

BENCHMARK

CITY OF AURORA BENCHMARK NO. 4S6518SW00, RECOVERED A 3" BRASS CAP STAMPED 'M-095' LOCATED ON THE NORTH SIDE OF EAST MISSISSIPPI AVE 300' MORE OR LESS EAST OF S COOLIDGE ST

ELEVATION = 5603.65 (NAVD 88)

LEGAL DESCRIPTION

MURPHY CREEK FILING NO. 21
PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30 IS ASSUMED TO BEAR NORTH 89°36'30" EAST, AS MONUMENTED ON THE WEST BY A 3.25" ALUMINUM CAP STAMPED, "PLS 26294, 2003, COLORADO DEPART OF TRANSPORTATION R66W R65W 24 | 19 | 25 | 30 T4S" IN MONUMENT BOX AND ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "PLS 25636, 2005 T4S R65W ¼ 19 | 30" IN A MONUMENT BOX;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 39°06'30" EAST, A DISTANCE OF 1379.53 FEET TO A POINT ON THE BOUNDARY OF HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. A9080446 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY THE FOLLOWING THIRTY-THREE (33) COURSES:

- 1)

NORTH 47°24'42" EAST, A DISTANCE OF 125.86 FEET;
- 2)

NORTH 86°46'27" EAST, A DISTANCE OF 56.99 FEET;
- 3)

SOUTH 69°45'32" EAST, A DISTANCE OF 94.10 FEET;
- 4)

NORTH 62°26'32" EAST, A DISTANCE OF 101.13 FEET;
- 5)

NORTH 51°48'22" EAST, A DISTANCE OF 72.66 FEET;
- 6)

NORTH 48°54'56" EAST, A DISTANCE OF 134.95 FEET;
- 7)

NORTH 61°56'52" EAST, A DISTANCE OF 122.03 FEET;
- 8)

NORTH 87°18'42" EAST, A DISTANCE OF 89.38 FEET;
- 9)

SOUTH 18°31'39" EAST, A DISTANCE OF 301.50 FEET;
- 10)

SOUTH 11°47'34" WEST, A DISTANCE OF 420.50 FEET;
- 11)

SOUTH 30°26'26" EAST, A DISTANCE OF 432.86 FEET;
- 12)

SOUTH 58°01'05" EAST, A DISTANCE OF 251.54 FEET;
- 13)

SOUTH 07°16'20" EAST, A DISTANCE OF 304.52 FEET;
- 14)

SOUTH 10°37'21" EAST, A DISTANCE OF 322.36 FEET;
- 15)

SOUTH 85°20'51" EAST, A DISTANCE OF 219.83 FEET;
- 16)

SOUTH 38°24'58" EAST, A DISTANCE OF 301.68 FEET;
- 17)

SOUTH 35°40'57" WEST, A DISTANCE OF 220.30 FEET;
- 18)

SOUTH 50°03'57" WEST, A DISTANCE OF 189.40 FEET;
- 19)

SOUTH 62°51'51" WEST, A DISTANCE OF 335.08 FEET;
- 20)

NORTH 84°10'00" WEST, A DISTANCE OF 76.38 FEET;
- 21)

NORTH 33°10'05" WEST, A DISTANCE OF 70.93 FEET;
- 22)

NORTH 09°48'19" EAST, A DISTANCE OF 255.17 FEET;
- 23)

NORTH 06°35'09" WEST, A DISTANCE OF 245.14 FEET;
- 24)

NORTH 20°13'18" WEST, A DISTANCE OF 264.08 FEET;
- 25)

NORTH 32°49'18" WEST, A DISTANCE OF 131.24 FEET;
- 26)

NORTH 55°57'38" WEST, A DISTANCE OF 286.40 FEET;
- 27)

SOUTH 82°08'12" WEST, A DISTANCE OF 145.50 FEET;
- 28)

NORTH 53°08'19" WEST, A DISTANCE OF 72.69 FEET;
- 29)

NORTH 02°24'08" WEST, A DISTANCE OF 114.33 FEET;
- 30)

NORTH 08°45'24" WEST, A DISTANCE OF 537.13 FEET;
- 31)

NORTH 18°14'10" WEST, A DISTANCE OF 248.93 FEET;
- 32)

NORTH 38°26'11" WEST, A DISTANCE OF 191.89 FEET;
- 33)

NORTH 37°10'21" WEST, A DISTANCE OF 121.16 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,334,978 SQUARE FEET OR 30.6469 ACRES, MORE OR LESS.

SITE PLAN ADJUSTMENTS

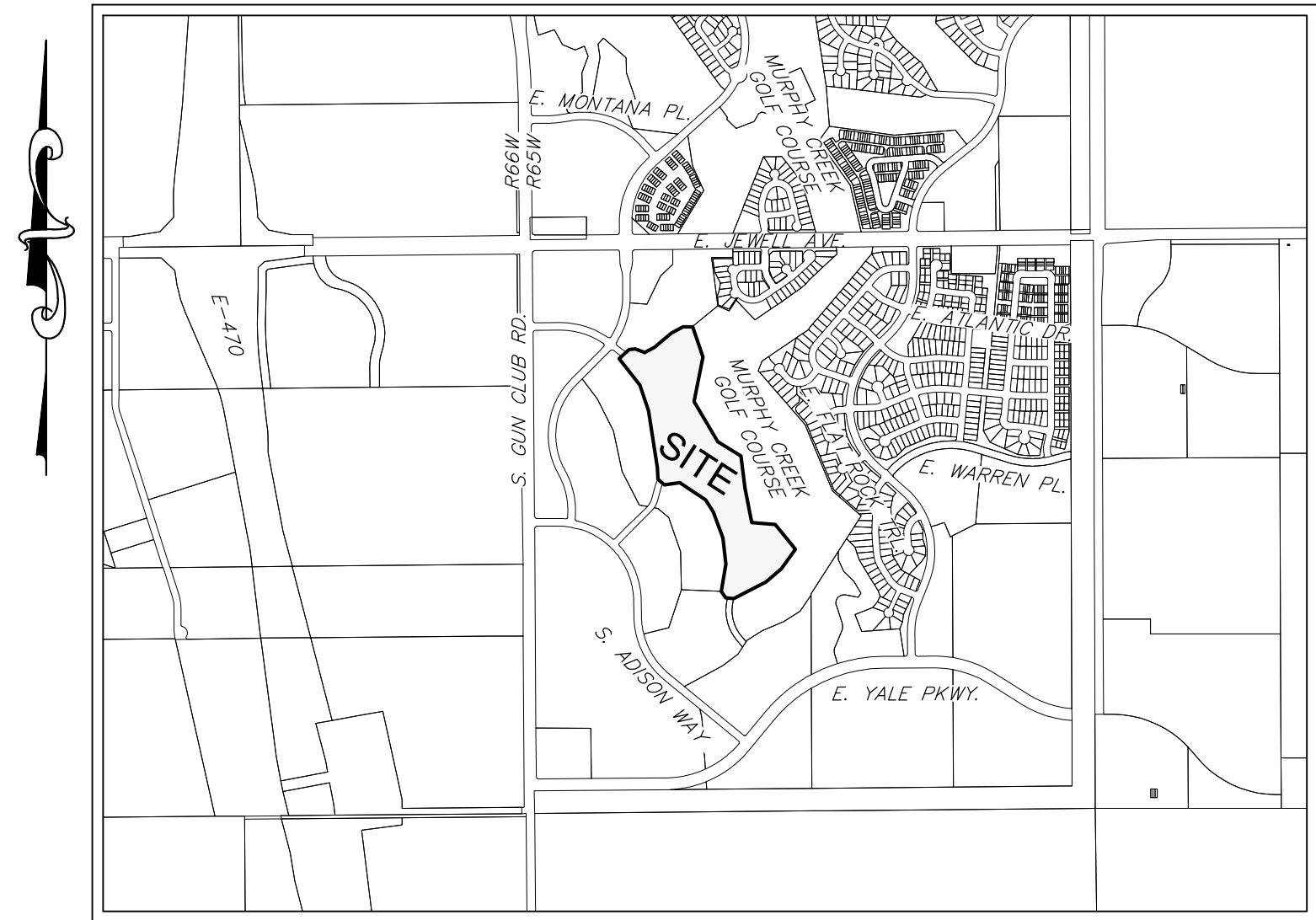
PER THE MURPHY CREEK GDP (WHERE SILENT - AURORA UDO)

	REQUIRED
IN SUBAREAS C, NO MORE THAN 14 DWELLING UNITS MAY FACE THE SAME GREEN COURT OPEN SPACE, EXCEPT THAT THE NUMBER OF UNITS FACING A GREEN COURT OPEN SPACE MAY BE INCREASED TO 24 DWELLING UNITS, IF BOTH ENDS OF THE GREEN COURT OPEN SPACE HAVE FRONTAGE ON A PUBLIC STREET AND THE DESIGN IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, LIFE SAFETY. THE LENGTH OF THE GREEN COURT OPEN SPACE SHALL NOT EXCEED 360 FEET IN LENGTH MEASURED FROM ANY PUBLIC OR PRIVATE STREET OR ACCESS DRIVE (REFER TO GRAPHIC BELOW).	- 19 SFD HOMES - MAXIMUM CONTINUOUS FRONTAGE OF HOMES, NOT INCLUDING OPEN SPACE TRACTS, OF 627 FEET
(A) PERIMETER CONDITIONS. ALONG ARTERIAL STREETS, MAJOR UTILITY CORRIDORS, MAJOR DRAINAGE FACILITIES, OR OTHER SIMILAR FACILITIES THAT PRECLUDE STREET CONNECTIVITY; PROVIDED, THAT:	
(I) THE MAXIMUM CONTINUOUS FRONTAGE OF GREEN COURTS DWELLINGS ALONG AN ARTERIAL OR MAJOR DRAINAGE FACILITY IS LIMITED TO 700 FEET; AND	
(II) THE CONTINUOUS FRONTAGE OF GREEN COURTS DWELLINGS MUST BE SEPARATED FROM OTHER CONTINUOUS FRONTAGES OF GREEN COURTS DWELLINGS BY A POCKET PARK TRACT OF AT LEAST 60 FEET IN WIDTH, OR BY A STREET CONNECTION.	

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS



VICINITY MAP

SCALE: 1" = 1500'

SITE DATA

2015 IBC/IRC OCCUPANCY	IRC OCCUPANCY (R-3 AND IRC CONSTRUCTION TYPE VB)
LAND AREA	30.65 ACRES
NUMBER OF SF DETACHED DWELLING UNITS	124
NUMBER OF SF ATTACHED DWELLING UNITS	55
NUMBER OF STRUCTURES	130
NUMBER OF STORIES	2 and 3
MAX. HEIGHT OF STRUCTURES	35' SFD / 25' TOWNHOMES (SFA)
SPRINKLERED OR NON-SPRINKLERED	NON-SPRINKLERED
MAXIMUM BUILDING COVERAGE	185,772 SF (14%)
MINIMUM LOT SIZE SFD	1,500 SF
MINIMUM LOT SIZE SFA	1,250 SF
HARDSCAPE AREA	229,955 SF (17%)
LANDSCAPE AREA	750,186 SF (56%)
OPEN SPACE	440,376 SF (33%), incl. walks
PRESENT ZONING CLASSIFICATION	MURPHY CREEK GDP SFD SMALL & SFA
TYPE OF SIGN	FREESTANDING, GROUND MOUNTED
ALLOWED SIGNAGE (SQUARE FEET)	MAX. SIGN AREA 20 SF PER SIGN FACE
PROPOSED SIGNAGE (SQUARE FEET)	ENTRY MONUMENT: N/A
DWELLING UNIT PARKING SPACES	REQUIRED: 2 SPACES/DU = 358
	PROVIDED: 716 (GARAGES & DRIVEWAY)
GUEST PARKING SPACES	REQUIRED: 0.5 SPACES/DU = 90
	PROVIDED: 200 (140 ON & 60 OFF STREET)
ACCESSIBLE PARKING SPACES	REQUIRED: 4
	PROVIDED: 4

PROJECT TEAM

OWNER
MURPHY CREEK, LLC
9335 E. HARVARD AVENUE
DENVER, CO 80231
HARVEY ALPERT

BUILDER

TRI-POINTE HOMES
5350 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111
303.802.1500
MATTHEW NAPIER

CIVIL ENGINEER
LJA ENGINEERING, INC.
1765 WEST 121ST AVENUE, SUITE 300
WESTMINSTER, CO 80234
303.421.4224
KEVIN LOVELACE

LANDSCAPE ARCHITECT

HENRY DESIGN GROUP, INC.
1501 WAZEE STREET, SUITE 1-C
DENVER, CO 80202
303.446.2368
KAREN HENRY

SHEET INDEX

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TRAIL NETWORK

CERTIFICATES

LEGAL DESCRIPTION: MURPHY CREEK SUBDIVISION NO. 18, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 2021.

BY: _____
TITLE:

STATE OF COLORADO
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____ 2021.

BY _____

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS _____

CLERK AND RECORDER CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____ 2021

AT _____ O-CLOCK __ M.

COUNTY CLERK AND RECORDER _____ DEPUTY

FILE: _____

PAGE NO: _____

RECEPTION NO: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

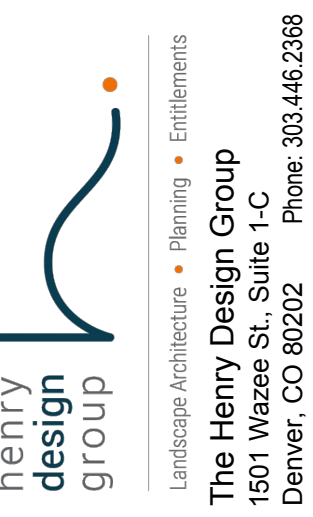
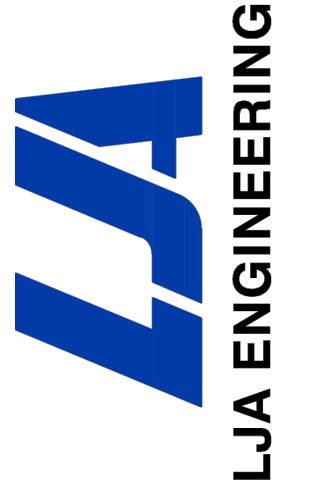
DATABASE APPROVAL: _____ DATE: _____

AMENDMENTS

NOT FOR CONSTRUCTION



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



APPLICANT	TRI-POINTE HOMES
	5350 S. ROSLYN ST., SUITE 400 GREENWOOD VILLAGE, CO 80111
	MATTHEW NAPIER

CLIENT	TRI-POINTE HOMES MURPHY CREEK PA 21 & 22 AURORA, COLORADO
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DATE	12-14-2022
1	12-14-2022 1st SUBMITTAL
2	04-11-2023 2nd SUBMITTAL
3	06-15-2023 3rd SUBMITTAL
	REVISIONS

DR. #	CH. #
P.M. #	
JOB #	
SHEET NO.	1 OF 62

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO

DATE 12.14.2022

12/14/2022	
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1	12-14-2022 1ST SUBMITTAL
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2	04-11-2023 2nd SUBMITTAL
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3	05-13-2023 3rd SUBMITTAL
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REVISIONS	
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THE HISTORY

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SHEET NO.

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**A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

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 SHALL 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 NO 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 REQUIREMENT OF THE AMERICANS 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 INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
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 THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
9. 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.
10. 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.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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.
13. 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.
14. 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.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

16. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER
18. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
19. FIRE LANE EASEMENTS: WHERE FIRE LANE EASEMENTS ARE DEDICATED WITHIN THE SITE PROVIDE THE FOLLOWING NOTE: 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
20. THE BUILDER SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF LOUISIANA PARKWAY AND GUN CLUB ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE BUILDER TO BE HELD IN ESCROW FOR SUCH PURPOSE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY THE CITY CODE, THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
21. ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

SITE PLAN MUST REFLECT THE FOLLOWING: ACCESSIBILITY NOTE FOR (IBC R-2) MULTI-FAMILY PROJECTS AND (IBC R-3) TOWNHOUSES REGULATED BY THE 2015 IBC AND HB-03-1221.THE SITE PLAN COVER SHEET MUST REFLECT THE FOLLOWING:

PROVIDE THE FOLLOWING NOTE: (NOTE: SITES CONTAINING LESS THAN 7 RESIDENTIAL UNITS ARE EXEMPT FROM THE REQUIREMENTS OF COLORADO HOUSE BILL 03-1221.)

- THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106). PROVIDE THE FOLLOWING NOTE:
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 -1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT:

PROVIDE AN IMPLEMENTATION PLAN:

- THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.

PROVIDE A DATA TABLE:

- THE SITE PLAN MUST PROVIDE A DATA TABLE THAT REFLECTS THE NUMBER OF HOUSE BILL 03--221 ACCESSIBLE DWELLING UNIT TYPES AND THE ASSIGNED ACCESSIBILITY POINT VALUE PER DWELLING UNIT. A SEPARATE DATA TABLE MUST REFLECT THE 2015 IBC, CHAPTER 11, SECTION 1107, REFLECTING THE REQUIRED NUMBER OF ACCESSIBLE DWELLING UNITS OR SLEEPING UNITS. THESE DATA TABLES MUST REFLECT THE MINIMUM REQUIREMENTS OF BOTH CODES.

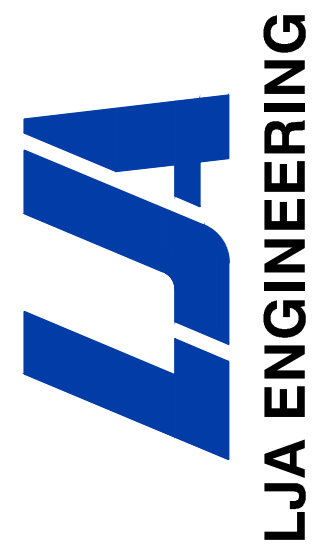
PROVIDE A PARKING TABLE:

- THE SITE PLAN MUST PROVIDE AN ACCESSIBLE PARKING DATA TABLE PER THE 2015 IBC, CHAPTER 11, SECTION 1106. GENERAL HANDICAP ACCESSIBILITY REQUIREMENTS: SHOW AND LABEL THE LOCATION OF ALL HANDICAP ACCESSIBLE LIVING UNITS (TYPE A OR B) REQUIRED BY CHAPTER 11 OF THE 2015 IBC. SHOW AND LABEL THE LOCATION OF ALL HANDICAP ACCESSIBLE PARKING SPACES IN ACCORDANCE WITH CHAPTER 11 OF THE 2015 IBC. SHOW AND LABEL ACCESSIBLE EXTERIOR ROUTES ON THE SITE PLAN IN ACCORDANCE WITH THE 2015 IBC, CHAPTER 11. TYPICALLY THE ACCESSIBLE ROUTE IS 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. 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. PER THE 2015 INTERNATIONAL RESIDENTIAL CODE, SECTION R320. WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS IN A SINGLE STRUCTURE, THE PROVISIONS OF CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE FOR GROUP R-3 SHALL APPLY. HOUSE BILL 03-1221, SECTION 9-5-105, [FORMERLY 9-5-111] EXEMPTIONS FOR CERTAIN PRIVATELY FUNDED PROJECTS. (1) ACCESSIBLE DWELLING UNITS SHALL BE PROVIDED AS REQUIRED IN THIS ARTICLE; EXCEPT THAT THIS ARTICLE DOES NOT APPLY TO PRIVATELY FUNDED PROJECTS FOR THE CONSTRUCTION OF A DETACHED RESIDENCE OR RESIDENCES OR TO OTHER TYPES OF RESIDENTIAL PROPERTY CONTAINING LESS THAN SEVEN RESIDENTIAL UNITS. SOME DEVELOPERS MAY HAVE ADDITIONAL RESPONSIBILITIES FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (1-800-949-4232) AND/OR THE FAIR HOUSING ACT (303-672-5437). IT IS THE DEVELOPER' RESPONSIBILITY TO INDEPENDENTLY CONTACT THESE AGENCIES TO OBTAIN ACCESSIBILITY INFORMATION RELATED TO THIS SITES DEVELOPMENT.

ELEVATION = 5603.65 (NAVD 88)



Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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APPLICANT
TRI-POINTE HOMES
5850 S. ROSLYN ST, SUITE 400
GREENWOOD VILLAGE, CO 80111

CLIENT
TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO
OVERALL PLAN

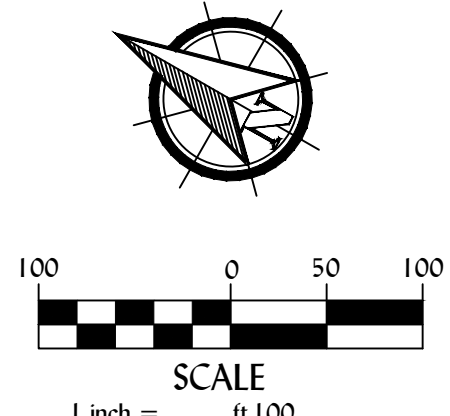
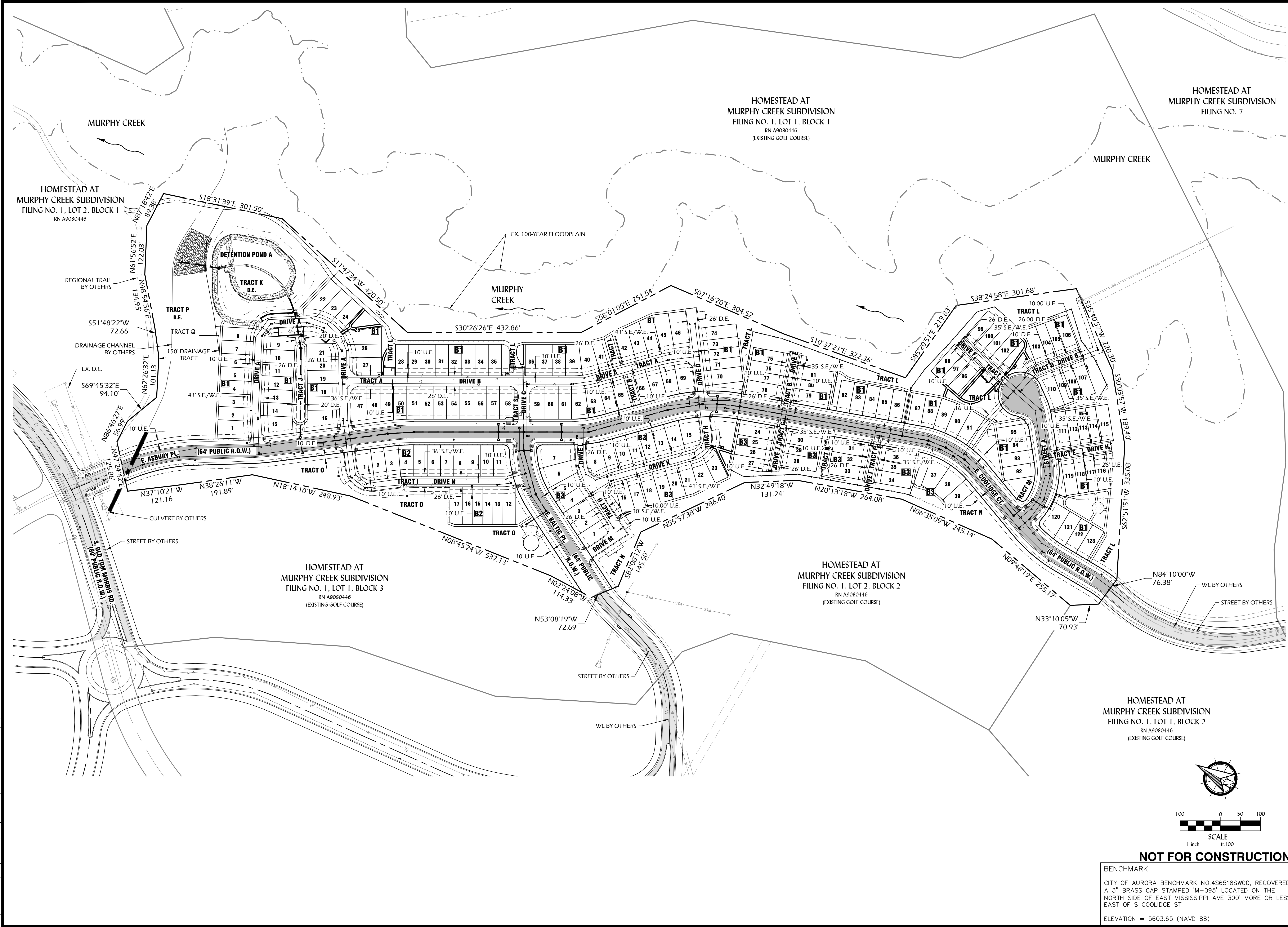
DATE
06-13-2023

1 12-14-2022 1st SUBMITTAL
2 06-10-2023 2nd SUBMITTAL
3

REVISIONS

DR. ICA CH. ROC
P.M. KRL

JOB 1071-02
SHEET NO.



HOMESTEAD AT
MURPHY CREEK SUBDIVISION
FILING NO. 1, LOT 1, BLOCK 2
RN A9080446
(EXISTING GOLF COURSE)

HOMESTEAD AT
MURPHY CREEK SUBDIVISION
FILING NO. 1, LOT 1, BLOCK 1
RN A9080446
(EXISTING GOLF COURSE)

HOMESTEAD AT
MURPHY CREEK SUBDIVISION
FILING NO. 7

HOMESTEAD AT
MURPHY CREEK SUBDIVISION
FILING NO. 1, LOT 2, BLOCK 1
RN A9080446

HOMESTEAD AT
MURPHY CREEK SUBDIVISION
FILING NO. 1, LOT 1, BLOCK 3
RN A9080446
(EXISTING GOLF COURSE)

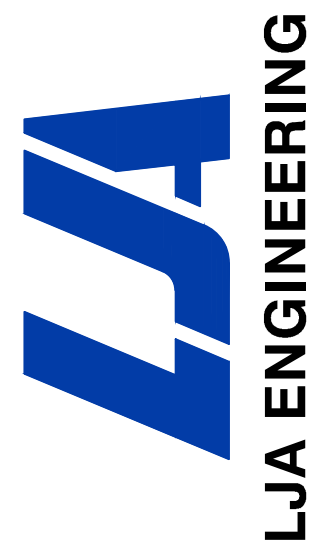
HOMESTEAD AT
MURPHY CREEK SUBDIVISION
FILING NO. 1, LOT 2, BLOCK 2
RN A9080446
(EXISTING GOLF COURSE)

NOT FOR CONSTRUCTION

BENCHMARK
CITY OF AURORA BENCHMARK NO.4S6518SW00, RECOVERED
A 3" BRASS CAP STAMPED 'M-095' LOCATED ON THE
NORTH SIDE OF EAST MISSISSIPPI AVE 300' MORE OR LESS
EAST OF S COOLIDGE ST
ELEVATION = 5603.65 (NAVD 88)



Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



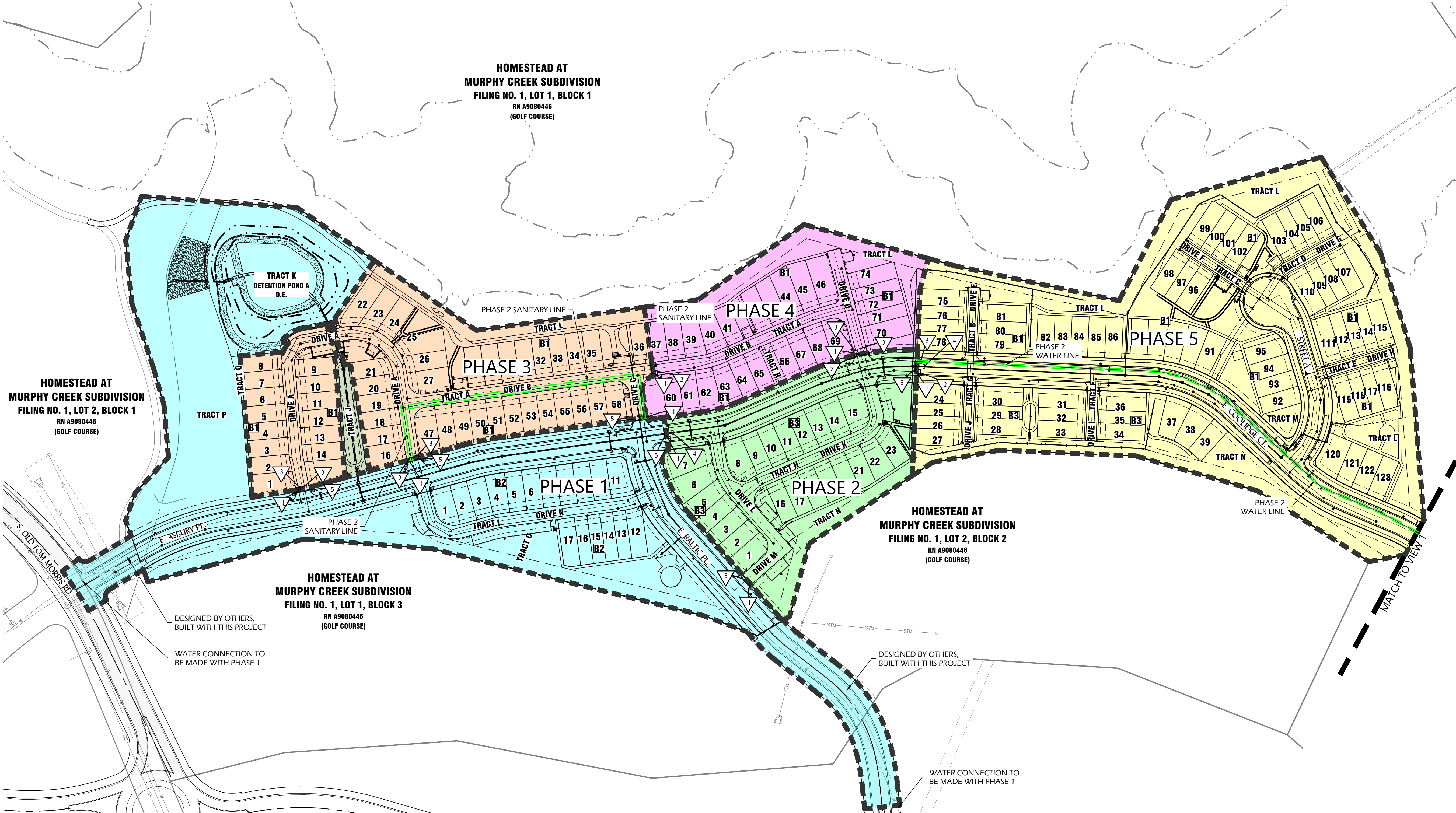
THE HENRY DESIGN GROUP
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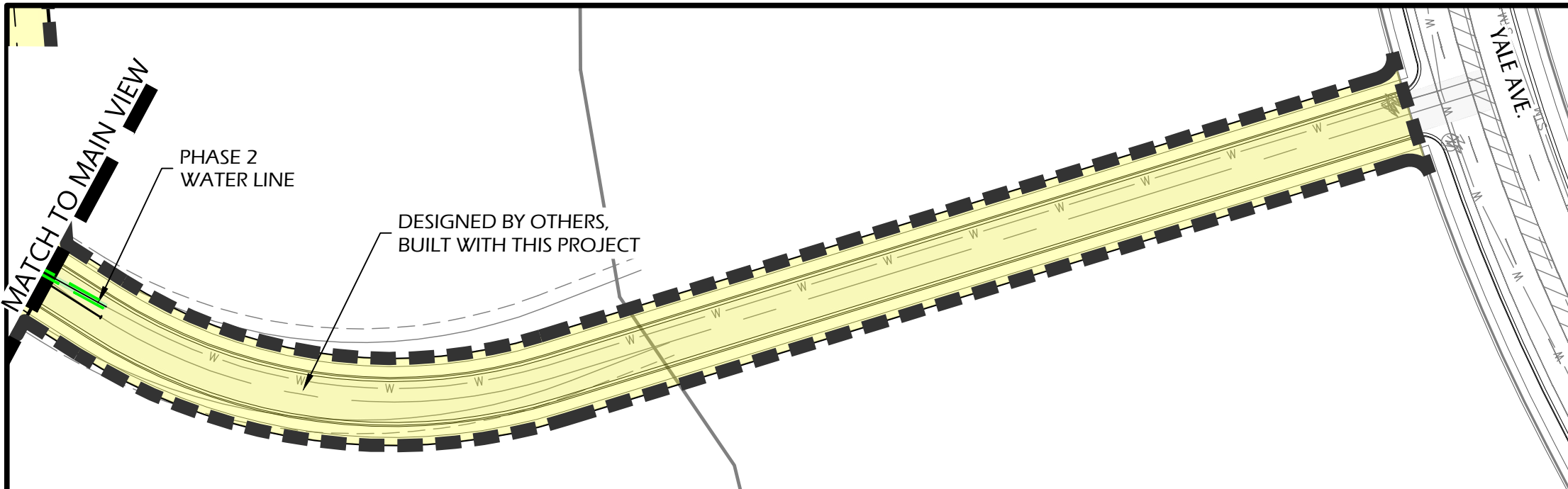
CLIENT
TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO
PHASING PLAN

DATE	REVISIONS
06-13-2023	
12-14-2022 1st SUBMITTAL	
06-10-2023 2nd SUBMITTAL	

DR. WCK	CH. ROC
P.M. KRL	
JOB 1071-02	
SHEET NO.	5 OF 62

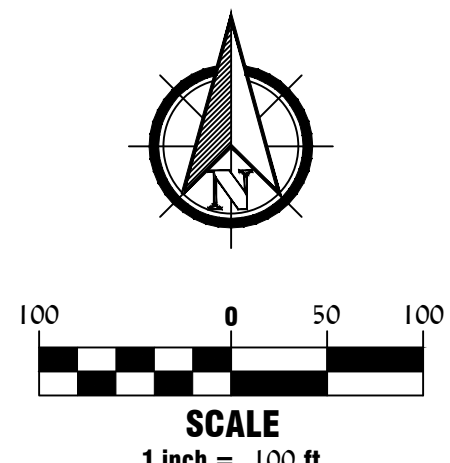
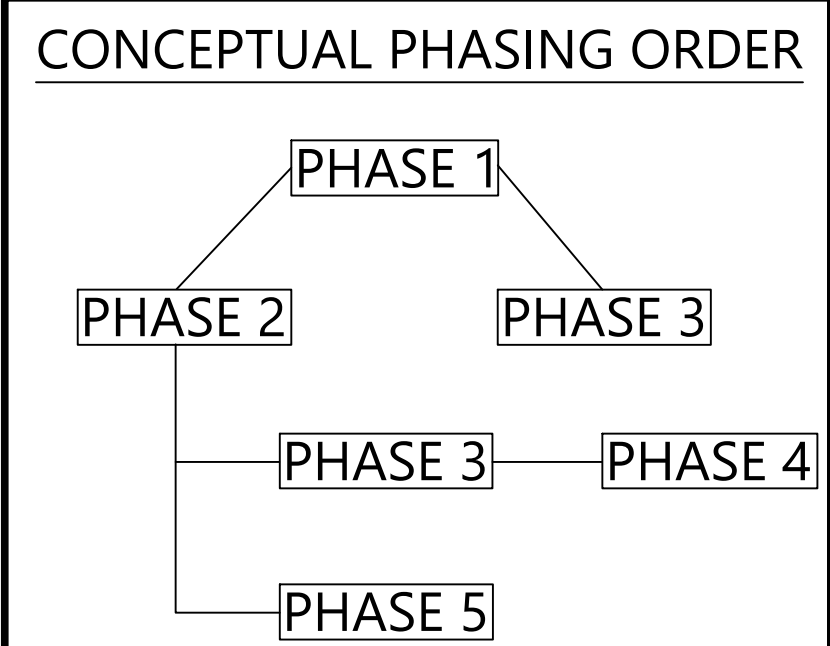


PHASING NOTE:
1. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THE REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.



VIEW 1

PHASING LEGEND	
1	PHASE LINE
2	PHASE END CONSTRUCTION OF CURB, GUTTER, ASPHALT AND/OR WALK
3	PHASE SANITARY LINE PLUG
4	PHASE WATER LINE PLUG
5	PHASE STORM LINE PLUG
6	PHASE TYPE III BARRICADE WITH MUTCD ROAD CLOSED SIGNAGE




NOT FOR CONSTRUCTION


BENCHMARK
CITY OF AURORA BENCHMARK NO.456518SW00, RECOVERED A 3" BRASS CAP STAMPED 'M-095' LOCATED ON THE NORTH SIDE OF EAST MISSISSIPPI AVE 300' MORE OR LESS EAST OF S COOLIDGE ST
ELEVATION = 5603.65 (NAVD 88)

SITE PLAN NOTES:

1. SEE SHEET 3 FOR LEGEND, TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS, AND TYPICAL LOT LAYOUT.

SIGHT LINES TABLE			
SIGHT LINE NUMBER	*A (ft)	*B (ft)	DESIGN SPEED (MPH)
SL1	290	335	30
SL2	290	335	30
SL3	290	335	30
SL4	290	335	30
SL5	290	335	30
SL6	240	280	25
SL7	290	335	30
SL8	290	280	25
SL9	290	335	30
SL10	290	335	30
SL11	290	335	30
SL12	290	335	30
SL13	290	335	30
SL14	290	335	30
SL15	290	335	30

 SIGHT LINE SYMBOL

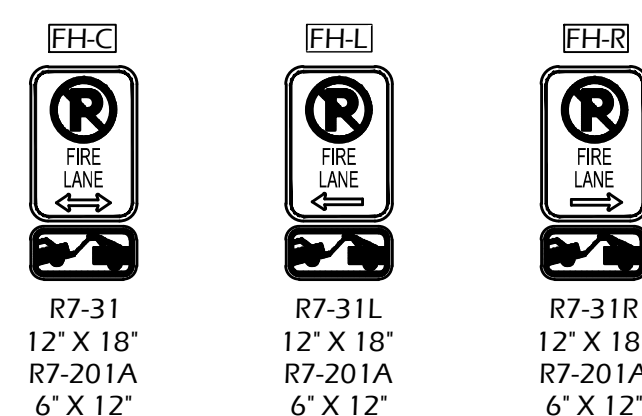
 SIGHT DISTANCE AREA

* A AND B LENGTHS ARE BASED ON
AURORA ROADWAY DETAIL TE-13.1.

<u>LOT COUNT</u>	
	LOT
SINGLE FAMILY DETACHED / SFD	124
ALLEY LOADED TOWNHOMES / SFA	55
TOTAL	179

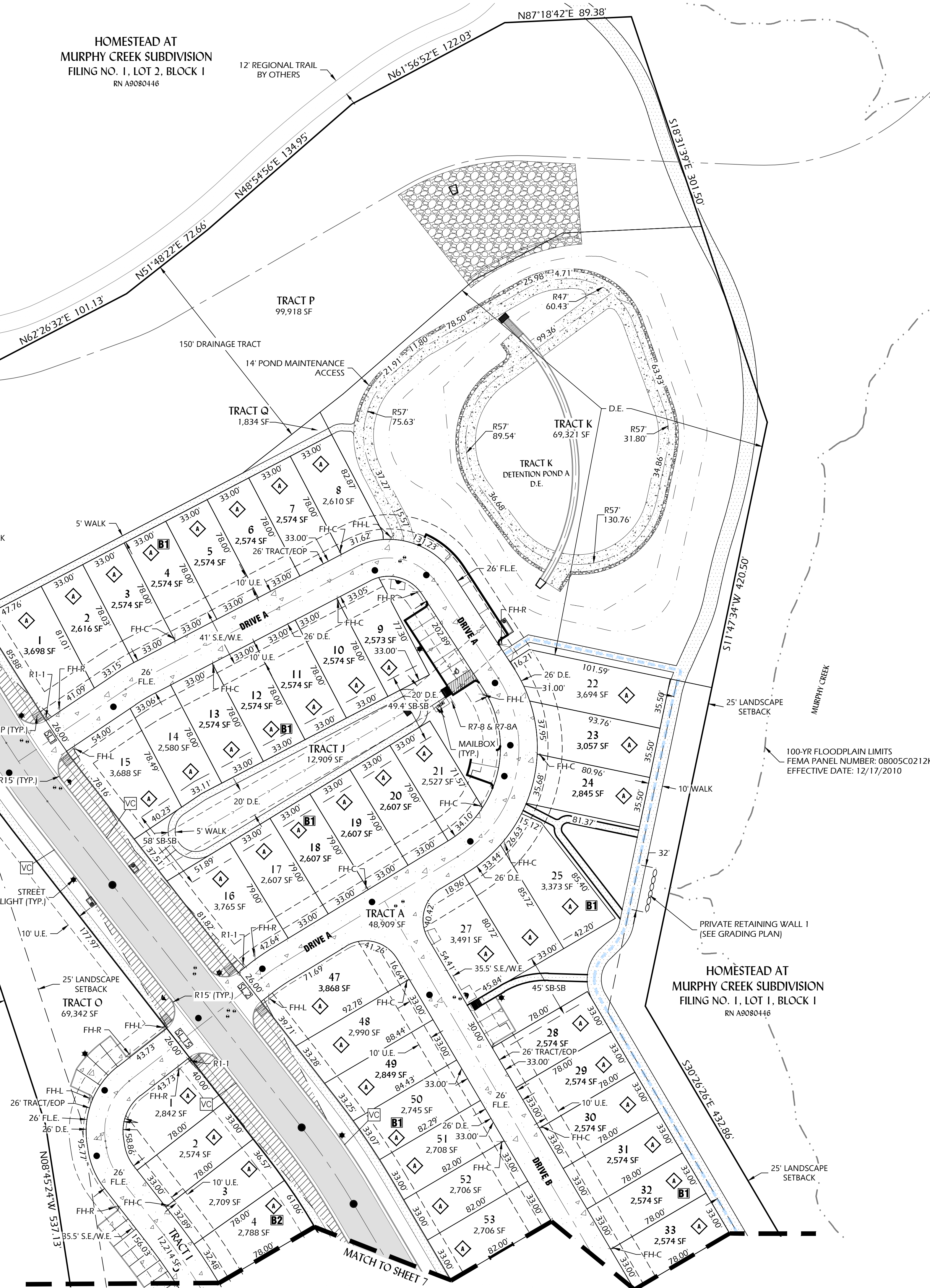
PARKING COUNT	
GARAGE	358
DRIVEWAY	358
ON STREET	200
PARKING STALL	60
ACCESSIBLE	4
TOTAL	980

FIRE LANE SIGN LEGEND



FIRE LANE NOTES:

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS. DEAD END FIRE LANE SIGNS SHALL BE LOCATED ON BOTH SIDES OF THE ENTRANCE.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES), WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCRUCH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCRUCH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
7. FIRE LANE SIGNS DETAIL SHALL SHOW L, R, C (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED) TO MATCH LOCATIONS ON THE PLANS.

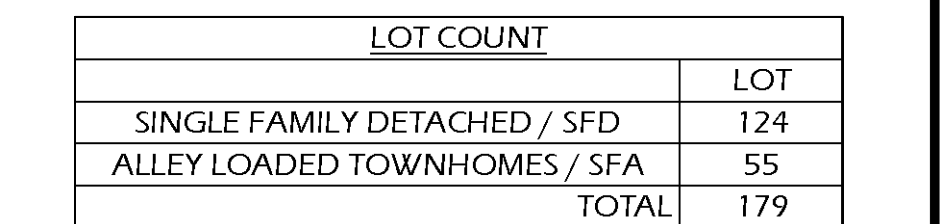
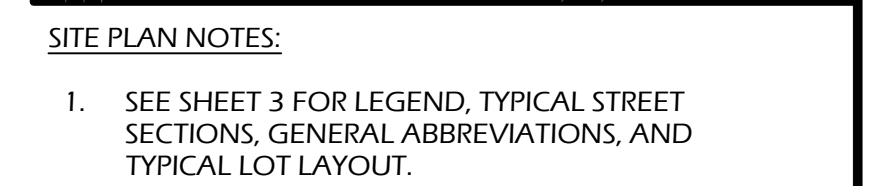


BENCHMARK

CITY OF AURORA BENCHMARK NO.4S6518SW00, RECOVERED
A 3" BRASS CAP STAMPED 'M-095' LOCATED ON THE
NORTH SIDE OF EAST MISSISSIPPI AVE 300' MORE OR LESS
EAST OF S COOLIDGE ST

ELEVATION = 5603.65 (NAVD 88)

NOT FOR CONSTRUCTION



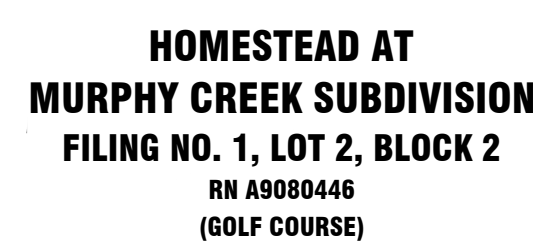
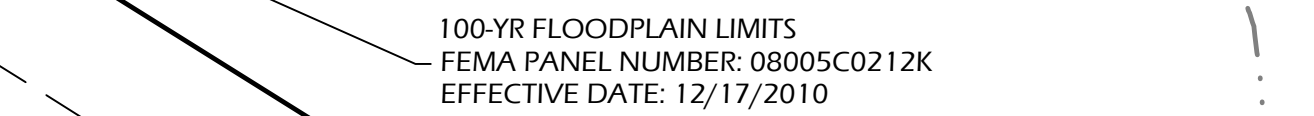
VC VERTICAL CATCH C&G
MC MOUNTABLE CATCH C&G



BENCHMARK

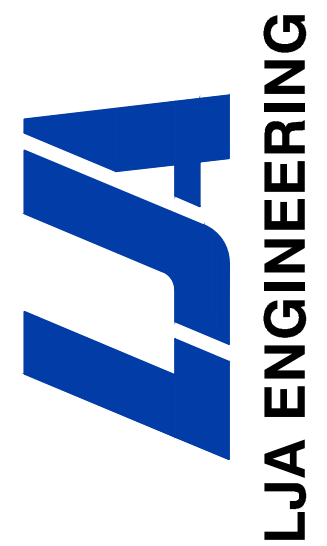
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ELEVATION = 5603.65 (NAVD 88)





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OWNER OR ITS REPRESENTATIVE.
THE CONTRACTOR SHALL DETERMINE
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COMMENCING WORK, AND AGREES TO
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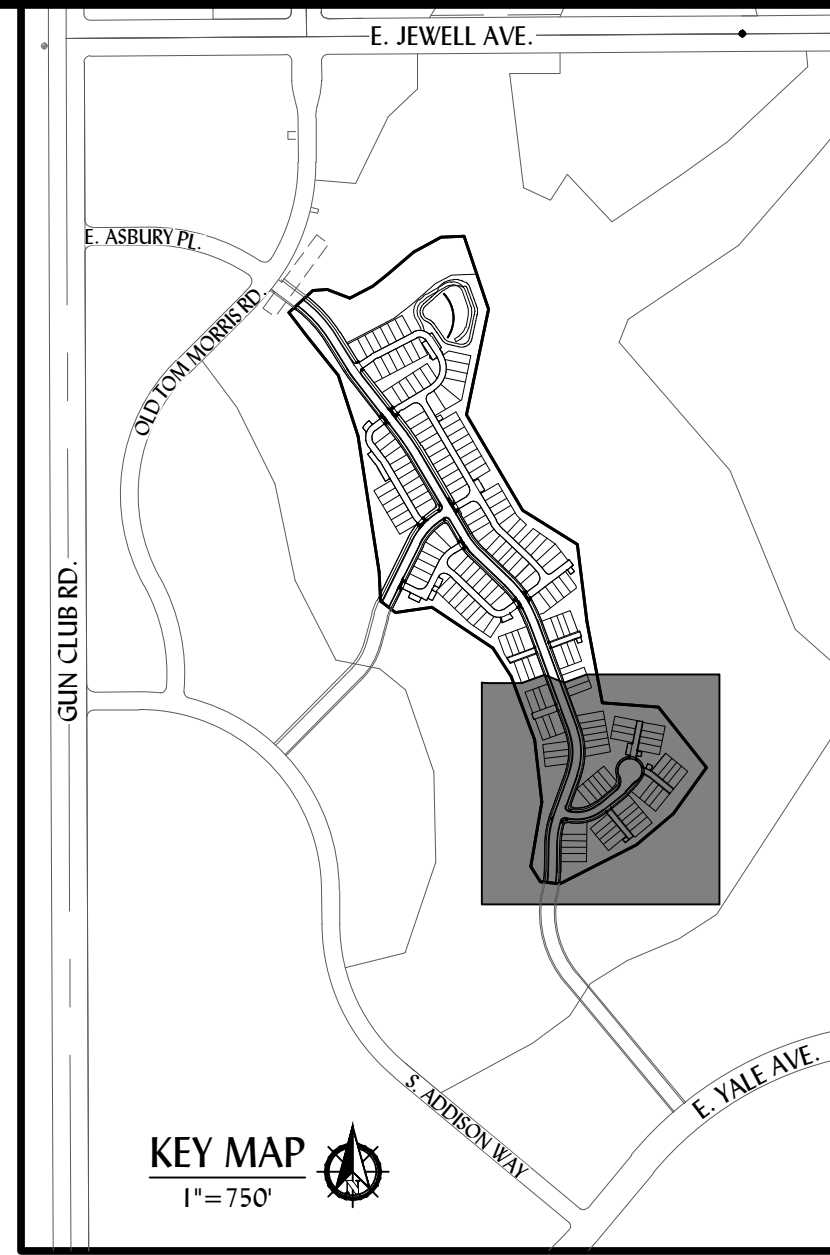
APPLICANT
TRI-POINTE HOMES
5850 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111
MATTHEW NAPIER

CLIENT
TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO
SITE PLAN

DATE
06-13-2023

REVISIONS

DR. TRP CH. ROC
P.M. KRL
JOB 1071-02
SHEET NO.



SITE PLAN NOTES:
1. SEE SHEET 3 FOR LEGEND, TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS, AND TYPICAL LOT LAYOUT.

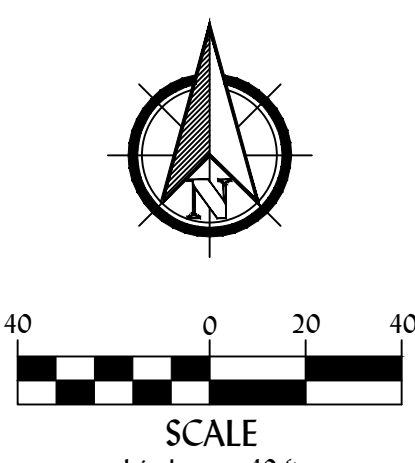
SIGN LEGEND

 R1-1 30" X 30"	 R2-1 24" X 30"	 R7-B 12" X 18" R7-8A 18" X 9" R7-201A 6" X 12"	 W14-2 30" X 30"
 W1-2 30" X 30"	 W13-1P 30" X 30"	 R2-1 24" X 30"	 W1-2R 30" X 30"

LOT COUNT	
SINGLE FAMILY DETACHED / SFD	124
ALLEY LOADED TOWNHOMES / SFA	55
TOTAL	179

PARKING COUNT	
GARAGE	358
DRIVEWAY	358
ON STREET	200
PARKING STALL	60
ACCESSIBLE	4
TOTAL	980

VC VERTICAL CATCH C&G
MC MOUNTABLE CATCH C&G



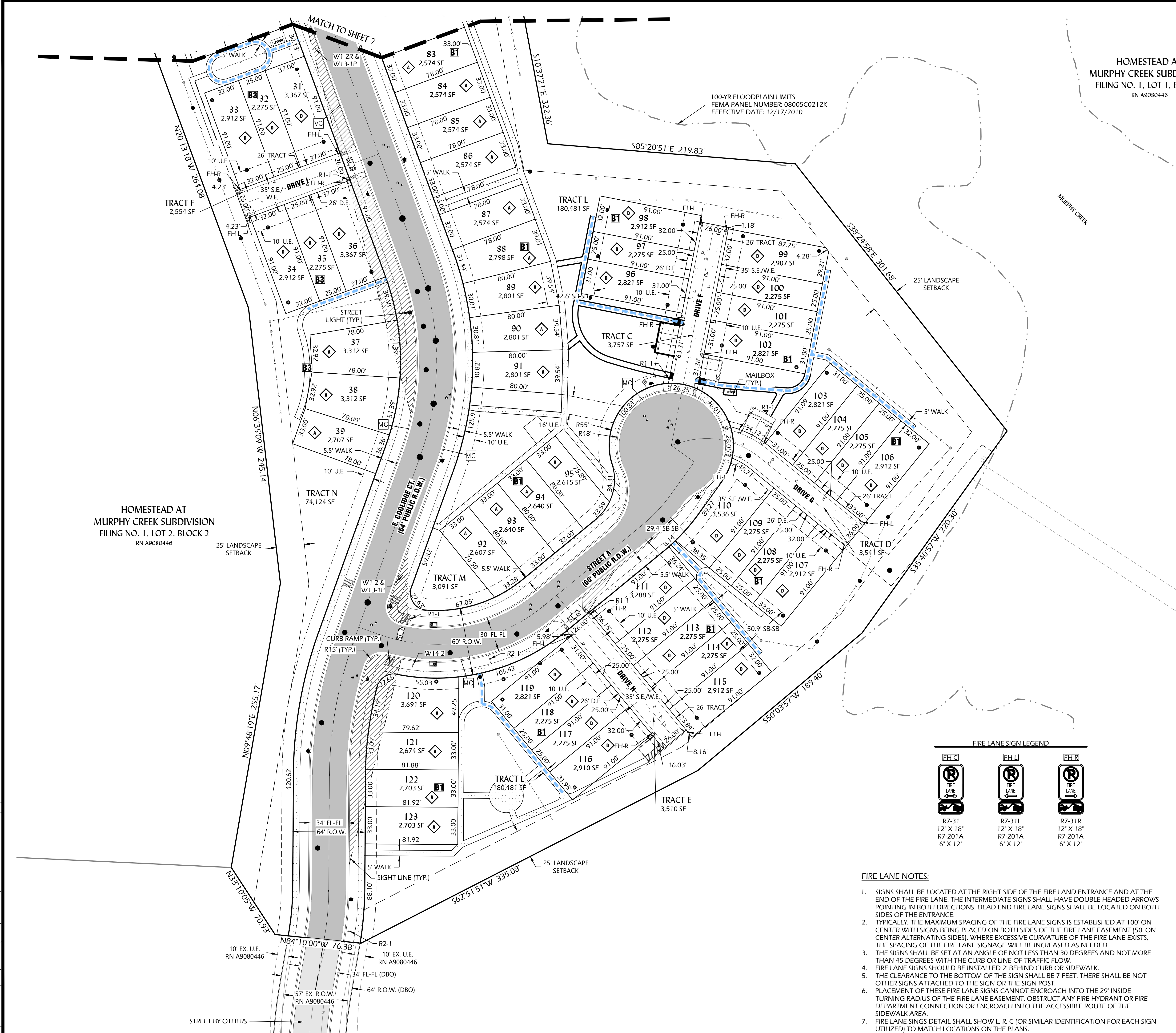
NOT FOR CONSTRUCTION


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FIRE LANE SIGN LEGEND

 R7-31 12" X 18" R7-201A 6" X 12"	 R7-31L 12" X 18" R7-201A 6" X 12"	 R7-31R 12" X 18" R7-201A 6" X 12"
-----------------------------------------------	------------------------------------------------	------------------------------------------------

- FIRE LANE NOTES:**
- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS. DEAD END FIRE LANE SIGNS SHALL BE LOCATED ON BOTH SIDES OF THE ENTRANCE.
 - TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 - THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 - FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 - THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
 - PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
 - FIRE LANE SIGNS DETAIL SHALL SHOW L, R, C (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED) TO MATCH LOCATIONS ON THE PLANS.





LJA ENGINEERING

APPLICANT	TRI POINTE HOMES	5350 S. ROSLYN ST. SUITE 400 GREENWOOD VILLAGE, CO 80111	MATTHEW NAPIER
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TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO
UTILITY & GRADING PLAN

[illegible]

JOB NO.
SHEET NO.

10 OF 62



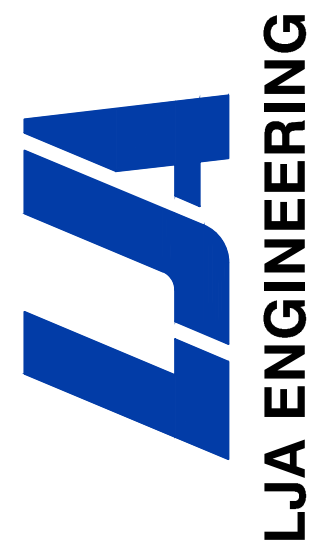
1. SEE SHEET 3 FOR LEGEND, TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS AND TYPICAL LOT LAYOUT.
2. ALL FIRE HYDRANT LATERALS SHALL BE 6" DIAMETER WATER MAIN.
3. ALL SANITARY SERVICES SHALL BE 4" PVC.
4. ALL WATER SERVICES SHALL BE 3/4" TYPE K COPPER.
5. ALL SANITARY SERVICES SHALL BE PRIVATE.
6. WATER SERVICES FROM WATER METER TO LOT CONNECTION SHALL BE PRIVATE.
7. ALL STORM SEWER SHALL BE PUBLIC UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE CITY OF AURORA.
8. ALL DRIVES SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
9. INLETS WITH THE SUFFIX (S), INDICATE THAT THE INLET IS AT A SUMP.
10. DETENTION POND SHALL BE PRIVATE AND MAINTAINED BY HOA OR THE METROPOLITAN DISTRICT.



BENCHMARK
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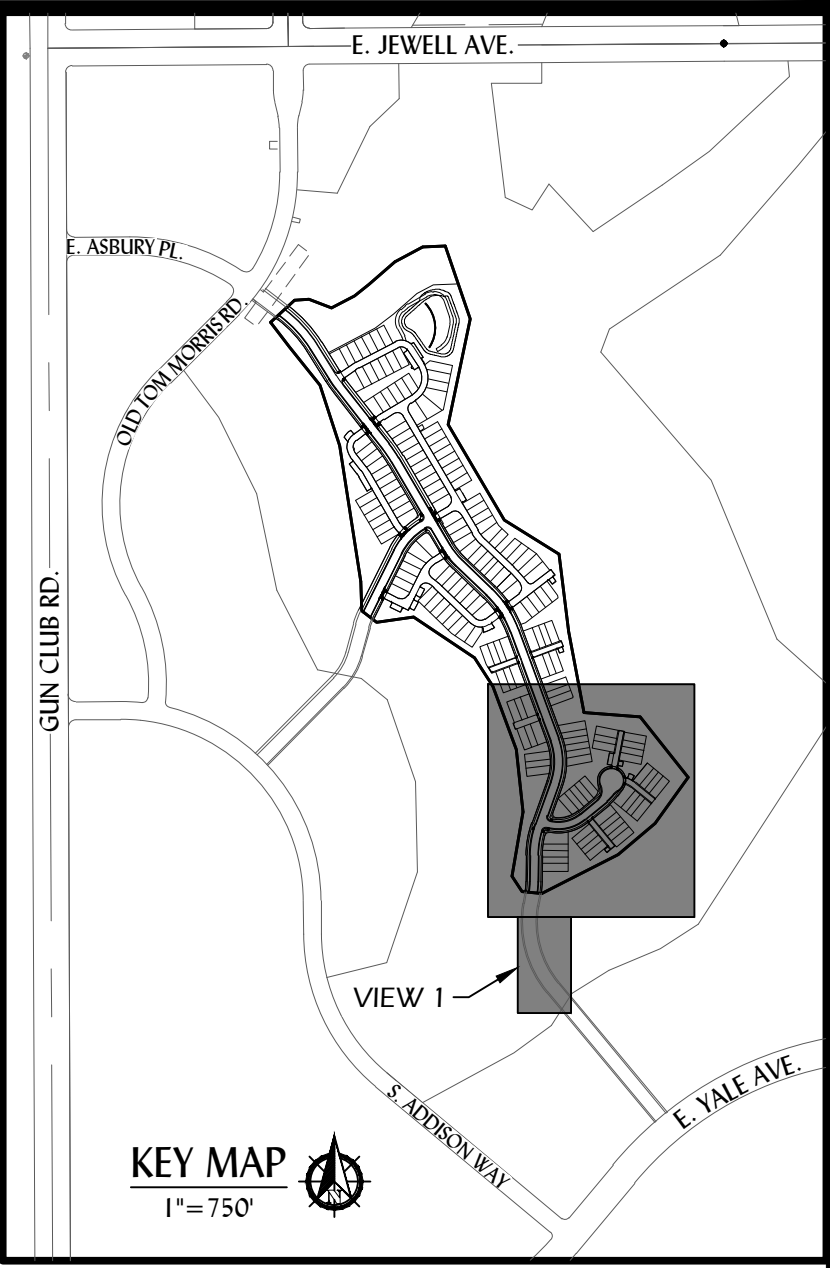
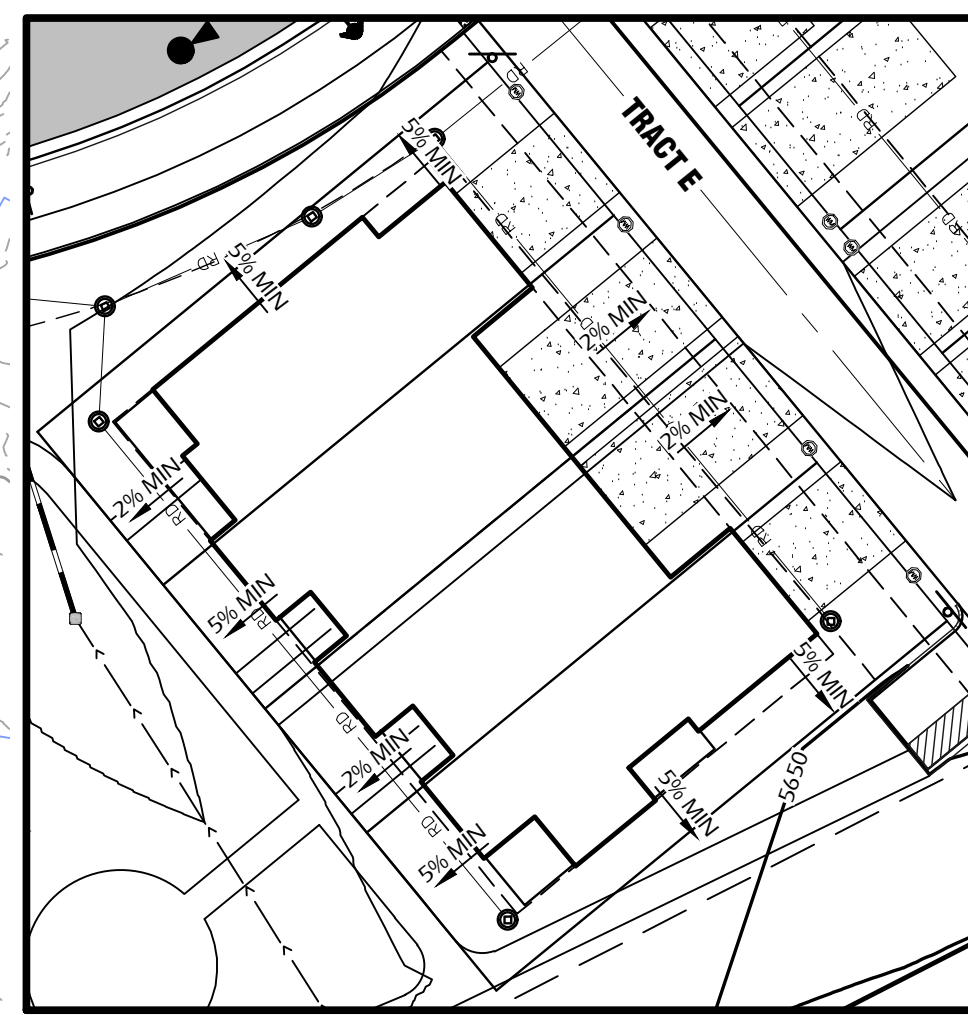
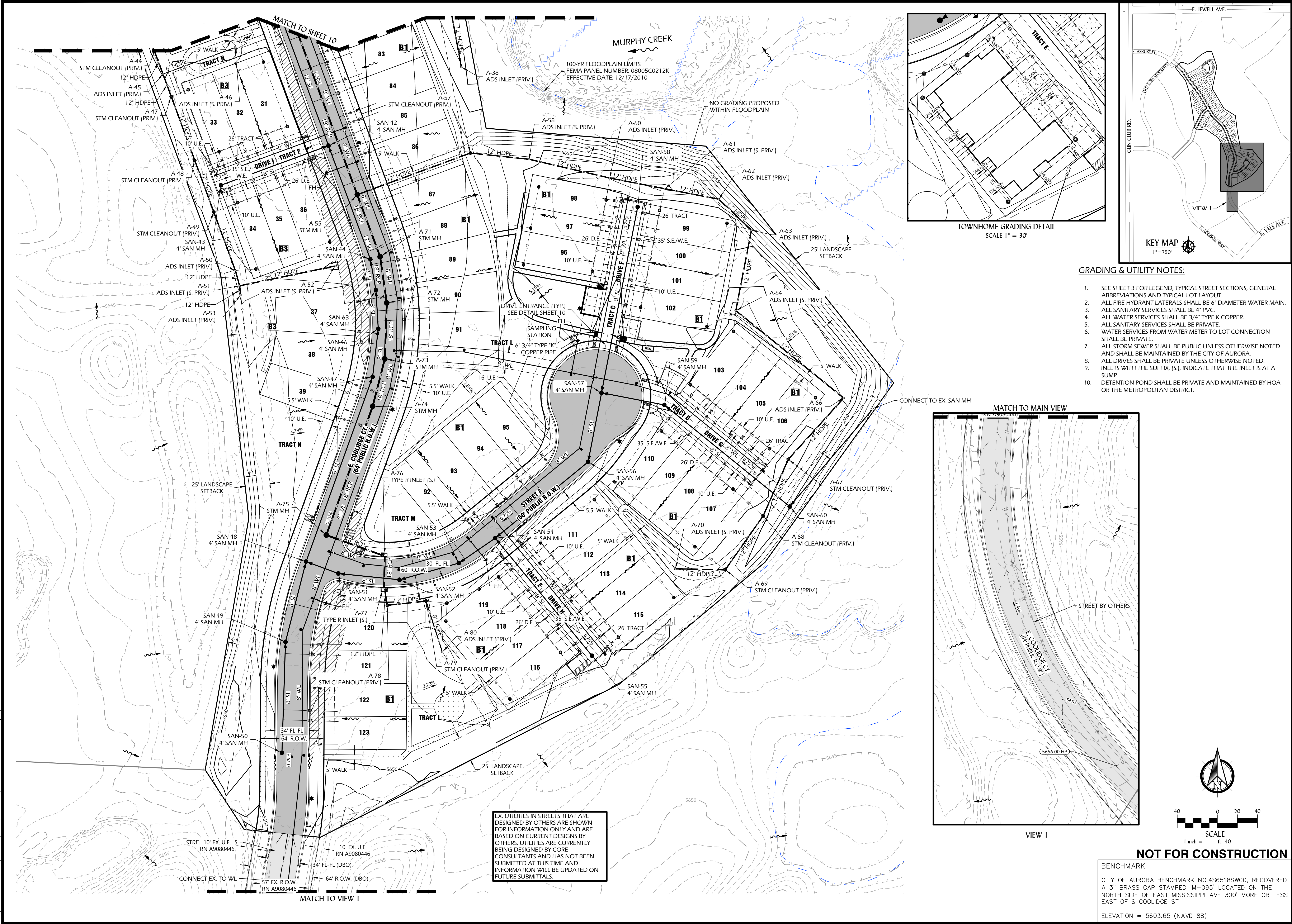
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CLIENT
TRI-POINTE HOMES MURPHY CREEK PA 21 & 22 AURORA, COLORADO

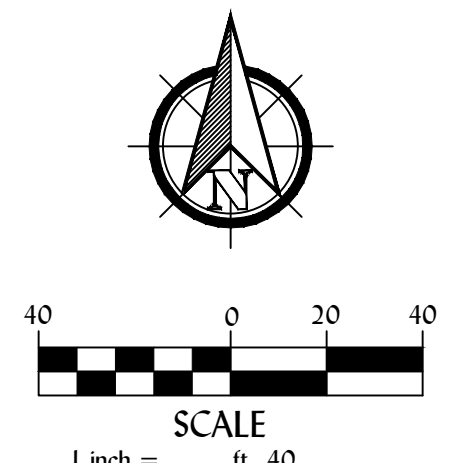
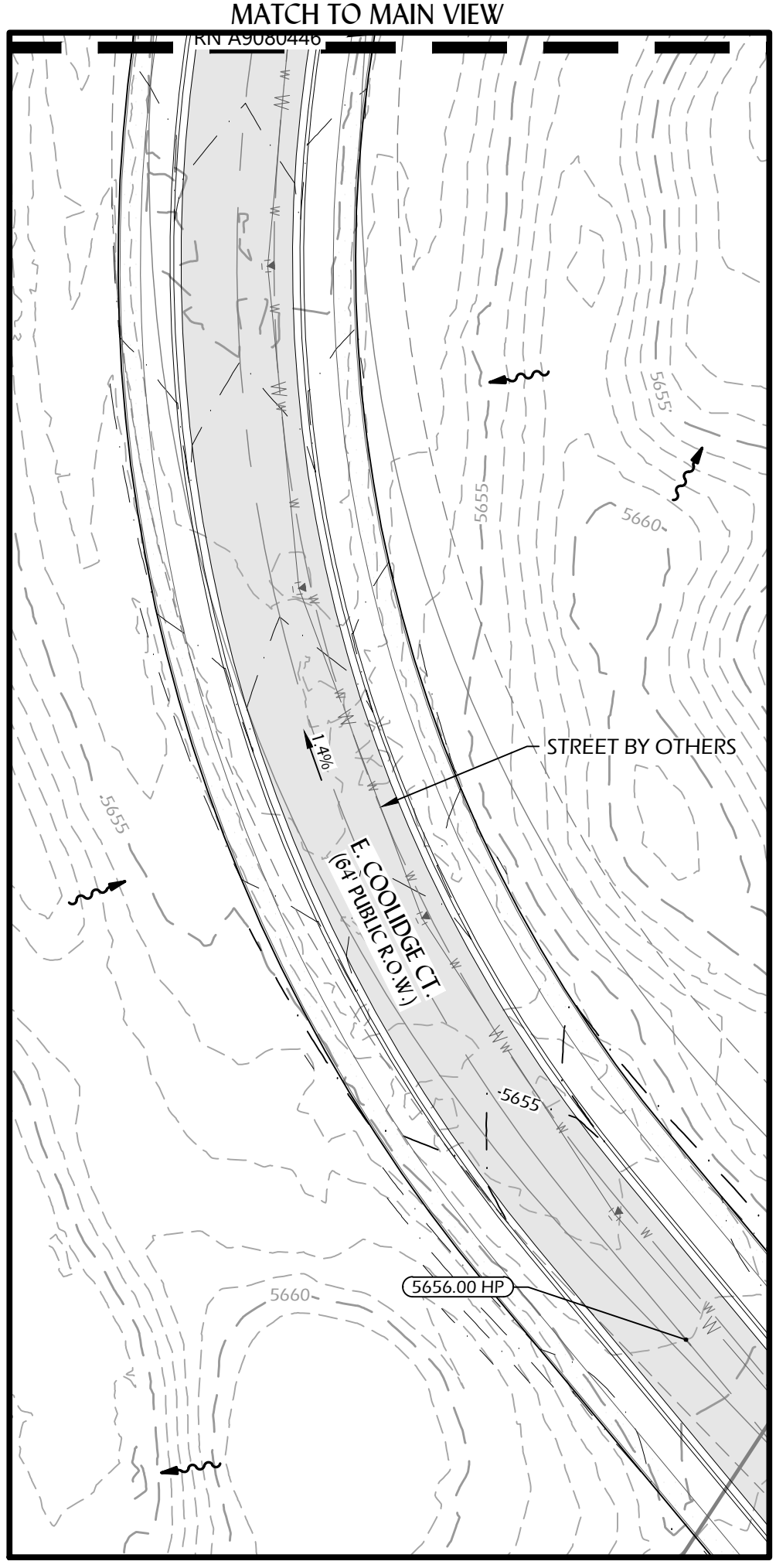
UTILITY & GRADING PLAN

DATE
06-13-2023
1 12-14-2022 1st SUBMITTAL
2 06-19-2023 2nd SUBMITTAL
3
REVISIONS

DR. WCK	CH. ROC
P.M. KRL	
JOB 1071-02	
SHEET NO.	



- GRADING & UTILITY NOTES:
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EX. UTILITIES IN STREETS THAT ARE
DESIGNED BY OTHERS ARE SHOWN
FOR INFORMATION ONLY AND ARE
BASED ON CURRENT DESIGNS BY
OTHERS. UTILITIES ARE CURRENTLY
BEING DESIGNED BY CORE
CONSULTANTS AND HAS NOT BEEN
SUBMITTED AT THIS TIME AND
INFORMATION WILL BE UPDATED ON
FUTURE SUBMITTALS.



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MATTHEW NAPIER

CLIENT
TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO

DATE	12-14-2022
1	12-14-2022 1st SUBMITTAL
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3	06-13-2023 3rd SUBMITTAL
REVISIONS	

DR. #	CH. #
P.M. #	
JOB #	
SHEET NO.	13 OF 62

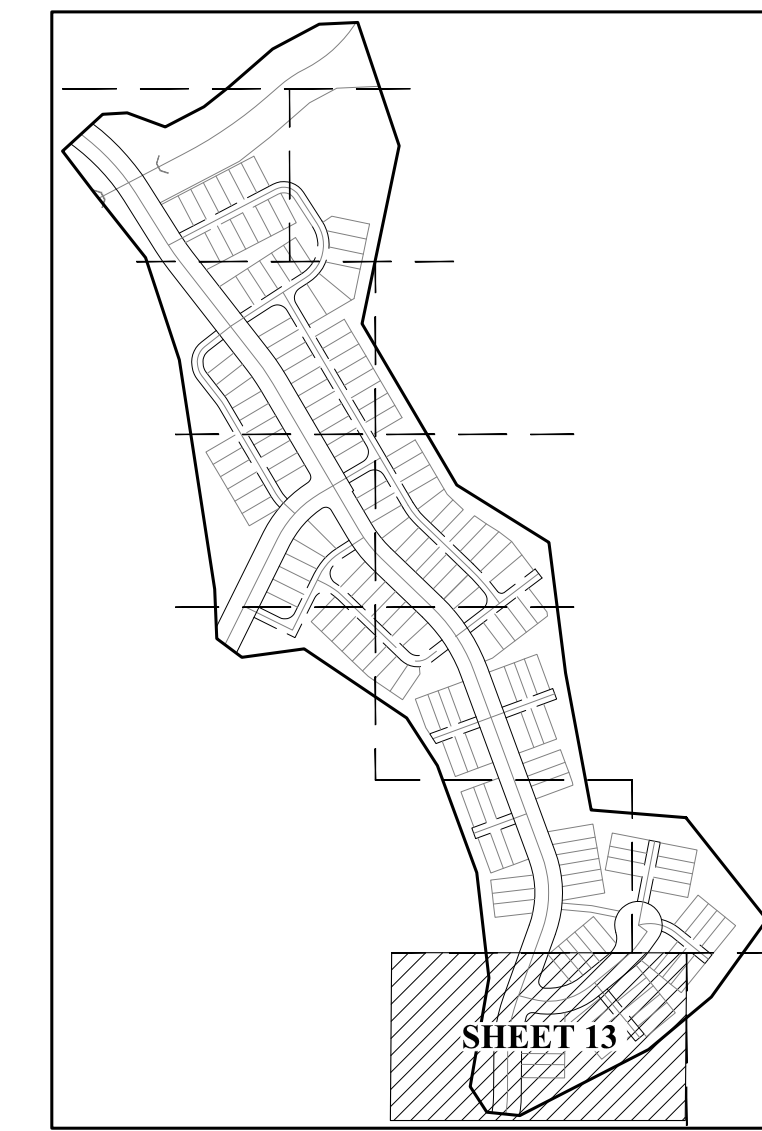
MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

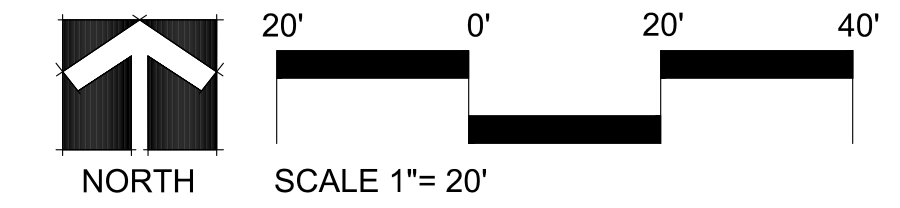
SITE PLAN WITH ADJUSTMENTS

MATCHLINE SHEET 15

MATCHLINE SHEET 14



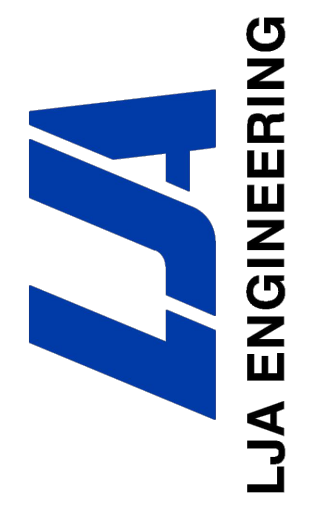
- ### LEGEND
- EXISTING TREE TO REMAIN
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 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
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 - SOD (SEE NOTES FOR TYPE)
 - 2"4" ROCK COBBLE
 - MAINTENANCE PATH (CONCRETE)
 - CONCRETE
 - MAINTENANCE PATH (GRAVEL)
 - PVC SCREEN FENCE
 - PVC OPEN STYLE FENCE
 - STEEL EDGER
 - FIRE HYDRANT
 - BUILDING NUMBER
 - RETAINING WALL
 - PROPERTY LINE
 - RIGHT OF WAY
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - SIGHT TRIANGLE



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CLIENT
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MURPHY CREEK PA 21 & 22
AURORA, COLORADO

DATE	12-14-2022
1	12-14-2022 1st SUBMITTAL
2	04-11-2023 2nd SUBMITTAL
3	06-13-2023 3rd SUBMITTAL

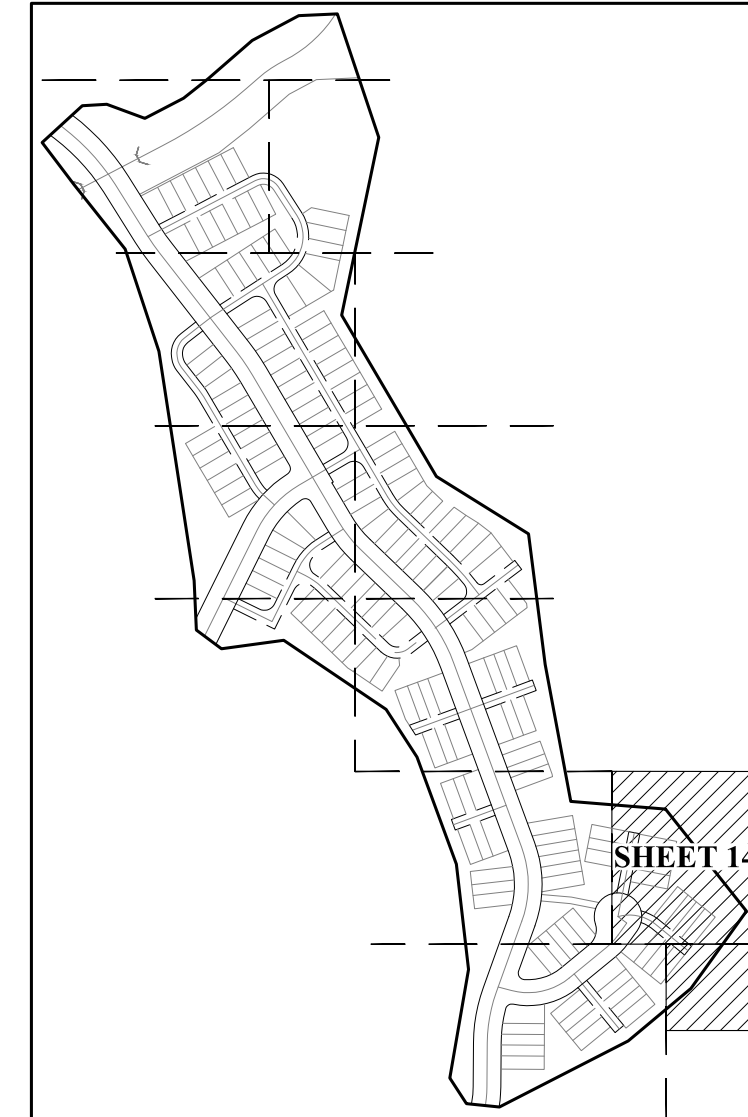
REVISIONS

DR. #	CH. #
P.M. #	
JOB #	
SHEET NO.	14 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS



KEY MAP

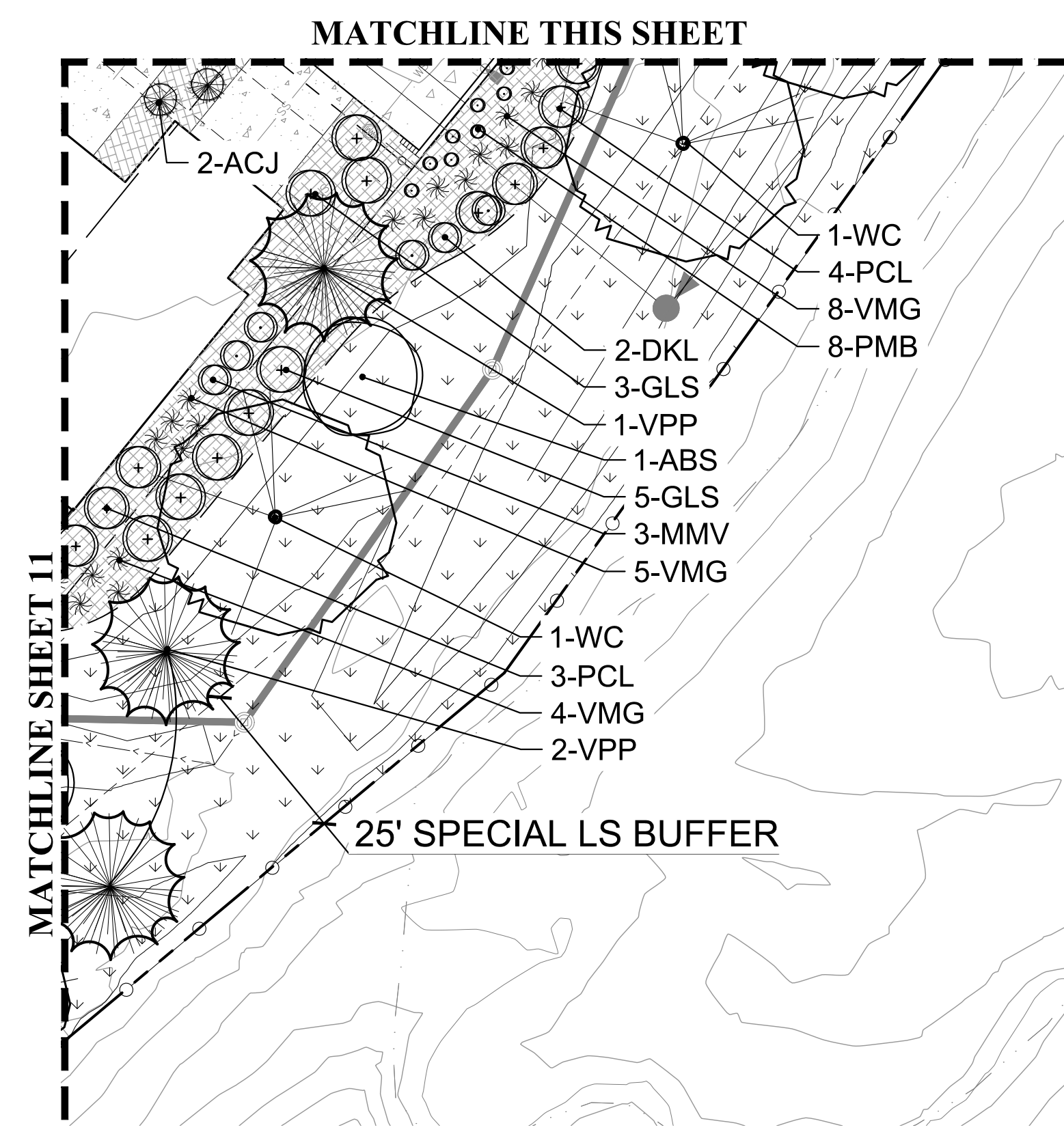
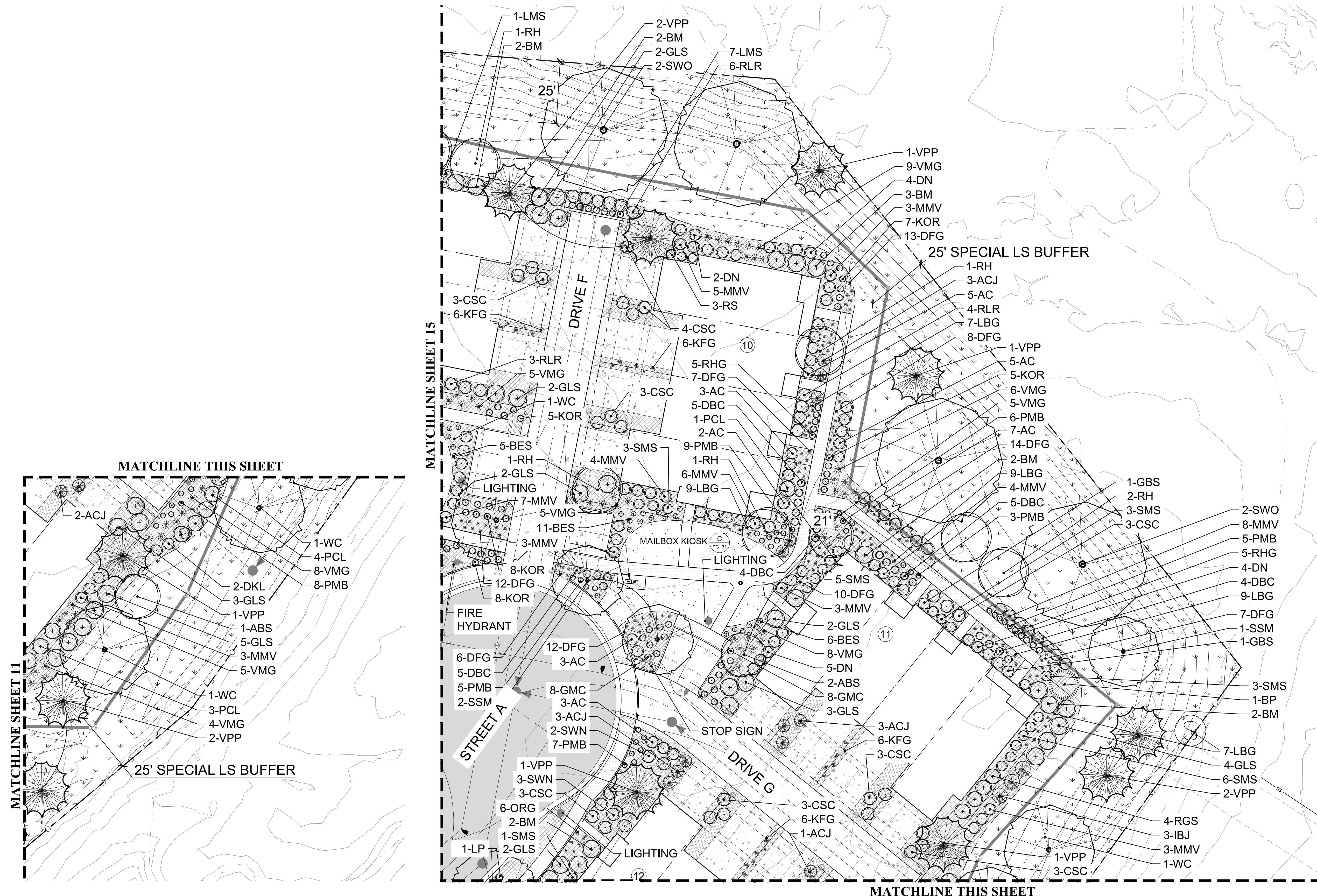
LEGEND

- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
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- FIRE HYDRANT
- BUILDING NUMBER
- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE

NORTH

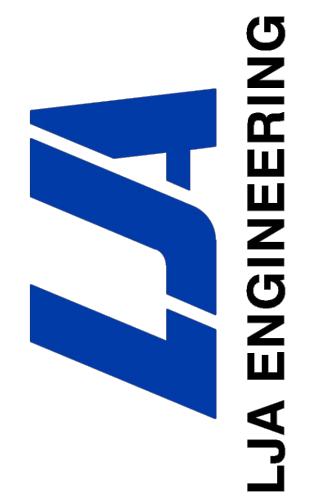
SCALE 1"= 20'

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MATCHLINE SHEET 15

MATCHLINE THIS SHEET



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AURORA, COLORADO

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2 04-15-2023 2nd SUBMITTAL
3 06-15-2023 3rd SUBMITTAL

REVISIONS

DR. # CH. #
P.M. #
JOB #
SHEET NO. 15 OF 62

MURPHY CREEK PA 21 & 22

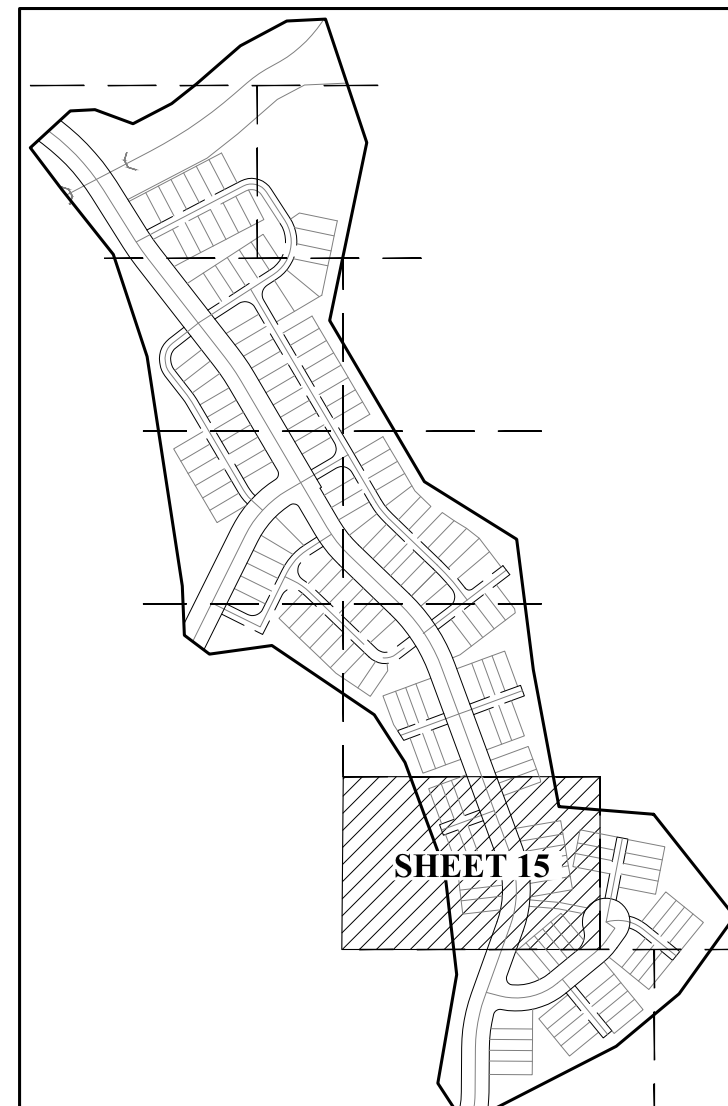
A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS

MATCHLINE SHEET 16

MATCHLINE SHEET 11

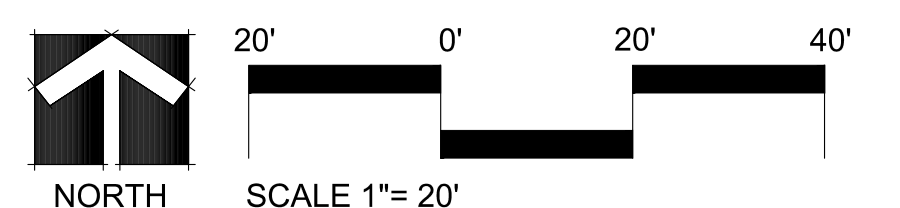
MATCHLINE SHEET 14



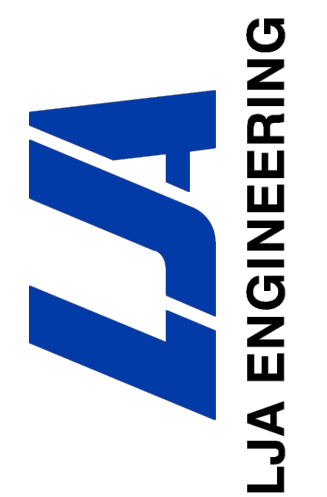
KEY MAP

LEGEND

- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
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- EXISTING CONTOUR
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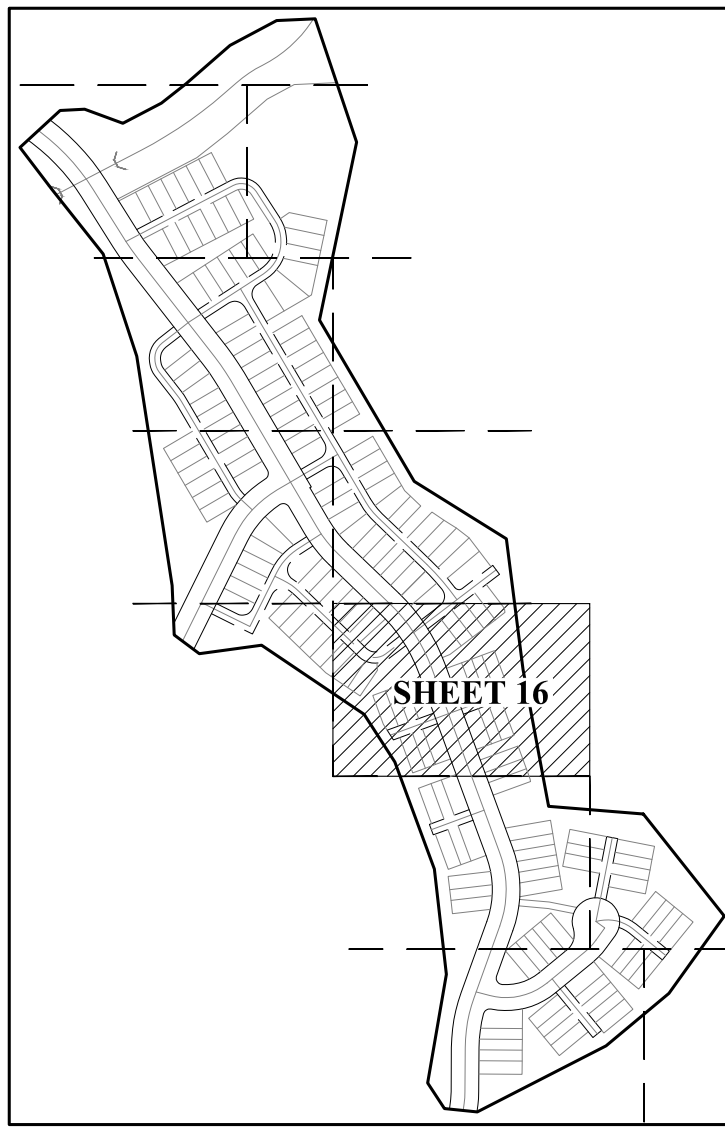
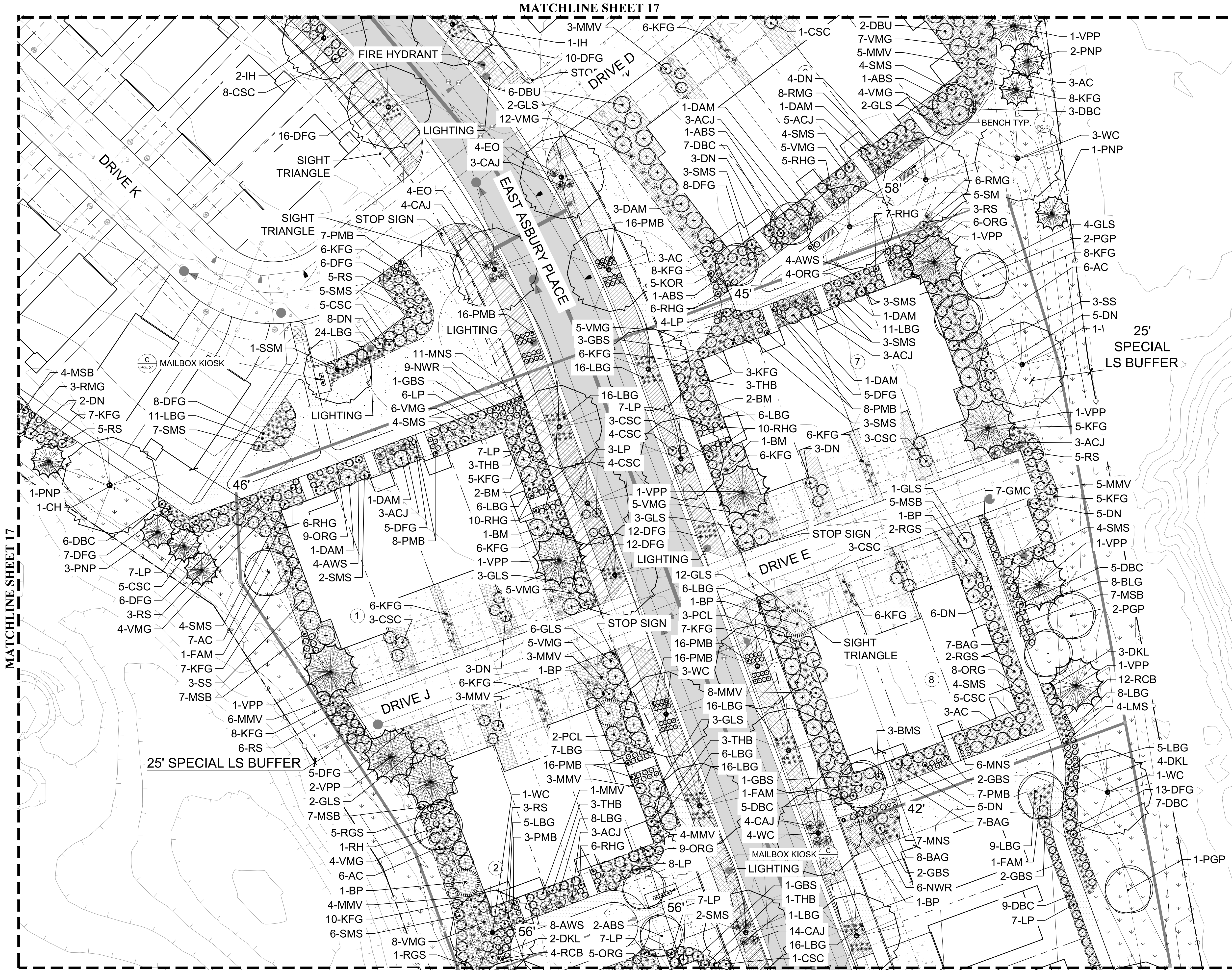
REVISIONS

DR. #	CH. #
P.M. #	
JOB #	
SHEET NO.	16 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS



LEGEND

EXISTING TREE TO REMAIN

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

DECIDUOUS SHRUB

EVERGREEN SHRUB

ORNAMENTAL GRASS

NATIVE SEED

SOD (SEE NOTES FOR TYPE)

2"-4" ROCK COBBLE

MAINTENANCE PATH (CONCRETE)

CONCRETE

MAINTENANCE PATH (GRAVEL)

PVC SCREEN FENCE

PVC OPEN STYLE FENCE

STEEL EDGER

FIRE HYDRANT

BUILDING NUMBER

RETAINING WALL

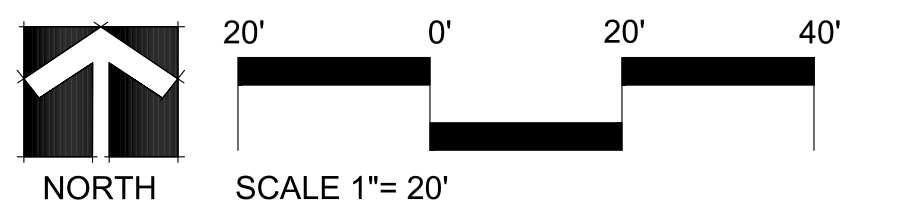
PROPERTY LINE

RIGHT OF WAY

PROPOSED CONTOUR

EXISTING CONTOUR

SIGHT TRIANGLE

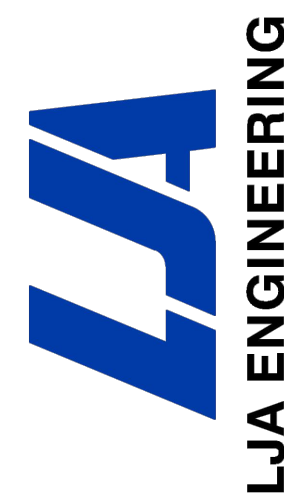


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APPLICANT

TRI POINTE HOMES

5350 S. ROSLYN ST. SUITE 400
GREENWOOD VILLAGE, CO 80111

TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO

1	12-14-2022 1 ST SUBMITTAL
2	04-11-2023 2 ND SUBMITTAL
3	05-13-2023 3 RD SUBMITTAL

REVISIONS

OR.	#	CH.	#
P.M.	#		

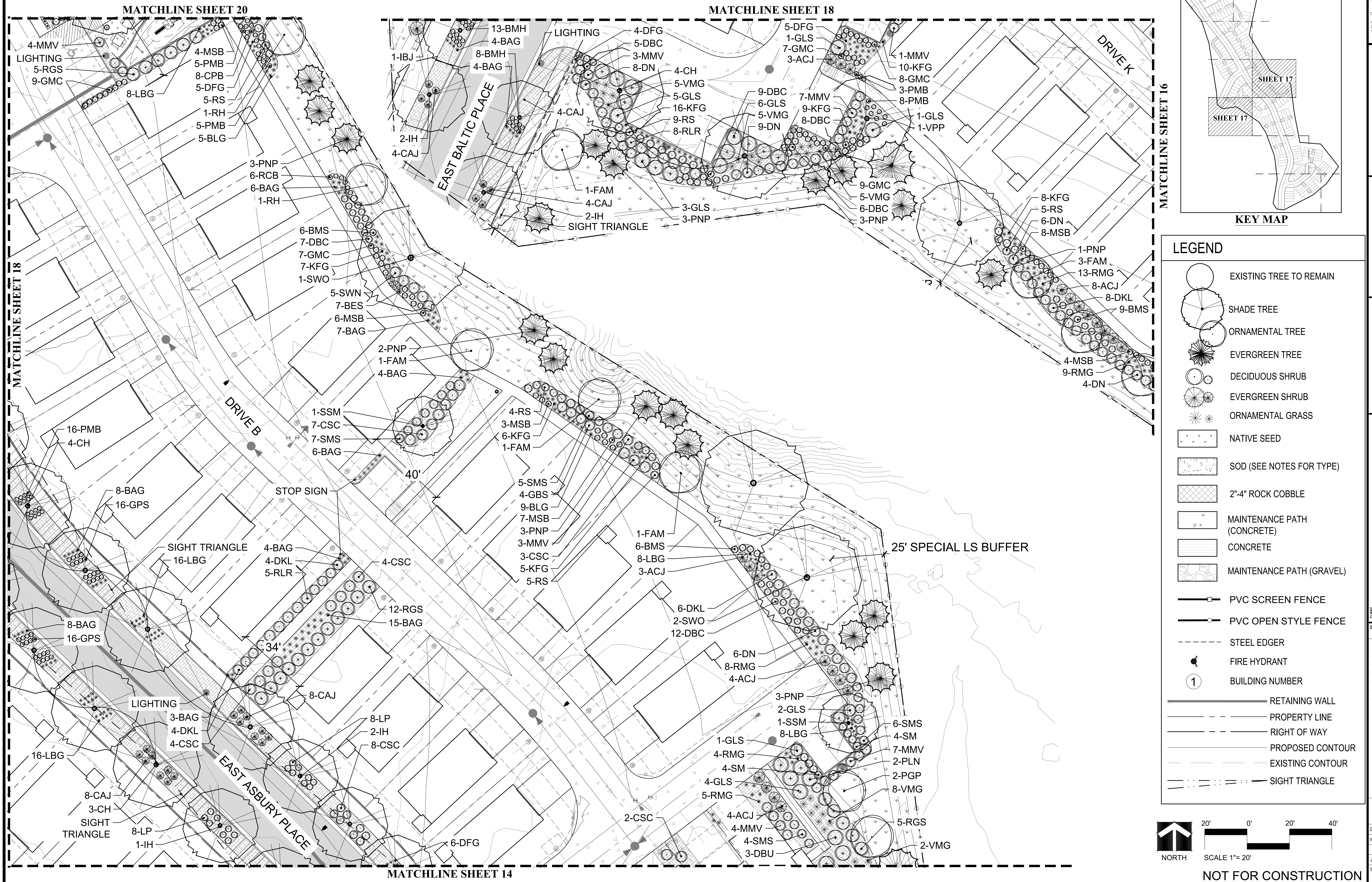
JOB #	
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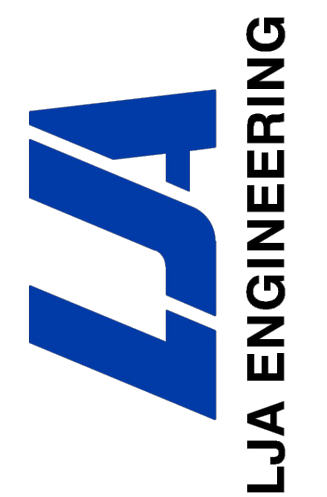
SHEET NO. 17 OF 62

MURPHY CREEK PA 21 & 22

**A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

SITE PLAN WITH ADJUSTMENTS





henry design group
Landscape Architecture • Planning • Entitlements
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
Phone: 303.446.2388

APPLICANT
TRI-POINTE HOMES
5350 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111
MATTHEW NAPIER

CLIENT
TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO

DATE 12-14-2022
1 12-14-2022 1st SUBMITTAL
2 04-15-2023 2nd SUBMITTAL
3 06-15-2023 3rd SUBMITTAL

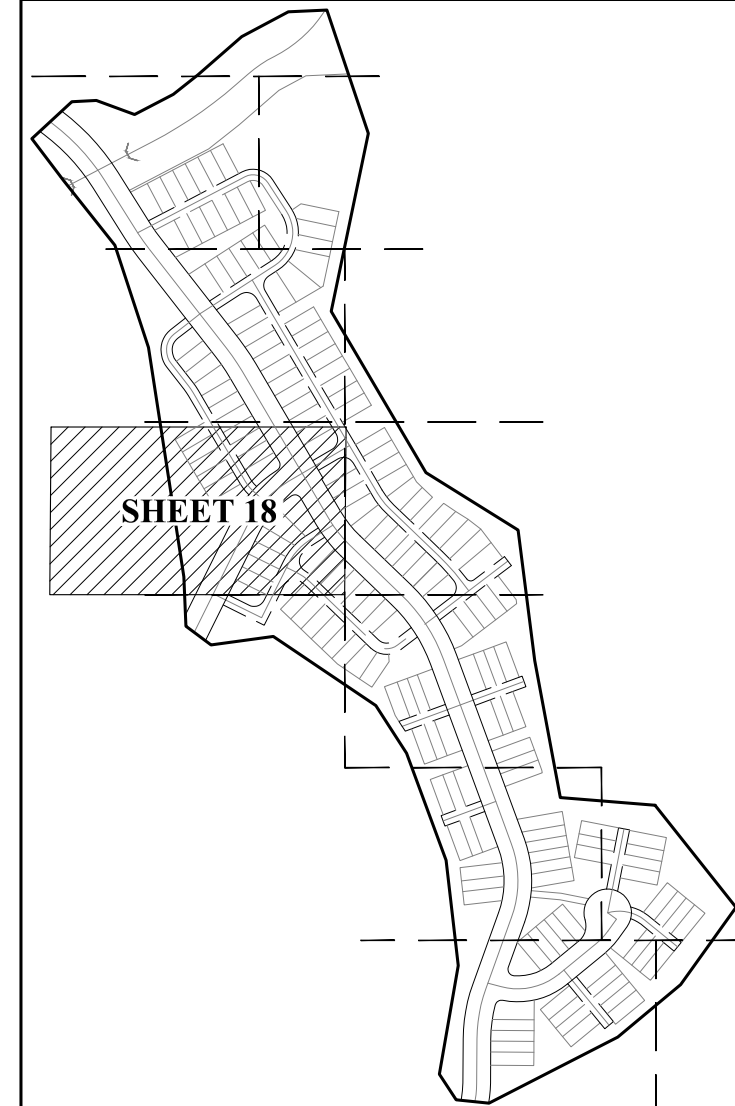
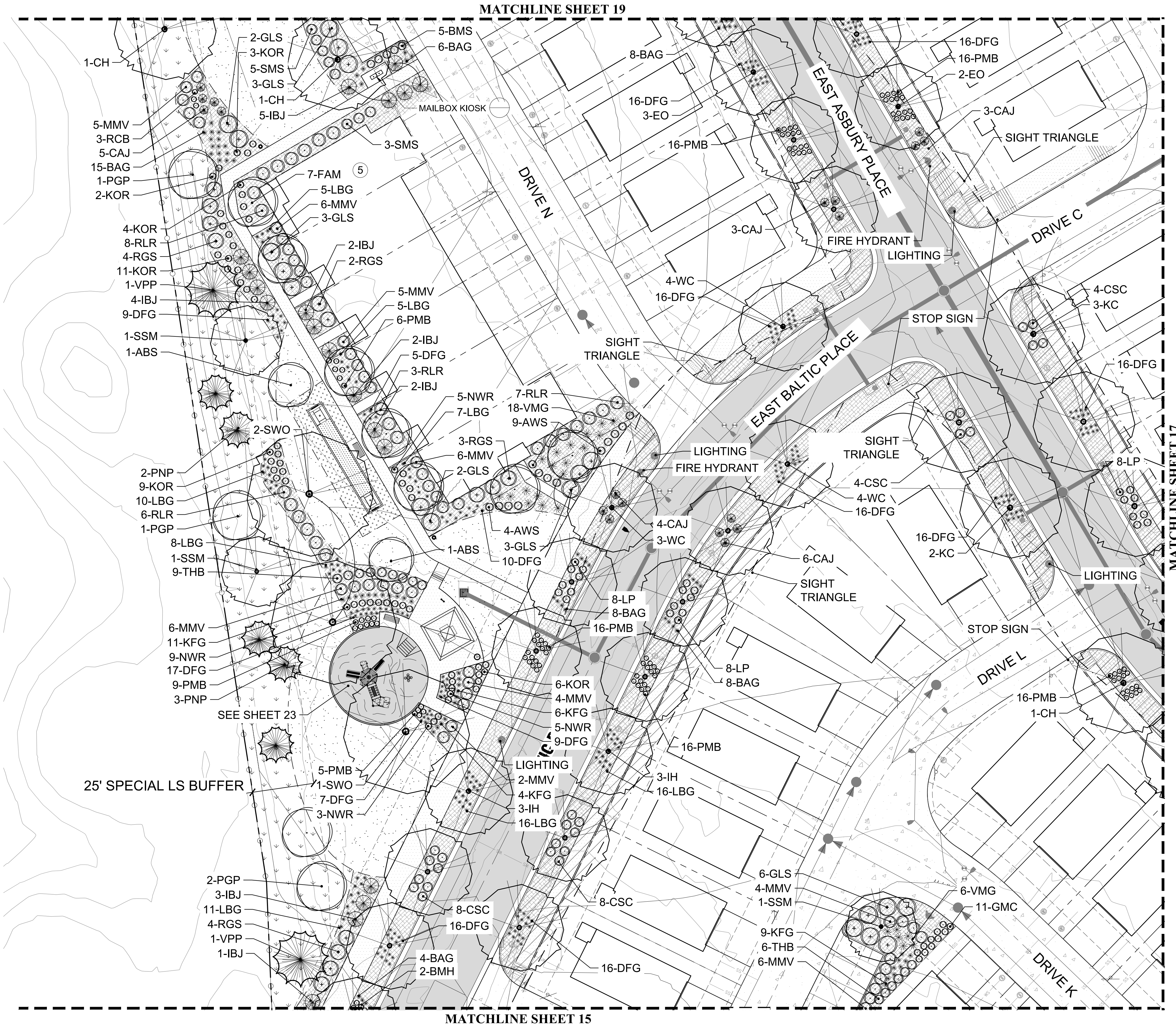
REVISIONS

DR. # CH. #
P.M. #
JOB #
SHEET NO. 18 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

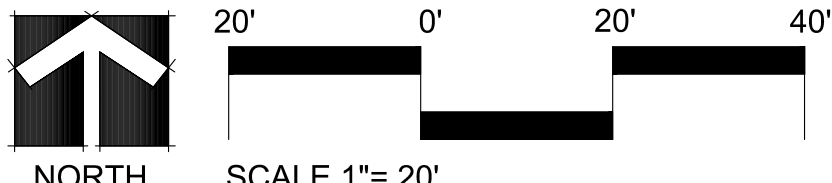
SITE PLAN WITH ADJUSTMENTS



KEY MAP

LEGEND

- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- NATIVE SEED
- SOD (SEE NOTES FOR TYPE)
- 2"-4" ROCK COBBLE
- MAINTENANCE PATH (CONCRETE)
- CONCRETE
- MAINTENANCE PATH (GRAVEL)
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- PVC OPEN STYLE FENCE
- STEEL EDGER
- FIRE HYDRANT
- BUILDING NUMBER
- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE

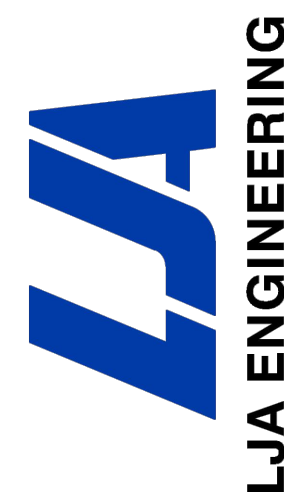


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S. ROSLYN ST, SUITE 400
WOOD VILLAGE, CO 80111

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S. ROSLYN ST, SUITE
WOOD VILLAGE, CO

TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO

DATE 12-14-2022

1	12-14-2022 1 ST SUBMITTAL
2	04-11-2023 2 ND SUBMITTAL
3	05-13-2023 3 RD SUBMITTAL

REVISIONS

DR.	#	CH.	#
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MURPHY CREEK PA 21 & 22

**A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

SITE PLAN WITH ADJUSTMENTS

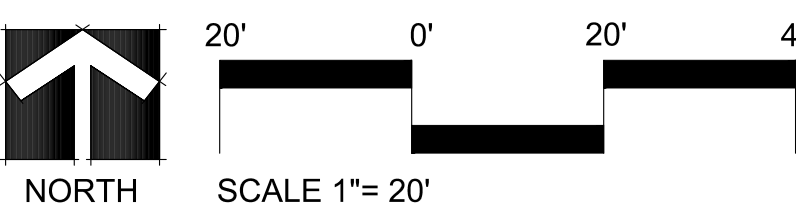
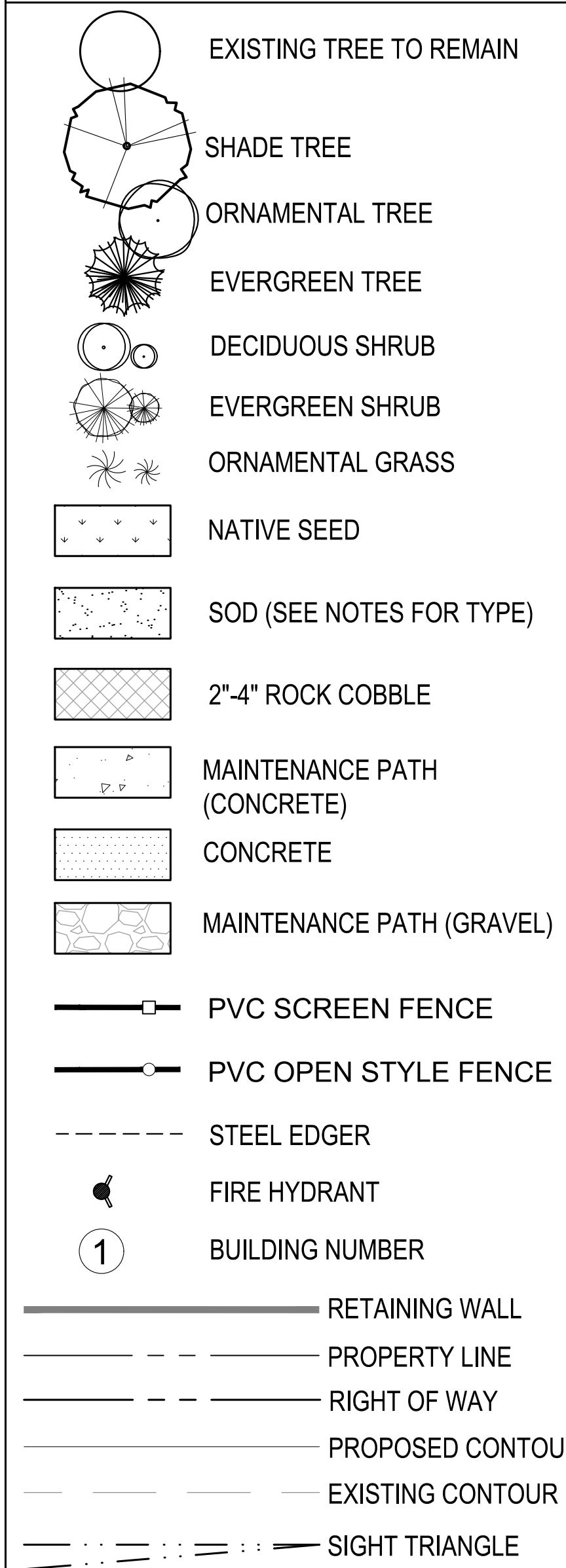
MATCHLINE SHEET 21

MATCHLINE SHEET 20

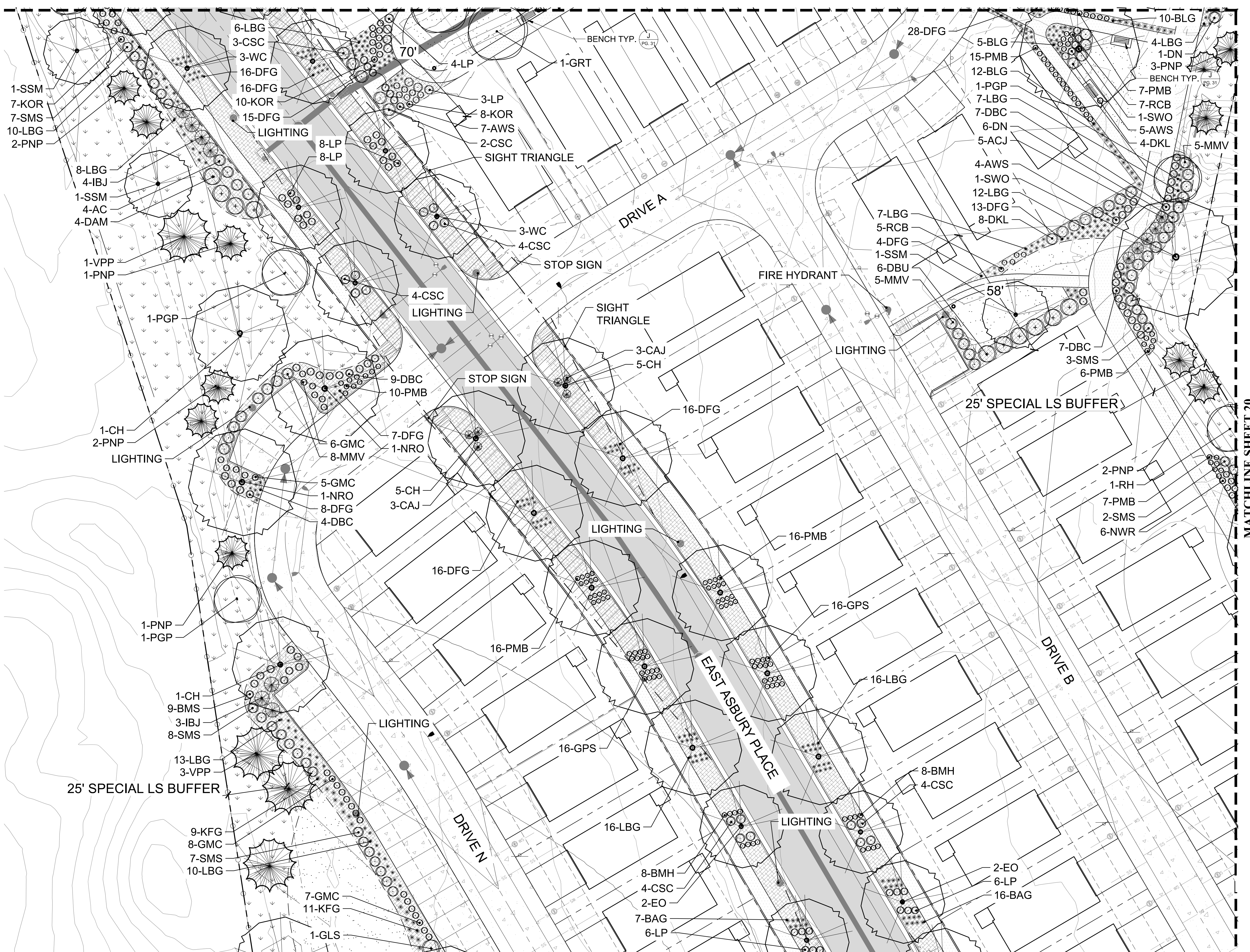
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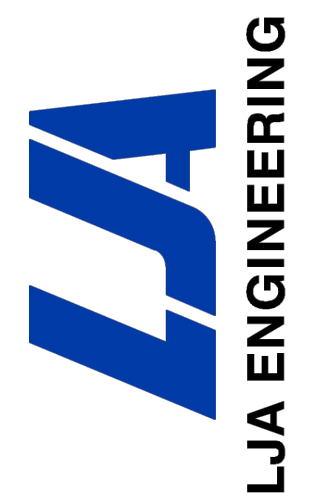
KEY MAP

LEGEND



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REVISIONS

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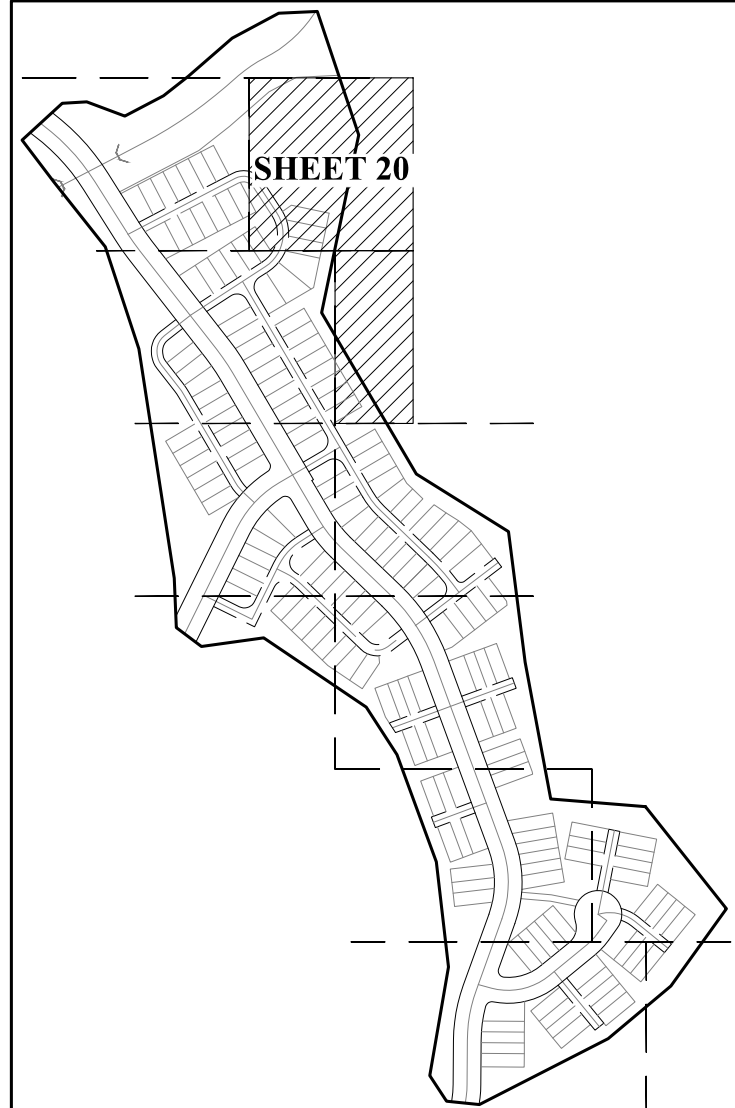
MURPHY CREEK PA 21 & 22

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS

MATCHLINE THIS SHEET

MATCHLINE SHEET 22



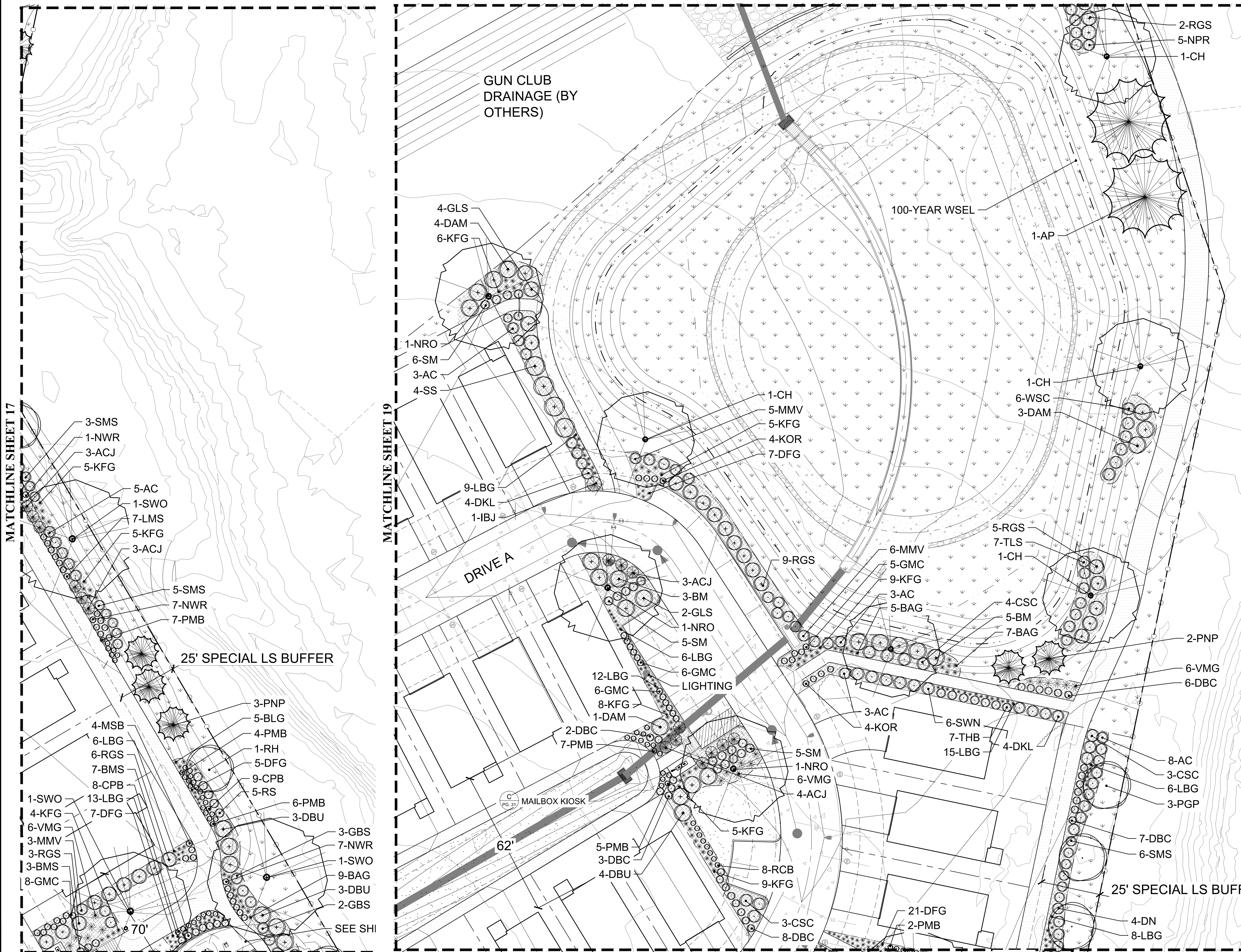
KEY MAP

LEGEND

- EXISTING TREE TO REMAIN
- SHADE TREE
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- STEEL EDGER
- FIRE HYDRANT
- BUILDING NUMBER
- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE



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MATCHLINE SHEET 17

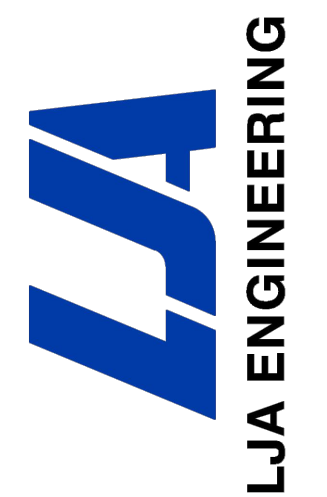
MATCHLINE SHEET 19

MATCHLINE THIS SHEET

MATCHLINE SHEET 17



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AURORA, COLORADO

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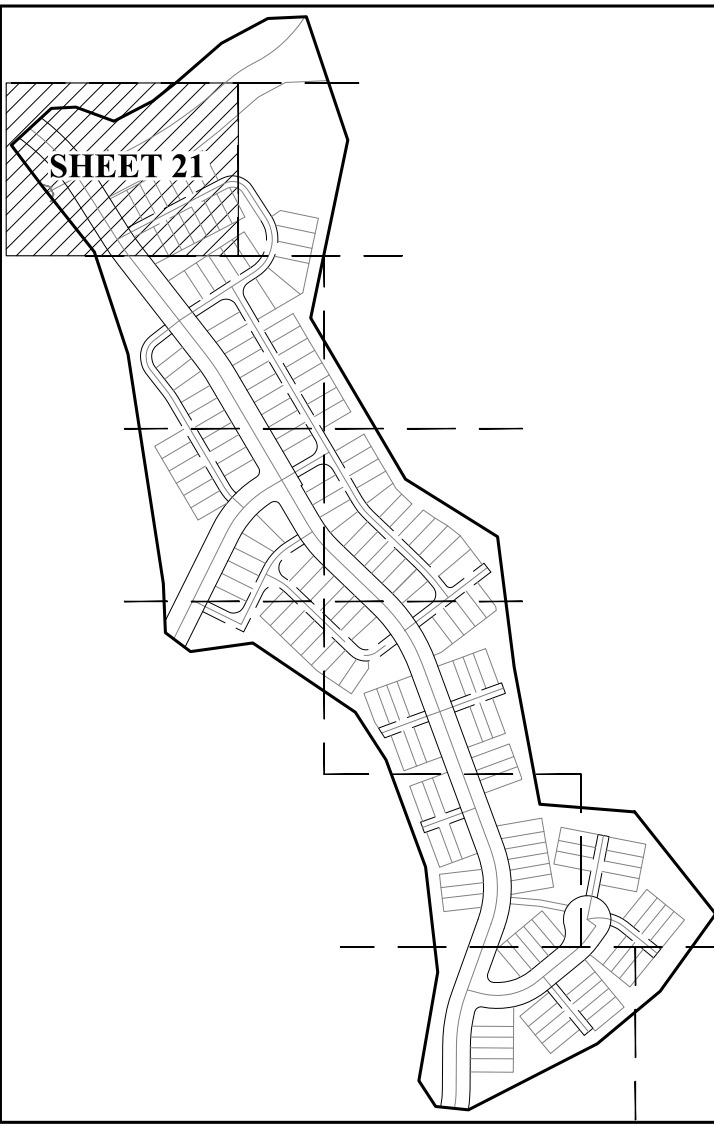
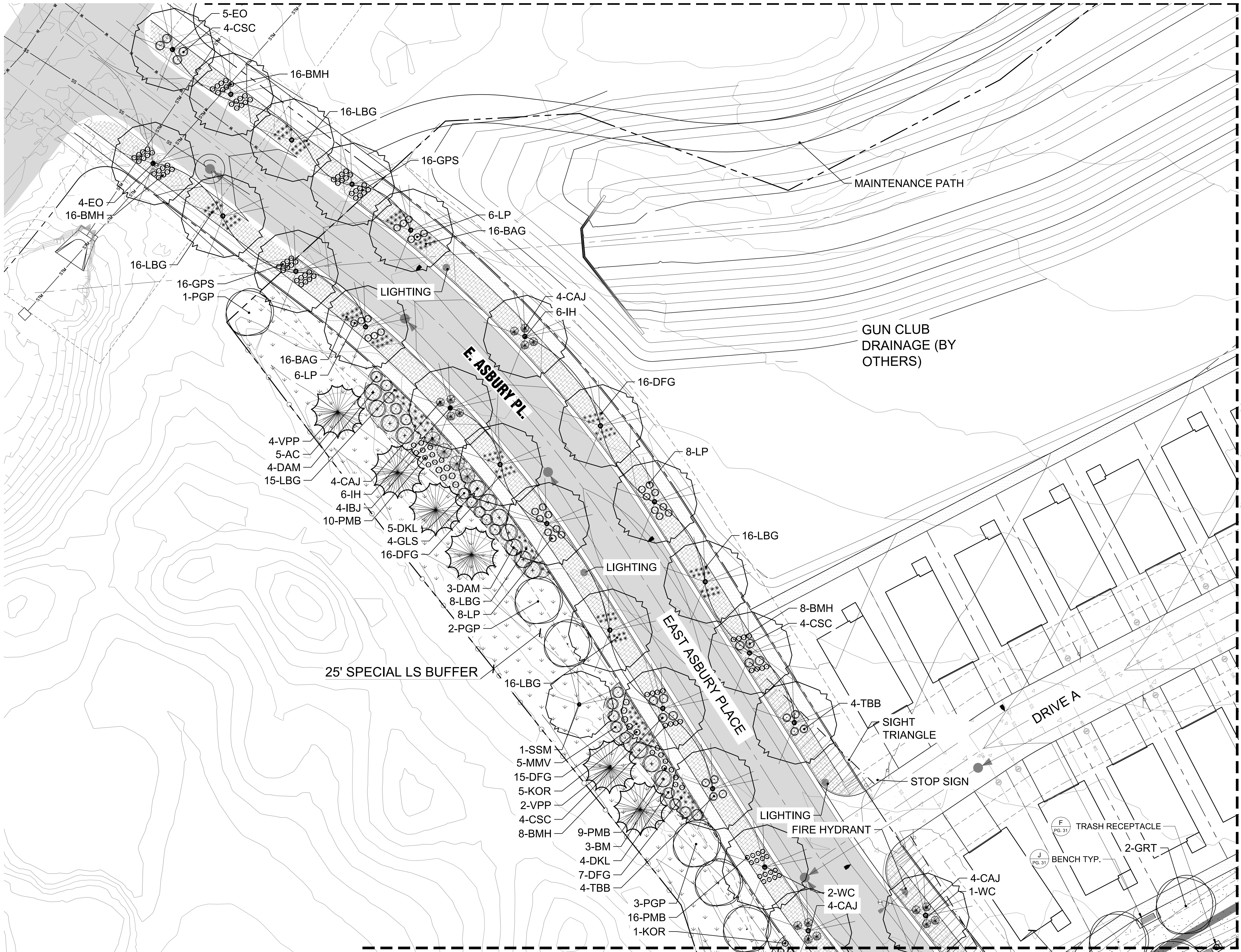
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P.M. #	
JOB #	
SHEET NO.	21 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS MATCHLINE SHEET 22



KEY MAP

LEGEND

- EXISTING TREE TO REMAIN
- SHADE TREE
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- PROPERTY LINE
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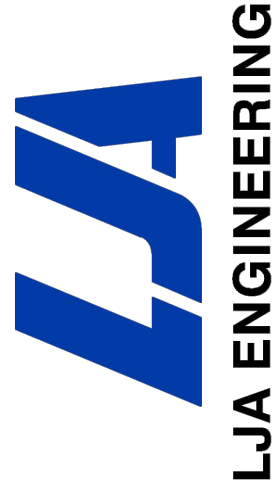


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	5350 S. ROSLYN ST., SUITE 400 GREENWOOD VILLAGE, CO 80111
CLIENT	MATTHEW NAPIER

CLIENT	TRI-POINTE HOMES
	MURPHY CREEK PA 21 & 22 AURORA, COLORADO

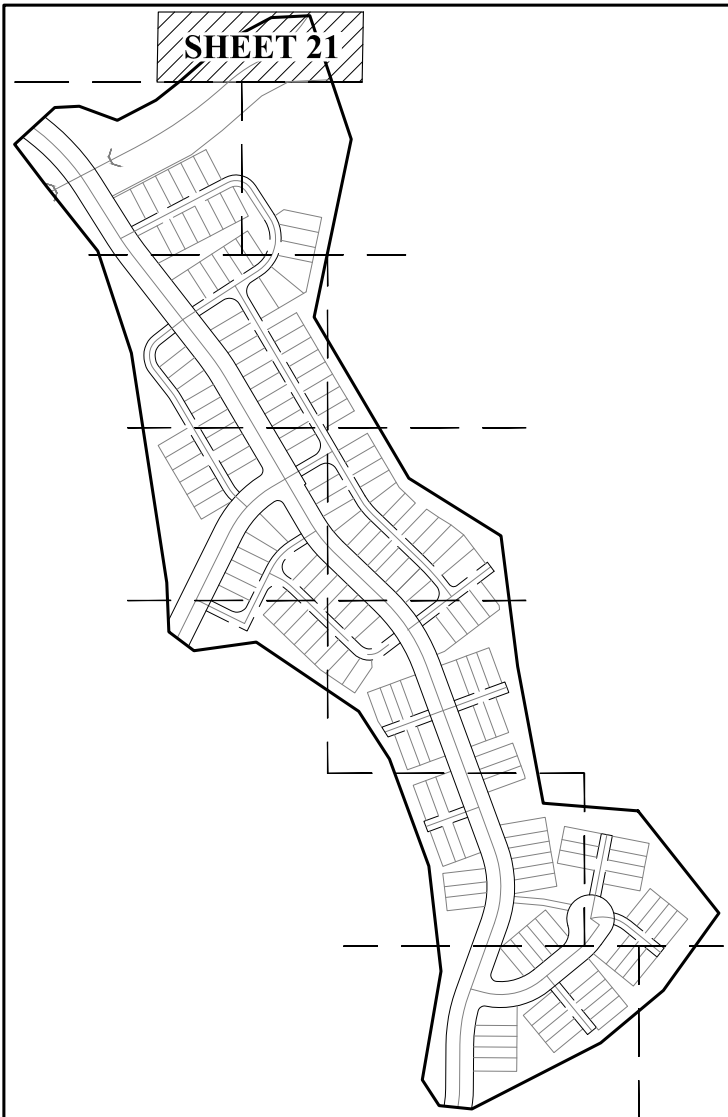
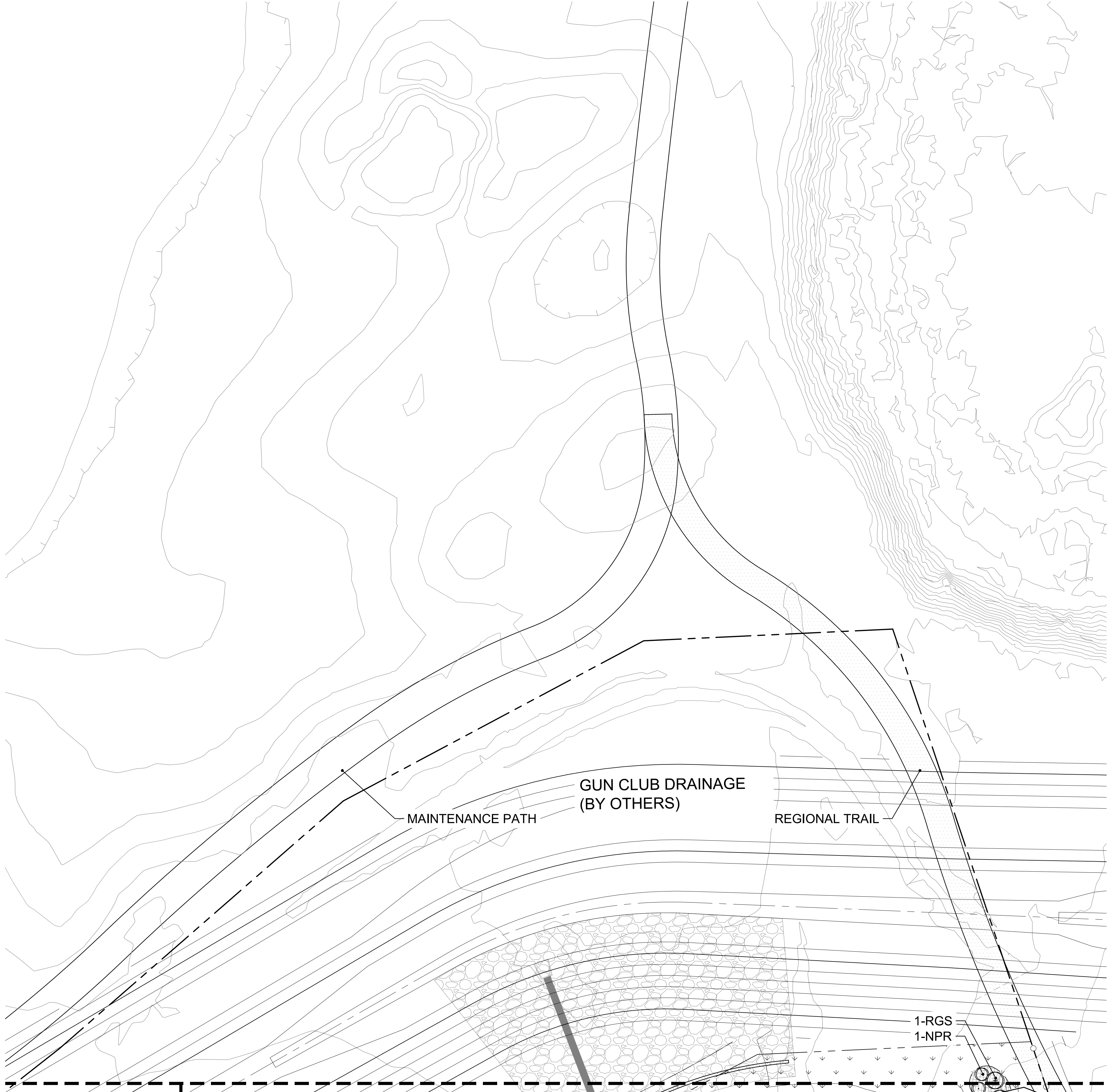
DATE	12-14-2022
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REVISIONS	

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P.M. #	
JOB #	
SHEET NO.	22 OF 62

MURPHY CREEK PA 21 & 22

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

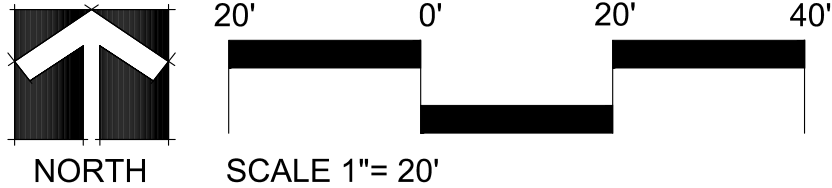
SITE PLAN WITH ADJUSTMENTS



KEY MAP

LEGEND

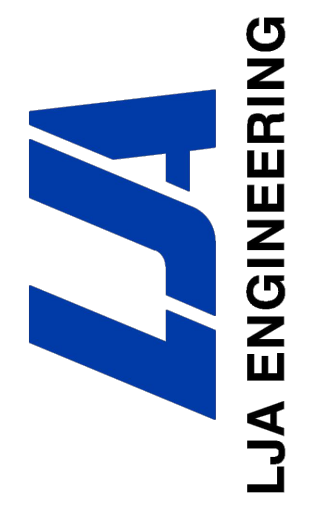
- EXISTING TREE TO REMAIN
- SHADE TREE
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REVISIONS

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SHEET NO.	23 OF 62

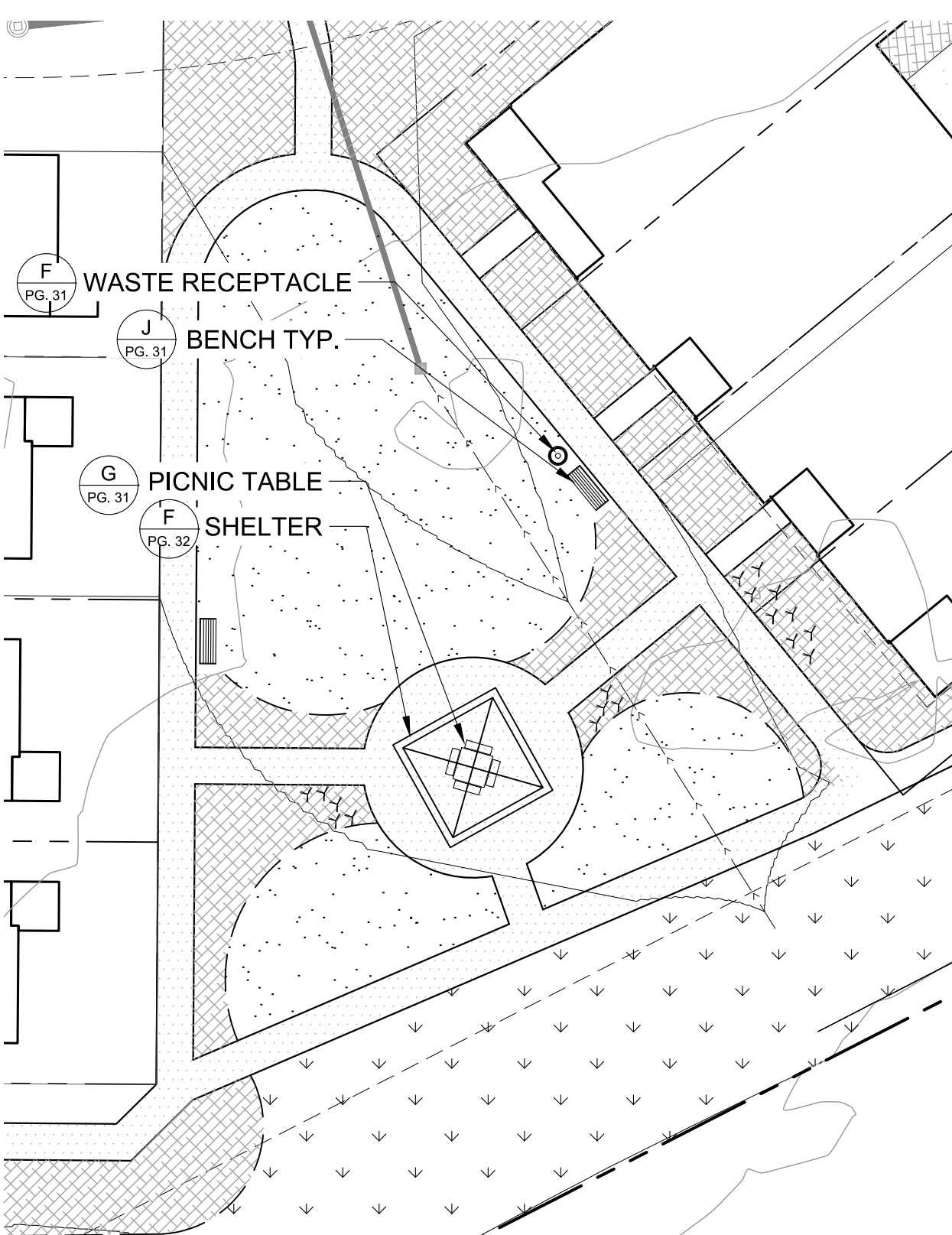
MURPHY CREEK PA 21 & 22

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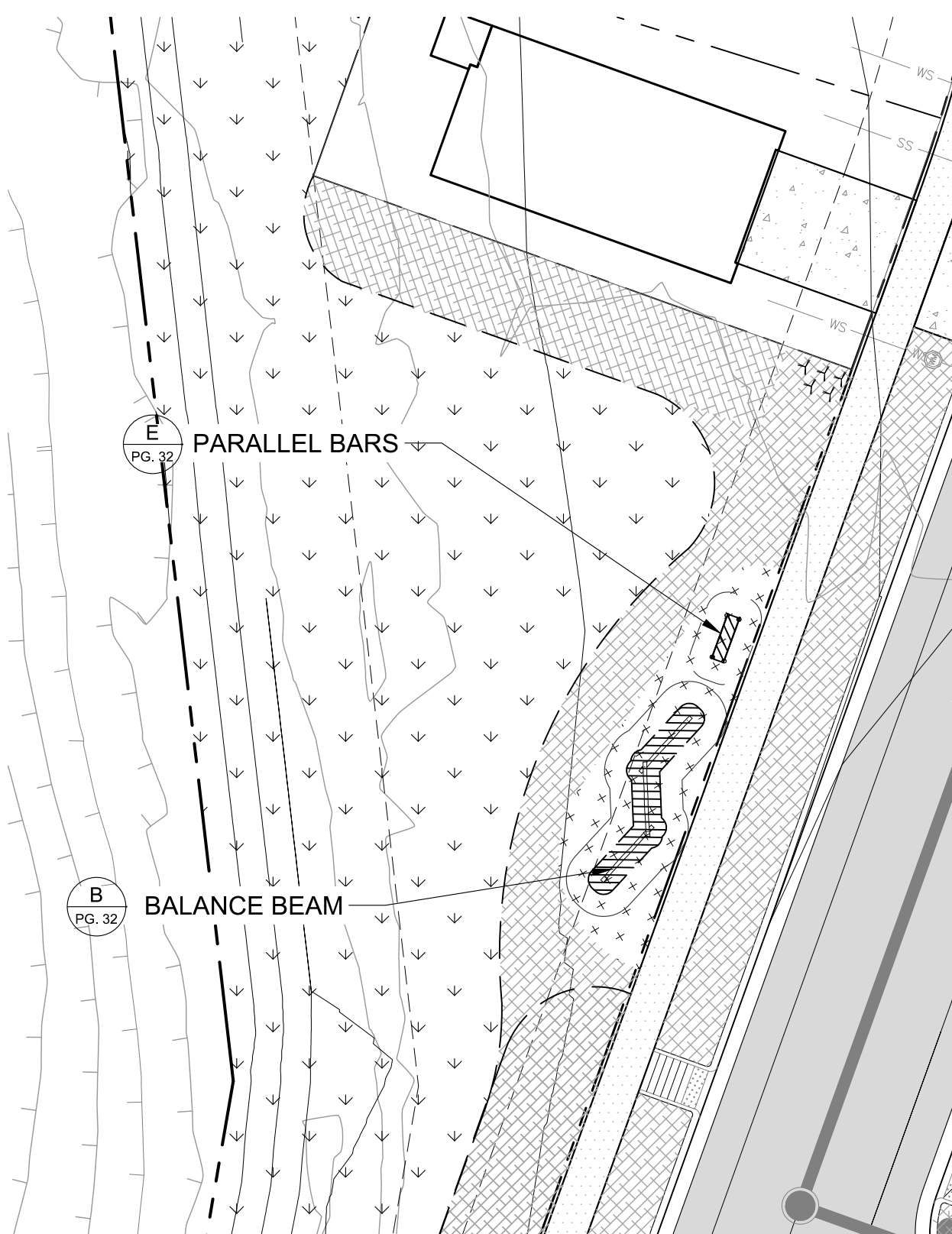
SITE PLAN WITH ADJUSTMENTS



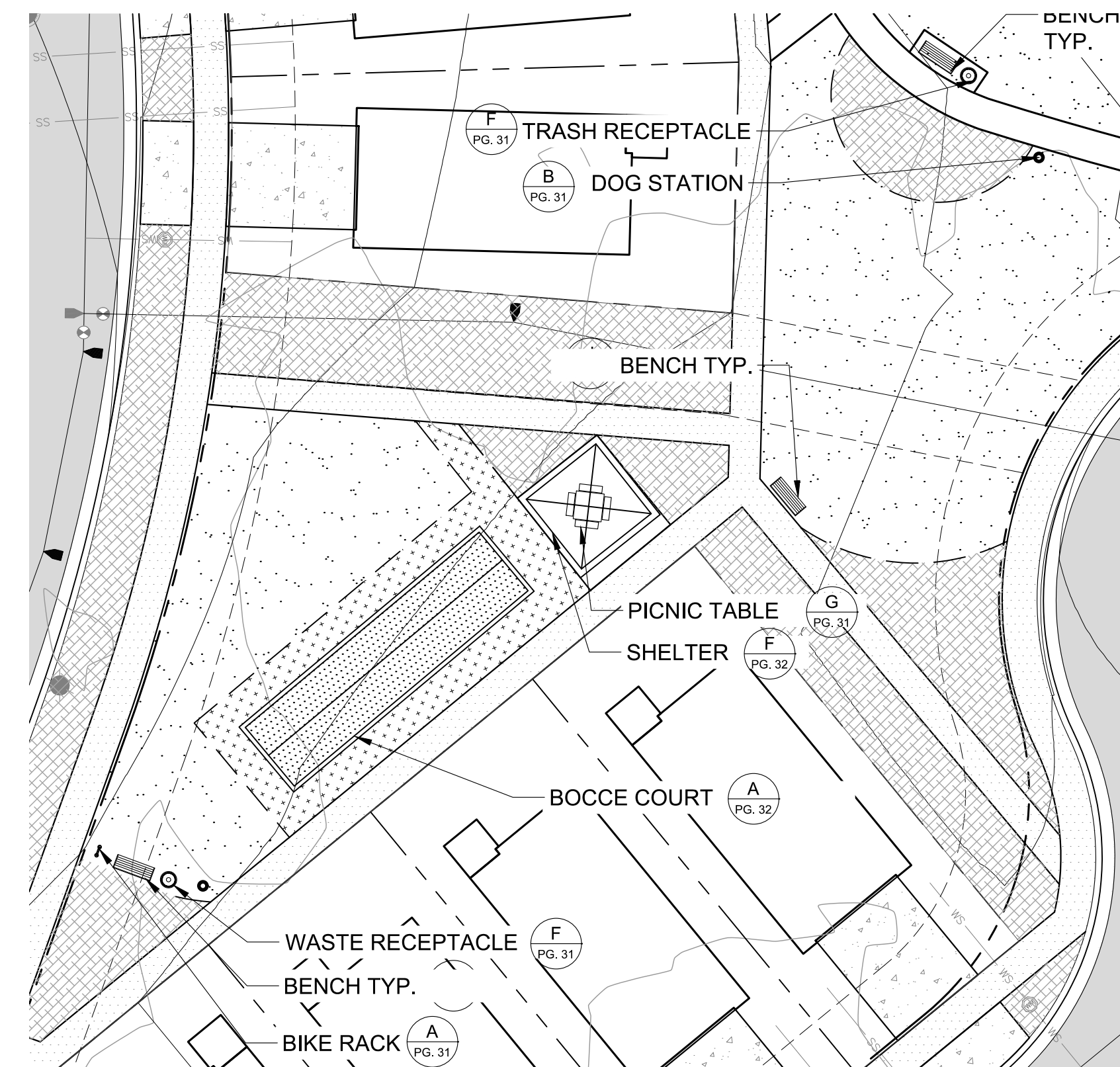
KEY MAP



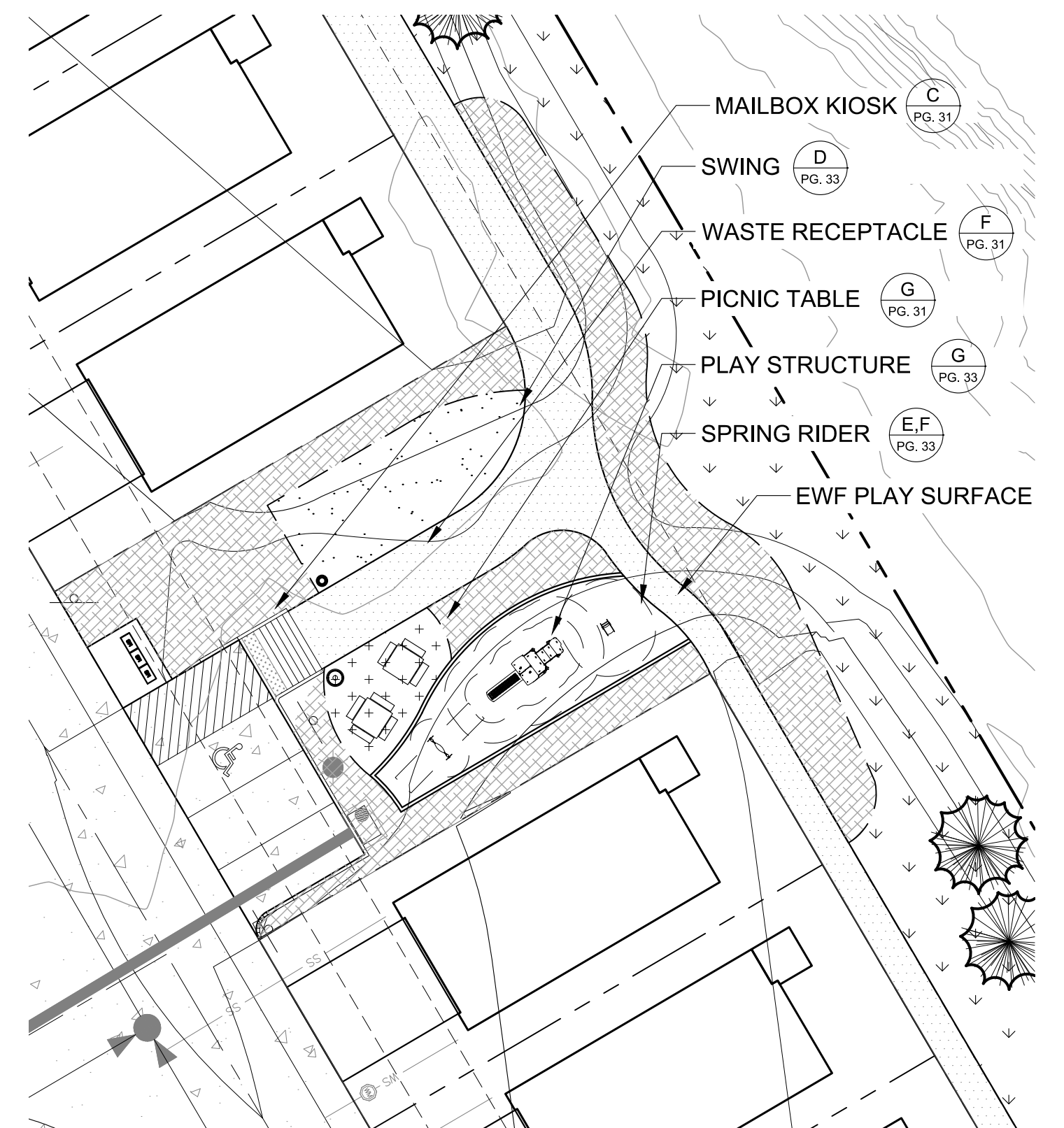
AMENITY AREA 1
SCALE: 1"=20'-0"



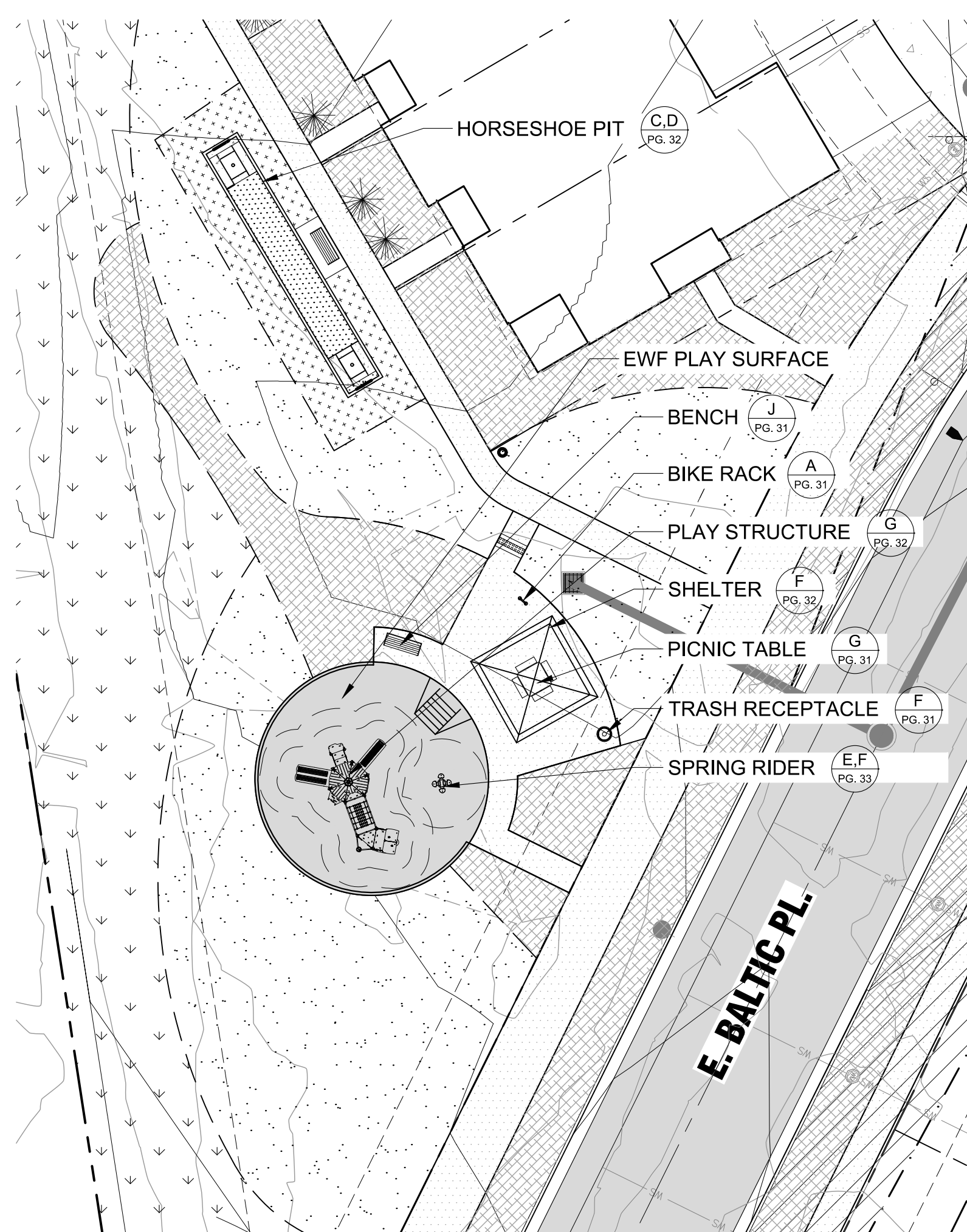
AMENITY AREA 2
SCALE: 1"=20'-0"



AMENITY AREA 3
SCALE: 1"=20'-0"



AMENITY AREA 4
SCALE: 1"=20'-0"



AMENITY AREA 5
SCALE: 1"=20'-0"

LEGEND

EXISTING TREE TO REMAIN

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

DECIDUOUS SHRUB

EVERGREEN SHRUB

ORNAMENTAL GRASS

NATIVE SEED

SOD (SEE NOTES FOR TYPE)

2"-4" ROCK COBBLE

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CONCRETE

MAINTENANCE PATH (GRAVEL)

PVC SCREEN FENCE

PVC OPEN STYLE FENCE

STEEL EDGER

FIRE HYDRANT

BUILDING NUMBER

RETAINING WALL

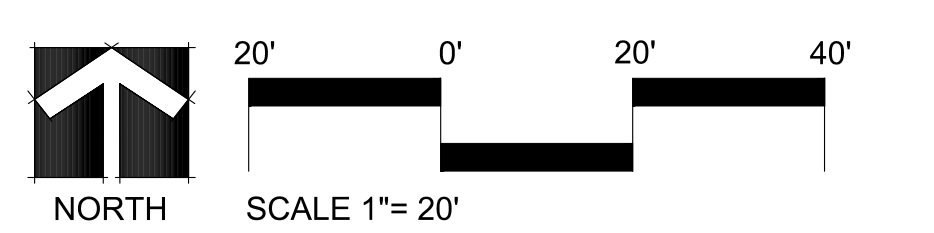
PROPERTY LINE

RIGHT OF WAY

PROPOSED CONTOUR

EXISTING CONTOUR

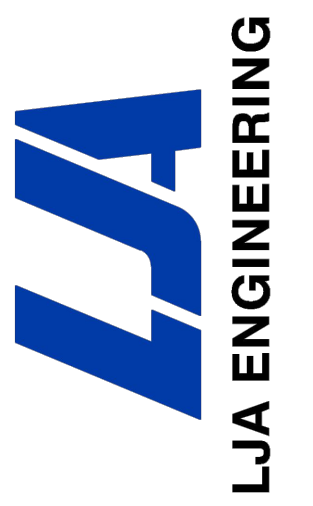
SIGHT TRIANGLE



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REVISIONS

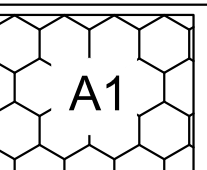
DR. #	CH. #
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MURPHY CREEK PA 21 & 22

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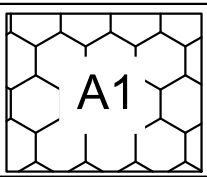
SITE PLAN WITH ADJUSTMENTS

Corner Lot FRONT YARD - WATER-WISE OPTION



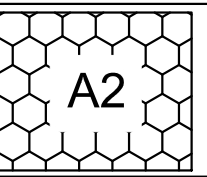
Front Yard Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	1
Tree - 2" Cal. Ornamental Tree		0**	0
Total Number of Trees		1	1
Shrubs - Front LS area in SF x	0.0250	16	12
- 3 Plant Species min.			
- 30% Orn. Grasses & Perennials			12*
Total Number of Shrubs		16	16
Feature: Natural Boulders 2'x2'x2' min.		multiple	2
Rear Yard Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	1
Tree - 2" Cal. Ornamental Tree		0**	0
Total Number of Trees		1	1
Shrubs - Rear LS area in SF x	0.0250	13	10
- 3 Plant Species min.			
- 30% Orn. Grasses & Perennials			9*
Total Number of Shrubs		13	13
Feature: Natural Boulders 2'x2'x2' min.		multiple	1

Corner Lot SIDE YARD - WATER-WISE OPTION



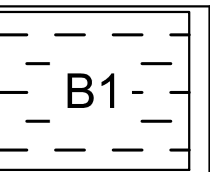
Description	SF	Required	Provided
Side Yard Area	342		
Wood Mulch Provided	240	>50%	70
Rock Mulch	102	<50%	30
Curbside Landscape	919		n/a
Total Landscape Area	1,261		
Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	0
Tree - 2" Cal. Ornamental Tree		1	2
Total Number of Trees		2	2
Shrubs - Side LS area in SF x	0.0250	6	5
- 30% Orn. Grasses & Perennials			3*
Total Number of Shrubs		6	6

Private Drive FRONT YARD - WATER-WISE OPTION



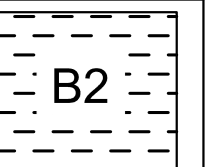
Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	1
Tree - 2" Cal. Ornamental Tree		0**	0
Total Number of Trees		1	1
Shrubs - Front LS area in SF x	0.0250	16	12
- 3 Plant Species min.			
- 30% Orn. Grasses & Perennials			12*
Total Number of Shrubs		16	16
Feature: Natural Boulders 2'x2'x2' min.		multiple	2

Typical Interior Lot (Rear Yard) - WATER-WISE OPTION



Rear Yard Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	1
Tree - 2" Cal. Ornamental Tree		0**	0
Total Number of Trees		1	1
Shrubs - Rear LS area in SF x	0.0250	12	8
- 3 Plant Species min.			
- 30% Orn. Grasses & Perennials			12*
Total Number of Shrubs		12	12
Feature: Natural Boulders 2'x2'x2' min.		multiple	1

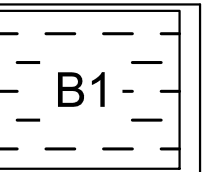
Private Drive Interior Lot - WATER-WISE OPTION



Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	1
Tree - 2" Cal. Ornamental Tree		0**	0
Total Number of Trees		1	1
Shrubs - Front LS area in SF x	0.0250	17	14
- 3 Plant Species min.			
- 30% Orn. Grasses & Perennials			9*
Total Number of Shrubs		17	17
Feature: Natural Boulders 2'x2'x2' min.		multiple	1

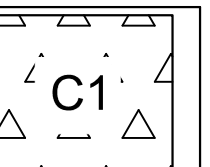
*3 Grasses/Perennials = 1 Shrub,
**quantity adjusted to small lot (<4500 sf)

Typical Interior Lot (Front Yard) - WATER-WISE OPTION



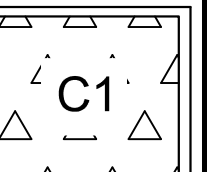
Front Yard Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	1
Tree - 2" Cal. Ornamental Tree		0**	0
Total Number of Trees		1	1
Shrubs - Front LS area in SF x	0.0250	16	12
- 3 Plant Species min.			
- 30% Orn. Grasses & Perennials			12*
Total Number of Shrubs		16	16
Feature: Natural Boulders 2'x2'x2' min.		multiple	1

Typ. Irregular Interior Lot (Rear Yard) - WATER-WISE OPTION



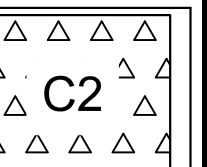
Rear Yard Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	0
Tree - 2" Cal. Ornamental Tree		1	2
Total Number of Trees		2	2
Shrubs - Front LS area in SF x	0.0250	13	10
- 3 Plant Species min.			
- 30% Orn. Grasses & Perennials			9*
Total Number of Shrubs		13	13
Feature: Natural Boulder -2'x2'x2' min.		multiple	2

Typ. Irregular Interior Lot (Front Yard) - WATER-WISE OPTION

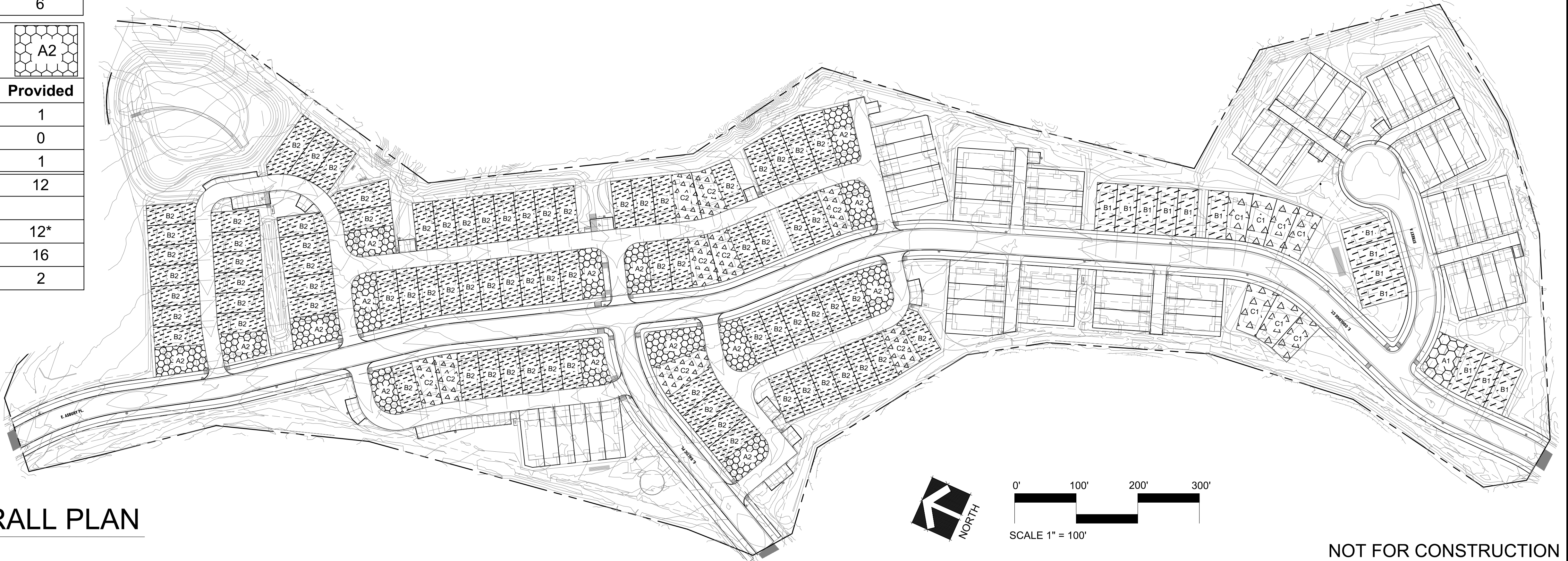


Front Yard Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	1
Tree - 2" Cal. Ornamental Tree		0**	0
Total Number of Trees		1	1
Shrubs - Front LS area in SF x	0.0250	13	10
- 3 Plant Species min.			
- 30% Orn. Grasses & Perennials			9*
Total Number of Shrubs		13	13
Feature: Natural Boulder -2'x2'x2' min.		multiple	2

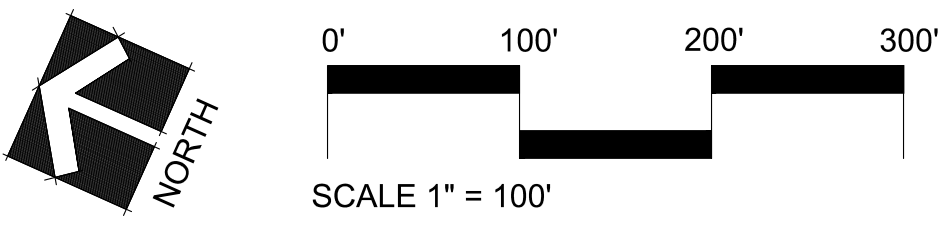
Private Drive Irregular Lot - WATER-WISE OPTION



Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	1
Tree - 2" Cal. Ornamental Tree		1	1
Total Number of Trees		2	2
Shrubs - Front LS area in SF x	0.0250	16	12
- 3 Plant Species min.			
- 30% Orn. Grasses & Perennials			12*
Total Number of Shrubs		16	16
Feature: Natural Boulder -2'x2'x2' min.		multiple	2



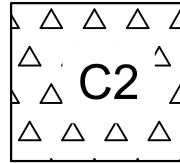
LANDSCAPE TYPICAL OVERALL PLAN



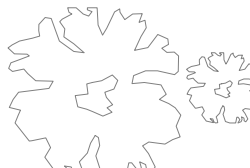
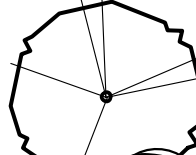





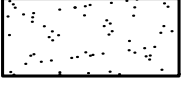
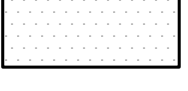



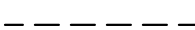
NOT FOR CONSTRUCTION

SITE PLAN WITH ADJUSTMENTS

Private Drive Interior Lot - WATER-WISE OPTION			B2
Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	1
Tree - 2" Cal. Ornamental Tree		0**	0
Total Number of Trees		1	1
Shrubs - Front LS area in SF x - 3 Plant Species min.	0.0250	17	14
- 30% Orn. Grasses & Perennials			9*
Total Number of Shrubs		17	17
Feature: Natural Boulders 2'x2'x2' min.		multiple	1

Private Drive Irregular Lot - <u>WATER-WISE OPTION</u>			
Requirements		Required	Provided
Tree - 2.5" Cal. Shade Tree		1	1
Tree - 2" Cal. Ornamental Tree		1	1
Total Number of Trees		2	2
Shrubs - Front LS area in SF x - 3 Plant Species min.	0.0250	16	12
- 30% Orn. Grasses & Perennials			12*
Total Number of Shrubs		16	16
Feature: Natural Boulder -2'x2'x2' min.		multiple	2

LEGEND

	EXISTING TREE TO REMAIN
	SHADE TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	LANDSCAPE BOULDER
	SOD - NATURE'S PRAIRIE
	SHREDDED WOOD MULCH
	1 1/2" ROCK MULCH
	PVC SCREEN FENCE
	PVC OPEN STYLE FENCE
	STEEL EDGER

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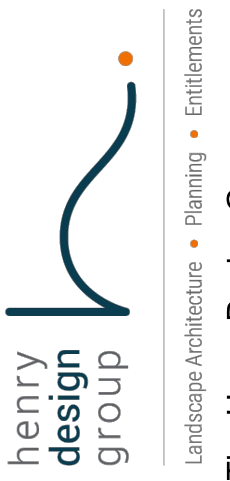


Know what's **below**.
Call before you dig.

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LJA ENGINEERING



The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202 Phone: 303.446.2366

APPLICANT

TRI POINTE HOMES

5350 S. ROSLYN ST, SUITE 400
GREENWOOD VILLAGE, CO 80111

MATTHEW NAPIER

TRI-POINTE HOMES

MURPHY CREEK PA 21 & 22
AURORA, COLORADO

CLIENT

12-14-2022

1	12-14-2022 1 ST SUBMITTA
2	04-11-2023 2 ND SUBMITTA
3	08-13-2023 3 RD SUBMITTA

REVISIONS

OR. #

CH.

P.M. #

JOB

SHEET N

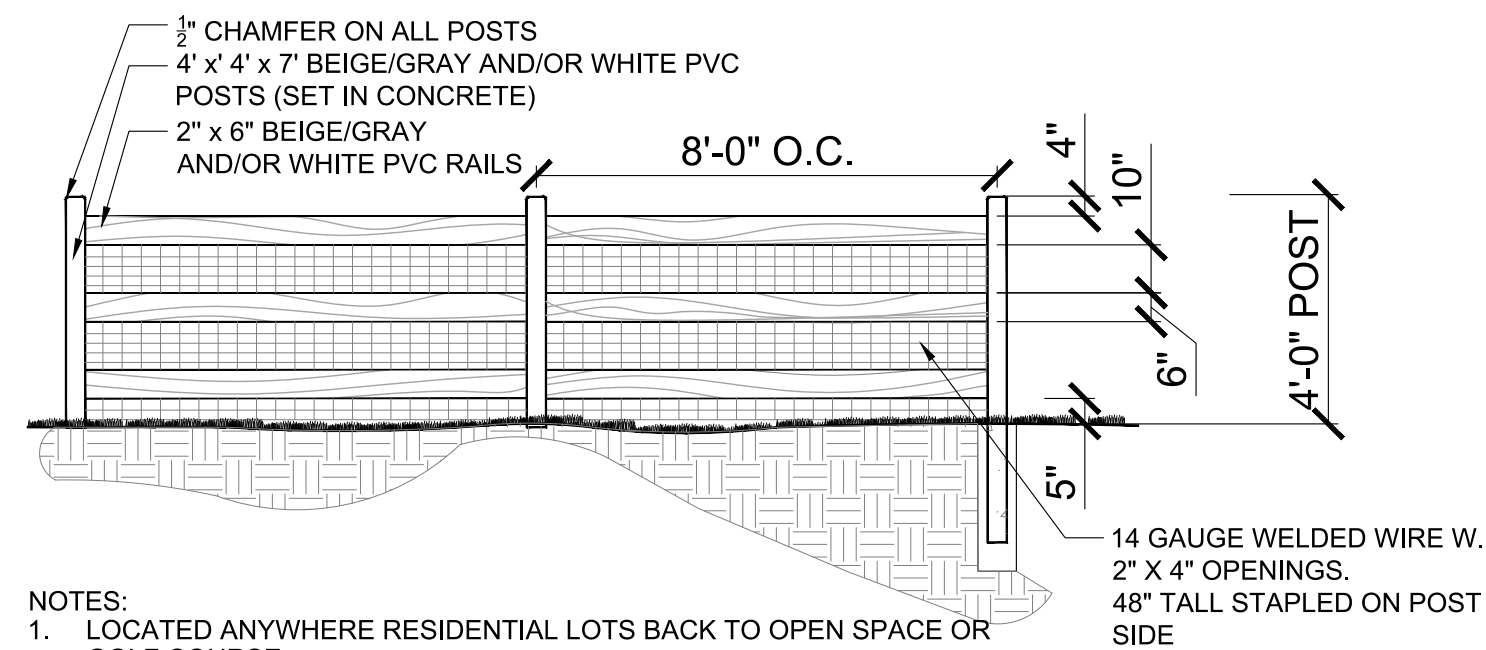
28 OF 62

MURPHY CREEK PA 21 & 22

**A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

SITE PLAN WITH ADJUSTMENTS

LEGEND

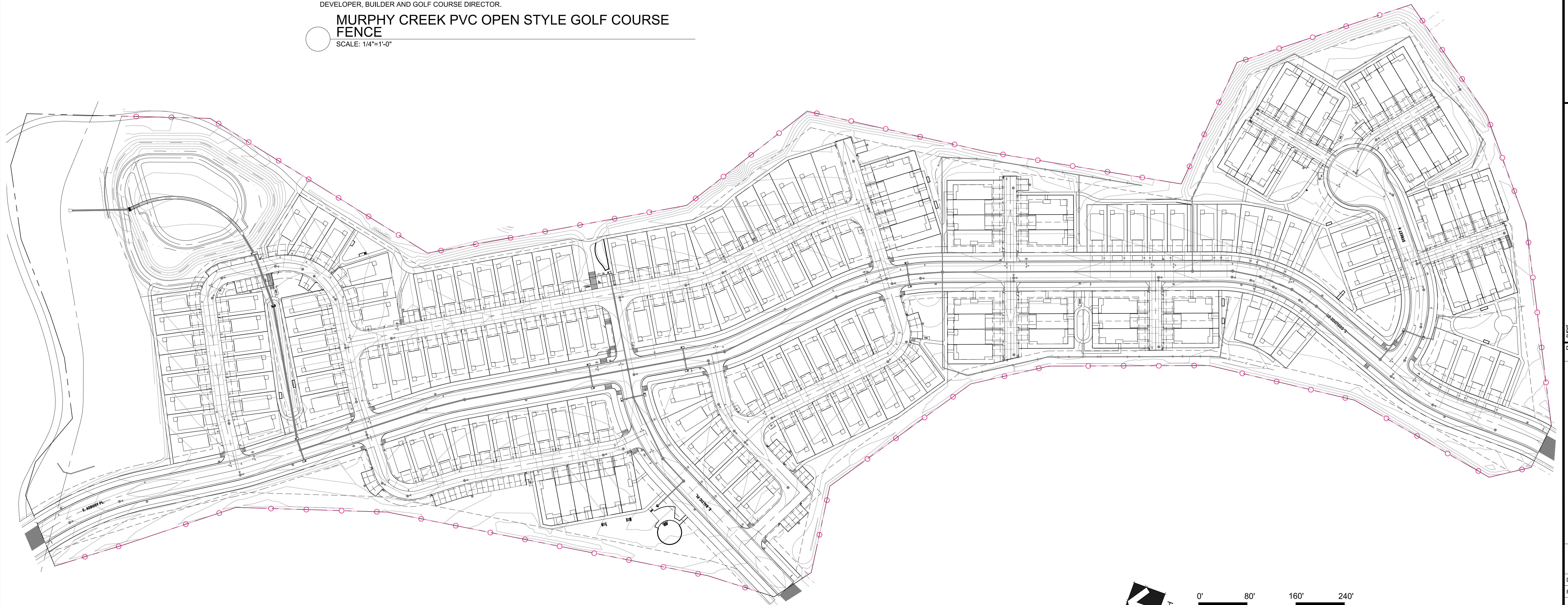


NOTES:

1. LOCATED ANYWHERE RESIDENTIAL LOTS BACK TO OPEN SPACE OR GOLF COURSE.
2. PVC FENCE MAYBE BEIGE, GRAY AND/OR WHITE, THE COLOR SELECTION SHALL BE COORDINATED WITH AND AGREED TO BY THE DEVELOPER, BUILDER AND GOLF COURSE DIRECTOR.

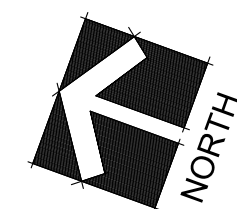
MURPHY CREEK PVC OPEN STYLE GOLF COURSE
FENCE

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



LOT LINE FENCING PLAN

SCALE: 1"= 80'-0"



0' 80' 160' 240'

SCALE 1" = 80'

NOT FOR CONSTRUCTION

811

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LJA

LJA ENGINEERING

henry design group

Landscape Architecture • Planning • Entitlements

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MURPHY CREEK PA 21 & 22
AURORA, COLORADO

DATE12-14-2022

112-14-2022 1st SUBMITTAL

204-11-2023 2nd SUBMITTAL

306-13-2023 3rd SUBMITTAL

REVISIONS

DR.#

CH.#

P.M.#

JOB#

SHEET NO.

29 OF 62

MURPHY CREEK PA 21 & 22

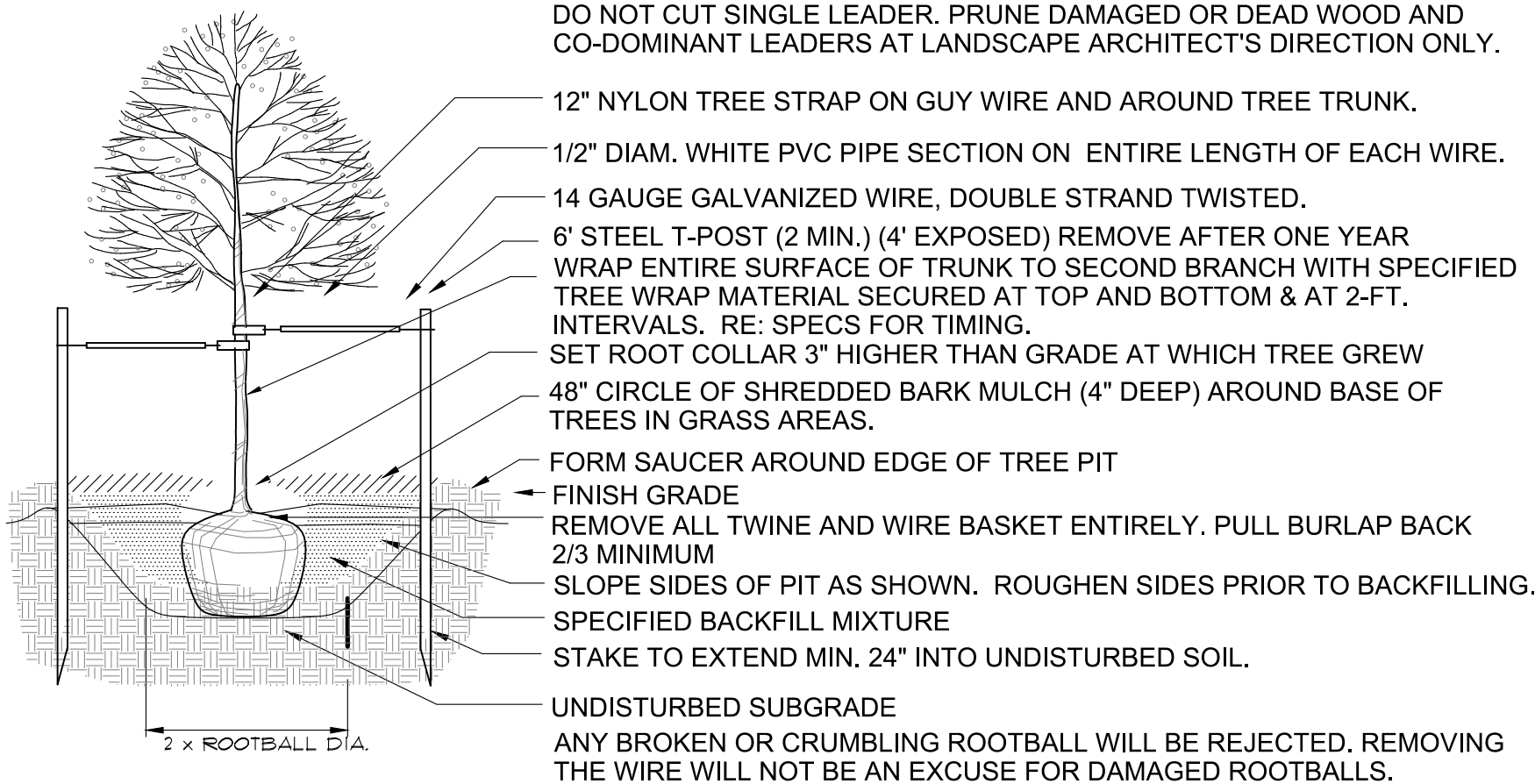
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SITE PLAN WITH ADJUSTMENTS

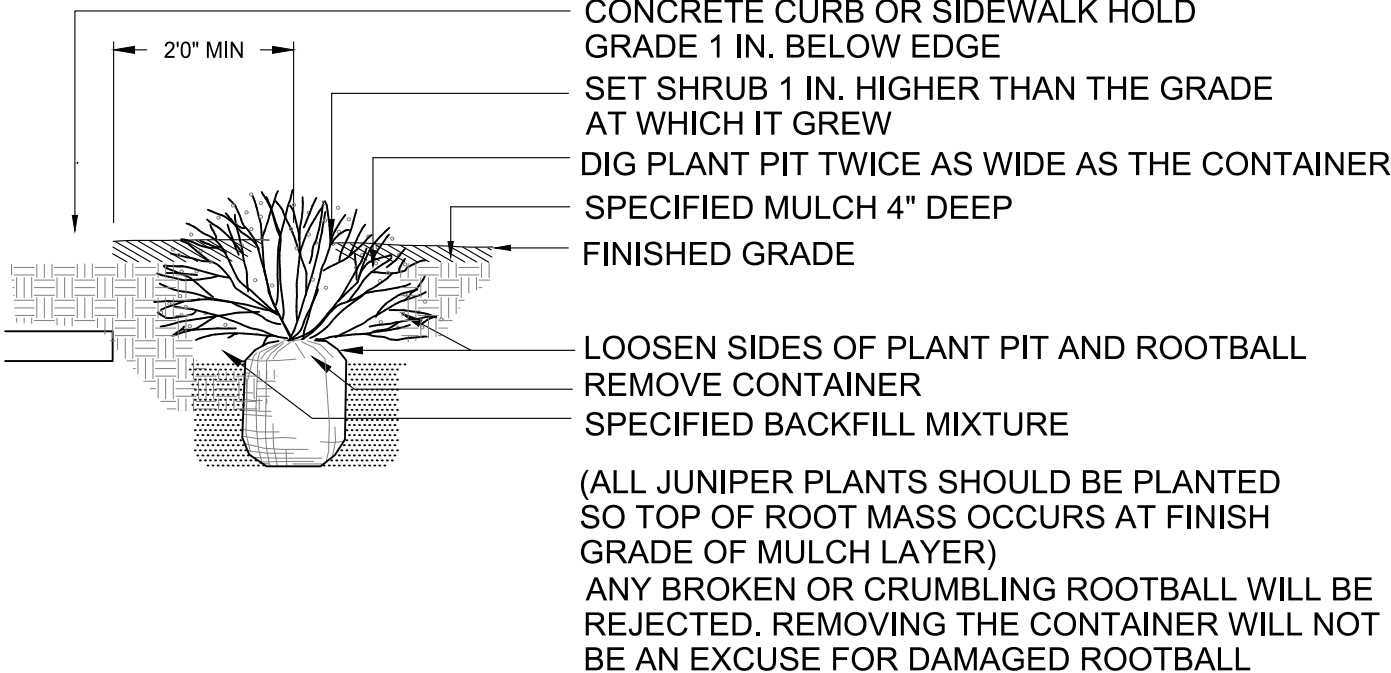
PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	MATURE SIZE (HxW)	WATER USE
DECIDUOUS SHADE TREES						
38	CH	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	45' x 45'	MODERATE
41	EO	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	50' x 35'	MODERATE
40	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS IMPERIAL'	2 1/2" CAL.	35' x 35'	MODERATE
10	KC	KENTUCKY COFFEE TREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	2 1/2" CAL.	50' x 50'	MODERATE
10	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL.	50' x 50'	HIGH
23	SSM	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL.	30' x 25'	MEDIUM
15	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	50' x 50'	MODERATE
46	WC	WESTERN CATALPA	CATALPA BICOLOSA	2 1/2" CAL.	50' x 40'	MODERATE
ORNAMENTAL TREES						
20	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	20' x 18'	LOW
24	FAM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL.	18' x 18'	MODERATE
3	GRT	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	2" CAL.	25' x 25'	LOW
25	PGP	PRAIRIE GEM PEAR	PYRUS USSURIENSIS PRAIRIE GEM	2" CAL.	25' x 18'	MODERATE
26	RH	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	2" CAL.	20' x 18'	MEDIUM
EVERGREEN TREES						
2	AP	AUSTRIAN PINE	PINUS NIGRA	6'	50' x 35'	MODERATE
9	BP	BOSNIAN PINE	PINUS HELDREICHII	6'	20' x 11'	LOW
54	PNP	PINON PINE	PINUS EDULIS	6'	25' x 15'	HIGH
41	VPP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6'	40' x 25'	MODERATE
SHRUBS						
116	AC	ALPINE CURRANT	RIBES ALPINUM	5 GALLON	4' x 4'	MODERATE
105	ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'ALPINE CARPET'	5 GALLON	15' x 5'	LOW
51	AWS	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	5 GALLON	25' x 35'	MODERATE
39	BM	BLIZZARD MOCKORANGE	PHILADELPHUS LEWISII 'BLIZZARD'	5 GALLON	1' x 1'	MODERATE
224	BMH	BLUE MOON HONEYSUCKLE	LONICERA CAERULEA 'BLUE MOON'	5 GALLON	25' x 25'	LOW
59	BM6	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GALLON	3' x 3'	LOW
100	CAJ	COMPACT ANDORRA JUNIFER	JUNIPERUS 'ANDORRA COMPACTA'	5 GALLON	15' x 45'	LOW
26	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	5 GALLON	2' x 2'	MODERATE
248	C6C	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'FAUNEE BUTTES'	5 GALLON	1' x 5'	LOW
34	DAM	DWARF AMUR MAPLE	ACER GINNALA 'COMPACTA'	5 GALLON	1' x 1'	MODERATE
193	DBC	DWARF BLACK CHOCBERRY	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	5 GALLON	3' x 3'	MODERATE
21	DBU	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GALLON	1' x 1'	MODERATE
83	DKL	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5 GALLON	4' x 4'	LOW
141	DN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	5 GALLON	45' x 45'	LOW
33	GB6	GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'	5 GALLON	4' x 5'	MEDIUM

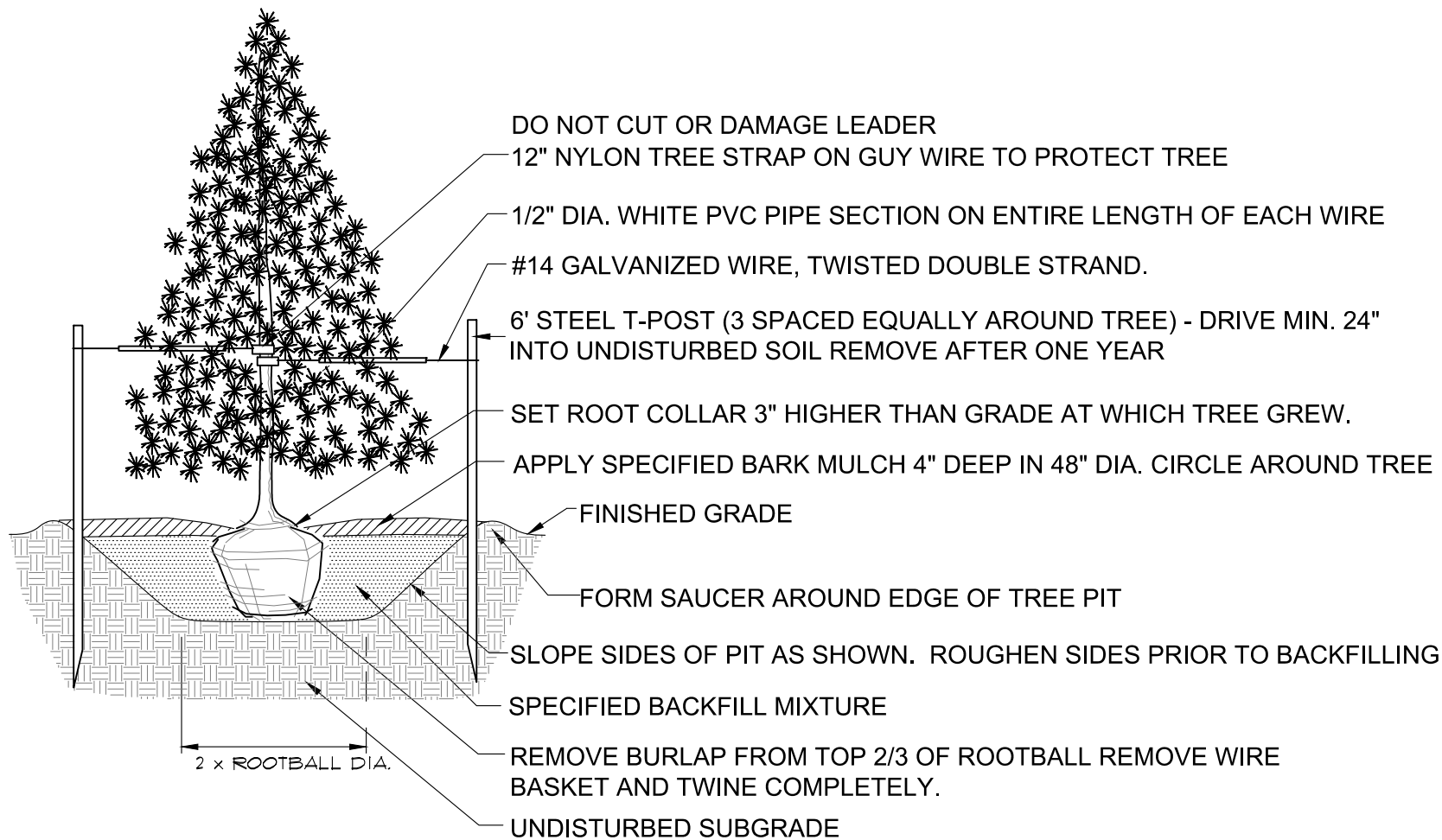
159	GL6	DWARF FOUNTAIN GRASS	RHUS AROMATICA 'GRO-LOW'	5 GALLON	25' x 1'	MODERATE
146	GYC	GREEN MOUND CURRANT	RIBES ALPINUM 'GREEN MOUND'	5 GALLON	35' x 25'	MODERATE
182	GPS	GLOBE PEASRHUB	CARAGANA FRUTEX 'GLOBOSA'	5 GALLON	35' x 25'	LOW
68	IBJ	ICEE BLUE JUNIPER	JUNIPERUS HORIZONTALIS 'MONBER'	5 GALLON	05' x 6'	LOW
140	KOR	KNOCK OUT ROSE	ROSA X KNOCK OUT	5 GALLON	25' x 25'	MEDIUM
29	LMS	LIMEMOUND SPIREA	SPIRAEA 5 BUMALDA 'LIMEMOUND'	5 GALLON	2' x 25'	MEDIUM
213	LP	LODENSE PRIVET	LIGUSTRUM VULGARARE 'LODENSE'	5 GALLON	3' x 3'	MODERATE
265	MMV	DWARF MANCHURIAN VIBURNUM	VIBURNUM BUREJATICUM 'MINI MAN'	5 GALLON	5' x 5'	LOW
104	M6B	MARLEEN SNOUBERRY	SYMPHORICARPOS DOORENBOSII 'ARISO'	5 GALLON	3' x 3'	MODERATE
6	NPR	NATIVE PINK ROSE	ROSA WOODSII	5 GALLON	45' x 45'	LOW
138	NUR	NEARLY WILD ROSE	ROSA X 'NEARLY WILD'	5 GALLON	3' x 3'	MODERATE
28	PCL	PINK CANADIAN LILAC	SYRINGA X FRAESTONIA MISS CANADA'	5 GALLON	8' x 1'	LOW
2	PLN	PURPLE LEAF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	5 GALLON	1' x 1'	MODERATE
36	SM	SNOUBELLE MOCKORANGE	PHILADELPHUS X 'SNOUBELLE'	5 GALLON	35' x 35'	MODERATE
193	SM6	SNOUMOUND SPIREA	SPIRAEA NIPPONICA 'SNOUMOUND'	5 GALLON	4' x 4'	MODERATE
10	SS	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GALLON	8' x 8'	LOW
49	SUN	SUMMER WINE NINEBARK	PHYSOCARPUS X 'SUMMER WINE'	5 GALLON	5' x 5'	MODERATE
52	RCB	RED COLUMNAR BARBERRY	BERBERIS THUNBERGII 'HELMOND FILLAR'	5 GALLON	45' x 2'	MODERATE
123	RG6	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	5 GALLON	5' x 5'	MODERATE
53	RLR	REDLEAF ROSE	ROSA GLAUCA	5 GALLON	5' x 5'	MODERATE
115	RS	RUSSIAN SAGE	PEROVSKIA ATRIPILICIFOLIA	5 GALLON	45' x 45'	LOW
8	TBB	TURKESTAN BURNING BUSH	EUONYMUS NANUS 'TURKESTANICUS'	5 GALLON	25' x 25'	LOW
31	THB	TALL HEDGE BUCKTHORN	RHAMNUS FRANGULA 'COLUMNARIS'	5 GALLON	10' x 35'	LOW
1	TL6	THREE LEAF SUMAC	RHUS TRILOBATA	5 GALLON	45' x 45'	LOW
6	W6C	WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GALLON	45' x 45'	LOW
ORNAMENTAL GRASSES / PERENNIALS						
312	BAG	BLUE AVENA GRASS	HELIOTOTRICHON SEMPERVIRENS	5 GALLON	25' x 2'	LOW
84	BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	1 GALLON	2' x 2'	LOW
82	BLG	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	25' x 2'	LOW
981	DFG	DWARF FOUNTAIN GRASS	FENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON	15' x 15'	MODERATE
465	KFG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GALLON	5' x 2'	LOW
835	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	5 GALLON	3' x 15'	LOW
29	MNS	MAY NIGHT SALVIA	SALVIA NEMOROSA 'MAY NIGHT'	1 GALLON	2' x 2'	LOW
102	ORG	OVERDAM FEATHER REED GRASS	CALAMAGROSTIS 'OVERDAM'	1 GALLON	45' x 2'	MODERATE
628	PBM	PLUMBAGO	CERASTOSTIGMA PLUMBAGINOIDES	1 GALLON	15' x 2'	MODERATE
100	RHG	ROZANNE HARDY GERANIUM	GERANIUM X 'ROZANNE'	1 GALLON	2' x 2'	LOW
56	RHG	RUBY MUHLY GRASS	MUHLENBERGIA REVERCHONII 'UNDAUNTED'	1 GALLON	4' x 25'	LOW
303	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINSENSIS 'VARIEGATUS'	1 GALLON	4' x 25'	LOW



A DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.



B SHRUB PLANTING DETAIL
SCALE: N.T.S.



C EVERGREEN TREE PLANTING DETAIL
SCALE: N.T.S.

SITE PLAN WITH ADJUSTMENTS

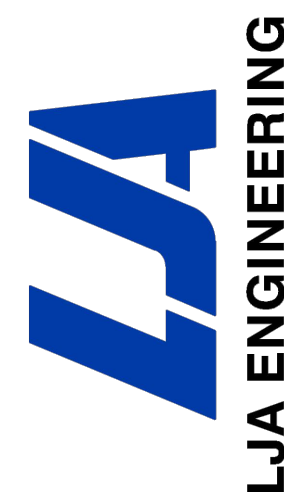
WATER USE TABLE

AREA DESCRIPTION	Water Conserving Irrigation (NON-SOD)		Non-Water Conserving Irrigation (SOD)		SUBTOTAL
COMMON AREA (TRACTS)	127,253 SF		54,480 SF		181,733 SF
E. ASBURY PL. (TREE LAWN)	11,356 SF		0 SF		11,356 SF
E. COOLIDGE CT. (TREE LAWN)	18,020 SF		0 SF		18,020 SF
E. BALTIC PL. (TREE LAWN)	5,142 SF		0 SF		5,142 SF
STREET A (TREE LAWN)	3,553 SF		0 SF		3,553 SF
DETENTION AREA POND	27,966 SF		0 SF		27,966 SF
TOTAL	193,290 SF	78%	54,480 SF	22%	247,770 SF



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APPLICANT

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MURPHY CREEK PA 21 & 22
AURORA, COLORADO

CLIENT

12-14-2022

1 | 12

2-14-2022 1ST SUBMITTAL

2	0
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4-11-2023 2nd SUBMITTAL

3	0

5-13-2023 3:05 SUBMITTAL

REVISIONS

OR

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PM

JOB

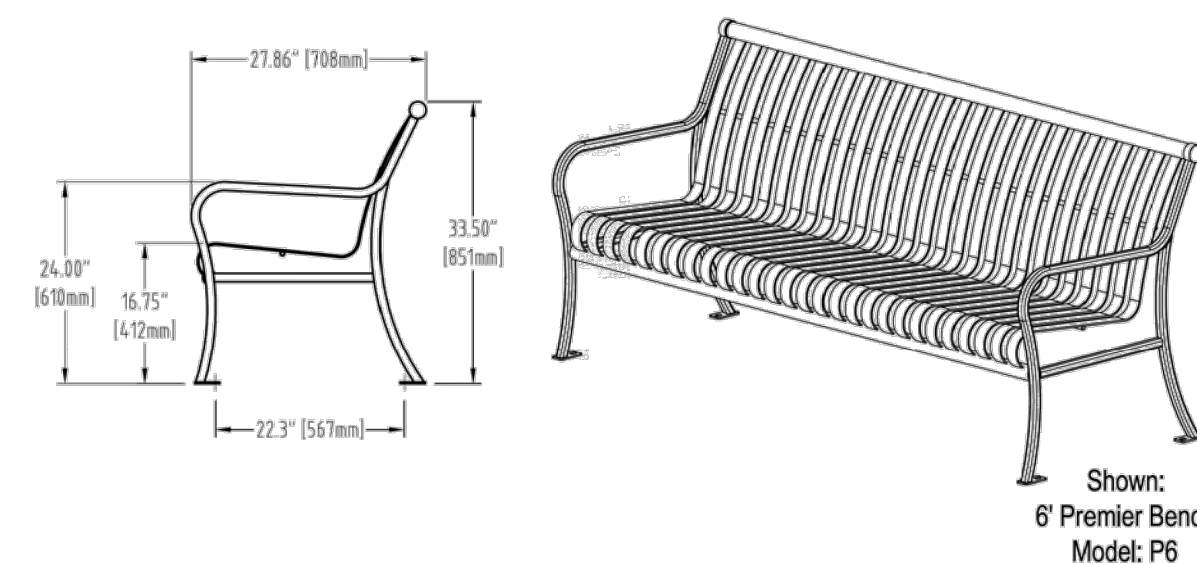
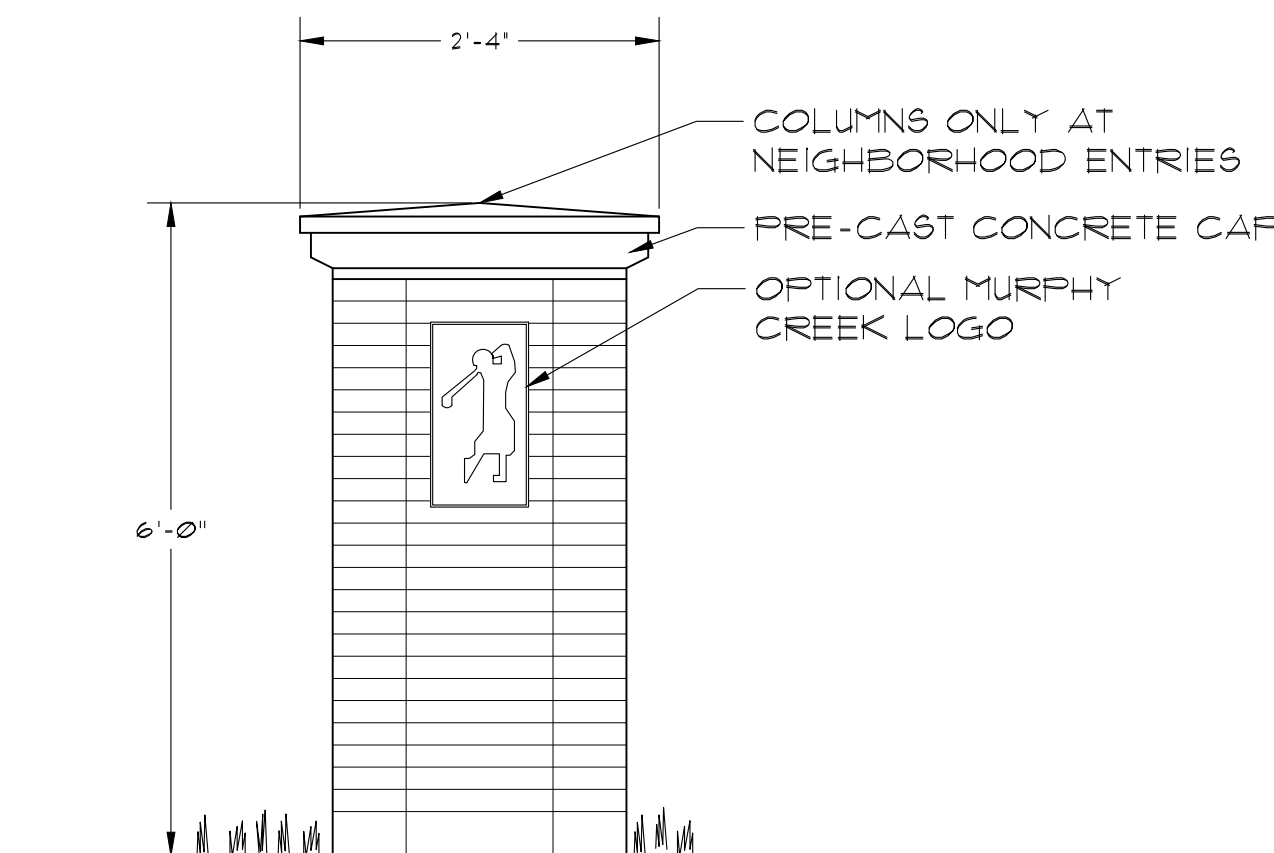
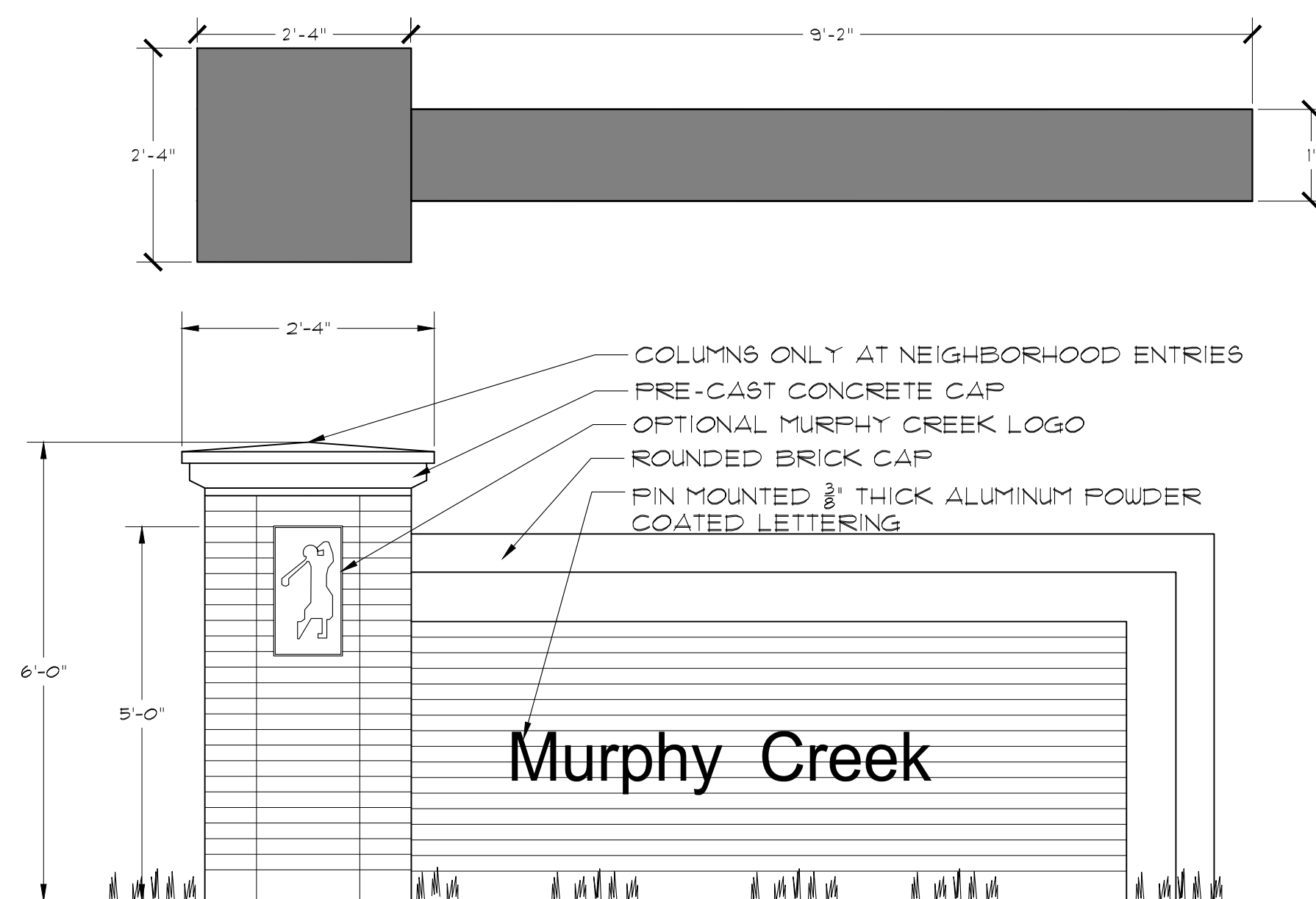
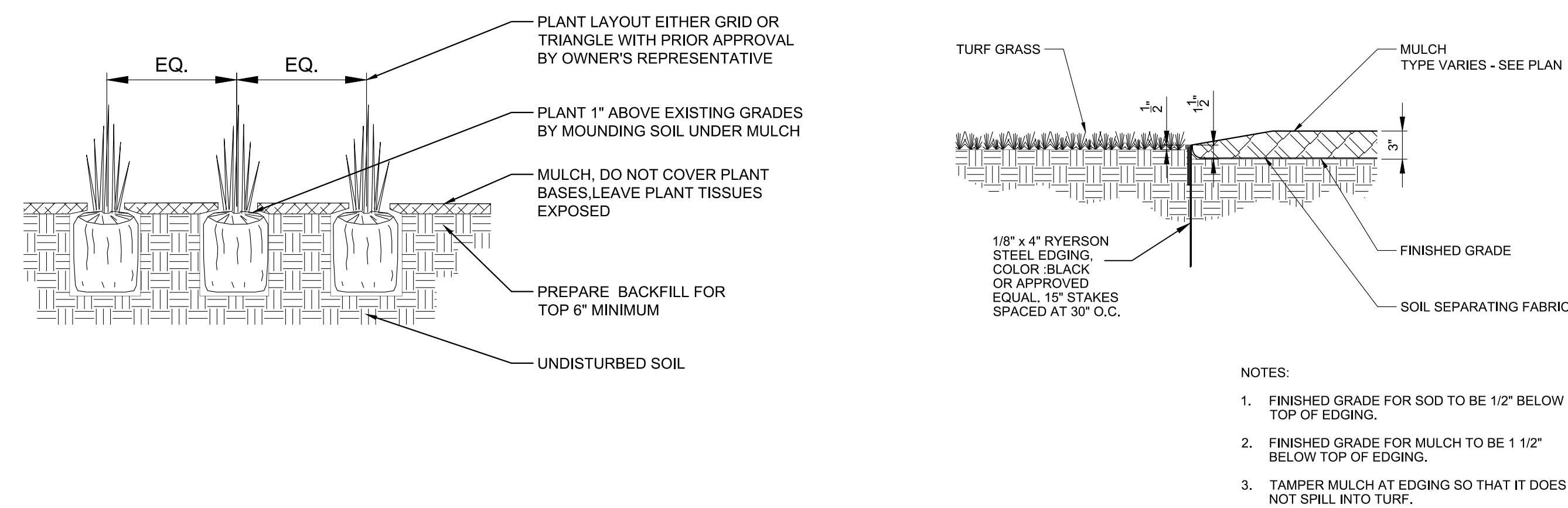
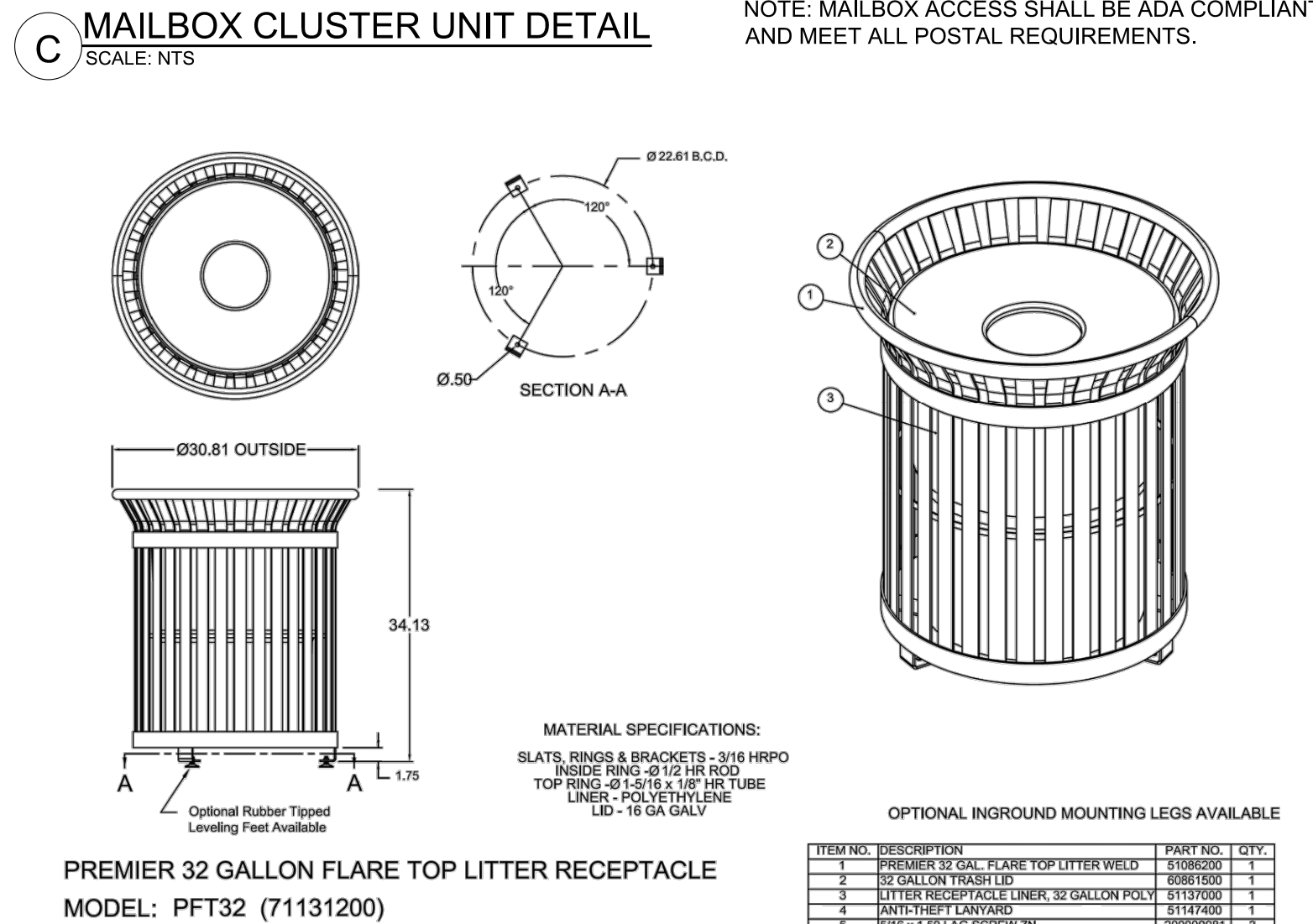
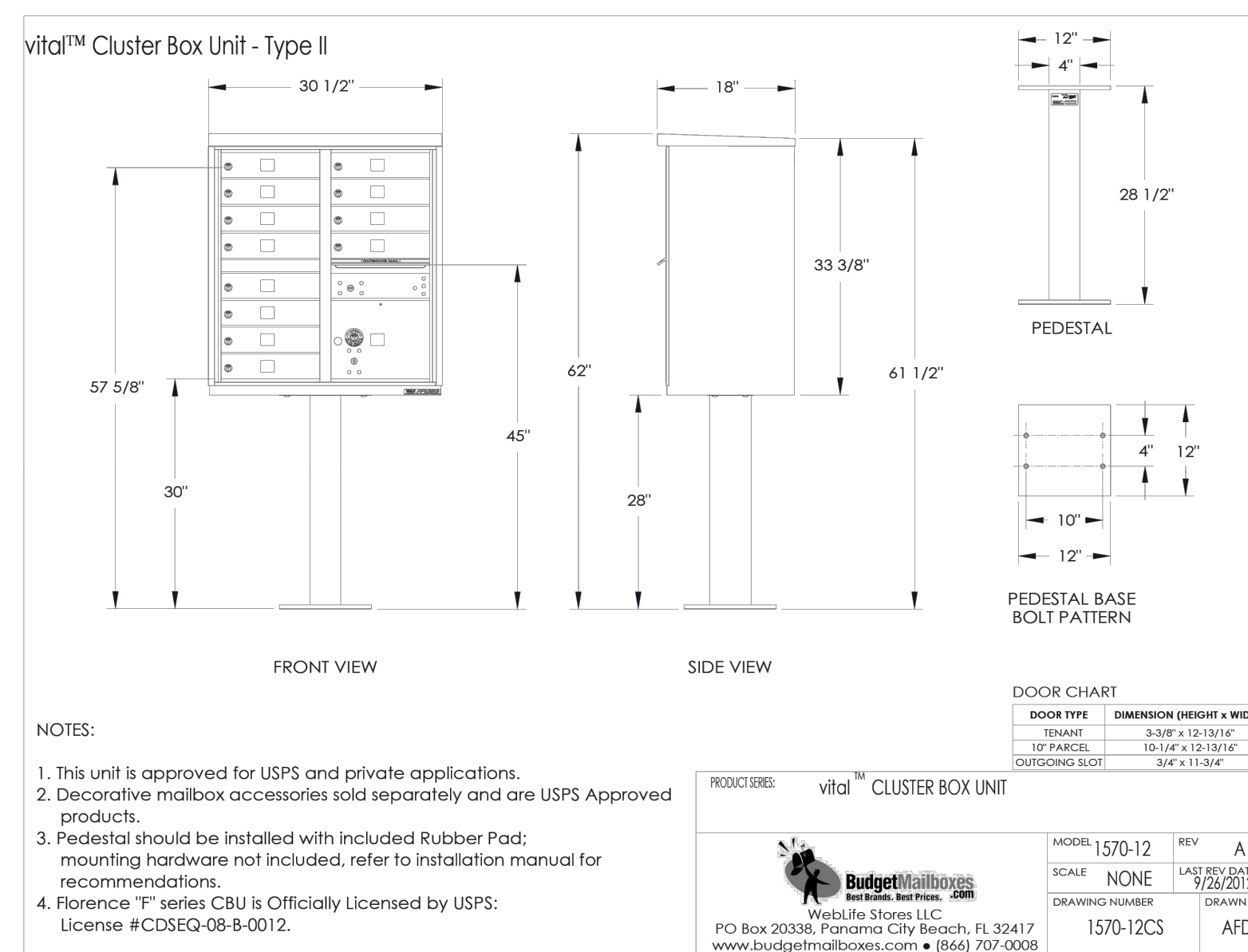
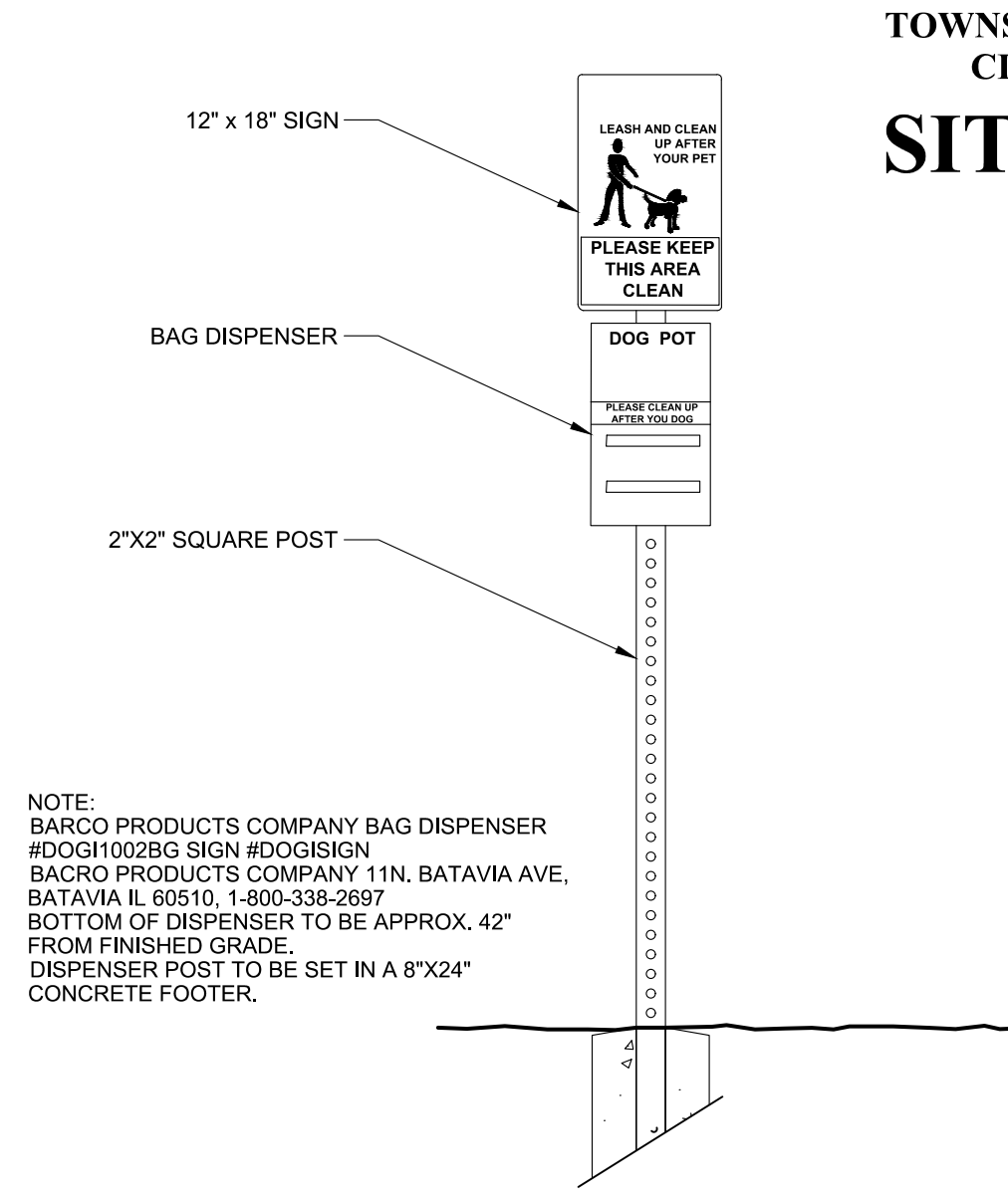
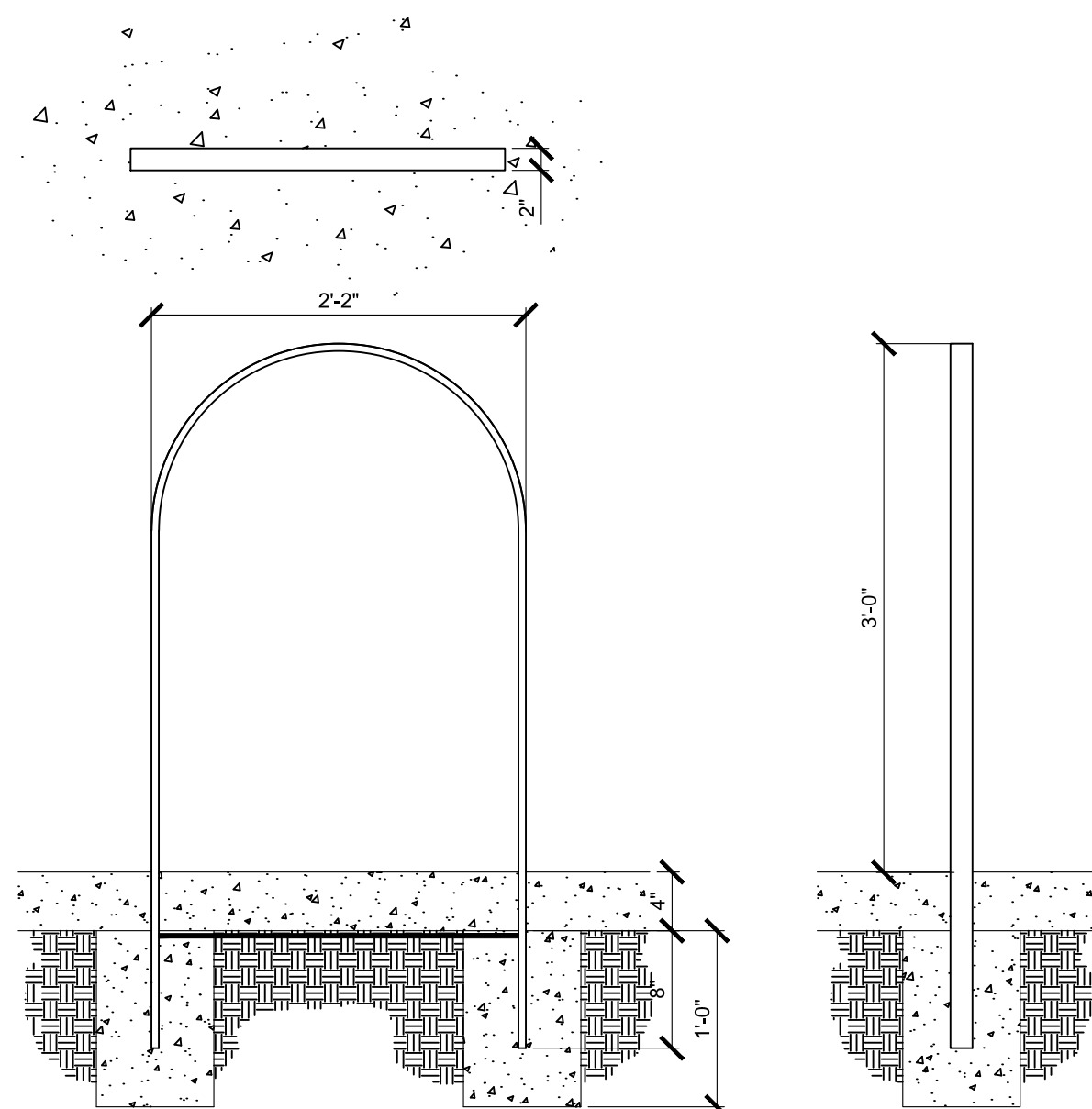
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31 OF 62

MURPHY CREEK PA 21 & 22

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TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

SITE PLAN WITH ADJUSTMENTS



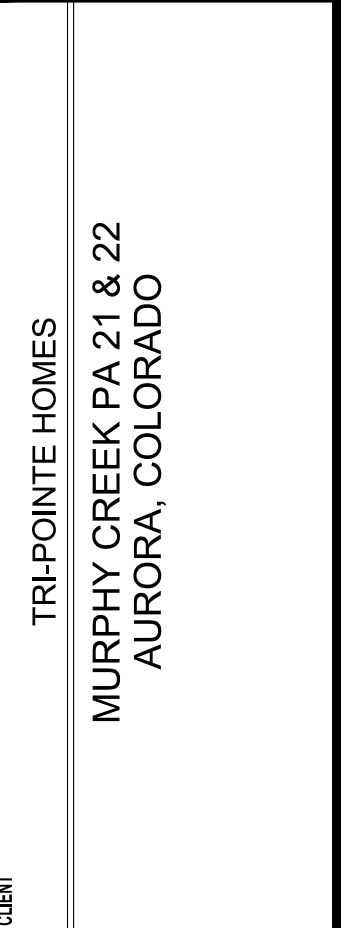
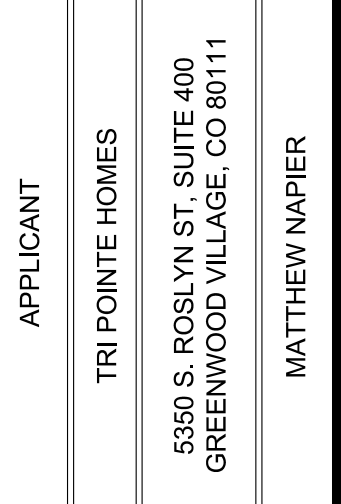
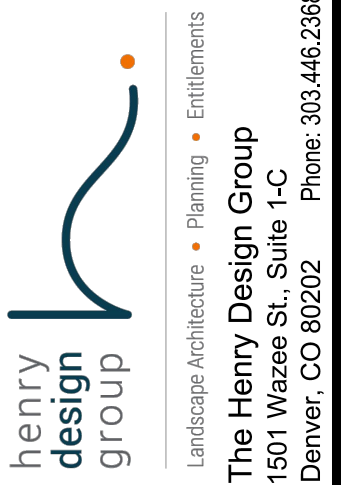
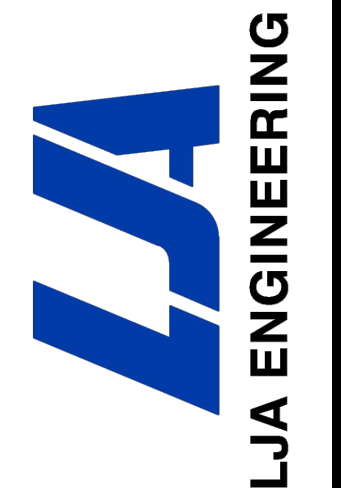
NOTES:
- MODEL: PS4-SM PREMIER SERENITY BENCH
-MANUFACTURER: PARIS EQUIPMENT MANUFACTURING

NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

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DATE	12-14-2022
------	------------

1	12-14-2022 1 ST SUBMITTAL
2	04-11-2023 2 ND SUBMITTAL
3	06-13-2023 3 RD SUBMITTAL

REVISIONS

DR. #	CH. #
P.M. #	

JOB #

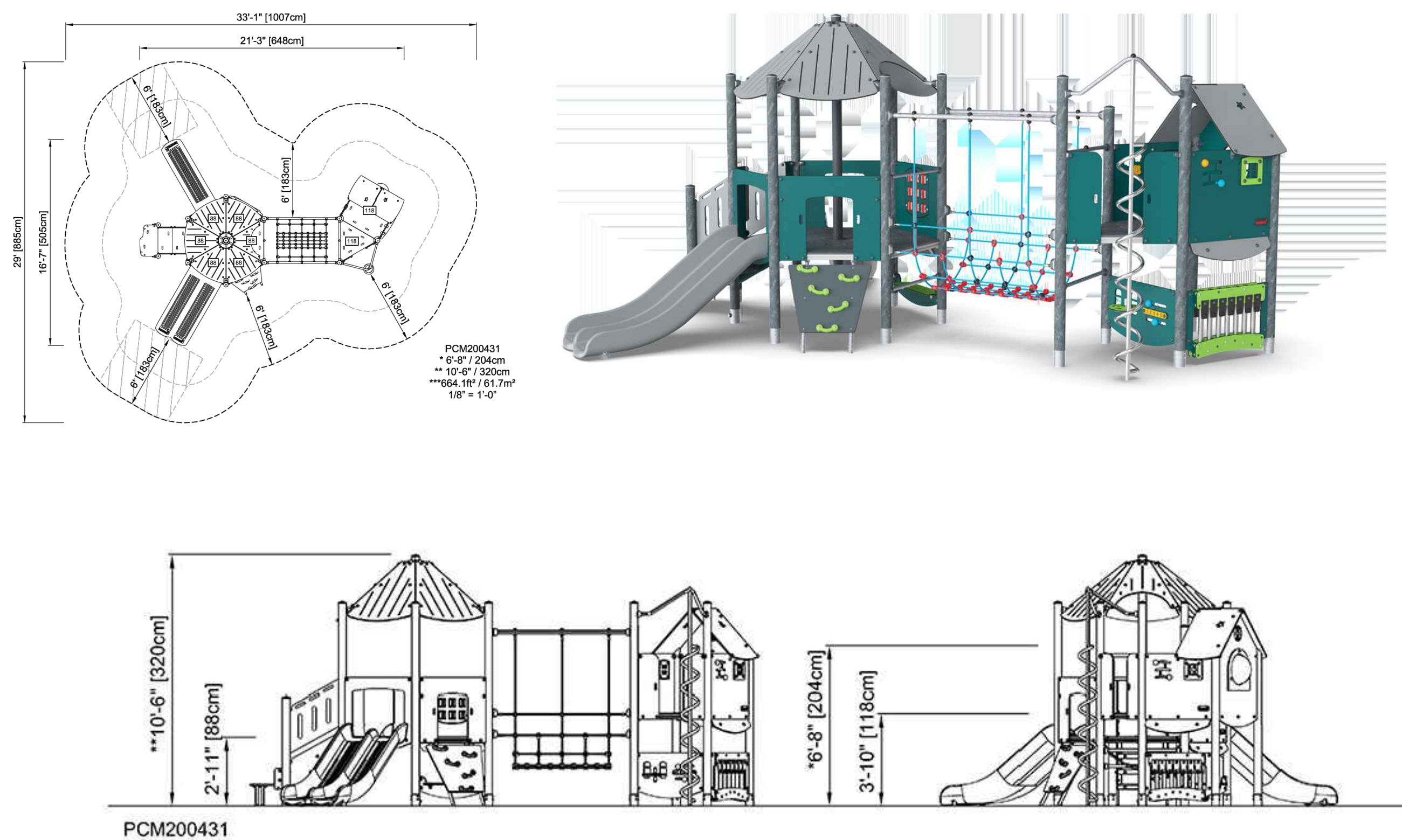
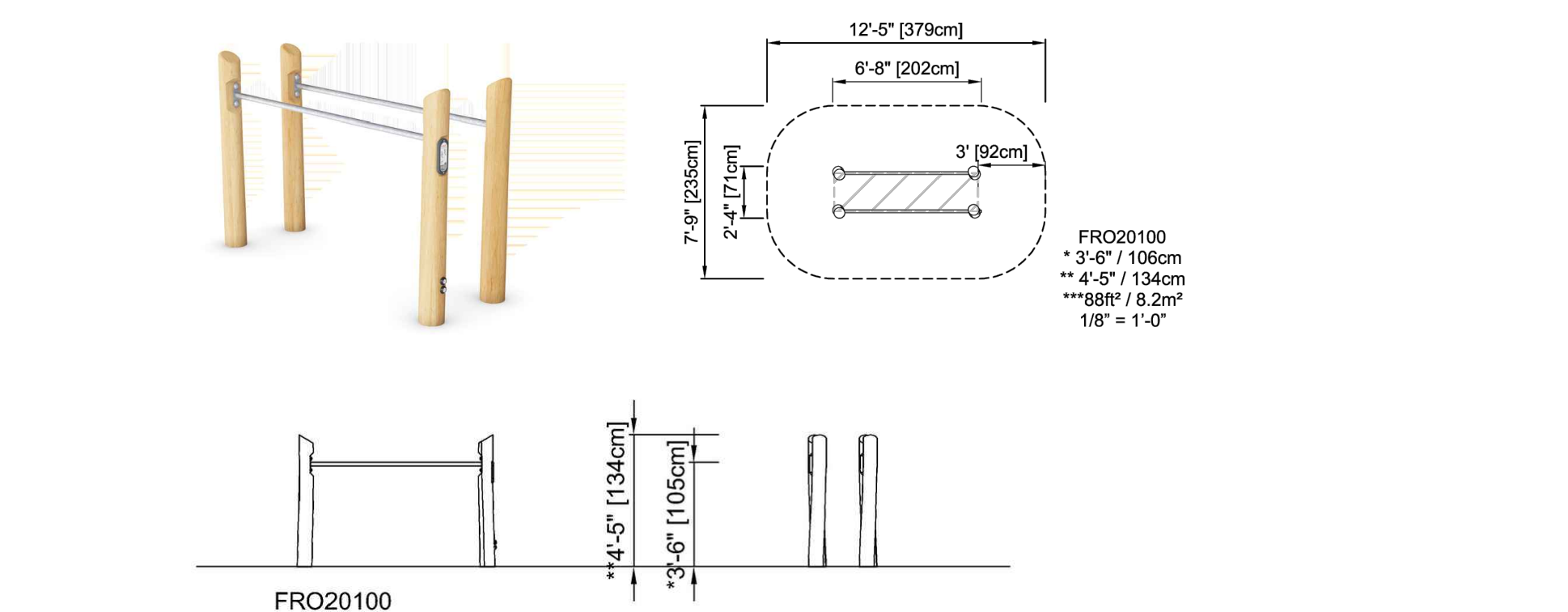
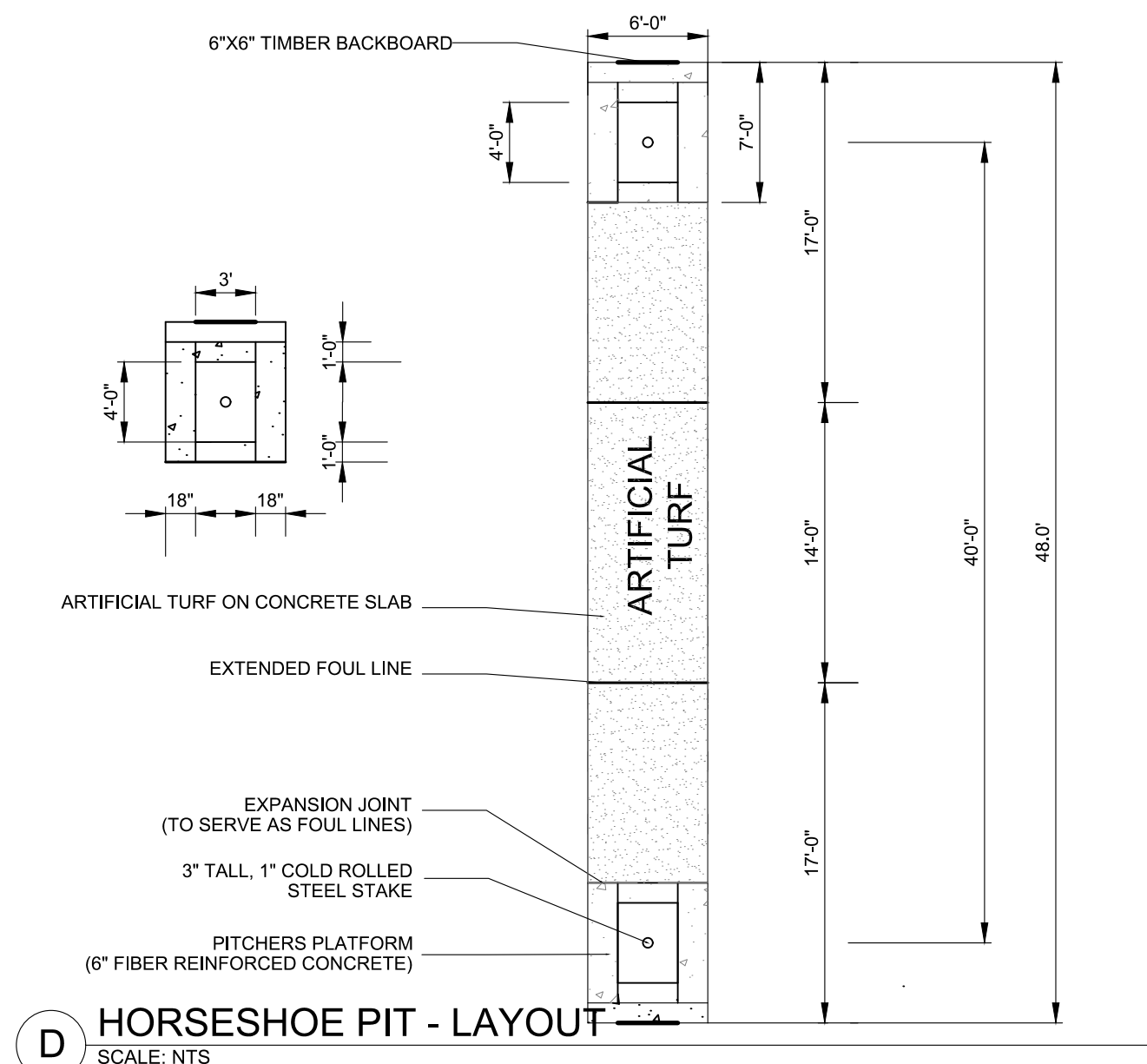
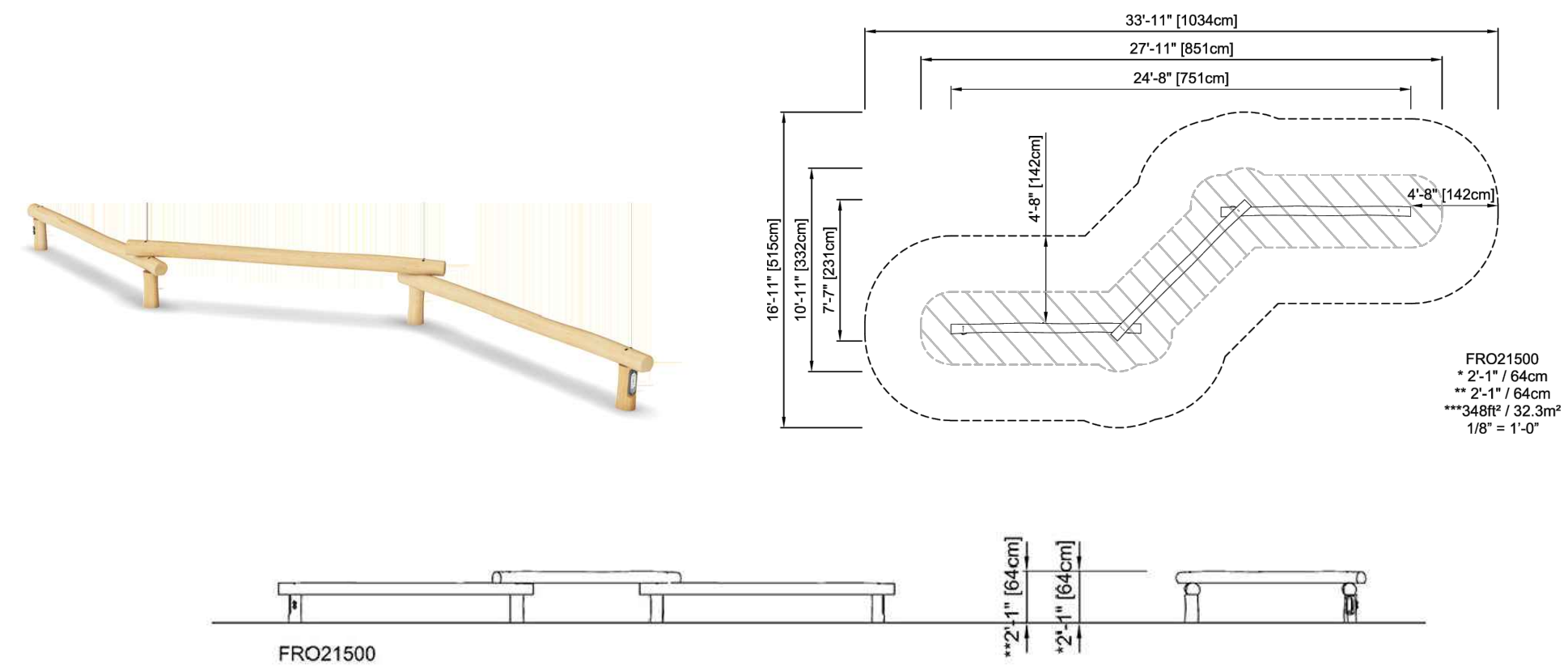
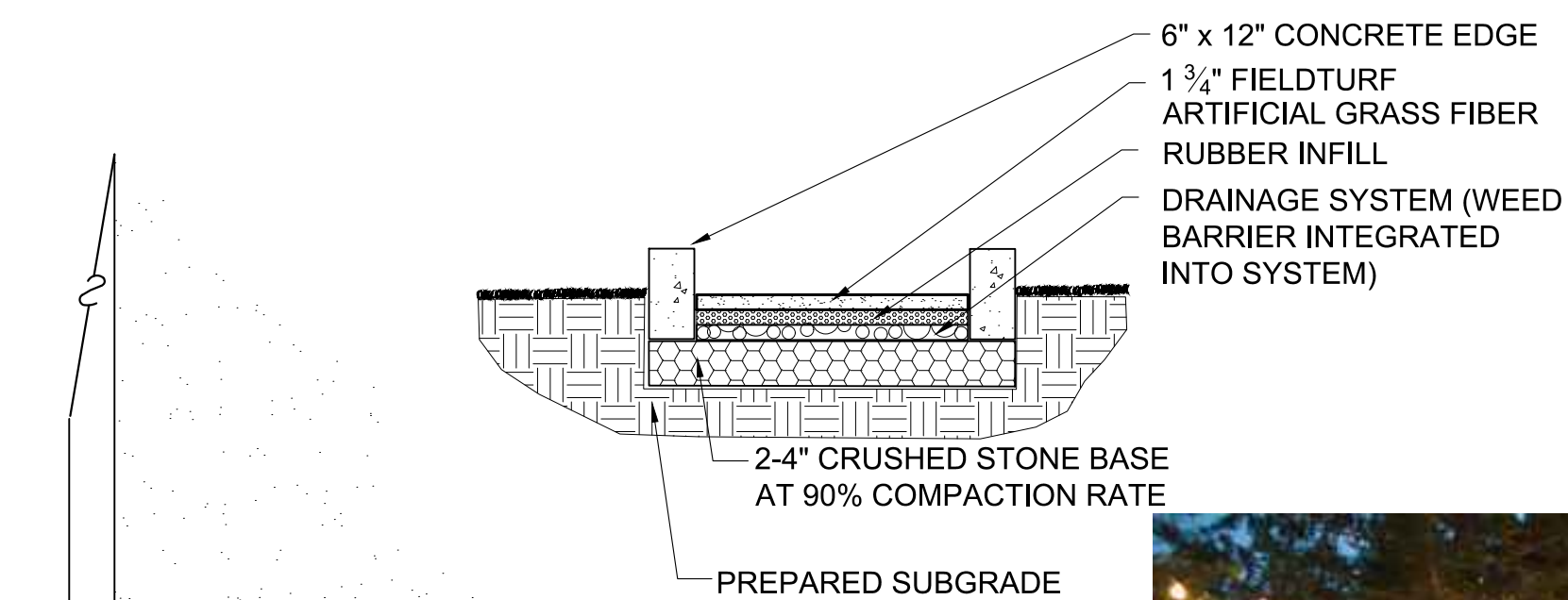
SHEET NO.

32 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS



PROJECT: _____
LOCATION: _____
BUILDING TYPE: CAR-16
ROOF TYPE: MULTI-RIB

DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2	STRUCTURAL FRAMING PLAN
3	COLUMN LAYOUT



FABRICATOR APPROVALS:
CITY OF PHOENIX, AZ APPROVED FABRICATOR #C08-2010
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #1596
CITY OF RIVERSIDE, CA APPROVED FABRICATOR #R2008-0033
CITY OF HOUSTON, TX APPROVED FABRICATOR #470
CLARK COUNTY, NV APPROVED FABRICATOR #264
STATE OF UTAH APPROVED FABRICATOR 0206-14

CERTIFICATES:
MARIQUETA COUNTY CERTIFICATE OF COMPETENCY NO. 16-0613, 16
POLYMER COATING INSTITUTE 6002 CERTIFIED

MATERIALS:	
DESCRIPTION	ASTM DESIGNATION
TUBE STEEL	A500 (GRADE B)
SCHEDULE PIPE	A53 (GRADE B)
RMT PIPE	A518
LIGHT GAGE COLD FORMED	A1003 (GRADE 50)
STRUCTURAL STEEL PLATE	A36
WIDE FLANGE STEEL I	A653

STOP!!
NOT FOR CONSTRUCTION

USE FOR PRELIMINARY
PLANNING AND ESTIMATING
ONLY



GENERAL ROOF NOTES:

1. METAL ROOFING:
 - 24 GAUGE
 - GALVALUM
 - KYNAR 500
2. TRIM COLOR MATCH
3. SEE POLYGON.CO
COLOR OPTIONS

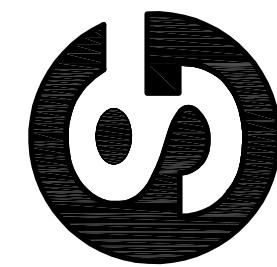
ISH GRADE.
COUNTING VARIES
BASED ON ENGINEERING



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Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT

TRI-POINTE HOMES

5350 S. BOSSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111

MATTHEW NAPIER

CLIENT

TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO

3-PLEX-A ELEVATIONS

DATE

10-21-2022

1

12-14-2022 1st SUBMITTAL

2

04-12-2023 2nd SUBMITTAL

3

06-12-2023 3rd SUBMITTAL

REVISIONS

DR.

CH.

P.M.

JOB

SHEET NO.

34 OF 62

MURPHY CREEK PA 21 & 22

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS

MASONRY PERCENTAGES

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MURPHY CREEK DESIGN STANDARDS REQUIREMENTS FOR MASONRY:
30% MASONRY PER BUILDING SIDE

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5-PLEX-C - PROVIDED MASONRY:

FRONT ELEVATION:
MASONRY = 1033 S.F. = 55%
OTHER = 844 S.F.

REAR ELEVATION:
MASONRY = 634 S.F. = 44%
OTHER = 807 S.F.

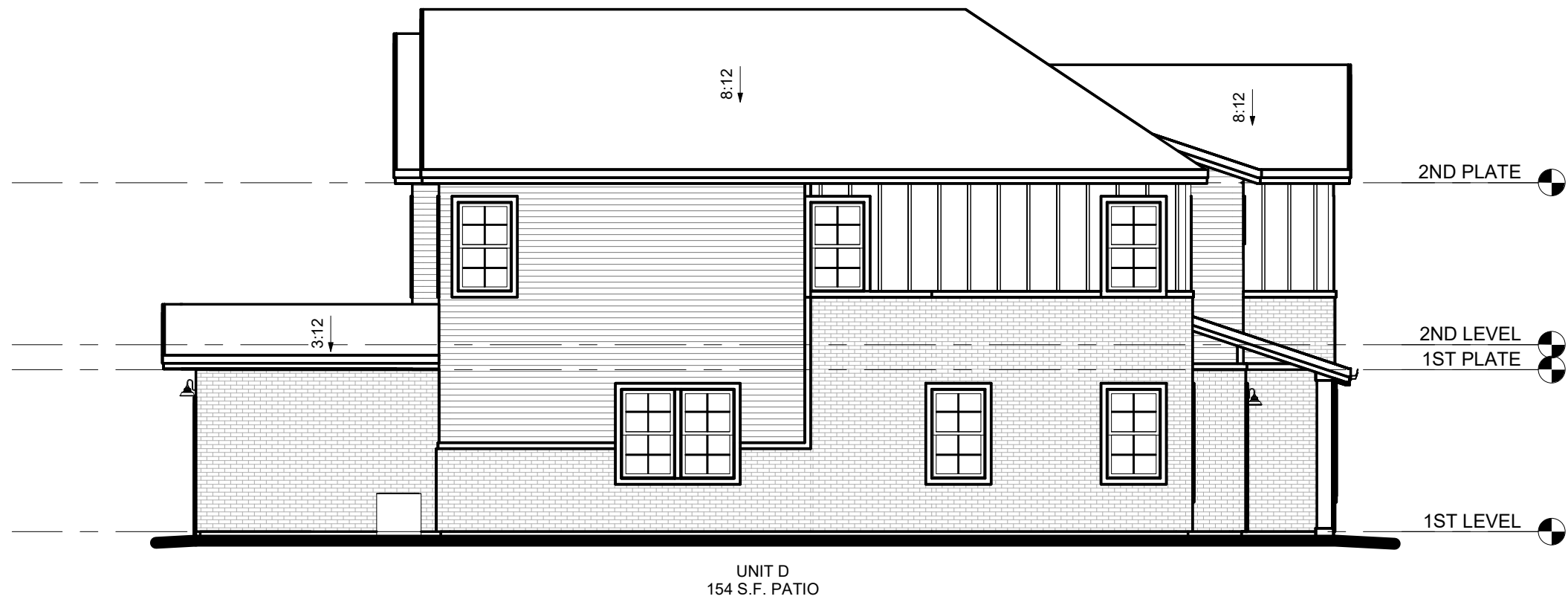
LEFT ELEVATION:
MASONRY = 447 S.F. = 53%
OTHER = 398 S.F.

RIGHT ELEVATION:
MASONRY = 564 S.F. = 60%
OTHER = 371 S.F.

TOTAL BUILDING
MASONRY = 2678 S.F. = 52%
OTHER = 2420 S.F.
TOTAL = 5098 S.F.



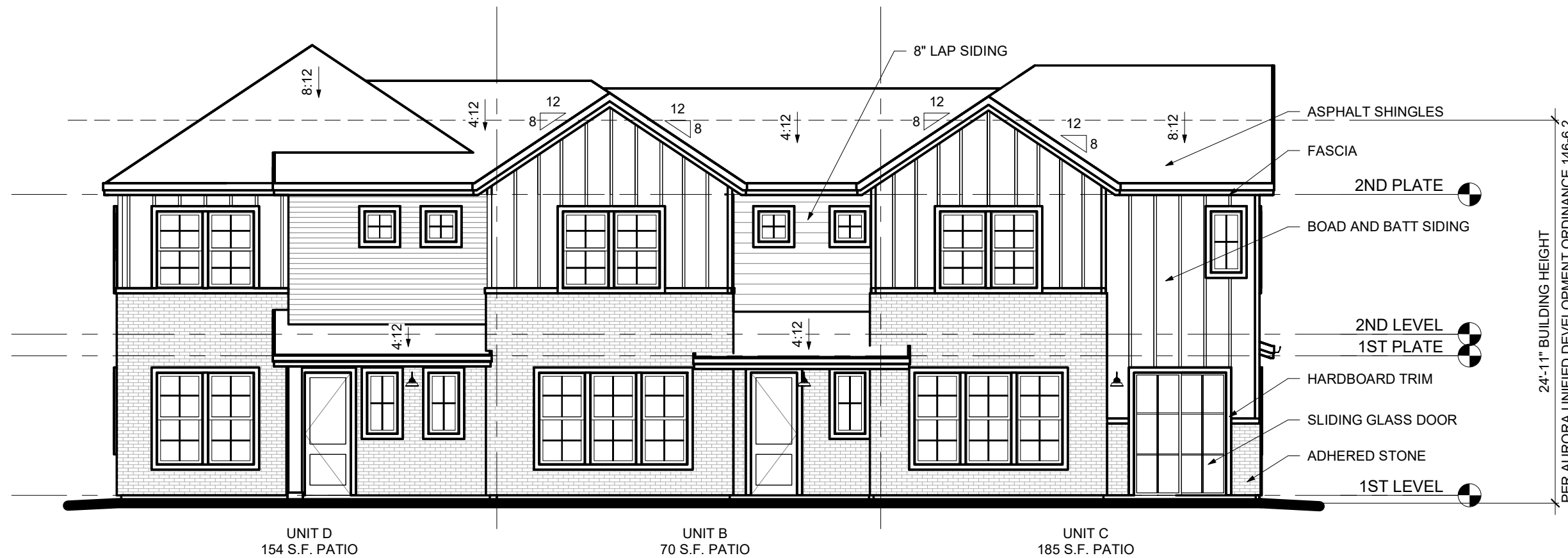
4 3-PLEX - REAR ELEVATION A
1/8" = 1'-0"



3 3-PLEX - LEFT ELEVATION A
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2 3-PLEX - RIGHT ELEVATION A
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1 3-PLEX - FRONT ELEVATION A
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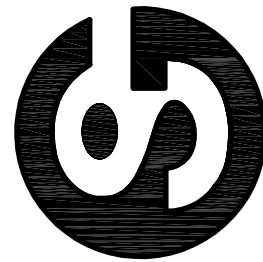
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Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT
TRI-POINTE HOMES
5350 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111
MATTHEW NAPIER

CLIENT
TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO
3-PLEX-B ELEVATIONS

DATE	10-21-2022
1	12-14-2022 1st SUBMITTAL
2	04-12-2023 2nd SUBMITTAL
3	06-12-2023 3rd SUBMITTAL

REVISIONS

DR. CH.
P.M.

JOB
SHEET NO. 35 OF 62

MURPHY CREEK PA 21 & 22

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

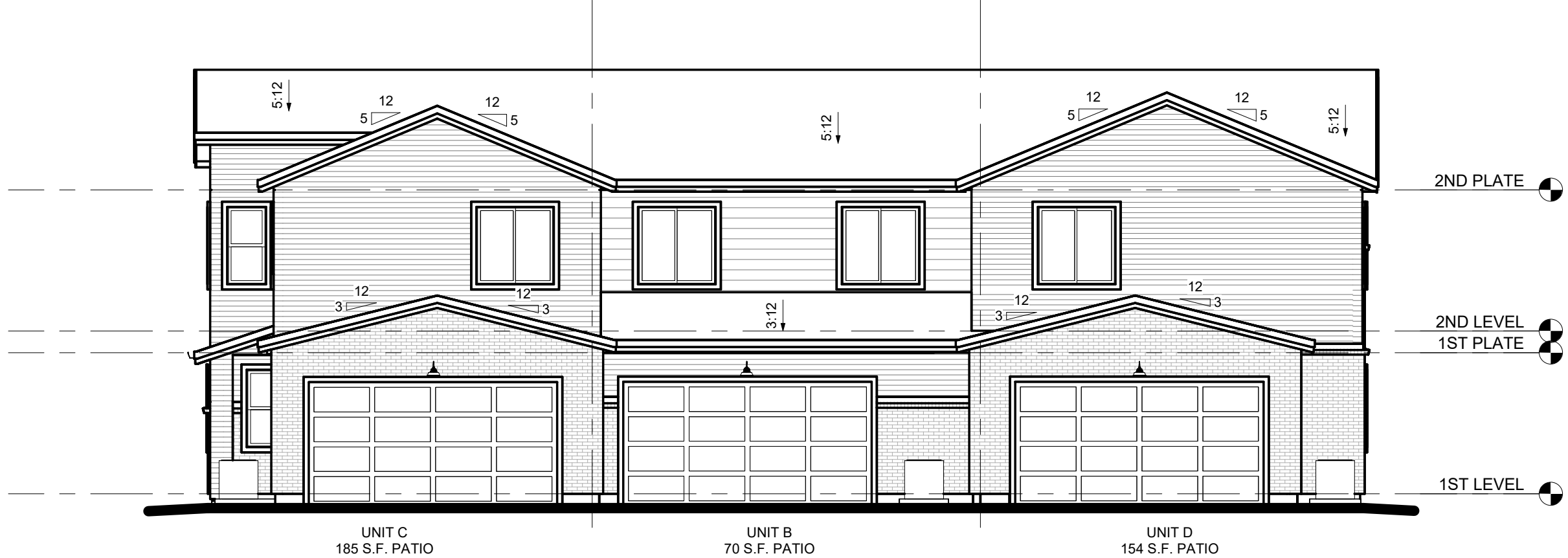
SITE PLAN WITH ADJUSTMENTS

MASONRY PERCENTAGES
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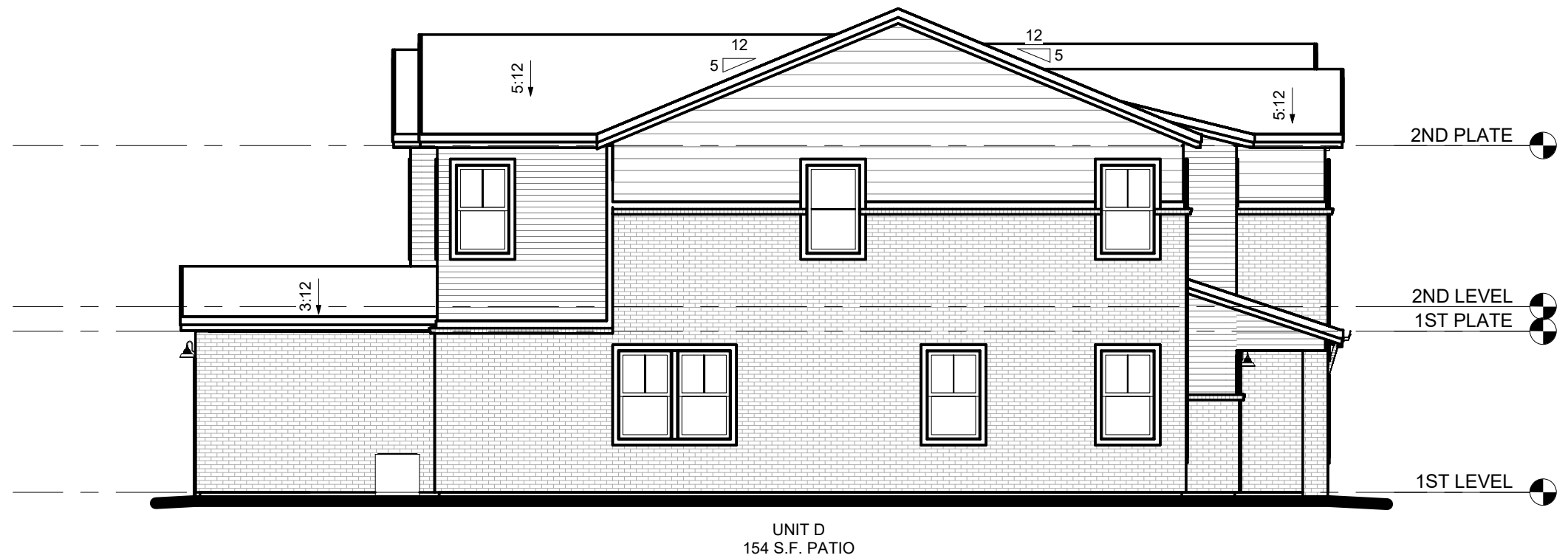
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5-PLEX-C - PROVIDED MASONRY:
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MASONRY = 1033 S.F. = 55%
OTHER = 844 S.F.
TOTAL = 1877 S.F.
REAR ELEVATION:
MASONRY = 634 S.F. = 44%
OTHER = 807 S.F.
TOTAL = 1441 S.F.
LEFT ELEVATION:
MASONRY = 447 S.F. = 53%
OTHER = 398 S.F.
TOTAL = 845 S.F.
RIGHT ELEVATION:
MASONRY = 564 S.F. = 60%
OTHER = 371 S.F.
TOTAL = 935 S.F.

TOTAL BUILDING
MASONRY = 2678 S.F. = 52%
OTHER = 2420 S.F.
TOTAL = 5098 S.F.



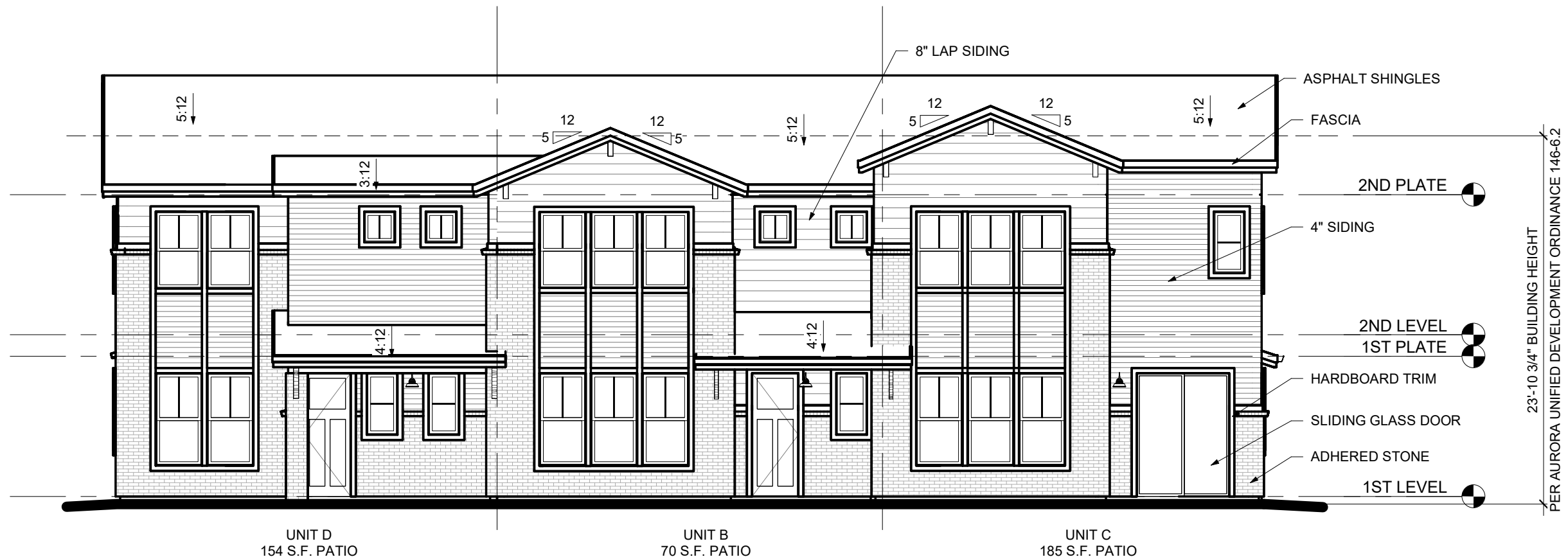
4 3-PLEX - REAR ELEVATION B
1/8" = 1'-0"



3 3-PLEX - LEFT ELEVATION B
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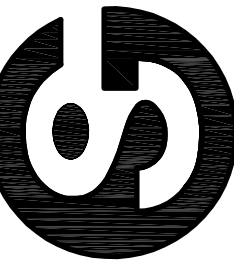
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Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT

TRI-POINTE HOMES

5350 S. BOSSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111

MATTHEW NAPIER

TRI-POINTE HOMES

MURPHY CREEK PA 21 & 22
AURORA, COLORADO

3-PLEX-C ELEVATIONS

CLIENT

DATE

10-21-2022

1

12-14-2022 1st SUBMITTAL

2

04-12-2023 2nd SUBMITTAL

3

06-12-2023 3rd SUBMITTAL

REVISIONS

DR.

CH.

P.M.

JOB

SHEET NO.

36 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS

MASONRY PERCENTAGES

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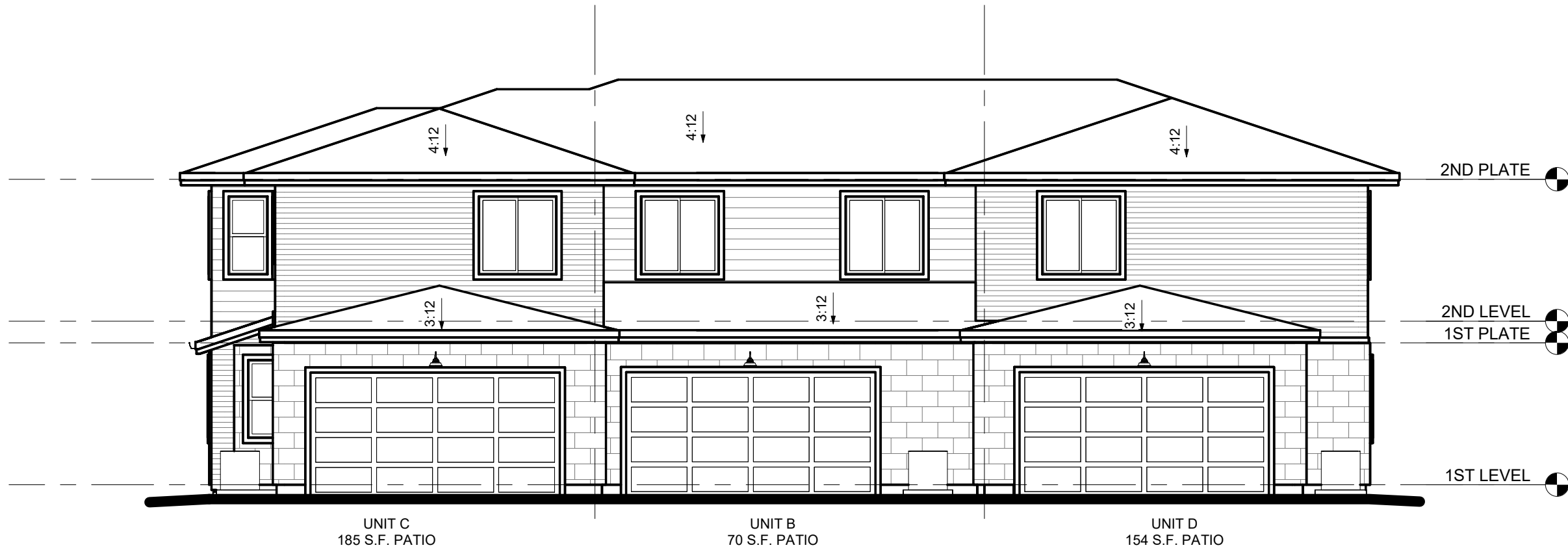
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OTHER = 371 S.F.

TOTAL BUILDING
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4 3-PLEX - REAR ELEVATION C
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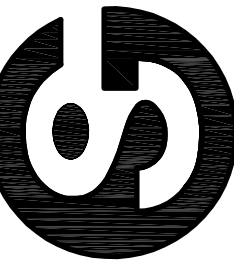
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MURPHY CREEK PA 21 & 22
AURORA, COLORADO
4-PLEX-A ELEVATIONS

DATE	10-21-2022
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REVISIONS

DR. CH.
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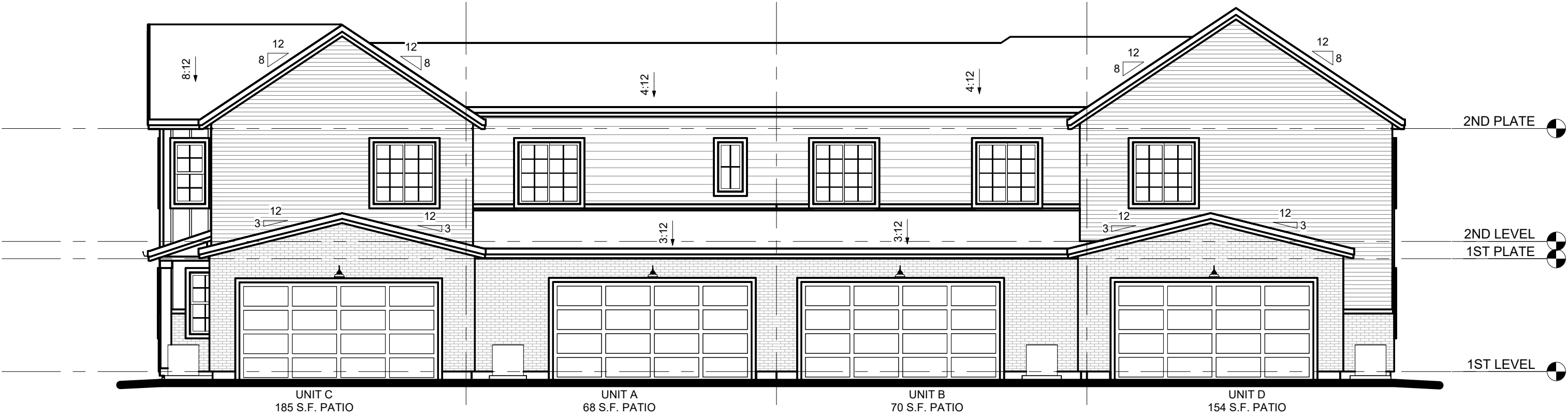
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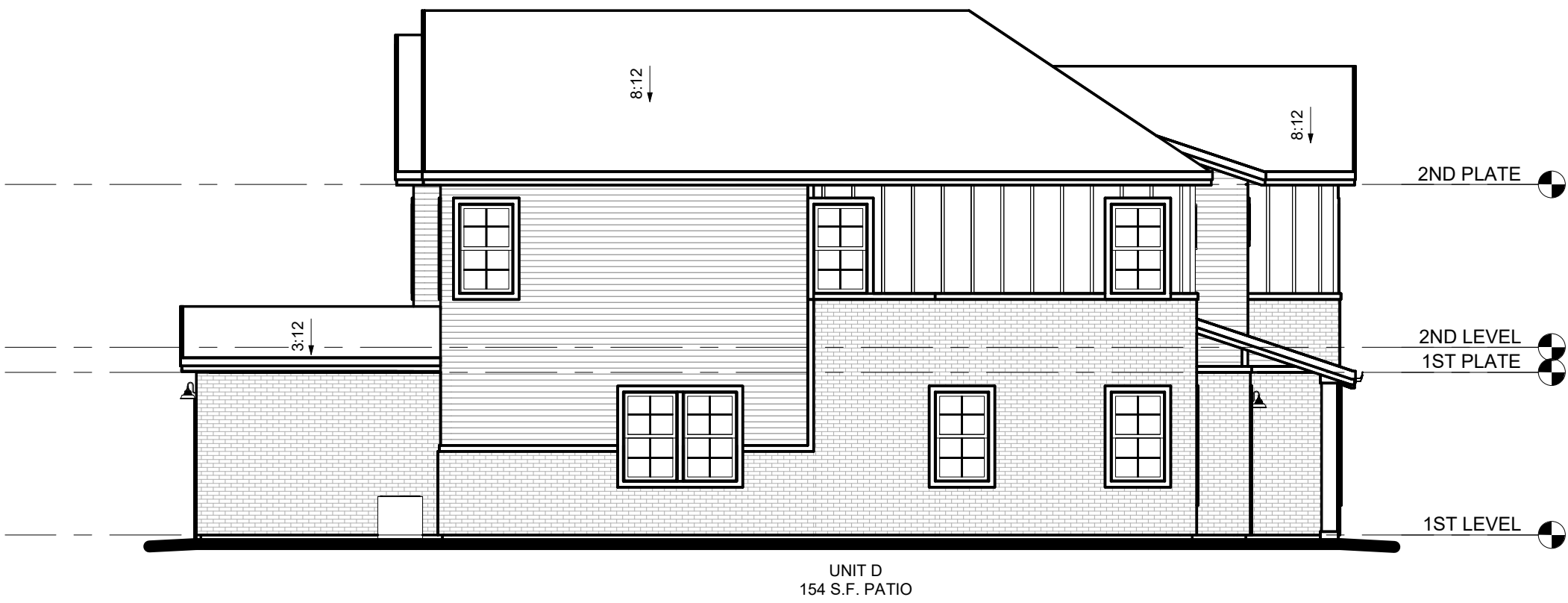
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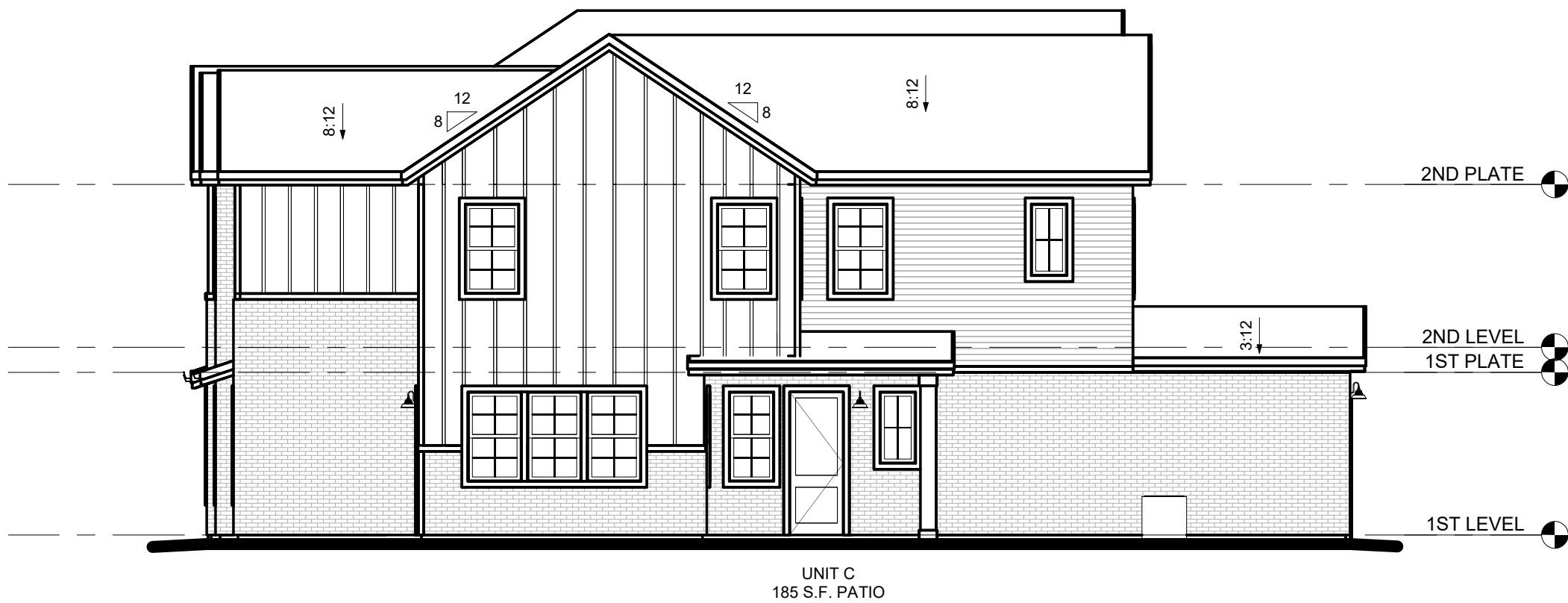
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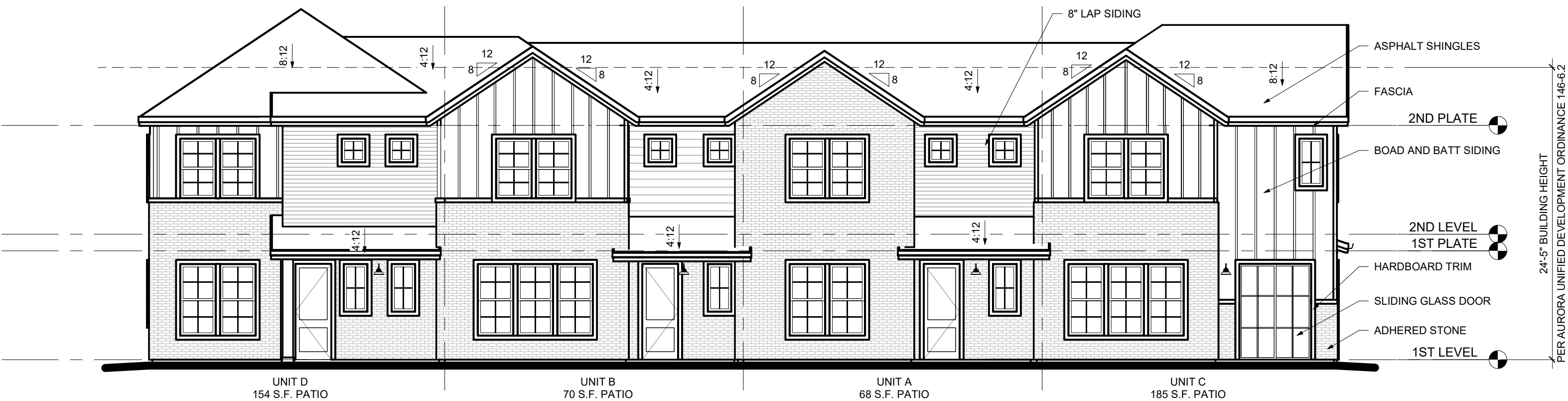
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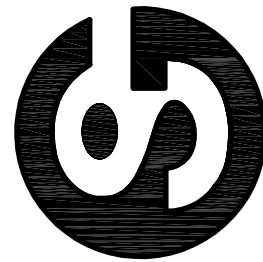
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MATTHEW NAPIER

CLIENT

TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO

4-PLEX-B ELEVATIONS

DATE

10-21-2022

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REVISIONS

DR.

CH.

P.M.

JOB

SHEET NO.

38 OF 62

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30% MASONRY PER BUILDING SIDE

*NET FAÇADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FAÇADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FAÇADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

5-PLEX-C - PROVIDED MASONRY:

FRONT ELEVATION:

MASONRY = 1033 S.F. = 55%

OTHER = 844 S.F.

TOTAL = 1877 S.F.

REAR ELEVATION:

MASONRY = 634 S.F. = 44%

OTHER = 807 S.F.

TOTAL = 1441 S.F.

LEFT ELEVATION:

MASONRY = 447 S.F. = 53%

OTHER = 398 S.F.

TOTAL = 845 S.F.

RIGHT ELEVATION:

MASONRY = 564 S.F. = 60%

OTHER = 371 S.F.

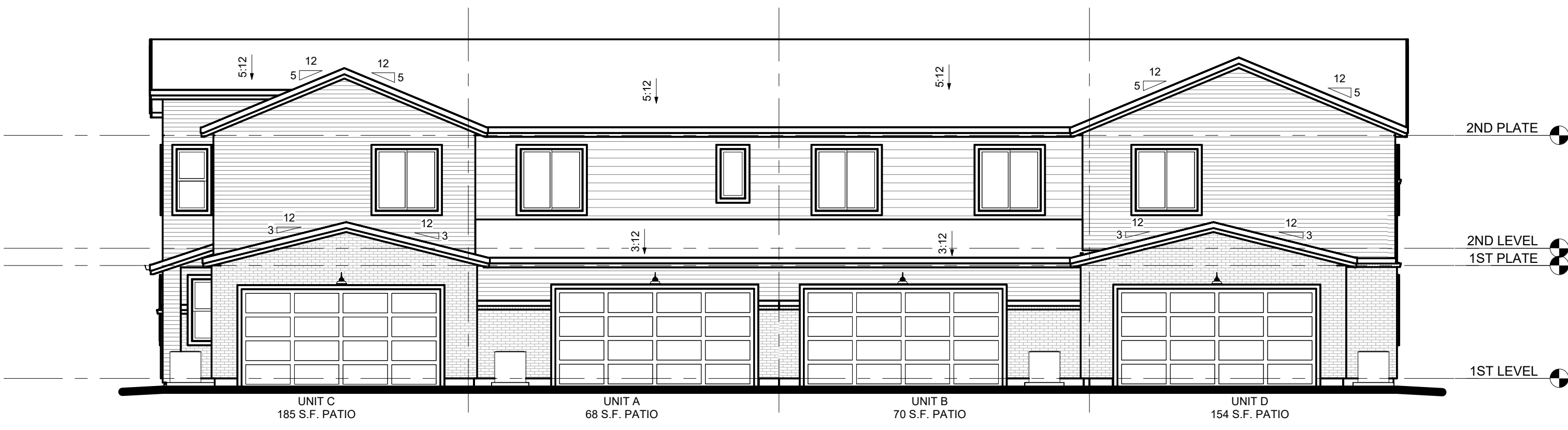
TOTAL = 935 S.F.

TOTAL BUILDING

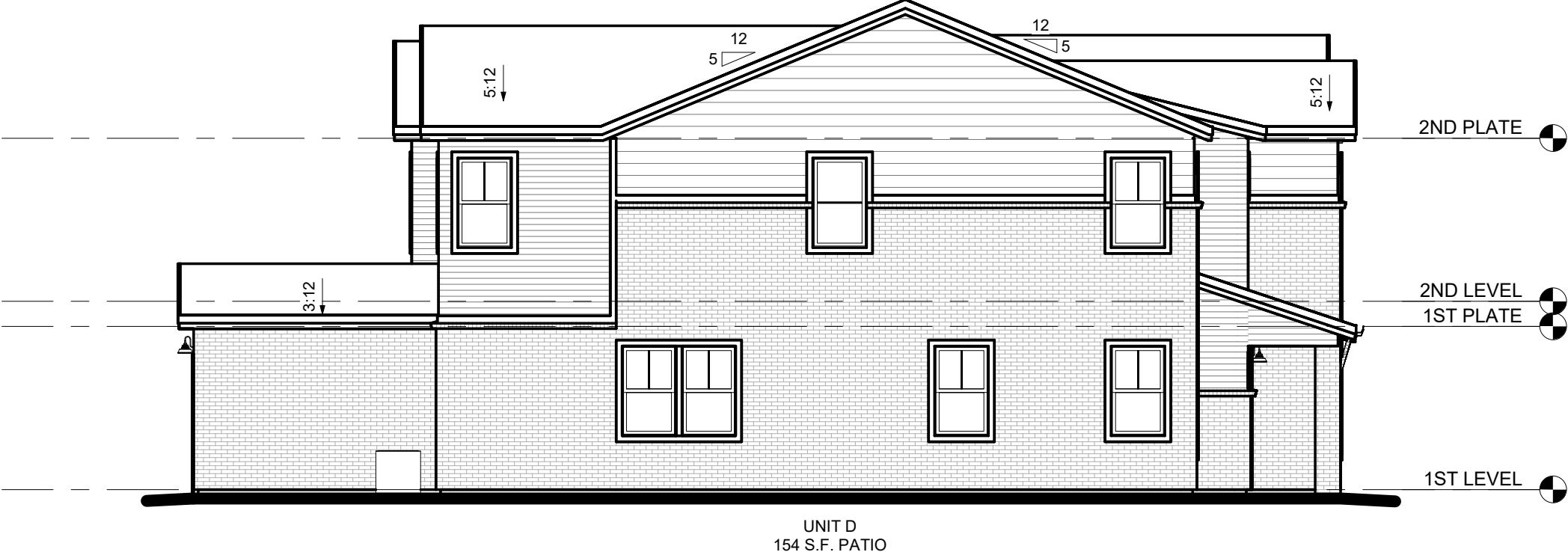
MASONRY = 2678 S.F. = 52%

OTHER = 2420 S.F.

TOTAL = 5098 S.F.



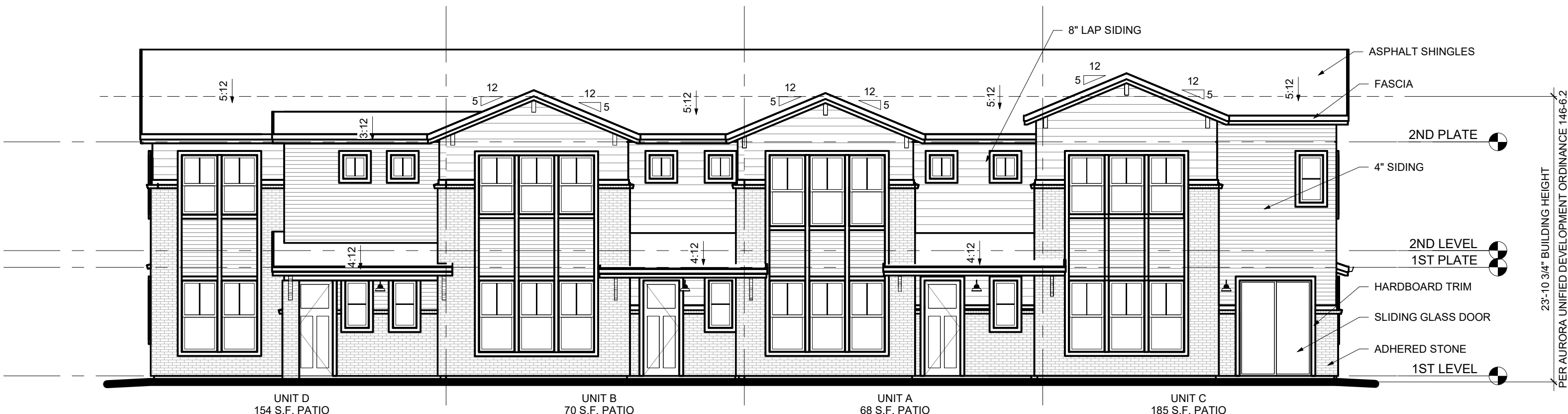
4 4-PLEX - REAR ELEVATION B
1/8" = 1'-0"



3 4-PLEX - LEFT ELEVATION B
1/8" = 1'-0"



2 4-PLEX - RIGHT ELEVATION B
1/8" = 1'-0"



1 4-PLEX - FRONT ELEVATION B
1/8" = 1'-0"

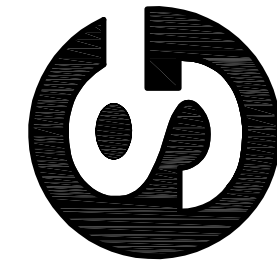
NOT FOR CONSTRUCTION



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Call before you dig.

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Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT

TRI-POINTE HOMES

5350 S. DOSSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111

MATTHEW NAPIER

CLIENT

TRI-POINTE HOMES

MURPHY CREEK PA 21 & 22
AURORA, COLORADO

4-PLEX-C ELEVATIONS

DATE

10-21-2022

1

12-14-2022 1st SUBMITTAL

2

04-12-2023 2nd SUBMITTAL

3

06-12-2023 3rd SUBMITTAL

REVISIONS

DR.

CH.

P.M.

JOB

SHEET NO.

39 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS

MASONRY PERCENTAGES

AURORA DESIGN STANDARDS REQUIREMENTS FOR MASONRY:
SINGLE-FAMILY ATTACHED TOWNHOMES

- EITHER
- 50 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
 - 75 PERCENT SHALL BE CLAD IN STUCCO; OR
 - 75 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE

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30% MASONRY PER BUILDING SIDE

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5-PLEX-C - PROVIDED MASONRY:

FRONT ELEVATION:

MASONRY = 1033 S.F. = 55%

OTHER = 844 S.F.

TOTAL = 1877 S.F.

REAR ELEVATION:

MASONRY = 634 S.F. = 44%

OTHER = 807 S.F.

TOTAL = 1441 S.F.

LEFT ELEVATION:

MASONRY = 447 S.F. = 53%

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TOTAL = 845 S.F.

RIGHT ELEVATION:

MASONRY = 564 S.F. = 60%

OTHER = 371 S.F.

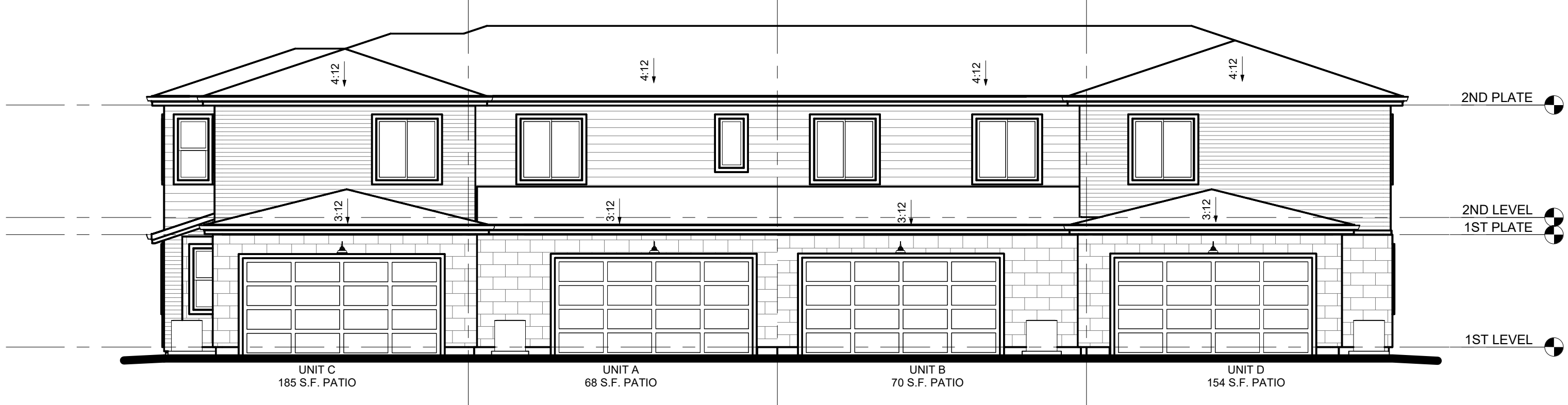
TOTAL = 935 S.F.

TOTAL BUILDING

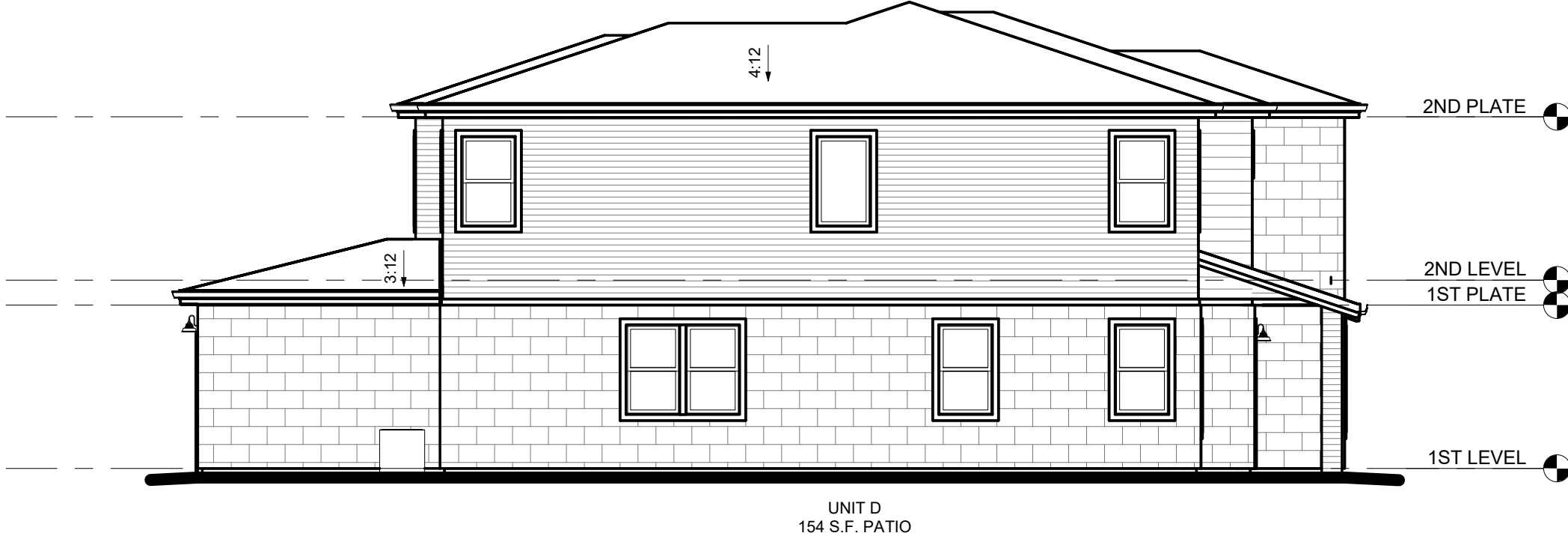
MASONRY = 2678 S.F. = 52%

OTHER = 2420 S.F.

TOTAL = 5098 S.F.



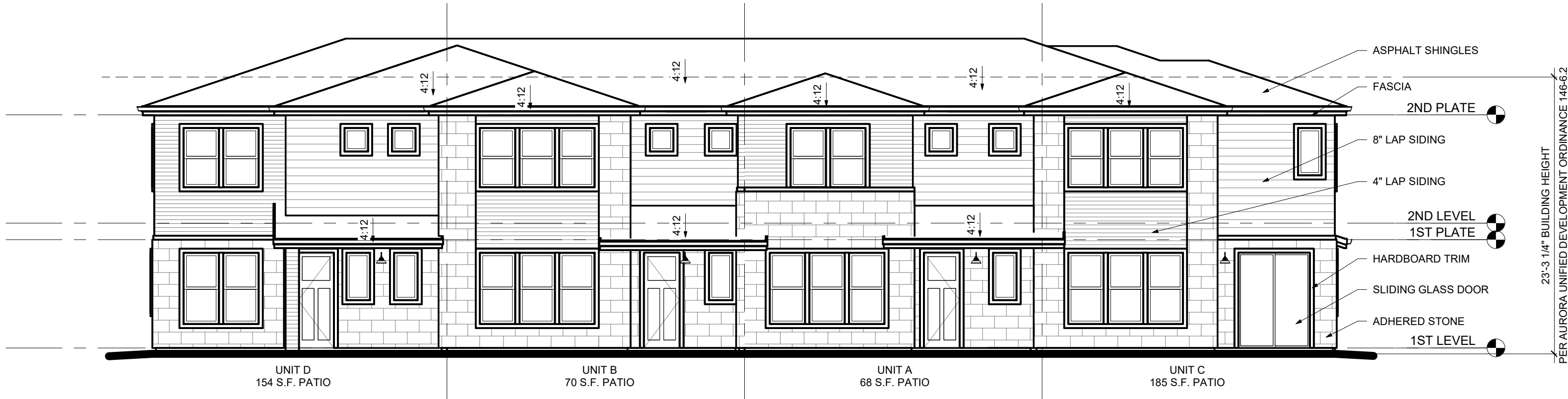
4 4-PLEX - REAR ELEVATION C
1/8" = 1'-0"



3 4-PLEX - LEFT ELEVATION C
1/8" = 1'-0"



2 4-PLEX - RIGHT ELEVATION C
1/8" = 1'-0"



1 4-PLEX - FRONT ELEVATION C
1/8" = 1'-0"

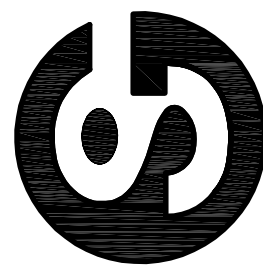
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OCCASIONED BY THE CONTRACTOR'S
FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT

TRI-POINTE HOMES

5350 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111

MATTHEW NAPIER

CLIENT

TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO

5-PLEX-A ELEVATIONS

DATE

10-21-2022

1

12-14-2022 1st SUBMITTAL

2

04-12-2023 2nd SUBMITTAL

3

06-12-2023 3rd SUBMITTAL

REVISIONS

DR.

CH.

P.M.

JOB

SHEET NO.

40 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS

MASONRY PERCENTAGES

AURORA DESIGN STANDARDS REQUIREMENTS FOR MASONRY:
SINGLE-FAMILY ATTACHED TOWNHOMES

- EITHER
- 50 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
 - 75 PERCENT SHALL BE CLAD IN STUCCO; OR
 - 75 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE

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30% MASONRY PER BUILDING SIDE

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5-PLEX-C - PROVIDED MASONRY:

FRONT ELEVATION:
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OTHER = 844 S.F.

TOTAL = 1877 S.F.

REAR ELEVATION:
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OTHER = 807 S.F.

TOTAL = 1441 S.F.

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MASONRY = 447 S.F. = 53%

OTHER = 398 S.F.

TOTAL = 845 S.F.

RIGHT ELEVATION:
MASONRY = 564 S.F. = 60%

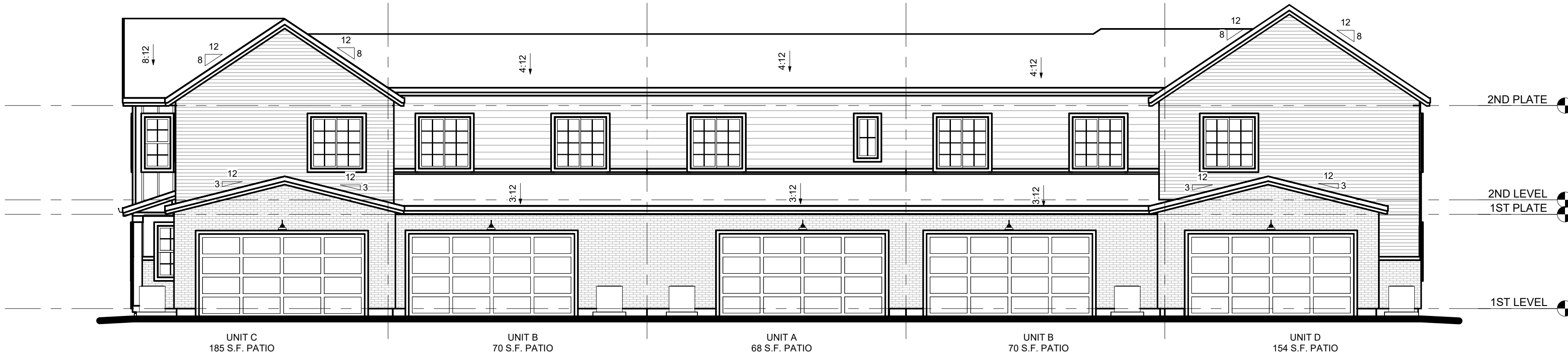
OTHER = 371 S.F.

TOTAL = 935 S.F.

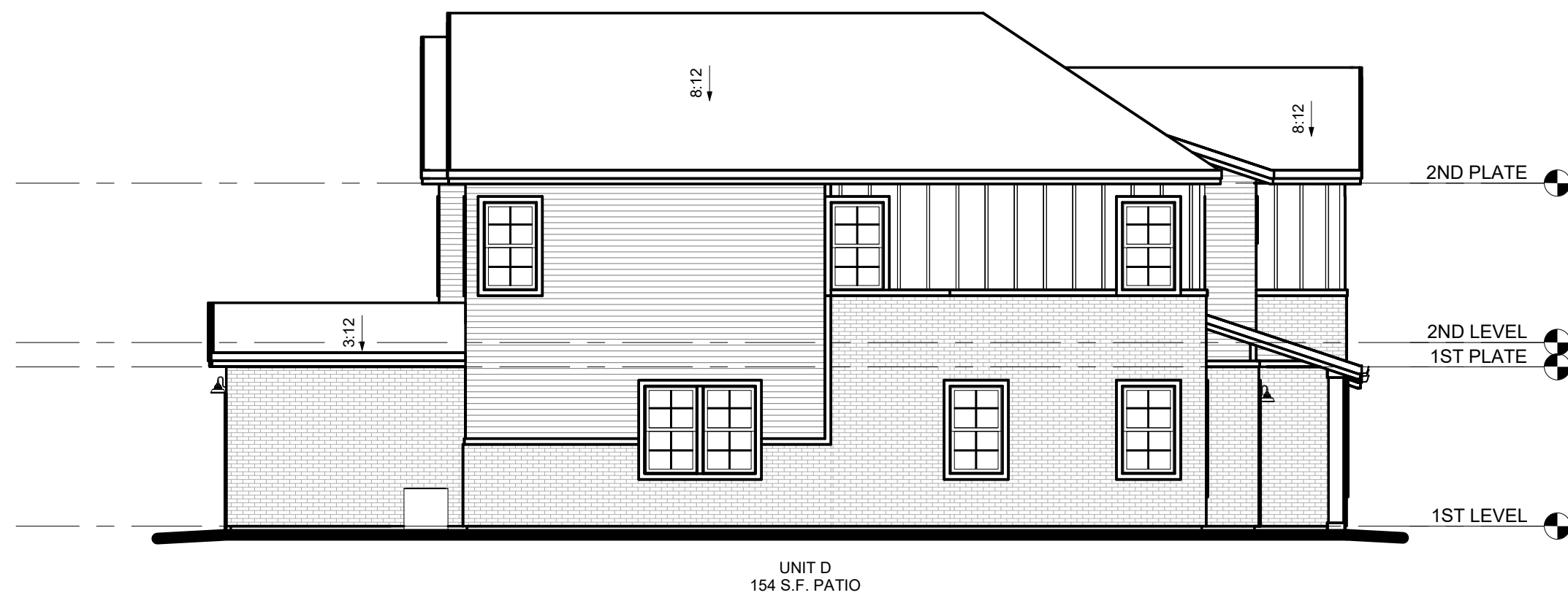
TOTAL BUILDING
MASONRY = 2678 S.F. = 52%

OTHER = 2420 S.F.

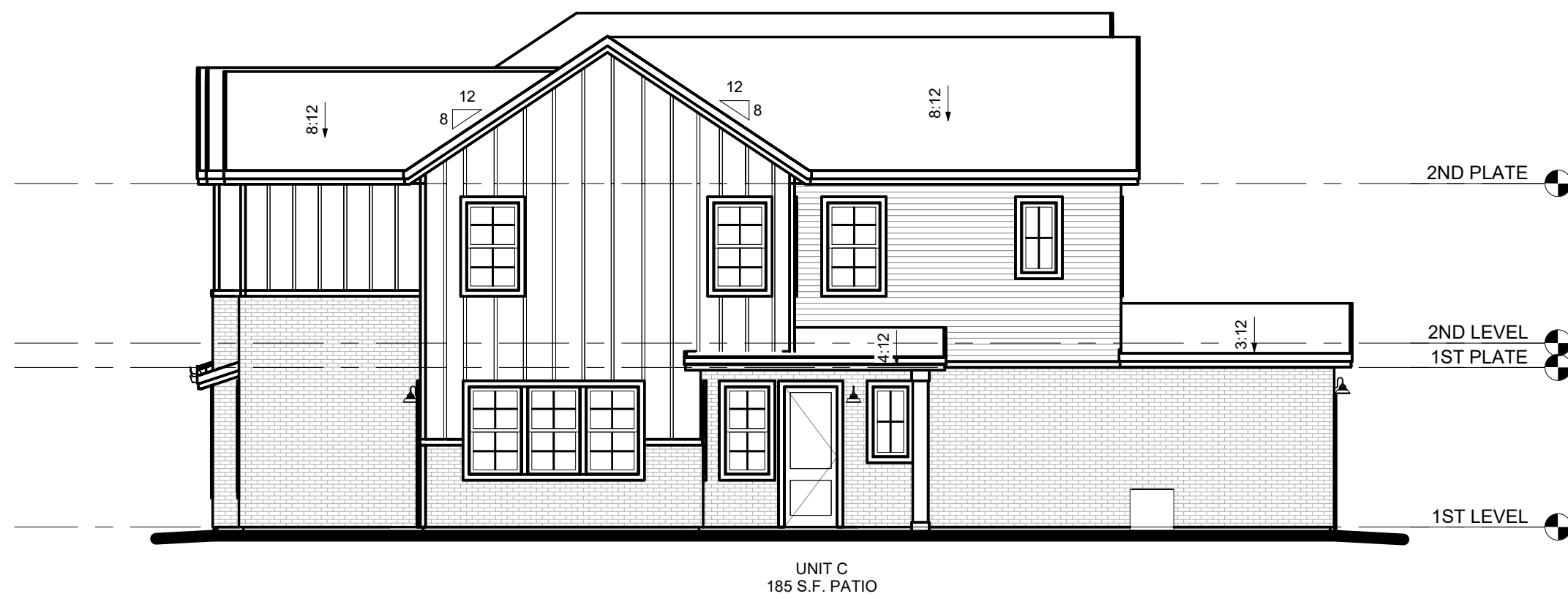
TOTAL = 5098 S.F.



4 5-PLEX - REAR ELEVATION A
1/8" = 1'-0"



3 5-PLEX - LEFT ELEVATION A
1/8" = 1'-0"



2 5-PLEX - RIGHT ELEVATION A
1/8" = 1'-0"



1 5-PLEX - FRONT ELEVATION A
1/8" = 1'-0"

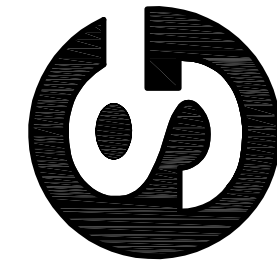
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INCURRED BY THE CONTRACTOR'S
FAILURE TO EXACTLY LOCATE AND
PROTECT ANY AND ALL
UNDERGROUND UTILITIES.

Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT
TRI-POINTE HOMES
5350 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111
MATTHEW NAPIER

CLIENT
TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO
5-PLEX-C ELEVATIONS

DATE 10-21-2022
1 12-14-2022 1st SUBMITTAL
2 04-12-2023 2nd SUBMITTAL
3 06-12-2023 3rd SUBMITTAL

REVISIONS

DR. CH.
P.M.
JOB SHEET NO. 41 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS

MASONRY PERCENTAGES

AURORA DESIGN STANDARDS REQUIREMENTS FOR MASONRY:
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5-PLEX-C - PROVIDED MASONRY:

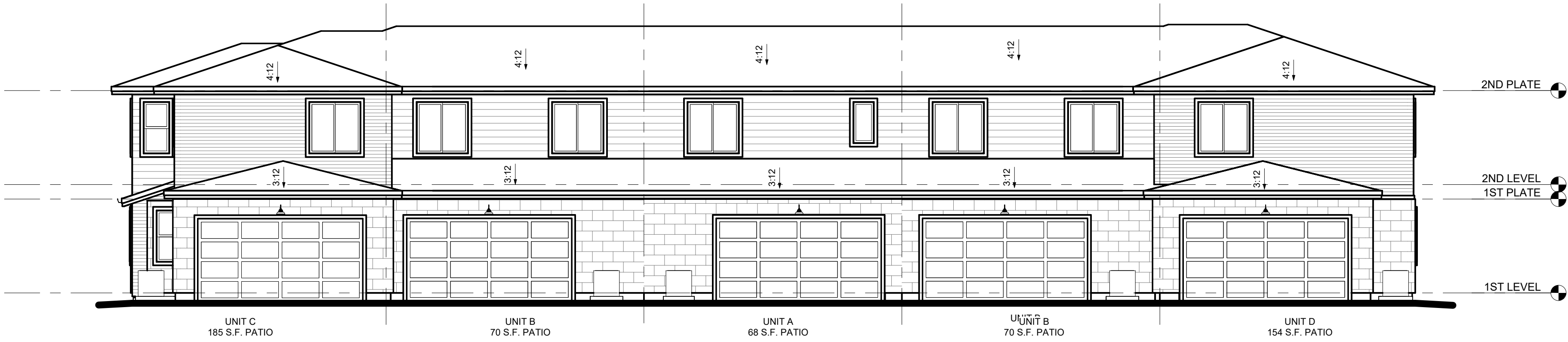
FRONT ELEVATION:
MASONRY = 1033 S.F. = 55%
OTHER = 844 S.F.

REAR ELEVATION:
MASONRY = 634 S.F. = 44%
OTHER = 807 S.F.

LEFT ELEVATION:
MASONRY = 447 S.F. = 53%
OTHER = 398 S.F.

RIGHT ELEVATION:
MASONRY = 564 S.F. = 60%
OTHER = 371 S.F.

TOTAL BUILDING
MASONRY = 2678 S.F. = 52%
OTHER = 2420 S.F.
TOTAL = 5098 S.F.



4 5-PLEX - REAR ELEVATION C
1/8" = 1'-0"



3 5-PLEX - LEFT ELEVATION C
1/8" = 1'-0"



2 5-PLEX - RIGHT ELEVATION C
1/8" = 1'-0"



1 5-PLEX - FRONT ELEVATION C
1/8" = 1'-0"

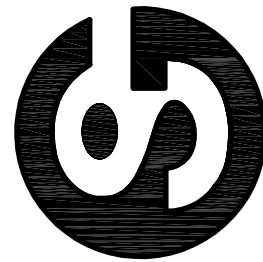
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FAILURE TO EXACTLY LOCATE AND
PREPARE ANY AND ALL
UNDERGROUND UTILITIES.

Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT

TRI-POINTE HOMES

5350 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111

MATTHEW NAPIER

CLIENT

TRI-POINTE HOMES

MURPHY CREEK PA 21 & 22
AURORA, COLORADO

6-PLEX-C ELEVATIONS

DATE

10-21-2022

1

12-14-2022 1st SUBMITTAL

2

04-12-2023 2nd SUBMITTAL

3

06-12-2023 3rd SUBMITTAL

REVISIONS

DR.

CH.

P.M.

JOB

SHEET NO.

42 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS

MASONRY PERCENTAGES

AURORA DESIGN STANDARDS REQUIREMENTS FOR MASONRY:
SINGLE-FAMILY ATTACHED TOWNHOMES

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5-PLEX-C - PROVIDED MASONRY:

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OTHER = 844 S.F.

TOTAL = 1877 S.F.

REAR ELEVATION:
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OTHER = 807 S.F.

TOTAL = 1441 S.F.

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OTHER = 398 S.F.

TOTAL = 845 S.F.

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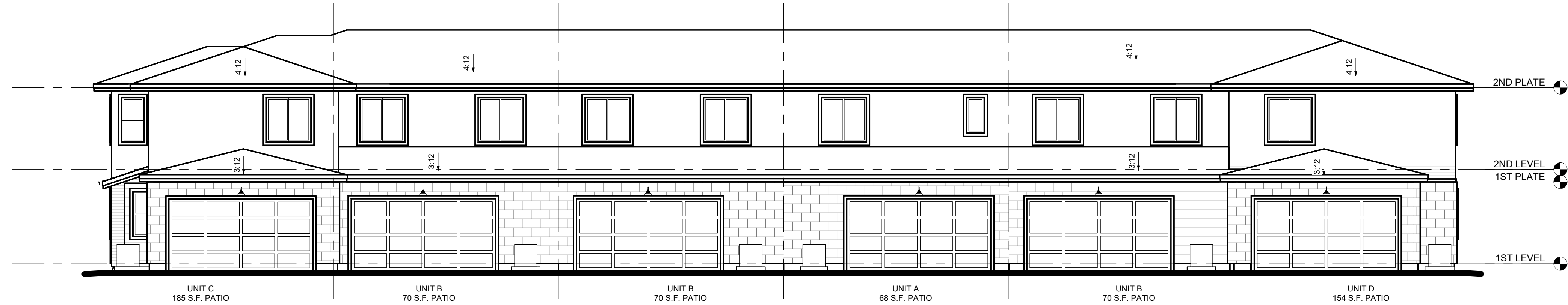
OTHER = 371 S.F.

TOTAL = 935 S.F.

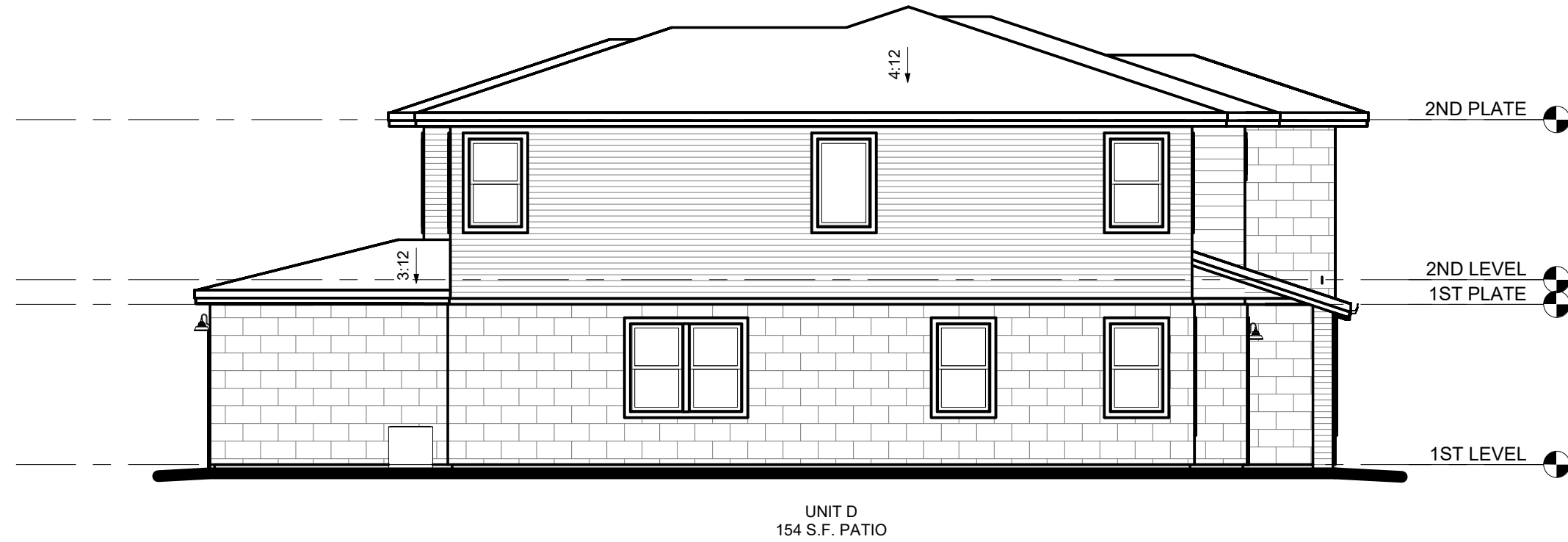
TOTAL BUILDING
MASONRY = 2678 S.F. = 52%

OTHER = 2420 S.F.

TOTAL = 5098 S.F.



4 6-PLEX - REAR ELEVATION C
1/8" = 1'-0"



3 6-PLEX - LEFT ELEVATION C
1/8" = 1'-0"



2 6-PLEX - RIGHT ELEVATION C
1/8" = 1'-0"



1 6-PLEX - FRONT ELEVATION C
1/8" = 1'-0"

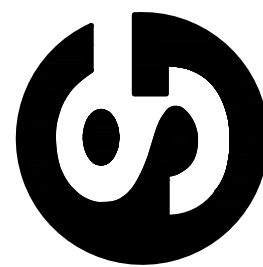
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Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT

TRI-POINTE HOMES

5550 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111

MATTHEW NAPIER

CLIENT

TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO

PLAN 02 - ELEVATION 'A'

DATE

10-21-2022

1

12-14-2022 1st SUBMITTAL

2

04-11-2023 2nd SUBMITTAL

3

06-13-2023 3rd SUBMITTAL

REVISIONS

DR.

HM

P.M.

HM

CH.

AHJ

JOB

1765

SHEET NO.

43 OF 62

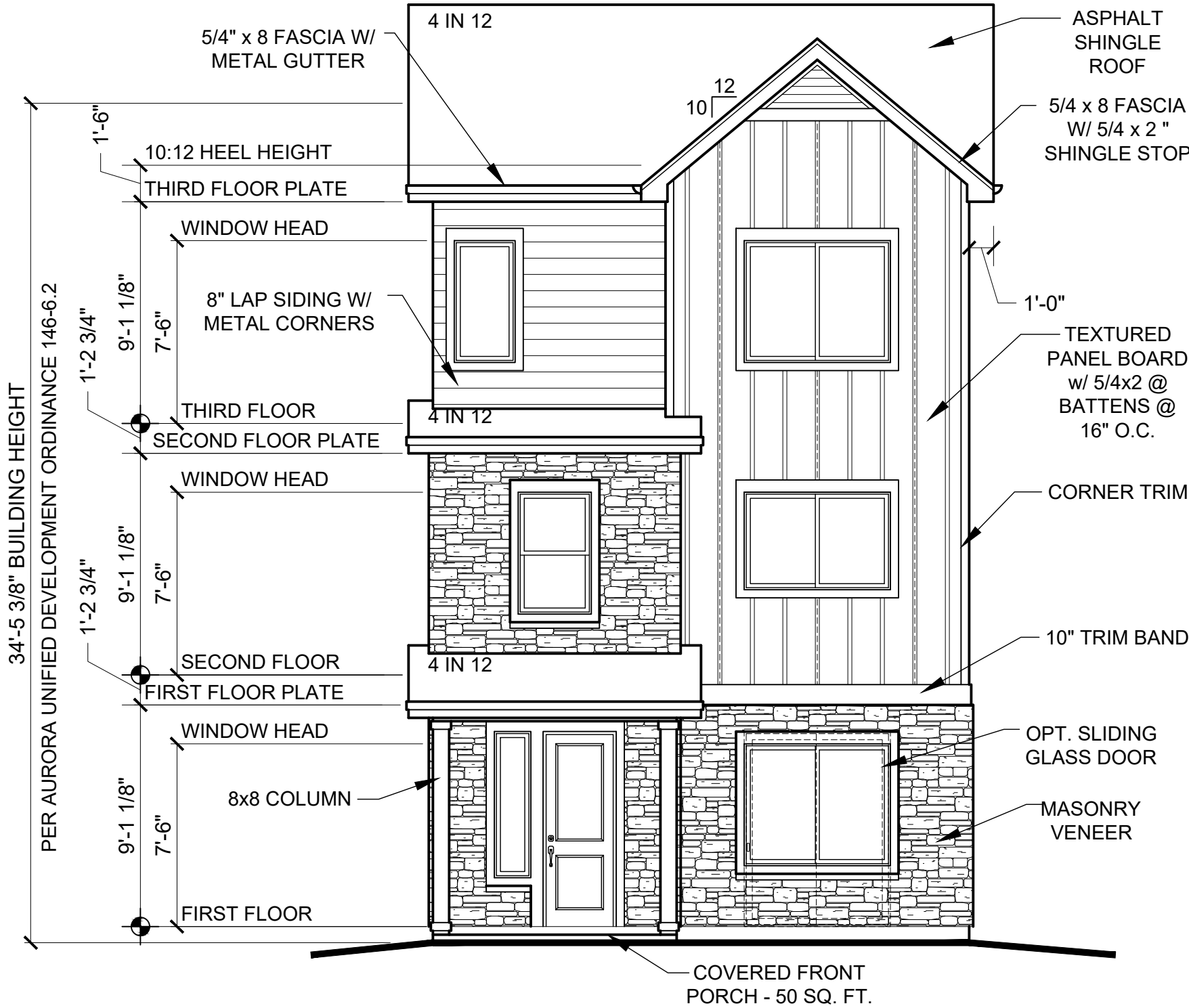
MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS



2 PLAN 2 LEFT ELEVATION - 'A'
15% MASONRY SCALE: 3/16" = 1'-0"



1 PLAN 2 FRONT ELEVATION - 'A'
38% MASONRY 17% TOTAL MASONRY SCALE: 3/16" = 1'-0"



4 PLAN 2 RIGHT ELEVATION - 'A'
15% MASONRY SCALE: 3/16" = 1'-0"



3 PLAN 2 REAR ELEVATION - 'A'
4% MASONRY SCALE: 3/16" = 1'-0"

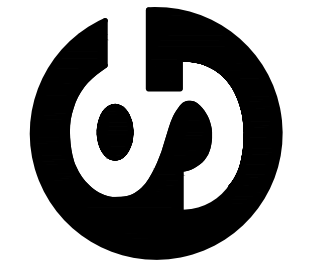
NOT FOR CONSTRUCTION

811

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Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT	TRI-POINTE HOMES
	5550 S. ROSLYN ST., SUITE 400 GREENWOOD VILLAGE, CO 80111
CLIENT	MURPHY CREEK PA 21 & 22 AURORA, COLORADO
	PLAN 02 - ELEVATION 'B'

DATE	10-21-2022
	1 12-14-2022 1st SUBMITTAL
REVISIONS	2 04-11-2023 2nd SUBMITTAL
	3 06-13-2023 3rd SUBMITTAL

DR. HM	CH. AHJ
P.M. HM	
JOB	1765
SHEET NO.	44 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

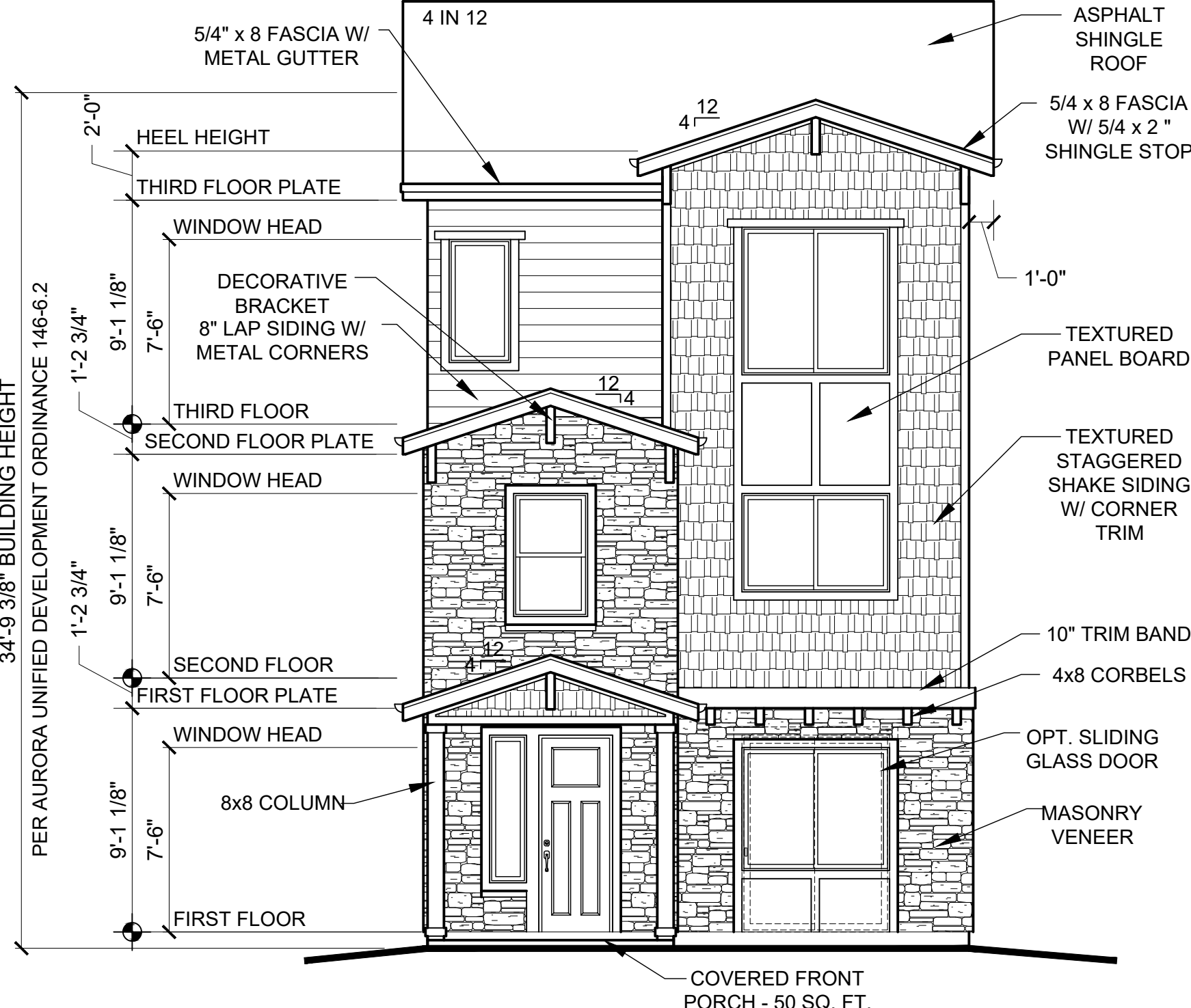
SITE PLAN WITH ADJUSTMENTS



2 PLAN 2 LEFT ELEVATION - 'B'
15% MASONRY SCALE: 3/16" = 1'-0"



4 PLAN 2 RIGHT ELEVATION - 'B'
15% MASONRY SCALE: 3/16" = 1'-0"



1 PLAN 2 FRONT ELEVATION - 'B'
35% MASONRY 17% TOTAL MASONRY SCALE: 3/16" = 1'-0"



3 PLAN 2 REAR ELEVATION - 'B'
4% MASONRY SCALE: 3/16" = 1'-0"

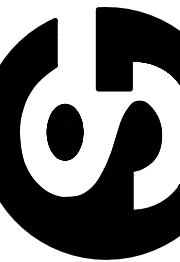
MURPHY CREEK - PLAN 2	
2.3.2 ARCHITECTURE	
a. MENU OF REQUIRED DESIGN ELEMENTS - SINGLE FAMILY DETACHED HOMES SHALL CONTAIN AT LEAST 6 OF THE FOLLOWING ARCHITECTURAL FEATURES:	
1. 6/12 ROOF PITCH	X
2. GARAGE DOOR WINDOWS	X
3. REAR OR SIDE DECK/CONCRETE PATIO OF AT LEAST 50 SQUARE FEET	X
4. FRONT DOOR WITH AT LEAST ONE SIDE LIGHT, TRANSOM WINDOW OR DOUBLE DOOR	X
5. MINIMUM HABITABLE FLOOR AREA (EXCLUDING UNFINISHED GARAGE, ATTIC, OR BASEMENT SPACE) OF AT LEAST 2,000 SQUARE FEET FOR DUPLEXES AND 1,400 SQUARE FEET FOR TOWNHOUSES	X
6. FRONT OR SIDE PORCH WITH A MINIMUM DEPTH OF 5 FEET, AND A MINIMUM FLOOR AREA OF AT LEAST 50 SQUARE FEET	X
7. FRONT OR SIDE PORCH WITH AT LEAST TWO COLUMNS OF A MINIMUM CROSS SECTION OF 8 INCHES	X
8. DECORATIVE SHUTTERS ON AT LEAST 2 STREET FACING WINDOWS	
9. AT LEAST ONE ROOF WINDOW DORMER (A WINDOW DORMER IS DEFINED AS A WINDOWED WALL AREA FLANKED ON BOTH SIDES BY SLOPING ROOF AREAS)	
10. WALK-OUT BASEMENT	
11. AT LEAST ONE BAY WINDOW	
12. AT LEAST TWO CLERESTORY WINDOWS, OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW	
13. AT LEAST A 16 INCH ROOF OVERHANG ON THE FRONT ELEVATION WITH A DECORATIVE BRACKETS, BEAMS, OR EXPANDED RAFTER ENDS	
14. DECORATIVE MATERIAL TREATMENT ON AT LEAST ONE GABLE END FACING A STREET, I.E. VENTS	
15. AT LEAST TWO SPECIAL, OVERSIZED DECORATIVE WINDOW HEADS OR WINDOW SILLS ON A STREET-FACING ELEVATIONS	X
16. REAL OR SIMULATED CHIMNEYS, I.E. ROOF MOUNTED	
17. A HOME DESIGN WHERE THE GARAGE DOORS DO NOT APPEAR ON THE FRONT ELEVATIONS, I.E. SIDE LOAD GARAGES	X
18. AT LEAST 100 SQUARE FEET OF PATTERNED PAVING ON SUBJECT PROPERTY	
19. A FRONT ELEVATION AREA OF BRICK, STUCCO, OR STONE VENEER (OR COMBINATION THERE OF) EQUAL TO AT LEAST 90% OF THE NET FRONT ELEVATION WALL AREA (EXCLUDING WINDOWS AND DOORS)	
TOTAL	7



Know what's below.
Call before you dig.

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Godden|Sudik
ARCHITECTS



APPLICANT
TRI-POINTE HOMES
5550 S. ROSLYN ST, SUITE 400
GREENWOOD VILLAGE, CO 80111
MATTHEW NAPIER

CLIENT
TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO
PLAN 02 - ELEVATION 'C'

DATE
10-21-2022

1	12-14-2022	1st SUBMITTAL
2	04-11-2023	2nd SUBMITTAL
3	06-13-2023	3rd SUBMITTAL

REVISIONS

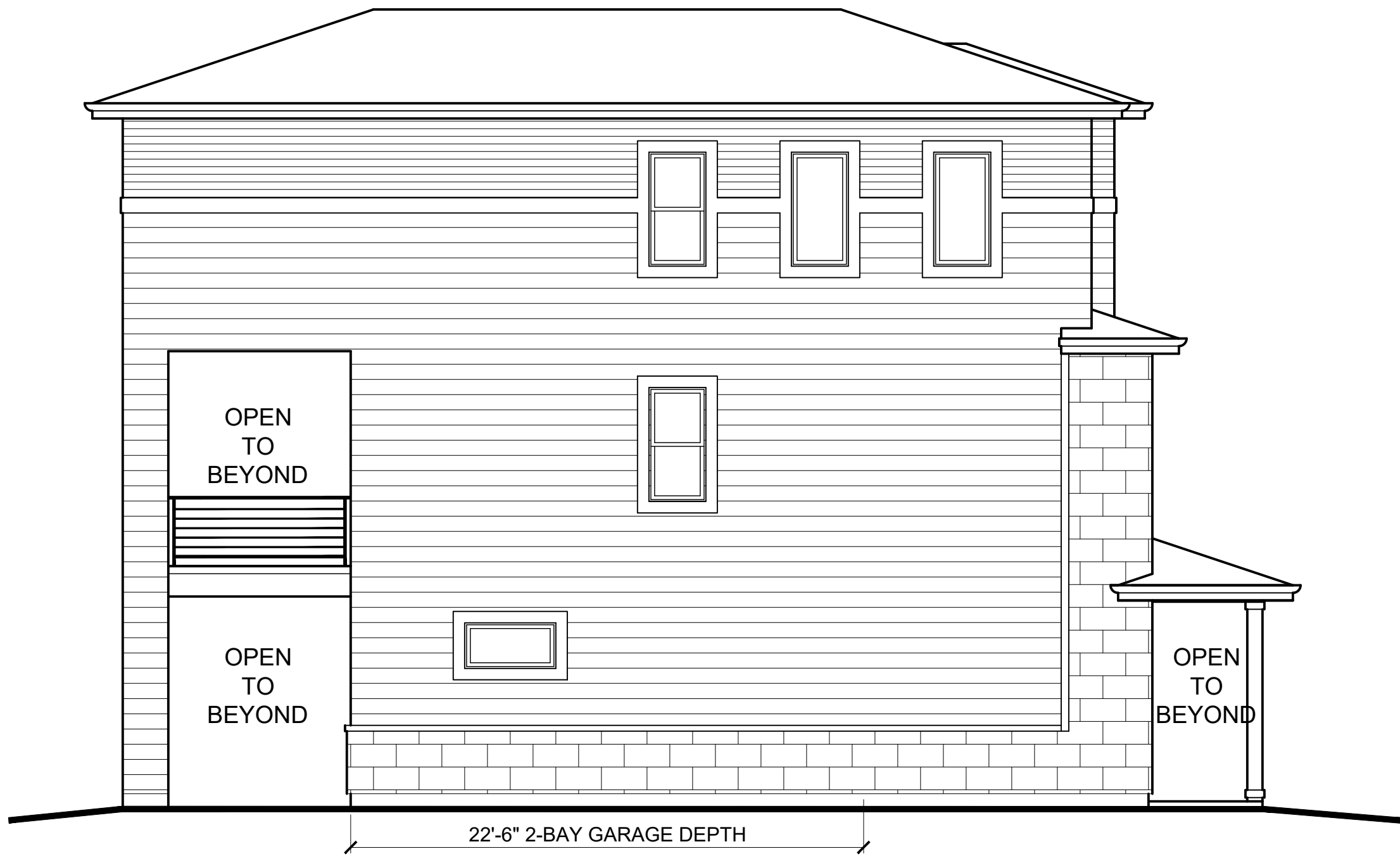
DR. HM CH. AHJ
P.M. HM

JOB 1765
SHEET NO. 45 OF 62

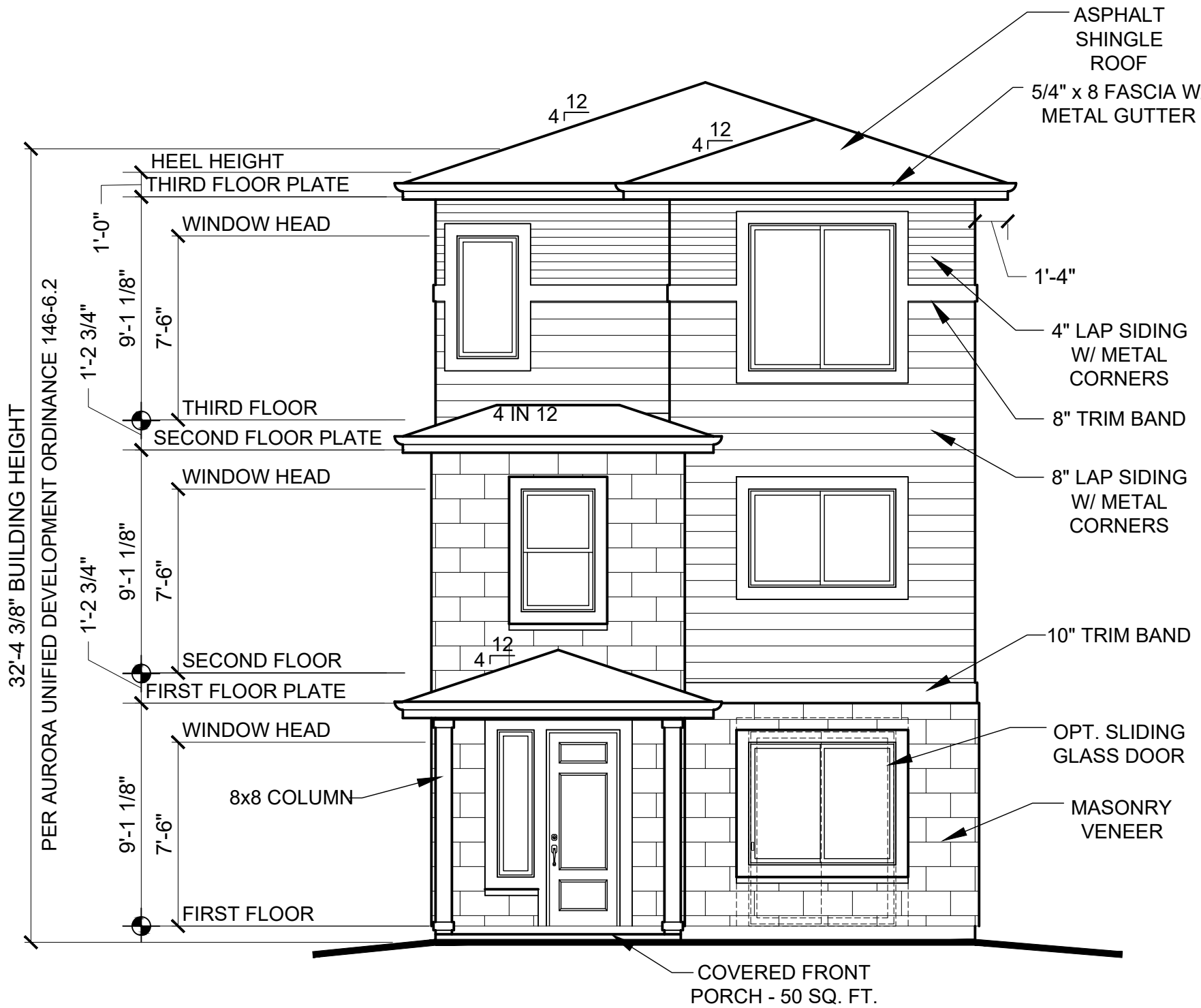
MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

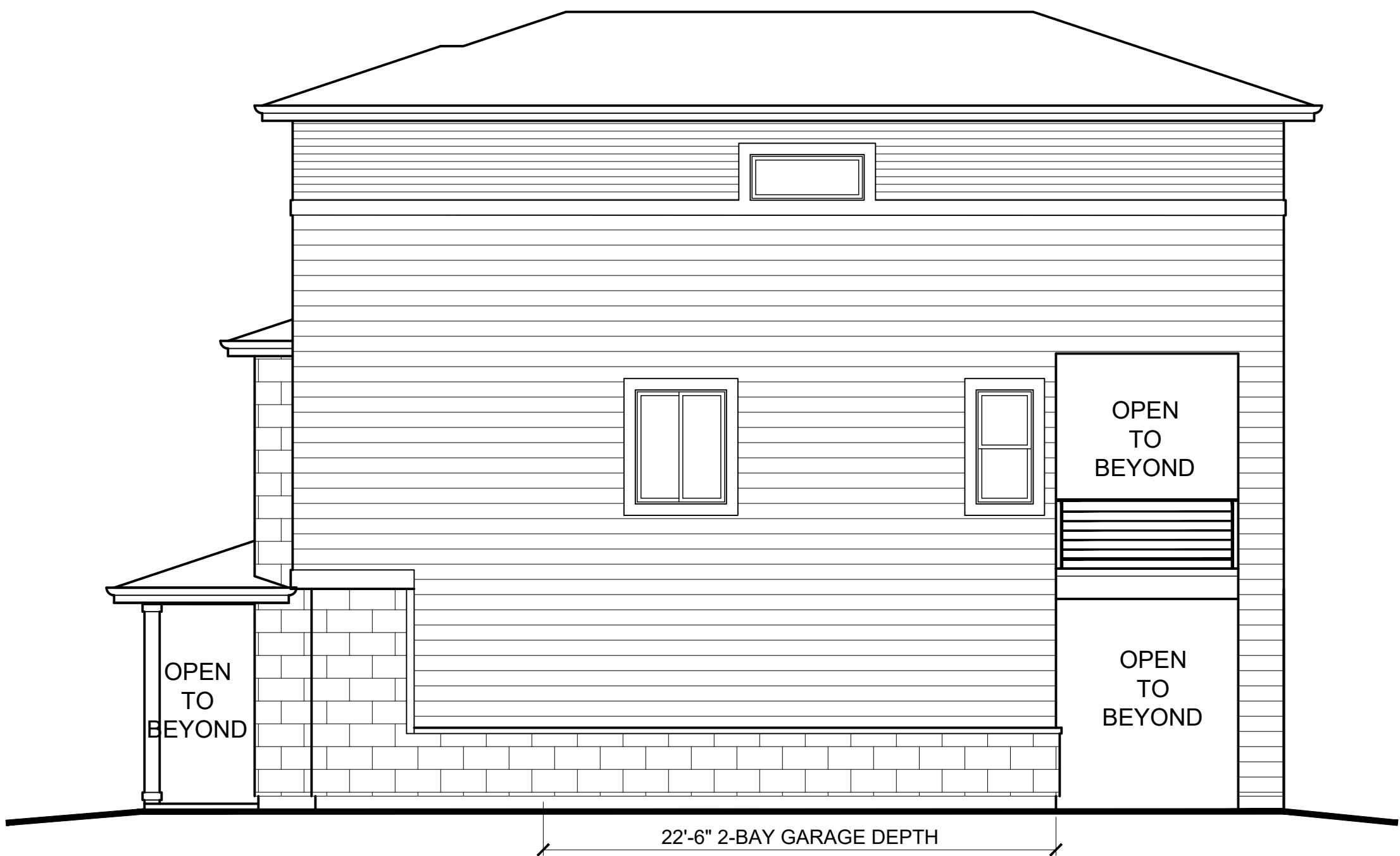
SITE PLAN WITH ADJUSTMENTS



2 PLAN 2 LEFT ELEVATION - 'C'
15% MASONRY SCALE: 3/16" = 1'-0"



1 PLAN 2 FRONT ELEVATION - 'C'
38% MASONRY 17% TOTAL MASONRY SCALE: 3/16" = 1'-0"



4 PLAN 2 RIGHT ELEVATION - 'C'
15% MASONRY SCALE: 3/16" = 1'-0"



3 PLAN 2 REAR ELEVATION - 'C'
4% MASONRY SCALE: 3/16" = 1'-0"

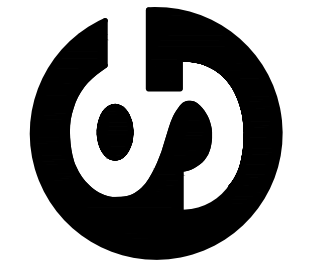
NOT FOR CONSTRUCTION

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Know what's below.
Call before you dig.

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Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT	TRI-POINTE HOMES
	5550 S. ROSLYN ST., SUITE 400 GREENWOOD VILLAGE, CO 80111
CLIENT	MURPHY CREEK PA 21 & 22 AURORA, COLORADO
	PLAN 03 - ELEVATION 'A'

DATE	10-21-2022
	1 12-14-2022 1st SUBMITTAL
REVISIONS	2 04-11-2023 2nd SUBMITTAL
	3 06-13-2023 3rd SUBMITTAL

DR. HM	CH. AHJ
P.M. HM	
JOB	1765
SHEET NO.	46 OF 62

MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

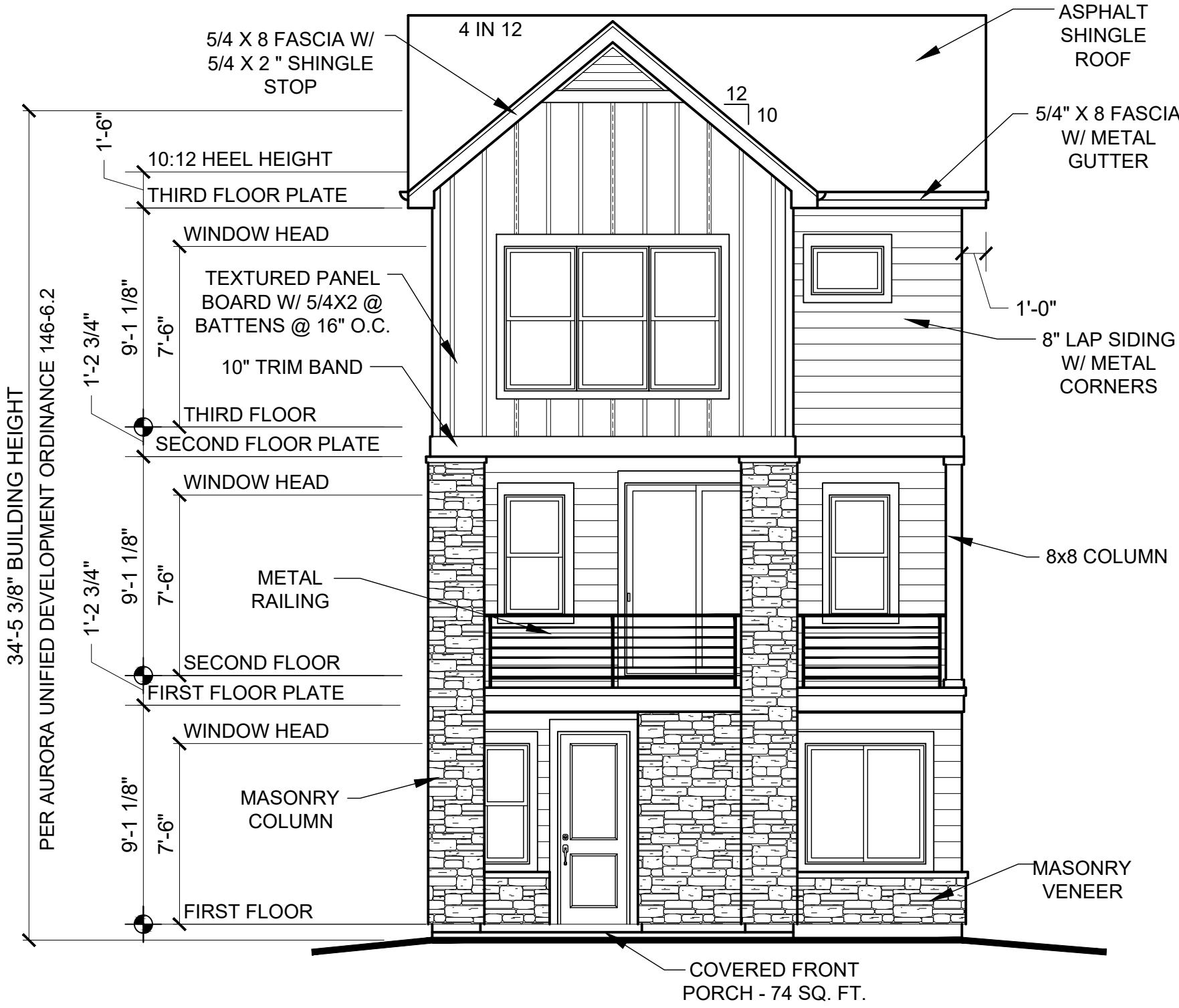
SITE PLAN WITH ADJUSTMENTS



2 PLAN 3 LEFT ELEVATION - 'A'
15% MASONRY SCALE: 3/16" = 1'-0"



4 PLAN 3 RIGHT ELEVATION - 'A'
12% MASONRY SCALE: 3/16" = 1'-0"



1 PLAN 3 FRONT ELEVATION - 'A'
34% MASONRY 15% TOTAL MASONRY SCALE: 3/16" = 1'-0"



3 PLAN 3 REAR ELEVATION - 'A'
3% MASONRY SCALE: 3/16" = 1'-0"

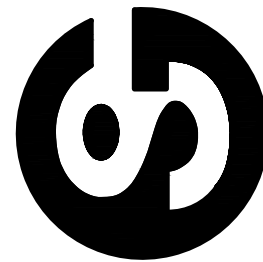
MURPHY CREEK - PLAN 3	
2.3.2 ARCHITECTURE	
a. MENU OF REQUIRED DESIGN ELEMENTS - SINGLE FAMILY DETACHED HOMES SHALL CONTAIN AT LEAST 6 OF THE FOLLOWING ARCHITECTURAL FEATURES:	
1. 6/12 ROOF PITCH	X
2. GARAGE DOOR WINDOWS	X
3. REAR OR SIDE DECK/CONCRETE PATIO OF AT LEAST 50 SQUARE FEET	X
4. FRONT DOOR WITH AT LEAST ONE SIDE LIGHT, TRANSOM WINDOW OR DOUBLE DOOR	X
5. MINIMUM HABITABLE FLOOR AREA (EXCLUDING UNFINISHED GARAGE, ATTIC, OR BASEMENT SPACE) OF AT LEAST 2,000 SQUARE FEET FOR DUPLEXES AND 1,400 SQUARE FEET FOR TOWNHOUSES	X
6. FRONT OR SIDE PORCH WITH A MINIMUM DEPTH OF 5 FEET, AND A MINIMUM FLOOR AREA OF AT LEAST 50 SQUARE FEET	X
7. FRONT OR SIDE PORCH WITH AT LEAST TWO COLUMNS OF A MINIMUM CROSS SECTION OF 8 INCHES	X
8. DECORATIVE SHUTTERS ON AT LEAST 2 STREET FACING WINDOWS	X
9. AT LEAST ONE ROOF WINDOW DORMER (A WINDOW DORMER IS DEFINED AS A WINDOWED WALL AREA FLANKED ON BOTH SIDES BY SLOPING ROOF AREAS)	X
10. WALK-OUT BASEMENT	X
11. AT LEAST ONE BAY WINDOW	X
12. AT LEAST TWO CLERESTORY WINDOWS, OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW	X
13. AT LEAST A 16 INCH ROOF OVERHANG ON THE FRONT ELEVATION WITH A DECORATIVE BRACKETS, BEAMS, OR EXPANDED RAFTER ENDS	X
14. DECORATIVE MATERIAL TREATMENT ON AT LEAST ONE GABLE END FACING A STREET, I.E. VENTS	X
15. AT LEAST TWO SPECIAL, OVERSIZED DECORATIVE WINDOW HEADS OR WINDOW SILLS ON A STREET-FACING ELEVATIONS	X
16. REAL OR SIMULATED CHIMNEYS, I.E. ROOF MOUNTED	X
17. A HOME DESIGN WHERE THE GARAGE DOORS DO NOT APPEAR ON THE FRONT ELEVATIONS, I.E. SIDE LOAD GARAGES	X
18. AT LEAST 100 SQUARE FEET OF PATTERNED PAVING ON SUBJECT PROPERTY	X
19. A FRONT ELEVATION AREA OF BRICK, STUCCO, OR STONE VENEER (OR COMBINATION THERE OF) EQUAL TO AT LEAST 90% OF THE NET FRONT ELEVATION WALL AREA (EXCLUDING WINDOWS AND DOORS)	X
TOTAL	6



Know what's below.
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Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT
TRI-POINTE HOMES
5550 S. ROSLYN ST, SUITE 400
GREENWOOD VILLAGE, CO 80111
MATTHEW NAPIER

CLIENT
TRI-POINTE HOMES
MURPHY CREEK PA 21 & 22
AURORA, COLORADO
PLAN 03 - ELEVATION 'B'

DATE	10-21-2022
1	12-14-2022 1st SUBMITTAL
2	04-11-2023 2nd SUBMITTAL
3	06-13-2023 3rd SUBMITTAL

REVISIONS

DR. HM CH. AHJ
P.M. HM

JOB 1765

SHEET NO.

47 OF 62

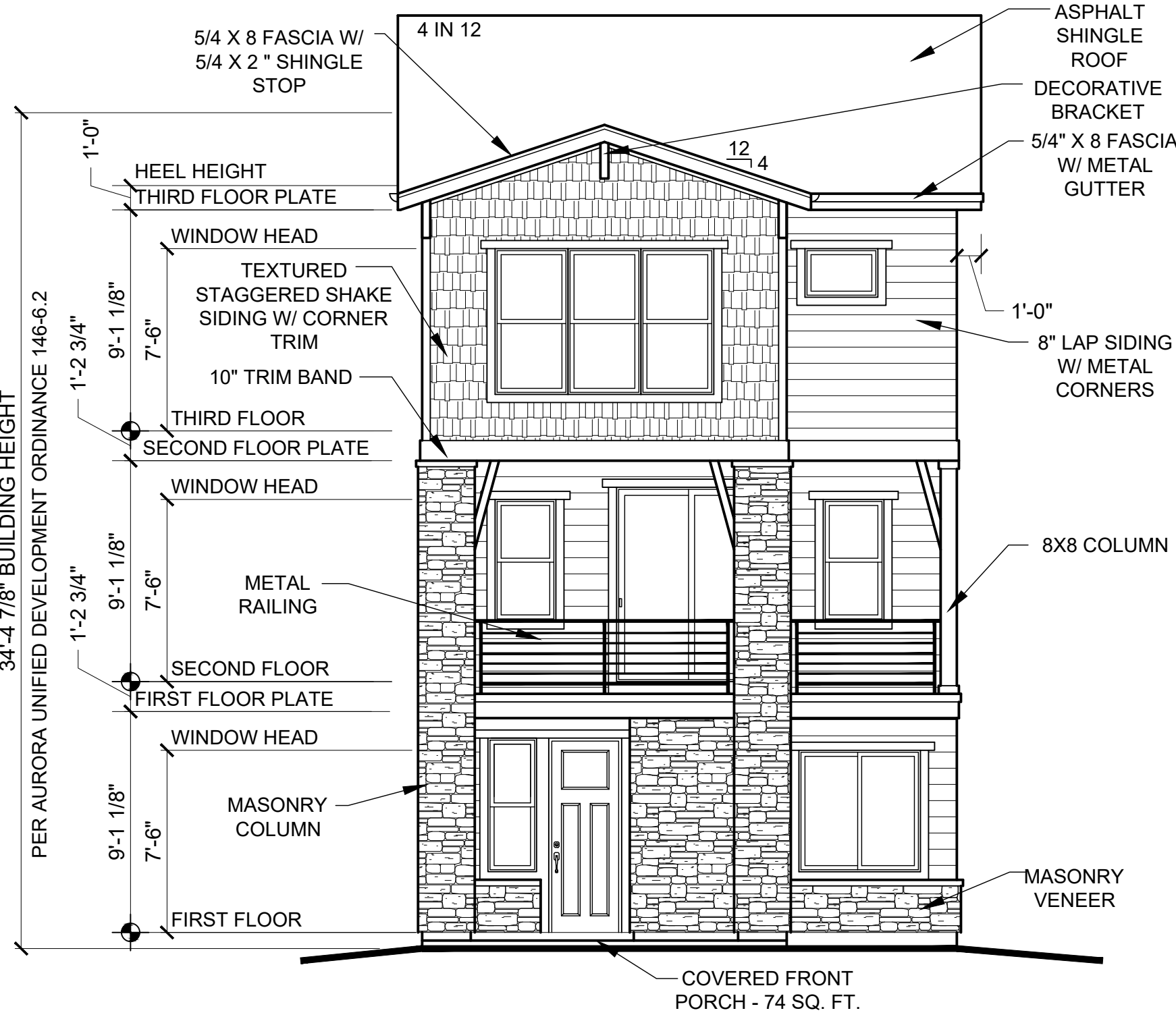
MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS



2 PLAN 3 LEFT ELEVATION - 'B'
15% MASONRY SCALE: 3/16" = 1'-0"



1 PLAN 3 FRONT ELEVATION - 'B'
33% MASONRY 15% TOTAL MASONRY SCALE: 3/16" = 1'-0"



4 PLAN 3 RIGHT ELEVATION - 'B'
12% MASONRY SCALE: 3/16" = 1'-0"



3 PLAN 3 REAR ELEVATION - 'B'
3% MASONRY SCALE: 3/16" = 1'-0"

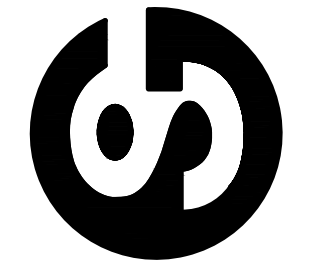
NOT FOR CONSTRUCTION

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Know what's below.
Call before you dig.

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UNDERGROUND UTILITIES ARE
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THE CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
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COMMENCING WORK, AND AGREES TO
BE FULLY RESPONSIBLE FOR ANY
AND ALL DAMAGES WHICH MIGHT BE
OCCURRED BY THE CONTRACTOR'S
FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

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ARCHITECTS
SEE WHAT COULD BE



APPLICANT	TRI-POINTE HOMES
	5550 S. ROSLYN ST, SUITE 400 GREENWOOD VILLAGE, CO 80111
MATTHEW NAPIER	

CLIENT	TRI-POINTE HOMES
	MURPHY CREEK PA 21 & 22 AURORA, COLORADO
PLAN 04 - ELEVATION 'A'	

DATE	10-21-2022
1	12-14-2022 1st SUBMITTAL
2	04-11-2023 2nd SUBMITTAL
3	06-13-2023 3rd SUBMITTAL
REVISIONS	
DR. HM	CH. AHJ
P.M. HM	
JOB	1765
SHEET NO.	49 OF 62

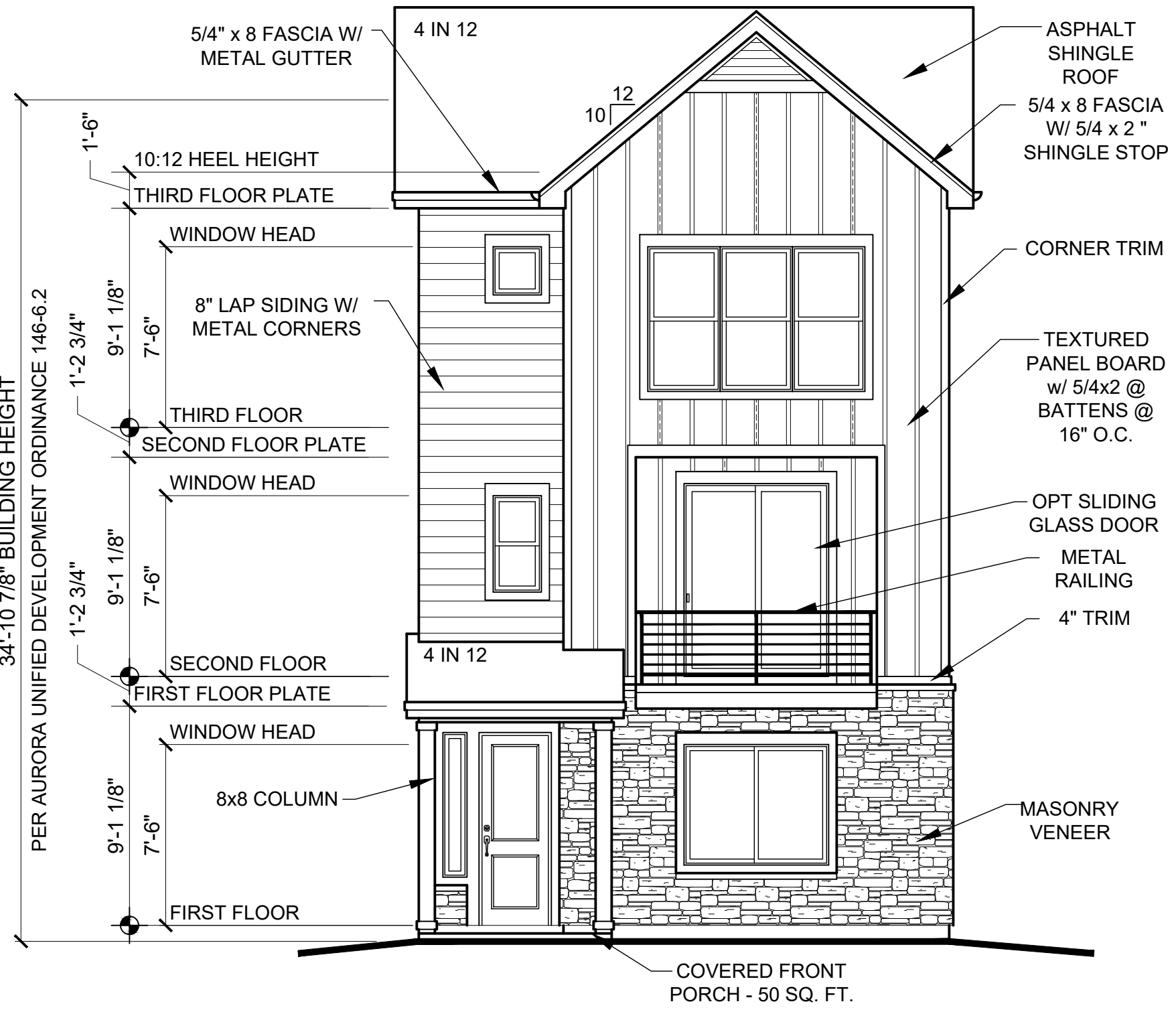
MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS



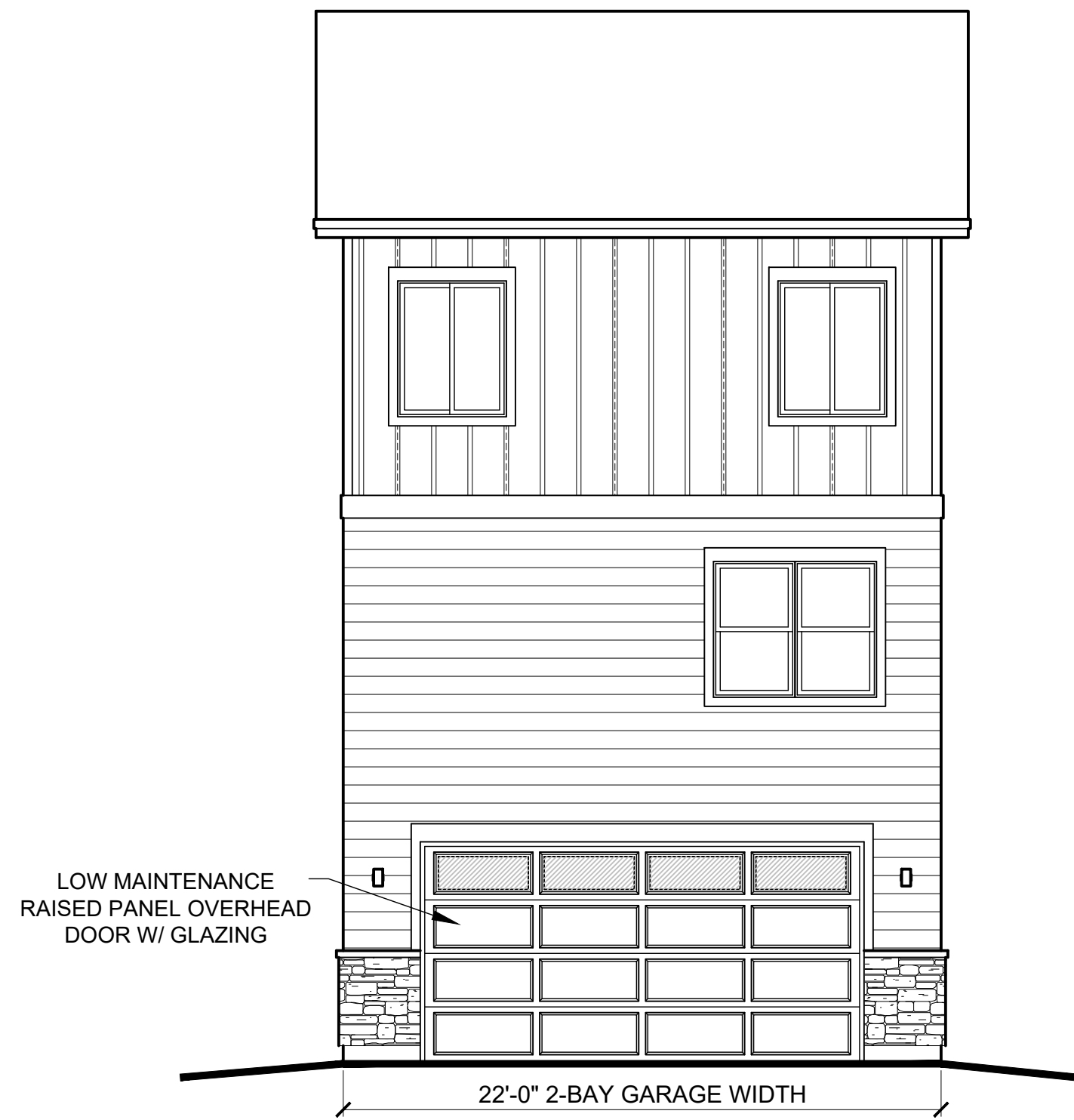
2 PLAN 4 LEFT ELEVATION - 'A'
12% MASONRY
SCALE: 3/16" = 1'-0"



1 PLAN 4 FRONT ELEVATION - 'A'
26% MASONRY 15% TOTAL MASONRY
SCALE: 3/16" = 1'-0"



4 PLAN 4 RIGHT ELEVATION - 'A'
15% MASONRY
SCALE: 3/16" = 1'-0"



3 PLAN 4 REAR ELEVATION - 'A'
4% MASONRY
SCALE: 3/16" = 1'-0"

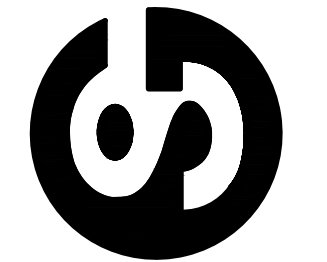
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ARCHITECTS
SEE WHAT COULD BE



APPLICANT	TRI-POINTE HOMES
	5550 S. ROSLYN ST, SUITE 400 GREENWOOD VILLAGE, CO 80111
CLIENT	MURPHY CREEK PA 21 & 22 AURORA, COLORADO
	PLAN 04 - ELEVATION 'B'

DATE	10-21-2022
	1 12-14-2022 1st SUBMITTAL
REVISIONS	2 04-11-2023 2nd SUBMITTAL
	3 06-13-2023 3rd SUBMITTAL

DR. HM	CH. AHJ
P.M. HM	
JOB	1765
SHEET NO.	50 OF 62

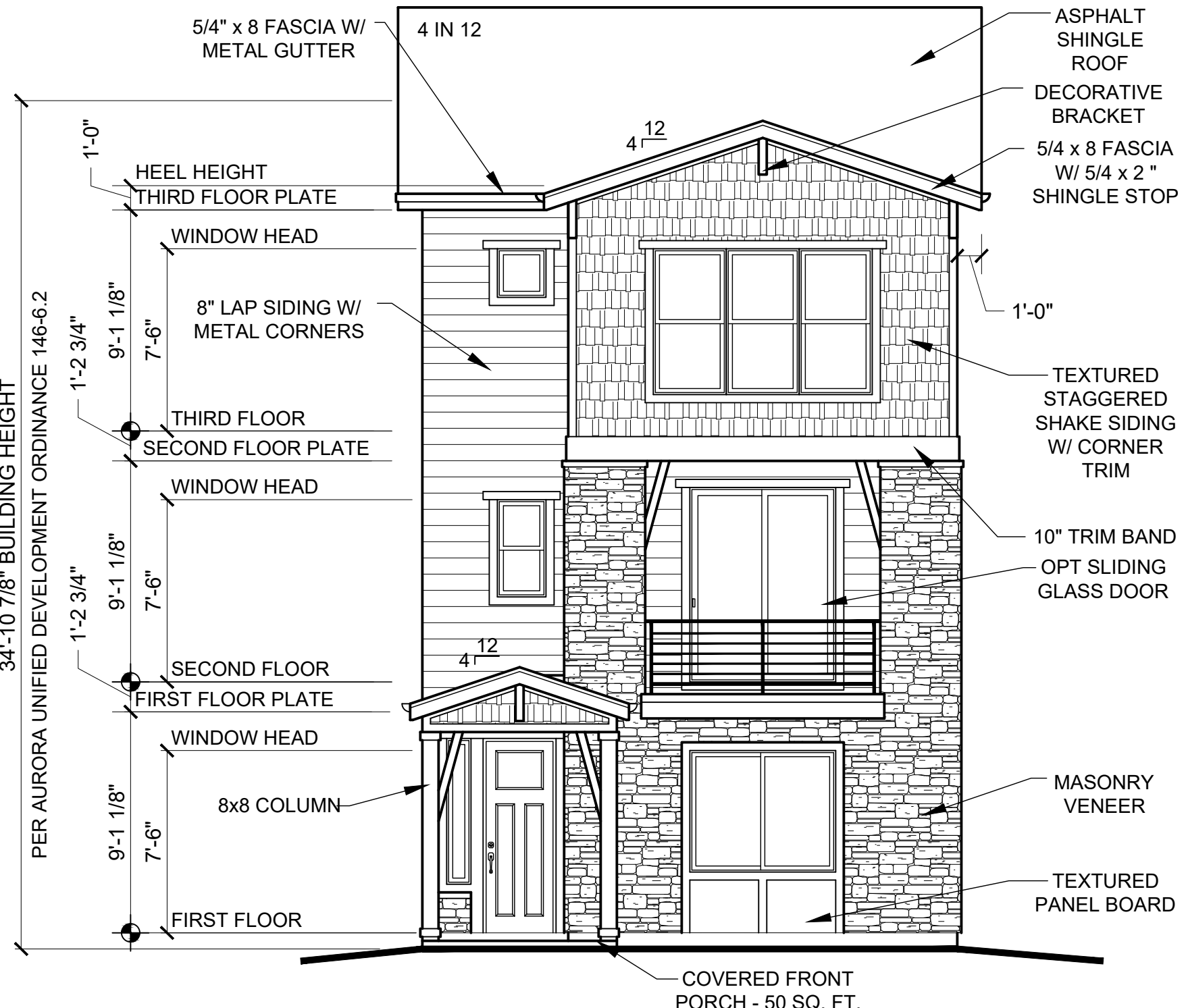
MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS



2 PLAN 4 LEFT ELEVATION - 'B'
12% MASONRY SCALE: 3/16" = 1'-0"



1 PLAN 4 FRONT ELEVATION - 'B'
33% MASONRY 16% TOTAL MASONRY SCALE: 3/16" = 1'-0"



4 PLAN 4 RIGHT ELEVATION - 'B'
18% MASONRY SCALE: 3/16" = 1'-0"



3 PLAN 4 REAR ELEVATION - 'B'
4% MASONRY SCALE: 3/16" = 1'-0"

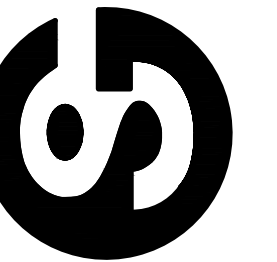
NOT FOR CONSTRUCTION

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Know what's below.
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UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY
ONLY AND ARE NOT TO BE
RELIED UPON. THE CONTRACTOR SHALL
VERIFY THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE
COMMENCING WORK, AND AGREES TO
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AND ALL DAMAGES WHICH MIGHT BE
OCCURRED BY THE CONTRACTOR'S
FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT	TRI-POINTE HOMES
	5550 S. ROSLYN ST, SUITE 400 GREENWOOD VILLAGE, CO 80111
CLIENT	MURPHY CREEK PA 21 & 22 AURORA, COLORADO
	PLAN 04 - ELEVATION 'C'

DATE	10-21-2022
	1 12-14-2022 1st SUBMITTAL
REVISIONS	2 04-11-2023 2nd SUBMITTAL
	3 06-13-2023 3rd SUBMITTAL

DR. HM	CH. AHJ
P.M. HM	
JOB	1765
SHEET NO.	51 OF 62

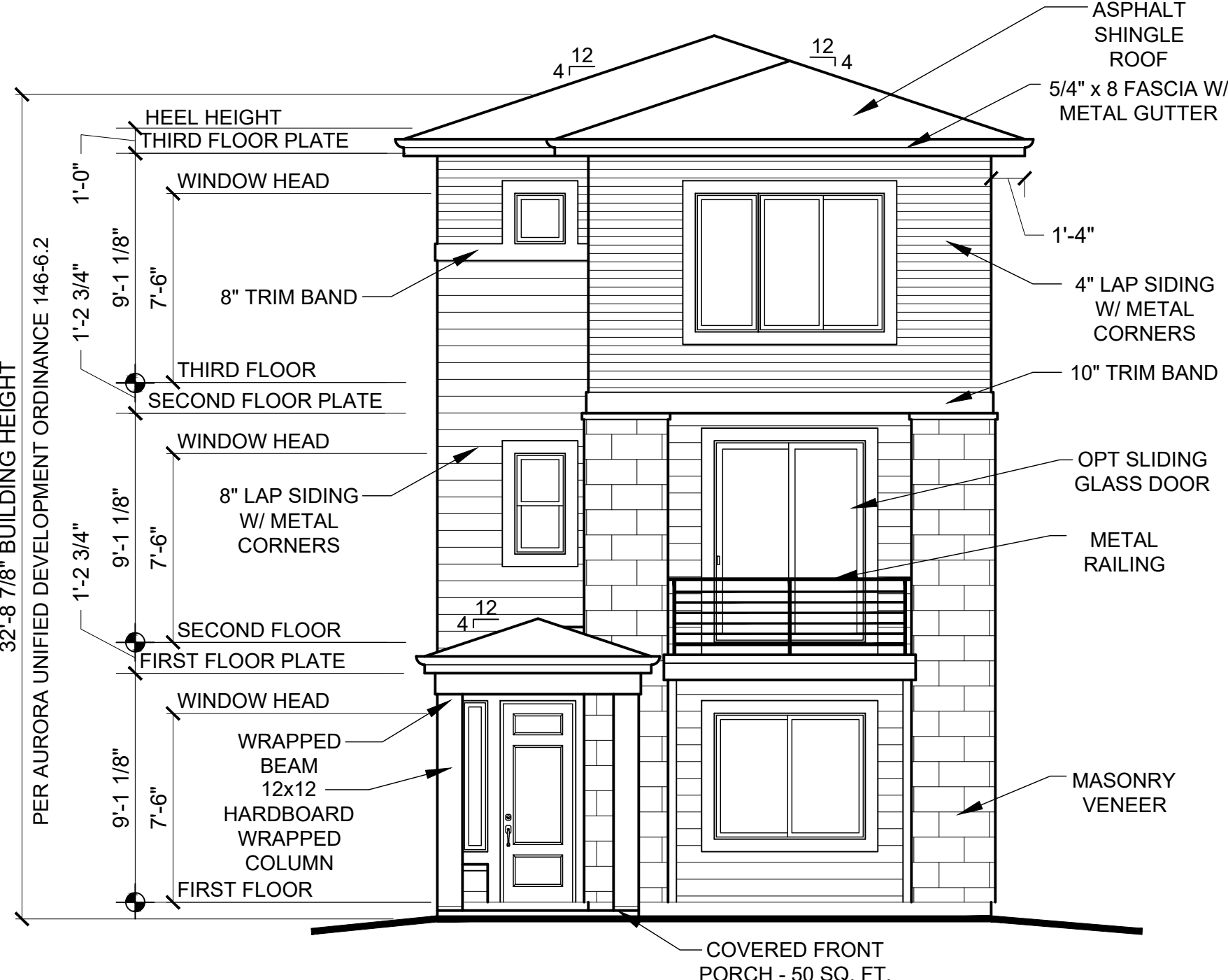
MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS



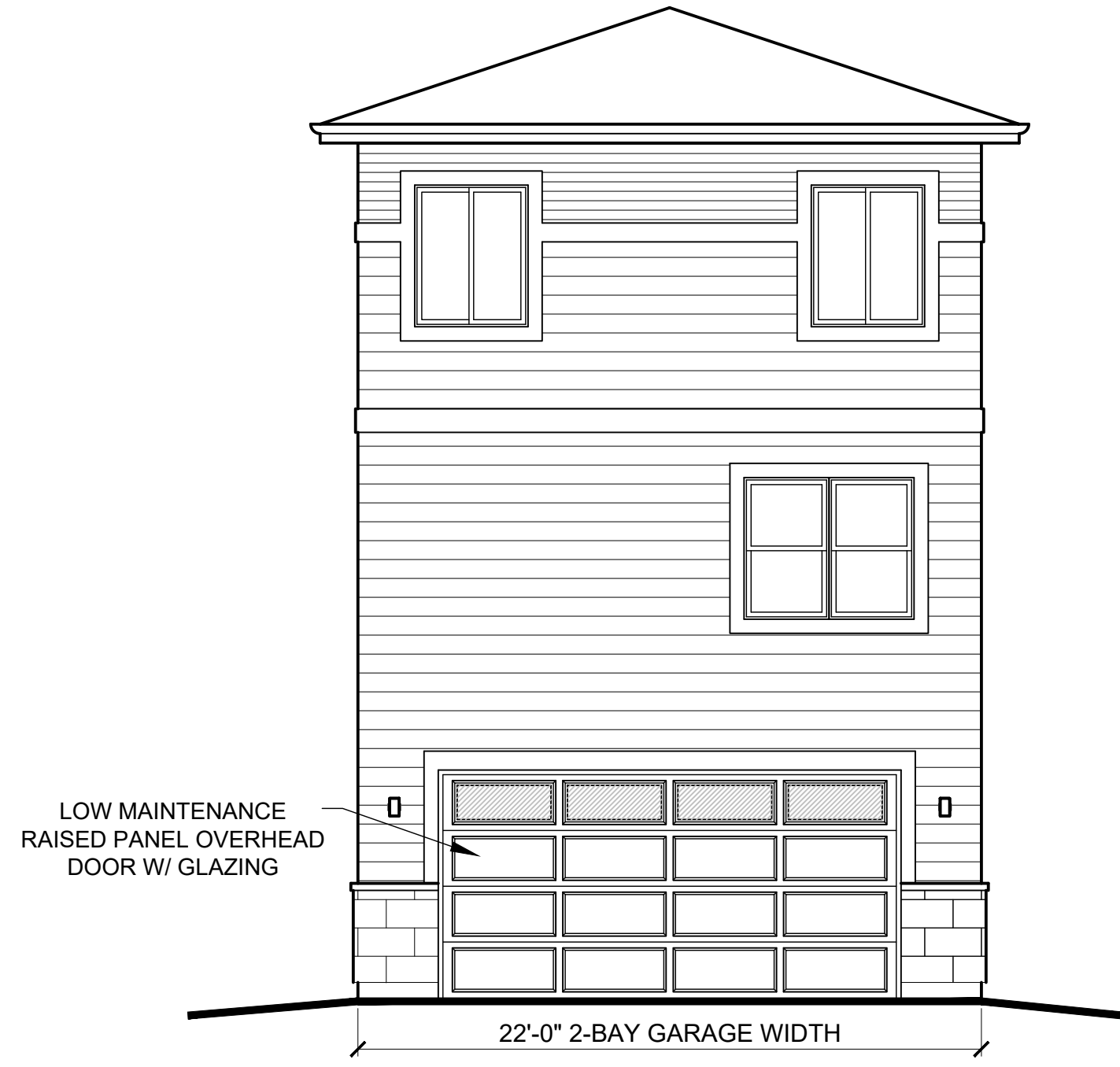
2 PLAN 4 LEFT ELEVATION - 'C'
12% MASONRY SCALE: 3/16" = 1'-0"



1 PLAN 4 FRONT ELEVATION - 'C'
26% MASONRY 15% TOTAL MASONRY SCALE: 3/16" = 1'-0"




4 PLAN 4 RIGHT ELEVATION - 'C'
18% MASONRY SCALE: 3/16" = 1'-0"



3 PLAN 4 REAR ELEVATION - 'C'
4% MASONRY SCALE: 3/16" = 1'-0"

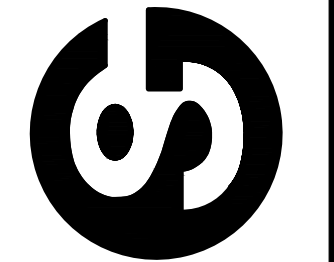
NOT FOR CONSTRUCTION



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Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT	TRI-POINTE HOMES
	5350 S. ROSLYN ST, SUITE 400 GREENWOOD VILLAGE, CO 80111
	MATTHEW NAPIER

CLIENT	TRI-POINTE HOMES MURPHY CREEK PA 21 & 22 AURORA, COLORADO
	COLOR SCHEMES - ELEVATION 'A'

DATE	10-21-2022
1	12-14-2022 1st SUBMITTAL
2	04-11-2023 2nd SUBMITTAL
3	06-13-2023 3rd SUBMITTAL
REVISIONS	
DR. HM	CH. AHJ
P.M. HM	
JOB	1765
SHEET NO.	52 OF 62

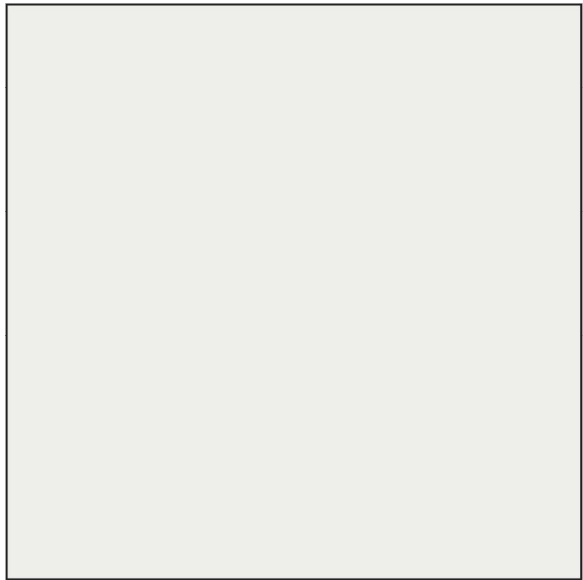
MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

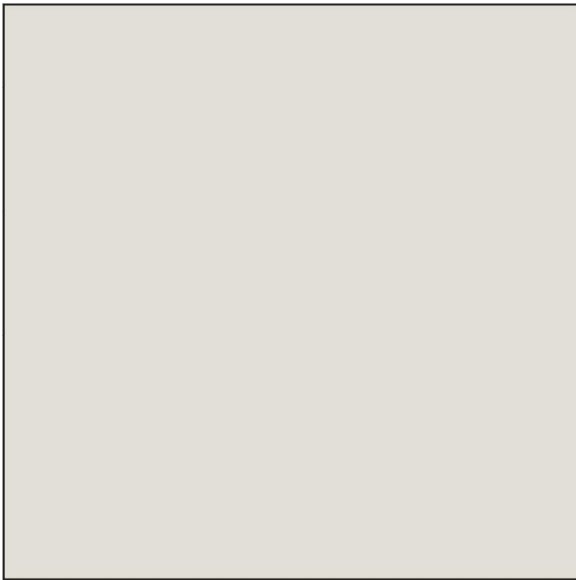
SITE PLAN WITH ADJUSTMENTS

ELEVATION A - COLOR SCHEMES

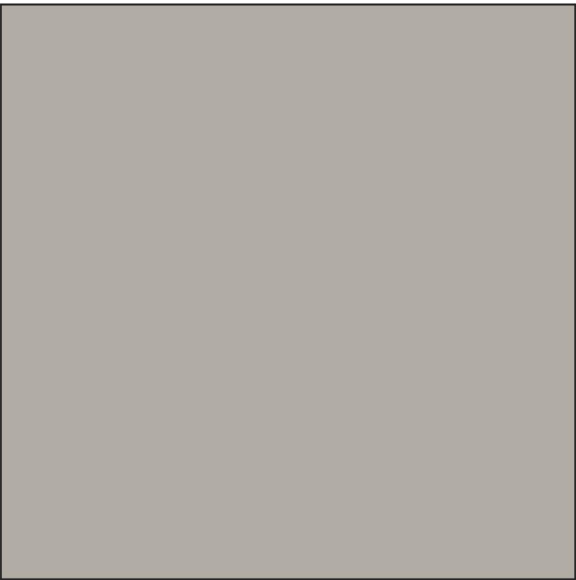
SCHEME 1



BODY
SW 7006 - EXTRA WHITE



ACCENT
SW 7049 - NUANCE



TRIM + FASCIA
SW 7643 - PUSSYWILLOW



PEAK STONE - STACK
STONE SNOW MOUNTAIN

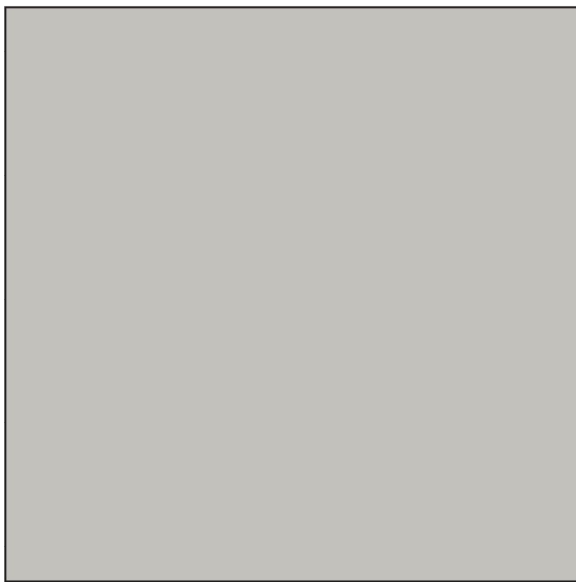


OWENS CORNING
DRIFTWOOD

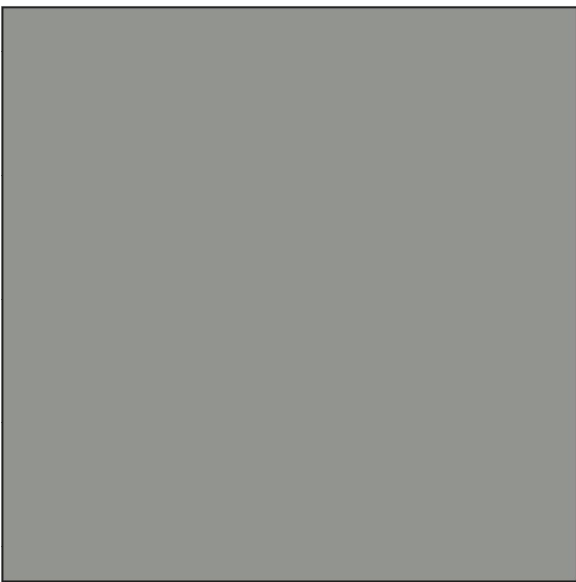
SCHEME 2



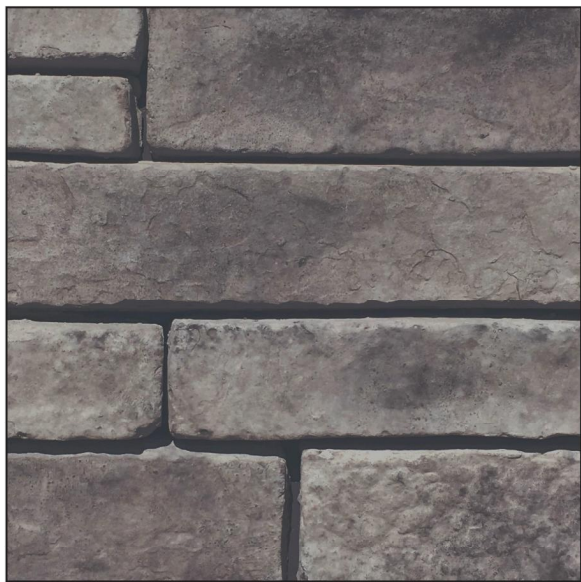
BODY
SW 9565 - FORGED STEEL



ACCENT
SW 7672 - KNITTING NEEDLES



TRIM + FASCIA
SW 9163 - TIN LIZZIE

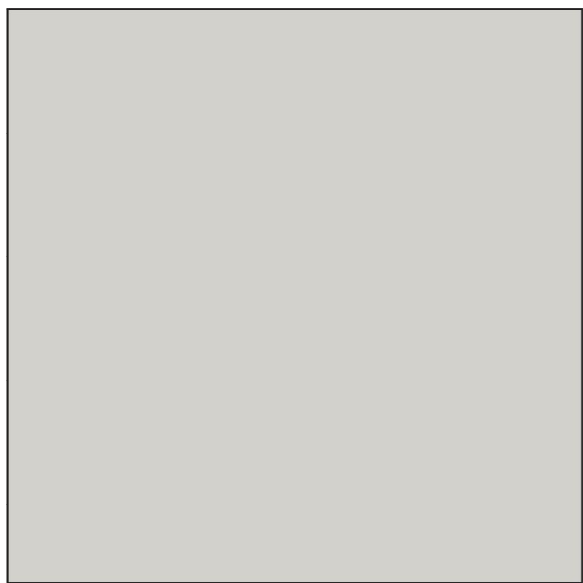


PEAK STONE - STACK
STONE ICE MOUNTAIN



OWENS CORNING
ONYX BLACK

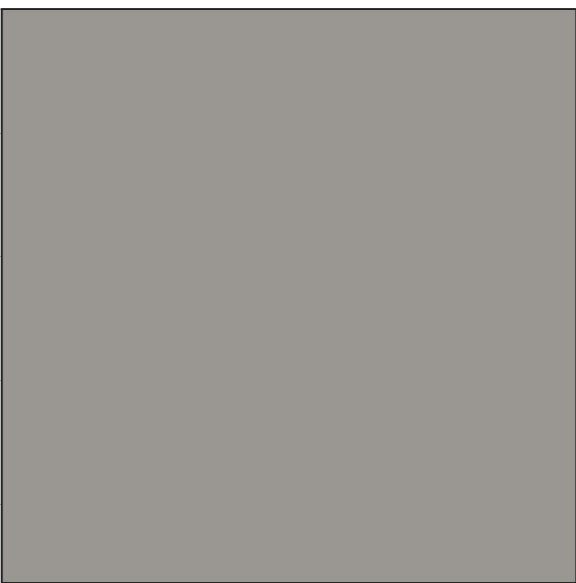
SCHEME 3



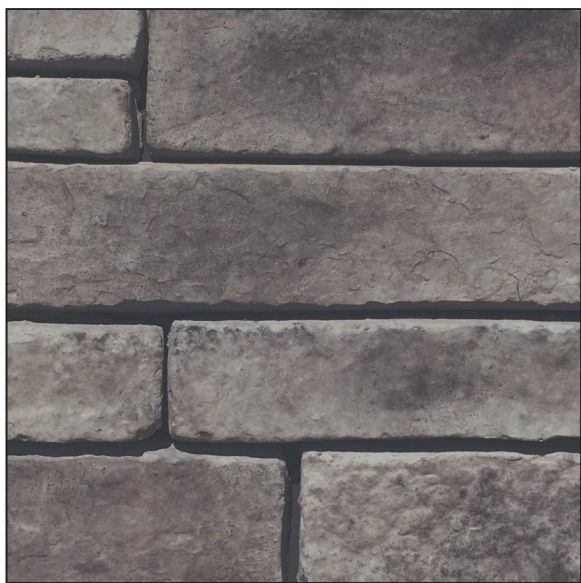
BODY
SW 9561 - GUILD GREY



ACCENT
SW 7069 - IRON ORE



TRIM + FASCIA
SW 7673 - PEWTER CAST



PEAK STONE - STACK
STONE ICE MOUNTAIN



OWENS CORNING
DRIFTWOOD


EXTERIOR LIGHTING SPECIFICATION



FRONT ENTRY
FEISS
OL8601RSZ-LED



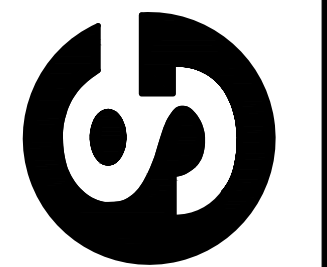
GARAGE MOUNTED
CYLINDER 7" - BRONZE
KICHLER
9234AZ



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Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE



APPLICANT	TRI-POINTE HOMES
	5550 S. ROSLYN ST, SUITE 400 GREENWOOD VILLAGE, CO 80111
	MATTHEW NAPIER

CLIENT	TRI-POINTE HOMES
	MURPHY CREEK PA 21 & 22 AURORA, COLORADO
	COLOR SCHEMES - ELEVATION 'A'

DATE	10-21-2022
1	12-14-2022 1st SUBMITTAL
2	04-11-2023 2nd SUBMITTAL
3	06-13-2023 3rd SUBMITTAL
	REVISIONS

DR.	HM	CH.	AHJ
P.M.	HM		
JOB	1765		
SHEET NO.	53	OF	62

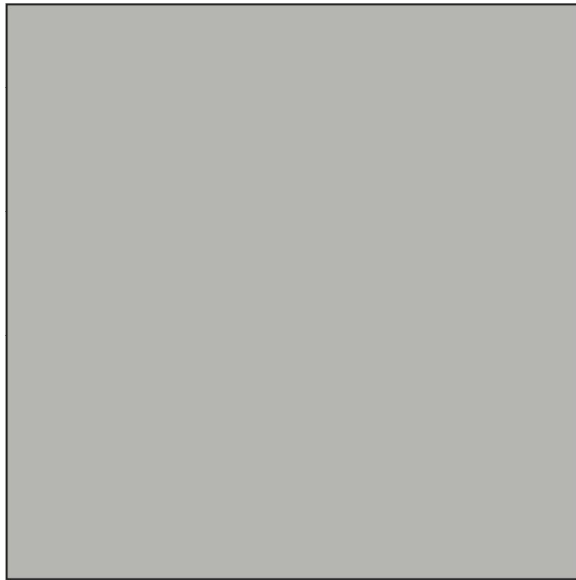
MURPHY CREEK PA 21 & 22

A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN WITH ADJUSTMENTS

ELEVATION A - COLOR SCHEMES

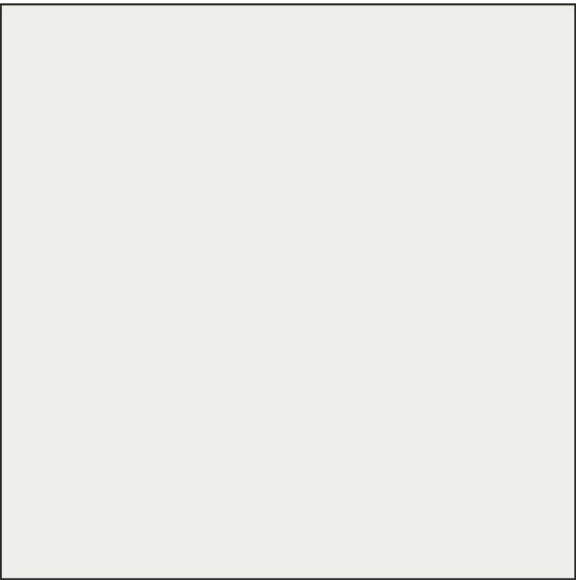
SCHEME 4



BODY
SW 7658 - GRAY CLOUDS



ACCENT
SW 7048 - URBANE BRONZE



TRIM + FASCIA
SW 7006 - EXTRA WHITE

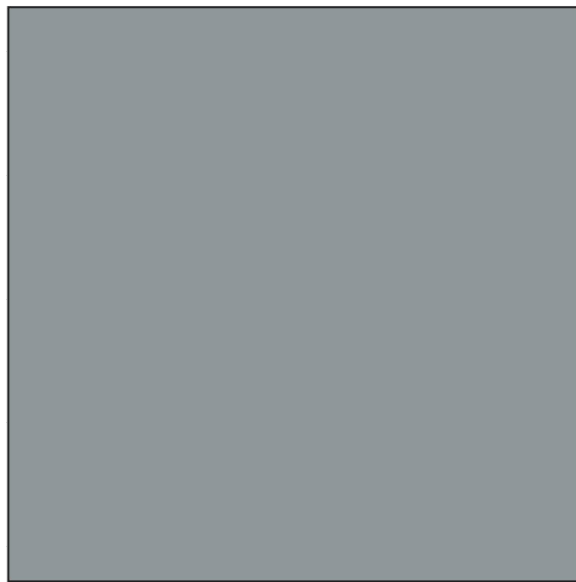


PEAK STONE - STACK
STONE SNOW MOUNTAIN

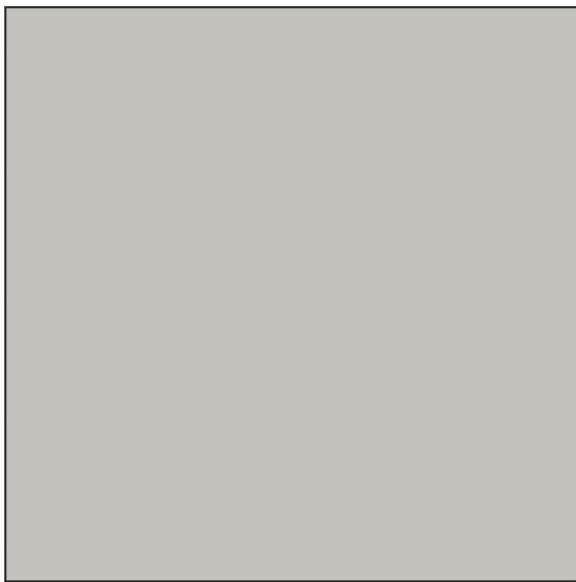


OWENS CORNING
ONYX BLACK

SCHEME 5



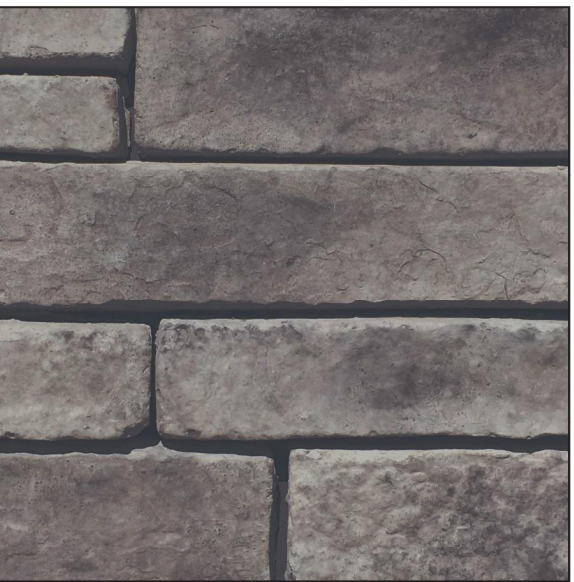
BODY
SW 7664 - STEELY GRAY



ACCENT
SW 7672 - KNITTING NEEDLES



TRIM + FASCIA
SW 7674 - PEPPERCORN

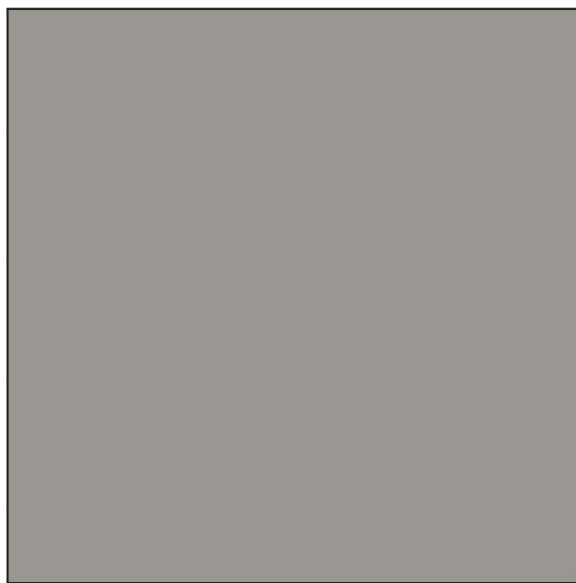


PEAK STONE - STACK
STONE ICE MOUNTAIN



OWENS CORNING
ONYX BLACK

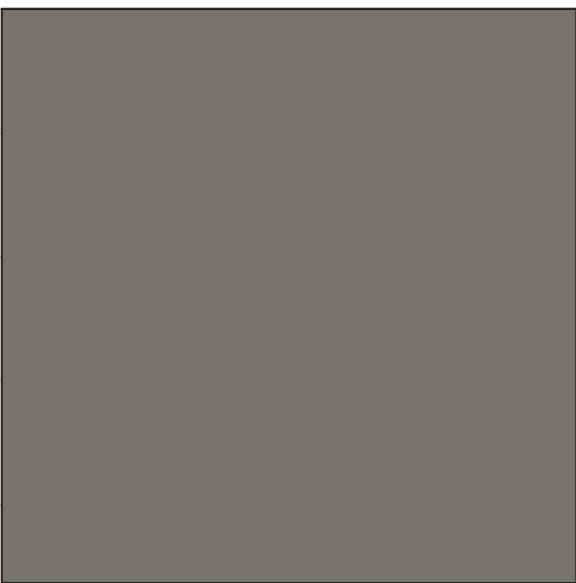
SCHEME 6



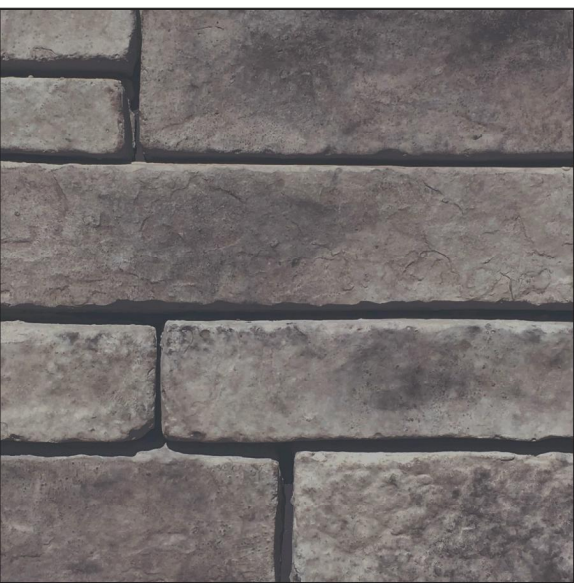
BODY
SW 7673 - PEWTER CAST



ACCENT
SW 7069 - IRON ORE



TRIM + FASCIA
SW 7019 - GAUNTLET GRAY



PEAK STONE - STACK
STONE ICE MOUNTAIN



OWENS CORNING
DRIFTWOOD

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5350 S. ROSLYN ST, SUITE 400
GREENWOOD VILLAGE, CO 80111

AURORA, COLORADO

21-2022

REVISIONS

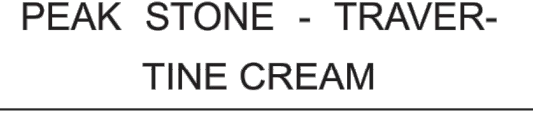
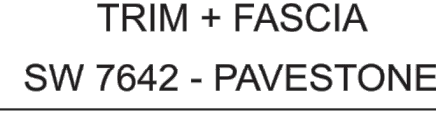
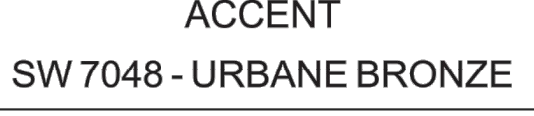
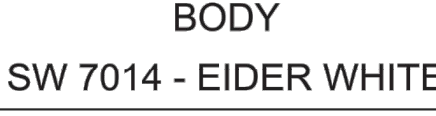
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56 OF 62

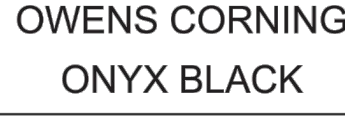
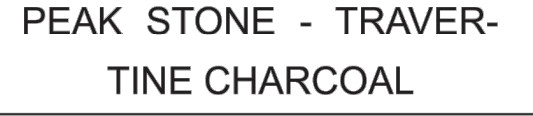
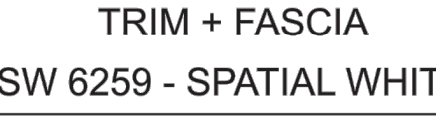
A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
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SITE PLAN WITH ADJUSTMENTS

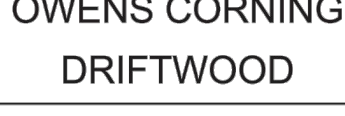
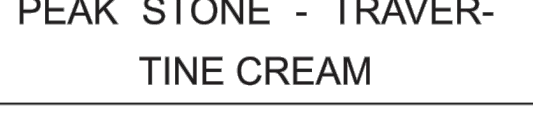
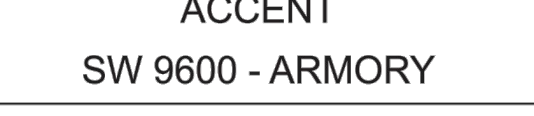
SCHEME 1




BODY
SW 7068 - GRIZZLE GRA



BODY
SW 6070 - HERON PLUM





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Godden|Sudik

ARCHITECTS

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	MATTHEW NAPIER

CLIENT	TRI-POINTE HOMES
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SHEET NO.	57	OF	62



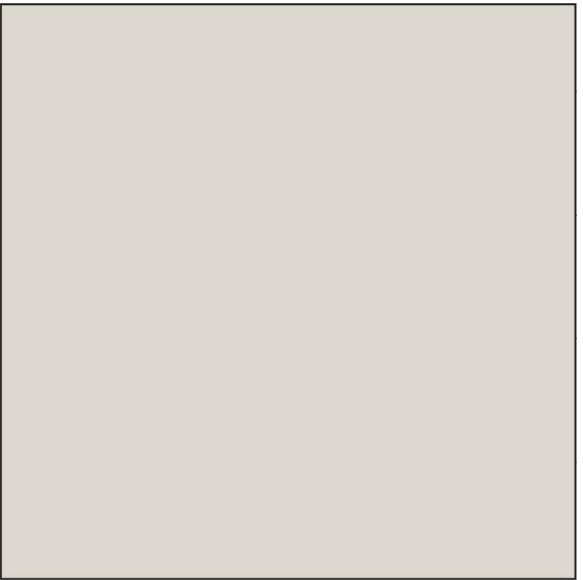
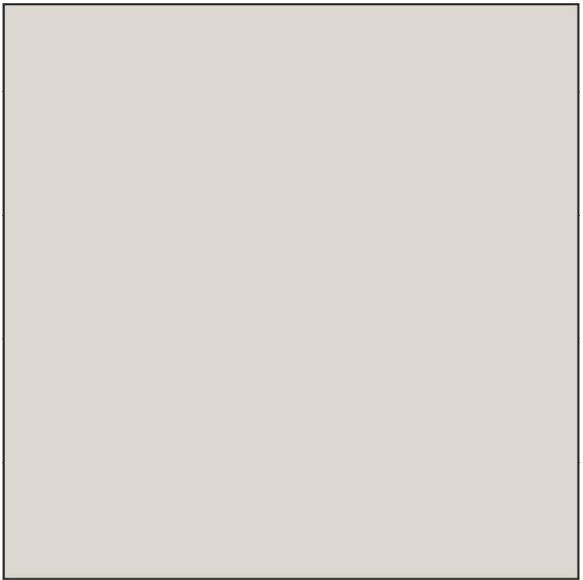
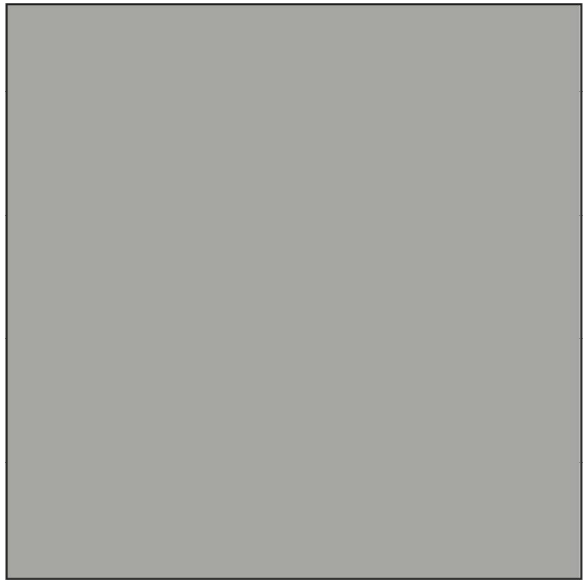
MURPHY CREEK PA 21 & 22

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SITE PLAN WITH ADJUSTMENTS

ELEVATION C - COLOR SCHEMES

SCHEME 4



BODY
SW 7066 - GRAY MATTERS



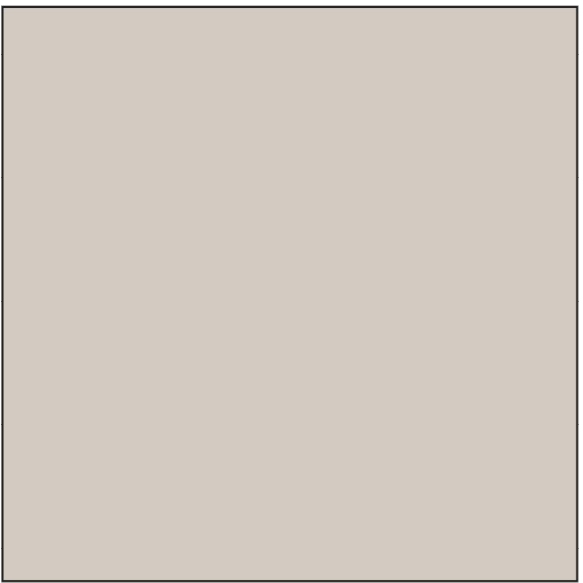
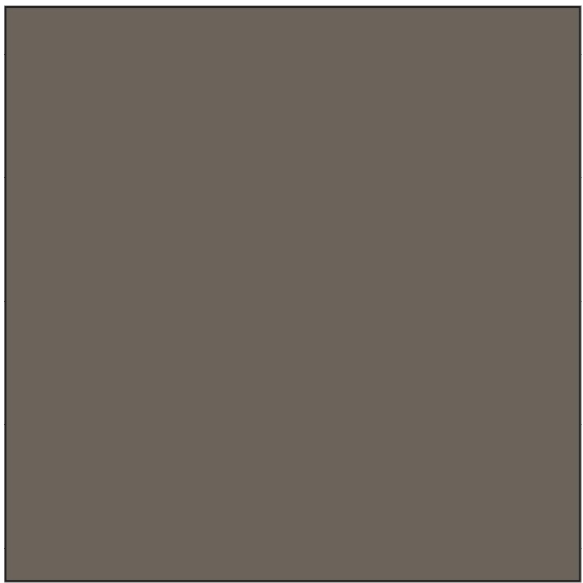
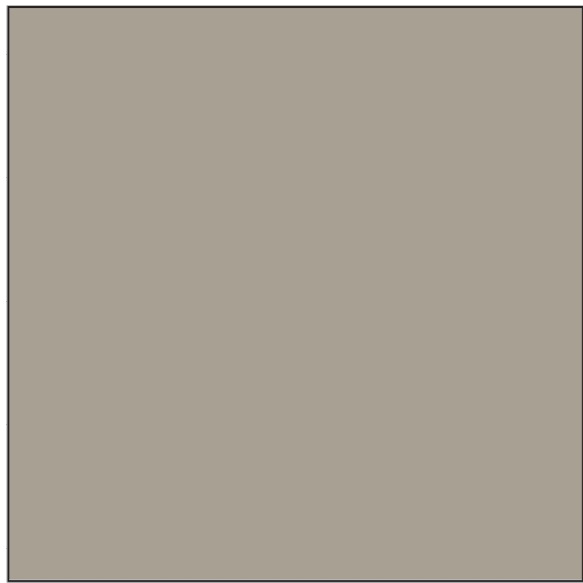
ACCENT
SW 9166 - DRIFT OF MIST

TRIM + FASCIA
SW 9166 - DRIFT OF MIST

PEAK STONE - TRAVER-
TINE CHARCOAL

OWENS CORNING
ONYX BLACK

SCHEME 5



BODY
SW 7045 - INTELLECTURAL GRAY

ACCENT
SW 7047 - PORPOISE

TRIM + FASCIA
SW 7029 - AGREEABLE GRAY

PEAK STONE - TRAVER-
TINE CREAM

OWENS CORNING
DRIFTWOOD

SCHEME 6



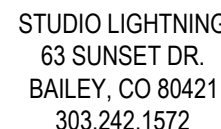
BODY
SW 7075 - WEB GRAY

ACCENT
SW 7072 - ONLINE

TRIM + FASCIA
SW 6992 - INKWELL

PEAK STONE - TRAVER-
TINE CHARCOAL

OWENS CORNING
ONYX BLACK



ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1002 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY").

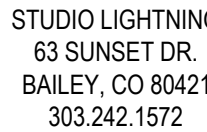
SCALE: 1" = 50'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SD, SW, AND SW2 TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO
CONFORM TO CITY OF AURORA EXTERIOR LIGHTING
STANDARDS





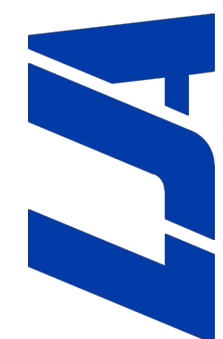
SITE PLAN WITH ADJUSTMENTS



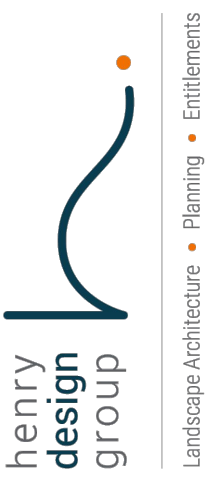


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LJA ENGINEERING



The Henry Design Group
1501 Wazee St., Suite 1-C

.....

APPLICANT

TELEPHONE

5350 S. ROSLYN ST, SUITE 400
GREENWOOD VILLAGE CO 80111

1000

INDEX

TRI-POINTE HOMES

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13.14.2022

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1-2023 2-- SUBMITT

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59 OF 100

MURPHY CREEK PA 21 & 22

**A PARCEL LOCATED IN THE WEST HALF OF SECTION 30,
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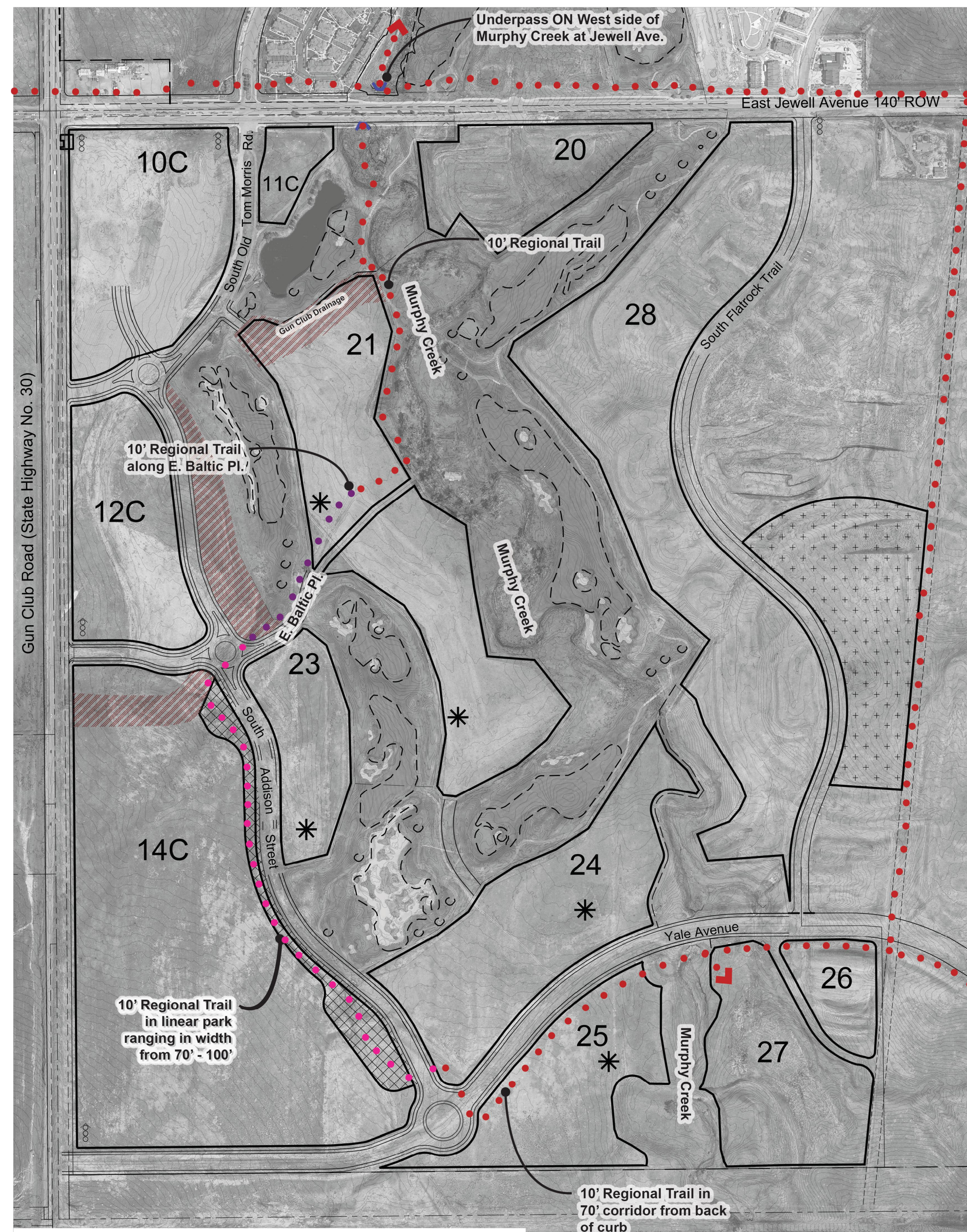
SITE PLAN WITH ADJUSTMENTS

Trail Map Legend

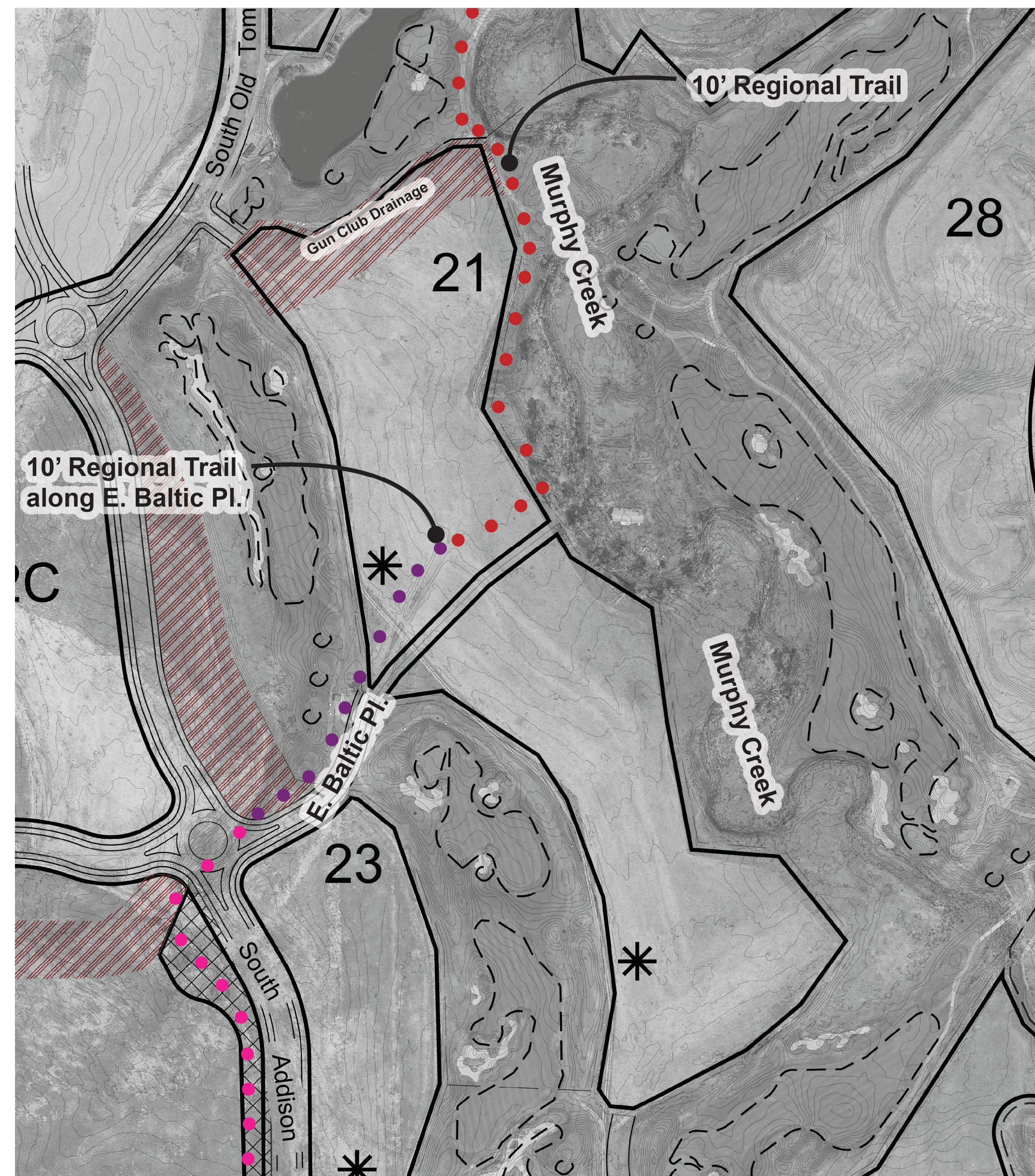
10' Regional Trail

10' Regional Trail within local street (68' ROW)

10' Regional Trail in linear park ranging in width from 70' - 100'



REGIONAL TRAIL EXHIBIT THROUGH MURPHY CREEK GDP AMENDMENT AREA



REGIONAL TRAIL THROUGH PLANNING AREA 21 AND 22

NOT FOR CONSTRUCTION