



December 5, 2025

100 N. Wilcox Street
Castle Rock, CO 80104

Pre-Application Narrative
407 S. Wilcox Street
Castle Rock, CO 80104

To Whom It May Concern,

Kimley-Horn and Associates, Inc. is pleased to be submitting the Pre-Application Package for the above-referenced project on behalf of QuikTrip (the "Site Developer").

GENERAL PROJECT INFORMATION

The Site is located southwest of the E. Plum Creek Parkway and S. Wilcox Street intersection at 407 S. Wilcox Street in Castle Rock, Colorado. The Site totals approximately 3.113 acres. The site is currently an existing vacant commercial building with parking and associated utilities. The site is bounded by a commercial building to the north and south, S. Wilcox Street to the east, and East Plum Creek to the west.

SITE IMPROVEMENTS

The project proposal will be for a QuikTrip fueling station in phase one with a Bubble Bath car wash in phase 2. Additional proposed site improvements consist of:

QuikTrip Convenience Store:

- Building Square Footage: 6,445 square feet
- Standard Parking Stalls: 48 stalls
- ADA Stalls: 2 (one van ADA)
- Air station: 1
- Fuel Pumps: 20

Bubble Bath Car Wash:

- Building Square Footage: 4,326 square feet
- Standard vacuum parking stalls: 8
- ADA vacuum parking stall: 1

Cumulative Site:

- Open Space: 0.68 acres
- Access: Existing access off E. Plum Creek Parkway to be utilized
- Access: Existing access off S. Wilcox Street to be utilized



If you have any questions or comments during your review, please do not hesitate to contact me.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Jessica McCallum, P.E.