

# SITE DEVELOPMENT PLAN

## LOT 3, CASTLE ROCK PARK WEST 1ST AMENDMENT

# WELLSPRING - PARK STREET HOTEL PROJECT

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

### PURPOSE STATEMENT

IN ACCORDANCE WITH THE DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS (USED FEDERAL APPA FUNDS TO PURCHASE THE LA QUINIA HOTEL LOCATED AT 104 PARK STREET) IN CASTLE ROCK COLORADO IN COLLABORATION WITH THE FRANKS COMPANY, HERE, SUCCESSORS AND ASSIGNED OWNERS, IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ARCHITECTURE, SIGNAGE, LIGHTING, SECURITY, CONSTRUCTION, FINANCIAL, OPERATIONAL, ENVIRONMENTAL, UTILITIES, AND OTHER OPERATIONAL MATTERS LOCATED ON THIS PROPERTY UNLESS NOTICED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNERS FAIL TO MAINTAIN OPERATIONAL MATTERS, THE TOWN SHALL HAVE THE RIGHT TO ENTER AND PROCEED WITH THE NECESSARY WORK AND MAINTENANCE. ALL OPERATIONAL MATTERS SHALL BE AGREED TO BY THE PROPERTY OWNER, SUCCESSORS AND ASSIGNED OWNERS. THE MAINTENANCE COSTS SHALL BE IDEAL ACTUAL COSTS FOR LABOR, MATERIALS AND OVERHEADS.

### SITE DEVELOPMENT PLAN GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUESTS THAT ANY NEIGHBORHOOD ADDRESS BE CHANGED TO ALL EXISTING PARCELS TO AVOID CONTINUOUS OPERATIONAL CAPABILITY OF THE EXISTING PROPERTY OWNER'S NEIGHBORHOOD. HERE, SUCCESSORS AND ASSIGNED OWNERS, IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ARCHITECTURE, SIGNAGE, LIGHTING, SECURITY, CONSTRUCTION, FINANCIAL, OPERATIONAL, ENVIRONMENTAL, UTILITIES, AND OTHER OPERATIONAL MATTERS LOCATED ON THIS PROPERTY UNLESS NOTICED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNERS FAIL TO MAINTAIN OPERATIONAL MATTERS, THE TOWN SHALL HAVE THE RIGHT TO ENTER AND PROCEED WITH THE NECESSARY WORK AND MAINTENANCE. ALL OPERATIONAL MATTERS SHALL BE AGREED TO BY THE PROPERTY OWNER, SUCCESSORS AND ASSIGNED OWNERS. THE MAINTENANCE COSTS SHALL BE IDEAL ACTUAL COSTS FOR LABOR, MATERIALS AND OVERHEADS.
2. HIGHWAY 101 - THE TOWN OF CASTLE ROCK, AND ANY REGULATIONS, THE PROPERTY OWNER, SUCCESSORS AND ASSIGNED OWNERS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LAND ADJACENT TO THE PROPOSED SITE DEVELOPMENT PLAN. LANDSCAPE ARCHITECTURE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LAND ADJACENT TO THE PROPOSED SITE DEVELOPMENT PLAN. LANDSCAPE ARCHITECTURE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LAND ADJACENT TO THE PROPOSED SITE DEVELOPMENT PLAN. LANDSCAPE ARCHITECTURE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LAND ADJACENT TO THE PROPOSED SITE DEVELOPMENT PLAN.
3. ANY STREET SIGNAGE, LIGHTING, UTILITY AND OTHER MATTERS SHALL BE THE RESPONSIBILITY OF THE TOWN OF CASTLE ROCK. THE DEVELOPER SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGNAGE, LIGHTING, UTILITY AND OTHER MATTERS. THE DEVELOPER SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGNAGE, LIGHTING, UTILITY AND OTHER MATTERS.
4. APPROVAL OF THIS SITE DEVELOPMENT PLAN SHALL BE SUBJECT TO THE TOWN OF CASTLE ROCK'S REGULATIONS AND STANDARDS. ALL LANDSCAPE ARCHITECTURE, SIGNAGE, LIGHTING, SECURITY, CONSTRUCTION, FINANCIAL, OPERATIONAL, ENVIRONMENTAL, UTILITIES, AND OTHER OPERATIONAL MATTERS SHALL BE THE RESPONSIBILITY OF THE TOWN OF CASTLE ROCK.
5. NO EXISTING UTILITIES SHALL BE DISRUPTED OR DAMAGED BY THE PROPOSED DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES.
6. THE ZONING REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION SHALL BE APPLIED TO THIS SITE DEVELOPMENT PLAN.
7. ALL NEIGHBORHOOD ADDRESS CHANGES SHALL BE THE RESPONSIBILITY OF THE TOWN OF CASTLE ROCK. THE DEVELOPER SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGNAGE, LIGHTING, UTILITY AND OTHER MATTERS.
8. UNLESS OTHERWISE NOTED, ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE TOWN OF CASTLE ROCK. THE DEVELOPER SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGNAGE, LIGHTING, UTILITY AND OTHER MATTERS.
9. A SUBDIVISION MAP SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK PRIOR TO RECORDING ANY DEED ON THIS PROPERTY. ALL DEEDS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGNAGE, LIGHTING, UTILITY AND OTHER MATTERS.
10. THE TOWN OF CASTLE ROCK HAS BEEN THE APPROVED DEVELOPER FOR THIS SITE DEVELOPMENT PLAN. THE TOWN OF CASTLE ROCK HAS BEEN THE APPROVED DEVELOPER FOR THIS SITE DEVELOPMENT PLAN.

### FIRE NOTES

1. IF THE APPROVED ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MAINTAINED PRIOR TO ANY CONSTRUCTION.
2. FIRE HYDRANTS AND FIRE FIGHTING DEVICES SHALL BE AVAILABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE PROTECTION SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING LOCATED ON OR ADJACENT TO THE PROPERTY. THE FIRE PROTECTION SHALL BE PROVIDED TO ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE TOWN OF CASTLE ROCK'S JURISDICTION. THE TOWN OF CASTLE ROCK SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FIRE PROTECTION.
4. ROADWAY ACCESS ROADS SHALL BE 30 FEET WIDE AND SHALL BE 10 FEET WIDE FOR TRUCKS AND TRAILERS. THE TOWN OF CASTLE ROCK SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ROADWAY ACCESS ROADS.
5. THE APPROVED ACCESS ROADS SHALL BE 30 FEET WIDE AND SHALL BE 10 FEET WIDE FOR TRUCKS AND TRAILERS. THE TOWN OF CASTLE ROCK SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ROADWAY ACCESS ROADS.
6. FIRE PROTECTION SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING LOCATED ON OR ADJACENT TO THE PROPERTY. THE FIRE PROTECTION SHALL BE PROVIDED TO ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE TOWN OF CASTLE ROCK'S JURISDICTION. THE TOWN OF CASTLE ROCK SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FIRE PROTECTION.
7. FIRE PROTECTION SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING LOCATED ON OR ADJACENT TO THE PROPERTY. THE FIRE PROTECTION SHALL BE PROVIDED TO ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE TOWN OF CASTLE ROCK'S JURISDICTION. THE TOWN OF CASTLE ROCK SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FIRE PROTECTION.
8. IF THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN FIRE LINES FOR EMERGENCY DETAILS AND OTHER MATTERS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN FIRE LINES FOR EMERGENCY DETAILS AND OTHER MATTERS.

### LAND USE

PROPERTY ZONING	OR BUSINESS COMMERCIAL
PROPOSED ZONING	OR BUSINESS COMMERCIAL
CURRENT LAND USE	HOTEL
PROPOSED AND USE	HOTEL AND PARKING

### SITE DATA TABLE

TYPE OF TABLE	ASSESSED PROVIDED	% OF PROPERTY
BUILDING	3,200 SQ. FT.	3.9%
PARKING (TOTAL)	8,820 SQ. FT.	10.7%
LANDSCAPE (TOTAL)	1,280 SQ. FT.	1.6%
TOTAL	13,300 SQ. FT.	16.2%

### LEGAL DESCRIPTION

LOT 3, CASTLE ROCK PARK WEST FIRST AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO  
FOR FIRST MORTGAGE TRUST ADVISORY COMPANY CONTRACT # 2023 050490

### PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 9th DAY OF November, 2023.

### PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 9th DAY OF November, 2023.

### OWNERSHIP CERTIFICATION

I, Meda Jairo, DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE, AM THE OWNER OF THE PROPERTY LOCATED AT THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN.

### TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 7th DAY OF November, 2023.

### TITLE CERTIFICATION

I, Adrian Baxton, AN AUTHORIZED REPRESENTATIVE OF Campana Title, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE RESEARCH OF THE PUBLIC RECORDS AND STATE THAT ALL CONVEYANCES, ENCUMBRANCES AND LIENS OF RECORD ARE CORRECTLY REFLECTED IN THIS INSTRUMENT.

### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED WILL, THROUGH THE DEEDS AND INSTRUMENTS OF CERTAIN PARTIES IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, AND ANY PARTS OF COLORADO DESCRIBED HEREIN, BE UNDEVELOPED QUARTERS OF THE LAND OPERATED BY THE UNDERSIGNED PROCEEDED FROM ON THE 20th DAY OF RECEPTION BY 2023050490 (LAQUINIA HOTEL), COLORADO, IN ACCORDANCE WITH THE SUBDIVISION MAP, THE TERMS, CONDITIONS AND RESTRICTIONS OF THE DOCUMENT.

SIGNED THIS 9th DAY OF November, 2023.

BY: Adrian Baxton, TITLE INSURANCE COMPANY CONTRACT # 2023 050490

NOTARIAL PUBLIC STATE OF COLORADO My Commission Expires 07/11/2025

### ZONING COMPARISON CHART

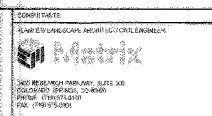
ZONING	ZONING REQUIREMENT	PROVIDED (SQFT)
PERMITTED USES	MULTI-FAMILY	MULTI-FAMILY
MINIMUM LOT SIZE (SQ)	1.46 ACRES (64,941 SQ)	1.46 ACRES (64,941 SQ)
MINIMUM BUILDING SIZE (SQ)	32 ACRES (22,720 SQ)	32 ACRES (12,267 SQ)
MINIMUM SETBACK DISTANCE		BUILDING SETBACK (FT)
FRONT YARD SETBACK	25 FEET	40 FT
REAR YARD SETBACK	0 FEET	43.1 FT
NORTH SIDE YARD SETBACK	0 FEET	14.1 FT
SOUTH SIDE YARD SETBACK	0 FEET	14.1 FT
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET

UNIT TYPE	UNIT TYPE	CALCULATIONS	TOTALS
STUDIO UNIT	1 SPACE PER UNIT	32 UNITS X 1 SPACE	32 REQUIRED
MINIMUM PARKING PER UNIT	ONE BEDROOM UNIT	1.5 SPACES PER UNIT	30 UNITS X 1.5 SPACES = 39 REQUIRED
MINIMUM PARKING PER UNIT	VISITOR PARKING	1 SPACE PER 1 DWELLING UNIT (1.5 SPACES)	32 UNITS X (1.5P + 0.5P) = 11 REQUIRED
MINIMUM AREA PARKING	TOTAL PARKING SPACE (INCL. 3 ADA SPACES)	REQUIRED ADA SPACES	3 REQUIRED
MINIMUM CYCLE PARKING	REQUIRED 65 SPACES (INCLUDING 3 ADA SPACES)	PROVIDED 65 SPACES (INCLUDING 3 ADA SPACES) X 100% COMPLIANCE	100%

ITEM	COVERAGE	% OF TOTAL AREA
LANDSCAPE COVERAGE	13,300 SQ. FT.	16.6%
PARKING COVERAGE	28,080 SQ. FT.	35.4%
LANDSCAPE/OPEN SPACE COVERAGE	23,590 SQ. FT.	29.6%
NET COVERAGE	0 SQ. FT.	0%
OTHER COVERAGE	0 SQ. FT.	0%
TOTAL	64,970 SQ. FT.	100%

### SHEET INDEX:

01	GN01	TITLE SHEET
02	SD01	SDP PLAN
03	LD01	LANDSCAPE PLAN
04	LD01	LANDSCAPE DETAILS
05	EA-1	EXTERIOR ELEVATIONS
06	ES-1	SITE LIGHTING PLAN



WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100

WELLSPRING COMMUNITY  
600 PARK STREET, SUITE 300  
CASTLE ROCK, COLORADO 80108  
303-706-1100



# SITE DEVELOPMENT PLAN

LOT 3, CASTLE ROCK PARK WEST 1ST AMENDMENT

## WELLSPRING - PARK STREET HOTEL PROJECT

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

OWNER: WELLSPRING COMMUNITY

DESIGNED BY: MATRIX ARCHITECTURE, LLC

1000 W. BELLEVILLE AVENUE, SUITE 100  
 CASTLE ROCK, COLORADO 80513  
 PHONE: (303) 751-4000  
 FAX: (303) 751-4009

---

PROJECT NAME: WELLSPRING COMMUNITY

ADDRESS: 1000 W. BELLEVILLE AVENUE, SUITE 100  
 CASTLE ROCK, COLORADO 80513  
 PHONE: (303) 751-4000

---

APPROVAL:

---

---

PROJECT: WELLSPRING PARK STREET HOTEL  
 SITE DEVELOPMENT PLAN  
 TOWN OF CASTLE ROCK  
 SEPTEMBER 2023

NO.	DATE	DESCRIPTION	BY

---

DRAWN BY: MATRIX ARCHITECTURE, LLC  
 PROJECT NO.: 23-0103-000  
 DRAWING: SDP  
 APPROVED BY: JA  
 CHECKED BY: [blank]  
 SCALE: 1" = 20'

---

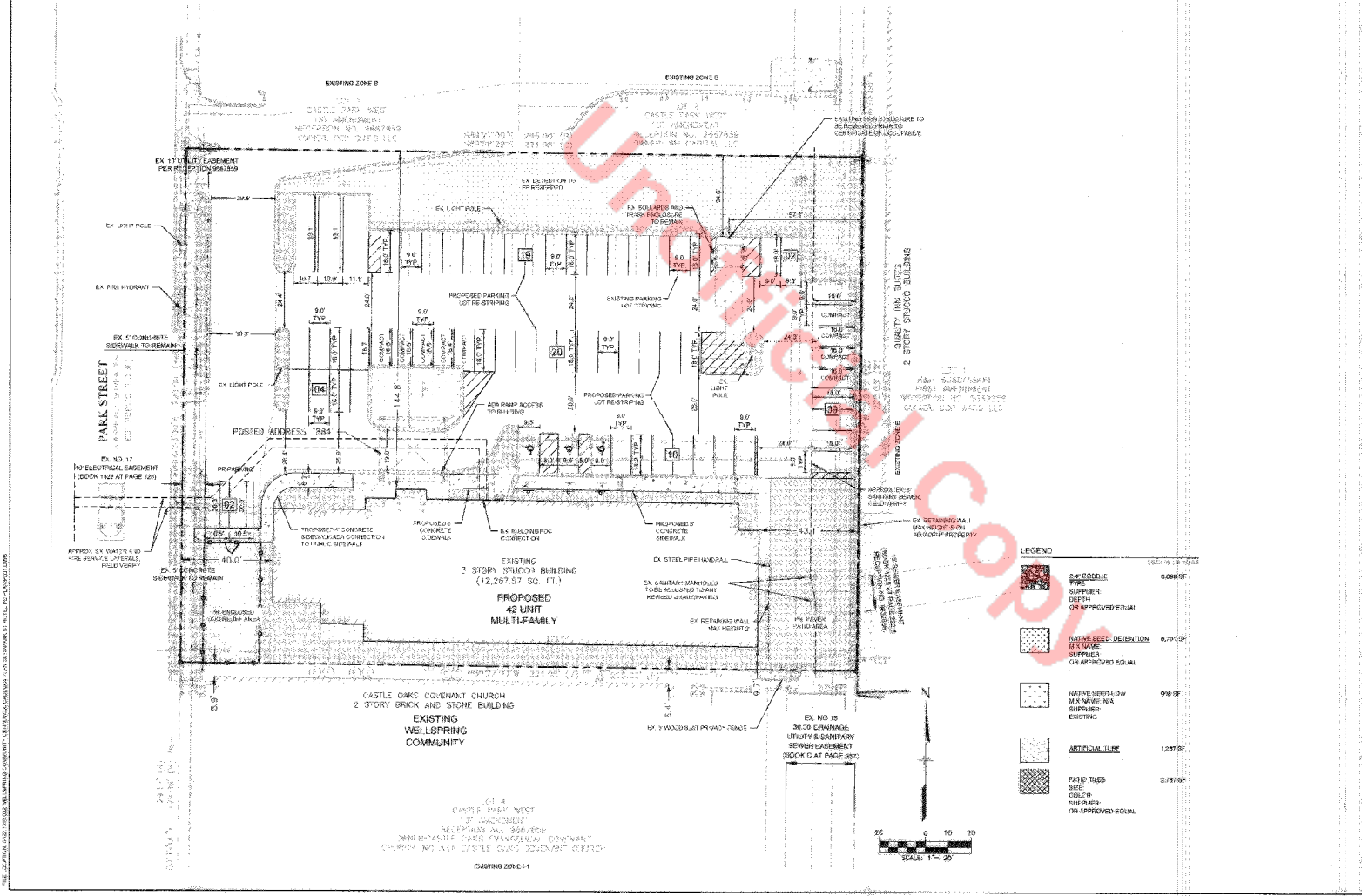
**SDP PD PLAN**

---

**SP01**

SHEET 02 OF 06

SITE DEVELOPMENT PLAN WELLSPRING PARK STREET HOTEL PROJECT - 09/20/23

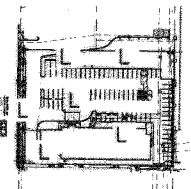
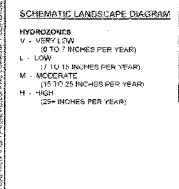
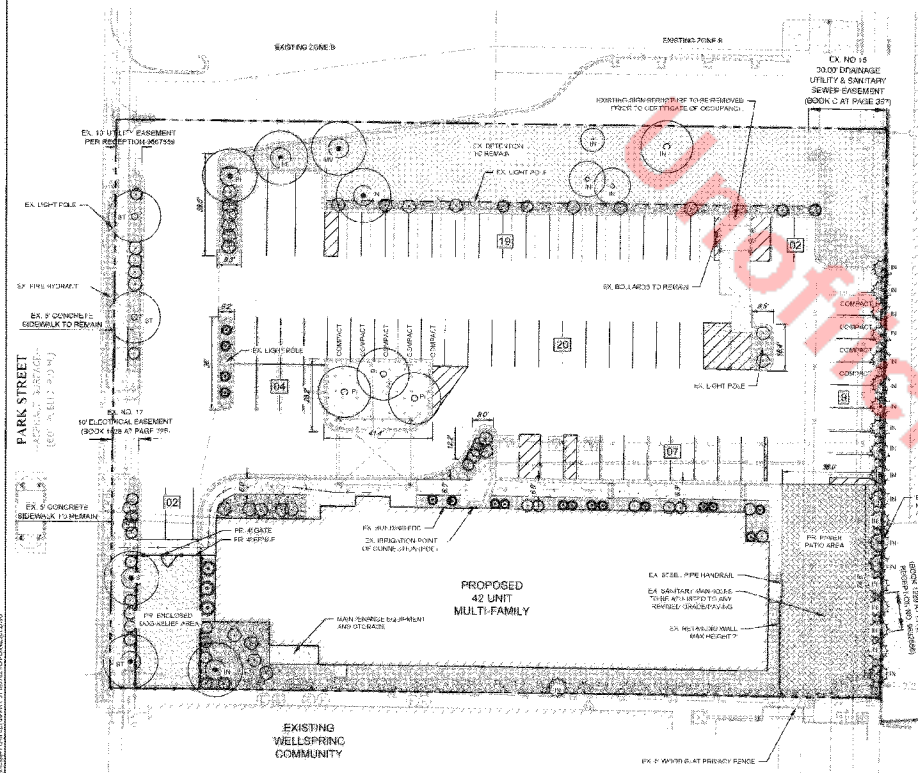


# SITE DEVELOPMENT PLAN

## LOT 3, CASTLE ROCK PARK WEST 1ST AMENDMENT

# WELLSPRING - PARK STREET HOTEL PROJECT

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



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

### LEGEND

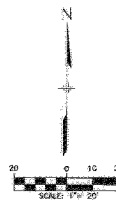
	EXISTING DECIDUOUS SHADE TREE	
	EXISTING EVERGREEN SHRUB	
	2' X 2' GRAVEL TYPE SURFACE DEPTH OR APPROVED EQUAL	6,999 SF
	NATIVE SEED BLENDED (USDA, DOUGLAS COUNTY AND CASTLE ROCK RECOMMEND) OR APPROVED EQUAL	8,791 SF
	NATIVE SEED LOW (USDA, DOUGLAS COUNTY AND CASTLE ROCK RECOMMEND) OR APPROVED EQUAL	899 SF
	ARTIFICIAL TURF	1,207 SF
	PATIO TILES (COLOR SURFACE OR APPROVED EQUAL)	2,747 SF
	CONCRETE WALK (COLOR SURFACE OR APPROVED EQUAL)	1,239 SF
	STEEL EASING	

### SITE DEVELOPMENT PLAN PLANT SCHEDULE

	DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	17
1. LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" DIAMETER MEASURED SIX (6) INCHES ABOVE GROUND.					
2. LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" DIAMETER WHEN IN A CRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH.					
	EVERGREEN TREES	HYDROZONE	LOW	QUANTITY	20
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT MEASURED TO THE HINDRPOINT OF THE MOST RECENT YEAR'S GROWTH.					
	DECIDUOUS SHRUBS	HYDROZONE	LOW	QUANTITY	35
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.					
	EVERGREEN SHRUBS	HYDROZONE	LOW	QUANTITY	47
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.					
	NATIVE SEED	HYDROZONE	LOW	CONTINUED AREA	7699
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON.					
APPROVED NATIVE GRASS SEED MIXES: (Low Growth) Bluegrass, Bluegrass, Native Mix.					

### SP-10 MIX SCHEDULE

SP-10 MIX	SUPPLIER	EMBEDDED	WATER USE	APPLICATION METHOD	APPLICATION RATE
CASTLE ROCK RECOMMENDED LOW GROW MIX	MR. ROYALTY, WYETER	WHEATGRASS 20% CANADIAN PERENNIAL PINEGRASS 20% BLUEGRASS 10% RED-NECKED CANADA BLUEGRASS OR CHEERING FENCE	VERY LOW	BROADCAST	PER SUPPLIER RECOMMENDATION
DOUGLAS COUNTY AND CASTLE ROCK RECOMMENDED CHILL SEED MIX	MR. TRIG, BULLOCK	10% BIG BUDDED LEAF 10% YELLO OXWARDENGRASS 10% WIT CHERRY 10% SEEDS OF GRAMA 10% WESTERN WHEATGRASS 10% PRICKLE PINE 10% PHICOSPICE OF IOWA 10% GREEN NECKEDGRASS 10% BLUEGRASS 10% WHEATGRASS	VERY LOW	BROADCAST	PER SUPPLIER RECOMMENDATION



DATE: 05/15/2023  
DRAWN BY: JALWINE  
CHECKED BY: JALWINE  
DATE: 05/15/2023

TOWN OF CASTLE ROCK APPROVAL  
PLANNING AND DEVELOPMENT DEPARTMENT  
DATE OF DEVELOPMENT SERVICES APPROVAL: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DESIGNER: JASON ALWINE - FLA CD-248  
DATE: \_\_\_\_\_

CONSULTANTS  
MATRIX LANDSCAPE ARCHITECTURE INC.

200 S. DOUGLAS AVENUE, SUITE 200  
CASTLE ROCK, COLORADO 80108  
PHONE: (303) 733-1111  
WWW.MATRIXLANDSCAPE.COM

---

OWNER  
WELLSPRING COMMUNITY  
800 WEST 1ST AVE  
CASTLE ROCK, CO 80108  
(303) 733-1111

---

PROJECT  
WELLSPRING PARK STREET HOTEL  
SITE DEVELOPMENT PLAN  
TOWN OF CASTLE ROCK  
SEPTEMBER 2023

---

NO.	DATE	DESCRIPTION	BY

---

DESIGNED BY: JALWINE  
CHECKED BY: JALWINE  
DATE: 05/15/2023

---

**LANDSCAPE PLAN**

LS01

SHEET 03 OF 06

SITE DEVELOPMENT PLAN, WELLSPRING PARK, 423 UNIT HOTEL PROJECT, JALC-2023-0043

# SITE DEVELOPMENT PLAN

## LOT 3, CASTLE ROCK PARK WEST 1ST AMENDMENT

# WELLSPRING - PARK STREET HOTEL PROJECT

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

CONSULTANTS  
LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING



200 PULASKI (HAWAII) SUITE 100  
DOUGLAS COUNTY, CO 80601  
PHONE: 303.471.0100  
FAX: 303.471.0200

LANDSCAPE ARCHITECT  
**WELLSPRING COMMUNITY**  
4555 W. GREENWOOD  
GARDEN SPRING, CO 80130

**TOCR - COMPOSITE LANDSCAPE WATER USE RATING (CLWUR)**

Vegetation Group or Group	Plant Name (Common)	App. Rate (Gallons/Plant)	Zone (V.L. or H.W.)	% of Total Area	Required Area (sq. ft. for each zone)	Watering Landscape Water Use Rating	Area of all Irrigated Landscape Zones	CLWUR	EWUR
Tree	Low-Grow Native Grass	1"	VL	100%	7962	1	15993	1.9997286	
Shrub	Shrub-061	2"	VL	80%	2211	2	10933	0.60602014	
<b>Total of the CLWUR:</b>								<b>2.6057487</b>	

**TOCR - MULTI-FAMILY RESIDENTIAL SITE INVENTORY**

Lot #	Required Landscape (sq. ft. of irrigated site area)	Required Trees (2' to 10', 1,000 sq. ft.)	Required Shrubs (4' to 10', 1,000 sq. ft.)	2nd Floor Amounts (sq. yds. Per 1000 sq. ft.)
64-215	32963	14958	15401	30
319	9201	500	5727.25	1.827
Landscape Coverage at Occupancy (5%)		Remaining Ornamental Area in Landscape (5%)	Number of Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
319	4701	500	5727.25	1.827

**PARKING LOTS**

Lot #	Landscaping Area Required (10% of surface area)	Required Trees** (Minimum of 8 large canopy deciduous shade trees / 1,000 sq. ft.)	Required Shrubs** (4 shrubs / 1,000 sq. ft.)
75-847	2564.7	2534	2564

**PARKING LOT ISLANDS**

Lot #	Number of Landscaped Island (1 island per 500 sq. ft.)	Required Trees*** (Minimum of 8 large canopy deciduous shade trees per island/500 sq. ft.)	Required Shrubs (Minimum of 8 shrubs per island/500 sq. ft.)	Provided Trees
66	5	5	5 (0%)	18

**TOCR - STREETSCAPE REQUIREMENTS**

Street Name/Tract	Linear Park (LF)	Required Street Trees (1 tree per 10 LF)	Existing Street Trees (If any)	Required Street Shrubs (4 shrubs per 10 linear feet)
PARK STREET	160	4	2	16

\*STREETSCAPE REQUIREMENTS CANNOT BE GRANTED TOWARDS OR OVER SITE REQUIREMENTS

**TOWN APPROVAL BLOCK**

LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING

DATE: 05/15/2023

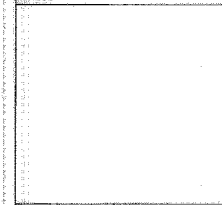
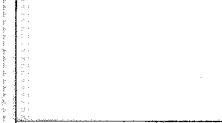
TOWN OF CASTLE ROCK APPROVAL

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

JASON ALWINE - PLA CO-248

DEVELOPMENT SERVICES DATE

- TOWN OF CASTLE ROCK GENERAL NOTES**
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL COMPLY WITH SUBSEQUENT SUBMITTAL REQUIREMENTS.
  - LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO LANDSCAPE FIELD CONSTRAINTS.
  - ALL PLANTS ARE TO BE PROPERLY HYDRONED PER TOWN OF CASTLE ROCK PLANT LIST.
  - DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
  - PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
  - DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
  - IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
  - TREE AREAS TO BE WATERED WITH OVERHEAD SPRAYS, ROTORS OR SURFACE DRIE. PERMANENT BEDS TO BE WATERED WITH DRIFTLINE OR POINT SOURCE DRIE. DRAINAGE TRAPS TO BE INSTALLED WITH BUBBLERS.
  - IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO OPERATE WITH THE USE TYPE ON THE PROPERTY.
  - IF ANY TRANSFORMERS, GROUND MOUNTED EQUIPMENT, UTILITY PROFILES OR OTHER FEATURES EXIST ON SITE, BUT NOT SHOWN ON THE SITE REPRESENTATION PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
  - NO SOLID OBJECT (BUSHES OR IN-HEDGES) ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDING UTILITY CARRIERS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERM SHALL BE PLACED IN SIGHT TRIANGLE OR EASEMENT OF ANY KIND ON THE PLAN.
  - NO TREES, LAMBS EARS OR PALM TREES SHALL BE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
  - AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2 AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
  - LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
  - DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPANIBLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OF ANATIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
  - SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
  - TREES WITHIN SIGHT TRIANGLE LINES SHALL BE MAINTAINED TO PROVIDE CLEARANCE FOR VEHICLES AS BOUND BY DISTANCE. TREES SHALL BE LIMBED & MAINTAINED SO THAT NO BRANCHES FALL ON THE HEIGHT OF 8 FEET MEASURED FROM THE FLOWLINE OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 2.4.9.2.
  - NO VEGETATION SHALL BE ALLOWED WITHIN INTERSECTION SAFETY TRIANGLES THAT EXCEED 2.5 FEET HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 2.4.9.
  - IRRIGATION IS TO BE DESIGN BLD PLEASE SEE SECTIONS 3.1.2 AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
  - MINIMUM TREE PLANTING WIDTH 18.0 FEET. LARGE CANOPY DECIDUOUS TREE PLANTED IN AREAS LESS THAN 6 FEET IN WIDTH ARE REQUIRED TO USE QUALITY STRUCTURAL SOIL. LARGE DECIDUOUS CANOPY TREES PLANTED IN AREAS LESS THAN 6 FEET IN WIDTH ARE REQUIRED TO BE PLANTED WITH A MINIMUM CALIPER OF 3".



**WELLSPRING PARK STREET HOTEL SITE DEVELOPMENT PLAN**

**TOWN OF CASTLE ROCK**  
SEPTEMBER 2023

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

ISSUED BY: JLA

APPROVED BY: [Signature]

SHEET TITLE: [Blank]

**LANDSCAPE NOTES**

**LD01**

SHEET 04 OF 06

SITE DEVELOPMENT PLAN, WELLSPRING PARK STREET HOTEL PROJECT, 10/22/2023

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

**WELLSPRING - PARK STREET HOTEL PROJECT**

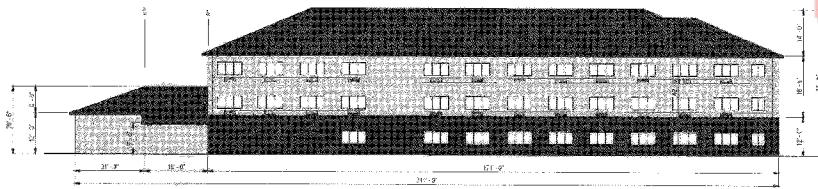
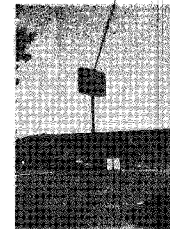
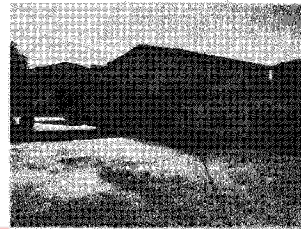
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.  
 LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

**EXTERIOR PAINT COLORS**

-  Pattern Color - Modern Gray, SW 7032
-  Base Color - Horizontal Bands SW 7035
-  Accent Color - Charcoal SW 7038

**LEGEND**

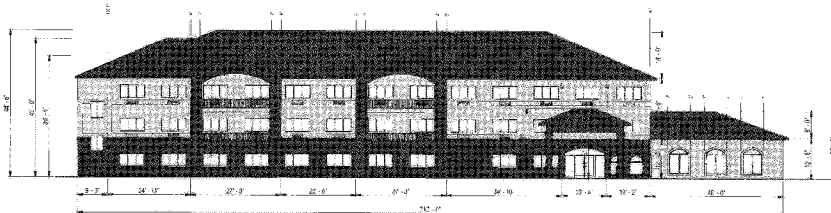
-  Changed exterior view



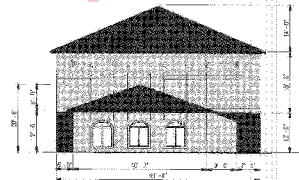
**3 SOUTH ELEVATION**  
 1/8" = 1'-0"



**4 EAST ELEVATION**  
 1/8" = 1'-0"



**1 NORTH ELEVATION**  
 1/8" = 1'-0"



**2 WEST ELEVATION**  
 1/8" = 1'-0"



OWNER/CLIENT  
**WELLSPRING COMMUNITY**  
 801 PARK STREET #200  
 CASTLE ROCK, CO 80513  
 303.946.8133



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

TOWN OF CASTLE ROCK  
 SEPTEMBER 2023

NO.	DATE	DESCRIPTION	BY

DESIGNED BY: JACOBUS  
 PROJECT NO: 2205042  
 DRAWN BY: SG  
 CHECKED BY:  
 APPROVED BY:  
 SHEET TITLE:

**EXTERIOR ELEVATIONS**

**A4.1**

SHEET 05 OF 06

SITE DEVELOPMENT PLAN, WELLSPRING PARK STREET HOTEL PROJECT ARCH/05

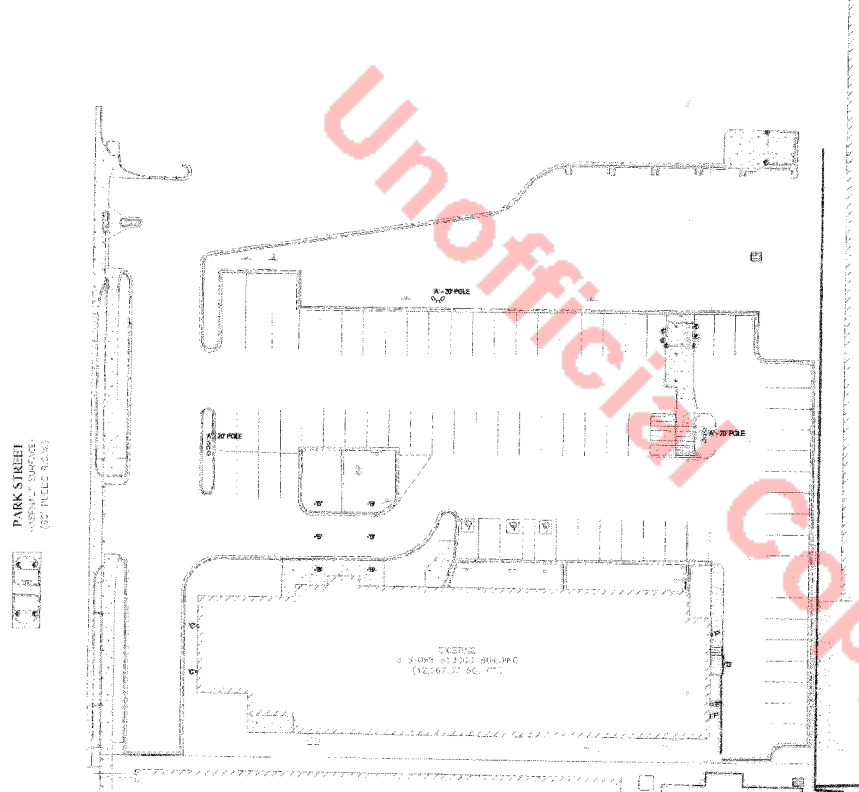
Official Copy

# SITE DEVELOPMENT PLAN

LOT 3, CASTLE ROCK PARK WEST 1ST AMENDMENT

## WELLSPRING - PARK STREET HOTEL PROJECT

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



**SITE LIGHTING PLAN**  
SCALE: 1" = 10'

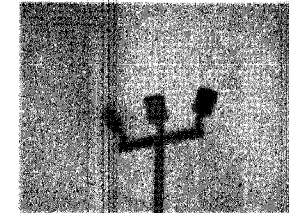
**GENERAL NOTES**

1. ALL LUMINAIRES ARE EXEMPT TO PERMITS.
2. THE OBJECTIVE OF THIS SITE LIGHTING IS TO PROVIDE ADEQUATE ILLUMINATION OF THE PARKING LOT, MAIN ENTRANCE, AND SIDE WALKWAYS.
3. IT IS ASSUMED THAT THE LUMINAIRES SHALL BE CONTROLLED BY A PHOTOCELL TO TURN THE LIGHTS OFF FROM SUNUP TO SUNDOWN.
4. IN ORDER TO MINIMIZE LIGHT POLLUTION TO ADJACENT SITES, ALL POLE MOUNTED AND WALL MOUNTED LIGHTS ARE FULC OUT OFF.
5. NO TYPE III LUMINAIRE INSTALLATIONS OR UNBELIEVED WALLPADS ARE USED. POLE VISIBILITY IS NOT AVOID AT THE BUILDING THOUGH.

**Site Lighting Fixture Schedule**

ID	Location	Manufacturer	Model	Catalog Number	Emergency	PLR/FCI Type	Classification	Height	Spacing	Quantity	Mounting Height	Lighting	Watts	Lumens	Color Temp	CFR	Light Pole (Color)	Finish
A	NA	NA	NA	LED	Y	TYPE III	NA	N	8	1	15 FT	1	11000	3000K	1	1	White	
B	NA	NA	NA	LED	N	TYPE V	NA	H	8	1	15 FT	1	11000	3000K	1	1	White	
C	NA	NA	NA	LED	Y	TYPE III	NA	N	2	1	15 FT	1	11000	3000K	1	1	White	
D	NA	NA	NA	LED	Y	TYPE III	NA	N	1	1	15 FT	1	11000	3000K	1	1	White	
E	NA	NA	NA	LED	Y	TYPE III	NA	N	1	1	15 FT	1	11000	3000K	1	1	White	
F	NA	NA	NA	LED	Y	TYPE III	NA	N	2	1	15 FT	1	11000	3000K	1	1	White	

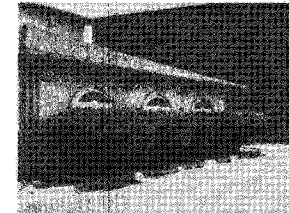
**EXISTING LUMINAIRE TYPE 'A'**



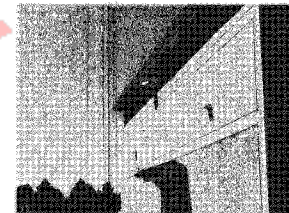
**EXISTING LUMINAIRE TYPE 'B'**



**EXISTING LUMINAIRE TYPE 'C'**



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



**WELLSPRING COMMUNITY**  
300 MAIN STREET, SUITE 200  
CASTLE ROCK, COLORADO 80513  
719.382.1234

**APPROVAL**

**APPROVAL**

**APPROVAL**

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

**TOWN OF CASTLE ROCK**  
SEPTEMBER 2023

NO.	DATE	DESCRIPTION	BY

**PREPARED BY:** [Blank]  
**DESIGNED BY:** [Blank]  
**CHECKED BY:** [Blank]  
**APPROVED BY:** [Blank]

**SITE LIGHTING PLAN**

ES.1

SHEET 06 OF 06

SITE DEVELOPMENT PLAN, WELLSPRING PARK STREET HOTEL PROJECT, 10/10/2023