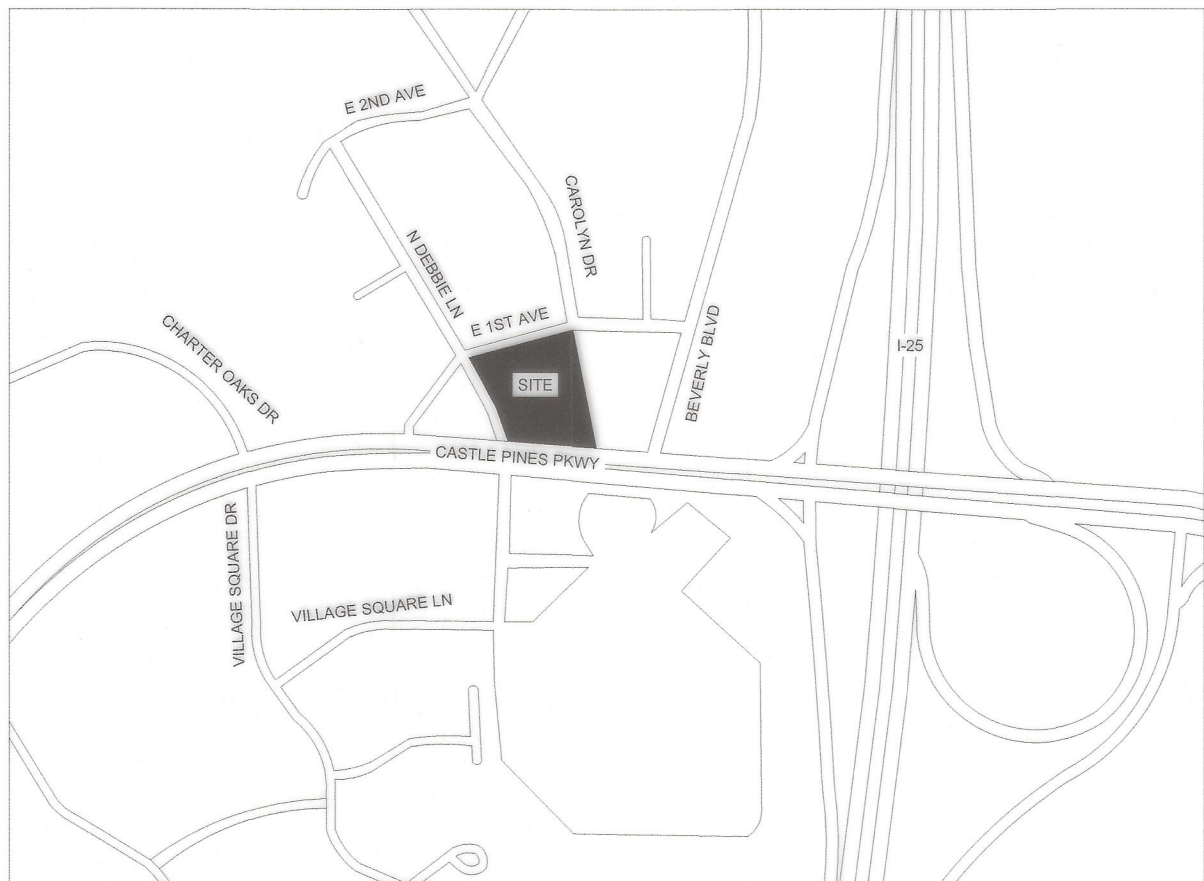


CHARTER OAKS, 5TH AMENDMENT, TRACT B-1 - 1ST REVISION

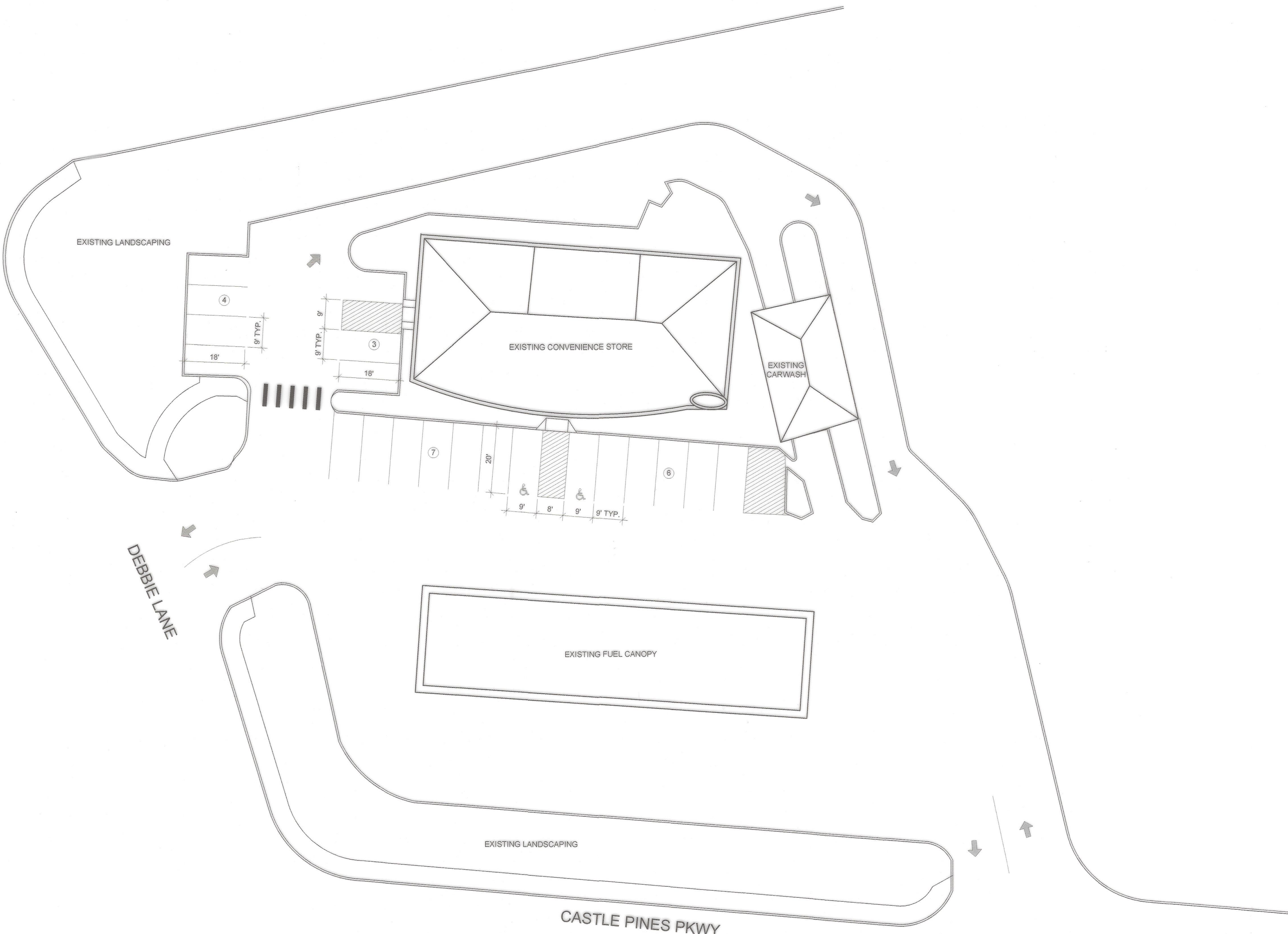
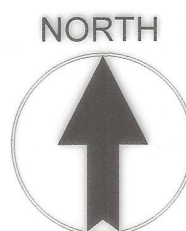
NE 1/4 OF SECTION 3, T7S, R67W, OF THE 6TH P.M., DOUGLAS COUNTY, CO

1.16 ACRES

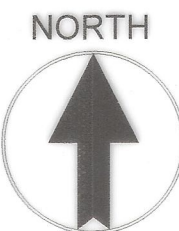
SIP MAJOR-2024-004 (REVISION TO SP00-012)



VICINITY MAP



7610 DEBBIE LANE  
CASTLE PINES, COLORADO  
SITE LOCATION MAP



NOTE:

- OWNER WAIVES, REMISES AND RELEASES ANY RIGHT TO CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE CITY OF CASTLE PINES ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS SITE IMPROVEMENT PLAN.
- THIS MAJOR REVISION (SIP MAJOR-2024-004), TOGETHER WITH SP00-12 AND SP0012M1 MAKE UP THE ENTIRETY OF THE APPROVED SITE IMPROVEMENT PLAN FOR THE PROPERTY.
- THE MAJOR REVISION (SIP MAJOR-2024-004) DOES NOT MODIFY OR CHANGE THE LIGHTING PLAN IN SP00-12.

SITE DATA

| ITEM                                                        | SQUARE FOOTAGE      | PERCENT OF THE SITE AREA TRACTS B1 |
|-------------------------------------------------------------|---------------------|------------------------------------|
| BUILDINGS AND STRUCTURES                                    |                     |                                    |
| • CONVENIENCE STORE                                         | 4,224               | 8.4%                               |
| • CARWASH                                                   | 968                 | 2.0%                               |
| • CANOPY                                                    | 3,792               | 7.4%                               |
| GROSS BUILDING AREA                                         | 8,984               | 17.8%                              |
| HARDSCAPE                                                   |                     |                                    |
| • BUILDING FOOT PRINTS                                      | 8,984               | 17.8%                              |
| • PARKING/DRIVES/SIDEWALK                                   | 37,435              | 74.1%                              |
| HARDSCAPE TOTAL                                             | 46,419              | 91.9%                              |
| LANDSCAPE                                                   |                     |                                    |
| • PLANTED AREA (INCLUDING PLANTED INTERIOR PARKING ISLANDS) | 4,111               | 8.1%                               |
| LANDSCAPE TOTAL                                             | 4,111               | 8.1%                               |
| TOTAL HARDSCAPE & LANDSCAPE                                 | 50,530 (1.16 ACRES) | 100%                               |

| ITEM                                     | DESCRIPTION          |
|------------------------------------------|----------------------|
| REQUIRED PARKING                         | PROVIDED PARKING     |
| 1 PER EMPLOYEE ON MAX SHIFT = 4          | STANDARD SPACES = 18 |
| 1 PER 250 SQ. FT. CONVENIENCE STORE = 17 | HANDICAP SPACES = 2  |
| 2 PER PUMP ISLAND = 16                   | PUMP SPACES = 16     |
| HANDICAP SPACES (26 - 50 SPACES) = 2     | TOTAL PROVIDED = 36* |
| TOTAL REQUIRED = 39                      |                      |

\* APPROVED VARIANCE AVA-2024-002 ALLOWS THIS SITE TO HAVE LESS THAN THE TOTAL REQUIRED PARKING SPACES.

COVER SHEET  
EXTERIOR ELEVATIONS  
EXTERIOR ELEVATIONS  
EXTERIOR ELEVATIONS (CARWASH)

1 OF 4  
2 OF 4  
3 OF 4  
4 OF 4

SHEET INDEX

PURPOSE STATEMENT:

THE PURPOSE OF THIS SIP MAJOR REVISION IS TO BRING THE CONVENIENCE STORE AND CARWASH UP TO MIXED USE DESIGN GUIDELINES WITH NEW EARTH TONE MATERIALS THAT ARE MORE DURABLE AND REFLECT THE CHARACTER OF THE SITE. THE PREVIOUS SIP MINOR MODIFICATION (SP00-012) UPDATED THE TECHNOLOGICAL AND ACCESSIBLE FEATURES OF THE SITE WITH A NEW SATELLITE AND SIDEWALK IN BETWEEN THE CARWASH AND STORE IN ADDITION TO UPDATING THE LANDSCAPE AROUND THE CARWASH AND 1ST AVENUE. THIS MAJOR REVISION SHALL BRING THE EXTERIOR OF THIS STORE AND CARWASH IN A MODERN LOOK WHILE FOLLOWING ALL MIXED USE DESIGN GUIDELINES.

EXTERIOR REMODEL DESIGNER

REMODEL ARCHITECT  
THE DIMENSION GROUP  
5600 S QUEBEC ST. SUITE 205B  
GREENWOOD VILLAGE, CO 80111  
PROJECT MANAGER: RYAN WENDT  
720-244-1569 \* PHONE

PLANNING COMMISSION APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN FOR SIP MAJOR-2024-004 WAS REVIEWED BY THE CASTLE PINES PLANNING COMMISSION ON 5-22-25 AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CASTLE PINES CODE.

Donna Ferguson  
DIRECTOR OF COMMUNITY DEVELOPMENT ON BEHALF OF THE PLANNING COMMISSION

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF CASTLE PINES REGULATIONS.

N/A  
CITY ENGINEER  
Donna Ferguson  
COMMUNITY DEVELOPMENT DEPARTMENT  
DATE  
6-16-2025

- BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN (SIP) SHALL NOT BE ISSUED AFTER THREE (3) YEARS FROM THE DATE OF SIP APPROVAL (SIP MAJOR-2024-004), AS NOTED ON THE NOTICE OF ACTION-FINAL STATUS, UNLESS AN EXTENSION WAS GRANTED. FAILURE TO OBTAIN A BUILDING PERMIT IN THE THREE (3) YEAR PERIOD AFTER APPROVAL OF THIS SIP SHALL CAUSE THE UNBUILT PORTION OF THIS SIP TO BE NULL AND VOID.  
- ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY CITY ENGINEER SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.  
- SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE CITY OF CASTLE PINES ZONING ORDINANCE.  
THE UNDERSIGNED AS THE OWNER OR THE OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED SIP AND THE CITY OF CASTLE PINES ZONING ORDINANCE.

TWIN STAR ENERGY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: [Signature]  
TITLE: [Signature]

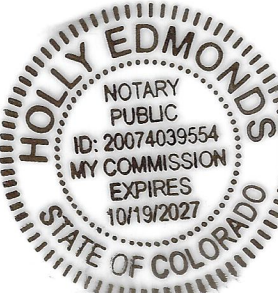
STATE OF COLORADO } SS.  
COUNTY OF DOUGLAS }

ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JUNE 2025, BY [Signature] AS MEMBER/MANAGER OF TWIN STAR ENERGY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 10/19/2027

WITNESS MY HAND AND OFFICIAL SEAL.

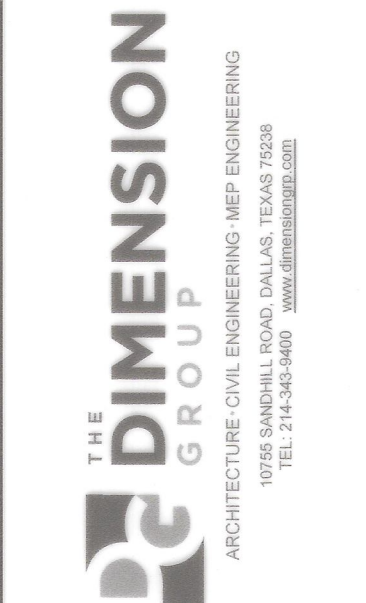
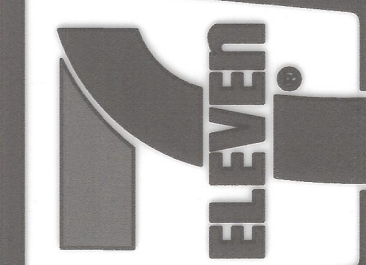
[Signature]  
NOTARY PUBLIC



7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN  
7610 N DEBBIE LN  
CASTLE PINES, CO 80108

COVER SHEET



Job#: C24-077  
Scale: AS NOTED  
Date:  
Drawn By: TDG  
Checked By: TDG

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06.03.2025

SHEET:

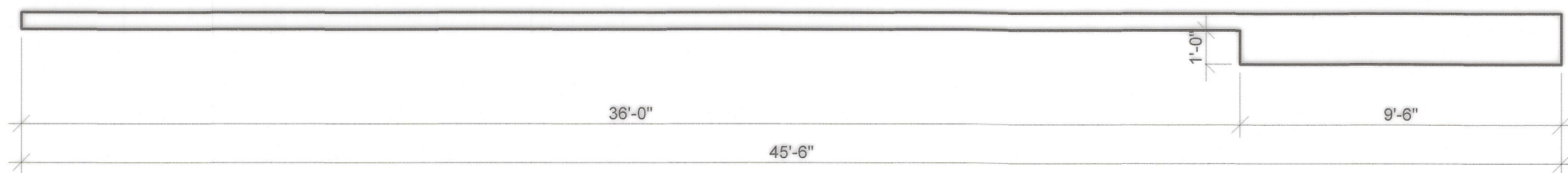
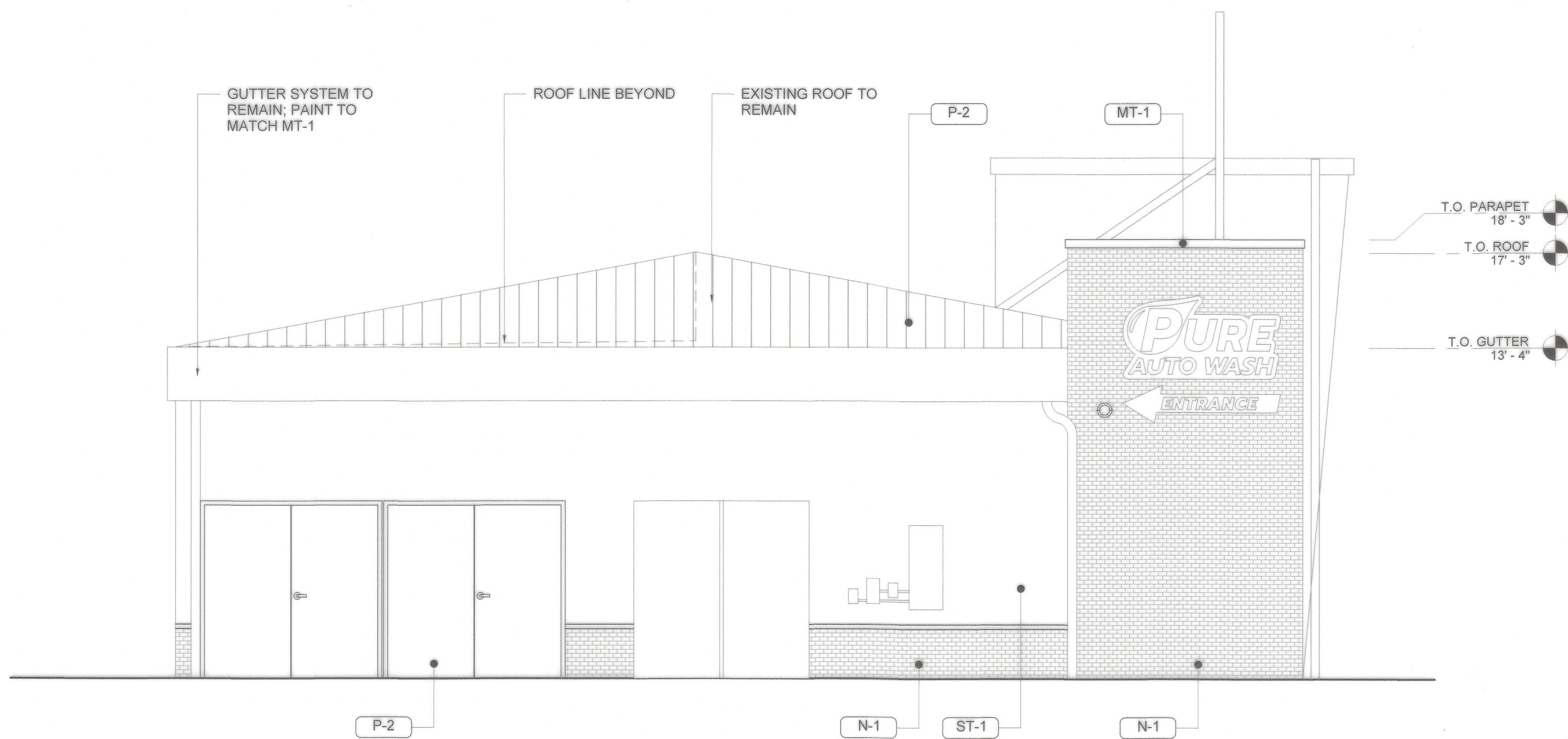
1 OF 4

CHARTER OAKS, 5TH AMENDMENT, TRACT B-1 - 1ST REVISION

NE 1/4 OF SECTION 3, T7S, R67W, OF THE 6TH P.M., DOUGLAS COUNTY, CO

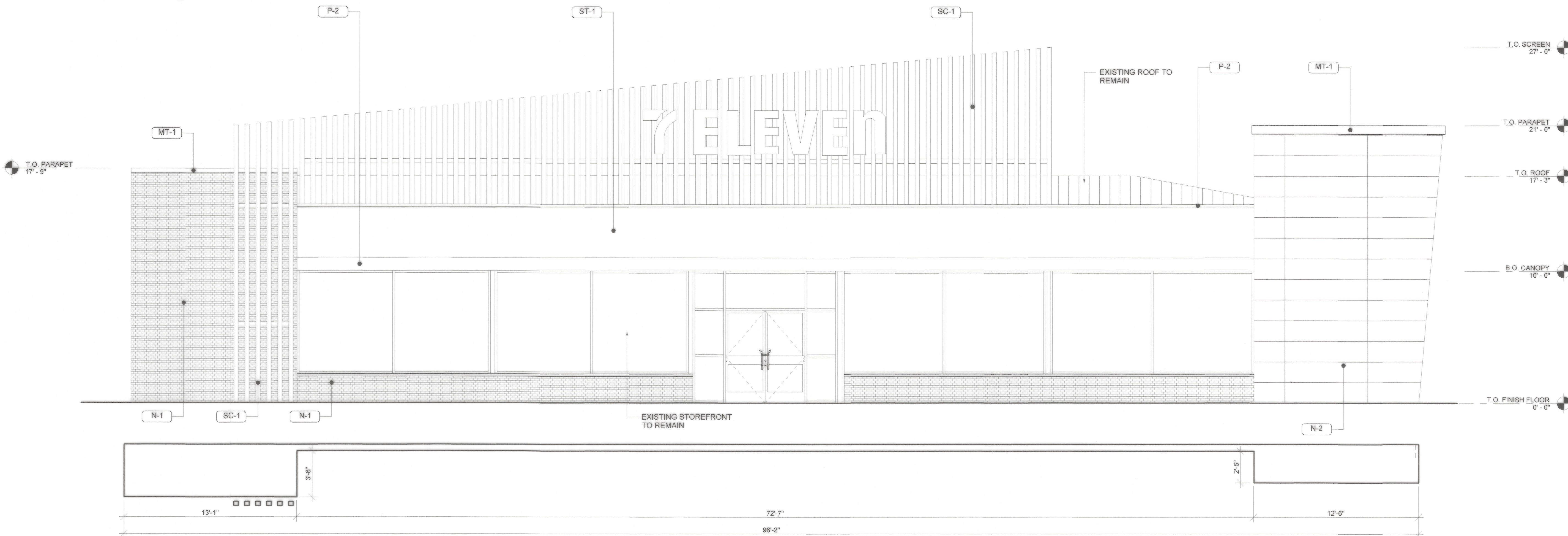
1.16 ACRES

SIP MAJOR-2024-004 (REVISION TO SP00-012)



2 ELEVATION - WEST (LEFT)  
3/16" = 1'-0"

NOTE: SIGNAGE UNDER SEPARATE PERMIT AND SHOWN FOR GENERAL REFERENCE AND COORDINATION PURPOSES ONLY.



1 ELEVATION - SOUTH (FRONT)  
3/16" = 1'-0"

APPROVAL CERTIFICATE

|          |      |          |
|----------|------|----------|
| DESIGNED | DATE | 12/11/24 |
| DRAWN    | DATE | 12/11/24 |
| CHECKED  | DATE | 12/11/24 |
| APPROVED | DATE | 12/11/24 |

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12

SIP MAJOR-2024-004 (REVISION TO SP00-012)



N-1  
NICHIIA - PLYMOUTHBRICK - CRIMSON

N-2  
NICHIIA - CORBOSA - SHADOW

ST-1  
CEMENT STUCCO  
FINISH - 456 OYSTER  
SHELL

P-2  
PAINT TO MATCH MT-1

MT-1  
DUROLAST - PARAPET  
CAP - COAL BLACK -  
MATTE FINISH

SC-1  
METAL ROOF SCREEN -  
CUSTOM LOUVERED  
PANEL - MATCH MT-1

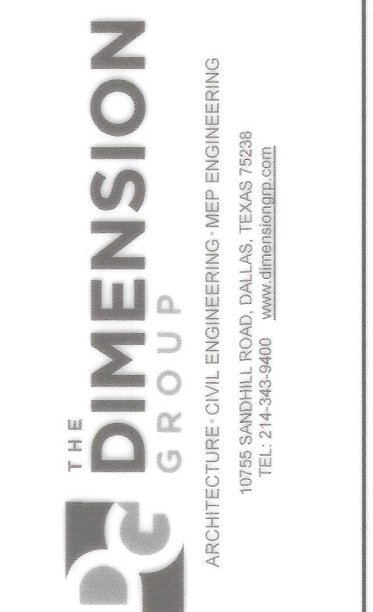
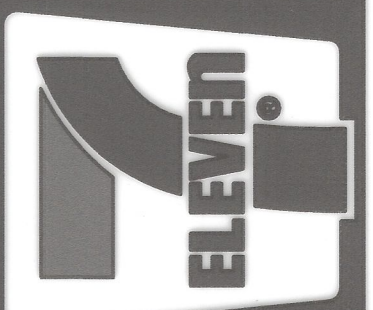
7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

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**7-ELEVEN**  
7610 N DEBBIE LN  
CASTLE PINES, CO 80108

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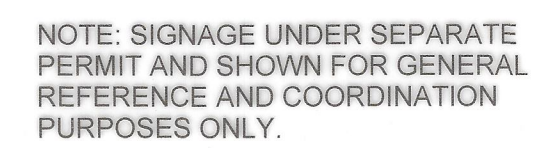
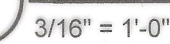
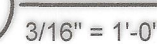
EXTERIOR ELEVATIONS



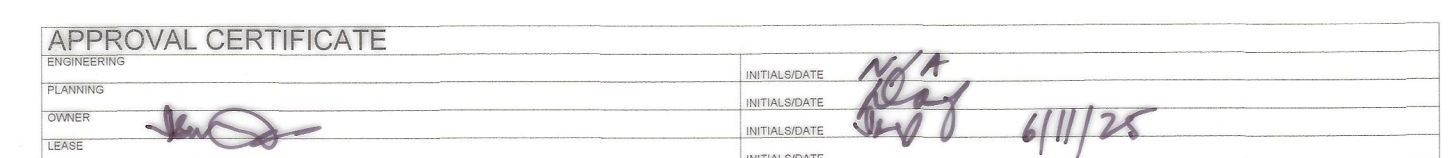
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| APPROVAL CERTIFICATE |                             |
|----------------------|-----------------------------|
| ENDORSEMENT          |                             |
| PLANNING             | INITIALS/DATE <i>18/15</i>  |
| OWNER                | INITIALS/DATE               |
| LEASE                | INITIALS/DATE <i>6/1/15</i> |

SIP MAJOR-2024-004 (REVISION TO SP00-012)


$$3/16'' = 1'-0''$$


$3/16'' = 1'-0''$



SHEET:  
**4 OF 4**

6.03.2025