

November 12, 2018

Ms. Heather Lamboy
City of Aurora, Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

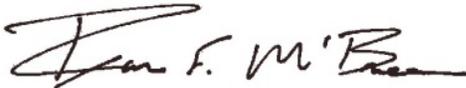
Re: RockingHorse CSP #3, Amendment No. 2
Case Numbers: **2014-4010-02**

Dear Ms. Lamboy,

Thank you for your second submittal comments, which we received on October 16, 2018. We have reviewed all comments and address them in the following letter.

We look forward to working with the City of Aurora on the review and approval of this development application. As always, feel free to contact me with any questions at 303.892.1166.

Sincerely,
Norris Design



Ryan F. McBreen
Principal

1. Community Questions Comments and Concerns

No community comments were received.

Response: Comment noted.

2. Completeness and Clarity of the Application

Vicinity Map

1. The Vicinity Map should be resized to label all right-of-way within ½ mile of the amendment area.

Response: The vicinity map has been modified to reflect all areas within ½ mile of the amendment area.

Site Plan

1. Please include a description of all the proposed modifications for Amendment No 2 on the cover sheet. Ensure to list affected pages.

Response: Language that describes the intent and scope of the amendment has been added to the CSP cover sheet.

Easement Modifications

2. Release and/or dedicate easements as noted in the redlines.

Response: All easements will be dedicated and/or released as required.

3. Real Property

Correct document as illustrated in the redlines.

General

1. Upload the updated title to be within 120 calendar days of the plat approval date.

Response: An updated title will be provided at the time that mylars are provided for final recordation.

2. Add the statement of intent for the amendment.

Response: The statement of intent has been added to the cover of the CSP.

3. Upload the closure sheet for the description.

Response: A closure sheet has been included as part of this submittal.

4. Sheet 3, the Easement Detail Sheet, was not included with this submission. Please include it as part of the second submission.

Response: Sheet 3 was not supposed to be part of the submittal, but was neglected to be removed from the sheet index.

Plat

Sheet 1

1. Change "First Plat" to "Amendment No. 1"

Response: Revised as requested.

2. Update the subtitle to state, "A Resubdivision of a Portion of Tract A and Lots 32-39, inclusive, Block 1, Rockinghorse Subdivision Filing No. 8 situated in..."

Response: Revised as requested.

3. Ensure that note #8 is up to date given the proposed changes to the plat.
Response: Note 8 is now note #9 and has been updated to only reference S. Winnipeg Ct. The only lots adjacent to this amended plat.
4. Update the verbiage in the dedication.
Response: Updated per plat redlines.
5. Add the dedicatory language from the subdivision checklist.
Response: Updated per plat redlines.

Sheet 2

1. Correct the Tract A label to state “in its entirety”
Response: Updated per plat redlines.
2. Remove references to “variation in right-of-way”
Response: Updated per plat redlines.
3. Add reception numbers where applicable.
Response: Updated per plat redlines.
4. Label easements where indicated.
Response: Updated per plat redlines.

Sheet 3

1. Please include as part of the second submission.
Response: Sheet 3 was not supposed to be part of the submittal, but was neglected to be removed from the sheet index.

Contextual Site Plan

Correct document as illustrated in the redlines.
Response: Updated per CSP redlines.

LEGAL DESCRIPTIONS

PARCEL A:

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

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, WHENCE THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 1 BEARS SOUTH 89°28'35" WEST, WITH ALL BEARINGS HEREIN REFERENCED TO THIS LINE;

THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 1, SOUTH 89°28'35" WEST, A DISTANCE OF 172.32 FEET TO THE NORTHWEST CORNER OF SOUTH GARTRELL ROAD AS DEDICATED ON THE PLAT OF ROCKINGHORSE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2006089033 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID DOUGLAS COUNTY AND THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID SOUTH GARTRELL ROAD THE FOLLOWING NINE (9) COURSES:

- 1. SOUTH 14°24'25" WEST, A DISTANCE OF 42.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 519.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°26'49", AN ARC LENGTH OF 103.69 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,022.00 FEET;
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°11'22", AN ARC LENGTH OF 56.89 FEET;
4. SOUTH 00°13'45" EAST, A DISTANCE OF 85.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°21'16", AN ARC LENGTH OF 38.99 FEET;
6. SOUTH 06°40'40" EAST, A DISTANCE OF 86.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°13'50" EAST;
7. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;
8. SOUTH 00°13'45" EAST, A DISTANCE OF 270.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,012.00 FEET;
9. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°44'02", AN ARC LENGTH OF 154.27 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°57'48", AN ARC LENGTH OF 37.51 FEET;

THENCE SOUTH 77°00'00" WEST, A DISTANCE OF 29.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 411.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'00", AN ARC LENGTH OF 93.25 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 51.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 282.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'30", AN ARC LENGTH OF 35.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 236.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'30", AN ARC LENGTH OF 29.35 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 76.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 90°00'00" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 188.44 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°01'30", AN ARC LENGTH OF 55.99 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 136.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'54", AN ARC LENGTH OF 26.22 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 456.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°25'45", AN ARC LENGTH OF 266.05 FEET;

THENCE SOUTH 50°35'39" WEST, A DISTANCE OF 236.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 391.55 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'02", AN ARC LENGTH OF 39.64 FEET;

THENCE SOUTH 56°23'41" WEST, A DISTANCE OF 3.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 157.57 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°58'25", AN ARC LENGTH OF 46.59 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 465.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'25", AN ARC LENGTH OF 83.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°50'42", AN ARC LENGTH OF 29.27 FEET;

THENCE NORTH 66°57'27" WEST, A DISTANCE OF 188.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 468.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°49'26", AN ARC LENGTH OF 545.83 FEET;

THENCE NORTH 00°08'00" WEST, A DISTANCE OF 380.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 282.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°52'32", AN ARC LENGTH OF 147.04 FEET;

THENCE NORTH 00°32'03" WEST, A DISTANCE OF 255.41 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE, ALONG SAID NORTH LINE, NORTH 89°28'35" EAST, A DISTANCE OF 1,611.38 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 36.749 ACRES, (1,600,810 SQUARE FEET), MORE OR LESS.

10.

PARCEL B:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE WEST HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 65 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 BEARS SOUTH 89°28'35" WEST, WITH ALL BEARINGS HEREIN REFERENCED TO THIS LINE;

THENCE SOUTH 08°16'19" WEST, A DISTANCE OF 996.65 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH GARTRELL ROAD AS DEDICATED ON THE PLAT OF ROCKINGHORSE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2006089033 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID DOUGLAS COUNTY AND THE POINT OF BEGINNING; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,012.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 72°57'48" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°18'22", AN ARC LENGTH OF 535.29 FEET;
2. SOUTH 47°20'33" EAST, A DISTANCE OF 4.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,919.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'30", AN ARC LENGTH OF 47.17 FEET TO THE MOST NORTHERLY CORNER OF TRACT G OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 1;

THENCE, ALONG THE NORTHWESTERLY LINE OF SAID TRACT G, SOUTH 41°14'56" WEST, A DISTANCE OF 120.87 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST EADS DRIVE AS DEDICATED ON SAID PLAT;

THENCE ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY OF SAID EAST EADS DRIVE THE FOLLOWING TWO (2) COURSES:

- 1. SOUTH 66°52'32" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 482.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°52'32" EAST;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°41'43", AN ARC LENGTH OF 14.26 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SOUTH ZANTE COURT, AS DEDICATED ON SAID PLAT, AND THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 65°10'49" WEST;

CONTAINING AN AREA OF 37.855 ACRES, (1,648,973 SQUARE FEET), MORE OR LESS.

PARCEL B CONTINUED:

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- 1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°20'31", AN ARC LENGTH OF 22.08 FEET;
2. SOUTH 59°31'20" WEST, A DISTANCE OF 179.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 634.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°04'41", AN ARC LENGTH OF 388.15 FEET;
4. SOUTH 24°26'39" WEST, A DISTANCE OF 186.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
5. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST GLIDDEN DRIVE, AS DEDICATED ON SAID PLAT;

THENCE ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY OF SAID EAST GLIDDEN DRIVE THE FOLLOWING EIGHT (8) COURSES:

- 1. SOUTH 24°26'39" WEST, A DISTANCE OF 64.00 FEET;
2. SOUTH 65°33'21" EAST, A DISTANCE OF 63.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 268.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°53'22", AN ARC LENGTH OF 219.32 FEET;
4. SOUTH 18°39'59" EAST, A DISTANCE OF 94.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 432.00 FEET;
5. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°21'58", AN ARC LENGTH OF 259.11 FEET;
6. SOUTH 53°01'56" EAST, A DISTANCE OF 225.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 224.00 FEET;
7. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°21'12", AN ARC LENGTH OF 267.23 FEET;
8. SOUTH 15°19'15" WEST, A DISTANCE OF 31.99 FEET;

THENCE NORTH 74°40'45" WEST, A DISTANCE OF 120.00 FEET;
THENCE NORTH 13°31'31" WEST, A DISTANCE OF 45.87 FEET;
THENCE NORTH 10°22'07" WEST, A DISTANCE OF 70.87 FEET;
THENCE NORTH 40°51'07" WEST, A DISTANCE OF 72.50 FEET;
THENCE NORTH 50°44'30" WEST, A DISTANCE OF 75.06 FEET;
THENCE NORTH 53°01'56" WEST, A DISTANCE OF 156.05 FEET;
THENCE NORTH 42°40'37" WEST, A DISTANCE OF 83.49 FEET;
THENCE NORTH 33°34'59" WEST, A DISTANCE OF 104.35 FEET;
THENCE NORTH 23°04'16" WEST, A DISTANCE OF 92.58 FEET;
THENCE NORTH 32°35'08" WEST, A DISTANCE OF 67.94 FEET;
THENCE SOUTH 51°28'52" WEST, A DISTANCE OF 128.03 FEET;
THENCE NORTH 77°08'48" WEST, A DISTANCE OF 179.95 FEET;
THENCE NORTH 16°17'01" WEST, A DISTANCE OF 135.66 FEET;
THENCE NORTH 67°43'27" WEST, A DISTANCE OF 189.09 FEET;
THENCE NORTH 75°02'34" WEST, A DISTANCE OF 108.77 FEET;
THENCE NORTH 59°10'56" WEST, A DISTANCE OF 62.38 FEET;
THENCE NORTH 59°50'31" WEST, A DISTANCE OF 68.59 FEET;
THENCE NORTH 58°21'18" WEST, A DISTANCE OF 72.27 FEET;
THENCE NORTH 54°56'09" WEST, A DISTANCE OF 72.54 FEET;
THENCE SOUTH 74°04'13" WEST, A DISTANCE OF 99.42 FEET;
THENCE NORTH 55°50'43" WEST, A DISTANCE OF 322.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 719.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 53°19'49" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°57'08", AN ARC LENGTH OF 162.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 781.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°18'57", AN ARC LENGTH OF 385.97 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 102.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'47", AN ARC LENGTH OF 20.82 FEET;

THENCE NORTH 33°00'09" EAST, A DISTANCE OF 3.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 164.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'39", AN ARC LENGTH OF 48.64 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 790.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°20'47", AN ARC LENGTH OF 59.93 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 385.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°11'25", AN ARC LENGTH OF 21.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°11'26", AN ARC LENGTH OF 34.27 FEET;

THENCE NORTH 23°02'33" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°02'33" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°11'26", AN ARC LENGTH OF 34.27 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 385.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°13'17", AN ARC LENGTH OF 55.24 FEET;

THENCE NORTH 39°27'16" EAST, A DISTANCE OF 61.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 236.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°08'23", AN ARC LENGTH OF 45.88 FEET;

THENCE NORTH 50°35'39" EAST, A DISTANCE OF 204.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 394.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°10'01", AN ARC LENGTH OF 186.82 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 86.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°14'20", AN ARC LENGTH OF 18.37 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 124.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°56'16", AN ARC LENGTH OF 30.00 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 282.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'26", AN ARC LENGTH OF 10.54 FEET;

THENCE NORTH 83°47'49" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 83°47'49" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°12'11", AN ARC LENGTH OF 33.58 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 77.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 236.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'41", AN ARC LENGTH OF 51.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 264.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'41", AN ARC LENGTH OF 57.96 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 507.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'00", AN ARC LENGTH OF 115.03 FEET;

THENCE NORTH 77°00'00" EAST, A DISTANCE OF 29.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°57'48", AN ARC LENGTH OF 37.51 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 37.855 ACRES, (1,648,973 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTIONS CONTINUE ON SHEET 2.

ROCKINGHORSE

CONTEXTUAL SITE PLAN NO. 3 - AMENDMENT 2

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

Please cloud the areas that are part of the amendment

Areas that are part of the amendment have been clouded. Rev clouds from previous amendment (1st amendment) are indicated by a revision 1 triangle. Portions of this 2nd amendment are indicated by a revision 2 triangle.



VICINITY MAP SCALE: 1" = 2000'

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-NAVOD88 DATUM)

DATA:

Table with 2 columns: LAND AREA WITHIN PROPERTY LINES (74.605 AC), NUMBER OF UNITS PROPOSED (165), NUMBER OF BUILDINGS PROPOSED (165), NUMBER OF STORIES (2), MAXIMUM HEIGHT OF BUILDINGS (40 FT.), HARD SURFACE AREA (10,317 SF 0.3%), LANDSCAPE AREA (1,398,805 SF 43.0%), 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 (33.165 AC), TRACT AREA (32.276 AC), PUBLIC R.O.W. AREA (9.164 AC).

WAIVER:

STANDARD 146-917 (A) 2

ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAL FEET AND ONE COLUMN AT EVERY FENCE CORNER AND DEAD END.

WAIVER REQUEST:

THE WAIVER IS REQUESTING THAT MASONRY COLUMNS BE PERMITTED TO BE SITED ON EVERY-OTHER PROPERTY CORNER SO THAT EVERY HOMEOWNER HAS AT LEAST ONE PROPERTY CORNER DEFINED. THE STANDARD OF LOCATING COLUMNS AT THE END FENCE ROW WILL BE MAINTAINED AND COLUMNS WILL BE LOCATED AT EVERY MAJOR FENCE TURN ADJACENT TO THE SIDEYARD UTILITY EASEMENTS.

WAIVER JUSTIFICATION:

- THE WAIVER IS JUSTIFIED IN THE FOLLOWING WAYS:
• THERE ARE ADDED TREES AND SHRUBS IN THE BUFFER BETWEEN THE RIGHT-OF-WAY AND BACK OF LOTS.
• THE BUFFER FROM THE BACK OF LOTS TO THE COLLECTOR AND ARTERIAL RIGHTS-OF-WAY UNULATES TO CREATE A VARIED STREETScape AND EXCEEDS THE MINIMUM 20' REQUIREMENT IN ALL LOCATIONS.
• THE COLUMNS WILL BE UPGRADED FROM THE STANDARD COLUMN SIZE OF 18"x18" TO A MINIMUM SIZE OF 24"x24".

STANDARD

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

WAIVER REQUEST:

THIS WAIVER IS REQUESTING TO REDUCE THE REQUIRED MINIMUM REAR SETBACK FOR AGE-RESTRICTED RESIDENTIAL LOTS FROM 20' TO 15'. THIS WAIVER REQUEST IS EXCLUSIVE OF LOTS 1 THROUGH 29 OF BLOCK 5, WHICH SHALL CONTINUE TO HAVE A REQUIRED MINIMUM REAR SETBACK OF 20'.

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 FRO EACH LOT.
• AGE-RESTRICTED RESIDENTS PREFER SMALLER YARDS REQUIRING LESS MAINTENANCE OBLIGATIONS.

OWNERS SIGNATURES

ROCKINGHORSE CONTEXTUAL SITE PLAN NO. 3

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, _____ HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD.

BY: _____ (PRINCIPALS OR OWNERS)

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

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 _____ 2014 A.D.

CLERK AND RECORDER: _____ DEPUTY: _____

SHEET INDEX:

LEGAL DESCRIPTIONS (CONTINUED):

RE-PLAT:

LOTS 32-39, INCLUSIVE, BLOCK 1 AND TRACT A OF ROCKINGHORSE SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO. 2014055935 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO SITUATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1,

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 1, SOUTH 89°28'35" WEST, A DISTANCE OF 869.48 FEET TO THE NORTHWEST CORNER OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 8, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT A AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, THE NORTHERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 8 AND THE NORTHERLY BOUNDARY OF SAID TRACT A NORTH 89°28'35" EAST, A DISTANCE OF 939.58 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;

THENCE DEPARTING SAID NORTH LINE AND NORTHERLY BOUNDARY ALONG THE EASTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING NINE (9) COURSES:

1. SOUTH 00°31'25" EAST, A DISTANCE OF 103.35 FEET;
2. SOUTH 89°27'57" WEST, A DISTANCE OF 128.84 FEET;
3. SOUTH 54°30'01" WEST, A DISTANCE OF 124.20 FEET;
4. SOUTH 05°19'47" WEST, A DISTANCE OF 77.09 FEET;
5. SOUTH 05°23'27" WEST, A DISTANCE OF 72.38 FEET;
6. SOUTH 01°00'12" EAST, A DISTANCE OF 72.37 FEET;
7. SOUTH 06°57'47" EAST, A DISTANCE OF 60.71 FEET;
8. SOUTH 12°23'59" EAST, A DISTANCE OF 60.71 FEET;
9. NORTH 74°52'54" EAST, A DISTANCE OF 112.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH WINNIPEG COURT AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FILING NO. 8 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 528.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°52'54" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'15", AN ARC LENGTH OF 13.09 FEET;
2. THENCE SOUTH 16°32'21" EAST, A DISTANCE OF 51.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 280.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°27'39", AN ARC LENGTH OF 359.00 FEET;
4. THENCE NORTH 90°00'00" EAST, A DISTANCE OF 63.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
5. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
6. SOUTH 00°00'00" EAST, A DISTANCE OF 104.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST INSPIRATION LANE AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 2014052849 OF SAID OFFICIAL RECORDS AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, SAID POINT BEING ON THE EASTERLY BOUNDARY OF SAID TRACT A

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY AND SAID EASTERLY BOUNDARY THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 188.44 FEET
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°01'30", AN ARC LENGTH OF 55.99 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 136.00 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'54", AN ARC LENGTH OF 26.22 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 456.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°25'45", AN ARC LENGTH OF 266.05 FEET;
6. SOUTH 50°18'39" WEST, A DISTANCE OF 236.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 391.55 FEET;
7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'02", AN ARC LENGTH OF 39.64 FEET;
8. SOUTH 56°23'41" WEST, A DISTANCE OF 3.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 483.00 FEET;
9. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°56'25", AN ARC LENGTH OF 46.59 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 465.00 FEET;
10. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'25", AN ARC LENGTH OF 83.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;
11. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°50'42", AN ARC LENGTH OF 29.27 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SOUTH VERSAILLES STREET AS DEPICTED ON ROCKINGHORSE SUBDIVISION FILING NO. 7 RECORDED AT RECEPTION NO. 2015021948 OF SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING TWO (2) COURSES:

1. NORTH 66°57'27" WEST, A DISTANCE OF 188.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 483.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°02'41", AN ARC LENGTH OF 49.37 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST BAILEY CIRCLE AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FILING NO. 8. AND THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°56'42", AN ARC LENGTH OF 25.12 FEET;
2. NORTH 35°01'56" EAST, A DISTANCE OF 37.02 FEET TO THE NORTHWESTERLY CORNER OF LOT 31, BLOCK 1 OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 8, SAID POINT BEING ON SAID WESTERLY BOUNDARY;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT A THE FOLLOWING THIRTY-THREE (33) COURSES:

1. SOUTH 54°58'04" EAST, A DISTANCE OF 112.13 FEET;
2. NORTH 39°49'59" EAST, A DISTANCE OF 45.97 FEET;
3. NORTH 50°38'42" EAST, A DISTANCE OF 56.07 FEET;
4. NORTH 45°32'09" EAST, A DISTANCE OF 60.67 FEET;
5. NORTH 41°17'40" EAST, A DISTANCE OF 96.02 FEET;
6. NORTH 84°51'17" EAST, A DISTANCE OF 118.94 FEET;
7. NORTH 41°31'41" EAST, A DISTANCE OF 127.02 FEET;
8. NORTH 08°16'53" EAST, A DISTANCE OF 64.77 FEET;
9. NORTH 25°23'54" WEST, A DISTANCE OF 127.10 FEET;
10. NORTH 52°49'17" WEST, A DISTANCE OF 63.41 FEET;
11. NORTH 01°06'18" EAST, A DISTANCE OF 60.67 FEET;
12. NORTH 04°17'35" WEST, A DISTANCE OF 60.64 FEET;
13. SOUTH 83°00'30" WEST, A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 532.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 83°00'30" WEST;
14. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'23", AN ARC LENGTH OF 48.19 FEET;
15. NORTH 77°49'07" EAST, A DISTANCE OF 111.00 FEET;
16. NORTH 14°24'45" WEST, A DISTANCE OF 50.61 FEET;
17. NORTH 01°22'33" WEST, A DISTANCE OF 49.15 FEET;
18. NORTH 10°52'01" EAST, A DISTANCE OF 52.97 FEET;
19. NORTH 03°13'57" EAST, A DISTANCE OF 65.48 FEET;
20. NORTH 15°46'30" WEST, A DISTANCE OF 114.90 FEET;
21. NORTH 50°47'24" WEST, A DISTANCE OF 139.30 FEET;
22. SOUTH 89°27'57" WEST, A DISTANCE OF 363.30 FEET;
23. SOUTH 49°15'51" WEST, A DISTANCE OF 145.26 FEET;
24. SOUTH 00°08'14" EAST, A DISTANCE OF 139.39 FEET;
25. SOUTH 07°50'35" EAST, A DISTANCE OF 74.65 FEET;
26. SOUTH 00°08'00" EAST, A DISTANCE OF 310.00 FEET;
27. NORTH 89°52'00" EAST, A DISTANCE OF 109.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°07'34" WEST;
28. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°59'33", AN ARC LENGTH OF 30.10 FEET;
29. SOUTH 89°52'00" WEST, A DISTANCE OF 92.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
30. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
31. NORTH 00°08'00" WEST, A DISTANCE OF 323.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 282.00 FEET;
32. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°52'32", AN ARC LENGTH OF 147.04 FEET;
33. NORTH 00°32'03" WEST, A DISTANCE OF 255.41 FEET TO THE POINT OF BEGINNING.

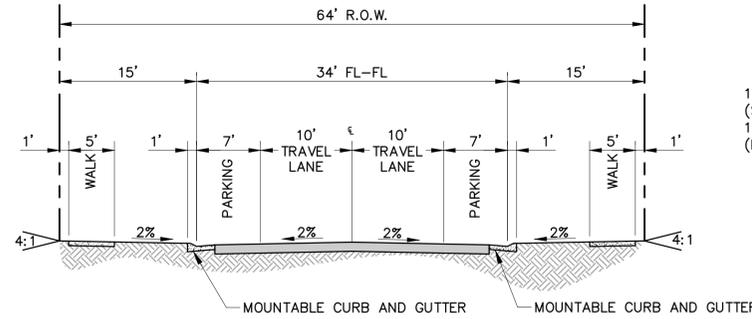
CONTAINING AN AREA OF 8.027 ACRES, (349,672 SQUARE FEET), MORE OR LESS.

REQUIRED SITE PLAN NOTES

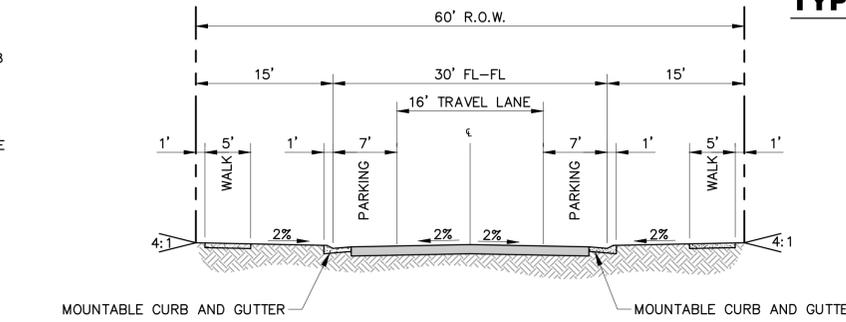
1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR 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."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. 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.
6. ALL CROSSINGS OR 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.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. 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 UNOBTURATED 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.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. 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.
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.
13. 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.
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.
15. 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.
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. COORDINATE INSTALLATION WITH XCEL ENERGY.

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS

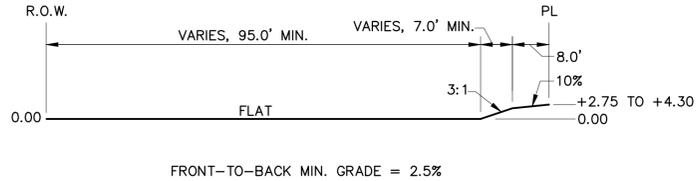
1. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY 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 MATERIAL 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 IF NECESSARY.
2. 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.
3. 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.
4. DEVELOPMENTS OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS...(2009 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT 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 ACCESS. (2009 IFC D104.3)



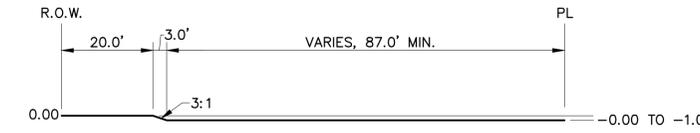
LOCAL STREET TYPE I



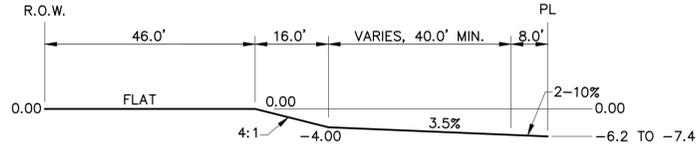
LOCAL STREET TYPE II



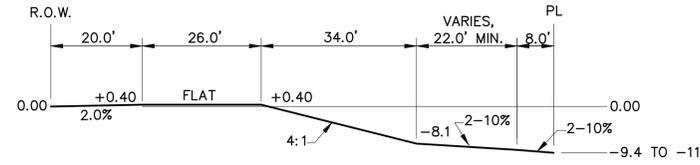
"A" LOT-TEMPLATE



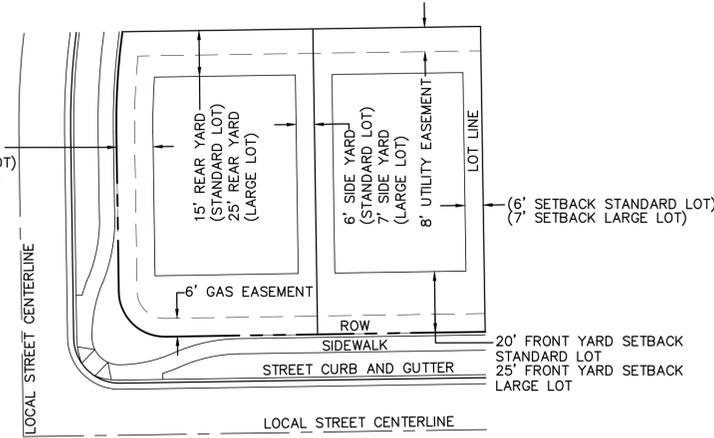
"B" LOT-TEMPLATE



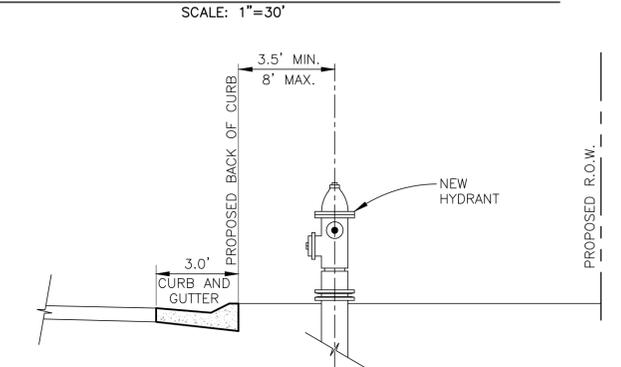
"G" LOT-TEMPLATE



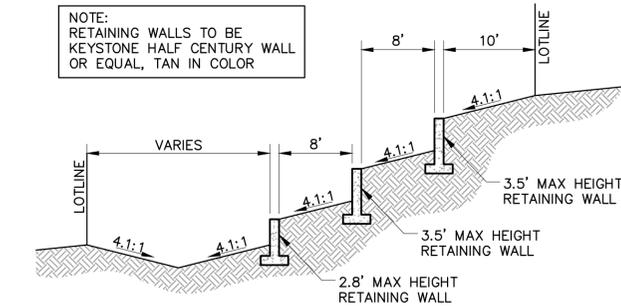
"W" LOT-TEMPLATE



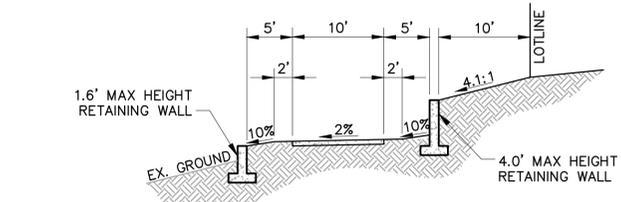
TYPICAL LOTTING SETBACKS AND EASEMENTS



TYPICAL FIRE HYDRANT : PLACEMENT



SECTION A-A



SECTION B-B

TITLE: GENERAL NOTES/ TYPICAL SECTIONS

DATE: JUNE 13, 2018

SHEET 2 OF 39

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

LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE*	SETBACKS		CLASSIFICATION
				FRONT	SIDE	
				FT	FT	
1	1	6818	62.00	20	6	STANDARD INTERIOR
2	1	6820	62.00	20	6	STANDARD INTERIOR
3	1	6820	62.00	20	6	STANDARD INTERIOR
4	1	6820	62.00	20	6	STANDARD INTERIOR
5	1	6820	62.00	20	6	STANDARD INTERIOR
6	1	8489	66.01	20	6	STANDARD INTERIOR
7	1	12523	94.49	20	6	STANDARD INTERIOR
8	1	12952	73.70	20	6	STANDARD INTERIOR
9	1	10292	72.55	20	6	STANDARD INTERIOR
10	1	8805	75.75	20	6	STANDARD INTERIOR
11	1	8802	75.76	20	6	STANDARD INTERIOR
12	1	10400	73.90	20	6	STANDARD INTERIOR
13	1	9314	62.78	20	6	STANDARD INTERIOR
14	1	9314	62.78	20	6	STANDARD INTERIOR
15	1	7492	63.13	20	6	STANDARD INTERIOR
16	1	5983	52.00	20	6	STANDARD INTERIOR
17	1	6282	61.83	20	6	STANDARD INTERIOR
18	1	6019	56.88	20	6	STANDARD INTERIOR
19	1	6175	52.00	20	6	STANDARD INTERIOR
20	1	6175	52.00	20	6	STANDARD INTERIOR
21	1	7269	62.50	20	6	STANDARD INTERIOR
22	1	9489	52.65	20	6	STANDARD CORNER
23	1	9069	50.56	20	6	STANDARD INTERIOR
24	1	9461	50.56	20	6	STANDARD INTERIOR
25	1	9100	50.56	20	6	STANDARD INTERIOR
26	1	8923	55.36	20	6	STANDARD INTERIOR
27	1	7776	60.22	20	6	STANDARD CORNER
28	1	8694	65.04	20	6	STANDARD INTERIOR
29	1	6177	52.02	20	6	STANDARD INTERIOR
30	1	5983	52.01	20	6	STANDARD INTERIOR
31	1	6951	71.45	20	6	STANDARD INTERIOR
32						
33						
34						
35						
36						
37						
38						
39						LOT 39 HAS BEEN REMOVED PER FILING NO. 8 FIRST REPLAT.
40	1	6178	52.00	20	6	STANDARD INTERIOR
41	1	6178	52.00	20	6	STANDARD INTERIOR
42	1	7351	62.00	20	6	STANDARD INTERIOR
43	1	7355	62.00	20	6	STANDARD INTERIOR
44	1	11916	71.23	20	6	STANDARD INTERIOR
45	1	12492	69.54	20	6	STANDARD INTERIOR
1	2	9079	62.78	20	6	STANDARD INTERIOR
2	2	9079	62.78	20	6	STANDARD INTERIOR
3	2	9079	62.78	20	6	STANDARD INTERIOR
4	2	7617	62.67	20	6	STANDARD INTERIOR
5	2	7086	62.02	20	6	STANDARD INTERIOR
6	2	6820	62.00	20	6	STANDARD INTERIOR
7	2	6820	62.00	20	6	STANDARD INTERIOR
8	2	6820	62.00	20	6	STANDARD INTERIOR
9	2	6820	62.00	20	6	STANDARD INTERIOR
10	2	8495	77.82	20	6	STANDARD CORNER
11	2	7343	67.78	20	6	STANDARD CORNER
12	2	5721	52.00	20	6	STANDARD INTERIOR
13	2	5776	52.00	20	6	STANDARD INTERIOR
14	2	6548	52.00	20	6	STANDARD INTERIOR
15	2	5969	52.00	20	6	STANDARD INTERIOR
16	2	6277	61.63	20	6	STANDARD INTERIOR
17	2	6277	61.63	20	6	STANDARD INTERIOR
18	2	6277	61.63	20	6	STANDARD INTERIOR
19	2	6277	61.63	20	6	STANDARD INTERIOR
20	2	6277	61.63	20	6	STANDARD INTERIOR
21	2	6277	61.63	20	6	STANDARD INTERIOR
22	2	6277	61.63	20	6	STANDARD INTERIOR
23	2	6327	61.63	20	6	STANDARD INTERIOR
24	2	6202	52.00	20	6	STANDARD INTERIOR
25	2	6520	52.00	20	6	STANDARD INTERIOR
1	3	7628	61.22	20	6	STANDARD INTERIOR
2	3	7339	65.51	20	6	STANDARD INTERIOR
3	3	9289	62.35	20	6	STANDARD INTERIOR
4	3	9357	62.78	20	6	STANDARD INTERIOR
5	3	9301	62.78	20	6	STANDARD INTERIOR
6	3	7987	62.71	20	6	STANDARD INTERIOR
7	3	8024	71.96	20	6	STANDARD INTERIOR

LOTS 32 THROUGH 38 OF BLOCK 1 ARE NOW LOTS 1 THROUGH 7 OF BLOCK 1 OF THE FILING NO. 8 FIRST REPLAT. SEE TABLE, RIGHT.

LOT 39 HAS BEEN REMOVED PER FILING NO. 8 FIRST REPLAT.

LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE*	SETBACKS		CLASSIFICATION
				FRONT	SIDE	
				FT	FT	
8	3	7444	70.63	20	6	STANDARD INTERIOR
9	3	7444	70.63	20	6	STANDARD INTERIOR
10	3	7444	70.63	20	6	STANDARD INTERIOR
11	3	7519	71.59	20	6	STANDARD INTERIOR
12	3	11901	88.82	20	6	STANDARD CORNER
13	3	10270	80.19	20	6	STANDARD INTERIOR
14	3	8880	80.00	20	6	STANDARD INTERIOR
15	3	8880	80.00	20	6	STANDARD INTERIOR
16	3	9123	80.00	20	6	STANDARD INTERIOR
17	3	9219	80.00	20	6	STANDARD INTERIOR
18	3	9219	80.00	20	6	STANDARD INTERIOR
19	3	9219	80.00	20	6	STANDARD INTERIOR
20	3	9219	80.00	20	6	STANDARD INTERIOR
21	3	9219	80.00	20	6	STANDARD INTERIOR
22	3	9219	80.00	20	6	STANDARD INTERIOR
23	3	9837	91.92	20	6	STANDARD CORNER
24	3	9741	82.08	20	6	STANDARD CORNER
25	3	10129	77.40	20	6	STANDARD INTERIOR
26	3	11095	78.58	20	6	STANDARD INTERIOR
27	3	13135	77.10	20	6	STANDARD INTERIOR
28	3	14472	76.56	20	6	STANDARD INTERIOR
29	3	15503	77.84	20	6	STANDARD INTERIOR
30	3	11290	115.95	20	6	STANDARD INTERIOR
31	3	10737	87.22	20	6	STANDARD INTERIOR
1	4	8350	72.77	20	6	STANDARD CORNER
2	4	7313	62.00	20	6	STANDARD INTERIOR
3	4	7313	62.00	20	6	STANDARD INTERIOR
4	4	7313	62.00	20	6	STANDARD INTERIOR
5	4	7313	62.00	20	6	STANDARD INTERIOR
6	4	7313	62.00	20	6	STANDARD INTERIOR
7	4	7665	62.54	20	6	STANDARD INTERIOR
8	4	8218	62.72	20	6	STANDARD INTERIOR
9	4	10047	62.78	20	6	STANDARD INTERIOR
10	4	9146	62.10	20	6	STANDARD INTERIOR
11	4	7848	63.04	20	6	STANDARD INTERIOR
12	4	7419	62.03	20	6	STANDARD INTERIOR
13	4	7286	62.08	20	6	STANDARD INTERIOR
14	4	7306	62.01	20	6	STANDARD INTERIOR
15	4	7319	62.85	20	6	STANDARD INTERIOR
16	4	9250	65.90	20	6	STANDARD INTERIOR
17	4	9794	65.90	20	6	STANDARD INTERIOR
18	4	8399	66.12	20	6	STANDARD INTERIOR
19	4	9361	75.00	20	6	STANDARD INTERIOR
20	4	8571	75.00	20	6	STANDARD INTERIOR
21	4	8250	75.00	20	6	STANDARD INTERIOR
22	4	8250	75.00	20	6	STANDARD INTERIOR
23	4	8496	78.96	20	6	STANDARD INTERIOR
24	4	8617	80.98	20	6	STANDARD INTERIOR
25	4	8617	80.98	20	6	STANDARD INTERIOR
26	4	8617	80.98	20	6	STANDARD INTERIOR
27	4	8617	80.98	20	6	STANDARD INTERIOR
28	4	9387	83.65	20	6	STANDARD INTERIOR
29	4	9675	82.01	20	6	STANDARD INTERIOR
30	4	11189	74.37	20	6	STANDARD INTERIOR
31	4	9478	61.49	20	6	STANDARD INTERIOR
32	4	9395	63.19	20	6	STANDARD INTERIOR
33	4	7246	64.83	20	6	STANDARD INTERIOR
34	4	6820	62.00	20	6	STANDARD INTERIOR
35	4	6820	62.00	20	6	STANDARD INTERIOR
36	4	8545	61.85	20	6	STANDARD INTERIOR
1	5	14762	145.84	25	7	LARGE INTERIOR
2	5	12496	99.67	25	7	LARGE INTERIOR
3	5	10315	83.66	25	7	LARGE INTERIOR
4	5	9113	75.00	25	7	LARGE INTERIOR
5	5	9000	75.00	25	7	LARGE INTERIOR
6	5	9034	71.35	25	7	LARGE INTERIOR
7	5	9686	77.46	25	7	LARGE INTERIOR
8	5	10569	77.47	25	7	LARGE INTERIOR
9	5	10070	76.98	25	7	LARGE INTERIOR
10	5	9927	75.00	25	7	LARGE INTERIOR
11	5	12418	100.07	25	7	LARGE INTERIOR
12	5	13243	101.98	25	7	LARGE CORNER
13	5	11578	82.81	25	7	LARGE INTERIOR
14	5	15041	75.26	25	7	LARGE INTERIOR

LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE*	SETBACKS		CLASSIFICATION
				FRONT	SIDE	
				FT	FT	
15	5	4702	76.47	25	7	LARGE INTERIOR
16	5	11979	81.30	25	7	LARGE INTERIOR
17	5	11761	105.92	25	7	LARGE INTERIOR
18	5	8038	75.03	25	7	LARGE INTERIOR
19	5	9018	75.00	25	7	LARGE INTERIOR
20	5	9007	75.00	25	7	LARGE INTERIOR
21	5	9798	78.99	25	7	LARGE INTERIOR
22	5	10310	80.08	25	7	LARGE INTERIOR
23	5	10974	85.34	25	7	LARGE INTERIOR
24	5	10107	78.48	25	7	LARGE INTERIOR
25	5	10075	78.65	25	7	LARGE INTERIOR
26	5	9532	76.76	25	7	LARGE INTERIOR
27	5	9330	75.00	25	7	LARGE INTERIOR
28	5	9373	75.90	25	7	LARGE INTERIOR
29	5	8145	85.30	25	7	LARGE INTERIOR

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

REPLATTED LOTS

LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE*	SETBACKS		CLASSIFICATION
				FRONT	SIDE	
				FT	FT	
1	1	6082	55.00	20	6	STANDARD INTERIOR
2	1	6758	55.00	20	6	STANDARD INTERIOR
3	1	7745	62.00	20	6	STANDARD INTERIOR
4	1	7785	62.00	20	6	STANDARD INTERIOR
5	1	9403	75.00	20	6	STANDARD INTERIOR
6	1	9403	75.00	20	6	STANDARD INTERIOR
7	1	10464	86.00	20	6	STANDARD INTERIOR

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

TITLE: LOT AREA TABLES

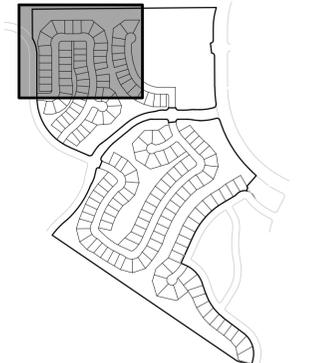
DATE: JUNE 13, 2018

SHEET 3 OF 39

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HERITAGE EAGLE BEND
 SUBDIVISION FILING NO. 6 ZONE: PUD
 REC. NO. B2030941
 ZONED: PUD N89°28'35"E 1611.38'



LEGEND

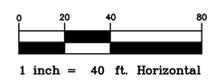
- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- PR. STORM
- PR. INLET
- PR. HYDRANT
- U.E. - UTILITY EASEMENT
- G.E. - GAS EASEMENT
- S.W.E. - SIDEWALK EASEMENT
- S.A.E. - UTILITY AND ACCESS EASEMENT
- ① BLOCK NUMBER
- ② LOT NUMBER
- ★ PROPOSED STREET LIGHT
- ⊙ EXISTING STREET LIGHT

KEYNOTES

- ① STOP SIGN AND STREET NAME SIGN
- ② LANDSCAPE WALL

CURVE TABLE

Curve #	LENGTH	RADIUS	DELTA
C1	23.56'	15.00'	90°00'00"
C2	36.13'	23.00'	90°00'00"
C3	16.69'	50.00'	19°07'16"
C4	16.69'	50.00'	19°07'16"
C5	16.69'	50.00'	19°07'16"
C6	16.69'	50.00'	19°07'16"
C7	58.36'	218.00'	15°20'16"
C16	75.49'	282.00'	15°20'16"
C17	36.29'	23.00'	90°23'45"
C18	35.97'	23.00'	89°36'15"
C19	16.69'	50.00'	19°07'16"
C23	16.55'	15.00'	63°14'06"



TITLE: SITE PLAN
 DATE: JUNE 13, 2018
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SEE SHEET 5

SEE SHEET 6

UNPLATTED
 ZONED: E-470 RESIDENTIAL LOW DENSITY

S. VERSAILLES STREET
 64' ROW

E. BAILEY CIRCLE
 LOCAL TYPE I

E. BAILEY CIRCLE
 LOCAL TYPE I

S. WINNIEPEG COURT
 LOCAL TYPE II

**TRACT A
 1ST REPLAT**
 292,032 SF
 6.704 AC

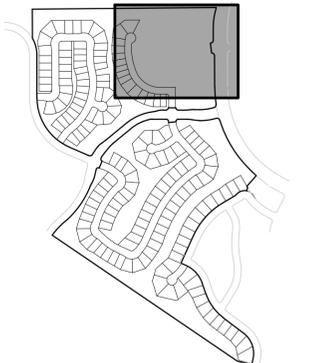
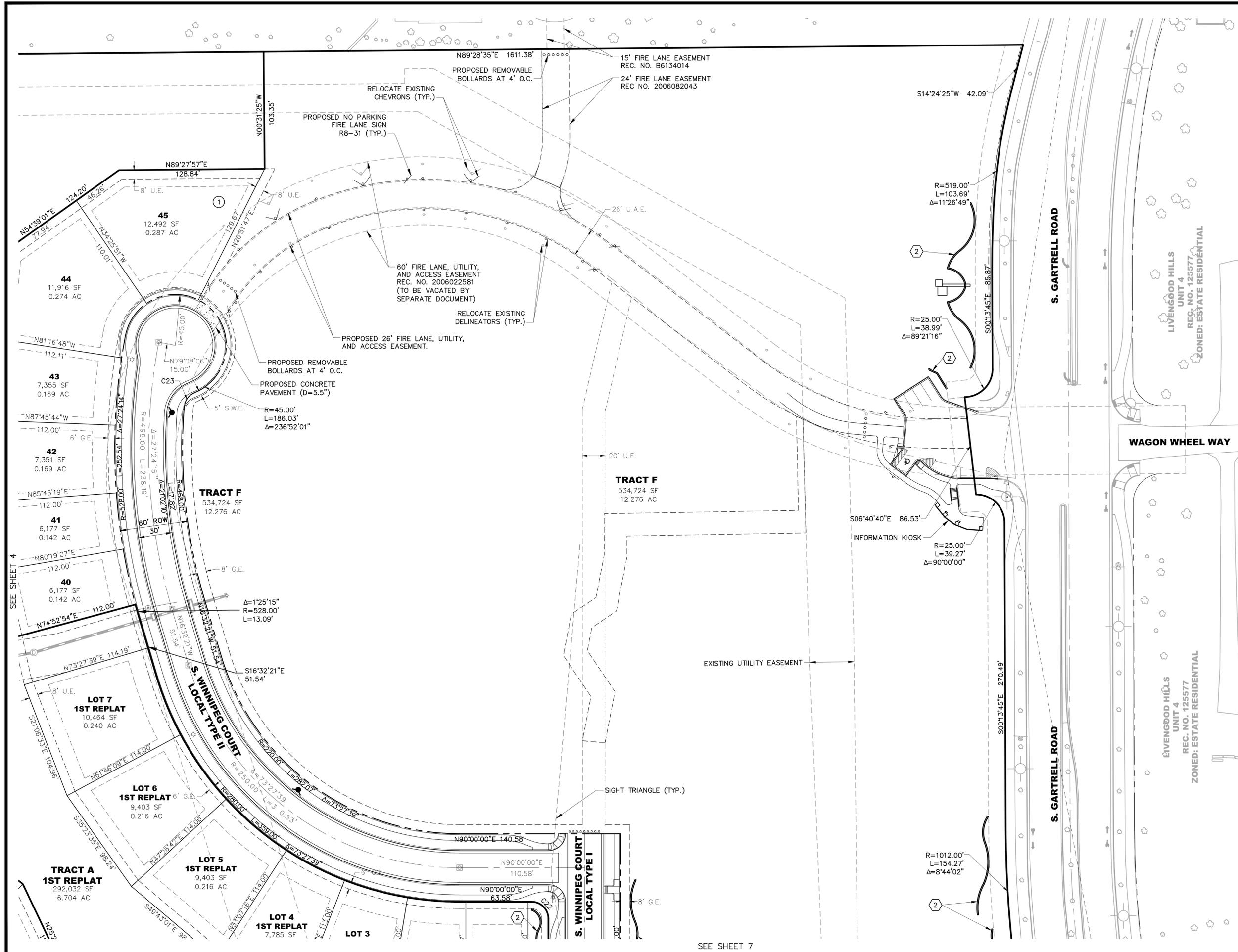
TRACT F
 534,724 SF
 12.276 AC

**TRACT A
 1ST REPLAT**
 292,032 SF
 6.704 AC

**LOT 5
 1ST REPLAT**
 9,403 SF
 0.216 AC

**LOT 7
 1ST REPLAT**
 10,464 SF
 0.240 AC

**LOT
 1ST REI**
 7,785



LEGEND

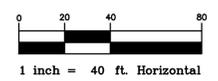
- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- PR. STORM
- PR. INLET
- PR. HYDRANT
- U.E. - UTILITY EASEMENT
- G.E. - GAS EASEMENT
- S.W.E. - SIDEWALK EASEMENT
- U.A.E. - UTILITY AND ACCESS EASEMENT
- ① BLOCK NUMBER
- 1 LOT NUMBER
- ☆ PROPOSED STREET LIGHT
- ⊙ EXISTING STREET LIGHT

KEYNOTES

- ① STOP SIGN AND STREET NAME SIGN
- ② LANDSCAPE WALL

CURVE TABLE

Curve #	LENGTH	RADIUS	DELTA
C22	23.56'	15.00'	90°00'00"
C23	16.55'	15.00'	63°14'06"



TITLE: SITE PLAN
 DATE: JUNE 13, 2018
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SEE SHEET 7

SEE SHEET 4

SEE SHEET 8



LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- PR. STORM
- PR. INLET
- PR. HYDRANT
- U.E. - UTILITY EASEMENT
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- ☆ PROPOSED STREET LIGHT
- ⊙ EXISTING STREET LIGHT

KEYNOTES

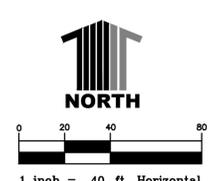
- ① STOP SIGN AND STREET NAME SIGN
- ② LANDSCAPE WALL

CURVE TABLE

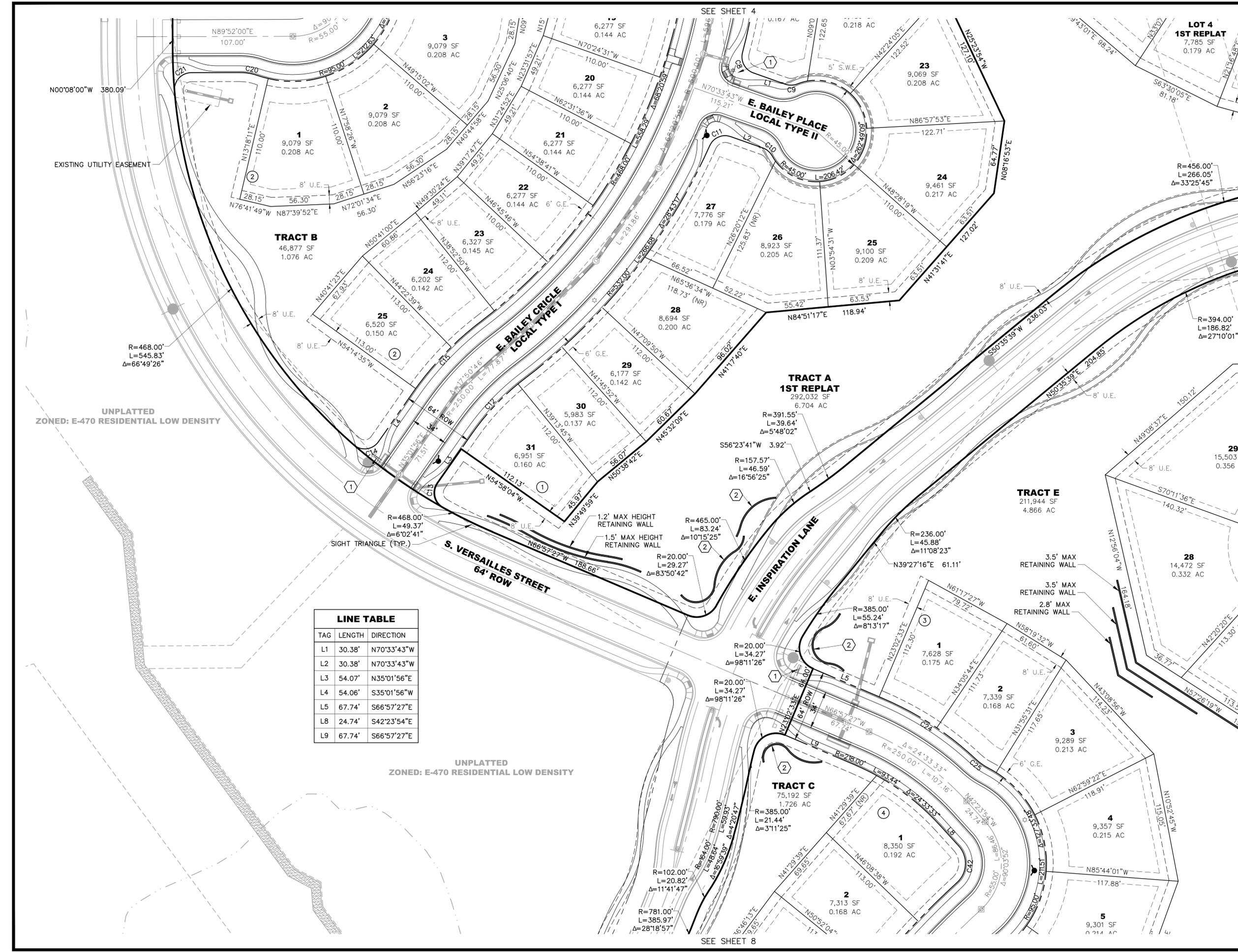
Curve #	LENGTH	RADIUS	DELTA
C8	22.33'	15.00'	85°16'52"
C9	10.84'	15.00'	41°24'35"
C10	10.84'	15.00'	41°24'35"
C11	22.33'	15.00'	85°16'52"
C12	67.90'	218.00'	17°50'46"
C13	25.12'	15.00'	95°56'42"
C14	25.12'	15.00'	95°57'56"
C15	87.84'	282.00'	17°50'46"
C20	16.69'	50.00'	19°07'16"
C21	24.79'	15.00'	94°40'19"
C24	99.20'	282.00'	20°09'20"
C25	13.85'	50.00'	15°52'00"
C42	36.15'	23.00'	90°03'52"

LINE TABLE

TAG	LENGTH	DIRECTION
L1	30.38'	N70°33'43"W
L2	30.38'	N70°33'43"W
L3	54.07'	N35°01'56"E
L4	54.06'	S35°01'56"W
L5	67.74'	S66°57'27"E
L8	24.74'	S42°23'54"E
L9	67.74'	S66°57'27"E

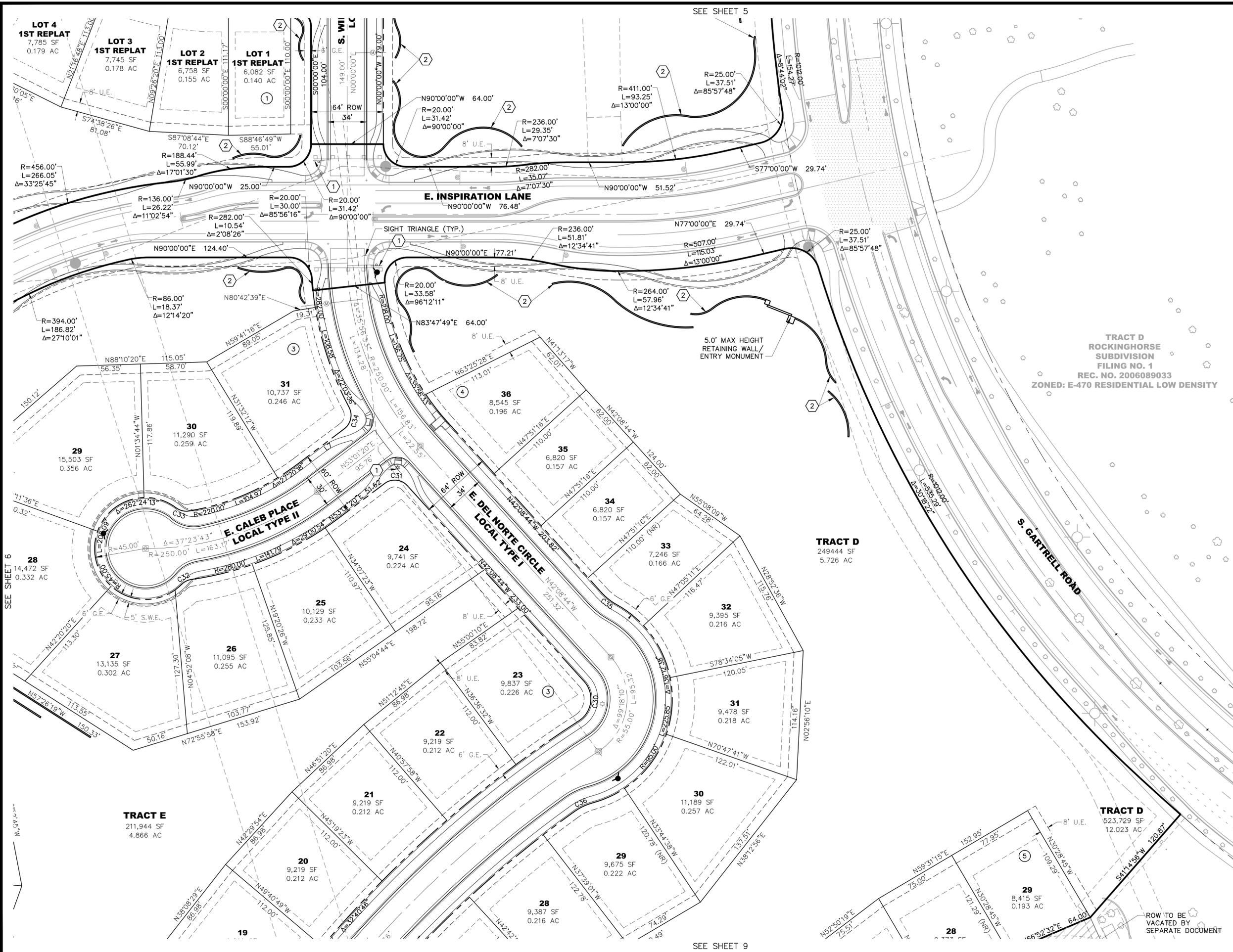


TITLE: SITE PLAN
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SEE SHEET 5

SEE SHEET 9



LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- PR. STORM
- PR. INLET
- PR. HYDRANT
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KEYNOTES

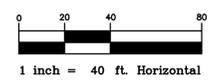
- ① STOP SIGN AND STREET NAME SIGN
- ② LANDSCAPE WALL

CURVE TABLE

Curve #	LENGTH	RADIUS	DELTA
C30	39.86'	23.00'	99°18'10"
C31	22.21'	15.00'	84°49'56"
C32	9.79'	15.00'	37°23'34"
C33	12.22'	15.00'	46°41'15"
C34	21.28'	15.00'	81°17'07"
C35	16.69'	50.00'	19°07'16"
C36	17.94'	50.00'	20°33'08"

LINE TABLE

TAG	LENGTH	DIRECTION
L7	52.19'	N53°01'20"E



TITLE: SITE PLAN
 DATE: JUNE 13, 2018
 SHEET 7 OF 39



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**TRACT D
 ROCKINGHORSE
 SUBDIVISION
 FILING NO. 1
 REC. NO. 2006089033
 ZONED: E-470 RESIDENTIAL LOW DENSITY**

**TRACT D
 249444 SF
 5.726 AC**

**TRACT D
 623,729 SF
 12.023 AC**

**TRACT E
 211,944 SF
 4.866 AC**

ROW TO BE
 VACATED BY
 SEPARATE DOCUMENT

SEE SHEET 6



LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- PR. STORM
- PR. INLET
- PR. HYDRANT
- U.E. - UTILITY EASEMENT
- G.E. - GAS EASEMENT
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- ① BLOCK NUMBER
- 1 LOT NUMBER
- ☆ PROPOSED STREET LIGHT
- EXISTING STREET LIGHT

KEYNOTES

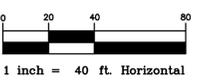
- ① STOP SIGN AND STREET NAME SIGN
- ② LANDSCAPE WALL

CURVE TABLE

Curve #	LENGTH	RADIUS	DELTA
C26	18.51'	50.00'	21°12'48"
C27	24.21'	23.00'	60°19'09"
C28	147.89'	468.00'	18°06'20"
C29	24.65'	23.00'	61°24'40"
C38	12.63'	50.00'	14°28'28"
C39	16.69'	50.00'	19°07'16"
C40	16.69'	50.00'	19°07'16"
C41	15.09'	50.00'	17°17'50"

LINE TABLE

TAG	LENGTH	DIRECTION
L6	33.98'	S47°24'59"E

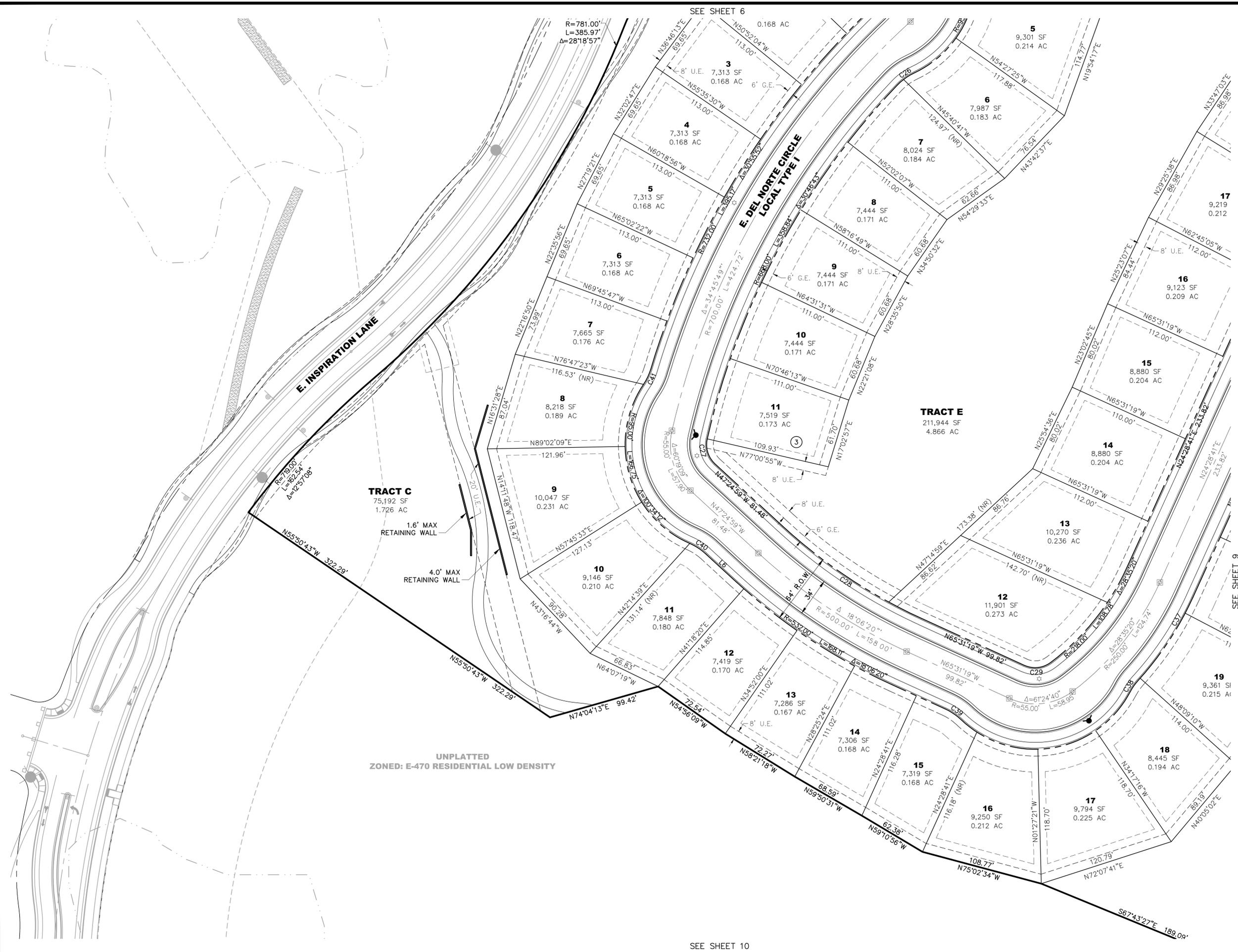


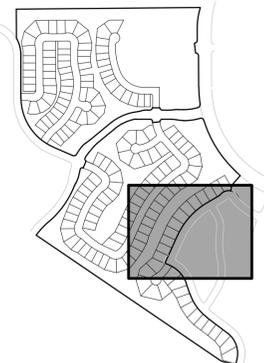
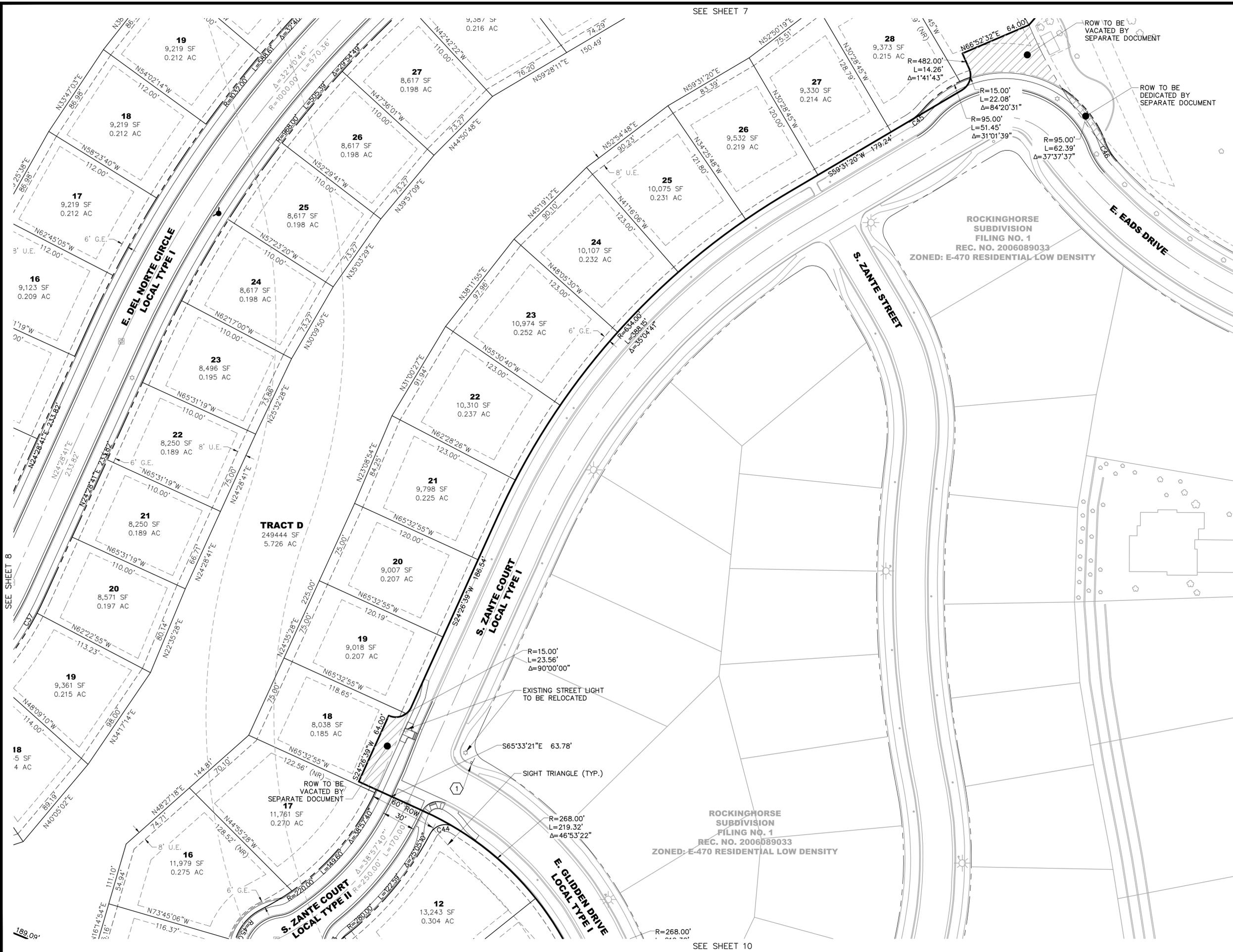
TITLE: SITE PLAN
 DATE: JUNE 13, 2018
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SEE SHEET 10





LEGEND

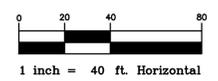
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- ① BLOCK NUMBER
- 1 LOT NUMBER
- ☆ PROPOSED STREET LIGHT
- ⊙ EXISTING STREET LIGHT

KEYNOTES

- ① STOP SIGN AND STREET NAME SIGN
- ② LANDSCAPE WALL

CURVE TABLE

Curve #	LENGTH	RADIUS	DELTA
C37	87.99'	282.00'	17°52'40"
C44	24.37'	15.00'	93°05'12"
C45	16.69'	50.00'	19°07'16"
C46	19.66'	50.00'	22°31'43"



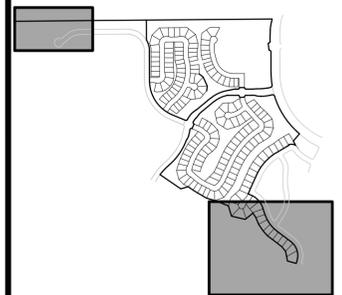
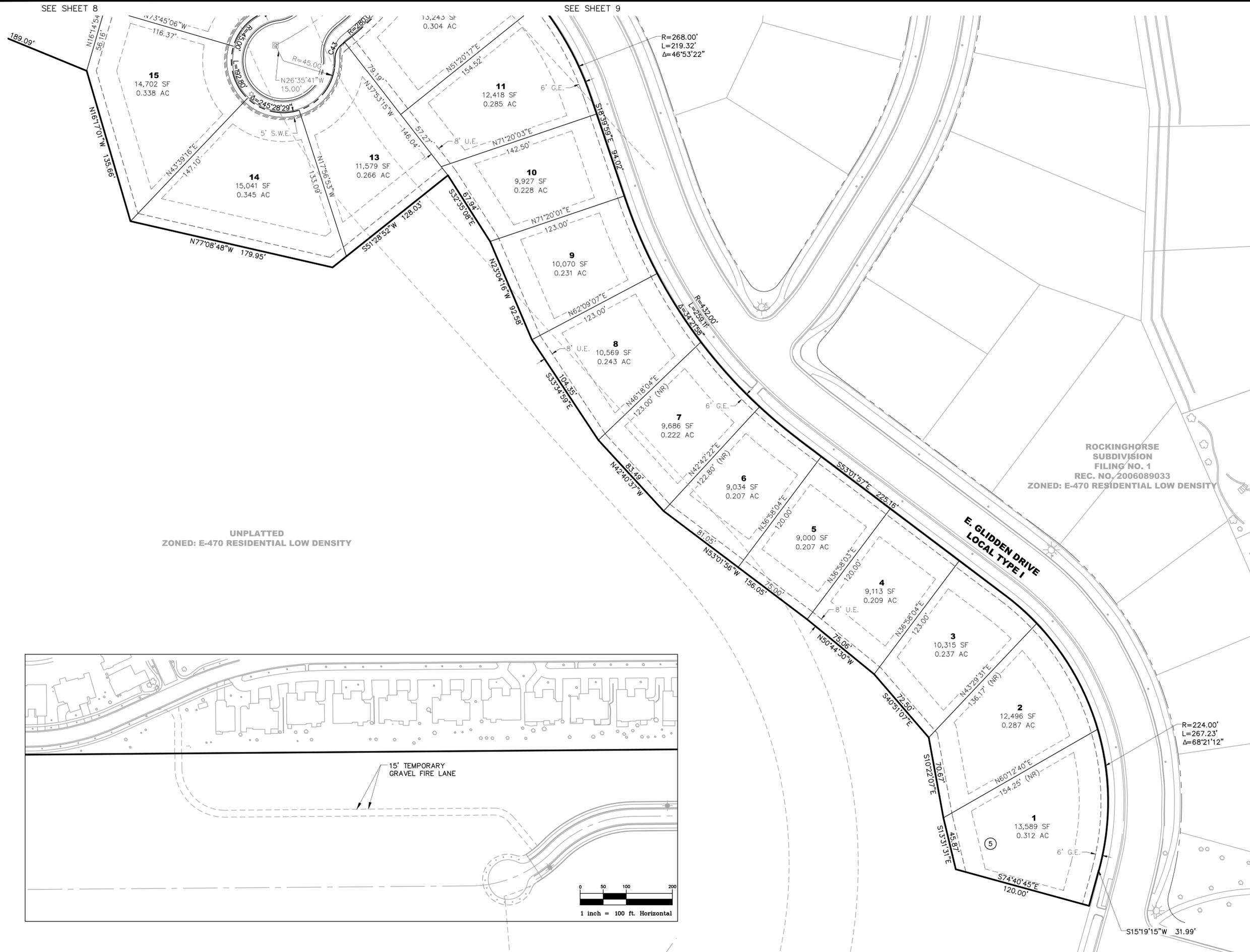
TITLE: SITE PLAN
 DATE: JUNE 13, 2018
 SHEET 9 OF 39



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SEE SHEET 8

SEE SHEET 9



LEGEND

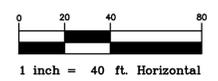
- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- PR. STORM
- PR. INLET
- PR. HYDRANT
- U.E. - UTILITY EASEMENT
- G.E. - GAS EASEMENT
- S.W.E. - SIDEWALK EASEMENT
- U.A.E. - UTILITY AND ACCESS EASEMENT
- ① BLOCK NUMBER
- 1 LOT NUMBER
- ☆ PROPOSED STREET LIGHT
- ☆ EXISTING STREET LIGHT

KEYNOTES

- ① STOP SIGN AND STREET NAME SIGN
- ② LANDSCAPE WALL

CURVE TABLE

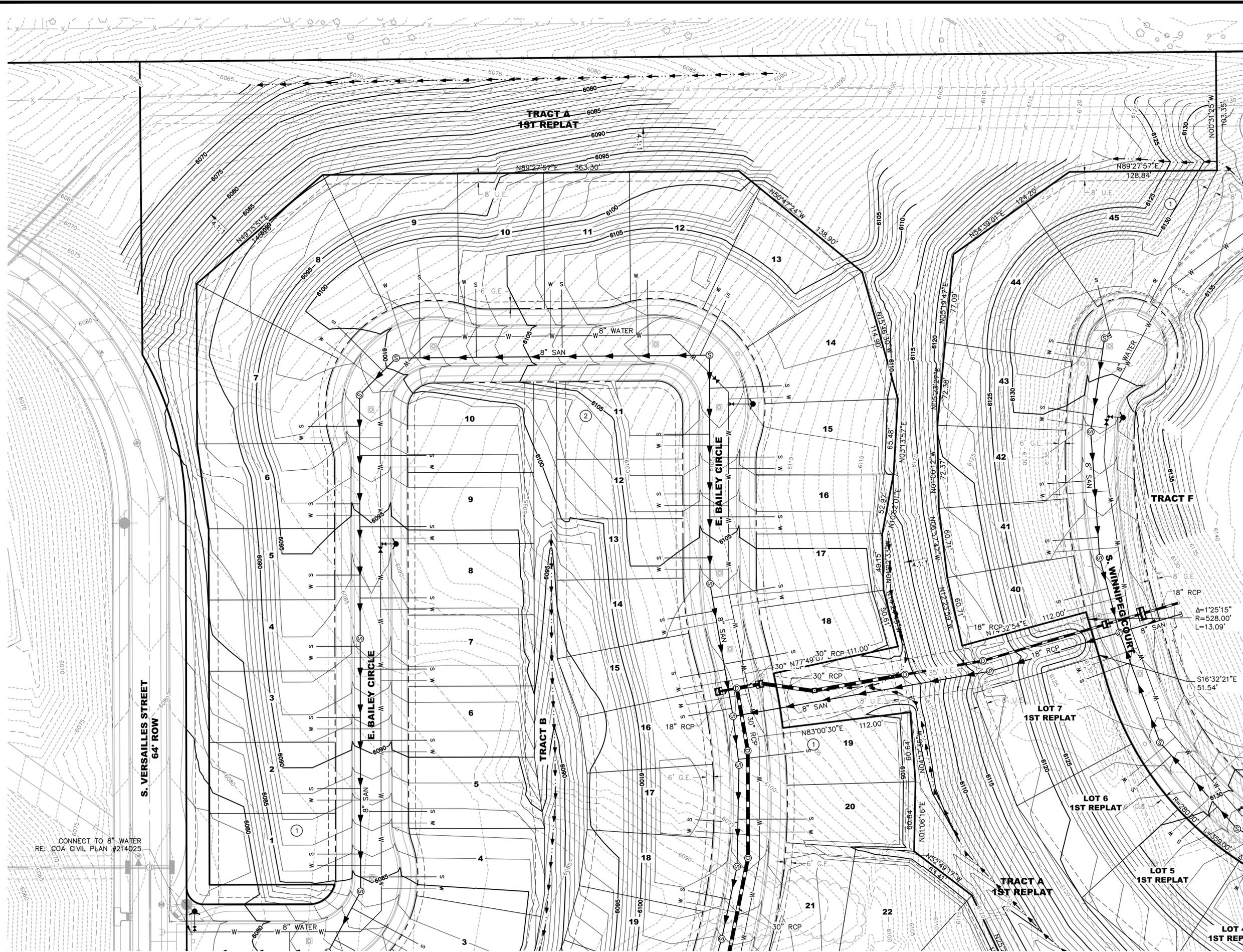
Curve #	LENGTH	RADIUS	DELTA
C43	14.35'	15.00'	54°48'41"



TITLE: SITE PLAN
DATE: JUNE 13, 2018
SHEET 10 OF 39



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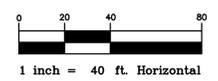


LEGEND

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)---
TW	--- TW ---
BW	--- BW ---
U.E.	--- U.E. ---
G.E.	--- G.E. ---
S.W.E.	--- S.W.E. ---
SAN	--- SAN ---

NOTES:

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4. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.



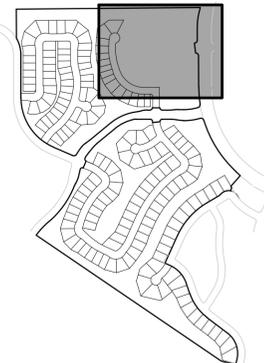
TITLE: GRADING AND UTILITY PLAN
 DATE: JUNE 13, 2018
 SHEET 11 OF 39

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SEE SHEET 12

SEE SHEET 13

CONNECT TO 8" WATER
 RE: COA CIVIL PLAN #214025

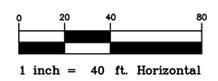


LEGEND

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	---(S)---
PR. SAN SERVICE	---(S)---
EX. WATER SERVICE	---(S)---
EX. SAN SERVICE	---(S)---
TW - FINISHED GRADE AT TOP OF WALL	---
BW - FINISHED GRADE AT BOTTOM OF WALL	---
U.E. - PR. UTILITY EASEMENT	---
G.E. - PR. GAS EASEMENT	---
S.W.E. - PR. SIDEWALK EASEMENT	---
SAN - SANITARY SEWER	---

NOTES:

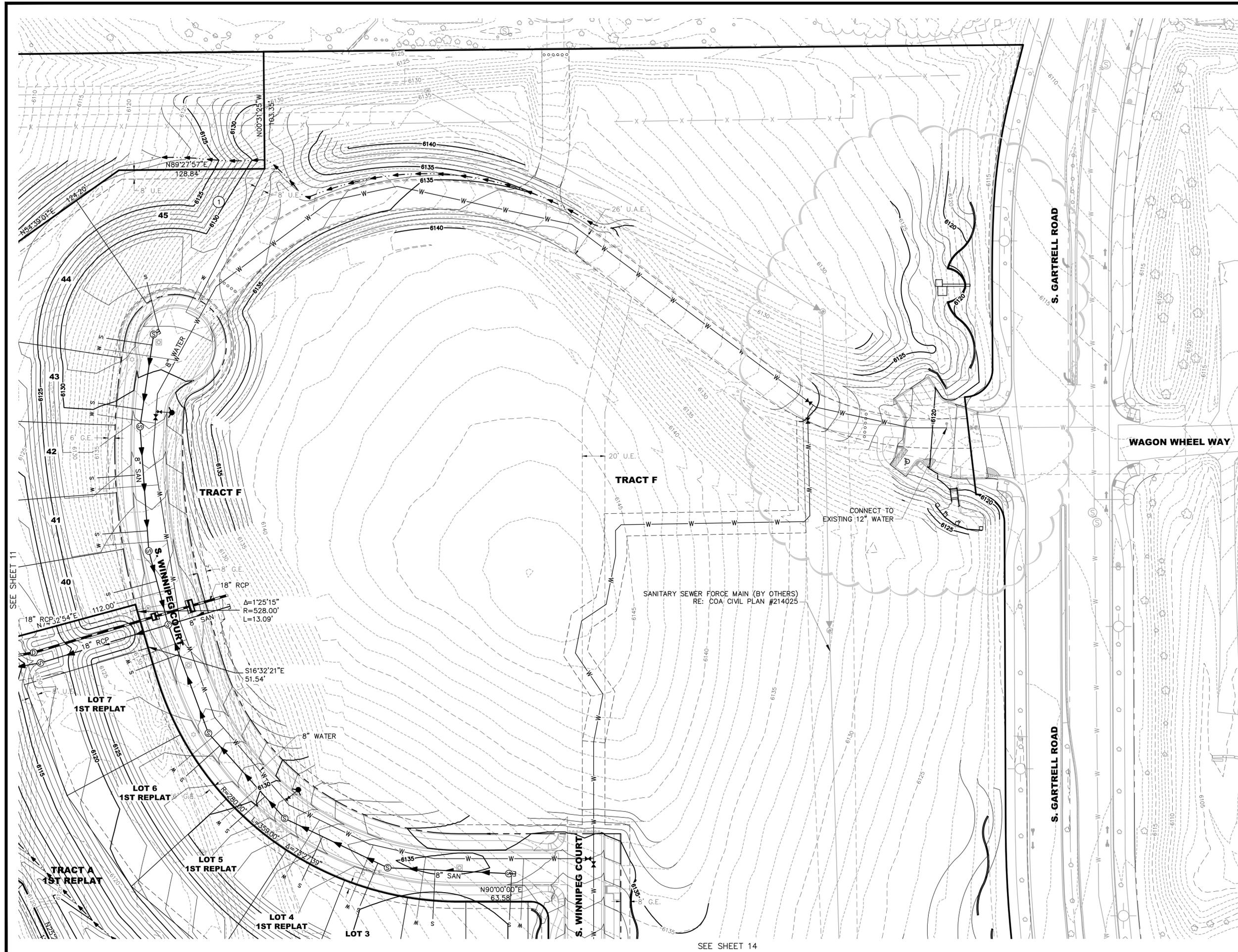
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
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TITLE: GRADING AND UTILITY PLAN
 DATE: JUNE 13, 2018
 SHEET 12 OF 39



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SEE SHEET 14

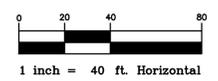


LEGEND

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---
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	---S---
PR. SAN SERVICE	---S---
EX. WATER SERVICE	---S---
EX. SAN SERVICE	---S---
TW	--- TW ---
BW	--- BW ---
U.E.	--- U.E. ---
G.E.	--- G.E. ---
S.W.E.	--- S.W.E. ---
SAN	--- SAN ---

NOTES:

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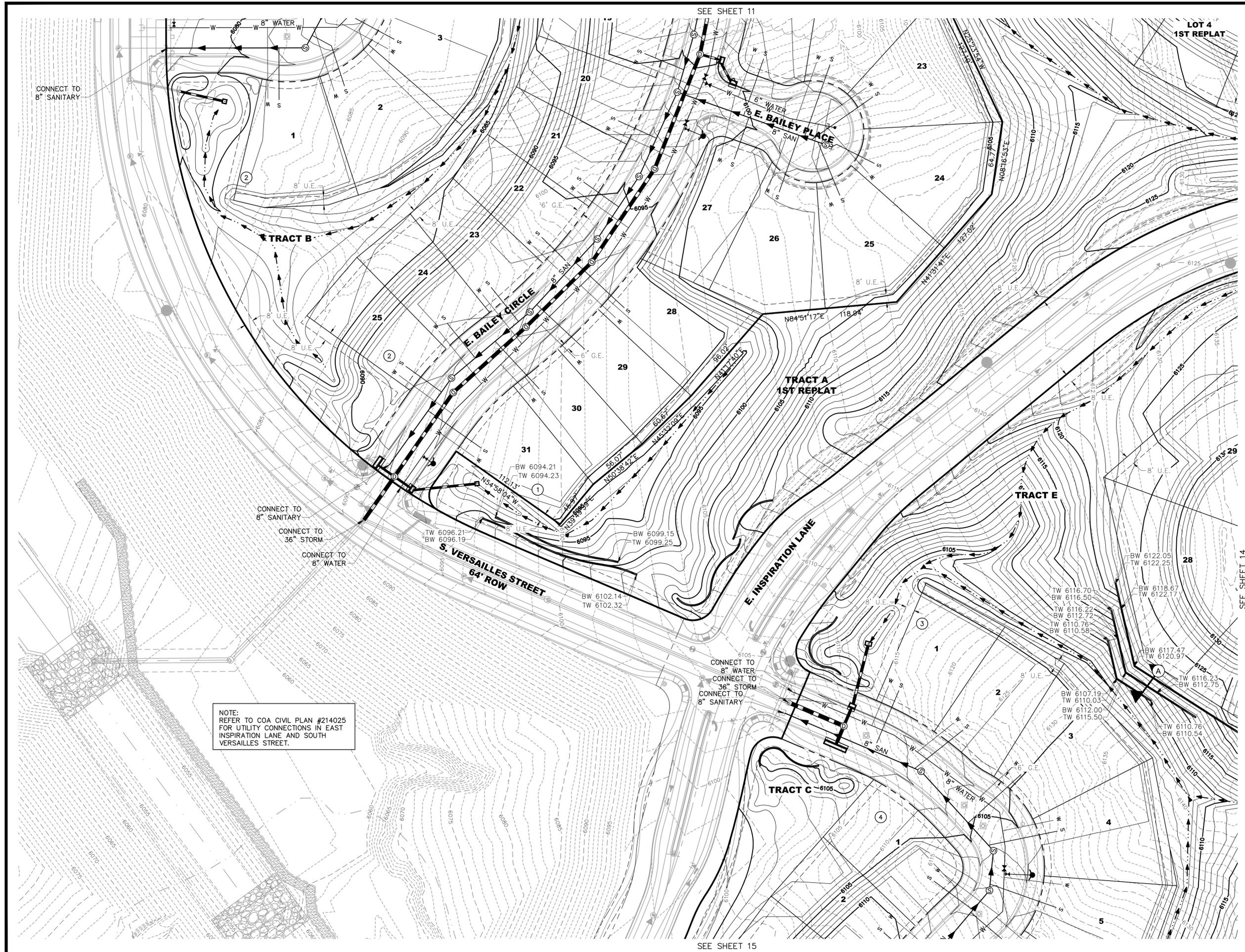


TITLE: GRADING AND UTILITY PLAN
 DATE: JUNE 13, 2018
 SHEET 13 OF 39

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NOTE:
 REFER TO COA CIVIL PLAN #214025
 FOR UTILITY CONNECTIONS IN EAST
 INSPIRATION LANE AND SOUTH
 VERSAILLES STREET.

SEE SHEET 14





NOTE:
REFER TO COA CIVIL PLAN #214025
FOR UTILITY CONNECTIONS IN EAST
INSPIRATION LANE AND SOUTH
VERSAILLES STREET.

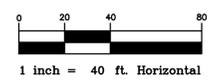


LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PR. STORM SEWER
- PR. STORM INLET
- PR. WATERLINE
- EX. WATERLINE
- PR. SANITARY SEWER
- EX. SANITARY SEWER
- PR. SWALE
- PR. FIRE HYDRANT
- EX. FIRE HYDRANT
- PR. WATER VALVE
- EX. WATER VALVE
- PR. WATER SERVICE
- PR. SAN SERVICE
- EX. WATER SERVICE
- EX. SAN SERVICE
- TW - FINISHED GRADE AT TOP OF WALL
- BW - FINISHED GRADE AT BOTTOM OF WALL
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- G.E. - PR. GAS EASEMENT
- S.W.E. - PR. SIDEWALK EASEMENT
- SAN - SANITARY SEWER

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TITLE: GRADING AND UTILITY PLAN
DATE: JUNE 13, 2018
SHEET 14 OF 39



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SEE SHEET 13

SEE SHEET 16

REMOVE EXISTING
8" SAN TO MANHOLE

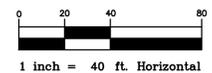


LEGEND

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-W
EX. WATERLINE	W-W
PR. SANITARY SEWER	S-S
EX. SANITARY SEWER	S-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	---
TW - FINISHED GRADE AT TOP OF WALL	---
BW - FINISHED GRADE AT BOTTOM OF WALL	---
U.E. - PR. UTILITY EASEMENT	---
G.E. - PR. GAS EASEMENT	---
S.W.E. - PR. SIDEWALK EASEMENT	---
SAN - SANITARY SEWER	---

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TITLE: GRADING AND UTILITY PLAN

DATE: JUNE 13, 2018

SHEET 15 OF 39

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NOTE:
REFER TO COA CIVIL PLAN #214025
FOR UTILITY CONNECTIONS IN EAST
INSPIRATION LANE AND SOUTH
VERSAILLES STREET.

CONNECT TO
8" SAN

TRACT C

TRACT E

8" SANITARY PLUG

TW 6101.33
BW 6101.11

BW 6100.20
TW 6101.75

BW 6101.95
TW 6102.77

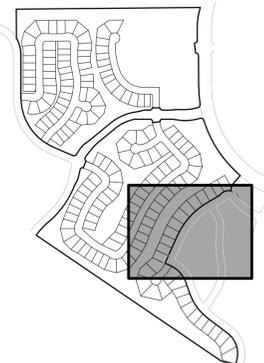
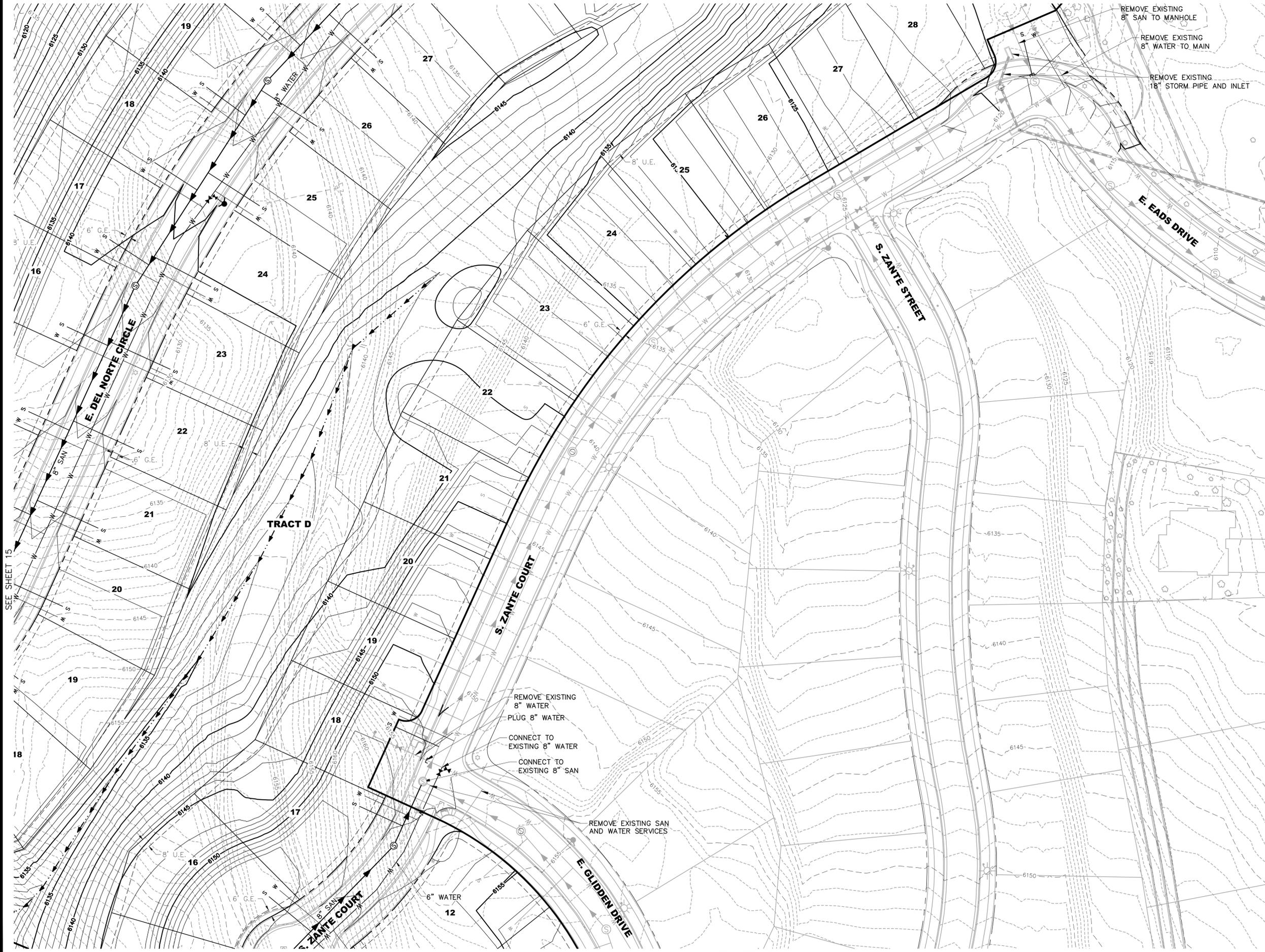
BW 6103.27
TW 6103.39

BW 6105.83
TW 6106.02

BW 6101.82
TW 6105.62

TW 6106.91
BW 6104.04

TW 6106.71
BW 6106.57

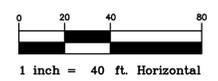


LEGEND

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	--->---
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---
TW - FINISHED GRADE AT TOP OF WALL	---
BW - FINISHED GRADE AT BOTTOM OF WALL	---
U.E. - PR. UTILITY EASEMENT	---
G.E. - PR. GAS EASEMENT	---
S.W.E. - PR. SIDEWALK EASEMENT	---
SAN - SANITARY SEWER	---

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TITLE: GRADING AND UTILITY PLAN
 DATE: JUNE 13, 2018
 SHEET 16 OF 39

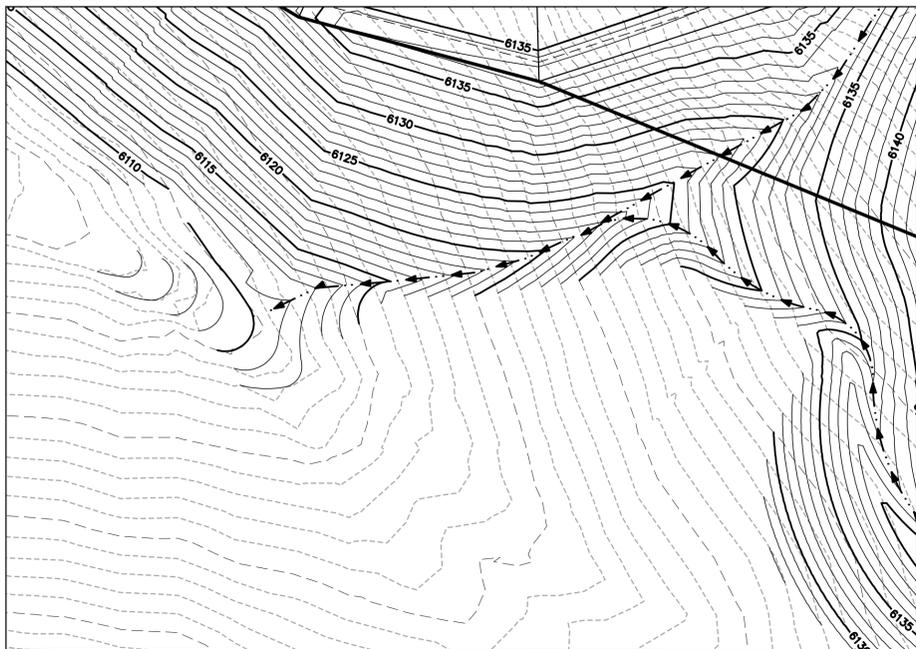
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SEE SHEET 15

SEE SHEET 16



SEE SHEET 15

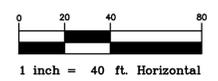


LEGEND

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	--->---
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---
TW - FINISHED GRADE AT TOP OF WALL	---
BW - FINISHED GRADE AT BOTTOM OF WALL	---
U.E. - PR. UTILITY EASEMENT	---
G.E. - PR. GAS EASEMENT	---
S.W.E. - PR. SIDEWALK EASEMENT	---
SAN - SANITARY SEWER	---

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TITLE: GRADING AND UTILITY PLAN
 DATE: JUNE 13, 2018
 SHEET 17 OF 39

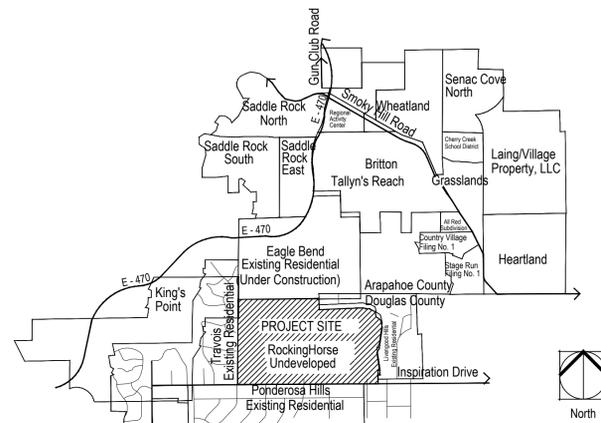


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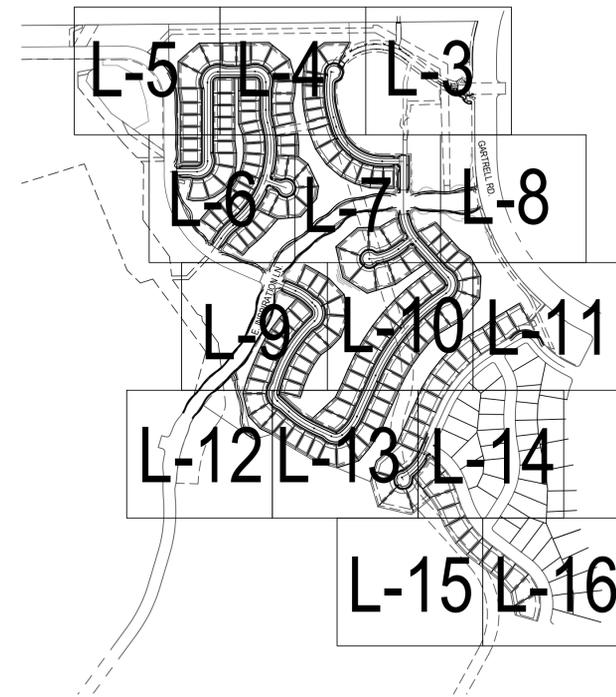
SHEET INDEX

- 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



STREET FRONTAGE, STREET PERIMETER & OPEN SPACE BUFFER TABLE

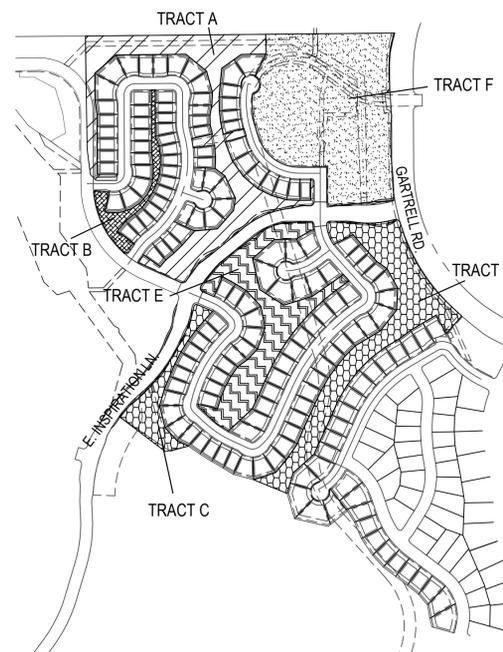
AREA	DESCRIPTION	LENGTH/AREA	WIDTH RE/PR*	TREES RE/PR*	SHRUBS RE/PR*	TOTAL TREES RE/PR*	TOTAL SHRUBS RE/PR*
TRACT A	STREET FRONTAGE BUFFER	LENGTH: 202 FT	8' TL	6/3***	NOT REQUIRED		
TRACT A	STREET PERIMETER BUFFER	LENGTH: 1,905 FT	20 FT - 100 FT	48/80	480/495		
TRACT A	PRIVATE OPEN SPACE	AREA: 199,815 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

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

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



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LANDSCAPE ARCHITECT

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



1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166
 F 303.892.1186

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

OWNER:
 W5-RHA DEVELOPMENT, LLC

9033 E. Easter Place, Ste 110
 Centennial, CO 80112
 303-947-0744
 CONTACT: CARL NELSON

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

CS

AMENDMENT DATE: OCTOBER 01, 2018

SHEET 18



Know what's below.
 Call before you dig.

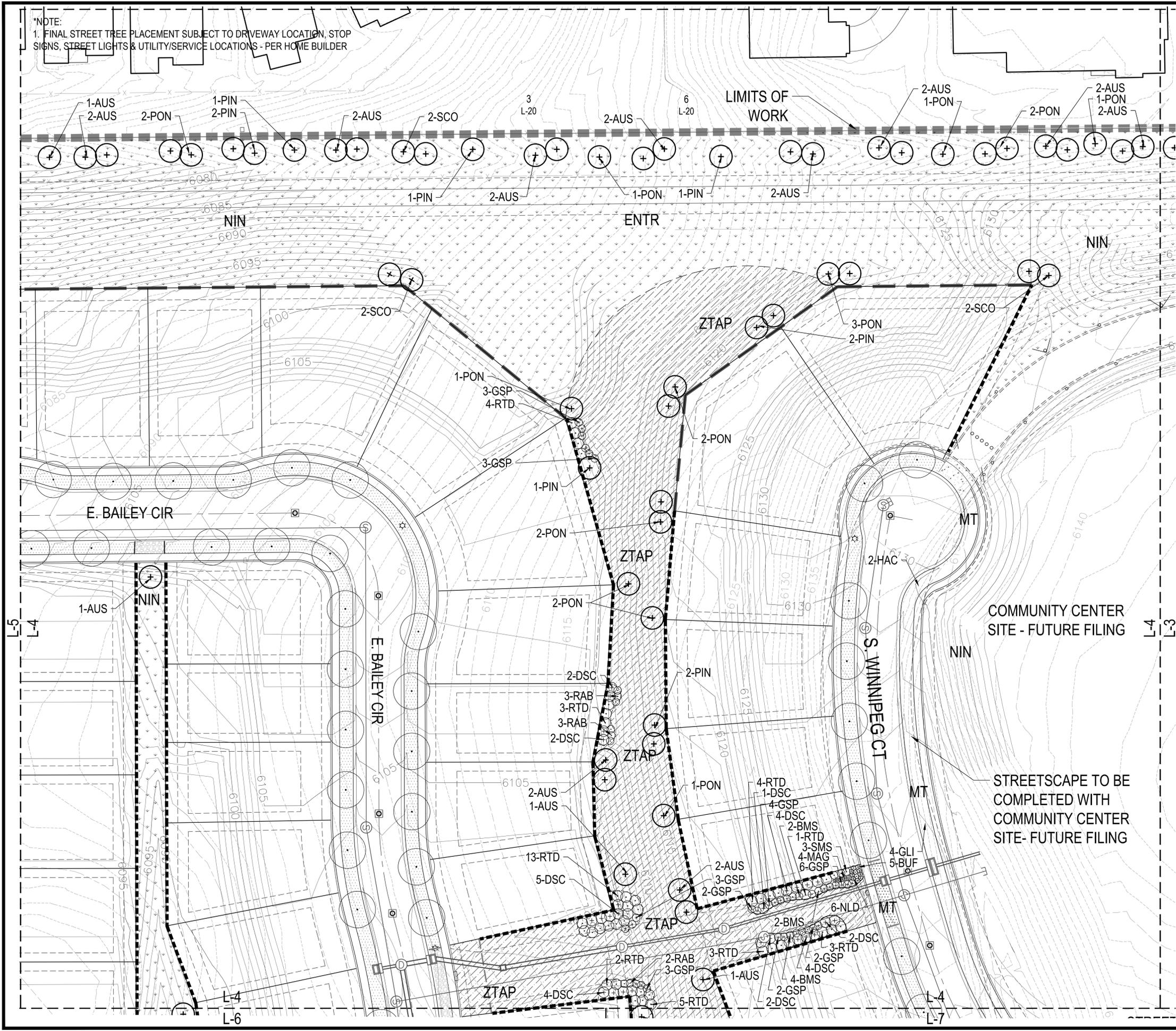


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NOT FOR CONSTRUCTION

CHECKED BY: SM
 DRAWN BY: TD

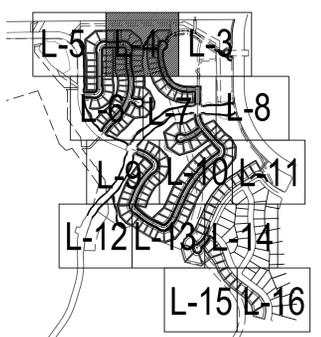
NOTE:
1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER



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



NOT FOR CONSTRUCTION

STREETScape TO BE COMPLETED WITH COMMUNITY CENTER SITE- FUTURE FILING



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

OWNER:
WS-RHA DEVELOPMENT, LLC

9033 E. Easter Place, Ste 110
Centennial, CO 80112
303-947-0744
CONTACT: CARL NELSON



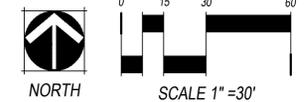
Know what's below.
Call before you dig.

SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-4

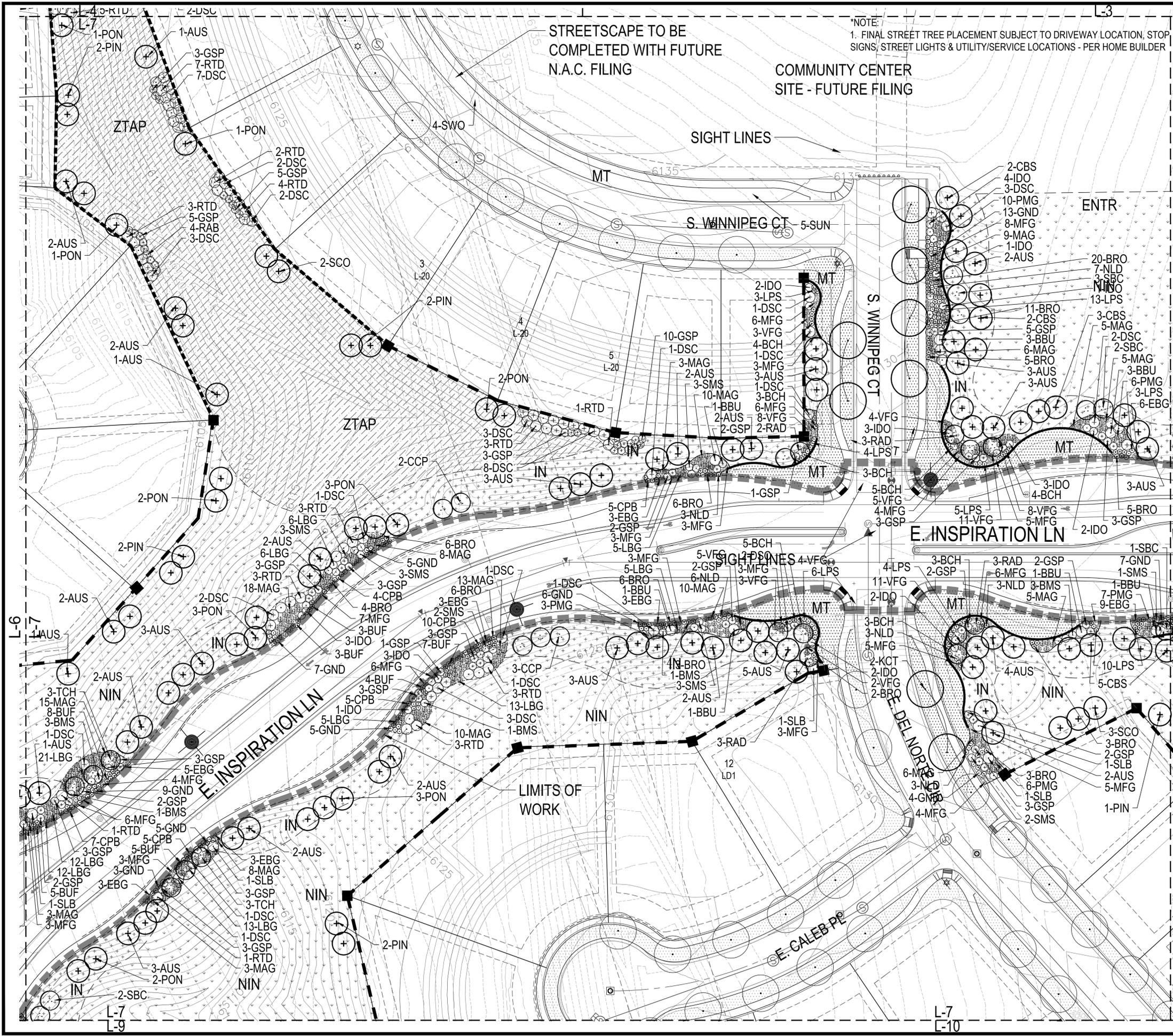
AMENDMENT DATE: OCTOBER 01, 2018
SHEET 22



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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
- 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 IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
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- DECIDUOUS CANOPY TREE (SHEET LD-1, DETAIL 7)
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- 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

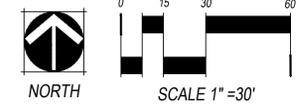
OWNER:
WS-RHA DEVELOPMENT, LLC

9033 E. Easter Place, Ste 110
Centennial, CO 80112
303-947-0744
CONTACT: CARL NELSON



SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-7

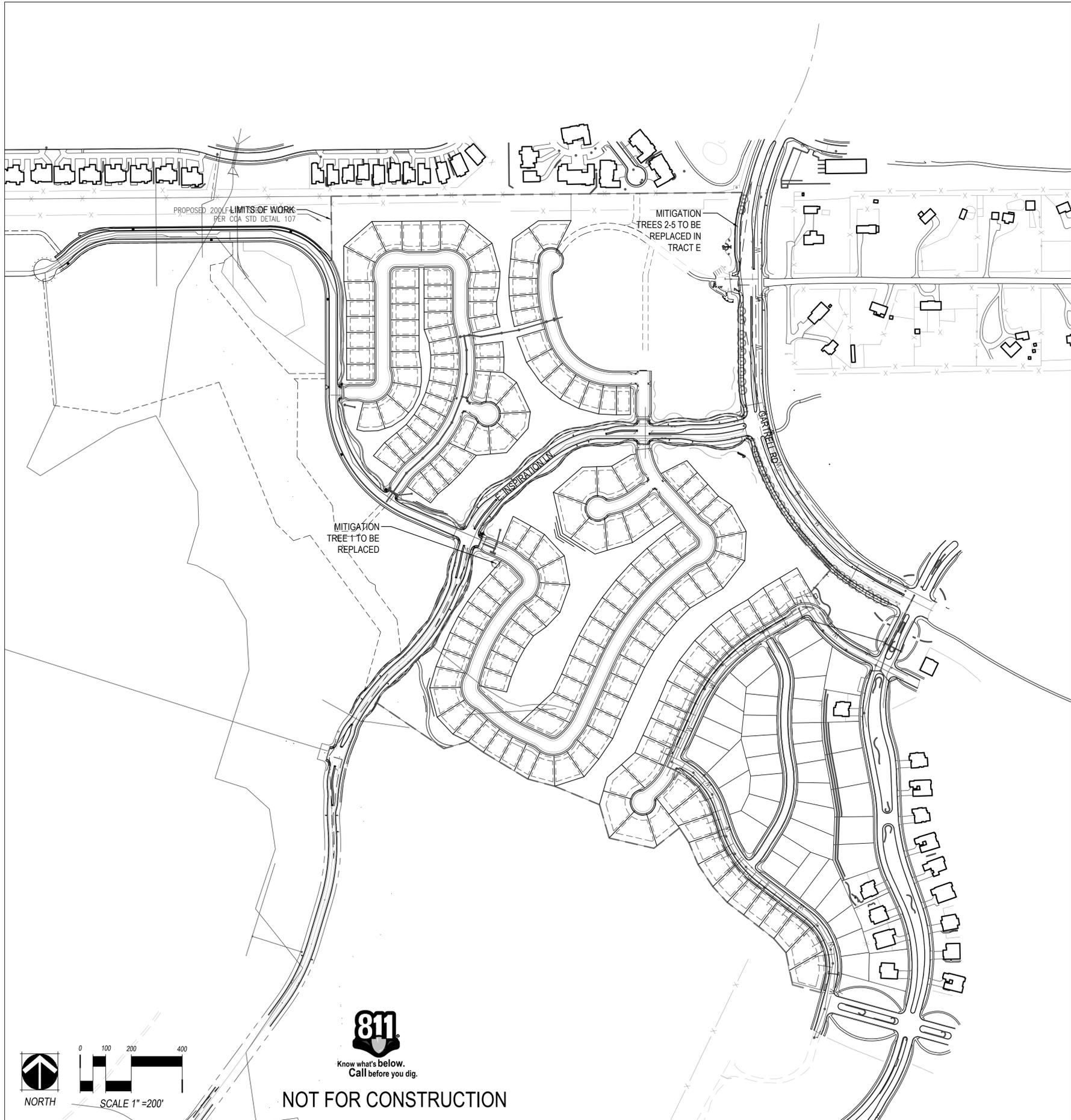
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AMENDMENT DATE: OCTOBER 01, 2018
SHEET 25

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

OWNER:
WS-RHA DEVELOPMENT, LLC

9033 E. Easter Place, Ste 110
Centennial, CO 80112
303-947-0744
CONTACT: CARL NELSON

SHEET TITLE:
MITIGATION PLAN

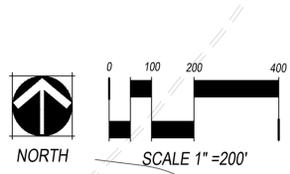
SHEET NUMBER:
L-17

AMENDMENT DATE: OCTOBER 01, 2018

SHEET 35

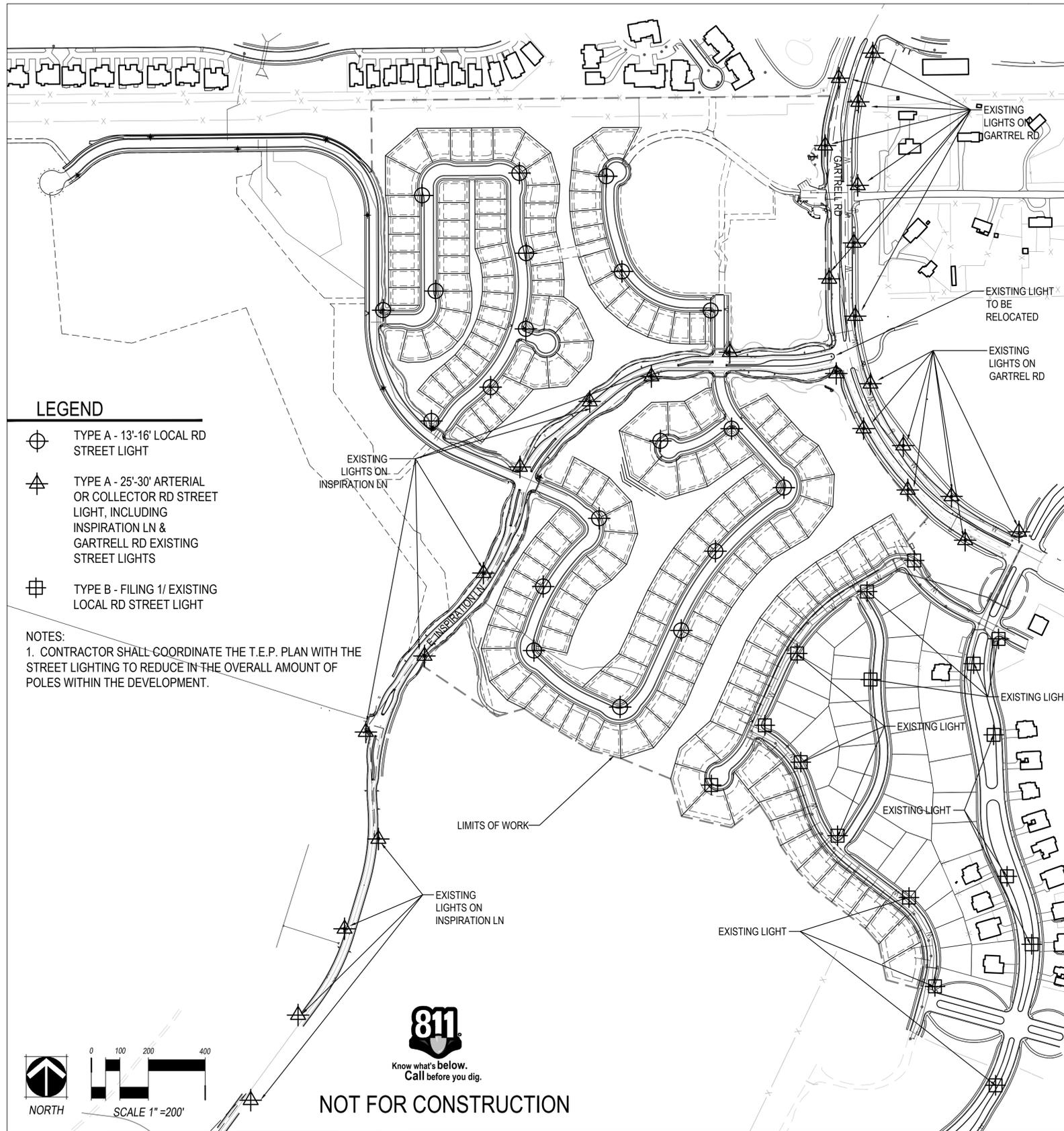


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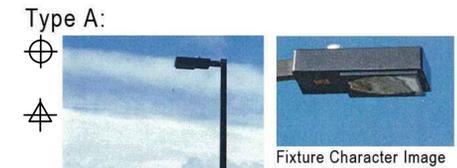
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LIGHTING PLAN

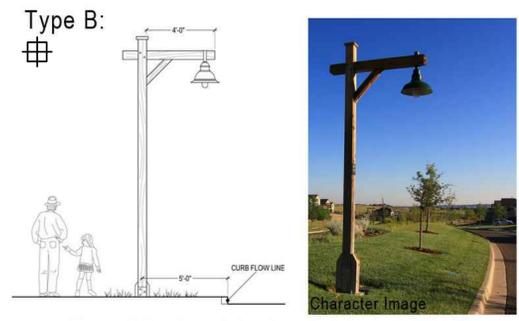


LIGHTING DETAIL 1

STREET LIGHT SPECIFICATIONS



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.



- Fixture & Post to match existing



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ROCKINGHORSE
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 AURORA, COLORADO
 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

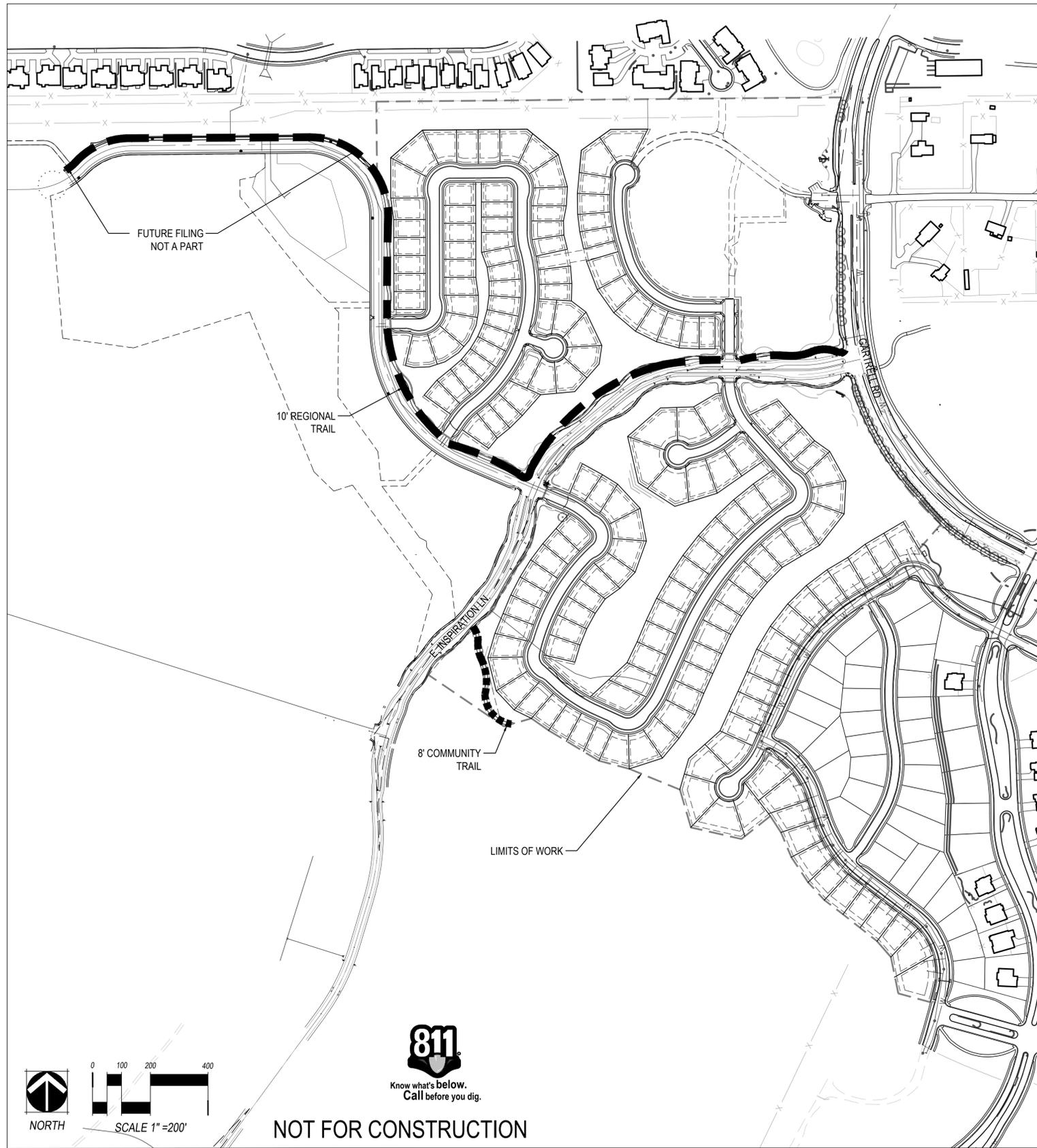
AMENDMENT DATE: OCTOBER 01, 2018

SHEET 36



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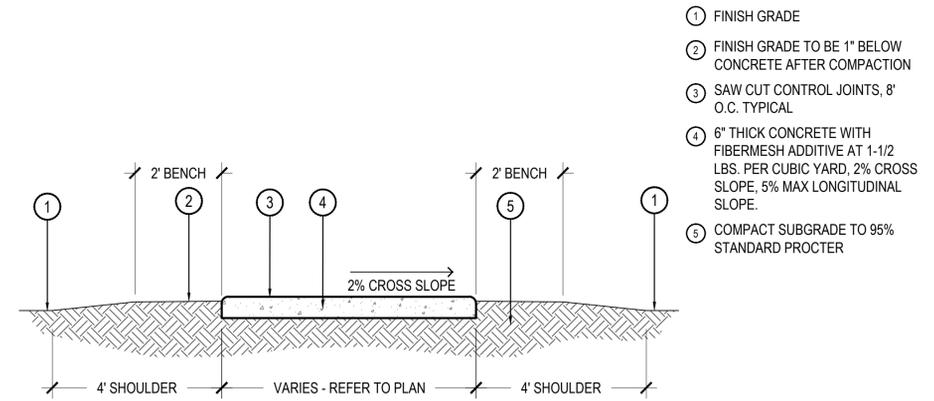
MASTER TRAILS PLAN



LEGEND

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

TRAIL DETAIL:



2 CONCRETE TRAIL

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



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ROCKINGHORSE
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ROCKINGHORSE METRO DISTRICT

OWNER:
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303-947-0744
CONTACT: CARL NELSON

SHEET TITLE:
MASTER TRAILS
PLAN

SHEET NUMBER:
L-19

AMENDMENT DATE: OCTOBER 01, 2018

SHEET 37

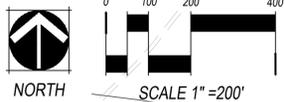


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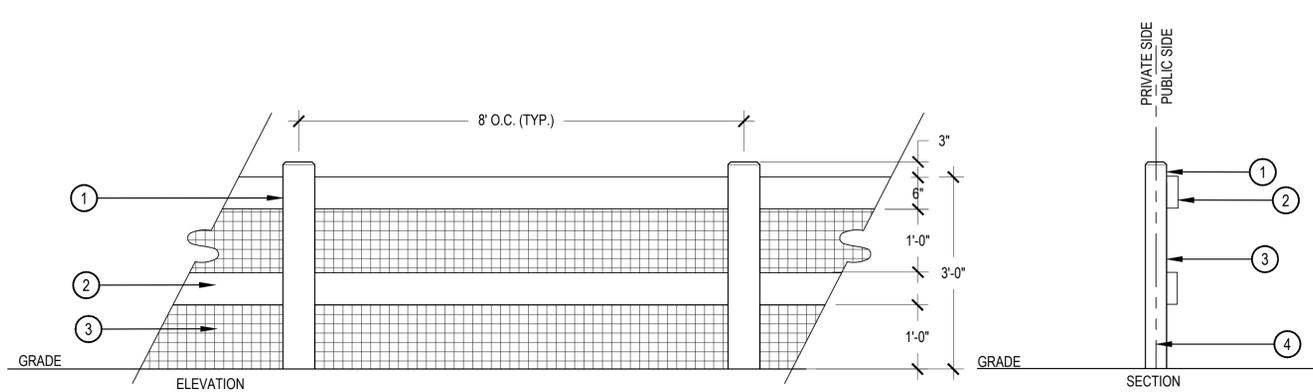
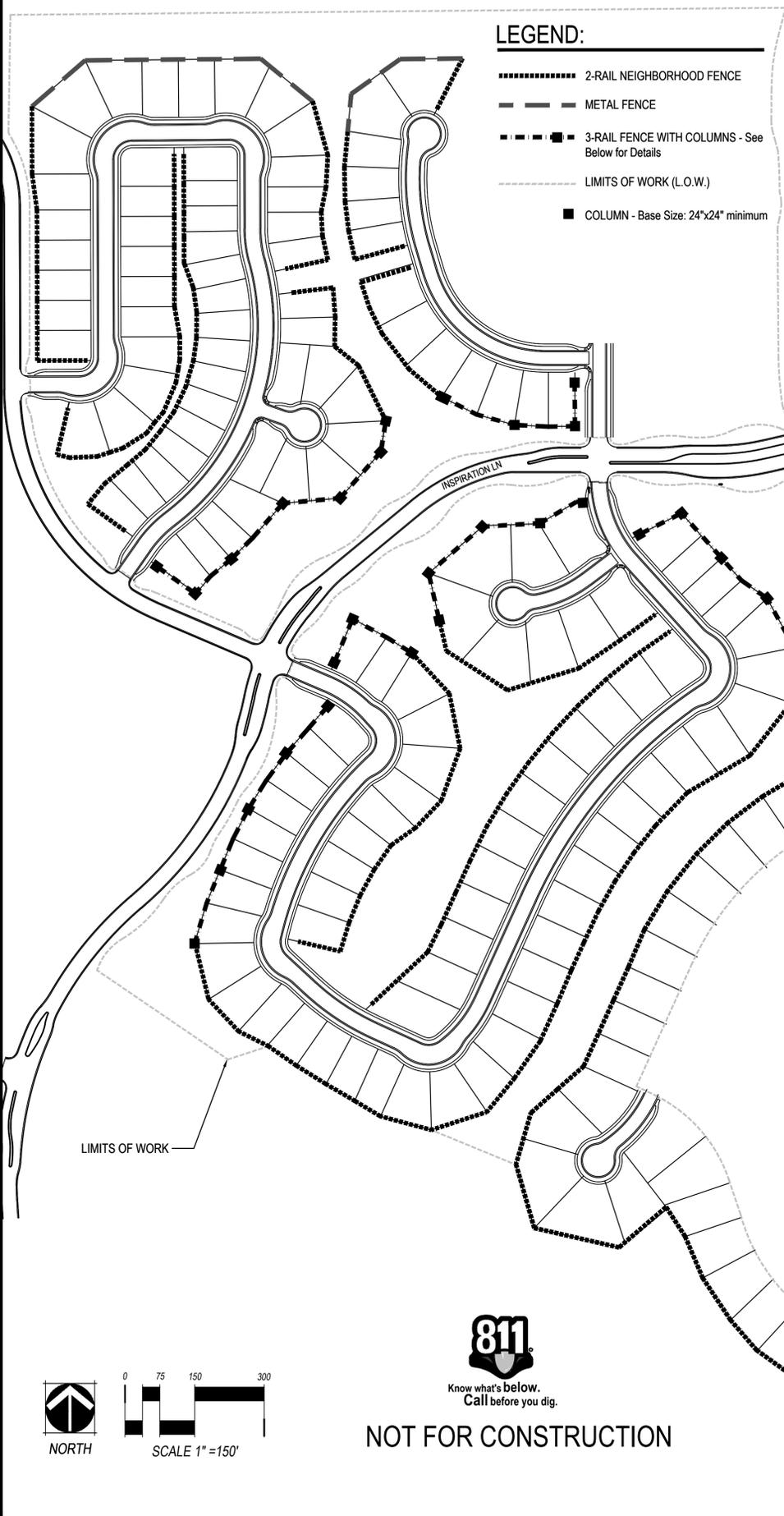
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MASTER FENCE PLAN

FENCE DETAILS



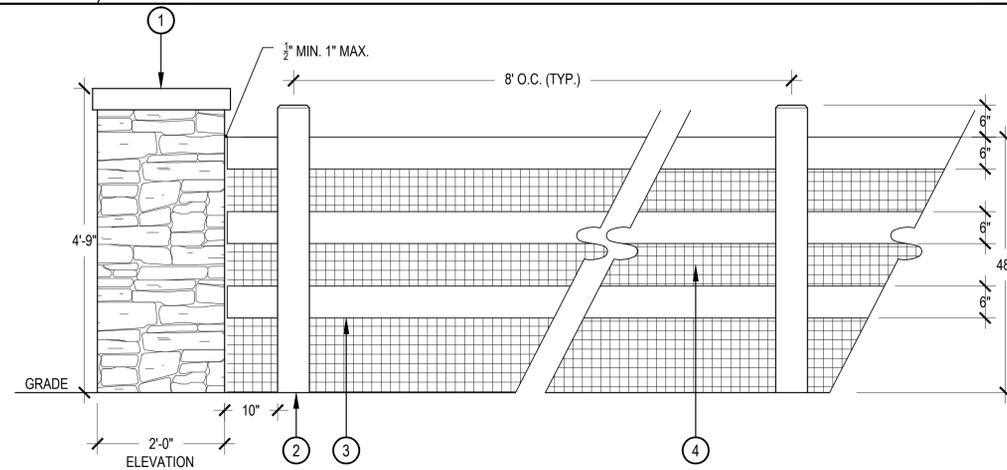
3 36" HEIGHT 2-RAIL FENCE, ADJACENT TO OPEN SPACE

- 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



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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

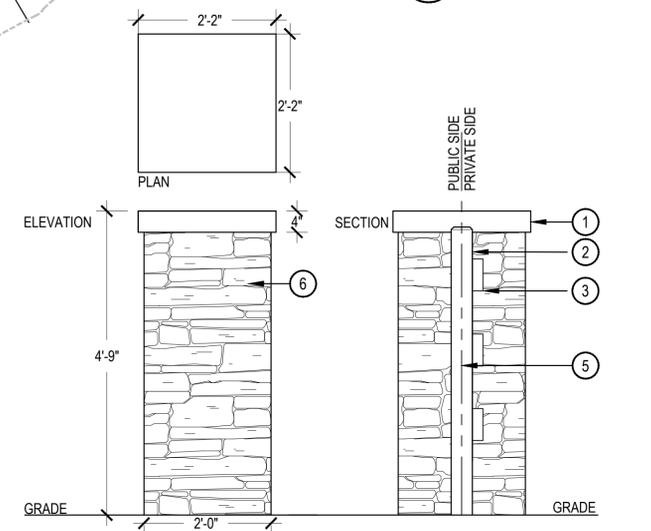
NOTES:
 1. WIRE MESH TO BE INSTALLED ON PRIVATE SIDE
 2. POSTS TO FACE PUBLIC SIDE
 3. RAILS TO FACE PRIVATE SIDE
 4. WIRE MESH TO BE 2"x4" WELDED GALVANIZED 14 GAUGE WIRE MESH - HEAVY DUTY, INSTALLED ON PRIVATE SIDE BY DEVELOPER

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

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

OWNER:
 WS-RHA DEVELOPMENT, LLC

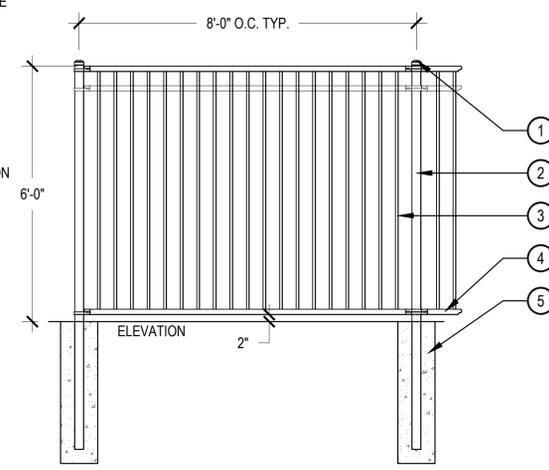
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 Centennial, CO 80112
 303-947-0744
 CONTACT: CARL NELSON



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:

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



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.

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

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

AMENDMENT DATE: OCTOBER 01, 2018
 SHEET 38

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upload the updated title to be within 120 calendar days of the plat approval date

ROCKINGHORSE SUBDIVISION FILING NO. 8 FIRST REPLAT

change this to : Amendment No. _____

Add the Statement of Intent for this Amendment

Upload the closure sheet for the description

in subdivision of

in subdivision of

Tract A and Lots 32-39 inclusive, Block 1 of Rockinghorse Subdivision Filing No. 8 situated in

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT IT IS OWNER OF THE PARCEL OF LAND PART OF THE NORTHEAST QUARTER 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:

LOTS 32-39, INCLUSIVE, BLOCK 1 AND TRACT A OF ROCKINGHORSE SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO. 2014055935 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1,

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 1, SOUTH 89°28'35" WEST, A DISTANCE OF 869.48 FEET TO THE NORTHWEST CORNER OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 8, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT A AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, THE NORTHERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 8 AND THE NORTHERLY BOUNDARY OF SAID TRACT A NORTH 89°28'35" EAST, A DISTANCE OF 939.58 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;

THENCE DEPARTING SAID NORTH LINE AND NORTHERLY BOUNDARY ALONG THE EASTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING NINE (9) COURSES:

1. SOUTH 00°31'25" EAST, A DISTANCE OF 103.35 FEET;
2. SOUTH 89°27'57" WEST, A DISTANCE OF 128.84 FEET;
3. SOUTH 54°39'01" WEST, A DISTANCE OF 124.20 FEET;
4. SOUTH 05°19'47" WEST, A DISTANCE OF 77.09 FEET;
5. SOUTH 05°23'27" WEST, A DISTANCE OF 72.38 FEET;
6. SOUTH 01°00'12" EAST, A DISTANCE OF 72.37 FEET;
7. SOUTH 06°57'47" EAST, A DISTANCE OF 60.71 FEET;
8. SOUTH 12°23'59" EAST, A DISTANCE OF 60.71 FEET;
9. NORTH 74°52'54" EAST, A DISTANCE OF 112.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH WINNIPEG COURT AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FILING NO. 8 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 528.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°52'54" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'15", AN ARC LENGTH OF 13.09 FEET;
2. THENCE SOUTH 16°32'21" EAST, A DISTANCE OF 51.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 280.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°27'39", AN ARC LENGTH OF 359.00 FEET;
4. THENCE NORTH 90°00'00" EAST, A DISTANCE OF 63.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
5. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
6. SOUTH 00°00'00" EAST, A DISTANCE OF 104.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST INSPIRATION LANE AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 2014052849 OF SAID OFFICIAL RECORDS AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, SAID POINT BEING ON THE EASTERLY BOUNDARY OF SAID TRACT A

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY AND SAID EASTERLY BOUNDARY THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 188.44 FEET
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°01'30", AN ARC LENGTH OF 55.99 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 136.00 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'54", AN ARC LENGTH OF 26.22 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 458.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°25'45", AN ARC LENGTH OF 266.05 FEET;
6. SOUTH 50°35'39" WEST, A DISTANCE OF 236.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 391.55 FEET;
7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'02", AN ARC LENGTH OF 39.64 FEET;
8. SOUTH 58°23'41" WEST, A DISTANCE OF 3.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 157.57 FEET;
9. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°56'25", AN ARC LENGTH OF 46.59 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 465.00 FEET;
10. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'25", AN ARC LENGTH OF 83.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;
11. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°50'42", AN ARC LENGTH OF 29.27 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SOUTH VERSAILLES STREET AS DEPICTED ON ROCKINGHORSE SUBDIVISION FILING NO. 7 RECORDED AT RECEPTION NO. 2015021948 OF SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING TWO (2) COURSES:

1. NORTH 68°57'27" WEST, A DISTANCE OF 188.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 488.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°02'41", AN ARC LENGTH OF 49.37 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST BAILEY CIRCLE AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FILING NO. 8 AND THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°56'42", AN ARC LENGTH OF 25.12 FEET;
2. NORTH 35°01'56" EAST, A DISTANCE OF 37.02 FEET TO THE NORTHWESTERLY CORNER OF LOT 31, BLOCK 1 OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 8, SAID POINT BEING ON SAID WESTERLY BOUNDARY;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT A THE FOLLOWING THIRTY-THREE (33) COURSES:

1. SOUTH 54°58'04" EAST, A DISTANCE OF 112.13 FEET;
2. NORTH 39°49'59" EAST, A DISTANCE OF 45.97 FEET;
3. NORTH 50°38'42" EAST, A DISTANCE OF 56.07 FEET;
4. NORTH 45°32'09" EAST, A DISTANCE OF 60.67 FEET;
5. NORTH 41°17'40" EAST, A DISTANCE OF 96.02 FEET;
6. NORTH 84°51'17" EAST, A DISTANCE OF 118.94 FEET;
7. NORTH 41°31'41" EAST, A DISTANCE OF 127.02 FEET;
8. NORTH 08°16'53" EAST, A DISTANCE OF 64.77 FEET;
9. NORTH 25°23'54" WEST, A DISTANCE OF 127.10 FEET;
10. NORTH 52°49'17" WEST, A DISTANCE OF 63.41 FEET;
11. NORTH 01°06'16" EAST, A DISTANCE OF 60.64 FEET;
12. NORTH 04°17'35" WEST, A DISTANCE OF 60.64 FEET;
13. SOUTH 83°00'30" WEST, A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 532.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 83°00'30" WEST;
14. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'23", AN ARC LENGTH OF 48.19 FEET;
15. NORTH 77°49'07" EAST, A DISTANCE OF 111.00 FEET;
16. NORTH 14°24'45" WEST, A DISTANCE OF 50.61 FEET;
17. NORTH 01°22'33" WEST, A DISTANCE OF 49.15 FEET;
18. NORTH 10°52'01" EAST, A DISTANCE OF 52.97 FEET;
19. NORTH 03°13'57" EAST, A DISTANCE OF 65.48 FEET;
20. NORTH 15°46'30" WEST, A DISTANCE OF 114.90 FEET;
21. NORTH 50°47'24" WEST, A DISTANCE OF 138.90 FEET;
22. SOUTH 89°27'57" WEST, A DISTANCE OF 363.30 FEET;
23. SOUTH 49°15'51" WEST, A DISTANCE OF 145.26 FEET;
24. SOUTH 00°08'14" EAST, A DISTANCE OF 139.39 FEET;
25. SOUTH 07°50'35" EAST, A DISTANCE OF 74.65 FEET;
26. SOUTH 00°08'00" EAST, A DISTANCE OF 310.00 FEET;
27. NORTH 89°52'00" EAST, A DISTANCE OF 109.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°07'34" WEST;
28. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°59'33", AN ARC LENGTH OF 30.10 FEET;
29. SOUTH 89°52'00" WEST, A DISTANCE OF 92.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET
30. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
31. NORTH 00°08'00" WEST, A DISTANCE OF 323.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 282.00 FEET;
32. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°52'32", AN ARC LENGTH OF 147.04 FEET;
33. NORTH 00°32'03" WEST, A DISTANCE OF 255.41 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8.027 ACRES, (349,672 SQUARE FEET), MORE OR LESS.

add the dedicatory language from the subdivision checklist

send in the closure sheet to confirm this area



SHEET INDEX
SHEET 1
SHEET 2
SHEET 3

TITLE SHEET
OVERALL BASE
EASEMENT DETAIL SHEET

This sheet not included

GENERAL NOTES:

1. 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 AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., IS ASSUMED TO BEAR NORTH 89°28'35" EAST, AND IS MONUMENTED AS SHOWN.
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. TRACTS A IS TO BE PRIVATELY OWNED AND MAINTAINED.
5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ~~AB0704097053~~ WITH AN EFFECTIVE DATE OF ~~05-22-2018~~ ~~AT 05:00:00~~ WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
7. THE EASEMENTS HEREON SHOWN AND LABELED 6" GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
8. ALL OWNERS OF LOTS ADJACENT TO S. WINNIPEG CT. SHALE BEE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.

OWNER:

NASH INSPIRATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: NEWLAND REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AGENT

ITS: DEVELOPMENT MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ AD. BY _____, AS _____

OF NEWLAND REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT OF NASH INSPIRATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

add comma and delete extra word

add comma

Update this title to be within 120 calendar days of the plat approval date

delete comma

does this street qualify for this note - are there any others? (insert names of any arterial, collector, and continuous Type 1 local streets here)

Send in the update title work to confirm this sole ownership

This title commitment number has Rockinghorse Metropolitan District No. 2 as an owner for a portion of Tract A - add ownership signature block

COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 147 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA, AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS; AND HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ATTORNEY _____ DATE _____

PUBLIC WORKS DIRECTOR _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT. THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____

FOR REVIEW

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER NASH INSPIRATION, LLC.	DATE OF PREPARATION: 05-21-2018
	10940 W. SAM HOUSTON PKWY NORTH SUITE 300 HOUSTON, TX 77064	SCALE: N/A	SHEET 1 OF 2

LAST REVISED: 3/14/2018

AzTec Proj. No.: 23418-24

Drawn By: CWB

ROCKINGHORSE SUBDIVISION FILING NO. 8 FIRST REPLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO.
SHEET 2 OF 3

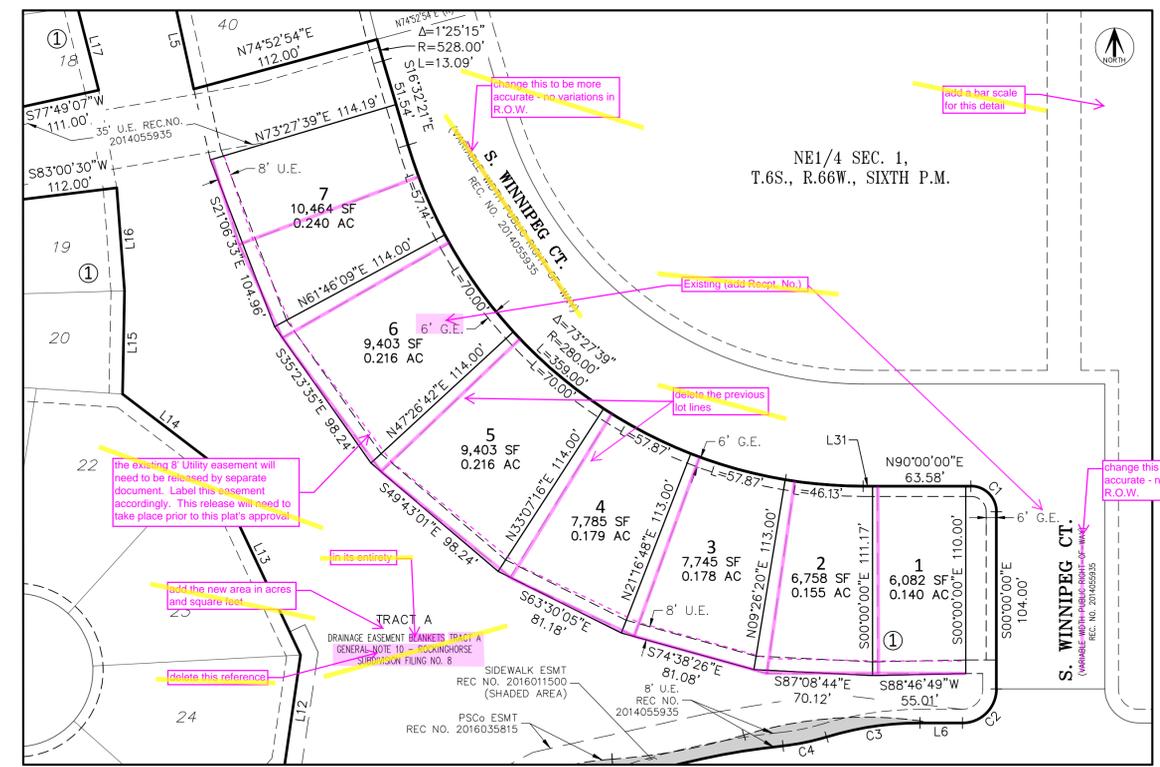
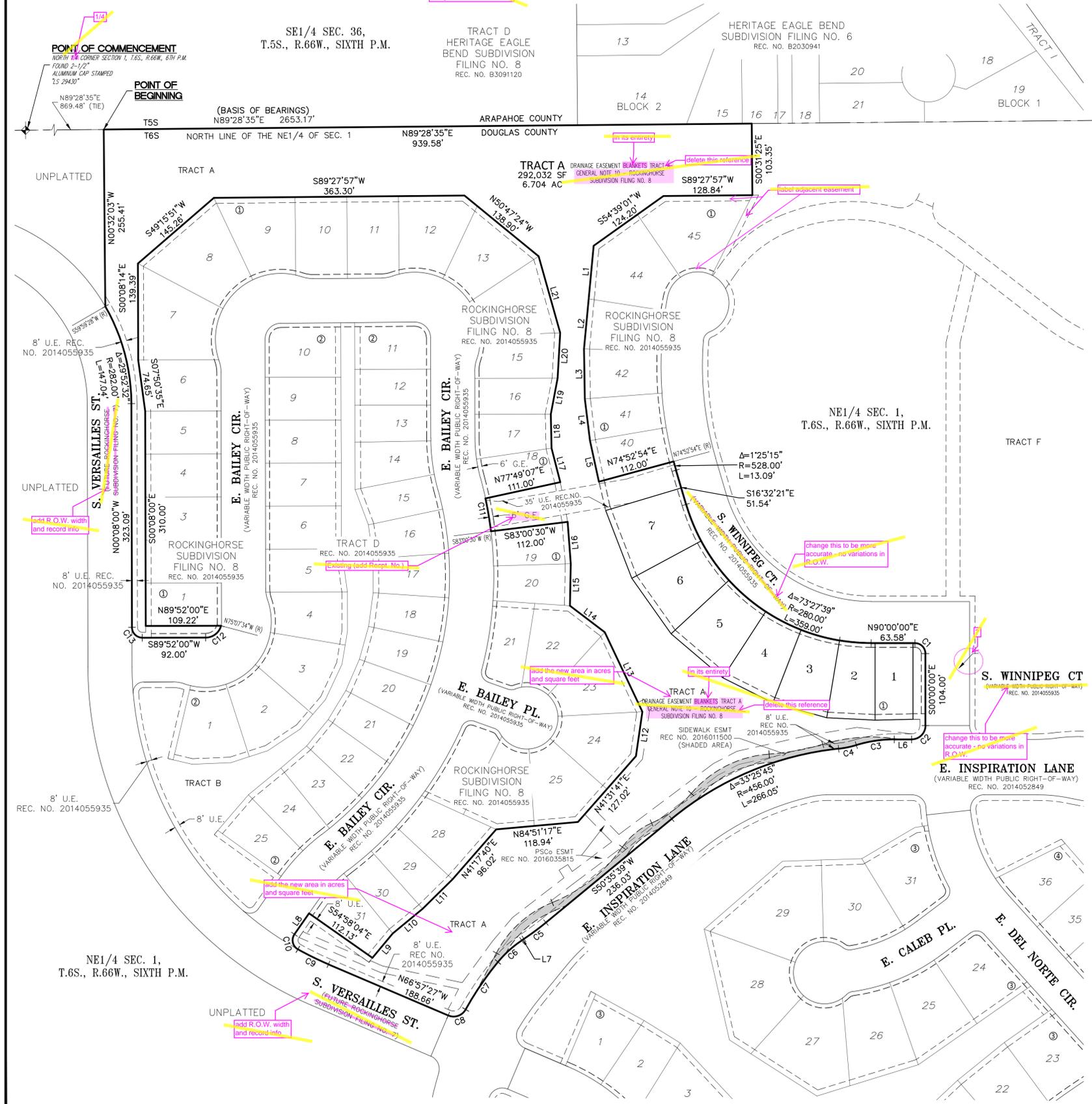
LEGEND

- ◆ RECOVERED SECTION CORNER, STAMPED AS NOTED
- SET 30" NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "AZTEC LS 38256"
- ① BLOCK NUMBER
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- LOT LINES HEREBY VACATED BY THIS PLAT

LINE	BEARING	LENGTH
L1	S05°19'47"W	77.09'
L2	S05°23'27"W	72.38'
L3	S01°00'12"E	72.37'
L4	S06°57'47"E	60.71'
L5	S12°23'59"E	60.71'
L6	N90°00'00"W	25.00'
L7	S56°23'41"W	3.92'
L8	N35°01'56"E	37.02'
L9	N39°49'59"E	45.97'
L10	N50°38'42"E	56.07'
L11	N45°32'09"E	60.67'

LINE	BEARING	LENGTH
L12	N08°16'53"E	64.77'
L13	N25°23'54"W	127.10'
L14	N52°49'17"W	63.41'
L15	N01°06'16"E	60.64'
L16	N04°17'35"W	60.64'
L17	N14°24'45"W	50.61'
L18	N01°22'33"W	49.15'
L19	N10°52'01"E	52.97'
L20	N03°13'57"E	65.48'
L21	N15°46'30"W	114.90'

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	20.00'	31.42'
C3	17°01'30"	188.44'	55.99'
C4	11°02'54"	136.00'	26.22'
C5	5°48'02"	391.55'	39.64'
C6	16°56'25"	157.57'	46.59'
C7	10°15'25"	465.00'	83.24'
C8	83°50'42"	20.00'	29.27'
C9	6°02'41"	468.00'	49.37'
C10	95°56'42"	15.00'	25.12'
C11	5°11'23"	532.00'	48.19'
C12	74°59'33"	23.00'	30.10'
C13	90°00'00"	15.00'	23.56'



DETAIL
1" = 50'

FOR REVIEW

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1899
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
NASH INSPIRATION, LLC.
10940 W. SAM HOUSTON PKWY NORTH
SUITE 300
HOUSTON, TX 77064

DATE OF PREPARATION:	05-21-2018
SCALE:	1"=80'
SHEET 2 OF 2	

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTec Proj. No.: 23418-24 Drawn By: CWB