

PROJECT NARRATIVE

Walmart Store #984

133 Sam Walton Lane, Castle Rock, CO 80104

Existing Conditions:

The proposed site is located in the Southwest corner of the parking lot for the Walmart Supercenter. There are two (2) access points off Front Street on Sam Walton Lane and Milestone Lane. The proposed site is within Flood Zone X defined as areas determined to be outside the 0.2% annual chance floodplain. No portion of the proposed site is located within the 100-year floodplain, Zone A as shown on Flood Insurance Map Panel #08035C0186G. Existing runoff for the site is controlled via the implementation of regional and sub-regional ponds which have been designed to provide both detention and water quality functionality. The proposed site is identified as Assessor Parcel Number 2351226303003 and has a zoning designation of Planned Development – Milestone Office Campus.

Proposed Improvements:

The proposed area of the fueling station is approximately 77,865 square feet (1.79 acre). The improvements include a six (6) inline fueling station with an approximate 1,621 square foot modular building and three (3) underground storage tanks. Per the provided Site Plan, the site will provide 20 parking stalls, one (1) of which is a van accessible space. Site ingress and egress will occur through the existing supercenter parking lot with landscape islands added to direct traffic circulation between the existing parking lot and proposed fueling station. Pedestrian path of travel is proposed to connect the fuel station to the Supercenter as well as the existing sidewalks along Sam Walton Lane to the public right of way. Site signage for the proposed development includes canopy signage as well as monument price signage as required by state law. The proposed project follows and promotes the existing Commercial Land Use and the existing surrounding commercial aesthetical features of the area. It provides the community a more one-stop-shop and is aesthetically pleasing meeting the pedestrian-friendly and vehicular paths of travel. Daily visits to the proposed site will be from Walmart customers and pass-by trips of vehicles to the surrounding developments. Proposed onsite lighting will be the main counter measure to crime.

Fueling:

- Three (3) underground storage tanks
- Six (6) pumps for a total of 12 dispensers
- Canopy size is approximately 4,860 square feet

Convenience Store:

The building is approximately 1,618 square feet and contains the following:

- Sales area of approximately 1,086 square feet. Sale items include but not limited to, alcohol, lottery, tobacco, snacks, and beverages.
- Cashier/Point of Sale desk
- Equipment room including all the necessary equipment to run the fuel station such as power panels, fuel monitoring equipment, data, etc.
- Public restrooms – Two (2) spaces with single room occupant. One (1) room for women and one (1) for men.
- Storage unit and utility enclosure located on the side of the building.

Operations of the fueling station will be from 6:00 a.m. to 10:00 p.m. Monday thru Sunday.

Parking:

The parking requirement for the fuel station is one (1) space per employee, plus two (2) spaces per pump island, plus four (4) spaces per 1,000 square feet of gross floor area, plus two (2) spaces per service bay for a total of 20 proposed parking spaces. The pre-construction parking ratio for the existing Walmart Supercenter is 4.40 spaces / 1,000 square feet and post-construction parking ratio will be 4.00 spaces / 1,000 square feet.