AUBURN RIDGE PLANNED DEVELOPMENT

PLANNED DEVELOPMENT PLAN NO. 2, AMENDMENT 2

LOT 2 AUBURN RIDGE, A PORTION OF SECTION 3, TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
CONTAINING 6.1347 ACRES

PROJECT TEAM

OWNER
Auburn Ventures II, LP,
a Colorado limited partnership
Mark Breen
15957 N. 81st Street, Suite 101
Scottsdale, AZ 85260

MORTGAGEE / LIENHOLDER
National Mortgage Investors, LLC
3 Charter Oak Pl.,
Hartford, CT 06106

PLAN PREPARER
Bill Smith, Amanda Sawicki,
Intergroup Architects
2000 W. Littleton Blvd.
Littleton, CO 80120
303.738.8877

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1401 Lawrence Street, Suite 2300
Denver, CO 80202

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Marcus Pachner
The Pachner Company
1480 N Humboldt St,
Denver, CO 80218

ONSITE ENGINEER
Tom Odle, PE
Westwood
10333 E. Dry Creek Road, Suite 400
Englewood, CO 80112

GULCH ENGINEER
Hayes Lenhart, Nicholas Sidor
Wright Water Engineers
1666 N. Main Ave., Ste. C,
Durango, CO 81301

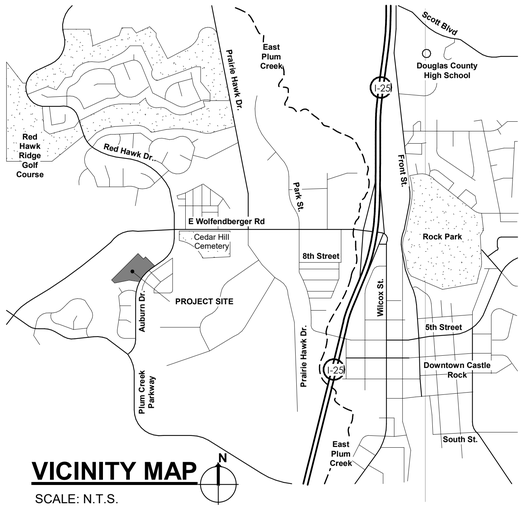
LAND SURVEYOR
Doug Ort
Colliers Engineering
365 Inverness Parkway, Suite 100
Englewood, CO 80112

TRAFFIC
Chris McGranahan,
LSC Transportation
1889 York Street
Denver, CO 80206

LANDSCAPE
Scott Ohm,
Baseline Corp

PDP STANDARD NOTES

1. THE PURPOSE OF THIS AMENDMENT IS TO ADD A MULTI-FAMILY NON-AGE RESTRICTED USE, INCREASE THE TOTAL DWELLING UNITS FROM 100 TO 104, AND TO CREATE AN ADDITIONAL PLANNING AREA FOR NON-DWELLING STRUCTURES ONLY.
2. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
3. THIS SITE LIES WITHIN ZONE X, OUTSIDE THE 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08035C0169G, DATED MARCH 16,2016. NO FEMA REGULATED FLOODPLAINS OR WETLANDS EXIST ON THE SITE.
4. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK DISSIMILAR RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.51 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
5. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK WEST BLUE WATER PRESSURE ZONE.
6. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
7. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.



VICINITY MAP
SCALE: N.T.S.

PDP LEGEND	
	PLATTED AREA
	STREET CENTERLINE
	GRADING CONTOURS
	MF 2 USE AREA
	SITE ACCESS

PDP - SHEET INDEX	
SHEET NUMBER	SHEET NAME
1 OF 11	COVER SHEET
2 OF 11	PD PLAN
3 OF 11	PD GRADING PLAN
4 OF 11	PD UTILITY PLAN
5 OF 11	SITE SECTIONS
6 OF 11	SITE SECTIONS

LEGAL DESCRIPTION

LOT 2, AUBURN RIDGE, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEVELOPMENT STANDARDS

ZONING	AUBURN RIDGE PLANNED DEVELOPMENT PLAN NO. 1, AMENDMENT 2										
USE AREA	MF2										
PLANNING AREA "PA"	A		B			C					
PLANNING AREA SQ. FOOTAGE	127,967		113,021			26,226					
MAX PA ACREAGE	2.94		2.59			0.60					
PERMITTED USES	1) MULTI-FAMILY RESIDENTIAL 2) ANCILLARY STRUCTURES - NON DWELLING					1) GARAGES 2) CARPORTS 3) ANCILLARY STRUCTURES - NON DWELLING					
MAX DU/ACRE	25 DU/AC		12.3 DU/AC			0 DU/AC					
MAX. BUILDING COVERAGE	40%										
MAX DWELLING UNITS	72		32			0					
BUFFER	N/A		N/A			A MINIMUM 25 FOOT WIDE LANDSCAPE BUFFER WHERE ADJACENT TO SINGLE FAMILY DETACHED DEVELOPMENT					
SETBACKS											
EAST PROPERTY LINE (AUBURN DRIVE ROW)	15'		15'			15'					
WEST PROPERTY LINE (OMNI CULCH)	20'		20'			20'					
SOUTH PROPERTY LINE (CASTLE HIGHLANDS FILING 2)	10'		10'			10'					
NORTH PROPERTY LINE (AUBURN RIDGE LOT 1)	10'		10'			10'					
MIN. BETWEEN MF BUILDINGS	15'		15'			8'					
	BLDG. 1	BLDG. 3	BLDG. 2	BLDG. 4	BLDG. 5	GAR. 1	GAR. 2	GAR. 3	GAR. 4	GAR. 5	GAR. 6
MAXIMUM USGS ELEVATION	6332'	6331'	6333'	6335'	6335'	6313'	6313'	6313'	6313'	6314'	6315'
PARKING STANDARDS:	PER THE MUNICIPAL CODE										

PDP COMPARISON TABLE

USE AREA	ORIGINAL PDP ACRES	DU/AC	DU	MAX. BLDG. COVERAGE	MAX. BLDG. HEIGHT	AMENDMENT NO. 1 ACRES	DU/AC	DU	MAX. BLDG. COVERAGE	MAX. BLDG. HEIGHT	AMENDMENT NO. 2 ACRES	DU/AC	DU	MAX. BLDG. COVERAGE
MF 2 (TOTAL)	6.13	17.00	100	40%	35'	6.13	16.3*	100	40%		6.13*	17.0*	104	40%
PLANNING AREA A					45'	3.73	20.4	76		45'	2.94	25	72	
PLANNING AREA B						2.4	10	24		35'	2.59	12.3	32	
PLANNING AREA C											0.60	0	0	

* GROSS DU/AC FOR REFERENCE ONLY.
PLANNING AREAS NOT TO EXCEED RESPECTIVE MAXIMUM DU/ACRE

MAXIMUM BUILDING HEIGHTS

THE ELEVATIONS WILL BE MEASURED, CERTIFIED AND SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO VERTICAL CONSTRUCTION. THE ELEVATION MAY BE LOWER THAN THE INITIAL MEASUREMENT, BUT MAY NOT BE HIGHER.

MAXIMUM ROOF ELEVATION MUST BE MEASURED, CERTIFIED AND SUBMITTED TO THE TOWN FOR APPROVAL ONCE THE ROOF TRUSSES ARE SET IN PLACE.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY
SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20_____ BY _____ AS AUTHORIZED REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED DECEMBER 27, 2013 AT RECEPTION NO. 2013098560, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
(National Mortgage Investors, LLC.)

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
20_____ BY _____ AS _____ OF NATIONAL MORTGAGE INVESTORS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

_____
AUBURN VENTURES II, LP, A COLORADO LIMITED PARTNERSHIP

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20___.

BY: _____AS

_____OF AUBURN
VENTURES II, LP

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:
THIS PLANNED DEVELOPMENT AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

_____ _____
CHAIR DATE

ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

APPROVED PER ORDINANCE NO. _____

B. TOWN COUNCIL APPROVAL:
THIS PLANNED DEVELOPMENT AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF

_____, 20_____

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

APPROVED PER ORDINANCE NO._____

COVER SHEET

PROJECT NO. PDP21-0002
DATE PREPARED: 06-30-2026
PLANS PREPARED FOR:
AUBURN VENTURES II, LP
15957 N 81ST STREET, STE 101
SCOTTSDALE, AZ 58260

SHEET
1 OF 11

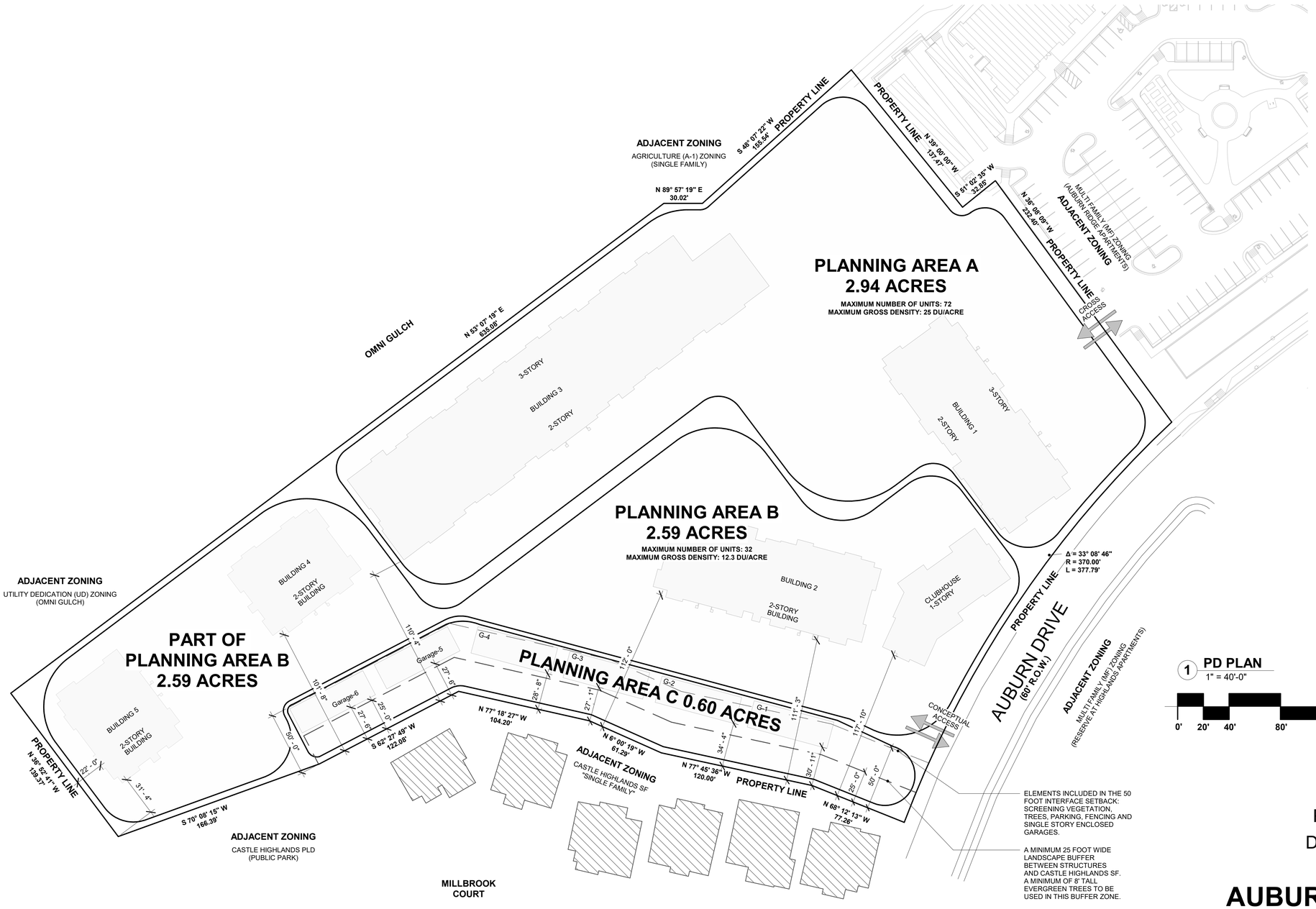
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AUBURN RIDGE PLANNED DEVELOPMENT

PLANNED DEVELOPMENT PLAN NO. 2, AMENDMENT 2

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
CONTAINING 6.1347 ACRES



PDP LEGEND	
	PLATTED AREA
	STREET CENTERLINE
	GRADING CONTOURS
	25 FOOT WIDE LANDSCAPE BUFFER AND 50 FOOT SETBACK
	MF 2 USE AREA
	SITE ACCESS

ELEMENTS INCLUDED IN THE 50 FOOT INTERFACE SETBACK: SCREENING VEGETATION, TREES, PARKING, FENCING AND SINGLE STORY ENCLOSED GARAGES.

A MINIMUM 25 FOOT WIDE LANDSCAPE BUFFER BETWEEN STRUCTURES AND CASTLE HIGHLANDS SF. A MINIMUM OF 8' TALL EVERGREEN TREES TO BE USED IN THIS BUFFER ZONE.

1 PD PLAN
1" = 40'-0"

0' 20' 40' 80' 160'

N

PD PLAN

PROJECT NO. PDP21-0002
DATE PREPARED: 06-30-2026
PLANS PREPARED FOR:

AUBURN VENTURES II, LP
15957 N 81ST STREET, STE 101
SCOTTSDALE, AZ 58260

SHEET
2 OF 11

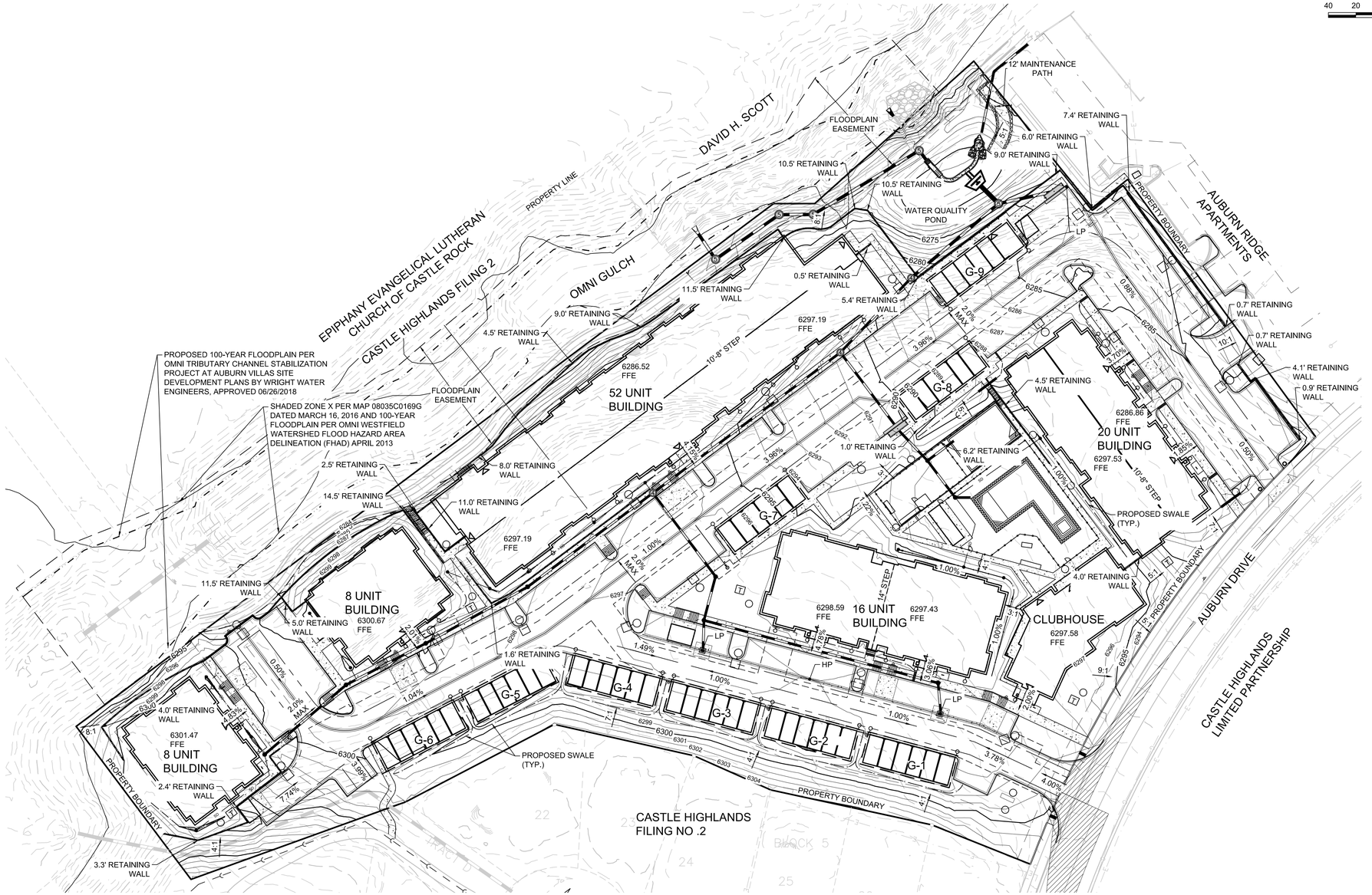
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
CONTAINING 6.1347 ACRES



LEGEND

PROPOSED CAP WITH END OF LINE BLOWOFF	CENTERLINE
PROPOSED REDUCER	RIGHT-OF-WAY
PROPOSED VALVE	PROPERTY LINE
PROPOSED FIRE HYDRANT	EDGE OF PAVEMENT
PROPOSED WL FITTING WITH THRUST BLOCK	PROPOSED DIRECTION OF FLOW
PROPOSED FLARED END SECTION	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED LOW POINT BLOW-OFF	EXISTING 5' CONTOUR (5615)
PROPOSED AIR VALVE	EXISTING 1' CONTOUR (5616)
EXISTING BLOW OFF VALVE	PROPOSED 5' CONTOUR (5620)
EXISTING VALVE	PROPOSED 1' CONTOUR (5607)
EXISTING FIRE HYDRANT	BASE FLOOD ELEVATION (5620)
PROPOSED LIGHT POLE	PROPOSED STORM DRAIN
PROPOSED SIDEWALK	PROPOSED SEWER LINE WITH MANHOLE
PROPOSED SIDEWALK RAMP	PROPOSED SEWER LATERAL
EXISTING ELEVATION (10.00)	PROPOSED WATER LINE (8"W)
PROPOSED DESIGN ELEVATION (10.00)	PROPOSED WATER LATERAL W/ METER
PROPOSED STORM DRAIN INLET	SECTION LINE
PROPOSED STORM DRAIN MANHOLE (4)(5)(6)	EXISTING FIBER OPTIC LINE (FO)
PROPOSED RETAINING WALL	EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
PROPOSED BUILDING STEP	EXISTING WATER LINE (W)
TURN DOWN EDGE SIDEWALK	EXISTING ELECTRIC LINE (E)
	EXISTING SANITARY SEWER LINE
	PROPOSED PEDESTRIAN RAIL
	PROPOSED EXPOSED FOUNDATION

NOTE:
1. RETAINING WALL HEIGHTS SHOWN ARE ANTICIPATED MAXIMUM HEIGHTS. CHANGES TO WALL LOCATION OR INCREASES TO WALL HEIGHT MAY REQUIRE AN SDP AMENDMENT AS DETERMINED BY THE TOWN.

PD GRADING PLAN

PROJECT NO. PDP21-0002
DATE PREPARED: 06-30-2026
PLANS PREPARED FOR:

AUBURN VENTURES II, LP
15957 N 81ST STREET, STE 101
SCOTTSDALE, AZ 58260

SHEET
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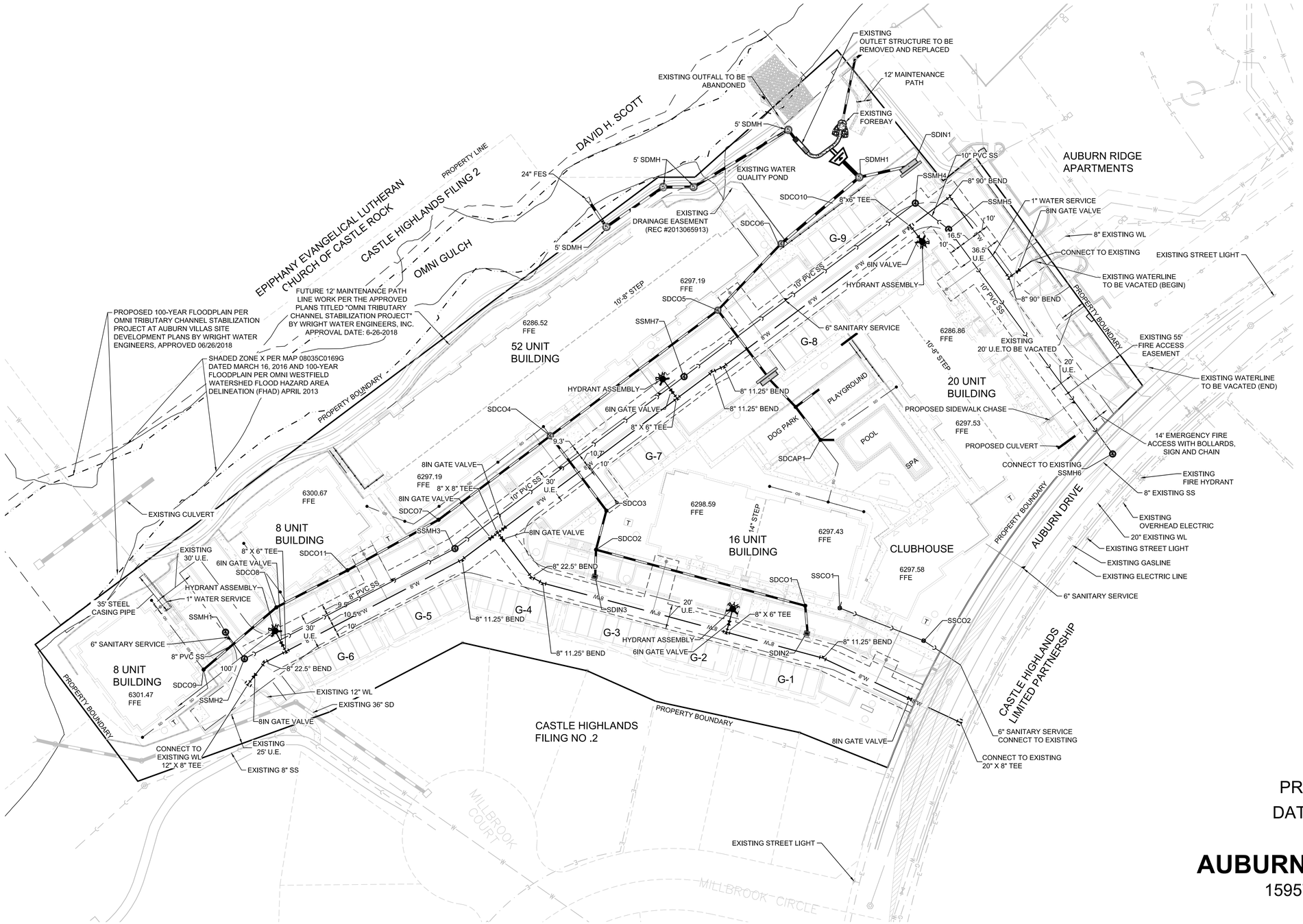
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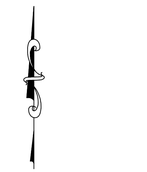
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AUBURN RIDGE PLANNED DEVELOPMENT

PLANNED DEVELOPMENT PLAN NO. 2, AMENDMENT 2

LOT 2 AUBURN RIDGE, A PORTION OF SECTION 3, TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
CONTAINING 6.1347 ACRES





40 20 0 40 80

SCALE: 1" = 40'

LEGEND

PROPOSED CAP WITH END OF LINE BLOWOFF	CENTERLINE
PROPOSED REDUCER	RIGHT-OF-WAY
PROPOSED VALVE	PROPERTY LINE
PROPOSED FIRE HYDRANT	EDGE OF PAVEMENT
PROPOSED WL FITTING WITH THRUST BLOCK	PROPOSED DIRECTION OF FLOW
PROPOSED FLARED END SECTION	PROPOSED SLOPE & DIRECTION
PROPOSED LOW POINT BLOW-OFF	EXISTING 5' CONTOUR
PROPOSED AIR VALVE	EXISTING 1' CONTOUR
EXISTING BLOW OFF VALVE	PROPOSED 5' CONTOUR
EXISTING VALVE	PROPOSED 1' CONTOUR
EXISTING FIRE HYDRANT	BASE FLOOD ELEVATION
PROPOSED LIGHT POLE	PROPOSED STORM DRAIN
PROPOSED SIDEWALK	PROPOSED SEWER LINE WITH MANHOLE
PROPOSED SIDEWALK RAMP	PROPOSED SEWER LATERAL
EXISTING ELEVATION	PROPOSED WATER LINE
PROPOSED DESIGN ELEVATION	PROPOSED WATER LATERAL W/ METER
PROPOSED STORM DRAIN INLET	SECTION LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING FIBER OPTIC LINE
PROPOSED RETAINING WALL	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED BUILDING STEP	EXISTING WATER LINE
TURN DOWN EDGE SIDEWALK	EXISTING ELECTRIC LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED PEDESTRIAN RAIL
	PROPOSED EXPOSED FOUNDATION

NOTE:
1. DIMENSIONS ARE CENTERLINE OF PIPE, UNLESS OTHERWISE STATED.
2. ALL SANITARY SEWER MAIN SHALL BE 8 (INCH) DIAMETER PVC UNLESS OTHERWISE STATED
3. ALL WATER MAINS SHALL BE 8 (INCH) DIAMETER PVC UNLESS OTHERWISE STATED.
4. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
5. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
6. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
7. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK WEST BLUE PRESSURE ZONE.

PD UTILITY PLAN

PROJECT NO. PDP21-0002

DATE PREPARED: 06-30-2026

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

15957 N 81ST STREET, STE 101
SCOTTSDALE, AZ 58260

SHEET
4 OF 11

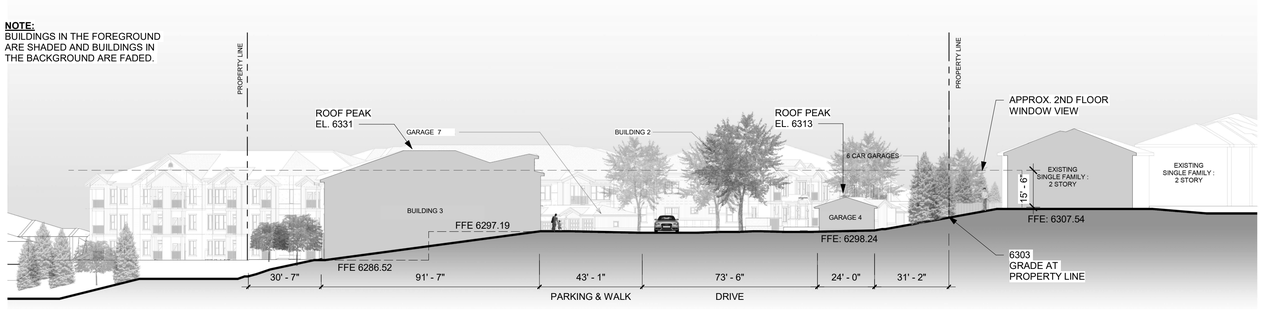
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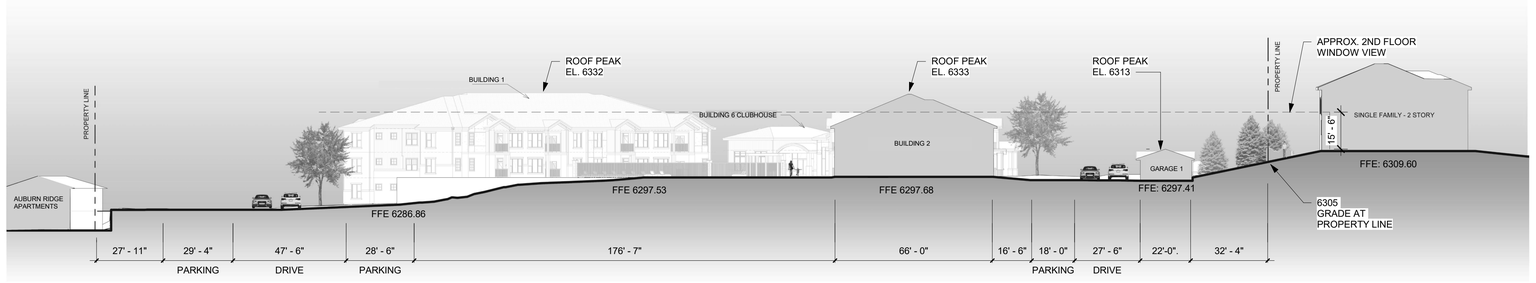
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PLANNED DEVELOPMENT PLAN NO. 2, AMENDMENT 2

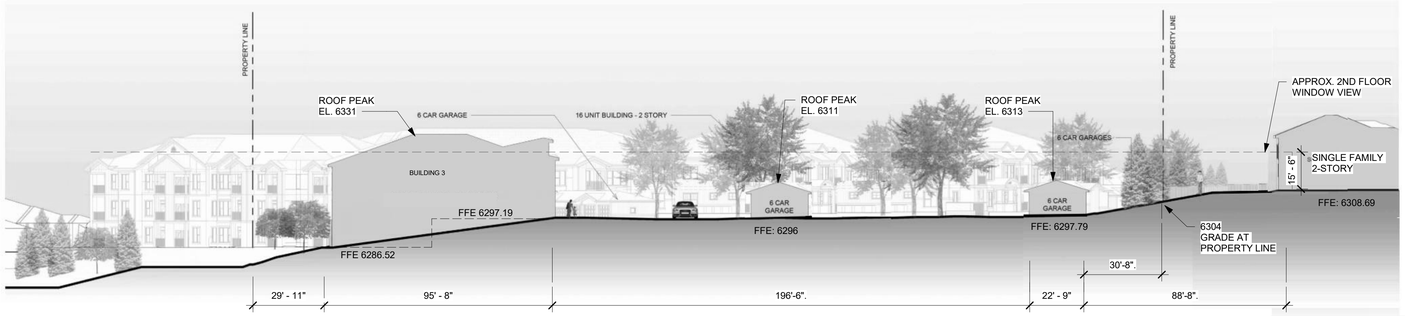
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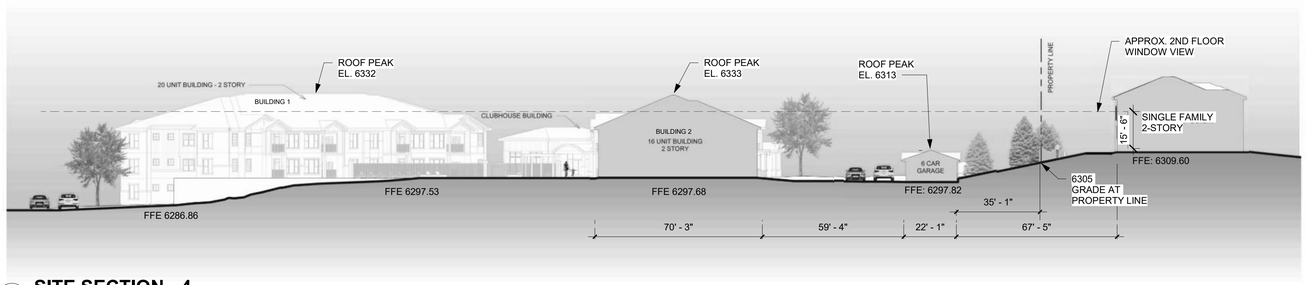
1 **SITE SECTION - 1**
1" = 30'-0"



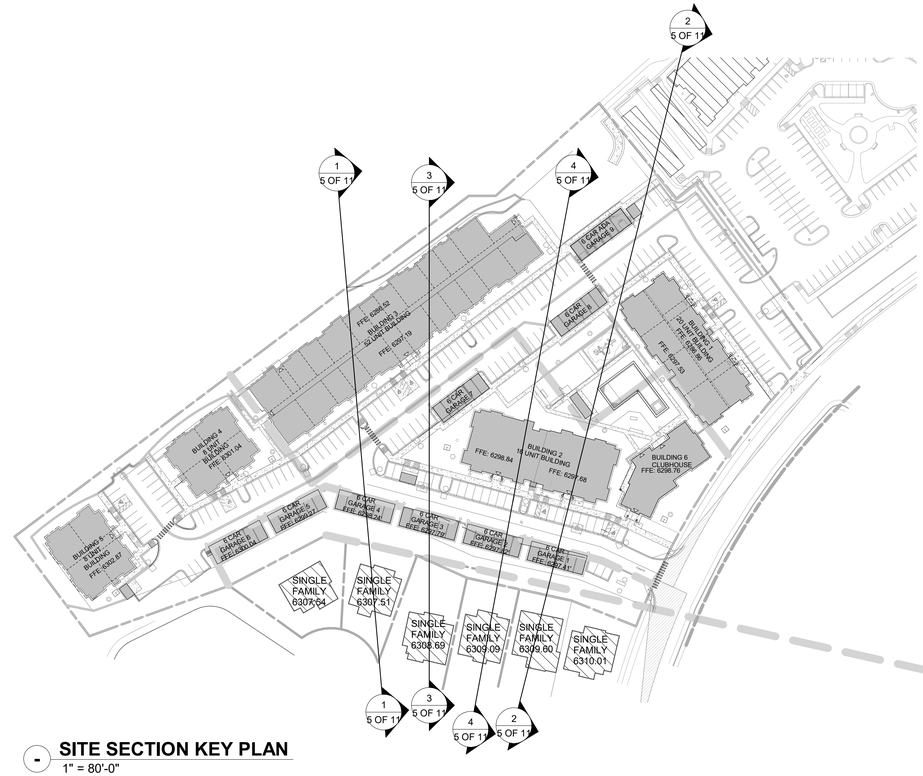
2 **SITE SECTION - 2**
1" = 30'-0"



3 **SITE SECTION - 3**
1" = 30'-0"



4 **SITE SECTION - 4**
1" = 30'-0"



- **SITE SECTION KEY PLAN**
1" = 80'-0"

SITE SECTIONS

PROJECT NO. PDP21-0002
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PLANS PREPARED FOR:

AUBURN VENTURES II, LP
15957 N 81ST STREET, STE 101
SCOTTSDALE, AZ 58260

SHEET
5 OF 11

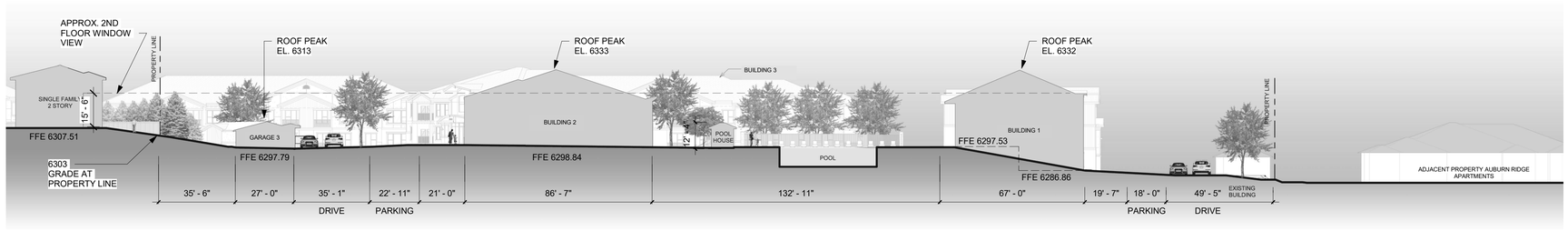
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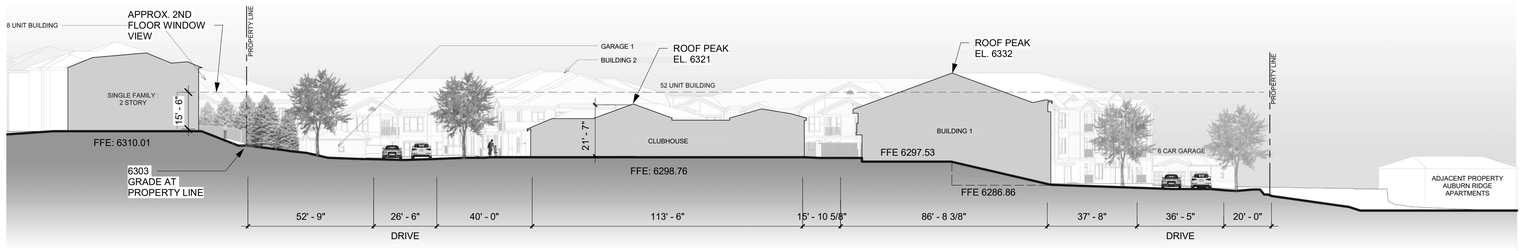
AUBURN RIDGE PLANNED DEVELOPMENT

PLANNED DEVELOPMENT PLAN NO. 2, AMENDMENT 2

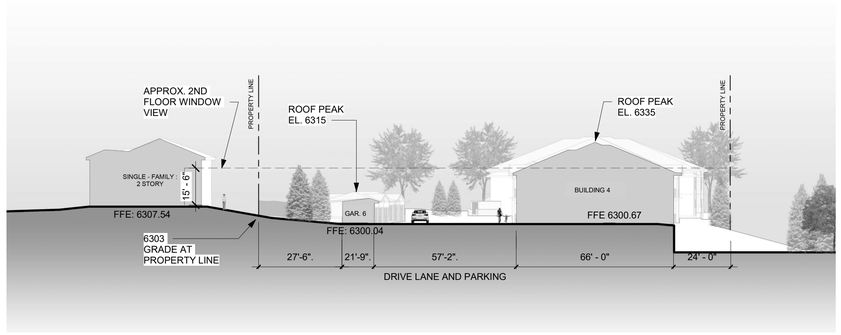
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CONTAINING 6.1347 ACRES



5 **SITE SECTION - 5**
1" = 30'-0"

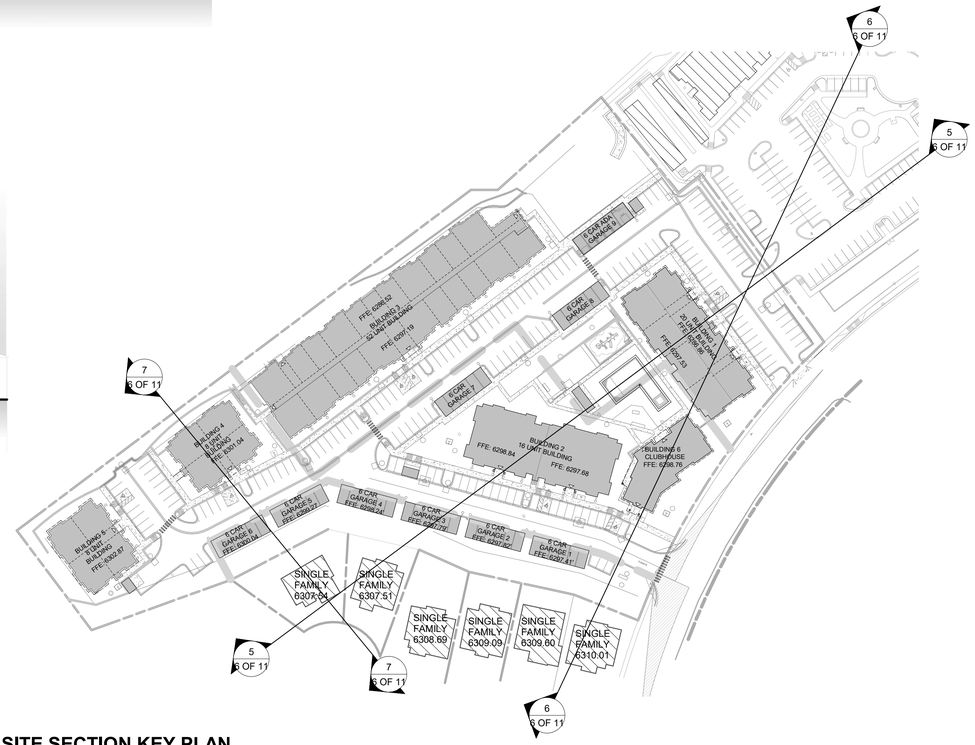


6 **SITE SECTION - 6**
1" = 30'-0"



7 **SITE SECTION - 7**
1" = 30'-0"

NOTE:
BUILDINGS IN THE FOREGROUND ARE SHADED AND BUILDINGS IN THE BACKGROUND ARE FADED.



- **SITE SECTION KEY PLAN**
1" = 80'-0"

SITE SECTIONS

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SCOTTSDALE, AZ 58260

SHEET
6 OF 11

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