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CHARTER OAKS 9TH AMENDMENT, LOT 1A

NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
CITY OF CASTLE PINES, DOUGLAS COUNTY, STATE OF COLORADO, 1.08 ACRES

SITE IMPROVEMENT PLAN SIP MINOR 2024-001

LEGAL DESCRIPTION

CHARTER OAKS 9TH AMENDMENT, LOT 1A, CITY OF CASTLE PINES, STATE OF COLORADO, PER THE PLAT RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER ON MARCH 7, 2022 AT REC. NO. 2022016566, PLAT BOOK C-1352, PAGES 1 AND 2

BASIS OF BEARINGS

BASIS OF BEARINGS: THE GPS DERIVED WEST LINE OF THE NORTH HALF OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AS EVIDENCED BY THE WEST QUARTER CORNER OF SAID SECTION 3 (BEING A FOUND 2" ALUMINUM CAP) FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 3 (BEING A FOUND 3.25" ALUMINUM CAP) BEARS NORTH 00°39'22" WEST A DISTANCE OF 2505.14 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

BENCH MARK

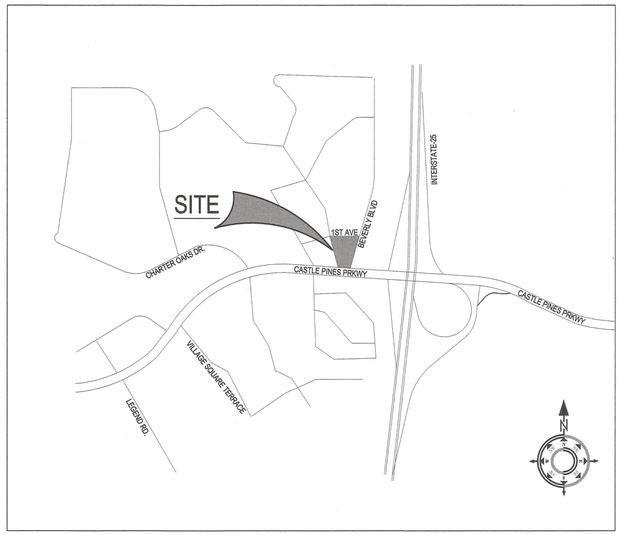
A FOUND NAIL & TAG, PLS 31458, FLUSH IN CONCRETE, AT THE NORTHWEST CORNER OF TRACT B-1, CHARTER OAKS 5TH AMENDMENT. ELEVATION DETERMINED BY THE TRIMBLE VRS NETWORK. NAVD 88 ELEVATION=6429.98

PURPOSE STATEMENT

THIS PLAN AMENDS SIP-006-2020 IN THE AREAS OF
UPDATED ACCESS POINTS
INTERNAL SITE CIRCULATION
UPDATED POINT OF SALE LANES
UPDATED PARKING / VACUUM STALL ORIENTATION
THIS MINOR MODIFICATION (SIP-MINOR-2024-001), TOGETHERWITH SIP-2020-006, SIP MAJOR-001-2022, AND SIP MAJOR-2024-001 MAKE UP THE ENTIRETY OF THE APPROVED SITE IMPROVEMENT PLAN FOR THE PROPERTY

ZONING COMPARISON		
ZONING	B - BUSINESS DISTRICT	
ITEM	REQUIREMENT	PROPOSED
PRINCIPAL USES	VARIOUS USES IN AN ENCLOSED BULDING	SERVICE BUSINESS -INDOOR (CAR WASH)
MINIMUM LOT AREA	NONE	47,149
BUILDING GROSS FLOOR AREA	NONE	3,752
FLOOR AREA RATIO	NONE	0.08
BUILDING HEIGHT	60-Feet	24'-6"
MINIMUM SETBACK FROM STREET	40-Feet Front	96.7-Feet (Castle Pines Parkway)
	20-Feet East Side	57.4-Feet (Beverly Blvd)
	0-Feet West Side	45.7-Feet (Lot Line)
	60-Feet Rear	71.1-Feet for building, and 27.8-Feet for Stanchion (East 1st Avenue)
MINIMUM and MAXIMUM PARKING	For car wash: 1 space per employee on maximum shift, plus 2 spaces per bay or stall but no greater than 10% of the Minimum Parking Requirement or up to 125% of the required minimum upon approval from the Review Board Manager - Sections 2807.08, 2806.02 and 2806.02.1 of the City of Castle Pines Zoning Ordinance	Total Provided = 17
		Total Min Required = 14
		Total Max Permitted by Board Manager = 18 (14 x 125%)
		4 employees = 4 spaces
		5 Bay Tunnel = 10 spaces
MINIMUM ADA PARKING	For 1 to 25 total parking spaces: 1 ADA space	Provided = 1
		Required = 1

SIP SITE UTILIZATION CHART		
	SQ. FOOTAGE	% OF TOTAL
BUILDING FOOTPRINT	3,752	8.0%
PARKING/DRIVES	22,539	47.8%
WALKWAYS	2,616	5.5%
LANDSCAPED AREAS	18,242	38.7%
GROSS SITE AREA	47,149	100%



VICINITY MAP

1" = 500' FEET

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	LANDSCAPE NOTES AND SCHEDULE
5	LANDSCAPE PLAN
6	LANDSCAPE DETAILS

APPROVAL CERTIFICATE

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

Lindy Howard — DN: cn=Lindy Howard, o=CPE, on=on behalf of Castle Pines, ou=Public Works, email=lindy.howard@crgov.com, c=US — Date: 2025.10.30 11:11:28 -06'00'

CITY ENGINEER — DATE

Donna Ferguson — 10-31-2025

COMMUNITY DEVELOPMENT DIRECTOR — DATE

BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN (SIP) SHALL NOT BE ISSUED AFTER THREE (3) YEARS FROM THE DATE OF SIP APPROVAL (SIP MINOR-2024-001), 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 SIP MINOR-2024-001 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 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.

COBBLESTONE DENVER PROPCO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY: _____
TITLE: Vice President
DATE: 10/1/2025
(SIGNATURE)

ACKNOWLEDGEMENT CERTIFICATE

STATE OF New Jersey
COUNTY OF Monmouth

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st (DATE) DAY OF October (MONTH), 2025 (YEAR), BY David Kelly (NAME OF DOCUMENT SIGNER)

PATRICK R. NOBLE
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION # 50016827
MY COMMISSION EXPIRES 06/01/2030

(SIGNATURE OF NOTARY PUBLIC)

Patrick R. Noble
(PRINTED NAME OF NOTARY PUBLIC)

NOTARY PUBLIC, STATE OF New Jersey
MY COMMISSION EXPIRES 06/01/2030

NOTES

CENTENNIAL AIRPORT REVIEW AREA: OWNER WAIVES, REMISES AND RELEASES ANY RIGHT OR 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 ABOVE THE PROPERTY THAT IS THE SUBJECT OF THE SITE IMPROVEMENT PLAN.

CONTACT LIST

OWNER
COBBLESTONE AUTOWASH
8900 E BAHIA DRIVE,SUITE 200
SCOTTSDALE, AZ 85260
CONTACT: TERRY HALBUR
717-712-2636

CIVIL ENGINEER
BL COMPANIES
CONTACT: JAMES JONES, PE
234-294-6345

PROJECT ARCHITECT
HOVER ARCHITECT
395 INVERNESS PKWY, SUITE 190
ENGLEWOOD, CO 80112
CONTACT: PHIL WALZ
720-625-8303

SURVEYOR
FALCON SURVEY
940 W. 25TH AVENUE
LAKEWOOD, CO 80215
CONTACT: JEFFRY MACKENNA
303-202-1560

LANDSCAPE ARCHITECT
BL COMPANIES
CONTACT: Gia Qin, PLA, AICP
412-435-3902

Architecture
Engineering
Environmental
Land Surveying
BL Companies
6312 S. Fiddlers Green Circle
Suite 300E
Greenwood Village, CO 80111
(720) 792-6671

CHARTER OAKS
SITE IMPROVEMENT PLAN
MINOR AMENDMENT 2024-001
COBBLESTONE CAR WASH

CITY OF CASTLE PINES, COLORADO 80108

PREPARED UNDER THE DIRECT SUPERVISION OF
JAMES C JONES, P.E.
COLORADO LIC # 0040088

REV #	DATE:	ISSUED FOR:
REV 1	11/6/2024	CLOUDED REV FOR SIP AMENDMENT
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JOB NUMBER: BL 2300342
DRAWN BY: GRG
APPROVED BY: JCJ
DATE: 08/08/2025
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SHEET TITLE:
COVER SHEET

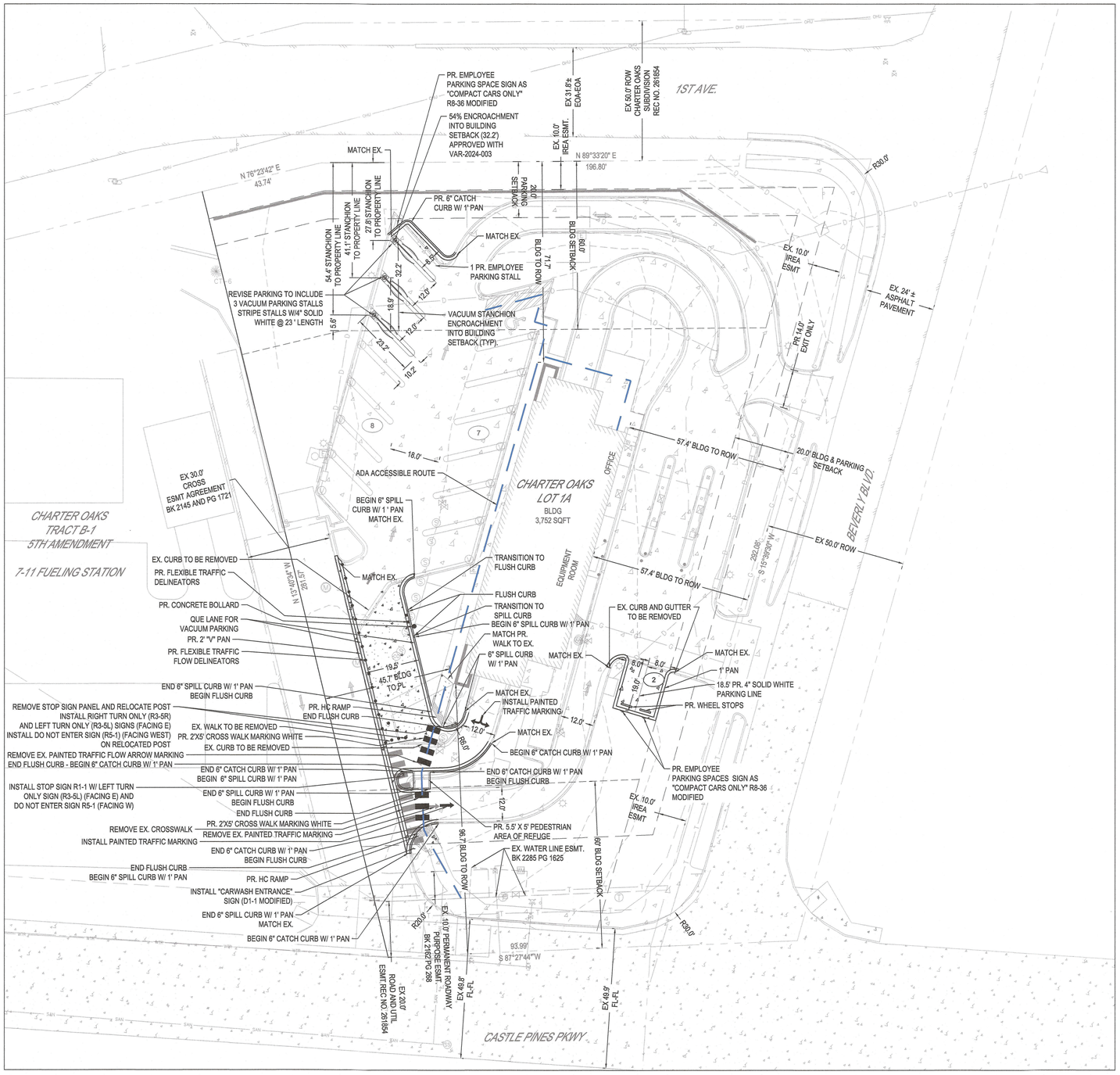
SHEET: 1 OF 6

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SITE IMPROVEMENT PLAN SIP MINOR 2024-001



LEGEND

- PROPERTY LINE
- LOT LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED SAWCUT LINE
- PROPOSED CURB / PROPOSED FLOW LINE / PROPOSED PAN/LIP
- EXISTING CURB TO REMAIN / EXISTING FLOW LINE TO REMAIN / EXISTING PAN/LIP TO REMAIN
- EXISTING CURB TO BE REMOVED / EXISTING FLOW LINE TO BE REMOVED / EXISTING PAN/LIP TO BE REMOVED
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ADA PARKING STRIPING SYMBOL *
- NUMBER OF PARKING STALLS
- EXISTING / PROPOSED SIGN *
- EXISTING / PROPOSED LIGHT POLE *
- TRAFFIC DIRECTION SHOW FOR REFERENCE
- EXISTING PAINTED TRAFFIC MARKING
- PAINTED TRAFFIC MARKING
- ADA ACCESSIBLE ROUTE

STANDARD NOTES

1. SITE SURVEY IS PROVIDED BY FALCON SURVEY DATED SEPTEMBER, 2020
2. SURVEY MAY NOT REPRESENT ALL EXISTING UTILITIES AND SITE ENCUMBRANCES, CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, SITE ENCUMBRANCES AND EXISTING FIELD CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO CONSTRUCTION.
3. ROADWAY AND DRIVEWAY DIMENSIONS ARE FROM FL-FL.
4. SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH CITY STANDARDS. CUTS SHALL BE STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING SIDEWALKS, CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
5. SITE SIGNAGE SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND THE MUTCD.
6. EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE THIS INCLUDES BUT IS NOT LIMITED TO VALVES BOXES, MANHOLE LIDS, UTILITY ACCESS COVERS, UTILITY PEDESTALS.

-20 0 10 20 40
1 INCH = 20 FEET

Architecture Engineering Environmental Land Surveying
BL Companies
6312 S. Fiddlers Green Circle
Suite 300E
Greenwood Village, CO 80111
(720) 792-6671

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ENGINEERING LH Digitally signed by LH DN: cn=LH, c=US Date: 2025.10.30 11:13:42 -06'00' INITIALS / DATE
PLANNING 10-31-2025 INITIALS / DATE
OWNER 10/24/2025 INITIALS / DATE
LESSEE INITIALS / DATE

SHEET TITLE: SITE PLAN

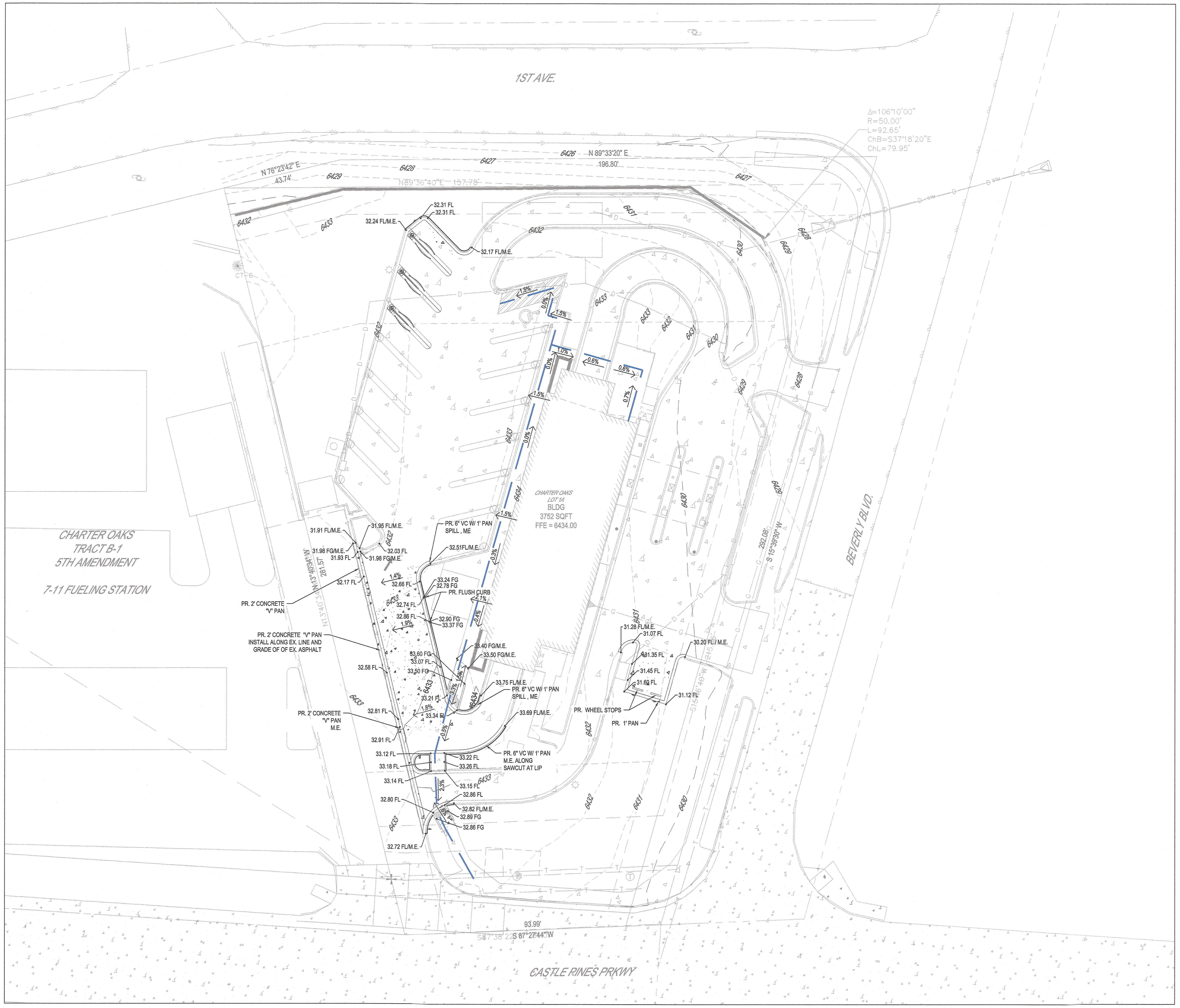
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SITE IMPROVEMENT PLAN SIP MINOR 2024-001



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT / SETBACK
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB
- PROPOSED FLOW LINE
- PROPOSED PAN/LIP
- 5481 PROPOSED CONTOUR
- 5182 EXISTING CONTOUR
- ADA ACCESSIBLE ROUTE
- 61.44±EX / 52.44 EXISTING / PROPOSED GRADE (FL=FLOWLINE, TC=TOP CURB, FG=FINISH GRADE)
- 2.0% SLOPE

GRADING NOTES

1. SITE SURVEY IS PROVIDED BY FALCON SURVEYING INC. SEPTEMBER, 2020
2. ROADWAY DIMENSIONS ARE FROM FL-FL, REFERENCE THE PAVING PLAN FOR TYPICAL ROADWAY SECTIONS.
3. ALL ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED AND DO NOT ACCOUNT FOR PAVEMENT MATERIAL THICKNESS. . ELEVATIONS SHOWN AT CURBS ARE FLOWLINE UNLESS OTHERWISE NOTED.
4. SLOPES SHOWN ARE FOR GENERAL REFERENCE AND TO PROVIDE DRAINAGE INFORMATION.

-20 0 10 20 40
1 INCH = 20 FEET

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DRYLAND SEED MIX

"DRYLAND PASTURE MIX" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
TETRAPLOID PERENNIAL RYE	LOLIUM PERENNE	20%	3.000
SMOOTH BROME LINCOLN	BROMUS INERMIS 'LINCOLN'	20%	3.000
PAIUTE ORCHARDGRASS	DACTYLIS GLOMERATA L.	15%	2.250
HYCREST CRESTED WHEATGRASS	AGROPYRON CRISTATUM X A. DESERTORUM	15%	2.250
PUBESCENT WHEATGRASS	THINOPYRUM INTERMEDIUM SSP. BARBULATUM	15%	2.250
DAHURIAN WILDRYE	ELYMUS DAHURICUS	15%	2.250

IRRIGATED MANICURED TURF

TEXAS HYBRID BLUEGRASS BLEND — FRESH CUT SOD

MATERIAL SCHEDULE

PLANTING BED MULCH

SIZE: 1-1/2"
TYPE: LOCAL RIVER ROCK
MANUFACTURER: PIONEER LANDSCAPE CENTERS

ROCK COBBLE

SIZE: 2-4"
TYPE: HORIZON COBBLESTONE
MANUFACTURER: PIONEER LANDSCAPE CENTERS

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING , SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TRESS OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2% ; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNERS REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8"-12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5 CU. YRDS/1,000 SF.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
13. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
14. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
15. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
16. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY $\frac{1}{4}$" X 4" GREEN, STEEL INTERLOCKING EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
17. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, 1 $\frac{1}{2}$" LOCAL RIVER ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC.
18. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
19. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
20. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND NAY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
21. PRIOR TO PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR; PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION EXCEPT AROUND ORNAMENTAL GRASSES.
22. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATION FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
23. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
24. ALL TREES TO BE PLANTED A MINIMUM OF 10' FROM THE FACE OF THE CURB OF ARTERIAL AND MAJOR COLLECTOR ROADWAYS AND A MINIMUM OF 6' FROM THE FACE OF THE CURVE OF MINOR COLLECTOR AND LOCAL STREETS. TREES LOCATED WITHIN 150' OF AN INTERSECTION WITH AN ARTERIAL ROAD MUST BE PLANTED A MINIMUM OF 10' FROM THE FACE OF CURB AND OUTSIDE OF ANY LINE-OF-SIGHT REQUIREMENTS. THE REQUIRED DISTANCE OF 150 FEET IS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE ARTERIAL ROADWAY.
25. ALL PLANTINGS LOCATED WITHIN THE LINE-OF-SIGHT WILL HAVE A MATURE HEIGHT OF NO MORE THAN 24" ABOVE THE ADJACENT GUTTER/FLOWLINE.
26. A "RIGHT-OF-WAY USE AND CONSTRUCTION" PERMIT IS REQUIRED PRIOR TO LANDSCAPING ACTIVITY WITHIN RIGHT-OF-WAY, TRACTS OR EASEMENTS.
27. A TRAFFIC CONTROL PLAN SHALL ACCOMPANY THE APPLICATION FOR A RIGHT-OF-WAY USE PERMIT.

LANDSCAPE MAINTENANCE NOTES

1. LANDSCAPING SHALL BE PLANTED AND MAINTANED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.

IRRIGATION NOTE

1. AUTOMATIC, UNDERGROUND IRRIGATION SHALL BE PROVIDED TO ALL PLANTING AREAS. THE IRRIGATION SYSTEM WILL INCORPORATE SMART CONTROLLER TECHNOLOGY WITH FLOW SENSING AND RAIN DELAY CAPABILITY. PLANTING AREAS WILL BE VALVED SEPARATELY BY PLANT HYDROZONES. TURF AREAS WILL BE IRRIGATED WITH PRESSURE REGULATED SPRAY BODIES AND MATCHED PRECIPITATION RATES. NATIVE SEED AREAS WILL BE TEMPORARILY IRRIGATED WITH SPRAY IRRIGATION FOR ESTABLISHMENT PURPOSES AND REMOVED FROM THE PERMANENT IRRIGATION SYSTEM.

SIGHT DISTANCE TRIANGLE NOTE

1. ALL SHRUBS AND OBJECTS WITHIN SIGHT TRIANGLES TO BE 24" OR LESS IN HEIGHT ABOVE ADJACENT FLOWLINE. ALL TREES WITHIN SIGHT TRIANGLES ARE TO BE LIMBED UP 8' TO PROVIDE A CLEAR LINE OF SIGHT. NO TREES TO BE MORE THAN 18" CALIPER WITHIN SIGHT TRIANGLES.

-20 0 10 20 40
1 INCH = 20 FEET

APPROVAL CERTIFICATE

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CHARTER OAKS
SITE IMPROVEMENT PLAN
MINOR AMENDMENT 2024-001
COBBLESTONE CAR WASH
CITY OF CASTLE PINES, COLORADO 80108

PREPARED UNDER THE DIRECT SUPERVISION OF
JAMES C JONES, P.E.
COLORADO LIC # 0040088

REV #	ISSUED FOR:	DATE:
REV 1	CLOUDED REV FOR SIP AMENDMENT	11/6/2024
REV 2	CLOUDED REV FOR SIP AMENDMENT	4/30/2025
REV 3	REV FOR SIP AMENDMENT	5/30/2025
REV 4	REV FOR SIP AMENDMENT	8/08/2025
REV 5	REV FOR SIP AMENDMENT	9/04/2025
REV 6	REV FOR SIP AMENDMENT	9/11/2025

JOB NUMBER: BL 2300342
DRAWN BY: C.F.
APPROVED BY: G.Q.
DATE: 08/08/2025
ORIGINAL DRAWING SCALE IS 24"X36" HALF SIZE DRAWINGS MAY BE TO SCALE

SHEET TITLE: LANDSCAPE NOTES

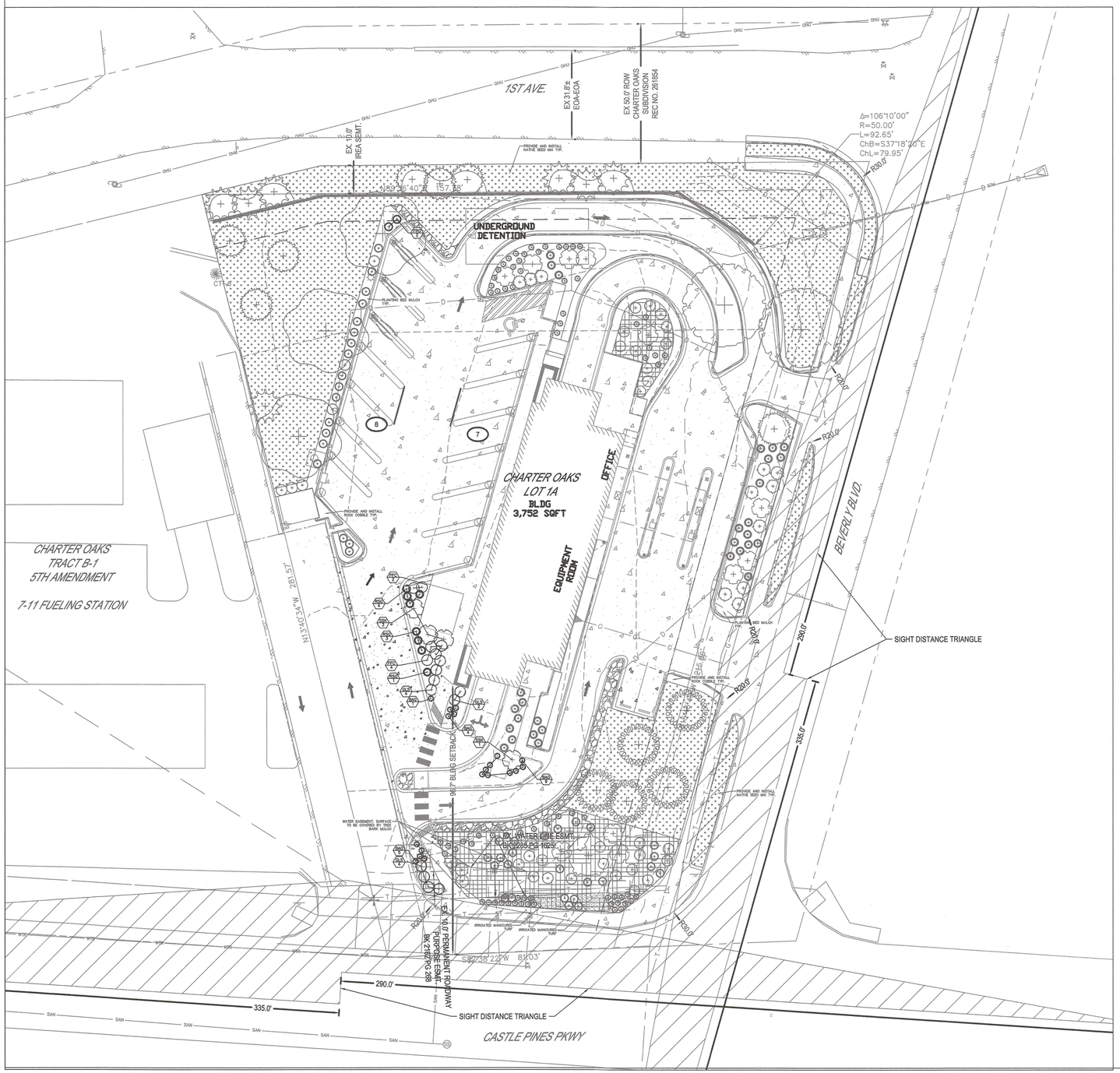
SHEET: 4 OF 6

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CHARTER OAKS 9TH AMENDMENT, LOT 1A

NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
CITY OF CASTLE PINES, DOUGLAS COUNTY, STATE OF COLORADO, 1.08 ACRES

SITE IMPROVEMENT PLAN SIP MINOR 2024-001



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGHWATER USE?
DECIDUOUS CANOPY TREE							
	GRT	3	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	B&B	NO
	SWO	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	NO
DECIDUOUS ORNAMENTAL TREE							
	TCH	3	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	2" CAL.	B&B	NO
EVERGREEN TREES							
	CBS	7	PICEA PUNGENS	COLORADO SPRUCE	6' HT.	B&B	NO
	PIN	7	PINUS EDULIS	PINYON PINE	6' HT.	B&B	NO
	AUS	5	PINUS NIGRA	AUSTRIAN PINE	6' HT.	B&B	NO
DECIDIOUS SHRUBS							
	SSK	15	AMELANCHIER ALNIFOLIA	SERVICEBERRY	#5	CONT.	NO
	GLS	26	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5	CONT.	NO
EVERGREEN SHRUBS							
	BUF	14	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5	CONT.	NO
	PFC	24	JUNIPERUS X PFITZERIANA 'PFITZERIANA COMPACTA'	COMPACT PFITZER JUNIPER	#5	CONT.	NO
ORNAMENTAL GRASS							
	BAG	90	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	#1	1 GAL	NO
	FRG	44	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	NO
	RSG	37	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	CONT.	NO

LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED EASEMENT / SETBACK
- EXISTING EASEMENT / SETBACK
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED SAWCUT LINE
- PROPOSED CURB / PROPOSED FLOW LINE / PROPOSED PAN/LIP
- EXISTING CURB TO REMAIN / EXISTING FLOW LINE TO REMAIN / EXISTING PAN/LIP TO REMAIN
- EXISTING CURB TO BE REMOVED / EXISTING FLOW LINE TO BE REMOVED / EXISTING PAN/LIP TO BE REMOVED
- PLANTING BED MULCH
- IRRIGATED MANICURED TURF
- NATIVE SEED (IRRIGATED FOR ESTABLISHMENT)
- ROCK COBBLE

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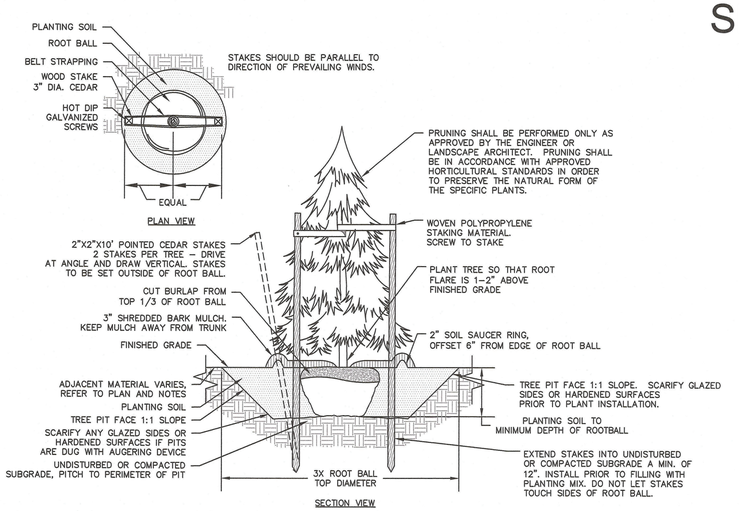
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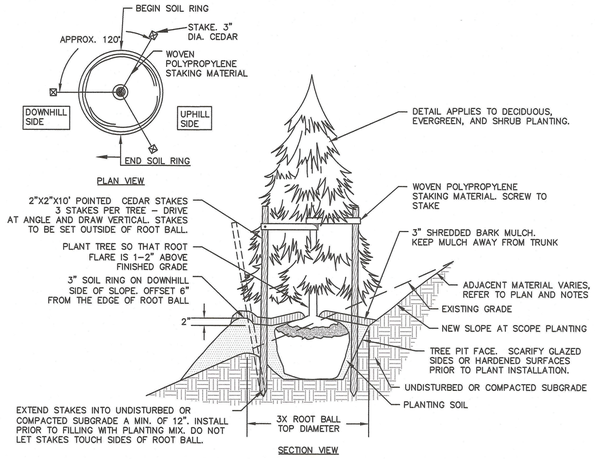
SITE IMPROVEMENT PLAN SIP MINOR 2024-001



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EVERGREEN TREE PLANTING

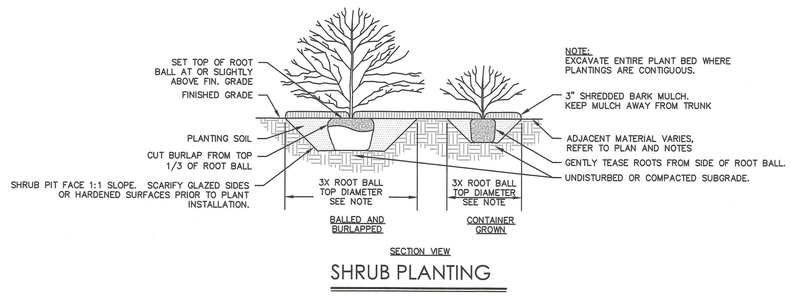
N.T.S



NOTES:
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SLOPE PLANTING

N.T.S



SHRUB PLANTING

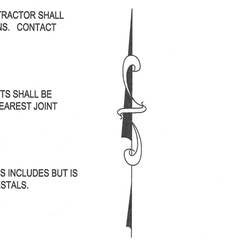
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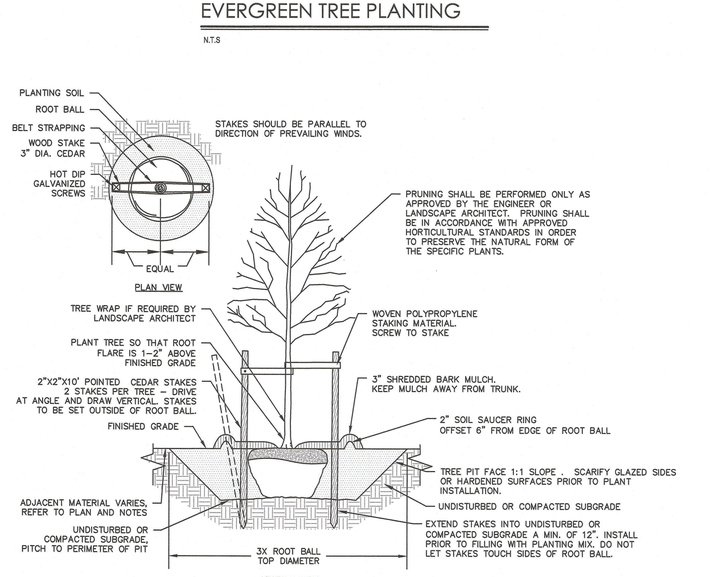
NOTES

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES.
2. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOPMOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING.
3. DO NOT DISTURB SOIL AT THE BOTTOM OF PLANTING HOLES BUT DO SCORE THE SIDES OF THE PLANTING HOLE.
4. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL.
5. BACKFILL SHALL CONSIST OF EXISTING ON–SITE TOPSOIL – NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED
6. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL).
7. TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED.
8. DO NOT COVER THE ROOT BALL WITH SOIL WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY.
9. AT A MINIMUM THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES.
10. REMOVE ALL NYLON TIES, TWIN, ROPE, AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
11. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESAARY IN IRRIGATED TURF AREAS.
12. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
13. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
14. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE–FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE PARKS AND OPEN SPACE MANAGER.
15. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE PARKS AND OPEN SPACE MANAGER

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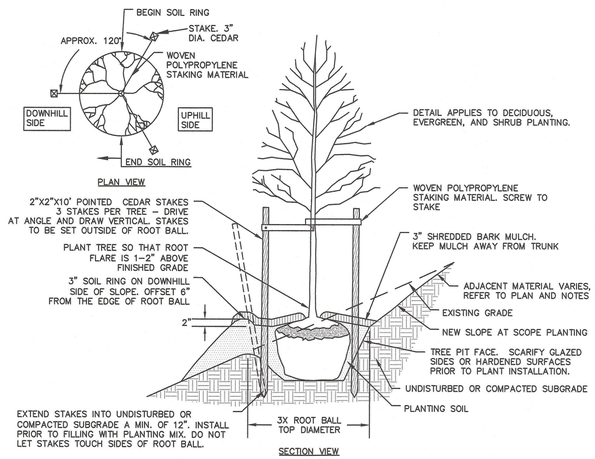




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DECIDUOUS TREE PLANTING

N.T.S



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SHEET TITLE: LANDSCAPE DETAILS

SHEET: 6 OF 6