

# 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> |
|---|---|

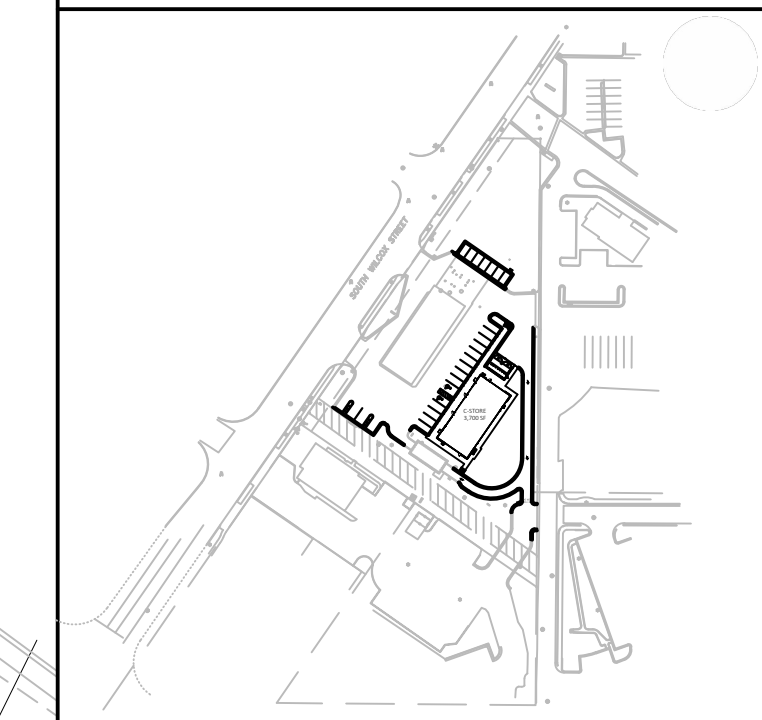


**CONSULTANTS:**  
 **Matrix**  
2435 RESEARCH PARKWAY, SUITE  
300 COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100

**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:**

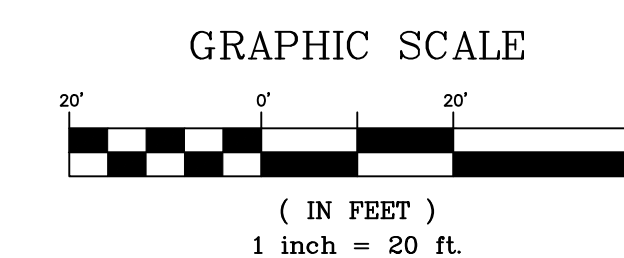
NO.	DATE	DESCRIPTION	BY

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

SITE PLAN

SHEET 5 OF 13  
SP01

ISSUE DATE: NOVEMBER 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

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