

1101 Bannock Street  
Denver, Colorado 80204  
303.892.1166



July 17, 2020

Heather Lamboy  
**City of Aurora, Planning Department**  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, Colorado 80012

**Re: Initial Submission Review - Rockinghorse Pool & Activity Center CSP 5 SP Amendment**  
Case Number: **2014-6036-03**

Dear Ms. Lamboy,

Thank you for our initial submission comments which we received May 27, 2020. We have reviewed all comments and addressed them below and directly on the redlined PDFs provided by the City.

We look forward to working with the City 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**

A handwritten signature in black ink, appearing to read "Ryan F. McBreen". The signature is fluid and cursive, with the first name "Ryan" and last name "McBreen" clearly distinguishable.

Ryan F. McBreen  
Senior Associate

**SUMMARY OF COMMENTS FROM ALL DEPARTMENTS:**

1. Please contact Tim York regarding irrigation plans and fees.

**Response: Comment noted. We will coordinate our revised irrigation plans and fees with Tim York.**

**Planning Department Comments:**

2. No community comments have been received.

**Response: Noted. Thank you.**

3. No landscaping issues. Please coordinate with Timothy York for irrigation permits. His email address is [tyork@auroragov.com](mailto:tyork@auroragov.com)

**Response: Noted. We will coordinate our revised irrigation plans and fees with Tim York.**

**Referral comments from other Departments/CSP PDF:**

**SHEET #1:**

4. Civil plan revisions are required to represent these changes. The site plan amendment will not be approved until the civil plan revisions have been submitted and are ready for approval

**Response: Required civil plan revisions have been provided.**

**SHEET #2:**

5. Please provide a note that identifies the requirement of a separate building permit through the building division will be obtain prior to any construction for both the restroom building and the shade shelter.

**Response: Building and shade structure are existing.**

6. Please work with the Planning Dept. to identify any addressing needs for this project.

**Response: Comment noted. Thank you.**

7. Planning Comment: There will be no need for a different address, will there? Please advise.

**Response: There will be no need for a different address.**

8. Show the continuation of the exterior accessible route throughout site.

**Response: Accessible route exterior to the site has been provided.**

**SHEET #3:**

9. Railing is required when sidewalk is adjacent to 3:1 slopes

**Response: Grading has been adjusted to be no more than 4:1 slope.**

10. Label longitudinal slope of sidewalk, typical

**Response: Longitudinal slope of sidewalk has been labeled.**

**SHEET #5:**

11. Additional landscaping will require revise irrigation plans to be submitted to Tim York at [tyork@auroragov.org](mailto:tyork@auroragov.org) at time of civil plan submittal.

**Response: Comment noted. We will coordinate our revised irrigation plans and fees with Tim York.**

**Forestry Department Comments:**

12. A. Forestry Rebecca Lamphear 303-739-7139 rlamphea@auroragov.org  
There will be trees affected by development. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.  
**Response: Thank you. Comment noted.**
13. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved, removed or spaded. Please include grading on this sheet as well. Forestry Division staff has conducted a tree assessment, which includes species, size, condition, and location factors.  
**Response: Per the conversation with Forestry on 06/12/2020 we will show existing tree locations and identify trees that will be removed, relocated, mitigated, or preserved on Sheet L-04 and add a Tree Mitigation Table on the Cover Sheet. Proposed grading is shown on Sheet L-04. The proposed walk on the east side of the site does not conflict with any existing trees.**
14. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.  
**Response: Tree preservation notes have been added to the Cover Sheet.**
15. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.  
**Response: The Tree Mitigation Table has been provided on the cover sheet. A symbol indicating replacement versus mitigation trees has been added to Sheet L-04.**
16. The caliper inches that will be lost are 8", but only 4" would be required for planting back onto the site. The mitigation value is \$170.00.  
**Response: Thank you. Comment noted. Trees will be mitigated in lieu of \$170 mitigation value.**

# ROCKINGHORSE POOL & ACTIVITY CENTER

## CONTEXTUAL SITE PLAN NO. 5

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

### REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WITH STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATION STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- 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.

### LEGAL DESCRIPTION

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

COMMENCING AT THE CENTER OF SAID SECTION 1, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°12'45" EAST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE SOUTH 77°41'52" EAST, A DISTANCE OF 2229.05 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 39°16'57" EAST, A DISTANCE OF 471.20 FEET TO THE MOST WESTERLY CORNER OF LOT 5, BLOCK 5, ROCKINGHORSE SUBDIVISION FILING NO. 8, A PLAT RECORDED UNDER RECEPTION NO. XXXXXXXXXXXX IN THE RECORDS OF THE CLERK AND RECORDER OF SAID DOUGLAS COUNTY;

THENCE ALONG THE SOUTHWESTERLY AND SOUTHERLY BOUNDARY OF SAID BLOCK 5 THE FOLLOWING SIX (6) COURSES:

- SOUTH 53°01'56" EAST, A DISTANCE OF 75.00 FEET;
- SOUTH 50°44'30" EAST, A DISTANCE OF 75.06 FEET;
- SOUTH 40°51'07" EAST, A DISTANCE OF 72.50 FEET;
- SOUTH 10°22'07" EAST, A DISTANCE OF 70.67 FEET;
- SOUTH 13°31'31" EAST, A DISTANCE OF 45.87 FEET;
- SOUTH 74°40'45" EAST, A DISTANCE OF 120.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF EAST GLIDDEN DRIVE AS DEDICATED ON THE PLAT OF ROCKINGHORSE SUBDIVISION FILING NO. 1, A PLAT RECORDED UNDER RECEPTION NO. 2006089033 IN SAID RECORDS;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- SOUTH 15°19'15" WEST, A DISTANCE OF 127.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 224.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'32", AN ARC LENGTH OF 34.89 FEET;

THENCE, DEPARTING SAID RIGHT-OF-WAY AND CONTINUING SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°46'47", AN ARC LENGTH OF 175.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 732.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°20'52", AN ARC LENGTH OF 183.30 FEET;

THENCE, NON-TANGENT TO SAID CURVE, NORTH 47°18'23" WEST, A DISTANCE OF 100.26 FEET;

THENCE NORTH 44°29'11" WEST, A DISTANCE OF 148.67 FEET;

THENCE NORTH 39°41'16" EAST, A DISTANCE OF 147.76 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 5.000 ACRES, (217,800 SQUARE FEET), MORE OR LESS.

### AMENDMENTS

- 1 REVISIONS TO PARKING LOT, POOL DECK AND LANDSCAPE AREAS
- 2 ADDED ADDITIONAL AMENITIES TO NORTHEAST CORNER OF SITE
- 3 ADDED ADDITIONAL AMENITIES AND TRAIL.



VICINITY MAP  
SCALE: 1" = 2000'

### SHEET INDEX:

- TITLE SHEET / GENERAL NOTES
- SITE PLAN
- GRADING AND UTILITY PLAN
- BUILDING ELEVATIONS
- LANDSCAPE COVER SHEET
- LANDSCAPE NOTES
- PLANT LIST
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- HYDROZONE MAP
- SITE PHOTOMETRIC PLAN
- SITE LIGHTING DETAILS

### BENCHMARK

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

### DATA:

LAND AREA WITHIN PROPERTY LINES	5.0 AC.
NUMBER OF BUILDINGS PROPOSED	1
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS	13'-6"
BUILDING	627 SF 0.3%
HARD SURFACE AREA	43,054 SF 19.8%
LANDSCAPE AREA	174,119 SF 79.9%
PHASED NATIVE GRASS (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	E-470 RESIDENTIAL LOW DENSITY
PERMITTED MAXIMUM SIGN AREA	45 SF, 8" MAX LETTERING HEIGHT
PROPOSED SIGN, TYPE AND SQ. FT.	NEIGHBORHOOD DISTRICT IDENTIFICATION, 7.15 SF
PARKING SPACES REQUIRED	52
PARKING SPACES PROVIDED	58
HANDICAP SPACES REQUIRED	3
HANDICAP SPACES PROVIDED	3

\* BASED ON AN AVERAGE OF ONE PARKING SPACE PER 900 SF OF OCCUPIABLE SPACE AT EXISTING COMPARABLE COMMUNITY REC CENTERS IN THE CITY OF AURORA. THIS COMMUNITY CENTER PROVIDES 46,650 SF OF OCCUPIABLE SPACE.

Civil plan revisions are required to represent these changes. The site plan amendment will not be approved until the civil plan revisions have been submitted and are ready for approval

Response: Noted. Required civil plan revisions have been provided.

### OWNERS SIGNATURES

ROCKINGHORSE POOL & ACTIVITY CENTER SITE PLAN

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: \_\_\_\_\_

TITLE: TITLE SHEET

DATE: MAY 1, 2020

SHEET 1 OF 13

**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

### DEVELOPER

WS-RHA DEVELOPMENT, LLC  
9033 E. EASTER PLACE, SUITE 110  
CENTENNIAL, CO 80112  
PHONE: (303) 947-0744  
CONTACT: CARL NELSON

### ENGINEER

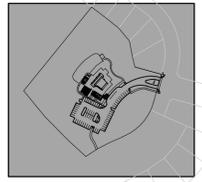
CALIBRE ENGINEERING, INC.  
9090 SOUTH RIDGELINE BLVD, SUITE 105  
HIGHLANDS RANCH, CO 80129  
PHONE: (303) 730-0434  
CONTACT: TODD JOHNSON

### LANDSCAPE ARCHITECT

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

### ARCHITECT

STUDIO DH ARCHITECTURE  
1300 JACKSON ST. SUITE 200  
GOLDEN, CO 80401  
PHONE: (720) 457-3266  
CONTACT: LACIE AUDDO



KEYMAP

LEGEND

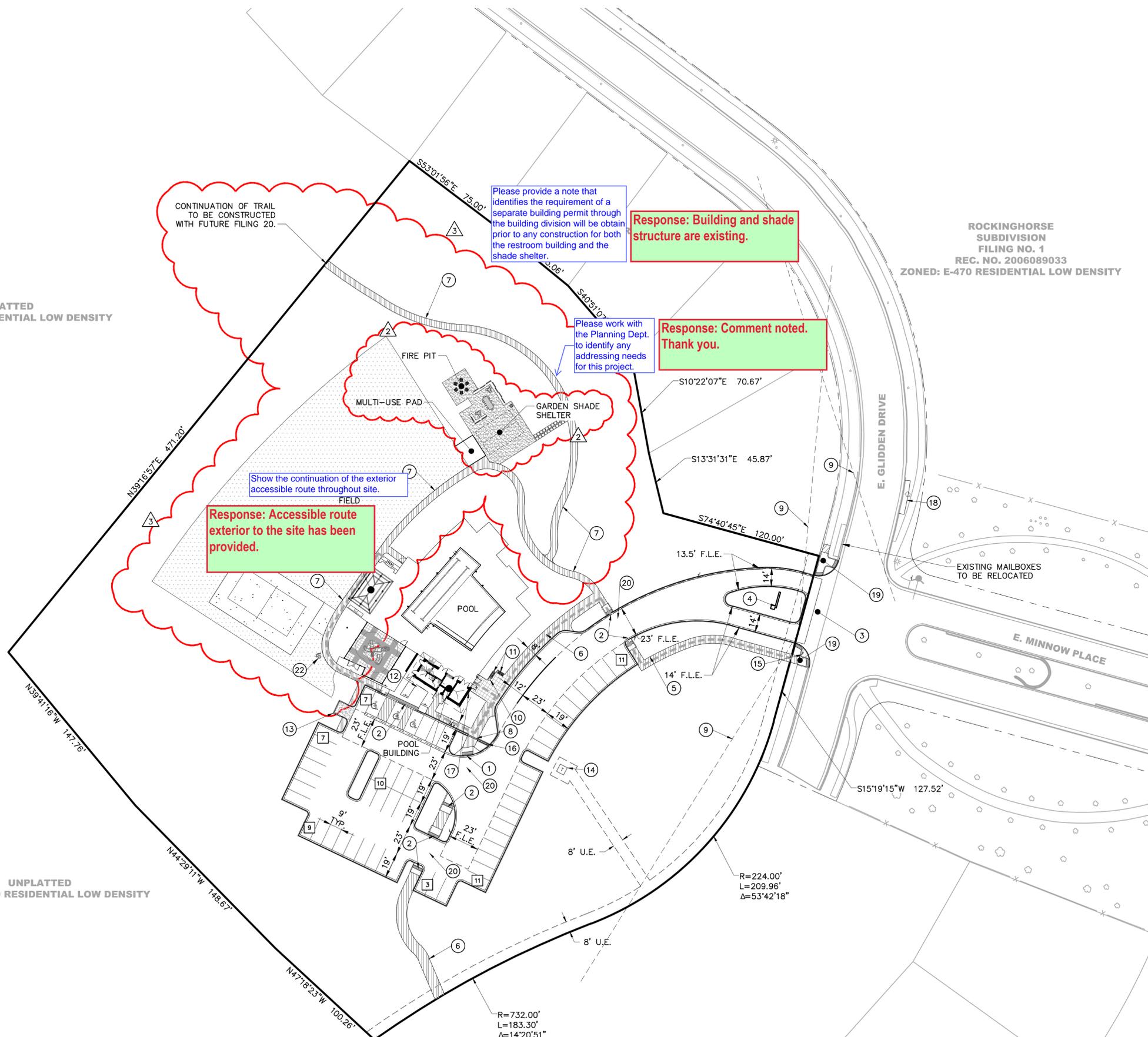
- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- ACCESSIBLE ROUTE
- U.E. - UTILITY EASEMENT
- F.L.E. - FIRE LANE & ACCESS EASEMENT
- 1** PARKING COUNT

KEYNOTES

- 1** CURB RAMP
- 2** DIRECTIONAL RAMP
- 3** 10' CROSSSPAN
- 4** ENTRY MONUMENT
- 5** 6' SIDEWALK
- 6** 8' SIDEWALK
- 7** 5' SIDEWALK
- 8** SIDEWALK CHASE
- 9** SIGHT TRIANGLE
- 10** TRASH RECEPTACLE
- 11** SITE BENCH
- 12** BIKE RACK
- 13** TRASH ENCLOSURE
- 14** TRANSFORMER
- 15** R1-1 STOP SIGN
- 16** CURB CUT
- 17** KNOX BOX
- 18** MAILBOXES
- 19** DIRECTIONAL RAMP - SPECIAL
- 20** ZEBRA CROSSWALK STRIPING
- 21** VOLLEYBALL PIT
- 22** PET CARE STATION

UNPLATTED  
ZONED: E-470 RESIDENTIAL LOW DENSITY

UNPLATTED  
ZONED: E-470 RESIDENTIAL LOW DENSITY



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

E. GLIDDEN DRIVE

E. MINNOW PLACE



0 20 40 80  
1 inch = 40 ft. Horizontal

TITLE: SITE PLAN **1**  
DATE: MAY 1, 2020  
SHEET 2 OF 13

**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



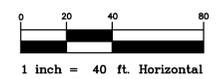
KEYMAP

LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
PR. MAJOR CONTOUR	5300
PR. MINOR CONTOUR	---
EX. MAJOR CONTOUR	5300
EX. MINOR CONTOUR	---
EX. WATERLINE	W
EX. SANITARY SEWER	S
PR. SWALE	---
EX. FIRE HYDRANT	⊙
EX. WATER VALVE	⊕
PR. WATER SERVICE	---
PR. SAN SERVICE	---
PR. IRRIGATION SERVICE	---
U.E. - UTILITY EASEMENT	---
F.L.E. - FIRE LANE & ACCESS EASEMENT	---

KEYNOTES

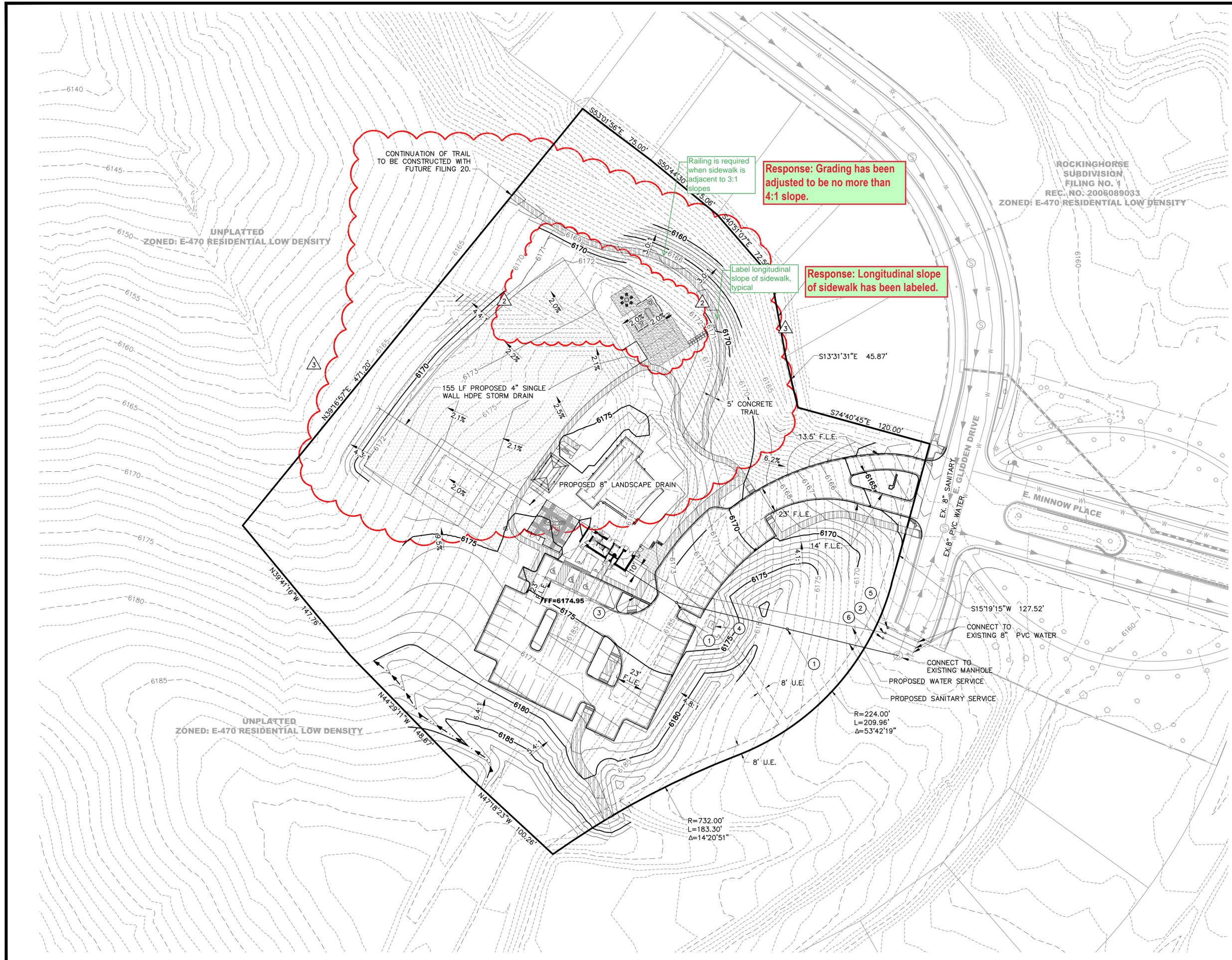
- ① SANITARY SEWER CLEANOUT
- ② DOMESTIC WATER METER
- ③ SIDEWALK CHASE
- ④ TRANSFORMER
- ⑤ IRRIGATION METER
- ⑥ Z-TAP IRRIGATION METER



TITLE: GRADING/UTILITY PLAN  
 DATE: MAY 1, 2020  
 SHEET 3 OF 13



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



Railing is required when sidewalk is adjacent to 3:1 slopes  
**Response: Grading has been adjusted to be no more than 4:1 slope.**

Label longitudinal slope of sidewalk, typical  
**Response: Longitudinal slope of sidewalk has been labeled.**

CONTINUATION OF TRAIL TO BE CONSTRUCTED WITH FUTURE FILING 20.

UNPLATTED ZONED: E-470 RESIDENTIAL LOW DENSITY

UNPLATTED ZONED: E-470 RESIDENTIAL LOW DENSITY

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

155 LF PROPOSED 4" SINGLE WALL HDPE STORM DRAIN

PROPOSED 8" LANDSCAPE DRAIN

R=732.00'  
L=183.30'  
Δ=14°20'51"

R=224.00'  
L=209.96'  
Δ=53°42'19"

EX. 8" SANITARY  
EX. 8" PVC WATER  
E. GLIDDEN DRIVE

E. MINNOW PLACE

CONNECT TO EXISTING MANHOLE  
PROPOSED WATER SERVICE  
PROPOSED SANITARY SERVICE

CONNECT TO EXISTING 8" PVC WATER

S15°19'15"W 127.52'

S13°31'31"E 45.87'

S74°40'45"E 120.00'

13.5' F.L.E.

5' CONCRETE TRAIL

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

2.0%

NOT FOR CONSTRUCTION

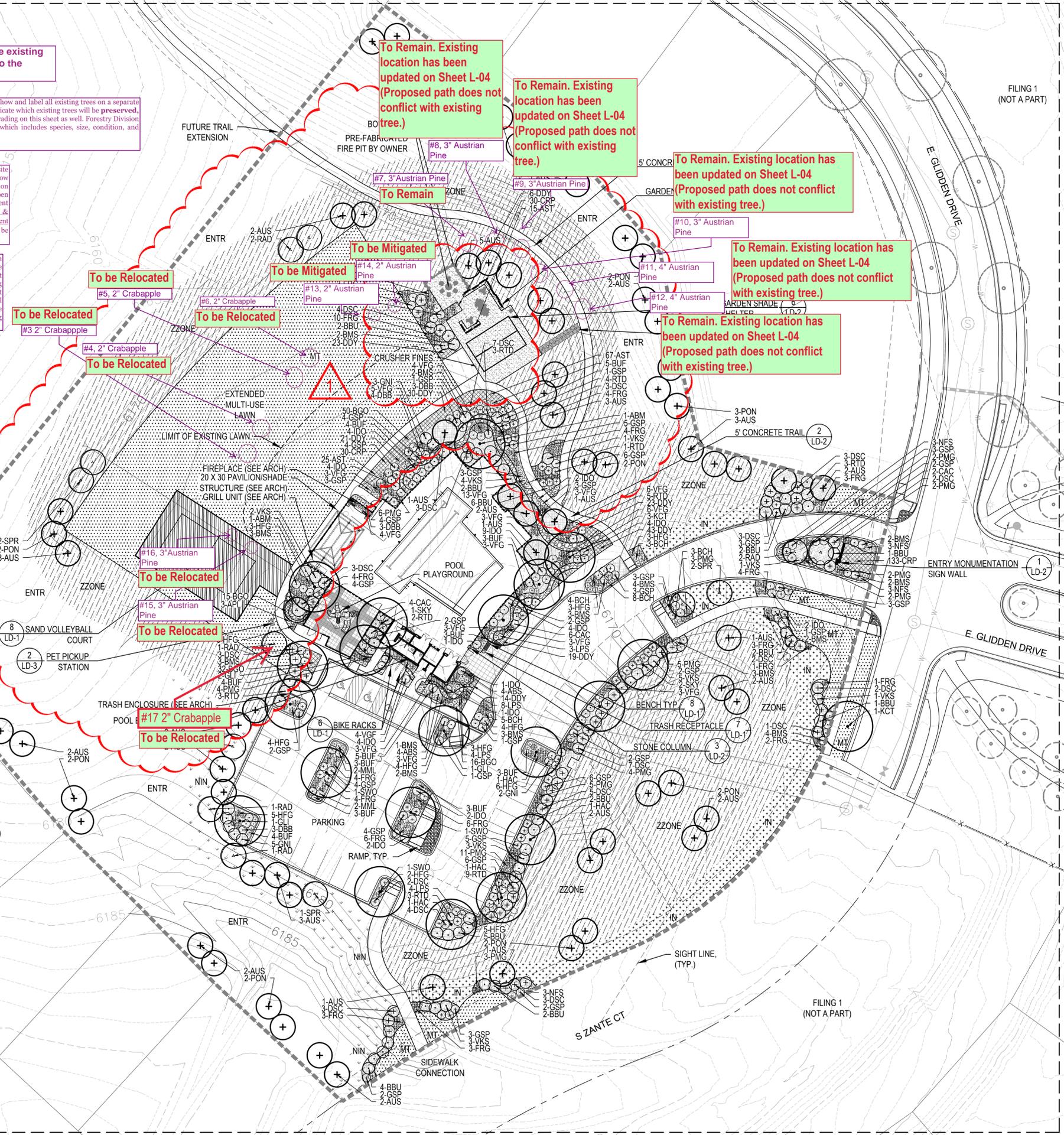
Trees Identified in purple are existing and within close proximity to the project

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved, removed or spaded. Please include grading on this sheet as well. Forestry Division staff has conducted a tree assessment, which includes species, size, condition, and location factors.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

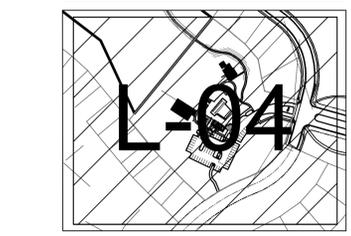
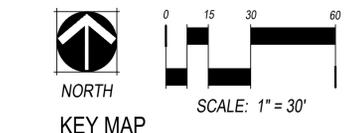
Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

Response: Thank you. Comment noted. Per conversation with Forestry on 06/12/2020 we will show existing tree locations and identify trees that will be removed, relocated, mitigated, or preserved on Sheet L-04 and identify quantities of existing trees in a Tree Mitigation Table on the Cover Sheet. Tree preservation notes have been added to the Cover Sheet. Proposed grading is shown on Sheet L-04.



LEGEND

- ENTRY SIGN WALL
STEEL EDGER (SHEET LD-1, DETAIL 4)
CONCRETE TRAIL (SHEET LD-2, DETAIL 2)
LIMITS OF WORK
MATCHLINE
SHRUB BED: GORILLA HAIR CEDAR MULCH
SHRUB BED: ROCK MULCH
CRUSHER FINES
DRY CREEK BED
MANICURED TURF
Z-TAP NATIVE GRASS SEED, MIX "A" DRILLED SEED
100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
NON-IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
ANNUALS, BY OWNER
EXISTING NATIVE TO REMAIN THE SAME
DECIDUOUS CANOPY TREE (SHEET LD-1, DETAIL 1)
ORNAMENTAL TREES (SHEET LD-1, DETAIL 1)
EVERGREEN TREES (SHEET LD-1, DETAIL 1)
EXISTING TREES
DECIDUOUS SHRUBS (SHEET LD-1, DETAIL 2)
EVERGREEN SHRUBS (SHEET LD-1, DETAIL 2)
ORNAMENTAL GRASSES (SHEET LD-1, DETAIL 2)
FIRE HYDRANT
SAND VOLLEYBALL COURT
VOLLEYBALL COURT EDGER
POOL FENCE AND GATE (DETAIL 4 & 5, SHEET LD-2)



SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: L-04



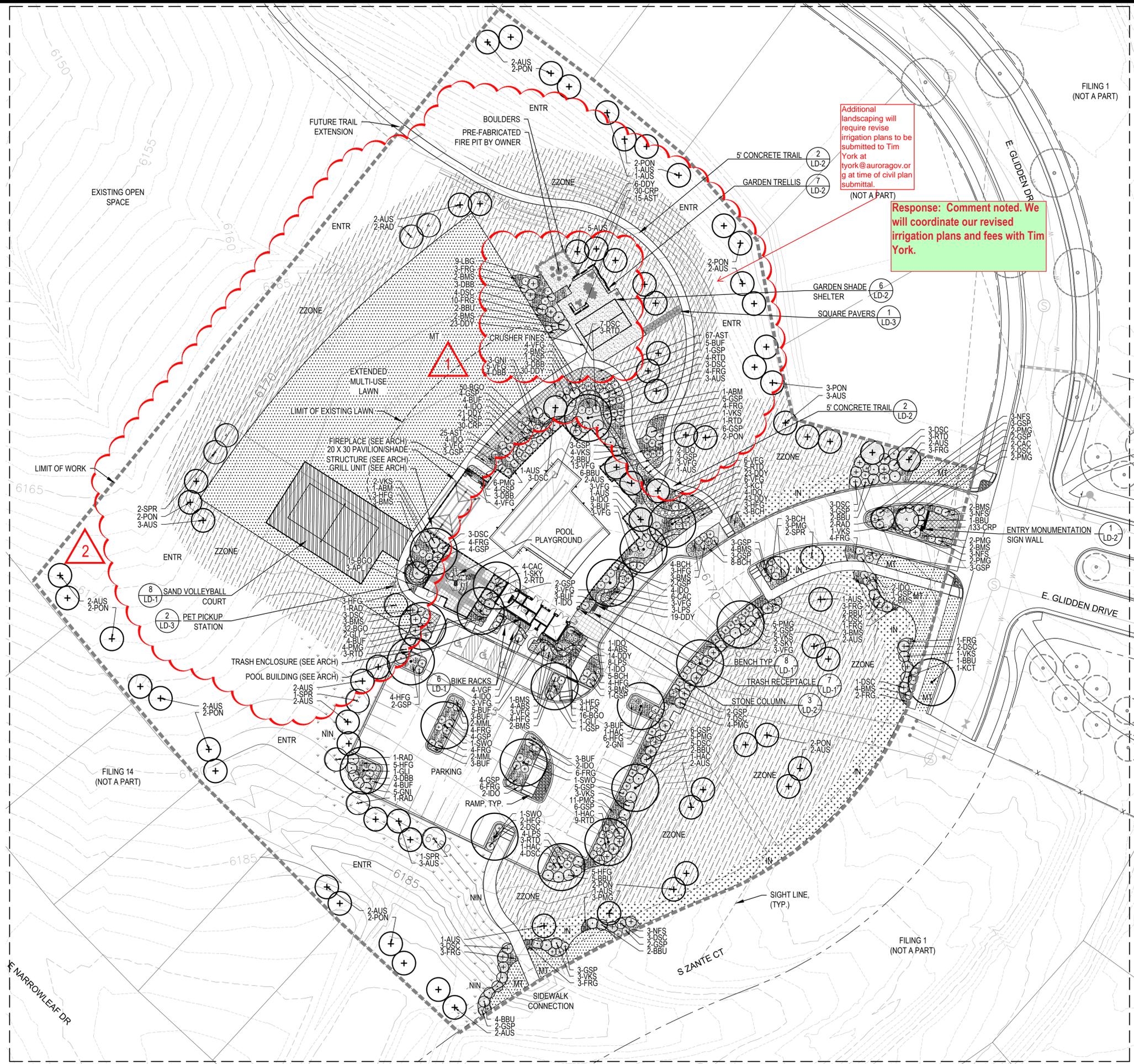
Know what's below. Call before you dig.

DATE: MAY 1ST, 2020
SHEET 8 OF 13

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

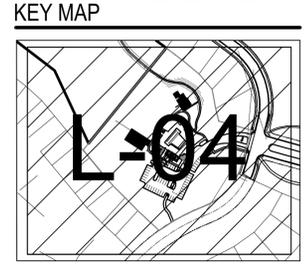
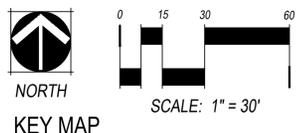
CHECKED BY: SM
DRAWN BY: TD/DJR

NOT FOR CONSTRUCTION



LEGEND

- ENTRY SIGN WALL
- STEEL EDGER (SHEET LD-1, DETAIL 4)
- CONCRETE TRAIL (SHEET LD-2, DETAIL 2)
- LIMITS OF WORK
- MATCHLINE
- SHRUB BED: GORILLA HAIR CEDAR MULCH
- SHRUB BED: ROCK MULCH
- CRUSHER FINES
- DRY CREEK BED
- MT MANICURED TURF
- ZTAP Z-TAP NATIVE GRASS SEED, MIX "A" DRILLED SEED
- IN 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- NIN NON-IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- NIN ANNUALS, BY OWNER
- ENTR EXISTING NATIVE TO REMAIN THE SAME
- DECIDUOUS CANOPY TREE (SHEET LD-1, DETAIL 1)
- ORNAMENTAL TREES (SHEET LD-1, DETAIL 1)
- EVERGREEN TREES (SHEET LD-1, DETAIL 1)
- EXISTING TREES
- DECIDUOUS SHRUBS (SHEET LD-1, DETAIL 2)
- EVERGREEN SHRUBS (SHEET LD-1, DETAIL 2)
- ORNAMENTAL GRASSES (SHEET LD-1, DETAIL 2)
- FIRE HYDRANT
- SAND VOLLEYBALL COURT
- VOLLEYBALL COURT EDGER
- POOL FENCE AND GATE (DETAIL 4 & 5, SHEET LD-2)



SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET NUMBER:  
L-04



Know what's below.  
Call before you dig.

DATE: MAY 1ST, 2020  
SHEET 8 OF 13

**NORRIS DESIGN**  
www.norris-design.com

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186

CHECKED BY: SM  
DRAWN BY: TD/DJR