

CHARTER OAKS, 5TH AMENDMENT, TRACT B-1 (2ND REVISION)

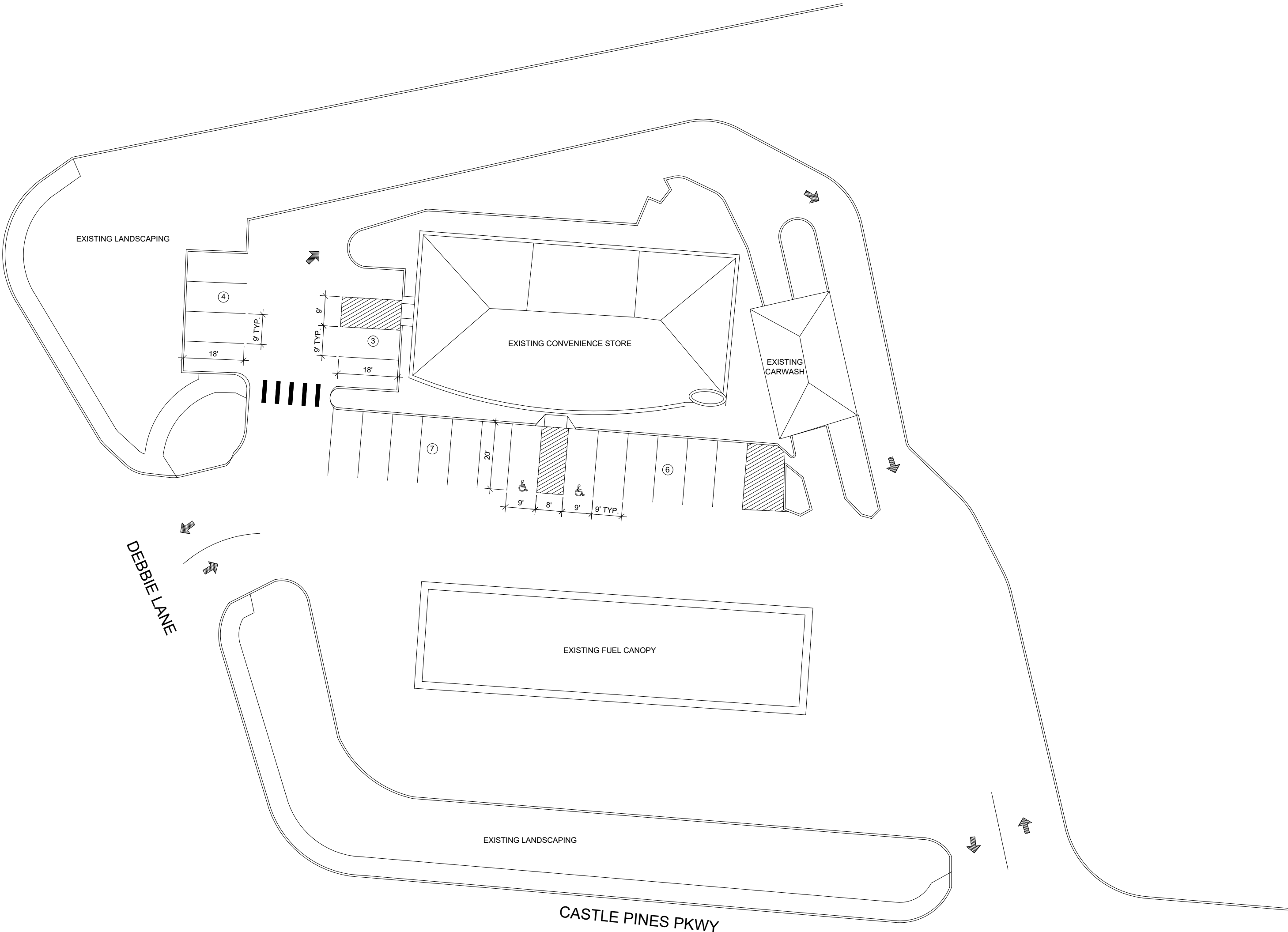
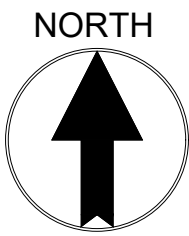
NE 1/4 OF SECTION 3, T7S, R67W, OF THE 6TH P.M., DOUGLAS COUNTY, CO

1.16 ACRES

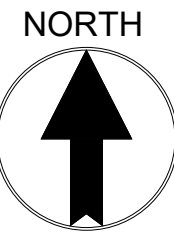
SIP MINOR-2025-004 (REVISION TO SIP MAJOR-2024-004)



VICINITY MAP



7610 DEBBIE LANE
CASTLE PINES, COLORADO
SITE LOCATION MAP



SHEET INDEX

COVER SHEET	1 OF 4
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EXTERIOR ELEVATIONS (CARWASH)	4 OF 4

PURPOSE STATEMENT:
THE PURPOSE OF THIS SIP MINOR REVISION IS TO AMEND SP00-12 AND SIP MAJOR-2024-004 BY MAKING MODIFICATIONS TO THE BUILDING ELEVATIONS PER THE MINOR MODIFICATION AFFIDAVIT. THIS MINOR MODIFICATION, TOGETHER WITH SP00-12 AND SIP MAJOR-2024-004 MAKE UP THE ENTIRETY OF THE APPROVED SITE IMPROVEMENT PLAN.

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 8-22-25 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 DATE
Donna Ferguson 6-16-2025
COMMUNITY DEVELOPMENT DEPARTMENT 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 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.

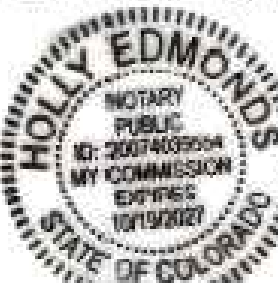
COUNTY OF DOUGLAS }

ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JUNE 2025, BY Ryan Wendt 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



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

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

Rev. #	Date	Description
1	11.10.25	SIP REVISIONS
2	12.09.25	SIP MINOR COMMENTS

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN
7610 N DEBBIE LN
CASTLE PINES, CO 80108
COVER SHEET



THE DIMENSION GROUP
ARCHITECTURE-CIVIL ENGINEERING-MEP ENGINEERING
TEL: 714-543-5400 WWW.DIMENSIONGROUP.COM

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

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12.09.2025

SHEET:

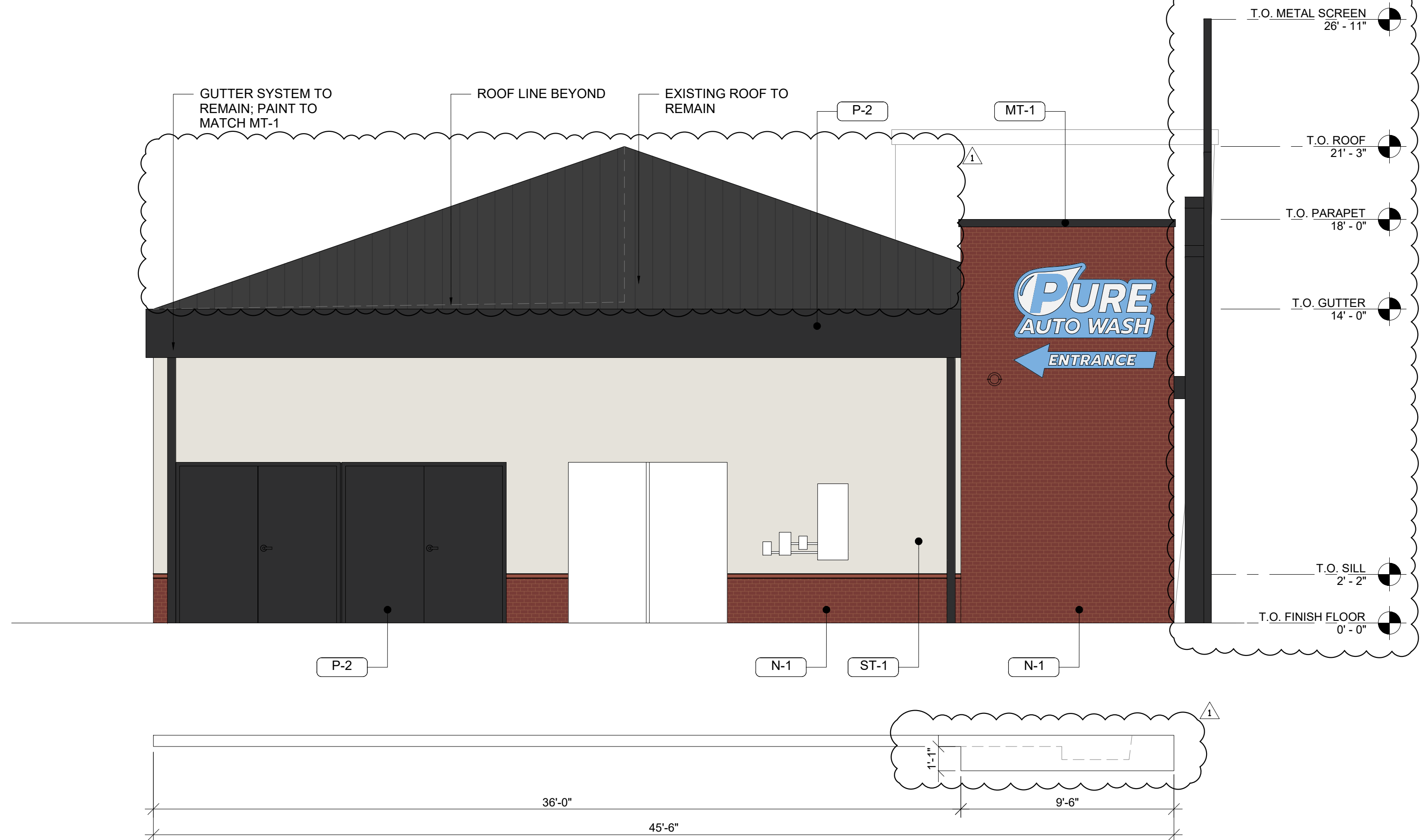
1 OF 4

CHARTER OAKS, 5TH AMENDMENT, TRACT B-1 -2ND REVISION

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

1.16 ACRES

SIP MINOR-2025-004 (REVISION TO SIP MAJOR-2024-004)

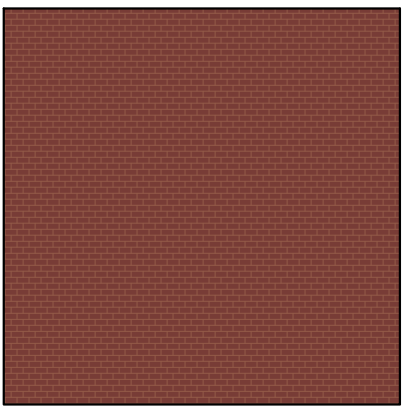
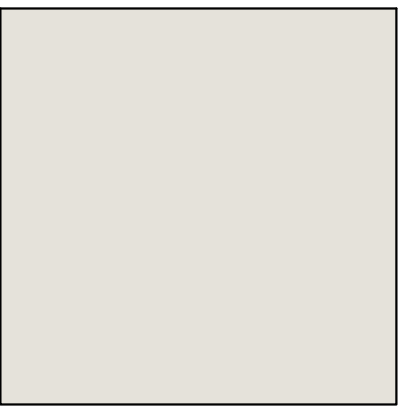
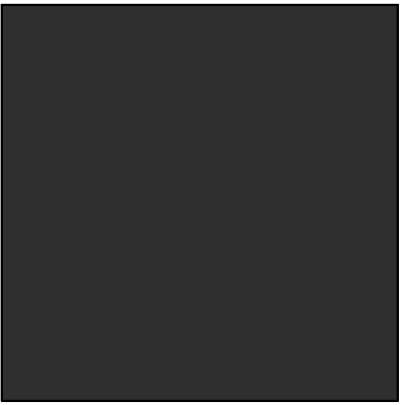


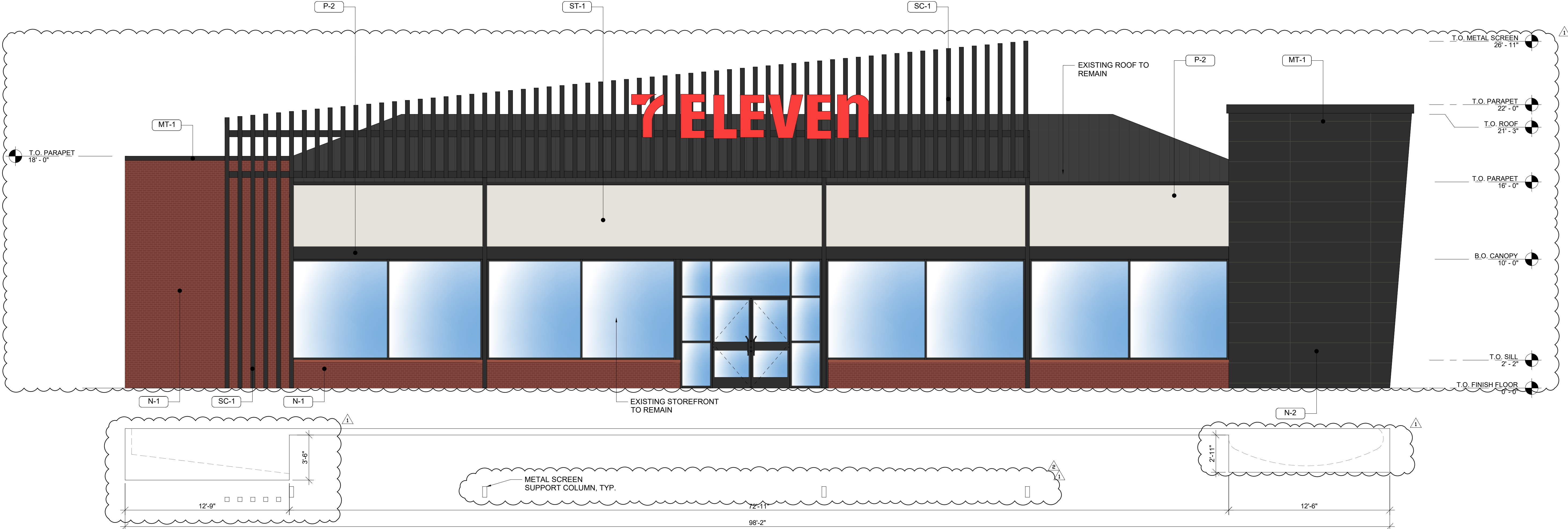
2 ELEVATION - WEST (LEFT)

3/16" = 1'-0"

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

MATERIAL SCHEDULE

		
N-1 NICHHA - PLYMOUTHBRICK - CRIMSON	N-2 NICHHA - 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



1 ELEVATION - SOUTH (FRONT)

3/16" = 1'-0"

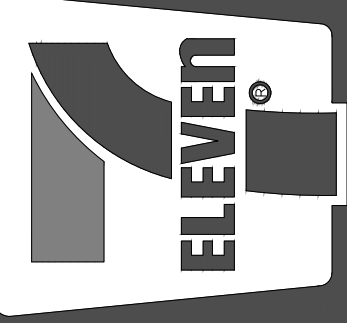
APPROVAL CERTIFICATE	
DESIGNED BY	INITIALS/DATE N/A
PERMITTED BY	INITIALS/DATE
CHECKED BY	INITIALS/DATE
DATE	INITIALS/DATE

Rev. #	Date	Description
1	11.10.25	SIP REVISIONS
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7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

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

EXTERIOR ELEVATIONS



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

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SHEET:

2 OF 4

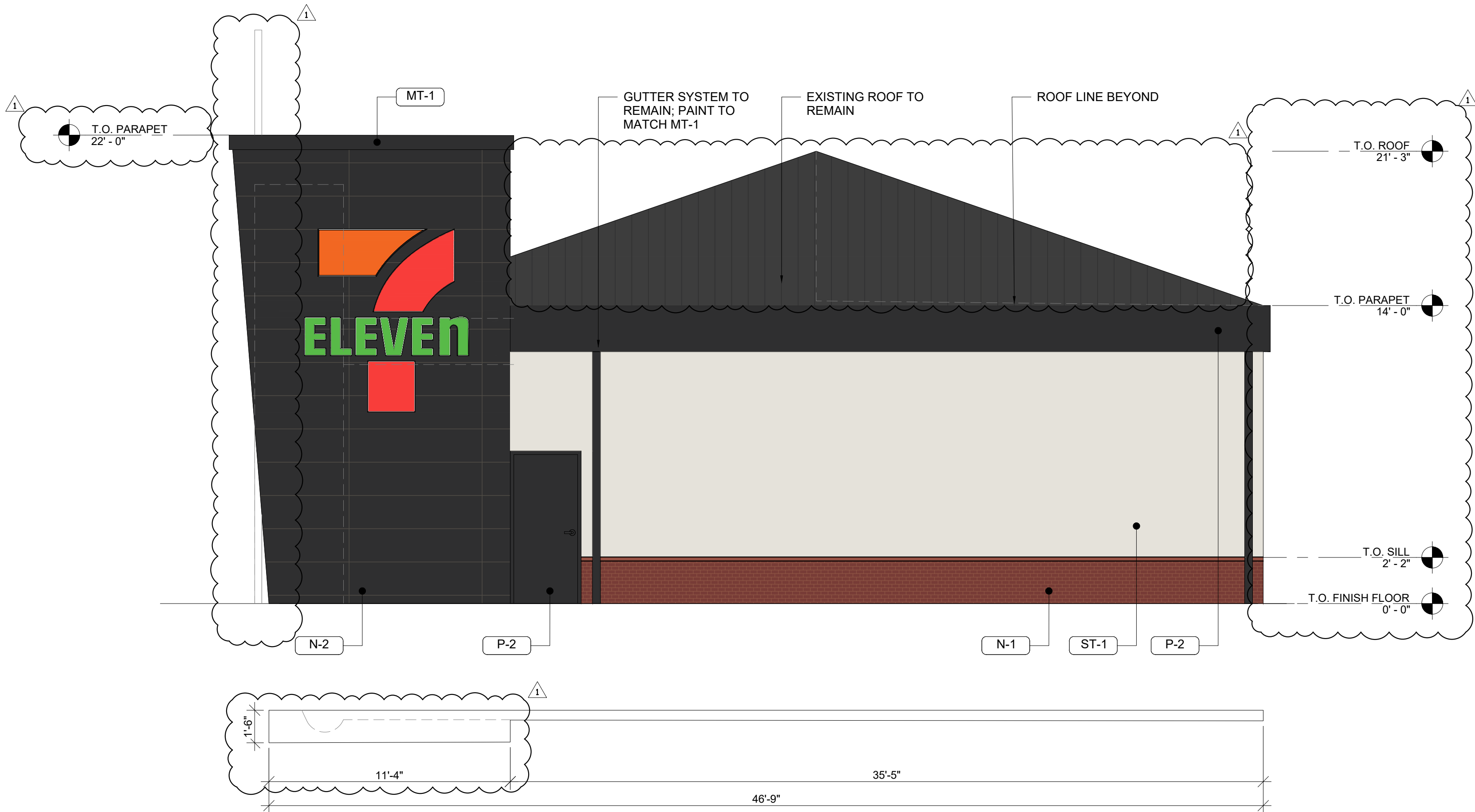
12.09.2025

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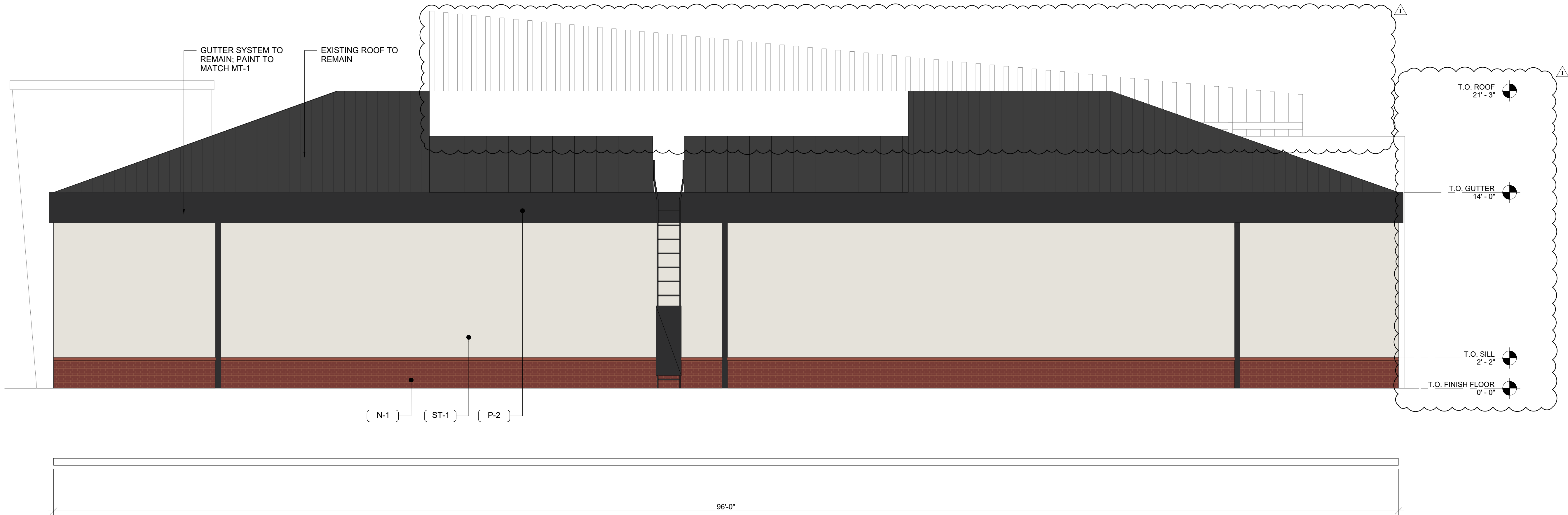
NE 1/4 OF SECTION 3, T7S, R67W, OF THE 6TH P.M., DOUGLAS COUNTY, CO

1.16 ACRES

SIP MINOR-2025-004 (REVISION TO SIP MAJOR-2024-004)



2 ELEVATION - EAST
1/4" = 1'-0"



1 ELEVATION - SOUTH
1/4" = 1'-0"

MATERIAL SCHEDULE

N-1 NICHIIHA - PLYMOUTHBRICK - CRIMSON	N-2 NICHIIHA - 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

APPROVAL CERTIFICATE	
ENGINEERING	N/A
PLANNING	04/12/2025
DRAWN	06/26
DATE	

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3200 HACKBERRY ROAD, IRVING, TEXAS 75063

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

EXTERIOR ELEVATIONS

Job#: C24-077

Scale: AS NOTED

Date: TDG

Drawn By: TDG

Checked By: TDG

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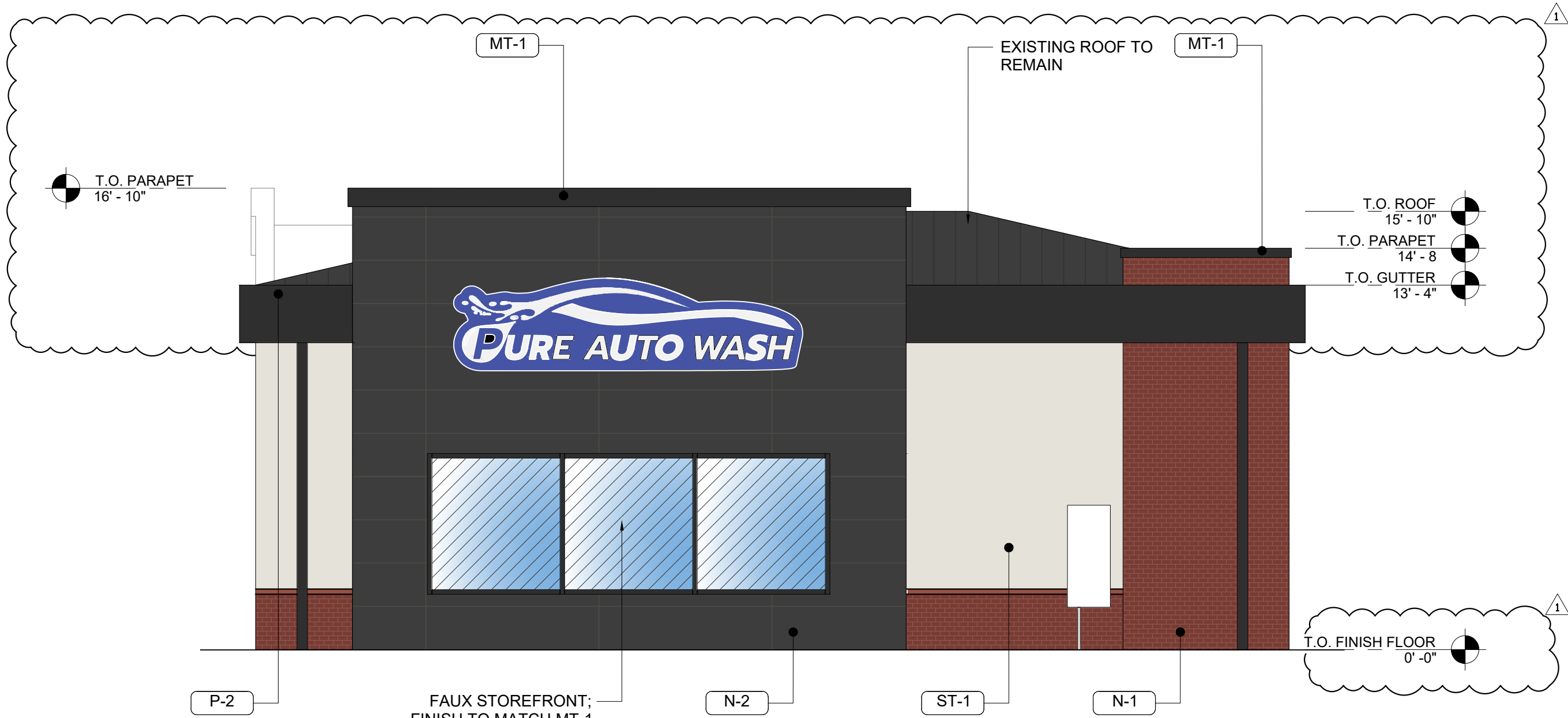
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3 OF 4

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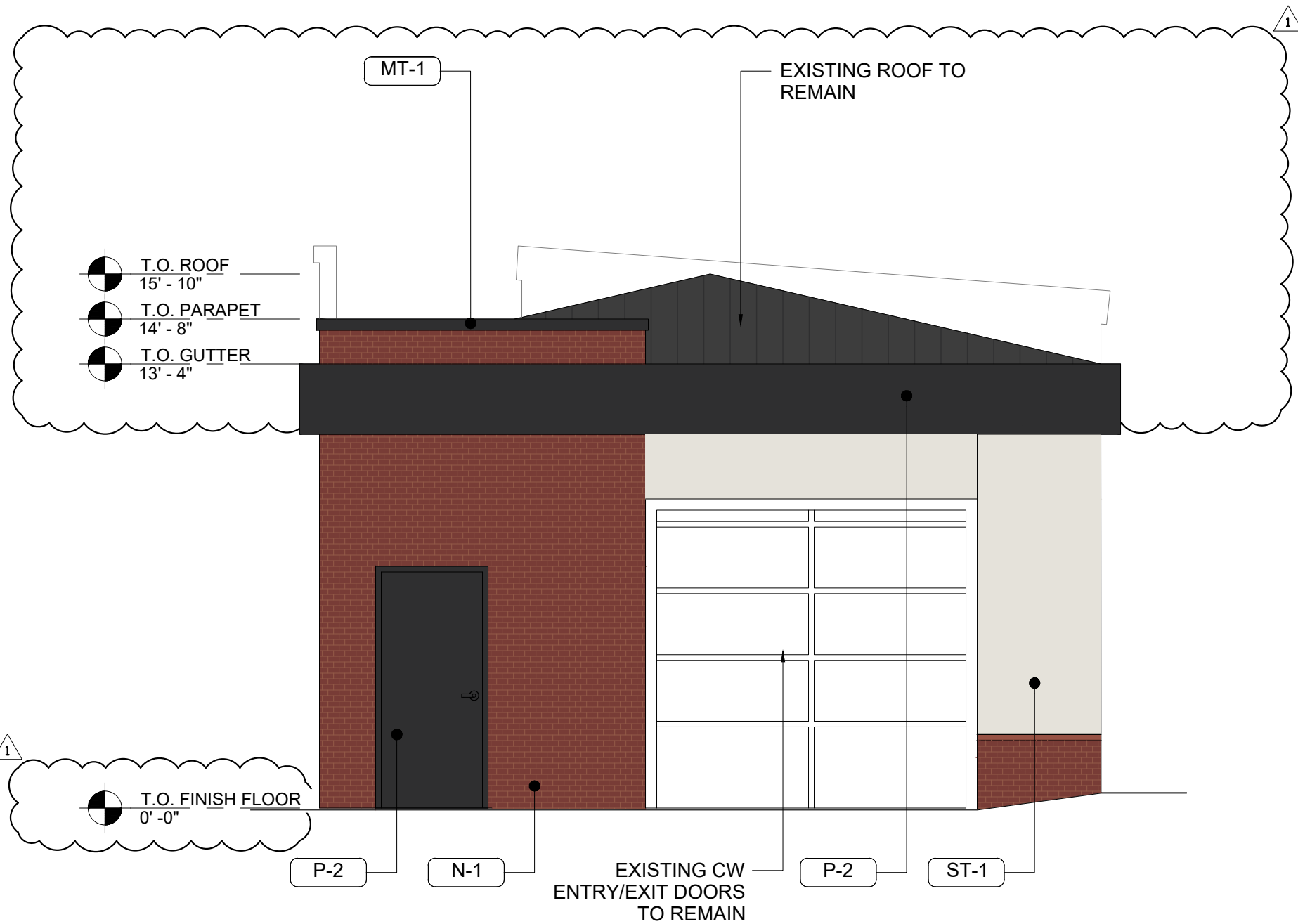
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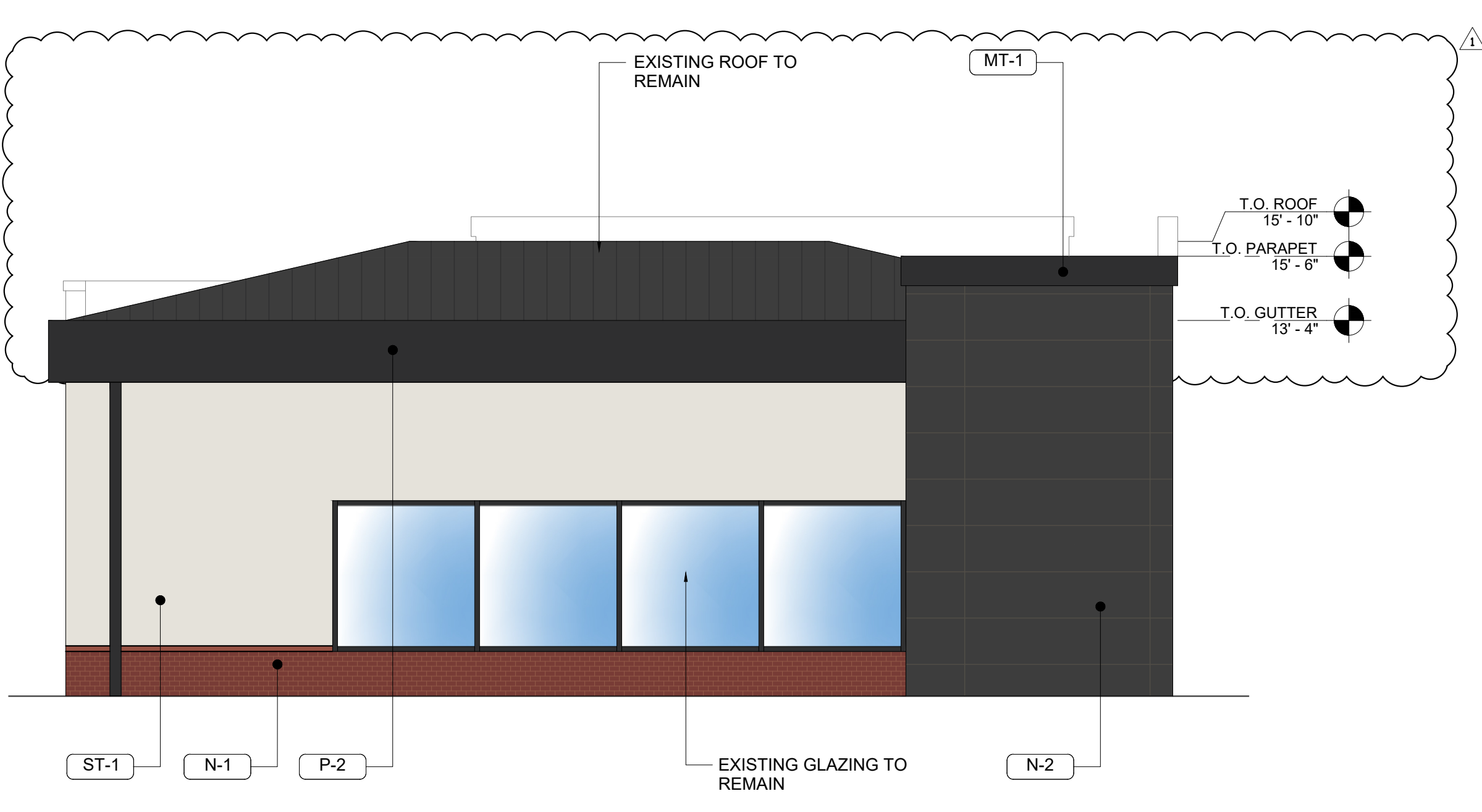
4 ELEVATION - EAST (RIGHT)

3/16" = 1'-0"



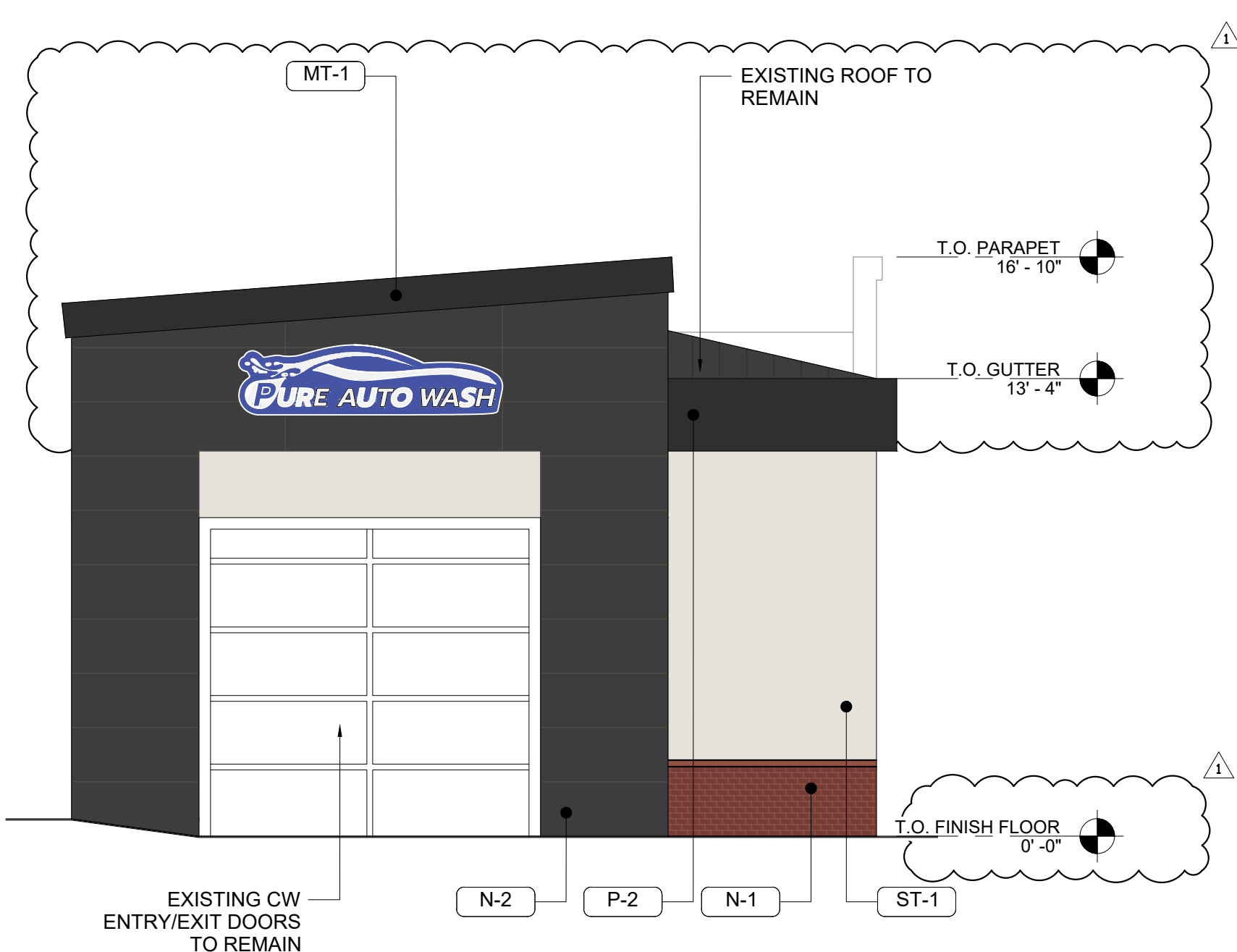
3 ELEVATION - NORTH (ENTRANCE)

3/16" = 1'-0"



2 ELEVATION - WEST (LEFT)

3/16" = 1'-0"



1 ELEVATION - SOUTH (EXIT)

3/16" = 1'-0"

MATERIAL SCHEDULE

N-1 NICHHA - PLYMOUTHBRICK - CRIMSON	N-2 NICHHA - 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

APPROVAL CERTIFICATE	
DESIGNED BY	INITIALED BY: N/A
DRAWN BY	INITIALED BY: DM 12-11-2024
CHECKED BY	INITIALED BY: VJ 12-11-2024
DATE	INITIALED BY:

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CARWASH ELEVATIONS		
THE DIMENSION GROUP		
ARCHITECTURE-CIVIL ENGINEERING-MEP ENGINEERING		
1400 S. GARDEN AVENUE, SUITE 100, DENVER, CO 80202		
TEL: 724-343-9400 FAX: 724-343-9401		
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12.09.2025		
SHEET:		
4 OF 4		