

Circle K at Wilcox & Plum Creek

Preliminary Utility Report

December 2022

Prepared for:



Land Development Consultants

950 S. Cherry St., Suite 510
Denver, CO 80246

Town of Castle Rock
SDP22-0022

Prepared by:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
(719) 575-0100
fax (719) 572-0208

Matrix Project No. 21.1207.031

Engineer's Statement:

The enclosed utility report, and exhibits, were prepared by me or under my direct supervision and is correct to the best of my knowledge and belief. Said utility report has been prepared in accordance with applicable Town of Castle Rock criteria and is in conformance with the master utility plans for the affected area. I accept responsibility for any liability caused by negligent acts, errors, or omissions on my part in preparing this report.

Signature: 
Registered Professional Engineer
State Of Colorado No. _56571_
(Affix Seal)

**Owner/Developer's Statement:**

As Owner/Developer of Land(s) identified within this report; I agree to proceed, implement and comply with all recommendations and requirements outlined herein.

Circle K Stores Inc. - Zoe Pericak - Real Estate Development Manager

Name of Developer

Zoe Pericak Digitally signed by Zoe Pericak
Date: 2022.12.16 12:49:44
-07'00'

Authorized Signature

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Introduction

Circle K at Wilcox and Plum Creek is located northeast of the intersection of S. Wilcox Street and Plum Creek Parkway with S. Wilcox Street to the west, Pizza Hut to the south, and existing commercial properties to the north and east. The project consists of 'Raze and Rebuild' with demolition of the existing store and replacing with a new Circle K store, asphalt paving, concrete paving, curb & gutter, and landscaping. The existing entrances to the site off of S. Wilcox Street, gas pump facilities, canopy and car wash are to remain open during construction.

This Preliminary Utility Report has been prepared to support the proposed Circle K at Wilcox and Plum Creek in Town of Castle Rock, Colorado and demonstrate compliance with the existing infrastructure and Town of Castle Rock criteria.

General Location and Description

More specifically, the project is located in a portion of the southwest ¼ of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, State of Colorado.

The existing Circle K store is addressed at 310 S Wilcox St, Castle Rock, CO 80104. Based on the Douglas County Assessor, current ownership is listed under Amazon Partners LLC, C/O Delta Property Tax Advisors PO Box 91898 Austin, Texas 78709 and CST Metro LLC, 2744059 C/O Property Tax Dept-DC 17, PO Box 52085 Phoenix, AZ 85072 with a legal description Lot 1 Wilcox Plaza Filing #1. 78722 Sq Ft or Total Acreage 1.807 AM/L. Land use is categorized as account type Commercial, 44711 - Gas Station. The existing facility has an outside 1.5" commercial with irrigation meter pit on the west side of the building. This accounts for 3.33 SFE. The carwash, store, and irrigation are all on the same meter.



Figure 1 – Vicinity Map

Calculated Water Demands

The proposed improvements include a 'raze and rebuild' of the existing Circle K store. The existing Circle K store is approximately 1,850 square feet and the proposed Circle K store is approximately 3,700 square feet. Fixture count and water demand are expected to remain the same for the proposed store. Below is a table illustrating calculated water demands based on the Town of Castle Rock Water Criteria Manual for the existing car wash and proposed Circle K store.

Table 1.1 <u>Circle K at Wilcox & Plum Creek</u> Calculated Water Demand				
Land Use	Existing ADD (gpd)	Proposed ADD (gpd)	Max Day Demand (gpd)	Peak Hour Demand (gpd)
<i>Car Wash</i>	5,000	5,000	12,500	27,500
<i>Retail</i>	370	740	1,850	4,070
<i>Irrigation</i>	2,867	2,995	2,995	2,995
<i>Total</i>			17,345	34,565

Existing Water System

The existing Circle K store and car wash is currently served off the existing 12" water main line within Wilcox St. The existing meter is located off of Wilcox St. within the landscape area on the property. A 1.5" service line currently serves the car wash and Circle K store. The water system operates within the Town of Castle Rock's yellow pressure zone.

Proposed Water System

The existing service and 1.5" meter off Wilcox St. will remain to serve the existing car wash. The service line from the existing 1.5" meter to the existing Circle K store will be removed. The proposed Circle K store will be served off the newly constructed 12" water main in the adjacent alley to the east of the site. A 1.5" domestic water and irrigation meter will be placed inside the store on the east side of the proposed building. The 1.5" domestic water and 1.5" irrigation service lines will continue east and connect to the existing 12" water main within the adjacent alley.

The water system will remain within the Town of Castle Rock's yellow pressure zone with a maximum HGL elevation of 6352, top elevation served at 6230 and low elevation served at 6065. The site is contained with a maximum elevation of 6209 and a minimum elevation of 6205. No additional land dedication is required.

Storage requirements are provided below based on Section 4.4.2 of the Town of Castle Rock Water Criteria. A submittal has been made to the Town of Castle Rock Fire and Rescue Department. An assumed 1500 gpm has been used until an official fire flow has been assigned.

$$\begin{aligned}
 &13 \text{ gpm} = 18,720 \text{ Gallons} \\
 &\quad + 1500 \text{ gpm} = 180,000 \text{ Gallons} \\
 &\text{Total Required Storage} = 198,720 \text{ Gallons (0.198 MG)}
 \end{aligned}$$

Proposed Water System Analysis and Modeling

Per coordination with Town of Castle Rock, based on the proposed development and the existing utility conditions remaining as they exist today, water analysis and modeling are not required with this report. The existing meter capacity is to be calculated based on the required demand of all the total existing and proposed building fixture units and any other additional usage. The final meter size will be determined at the time of building permitting based on the required demand of the total building water supply fixture units and any additional water usage, as shown on the commercial fixture unit worksheet to be provided to the Town of Castle Rock.

Calculated Wastewater Flows

The proposed improvements include a 'raze and rebuild' of the existing Circle K store. The existing Circle K store is approximately 1,850 square feet and the proposed Circle K store is approximately 3,700 square feet. Fixture count and wastewater flows are expected to remain the same for the proposed store. The existing sanitary service serving the car wash and store is to remain as existing. Below is table illustrating calculated wastewater flows for the existing car wash and proposed Circle K store.

Table 2.1 Circle K at Wilcox & Plum Creek Calculated Wastewater Flows						
Land Use	Existing ADF (gpd)	Proposed ADF (gpd)	Peaking Factor	Peak Design Flow Rate (gpd)	Total (gpd)	Total (cfs)
<i>Car Wash</i>	5,000	5,000	5.0	25,500		
<i>Retail</i>	185	370	5.0	1,887		
<i>Total</i>					27,387	0.04

Existing Wastewater System

The existing wastewater system serving the existing Circle K store and car wash consists of a 4" sanitary service line. From the Circle K store, the service line feed into a grease trap located on the south side of the existing Circle K store. The existing store and car wash sanitary service connect to the existing 8" sanitary main within Wilcox Street. Flows continue north through Wilcox Street.

Proposed Wastewater System

The proposed wastewater system will be an extension of the existing service line to the new location of the proposed Circle K store. The existing sanitary service line serving the car wash will remain as is. No additional land dedication is required.

The existing grease trap will be replaced based on the Plum Creek Water Reclamation Authority Code of Rules and Regulations. The grease trap will remain on the south side of the proposed Circle K store in-line with the existing 4" sanitary service line.

Proposed Wastewater System Analysis and Modeling

Per coordination with Town of Castle Rock, based on the proposed development and the existing utility conditions remaining as they exist today, wastewater analysis and modeling are not required with this report.

Conclusion

The proposed 'raze and rebuild' of the existing Circle K store results in negligible changes to the existing water and wastewater system. There will be no changes to the existing water and wastewater mains. The existing wastewater and water system will be sufficient to serve the proposed improvements. Any proposed development of the existing water and wastewater infrastructure needed to serve this title is the responsibility of the developer and or owner.



Commercial Business Building Permit

Grease Interceptor Requirement

All Commercial Business Building Permits for new business and construction of new buildings, remodels, or tenant improvement permits will be required to comply with Town Code 13.05, Grease Interceptors Required. Applicant will be required to submit an Industry Information Questionnaire through Plum Creek Water Reclamation Authority (PCWRA) to verify if the business will require an oil/grease interceptor. Please go to the PCWRA website at:

https://www.pcwracolorado.org/pretreatment/commercial_businesses/index.php

CONSTRUCTION DRAWINGS

Please note PCWRA requires all new commercial buildings to provide a stub-out for a separate waste line for future interceptor installation, if not proposed with the project. All drainage fixtures and grease waste lines that are tied to the oil/grease must be shown in the construction drawings as well as the location of the oil/grease.

ACKNOWLEDGEMENT

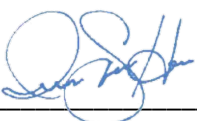
The applicant must sign and date this form to acknowledge that the applicant has read and understands the Town's Code requirement regarding Grease Interceptors, PCWRA's requirement to complete an Industry Information Questionnaire and Food Service Application, and the Town's requirement that a letter from PCWRA must be provided with the Town of Castle Rock Building Permit. This signed form is required to be included in the Utility Report with the Predevelopment Plan (PDP), Site Development Plan (SDP) and Construction Document (CD) submittals.

CIRCLE K @ WILCOX

Name of Project

310 S. WILCOX

Address of property, if known



Signature

09/02/2022

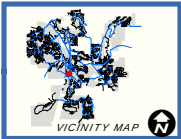
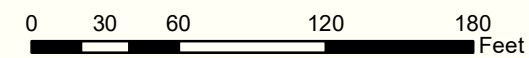
Date

Appendix/Attachments

1. Vicinity Map
2. Utility Map
3. Site Development Plan
4. Water/Wastewater Utility Plan



Figure 1 – Vicinity Map



Date: 10/2/2020 1 inch = 78 feet

Document Path: J:\GIS\Standard Maps\10.6\Letter LndScp_10.6.mxd



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6056. Copyright 2020, Town of Castle Rock Utilities Mapping.

**CASTLE ROCK
UTILITIES MAP
(INTERNAL USE ONLY)**

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

PLUM CREEK LLC506 EAST 3RD ST
SALIDA, CO 81201
LEGAL: LOT 2 BLOCK 1 WALGREENS FILING 1 TOTAL
ACREAGE 1.344 AM/L
ZONE: COMMERCIAL
ACTUAL USE: NEIGHBORHOOD SHOPPING CENTER

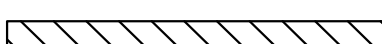
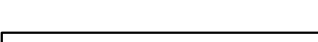
OWNER INFORMATION
14901 INC9555 E CALEY CIR
GREENWOOD VILLAGE, CO 80111
LEGAL: LOT 7 CASTLE PLAZA SOUTH 1ST
AMENDMENT: 0.744 AM/L
ZONE: COMMERCIAL
ACTUAL USE: FAST FOOD RESTAURANT

OWNER INFORMATION
46 STILLINGS PROPERTIES LLC ET AL49 STILLINGS AVE
SAN FRANCISCO, CA 94131
LEGAL: LOT 6A CASTLE PLAZA SOUTH FIFTH AMD 0.788 AM/L
ZONE: COMMERCIAL
ACTUAL USE: POST OFFICE

OWNER INFORMATION
340 S WILCOX STREET LLC/O GRAND MERE
RESTAURANT GRPI| 300 PARK AVE 12TH FLOOR
NEW YORK, NY 10022
LEGAL: LOT 1 K.L.N. SUBDIVISION 0.86 AM/L
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) | 21 | HANDICAP RAMP |
| 02 | CURB & GUTTER TYPE VC1 (SPILL) | 22 | DO NOT ENTER STRIPING |
| 03 | EXISTING TRANSFORMER PAD | 23 | EXISTING LIGHT POLE |
| 04 | TRASH ENCLOSURE (PER ARCH PLANS) | 24 | TRAFFIC FLOW ARROW |
| 05 | EXISTING OVERHEAD CANOPY | 25 | HEAVY DUTY ASPHALT PAVING |
| 06 | TAPER CURB TO MATCH EXISTING CURB | 26 | LIGHT DUTY CONCRETE PAVING |
| 07 | CONCRETE SIDEWALK | 27 | HEAVY DUTY CONCRETE PAVING |
| 08 | EXISTING FUEL PUMPS | 28 | SAWCUT LINE |
| 09 | CO2 ENCLOSURE (PER ARCH PLANS) | 29 | TYPE 2 CURB RAMP |
| 10 | EXISTING UNDERGROUND FUEL TANKS | 30 | TYPE 1 CURB RAMP |
| 11 | AIR UNIT (PER ARCH PLANS) | 31 | TRANSFORMER PAD |
| 12 | ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS) | 32 | CAR WASH CLEARANCE BAR |
| 13 | VENT PIPES | 33 | PROPOSED FIRE HYDRANT |
| 14 | PIPE BOLLARDS (PER ARCH PLANS) | 34 | PROPOSED 8' SIDEWALK |
| 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 | | |



LAND DEVELOPMENT
CONSULTANTS, LLC

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

OWNER/DEVELOPER:

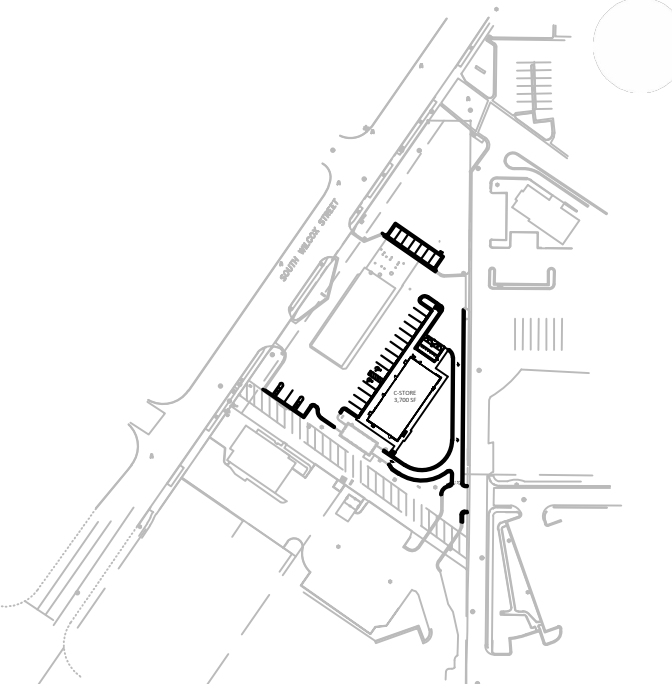


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

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:

SITE PLAN

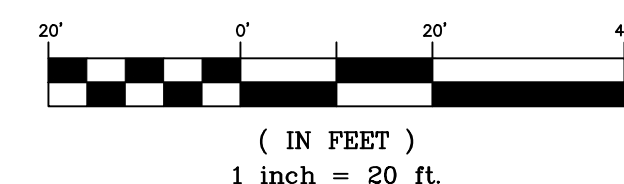
SHEET 5 OF 13
SP01

ISSUE DATE: NOVEMBER 2022

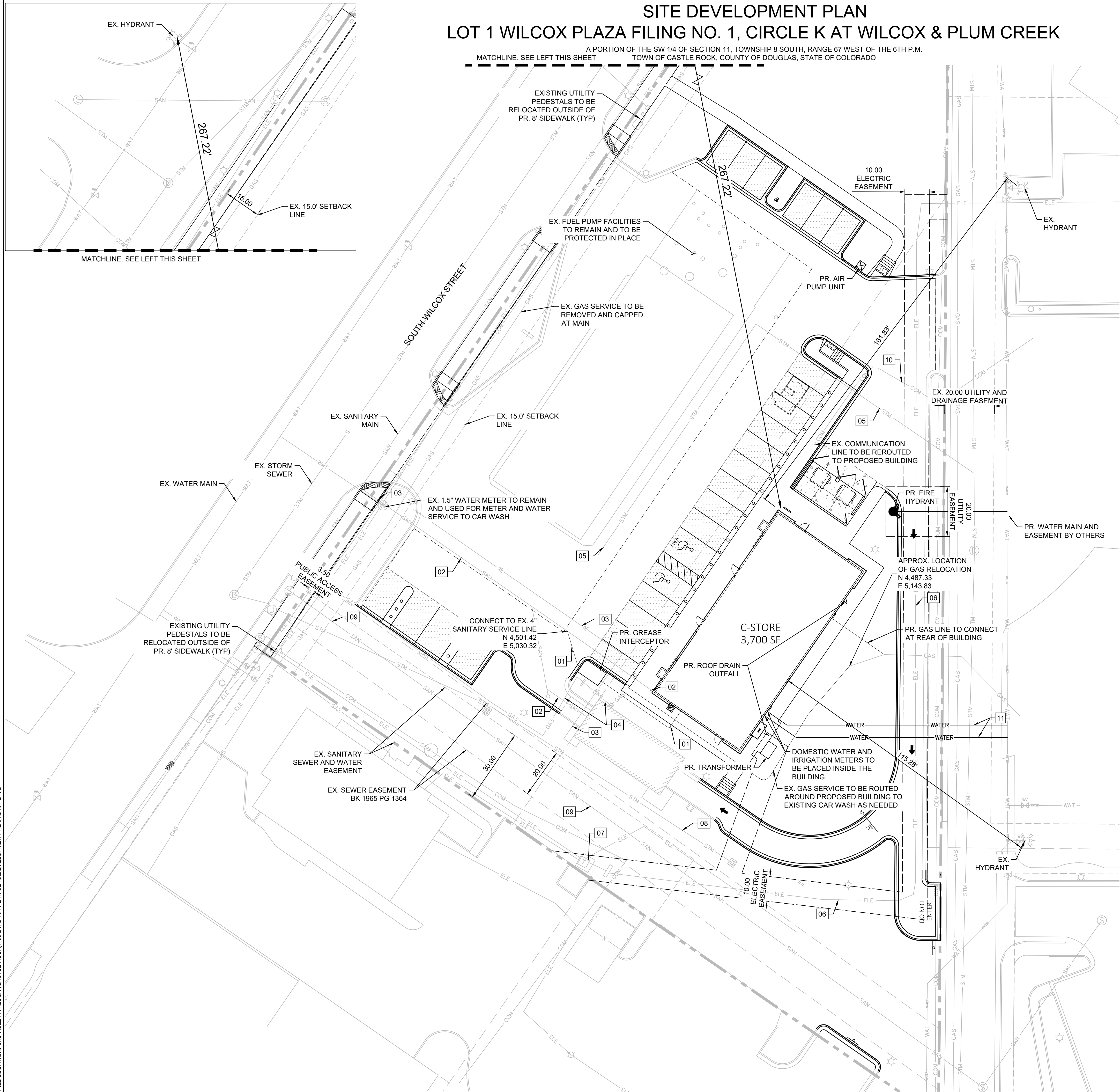
NOTES:

CATCH TO SPILL CURB SHALL BE A 3' TRANSITION.

GRAPHIC SCALE



FILE LOCATION: S:\CIRCLE KIWILCOX (CASTLE ROCK)\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\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



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

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

UTILITY NOTES

- 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.
- SITE'S GREASE INTERCEPTOR SHALL BE IN ACCORDANCE WITH THE PLUM CREEK WATER RECLAMATION AUTHORITY CODE OF RULES AND REGULATIONS.

CONSULTANTS:



OWNER/DEVELOPER:

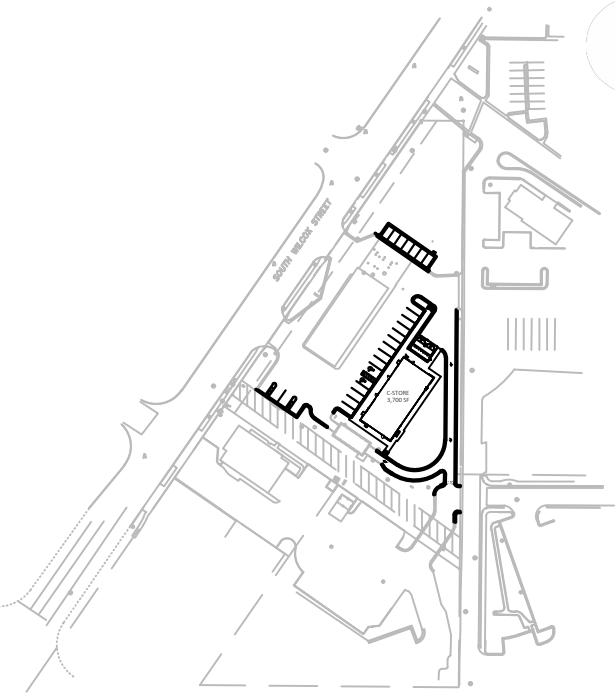


ROCKY MOUNTAINS DIVISION
5500 S. QUEBEC STREET, SUITE 100
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SEAL

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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:

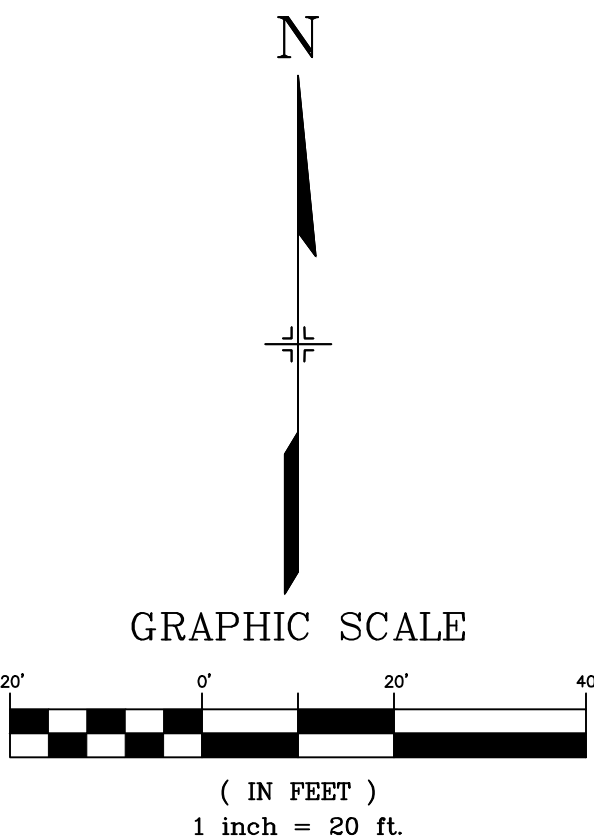
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DRAWN BY: ---
CHECKED BY: ---
DESIGNED BY: ---
SHEET TITLE:

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)\103 DWG\104 PLAN SET\DEVELOPMENT PLAN\UT01.DWG