

**LEGAL DESCRIPTION - ROCKINGHORSE FILING NO. 18**

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST QUARTER CORNER OF SAID SECTION 1;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, NORTH 00°17'15" WEST, A DISTANCE OF 2,674.50 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1;  
 THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, NORTH 89°32'03" EAST, A DISTANCE OF 1109.08 FEET TO THE NORTHWEST CORNER OF ROCKINGHORSE SUBDIVISION FILING NO. 16 AS RECORDED UNDER RECEPTION NO. 2018026303, IN THE RECORDS OF THE CLERK AND RECORDER OF SAID DOUGLAS COUNTY;  
 THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 16 THE FOLLOWING 32 COURSES:

1. DEPARTING SAID NORTH LINE, SOUTH 55°05'36" WEST, A DISTANCE OF 242.56 FEET;
2. SOUTH 39°38'41" WEST, A DISTANCE OF 517.62 FEET;
3. SOUTH 70°19'00" WEST, A DISTANCE OF 327.03 FEET;
4. SOUTH 52°08'36" WEST, A DISTANCE OF 184.39 FEET;
5. SOUTH 14°01'47" EAST, A DISTANCE OF 456.52 FEET;
6. SOUTH 07°50'00" WEST, A DISTANCE OF 278.32 FEET;
7. SOUTH 74°20'28" EAST, A DISTANCE OF 266.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 74°20'28" EAST;
8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°35'39", AN ARC LENGTH OF 184.89 FEET;
9. TANGENT TO SAID CURVE, NORTH 64°15'11" EAST, A DISTANCE OF 53.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;
10. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. NON-TANGENT TO SAID CURVE, NORTH 64°15'11" EAST, A DISTANCE OF 64.00 FEET;
12. SOUTH 25°44'49" EAST, A DISTANCE OF 53.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 282.00 FEET;
13. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°52'10", AN ARC LENGTH OF 43.65 FEET;
14. NON-TANGENT TO SAID CURVE, NORTH 64°50'48" EAST, A DISTANCE OF 65.01 FEET;
15. NORTH 58°18'20" EAST, A DISTANCE OF 63.99 FEET;
16. NORTH 50°53'38" EAST, A DISTANCE OF 63.99 FEET;
17. NORTH 43°28'57" EAST, A DISTANCE OF 63.99 FEET;
18. NORTH 36°04'16" EAST, A DISTANCE OF 63.99 FEET;
19. NORTH 26°44'49" EAST, A DISTANCE OF 69.01 FEET;
20. SOUTH 63°15'11" EAST, A DISTANCE OF 98.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
21. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
22. NON-TANGENT TO SAID CURVE, SOUTH 63°15'11" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°15'11" EAST;
23. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
24. TANGENT TO SAID CURVE, SOUTH 63°15'11" EAST, A DISTANCE OF 136.98 FEET;
25. SOUTH 26°44'49" WEST, A DISTANCE OF 331.39 FEET;
26. SOUTH 04°53'06" WEST, A DISTANCE OF 104.75 FEET;
27. SOUTH 09°38'55" EAST, A DISTANCE OF 80.49 FEET;
28. SOUTH 24°10'56" EAST, A DISTANCE OF 122.06 FEET;
29. SOUTH 53°14'58" EAST, A DISTANCE OF 186.56 FEET;
30. SOUTH 04°34'55" WEST, A DISTANCE OF 84.28 FEET;
31. SOUTH 03°31'48" EAST, A DISTANCE OF 152.16 FEET;
32. SOUTH 49°56'17" EAST, A DISTANCE OF 89.02 FEET;

THENCE DEPARTING SAID BOUNDARY, SOUTH 76°00'58" WEST, A DISTANCE OF 46.51 FEET;  
 THENCE SOUTH 10°23'35" EAST, A DISTANCE OF 319.82 FEET;  
 THENCE SOUTH 22°40'26" EAST, A DISTANCE OF 220.36 FEET;  
 THENCE SOUTH 30°49'53" EAST, A DISTANCE OF 76.74 FEET;  
 THENCE SOUTH 59°10'07" WEST, A DISTANCE OF 135.00 FEET;  
 THENCE SOUTH 30°49'53" EAST, A DISTANCE OF 15.00 FEET;  
 THENCE SOUTH 59°10'07" WEST, A DISTANCE OF 64.00 FEET;  
 THENCE NORTH 30°49'53" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;  
 THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;  
 THENCE TANGENT TO SAID CURVE, SOUTH 59°10'07" WEST, A DISTANCE OF 206.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;  
 THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;  
 THENCE TANGENT TO SAID CURVE, SOUTH 30°49'53" EAST, A DISTANCE OF 5.00 FEET;  
 THENCE SOUTH 59°10'07" WEST, A DISTANCE OF 64.00 FEET;  
 THENCE NORTH 30°49'53" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;  
 THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;  
 THENCE TANGENT TO SAID CURVE, SOUTH 59°10'07" WEST, A DISTANCE OF 235.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;  
 THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;  
 THENCE TANGENT TO SAID CURVE, SOUTH 30°49'53" EAST, A DISTANCE OF 6.37 FEET;  
 THENCE SOUTH 59°10'07" WEST, A DISTANCE OF 64.00 FEET;  
 THENCE NORTH 30°49'53" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;  
 THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°03'29", AN ARC LENGTH OF 24.89 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 368.00 FEET;  
 THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 131°8'31", AN ARC LENGTH OF 85.48 FEET;  
 THENCE NON-TANGENT TO SAID CURVE, NORTH 49°11'54" WEST, A DISTANCE OF 64.00 FEET ;  
 THENCE NORTH 30°49'53" WEST, A DISTANCE OF 128.32 FEET;  
 THENCE SOUTH 38°46'13" WEST, A DISTANCE OF 69.35 FEET;  
 THENCE NORTH 30°49'53" WEST, A DISTANCE OF 69.35 FEET;  
 THENCE SOUTH 38°47'08" WEST, A DISTANCE OF 749.74 FEET;  
 THENCE SOUTH 89°54'14" WEST, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;  
 THENCE ALONG SAID WEST LINE, NORTH 00°05'46" WEST, A DISTANCE OF 1,167.41 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 76.005 ACRES, (3,310,776 SQUARE FEET), MORE OR LESS.

**BENCHMARK**

CITY OF AURORA BENCHMARK NUMBER 5S6530SE002.  
 3" BRASS CAP STAMPED "ZB 096". LOCATED IN THE TOP OF AN INLET BOX AT THE EASTERLY MOST CORNER OF EAST FREMONT DRIVE AND EAST GLASGOW DRIVE.  
 ELEV.=5993.47' NAVD88



UNCC  
 CALL BEFORE  
 YOU DIG  
**811**  
 OR

**1-800-922-1987**

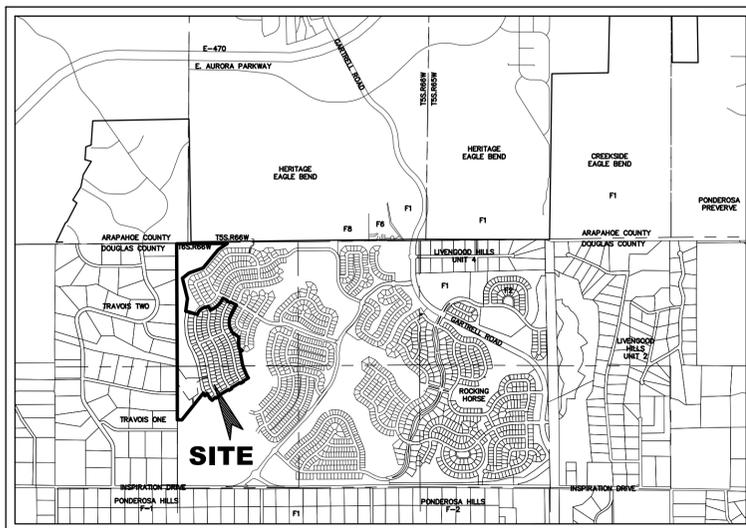
Utility Notification  
 Center of Colorado

# ROCKINGHORSE

## CONTEXTUAL SITE PLAN #12 WITH WAIVER

### PORTIONS OF THE WEST HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

1



**VICINITY MAP**  
 SCALE: 1" = 2000'

**DATA:**

LAND AREA WITHIN PROPERTY LINES	76.005 AC.
NUMBER OF UNITS PROPOSED (SINGLE FAMILY DETACHED RESIDENTIAL)	152
NUMBER OF BUILDINGS PROPOSED CONSTRUCTION TYPE (V-B) OCCUPANCY CLASS (R-3)	152
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	35 FT. (40 FT. FOR LARGE LOTS)
HARD SURFACE AREA	0 SF 0.0%
OPEN SPACE	220,612 SF 6.7%
LANDSCAPE AREA	203,603 SF 6.1%
PHASED NATIVE GRASS (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	E-470 RESIDENTIAL LOW DENSITY
PERMITTED MAXIMUM SIGN AREA	96 SQ. FT & 6' MAX HEIGHT/2 PER ENTRANCE
PROPOSED SIGN, TYPE AND SQ. FT.	NEIGHBORHOOD DISTRICT IDENTIFICATION
PARKING SPACES REQUIRED	2 PER UNIT + 2 GUEST SPACES
PARKING SPACES PROVIDED (GARAGE/DRIVE/ON-STREET)	2 PER UNIT + 2 GUEST SPACES MINIMUM
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
LOT AREA	28,517 AC.
TRACT AREA	37,618 AC.
PUBLIC R.O.W. AREA	9,870 AC.

\*\*NOTE: THE CSP #12 IS AN AGE RESTRICTED COMMUNITY.

**SHEET INDEX:**

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**WAIVER**

**STANDARD 146-913; TABLE 9.7**

ALL RESIDENTIAL STANDARD LOTS SHALL HAVE A MINIMUM REAR SETBACK OF 20'. LARGE LOTS SHALL HAVE A MINIMUM REAR SETBACK OF 25'

**WAIVER REQUEST:**

THIS WAIVER IS REQUESTING A REDUCTION TO THE MINIMUM REAR SETBACK FOR AGE-RESTRICTED RESIDENTIAL LOTS FROM 20' TO 15'. THIS WAIVER WOULD EXCLUDE THOSE LOTS IDENTIFIED AS LOTS 1 THROUGH 22 OF BLOCK 1 ON THE ACCOMPANYING FILING 18 PLAT. THOSE TWENTY TWO RESIDENTIAL UNITS WOULD CONTINUE TO FOLLOW THE SETBACKS REQUIRED AS PART OF THE RECORDED INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE CITY OF AURORA AND THE DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS, AS AMENDED.

**WAIVER JUSTIFICATION:**

- THE WAIVER IS JUSTIFIED IN THE FOLLOWING WAYS:
- ALLOWS FOR SMALLER LOT DEPTH PROVIDING LARGER, COMMUNAL OPEN SPACE TRACTS.
  - ALLOWS FOR GREATER VARIATION IN FRONT SETBACKS.
  - ALLOWS FOR GREATER ARCHITECTURAL DIVERSITY IN FRONT AND REAR ELEVATIONS.
  - ALLOWS FOR A WIDER VARIETY OF AVAILABLE HOME PLANS FOR EACH LOT.
  - AGE-RESTRICTED RESIDENTS PREFER SMALLER YARDS REQUIRING LESS MAINTENANCE OBLIGATIONS.
  - ADDITIONAL MITIGATION EFFORTS INCLUDE THE ADDITION OF TRAIL CONNECTIONS, SEATING AREAS, AND DOG PICK UP STATIONS IN KEY OPEN SPACE AREAS.

**OWNERS SIGNATURES**

ROCKINGHORSE CONTEXTUAL SITE PLAN #12

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF,

NASH INSPIRATION, LLC  
 A DELAWARE LIMITED LIABILITY COMPANY  
 BY: NEWLAND REAL ESTATE GROUP, LLC  
 A DELAWARE LIMITED LIABILITY COMPANY  
 ITS: AGENT/DEVELOPMENT MANAGER

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )SS

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_ BY \_\_\_\_\_

\_\_\_\_\_  
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
 (NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

**CITY OF AURORA APPROVALS**

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

(CITY CLERK)

**RECORDER'S CERTIFICATE**

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK M. THIS \_\_\_\_\_

DAY OF \_\_\_\_\_ 2019 A.D.

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

**AMENDMENTS**

1  
 ADDED WAIVER,  
 REMOVED FIRE  
 LANE EASEMENT

Sheet 8 of 26 is still showing the Fire Lane easement

REVISED

TITLE: COVER SHEET  
 DATE: NOVEMBER 1, 2019



Calibre Engineering, Inc.  
 9090 South Ridgeline Boulevard, Suite 105  
 Highlands Ranch, CO 80129 (303) 730-0434  
 www.calibre-engineering.com  
 Construction Management Civil Engineering Surveying

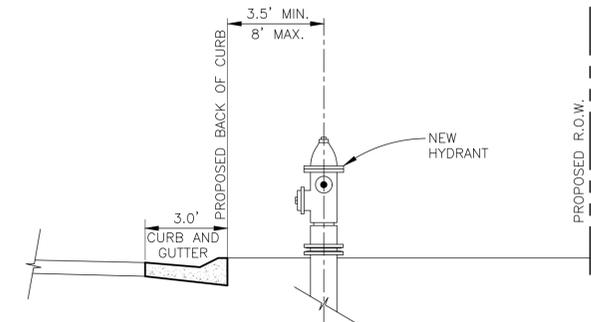
**SHEET 1 OF 26**

**REQUIRED SITE PLAN NOTES**

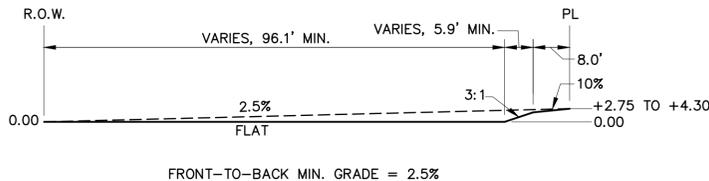
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHT-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBER SHALL COMPLY WITH SECTION 126-271 AND 126-278 OF THE AURORA CITY CODE.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUSH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 80,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 20 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS, IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF-SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
- AT THE TIME OF CSP SUBMITTAL THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT ROADWAYS FOR FIRE APPARATUS ACCESS (EX.: PUBLIC ROADWAY OR FIRE LANE EASEMENT) TO WITHIN 150 FEET OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS AS REQUIRED BY THE ADOPTED FIRE CODE. THE ADDITION OF ANY NEW FIRE APPARATUS ACCESS ROADWAY WILL REQUIRE THE EXTENSION OF A LOOPED WATER MAIN SYSTEM TO SUPPORT THE REQUIRED FIRE HYDRANTS ALONG THESE ROADWAYS. SIZING OF THE WATER MAIN EXTENSIONS MUST BE MADE BASED ON CITY OF AURORA-MANDATED FIRE FLOWS REQUIRED TO SUPPORT THE REQUIRED FIRE HYDRANTS FOR EACH PHASE OF CONSTRUCTION.

**REQUIRED SITE PLAN NOTES**

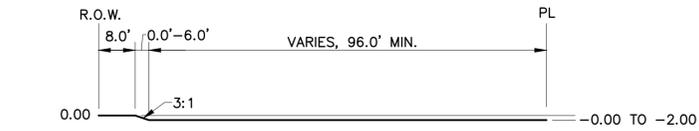
- DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS...(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSSES. (2015 IFC D104.3)
- "SIGNAGE AND STRIPING" PACKAGE SHALL BE INCLUDED FOR APPROVAL WITH THE CIVIL PLANS, AND SHALL INCLUDE FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS FOR ALL. PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
- NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/8 IN. (2015 IFC, 505.1)



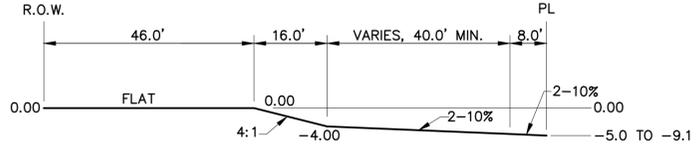
**TYPICAL FIRE HYDRANT : PLACEMENT**



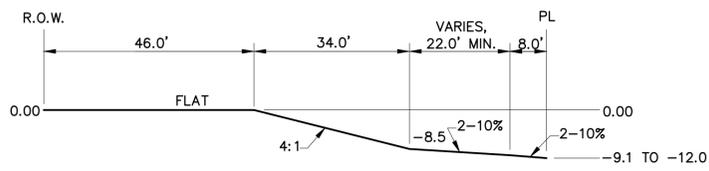
**"A" LOT-TEMPLATE**



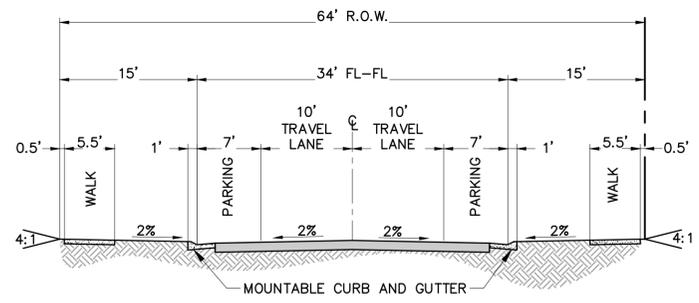
**"B" LOT-TEMPLATE**



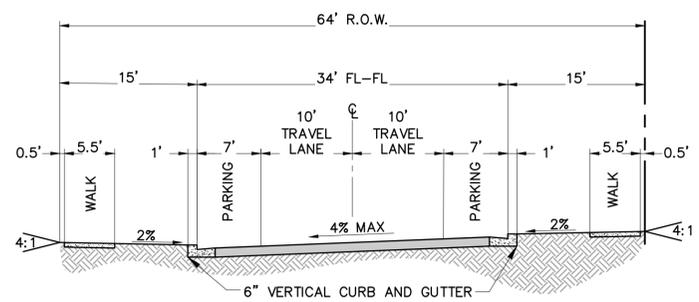
**"G" LOT-TEMPLATE**



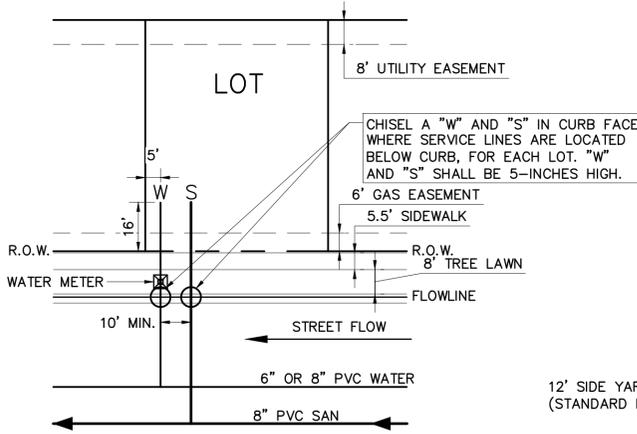
**"W" LOT-TEMPLATE**



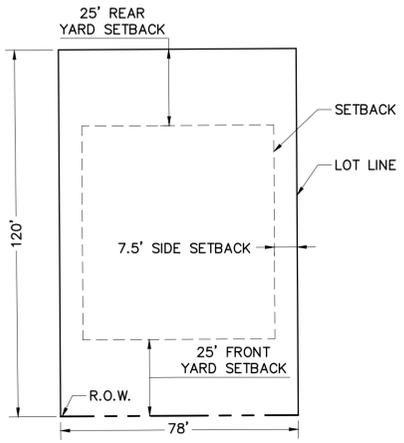
**LOCAL STREET TYPE I**



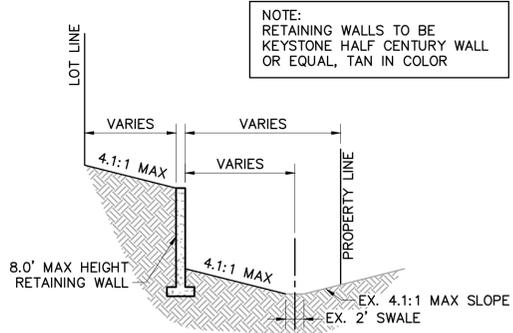
**MODIFIED LOCAL STREET TYPE I**



**TYPICAL LOT SERVICES**

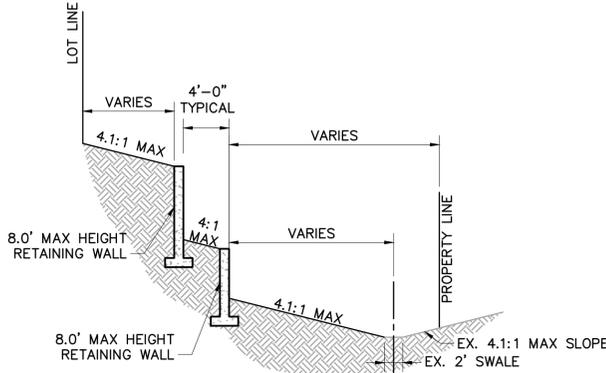


**TYPICAL LARGE LOT SETBACKS**



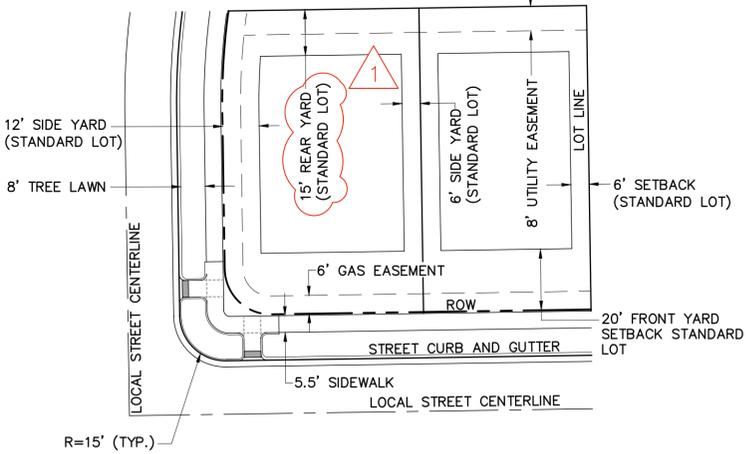
**SECTION A-A**

SCALE: 1"=10'



**SECTION B-B**

SCALE: 1"=10'



**TYPICAL LOTTING SETBACKS AND EASEMENTS**

SCALE: 1"=30'

TITLE: GENERAL NOTES  
DATE: NOVEMBER 1, 2019

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LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE*	SETBACKS			CLASSIFICATION
				FRONT	SIDE	REAR	
				FT	FT	FT	
1	1	9658	78.00	25	7.5	25	LARGE INTERIOR
2	1	9796	78.00	25	7.5	25	LARGE INTERIOR
3	1	9796	78.00	25	7.5	25	LARGE INTERIOR
4	1	9796	78.00	25	7.5	25	LARGE INTERIOR
5	1	9796	78.00	25	7.5	25	LARGE INTERIOR
6	1	9796	78.00	25	7.5	25	LARGE INTERIOR
7	1	9796	78.00	25	7.5	25	LARGE INTERIOR
8	1	9796	78.00	25	7.5	25	LARGE INTERIOR
9	1	9796	78.00	25	7.5	25	LARGE INTERIOR
10	1	9649	78.00	25	7.5	25	LARGE INTERIOR
11	1	10052	86.75	25	7.5	25	LARGE INTERIOR
12	1	10060	88.09	25	7.5	25	LARGE INTERIOR
13	1	9854	84.91	25	7.5	25	LARGE INTERIOR
14	1	9360	78.00	25	7.5	25	LARGE INTERIOR
15	1	9360	78.00	25	7.5	25	LARGE INTERIOR
16	1	9360	78.00	25	7.5	25	LARGE INTERIOR
17	1	9360	78.00	25	7.5	25	LARGE INTERIOR
18	1	9516	78.00	25	7.5	25	LARGE INTERIOR
19	1	10095	79.19	25	7.5	25	LARGE INTERIOR
20	1	10257	79.43	25	7.5	25	LARGE INTERIOR
21	1	9933	78.95	25	7.5	25	LARGE INTERIOR
22	1	11132	86.86	25	7.5	25	LARGE CORNER
1	2	13536	150.29	20	6	15	STANDARD INTERIOR
2	2	7287	66.25	20	6	15	STANDARD INTERIOR
3	2	7245	67.65	20	6	15	STANDARD INTERIOR
4	2	7189	67.65	20	6	15	STANDARD INTERIOR
5	2	7189	67.65	20	6	15	STANDARD INTERIOR
6	2	7189	67.65	20	6	15	STANDARD INTERIOR
7	2	7189	67.65	20	6	15	STANDARD INTERIOR
8	2	7189	67.65	20	6	15	STANDARD INTERIOR
9	2	8062	75.75	20	6	15	STANDARD CORNER
10	2	7783	61.03	20	6	15	STANDARD CORNER
11	2	7086	55.02	20	6	15	STANDARD INTERIOR
12	2	7019	55.02	20	6	15	STANDARD INTERIOR
13	2	6951	55.02	20	6	15	STANDARD INTERIOR
14	2	6882	55.02	20	6	15	STANDARD INTERIOR
15	2	6811	55.02	20	6	15	STANDARD INTERIOR
16	2	6669	55.02	20	6	15	STANDARD INTERIOR
17	2	6474	55.02	20	6	15	STANDARD INTERIOR
18	2	6995	65.51	20	6	15	STANDARD INTERIOR
19	2	8311	89.21	20	6	15	STANDARD INTERIOR
20	2	9864	85.10	20	6	15	STANDARD CORNER
1	3	10360	93.33	20	6	15	STANDARD CORNER
2	3	9671	78.00	20	6	15	STANDARD INTERIOR
3	3	9909	78.00	20	6	15	STANDARD INTERIOR
4	3	9917	78.00	20	6	15	STANDARD INTERIOR
5	3	9777	78.00	20	6	15	STANDARD INTERIOR
6	3	9437	78.00	20	6	15	STANDARD INTERIOR
7	3	9438	78.00	20	6	15	STANDARD INTERIOR
8	3	9438	78.00	20	6	15	STANDARD INTERIOR
9	3	9438	78.00	20	6	15	STANDARD INTERIOR
10	3	9438	78.00	20	6	15	STANDARD INTERIOR
11	3	9361	78.51	20	6	15	STANDARD INTERIOR
12	3	10727	91.64	20	6	15	STANDARD INTERIOR
13	3	11042	85.60	20	6	15	STANDARD INTERIOR
14	3	11246	81.00	20	6	15	STANDARD CORNER
15	3	10160	81.00	20	6	15	STANDARD CORNER
16	3	9652	75.01	20	6	15	STANDARD INTERIOR
17	3	10427	75.04	20	6	15	STANDARD INTERIOR
18	3	9648	75.04	20	6	15	STANDARD INTERIOR
19	3	7348	62.01	20	6	15	STANDARD INTERIOR
20	3	7130	62.00	20	6	15	STANDARD INTERIOR
21	3	7363	64.02	20	6	15	STANDARD INTERIOR
22	3	7330	63.74	20	6	15	STANDARD INTERIOR
23	3	7330	63.74	20	6	15	STANDARD INTERIOR
24	3	7394	64.81	20	6	15	STANDARD INTERIOR
25	3	7669	69.20	20	6	15	STANDARD INTERIOR
26	3	7669	69.20	20	6	15	STANDARD INTERIOR
27	3	7669	69.20	20	6	15	STANDARD INTERIOR
28	3	7669	69.20	20	6	15	STANDARD INTERIOR
29	3	7582	66.73	20	6	15	STANDARD INTERIOR
30	3	8778	69.85	20	6	15	STANDARD CORNER
1	4	13968	89.48	20	6	15	STANDARD INTERIOR
2	4	7704	62.00	20	6	15	STANDARD INTERIOR
3	4	7377	67.78	20	6	15	STANDARD INTERIOR
4	4	7356	70.31	20	6	15	STANDARD INTERIOR
5	4	7356	70.31	20	6	15	STANDARD INTERIOR
6	4	7356	70.31	20	6	15	STANDARD INTERIOR
7	4	7356	70.31	20	6	15	STANDARD INTERIOR
8	4	8205	77.72	20	6	15	STANDARD CORNER
9	4	8020	62.14	20	6	15	STANDARD CORNER
10	4	7365	56.00	20	6	15	STANDARD INTERIOR

LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE*	SETBACKS			CLASSIFICATION
				FRONT	SIDE	REAR	
				FT	FT	FT	
11	4	7232	56.00	20	6	15	STANDARD INTERIOR
12	4	7092	56.00	20	6	15	STANDARD INTERIOR
13	4	6905	56.00	20	6	15	STANDARD INTERIOR
14	4	6267	56.00	20	6	15	STANDARD INTERIOR
15	4	6653	56.00	20	6	15	STANDARD INTERIOR
16	4	7553	56.00	20	6	15	STANDARD INTERIOR
17	4	8719	56.00	20	6	15	STANDARD INTERIOR
18	4	8636	56.00	20	6	15	STANDARD INTERIOR
19	4	7203	56.00	20	6	15	STANDARD INTERIOR
20	4	6573	56.00	20	6	15	STANDARD INTERIOR
21	4	7011	62.00	20	6	15	STANDARD CORNER
1	5	8849	78.89	20	6	15	STANDARD CORNER
2	5	8506	68.35	20	6	15	STANDARD INTERIOR
3	5	7892	62.93	20	6	15	STANDARD INTERIOR
4	5	7852	62.62	20	6	15	STANDARD INTERIOR
5	5	8189	65.30	20	6	15	STANDARD INTERIOR
6	5	8189	65.30	20	6	15	STANDARD INTERIOR
7	5	7958	65.30	20	6	15	STANDARD INTERIOR
8	5	7705	65.30	20	6	15	STANDARD INTERIOR
9	5	7705	65.30	20	6	15	STANDARD INTERIOR
10	5	7705	65.30	20	6	15	STANDARD INTERIOR
11	5	7705	65.30	20	6	15	STANDARD INTERIOR
12	5	7802	66.68	20	6	15	STANDARD INTERIOR
13	5	8549	78.79	20	6	15	STANDARD INTERIOR
14	5	8418	78.08	20	6	15	STANDARD INTERIOR
15	5	7303	63.50	20	6	15	STANDARD INTERIOR
16	5	7887	69.00	20	6	15	STANDARD CORNER
17	5	7333	61.00	20	6	15	STANDARD CORNER
18	5	7000	55.20	20	6	15	STANDARD INTERIOR
19	5	7268	55.29	20	6	15	STANDARD INTERIOR
20	5	7401	56.83	20	6	15	STANDARD INTERIOR
21	5	7181	56.83	20	6	15	STANDARD INTERIOR
22	5	6706	56.83	20	6	15	STANDARD INTERIOR
23	5	6706	56.83	20	6	15	STANDARD INTERIOR
24	5	6706	56.83	20	6	15	STANDARD INTERIOR
25	5	6706	56.83	20	6	15	STANDARD INTERIOR
26	5	6723	57.13	20	6	15	STANDARD INTERIOR
27	5	6840	60.46	20	6	15	STANDARD INTERIOR
28	5	6757	60.46	20	6	15	STANDARD INTERIOR
29	5	6757	60.46	20	6	15	STANDARD INTERIOR
30	5	6757	60.46	20	6	15	STANDARD INTERIOR
31	5	6757	60.46	20	6	15	STANDARD INTERIOR
32	5	6757	60.46	20	6	15	STANDARD INTERIOR
33	5	6784	60.46	20	6	15	STANDARD INTERIOR
34	5	8108	65.93	20	6	15	STANDARD CORNER
1	6	7487	68.50	20	6	15	STANDARD CORNER
2	6	6875	62.50	20	6	15	STANDARD INTERIOR
3	6	6875	62.50	20	6	15	STANDARD INTERIOR
4	6	7527	72.82	20	6	15	STANDARD INTERIOR
5	6	7606	74.12	20	6	15	STANDARD INTERIOR
6	6	6875	62.50	20	6	15	STANDARD INTERIOR
7	6	7527	72.83	20	6	15	STANDARD INTERIOR
8	6	7859	78.23	20	6	15	STANDARD INTERIOR
9	6	7859	78.23	20	6	15	STANDARD INTERIOR
10	6	7059	62.00	20	6	15	STANDARD INTERIOR
11	6	7112	62.00	20	6	15	STANDARD INTERIOR
12	6	7112	62.00	20	6	15	STANDARD INTERIOR
13	6	7112	62.00	20	6	15	STANDARD INTERIOR
14	6	7112	62.00	20	6	15	STANDARD INTERIOR
15	6	7112	62.00	20	6	15	STANDARD INTERIOR
16	6	7112	62.00	20	6	15	STANDARD INTERIOR
17	6	7187	62.00	20	6	15	STANDARD INTERIOR
18	6	7130	62.00	20	6	15	STANDARD INTERIOR
19	6	7130	62.00	20	6	15	STANDARD INTERIOR
20	6	7130	62.00	20	6	15	STANDARD INTERIOR
21	6	7130	62.00	20	6	15	STANDARD INTERIOR
22	6	7596	69.13	20	6	15	STANDARD INTERIOR
23	6	7959	75.07	20	6	15	STANDARD INTERIOR
24	6	7655	70.05	20	6	15	STANDARD INTERIOR
25	6	7130	62.00	20	6	15	STANDARD INTERIOR

\* FOR THIS CHART, FRONTAGE IS DEFINED AS THE LOT WIDTH AT THE FRONT BUILDING SETBACK LINE  
 \* FOR SIDEYARD SETBACKS ADJACENT TO STREETS, REFER TO ZONING CODE SECTION 146-913, TABLE 9.7

CSP No. 12 (FILING 18) FDP COMPLIANCE			
Filing	Standard, Large, Estate Lots SFD	Small Lots SFD (<55')	Overall Total
1	265	0	265
2	89	0	89
3	30	0	30
4	83	0	83
5	16	0	16
6	98	0	98
7	0	0	0
8	145	21	166
9	0	0	0
10	131	60	191
11	Accounted for in Filing 8 Count		
12	Accounted for in Filing 8 Count		
13	Accounted for in Filing 5 Count		
14	105	0	105
15	177	0	177
16	167	55	222
17	124	0	124
18	152	0	152
<b>Total Units Approved</b>	<b>1582</b>	<b>136</b>	<b>1718</b>
<b>Maximum Permitted Units (per FDP)(1)</b>		<b>300</b>	<b>2000</b>
<b>Remaining lots</b>		<b>164</b>	<b>282</b>

- NOTES:  
 1. PER THE E-470 LOW DENSITY RESIDENTIAL ZONING DESIGNATION A MAXIMUM OF 15% OF THE TOTAL COMMUNITY LOTS ARE PERMITTED TO BE SMALL LOTS PER CITY OF AURORA CODE.  
 2. THE MAXIMUM NUMBER OF STANDARD, LARGE, ESTATE LOTS PERMITTED SHALL BE THE MAXIMUM NUMBER OF PERMITTED UNITS LESS ANY APPROVED SMALL LOTS.

CSP #12 (FILING 18) FDP COMPLIANCE						
PLANNING AREA	USE (PER APPROVED ROCKINGHORSE FDP)	ACREAGE (PER APPROVED ROCKINGHORSE FDP)	MAX UNITS PERMITTED @ 3.0 DU/AC FOR SFD	UNITS APPROVED (PER CSP #10)	UNITS APPROVED (PER CSP #11)	UNITS PROPOSED (PER CSP #12)
1B	SFD-STAND/SMALL/DUPLEX (AA)	133.0	399	46	12	152

TITLE: LOT AREA TABLES  
 DATE: NOVEMBER 1, 2019

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TRAVOIS SUBDIVISION  
FILING NO. 1  
ZONED: RURAL RESIDENTIAL

TRAVOIS SUBDIVISION  
FILING NO. 2  
ZONED: RURAL RESIDENTIAL

SITE IMPROVEMENTS WILL OCCUR IN TWO MAJOR PHASES.

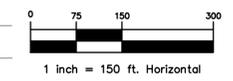
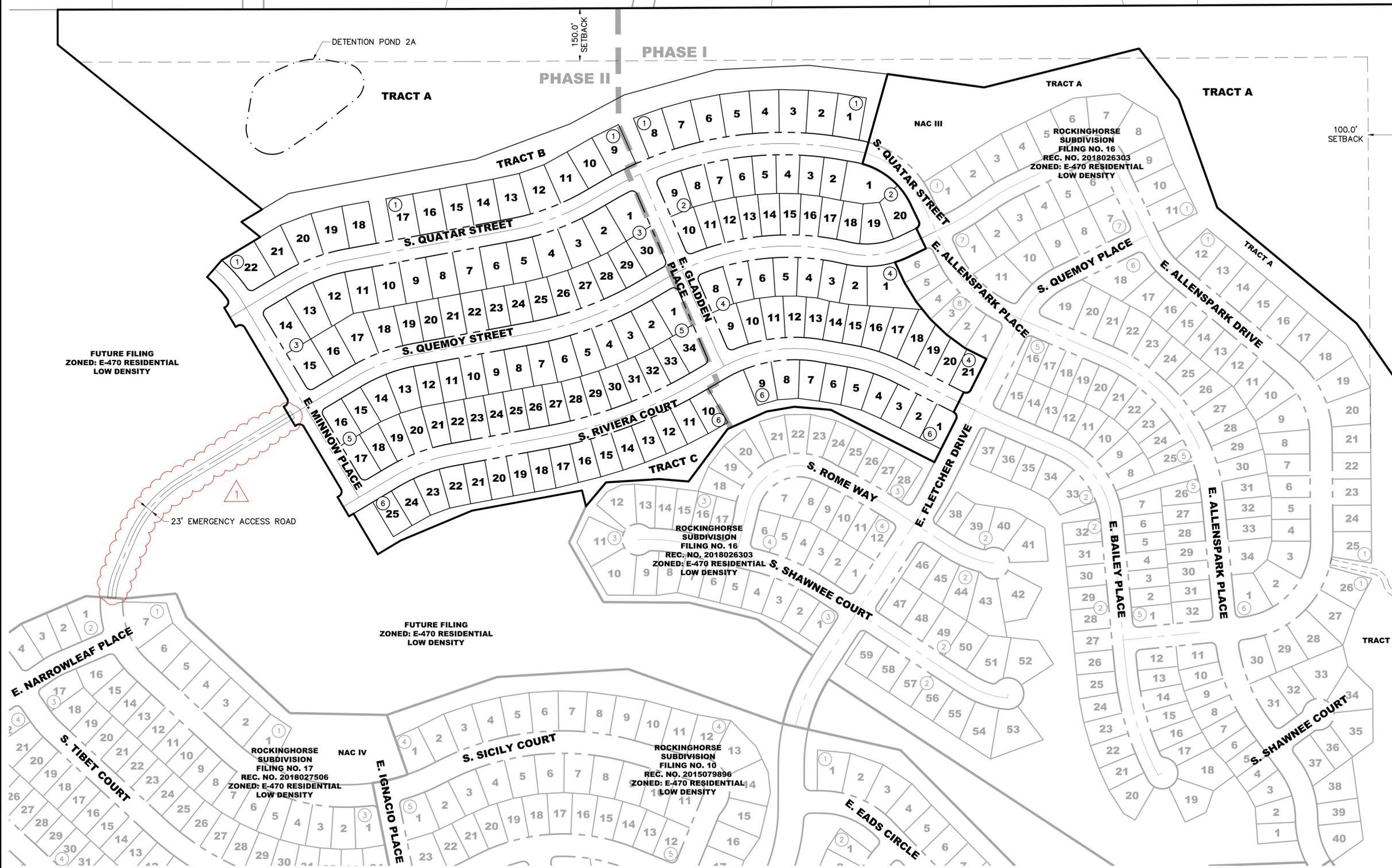
**PHASE I**

- ROADWAY AND UTILITY IMPROVEMENTS ASSOCIATED WITH:
  - E. GLADDEN PLACE
  - S. QUATAR STREET FROM ITS EXISTING TERMINUS AT FILING NO. 16 TO E. GLADDEN PLACE.
  - S. QUEMOY STREET FROM ITS EXISTING TERMINUS AT FILING NO. 16 TO E. GLADDEN PLACE.
  - S. RIVIERA COURT FROM ITS EXISTING TERMINUS AT FILING NO. 16 TO E. GLADDEN PLACE.
- LANDSCAPE IMPROVEMENTS ASSOCIATED WITH:
  - E. GLADDEN PLACE
  - S. QUATAR STREET FROM ITS EXISTING TERMINUS AT FILING NO. 16 TO E. GLADDEN PLACE.
  - S. QUEMOY STREET FROM ITS EXISTING TERMINUS AT FILING NO. 16 TO E. GLADDEN PLACE.
  - S. RIVIERA COURT FROM ITS EXISTING TERMINUS AT FILING NO. 16 TO E. GLADDEN PLACE.
- THE LANDSCAPING SHOWN ALONG THE NORTHERN AND WESTERN PROPERTY LINE MUST BE INSTALLED AS PART OF FILING 18'S LANDSCAPE REQUIREMENTS AND INSTALLED PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY. NOTE: CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED UNTIL ADJACENT TRACT A LANDSCAPING OF FILING NO. 16 (CSP #10) IS COMPLETELY INSTALLED.

**PHASE II**

- ROADWAY AND UTILITY IMPROVEMENTS ASSOCIATED WITH:
  - THE REMAINDER OF S. QUATAR STREET.
  - THE REMAINDER OF S. QUEMOY STREET.
  - THE REMAINDER OF S. RIVIERA COURT.
  - E. MINNOW PLACE.
- LANDSCAPE IMPROVEMENTS ASSOCIATED WITH:
  - THE REMAINDER OF S. QUATAR STREET.
  - THE REMAINDER OF S. QUEMOY STREET.
  - THE REMAINDER OF S. RIVIERA COURT.
  - E. MINNOW PLACE.
- DETENTION POND 2A
- EMERGENCY ACCESS ROAD CONNECTION TO ROCKINGHORSE FILING NO. 17 FROM S. SICILY COURT TO S. QUEMOY STREET.
- THE LANDSCAPING SHOWN ALONG THE WESTERN PROPERTY LINE MUST BE INSTALLED AS PART OF FILING 18'S LANDSCAPE REQUIREMENTS AND INSTALLED PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY.

HERITAGE EAGLE BEND SUBDIVISION  
FILING NO. 8  
ZONED: SINGLE FAMILY DEVELOPMENT



TITLE: OVERALL SITE PLAN  
DATE: NOVEMBER 1, 2019

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CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C14	22.52'	15.00'	86°00'27"
C16	40.75'	400.00'	5°50'12"

SEE SHEET 6

**TRAVOIS FILING NO. 1  
SUBDIVISION  
ZONED: RURAL  
RESIDENTIAL**

**WAR BONNET TRL.**

**LOTS 3 & 4 BLK 3**

**LOT 6 BLK 4**

N00°05'46"W 1167.41'

150.0' BUFFER

**TRACT A**  
1,416,797 SF  
32.525 AC

**DETENTION POND  
2A**

DRAINAGE  
EASEMENT

14' MAINTENANCE  
ACCESS

CONTINUATION OF 10' TRAIL  
SHALL BE CONSTRUCTED  
WITH FUTURE FILING 19.

10' PRIVATE  
TRAIL

**TRACT B**  
144,798 SF  
3.324 AC

**15**  
9,360 SF  
0.215 AC

**16**  
9,360 SF  
0.215 AC

**17**  
9,360 SF  
0.215 AC

**18**  
9,516 SF  
0.218 AC

**19**  
10,095 SF  
0.232 AC

**20**  
10,257 SF  
0.235 AC

**21**  
9,933 SF  
0.228 AC

**22**  
11,132 SF  
0.256 AC

$\Delta=13^{\circ}18'31''$   
 $R=368.00'$   
 $L=85.46'$

$\Delta=95^{\circ}03'29''$   
 $R=15.00'$   
 $L=24.89'$

**8**  
9,438 SF  
0.217 AC

**9**  
9,438 SF  
0.217 AC

**10**  
9,438 SF  
0.217 AC

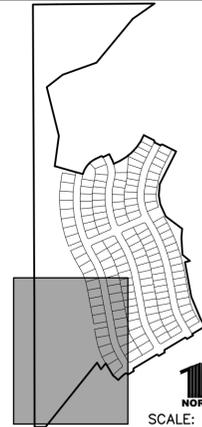
**11**  
9,361 SF  
0.215 AC

**12**  
10,727 SF  
0.246 AC

**S. QUATAR STREET  
LOCAL TYPE I**

SEE SHEET 8

**FUTURE FILING  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY**



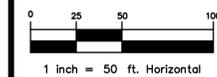
**NORTH**  
SCALE: 1"=300'

**LEGEND**

- ROW/PROPERTY LINE
- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- PR. HYDRANT
- EX. HYDRANT
- U.E. - UTILITY EASEMENT
- G.E. - GAS EASEMENT
- S.W.E. - SIDEWALK EASEMENT
- U.A.E. - UTILITY AND ACCESS EASEMENT
- 1 BLOCK NUMBER
- 1 LOT NUMBER
- ☆ PROPOSED STREET LIGHT
- ☆ EXISTING STREET LIGHT
- TEMPORARY BARRICADE

**KEYNOTES**

- 1 STOP SIGN
- 2 SPEED LIMIT SIGN
- 3 STREET NAME SIGN



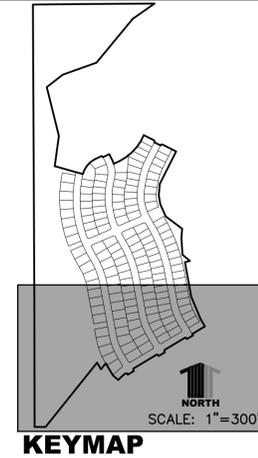
TITLE: SITE PLAN  
DATE: NOVEMBER 1, 2019

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SEE SHEET 6

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C14	22.52'	15.00'	86°00'27"
C15	23.56'	15.00'	90°00'00"
C16	40.75'	400.00'	5°50'12"
C17	23.56'	15.00'	90°00'00"
C18	23.56'	15.00'	90°00'00"
C19	23.56'	15.00'	90°00'00"

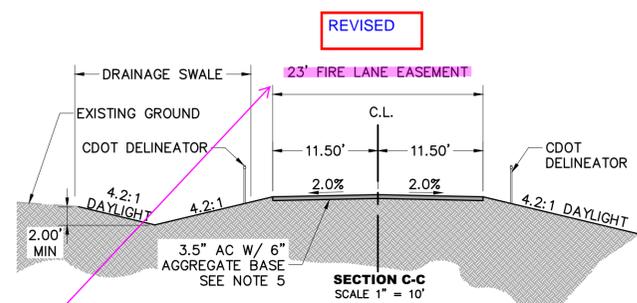
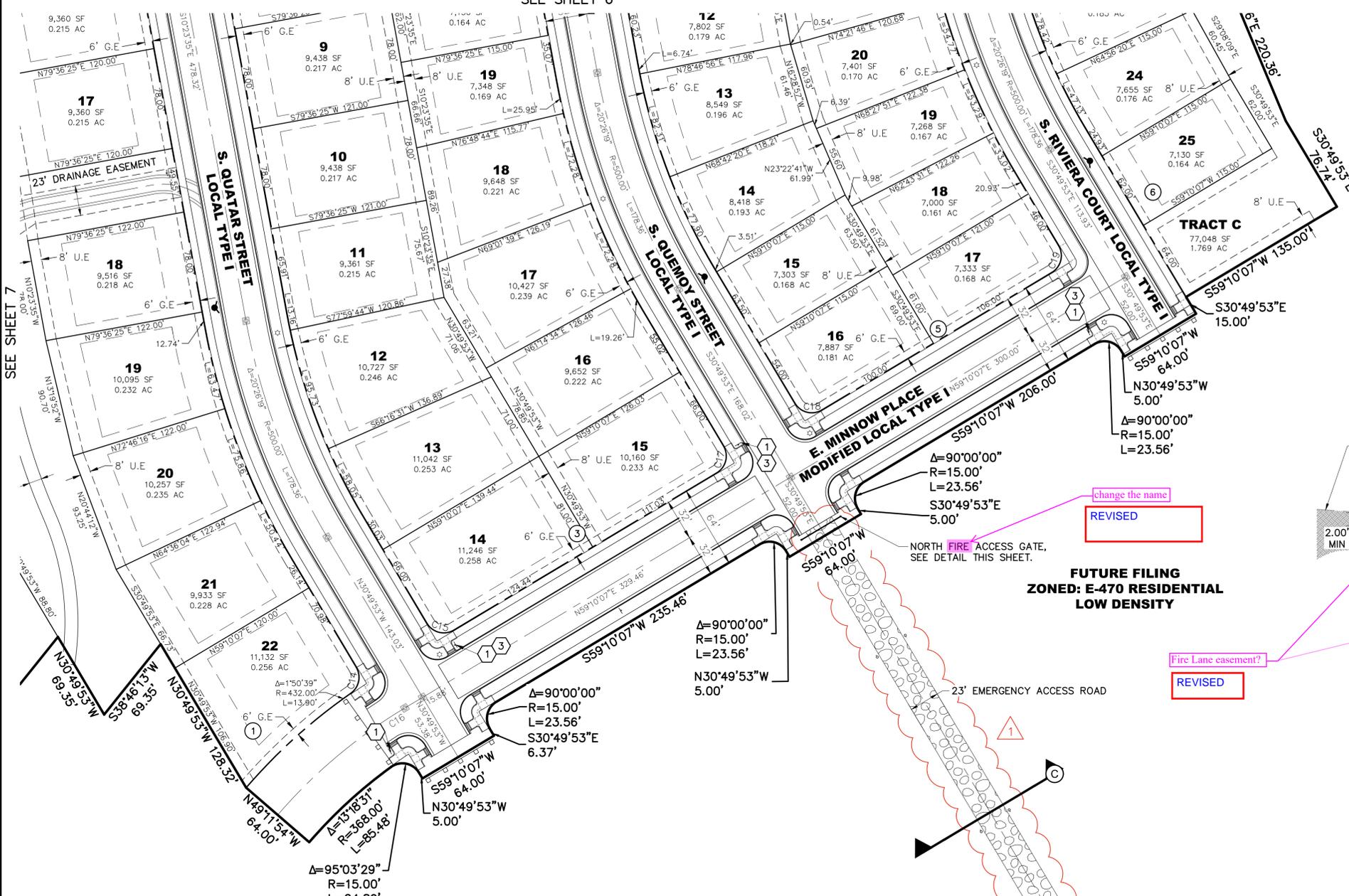


**LEGEND**

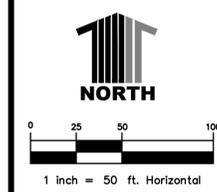
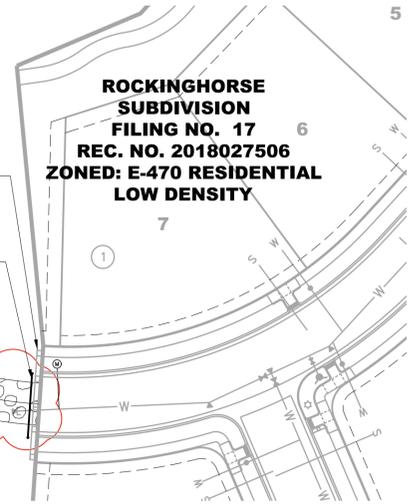
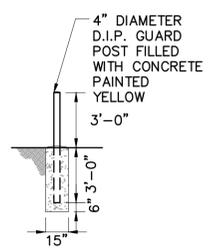
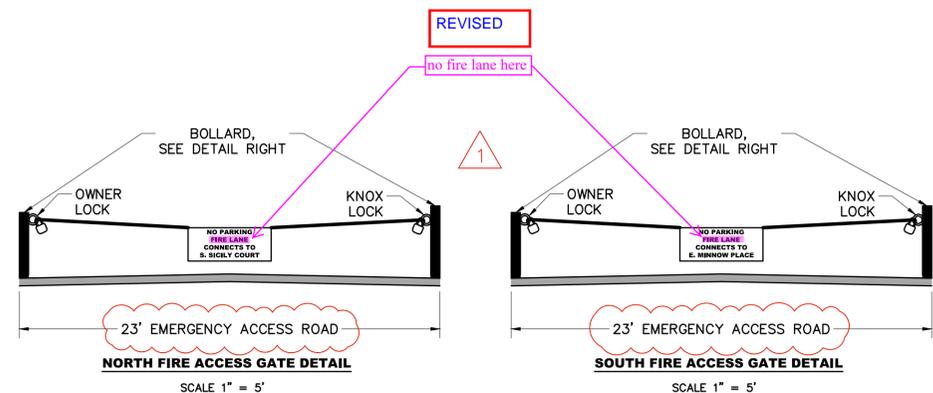
- ROW/PROPERTY LINE
- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- PR. HYDRANT
- EX. HYDRANT
- U.E. - UTILITY EASEMENT
- G.E. - GAS EASEMENT
- S.W.E. - SIDEWALK EASEMENT
- U.A.E. - UTILITY AND ACCESS EASEMENT
- 1 - BLOCK NUMBER
- 1 - LOT NUMBER
- ☆ - PROPOSED STREET LIGHT
- ☆ - EXISTING STREET LIGHT
- - TEMPORARY BARRICADE

**KEYNOTES**

- 1 - STOP SIGN
- 2 - SPEED LIMIT SIGN
- 3 - STREET NAME SIGN



- NOTES:**
- MINIMUM INSIDE TURNING RADIUS TO BE 29' AND 52' OUTSIDE RADIUS.
  - 23' FIRE LANE EASEMENT MUST BE CONSTRUCTED TO THE PUBLIC WORKS ROADWAY DESIGN AND SPECIFICATIONS MANUAL.
  - EDGE OF FIRE LANE TO BE DELINEATED WITH CDOT TYPE I (CRYSTAL) PLASTIC REFLECTIVE DELINEATORS PER CDOT DETAIL S-612.
  - DELINEATORS SHALL BE SPACED PER C-DOT DETAIL S-612 INTERVALS.
  - REFER TO PUBLIC WORKS ROADWAY DESIGN AND SPECIFICATIONS, TABLE 5.01.2.03.2 \*PRIVATE PAVEMENT DEFAULT SECTIONS, FIRE LANE\*.



TITLE: SITE PLAN  
DATE: NOVEMBER 1, 2019

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TRACT A

TRAVOIS SUBDIVISION  
FILING NO. 2  
ZONED: RURAL RESIDENTIAL

ROCKINGHORSE  
SUBDIVISION  
FILING NO. 16  
REC. NO. 2018026303  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

ROCKINGHORSE  
SUBDIVISION  
FILING NO. 16  
REC. NO. 2018026303  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

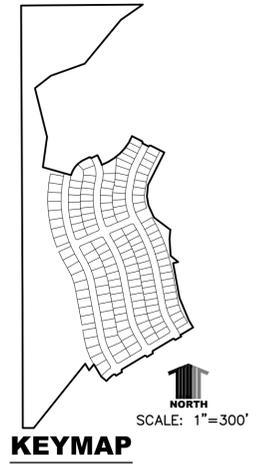
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SUBDIVISION  
FILING NO. 10  
REC. NO. 2015079896  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

TRAVOIS SUBDIVISION  
FILING NO. 1  
ZONED: RURAL RESIDENTIAL

FUTURE FILING  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

FUTURE FILING  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

ROCKINGHORSE  
SUBDIVISION  
FILING NO. 17  
REC. NO. 2018027506  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

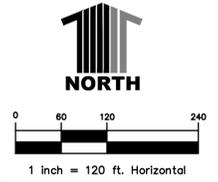


**LEGEND**

- ROW/PROPERTY LINE
- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EASEMENT
- PR. STORM SEWER
- PR. STORM INLET
- PR. WATERLINE
- EX. WATERLINE
- PR. SANITARY SEWER
- EX. SANITARY SEWER
- PR. FIRE HYDRANT
- EX. FIRE HYDRANT
- PR. WATER VALVE
- EX. WATER VALVE
- BLOCK NUMBER

**NOTES:**

1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.



TITLE: OVERALL UTILITY PLAN  
DATE: NOVEMBER 1, 2019

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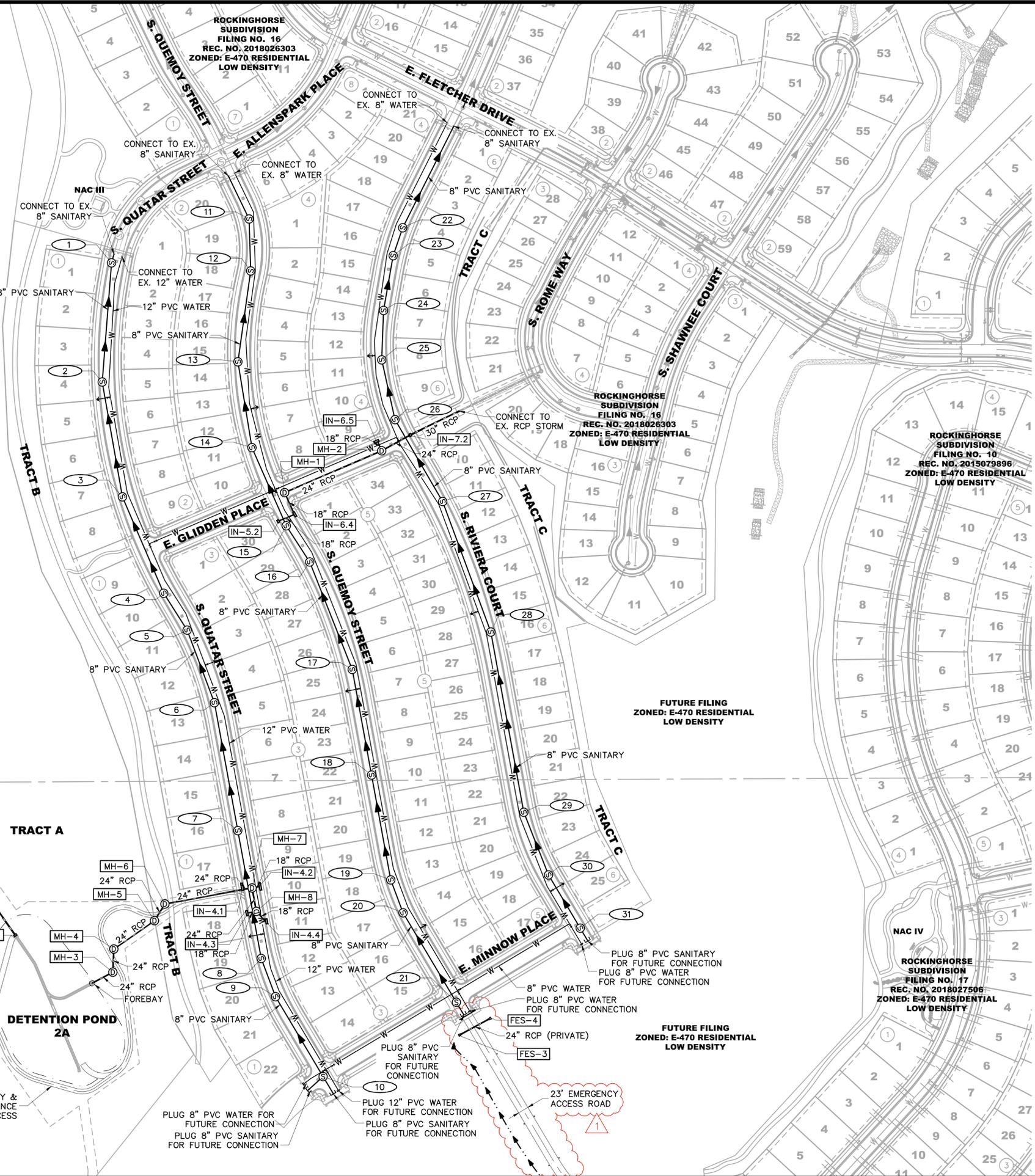
EXISTING DIRT  
CUL-DE-SAC

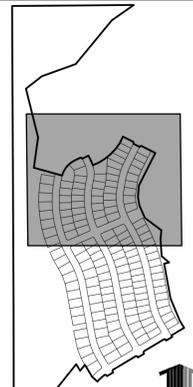
EXISTING DIRT  
CUL-DE-SAC

14' UTILITY &  
MAINTENANCE  
ACCESS

DETENTION POND  
2A

23' EMERGENCY  
ACCESS ROAD





NORTH  
SCALE: 1"=300'

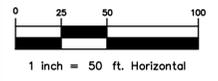
**KEYMAP**

**LEGEND**

ROW/PROPERTY LINE	---
PROPOSED PROPERTY BOUNDARY	—
EXISTING PROPERTY BOUNDARY	- - -
EASEMENT	- · - · -
PR. MAJOR CONTOUR	— 5300 —
PR. MINOR CONTOUR	— 5300 —
EX. MAJOR CONTOUR	- - - 5300 - - -
EX. MINOR CONTOUR	- · - · - 5300 - · - · -
PR. STORM SEWER	— S —
PR. STORM INLET	⊕
PR. WATERLINE	— W —
EX. WATERLINE	- - - W - - -
PR. SANITARY SEWER	— S —
EX. SANITARY SEWER	- - - S - - -
PR. SWALE	— S —
PR. FIRE HYDRANT	⊕
EX. FIRE HYDRANT	⊕
PR. WATER VALVE	⊕
EX. WATER VALVE	⊕
PR. WATER SERVICE	— W —
PR. SAN SERVICE	— S —
EX. WATER SERVICE	- - - W - - -
EX. SAN SERVICE	- - - S - - -
BLOCK NUMBER	①

**NOTES:**

1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SECTIONS A & B ON SHEET 2. SEE SECTION C ON SHEET 8.



TITLE: GRADING AND UTILITIES PLAN  
DATE: NOVEMBER 1, 2019



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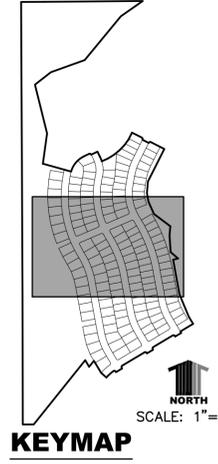
SEE SHEET 11



SEE SHEET 10

SEE SHEET 12

SEE SHEET 13



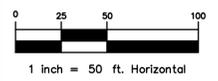
**ROCKINGHORSE  
SUBDIVISION  
FILING NO. 16  
REC. NO.  
2018026303  
ZONED: E-470  
RESIDENTIAL  
LOW DENSITY**

**LEGEND**

- ROW/PROPERTY LINE
- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EASEMENT
- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PR. STORM SEWER
- PR. STORM INLET
- PR. WATERLINE
- EX. WATERLINE
- PR. SANITARY SEWER
- EX. SANITARY SEWER
- PR. SWALE
- PR. FIRE HYDRANT
- EX. FIRE HYDRANT
- PR. WATER VALVE
- EX. WATER VALVE
- PR. WATER SERVICE
- PR. SAN SERVICE
- EX. WATER SERVICE
- EX. SAN SERVICE
- BLOCK NUMBER

**NOTES:**

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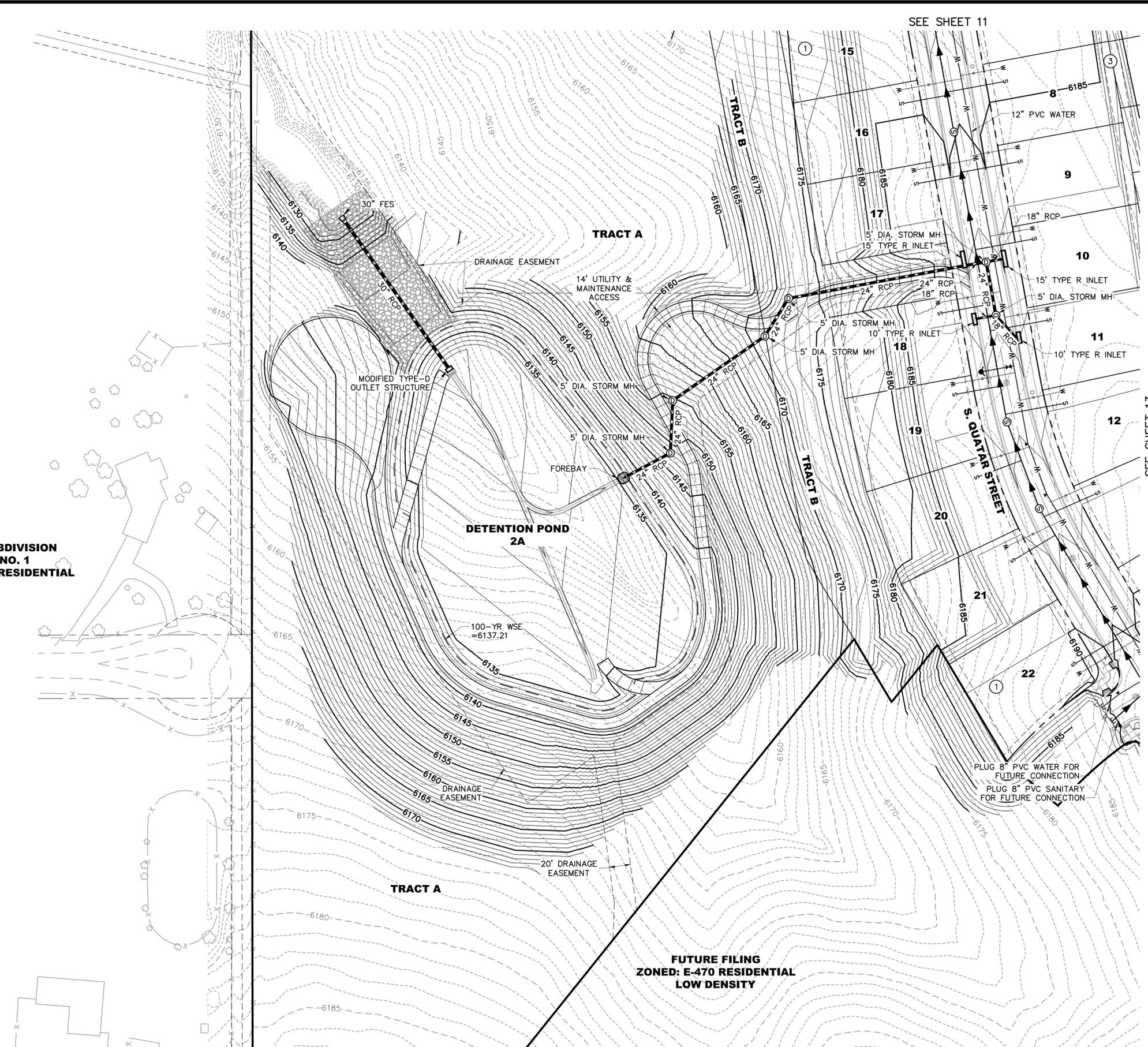


TITLE: GRADING AND UTILITIES PLAN  
DATE: NOVEMBER 1, 2019

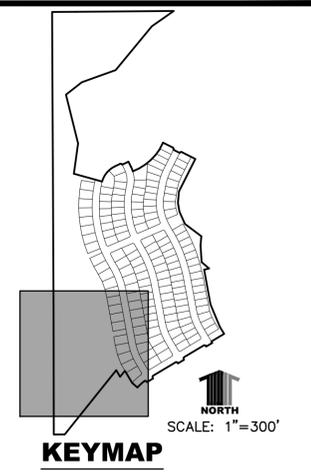
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**TRAVOIS SUBDIVISION  
FILING NO. 1  
ZONED: RURAL RESIDENTIAL**



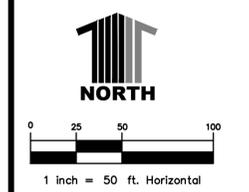
**FUTURE FILING  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY**



**LEGEND**

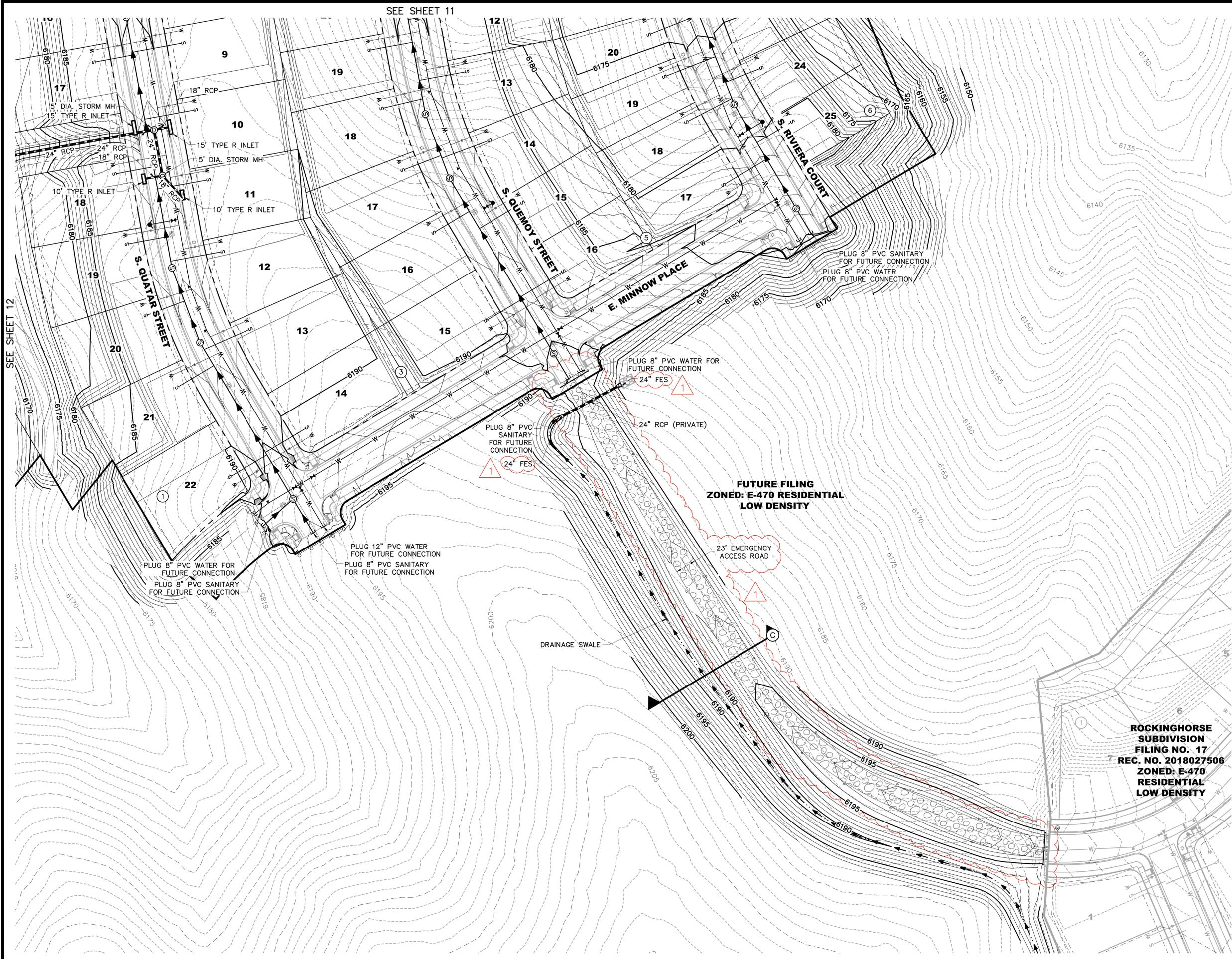
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PROPOSED PROPERTY BOUNDARY	---
EXISTING PROPERTY BOUNDARY	---
EASEMENT	---
PR. MAJOR CONTOUR	5300
PR. MINOR CONTOUR	---
EX. MAJOR CONTOUR	5300
EX. MINOR CONTOUR	---
PR. STORM SEWER	---(D)---
PR. STORM INLET	⊠
PR. WATERLINE	---W---
EX. WATERLINE	---W---
PR. SANITARY SEWER	---(S)---
EX. SANITARY SEWER	---(S)---
PR. SWALE	--->---
PR. FIRE HYDRANT	⦿
EX. FIRE HYDRANT	⦿
PR. WATER VALVE	⊕
EX. WATER VALVE	⊕
PR. WATER SERVICE	---W---
PR. SAN SERVICE	---S---
EX. WATER SERVICE	---W---
EX. SAN SERVICE	---S---
BLOCK NUMBER	①

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  4. SEE SECTIONS A & B ON SHEET 2. SEE SECTION C ON SHEET 8.



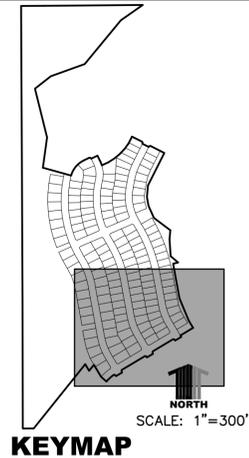
TITLE: GRADING AND UTILITIES PLAN  
DATE: NOVEMBER 1, 2019

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SEE SHEET 11

SEE SHEET 12



**KEYMAP**

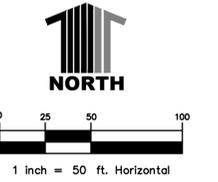
**LEGEND**

ROW/PROPERTY LINE	---
PROPOSED PROPERTY BOUNDARY	---
EXISTING PROPERTY BOUNDARY	---
EASEMENT	---
PR. MAJOR CONTOUR	5300
PR. MINOR CONTOUR	---
EX. MAJOR CONTOUR	5300
EX. MINOR CONTOUR	---
PR. STORM SEWER	---(S)---
PR. STORM INLET	⊠
PR. WATERLINE	---(W)---
EX. WATERLINE	---(W)---
PR. SANITARY SEWER	---(S)---
EX. SANITARY SEWER	---(S)---
PR. SWALE	---
PR. FIRE HYDRANT	⊠
EX. FIRE HYDRANT	⊠
PR. WATER VALVE	⊠
EX. WATER VALVE	⊠
PR. WATER SERVICE	---
PR. SAN SERVICE	---
EX. WATER SERVICE	---
EX. SAN SERVICE	---
BLOCK NUMBER	①

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**ROCKINGHORSE  
SUBDIVISION  
FILING NO. 17  
REC. NO. 2018027506  
ZONED: E-470  
RESIDENTIAL  
LOW DENSITY**



TITLE: GRADING AND UTILITIES PLAN  
DATE: NOVEMBER 1, 2019



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Construction Management Civil Engineering Surveying

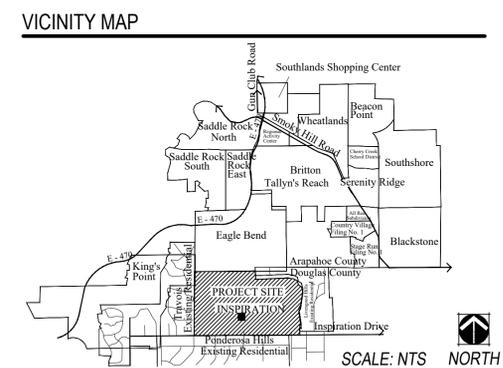
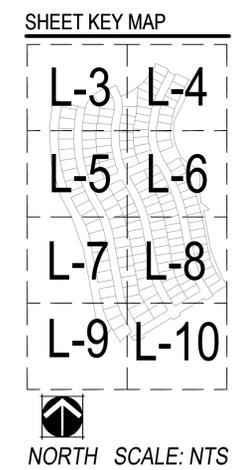
**ROCKINGHORSE**  
**CONTEXTUAL SITE PLAN No. 12**  
 ADDRESS: AURORA, COLORADO  
 PREPARED FOR: ROCKINGHORSE METRO DISTRICT  
 OWNER: NASH INSPIRATION, LLC  
 OWNER ADDRESS: 9033 E. EASTER PLACE, STE 110  
 CENTENNIAL, CO 80112  
 OWNER PHONE: 303-947-0744  
 CONTACT: SANDI THOMAS

LANDSCAPE ARCHITECT  
  
**NORRIS DESIGN**  
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 1101 Bannock Street  
 Denver, Colorado 80204  
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 F 303.892.1186  
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ENGINEER  
  
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 9090 South Ridgeline Boulevard, Suite 105  
 Highlands Ranch, CO 80129 (303) 730-0434  
 www.calibre-engineering.com  
 Construction Management | Civil Engineering | Surveying

**SHEET INDEX**

L-1	LANDSCAPE COVER SHEET
L-2	LANDSCAPE NOTES AND SCHEDULE
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	LANDSCAPE PLAN
L-7	LANDSCAPE PLAN
L-8	LANDSCAPE PLAN
L-9	LANDSCAPE PLAN
MFP	LANDSCAPE PLAN
LD-1	MASTER FENCE PLAN
LD-2	LANDSCAPE DETAILS
HZM	HYDROZONE MAP



**OPEN SPACE TRACT LANDSCAPE TABLE**

Area (Tract)	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Ornamental Grasses Provided	Shrub Equivalent of Grasses Provided
B	Open Space (1 Tree and 10 Shrubs per 3,750 SF)	144,246 SF	39	72	385	46	27	9
C	Open Space (1 Tree and 10 Shrubs per 3,750 SF)	76,366 SF	21	21	204	204	0	0
<b>Totals:</b>		220,612 SF	60	93	589	250	27	9

**NOTES:**  
 1.) All Trees will be a minimum of 2.5" Caliper or 6" for Evergreens and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

**DRAINAGE POND LANDSCAPE TABLE**

Tract	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
A	Drainage Pond Landscape (1 Tree and 10 Shrubs per 4000 sf)	164,188 SF	45	38	410	377
<b>Totals:</b>		164,188 SF	45	38	410	377

**NOTES:**  
 1.) All Trees will be a minimum of 2.5" Caliper or 6" for Evergreens and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

**NON-STREET FRONTAGE BUFFER**

Site Perimeter	Site Perimeter Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
West	Site Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	1,847 LF	47	94	462	0
<b>Totals:</b>		220,612 SF	47	94	462	0

**NOTES:**  
 1.) All Trees will be a minimum of 2.5" Caliper or 6" for Evergreens and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.  
 2.) 47 Trees replaced 462 Shrubs along the West Site Perimeter.  
 3.) Enhanced Standard for Site Perimeter Buffer due to FDP and IGA requirements.

**STANDARD RIGHTS-OF-WAY STREET TREE TABLE**

Street Tree Description	Length	Trees Required	Trees Provided
S. Quatar Street (1 Tree / 40 LF)	3,541 FT	89	89
S. Quemoey Street (1 Tree / 40 LF)	3,348 FT	84	84
E. Bailey Place (1 Tree / 40 LF)	3,514 FT	88	88
Street A (1 Tree / 40 LF)	632 FT	16	16
Street B (1 Tree / 40 LF)	689 FT	18	18
<b>Totals:</b>		295	295

**NOTES:**  
 1.) Distances measured between tangent points, Intersecting Drives are Excluded.

**WATER USE TABLE**

Area (Tract)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area/ Pavement	Total Area (SF)
B	2,882 SF	0 SF	120,358 SF	21,006 SF	144,246 SF
C	17,132 SF	0 SF	55,218 SF	4,016 SF	76,366 SF
ROW	0 SF	2,080 SF	0 SF	427,872 SF	429,952 SF
<b>Totals:</b>	20,014 SF	2,080 SF	175,576 SF	452,894 SF	650,564 SF
<b>Non-Water Conserving %:</b>	1%				



SHEET TITLE:  
**LANDSCAPE COVER SHEET**  
 SHEET NUMBER:  
**L-1**

NOT FOR CONSTRUCTION

DATE: NOVEMBER 1, 2019

  
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 Denver, Colorado 80204  
 P 303.892.1166  
 F 303.892.1186  
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CHECKED BY: SM  
DRAWN BY: TD/DR

LANDSCAPE PLANT LIST

QTY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
(UNLESS OTHERWISE NOTED)				
<b>DECIDUOUS CANOPY TREES</b>				
4	BOA	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B
2	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFSRED'	2 1/2" CAL. B&B
<b>EVERGREEN TREES</b>				
90	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. B&B
56	PIN	PINON PINE	PINUS EDULIS	6' HT. B&B
84	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. B&B
<b>DECIDUOUS SHRUBS- 2'-5' SPREAD</b>				
09	LPS	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	#5 CONT.
164	APL	APACHE PLUME	FALLUGIA PARADOXA	#5 CONT.
147	RAB	RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS	#5 CONT.
<b>DECIDUOUS SHRUBS- 5'-7' SPREAD</b>				
08	DKO	DWARF KOREAN LILAC	SYRINGA MEYERI 'ROYALTY'	#5 CONT.
11	SMS	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	#5 CONT.
<b>DECIDUOUS SHRUBS- 7'-9' SPREAD</b>				
05	CPP	CISTENA PLUM	PRUNUS X CISTENA	#5 CONT.
05	RTD	RED TWIG DOGWOOD	CORNUS STOLONIFERA 'BAILEY'	#5 CONT.
<b>EVERGREEN SHRUBS</b>				
05	DSC	DWARF SCOTCH PINE	PINUS SYLVESTRIS 'GLAUCA NANA'	#5 CONT.
03	HUG	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	#5 CONT.
129	YBE	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.
141	YFI	ADAM'S NEEDLE YUCCA FILAMENTOSA	YUCCA FILAMENTOSA	#5 CONT.
<b>ORNAMENTAL GRASS</b>				
27	KFG	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA	#1 CONT.

IRRIGATED MANICURED TURF TYPE TALL FESCUE SOD

\*TEXAS HYBRID\* BLUEGRASS SOD. CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.



NATIVE SEED MIX "A"

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA 'BUTTE'	20%	6.0 LBS.
WESTERN WHEATGRASS	AGROPYRON SMITHII 'ARRIBA'	24%	7.0 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS 'HACHITA'	13%	4.0 LBS.
BUFFALOGRASS	DACTYLOIDES 'SHARPS IMPROVED'	13%	4.0 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS 'NATIVE'	3%	1.0 LBS.
JUNE GRASS	KOELERIA CRISTATA	3%	1.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	7%	2.0 LBS.
GREEN NEEDLEGRASS	STIPA VIRIDULA 'LORDORN'	17%	5.0 LBS.
TOTAL		100%	30.0 LBS.



CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. VEHICULAR DRIVES, PARKING LOTS AND PLAZAS ARE NOT INCLUDED ON THIS PLAN.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" BLUE RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 6-12" BLUE RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. COBBLE, AND RIVER ROCK IS AVAILABLE AT PIONEER SAND WWW.PIONEERSAND.COM OR APPROVED EQUAL. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

FRONT YARD LANDSCAPE TYPICAL

- TYPICAL LANDSCAPE FOR A STANDARD LOT:
- TURF: 30% MINIMUM AND 40% MAXIMUM
  - TREES: 1 2.5" CALIPER SHADE TREE AND EITHER 1 2" CALIPER ORNAMENTAL TREE OR 1 6' EVERGREEN TREE
  - SHRUBS: MINIMUM OF 16 - 5 GALLON CONTAINER SHRUBS

NOTES:

- ALL FRONT YARD LANDSCAPES SHALL MEET THE MINIMUM PLANT MATERIAL REQUIREMENTS SET BY CITY OF AURORA CODE IN SECTION 146-1450 AND LAID OUT IN TABLE 14.3A-14.3B IN THE LANDSCAPE ORDINANCE.

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- THE BUILDER IS RESPONSIBLE FOR ALL FRONT YARD 'ON LOT' LANDSCAPING FOR EACH PARCEL. THE LLC IS NOT RESPONSIBLE FOR ANY FRONT YARD 'ON LOT' LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA CSP APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.



Know what's below.  
Call before you dig.

SHEET TITLE:  
**LANDSCAPE  
NOTES & SCHEDULE**

SHEET NUMBER:

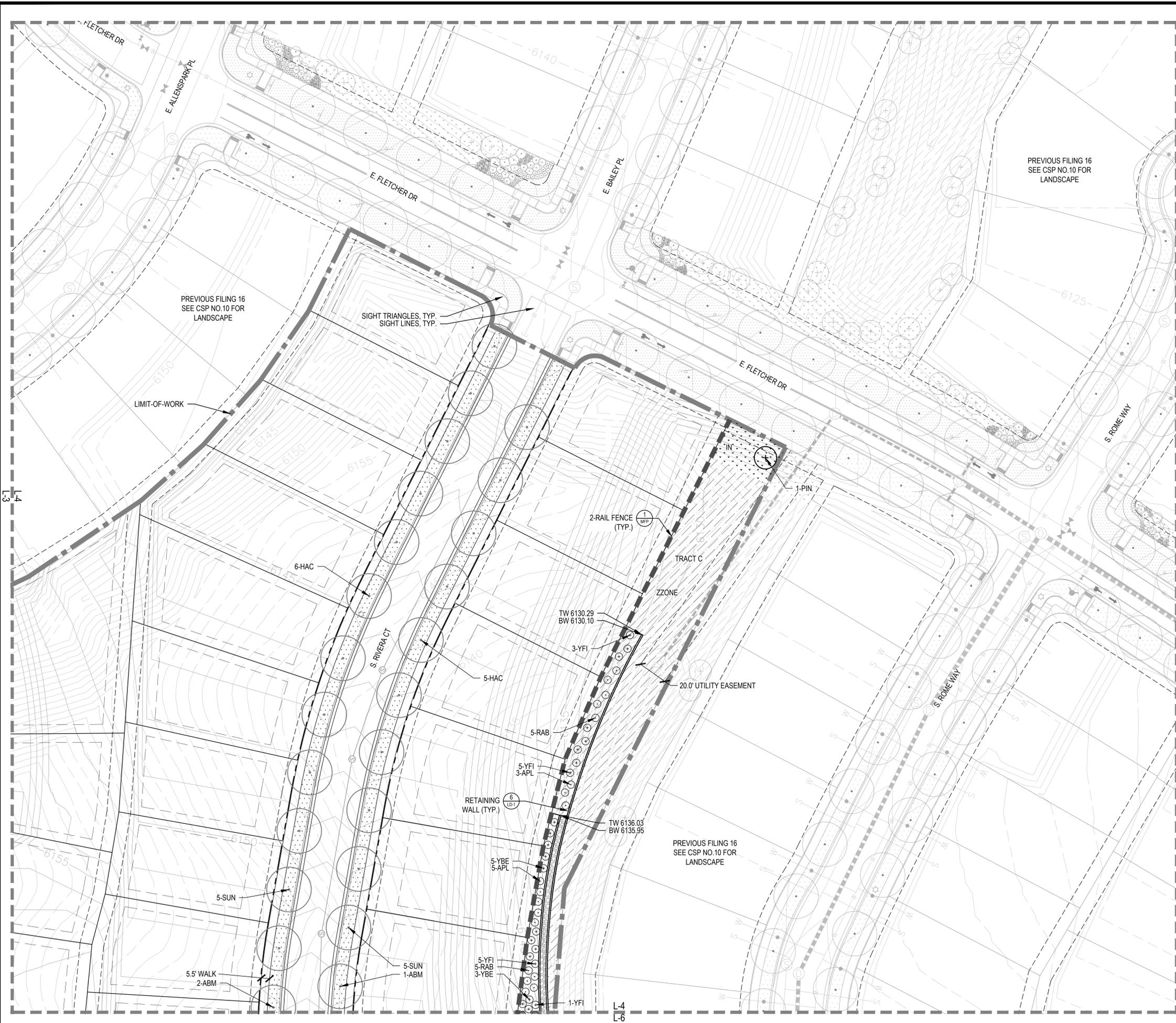
**L-2**

NOT FOR  
CONSTRUCTION

DATE: NOVEMBER 1, 2019





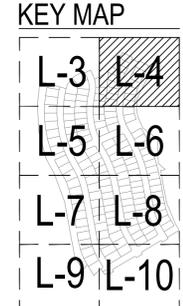
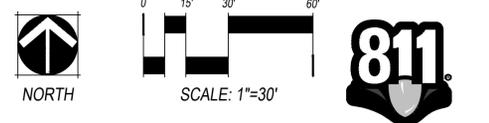


### LEGEND

	STEEL EDGER (LD-1, #4)
	2 RAIL FENCE (MFP, #1)
	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE
	MANICURED TURF
	HOME BUILDER TREE LAWN TURF
	100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
	NON-IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
	CRUSHER FINES
	Z-ZONE NATIVE GRASS SEED MIX "A" DRILLED SEED
	DECIDUOUS CANOPY TREE (LD-1, #1)
	HOME BUILDER DECIDUOUS CANOPY TREE (LD-1, #1)
	ORNAMENTAL TREES (LD-1, #1)
	LARGE EVERGREEN TREES (LD-1, #1)
	DECIDUOUS SHRUBS (LD-1, #2)
	EVERGREEN SHRUBS (LD-1, #2)
	ORNAMENTAL GRASSES (LD-1, DETAIL 3)
	FIRE HYDRANT (RE: CIVIL)
	STREET LIGHT (RE: CIVIL, LD-1, #5)

**NOTES:**

1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.
2. THE FINAL CERTIFICATE OF OCCUPANCY FOR ROCKINGHORSE CONTEXTUAL SITE PLAN (CSP) NO. 10 AND NO. 12 SHALL NOT BE GRANTED UNTIL ALL ADJACENT ASSOCIATED TRACT "A" LANDSCAPING WITHIN CSP NO. 10 & 12 HAVE BEEN INSTALLED.



SHEET TITLE:  
**LANDSCAPE PLANS**

SHEET NUMBER:  
**L-4**

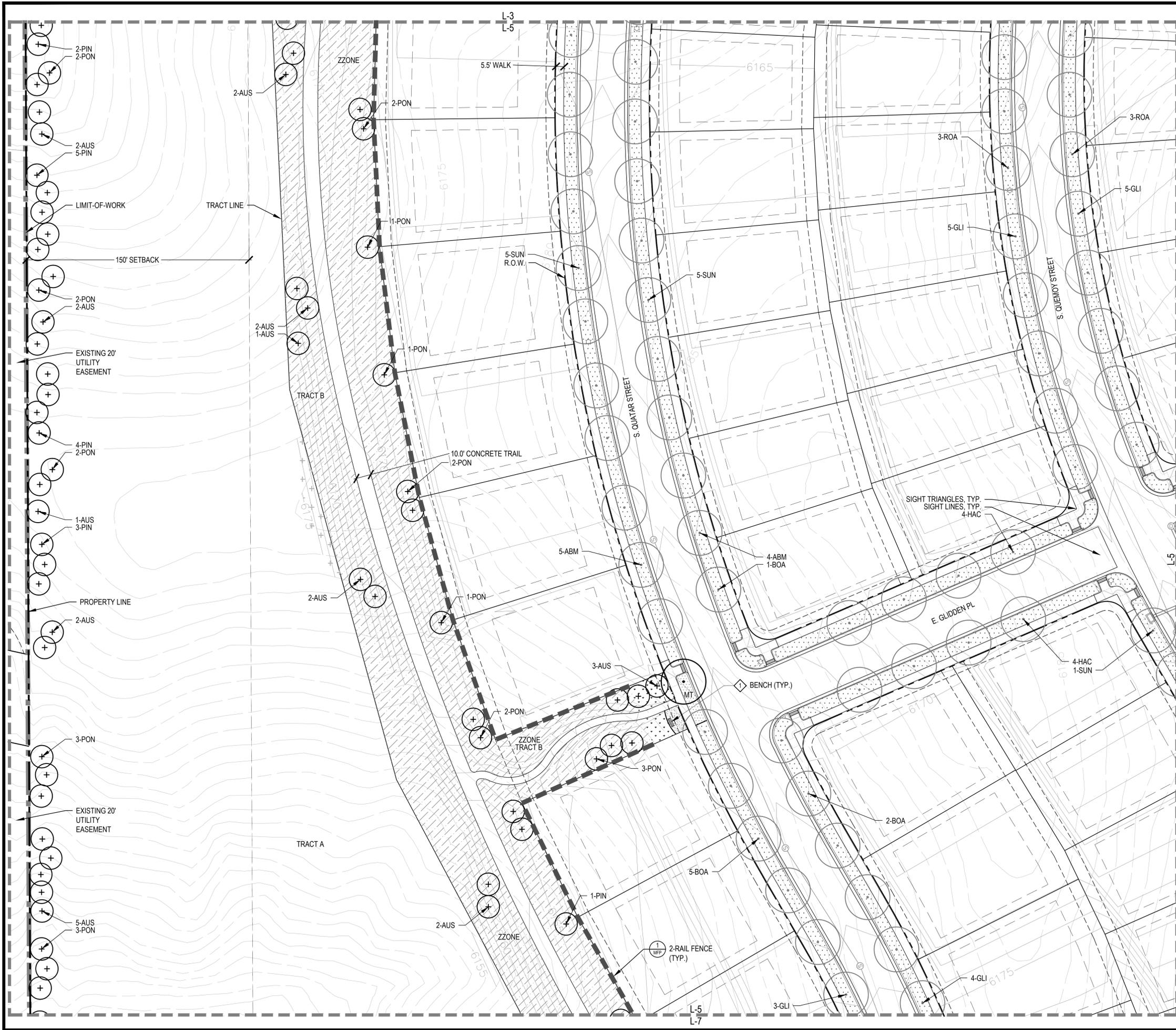
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**LEGEND**

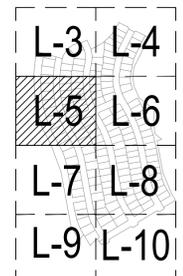
- STEEL EDGER (LD-1, #4)
- 2 RAIL FENCE (MFP, #1)
- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- MT MANICURED TURF
- HOME BUILDER TREE LAWN TURF
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- CRUSHER FINES
- Z-ZONE NATIVE GRASS SEED MIX "A" DRILLED SEED
- DECIDUOUS CANOPY TREE (LD-1, #1)
- HOME BUILDER DECIDUOUS CANOPY TREE (LD-1, #1)
- ORNAMENTAL TREES (LD-1, #1)
- LARGE EVERGREEN TREES (LD-1, #1)
- DECIDUOUS SHRUBS (LD-1, #2)
- EVERGREEN SHRUBS (LD-1, #2)
- ORNAMENTAL GRASSES (LD-1, DETAIL 3)
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL, LD-1, #5)

**NOTES:**

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**KEY MAP**



SHEET TITLE:  
**LANDSCAPE PLANS**

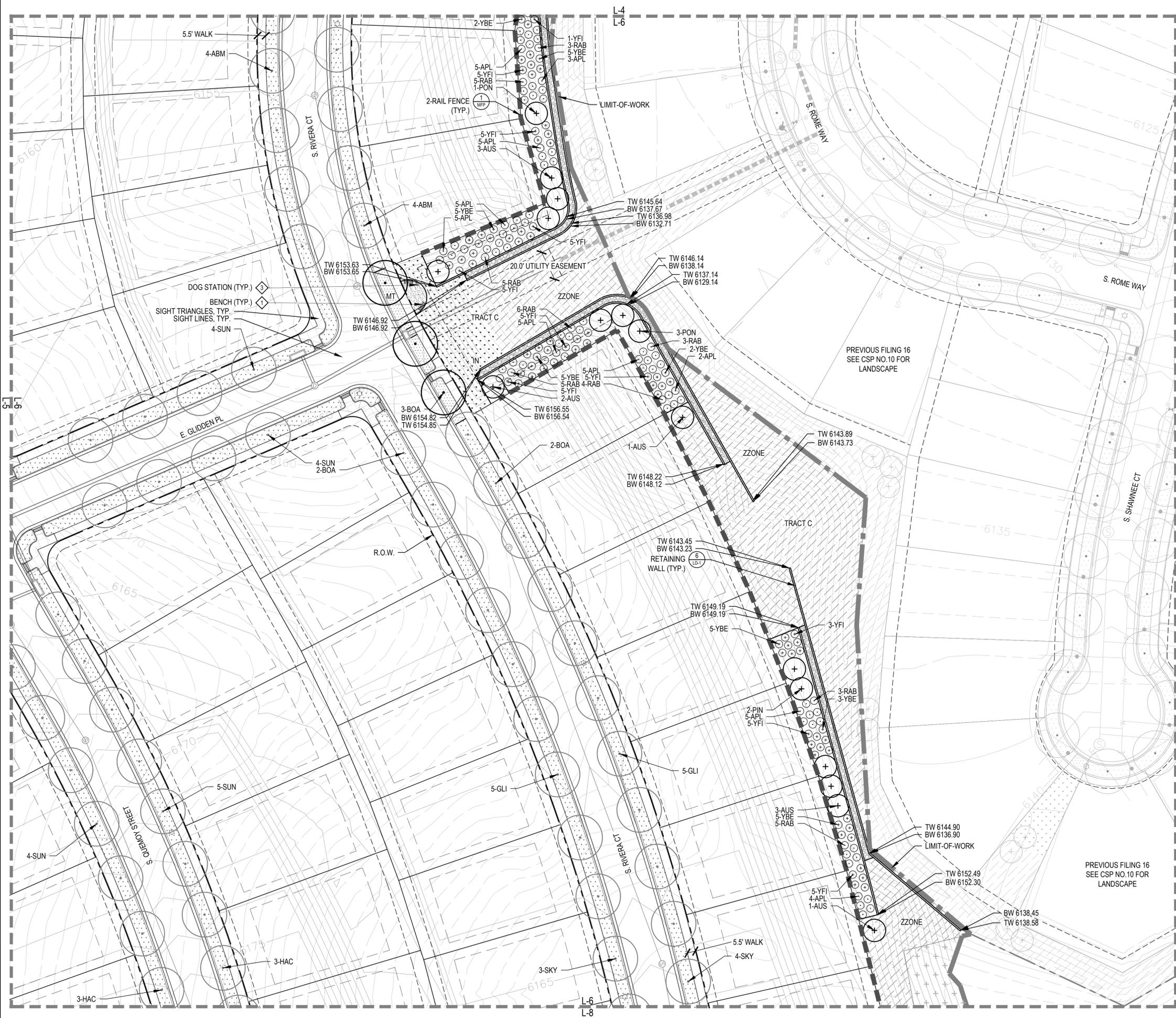
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NOT FOR  
CONSTRUCTION

DATE: NOVEMBER 1, 2019

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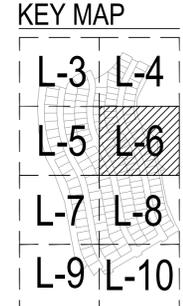
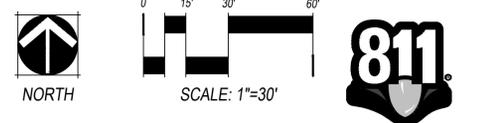
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- ### LEGEND
- STEEL EDGER (LD-1, #4)
  - 2 RAIL FENCE (MFP, #1)
  - LIMITS OF WORK (L.O.W.)
  - MATCHLINE
  - PROPERTY LINE
  - MT MANICURED TURF
  - HOME BUILDER TREE LAWN TURF
  - IN 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
  - NIN NON-IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
  - CRUSHER FINES
  - ZZONE Z-ZONE NATIVE GRASS SEED MIX "A" DRILLED SEED
  - DECIDUOUS CANOPY TREE (LD-1, #1)
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  - ORNAMENTAL TREES (LD-1, #1)
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  - DECIDUOUS SHRUBS (LD-1, #2)
  - EVERGREEN SHRUBS (LD-1, #2)
  - ORNAMENTAL GRASSES (LD-1, DETAIL 3)
  - FIRE HYDRANT (RE: CIVIL)
  - STREET LIGHT (RE: CIVIL, LD-1, #5)

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**SHEET TITLE:**  
LANDSCAPE PLANS

**SHEET NUMBER:**  
**L-6**

**NOT FOR CONSTRUCTION**

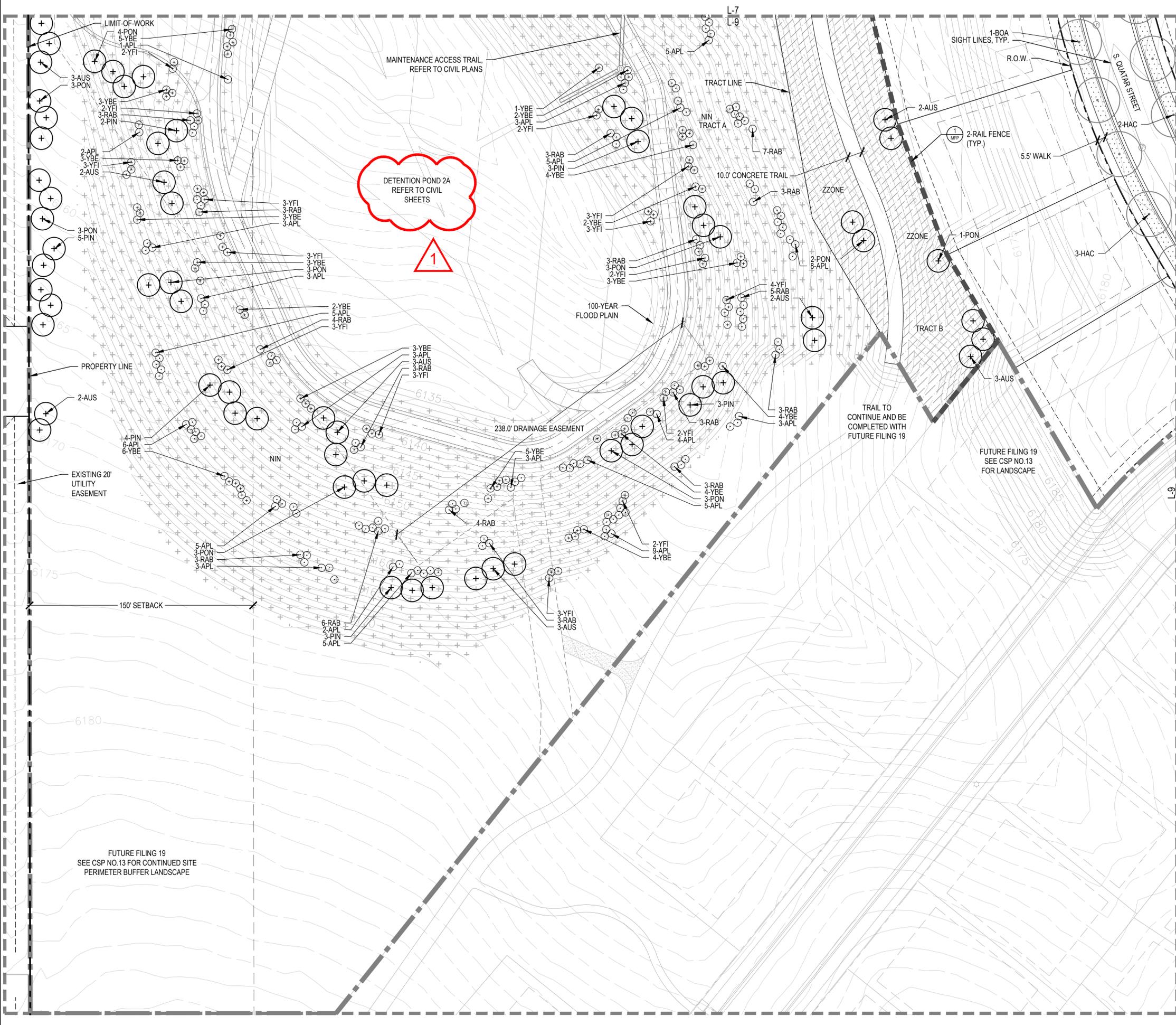
DATE: NOVEMBER 1, 2019

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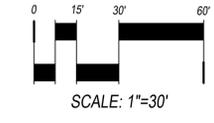


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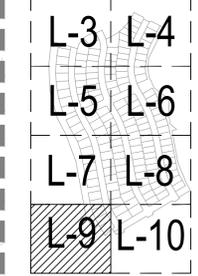
- STEEL EDGER (LD-1, #4)
- 2 RAIL FENCE (MFP, #1)
- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- MT MANICURED TURF
- HOME BUILDER TREE LAWN TURF
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- CRUSHER FINES
- Z-ZONE NATIVE GRASS SEED MIX "A" DRILLED SEED
- DECIDUOUS CANOPY TREE (LD-1, #1)
- HOME BUILDER DECIDUOUS CANOPY TREE (LD-1, #1)
- ORNAMENTAL TREES (LD-1, #1)
- LARGE EVERGREEN TREES (LD-1, #1)
- DECIDUOUS SHRUBS (LD-1, #2)
- EVERGREEN SHRUBS (LD-1, #2)
- ORNAMENTAL GRASSES (LD-1, DETAIL 3)
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL, LD-1, #5)

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**KEY MAP**



NORTH SCALE: NTS

SHEET TITLE:  
**LANDSCAPE PLANS**

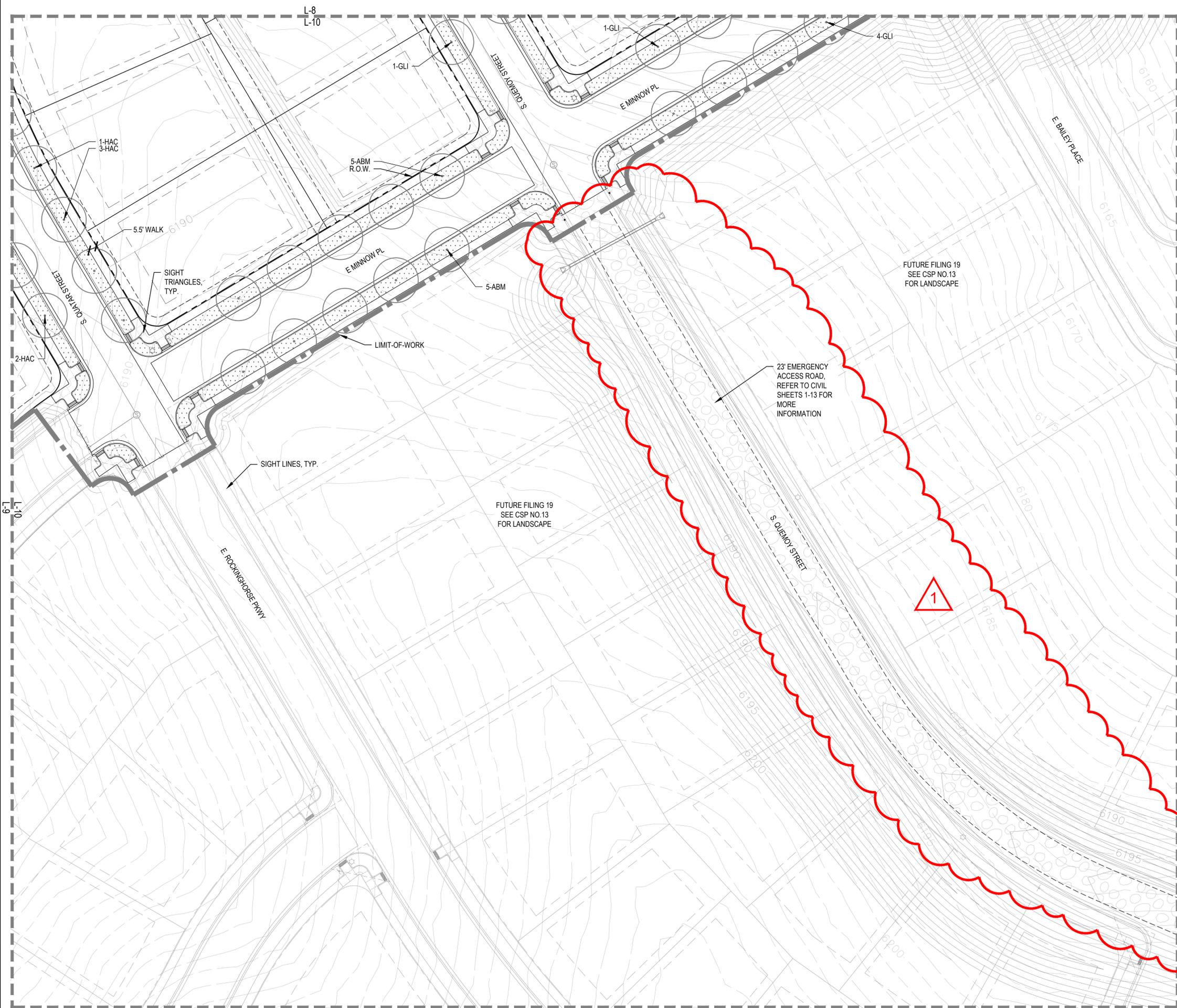
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**L-9**

NOT FOR CONSTRUCTION

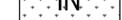
DATE: NOVEMBER 1, 2019



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**LEGEND**

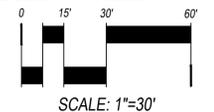
-  STEEL EDGER (LD-1, #4)
-  2 RAIL FENCE (MFP, #1)
-  LIMITS OF WORK (L.O.W.)
-  MATCHLINE
-  PROPERTY LINE
-  **MT** MANICURED TURF
-  HOME BUILDER TREE LAWN TURF
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-  CRUSHER FINES
-  **ZZONE** Z-ZONE NATIVE GRASS SEED MIX "A" DRILLED SEED
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NORTH

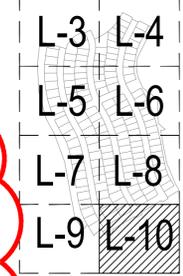


SCALE: 1"=30'



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**KEY MAP**



NORTH SCALE: NTS

SHEET TITLE:  
**LANDSCAPE COVER SHEET**

SHEET NUMBER:  
**L-10**

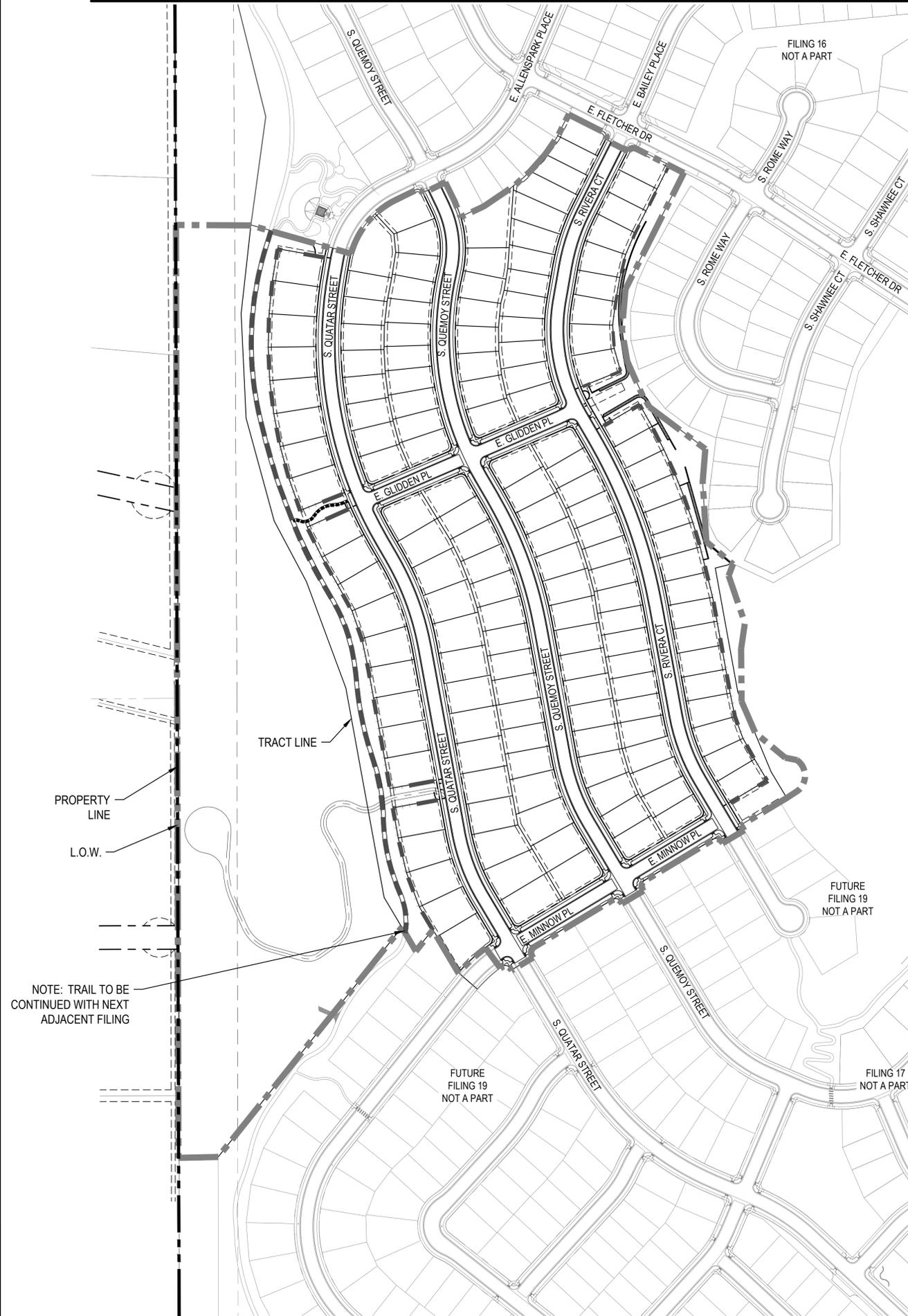
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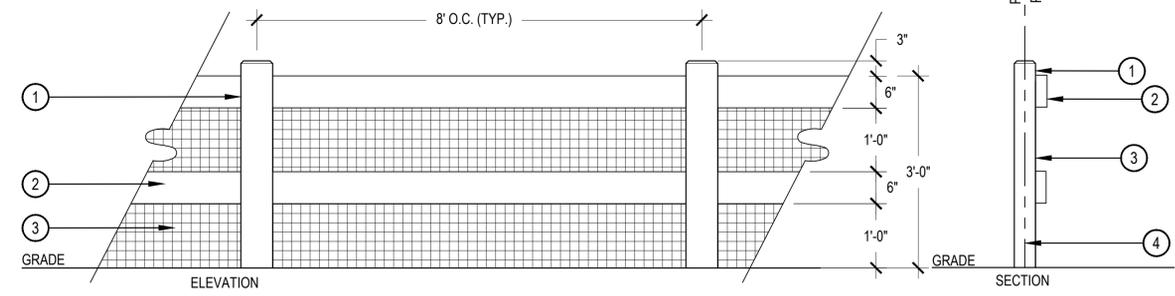
MASTER FENCE AND TRAILS PLAN



LEGEND

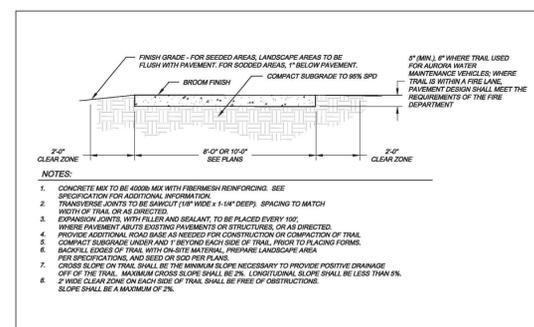


- ① 4"X6" WOOD POST WITH 1" CHAMFER
  - ② 2"X6" WOOD RAIL
  - ③ WIRE MESH
  - ④ PROPERTY LINE
- NOTES:
1. ALL WOOD TO BE CEDAR
  2. WOOD STAIN: DARK
  3. POSTS TO FACE PRIVATE SIDE
  4. RAILS TO FACE PUBLIC SIDE
5. WIRE MESH TO BE INSTALLED BETWEEN THE POST AND RAIL SIDE
  6. WIRE MESH TO BE 2"X4" WELDED GALVANIZED 14 GAUGE HEAVY DUTY WIRE MESH AND TO BE STAKED DOWN AT GROUND LEVEL AS NECESSARY TO ENSURE WIRE MESH IS TAUGHT AND CREATES A FIRM BARRIER AT GRADE



① 36" HEIGHT 2-RAIL FENCE, ADJACENT TO OPEN SPACE  
SCALE: 3/4" = 1'-0"

CITY OF AURORA STANDARD TRAIL DETAILS



City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: April 3, 2008

MULTI-USE TRAIL

P&OS T-1.0



SHEET TITLE:  
**MASTER FENCE PLAN**

SHEET NUMBER:  
**MFP**

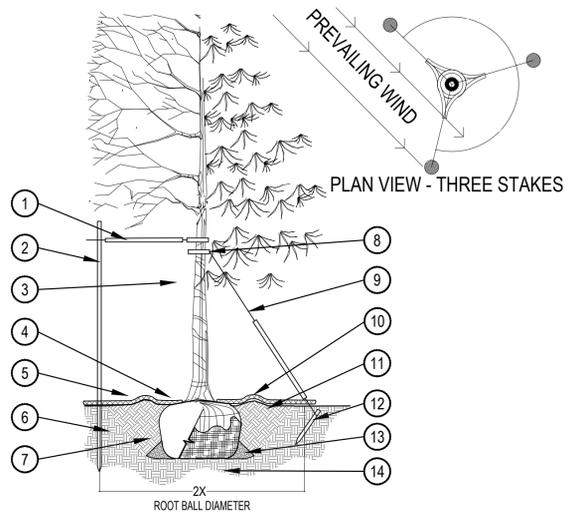
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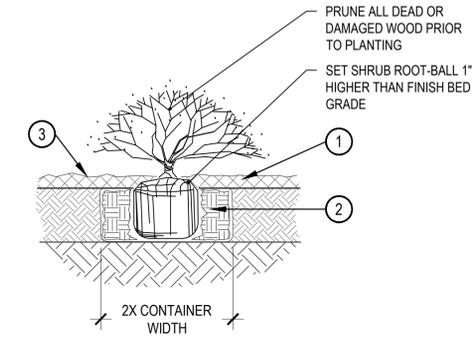
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- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
    - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
    - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

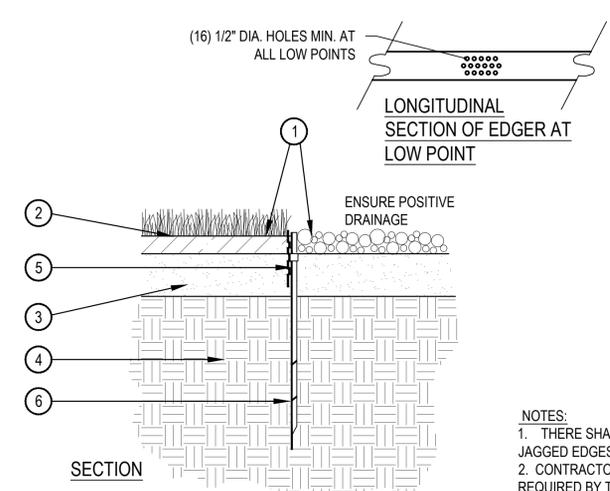
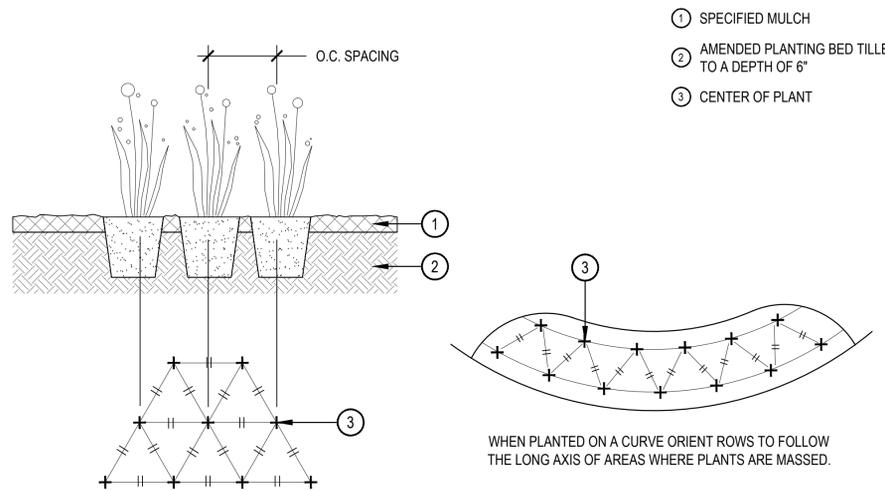
- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



- SPECIFIED MULCH
  - AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
  - FINISH GRADE (TOP OF MULCH)
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
  - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
  - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

### 1 TREE PLANTING DETAIL

### 2 SHRUB PLANTING



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
  - TURF THATCH
  - AMENDED SOIL PER SPECIFICATIONS
  - SUBGRADE
  - STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
  - EDGER STAKE
- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
  - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

**STREET LIGHT SPECIFICATIONS**  
Type A:

**RECTILINEAR STYLE CUTOFF - SQUARE FIBERGLASS POLE**

- Arterial & Collector Streets, 25' to 30' mounting height
- Finish: Black
- Watts: 200 to 250 for 25' to 30' mounting height, Local Streets, 13-16' mounting height

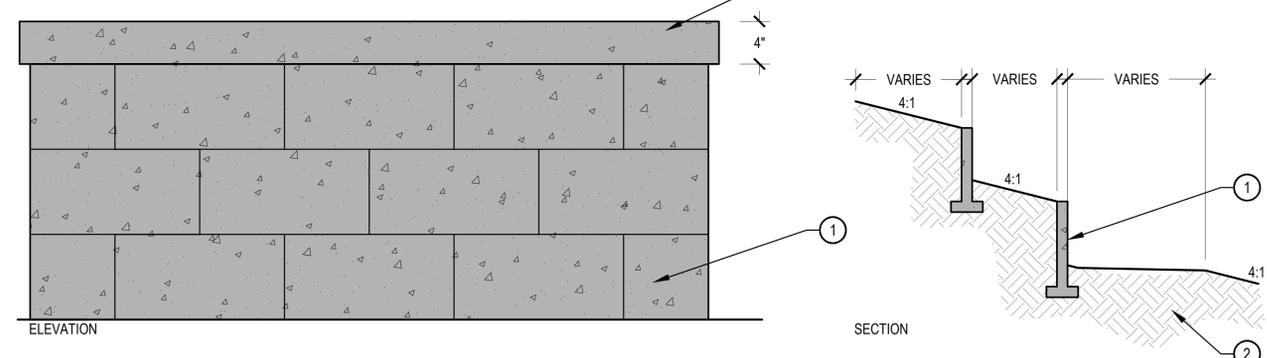
NOTE: ACTUAL POLE AND BASE STYLE WILL BE DETERMINED BY XCEL.

### 3 PERENNIAL PLANT LAYOUT

### 4 STEEL EDGER DETAIL

### 5 STREET LIGHT

- NOTES:**
- LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR STRUCTURAL INTEGRITY OF RETAINING WALLS. CONSULT WITH ENGINEER FOR STRUCTURAL DETAILING OF WALL PRIOR TO CONSTRUCTION.
  - IRRIGATION SLEEVE MATERIAL MUST BE INSTALLED BEFORE FOOTERS ARE POURED.
  - 3/4" WEEP HOLES TO BE PROVIDED ALONG BASE OF WALL.
  - BACKFILL AND COMPACT SOIL TO 90%.
  - ALL WATERPROOFING AND STRUCTURAL DESIGN BY OTHERS.
  - REFER TO CIVIL FOR MAX HEIGHTS OF WALLS.



- FRONT FACADE OF WALL
- COMPACTED SUBGRADE
- CONCRETE CAP
- MANUFACTURER: KEYSTONE
- MODEL: HALF CENTURY WALL OR APPROVED EQUAL
- COLOR: TAN
- REFER TO MANUFACTURER'S WEBSITE FOR INSTALLATION.
- STRUCTURAL BY OTHERS

### SITE AMENITY SCHEDULE

DESCRIPTION	MANUFACTURER	MODEL	COLOR	NOTES
DIAMOND DESCRIPTION: BENCH	ANOVA	AIRI STIX 6' CONTOUR BENCH - AE2680STX	BRONZE/SILVER	TO BE FLUSH MOUNTED, OR APPROVED EQUAL
DIAMOND DESCRIPTION: TRASH RECEPTACLE	ANOVA	METRIX 50 GAL TRASH RECEPTACLE - L2006	SILVER POWDER COATED STEEL	TO BE FLUSH MOUNTED, OR APPROVED EQUAL
DIAMOND DESCRIPTION: DOG STATION	DOG ON IT	DOG ON IT COLOR / FINISH: FOREST GREEN		OR APPROVED EQUAL

**Know what's below. Call before you dig.**

SHEET TITLE:  
**LANDSCAPE DETAILS**

SHEET NUMBER:  
**LD-1**

NOT FOR CONSTRUCTION

**NORRIS DESIGN**  
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