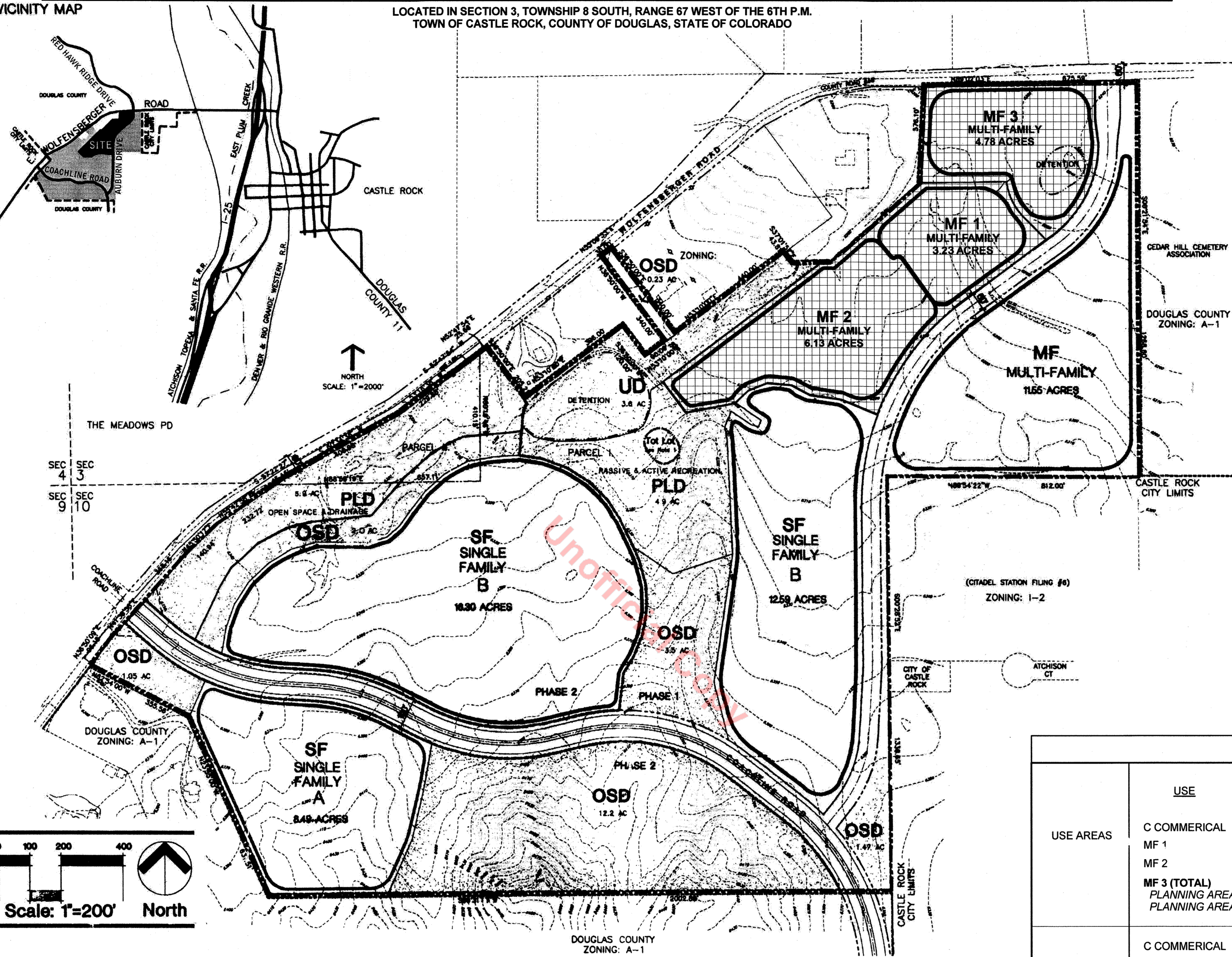


# Auburn Ridge Planned Development Plan No. 1

(AN AMENDMENT TO THE AUBURN RIDGE PRELIMINARY PD SITE PLAN AND THE MAJOR MODIFICATION TO THE CASTLE HIGHLANDS PRELIMINARY PUD SITE PLAN SEPTEMBER, 1994)



**OWNERSHIP CERTIFICATION**  
THE UNDERSIGNED ARE ALL OF THE OWNERS OF LOT 2, AUBURN RIDGE IN THE TOWN OF CASTLE ROCK.  
Mark D. Breen  
AUBURN VENTURES II, LP, A COLORADO LIMITED PARTNERSHIP  
SIGNED THIS 8th DAY OF October, 2015  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF October, 2015  
BY Mark D. Breen AS Manager OF  
AUBURN VENTURES II, LP  
BY: Janet Malefors  
WITNESS MY HAND AND OFFICIAL SEAL.  
Janet Malefors  
NOTARY PUBLIC  
MY COMMISSION EXPIRES April 22, 2018

**TOWN CERTIFICATION**  
A. PLANNING COMMISSION RECOMMENDATION:  
THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF June, 2015.  
Michael J. Protopop 1-22-2016  
CHAIRMAN DATE  
[Signature] 1/8/16  
DIRECTOR OF DEVELOPMENT SERVICES DATE  
B. TOWN COUNCIL APPROVAL:  
THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 4th DAY OF August, 2015.  
Paul D. [Signature] December 1, 2016  
MAYOR DATE  
ATTEST: [Signature] December 1, 2016  
TOWN CLERK DATE  
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE  
THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:59 PM ON THE 7th DAY OF APR AT RECEPTION NO. 2017023560.  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: Sandra C. Seary  
DEPUTY

		LAND USE LEGEND				
USE AREAS	USE	EXISTING		MAX. BLDG. COVERAGE		MAX. BLDG. HEIGHT
		ACRES	DU/AC	DU	DU	
USE AREAS	C COMMERCIAL	4.83		NA	NA	NA
	MF 1	3.23	28.00	90	40%	45'
	MF 2	6.13	17.00	100	40%	35'
	MF 3 (TOTAL)	4.78*	20.1*	96*	40%	45**
USE AREAS	PLANNING AREA A	1.56	15.4	24		35'
	PLANNING AREA B	3.22	22.4	72		45'
PRIVATE OPEN SPACE (easements within site)	C COMMERCIAL	(.44)				
	MF 2	(.25)		(.25)		
	MF 3 DETENTION POND	(.41)				
TOTAL SITE		14.19		190		
		14.14		20.2 UNITS PER ACRE		286

\* BROKEN DOWN INTO TWO SEPERATE PLANNING AREAS

**SHEET 1 of 2**

**AUBURN RIDGE PLANNED DEVELOPMENT PLAN NO. 1 PROJECT NO. PDP14-0006**

APPLICANT:  
AUBURN CASTLE PARTNERS, LLC  
15957 N 81ST STREET, SUITE 101  
SCOTTSDALE, AZ 85260  
OCTOBER 2, 2015

PWN Architects and Planners, Inc.  
9250 E Costilla Avenue | Suite 620  
Greenwood Village, CO 80112  
voice 303.649.9880 fax 303.649.9870  
pwnarchitects.com

**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 LIENS CREATED BY THE INSTRUMENTS RECORDED NOVEMBER 20, 2013 - RECEPTION NO. 2013091510 - DECEMBER 3, 2014 - RECEPTION NO. 2014070196 AND 2014070197, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.  
Diane Staveland  
DOUGLAS COUNTY HOUSING PARTNERSHIP, A COLORADO MULTI-JURISDICTIONAL HOUSING AUTHORITY  
SIGNED THIS 27th DAY OF October, 2016  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF October, 2015 BY Diane Staveland AS Secretary/Director OF DOUGLAS COUNTY HOUSING PARTNERSHIP  
WITNESS MY HAND AND OFFICIAL SEAL.  
[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/22/2016

**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 LIENS CREATED BY THE INSTRUMENTS RECORDED DECEMBER 27, 2013 AT RECEPTION NO. 2013098560 AND MAY 29, 2014 AT RECEPTION NO. 2014027889, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.  
Mark D. Breen  
NATIONAL MORTGAGE INVESTORS, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY  
SIGNED THIS 9th DAY OF October, 2015  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF October, 2015 BY Mark Breen AS Manager OF NATIONAL MORTGAGE INVESTORS, LLC  
WITNESS MY HAND AND OFFICIAL SEAL.  
[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 22, 2018

**OWNERSHIP CERTIFICATION**  
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 1, BLOCK 7, CASTLE HIGHLANDS FILING NO. 2 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.  
Mark D. Breen  
AUBURN CASTLE PARTNERS, LLC, A COLORADO LIMITED PARTNERSHIP  
SIGNED THIS 8th DAY OF October, 2015  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF October, 2015 BY Mark Breen AS Manager OF AUBURN CASTLE PARTNERS, LLC  
WITNESS MY HAND AND OFFICIAL SEAL.  
[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 22, 2018

**OWNERSHIP CERTIFICATION**  
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 1, AUBURN RIDGE IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.  
Mark D. Breen  
AUBURN VENTURES II, LP, A COLORADO LIMITED PARTNERSHIP  
SIGNED THIS 8th DAY OF October, 2015  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF October, 2015 BY Mark Breen AS Manager OF AUBURN VENTURES II, LP  
WITNESS MY HAND AND OFFICIAL SEAL.  
[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 22, 2018

**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 DEED OF TRUST RECORDED NOVEMBER 20, 2013 AT REC. NO. 2013091510, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.  
Roger A. Patridge  
BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO.  
SIGNED THIS 26th DAY OF October, 2015  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF October, 2015 BY Roger A. Patridge AS Commissioner OF DOUGLAS COUNTY HOUSING PARTNERSHIP  
WITNESS MY HAND AND OFFICIAL SEAL.  
[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 2/8/19

**AMY T. WILLIAMS**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 197400834  
MY COMMISSION EXPIRES 02/08/2017

**TITLE CERTIFICATION**  
I, [Signature], AN AUTHORIZED REPRESENTATIVE OF [Signature], 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 (LOT 2, BLOCK 7, CASTLE HIGHLANDS FILING NO. 2-4TH AMENDMENT) ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. SIGNED THIS 30th DAY OF October, 2015  
LAND TITLE GUARANTEE COMPANY  
[Signature]  
AUTHORIZED REPRESENTATIVE  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF October, 2015  
BY: [Signature]  
WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/29/18

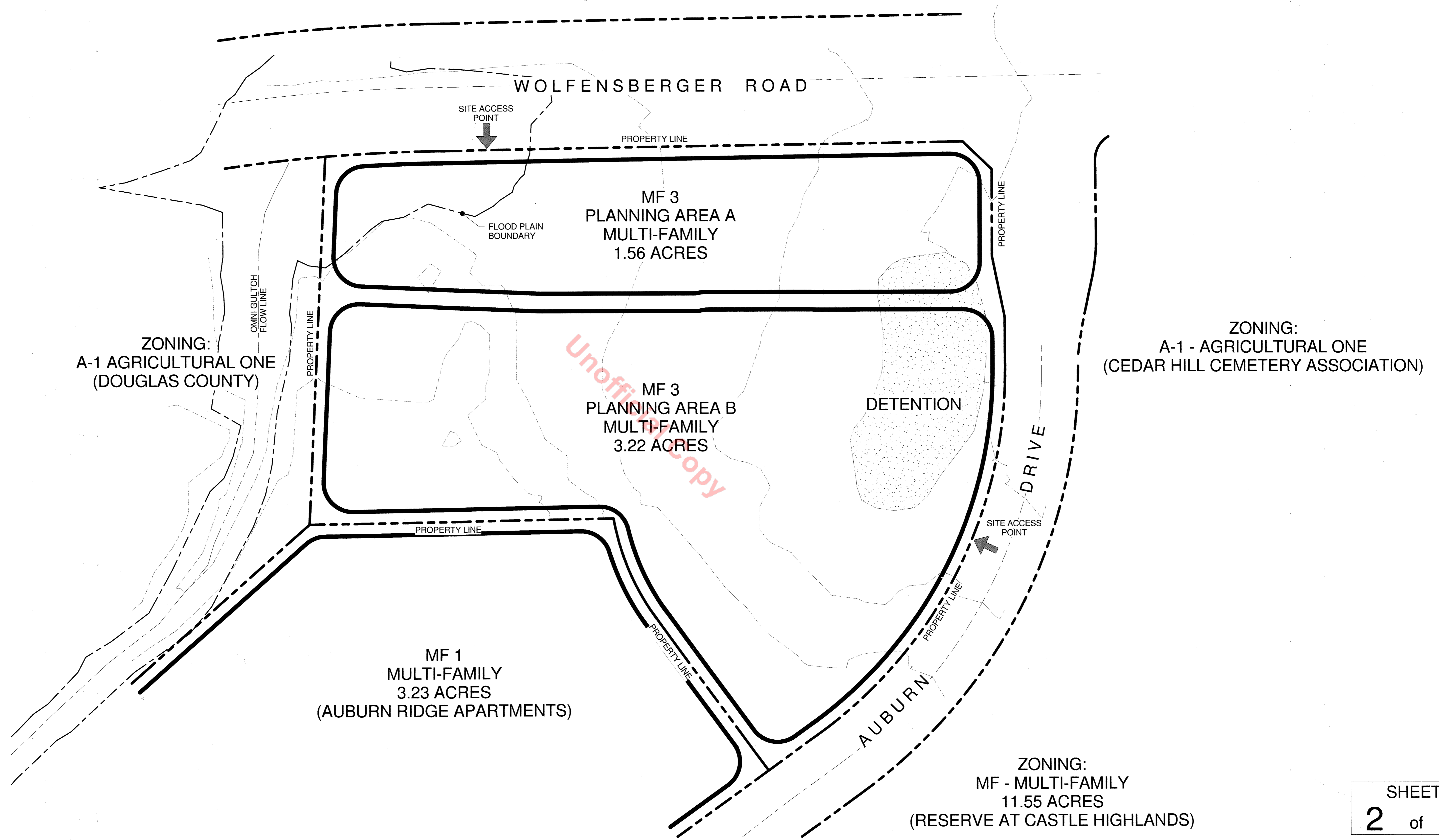
**LEGAL DESCRIPTION**  
LOT 1, BLOCK 7, CASTLE HIGHLANDS FILING NO. 2 AND LOTS 1 AND 2, AUBURN RIDGE, ACCORDING TO THE RECORDED PLATS THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

**GENERAL NOTES**  
1. The parking standard for Independent Living for Seniors in Planning Area MF1 and MF2 shall be 1 parking space per dwelling unit plus 1 parking space per 5 units devoted to guest parking and management personnel. If MF2 develops as a non-age restricted multi-family, the Town's standard parking requirements shall apply.  
2. A 25' landscaped buffer setback in Planning Area MF2 adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2 shall be required with the site plan approval of MF2.  
3. The Auburn Ridge PD may be developed in phases. MF1 is proposed to be developed in Phase 1, however infrastructure is in place to allow the development of either MF1 or MF2 as Phase 1.  
4. The transportation Master Plan categorizes the future ROW of Wolfensberger Road as a major Arterial with a 110' ROW. Additional ROW may need to be dedicated to the Town by Plat or separate instrument.

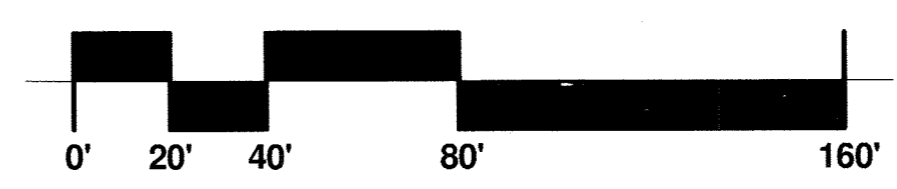
# Auburn Ridge Planned Development Plan No. 1

(AN AMENDMENT TO THE AUBURN RIDGE PRELIMINARY PD SITE PLAN AND THE MAJOR MODIFICATION TO THE CASTLE HIGHLANDS PRELIMINARY PUD SITE PLAN SEPTEMBER, 1994)

LOCATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

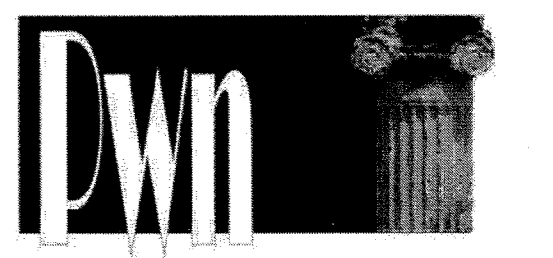


MF 3 - MULTI-FAMILY SITE PLAN  
1" = 40'-0"



SHEET  
2 of 2

AUBURN RIDGE PLANNED DEVELOPMENT  
PLAN NO. 1  
PROJECT NO. PDP14-0006



APPLICANT:  
AUBURN CASTLE PARTNERS, LLC  
15957 N 81ST STREET, SUITE 101  
SCOTTSDALE, AZ 85260

OCTOBER 2, 2015

9250 E Castilla Avenue | Suite 620  
Greenwood Village, CO 80112  
voice 303.649.9880 fax 303.649.9870  
pwnarchitects.com

**ORDINANCE NO. 2015-24**

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE AUBURN RIDGE PLANNED DEVELOPMENT PLAN NO. 1 AND APPROVING THE AUBURN RIDGE PLAN DEVELOPMENT PLAN NO. 1 ZONING REGULATIONS**

WHEREAS, Auburn Ventures, LP, Auburn Ventures II, LP and Auburn Castle Partners, LLC (collectively, the "Applicant") have requested an amendment to the PD Planned Development zoning of the property described in the attached *Exhibit 1* ("Property"); and

WHEREAS, the Applicant has requested approval of the Auburn Ridge Planned Development Plan No. 1 ("PDP") attached as *Exhibit 2*; and

WHEREAS, the Applicant has requested approval of an amendment to the Auburn Ridge Planned Development Plan No. 1 Zoning Regulations ("Zoning Regulations") attached as *Exhibit 3*, as the same affect the Property; and

WHEREAS, the PDP and Zoning Regulations comply with Chapter 17.36 of the Castle Rock Municipal Code, the Town's Vision 2020 and the Comprehensive Master Plan; and

WHEREAS, public hearings on the PDP and the Zoning Regulations have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:**

**Section 1. Zoning District Map Amendment.** The Town's Zoning District Map pertaining to the Property is amended to conform to the Auburn Ridge Planned Development Plan No. 1.

**Section 2. Planned Development Plan Approval.** The Auburn Ridge Planned Development Plan No. 1 is hereby approved.

**Section 3. Zoning Regulations Approval.** The Auburn Ridge Planned Development Plan No. 1 Zoning Regulations pertaining to the Property, as amended, are hereby approved.

**Section 4. Effective Date.** With the effective date of this ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town of Castle Rock.

**Section 5. Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.


**Section 6. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

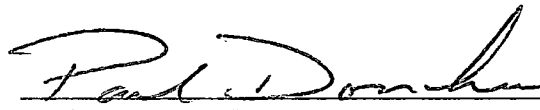
**APPROVED ON FIRST READING** this 21st day of July, 2015 by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED** this 4<sup>th</sup> day of August, 2015, by the Town Council of the Town of Castle Rock, Colorado, on second and final reading by a vote of 5 for and 0 against.

**ATTEST:**

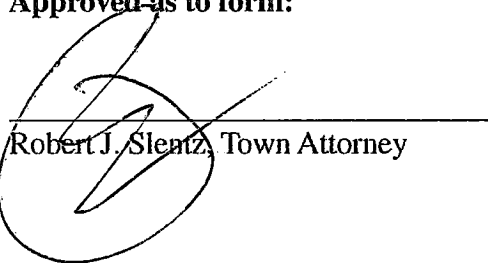
**TOWN OF CASTLE ROCK**


  
\_\_\_\_\_  
Sally A. Misare, Town Clerk

  
\_\_\_\_\_  
Paul Donahue, Mayor

**Approved as to form:**

**Approved as to content:**

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney

  
\_\_\_\_\_  
Bill Detweiler, Director of Development Services

Unofficial Copy

*Exhibit 1*

Legal Description

Lot 1, Block 7, Castle Highlands Filing No. 2 and Lots 1 and 2, Auburn Ridge, According to the Recorded Plats thereof, County of Douglas, State of Colorado

*Unofficial Copy*





## **Zoning Regulations**

### **Auburn Ridge Planned Development Plan No. 1**

Amended: September 4, 2015  
Approved: December 11, 2012

**Zoning Regulations  
For  
Auburn Ridge Planned Development Plan No. 1**

Coversheet.....1

Table of Contents.....2

Section I: General Provisions.....3

Section II: Development Agreement.....3

Section III: Site Development Plans and Plats .....3

Section IV: Definitions.....4

Section V: Control Provisions.....4

Section VI: Development Standards.....4-6

Section VII: Architectural Renderings .....7

Figure 1 .....8-10

Figure 2.....11-12

Figure 3.....13-14

Figure 4.....15-20

**SECTION I: GENERAL PROVISIONS.**

- 1.1 Adoption/Authorization. The Town Council has adopted the Auburn Ridge Planned Development Plan No. 1 and Planned Development Zoning Regulations pursuant to Chapter 17.34 of this Code after appropriate public notice and hearing.
- 1.2 Applicability. The Auburn Ridge Planned Development Plan No. 1 and Planned Development Zoning Regulations shall run with the land and bind all owners of record and successors, heirs or assigns of the land as approved by the Town Council.
- 1.3 Maximum level of development. The total number of dwelling units approved for development within the established use areas is the maximum allowed for platting and development. The actual number of dwellings or floor area approved will be determined at the Site Development Plan (SDP) / Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses and other relevant factors.
- 1.4 Relationship to Town regulations. The provisions of this PD plan and zoning regulations shall prevail and govern the development of the Auburn Ridge Planned Development Plan No. 1; provided, however, that where the provisions of this PD plan and zoning regulations do not address a particular subject, the relevant provisions of the Town zoning ordinance, as amended, or any other applicable provisions of this Code shall be applicable.
- 1.5 Severability of provisions. In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

**SECTION II: DEVELOPMENT AGREEMENT.**

In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town and the PD property owners.

This agreement, entitled \_\_\_\_\_, was adopted by the Town on 4th day of August, 2015, by Resolution No. 2015 - 69.

**SECTION III: SITE DEVELOPMENT PLANS AND PLATS.**

Following approval of the Auburn Ridge Planned Development Plan No.1, the property owners shall submit a Site Development Plan for all or any portion or portions of the use areas as are then ready for development. No building permit will be issued until a SDP and subdivision plat have been approved for the property and duly recorded, unless the property is a Town-owned property being developed for Town uses.

**SECTION IV: DEFINITIONS.**

In addition to the standard definitions found in Title 17 of the Town of Castle Rock Municipal Code, the following definitions of terms shall apply to this Planned Development:

- 4.1 *Age Restricted* shall mean ages 55 years and older.
- 4.2 *Independent Living for Seniors* shall mean non-assisted individual dwelling units for seniors, age restricted to 55 years and older.

**SECTION V: CONTROL PROVISIONS.**

5.1 Use Area Boundaries

There shall be limited flexibility in determining the exact location of the Use Area boundaries and the Planning Area boundaries as depicted on the Planned Development Plan due to the scale of the drawings and the diagrammatic depiction of the Use Areas and Planning Areas. A ten percent (10%) change or adjustment to the Use Area or Planning Area boundaries may be reviewed and approved administratively by Town staff, or with the approval of the Site Development Plan.

5.2 Road Alignments

The Planned Development Plan is intended to depict the general location of roadways. Recognizing that final road alignments are subject to engineering studies, minor road realignment of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the Planned Development Plan itself. Major road realignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided by the Town of Castle Rock Municipal Code.

**SECTION VI: USE AREAS.**

6.1 Multi-Family Use Area – MF1

A. Permitted Uses:

- 1) Age restricted multiple-family dwellings.
- 2) Other forms of attached age restricted housing meeting the density criteria of this use area, including condominiums and townhomes.
- 3) Temporary sales office and construction trailers.
- 4) Leasing offices, model units.

B. Design Standards:

- 1) The architectural elevation renderings attached as *Figure 1* have been included to demonstrate the level of quality in architecture planned for this

site. The rendering is conceptual in nature, but will be used as a guide for future development.

## 6.2 Multi-Family Use Area – MF2

### A. Permitted Uses:

- 1) Age restricted multiple-family dwellings.
- 2) Other forms of attached age restricted housing meeting the density criteria of this use area, including, condominiums and townhomes.
- 3) Temporary sales office and construction trailers.
- 4) Leasing offices, model units.

### B. Design Standards:

- 1) A 25 foot wide landscape buffer shall be installed adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2.
- 2) Site development shall work with the topography in a manner that is substantially similar to the conceptual cross-section rendering attached as *Figure 2*. The objective of the conceptual cross-section is to demonstrate the proposed massing and intent to work with the topography on the site.
- 3) The architectural elevation renderings attached as *Figure 3* have been included to demonstrate the level of quality in architecture planned for this site. The rendering is conceptual in nature, but will be used as a guide for future development.

## 6.3 Multi-Family Use Area – MF3

### A. Permitted Uses:

- 1) Multi-family dwellings to include apartments, condominiums and townhomes.
- 2) Temporary leasing office, construction offices and construction trailers.
- 3) Private clubhouse, pool or recreation facilities.

### B. Design Standards:

- 1) Planning Area A (located along Wolfensberger Road frontage)
  - a) Maximum building height shall be 35'.
  - b) Maximum density shall be 15.4 units/acre.
  - c) Maximum number of dwelling units shall be 24.
- 2) Planning Area B (located adjacent to Auburn Ridge, Lot 1)
  - a) Maximum building height shall be 45'.
  - b) Maximum density shall be 22.4 units/acre.
  - c) Maximum number of dwelling units shall be 72.
- 3) The architectural elevation renderings attached as *Figure 4*, have been included to demonstrate the level of quality in architecture planned for this site. The rendering is conceptual in nature, but will be used as a guide for future development.

## 6.4 Accessory Uses

A. The following Accessory Uses are permitted in all use areas:

- 1) Home occupations subject to Town of Castle Rock Municipal Code 17.52.230 (excluding in-home Daycare)
- 2) Public Utilities
- 3) Roadways, bike paths, pedestrian trails
- 4) Storm water drainage detention areas

**SECTION VII: DEVELOPMENT STANDARDS.**

Table 7.1

	<u>MF1</u>	<u>MF2</u>	<u>MF3</u>	
Gross Density	28 du/ac	17 du/ac	20.1 du/ac	
Planning Area	na	na	A	B
Planning Area Density	na	na	15.4 du/ac	22.4 du/ac
Minimum lot area	na	na	na	na
<u>Setbacks:</u>				
Front to garage	-	-		
Front to living area	-	-		
Front	15'	15'	15'	15'
Front to parking	15'	15'	15'	15'
Rear	20'	20'	15'	15'
Side interior lot	10'	10'	10'	10'
Side to street	15'	15'		
To interior lot line	*10'	*10'	*10'	*10'
To street ROW	-	-	-	-
Landscape buffer adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2.	-	25'	-	-
<u>Building Standards:</u>				
Max. building coverage	40%	40%	40%	
Max. building height	45'	35'	35'	45'
<u>Parking Standards:</u>	1 space per dwelling unit plus 1 space per 5 dwelling units for guest parking.		Per Municipal Code	

\*A 20' minimum separation is required between structures on Auburn Ridge, Lot 1 and Auburn Ridge, Lot 2, and between structures on Auburn Ridge, Lot 1 and Lot 1, Block 7, Castle Highlands Filing No. 2. Individual landscape setbacks from interior property line may vary. Building setback shall be 10' minimum.

7.1 Lighting

Lighting shall comply with the Town of Castle Rock Illumination Regulations.

7.2 Landscaping

Landscaping shall comply with the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria.

7.3 Signage

Signage must be depicted on the Site Development Plan. All signs require an approved Sign Permit from the Town of Castle Rock.

**SECTION VII: ARCHITECTURAL RENDERINGS.**

The architectural elevation renderings attached as *Figures 1 through 4*, have been included to demonstrate the level of architectural quality planned for this Planned Development. The renderings are conceptual in nature, but will be used as a guide for future development.

Unofficial Copy

Figure 1



FIGURE 1 – FRONT ELEVATION

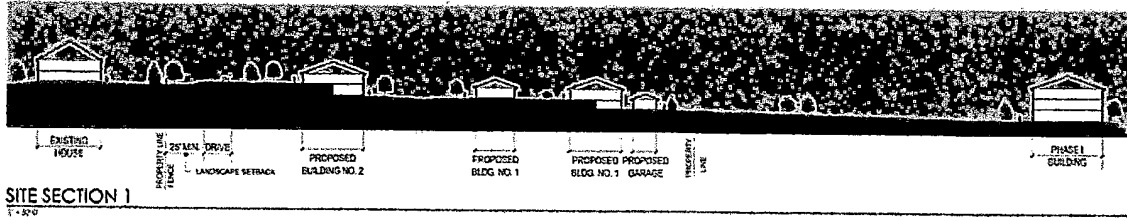


**FIGURE 1 – ENTRY ELEVATION**

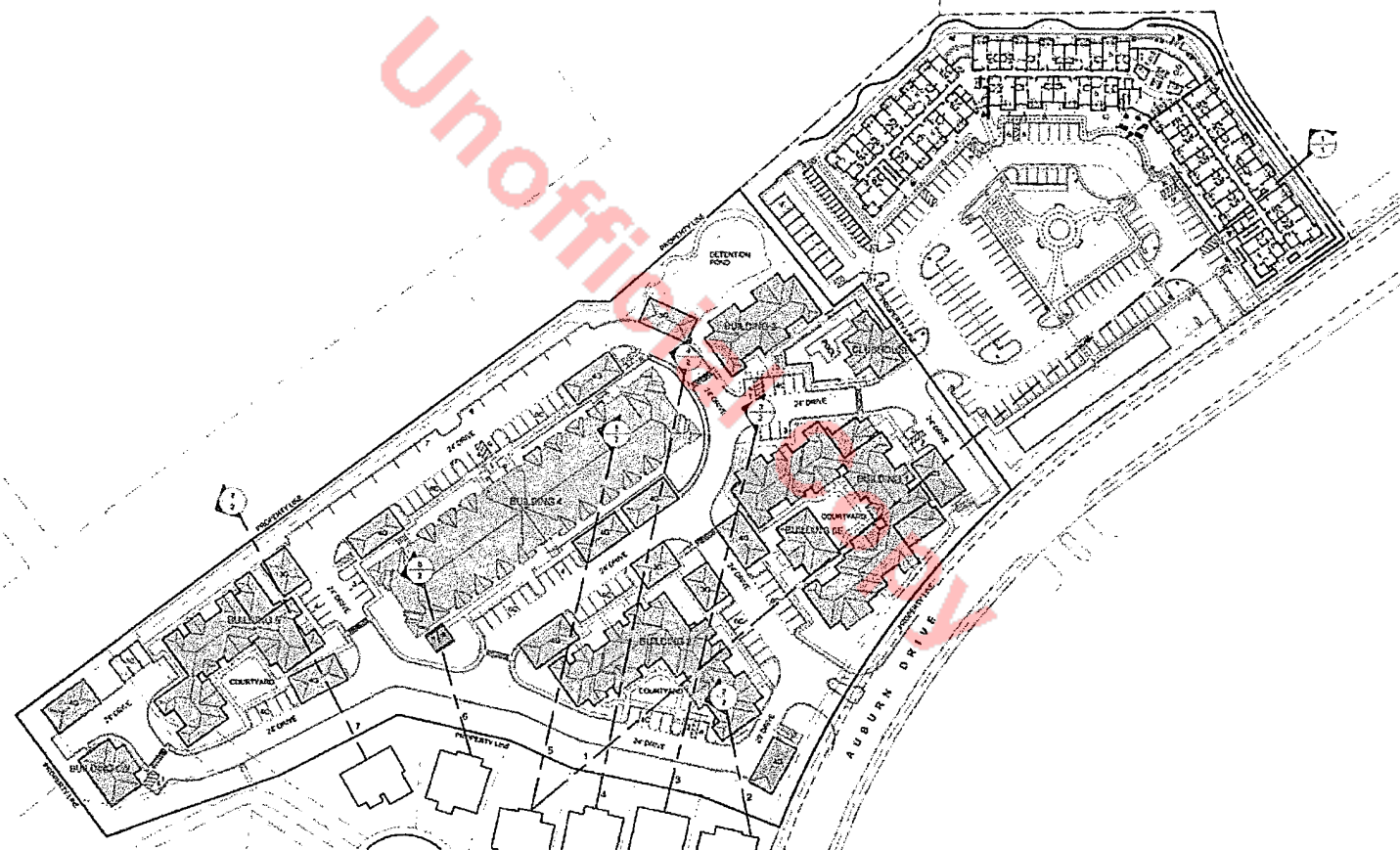


**FIGURE 1 – CORNER ELEVATION**

Figure 2



SITE SECTION 1  
1" = 30'



SITE PLAN - SECTION EXHIBIT  
1" = 30'

**AUBURN RIDGE PHASE II**  
NEIGHBORHOOD MEETING

AUBURN DRIVE  
CASTLE ROCK, CO 80109

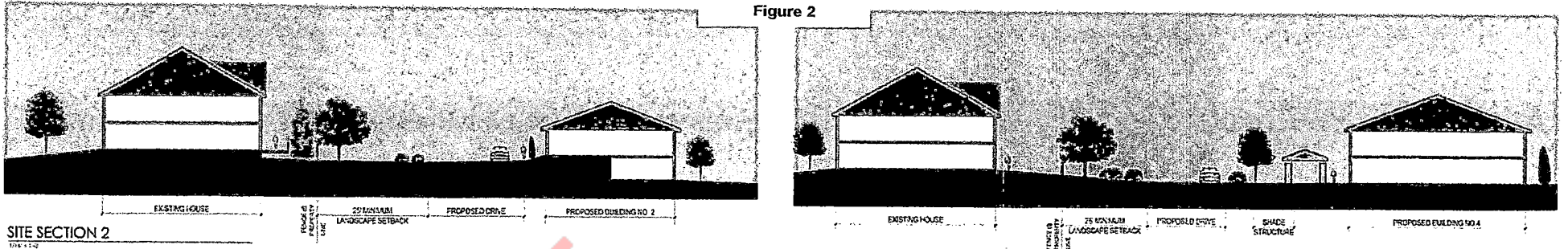
SHEET  
1 of 2



PWN Architects and Planners, Inc.  
3150 South Federal Avenue  
Suite 200, Castle Rock, CO 80109  
303.948.1111  
www.pwnarchitects.com

11/25/13

Figure 2



SITE SECTION 2  
1/16 x 1/2

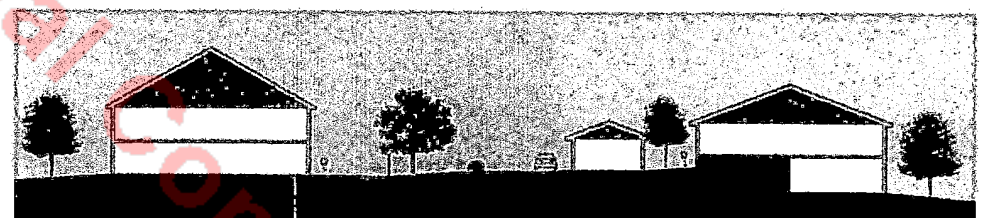
SITE SECTION 6  
1/16 x 1/2



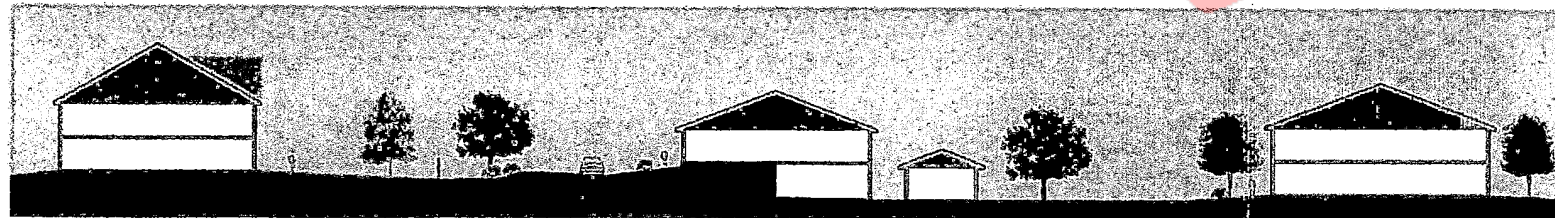
SITE SECTION 3  
1/16 x 1/2



SITE SECTION 4  
1/16 x 1/2



SITE SECTION 7  
1/16 x 1/2



SITE SECTION 5  
1/16 x 1/2

**AUBURN RIDGE PHASE II**  
NEIGHBORHOOD MEETING

AUBURN DRIVE  
CASTLE ROCK, CO 80109

12/03/13

SHEET  
2 of 2

DWM Architects and Planners, Inc.  
1000 E. COLORED HILLS BLVD  
GLENWOOD SPRING, CO 80109  
970.240.0000 FAX 970.240.0001  
dwmarchitects.com

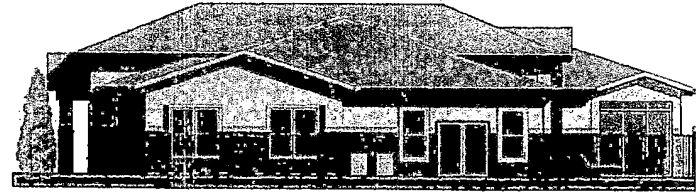




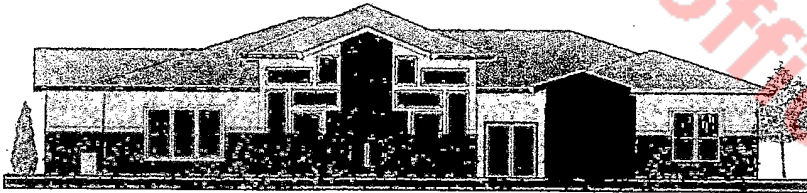
Figure 4



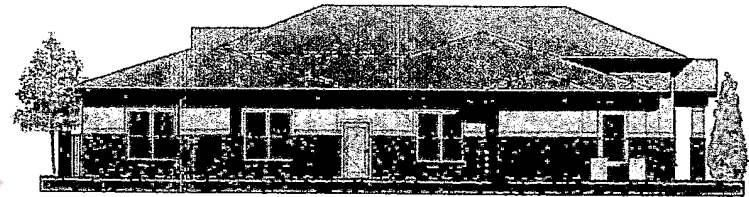
CLUBHOUSE FRONT ELEVATION  
1/8" = 1'-0"



CLUBHOUSE WEST ELEVATION  
1/8" = 1'-0"



CLUBHOUSE REAR ELEVATION  
1/8" = 1'-0"

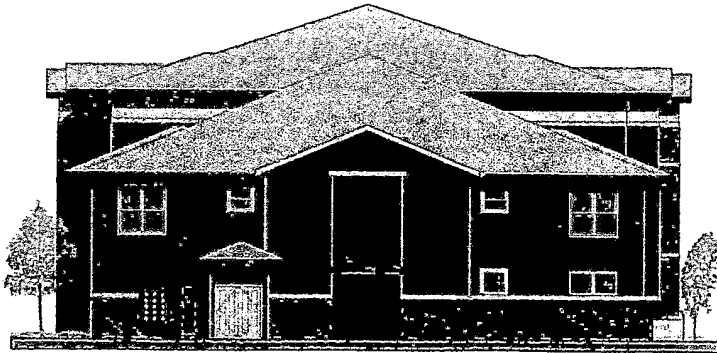


CLUB HOUSE EAST ELEVATION  
1/8" = 1'-0"

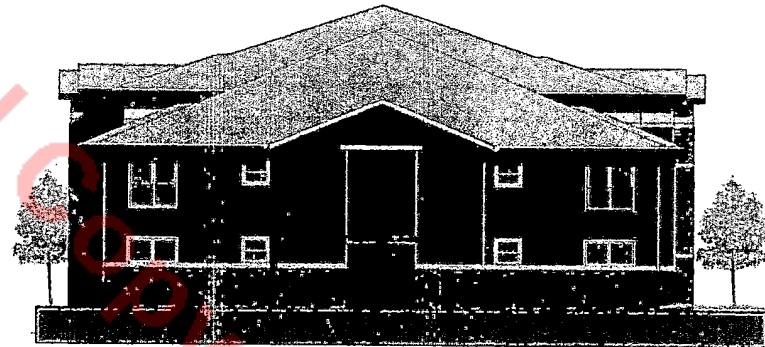
FIGURE 4 – CLUBHOUSE ELEVATIONS



BUILDING 1 FRONT-BACK ELEVATION - SDP  
1/8" = 1'-0"



BUILDING 1 SIDE ELEVATION (Fire Riser) - SDP  
1/8" = 1'-0"



BUILDING 1 SIDE ELEVATION - SDP  
1/8" = 1'-0"

**FIGURE 4 – BUILDING 1 ELEVATIONS**



BUILDING 2 FRONT ELEVATION  
1/8" = 1'-0"



BUILDING 2 SIDE ELEVATION - SDP  
1/8" = 1'-0"



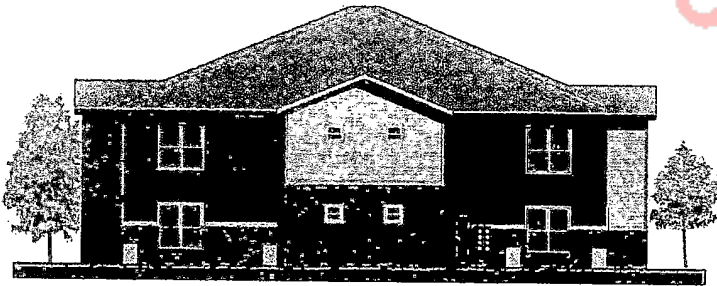
BUILDING 2 SIDE ELEVATION (FIRE RISER)  
1/8" = 1'-0"

FIGURE 4 – BUILDING 2 & 3 ELEVATIONS



BUILDING 4 FRONT-NORTH ELEVATION

1/8" = 1'-0"



BUILDING 4 SIDE ELEVATION - SDP

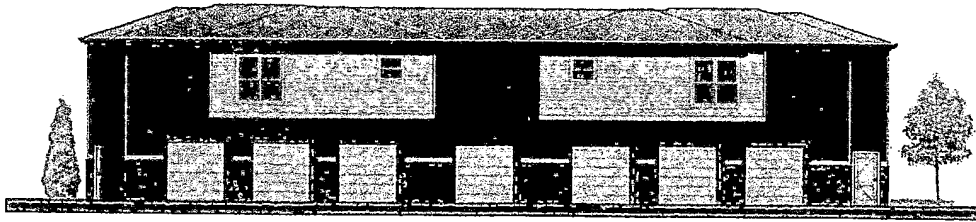
1/8" = 1'-0"



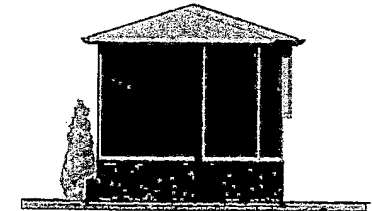
BUILDING 4 SIDE ELEVATION (FIRE RISER)

1/8" = 1'-0"

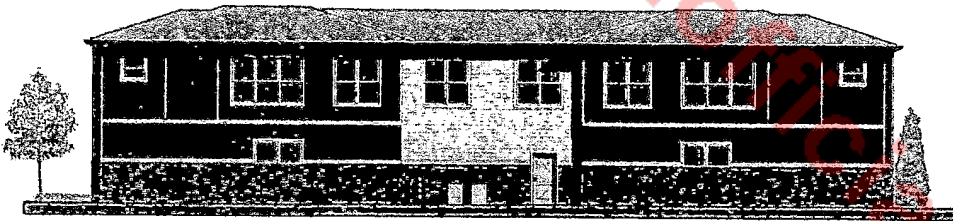
FIGURE 4 – BUILDING 4,5 & 6 ELEVATIONS



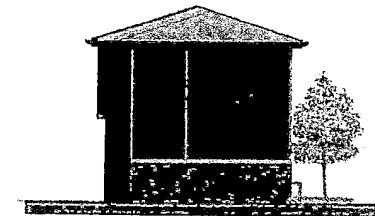
BUILDING 7 FRONT ELEVATION  
1/8" = 1'-0"



BUILDING 7 NORTH ELEVATION  
1/8" = 1'-0"

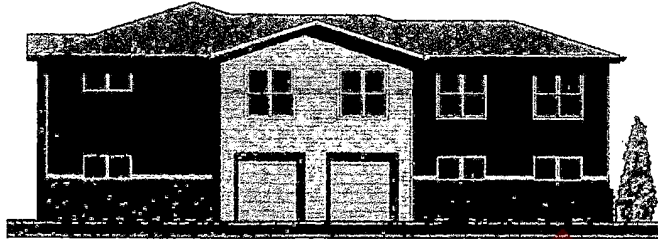


BUILDING 7 REAR ELEVATION  
1/8" = 1'-0"

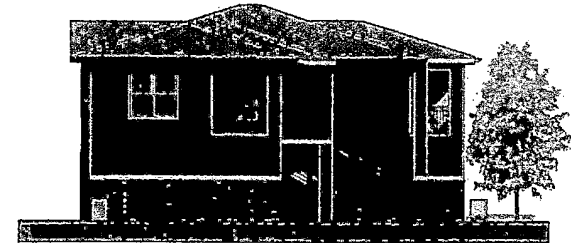


BUILDING 7 SOUTH ELEVATION  
1/8" = 1'-0"

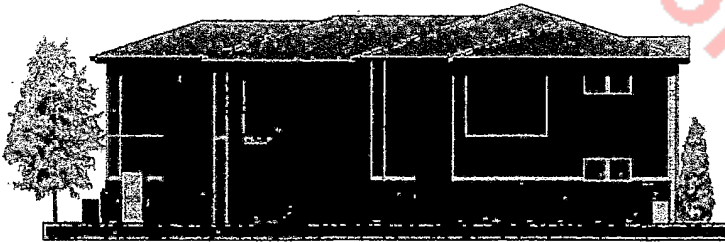
FIGURE 4 – BUILDING 7 ELEVATIONS



**BUILDING 8 FRONT ELEVATION**  
1/8" = 1'-0"



**BUILDING 8 NORTH ELEVATION**  
1/8" = 1'-0"



**BUILDING 8 REAR ELEVATION**  
1/8" = 1'-0"



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

**FIGURE 4 – BUILDING 8 ELEVATIONS**