

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

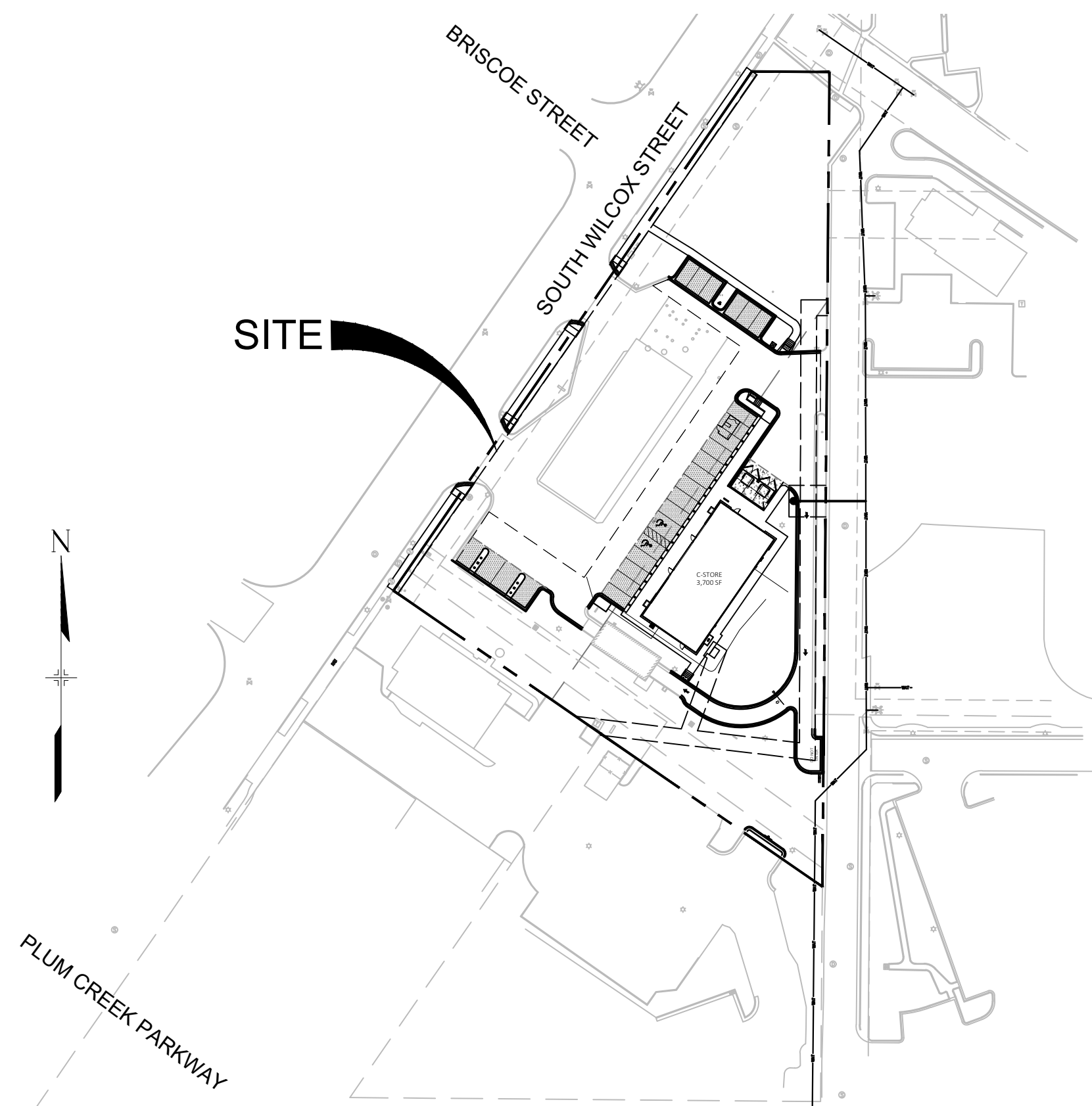
DESIGN REVIEW BOARD APPROVAL
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK ON THE _____ DAY OF _____, 2022.

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) 757-0100

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
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4	DEMOLITION PLAN
5	SITE PLAN
6	GRADING PLAN
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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'.

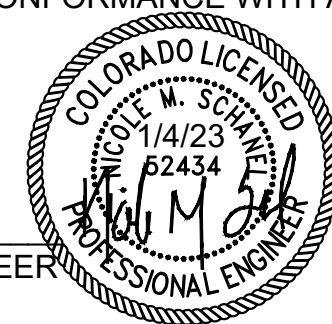
SURVEYOR'S CERTIFICATE

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, _____, 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 _____ 1/4/2023
DATE

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
Minimu 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	33.58'
Minimum window or transparency at the pedestrian level	35% for the main front elevation	48% for Wilcox Street 954 SF Wall Area / 463 SF Window Area = 48%
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)	Trees					Shrubs or/and Perennials	
		Required trees (1 tree per 22 LF)	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) 3 (Existing)	0	0	0%	75	47 (Proposed) 28 (Existing)
Total	320	15	3	0	3	100%	75	75



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:

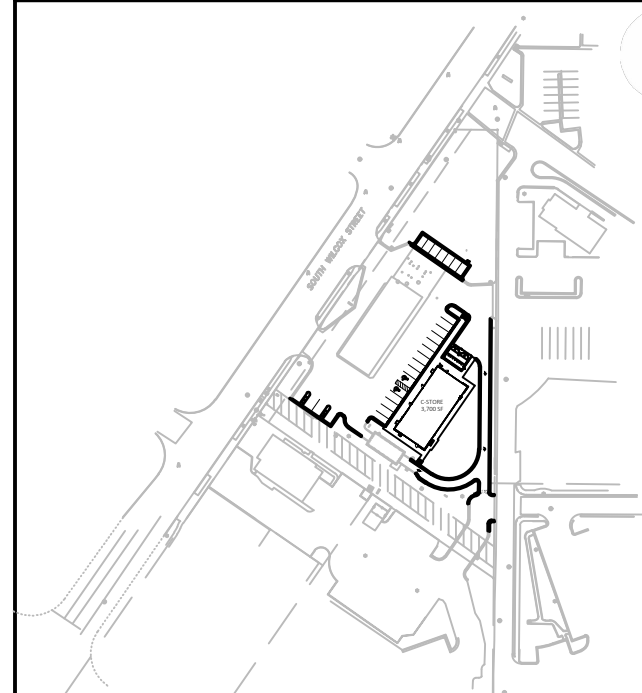


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

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

FILE LOCATION: S:\CIRCLE K\WILCOX (CASTLE ROCK)\100 DINGUS\4 PLAN SET\DEVELOPMENT PLANS\SDP.DWG

FILE LOCATION: S:\CIRCLE K\WILCOX (CASTLE ROCK)\10 DING\104 PLAN SET\SDP\DEVELOPMENT PLAN\CS01.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 DEVELOPMENT PLAN GENERAL NOTES

1. 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.
2. 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.
3. 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'.
4. 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.
5. 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.
6. 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.
7. 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.
8. THIS SITE IS ZONED _B-BUSINESS/COMMERCIAL_, DOWNTOWN OVERLAY_.
9. 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.

10. 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.
11. 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

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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.
7. "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.
8. 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
APPROX	APPROXIMATE or APPROXIMATELY	NTS	NOT TO SCALE
AVE	AVENUE		
AVG	AVERAGE	OC	ON CENTER
		O/S	OFFSET
B/C	BACK OF CURB		
ℓ or B/L	BASELINE	P	PROPOSED
BLVD	BOULEVARD	PC	POINT OF CURVATURE
BTM	BOTTOM	PCC	POINT OF COMPOUND CURVE
		PCR	POINT OF CURB RETURN
CI	CAST IRON	PE	PLAIN END
CEN	CENTER	PIE	PUBLIC IMPROVEMENT EASEMENT
ℓ or CL	CENTERLINE	PGL	PROFILE GRADE LINE
CFS	CUBIC FEET PER SECOND	ℓ or P/L	PROPERTY LINE
CLR	CLEAR	PRC	POINT OF REVERSE CURVE
OMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENCY
CONC	CONCRETE	PVC	POINT OF VERTICAL CURVE or
CONST	CONSTRUCTION		POLYVINYL CHLORIDE
CONT	CONTINUOUS	PVI	POINT OF VERTICAL INTERSECTION
		PVMT	PAVEMENT
DIA	DIAMETER	PVT	POINT OF VERTICAL TANGENT
DN	DOWN		
DWG	DRAWING	R OR RAD	RADIUS
		RC	REVERSE CROWN
EA	EACH	RCP	REINFORCED CONCRETE PIPE
EGL	ENERGY GRADE LINE	RED	REDUCER
ELEV or EL	ELEVATION	REF	REFERENCE
ELL	ELBOW	REINF	REINFORCING
ESMT	EASEMENT	REQ	REQUIRED
EW	EACHWAY	REV	REVISION
EX or EXIST	EXISTING	ROW	RIGHT-OF-WAY
		RT	RIGHT
FES	FLARED END SECTION		
FIN	FINISHED	SCH	SCHEDULE
ℓ or FL	FLOWLINE	SD	STORM SEWER
FLG	FLANGE	SQ	SQUARE
FT	FOOT / FEET	ST	STREET
FRP	FIBERGLASS REINFORCED PIPE	STA	STATION
		STD	STANDARD
GAL	GALLON	STL	STEEL
GALV	GALVANIZED	SS OR SAN	SANITARY SEWER
GAU	GAUGE (MATERIAL)	SW OR S/W	SIDEWALK
GV	GATE VALVE		
GW	GROUNDWATER	TAN	TANGENT
		TB	THRUST BLOCK
HBP	HOT BITUMINOUS PAVEMENT	TBC	TOP BACK OF CURB
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE	TFC	TOP FACE OF CURB
		THD	THREADED
HGL	HYDRAULIC GRADE LINE	THK	THICKNESS
HP	HIGH POINT	TYP	TYPICAL
HORIZ	HORIZONTAL		
HCL	HORIZONTAL CONTROL LINE	UG	UNDERGROUND
HR	HOUR	UTIL	UTILITY
INV	INVERT	VC	VERTICAL CURVE
		VERT	VERTICAL
K	VERTICAL CURVE FACTOR		
		W	WIDTH
LBS	POUNDS	W/	WITH
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		



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



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950 S. CHERRY ST., SUITE 512
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OWNER/DEVELOPER:

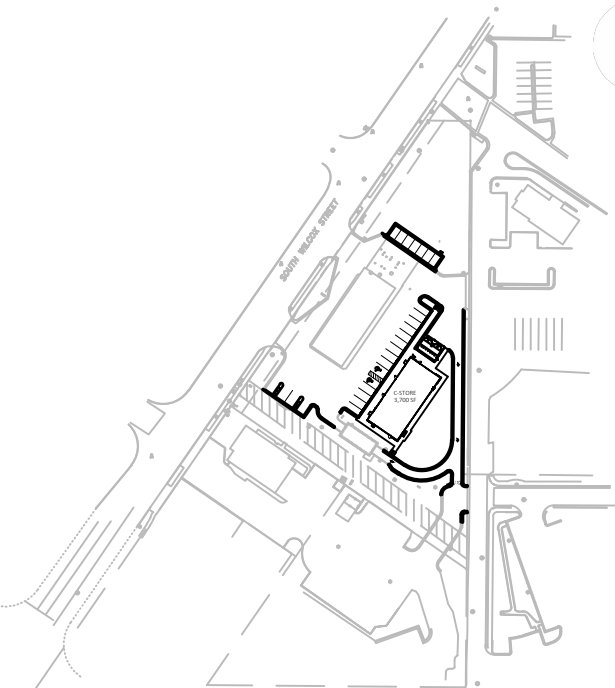


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

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:

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

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

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

LEGAL DESCRIPTION:
(PER THE TITLE COMMITMENT)

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

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIDELITY NATIONAL TITLE , COMMITMENT NO. 100-N0026933-010-T02, EFFECTIVE APRIL 20, 2020. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- THE BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 1, ASSUMED TO BEAR N34°37'55"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN HEREON.
- THE SUBJECT PROPERTY HAS 17 REGULAR PARKING SPACES AND 1 HANDICAP SPACE FOR A TOTAL OF 18 PARKING SPACES.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE THE U.S. SURVEY FOOT.

SCHEDULE B-SECTION 2 TITLE EXCEPTION COMMENTS:

- EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF WILCOX PLAZA FILING NO. 1:

RECORDING DATE: MARCH 21, 1996
RECORDING NO.: RECEPTION NO. 9614429
(ALL PLATTED EASEMENTS ARE PLOTTED AND SHOWN HEREON)

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CASTLE CENTERSTONE REAL ESTATE AND DEVELOPMENT, LLC
PURPOSE: SANITARY SEWER EASEMENT
RECORDING DATE: FEBRUARY 13, 2001
RECORDING NO.: BOOK 1965 PAGE 1364
(PLOTTED AND SHOWN HEREON)

SURVEYOR'S CERTIFICATE:

TO:
CIRCLE K STORES, INC.;
FIDELITY NATIONAL TITLE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6(a), 7(a) 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/29/20.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ROBERT J. RUBINO, PLS 14142



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515

REVISIONS	

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.



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300 COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100



LAND DEVELOPMENT
CONSULTANTS, LLC

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

OWNER/DEVELOPER:

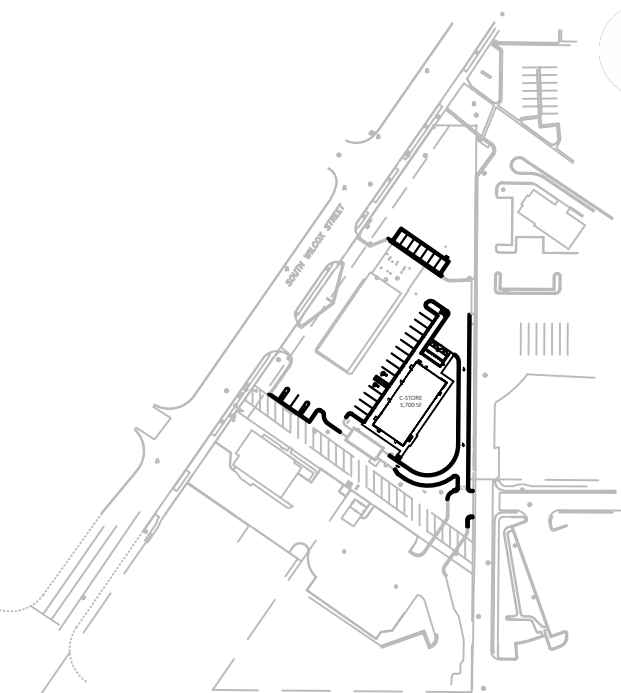


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

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

SITE LEGEND

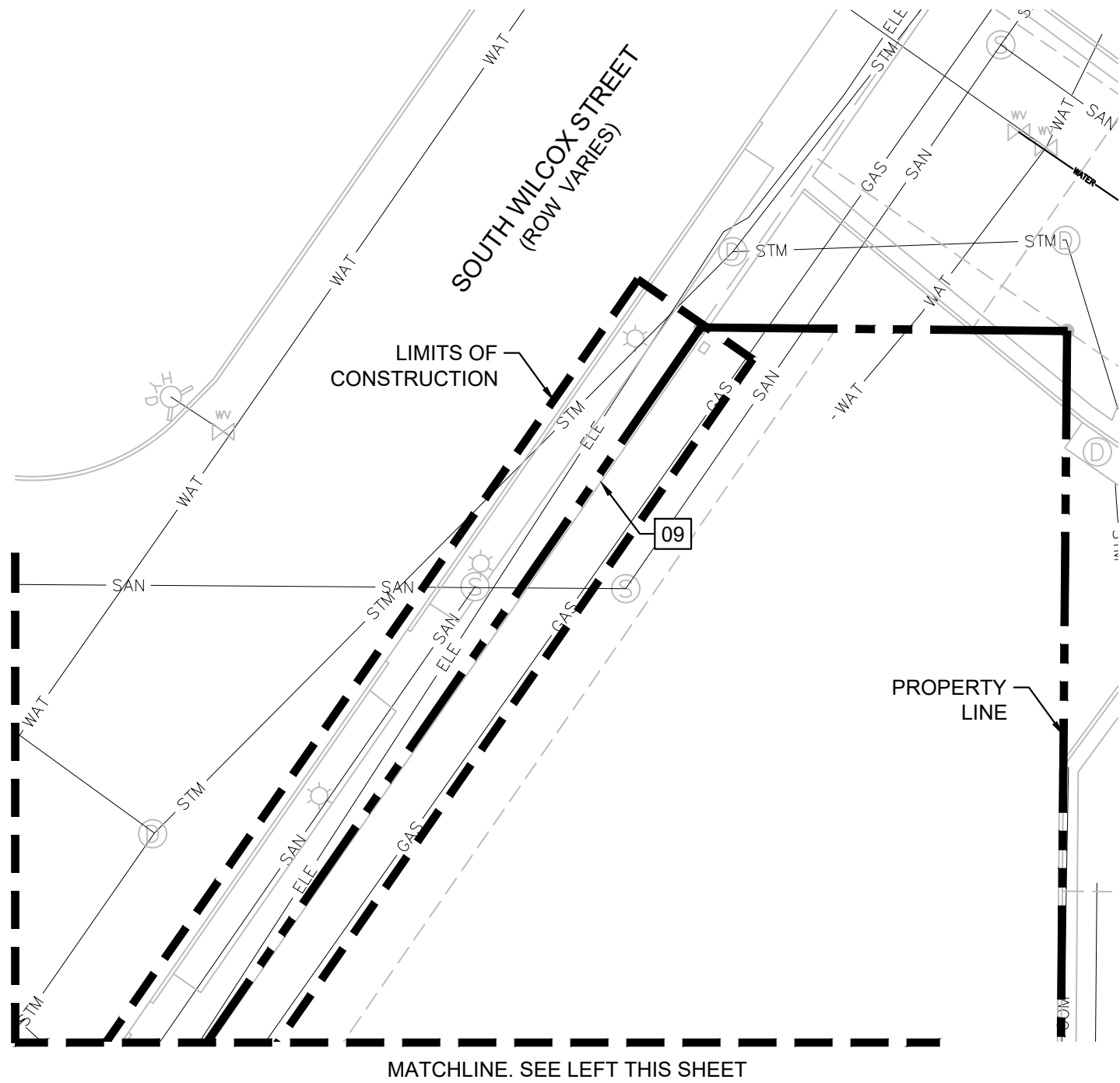
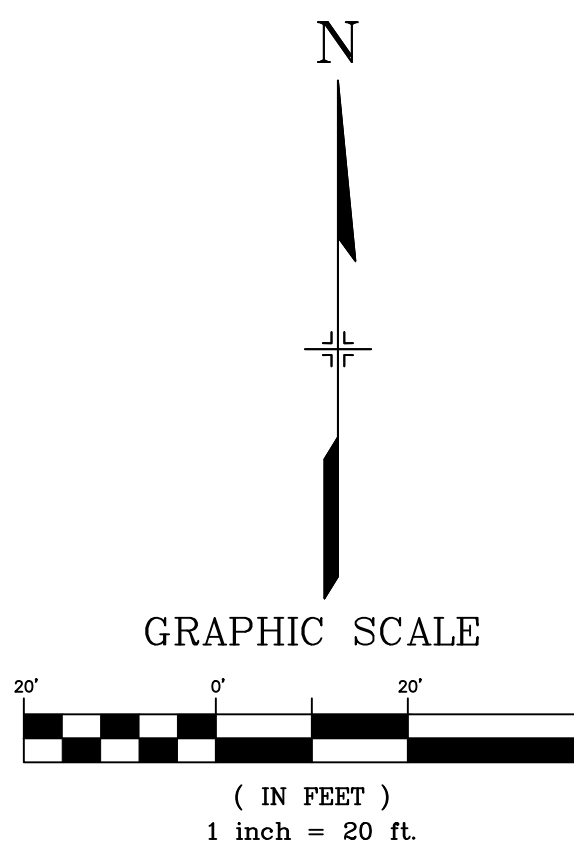
- PROPERTY BOUNDARY LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION

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)\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\DM01.DWG

FILE LOCATION: S:\CIRCLE K\WILCOX (CASTLE ROCK)\100 DWG\104 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

OWNER INFORMATION
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 GRP|| 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

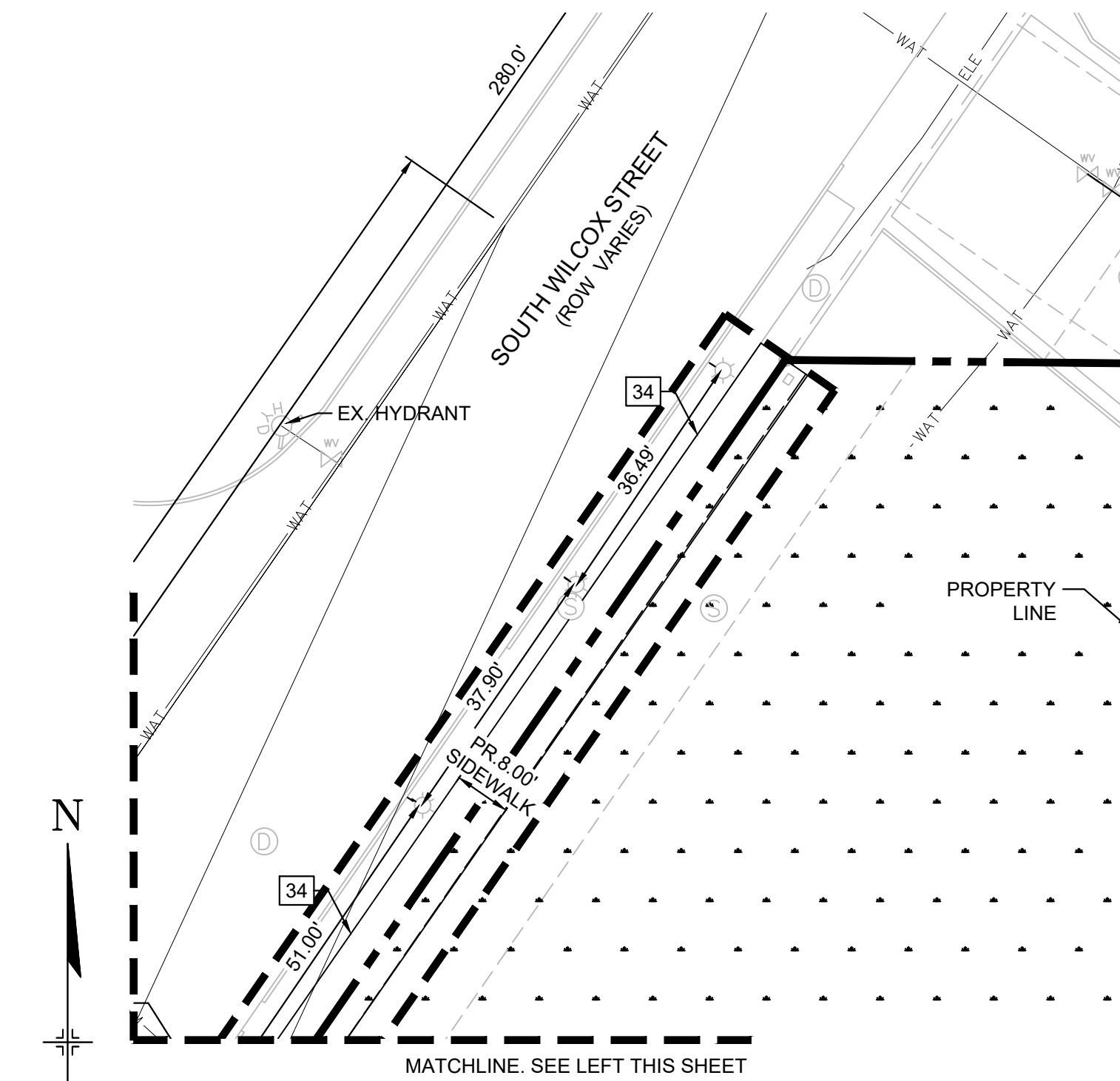
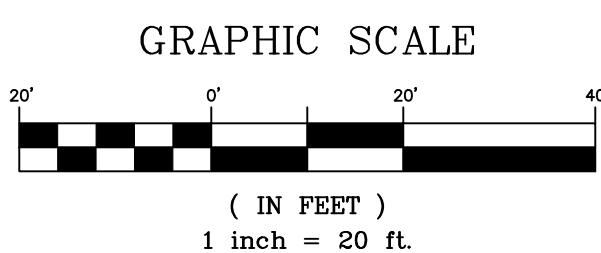
OWNER INFORMATION
WELLS FARGO BANK NAC/O THOMSON PROPERTY TAX
SERVICES PO BOX 2609
CARLSBAD, CA 92018
LEGAL: LOT 5A CASTLE PLAZA SOUTH 3RD AMD 1.63 AM
ZONE: COMMERCIAL
ACTUAL USE: BANK

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)
- 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



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



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:

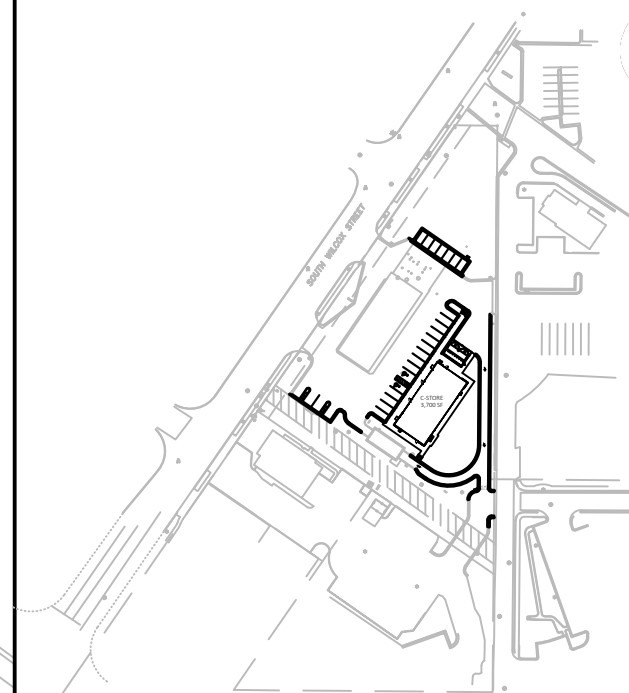


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

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:

SITE PLAN

SHEET 5 OF 13
SP01

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)\100 DWG\104 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

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SALIDA, CO 81201
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ACREAGE 1.344 AML
ZONE: COMMERCIAL

OWNER INFORMATION
14901 INC3555 E CALEY CIR
GREENWOOD VILLAGE, CO 80111
LEGAL: LOT 7 CASTLE PLAZA SOUTH 1ST
AMENDMENT, 0.744 AML
ZONE: COMMERCIAL

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SERVICES PO BOX 2609
CARLSBAD, CA 92018
LEGAL: LOT 5A CASTLE PLAZA SOUTH 3RD AMD 1.63 AML
ZONE: COMMERCIAL

C-STORE
3,700 SF

FFE: 6209.15

GRADING LEGEND

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

GENERAL GRADING NOTES

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND MAINTAINING A SWPPP FOR THE DURATION OF INFRASTRUCTURE CONSTRUCTION AND UNTIL SAN JUAN COUNTY AND AMAFOA 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.
- 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.
- EARTHWORK CONTRACTOR TO PROVIDE VIDEO DOCUMENTATION OF THE EXISTING CONDITION OF IMPROVEMENTS AROUND THE PERIMETER OF PROJECT TO THE OWNER PRIOR TO BEGINNING CONSTRUCTION.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 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.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- 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"
- 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).
- 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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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:

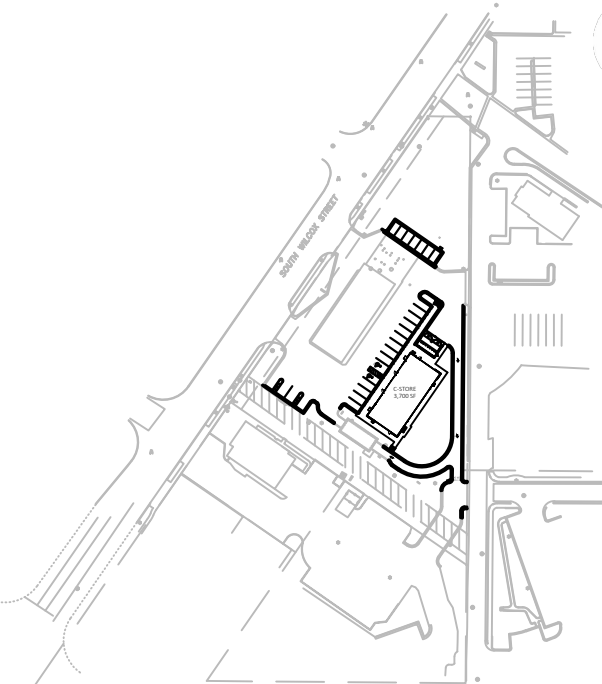


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

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:

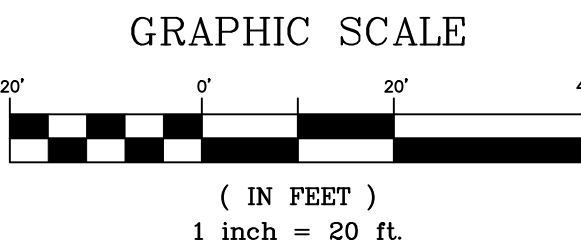
PROJECT NO: ---
DRAWN BY: ---
CHECKED BY: ---
DESIGNED BY: ---
SHEET TITLE:

GRADING PLAN

**SHEET 6 OF 13
GR01**

ISSUE DATE: NOVEMBER 2022

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



MATCHLINE. SEE LEFT THIS SHEET

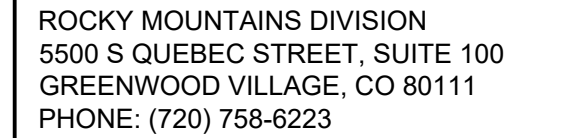
MATCHLINE. SEE RIGHT THIS SHEET

MATCHLINE. SEE RIGHT THIS SHEET

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



OWNER/DEVELOPER:



FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

CIRCLE K STORES, INC

WILCOX & PLUM CREEK
TOWN OF CASTLE ROCK

NO.	DATE	DESCRIPTION	BY

PROJECT NO: ----

DRAWN BY: ----

CHECKED BY: ----

DESIGNED BY: ---

SHEET TITLE:

UTILITY PLAN

CLIENT LEARN

SHEET 7 OF 13

SHEET 7 OF 13

UT01

ISSUE DATE: NOVEMBER 2022

SITE DEVELOPMENT PLAN

LOT 1 WILCOX PLAZA FILING NO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-002

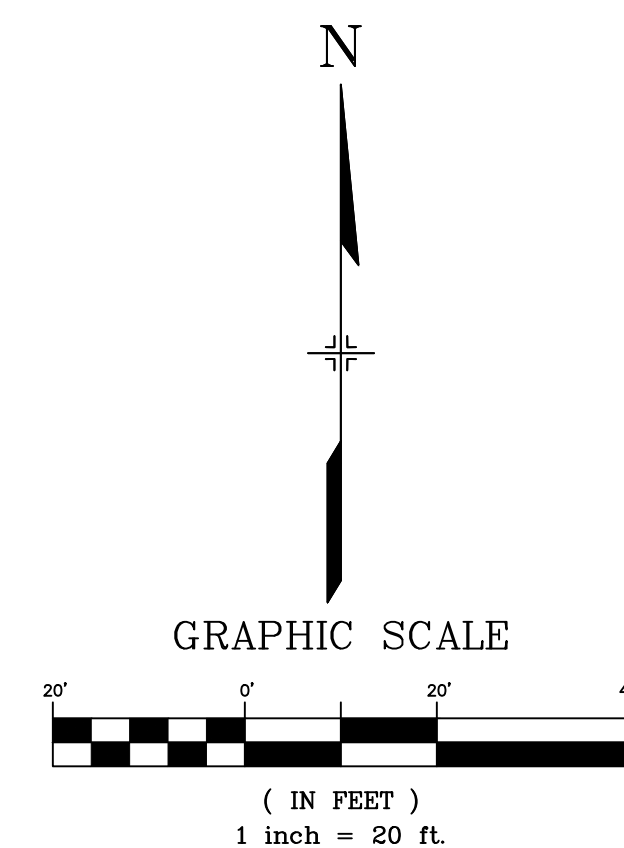
	PROPERTY BOUNDARY LINE
	SETBACK LINE
	EASEMENT BOUNDARY LINE
	PROPOSED STRIPING
	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED BOUNDARY BETWEEN CONCRETE & ASPHALT

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

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.

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.

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



Know what's below.
Call before you dig.



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:



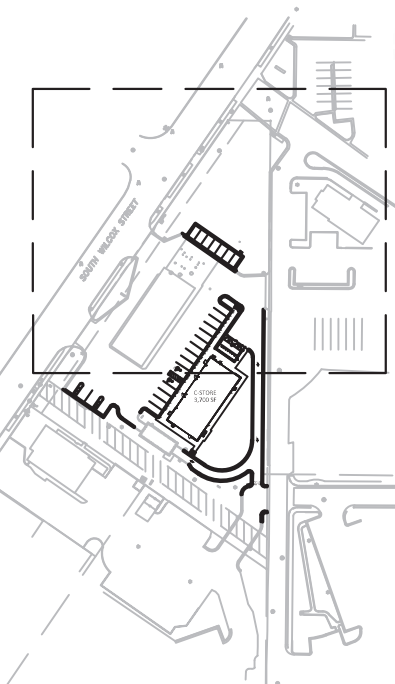
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

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

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

LANDSCAPE REQUIREMENTS

SITE DATA:
AREA OF PARCEL: 74,082 SF
PARKING AREA: 4,890 SF
PARKING ISLANDS: 0

WILCOX FRONTAGE: 320'

LANDSCAPE AREA	REQ.	PROV.
LANDSCAPE AREA (10% SITE AREA)	7,408 SF	33,789 SF
PARKING LANDSCAPE AREA (10% OF PARKING)	489 SF	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	N/A	27 (12 EXISTING)
TOTAL TREES		2	2
		17	32

REQUIRED SHRUBS

WILCOX STREET (5 PER TREE)	WS	REQ.	PROV.
INTERNAL (4 PER 1000 SF)	IN	75	75 (28 EXISTING)
PARKING LS AREA (4 PER 1000 SF)	PA	N/A	36
TOTAL SHRUBS		4	4
		79	115

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

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 6,106 SF
TYPE: TO MATCH EXISTING,
DEPTH:
4" MIN
OR APPROVED EQUAL



3/4" ROCK - EXISTING 3,482 SF
TO REMAIN

STEEL EDGING

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

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 ☒ No ☐
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,L,Mod,H,W)	% 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
Total of the CLWUR								2

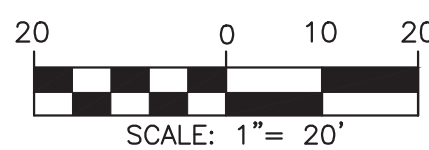
LANDSCAPE ARCHITECT CERTIFICATION

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

A PORTION OF THE SW 14 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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

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

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.

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\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS0.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



Know what's below.
Call before you dig.



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:



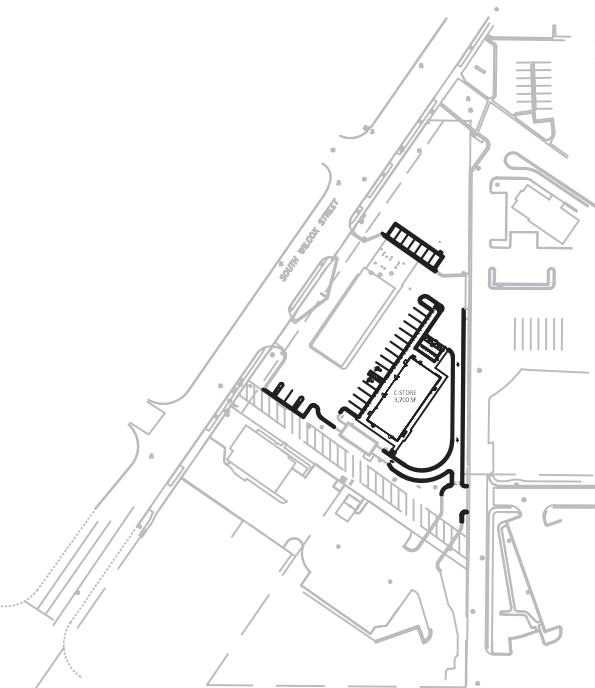
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

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

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LANDSCAPE PLAN

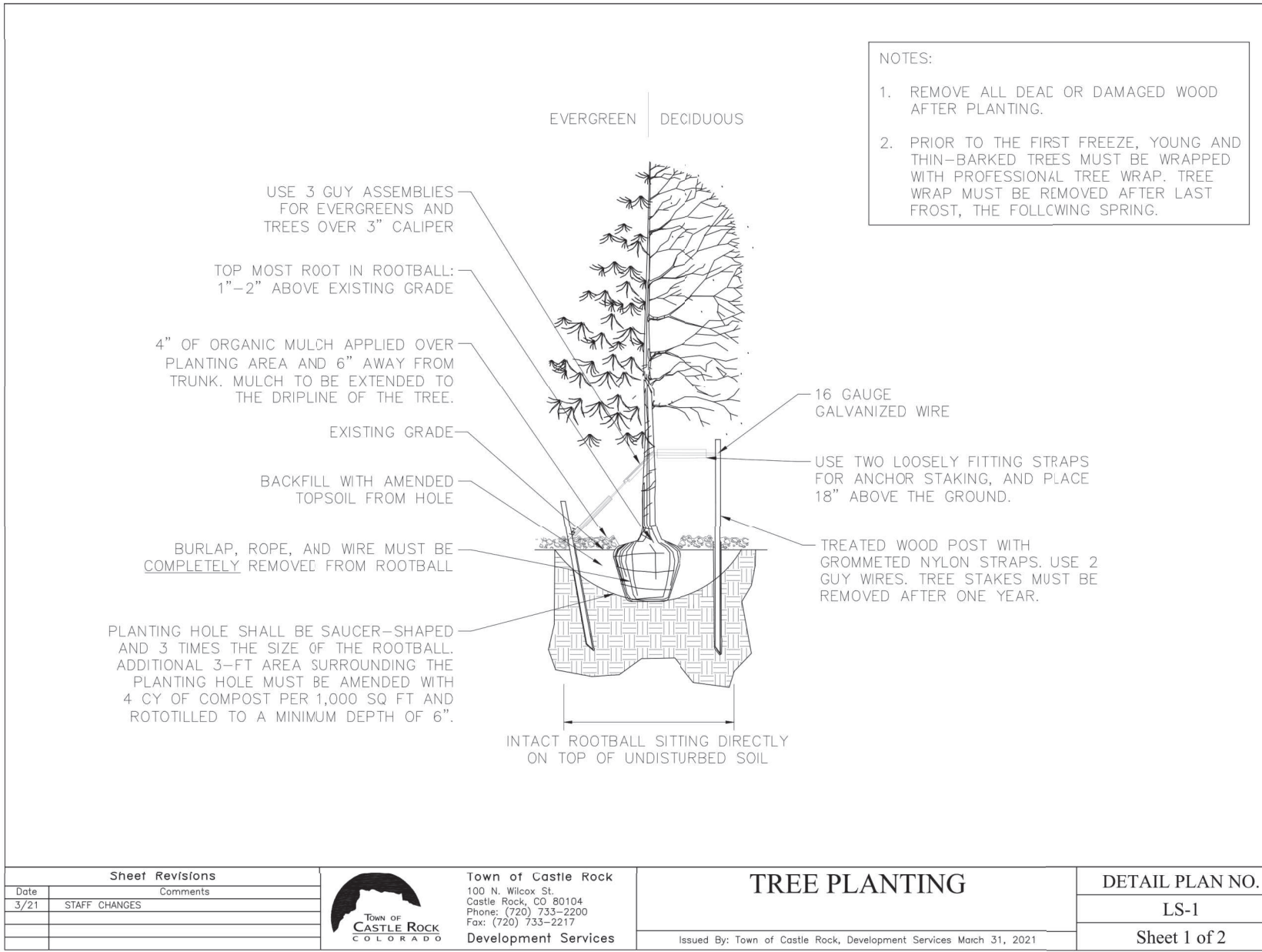
SHEET 10 OF 13
LS04

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:

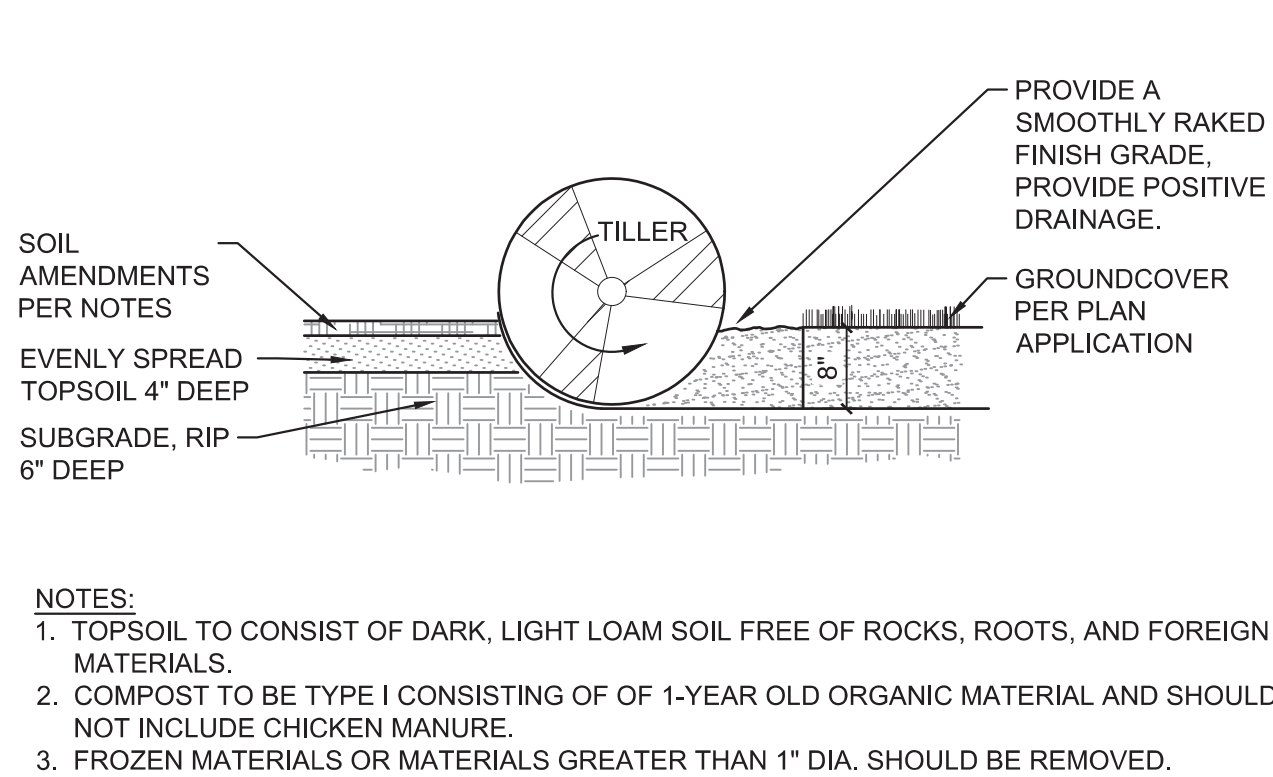
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE 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

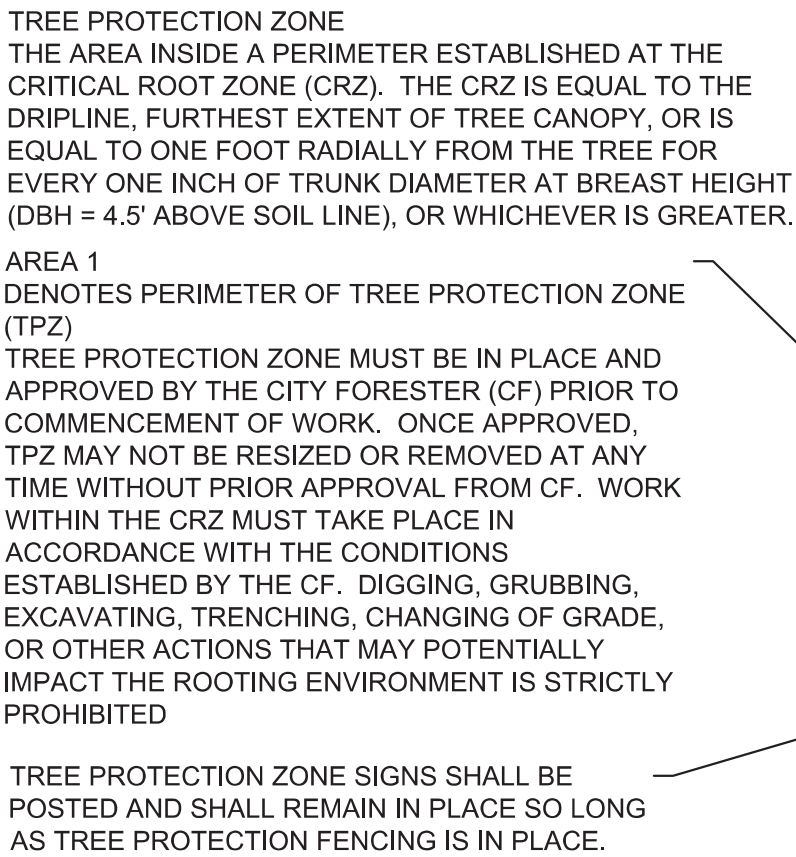
DETAIL-FILE



3 SOIL PREP FOR ALL AREAS

NTS

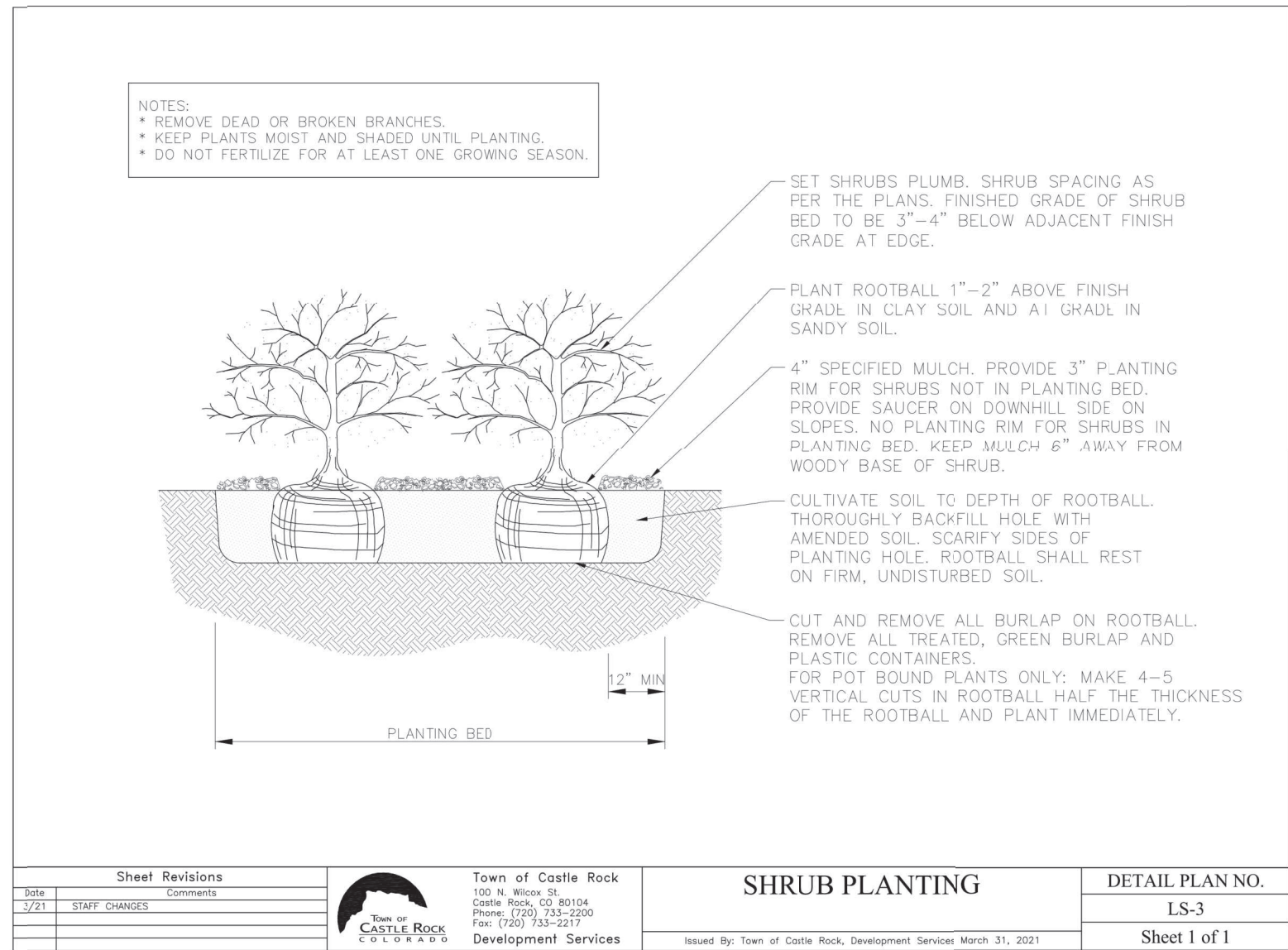
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5 EXISTING TREE PROTECTION

NTS

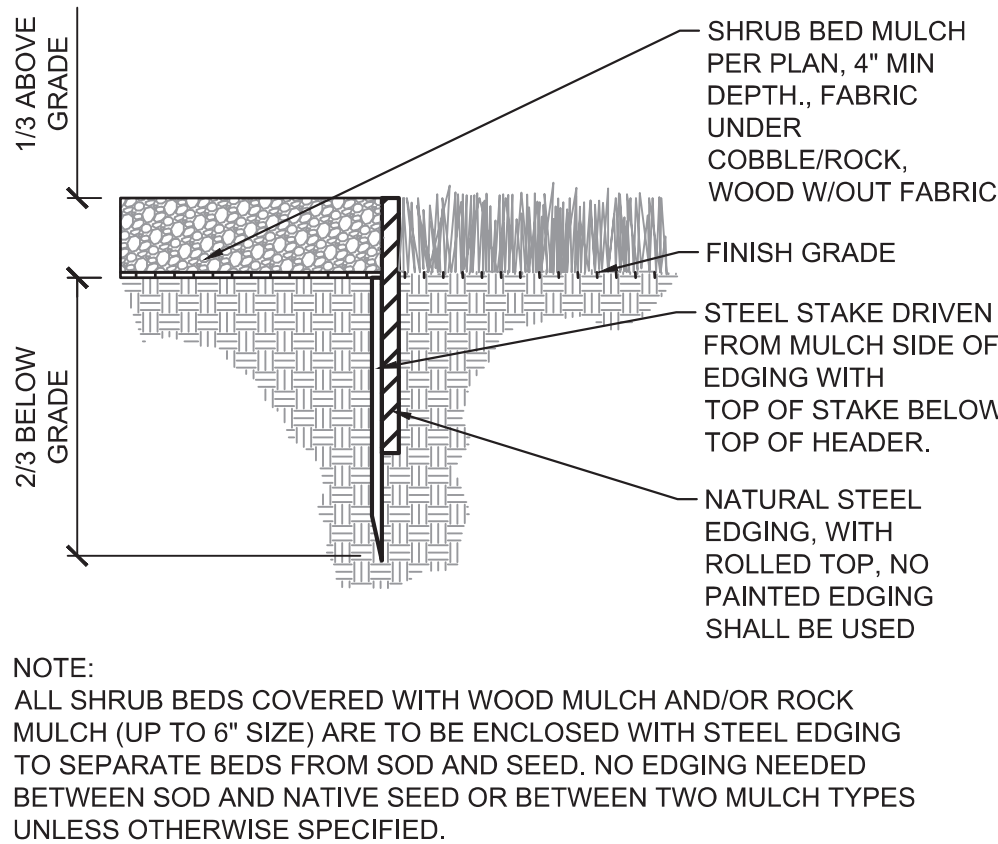
DETAIL-FILE



2 SHRUB PLANTING

NTS

DETAIL-FILE



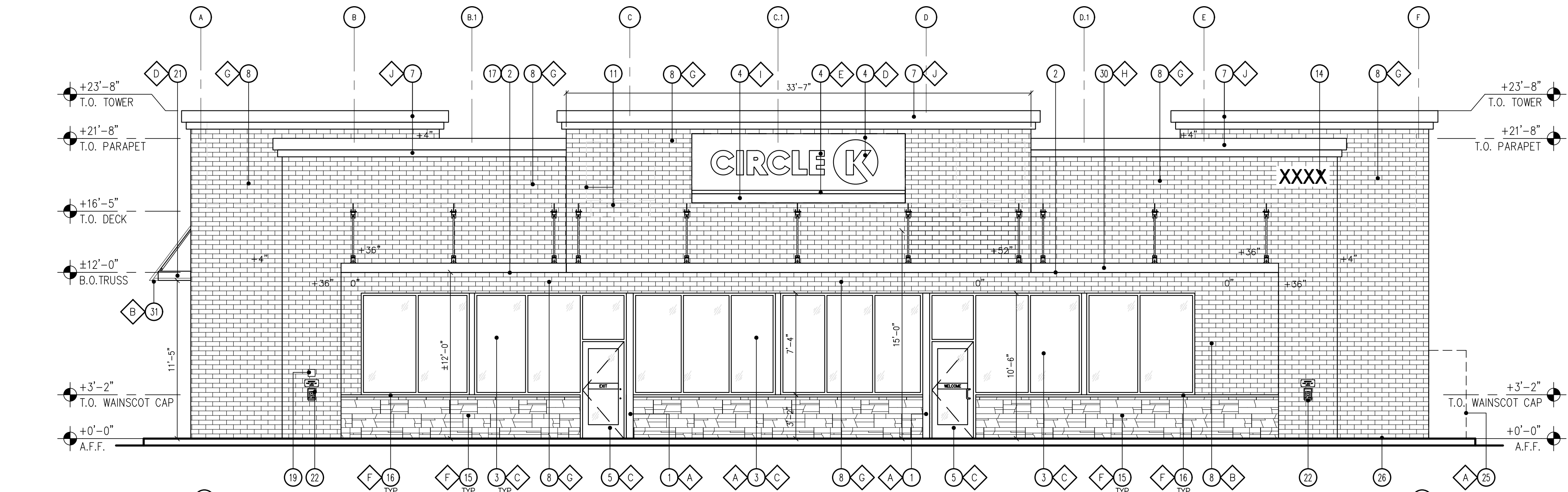
4 STEEL EDGING

NTS

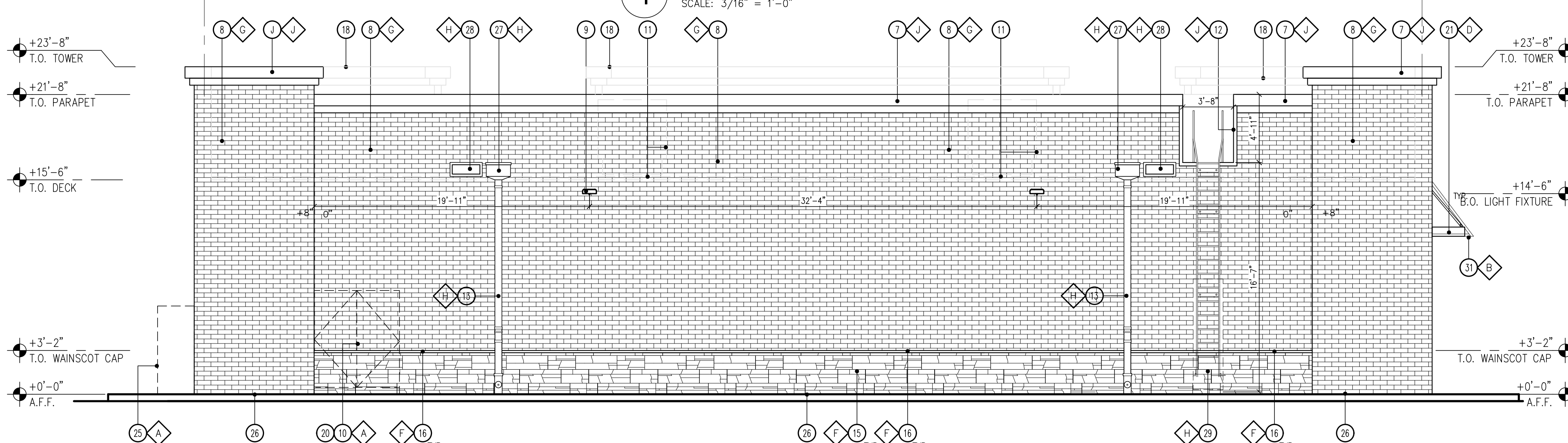
DETAIL-FILE

- 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.

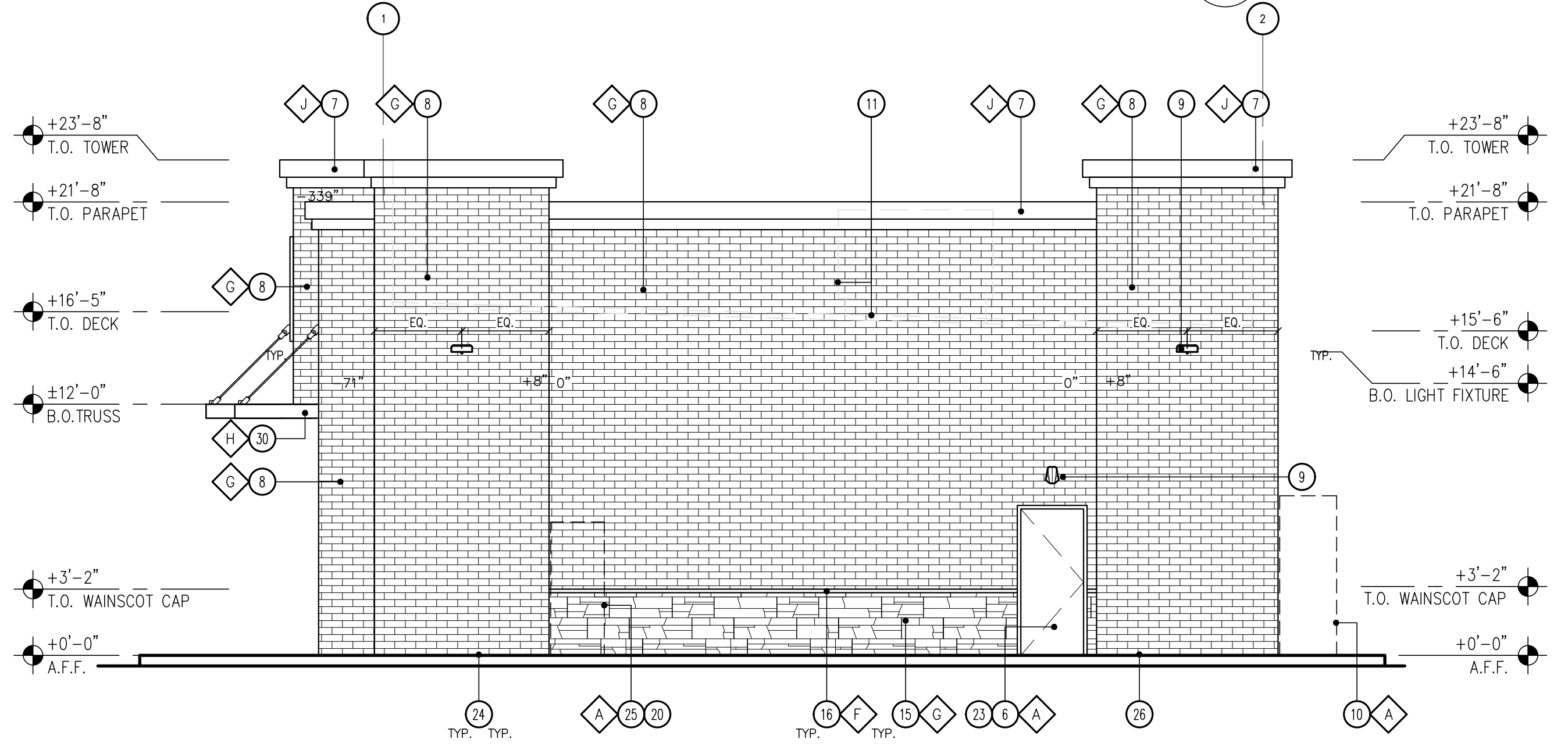
SITE DEVELOPMENT PLAN - SDP22-0020
LOT 1 WILCOX PLAZA FILING NO. 1, CIRCLE K AT WILCOX & PLUM CREEK



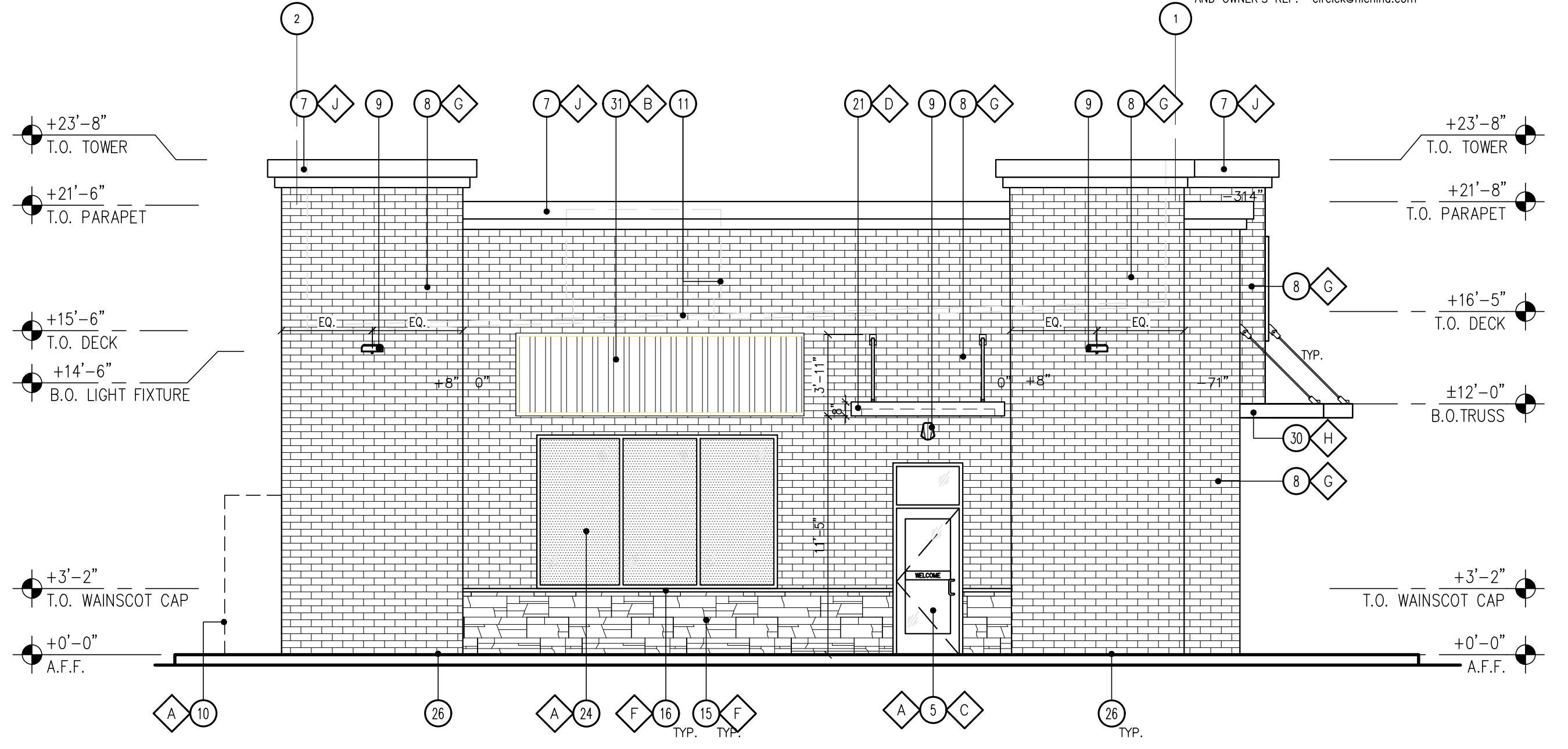
1 FRONT ELEVATION (NORTH-WEST)
SCALE: 3/16" = 1'-0"



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

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

FINISH SCHEDULE

- A - *SHERWIN WILLIAMS #SW 6447
- EVERGREENS
- B - FIRESTONE UNACLAD 'UC-4' STRATED PROFILE
- TROPICANA PATINA GREEN
- C - 1" INSULATED, DOUBLE PANELED LIGHT GREEN TINTED GLASS
- D - *SHERWIN WILLIAMS #SW 4081
- **SAFETY RED
- E - *SHERWIN WILLIAMS #SW 7005
- CIRCLE K WHITE
- F - CULTURED STONE BY BORAL
- **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. G.C. TO COORDINATE WITH CK PM AND OWNER'S REP. circlek@nichha.com



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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)

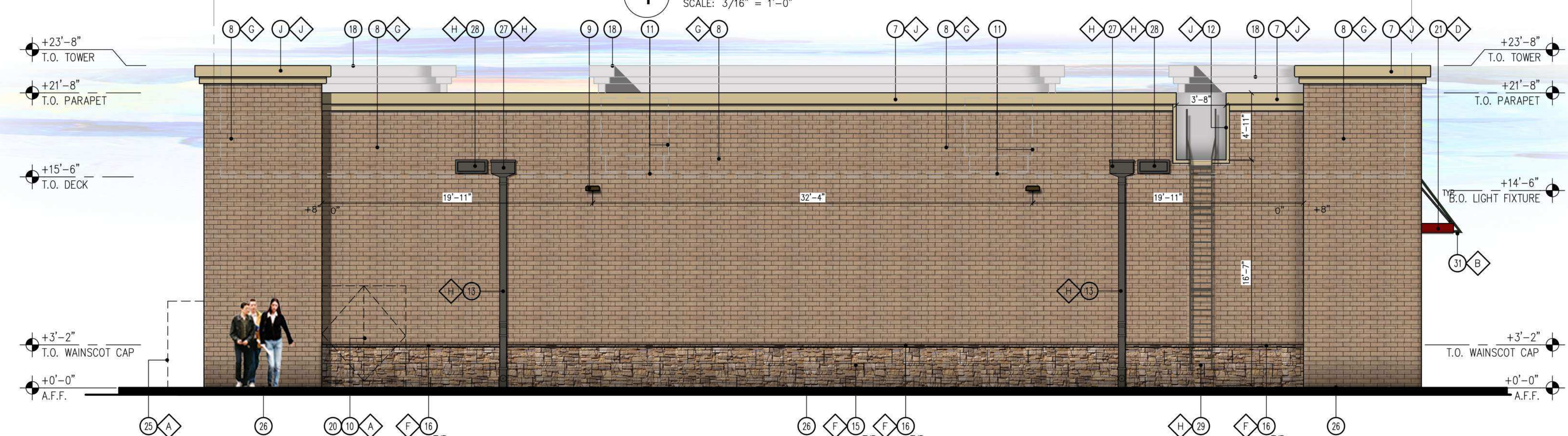
SHEET NUMBER

11 of 13

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



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



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



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4 SIDE ELEVATION (NORTH-EAST)
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*** PURCHASED BY CIRCLE K/INSTALLED BY G.C. G.C. TO COORDINATE WITH CK PM AND OWNER'S REP. circlek@nichha.com



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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
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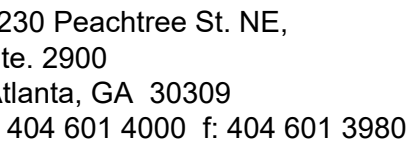
CIRCLE K STORES INC.

PROJECT NUMBER
20210363.0

SHEET TITLE

BUILDING EXTERIOR ELEVATIONS (3700)

SHEET NUMBER



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ISSUE/REVISION RECORD	
DATE	DESCRIPTION
3/18/22	PLAN CHECK SUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

CROSS E. WATERS
PROJECT MANAGER

PROJECT MANAGER
ROSS E. WATERS

QUALITY CONTROL

JOSEPH POWELL

DRAWN BY
FRANK R. TROWBRIDGE

PROJECT NAME

PROJECT NAME _____

CIRCLE K

STORES INC**STORES INC.**

CASTLE ROCK

CRACKING ROCK COLORADO

COLORADO

WILCOX & PLUM CRE

CASTLE ROCK, CO**PROJECT NUMBER**

0210363.0

SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

12 OF 13



GENERAL LIGHTING STANDARD NOTES:

1. OBJECTIVE FOR LIGHTING THE SITE: ILLUMINATION OF HARD SURFACES AT THE PARKING AREA, DRIVE ALLEYS, AND BUILDING PERIMETER FOR SAFETY AND SECURITY. ILLUMINATION OF CODE REQUIRED EXIT DISCHARGE POINTS.
2. HOURS OF OPERATION: 24/7. EXTERIOR LIGHTING TO BE CONTROLLED BY C-STORE'S LIGHTING CONTACTOR PANEL WITH PHOTOCELL AND TIMER.
3. MITIGATION TO THE ADJACENT PROPERTIES: FULL CUT-OFF TYPE LIGHTING FIXTURES UTILIZED TO LIMIT GLARE AND LIGHT SPILL OVER BEYOND PROPERTY LINE.
4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILD'S FACADE AND UNSHIELDED WALL PACKS.

 DRAWING KEYNOTES:

1. EXISTING LIGHTING POLES AND RECEPTACLES TO BE REPAIRED AS NECESSARY TO MATCH CASTLE ROCK CITY STANDARDS. RECEPTACLES TO BE SURFACE MOUNTED AT THE TOP OF EACH POLE. POLES WILL BE CONNECTED TO EXISTING PHOTOCELL LOCATED ON THE BACKSIDE OF A METER TO THE SOUTH BETWEEN EXISTING PIZZA HUT AND C-STORE.
2. EXISTING FUELING CANOPY TO REMAIN IN SERVICE DURING DEMOLITION AND CONSTRUCTION OF NEW C-STORE. EXISTING FUELING CANOPY MOUNTED LIGHT FIXTURES TO REMAIN.

