

LEGAL DESCRIPTION - ROCKINGHORSE FILING NO. 17

A PARCEL OF LAND SITUATED IN THE SOUTH 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:

BASIS OF BEARINGS  
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, TAKEN TO BEAR NORTH 89°39'13" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

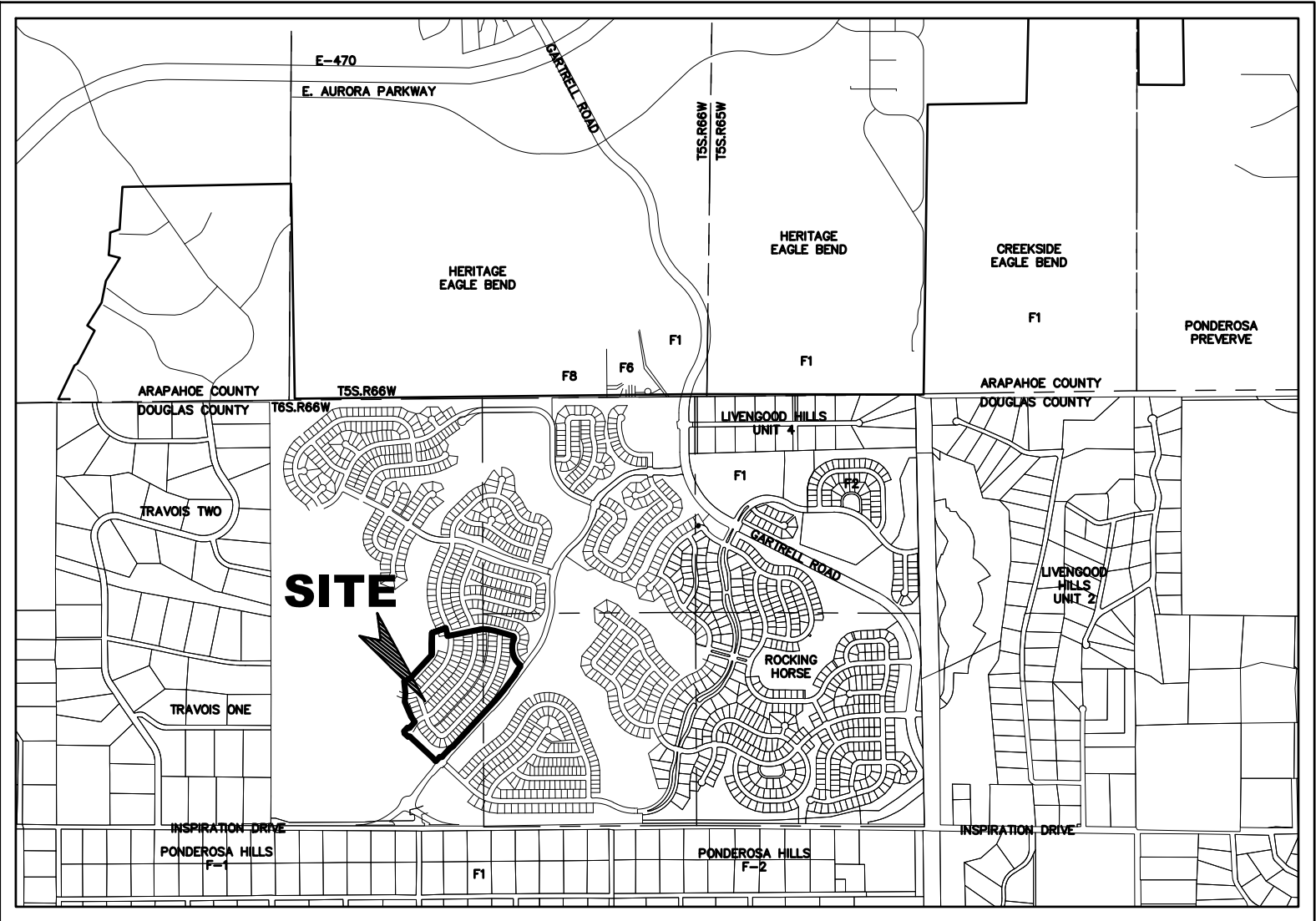
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 36°10'13" WEST, A DISTANCE OF 1014.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF INSPIRATION LANE AS DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 15, 2014 AT RECEPTION NO. 2014052849 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY AND THE POINT OF BEGINNING,  
THENCE PERPENDICULAR TO SAID WESTERLY RIGHT-OF-WAY NORTH 47°17'09" WEST, A DISTANCE OF 2.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°48'51", AN ARC LENGTH OF 6.66 FEET;  
THENCE NORTH 43°28'18" WEST, A DISTANCE OF 71.84 FEET;  
THENCE NORTH 47°17'09" WEST, A DISTANCE OF 363.20 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 NORTH 47°17'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 47°17'09" WEST;  
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;  
THENCE NORTH 47°17'09" WEST, A DISTANCE OF 5.52 FEET  
THENCE NORTH 42°42'51" EAST, A DISTANCE OF 64.00 FEET;  
THENCE SOUTH 47°17'09" EAST, A DISTANCE OF 5.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;  
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;  
THENCE NORTH 42°42'51" EAST, A DISTANCE OF 98.80 FEET;  
THENCE NORTH 35°36'03" WEST, A DISTANCE OF 82.40 FEET;  
THENCE NORTH 23°08'14" WEST, A DISTANCE OF 200.23 FEET;  
THENCE NORTH 03°49'14" EAST, A DISTANCE OF 106.27 FEET;  
THENCE NORTH 05°25'13" WEST, A DISTANCE OF 153.33 FEET;  
THENCE NORTH 67°05'59" EAST, A DISTANCE OF 73.40 FEET;  
THENCE NORTH 42°42'51" EAST, A DISTANCE OF 402.87 FEET;  
THENCE NORTH 01°05'13" EAST, A DISTANCE OF 277.27 FEET TO THE SOUTHWEST CORNER OF ROCKINGHORSE SUBDIVISION FILING NO. 10 RECORDED NOVEMBER 11, 2015 AT RECEPTION NO. 2015079895 IN SAID OFFICIAL RECORDS;  
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 10 THE FOLLOWING TEN (10) COURSES:

1. NORTH 70°43'23" EAST, A DISTANCE OF 179.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 518.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°43'23" WEST;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°09'16", AN ARC LENGTH OF 91.81 FEET;
3. SOUTH 08°28'45" EAST, A DISTANCE OF 11.63 FEET;
4. NORTH 78°37'19" EAST, A DISTANCE OF 413.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 268.00 FEET;
5. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°53'00", AN ARC LENGTH OF 107.04 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,468.00 FEET;
6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°19'15", AN ARC LENGTH OF 315.35 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°17'20", AN ARC LENGTH OF 36.65 FEET;
7. SOUTH 20°06'55" WEST, A DISTANCE OF 20.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 282.00 FEET;
8. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°34'47", AN ARC LENGTH OF 337.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;  
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°52'14", AN ARC LENGTH OF 29.63 FEET;
9. SOUTH 36°24'22" WEST, A DISTANCE OF 35.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 209.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'23", AN ARC LENGTH OF 46.84 FEET;
10. SOUTH 23°33'59" WEST, A DISTANCE OF 6.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 171.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'23", AN ARC LENGTH OF 38.32 FEET TO SAID WESTERLY RIGHT-OF-WAY;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 36°24'22" WEST, A DISTANCE OF 147.24 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 2017-39 RECORDED JANUARY 1, 2018 AT RECEPTION NO.2018002413 IN SAID OFFICIAL RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,022.48 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 54°28'27" WEST;  
THENCE ALONG THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID ORDINANCE NO. 2017-39 SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°09'59", AN ARC LENGTH OF 252.96 FEET;  
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY AND SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:  
1. SOUTH 42°42'51" WEST, A DISTANCE OF 759.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 137.44 FEET;  
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°11'21", AN ARC LENGTH OF 36.44 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 177.44 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°11'21", AN ARC LENGTH OF 47.04 FEET;  
3. SOUTH 42°42'51" WEST, A DISTANCE OF 116.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;  
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;  
5. SOUTH 42°42'51" WEST, A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 33.807 ACRES, (1,472,613 SQUARE FEET), MORE OR LESS.

ROCKINGHORSE  
CONTEXTUAL SITE PLAN #11 WITH WAIVERS  
PORTIONS OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST  
AND SECTION 6, TOWNSHIP 6 SOUTH, RANGE 65 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 2000'

WAIVER

STANDARD:

SECTION 146-913. BUILDING HEIGHT.  
SETBACKS, AND LOT AREA, TABLE 9.7

LARGE LOTS (9,000 SF-14,999 SF) SHALL MEET THE FOLLOWING MINIMUM STANDARDS:

- MINIMUM LOT WIDTH: 60'
- FRONT SETBACK: 25'
- SIDE SETBACK (AT INTERIOR): 7'
- SIDE SETBACK (AT CORNER): 15' AT LOCAL STREET, 25' AT COLLECTOR OR ARTERIAL
- MINIMUM REAR SETBACK: 25'

WAIVER REQUEST:

THIS WAIVER IS REQUESTING TO PERMIT ALL LOTS, EXCLUDING LOTS 1-7 OF BLOCK 1, WITHIN CSP #11 (FILING 17) THAT MAY BE CONSIDERED LARGE LOTS PER CITY OF AURORA CODE SECTION 146-913. (BUILDING HEIGHT, SETBACKS, AND LOT AREA, TABLE 9.7) BE PERMITTED TO FOLLOW THE MINIMUM STANDARDS FOR MINIMUM LOT WIDTH, MINIMUM FRONT SETBACK, MINIMUM SIDE SETBACKS, AND MINIMUM REAR SETBACKS ESTABLISHED FOR LOTS DEFINED AS STANDARD LOTS WITHIN CITY OF AURORA CODE SECTION 146-913 (BUILDING HEIGHT, SETBACKS, AND LOT AREA, TABLE 9.7). THESE STANDARDS ARE AS FOLLOWS:

- MINIMUM LOT WIDTH: 55'
- FRONT SETBACK: 20'
- SIDE SETBACK (AT INTERIOR): 5' (TOTAL OF BOTH SIDE SETBACKS ON THE SAME LOT SHALL NOT BE LESS THAN 12')
- SIDE SETBACK (AT CORNER): 12' AT A LOCAL STREET, 20' AT A COLLECTOR OR ARTERIAL
- MINIMUM REAR SETBACK: 15'

JUSTIFICATION:

DUE TO THE DESIGN LAYOUT AND CONSTRAINTS PRESENTED BY THE PROJECT CHARACTERISTICS, CERTAIN LOTS EXCEED THE MINIMUM LOT SIZE FOR STANDARD LOTS. BY APPLYING THE DEVELOPMENT STANDARDS FOR STANDARD LOTS TO ALL LOTS, EXCLUDING LOTS 1-7 OF BLOCK 1 WHICH WILL FOLLOW THE LARGE LOT STANDARDS, INSTEAD OF APPLYING DIFFERENT REQUIREMENTS TO THESE HANDFUL OF LOTS, THE COMMUNITY DESIGN WILL REMAIN CONSISTENT WITHIN THIS CSP AND THE REST OF THE ROCKINGHORSE COMMUNITY.

WAIVER

STANDARD:

SECTION 146-1410. - DEFINITIONS (A)  
LANDSCAPE STREET BUFFER

A LANDSCAPED AREA MEASURED INWARD FROM BACK OF A SIDEWALK OR FROM A PUBLIC OR PRIVATE RIGHT-OF-WAY WHEN A SIDEWALK IS NOT PRESENT UP TO A MAXIMUM OF ONE HUNDRED FEET, OR TO THE NEAREST INTERVENING FENCE, EDGE OF PARKING LOT SURFACE, OR BUILDING WALL WITHIN THE 100-FOOT MAXIMUM DEPTH. WHERE THE INTERVENING BUILDING LINE IS A FRONT YARD OR SIDE YARD OF A SINGLE-FAMILY-DETACHED, TWO-FAMILY, OR SINGLE-FAMILY ATTACHED DUPLEX, THE AREA SHALL NOT BE CONSIDERED A STREET BUFFER, BUT RATHER A FRONT OR SIDE YARD FOR THE RESIDENTIAL UNIT. ON PRIVATE STREETS WITH NO RIGHT-OF-WAY LINE, THE STREET BUFFER SHALL BE MEASURED INWARD FROM THE BACK OF THE SIDEWALK OR, IF NO SIDEWALK EXISTS, FROM THE BACK OF THE NEAREST CURB LINE.

WAIVER REQUEST:

THE WAIVER REQUESTS THAT THE REQUIRED MINIMUM BUFFER OF 20' BE MEASURED FROM THE ADJACENT RESIDENTIAL LOT TO THE INSPIRATION LANE RIGHT-OF-WAY.

JUSTIFICATION:

THE SIDEWALK ALONG INSPIRATION LANE HAS BEEN DESIGNED TO MEANDER ALONG ITS LENGTH, WHICH, IN SELECT LOCATIONS, EXTENDS OUTSIDE OF THE INSPIRATION LANE RIGHT-OF-WAY, CREATING A BUFFER, AS DEFINED ABOVE, OF LESS THAN THE REQUIRED 20'. WITHOUT MEANDERING THE WALK, THIS STANDARD CAN BE MET, BUT THE APPLICANT BELIEVES THAT STRATEGICALLY MEANDERING THE WALK ENHANCES THE PEDESTRIAN EXPERIENCE AND THE OVERALL FEEL ALONG INSPIRATION LANE. TO FURTHER MITIGATE THIS REQUEST, ADDITIONAL TREES ARE INCLUDED WITHIN THIS BUFFER.

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: TODD JOHNSON

LANDSCAPE ARCHITECT

NORRIS DESIGN  
11011 BANNOCK STREET  
DENVER, CO 80204  
PHONE: (303) 892-1166  
CONTACT: RYAN MCBREEN

SHEET INDEX:

- 1 COVER SHEET
- 2 GENERAL NOTES/TYPICAL SECTIONS
- 3 LOT AREA TABLES
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BENCHMARK

AURORA BM 6S6506SW001 3-1/2 INCH DIAMETER ALUMINUM CAP, DOUGLAS COUNTY GIS SECONDARY CONTROL 1.110063, NORTH SIDE OF INSPIRATION DRIVE, APPROXIMATELY .3 MILES EAST OF PRESENT GARTRELL ROAD, 2 FT SOUTH OF EAST-WEST 3 STRING BARBED WIRE FENCE LINE. ELEVATION 6191.595 (COA-NAVD88 DATUM)

DATA:

LAND AREA WITHIN PROPERTY LINES	33.807 AC.
NUMBER OF UNITS PROPOSED (SINGLE FAMILY DETACHED RESIDENTIAL)	124
NUMBER OF BUILDINGS PROPOSED CONSTRUCTION TYPE (V-B) OCCUPANCY CLASS (R-3) (NON-SPRINKLERED)	124
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	40 FT.
HARD SURFACE AREA	0 SF 0.0%
OPEN SPACE	204,719 SF 13.9%
LANDSCAPE AREA	186,429 SF 12.7%
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	21.453 AC.
TRACT AREA	4.646 AC.
PUBLIC R.O.W. AREA	7.708 AC.

\*\*NOTE: THE CSP #11 IS AN AGE RESTRICTED COMMUNITY



1-800-922-1987

Utility Notification  
Center of Colorado

OWNERS SIGNATURES

ROCKINGHORSE CONTEXTUAL SITE PLAN #11

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 \_\_\_\_\_ 2018 A.D.

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

TITLE: TITLE SHEET

DATE: NOVEMBER 1, 2019

Calibre

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

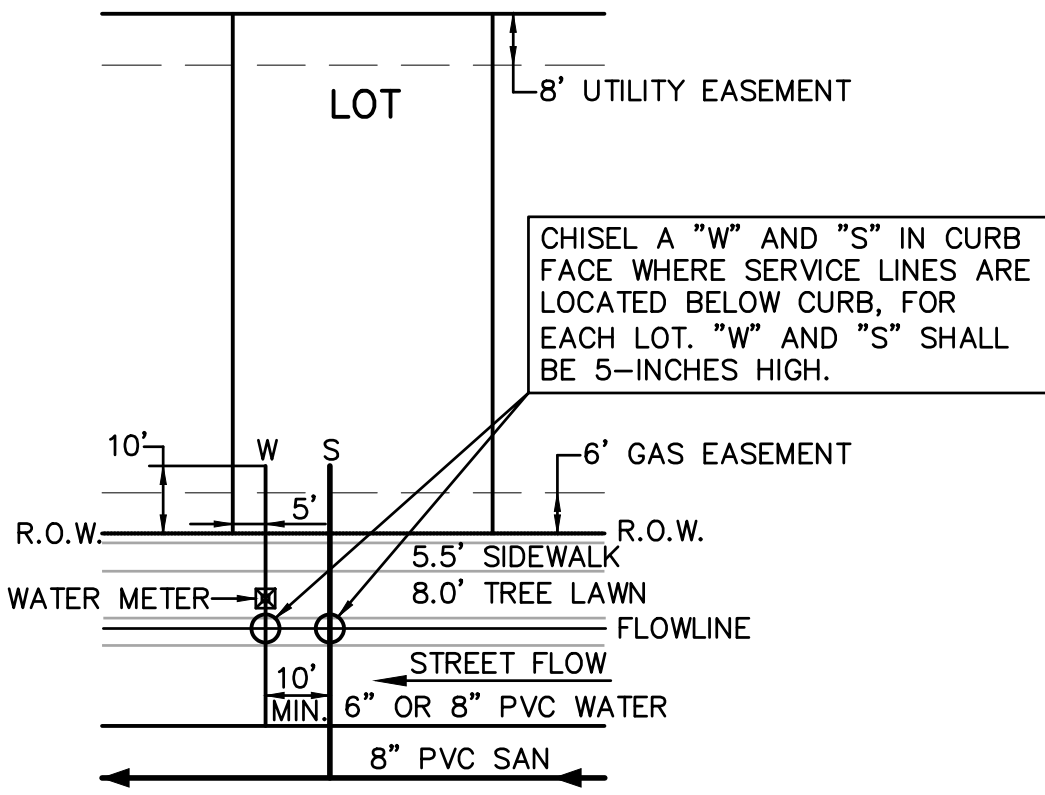


REQUIRED SITE PLAN NOTES

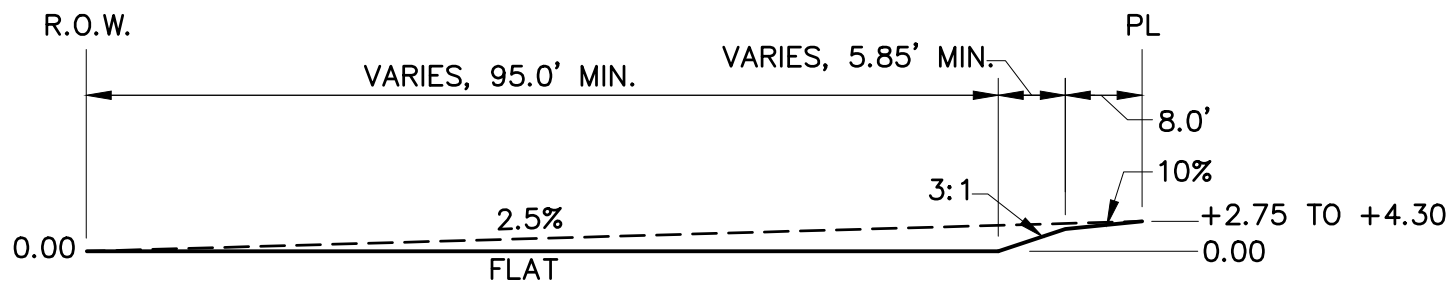
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN'S 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 AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, 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 SYSTEMS OR PRIVATE UTILITIES.
- 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 THE AURORA CITY CODE, SECTIONS 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 ENCROACH 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.
- 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 DEATILS, 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 1/2 IN. (2015 IFC, 505.1)

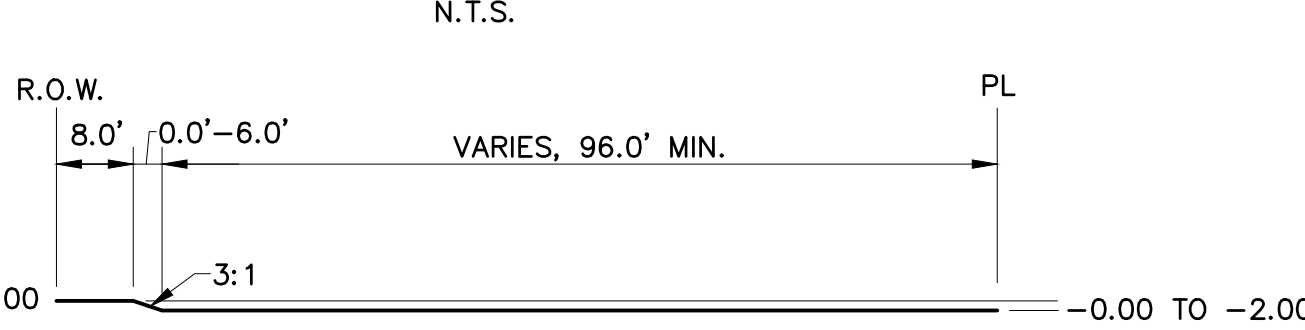


TYPICAL LOT SERVICES

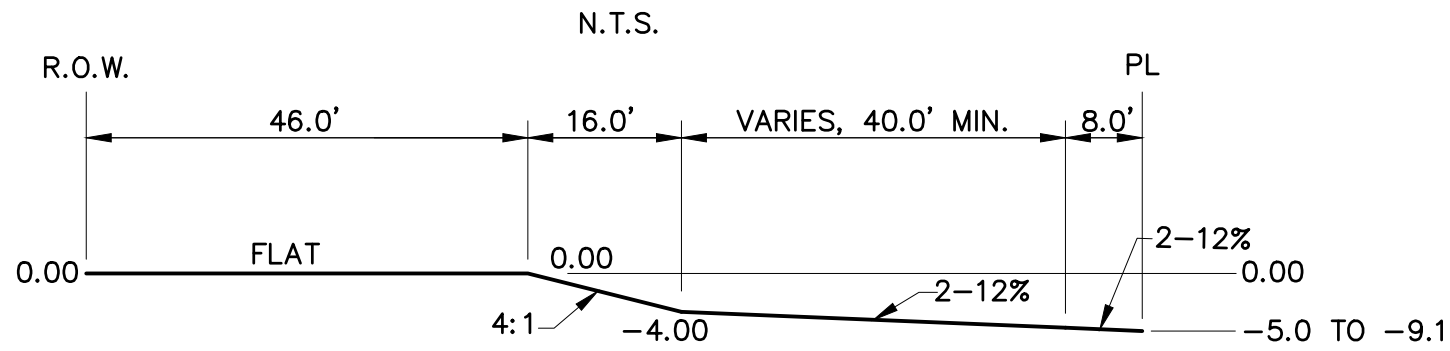


FRONT-TO-BACK MIN. GRADE = 2.5%

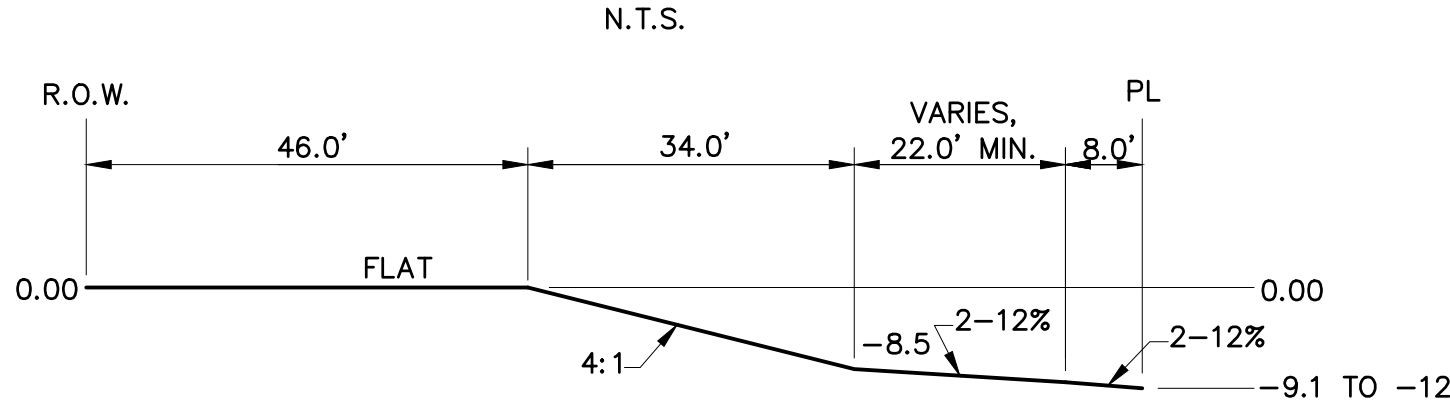
"A" LOT-TEMPLATE



"B" LOT-TEMPLATE

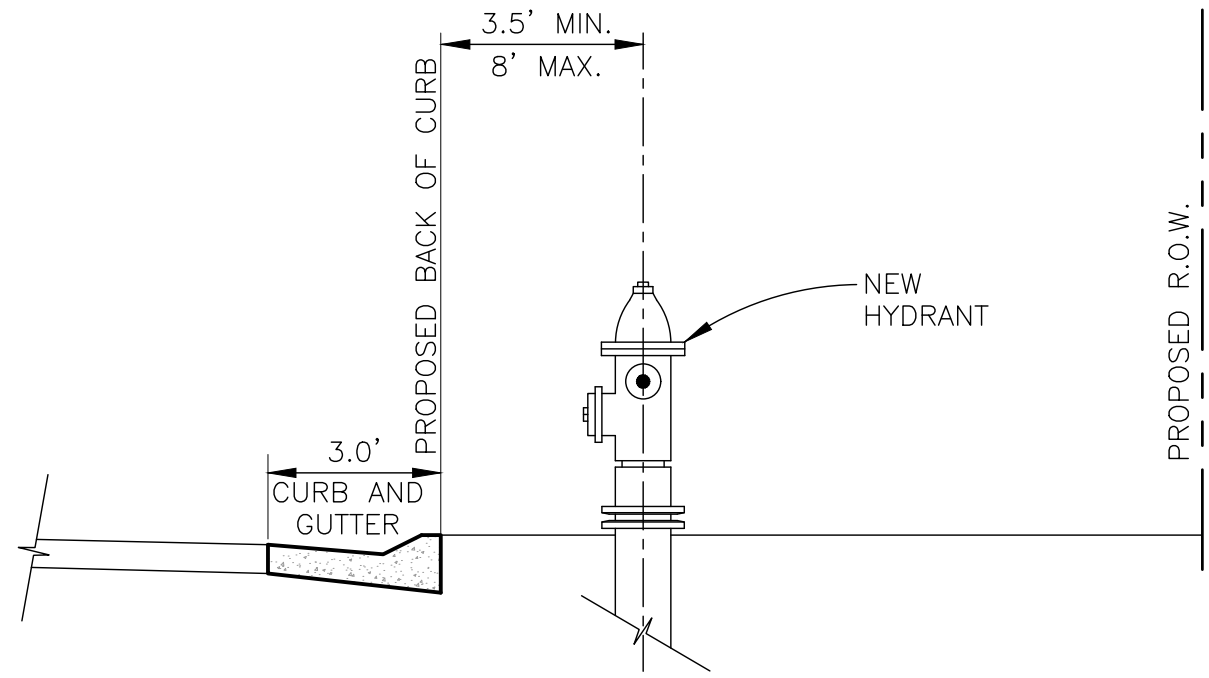


"G" LOT-TEMPLATE

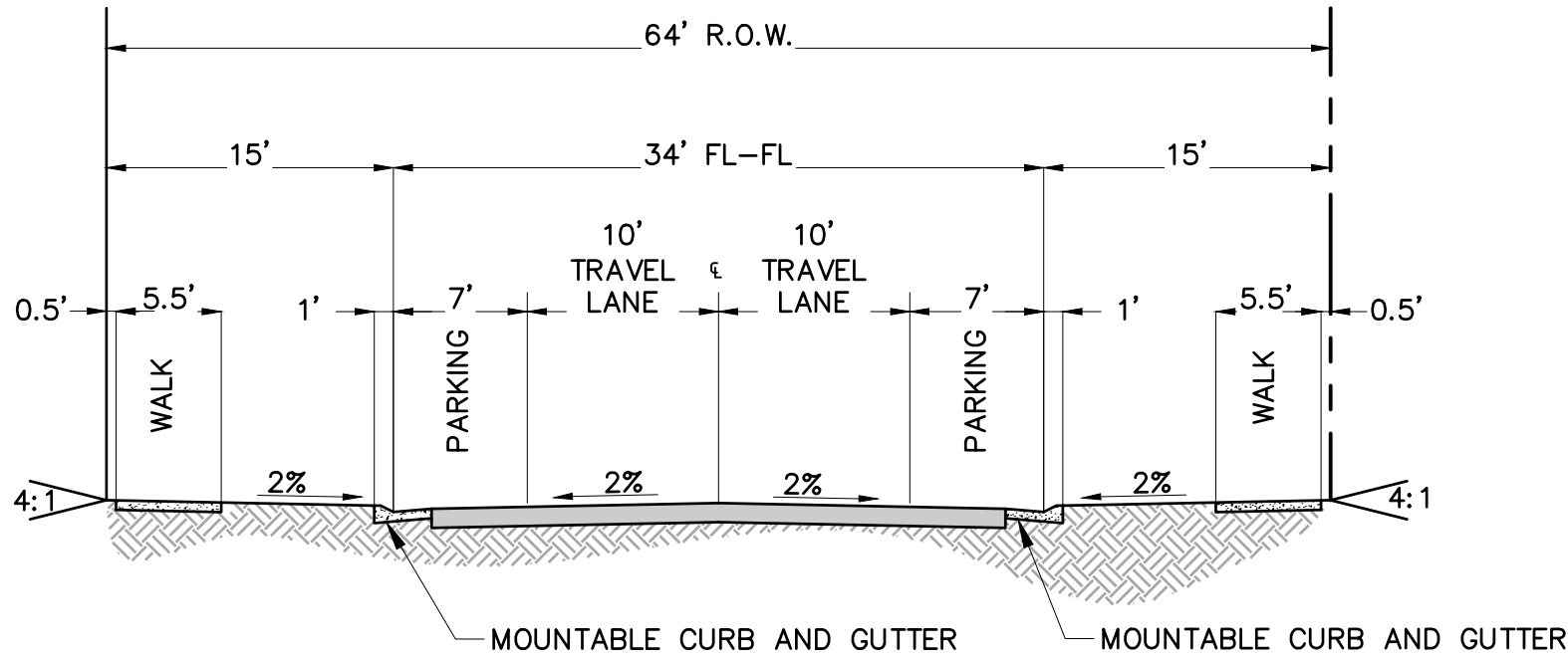


"W" LOT-TEMPLATE

N.T.S.



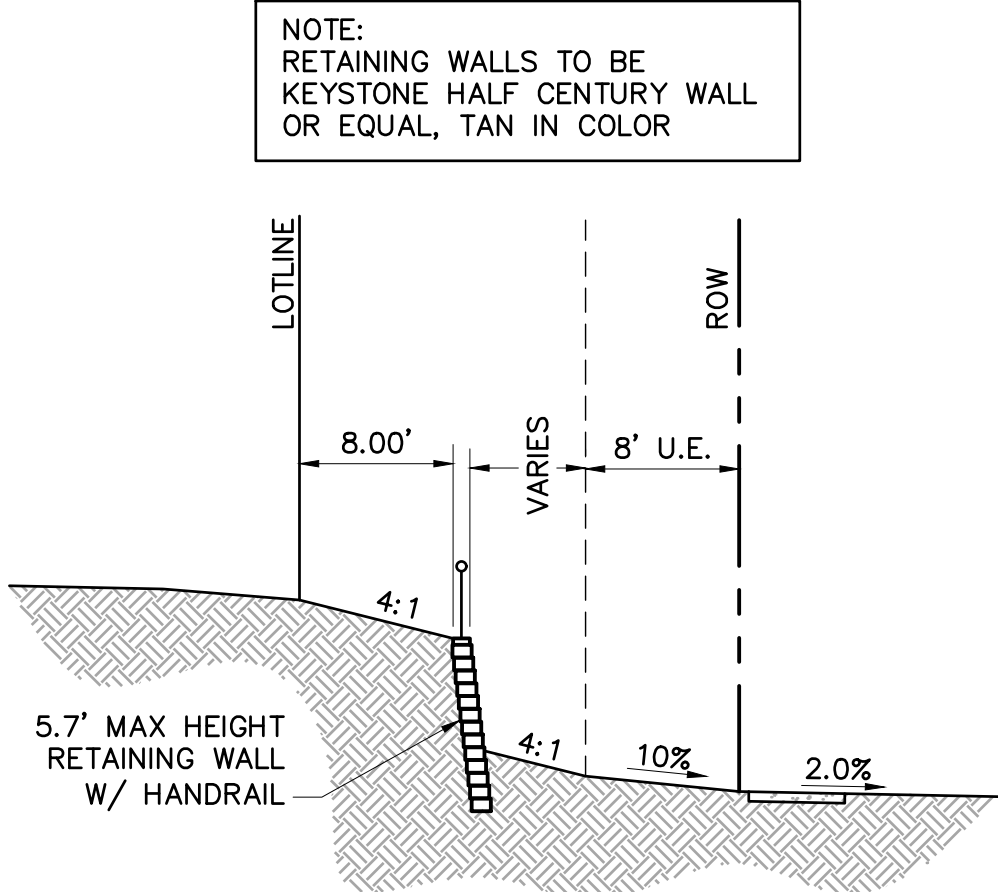
TYPICAL FIRE HYDRANT : PLACEMENT



LOCAL STREET TYPE I

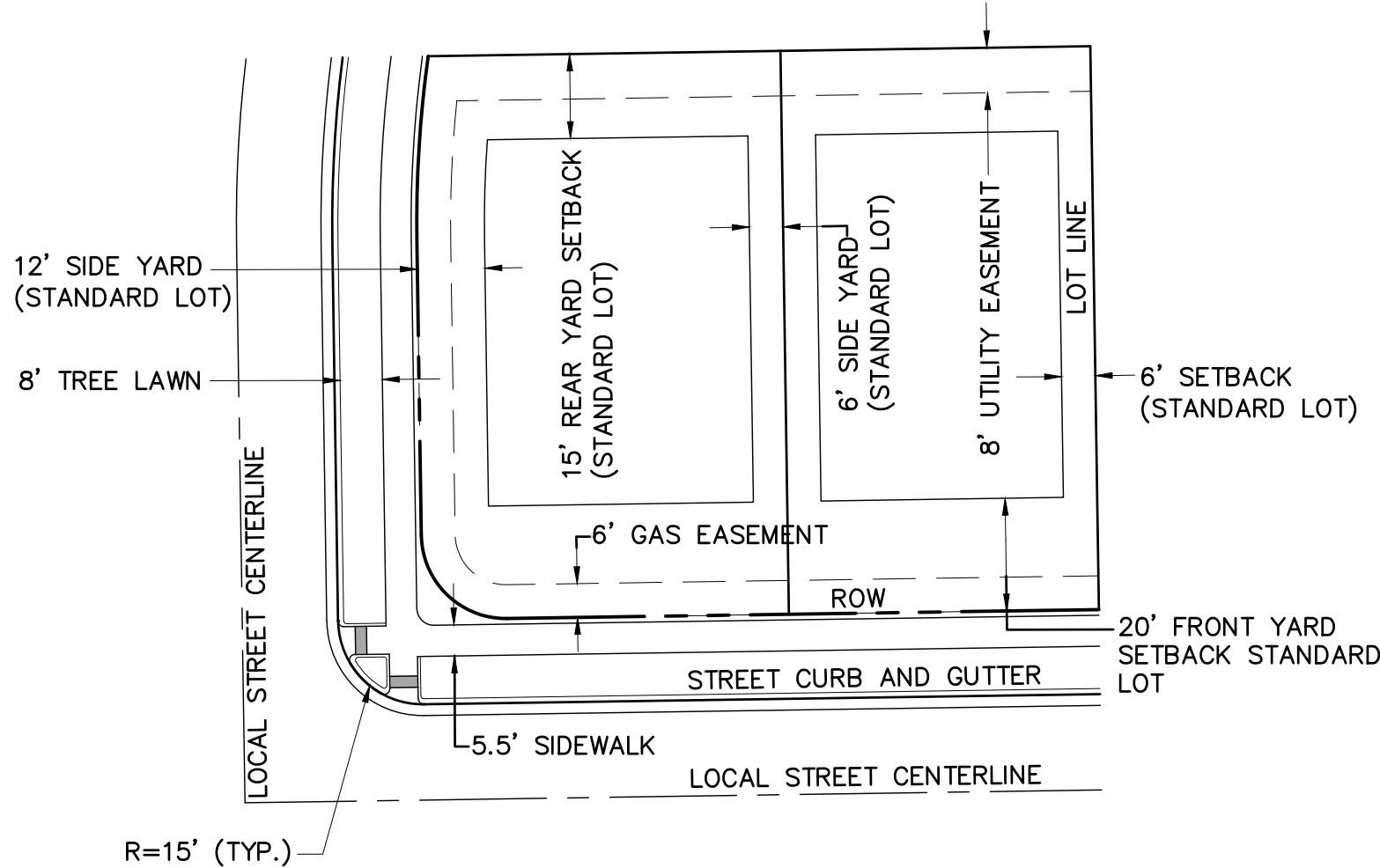
TYPICAL LARGE LOT SETBACKS

SCALE: 1"=30'



SECTION A-A

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	FT	
1	1	10867	99.79	25	7	20	LARGE INTERIOR
2	1	10014	83.30	25	7	20	LARGE INTERIOR
3	1	9625	77.00	25	7	20	LARGE INTERIOR
4	1	9625	77.00	25	7	20	LARGE INTERIOR
5	1	9625	77.00	25	7	20	LARGE INTERIOR
6	1	10684	96.81	25	7	20	LARGE INTERIOR
7	1	13052	144.14	25	7	20	LARGE INTERIOR
1	2	9249	72.66	20	6	15	STANDARD CORNER
2	2	7130	62.00	20	6	15	STANDARD INTERIOR
3	2	7910	62.00	20	6	15	STANDARD INTERIOR
4	2	8517	68.18	20	6	15	STANDARD CORNER
1	3	8719	68.00	20	6	15	STANDARD CORNER
2	3	7861	62.00	20	6	15	STANDARD INTERIOR
3	3	7952	62.00	20	6	15	STANDARD INTERIOR
4	3	7956	62.00	20	6	15	STANDARD INTERIOR
5	3	7959	62.00	20	6	15	STANDARD INTERIOR
6	3	7954	62.00	20	6	15	STANDARD INTERIOR
7	3	7952	62.00	20	6	15	STANDARD INTERIOR
8	3	7057	55.00	20	6	15	STANDARD INTERIOR
9	3	6639	55.00	20	6	15	STANDARD INTERIOR
10	3	6600	55.00	20	6	15	STANDARD INTERIOR
11	3	6600	55.00	20	6	15	STANDARD INTERIOR
12	3	6600	55.00	20	6	15	STANDARD INTERIOR
13	3	6600	55.00	20	6	15	STANDARD INTERIOR
14	3	6600	55.00	20	6	15	STANDARD INTERIOR
15	3	7169	55.00	20	6	15	STANDARD INTERIOR
16	3	8830	61.01	20	6	15	STANDARD CORNER
17	3	8122	69.81	20	6	15	STANDARD CORNER
18	3	7835	74.66	20	6	15	STANDARD INTERIOR
19	3	6831	59.40	20	6	15	STANDARD INTERIOR
20	3	6831	59.40	20	6	15	STANDARD INTERIOR
21	3	6831	59.40	20	6	15	STANDARD INTERIOR
22	3	6831	59.40	20	6	15	STANDARD INTERIOR
23	3	6831	59.40	20	6	15	STANDARD INTERIOR
24	3	6831	59.40	20	6	15	STANDARD INTERIOR
25	3	7472	67.50	20	6	15	STANDARD INTERIOR
26	3	7570	69.10	20	6	15	STANDARD INTERIOR
27	3	7573	69.12	20	6	15	STANDARD INTERIOR
28	3	7573	69.12	20	6	15	STANDARD CORNER
29	3	7573	69.12	20	6	15	STANDARD INTERIOR
30	3	7573	69.12	20	6	15	STANDARD INTERIOR
31	3	7573	69.12	20	6	15	STANDARD INTERIOR
32	3	7573	69.12	20	6	15	STANDARD INTERIOR
33	3	7573	69.12	20	6	15	STANDARD INTERIOR
34	3	8411	77.15	20	6	15	STANDARD CORNER
1	4	9575	69.82	20	6	15	STANDARD CORNER
2	4	8270	62.08	20	6	15	STANDARD INTERIOR
3	4	8112	62.08	20	6	15	STANDARD INTERIOR
4	4	8149	62.08	20	6	15	STANDARD INTERIOR
5	4	8151	62.08	20	6	15	STANDARD INTERIOR
6	4	8151	62.08	20	6	15	STANDARD INTERIOR
7	4	8151	62.08	20	6	15	STANDARD INTERIOR
8	4	8150	62.08	20	6	15	STANDARD INTERIOR
9	4	8149	62.08	20	6	15	STANDARD INTERIOR
10	4	8147	62.08	20	6	15	STANDARD INTERIOR
11	4	8143	62.08	20	6	15	STANDARD INTERIOR
12	4	8136	62.08	20	6	15	STANDARD INTERIOR
13	4	7051	55.00	20	6	15	STANDARD INTERIOR
14	4	6875	55.00	20	6	15	STANDARD INTERIOR
15	4	6875	55.00	20	6	15	STANDARD INTERIOR
16	4	6875	55.00	20	6	15	STANDARD INTERIOR
17	4	6875	55.00	20	6	15	STANDARD INTERIOR
18	4	6875	55.00	20	6	15	STANDARD INTERIOR
19	4	6875	55.00	20	6	15	STANDARD INTERIOR
20	4	7732	60.50	20	6	15	STANDARD INTERIOR
21	4	8808	60.50	20	6	15	STANDARD INTERIOR
22	4	7996	61.21	20	6	15	STANDARD CORNER
23	4	8000	73.06	20	6	15	STANDARD CORNER
24	4	6902	64.53	20	6	15	STANDARD INTERIOR
25	4	6354	55.49	20	6	15	STANDARD INTERIOR
26	4	6325	55.00	20	6	15	STANDARD INTERIOR
27	4	6325	55.00	20	6	15	STANDARD INTERIOR
28	4	6325	55.00	20	6	15	STANDARD INTERIOR
29	4	6325	55.00	20	6	15	STANDARD INTERIOR
30	4	6325	55.00	20	6	15	STANDARD INTERIOR
31	4	6325	55.00	20	6	15	STANDARD INTERIOR
32	4	6325	55.00	20	6	15	STANDARD INTERIOR
33	4	6556	58.79	20	6	15	STANDARD INTERIOR
34	4	7437	66.91	20	6	15	STANDARD INTERIOR
35	4	7437	66.91	20	6	15	STANDARD INTERIOR
36	4	7437	66.91	20	6	15	STANDARD INTERIOR
37	4	7437	66.91	20	6	15	STANDARD INTERIOR

LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE*	SETBACKS			CLASSIFICATION
				FRONT	SIDE	REAR	
			FT	FT	FT	FT	
38	4	7437	66.91	20	6	15	STANDARD INTERIOR
39	4	7437	66.91	20	6	15	STANDARD INTERIOR
40	4	7437	66.91	20	6	15	STANDARD INTERIOR
41	4	7437	66.91	20	6	15	STANDARD INTERIOR
42	4	7437	66.91	20	6	15	STANDARD INTERIOR
43	4	7437	66.91	20	6	15	STANDARD INTERIOR
44	4	7328	66.49	20	6	15	STANDARD INTERIOR
45	4	7817	62.00	20	6	15	STANDARD INTERIOR
46	4	9115	68.00	20	6	15	STANDARD CORNER
1	5	9306	90.94	20	6	15	STANDARD CORNER
2	5	7255	62.00	20	6	15	STANDARD INTERIOR
3	5	7411	62.00	20	6	15	STANDARD INTERIOR
4	5	7411	62.00	20	6	15	STANDARD INTERIOR
5	5	7411	62.00	20	6	15	STANDARD INTERIOR
6	5	7411	62.00	20	6	15	STANDARD INTERIOR
7	5	7411	62.00	20	6	15	STANDARD INTERIOR
8	5	7411	62.00	20	6	15	STANDARD INTERIOR
9	5	7411	62.00	20	6	15	STANDARD INTERIOR
10	5	7411	62.00	20	6	15	STANDARD INTERIOR
11	5	7411	62.00	20	6	15	STANDARD INTERIOR
12	5	7411	62.00	20	6	15	STANDARD INTERIOR
13	5	7411	62.00	20	6	15	STANDARD INTERIOR
14	5	7411	62.00	20	6	15	STANDARD INTERIOR
15	5	7411	62.00	20	6	15	STANDARD INTERIOR
16	5	6379	55.00	20	6	15	STANDARD INTERIOR
17	5	6325	55.00	20	6	15	STANDARD INTERIOR
18	5	6325	55.00	20	6	15	STANDARD INTERIOR
19	5	6325	55.00	20	6	15	STANDARD INTERIOR
20	5	6325	55.00	20	6	15	STANDARD INTERIOR
21	5	6325	55.00	20	6	15	STANDARD INTERIOR
22	5	6325	55.00	20	6	15	STANDARD INTERIOR
23	5	6352	55.00	20	6	15	STANDARD INTERIOR
24	5	6671	55.00	20	6	15	STANDARD INTERIOR
25	5	6449	55.03	20	6	15	STANDARD INTERIOR
26	5	7652	55.80	20	6	15	STANDARD INTERIOR
27	5	8593	55.00	20	6	15	STANDARD INTERIOR
28	5	8593	55.00	20	6	15	STANDARD INTERIOR
29	5	8283	55.00	20	6	15	STANDARD INTERIOR
30	5	6731	56.58	20	6	15	STANDARD INTERIOR
31	5	6825	55.27	20	6	15	STANDARD INTERIOR
32	5	6557	55.23	20	6	15	STANDARD INTERIOR
33	5	7751	61.64	20	6	15	STANDARD CORNER

\* FOR THIS CHART, FRONTAGE IS DEFINED AS THE LOT WIDTH AT THE FRONT BUILDING SETBACK LINE

NOTE:

1. CORNER SIDE YARD SETBACKS SHALL BE A MINIMUM OF 12’ AT LOCAL STREET AS PER CODE SECTION 146–913.

CSP No. 11 (FILING 17) 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
Total Units Approved	1430	136	1566
Maximum Permitted Units (per FDP)(1)		300	2000
Remaining lots		164	434

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 #11 FDP COMPLIANCE				
PLANNING AREA	USE (PER APPROVED RH FDP)	ACERAGE (PER APPROVED RH FDP)	MAX UNITS PERMITTED @ 3.0 DU/AC FOR SFD	UNITS PROPOSED (PER CSP 11)
2	SFD–STAND/SMALL /DUPLEX(AA)	104.3	313	112
1B	SFD–STAND/SMALL /DUPLEX(AA)	133.0	399	12
10	NAC IV	1.0	N/A	N/A

TITLE: LOT AREA TABLES

DATE: NOVEMBER 1, 2019

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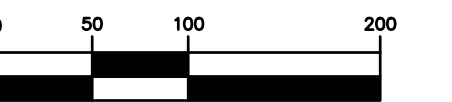
UNPLATTED  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

ROCKINGHORSE  
FILING NO. 10  
REC. NO. 2015 079895  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

UNPLATTED  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

ROCKINGHORSE  
SUBDIVISION  
FILING NO. 15  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

UNPLATTED  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY



1 inch = 100 ft. Horizontal

TITLE: OVERALL SITE PLAN

DATE: NOVEMBER 1, 2019

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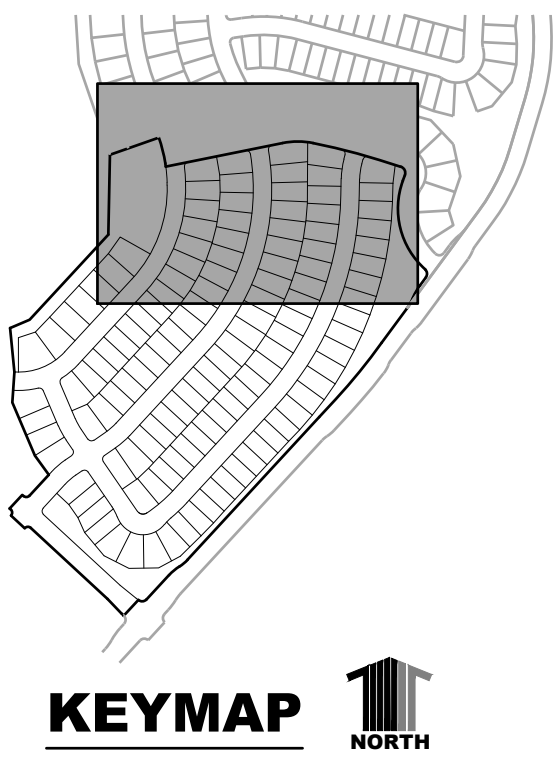
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SHEET 4 OF 26





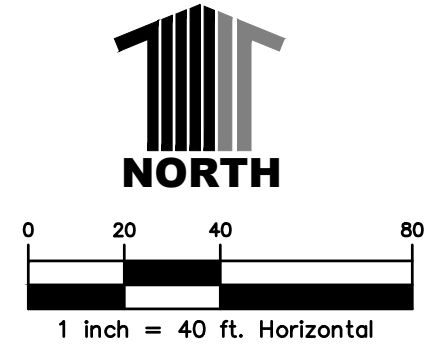
LINE TABLE		
TAG	LENGTH	DIRECTION
L1	10.26'	N01°45'47"W
L2	10.26'	S01°45'47"E
L3	3.69'	N14°21'02"E
L4	9.93'	N25°05'54"E
L15	4.08'	N08°26'16"E
L16	4.98'	S00°16'11"W
L17	20.20'	N20°06'55"E
L18	12.58'	N01°03'10"E
L19	11.63'	S08°28'45"E
L20	10.26'	N01°45'47"W



- LEGEND**
- ROW/PROPERTY LINE ———
- PROPERTY BOUNDARY ———
- EASEMENT - - - - -
- SETBACK - - - - -
- PR. STORM ———
- PR. INLET □
- PR. 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

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

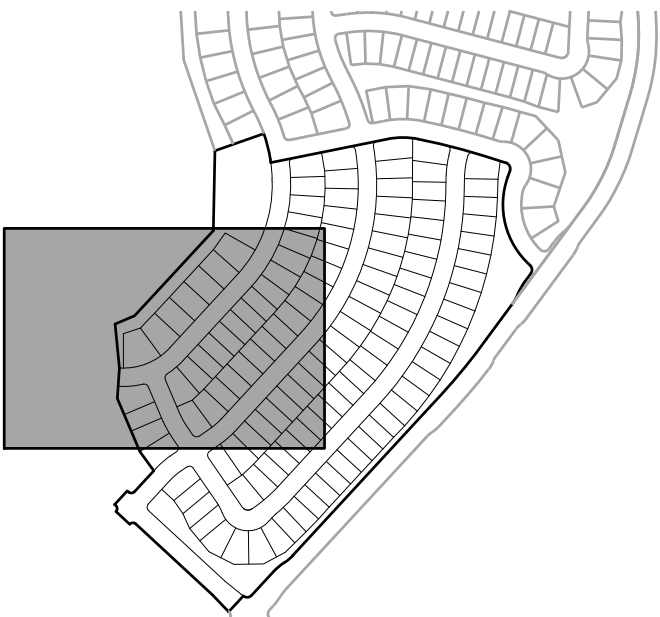
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C12	22.38'	15.00'	85°29'05"
C13	24.11'	15.00'	92°04'29"
C14	23.08'	15.00'	88°09'31"
C15	23.85'	15.00'	91°05'52"
C16	23.85'	15.00'	91°05'52"
C28	4.82'	522.00'	0°31'46"
C39	40.00'	209.00'	10°57'59"
C41	36.65'	23.00'	91°17'20"
C42	16.86'	1122.00'	0°51'40"
C43	18.93'	268.00'	4°02'46"
C44	91.81'	518.00'	10°09'19"



TITLE: SITE PLAN  
DATE: NOVEMBER 1, 2019

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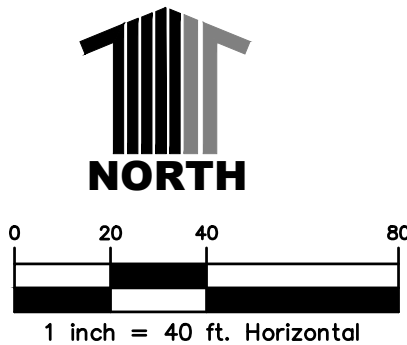
KEYMAP  
NORTH

- LEGEND**
- ROW/PROPERTY LINE
  - PROPERTY BOUNDARY
  - EASEMENT
  - SETBACK
  - PR. STORM
  - PR. INLET
  - PR. 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

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

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C17	21.18'	15.00'	80°53'41"
C18	21.18'	15.00'	80°53'41"
C28	4.82'	522.00'	0°31'46"
C45	13.91'	218.00'	3°39'24"

LINE TABLE		
TAG	LENGTH	DIRECTION
L3	3.69'	N14°21'02"E
L4	9.93'	N25°05'54"E
L5	12.39'	N23°08'14"W
L10	13.69'	N42°42'51"E



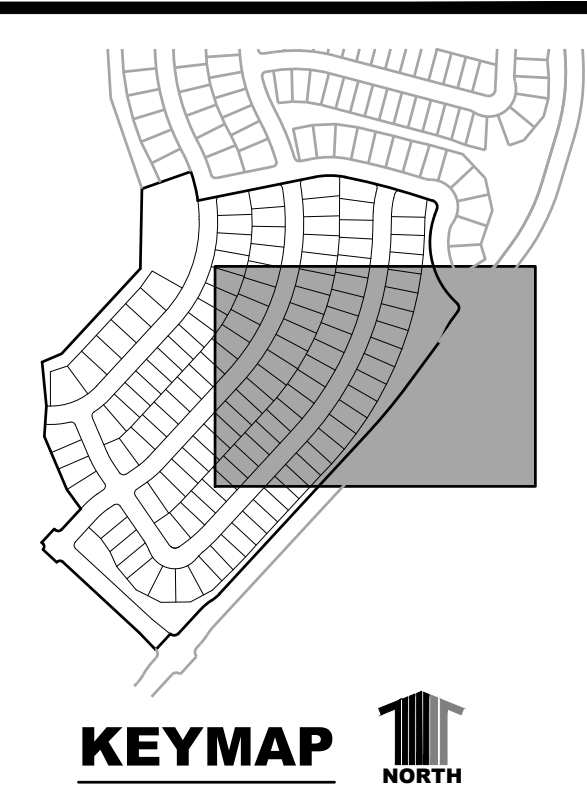
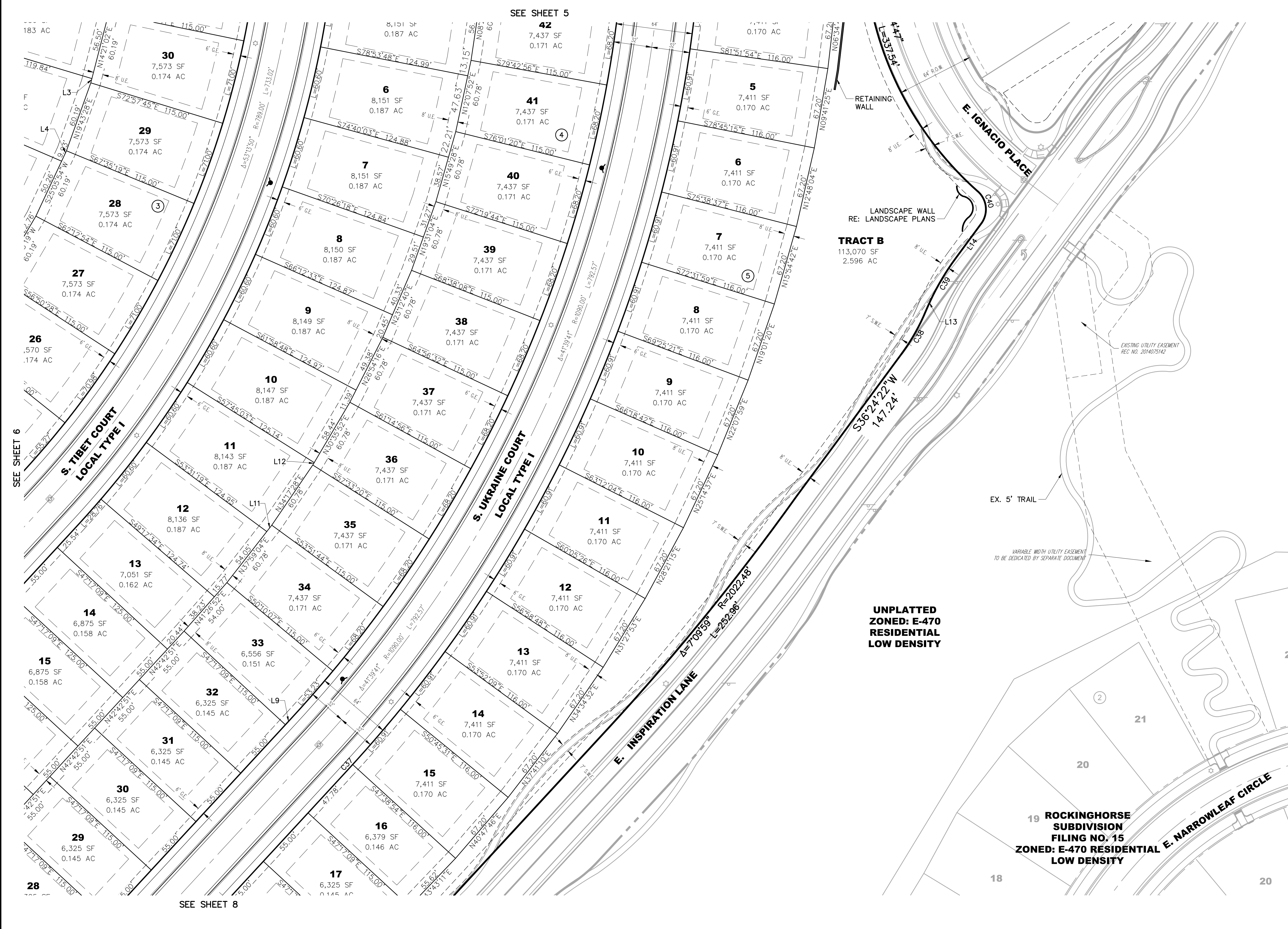
TITLE: SITE PLAN

DATE: NOVEMBER 1, 2019

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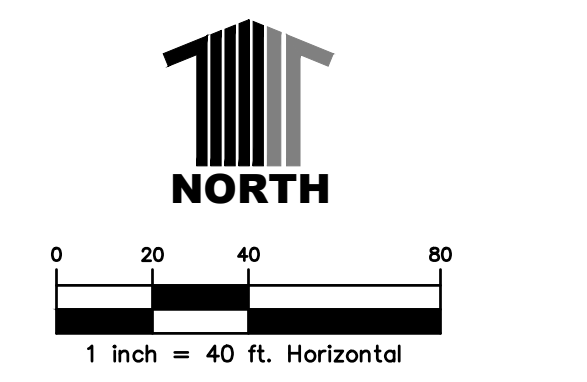


- LEGEND**
- ROW/PROPERTY LINE
  - PROPERTY BOUNDARY
  - EASEMENT
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  - PR. STORM
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- KEYNOTES**
- ① STOP SIGN AND STREET NAME SIGN
  - ② STREET NAME SIGN
  - ③ SPEED LIMIT SIGN

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C37	7.09'	1122.00'	0°21'44"
C38	38.32'	171.00'	12°50'23"
C39	40.00'	209.00'	10°57'59"
C40	29.63'	20.00'	84°52'14"

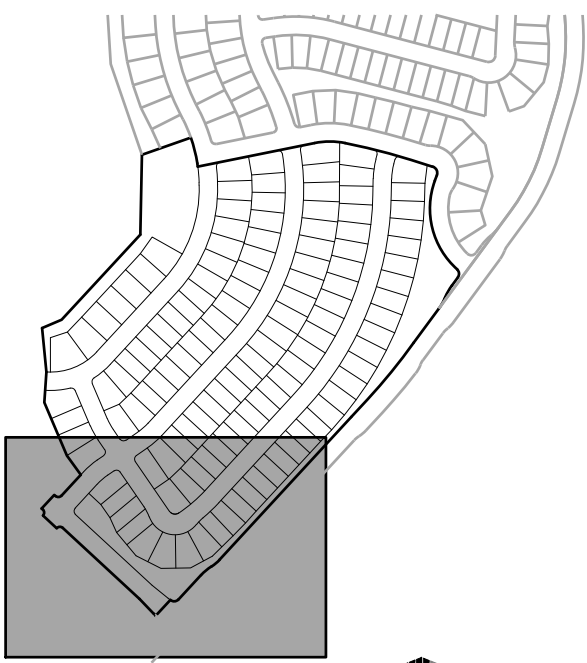
LINE TABLE		
TAG	LENGTH	DIRECTION
L3	3.69'	N14°21'02"E
L4	9.93'	N25°05'54"E
L9	6.56'	N42°42'51"E
L11	6.72'	N37°59'04"E
L12	2.33'	N30°35'52"E
L13	6.83'	N24°30'11"E
L14	35.91'	N36°24'22"E



TITLE: SITE PLAN  
DATE: NOVEMBER 1, 2019

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KEYMAP  
NORTH

LEGEND

- ROW/PROPERTY LINE  
PROPERTY BOUNDARY  
EASEMENT  
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U.A.E. - UTILITY AND ACCESS EASEMENT  
① BLOCK NUMBER  
1 LOT NUMBER  
☆ PROPOSED STREET LIGHT  
\* EXISTING STREET LIGHT

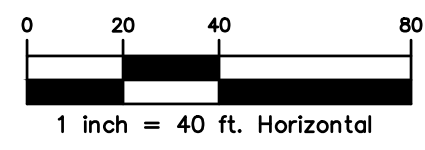
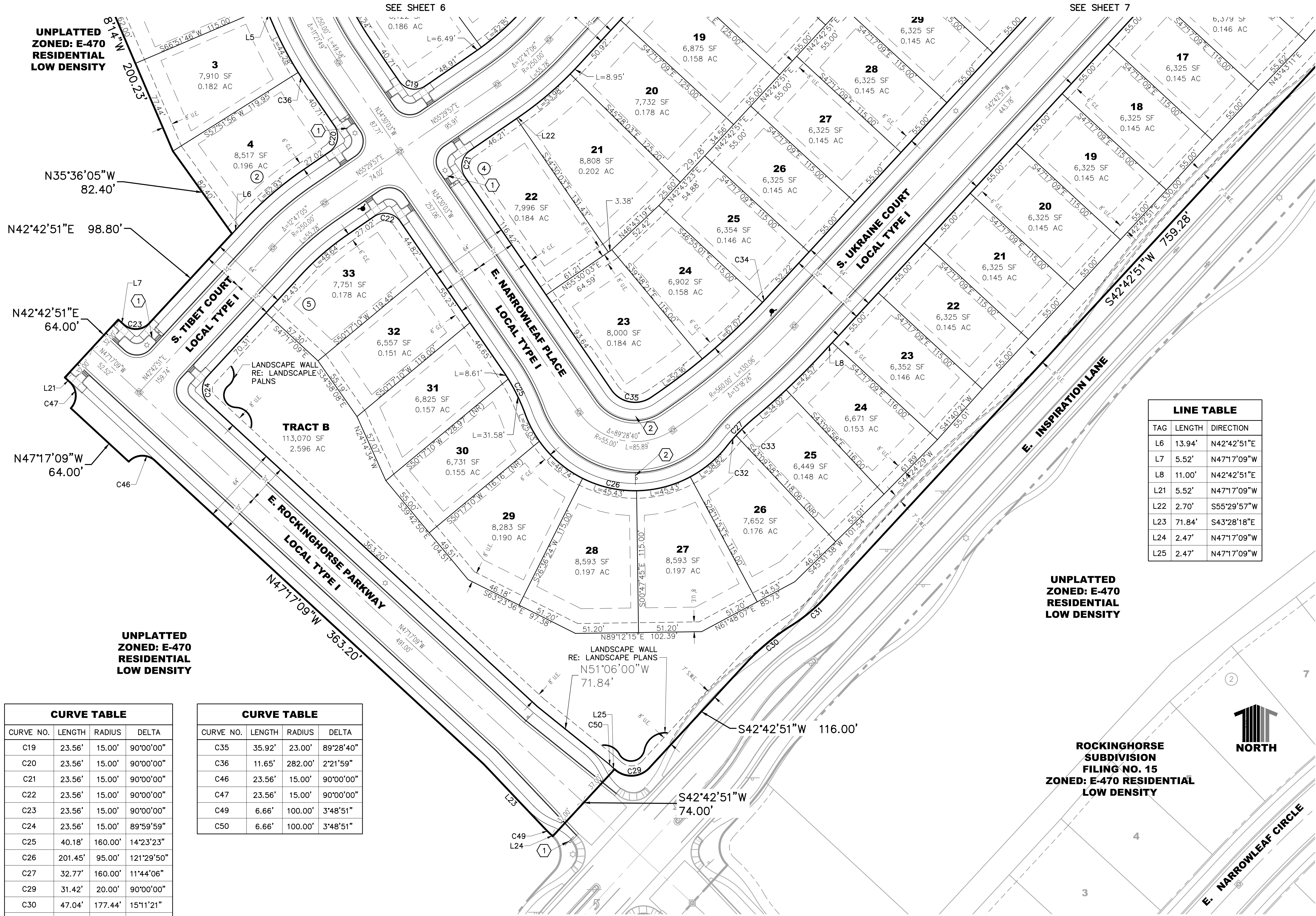
KEYNOTES

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

LINE TABLE		
TAG	LENGTH	DIRECTION
L6	13.94'	N42°42'51"E
L7	5.52'	N47°17'09"W
L8	11.00'	N42°42'51"E
L21	5.52'	N47°17'09"W
L22	2.70'	S55°29'57"W
L23	71.84'	S43°28'18"E
L24	2.47'	N47°17'09"W
L25	2.47'	N47°17'09"W

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C19	23.56'	15.00'	90°00'00"
C20	23.56'	15.00'	90°00'00"
C21	23.56'	15.00'	90°00'00"
C22	23.56'	15.00'	90°00'00"
C23	23.56'	15.00'	90°00'00"
C24	23.56'	15.00'	89°59'59"
C25	40.18'	160.00'	14°23'23"
C26	201.45'	95.00'	121°29'50"
C27	32.77'	160.00'	11°44'06"
C29	31.42'	20.00'	90°00'00"
C30	47.04'	177.44'	15°11'21"
C31	36.44'	137.44'	15°11'21"
C32	11.76'	160.00'	4°12'41"
C33	21.01'	160.00'	7°31'25"
C34	3.40'	528.00'	0°22'08"

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C35	35.92'	23.00'	89°28'40"
C36	11.65'	282.00'	2°21'59"
C46	23.56'	15.00'	90°00'00"
C47	23.56'	15.00'	90°00'00"
C49	6.66'	100.00'	3°48'51"
C50	6.66'	100.00'	3°48'51"

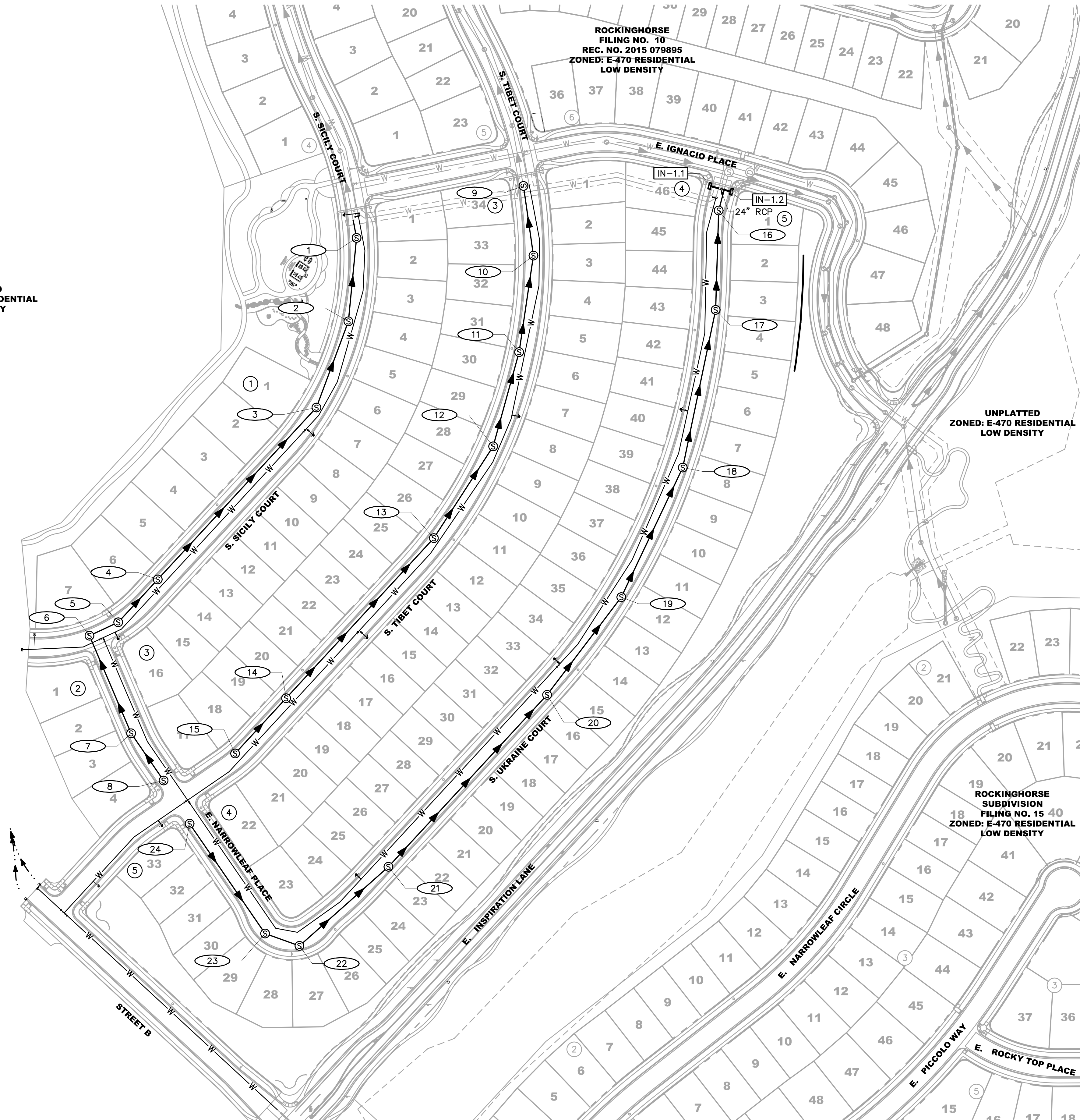


TITLE: SITE PLAN  
DATE: NOVEMBER 1, 2019

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UNPLATTED  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY



KEYMAP  
NORTH

### LEGEND

- ROW/PROPERTY LINE ————
- PROPERTY BOUNDARY ————
- 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 ————
- SANITARY SEWER MANHOLE NUMBER 1
- STORM DRAINAGE MANHOLE 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.

1 BLOCK NUMBER



0 50 100 200  
1 inch = 100 ft. Horizontal

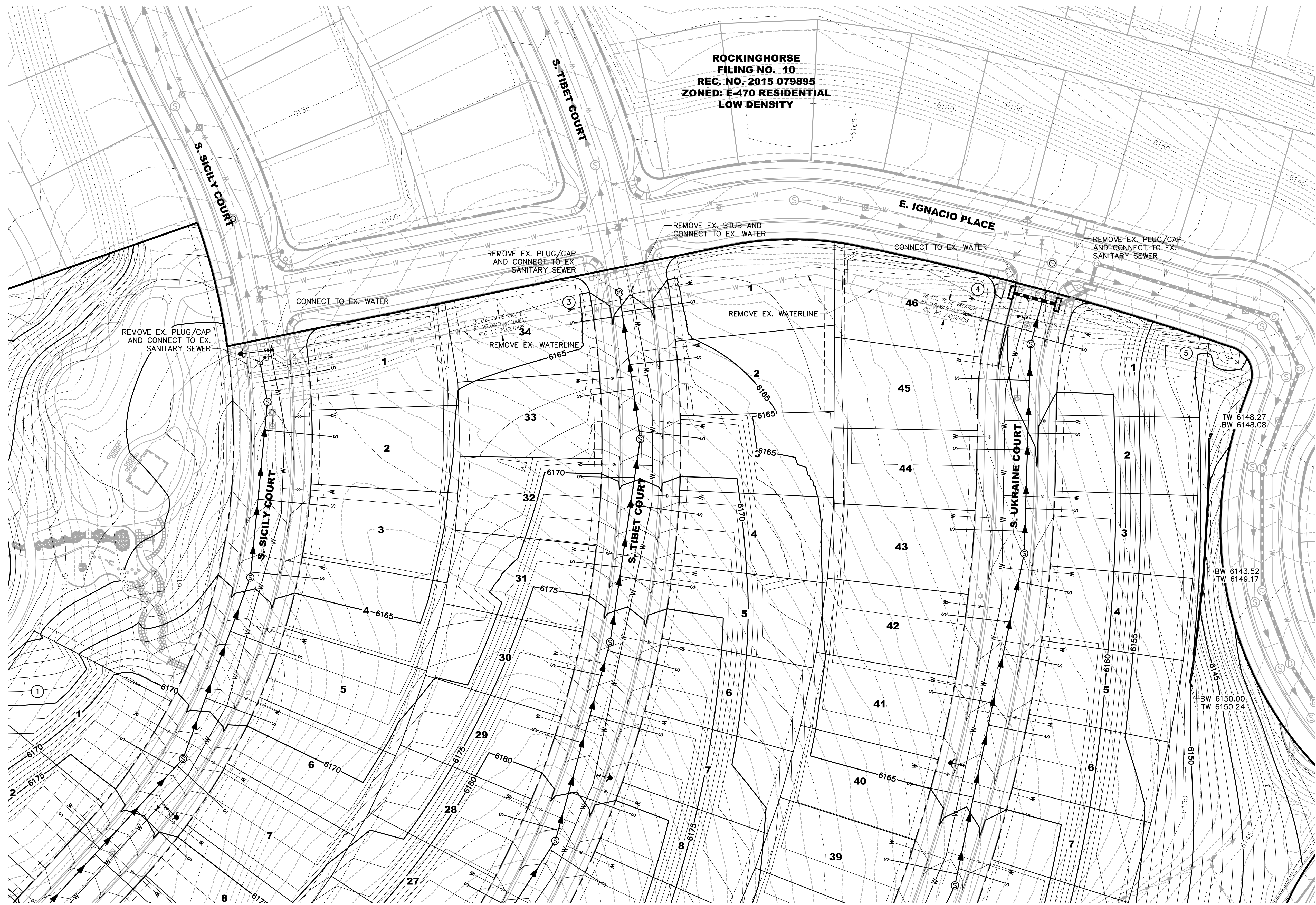
TITLE: OVERALL UTILITY PLAN

DATE: NOVEMBER 1, 2019

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SEE SHEET 11

SEE SHEET 12

ROCKINGHORSE  
FILING NO. 10  
REC. NO. 2015 079895  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY

**KEYMAP**  
NORTH

LEGEND	
ROW/PROPERTY LINE	---
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	---
PR. SAN SERVICE	---
EX. WATER SERVICE	---
EX. SAN SERVICE	---

- 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.

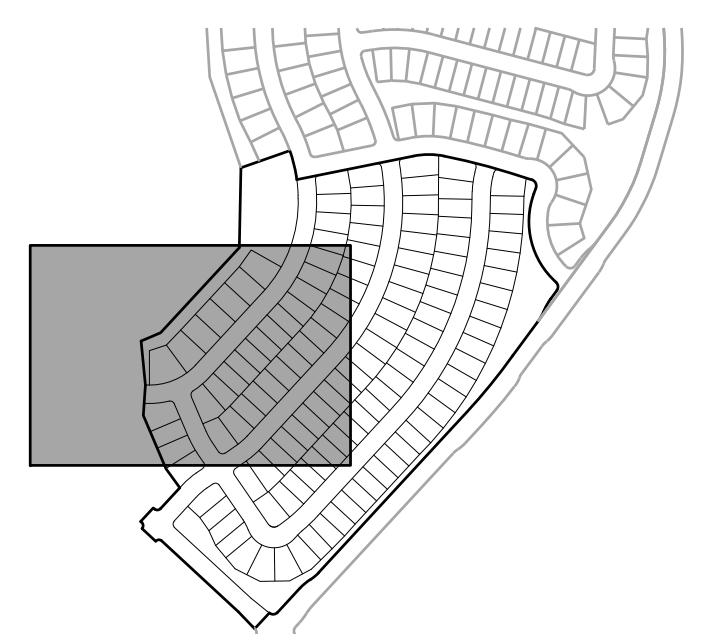
**NORTH**

1 inch = 40 ft. Horizontal

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

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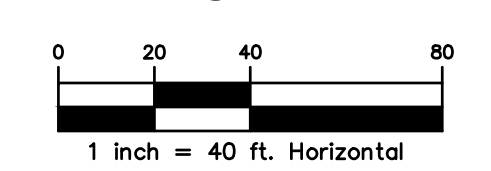


**LEGEND**

ROW/PROPERTY LINE	---
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 —

**NOTES:**

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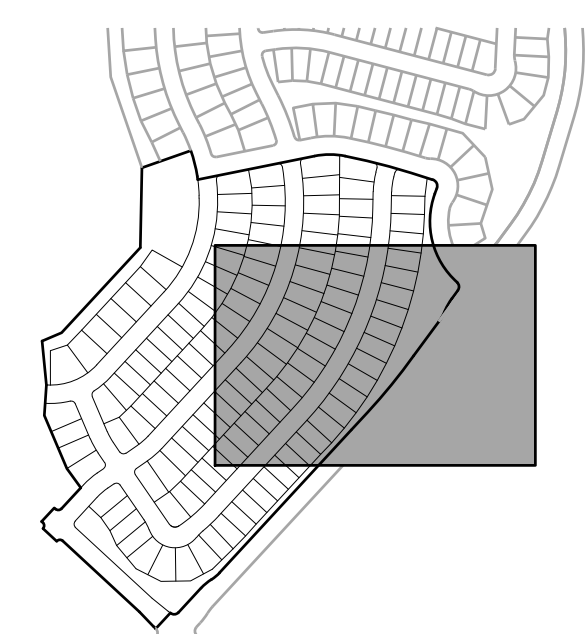


TITLE: GRADING AND UTILITY PLAN  
DATE: NOVEMBER 1, 2019



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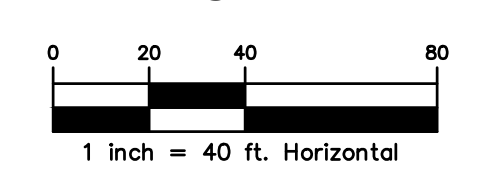


**LEGEND**

ROW/PROPERTY LINE	---
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 — W —
EX. WATERLINE	— W — 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	— S —
PR. SAN SERVICE	— S —
EX. WATER SERVICE	— S —
EX. SAN SERVICE	— S —

**NOTES:**

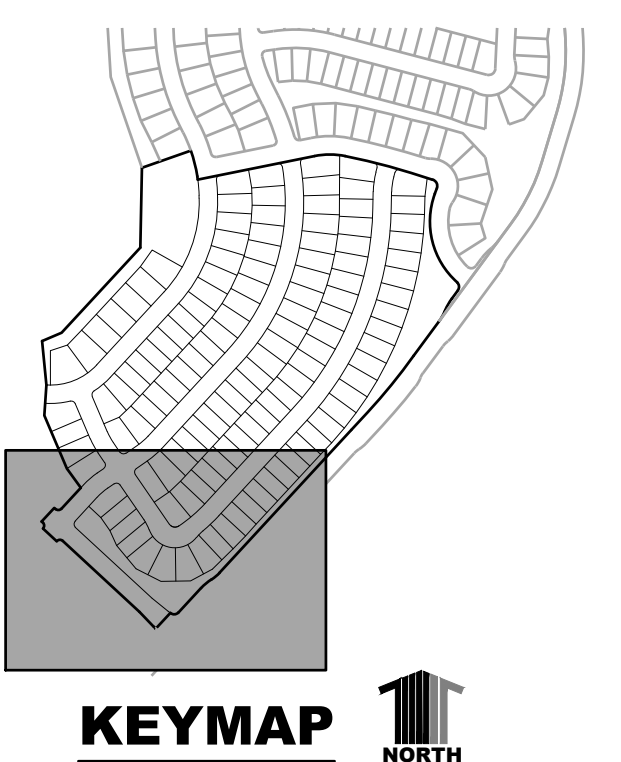
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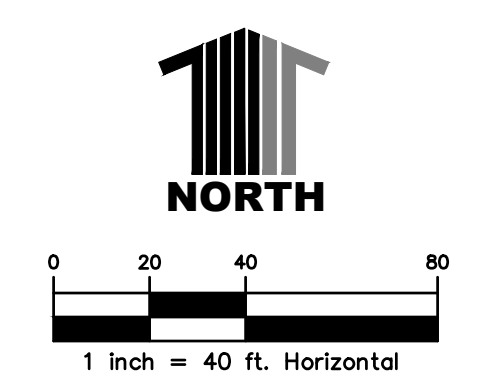
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LEGEND	
ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
PR. MAJOR CONTOUR	— 5300 —
PR. MINOR CONTOUR	---
EX. MAJOR CONTOUR	--- 5300 ---
EX. MINOR CONTOUR	---
PR. STORM SEWER	— (S) —
PR. STORM INLET	⊠
PR. WATERLINE	— W — W —
EX. WATERLINE	— W — 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 — S —
PR. SAN SERVICE	— W — S —
EX. WATER SERVICE	— W — S —
EX. SAN SERVICE	— W — S —

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**ROCKINGHORSE  
SUBDIVISION  
FILING NO. 15  
ZONED: E-470 RESIDENTIAL  
LOW DENSITY**

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

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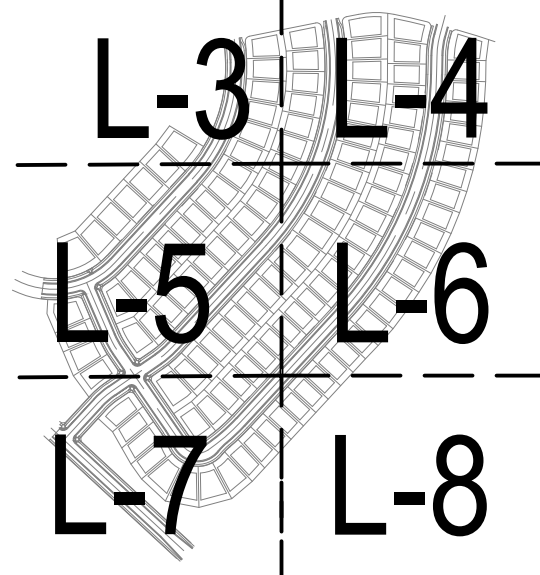
ROCKINGHORSE  
CONTEXTUAL SITE PLAN No. 11

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

SHEET INDEX

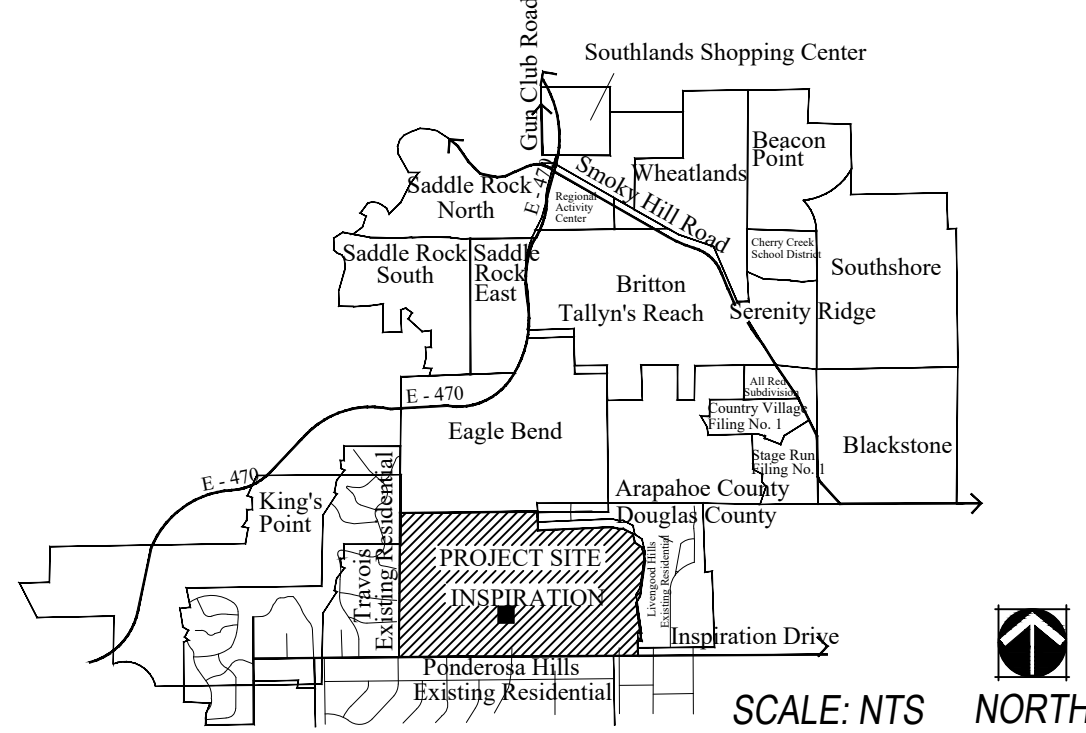
- L-1 LANDSCAPE COVER SHEET
- L-2 PLANT LIST AND NOTES
- L-3 LANDSCAPE PLAN
- L-4 LANDSCAPE PLAN
- L-5 LANDSCAPE PLAN
- L-6 LANDSCAPE PLAN
- L-7 LANDSCAPE PLAN
- L-8 LANDSCAPE PLAN
- L-9 LANDSCAPE ENLARGEMENT
- MFP MASTER FENCE AND TRAILS PLAN
- LD-1 LANDSCAPE DETAILS
- LD-2 LANDSCAPE DETAILS
- HZM HYDRO-ZONE MAP

SHEET KEY MAP



NORTH  
SCALE: NTS

VICINITY MAP



LANDSCAPE ARCHITECT



ENGINEER



OPEN SPACE TRACT LANDSCAPE TABLE

Area (Tract)	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
A	Open Space (1 Tree and 10 Shrubs per 3,750 SF)	92,767 SF	25	25	248	248
B	Open Space (1 Tree and 10 Shrubs per 3,750 SF)	111,952 SF	30	67	299	178
Totals:		204,719 SF	55	92	547	426

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.

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

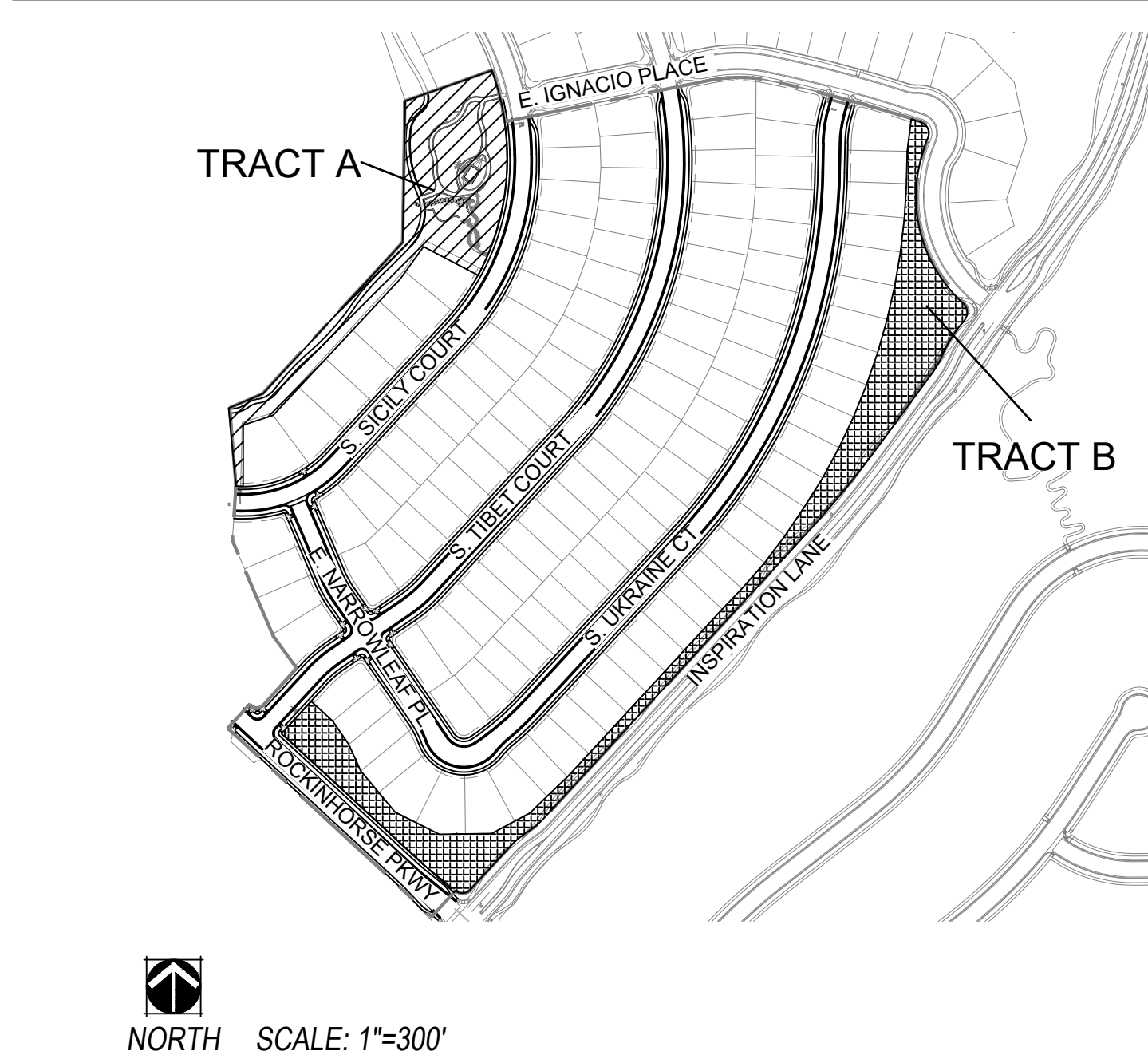
Street Tree Description	Length	Trees Required	Trees Provided
E. Rockinghorse Pkwy (1 Tree / 40 LF)	925 FT	24	24
S. Tibet Ct (1 Tree / 40 LF)	2,833 FT	71	71
S. Ukraine Ct (1 Tree / 40 LF)	3,123 FT	78	78
E. Narrowleaf Pl (1 Tree / 40 LF)	814 FT	21	21
S. Sicily Ct (1 Tree / 40 LF)	1,950 FT	49	49
Totals:		243	243

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)
A	36,016 SF	13,876 SF	20,616 SF	22,259 SF	92,767 SF
B	38,953 SF	3,734 SF	59,283 SF	9,982 SF	111,952 SF
ROW	676 SF	13,380 SF	0 SF	317,511 SF	331,567 SF
Totals:	75,645 SF	30,990 SF	79,899 SF	349,752 SF	536,286 SF

TRACT KEY MAP



Know what's below.  
Call before you dig.

SHEET TITLE:  
LANDSCAPE  
COVER SHEET  
SHEET NUMBER:

L-1  
NOT FOR  
CONSTRUCTION

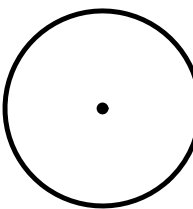
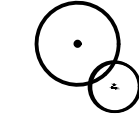
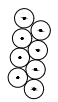
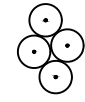





DATE: NOVEMBER 1ST, 2019



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186  
www.norris-design.com



LANDSCAPE PLANT LIST

	QTY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
	DECIDUOUS CANOPY TREES			(UNLESS OTHERWISE NOTED)	
	09	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'	2 1/2" CAL. B&B
	15	BOA	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B
	03	GLI	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL. B&B
	12	HAC	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B
	10	ROA	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL. B&B
	04	SKY	SKYLINE LOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	2 1/2" CAL. B&B
	04	SUN	SUNBURST LOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST'	2 1/2" CAL. B&B
	04	PRF	PRAIRIEFIRE CRAB (PINK)	MALUS 'PRAIRIEFIRE'	2" CAL., B&B
	09	RAD	RADIANT CRAB (RED)	MALUS X 'RADIANT'	2" CAL., B&B
	DECIDUOUS SHRUBS- 2'-5' SPREAD				
	08	GFS	GOLDFLAME SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'	#5 CONT.
	53	LPS	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	#5 CONT.
	12	MKL	MISS KIM DWARF LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
	41	NFS	NEON FLASH SPIREA	SPIRAEA JAPONICA 'NEON FLASH'	#5 CONT.
	07	NLD	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	#5 CONT.
	DECIDUOUS SHRUBS- 5'-7' SPREAD				
	06	DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5 CONT.
	41	IDO	ISANTI DOGWOOD	CORNUS STOLONIFERA 'ISANTI'	#5 CONT.
	EVERGREEN SHRUBS				
	74	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
	48	BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.
	04	DSC	DWARF SCOTCH PINE	PINUS SYLVESTRIS 'GLAUCA NANA'	#5 CONT.
	26	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.
	GRASSES				
	03	GHM	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	#5 CONT.
	87	HFG	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#5 CONT.
	37	KFG	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA	#5 CONT.
	60	MAG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#5 CONT.
	58	MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	#5 CONT.
	79	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	#5 CONT.
	12	URM	UNDAUNTED RUBY MUHLY GRASS	MUHLENBERGIA REVERCHONII UNDAUNTED	#5 CONT.
	29	VFG	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	#5 CONT.
	GROUNDCOVER / VINES				
	24	HHL	COMMON HOP	HUMULUS LUPULUS	#1 CONT.
	PERENNIALS				
	80	SMN	MAY NIGHT SALVIA	SALVIA X SYLVESTRIS 'MAY NIGHT'	#1 CONT.
	95	PCF	PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	#1 CONT.
	40	NBF	NATIVE BLANKETFLOWER	GAILLARDIA X GRANDIFLORA	#1 CONT.
	75	LAV	LAVENDER	LA VENDULA ANGUSTIFOLIA 'MUNSTEAD'	#1 CONT.
	ANNUAL FLOWERS			BY OWNER	

IRRIGATED MANICURED TURF

"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 DROPS EED	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.

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 OWNER/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.

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.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION - 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.



Know what's below.  
Call before you dig.

SHEET TITLE:  
PLANT LIST AND  
NOTES

SHEET NUMBER:

L-2

NOT FOR  
CONSTRUCTION

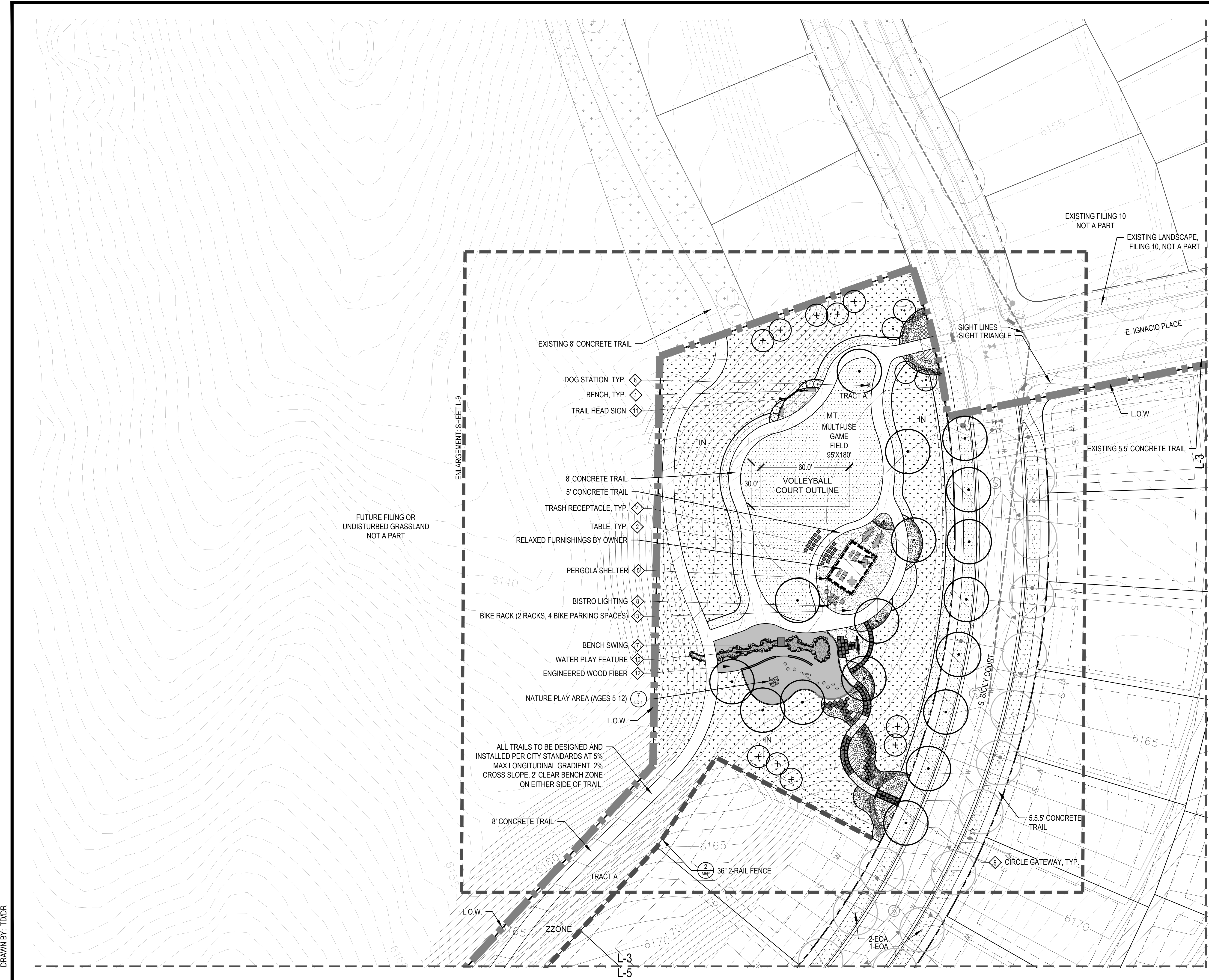
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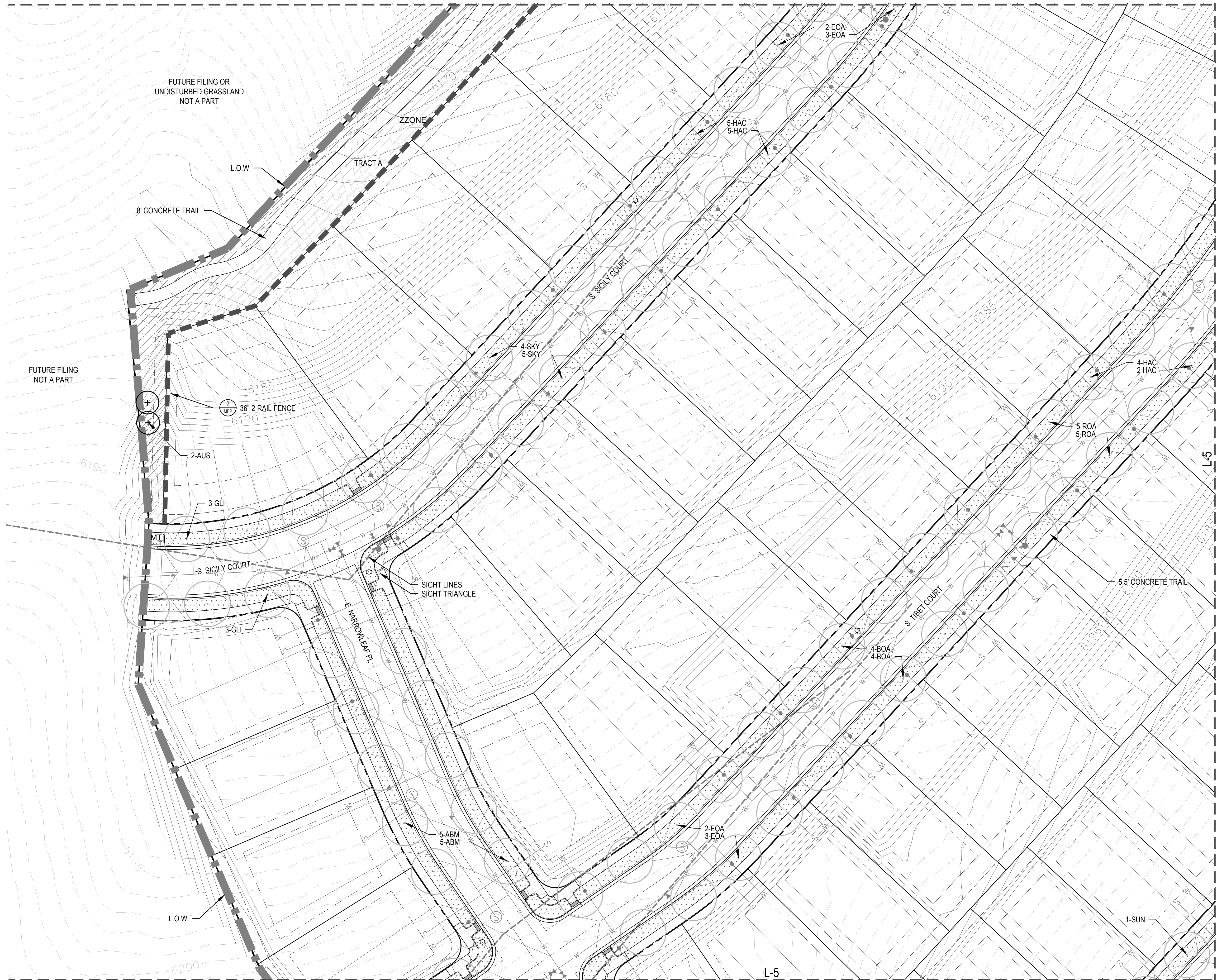








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LEGEND

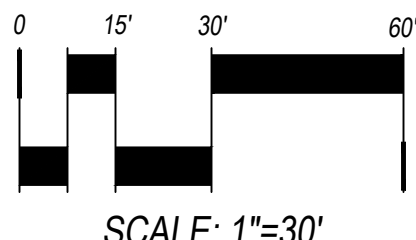
- STEEL EDGER (LD-1, #4)
- 2 RAIL FENCE (MFP, #2)
- 3 RAIL FENCE AND COLUMN (MFP, #1)
- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- MT MANICURED TURF
- HOME BUILDER TREE LAWN TURF
- IN 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZZONE Z-ZONE NATIVE GRASS SEED MIX "A" DRILLED SEED
- NIN NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- WF 100% IRRIGATED WILDFLOWER AND NATIVE SEED MIX
- COBBLE
- PERENNIALS (LD-1, #3)
- CRUSHER FINES
- ENGINEERED WOOD FIBER
- DECIDUOUS CANOPY TREE (LD-1, #1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- 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-2, #13)
- DOG STATION (LD-2, #6)

NOTE:

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.

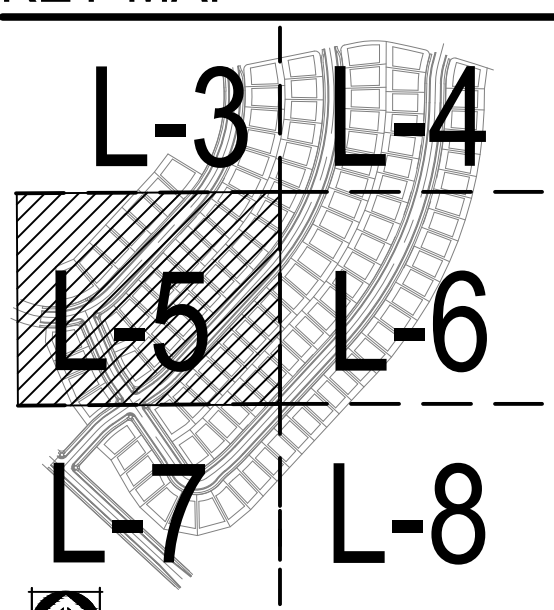


NORTH



SCALE: 1"=30'

KEY MAP



NORTH

SCALE: NTS



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SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET NUMBER:  
**L-5**

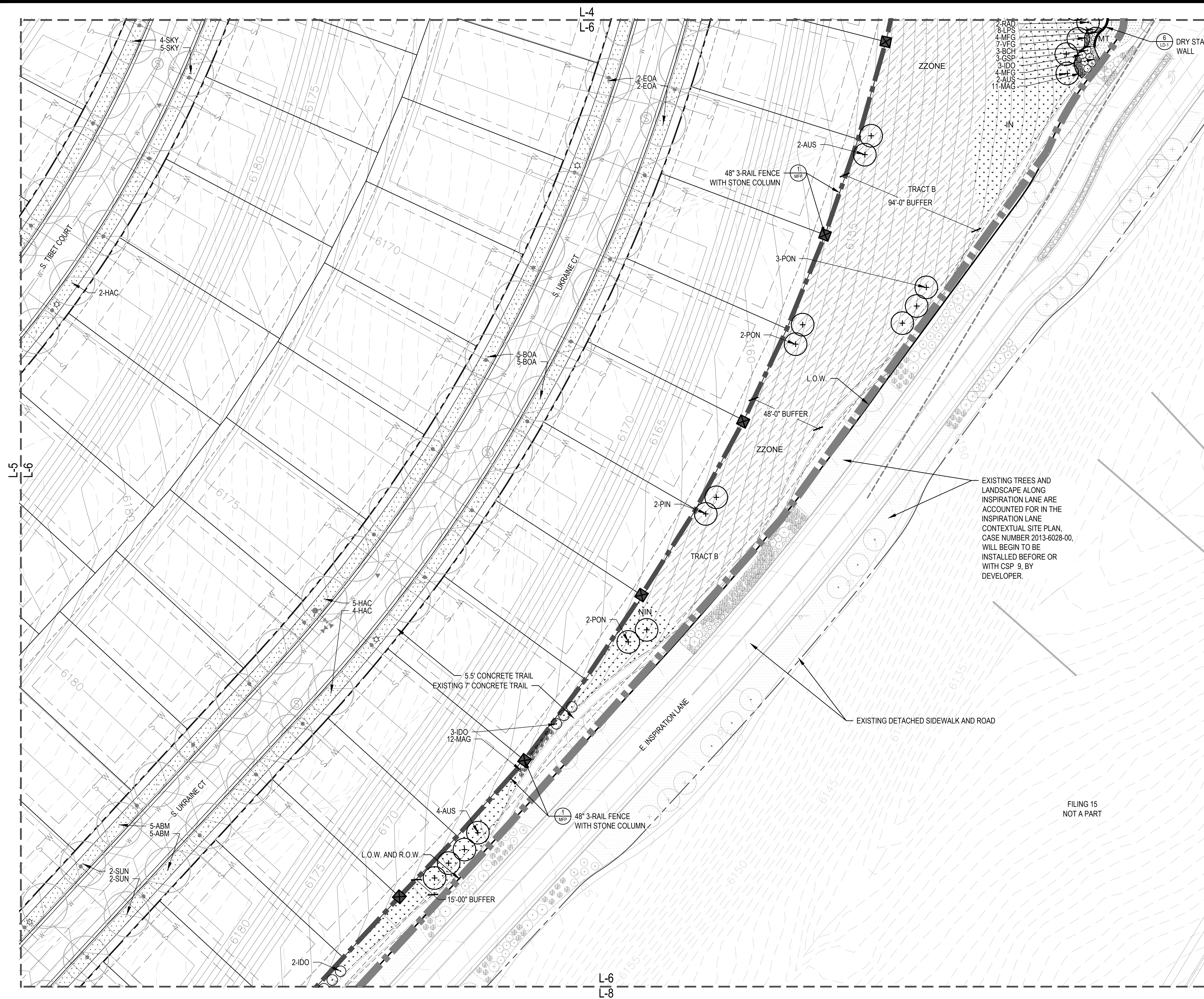
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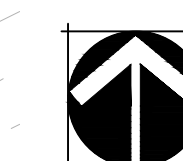


## LEGEND

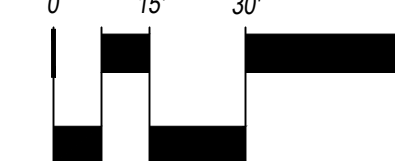
- |  |  |
|--|--|
|  | STEEL EDGER (LD-1, #4)                                   |
|  | 2 RAIL FENCE (MFP, #2)                                   |
|  | 3 RAIL FENCE AND COLUMN (MFP, #1)                        |
|  | LIMITS OF WORK (L.O.W.)                                  |
|  | MATCHLINE  |
|  | MANICURED TURF   |
|  | HOME BUILDER TREE LAWN TURF                              |
|  | 100% IRRIGATED NATIVE GRASS<br>SEED MIX "A" DRILLED SEED |
|  | Z-ZONE NATIVE GRASS SEED MIX<br>"A" DRILLED SEED         |
|  | NON-IRRIGATED NATIVE GRASS<br>SEED MIX "A"               |
|  | 100% IRRIGATED WILDFLOWER AND<br>NATIVE SEED MIX         |
|  | COBBLE   |
|  | PERENNIALS (LD-1, #3)                                    |
|  | CRUSHER FINES  |
|  | ENGINEERED WOOD FIBER                                    |
|  | DECIDUOUS CANOPY TREE<br>(LD-1, #1)                      |
|  | HOME BUILDER DECIDUOUS CANOPY<br>TREE                    |
|  | ORNAMENTAL TREES (LD-1, #1)                              |
|  | LARGE EVERGREEN TREES<br>(LD-1, #1)                      |
|  | DECIDUOUS SHRUBS (LD-1, #2)                              |
|  | EVERGREEN SHRUBS (LD-1, #2)                              |
|  | ORNAMENTAL GRASSES<br>(LD-1, DETAIL 3)                   |
|  | FIRE HYDRANT (RE: CIVIL)                                 |
|  | STREET LIGHT (RE: CIVIL, LD-2, #13)                      |
|  | DOG STATION (LD-2, #6)                                   |

NOTE:

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NORTH



SCALE: 1"=30'



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## KEY MAP

L-3 L-4

L-5 L-6

[-7] [-8]



NORTH

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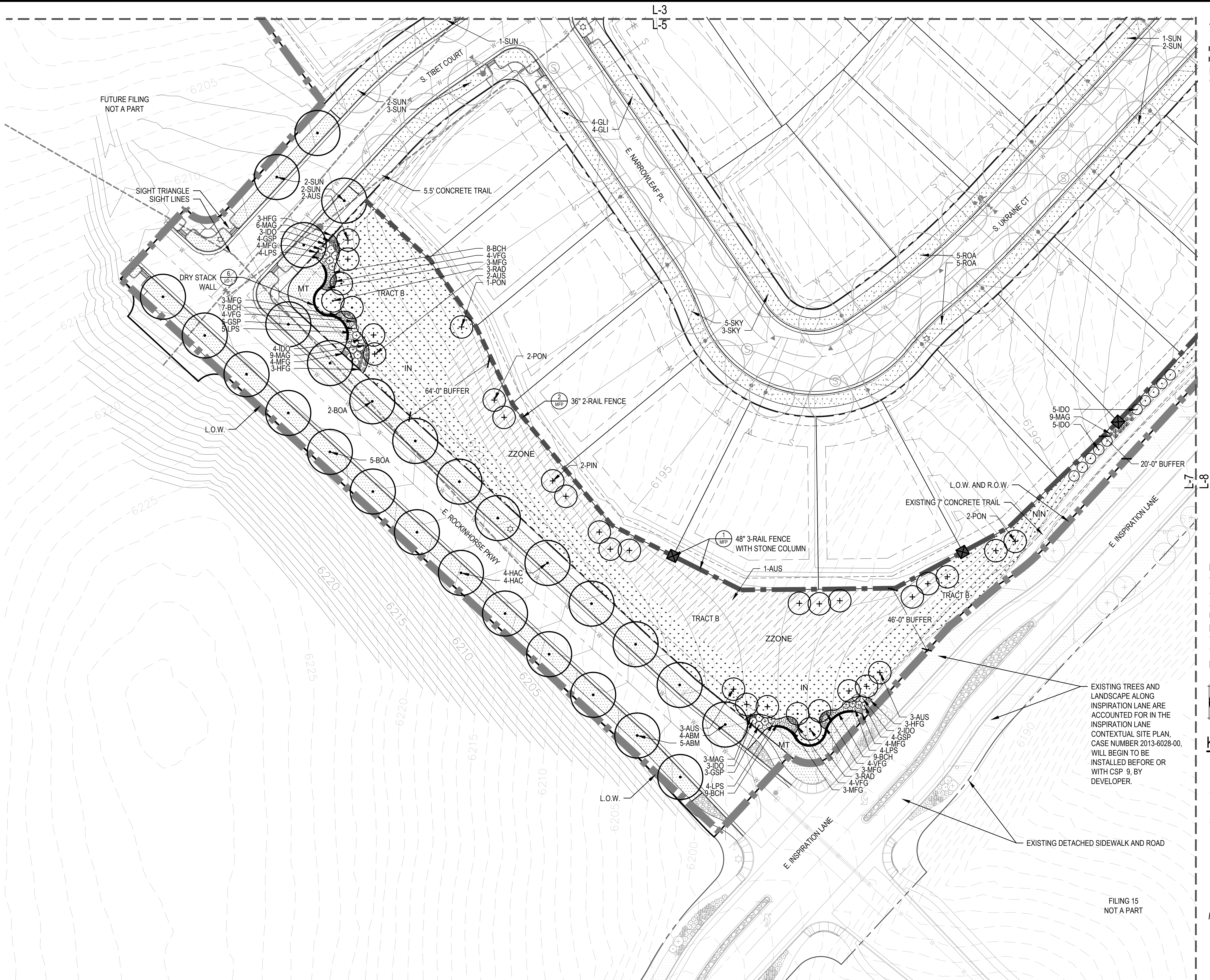
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SHEET 19 OF 26

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### LEGEND

- STEEL EDGER (LD-1, #4)
- 2 RAIL FENCE (MFP, #2)
- 3 RAIL FENCE AND COLUMN (MFP, #1)
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**KEY MAP**

NORTH

SCALE: 1"=30'

**811**

Know what's below.  
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**SHEET TITLE:**  
LANDSCAPE PLAN

**SHEET NUMBER:**  
L-7

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**DATE:** NOVEMBER 1ST, 2019

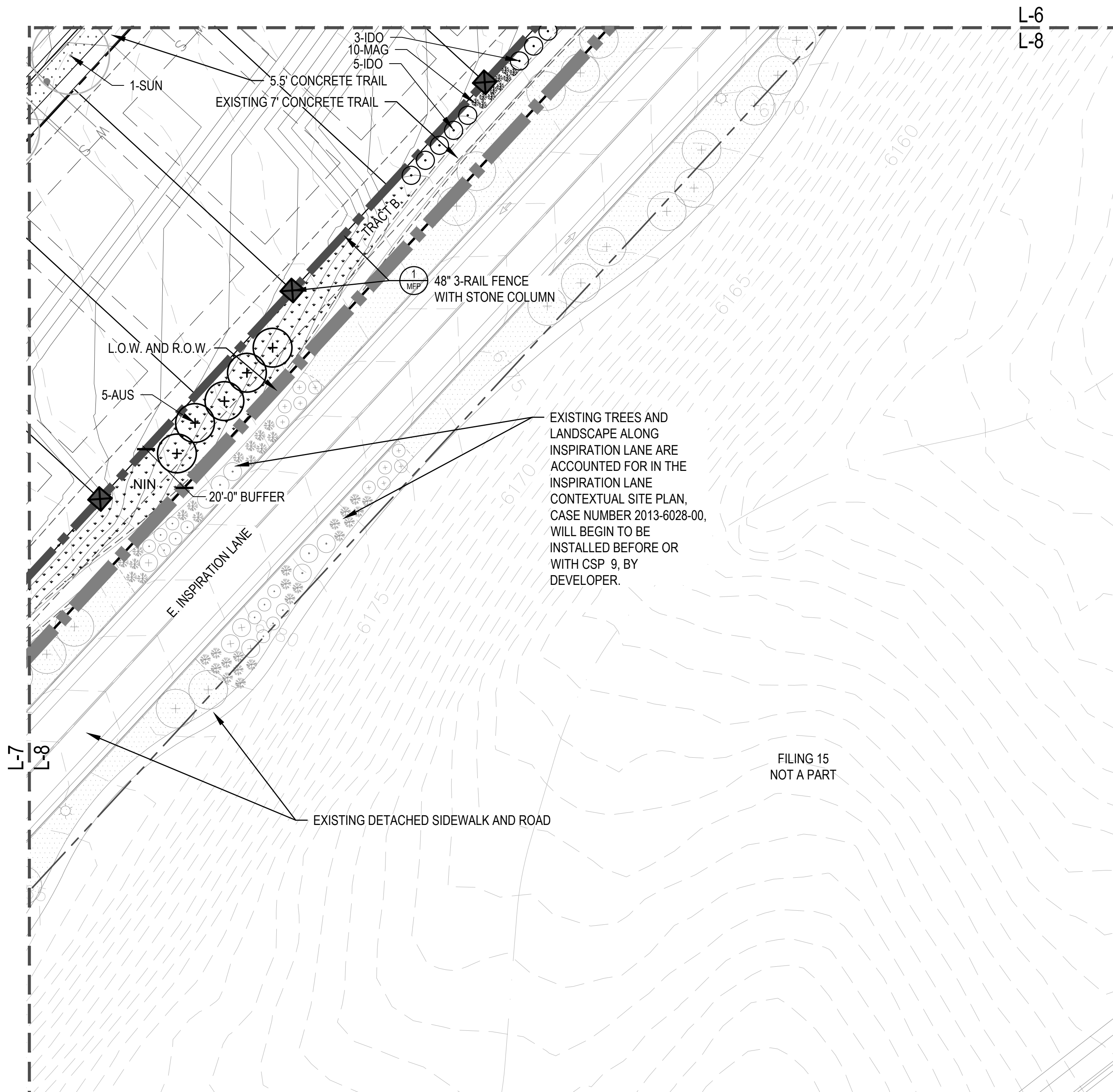
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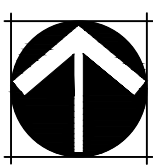


LEGEND

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NORTH

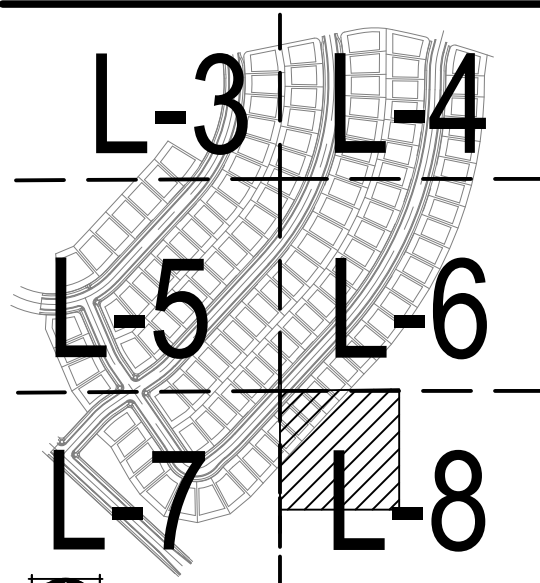


SCALE: 1"=30'



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KEY MAP



NORTH

SCALE: NTS

DATE: NOVEMBER 1ST, 2019

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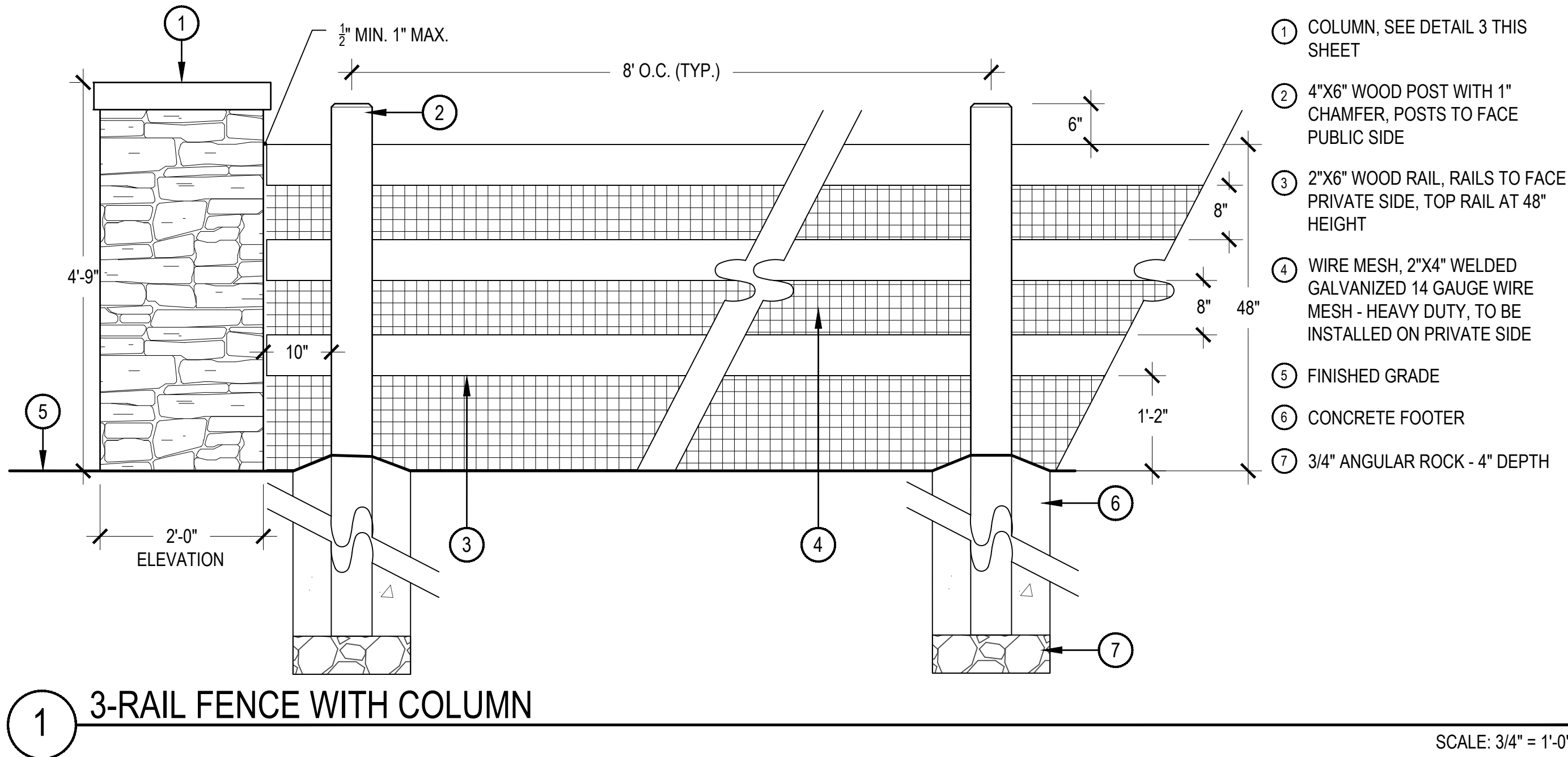
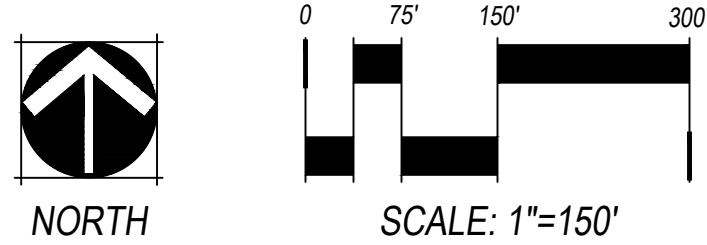
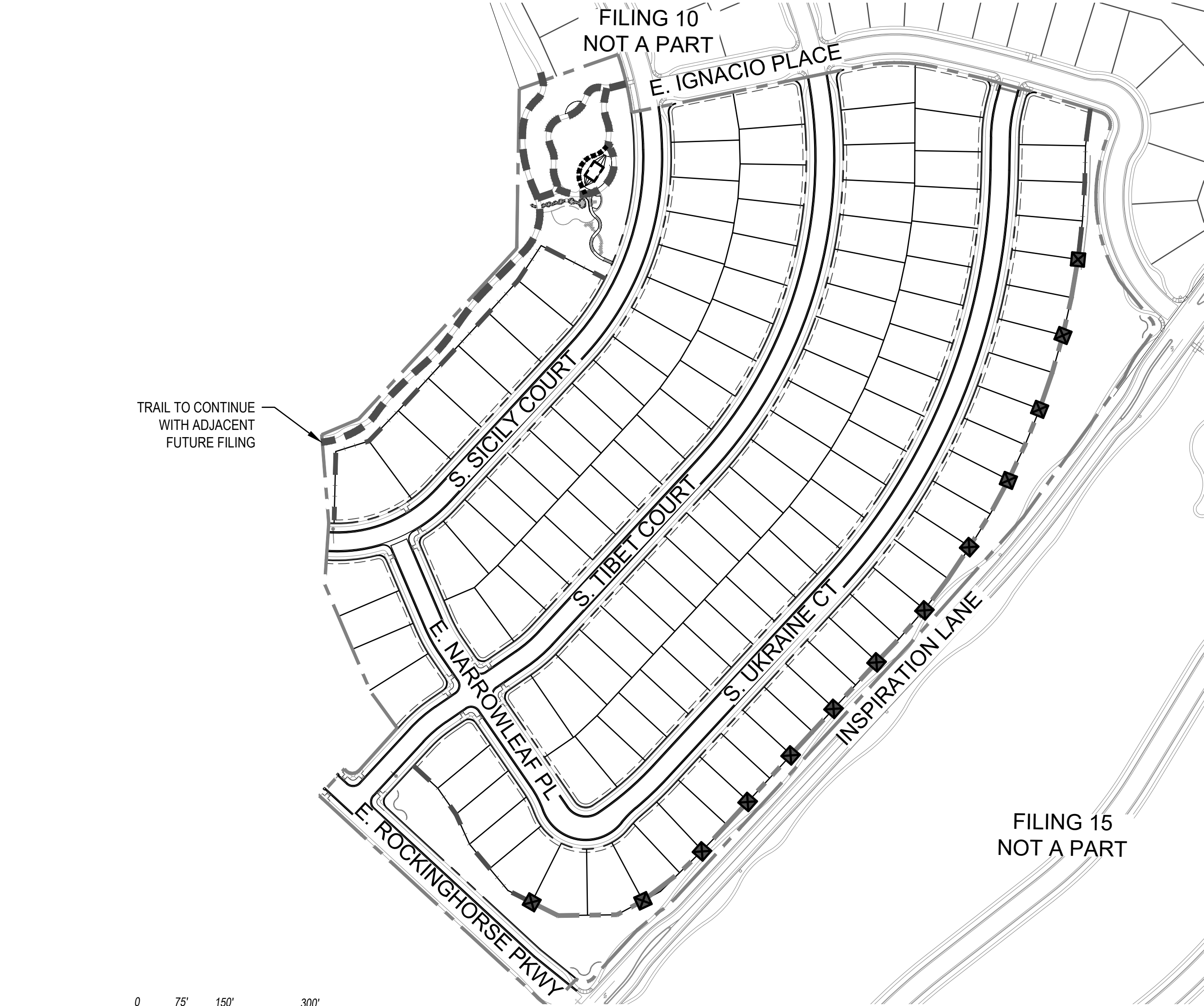
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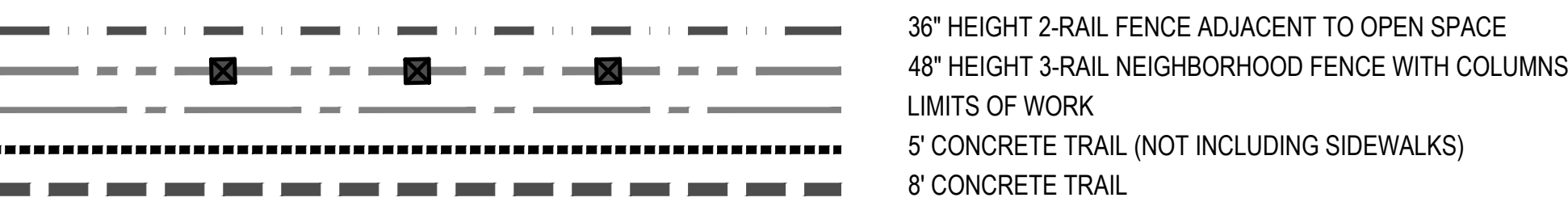
MASTER FENCE AND TRAILS PLAN



1 3-RAIL FENCE WITH COLUMN

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

LEGEND



- ① 4"x6" WOOD POST WITH 1" CHAMFER

② 2"x6" WOOD RAIL

③ WIRE MESH

④ PROPERTY LINE
- NOTES:

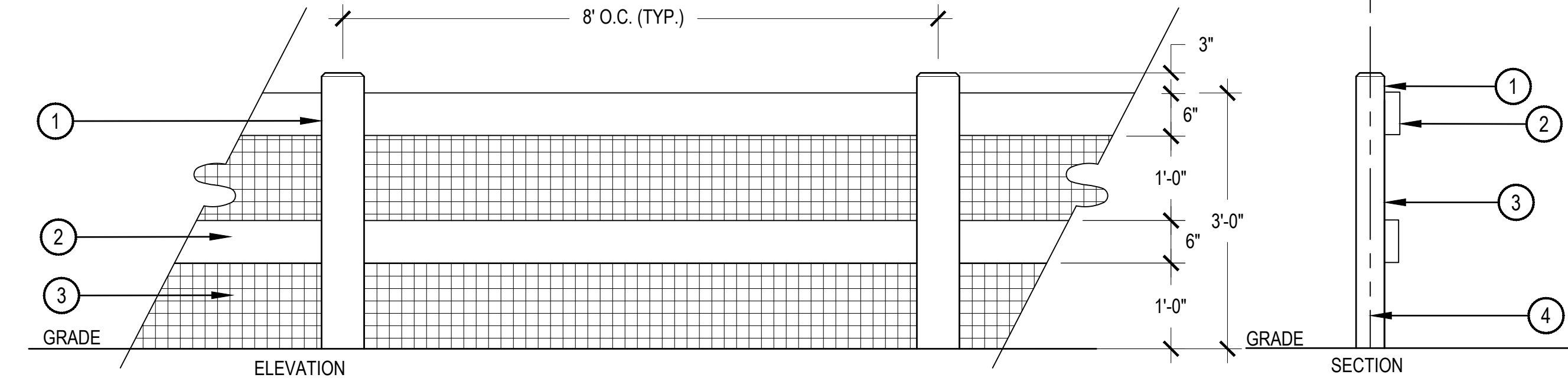
1. ALL WOOD TO BE CEDAR

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

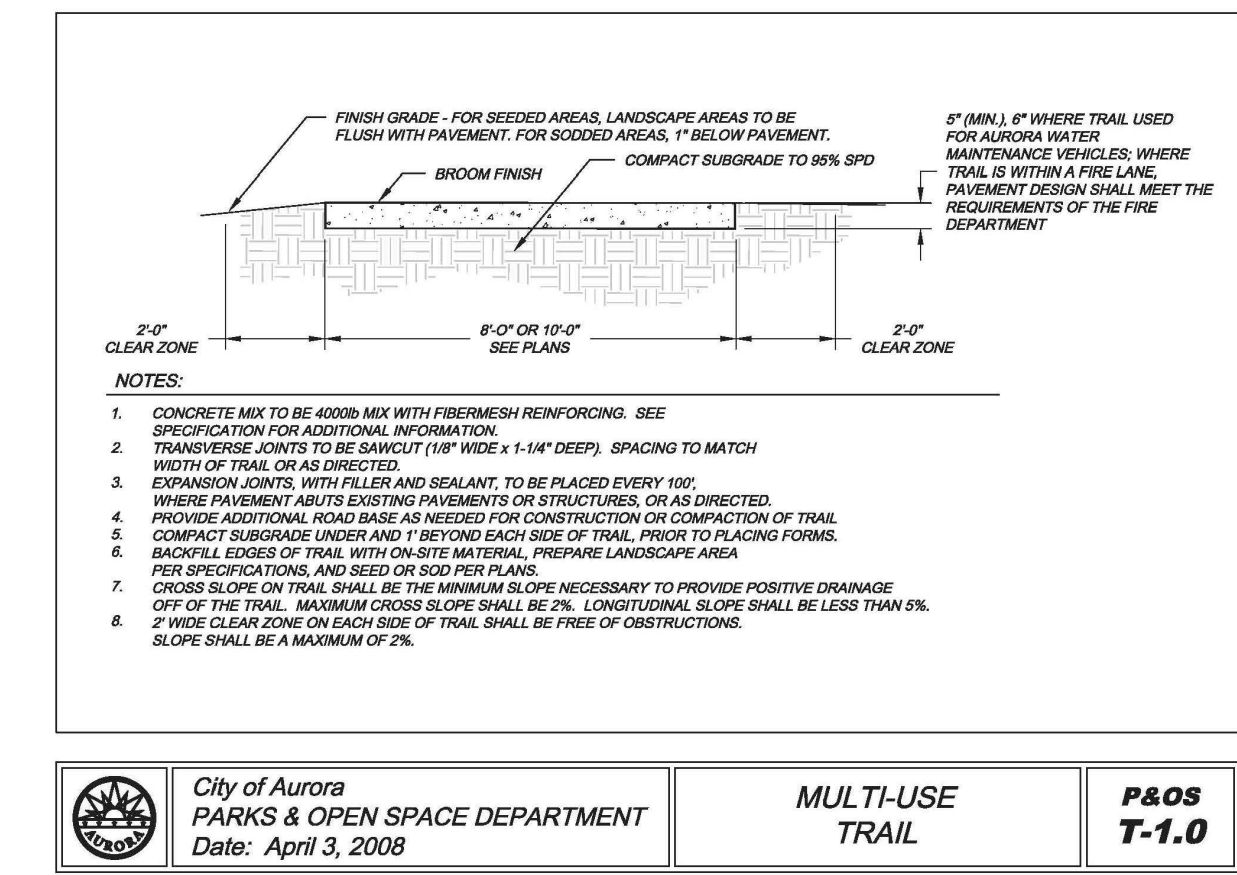
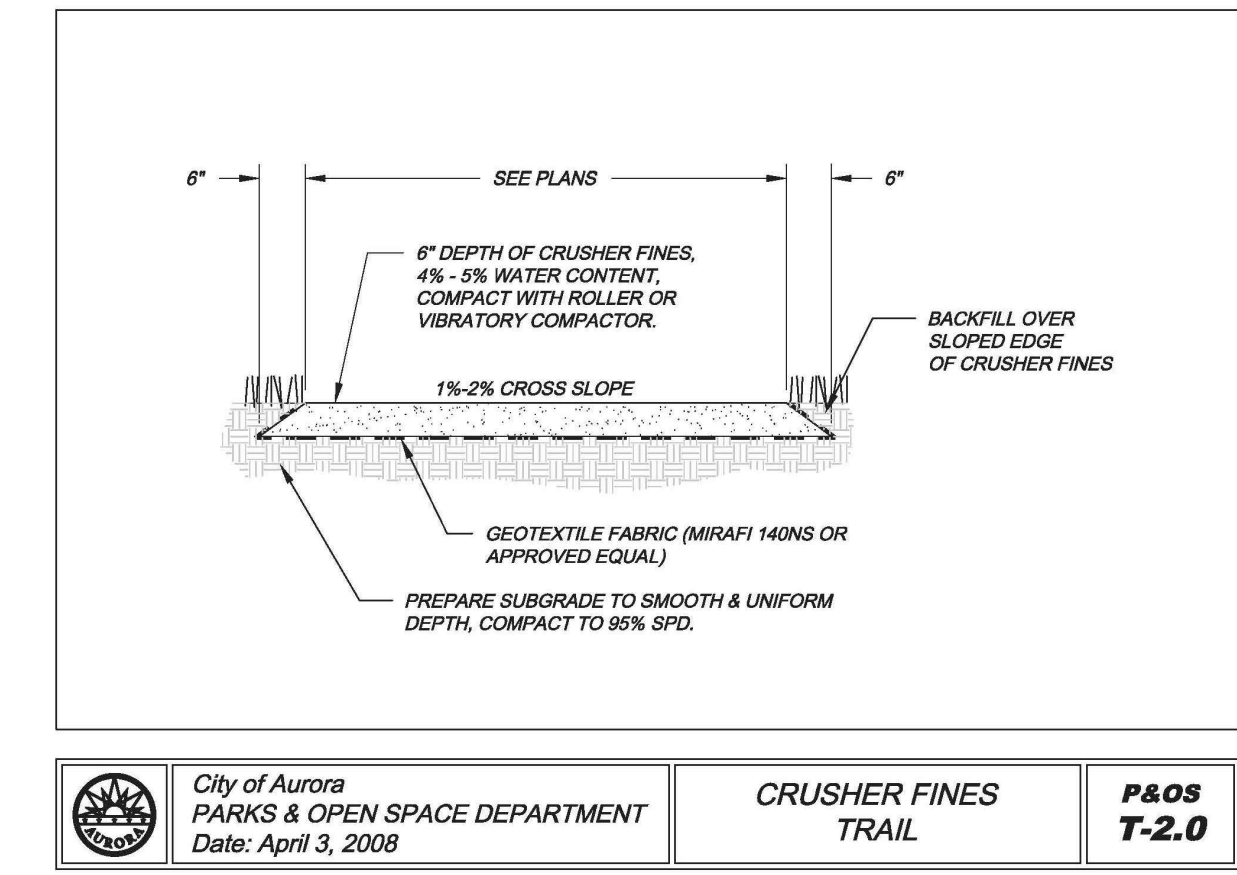
6. WIRE MESH TO BE 2"x4" WELDED GALVANIZED 14 GAUGE HEAVY DUTY WIRE MESH AND TO BE STAKED DOWN AT GROUND LEVEL AS NECESSARY TO ENSURE WIRE MESH IS TAUGHT AND CREATES A FIRM BARRIER AT GRADE



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

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

CITY OF AURORA STANDARD TRAIL DETAILS



Know what's below.  
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SHEET TITLE:  
MASTER FENCE  
AND TRAILS PLAN

SHEET NUMBER:

MFP

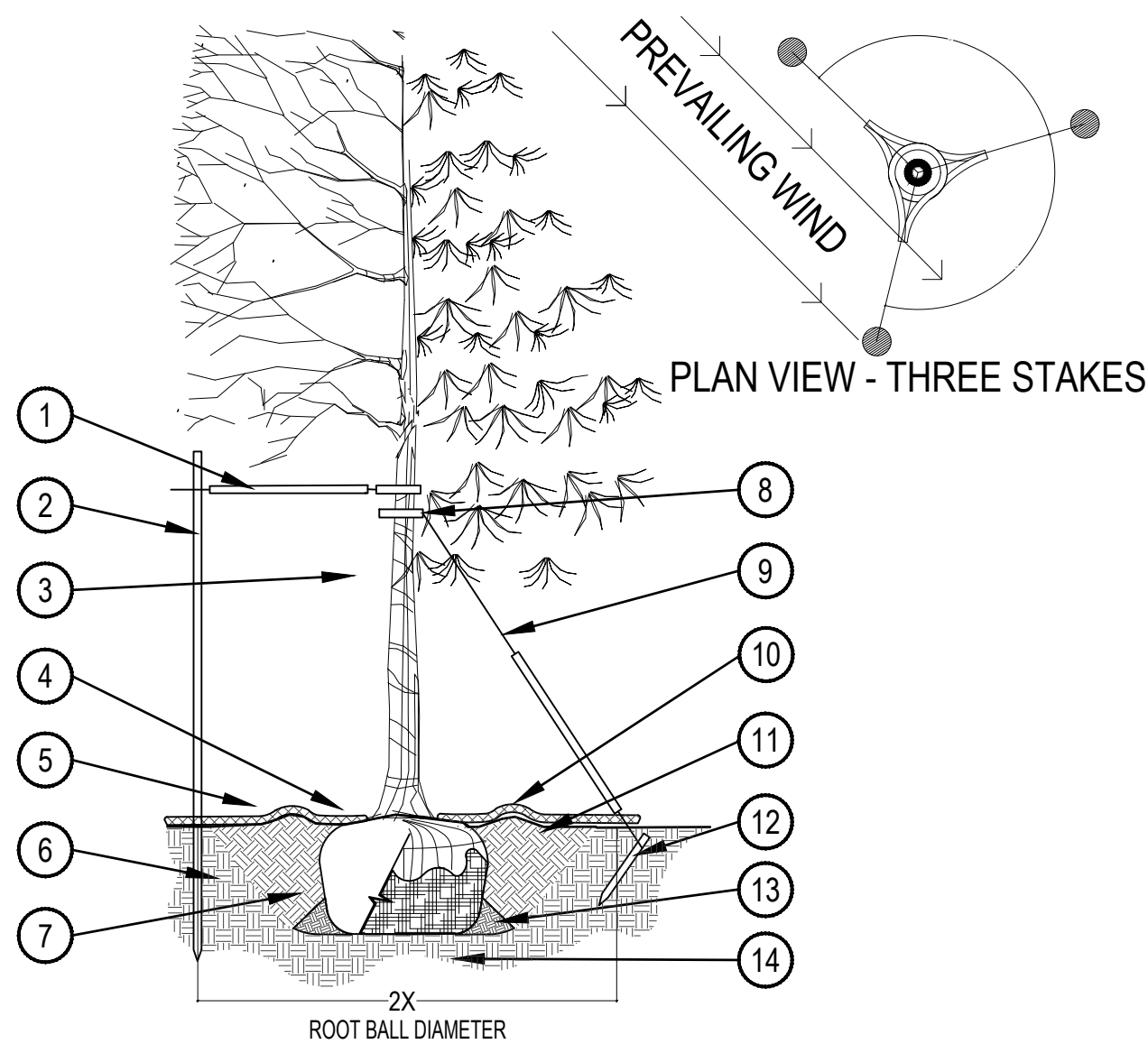
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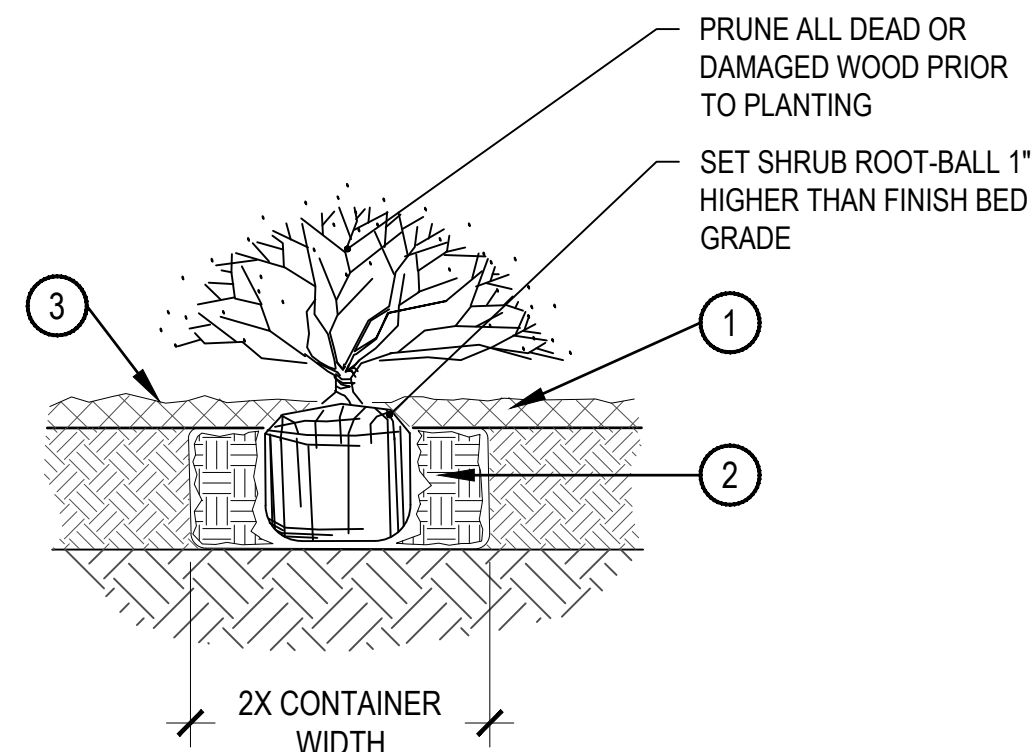
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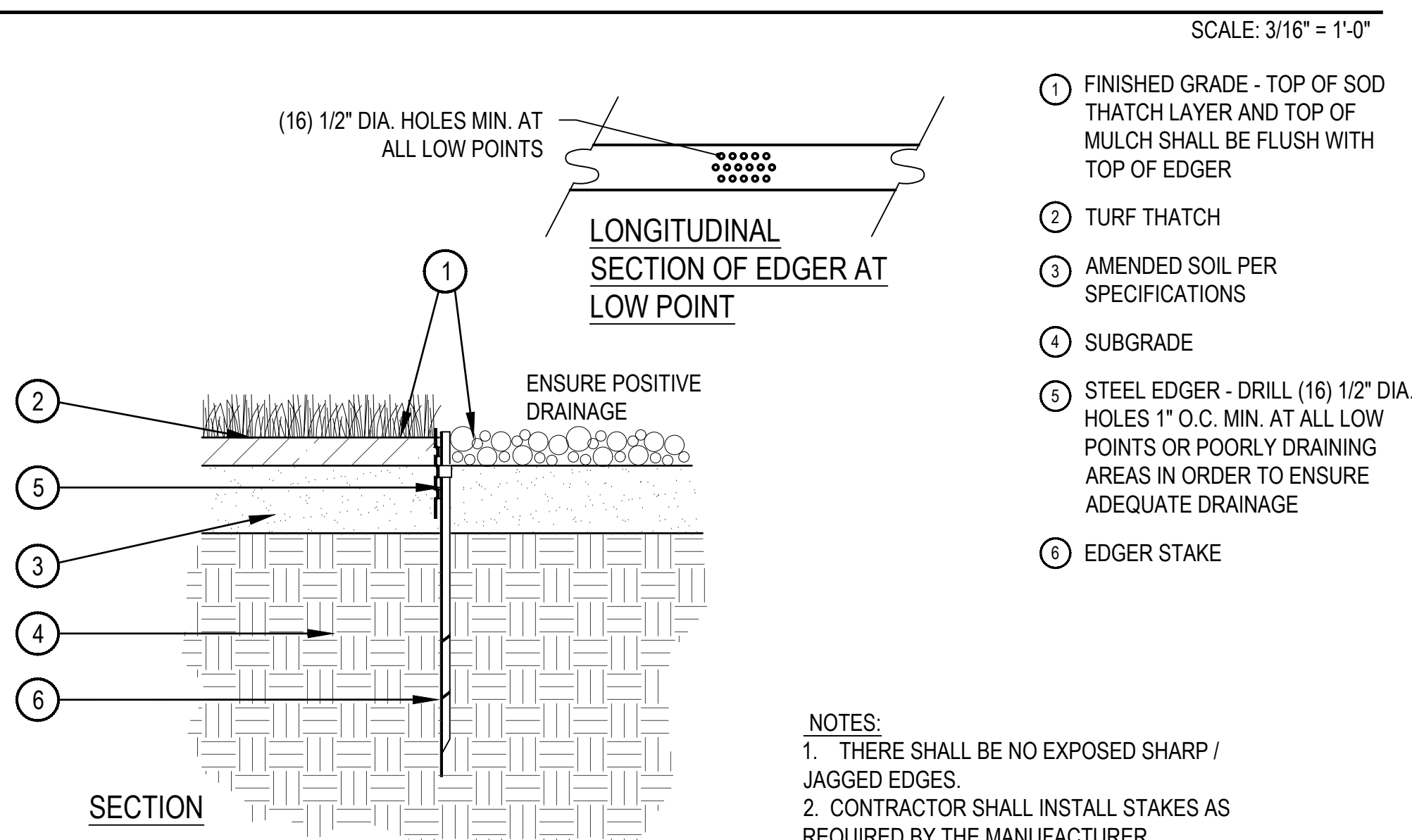
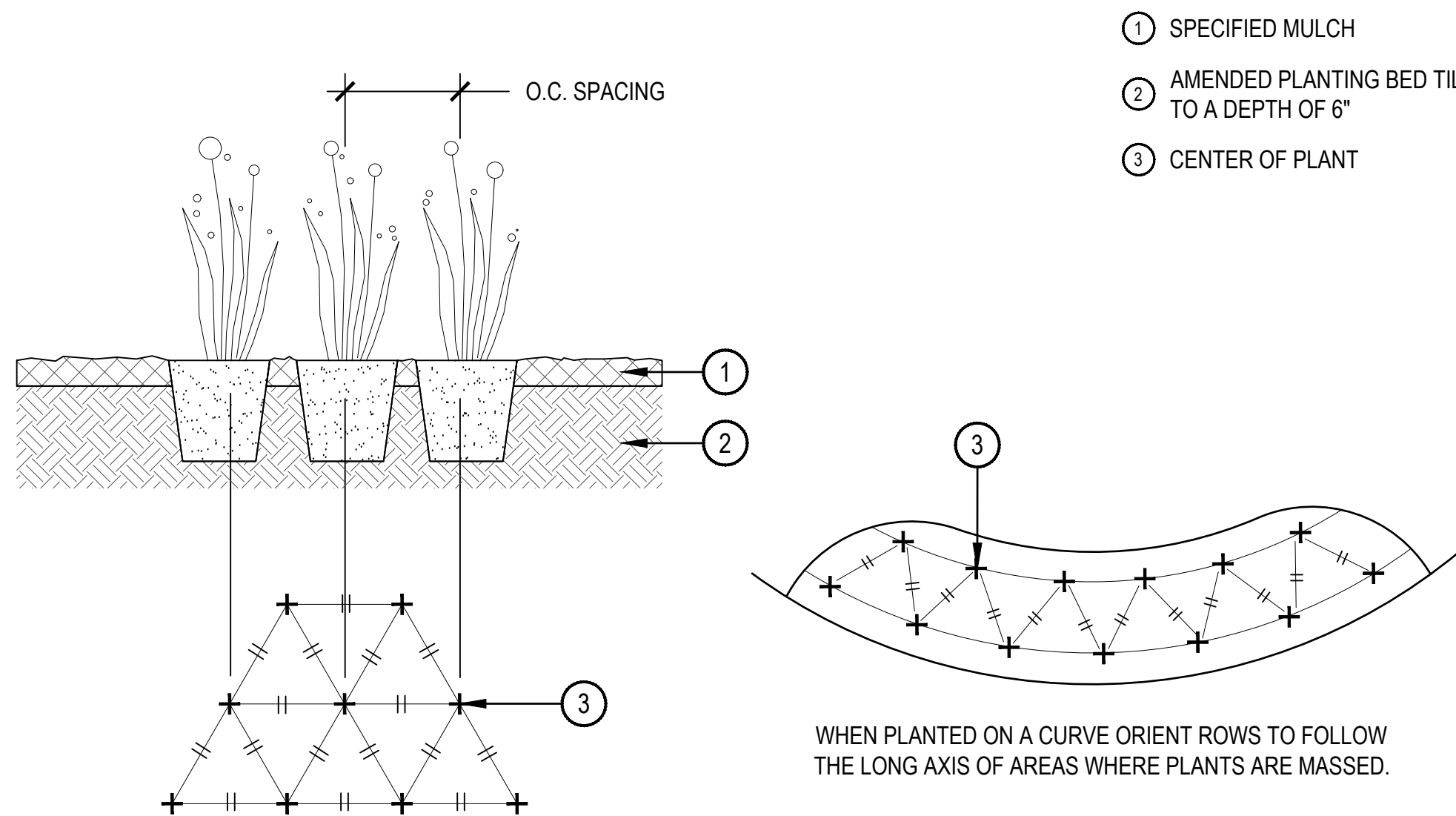
- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT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

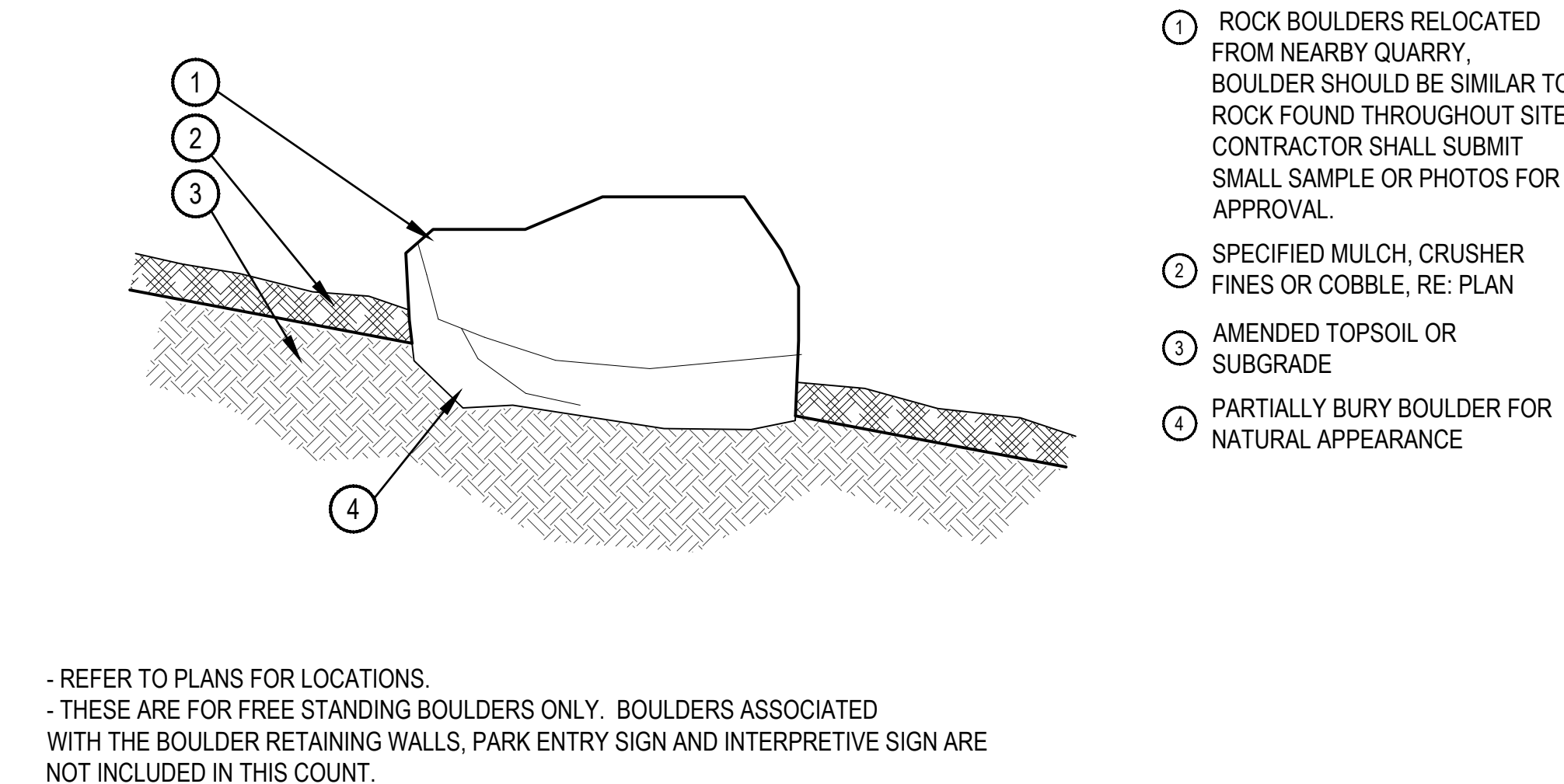


- SPECIFIED MULCH
  - AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
  - FINISH GRADE (TOP OF MULCH)
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
  - 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

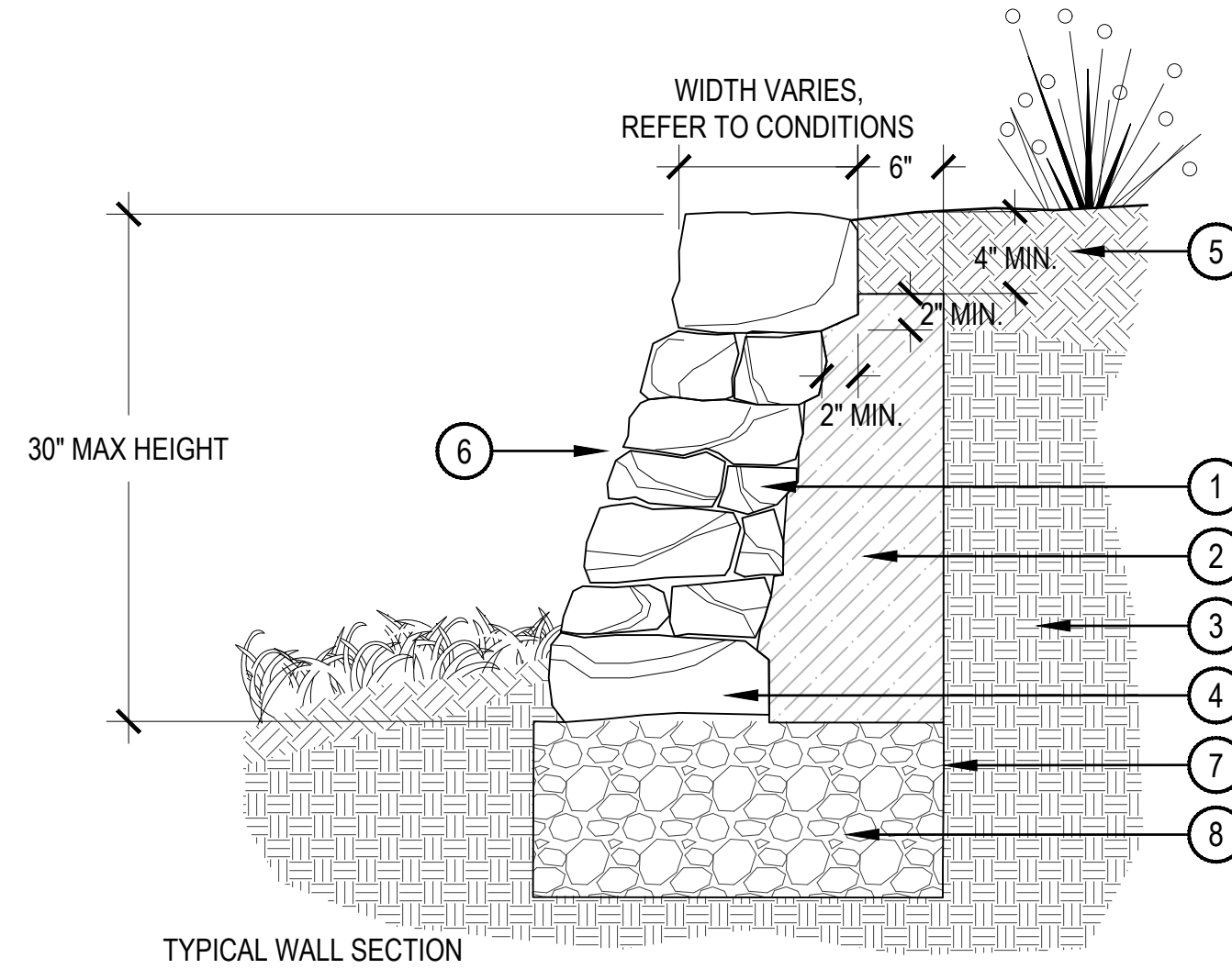
## 1 TREE PLANTING DETAIL



## 2 SHRUB PLANTING

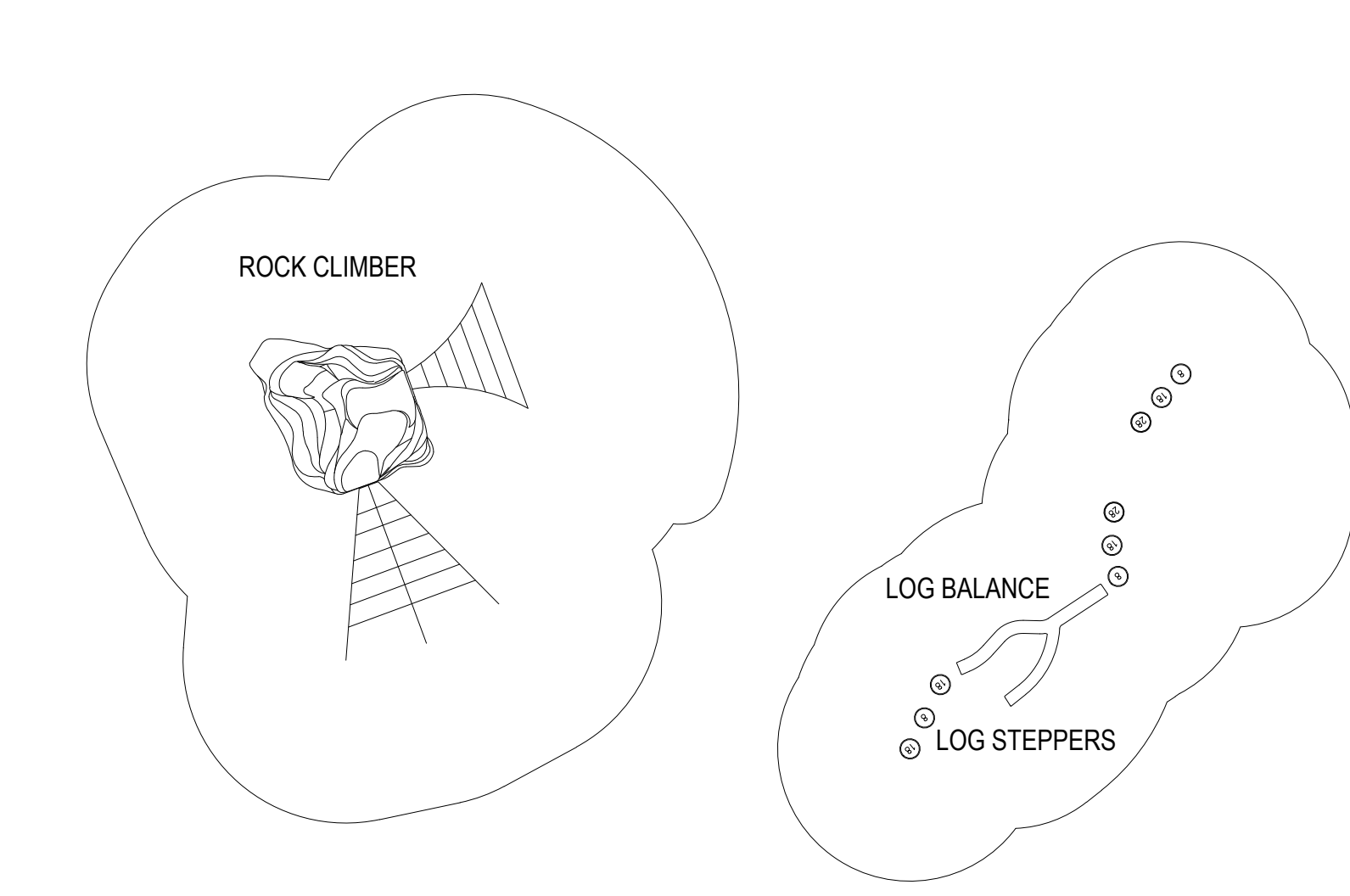


## 3 PERENNIAL PLANT LAYOUT

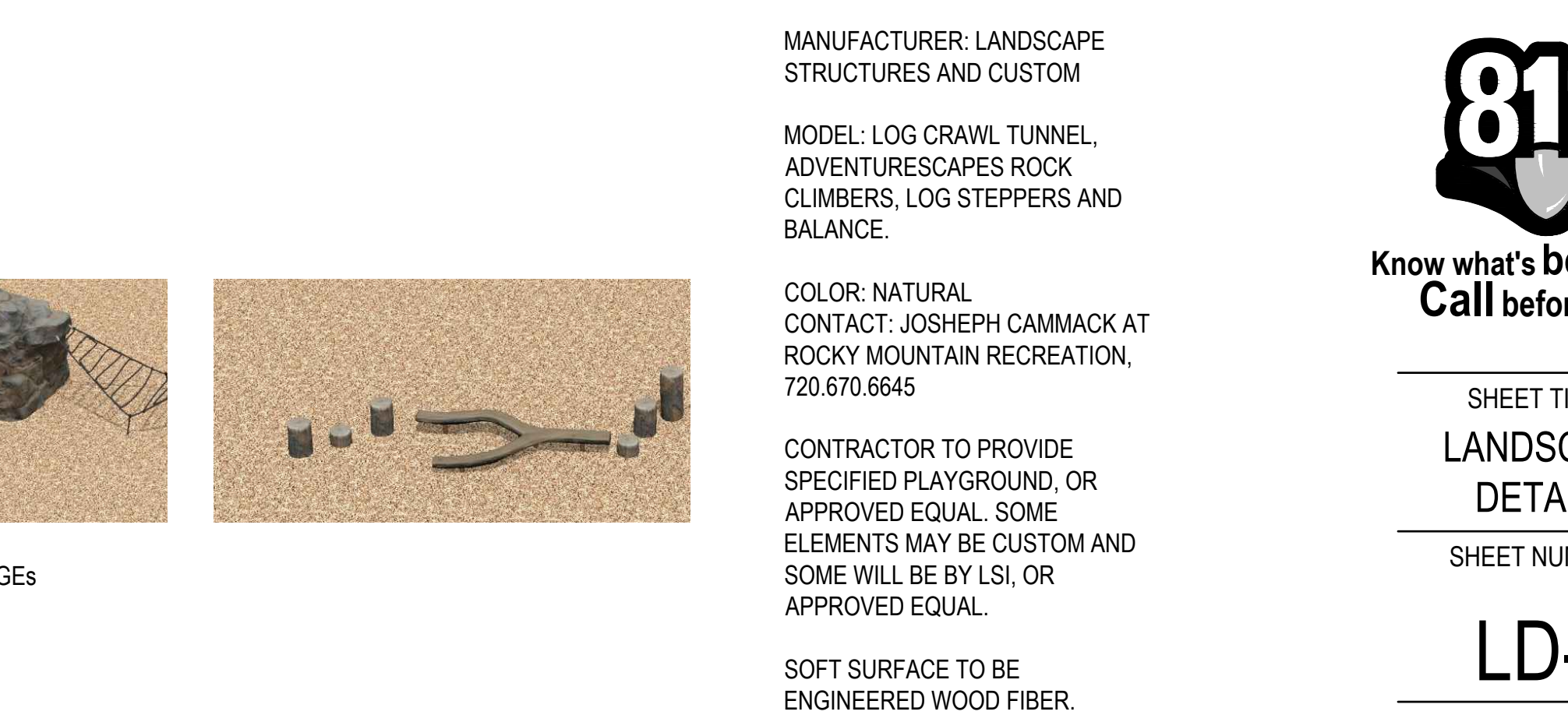


- STRIPSTONE, SEE MATERIALS SCHEDULE SHEET L-2. 4"-8" WIDE. +/- X 4"-8" HT. X 8"-30" LONG. SET IN COLLOIDAL CONCRETE, ASHLAR PATTERN - NO GROUT
- COLLOIDAL CONCRETE
- UNDISTURBED SOIL OR FILL
- BURY TWO-THIRDS OF BASE COURSE FOR STABLE FOUNDATION
- PREPARED SOIL FOR ADJACENT LANDSCAPE, REFER TO PLANS
- BATTER WALL 12:1 MIN.
- GEOTEXTILE FILTER/DRAINAGE MAT
- WASHED CLASS 6 GRAVEL DRAINAGE LAYER

## 4 STEEL EDGER DETAIL



## 5 BOULDER



MANUFACTURER: LANDSCAPE STRUCTURES AND CUSTOM

MODEL: LOG CRAWL TUNNEL, ADVENTURESAPES ROCK CLIMBERS, LOG STEPPERS AND BALANCE.

COLOR: NATURAL

CONTACT: JOSHEPH CAMMACK AT ROCKY MOUNTAIN RECREATION, 720.670.6645

CONTRACTOR TO PROVIDE SPECIFIED PLAYGROUND, OR APPROVED EQUAL. SOME ELEMENTS MAY BE CUSTOM AND SOME WILL BE BY LSI, OR APPROVED EQUAL.

SOFT SURFACE TO BE ENGINEERED WOOD FIBER.



Know what's below.  
Call before you dig.

SHEET TITLE:  
LANDSCAPE  
DETAILS

SHEET NUMBER:

LD-1

NOT FOR  
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SCALE: 1-1/2" = 1'-0"

## 7 NATURE PLAY AREA (AGES 5-12)

## 6 DRY STACK WALL

SCALE: 1" = 1'-0"

CHECKED BY: SM  
DRAWN BY: TDOR





1 DESCRIPTION: BENCH  
MANUFACTURER: ANOVA  
MODEL: AIRI STIX 6' CONTOUR BENCH - AE2680STX  
COLOR: BRONZE/SILVER  
NOTES: TO BE FLUSH MOUNTED, OR APPROVED EQUAL



2 DESCRIPTION: TABLE  
MANUFACTURER: ANOVA  
MODEL: DESCRIPTION: BEACON HILL RECYCLED PLASTIC, 4 SWIVEL SEATS - BH1841R  
COLOR: SILVER / MAHOGANY  
NOTES: TO BE FLUSH MOUNTED, TO BE PLACED UNDER SHADE STRUCTURE OR APPROVED EQUAL



3 DESCRIPTION: BIKE RACK  
MANUFACTURER: ANOVA  
MODEL: CIRCLEBRS 2 - STAINLESS STEEL  
COLOR / FINISH: STAINLESS STEEL  
NOTES: TO BE FLUSH MOUNTED, 2 TOTAL BIKE RACKS, 4 BIKE PARKING SPACES, OR APPROVED EQUAL



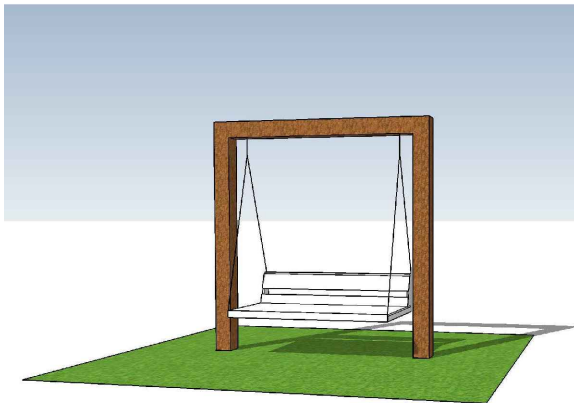
4 DESCRIPTION: TRASH RECEPTACLE  
MANUFACTURER: ANOVA  
MODEL: METRIX 50 GAL TRASH RECEPTACLE - L2006  
COLOR / FINISH: SILVER POWDER COATED STEEL  
NOTES: TO BE FLUSH MOUNTED, OR APPROVED EQUAL



5 DESCRIPTION: 20' X 30' SHADE SHELTER  
MANUFACTURER: CUSTOM  
COLOR / FINISH: TO MATCH EXISTING SHELTERS IN DEVELOPMENT  
NOTES: OR APPROVED EQUAL



6 DESCRIPTION: DOG STATION  
MANUFACTURER: DOG-ON-IT  
COLOR / FINISH: FOREST GREEN  
NOTES: OR APPROVED EQUAL



7 DESCRIPTION: BENCH SWING  
MANUFACTURER: CUSTOM  
COLOR / FINISH: WOOD  
NOTES: OR APPROVED EQUAL



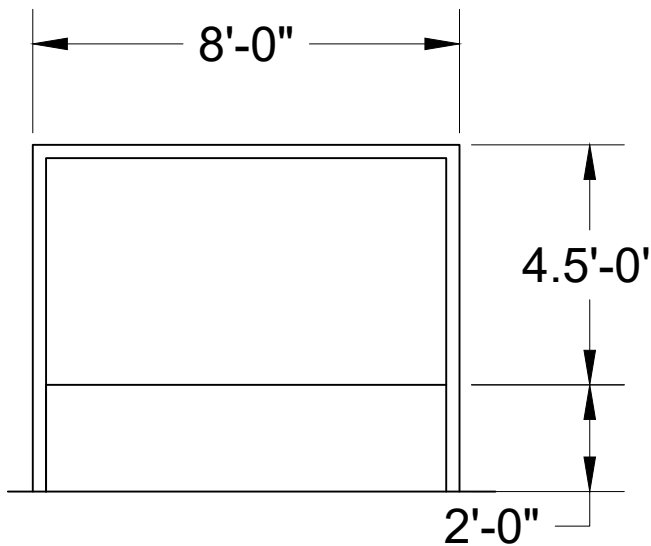
8 DESCRIPTION: BISTRO LIGHTING  
MANUFACTURER: AQ LIGHTING  
MODEL: 120V COMMERCIAL GRADE OUTDOOR LED STRING LIGHTS  
COLOR / FINISH: BLACK WIRE, CLEAR BLUB  
NOTES: TO BE FASTENED TO STEEL CABLE FOR SUPPORT, OR APPROVED EQUAL



9 DESCRIPTION: CIRCLE GATEWAY  
MANUFACTURER: TERRA TRELLIS  
MODEL: GRACIE MODERN ARBOR  
COLOR/FINISH: OXIDE POWDER COAT  
NOTES: OR APPROVED EQUAL



10 DESCRIPTION: WATER PLAY FEATURE  
MANUFACTURER: CUSTOM  
COLOR/FINISH: SIMILAR TO IMAGE ABOVE  
NOTES: SEPARATE TAP REQUIRED, FOLLOW AND MEET ALL CODES REQUIRED FOR WATER PLAY FEATURES. OR APPROVED EQUAL



11 DESCRIPTION: TRAIL HEAD SIGN  
MANUFACTURER: CUSTOM  
COLOR: BLACK POWDER COATED STEEL FRAME, TO MATCH EXISTING WAYFINDING SIGNAGE  
NOTES: SIGN TO HAVE SUPPORT GRAPHIC OF TRAILS IN THE AREA. OR APPROVED EQUAL



12 DESCRIPTION: ENGINEERED WOOD FIBER MULCH  
MANUFACTURER: CUSTOM  
COLOR/FINISH: SIMILAR TO IMAGE ABOVE  
NOTES: FOLLOW AND MEET ALL CODES REQUIRED FOR E.W.F. OR APPROVED EQUAL

STREET LIGHT SPECIFICATIONS

Type A:



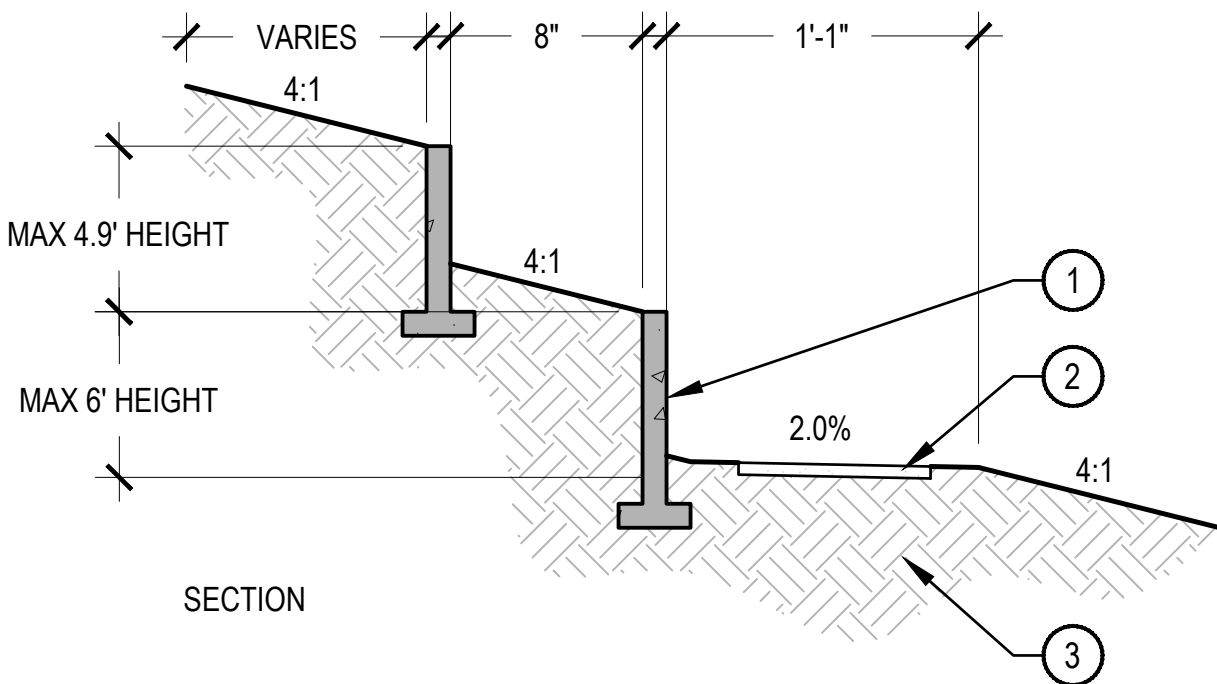
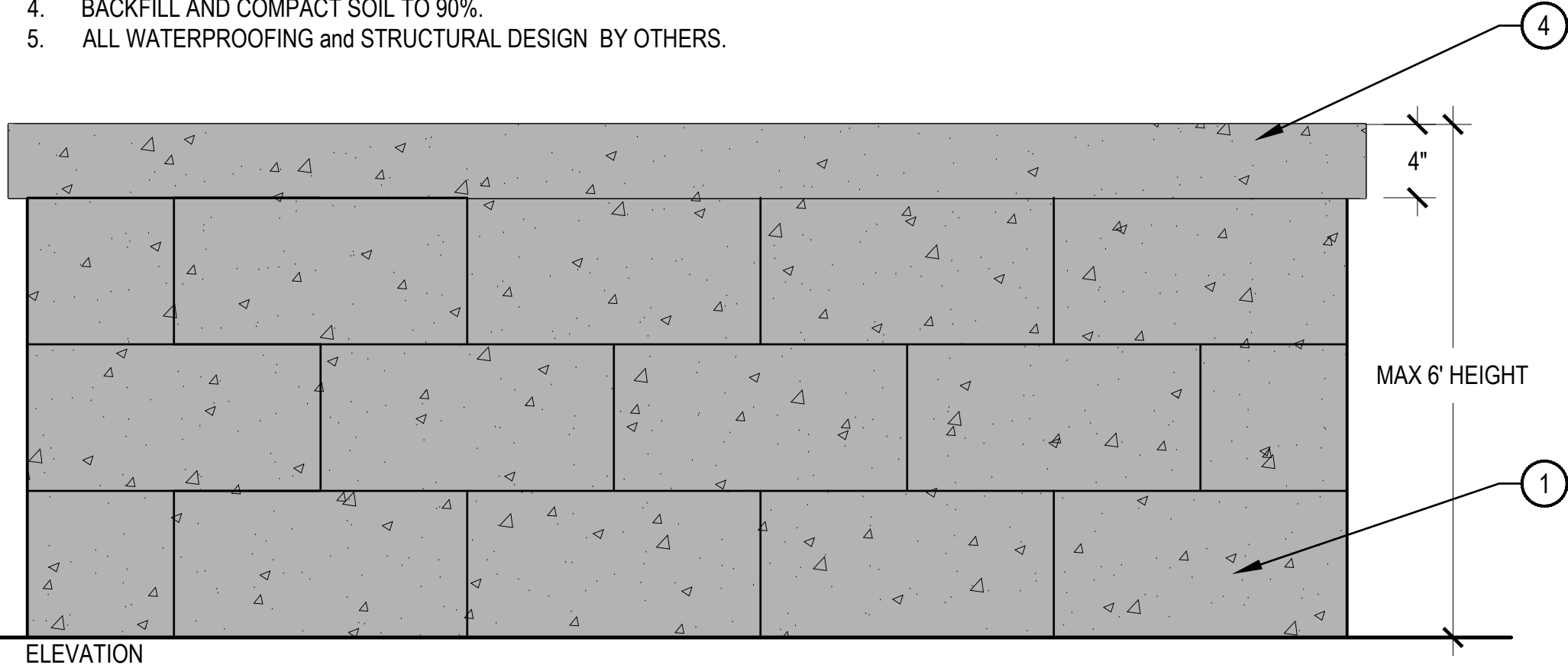
RECTILINEAR STYLE CUTOFF - SQUARE FIBERGLASS POLE  
- Arterial & Collector Streets, 25' to 30' mounting height  
- Finish: Black  
- Watts: 200 to 250 for 25' to 30' mounting height,  
- Local Streets, 13-16' mounting height  
NOTE: ACTUAL POLE AND BASE STYLE WILL BE DETERMINED BY XCEL.

13 STREET LIGHT

N.T.S

- 1 FRONT FACADE OF WALL
- 2 CONCRETE TRAIL
- 3 COMPACTED SUBGRADE
- 4 CONCRETE CAP
- 5 MANUFACTURER: KEYSTONE
- 6 MODEL: HALF CENTURY WALL OR APPROVED EQUAL
- 7 COLOR: TAN
- 8 REFER TO MANUFACTURER'S WEBSITE FOR INSTALLATION.
- 9 STRUCTURAL DESIGN BY OTHERS

- NOTES:
1. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR STRUCTURAL INTEGRITY OF PLANTER 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.



14 RETAINING WALL

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



Know what's below.  
Call before you dig.

SHEET TITLE:  
LANDSCAPE  
DETAILS

SHEET NUMBER:

LD-2

NOT FOR  
CONSTRUCTION

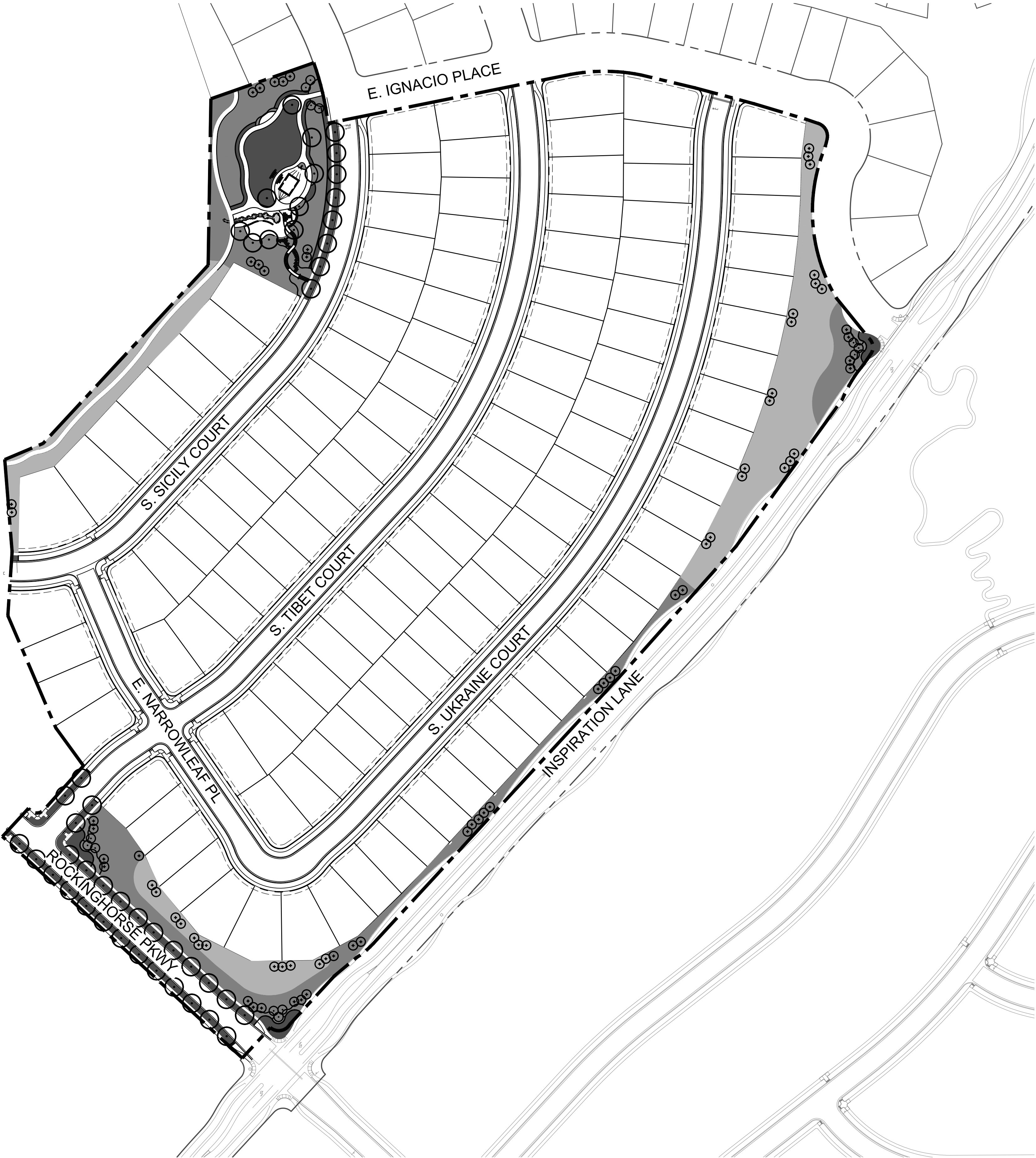
DATE: NOVEMBER 1ST, 2019

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HYDRO-ZONE MAP



LEGEND

- LIMITS OF WORK
- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- Z-ZONE NATIVE SEED
- NON IRRIGATED NATIVE SEED AREA
- DECIDUOUS CANOPY TREE:
- ORNAMENTAL TREES:
- EVERGREEN TREES

HYDRO-ZONE TABLES

TAP TBD PERMANENT TAP

WATER USE TYPE	AREA (SF)
HIGH WATER USE	30,990 SF
LOW WATER USE	75,645 SF
Z-ZONE*	79,899 SF

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	0	725	0 SF
EVERGREEN/ORNAMENTAL TREES	31	177	5,487 SF
TOTAL			

TOTAL IRRIGATED AREA TAP TBD 192,021 SF

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



Know what's below.  
Call before you dig.

SHEET TITLE:  
HYDROZONE  
MAP

SHEET NUMBER:

HZM

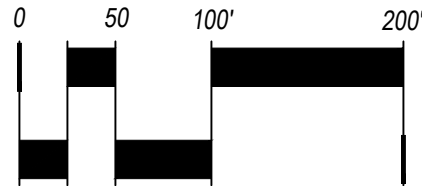
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NORTH



SCALE: 1"=100'