

AMENDMENT NO. 1 TO SITE DEVELOPMENT PLAN FOR LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

4.78 ACRES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERSHIP CERTIFICATION:
 THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO.
 AUBURN DEVELOPERS III, LLC, A COLORADO LIMITED LIABILITY COMPANY
 SIGNED THIS 29th DAY OF March, 2019
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF March, 2019
 BY Mark Breen AS Manager OF
 AUBURN DEVELOPERS III, LLC.
Janet Malefors
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES February 19, 2022

TITLE CERTIFICATION:
 I, Brenda Becker, AN AUTHORIZED REPRESENTATIVE OF
Lot 3 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, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE
Brenda Becker
 AUTHORIZED REPRESENTATIVE
Lot 3 Title Guarantee Company
 TITLE INSURANCE COMPANY
 SIGNED THIS 30th DAY OF April, 2019
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF April, 2019
 BY Brenda Becker AS AUTHORIZED REPRESENTATIVE
 WITNESS MY HAND AND OFFICIAL SEAL.
Nicole Ludwig
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12/8/20

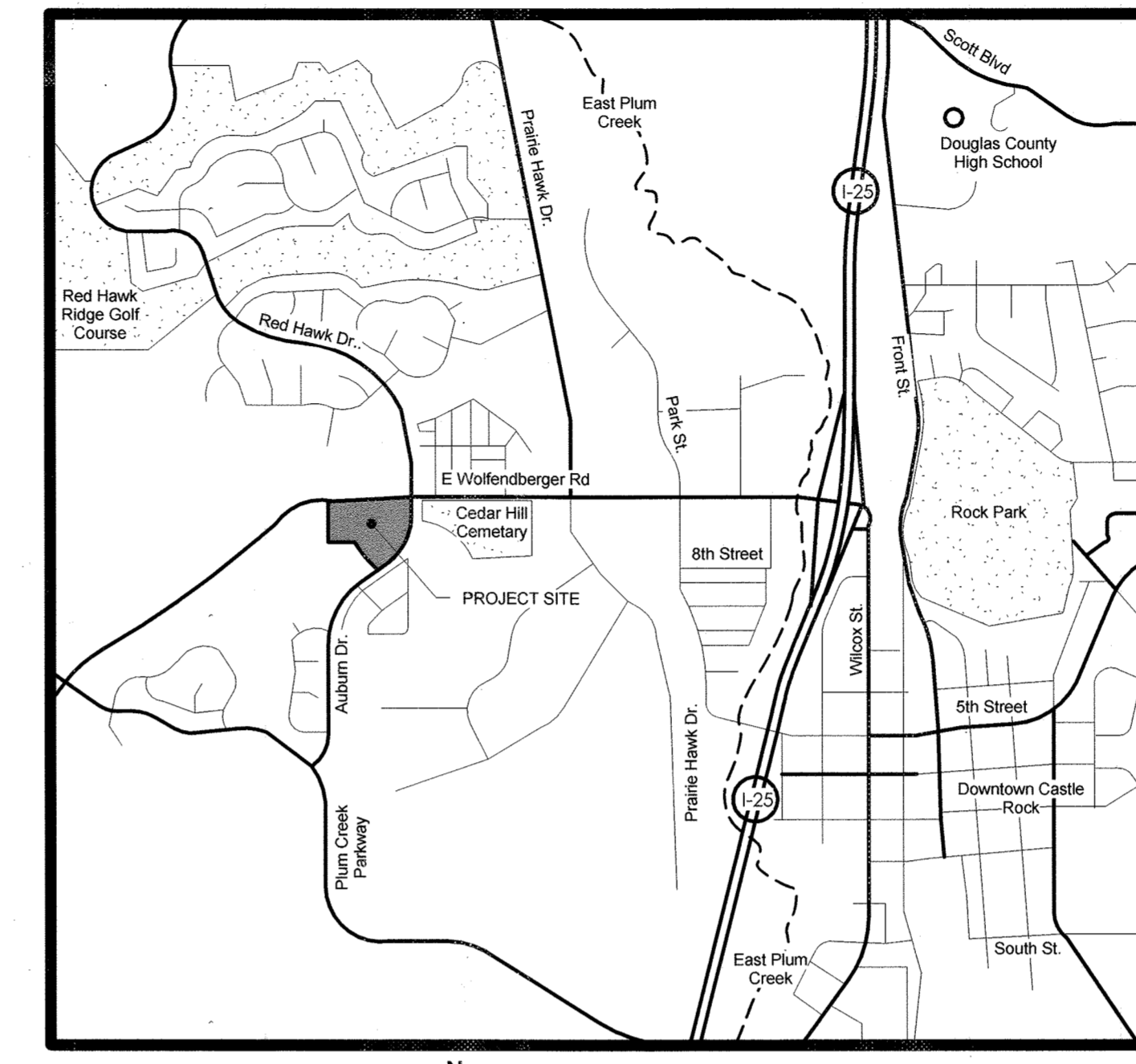
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:
 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK,
 COLORADO ON THE 5th DAY OF April, 2019
Mark D. Forbill
 DIRECTOR OF DEVELOPMENT SERVICES

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 12:21pm ON THE 8th DAY OF April, 2019
 AT
 RECEPTION NO. 2019018071
 DOUGLAS COUNTY CLERK AND RECORDER
 BY: Kristy Mauer
 DEPUTY

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 DATED JANUARY 18, 2013.
 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. According to FEMA Preliminary Flood Insurance Rate Map Number 08035C0169G, Dated July 11, 2014, a portion of the site lies within a Shaded Zone X Floodplain.
 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. The purpose/use of all tracts and the dedication of all "tracts", to whom the tracts will be dedicated with the Plat and who will be responsible for "maintenance".
 10. 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.
 11. This Property is zoned planned development under the Auburn Ridge Planned Development Plan No. 1. Recorded at Reception No. 2017023560
 12. 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.
 13. Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and 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.
 14. 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. Retaining wall color and design will match Lot 1 - Auburn Ridge Senior Apartments.
 15. 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.
 16. Proposed tap sizes:
 Building 1, 2, 3, 4, 5 and 6 - 1-1/2" Tap/Meter with a 2" service line to the building, 6" Sanitary, 6" Fire
 Building 7 and 8 - 3/4" Tap/Meter with 1" Service line to the building, 4" Sanitary, 6" Fire
 Clubhouse - 1-1/2" Tap/Meter with a 3" Service line to the building, 6" Sanitary, 6" Fire
 Irrigation - 3/4" Tap

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 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:
 Bearings used herein are based on the east line of the Northeast 1/4 of Section 10, Township 8 South, Range 67 West of the 6th Principal Meridian, as shown on the Castle Highlands Filing No. 2, County of Douglas, State of Colorado, being N 00°35'11" E, as monumented and occupied.
BENCHMARK:
 Douglas County Monument 3.011025 witnessed by a brown, carsonite post located 230 feet west from the west end of Alchison Court along a dirt access road. Elevation = 6351.35 (NAVD 88)



VICINITY MAP
 SCALE: N.T.S.

LEGAL DESCRIPTION
 LOT 3, AUBURN RIDGE, AMENDMENT NO. 1,
 ACCORDING TO THE RECORDED PLAT
 THEREOF, COUNTY OF DOUGLAS, STATE OF
 COLORADO.

SHEET INDEX
 1 COVER SHEET
 2 ARCHITECTURAL SITE PLAN
 3 CLUBHOUSE ELEVATIONS

PURPOSE STATEMENT

The purpose of this Site Development Plan Amendment is to add a covered area on the pool patio at the back of the clubhouse. The cover will match the existing building with stone columns, decorative truss and standing seam metal roof. The owner plans to have seating for use of the double sided fireplace and a tv mounted on the fireplace exterior wall.

In addition, the monument sign dimensions have been changed to allow an 8' tall monument sign.
 No other changes proposed with this amendment.

SITE DATA:

SITE BREAKDOWN:			
TOTAL NET SITE AREA:	208,217 S.F.	4.78 AC	100%
DRIVE, WALKS & PARKING:	96,625 S.F.	2.22 AC	46.40%
BUILDING COVERAGE:	64,651 S.F.	1.48 AC	31.05%
LANDSCAPE:	46,941 S.F.	1.08 AC	22.55%
TOTAL:	208,217 S.F.	4.78 AC	100.00%
DENSITY CALCULATION:			
AREA A DWELLING UNITS:	24 UNITS ON 1.56 ACRES	15.4 UNITS/ACRE	
AREA B DWELLING UNITS:	72 UNITS ON 3.22 ACRES	22.4 UNITS/ACRE	
TOTAL NUMBER OF DWELLING UNITS:	96 UNITS ON 4.78 ACRES	20.1 UNITS/ACRE	
BUILDING COVERAGE:			
BUILDING	FOOTPRINT AREA	GROSS FLOOR AREA	SFF
BLDG 1 :	11,212 S.F.	28,167 S.F.	3.33
BLDG 2 & 3 :	20,000 S.F.	60,000 S.F.	6.66
BLDG 4, 5 & 6 :	17,433 S.F.	34,866 S.F.	9.99
BLDG 7 :	2,278 S.F.	4,556 S.F.	1.00
BLDG 8 :	2,435 S.F.	4,870 S.F.	1.00
CLUBHOUSE :	4,283 S.F.	4,283 S.F.	6.67
GARAGE TYPE 1 (1)	1,470 S.F.	1,470 S.F.	NA
GARAGE TYPE 2 (1)	2,750 S.F.	2,750 S.F.	NA
GARAGE TYPE 3 (3)	2,790 S.F.	2,790 S.F.	NA
IRRIGATION	NA	NA	1.00
TOTAL:	64,651 S.F.	143,752 S.F.	29.65
MAXIMUM ALLOWED BUILDING AREA : 40% = 83,286.80 S.F.			
PARKING REQUIRED:			
PD REQUIRED PARKING	(28) 1 BEDROOM (1.5) = 42 CARS (68) 2/3 BEDROOM (2) = 136 CARS VISITOR (1/4 UNITS) = 24 CARS		
HANDICAP PARKING	201-300 (TOTAL PARKING SPACES IN LOT)	= 7 SPACES REQUIRED OF TOTAL	(1 VAN, 6 STANDARD REQUIRED)
TOTAL REQUIRED		= 202 TOTAL SPACES	
PARKING PROVIDED:			
STANDARD SURFACE PARKING STALLS: (9'-0" x 16'-0" with a 2' overhang)	131		
STANDARD SURFACE PARKING STALLS: (9'-0" x 18'-0")	20		
STANDARD SURFACE PARALLEL PARKING STALLS: (9'-0" x 24'-0")	3		
STANDARD GARAGE PARKING: (10'-4" x 20'-0", 10'-4" x 23'-0")	41		
TOTAL STANDARD PARKING:	(195)		
HANDICAP PARKING STALLS: GARAGE PARKING (14'-2" x 20'-0")	1		
STANDARD SURFACE: (9'-0" x 16'-0" with a 2' overhang)	5		
VAN ACCESSIBLE: (9'-0" x 16'-0" with a 2' overhang)	1		
TOTAL HANDICAP STALLS	(7)		
TOTAL PARKING PROVIDED:	202 TOTAL SPACES ON SITE		
PROPOSED BUILDING HEIGHTS:			
BUILDING 1	44' - 0.25" MAX. RIDGE HEIGHT		
BUILDING 2 & 3	43' - 4.5" MAX. RIDGE HEIGHT		
BUILDING 4, 5 & 6	34' - 8" MAX. RIDGE HEIGHT		
BUILDING 7	25' - 3" MAX. RIDGE HEIGHT		
BUILDING 8	26' - 10" MAX. RIDGE HEIGHT		
CLUBHOUSE	20' - 8" MAX. RIDGE HEIGHT		
DETACHED GARAGE	17' - 8" MAX. RIDGE HEIGHT		
SETBACK DATA:			
15'-0" SIDE TO AUBURN DRIVE			
15'-0" SIDE TO WOLFENBERGER ROAD			
10'-0" SIDE TO AUBURN RIDGE PHASE I			
10'-0" TO WEST SIDE (INTERIOR LOT)			
20'-0" AUBURN RIDGE PHASE I SET BACK			
TOTAL BETWEEN PHASE I AND III = 30'-0"			
4'-11" MINIMUM BUILDING SEPERATION			

LIST OF CONTACTS:

ARCHITECT:	CIVIL ENGINEER / SURVEYOR:	WATER AND SANITATION SEWER:	PHONE, INTERNET, & CABLE:
PWN ARCHITECTS AND PLANNERS, INC. 4949 S. SYRACUSE ST., SUITE 320 DENVER, CO 80237	MANHARD CONSULTING 10835 DOVER STREET, SUITE 700 WESTMINSTER, CO 80021	TOWN OF CASTLE ROCK UTILITIES DEPARTMENT 175 KELLOGG COURT CASTLE ROCK, CO 80109	COMCAST 8222 S YOSEMITE ST, SUITE 110 CENTENNIAL, CO 80112
OWNER:	LANDSCAPE ARCHITECT:	GAS AND ELECTRIC:	CENTURY LINK 4400 FRONT STREET CASTLE ROCK, CO 80104
AUBURN DEVELOPERS III, LLC 15957 N 81ST STREET, SUITE 101 SCOTTSDALE, AZ 58260	GROUNDED BY DESIGN P.O. BOX 1953 WHEAT RIDGE, CO 80034	INTERMOUNTAIN RURAL ELECTRIC ASSOC. SEDALIA HEADQUARTERS 5496 NORTH US HWY 85 P.O. DRAWER A SEDALIA, CO 80135	

COVERSHEET
 AMENDMENT NO. 1 TO SITE
 DEVELOPMENT PLAN FOR L3, AUBURN
 RIDGE, AMENDMENT NO. 1

PROJECT NO. SDP18-0016
 PLANS PREPARED FOR:

AUBURN DEVELOPERS III, LLC.

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

SHEET
 1 OF 3

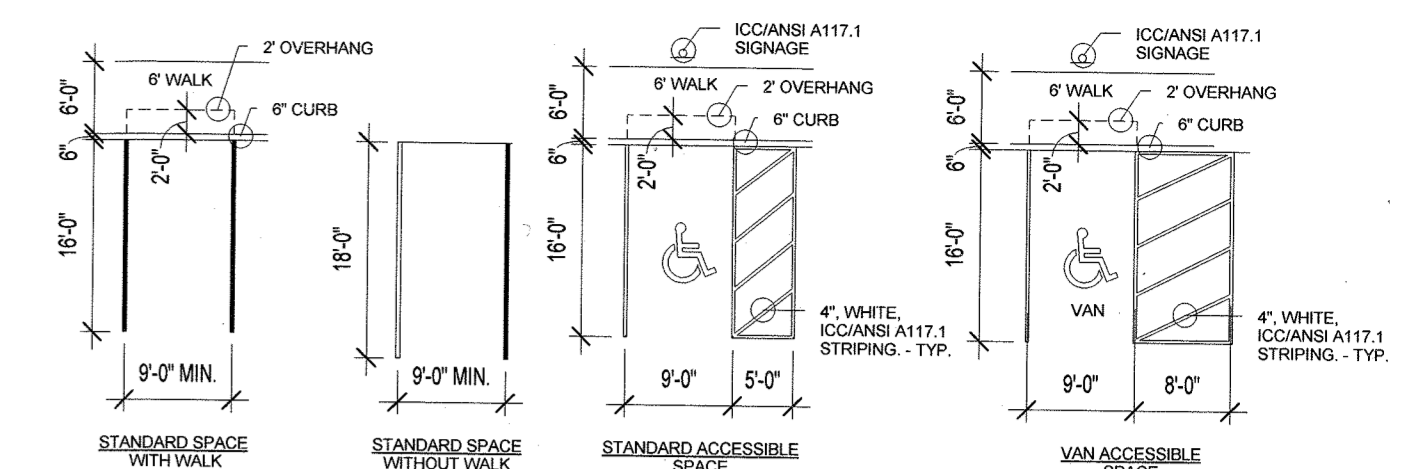


PWN Architects and Planners, Inc.
 4949 S. Syracuse St. | Suite 320
 Denver, CO 80237
 voice: 303.649.9880 fax: 303.649.9870
 pwnarchitects.com

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4.78 ACRES

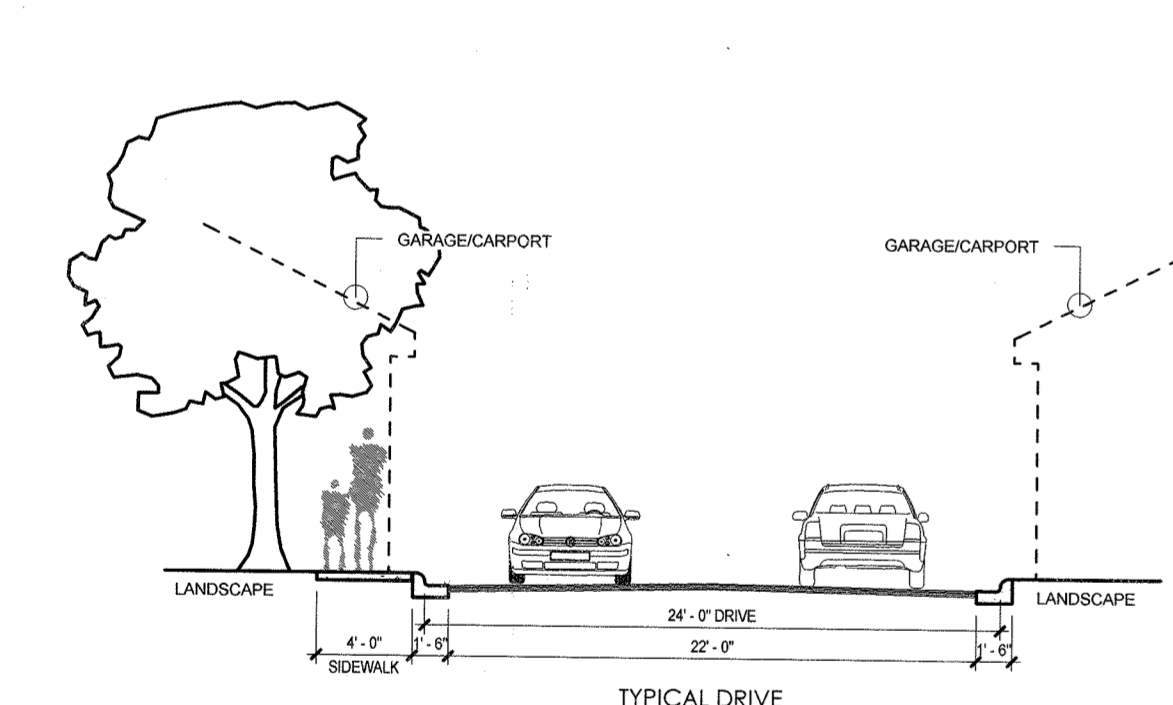
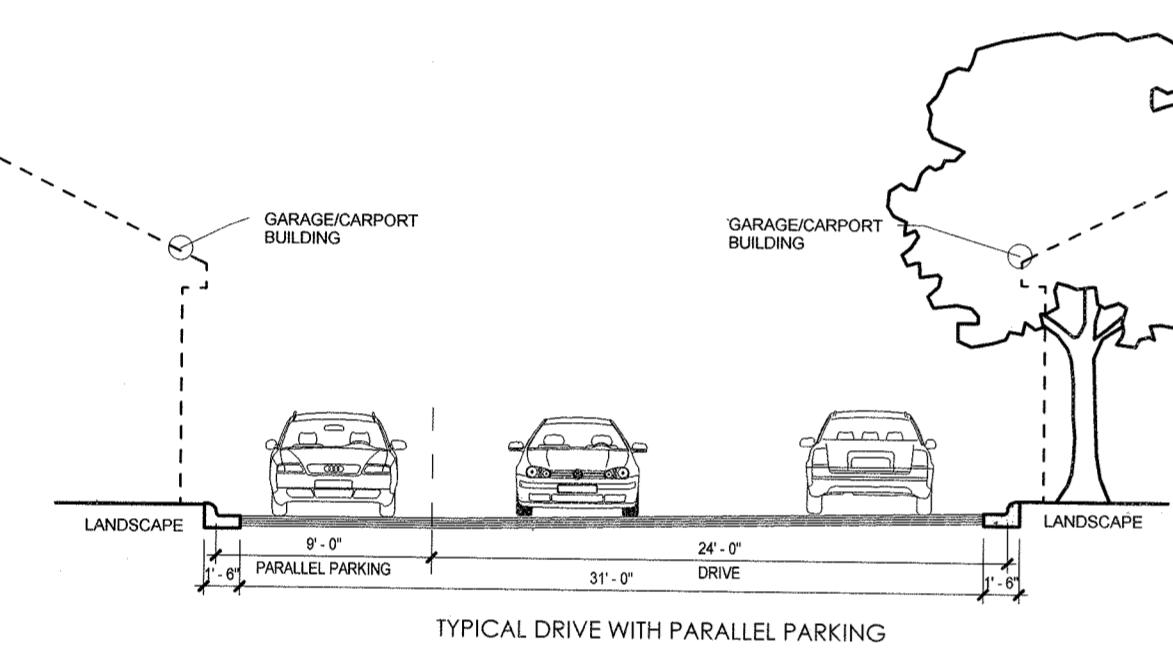
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



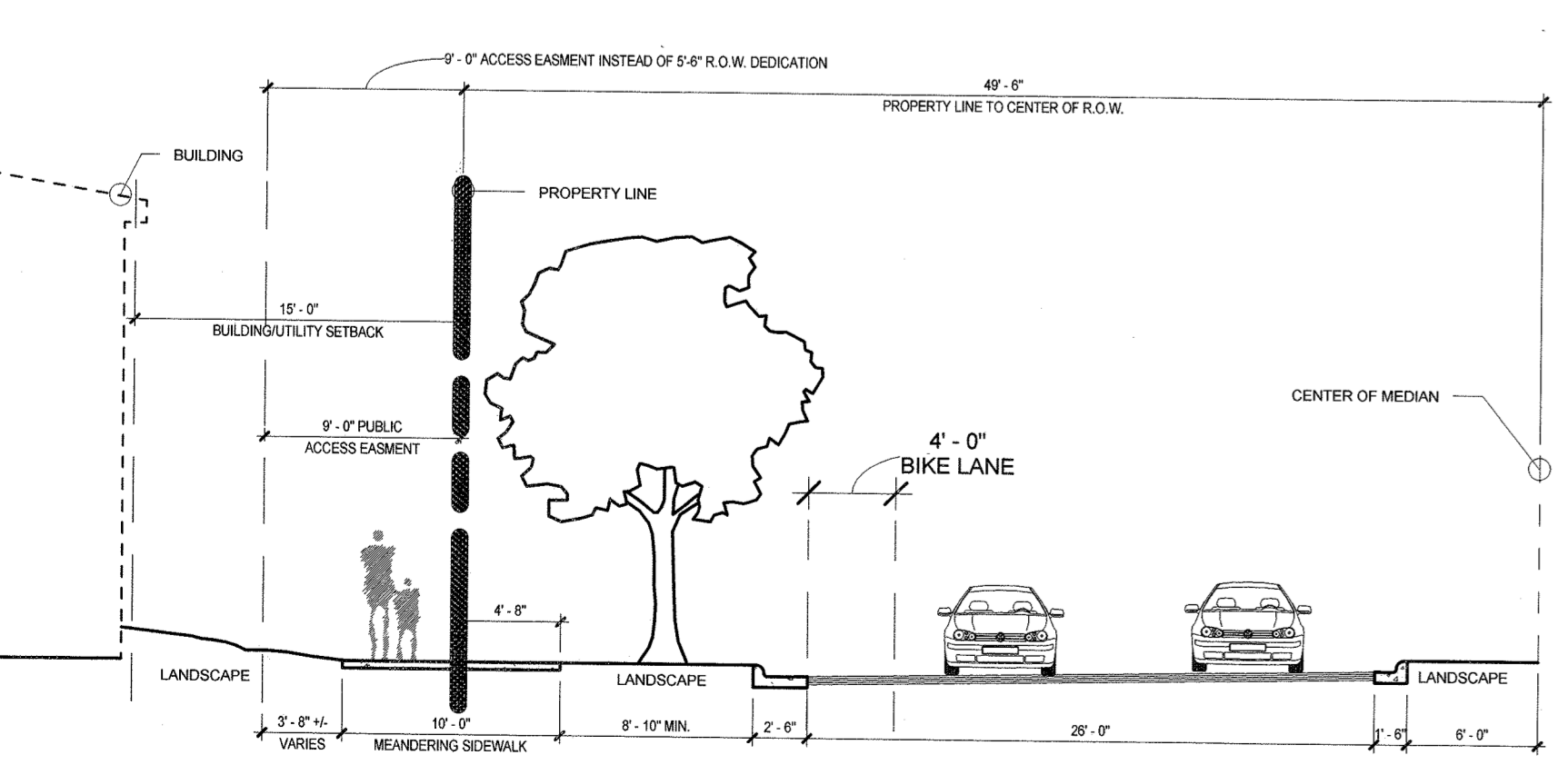
PARKING STANDARDS
1/16" = 1'-0"

COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III			
	B-1 BODY COLOR (MAIN SIDING)	B-2 BODY COLOR (POP OUT SIDING)	P-1 PUNCH COLOR (DOORS)
SCHEME A	SW 0008 CAJUN RED	SW 7011 NATURAL CHOICE	SW 2808 ROCKWOOD DARK BROWN
SCHEME B	SW 6055 FIERY BROWN	SW 7011 NATURAL CHOICE	SW 2808 ROCKWOOD DARK BROWN
S-1 STUCCO SW 0030 COLONIAL YELLOW			
ALL BUILDINGS:			
T-1 TRIM COLOR WINDOW / DOOR TRIM, FASCIA / GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM SW 6066 SAND TRAP			
P-2 PUNCH COLOR RAILING, HANDRAILS SCHEME A: SW 2808 ROCKWOOD DARK BROWN SCHEME B: SW 6055 FIERY BROWN			
P-3 PUNCH COLOR TRASH SCREEN GATES SW 2808 ROCKWOOD DARK 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			

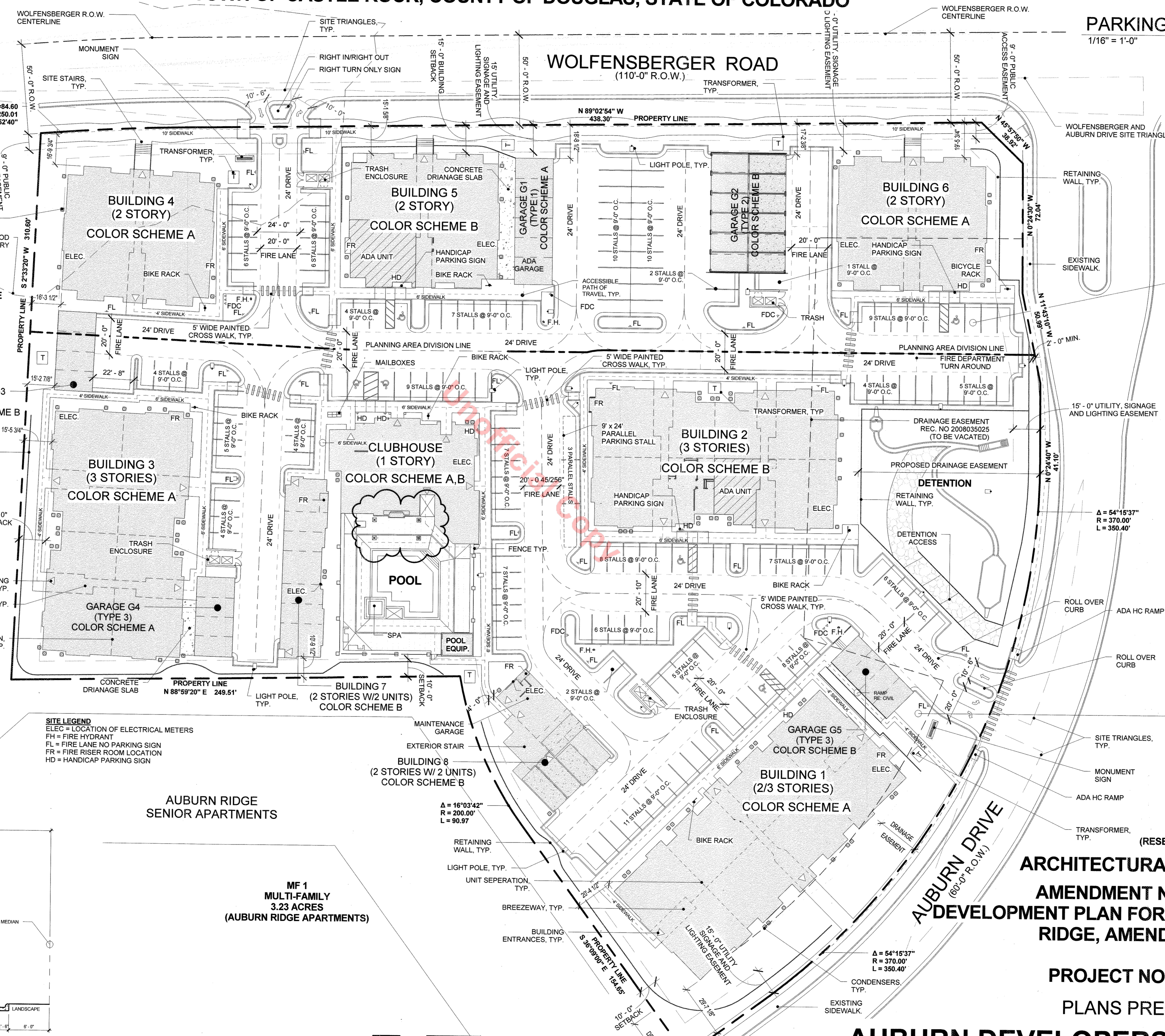
COLOR SCHEMES
3/32" = 1'-0"



TYPICAL DRIVE SECTIONS
1/8" = 1'-0"

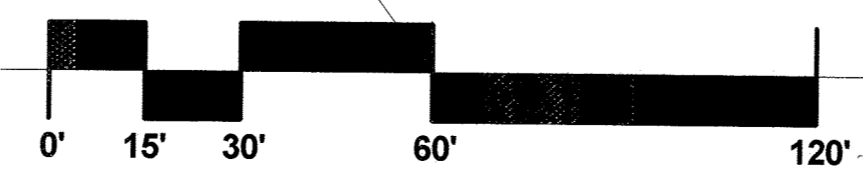


WOLFENBERGER STREET SECTION
1/8" = 1'-0"



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

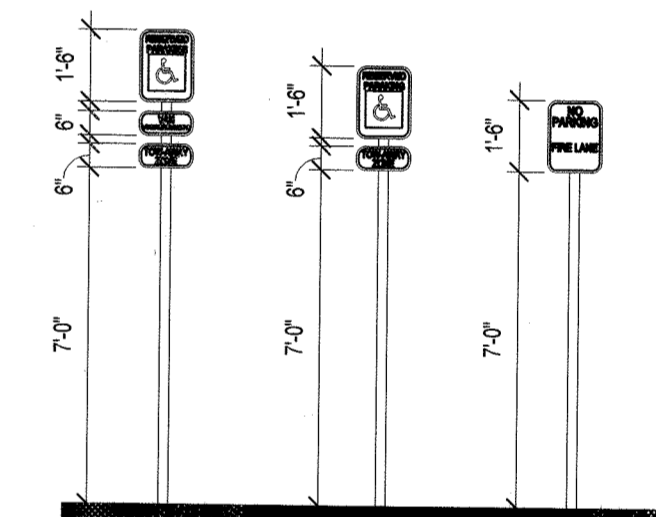
AUBURN RIDGE SENIOR APARTMENTS
MF 1 MULTI-FAMILY 3.23 ACRES (AUBURN RIDGE APARTMENTS)



SITE DEVELOPMENT PLAN
1" = 30'-0"

AREA A
24 UNITS ON 1.56 ACRES
15.4 UNITS/ACRE

ZONING:
A-1 AGRICULTURE ONE (DOUGLAS COUNTY)



SEE CIVIL CONSTRUCTION DOCUMENTS FOR EXACT LOCATION OF SIGNAGE

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

AREA B
72 UNITS ON 3.22 ACRES
21.5 UNITS/ACRE

ZONING:
MF - MULTI-FAMILY 11.55 ACRES (RESERVE AT CASTLE HIGHLANDS)

ARCHITECTURAL SITE PLAN
AMENDMENT NO. 1 TO SITE DEVELOPMENT PLAN FOR L3, AUBURN RIDGE, AMENDMENT NO. 1

PROJECT NO. SDP18-0016
PLANS PREPARED FOR:

AUBURN DEVELOPERS III, LLC.

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

SHEET
2 OF 3

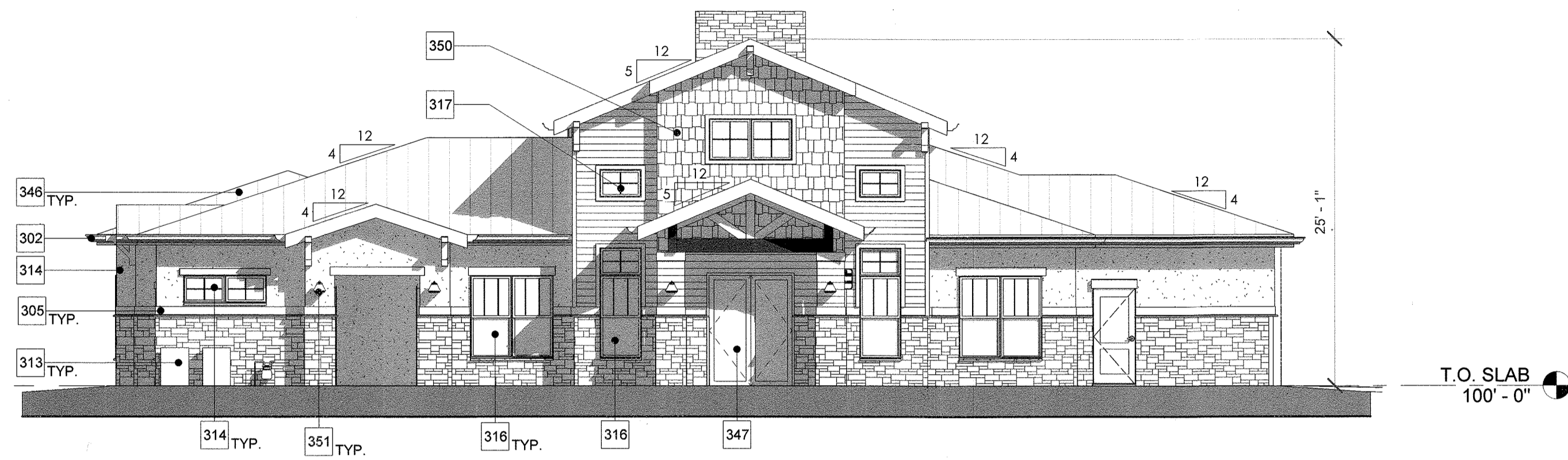


4949 S. Syracuse St. Suite 320
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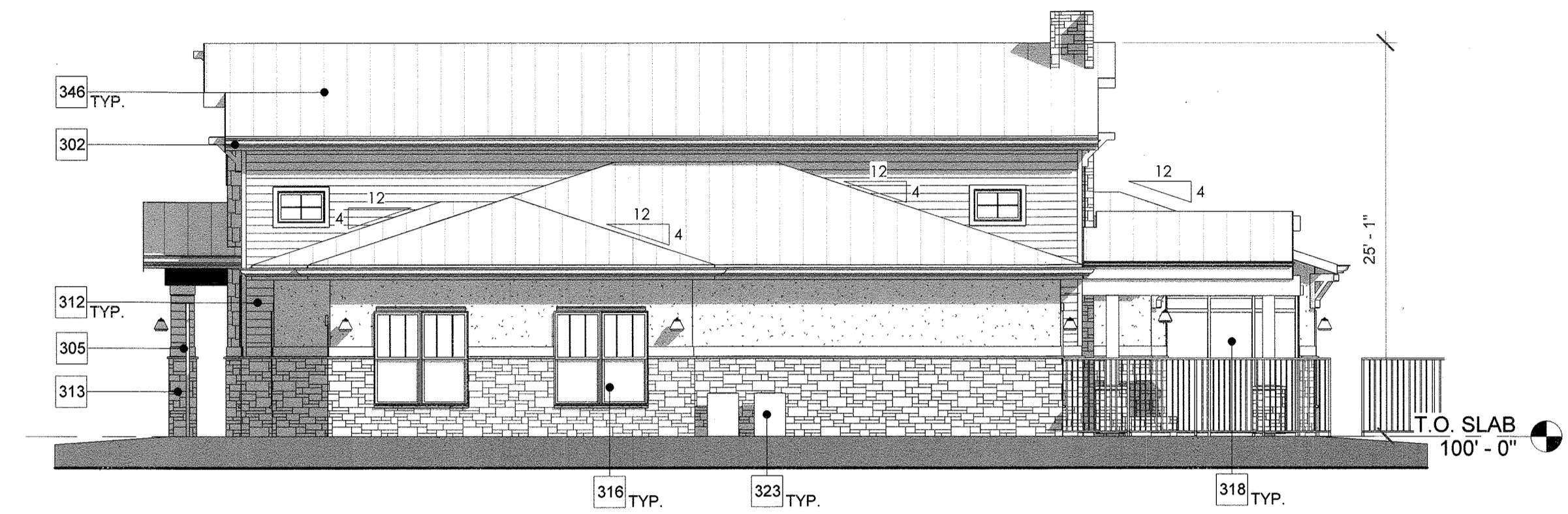
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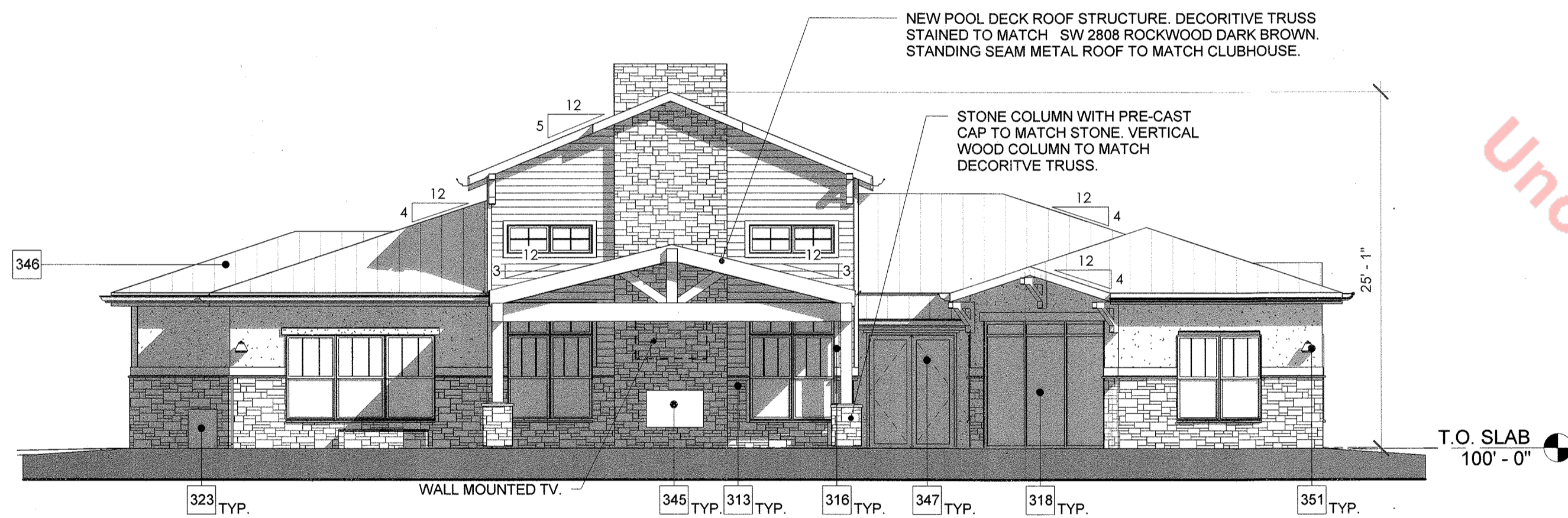
CLUBHOUSE NORTH ELEVATION

1/8" = 1'-0"



CLUBHOUSE WEST ELEVATION

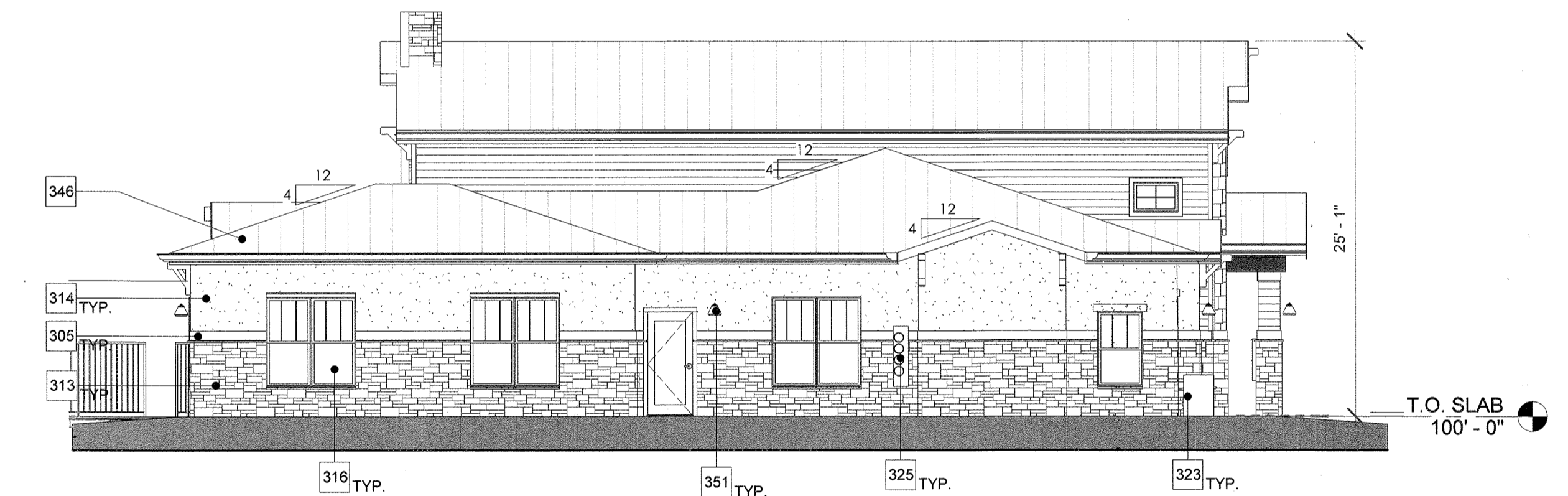
1/8" = 1'-0"



CLUBHOUSE SOUTH ELEVATION

1/8" = 1'-0"

Unofficial Copy



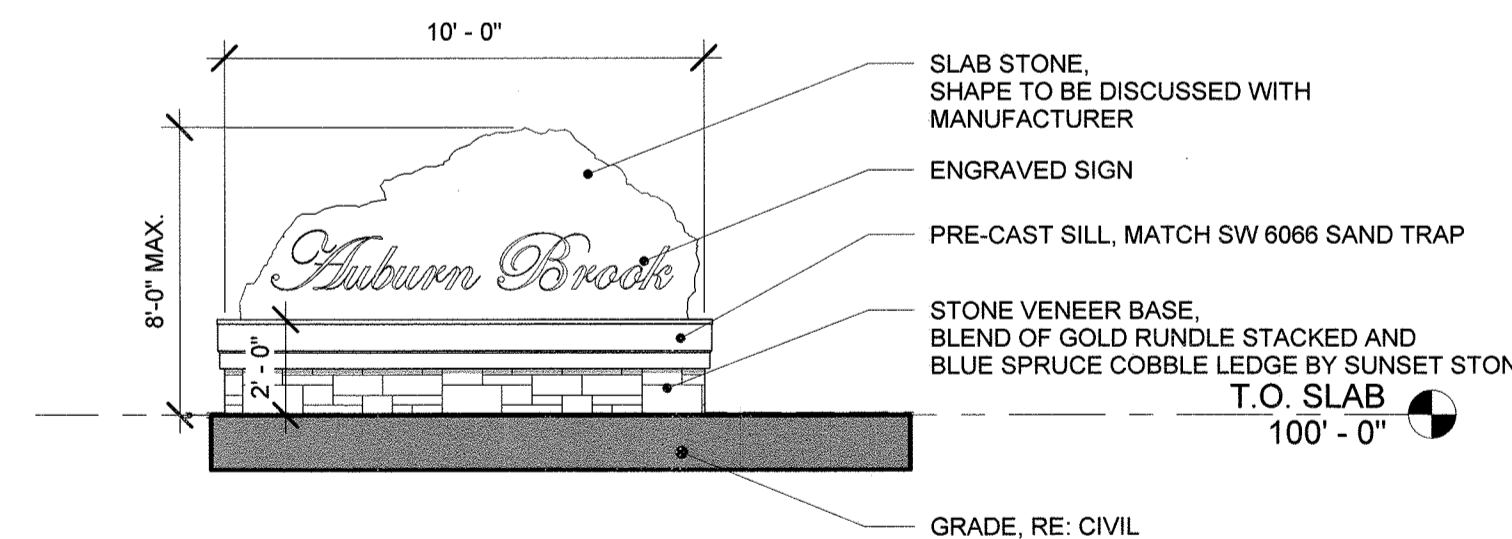
CLUBHOUSE EAST ELEVATION

1/8" = 1'-0"

COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III			
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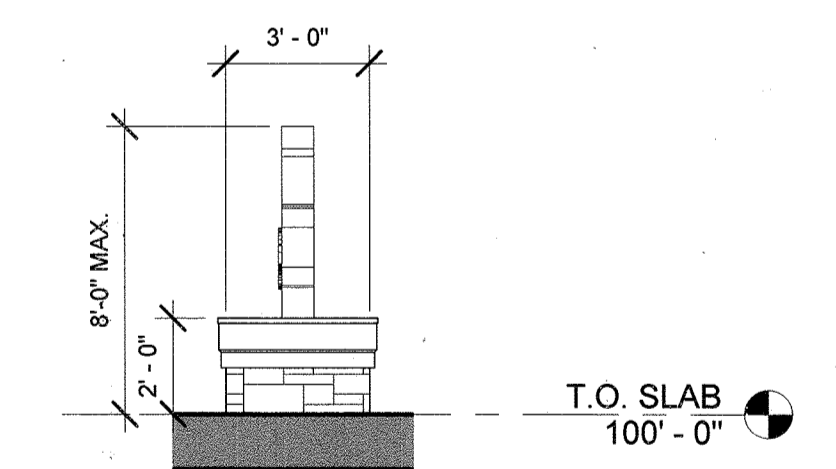
KEYNOTES	
NUMBER	NOTE
302	METAL GUTTER AND DOWNSPOUT, PAINTED.
305	1 X 8 WOOD TRIM.
312	LAP SIDING.
313	STONE VENEER.
314	2 COAT STUCCO.
316	VINYL WINDOWS - OPERABLE.
317	VINYL WINDOWS - FIXED.
318	STOREFRONT.
323	AC CONDENSER UNIT, PAINTED TO MATCH ADJACENT MATERIAL.
325	ELECTRIC METERS.
345	DOUBLE SIDED FIREPLACE
346	STANDING SEAM METAL ROOF
347	DOUBLE GLASS DOOR
350	HARDPLANK SHINGLE SIDING COLONIAL WOOD GRAIN (OR APPROVED EQUAL), FACTORY PRIMED.
351	WALL SCOURCE @ 7'-0" AFF (RE.ELEC)

BUILDING HEIGHT CALCULATION
NORTH ELEVATION 25'-1 1/8"
SOUTH ELEVATION 25'-1 1/8"
EAST ELEVATION 25'-1 1/8"
WEST ELEVATION 25'-1 1/8"
= 100'-4 1/2" / 4 = 25'-1 1/8" (AVERAGE HEIGHT)



MONUMENT SIGN - FRONT ELEVATION

1/4" = 1'-0"



MONUMENT SIGN - SIDE ELEVATION

1/4" = 1'-0"

CLUBHOUSE ELEVATIONS
AMENDMENT NO. 1 TO SITE DEVELOPMENT PLAN FOR L3, AUBURN RIDGE, AMENDMENT NO. 1

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SHEET
3 OF 3



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