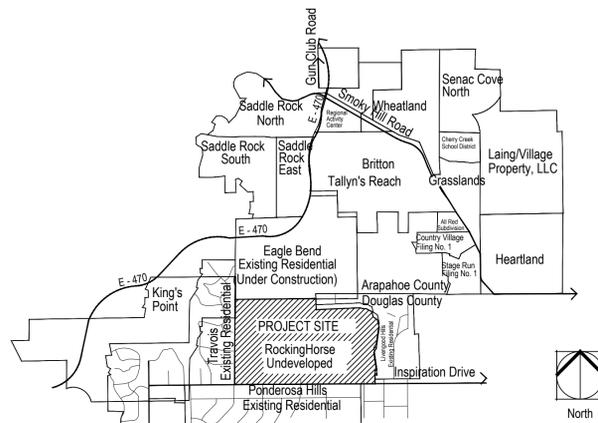


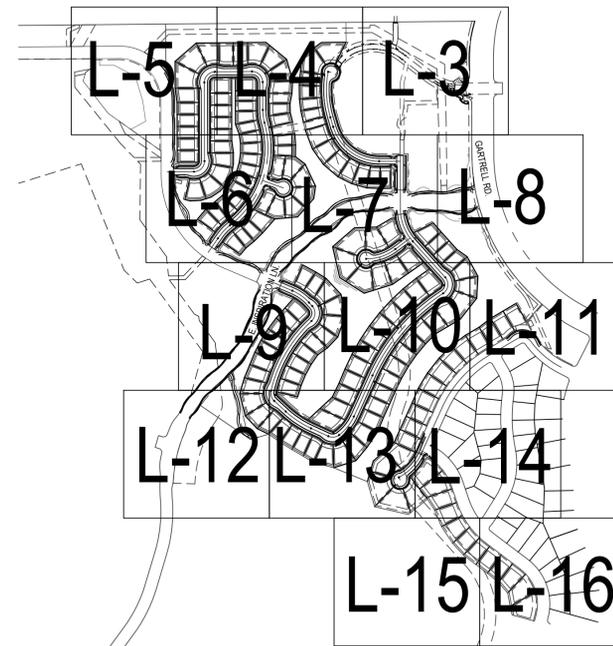
SHEET INDEX

- CS COVER / LANDSCAPE CALCULATIONS
- L-1 LANDSCAPE NOTES / LEGEND
- L-2 LANDSCAPE PLANT LIST
- 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
- L-10 LANDSCAPE PLAN
- L-11 LANDSCAPE PLAN
- L-12 LANDSCAPE PLAN
- L-13 LANDSCAPE PLAN
- L-14 LANDSCAPE PLAN
- L-15 LANDSCAPE PLAN
- L-16 LANDSCAPE PLAN
- L-17 TREE MITIGATION PLAN
- L-18 LIGHTING PLAN
- L-19 MASTER TRAILS PLAN
- L-20 MASTER FENCE AND MONUMENT PLAN
- LD-1 LANDSCAPE DETAILS

VICINITY MAP



KEY MAP



AMENDMENTS:

1	MONUMENT REVISIONS (06/2015)
2	LOT LINE & FENCE REVISIONS (06/2018)



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ROCKINGHORSE
 CSP #3 - PRELIMINARY LANDSCAPE PLAN
 AURORA, COLORADO
 ROCKINGHORSE METRO DISTRICT

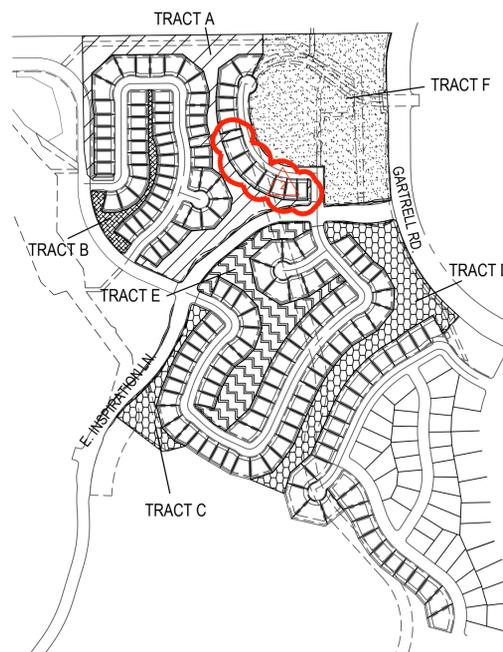
STREET FRONTAGE, STREET PERIMETER & OPEN SPACE BUFFER TABLE

AREA	DESCRIPTION	LENGTH/AREA	WIDTH RE/PR*	TREES RE/PR*	SHRUBS RE/PR*	TOTAL TREES RE/PR*	TOTAL SHRUBS RE/PR*
TRACT A	STREET FRONTAGE BUFFER	LENGTH: 202 FT	8' TL	6/3***	NOT REQUIRED		
TRACT A	STREET PERIMETER BUFFER	LENGTH: 1,905 FT	20 FT - 100 FT	48/80	480/495		
TRACT A	PRIVATE OPEN SPACE	AREA: 199,815 SF		50/57	500/251		
TRACT A	SITE PERIMETER BUFFER	LENGTH: 940 FT	20 FT	24/36	118/0		
						128/176	1,098/746
TRACT B	STREET FRONTAGE BUFFER	LENGTH: 107 FT	8' TL	3/3	NOT REQUIRED		
TRACT B	STREET PERIMETER BUFFER	LENGTH: 304 FT	20 FT/ 100 FT	8/23	80/163		
TRACT B	PRIVATE OPEN SPACE	AREA: 30,170 SF		8/13	80/0		
						19/39	160/163
TRACT C & D	STREET FRONTAGE BUFFER	LENGTH: 177 FT	8' TL	5/1***	NOT REQUIRED		
TRACT C & D	STREET PERIMETER BUFFER	LENGTH: 1,230 FT	20 FT/ 100 FT	31/49	310/301		
TRACT C & D	PRIVATE OPEN SPACE	AREA: 247,278 SF		62/103	620/257		
						98/153	930/558
TRACT E	STREET FRONTAGE BUFFER	LENGTH: 320 FT	8' TL	8/1***	NOT REQUIRED		
TRACT E	STREET PERIMETER BUFFER	LENGTH: 990 FT	20 FT/ 100 FT	25/42	250/325		
TRACT E	PRIVATE OPEN SPACE	AREA: 161,638 SF		41/44	410/49		
						74/87	660/374
TRACT F	STREET FRONTAGE BUFFER	LENGTH: 813 FT	8' TL	21/19***	NOT REQUIRED		
TRACT F	PRIVATE OPEN SPACE	AREA: 332,245 SF		83/83	830/732		
TRACT F	SITE PERIMETER BUFFER	LENGTH: 672 FT	20 FT	27/41	135/0		
						131/140	965/732
GRAND TOTAL:						455/598	3,813/2,573

WATER USE TABLE

AREA NAME	WATER CONSERVING IRRIGATION (NON-SOD, INCLUDING ZTAP, IRRIGATED NATIVE, AND SHRUB BED)	NON-WATER CONSERVING IRRIGATION (SOD)	NON-IRRIGATED AREA (INCLUDING NON-IRRIGATED NATIVE SEED, ALL PAVING, HOME BUILDER AREAS AND ALL LOTS)	TOTAL AREA (INCLUDES ENTIRE AREA WITHIN LIMITS OF WORK)
FILING 8	249,781 SF	50,320 SF	2,945,304SF	3,245,405 SF

TRACT KEY MAP



ENGINEER



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LANDSCAPE ARCHITECT

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www.norris-design.com



Planning | Landscape Architecture

OWNER:
WS-RHA DEVELOPMENT, LLC

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Centennial, CO 80112
303-947-0744
CONTACT: CARL NELSON

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

CS

AMENDMENT DATE: NOVEMBER 9, 2018

SHEET 18



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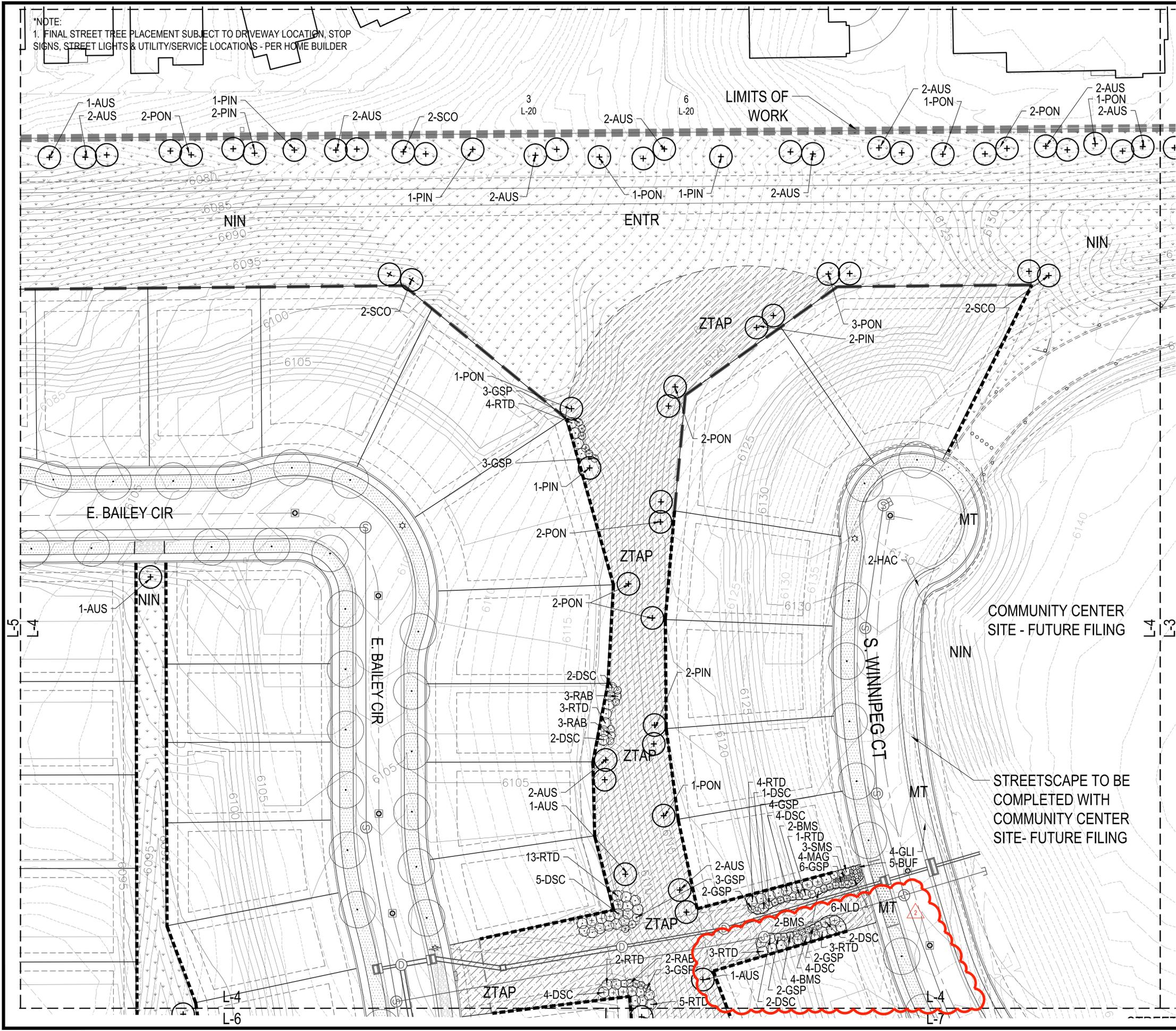
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* REQUIRED/PROVIDED
 *** AVOIDING CONFLICT WITH UTILITIES AND COMPLYING WITH VISIBILITY STANDARDS, ACCOUNTED FOR IN OTHER AREAS WITHIN TRACT

NOTE:
1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER



LEGEND

- DRY STACK LANDSCAPE WALLS, 30" MAX HEIGHT (SHEET LD-1, DETAIL 12)
- STEEL EDGER (SHEET LD-1, DETAIL 10)
- SPADE CUT EDGE (SHEET LD-1, DETAIL 11)
- CONCRETE TRAIL (SHEET L-19, DETAIL 2)
- 3-RAIL FENCE WITH COLUMNS (SHEET L-20, DETAIL 4 & 5)
- 2-RAIL FENCE (SHEET L-20, DETAIL 3)
- METAL FENCE (SHEET L-20, DETAIL 6)
- LIMITS OF WORK
- MATCHLINE
- SHRUB BED
- MANICURED TURF
- MANICURED TURF: FINAL LOCATIONS PER HOME BUILDERS*
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- EXISTING NATIVE TO REMAIN THE SAME
- NON-IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- Z-TAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- DECIDUOUS CANOPY STREET TREES: FINAL LOCATIONS PER HOME BUILDERS*
- DECIDUOUS CANOPY TREE (SHEET LD-1, DETAIL 7)
- ORNAMENTAL TREES (SHEET LD-1, DETAIL 7)
- EVERGREEN TREES (SHEET LD-1, DETAIL 7)
- EXISTING TREES
- FIRE HYDRANT
- LOCAL RD AND ARTERIAL ST LIGHTS

KEY MAP

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ROCKINGHORSE

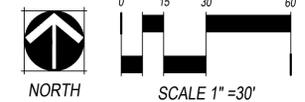
CSP #3 - PRELIMINARY LANDSCAPE PLAN

AURORA, COLORADO
ROCKINGHORSE METRO DISTRICT

OWNER:
WS-RHA DEVELOPMENT, LLC

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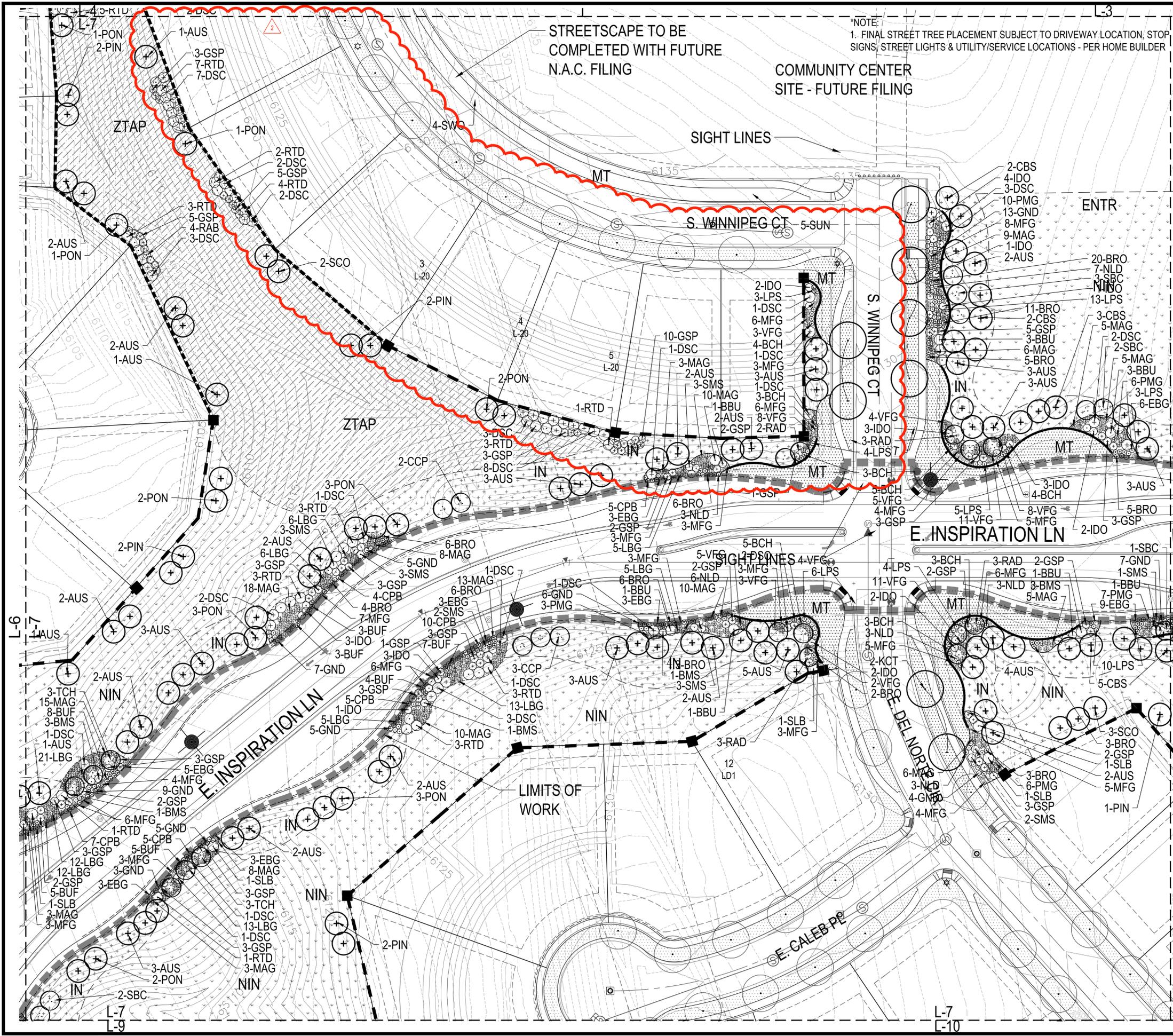
AMENDMENT DATE: NOVEMBER 9, 2018
SHEET 22

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811
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SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-4

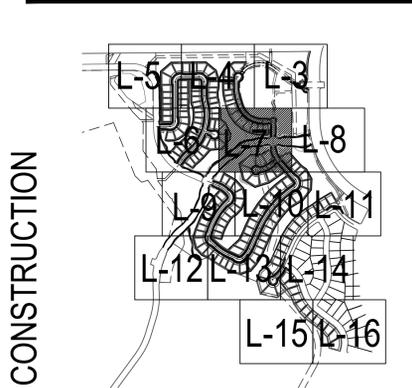
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LEGEND

- DRY STACK LANDSCAPE WALLS, 30" MAX HEIGHT (SHEET LD-1, DETAIL 12)
- STEEL EDGER (SHEET LD-1, DETAIL 10)
- SPADE CUT EDGE (SHEET LD-1, DETAIL 11)
- CONCRETE TRAIL (SHEET L-19, DETAIL 2)
- 3-RAIL FENCE WITH COLUMNS (SHEET L-20, DETAIL 4 & 5)
- 2-RAIL FENCE (SHEET L-20, DETAIL 3)
- METAL FENCE (SHEET L-20, DETAIL 6)
- LIMITS OF WORK
- MATCHLINE
- SHRUB BED
- MANICURED TURF
- MANICURED TURF: FINAL LOCATIONS PER HOME BUILDERS*
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- NON-IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- Z-TAP NATIVE GRASS SEED MIX "A" DRILLED SEED
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- DECIDUOUS CANOPY TREE (SHEET LD-1, DETAIL 7)
- ORNAMENTAL TREES (SHEET LD-1, DETAIL 7)
- EVERGREEN TREES (SHEET LD-1, DETAIL 7)
- EXISTING TREES
- FIRE HYDRANT
- LOCAL RD AND ARTERIAL ST LIGHTS

KEY MAP



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ROCKINGHORSE
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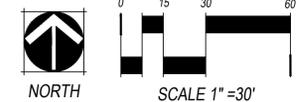


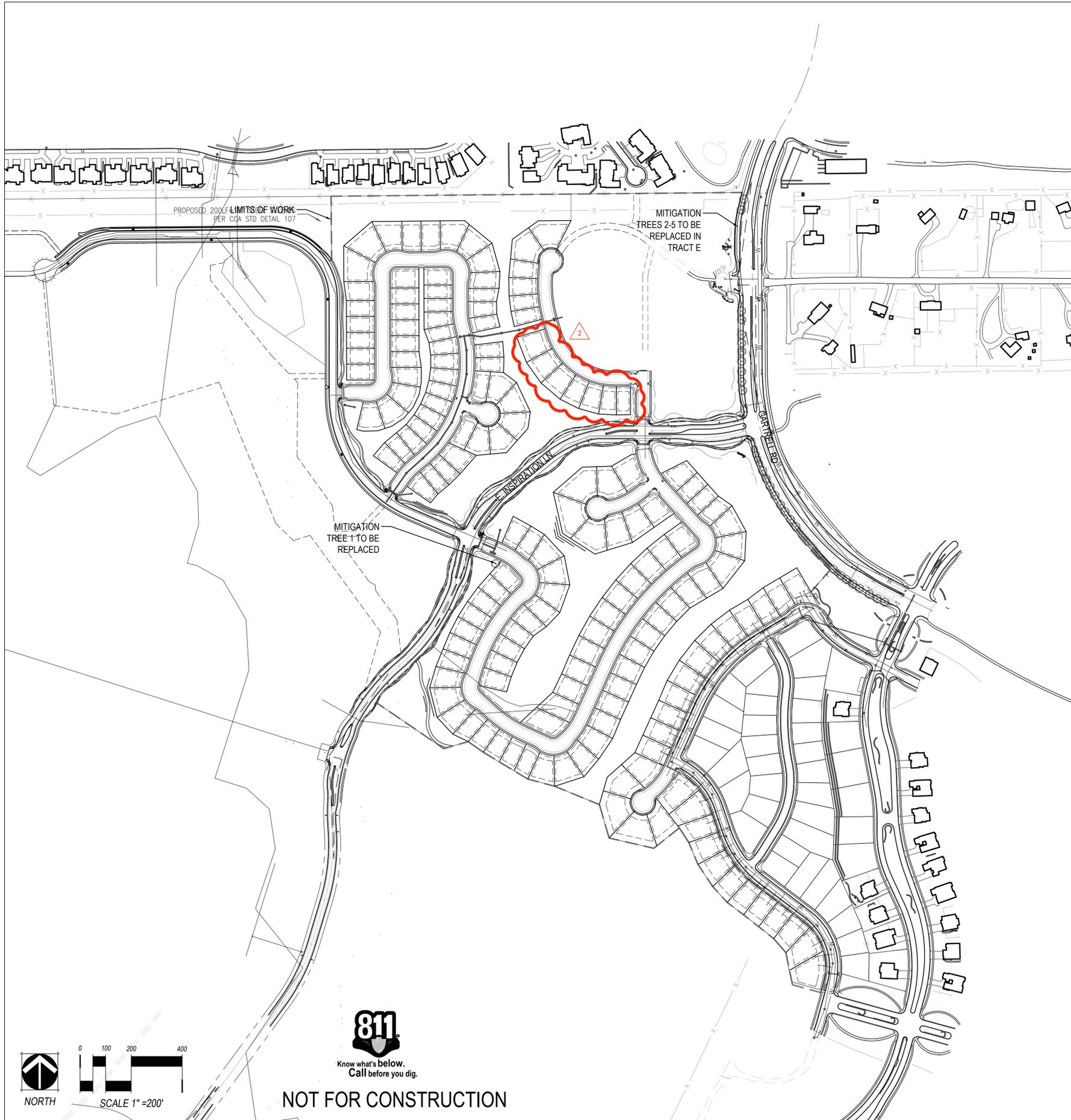
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-7

AMENDMENT DATE: NOVEMBER 9, 2018
SHEET 25

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MITIGATION AND PROTECTION NOTES

1. CONSTRUCTION FENCING OR SILT FENCE SHALL BE PLACED AT CONSTRUCTION LIMITS TO PREVENT VEHICLE, PEDESTRIAN AND EQUIPMENT ACCESS, AND AT TREE DRIP-LINE AROUND TREES TO BE PROTECTED (RE: CIVIL EROSION CONTROL PLANS). FENCING SHALL BE MAINTAINED DAILY. TRESPASSING BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM THE MONEY DUE TO THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND MATERIAL MEN UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
2. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO THE AGREED UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION, IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
3. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE OF \$100 PER INCIDENCE. DAMAGE TO GREATER THAN 10% OF THE MAIN TRUNK, NOT RESULTING IN STRUCTURAL DAMAGE SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
4. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DEPARTMENT. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
5. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS THE ROOT ZONES OF TREES.
6. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION, JACQUE POTTER, 303-739-7177.
7. CONTRACTOR SHALL COORDINATE WITH THE OWNERS REP TO LOCATE A STOCKPILE AREA FOR ALL REUSABLE BOULDERS AND TREES TO BE REMOVED. IT IS THE INTENT TO REUSE BOULDERS AND REMOVED TREES WITHIN THE PARK AND OPEN SPACE LANDSCAPE. DO NOT BURY BOULDERS. RETAIN AND RELOCATED ONLY THOSE TREES WITH LIMBS AND TRUNKS WITH A DIAMETER GREATER THAN 6".

TREE MITIGATION LIST

NOTE: THE FOLLOWING TREES ARE TO BE REMOVED AND SUBSTITUTED WITH NEW TREES PLANTED IN COMMON OPEN SPACE AREAS. THE CUMULATIVE DIAMETER OF MITIGATION INCHES MUST BE REPLACED WITH AN EQUAL CUMULATIVE TREE DIAMETER.

TREE NO:	SPECIES	VALUE
1	SIBERIAN ELM *	\$ 370.00
2	DECIDUOUS TREE	\$ 370.00
3	DECIDUOUS TREE	\$ 370.00
4	DECIDUOUS TREE	\$ 370.00
5	DECIDUOUS TREE	\$ 370.00

* ASTERISK DENOTES TREES WITH MULTIPLE TRUNKS. DOLLAR VALUE REPRESENTS A SUM OF ALL TRUNKS.

LEGEND

- EXISTING TREE

FORESTRY APPROVAL

THIS TREE PROTECTION PLAN IS APPROVED IN ACCORDANCE WITH THE CITY OF AURORA BLACK FOREST ORDINANCE.

FORESTRY DIVISION: _____ DATE: _____



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ROCKINGHORSE
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AURORA, COLORADO
ROCKINGHORSE METRO DISTRICT

OWNER:
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9033 E. Easter Place, Ste 110
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303-947-0744
CONTACT: CARL NELSON

SHEET TITLE:
MITIGATION PLAN
SHEET NUMBER:
L-17

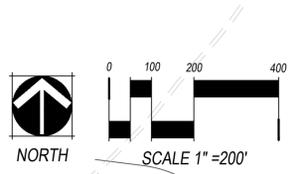
AMENDMENT DATE: NOVEMBER 9, 2018

SHEET 35



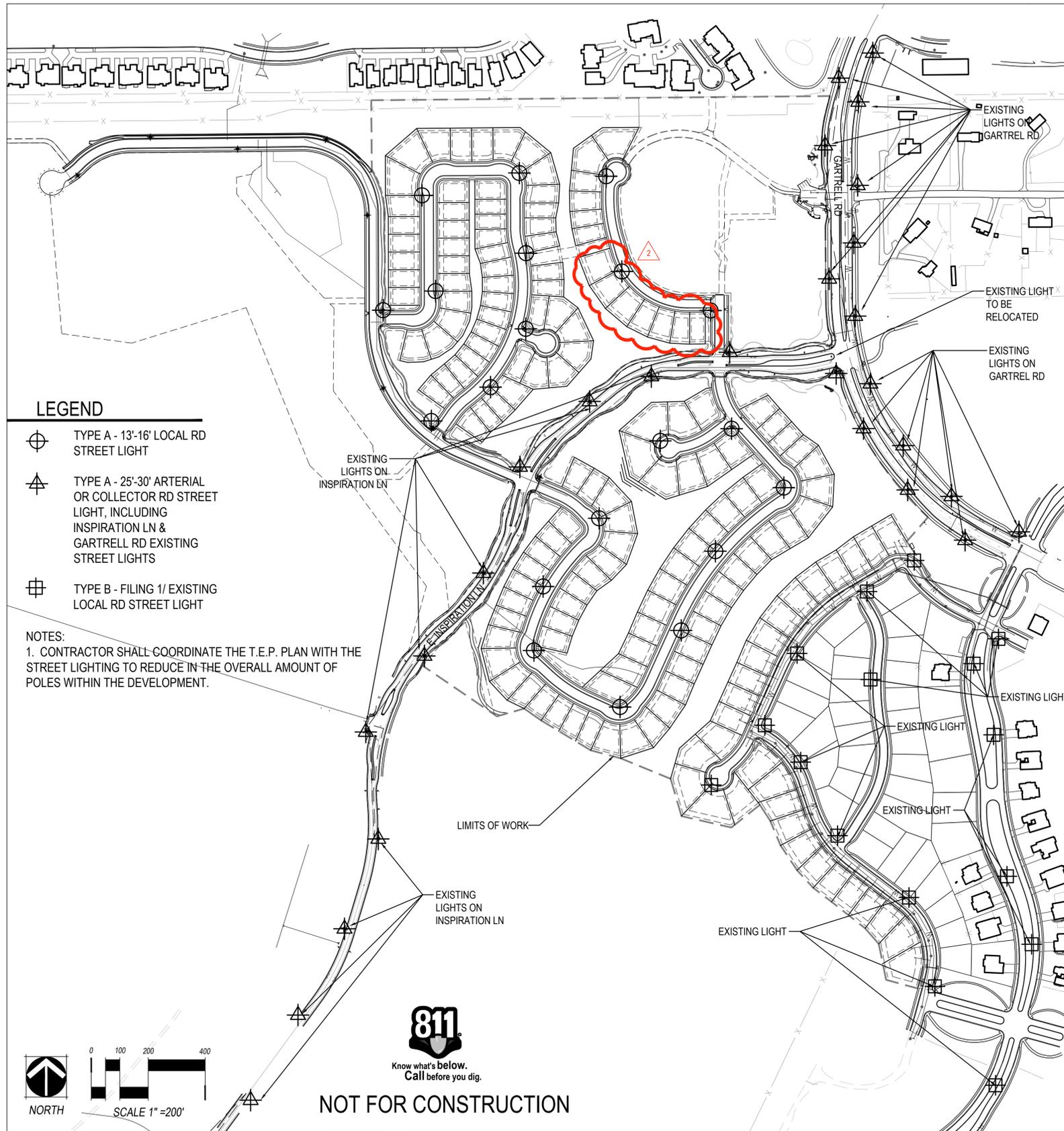
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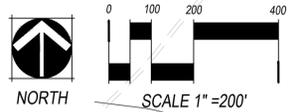
LIGHTING PLAN



LEGEND

- TYPE A - 13'-16' LOCAL RD STREET LIGHT
- TYPE A - 25'-30' ARTERIAL OR COLLECTOR RD STREET LIGHT, INCLUDING INSPIRATION LN & GARTRELL RD EXISTING STREET LIGHTS
- TYPE B - FILING 1/ EXISTING LOCAL RD STREET LIGHT

NOTES:
1. CONTRACTOR SHALL COORDINATE THE T.E.P. PLAN WITH THE STREET LIGHTING TO REDUCE IN THE OVERALL AMOUNT OF POLES WITHIN THE DEVELOPMENT.

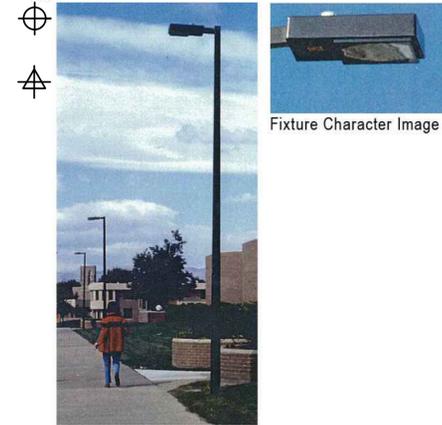


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LIGHTING DETAIL 1

STREET LIGHT SPECIFICATIONS

Type A:

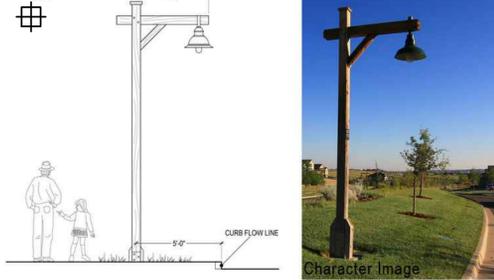


RECTILINEAR STYLE CUTOFF - SQUARE FIBERGLASS POLE

- Arterial & Collector Streets, 25' to 30' mounting height
- Local Streets, 13' to 16' mounting height
- Finish: Black
- Watts: 200 to 250 for 25' to 30' mounting height, 70 for 13' to 16' mounting height

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

Type B:



- Fixture & Post to match existing



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ROCKINGHORSE METRO DISTRICT

OWNER:
WS-RHA DEVELOPMENT, LLC

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303-947-0744
CONTACT: CARL NELSON

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
L-18

AMENDMENT DATE: NOVEMBER 9, 2018

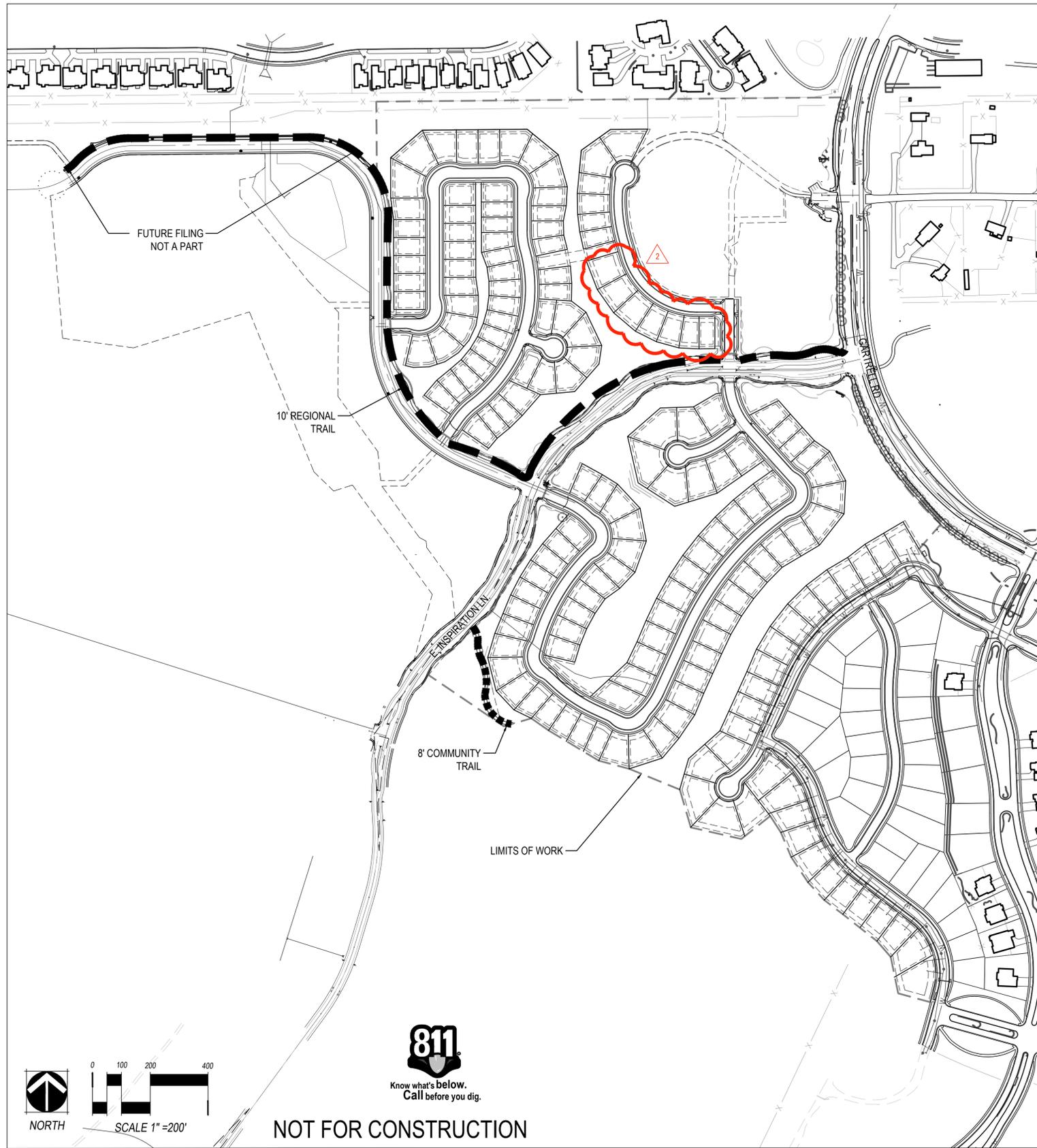
SHEET 36



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MASTER TRAILS PLAN

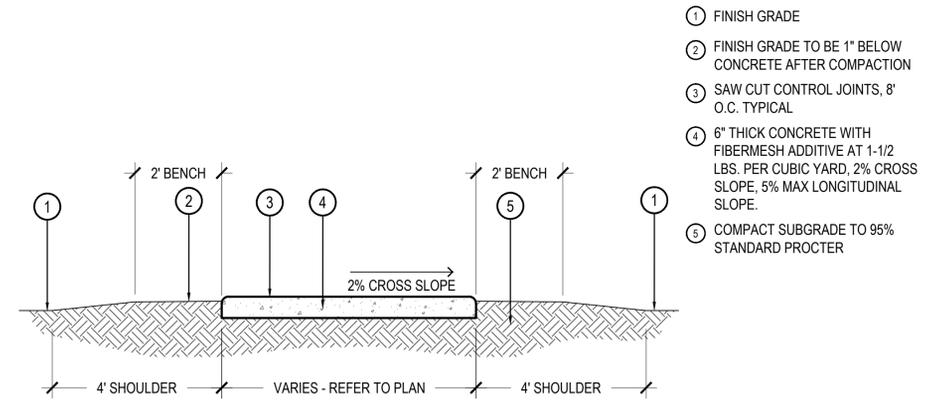


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LEGEND

-  8' COMMUNITY CONCRETE TRAIL
-  10' REGIONAL CONCRETE TRAIL

TRAIL DETAIL:



2 CONCRETE TRAIL

SCALE: 1/2" = 1'-0"



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SHEET TITLE:
MASTER TRAILS
PLAN

SHEET NUMBER:
L-19

AMENDMENT DATE: NOVEMBER 9, 2018

SHEET 37



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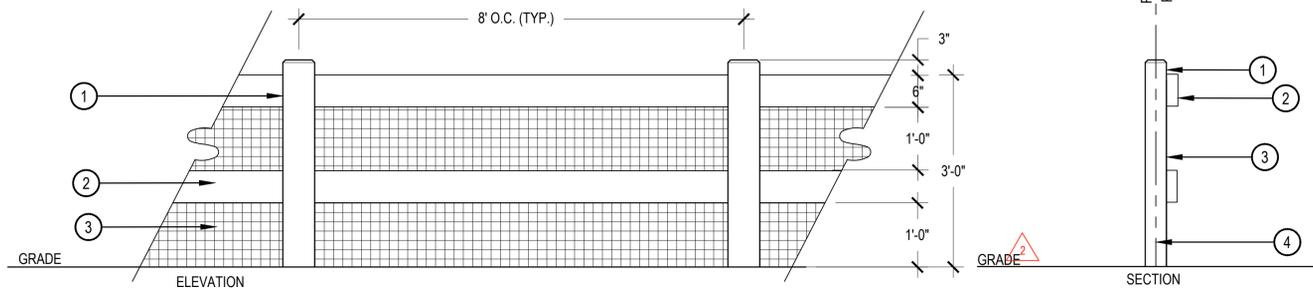
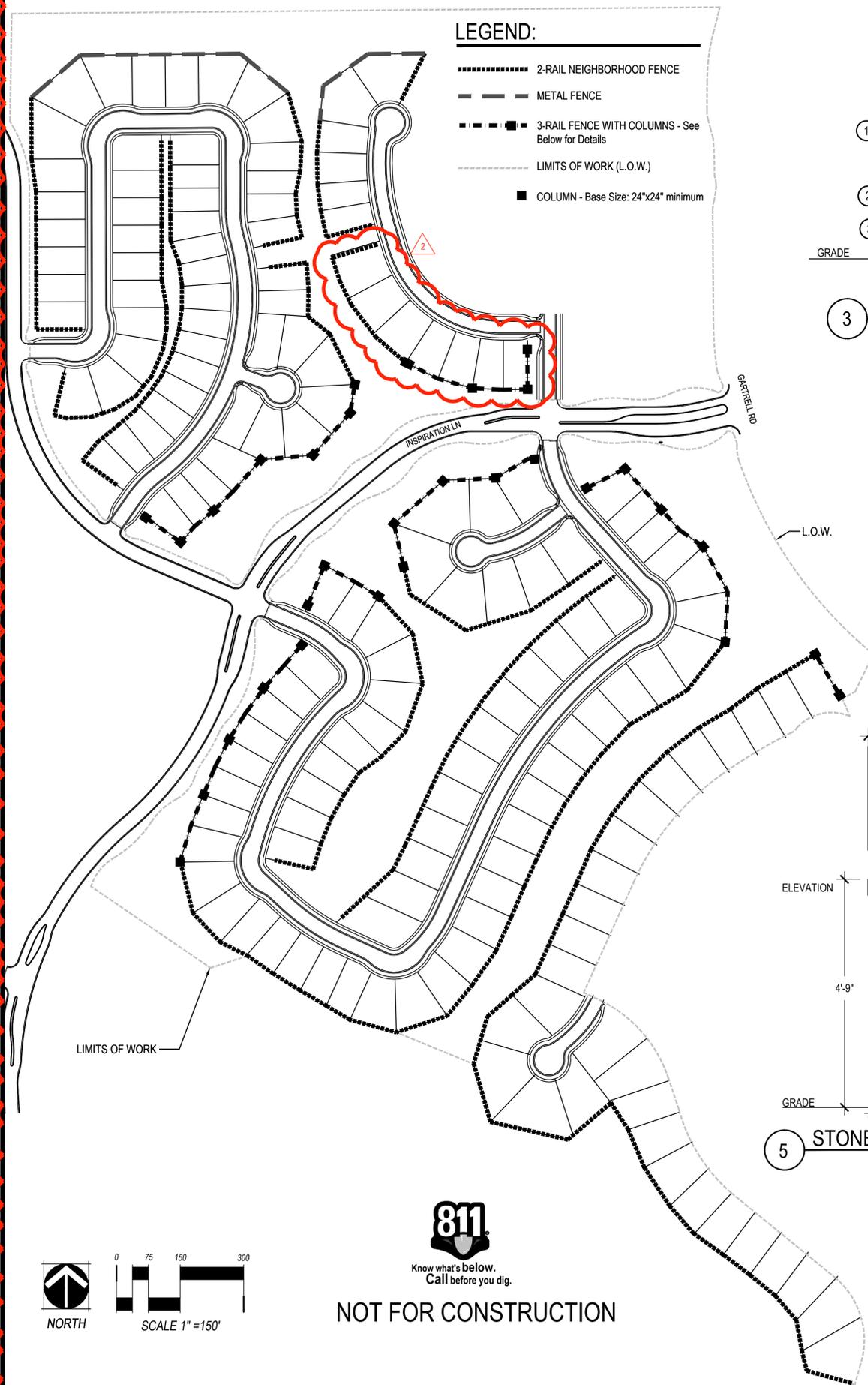
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MASTER FENCE PLAN

FENCE DETAILS

LEGEND:

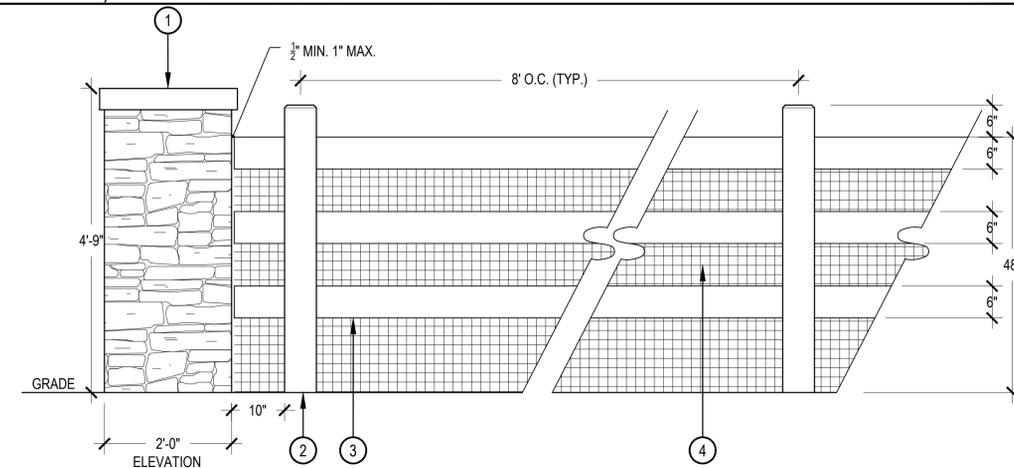
- 2-RAIL NEIGHBORHOOD FENCE
- METAL FENCE
- - - - - 3-RAIL FENCE WITH COLUMNS - See Below for Details
- LIMITS OF WORK (L.O.W.)
- COLUMN - Base Size: 24"x24" minimum



3 36" HEIGHT 2-RAIL FENCE, ADJACENT TO OPEN SPACE

- ① 4"x6" WOOD POST WITH 1" CHAMFER
- ② 2"x6" WOOD RAIL
- ③ WIRE MESH
- ④ PROPERTY LINE

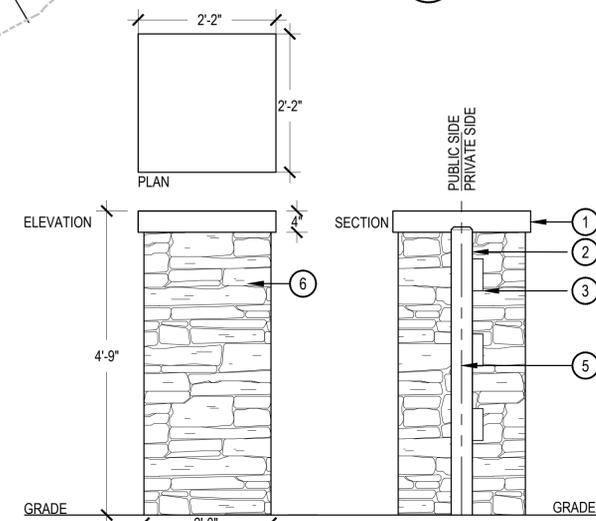
NOTES:
 1. ALL WOOD TO BE CEDAR
 2. WOOD STAIN: DARK
 3. POSTS TO FACE PRIVATE SIDE
 4. RAILS TO FACE PUBLIC SIDE
 5. WIRE MESH TO BE INSTALLED BETWEEN THE POST AND RAIL SIDE BY DEVELOPER
 6. WIRE MESH TO BE 2"x4" WELDED GALVANIZED 14 GAUGE WIRE MESH - HEAVY DUTY



4 48" HEIGHT, 3-RAIL NEIGHBORHOOD FENCE WITH STONE COLUMN

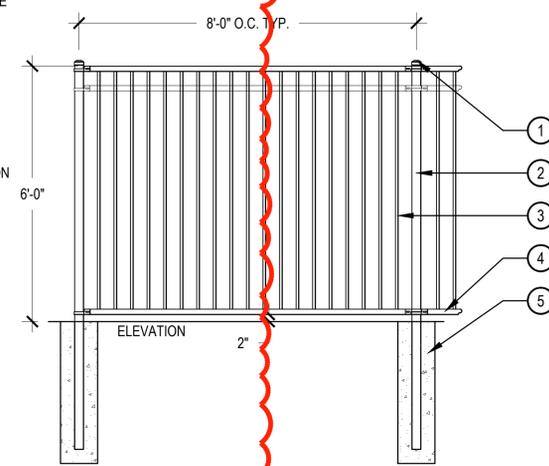
- ① STONE VENEER COLUMN WITH PRECAST CONCRETE CAP STONE
- ② 4"x6" WOOD POST WITH 1" CHAMFER
- ③ 2"x6" WOOD RAIL
- ④ WIRE MESH

NOTES:
 1. WIRE MESH TO BE INSTALLED ON PRIVATE SIDE
 2. POSTS TO FACE PUBLIC SIDE
 3. RAILS TO FACE PRIVATE SIDE
 4. WIRE MESH TO BE 2"x4" WELDED GALVANIZED 14 GAUGE WIRE MESH - HEAVY DUTY, INSTALLED ON PRIVATE SIDE BY DEVELOPER



5 STONE COLUMN FOR 3-RAIL FENCE

- ① STONE VENEER COLUMN WITH PRECAST CONCRETE CAP STONE
- ② 4"x6" WOOD POST WITH 1" CHAMFER
- ③ 2"x6" WOOD RAIL
- ④ WIRE MESH
- ⑤ WIRE MESH TO BE INSTALLED BETWEEN THE POST AND RAIL ON PRIVATE SIDE BY DEVELOPER
- ⑥ STONE VENEER:



6 METAL FENCE

- ① 2 1/2" POST CAP
 - ② 2 1/2" SQ. POST
 - ③ 3/4" PICKET, 3" O.C.
 - ④ 1 1/2" X 1 1/2" TOP AND BOTTOM RAILS
 - ⑤ CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE
- NOTES:
 1. AMERISTAR FENCE: MONTAGE PLUS MAJESTIC 2/3-RAIL
 2. SECOND RAIL TO MATCH EXISTING ADJACENT NEIGHBORHOOD.



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 CONTACT: CARL NELSON

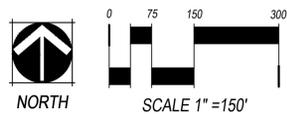
SHEET TITLE:
MASTER FENCE PLAN
 SHEET NUMBER:
L-20

AMENDMENT DATE: NOVEMBER 9, 2018
 SHEET 38



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