

# 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 WHITE 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. XXXXXXXXXX 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;

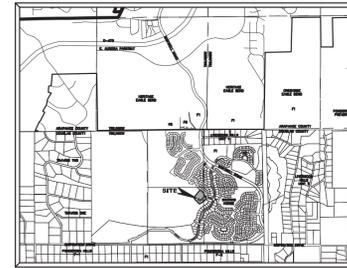
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°20'52", AN ARC LENGTH OF 183.30 FEET;

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.



VICINITY MAP  
SCALE: 1" = 2000'

### SHEET INDEX:

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

### BENCHMARK

AURORA BM 6S8506SW001 3-1/2 INCH DIAMETER ALUMINUM CAP, DOUGLAS COUNTY GIS SECONDARY CONTROL 1.110063, NORTH SOUTH 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.

### 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.

### 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 )  
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: JULY 13, 2020

SHEET 1 OF 13

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### DEVELOPER

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

### ENGINEER

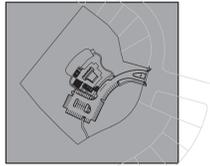
CALIBRE ENGINEERING, INC.  
9090 SOUTH RIDGELINE BLVD, SUITE 105  
HIGHLANDS RANCH, CO 80129  
PHONE: (303) 730-0434  
CONTACT: TODD JOHNSON

### 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**

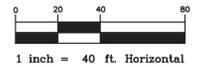
**LEGEND**

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

**KEYNOTES**

- CURB RAMP
- DIRECTIONAL RAMP
- 10' CROSSSPAN
- ENTRY MONUMENT
- 6' SIDEWALK
- 8' SIDEWALK
- 5' SIDEWALK
- SIDEWALK CHASE
- SIGHT TRIANGLE
- TRASH RECEPTICAL
- SITE BENCH
- BIKE RACK
- TRASH ENCLOSURE
- TRANSFORMER
- R1-1 STOP SIGN
- CURB CUT
- KNOX BOX
- MAILBOXES
- DIRECTIONAL RAMP - SPECIAL
- ZEBRA CROSSWALK STRIPING
- VOLLEYBALL PIT
- PET CARE STATION

**NOTE:**  
 A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION FOR BOTH THE RESTROOM BUILDING AND THE SHADE SHELTER.



TITLE: SITE PLAN   
 DATE: JULY 13, 2020  
 SHEET 2 OF 13

**Calibre**

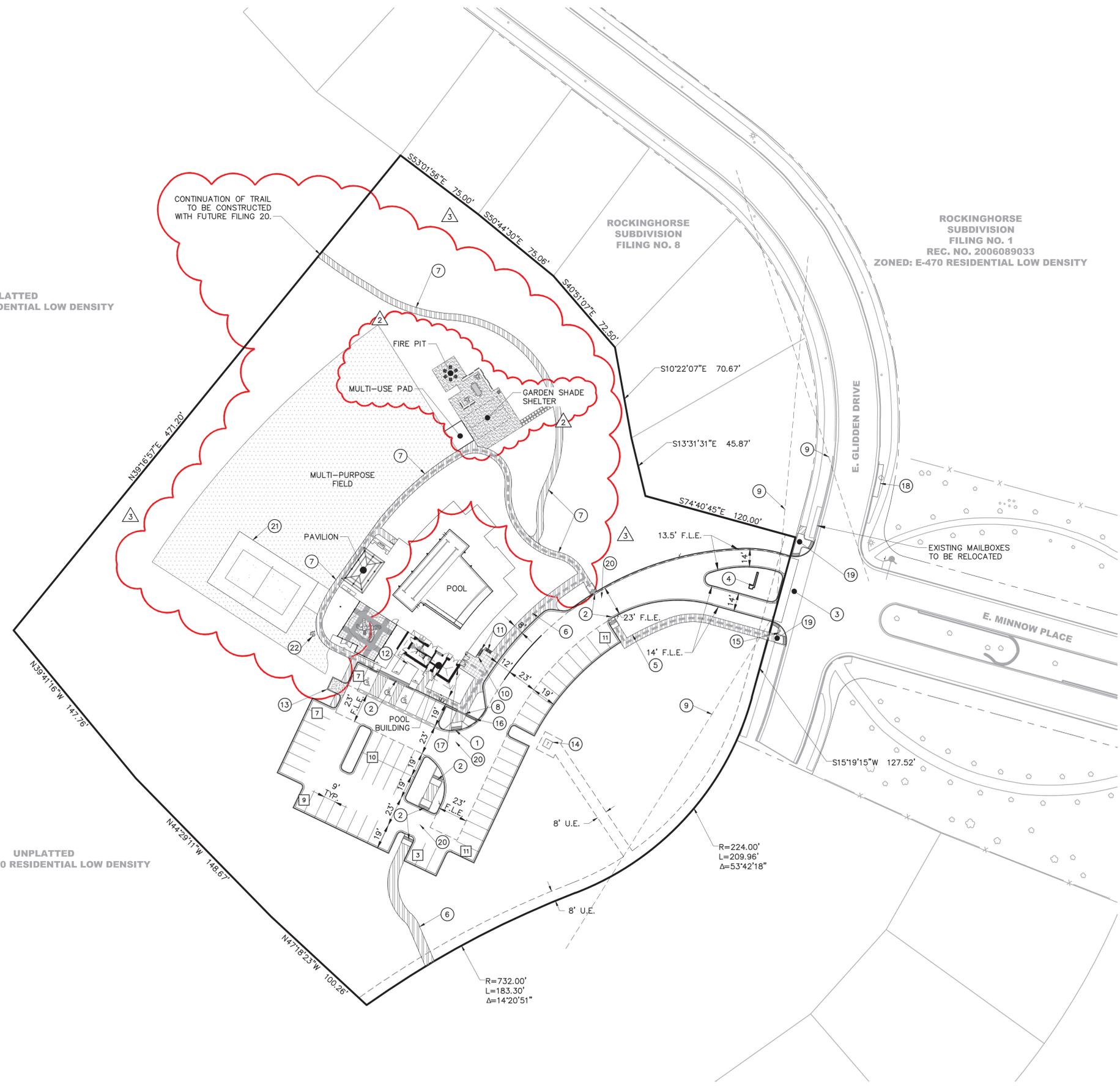
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UNPLATTED  
ZONED: E-470 RESIDENTIAL LOW DENSITY

UNPLATTED  
ZONED: E-470 RESIDENTIAL LOW DENSITY

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

ROCKINGHORSE  
SUBDIVISION  
FILING NO. 8

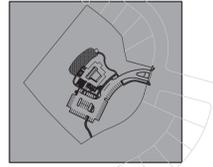


CONTINUATION OF TRAIL  
TO BE CONSTRUCTED  
WITH FUTURE FILING 20.

EXISTING MAILBOXES  
TO BE RELOCATED

R=732.00'  
L=183.30'  
Δ=14°20'51"

R=224.00'  
L=209.96'  
Δ=53°42'18"



**KEYMAP**

**LEGEND**

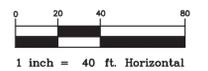
ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
PR. MAJOR CONTOUR	5300
PR. MINOR CONTOUR	---
EX. MAJOR CONTOUR	5300
EX. MINOR CONTOUR	---
EX. WATERLINE	W
EX. SANITARY SEWER	S
PR. SWALE	---
EX. FIRE HYDRANT	▲
EX. WATER VALVE	⊕
PR. WATER SERVICE	---
PR. SAN SERVICE	---
PR. IRRIGATION SERVICE	---
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

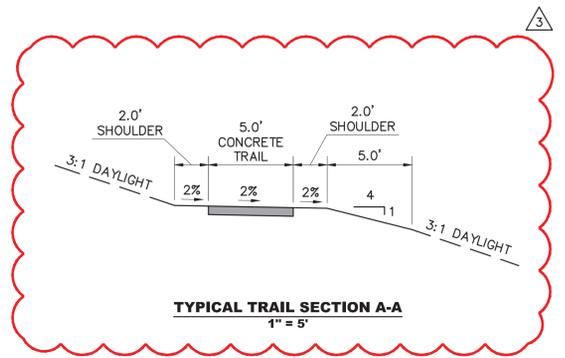
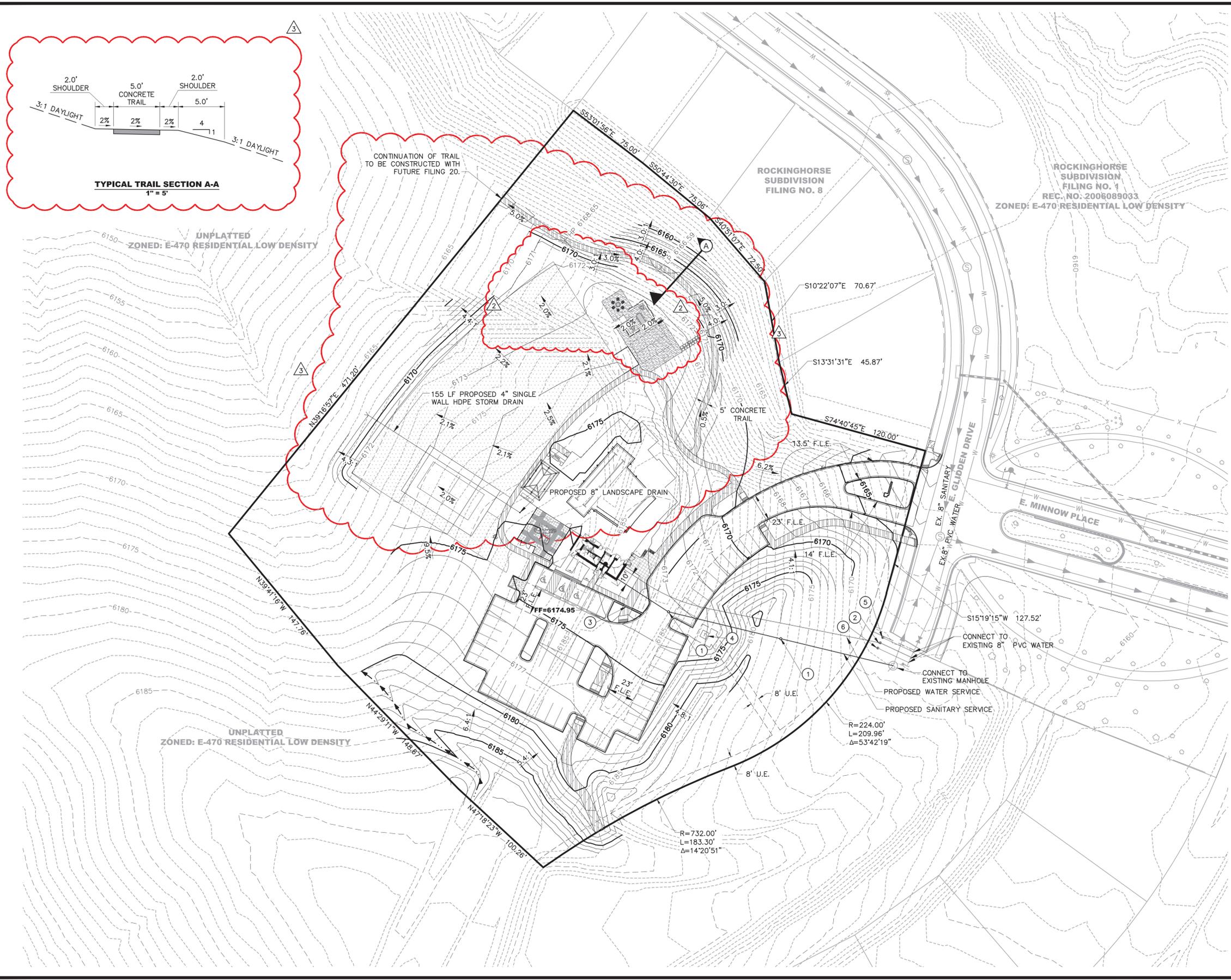
**NOTE:**

A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION FOR BOTH THE RESTROOM BUILDING AND THE SHADE SHELTER.



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

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**TYPICAL TRAIL SECTION A-A**  
1" = 5'

CONTINUATION OF TRAIL TO BE CONSTRUCTED WITH FUTURE FILING 20.

ROCKINGHORSE SUBDIVISION FILING NO. 8

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

UNPLATTED ZONED: E-470 RESIDENTIAL LOW DENSITY

UNPLATTED ZONED: E-470 RESIDENTIAL LOW DENSITY

R=732.00'  
L=183.30'  
Δ=14°20'51"

R=224.00'  
L=209.96'  
Δ=53°42'19"

S15°19'15"W 127.52'

CONNECT TO EXISTING 8" PVC WATER

CONNECT TO EXISTING MANHOLE

PROPOSED WATER SERVICE

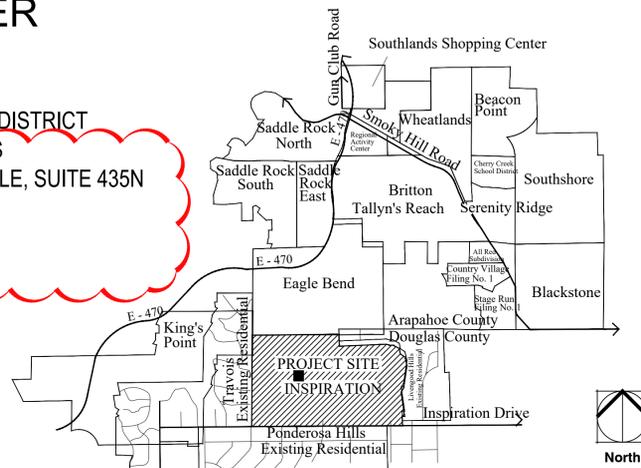
PROPOSED SANITARY SERVICE

8' U.E.

# ROCKINGHORSE POOL & ACTIVITY CENTER VICINITY MAP

CONTEXTUAL SITE PLAN #5  
ADDRESS: AURORA, COLORADO  
PREPARED FOR: ROCKINGHORSE METRO DISTRICT

OWNER: NEWLAND COMMUNITIES  
OWNER ADDRESS: 6312 FIDDLER'S GREEN CIRCLE, SUITE 435N  
GREENWOOD VILLAGE, CO 80111  
OWNER PHONE: 303-604-5447  
CONTACT: SANDI THOMAS



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- L-01 COVER SHEET
- L-02 NOTES
- L-03 PLANT LIST
- L-04 LANDSCAPE PLAN
- LD-1 LANDSCAPE DETAILS-1
- LD-2 LANDSCAPE DETAILS-2
- LD-3 LANDSCAPE DETAILS-3
- H2M HYDRO ZONE MAP

## WATER USE TABLE

AREA NAME	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)	ZTAP AREAS	NON-IRRIGATED AREA (INCLUDING NON-IRRIGATED NATIVE SEED AREAS)	TOTAL AREA
FILING 9 N.A.C.	20,131 SF	27,890 SF	31,352 SF	138,975 SF	218,348 SF

## BUFFER TABLE

TRACT	DESCRIPTION	LENGTH/AREA /UNIT	WIDTH RE/PR*	TREES RE/PR*	SHRUBS RE/PR*	TOTAL TREES RE/PR*	TOTAL SHRUBS RE/PR*
TRACT E	STREETSCAPE BUFFER	LENGTH: 37 FT	8 FT/ 8 FT	1/1	NOT REQUIRED	1/1	NOT REQUIRED
TRACT E	STREET PERIMETER BUFFER	LENGTH: 462 FT	20 FT/ 100 FT	12/21	120/115	12/21	120/115
TRACT E	PRIVATE OPEN SPACE (INCLUDES PARKING LOT SCREENING)	AREA: 175,121 SF		44/42***	440/550	44/42	440/550
TRACT E	SITE PERIMETER BUFFER (SP: 1)	LENGTH: 460 FT	20 FT/20 FT	18/18	90/0**		
TRACT E	SITE PERIMETER BUFFER (SP: 2)	LENGTH: 397 FT	20 FT/20 FT	16/13**	80/0**	34/31	170/0
TRACT E	BUILDING PERIMETER BUFFER: ELEVATION (A) FACING PARKING LOT	LENGTH: 48 FT	20 FT/20 FT	1/2	TALL SHRUBS: 2/5 OTHER SHRUBS: 9/17		
TRACT E	BUILDING PERIMETER BUFFER: ELEVATION (B) FACING STREET	LENGTH: 15 FT	20 FT/20 FT	1/2	TALL SHRUBS: 1/2 OTHER SHRUBS: 2/17		
TRACT E	BUILDING PERIMETER BUFFER: ELEVATION (C) FACING POOL AREA	LENGTH: 48 FT	20 FT/20 FT	1/0	TALL SHRUBS: 2/0 OTHER SHRUBS: 9/0		
TRACT E	BUILDING PERIMETER BUFFER: ELEVATION (D) PLAYGROUND AREA	LENGTH: 15 FT	20 FT/20 FT	1/2	TALL SHRUBS: 1/6 OTHER SHRUBS: 2/0	4/5	28/47
TRACT E	PARKING LOT ISLANDS:	QUANTITY: 6		7/7	MULCH/PLANTING	6/6	NOT SPECIFIED
GRAND TOTAL:						102/108	758/698

\* REQUIRED/PROVIDED  
\*\*SOME SITE PERIMETER BUFFER TREES AND SHRUBS FROM BOTH SITE PERIMETER LINES WERE MOVED TO OTHER LOCATIONS IN THE OPEN SPACE TO BETTER SCREEN THE PARKING LOT AND THE ACTIVITY CENTER FROM ADJACENT RESIDENTIAL PROPERTY.  
\*\*\*SOME OPEN SPACE TREES WERE MOVED TO OTHER LOCATIONS IN THE STREET PERIMETER BUFFER TO BETTER SCREEN THE PARKING LOT AND THE ACTIVITY CENTER FROM ADJACENT RESIDENTIAL PROPERTY.  
\*\*\*\*SOME OPEN SPACE TREES WERE RELOCATED WITHIN THE OPEN SPACE TO ACCOMMODATE IMPROVEMENTS TO THE NEIGHBORHOOD ACTIVITY CENTER IN AMENDMENT 2 BUT THE QUANTITY OF TREES DID NOT CHANGE.

## GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNATED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

## LANDSCAPE ARCHITECT

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## ENGINEER

**Calibre**

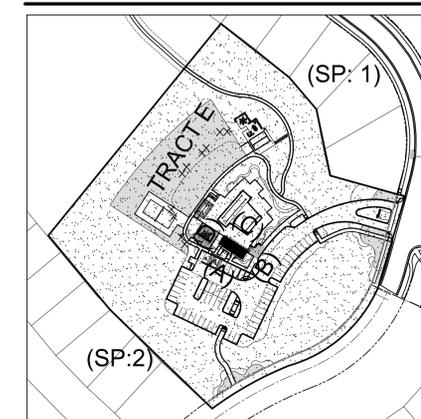
Calibre Engineering, Inc.  
9090 South Ridgeline Boulevard, Suite 105  
Highlands Ranch, CO 80129 (303) 730-0434  
www.calibre-engineering.com  
Construction Management Civil Engineering Surveying

## TREE MITIGATION TABLE

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
20"	16"	4"

- \*NOTE:  
1. ALL EXISTING TREES LOCATED WITHIN THE LIMITS OF WORK FOR CSP 5, FILING 9, INSPIRATION CLUB WERE A PART OF THE ORIGINAL PROPOSED CSP. NO EXISTING TREES WERE ON SITE AT TIME OF ORIGINAL DEVELOPMENT.  
2. TEN OF THE TREES PLANTED AT TIME OF ORIGINAL CSP APPROVAL WILL BE RELOCATED/MITIGATED FOR THIS CSP AMENDMENT, TWO OF WHICH ARE AUSTRIAN PINES.  
3. ALL EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED IN COMPLIANCE WITH THE CURRENT CITY OF AURORA PARKS, RECREATION & OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL.

## TRACT KEY MAP



Know what's below.  
Call before you dig.

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

L-01

DATE: JULY 13th, 2020

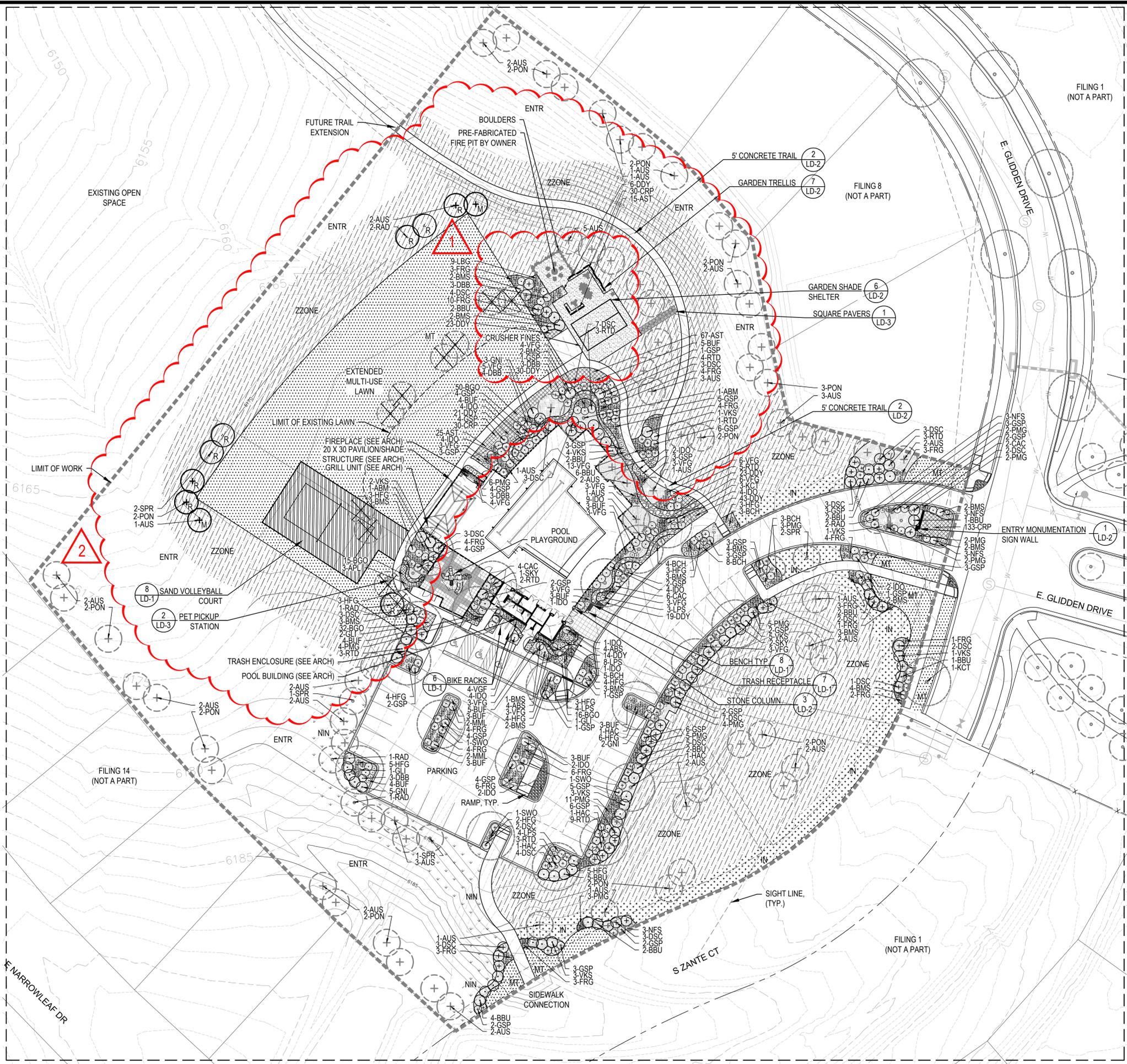
SHEET 5 OF 13



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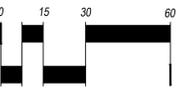


LEGEND

- 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 TO BE PRESERVED
- EXISTING TREES TO BE REMOVED
- MITIGATED TREES
- RELOCATED 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)

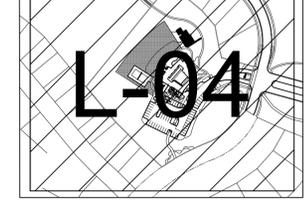


NORTH



SCALE: 1" = 30'

KEY MAP



SHEET TITLE:  
LANDSCAPE  
PLAN  
SHEET NUMBER:  
L-04



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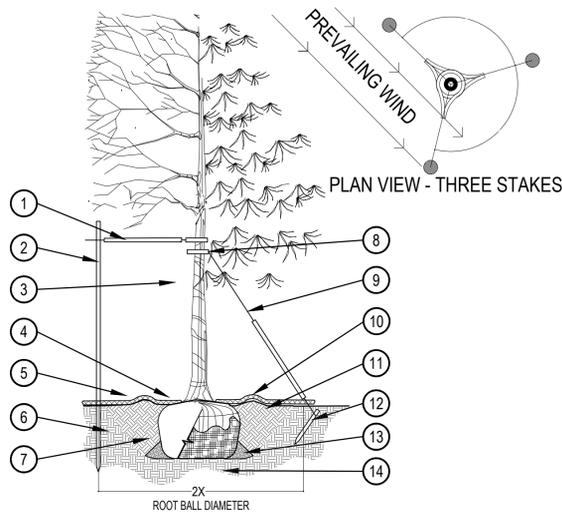
DATE: JULY 13th, 2020

SHEET 8 OF 13



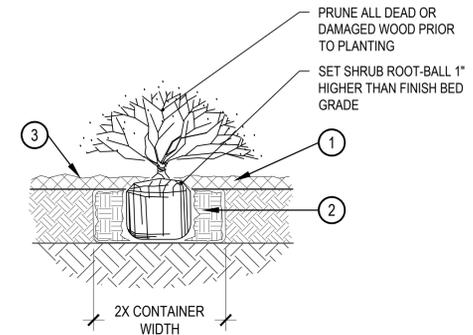
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CHECKED BY: SM  
DRAWN BY: TD/DR



- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1 1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
    - 1 3/4" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
    - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

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



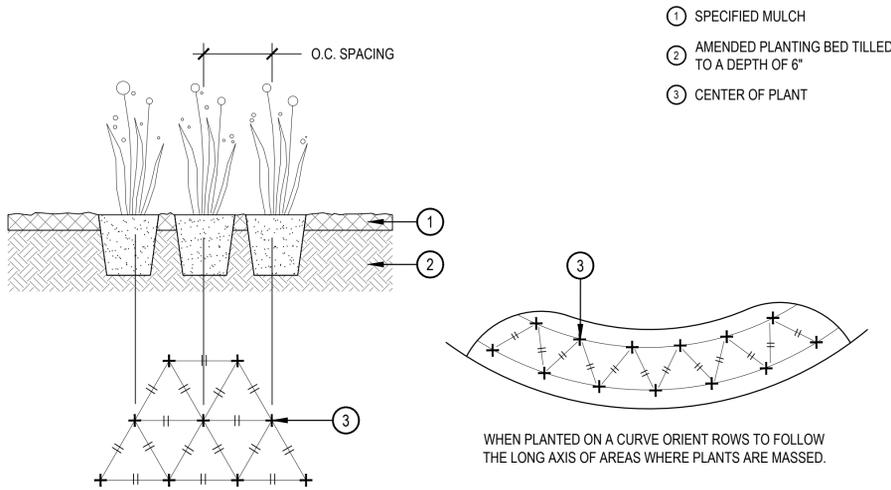
- SPECIFIED MULCH
  - AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
  - FINISH GRADE (TOP OF MULCH)
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 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

1 TREE PLANTING DETAIL

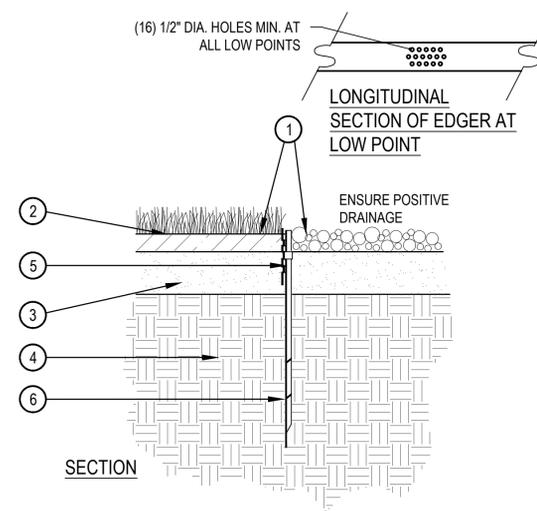
SCALE: 3/16" = 1'-0"

2 SHRUB PLANTING

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



- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
  - TURF THATCH
  - AMENDED SOIL PER SPECIFICATIONS
  - SUBGRADE
  - STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
  - EDGER STAKE
- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
  - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

4 STEEL EDGER

SCALE: 1" = 1'-0"

5 BENCH

SCALE: NTS



ANOVA FURNISHINGS, CONTACT: ROB COLONDER 720-539-0997

DESCRIPTION: CIRCLE STAINLESS STEEL BIKE RACK WITH SURFACE MOUNT - CIRCLEBR52

SIZE: 5.5" WIDTH X 32.25" HEIGHT X 36" LENGTH, WEIGHT 35 LBS

MATERIALS: .50" THICK FORMED STEEL ARM RESTS AND LEGS, 2"x4" RECYCLED PLASTIC PLANKS.

FINISH AND COLOR: PREMIUM STAINLESS STEEL FINISH

BIKE RACK TO BE SURFACE MOUNTED

WEBSITE: <http://anovafurnishings.com/product.aspx?id=CIRCLEBR52&id=5>

6 BIKE RACK

SCALE: NTS



ANOVA FURNISHINGS, CONTACT: ROB COLONDER 720-539-0997

DESCRIPTION: WOODWIND 35 GALLON RECYCLED PLASTIC RECEPTACLE WITH OPEN TOP, TR350T

SIZE: BASE - 31.57" HEIGHT, 23.9" DIAMETER

MATERIALS: 12-GAUGE STEEL SIDE PANELS WITH 5"x2.5" RECYCLED PLASTIC PLANKS, FEET ARE RUBBER AND LINER IS HIGH-DENSITY POLYETHYLENE PLASTIC, TOP IS 16-GAUGE GALVANNEALED STEEL WITH 15" DIAMETER OPENING.

FINISH AND COLOR: POWDER COATED STEEL IN PEWTER, CEDAR COLORED RECYCLED PLASTIC PLANKS

TRASH RECEPTACLE TO BE SURFACE MOUNTED

WEBSITE: <http://anovafurnishings.com/product.aspx?id=TR350T&id=3>

7 TRASH RECEPTACLE

SCALE: NTS

5 BENCH



ANOVA FURNISHINGS, CONTACT: ROB COLONDER 720-539-0997

DESCRIPTION: MADISON 6' CONTOUR BENCH WITH RECYCLED PLASTIC SEAT AND BACK PLANKS - RCPMC6

SIZE: 27.57" WIDTH X 35.11" HEIGHT X 72.25" LENGTH, 79.25" WITH ARM RESTS.

MATERIALS: .50" THICK FORMED STEEL ARM RESTS AND LEGS, 2"x4" RECYCLED PLASTIC PLANKS.

FINISH AND COLOR: POWDER COATED STEEL IN PEWTER, CEDAR RECYCLED PLASTIC PLANKS.

BENCH TO BE SURFACE MOUNTED

WEBSITE: <http://anovafurnishings.com/product.aspx?id=RCPMC6&id=1>

8 SAND VOLLEYBALL COURT

SCALE: NTS

**2**

POP-BAZOOKA VOLLEYBALL SYSTEM BY VOLLEYBALL USA FOR POSTS, NET AND HARDWARE OR APPROVED EQUAL

COURT TO BE DIMENSIONS SHOWN ON PLAN, USE VOLLEYBALL USA 2" PRO ADJUSTABLE BOUNDARY LINES AND WHITE VOLLEYBALL PLAY SAND FROM PIONEER SAND OR APPROVED EQUAL

COURT EDGER TO BE EDGE GUARD HIGH DENSITY POLYETHYLENE PLASTIC EDGE BY VOLLEYBALL USA OR APPROVED EQUAL

SAND TO BE HUTCHESON V SAND - DOUBLE WASHED VOLLEYBALL SAND MIX FREE OF SILICA DUST, SILT, AND CLAY, COLOR TAN, .5 - 1 MM SIZE PARTICULATES, OR APPROVED EQUAL



SHEET TITLE:  
**LANDSCAPE  
DETAILS-1**

SHEET NUMBER:  
**LD-1**

DATE: JULY 13th, 2020

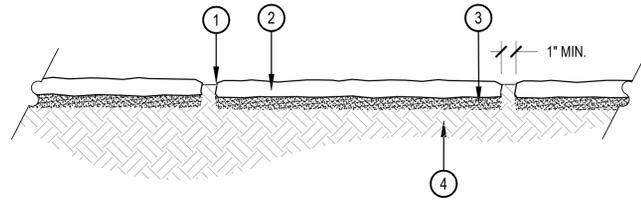
SHEET 9 OF 13

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2

- ① TOP OF PAVER SHALL BE SET SLIGHTLY ABOVE THE TOP OF ADJACENT CRUSHER FINES
- ② PAVER - 24"x24" x 2" THICK
- ③ 2" SAND SETTING LAYER
- ④ COMPACTED SUBGRADE, 95% STANDARD PROCTOR DENSITY
- ⑤ MANUFACTURER: STONEBILT OR APPROVED EQUAL
- ⑥ COLOR: DARK BUFF SANDSTONE
- ⑦ REFER TO LANDSCAPE PLANS FOR LAYOUT



PET PICKUP STATION  
 DESCRIPTION: MINI DOG WASTE STATION  
 MODEL: #7409R  
 COLOR: FOREST GREEN  
 REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION

1 SQUARE PAVER

SCALE: 1" = 1'-0"

2 PET PICKUP STATION

SCALE: NTS



Know what's below.  
 Call before you dig.

SHEET TITLE:  
 LANDSCAPE  
 DETAILS-3

SHEET NUMBER:  
 LD-3

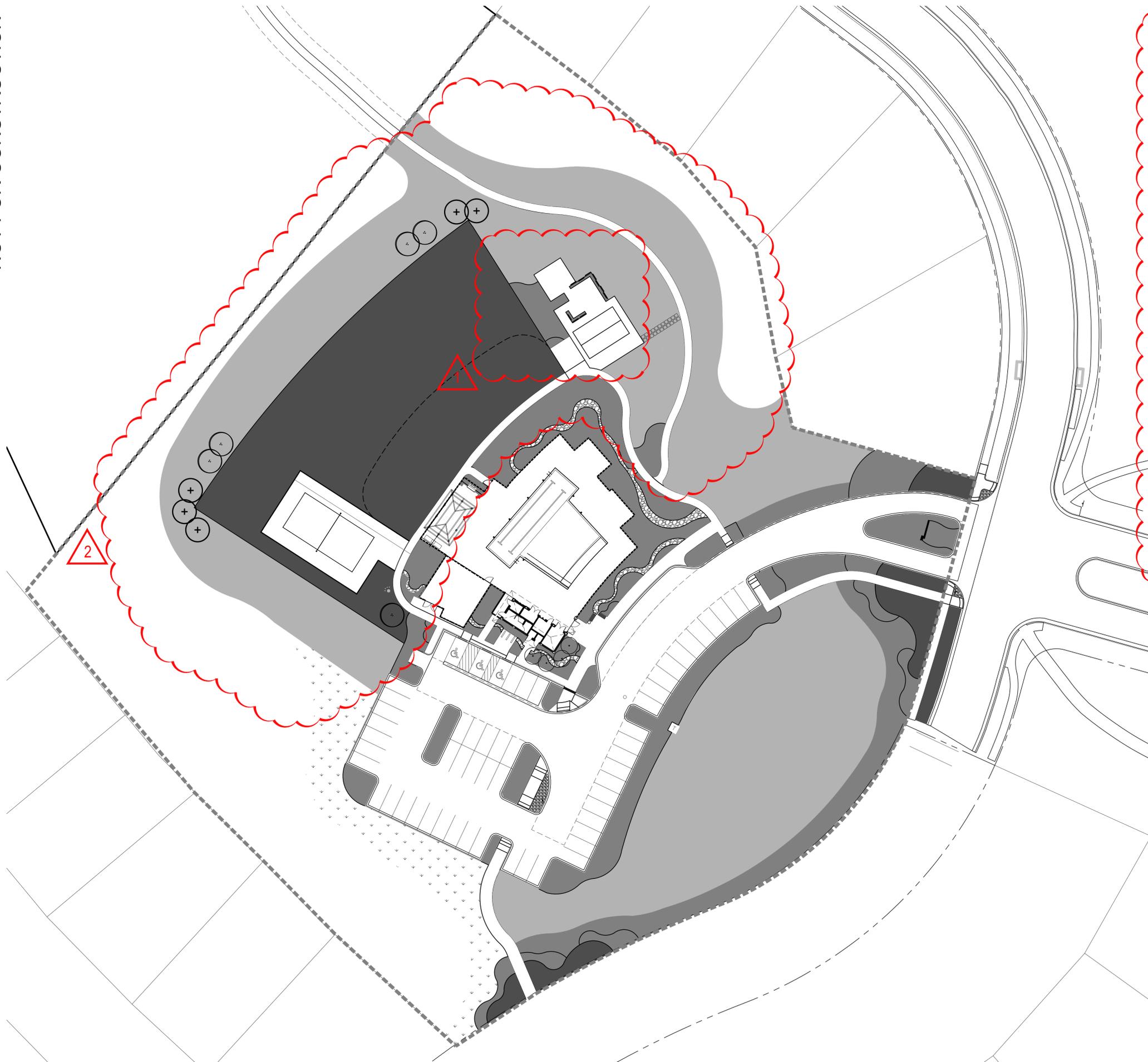
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SHEET 11 OF 13



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NOT FOR CONSTRUCTION



**LEGEND**

- LIMITS OF WORK
- HIGH WATER USE: MANICURED TURF  
27,663 SF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE  
20,131 SF
- Z-ZONE NATIVE SEED AREA  
59,343 SF
- NON-IRRIGATED NATIVE SEED AREA
- NON-IRRIGATED COBBLE BED
- DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES
- ⊕ EVERGREEN TREES

**HYDRO-ZONE TABLE**

TAP #19

WATER USE TYPE	AREA (SF)
HIGH WATER USE	27,663 SF
LOW WATER USE	20,131 SF
Z-ZONE (TAP TBD)	59,343 SF

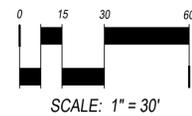
CANOPY TREES	QUANTITY	AREA VALUE (SF)	TOTAL AREA
EVERGREEN/ORNAMENTAL TREES	38	177	6,726

**TOTAL IRRIGATED AREA TAP #19 111,939 SF**

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SHEET TITLE:  
HYDRO-ZONE  
MAP

SHEET NUMBER:  
**HZM**



DATE: JULY 13th, 2020  
SHEET 11 OF 13

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