LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

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 CASTLE PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20___

BY _____ AS _____ OF
AUBURN CASTLE PARTNERS, LLC.

_____
WITNESS MY HAND AND OFFICAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF

_____, 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

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE INSURANCE COMPANY

SIGNED THIS _____ DAY OF _____, 20___

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____.

20_____ BY_____, AS AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

SURVEYOR'S CERTIFICATE:

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 1, AUBURN GLEN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
REGISTERED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT:

I, _____, 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.

_____ _____
REGISTERED PROFESSIONAL ENGINEER DATE

PLANNING COMMISSION RECOMMENDATION:

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING

COMMISION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____DAY OF

_____, 20_____.

_____ _____
CHAIR DATE

ATTEST:

_____
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL:

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF

CASTLE ROCK, COLORADO, ON THE _____DAY OF _____, 20_____.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

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 _____ ON THE _____ DAY OF _____, 20___ AT

RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
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, 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 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 PD recorded under Reception No. _____.

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.

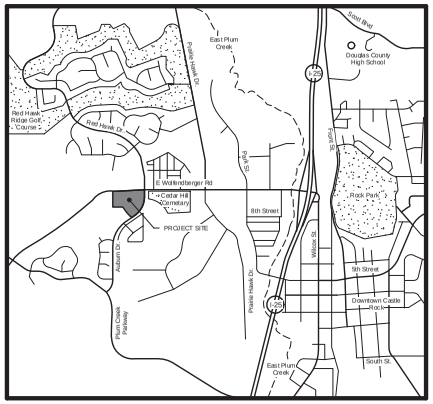
8. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

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 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

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 ELEVATIONS
9 BUILDING 6 ELEVATIONS
10 BUILDING 7 ELEVATIONS
11 BUILDING 8 ELEVATIONS
12 CLUBHOUSE ELEVATIONS
13 GARAGE ELEVATIONS
14 ACCESSORY STRUCTURE ELEVATIONS
15 LIGHTING PLAN

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.**	**9.99**
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
TOTAL REQUIRED		(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'-0" x 20'-0', 10'-0" 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. RIDHE 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 WOLFENSBERGER 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:
PWN ARCHITECTS
9250 E. COSTILLA AVE., SUITE 620
GREENWOOD VILLAGE, CO 80112

CIVIL ENGINEER / SURVEYOR:
MANHARD CONSULTING
10835 DOVER STREET, SUITE 700
WESTMINSTER, CO 80021

WATER AND SANITATION SEWER:
TOWN OF CASTLE ROCK
UTILITIES DEPARTMENT
175 KELLOGG COURT
CASTLE ROCK, CO 80109

PHONE, INTERNET, & CABLE:
COMCAST
8222 S YOSEMITE ST, SUITE 110
CENTENNIAL, CO 80112

CENTURY LINK
4400 FRONT STREET
CASTLE ROCK, CO 80104

OWNER:
AUBURN VENTURES II, LP
15957 N 81ST STREET, SUITE 101
SCOTTSDALE, AZ 58260

LANDSCAPE ARCHITECT:
GROUNDED BY DESIGN
P.O. BOX 1953
WHEAT RIDGE, CO 80034

GAS AND ELECTRIC:
INTEROUNTAIN RURAL ELECTRIC ASSOC.
SEDALIA HEADQUARTERS
5496 NORTH US HWY 85
P.O. DRAWER A
SEDALIA, CO 80135

COVER SHEET

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

SPD 14-0022

PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

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

PWN Architects and I
9250 E Costilla Avenue | Suite
Greenwood Village, CO 80112
voice 303.649.9800 fax 303.6
pwnarchitects.com

Exhibit 1

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LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

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

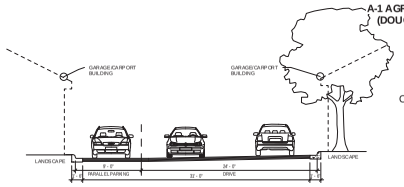
SW 2808 ROCKWOOD DARK BROWN

ROOF
GAF TIMBERLINE HD
COLOR: SLATE

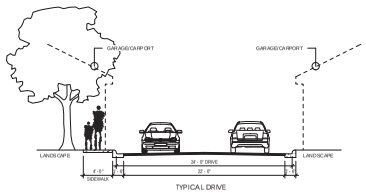
STONE
SUNSET STONE: BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE

WINDOWS
OFF WHITE OR TAN

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

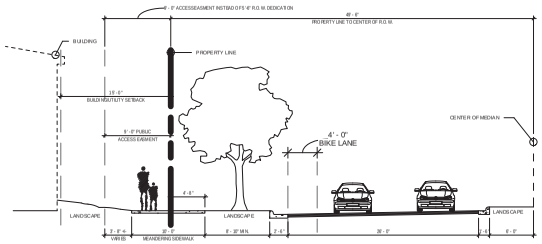


TYPICAL DRIVE WITH PARALLEL PARKING

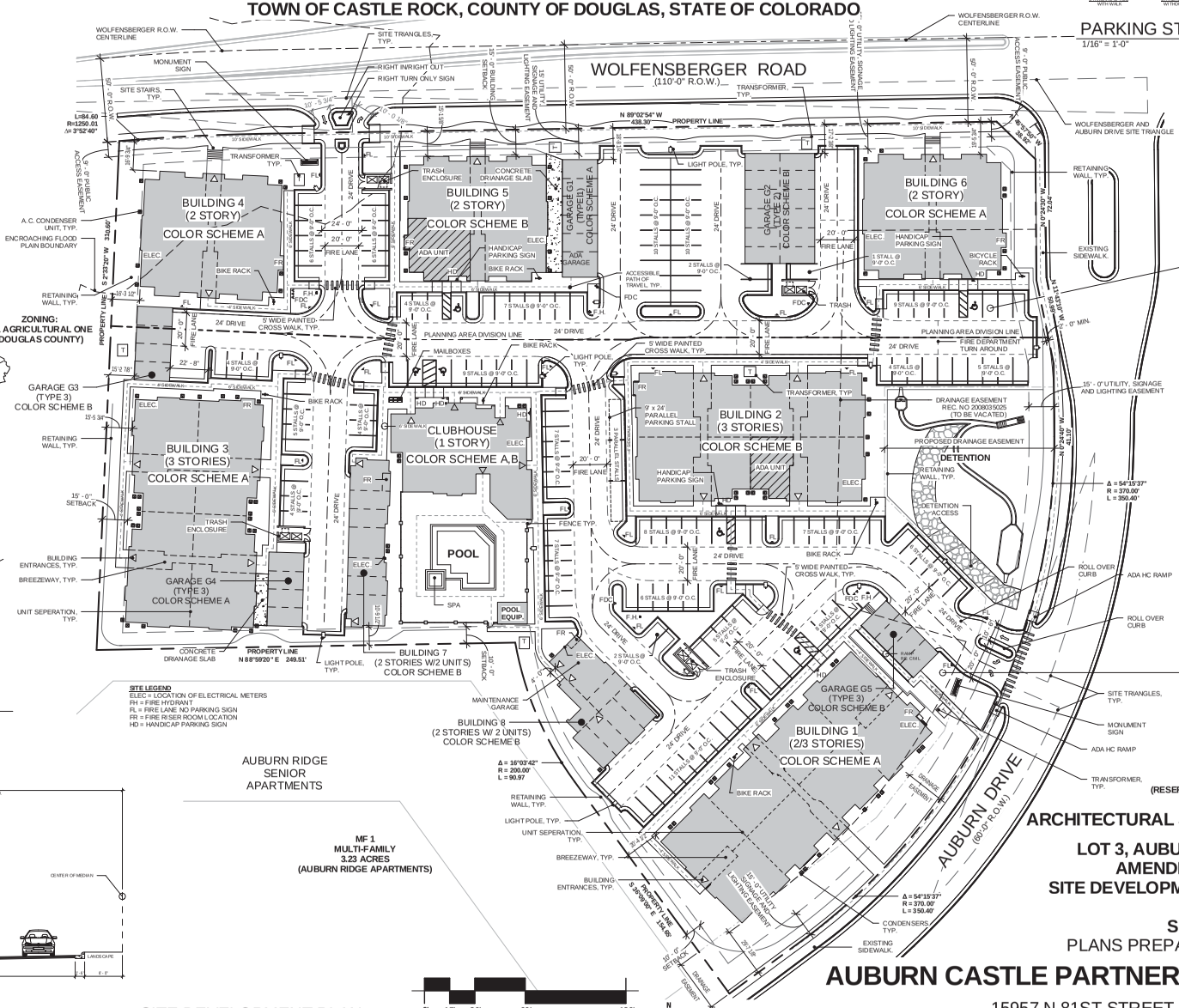


TYPICAL DRIVE

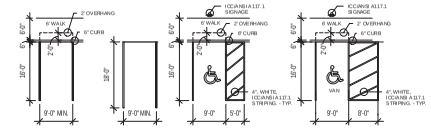
TYPICAL DRIVE SECTIONS
1/8" = 1'-0"



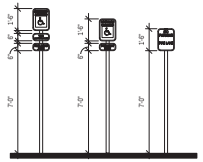
WOLFENSBERGER STREET SECTION
1/8" = 1'-0"



SITE DEVELOPMENT PLAN
1" = 30'-0"



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



SEE CIVIL CONSTRUCTION DOCUMENTS FOR EXACT LOCATION OF SIGNAGE

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

ARCHITECTURAL SITE PLAN

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

SPD 14-0022

PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

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

SHEET 2 OF 15

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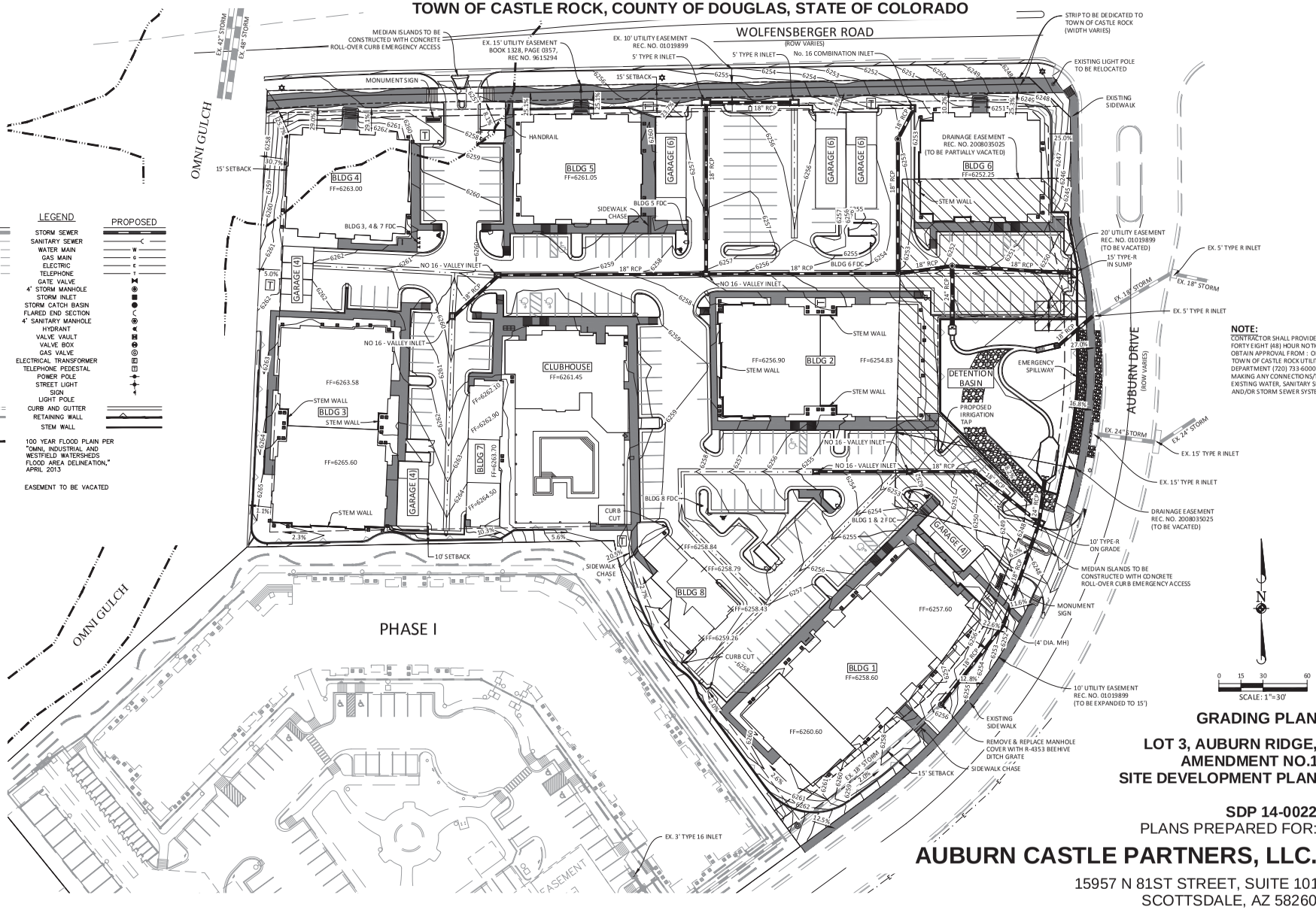

EXISTING | LEGEND | PROPOSED

STORM SEWER
SANITARY SEWER
WATER MAIN
GAS MAIN
ELECTRIC
TELEPHONE
GATE VALVE
4' STORM MANHOLE
STORM INLET
STORM CATCH BASIN
FLARED END SECTION
4' SANITARY MANHOLE
HYDRANT
VALVE VAULT
VALVE BOX
GAS VALVE
ELECTRICAL TRANSFORMER
TELEPHONE PEDESTAL
POWER POLE
STREET LIGHT
SIGN
LIGHT POLE
CURB AND GUTTER
RETAINING WALL
STEM WALL

100 YEAR FLOOD PLAIN PER "OMNI, INDUSTRIAL AND WESTFIELD WATERSHEDS FLOOD AREA DELINEATION," APRIL 2013

EASEMENT TO BE VACATED

NOTE:
CONTRACTOR SHALL PROVIDE A MINIMUM FORTY EIGHT (48) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM : OPERATIONS, TOWN OF CASTLE ROCK UTILITIES DEPARTMENT (720) 733-6000 PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER AND/OR STORM SEWER SYSTEMS

GRADING PLAN

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

SDP 14-0022
PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.
15957 N 81ST STREET, SUITE 101
SCOTTSDALE, AZ 58260

Manhard CONSULTING
10835 DONER ST., SUITE 200
HIGHLANDS RANCH, COLORADO 80129
(303)985-5505 FAX: (303)985-5160
100 WEST ILLIAND STREET, SUITE 15
FORT COLLINS, COLORADO 80521
(970)493-1220 FAX: (303)985-5160

No	Revisions	Date	By
6	REVISED PER TOWN COMMENTS	09/25/15	JLG
5	REVISED PER TOWN COMMENTS	07/10/15	DAC
4	REVISED PER TOWN COMMENTS	05/20/15	AJD
3	REVISED PER TOWN COMMENTS	03/30/15	AJD
2	REVISED PER TOWN COMMENTS	01/30/15	AJD
1	REVISED PER TOWN COMMENTS	11/18/14	AJD

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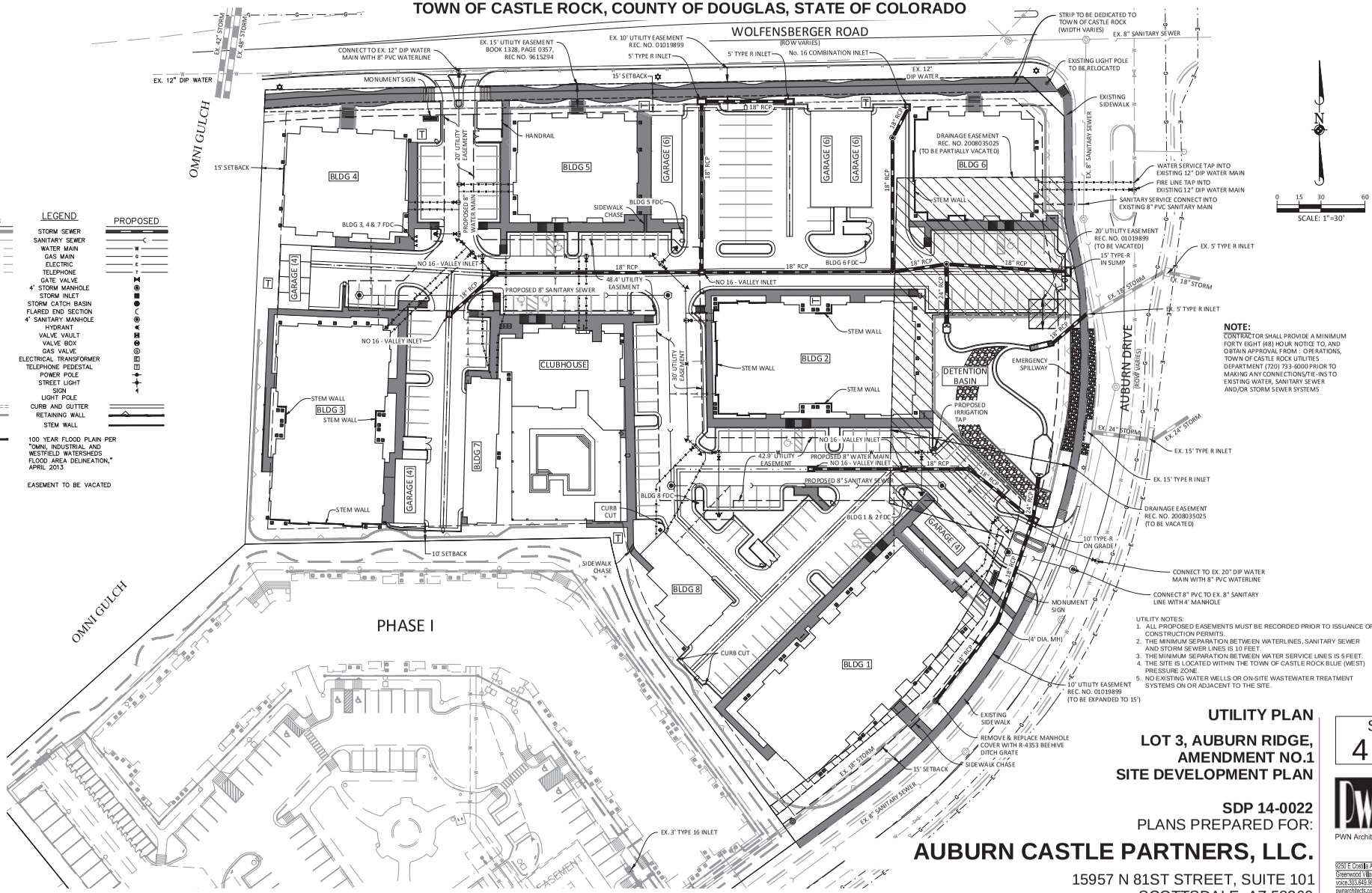

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CONTRACTOR SHALL PROVIDE A MINIMUM FORTY EIGHT (48) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM : OPERATIONS, TOWN OF CASTLE ROCK UTILITIES DEPARTMENT (720) 733-6000 PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER AND/OR STORM SEWER SYSTEMS

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.
5. NO EXISTING WATER WELLS OR ON-SITE WASTEWATER TREATMENT SYSTEMS ON OR ADJACENT TO THE SITE.

EXISTING	LEGEND	PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN	
	GAS MAIN	
	ELECTRIC	
	TELEPHONE	
	GATE VALVE	
	4' STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FLARED END SECTION	
	4' SANITARY MANHOLE	
	HYDRANT	
	VALVE VAULT	
	VALVE BOX	
	GAS VALVE	
	ELECTRICAL TRANSFORMER	
	TELEPHONE PEDESTAL	
	POWER POLE	
	STREET LIGHT	
	SIGN	
	LIGHT POLE	
	CURB AND GUTTER	
	RETAINING WALL	
	STEM WALL	

100 YEAR FLOOD PLAIN PER "OMNI, INDUSTRIAL AND WESTFIELD WATERSHEDS FLOOD AREA DELINEATION," APRIL 2013

EASEMENT TO BE VACATED

UTILITY PLAN

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

SDP 14-0022

PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

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

SHEET 4 OF 15

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100 WEST ILLIARD STREET, SUITE 15
FORT COLLINS, COLORADO 80526
(970)493-1220 FAX: (303)985-5160

No	Revisions	Date	By
6	REVISED PER TOWN COMMENTS	09/25/15	JLG
5	REVISED PER TOWN COMMENTS	07/10/15	DAC
4	REVISED PER TOWN COMMENTS	05/20/15	AJD
3	REVISED PER TOWN COMMENTS	03/30/15	AJD
2	REVISED PER TOWN COMMENTS	01/30/15	AJD
1	REVISED PER TOWN COMMENTS	11/18/14	AJD

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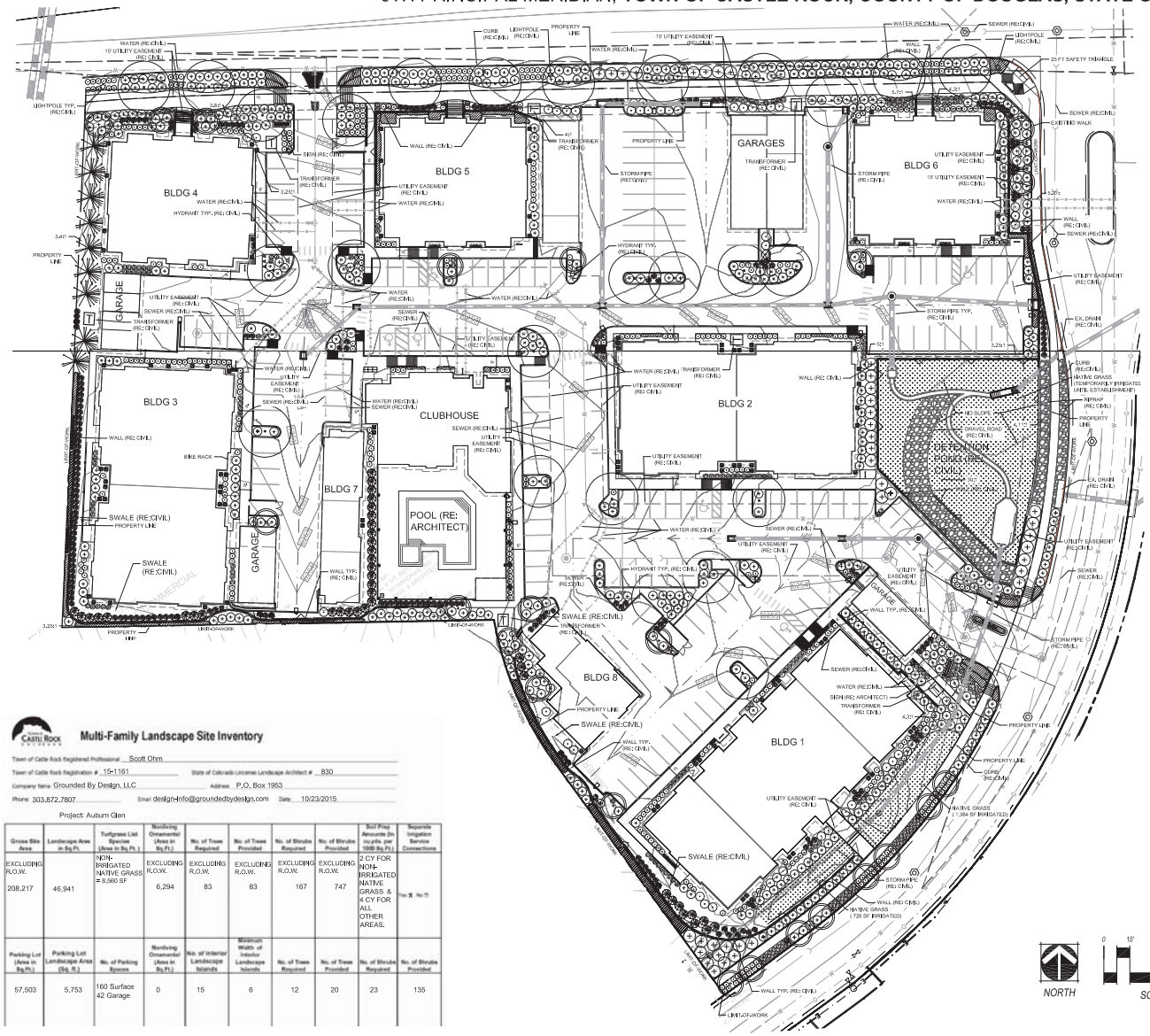
LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

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
	DECIDUOUS CANOPY TREES (LARGE CANOPY)	
	2 & 3	LOW TO MODERATE
	EVERGREEN TREES	
	1 & 2	VERY LOW TO LOW
	GROUNDCOVERS	
	2	LOW
	COLUMNAR EVERGREENS	
	1 & 2	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

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.

NATIVE GRASS MIX

TOWN OF CASTLE ROCK CONCEPT PLAN NOTES:

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. 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.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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.
9. SIGHT DISTANCE TRIANGLES AREAS MUST BE KEPT FREE OF VISUALLY OBSTRUCTING LANDSCAPE FEATURES (30 INCHES OR TALLER) AT MATURE SIZE.
10. TREES PLANTED ALONG WOLFENSBERGER ARE WITHIN 2 FT OF THE SIDEWALK PER STAFF'S DIRECTION.
11. 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 TABLE

Site Data	Actual Square Footage	Minimum Area SF Required	Maximum %	% Required	% Provided	CY Compost Reqd @ 4/1000 SF	CY Compost Reqd @ 2/1000 SF
Gross Site Area: (4.78 Acres)	208,217	N.A.	N.A.	N.A.	100.0		
Building Coverage	64,651	N.A.	N.A.	N.A.	31.0		
Hardscape Area	98,735	N.A.	N.A.	N.A.	47.4		
Total Landscaped Area (Excluding R.O.W.)	44,831	41,643	N.A.	20	21.5		
Landscaped Area (Shrubs, Perennials, Ornamental Grasses)	38,381	N.A.	N.A.	N.A.	N.A.		
Total Non-Living Ornamental	6,294	N.A.	N.A.	N.A.	N.A.		
Non-Irrigated Native Grass	6,450	N.A.	N.A.	N.A.	N.A.		13
Irrigated Native Grass	2,110	N.A.	N.A.	N.A.	N.A.		4
Permanently Irrigated Landscape (Including R.O.W.)	41,322	N.A.	N.A.	N.A.	N.A.	157	
R.O.W. Landscaped Area	7,125	N.A.	N.A.	N.A.	N.A.	0	

LANDSCAPE BUFFER REQUIREMENTS

Buffer Description / Length / Adj. Land Use	Square Footage	Min. 20% SF Landscaped	Min. 10% SF Landscaped	Square Foot Landscaped	Trees Required 2/1000 SF	Linear Feet	Trees Required 1/40 LF	Trees Provided	Shrubs Required 4/1000 SF	Shrubs Required 4/40 LF	Shrubs Provided
Parking Lot Area	57,503	N.A.	5,750	5,753	12	N.A.	N.A.	20	23	N.A.	135
Gross Site Area	208,217	41,643	N.A.	46,941	83	N.A.	N.A.	83	167	N.A.	747
R.O.W. Landscaped Area	6,952	N.A.	N.A.	N.A.	N.A.	929	23	17	N.A.	93	241

NOT FOR CONSTRUCTION

Multi-Family Landscape Site Inventory

Town of Castle Rock Registered Professional Scott Ohm
Town of Castle Rock Registration # 15-1161 State of Colorado License Landscape Architect # 830
Company Name Grounded By Design, LLC Address P.O. Box 1953
Phone 303.872.7807 Email design-info@groundedbydesign.com Date 10/23/2015

Project: Auburn Glen

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass Lot 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	46,941	NON-IRRIGATED NATIVE GRASS = 8,560 SF	EXCLUDING R.O.W. 6,294	EXCLUDING R.O.W. 83	EXCLUDING R.O.W. 83	EXCLUDING R.O.W. 167	EXCLUDING R.O.W. 747	2 CY FOR NON-IRRIGATED NATIVE GRASS & 4 CY FOR ALL OTHER AREAS.	Yes ☒ No ☐

Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
57,503	5,753	160 Surface 42 Garage	0	15	6	12	20	23	135

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

LANDSCAPE PLAN & SCHEDULES

SPD 14-0022

PLANS PREPARED FOR:

AUBURN VENTURES LP

159577 N 81ST STREET, SUITE 101
SCOTTSDALE, AZ 58260

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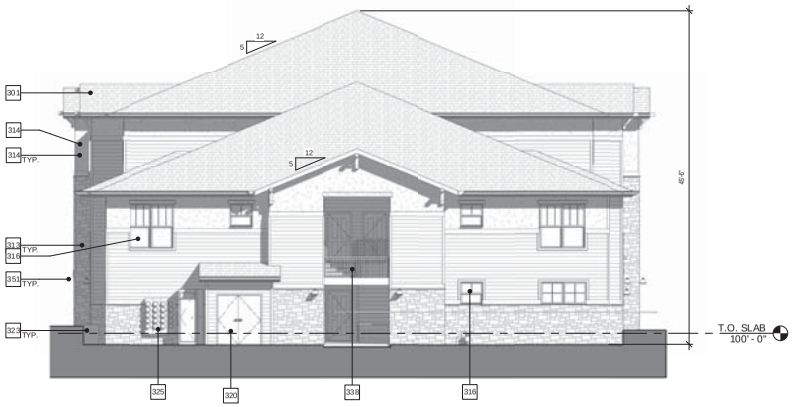
LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

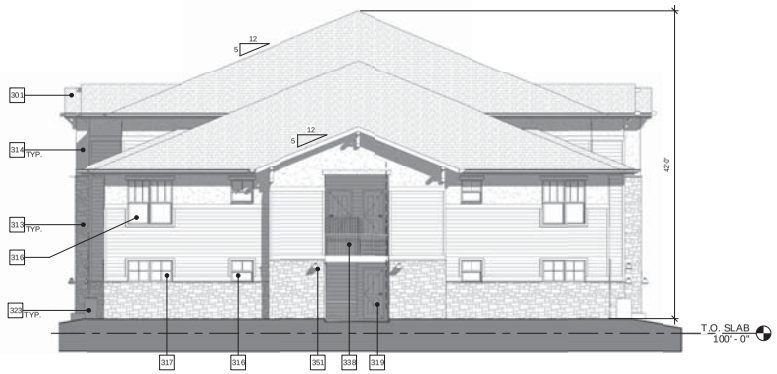
4.78 ACRES

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 1 NORTH-SOUTH ELEVATION - SDP
1/8" = 1'-0"



BUILDING 1 EAST ELEVATION (Fire Riser) - SDP
1/8" = 1'-0"



BUILDING 1 WEST ELEVATION - SDP
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

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.
317	VINYL WINDOWS - FIXED.
319	UNIT ENTRY DOOR.
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.
338	STAIR RAILING.
351	WALL SCONCE @ 7'-0" AFF (RE: ELEC)

BUILDING HEIGHT CALCULATION

NORTH ELEVATION	42'-0"
	45'-6"
	44'-0"
SOUTH ELEVATION	42'-0"
	45'-6"
	44'-0"
EAST ELEVATION	45'-6"
WEST ELEVATION	42'-0"

= 350'-6" / 8 = 43'-9 3/4" (AVERAGE HEIGHT)

BUILDING 1 ELEVATIONS

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

SPD 14-0022

PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

15957 N 81ST STREET, SUITE 101
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LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

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

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

BUILDING 2 & 3 EAST 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

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"
	40'-11 5/8"
SOUTH ELEVATION	38'-7 3/4"
	42'-11 5/8"
	40'-11 5/8"
EAST ELEVATION	37'-11 5/8"
WEST ELEVATION	42'-11 5/8"

= 326'-11 1/4" / 8 = 40'- 9 3/16" (AVERAGE HEIGHT)

BUILDING 2 & 3 ELEVATIONS

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

SPD 14-0022
PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

15957 N 81ST STREET, SUITE 101
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LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

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 4 & 5 NORTH AND SOUTH ELEVATIONS
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

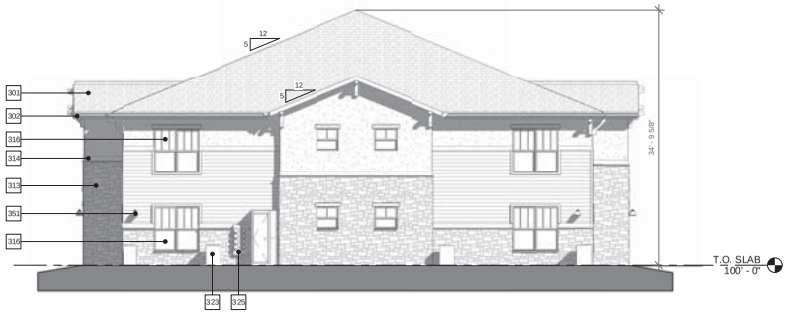
SW 2808 ROCKWOOD DARK BROWN

ROOF
GAF TIMBERLINE HD
COLOR: SLATE

STONE
SUNSET STONE: BLEND OF GOLD RUNDLE
STACKED AND BLUE SPRUCE COBBLE LEDGE

WINDOWS
OFF WHITE OR TAN

BUILDING 4 & 5 WEST ELEVATION (FIRE RISER)
1/8" = 1'-0"



BUILDING 4 & 5 EAST ELEVATION
1/8" = 1'-0"

KEYNOTES	
NUMBER	NOTE
28	
301	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
302	METAL GUTTERS, PAINTED.
305	1 X 8 WOOD TRIM.
310	WOOD BRACKET.
311	PRE-CAST SILL.
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	34'-8"
SOUTH ELEVATION	34'-8"
EAST ELEVATION	34'-9 5/8"
WEST ELEVATION	34'-9 5/8"

= 138'-1 1 1/4" / 4 = 34'-8 13/16" (AVERAGE HEIGHT)

BUILDING 4 & 5 ELEVATIONS

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

SPD 14-0022

PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

15957 N 81ST STREET, SUITE 101
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LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

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

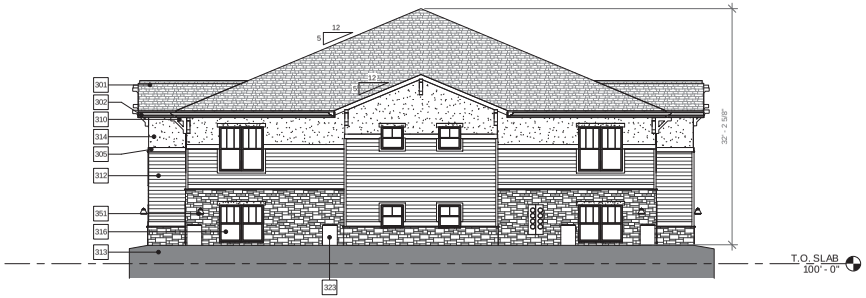
P-3 PUNCH COLOR
TRASH SCREEN GATES

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



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 GUTTERS, PAINTED.
305	1 X 8 WOOD TRIM.
310	WOOD BRACKET.
311	PRE-CAST SILL.
312	LAP SIDING.
313	STONE VENEER.
314	2 COAT STUCCO.
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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	34'-9 5/8"
WEST ELEVATION	32'-2 5/8"

= 136'-4 1/4" / 4 = 34'-1 1/16" (AVERAGE HEIGHT)

BUILDING 6 ELEVATIONS

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

SPD 14-0022
PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

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

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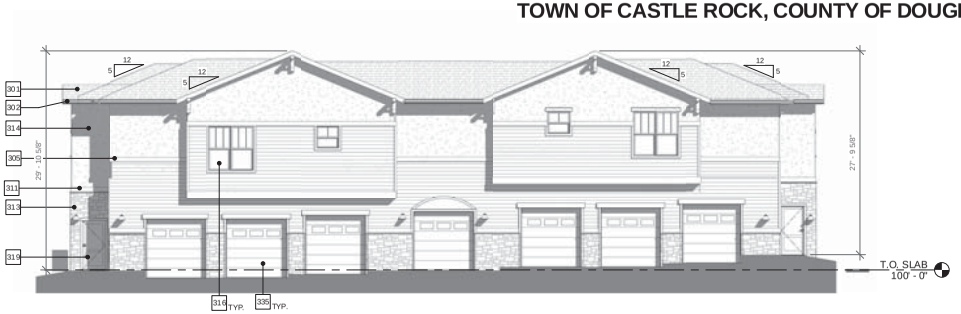
LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

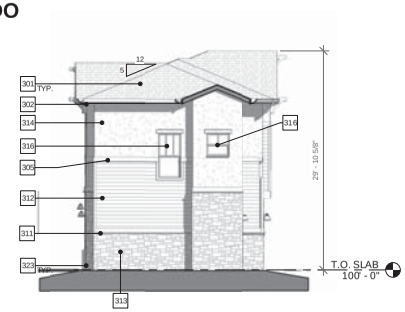
SITE DEVELOPMENT PLAN

4.78 ACRES

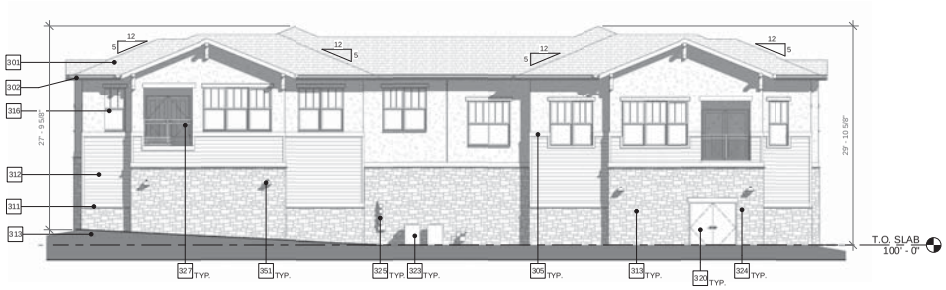
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



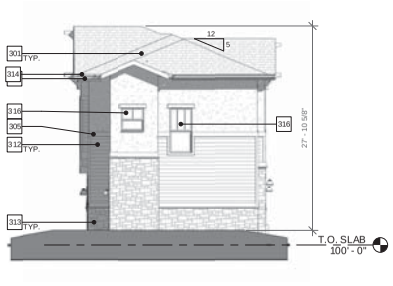
BUILDING 7 WEST ELEVATION
1/8" = 1'-0"



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 GUTTERS, PAINTED.
305	1 X 8 WOOD TRIM.
311	PRE-CAST SILL.
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"
	27'- 10 5/8"
WEST ELEVATION	29'-10 5/8"
	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

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

SPD 14-0022
PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

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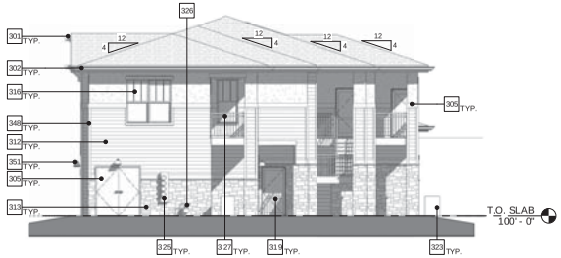
LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

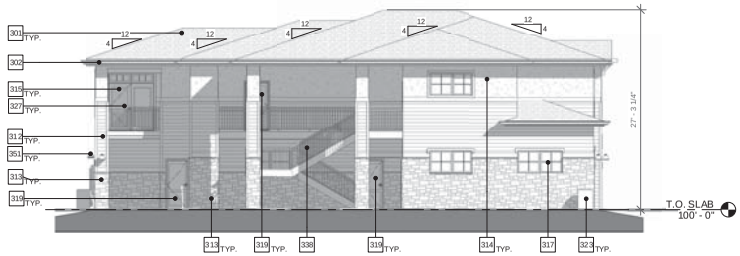
4.78 ACRES

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

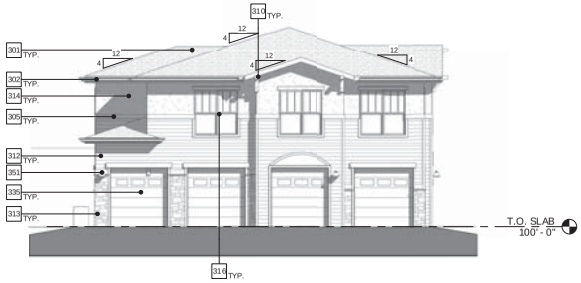
BUILDING 8 EAST ELEVATION
1/8" = 1'-0"



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



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



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

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 GUTTERS, 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.
348	CORNER TRIM
351	WALL SCONCE @ 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

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

SPD 14-0022
PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

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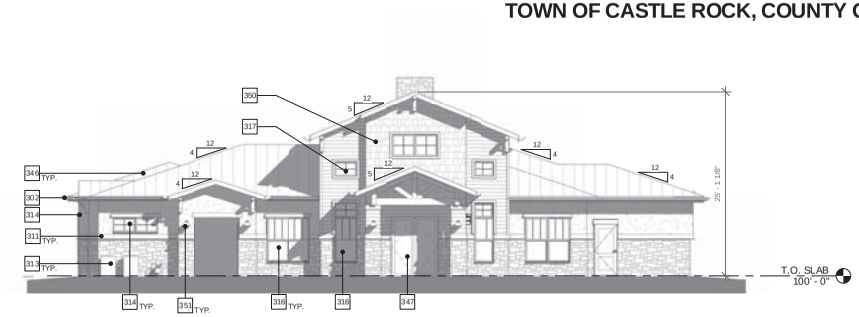
LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

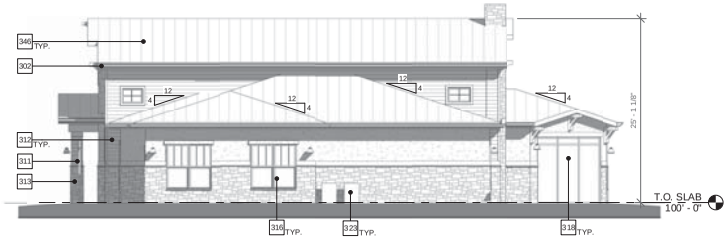
SITE DEVELOPMENT PLAN

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

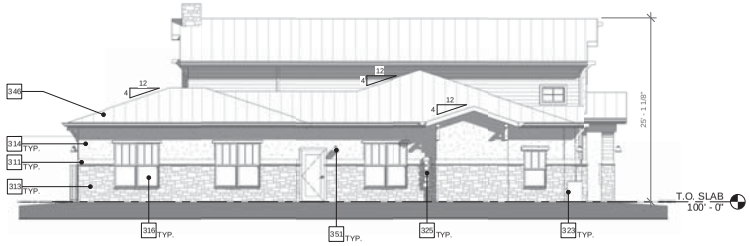


CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0"



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

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



CLUB HOUSE EAST 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, FREEZE 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 GUTTERS, PAINTED.
311	PRE-CAST SILL.
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	HARDIPLANK SHINGLE SIDING COLONIAL WOOD GRAIN (OR APPROVED EQUAL), FACTORY PRIMED.
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)

CLUBHOUSE ELEVATIONS

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

SPD 14-0022

PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

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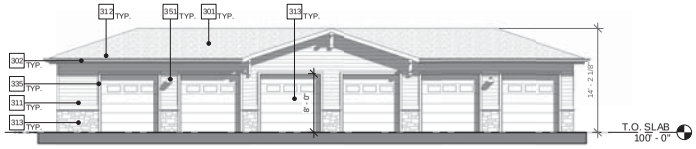
LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

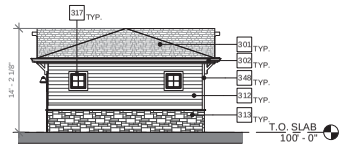
SITE DEVELOPMENT PLAN

4.78 ACRES

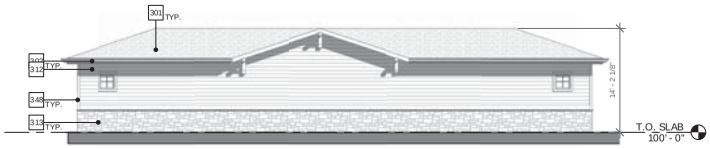
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



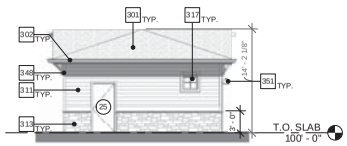
GARAGE TYPE 1 - FRONT ELEVATION
1/8" = 1'-0"



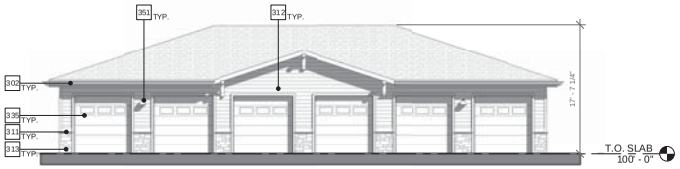
GARAGE TYPE 1 - STREET ELEVATION
1/8" = 1'-0"



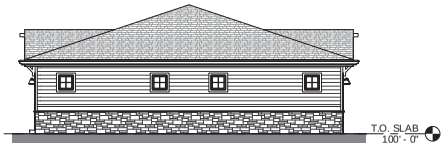
GARAGE TYPE 1 - REAR ELEVATION
1/8" = 1'-0"



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



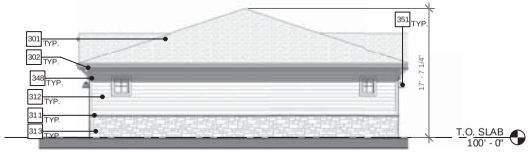
GARAGE TYPE 2 - FRONT ELEVATION
1/8" = 1'-0"



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

KEYNOTES	
NUMBER	NOTE
301	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
302	METAL GUTTERS, PAINTED.
311	PRE-CAST SILL.
312	LAP SIDING.
313	STONE VENEER.
317	VINYL WINDOWS - FIXED.
335	GARAGE DOOR.
348	CORNER TRIM
351	WALL SCONCE @ 7'-0" AFF (RE:ELEC)

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



GARAGE TYPE 2 - SIDE 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, FREEZE 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

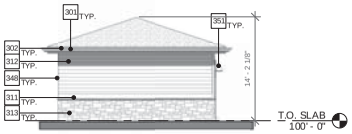
SW 2808 ROCKWOOD DARK BROWN

ROOF
GAF TIMBERLINE HD
COLOR: SLATE

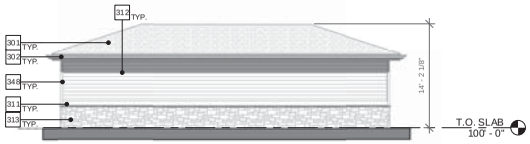
STONE
SUNSET STONE: BLEND OF GOLD RUNDLE
STACKED AND BLUE SPRUCE COBBLE LEDGE

WINDOWS
OFF WHITE OR TAN

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



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



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

BUILDING HEIGHT CALCULATION
GARAGE TYPE 1

NORTH ELEVATION	14'-2 1/8"
SOUTH ELEVATION	14'-2 1/8"
EAST ELEVATION	14'-2 1/8"
WEST ELEVATION	14'-2 1/8"

= 56'-8 1/2" / 4 = 14'-2 1/8" (AVERAGE HEIGHT)

BUILDING HEIGHT CALCULATION
GARAGE TYPE 2

NORTH ELEVATION	17'-7 1/4"
SOUTH ELEVATION	17'-7 1/4"
EAST ELEVATION	17'-7 1/4"
WEST ELEVATION	17'-7 1/4"

= 70'-5" / 4 = 17'-7 1/4" (AVERAGE HEIGHT)

BUILDING HEIGHT CALCULATION
GARAGE TYPE 3

NORTH ELEVATION	15'-11 3/4"
SOUTH ELEVATION	15'-11 3/4"
EAST ELEVATION	15'-11 3/4"
WEST ELEVATION	15'-11 3/4"

= 63'-11" / 4 = 15'-11 3/4" (AVERAGE HEIGHT)

GARAGE ELEVATIONS

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

SPD 14-0022

PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

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SITE DEVELOPMENT PLAN

4.78 ACRES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,
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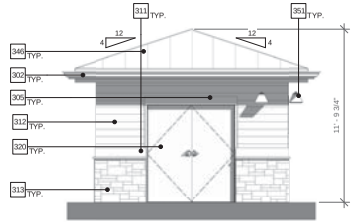
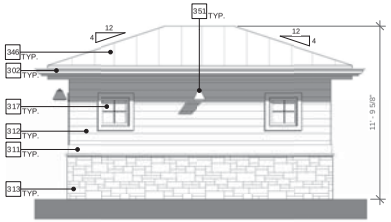
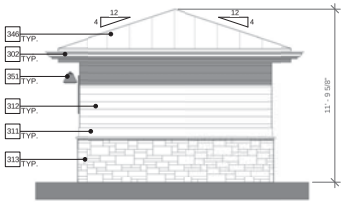


POOL EQUIPMENT - SDP WEST ELEVATION
1/4" = 1'-0"



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

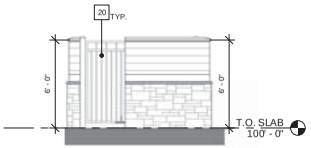
STONE
SUNSET STONE: BLEND OF GOLD RUNDLE
STACKED AND BLUE SPRUCE COBBLE LEDGE

WINDOWS
OFF WHITE OR TAN

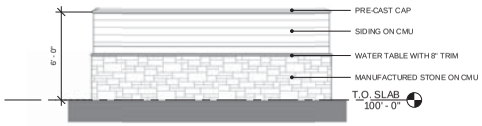
KEYNOTES

NUMBER	NOTE
20	STEEL POST
302	METAL GUTTERS, PAINTED.
305	1 X 8 WOOD TRIM.
311	PRE-CAST SILL.
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)

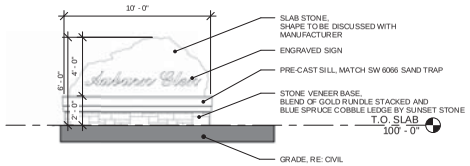
TRASH ENCLOSURE - SDP FRONT ELEVATION
1/4" = 1'-0"



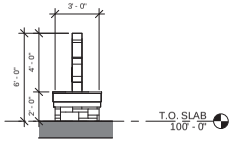
TRASH ENCLOSURE - SDP REAR ELEVATION
1/4" = 1'-0"



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



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



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

ACCESSORY STRUCTURE ELEVATIONS

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

SPD 14-0022
PLANS PREPARED FOR:

AUBURN CASTLE PARTNERS, LLC.

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

SHEET
14 OF 15

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LOT 3, AUBURN RIDGE, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

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

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	Cambina 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

FIXTURE "AA TYPE"

FIXTURE "B"

FIXTURE "G"

LIGHT FIXTURE IMAGES
12" = 1'-0"

EXTERIOR LIGHTING PLAN:

EXTERIOR LIGHTS TO BE CONTROLLED BY A PHOTOCELL TIME CLOCK OR AN ASTRONOMICAL CLOCK.

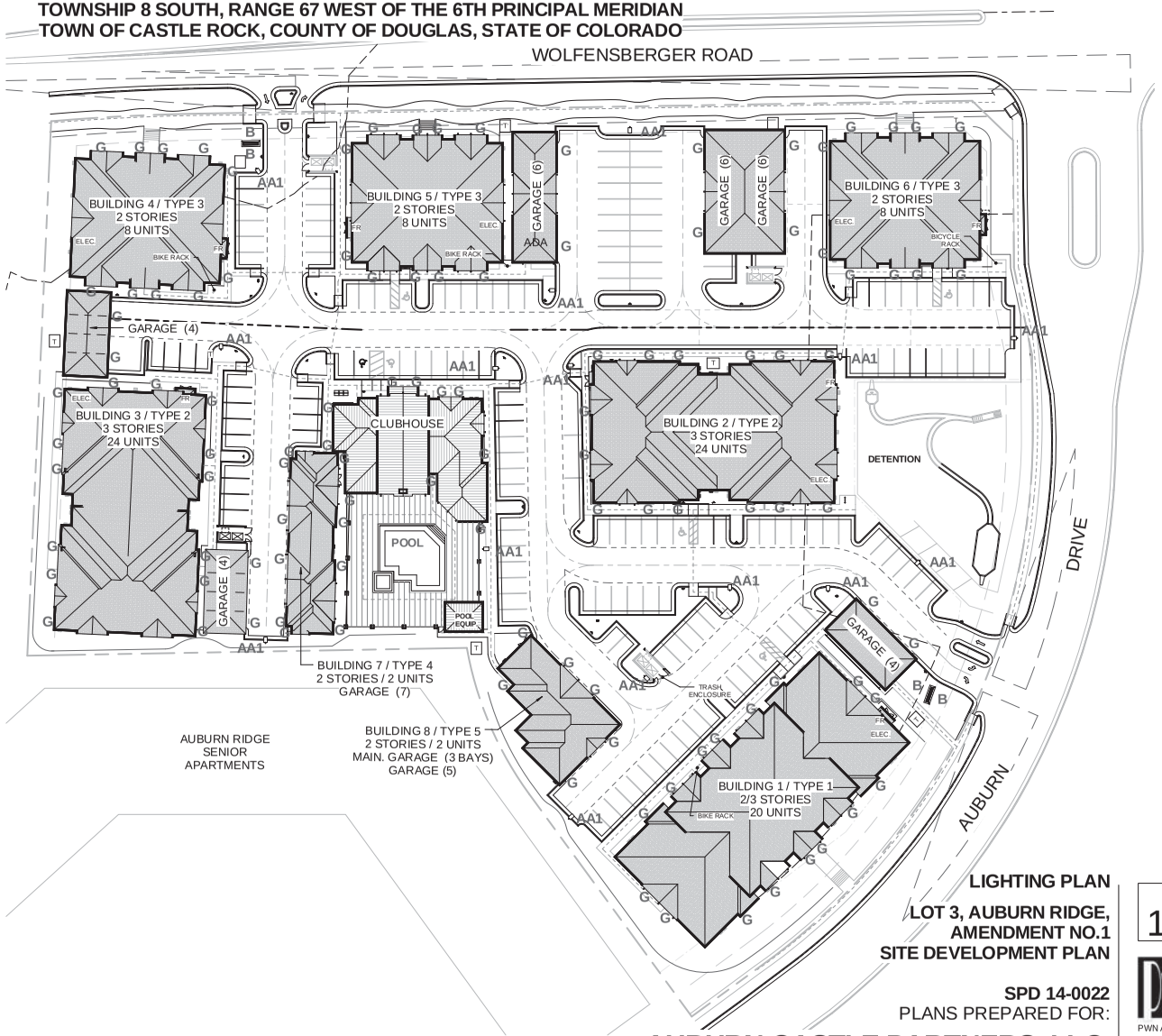
TYPE IV FORWARD THROW FIXTURES TYPES ARE NOT PERMITTED

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



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

0' 15' 30' 60' 120'

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

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