

LOT 2 , AUBURN RIDGE

SITE DEVELOPMENT PLAN

6.1347 ACRES

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

GENERAL NOTES

WATER RIGHTS DEDICATION STATEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AUBURN RIDGE ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED UNDER RECEPTION NO. 2013004871, AND ACCORDINGLY 30.02 SFE ARE DEBITED HEREWITH.

1. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.

2. Pursuant to Section 4.3E and 8.2.3A of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.

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

4. Per FEMA Flood Insurance Rate Map Number 08035C0169G, dated March 16, 2016, no FEMA regulated floodplains or wetlands exist on the site.

5. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.

6. The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.

7. Approval of this conceptual Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.

8. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.

9. All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.

10. This Property is zoned planned development under the Auburn Ridge PD recorded under Reception No. 2013004870 on January 18, 2013

11. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Auburn Ridge Ventures II and/or Celtic Property Management, LLC.

12. Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.

13. Retaining walls, sections of retaining walls 4 feet in height or higher or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and must receive a Building Permit from the Town of Castle Rock prior to the Issuance of the Public Works Permit.

14. A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any signs on the property. All signs must comply with the provisions of Title 19 (sign code regulations) of the municipal code.

FIRE NOTES

1. If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.

2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.

3. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the buildings measured by an approved route around the exterior of the building or facility.

4. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.

5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.

6. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term all-weather driving capabilities has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.

7. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side Revised: 8/26/2013 only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.

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

BASIS OF BEARINGS:

THE EAST LINE, NE 1/4, NW 1/4, SEC 10 BEARS N0°35'11"E PER THE FINAL PLAT FOR CASTLE HIGHLANDS PLATS, RECORDED AT THE NORTH 1/4 CORNER, SECTION 10 BY A 2-1/2" ALUMINUM CAP STAMPED "HANNIGAN AND ASSOCIATES 1/4 COR S3S10 T8S, R67 W 1995 PLS 25629" AND AT THE SE CORNER, N 1/2, NW 1/4, SECTION 10 BY A 3-1/2" ALUMINUM CAP STAMPED "TST T8S R67W CN 1/16 S10 12046 1984".

BENCHMARK:

Douglas County Monument 3.011025 witnessed by a brown, carsonite post located 230 feet west from the west end of Atchison Court along a dirt access road. Elevation = 6351.35 (NAVD 88)

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED DECEMBER 27, 2013 AT RECEPTION NO. 2013098560, DOUGLAS COUNTY COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT

BY _____
NATIONAL MORTGAGE INVESTORS, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

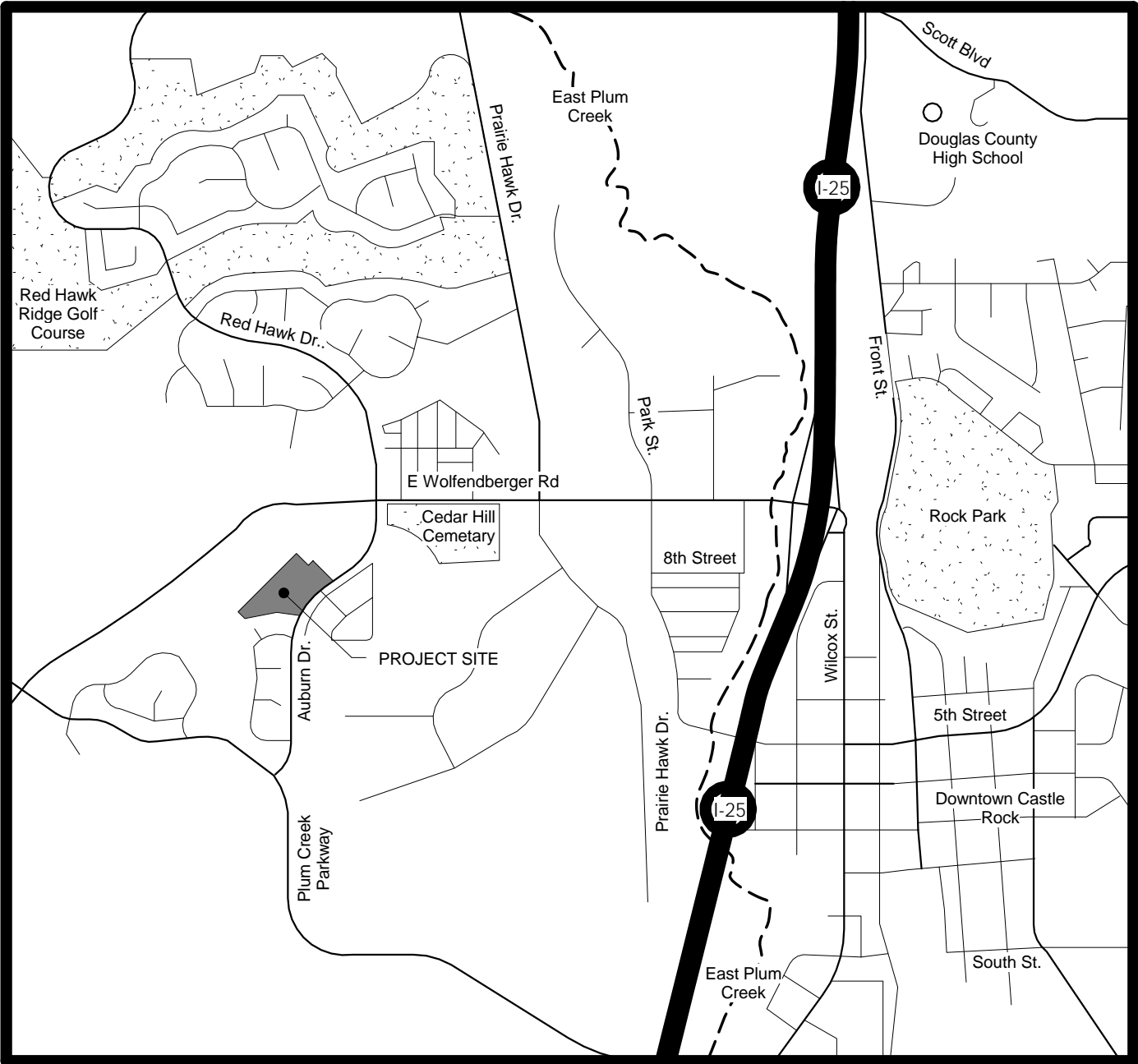
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20____ BY _____ AS _____ OF NATIONAL MORTGAGE INVESTORS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE: N.T.S.

LEGAL DESCRIPTION

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

SHEET INDEX

- COVER SHEET
- ARCHITECTURAL SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- LANDSCAPE PLANS AND SCHEDULES
- BUILDING 1 ELEVATIONS
- BUILDING 2 & 3 ELEVATIONS
- BUILDING 4,5 AND 6 ELEVATIONS
- BUILDING 6 ELEVATIONS
- BUILDING 6 ELEVATIONS CONT.
- CLUBHOUSE ELEVATIONS
- GARAGE ELEVATIONS
- LIGHTING PLAN

SITE DATA:

SITE BREAKDOWN:

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

DENSITY CALCULATION:

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

BUILDING COVERAGE:

BUILDING	FOOTPRINT AREA	GROSS FLOOR AREA	SFE
BLDG 1 :	12,208.47 S.F.	24,416.94 S.F.	3.33
BLDG 2 :	6,369.76 S.F.	9,554.55 S.F.	1.67
BLDG 3 :	6,369.76 S.F.	9,554.55 S.F.	1.67
BLDG 4 :	5,606.92 S.F.	8,410.38 S.F.	1.67
BLDG 5 :	5,606.92 S.F.	8,410.38 S.F.	1.67
BLDG 6 :	24,794.04 S.F.	74,382.12 S.F.	16.67
CLUBHOUSE :	4,512.55 S.F.	4,512.55 S.F.	1.67
GARAGE TYPE 1 (9)	1,174.58 S.F	1,174.58 S.F.	NA
GARAGE TYPE 2 (1)	1,174.58 S.F	1,174.58 S.F.	NA
POOL EQ.	210 S.F.	210 S.F.	NA
IRRIGATION	NA	NA	1.67
TOTAL:	77,424.22 S.F.		30.02
MAXIMUM ALLOWED: 40% =	106,914 S.F.		

PARKING REQUIRED:

PD REQUIRED PARKING	(40) 1 BEDROOM (1.5) = 60 CARS (60) 2/3 BEDROOM (2) = 120 CARS VISITOR (1/4 UNITS) = 25 CARS
HANDICAP PARKING	201-300 = 7 SPACES REQUIRED OF TOTAL (TOTAL PARKING SPACES IN LOT) (1 VAN, 6 STANDARD REQUIRED)
TOTAL REQUIRED	= 205 TOTAL SPACES

PARKING PROVIDED:

STANDARD SURFACE PARKING STALLS: 152 (9'-0" x 16'-0" with a 2' overhang)	
STANDARD GARAGE PARKING (10'-4" x 20'-0", 10'-4" x 23'-0")	46
TOTAL STANDARD PARKING:	198

HANDICAP PARKING STALLS:	
STANDARD SURFACE: (9'-0" x 16'-0" with a 2' overhang)	5
GARAGE TYPE II: (9'-0" x 16'-0" with a 2' overhang)	1
VAN ACCESSIBLE: (9'-0" x 16'-0" with a 2' overhang)	1
TOTAL HANDICAP STALLS	7

TOTAL PARKING PROVIDED: **205 TOTAL SPACES ON SITE**

PROPOSED BUILDING HEIGHTS:

AREA A: (ACCORDING TO ZONING MAX BUILDING HEIGHT 45'- 0")	
BUILDING 1	35'- 8 3/8" MAX RIDGE HEIGHT
BUILDING 6	43'- 11" MAX RIDGE HEIGHT
CLUBHOUSE	28'- 0 3/4" MAX RIDGE HEIGHT
GARAGES	15'- 11 3/4" MAX RIDGE HEIGHT

AREA B: (ACCORDING TO ZONING MAX BUILDING HEIGHT 35'- 0")	
BUILDING 2&3	34'- 10 1/4" MAX RIDGE HEIGHT
BUILDING 4&5	32'- 11 5/8" MAX RIDGE HEIGHT
GARAGES	15'- 11 3/4" MAX RIDGE HEIGHT

SETBACK DATA:

15'-0" FRONT
20'-0" REAR
10'-0" SIDE INTERIOR LOT
15'-0" SIDE TO STREET
25'-0" LANDSCAPE BUFFER ADJACENT TO SINGLE FAMILY RESIDENTIAL
10'-0" BUILDING SETBACK TO SIDE INTERIOR
TOTAL BETWEEN PHASE I AND II = 20'-0"

COVER SHEET

LOT 2, AUBURN RIDGE

SITE DEVELOPMENT PLAN

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

SHEET
1 OF 13



PWN Architects and Planners, Inc.

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LOT 2, AUBURN RIDGE SITE DEVELOPMENT PLAN

6.1347 ACRES

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

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

ADJACENT ZONING
MF 1 - MULTI-FAMILY
(AUBURN RIDGE APARTMENTS)

ADJACENT ZONING
MF - MULTI-FAMILY
(RESERVE AT CASTLE
HIGHLANDS APARTMENTS)

ARCHITECTURAL SITE PLAN
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

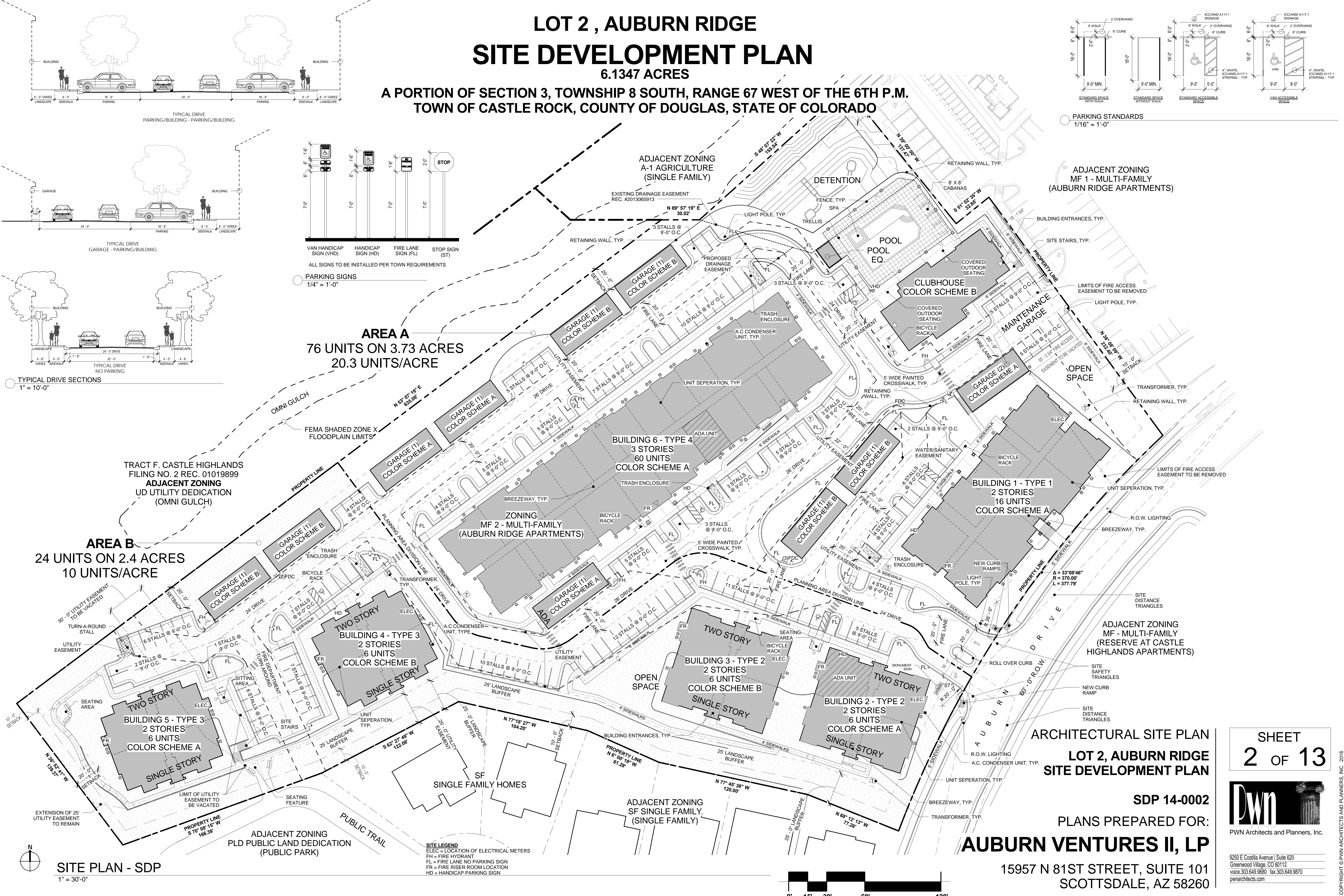
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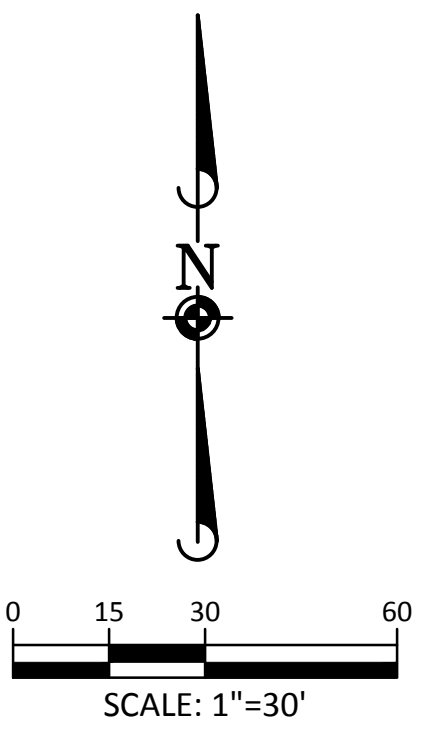
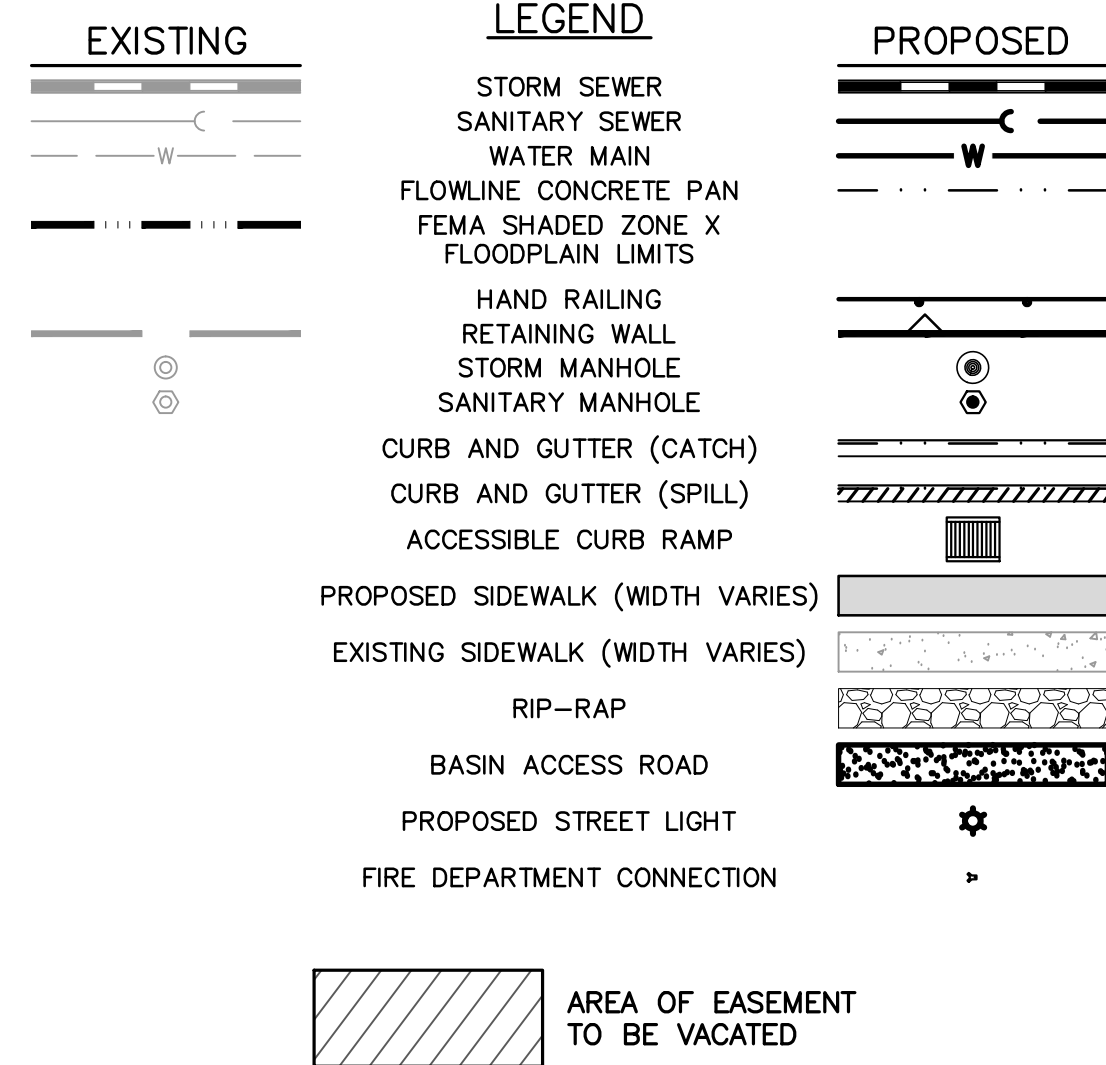
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LOT 2 , AUBURN RIDGE SITE DEVELOPMENT PLAN

6.1347 ACRES

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



Order	Product	Unit	Price	Quantity	Total
1	Product A	Unit	10.00	10	100.00
2	Product B	Unit	20.00	5	100.00
3	Product C	Unit	30.00	3	90.00
4	Product D	Unit	40.00	2	80.00
5	Product E	Unit	50.00	1	50.00

SHEET
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**LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN
GRADING PLAN
SDP14-0002**

PLANS PREPARED FOR:

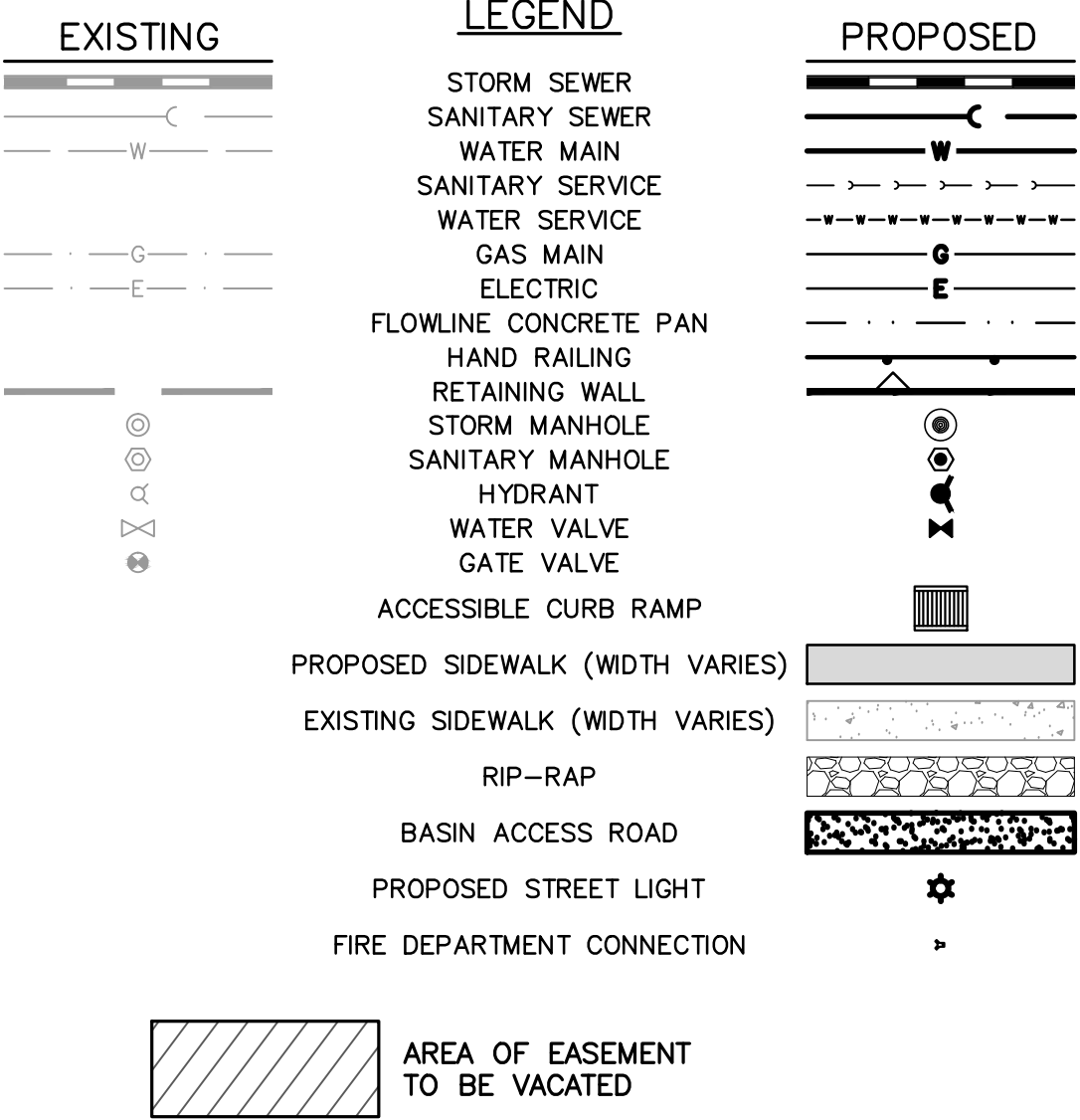
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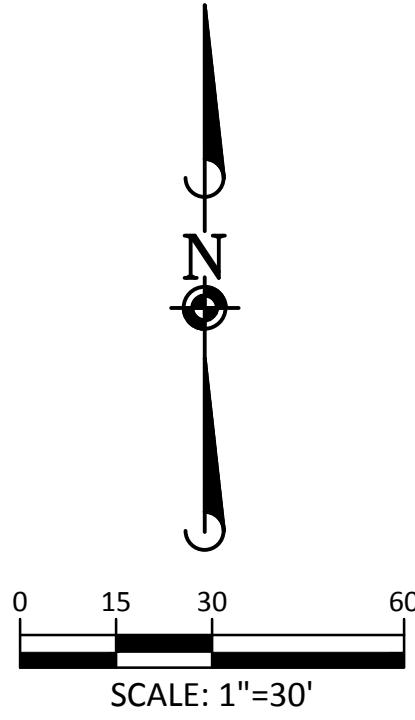
LOT 2 , AUBURN RIDGE
SITE DEVELOPMENT PLAN

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



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



10835 DOWNEY ST., SUITE 201
DENVER, CO 80231
(303)945-5505 FAX: (303)945-5160

No.	Revisions	Date	By
1			
2			
3			
4			
5			

SHEET
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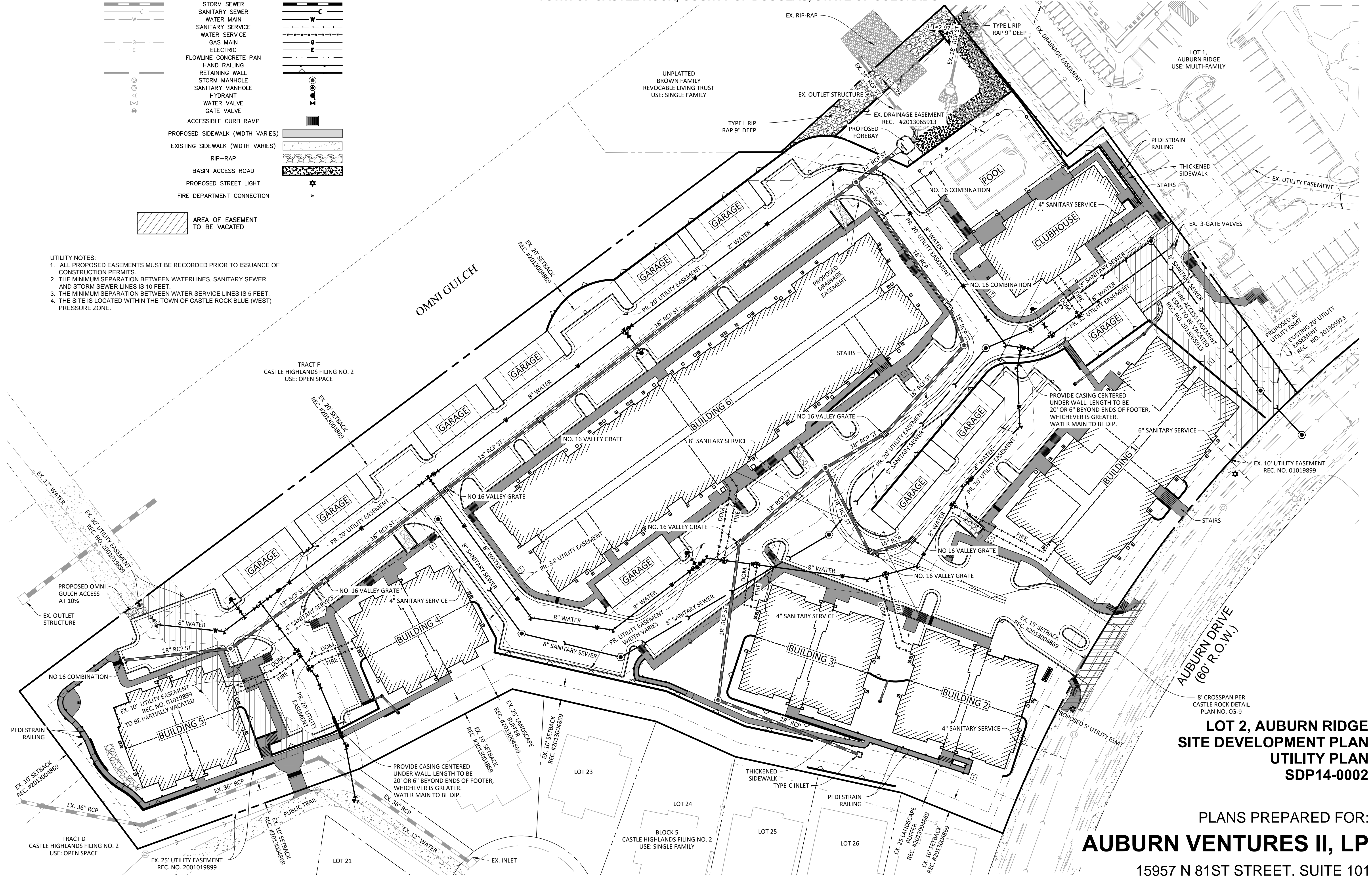


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LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN
UTILITY PLAN
SDP14-0002

PLANS PREPARED FOR:
AUBURN VENTURES II, LP

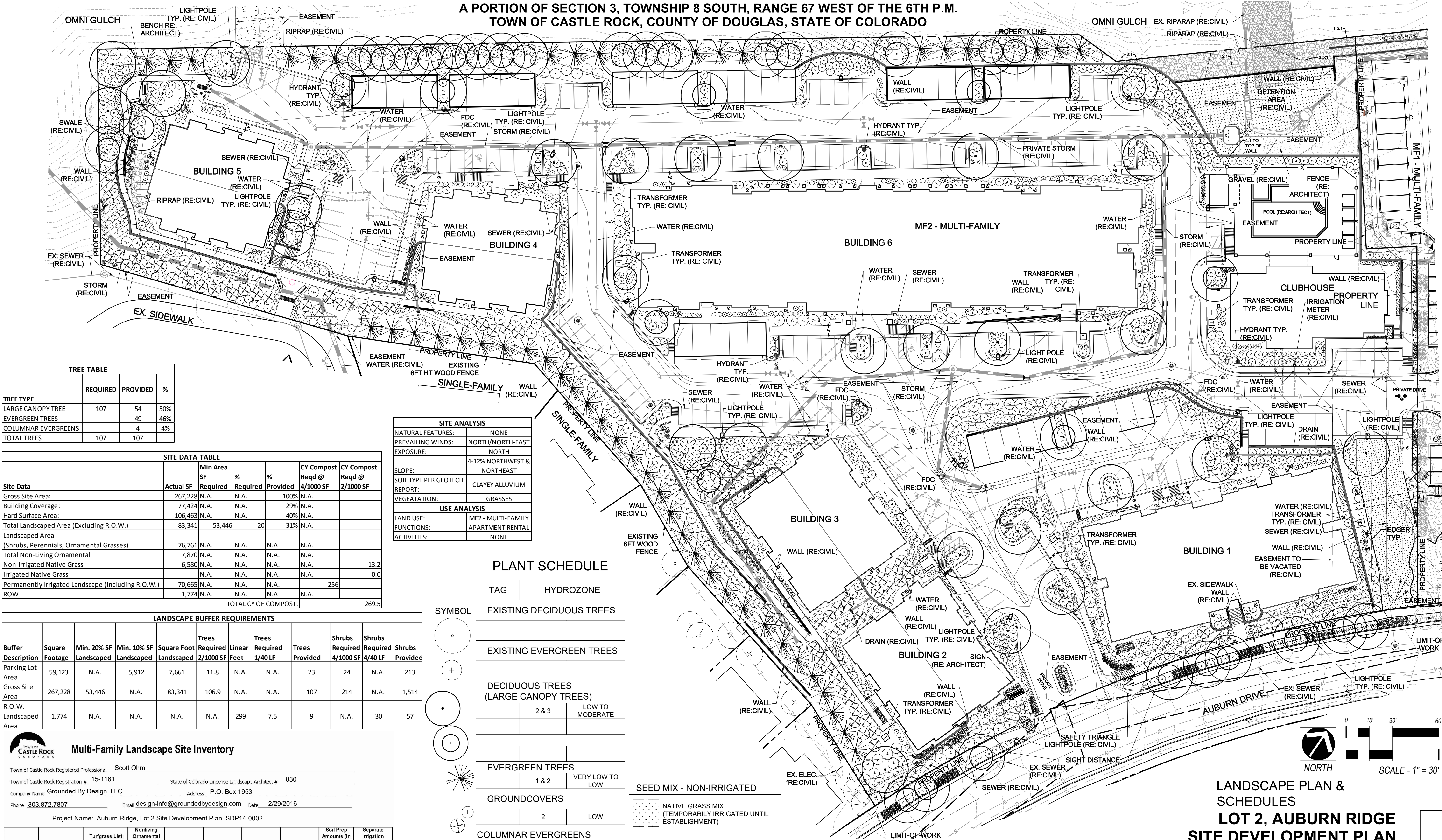
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LOT 2 , AUBURN RIDGE
SITE DEVELOPMENT PLAN

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



NOT FOR CONSTRUCTION

grounded by design

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

SCOTT OHM, RLA
STATE OF COLORADO LICENSED
LANDSCAPE ARCHITECT #830
TOWN OF CASTLE ROCK #15-1161

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LANDSCAPE PLAN & SCHEDULES
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN
SDP14-0002

PLANS PREPARED FOR:
AUBURN VENTURES II LP
159577 N 81ST STREET, SUITE 101
SCOTTSDALE, AZ 85260

SHEET
5 OF 11

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LOT 2 , AUBURN RIDGE
SITE DEVELOPMENT PLAN

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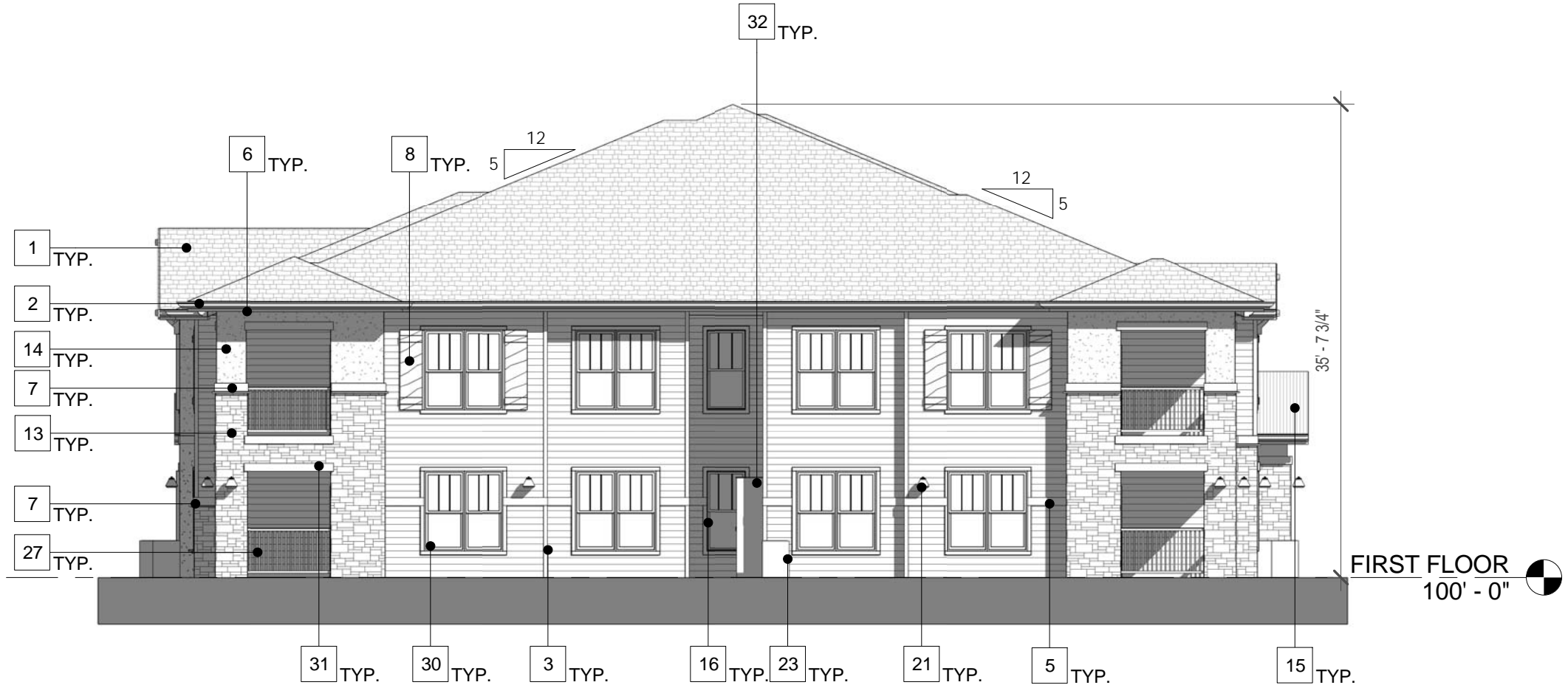
BUILDING 1 NORTH ELEVATION

3/32" = 1'-0"



BUILDING 1 SOUTH ELEVATION

3/32" = 1'-0"



BUILDING 1 EAST ELEVATION

3/32" = 1'-0"



BUILDING 1 WEST ELEVATION

3/32" = 1'-0"

KEYNOTES	
#	NOTE
1	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
2	METAL GUTTERS, PAINTED.
3	1 X 4 TRIM.
5	1 X 8 TRIM.
6	1 X 10 FASCIA.
7	WATERTABLE WITH 8" STUCCO TRIM BAND.
8	STAINED WOOD SHUTTERS.
9	DECORATIVE WOOD TRUSS.
10	WOOD BRACKET.
11	PRE-CAST CAP.
12	SIDING PANEL.
13	STONE VENEER. SUNSET STONE - BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE.
14	3 COAT STUCCO.
15	STANDING SEAM METAL ROOF.
16	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE).
17	VINYL WINDOWS - FIXED.
18	STOREFRONT.
19	GLASS DOOR.
20	FIRE ROOM ACCESS DOOR.
21	EXTERIOR LIGHT FIXTURE.
22	BUILDING NUMBERING.
23	AC CONDENSER UNIT. PAINTED TO MATCH ADJACENT MATERIAL.
24	KNOX BOX WITH LOCKING KNOX CAPS.
25	ELECTRIC METERS.
27	METAL RAILING @ 42" HIGH A.F.F. MIN.
28	STAIRS.
30	NOT USED.
31	STONE ACCENT.
32	ELECTRIC DISCONNECT-SWITCH GEAR.
34	DOUBLE ENTRY DOOR.
36	OVERHEAD ROLLING GARAGE DOOR W/ FIXED WINDOWS.
37	UTILITY DOOR.
39	METAL GATE.
45	CEDAR SHAKE VENEER.

COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III			
	<u>B-1 BODY COLOR</u> (MAIN SIDING)	<u>B-2 BODY COLOR</u> (POP OUT SIDING)	<u>T-1 PUNCH COLOR</u> (TRIM)
SCHEME A	SW 6078 REALIST BEIGE	SW 6328 FIREWEED	SW 6067 MOCHA
SCHEME B	SW 6067 MOCHA	SW 6328 FIREWEED	SW 6078 REALIST BEIGE
<u>ALL BUILDINGS:</u>			
<u>S-1 STUCCO</u>			
SW 6367 VIVA GOLD			
<u>P-1 PUNCH COLOR</u>			
RAILING, HANDRAILS			
SW 6062 RUGGED BROWN			
<u>P-2 PUNCH COLOR</u>			
STAIN ON TRUSSES			
SW 3505 YANKEE BROWN			
<u>P-3 PUNCH COLOR</u>			
TRASH SCREEN GATES			
SW 6062 RUGGED BROWN			
<u>ROOF</u>			
GAF TIMBERLINE HD			
COLOR: SLATE			
<u>STONE</u>			
SUNSET STONE: BLEND OF GOLD RUNDLE			
STACKED AND BLUE SPRUCE COBBLE LEDGE			
<u>WINDOWS</u>			
OFF WHITE OR TAN			

BUILDING HEIGHT CALCULATION

35'-7 3/4" - NORTH ELEVATION
35'-7 3/4" - EAST ELEVATION
35'-7 3/4" - SOUTH ELEVATION
35'-7 3/4" - WEST ELEVATION

= 142'- 7" / 4 = 35'-7 3/4" (AVERAGE HEIGHT)

BUILDING 1 ELEVATIONS
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

15957 N 81ST STREET, SUITE 101
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SHEET
6 OF 13



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



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



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



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



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

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COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III			
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ALL BUILDINGS: S-1 STUCCO SW 6367 VIVA GOLD			
P-1 PUNCH COLOR RAILING, HANDRAILS			
SW 6062 RUGGED BROWN			
P-2 PUNCH COLOR STAIN ON TRUSSES			
SW 3505 YANKEE BROWN			
P-3 PUNCH COLOR TRASH SCREEN GATES			
SW 6062 RUGGED BROWN			
ROOF GAF TIMBERLINE HD COLOR: SLATE			
STONE SUNSET STONE: BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE			
WINDOWS OFF WHITE OR TAN			

BUILDING HEIGHT CALCULATION

35'-4 1/4" - NORTH ELEVATION
30'-0 1/4" - EAST ELEVATION
24'-8 3/8" - SOUTH ELEVATION
30'-0 1/4" - WEST ELEVATION

= 120'-1 1/8" / 4 = 30'-0 5/16" (AVERAGE HEIGHT)

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

SDP 14-0002
PLANS PREPARED FOR:
AUBURN VENTURES II, LP
15957 N 81ST STREET, SUITE 101
SCOTTSDALE, AZ 58260

SHEET
7 OF 13

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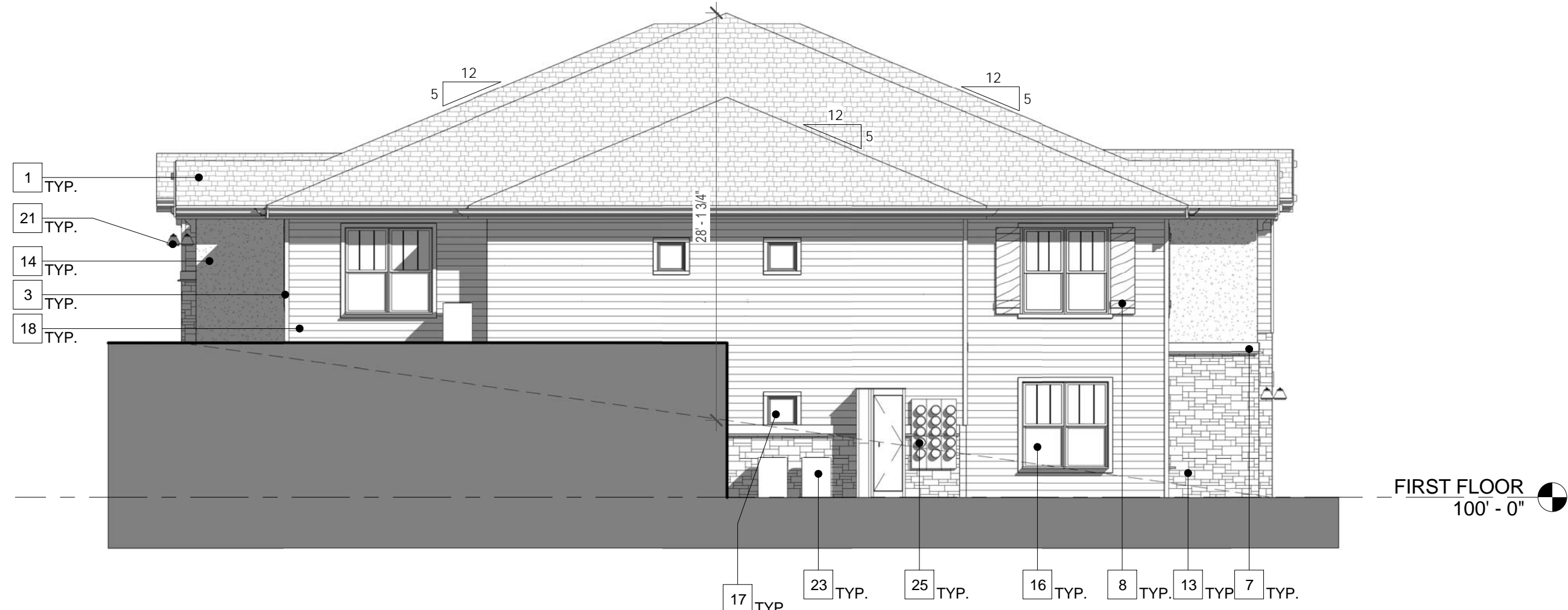
LOT 2 , AUBURN RIDGE
SITE DEVELOPMENT PLAN

6.1347 ACRES

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



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



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



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



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

KEYNOTES	
#	NOTE
1	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
2	METAL GUTTERS, PAINTED.
3	1 X 4 TRIM.
5	1 X 8 TRIM.
6	1 X 10 FASCIA.
7	WATERTABLE WITH 8" STUCCO TRIM BAND.
8	STAINED WOOD SHUTTERS.
9	DECORATIVE WOOD TRUSS.
10	WOOD BRACKET.
11	PRE-CAST CAP.
12	SIDING PANEL.
13	STONE VENEER, SUNSET STONE - BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE.
14	3 COAT STUCCO.
15	STANDING SEAM METAL ROOF.
16	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE).
17	VINYL WINDOWS - FIXED.
18	STOREFRONT.
19	GLASS DOOR.
20	FIRE ROOM ACCESS DOOR.
21	EXTERIOR LIGHT FIXTURE.
22	BUILDING NUMBERING.
23	AC CONDENSER UNIT, PAINTED TO MATCH ADJACENT MATERIAL.
24	KNOX BOX WITH LOCKING KNOX CAPS.
25	ELECTRIC METERS.
27	METAL RAILING @ 42" HIGH A.F.F. MIN.
28	STAIRS.
30	NOT USED.
31	STONE ACCENT.
32	ELECTRIC DISCONNECT-SWITCH GEAR.
34	DOUBLE ENTRY DOOR.
36	OVERHEAD ROLLING GARAGE DOOR W/ FIXED WINDOWS.
37	UTILITY DOOR.
39	METAL GATE.
45	CEDAR SHAKE VENEER.

BUILDING HEIGHT CALCULATION

33'-5 5/8" - NORTH ELEVATION
28'-1 3/4" - EAST ELEVATION
28'-9 3/4" - SOUTH ELEVATION
28'-1 3/4" - WEST ELEVATION
= 112'-6 7/8" / 4 = 28'-1 3/4" (AVERAGE HEIGHT)

COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III			
	B-1 BODY COLOR (MAIN SIDING)	B-2 BODY COLOR (POP OUT SIDING)	T-1 PUNCH COLOR (TRIM)
SCHEME A	SW 6078 REALIST BEIGE	SW 6328 FIREWEED	SW 6067 MOCHA
SCHEME B	SW 6067 MOCHA	SW 6328 FIREWEED	SW 6078 REALIST BEIGE
ALL BUILDINGS: S-1 STUCCO SW 6367 VIVA GOLD			
P-1 PUNCH COLOR RAILING, HANDRAILS			
SW 6062 RUGGED BROWN			
P-2 PUNCH COLOR STAIN ON TRUSSES			
SW 3505 YANKEE BROWN			
P-3 PUNCH COLOR TRASH SCREEN GATES			
SW 6062 RUGGED BROWN			
ROOF GAF TIMBERLINE HD COLOR: SLATE			
STONE SUNSET STONE, BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE			
WINDOWS OFF WHITE OR TAN			

BUILDINGS 4 & 5 ELEVATIONS

LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

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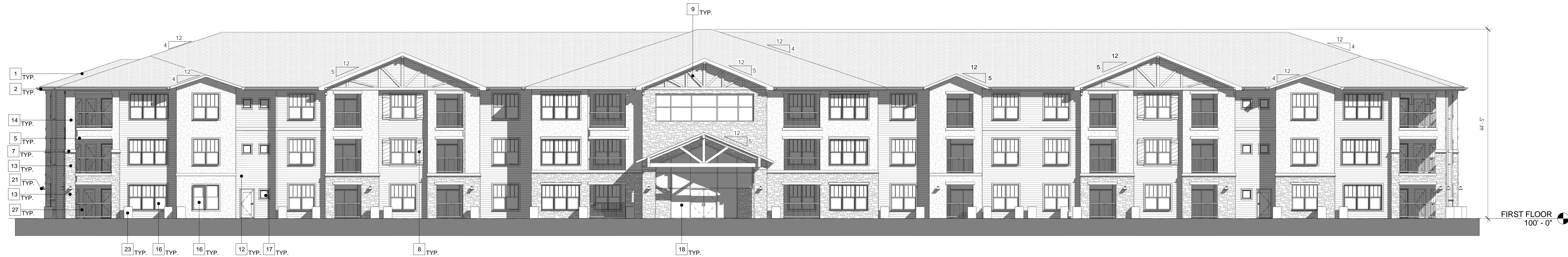
LOT 2 , AUBURN RIDGE
SITE DEVELOPMENT PLAN

6.1347 ACRES

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



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



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

KEYNOTES		
#	NOTE	
1	40 YEAR DIMENSIONAL ASPHALT SHINGLES.	
2	METAL GUTTERS, PAINTED.	
3	1 X 4 TRIM.	
5	1 X 8 TRIM.	
6	1 X 10 FASCIA.	
7	WATERTABLE WITH 8" STUCCO TRIM BAND.	
8	STAINED WOOD SHUTTERS.	
9	DECORATIVE WOOD TRUSS.	
10	WOOD BRACKET.	
11	PRE-CAST CAP.	
12	SIDING PANEL.	
13	STONE VENEER, SUNSET STONE - BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE.	
14	3 COAT STUCCO.	
15	STANDING SEAM METAL ROOF.	
16	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE).	
17	VINYL WINDOWS - FIXED.	
18	STOREFRONT.	
19	GLASS DOOR.	
20	FIRE ROOM ACCESS DOOR.	
21	EXTERIOR LIGHT FIXTURE.	
22	BUILDING NUMBERING.	
23	AC CONDENSER UNIT, PAINTED TO MATCH ADJACENT MATERIAL.	
24	KNOX BOX WITH LOCKING KNOX CAPS.	
25	ELECTRIC METERS.	
27	METAL RAILING @ 42" HIGH A.F.F. MIN.	
28	STAIRS.	
30	NOT USED.	
31	STONE ACCENT.	
32	ELECTRIC DISCONNECT-SWITCH GEAR.	
34	DOUBLE ENTRY DOOR.	
36	OVERHEAD ROLLING GARAGE DOOR W/ FIXED WINDOWS.	
37	UTILITY DOOR.	
39	METAL GATE.	
45	CEDAR SHAKE VENEER.	

COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III			
	B-1 BODY COLOR (MAIN SIDING)	B-2 BODY COLOR (POP OUT SIDING)	T-1 PUNCH COLOR (TRIM)
SCHEME A	SW 6078 REALIST BEIGE	SW 6328 FIREWEED	SW 6067 MOCHA
SCHEME B	SW 6067 MOCHA	SW 6328 FIREWEED	SW 6078 REALIST BEIGE
ALL BUILDINGS: S-1 STUCCO SW 6367 VIVA GOLD			
P-1 PUNCH COLOR RAILING, HANDRAILS			
SW 6062 RUGGED BROWN			
P-2 PUNCH COLOR STAIN ON TRUSSES			
SW 3505 YANKEE BROWN			
P-3 PUNCH COLOR TRASH SCREEN GATES			
SW 6062 RUGGED BROWN			
ROOF GAF TIMBERLINE HD COLOR: SLATE			
STONE SUNSET STONE: BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE			
WINDOWS OFF WHITE OR TAN			

BUILDING 6 ELEVATIONS
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

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LOT 2 , AUBURN RIDGE
SITE DEVELOPMENT PLAN
6.1347 ACRES

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



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



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

KEYNOTES	
#	NOTE
1	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
2	METAL GUTTERS, PAINTED.
3	1 X 4 TRIM.
5	1 X 8 TRIM.
6	1 X 10 FASCIA.
7	WATERTABLE WITH 8" STUCCO TRIM BAND.
8	STAINED WOOD SHUTTERS.
9	DECORATIVE WOOD TRUSS.
10	WOOD BRACKET.
11	PRE-CAST CAP.
12	SIDING PANEL.
13	STONE VENEER. SUNSET STONE - BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE.
14	3 COAT STUCCO.
15	STANDING SEAM METAL ROOF.
16	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE).
17	VINYL WINDOWS - FIXED.
18	STOREFRONT.
19	GLASS DOOR.
20	FIRE ROOM ACCESS DOOR.
21	EXTERIOR LIGHT FIXTURE.
22	BUILDING NUMBERING.
23	AC CONDENSER UNIT, PAINTED TO MATCH ADJACENT MATERIAL.
24	KNOX BOX WITH LOCKING KNOX CAPS.
25	ELECTRIC METERS.
27	METAL RAILING @ 42" HIGH A.F.F. MIN.
28	STAIRS.
30	NOT USED.
31	STONE ACCENT.
32	ELECTRIC DISCONNECT-SWITCH GEAR.
34	DOUBLE ENTRY DOOR.
36	OVERHEAD ROLLING GARAGE DOOR W/ FIXED WINDOWS.
37	UTILITY DOOR.
39	METAL GATE.
45	CEDAR SHAKE VENEER.

COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III			
	<u>B-1 BODY COLOR</u> (MAIN SIDING)	<u>B-2 BODY COLOR</u> (POP OUT SIDING)	<u>T-1 PUNCH COLOR</u> (TRIM)
SCHEME A	SW 6078 REALIST BEIGE	SW 6328 FIREWEED	SW 6067 MOCHA
SCHEME B	SW 6067 MOCHA	SW 6328 FIREWEED	SW 6078 REALIST BEIGE
 <u>ALL BUILDINGS:</u> <u>S-1 STUCCO</u> SW 6367 VIVA GOLD			
<u>P-1 PUNCH COLOR</u> RAILING, HANDRAILS			
SW 6062 RUGGED BROWN			
<u>P-2 PUNCH COLOR</u> STAIN ON TRUSSES			
SW 3505 YANKEE BROWN			
<u>P-3 PUNCH COLOR</u> TRASH SCREEN GATES			
SW 6062 RUGGED BROWN			
<u>ROOF</u> GAF TIMBERLINE HD COLOR: SLATE			
 <u>STONE</u> SUNSET STONE: BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE			
 <u>WINDOWS</u> OFF WHITE OR TAN			

BUILDING HEIGHT CALCULATION

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

BUILDING 6 ELEVATIONS CONTD.

LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

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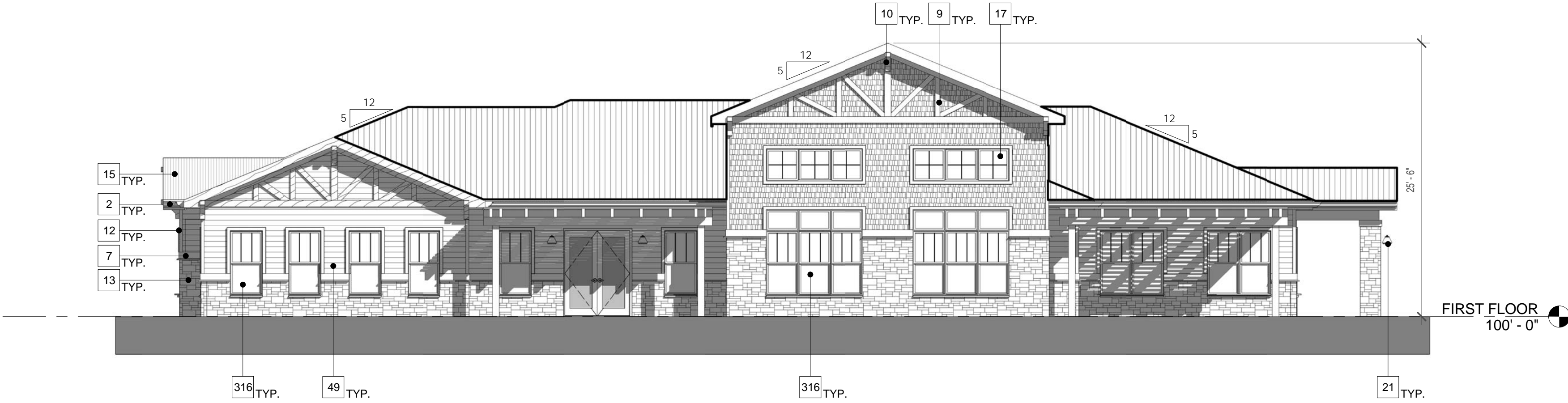
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LOT 2 , AUBURN RIDGE
SITE DEVELOPMENT PLAN

6.1347 ACRES

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



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



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



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



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

KEYNOTES	
#	NOTE
1	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
2	METAL GUTTERS, PAINTED.
3	1 X 4 TRIM.
5	1 X 8 TRIM.
6	1 X 10 FASCIA.
7	WATERTABLE WITH 8" STUCCO TRIM BAND.
8	STAINED WOOD SHUTTERS.
9	DECORATIVE WOOD TRUSS.
10	WOOD BRACKET.
11	PRE-CAST CAP.
12	SIDING PANEL.
13	STONE VENEER, SUNSET STONE - BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE.
14	3 COAT STUCCO.
15	STANDING SEAM METAL ROOF.
16	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE).
17	VINYL WINDOWS - FIXED.
18	STOREFRONT.
19	GLASS DOOR.
20	FIRE ROOM ACCESS DOOR.
21	EXTERIOR LIGHT FIXTURE.
22	BUILDING NUMBERING.
23	AC CONDENSER UNIT, PAINTED TO MATCH ADJACENT MATERIAL.
24	KNOX BOX WITH LOCKING KNOX CAPS.
25	ELECTRIC METERS.
27	METAL RAILING @ 42" HIGH A.F.F. MIN.
28	STAIRS.
30	NOT USED.
31	STONE ACCENT.
32	ELECTRIC DISCONNECT-SWITCH GEAR.
34	DOUBLE ENTRY DOOR.
36	OVERHEAD ROLLING GARAGE DOOR W/ FIXED WINDOWS.
37	UTILITY DOOR.
39	METAL GATE.
45	CEDAR SHAKE VENEER.

BUILDING HEIGHT CALCULATION

25'-6" - NORTH ELEVATION
25'-6" - EAST ELEVATION
25'-6" - SOUTH ELEVATION
25'-6" - WEST ELEVATION

= 102'-0" / 4 = 25'-6" (AVERAGE HEIGHT)

CLUBHOUSE ELEVATIONS
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

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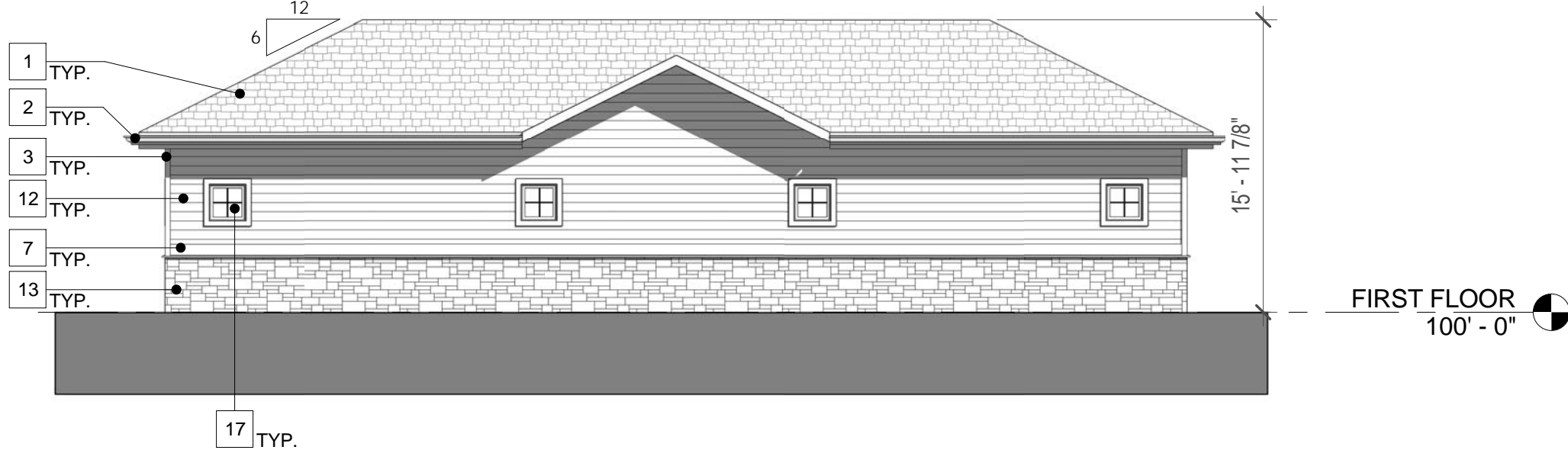
LOT 2 , AUBURN RIDGE
SITE DEVELOPMENT PLAN

6.1347 ACRES

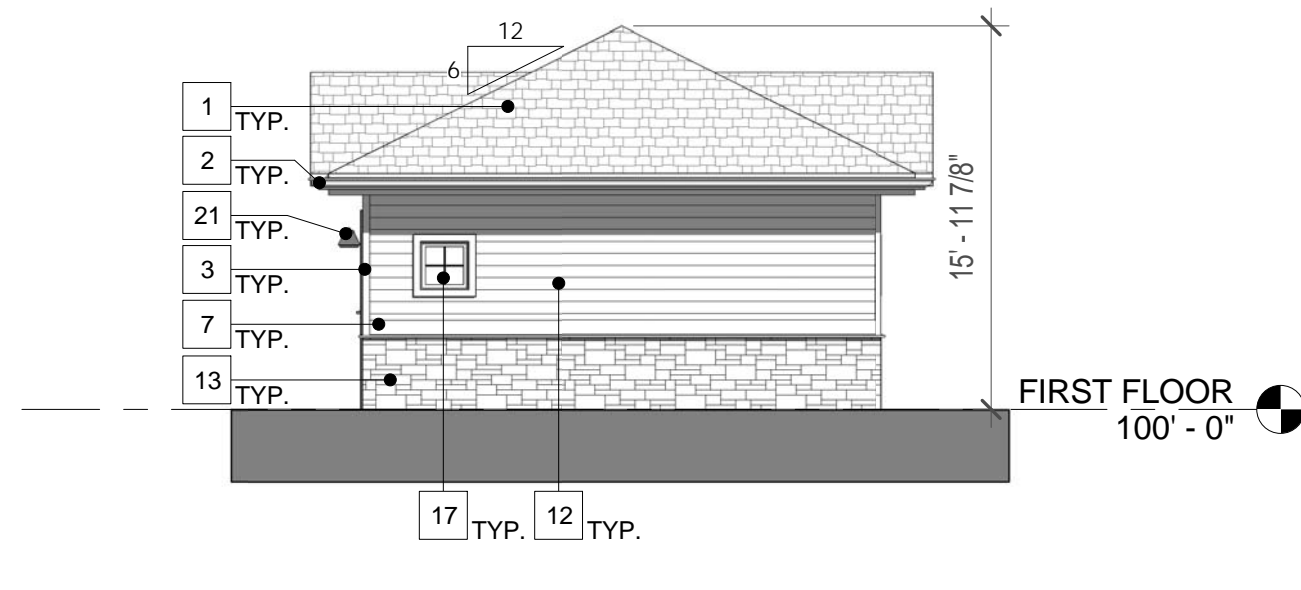
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



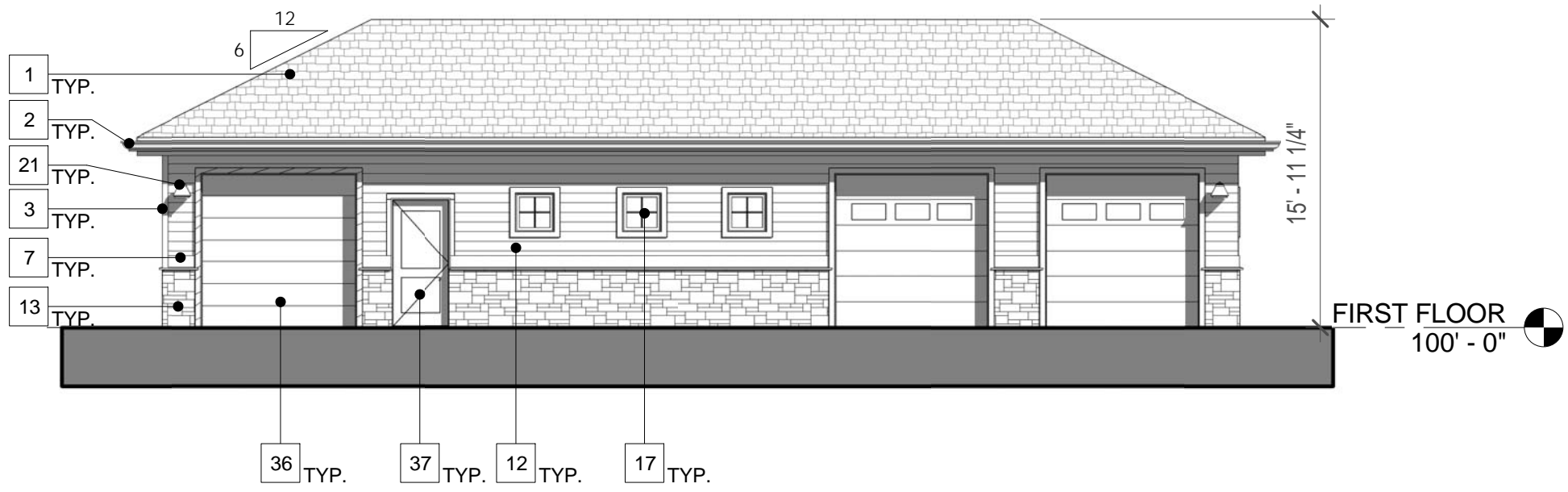
1 GARAGE TYPE 1 - FRONT ELEVATION
1/8" = 1'-0"



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



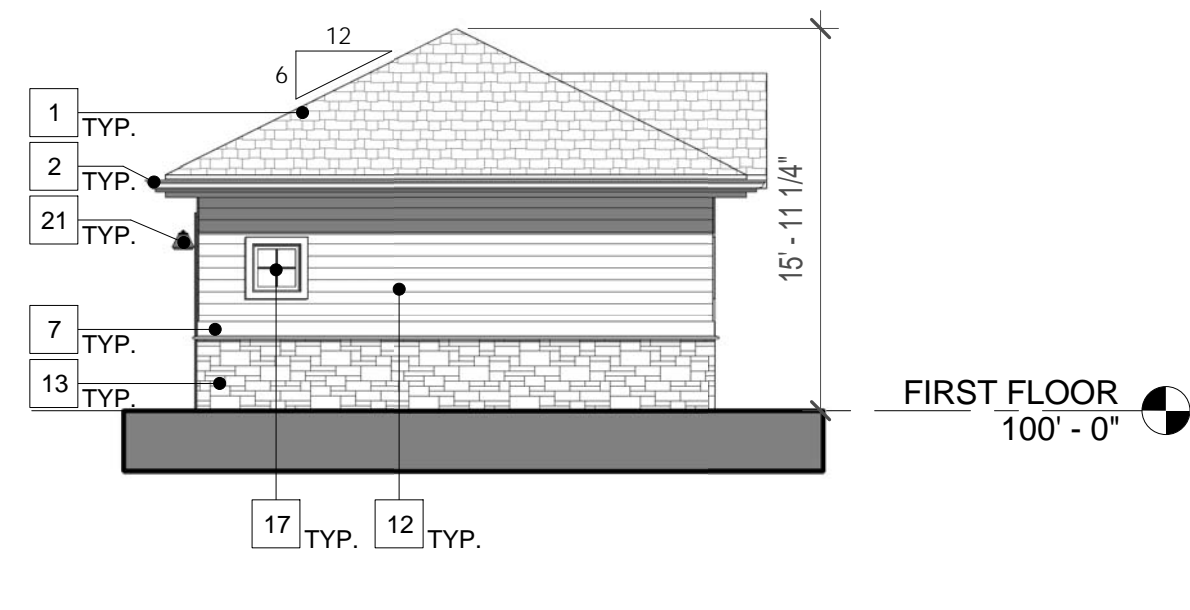
3 GARAGE TYPE 1 - SIDE ELEVATION
1/8" = 1'-0"



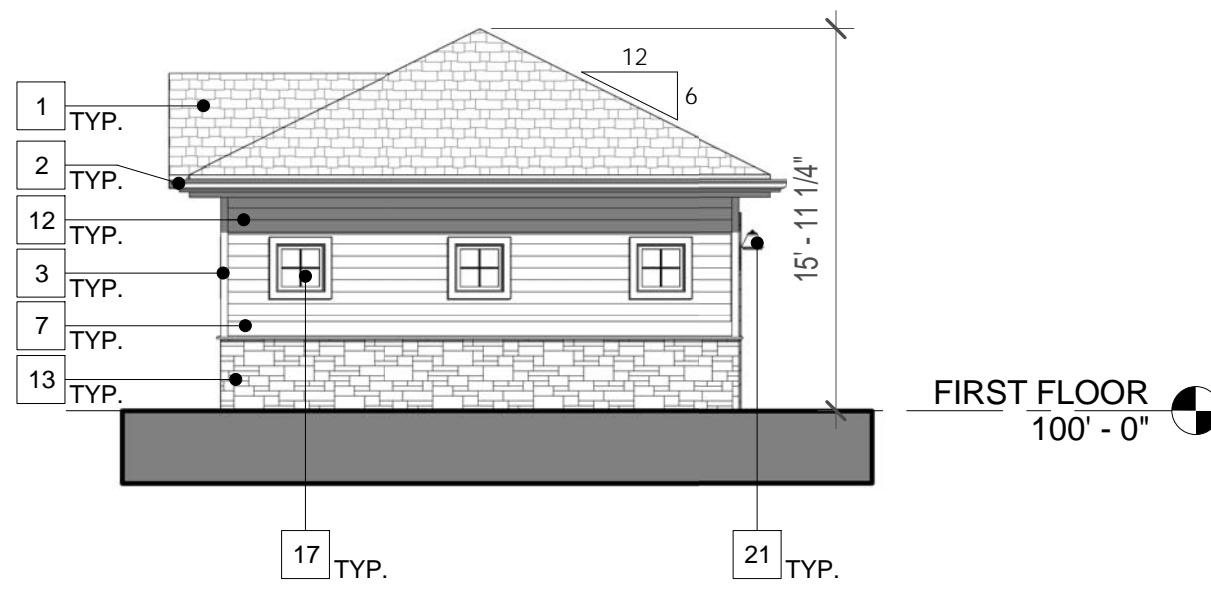
4 MAINTENANCE GARAGE - FRONT ELEVATION
1/8" = 1'-0"



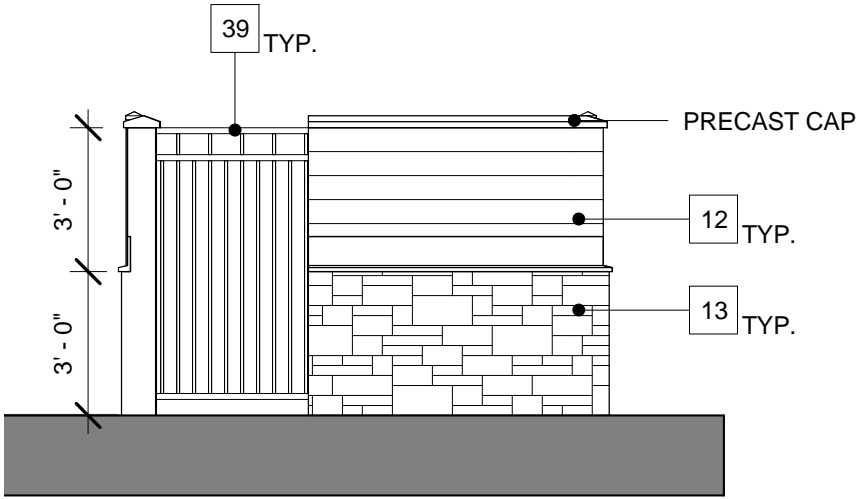
5 MAINTENANCE GARAGE - REAR ELEVATION
1/8" = 1'-0"



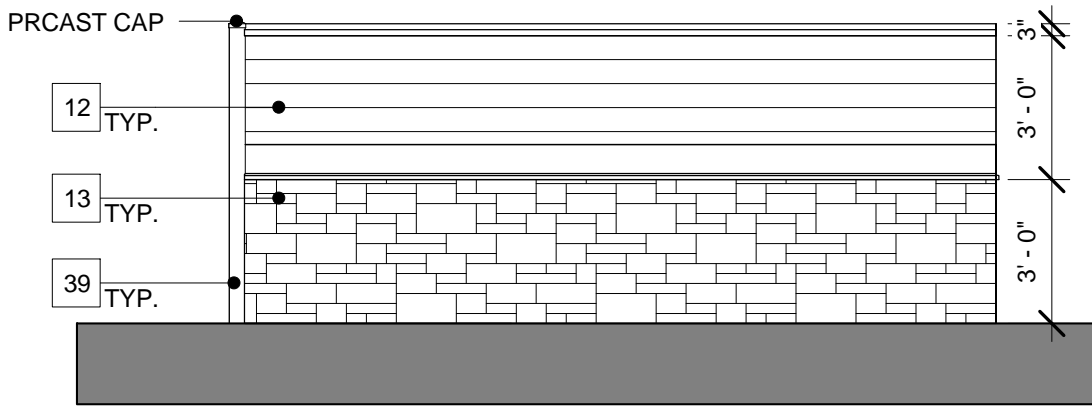
6 MAINTENANCE GARAGE - WEST ELEVATION
1/8" = 1'-0"



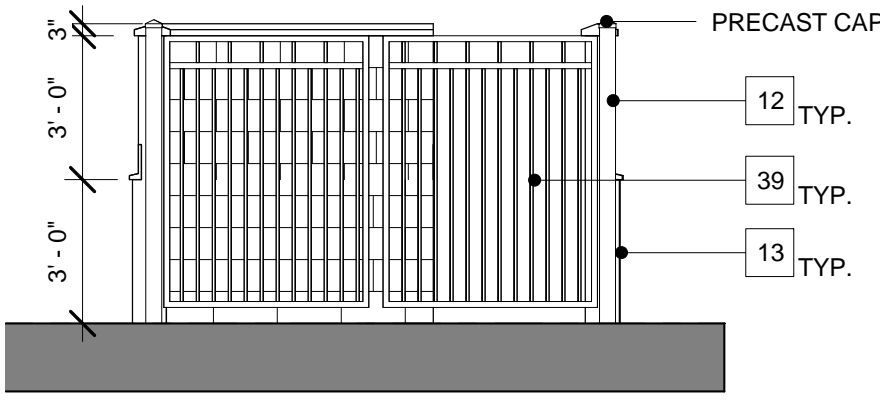
15 MAINTENANCE GARAGE - EAST ELEVATION
1/8" = 1'-0"



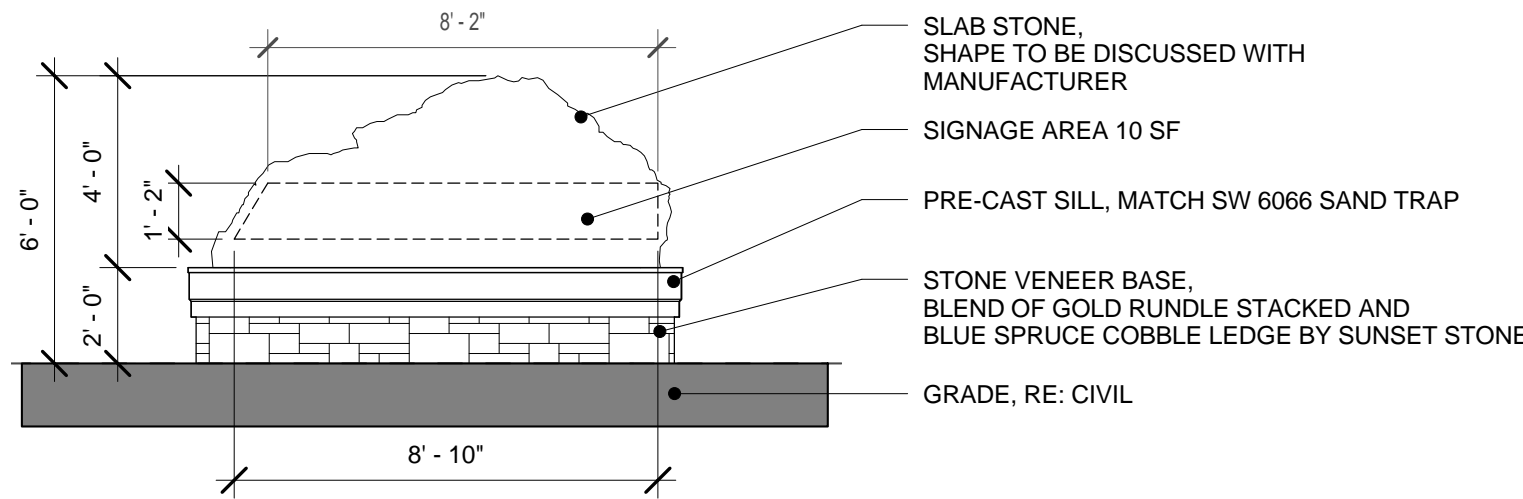
7 TRASH ENCLOSURE - FRONT ELEVATION - SDP
1/4" = 1'-0"



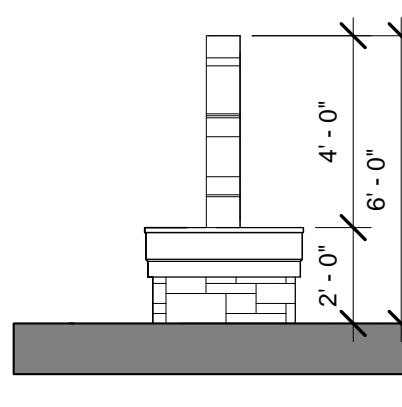
8 TRASH ENCLOSURE - SIDE ELEVATION - SDP
1/4" = 1'-0"



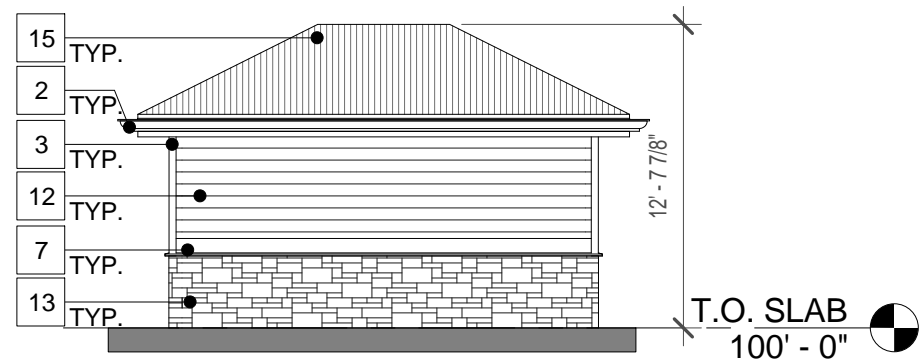
9 TRASH ENCLOSURE - REAR ELEVATION - SDP
1/4" = 1'-0"



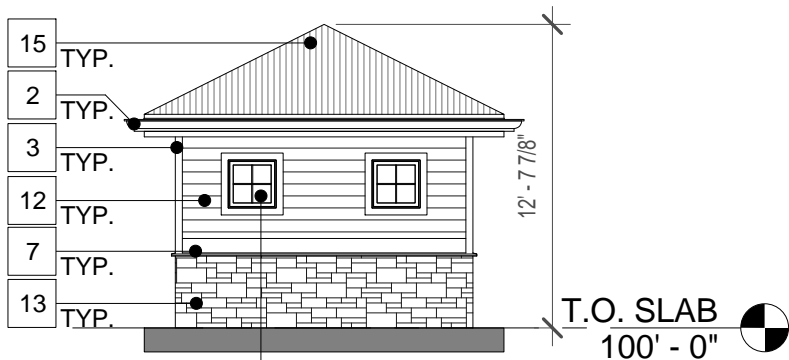
10 MONUMENT SIGN - FRONT ELEVATION
1/4" = 1'-0"



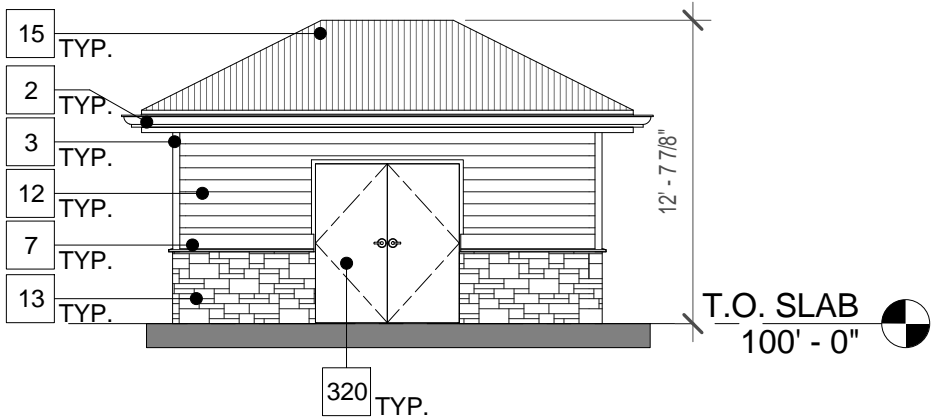
11 MONUMENT SIGN - SIDE ELEVATION
1/4" = 1'-0"



12 POOL EQUIPMENT - REAR ELEVATION
1/8" = 1'-0"



13 POOL EQUIPMENT - SIDE ELEVATION
1/8" = 1'-0"



14 POOL EQUIPMENT - FRONT ELEVATION
1/8" = 1'-0"

KEYNOTES	
#	NOTE
1	40 YEAR DIMENSIONAL ASPHALT SHINGLES.
2	METAL GUTTERS, PAINTED.
3	1 X 4 TRIM.
5	1 X 8 TRIM.
6	1 X 10 FASCIA.
7	WATERTABLE WITH 8" STUCCO TRIM BAND.
8	STAINED WOOD SHUTTERS.
9	DECORATIVE WOOD TRUSS.
10	WOOD BRACKET.
11	PRE-CAST CAP.
12	SIDING PANEL.
13	STONE VENEER, SUNSET STONE - BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE.
14	3 COAT STUCCO.
15	STANDING SEAM METAL ROOF.
16	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE).
17	VINYL WINDOWS - FIXED.
18	STOREFRONT.
19	GLASS DOOR.
20	FIRE ROOM ACCESS DOOR.
21	EXTERIOR LIGHT FIXTURE.
22	BUILDING NUMBERING.
23	AC CONDENSER UNIT, PAINTED TO MATCH ADJACENT MATERIAL.
24	KNOX BOX WITH LOCKING KNOX CAPS.
25	ELECTRIC METERS.
27	METAL RAILING @ 42" HIGH A.F.F. MIN.
28	STAIRS.
30	NOT USED.
31	STONE ACCENT.
32	ELECTRIC DISCONNECT-SWITCH GEAR.
34	DOUBLE ENTRY DOOR.
36	OVERHEAD ROLLING GARAGE DOOR W/ FIXED WINDOWS.
37	UTILITY DOOR.
39	METAL GATE.
45	CEDAR SHAKE VENEER.

COLOR SCHEMES FOR AUBURN GLEN APARTMENTS - PHASE III			
	B-1 BODY COLOR (MAIN SIDING)	B-2 BODY COLOR (POP OUT SIDING)	T-1 PUNCH COLOR (TRIM)
SCHEME A	SW 6078 REALIST BEIGE	SW 6328 FIREWEED	SW 6067 MOCHA
SCHEME B	SW 6067 MOCHA	SW 6328 FIREWEED	SW 6078 REALIST BEIGE
ALL BUILDINGS: S-1 STUCCO SW 6367 VIVA GOLD			
P-1 PUNCH COLOR RAILING, HANDRAILS			
SW 6062 RUGGED BROWN			
P-2 PUNCH COLOR STAIN ON TRUSSES			
SW 3505 YANKEE BROWN			
P-3 PUNCH COLOR TRASH SCREEN GATES			
SW 6062 RUGGED BROWN			
ROOF GAF TIMBERLINE HD COLOR: SLATE			
STONE SUNSET STONE: BLEND OF GOLD RUNDLE STACKED AND BLUE SPRUCE COBBLE LEDGE			
WINDOWS OFF WHITE OR TAN			

GARAGE ELEVATIONS
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

SDP 14-0002

PLANS PREPARED FOR:

AUBURN VENTURES II, LP

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

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LOT 2 , AUBURN RIDGE
SITE DEVELOPMENT PLAN

6.1347 ACRES

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

LIGHTING FIXTURE SCHEDULE								
Label	Light Quantity	Catalog Number	Comments	Lamp	Lumens	LLF	Watts	Height
AA1	16	KSF1 175M R3 (PULSE START)	Specification area Luminaire, 175W Metal Halide, R3 Reflector, Full Cutoff, Meets the nighttime Frindly Criteria Lights AA1-10, AA1-14 and AA1-19 to have house side shields.	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
C	2	SAC-R5-1-H70T6-DS	WITH SPECULAR REFLECTOR AND CLEAR FLAT GLASS LENS	LUMENS FOR 70W PHILIPS MH LAMP	5600	1	1	14'
G	84	9092RI	Capital Lighting: 1 Light Wall Lantern, Dark Sky	ONE 100 WATT	9803	1	100	7'

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



FIXTURE "AA TYPE"



FIXTURE "B"



FIXTURE "G"



FIXTURE "C"

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

EXTERIOR LIGHTING PLAN:

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

FORWARD THROW (TYPE IV) DISTRIBUTION, POLEMOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE NOT PERMITTED

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

POST CURFEW LIGHTING:

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

90% OF REMAINING LIGHTS TO BE TURNED OFF POST CURFEW

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



LIGHTING PLAN
LOT 2, AUBURN RIDGE
SITE DEVELOPMENT PLAN

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

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

SHEET
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