

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 08°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°58'29", 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.

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;

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 70.67 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 58°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.

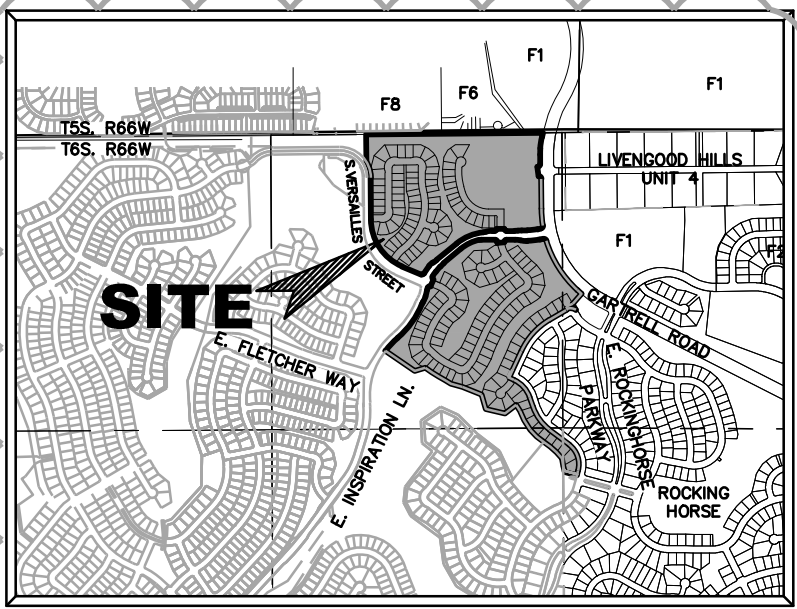
CONTAINING AN AREA OF 37.855 ACRES, (1,648,973 SQUARE FEET), MORE OR LESS.

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



VICINITY MAP
SCALE: 1" = 1750'
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–NAVDB88 DATUM)

DATA:

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.

AMENDMENT REVISIONS:

FILING 8 REPLAT WAS NECESSARY TO REDUCE THE TOTAL NUMBER OF LOTS WITHIN BLOCK 1 BY ONE LOT (8 LOTS ORIGINALLY PLATTED AS LOTS 32–39). THE RE–PLATTED LOTS HAD THEIR LOT LINES ADJUSTED SLIGHTLY, LOTS 38 AND 39 WERE COMBINED INTO A SINGLE LOT. RESULTING RE–PLATTED LOTS ARE NOW BLOCK 1, LOTS 1–7.

AFFECTED SHEETS ARE AS FOLLOWS:

CALIBRE: 3 (LOT AREA TABLE), 4–7 (MODIFY BLOCK 1, LOTS 32–38; REMOVE BLOCK 1, LOT 39; MODIFY TRACT A), 11–12 (REMOVE BLOCK 1, LOT 39 – NO CHANGES TO GRADING, REMOVE LOT 39 UTILITY SERVICE LINES), 13–14 (NO CHANGES TO GRADING; MODIFY BLOCK 1, LOTS 32–38; MODIFY TRACT A)

NORRIS DESIGN: 18, 22, 25, 35, 36, 37, 38

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 _____ A.D. _____.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ A.D. _____ 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: _____

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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: STEPHEN DOUGLAS

LANDSCAPE ARCHITECT

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

TITLE: TITLE SHEET
DATE: NOVEMBER 9, 2018 AMENDMENT
SHEET 1 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

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 NORTH-EAST 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°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 60.71 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" E, A DISTANCE OF 112.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH MINNEPEG 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 286.05 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 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;
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 468.00 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 60.67 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 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.

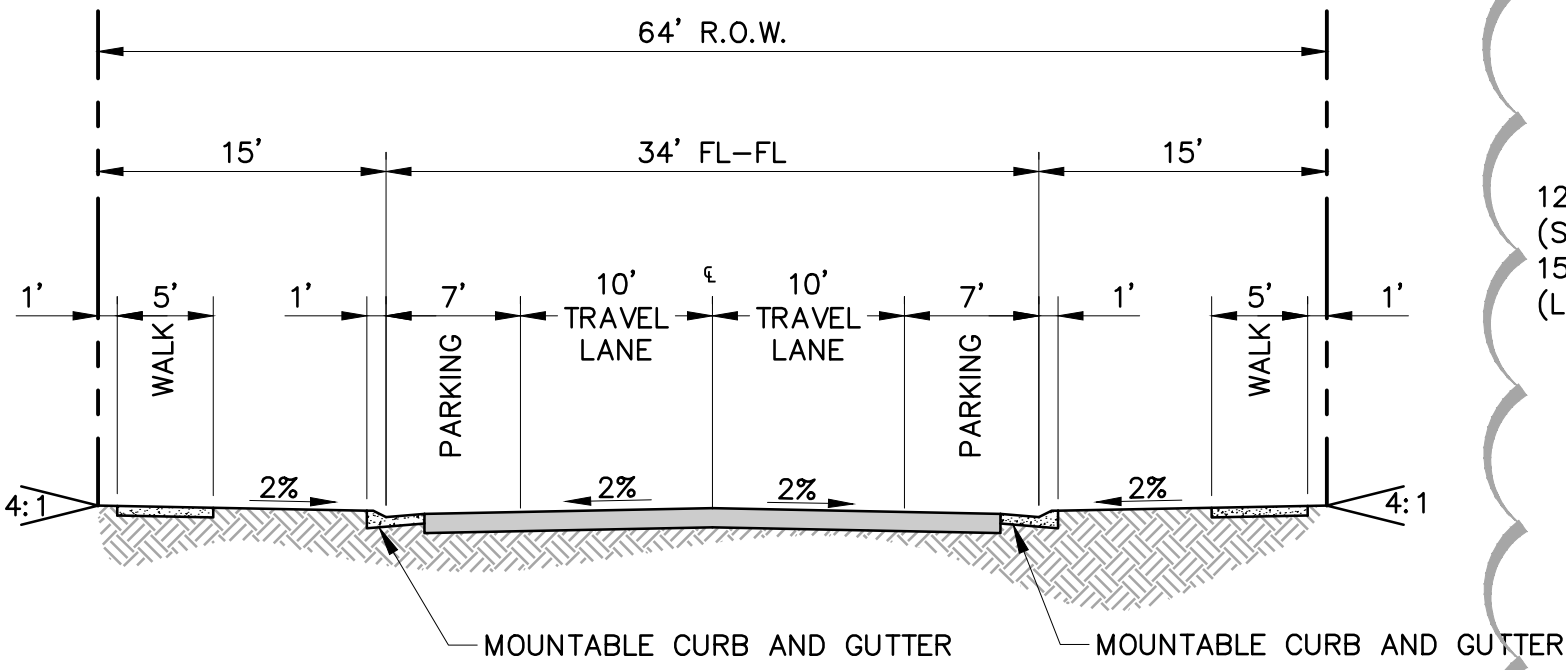
REQUIRED SITE PLAN NOTES

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 UNOBSSTRUCTED 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.

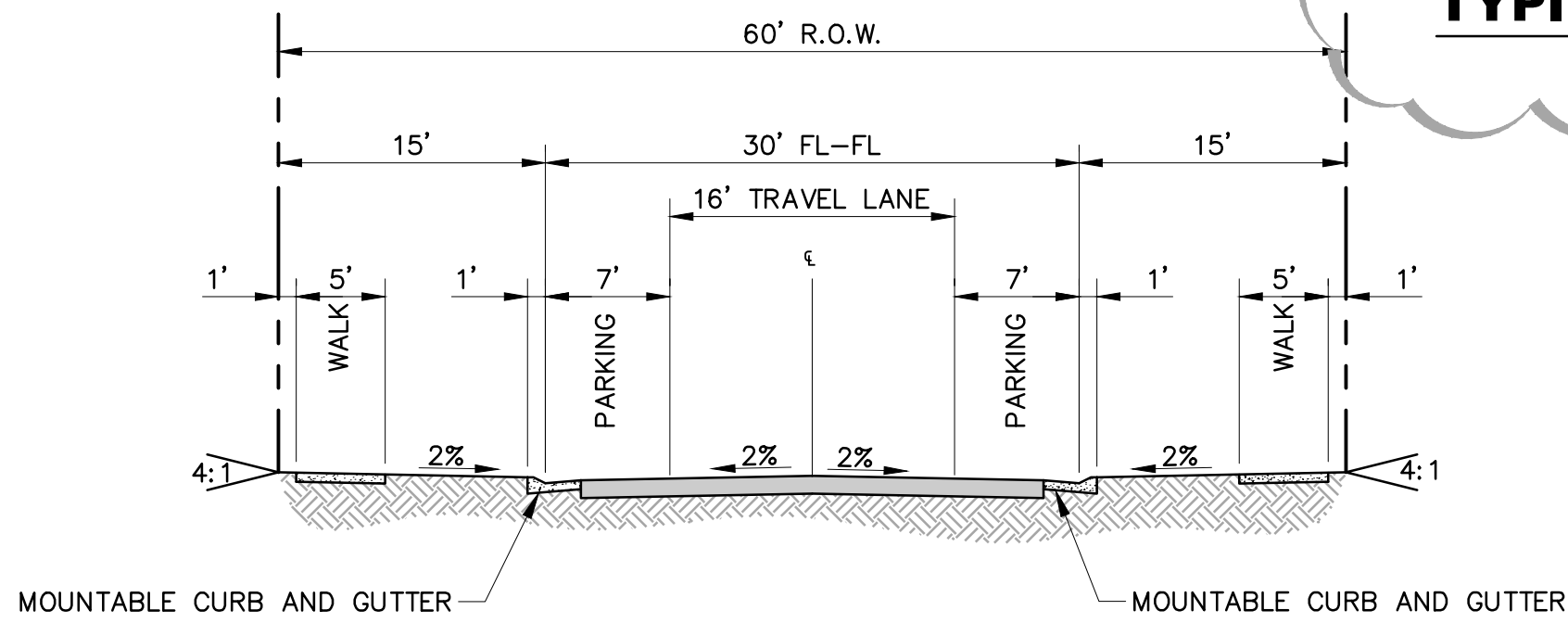
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED 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

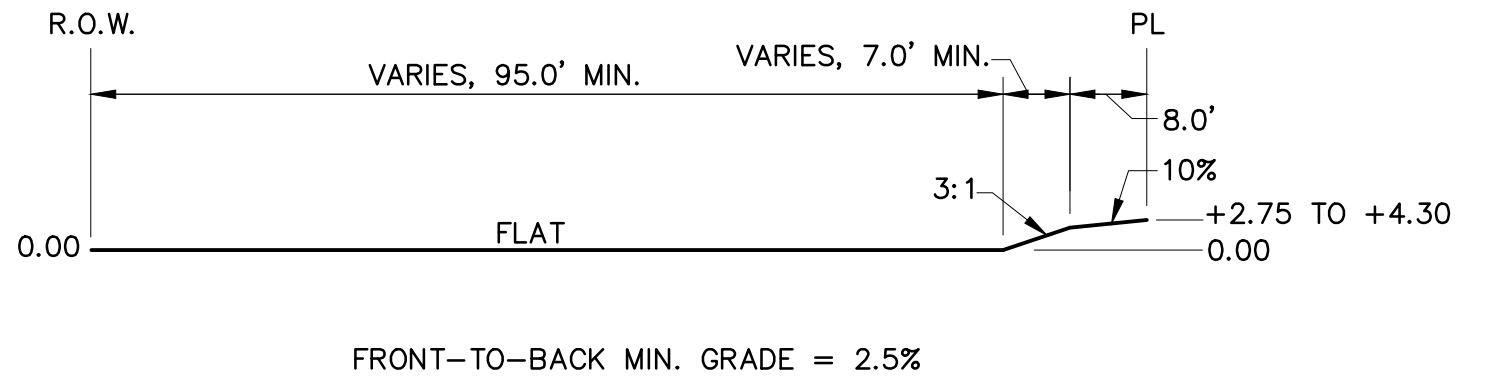
1. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY 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 REMIXED 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

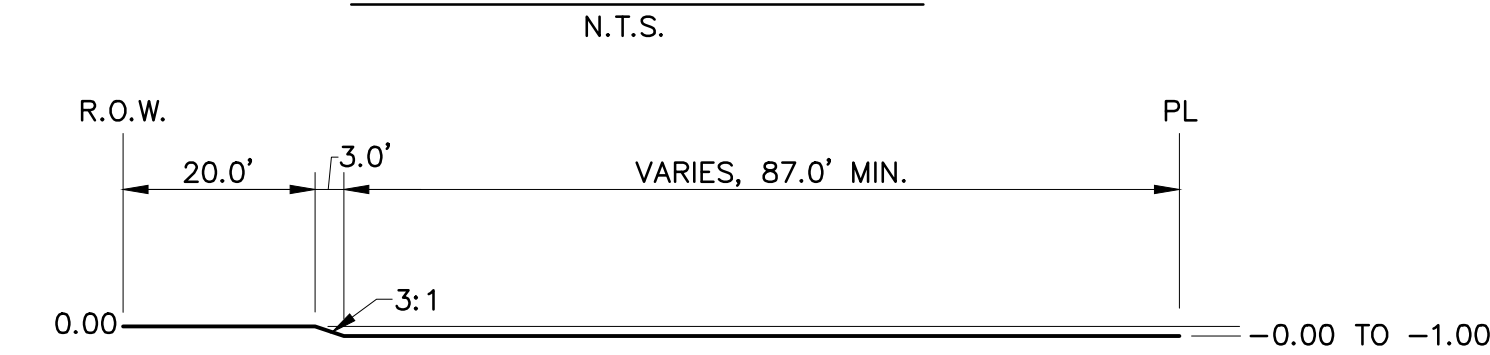


LOCAL STREET TYPE II

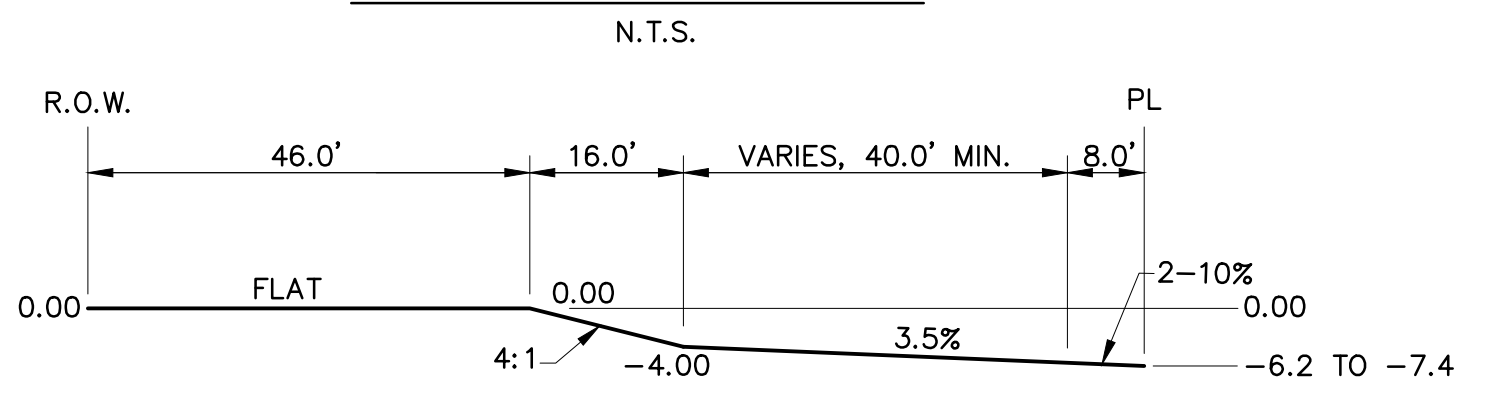


FRONT-TO-BACK MIN. GRADE = 2.5%

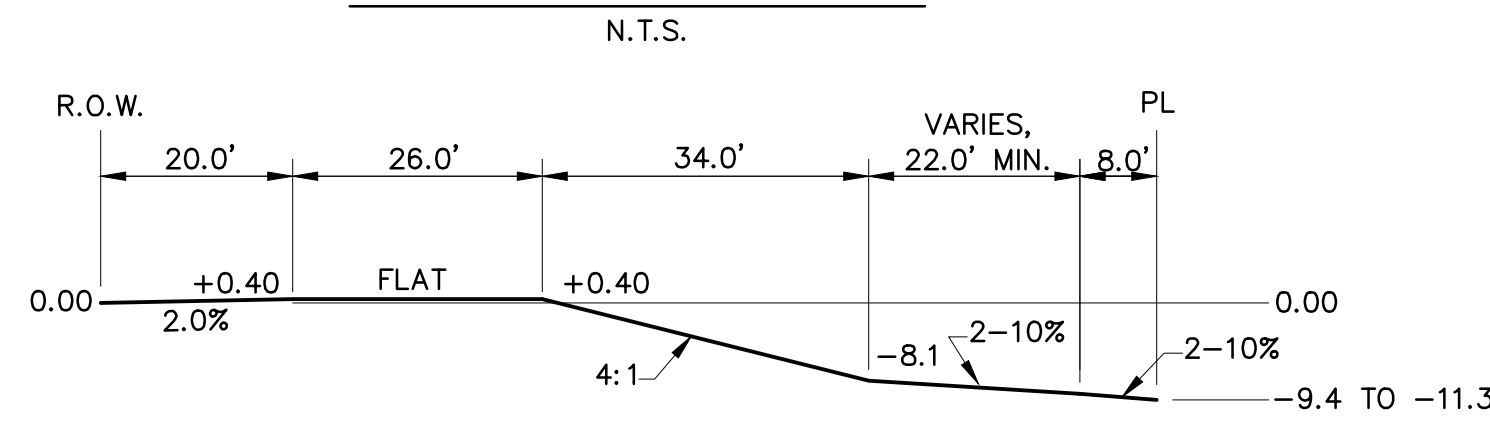
"A" LOT-TEMPLATE



"B" LOT-TEMPLATE



"G" LOT-TEMPLATE

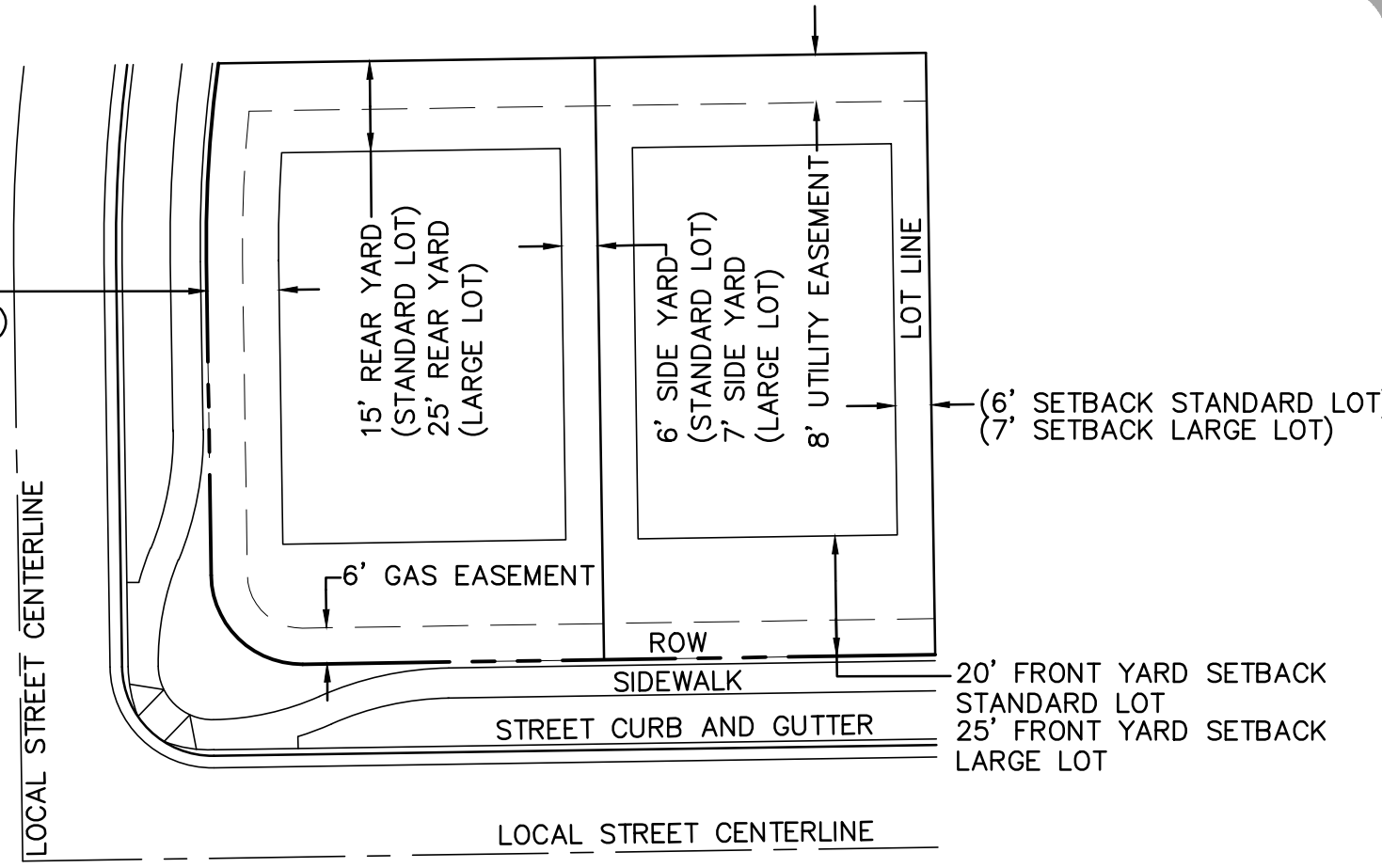


"W" LOT-TEMPLATE

N.T.S.

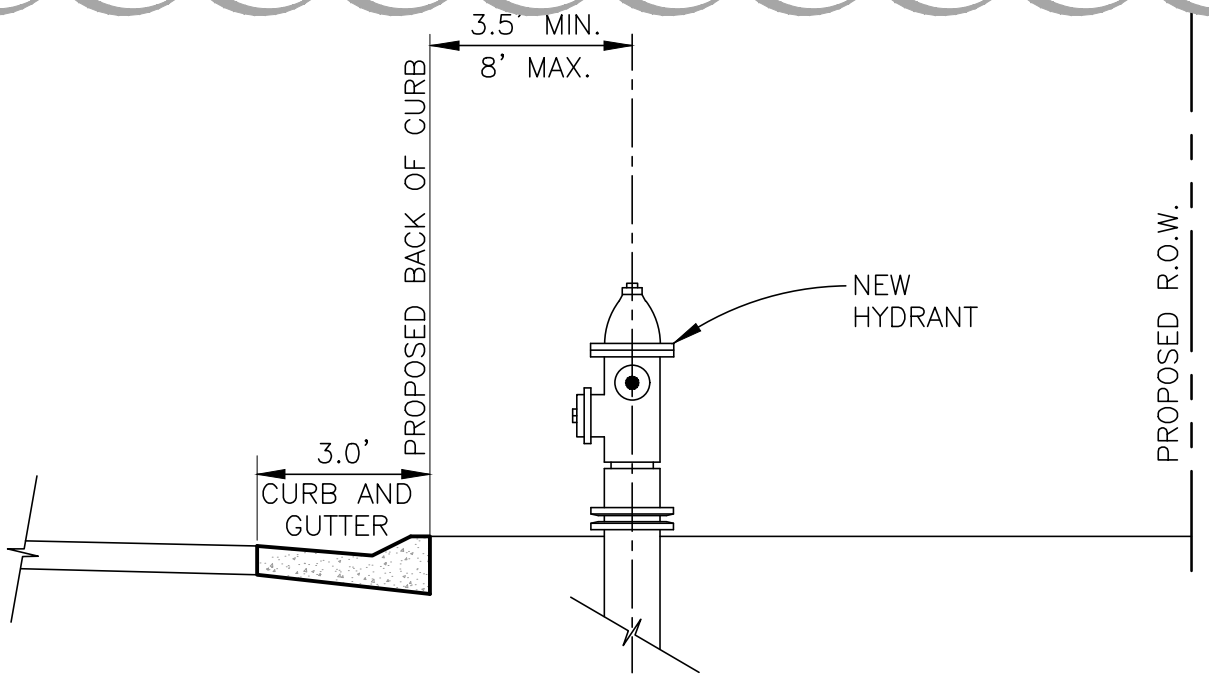


12' SIDE YARD (STANDARD LOT)
15' SIDE YARD (LARGE LOT)



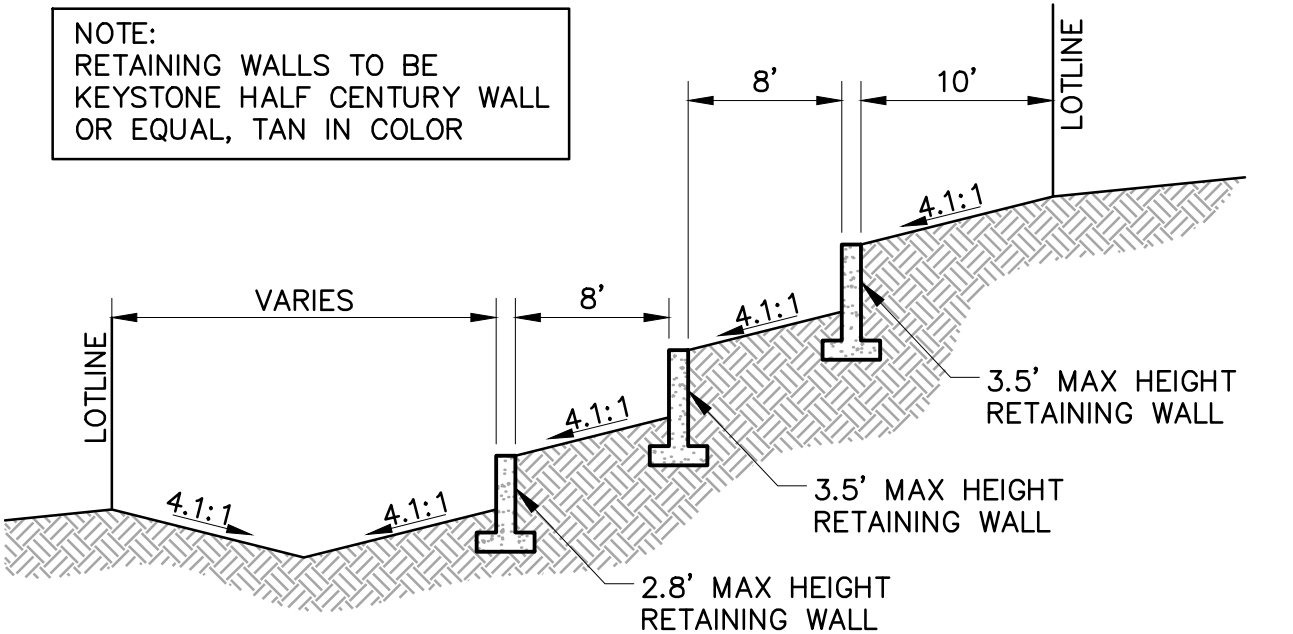
TYPICAL LOTTING SETBACKS AND EASEMENTS

SCALE: 1"=30'



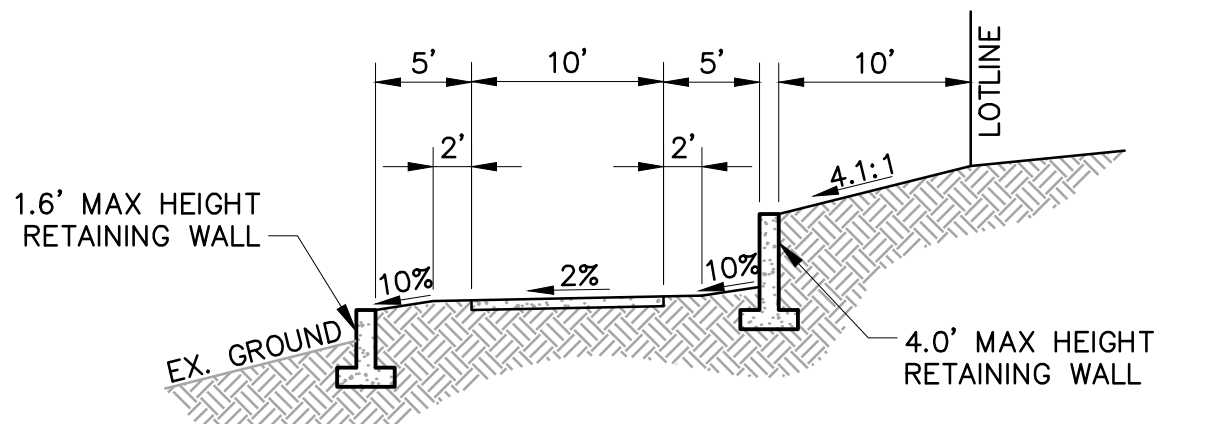
TYPICAL FIRE HYDRANT : PLACEMENT

NOTE: RETAINING WALLS TO BE KEYSTONE HALF CENTURY WALL OR EQUAL, TAN IN COLOR



SECTION A-A

SCALE 1"=10'



SECTION B-B

SCALE 1"=10'

TITLE: GENERAL NOTES/ TYPICAL SECTIONS

DATE: NOVEMBER 9, 2018 AMENDMENT

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	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	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.					
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

LOT #	BLOCK #	SQUARE FOOTAGE	FRONTAGE*	SETBACKS		CLASSIFICATION
				FRONT	SIDE	
			FT	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	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	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

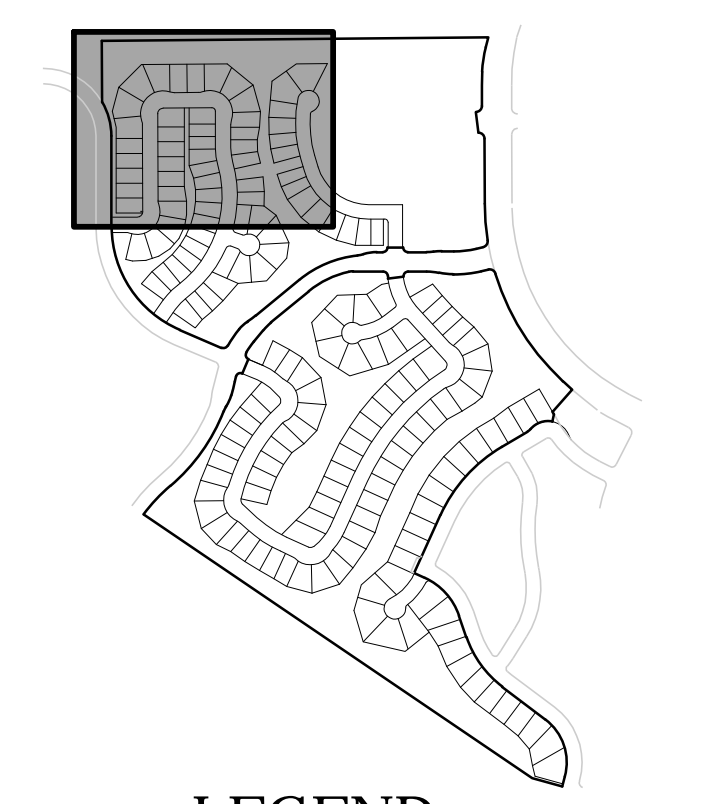
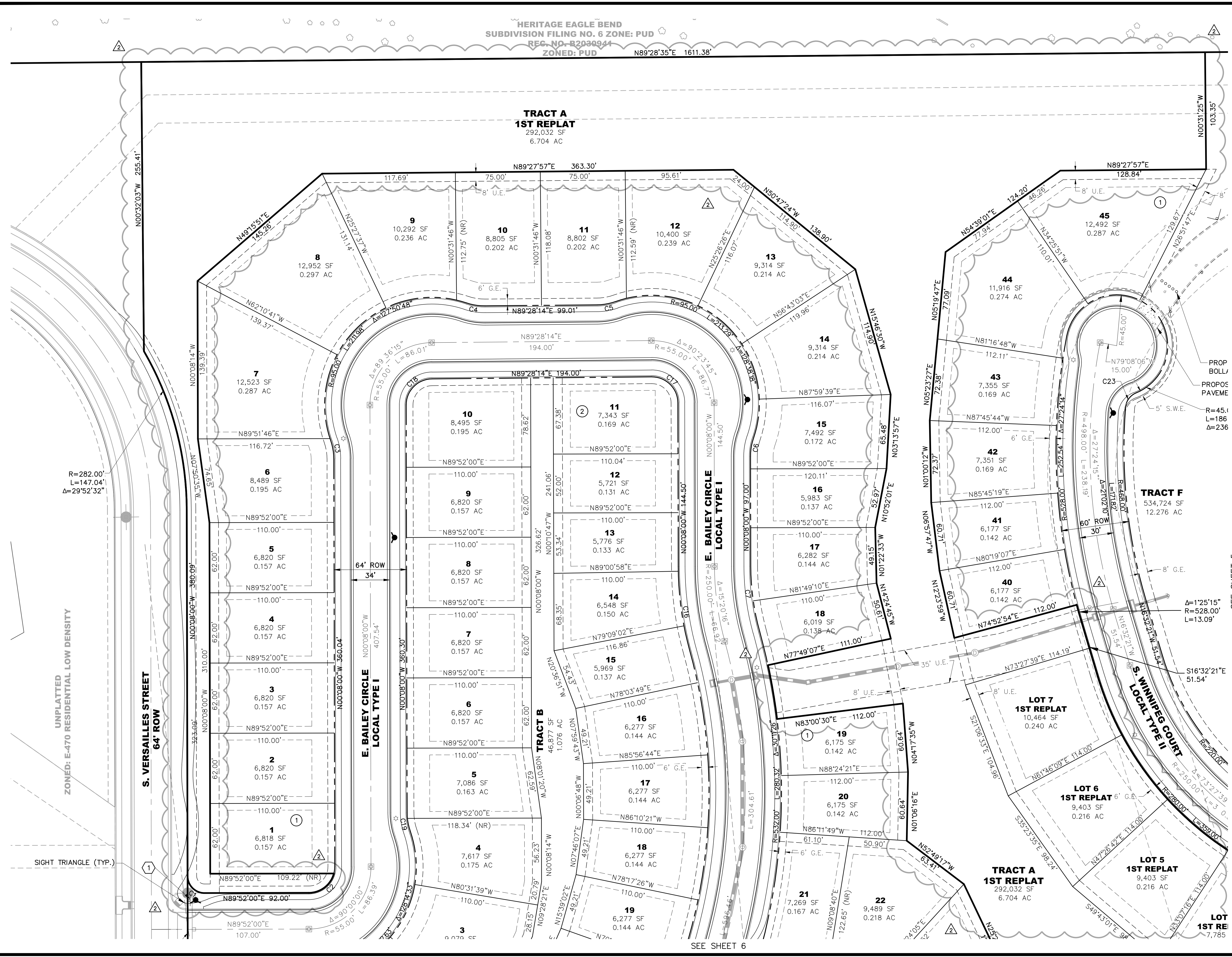
TITLE: LOT AREA TABLES

DATE: NOVEMBER 9, 2018 AMENDMENT

SHEET 3 OF 39

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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
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'	89°36'15"
C18	16.69'	50.00'	19°07'16"
C19	16.69'	50.00'	19°07'16"
C23	16.55'	15.00'	63°14'06"

NORTH

0 20 40 80
1 inch = 40 ft. Horizontal

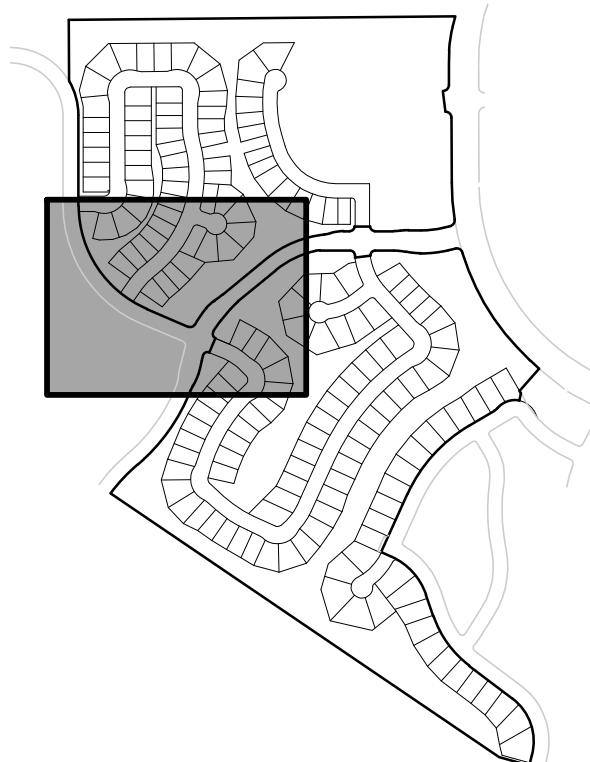
TITLE: SITE PLAN
DATE: NOVEMBER 9, 2018 AMENDMENT
SHEET 4 OF 39

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SEE SHEET 4

SEE SHEET 7

SEE SHEET 8



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
BLOCK NUMBER
LOT NUMBER
PROPOSED STREET LIGHT
EXISTING STREET LIGHT

KEYNOTES

- STOP SIGN AND STREET NAME SIGN
LANDSCAPE WALL

CURVE TABLE

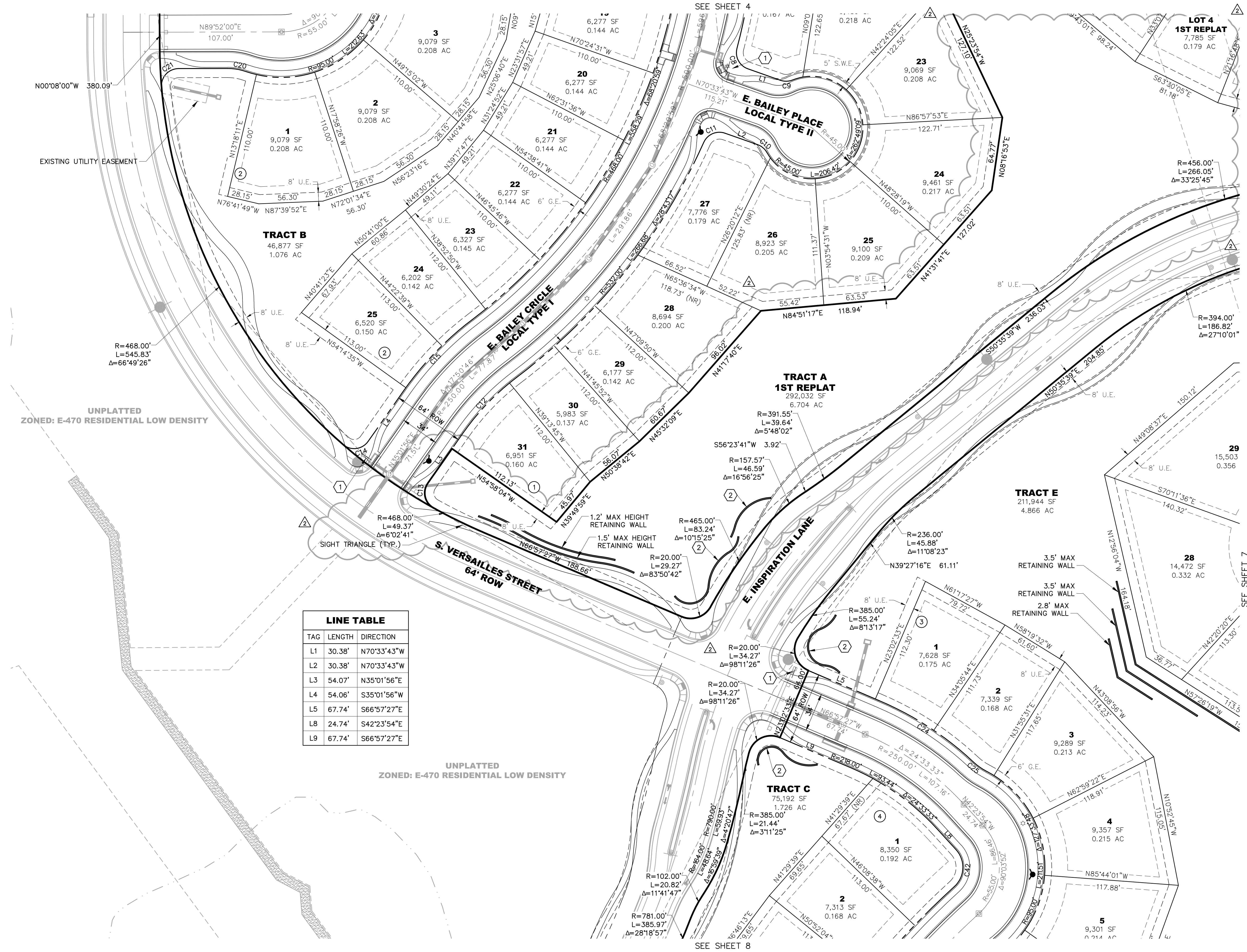
Curve #	LENGTH	RADIUS	DELTA
C8	22.33'	15.00'	85°16'52"
C9	10.84'	15.00'	41°24'35"
C10	10.84'	15.00'	41°24'35"
C11	22.33'	15.00'	85°16'52"
C12	67.90'	218.00'	17°50'46"
C13	25.12'	15.00'	95°56'42"
C14	25.12'	15.00'	95°57'56"
C15	87.84'	282.00'	17°50'46"
C20	16.69'	50.00'	19°07'16"
C21	24.79'	15.00'	94°40'19"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

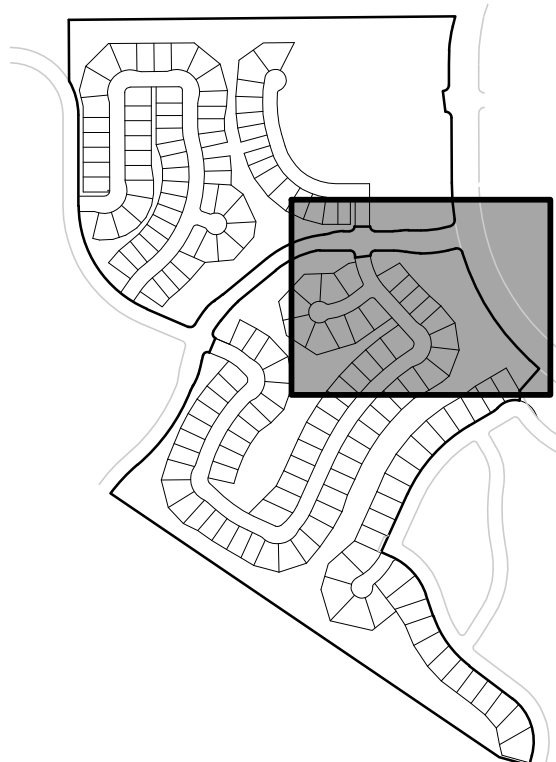
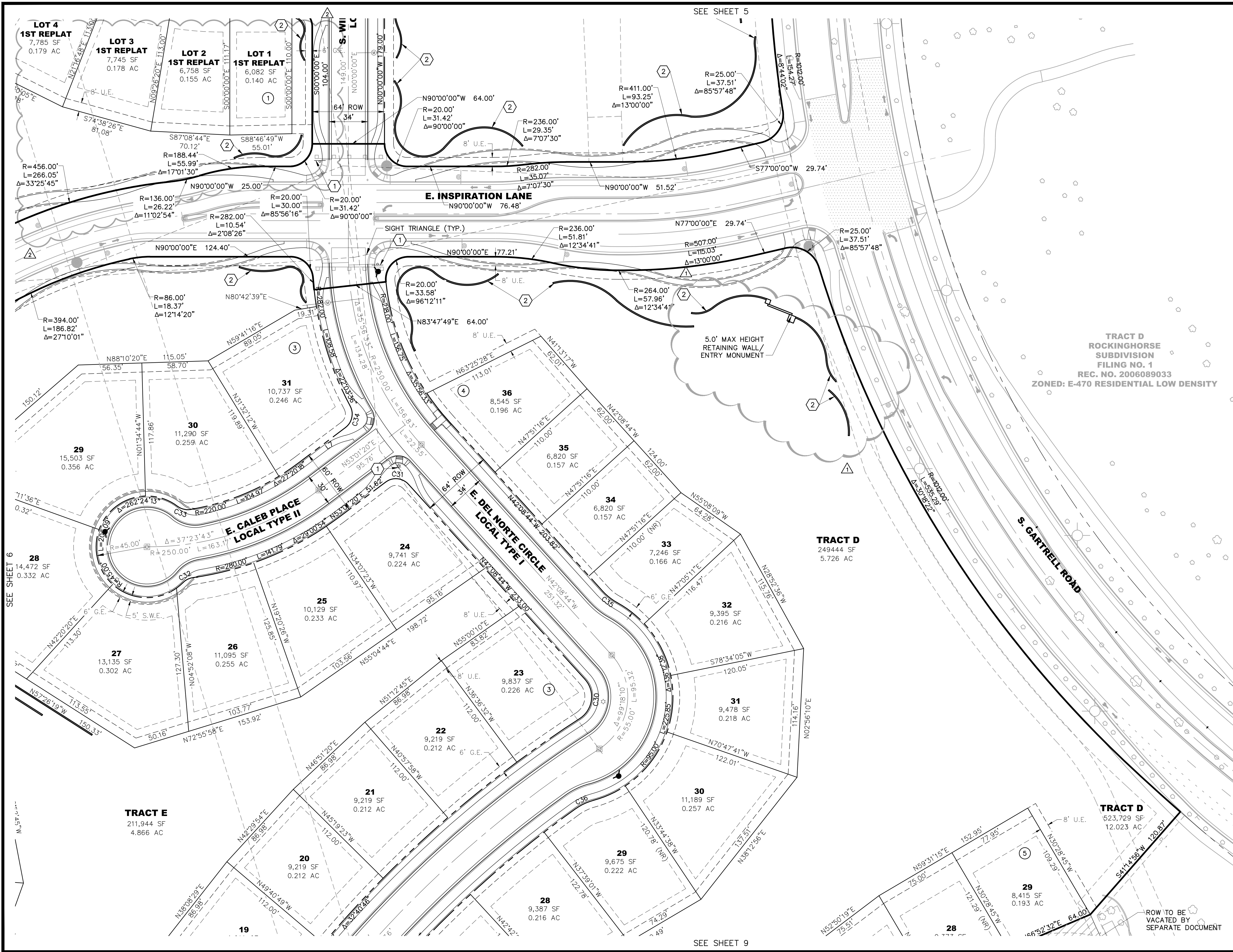


1 inch = 40 ft. Horizontal

TITLE: SITE PLAN
DATE: NOVEMBER 9, 2018 AMENDMENT
SHEET 6 OF 39
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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





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

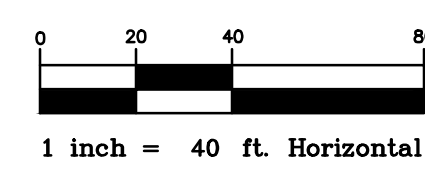
- 1 STOP SIGN AND STREET NAME SIGN
- 2 LANDSCAPE WALL

CURVE TABLE

Curve #	LENGTH	RADIUS	DELTA
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

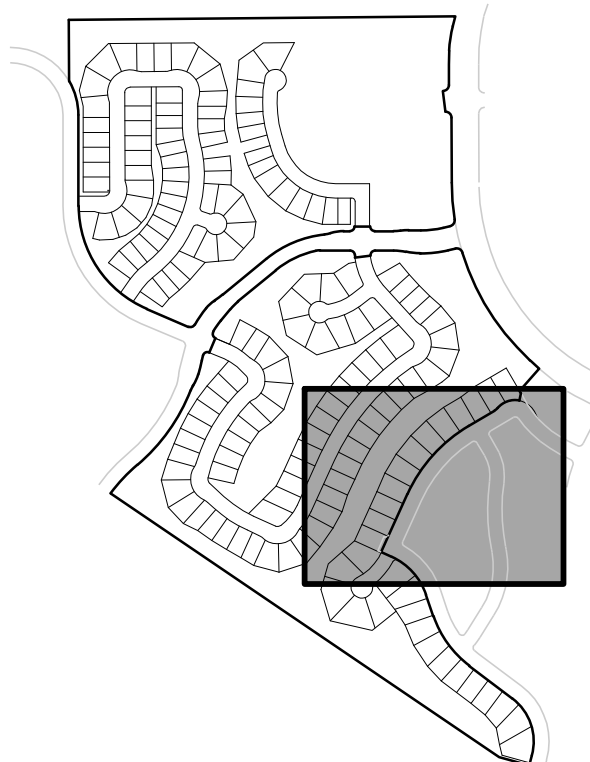


TITLE: SITE PLAN
DATE: NOVEMBER 9, 2018 AMENDMENT
SHEET 7 OF 39

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SEE SHEET 7

SEE SHEET 10



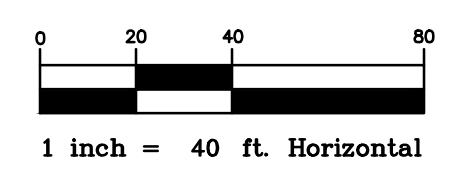
LEGEND

- 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

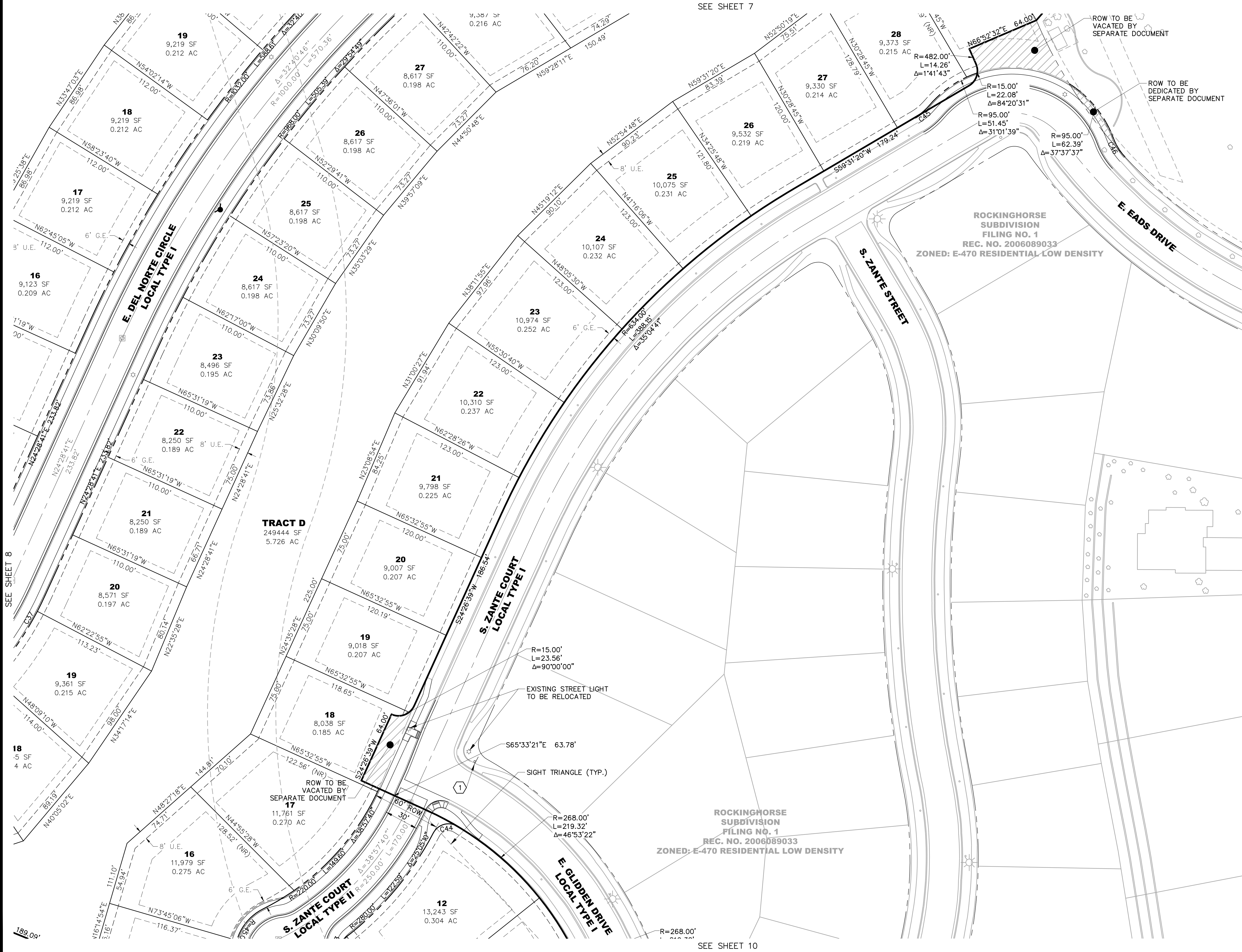
- ① STOP SIGN AND STREET NAME SIGN
② LANDSCAPE WALL

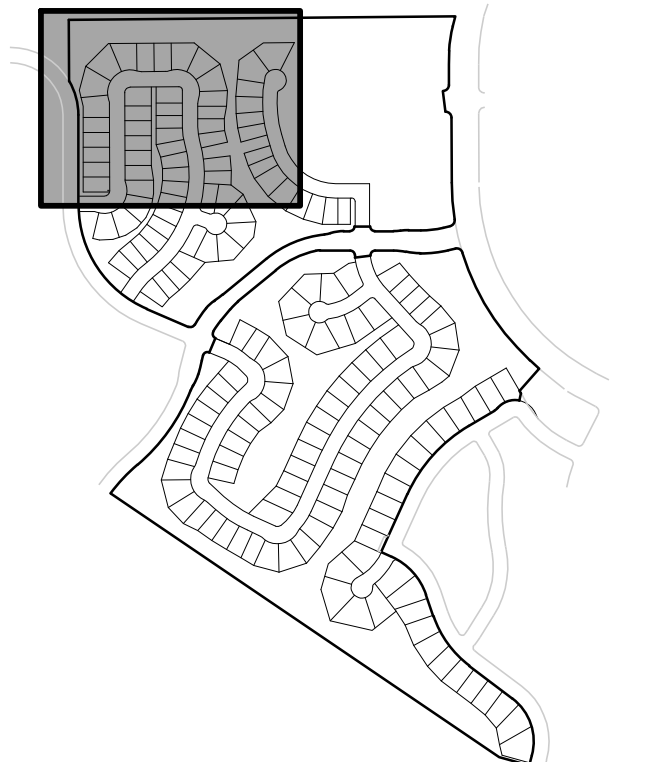
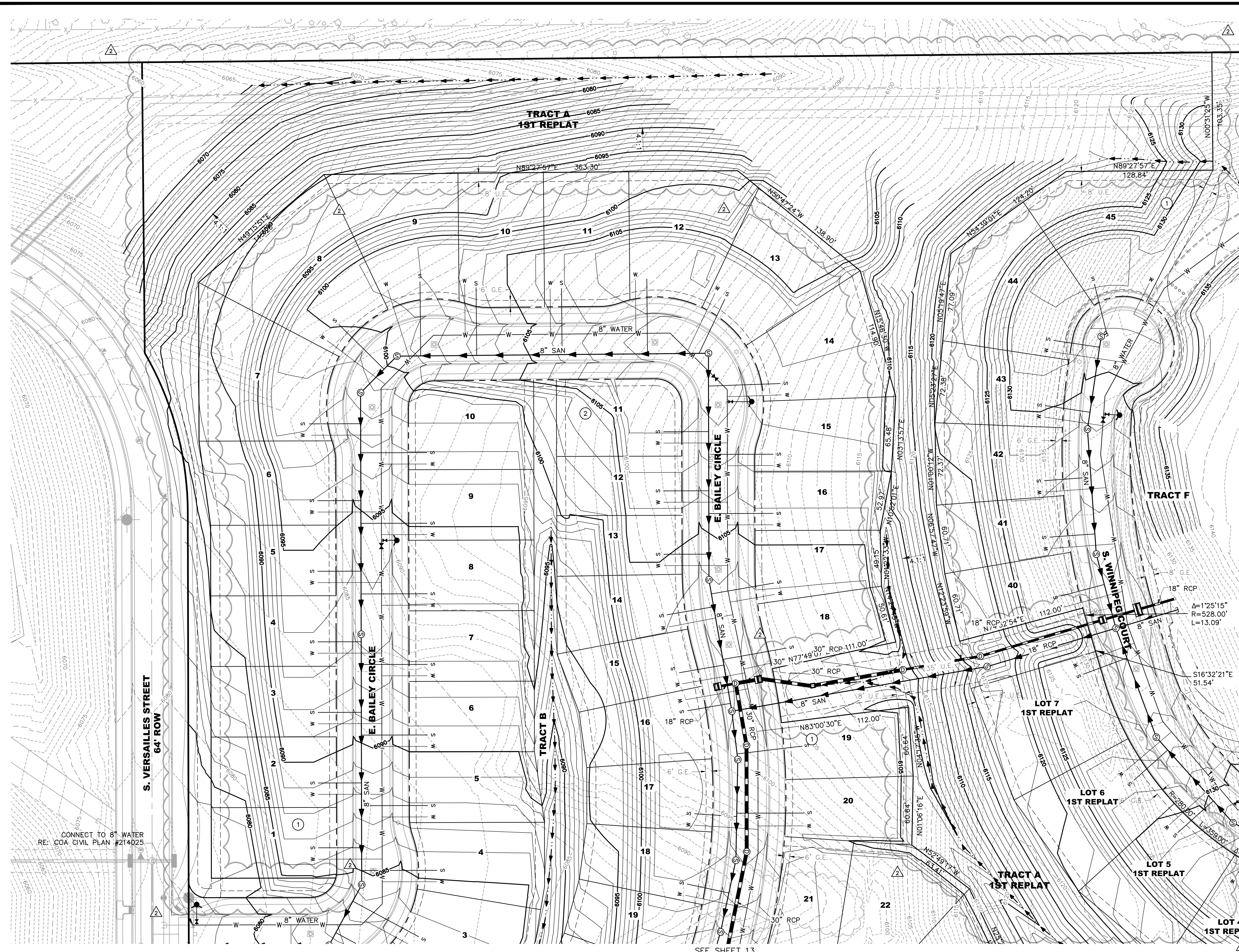
CURVE TABLE			
Curve #	LENGTH	RADIUS	DELTA
C37	87.99'	282.00'	17°52'40"
C44	24.37'	15.00'	93°05'12"
C45	16.69'	50.00'	19°07'16"
C46	19.66'	50.00'	22°31'43"



TITLE: SITE PLAN
DATE: NOVEMBER 9, 2018 AMENDMENT
SHEET 9 OF 39

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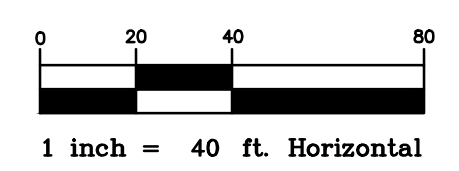


LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- PR. MAJOR CONTOUR 5300
- PR. MINOR CONTOUR
- EX. MAJOR CONTOUR 5300
- EX. MINOR CONTOUR
- PR. STORM SEWER
- 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
- U.E. - PR. UTILITY EASEMENT
- G.E. - PR. GAS EASEMENT
- S.W.E. - PR. SIDEWALK EASEMENT
- SAN - SANITARY SEWER

NOTES:

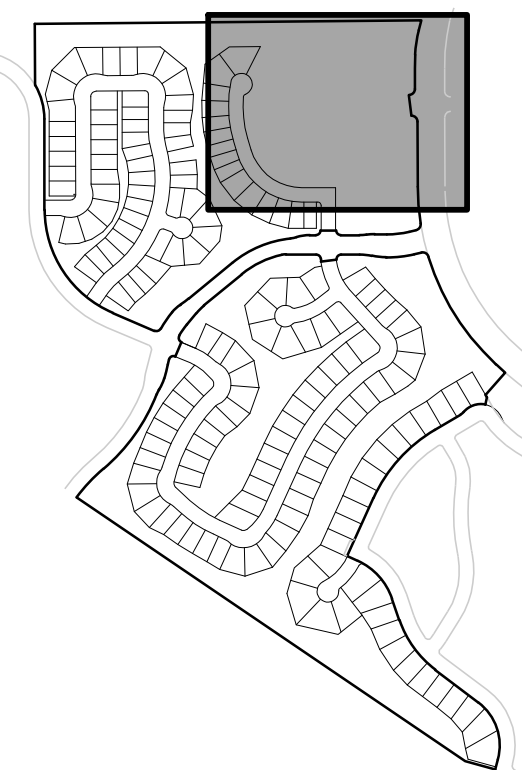
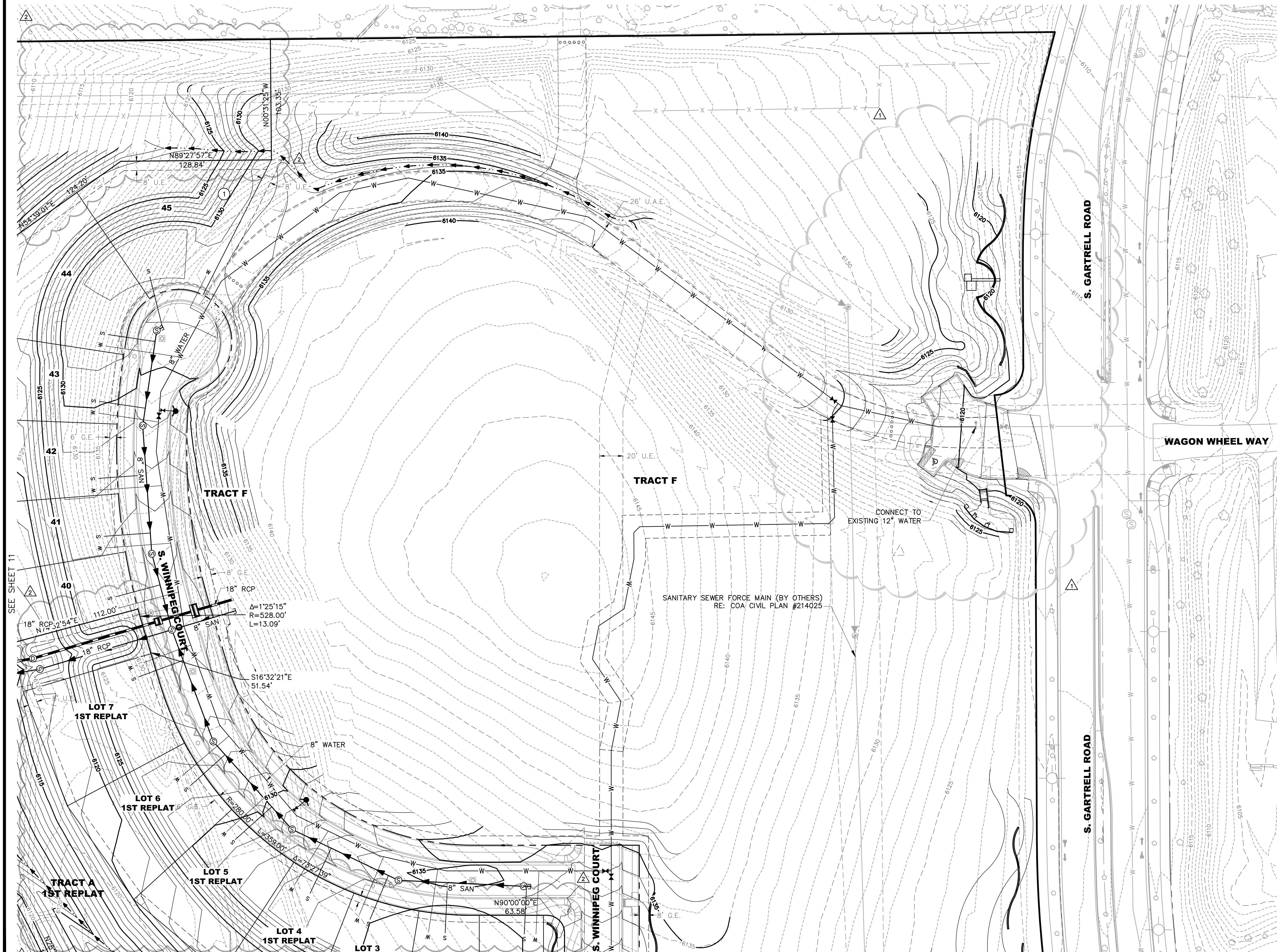
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. SEE SHEET 2 FOR RETAINING WALL CROSS SECTIONS.
3. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.



TITLE: GRADING AND UTILITY PLAN
DATE: NOVEMBER 9, 2018 AMENDMENT
SHEET 11 OF 39

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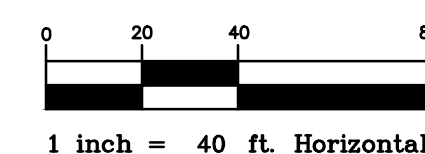


LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
PR. MAJOR CONTOUR	— 5300 —
PR. MINOR CONTOUR	---
EX. MAJOR CONTOUR	- - - 5300 - - -
EX. MINOR CONTOUR	- - -
PR. STORM SEWER	— (S) —
PR. STORM INLET	⊠
PR. WATERLINE	— W — W —
EX. WATERLINE	— W — W —
PR. SANITARY SEWER	— (S) —
EX. SANITARY SEWER	— (S) —
PR. SWALE	— (S) —
PR. FIRE HYDRANT	⊙
EX. FIRE HYDRANT	⊙
PR. WATER VALVE	⊕
EX. WATER VALVE	⊕
PR. WATER SERVICE	— W —
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	

NOTES:

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2. SEE SHEET 2 FOR RETAINING WALL CROSS SECTIONS.
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4. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.



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SEE SHEET 14

SEE SHEET 11

LOT 4
1ST REPLAT

CONNECT TO
8" SANITARY

CONNECT TO
8" SANITARY
CONNECT TO
36" STORM
CONNECT TO
8" WATER

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

TRACT C

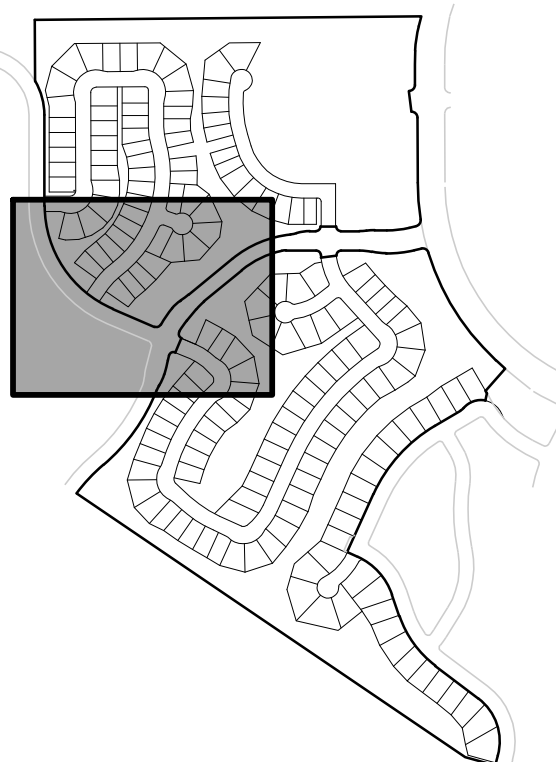
TRACT A
1ST REPLAT

TRACT E

E. BAILEY CIRCLE

E. INSPIRATION LANE

S. VERSAILLES STREET
64' ROW

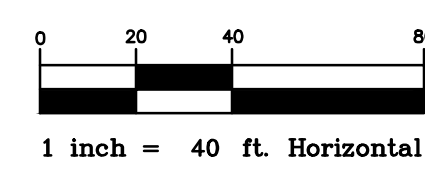


LEGEND

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

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SEE SHEET 15

SEE SHEET 12



SEE SHEET 13

SEE SHEET 16

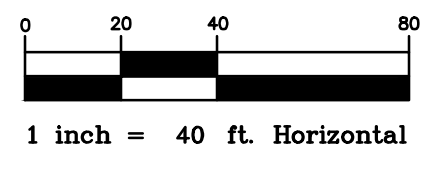


LEGEND

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	---
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	---
U.E. - PR. UTILITY EASEMENT	---
G.E. - PR. GAS EASEMENT	---
S.W.E. - PR. SIDEWALK EASEMENT	---
SAN - SANITARY SEWER	---

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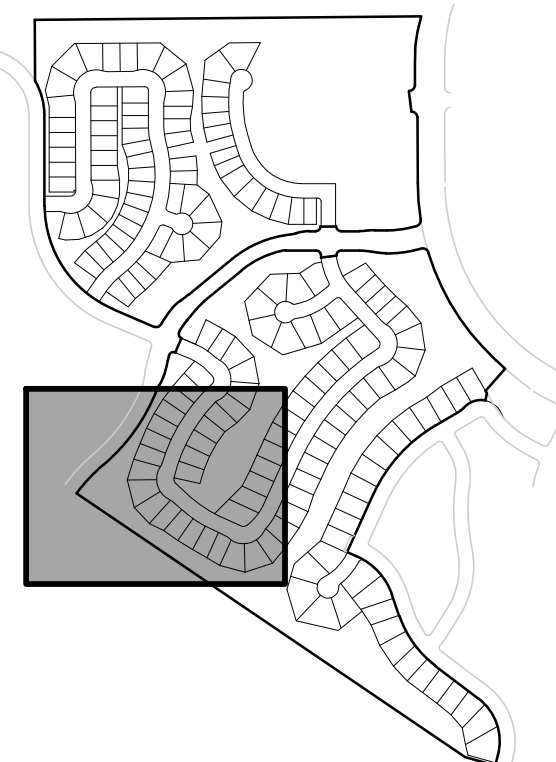


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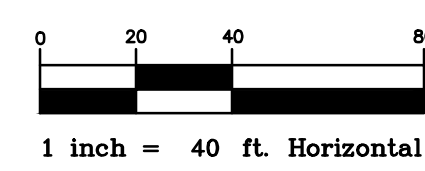


LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
PR. MAJOR CONTOUR	5300
PR. MINOR CONTOUR	---
EX. MAJOR CONTOUR	5300
EX. MINOR CONTOUR	---
PR. STORM SEWER	---
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	---
U.E. - PR. UTILITY EASEMENT	---
G.E. - PR. GAS EASEMENT	---
S.W.E. - PR. SIDEWALK EASEMENT	---
SAN - SANITARY SEWER	---

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SEE SHEET 16

SEE SHEET 17

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SEE SHEET 14

SEE SHEET 17

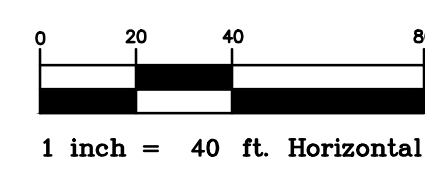


LEGEND

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	---
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	---
U.E. - PR. UTILITY EASEMENT	---
G.E. - PR. GAS EASEMENT	---
S.W.E. - PR. SIDEWALK EASEMENT	---
SAN - SANITARY SEWER	---

NOTES:

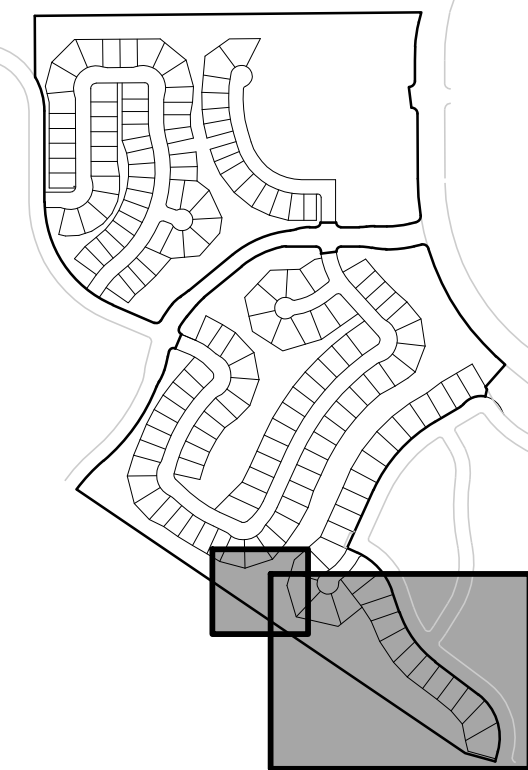
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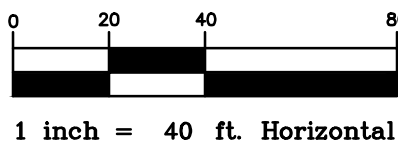


LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
PR. MAJOR CONTOUR	— 5300 —
PR. MINOR CONTOUR	---
EX. MAJOR CONTOUR	--- 5300 ---
EX. MINOR CONTOUR	---
PR. STORM SEWER	— (S) —
PR. STORM INLET	⊠
PR. WATERLINE	— W — W —
EX. WATERLINE	— W — W —
PR. SANITARY SEWER	— (S) —
EX. SANITARY SEWER	— (S) —
PR. SWALE	— (S) —
PR. FIRE HYDRANT	⬮
EX. FIRE HYDRANT	⬮
PR. WATER VALVE	⊕
EX. WATER VALVE	⊕
PR. WATER SERVICE	— W —
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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