

**OWNERSHIP 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.

Mark Breen  
AUBURN VENTURES II, LP, A COLORADO LIMITED PARTNERSHIP  
SIGNED THIS 22 DAY OF June, 2018

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22<sup>nd</sup> DAY OF June, 2018  
BY Mark Breen AS Manager OF AUBURN VENTURES II, LP.

WITNESS MY HAND AND OFFICIAL SEAL.  
Jennifer K. Law  
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-30-2023

**TITLE CERTIFICATION:**

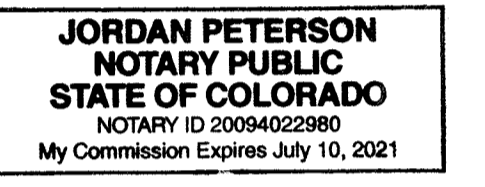
I, Brandi Beckler AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE

Brandi Beckler  
AUTHORIZED REPRESENTATIVE  
Land Title Guarantee Company  
TITLE INSURANCE COMPANY  
SIGNED THIS 26<sup>th</sup> DAY OF June, 2018

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26<sup>th</sup> DAY OF June, 2018  
BY Brandi Beckler AS AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL.  
Jordan Peterson  
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/10/2021



**SURVEYOR'S CERTIFICATE:**

I, Brian J. Pohl 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.

Brian J. Pohl  
REGISTERED LAND SURVEYOR  
DATE 06/26/18



**CIVIL ENGINEER'S STATEMENT:**

I, Daniel Moors 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.

Daniel Moors  
REGISTERED PROFESSIONAL ENGINEER  
DATE 6-26-2018



**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:**

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE

29 DAY OF June, 2018  
[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

**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 10:08 ON THE 2 DAY OF July, 2018 AT

RECEPTION NO. 2018039774

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Sandra C. Alar  
DEPUTY



**LIENHOLDER SUBORDINATION CERTIFICATE:**  
THE UNDERSIGNED ARE ALL OF THE OWNERS 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

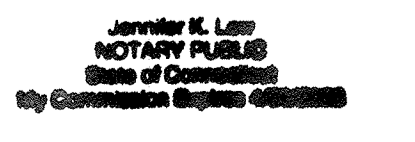
BY Stuart Katz  
NATIONAL MORTGAGE INVESTORS, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY

SIGNED THIS 22 DAY OF June, 2018

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22<sup>nd</sup> DAY OF June, 2018  
BY Stuart Katz AS Manager OF NATIONAL MORTGAGE INVESTORS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.  
Jennifer K. Law  
NOTARY PUBLIC

MY COMMISSION EXPIRES



# LOT 2 , AUBURN RIDGE SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

## 6.1347 ACRES

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

**GENERAL NOTES**

WATER RIGHTS DEDICATION STATEMENT  
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AUBURN RIDGE ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED UNDER RECEPTION NO. 2013004871.

- 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.
- Pursuant to Section 4.3E and 8.2.3A 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.
- The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
- Per FEMA Flood Insurance Rate Map Number 08035C0169G, dated March 16, 2016, no FEMA regulated floodplains or wetlands exist on the site.
- 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.
- 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.
- Approval of this conceptual 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.
- 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.
- 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.
- This Property is zoned planned development under the Auburn Ridge PD recorded under Reception No. 2013004870 on January 18, 2013
- 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.
- 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.
- 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.
- A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any signs on the property. All signs must comply with the provisions of Title 19 (sign code regulations) of the municipal code.

**FIRE NOTES**

- 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.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- 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 buildings measured by an approved route around the exterior of the building or facility.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- 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.
- 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.
- "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 Revised: 8/26/2013 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.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

**BASIS OF BEARINGS:**

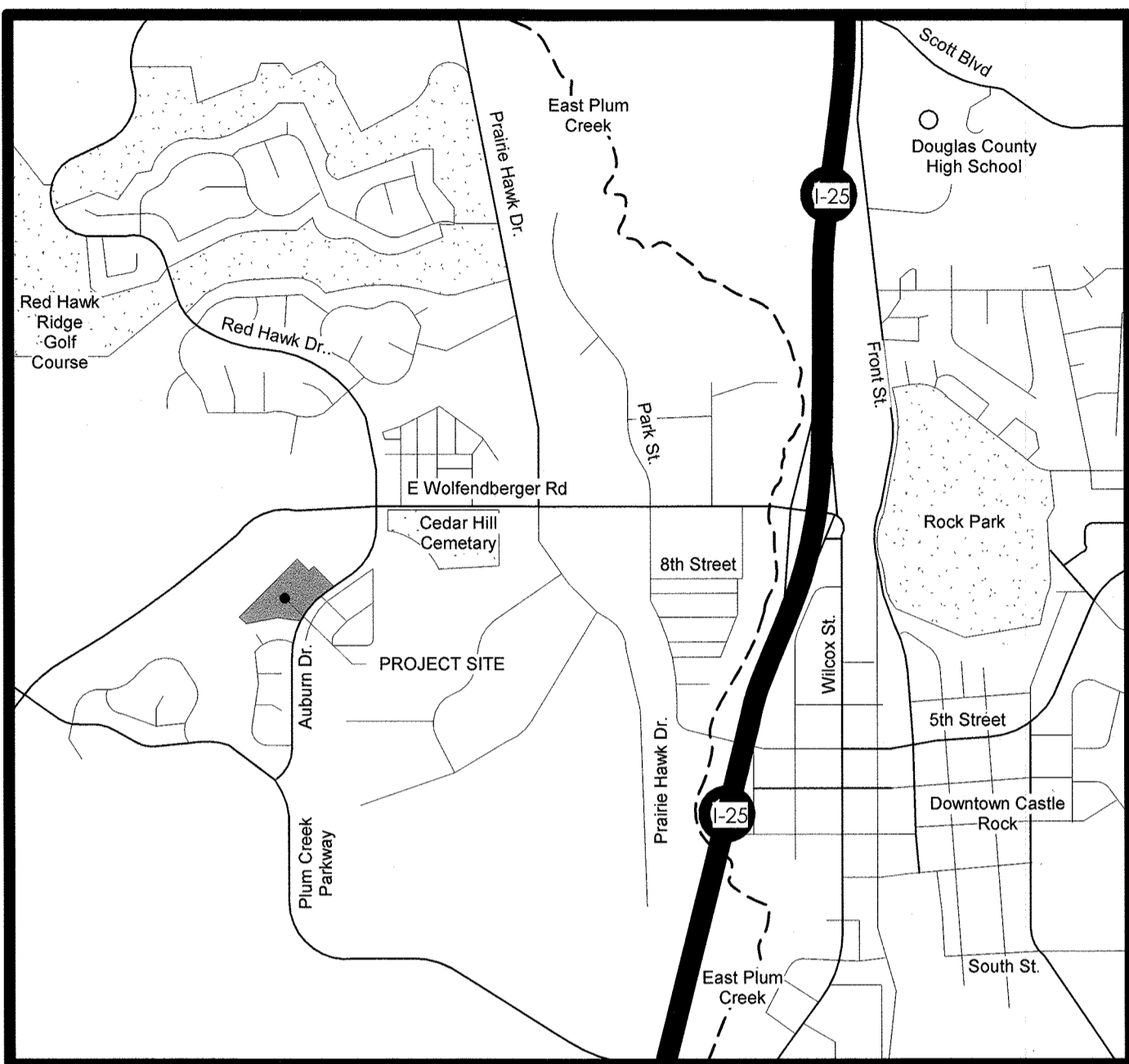
THE EAST LINE, NE 1/4, NW 1/4, SEC 10 BEARS N0°35'11" E PER THE FINAL PLAT FOR CASTLE HIGHLANDS FILING NO. 2, IT IS MONUMENTED AT THE NORTH 1/4 CORNER, SECTION 10 BY A 2-1/2" ALUMINUM CAP STAMPED "HANNIGAN AND ASSOCIATES 1/4 COR S3S10 T8S, R67 W 1995 PLS 25629" AND AT THE SE CORNER, N 1/2, NW 1/4, SECTION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

### LIST OF CONTACTS:

<b>ARCHITECT:</b> PWN ARCHITECTS 9250 E. COSTILLA AVE., SUITE 620 GREENWOOD VILLAGE, CO 80112	<b>CIVIL ENGINEER / SURVEYOR:</b> MANHARD 10835 DOVER STREET, SUITE 700 WESTMINSTER, CO 80021
<b>OWNER:</b> AUBURN VENTURES II, LP 15957 N 81ST STREET, SUITE 101 SCOTTSDALE, AZ 85260	<b>LANDSCAPE ARCHITECT:</b> GROUNDED BY DESIGN P.O. BOX 1953 WHEAT RIDGE, CO 80034



VICINITY MAP  
SCALE: N.T.S.

### LEGAL DESCRIPTION

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

### SHEET INDEX

- COVER SHEET
- ARCHITECTURAL SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- LANDSCAPE PLANS AND SCHEDULES
- GARAGE ELEVATIONS

### PURPOSE STATEMENT

The purpose of this Site Plan Amendment is to make landscape and site corrections along the west property line due to the Omni Gulch Access Path being located on Lot 2. Landscaping being disrupted will partially be moved off property to allow space for the Access Path which includes minor changes to the retaining walls and parking near the detention area. Three parking stall lost were relocated to other portions of the site.

This amendment also includes changes to the Maintenance Garage located east of the Clubhouse. The original design would allow renters near Building 1 to walk onto the roof of the Maintenance Garage. A retaining wall was added and pulled away from the back of the Maintenance Building to remedy this problem.

The monument sign height is being raised to 8'-0" max to meet the intent of the current signage code.

### APPROVED VARIANCE

TVC18-0014: The Omni Gulch access drive encroaches on to Lot 2, resulting in the loss of plant beds and a reduction in plant material along the west boundary of the lot. This technical criteria variance allows the enhanced landscaping off-site, within the Omni Gulch, to count towards the required landscaping for Lot 2. The intent of providing screening, shade and color along the west property line of Lot 2 is achieved with this variance, while providing the necessary vehicular access to the gulch improvements for purposes of maintenance.

### SITE DATA:

**SITE BREAKDOWN:**

TOTAL NET SITE AREA:	267,228 S.F.	6.13 AC	100%
DRIVE, WALKS & PARKING:	112,946 S.F.	2.59 AC	42%
BUILDING COVERAGE:	77,424 S.F.	1.77 AC	29%
LANDSCAPE:	76,858 S.F.	1.77 AC	29%
<b>TOTAL:</b>	<b>267,228 S.F.</b>	<b>6.13 AC</b>	<b>100%</b>

**DENSITY CALCULATION:**

AREA A DWELLING UNITS:	76 UNIS ON 3.73 ACRES	20.3 UNITS/ACRE
AREA B DWELLING UNITS:	24 UNIS ON 2.4 ACRES	10 UNITS/ACRE
<b>TOTAL NUMBER OF DWELLING UNITS:</b>	<b>100 UNIS ON 6.13 ACRES</b>	<b>16.3 UNITS/ACRE</b>

**BUILDING COVERAGE:**

BUILDING	FOOTPRINT AREA	GROSS FLOOR AREA	SFE
BLDG 1 :	12,208.47 S.F.	24,416.94 S.F.	3.33
BLDG 2 :	6,369.76 S.F.	9,554.55 S.F.	1.67
BLDG 3 :	6,369.76 S.F.	9,554.55 S.F.	1.67
BLDG 4 :	5,606.92 S.F.	8,410.38 S.F.	1.67
BLDG 5 :	5,606.92 S.F.	8,410.38 S.F.	1.67
BLDG 6 :	24,794.04 S.F.	74,382.12 S.F.	16.67
CLUBHOUSE :	4,512.55 S.F.	4,512.55 S.F.	1.67
GARAGE TYPE 1 (9)	1,174.58 S.F.	1,174.58 S.F.	NA
GARAGE TYPE 2 (1)	1,174.58 S.F.	1,174.58 S.F.	NA
POOL EQ.	210 S.F.	210 S.F.	NA
IRRIGATION	NA	NA	1.67
<b>TOTAL:</b>	<b>77,424.22 S.F.</b>		<b>30.02</b>

MAXIMUM ALLOWED: 40% = 106,914 S.F.

**PARKING REQUIRED:**

PD REQUIRED PARKING	(40) 1 BEDROOM (1.5) = 60 CARS (60) 2/3 BEDROOM (2) = 120 CARS VISITOR (1/4 UNITS) = 25 CARS
HANDICAP PARKING	201-300 (TOTAL PARKING SPACES IN LOT) = 7 SPACES REQUIRED OF TOTAL (1 VAN, 6 STANDARD REQUIRED)
<b>TOTAL REQUIRED</b>	<b>= 205 TOTAL SPACES</b>

**PARKING PROVIDED:**

STANDARD SURFACE PARKING STALLS: (9'-0" x 16'-0" with a 2' overhang)	153
STANDARD GARAGE PARKING (10'-4" x 20'-0", 10'-4" x 23'-0")	46
<b>TOTAL STANDARD PARKING:</b>	<b>199</b>
HANDICAP PARKING STALLS: STANDARD SURFACE: (9'-0" x 16'-0" with a 2' overhang)	5
GARAGE TYPE II: (9'-0" x 16'-0" with a 2' overhang)	1
VAN ACCESSIBLE: (9'-0" x 16'-0" with a 2' overhang)	1
<b>TOTAL HANDICAP STALLS</b>	<b>7</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>206 TOTAL SPACES ON SITE</b>

**PROPOSED BUILDING HEIGHTS:**

<b>AREA A:</b> (ACCORDING TO ZONING MAX BUILDING HEIGHT 45'-0")	
BUILDING 1	35'- 8 3/8" MAX RIDGE HEIGHT
BUILDING 6	43'- 11" MAX RIDGE HEIGHT
CLUBHOUSE	28'- 0 3/4" MAX RIDGE HEIGHT
GARAGES	15'- 11 3/4" MAX RIDGE HEIGHT
<b>AREA B:</b> (ACCORDING TO ZONING MAX BUILDING HEIGHT 35'-0")	
BUILDING 2&3	34'- 10 1/4" MAX RIDGE HEIGHT
BUILDING 4&5	32'- 11 5/8" MAX RIDGE HEIGHT
GARAGES	15'- 11 3/4" MAX RIDGE HEIGHT

**SETBACK DATA:**

15'-0" FRONT
20'-0" REAR
10'-0" SIDE INTERIOR LOT
15'-0" SIDE TO STREET
25'-0" LANDSCAPE BUFFER ADJACENT TO SINGLE FAMILY RESIDENTIAL
10'-0" BUILDING SETBACK TO SIDE INTERIOR
TOTAL BETWEEN PHASE I AND II = 20'-0"

**COVER SHEET**

**LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN, AMENDMENT NO. 1**

**PROJECT NO. 18-0013**

**PLANS PREPARED FOR:**

**AUBURN VENTURES II, LP**

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

SHEET  
**1 OF 6**

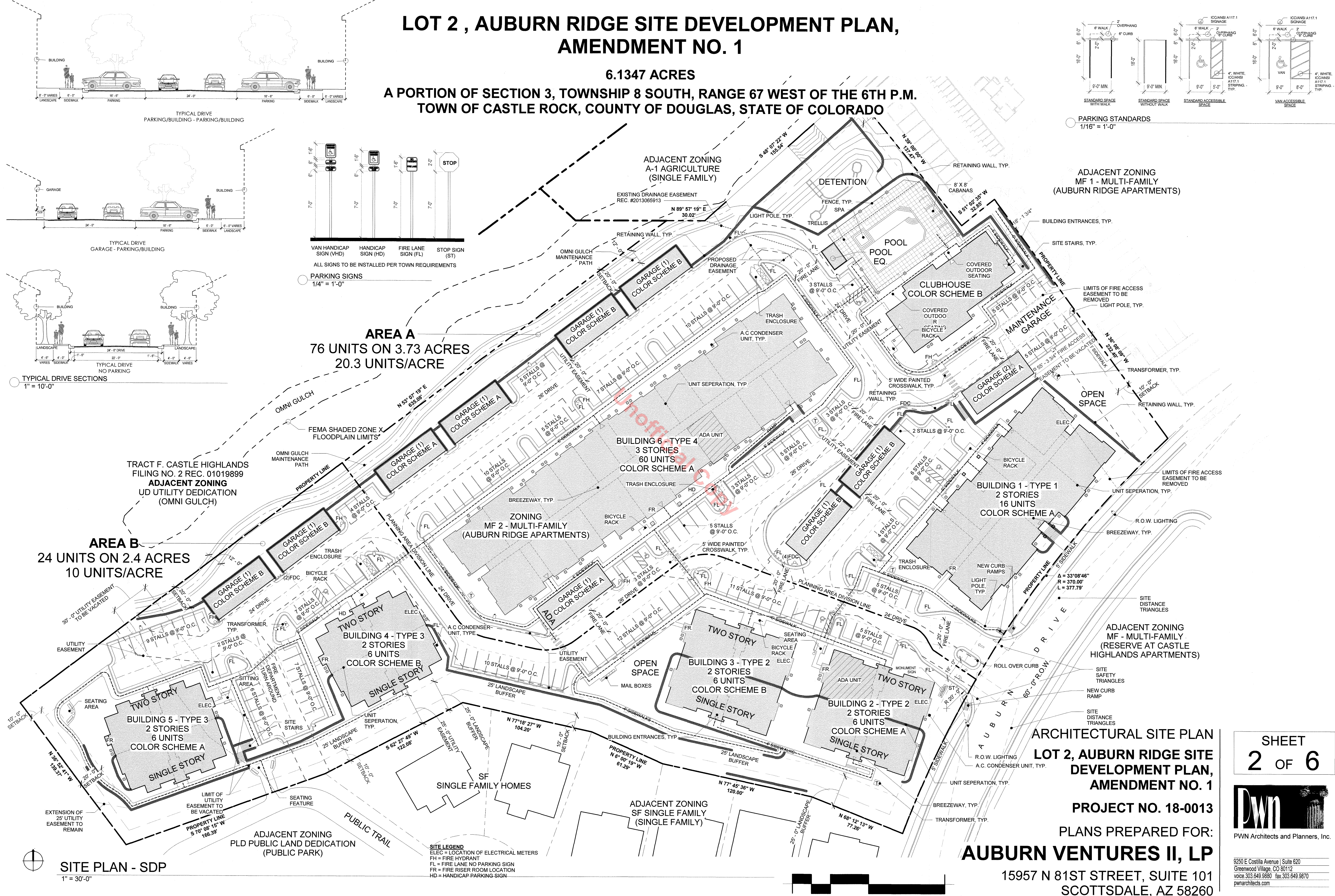
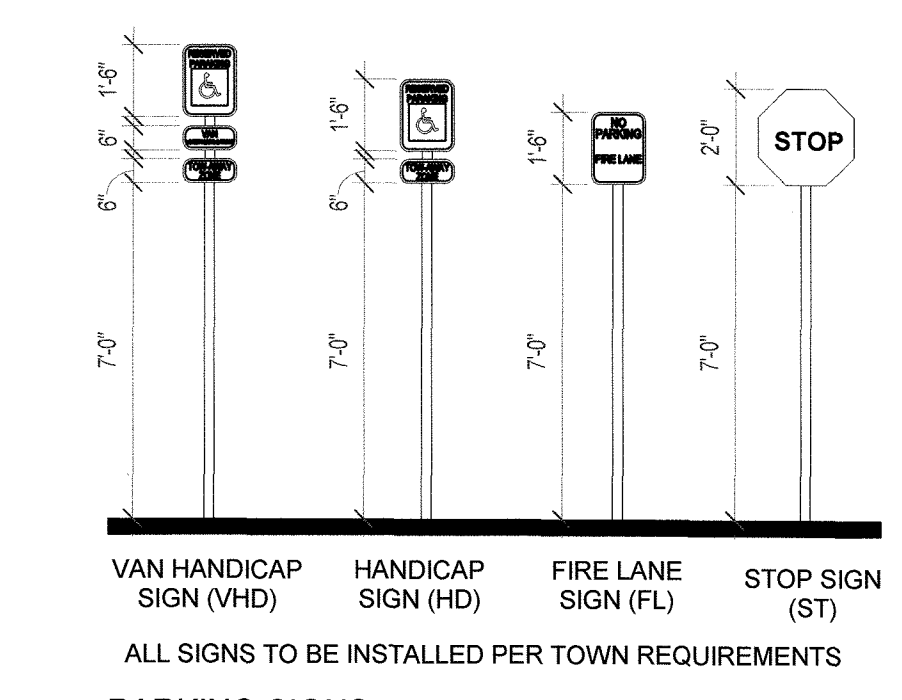
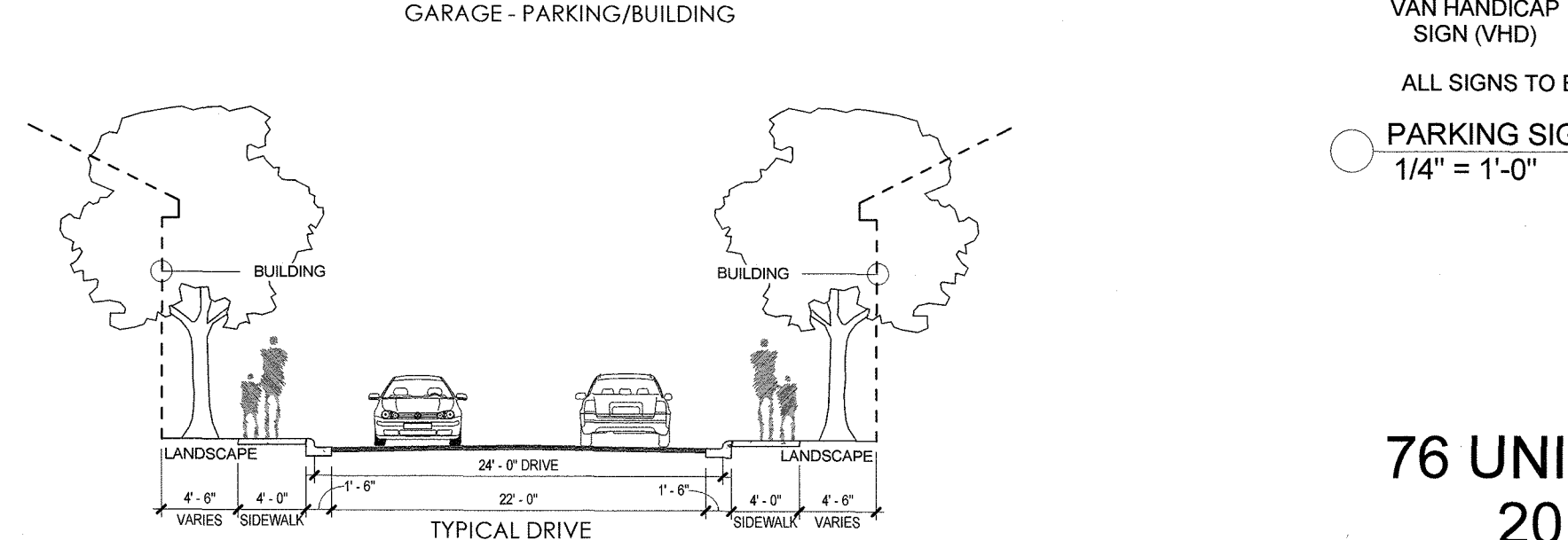
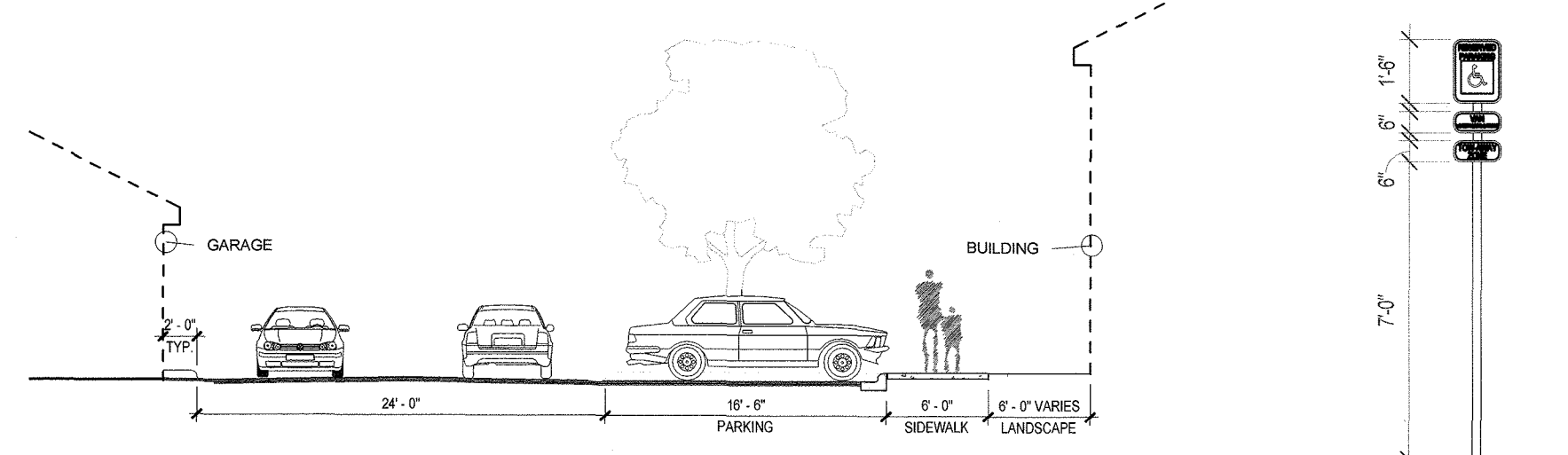
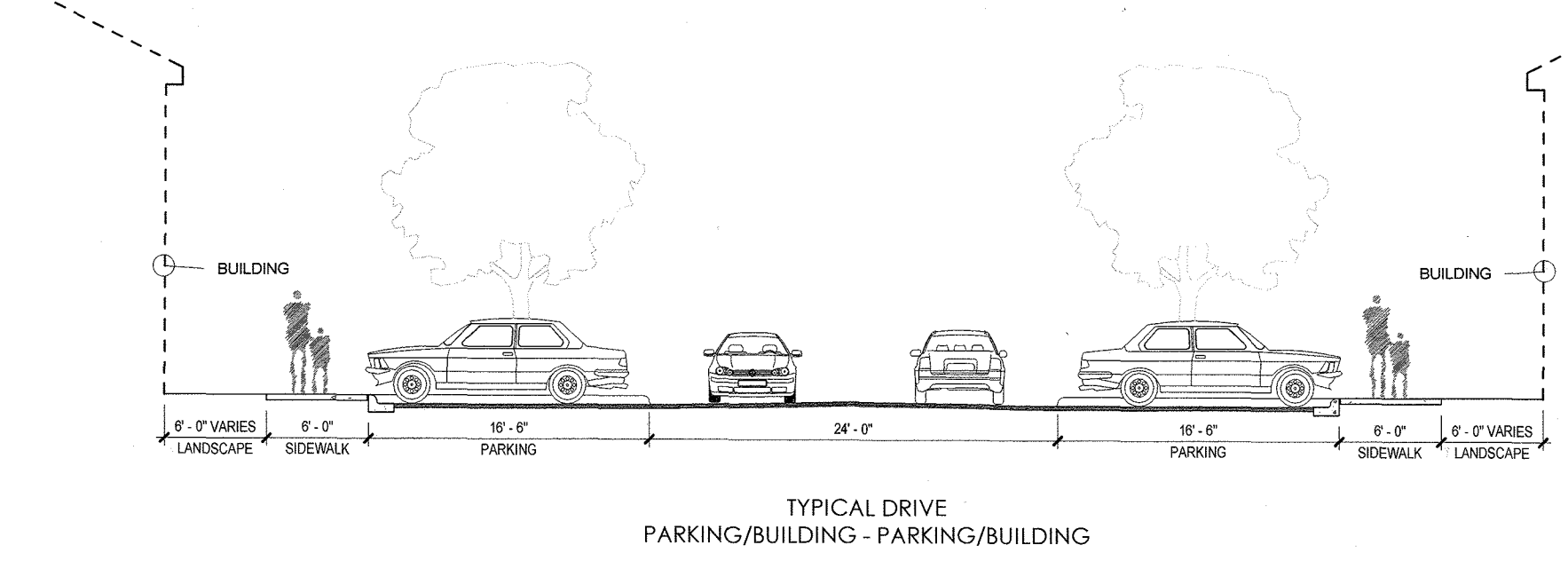
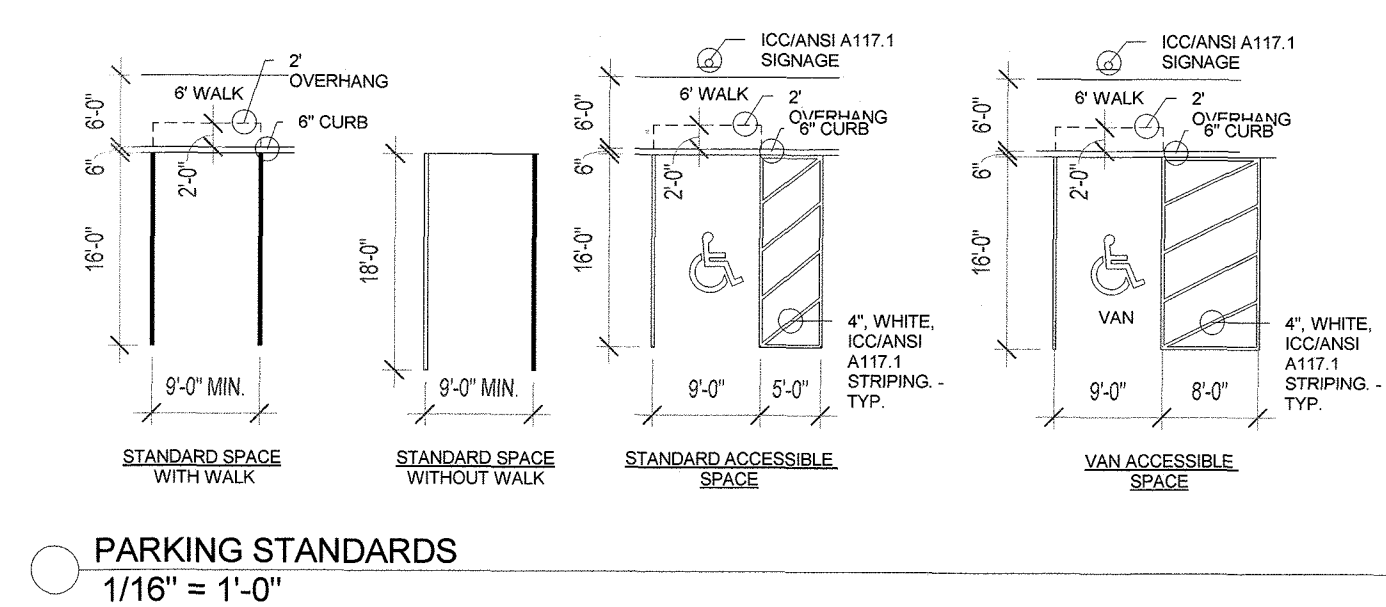
PWN Architects and Planners, Inc.  
9250 E Costilla Avenue | Suite 620  
Greenwood Village, CO 80112  
voice: 303.649.9880 fax: 303.649.9870  
pwnarchitects.com

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# LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

6.1347 ACRES

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



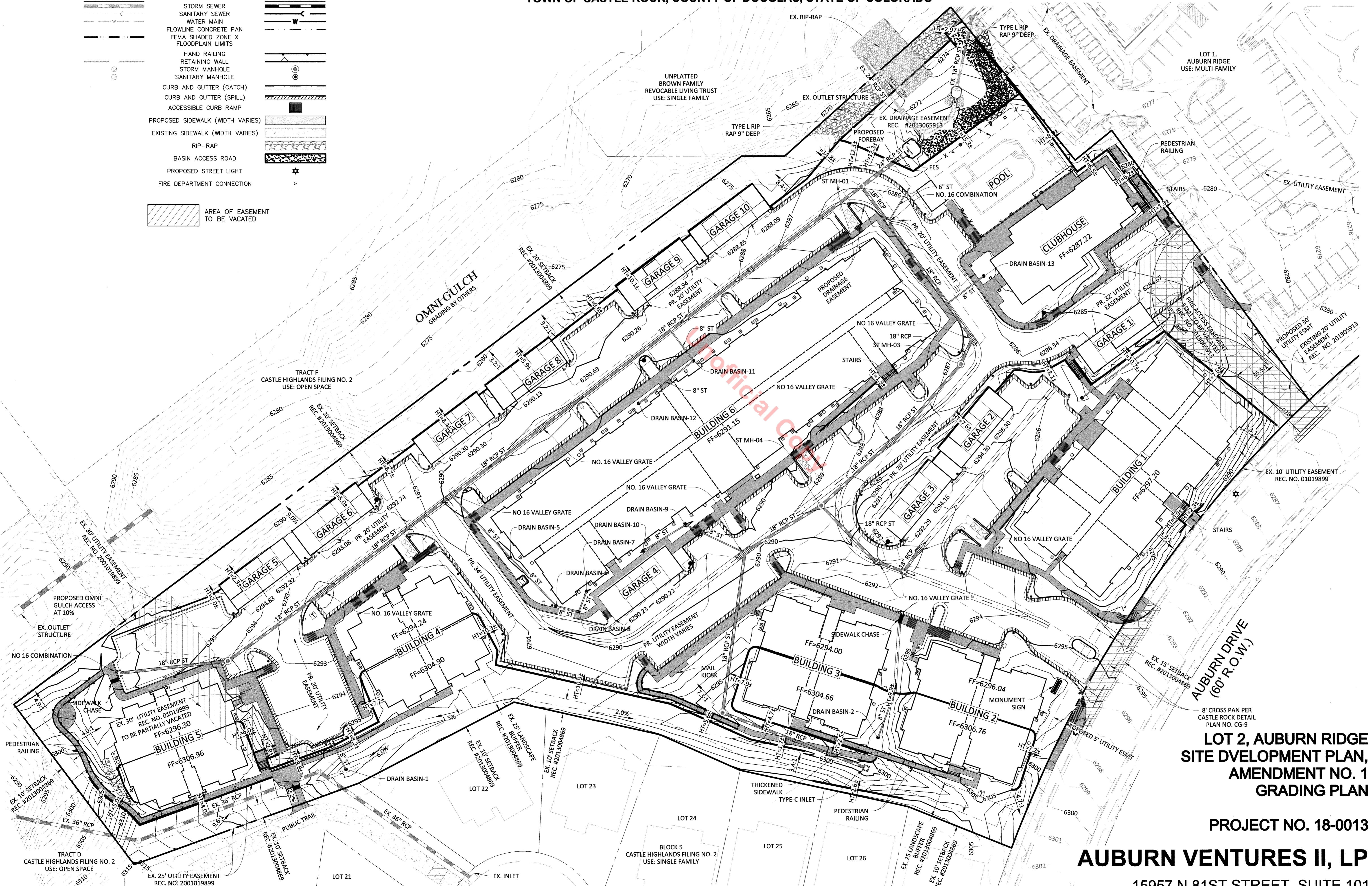
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A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXISTING	LEGEND	PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN	
	FLOWLINE CONCRETE PAN	
	FEMA SHADED ZONE X FLOODPLAIN LIMITS	
	HAND RAILING	
	RETAINING WALL	
	STORM MANHOLE	
	SANITARY MANHOLE	
	CURB AND GUTTER (CATCH)	
	CURB AND GUTTER (SPILL)	
	ACCESSIBLE CURB RAMP	
	PROPOSED SIDEWALK (WIDTH VARIES)	
	EXISTING SIDEWALK (WIDTH VARIES)	
	RIP-RAP	
	BASIN ACCESS ROAD	
	PROPOSED STREET LIGHT	
	FIRE DEPARTMENT CONNECTION	
	AREA OF EASEMENT TO BE VACATED	

SCALE: 1"=30'



**Manhard**  
CONSULTING

10633 DOWEN ST., SUITE 700  
GREENWOOD VILLAGE, CO 80112  
(303)965-2500 FAX: (303)965-8100

Revision	Date	By

**LOT 2, AUBURN RIDGE  
SITE DEVELOPMENT PLAN,  
AMENDMENT NO. 1  
GRADING PLAN**

PROJECT NO. 18-0013

**AUBURN VENTURES II, LP**

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

SHEET  
3 OF 6

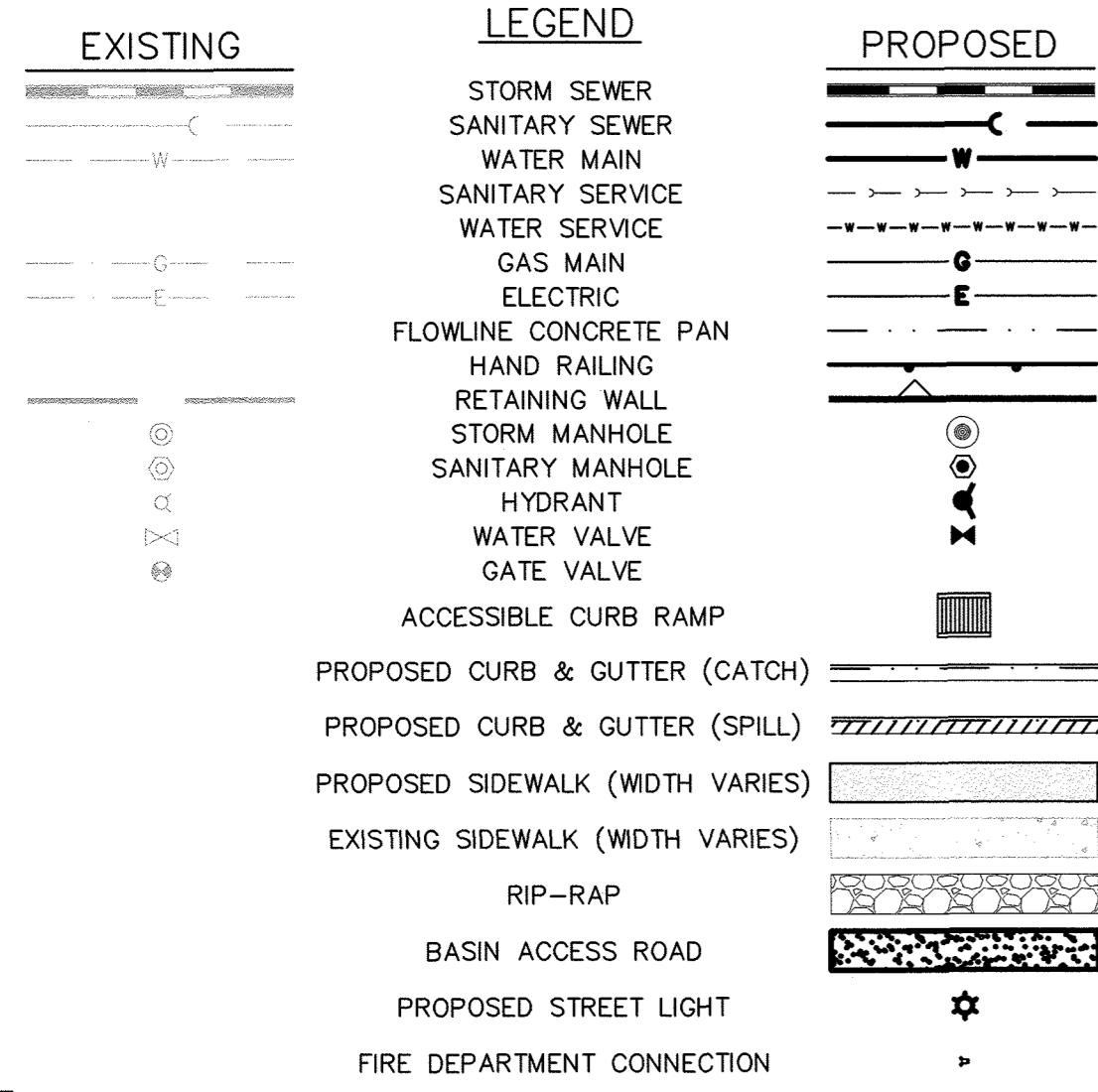


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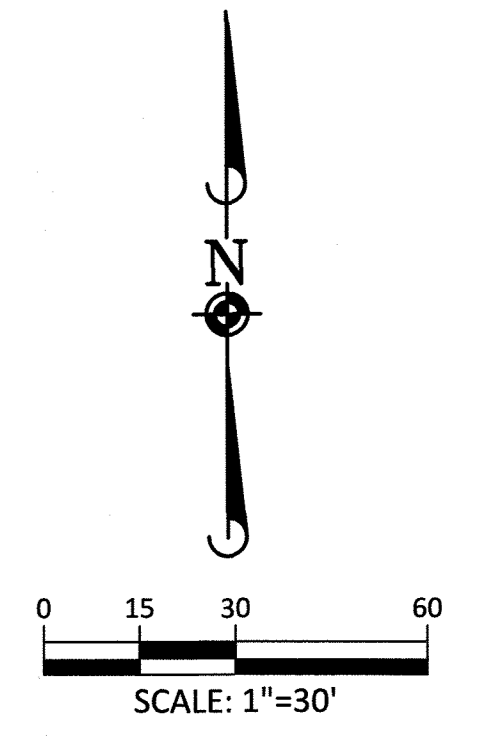
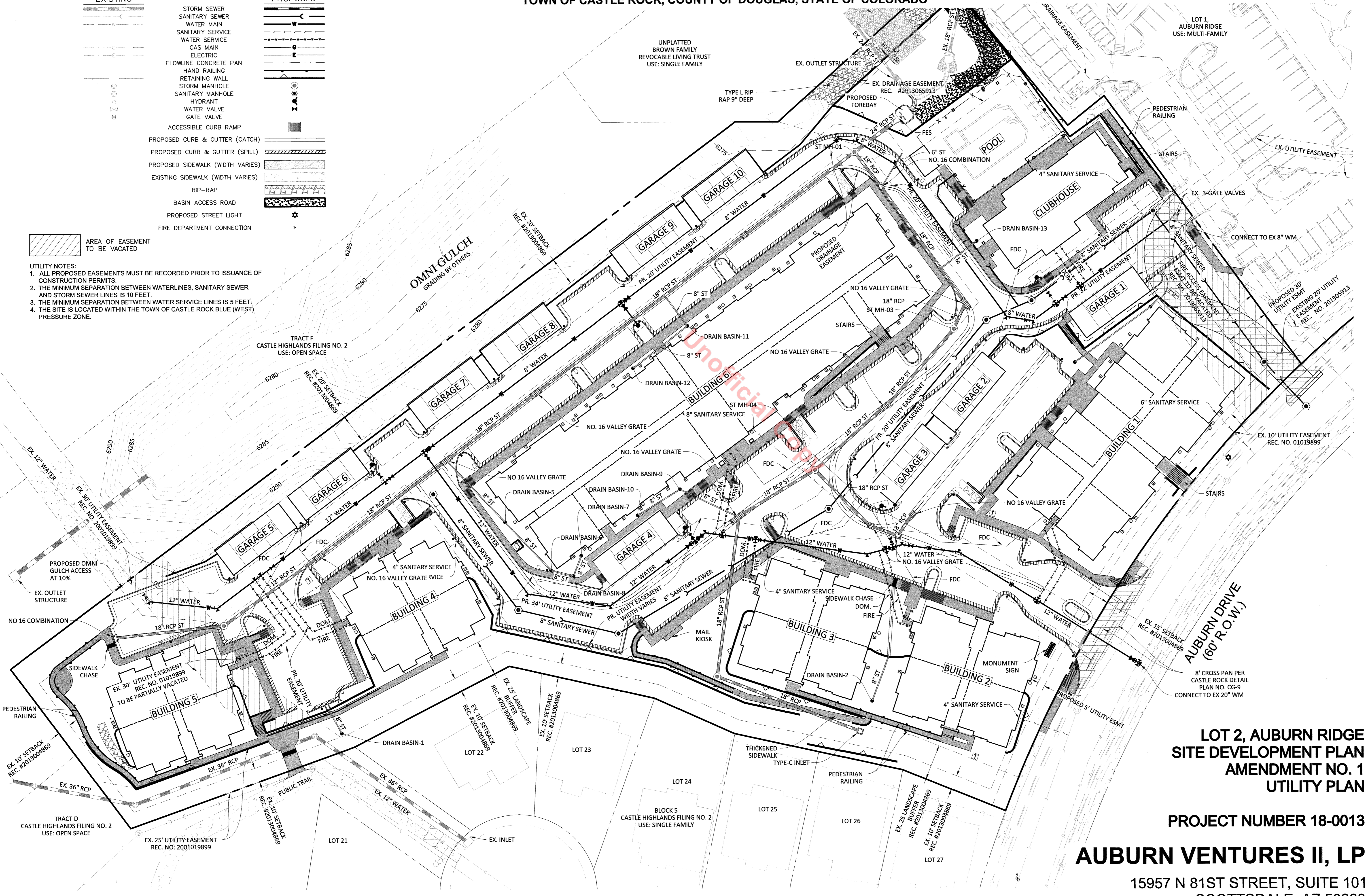
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6.1347 ACRES

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



- UTILITY NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
  3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  4. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE (WEST) PRESSURE ZONE.



**Manhard CONSULTING**

10835 DOWNEY ST., SUITE 700  
GREENWOOD VILLAGE, COLORADO 80112  
(303)985-6888 FAX: (303)985-6190

Revision	Date	By
10		
9		
8		
7		
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2		
1		
0		

**LOT 2, AUBURN RIDGE  
SITE DEVELOPMENT PLAN  
AMENDMENT NO. 1  
UTILITY PLAN**

PROJECT NUMBER 18-0013

**AUBURN VENTURES II, LP**

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

**SHEET 4 OF 6**

**PWN**

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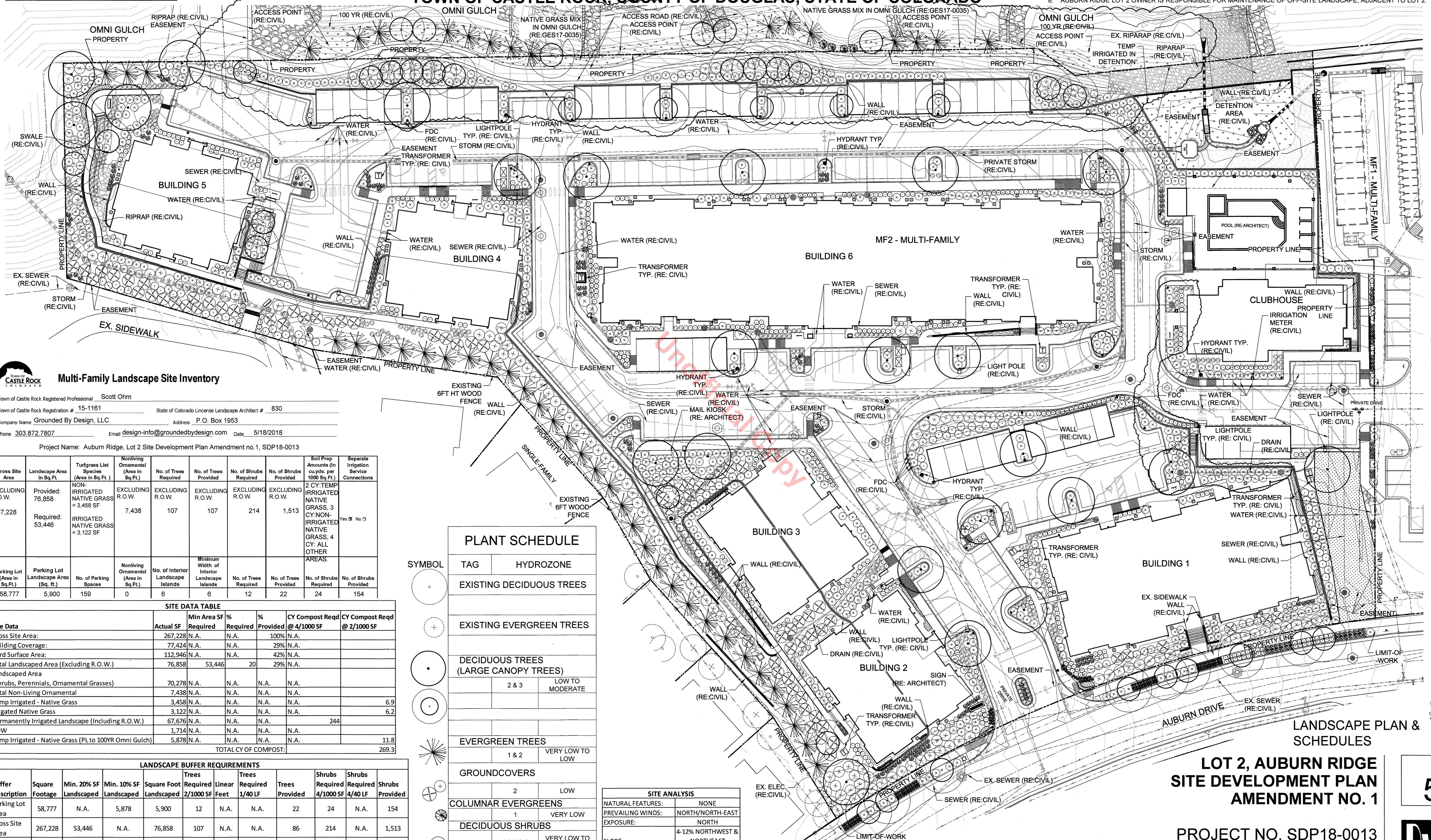
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**TOWN OF CASTLE ROCK CONCEPT PLAN NOTES:**

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- A PERMANENT IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IRRIGATION SYSTEMS MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED AND MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- SIGHT DISTANCE TRIANGLES AREAS MUST BE KEPT FREE OF VISUALLY OBSTRUCTING LANDSCAPE FEATURES (30 INCHES OR TALLER) AT MATURE SIZE.
- AUBURN RIDGE LOT 2 OWNER IS RESPONSIBLE FOR MAINTENANCE OF OFF-SITE LANDSCAPE, ADJACENT TO LOT 2.

TREE TYPE	REQUIRED	PROVIDED	%
LARGE CANOPY TREE	107	54	50%
EVERGREEN TREES	49	4	4%
COLUMNAR EVERGREENS	4	4	46%
TOTAL TREES	107	107	

LANDSCAPE SHOWN ON OMNI CHANNEL GULCH WILL COUNT TOWARDS AUBURN RIDGE LOT 2, AMD. 1 SDP18-0013 AS OFFSITE LANDSCAPE, PER TCV18-0014.



\*REVISION CLOUDS DEPICT MAJOR AREAS THAT HAVE CHANGED. SMALL CHANGES HAVE OCCURRED AS NECESSARY THROUGHOUT THE SITE.

**NOT FOR CONSTRUCTION**

**Multi-Family Landscape Site Inventory**

Town of Castle Rock Registered Professional Scott Ohm  
 Town of Castle Rock Registration # 15-1161 State of Colorado License Landscape Architect # 830  
 Company Name: Grounded by Design, LLC Address: P.O. Box 1953  
 Phone: 303.872.7807 Email: design-info@groundedbydesign.com Date: 5/18/2018

Project Name: Auburn Ridge, Lot 2 Site Development Plan Amendment no. 1, SDP18-0013

Gross Site Area	Landscaped Area in Sq. Ft.	Turfgrass List (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq. Ft.)	Separate Irrigation Service Connections
EXCLUDING R.O.W.	Provided: 76,858	NON-IRRIGATED NATIVE GRASS = 3,458 SF	EXCLUDING R.O.W.	EXCLUDING R.O.W.	EXCLUDING R.O.W.	EXCLUDING R.O.W.	EXCLUDING R.O.W.	2 CY TEMP IRRIGATED NATIVE GRASS, 3 CY NON-IRRIGATED NATIVE GRASS, 4 CY ALL OTHER AREAS.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Required: 53,446	IRRIGATED NATIVE GRASS = 3,122 SF	7,438	107	107	214	1,513		
Parking Lot (Area in Sq. Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
58,777	5,900	159	0	6	6	12	22	24	154

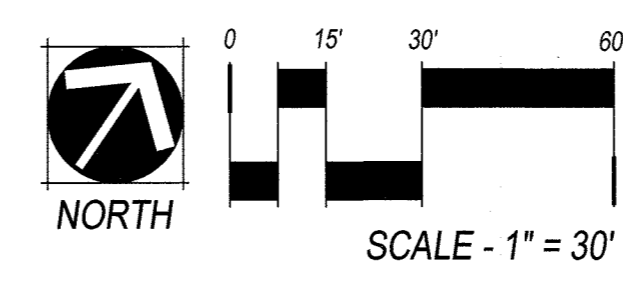
Site Data	Actual SF		Min Area SF		% Required		% Provided		CY Compost Req'd @ 4/1000 SF	CY Compost Req'd @ 2/1000 SF
	Required	Provided	Required	Provided	Required	Provided	Required	Provided		
Gross Site Area:	267,228	N.A.	N.A.	N.A.	100%	N.A.	N.A.	N.A.		
Building Coverage:	77,424	N.A.	N.A.	N.A.	29%	N.A.	N.A.	N.A.		
Hard Surface Area:	112,946	N.A.	N.A.	N.A.	42%	N.A.	N.A.	N.A.		
Total Landscaped Area (Excluding R.O.W.):	76,858	53,446	20	29%	N.A.	N.A.	N.A.	N.A.		
Landscaped Area (Shrubs, Perennials, Ornamental Grasses):	70,278	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.		
Total Non-Living Ornamental:	7,438	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.		
Temp Irrigated - Native Grass:	3,458	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	6.9	
Irrigated Native Grass:	3,122	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	6.2	
Permanently Irrigated Landscape (Including R.O.W.):	67,676	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	244	
ROW:	1,714	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.		
Temp Irrigated - Native Grass (PL to 100YR Omni Gulch):	5,878	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	11.8	
TOTAL CY OF COMPOST:									269.3	

Buffer Description	Square Footage	Trees		Shrubs		Shrubs	
		Required	Provided	Required	Provided	Required	Provided
Parking Lot Area	58,777	N.A.	N.A.	12	N.A.	24	154
Gross Site Area	267,228	53,446	N.A.	76,858	107	N.A.	86
R.O.W. Landscaped Area	1,714	N.A.	N.A.	N.A.	282	7.1	9
Omni Gulch Landscaped Area	5,878	N.A.	N.A.	N.A.	N.A.	N.A.	21
Subtotal of Trees Provided for Gross Site & Omni Gulch		107					
Subtotal of Shrubs Provided for Gross Site & Omni Gulch				1,513			

PLANT SCHEDULE	
SYMBOL	TAG HYDROZONE
(Circle with dot)	EXISTING DECIDUOUS TREES
(Circle with cross)	EXISTING EVERGREEN TREES
(Circle with horizontal lines)	DECIDUOUS TREES (LARGE CANOPY TREES)
(Circle with vertical lines)	2 & 3 LOW TO MODERATE
(Circle with diagonal lines)	EVERGREEN TREES
(Circle with star)	1 & 2 VERY LOW TO LOW
(Circle with horizontal lines)	GROUNDCOVERS
(Circle with vertical lines)	2 LOW
(Circle with diagonal lines)	COLUMNAR EVERGREENS
(Circle with star)	1 VERY LOW
(Circle with horizontal lines)	DECIDUOUS SHRUBS
(Circle with vertical lines)	1 & 2 & 3 VERY LOW TO MODERATE
(Circle with diagonal lines)	PERENNIALS
(Circle with star)	2 & 3 VERY LOW TO MODERATE
(Circle with horizontal lines)	ORNAMENTAL GRASSES
(Circle with vertical lines)	1 & 2 & 3 VERY LOW TO MODERATE

SITE ANALYSIS	
NATURAL FEATURES:	NONE
PREVAILING WINDS:	NORTH/NORTH-EAST
EXPOSURE:	NORTH
SLOPE:	4-12% NORTHWEST & NORTHEAST
SOIL TYPE PER GEOTECH REPORT:	CLAYEY ALLUVIUM
VEGETATION:	GRASSES
USE ANALYSIS	
LAND USE:	MF2 - MULTI-FAMILY
FUNCTIONS:	APARTMENT RENTAL
ACTIVITIES:	NONE

SEED MIX - NON-IRRIGATED	
(Circle with dot)	NATIVE GRASS MIX (TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT)



## LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN AMENDMENT NO. 1

PROJECT NO. SDP18-0013  
PLANS PREPARED FOR:

# AUBURN VENTURES II LP

159577 N 81ST STREET, SUITE 101  
SCOTTSDALE, AZ 85260



LANDSCAPE ARCHITECTURE  
P.O. Box 1953  
Wheat Ridge, CO 80034  
Office: (303) 872.7807  
www.groundedbydesign.com

SCOTT OHM, RLA  
STATE OF COLORADO LICENSED  
LANDSCAPE ARCHITECT #830  
TOWN OF CASTLE ROCK #15-1161

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5 OF 6

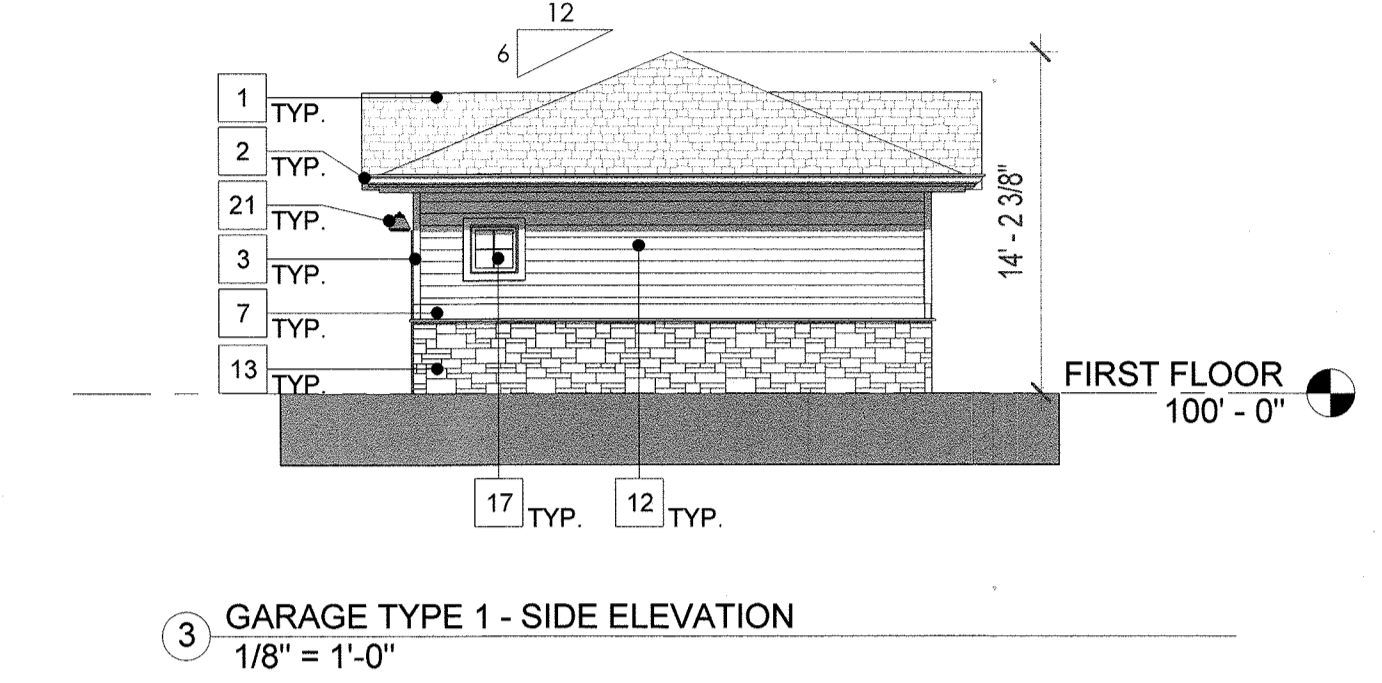
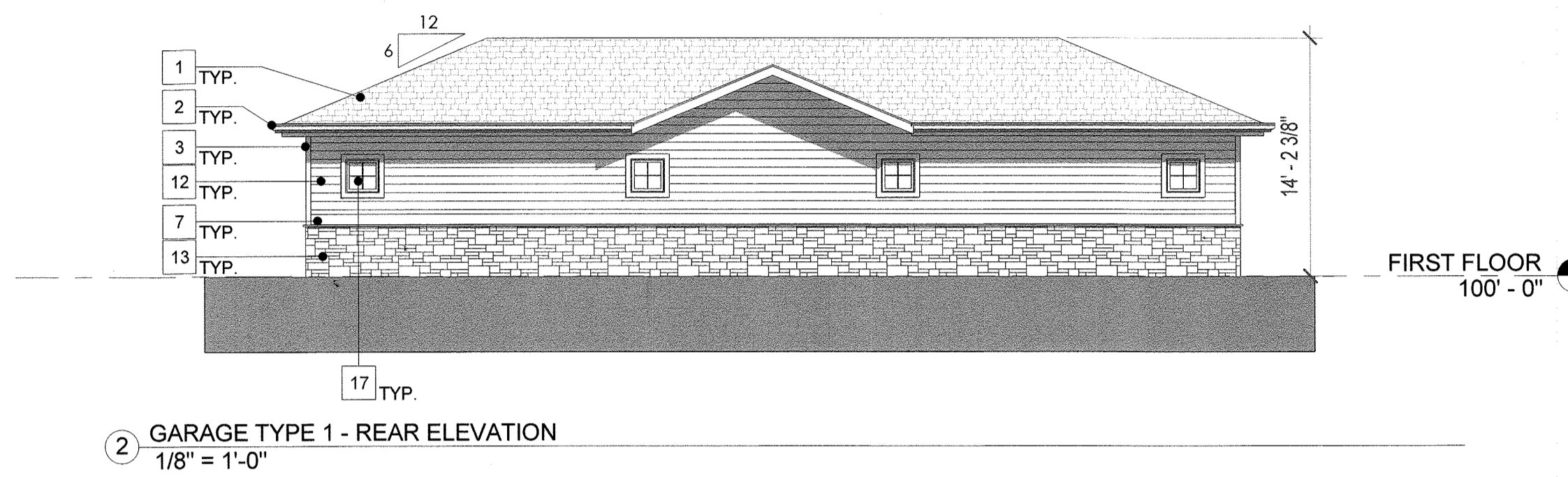
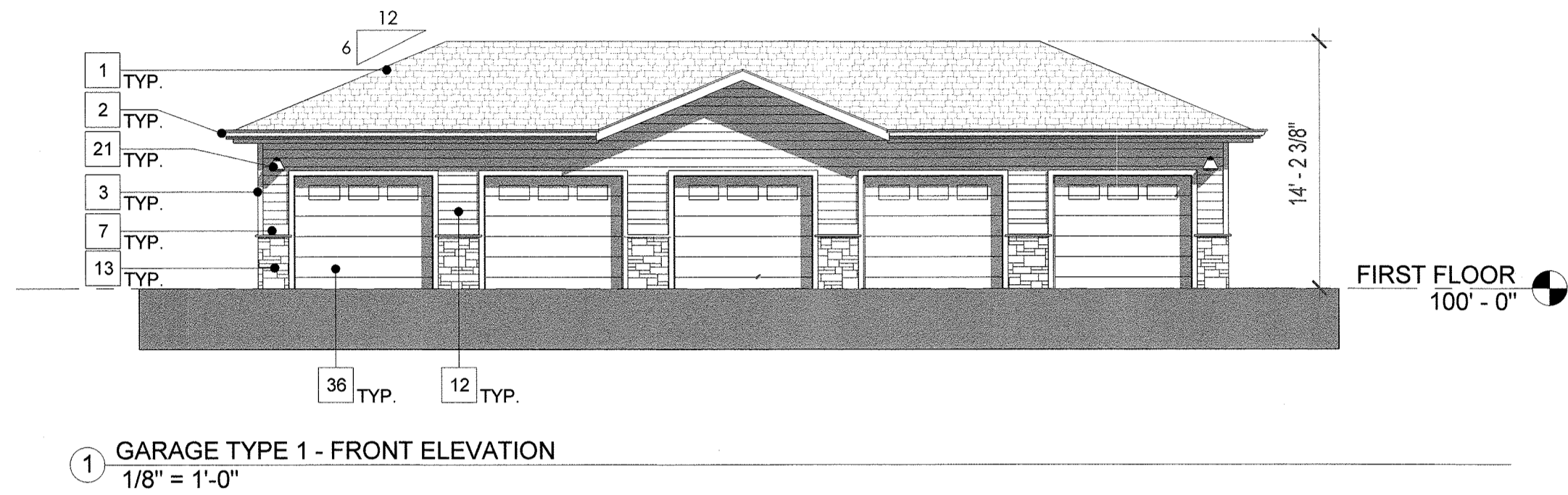


9250 E Castilla Avenue | Suite 620  
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# LOT 2 , AUBURN RIDGE SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

6.1347 ACRES

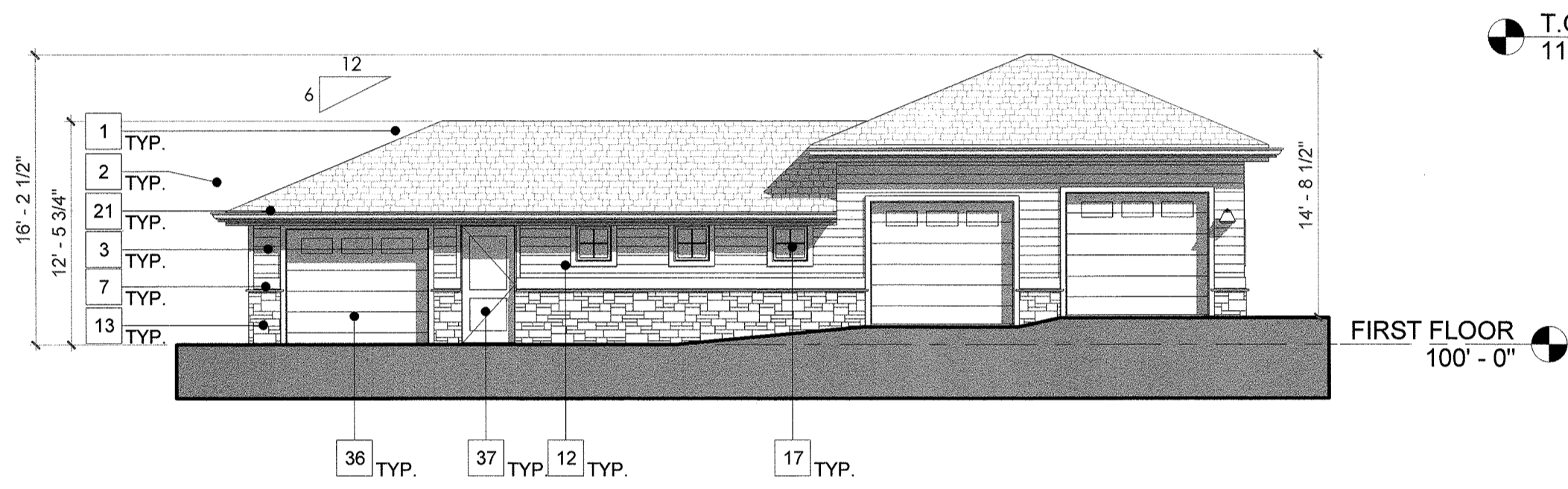
A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



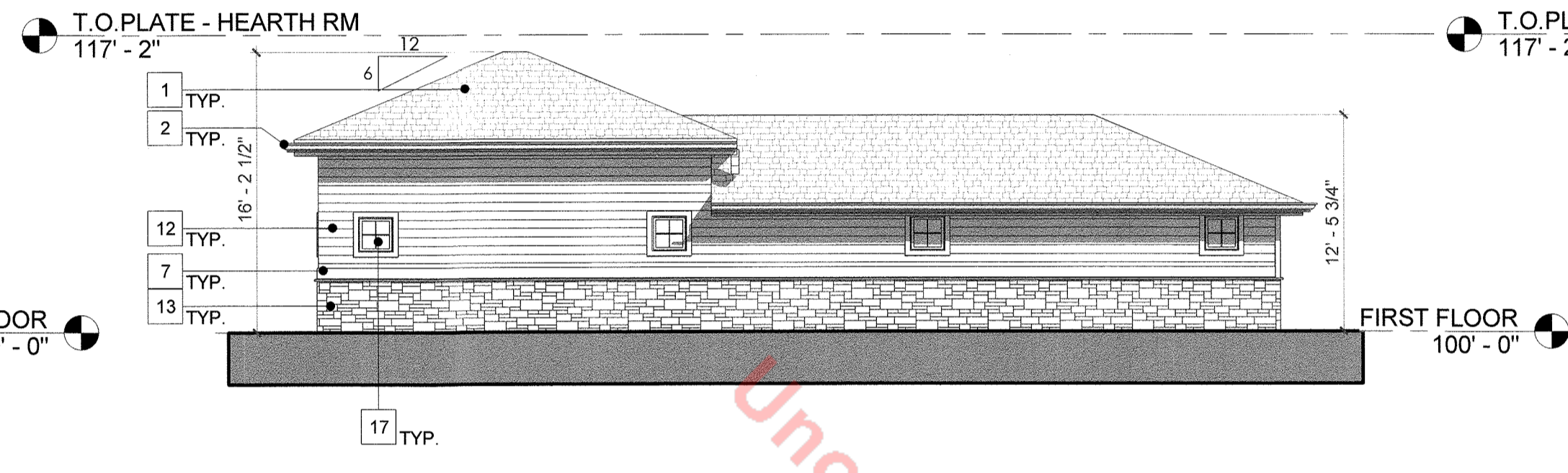
1 GARAGE TYPE 1 - FRONT ELEVATION  
1/8" = 1'-0"

2 GARAGE TYPE 1 - REAR ELEVATION  
1/8" = 1'-0"

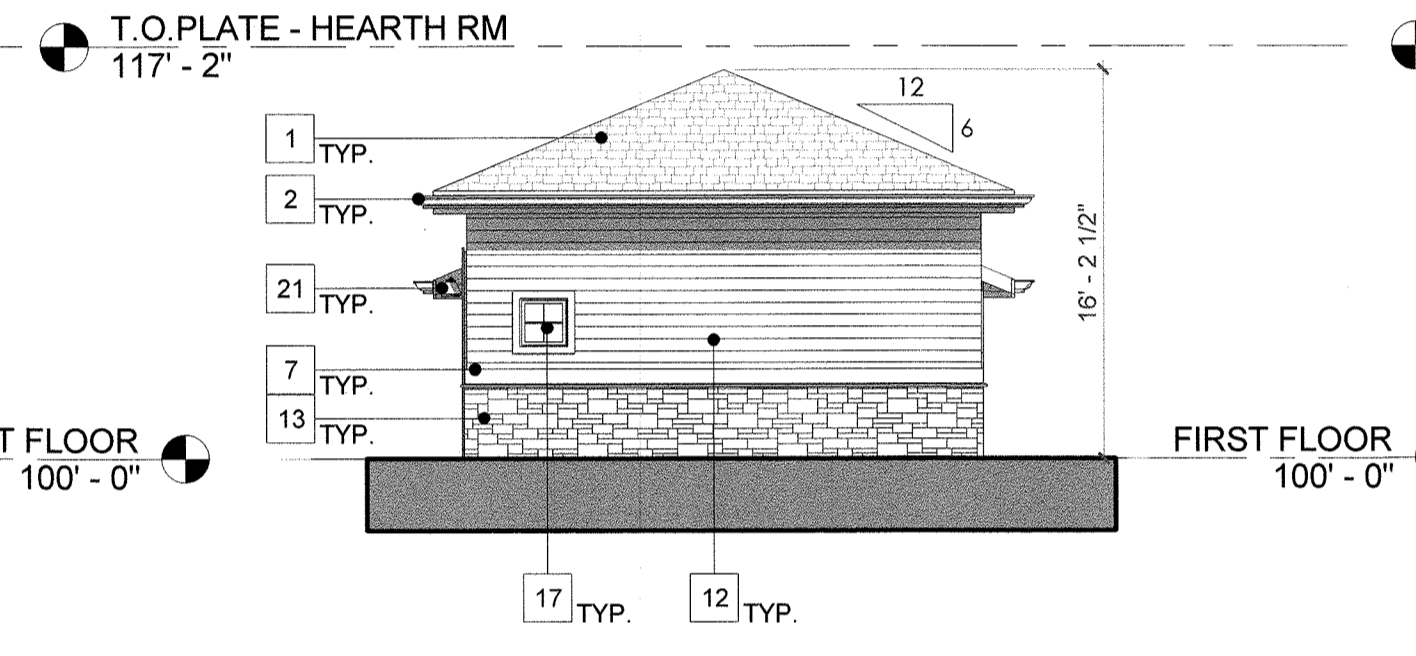
3 GARAGE TYPE 1 - SIDE ELEVATION  
1/8" = 1'-0"



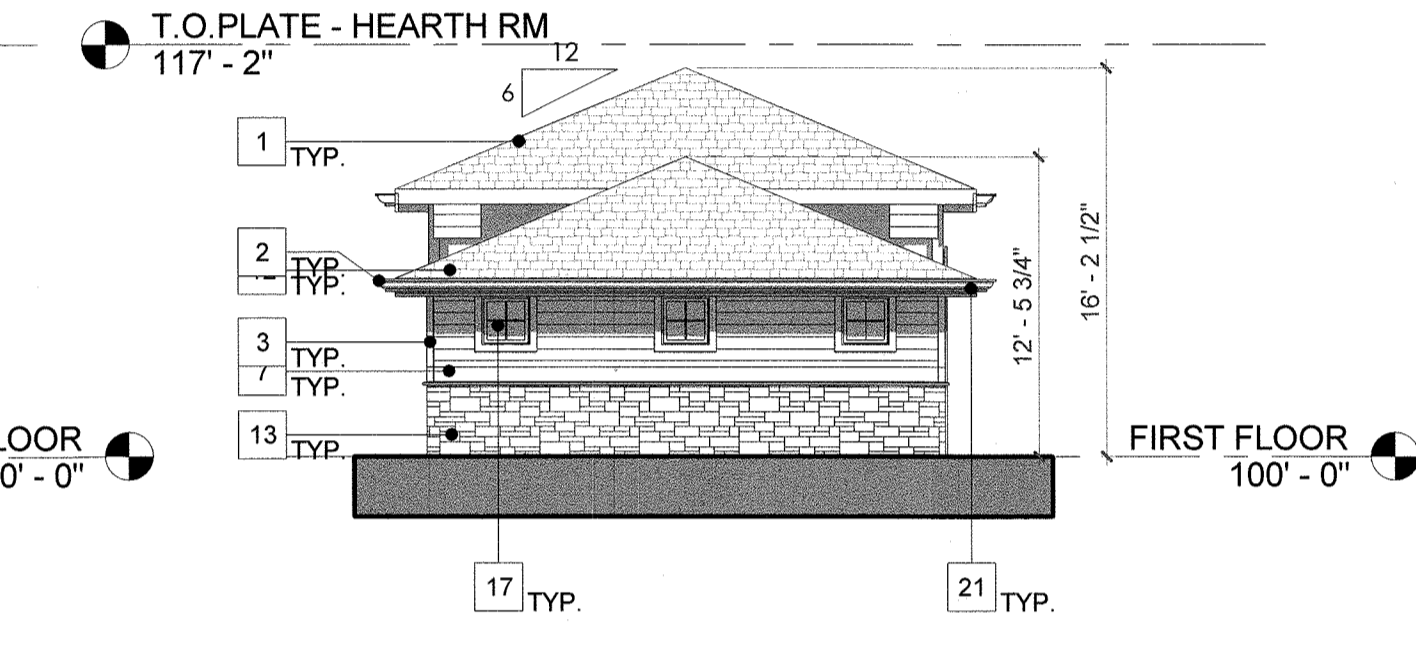
5 MAINTENANCE GARAGE - FRONT ELEVATION  
1/8" = 1'-0"



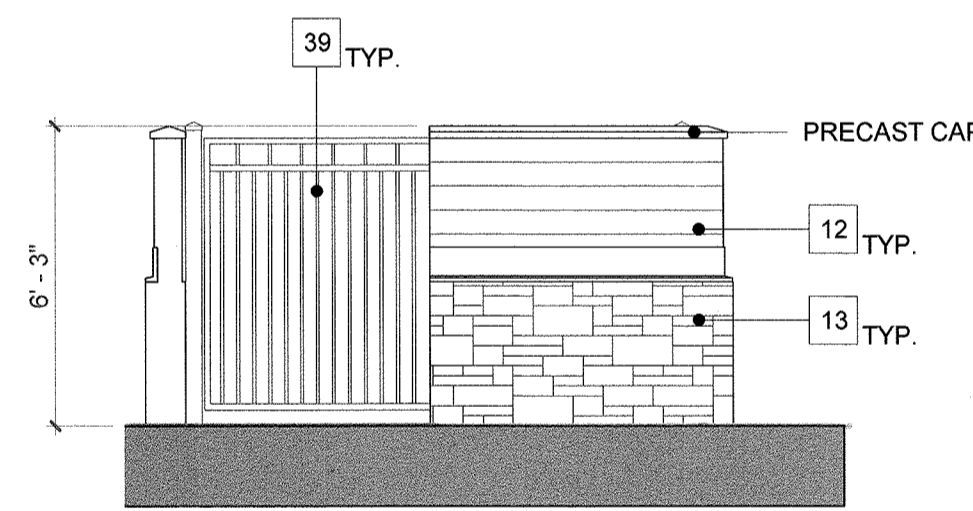
4 MAINTENANCE GARAGE - REAR ELEVATION  
1/8" = 1'-0"



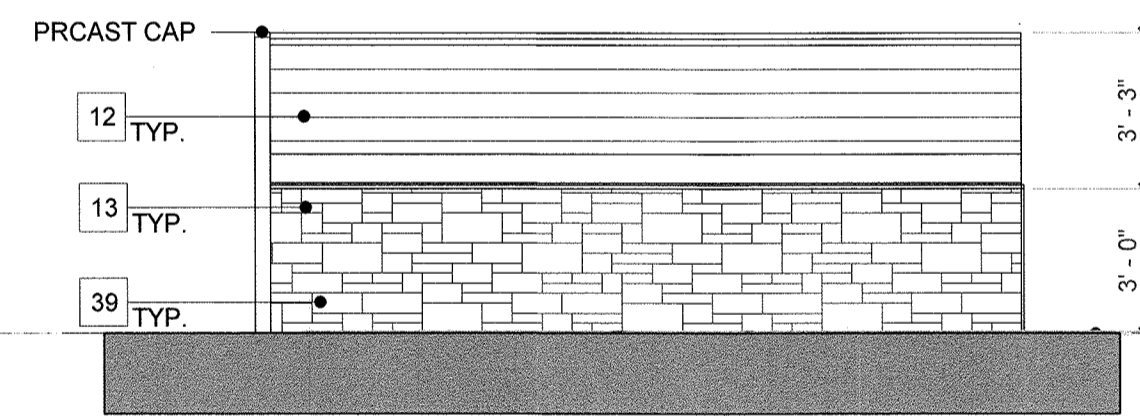
15 MAINTENANCE GARAGE - EAST ELEVATION  
1/8" = 1'-0"



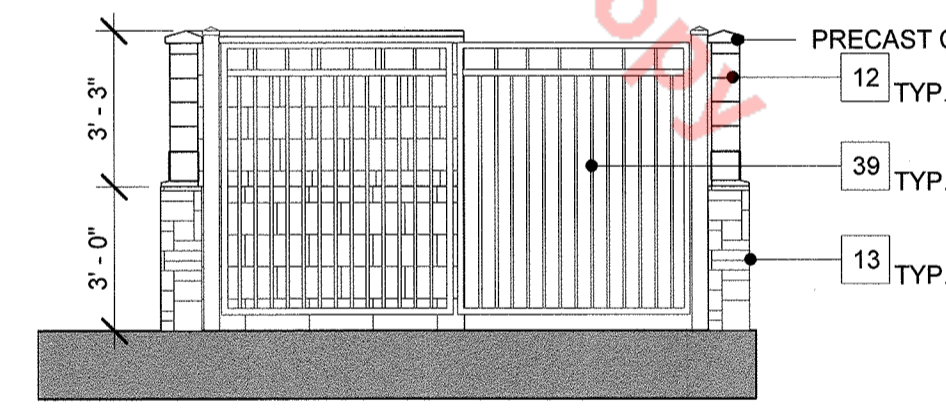
6 MAINTENANCE GARAGE - WEST ELEVATION  
1/8" = 1'-0"



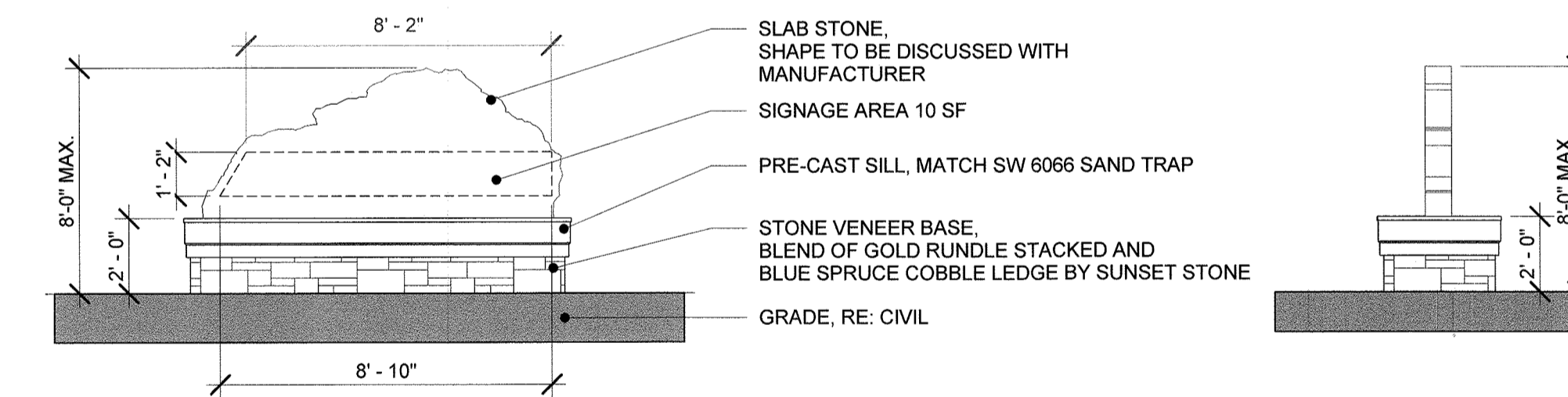
7 TRASH ENCLOSURE - FRONT ELEVATION - SDP  
1/4" = 1'-0"



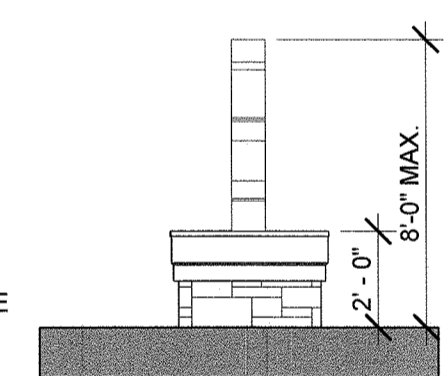
8 TRASH ENCLOSURE - SIDE ELEVATION - SDP  
1/4" = 1'-0"



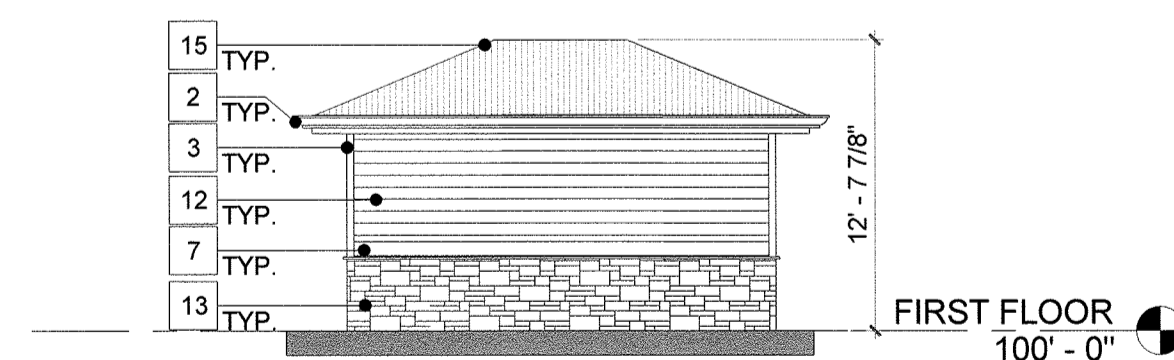
9 TRASH ENCLOSURE - REAR ELEVATION - SDP  
1/4" = 1'-0"



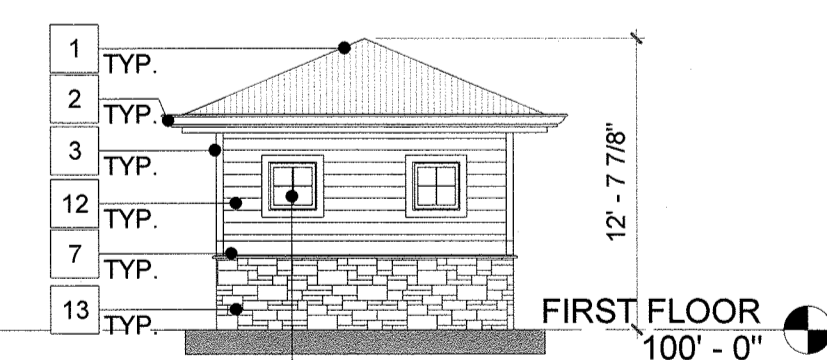
10 MONUMENT SIGN - FRONT ELEVATION  
1/4" = 1'-0"



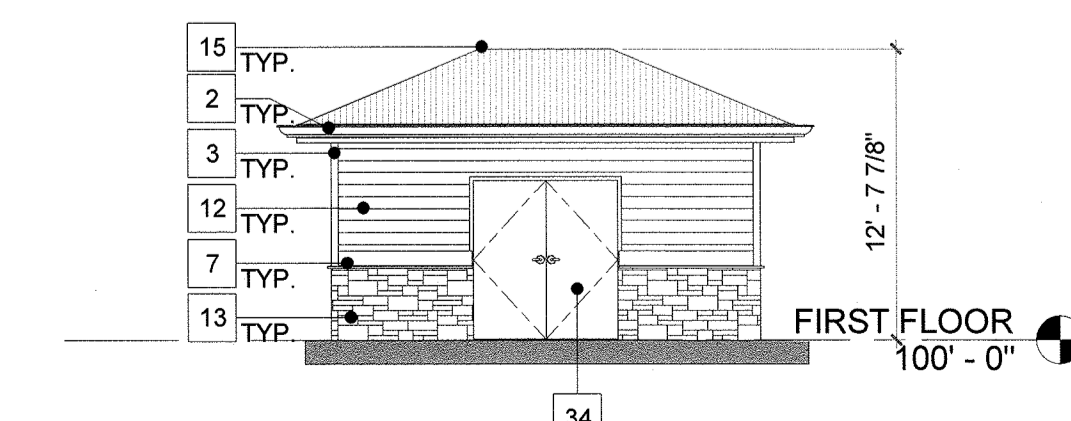
11 MONUMENT SIGN - SIDE ELEVATION  
1/4" = 1'-0"



12 POOL EQUIPMENT - REAR ELEVATION  
1/8" = 1'-0"



13 POOL EQUIPMENT - SIDE ELEVATION  
1/8" = 1'-0"



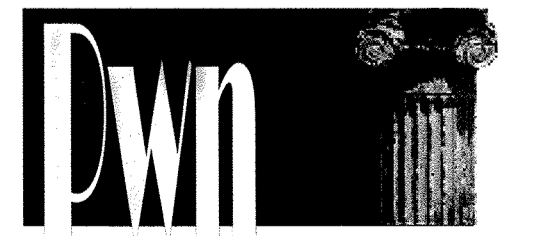
14 POOL EQUIPMENT - FRONT ELEVATION  
1/8" = 1'-0"

KEYNOTES	
1	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
2	METAL GUTTERS, PAINTED.
3	1 X 4 TRIM.
5	1 X 8 TRIM.
6	1 X 10 FASCIA.
7	WATERTABLE WITH 8" STUCCO BAND.
8	STAINED WOOD SHUTTERS.
9	DECORATIVE WOOD TRUSS.
10	WOOD BRACKET.
11	PRE-CAST CAP.
12	SIDING PANEL.
13	STONE VENEER. SUNSET STONE - BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE.
14	3 COAT STUCCO
15	STANDING SEAM METAL ROOF.
16	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE).
17	VINYL WINDOWS - FIXED.
18	STOREFRONT.
19	GLASS DOOR.
20	FIRE ROOM ACCESS DOOR.
21	EXTERIOR LIGHT FIXTURE.
22	BUILDING NUMBERING.
23	A/C CONDENSER UNIT, PAINTED TO MATCH ADJACENT MATERIAL.
24	KNOX BOX WITH LOCKING KNOX CAPS.
25	ELECTRIC METERS.
27	METAL RAILING @ 42" HIGH A.F.F. MIN.
28	STAIRS.
30	NOT USED.
31	STONE ACCENT.
32	ELECTRIC DISCONNECT-SWITCH GEAR.
34	DOUBLE ENTRY DOOR.
36	OVERHEAD ROLLING GARAGE DOOR W/ FIXED WINDOWS.
37	UTILITY DOOR.
39	METAL GATE.
45	CEDAR SHAKE VENEER.

COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III			
	<b>B-1 BODY COLOR</b> (MAIN SIDING)	<b>B-2 BODY COLOR</b> (POP OUT SIDING)	<b>T-1 PUNCH COLOR</b> (TRIM)
SCHEME A	SW 6078 REALIST BEIGE	SW 6328 FIREWEED	SW 6067 MOCHA
SCHEME B	SW 6067 MOCHA	SW 6328 FIREWEED	SW 6078 REALIST BEIGE
<b>ALL BUILDINGS:</b>			
<b>S-1 STUCCO</b>			
SW 6367 VIVA GOLD			
<b>P-1 PUNCH COLOR</b>			
RAILING, HANDRAILS			
SW 6062 RUGGED BROWN			
<b>P-2 PUNCH COLOR</b>			
STAIN ON TRUSSES			
SW 3505 YANKEE BROWN			
<b>P-3 PUNCH COLOR</b>			
TRASH SCREEN GATES			
SW 6062 RUGGED BROWN			
<b>ROOF</b>			
GAF TIMBERLINE HD			
COLOR: SLATE			
<b>STONE</b>			
SUNSET STONE BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE			
<b>WINDOWS</b>			
OFF WHITE OR TAN			

**GARAGE ELEVATIONS**  
**LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN, AMENDMENT NO. 1**  
**PROJECT NO. 18-0013**  
PLANS PREPARED FOR:  
**AUBURN VENTURES II, LP**  
15957 N 81ST STREET, SUITE 101  
SCOTTSDALE, AZ 85260

SHEET  
**6 OF 6**



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