



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

October 13, 2026

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: February 2027

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 “PD” 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 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. Any preexisting onsite separate septic system shall be abandoned and a connection shall be made to the municipal system.

The proposed site is currently zoned as PD Planned Development. 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. Easements or tracts necessary for utilities will be provided at either the time of platting or at a time of final design/ construction documents in accordance with Town standards. 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 maximum total number of SFE proposed for the overall development has been estimated at 23.4 (ADD of 9360 gallons per day based off of 36 multi-family units) 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 extends 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 Caste 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

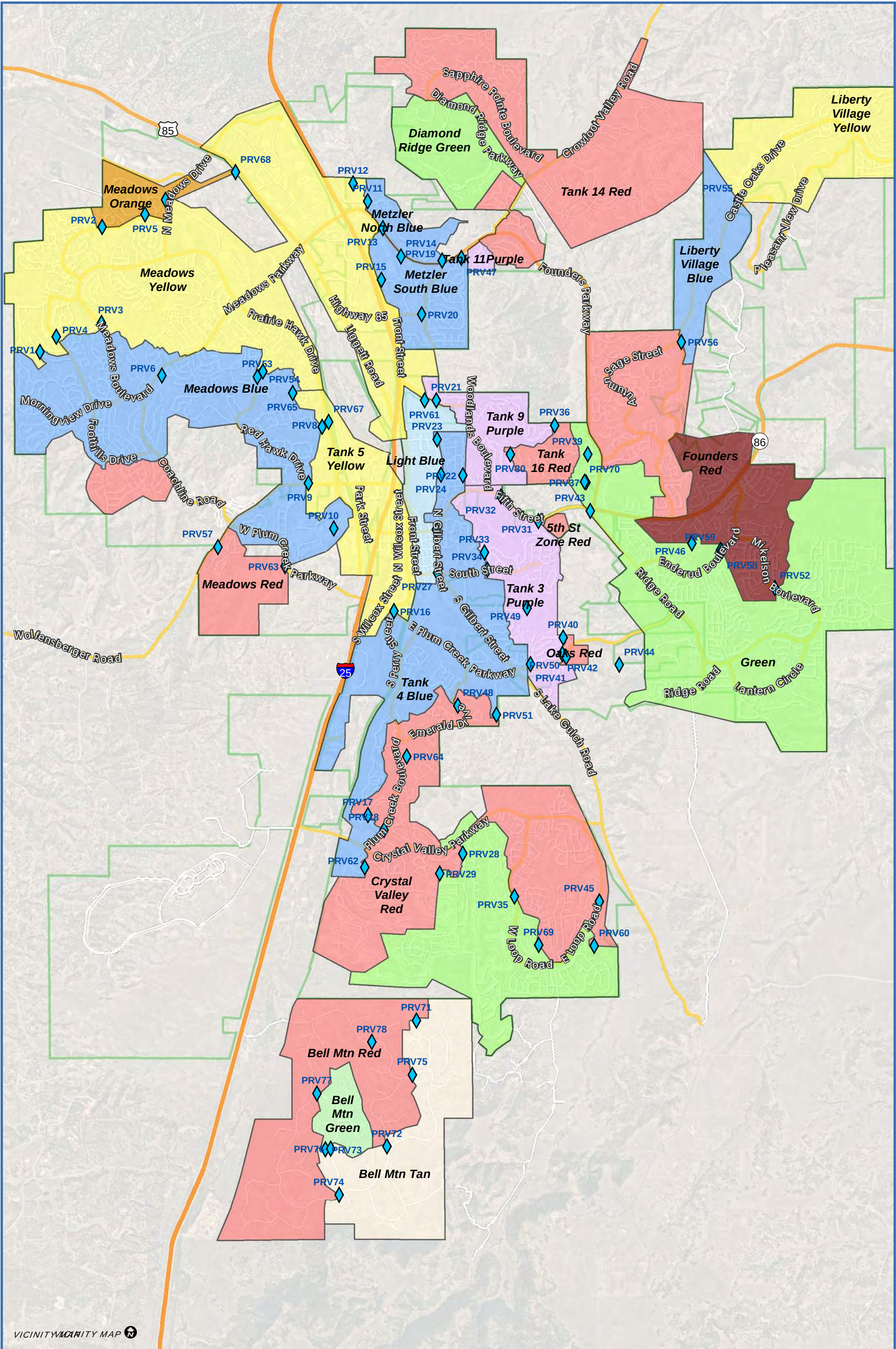


Water Master Plan 2023



Engineering Division





VICINITY MAP



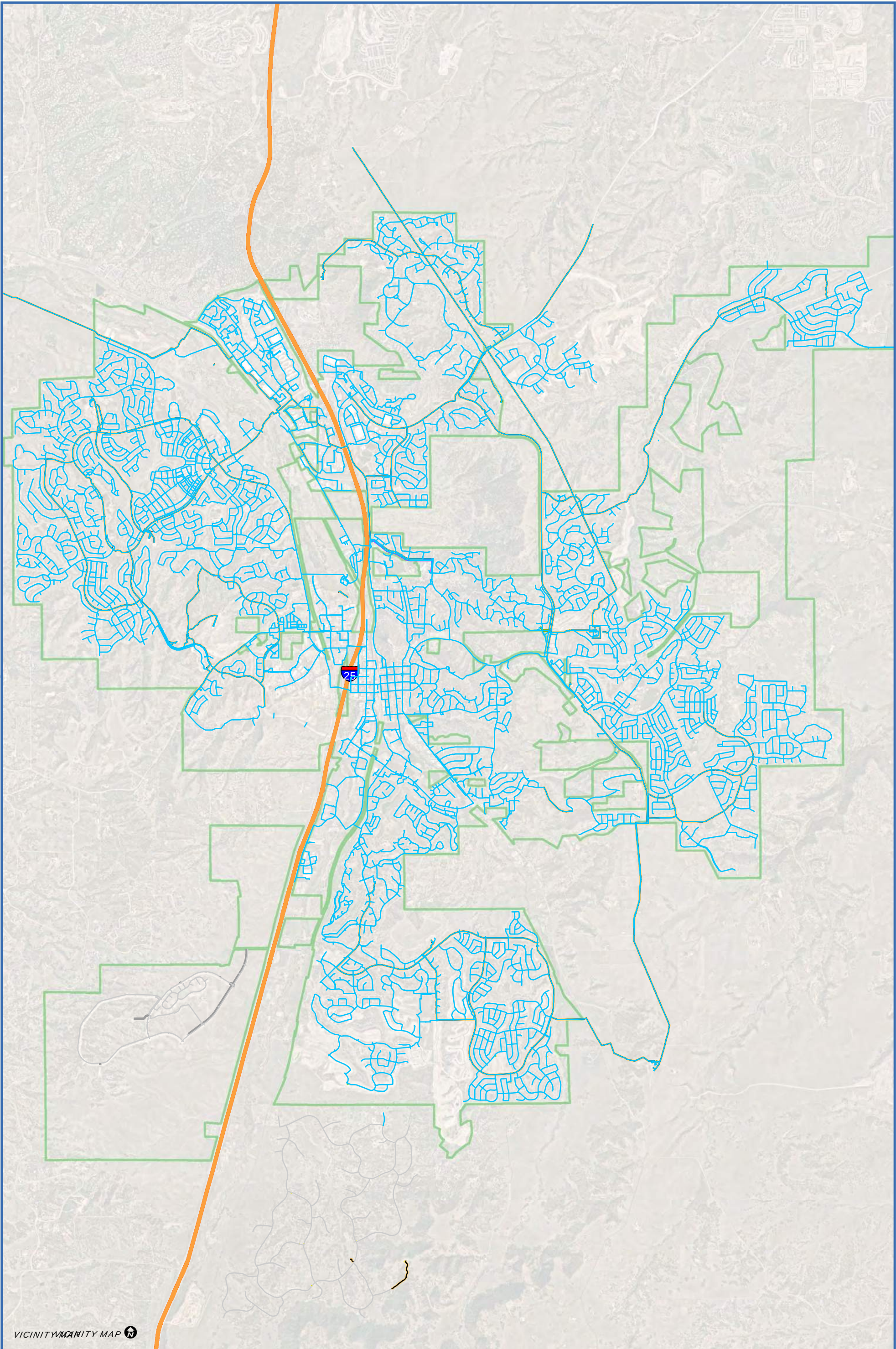
0 1,950 3,900 7,800 11,700 Feet

1 inch = 3,833 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) 733-6056. Copyright 2022, Town of Castle Rock Utilities Mapping.

CASTLE ROCK WATER
FIGURE 2.7
PRESSURE ZONES AND PRVs



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

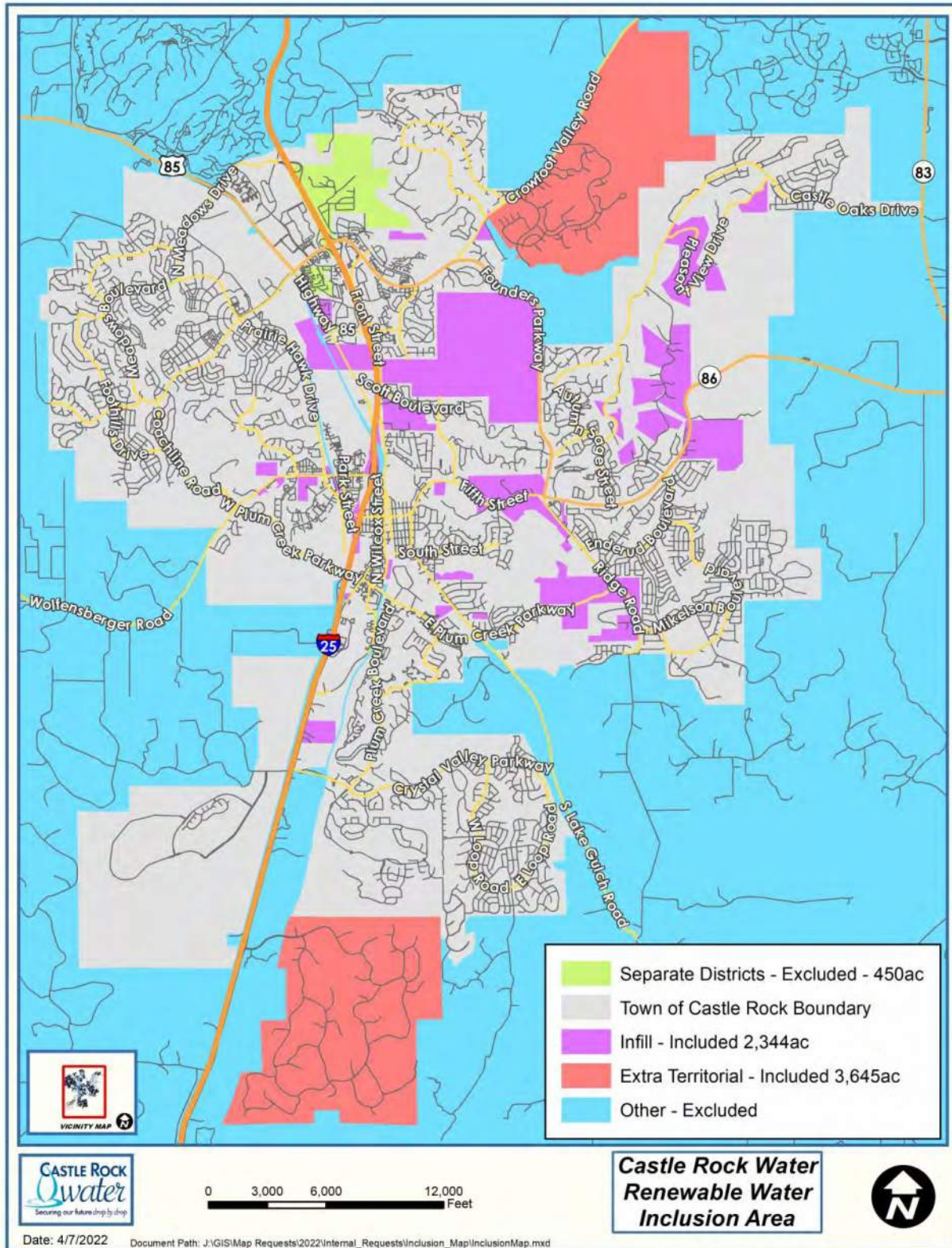
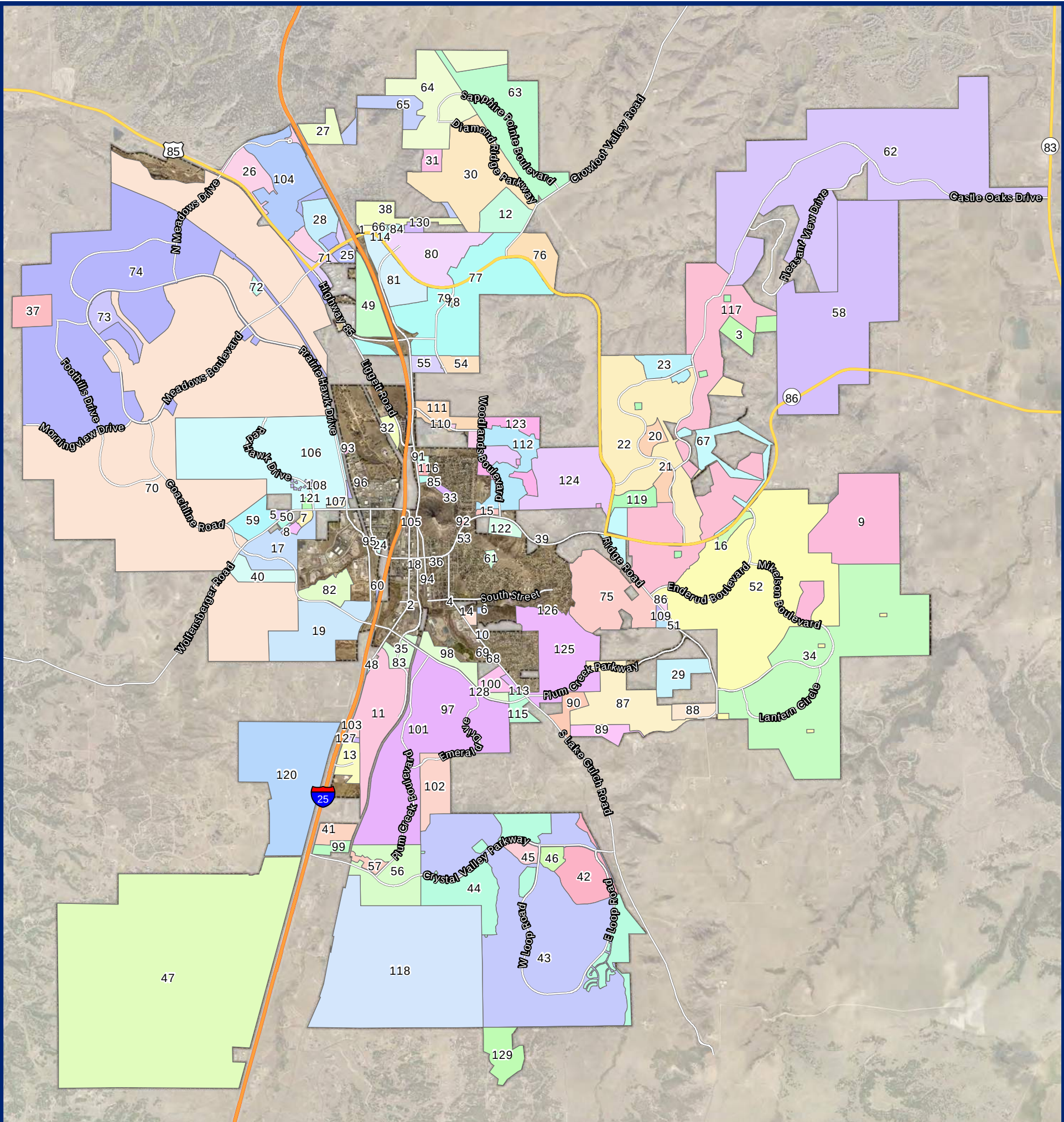


Figure 3.5 Renewable Water Inclusion Map

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.

00.250.51

Miles

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 to the public the Town of Castle Rock assumes no liability for its use or accuracy for questions or comments regarding omissions, corrections, or updates please visit Citygov.com/directory for contact information.

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Coordinate System: SPCS Colorado Central (0502)

Projection: Lambert Conformal Conic

Datum: North American 1983

Units: Feet US

Creation Date: 10/15/2020

N

CASTLE ROCK

COLORADO

Legend

1. 1-25 AND FOUNDERS PKWY CONOCO PD

2. 18 WILCOX PD

3. 1ST AMD TO CASTLE OAKS PRELIM PD SITE PLAN AMD 1

4. 710 SOUTH STREET

5. ARBORS PD

6. ASPEN MEADOWS PD

7. AUBURN RIDGE PDP NO.1

8. AUBURN RIDGE PDP NO.1 AMD 1

9. BELLA MESA PDP

10. BISHOP COURT PD

11. BROOKSIDE BUSINESS CENTER AMENDED

12. BROOKWOOD PD

13. BURT AT CASTLE ROCK PD

14. BW SQUARED PD

15. CALVARY CHAPEL PDP

16. CAMBRIDGE HEIGHTS PD

17. CASTLE HIGHLANDS MAJOR MODIFICATION

18. CASTLE MANOR PD

19. CASTLE MEADOWS INTERCHANGE OVERLAY PDP

20. CASTLE OAKS AMEND NO. 1 PPD, 2ND

21. CASTLE OAKS AMEND NO. 1 PPD, 3RD

22. CASTLE OAKS AMENDMENT NO. 1

23. CASTLE OAKS ESTATES PDP NO. 1

24. CASTLE PARK SOUTH PD

25. CASTLE PINES COMMERCIAL AMENDMENT (1995)

26. CASTLE PINES COMMERCIAL AMENDMENT (2000)

27. CASTLE PINES COMMERCIAL MAJOR MODIFICATION

28. CASTLE PINES COMMERCIAL PD

29. CASTLE RIDGE PD

30. CASTLE ROCK ESTATES I AMENDMENT

31. CASTLE ROCK ESTATES II PD

32. CASTLE ROCK MARINE PD

33. CASTLEVIEW CONDOMINIUMS PD

34. CASTLEWOOD RANCH MINOR AMENDMENT

35. CENTRE ON PLUM CREEK FLG 2 AMENDED

36. CHRISTI EPISCOPAL CHURCH PD

37. CHURCH OF THE ROCK PD

38. COOPER-HOOK PD

39. COUNTRY ACRES PD

40. COVENANT AT CASTLE ROCK PDP

41. CREEKSIDE PD

42. CRYSTAL VALLEY RANCH 2ND AMENDMENT

43. CRYSTAL VALLEY RANCH 4TH AMENDMENT

44. CRYSTAL VALLEY RANCH MAJOR AMENDMENT

45. CRYSTAL VALLEY RANCH PDP AMENDMENT NO. 5

46. CRYSTAL VALLEY RANCH PDP AMENDMENT NO. 6

47. DAWSON RIDGE AMENDMENT

48. DEMIS PD

49. DOUGLAS COUNTY JUSTICE CENTER MAJOR MODIFICATION

50. EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK PD

51. FAITH LUTHERAN CHURCH PD

52. FOUNDERS VILLAGE AMENDED (1986)

53. GANNON MED/DENTAL PD

54. HAZEN MOORE AMENDMENT

55. HAZEN MOORE PDP NO. 1

56. HECKENDORF RANCH AMD NO.1

57. HECKENDORF RANCH PDP AMD NO.4

58. HERITAGE FARM PD

59. HILLSIDE PDP

60. KREFT PD

61. LARRYS PD

62. LIBERTY VILLAGE 2ND AMENDMENT

63. MAHER RANCH MAJOR AMENDMENT (PHASE 1)

64. MAHER RANCH MAJOR AMENDMENT (PHASE 2)

65. MAHER RANCH PD

66. MAIN PLACE PD

67. MALL AND OFFICE CENTER INFILL

68. MASTER MAGNETICS 2 PD

69. MASTER MAGNETICS PD

70. MEADOWS FOURTH AMENDMENT

71. MEADOWS PARKWAY PD

72. MEADOWS PDP NO. 1

73. MEADOWS PDP NO. 2

74. MEADOWS THIRD AMENDMENT

75. MEMMEN YOUNG INFILL

76. METZLER RANCH 2ND MAJOR AMENDMENT

77. METZLER RANCH PD (1996)

78. METZLER RANCH PD 5TH AMENDMENT

79. METZLER RANCH PDP 4TH AMENDMENT

80. METZLER RANCH THIRD MAJOR AMENDMENT

81. MILESTONE OFFICE CAMPUS AMENDED (1998)

82. MILLER'S LANDING INTERCHANGE OVERLAY PDP

83. MILLER RANCH PD

84. MONTANA VISTA PDP

85. MOUNTAIN SHADOWS PD

86. MT. ZION LUTHERAN CHURCH PD

87. OAKS OF CASTLE ROCK AMD NO.1

88. OAKS OF CASTLE ROCK AMENDMENT NO. 3

89. OAKS OF CASTLE ROCK AMENDMENT NO. 4

90. OAKS OF CASTLE ROCK PD

91. OAKWOOD APARTMENTS PD

92. OAKWOOD PARK PD

93. OMNI STORAGE PD

94. P S MILLER HOUSE

95. PARK STREET BUSINESS CENTER II PD

96. PD (ORD# 3.60 & 3.61)

97. PLUM CREEK AMENDED

98. PLUM CREEK FIRST AMENDMENT

99. PLUM CREEK POINTE AMENDMENT

100. PLUM CREEK RIDGE PD

101. PLUM CREEK SECOND AMENDMENT

102. PLUM CREEK SOUTH PD

103. PLUM CREEK WEST PD

104. PROMENADE AT CASTLE ROCK PDP

105. Q-PETROLEUM PD

106. RED HAWK AMENDMENT NO. 1

107. RED HAWK CROSSINGS PDP NO. 1

108. RED HAWK PD

109. RIDGE VIEW PD

110. SCOTT II AMENDED

111. SCOTT II MAJOR MODIFICATION

112. SCOTT RANCH PD

113. SELLERS LANDING PD

114. SHOPPES ON FOUNDERS

115. STANBRO PD

116. STONE CREEK APARTMENTS PD

117. TERRAIN PDP

118. THE LANTERNS AMENDMENT NO. 3

119. VILLAGES AT CASTLE ROCK PD

120. WESTFIELD TRADE CENTER AMENDMENT

121. WOLFENSBERGER PDP

122. WOODLANDS CROSSING PD

123. WOODLANDS MINOR MODIFICATION

124. WOODLANDS SECOND AMENDMENT

125. YOUNG AMERICAN PD

126. YOUNG AMERICAN SECOND AMENDMENT

127. YOUR STORAGE CENTER AT CASTLE ROCK PDP

128. YOUTH FOR CHRIST PD

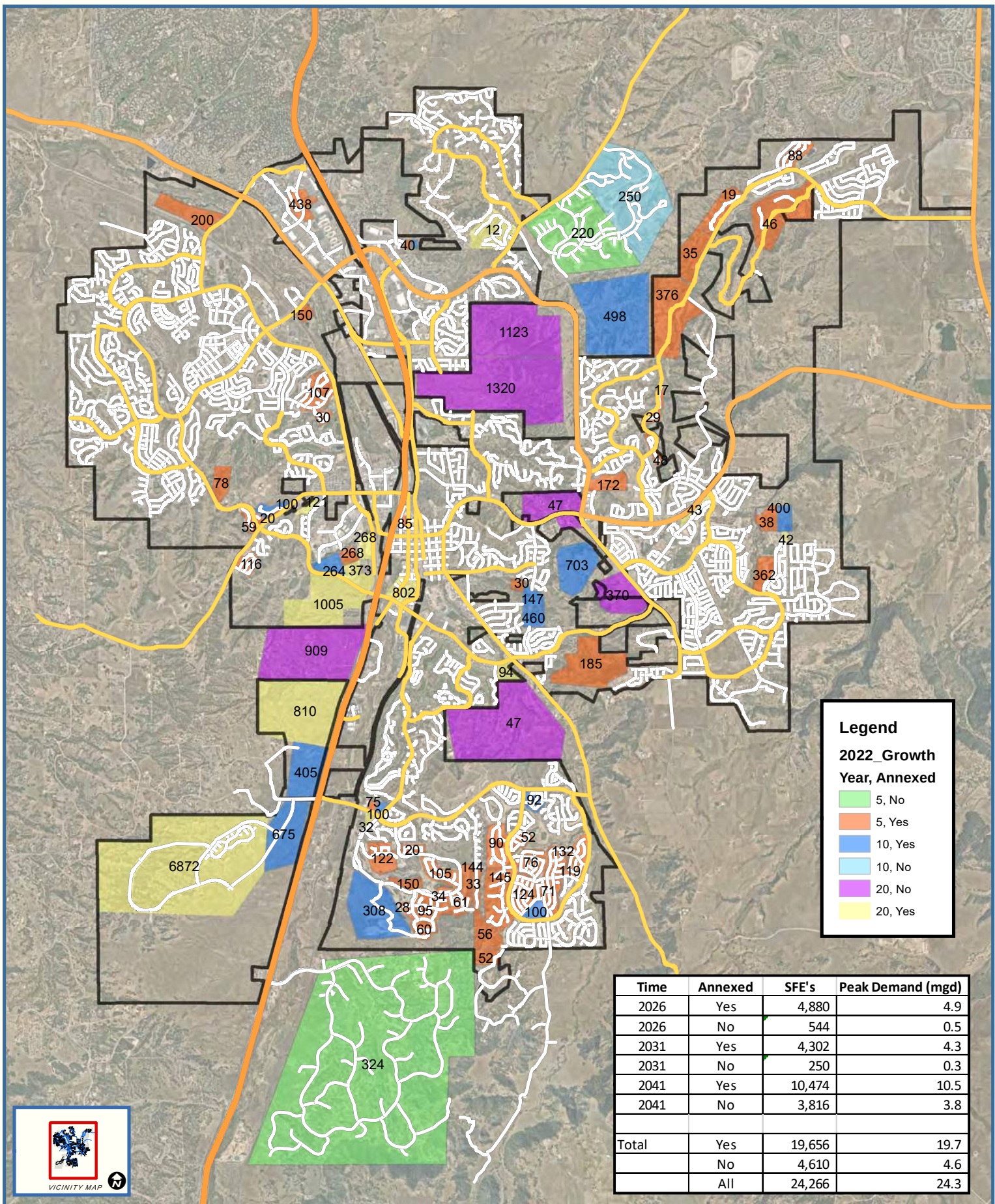
129. RIDGE ESTATES

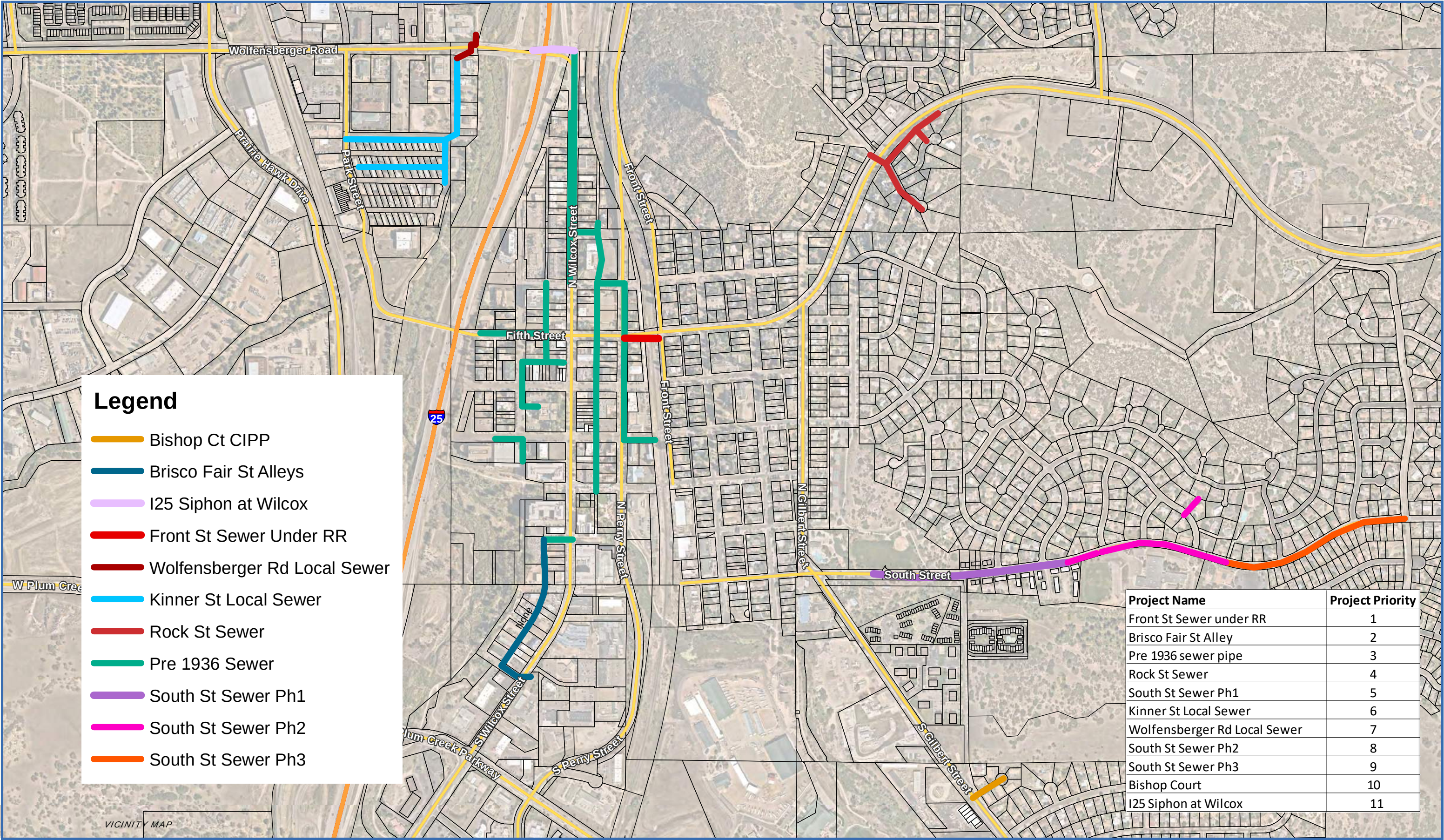
130. ALEXANDER PLACE PD



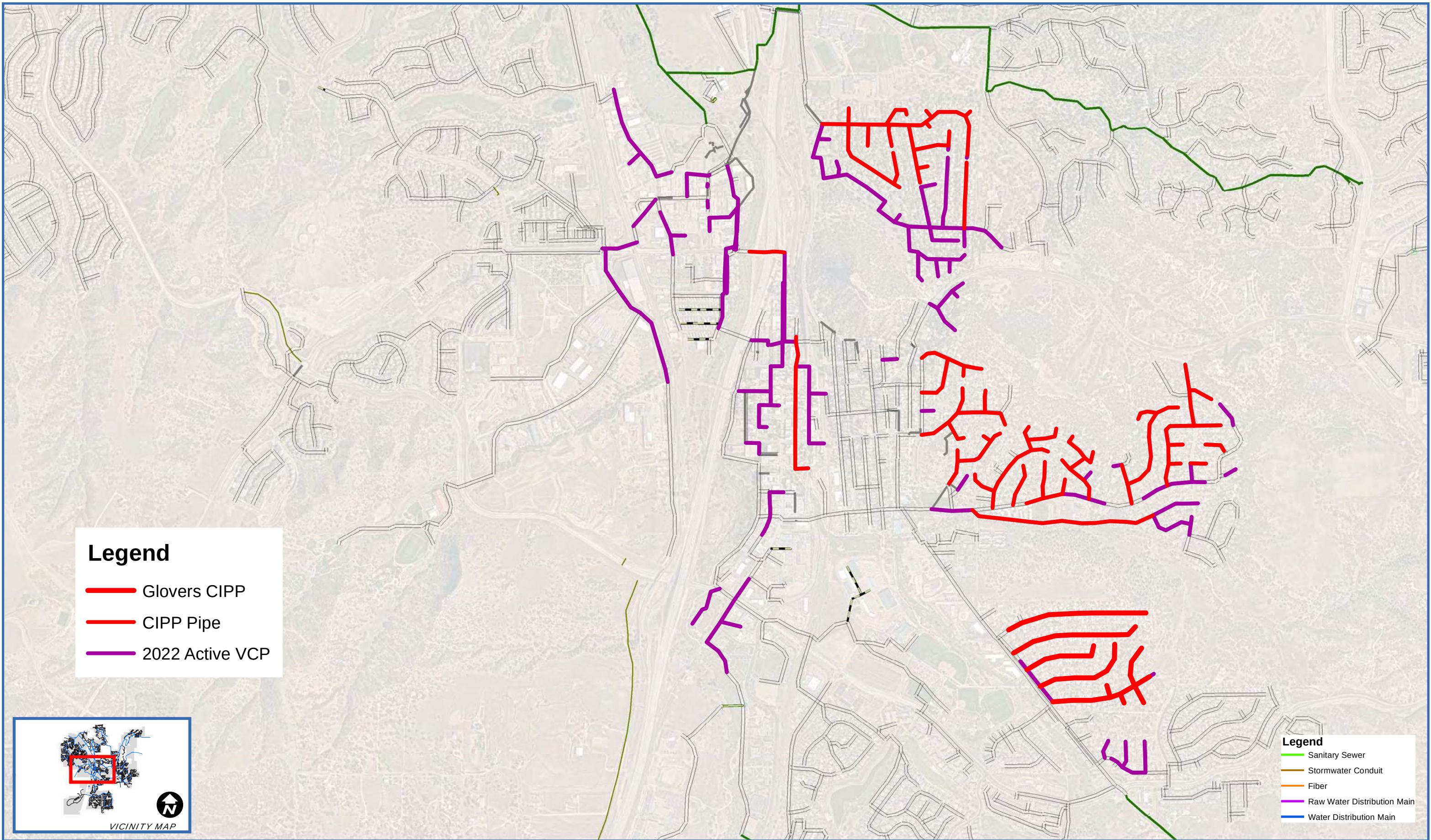
Wastewater Master Plan 2022







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



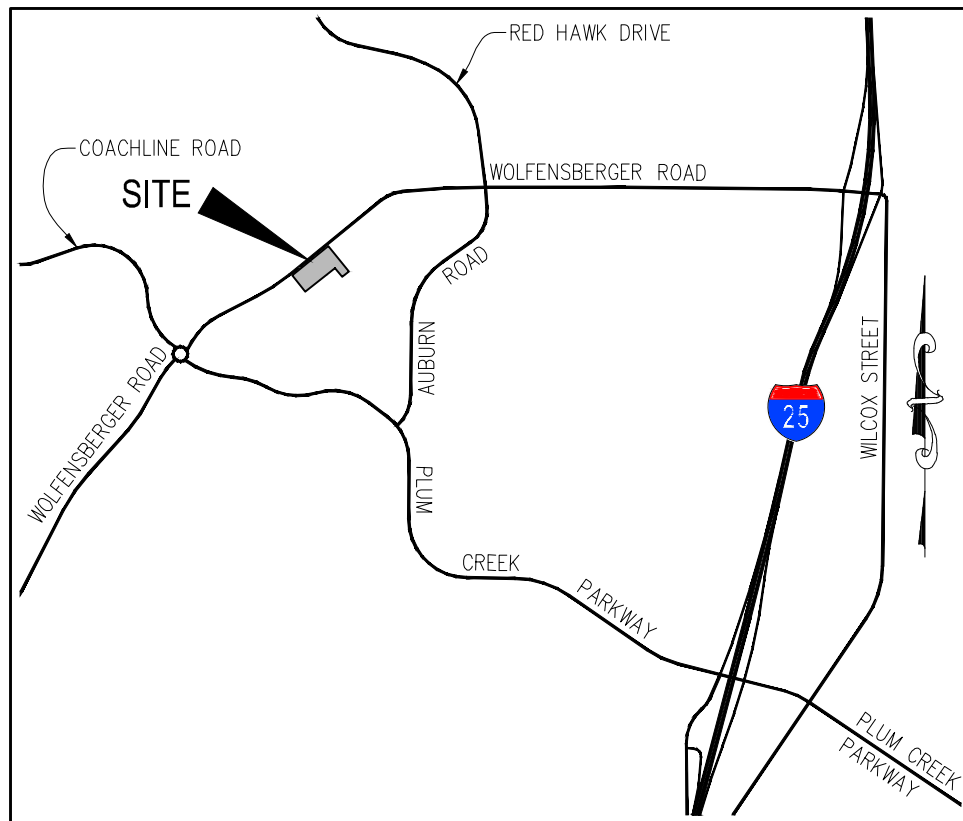
0 650 1,300 2,600 3,900 Feet
Date: 11/30/2022
1 inch = 1,333 feet



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

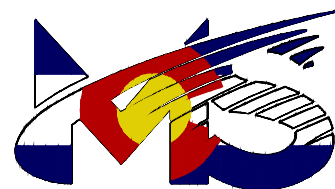
ATTACHEMENT B

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

FILE LOCATION S:\02-1310-002- WELLSRING COMMUNITY CENTER\000 CADD\004 PLAN SET\SPD PLAN\PD01.DWG

WELLSPRING COMMUNITY

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

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., TOWN OF CASTLE ROCK,
DOUGLAS COUNTY, COLORADO

TOWN OF CASTLE ROCK PROJECT NO. PDP23-0002

GENERAL NOTES:

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
2. 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.
3. 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.
4. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK MEADOWS BLUE WATER PRESSURE ZONE.
5. 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.
6. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
7. 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 396 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 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, COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE N53°07'19"E, 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°07'19"W, A DISTANCE OF 90.00 FEET; THENCE N36°52'41"W, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.

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	SEE PAGE 3		RESIDENTIAL ONLY	
	MINIMUM SETBACK DISTANCE		MINIMUM SETBACK DISTANCE	
	PRIMARY STRUCTURE	ACCESSORY STRUCTURE	PRIMARY STRUCTURE	ACCESSORY STRUCTURE
FRONT YARD SETBACK	15 LF	15 LF	25 LF	25 LF
REAR YARD SETBACK	15 LF	15 LF	25 LF	10 LF
NORTHEAST SIDE YARD SETBACK	15 LF	15 LF	0 LF OR 5 LF*	2 LF OR 5 LF**
SOUTHWEST SIDE YARD SETBACK	15 LF	15 LF	0 LF OR 5 LF*	2 LF OR 5 LF**
MAXIMUM BUILDING COVERAGE	MAXIMUM 35% OF LOT AREA	MAXIMUM 35% OF LOT AREA	MAXIMUM 40% OF LOT AREA	MAXIMUM 40% OF LOT AREA
MAXIMUM BUILDING HEIGHT	40'-0"	25'-0"	35'-0"	20'-0"
OPEN SPACE DEDICATION	MINIMUM 20% OF GROSS SITE AREA		MINIMUM 20% OF GROSS SITE AREA	
PARKING REQUIRED	4 SPACES PER 1,000 SQ. FT. OF GROSS LEASABLE AREA		2 SPACES PER DWELLING UNIT	
TOTAL DWELLING UNITS	NA		36 MAXIMUM TOTAL UNITS (MAXIMUM 18 NEUROTYPICAL UNITS)	

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 SURVY.

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, A COLORADO NON-PROFIT 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, 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 RECOMMENDATION

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

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

LAND USE:

CURRENT ZONING:	AGRICULTURAL ONE-A1 (DOUGLAS COUNTY)
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD) (TOWN OF CASTLE ROCK)
CURRENT LAND USE:	VACANT
PROPOSED LAND USE:	WELLSPRING (WC), OPEN SPACE (OSP), AND RIGHT-OF-WAY (ROW)

LAND USE SUMMARY:			
PLANNING AREA	LAND USE	ACRES	% OF PROPERTY
1	WC	1.67 AC	61.4%
2	OSP	0.62 AC	22.8%
3	ROW	0.43 AC	15.8%
TOTAL		2.72 AC	100.0%

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:



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

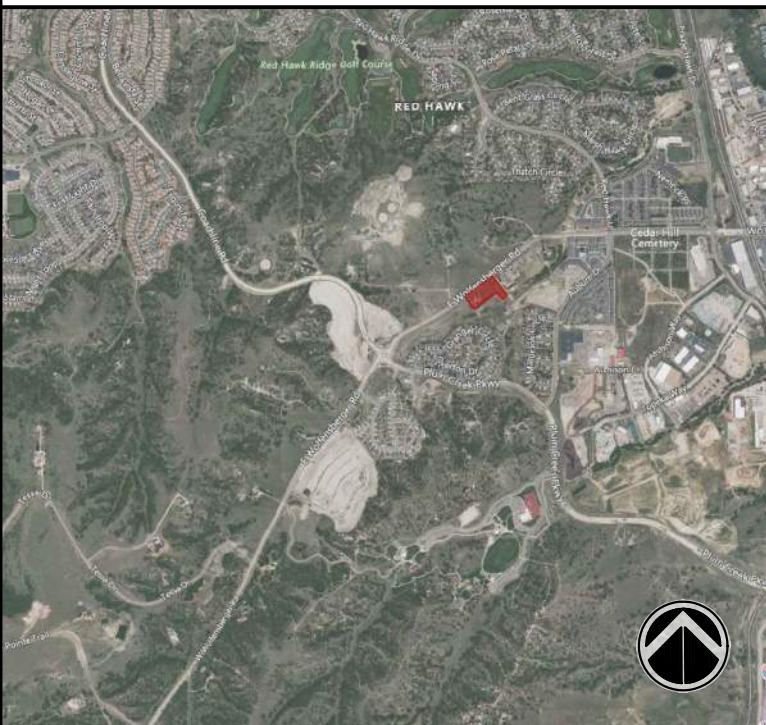
OWNER/DEVELOPER:

WELLSPRING COMMUNITY

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

APPROVAL:

VICINITY MAP:



PROJECT:

WELLSPRING COMMUNITY CENTER
PLANNED DEVELOPMENT PLAN
& ZONING REGULATIONS
TOWN OF CASTLE ROCK
JULY 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	10/23/2023	INITIAL SUBMITTAL	RAF
1	05/13/2024	SECOND SUBMITTAL	RAF
2	12/18/2024	THIRD SUBMITTAL	RAF
3	02/21/2025	FOURTH SUBMITTAL	RAF
4	07/07/2026	FIFTH SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 22.1310.002

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

TITLE SHEET

PD01

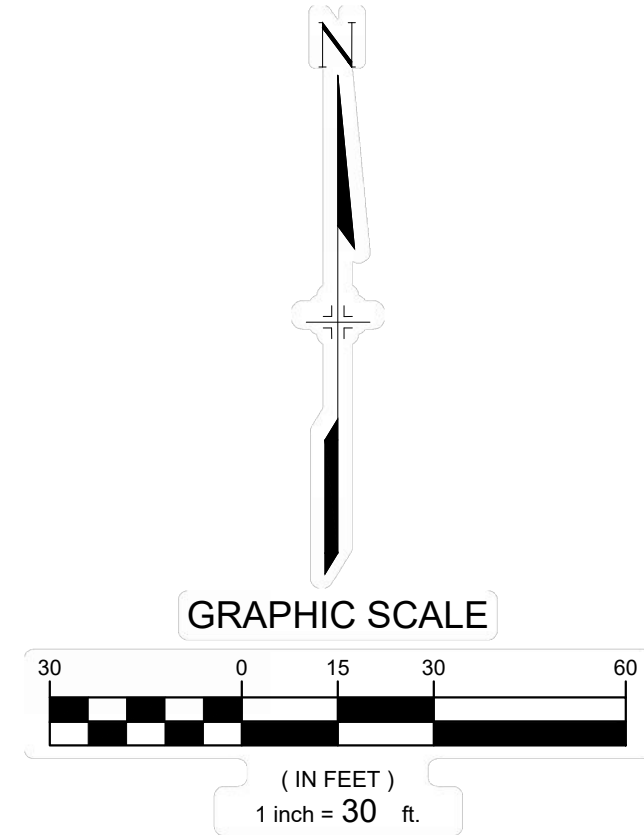
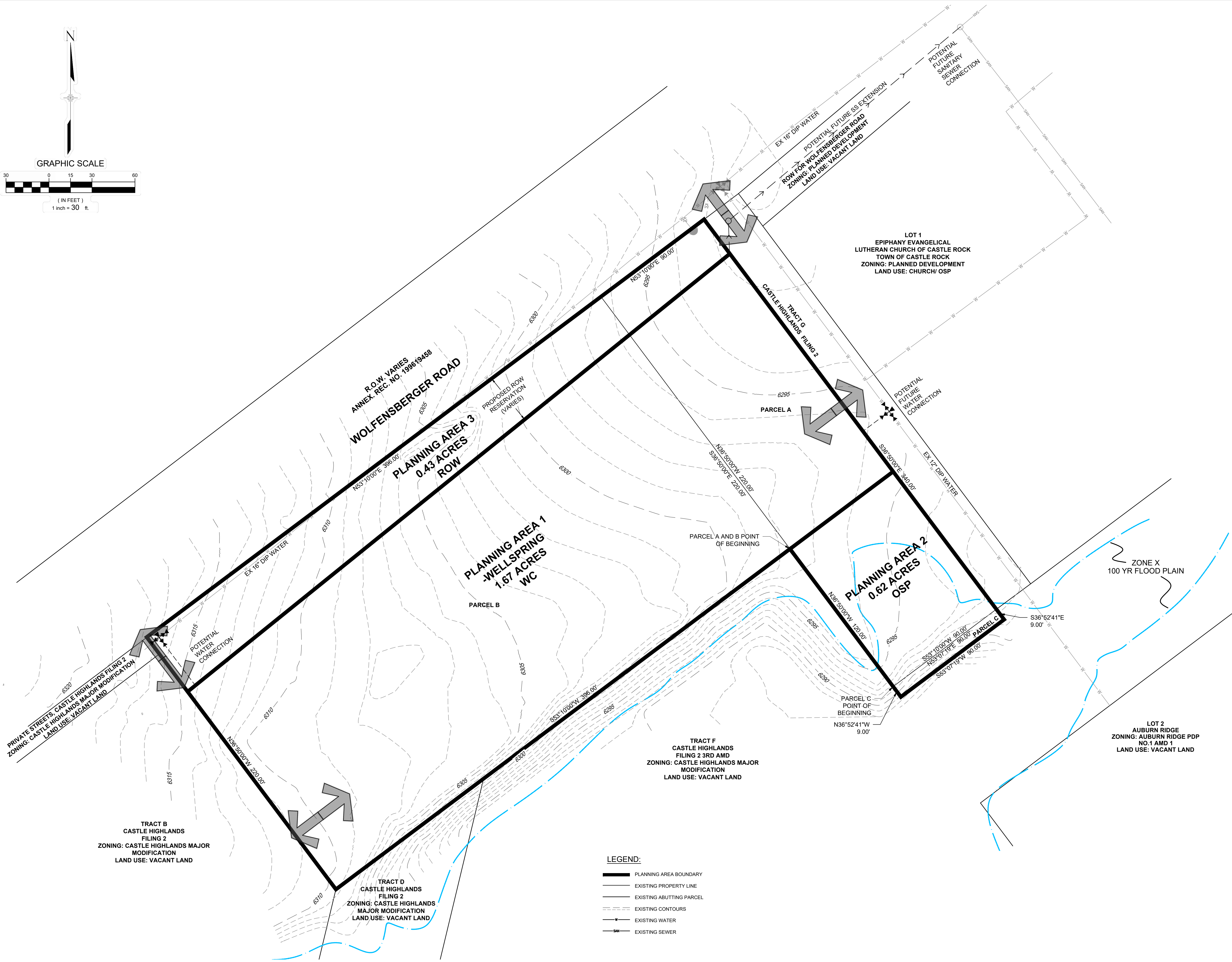
SHEET 01 OF 03

PLANNED DEVELOPMENT PLAN - WELLSRING COMMUNITY
PDP23-0002

SHEET INDEX:

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

FILE LOCATION: S:\22-1310-002- WELLSRING COMMUNITY CENTER\600 CADD\604 PLAN BETSPD PLAN\PD02.DWG



- LEGEND:**
- PLANNING AREA BOUNDARY
 - EXISTING PROPERTY LINE
 - EXISTING ABUTTING PARCEL
 - EXISTING CONTOURS
 - EXISTING WATER
 - EXISTING SEWER

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

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

OWNER/DEVELOPER:

WELLSPRING COMMUNITY

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

APPROVAL:

VICINITY MAP:

PROJECT:

**WELLSPRING COMMUNITY CENTER
PLANNED DEVELOPMENT PLAN
& ZONING REGULATIONS
TOWN OF CASTLE ROCK
JULY 2026**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	10/23/2023	INITIAL SUBMITTAL	RAF
1	05/13/2024	SECOND SUBMITTAL	RAF
2	12/18/2024	THIRD SUBMITTAL	RAF
3	02/21/2025	FOURTH SUBMITTAL	RAF
4	07/07/2026	FIFTH 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\000 CADD\004 PLAN BETSPD PLAN\PD03.DWG

1. Definitions:

Definitions not listed within the Wellspring Community Planned Development (PD) shall defer to the Town of Castle Rock Municipal Code, as amended.

1.1 Commercial Kitchen/Bakery

A commercial establishment where food service providers can prepare, cook, and store food and equipment on the premise and distribute food off-site for sale, delivery, or consumption for catering, social service organizations, restaurants and other businesses. It may include accessory use space for educational purposes and/or the sale of food.

1.2 General Classroom

Facility utilized for educational purposes supportive of Wellspring Community programming.

1.3 ID/D

Adults with Intellectual and Developmental Disabilities.

1.4 Indoor Storage

Storage space interior to a building and supports the primary function of the building.

1.5 Multipurpose Rooms

Rooms intended for multiple purposes and to serve multiple purposes supportive of the primary building function. Uses include crafts, games, dance, etc.

1.6 Outdoor Display of Merchandise

Merchandise displayed outdoors during special events (i.e. crafts, baked goods, etc.).

1.7 Outdoor Recreation

Recreation outdoors as part of Wellspring Community programming may include playground space, walking paths & trails, outdoor seating areas, picnic areas and similar activities.

1.8 Outdoor Storage

The storage of items used in connection with a primary use outside of an enclosed structure, including but not limited to the storage of goods in trade, bunks of lumber, pallets of material, unassembled products, baled cardboard, defective/old appliances, scrap material, or loose materials such as gravel, mulch or discarded materials, or similar materials.

1.9 Overnight Storage

Overnight storage of Wellspring vans/buses required for operations.

1.10 Site

Shall refer to the Wellspring Community Planned Development (PD) as described by the PD Site Plan and its associated documents.

1.11 Wellspring Associated Uses

Activities and uses that include general classrooms, commercial food preparation, commercial kitchen/bakery, commercial ceramics/art studio, and multipurpose rooms associated with Wellspring Community programming

1.12 Wellspring Community Programming

Programs supportive of the Wellspring mission statement to accommodate functions associated with Learning & Enrichment, Arts & Performances, Health & Fitness, Life & Leadership Skills and Social Responsibility.

1.13 Wellspring Office

Spaces utilized for offices, day programs, and Wellspring Community programming.

1.14 Wellspring Residential

Residential housing through an integrated duplex community wherein both nondisabled and disabled individuals will live in the units. The community will be a mix of market rate two-family attached dwelling units for neurotypical individuals and market rate two-family attached dwelling units for ID/D residents.

2. General Provisions:

2.1 Purpose

A. Statement of Purpose

The purpose of this Planned Development Plan (PD Plan) and Planned Development Zoning Regulations (PD Zoning Regulations) is to establish standards for the development and improvement of the property. The standards contained in these PD Zoning Regulations are intended to carry out the goals of this planned community.

B. Application

These standards shall apply to all property contained with the Wellspring Community Planned Development, as shown on the PD Plan and these PD Zoning Regulations. These PD Zoning Regulations shall run with the land and be binding upon, and enforceable by the Town against the Owner, its successors and assigns, and every successor in interest to the Property, or any part of or interest in the Property.

2.2 Authority

A. Authority

The Town Council has adopted the Wellspring Community PD Plan and PD Zoning Regulations pursuant to the authority granted by Chapters 17.32 and 17.34 of the Castle Rock Municipal Code as amended.

B. Relationship to Town of Castle Rock Regulations

The Planned Development shall be subject to the provisions of the Castle Rock Municipal Code and all rules and regulations adopted pursuant to such code, except as may be superseded by the provisions of this PD Plan and PD Zoning Regulations.

2.3 Control Provisions

A. Planning Area Boundaries

The boundaries and acreages of all Planning Areas are shown within the PD Plan. Where a Planning Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street the boundary shall be the right-of-way of that street as indicated on the PD Development Plan. A Planning Area may be subdivided into multiple filings and phases at the Site Development Plan and Plat stage of development.

B. Amendments to the PD Plan and PD Zoning Regulations

There shall be limited flexibility in determining the exact location of the Planning Area Boundaries and dwelling units as depicted on the PD Plan due to the scale of the drawings and the diagrammatic depiction on the PD Plan of Planning Areas. Any amendment to the PD Plan and PD Zoning Regulations shall be made in accordance with the provisions of Chapter 17.36 of the Town of Castle Rock Municipal Code, as amended.

C. Road Alignments

The PD Plan is intended to depict general locations of roadways. Recognizing that the final road alignments are subject to engineering studies. Modifications to major road

alignments as shown on the PD Plan, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Municipal Code. Modifications to minor road alignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the PD Plan itself.

D. Phasing

The phasing order indicated on the Planned Development is obligatory upon the Developer per the terms and conditions of the Development Agreement.

E. Severability of Provisions

In the event any provision of this PD Plan or PD Zoning Regulations shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

These regulations are subject to the terms and conditions of that certain _____ Development Agreement by and between the Town and the Owner dated __, 202__ and recorded in the Property Records at Reception No. _____, on __, 202__. In the event of any conflict between these regulations and the Development Agreement, the terms of the Development Agreement shall control.

4. Development Standards by Planning Area:

Planning Area	Land Use	Acreage	% of Total Acres
Planning Area 1	WC	1.67	61.4%
Planning Area 2	OSP	0.62	22.8%
Planning Area 3	ROW	0.43	15.8%
TOTAL		2.72	100.0%

4.1 Planning Area 1 – Wellspring (WC)

- a. Intent
- i. The intent of Planning Area 1-Wellspring is to provide space supportive of Wellspring Community operations including office space for staff, commercial food preparation, ceramics / art studio, educational program space, and/or residential units for both IDD and neurotypical residents.
- b. Primary Uses
- i. Wellspring Office
 - ii. Wellspring Associated Uses
 - iii. Wellspring Residential (36 total units, maximum 18 neurotypical units)

c. Accessory Uses

- i. Overnight storage of Wellspring vans/buses up to maximum of 15 required for operations.
- ii. Storage sheds per Town of Castle Rock Municipal Code, as amended.
- iii. Outdoor events
 - 1. Shall meet the Town of Castle Municipal Code, as amended and/or require a temporary use permit.

d. Prohibited Uses

- i. Daycare Center Facilities and/or Daily School type function not associated with Wellspring Community Programming.
- ii. Outdoor Storage
- iii. Outdoor Display of Merchandise

- 1. Merchandise may be displayed outdoors during special events organized by Wellspring. All special events shall meet the Town of Castle Rock Municipal Code, as amended.
- 2. Overnight storage of merchandise is prohibited.
- iv. Use of recreational vehicles ("RVs")/campers.
- v. Overnight parking of storage trailers more than (3) three nights.
- vi. Permanent or temporary living quarters.

4.2 Planning Area 2 – Open Space Private (OSP)

- a. Intent
- i. The intent of the Open Space use is to provide space for Wellspring Community outdoor recreation, including playground space, walking paths, trails, outdoor seating areas, and picnic areas.

b. Primary Uses

- i. Playgrounds
- ii. Picnic Areas
- iii. Outdoor recreation
- iv. Walking paths
- v. Trails
- vi. Outdoor seating areas
- vii. Native undisturbed areas

4.3 Planning Area 3 – Public Right of Way (ROW)

- a. Intent
- i. The intent of the Public Right of Way (ROW) use is to dedicate Right of Way to the Town of Castle Rock for future road widening.

b. Primary Uses

- i. Public Right of Way

5. Development Standards by Planning Area:

Development Standards	Planning Area			
	PA - 1	PA - 1	PA - 2	PA - 3
Use Type	Wellspring Office (WC)	Wellspring Residential (WC)	Open Space Private (OSP)	Public Right of Way (ROW)
Minimum Lot Size	NA	7,000 sq. ft.	NA	NA
Maximum Building Height	40 feet	35 feet	40 feet	NA
Maximum Lot Coverage	35 percent	40 percent	35 percent	NA
Minimum Front Setback	15 feet	25 feet	15 feet	NA
Minimum Rear Setback	15 feet	25 feet	15 feet	NA
Minimum Side Yard Setback	15 feet	5 feet or 0 feet where dwelling units are attached	15 feet	NA

6. Overall Project Standards

These PD Zoning Regulations shall not preclude the application of Town ordinances, including revisions to Municipal Code, which are of general application throughout the Town, unless such application would conflict with an express vested property right. The standard zoning requirements of the Town of Castle Rock Municipal Code and Technical Manuals including but not limited to off-street parking, development standards, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this Planned Development, except as modified by the following:

6.1 Lighting Standards:

All exterior lighting shall comply with the Town of Castle Rock Municipal Code illumination standards, as amended.

6.2 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.

6.3 Off Street Parking:

All off street parking shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.54, as amended, except as outlined below:

Wellspring Office/Wellspring Associated Uses – 4 spaces provided per 1,000 square feet of gross leasable area.
Wellspring Residential – 2 spaces per dwelling unit

6.4 Landscaping

All landscaping shall be in conformance with the Town of Castle Rock Landscape and Irrigation Criteria Manuals, as amended.

6.5 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the approved Plat and Construction Documents - Grading Plan without written approval of the Owner, certification of the Owner's Engineer(s), and Town review and approval. Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

6.6 Town-Owned Property

No easements, grading, or other disturbance associated with development is permitted on Town owned property without written approval from the Town of Castle Rock.

6.7 Compliance with Skyline/Ridgeline Protection Regulations

All areas within PD Plan identified as within the Skyline/Ridgeline protection area as shown on the Town of Castle Rock District Map shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.48, as amended.

6.8 Compliance with Residential/Nonresidential Interface Regulations

The southern boundary of the PD Plan is identified as within applicable Residential/Nonresidential Interface development area as defined within Chapter 17.50 of the Castle Rock Municipal Code, as amended.

6.9 Compliance with Dissimilar Residential Interface Regulations

All areas within PD Plan identified as within applicable Dissimilar Residential Interface development area as defined within Chapter 17.51 of the Castle Rock Municipal Code shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.51, as amended.

6.10 Planning and Design Around Natural Features

A. Design and construction of any lot or structure shall consider the relationship of roads and buildings to existing slope grades and drainage-ways and shall achieve a fit with the landscape that is not intrusive.

B. Structures in sloping areas shall be designed to conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation.

C. Grading shall be shaped to compliment the natural land forms.

D. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

6.11 Signage

All signage shall be in conformance with the Town of Castle Rock Municipal Code, Title 19, as amended.

6.12 Retaining Walls

All retaining walls are to be constructed, or faced, with natural stone material, or equivalent (or equal as approved by the Town).

6.13 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.

6.14 Temporary Uses

All temporary uses shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

6.15 Noise

All Town of Castle Rock noise restrictions apply and shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

7. Wildfire Mitigation Plan:

The site is surrounded by a mix of developed land and vacant land with little to no trees or substantial vegetation. Presently, there is a small number of trees on the existing undeveloped site. The Colorado State Wildfire Risk Viewer displays the subject site as low-moderate burn probability and fire intensity scale. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into the development with associated Site Development Plan/ Construction Document/ Technical Document submittals, as required.

8. Architectural Design Standards:

Architectural design elements shall comply with all Town approved Design documents.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:



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

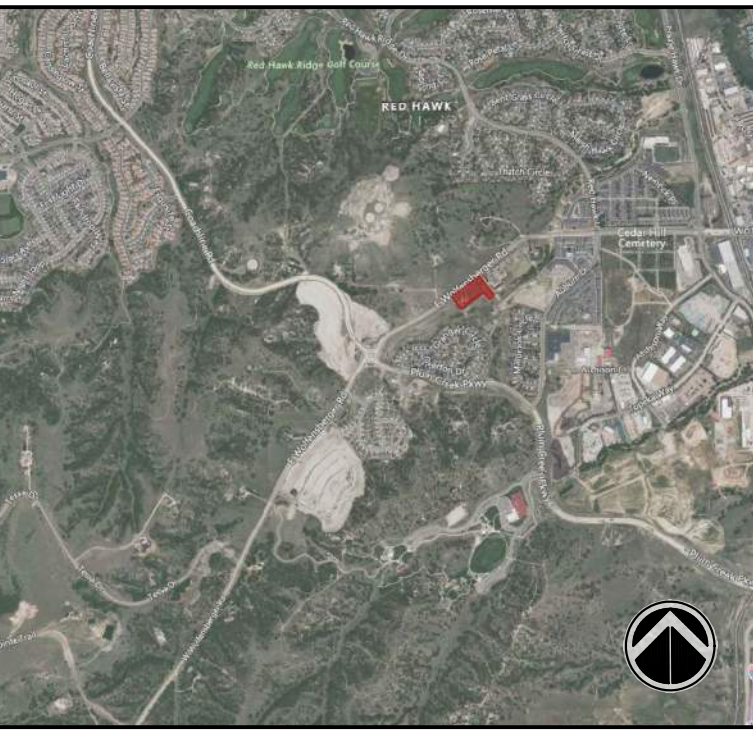
OWNER/DEVELOPER:

WELLSRING COMMUNITY

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

APPROVAL:

VICINITY MAP:



PROJECT:

WELLSRING COMMUNITY CENTER
PLANNED DEVELOPMENT PLAN
& ZONING REGULATIONS
TOWN OF CASTLE ROCK
JULY 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	10/23/2023	INITIAL SUBMITTAL	RAF
1	05/13/2024	SECOND SUBMITTAL	RAF
2	12/18/2024	THIRD SUBMITTAL	RAF
3	02/21/2025	FOURTH SUBMITTAL	RAF
4	07/07/2026	FIFTH 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 - WELLSRING COMMUNITY
PDP23-0002

ATTACHEMENT D

UTILITY MAP



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.