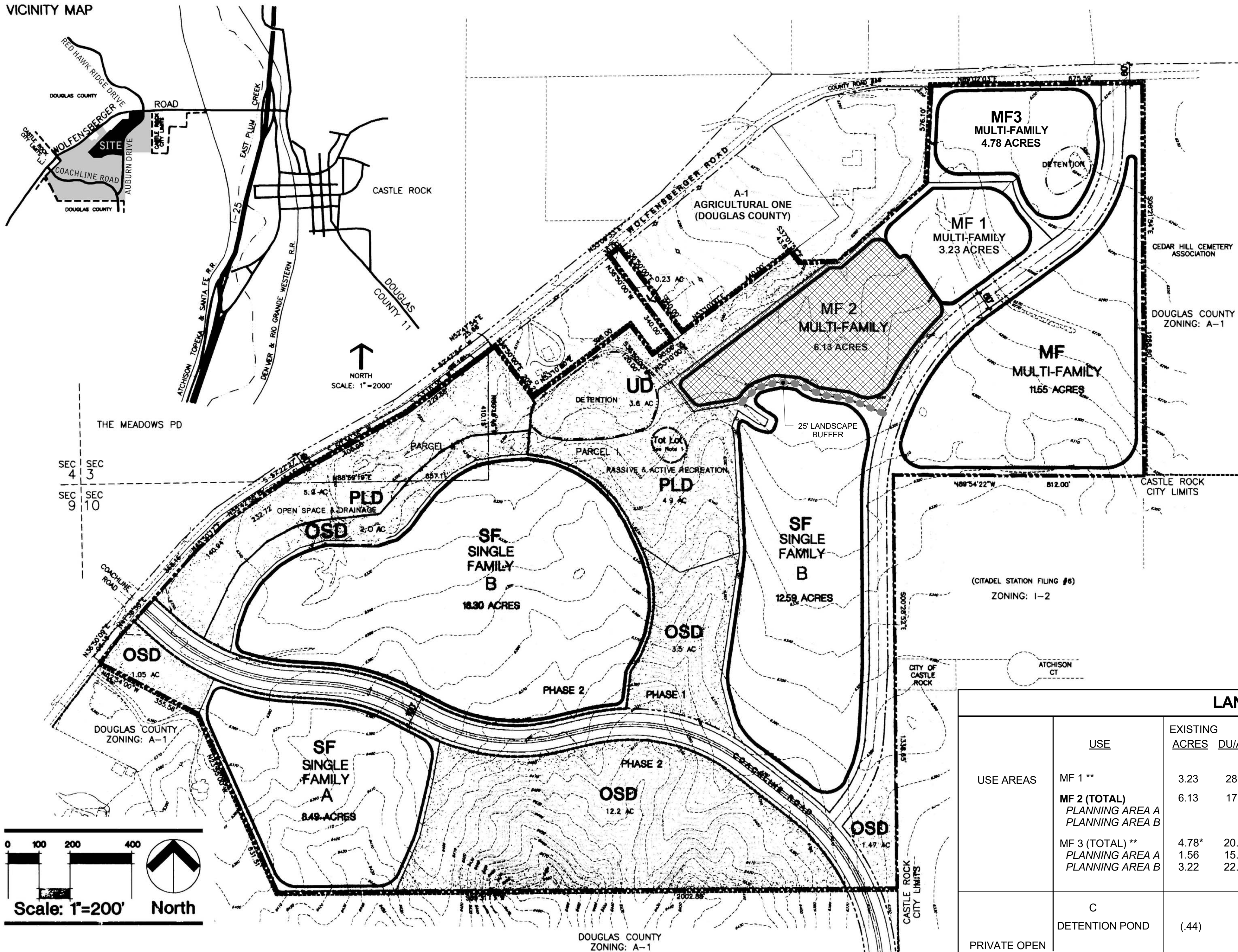


VICINITY MAP



NOTARY PUBLIC
MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL

BY: _____
DEPUTY

MY COMMISSION EXPIRES:

	USE	EXISTING				AMENDED				MAX. BLDG. HEIGHT
		ACRES	DJ/AC	DJ	MAX. BLDG. COVERAGE	ACRES	DJ/AC	DJ	MAX. BLDG. COVERAGE	
USE AREAS	MF 1 **	3.23	28.00	90	40%	3.23	28.00	90	40%	45'
	MF 2 (TOTAL)	6.13	17.00	100	40%	6.13*	16.3*	100*	40%	45**
	PLANNING AREA A					3.73	20.4	76		45'
	PLANNING AREA B					2.4	10	24		35'
	MF 3 (TOTAL) **	4.78*	20.1*	96*	40%	4.78*	20.1*	96*	40%	45**
	PLANNING AREA A	1.56	15.4	24		1.56	15.4	24		35'
	PLANNING AREA B	3.22	22.4	72		3.22	22.4	72		45'
PRIVATE OPEN SPACE (easements within site)	C									
	DETENTION POND	(.44)				(.44)				
	MF 2									
	DETENTION POND	(.25)				(.25)				

4. The transportation Master Plan categorizes the future ROW of wolfsberger Road as a major arterial with a 110' ROW. Additional ROW may need to be dedicated to the Town by Plat or separate instrument

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

AUGUST 29, 2016

SHEET
1 of 2

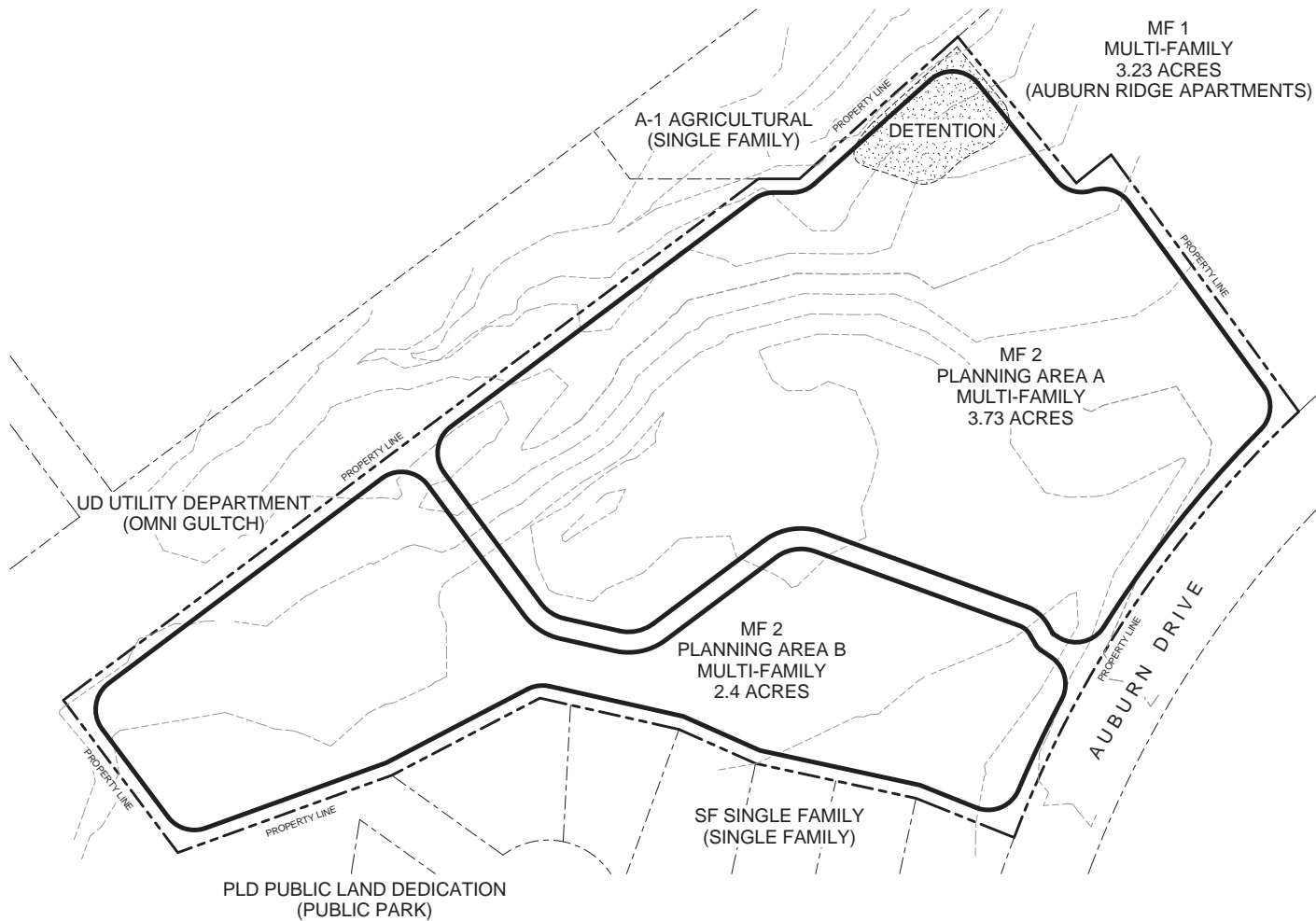


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pwnarchitects.com

Auburn Ridge Planned Development Plan No. 1, Amendment 1

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



Rezone Planning Areas
1" = 40'-0"



AUBURN RIDGE PLANNED DEVELOPMENT
PLAN NO. 1, AMENDMENT 1
PROJECT NO. COZ14-0001

APPLICANT:
AUBURN VENTURES II, LP
15957 N 81ST STREET, SUITE 101
SCOTTSDALE, AZ 85260
JULY 28, 2015

SHEET
2 of 2



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