



## Design Review Board Agenda - Final

Chair Garo Chalian  
Vice Chair John Manka  
Mike Borgelt  
Chris LeEVERS  
Robert Lange  
Josie Adler  
Dan Ahrens

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Wednesday, March 22, 2023

6:00 PM

Hybrid Board Meeting  
Town Hall Council Chambers  
100 N. Wilcox Street  
Castle Rock, CO 80104

<https://crgov.webex.com/crgov>  
Phone In: 720-650-7664  
Meeting Number: 2488 797 2485  
Password: 2023DRBMeeting

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This hybrid meeting is open to the public and will be held in a virtual format in accordance with the Board and Commission Electronic Participation, Connected and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall or electronically or by phone if preferred. This meeting will be hosted online and can be accessed using link and meeting information above.

To access full meeting details, please visit:

[www.crgov.com/Town Government/Boards and Commissions/Design Review Board](http://www.crgov.com/Town Government/Boards and Commissions/Design Review Board) and click on the "View current agenda packet" link.

This meeting is open to the public.

Remote participants please sign up to speak by sending an email to the Development Services Assistant Director, TJ Kucewesky ([tkucewesky@crgov.com](mailto:tkucewesky@crgov.com)) no later than 1 pm on the day of the hearing, to be added to the list of speakers. Public comments may also be given in person or submitted in writing via email, to be included in the public record.

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

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER / ROLL CALL

6:02 pm CERTIFICATION OF MEETING

6:05 pm APPROVAL OF MINUTES

[DRB](#)  
[2023-002](#)

December 14, 2022, Design Review Board Meeting Minutes

Attachments: [DRB12-14-2022Minutes-DRAFT](#)

**6:10 pm TOWN COUNCIL UPDATE**

**6:15 pm PUBLIC HEARING ITEMS**

[DRB  
2023-001](#)

**Lot 1 Wilcox Plaza Filing #1 78722 SQ FT or TOTAL ACREAGE 1.807  
AM/L  
Town of Castle Rock, County of Douglas, State of Colorado,  
Site Development Plan  
[Circle K Redevelopment]**

**Attachments:**

[Staff Report](#)

[Attachment A Site Development Plan - Updated](#)

[Attachment B: Maximum Setback Variance Request](#)

[Attachment C: Service Station Design Variance Request](#)

[Attachment D: Minimum Street Trees Variance Request](#)

[Attachment E: Neighborhood Meeting February 8, 2022](#)

**7:15 pm BOARD MEMBER ITEMS**

**Check for quorum for upcoming meetings**

**7:30 pm ITEMS FROM STAFF**

**7:45 pm ADJOURN**



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 3/22/2023

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**Item #:** **File #:** DRB 2023-002

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**To:** Members of the Design Review Board

**From:** Design Review Board Administrator

**December 14, 2022, Design Review Board Meeting Minutes**

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### Executive Summary

Attached are the meeting minutes from the December 14, 2022 Design Review Board meeting for your review and approval.



## Design Review Board Meeting Minutes - Draft

Chair Garo Chalian  
Vice Chair John Manka  
Mike Borgelt  
Chris Leever  
Robert Lange  
Josie Adler  
Dan Ahrens

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Wednesday, December 14, 2022

6:00 PM

Hybrid Board Meeting  
Town Hall Council Chambers  
100 N. Wilcox Street  
Castle Rock, CO 80104

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Phone In: 720-650-7664

Meeting Number: 2493 222 6666

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600 garo

**Present** 7 - Chair Garo Chalian, Mike Borgelt, Vice Chair John Manka, Chris Leever, Robert Lange, Josie Adler, and Dan Ahrens

Remote participants please sign up to speak by sending an email to the Development Services Assistant Director, TJ Kucewesky ([tkucewesky@crgov.com](mailto:tkucewesky@crgov.com)) no later than 1 pm on the day of the hearing, to be added to the list of speakers. Public comments may also be given in person or submitted in writing via email, to be included in the public record.

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

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:00 p.m. by Chair Chalian.

**Present** 6 - Chair Garo Chalian, Mike Borgelt, Vice Chair John Manka, Robert Lange, Josie Adler, and Dan Ahrens

**Not Present** 1 - Chris Leever

**Attendance** 3 - TJ Kucewesky, Brad Boland, and Sandra Aguilar

### CERTIFICATION OF MEETING

Mr. Kucewesky confirmed the meeting and agenda had been noticed in accordance with the Open Meetings Law.

## APPROVAL OF MINUTES

[DRB 2022-017](#)

### November 9, 2022 Design Review Board Meeting Minutes

**Moved by Vice Chair Manka, seconded by Ahrens, that the Design Review Board meeting minutes for November 9, 2022, be approved as presented. The motion passed by the following vote: 6 to 0**

**Yes:** 6 - Chair Chalian, Borgelt, Vice Chair Manka, Lange, Adler, and Ahrens

## TOWN COUNCIL UPDATE

None.

**Present** 7 - Chair Garo Chalian, Mike Borgelt, Vice Chair John Manka, Chris Leever, Robert Lange, Josie Adler, and Dan Ahrens

## PUBLIC HEARING ITEMS

[DRB 2022-018](#)

Board member Leever is in attendance online.

Mr. Boland presented Design Review Board Item 2022-18 Keystone Hotel Patio Site Development Plan. Staff recommends approval as it meets criteria.

Applicant: Shane Martin, Arrow B Architecture and Dillon Malls, owner, provided additional details.

Public Comment: None

**Moved by Vice Chair Manka, seconded by Lange, based on the applicable code criteria that the board considered, the evidence presented at the hearing and the staff report, to accept the site development plan for the Keystone Hotel Patio as shown. The motion passed by the following vote: 7 to 0**

**Yes:** 6 - Chair Chalian, Borgelt, Vice Chair Manka, Lange, Adler, and Ahrens

## BOARD MEMBER ITEMS

### Check for quorum for upcoming meetings

Dec. 22 meeting is canceled.

Jan. 11 and 25 -- all board members present plan to attend.

## ITEMS FROM STAFF

Mr. Kucewesky reported that a pre-application request has been received for the Old City Hotel off of Perry St to renovate this historic structure and make it into a 26-room hotel.

## ADJOURN

**Moved by Chair Chalian, seconded by Adler, that [FileID] be Approved on the Consent Calendar as presented. The motion passed by the following vote:**

**Yes:** 6 - Chair Chalian, Borgelt, Vice Chair Manka, Lange, Adler, and Ahrens

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Minutes approved by the Design Review Board on \_\_\_\_\_ by a vote of \_\_\_\_\_ in favor,  
\_\_\_\_\_ opposed, with \_\_\_\_\_ absence(s).

\_\_\_\_\_  
Design Review Board



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 3/22/2023

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**Item #: File #:** DRB 2023-001

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**To:** Members of the Design Review Board

**From:** Brad Boland, AICP, Long Range Project Manager

**Lot 1 Wilcox Plaza Filing #1 78722 SQ FT or TOTAL ACREAGE 1.807 AM/L  
Town of Castle Rock, County of Douglas, State of Colorado,  
Site Development Plan  
[Circle K Redevelopment]**

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### Executive Summary

CST Metro, LLC dba Circle K has submitted an application for a site development plan (SDP) for the redevelopment of the Circle K at 310 S. Wilcox St. The SDP proposes to replace the existing 1,838-square-foot convenience store with a new 3,700-square-foot convenience store in generally the same location on the 1.8-acre property. The SDP requires a public hearing before the Design Review Board (DRB) which shall review and make a decision on the proposal, which includes a total of three variances.

### Attachments

- Attachment A: Site Development Plan
- Attachment B: Maximum Setback Variance Request
- Attachment C: Service Station Design Variance Request
- Attachment D: Minimum Street Trees Variance Request
- Attachment E: Neighborhood Meeting February 8, 2022



## AGENDA MEMORANDUM

**To:** Design Review Board

**From:** Brad Boland, AICP, Long Range Project Manager

**Title:** Lot 1 Wilcox Plaza Filing #1 78722 SQ FT or TOTAL ACREAGE 1.807 AM/L  
Town of Castle Rock, County of Douglas, State of Colorado,  
Site Development Plan  
[Circle K Redevelopment]

### Executive Summary

CST Metro, LLC dba Circle K has submitted an application for a site development plan (SDP) for the redevelopment of the Circle K at 310 S. Wilcox St. The SDP proposes to replace the existing 1,838-square-foot convenience store with a new 3,700-square-foot convenience store in generally the same location on the 1.8-acre property. The SDP requires a public hearing before the Design Review Board (DRB) which shall review and make a decision on the proposal, which includes a total of three variances.



Figure 1: Vicinity Map

## **Background**

### **Existing Conditions and Surrounding Uses**

The property, addressed as 310 S. Wilcox, is triangular-shaped approximately 1.8 acres in size and located within Downtown Castle Rock on the east side of S. Wilcox St., just north of the intersection with E. Plum Creek Pkwy. A gas station currently is on the property consisting of a fuel canopy, 1,838-square-foot convenience store, and car wash. The fuel canopy and car wash are to remain on the property. The property is surrounded by a variety of one-story commercial buildings.

### **Zoning Regulations**

The property is zoned Business/Commercial (B), within the Downtown Overlay District (DOD). The B zone district is the underlying zone district for the property while the DOD, adopted in 2010, is an additional layer of standards for the property. The provisions of the DOD govern over those of the B zone district. The purpose of the DOD is to establish architectural, landscaping, design, building, use, and site development regulations that encourage compatible land uses, ensure higher quality development and function in order to protect property values, and provide safe and efficient pedestrian and automotive access.

## **Discussion**

### **Proposed Use**

The proposed SDP replaces the existing convenience store with a new 3,700 square-foot convenience store. The existing fuel canopy and car wash will remain. The proposed one-story convenience store will be located in the general location as the existing convenience store, on the east side of the existing fuel canopy, and will have a maximum height of 23 feet 8 inches. The proposed SDP includes 26 on-site parking spaces. The sidewalk along S. Wilcox St. will be widened to 8 feet. A drive aisle connecting to the property south will be redirected (an easement along the existing drive aisle has been agreed to be vacated by the property owners) to connect to the drive aisle to the east (utilizing an existing access easement). A connection to the same drive aisle on the north side of the property will remain.

The proposed building is predominantly a brick structure with a proposed “tumbleweed” color. The main entrance will consist of two doors within a 60 foot-long bank of 7.33 foot-tall windows that will be underneath a steel beam bronze awning. A chardonnay colored 3 foot-tall stone veneer band is incorporated at the bottom of the building on each side. The roof form is an alternating height flat parapet wall with a whole wheat colored coping toping the building.

### **Zoning Allowances**

The zoning allows various commercial and residential uses including, but not limited to, office, service, retail, restaurant, public facility, and multi-family residential uses. The proposed gas station with convenience store is in conformance with the permitted uses described for both the B zone district and the DOD.

### **Development Standards**

A comparison of the SDP proposal to the Development Standards of the DOD (page 1 of the SDP) illustrates the SDP proposal meets the permitted maximum lot coverage and minimum setbacks. A variance has been requested for the maximum building setback requirement that

25% of the building must be within 20 feet of the property line. The DRB is to review and make a decision upon any variance regarding the development standards within the DOD. The variance will be described in more detail further in this report.

The proposed lot coverage of 6% is under the permitted maximum lot coverage of 100%; and the proposed front setback of 138 feet, rear setback of 30.9 feet, and side yard setbacks of 75.9 feet (south) all meet the permitted minimum setback requirement of 0 feet. The building maintains a consistent setback of 138 feet from S. Wilcox St., thus not meeting the requirement that 25% of the building is within 20 feet from the front/street property line.

#### Crown Design and Building Height

The roof form is an alternating height flat parapet wall with a whole wheat-colored coping at the top edge of the parapet wall. The tallest parapet wall is 23 feet 8 inches. The property is located in the South district which has a six-story limit, with no maximum height requirement. The building as proposed meets these requirements.

#### Design Standards

A review of the SDP proposal to the Design Standards of the DOD was performed. The review determined the SDP proposal complies with requirements for window or transparency at the pedestrian level, screening of rooftop equipment, parking, and sidewalk width. Variances for service station design and landscaping are being proposed with this SDP. The DRB is to review and make a decision upon any variance regarding the development standards within the DOG. The variances will be described in more detail further in this report.

The proposed building provides 66.6% window or transparency for the main front elevation facing S. Wilcox St. which meets the required minimum of 35%. Screening of rooftop equipment from all ground perspectives is accomplished through the use of the parapet walls.

Service/gas stations are required to develop the site following a backward service station design. This would require the convenience store to be located along the sidewalk/public roadway with pedestrian connectivity. The gas pump facility/fuel canopy should be located on the side or rear of the project. The proposed SDP is proposing to have the existing fuel canopy remain on the property dictating the more traditional forward service station design.

A total of 15 street trees and 75 shrubs are required for the streetscape along S. Wilcox St. The applicant is proposing a total of 3 street trees (existing) and 75 shrubs. Dry utilities and a sanitary main run along the streetscape corridor preventing new plantings that would meet the streetscape standard. The applicant is also proposing an additional 27 trees and 39 shrubs located within the property.

The property is located within the South Non-Residential Parking Area which requires the non-residential projects to meet the Town's standard parking requirements, thus requiring a total of 24 onsite parking spaces. The applicant is proposing a total of 26 onsite parking spaces, meeting the minimum requirement.

The SDP proposed to remove the existing 5-foot sidewalk along S. Wilcox St. and replace it with an 8-foot sidewalk meeting the DOD design requirements for sidewalks. An internal

sidewalk on the north side of the property is being added to provide a more pedestrian friendly path to the convenience store.

### Traffic Impact Analysis and Mitigation

The redevelopment project includes replacing the existing Circle K convenience store with a new Circle K convenience market. The proposed project includes expanding the convenience market space of the existing approximately 2,100-square-foot convenience store building to a new building with approximately 3,700 square feet. The existing 16 fueling positions will remain unmodified with the project.

A trip generation comparison between the existing and proposed convenience store configurations evaluated the difference in traffic attributable to the proposed expansion project. Although the increase in store square footage equates to an additional 2,052 daily weekday trips using ITE trip generation standards, the number of fueling positions is not changing. Therefore, if providing trip generation comparison calculations based on the more realistic number of fueling positions, the ITE equations show no change in traffic generated by the expanded Circle K market. The proposed expansion can be successfully accommodated by the surrounding street network with no offsite improvements required.

Frontage improvements include upgrading the existing 5-foot wide sidewalk to a new 8-foot wide sidewalk, for the entire length of the property.

### Utilities

Adequate water, wastewater, storm sewer, and road infrastructure exists or will be provided to serve the project.

## **Notification and Outreach**

### Public Notice

The applicant mailed public notice of the DRB hearing to all property owners within 500 feet of the property at least 15 days prior to the DRB hearing date. In addition, Town staff posted public notice signs on the property, published notice of the DRB hearing on the Town's website, and made the application available for review on the Town's Development Activity Map.

### Neighborhood Meetings

The applicant held a total of two neighborhood meetings. The first neighborhood meeting was conducted in a virtual format on February 8, 2022. No members of the public attended. The second and final neighborhood meeting is being conducted in a virtual format on March 14, 2023, after the writing of this report. Staff will update the Board on the second neighborhood meeting at the Design Review Board Public Hearing on March 22, 2023.

### External Referrals

Requests for comments were sent to various local agencies and utility service providers, including Douglas County Government, Douglas County Schools, Colorado Geological Survey, Plum Creek Water Reclamation Authority, CORE (formerly known as IREA), Black Hills Energy, Xcel Energy, Century Link, and Comcast. Comments received from local agencies

and utility service providers were technical in nature and reconciled through the SDP review process.

### **Analysis**

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

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

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

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

*Analysis: The SDP proposal generally meets these criteria. The SDP proposal generally conforms to the Town's Vision and Comprehensive Master Plan and complies with the property's governing zoning, Business/Commercial within the Downtown Overlay District. A total of three variances are being requested from the DOD development and design standards. It also conforms to all other relevant requirements and development standards of the Town's Municipal Code.*

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

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

*Analysis: The SDP proposal meets these criteria. Walkway connections from the adjacent sidewalks to the building entrances are provided. The proposed on-site parking exceeds the minimum requirement. These improvements allow for safe on-site circulation for pedestrians and vehicles and adequate parking. The SDP proposal also appropriately screens an enclosure for the trash receptacle. The site is not subject to the Residential/Non-Residential Interface Regulations and does not contain unique topographic features or significant vegetation.*

#### **C. Circulation and Connectivity**

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

*Analysis: The proposed SDP meets these criteria. The proposed site plan provides for an internal pedestrian to the building. The fire department reviewed and approved the plans in accordance with Fire regulations. An 8-foot wide sidewalk is proposed to replace the existing 5-foot sidewalk along S. Wilcox St.*

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

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

*Analysis: The SDP proposal meets these criteria. The SDP proposal provides adequate and efficient utility plans for water, stormwater, and wastewater, which considers the existing conditions of the property and also provide necessary ingress and egress improvements.*

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

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

*Analysis: The proposed SDP meets these criteria. The proposed project will pay impact fees that go towards parks, and open space.*

DOD Review and Approval Criteria and Analysis 17.42.060

**Development Standards.**

The following development standards shall apply within the DOD:

- A. Maximum lot coverage: 100% of lot area.
- B. Minimum side yard: zero feet.
- C. Minimum front yard: zero feet.
- D. Minimum rear yard: zero feet.
- E. Maximum building setback: A minimum of 25% of a building's linear footage facing a public roadway must have a setback of zero to twenty feet with a direct pedestrian connection.
- F. Maximum fence height: ten feet.
- G. Multifamily residential units must each be a minimum of 500 square feet in size and must each have an individual kitchen and individual bathroom.

*Analysis: The SDP proposal meets all criteria with the exception of the maximum building setback. It is required that a minimum of 25% of a building's linear footage facing a public roadway must have a setback of zero to twenty feet with a direct pedestrian connection. The applicant has a variance to this standard. The applicant proposes that the existing fuel canopy is to remain in its current location. If the fuel canopy is approved to remain in its current location, the convenience store could not be moved to within 20 feet of S. Wilcox St. By utilizing the current location of the convenience store, the existing utility infrastructure on the property can be used with minimum disturbance. The DRB is to review and decide upon the requested setback variance. Staff supports the requested variance, as this is an existing use on the site and removing and relocating the fueling station would have a large impact on the project.*

DOD Review and Approval Criteria and Analysis 17.42.070

**Crown design and building height.**

- A. A building's crown design shall be reviewed by and is subject to approval of the Board based on aesthetic design, conformity with the Downtown Master Plan, and the need to maintain appropriate view sheds. The crown of a building is defined as the area of the structure that is above the top floor and may include angled roofs, decorative elements, towers, and other similar construction.
- B. Maximum building heights within the DOD are regulated as follows:
  1. Building height in the Downtown Core District is limited to four stories, with a maximum height of 60 feet. A building's crown cannot exceed the sixty-foot building height limitation.
  2. Building height in the North or South Districts is limited to six (6) stories, with no maximum height limitation.
- C. A landowner may request one (1) additional floor (with the corresponding increase in building height) in the Downtown Core District, or two (2) additional floors in the North and South Districts through the Board. The Board, at its discretion, may grant an additional floor request after considering the following criteria:
  1. Whether the project will incorporate design elements found in adjacent Landmark structures; and
  2. The impacts of the increased building height on adjacent properties.

*Analysis: The SDP proposal meets this criterion as the building is one story and there is no maximum building height limitation.*

Analysis 17.42.080

**Design standards.**

- A. Prior to the issuance of a structural building permit within the DOD, all projects must be reviewed by the Board for compliance with the standards set forth in this Section.
- B. All project designs should be based on the Castle Rock Design (see Resolution No. 2003-64) and the Downtown Master Plan (see Resolution No. 2008-38).
  1. Window or transparency. The main front elevation shall provide at least thirty-five percent (35%) window or transparency at the pedestrian level. Side elevations that face a public roadway shall provide at least a thirty percent (30%) window or transparency at the pedestrian level. The window or transparency is measured in a linear fashion. (For example, a one-hundred-foot-long building elevation shall have at least thirty-five percent (35%) transparency in length.) The height of the glass or Plexiglas must be a minimum height of five (5) feet.
  2. Accessory structures. The design of accessory structures should incorporate design elements of the primary structure and should not become a dominant feature on the property.
  3. Rooftop equipment. All rooftop equipment shall be screened from view on all sides visible to the general public, by building parapet walls or other building elements that appear as integral elements of the overall building.
  4. Service station. All service stations will be required to develop the site following a backward service station design. This will require the convenience store to be located along the sidewalk/public roadway with pedestrian connectivity. The gas pump facilities shall be located on the side or rear of the project.
  5. Outdoor storage, repair, rental, and servicing areas shall be:
    - a. Set back fifteen (15) feet from the front lot line;
    - b. Screened by an opaque wall or fence with a height of ten (10) feet. An opaque wall or fence must completely screen the property beyond the fence and can include stockade fences or walls. Chain-link fences with slat, cloth, or other, similar measures are not considered to be opaque fences. An opaque berm and/or landscaping that provide the equivalent screening as a required opaque fence may be used.
  6. Landscaping. All developments shall adhere to the following landscaping requirements with a focus on the pedestrian space and sidewalk areas. A landscaping plan will be required with all site plans, showing the proposed landscaping for the site. One (1) large canopy tree will be required for every twenty-two (22) linear feet (on center) or one (1) small canopy tree will be required for every fifteen (15) linear feet (on center) of property fronting along a public roadway. The landscaping plan is subject to approval by Castle Rock Water and Public Works Departments. Routine tree maintenance, such as trimming, thinning, watering and, if necessary, tree replacement may be needed to ensure the quality of the streetscape. The following landscaping provisions include a ratio relationship between the number of plantings required, based upon the number of trees required. All shrubs plants must be a minimum size of five (5) gallons at planting and all flowering perennial plants must be a minimum of one (1) gallon at planting. For every required tree, a corresponding number of

plantings or trees, from either Subparagraph a., b., or c., below, will be required for each site plan:

- a. Shrubs: Five (5) per required tree.
- b. Perennial plants: Seven (7) per required tree.
- c. Trees: One (1) per required tree.

7. Parking Requirements:

- a. Parking requirements for the North Non-Residential Downtown Parking Area, as depicted in Figure 4 shall be as follows:
  - i. One (1) parking space per five hundred (500) square feet of new construction. The first two thousand (2,000) square feet of new non-residential construction shall be exempt from parking requirements. Interior tenant finishes or remodels are exempt from this parking requirement.
  - ii. Existing building square footage shall be excluded from the required parking calculation. Existing building square footage to be demolished shall be deducted from the new building square footage for parking calculations.
  - iii. Hotel use shall comply with off-street parking standards set forth in Chapter 17.54.
- b. Parking requirements for the South Non-Residential Downtown Parking Area shall be in accordance with the requirements set forth in Chapter 17.54.
- c. No on-site parking is allowed on the side of a structure abutting a street, as determined by the Director.

8. Sidewalk requirements: All sidewalks must be designed and built to meet the Town's sidewalk construction and design regulations with a minimum width of eight (8) feet.

- a. All buildings will be required to have a minimum of one (1) sidewalk connection from a sidewalk located along a public roadway to the entrance of the primary structure.

*Analysis: The applicant is requesting two variances from the Design Standards. The DRB is to review and decide upon both variances.*

*The applicant is requesting a variance from the service station design requirement. All service stations will be required to develop the site following a backwards service station design. This will require the convenience store to be located along the sidewalk/public roadway with pedestrian connectivity. The gas pump facilities shall be located on the side or rear of the project. The existing gas station was constructed at this location prior to the 2010 Downtown Overlay District being established. In order for the applicant to meet this standard the existing fuel canopy and associated underground infrastructure would need to be removed and relocated. As the fuel canopy is in good working order, this would constitute an unnecessary hardship and would prevent the applicant from replacing the existing convenience store with a new modern facility. Staff supports the requested variance, as this is an existing use on the site and removing and relocating the fueling station would have a large impact on the project.*

*The applicant is requesting a variance from the street tree requirement. Existing dry utilities and a sanitary main are located within the streetscape area preventing the addition of new plantings meeting the distance requirement from the sidewalk to qualify as a street tree,*

*creating a hardship. The applicant is proposing 27 additional trees disbursed throughout the property. With the 3 existing street trees and the 27 additional trees, the applicant is proposing 30 total trees for the project which doubles the required 15 street trees. Staff supports this requested variance due to the location of the utilities and the increased tree plantings in other areas of the site.*

*Guidelines for site design and layout, as well as building design for new commercial and mixed-use projects in the Downtown, are discussed in Chapter 2, page 15, of “Castle Rock Design”. The building is of a pedestrian scale and incorporates quality materials, and uses warm colors. The building exceeds the required transparency requirements. The proposed SDP improves the pedestrian experience by widening the sidewalk along S. Wilcox St. and creating a clear pedestrian pathway to the building with the addition of an onsite sidewalk.*

### **Budget Impact**

Development of the property will generate review and impact fees, along with use taxes.

### **Findings**

All staff review comments and external referral comments have been addressed to staff’s satisfaction. As such, Town staff finds the Circle K Redevelopment Site Development Plan:

- Generally, conforms with the objectives of the Town Vision and the Comprehensive Master Plan; and
- Meets the zoning requirements of the Business/Commercial District and Downtown Overlay District; and
- Meets the review and approval criteria of the Castle Rock Municipal Code, Chapters 17.38 and 17.50, and
- Meets the review and approval criteria of the Castle Rock Municipal Code, Chapter 17.42, and
- Justifies the approval of a variance request for maximum building setback, and
- Justifies the approval of a variance request for service station design, and
- Justifies the approval of a variance for minimum street trees.

### **Recommendation**

Staff recommends approval of the Site Development Plan and associated variances.

### **Proposed Motions**

#### **Option 1: Approval of SDP and Variance**

*“Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to approve (i) the Site Development Plan for “Circle K Redevelopment.” as shown; and (ii) the maximum building setback variance; (iii) the service station design variance; and (iv) the minimum street tree variances. Further, the Board finds there is no adverse effect on the public’s health, safety, and welfare as it pertains to the requested variance.”*

**Option 2: Approval with Conditions**

*“Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to approve (i) the Site Development Plan for “Circle K Redevelopment.”; and (ii) the maximum building setback variance; (iii) the service station design variance; and (iv) the minimum street tree variances with the following conditions. The conditions for approval are as follows: \_\_\_\_\_” (list conditions) Further, the Board finds there is no adverse effect on the public’s health, safety, and welfare as it pertains to the requested variance.”*

**Option 3: Denial**

*Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to deny (i) the Site Development Plan for “Circle K Redevelopment.” as shown; and (ii) maximum building setback variance; and (iii) service station design variance; and (iv) minimum street tree variances; finding that one or more of the following criteria has not been satisfied pursuant to the 17.42.100.B.: -----” (list criteria not met)*

**Option 4: Continue item to next hearing (need more information to make decision)**

*“I move to continue the Site Development Plan for “Circle K Redevelopment” to the next Design Review Board meeting on ....., 2023”*

**Attachments**

- Attachment A: Site Development Plan
- Attachment B: Maximum Setback Variance Request
- Attachment C: Service Station Design Variance Request
- Attachment D: Minimum Street Trees Variance Request
- Attachment E: Neighborhood Meeting February 8, 2022

**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.

AMAZON PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ BY STEPHEN REPLIN AS MANAGER OF AMAZON PARTNERS, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MARCH 3, 2020 AT RECEPTION NO. 2020014744 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTIER BANK  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ BY \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**TITLE CERTIFICATION**

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

**AUTHORIZED REPRESENTATIVE**

TITLE COMPANY  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS SITE DEVELOPMENT PLAN AMENDMENT 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

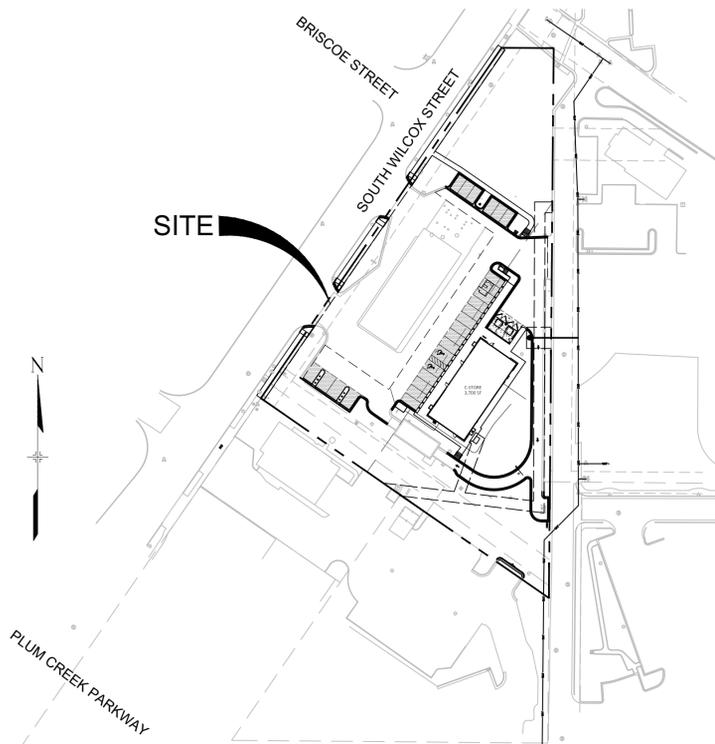
DESIGN REVIEW BOARD APPROVAL  
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST:

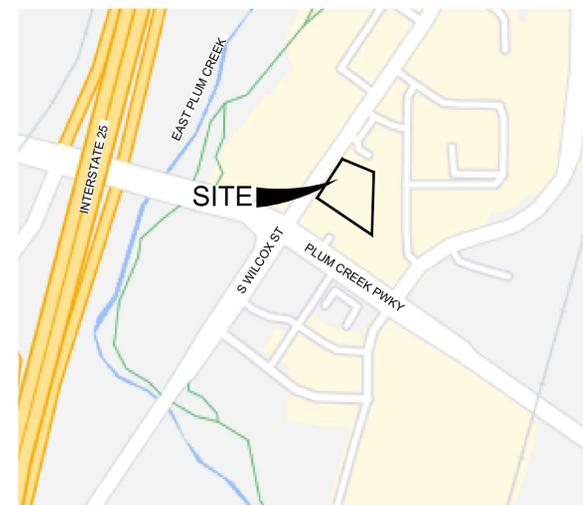
DIRECTOR OF DEVELOPMENT SERVICES DATE \_\_\_\_\_

**SITE DEVELOPMENT PLAN**  
**LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK**

A PORTION OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**SITE MAP**  
1" = 80'



**VICINITY MAP**  
1" = 500'

**CONTACT LIST**

**OWNER**  
CIRCLE K STORES INC.  
5500 S. QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

**DEVELOPER**  
LAND DEVELOPMENT CONSULTANTS, LLC  
950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246  
SOFIA HERNANDEZ  
PHONE: (303) 717-3305

**CIVIL ENGINEER/ LANDSCAPE ARCHITECT**  
MATRIX DESIGN GROUP  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
NICOLE SCHANEL/ JASON ALWINE  
PHONE: (719) 575-0100

**ARCHITECT**  
GREENBERG FARROW  
30 EXECUTIVE DRIVE, SUITE 100  
IRVINE, CA 92614  
DOUG COUPER  
PHONE: (949) 296-0450

**LAND SURVEYOR**  
RUBINO SURVEYING  
3312 AIRPORT ROAD  
BOULDER, COLORADO 80301  
PHONE: (303) 464-9515

**ELECTRICAL SERVICE**  
MOUNTAIN VIEW ELECTRIC ASSOCIATION  
11140 E. WOODMEN ROAD  
PEYTON, COLORADO 80831  
PHONE: (719) 495-2283

**WATER & SANITARY**  
TOWN OF CASTLE ROCK  
100 NORTH WICOX STREET  
TOWN OF CASTLE ROCK, CO 80104  
PHONE: (720) 733-6033

**FIRE**  
CASTLE ROCK FIRE AND RESCUE DEPARTMENT  
100 NORTH WICOX STREET  
TOWN OF CASTLE ROCK, CO 80104  
BRIAN DIMOCK  
PHONE: (303) 660-1066

**STORM SEWER**  
TOWN OF CASTLE ROCK  
100 NORTH WICOX STREET  
TOWN OF CASTLE ROCK, CO 80104  
KEVIN BUFFINGTON  
PHONE: (720) 733-2308

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	ALTA
4	DEMOLITION PLAN
5	SITE PLAN
6	GRADING PLAN
7	UTILITY PLAN
8-10	LANDSCAPE PLAN
11	BUILDING EXTERIOR ELEVATIONS - 3700
12	LIGHTING PLAN
13	LIGHTING SCHEDULE & FIXTURE CUTSHEET

**DESIGN REVIEW BOARD VARIANCES**

- SERVICE STATION CANOPY LOCATION (17.42.080.B.5)(TCV22-0116)
- MAXIMUM BUILDING SETBACK (17.42.060.E)(TCV22-0117)
- STREET TREE REQUIREMENT (17.41.080.6)(TCV22-0118)

**LEGAL DESCRIPTION**  
(PER THE TITLE COMMITMENT)

LOT 1, WILCOX PLAZA FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

**BASIS OF BEARING**  
THE BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 1, ASSUMED TO BEAR N34°37'55"E BETWEEN MONUMENTS FOUND AND DESCRIBED HERON.

**FLOODPLAIN NOTES**

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08035C0301G', EFFECTIVE DATE 'MARCH 16, 2016'.

**SURVEYOR'S CERTIFICATE**

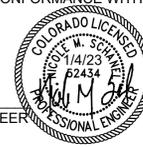
I, \_\_\_\_\_, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

**CIVIL ENGINEER'S STATEMENT**

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

REGISTERED PROFESSIONAL ENGINEER DATE 1/4/2023



Zoning Comparison		
Zoning District	B - Business Commercial	
Overlay District	DOD - Downtown Overlay District	
DOD District	South District	
Downtown Parking Area	South Non-Residential	
	Requirement	Provided (this SDP)
Permitted Uses	Office, service, retail, restaurant, public facility, and other uses as outlined for the B and DOD districts per Muni. Code 17.28.030	Automobile fuel station and retail convenience store
Minimum Lot Size SF/Acres	N/A	3,837 SF/ 1.807 Acres
Gross Floor Area (GFA)	N/A	3,700 GFA
Building Ground Coverage	N/A	3,834 GFA
Maximum Lot Coverage	100%	5%
Minimum front yard setback	0-Feet	138.0-Feet
Minimum rear yard setback	0-Feet	30.9-Feet
Minimum side yard setback	0-Feet	75.9-Feet
Minimum side yard to street setback	0-Feet	N/A
Maximum building setback to roadway	20-Feet. A minimum of 25% of a building's linear footage facing a public roadway must have a setback of 0- to 20-feet with a direct pedestrian connection	100% of the building facing S. Wilcox Street has a 122-foot setback and provides a direct pedestrian connection
Maximum Stories	6	1
Maximum Building Height	N/A	23'-8"
Minimum window or transparency at the pedestrian level	35% for the main front elevation	48% for Wilcox Street 60'-3" LF window/ 88'-0" building= 68%
Minimum Parking	For gas station with convenience store 1 space per employee plus 2 spaces per pump island plus 4 spaces per 1,000 sq. ft. of GFA plus 2 spaces per service bay	Total parking spaces provided = 26 Total parking spaces required = 24 3 Employees*1 + 4 Pump Islands*2 + 3,700 SF*4 = 24 Spaces
Minimum ADA Parking	26 to 50 total spaces in lot requires 2 ADA parking spaces	ADA parking provided = 2 ADA parking required = 2 Total lot spaces = 26
Minimum Bicycle Parking	5% of total parking spaces provided	Bicycle parking provided = 2 Bicycle parking required = 1.3

Site Utilization		
	S.F.	% of Total
Building Coverage	4,593	6%
Parking Coverage	4,529	6%
Street Coverage	31,451	40%
Landscape/Open Space Coverage	34,967	44%
Other Coverage (sidewalk):	3,185	4%
Total	78,725	100%

DOD Streetscape Chart								
Street Name	Frontage Length (LF)	Required trees (1 tree per 22 LF )	Trees			Shrubs or/and Perennials		
			Lg deciduous canopy shade trees provided	Other trees provided	Total trees provided	% of Lg. deciduous canopy shade trees provided	Required additional plantings (5 shrubs per required tree or 7 perennials per required tree or combination thereof)	Total shrubs and/or perennials provided
Wilcox Street	320 (excluding drives)	15	0 (Proposed)	0	0	0%	75	47 (Proposed)
		3 (Existing)	3 (Existing)	0	3	100%	28	(Existing)
Total	320	15	3	0	3	100%	75	75

**CONSULTANTS:**

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

**LAND DEVELOPMENT CONSULTANTS, LLC**  
950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

**OWNER/DEVELOPER:**

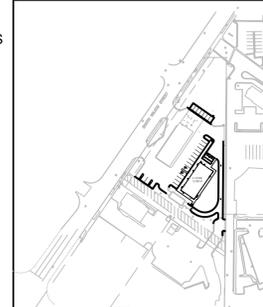


ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

**SEAL**

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

**VICINITY MAP:**



**PROJECT:**

**CIRCLE K STORES, INC**

**SITE DEVELOPMENT PLAN**

**WILCOX & PLUM CREEK TOWN OF CASTLE ROCK**

**REVISION HISTORY:**

NO.	DATE	DESCRIPTION	BY

**DRAWING INFORMATION:**

PROJECT NO: ---  
DRAWN BY: ---  
CHECKED BY: ---  
DESIGNED BY: ---  
SHEET TITLE:

**COVER SHEET**

**SHEET 1 OF 13**  
**CS01**

ISSUE DATE: NOVEMBER 2022

SITE DEVELOPMENT PLAN  
LOT 1 WILCOX PLAZA FILING NO. 1  
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0020

# SITE DEVELOPMENT PLAN

## LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK

A PORTION OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Know what's below.  
Call before you dig.

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



**LAND DEVELOPMENT**  
CONSULTANTS, LLC

950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:

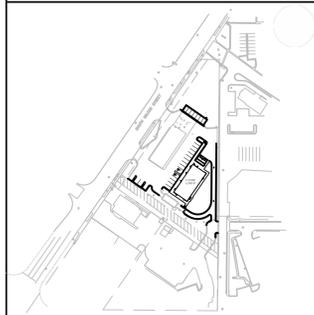


ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-8223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

**CIRCLE K STORES, INC**

**SITE DEVELOPMENT PLAN**

**WILCOX & PLUM CREEK  
TOWN OF CASTLE ROCK**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: ---  
DRAWN BY: ---  
CHECKED BY: ---  
DESIGNED BY: ---  
SHEET TITLE:

## GENERAL NOTES

**SHEET 2 OF 13**  
**GN01**

ISSUE DATE: NOVEMBER 2022

SITE DEVELOPMENT PLAN  
LOT 1 WILCOX PLAZA FILING NO. 1  
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0020

### SITE DEVELOPMENT PLAN GENERAL NOTES

- PURSUANT TO SECTION 4.7 AND 9.3.2 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE    X    AS PER FEMA FIRM PANEL NO.    08035C0301G    DATED    MARCH 6, 2016   . THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08035C0301G', EFFECTIVE DATE 'MARCH 16, 2016'.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THIS SITE IS ZONED    B-BUSINESS/COMMERCIAL, DOWNTOWN OVERLAY   .
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.

### FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY. BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

### TIMING

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:  
   JUNE 2023 THRU DECEMBER 2023   

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:  
   APRIL 2024   

### AREAS

TOTAL AREA: 1.807 ACRES  
DISTURBED AREA: 0.89 ACRES

### RECEIVING WATERS

NAME OF RECEIVING WATERS  
   EAST PLUM CREEK CREEK   

### ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE	NC	NORMAL CROWN
ASSY	ASSEMBLY	NIC	NOT IN CONTRACT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	NO	NUMBER
		NOM	NOMINAL
		NTS	NOT TO SCALE
APPROX AVE	APPROXIMATE or APPROXIMATELY AVERAGE	OC	ON CENTER
AVG	AVERAGE	O/S	OFFSET
B/C	BACK OF CURB	P	PROPOSED
± or B/L	BASELINE	PC	POINT OF CURVATURE
BLVD	BOULEVARD	PCC	POINT OF COMPOUND CURVE
BTM	BOTTOM	PCR	POINT OF CURB RETURN
		PE	PLAIN END
CI	CAST IRON	PIE	PUBLIC IMPROVEMENT EASEMENT
CEN	CENTER	PGL	PROFILE GRADE LINE
± or CL	CENTERLINE	± or P/L	PROPERTY LINE
CFS	CUBIC FEET PER SECOND	PRC	POINT OF REVERSE CURVE
CLR	CLEAR	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PVC	POINT OF VERTICAL CURVE or
CONC	CONCRETE		POLYVINYL CHLORIDE
CONST	CONSTRUCTION	PVI	POINT OF VERTICAL INTERSECTION
CONT	CONTINUOUS	PVMT	PAVEMENT
		PVT	POINT OF VERTICAL TANGENT
DIA	DIAMETER		
DN	DOWN	R OR RAD	RADIUS
DWG	DRAWING	RC	REVERSE CROWN
		RCP	REINFORCED CONCRETE PIPE
EA	EACH	RED	REDUCER
EGL	ENERGY GRADE LINE	REF	REFERENCE
ELEV or EL	ELEVATION	REINF	REINFORCING
ELL	ELBOW	REQ	REQUIRED
ESMT	EASEMENT	REV	REVISION
EW	EACHWAY	ROW	RIGHT-OF-WAY
EX or EXIST	EXISTING	RT	RIGHT
FES	FLARED END SECTION	SCH	SCHEDULE
FIN	FINISHED	SD	STORM SEWER
± or FL	FLOWLINE	SQ	SQUARE
FLG	FLANGE	ST	STREET
FT	FOOT / FEET	STA	STATION
FRP	FIBERGLASS REINFORCED PIPE	STD	STANDARD
		STL	STEEL
GAL	GALLON	SS OR SAN	SANITARY SEWER
GALV	GALVANIZED	SW OR S/W	SIDEWALK
GAU	GAUGE (MATERIAL)		
GV	GATE VALVE	TAN	TANGENT
GW	GROUNDWATER	TB	THRUST BLOCK
		TBC	TOP BACK OF CURB
HBP	HOT BITUMINOUS PAVEMENT	TFC	TOP FACE OF CURB
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE	THD	THREADED
		THK	THICKNESS
HGL	HYDRAULIC GRADE LINE	TYP	TYPICAL
HP	HIGH POINT		
HORIZ	HORIZONTAL	UG	UNDERGROUND
HCL	HORIZONTAL CONTROL LINE	UTIL	UTILITY
HR	HOUR		
		VC	VERTICAL CURVE
INV	INVERT	VERT	VERTICAL
		W	WIDTH
K	VERTICAL CURVE FACTOR	W/	WITH
LBS	POUNDS		
LF	LINEAR FEET		
LN	LANE		
LP	LOW POINT		
LS	LANDSCAPING		
LT	LEFT		
MAX	MAXIMUM		
MFGR	MANUFACTURER		
MH	MANHOLE		
MID	MIDDLE or MIDPOINT		
MIN	MINIMUM		
MJ	MECHANICAL JOINT		
MSL	MEAN SEA LEVEL		

FILE LOCATION: S:\CIRCLE K\WILCOX (CASTLE ROCK)\10-DWG\104-PLAN SET\SITE DEVELOPMENT PLAN\GN01.DWG



# SITE DEVELOPMENT PLAN LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK

A PORTION OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

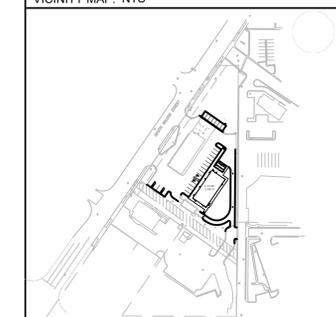


CONSULTANTS:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100

**LAND DEVELOPMENT**  
CONSULTANTS, LLC  
950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:  
**CIRCLE K**  
ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

SEAL  
  
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC  
VICINITY MAP: NTS



PROJECT:  
**CIRCLE K STORES, INC**

SITE DEVELOPMENT PLAN

WILCOX & PLUM CREEK  
TOWN OF CASTLE ROCK

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: ---  
DRAWN BY: ---  
CHECKED BY: ---  
DESIGNED BY: ---  
SHEET TITLE:

## DEMOLITION PLAN

SHEET 4 OF 13  
DM01

ISSUE DATE: NOVEMBER 2022

### SITE LEGEND

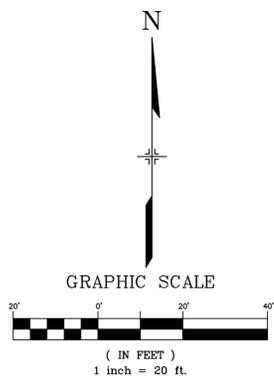
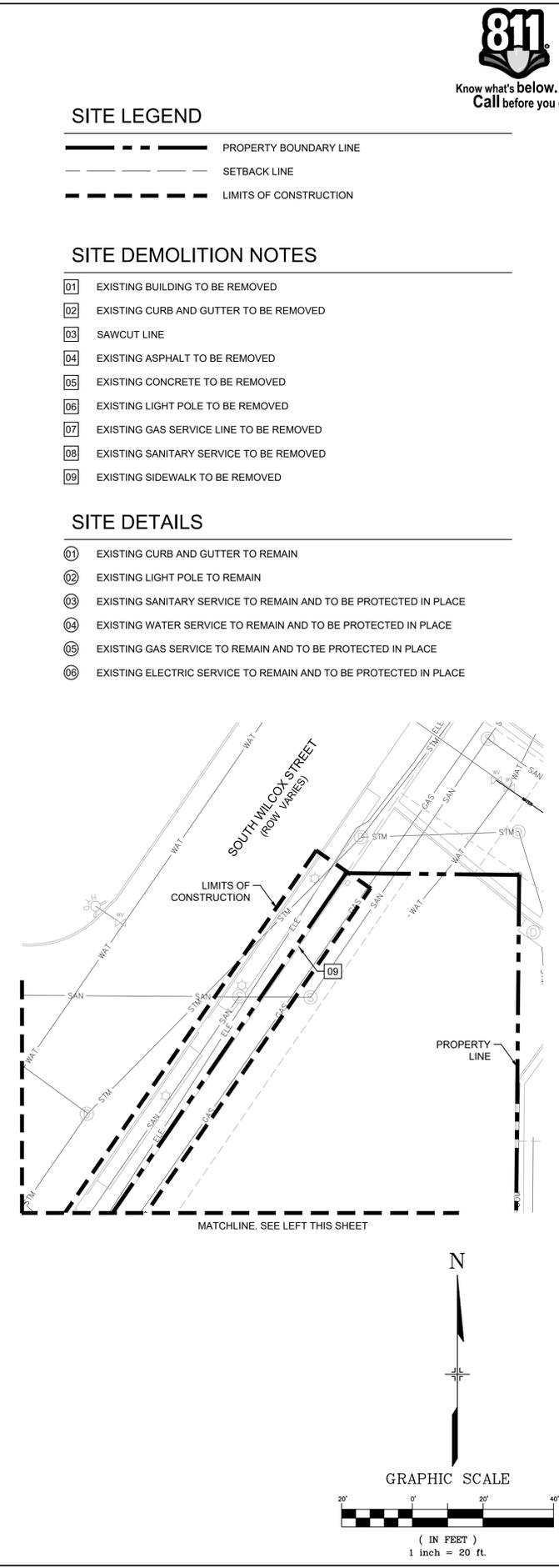
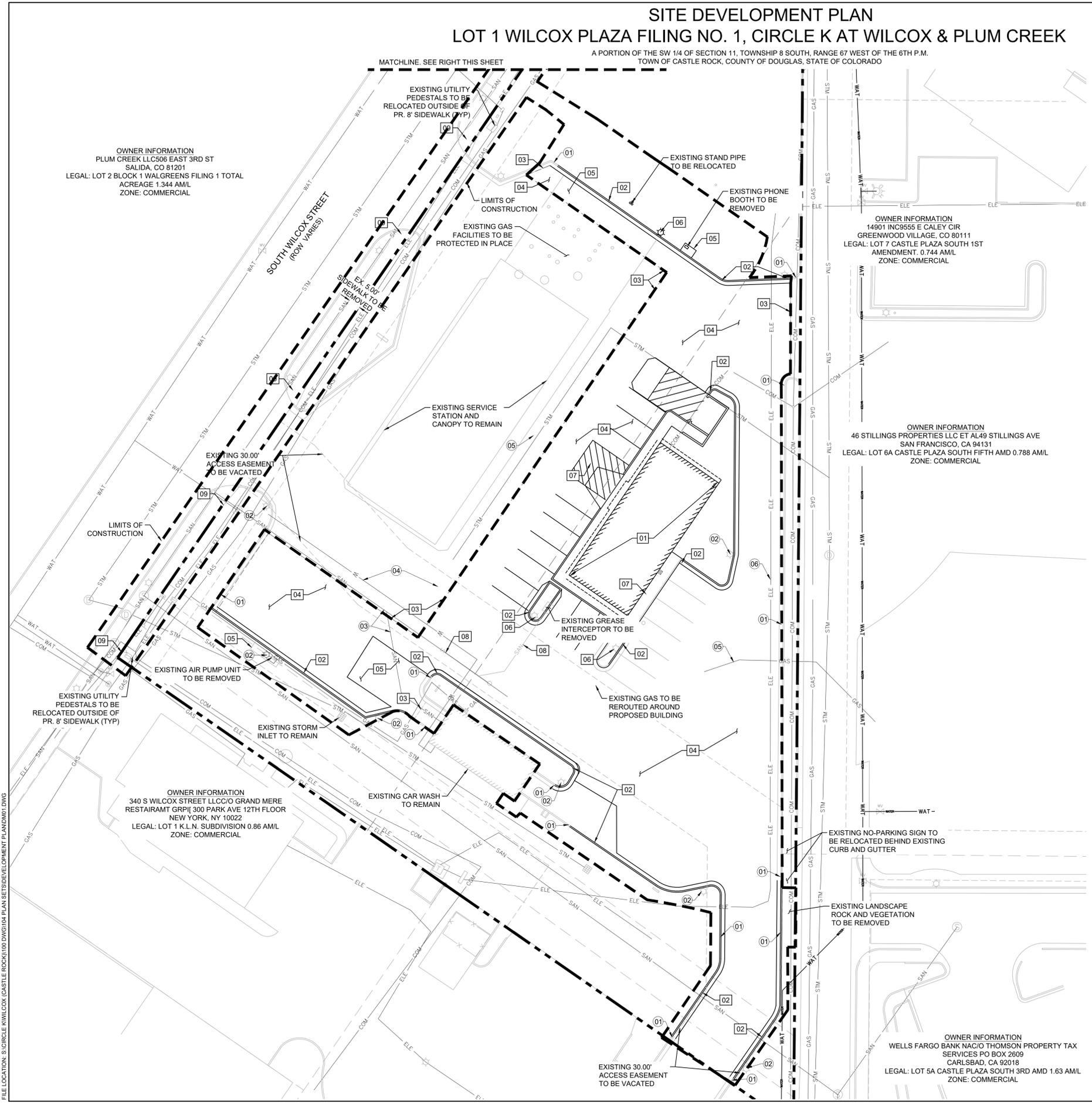
- PROPERTY BOUNDARY LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION

### SITE DEMOLITION NOTES

- 01 EXISTING BUILDING TO BE REMOVED
- 02 EXISTING CURB AND GUTTER TO BE REMOVED
- 03 SAWCUT LINE
- 04 EXISTING ASPHALT TO BE REMOVED
- 05 EXISTING CONCRETE TO BE REMOVED
- 06 EXISTING LIGHT POLE TO BE REMOVED
- 07 EXISTING GAS SERVICE LINE TO BE REMOVED
- 08 EXISTING SANITARY SERVICE TO BE REMOVED
- 09 EXISTING SIDEWALK TO BE REMOVED

### SITE DETAILS

- 01 EXISTING CURB AND GUTTER TO REMAIN
- 02 EXISTING LIGHT POLE TO REMAIN
- 03 EXISTING SANITARY SERVICE TO REMAIN AND TO BE PROTECTED IN PLACE
- 04 EXISTING WATER SERVICE TO REMAIN AND TO BE PROTECTED IN PLACE
- 05 EXISTING GAS SERVICE TO REMAIN AND TO BE PROTECTED IN PLACE
- 06 EXISTING ELECTRIC SERVICE TO REMAIN AND TO BE PROTECTED IN PLACE



OWNER INFORMATION  
PLUM CREEK LLC 506 EAST 3RD ST  
SALIDA, CO 81201  
LEGAL: LOT 2 BLOCK 1 WALGREENS FILING 1 TOTAL  
ACREAGE 1.344 AML  
ZONE: COMMERCIAL

OWNER INFORMATION  
14901 INC9555 E CALEY CIR  
GREENWOOD VILLAGE, CO 80111  
LEGAL: LOT 7 CASTLE PLAZA SOUTH 1ST  
AMENDMENT 0.744 AML  
ZONE: COMMERCIAL

OWNER INFORMATION  
46 STILLINGS PROPERTIES LLC ET AL 49 STILLINGS AVE  
SAN FRANCISCO, CA 94131  
LEGAL: LOT 6A CASTLE PLAZA SOUTH FIFTH AMD 0.788 AML  
ZONE: COMMERCIAL

OWNER INFORMATION  
340 S WILCOX STREET LLC/O GRAND MERE  
RESTAURANT GRP| 300 PARK AVE 12TH FLOOR  
NEW YORK, NY 10022  
LEGAL: LOT 1 K.L.N. SUBDIVISION 0.86 AML  
ZONE: COMMERCIAL

OWNER INFORMATION  
WELLS FARGO BANK NAC/O THOMSON PROPERTY TAX  
SERVICES PO BOX 2609  
CARLSBAD, CA 92018  
LEGAL: LOT 5A CASTLE PLAZA SOUTH 3RD AMD 1.63 AML  
ZONE: COMMERCIAL

FILE LOCATION: S:\CIRCLE K\WILCOX (CASTLE ROCK)\1100 DWG\104 PLAN SET\DEVELOPMENT PLAN\DM01.DWG

# SITE DEVELOPMENT PLAN

## LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK

A PORTION OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**OWNER INFORMATION**  
PLUM CREEK LLC 506 EAST 3RD ST  
SALIDA, CO 81201  
LEGAL: LOT 2 BLOCK 1 WALGREENS FILING 1 TOTAL  
ACREAGE 1.344 AML  
ZONE: COMMERCIAL  
ACTUAL USE: NEIGHBORHOOD SHOPPING CENTER

**OWNER INFORMATION**  
14901 INC9555 E CALEY CIR  
GREENWOOD VILLAGE, CO 80111  
LEGAL: LOT 7 CASTLE PLAZA SOUTH 1ST  
AMENDMENT. 0.744 AML  
ZONE: COMMERCIAL  
ACTUAL USE: FAST FOOD RESTAURANT

**OWNER INFORMATION**  
46 STILLINGS PROPERTIES LLC ET AL 49 STILLINGS AVE  
SAN FRANCISCO, CA 94131  
LEGAL: LOT 6A CASTLE PLAZA SOUTH FIFTH AMD 0.788 AML  
ZONE: COMMERCIAL  
ACTUAL USE: POST OFFICE

**OWNER INFORMATION**  
340 S WILCOX STREET LLC/O GRAND MERE  
RESTAURANT GRP|| 300 PARK AVE 12TH FLOOR  
NEW YORK, NY 10022  
LEGAL: LOT 1 K.L.N. SUBDIVISION 0.86 AML  
ZONE: COMMERCIAL  
ACTUAL USE: RESTAURANT

**OWNER INFORMATION**  
WELLS FARGO BANK NAC/O THOMSON PROPERTY TAX  
SERVICES PO BOX 2609  
CARLSBAD, CA 92018  
LEGAL: LOT 5A CASTLE PLAZA SOUTH 3RD AMD 1.63 AM  
ZONE: COMMERCIAL  
ACTUAL USE: BANK

### SITE LEGEND

- PROPERTY BOUNDARY LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION
- PROPOSED STRIPING
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED BOUNDARY BETWEEN CONCRETE & ASPHALT
- PROPOSED PARKING SPACES
- PEDESTRIAN PATH OF TRAVEL
- LANDSCAPE AREA

### SITE NOTES

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>01 CURB &amp; GUTTER TYPE VC1 (CATCH)</li> <li>02 CURB &amp; GUTTER TYPE VC1 (SPILL)</li> <li>03 EXISTING TRANSFORMER PAD</li> <li>04 TRASH ENCLOSURE (PER ARCH PLANS)</li> <li>05 EXISTING OVERHEAD CANOPY</li> <li>06 TAPER CURB TO MATCH EXISTING CURB</li> <li>07 CONCRETE SIDEWALK</li> <li>08 EXISTING FUEL PUMPS</li> <li>09 CO2 ENCLOSURE (PER ARCH PLANS)</li> <li>10 EXISTING UNDERGROUND FUEL TANKS</li> <li>11 AIR UNIT (PER ARCH PLANS)</li> <li>12 ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS)</li> <li>13 VENT PIPES</li> <li>14 PIPE BOLLARDS (PER ARCH PLANS)</li> <li>15 BICYCLE RACK (EACH UNIT ACCOMMODATES 2 BICYCLES) (CYCLE-SAFE "U-RACK" OR APPROVED EQUAL)</li> <li>16 CONVENIENCE STORE (3,700 SF), (SEE ARCHITECTURAL PLANS)</li> <li>17 EXISTING CAR WASH</li> <li>18 EXISTING CAR WASH CODED ENTRY SYSTEM</li> <li>19 CAR WASH BAIL OUT LANE</li> <li>20 VACUUM UNIT</li> </ul> | <ul style="list-style-type: none"> <li>21 HANDICAP RAMP</li> <li>22 DO NOT ENTER STRIPING</li> <li>23 EXISTING LIGHT POLE</li> <li>24 TRAFFIC FLOW ARROW</li> <li>25 HEAVY DUTY ASPHALT PAVING</li> <li>26 LIGHT DUTY CONCRETE PAVING</li> <li>27 HEAVY DUTY CONCRETE PAVING</li> <li>28 SAWCUT LINE</li> <li>29 TYPE 2 CURB RAMP</li> <li>30 TYPE 1 CURB RAMP</li> <li>31 TRANSFORMER PAD</li> <li>32 CAR WASH CLEARANCE BAR</li> <li>33 PROPOSED FIRE HYDRANT</li> <li>34 PROPOSED 8' SIDEWALK</li> </ul> |
|---|---|

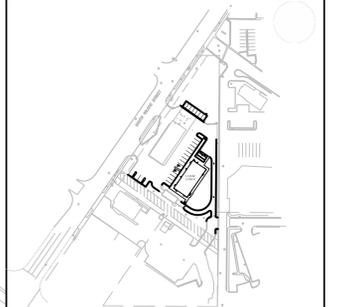


**CONSULTANTS:**  
 **Matrix**  
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PHONE: (719) 575-0100

**LAND DEVELOPMENT**  
CONSULTANTS, LLC  
950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

**OWNER/DEVELOPER:**  
 **CIRCLE K**  
ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

**SEAL**  
  
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC  
**VICINITY MAP:**



**PROJECT:**  
**CIRCLE K STORES, INC**

**SITE DEVELOPMENT PLAN**

**WILCOX & PLUM CREEK  
TOWN OF CASTLE ROCK**

**REVISION HISTORY:**

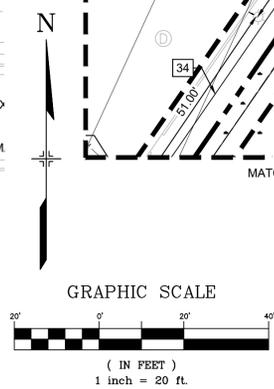
NO.	DATE	DESCRIPTION	BY

**DRAWING INFORMATION:**  
PROJECT NO: ---  
DRAWN BY: ---  
CHECKED BY: ---  
DESIGNED BY: ---  
SHEET TITLE:

## SITE PLAN

**SHEET 5 OF 13  
SP01**

ISSUE DATE: NOVEMBER 2022



**NOTES:**  
CATCH TO SPILL CURB SHALL BE A 3' TRANSITION.

FILE LOCATION: S:\CIRCLE K\WILCOX (CASTLE ROCK)\180 DWG\184 PLAN SET\DEVELOPMENT PLANS\SP01.DWG

# SITE DEVELOPMENT PLAN LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK

A PORTION OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE. SEE RIGHT THIS SHEET

### GRADING LEGEND

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

### GENERAL GRADING NOTES

- A. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- B. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND MAINTAINING A SWPPP FOR THE DURATION OF INFRASTRUCTURE CONSTRUCTION AND UNTIL SAN JUAN COUNTY AND AMAFCA ACCEPTS THE PUBLIC INFRASTRUCTURE. CONTRACTOR SHALL PROVIDE THE OWNER WITH A COPY OF THE SWPPP AT THE BEGINNING OF THE PROJECT AND AT THE TIME OF NOTICE OF TERMINATION.
- C. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND IS TO PROVIDE AN AS-BUILT SURVEY CERTIFIED BY A REGISTERED PROFESSIONAL SURVEYOR TO THE OWNER UPON COMPLETION OF THE CONSTRUCTION. THE EARTHWORK CONTRACTOR IS TO PROVIDE EARTHWORK SURVEY. THE PEDESTRIAN BRIDGE CONTRACTOR IS TO PROVIDE BRIDGE SURVEY.
- D. EARTHWORK CONTRACTOR TO PROVIDE VIDEO DOCUMENTATION OF THE EXISTING CONDITION OF IMPROVEMENTS AROUND THE PERIMETER OF PROJECT TO THE OWNER PRIOR TO BEGINNING CONSTRUCTION.
- E. PRIOR TO INSTALLATION OF SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- F. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- G. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- H. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- I. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- J. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- K. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
- L. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- M. NO GRADING AND/OR SPILLING BEYOND THE CONSTRUCTION LIMITS. ANY SPILLING THAT CAUSES ADVERSE EFFECTS TO THE SLOPES AND/OR OPEN SPACE AREAS SHOULD BE "IMMEDIATELY RESTORED TO ITS NATURAL ESTATE".
- N. NO CONSTRUCTION ACCESS, ACTIVITY, OR STORAGE OF MATERIALS/DEBRIS/EQUIPMENT IS PERMITTED WITHIN TREE PROTECTION ZONES, INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF SITE IMPROVEMENTS, AND/OR GRUBBING. ALL CONSTRUCTION ACTIVITY MUST OCCUR OUTSIDE TREE PROTECTION ZONES (SEE NOTE 2 IN OCF TREE PROTECTION NOTES TO DETERMINE TREE PROTECTION ZONE BOUNDARIES).
- O. ALL EXISTING GRADES WITHIN TREE PROTECTION ZONE (TPZ) BOUNDARIES MUST REMAIN AS-IS. ALL PROPOSED GRADE CHANGES MUST OCCUR ENTIRELY OUTSIDE TPZ BOUNDARIES.



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DENVER, CO 80246

OWNER/DEVELOPER:

**CIRCLE K**

ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:

PROJECT:

**CIRCLE K STORES, INC**

SITE DEVELOPMENT PLAN

WILCOX & PLUM CREEK  
TOWN OF CASTLE ROCK

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: ---  
DRAWN BY: ---  
CHECKED BY: ---  
DESIGNED BY: ---  
SHEET TITLE:

**GRADING PLAN**

SHEET 6 OF 13  
GR01

ISSUE DATE: NOVEMBER 2022

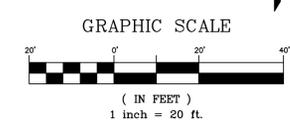
OWNER INFORMATION  
PLUM CREEK LLC 506 EAST 3RD ST  
SALIDA, CO 81201  
LEGAL: LOT 2 BLOCK 1 WALGREENS FILING 1 TOTAL  
ACREAGE 1.344 AMIL  
ZONE: COMMERCIAL

OWNER INFORMATION  
14901 INC 5555 E CALEY CIR  
GREENWOOD VILLAGE, CO 80111  
LEGAL: LOT 7 CASTLE PLAZA SOUTH 1ST  
AMENDMENT, 0.744 AMIL  
ZONE: COMMERCIAL

OWNER INFORMATION  
46 STILLINGS PROPERTIES LLC ET AL 49 STILLINGS AVE  
SAN FRANCISCO, CA 94131  
LEGAL: LOT 6A CASTLE PLAZA SOUTH FIFTH AMD 0.788 AMIL  
ZONE: COMMERCIAL

OWNER INFORMATION  
340 S WILCOX STREET LLC/O GRAND MERE  
RESTAURANT GRP| 300 PARK AVE 12TH FLOOR  
NEW YORK, NY 10022  
LEGAL: LOT 1 K.L.N. SUBDIVISION 0.86 AMIL  
ZONE: COMMERCIAL

OWNER INFORMATION  
WELLS FARGO BANK NAC/O THOMSON PROPERTY TAX  
SERVICES PO BOX 2609  
CARLSBAD, CA 92018  
LEGAL: LOT 5A CASTLE PLAZA SOUTH 3RD AMD 1.63 AMIL  
ZONE: COMMERCIAL



FILE LOCATION: S:\CIRCLE K\WILCOX (CASTLE ROCK)\180 DWG\1804 PLAN SET\DEVELOPMENT PLAN\GR01.DWG

# SITE DEVELOPMENT PLAN

## LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK

A PORTION OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**CONSULTANTS:**  
**Matrix**  
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COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100

**LAND DEVELOPMENT CONSULTANTS, LLC**  
950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

**OWNER/DEVELOPER:**  
**CIRCLE K**  
ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

### SITE LEGEND

- PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT BOUNDARY LINE
- PROPOSED STRIPING
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED BOUNDARY BETWEEN CONCRETE & ASPHALT

### UTILITY NOTES

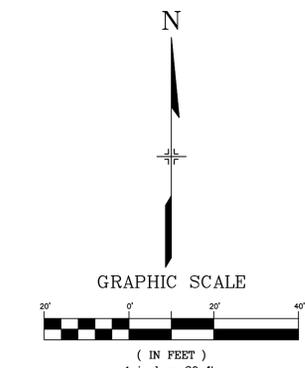
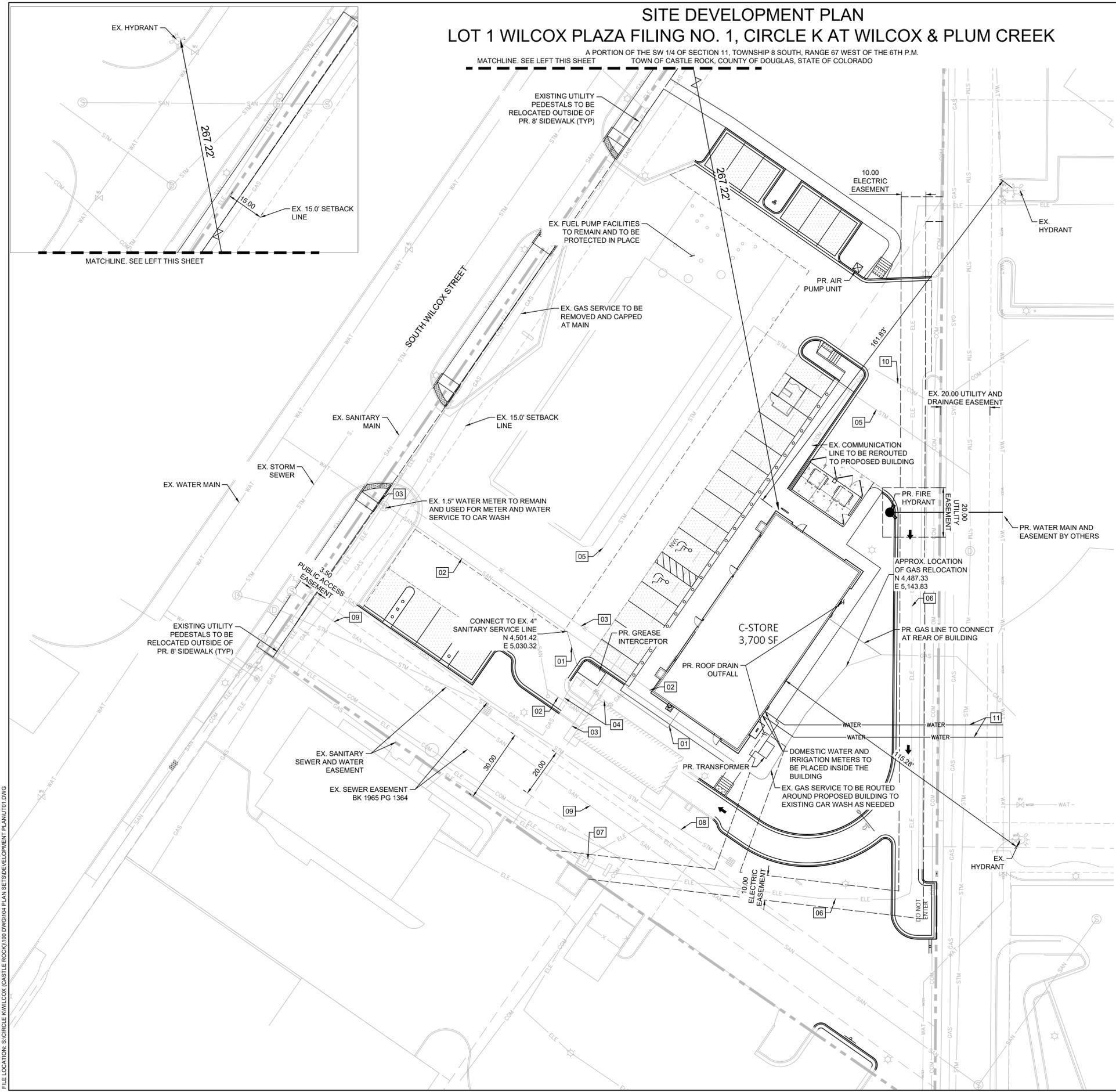
- 01 PROPOSED 4" PVC SANITARY SERVICE
- 02 EXISTING 4" SANITARY SERVICE TO REMAIN AND TO BE PROTECTED IN PLACE
- 03 EXISTING 1.5" WATER SERVICE TO REMAIN AND TO BE PROTECTED IN PLACE
- 04 EXISTING GAS SERVICE TO REMAIN AND TO BE PROTECTED IN PLACE
- 05 EXISTING 6" PVC CANOPY ROOF DRAIN TO REMAIN AND TO BE PROTECTED IN PLACE
- 06 EXISTING ELECTRIC TO REMAIN AND TO BE PROTECTED IN PLACE
- 07 EXISTING TRANSFORMER TO REMAIN
- 08 EXISTING STORM SEWER TO REMAIN AND TO BE PROTECTED IN PLACE
- 09 EXISTING SANITARY SEWER MAIN TO REMAIN AND TO BE PROTECTED IN PLACE
- 10 EXISTING COMMUNICATION LINE TO REMAIN AND TO BE PROTECTED IN PLACE
- 11 PROPOSED 1.5" TYPE K COPPER DOMESTIC WATER AND IRRIGATION SERVICE LINES

### TOWN OF CASTLE ROCK UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK \_\_YELLOW\_\_ WATER PRESSURE ZONE.

### UTILITY NOTES

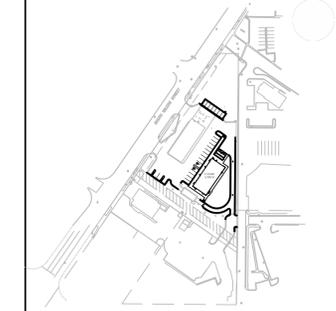
1. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZING OF EXISTING UTILITY INFRASTRUCTURE PRIOR TO COMMENCING CONSTRUCTION. IF INFRASTRUCTURE SIZING DIFFERS FROM WHAT HAS BEEN SHOWN IN THESE PLANS CONTRACTOR SHALL CONTACT ENGINEER OF RECORD IMMEDIATELY.
2. SITE'S GREASE INTERCEPTOR SHALL BE IN ACCORDANCE WITH THE PLUM CREEK WATER RECLAMATION AUTHORITY CODE OF RULES AND REGULATIONS.



SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

**CIRCLE K STORES, INC**

SITE DEVELOPMENT PLAN

WILCOX & PLUM CREEK  
TOWN OF CASTLE ROCK

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: ---

DRAWN BY: ---

CHECKED BY: ---

DESIGNED BY: ---

SHEET TITLE:

## UTILITY PLAN

SHEET 7 OF 13  
UT01

ISSUE DATE: NOVEMBER 2022

SITE DEVELOPMENT PLAN  
LOT 1 WILCOX PLAZA FILING NO. 1  
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0020

FILE LOCATION: S:\CIRCLE K\WILCOX (CASTLE ROCK)\10.DWG\104 PLAN SET\DEVELOPMENT PLAN\UT01.DWG

# SITE DEVELOPMENT PLAN

## LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK

A PORTION OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**Matrix**  
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PHONE: (719) 575-0100

**LAND DEVELOPMENT**  
CONSULTANTS, LLC  
950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:

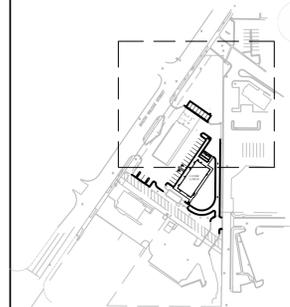


ROCKY MOUNTAINS DIVISION  
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PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

**CIRCLE K STORES, INC**

SITE DEVELOPMENT PLAN

WILCOX & PLUM CREEK

TOWN OF CASTLE ROCK

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: ---

DRAWN BY: AP

CHECKED BY: JA

DESIGNED BY: AP

SHEET TITLE:

# LANDSCAPE PLAN

## SHEET 8 OF 13 LS01

ISSUE DATE: NOVEMBER 2022

SITE DEVELOPMENT PLAN

LOT 1 WILCOX PLAZA FILING NO. 1

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0020

### LEGEND

	EXISTING DECIDUOUS TREE TO REMAIN	7
	EXISTING EVERGREEN TREE TO REMAIN	8
	EXISTING SHRUB TO REMAIN	28
	NATIVE SEED-LOW* MIX NAME: CASTLE ROCK REC LOW GROW MIX PER SEED MIX SCHEDULE OR APPROVED EQUAL	27,315 SF
	3/4" ROCK - PROPOSED TYPE: TO MATCH EXISTING, DEPTH: 4" MIN OR APPROVED EQUAL	6,106 SF
	3/4" ROCK - EXISTING TO REMAIN	3,482 SF
	STEEL EDGING	

\*EXISTING SOD IS TO BE REMOVED AND AREA SEEDED WITH MIX AS INDICATED.

### LANDSCAPE REQUIREMENTS

SITE DATA:			
AREA OF PARCEL:	74,082 SF	REQ.	PROV.
PARKING AREA:	4,890 SF		
PARKING ISLANDS:	0		
WILCOX FRONTAGE: 320'			
LANDSCAPE AREA			
LANDSCAPE AREA (10% SITE AREA)	7,408 SF	REQ.	33,789 SF
PARKING LANDSCAPE AREA (10% OF PARKING)	489 SF	REQ.	489 SF
REQUIRED TREES			
WILCOX STREET (1 PER 22 FT)	WS	REQ.	PROV.
INTERNAL (1 PER 1000SF)	IN	15	3" (EXISTING)
PARKING LS AREA (2 PER 1000 SF)	PA	27 (12 EXISTING)	
TOTAL TREES		2	2
		17	32
REQUIRED SHRUBS			
WILCOX STREET (5 PER TREE)		REQ.	PROV.
INTERNAL (4 PER 1000 SF)		75	75 (28 EXISTING)
PARKING LS AREA (4 PER 1000 SF)		N/A	36
TOTAL SHRUBS		4	4
		79	115

\* REDUCTION IN STREET TREES (TCV22-0118) APPROVED BY DESIGN REVIEW BOARD

STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT: ALWINE, JASON # LA-248  
COMMERCIAL LANDSCAPE SITE INVENTORY

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
74,082 SF	REQUIRED (N/A) PROVIDED 33,000+ SF	NONE	(N/A)	(N/A)	27 DENOTED ON PLAN: IN	(N/A)	39	4	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
4,890 SF	489 SF	26 (4 OF WHICH ARE VACUUM SPACES)	324 SF	0	N/A	2	2 DENOTED ON PLAN: PA	4	4

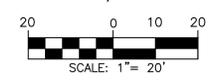
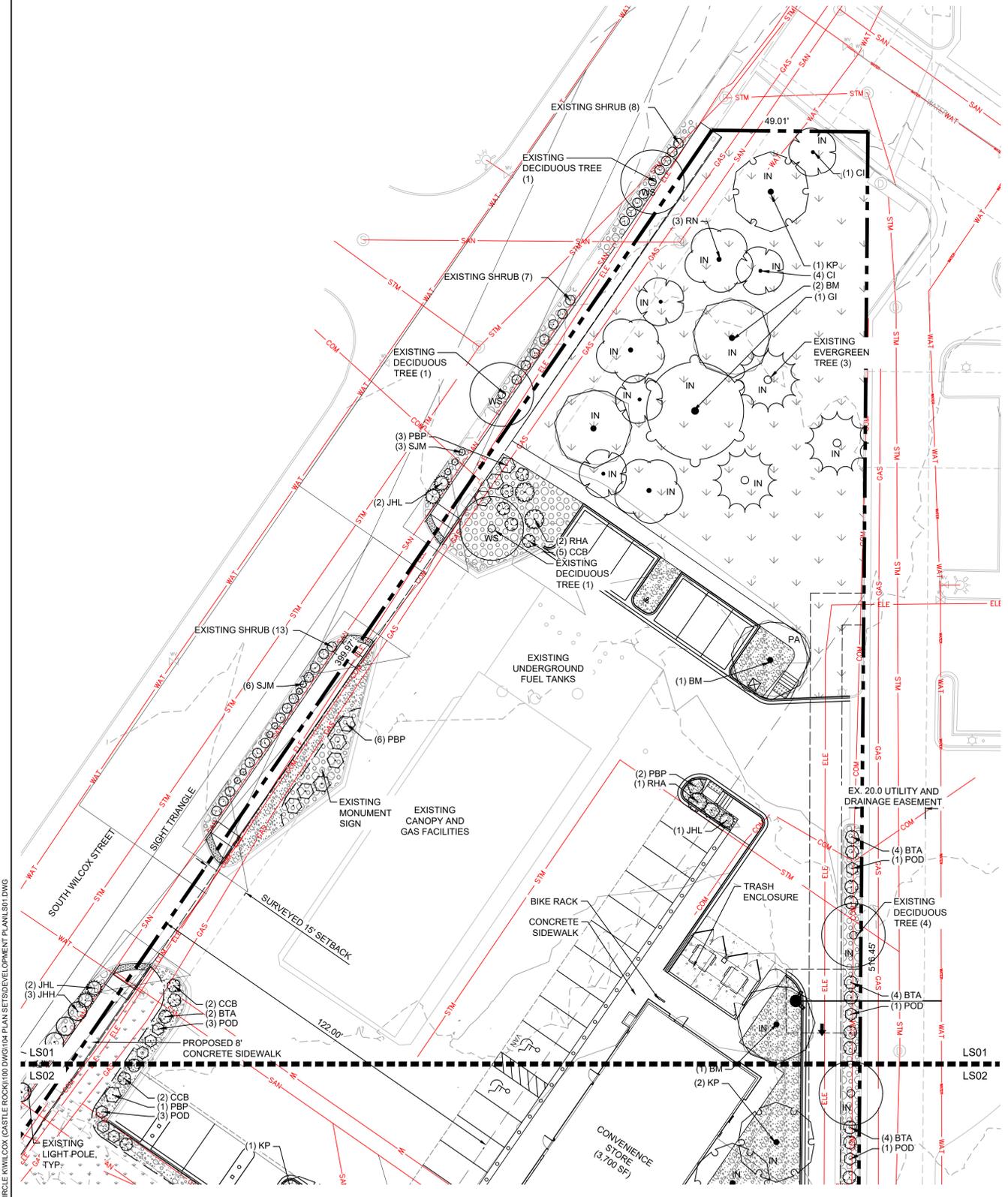
CLWUR (COMPOSITE LANDSCAPE WATER USE RATING) SDP22-0020

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Spray	Low Grow Native Seed	1"	VL	78%	27315	2	30190	1.809539583
Drip	Shrub Bed	2"	VL	50%	2875	2	30190	0.190460417
<b>Total of the CLWUR</b>								<b>2</b>

### LANDSCAPE ARCHITECT CERTIFICATION

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

(Landscape Architect signature and seal here) Date



FILE LOCATION: S:\CIRCLE K\WILCOX (CASTLE ROCK)\100 DING\104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

# SITE DEVELOPMENT PLAN

## LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK

A PORTION OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN 7
- EXISTING EVERGREEN TREE TO REMAIN 8
- EXISTING SHRUB TO REMAIN MAX GROWTH HEIGHT 24" 28
- NATIVE SEED-LOW\* MIX NAME: CASTLE ROCK REC LOW GROW MIX PER SEED MIX SCHEDULE OR APPROVED EQUAL 27,315 SF
- 3/4" ROCK - PROPOSED TYPE: TO MATCH EXISTING, DEPTH: 4" MIN OR APPROVED EQUAL 6,106 SF
- 3/4" ROCK - EXISTING TO REMAIN 3,482 SF
- STEEL EDGING

\*EXISTING SOD IS TO BE REMOVED AND AREA SEEDDED BY MIX AS INDICATED.



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

**LAND DEVELOPMENT CONSULTANTS, LLC**  
950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:

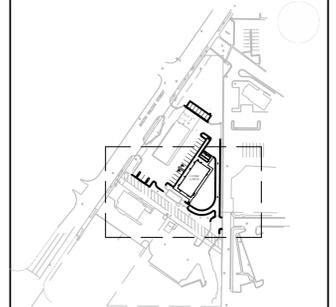


ROCKY MOUNTAINS DIVISION  
5500 S. QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

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SITE DEVELOPMENT PLAN

WILCOX & PLUM CREEK  
TOWN OF CASTLE ROCK

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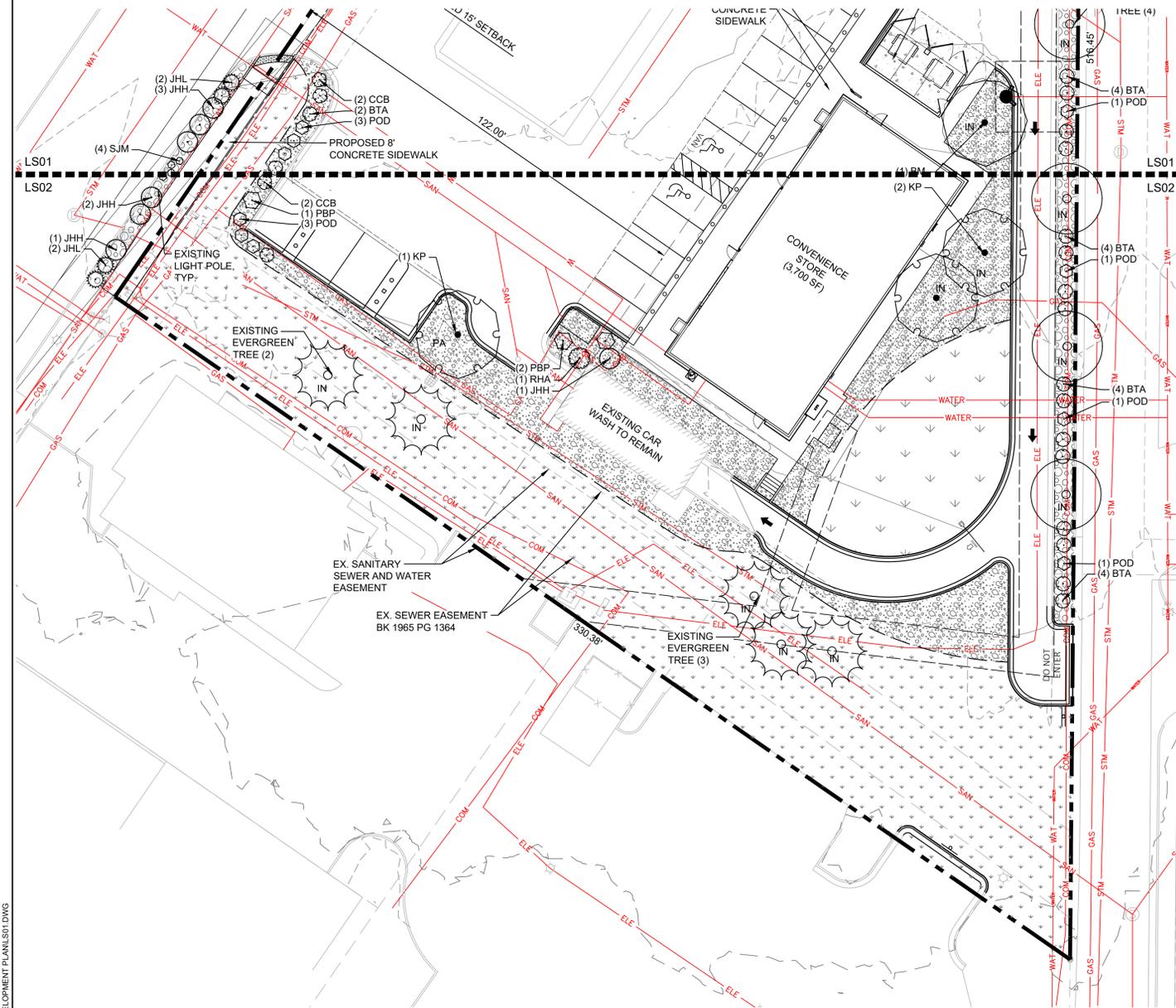
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# LANDSCAPE PLAN

## SHEET 9 OF 13 LS02

ISSUE DATE: NOVEMBER 2022



### SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD	WATER USE
CASTLE ROCK RECOMMENDED LOW GROW MIX	---	30% ECHRAIM CRESTED WHEATGRASS 25% DWARF PERENNIAL RYEGRASS 20% SR3200 BLUE FESCUE 15% REUBENS CANADA BLUEGRASS 10% CHEWINGS FESCUE	PER SUPPLIER RECOMMENDATION	BROADCAST	VERY LOW

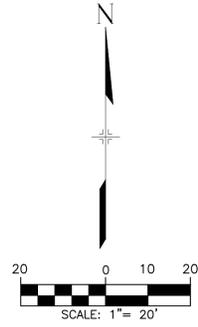
### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.	WATER REQ.	WATER USE
	BM	4	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL.	B&B	25'	25'	10-15"	LOW
	GI	1	GLEDISIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST	2" CAL.	B&B	50'	35'	10-15"	LOW
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.	WATER REQ.	WATER USE
	CI	5	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	B&B	15'	15'	10-15"	LOW
	KP	4	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	25'	25'	10-15"	LOW
	RN	3	ROBINIA NEOMEXICANA NEW MEXICO LOCUST	1.5" CAL.	B&B	20'	20'	10-15"	LOW
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.	WATER REQ.	WATER USE
	BTA	22	BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF JAPANESE BARBERRY	#5 CONT.	CONT.	4'	4'	10-15"	LOW
	CCB	9	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	#5 CONT.	CONT.	4'	4'	10-15"	LOW
	POD	11	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	#5 CONT.	CONT.	4'	4'	10-15"	LOW
	PBP	14	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY	#5 CONT.	CONT.	2'	5'	10-15"	LOW
	RHA	4	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 CONT.	CONT.	3'	6'	5-10"	VERY LOW
	SJM	13	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET JAPANESE SPIREA	#3 CONT.	CONT.	1'	2'	15"	MODERATE
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.	WATER REQ.	WATER USE
	JHH	7	JUNIPERUS HORIZONTALIS 'HUGHES' HUGHES CREEPING JUNIPER	#5 CONT.	CONT.	1.5'	6'	10"	LOW
	JHL	7	JUNIPERUS HORIZONTALIS 'LIMEGLOW' LIMEGLOW CREEPING JUNIPER	#5 CONT.	CONT.	1'	5'	10"	LOW

DIVERSITY	5/17	29%
DECIDUOUS TREES	22/73	30%
DECIDUOUS SHRUBS	---	---
EVERGREEN TREES	7/14	50%

LANDSCAPE ARCHITECT CERTIFICATION  
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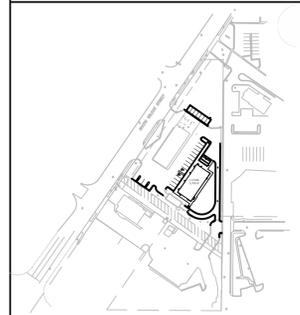


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WILCOX & PLUM CREEK  
TOWN OF CASTLE ROCK

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# LANDSCAPE PLAN

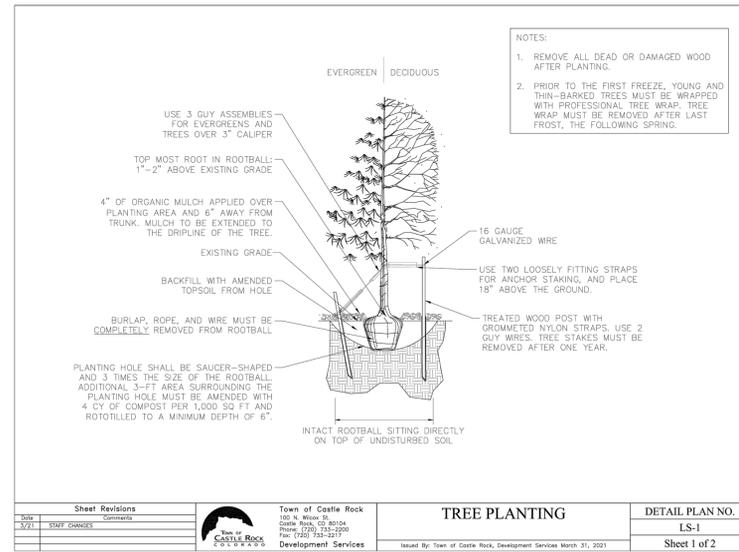
SHEET 10 OF 13  
LS04

ISSUE DATE: NOVEMBER 2022

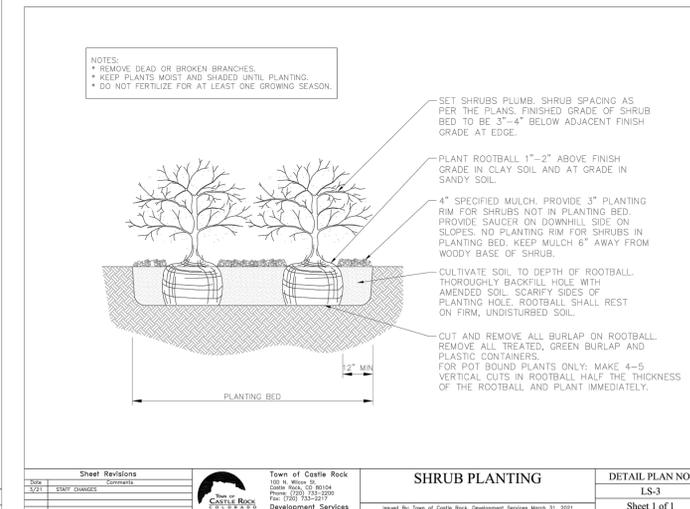
SITE DEVELOPMENT PLAN  
LOT 1 WILCOX PLAZA FILING NO. 1  
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0020

**TOWN OF CASTLE ROCK GENERAL NOTES:**

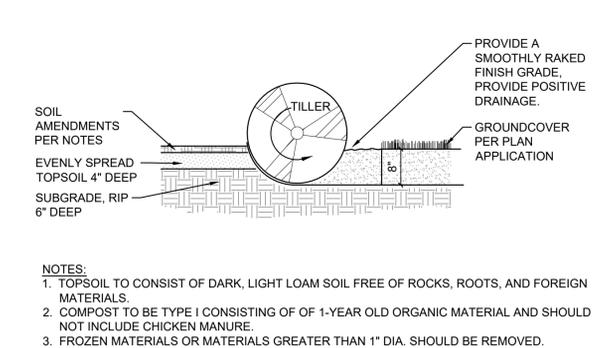
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES 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.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- TREES WITHIN SIGHT DISTANCE LINES SHALL BE MAINTAINED TO PROVIDE CLEARANCE FOR VEHICULAR SIGHT DISTANCE. TREES SHALL BE LIMBED & MAINTAINED SO THAT NO BRANCHES FALL BELOW THE HEIGHT OF 8 FEET MEASURED FROM THE FLOWLINE ELEVATION OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 2.4.8-2.
- NO VEGETATION SHALL BE ALLOWED WITHIN INTERSECTION SAFETY TRIANGLES THAT EXCEED 2.5 FEET HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 2.4.9.



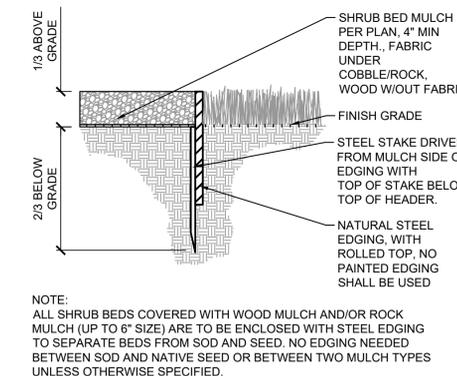
**1 TREE PLANTING**  
NTS      DETAIL-FILE



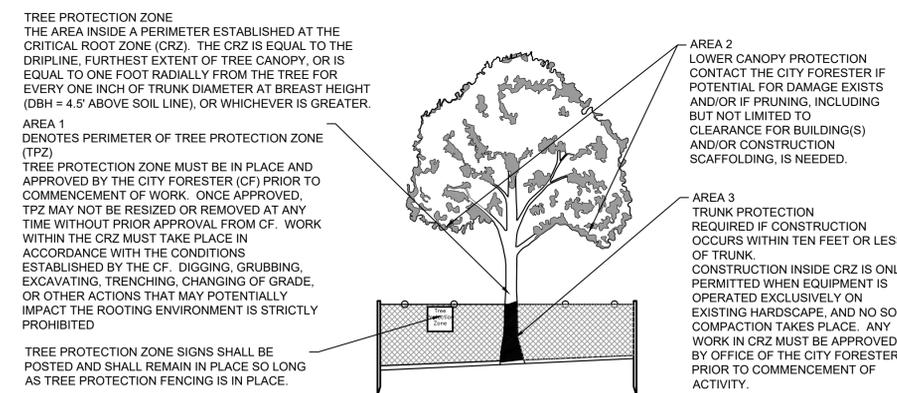
**2 SHRUB PLANTING**  
NTS      DETAIL-FILE



**3 SOIL PREP FOR ALL AREAS**  
NTS



**4 STEEL EDGING**  
NTS



**5 EXISTING TREE PROTECTION**  
NTS      DETAIL-FILE

- NOTES:**
- TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITIES, APPROVED BY OFFICE OF THE CITY FORESTER STAFF, AND SHALL REMAIN IN PLACE UNTIL AFTER CONSTRUCTION.
  - ONCE APPROVED BY THE OFFICE OF THE CITY FORESTER, THE TREE PROTECTION ZONE SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT PRIOR WRITTEN APPROVAL.
  - ENTRANCE/ACCESS TO THE TREE PROTECTION ZONE IS NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OFFICE OF THE CITY FORESTER.
  - NO MATERIALS, DEBRIS, EQUIPMENT, OR SITE AMENITIES SHALL BE STORED WITHIN THE TREE PROTECTION ZONE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OFFICE OF THE CITY FORESTER.
  - WHILE TREE PROTECTION FENCING IS IN PLACE, TREES SHALL BE DEEP-ROOT WATERED AT AN INTERVAL OF ONCE PER WEEK WHEN TEMPERATURES ARE AT OR ABOVE 50-DEGREES F. TREES SHALL BE WATERED AT THE RATE OF 10 GALLONS PER INCH CALIPER.
  - MINIMUM TREE PROTECTION ZONE, AREA 1 FENCING SHALL BE "ORANGE PLASTIC SAFETY FENCING," MIN. 48" IN HEIGHT, TOP SECURED TO METAL T-POSTS WITH 12-GAUGE WIRE WOVEN THROUGH TOP OF FENCING FOR ENTIRE LENGTH.
    - HEAVY DUTY T-POSTS SHALL BE PLACED SO THAT WIRE & FENCE ARE TAUT.
    - CHAIN LINK FENCING MAY BE REQUIRED BY THE OFFICE OF THE CITY FORESTER WHERE HEAVY CONSTRUCTION ACTIVITY IS ADJACENT TO EXISTING TREES.
    - "TREE PROTECTION ZONE" SIGNS SHALL REMAIN IN PLACE AS POSTED BY OFFICE OF THE CITY FORESTER AND SHALL BE MAINTAINED IN THE CONDITION IN WHICH THEY WERE INSTALLED.

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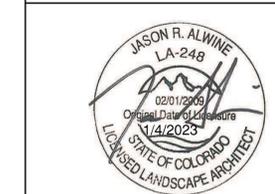
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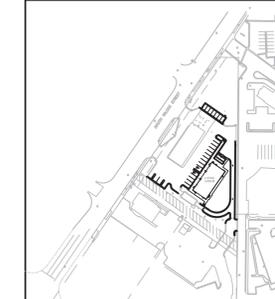
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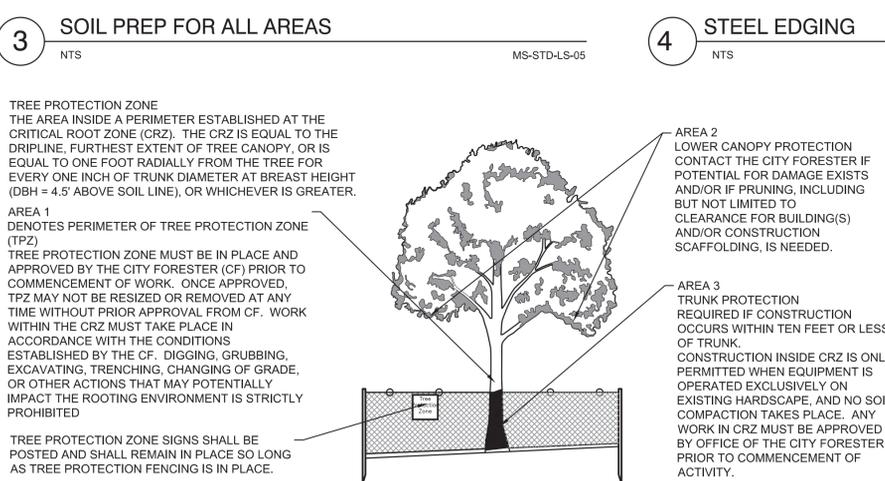
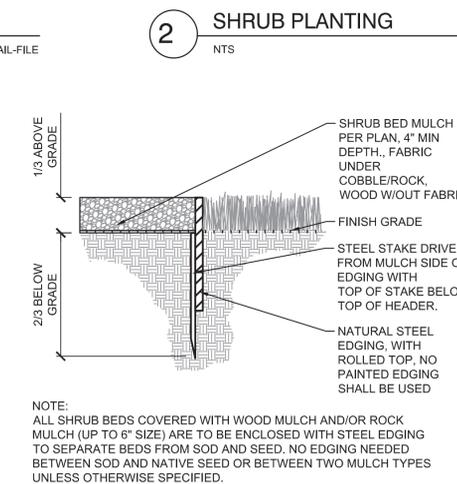
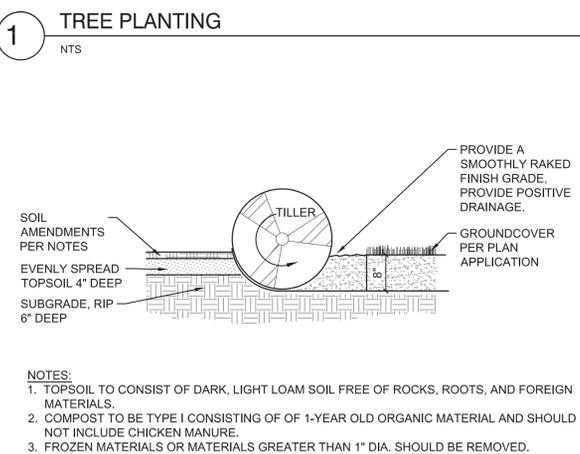
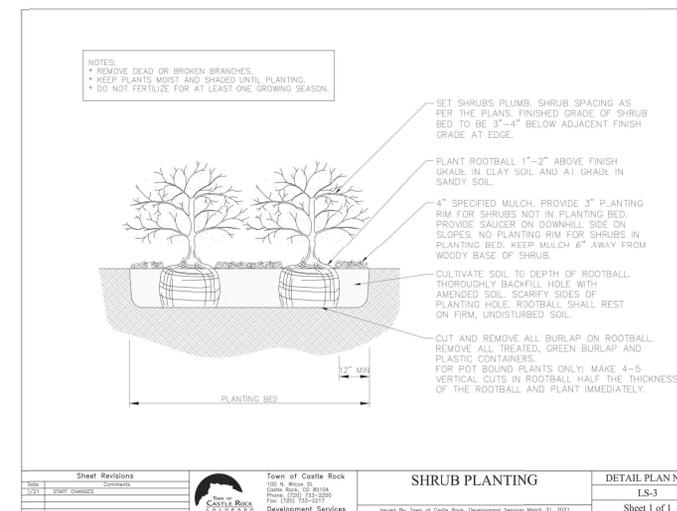
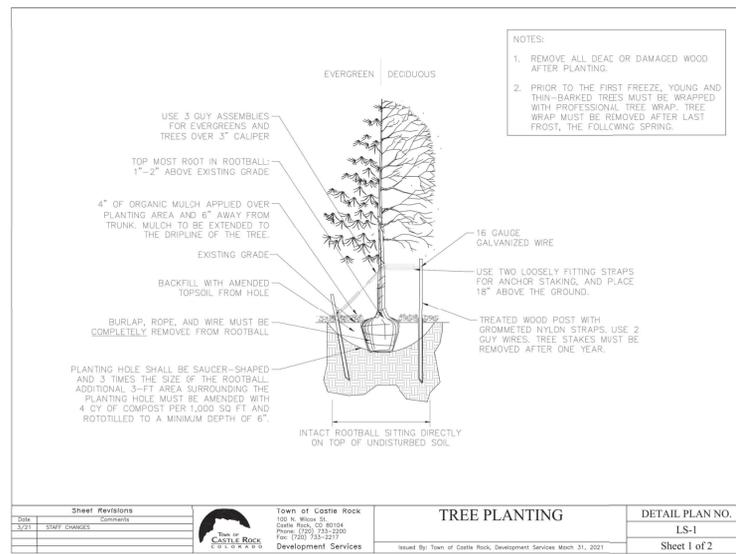
SHEET 10 OF 13  
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ISSUE DATE: NOVEMBER 2022

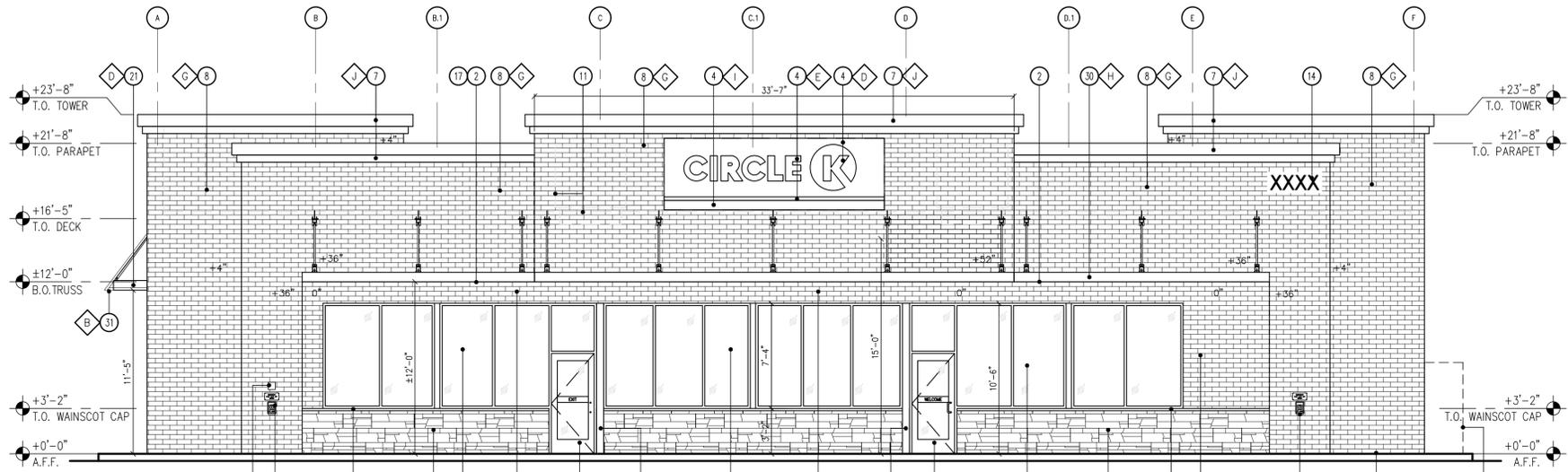
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- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- TREES WITHIN SIGHT DISTANCE LINES SHALL BE MAINTAINED TO PROVIDE CLEARANCE FOR VEHICULAR SIGHT DISTANCE. TREES SHALL BE LIMBED & MAINTAINED SO THAT NO BRANCHES FALL BELOW THE HEIGHT OF 8 FEET MEASURED FROM THE FLOWLINE ELEVATION OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 2.4.8-2.
- NO VEGETATION SHALL BE ALLOWED WITHIN INTERSECTION SAFETY TRIANGLES THAT EXCEED 2.5 FEET HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 2.4.9.

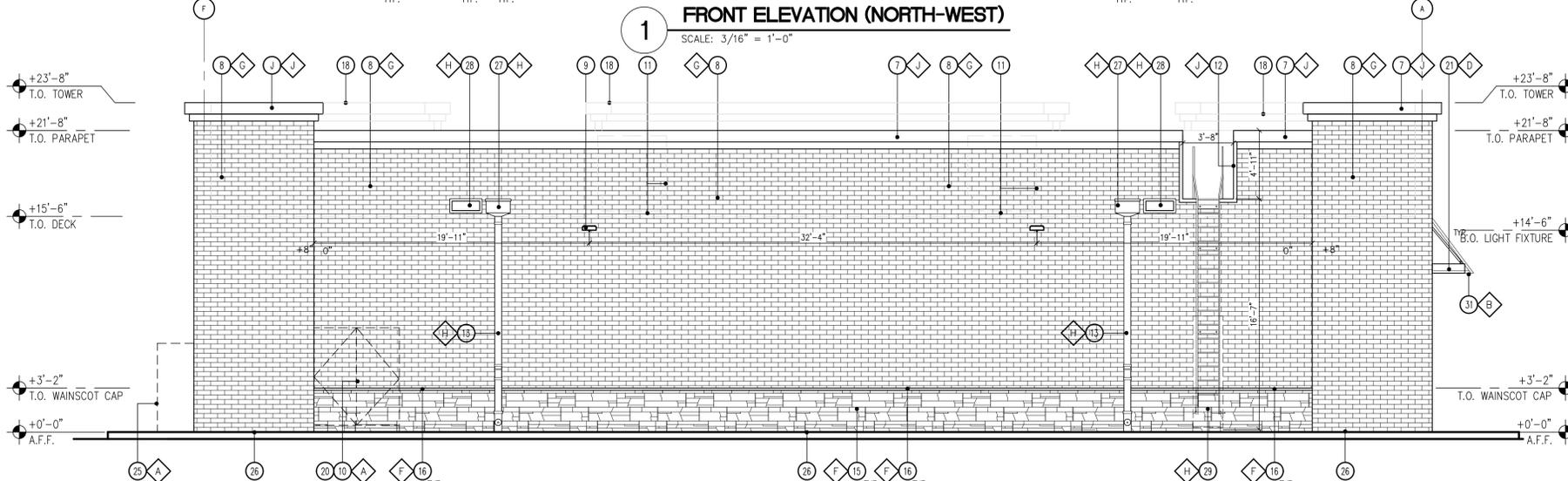


**SITE DEVELOPMENT PLAN - SDP22-0020  
LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK**



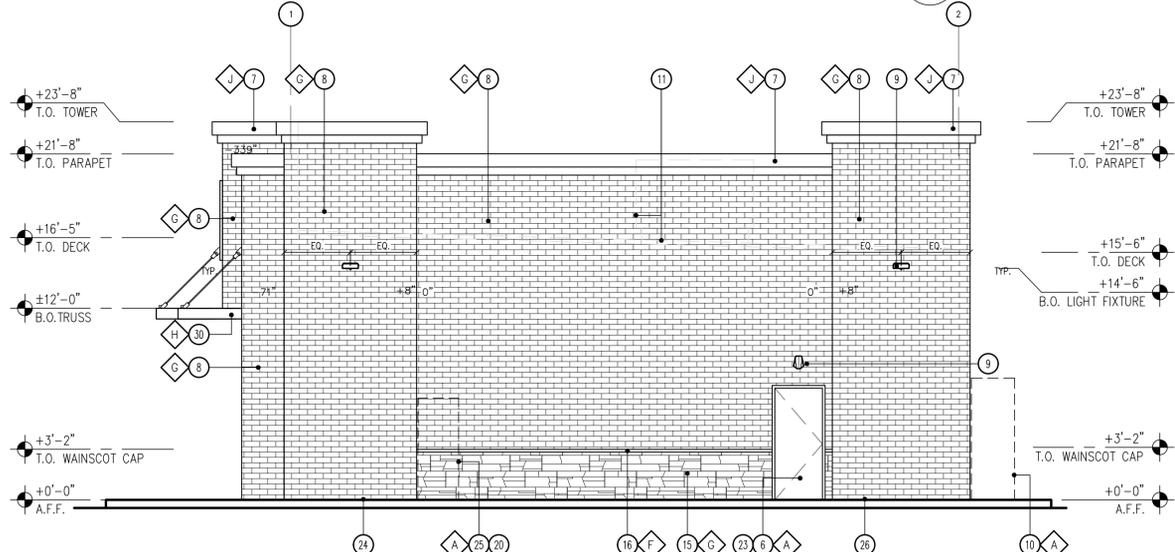
**1 FRONT ELEVATION (NORTH-WEST)**

SCALE: 3/16" = 1'-0"



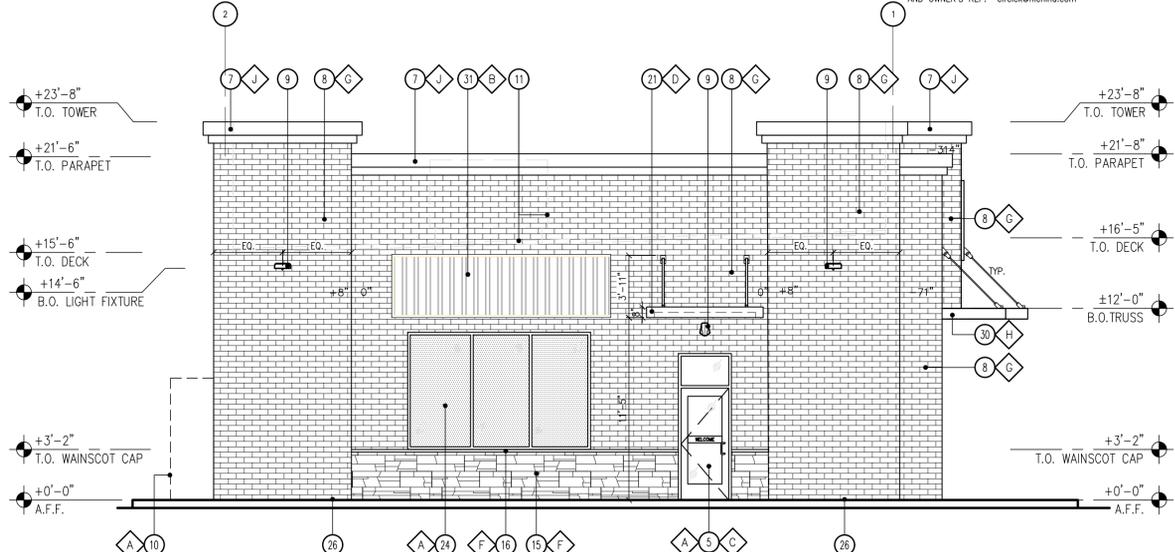
**2 BACK ELEVATION (SOUTH-EAST)**

SCALE: 3/16" = 1'-0"



**3 SIDE ELEVATION (SOUTH-WEST)**

SCALE: 3/16" = 1'-0"



**4 SIDE ELEVATION (NORTH-EAST)**

SCALE: 3/16" = 1'-0"

**KEY NOTES**

1. STEEL COLUMN WRAP WITH BREAK METAL
2. LINE OF CANOPY / SOFFIT
3. GREEN ANODIZED WINDOW FRAMING W/ LIGHT GREEN TINTED GLASS PER SOLARBAN SOLARGRAY SPECS
4. INTERNALLY ILLUMINATED SIGN WITH BLOCKING (UNDER SEPARATE PERMIT)
5. GREEN BRONZE ANODIZED DOOR W/ LIGHT GREEN TINTED GLASS STOREFRONT SYSTEM
6. SERVICE DOOR
7. FOAM MOLDING WITH PRE-FINISHED METAL COPING
8. 2" THK. X 7" BRICK INTERSTATE
9. WALL MOUNTED LIGHT FIXTURE, COLOR: BRONZE
10. SES PANEL LOCATION.
11. ROOF LINE AND HVAC UNITS
12. 3" METAL CORNER EDGE
13. DOWNSPOUT
14. ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. STONE VENEER, INSTALL PER MFR SPECS. INSTALL GROUDED. GROUT TO MATCH STONE COLOR
16. 1-1/2" HIGH PRE-CAST CONCRETE CAP. INSTALL PER MFR. SPECS.
17. FRY REGLET DRIP CAP
18. PARAPET WALL BEYOND
19. (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. PROVIDE BRICK VENEER FINISH BEHIND OF EQUIPMENT
21. ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORTS
22. EMERGENCY FUEL SHUT-OFF SWITCH
23. INSULATED METAL DOOR
24. FAUX WINDOW - GREEN WITH SPANDREL GLASS
25. CO2 TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
27. LEADER BOX
28. EMERGENCY OVERFLOW SCUPPER.
29. METAL ROOF ACCESS LADDER WITH SECURITY DOOR. LADDER GUARD MODEL # LG6 C1 P2 BY COTTERMAN
30. STEEL BEAM AWNING WITH DIAGONAL STEEL ROD
31. STANDING SEAM METAL AWNING

**FINISH SCHEDULE**

- A - \*SHERWIN WILLIAMS #SW 6447  
- EVERGREENS
- B - FIRESTONE UNACLAD 'UC-4' STRIATED PROFILE  
- TROPICANA PATINA GREEN
- C - 1" INSULATED, DOUBLE PANED LIGHT GREEN TINTED GLASS
- D - \*SHERWIN WILLIAMS #SW 4081  
- \*\*SAFETY RED
- E - \*SHERWIN WILLIAMS #SW 7005  
- CIRCLE K WHITE
- F - CULTURED STONE BY BORGAL  
- \*\*CHARDONNAY COUNTRY LEDGESTONE CSV 20006  
- \*\* MORTAR - SPECTRUM TEXAS TAN
- G - BRICK INTERSTATE 'TUMBLEWEED'  
- TEXTURE 'MATTE', THIN MODULAR
- H - \*SHERWIN WILLIAMS #SW 7048  
- URBANE BRONZE
- I - CIRCLE K ORANGE #PMS 144
- J - \*SHERWIN WILLIAMS #SW 6121  
- WHOLE WHEAT (USE FOR CORNICE)

\* USE SHERWIN WILLIAMS MANUFACTURER ONLY  
\*\* COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION  
\*\*\* PURCHASED BY CIRCLE K/INSTALLED BY G.C. C.C. TO COORDINATE WITH CK PM AND OWNER'S REP. circlek@nichia.com



30 Executive Park, Suite 100  
Irvine, CA 92614  
t. 949 296 0450

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**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
04/02/21	DP SUBMITAL
04/04/22	DP RESUBMITAL
07/08/22	DP RESUBMITAL
11/18/22	DP RESUBMITAL

**PROFESSIONAL SEAL**

**PROFESSIONAL IN CHARGE**

DOUG COUPER

**PROJECT MANAGER**

AAB

**QUALITY CONTROL**

AAB

**DRAWN BY**

AAB

**PROJECT NAME**

**CIRCLE K STORES INC.**

**CASTLE ROCK**

**WILCOX & PLUM CREEK**

**CASTLE ROCK ,CO**



**LAND DEVELOPMENT CONSULTANTS, LLC**

950 S. CHERRY ST., STE #512  
DENVER, CO 80246



**CIRCLE K STORES INC.**

**PROJECT NUMBER**

20210363.0

**SHEET TITLE**

**BUILDING EXTERIOR ELEVATIONS (3700)**

**SHEET NUMBER**

**11 of 13**

SITE DEVELOPMENT PLAN - SDP22-0020  
 LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK

KEY NOTES (X)

- STEEL COLUMN WRAP WITH BREAK METAL
- LINE OF CANOPY / SOFFIT
- GREEN ANODIZED WINDOW FRAMING W/ LIGHT GREEN TINTED GLASS PER SOLARBAN SOLARGRAY SPECS
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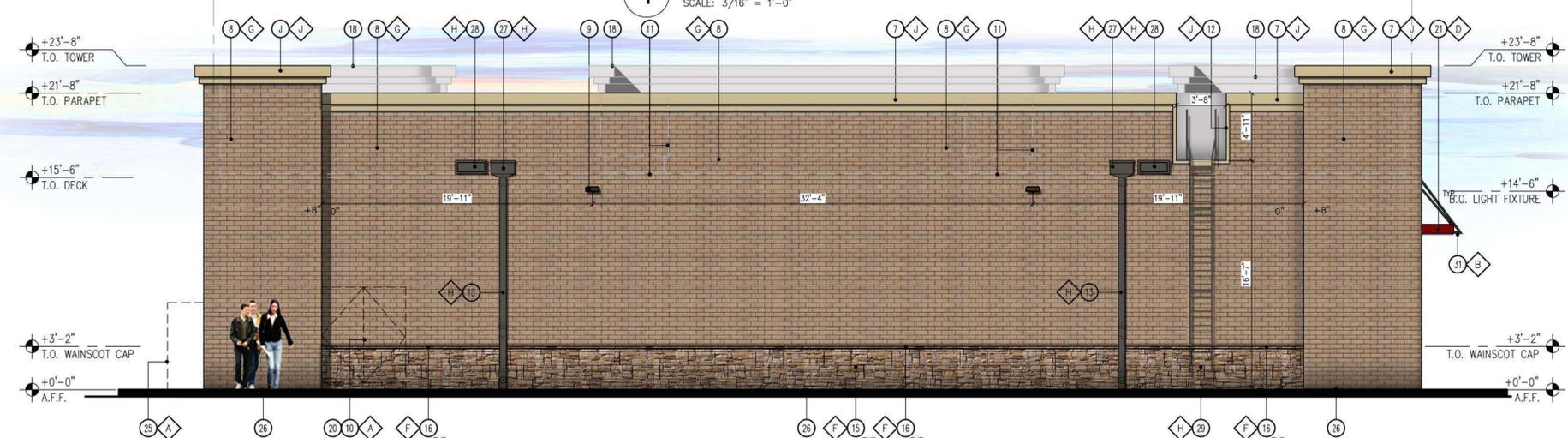
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- A - SHERWIN WILLIAMS #SW 6447 - EVERGREENS
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 \*\*\* PURCHASED BY CIRCLE K/INSTALLED BY G.C. G.C. TO COORDINATE WITH CK FM AND OWNER'S REP. circlek@nichba.com



1 FRONT ELEVATION (NORTH-WEST)  
 SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (SOUTH-EAST)  
 SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (SOUTH-WEST)  
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4 SIDE ELEVATION (NORTH-EAST)  
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**PROFESSIONAL IN CHARGE**  
 DOUG COUPER

**PROJECT MANAGER**  
 AAB

**QUALITY CONTROL**  
 AAB

**DRAWN BY**  
 AAB

**PROJECT NAME**

**CIRCLE K STORES INC.**  
**CASTLE ROCK**  
**WILCOX & PLUM CREEK**  
**CASTLE ROCK ,CO**



LAND DEVELOPMENT CONSULTANTS, LLC  
 950 S. CHERRY ST., STE #512  
 DENVER, CO 80246



CIRCLE K STORES INC.

**PROJECT NUMBER**  
 20210363.0

**SHEET TITLE**

**BUILDING EXTERIOR ELEVATIONS (3700)**

**SHEET NUMBER**

**11 of 13**







Development Services  
100 N. Wilcox Street  
Castle Rock, CO 80104  
720-733-2200 FAX 720-733-2231

NO. \_\_\_\_\_

DATE 10-25-22

TECHNICAL CRITERIA VARIANCE APPLICATION

DEVELOPMENT Circle K - 310 S Wilcox

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 1, Wilcox Plaza Filing No. 1, County of Douglas, State of Colorado

VARIANCE REQUESTED:

Code Section(s) Section 17.42.060E of the municipal code - maximum setback

Describe the Variance Requested Variance requested - for increased setback to public roadway

1. Describe the exceptional situation or condition that exists  
Variance requested because fuel canopy and tanks will remain - see variance TCV-0016. Store location is tied to location of canopy and tanks.

2. Describe the difficulty or hardship that would be created by a strict enforcement of the code  
Strict enforcement of the code in this case would create the need to move existing fuel tanks and fuel canopy which would be a hardship. See TCV-0016.

3. Describe why there would not be any adverse impact on public health, safety and welfare  
No adverse impacts to public health, safety and welfare result from maintaining the existing and proposed improved footprint

Additional Information:



# SITE DEVELOPMENT PLAN

## LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK

A PORTION OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**OWNER INFORMATION**  
PLUM CREEK LLC 506 EAST 3RD ST  
SALIDA, CO 81201  
LEGAL: LOT 2 BLOCK 1 WALGREENS FILING 1 TOTAL  
ACREAGE 1.344 AML  
ZONE: COMMERCIAL  
ACTUAL USE: NEIGHBORHOOD SHOPPING CENTER

**OWNER INFORMATION**  
14901 INC9555 E CALEY CIR  
GREENWOOD VILLAGE, CO 80111  
LEGAL: LOT 7 CASTLE PLAZA SOUTH 1ST  
AMENDMENT. 0.744 AML  
ZONE: COMMERCIAL  
ACTUAL USE: FAST FOOD RESTAURANT

**OWNER INFORMATION**  
46 STILLINGS PROPERTIES LLC ET AL 49 STILLINGS AVE  
SAN FRANCISCO, CA 94131  
LEGAL: LOT 6A CASTLE PLAZA SOUTH FIFTH AMD 0.788 AML  
ZONE: COMMERCIAL  
ACTUAL USE: POST OFFICE

**OWNER INFORMATION**  
340 S WILCOX STREET LLC/O GRAND MERE  
RESTAURANT GRP|| 300 PARK AVE 12TH FLOOR  
NEW YORK, NY 10022  
LEGAL: LOT 1 K.L.N. SUBDIVISION 0.86 AML  
ZONE: COMMERCIAL  
ACTUAL USE: RESTAURANT

**OWNER INFORMATION**  
WELLS FARGO BANK NAC/O THOMSON PROPERTY TAX  
SERVICES PO BOX 2609  
CARLSBAD, CA 92018  
LEGAL: LOT 5A CASTLE PLAZA SOUTH 3RD AMD 1.63 AM  
ZONE: COMMERCIAL  
ACTUAL USE: BANK

### SITE LEGEND

- PROPERTY BOUNDARY LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION
- PROPOSED STRIPING
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED BOUNDARY BETWEEN CONCRETE & ASPHALT
- PROPOSED PARKING SPACES
- PEDESTRIAN PATH OF TRAVEL
- LANDSCAPE AREA

### SITE NOTES

- 01 CURB & GUTTER TYPE VC1 (CATCH)
- 02 CURB & GUTTER TYPE VC1 (SPILL)
- 03 EXISTING TRANSFORMER PAD
- 04 TRASH ENCLOSURE (PER ARCH PLANS)
- 05 EXISTING OVERHEAD CANOPY
- 06 TAPER CURB TO MATCH EXISTING CURB
- 07 CONCRETE SIDEWALK
- 08 EXISTING FUEL PUMPS
- 09 CO2 ENCLOSURE (PER ARCH PLANS)
- 10 EXISTING UNDERGROUND FUEL TANKS
- 11 AIR UNIT (PER ARCH PLANS)
- 12 ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS)
- 13 VENT PIPES
- 14 PIPE BOLLARDS (PER ARCH PLANS)
- 15 BICYCLE RACK (EACH UNIT ACCOMMODATES 2 BICYCLES) (CYCLE-SAFE "U-RACK" OR APPROVED EQUAL)
- 16 CONVENIENCE STORE (3,700 SF), (SEE ARCHITECTURAL PLANS)
- 17 EXISTING CAR WASH
- 18 EXISTING CAR WASH CODED ENTRY SYSTEM
- 19 CAR WASH BAIL OUT LANE
- 20 VACUUM UNIT
- 21 HANDICAP RAMP
- 22 DO NOT ENTER STRIPING
- 23 EXISTING LIGHT POLE
- 24 TRAFFIC FLOW ARROW
- 25 HEAVY DUTY ASPHALT PAVING
- 26 LIGHT DUTY CONCRETE PAVING
- 27 HEAVY DUTY CONCRETE PAVING
- 28 SAWCUT LINE
- 29 TYPE 2 CURB RAMP
- 30 TYPE 1 CURB RAMP
- 31 TRANSFORMER PAD
- 32 CAR WASH CLEARANCE BAR
- 33 PROPOSED FIRE HYDRANT
- 34 PROPOSED 8' SIDEWALK



**CONSULTANTS:**

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

**LAND DEVELOPMENT  
CONSULTANTS, LLC**  
950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

**OWNER/DEVELOPER:**

**CIRCLE K**

ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:

**PROJECT:**  
**CIRCLE K STORES, INC**

**SITE DEVELOPMENT PLAN**

**WILCOX & PLUM CREEK  
TOWN OF CASTLE ROCK**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

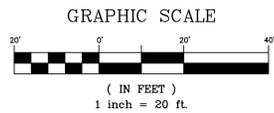
**DRAWING INFORMATION:**

PROJECT NO: ---  
DRAWN BY: ---  
CHECKED BY: ---  
DESIGNED BY: ---  
SHEET TITLE:

## SITE PLAN

SHEET 5 OF 11  
SP01

ISSUE DATE: AUGUST 2022



**NOTES:**  
CATCH TO SPILL CURB SHALL BE A 3' TRANSITION.

FILE LOCATION: S:\CIRCLE K\WILCOX (CASTLE ROCK)\100 DWG\104 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



Development Services  
100 N. Wilcox Street  
Castle Rock, CO 80104  
720-733-2200 FAX 720-733-2231

NO. \_\_\_\_\_

DATE 10-25-22

TECHNICAL CRITERIA VARIANCE APPLICATION

DEVELOPMENT Circle K - 310 S Wilcox

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 1, Wilcox Plaza Filing No. 1, County of Douglas, State of Colorado

VARIANCE REQUESTED:

Code Section(s) Section 17.42.080.4 of the municipal code - backwards service station design

Describe the Variance Requested Variance requested - is to allow for existing fuel canopy to remain which means not following code.

1. Describe the exceptional situation or condition that exists

The existing fuel canopy is remaining and is not being changed. The location of the canopy is related to the fuel tanks. Moving the canopy means the tanks have to move.

2. Describe the difficulty or hardship that would be created by a strict enforcement of the code

Relocating the fuel canopy would mean moving the tanks which are in use. Moving the canopy means moving the tanks which would constitute a hardship.

3. Describe why there would not be any adverse impact on public health, safety and welfare

No adverse impacts to public health, safety and welfare result from maintaining the location of the existing fuel canopy.

Additional Information:





Development Services  
100 N. Wilcox Street  
Castle Rock, CO 80104  
720-733-2200 FAX 720-733-2231

NO. \_\_\_\_\_

DATE 10-25-22

TECHNICAL CRITERIA VARIANCE APPLICATION

DEVELOPMENT Circle K - 310 S Wilcox

LEGAL DESCRIPTION OF SUBJECT PROPERTY  
Lot 1, Wilcox Plaza Filing No. 1, County of Douglas, State of Colorado

VARIANCE REQUESTED:

Code Section(s) 17.42.080.6 and Town of Castle Rock Landscape and Irrigation Criteria Manual 9.2.1.2

Describe the Variance Requested Variance requested - street trees are further than 12.0' setback and so are not meeting tree count

1. Describe the exceptional situation or condition that exists

The trees are not able to be located within the required setback due to water, gas, and sewer line location. The tree count will meet or exceed code requirement.

2. Describe the difficulty or hardship that would be created by a strict enforcement of the code

In order to meet the setback requirement, the water, gas, and sewer main lines would need to be relocated.

3. Describe why there would not be any adverse impact on public health, safety and welfare

No adverse impacts to public health, safety and welfare result from allowing the trees to be located as planned.

Additional Information:



# SITE DEVELOPMENT PLAN

## LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK

A PORTION OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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

**LAND DEVELOPMENT**  
CONSULTANTS, LLC

950 S. CHERRY ST., SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:

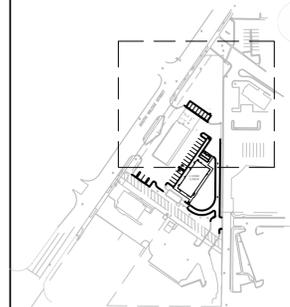
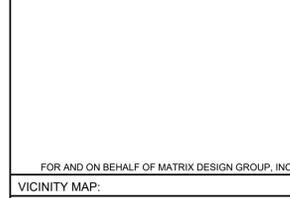


ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:  
**CIRCLE K STORES, INC**

SITE DEVELOPMENT PLAN

WILCOX & PLUM CREEK  
TOWN OF CASTLE ROCK

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: ---  
DRAWN BY: AP  
CHECKED BY: JA  
DESIGNED BY: AP  
SHEET TITLE:

# LANDSCAPE PLAN

SHEET 8 OF 13  
LS01

ISSUE DATE: NOVEMBER 2022

**LEGEND**

- EXISTING DECIDUOUS TREE TO REMAIN 7
- EXISTING EVERGREEN TREE TO REMAIN 8
- EXISTING SHRUB TO REMAIN MAX GROWTH HEIGHT 24" 28
- NATIVE SEED-LOW\* 27,315 SF  
MIX NAME: CASTLE ROCK REC LOW GROW MIX  
PER SEED MIX SCHEDULE OR APPROVED EQUAL
- 3/4" ROCK - PROPOSED TYPE: TO MATCH EXISTING, DEPTH: 4" MIN OR APPROVED EQUAL 6,106 SF
- 3/4" ROCK - EXISTING TO REMAIN 3,482 SF
- STEEL EDGING

\*EXISTING SOD IS TO BE REMOVED AND AREA SEEDED WITH MIX AS INDICATED.

**LANDSCAPE REQUIREMENTS**

<b>SITE DATA:</b>			
AREA OF PARCEL:	74,082 SF	REQ.	PROV.
PARKING AREA:	4,890 SF	489 SF	33,789 SF
PARKING ISLANDS:	0		489 SF
<b>WILCOX FRONTAGE:</b> 320'			
<b>LANDSCAPE AREA</b>			
LANDSCAPE AREA (10% SITE AREA)	7,408 SF	REQ.	PROV.
PARKING LANDSCAPE AREA (10% OF PARKING)	489 SF	489 SF	489 SF
<b>REQUIRED TREES</b>			
WILCOX STREET (1 PER 22 FT)	WS	15	3" (EXISTING)
INTERNAL (1 PER 1000SF)	IN	27	27 (12 EXISTING)
PARKING LS AREA (2 PER 1000 SF)	PA	2	2
TOTAL TREES		17	32
<b>REQUIRED SHRUBS</b>			
WILCOX STREET (5 PER TREE)		75	75 (28 EXISTING)
INTERNAL (4 PER 1000 SF)		4	36
PARKING LS AREA (4 PER 1000 SF)		4	4
TOTAL SHRUBS		79	115

\* REDUCTION IN STREET TREES (TCV22-0118) APPROVED BY DESIGN REVIEW BOARD

STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT: ALWINE, JASON # LA-248  
COMMERCIAL LANDSCAPE SITE INVENTORY

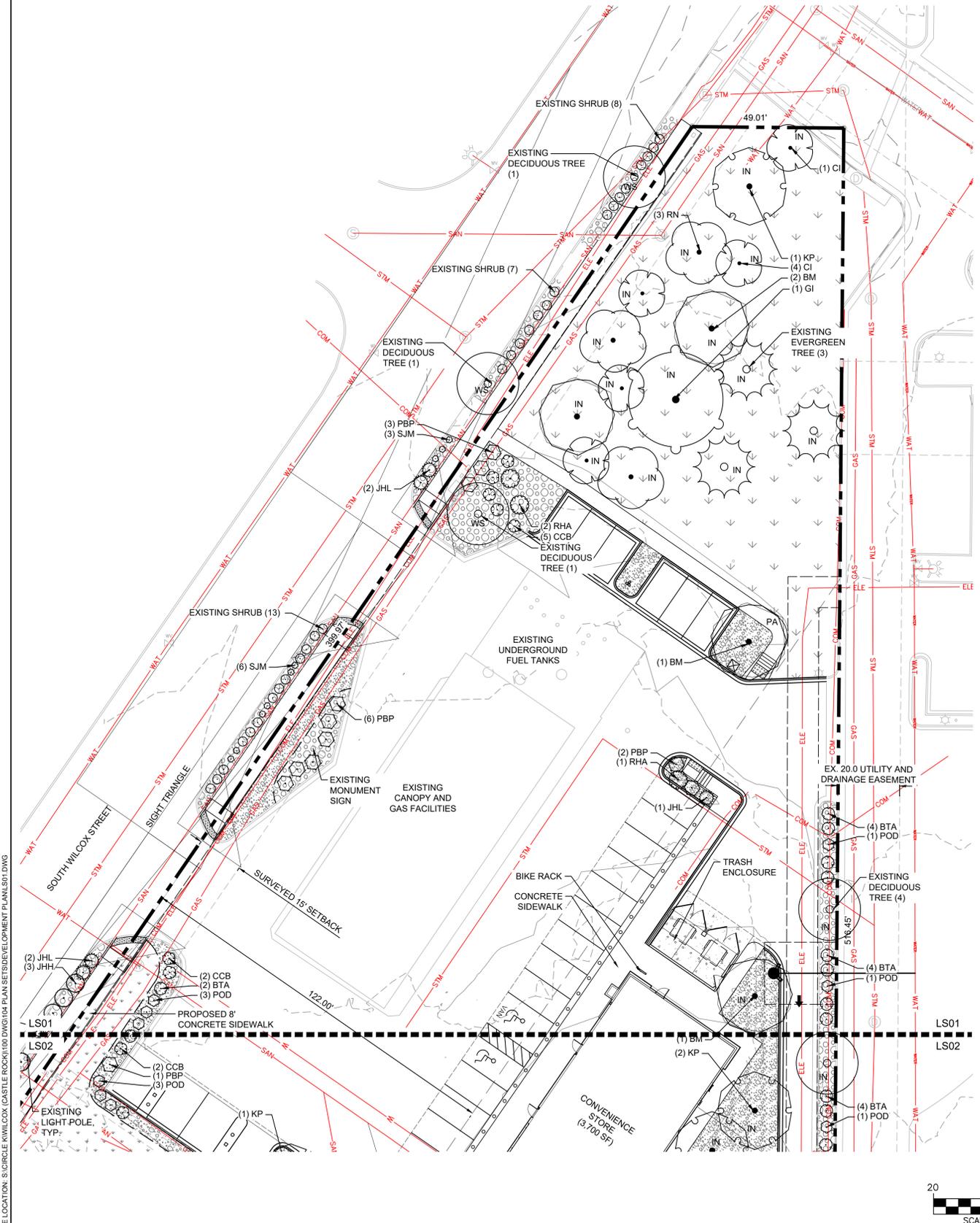
Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
74,082 SF	REQUIRED (N/A) PROVIDED 33,000+ SF	NONE	(N/A)	(N/A)	27 DENOTED ON PLAN: IN	(N/A)	39	4	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
4,890 SF	489 SF	26 (4 OF WHICH ARE VACUUM SPACES)	324 SF	0	N/A	2	2 DENOTED ON PLAN: PA	4	4

**CLWUR (COMPOSITE LANDSCAPE WATER USE RATING) SDP22-0020**

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Spray	Low Grow Native Seed	1"	VL	78%	27315	2	30190	1.809539583
Drip	Shrub Bed	2"	VL	50%	2875	2	30190	0.190460417
<b>Total of the CLWUR</b>								<b>2</b>

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

(Landscape Architect signature and seal here) Date



FILE LOCATION: S:\CIRCLE K\WILCOX (CASTLE ROCK)\100 DING\104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

Neighborhood Meeting Summary – Downtown Circle K Redevelopment SDP  
Neighborhood Meeting #1 – Feb. 8, 2022

Circle K held a neighborhood meeting to discuss a proposed Site Development Plan (SDP) project to replace the existing convenience store. The project site is approximately 1.8 acres in size and is located in Downtown at 310 S. Wilcox St., north of Pizza hut and west of Dairy Queen.

This meeting represented the first required neighborhood meeting. The meeting was conducted via a virtual format offering virtual participation. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site and included a vicinity map, project narrative, and site plan. The meeting was scheduled for Feb. 8, 2022 from 6-7 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

1. Georgia Kofoed, Land Development Consultants

Town Representatives:

1. Donna Ferguson, AICP, Senior Planner

In-person Participants

- No in-person participants (virtual meeting only).

Virtual Participants

- No virtual participants

There was no formal presentation since there was no in-person or virtual participants in attendance. However, the proposal includes the following:

- New 1 story building at 3,700 sq. feet (Existing building is 1 story at 1,838 sq. ft.)
- No changes to the fueling canopy proposed.
- Existing building to be demolished at the same time the new building is constructed.
- Fueling canopy to remain open during new building construction.
- New building to be shifted to the southeast of its current location.
- Architectural materials and features include masonry, stone, and stucco with varying roofline and architectural “pop outs”.
- 17 parking spaces.
- No changes to entrances proposed.

Attendees had the following comments:

- None. No in-person or virtual participants in attendance.

The neighborhood meeting adjourned at 6:30 p.m. The SDP will require review and decision by the DRB. The project is located in Councilmember LaFleur’s district.