

PARTNERSHIP CERTIFICATION:
 THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 2, AUBURN RIDGE 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 _____

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 INSURANCE COMPANY

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20____ BY _____ AS AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ DATE _____

CIVIL ENGINEER'S STATEMENT:

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN 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 _____

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN 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 _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK

AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT _____

RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

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

BY _____ NATIONAL MORTGAGE INVESTORS, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20____ BY _____ AS _____ OF NATIONAL MORTGAGE INVESTORS, LLC.

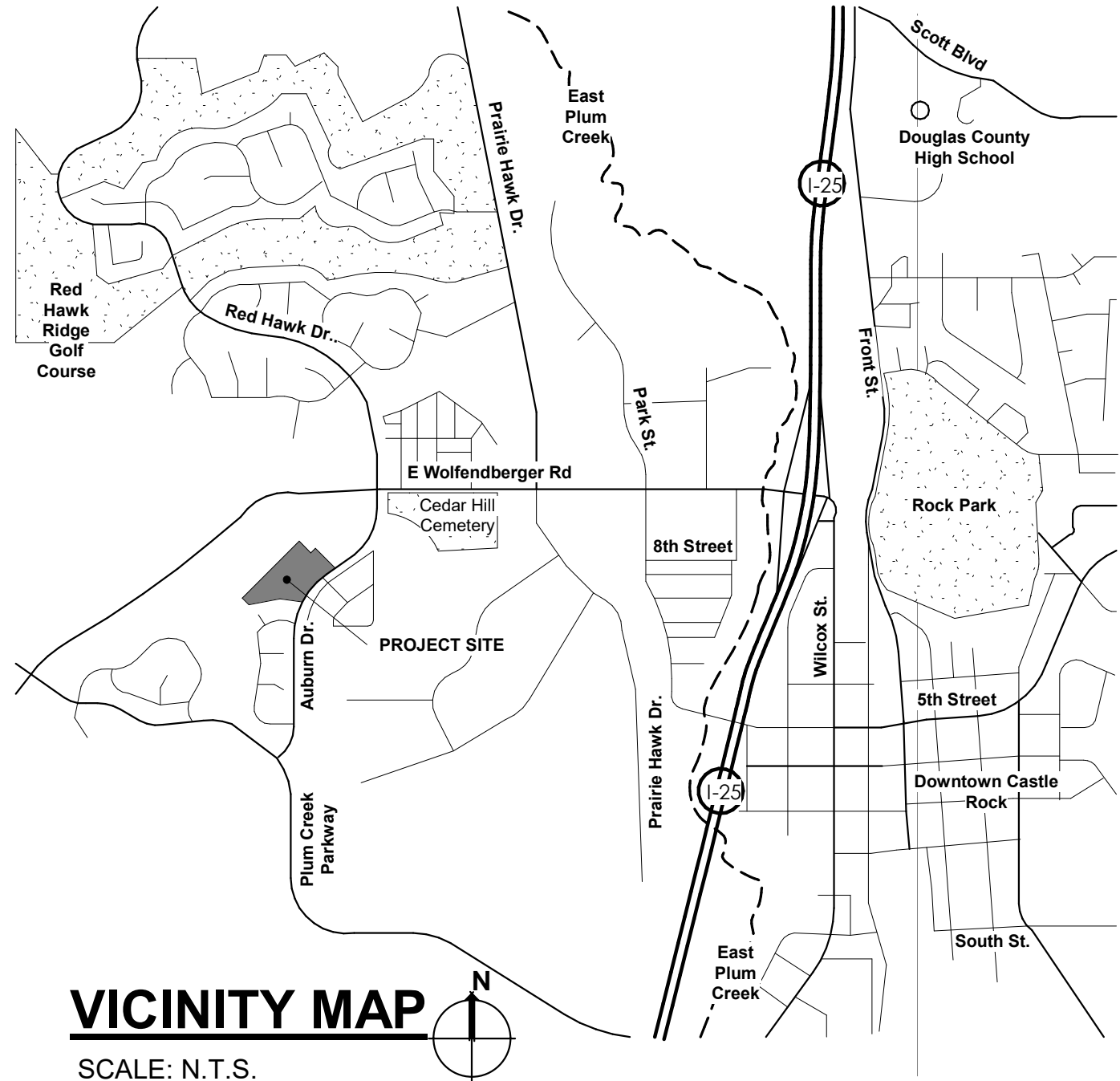
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 AUBURN HEIGHTS APARTMENTS

LOT 2, 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



VICINITY MAP
 SCALE: N.T.S.

SHEET INDEX

- COVER SHEET
- SITE PLAN
- GENERAL GRADING PLAN
- GENERAL UTILITIES PLAN
- SITE SECTIONS
- SITE SECTIONS
- GENERAL LANDSCAPE PLAN
- GENERAL LANDSCAPE SCHEDULES
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- GENERAL LIGHTING PLAN
- GENERAL LIGHTING DETAILS & SCHEDULES

PURPOSE STATEMENT

The purpose of the site development plan is to change the buildings, rearrange the buildings on the site and add retaining walls.

SUMMARY OF APPROVED VARIANCES

Variance for minimum required site landscaping via TCV22-0011
 Variance for minimum parking lot landscaping via TCV21-0080
 Variance for minimum parking island trees via TCV21-0081
 Variance for minimum tree planter width TCV22-0005
 Variance for water quality TCV22-0002
 Variance for easement slope via TCV21-0003
 Variance for retaining wall over waterline via TCV22-0001

LEGAL DESCRIPTION

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

LIST OF CONTACTS:

ARCHITECT:	CIVIL ENGINEER / SURVEYOR:
INTERGROUP ARCHITECTS 2000 W. LITTLETON BLVD. LITTLETON, CO 80120	WESTWOOD 10333 E DRY CREEK RD # 400, ENGLEWOOD, CO 80112
OWNER:	LANDSCAPE ARCHITECT:
AUBURN VENTURES II, LP 15957 N 81ST STREET, SUITE 101 SCOTTSDALE, AZ 58260	BASELINE CORP. 112 N. RUBEY DRIVE #210 GOLDEN, CO 80403

ZONING COMPARISON									
ZONING	AUBURN RIDGE PLANNED DEVELOPMENT PLAN NO. 2, AMENDMENT NO. 2								
LOT	LOT 2								
LOT SIZE ACREAGE/SQ. FT.	6.13 ACRES / 267,228 SF								
USE AREA	MF2								
PLANNING AREA "PA"	A		B		C				
MAXIMUM PA ACREAGE	2.9 ACRES		2.6 ACRES		0.6 ACRES				
	PD REQUIREMENT	PROVIDED (THIS SDP)	PD REQUIREMENT	PROVIDED (THIS SDP)	PD REQUIREMENT	PROVIDED (THIS SDP)			
PERMITTED USES	MULTI-FAMILY AGE RESTRICTED AND NON AGE RESTRICTED	72 APARTMENTS TOTAL NON AGE RESTRICTED. TWO 6-CAR GARAGE BUILDINGS	MULTI-FAMILY AGE RESTRICTED AND NON AGE RESTRICTED	32 APARTMENTS TOTAL NON AGE RESTRICTED. ONE 6-CAR GARAGE BUILDING	GARAGES, CARPORTS, ANCILLARY STRUCTURES	SIX 6-CAR GARAGE BUILDINGS			
MAX. DU/ACRE	25	72 UNITS/2.9 ACRES = 25 DU/ACRE	12.3	32 UNITS/2.6 ACRES = 12.3 DU/ACRE	N/A	N/A			
BUILDING FOOTPRINT PER PA	39,755		28,132		8,148				
TOTAL BUILDING FOOTPRINT	76,035								
MAX. BUILDING COVERAGE	40%								
BUILDING COVERAGE PROVIDED	28% (76,035 SF/267,228 SF)								
MAX DWELLING UNITS	72	72	32	32	0	0			
BUFFER	N/A	N/A	N/A	N/A	A MIN. 25' WIDE LANDSCAPE BUFFER BTW. PERMITTED STRUCTURES AND ADJACENT SINGLE FAMILY	25 FOOT WIDE LANDSCAPE BUFFER BETWEEN GARAGES AND ADJACENT CASTLE HIGHLANDS SINGLE FAMILY			
SETBACKS									
FRONT OF MF BUILDING TO PARKING	15'	20' - 6"	15'	15' - 10 1/8"	15'	77' - 4 3/8"			
REAR	20'	22' - 4 1/4"	20'	22' - 0"	20'	N/A			
SIDE INTERIOR LOT	10'	55' - 5 1/4"	10'	22' - 0"	25'	27' - 1 1/4"			
SIDE TO STREET	15'	N/A	15'	N/A	15'	N/A			
TO STREET ROW	15'	20' - 6"	15'	15' - 10 1/8"	15'	77' - 4 3/8"			
MIN. BETWEEN MF BUILDINGS	15'	30' - 11 1/4"	15'	30' - 11 1/4"	N/A	N/A			
BUILDING HEIGHTS (USGS ELEVATIONS)									
MAX USGS BUILDING ELEVATION	6336'	BLDG. 1 6331.6'	BLDG. 3 6330.6'	6336'	BLDG. 2 6332.7'	BLDG. 4 6334.2'	BLDG. 5 6335'	6312.41' - 6315.04'	GARAGES 1 - 6 6312.0' - 6314.25'
BUILDING HEIGHT (FROM AVERAGE FINISH GRADE)	45'	41' - 8 1/8"	40' - 7"	35'	34'-10"	33' - 10"	33'-6"	15'	14' - 2"
PARKING									
MINIMUM PARKING REQUIREMENT	PER MUNI CODE FOR MULTI-FAMILY NON AGE RESTRICTED: 1.5 SPACES PER ONE BEDROOM, 2 SPACES PER TWO BEDROOM, 2 SPACES PER THREE BEDROOM, PLUS 1 SPACE PER 4 DWELLING UNITS FOR VISITOR PARKING								
PARKING PROVIDED	220 = TOTAL PARKING SPACES PROVIDED								
	54 GARGAGE PARKING SPACES								
	214 SURFACE PARKING SPACES								
	6 SURFACE PARKING SPACES WITH EV CHARGING STATION								
PARKING REQUIRED	220 = TOTAL PARKING REQUIRED								
	28 X 1.5 = 42								
	56 X 2 = 112								
	20 X 2 = 40								
	104 / 4 = 26								
MINIMUM ADA PARKING REQUIREMENT	PER MUNI. CODE: 201 TO 300 TOTAL PARKING SPACES REQUIRE 7 ADA PARKING SPACES								
ADA PARKING PROVIDED	7 = TOTAL ADA PARKING SPACES PROVIDED								
ADA PARKING REQUIRED	7 = TOTAL ADA PARKING SPACES REQUIRED								

GENERAL NOTES

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AUBURN RIDGE ANNEXATION AND DEVELOPMENT AGREEMENT. RECORDED AT RECEPTION NO. 2013004871 AND ACCORDINGLY 30.02 SFE WERE PREVIOUSLY DEBITED FROM THE WATER BANK UNDER RECEPTION NO. 2017076568.

1. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.

2. Pursuant to Section 4.7 and 9.3.2 of the Town of Castle Rock Landscape Regulations the Property Owner, Subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.

3. The provided landscape counts in the Site Development Plan are minimum required counts. Any changes to the provided landscape counts shall require an SDP amendment. The location of plant material is subject to change due to field conditions with review of the Construction Documents.

4. This property is located within Zone ___X___ as per FEMA Flood Insurance Rate Map Number 08035C0169G, dated March 16, 2016, no FEMA regulated floodplains or wetlands exist on the site.

5. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.

6. The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.

7. Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.

8. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.

9. All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.

10. This Property is zoned MF-2 under the Auburn Ridge Planned Development Plan No. 2, Amendment No. 2.

11. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Auburn Ridge Ventures II and/or Celtic Property Management, LLC.

12. Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.

13. Retaining walls, sections of retaining walls 4-feet in height or higher or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and must receive a Building Permit from the Town of Castle Rock prior to the issuance of the Public Works Permit.

14. A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any sign on the property. All signs must comply with the provisions of the Title 19 (Sign Code Regulations) of the Municipal Code.

15.The number of parking spaces has been set based on the proposed uses on this Site Development Plan and Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code will require an amendment to this Site Development Plan.

FIRE NOTES

1. If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.

2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.

3. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

4. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.

5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.

6. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.

7. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.

8. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

9. The developer understands that as the project develops there may be fire and life safety provisions of the Town of Castle Rock adopted International Fire Code (IFC) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

BASIS OF BEARINGS:

THE EAST LINE, NE 1/4, NW 1/4, SEC 10 BEARS N0°35'11" E PER THE FINAL PLAT FOR CASTLE HIGHLANDS FILING NO. 2. IT IS MONUMENTED AT THE NORTH 1/4 CORNER, SECTION 10 BY A 2-1/2" ALUMINUM CAP STAMPED "HANNIGAN AND ASSOCIATES 1/4 COR S3S10 T8S, R67 W 1995 PLS 25629" AND AT THE SE CORNER, N 1/2, NW 1/4, SECTION 10 BY A 3-1/2" ALUMINUM CAP STAMPED "TST T8S R67W CN 1/16 S10 12046 1984".

BENCHMARK:
 Douglas County Monument 3.011025 witnessed by a brown, carsonite post located 230 feet west from the west end of Atchison Court along a dirt access road. Elevation = 6351.35 (NAVD 88)

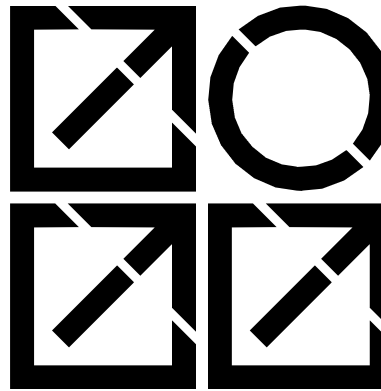
COVER SHEET
 LOT 2 AUBURN RIDGE SITE
 DEVELOPMENT PLAN
 AMENDMENT NO 2
 PROJECT NO. SDP21-0037

DATE PREPARED: 08-12-2026

PLANS PREPARED FOR:

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

SHEET
 1 OF 17

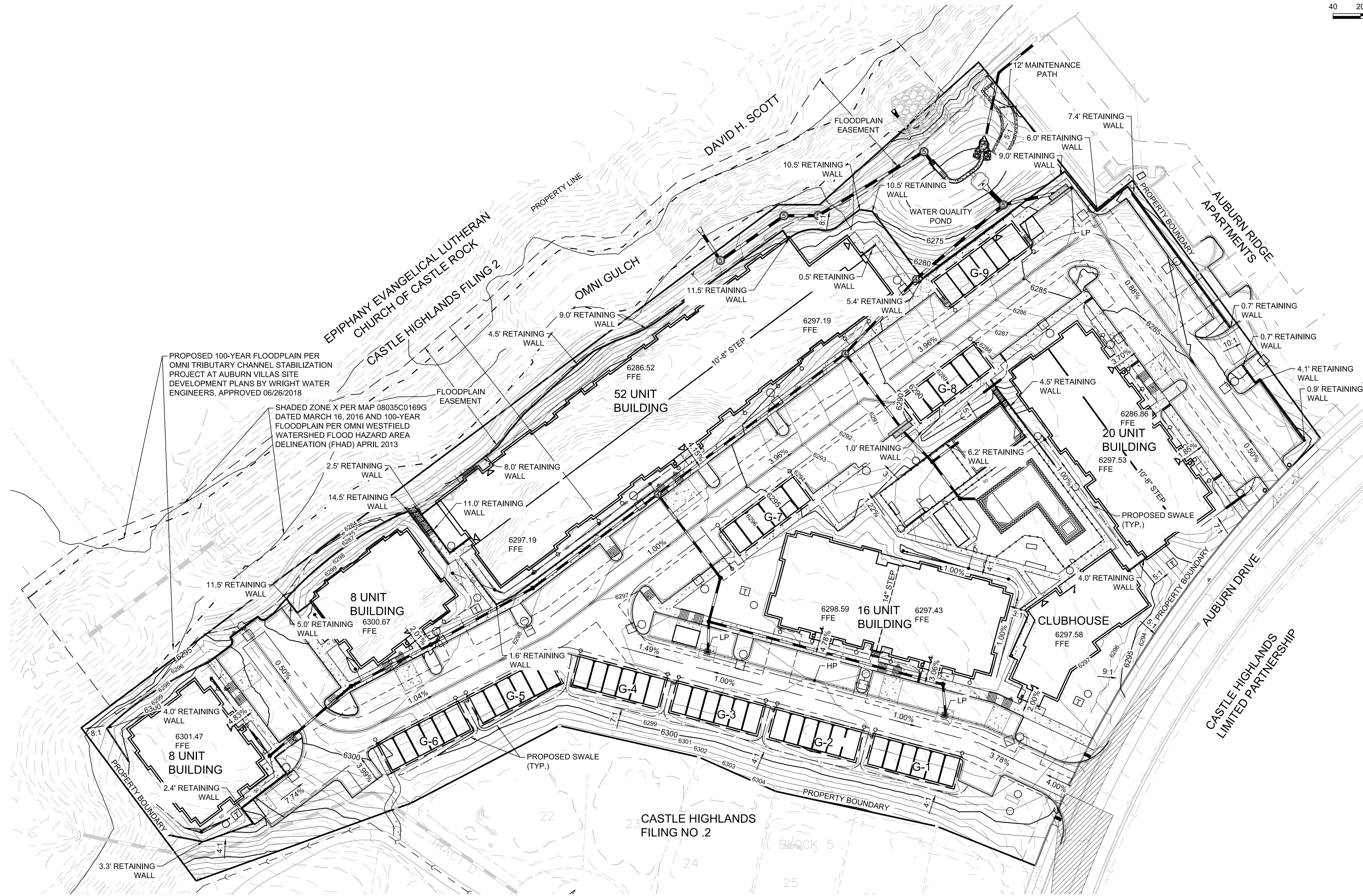
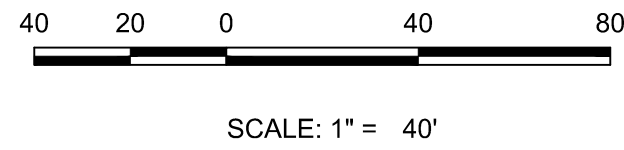


INTERGROUP
 ARCHITECTS
 2000 West Littleton Blvd
 Littleton, Colorado 80120
 P. 303.738 8877
 www.igarch.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

LOT 2, 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



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. 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.

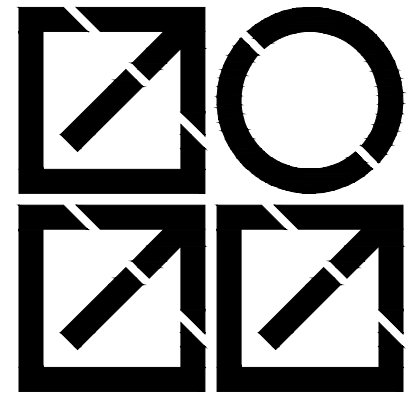
GENERAL GRADING PLAN
LOT 2 AUBURN RIDGE SITE
DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

DATE PREPARED: JULY 2026

PLANS PREPARED FOR:

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

SHEET
3 of 17

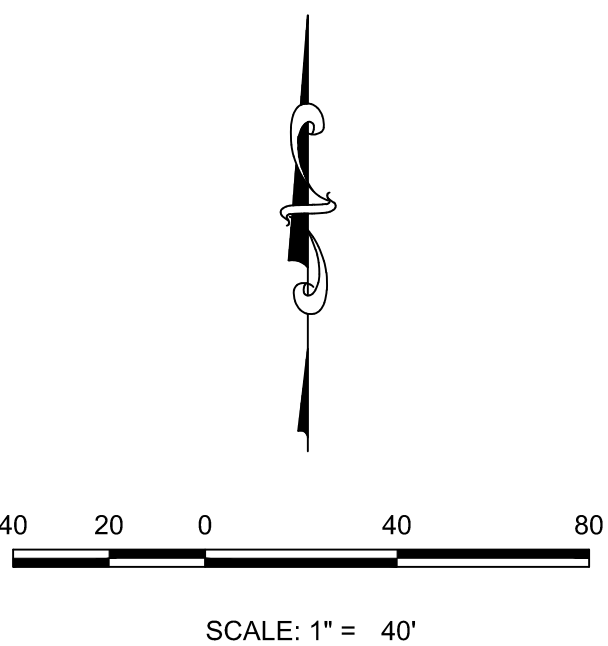
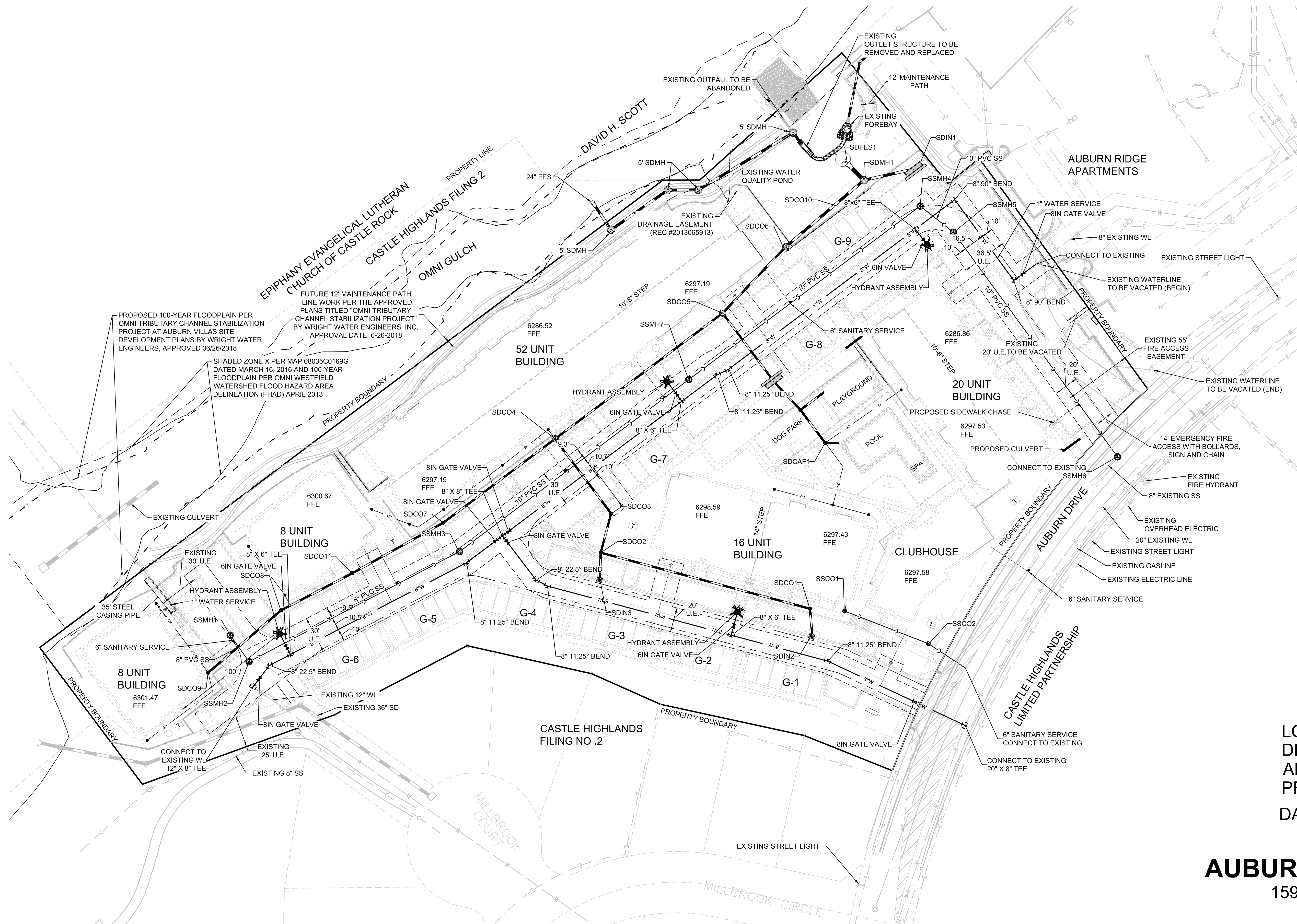


**INTERGROUP
ARCHITECTS**
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877
www.igarch.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

LOT 2, 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



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

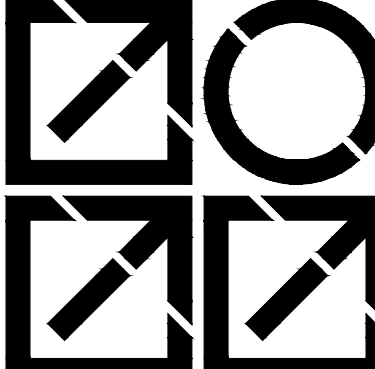
- NOTE:
1. DIMENSIONS ARE CENTERLINE OF PIPE, UNLESS OTHERWISE STATED.
 2. ALL SANITARY SEWER MAIN SHALL BE 8 (INCH) DIAMETER PVC UNLESS OTHERWISE STATED.
 3. ALL WATER MAINS SHALL BE 8 (INCH) DIAMETER PVC UNLESS OTHERWISE STATED.
 4. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION 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.

GENERAL UTILITIES PLAN
LOT 2 AUBURN RIDGE SITE
DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

DATE PREPARED: JULY 2026
PLANS PREPARED FOR:

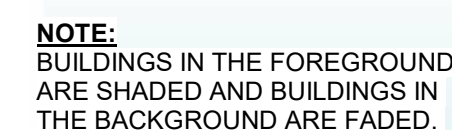
AUBURN VENTURES II, LP
15957 N 81ST STREET, STE 101
SCOTTSDALE, AZ 58260

SHEET
4 of 17



**INTERGROUP
ARCHITECTS**
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738 8877
www.igarch.com

LOT 2, 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



15957 N 81ST STREET, STE 101
SCOTTSDALE, AZ 85260

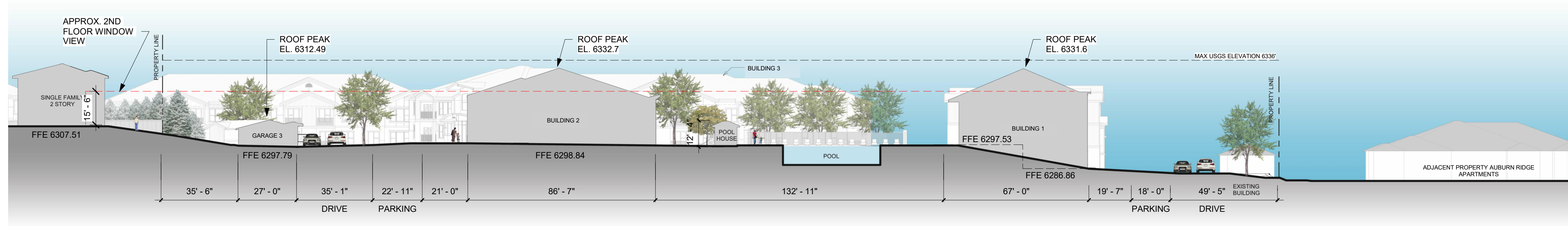
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738 8877
www.igarch.com

COPYRIGHT © INTERGROUP INC. 2026

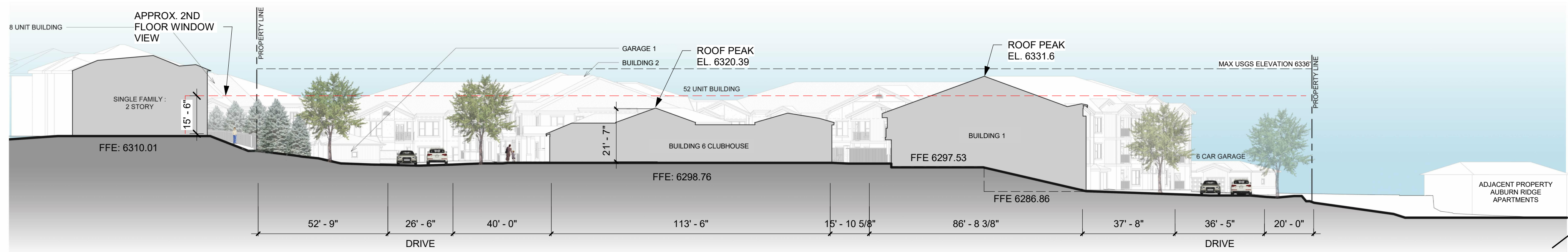
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

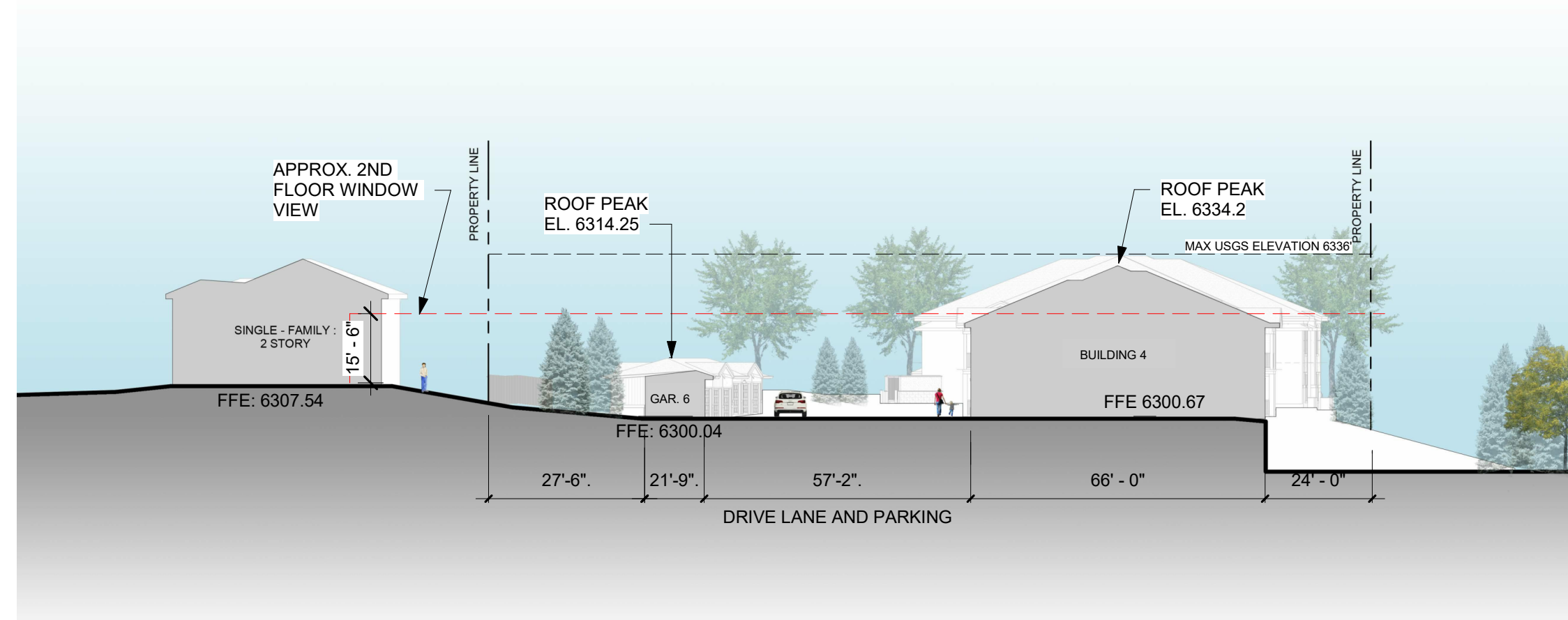
LOT 2, A PORTION OF SECTION 3, TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
CONTAINING 6.1347 ACRES



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
LOT 2 AUBURN RIDGE SITE
DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

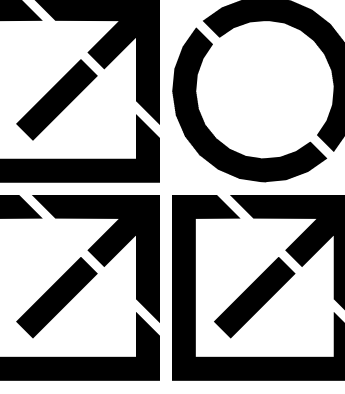
DATE PREPARED: 08-12-2026

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

15957 N 81ST STREET, STE 101
SCOTTSDALE, AZ 85260

SHEET
6 OF 17

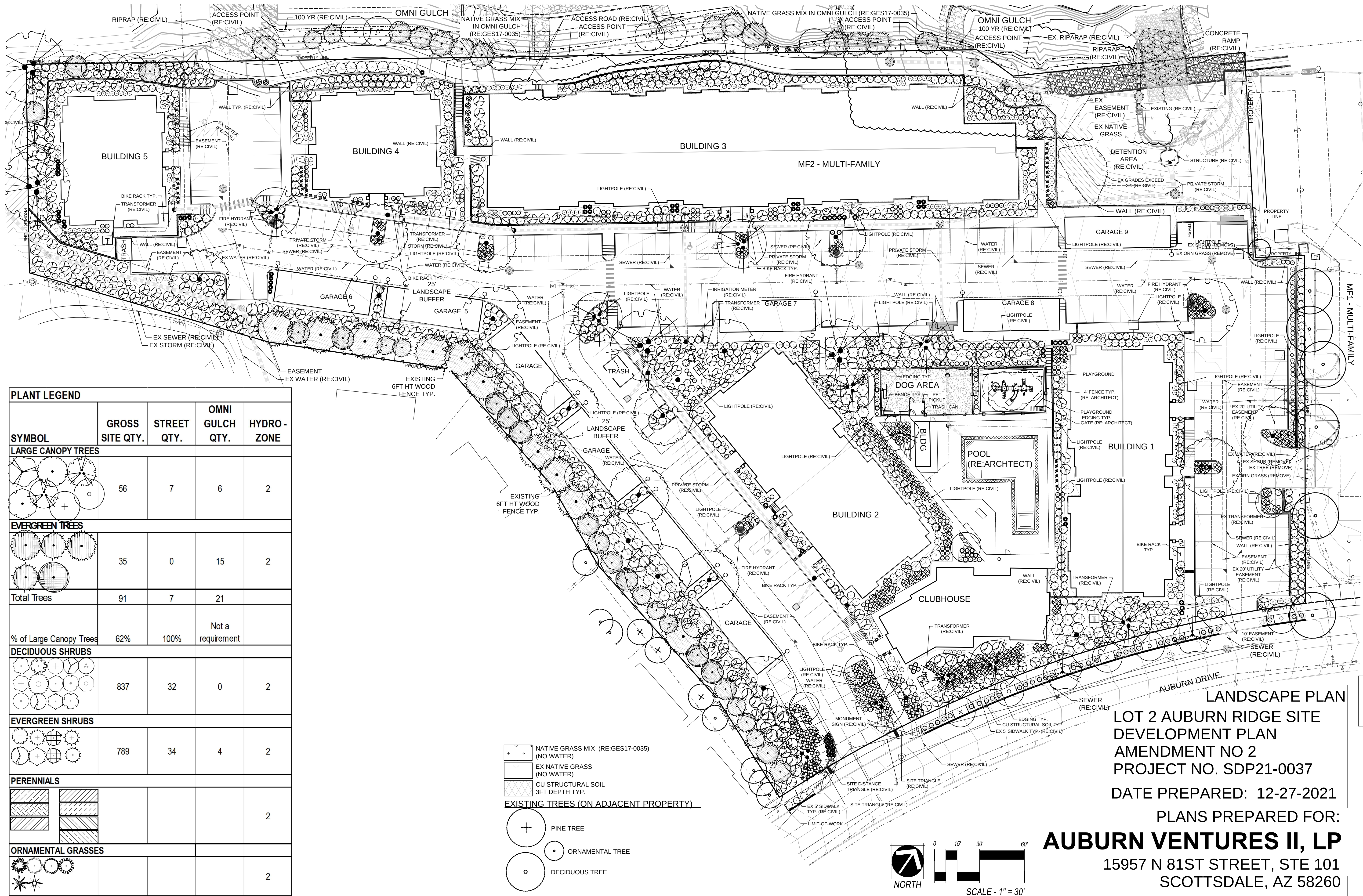


**INTERGROUP
ARCHITECTS**
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738 8877
www.igarch.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

LOT 2, 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



ENTIREMENT
DRAWINGS
NOT FOR
CONSTRUCTION

SCOTT OHM, PLA
COLORADO #830
TOWN OF CASTLE ROCK
#15-1161

SHEET
7 of 17

INTERGROUP ARCHITECTS

2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877
www.igarch.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
AUBURN HEIGHTS APARTMENTS

LOT 2, 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



ENTIREMENT
DRAWINGS
NOT FOR
CONSTRUCTION

SCOTT OHM, PLA
COLORADO #830
TOWN OF CASTLE ROCK
#15-1161

LANDSCAPE
SCHEDULES

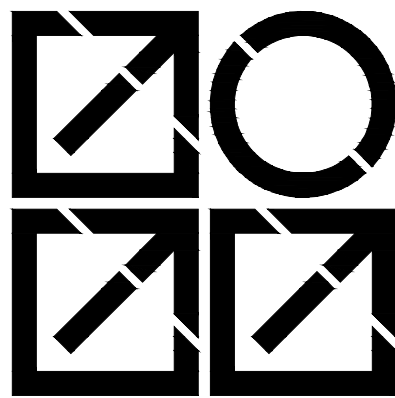
LOT 2 AUBURN RIDGE SITE
DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

DATE PREPARED: 12-27-2021

PLANS PREPARED FOR:

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

SHEET
8 of 17



INTERGROUP
ARCHITECTS
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738 8877
www.igarch.com

TOWN OF CASTLE ROCK NOTES

- 1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- 2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- 3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- 4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- 5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- 6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- 7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- 8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- 9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- 10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR SIGHT DISTANCE EASEMENTS AS SHOWN ON THE PLAN.
- 11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- 12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- 13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- 15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- 16. AUBURN HEIGHTS LOT 2 OWNER IS RESPONSIBLE FOR MAINTENANCE OF OFF-SITE LANDSCAPE IN OMNI GULCH, ADJACENT TO LOT 2 SHOWN ON LANDSCAPE PLAN.
- 17. LANDSCAPE SHOWN ON OMNI CHANNEL GULCH WILL COUNT TOWARDS GROSS SITE OF AUBURN HEIGHTS LOT 2 AS OFFSITE LANDSCAPE, PER TCV22-0011.

Table with 4 columns: HYDROZONE, WATER USE, INCHES USED PER YEAR, INCHES PER MONTH. Rows include VL (VERY LOW), L (LOW), M (MODERATE), and H (HIGH) with corresponding water use and inch measurements.

Table with 10 columns: Irrigation Type (Zone), Plant Name (Common), Appl. Rate (inches/month), Zone (VL,L,Mod,HW), % of Irrigated Total Area, IA (Irrigated area in sq. ft. for each zone), LWUR (Landscape Water Use Rating), TA (Total Area of all Irrigated Landscape Zones), CLWUR (LWUR x IA) /TA. Includes a row for 'Point source drip' and a 'Total of the CLWUR' row.

Reference Chapter 13.20 of the Castle Rock Municipal Code

Table with 11 columns: Gross Site Area, Min. 20% SF Landscaped, Landscape Area in SF, Turfgrass List Species in SF, Non-Living Ornamental Area in SF, Separate Irrigation Tap, Trees Required 2/1000 SF, Trees Provided, Shrubs Required 4/1000 SF, Shrubs Provided, Compost Reqd @ 4 CY/1000 SF. Includes a 'Parking Lot Area' section and 'APPROVED VARIANCES' section.

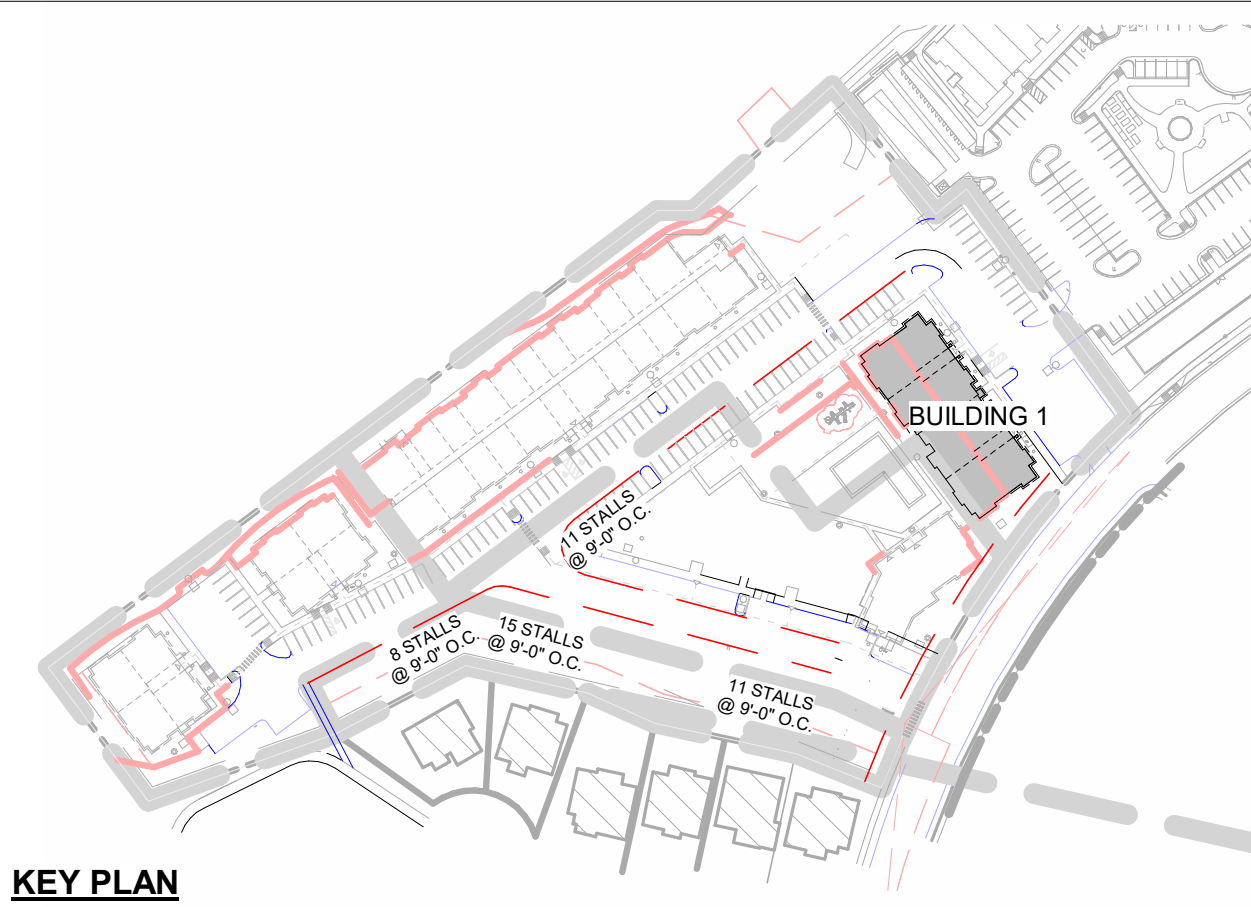
Table with 5 columns: Landscape Area in SF, Separate Irrigation Tap, Trees Required, Trees Provided, Compost Reqd @ 3 CY/1000 SF. Row shows 5,878 SF area with no tap, no trees required, 21 trees provided, and 24 compost.

Table with 8 columns: STREET, Linear Feet, Trees Required 1/40 LF, Canopy Shade Trees (Min. 75% of Total) Provided, Non-Canopy Shade Trees Provided, Trees Provided, Shrubs Required 4/Req. Tree (4/40 LF), Shrubs Provided. Row for Auburn Drive shows 259 linear feet, 6.5 trees required, 7 canopy trees provided, 0 non-canopy trees provided, 7 trees provided, 26 shrubs required, and 66 shrubs provided.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

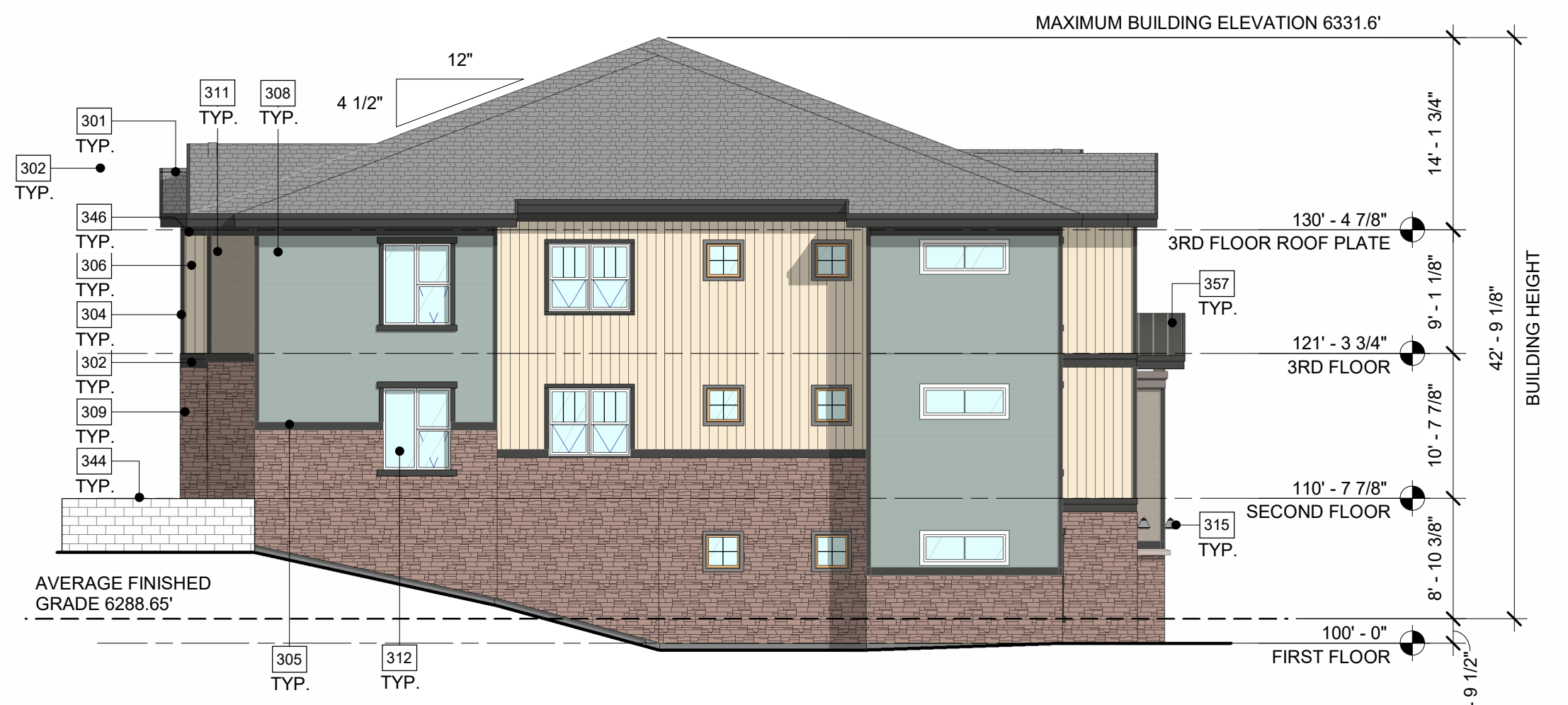
LOT 2, A PORTION OF SECTION 3, TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
CONTAINING 6.1347 ACRES



KEY PLAN



1 BUILDING 1 EAST ELEVATION
1" = 10'-0"



2 BUILDING 1 SOUTH ELEVATION
1" = 10'-0"



3 BUILDING 1 WEST ELEVATION
1" = 10'-0"



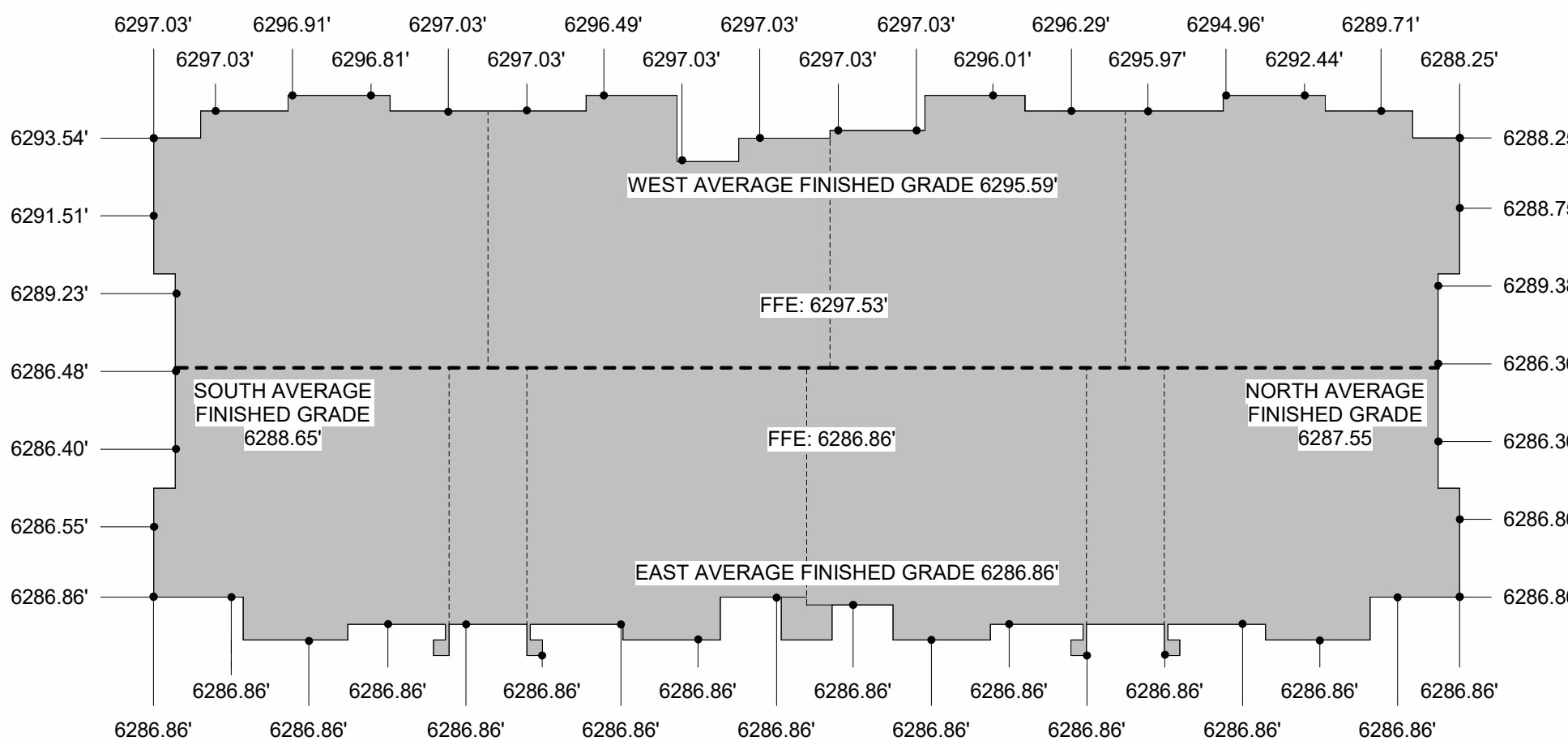
4 BUILDING 1 NORTH ELEVATION
1" = 10'-0"

COLOR SCHEME FOR AUBURN HEIGHTS APARTMENTS		
B-1 BODY COLOR (LAP SIDING)	B-2 BODY COLOR (VERTICAL SIDING)	B-3 BODY COLOR (LAP SIDING)
SW 6213 HALYCON GREEN	SW 6126 NAVAJO WHITE	SW 6213 HALYCON GREEN
STUCCO		
SW 0023 PEWTER TANKARD		
STONE		
SUNSET STONE : BLEND OF GOLD RUNDLE / STACKED AND BLUE SPRUCE COBBLE LEDGE		
TRIM COLOR		
WINDOW / DOOR TRIM, FASCIA / GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM SW 7069 IRON ORE		
PUNCH COLOR		
(DOORS, RAILING AND HANDRAILS) SW 2808 ROCKWOOD DARK BROWN		
ROOF		
DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR : SLATE		
STANDING SEAM AT BUILDING ENTRANCES COLOR: CHARCOAL		
WINDOWS		
CLEAR GLAZING		

KEYNOTES - NEW	
301	DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR: SLATE
302	FASCIA, PAINTED SW 7069 IRON ORE
304	5/4"x4" NOMINAL CORNER TRIM, PAINTED SW 7069 IRON ORE
305	5/4"x8" NOMINAL TRIM BAND, PAINTED SW 7069 IRON ORE
306	6" VERTICAL SIDING, PAINTED SW 6126 NAVAJO WHITE
307	4" LAP SIDING, PAINTED SW 6213 HALYCON GREEN
308	4" LAP SIDING, PAINTED SW 6213 HALYCON GREEN
309	STONE VENEER, SUNSET STONE : BLEND OF GOLD RUNDLE AND STACKED AND BLUE SPRUCE COBBLE LEDGE
311	STUCCO, SW 0023 PEWTER TANKARD
312	VINYL WINDOWS - OPERABLE WITH 5/4"x6" NOMINAL HEAD/SILL TRIM AND 5/4"x4" NOMINAL JAMB TRIM, PAINTED SW 7069 IRON ORE
313	VINYL WINDOWS - FIXED WITH 5/4"x4" NOMINAL TRIM ON ALL SIDES, PAINTED SW 7069 PEARLY WHITE
315	EXTERIOR LIGHT FIXTURE, CONFIRM COLOR WITH ARCHITECT. RE-ELEC. & SPECS
316	ALUMINUM METAL RAILING @ 42" HIGH A.F.F. MIN., PAINTED SW 2808 ROCKWOOD DARK BROWN
319	DECORATIVE WOOD PATIO COLUMN, PAINTED WITH NATURAL WOOD VARNISH
326	ALUMINUM STOREFRONT SYSTEM, CLEAR GLAZING
341	EXTERIOR FIRE RISER ROOM DOORS, PAINTED SW 2808 ROCKWOOD DARK BROWN
344	RIVER RED CONCRETE GARDEN BLOCK RETAINING WALL
346	FRIEZE BOARD: 1x8, PAINTED SW 7069 IRON ORE
357	STANDING SEAM METAL ROOF, CHARCOAL

BUILDING HEIGHT CALCULATION	
NORTH ELEVATION	43' - 10 1/4"
SOUTH ELEVATION	42' - 9 1/8"
EAST ELEVATION	44' - 6 5/8"
WEST ELEVATION	35' - 10 1/4"

AVERAGE BUILDING HEIGHT = 167' - 0 1/4" / 4 = 41' - 8 1/8"



6 BUILDING 1 AVERAGE GRADE CALCULATION
1" = 20'-0"

BUILDING ELEVATIONS
LOT 2 AUBURN RIDGE SITE
DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

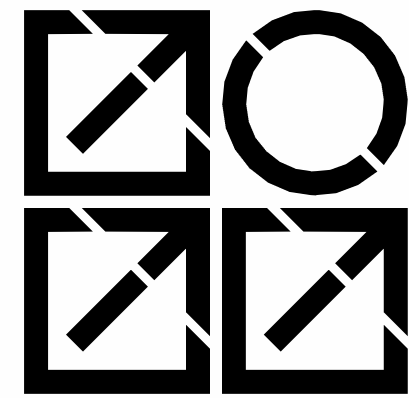
DATE PREPARED: 08-12-2026

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

SHEET
9 OF 17



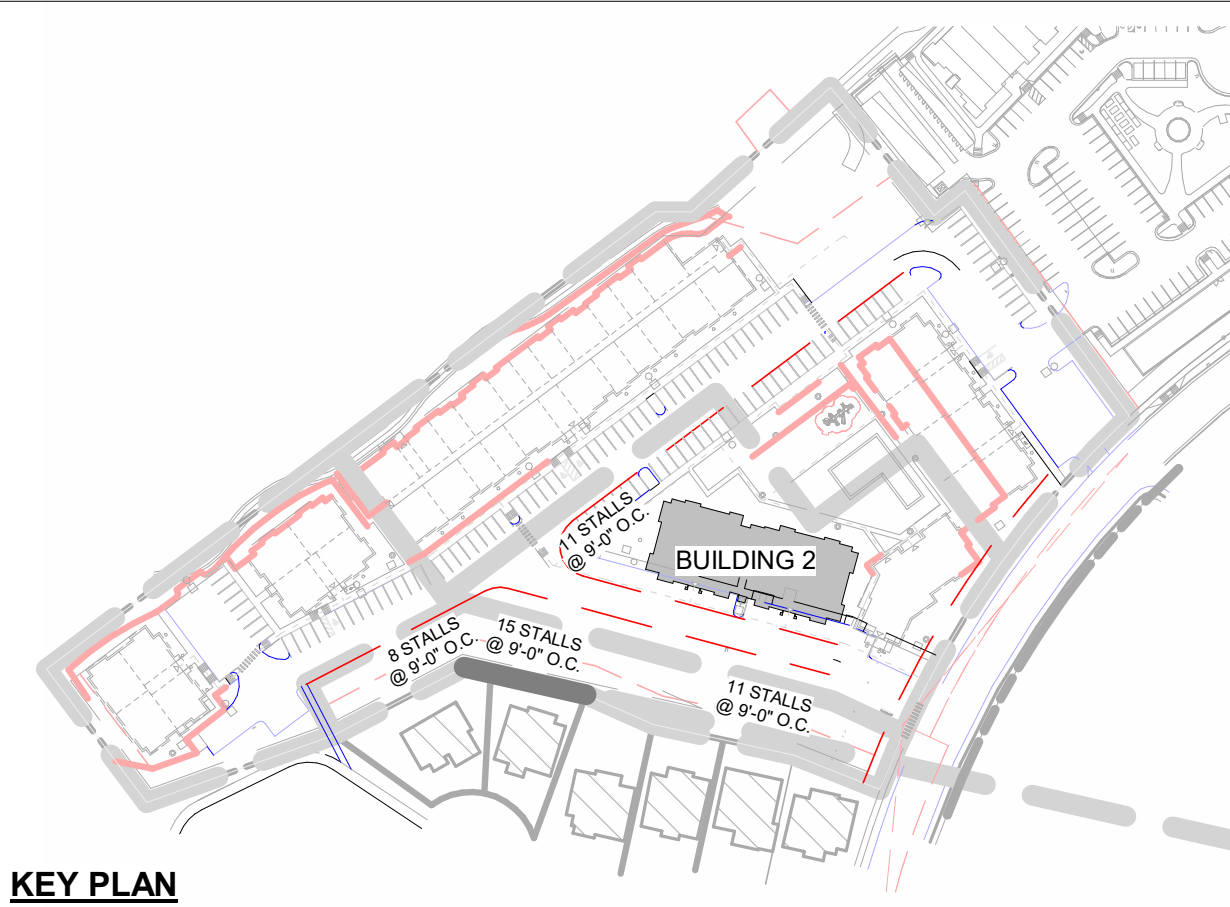
**INTERGROUP
ARCHITECTS**

2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738 8877
www.igarch.com

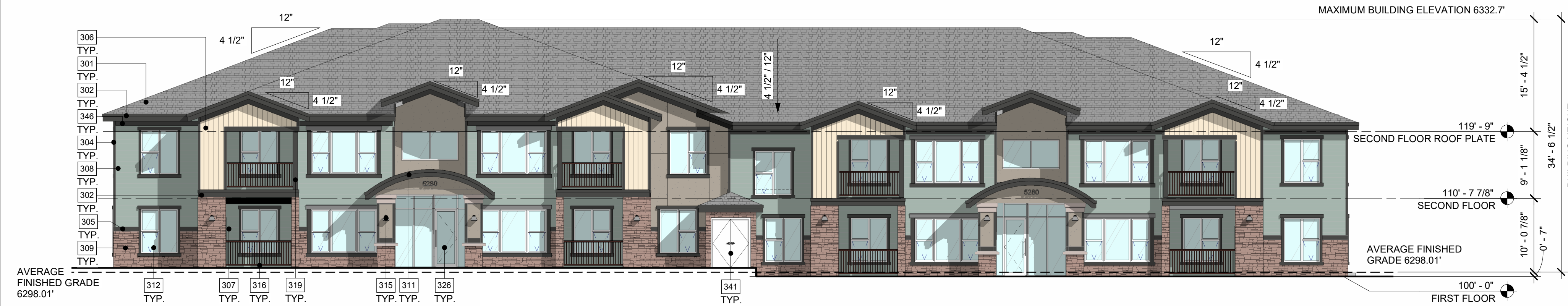
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

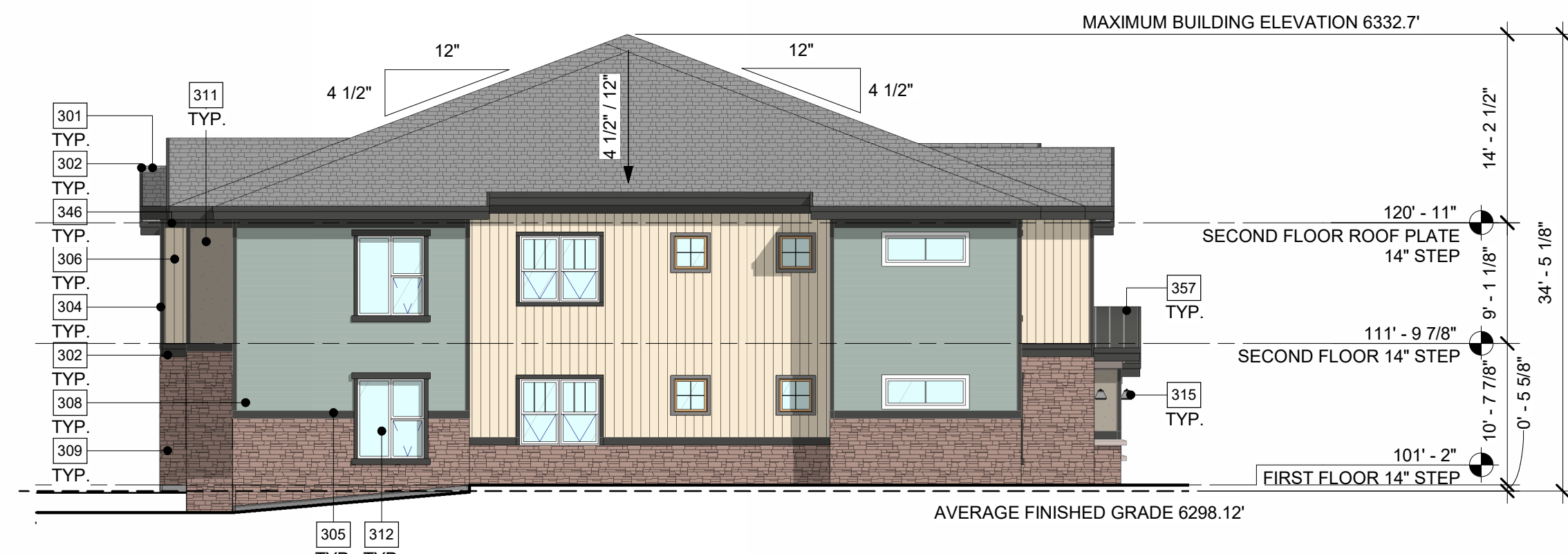
LOT 2, A PORTION OF SECTION 3, TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
CONTAINING 6.1347 ACRES



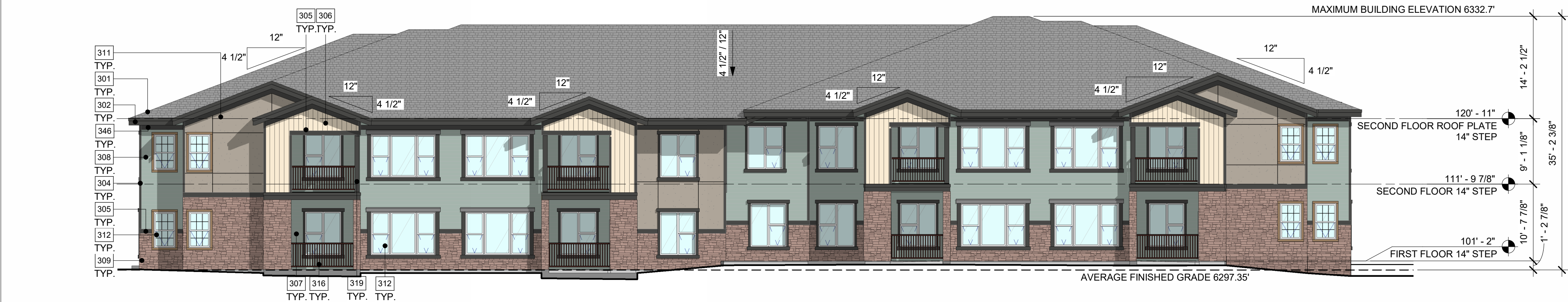
KEY PLAN



1 BUILDING 2 SOUTH ELEVATION
1" = 10'-0"



2 BUILDING 2 WEST ELEVATION
1" = 10'-0"



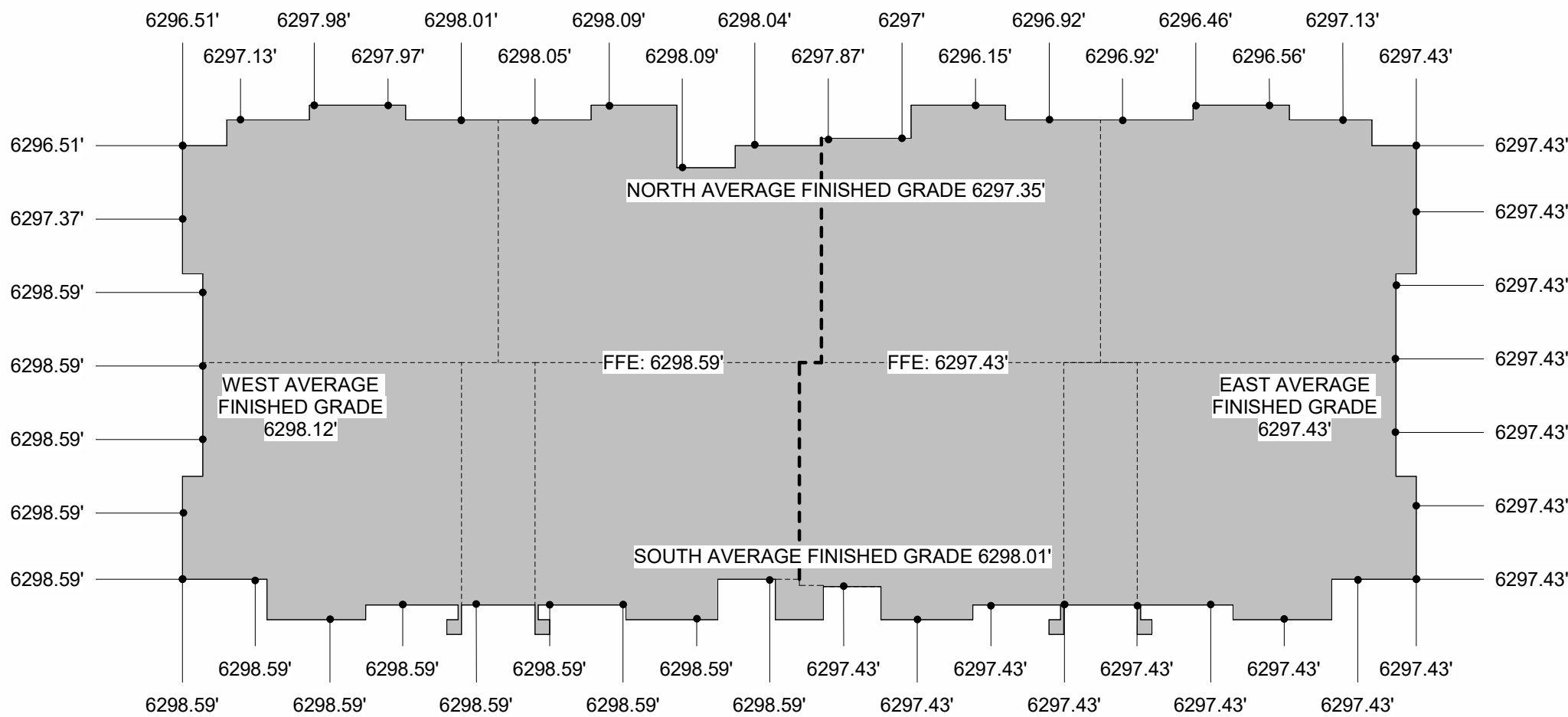
3 BUILDING 2 NORTH ELEVATION
1" = 10'-0"



4 BUILDING 2 EAST ELEVATION
1" = 10'-0"

COLOR SCHEME FOR AUBURN HEIGHTS APARTMENTS		
B-1 BODY COLOR (LAP SIDING)	B-2 BODY COLOR (VERTICAL SIDING)	B-3 BODY COLOR (LAP SIDING)
SW 6213 HALYCON GREEN	SW 6126 NAVAJO WHITE	SW 6213 HALYCON GREEN
STUCCO		
SW 0023 PEWTER TANKARD		
STONE		
SUNSET STONE : BLEND OF GOLD RUNDLE / STACKED AND BLUE SPRUCE COBBLE LEDGE		
TRIM COLOR		
WINDOW / DOOR TRIM, FASCIA / GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM SW 7069 IRON ORE		
PUNCH COLOR		
(DOORS, RAILING AND HANDRAILS) SW 2808 ROCKWOOD DARK BROWN		
ROOF		
DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR : SLATE		
STANDING SEAM AT BUILDING ENTRANCES COLOR: CHARCOAL		
WINDOWS		
CLEAR GLAZING		

KEYNOTES - NEW	
301	DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR: SLATE
302	FASCIA, PAINTED SW 7069 IRON ORE
304	5/4"x4" NOMINAL CORNER TRIM, PAINTED SW 7069 IRON ORE
305	5/4"x6" NOMINAL TRIM BAND, PAINTED SW 7069 IRON ORE
306	8" VERTICAL SIDING, PAINTED SW 6126 NAVAJO WHITE
307	4" LAP SIDING, PAINTED SW 6213 HALYCON GREEN
308	4" LAP SIDING, PAINTED SW 6213 HALYCON GREEN
309	STONE VENEER, SUNSET STONE : BLEND OF GOLD RUNDLE AND STACKED AND BLUE SPRUCE COBBLE LEDGE
311	STUCCO, SW 0023 PEWTER TANKARD
312	VINYL WINDOWS - OPERABLE WITH 5/4"x6" NOMINAL HEAD/SILL TRIM AND 5/4"x4" NOMINAL JAMB TRIM, PAINTED SW 7069 IRON ORE
313	VINYL WINDOWS - FIXED WITH 5/4"x4" NOMINAL TRIM ON ALL SIDES, PAINTED SW 7069 PEARLY WHITE
315	EXTERIOR LIGHT FIXTURE, CONFIRM COLOR WITH ARCHITECT, RE-ELEC. & SPECS.
316	ALUMINUM METAL RAILING @ 42" HIGH A.F.F. MIN., PAINTED SW 2808 ROCKWOOD DARK BROWN
319	DECORATIVE WOOD PATIO COLUMN, PAINTED WITH NATURAL WOOD VARNISH
326	ALUMINUM STOREFRONT SYSTEM, CLEAR GLAZING
341	EXTERIOR FIRE RISER ROOM DOORS, PAINTED SW 2808 ROCKWOOD DARK BROWN
346	FRIEZE BOARD: 1x8, PAINTED SW 7069 IRON ORE
357	STANDING SEAM METAL ROOF, CHARCOAL
BUILDING HEIGHT CALCULATION	
NORTH ELEVATION	35' - 2 3/8"
SOUTH ELEVATION	34' - 6 1/2"
EAST ELEVATION	35' - 1 1/2"
WEST ELEVATION	34' - 5 1/8"
AVERAGE BUILDING HEIGHT = 139' - 3 1/2" / 4 = 34' - 10"	



6 BUILDING 2 AVERAGE GRADE CALCULATION
1" = 20'-0"

BUILDING ELEVATIONS
LOT 2 AUBURN RIDGE SITE
DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

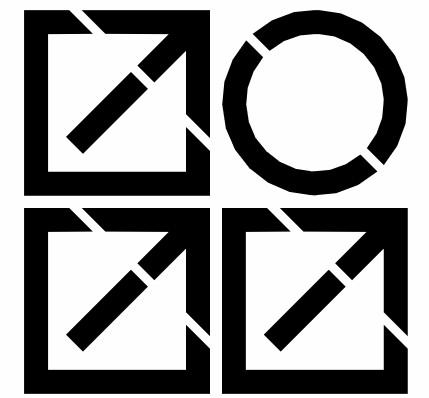
DATE PREPARED: 08-12-2026

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

SHEET
10 OF 17



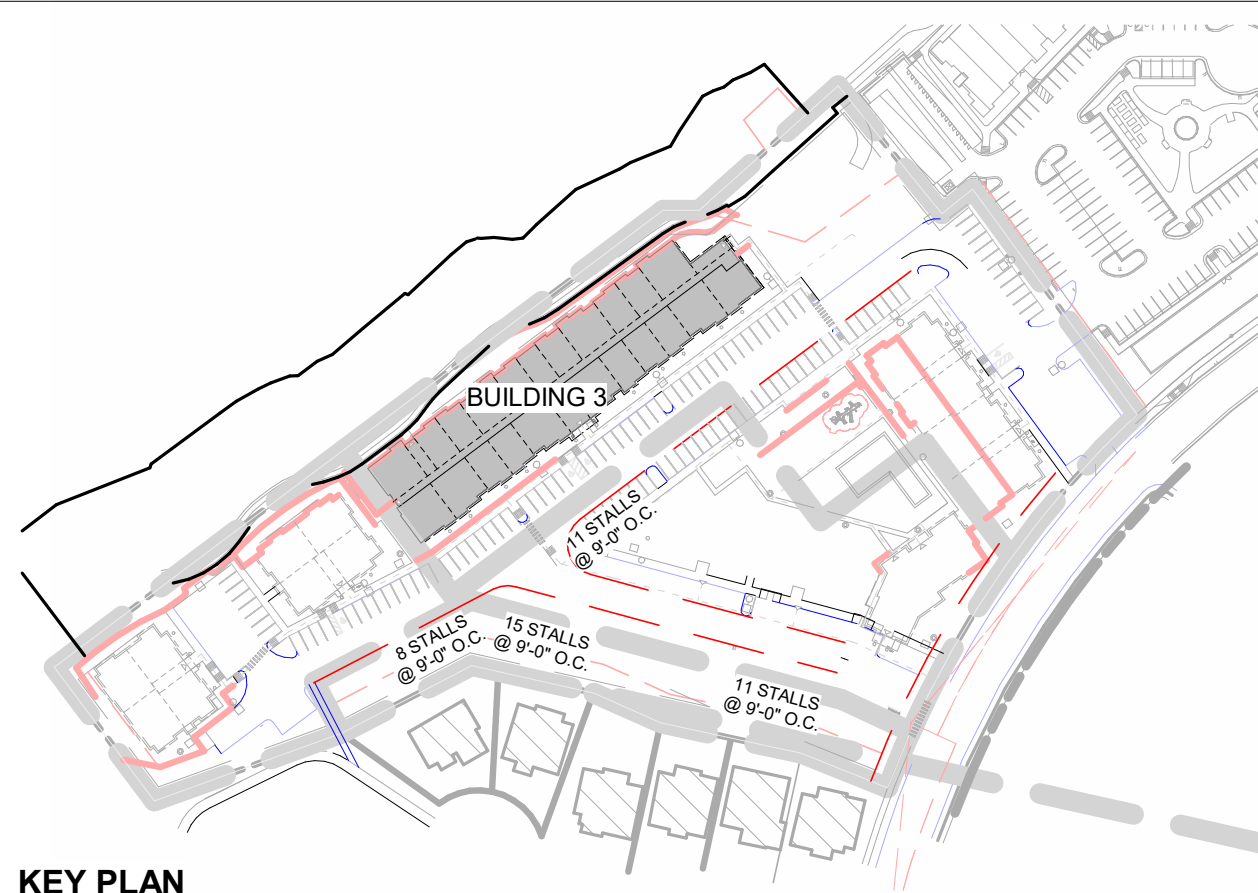
**INTERGROUP
ARCHITECTS**

2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738 8877
www.igarch.com

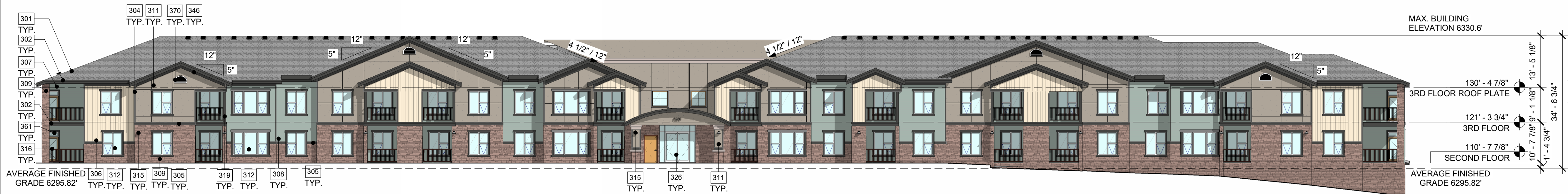
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

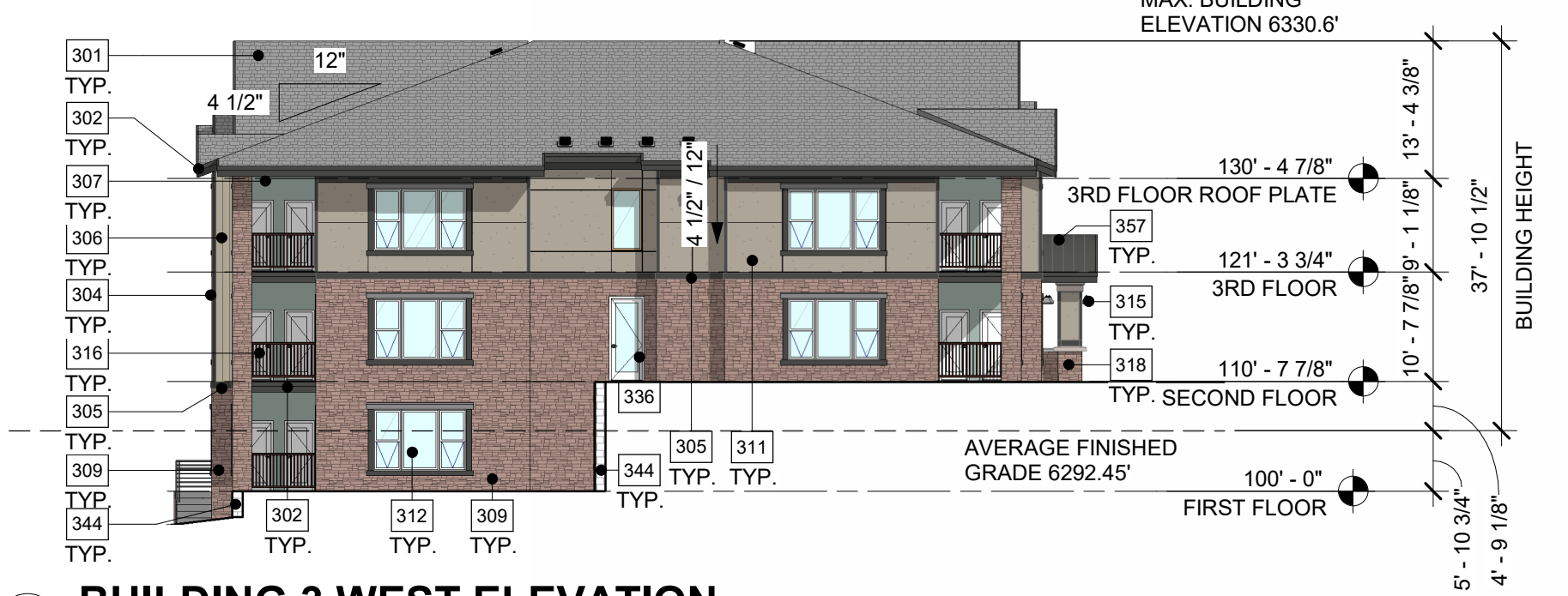
LOT 2, A PORTION OF SECTION 3, TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
CONTAINING 6.1347 ACRES



KEY PLAN



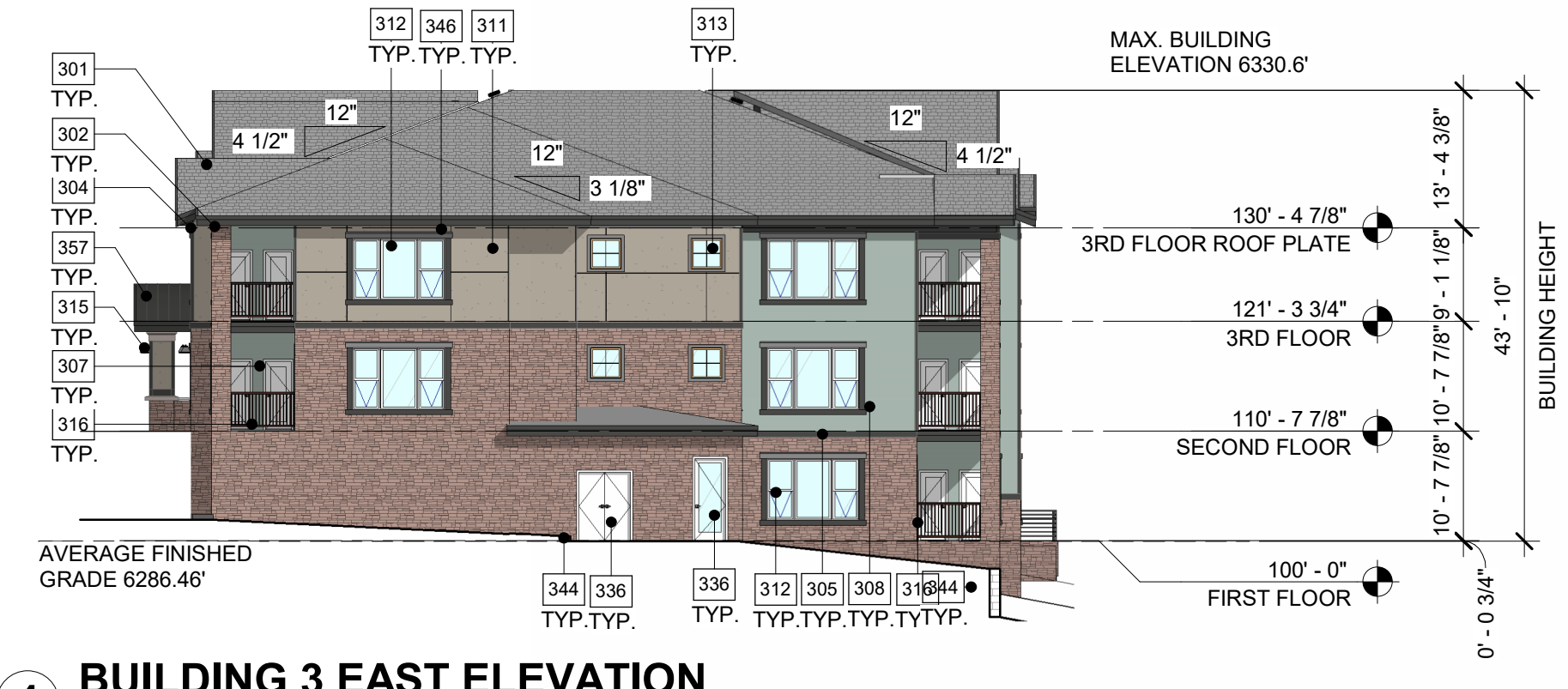
1 BUILDING 3 SOUTH ELEVATION
1/16" = 1'-0"



3 BUILDING 3 WEST ELEVATION
1/16" = 1'-0"



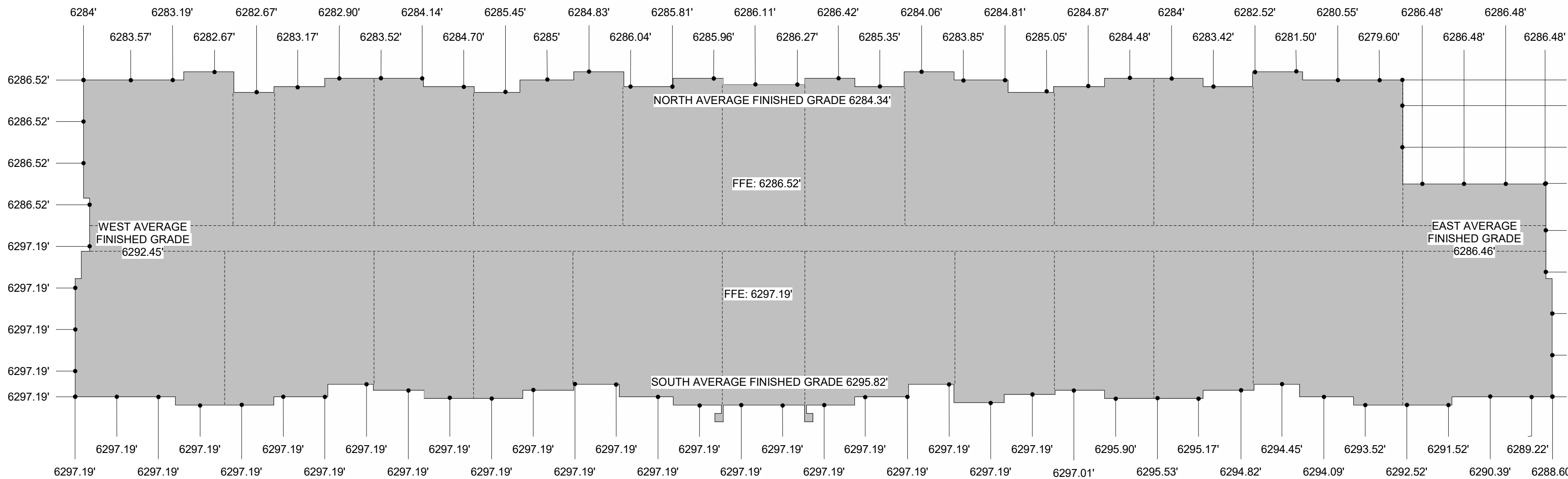
2 BUILDING 3 NORTH ELEVATION
1/16" = 1'-0"



4 BUILDING 3 EAST ELEVATION
1/16" = 1'-0"

KEYNOTES - NEW	
301	DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR: SLATE
302	FASCIA, PAINTED SW 7069 IRON ORE
304	5/4"x4" NOMINAL CORNER TRIM, PAINTED SW 7069 IRON ORE
305	5/4"x8" NOMINAL TRIM BAND, PAINTED SW 7069 IRON ORE
306	8" VERTICAL SIDING, PAINTED SW 6126 NAVAJO WHITE
307	4" LAP SIDING, PAINTED SW 6213 HALYCON GREEN
308	4" LAP SIDING, PAINTED SW 6213 HALYCON GREEN
309	STONE VENEER, SUNSET STONE : BLEND OF GOLD RUNDLE AND STACKED AND BLUE SPRUCE COBBLE LEDGE
311	STUCCO, SW 0023 PEWTER TANKARD
312	VINYL WINDOWS - OPERABLE WITH 5/4"x6" NOMINAL HEAD/SILL TRIM AND 5/4"x4" NOMINAL JAMB TRIM, PAINTED SW 7069 IRON ORE
313	VINYL WINDOWS - FIXED WITH 5/4"x4" NOMINAL TRIM ON ALL SIDES, PAINTED SW 7069 PEARLY WHITE
315	EXTERIOR LIGHT FIXTURE, CONFIRM COLOR WITH ARCHITECT, RE ELEC. & SPECS.
316	ALUMINUM METAL RAILING @ 42" HIGH A.F.F. MIN., PAINTED SW 2808 ROCKWOOD DARK BROWN
318	ENTRANCE WOOD COLUMN WITH STONE BASE
319	DECORATIVE WOOD PATIO COLUMN, PAINTED WITH NATURAL WOOD VARNISH
326	ALUMINUM STOREFRONT SYSTEM, CLEAR GLAZING
336	EXTERIOR FLUSH INSULATED DOOR, PAINTED SW 2808 ROCKWOOD DARK BROWN
344	RIVER RED CONCRETE GARDEN BLOCK RETAINING WALL
346	FRIEZE BOARD: 1x8, PAINTED SW 7069 IRON ORE
357	STANDING SEAM METAL ROOF, CHARCOAL
361	UNIT BALCONY/PATIO DOOR, RE: SPECS.
370	DECORATIVE LOUVER TO MATCH TRIM, PAINT

COLOR SCHEME FOR AUBURN HEIGHTS APARTMENTS		
B-1 BODY COLOR (LAP SIDING)	B-2 BODY COLOR (VERTICAL SIDING)	B-3 BODY COLOR (LAP SIDING)
SW 6213 HALYCON GREEN	SW 6126 NAVAJO WHITE	SW 6213 HALYCON GREEN
STUCCO		
SW 0023 PEWTER TANKARD		
STONE		
SUNSET STONE : BLEND OF GOLD RUNDLE / STACKED AND BLUE SPRUCE COBBLE LEDGE		
TRIM COLOR		
WINDOW / DOOR TRIM, FASCIA / GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM SW 7069 IRON ORE		
PUNCH COLOR		
(DOORS, RAILING AND HANDRAILS) SW 2808 ROCKWOOD DARK BROWN		
ROOF		
DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR : SLATE STANDING SEAM AT BUILDING ENTRANCES COLOR: CHARCOAL		
WINDOWS		
CLEAR GLAZING		



6 BUILDING 3 AVERAGE GRADE CALCULATION
1" = 20'-0"

BUILDING HEIGHT CALCULATION	
NORTH ELEVATION	46' - 0 1/8"
SOUTH ELEVATION	34' - 6 3/4"
EAST ELEVATION	43' - 10"
WEST ELEVATION	37' - 10 1/2"
AVERAGE BUILDING HEIGHT = 162' - 3 3/8" / 4 = 40' - 7"	

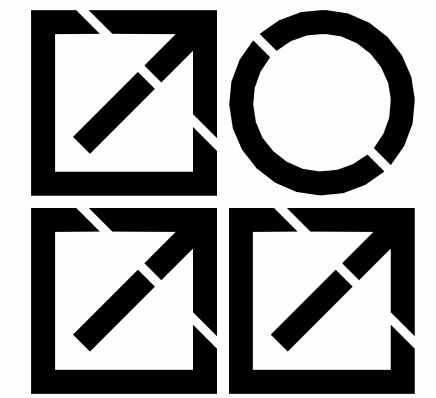
BUILDING ELEVATIONS
LOT 2 AUBURN RIDGE SITE
DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

DATE PREPARED: 08-12-2026

PLANS PREPARED FOR:

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

SHEET
11 OF 17

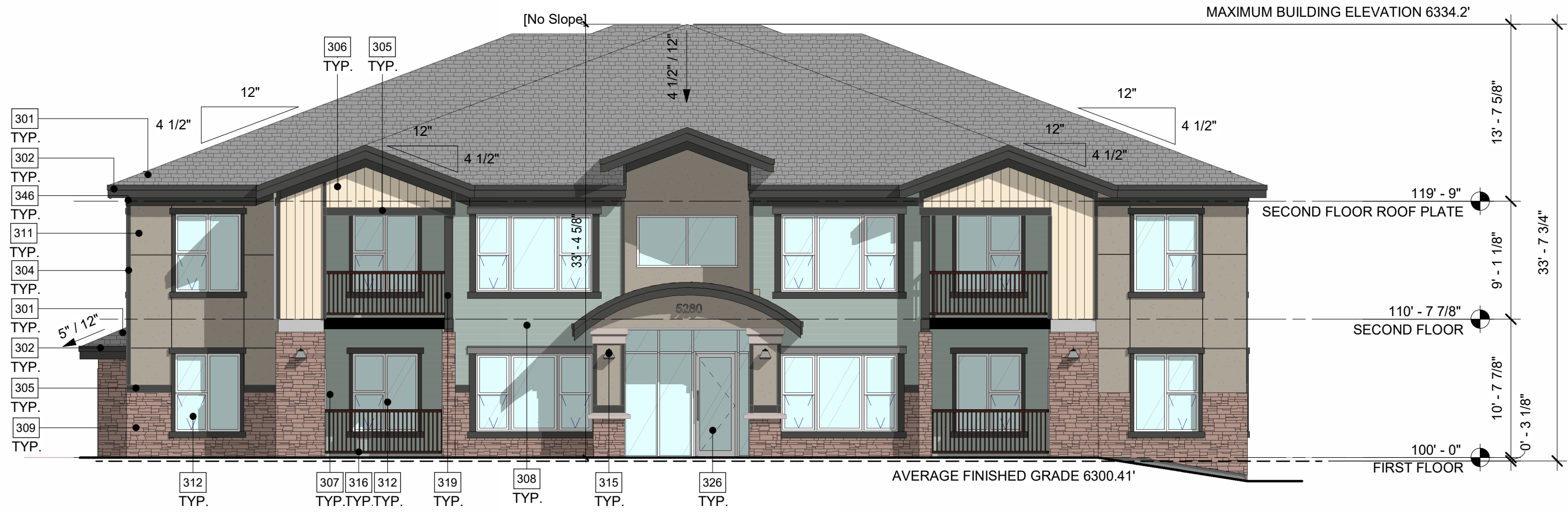
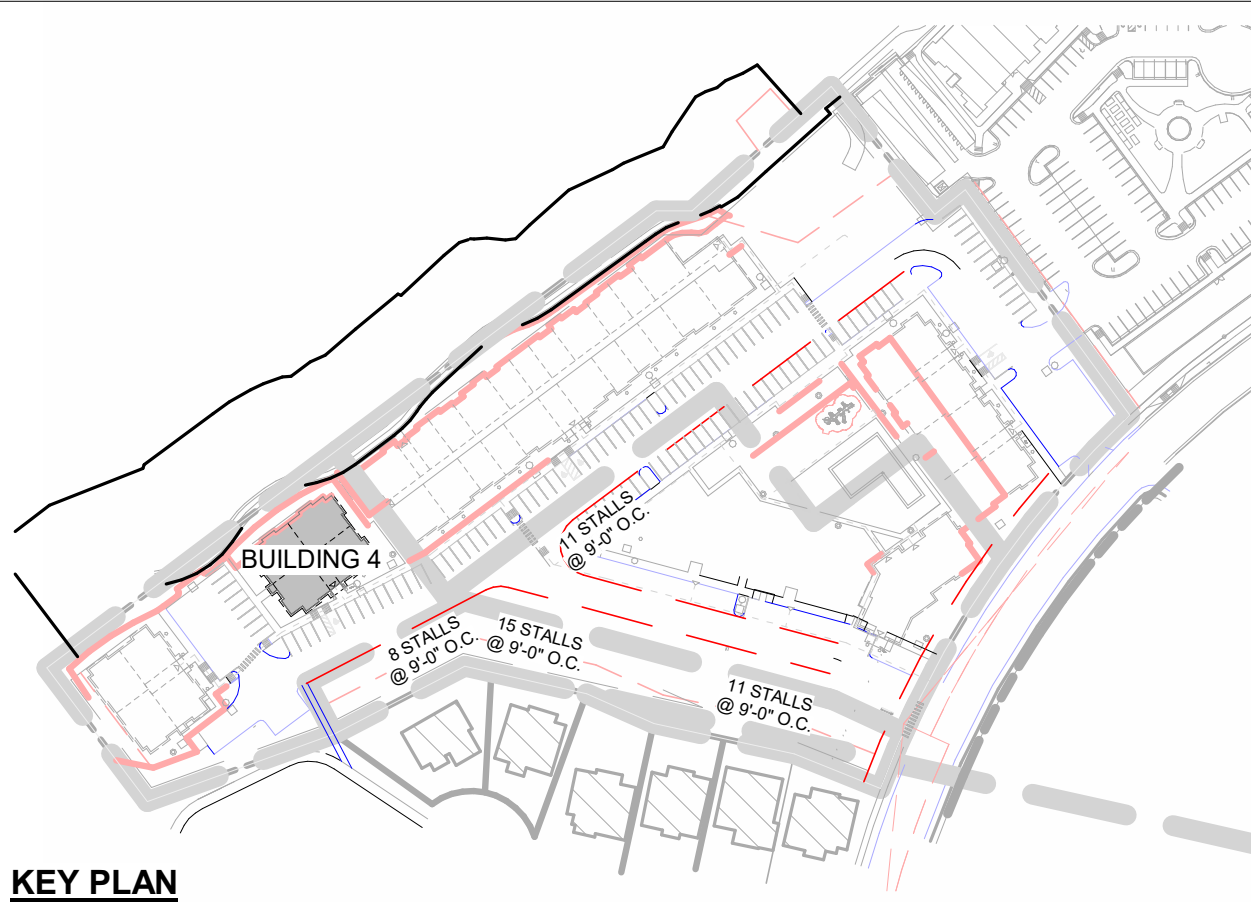


**INTERGROUP
ARCHITECTS**
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738 8877
www.igarch.com

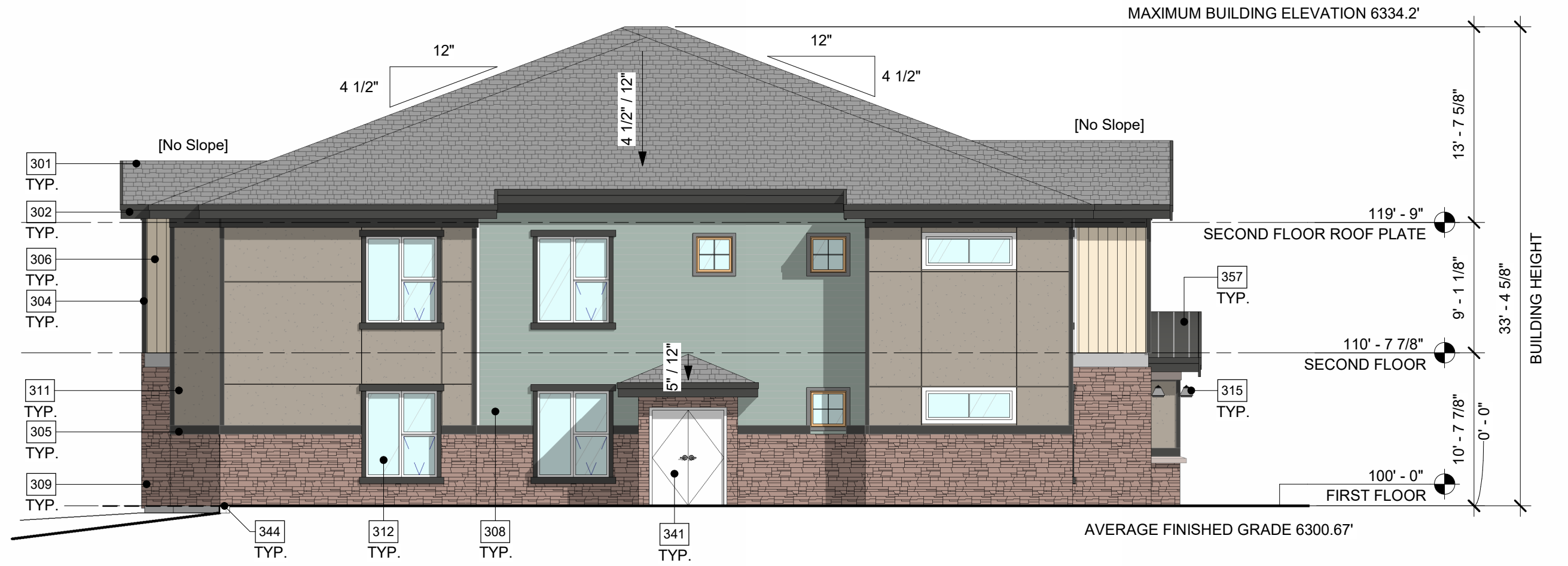
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

LOT 2, 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



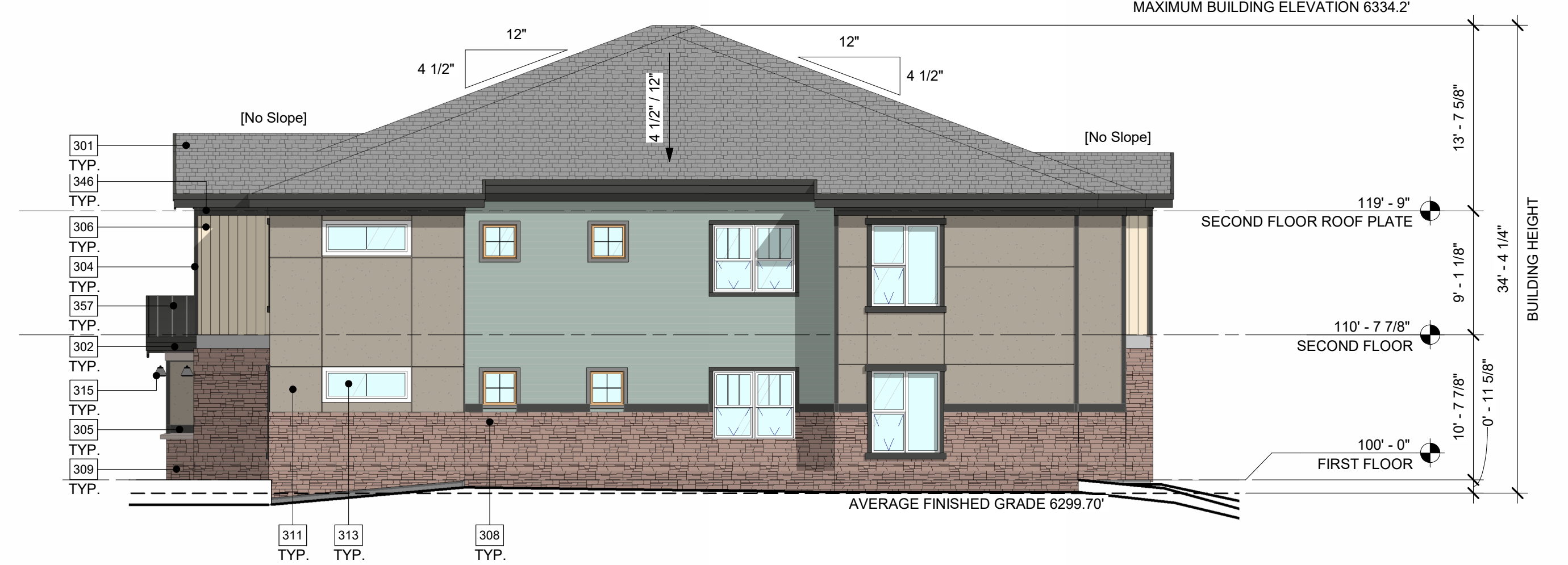
1 BUILDING 4 SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING 4 WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 4 NORTH ELEVATION
1/8" = 1'-0"



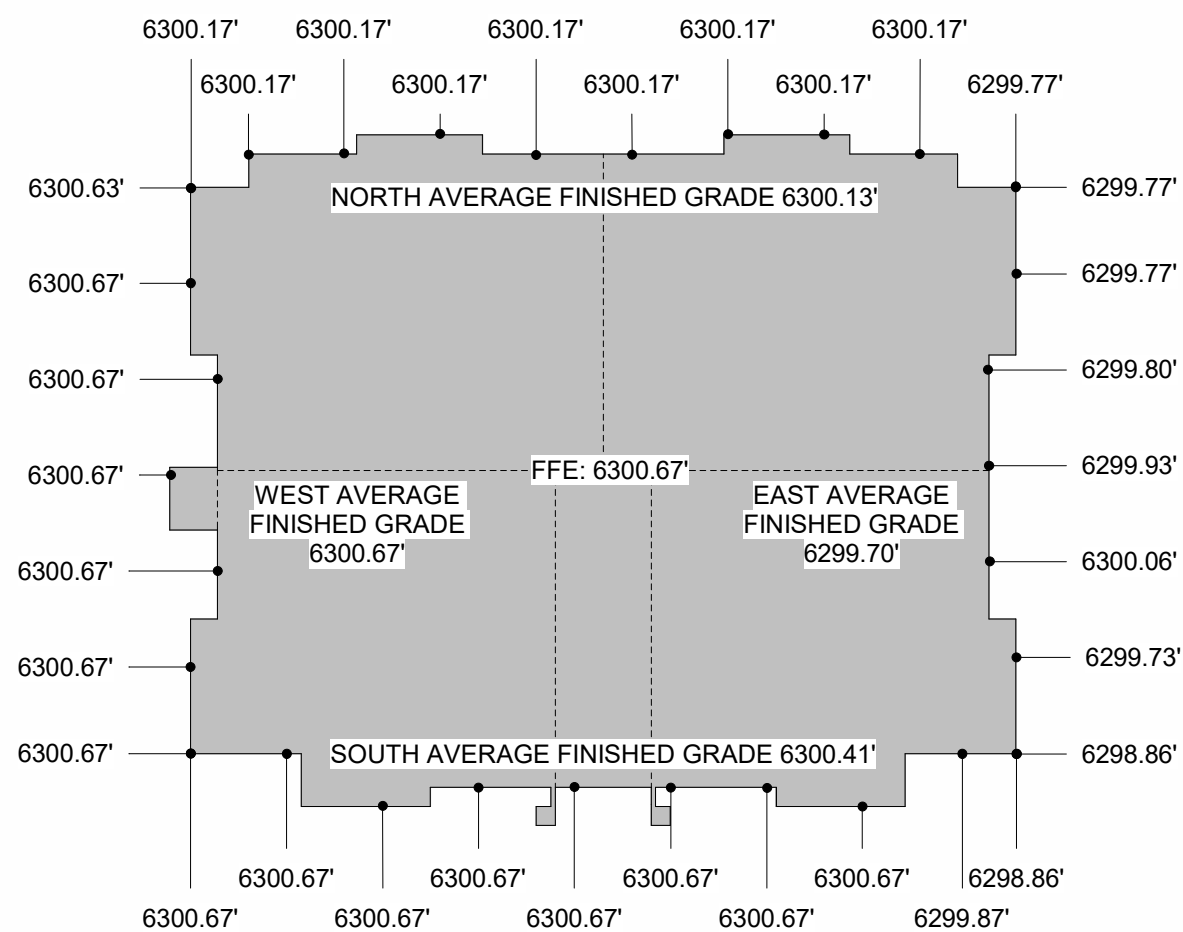
4 BUILDING 4 EAST ELEVATION
1/8" = 1'-0"

COLOR SCHEME FOR AUBURN HEIGHTS APARTMENTS		
B-1 BODY COLOR (LAP SIDING)	B-2 BODY COLOR (VERTICAL SIDING)	B-3 BODY COLOR (LAP SIDING)
SW 6213 HALYCON GREEN	SW 6126 NAVAJO WHITE	SW 6213 HALYCON GREEN
STUCCO		
SW 0023 PEWTER TANKARD		
STONE		
SUNSET STONE : BLEND OF GOLD RUNDLE / STACKED AND BLUE SPRUCE COBBLE LEDGE		
TRIM COLOR		
WINDOW / DOOR TRIM, FASCIA / GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM SW 7069 IRON ORE		
PUNCH COLOR		
(DOORS, RAILING AND HANDRAILS) SW 2808 ROCKWOOD DARK BROWN		
ROOF		
DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR : SLATE		
STANDING SEAM AT BUILDING ENTRANCES COLOR: CHARCOAL		
WINDOWS		
CLEAR GLAZING		

KEYNOTES - NEW	
301	DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR: SLATE
302	FASCIA, PAINTED SW 7069 IRON ORE
304	5/4"x4" NOMINAL CORNER TRIM, PAINTED SW 7069 IRON ORE
305	5/4"x8" NOMINAL TRIM BAND, PAINTED SW 7069 IRON ORE
306	6" VERTICAL SIDING, PAINTED SW 6126 NAVAJO WHITE
307	4" LAP SIDING, PAINTED SW 6213 HALYCON GREEN
308	4" LAP SIDING, PAINTED SW 6213 HALYCON GREEN
309	STONE VENEER, SUNSET STONE : BLEND OF GOLD RUNDLE AND STACKED AND BLUE SPRUCE COBBLE LEDGE
311	STUCCO, SW 0023 PEWTER TANKARD
312	VINYL WINDOWS - OPERABLE WITH 5/4"x6" NOMINAL HEAD/SILL TRIM AND 5/4"x4" NOMINAL JAMB TRIM, PAINTED SW 7069 IRON ORE
313	VINYL WINDOWS - FIXED WITH 5/4"x4" NOMINAL TRIM ON ALL SIDES, PAINTED SW 7069 PEARLY WHITE
315	EXTERIOR LIGHT FIXTURE, CONFIRM COLOR WITH ARCHITECT, RE-ELEC. & SPECS.
316	ALUMINUM METAL RAILING @ 42" HIGH A.F.F. MIN., PAINTED SW 2808 ROCKWOOD DARK BROWN
319	DECORATIVE WOOD PATIO COLUMN, PAINTED WITH NATURAL WOOD VARNISH
326	ALUMINUM STOREFRONT SYSTEM, CLEAR GLAZING
341	EXTERIOR FIRE RISER ROOM DOORS, PAINTED SW 2808 ROCKWOOD DARK BROWN
344	RIVER RED CONCRETE GARDEN BLOCK RETAINING WALL
346	FRIEZE BOARD, 1x6, PAINTED SW 7069 IRON ORE
357	STANDING SEAM METAL ROOF, CHARCOAL

BUILDING HEIGHT CALCULATION	
NORTH ELEVATION	33' - 11 1/8"
SOUTH ELEVATION	33' - 7 3/4"
EAST ELEVATION	34' - 4 1/4"
WEST ELEVATION	33' - 4 5/8"

AVERAGE BUILDING HEIGHT = 135' - 3 3/4" / 4 = 33' - 10"



6 BUILDING 4 AVERAGE GRADE CALCULATION
1" = 20'-0"

BUILDING ELEVATIONS
LOT 2 AUBURN RIDGE SITE
DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

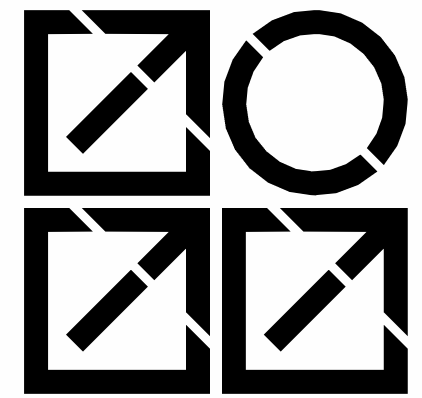
DATE PREPARED: 08-12-2026

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

SHEET
12 OF 17



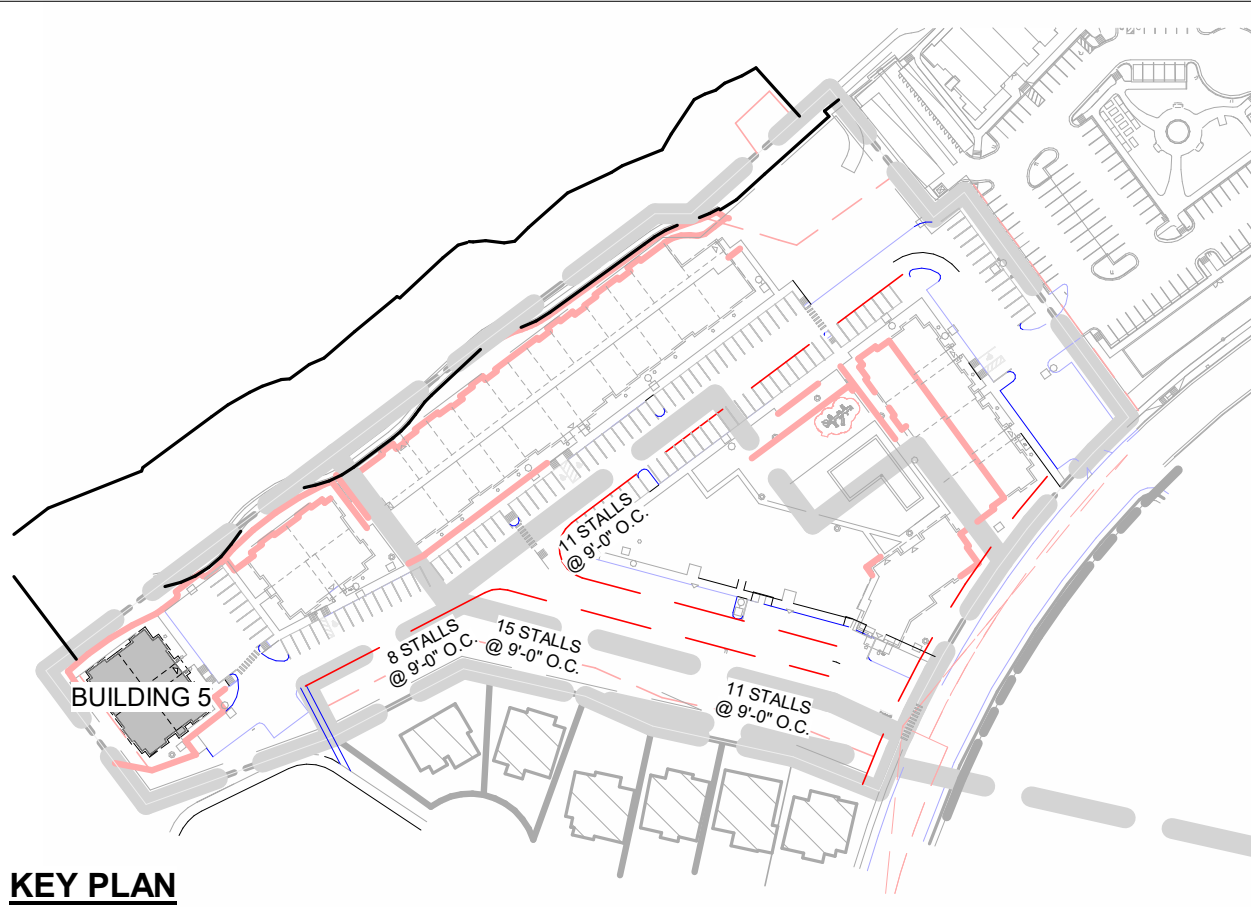
**INTERGROUP
ARCHITECTS**

2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738 8877
www.igarch.com

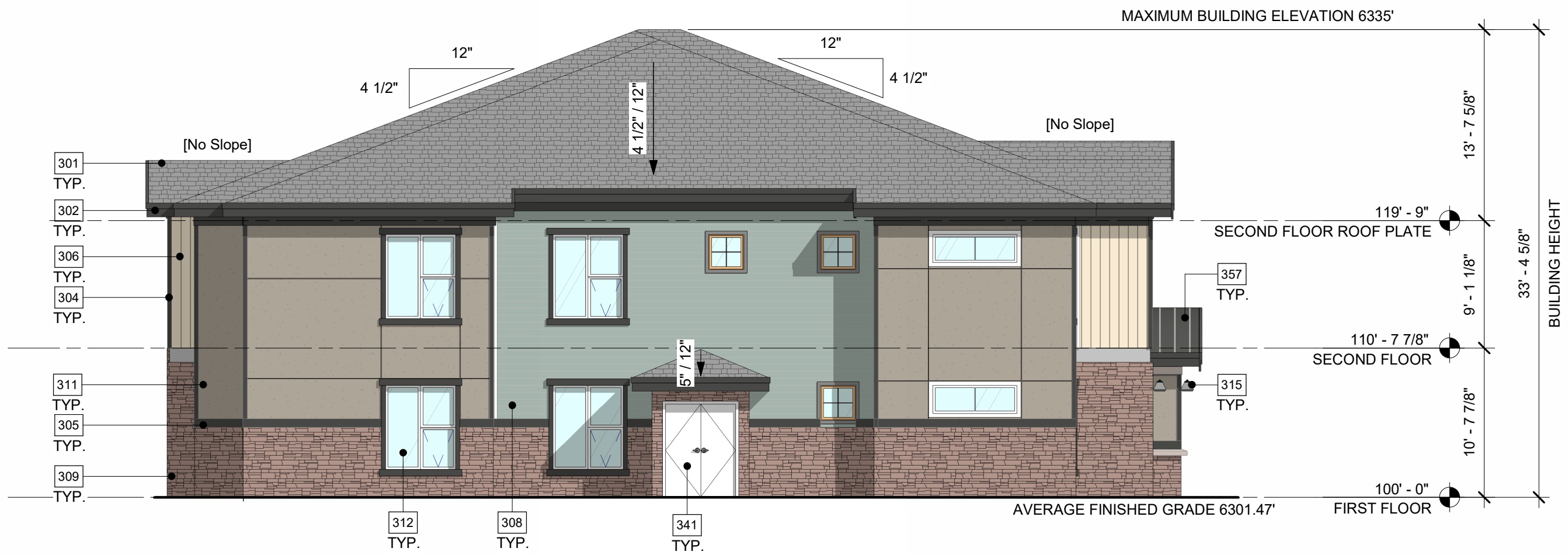
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

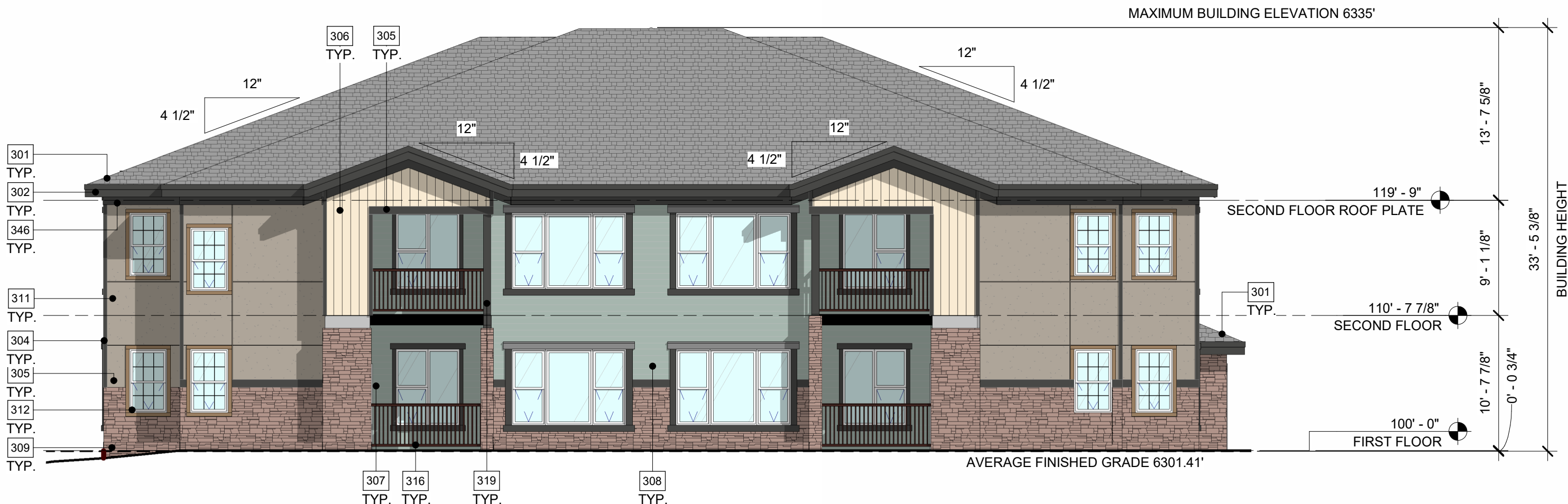
LOT 2, A PORTION OF SECTION 3, TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
CONTAINING 6.1347 ACRES



1 BUILDING 5 EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 5 SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 5 WEST ELEVATION
1/8" = 1'-0"



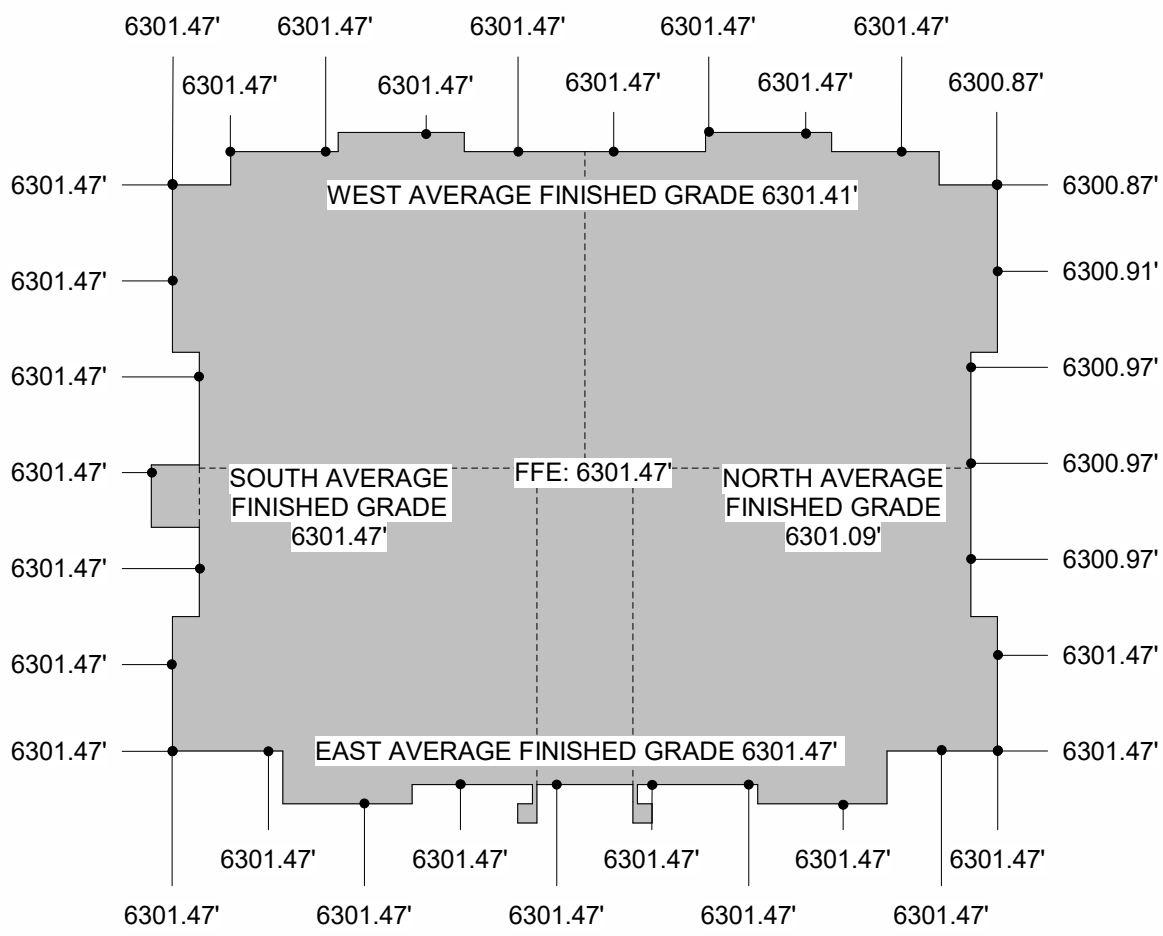
4 BUILDING 5 NORTH ELEVATION
1/8" = 1'-0"

COLOR SCHEME FOR AUBURN HEIGHTS APARTMENTS		
B-1 BODY COLOR (LAP SIDING)	B-2 BODY COLOR (VERTICAL SIDING)	B-3 BODY COLOR (LAP SIDING)
SW 6213 HALYCON GREEN	SW 6126 NAVAJO WHITE	SW 6213 HALYCON GREEN
STUCCO		
SW 0023 PEWTER TANKARD		
STONE		
SUNSET STONE : BLEND OF GOLD RUNDLE / STACKED AND BLUE SPRUCE COBBLE LEDGE		
TRIM COLOR		
WINDOW / DOOR TRIM, FASCIA / GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM SW 7069 IRON ORE		
PUNCH COLOR		
(DOORS, RAILING AND HANDRAILS) SW 2808 ROCKWOOD DARK BROWN		
ROOF		
DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR : SLATE		
STANDING SEAM AT BUILDING ENTRANCES COLOR: CHARCOAL		
WINDOWS		
CLEAR GLAZING		

KEYNOTES - NEW	
301	DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR: SLATE
302	FASCIA, PAINTED SW 7069 IRON ORE
304	5/4"x4" NOMINAL CORNER TRIM, PAINTED SW 7069 IRON ORE
305	5/4"x6" NOMINAL TRIM BAND, PAINTED SW 7069 IRON ORE
306	2" VERTICAL SIDING, PAINTED SW 6126 NAVAJO WHITE
307	4" LAP SIDING, PAINTED SW 6213 HALYCON GREEN
308	4" LAP SIDING, PAINTED SW 6213 HALYCON GREEN
309	STONE VENEER, SUNSET STONE : BLEND OF GOLD RUNDLE AND STACKED AND BLUE SPRUCE COBBLE LEDGE
311	STUCCO, SW 0023 PEWTER TANKARD
312	VINYL WINDOWS - OPERABLE WITH 5/4"x6" NOMINAL HEAD/SILL TRIM AND 5/4"x4" NOMINAL JAMB TRIM, PAINTED SW 7069 IRON ORE
313	VINYL WINDOWS - FIXED WITH 5/4"x4" NOMINAL TRIM ON ALL SIDES, PAINTED SW 7069 PEARLY WHITE
315	EXTERIOR LIGHT FIXTURE, CONFIRM COLOR WITH ARCHITECT, RE.ELEC. & SPECS.
316	ALUMINUM METAL RAILING @ 42" HIGH A.F.F. MIN., PAINTED SW 2808 ROCKWOOD DARK BROWN
319	DECORATIVE WOOD PATIO COLUMN, PAINTED WITH NATURAL WOOD VARNISH
328	ALUMINUM STOREFRONT SYSTEM, CLEAR GLAZING
341	EXTERIOR FIRE RISER ROOM DOORS, PAINTED SW 2808 ROCKWOOD DARK BROWN
346	FRIEZE BOARD: 1x8, PAINTED SW 7069 IRON ORE
357	STANDING SEAM METAL ROOF, CHARCOAL

BUILDING HEIGHT CALCULATION	
NORTH ELEVATION	33' - 9 1/8"
SOUTH ELEVATION	33' - 4 5/8"
EAST ELEVATION	33' - 4 5/8"
WEST ELEVATION	33' - 5 3/8"

AVERAGE BUILDING HEIGHT = 133' - 11 3/4" / 4 = 33' - 6"



6 BUILDING 5 AVERAGE GRADE CALCULATION
1" = 20'-0"

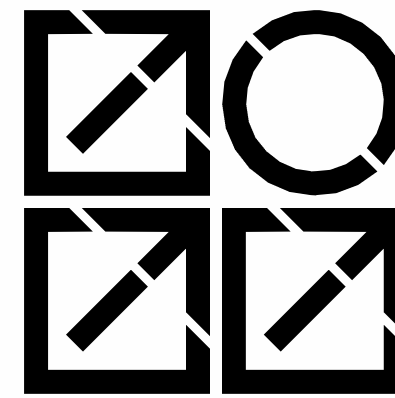
BUILDING ELEVATIONS
LOT 2 AUBURN RIDGE SITE
DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

DATE PREPARED: 08-12-2026

PLANS PREPARED FOR:

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

SHEET
13 OF 17



**INTERGROUP
ARCHITECTS**

2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738 8877
www.igarch.com

LOT 2, 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



KEYNOTES - NEW		
301	DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR: SLATE	
302	PASGIA, PAINTED SW 7069 IRON ORE	
304	5/4"x4" NOMINAL CORNER TRIM, PAINTED SW 7069 IRON ORE	
309	5/4"x6" NOMINAL TRIM BAND, PAINTED SW 7069 IRON ORE	
306	6" VERTICAL, SLIDING, PAINTED SW 6126 NAVJO WHITE	
308	4" LAP SIDING, PAINTED SW 6213 ALVION GREEN	
309	STONE VENEER, SUNSET STONE, BLEND OF GOLD RUNDLE AND STACKED AND BLUE SPECK COBBLE LEDGE	
310	STUCCO, SW 6023 PETER TANKARD	
312	VINYL WINDOWS - OPERABLE WITH 5/4"x6" NOMINAL HEAD/SILL TRIM AND 5/4"x4" NOMINAL JAMB TRIM, PAINTED SW 7069 IRON ORE	
315	OUTDOOR LIGHT FIXTURE, CONFORM COLOR WITH ARCHITECT, RE. E&L & SPECS.	
316	ENTRANCE WOOD COLUMN WITH STONE BASE	
326	ALUMINUM STOREFRONT SYSTEM, CLAR GLAZING	
336	EXTERIOR WASH INSULATED DOOR, PAINTED SW 2808 ROCKWOOD DARK BROWN	
357	STEEL METAL ROOF, CHARCOAL	
371	OUTDOOR PACKAGE LOCKERS, ANCHOR PACKAGE LOCKERS TO CONCRETE SLAB AND WALL BEHIND RE. SPECS.	
BUILDING HEIGHT CALCULATION		
NORTH ELEVATION		22' - 3 5/8"
SOUTH ELEVATION		21' - 3 3/8"
EAST ELEVATION		21' - 11 1/2"
WEST ELEVATION		21' - 7 3/8"
AVERAGE BUILDING HEIGHT = 87' - 5 7/8" / 4 = 21' - 10 1/2"		



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

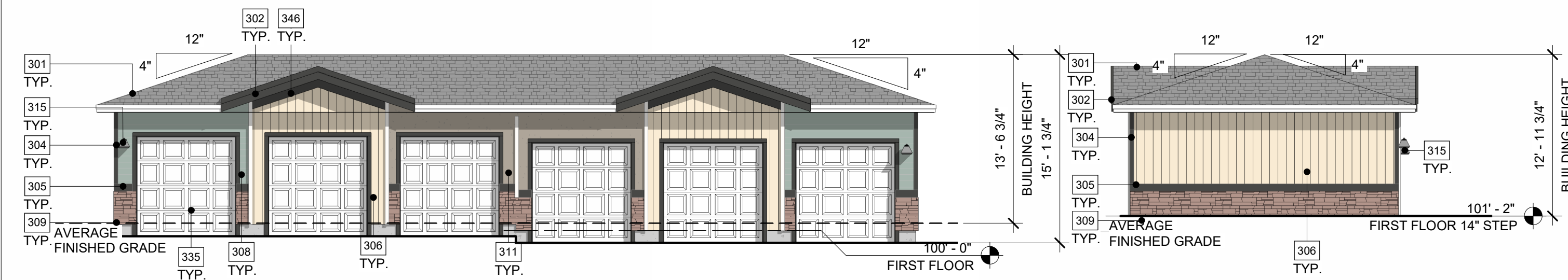
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

LOT 2, 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

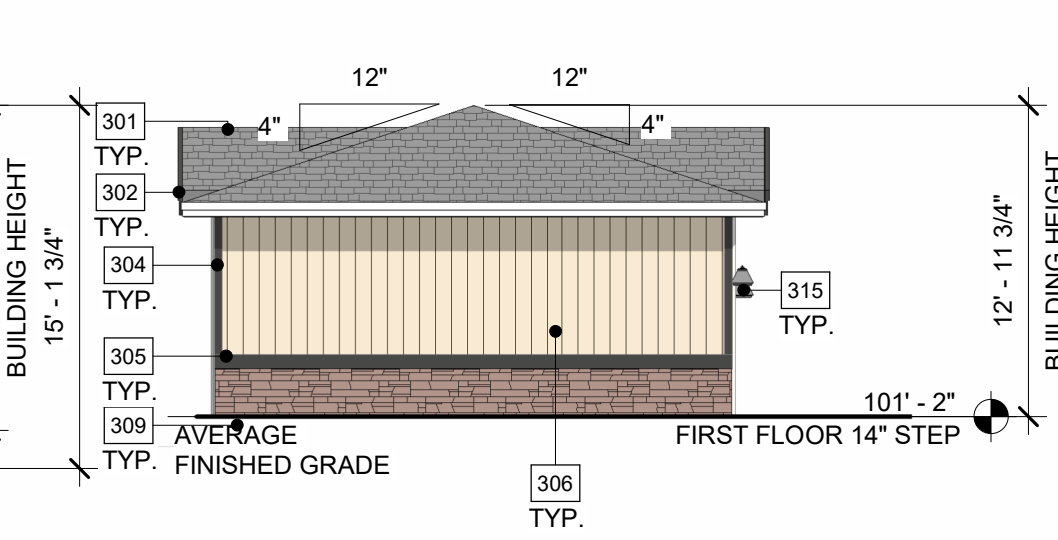


KEY PLAN



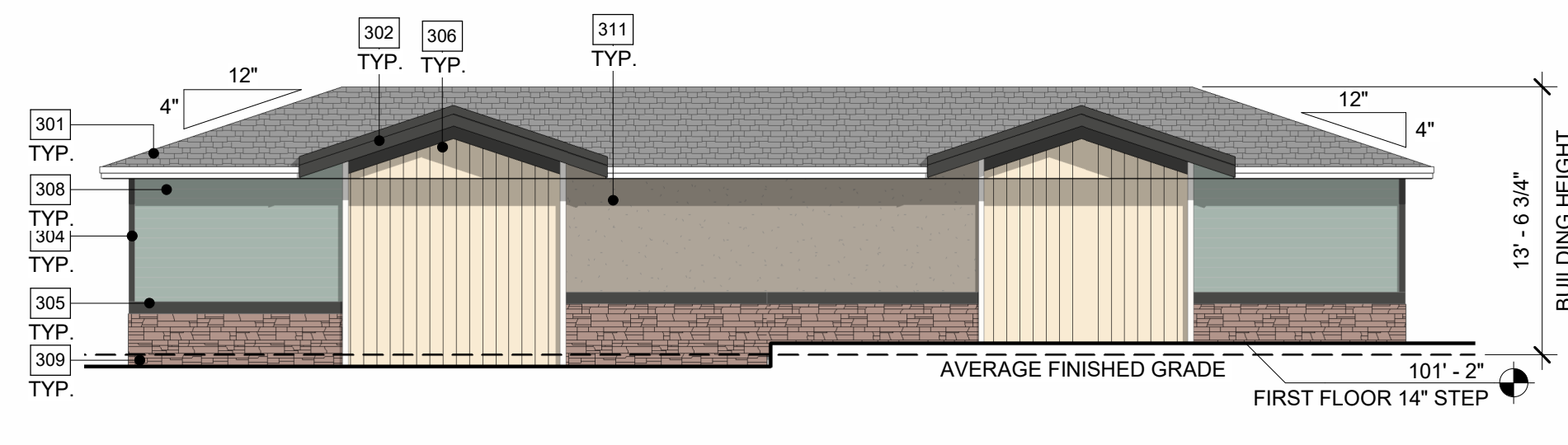
6 CAR GARAGE ELEVATION 1

1/8" = 1'-0"



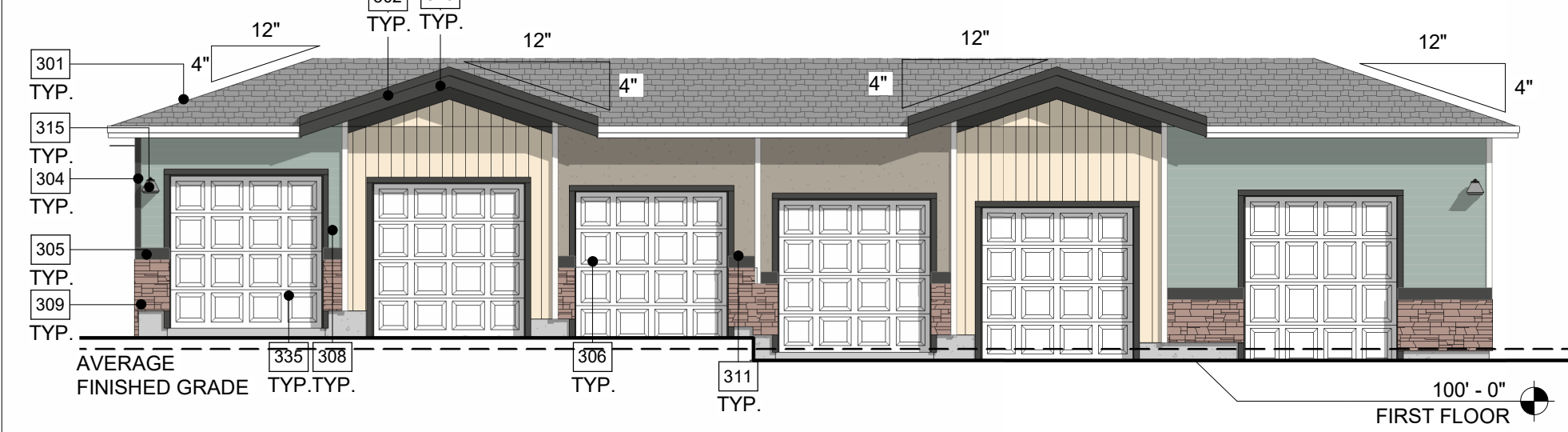
6 CAR GARAGE ELEVATION 2

1/8" = 1'-0"



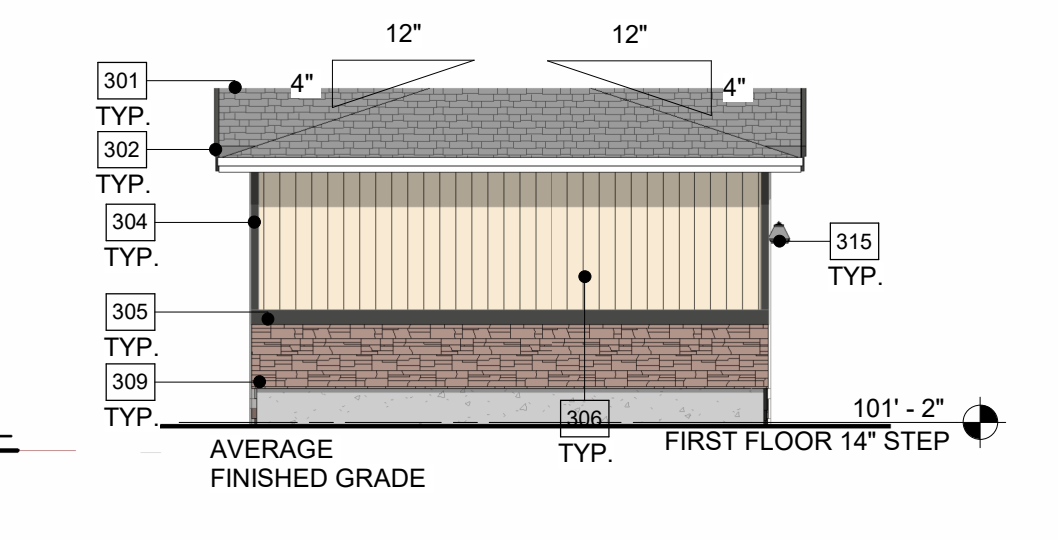
6 CAR GARAGE ELEVATION 3

1/8" = 1'-0"



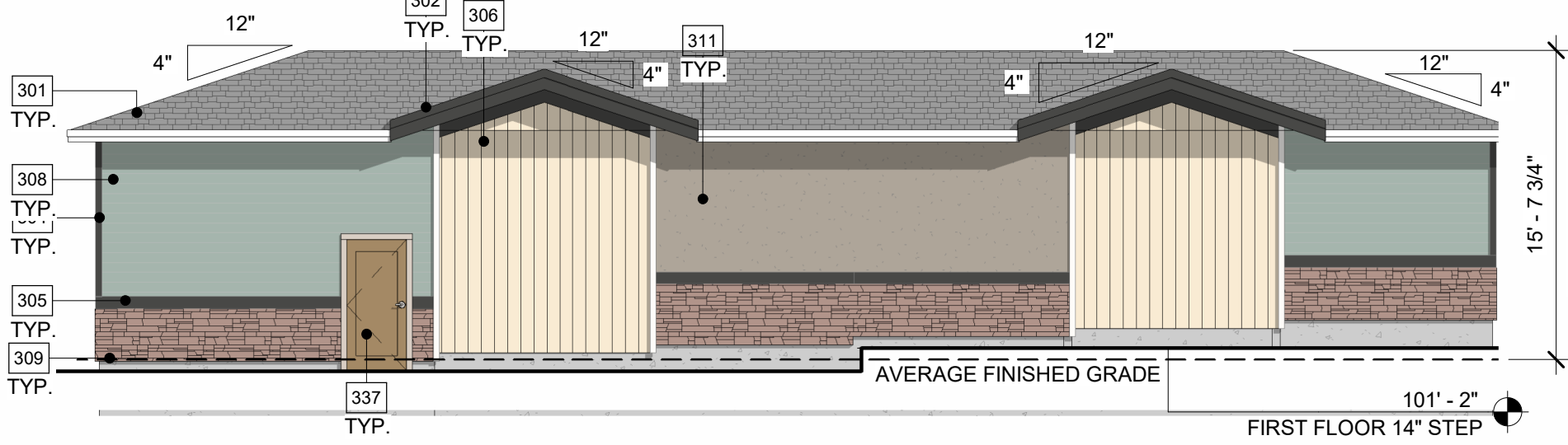
6 CAR ADA GARAGE ELEVATION 1

1/8" = 1'-0"



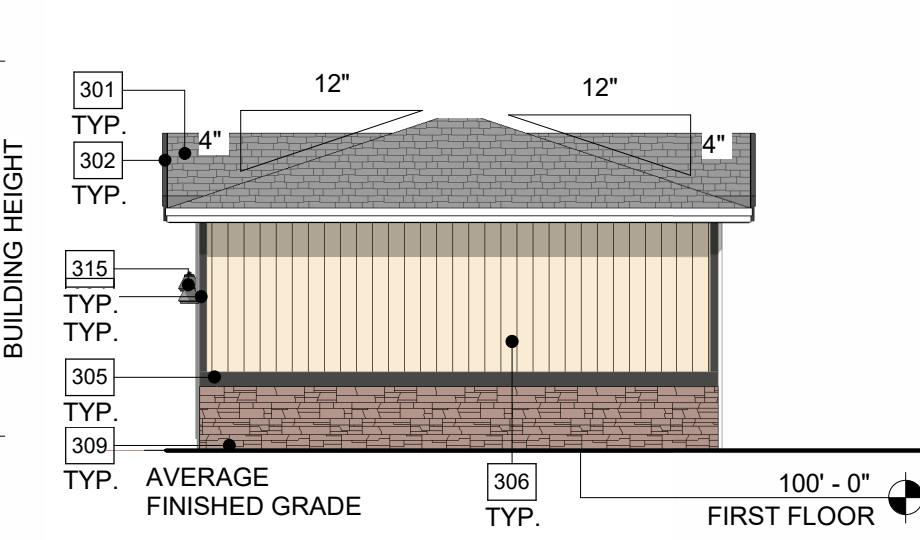
6 CAR ADA GARAGE ELEVATION 2

1/8" = 1'-0"



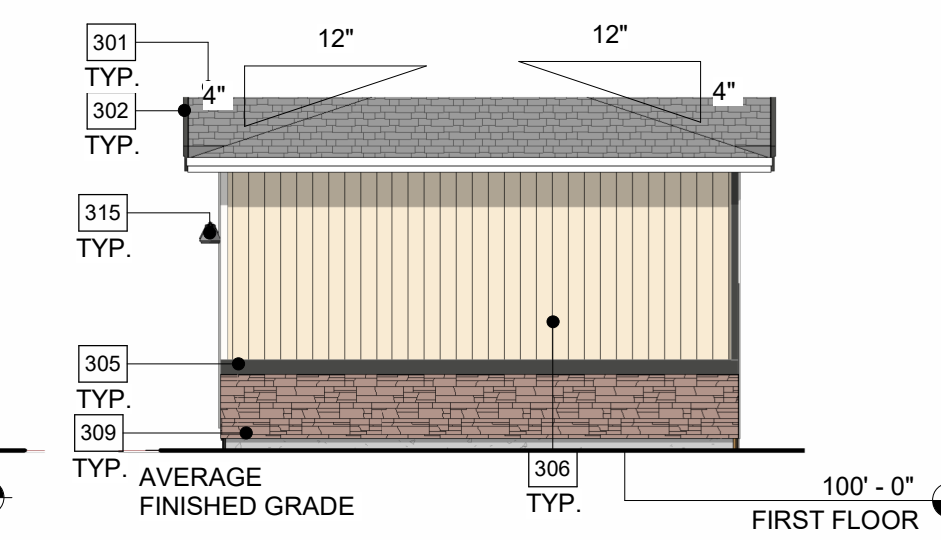
6 CAR ADA GARAGE ELEVATION 3

1/8" = 1'-0"



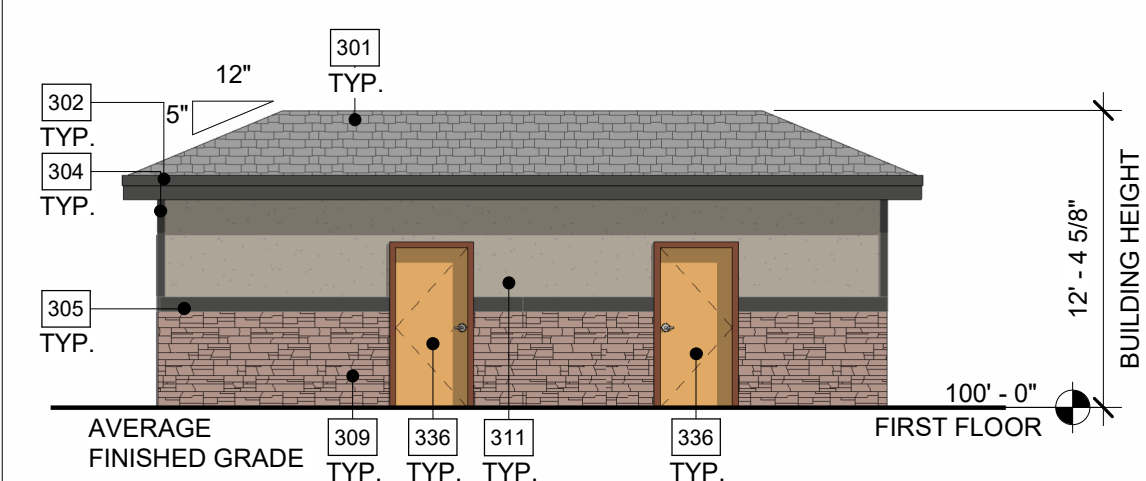
6 CAR GARAGE ELEVATION 4

1/8" = 1'-0"



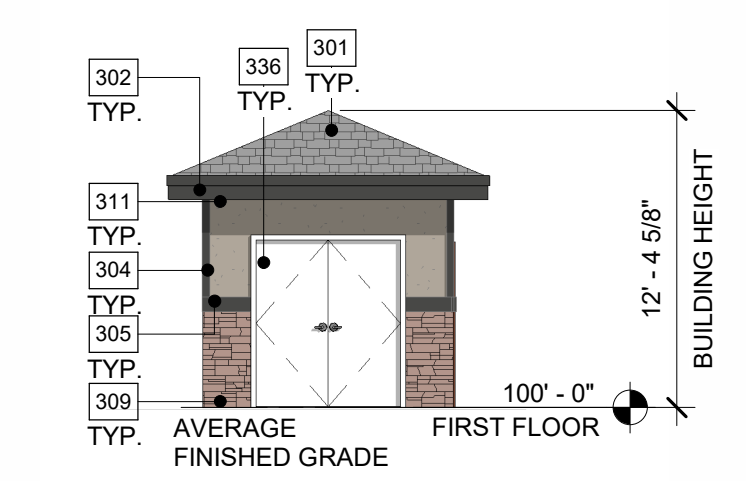
6 CAR ADA GARAGE ELEVATION 4

1/8" = 1'-0"



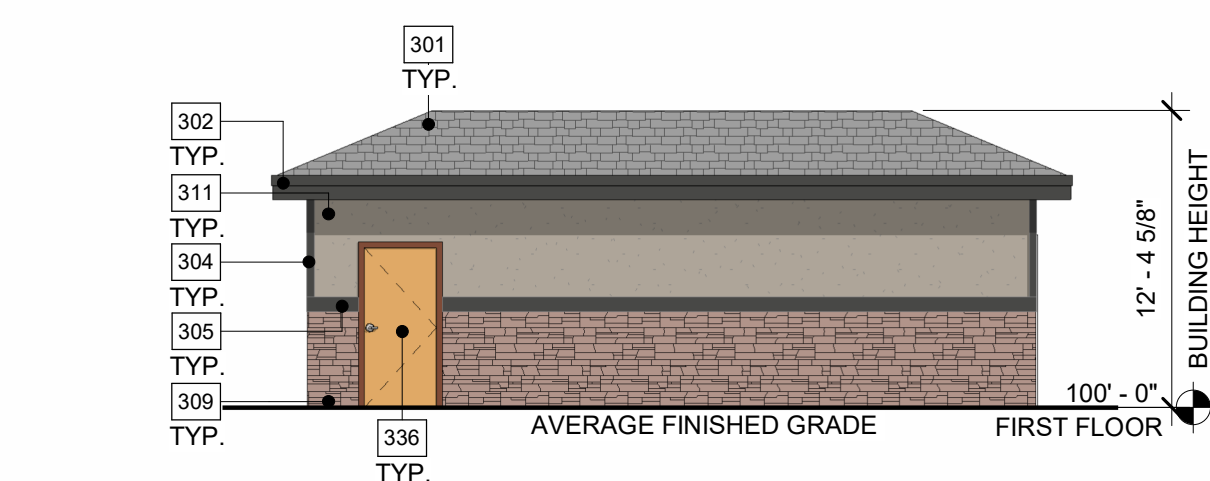
POOL HOUSE ELEVATION 1

1/8" = 1'-0"



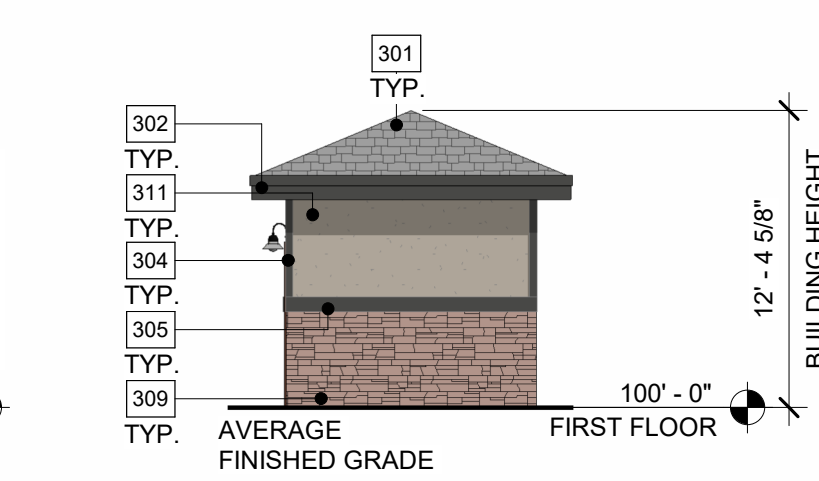
POOL HOUSE ELEVATION 2

1/8" = 1'-0"



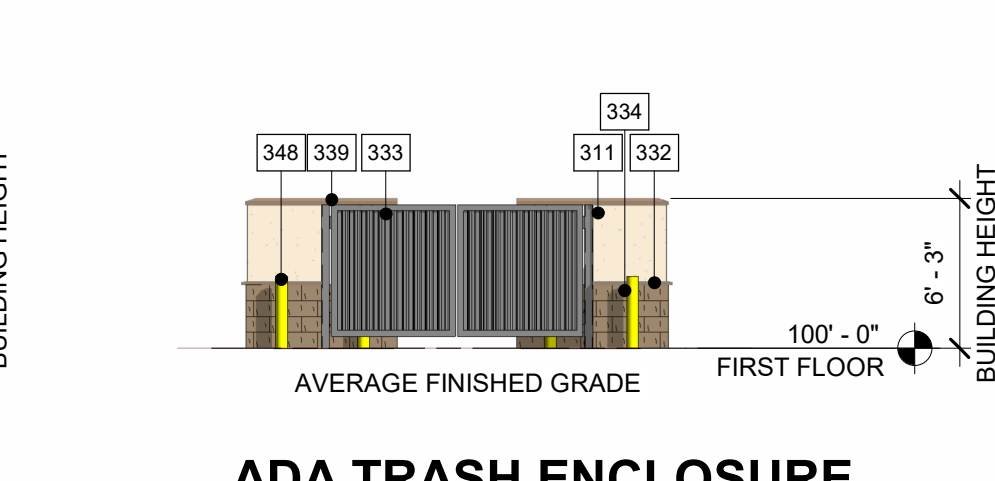
POOL HOUSE ELEVATION 3

1/8" = 1'-0"



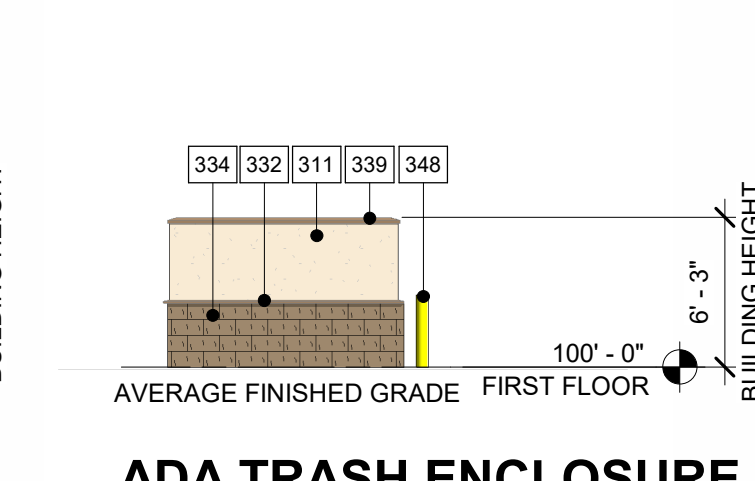
POOL HOUSE ELEVATION 4

1/8" = 1'-0"



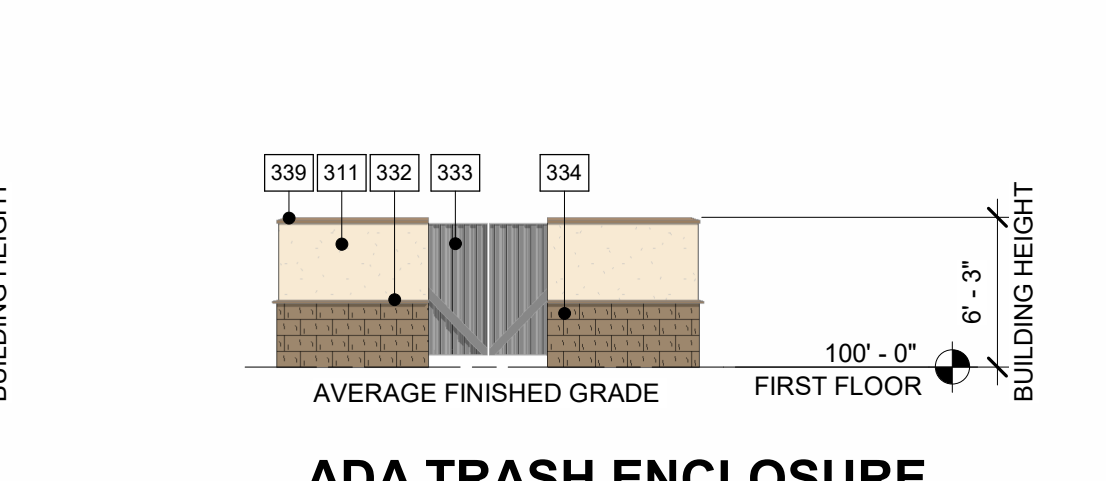
ADA TRASH ENCLOSURE ELEVATION 1

1/8" = 1'-0"



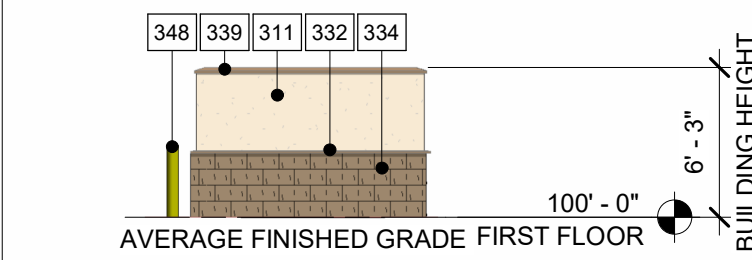
ADA TRASH ENCLOSURE ELEVATION 2

1/8" = 1'-0"



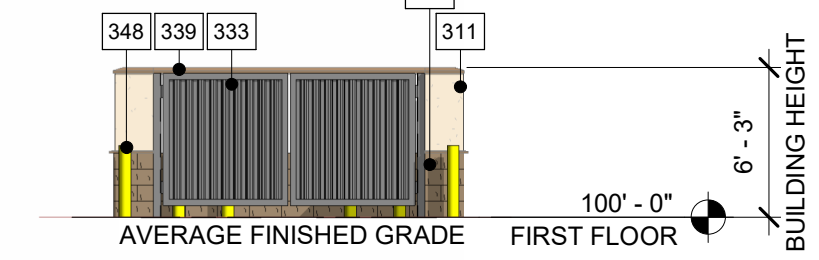
ADA TRASH ENCLOSURE ELEVATION 3

1/8" = 1'-0"



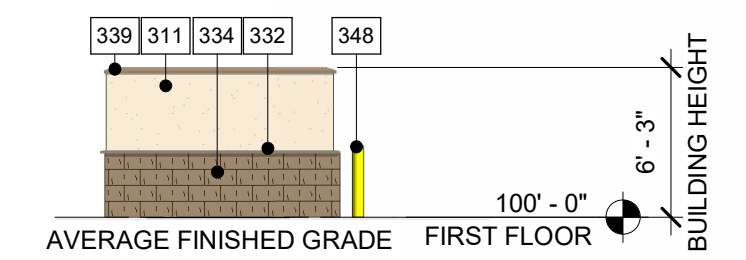
ADA TRASH ENCLOSURE ELEVATION 4

1/8" = 1'-0"



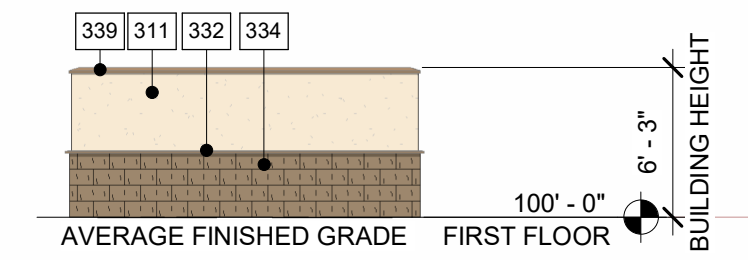
TRASH ENCLOSURE ELEVATION 1

1/8" = 1'-0"



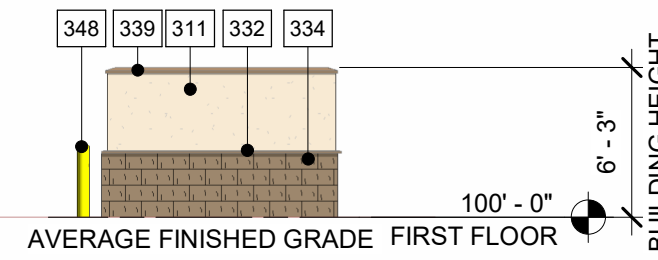
TRASH ENCLOSURE ELEVATION 2

1/8" = 1'-0"



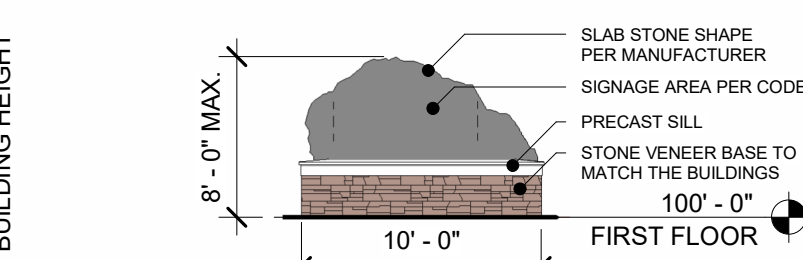
TRASH ENCLOSURE ELEVATION 3

1/8" = 1'-0"



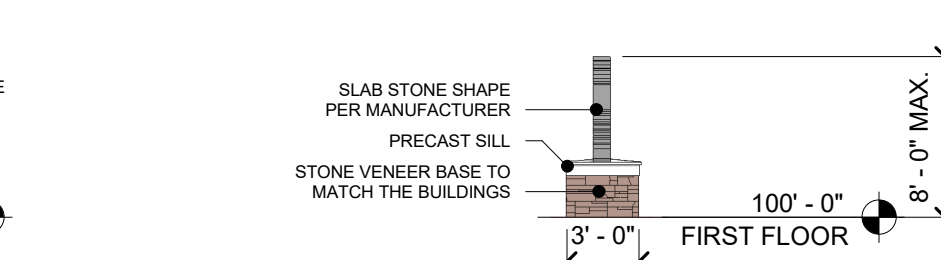
TRASH ENCLOSURE ELEVATION 4

1/8" = 1'-0"



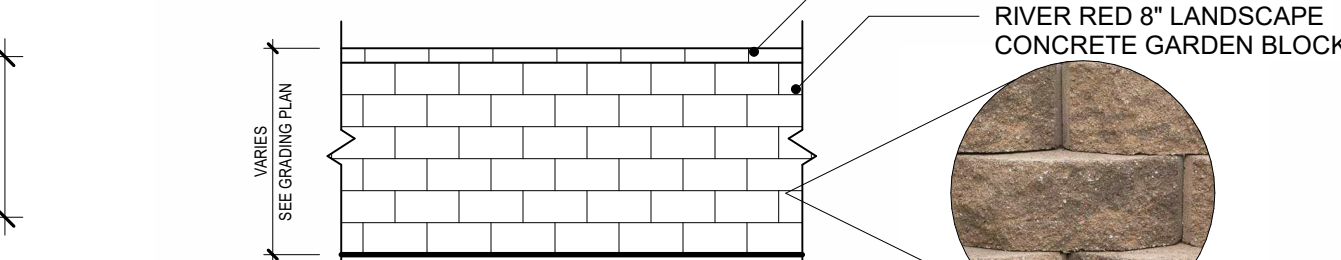
MONUMENT SIGN ELEVATION 1

1/8" = 1'-0"



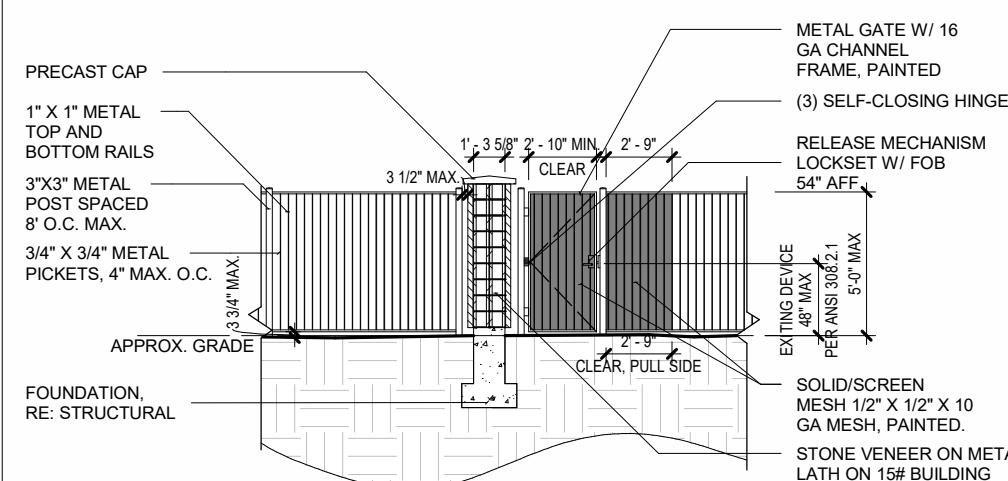
MONUMENT SIGN ELEVATION 2

1/8" = 1'-0"



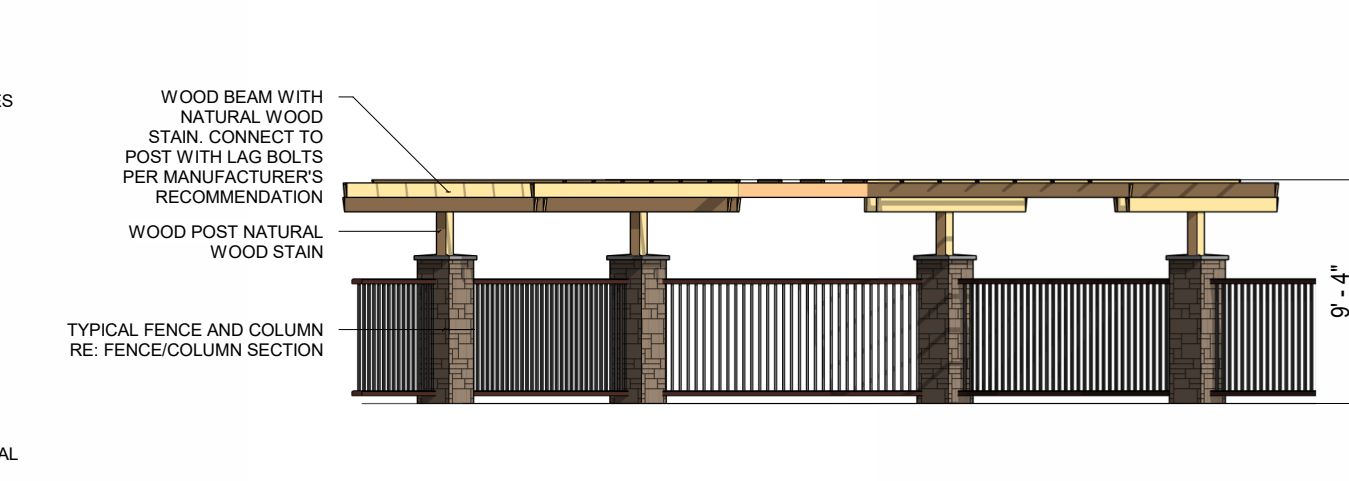
RETAINING WALL ELEVATION

1/4" = 1'-0"



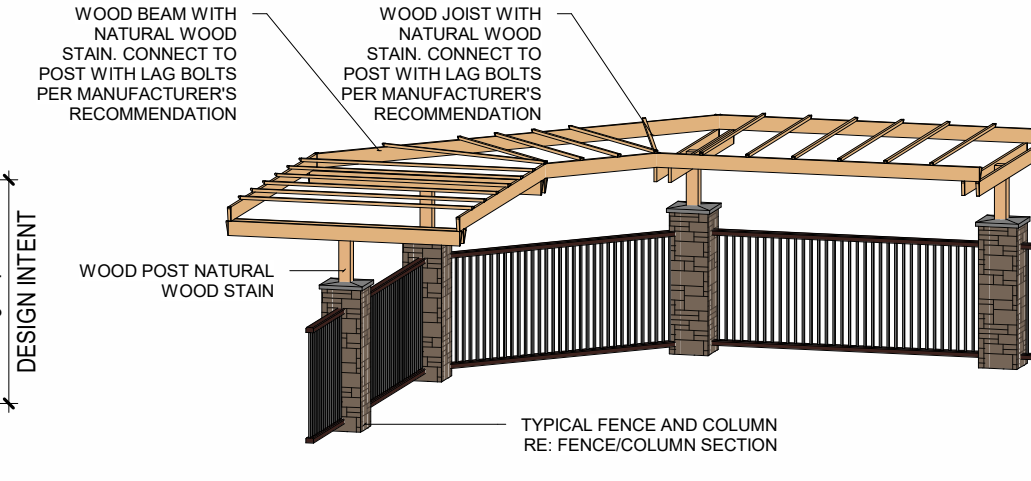
FENCE/COLUMN SECTION

1/8" = 1'-0"

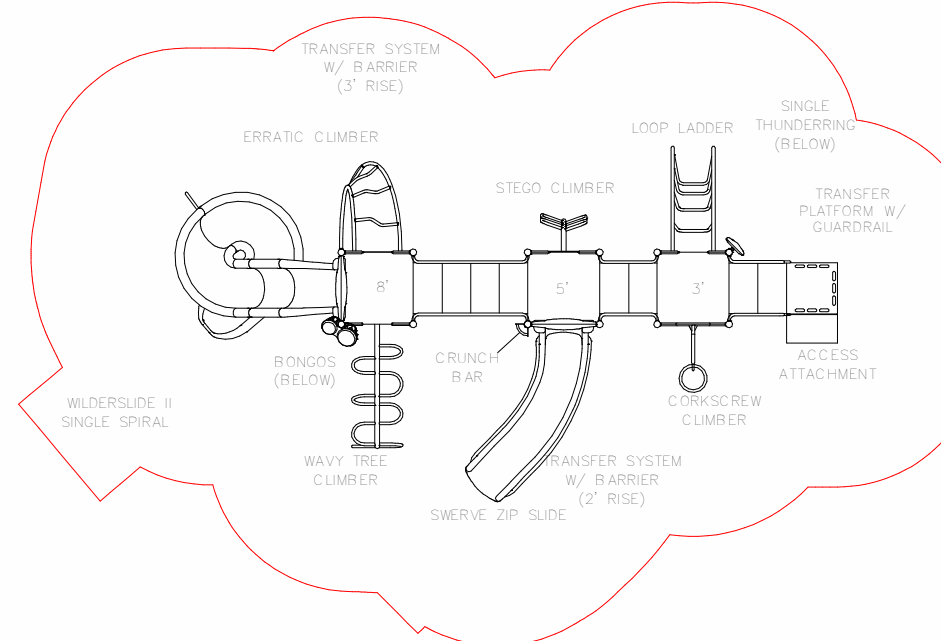


TRELLIS ELEV.

1/8" = 1'-0"



TRELLIS 3D



PLAYGROUND DETAIL

1/8" = 1'-0"

COLOR SCHEME FOR AUBURN HEIGHTS APARTMENTS		
B-1 BODY COLOR (LAP SIDING)	B-2 BODY COLOR (VERTICAL SIDING)	B-3 BODY COLOR (LAP SIDING)
SW 6213 HALYCON GREEN	SW 6126 NAVAJO WHITE	SW 6213 HALYCON GREEN
STUCCO		
SW 0023 PEWTER TANKARD		
STONE		
SUNSET STONE : BLEND OF GOLD RUNDLE / STACKED AND BLUE SPRUCE COBBLE LEDGE		
TRIM COLOR		
WINDOW / DOOR TRIM, FASCIA / GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM SW 7069 IRON ORE		
PUNCH COLOR		
(DOORS, RAILING AND HANDRAILS) SW 2808 ROCKWOOD DARK BROWN		
ROOF		
DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR : SLATE		
STANDING SEAM AT BUILDING ENTRANCES COLOR: CHARCOAL		
WINDOWS		
CLEAR GLAZING		

KEYNOTES - NEW	
301	DIMENSIONAL ASPHALT SHINGLES GAF TIMBERLINE HD COLOR: SLATE
302	FASCIA, PAINTED SW 7069 IRON ORE
304	5/4"x4" NOMINAL CORNER TRIM, PAINTED SW 7069 IRON ORE
305	5/4"x8" NOMINAL TRIM BAND, PAINTED SW 7069 IRON ORE
306	8" VERTICAL SIDING, PAINTED SW 6126 NAVAJO WHITE
308	4" LAP SIDING, PAINTED SW 6213 HALYCON GREEN
309	STONE VENEER, SUNSET STONE - BLEND OF GOLD RUNDLE AND STACKED AND BLUE SPRUCE COBBLE LEDGE
311	STUCCO, SW 0023 PEWTER TANKARD
315	EXTERIOR LIGHT FIXTURE, CONFIRM COLOR WITH ARCHITECT, RE-ELEC. & SPECS.
332	MANUFACTURED STONE CAP COLOR TO MATCH STONE BASE
333	METAL GATE, COLOR: SW 2808 ROCKWOOD DARK BROWN
334	BORAL BEST BLOCK SPLIT FACE CMU, COLOR #722
335	OVERHEAD SECTIONAL GARAGE DOOR PAINTED SW 7069 PEARLY WHITE
336	EXTERIOR FLUSH INSULATED DOOR, PAINTED SW 2808 ROCKWOOD DARK BROWN
337	SLIDING GLASS PATIO DOOR, RE: SPECS.
339	PRECAST WALL CAP, COLOR TO MATCH STONE BASE
346	FRIEZE BOARD: 1x6, PAINTED SW 7069 IRON ORE
348	6" DIA. BOLLARD TYP, PAINTED YELLOW

6 CAR GARAGE / 6 CAR ADA GARAGE	
BUILDING HEIGHT CALCULATION	
ELEVATION 1	13' - 2 3/4"
ELEVATION 2	12' - 7 3/4"
ELEVATION 3	13' - 2 3/4"
ELEVATION 4	13' - 9 3/4"
AVERAGE BUILDING HEIGHT = 52' - 11" / 4 = 13' - 2 3/4"	

POOL HOUSE	
BUILDING HEIGHT CALCULATION	
ELEVATION 1	12' - 4 5/8"
ELEVATION 2	12' - 4 5/8"
ELEVATION 3	12' - 4 5/8"
ELEVATION 4	12' - 4 5/8"
AVERAGE BUILDING HEIGHT = 49' - 6 1/2" / 4 = 12' - 4 5/8"	

BUILDING ELEVATIONS
LOT 2 AUBURN RIDGE SITE
DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

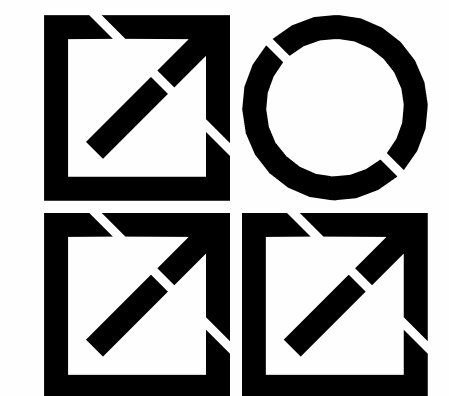
DATE PREPARED: 08-12-2026

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

15957 N 81ST STREET, STE 101
SCOTTSDALE, AZ 85260

SHEET
15 OF 17



**INTERGROUP
ARCHITECTS**

2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877
www.igarch.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

LOT 2, 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

GENERAL NOTES

- A. IN GENERAL, THE POLE LIGHTS (AA1, AA2) ARE FOR GENERAL PARKING AREA LIGHTING. THE GROUND MOUNTED LIGHTS (BB) ARE TO LIGHT SITE SIGNAGE. THE PEDESTRIAN POLE LIGHTS (CC) ARE TO LIGHT SPECIFIC AREAS (TRANSFORMERS, POOL, DOG RUN). THE SCONCES (G) ARE TO LIGHT THE FACADES OF BUILDINGS & GARAGES.
- B. HOURS OF OPERATION FOR SITE LIGHTING SHALL BE SUNSET TO SUNRISE. CONTROLLED VIA ASTRONOMICAL TIME CLOCK.
- C. THE LAYOUT DESIGN, IN COMBINATION WITH THE USE OF SHIELDED FIXTURES, IS SUCH THAT THERE IS VIRTUALLY NO LIGHT TRESPASS. WHERE TRESPASS DOES OCCUR IT IS ON AVERAGE 0.1 FOOTCANDLES, AND NEVER GREATER THAN 0.3 FOOTCANDLES.
- D. THERE ARE NO TYPE IV DISTRIBUTION POLE-MOUNTED FIXTURES, NOR UNSHIELDED WALL PACKS, IN THE DESIGN.



ILLUMINATION PLAN
LOT 2 AUBURN RIDGE SITE
DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

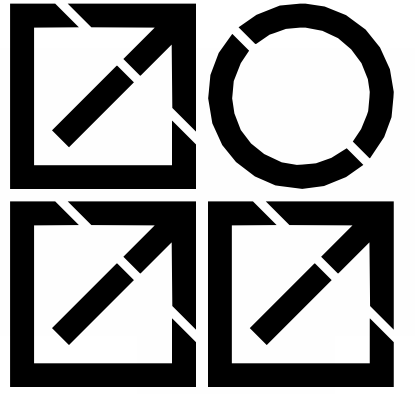
DATE PREPARED: 12-27-2021

PLANS PREPARED FOR:

AUBURN VENTURES II, LP
15957 N 81ST STREET, STE 101
SCOTTSDALE, AZ 85260

ILLUMINATION PLAN
1"=30'-0"

SHEET
16 OF 17



**INTERGROUP
ARCHITECTS**
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877
www.igarch.com

