

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.NORTH-EASTERLY 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, SOUTH 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 13°18'31", 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

DEVELOPER

NASH INSPIRATION, LLC  
6312 S. FIDDLERS' GREEN CIRCLE,  
SUITE 435N  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 403-9600  
CONTACT: SANDI THOMAS

ENGINEER

CALIBRE ENGINEERING, INC.  
9090 SOUTH RIDGELINE BLVD, SUITE 105  
HIGHLANDS RANCH, CO 80129  
PHONE: (303) 730-0434  
CONTACT: STEPHEN DOUGLAS

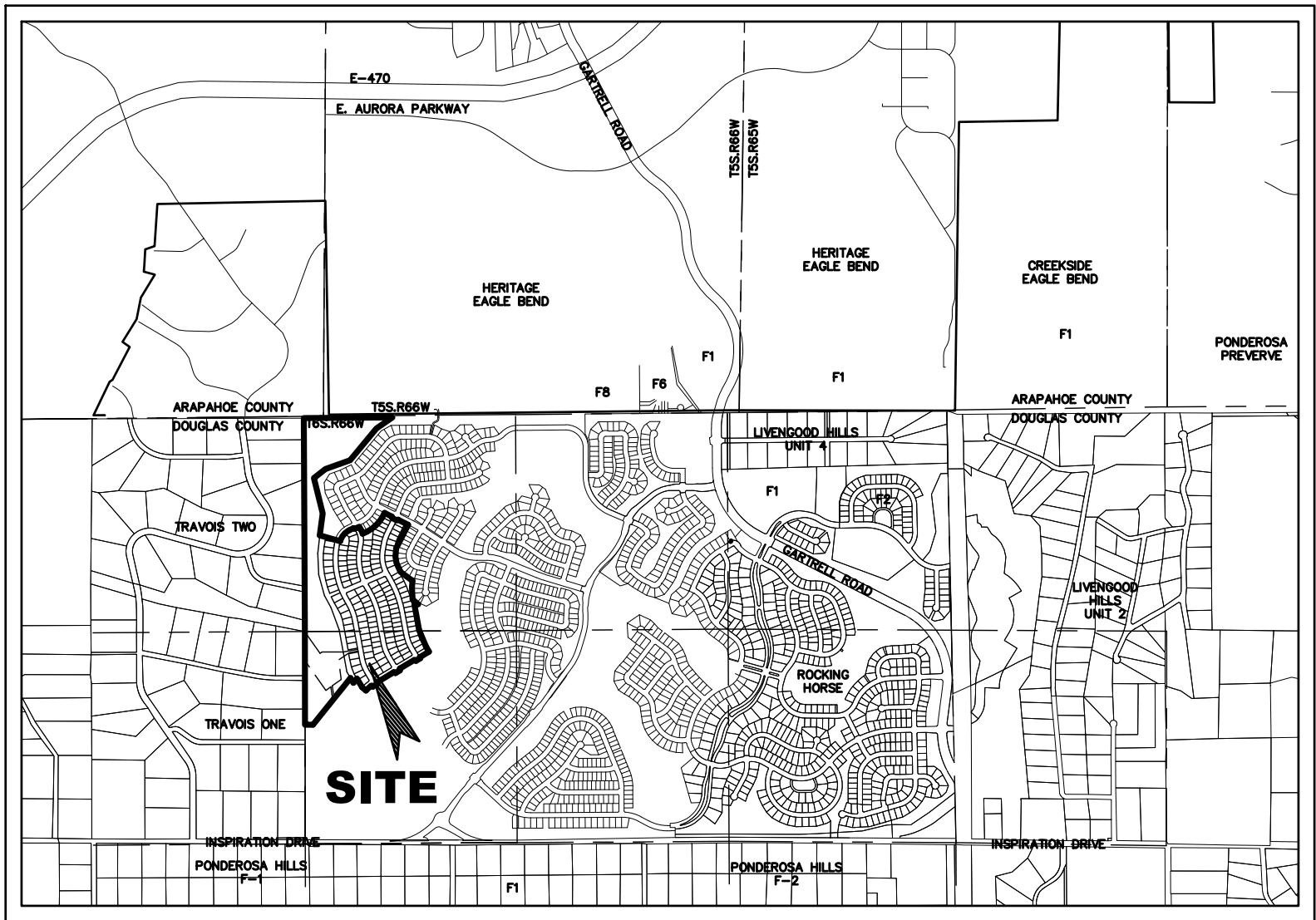
LANDSCAPE ARCHITECT

NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204  
PHONE: (303) 892-1166  
CONTACT: RYAN MCBREEN

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



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 SHALLOWER 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

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SHEET 1 OF 26



1. 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."

6. 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 COST TO THE CITY. THE UNDERSIGNED RESERVES THE RIGHT TO MAKE FULL USE OF 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.

8. ALL BUILDING ADDRESS NUMBER SHALL COMPLY WITH SECTION 126-271 AND 126-278 OF THE AURORA CITY CODE.

10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

12. 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.

14. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

16. 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.

17. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

19. 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.

20. 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.

21. 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.

22. 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.

22. 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 ACCESSES. (2015 IFC D104.3)

23. "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.

24. 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  $\frac{1}{8}$  IN. (2015 IFC, 505.1)



DATE: NOVEMBER 1, 2019

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**Construction Management   Civil Engineering   Surveying**



LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE*	SETBACKS			CLASSIFICATION
				FRONT	SIDE	REAR	
			FT	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	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
Total Units Approved	1582	136	1718
Maximum Permitted Units (per FDP)(1)		300	2000
Remaining lots		164	282

- 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

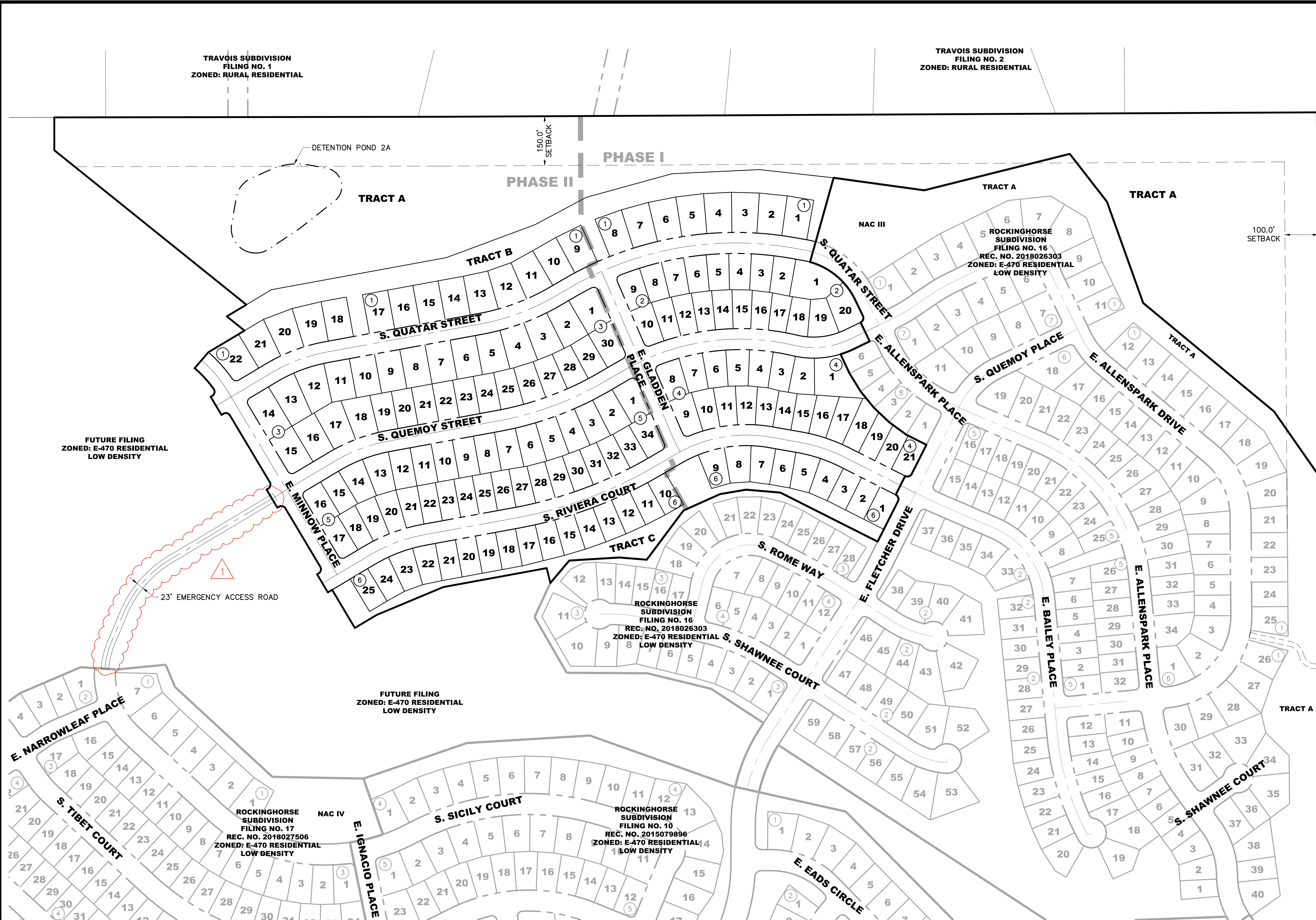
TITLE: LOT AREA TABLES

DATE: NOVEMBER 1, 2019

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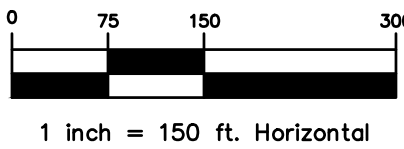
SITE IMPROVEMENTS WILL OCCUR IN TWO MAJOR PHASES.

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.



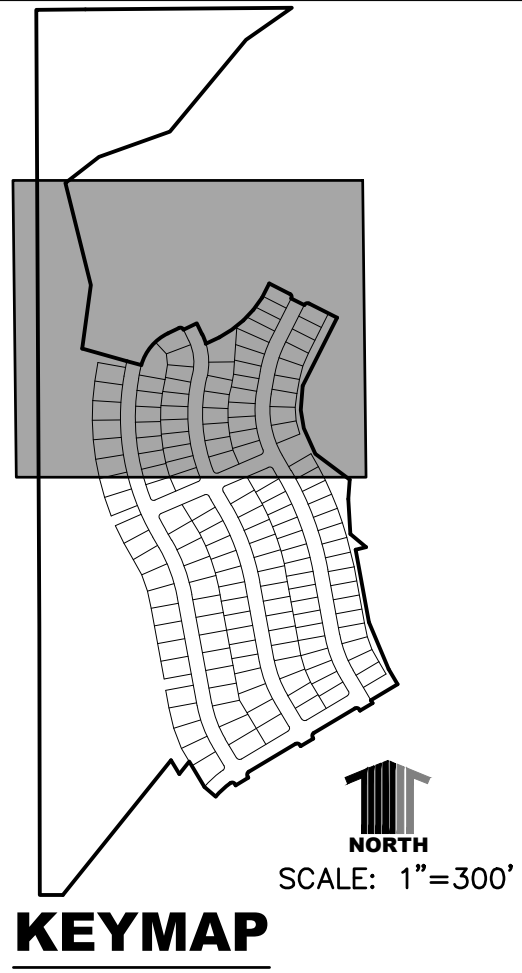
TITLE: OVERALL SITE PLAN  
DATE: NOVEMBER 1, 2019

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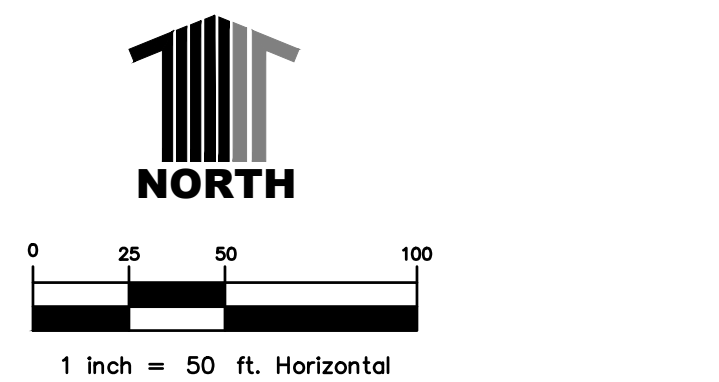


CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	23.56'	15.00'	90°00'00"
C2	23.56'	15.00'	90°00'00"
C3	23.56'	15.00'	90°00'00"
C5	23.17'	15.00'	88°29'27"
C6	24.01'	15.00'	91°43'23"
C7	23.36'	15.00'	89°13'22"
C9	22.09'	15.00'	84°23'07"
C10	25.24'	15.00'	96°24'50"
C11	6.79'	282.00'	1°22'47"
C12	22.09'	15.00'	84°23'22"
C13	24.72'	250.00'	5°39'58"



- 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

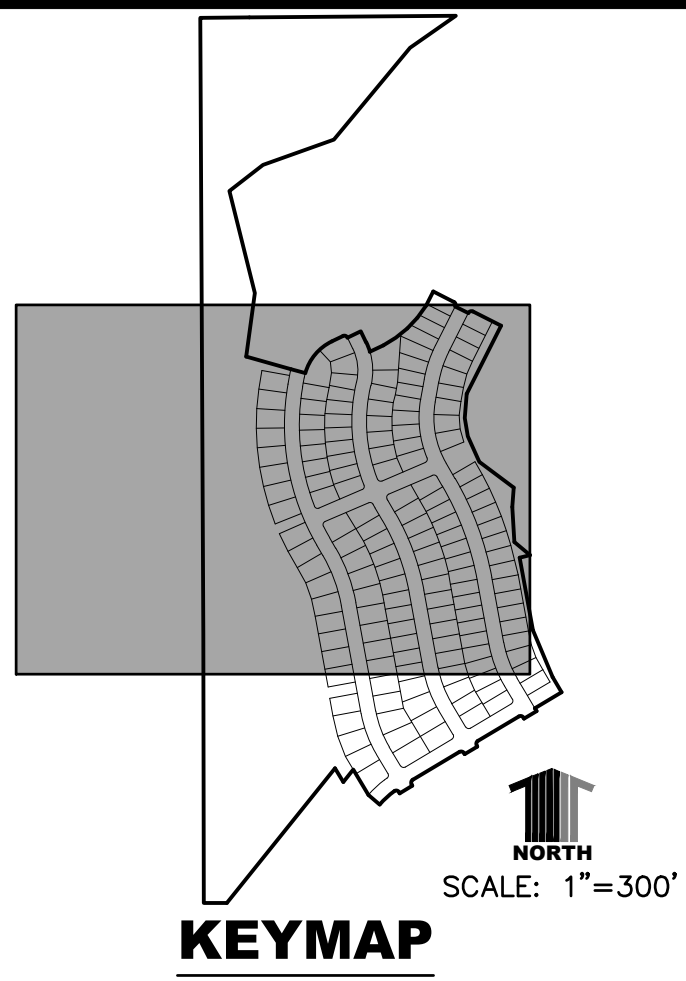


TITLE: SITE PLAN  
DATE: NOVEMBER 1, 2019

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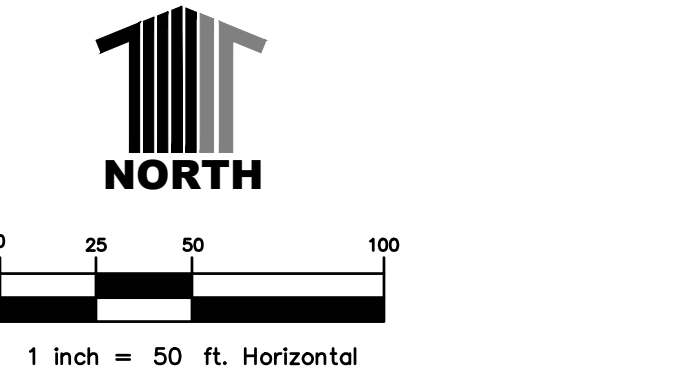


CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C4	24.09'	15.00'	92°00'30"
C5	23.17'	15.00'	88°29'27"
C6	24.01'	15.00'	91°43'23"
C7	23.36'	15.00'	89°13'22"
C8	24.52'	15.00'	93°38'45"
C9	22.09'	15.00'	84°23'07"
C10	25.24'	15.00'	96°24'50"
C11	6.79'	282.00'	1°22'47"
C12	22.09'	15.00'	84°23'22"



- 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**
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TITLE: 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"

TRAVOIS FILING NO. 1  
SUBDIVISION  
ZONED: RURAL  
RESIDENTIAL

WAR BONNET TRL.

EXISTING DIRT  
CUL-DE-SAC

LOTS 3 & 4 BLK 3

LOT 6 BLK 4

TRACT A  
1,416,797 SF  
32.525 AC

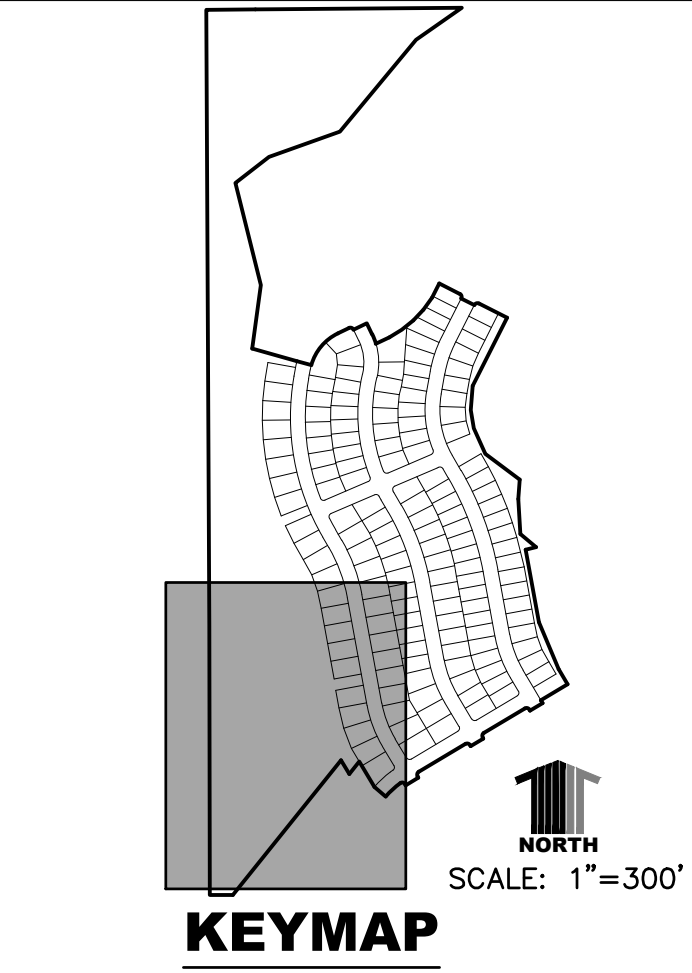
DETENTION POND  
2A

TRACT B  
144,796 SF  
3.324 AC

FUTURE FILING  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

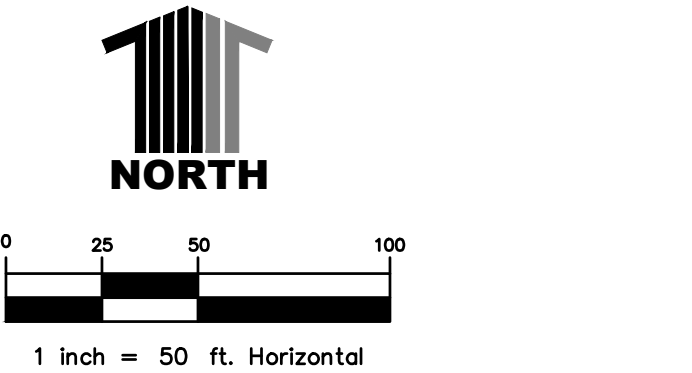
SEE SHEET 6

SEE SHEET 8



- 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

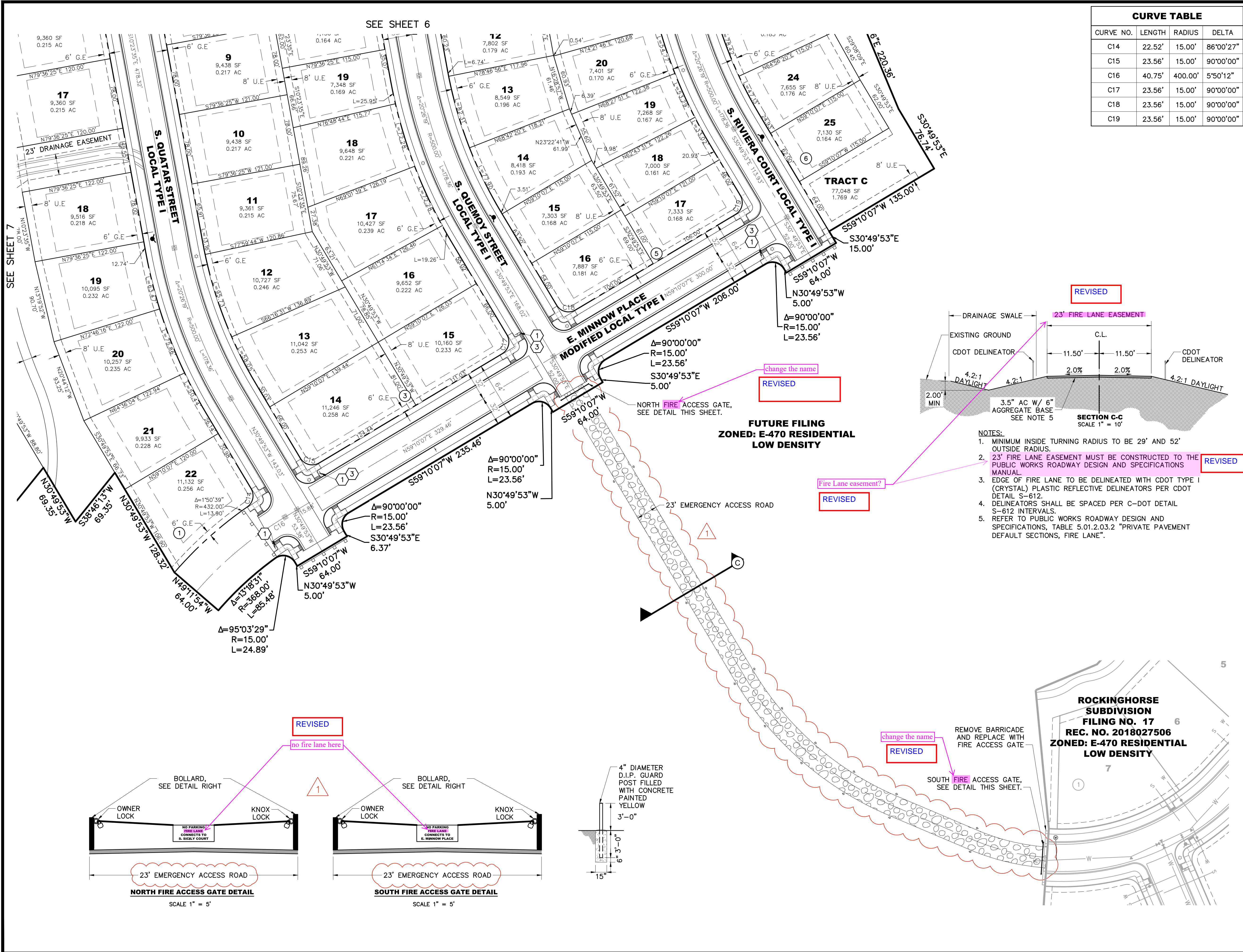
- KEYNOTES**
- 1 STOP SIGN
  - 2 SPEED LIMIT SIGN
  - 3 STREET NAME SIGN



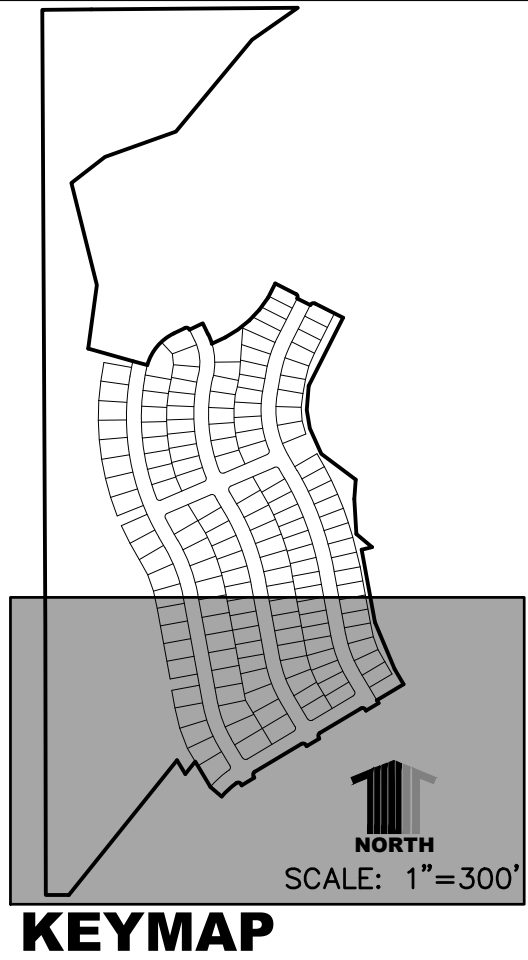
TITLE: SITE PLAN  
DATE: NOVEMBER 1, 2019

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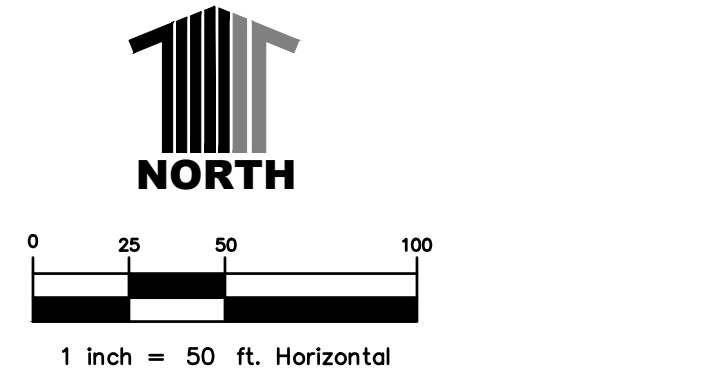


CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C14	22.52'	15.00'	86°00'27"
C15	23.56'	15.00'	90°00'00"
C16	40.75'	400.00'	5°50'12"
C17	23.56'	15.00'	90°00'00"
C18	23.56'	15.00'	90°00'00"
C19	23.56'	15.00'	90°00'00"



- LEGEND**
- ROW/PROPERTY LINE
  - PROPOSED PROPERTY BOUNDARY
  - EXISTING PROPERTY BOUNDARY
  - EASEMENT
  - SETBACK
  - PR. HYDRANT
  - EX. HYDRANT
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  - 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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TRAVOIS SUBDIVISION  
FILING NO. 2  
ZONED: RURAL RESIDENTIAL

EXISTING DIRT  
CUL-DE-SAC

TRAVOIS SUBDIVISION  
FILING NO. 1  
ZONED: RURAL RESIDENTIAL

EXISTING DIRT  
CUL-DE-SAC

TRACT A

TRACT B

TRACT A

DETENTION POND  
2A

14' UTILITY &  
MAINTENANCE  
ACCESS

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

E. ALLENSPARK PLACE  
E. FLETCHER DRIVE

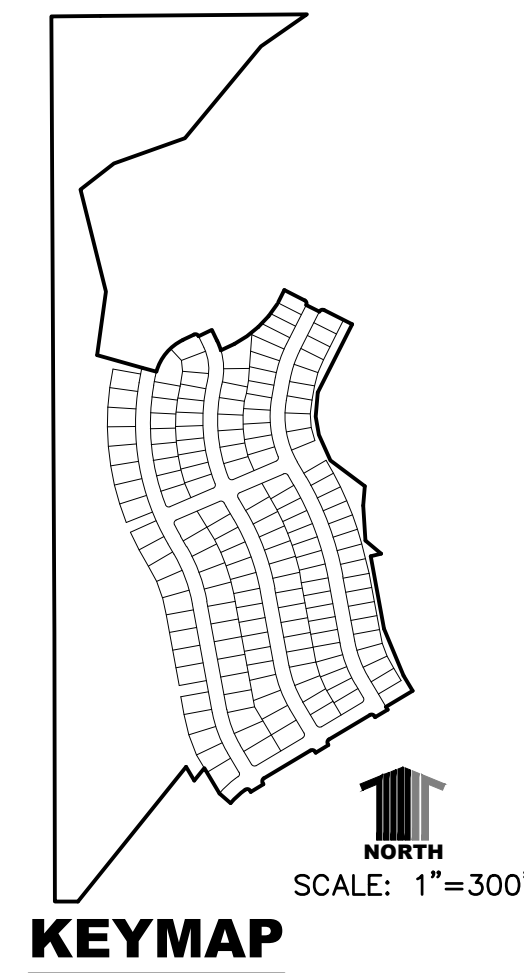
ROCKINGHORSE  
SUBDIVISION  
FILING NO. 16  
REC. NO. 2018026303  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

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

FUTURE FILING  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

FUTURE FILING  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

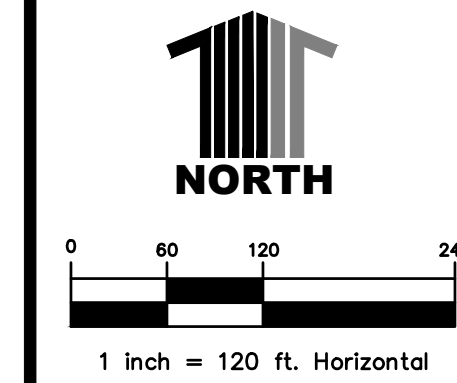
NAC IV  
ROCKINGHORSE  
SUBDIVISION  
FILING NO. 17  
REC. NO. 2018027506  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY



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

NOTES:

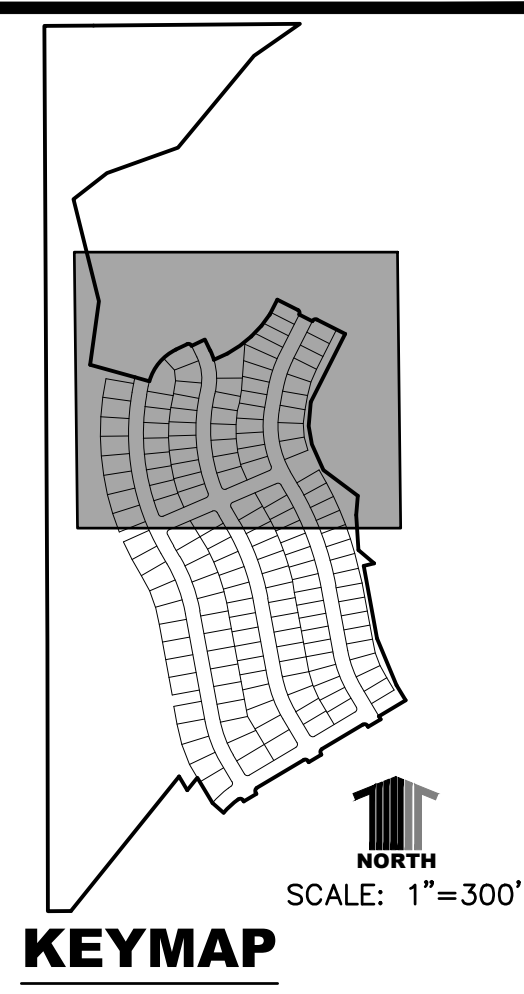
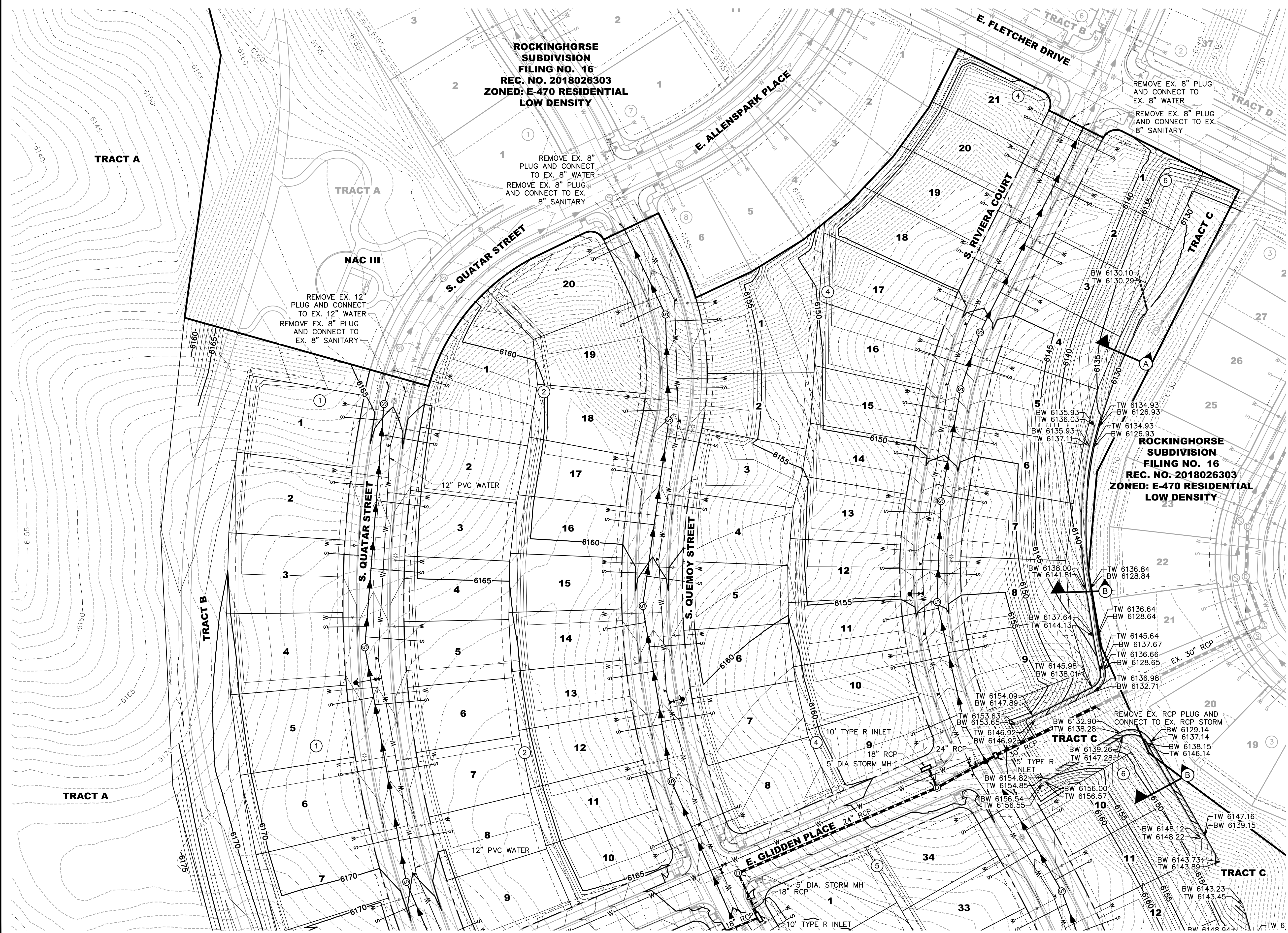
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.



TITLE: OVERALL UTILITY PLAN  
DATE: NOVEMBER 1, 2019

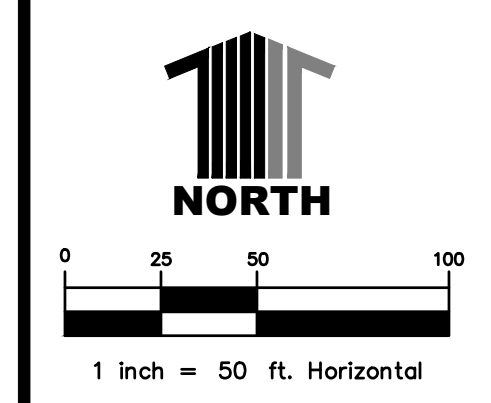
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LEGEND	
ROW/PROPERTY LINE	---
PROPOSED PROPERTY BOUNDARY	---
EXISTING PROPERTY BOUNDARY	---
EASEMENT	---
PR. MAJOR CONTOUR	5300
PR. MINOR CONTOUR	---
EX. MAJOR CONTOUR	5300
EX. MINOR CONTOUR	---
PR. STORM SEWER	---
PR. STORM INLET	---
PR. WATERLINE	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

- 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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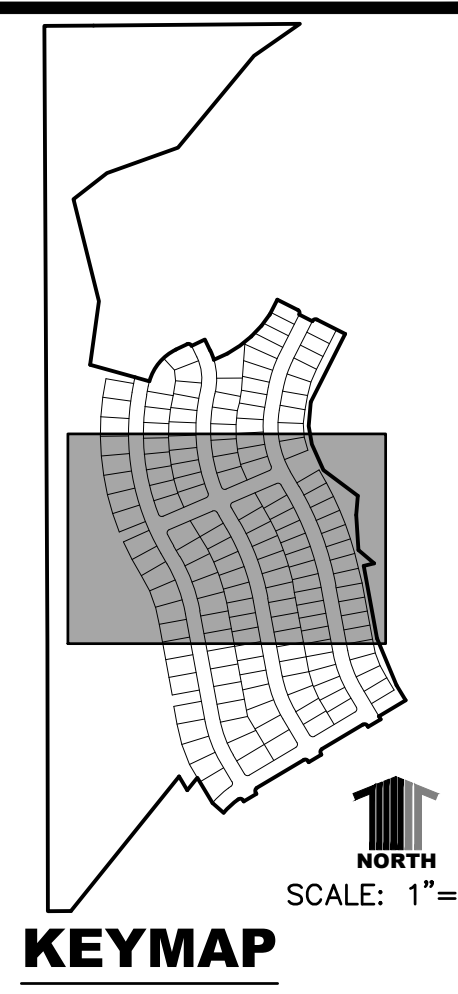




SEE SHEET 10

SEE SHEET 12

SEE SHEET 13

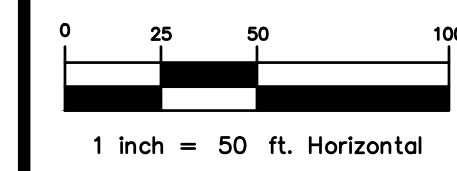


### LEGEND

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	---
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	---
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PR. SAN SERVICE	S
EX. WATER SERVICE	W
EX. SAN SERVICE	S
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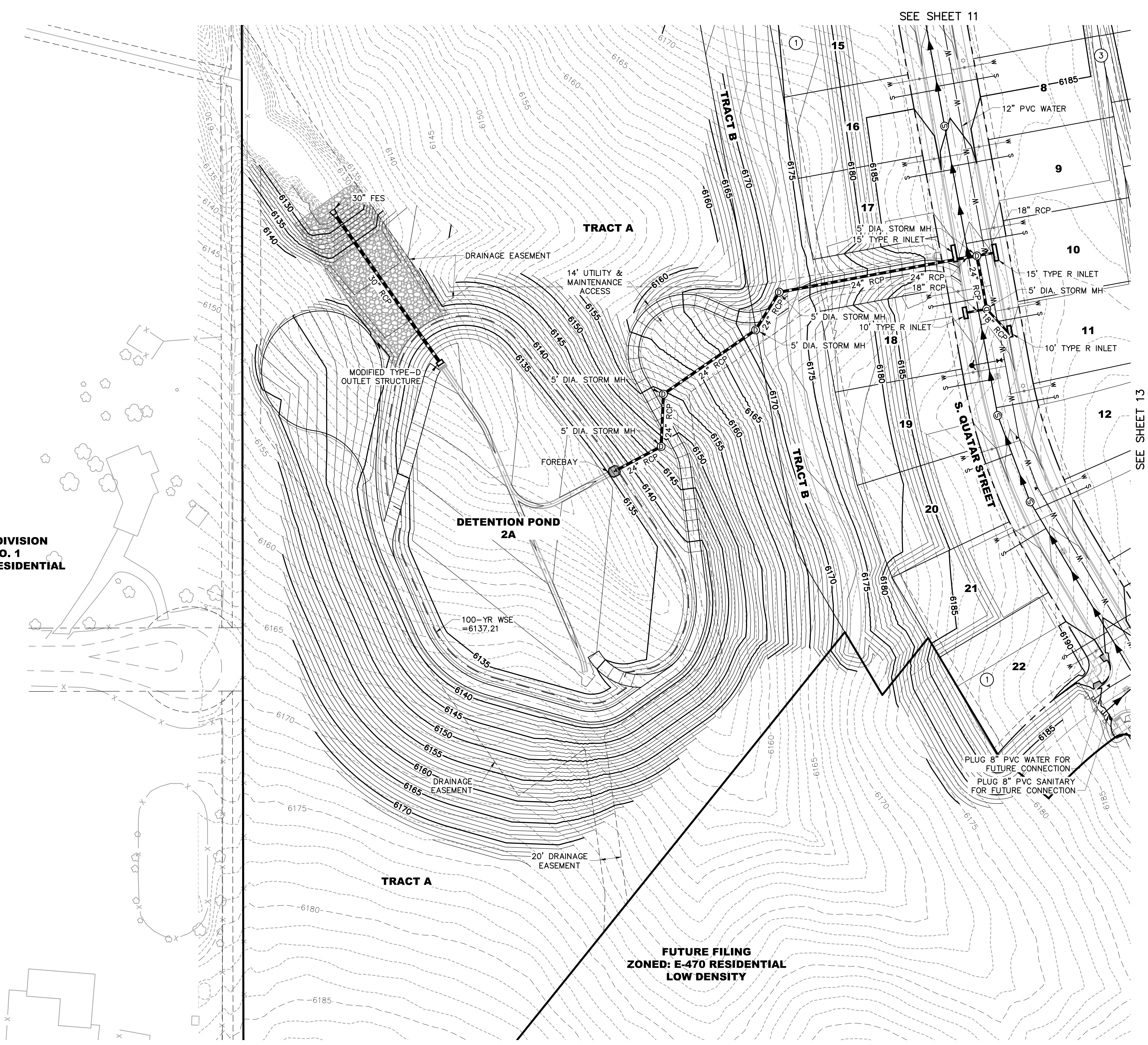
TITLE: GRADING AND UTILITIES PLAN  
DATE: NOVEMBER 1, 2019

**Calibre**

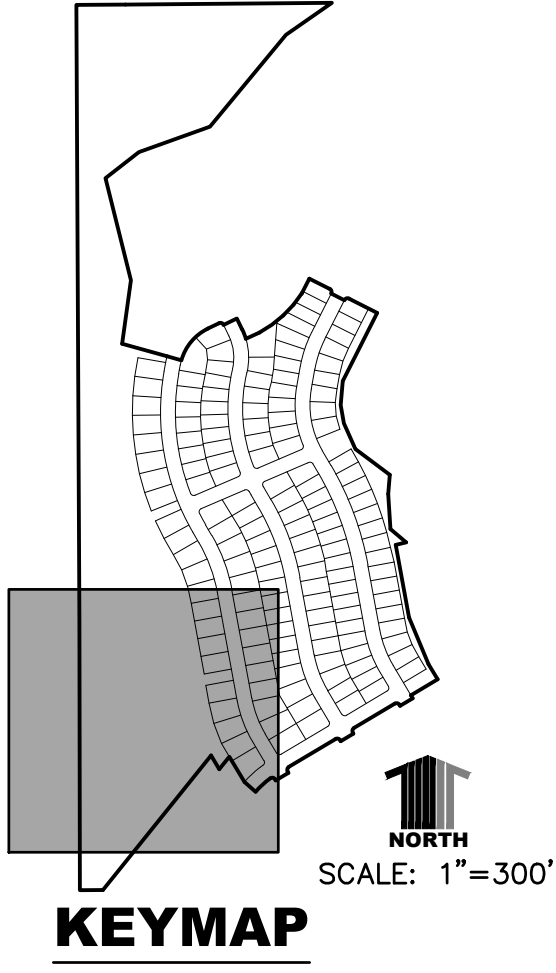
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TRAVOIS SUBDIVISION  
FILING NO. 1  
ZONED: RURAL RESIDENTIAL

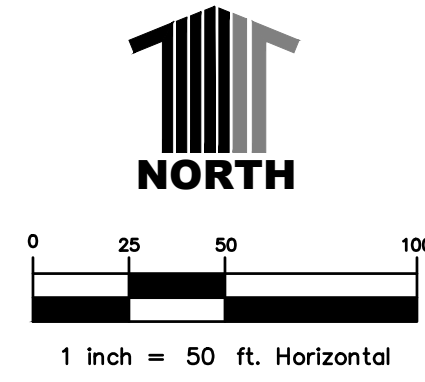


FUTURE FILING  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY



LEGEND	
ROW/PROPERTY LINE	---
PROPOSED PROPERTY BOUNDARY	---
EXISTING PROPERTY BOUNDARY	---
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PR. STORM INLET	---
PR. WATERLINE	W W
EX. WATERLINE	W W
PR. SANITARY SEWER	S S
EX. SANITARY SEWER	S S
PR. SWALE	---
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EX. FIRE HYDRANT	---
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EX. WATER VALVE	---
PR. WATER SERVICE	W
PR. SAN SERVICE	S
EX. WATER SERVICE	W
EX. SAN SERVICE	S
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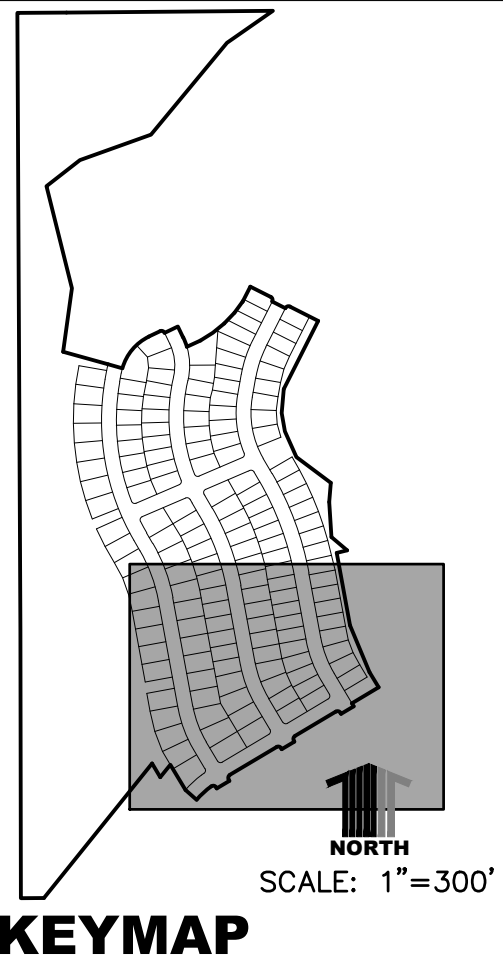
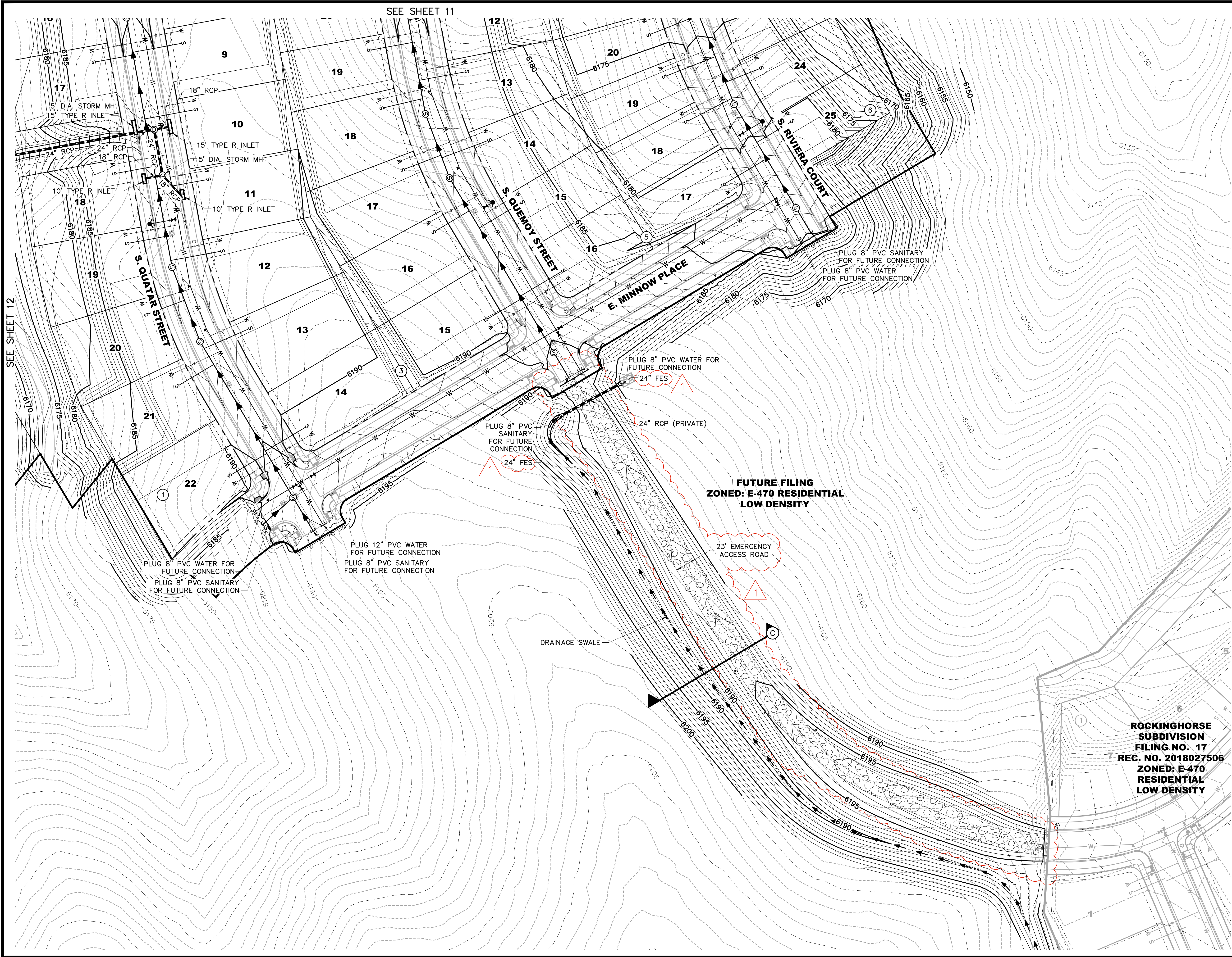
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TITLE: GRADING AND UTILITIES PLAN  
DATE: NOVEMBER 1, 2019

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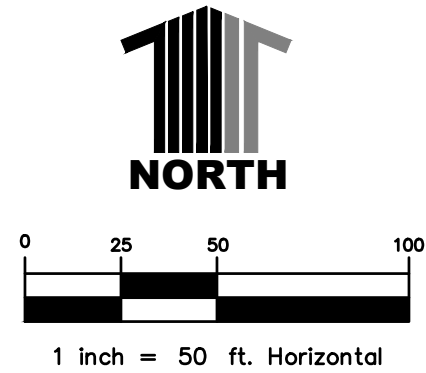


LEGEND

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# ROCKINGHORSE CONTEXTUAL SITE PLAN No. 12

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

))))

**NORRIS DESIGN**  
Planning | Landscape Architecture | Project Promotion

# Calibre

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Construction Management Civil Engineering Surveying

L-1	LANDSCAPE COVER SHEET
L-2	LANDSCAPE NOTES AND SCHEDULES
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
H2M	HYDROZONE MAP

L-3	L-4
L-5	L-6
L-7	L-8
L-9	L-10

 NORTH SCALE: NTS

A map of the Inspiration Project Area, showing surrounding communities and infrastructure. The map includes labels for communities such as Saddle Rock North, Saddle Rock South, Saddle Rock East, Eagle Bend, King's Point, Ponderosa Hills, and Inspiration. It also shows major roads like US 470, SR 169, and SR 167, and the location of the Inspiration Drive. A scale bar indicates 0 to 1 mile, and a north arrow is present.

FILING 16

S QUARRY STREET  
E AUTUMN PARK PLACE  
E QUINCY STREET  
E CLAYTON PLACE  
S RIVER CT  
E FLETCHER DRIVE  
S ROWE WAY  
S SUMMIT CT  
S GLADEN PL  
S WINDY HILL  
E MINOR PL

FILING 10

**TRACT C**

FILING 19

FILING 17

 NORTH SCALE: 1"=300'

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

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.

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

- 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.

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>	<b>20,014 SF</b>	<b>2,080 SF</b>	<b>175,576 SF</b>	<b>452,894 SF</b>	<b>650,564 SF</b>
<b>Non-Water Conserving %:</b>		1%			

Tract	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
A	Drainage Pond Lndscape (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

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.

Street Tree Description	Length	Trees Required	Trees Provided
S. Quatar Street (1 Tree / 40 LF)	3,541 FT	89	89
S. Quemooy 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

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

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

SHEET TITLE:  
LANDSCAPE  
COVER SHEET

SHEET NUMBER:

**L-1**

NOT FOR  
CONSTRUCTION

DATE: NOVEMBER 1, 2019

))))

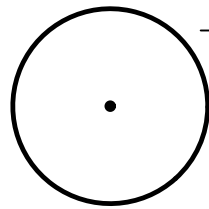
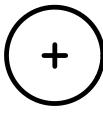
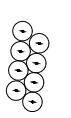
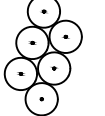
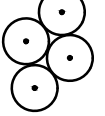
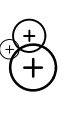

**NORRIS DESIGN**  
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1101 Bannock Street  
Denver, Colorado 80202  
P 303.892.1166  
F 303.892.1186  
[www.norris-design.com](http://www.norris-design.com)



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DRAWN BY: TD/OR

LANDSCAPE PLANT LIST

	QTY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
	DECIDUOUS CANOPY TREES				
	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
	EVERGREEN TREES				
	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
	DECIDUOUS SHRUBS- 2'-5' SPREAD				
	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.
	DECIDUOUS SHRUBS- 5'-7' SPREAD				
	08	DKO	DWARF KOREAN LILAC	SYRINGA MEYERI 'ROYALTY'	#5 CONT.
	11	SMS	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	#5 CONT.
	DECIDUOUS SHRUBS- 7'-9' SPREAD				
	05	CPP	CISTENA PLUM	PRUNUS X CISTENA	#5 CONT.
	05	RTD	RED TWIG DOGWOOD	CORNUS STOLONIFERA 'BAILEY'	#5 CONT.
	EVERGREEN SHRUBS				
	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.
	ORNAMENTAL GRASS				
	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 'LODORN'	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. 1461436 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







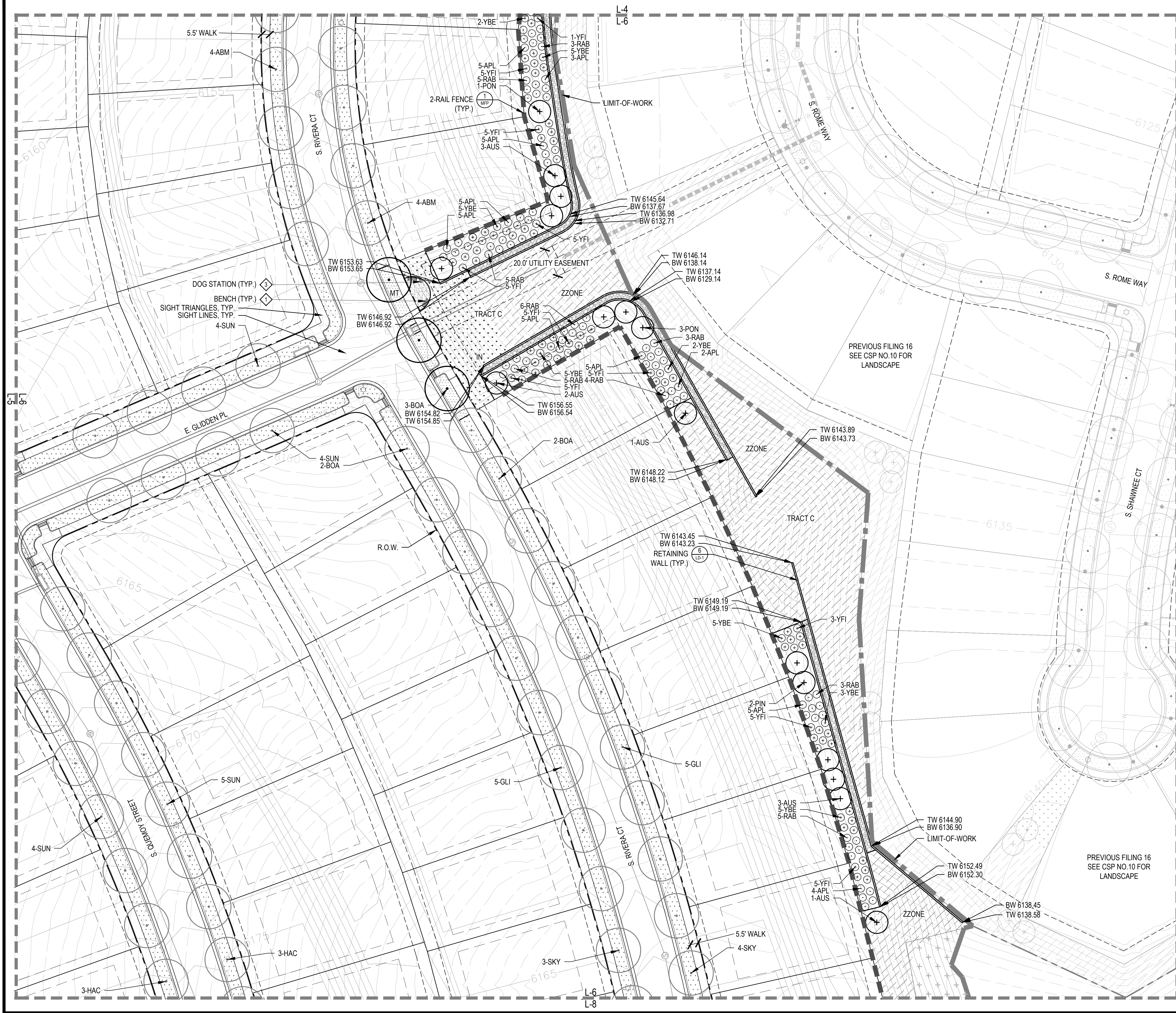








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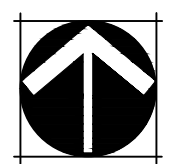


## LEGEND

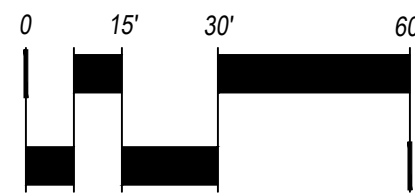
- STEEL EDGER (LD-1, #4)
- 2 RAIL FENCE (MFP, #1)
- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- MT  
MANICURED TURF
- HOME BUILDER TREE LAWN TURF
- IN  
100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- NIN  
NON-IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- CRUSHER FINES
- ZZONE  
Z-ZONE NATIVE GRASS SEED MIX "A" DRILLED SEED
- DECIDUOUS CANOPY TREE (LD-1, #1)
- 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.



NORTH

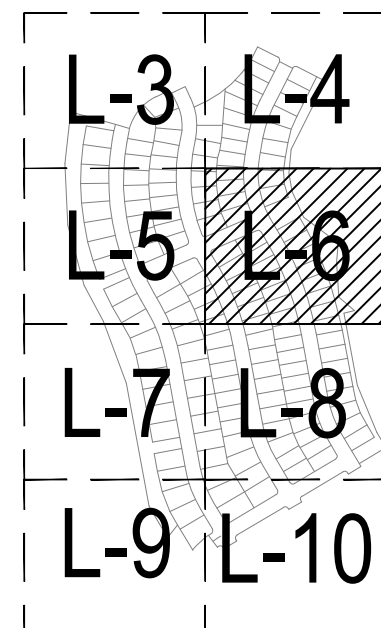


SCALE: 1"=30'



Know what's below.  
Call before you dig.

## KEY MAP



NORTH SCALE: NTS

SHEET TITLE:  
LANDSCAPE  
PLANS

SHEET NUMBER:

L-6

NOT FOR  
CONSTRUCTION

DATE: NOVEMBER 1, 2019

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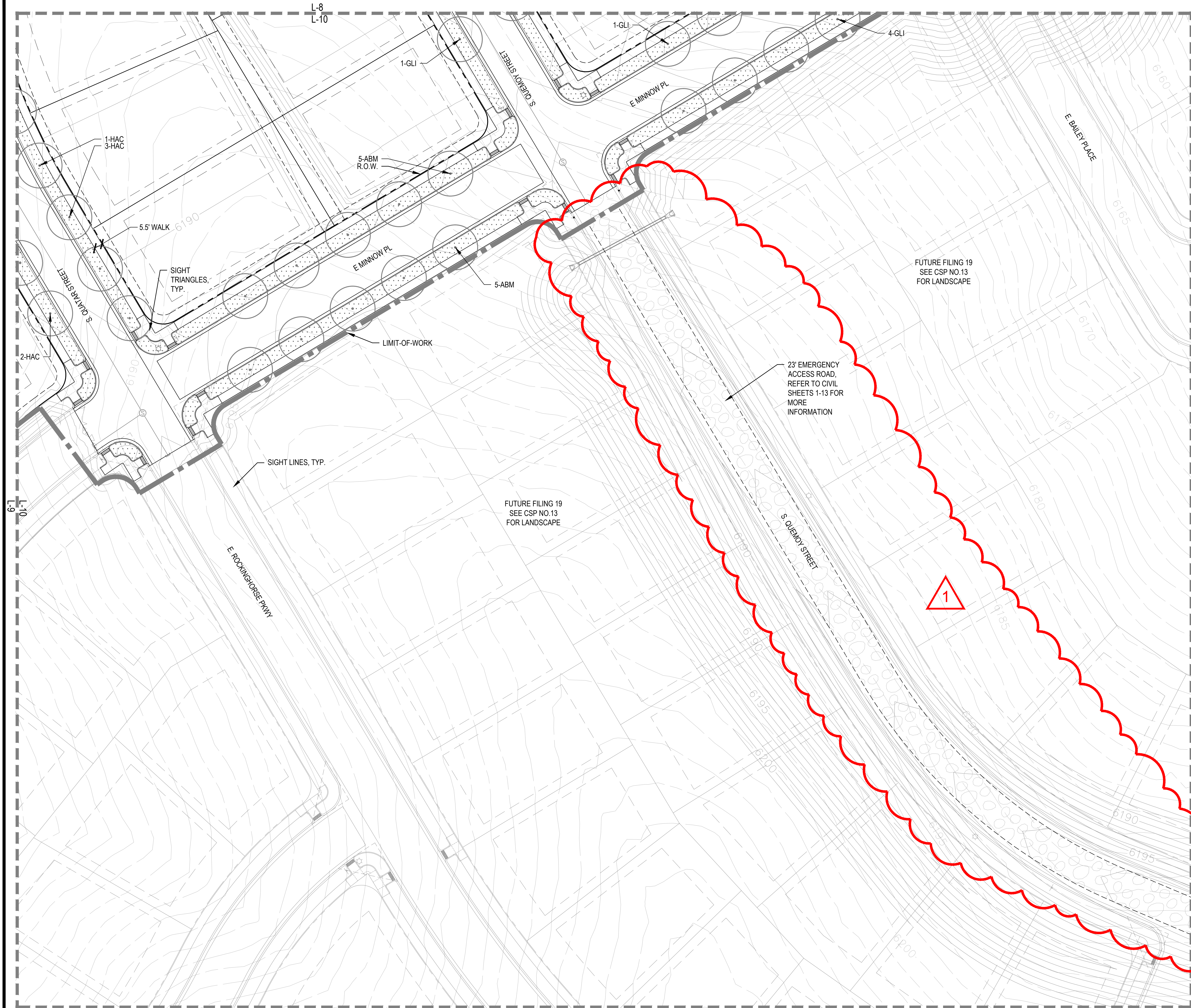








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DRAWN BY: TD/OR

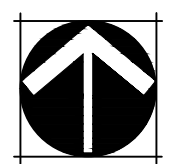


LEGEND

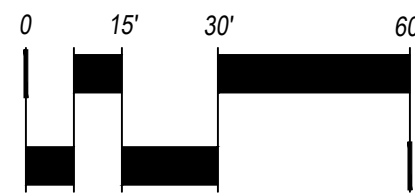
- STEEL EDGER (LD-1, #4)
- 2 RAIL FENCE (MFP, #1)
- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- MT MANICURED TURF
- HOME BUILDER TREE LAWN TURF
- IN 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- + NIN + NON-IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- CRUSHER FINES
- ZZONE Z-ZONE NATIVE GRASS SEED MIX "A" DRILLED SEED
- DECIDUOUS CANOPY TREE (LD-1, #1)
- 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.



NORTH

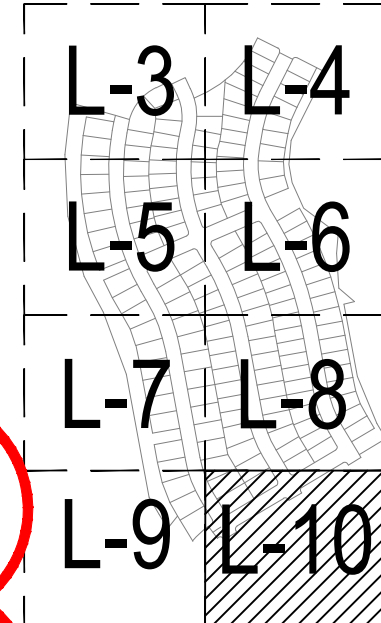


SCALE: 1"=30'



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KEY MAP



NORTH SCALE: NTS

SHEET TITLE:  
LANDSCAPE  
COVER SHEET

SHEET NUMBER:  
**L-10**

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CONSTRUCTION

DATE: NOVEMBER 1, 2019

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	36" HEIGHT 2-RAIL FENCE ADJACENT TO OPEN SPACE
	LIMITS OF WORK
	5' CONCRETE TRAIL (NOT INCLUDING SIDEWALKS)
	10' CONCRETE TRAIL
	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

- 
- The drawing consists of two views: ELEVATION and SECTION.
- ELEVATION View:** Shows the front of the wall. It has a top width of 8' O.C. (TYP.). The wall is 3'-0" high. The base is 6" wide. The wall is shown with a grid pattern. Callouts 1, 2, and 3 point to specific features in the wall.
- SECTION View:** Shows the side profile of the wall. It has a 3" top width and a 6" base width. The wall is 3'-0" high. Callouts 1, 2, and 3 point to specific features in the wall.
- Callouts:**
- 1: Points to the top of the wall.
  - 2: Points to the middle of the wall.
  - 3: Points to the base of the wall.

- SCALE: 3/4" = 1'-0"

FINISH GRADE - FOR SEEDED AREAS, LANDSCAPE AREAS TO BE FLUSH WITH PAVEMENT FOR SEEDED AREAS, 1" BELOW PAVEMENT.

BROOM FINISH

COMPACT SUBGRADE TO 98% SPD

8" MIN. 1/8" WHERE TRAIL USED FOR LAWN OR WATER MAINTENANCE VEHICLES, WHERE TRAIL IS WITHIN A FIRE LINE, PAVEMENT DESIGN SHALL MEET THE REQUIREMENTS OF THE FIRE DEPARTMENT

3"± CLEAN ZONE

6"± OR 10"± SEE PLAN

3"± CLEAN ZONE

**NOTES:**

1. CONCRETE MIX TO BE 4000# MIX WITH FIBERMesh REINFORCING. SEE SPECIFICATION FOR ADDITIONAL INFORMATION.
2. TRANSVERSE JOINTS TO BE SAWCUT 1/8" DEEP (1/4" DEEP) SPACING TO MATCH WIDTH OF TRAIL OR AS DIRECTED.
3. EXPANSION JOINTS, WITH FILLER AND SEALANT, TO BE PLACED EVERY 10'.
4. WHERE PAVEMENT ABUTS EXISTING PAVEMENT OR STRUCTURES, OR AS DIRECTED.
5. PROVIDE ADDITIONAL ROAD BASE AS NEEDED FOR CONSTRUCTION OR COMPACTION OF TRAIL.
6. COMPACT SUBGRADE UNDER AND 1' BEYOND EACH SIDE OF TRAIL, PRIOR TO PLACING FORMS.
7. BACKFILL DEEPSIDE OF TRAIL WITH ON-SITE MATERIAL, PREPARE LANDSCAPE AREA AND GRASS SEEDING.
8. CROSSES SLOPE ON TRAIL SHALL BE THE MINIMUM SLOPE NECESSARY TO PROVIDE POSITIVE DRAINAGE.
9. OFFICE OF THE TOTAL. MAXIMUM CROSS SLOPE SHALL BE 1%. LONGITUDINAL SLOPE SHALL BE LESS THAN 5%.
10. 3"± CLEAN ZONE ON EACH SIDE OF TRAIL SHALL BE FREE OF OBSTRUCTIONS.
11. SLOPE SHALL BE A MAXIMUM OF 3%.



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

*MULTI-USE  
TRAIL*

**P&OS  
T-1.0**



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

SHEET TITLE:  
MASTER FENCE  
PLAN

SHEET NUMBER:

MFP

NOT FOR  
CONSTRUCTION

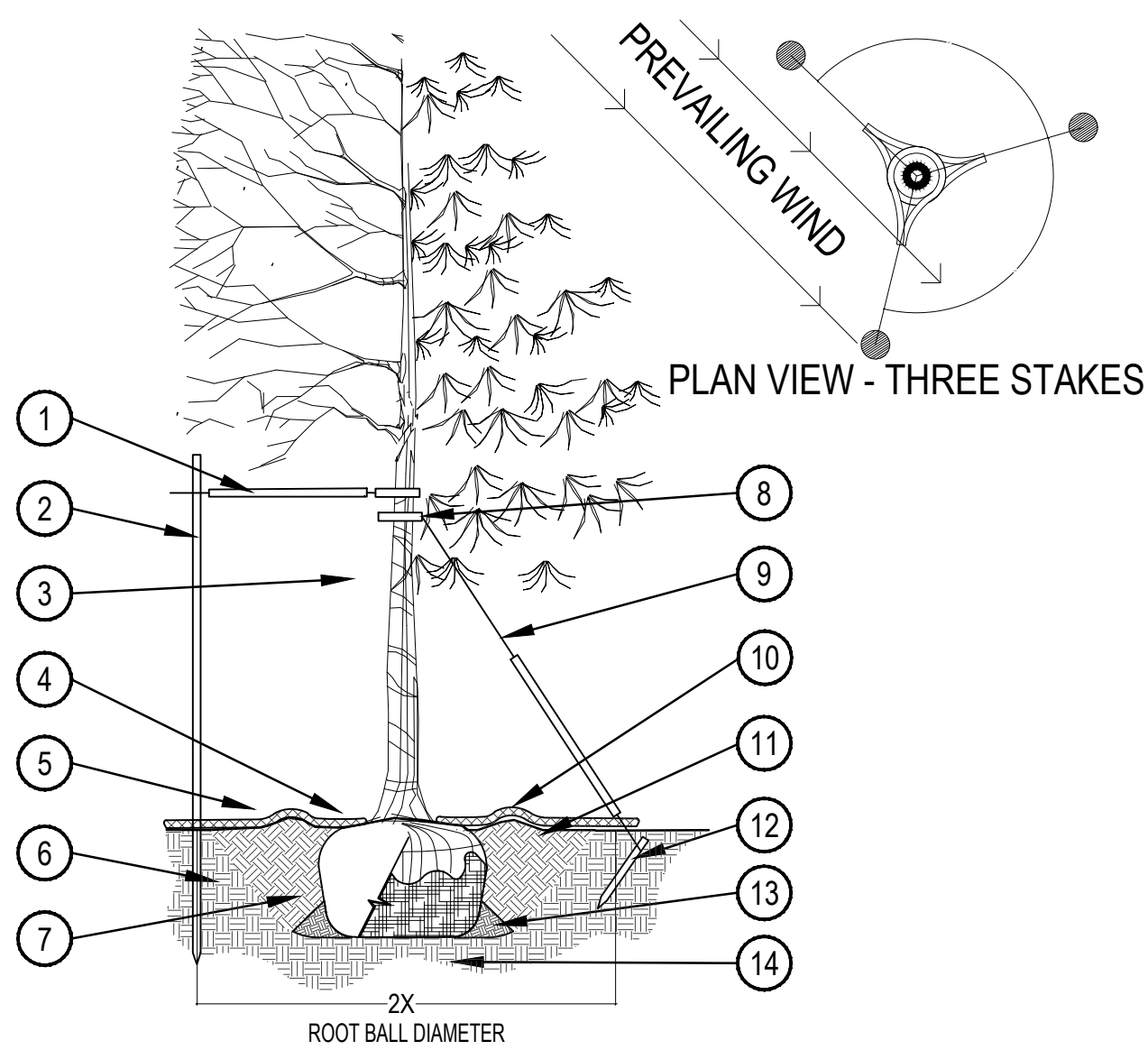
DATE: NOVEMBER 1, 2019



SHEET 24 OF 26

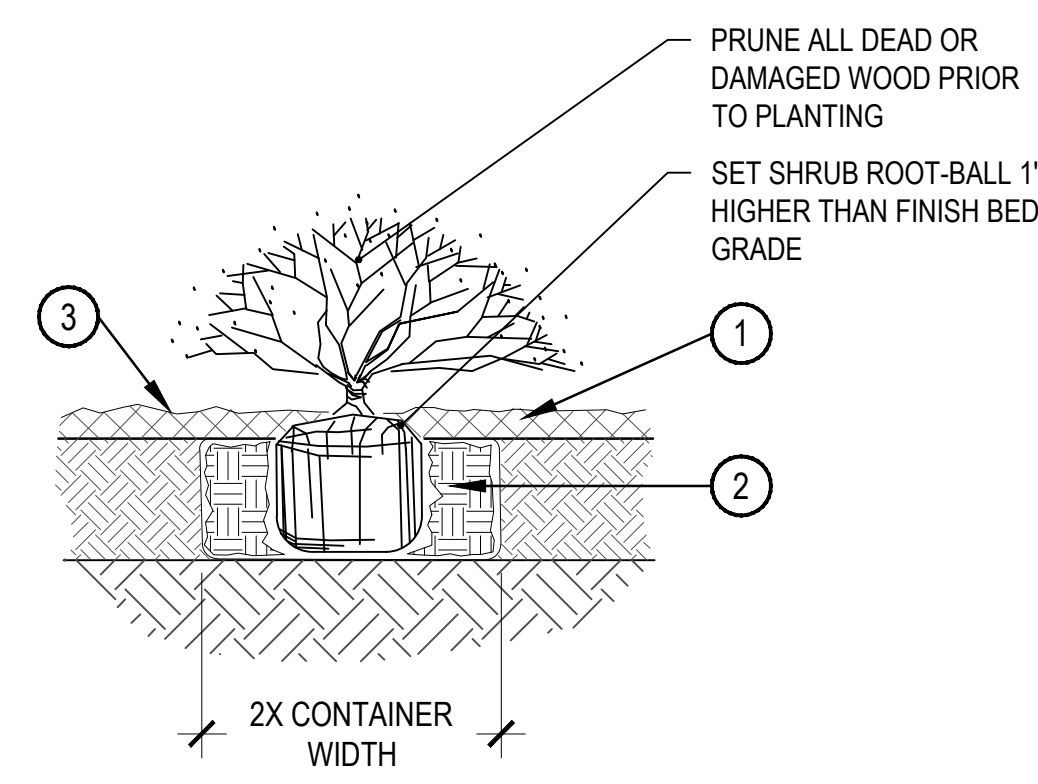
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DRAWN BY: TD/DR





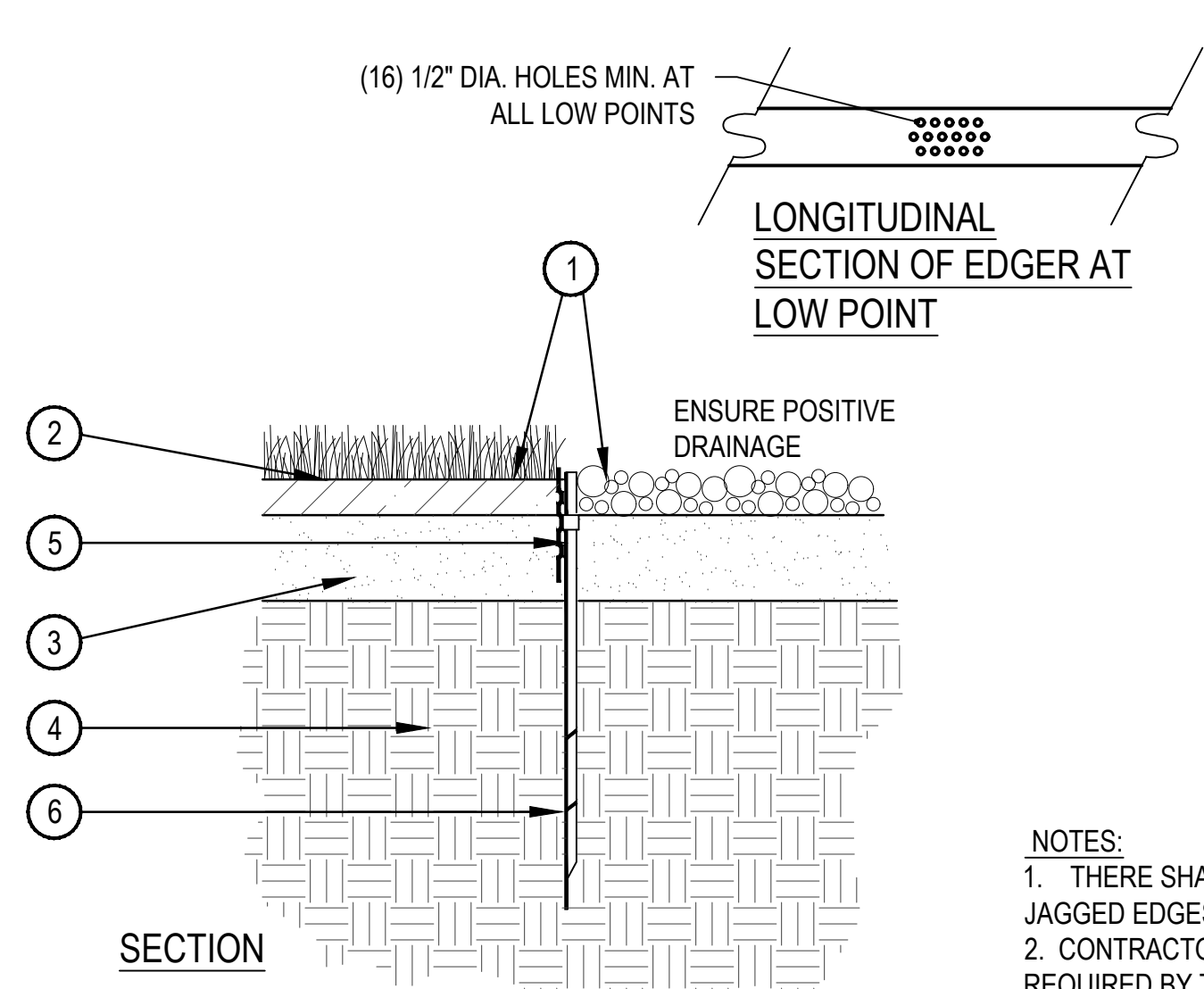
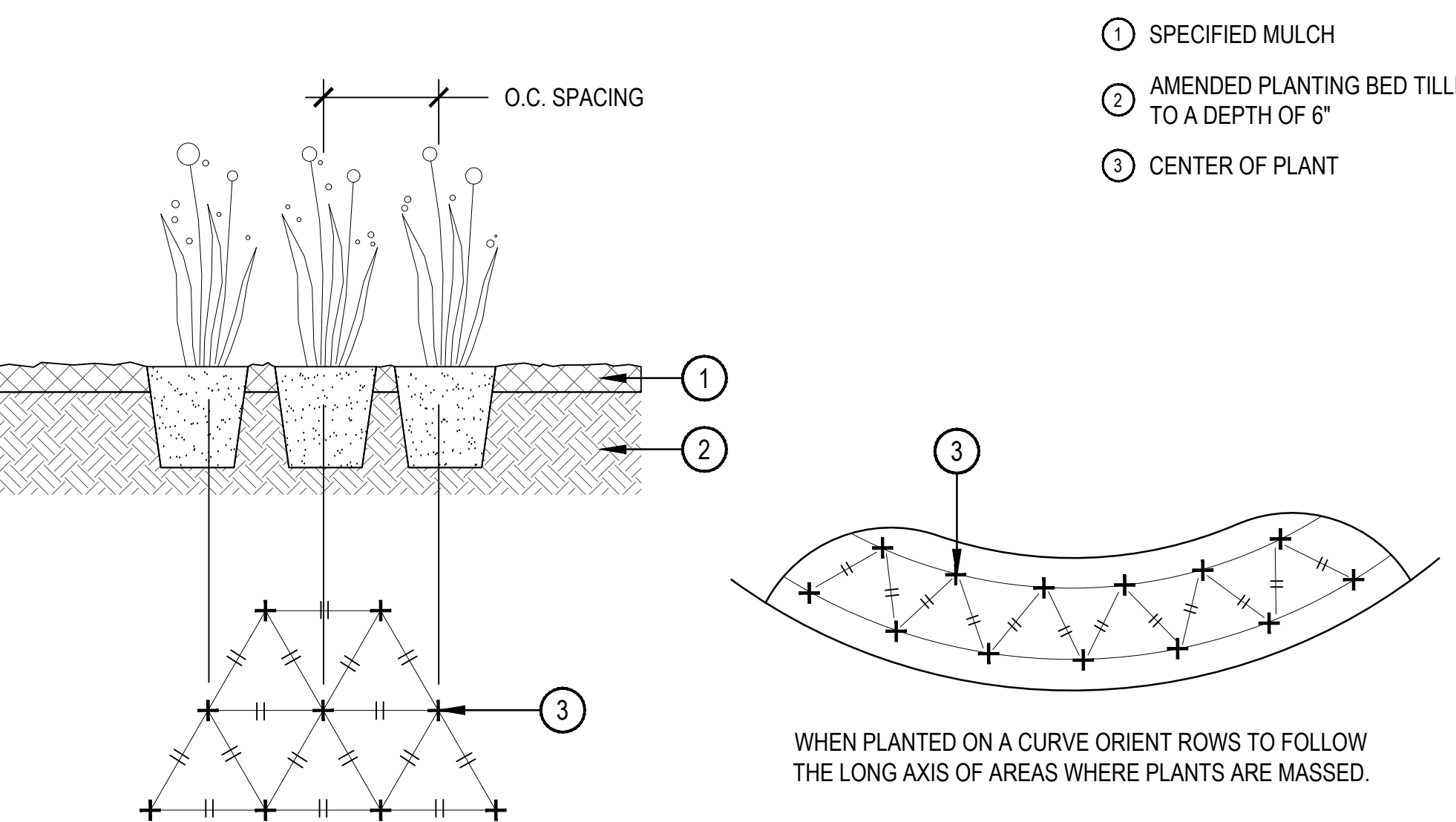
- PRUNING NOTES:**
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
    - 1.2 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)
    - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  2. 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.

1. PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 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).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



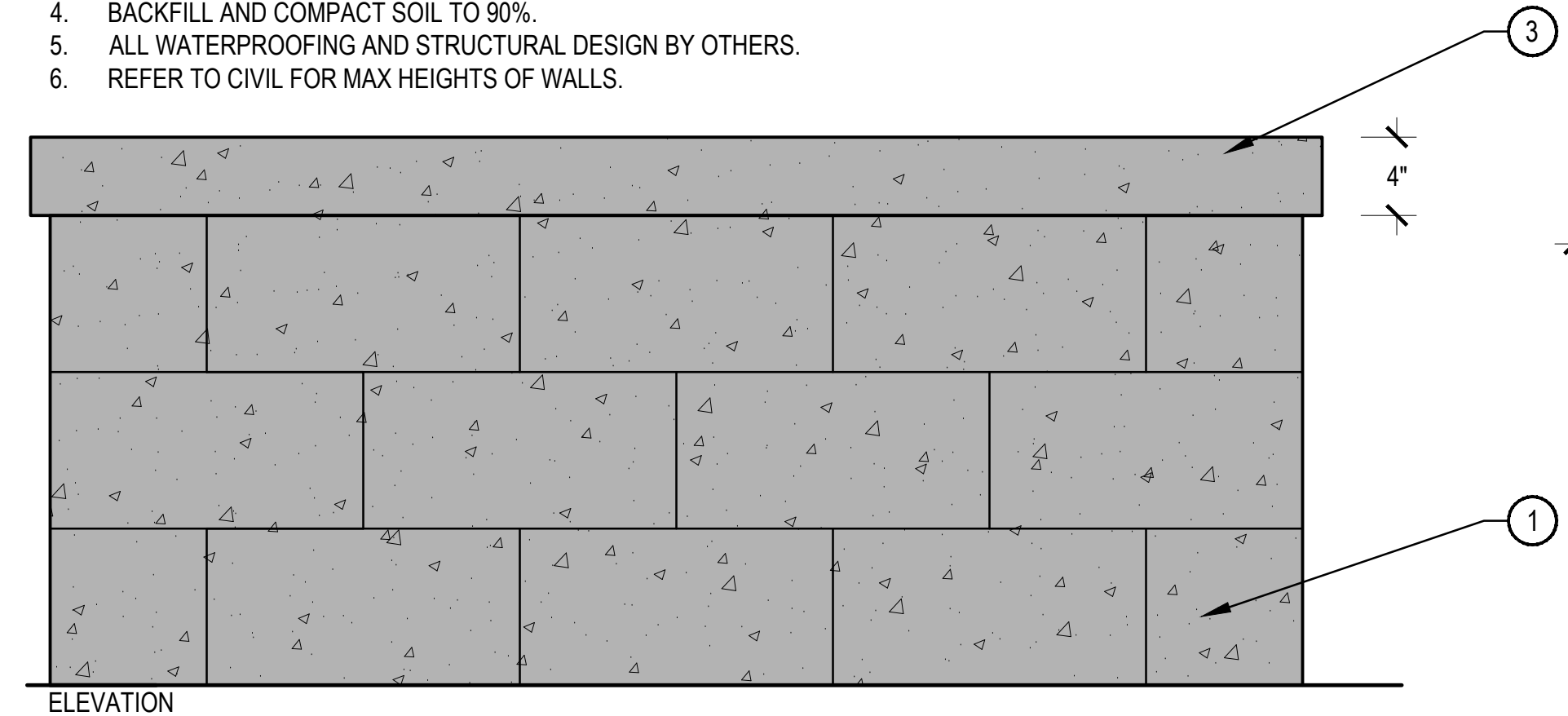
1. SPECIFIED MULCH
  2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
  3. FINISH GRADE (TOP OF MULCH)
- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER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

## 1 TREE PLANTING DETAIL

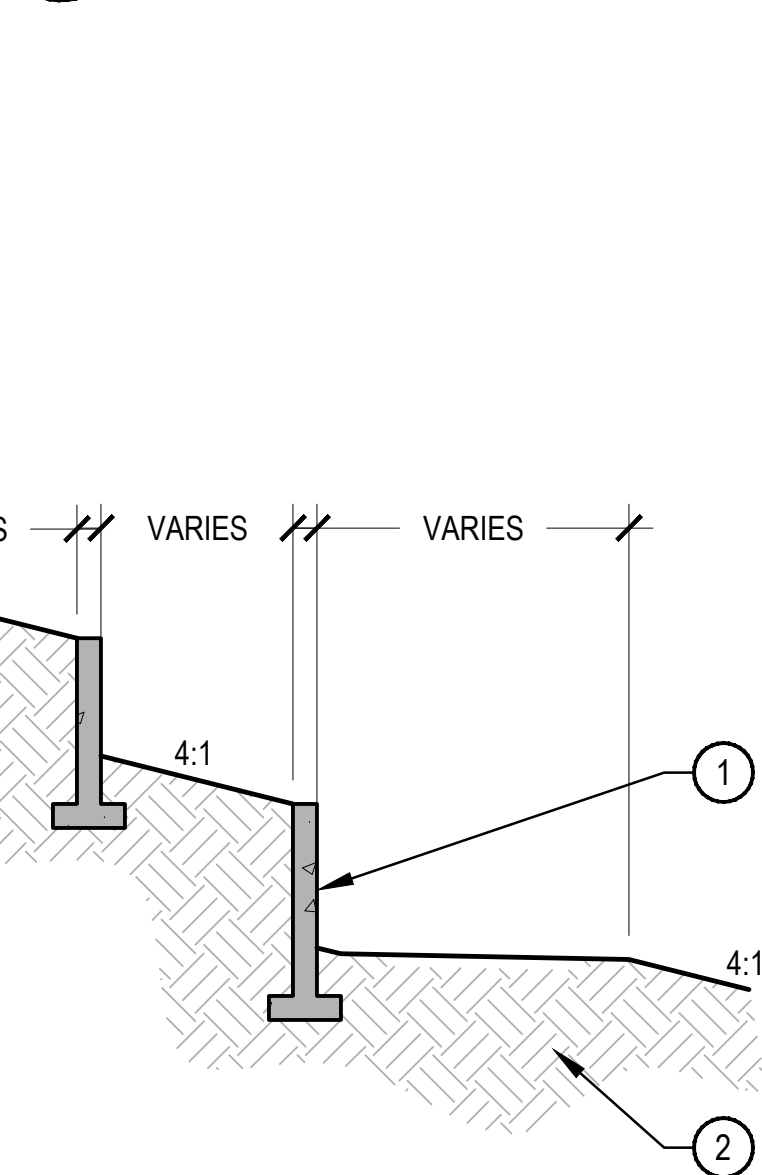


## 3 PERENNIAL PLANT LAYOUT

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



## 4 STEEL EDGER DETAIL



## 6 RETAINING WALL

CHECKED BY: SM  
DRAWN BY: TD/DR

## 2 SHRUB PLANTING



## 5 STREET LIGHT

### SITE AMENITY SCHEDULE

DESCRIPTION	MANUFACTURER	MODEL	COLOR	NOTES
1. BENCH	ANOVA	AIRI STIX 6' CONTOUR BENCH - AE2680STX	Bronze/Silver	TO BE FLUSH MOUNTED, OR APPROVED EQUAL
2. TRASH RECEPTACLE	ANOVA	METRIX 50 GAL TRASH RECEPTACLE - L2006	Silver Powder Coated Steel	TO BE FLUSH MOUNTED, OR APPROVED EQUAL
3. DOG STATION	DOG ON IT	DOG ON IT	Forest Green	OR APPROVED EQUAL



SHEET TITLE:  
**LANDSCAPE  
DETAILS**

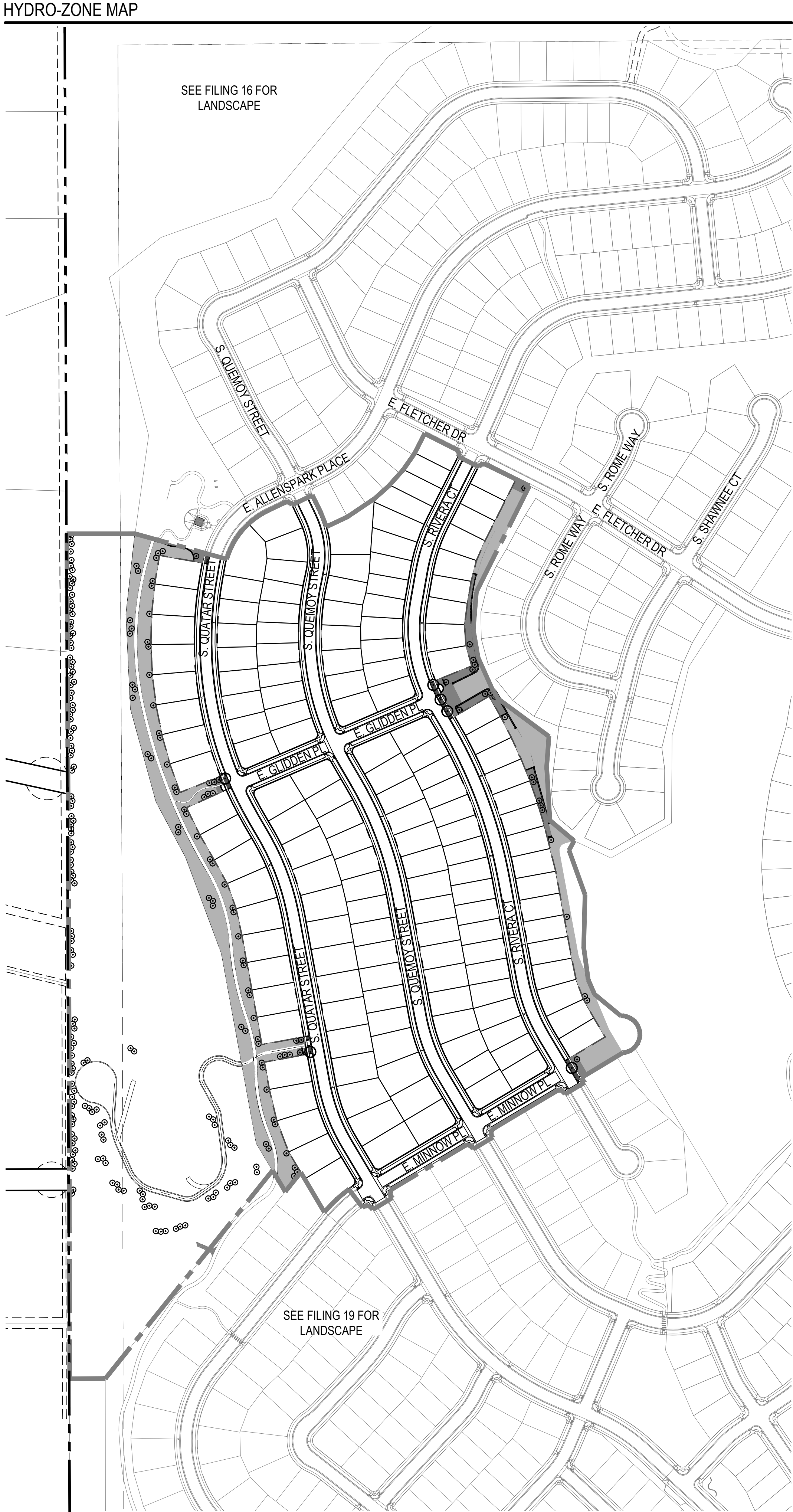
SHEET NUMBER:  
**LD-1**

NOT FOR  
CONSTRUCTION

DATE: NOVEMBER 1, 2019

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LEGEND

--- LIMIT-OF-WORK  
--- PROPERTY LINE

■ HIGH WATER USE: MANICURED TURF  
■ LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED  
■ Z-ZONE NATIVE SEED

⊗ DECIDUOUS CANOPY TREE  
⊗ ORNAMENTAL TREES  
⊗ EVERGREEN TREES

HYDRO-ZONE TABLES

TAP TBD PERMANENT TAP

WATER USE TYPE	AREA (SF)
HIGH WATER USE	2,080 SF
LOW WATER USE	20,014 SF
Z-ZONE*	175,576 SF

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	0	725	0 SF
EVERGREEN/ORNAMENTAL TREES	208	177	36,816 SF
SHRUBS	377	20	7,540 SF
TOTAL			

TOTAL IRRIGATED AREA TAP TBD 242,026 SF

\*NOTE: Z-ZONE NATIVE SEED TO BE ON SEPERATE TEMPORARY VALVE THAT WILL BE SHUT OFF AFTER 2 YEARS.



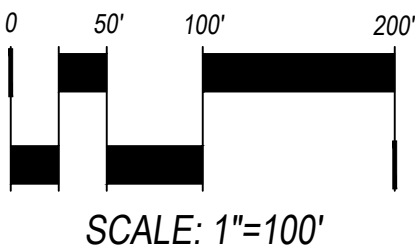
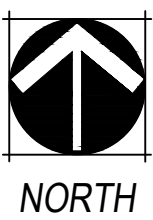
Know what's below.  
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SHEET TITLE:  
HYDRO-ZONE MAP

SHEET NUMBER:  
HZM

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CONSTRUCTION

DATE: NOVEMBER 1, 2019



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