

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

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 PUBLIC
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF March, 2019

BY Mark Breen AS Manager OF
AUBURN DEVELOPERS III, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
Janet Malefors
NOTARY PUBLIC

MY COMMISSION EXPIRES February 19, 2022

TITLE CERTIFICATION:

I, Brenda Becker, 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, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE

Brenda Becker
AUTHORIZED REPRESENTATIVE
Land 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.
Bill Detweiler
DIRECTOR OF DEVELOPMENT SERVICES

CIVIL ENGINEER'S STATEMENT:

I, Paul Munn, 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 DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Paul Munn
REGISTERED PROFESSIONAL ENGINEER
DATE 4/4/2019 50253

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 12:16pm THE 8th DAY OF April, 2019 AT

RECEPTION NO. 2019018072

DOUGLAS COUNTY CLERK AND RECORDER
BY Kristy Mauer
DEPUTY

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	

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, AND ACCORDINGLY 29.65 SFE ARE DEBITED FROM THE WATER BANK.

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 6.2.3A 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 PD recorded under Reception No. 2019018071.

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 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.

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.

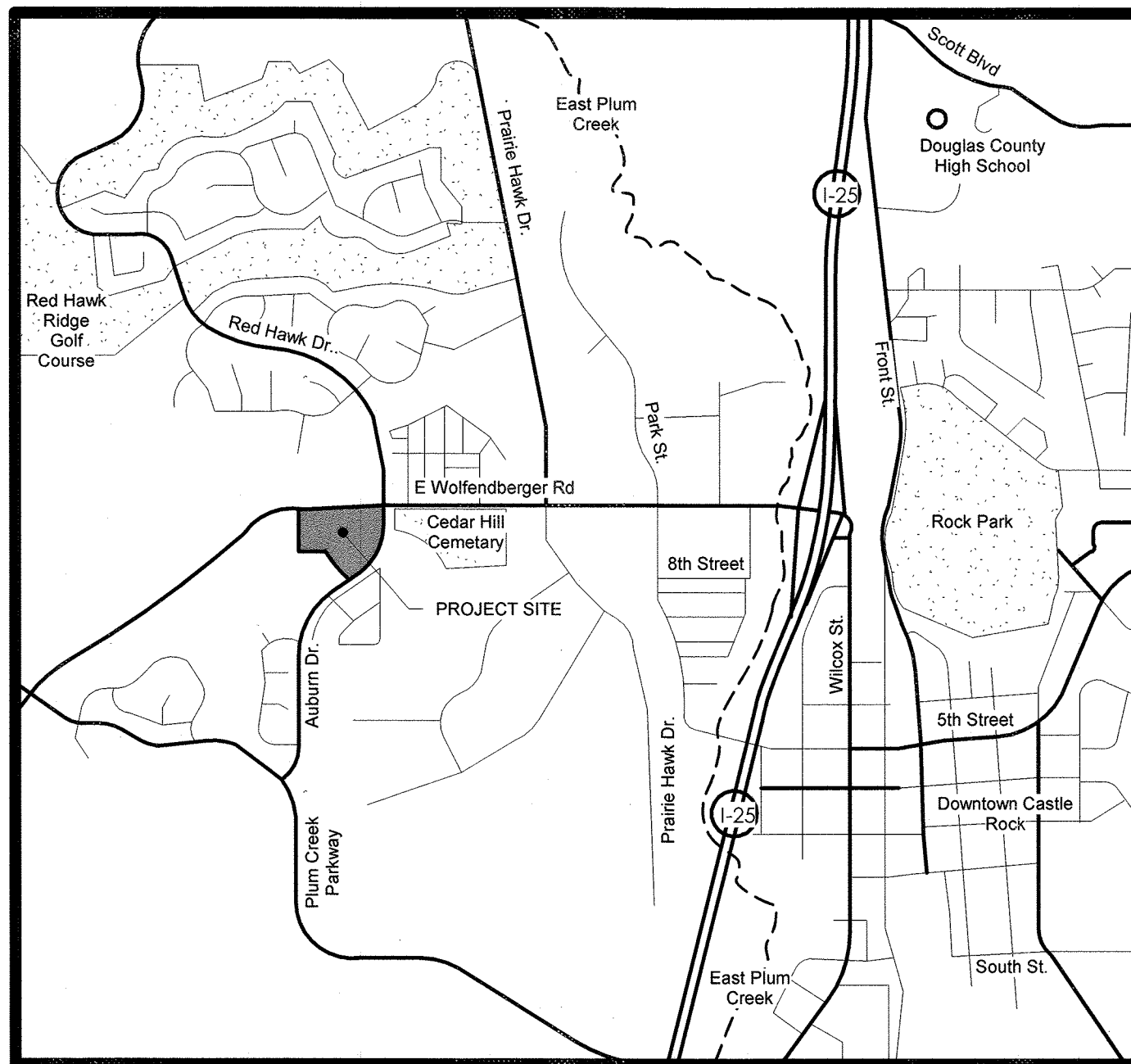
8. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

BASES 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 8th 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 Atchison 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

- COVER SHEET
- LANDSCAPE SITE PLAN
- LANDSCAPE PLANS AND SCHEDULES
- BUILDING 2 & 3 ELEVATIONS
- BUILDING 6 ELEVATIONS
- BUILDING 7 ELEVATIONS
- BUILDING 8 ELEVATIONS
- CLUBHOUSE ELEVATIONS
- ACCESSORY STRUCTURE ELEVATIONS
- LIGHTING PLAN

PURPOSE STATEMENT

The purpose of this Amendment # 2 is to add a new archway entry sign to the property and address comments from TCO site inspection dated November 2nd, 2018

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	SFE
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.	9.98
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	1,470 S.F.	1,470 S.F.	NA
GARAGE TYPE 2 (1)	2,750 S.F.	2,750 S.F.	NA
GARAGE TYPE 3 (9)	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 (14 UNITS) = 24 CARS
HANDICAP PARKING	201-300 = 7 SPACES REQUIRED OF TOTAL (TOTAL PARKING SPACES IN LOT) (1 VAN, 6 STANDARD 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

COVER SHEET

SITE DEVELOPMENT PLAN, AMENDMENT NO.2

LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

SDP 19-0002

PLANS PREPARED FOR:

AUBURN DEVELOPERS III, LLC.

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

SHEET
1 OF 10

4949 S. Syracuse St. | Suite 320
Denver, CO 80237
voice: 303.649.9880 fax: 303.649.9870
pwnarchitects.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

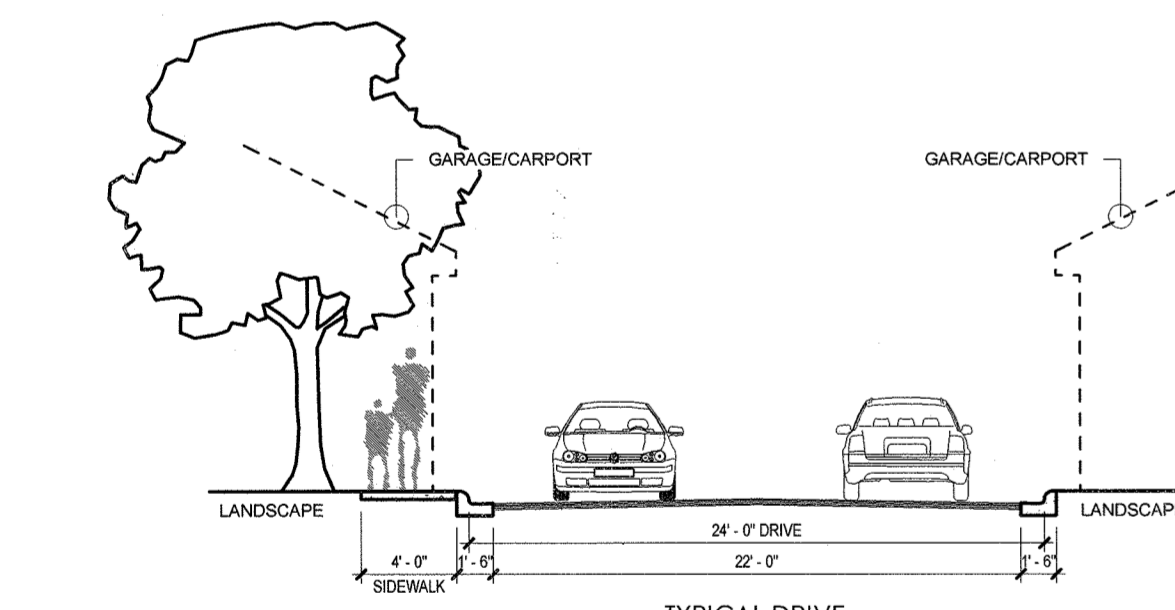
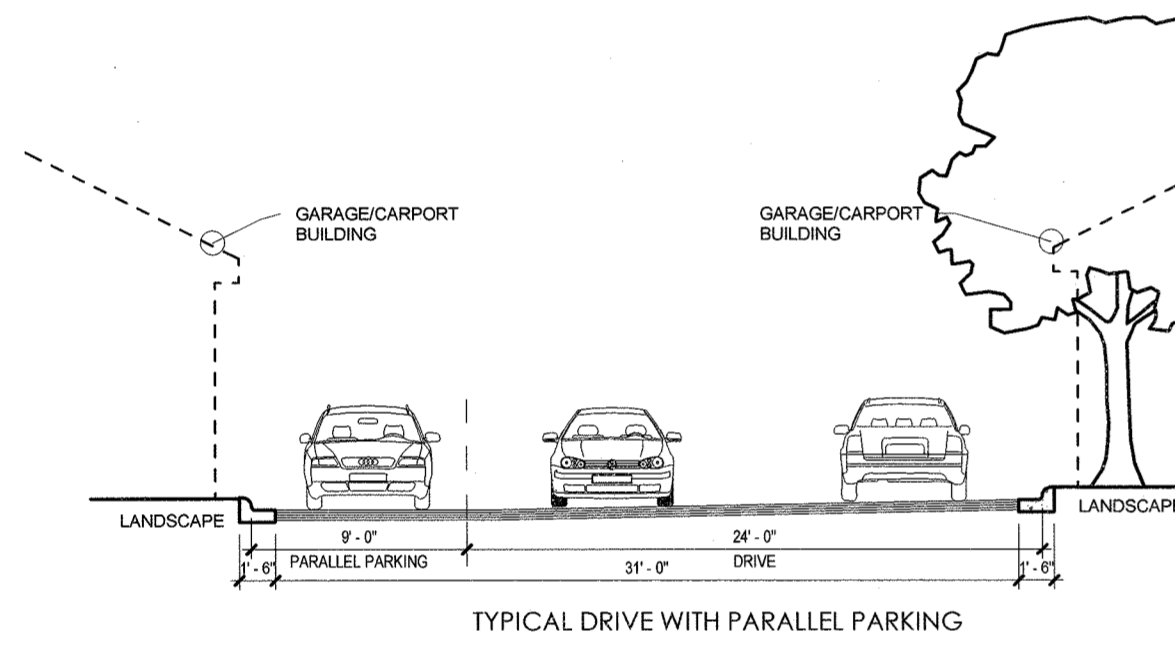
4.78 ACRES

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

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		

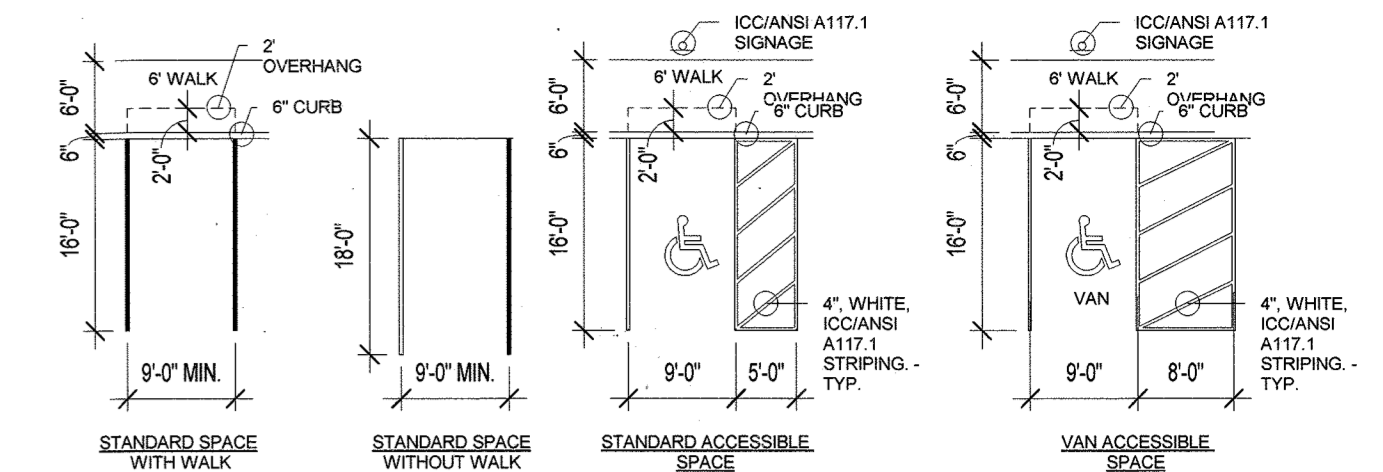
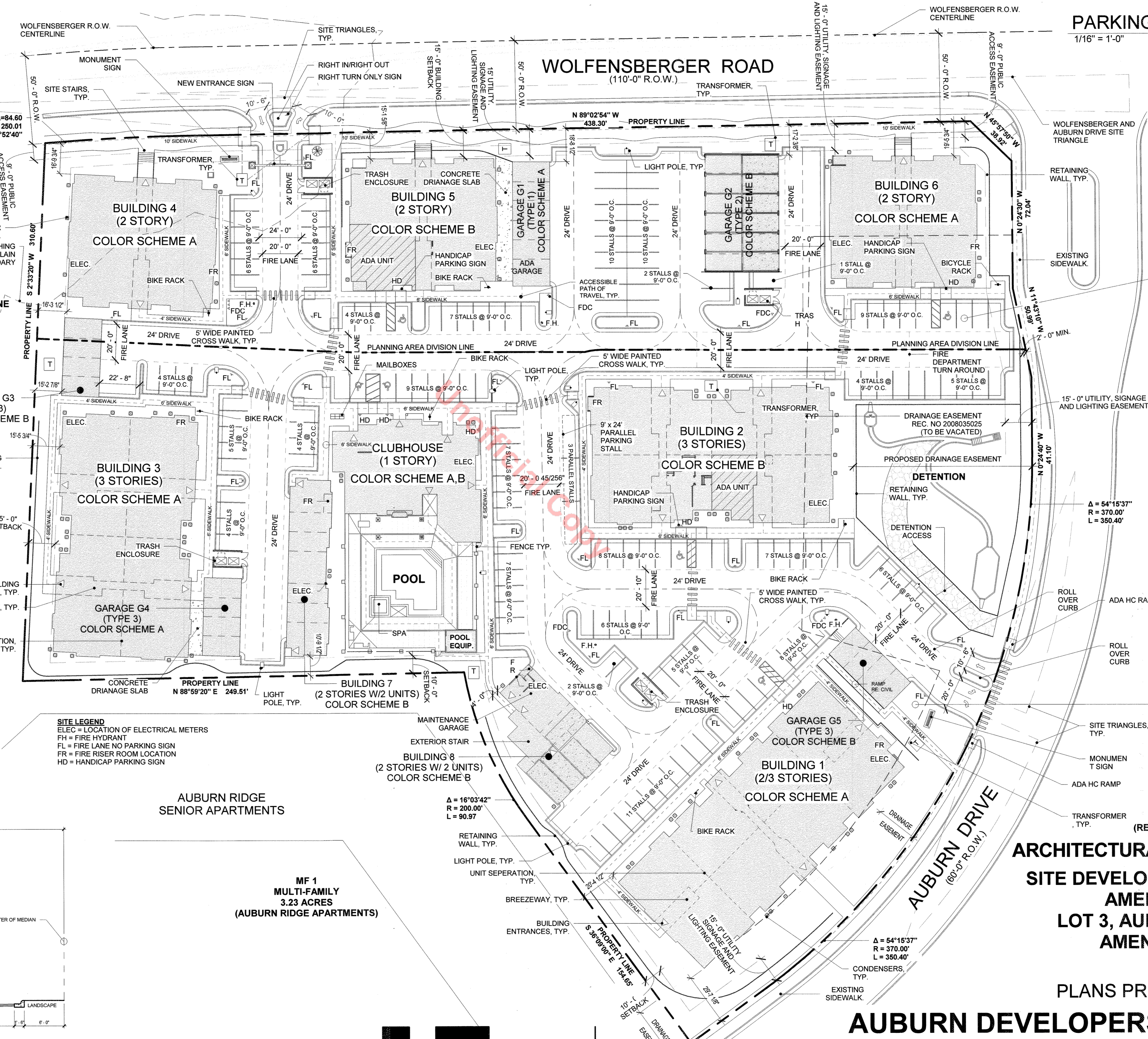
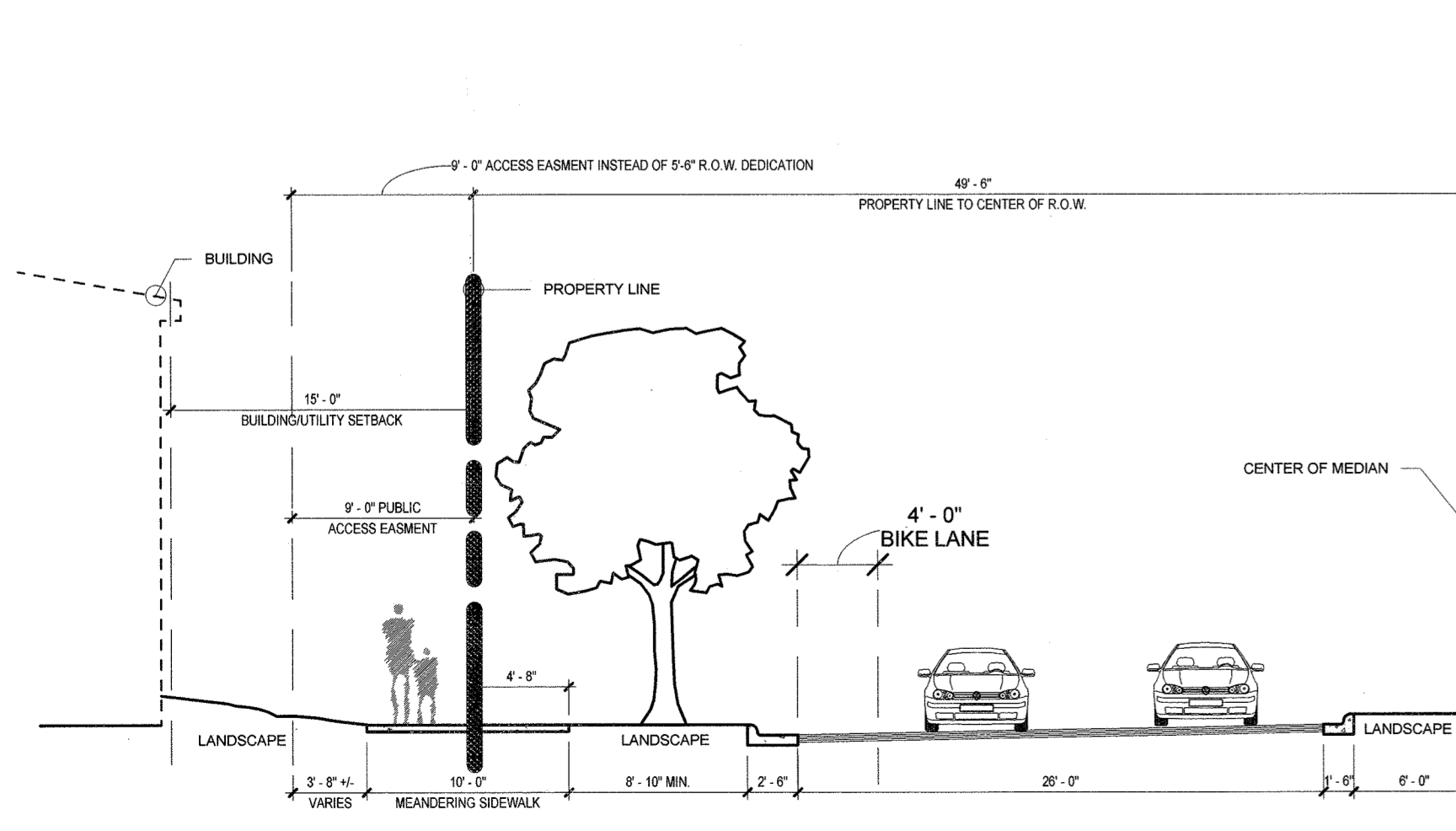
COLOR SCHEMES

3/32" = 1'-0"



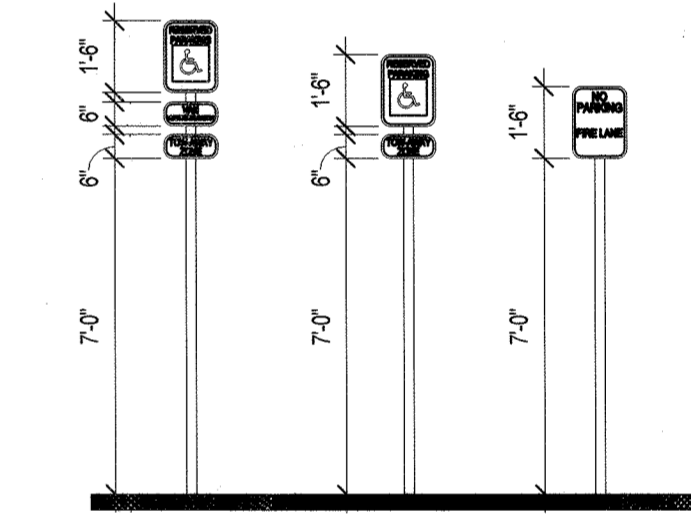
TYPICAL DRIVE SECTIONS

1/8" = 1'-0"



AREA A
24 UNITS ON 1.56 ACRES
15.4 UNITS/ACRE

ZONING:
A-1 - AGRICULTURAL ONE (CEDAR HILL CEMETERY ASSOCIATION)



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
SITE DEVELOPMENT PLAN,
AMENDMENT NO.2
LOT 3, AUBURN RIDGE,
AMENDMENT NO. 1
SDP 19-0002

PLANS PREPARED FOR:

AUBURN DEVELOPERS III, LLC.

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

SHEET
2 of 10



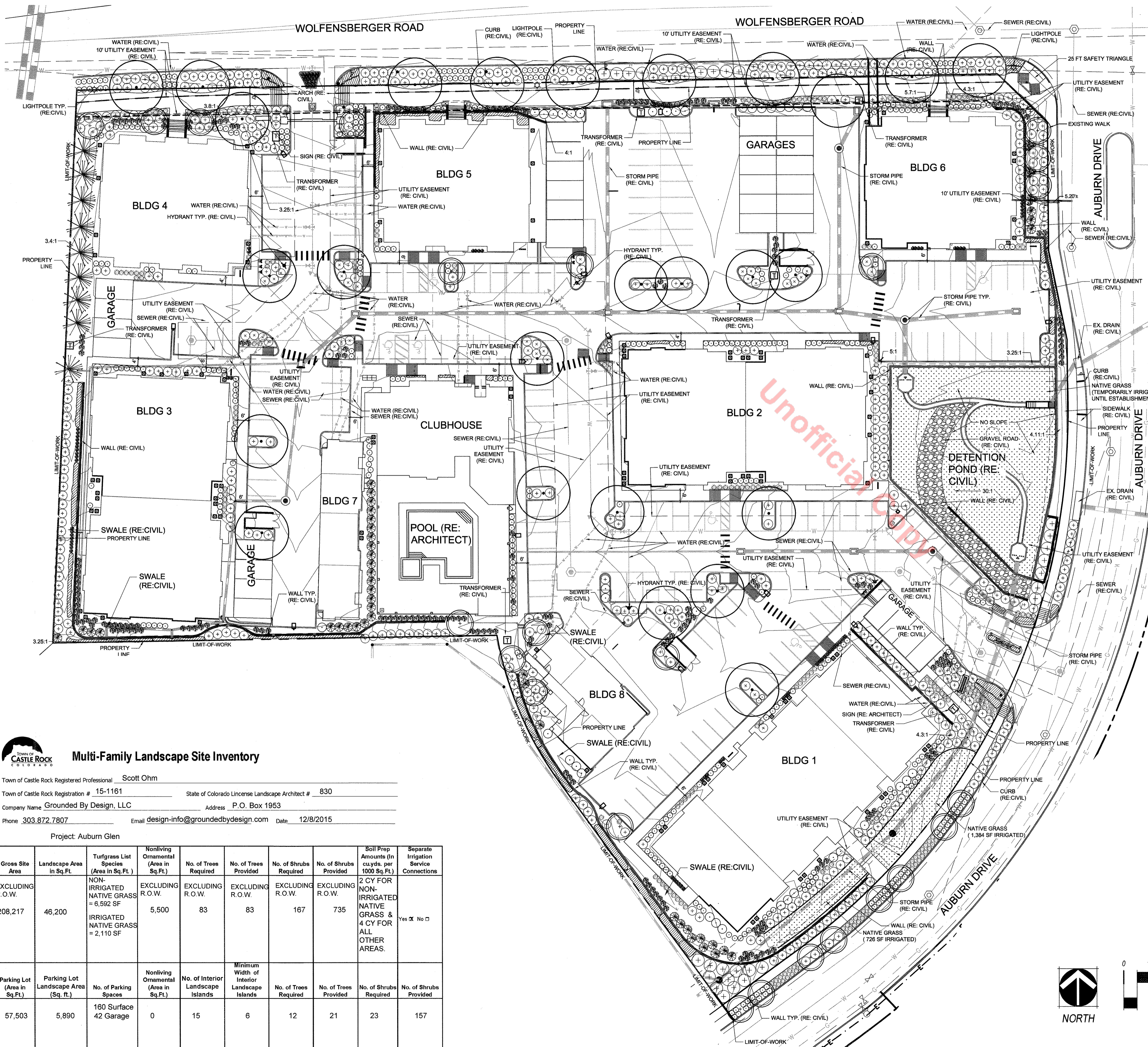
PWN Architects and Planners, Inc.
4949 S. Syracuse St. | Suite 320
Denver, CO 80237
voice: 303.649.9880 fax: 303.649.9870
pwnarchitects.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

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



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

TREE TABLE		
TREE TYPE	REQUIRED	PROVIDED
LARGE CANOPY TREE	83	33
EVERGREEN TREES		9
COLUMNAR EVERGREENS		41
TOTAL TREES	83	83

NOTE: THE 9 EVERGREEN TREES ARE IN LIEU OF THE LARGE CANOPY DECIDUOUS IN ORDER TO PROVIDE YEAR ROUND SCREENING.

[Symbol: Dotted pattern] NATIVE GRASS MIX

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.
- KEEP ALL TREES MINIMUM 10 FT CLEAR FROM WATER, SANITARY SEWER MAINS, PUBLIC STORM LINES AND 4 FT CLEAR FROM GAS, ELECTRIC, FIBER OPTIC LINES AND 5 FT CLEAR FROM PRIVATE STORM LINES.
- 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 TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- 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.
- TREES PLANTED ALONG WOLFENSBERGER ARE WITHIN 2 FT OF THE SIDEWALK PER STAFF'S DIRECTION.
- SLOPE CALLOUTS & SIDEWALK DIMENSIONS SHOWN ON LANDSCAPE PLANS SHALL NOT BE CONSTRUCTED AND ARE PLACED ON THE SHEETS PER TOWN OF CASTLE ROCK REQUIREMENTS.

Site Data	SITE DATA TABLE					
	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: (4.78 Acres)	208,217	N.A.	N.A.	N.A.	100%	N.A.
Building Coverage:	64,651	N.A.	N.A.	N.A.	31%	N.A.
Hard Surface Area:	97,366	N.A.	N.A.	N.A.	47%	N.A.
Total Landscaped Area (Excluding R.O.W.)	46,200	41,643	20	22%	N.A.	
Landscaped Area (Shrubs, Perennials, Ornamental Grasses)	37,498	N.A.	N.A.	N.A.	N.A.	
Total Non-Living Ornamental	5,500	N.A.	N.A.	N.A.	N.A.	
Non-Irrigated Native Grass	6,592	N.A.	N.A.	N.A.	N.A.	13.2
Irrigated Native Grass	2,110	N.A.	N.A.	N.A.	N.A.	4.2
Permanently Irrigated Landscape (Including R.O.W.)	41,069	N.A.	N.A.	N.A.	N.A.	129
ROW	6,961	N.A.	N.A.	N.A.	N.A.	
TOTAL CY OF COMPOST:						146.9

Buffer Description	Square Footage	LANDSCAPE BUFFER REQUIREMENTS									
		Min. 20% SF Landscaped	Min. 10% SF Landscaped	Square Foot Landscaped	Trees Required Linear 1/40 LF	Trees Required 1/40 LF	Trees Provided	Shrubs Required 4/1000 SF	Shrubs Required 4/40 LF	Shrubs Provided	
Parking Lot Area	57,503.0	N.A.	5750	5,890	12	N.A.	N.A.	21	23	N.A.	157
Gross Site Area	208,217	41,643	N.A.	46,200	83	N.A.	N.A.	83	167	N.A.	735
R.O.W. Landscaped Area	6,961	N.A.	N.A.	N.A.	N.A.	929	23	17	N.A.	93	241

Multi-Family Landscape Site Inventory

Town of Castle Rock Registered Professional: Scott Ohm

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: 12/8/2015

Project: Auburn Glen

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. 208,217	46,200	NON-IRRIGATED NATIVE GRASS = 6,592 SF IRRIGATED NATIVE GRASS = 2,110 SF	5,500	83	83	167	735	2 CY FOR NON-IRRIGATED NATIVE GRASS & 4 CY FOR ALL OTHER AREAS.	Yes X No <input type="checkbox"/>
Parking Lot (Area in Sq. Ft.)	Parking Lot Landscaped 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
57,503	5,890	160 Surface 42 Garage	0	15	6	12	21	23	157

NOT FOR CONSTRUCTION

grounded by design

LANDSCAPE ARCHITECTURE

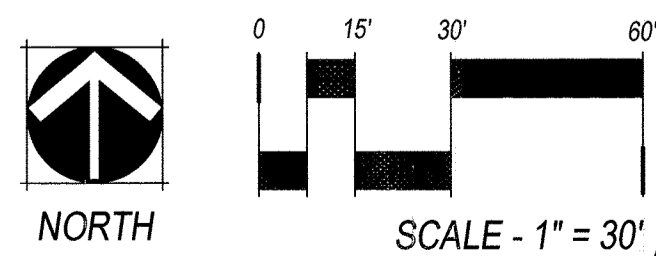
P.O. Box 1953
Wheat Ridge, CO 80034
Office: (303) 872.7807
www.groundedbydesign.com

SCOTT OHM, RLA
STATE OF COLORADO LICENSED
LANDSCAPE ARCHITECT #830

TOWN OF CASTLE ROCK #15-1161
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICE. IS THE PROPERTY OF GROUNDED BY DESIGN, LLC AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION OF GROUNDED BY DESIGN, LLC.

**SITE DEVELOPMENT PLAN
AMENDMENT NO. 2
LOT 3, AUBURN RIDGE
AMENDMENT NO. 1
SPD 19-0002**

LANDSCAPE PLAN & SCHEDULES



PLANS PREPARED FOR:
AUBURN DEVELOPERS III, LLC.

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

**SHEET
3 of 10**

PWN

PWN Architects and Planners, Inc.
PWN Architects and Planners, Inc.

4949 S. Syracuse St. | Suite 320
Denver, CO 80237
voice 303.649.9880 fax 303.649.9870
pwnarchitects.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

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

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 6056 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		



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



BUILDING 2 & 3 WEST ELEVATION (FIRE RISER)
1/8" = 1'-0"

Unofficial Copy



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

KEYNOTES	
NUMBER	NOTE
301	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
305	1 X 8 WOOD TRIM.
312	LAP SIDING.
313	STONE VENEER.
314	2 COAT STUCCO.
316	VINYL WINDOWS - OPERABLE.
320	FIRE ROOM ACCESS DOOR.
323	AC CONDENSER UNIT, PAINTED TO MATCH ADJACENT MATERIAL.
325	ELECTRIC METERS.
327	METAL RAILING @ 42" HIGH A.F.F. MIN.
348	CORNER TRIM
351	WALL SCONCE @ 7'-0" AFF (RE:ELEC)

BUILDING HEIGHT CALCULATION	
NORTH ELEVATION	38'-7 3/4"
	42'-11 5/8"
SOUTH ELEVATION	38'-7 3/4"
	42'-11 5/8"
EAST ELEVATION	40'-11 5/8"
WEST ELEVATION	42'-11 5/8"
= 326'-1 1/4" / 8 = 40'-9 3/16" (AVERAGE HEIGHT)	

BUILDING 2 & 3 ELEVATIONS

**SITE DEVELOPMENT PLAN,
AMENDMENT NO.2
LOT 3, AUBURN RIDGE,
AMENDMENT NO. 1
SDP 19-0002**

PLANS PREPARED FOR:

AUBURN DEVELOPERS III, LLC.

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

SHEET
4 OF 10



PWN Architects and Planners, Inc.

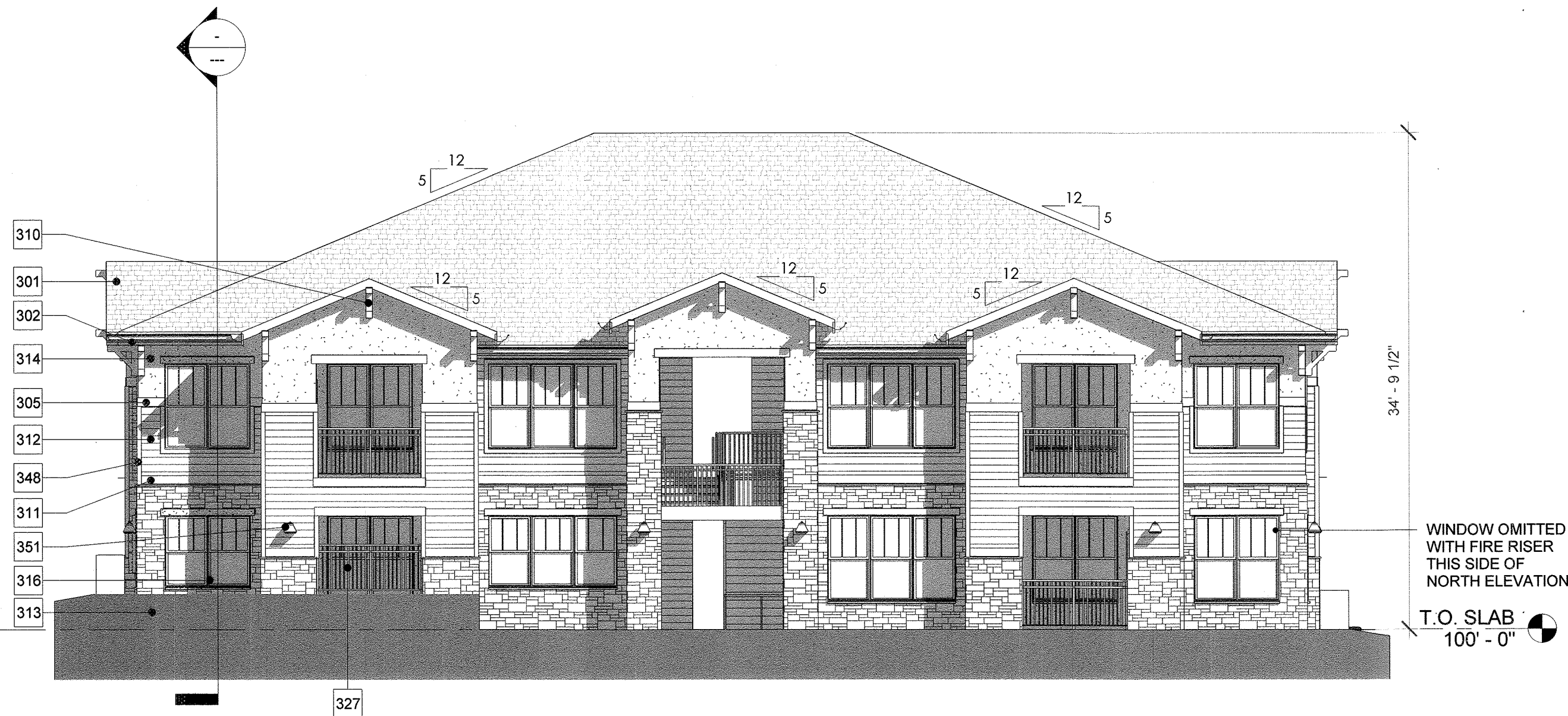
4949 S. Syracuse St. | Suite 320
Denver, CO 80237
voice: 303.649.9880 fax: 303.649.9870
pwnarchitects.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

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

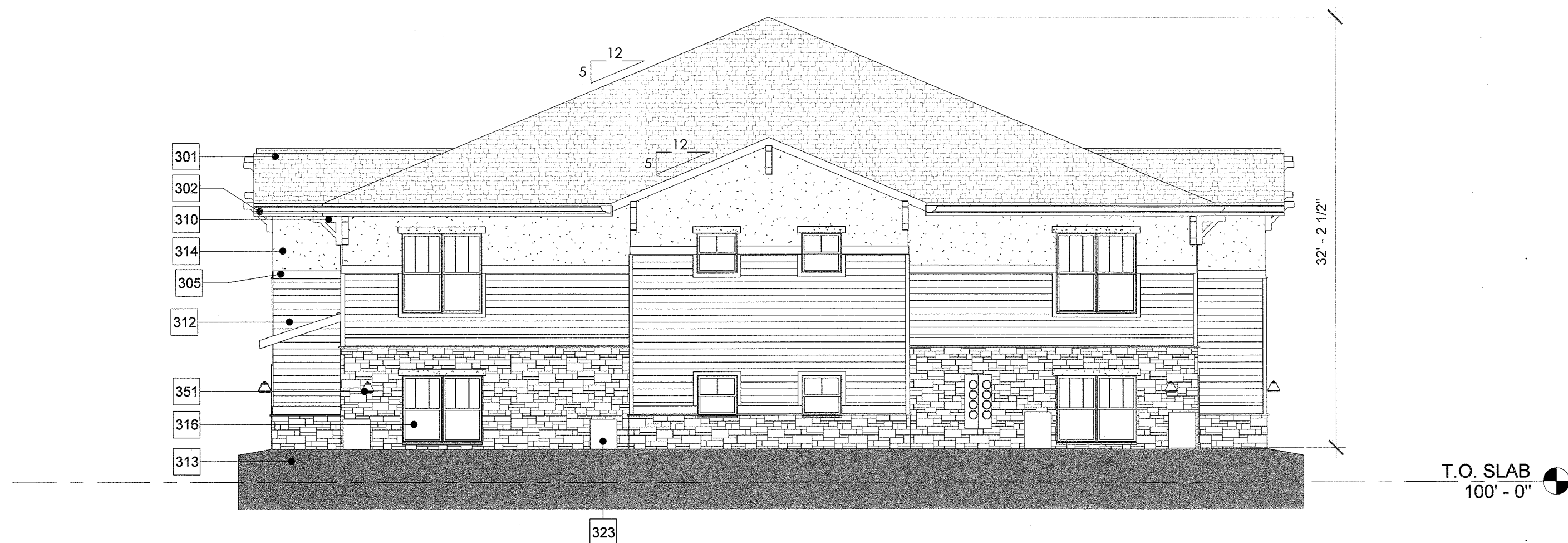


BUILDING 6 NORTH AND SOUTH ELEVATION

1/8" = 1'-0"

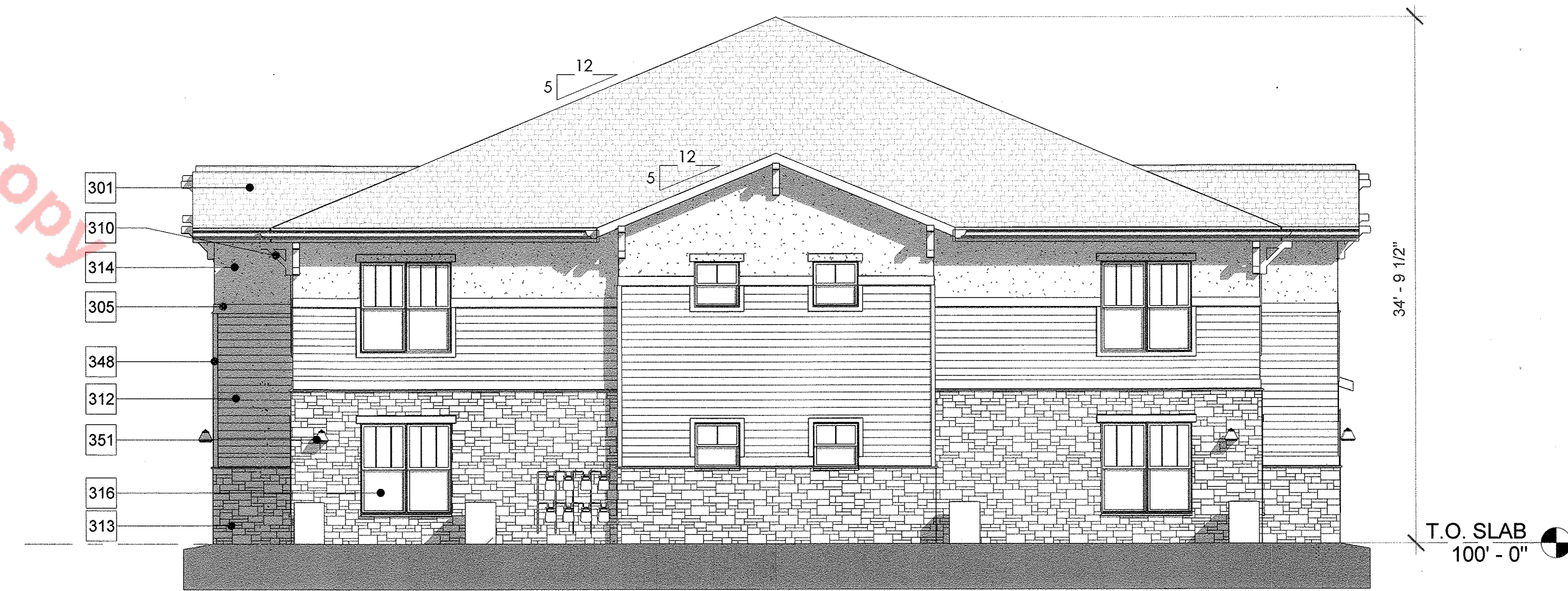
COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III			
	B-1 BODY COLOR (MAIN SIDING)	B-2 BODY COLOR (POP OUT SIDING)	P-1 PUNCH COLOR (DOORS)
SCHEME A	SW 0008 CAJUN RED	SW 7011 NATURAL CHOICE	SW 2808 ROCKWOOD DARK BROWN
SCHEME B	SW 6055 FIERY BROWN	SW 7011 NATURAL CHOICE	SW 2808 ROCKWOOD DARK BROWN
S-1 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			

Unofficial Copy



BUILDING 6 WEST ELEVATION (FIRE RISER)

1/8" = 1'-0"



BUILDING 6 EAST ELEVATION

1/8" = 1'-0"

KEYNOTES	
NUMBER	NOTE
301	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
302	METAL GUTTER AND DOWNSPOUT, PAINTED.
305	1 X 3 WOOD TRIM.
310	WOOD BRACKET.
311	PRE-CAST SILL.
312	LAP SIDING.
313	STONE VENEER.
314	2 COAT STUCCO.
316	VINYL WINDOWS - OPERABLE.
323	AC CONDENSER UNIT, PAINTED TO MATCH ADJACENT MATERIAL.
327	METAL RAILING @ 42" HIGH A.F.F. MIN.
348	CORNER TRIM
351	WALL SCONCE @ 7'-0" AFF (RE:ELEC)

BUILDING HEIGHT CALCULATION

NORTH ELEVATION 34'-8"
 SOUTH ELEVATION 34'-8"
 EAST ELEVATION 32'-9 5/8"
 WEST ELEVATION 32'-2 5/8"
 = 136'-4 1/4" / 4 = 34'-1 1/16" (AVERAGE HEIGHT)

BUILDING 6 ELEVATIONS

**SITE DEVELOPMENT PLAN,
 AMENDMENT NO.2
 LOT 3, AUBURN RIDGE,
 AMENDMENT NO. 1
 SDP 19-0002**

PLANS PREPARED FOR:

AUBURN DEVELOPERS III, LLC.

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

SHEET
5 OF 10



PWN Architects and Planners, Inc.

4949 S. Syracuse St. | Suite 320
 Denver, CO 80237
 voice: 303.649.9880 fax: 303.649.9870
 pwnarchitects.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

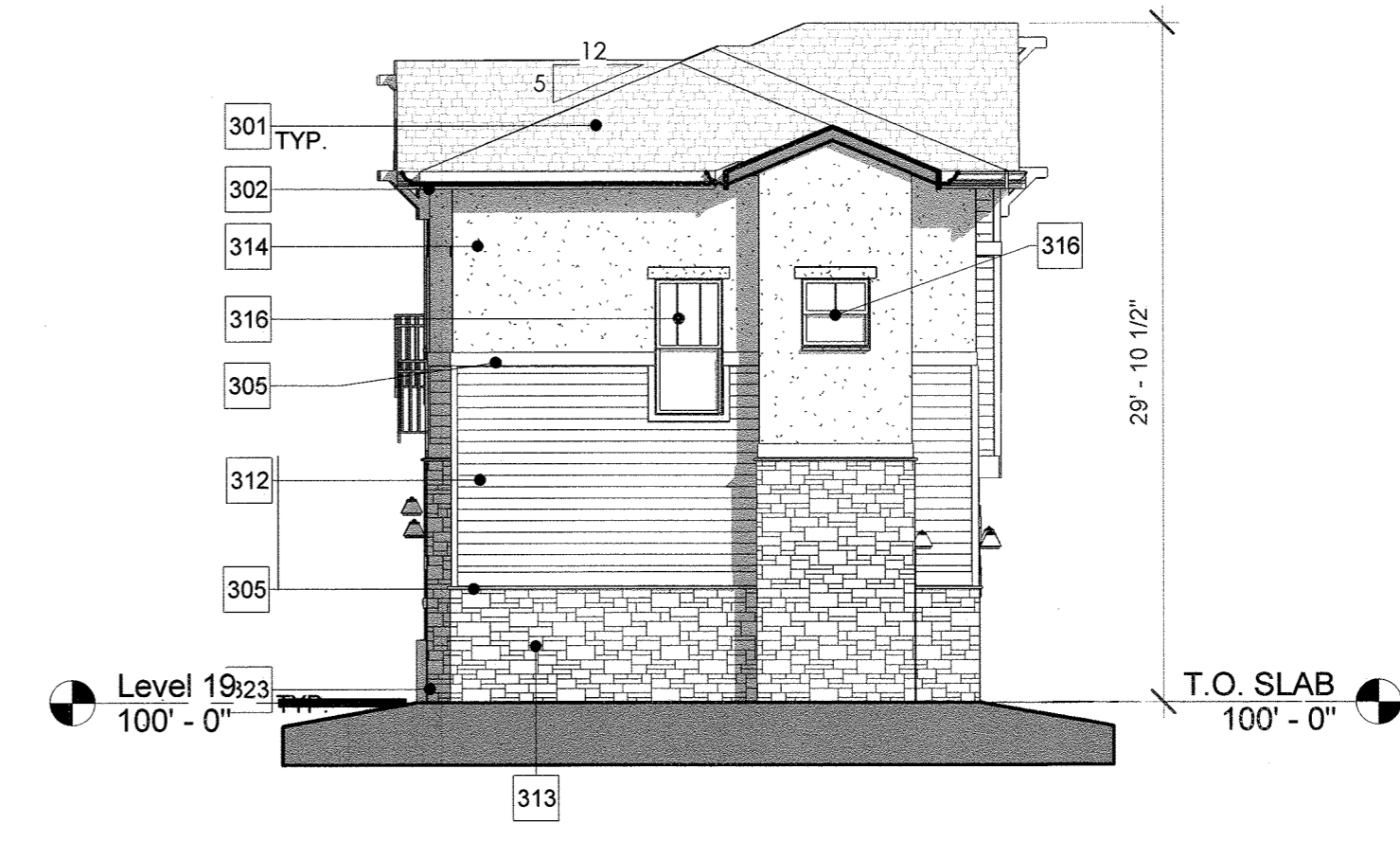
4.78 ACRES

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



BUILDING 7 WEST ELEVATION

1/8" = 1'-0"



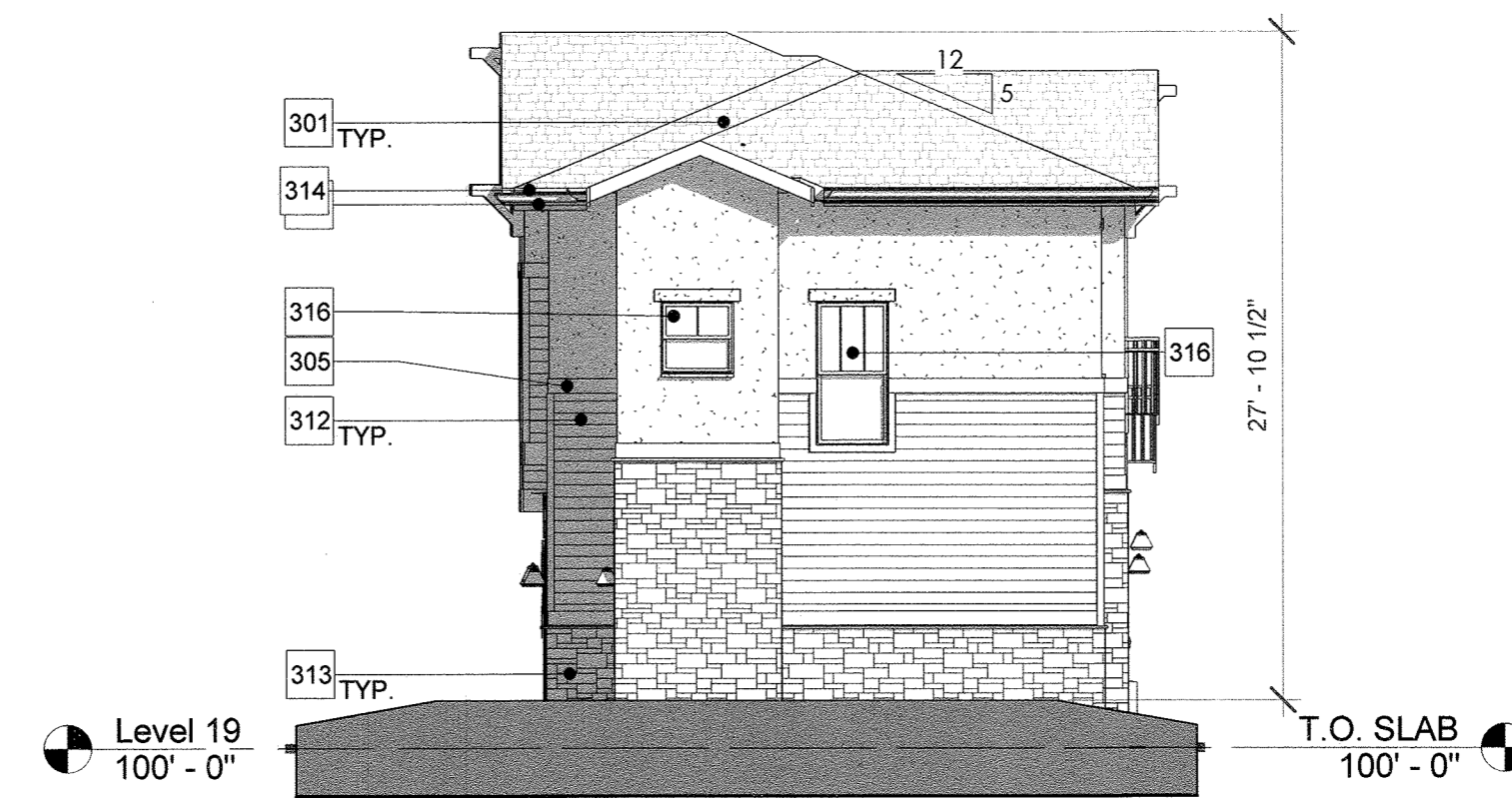
BUILDING 7 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 7 EAST ELEVATION

1/8" = 1'-0"



BUILDING 7 SOUTH ELEVATION

1/8" = 1'-0"

KEYNOTES	
NUMBER	NOTE
301	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
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.
319	UNIT ENTRY DOOR.
320	FIRE ROOM ACCESS DOOR.
323	AC CONDENSER UNIT, PAINTED TO MATCH ADJACENT MATERIAL.
324	KNOX BOX WITH LOCKING KNOX CAPS.
325	ELECTRIC METERS.
327	METAL RAILING @ 42" HIGH A.F.F. MIN.
335	GARAGE DOOR.
351	WALL SCONCE @ 7'-0" AFF (RE-ELEC)

BUILDING HEIGHT CALCULATION	
NORTH ELEVATION	29'-10 5/8"
SOUTH ELEVATION	27'-10 5/8"
EAST ELEVATION	29'-10 5/8"
WEST ELEVATION	27'-10 5/8"
= 174'-3 3/4" / 6 = 29'- 5/8" (AVERAGE HEIGHT)	

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			

BUILDING 7 ELEVATIONS
SITE DEVELOPMENT PLAN,
AMENDMENT NO.2
LOT 3, AUBURN RIDGE,
AMENDMENT NO. 1
SDP 19-0002

PLANS PREPARED FOR:

AUBURN DEVELOPERS III, LLC.

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

SHEET
6 of 10



PWN Architects and Planners, Inc.

4949 S. Syracuse St. | Suite 320
 Denver, CO 80237
 voice.303.649.9880 fax.303.649.9870
 pwnarchitects.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

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



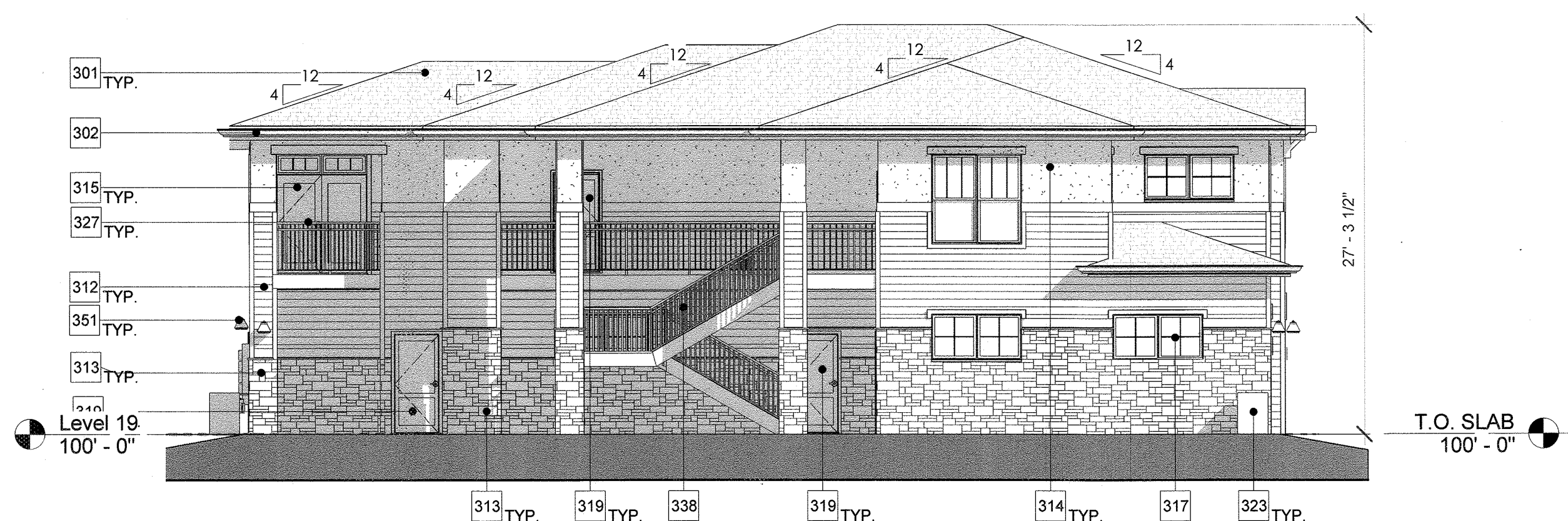
BUILDING 8 EAST ELEVATION

1/8" = 1'-0"



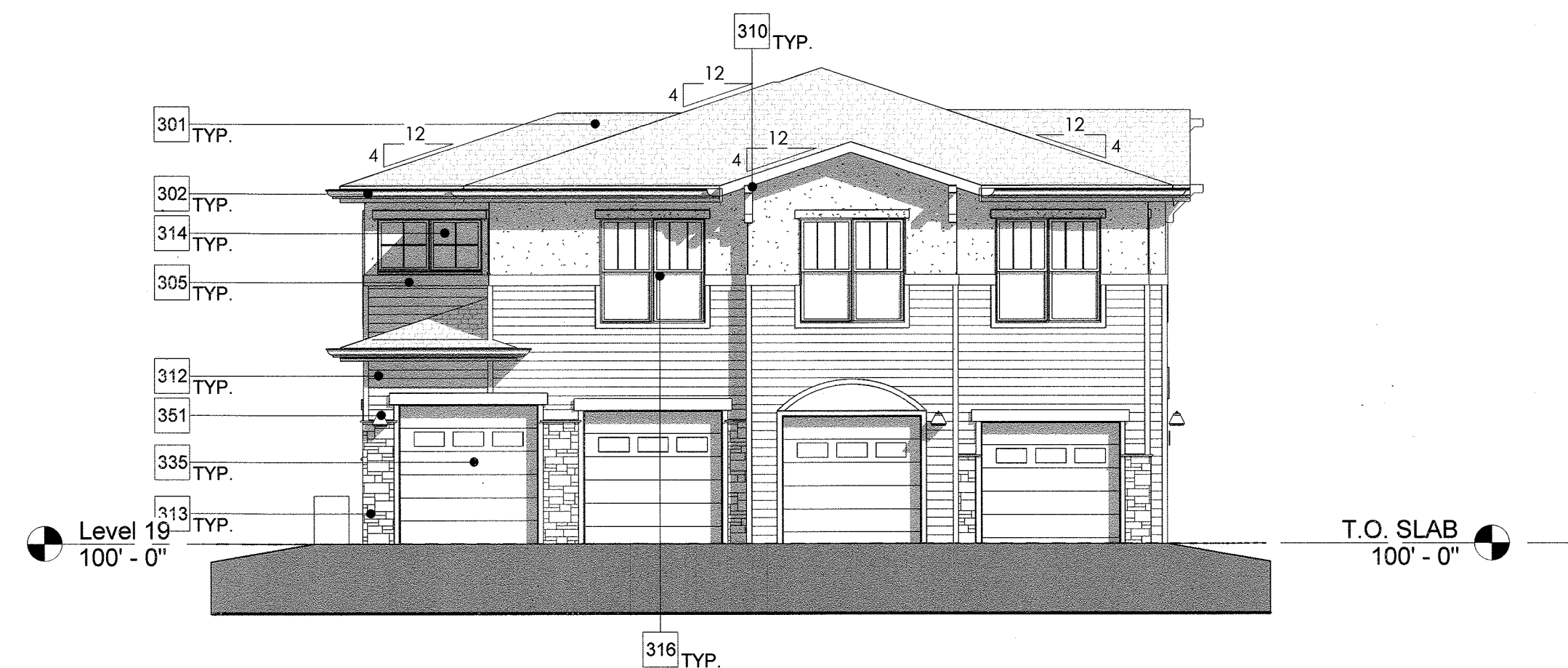
BUILDING 8 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 8 WEST ELEVATION

1/8" = 1'-0"



BUILDING 8 SOUTH ELEVATION

1/8" = 1'-0"

Unofficial Copy

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			

KEYNOTES	
NUMBER	NOTE
301	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
302	METAL GUTTER AND DOWNSPOUT, PAINTED.
305	1 X 8 WOOD TRIM.
310	WOOD BRACKET.
312	LAP SIDING.
313	STONE VENEER.
314	2 COAT STUCCO.
315	SLIDING GLASS DOOR.
316	VINYL WINDOWS - OPERABLE.
317	VINYL WINDOWS - FIXED.
319	UNIT ENTRY DOOR.
323	AC CONDENSER UNIT, PAINTED TO MATCH ADJACENT MATERIAL.
325	ELECTRIC METERS.
326	GAS METERS. RE PLUMBING.
327	METAL RAILING @ 42" HIGH A.F.F. MIN.
335	GARAGE DOOR.
338	STAIR RAILING @ +42" AFF.
348	CORNER TRIM
351	WALL SCOUNCE @ 7'-0" AFF (RE-ELEC)

BUILDING HEIGHT CALCULATION
 NORTH ELEVATION 27'-3 1/4"
 SOUTH ELEVATION 27'-3 1/4"
 EAST ELEVATION 27'-3 1/4"
 WEST ELEVATION 27'-3 1/4"
 = 109'-1" / 4 = 27'-3 1/4" (AVERAGE HEIGHT)

BUILDING 8 ELEVATIONS
SITE DEVELOPMENT PLAN,
AMENDMENT NO.2
LOT 3, AUBURN RIDGE,
AMENDMENT NO. 1
SDP 19-0002

PLANS PREPARED FOR:

AUBURN DEVELOPERS III, LLC.

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

SHEET
7 OF 10



PWN Architects and Planners, Inc.

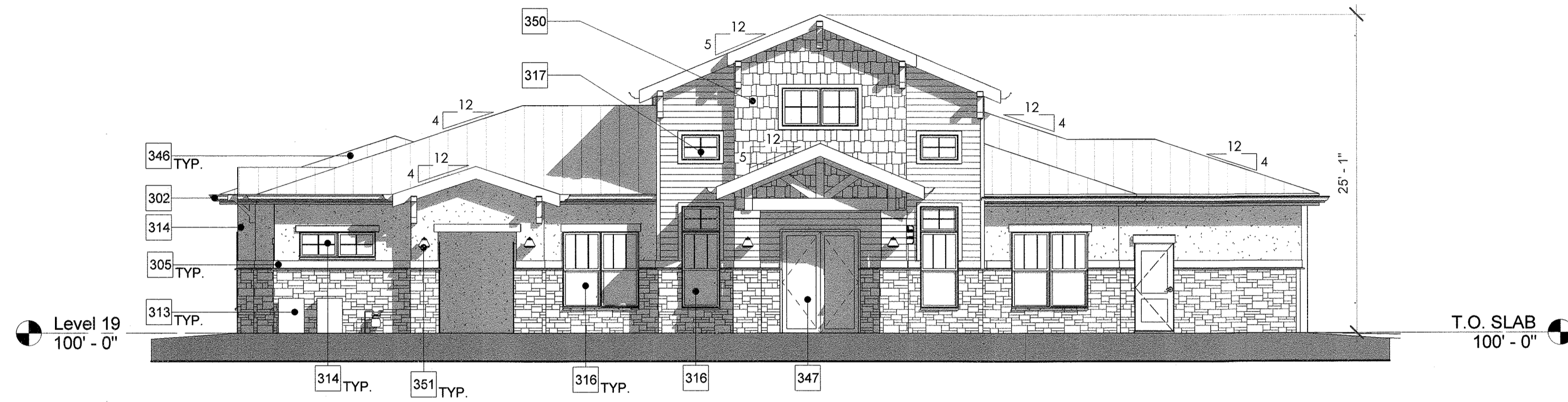
4949 S. Syracuse St. | Suite 320
 Denver, CO 80237
 voice: 303.649.9880 fax: 303.649.9870
 pwnarchitects.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

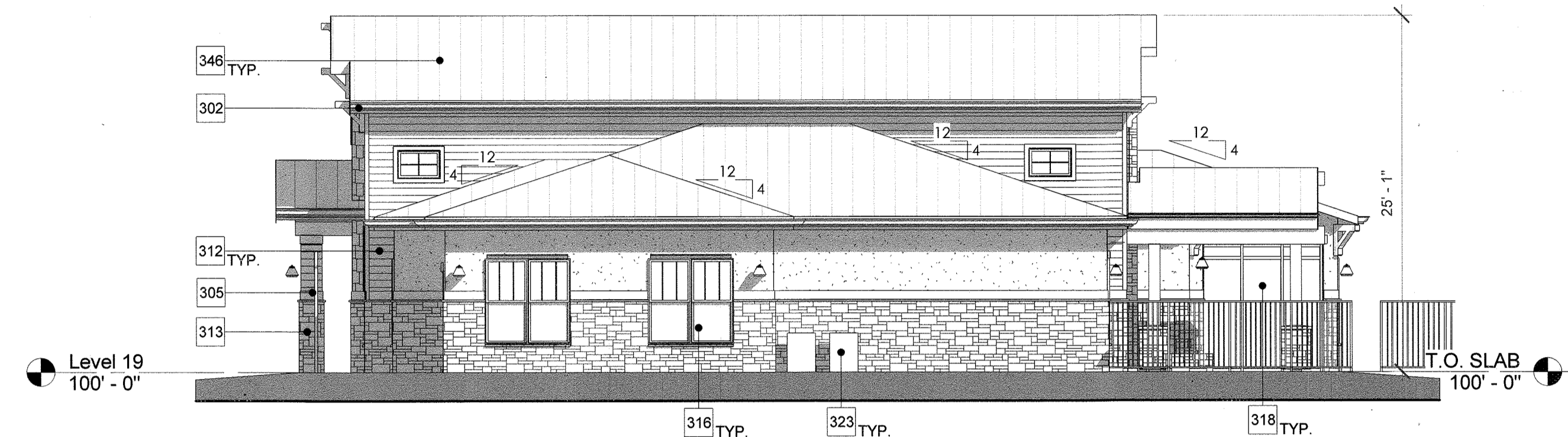
4.78 ACRES

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



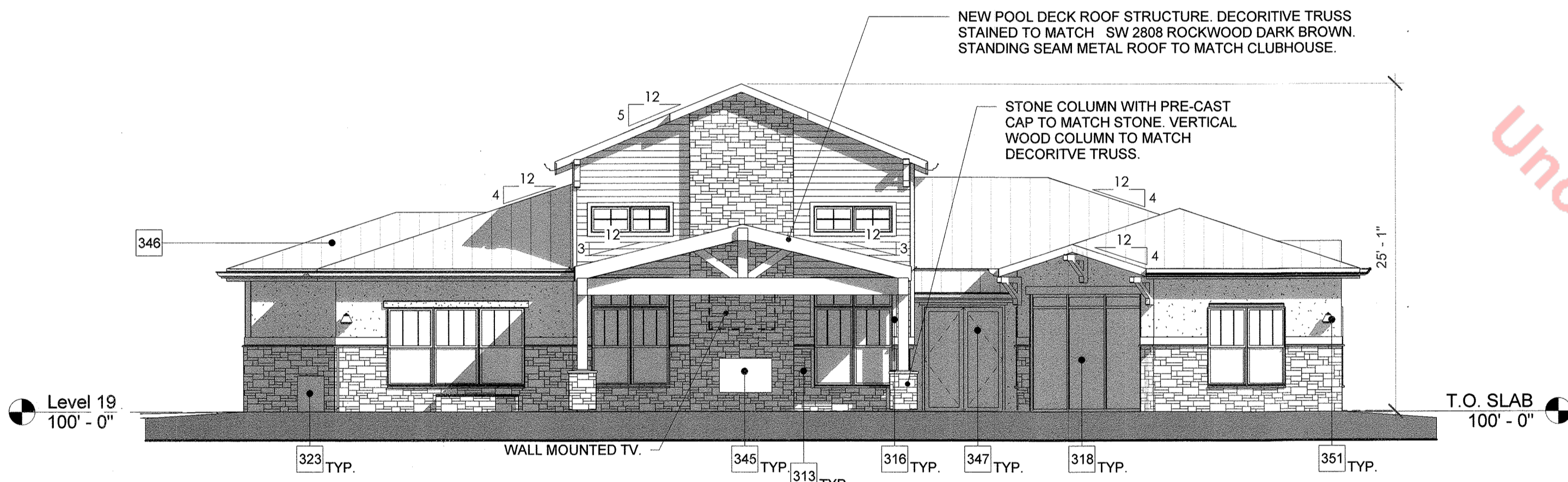
CLUBHOUSE NORTH ELEVATION

1/8" = 1'-0"



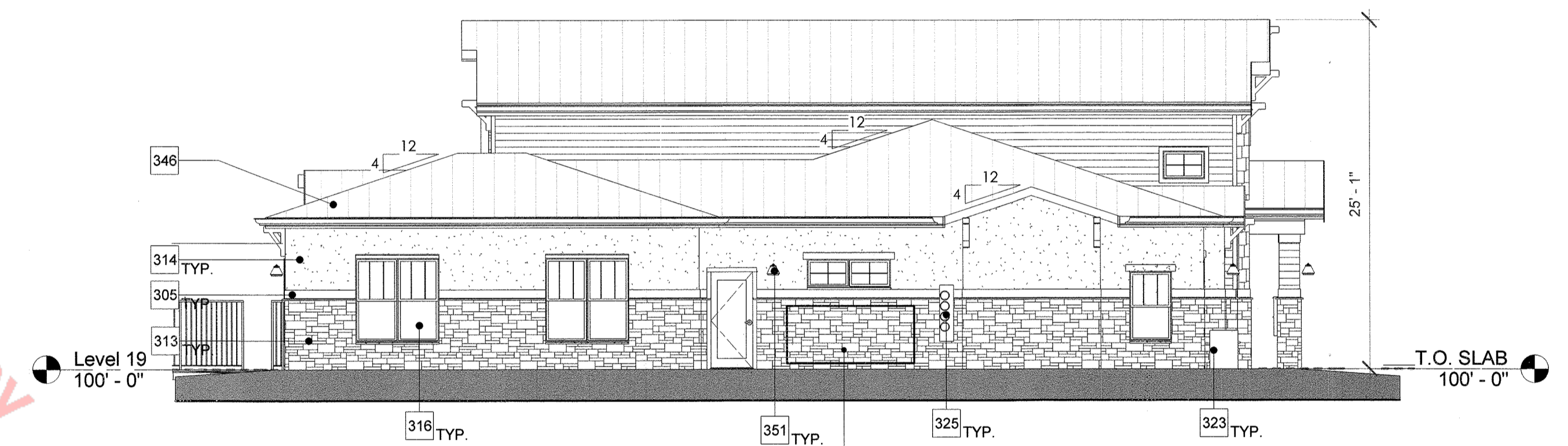
CLUBHOUSE WEST ELEVATION

1/8" = 1'-0"



CLUBHOUSE SOUTH ELEVATION

1/8" = 1'-0"



CLUBHOUSE EAST ELEVATION

1/8" = 1'-0"

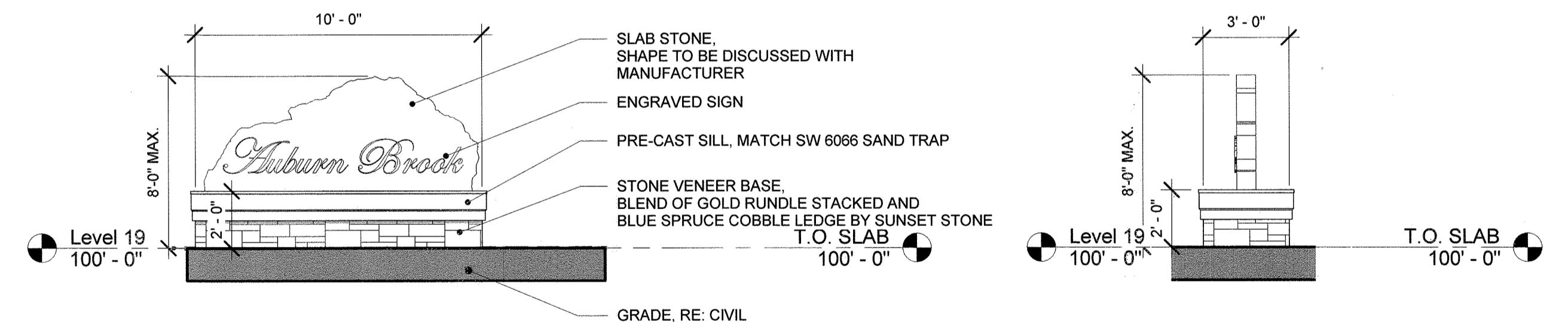
Unofficial Copy

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			

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 PRIME.
351	WALL SCONCE @ 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

**SITE DEVELOPMENT PLAN,
AMENDMENT NO.2
LOT 3, AUBURN RIDGE,
AMENDMENT NO. 1
SDP 19-0002**

PLANS PREPARED FOR:

AUBURN DEVELOPERS III, LLC.

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

SHEET
8 OF 10



PWN Architects and Planners, Inc.

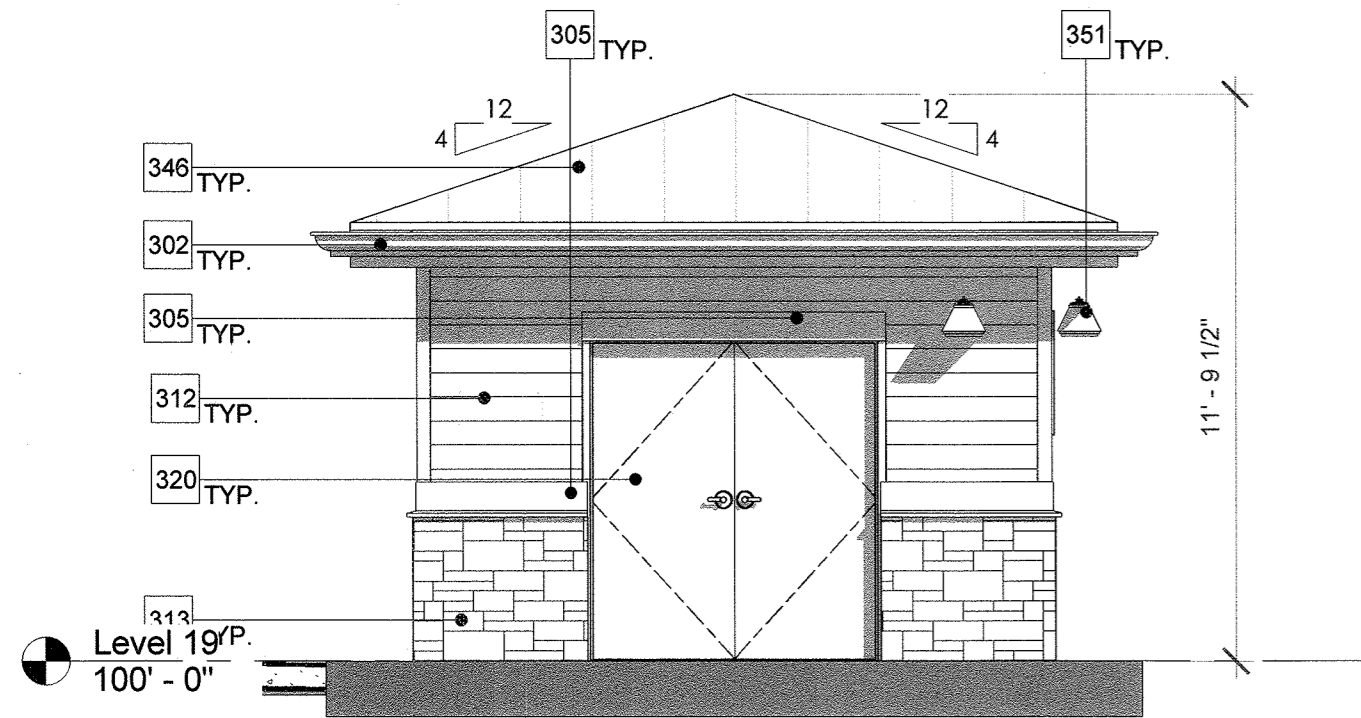
4949 S. Syracuse St. | Suite 320
Denver, CO 80237
voice.303.649.9880 fax.303.649.9870
pwnarchitects.com

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

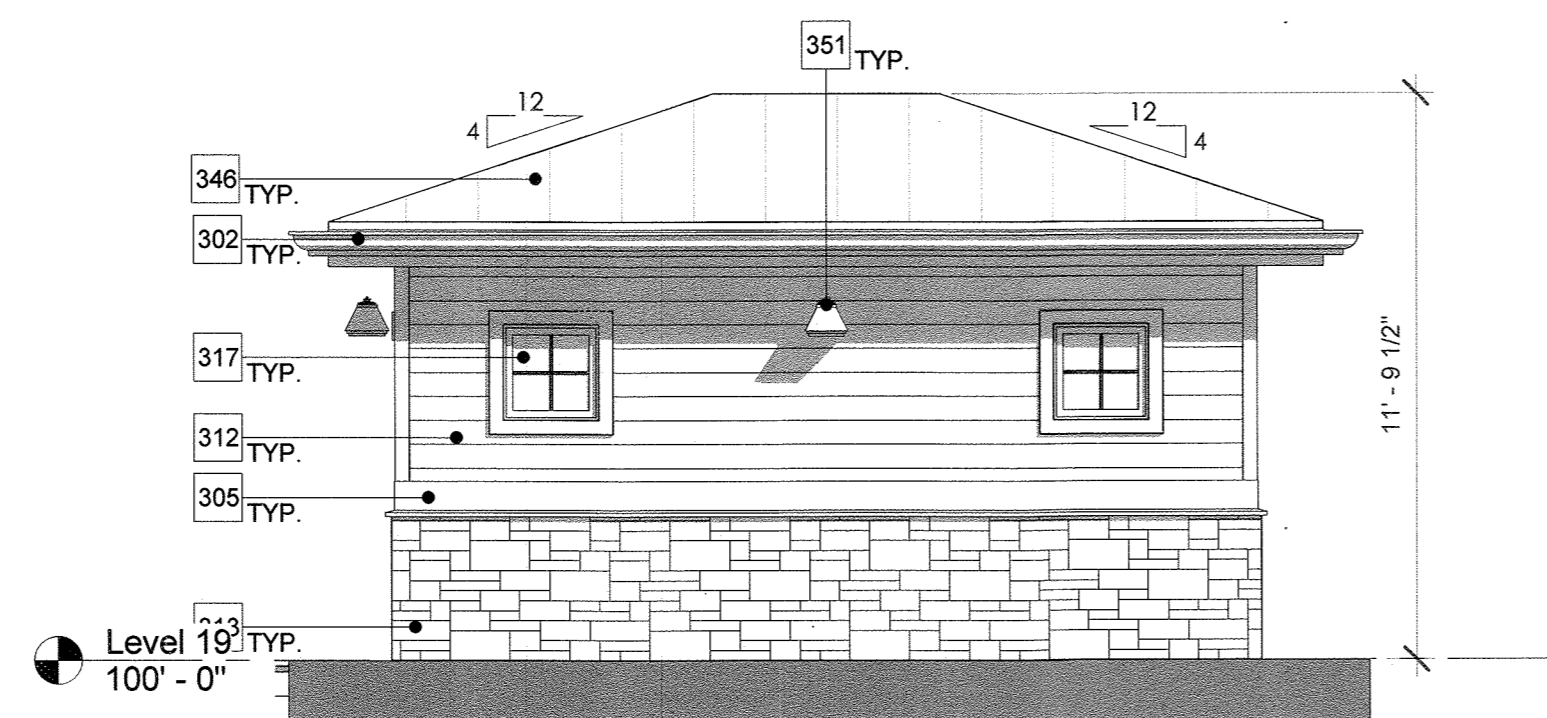
LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

4.78 ACRES

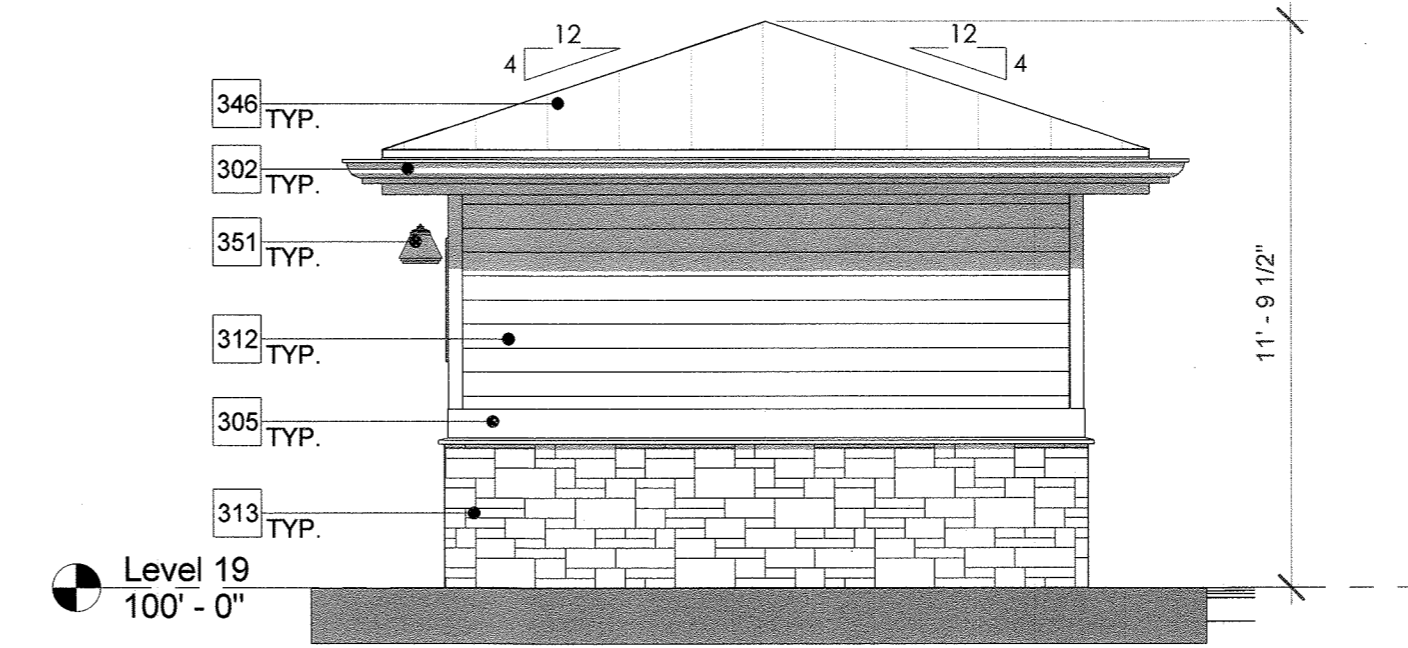
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



POOL EQUIPMENT - SDP WEST ELEVATION
1/4" = 1'-0"

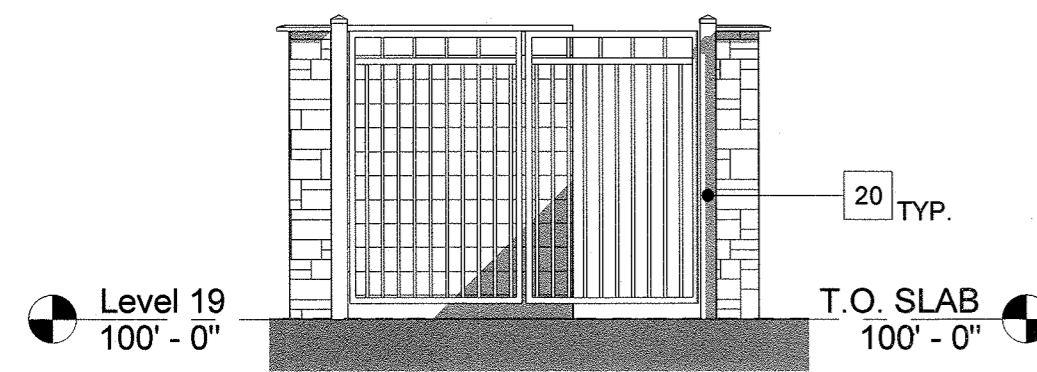


POOL EQUIPMENT - SDP NORTH/SOUTH ELEVATION
1/4" = 1'-0"

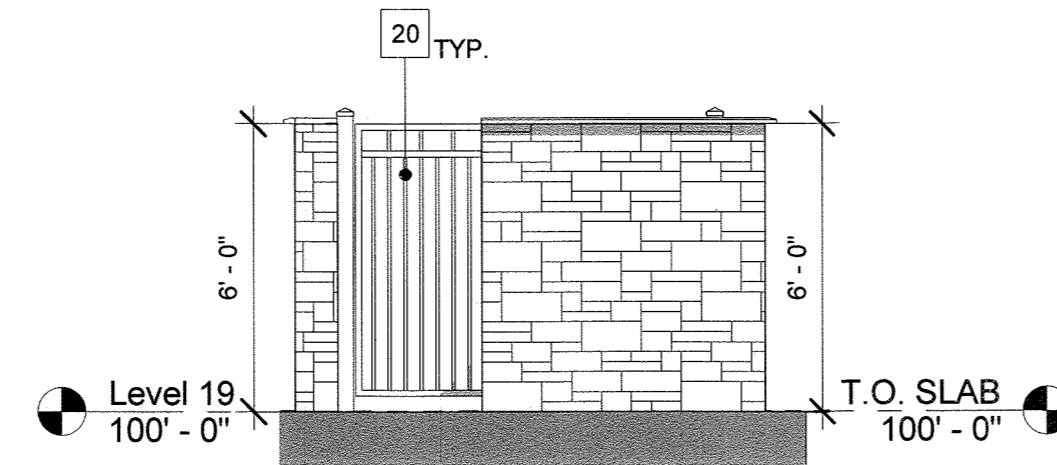


POOL EQUIPMENT - SDP EAST ELEVATION
1/4" = 1'-0"

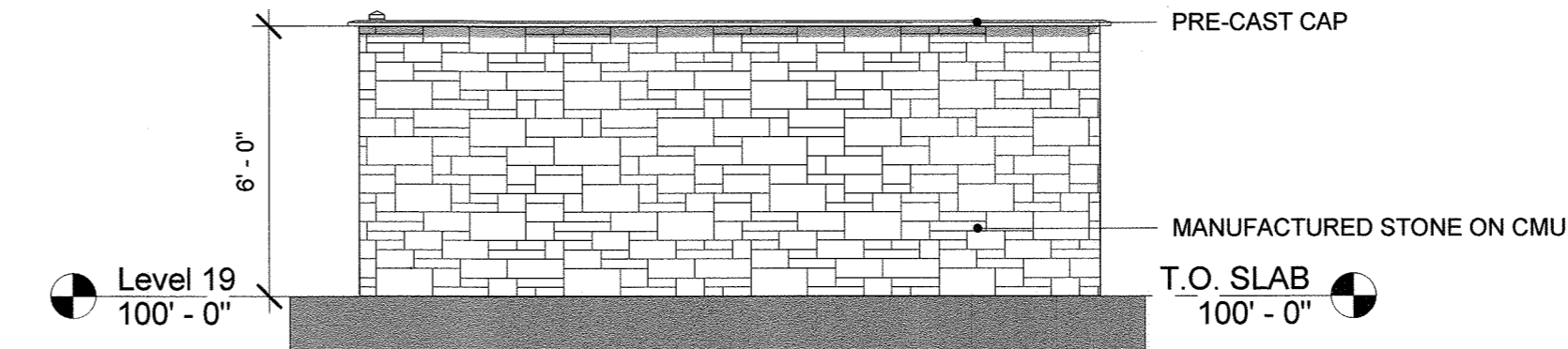
COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III			
	B-1 BODY COLOR (MAIN SIDING)	B-2 BODY COLOR (POP OUT SIDING)	P-1 PUNCH COLOR (DOORS)
SCHEME A	SW 0008 CAJUN RED	SW 7011 NATURAL CHOICE	SW 2808 ROCKWOOD DARK BROWN
SCHEME B	SW 6055 FIERY BROWN	SW 7011 NATURAL CHOICE	SW 2808 ROCKWOOD DARK BROWN
S-1 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			



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

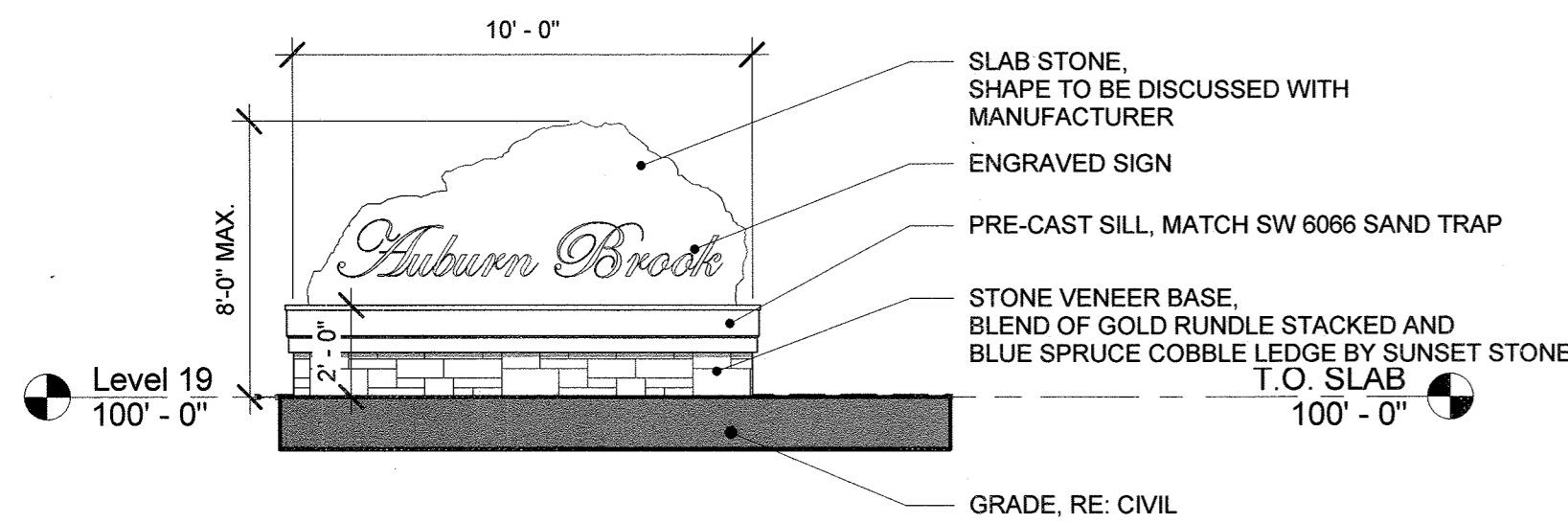


TRASH ENCLOSURE - SDP REAR ELEVATION
1/4" = 1'-0"

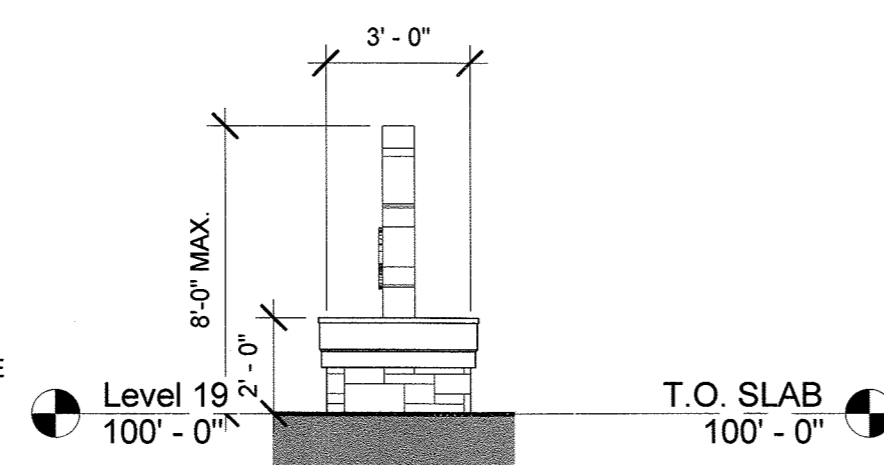


TRASH ENCLOSURE - SDP SIDE ELEVATION
1/4" = 1'-0"

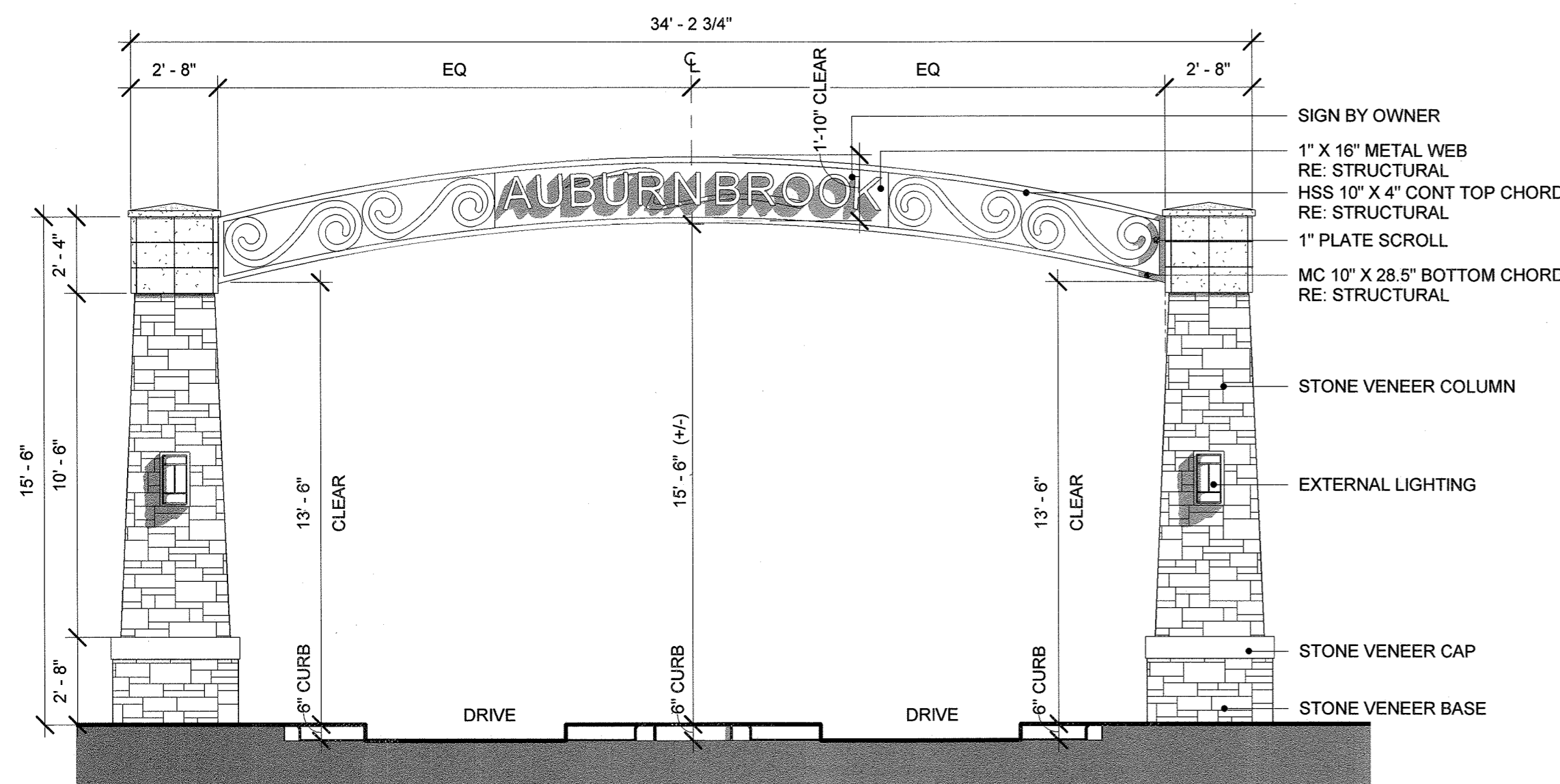
KEYNOTES	
NUMBER	NOTE
20	STEEL POST
302	METAL GUTTER AND DOWNSPOUT, PAINTED.
305	1 X 8 WOOD TRIM.
312	LAP SIDING.
313	STONE VENEER.
317	VINYL WINDOWS - FIXED.
320	FIRE ROOM ACCESS DOOR.
346	STANDING SEAM METAL ROOF
351	WALL SCONCE @ 7'-0" AFF (RE-ELEC)



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



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



ENTRANCE ARCHWAY
1/4" = 1'-0"

Unofficial Copy

ACCESSORY STRUCTURE ELEVATIONS

SITE DEVELOPMENT PLAN,
AMENDMENT NO.2
LOT 3, AUBURN RIDGE,
AMENDMENT NO. 1
SDP 19-002

PLANS PREPARED FOR:

AUBURN DEVELOPERS III, LLC.

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

SHEET
9 OF 10

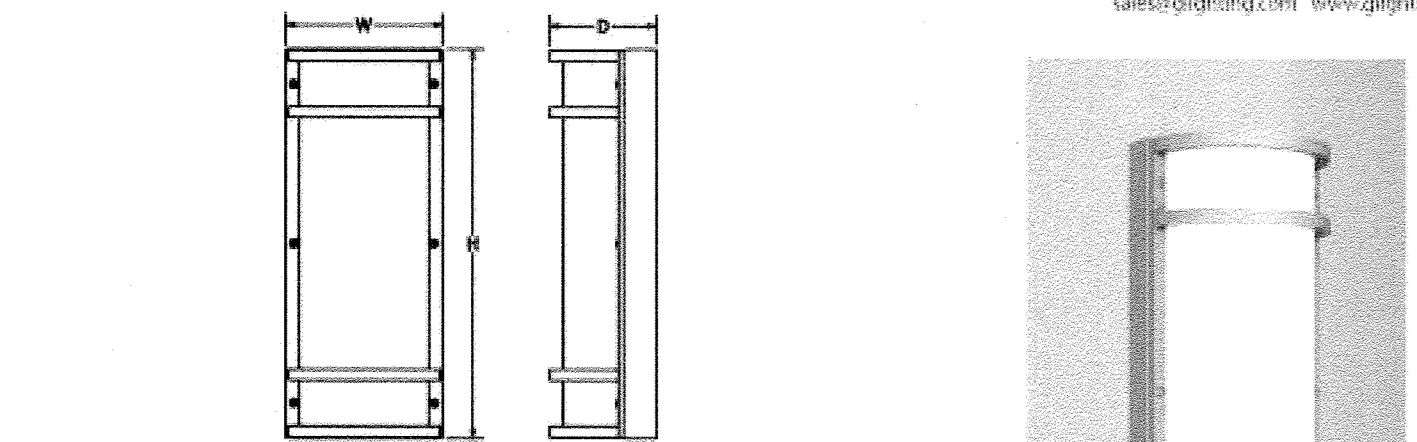
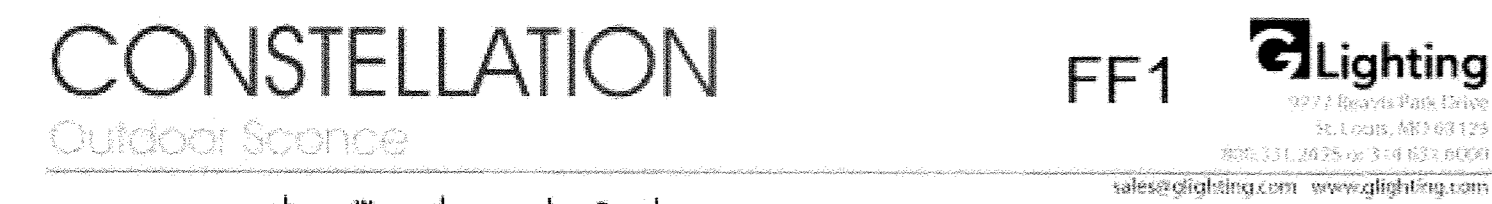
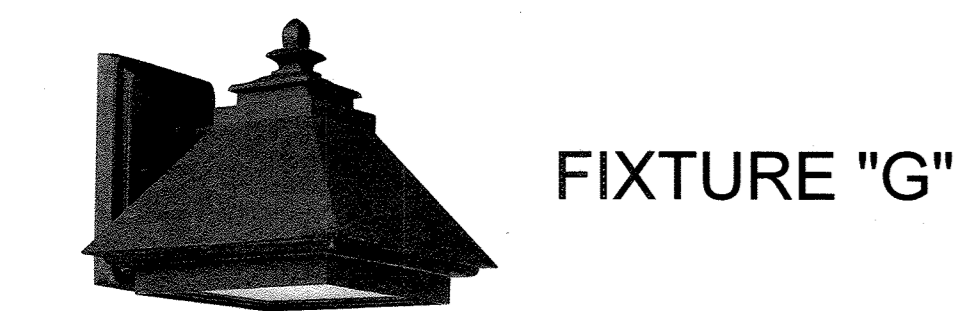
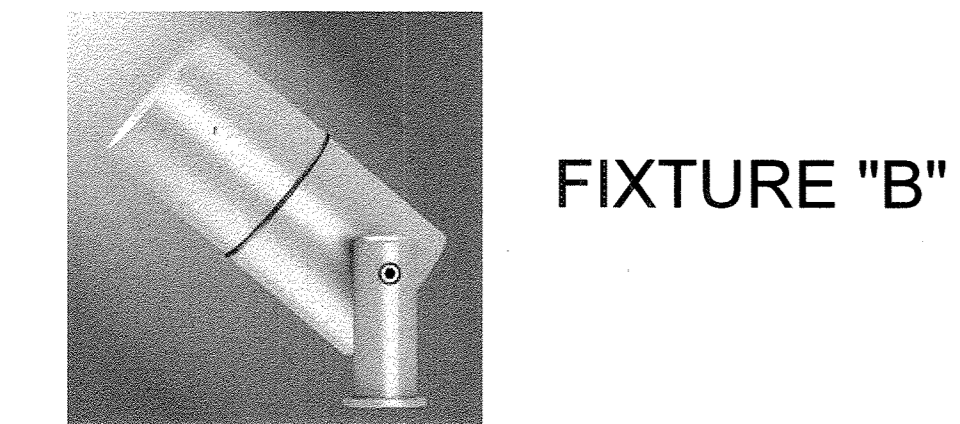
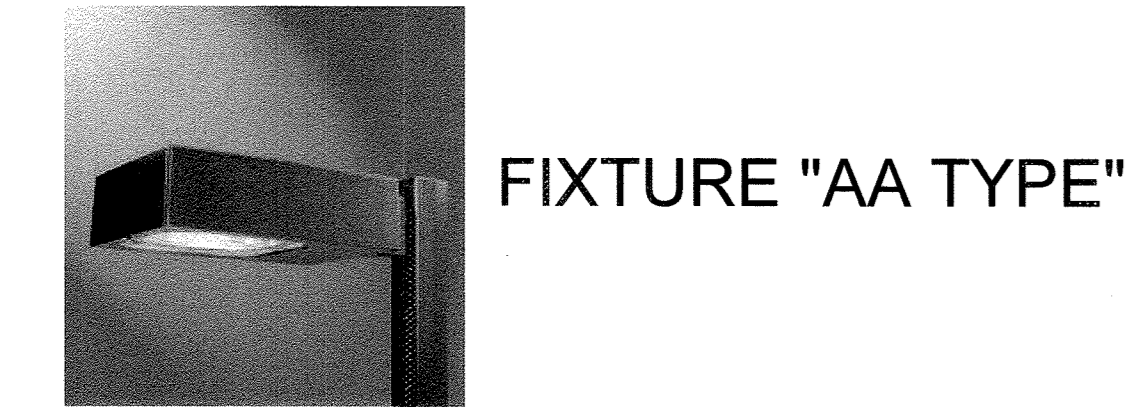


PWN Architects and Planners, Inc.

4949 S. Syracuse St. | Suite 320
Denver, CO 80237
voice 303.649.9880 fax 303.649.9870
pwnarchitects.com

LIGHTING FIXTURE SCHEDULE									
Label	Light Quantity	Catalog Number	Comments	Lamp	Lumens	LLF	Watts	Height	
AA1	18	KSF1 175M R3 (PULSE START)	Specification area Luminaire, 175W Metal Halide, R3 Reflector, Full Cutoff, Meets the Dark Sky Criteria	ONE 175-WATT CLEAR BT-28 METAL HALIDE HORIZONTAL POSITION	14400	1	208	22'	
B	2	203 CRS 10LED2712	Cambria 203 Dimmable LED	LED	775	1	10	NA	
G	84	OLWX1	Lithonia: 1 Light Wall Lantern, Dark Sky	ONE 100 WATT	9803	1	100	7'	

LIGHTING FIXTURE STYLE SCHEDULE					
Label	Claculation Type	Units	Average	Maximum	Minimum
Site	Illuminance	Fc	3.05	5.0	0.0



GENERAL SPECIFICATION
 Lamping: Standard lamping packages offer long lamp life, high power factor energy efficient electronic ballast.
 Body: Formed .050 Al body with 1/4" x 1/2" Al rails and 1/2" sq decorative bars.
 Acrylic: Cylinder is UL 94 HB Flame Class rated. Top and bottom lens standard.
 Standard Finishes: Highly durable oven cured, no-VOC premium powder coat.
 Custom: Contact factory for custom lengths and lamping.
 LED: High efficiency mid-power LEDs are field serviceable.
 LED Dimming: 0-10v dimming standard with LED lamping option.

SAMPLE CATALOG NUMBER: GL-5400-					
MODEL NO.	A	W	FINISH	A	
GL-5400	W in 7 1/4" mm 185 H in 18" mm 460 Size 2.3kg D in 4 3/4" mm 120	LAMPING: A. 2CFQ1A B. 2CFQ1R C. 2CFQ2A D. 1CF3V E. 13LED30 G. 13LED35 H. 13LED40	ACRYLIC: Standard: W White Opal Optional: S. Satin White F. Faux Alabaster M. Earth Marble Acrylic: UL94 HB Flame Class rated	FINISH: Standard: Powder Coat Specify color from lighting catalog Premium: SA - Satin Aluminum	OPTION(S): A. No Options D. Integral Dimming Specify voltage. See dimming chart. E. Emergency Specify manufacturer's functional control environment with an area temperature range of 50° - 131°F. Computer Replacement only. E1. Emergency LED Consult factory. Must be dimmable. In an area with controlled environment with an area temperature range of 50° - 131°F. Computer Replacement only. F. LED Up Light Specify with LED lamping only. Must be dimmable with option. Consult factory for dimming.
GL-5401	W in 9 1/4" mm 235 H in 20" mm 510 Size 2.3kg D in 5 3/4" mm 145	LAMPING: A. 2CFQ1A B. 2CFQ1R C. 2CFQ2A D. 1CF3V E. 13LED30 G. 13LED35 H. 13LED40	ACRYLIC: Standard: W White Opal Optional: S. Satin White F. Faux Alabaster M. Earth Marble Acrylic: UL94 HB Flame Class rated	FINISH: Standard: Powder Coat Specify color from lighting catalog Premium: SA - Satin Aluminum	OPTION(S): A. No Options D. Integral Dimming Specify voltage. See dimming chart. E. Emergency Specify manufacturer's functional control environment with an area temperature range of 50° - 131°F. Computer Replacement only. E1. Emergency LED Consult factory. Must be dimmable. In an area with controlled environment with an area temperature range of 50° - 131°F. Computer Replacement only. F. LED Up Light Specify with LED lamping only. Must be dimmable with option. Consult factory for dimming.

Lamp	Fluorescent	Lamp Base	Rated Life hrs	Lumens	Lamp	LED	CR	Rated Life hrs	Beam Dia	5000K
CFQ13	CFQ 13W	SX24q-1 4-PIN	12000	930	13LED30	13W	80	50000	18x24	5000K
CFQ18	CFQ 18W	SX24q-2 4-PIN	12000	1290	13LED35	13W	80	50000	18x25	5000K
CFQ25	CFQ 25W	SX24q-3 4-PIN	12000	1440	13LED40	13W	80	50000	18x26	5000K
CF39	CF 36/39	2G-11 4PIN	12000	2510	UPD36W	36W SPOT LIGHT	75	35000	260	4000K

© Glass Chandelier Co. © Lighting reserves the right to modify existing designs to improve appearance or function.

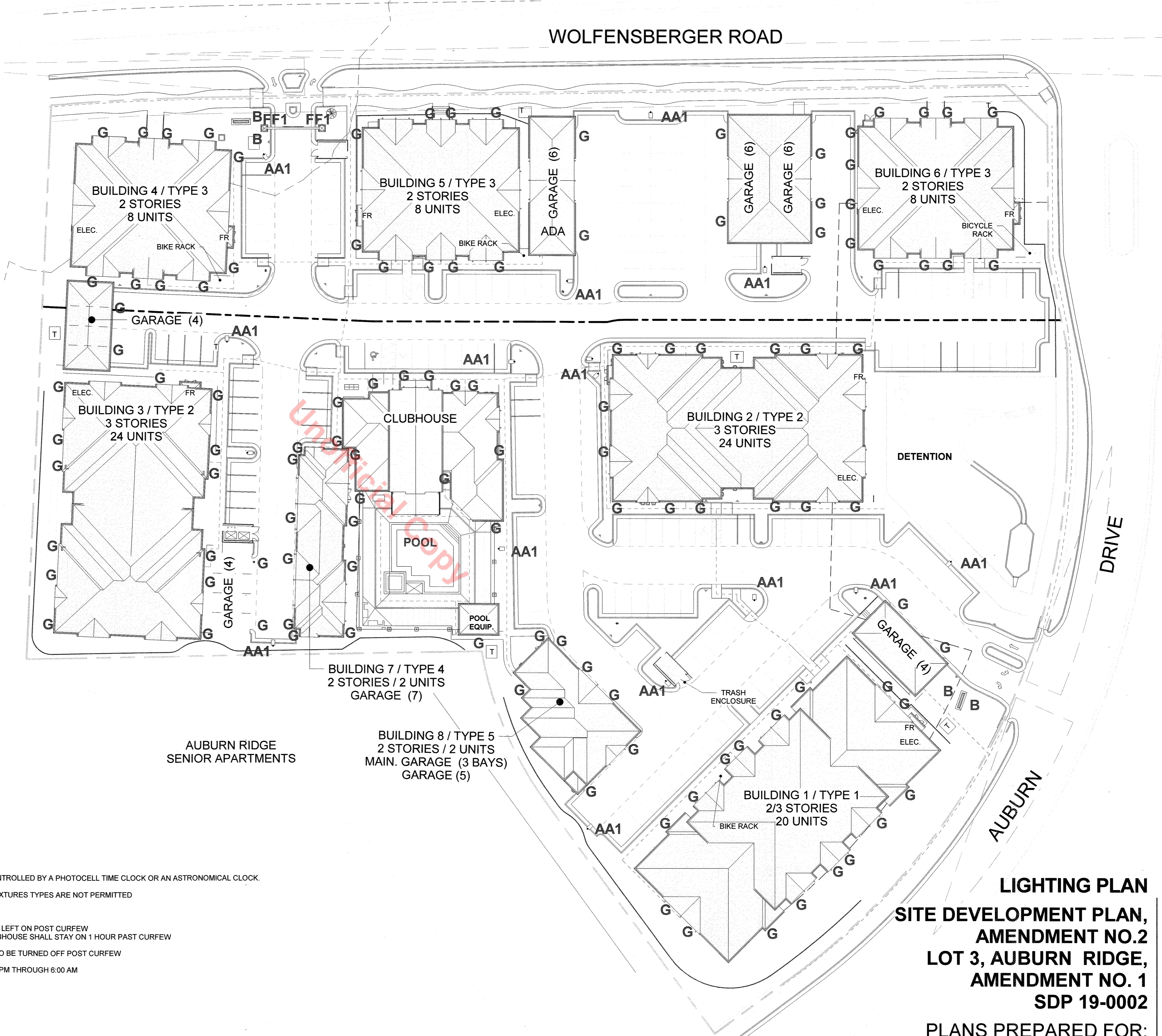
LIGHT FIXTURE IMAGES
12" = 1'-0"

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

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

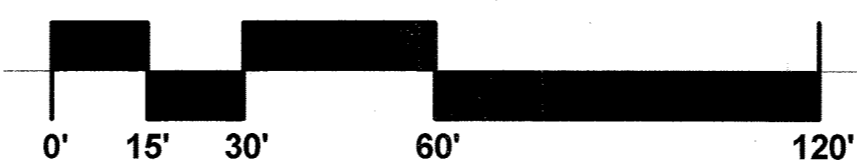


EXTERIOR LIGHTING PLAN:
 EXTERIOR LIGHTS TO BE CONTROLLED BY A PHOTOCELL TIME CLOCK OR AN ASTRONOMICAL CLOCK.
 TYPE IV FORWARD THROW FIXTURES TYPES ARE NOT PERMITTED
POST CURFEW LIGHTING:
 BUILDING ENTRANCES TO BE LEFT ON POST CURFEW
 LIGHTS ON OR AROUND CLUBHOUSE SHALL STAY ON 1 HOUR PAST CURFEW
 90% OF REMAINING LIGHTS TO BE TURNED OFF POST CURFEW
 CURFEW IS DEFINED AS 9:00 PM THROUGH 6:00 AM

LIGHTING PLAN
 SITE DEVELOPMENT PLAN,
 AMENDMENT NO.2
 LOT 3, AUBURN RIDGE,
 AMENDMENT NO. 1
 SDP 19-0002
 PLANS PREPARED FOR:

AUBURN DEVELOPERS III, LLC.

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



SHEET
10 OF 10



PWN Architects and Planners, Inc.

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

4949 S. Syracuse St. | Suite 320
Denver, CO 80237
voice 303.649.9880 fax 303.649.9870
pwnarchitects.com