

LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN 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**

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, Manager
AUBURN VENTURES II, LP, A COLORADO LIMITED PARTNERSHIP
SIGNED THIS 19th DAY OF June, 2017
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF June, 2017
BY Mark Breen AS Manager OF AUBURN VENTURES II, LP.
WITNESS MY HAND AND OFFICIAL SEAL.
Janet Malefors
NOTARY PUBLIC
MY COMMISSION EXPIRES April 22, 2018

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, AND ACCORDINGLY 30.02 SFE ARE DEBITED HERewith.

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 4.3E 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.

3. The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.

4. 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 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.

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 planned development under the Auburn Ridge PD recorded under Reception No. 2013004870 on January 18, 2013.

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 signs on the property. All signs must comply with the provisions of Title 19 (sign code regulations) of the municipal code.

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 buildings 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 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.

8. 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 FLING NO. 2. IT IS MONUMENTED AT THE NORTH 1/4 CORNER, SECTION 10 BY A 2-1/2" ALUMINUM CAP STAMPED "MANHARD AND ASSOCIATES 1/4 COR S2510 T85, R67 W 1995 PLS 2562" AND AT THE SE CORNER, N 1/2, NW 1/4, SECTION 10 BY A 3-1/2" ALUMINUM CAP STAMPED "TST T85 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)

TITLE CERTIFICATION:
I, Brandi Becker, AN AUTHORIZED REPRESENTATIVE OF Land Title, 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.
Brandi Becker
AUTHORIZED REPRESENTATIVE
Land Title Guaranty Company
TITLE INSURANCE COMPANY
SIGNED THIS 20th DAY OF July, 2017
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF July, 2017
BY Brandi Becker AS AUTHORIZED REPRESENTATIVE
WITNESS MY HAND AND OFFICIAL SEAL.
Jessica Campbell
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/21/17

SURVEYOR'S CERTIFICATE:
I, Brian J. Proulx, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 2, AUBURN RIDGE WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.
Brian J. Proulx
REGISTERED LAND SURVEYOR
DATE 07/01/17

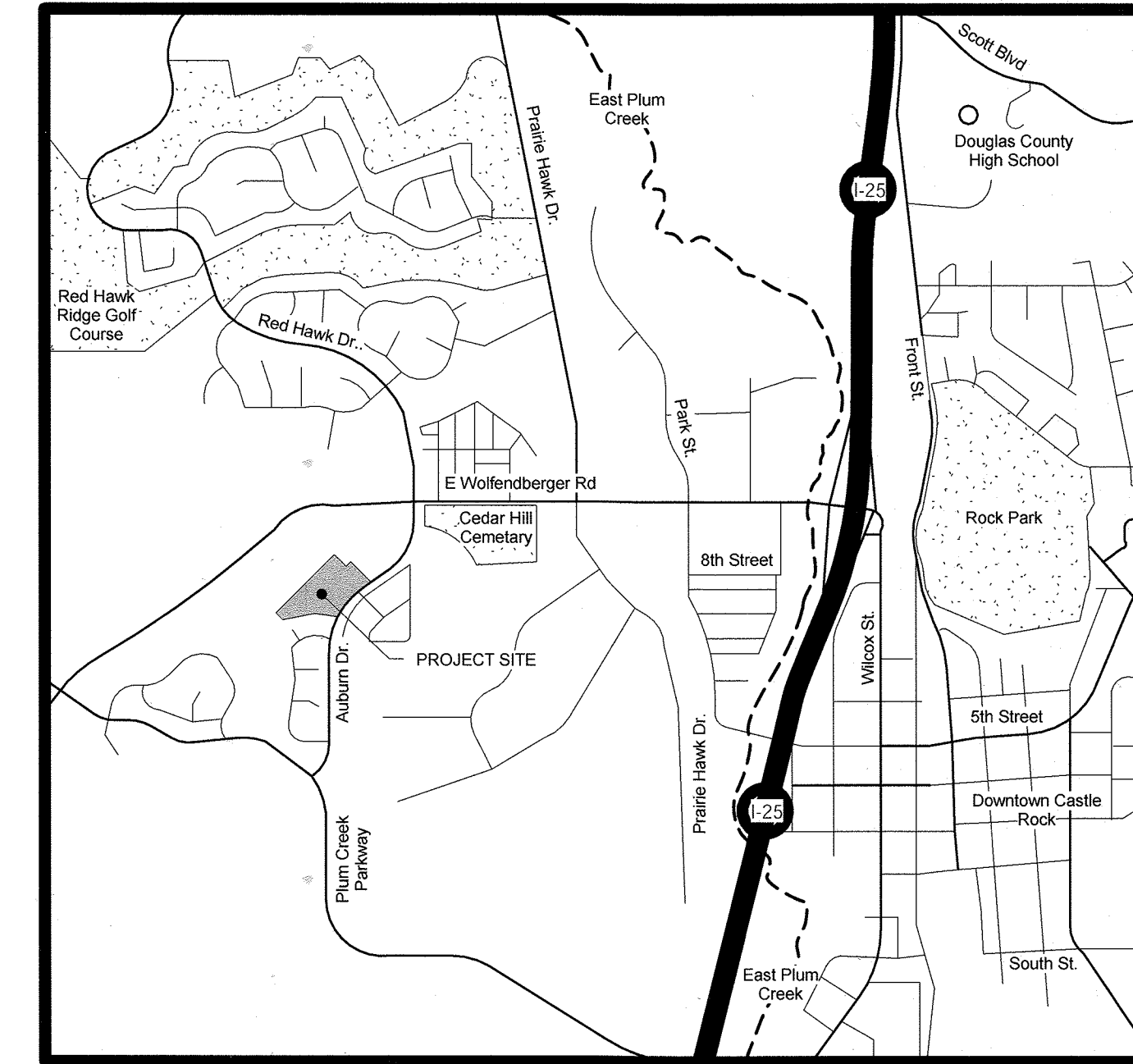
CIVIL ENGINEER'S STATEMENT:
I, Daniel Madruca, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
Daniel Madruca
REGISTERED PROFESSIONAL ENGINEER
DATE 6/30/17

PLANNING COMMISSION RECOMMENDATION:
THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 16th DAY OF November, 2016.
Bob Kasper
CHAIR
DATE 11 Nov 2016
ATTEST:
Merlin Klotz
DIRECTOR OF DEVELOPMENT SERVICES DATE 11/2/17

TOWN COUNCIL APPROVAL:
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 15th DAY OF November, 2016.
Jennifer Breen
MAYOR
DATE 11-7-17
ATTEST:
Risa Anderson
TOWN CLERK
DATE 11-7-17

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:
THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:48 pm ON THE 9th DAY OF NOV, 2017 AT RECEPTION NO. 2017076568
DOUGLAS COUNTY CLERK AND RECORDER
BY Tulayne Poir
DEPUTY
DATE 11/9/17

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. 2013088560, DOUGLAS COUNTY COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
BY Stewart Katz
NATIONAL MORTGAGE INVESTORS, L.L.C. A CONNECTICUT LIMITED LIABILITY COMPANY
SIGNED THIS 19th DAY OF June, 2017
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF June, 2017 BY Stewart Katz AS _____ OF NATIONAL MORTGAGE INVESTORS, L.L.C.
WITNESS MY HAND AND OFFICIAL SEAL.
Janet Malefors
NOTARY PUBLIC
MY COMMISSION EXPIRES April 22, 2018



VICINITY MAP
SCALE: N.T.S.

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

- SHEET INDEX**
- 1 COVER SHEET
 - 2 ARCHITECTURAL SITE PLAN
 - 3 GRADING PLAN
 - 4 UTILITY PLAN
 - 5 LANDSCAPE PLANS AND SCHEDULES
 - 6 BUILDING 1 ELEVATIONS
 - 7 BUILDING 2 & 3 ELEVATIONS
 - 8 BUILDING 4, 5 AND 6 ELEVATIONS
 - 9 BUILDING 6 ELEVATIONS
 - 10 BUILDING 6 ELEVATIONS CONT.
 - 11 CLUBHOUSE ELEVATIONS
 - 12 GARAGE ELEVATIONS
 - 13 LIGHTING PLAN

LIST OF CONTACTS:

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

SITE DATA:

| | | | | |
|-------------------------|---------------------|----------------|--------------|--|
| SITE BREAKDOWN: | | | | |
| TOTAL NET SITE AREA: | 267,228 S.F. | 6.13 AC | 100% | |
| DRIVE, WALKS & PARKING: | 104,814 S.F. | 2.40 AC | 39.2% | |
| BUILDING COVERAGE: | 77,424 S.F. | 1.78 AC | 29.0% | |
| LANDSCAPE: | 84,990 S.F. | 1.95 AC | 31.8% | |
| TOTAL: | 267,228 S.F. | 6.13 AC | 100 % | |

DENSITY CALCULATION:

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

BUILDING COVERAGE:

| BUILDING | FOOTPRINT AREA | GROSS FLOOR AREA | SFF |
|-------------------------------------|-----------------------|------------------|--------------|
| 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 |
| TOTAL: | 77,424.22 S.F. | | 30.02 |
| 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) |
| TOTAL REQUIRED | = 205 TOTAL SPACES |

PARKING PROVIDED:

| | |
|--|---------------------------------|
| STANDARD SURFACE PARKING STALLS: 152 (9'-0" x 16'-0" with a 2' overhang) | |
| STANDARD GARAGE PARKING (10'-4" x 20'-0", 10'-4" x 23'-0") | 46 |
| TOTAL STANDARD PARKING: | 198 |
| 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 |
| TOTAL HANDICAP STALLS | 7 |
| TOTAL PARKING PROVIDED: | 205 TOTAL SPACES ON SITE |

PROPOSED BUILDING HEIGHTS:

| | |
|---|-------------------------------|
| AREA A: (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 |
| AREA 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
SDP 14-0002
PLANS PREPARED FOR:
AUBURN VENTURES II, LP

SHEET 1 OF 13

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

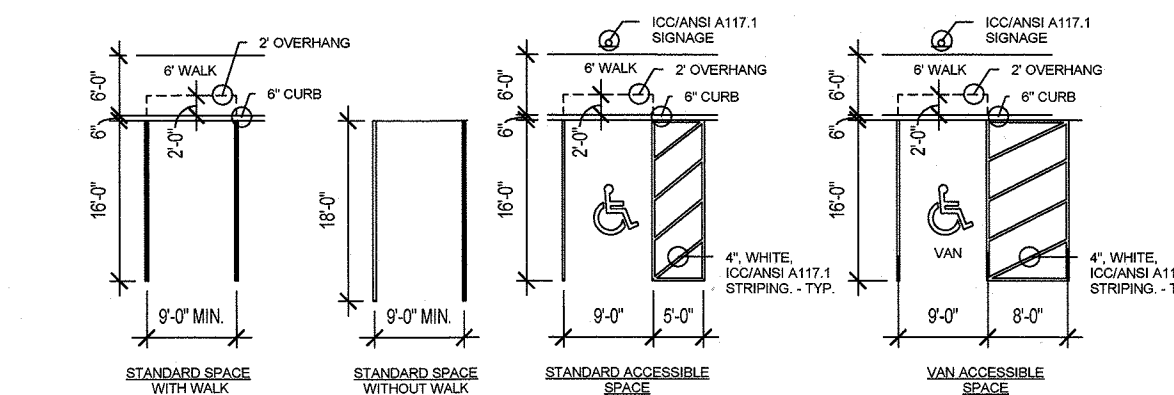
Dwn
PWN Architects and Planners, Inc.

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

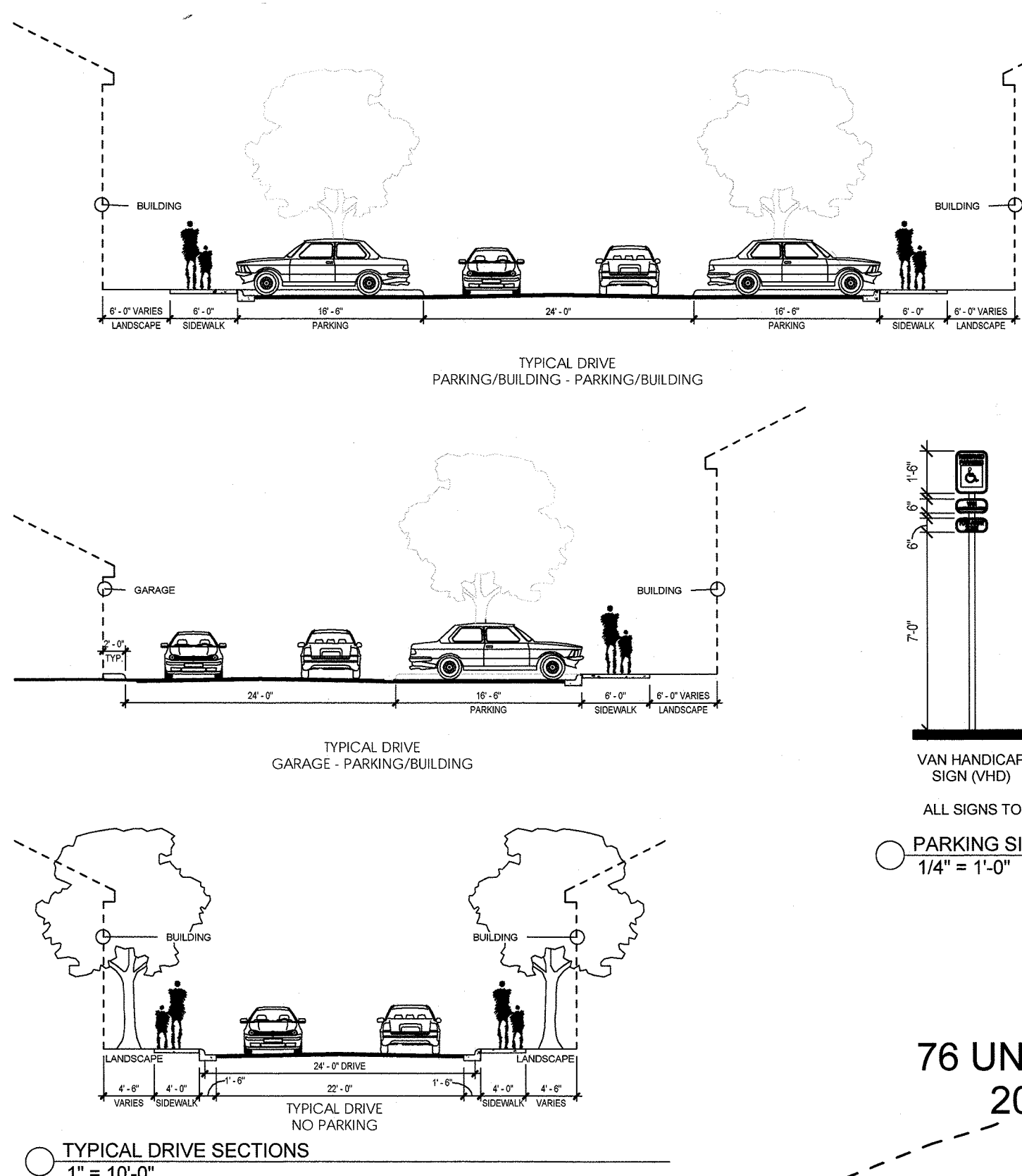
LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN

6.1347 ACRES

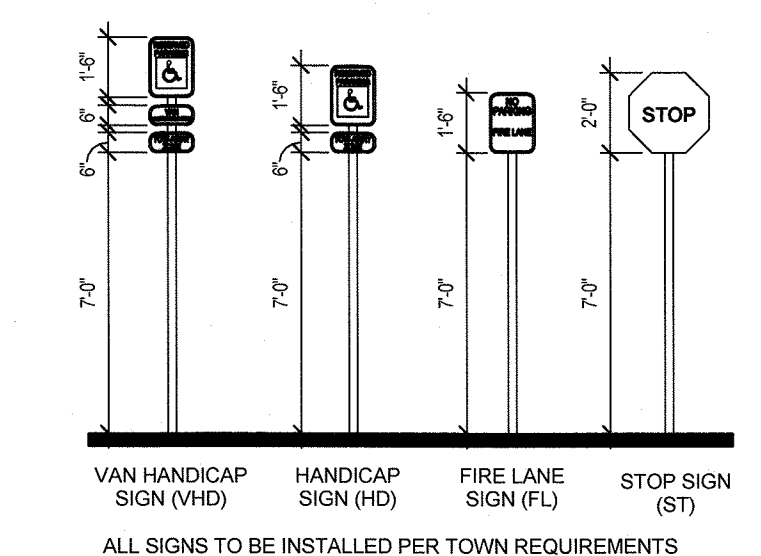
A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PARKING STANDARDS
1/16" = 1'-0"



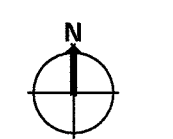
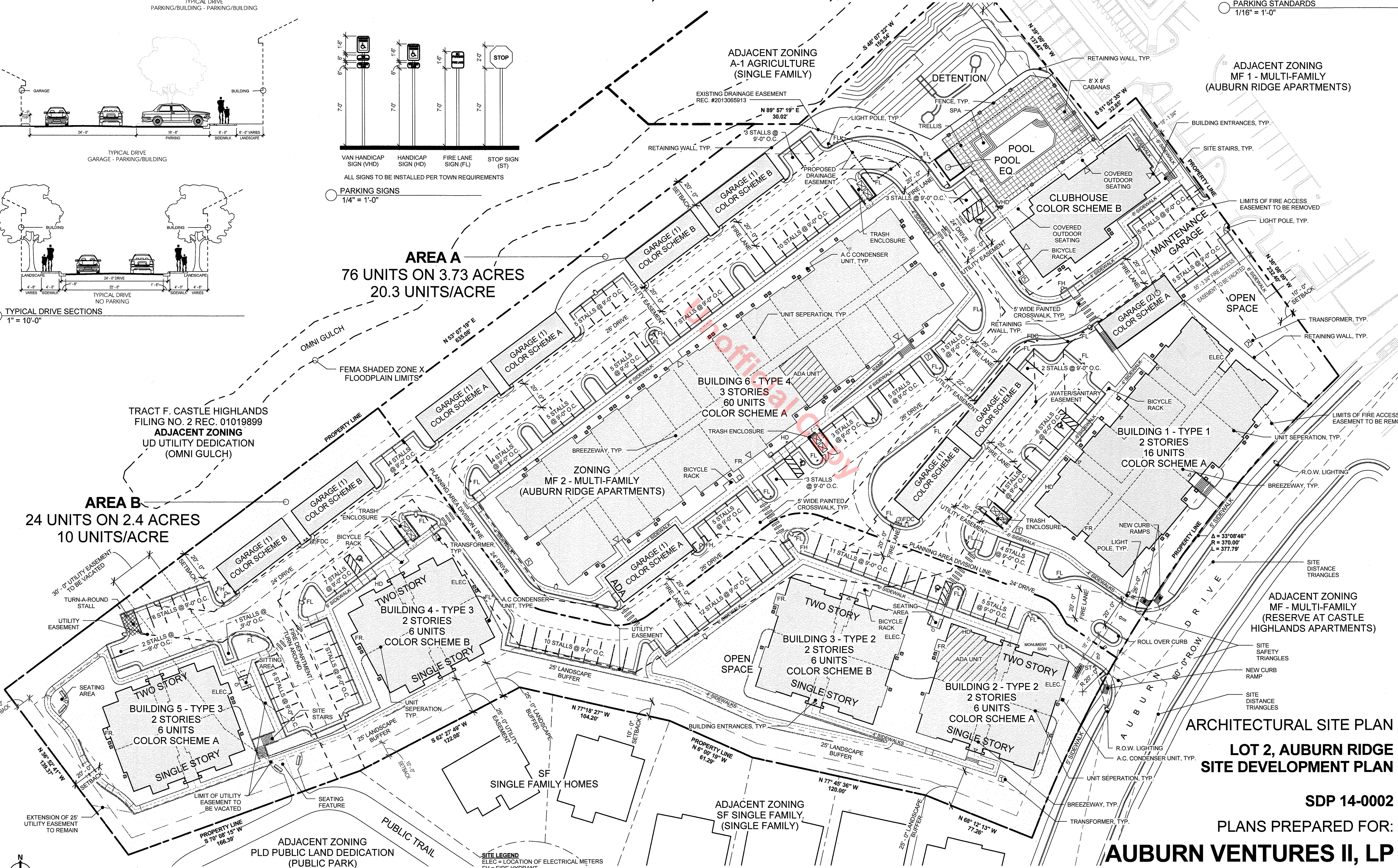
TYPICAL DRIVE SECTIONS
1" = 10'-0"



PARKING SIGNS
1/4" = 1'-0"

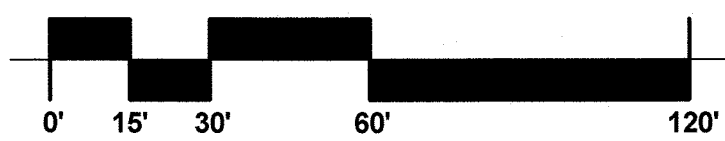
AREA A
76 UNITS ON 3.73 ACRES
20.3 UNITS/ACRE

AREA B
24 UNITS ON 2.4 ACRES
10 UNITS/ACRE



SITE PLAN - SDP
1" = 30'-0"

SITE LEGEND
ELEC = LOCATION OF ELECTRICAL METERS
FH = FIRE HYDRANT
FL = FIRE LANE NO PARKING SIGN
FR = FIRE RISER ROOM LOCATION
HD = HANDICAP PARKING SIGN



ARCHITECTURAL SITE PLAN
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

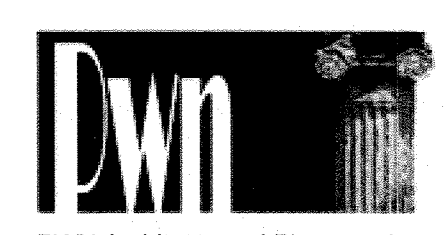
SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

SHEET
2 OF 13



6250 E. Costilla Avenue | Suite 620
Greenwood Village, CO 80112
voice: 303.949.9580 fax: 303.949.9870
pwnarchitects.com

LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN

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

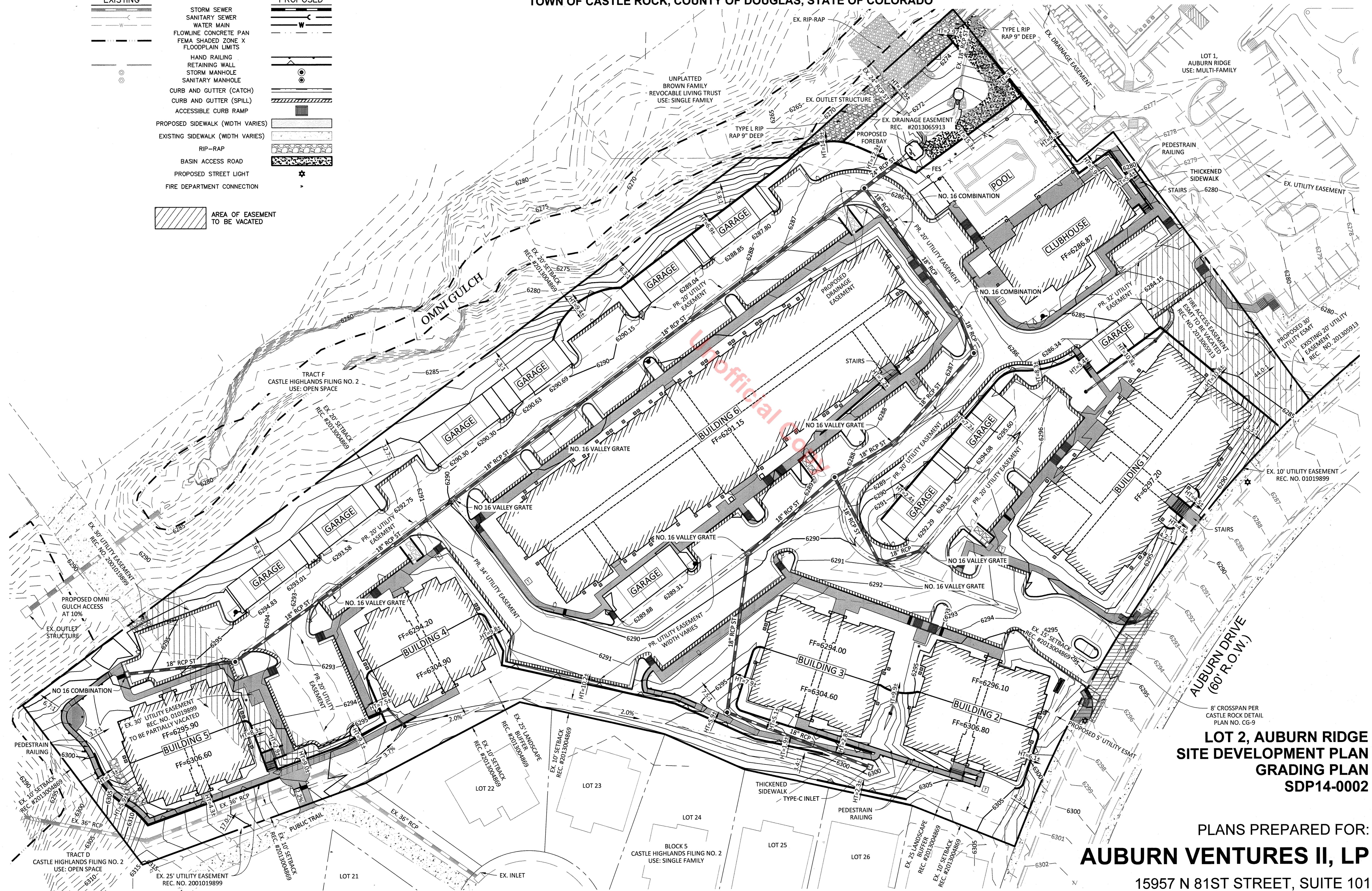
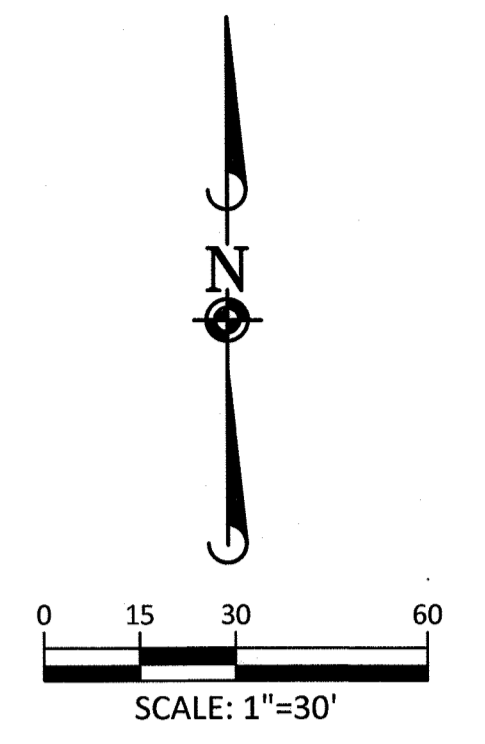
EXISTING

- 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

LEGEND

PROPOSED

- AREA OF EASEMENT TO BE VACATED



Manhard CONSULTING

1936 DOVER ST., SUITE 200
AUBURN, COLORADO 80015
(303)966-8866 Fax: (303)966-8160

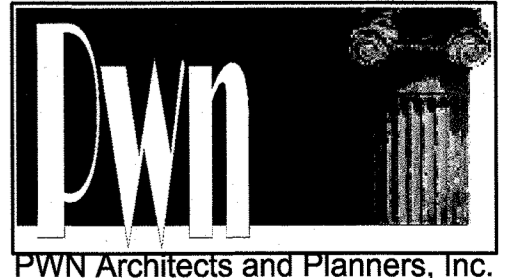
| No | Revisions | Date | By |
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**LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN
GRADING PLAN
SDP14-0002**

**SHEET
3 OF 13**

PLANS PREPARED FOR:
AUBURN VENTURES II, LP

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

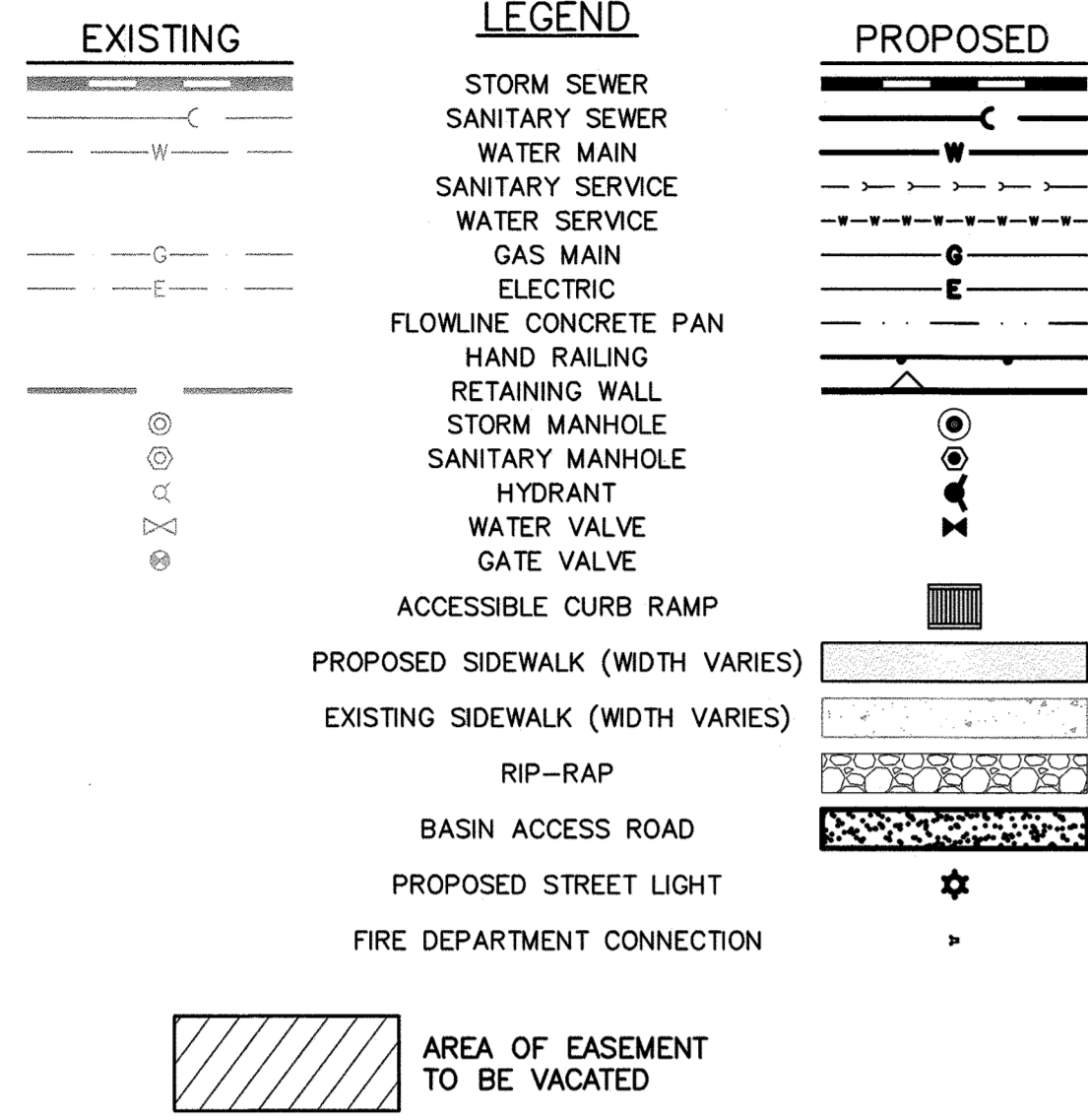


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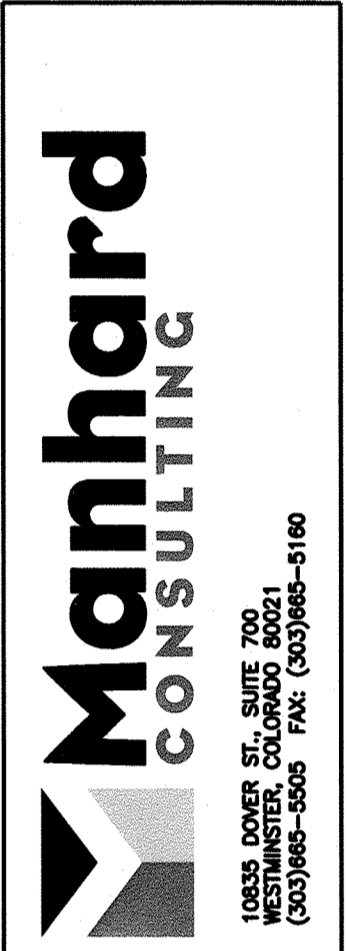
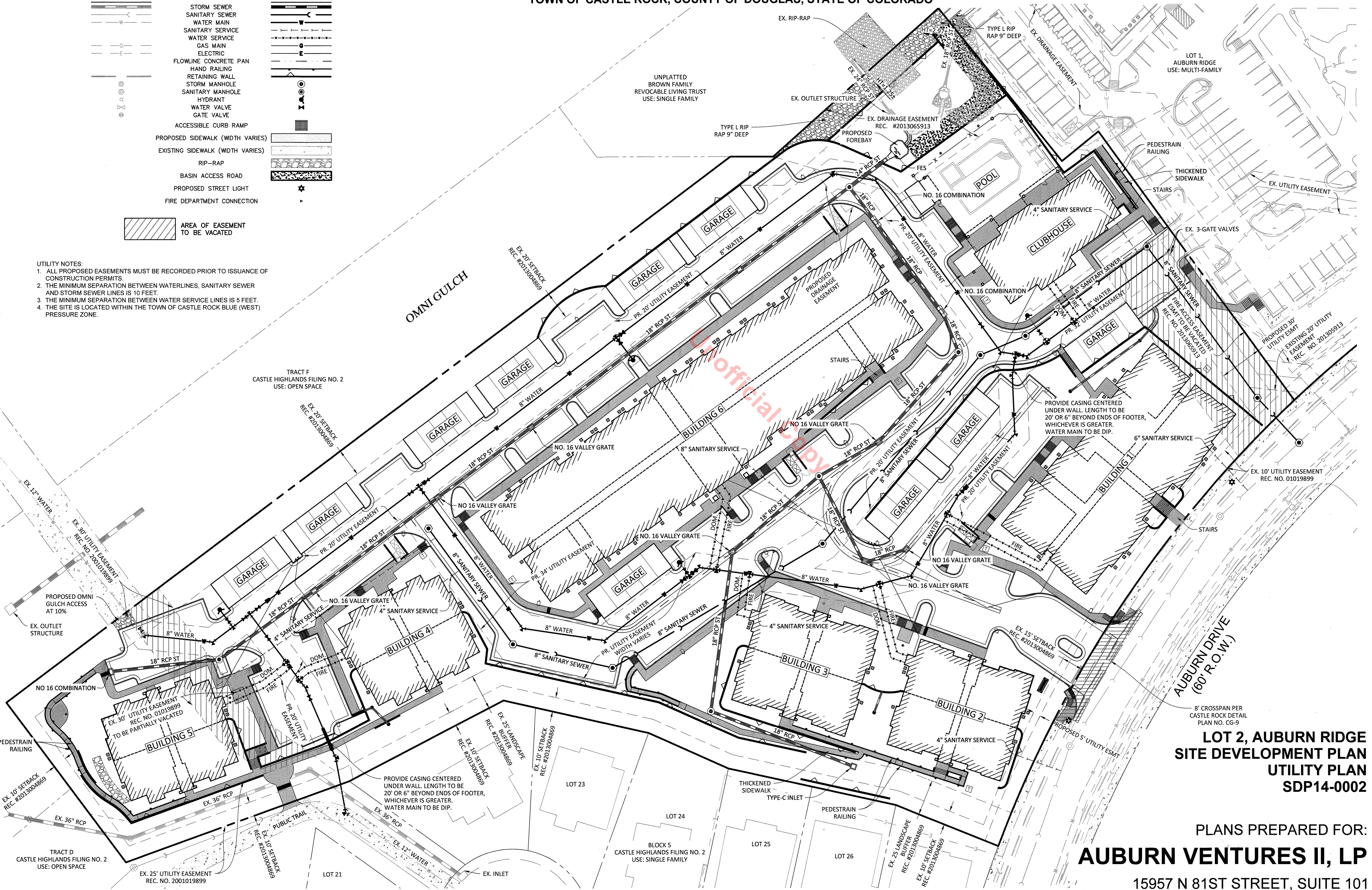
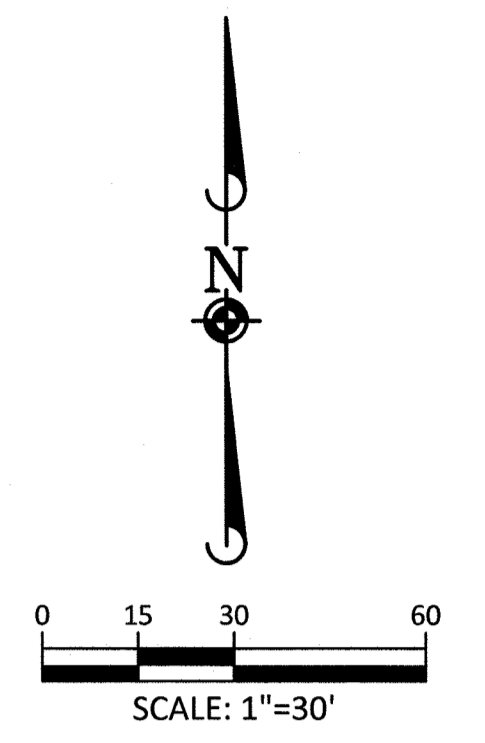
LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN

6.1347 ACRES

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



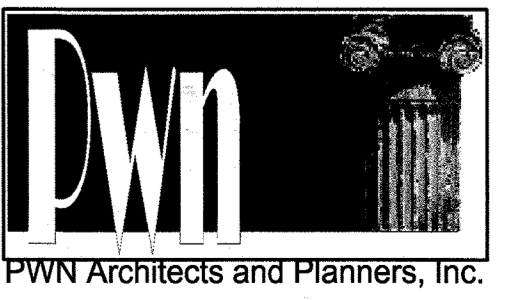
- UTILITY NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THE SITE IS LOCATED WITHIN THE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



| Revision | Date | By |
|----------|------|----|
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**LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN
UTILITY PLAN
SDP14-0002**

SHEET
4 OF 13



PLANS PREPARED FOR:
AUBURN VENTURES II, LP

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

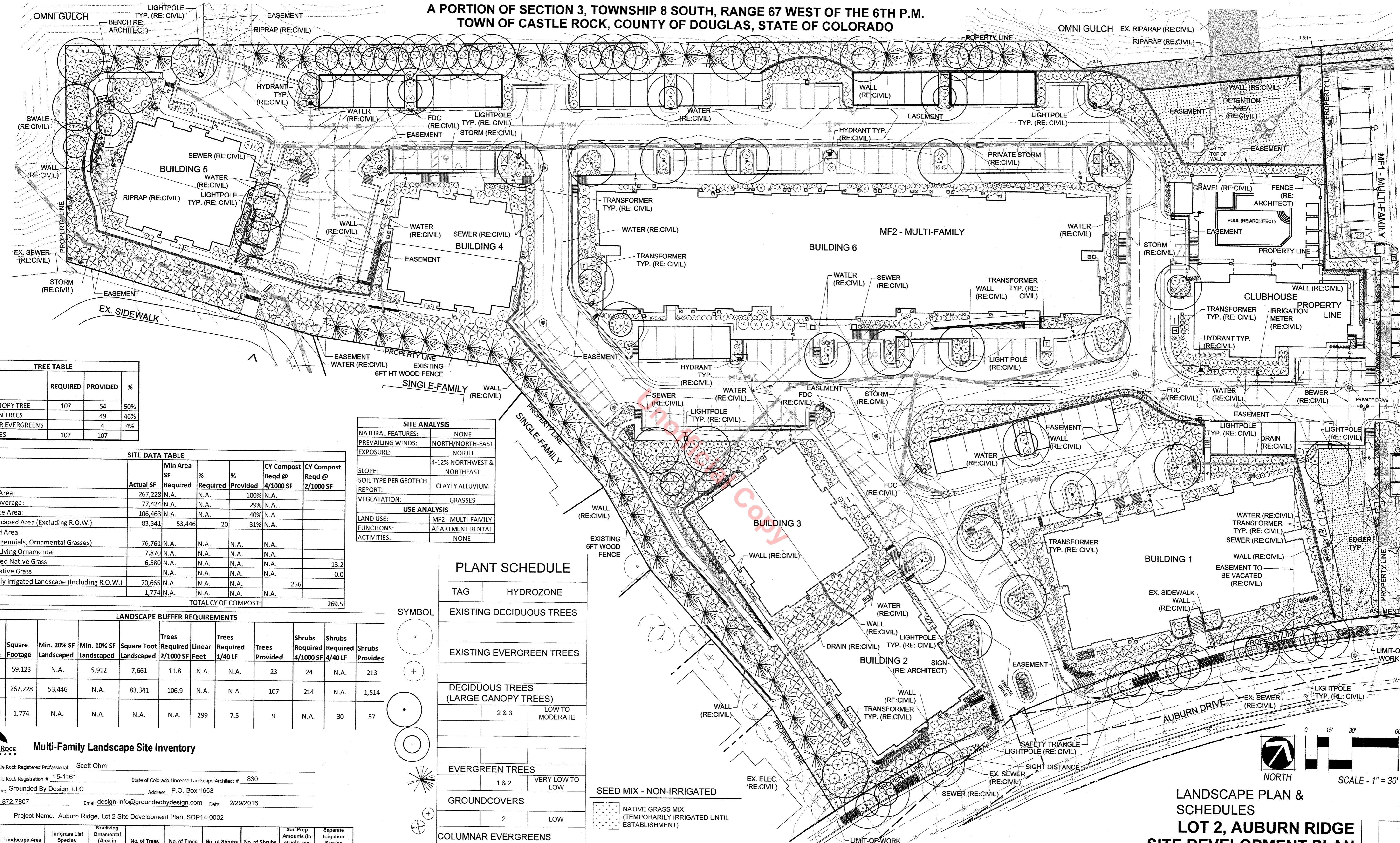
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pwnarchitects.com

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LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN

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



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

| Site Data | Actual SF | Min Area SF Required | % Required | % Provided | CY Compost Req'd @ 4/1000 SF | CY Compost Req'd @ 2/1000 SF |
|--|-----------|----------------------|------------|------------|------------------------------|------------------------------|
| Gross Site Area: | 267,228 | N.A. | N.A. | 100% | N.A. | N.A. |
| Building Coverage: | 77,424 | N.A. | N.A. | 29% | N.A. | N.A. |
| Hard Surface Area: | 106,463 | N.A. | N.A. | 40% | N.A. | N.A. |
| Total Landscaped Area (Excluding R.O.W.): | 83,341 | 53,446 | 20 | 31% | N.A. | N.A. |
| Landscaped Area (Shrubs, Perennials, Ornamental Grasses) | 76,761 | N.A. | N.A. | N.A. | N.A. | N.A. |
| Total Non-Living Ornamental | 7,870 | N.A. | N.A. | N.A. | N.A. | N.A. |
| Non-Irrigated Native Grass | 6,580 | N.A. | N.A. | N.A. | N.A. | 13.2 |
| Irrigated Native Grass | N.A. | N.A. | N.A. | N.A. | N.A. | 0.0 |
| Permanently Irrigated Landscape (Including R.O.W.) | 70,665 | N.A. | N.A. | N.A. | N.A. | 256 |
| ROW | 1,774 | N.A. | N.A. | N.A. | N.A. | N.A. |
| TOTAL CY OF COMPOST: | | | | | | 269.5 |

| | |
|-------------------------------|-----------------------------|
| 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 |

PLANT SCHEDULE

| TAG | HYDROZONE |
|--------------------------------------|----------------------|
| EXISTING DECIDUOUS TREES | |
| EXISTING EVERGREEN TREES | |
| DECIDUOUS TREES (LARGE CANOPY TREES) | |
| 2 & 3 | LOW TO MODERATE |
| EVERGREEN TREES | |
| 1 & 2 | VERY LOW TO LOW |
| GROUNDCOVERS | |
| 2 | LOW |
| COLUMNAR EVERGREENS | |
| 1 | VERY LOW |
| DECIDUOUS SHRUBS | |
| 1 & 2 & 3 | VERY LOW TO MODERATE |
| PERENNIALS | |
| 2 & 3 | VERY LOW TO MODERATE |
| ORNAMENTAL GRASSES | |
| 1 & 2 & 3 | VERY LOW TO MODERATE |

| Buffer Description | Square Footage | Min. 20% SF Landscaped | Min. 10% SF Landscaped | Square Foot Landscaped | Trees Required 2/1000 SF | Linear Feet | Trees Provided 1/40 LF | Trees | Shrubs Required 4/1000 SF | Shrubs Provided 4/40 LF | Shrubs |
|------------------------|----------------|------------------------|------------------------|------------------------|--------------------------|-------------|------------------------|-------|---------------------------|-------------------------|--------|
| Parking Lot Area | 59,123 | N.A. | 5,912 | 7,661 | 11.8 | N.A. | N.A. | 23 | 24 | N.A. | 213 |
| Gross Site Area | 267,228 | 53,446 | N.A. | 83,341 | 106.9 | N.A. | N.A. | 107 | 214 | N.A. | 1,514 |
| R.O.W. Landscaped Area | 1,774 | N.A. | N.A. | N.A. | N.A. | 299 | 7.5 | 9 | N.A. | 30 | 57 |

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: 303.672.7807
 Email: design-info@groundedbydesign.com
 Date: 2/29/2016
 Project Name: Auburn Ridge, Lot 2 Site Development Plan, SDP14-0002

| Gross Site Area | Landscaped Area in Sq.Ft. | Turfgrass List Species (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. | 267,228 | NON-IRRIGATED NATIVE GRASS = 6,540 SF | 6,580 | 107 | 107 | 214 | 1,514 | 2 CY-TEMP NATIVE GRASS, 3 CY-NON-IRRIGATED NATIVE GRASS, 4 CY; ALL OTHER AREAS. | Yes X No 0 | | |
| Parking Lot (Area in Sq.Ft.) | 59,123 | Parking Lot Landscaped Area (Sq. Ft.) | 7,661 | 157 | 0 | 6 | 8 | 12 | 23 | 24 | 213 |

SEED MIX - NON-IRRIGATED

TEMPORARY MIX (TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT)

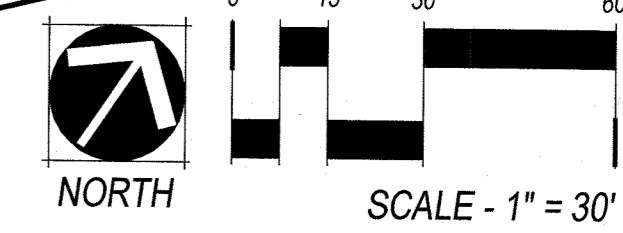
- TOWN OF CASTLE ROCK CONCEPT PLAN NOTES:**
- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
 - QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES 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.
 - PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
 - DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
 - 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.
 - SIGHT DISTANCE TRIANGLES AREAS MUST BE KEPT FREE OF VISUALLY OBSTRUCTING LANDSCAPE FEATURES (30 INCHES OR TALLER) AT MATURE SIZE.

NOT FOR CONSTRUCTION

grounded by design
 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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LANDSCAPE PLAN & SCHEDULES LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN

SDP14-0002

PLANS PREPARED FOR:
AUBURN VENTURES II LP

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

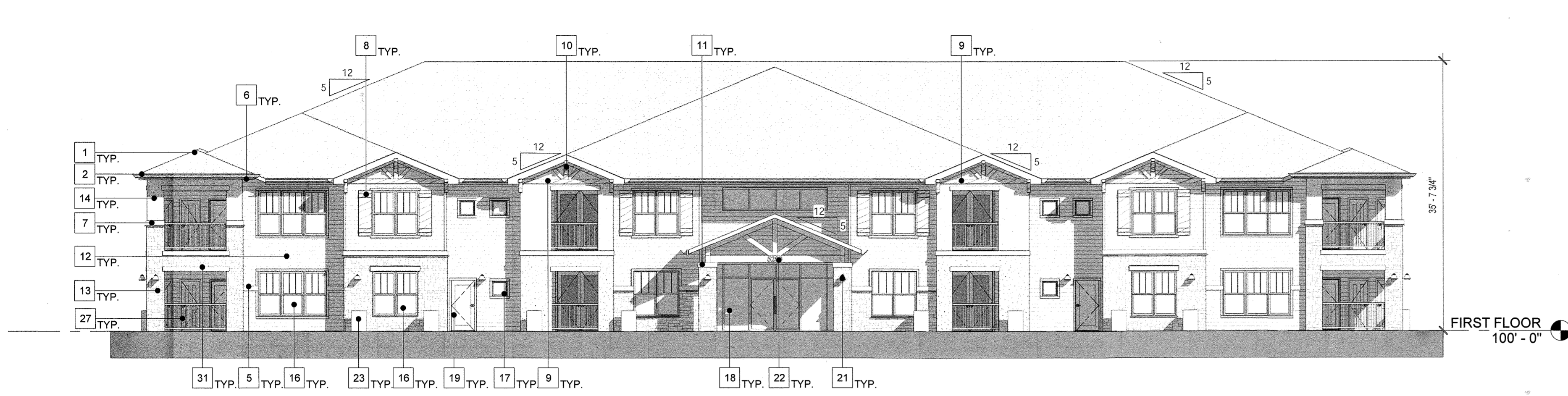
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PVN Architects and Planners, Inc.
 950 E. Central Avenue, Suite 600
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 pvna@architects.com

LOT 2 , AUBURN RIDGE SITE DEVELOPMENT PLAN

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



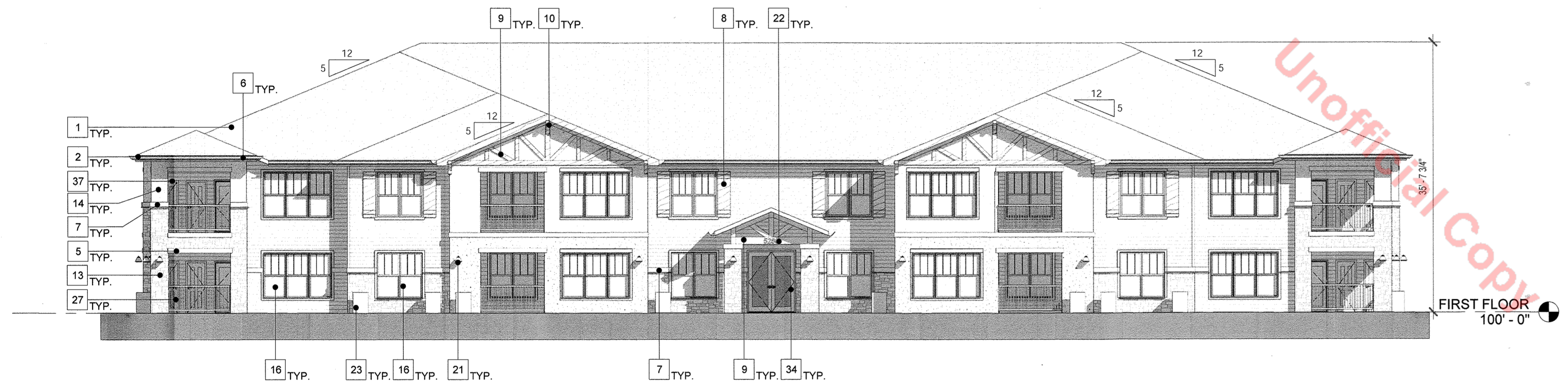
BUILDING 1 NORTH ELEVATION

3/32" = 1'-0"



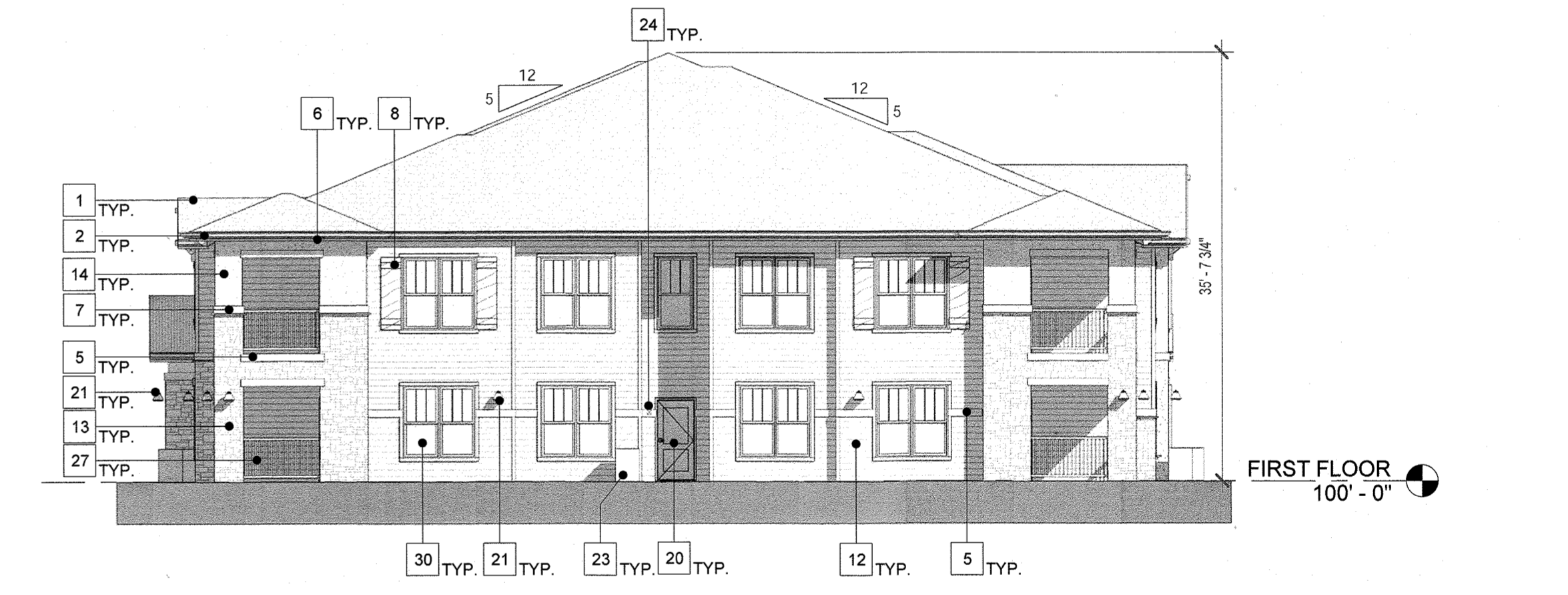
BUILDING 1 EAST ELEVATION

3/32" = 1'-0"



BUILDING 1 SOUTH ELEVATION

3/32" = 1'-0"



BUILDING 1 WEST ELEVATION

3/32" = 1'-0"

| KEYNOTES | |
|----------|---|
| # | NOTE |
| 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 TRIM 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 | AC 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-1 BODY COLOR (MAIN SIDING) | B-2 BODY COLOR (POP OUT SIDING) | T-1 PUNCH COLOR (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 |
| ALL BUILDINGS: | | | |
| S-1 STUCCO | | | |
| SW 6397 VIVA GOLD | | | |
| P-1 PUNCH COLOR | | | |
| RAILING, HANDRAILS | | | |
| SW 6082 RUGGED BROWN | | | |
| P-2 PUNCH COLOR | | | |
| STAIN ON TRUSSES | | | |
| SW 3505 YANKEE BROWN | | | |
| P-3 PUNCH COLOR | | | |
| TRASH SCREEN GATES | | | |
| SW 6082 RUGGED BROWN | | | |
| ROOF | | | |
| GAF TIMBERLINE HD | | | |
| COLOR: SLATE | | | |
| STONE | | | |
| SUNSET STONE: BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE | | | |
| WINDOWS | | | |
| OFF-WHITE OR TAN | | | |

BUILDING HEIGHT CALCULATION
 35'-7 3/4" - NORTH ELEVATION
 35'-7 3/4" - EAST ELEVATION
 35'-7 3/4" - SOUTH ELEVATION
 35'-7 3/4" - WEST ELEVATION
 = 142'-7" / 4 = 35'-7 3/4" (AVERAGE HEIGHT)

**BUILDING 1 ELEVATIONS
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN**

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

SHEET
6 OF 13

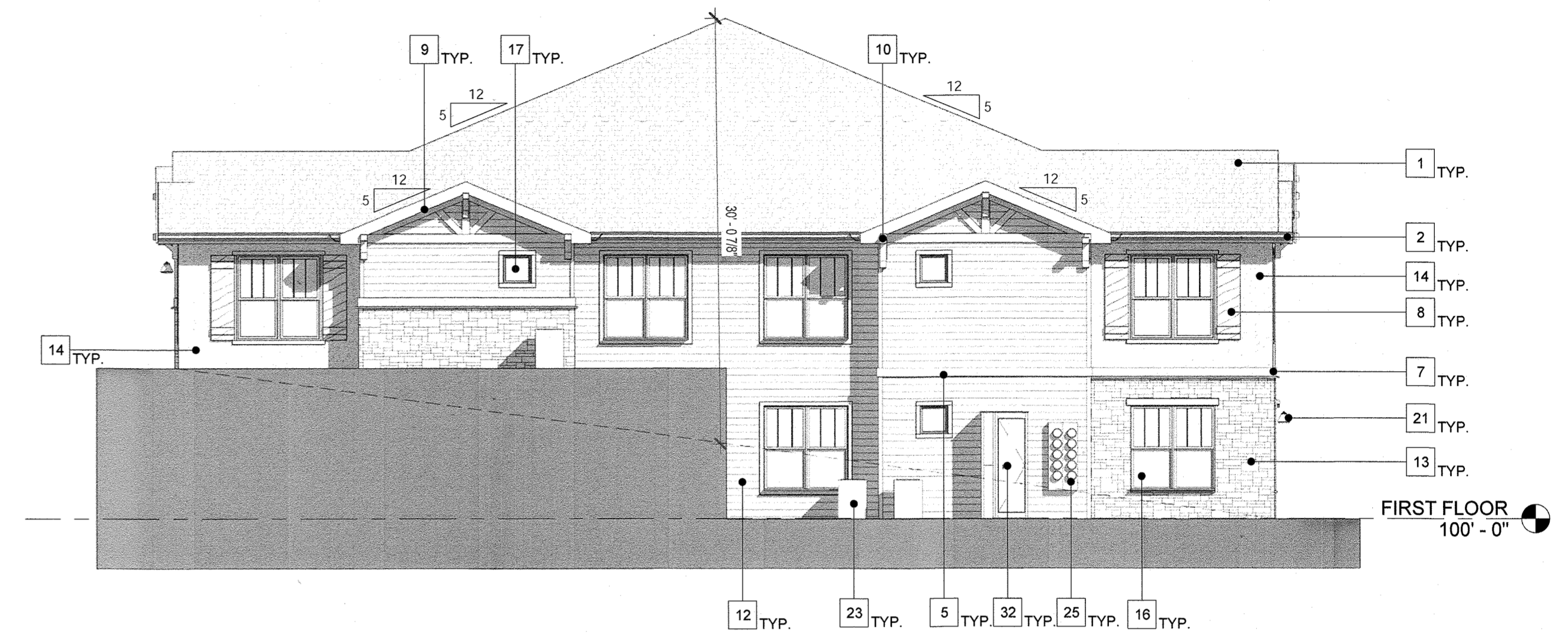


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LOT 2 , AUBURN RIDGE SITE DEVELOPMENT PLAN

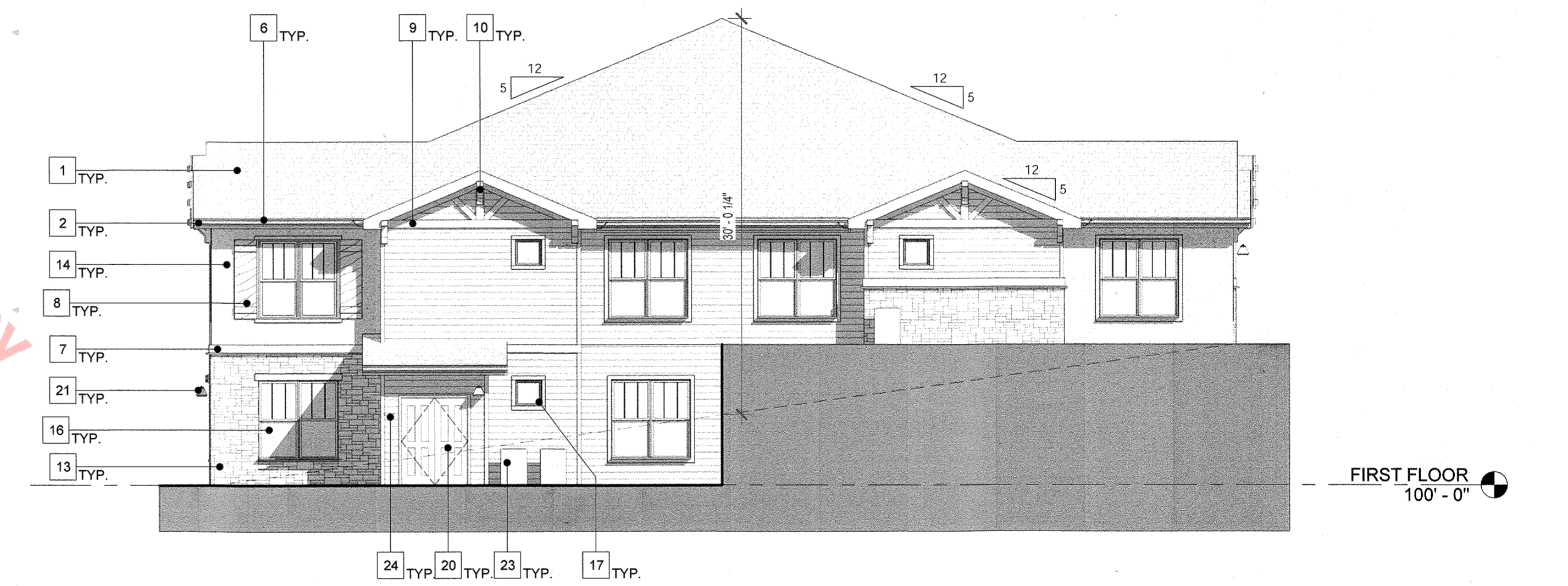
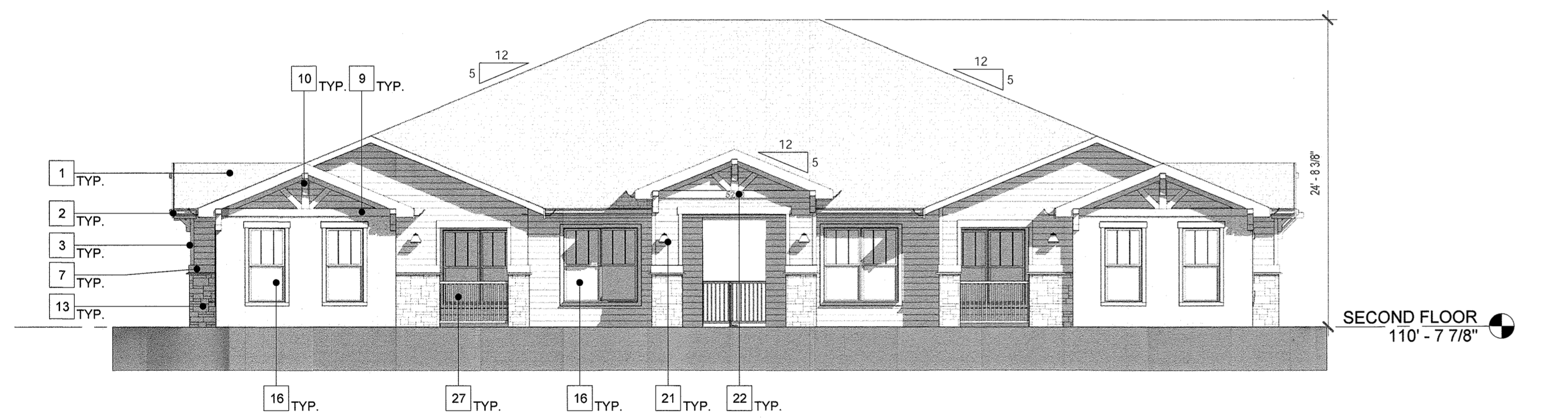
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A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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

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



③ BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"

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

Unofficial Copy

| KEYNOTES | |
|----------|---|
| # | NOTE |
| 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 TRIM BAND. |
| 8 | STAINED WOOD SHUTTERS. |
| 9 | DECORATIVE WOOD TRUSS. |
| 10 | WOOD BRACKET. |
| 11 | PRE-CAST CAP. |
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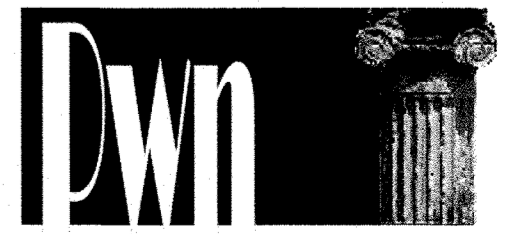
| COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III | | | |
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| SCHEME B | SW 6067 MOCHA | SW 6328 FIREWEED | SW 6078 REALIST BEIGE |
| ALL BUILDINGS: | | | |
| S-1 STUCCO | | | |
| SW 6367 VIVA GOLD | | | |
| P-1 PUNCH COLOR | | | |
| RAILING, HANDRAILS | | | |
| SW 6062 RUGGED BROWN | | | |
| P-2 PUNCH COLOR | | | |
| STAIN ON TRUSSES | | | |
| SW 3505 YANKEE BROWN | | | |
| P-3 PUNCH COLOR | | | |
| TRASH SCREEN GATES | | | |
| SW 6062 RUGGED BROWN | | | |
| ROOF | | | |
| GAF TIMBERLINE HD | | | |
| COLOR: SLATE | | | |
| STONE | | | |
| SUNSET STONE: BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE | | | |
| WINDOWS | | | |
| OFF WHITE OR TAN | | | |

BUILDING HEIGHT CALCULATION
 35'-4 1/4" - NORTH ELEVATION
 30'-0 1/4" - EAST ELEVATION
 24'-8 3/8" - SOUTH ELEVATION
 30'-0 1/4" - WEST ELEVATION
 = 120'-1 1/8" / 4 = 30'-0 5/16" (AVERAGE HEIGHT)

BUILDING 2 & 3 ELEVATIONS
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SDP 14-0002
 PLANS PREPARED FOR:
AUBURN VENTURES II, LP
 15957 N 81ST STREET, SUITE 101
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SHEET
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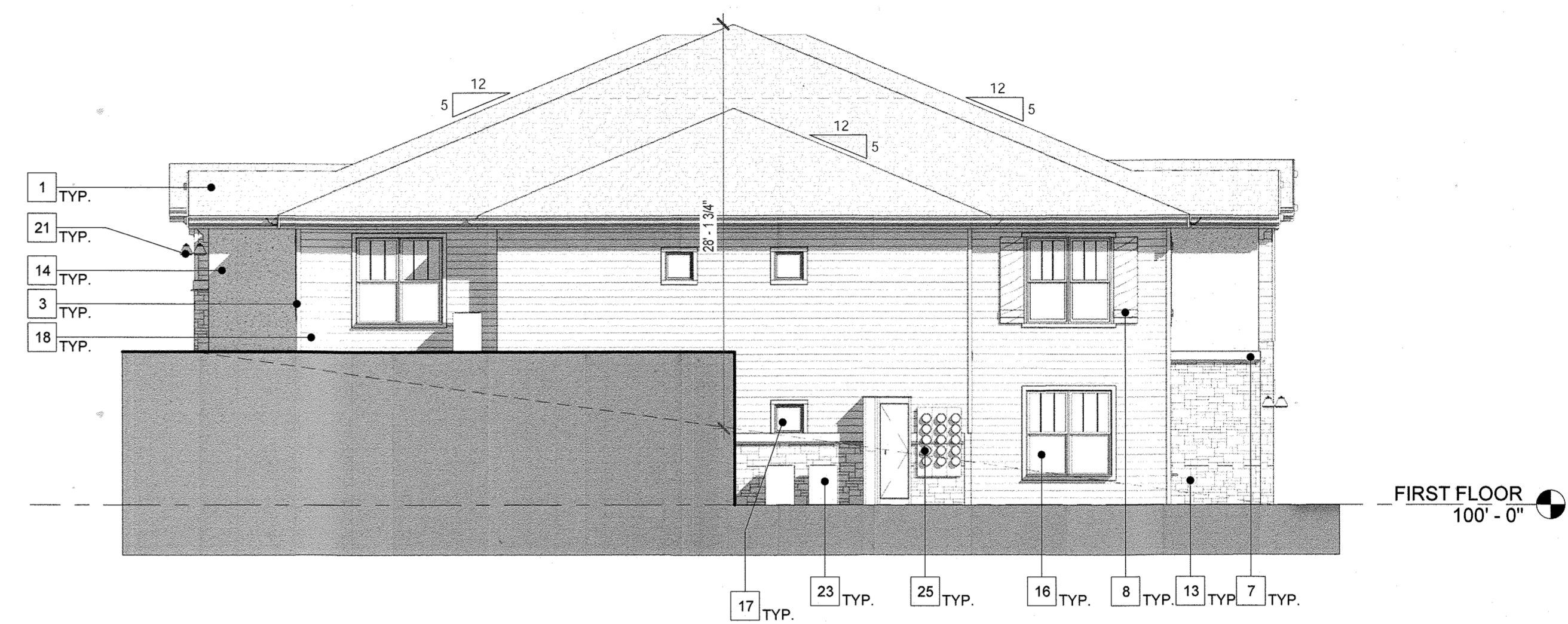
LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN

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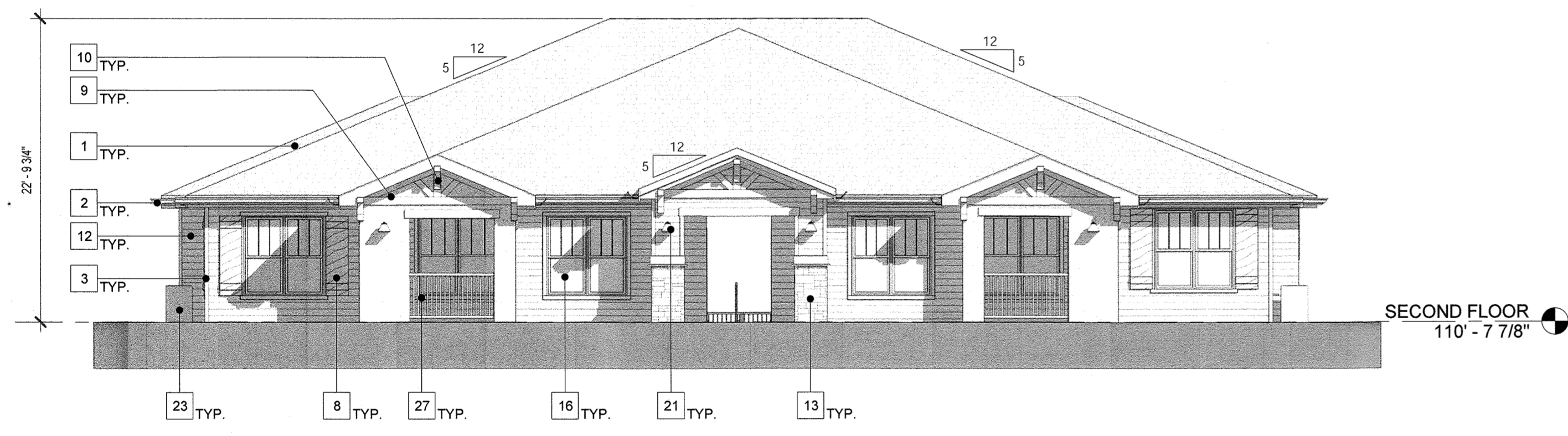
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



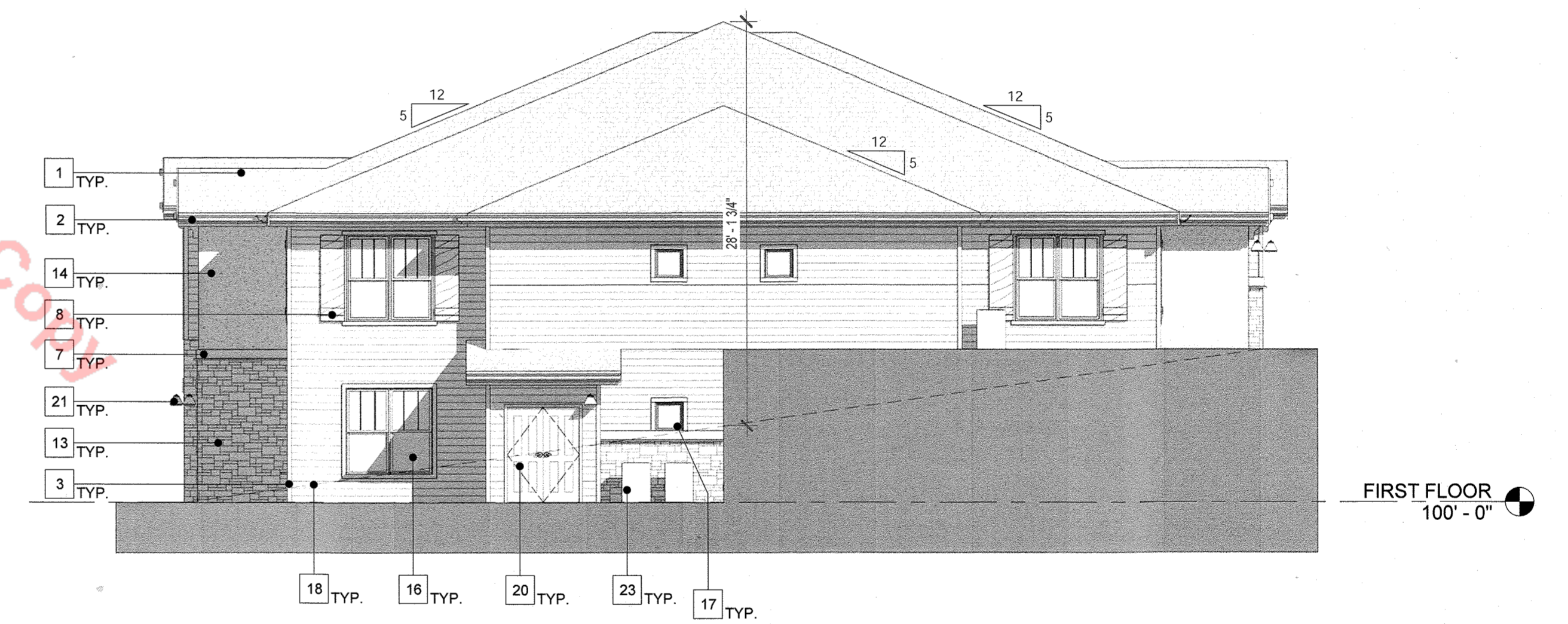
1 BUILDING 4 NORTH ELEVATION
1/8" = 1'-0"



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



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



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

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| KEYNOTES | |
|----------|---|
| # | NOTE |
| 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 TRIM BAND. |
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BUILDING HEIGHT CALCULATION
 33'-5 5/8" - NORTH ELEVATION
 28'-1 3/4" - EAST ELEVATION
 22'-9 3/4" - SOUTH ELEVATION
 28'-1 3/4" - WEST ELEVATION
 = 112'-6 7/8" / 4 = 28'-1 3/4" (AVERAGE HEIGHT)

| COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III | | | |
|---|---------------------------------|------------------------------------|---------------------------|
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| SCHEME B | SW 6067 MOCHA | SW 6328 FIREWEED | SW 6078 REALIST BEIGE |
| ALL BUILDINGS: | | | |
| S-1 STUCCO SW 6387 VIVA GOLD | | | |
| P-1 PUNCH COLOR RAILING, HANDRAILS SW 6062 RUGGED BROWN | | | |
| P-2 PUNCH COLOR STAIN ON TRUSSES SW 3505 YANKEE BROWN | | | |
| P-3 PUNCH COLOR TRASH SCREEN GATES SW 6062 RUGGED BROWN | | | |
| ROOF GAF TIMBERLINE HD COLOR: SLATE | | | |
| STONE SUNSET STONE: BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE | | | |
| WINDOWS OFF WHITE OR TAN | | | |

BUILDINGS 4 & 5 ELEVATIONS
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SDP 14-002
PLANS PREPARED FOR:
AUBURN VENTURES II, LP
15957 N 81ST STREET, SUITE 101
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SHEET
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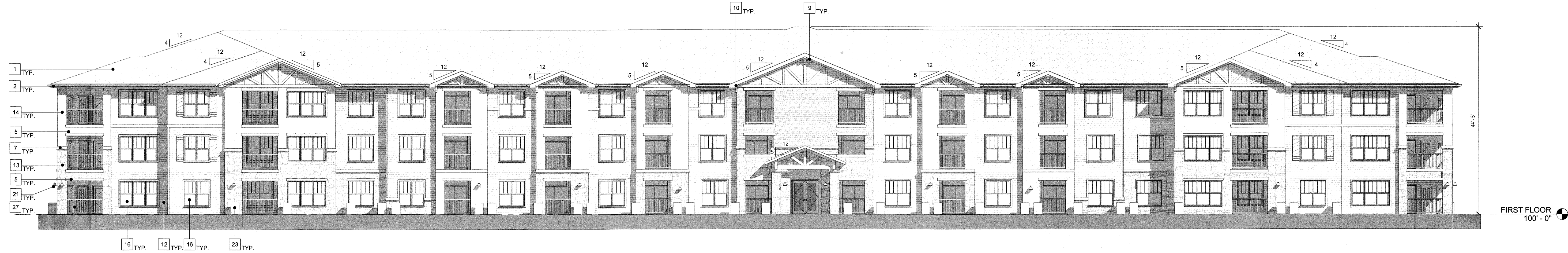


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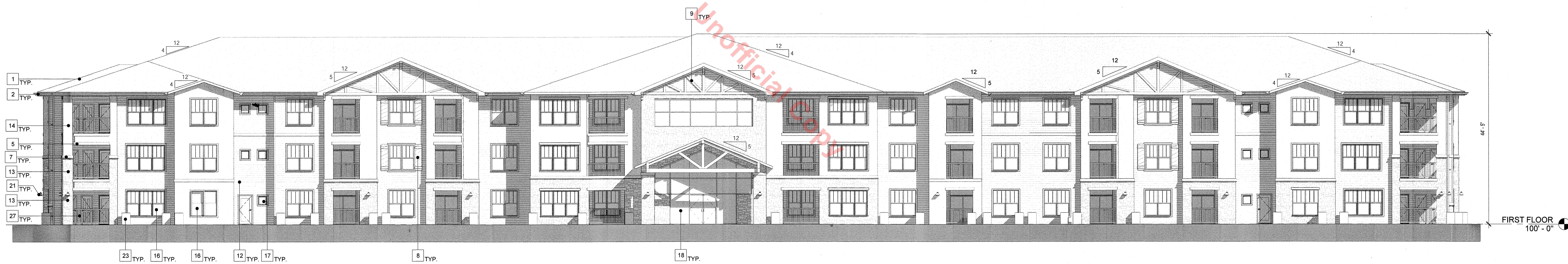
LOT 2 , AUBURN RIDGE SITE DEVELOPMENT PLAN

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 BUILDING 6 NORTH ELEVATION
3/32" = 1'-0"



② BUILDING 6 SOUTH ELEVATION
3/32" = 1'-0"

| # | NOTE |
|----|--|
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| 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 | AC 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-1 BODY COLOR (MAIN SIDING) | B-2 BODY COLOR (POP OUT SIDING) | T-1 PUNCH COLOR (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 |
| ALL BUILDINGS: | | | |
| S-1 STUCCO | | | |
| SW 6367 VIVA GOLD | | | |
| P-1 PUNCH COLOR | | | |
| RAILING, HANDRAILS | | | |
| SW 6062 RUGGED BROWN | | | |
| P-2 PUNCH COLOR | | | |
| STAIN ON TRUSSES | | | |
| SW 3505 YANKEE BROWN | | | |
| P-3 PUNCH COLOR | | | |
| TRASH SCREEN GATES | | | |
| SW 6062 RUGGED BROWN | | | |
| ROOF | | | |
| GAF TIMBERLINE HD | | | |
| COLOR: SLATE | | | |
| STONE | | | |
| SUNSET STONE - BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE | | | |
| WINDOWS | | | |
| OFF WHITE OR TAN | | | |

**BUILDING 6 ELEVATIONS
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN**

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

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LOT 2 , AUBURN RIDGE SITE DEVELOPMENT PLAN

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 BUILDING 6 EAST ELEVATION
3/32" = 1'-0"



② BUILDING 6 WEST ELEVATION
3/32" = 1'-0"

Unofficial Copy

| KEYNOTES | |
|----------|---|
| # | NOTE |
| 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 TRIM BAND. |
| 8 | STAINED WOOD SHUTTERS. |
| 9 | DECORATIVE WOOD TRUSS. |
| 10 | WOOD BRACKET. |
| 11 | PRE-CAST CAP. |
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| P-1 PUNCH COLOR | | | |
| RAILING, HANDRAILS | | | |
| SW 6062 RUGGED BROWN | | | |
| P-2 PUNCH COLOR | | | |
| STAIN ON TRUSSES | | | |
| SW 3505 YANKEE BROWN | | | |
| P-3 PUNCH COLOR | | | |
| TRASH SCREEN GATES | | | |
| SW 6062 RUGGED BROWN | | | |
| ROOF | | | |
| GAF TIMBERLINE HD | | | |
| COLOR: SLATE | | | |
| STONE | | | |
| SUNSET STONE: BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE | | | |
| WINDOWS | | | |
| OFF WHITE OR TAN | | | |

BUILDING HEIGHT CALCULATION
 44'-5" - NORTH ELEVATION
 44'-5" - EAST ELEVATION
 44'-5" - SOUTH ELEVATION
 44'-5" - WEST ELEVATION
 = 178'-0" / 4 = 44'-5" (AVERAGE HEIGHT)

BUILDING 6 ELEVATIONS CONTD.
 LOT 2, AUBURN RIDGE
 SITE DEVELOPMENT PLAN

SDP 14-0002
 PLANS PREPARED FOR:
AUBURN VENTURES II, LP

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

SHEET
10 OF 13



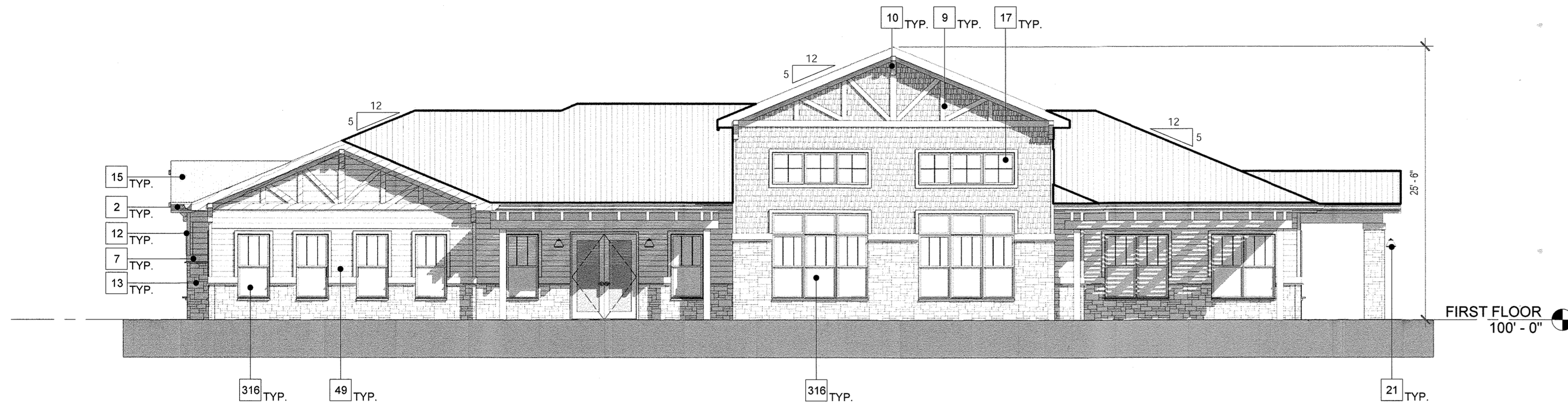
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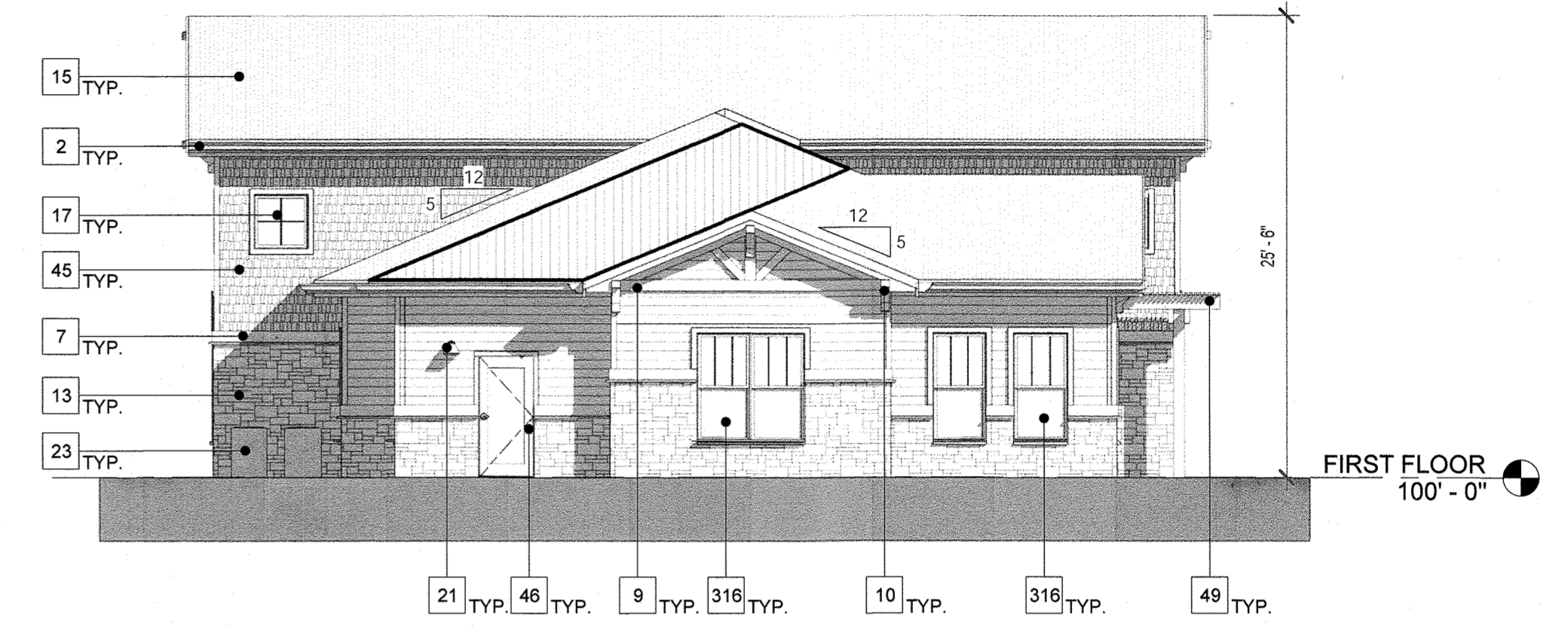
LOT 2 , AUBURN RIDGE SITE DEVELOPMENT PLAN

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



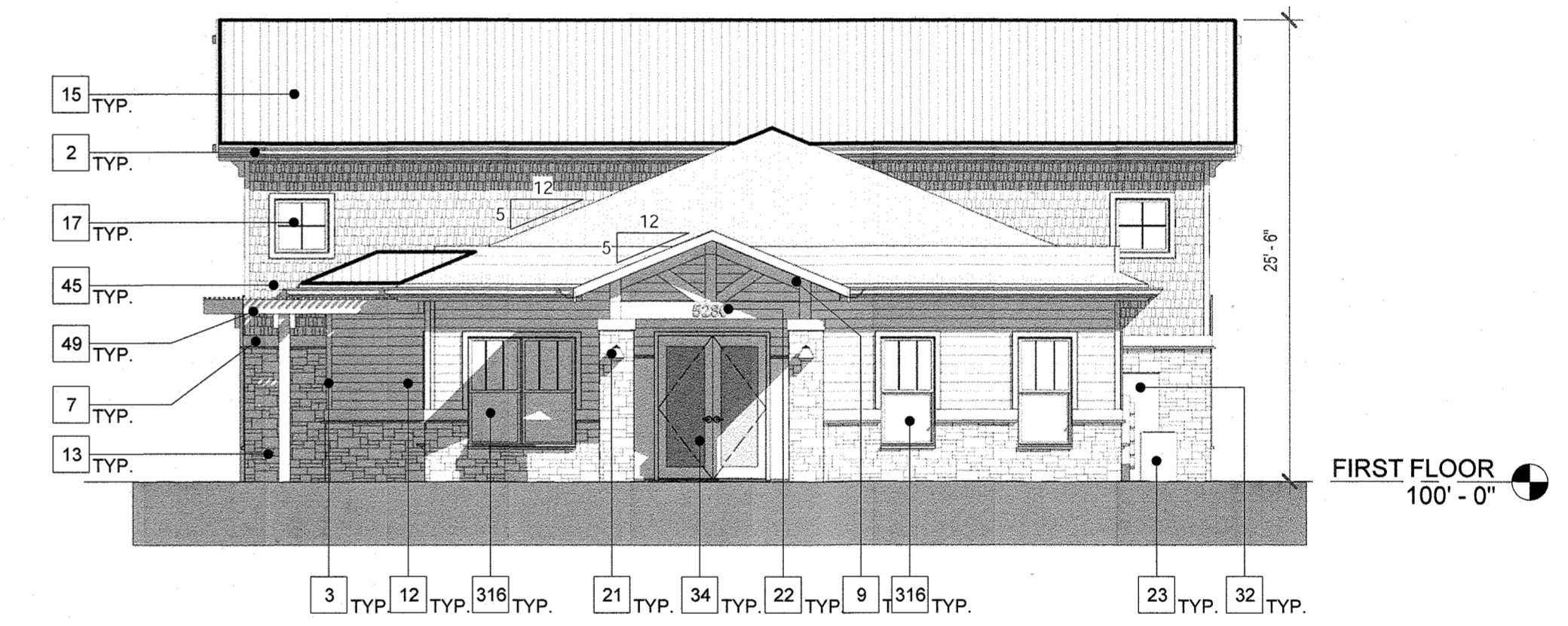
1 CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE EAST ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"



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

| KEYNOTES | |
|----------|---|
| # | NOTE |
| 1 | 40 YEAR DIMENSIONAL ASPHALT SHINGLES. |
| 2 | METAL GUTTERS, PAINTED. |
| 3 | 1 X 4 TRIM. |
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BUILDING HEIGHT CALCULATION
25'-6" - NORTH ELEVATION
25'-6" - EAST ELEVATION
25'-6" - SOUTH ELEVATION
25'-6" - WEST ELEVATION
= 102'-0" / 4 = 25'-6" (AVERAGE HEIGHT)

CLUBHOUSE ELEVATIONS
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SHEET
11 OF 13

SDP 14-0002
PLANS PREPARED FOR:
AUBURN VENTURES II, LP

15957 N 81ST STREET, SUITE 101
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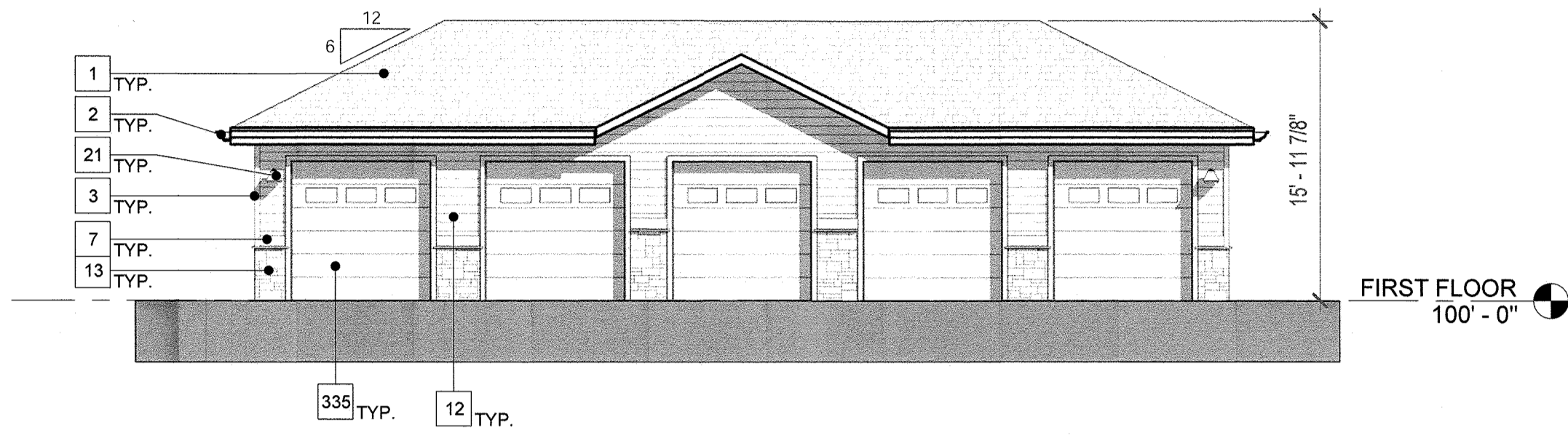
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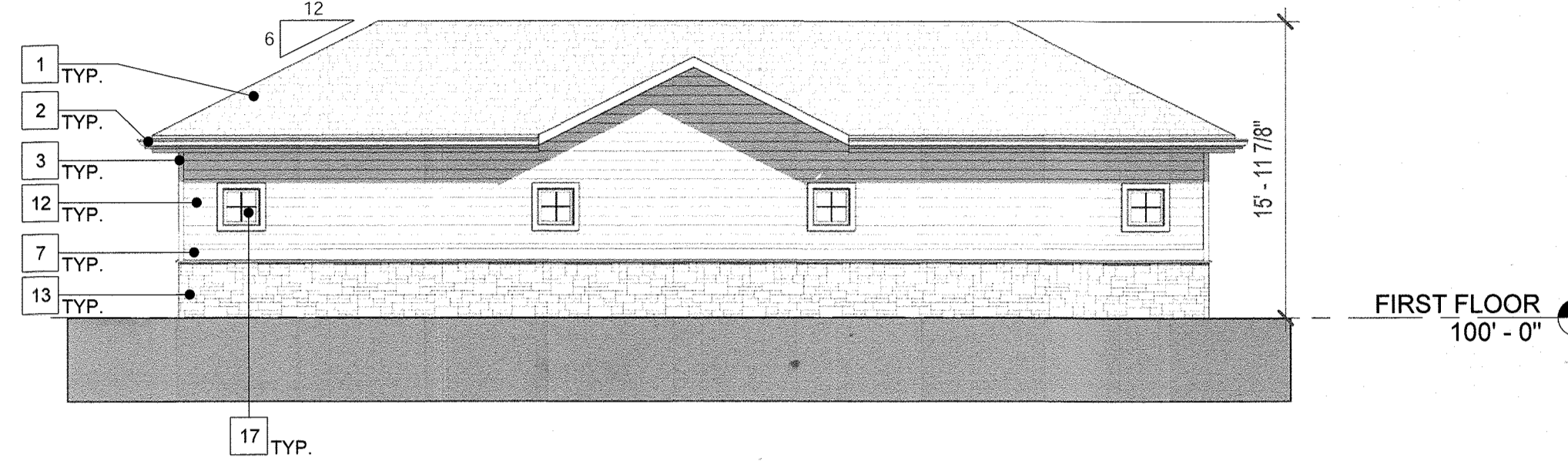
LOT 2 , AUBURN RIDGE SITE DEVELOPMENT PLAN

6.1347 ACRES

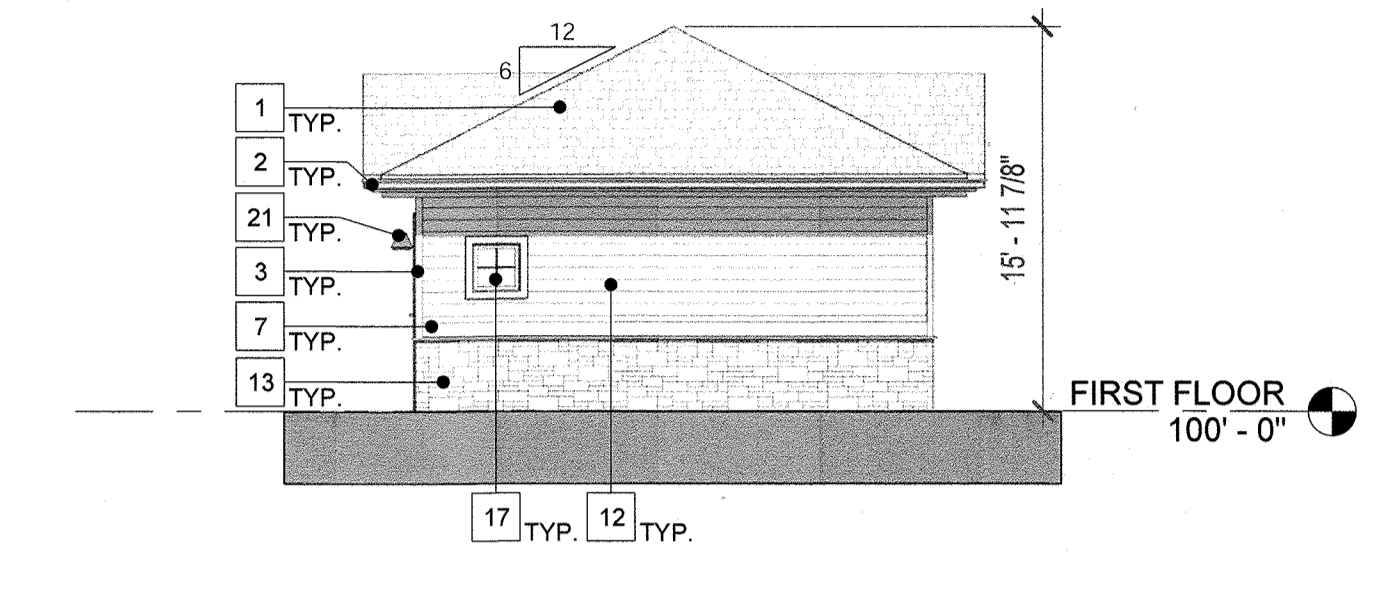
A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



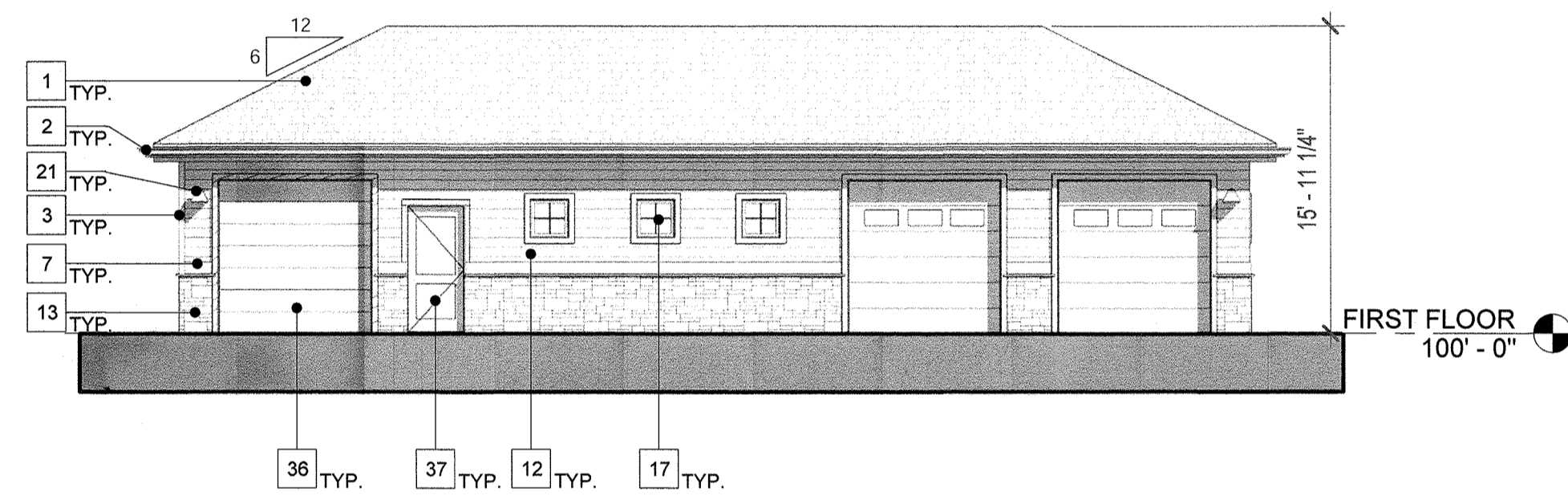
1 GARAGE TYPE 1 - FRONT ELEVATION
1/8" = 1'-0"



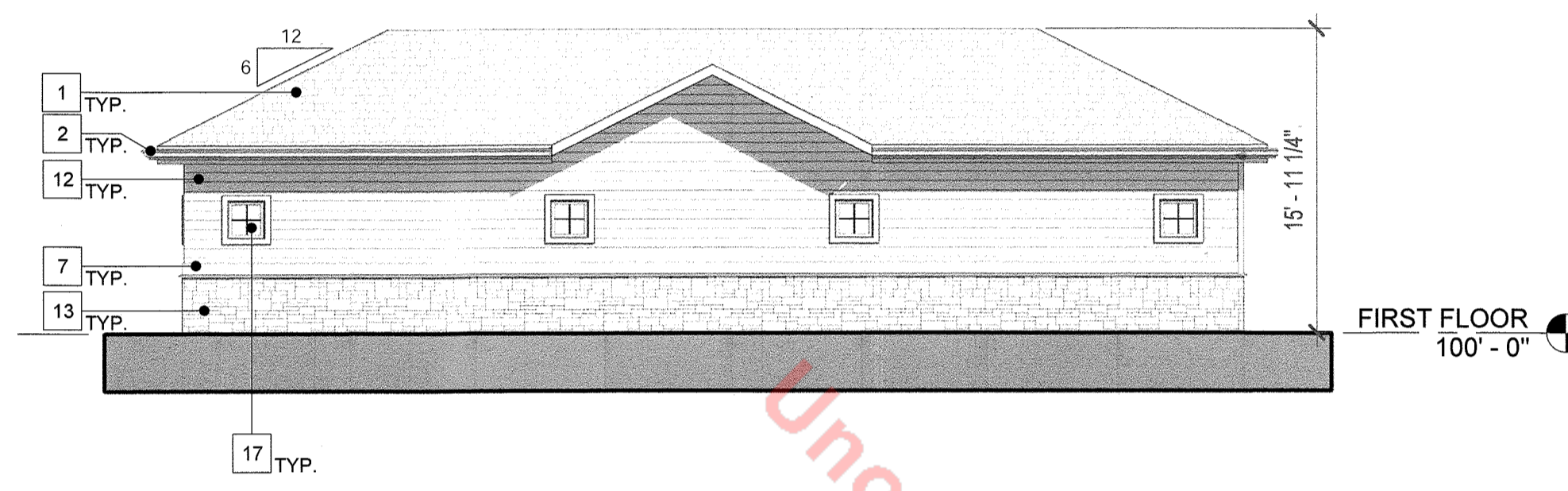
2 GARAGE TYPE 1 - REAR ELEVATION
1/8" = 1'-0"



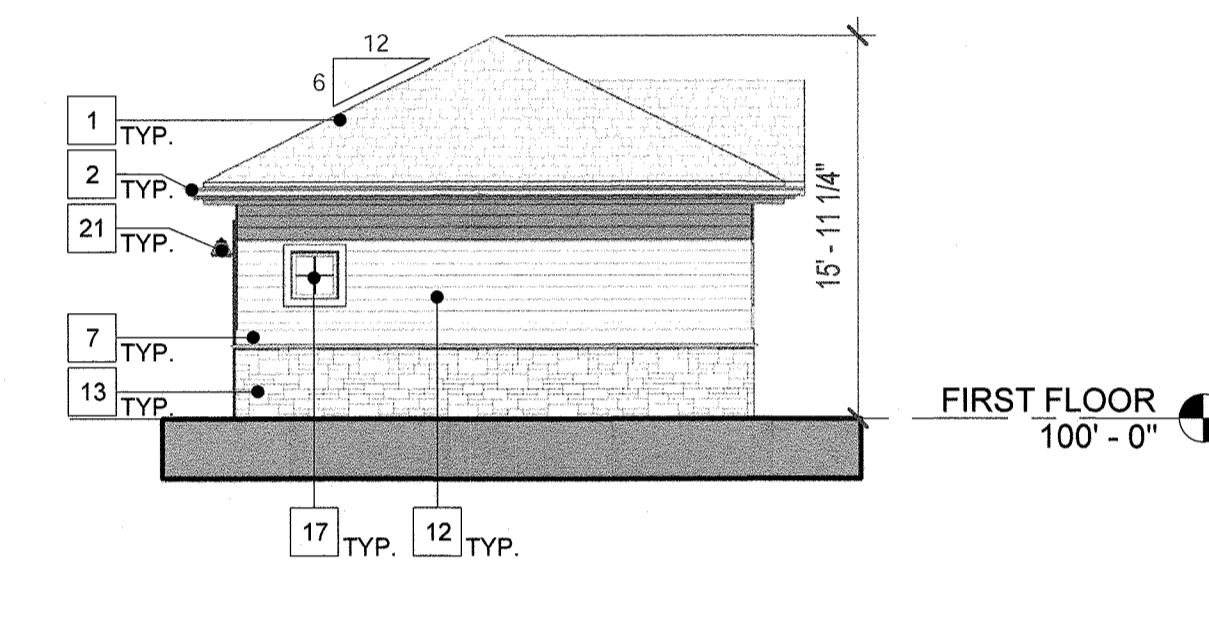
3 GARAGE TYPE 1 - SIDE ELEVATION
1/8" = 1'-0"



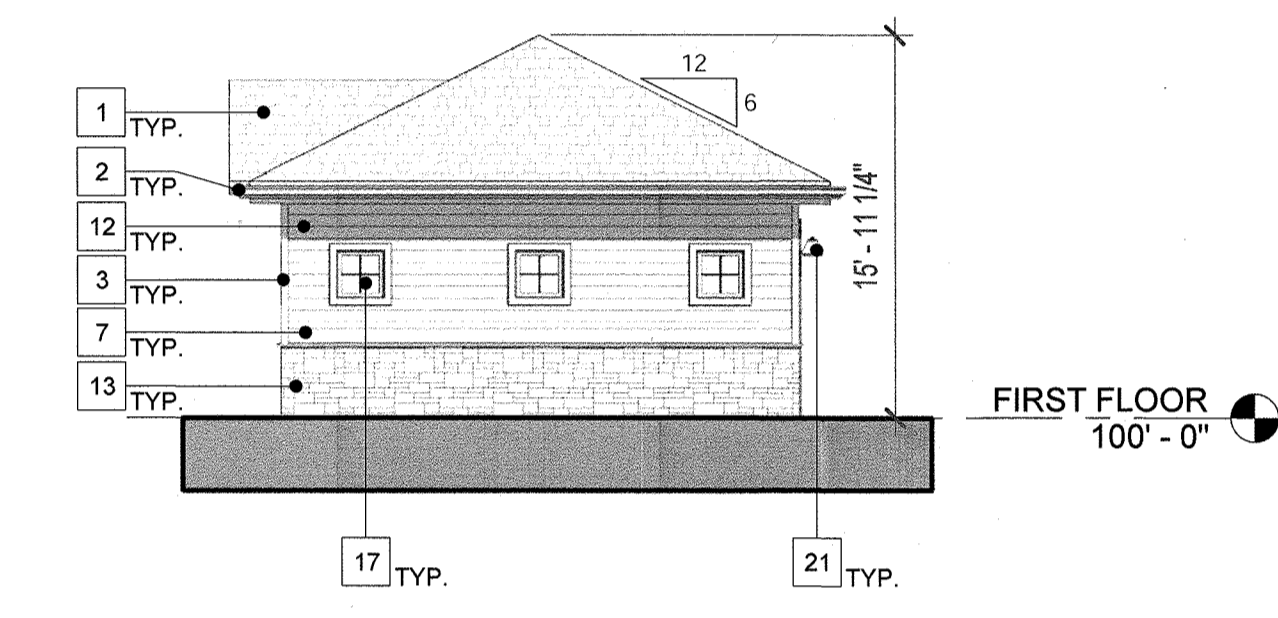
4 MAINTENANCE GARAGE - FRONT ELEVATION
1/8" = 1'-0"



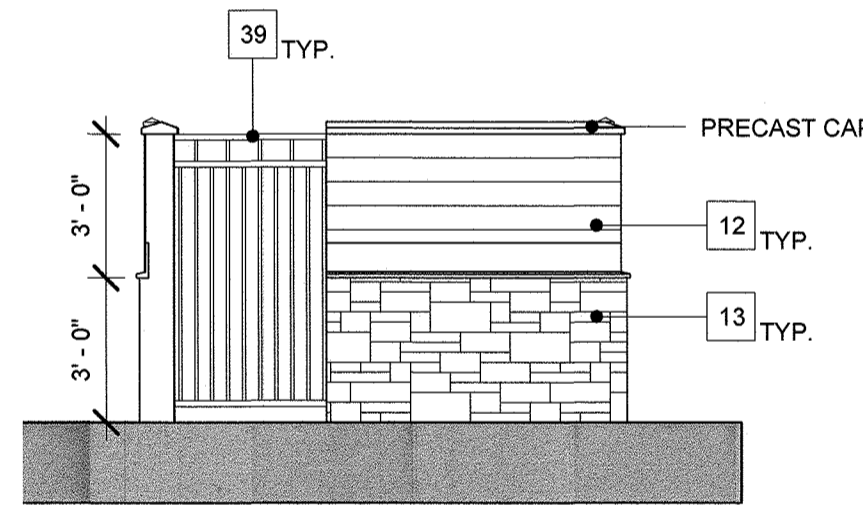
5 MAINTENANCE GARAGE - REAR ELEVATION
1/8" = 1'-0"



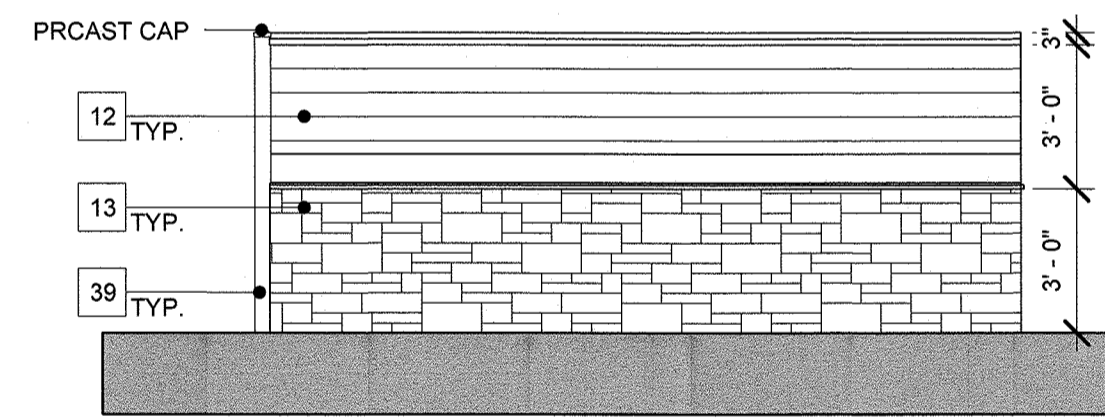
6 MAINTENANCE GARAGE - WEST ELEVATION
1/8" = 1'-0"



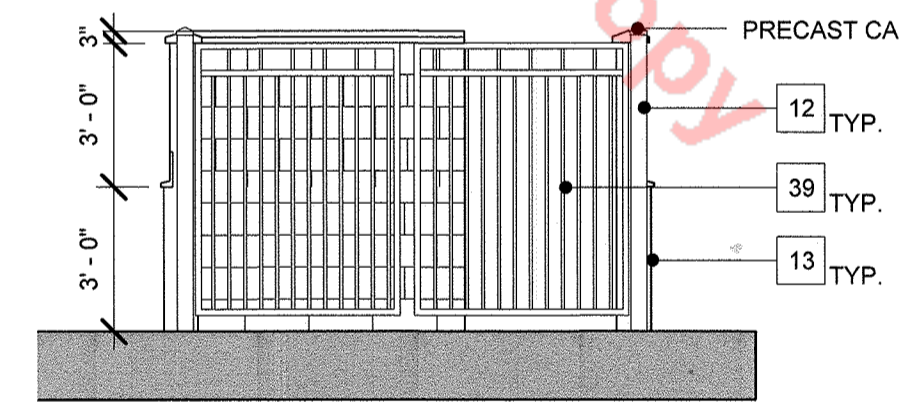
15 MAINTENANCE GARAGE - EAST ELEVATION
1/8" = 1'-0"



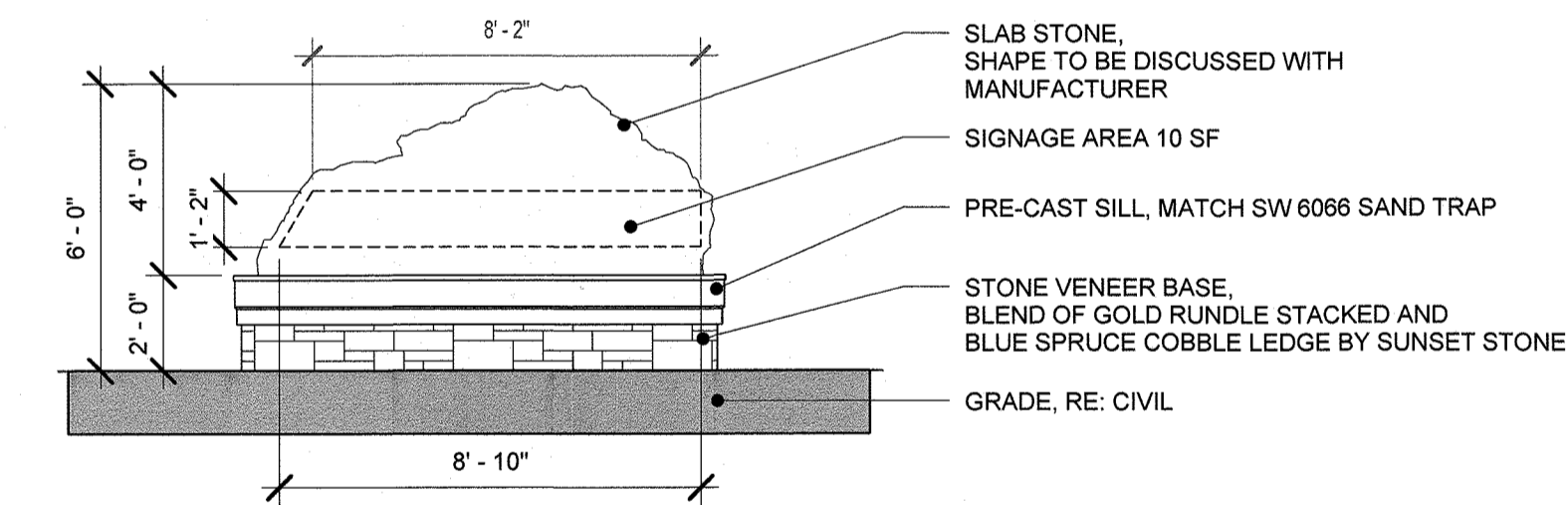
7 TRASH ENCLOSURE - FRONT ELEVATION - SDP
1/4" = 1'-0"



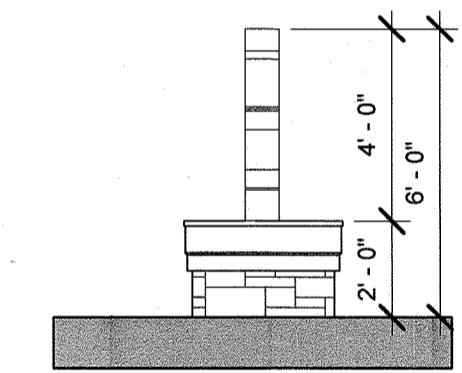
8 TRASH ENCLOSURE - SIDE ELEVATION - SDP
1/4" = 1'-0"



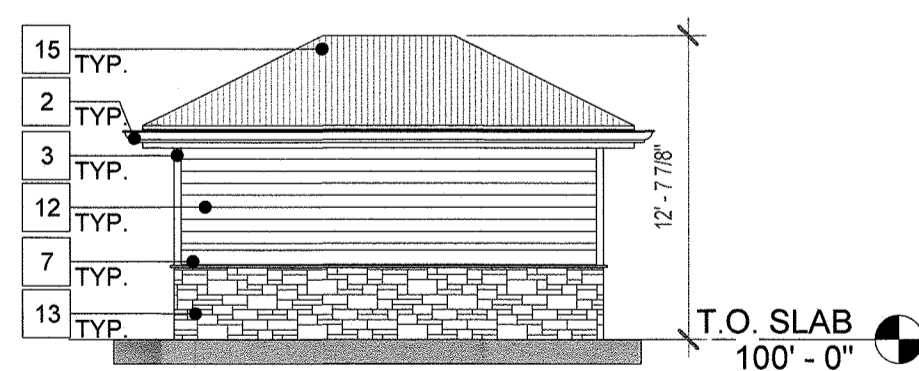
9 TRASH ENCLOSURE - REAR ELEVATION - SDP
1/4" = 1'-0"



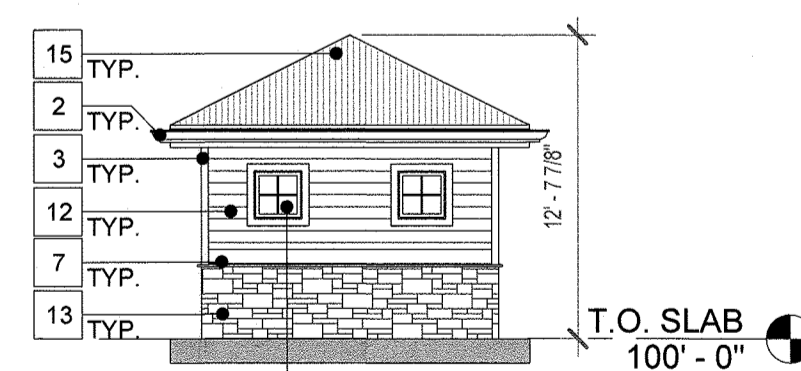
10 MONUMENT SIGN - FRONT ELEVATION
1/4" = 1'-0"



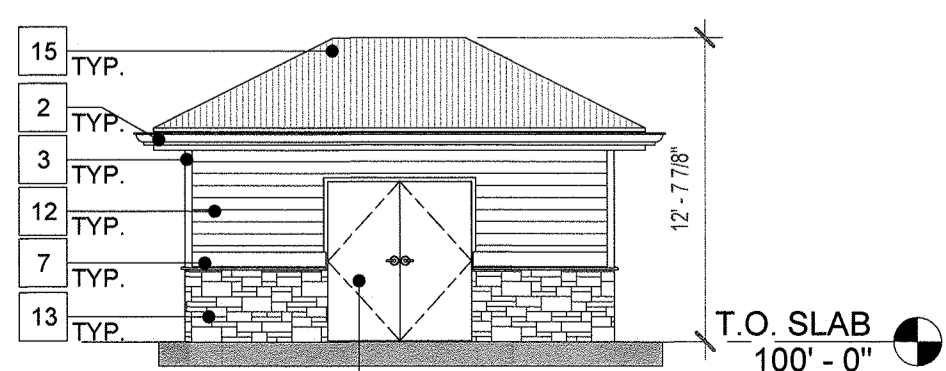
11 MONUMENT SIGN - SIDE ELEVATION
1/4" = 1'-0"



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 | |
|----------|---|
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| COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III | | | |
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| WINDOWS OFF WHITE OR TAN | | | |

GARAGE ELEVATIONS
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

15957 N 81ST STREET, SUITE 101
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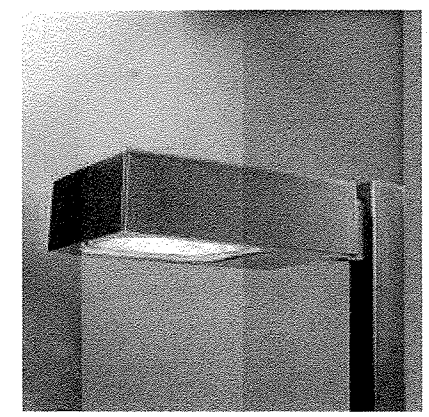
LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN

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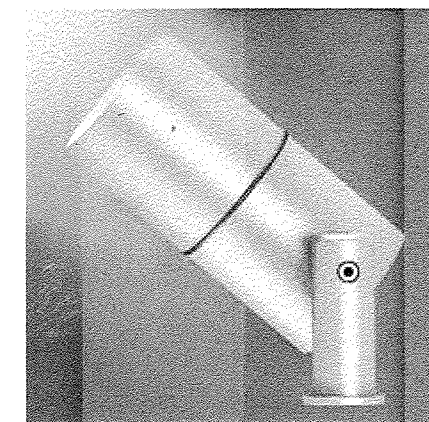
A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

| LIGHTING FIXTURE SCHEDULE | | | | | | | | |
|---------------------------|----------------|----------------------------|---|---|--------|-----|-------|--------|
| Label | Light Quantity | Catalog Number | Comments | Lamp | Lumens | LLF | Watts | Height |
| AA1 | 16 | KSF1 175M R3 (PULSE START) | Specification area Luminaire, 175W Metal Halide, R3 Reflector, Full Cutoff, Meets the nighttime Friendly Criteria Lights AA1-10, AA1-14 and AA1-19 to have house side shields. | ONE 175-WATT CLEAR 8T-28 METAL HALIDE HORIZONTAL POSITION | 14400 | 1 | 208 | 22' |
| B | 2 | 203 CRS 10LED2712 | Cambria 203 Dimmable LED | LED | 775 | 1 | 10 | NA |
| C | 2 | SAC-R5-1-H70T6-DS | WITH SPECULAR REFLECTOR AND CLEAR FLAT GLASS LENS | LUMENS FOR 70W PHILIPS MH LAMP | 5600 | 1 | 1 | 14' |
| G | 84 | 9092RI | Capital Lighting: 1 Light Wall Lantern, Dark Sky | ONE 100 WATT | 9803 | 1 | 100 | 7' |

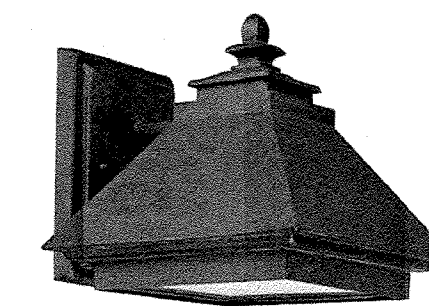
| LIGHTING FIXTURE STYLE SCHEDULE | | | | | |
|---------------------------------|------------------|-------|---------|---------|---------|
| Label | Calculation Type | Units | Average | Maximum | Minimum |
| Site | Illuminance | Fc | 3.05 | 61.6 | 0.0 |



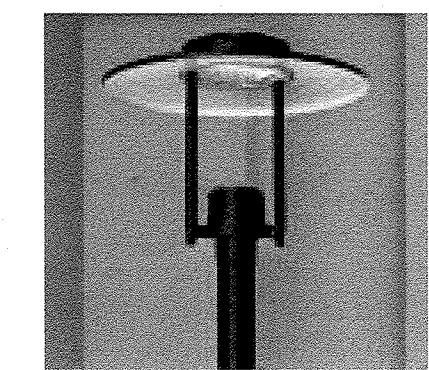
FIXTURE "AA TYPE"



FIXTURE "B"



FIXTURE "G"



FIXTURE "C"
HEIGHT OF FIXTURE FROM GRADE TO TOP OF FIXTURE DOES NOT EXCEED 14'-10"

EXTERIOR LIGHTING PLAN:

EXTERIOR LIGHTS TO BE CONTROLLED BY A PHOTOCELL TIME CLOCK OR AN ASTRONOMICAL CLOCK.
FORWARD THROW (TYPE IV) DISTRIBUTION, POLEMOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE NOT PERMITTED

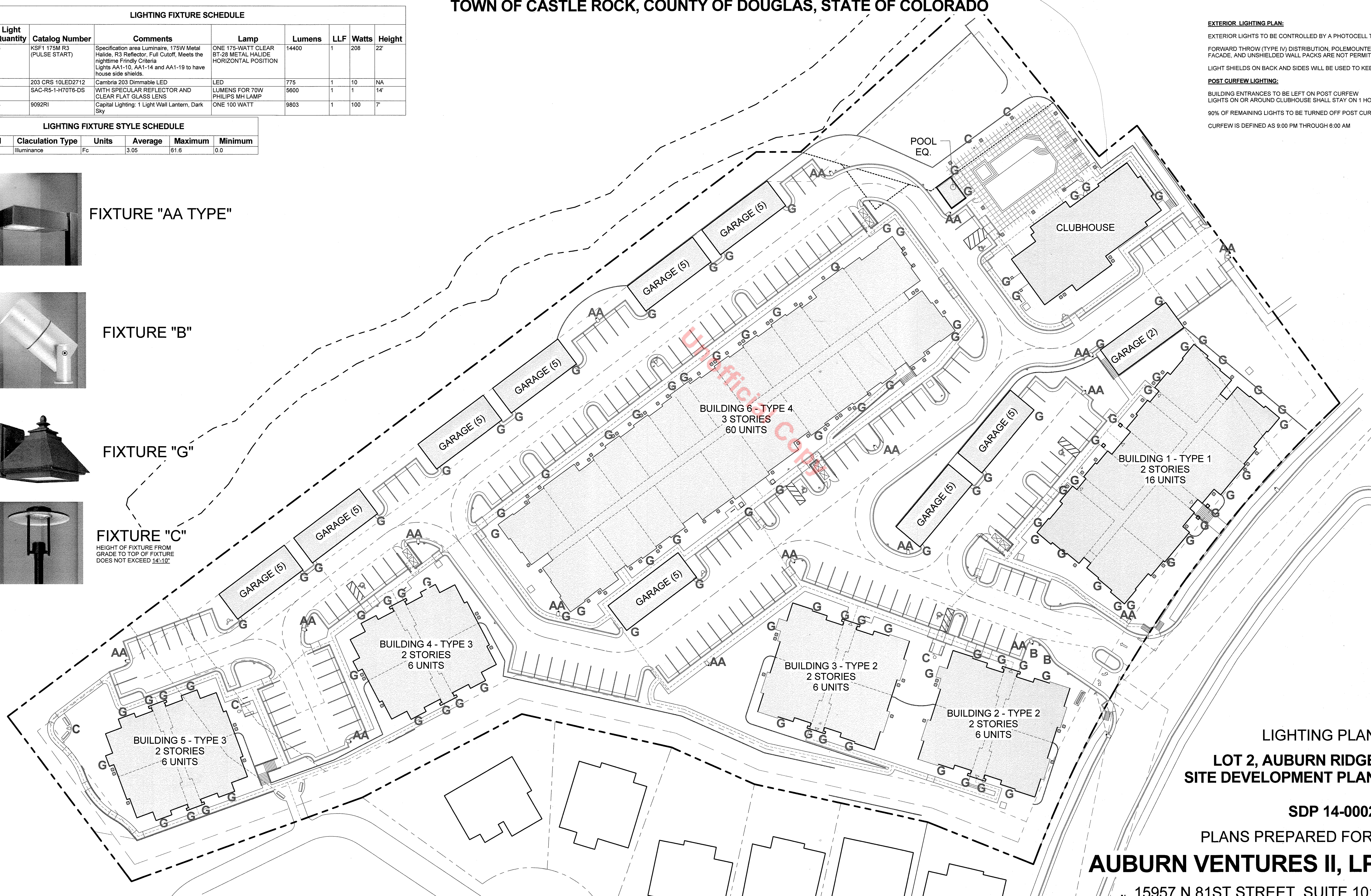
LIGHT SHIELDS ON BACK AND SIDES WILL BE USED TO KEEP LIGHT OFF OF ADJACENT PROPERTIES

POST CURFEW LIGHTING:

BUILDING ENTRANCES TO BE LEFT ON POST CURFEW
LIGHTS ON OR AROUND CLUBHOUSE SHALL STAY ON 1 HOUR PAST CURFEW

90% OF REMAINING LIGHTS TO BE TURNED OFF POST CURFEW

CURFEW IS DEFINED AS 9:00 PM THROUGH 6:00 AM



LIGHTING PLAN
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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