides the Average Daily Demand (ADD) rates that shall be applied to compute the demands associated with the various types of land use within the development. Demands shall be computed for intermediate and full build-out phases of the development, and shall be assigned to the appropriate design points within the model to accurately reflect the geographical distribution of land use throughout the site.

Land Use	Typical ADD/Unit	Typical SFEs/Unit
Single Family Residential and Duplexes	400 gpd/dwelling unit	1.00/dwelling unit
Multi-Family Residential (Townhomes and	260 gpd/dwelling unit	0.65/dwelling unit
Retail/Offices	0.2 gpd/SF	0.0005/SF
Hotels/Motels	75 gpd/room	0.19/room
Restaurants	3.0 gpd/SF	0.0075/SF
Car Washes	5,000 gpd/facility	12.5/facility
Industrial / Other Commercial	1,200 gpd/acre	3.0/acre
Institutional	800 gpd/acre	2.0/acre
Rates for Typical Douglas County		
School Sizes:		
Elementary (10 ac, 675 students)	3,375 gpd/school	8.44/school
Middle (25 ac, 850 students)	8,500 gpd/school	21.25/school
High (50 ac, 1,700 students)	17,000 gpd/school	42.50/school
Rates for Alternate School Sizes:		
Elementary – Domestic	5 gpd/student	0.013/student
Middle – Domestic	10 gpd/student	0.025/student
High – Domestic	10 gpd/student	0.025/student
Elementary Schools – Irrigation	3,000 gpd/total acreage	7.5/total acreage
Middle Schools – Irrigation	5,250 gpd/total acreage	13.1/total acreage
High Schools – Irrigation	4,400 gpd/total acreage	11.0/total acreage
Churches	600 gpd/church	1.5/church
Gym/Fitness Center	0.5 gpd/SF	0.00125 SFE/SF
Irrigated Land (Sports Fields and School Sites Excluded)	3,750 gpd/ irrigated acre	9.38/acre

4.4.1.1 Wastewater System Average Daily Flow (ADF)

Land Use	Typical ADF/Unit	Typical SFEs/Unit
Single Family Residential and Duplexes	200 gpd/dwelling unit	1.00/dwelling unit
Multi-Family Residential (Townhomes and Condos)	130 gpd/dwelling unit	0.65/dwelling unit
Retail/Offices	0.1 gpd/SF	0.0005/SF
Hotels/Motels	75 gpd/room	0.375/room
Restaurants	1.5 gpd/SF	0.0075/SF
Car Washes	5,000 gpd/acre	25.0/acre
Industrial/Other Commercial	600 gpd/acre	3.0/acre
Institutional	400 gpd/acre	2.0/acre
Churches	300 gpd/church	1.5/church
Gym/Fitness Center	0.5 gpd/SF	0.00125 SFE/SF
Irrigated Land	0 gpd/acre	0.0/acre
<u>Rates for Typical Douglas County School Sizes:</u>		
Elementary (10 ac, 675 Students)	3,375 gpd/school	16.88/school
Middle (25 ac, 850 students)	8,500 gpd/school	42.50/school
High (50 ac, 1700 students)	17,000 gpd/school	85.00/school
<u>Rates for Alternate School Sizes:</u>		
Elementary	5 gpd/student	0.025/student
Middle	10 gpd/student	0.050/student
High	10 gpd/student	0.050/student

The demands noted in the table above represent the “winter time” or “dry weather” Average Daily Flow (ADF) with no allowance for infiltration and inflow (I/I). I/I shall be accounted for in accordance with the Peak Design Flow computation discussed in the sections to follow.

Regarding design flows for schools, planned school sizes shall be confirmed with the Douglas County School District and documented in the Utility Report. The tabulated rates

ATTACHEMENT A
REFERENCE MATERIALS

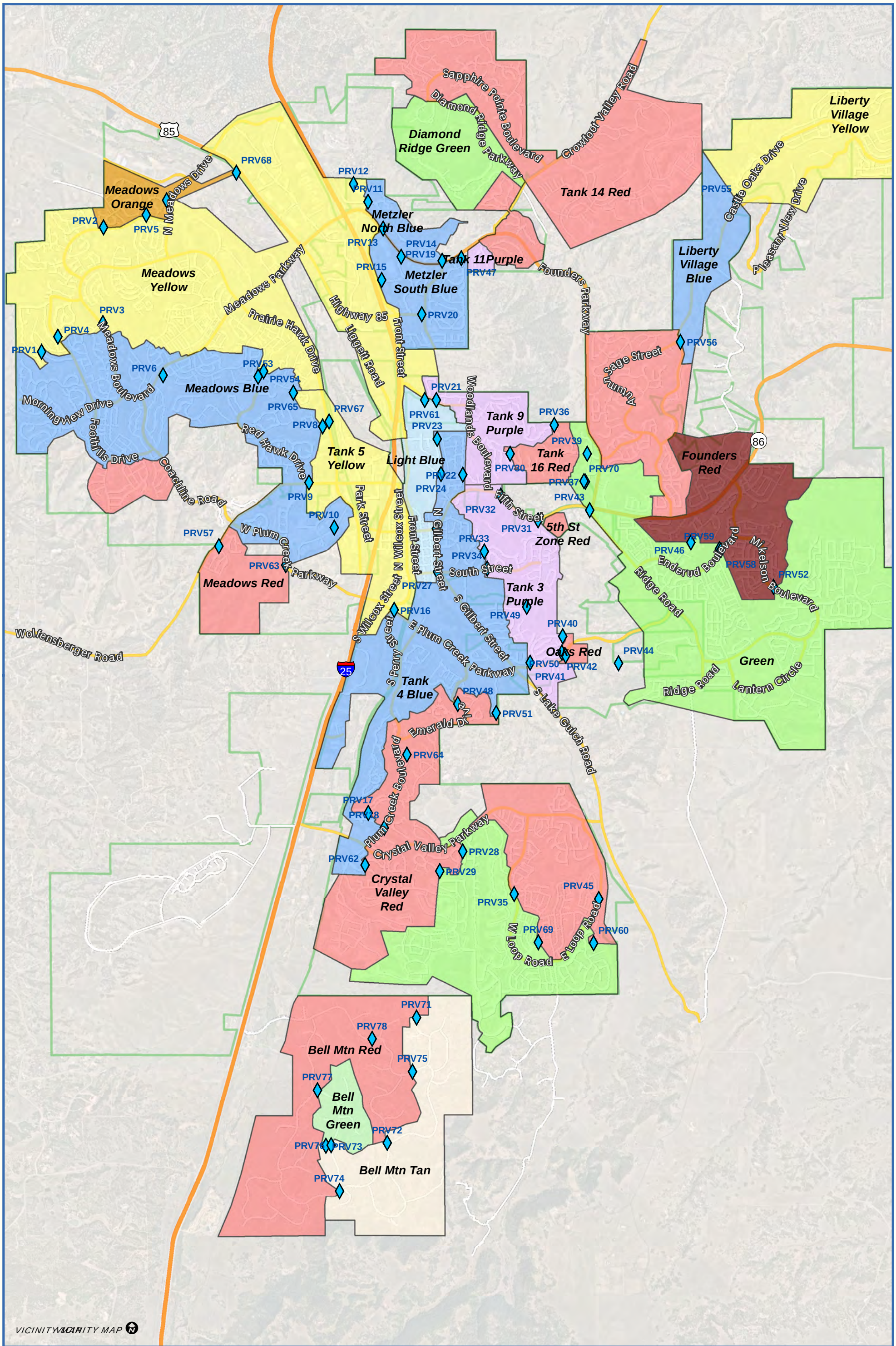


Water Master Plan 2023



Engineering Division





VICINITY MAP



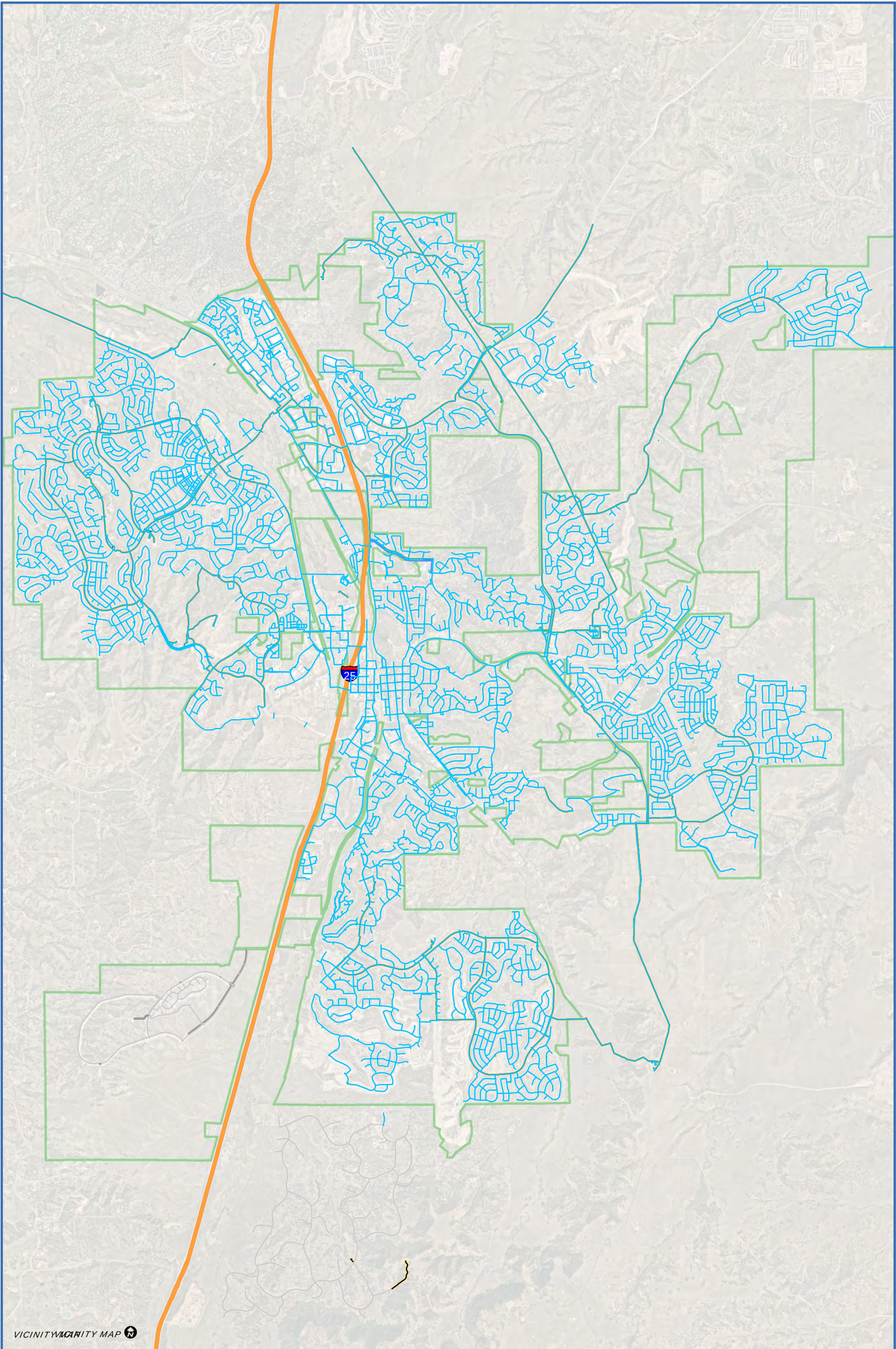
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1 inch = 3,833 feet



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CASTLE ROCK WATER
FIGURE 2.7
PRESSURE ZONES AND PRVs



VICINITYMAP



0 2,100 4,200 8,400 12,600 Feet

1 inch = 4,167 feet



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CASTLE ROCK WATER
FIGURE 3.1
HYDRAULIC MODEL

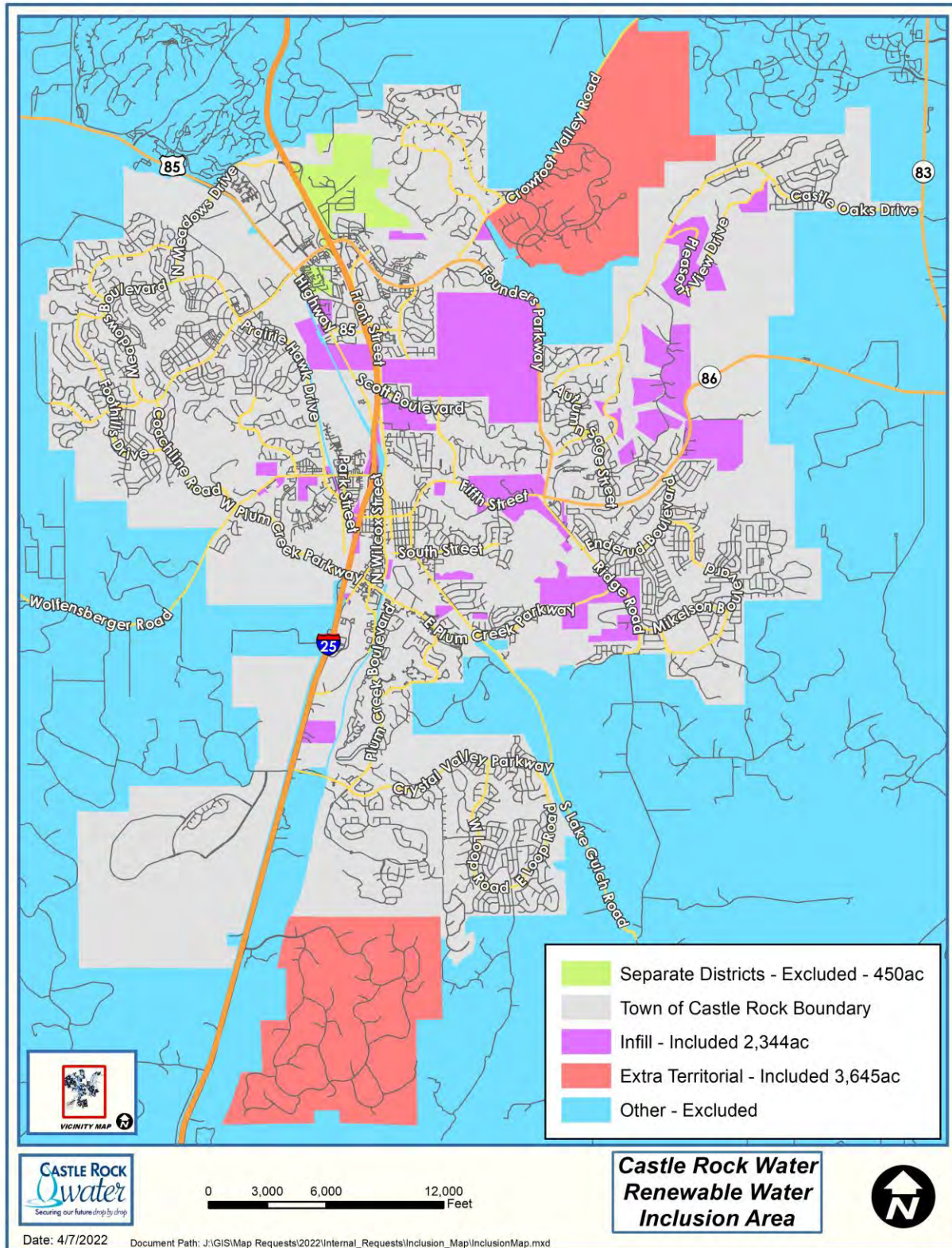
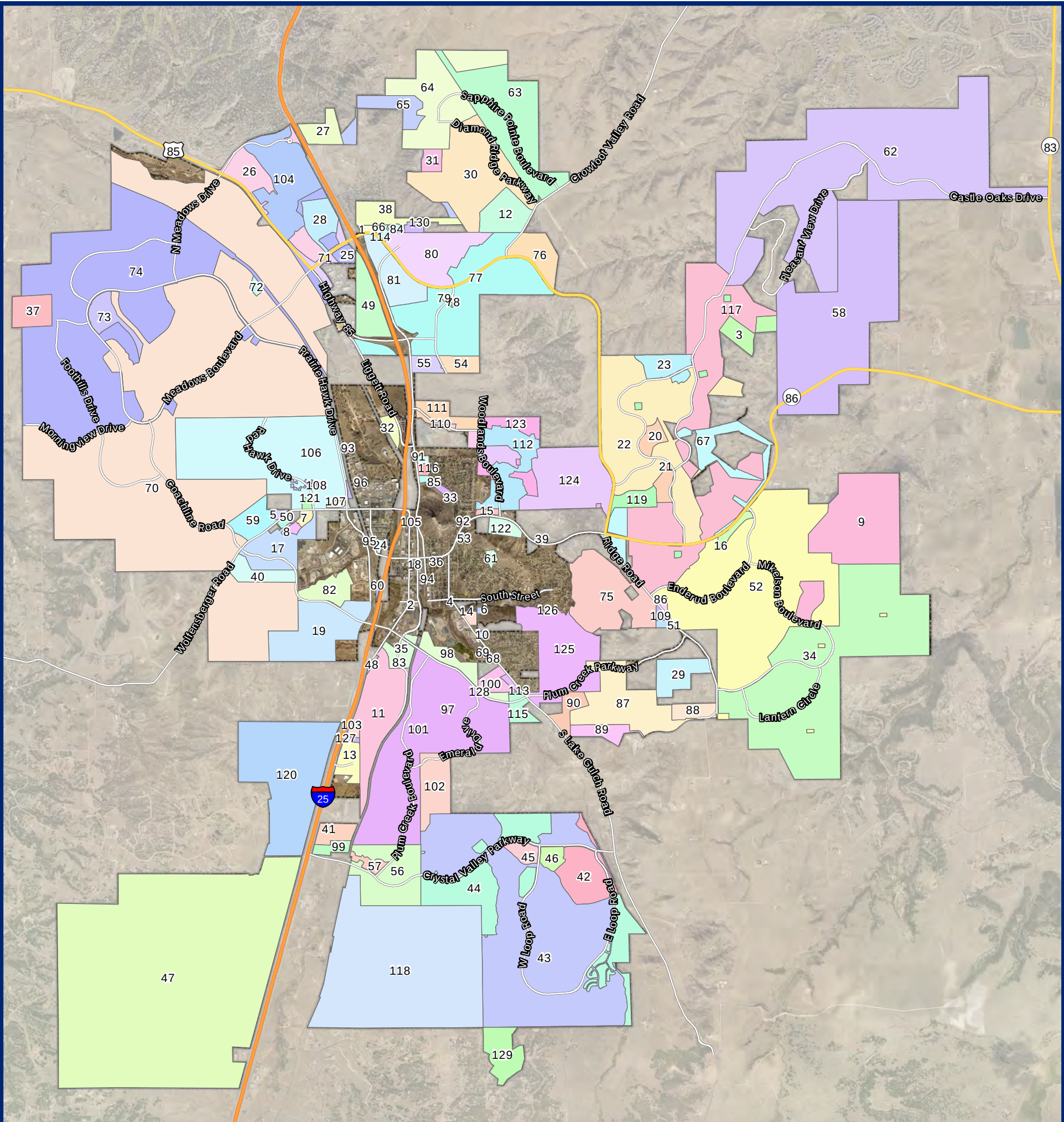


Figure 3.5 Renewable Water Inclusion Map

FIGURE 3.7 PLANNING AREAS



Planned Development Zoning

An illustration of the names and boundaries of all Planned Developments and Amendments. There is no significance represented by the colors used except to delineate boundaries. Numbers in table do not represent chronological order of Planned Development approvals. There are two types of zoning mapped within the Town: Standard Zone districts and Planned Development (PD) districts. Standard Zoning consists of a series of pre-established districts. The criteria for these zone districts (permitted uses, setback requirements, and maximum building heights) remain the same, no matter where the zone is located. Standard Zoning is an historic approach to land use management and is still in effect for the core of Town, which refers to the older downtown area and nearby residential areas. Each Planned Development district is unique and relates to a development plan that was prepared specifically for that property (typically large properties). All "newer" communities situated within the Town are zoned PD. For a detailed explanation of zoning requirements, specific to either Standard or PD Zoning districts, refer to Title 17 of the Town of Castle Rock Municipal Code.

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Creation Date: 10/15/2020

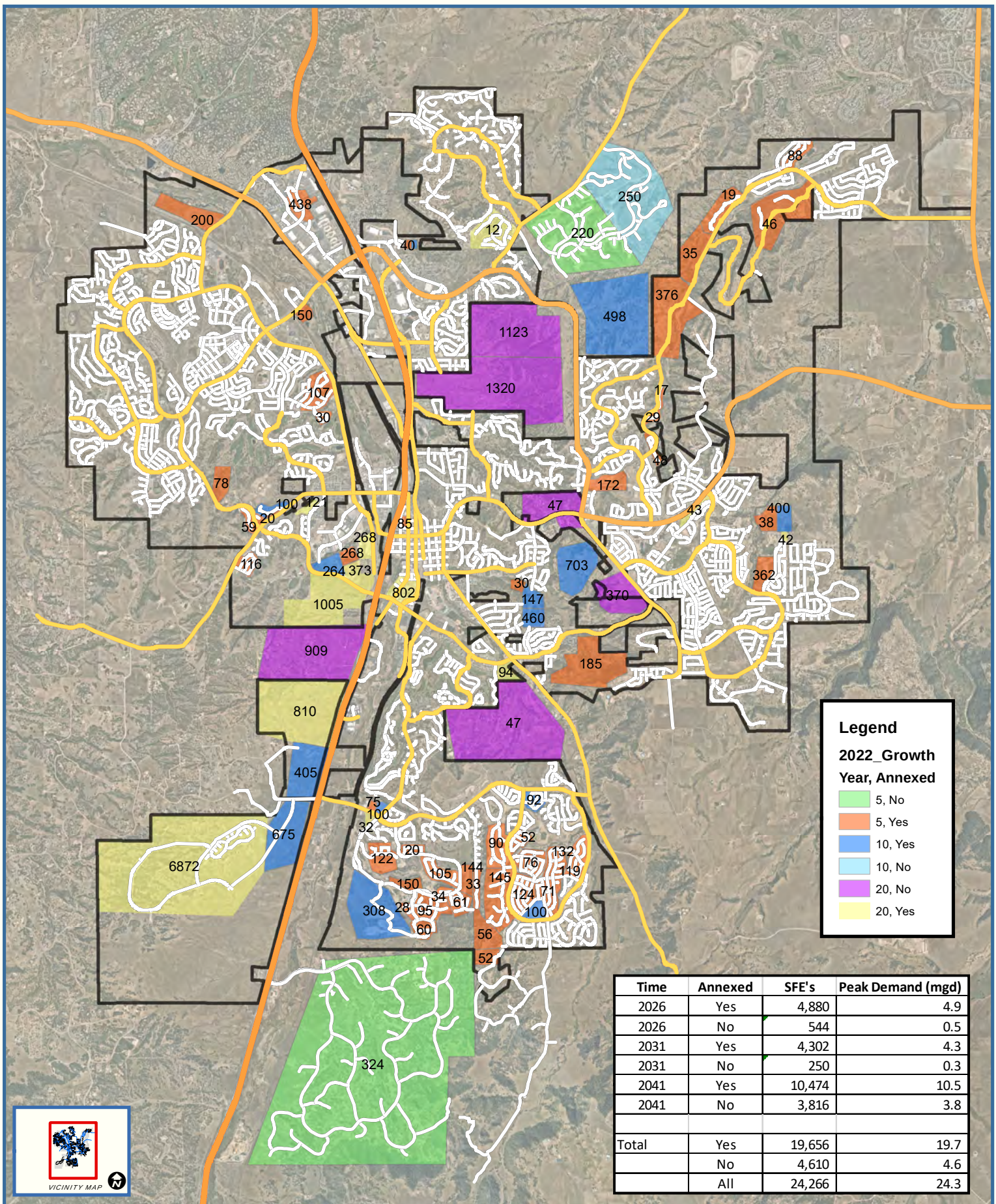
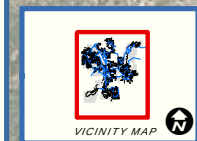
Legend

- | | | | |
|---|--|--|---|
| 1. 1-25 AND FOUNDERS PKWY CONOCO PD | 33. CASTLEVIEW CONDOMINIUMS PD | 66. MAIN PLACE PD | 98. PLUM CREEK FIRST AMENDMENT |
| 2. 18 WILCOX PD | 34. CASTLEWOOD RANCH MINOR AMENDMENT | 67. MALL AND OFFICE CENTER INFILL | 99. PLUM CREEK POINTE AMENDMENT |
| 3. 1ST AMD TO CASTLE OAKS PRELIM PD SITE PLAN AMD 1 | 35. CENTRE ON PLUM CREEK FLG 2 AMENDED | 68. MASTER MAGNETICS 2 PD | 100. PLUM CREEK RIDGE PD |
| 4. 710 SOUTH STREET | 36. CHRISTI EPISCOPAL CHURCH PD | 69. MASTER MAGNETICS PD | 101. PLUM CREEK SECOND AMENDMENT |
| 5. ARBORS PD | 37. CHURCH OF THE ROCK PD | 70. MEADOWS FOURTH AMENDMENT | 102. PLUM CREEK SOUTH PD |
| 6. ASPEN MEADOWS PD | 38. COOPER-HOOK PD | 71. MEADOWS PARKWAY PD | 103. PLUM CREEK WEST PD |
| 7. AUBURN RIDGE PDP NO.1 | 39. COUNTRY ACRES PD | 72. MEADOWS PDP NO. 1 | 104. PROMENADE AT CASTLE ROCK PDP |
| 8. AUBURN RIDGE PDP NO.1 AMD 1 | 40. COVENANT AT CASTLE ROCK PDP | 73. MEADOWS PDP NO. 2 | 105. Q-PETROLEUM PD |
| 9. BELLA MESA PDP | 41. CREEKSIDE PD | 74. MEADOWS THIRD AMENDMENT | 106. RED HAWK AMENDMENT NO. 1 |
| 10. BISHOP COURT PD | 42. CRYSTAL VALLEY RANCH 2ND AMENDMENT | 75. MEMMEN YOUNG INFILL | 107. RED HAWK CROSSINGS PDP NO. 1 |
| 11. BROOKSIDE BUSINESS CENTER AMENDED | 43. CRYSTAL VALLEY RANCH 4TH AMENDMENT | 76. METZLER RANCH 2ND MAJOR AMENDMENT | 108. RED HAWK PD |
| 12. BROOKWOOD PD | 44. CRYSTAL VALLEY RANCH MAJOR AMENDMENT | 77. METZLER RANCH PD (1996) | 109. RIDGE VIEW PD |
| 13. BURT AT CASTLE ROCK PD | 45. CRYSTAL VALLEY RANCH PDP AMENDMENT NO. 5 | 78. METZLER RANCH PD 5TH AMENDMENT | 110. SCOTT II AMENDED |
| 14. BW SQUARED PD | 46. CRYSTAL VALLEY RANCH PDP AMENDMENT NO. 6 | 79. METZLER RANCH PDP 4TH AMENDMENT | 111. SCOTT II MAJOR MODIFICATION |
| 15. CALVARY CHAPEL PDP | 47. DAWSON RIDGE AMENDMENT | 80. METZLER RANCH THIRD MAJOR AMENDMENT | 112. SCOTT RANCH PD |
| 16. CAMBRIDGE HEIGHTS PD | 48. DEMIS PD | 81. MILESTONE OFFICE CAMPUS AMENDED (1998) | 113. SELLERS LANDING PD |
| 17. CASTLE HIGHLANDS MAJOR MODIFICATION | 49. DOUGLAS COUNTY JUSTICE CENTER MAJOR MODIFICATION | 82. MILLER'S LANDING INTERCHANGE OVERLAY PDP | 114. SHOPPES ON FOUNDERS |
| 18. CASTLE MANOR PD | 50. EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK PD | 83. MILLER RANCH PD | 115. STANBRO PD |
| 19. CASTLE MEADOWS INTERCHANGE OVERLAY PDP | 51. FAITH LUTHERAN CHURCH PD | 84. MONTANA VISTA PDP | 116. STONE CREEK APARTMENTS PD |
| 20. CASTLE OAKS AMEND NO. 1 PPD, 2ND | 52. FOUNDERS VILLAGE AMENDED (1986) | 85. MOUNTAIN SHADOWS PD | 117. TERRAIN PDP |
| 21. CASTLE OAKS AMEND NO. 1 PPD, 3RD | 53. GANNON MED/DENTAL PD | 86. MT. ZION LUTHERAN CHURCH PD | 118. THE LANTERNS AMENDMENT NO. 3 |
| 22. CASTLE OAKS AMENDMENT NO. 1 | 54. HAZEN MOORE AMENDMENT | 87. OAKS OF CASTLE ROCK AMD NO.1 | 119. VILLAGES AT CASTLE ROCK PD |
| 23. CASTLE OAKS ESTATES PDP NO. 1 | 55. HAZEN MOORE PDP NO. 1 | 88. OAKS OF CASTLE ROCK AMENDMENT NO. 3 | 120. WESTFIELD TRADE CENTER AMENDMENT |
| 24. CASTLE PARK SOUTH PD | 56. HECKENDORF RANCH AMD NO.1 | 89. OAKS OF CASTLE ROCK AMENDMENT NO. 4 | 121. WOLFENSBERGER PDP |
| 25. CASTLE PINES COMMERCIAL AMENDMENT (1995) | 57. HECKENDORF RANCH PDP AMD NO.4 | 90. OAKS OF CASTLE ROCK PD | 122. WOODLANDS CROSSING PD |
| 26. CASTLE PINES COMMERCIAL AMENDMENT (2000) | 58. HERITAGE FARM PD | 91. OAKWOOD APARTMENTS PD | 123. WOODLANDS MINOR MODIFICATION |
| 27. CASTLE PINES COMMERCIAL MAJOR MODIFICATION | 59. HILLSIDE PDP | 92. OAKWOOD PARK PD | 124. WOODLANDS SECOND AMENDMENT |
| 28. CASTLE PINES COMMERCIAL PD | 60. KREFT PD | 93. OMNI STORAGE PD | 125. YOUNG AMERICAN PD |
| 29. CASTLE RIDGE PD | 61. LARRYS PD | 94. P S MILLER HOUSE | 126. YOUNG AMERICAN SECOND AMENDMENT |
| 30. CASTLE ROCK ESTATES I AMENDMENT | 62. LIBERTY VILLAGE 2ND AMENDMENT | 95. PARK STREET BUSINESS CENTER II PD | 127. YOUR STORAGE CENTER AT CASTLE ROCK PDP |
| 31. CASTLE ROCK ESTATES II PD | 63. MAHER RANCH MAJOR AMENDMENT (PHASE 1) | 96. PD (ORD# 3.60 & 3.61) | 128. YOUTH FOR CHRIST PD |
| 32. CASTLE ROCK MARINE PD | 64. MAHER RANCH MAJOR AMENDMENT (PHASE 2) | 97. PLUM CREEK AMENDED | 129. RIDGE ESTATES |
| | 65. MAHER RANCH PD | | 130. ALEXANDER PLACE PD |



Wastewater Master Plan 2022





Date: 3/10/2022

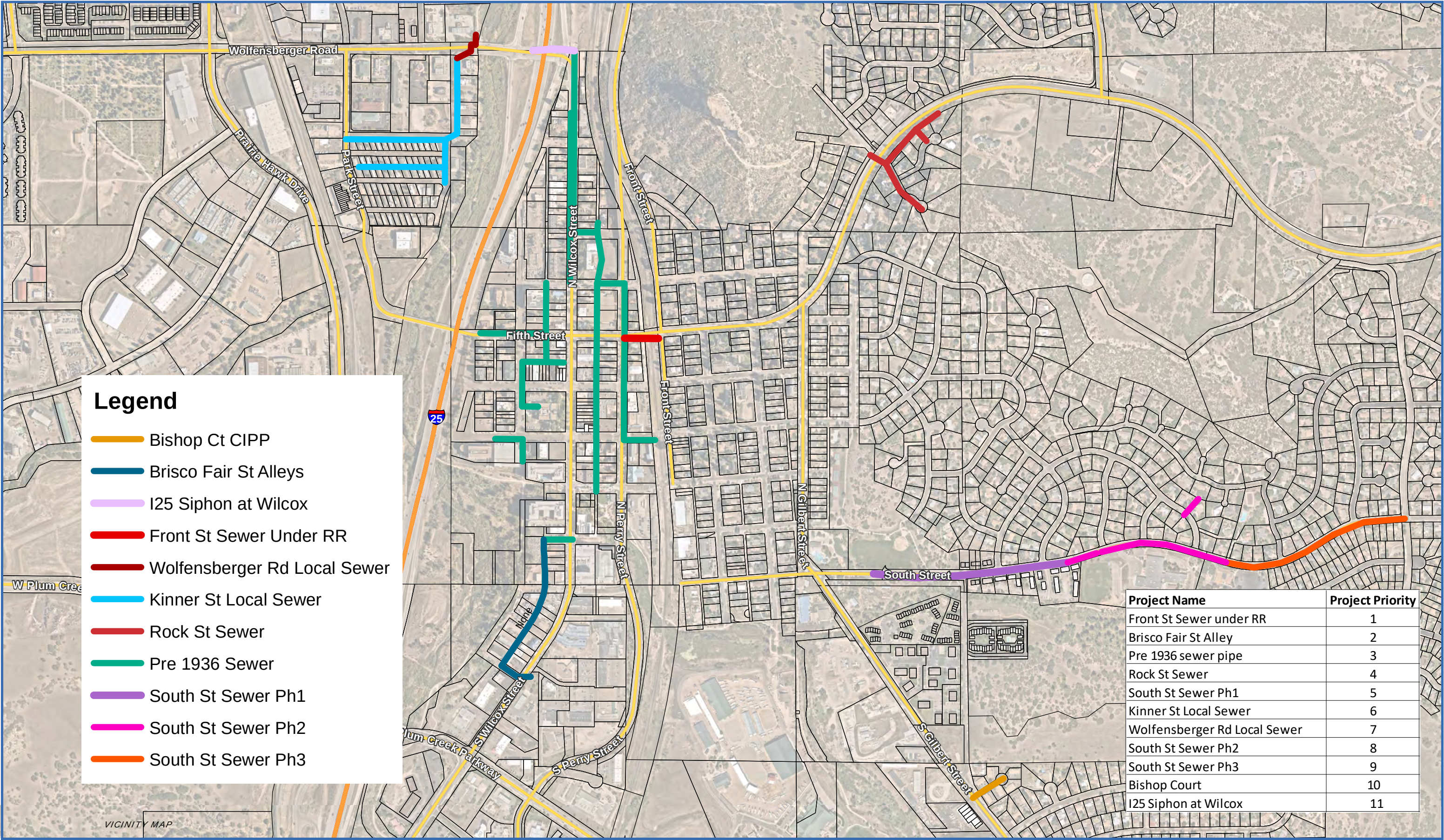
1 inch = 6,160 feet

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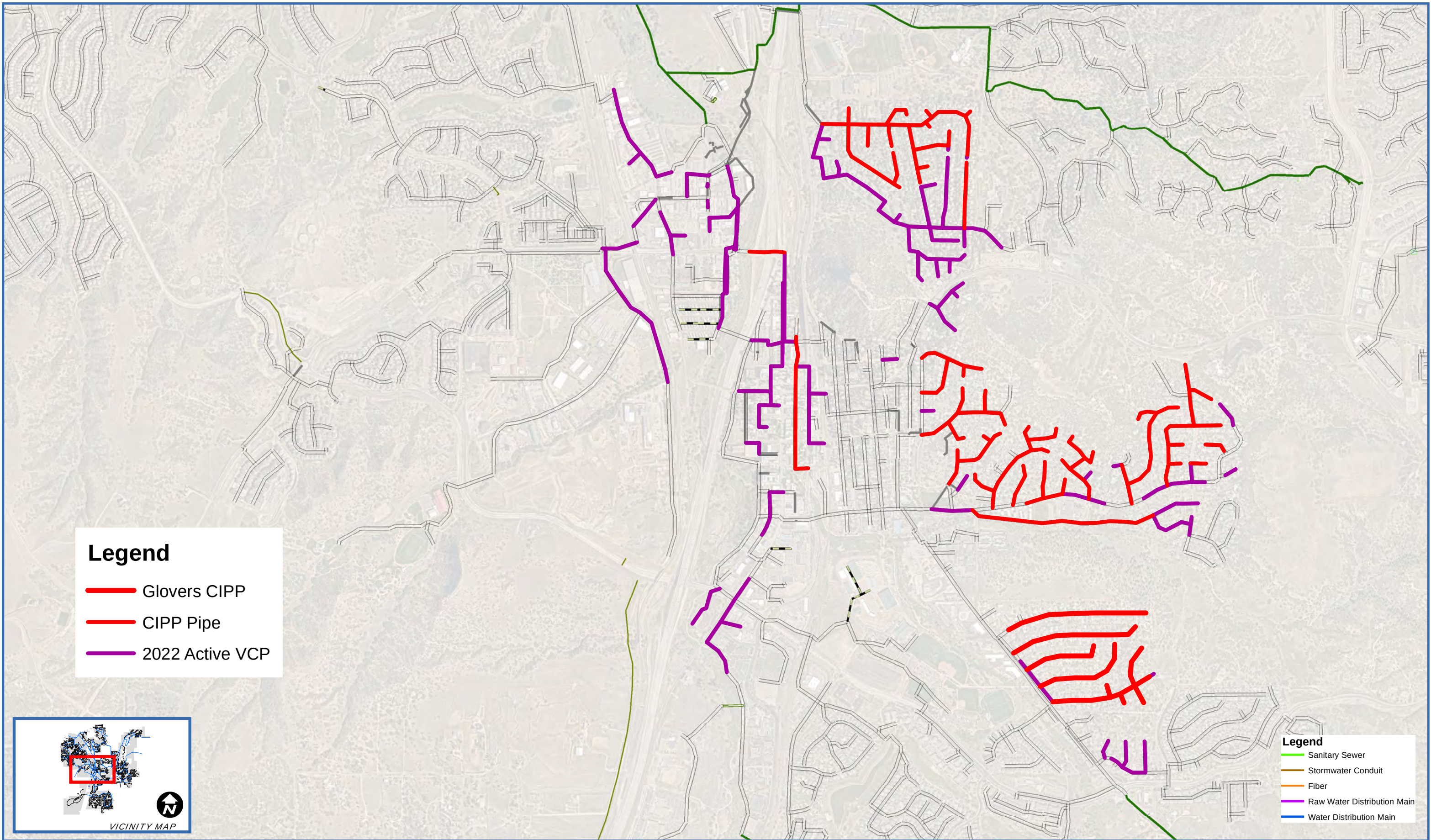
**CASTLE ROCK 2022
 WASTEWATER
 MASTER PLAN
 FIGURE 3.0**



Legend

- Bishop Ct CIPP
- Brisco Fair St Alleys
- I25 Siphon at Wilcox
- Front St Sewer Under RR
- Wolfensberger Rd Local Sewer
- Kinner St Local Sewer
- Rock St Sewer
- Pre 1936 Sewer
- South St Sewer Ph1
- South St Sewer Ph2
- South St Sewer Ph3

Project Name	Project Priority
Front St Sewer under RR	1
Brisco Fair St Alley	2
Pre 1936 sewer pipe	3
Rock St Sewer	4
South St Sewer Ph1	5
Kinner St Local Sewer	6
Wolfensberger Rd Local Sewer	7
South St Sewer Ph2	8
South St Sewer Ph3	9
Bishop Court	10
I25 Siphon at Wilcox	11



Legend

- Glovers CIPP
- CIPP Pipe
- 2022 Active VCP

VICINITY MAP

Legend

- Sanitary Sewer
- Stormwater Conduit
- Fiber
- Raw Water Distribution Main
- Water Distribution Main



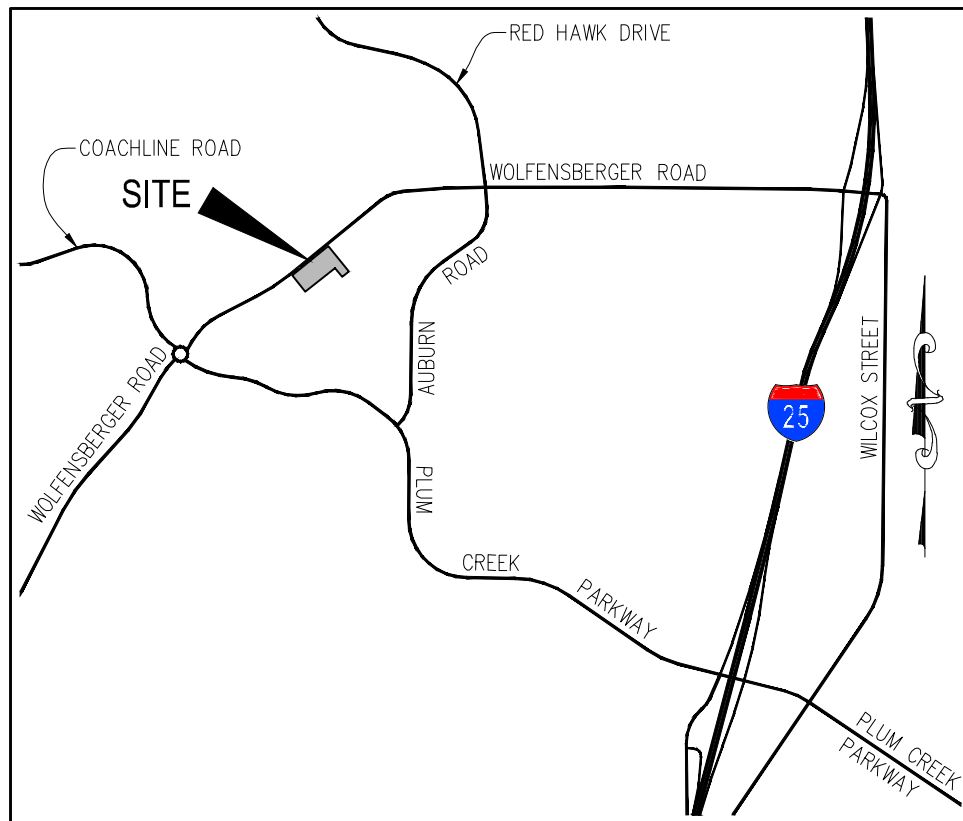
0 650 1,300 2,600 3,900 Feet
Date: 11/30/2022
1 inch = 1,333 feet



**CASTLE ROCK
2022 WASTEWATER MASTER PLAN
FIGURE 5.1**

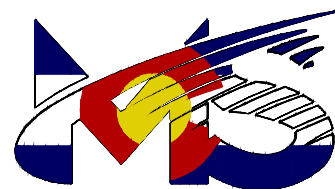
ATTACHEMENT B

VICINITY MAP



VICINITY MAP

N.T.S.



CIVIL CONSULTANTS, INC.

212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

ATTACHEMENT C
PLANNED DEVELOPMENT PLAN

WELLSPRING COMMUNITY

DOUGLAS COUNTY, COLORADO

PLANNED DEVELOPMENT PLAN

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
(SE1/4, SW 1/4) SECTION 3, T3S, R67W OF THE 6th P.M., DOUGLAS COUNTY, COLORADO
TOWN OF CASTLE ROCK PROJECT NO. PDP23-0002

GENERAL NOTES:

- THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
- THIS SITE LIES WITHIN FEMA FLOOD ZONE X PER MAP 08035C0169G DATED 03/16/2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
- THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK MEADOWS BLUE WATER PRESSURE ZONE.
- ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
- ZONING WITHIN ZONE X MAY BE REVISED FROM OSP TO CH/O BASED ON FLOODPLAIN DETERMINATION.

LEGAL DESCRIPTION:

PARCEL A:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO;
THENCE N60°50'W, 976 FEET TO THE POINT OF BEGINNING;
THENCE N36°50'W, 220.00 FEET; THENCE N53°10'E 90.0 FEET; THENCE S36°50'E 340.00; THENCE S53°10'W 90.00; THENCE N36°50'W 120.00 FEET TO THE POINT OF BEGINNING.

PARCEL A CONTAINS 87.119 S.F. (2.00 ACRES MORE OR LESS)

PARCEL B:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO;
THENCE N60°50'W, A DISTANCE OF 976 FEET TO THE POINT OF BEGINNING; THENCE S53°10'W, A DISTANCE OF 386 FEET; THENCE N36°50'W A DISTANCE OF 220 FEET; (THIS POINT BEING 24 FEET EAST OF THE 1/16TH LINE); THENCE N53°10'E, A DISTANCE OF 396 FEET; THENCE S36°50'E, A DISTANCE OF 220 FEET TO THE POINT OF BEGINNING.

PARCEL B CONTAINS 30,585 S.F. (0.702 ACRES MORE OR LESS)

PARCEL C:
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LOCATED IN TRACT F OF CASTLE HIGHLANDS FILING NO. 2 AS PLATTED UNDER RECEPTION NO. 01019899, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARING: THE WESTERLY LINE OF TRACT G, CASTLE HIGHLANDS FILING NO. 2, AS PLATTED UNDER RECEPTION NO. 01019899, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THAT POINT ON THE NORTHERLY BOUNDARY OF TRACT F OF SAID CASTLE HIGHLANDS FILING NO. 2, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 852 AT PAGE 260, COUNY OF DOUGLAS, STATE OF COLORADO; THENCE N53°07'19"W, ALONG SAID NORTHERLY BOUNDARY OF TRACT F, A DISTANCE OF 90.00 FEET; THENCE S36°52'41"E, A DISTANCE OF 9.00 FEET; THENCE S53°

PARCEL C CONTAINS 810 S.F. (0.019 ACRES MORE OR LESS)

PARCELS A, B AND C COMBINED CONTAIN 118,514 S.F. (2.721 ACRES MORE OR LESS)

PD ZONING COMPARISON CHART

ZONING	PLANNED DEVELOPMENT
	ZONING REQUIREMENT
PERMITTED USES	--
MINIMUM LOT SIZE	--
FLOOR AREA RATIO (FAR)	--
MAXIMUM BUILDING SIZE (SF) (MAX. 35% OF LOT AREA)	0.95 ACRES (41,480 SF)
MAXIMUM BUILDING HEIGHT	40'-0"
	MINIMUM SET BACK DISTANCE
FRONT YARD SETBACK	15 LF
REAR YARD SETBACK	15 LF
NORTHEAST SIDE YARD SETBACK	15 LF
SOUTHWEST SIDE YARD SETBACK	15 LF
MINIMUM PARKING COUNT	UNIT TYPE PLACES OF PUBLIC ASSEMBLY 1 SPACE PER 3 SEATS
MINIMUM ADA PARKING	TOTAL PARKING RANGE 101-150
TOTAL PARKING	REQUIRED: 134 (INCLUDING 5 ADA SPACES)
MINIMUM BICYCLE PARKING	5% TOTAL PARKING

SURVEYOR'S CERTIFICATE

I, VERNON P. TAYLOR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

VERNON P. TAYLOR PLS NO. 25966 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.

WELLSPRING COMMUNITY
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: _____.

LAND USE:

CURRENT ZONING: AGRICULTURAL ONE-A1 (DOUGLAS COUNTY)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
CURRENT LAND USE: VACANT
PROPOSED LAND USE: CHURCH/ OFFICE (CH/O), OPEN SPACE (OSP), AND RIGHT-OF-WAY (ROW)

LAND USE SUMMARY:		
LAND USE	ACRES	% OF PROPERTY
CH / O	1.67 AC	61.4%
OSP	0.62 AC	22.8%
ROW	0.43 AC	15.8%
TOTAL	2.72 AC	100.0%

CONTACT TABLE:

	NAME	ADDRESS
OWNER	WELLSPRING COMMUNITY	826 PARK STREET #200 CASTLE ROCK, CO 80109
PLAN PREPARER	MATRIX DESIGN GROUP	2435 RESEARCH PARKWAY #300 COLORADO SPRINGS, CO 80920
ENGINEER	M&S CIVIL CONSULTANTS	212 N. WAHSATCH AVE #305 COLORADO SPRINGS, CO 80903
LAND SURVEYOR	M&S CIVIL CONSULTANTS	212 N. WAHSATCH AVE #305 COLORADO SPRINGS, CO 80903

TITLE CERTIFICATION

I, SHANDA GRAY, 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.

SHANDA GRAY
CANYON GRAY
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: _____.

TOWN COUNCIL APPROVAL

THIS PLANNED 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 RECOMENDATION

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

CHAIR _____ DATE

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED 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

SHEET INDEX:

01	PD01	COVER SHEET
02	PD02	PLANNED DEVELOPMENT PLAN
03	PD03	PD ZONING REGULATIONS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:



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

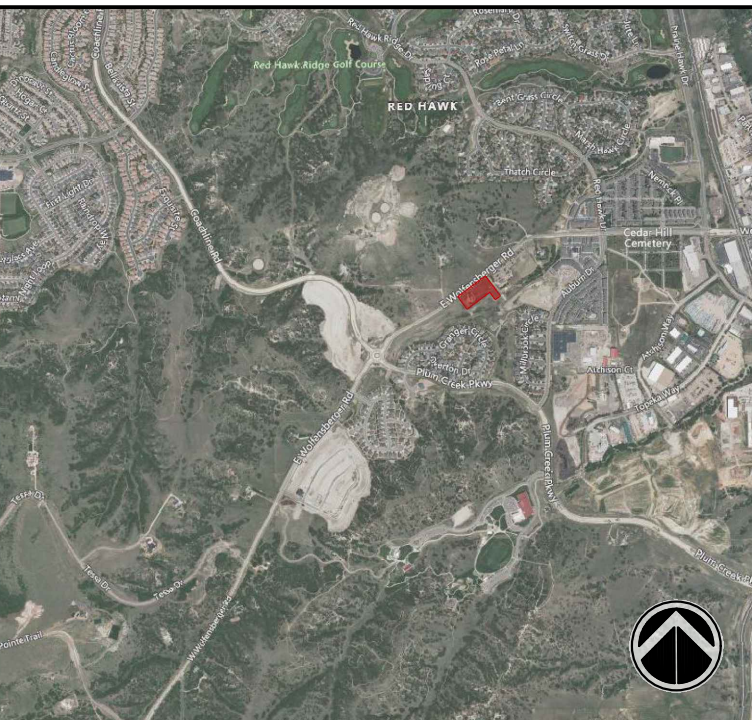
OWNER/DEVELOPER:

WELLSPRING COMMUNITY

826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 660-1935

APPROVAL:

VICINITY MAP:



PROJECT:

WELLSPRING COMMUNITY CENTER
PLANNED DEVELOPMENT (PD)

CITY OF CASTLE ROCK
FEBRUARY 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	10/23/2023	INITIAL SUBMITTAL	RAF
1	05/13/2024	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 22.1310.002

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

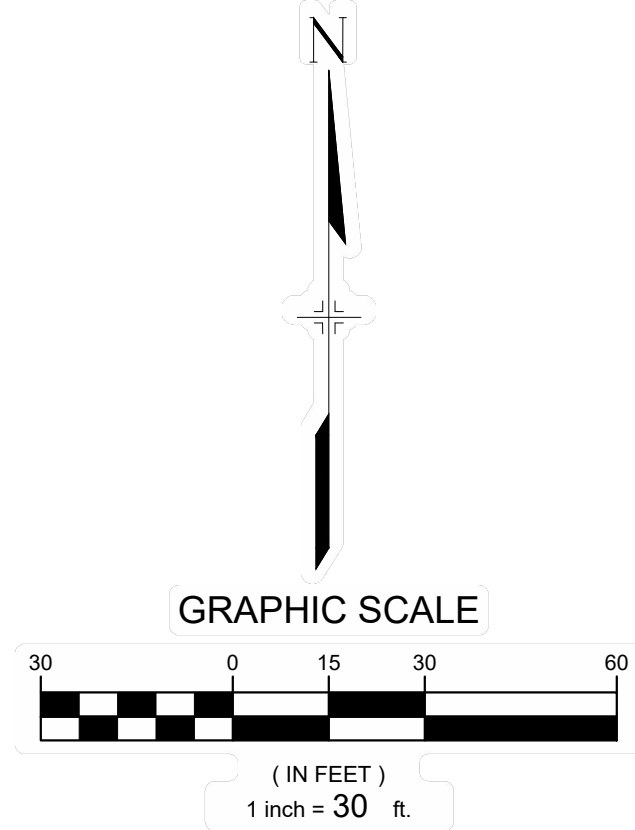
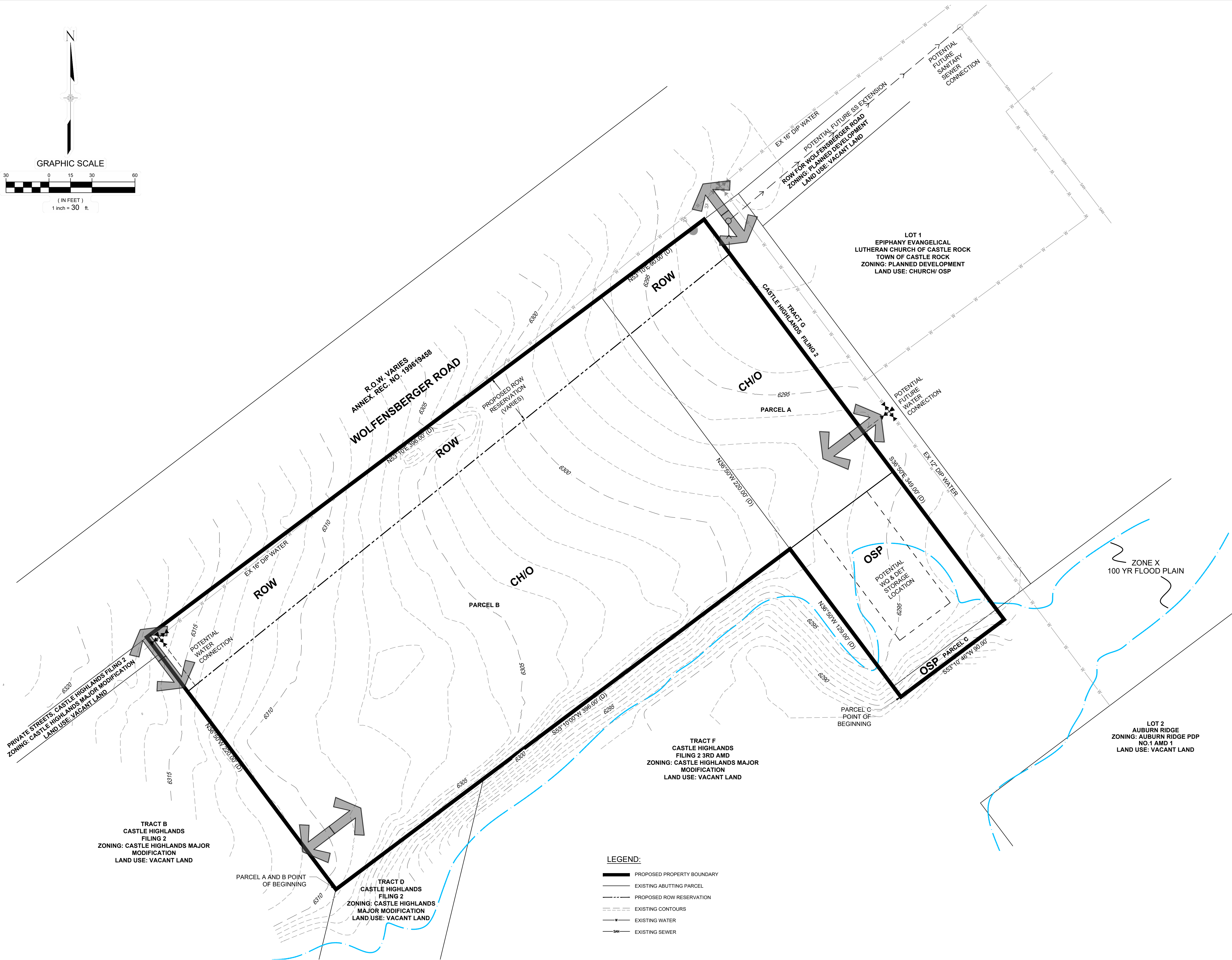
TITLE SHEET

PD01

SHEET 01 OF 03

PLANNED DEVELOPMENT PLAN - WELLSPRING COMMUNITY
PDP23-0002

FILE LOCATION: S:\22-1310-002- WELLSRING COMMUNITY CENTER\600 CAD\1504 PLAN SET\SPD PLAN\PD02.DWG



- LEGEND:**
- PROPOSED PROPERTY BOUNDARY
 - EXISTING ABUTTING PARCEL
 - PROPOSED ROW RESERVATION
 - EXISTING CONTOURS
 - EXISTING WATER
 - EXISTING SEWER

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

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
CASTLE ROCK, CO 80109
(303) 660-1935

APPROVAL:

VICINITY MAP:

PROJECT:

**WELLSPRING COMMUNITY CENTER
PLANNED DEVELOPMENT (PD)**

**CITY OF CASTLE ROCK
FEBRUARY 2024**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	10/23/2023	INITIAL SUBMITTAL	RAF
1	05/13/2024	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 22-1310-002

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PD PLAN

PD02

SHEET 02 OF 03

PLANNED DEVELOPMENT PLAN - WELLSRING COMMUNITY
PDP23-0002

FILE LOCATION: S:\02-1310-002- WELLSPRING COMMUNITY CENTER\0600 CAD\0604 PLAN BETSPD PLAN\PD03.DWG

A. GENERAL PROVISIONS:

1. APPLICABILITY. THE WELLSPRING COMMUNITY PD PLAN AND ZONING REGULATIONS SHALL RUN WITH THE LAND AND BIND OWNERS OF RECORD AND SUCCESSORS IN INTEREST TO THE PROPERTY.
2. MAXIMUM LEVEL OF DEVELOPMENT. THE TOTAL NUMBER OF DWELLING UNITS OR TOTAL COMMERCIAL, INDUSTRIAL, OR OTHER NONRESIDENTIAL FLOOR AREA APPROVED FOR DEVELOPMENT WITHIN THE ESTABLISHED USE AREAS IS THE MAXIMUM ALLOWED FOR PLATTING AND DEVELOPMENT SHALL BE SPECIFIED. THE ACTUAL NUMBER OF DWELLINGS OR FLOOR AREA APPROVED WILL BE ASCERTAINED IN AN APPROVED SITE DEVELOPMENT PLAN.
3. RELATIONSHIP TO TOWN REGULATIONS. ALL TOWN ORDINANCES AND REGULATIONS, AS THE SAME ARE AMENDED FROM TIME TO TIME, SHALL APPLY TO AND BE ENFORCEABLE IN A PD. ACCORDINGLY, SUCH TOWN ORDINANCES AND REGULATIONS SHALL GOVERN AND CONTROL OVER ANY CONFLICTING PROVISIONS IN THE PD ZONING REGULATIONS UNLESS SUCH CONFLICTING PROVISION IS VESTED AS AN EXPRESS DEVELOPMENT RIGHT UNDER THE APPLICABLE DEVELOPMENT AGREEMENT.

B. DEVELOPMENT AGREEMENT:

IN ADDITION TO THESE REGULATIONS, CERTAIN PROVISIONS OF THE DEVELOPMENT OF THIS PD PROPERTY ARE CONTROLLED BY AN AGREEMENT BETWEEN THE TOWN OF CASTLE ROCK AND THE PD PROPERTY OWNER. THIS AGREEMENT ENTITLED

_____, WAS ADOPTED BY THE TOWN ON _____ DAY OF _____ MONTH, 20____, BY ORDINANCE NO. _____.

C. DEFINITIONS:

DEFINITIONS NOT LISTED WITHIN THE WELLSPRING COMMUNITY PLANNED DEVELOPMENT (PD) SHALL DEFER TO THE TOWN OF CASTLE ROCK MUNICIPAL CODE.

1. SITE.
SHALL REFER TO THE WELLSPRING COMMUNITY PLANNED DEVELOPMENT (PD) AS DESCRIBED BY THE PD SITE PLAN AND ITS ASSOCIATED DOCUMENTS.
2. CHURCH RELATED EDUCATIONAL FACILITIES.
CHURCH EDUCATIONAL FACILITIES TO ACCOMMODATE FUNCTIONS THAT ARE COMMONLY ASSOCIATED WITH A CHURCH, WHICH INCLUDES CHILDREN AND YOUTH SUNDAY SCHOOL, BIBLE STUDY, YOUTH GROUP AND OTHER CHURCH RELATED EDUCATIONAL FUNCTIONS.
3. CHURCH RELATED FUNCTIONS.
CHURCH FACILITIES TO ACCOMMODATE FUNCTIONS AND PROGRAMS THAT ARE COMMONLY ASSOCIATED WITH A CHURCH, WHICH INCLUDES GROUP MEETINGS, EVENTS, YOUTH GROUP, AND COMMUNITY OUTREACH. CHURCH RELATED FUNCTIONS UTILIZING WELLSPRING FACILITIES SHALL BE AGREED TO BY WELLSPRING COMMUNITY.
4. WELLSPRING FACILITIES.
WELLSPRING COMMUNITY FACILITIES AND PROGRAMS SUPPORTIVE OF THE WELLSPRING MISSION STATEMENT TO ACCOMMODATE FUNCTIONS ASSOCIATED WITH LEARNING & ENRICHMENT, ARTS & PERFORMANCES, HEALTH & FITNESS, LIFE & LEADERSHIP SKILLS AND SOCIAL RESPONSIBILITY.

D. OVERALL PROJECT STANDARDS:

THESE PDP REGULATIONS SHALL NOT PRECLUDE THE APPLICATION OF TOWN ORDINANCES, INCLUDING MUNICIPAL CODE REVISIONS, WHICH ARE OF GENERAL APPLICATION AND UNIFORMLY APPLIED THROUGHOUT THE TOWN, UNLESS SUCH APPLICATION WOULD CONFLICT WITH AN EXPRESS VESTED PROPERTY RIGHT ESTABLISHED PURSUANT TO THE DEVELOPMENT AGREEMENT. THE STANDARD ZONING REQUIREMENTS OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE AND TOWN TECHNICAL CRITERIA MANUALS INCLUDING BUT NOT LIMITED TO OFF-STREET PARKING, DEVELOPMENT STANDARDS, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, SIGNS, NOISE AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PLANNED DEVELOPMENT, EXCEPT AS OTHERWISE MODIFIED HEREIN AND BY THE FOLLOWING:

1. DESIGN STANDARDS:
ARCHITECTURAL DESIGN ELEMENTS SHALL COMPLY WITH ALL TOWN APPROVED DESIGN DOCUMENTS.
2. LIGHTING STANDARDS:
ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE ILLUMINATION STANDARDS, AS AMENDED.
3. PARKING STANDARDS:
ALL PARKING MUST COMPLY WITH THE TOWN OF CASTLE ROCK

MUNICIPAL CODE PARKING STANDARDS, AS AMENDED EXCEPT AS PRESCRIBED BELOW:

WORSHIP/AUDITORIUM (I.E., PLACES OF PUBLIC ASSEMBLY) -
1 SPACE PER 3 FIXED SEATS WITHIN MAIN SANCTUARY

4. LANDSCAPING
ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUALS, AS AMENDED.
5. RETAINING WALLS
ALL RETAINING WALLS ADJACENT TO PUBLIC STREET RIGHT-OF-WAY ARE TO BE CONSTRUCTED, OR FACED, WITH NATURAL STONE MATERIAL, OR EQUIVALENT (OR EQUAL AS APPROVED BY THE TOWN).
6. FENCING
THE FOLLOWING REQUIREMENTS APPLY TO NEW FENCING:
a. FOR LOTS ADJACENT TO OPEN SPACE PERIMETER FENCES ARE LIMITED TO A MAXIMUM HEIGHT OF FOUR (4) FEET AND SHALL BE SPLIT RAIL OR OPEN RAIL.
b. FENCES TALLER THAN 30 INCHES IN HEIGHT ABOVE THE STREET FLOWLINE ARE PROHIBITED IN SIGHT DISTANCE EASEMENTS.
c. SOLID WOOD PRIVACY FENCES ARE NOT PERMITTED FOR LOTS THAT ABUT OPEN SPACE OR ARE IMMEDIATELY ADJACENT TO A ROAD RIGHT-OF-WAY.
d. BARBED WIRE AND CHAIN LINK ARE NOT PERMITTED FENCING TYPES WITHIN ANY PLANNING AREA.
7. NOISE
ALL TOWN OF CASTLE ROCK NOISE RESTRICTIONS APPLY AND SHALL BE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, AS AMENDED.
8. SIGNS
ALL TOWN OF CASTLE ROCK SIGN REGULATIONS APPLY AND SHALL BE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, AS AMENDED.
9. OUTDOOR EVENTS
ALL TOWN OF CASTLE ROCK SPECIAL EVENT REGULATIONS APPLY AND SHALL BE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, AS AMENDED.
2. TEMPORARY USE
ALL TEMPORARY USES SHALL BE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, AS AMENDED.

E. GENERAL USE AREAS:

LAND USE AREA	ACREAGE	% OF TOTAL ACRES
CH / O	1.67	61.4%
OSP	0.62	22.8%
ROW	0.43	15.8%
TOTAL	2.72	100.0%

F. USE AREA REGULATIONS:

1. PERMITTED USES
i. OFFICES AND GENERAL CLASSROOMS
ii. MULTIPURPOSE ROOMS
iii. WELCOME CENTER
iv. AUDITORIUM
v. COMMERCIAL FOOD PREPARATION
vi. COMMERCIAL CERAMICS/ ART STUDIO
vii. CHURCH AND CHURCH RELATED EDUCATIONAL FACILITIES
viii. PRIVATE OPEN SPACE
ix. DRAINAGE POND AND STORMWATER MANAGEMENT
x. OVERNIGHT PARKING OF WELLSPRING OR CHURCH VANS/ BUSES REQUIRED FOR OPERATIONS.
2. ACCESSORY USES
i. NURSERY
2. NURSERY FACILITIES TO ACCOMMODATE FUNCTIONS THAT ARE COMMONLY ASSOCIATED WITH THE CHURCH, WHICH INCLUDE WELLSPRING SPECIAL EVENTS, CHURCH SERVICES, SPEAKERS, SUNDAY SCHOOL, BIBLE STUDY, CHOIR/BAND PRACTICE AND OTHER CHURCH RELATED FUNCTIONS.
3. THIS DOES NOT INCLUDE A DAY CARE TYPE USE OR FUNCTION, SEE BELOW.
ii. STORAGE SHEDS PER TOWN OF CASTLE ROCK MUNICIPAL CODE, AS AMENDED.
iii. OUTDOOR EVENTS.
3. SHALL MEET THE TOWN OF CASTLE MUNICIPAL CODE, AS AMENDED

3. PROHIBITED USES

- i. DAYCARE OR DAILY SCHOOL TYPE FUNCTION NOT ASSOCIATED WITH WELLSPRING OR CHURCH RELATED USES.
ii. OUTDOOR STORAGE
iii. OUTDOOR DISPLAY OF MERCHANDISE
iv. MERCHANDISE MAY BE DISPLAYED OUTDOORS DURING SPECIAL EVENTS ORGANIZED BY WELLSPRING OR THE CHURCH. ALL SPECIAL EVENTS SHALL MEET THE TOWN OF CASTLE ROCK MUNICIPAL CODE, AS AMENDED.
v. OVERNIGHT STORAGE OF MERCHANDISE IS PROHIBITED.
vi. USE OF RECREATIONAL VEHICLES ("RVS")/CAMPERS. ANY OTHER USE NOT LISTED IN THE PERMITTED OR ACCESSORY USES
vii. OVERNIGHT PARKING OF STORAGE TRAILERS MORE THAN (3) THREE NIGHTS
viii. PERMANENT OR TEMPORARY LIVING QUARTERS
ix. OUTDOOR BROADCAST OF WEEKLY CHURCH SERVICES WITH AMPLIFIED SOUND
x. INCLUDES BROADCAST OF LIVE OR RECORDED CHURCH SERVICES WITH SOUND AMPLIFICATION, INCLUDING SPEAKERS.
xi. OUTDOOR CHURCH SERVICES AND/OR EVENTS SHALL BE AT THE DISCRETION OF WELLSPRING COMMUNITY AND THE TOWN OF CASTLE ROCK MUNICIPAL CODE, AS AMENDED.
4. DOES NOT PRECLUDE OVERNIGHT YOUTH EVENTS CONDUCTED BY THE CHURCH OR WELLSPRING.

1. CHURCH/ OFFICE AND RELATED USES (CH/O)

- a. INTENT
i. THE INTENT OF THE CHURCH/ OFFICE AND RELATED USES (CH/O) IS TO PROVIDE SPACE SUPPORTIVE OF WELLSPRING COMMUNITY OPERATIONS INCLUDING OFFICE SPACE FOR STAFF, COMMERCIAL FOOD PREPARATION, CERAMICS / ART STUDIO, AND EDUCATIONAL PROGRAM SPACE. THIS SPACE IS INTENDED TO BE SHARED WITH SUNDAY MORNING CHURCH USE. THE CHURCH MAY UTILIZE THE SPACE DURING THE WEEK WITH APPROVAL FROM THE WELLSPRING COMMUNITY.
a. DEVELOPMENT REGULATIONS
i. MAXIMUM BUILDING HEIGHT: 40 FEET
ii. NO PROPOSED BUILDING SHALL BE CONSTRUCTED CLOSER THAN 15 FEET TO THE EXTERNAL PD BOUNDARY OR WOLFENBERGER ROAD ROW AS ESTABLISHED BY THE PD SITE PLAN.

2. OPEN SPACE PRIVATE (OSP)

- a. INTENT
i. THE INTENT OF THE OPEN SPACE PRIVATE USE IS TO PROVIDE SPACE FOR WELLSPRING COMMUNITY AND CHURCH OUTDOOR RECREATION, INCLUDING PLAYGROUND SPACE, WALKING PATHS, TRAILS, OUTDOOR SEATING AREAS, AND PICNIC AREAS.
a. DEVELOPMENT REGULATIONS
a. ACCESSORY STRUCTURE MAXIMUM BUILDING HEIGHT: 25 FEET
b. NO PROPOSED BUILDING SHALL BE CONSTRUCTED CLOSER THAN 15 FEET TO THE EXTERNAL PD BOUNDARY OR WOLFENBERGER ROAD ROW AS ESTABLISHED BY THE PD SITE PLAN. PERMITTED USES

- i. PLAYGROUNDS
ii. PICNIC AREAS
iii. OUTDOOR RECREATION AREA(S)
iv. WALKING PATHS
v. TRAILS
vi. OUTDOOR SEATING AREAS
vii. MAINTENANCE AND STORAGE BUILDING
viii. NATIVE UNDISTURBED AREAS
c. PROHIBITED USES
i. DRAINAGE POND AND STORMWATER MANAGEMENT

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:



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

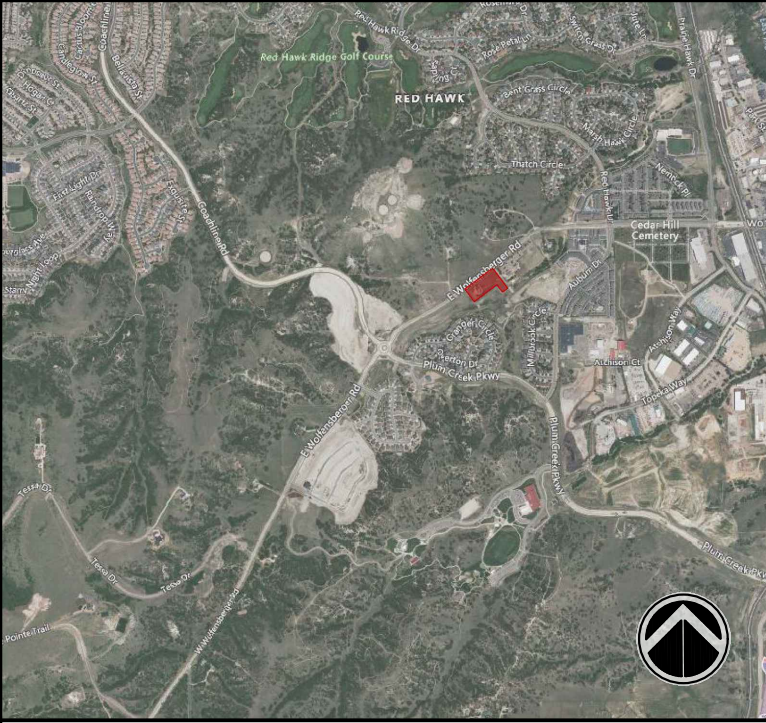
OWNER/DEVELOPER:

WELLSPRING COMMUNITY

826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 960-1935

APPROVAL:

VICINITY MAP:



PROJECT:

WELLSPRING COMMUNITY CENTER
PLANNED DEVELOPMENT (PD)

CITY OF CASTLE ROCK
FEBRUARY 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	10/23/2023	INITIAL SUBMITTAL	RAF
1	05/13/2024	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 22.1310.002

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PD ZONING REGULATIONS

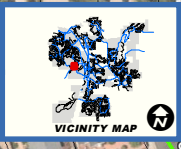
PD03

SHEET 03 OF 03

PLANNED DEVELOPMENT PLAN - WELLSPRING COMMUNITY
PDP23-0002

ATTACHEMENT D

UTILITY MAP



- | | | | |
|--|-----------------------------|--|-----------------|
| | Fire Hydrant | | Culvert |
| | Water Valve | | Storm Auxiliary |
| | Lateral Line | | Storm Inlet |
| | Water Main | | Storm Manhole |
| | Sanitary Sewer Manhole | | Storm Outfall |
| | Sanitary Sewer Gravity Main | | Storm Pipe |
| | | | Storm Pond |



0 100 200 400 Feet

Date: 10/5/2023 1 inch = 200 feet



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6000. Copyright 2023, Town of Castle Rock Utilities Mapping.