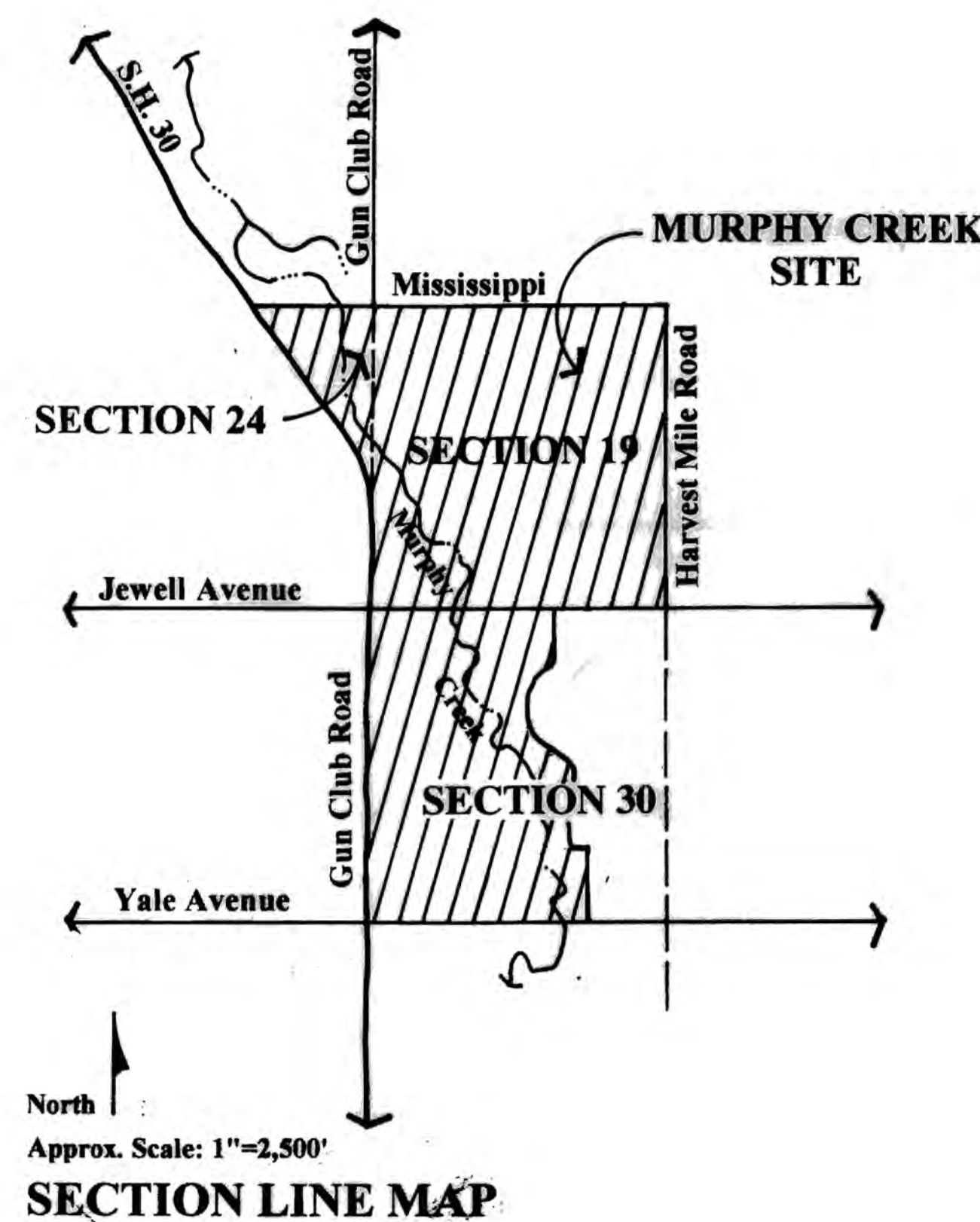
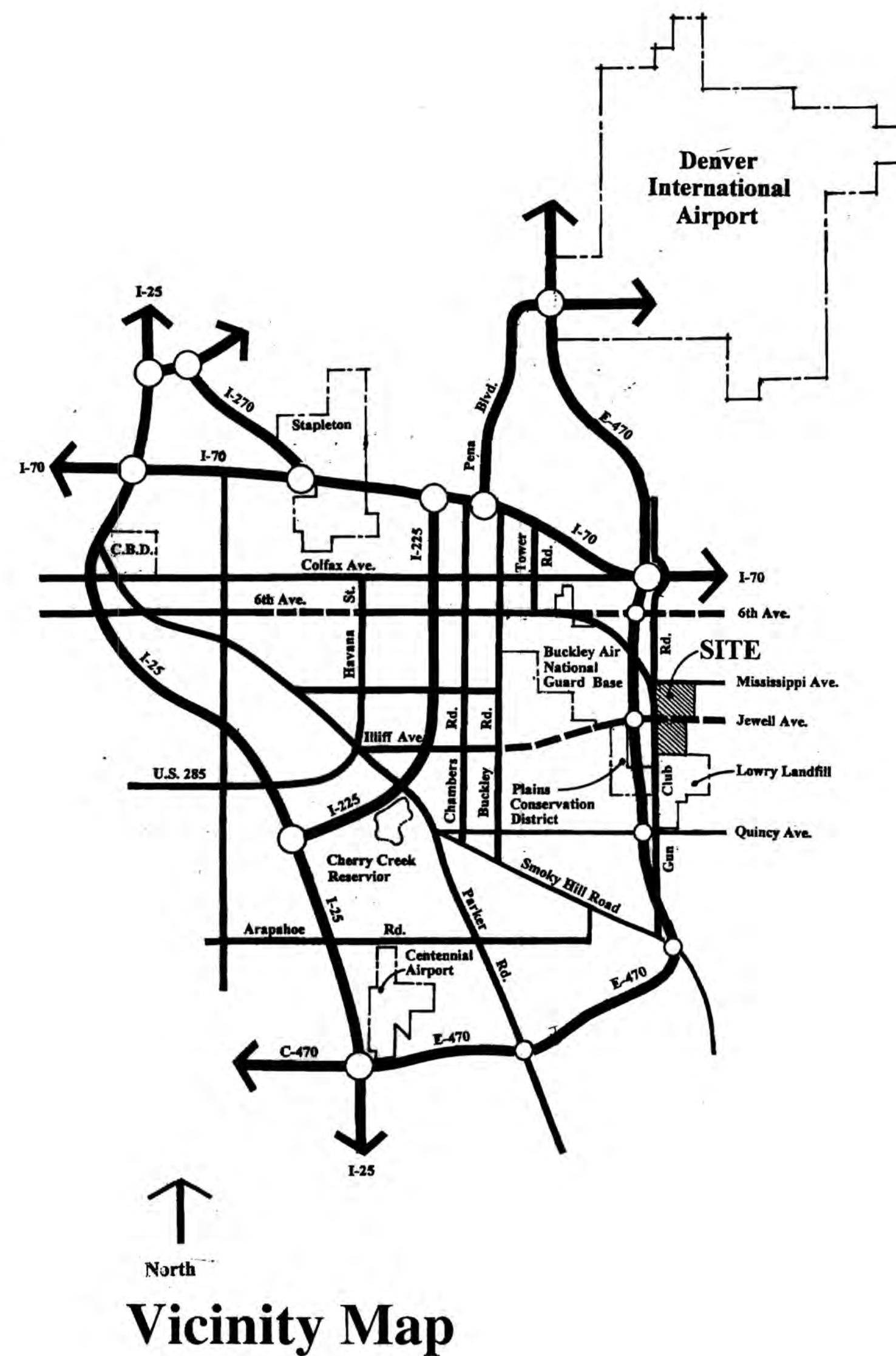


Murphy Creek

General Development Plan

Amendment No. ② 2



Change Land Use in PA-9C from P.D. Commercial to S.F.A. (TWN.) or S.F.D. Small. No change in dwelling units permitted.

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June 25, 2021

Sheet 1 of 5

Murphy Creek

General Development Plan

Amendment No. 1

Legal Description:

South of E. Jewell Avenue & West of Flatrock Trail

A part of Section 30, T. 4 S., R. 65 W., of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado, and being more particularly described as follows:

Commencing at the Northwest corner of said Section 30; Thence N 89°36'25" E, along the North line of the Northwest ¼ of said Section 30, a distance of 50.00 feet; Thence S 00°13'07" E, a distance of 30.00 feet to the POINT OF BEGINNING said point being on the Southerly right of way line of East Jewell Avenue;

Thence the following eighteen (18) courses:

1. N 89°36'25" E, along said Southerly right of way line, a distance of 2591.01 feet;
2. N 89°36'40" E, continuing along said Southerly right of way line, a distance of 957.78 feet;
3. S 00°23' 35" E, a distance of 319.99 feet to a point of curve;
4. along said curve to the right having a radius of 745.00 feet a central angle of 46°00'00" an arc distance of 598.12 feet to a point of tangent;
5. S 45°36'25" W, along said tangent, a distance of 200.00 feet to a point of curve;
6. along said curve to the left having a radius of 743.16 feet a central angle of 93°30'00" an arc distance of 1212.75 feet to a point of tangent;
7. S 47°53'35" E, along said tangent, a distance of 347.74 feet to a point of curve;
8. along said curve to the right having a radius of 745.00 feet a central angle of 69°52'55", an arc distance of 908.65 feet to a point of tangent;
9. S 21°59'20" W, along said tangent, a distance of 211.06 feet to a point of curve;
10. along said curve to the left having a radius of 745.00 feet a central angle of 22°00'00" an arc distance of 286.06 feet to a point of tangent;
11. S 00°00'40" E, along said tangent, a distance of 275.19 feet;
12. N 89°59'20" E, a distance of 223.69 feet to a point of curve;
13. along said curve to the right having a radius of 955.00 feet a central angle of 09°43'27" an arc distance of 162.08 feet;
14. S 00°00'40" E, a distance of 1146.18 feet to a point on the Northerly line of Public Service Company right of way;
15. S 89°42'44" W, along said Northerly line, a distance of 1313.36 feet;

16. S 89°41'36" W, continuing along said Northerly line, a distance of 2573.76 feet to a point on the Easterly right of way line of Gun Club Road (U.S. Highway No. 30);
17. N 00°14'13" W, along said Easterly right of way line, a distance of 2435.17 feet;
18. N 00°13'07" W, continuing along said Easterly right of way line, a distance of 2615.33 feet to the POINT OF BEGINNING;

Containing 406.43 acres.

North of East Jewell Ave. (Parcel I)

A tract of land located in the northeast one-quarter of Section 24, Township 4 South, Range 66 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Basis of Bearings: The south line of the southwest one-quarter of Section 19, Township 4 South, Range 66 West, of the 6th Principal Meridian, being monumented at the southwest corner of said Section 19 by a pipe with a 3" brass cap stamped "LS 16419" in a monument box and at the south one-quarter corner of said Section 19 by a ½" pin, 0.8 feet below surface with a line between assumed to bear S 89°36'25" W.

Commencing at the southeast corner of said northeast one-quarter of Section 24; Thence S 89°36'30" W along the south line of said northeast one-quarter, a distance of 30.00 feet to the point of beginning;

Thence S 89°36'30" W along said south line of the northeast one-quarter, a distance of 123.30 feet to a point on the easterly line of State Highway No. 30; Thence along said easterly line the following two (2) courses:

1. Along the arc of a curve to the left whose center bears S 71°05'47" W through a delta of 17°14'57", a radius of 3,870.00 feet and an arc length of 1,165.09 feet.

2. N 36°12'26" W, a distance of 1,948.12 feet to a point 30.00 feet southerly of the north line of said northeast one-quarter of Section 24, said point also being on the southerly line of Mississippi Avenue.

Thence N 89°34'34" E along said southerly line of Mississippi Avenue and along a line 30.00 feet south of and parallel with said north line of the northeast one-quarter, a distance of 1,799.68 feet to a point 30.00 feet west of the east line of said northeast one-quarter of Section 24; Thence S 00°14'19" E along a line 30.00 feet west of and parallel with said east line of the northeast one-quarter, a distance of 2,613.69 feet to the point of beginning.

Containing 52.99 Acres.

North of East Jewell Ave. (Parcel 2)

A tract of land located in Section 19, Township 4 South, Range 66 West, of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Basis of Bearings: The south line of the southwest one-quarter of Section 19, Township 4 South, Range 66 West, of the 6th Principal Meridian, being monumented at the southwest corner of said Section 19 by a pipe with a 3" brass cap stamped "LS 16419" in a monument box and at the south one-quarter corner of said Section 19 by a ½" pin, 0.8 feet below surface with a line between assumed to bear S 89°36'25" W.

Commencing at the west one-quarter corner of said Section 19; Thence N 89°49'14" E, a distance of 30.00 feet to the point of beginning;

Thence N 00°14'19" W along a line 30.00 feet east of and parallel with the west line of the northwest one-quarter of said Section 19, a distance of 2,613.63 feet to a point 30.00 feet south of the north line of said northwest one-quarter, said point also being on the southerly line of Mississippi

Avenue; Thence N 89°57'14" E along said southerly line of Mississippi Avenue and along a line 30.00 feet south of and parallel with said north line of the northwest one-quarter, a distance of 2,633.56 feet; Thence S 89°57'13" E along said southerly line of Mississippi Avenue and along a line 30.00 feet south of and parallel with the north line of the northeast one-quarter of said Section 19, a distance of 2,431.95 feet to a point 210.00 feet west of the east line of said northeast one-quarter of Section 19; Thence S 00°07'21" W along a line 210.00 feet west of and parallel with said east line of the northeast one-quarter, a distance of 2,597.94 feet; Thence S 00°06'46" W along a line 210.00 feet west of and parallel with the east line of said southeast one-quarter of said Section 19, a distance of 2,597.95 feet to a point 30.00 feet north of the south line of said southeast one-quarter, said point also being on the northerly line of line of East Jewell Avenue; Thence S 89°36'38" W along said northerly line of East Jewell Avenue and along a line 30.00 feet north of and parallel with said south line of the southeast one-quarter, a distance of 2,421.83 feet; Thence S 89°36'25" W along a line 30.00 feet north of and parallel with the south line of the southwest one-quarter of said Section 19, a distance of 2,067.35 feet; Thence the following two (2) courses:

1. N 00°14'55" W, a distance of 206.72 feet.
2. S 89°36'25", a distance of 523.55 feet to a point 50.00 feet east of the west line of the southwest one-quarter of said Section 19, said point also being on the easterly line of State Highway No. 30.

Thence N 00°14'55" W along said easterly line of State Highway No. 30 and along a line 50.00 feet east of and parallel with said west line of the southwest one-quarter, a distance of 1,167.91 feet; Thence along said easterly line of State Highway No. 30 along the arc of a curve to the left whose center bears S 89°46'18" W through a delta of 05°50'52", a radius of 3,870.00 feet and an arc length of 394.98 feet to a point 30.00 feet east of said west line of the southwest one-quarter; Thence N 00°14'55" W along a line 30.00 feet east of said west line of the southwest one-quarter, a distance of 845.54 feet to the point of beginning.

Containing 601.12 Acres.

Developer

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Rev. June 19, 2000

Rev. June 5, 2000

March 28, 2000 Sheet 2 of 5

Land Use Summary

2

Land Use	Acreage	Density	Units	Percentage of Total Acreage
A. S.F.D. Medium - 6000 sq. ft. Lots	165.3	4.0	660	15.6%
B. S.F.D. Small - 5000 sq. ft. Lots	24.4	6.0	146	2.3%
C. T.N.D. or S.F.D. Small - 4000 sq. ft. Lots	59.6	6.0	357	5.6%
D. S.F.A. (Twn.) or S.F.D. Small	130.9	8.0 - 12.0	1077	12.3%
E. Multi-Family Small	84.5	20.2	1690	8.0%
F. Multi-Family Large	25.1	13.9 - 14.6	360	2.4%
Residential Subtotal	(489.8 Ac.)		4290 DU	(46.2%)
G. P-D Comm.	85.3			
H. Comm. / Office	59.8			
J. Mixed Use / Office	7.3			
Non-Residential Subtotal	(152.4)			(14.4%)
Golf Course (Includes partial floodplain, open space, clubhouse and maintenance area)	249.0			
Comm. Parks - Reg. Trail / Linear Park - Landscaped O.S. - Private Parks	21.8			
100 Year Floodplain (Indicates approx. floodplain outside golf course dedication - Existing floodplain acreage 62.0 Ac. +/-)	41.3			
School / Comm. Park - H.O.A. Swim Club / Park	20.5	(School / Park - 10.0 Ac.; Community Park - 7.5 Ac.; H.O.A. Park - 3.0 Ac.)		
Internal Pedestrian Trails (Does not include trails located within public R.O.W., golf course or floodplain)	6.1			
Gas Easement	5.3			
Fire Station	1.5			
Open Space Subtotal	(345.5 Ac.)			(32.6%)
1 R.O.W. Dedication (Arterial) (E. Jewel, Gun Club / Highway 30, Yale, Mississippi, and internal 110' collector)	30.3			
1 R.O.W. Dedication (Internal 70' public collector)	42.5			
R.O.W. Subtotal	(72.8 Ac.)			(6.8%)
TOTAL	1066.5 Ac.	4.0 DU/Ac.	4290 DU	(100%)

Note:

Utilities - refer to master utility study prepared by Costin Engineering, dated January 9, 1998.

- Excludes dwelling units and acreage from residential parcels 27, 29 and adjacent R.O.W. which shall be rezoned under the E-470 medium density designation.
- The 4290 unit total is a summary of the worst-case swing zone application. For this amendment, which excludes parcels 27 and 29, the maximum residential limit shall be 3690, or 3983 if TND is utilized.

2

Change Land Use in PA-9C from P.D. Commercial to S.F.A. (TWN) or S.F.D. Small. No change in dwelling units permitted.

Amendment No. 2

Murphy Creek

Aurora, Colorado

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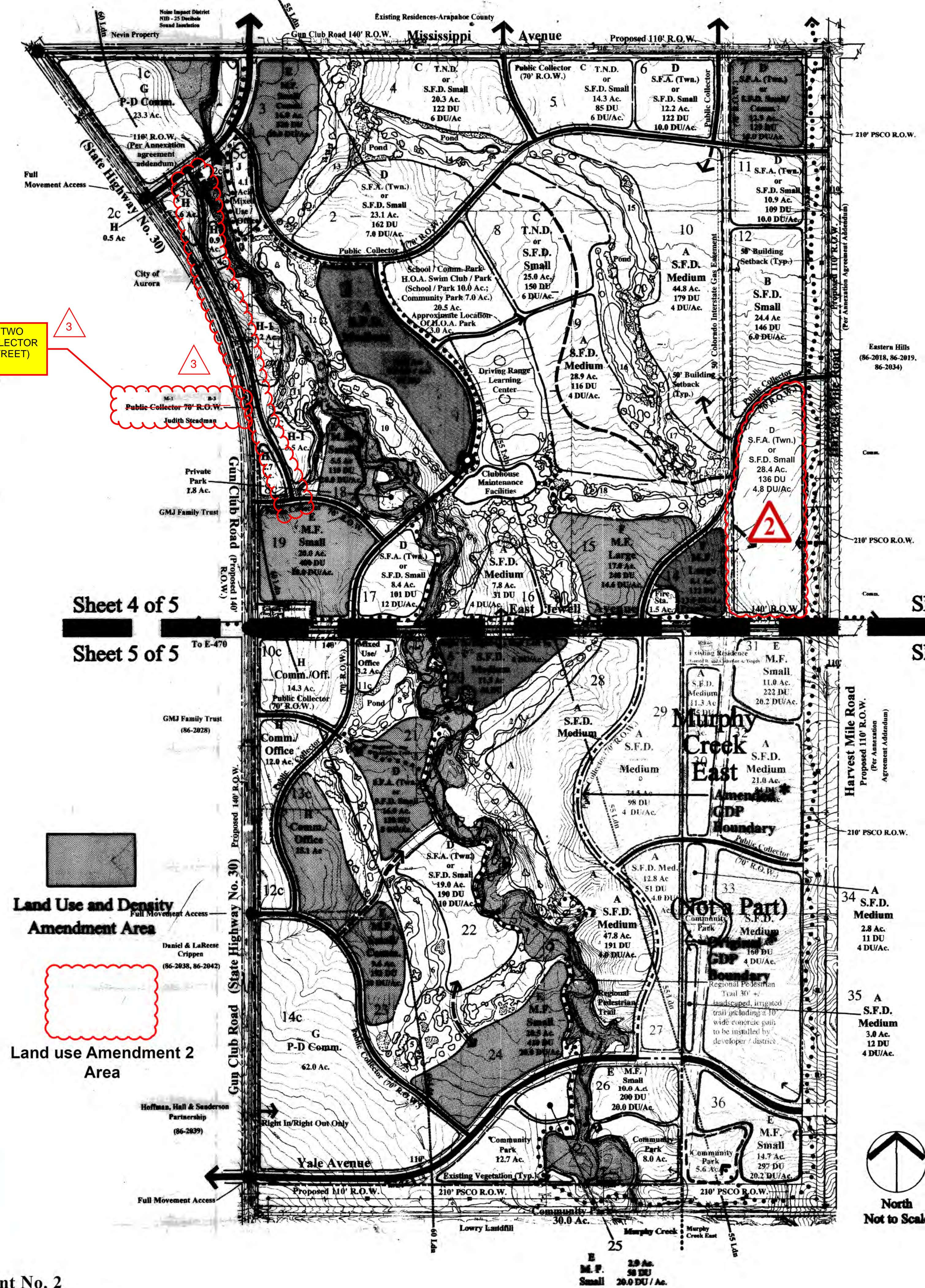
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Amendment No. 2
Land Planner
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Land Use and Density
Amendment Area

Land use Amendment 2
Area

MODIFIED TWO
LANE COLLECTOR
(ZANTE STREET)
65.5' ROW

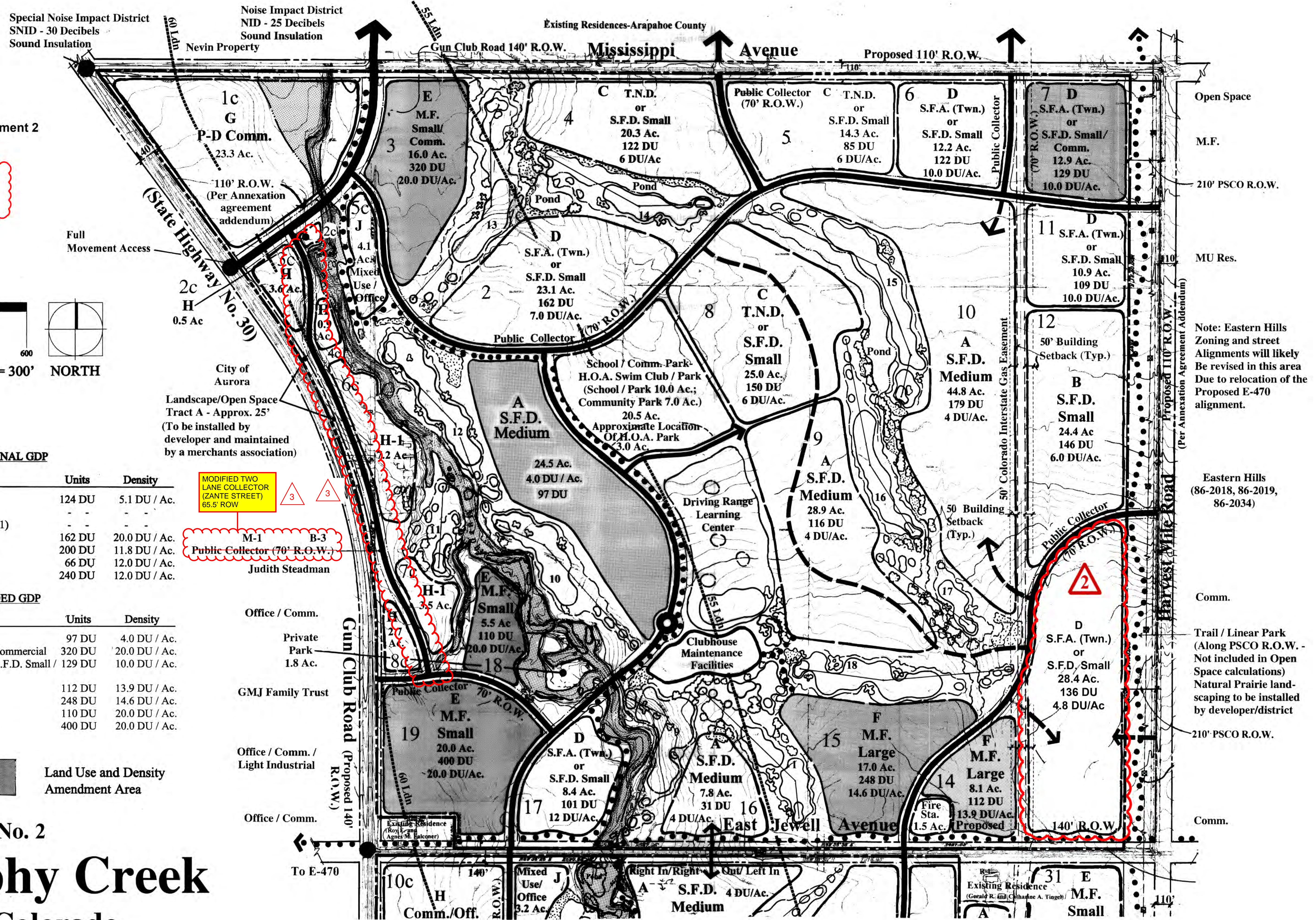


Reference Map

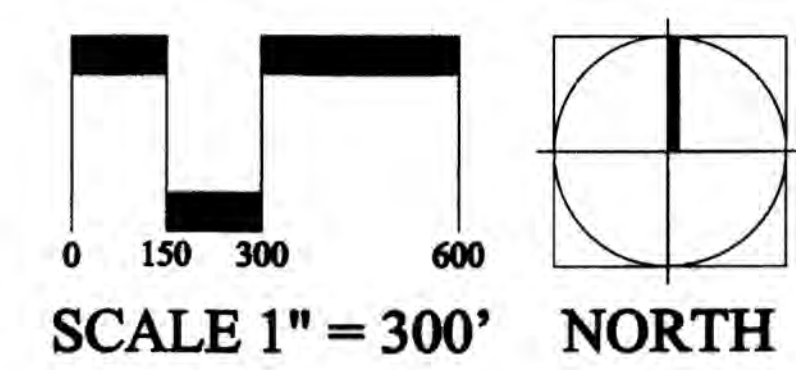
June 25, 2021

Sheet 3 of 5

Minor Amendment 1995-2002-10



Land Use Amendment 2 Area



SUMMARY

ORIGINAL GDP

Parcel	Land Use	Units	Density
1	S.F.D.	124 DU	5.1 DU / Ac.
3	Comm.	-	-
7	PD Comm. (B-1)	-	-
14	Multi Family	162 DU	20.0 DU / Ac.
15	Cluster (C-2)	200 DU	11.8 DU / Ac.
18	Cluster (E)	66 DU	12.0 DU / Ac.
19	Cluster (E)	240 DU	12.0 DU / Ac.

AMENDED GDP

Parcel	Land Use	Units	Density
1	S.F.D. Med.	97 DU	4.0 DU / Ac.
3	M.F. Small / Commercial	320 DU	20.0 DU / Ac.
7	S.F.A. Twn / S.F.D. Small / Commercial	129 DU	10.0 DU / Ac.
14	M.F. Large	112 DU	13.9 DU / Ac.
15	M.F. Large	248 DU	14.6 DU / Ac.
18	M.F. Small	110 DU	20.0 DU / Ac.
19	M.F. Small	400 DU	20.0 DU / Ac.

Land Use and Density Amendment Area

2 Amendment No. 2

Murphy Creek

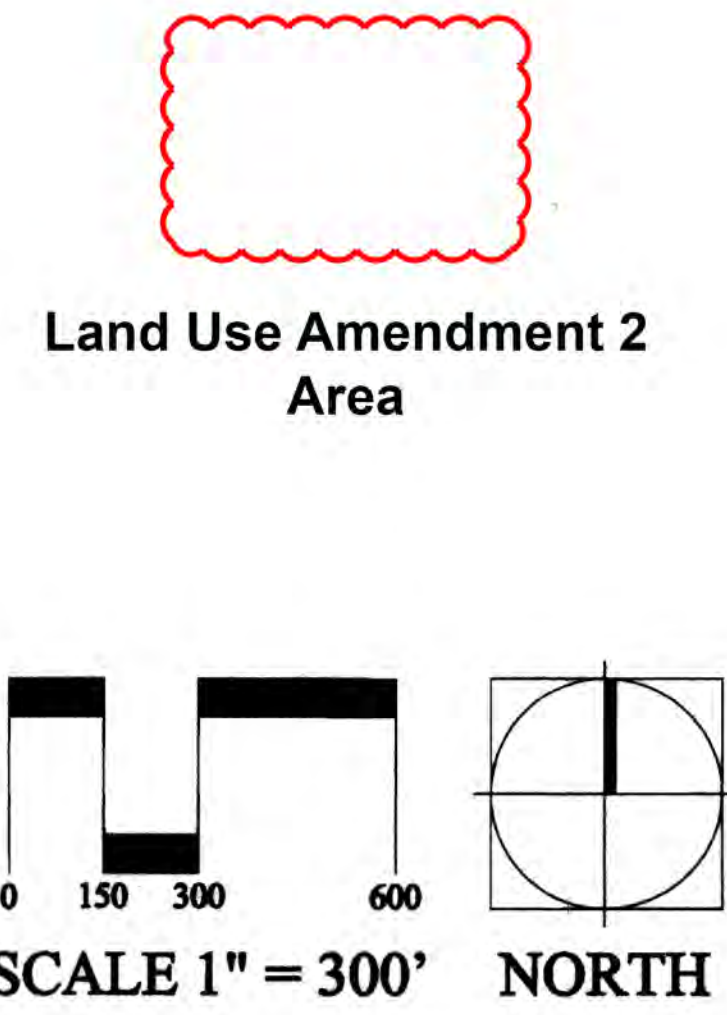
Aurora, Colorado

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SUMMARY

ORIGINAL GDP			
Parcel	Land Use	Units	Density
13c	Multi Family (B-1)	453 DU	30.0 DU / Ac.
20	Cluster (C)	69 DU	6.0 DU / Ac.
21	Cluster (C)	96 DU	6.0 DU / Ac.
23	Twn / Cluster (D)	96 DU	10.0 DU / Ac.
24	Twn / Cluster (D)	205 DU	10.0 DU / Ac.

AMENDED GDP (Amendment No. 1)			
Parcel	Land Use	Units	Density
13c	Comm. / Office	-	-
20	S.F.D. Medium	46 DU	4.0 DU / Ac.
21	S.F.A.Twn / S.F.D. Small	128 DU	8.0 DU / Ac.
23	M.F. Small / Comm.	192 DU	20.0 DU / Ac.
24	M.F. Small	410 DU	20.0 DU / Ac.

Land Use and Density Amendment Area

Amendment No. 2
Murphy Creek
Aurora, Colorado

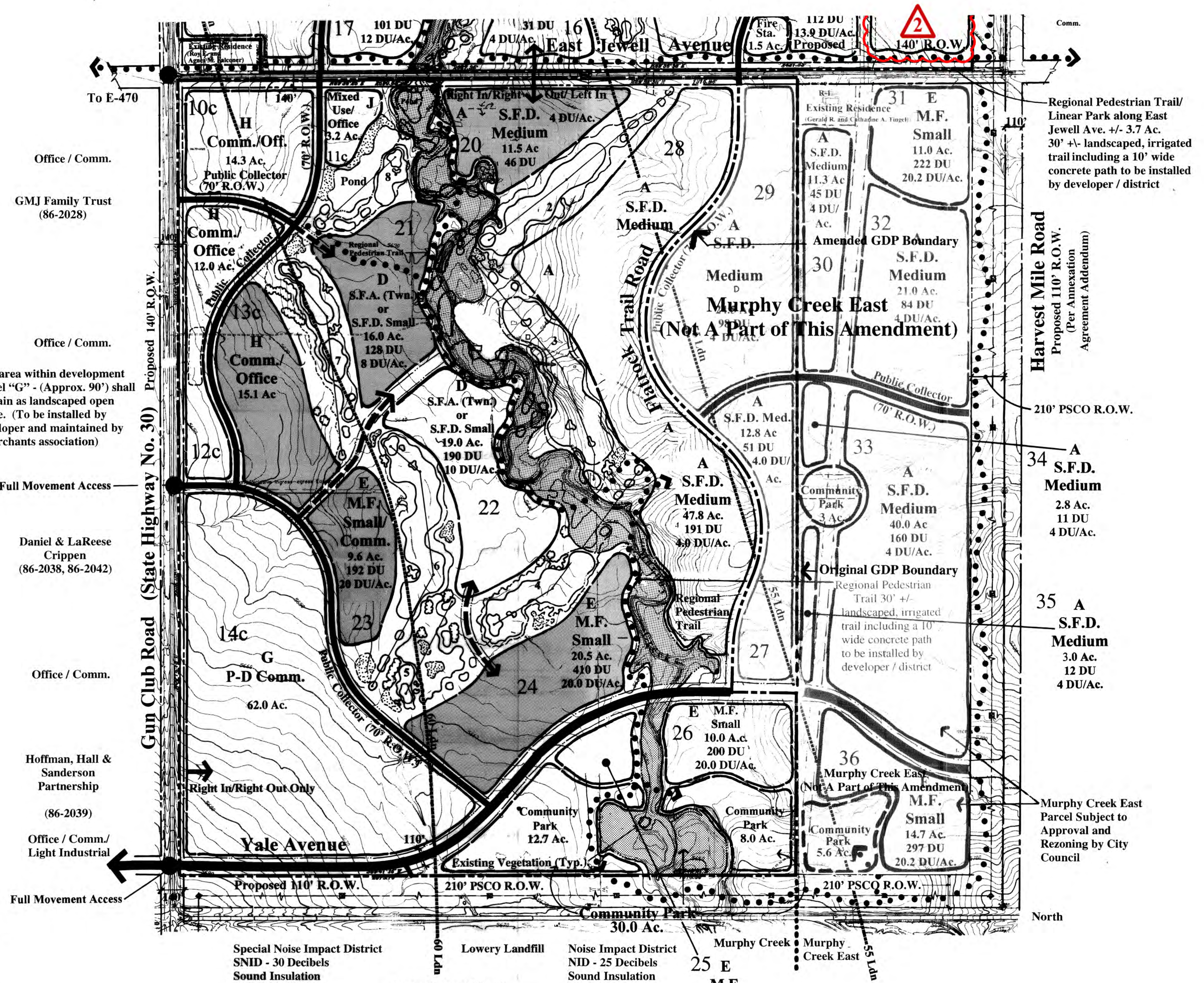
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25 E
M.F.
Small
2.9 Ac.
58 DU
20.0 DU/Ac.



MURPHY CREEK - Development Standards

Amendment No. 2

1.0 INTRODUCTION

1.1 Purpose and Intent

Murphy Creek Community Development Standards are intended to establish regulations for the development of a master planned community within the City of Aurora, Arapahoe County, Colorado.

Murphy Creek is a multiple use development focused around the existing Murphy Creek drainage area and a proposed 18 hole public golf course. The Murphy Creek drainage corridor offers a unique opportunity to the development. The golf course has been carefully designed to compliment the natural flood plain and wetlands. The structures around the creek will be carefully sited to maximize the scenic value of the golf course and the creek, as well as, to utilize the integrated open space system.

This document has been divided into two parts. Murphy Creek "standards" are the first part, and the "appendix" are the second part. The standards and appendix are regulatory and anything noted as a "guideline" is intended to give general policy direction. Both the standards and appendix will be incorporated as part of the Preliminary Development Plan or as otherwise stated herein.



1.2 Community Theme

Murphy Creek has been designed to include a variety of housing opportunities: conventional residential development including single-family detached (SFD) homes, single-family attached (SFA) units (duplexes and townhomes), and multi-family (MF) condominiums and apartments; a Traditional Neighborhood Development (TND) including SFD homes; and an active adult neighborhood including SFD homes and attached homes. If a TND does not occur within a designated area, the neighborhood will be developed as conventional single-family detached residential with a minimum lot size of 6000 square feet and a minimum floor area of 1200 square feet.

Commercial development opportunities are located along Gun Club Road at the westerly portion of the development and at key intersections along Harvest Mile Road.

An 18-hole golf course will meander throughout the site, creating a series of neighborhood "islands" surrounded or bounded by the golf course.

It is intended that Murphy Creek, the major drainage course through the development, will be preserved and enhanced by the construction of the public golf course.

The active adult community may be gated with controlled entries and private

streets. Murphy Creek will consist of both public access and public streets, as well as, private drives/courts depending on the type of development. The road/access hierarchy has been designed to provide for safe neighborhoods, to reduce traffic speeds and to provide connectivity.

A variety of architectural styles will be allowed within the TND land use areas, these styles will provide diversity between neighborhoods and include, but are not limited to styles such as Classical, Victorian, Colonial Revival, Coastal, Mediterranean, French, and Craftsman.

1.3 Relationship of Development Standards to the Subdivision/Site Plans

The Development Standards specify elements such as setbacks and criteria for the future installation and/or establishment of signage, parks and trails, and streets. The Development Standards define the location and character of development parcels, land uses, roadways, parks, and open spaces. These Development Standards will further describe the standards that all development within Murphy Creek will adhere to and the overall community theme. These Development Standards will be used by the City of Aurora in reviewing the Subdivision/Site Plans. The Development Standards may be modified administratively by the Planning Director or the City Manager based on individual circumstances.

1.4 Architectural Review Committee

All residential and commercial developments will be reviewed and approved by an Architectural Review Committee (ARC) prior to approval by the City of Aurora Planning Commission. The ARC will be as defined in the Declaration of Covenants, Conditions, and Restrictions (CCR's) filed at the County Clerk and Recorder's Office.

2.0 RESIDENTIAL DEVELOPMENT STANDARDS

2.1 Minimum Site Planning Standards Matrix

Category	Sub-Category	Single-family Detached			Single-family Attached		Multi-family		Traditional Neighborhood Design (T.N.D.)	
		Large	Medium	Small	Duplex	Town-home	Large	Small	SFD Homes	SFA Homes
Minimum Lot Size (See Note 8 Below)		9000 sq. ft.	6000 sq. ft.	Parcel 2 at 3850 s.f., Parcel 4 (alley-load only) at 3850 s.f., & all other parcels at 4000 s.f.	1560 sq. ft. if not fee simple lots.	1560 sq. ft. if not fee simple lots.	Min. project area - 43,560 sq. ft.	4000 sq. ft.	1560 sq. ft. if not fee simple lots.	
Allowed Land Uses	Uses Allowed By Right	Single-family detached dwellings	Single-family dwellings and "use-ease-ment" homes	Single-family attached duplexes	Single-family attached duplexes & town-homes	Multi-family condominiums	Multi-family apartments	Single-family detached dwellings	Single-family attached town-homes	
		Model homes with temporary real estate sales office; Private non-commercial recreational facilities; Golf Course, country clubs and related facilities, Clubhouses and/or Special District meeting places associated with recreational amenities; Residential care facilities for aged, developmentally disabled and mentally challenged individuals subject to special review criteria and provisions per City code; Accessory structures and uses necessary and customarily incidental to a permitted use; Day care homes.								
		Public libraries; Nursing or retirement homes; Residential care facilities for developmentally disabled and mentally ill persons subject to special review criteria and provisions per City code; Bed and breakfast residences.								

Category	Sub-Category	Single-family Detached			Single-family Attached		Multi-family		Traditional Neighborhood Design (T.N.D.)	
		Large	Medium	Small	Duplex	Town-home	Large	Small	SFD Homes	SFA Homes
Allowed Land Uses	Uses Allowed Subject to a Public Hearing	Public uses, including libraries.						Philanthropic institutions; Large child care centers; Parking of recreational vehicles (fully screened); Small rehabilitation centers; Personal service business; Retail entertainment services; Convenience retail (e.g. small convenience stores and neighborhood grocery stores). (These types of uses may not exceed 20% of the total floor area for residential uses).		
										Small rehabilitation center
		Churches and synagogues; Small child care center; Residential care facilities for people over 60 years of age								
Map Areas		1, 9, 10, 16, 20, 27, 28, 29, 30, 32, 33, 34 and 35	4, 5, 8, and 12			2, 6, 7, 11, 13, 17, 21, and 22	14 and 15	3 and 23 (may vary to Commerial), 18, 19, 24, 25, 26, 31, and 36	4, 5, and 8	

Category	Sub-Category	Single-family Detached			Single-family Attached		Multi-family		Traditional Neighborhood Design (T.N.D.)	
		Large	Medium	Small	Duplex	Town-home	Large	Small	SFD Homes	SFA Homes
Minimum Lot Width	At the street	55 feet	50 feet alley load garage and 55 feet front load garage	38 feet alley load garage; 40 feet rear garage; 45 feet front load garage	20 feet		N/A		38 feet alley load garage; 40 feet rear garage; 45 feet front load garage	
	At the front	55 feet	50 feet	38 feet	20 feet		N/A		38 feet	
	At cul-de-sacs or similarly curved streets and flag lots at the street		25 feet		20 feet		N/A		25 feet	
Maximum Building Height		35 - 45 feet (Max. ht. of any building shall not exceed 35 ft. where located on finished grades of less than 8%; and 45 ft. where located on finished grades in excess of 8%).					55 feet		35 - 45 feet (Max. ht. of any building shall not exceed 35 ft. where located on finished grades of less than 8%; and 45 ft. where located on finished grades in excess of 8%).	
Minimum Side Yard Setback		7.5 feet	5 feet		6 feet		N/A		5 feet	6 feet
Corner Lot Side Setback/Side of Building Setback from public local streets			10 feet						10 feet	
Setback from Arterials & Collectors (including side and rear yards)		25 feet - including landscape buffers, unless grading or site conditions require reduced setback with incentive features.					15' or equal to height of building, whichever is greater		15 feet rear and 10 feet side plus required landscape buffer	
Minimum Rear Yard Setback (Decks may encroach up to within 8' of rear property line)		20 feet	15 feet		10 feet		25' to exterior property lines, interior property lines to be determined, reviewed and approved by the City of Aurora Planning Department at time of Site Plan.		15 feet	10 feet

Category	Sub-Category	Single-family Detached			Single-family Attached		Multi-family		Traditional Neighborhood Design (T.N.D.)	
		Large	Medium	Small	Duplex	Town-home	Large	Small	SFD Homes	SFA Homes
Setback of non-residential uses from adjacent residential districts		20' plus 6" of setback for each foot of height over 35' to a maximum of 35' as measured from property line of any residential district.								
Minimum Separation Between Residential Buildings		15 feet		10 feet			One-half the height of the taller of two opposing buildings, or 10 feet, whichever is greater.		10 feet	
Staggered House Setbacks		See SFD Residential Design Ordinance, Section 146-215.			N/A		N/A		See SFD Residential Design Ordinance, Section	N/A
Min. house setbacks from back of sidewalk of adj. street	At public streets with det. sidewalks	Front or side-loaded garage: 12 feet from back of sidewalk to house/porch building line, exclusive of garage walls.			25' arterials, collectors, and locals (for public roads only).		Front or side-loaded garage: 12 feet from back of sidewalk to house/porch building line, exclusive of garage walls.		Front or side-loaded garage: 15 feet from back of sidewalk to house/porch building line, exclusive of garage walls.	
	At public streets with att. sidewalks	Front or side-loaded garage: 20 feet from back of sidewalk to house/porch building line, exclusive of garage walls.				N/A	Front or side-loaded garage: 20 feet from back of sidewalk to house/porch building line, exclusive of garage walls.		Front or side-loaded garage: 20 feet from back of sidewalk to house/porch building line, exclusive of garage walls.	

Category	Sub-Category	Single-family Detached			Single-family Attached		Multi-family		Traditional Neighborhood Design (T.N.D.)	
		Large	Medium	Small	Duplex	Town-home	Large	Small	SFD Homes	SFA Homes
Min. house setbacks from back of sidewalk of adj. street	Setbacks from private drives and alleys	Setbacks from private drives and alleys without sidewalks will be established, reviewed, and approved by the City of Aurora Planning Department at time of Site Plan						N/A	Setbacks from private drives and alleys without sidewalks will be established, reviewed, and approved by the City of Aurora Planning Department at time of Site Plan	
Min. house setbacks from back of sidewalk of adj. street	At public streets with det. sidewalks	Side-load garages: 10 feet from back of sidewalk to garage side wall. Front-load garages: 20 feet from back of sidewalk to garage door.						N/A	Side-load garages: 10 feet from back of sidewalk to garage side wall. Front-load garages: 20 feet from back of sidewalk to garage door.	
	At public streets with att. sidewalks	Side-load garages: 15 feet from back of sidewalk to garage side wall. Front-load garages: 20 feet from back of sidewalk to garage door.						N/A	Side-load garages: 15 feet from back of sidewalk to garage side wall. Front-load garages: 20 feet from back of sidewalk to garage door.	
	Setbacks from private drives and alleys	Setbacks from private drives and alleys without sidewalks will be established, reviewed, and approved by the City of Aurora Planning Department at time of Site Plan						N/A	Setbacks from private drives and alleys without sidewalks will be established, reviewed, and approved by the City of Aurora Planning Department at time of Site Plan	

- Notes:
- Off-street parking will be allowed to encroach within setbacks per approved Community Development Guidelines.
 - Maximum height shall be 35' on finished grades of less than 8% and 45' on finished grades in excess of 8%.
 - Any land use of a lesser density is allowed within parcels that are designated with a higher density.
 - Parcels 14 and 15 may be combined for a shared land use and density.
 - Neighborhoods designated as Traditional Neighborhood Design (T.N.D.) are allowed to have SFA land uses when combined densities do not exceed 8,100/acre.
 - Parcels 17, 18 and 19 may be developed as an Active Adult land use subject to the design standards.
 - Non-residential uses within the Multi-family areas can not exceed 20% of the total floor area of residential uses.
 - Minimum lot sizes indicated include 225 sq. ft. when adjacent to a 6 ft deep tree lawn and 300 sq. ft. when adjacent to an 8 ft. deep tree lawn.
 - At no time shall the allowable units exceed those approved under the original Murphy Creek GDP of 3,839 units (without TND) and 4,132 (with TND) plus those units proposed under this PDP and subject to rezoning for Murphy Creek East.
 - Parcels 3, 7, 13c, 15, 18, 19, 21, 23, 24, 30, 31, 32, 33, 34, 35, and 36 will require future rezoning prior to approval.

2.2 Architecture

2.2.1 Architecture Standards Matrix

Category	Sub-Category	Single-family Detached			Single-family Attached		Multi-family		Traditional Neighborhood Design (T.N.D.)	
		Large	Medium	Small	Duplex	Town-home	Large	Small	SFD Homes	SFA Homes
Minimum floor area per dwelling unit, excluding finished & un-finished basements, attics, & garages.		1200 sq. ft.	1100 sq. ft.	900 sq. ft.	900 sq. ft.		850 sq. ft.	550 sq. ft.	1100 sq. ft.	900 sq. ft.
Architectural Styles		N/A						N/A	See Section 2.7	
Porch Design		No porch dimension shall be less than 5 feet, measured to inside railing. Should a porch be present, the size of the porch must be a min. of 25 sq. ft.						N/A	See Section 2.7	
Min. % of Masonry	Elevations facing street	0% (Richmond's Seasons Product to have 100% masonry on the first story front elevation within Parcels 5, 7, and 11).						30%	See Section 2.7	
	Elevations facing golf course or public open space	30% of exposed basement exterior walls						30%	See Section 2.7	
	All other elevations	If masonry shall return to all inside corners on the front elevation and 2 feet minimum on all side elevations. On corner lots, masonry shall wrap around the corner to the wing fence.						30%	See Section 2.7	



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MURPHY CREEK
AURORA, COLORADO
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Sheet Title

Development Standards

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June 25, 2021

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Minor Amendment 1995-2002-10

MURPHY CREEK - Development Standards

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Category	Sub-Category	Single-family			Single-family Duplex		Multi-family		Traditional Neighborhood	
		Large	Medium	Small	Large	Small	Large	Small	SFD Homes	SFA Homes
Architectural Details per style type (Details to be repeated on all four elevations).		N/A								See Section 2.7
Required roof shapes or materials	Minimum quality roof material	Architectural dimensional composite shingles with a minimum 25 year warranty. (Richmond's Seasons Product to have tile roofs within Parcels 6, 7, and 11).								See Section 2.7
	Minimum roof pitch, rise to run per style	5 to 12								See Section 2.7
Garage doors	Door orientation	See Single-family Detached Residential Design Ordinance, Section 146-215.								See Section 2.7. A maximum of 15% of the garages may be a tandem arrangement per Section 2.7.
	Min. garage required	Two-car	One-Car	Twenty (20%) percent of the total # of units shall have covered parking. Carports are allowed if constructed using materials equal in quality to the principle buildings. Garages shall incorporate roof types, slope, siding materials, and colors which match the principle buildings.	Two-car. A maximum of 15% of the garages may be a tandem arrangement per Section 2.7.			N/A		

Category	Sub-Category	Single-family			Single-family Duplex		Multi-family		Traditional Neighborhood	
		Large	Medium	Small	Large	Small	Large	Small	SFD Homes	SFA Homes
Garage doors	Max. % of garage door width to full width of elevation for two-car garages	45%			N/A		N/A		45%	N/A
	Max. % of garage door width to full width of elevation for three-car garages	55% with a minimum 2 foot off-set between single and double garage door.			N/A		Three-car garage is only allowed when garage is detached/attached in the rear or when attached in the front but in a tandem configuration		N/A	

Notes:
1. Refer to the Landscape section for minimum landscape standards.
2. Rear deck columns to be a minimum of 12 inches in width.

- b. Potential TND areas include Parcels 4, 5, and 8.
- c. Parcel 4 is identified to develop with a combination of the following garage orientations:
Δ street access with detached/attached garage in rear (EXCLUDING PARCEL #4)
(1) front loaded recessed garage
(2) alley-loaded garage
- d. Parcel 5 is identified to develop with 100% recessed garages.
- e. Parcel 8 is identified to develop with garages accessed from a rear alley with the exception of the golf course lots which will consist of 30% recessed garages.
- 2.7.2 SFD Homes
- a. Alley Access - (Refer to the Appendix for graphic examples).
1. Lots backing to golf course are exempt.
 2. Garage setback to alley is either 4 feet or 20 feet in order to discourage angled parking.
 3. Alley must be a minimum of 16 feet wide with 6" depth concrete.
 4. Garages may be attached or detached.
 5. Front porches are required on a minimum of 50% of all homes within this category. Size of porch shall be a minimum of 40 square feet with a minimum of 5 feet depth.
 6. Public streets must have a 6 foot tree lawn with a 4 foot detached sidewalk.
- b. Street Access with Detached/Attached Garage in Rear - (Refer to the Appendix for graphic examples).
1. Lots backing to golf course are exempt.
 2. Garages may be front or side entry.
 3. Front porches are required on a minimum of 50% of all homes. Size of porch shall be a minimum of 40 square feet with a minimum of 5 feet depth.
 4. Public streets must have a 6 foot tree lawn with a 4 foot detached sidewalk.
- c. Street Access with Attached Garage (Front Entry) - (Refer to the Appendix for graphic examples).
1. No more than 20 lots fronting along one side of a straight stretch of road.
 2. Sharper turning radii on streets are encouraged for slower traffic speeds.
 3. Garage must be recessed from the building mass on 30% of the units.
 4. Front porches are required on 50% of all units. Size of porch shall be a minimum of 40 square feet with a minimum of 5 feet depth.
 5. Public streets must have a 6 foot tree lawn with a 4 foot detached sidewalk.
- d. Street Access with Attached Garage (2-Car Tandem) - (Refer to the

- Appendix for graphic examples).
1. No more than 15% of the total units may have the tandem garage orientation.
 2. Homes with tandem garage orientations may not be located across the street from one another.
 3. Front porches are required on a minimum of 50% of all homes. Size of porch shall be a minimum of 40 square feet with a minimum of 5 feet depth.
 4. Public streets must have a 6 foot tree lawn with a 4 foot detached sidewalk.
- e. Located on Living Lane (Common Private Drives) - (Refer to the Appendix for graphic examples).
1. No more than 8 lots on a single living lane. Six (6) lots are located along the common private drive and two (2) lots are located along the adjacent public local street.
 2. No front porches are required on the 6 units that are located internal to the living lane. Front porches are required on the two end units which are facing the public street. Size of porch on two unit facing street shall be a minimum of 40 square feet with a minimum of 5 feet depth.
 3. The front of the garage shall not exceed 45% of the total front building elevation.
 4. The Covenants must state that garages shall never be allowed to be converted into living space.
 5. Two-car garages are required with two tandem driveway parking spaces which may serve as guest parking.
 6. Windows on all privacy walls must have visual privacy, for example, glass block or frosted glass.
 7. Common private drives may not exceed 150 feet in length.
 8. A fire hydrant must be located at the end of a court with no hammer head turn around.
 9. Pavement shall be constructed according to a pavement design approved by the City Engineer based upon a geotechnical investigation.
 10. Common private drives may not exceed a 6% grade.
 11. The cross section of the common private drives will be crowned with a mountable curb and gutter on both sides.
 12. The HOA will maintain the front yard landscaping and the common private drives. Individual driveways are excluded.
 13. Each home must provide a private yard space in the side yard (with use easement onto adjacent lot) or rear yard that is a minimum of 360 square feet in size with a minimum dimension of 18 feet by 20 feet.
 14. A minimum right-of-way width of 23 feet must be provided.
 15. The Covenants must address use rights regarding the 30' utility and access easement for the common private drive

- and will also be required to address rights regarding shared driveways.
16. The Covenants must state that the storage of recreational vehicles is prohibited.
 17. Public streets must have a 6 foot tree lawn with a 4 foot detached sidewalk.

- 2.7.3. SFA Duplex/Townhome
1. Located on Public or Private Drives/Streets
 1. Pavement shall be constructed according to a pavement design approved by the City Engineer based upon a geotechnical investigation.
 2. Refer to Residential and Architectural Matrices for additional criteria.
- 2.7.4 Office/Single Rental Units
- a. Office or Single Rental Units may be located within TND neighborhoods only.
 - b. The units may only be located above detached/attached garages and shall never be proposed in place of a garage.
 - c. Office or Single Rental Units must be a minimum of 325 square feet and a maximum of 600 square feet.
- 2.7.5. Land Development Criteria
- a. Pocket Parks
 1. A minimum of one HOA pocket park must be included within each TND neighborhood.
 2. Pocket Parks must be a minimum of 8,000 square feet.
 - b. Signage
 1. Regulatory signs must be designed to compliment the neighborhood theme that is established and approved by the Planning Department at time of site plan.
 2. Identity signage must be designed as a scaled down version of the main entry monumentation shown in the appendix of this document. Real estate "For Sale" signs are exempt.
 - All signage will comply with the City Sign Code.
 - Refer to Project Signage, Section 5.0, for additional information.
 - c. Fencing
 1. If fencing is desired, it must be consistent with the fencing details shown in the appendix of this document.
 2. All fencing will comply with the City's Fence Ordinance.
 3. Refer to Fencing, Section 6.0, for additional information.
 - d. Lighting
 1. Pedestrian and street lighting must be designed to compliment the neighborhood theme that is established and

- 2.4 Single-Family Detached Homes - Medium
- 2.4.1 General Requirements - All standards shall conform to the City of Aurora Single-family Detached Residential Design Standards, Section 146-215.
- 2.4.2 Architecture - Refer to section 2.3.2 above for architectural design elements.
- 2.5 Single-Family Detached Homes - Small
- 2.5.1 General Requirements
- a. SFD - Small homes are usually a single-family detached home on a smaller lot. SFD - Small homes may be oriented to a "working professional" market which prefers a smaller yard with less maintenance. One way of achieving this is with a "use-easement" configuration. Refer to the Appendix for an example which can be used as a guide.
 - b. All homes will meet the four (4) foot house stagger requirement. In addition, on all lots less than 5,000 square feet, one of the following scenarios will apply on 100% of the lots:
 - Garage with street access located in the rear
 - Side-loaded garage
 - Four (4) foot recessed garage
 - c. Refer to the Residential and Architectural Matrices for standards not addressed within this section.
- 2.5.2 Architecture - Refer to section 2.3.2 above for architectural design elements.
- 2.6 Single-Family Attached - Duplex/Townhome
- 2.6.1 General Requirements
- a. Parcel 14 and 15 may be combined for an overall number of dwelling units not to exceed 360.
 - c. Refer to the Residential and Architectural Matrices for standards not addressed within this section.
- 2.7 Traditional Neighborhood Design (TND) Standards
- 2.7.1 General Requirements - Diversity of housing type is encouraged within all Traditional Neighborhood Design (TND) land uses. Allowable land uses include single-family detached homes of varying densities and product types and single-family attached duplexes and townhomes.
- a. Should any of the parcels designated under the TND classification, not be developed as TND, they will revert to SFD Homes at 4.0 dwelling units per acre with the appropriate SFD standards.
- 2.7.2 Vehicular Circulation Criteria
- a. Access Locations
 1. Parcel 4
 - Provide one access to Mississippi Avenue.
 - Provide one access to eastern collector street.
 2. Parcel 5
 - Provide one access to western collector street.
 - Provide one access to southern collector street.
 3. Parcels 8
 - Provide one access to northern collector street.
 - Provide one access to western collector street between the driving range and swim club.
 - Provide one access to the eastern collector street between holes 17 and 18.
- 2.7.7 Architectural Style Criteria - Refer to the Appendix, Item 6 for design features.
- 2.8 Multi-family Standards
- 2.8.1 General Requirements
- a. Parcels 14 and 15 may be combined for an overall number of dwelling units not to exceed 360.
 - b. Building Siting - Multi-family dwellings shall be sited to take advantage of access to Murphy Creek. Buildings shall be sited to reinforce street edges, and provide privacy from other units and adjacent property.
 - c. Setbacks - Building and parking setbacks shall meet the requirements of the Minimum Landscape Buffer Widths, as outlined in Table 2, see Appendix.
 - d. Amenities - Multi-family development shall provide at least three of the following amenities:
 1. clubhouse with recreational facilities, equipped with weight room and common area and kitchen facilities for meetings, receptions, parties, or similar activities.
 2. pool
 3. tennis or multi-use court
 4. pedestrian/bike path serving open space
 5. Tot lot play areas
 6. BBQ picnic facilities
 - e. Parking - Parking shall meet the requirements of Section 146-1801

MINOR AMENDMENT 7/11/03
Δ ELIMINATE REQUIREMENT FOR PARCEL #4

MURPHY CREEK - Development Standards

Amendment No. 2



MURPHY CREEK AURORA, COLORADO Development Standards

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Issue Date

Revision Date

Sheet Title

Development Standards

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et. seq. of the Aurora Zoning Code.

3.0 COMMERCIAL DEVELOPMENT STANDARDS

3.1 Use Table

Category	Sub-Category	Mixed-Use/Office	Commercial/Office - H	Commercial/Office - H-1	P.D. Commercial	P.D. Commercial
PDP Map Areas		5c and 11c	2c, 3c, 4c, 8c, 10c, 12c, and 13c	6c and 7c	9c	1c and 14c
Allowed Land Uses	Uses Allowed By Right	Restaurants, tearooms, cafes and other places serving food or beverage; Professional, business and administrative offices; Finance offices with drive-through facilities, including banks and savings and loans; Small and large child care centers; and Medical and dental clinics.	Animal hospitals & clinics; Indoor retail or service business; Indoor recreational facilities which may be designated as integral parts of a center; Clubs, lodges, fraternal and service organizations; Parking lots.	Outdoor speciality uses, including sidewalk cafes that provide unique congregating places for sales and shopping interests; Cultural facilities, such as a museum, theater or art gallery.	Automobile washing & polishing; Ambulance service; Public uses; and Hotels & motels.	
		Public transportation terminals; Parking Buildings; Hotels & motels; Facilities for higher education; Governmental and public facilities.	Studios, including television & radio, but excluding antenna towers; Theaters; Private schools conducted for gain; Personal service shops, such as barber, shoeshine, beauty parlor; Catering services; Telegraph office; Telephone office; Express office; Bakery; Confectionary shop; Dressmaking shop; Dyeing establishment; Laundry; Printer; Tailoring establishment; Upholstering establishment; Mortuary establishment; Office showroom; Membership warehouse; Wholesale, as an accessory use to a permitted use; Adult day care center; and Cellular phone transmission station subject to code restrictions.	Drive-up facilities		

Category	Sub-Category	Mixed-Use Office	Commercial / Office - H	Commercial / Office H-1	P.D. Commercial
P.D. Map Area		5-C and 11-C	2c, 3c, 4c, 8c, 7c	6c, 7c	1c and 14c
Allowed Land Use	Use Allowed Subject to Public Hearing				
		Outdoor recreational facilities; any of the following uses which abut a residential zone and operate between the hours of 12:00 midnight and 6:00 am, retail business stores.	Churches/synagogues or other places of worship		
		Any permitted use operating between the hours of 12:00 midnight & 6:00 am abutting a residential use; All indoor and outdoor recreational facilities other than swim or tennis club; Public transportation terminals or parking lots; Government and public facilities; Drive up facility, as long as it is used as accessory use to the permitted uses in this section; Clubs and lodges; Institutions of higher learning	Automobile service stations, including filling stations.	Motor vehicle repair garage; motor vehicle fuel dispensing stations; new and used car sales; Restricted light industrial uses; Plant and tree nurseries and greenhouses; Auto washing and polishing facilities; Small and large rehabilitation centers; Indoor shooting range; Ambulance Service; Recycling collection facility; Dance floors accessory to restaurants; Simulcast facility for para-mutual wagering.	
				Substance abuse rehabilitation home; Public uses; Public utilities	Kennel; New and used recreational vehicle, trailer, or mobile home sales or rental lots; After hours club; Equipment rental business; Storage garages; Amusement enterprises, including dance halls, nightclubs; bowling alleys; skating rinks; etc.; Outdoor recreational facilities; Motor vehicle;



Category	Sub-Category	Mixed-Use/Office	Commercial/Office - H	Commercial/Office - H-1	P.D. Commercial	P.D. Commercial
Uses Prohibited		Any use not specifically listed is prohibited, including pawn shops and adult books and entertainment.				
Minimum front setback		30' from property line unless the property line fronts on a major or minor arterial at which time the setback shall be 1:1, whichever is greater. Off street parking shall be permitted in the setback if it doesn't compromise the buffer of landscape.			Refer to Table 1: Minimum Landscape Buffer Widths for Commercial and Multi-family Areas	
Minimum rear of side setback		20'	Adjoining residential units, the minimum shall be 25', or a 1:1 building height of setback ratio for heights in excess of 35'. Off street parking shall be permitted in the setback, but shall not intrude into landscaping or other buffering measures.		Refer to Table 1: Minimum Landscape Buffer Widths for Commercial and Multi-family Areas	
Building setback		A minimum of 20' from all property lines, unless otherwise indicated.				
Landscape Buffer		A minimum 20' landscape strip shall be provided along Gun Club Road, Mississippi Avenue and Jewell Avenue or where abutting a residential zone district.			20' minimum around all property lines.	
Maximum building coverage		28:1 FAR	23:1 FAR		To be determined at time of Final Site Plan.	
Maximum building height		40 feet	45 feet		50 feet	75 feet

- Notes:
- The southeast corner at Gun Club Road and Mississippi Avenue (1c) is restricted to B-1 uses within 200 feet of the southern right-of-way line of Mississippi Avenue.
 - A 50 foot building setback shall be required on each side of the Colorado Interstate Gas easement and the Public Service Company right-of-way easement.
 - Refer to Landscape matrix for minimum landscape area.

ADDITIONAL DEVELOPMENT STANDARDS APPLICABLE TO PD Area Commercial 1-C

- As a primary Use Allowed Subject to Public Hearing in PD Area Commercial 1-C, the RV Storage Use is not subject to the restrictions and conditions placed on Outdoor Storage as an accessory use; the following standards shall apply to the RV Storage Use.
- Screening shall be provided by a combination of landscaping, berms, fences or a combination thereof.
- Canopies, carports, or similar structures shall be provided on the spaces situated around the perimeter of the property used for the RV Storage Use.
- Maximum Building Height of all structures including canopies: 16 feet
- Landscape buffers shall be as follows and shall include a combination of berming, fencing and landscaping.
 - West (Gun Club Road)
 - Buffer width: 30 feet
 - Berm height: 6 feet
 - Fence: 6 feet in height with masonry columns spaced 60 feet on center - Vinyl to match the Murphy Creek standard
 - Northwest (Internal Property area)
 - Buffer width: 10 feet
 - Fence: 6 feet in height with masonry columns spaced 80 feet on center - Vinyl to match the Murphy Creek standard
 - Northeast (Mississippi Ave)
 - Buffer width: 25 feet
 - Berm height: 3 feet
 - Fence: 6 feet in height with masonry columns spaced 80 feet on center - Vinyl to match the Murphy Creek standard
 - East
 - Buffer width: 35 feet
 - Berm height: 6 feet
 - Fence: 6 feet in height with masonry columns - Vinyl to match the Murphy Creek standard
- The northeast corner and east side of PD Area Commercial 1-C (the RV Storage Use area) shall be screened by evergreen trees at least 12 feet in height at planting. A minimum of 15 trees shall be planted.
- The following plant sizes shall be provided along the East and Northeast property lines.

Deciduous trees:	3- inch caliper
Ornamental trees:	2-1/2- inch caliper
Evergreen trees:	8-10 feet in height minimum (except as noted above)
Shrubs:	5-gallon container
Ground cover, ornamental grasses and perennials:	1- gallon container
- Maximum height of recreational vehicles within 100 feet of the east property line fence shall be a maximum of 10 feet in height.

shall not constitute more than 10% of the area of each elevation of a building. All sign areas shall be excluded from this calculation. The calculation shall include the exterior surface area (as projected on a vertical plane) of any awnings attached to a building's elevations.

- Roofs - Roofs are to be a prominent and complimentary element of a building's architecture. Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height. Pitched roofs shall be integrated into a building's architecture and used to accent its facade by identifying entrances, providing pedestrian arcades, etc. Large, monolithic expanses of pitched roofs shall be avoided. Materials such as seamed architectural metals, concrete, clay, and/or slate tiles shall be used on all pitched roof surfaces. Internal roof drains are required.
- Mechanical Equipment - All rooftop mechanical equipment and vents greater than 8 inches in diameter must be screened using a method and materials integral to the architecture of the building. Screening may be done either with an extended parapet wall or a free-standing screen wall. Screens shall be at least as high as the mechanical equipment they hide. If equipment is visible because screens do not meet this minimum height requirement, the Director of Planning may require construction modifications prior to issuance of a permanent Certificate of Occupancy. When screening is necessary, mechanical screens shall be of a material and color matching the principal building.
- Accessory Buildings and Fence Walls - The design of all accessory buildings such as car washes, fences, and screen walls shall be consistent in terms of architectural style, materials, finish, and color with the architectural themes and materials established for the development.
- Standardized Architecture - Standardized architectural designs commonly employed by national regional businesses, such as fast food restaurants and "chain" stores shall not be permitted.
- Adjacent Development - Where such an adjacent development contains existing buildings which exhibit a specific architectural theme or unity of materials, the design of buildings shall also incorporate such themes and materials. If an architectural theme is proposed for the entire non-residential tract, no such compatibility requirement shall be imposed.
- Sides facing residential areas, golf course, open space, and/or public streets shall incorporate "360 degree" design of architecture, i.e., every elevation of a building shall be architecturally "finished" to a similar degree. Refer to the Appendix, Table 1 for Minimum Landscape Buffer Widths for Commercial and Multi-family Areas.
- Paving Materials - Colored high quality unit pavers, in pedestrian crossing, store entrances, and other critical, pedestrian oriented areas of the development shall be required.

2.8.2. Architecture

- Architectural elements - Facade articulation and architectural elements such as building breaks, changes in wall planes, gables, balconies, and varied architectural treatment must be used to avoid long, monotonous walls. All elevations must have windows. Elevation Details - Pilasters, cornices, string courses, window sills and lintels must be incorporated in the building facade, and must be constructed from brick, cast concrete.
- Siding Materials - At least 30% of every net facade should be constructed of masonry. Windows and balconies are not counted in the calculation of the facade area. All siding material shall be of high quality, durable materials, such as, but not limited to, quarried stone, pre-cut stone, concrete stucco, and brick.
- Roofs - All multi-family structures shall have sloped roofs at a minimum of five to twelve ratio of rise to run. At minimum, roofing material shall be a dimensional composition shingle with a warranty of 25 years. Slate, clay or concrete tile, or seamed metal roofs are preferred.
- Mechanical Equipment - Screening mechanical equipment must meet City code.
- Length of Buildings - No building should be longer than 225 feet.
- Entrances - Entrances shall conform with the requirements outlined in the Commercial District, outlined in Section 3.1.7c.

- 2.8.3 Garages - At least 20% of the total number of units shall have covered parking. Garages may be detached. Carports are allowed if constructed using materials equal in quality to the principle buildings. The garages shall incorporate roof types, slope, siding materials, and colors which match the principle buildings.

2.9 Active Adult Neighborhood

2.9.1 General Requirements

- Should Parcels 17, 18 and/or 19 be developed as an Active Adult Neighborhood, a private recreational amenity shall be provided within the Active Adult Neighborhood area, which at minimum, shall include an outdoor pool and open space for picnic and community gatherings. Refer to Section 2.8.1d Multi-family Amenities of this document for amenity requirements.

2.10 Group Homes

2.10.1 Per City of Aurora Zoning Code.

3.2 Commercial Standards

- Objective - All commercial developed pads shall be cohesive, master planned tracts, with all areas sharing the same architectural and landscaping themes. Each commercial parcel shall be allowed to create their own identity within the overall theme established for the commercial areas at Murphy Creek. A palette of compatible roof types, materials, and colors shall be developed with the first Site Plan submittal. Both pads and anchor stores shall incorporate thematic materials, roof types, and colors.
- Administration - All permitted uses in the Commercial zone are eligible to administrative Site Plan approval. Site Plans may be approved by the Planning Director if the development meets all the standards outlined in this section of the General Development Plan. If the development does not meet the standards, or has other issues which have not been solved to the satisfaction of City Staff, the project may be referred by the Planning Director to the Planning Commission for review at a public hearing.
- Prohibited Uses and 24-Hour Uses
 - Prohibited Uses - Any use not specifically listed is prohibited, including pawn shops, adult books and entertainment. Given the compatibility of a proposed use, the Planning Director may determine if a proposed development may be considered as a permitted use.
- General Requirements
 - Pad Layout -
 - Pads shall not be sited to obstruct the view of the anchor stores; no more than one pad for every five acres of gross site area is allowed.
 - Pads shall not be placed in the corners of the commercial bubbles.
 - Phasing - Pad sites shall not be occupied before at least one anchor store is occupied (if applicable).
 - Drive-Through - Drive through windows shall not face the street unless buffered to view corridor standards, as outlined in Table 3 in the Appendix. Sufficient stacking shall be provided for each drive through lane to prevent spill over into major circulation aisles.
- Screening and Outside Storage
 - Loading Areas - Service and loading areas visible from residences or streets to be screened by fences, walls, landscaping, berms or any combination thereof.
 - Trash Enclosures - Trash enclosures shall be shielded from view by placement within buildings, or by enclosure within opaque walls for fences a minimum of six feet in height. Trash storage

- containers shall not project above the screen wall or fence. Wall and fence materials shall be identical to or complement exterior building materials. Gates are required and should be constructed of vinyl coated chain link fence with tennis screen.
- Outdoor Storage - Outdoor storage is not allowed unless it is completely enclosed by a wall which matches the thematic colors and materials of the development. Outdoor storage shall be clearly an accessory use and shall not exceed five percent of the floor area of the principle building. Rental equipment kept outside shall be considered outside storage. As a primary "Use Allowed Subject to Public Hearing," the RV Storage Use shall not be subject to these restrictions and conditions.
 - Outdoor Display - Display of seasonal items is allowed only in areas designated as such on the Site Plan and shall not be used as display for living plants and related nursery items. Outside display shall not exceed five percent of the gross floor area of the business using the display; outside display shall meet the requirements of Section 146-1659 of the Zoning Code.

3.2.6 Parking Lot Layout and Circulation

- Parking - Parking shall be in accordance with Section 146-1801 et. seq. of the Aurora Zoning Code. Compact stalls are not allowed. Stack - A stack of at least 80 feet in length shall be provided at the intersection of public streets and internal drives serving commercial areas; exceptions may be made by the Planning Director where less than full movement intersections are provided.
- Vehicular Circulation - Provide safe vehicular circulation routes around the site using landscaped islands, street buffers, and buildings to define drive aisles.
- Pedestrian Linkages - A pedestrian system shall be provided in neighborhood commercial development which links all uses, parking, and external sidewalks and/or trails. These sidewalks, which are at least six (6) feet wide, will be incorporated into landscaped islands and separated from drive aisles, parking and streets by a tree lawn at least eight (8) feet in width. Each parking block shall be served by a grade separated, detached sidewalk. Refer to Appendix, Item 18.
- Bicycle Parking - Bicycle racks and parking shall be provided for every development. At least one bicycle parking space shall be provided for every 25 motor vehicle spaces on the lot. Bicycle racks will be distributed around the site, and should be separated from vehicular drives and parking lots by a three-foot separation distance or a curb or other physical barrier.

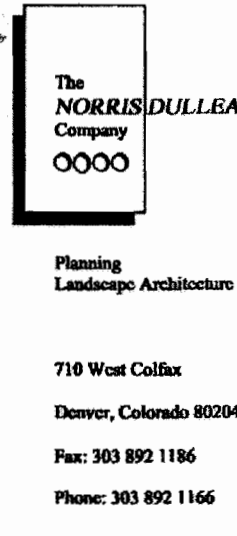
3.2.7 Architecture

- General - The intent of the architectural standards is to create an overall theme for all the commercial development within Murphy Creek. Each commercial development is expected to create their own identity within the general framework of the architectural

theme. A palette of compatible roof types, materials, and colors shall be developed with the first Site Plan submittal. Both pads and anchor stores shall incorporate thematic materials, roof types, and colors.

- Facades - All architectural elevations shall be consistent from the front, rear and side elevations in terms of materials and design elements and articulation. Long, unarticulated facades shall be avoided by employing any combination of the following to create visual interest and shadow lines:
 - textured and/or patterned surfaces
 - projections of exterior building walls
 - recesses and reveals in exterior building walls
 - variations in color
 - window fenestration
 - roof overhangs (see also "Roofs" below) and changes in parapet height.
- Entrance - The entrance to the building shall be clearly defined. It shall be integrated into the building's design and architecture by using the following techniques:
 - The entry shall be pedestrian in scale and designed to encourage pedestrian movement
 - Landscape areas shall be oriented and focused on the entrance
 - The main entrance shall orient onto the main street(s).
- Exterior Materials - All non-window and door areas shall be surfaced with at least one or a combination of the following materials:
 - face brick
 - stone
 - stucco
 - integrally colored, decorative concrete masonry units
 - other materials may be used as an accent feature and limited to no more than 5% of the building facadeAt least 30% of the net facade shall be masonry. Glass is also acceptable but will be considered on an individual basis; 100% glass curtain wall and highly reflective glass are prohibited. When stucco or synthetic stucco is a predominant wall surface material, it shall be used in conjunction with brick, stone, or integrally colored, decorative concrete masonry units. In any combination, stucco shall not constitute more than 80% of the non-window/door wall surface area. Integrally colored, decorative concrete masonry units may be used as an exterior wall surface, but shall contain decorative bands, columns, pilasters or patterns of a contrasting color and texture so as to avoid a monotonous appearance.
- Colors - The colors black and charcoal, and intense, bright, or fluorescent shall not be used as a predominant wall color on buildings. These colors may be used as building accent colors, but

MURPHY CREEK - Development Standards



MURPHY CREEK AURORA, COLORADO Development Standards

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- 3.2.8 Lighting
- Downcast Lighting - All lighting mounted on buildings or poles shall be downcast and without drop lenses. Buildings may be lit externally but only if the source of light is not visible from adjacent parcels or rights-of-way. Any wall pack shall be downcast and the lenses shielded.
 - Service Station Canopy Lighting - Lighting on the underside of canopies shall be flush with, or recessed above the underside of the canopy surface. Canopy may not be externally lit. A fascia accent band of up to nine inches in width may be internally illuminated.
 - Internal Lighting - Internally lighted fascias or awnings are not allowed, except as outlined in "b" above.
 - Color Cast - Lighting shall include only-color corrected high pressure sodium, mercury vapor, or metal halide to avoid excessive light color variety.
 - All exterior building floodlights and parking lot lights, except those required for security as provided herein, must be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to commencement of business hours. For reasons of security, a maximum average level of five foot candles at entrances and loading docks and one foot candle on the rest of the structure, and thirty percent of the total lights used for parking lot illumination may remain in operation during such period.
 - Parking Lot Lighting - Maximum fixture height for pole mounted parking lot will be 25'. Maximum average foot candles for parking lot areas will be 2.
 - Pedestrian Lighting - Pedestrian and wall mounted fixtures will be compatible in form and color with both vehicular lighting and architectural features.

- 3.2.9 Service Station Canopy Design
- All service stations shall meet City of Aurora Filling Station Design Standards.
 - The materials and forms on the fueling area canopy shall reflect those used on other structures on the site. This standard shall not be interpreted to require that fueling area canopy fascias be surfaced in brick or masonry.
 - Canopies shall be colored off-white, beige, or light earth tones.
 - Setbacks - Refer to City of Aurora Filling Station Design Standards for setback information.

- Commercial - Provide one landscaped island for each twenty (20) (or portion of twenty) on-site parking spaces provided. Parking shall be arranged in blocks with individual blocks limited to 120 spaces. Blocks shall consist of six (6) rows of twenty (20) spaces each and shall be oriented to allow pedestrian movement down and not across rows. Blocks shall be separated by a ten foot landscaped buffer with the rows terminating at landscaped islands. Landscape islands shall comply with all requirements found in this section. Each single row island shall be a minimum of 171 (9' X 19') square feet and each double row island shall be a minimum of 342 (9' X 38') square feet. All islands shall be protected by concrete curbs, and consist of one shade or ornamental tree, sodded berms (if wider than 12 feet), or under story shrubs. Plant shrubs to provide 100% coverage for each island.
- Screening - Parking lots shall be screened from public right-of-way, public open space, and adjacent property.
 - Parking lot screening may include incentive features.
 - Edges of parking lots must be screened from adjacent properties. They can be screened with berms and landscaping. Berm heights of two and one-half (2½) feet or greater with a maximum slope of 3:1 in combination with evergreen and deciduous trees and shrubs should be used. Screen planting requirements are shown below. Integrate screen plantings with incentive features and streetscape plantings when possible.
 - Screening with low growing juniper species is not permitted. Shrub species must be chosen that will reach a mature height of four feet (4') at maturity. Fifty percent (50%) of the shrubs must be evergreen.
 - Large shade trees, and small tree and large shrub species must be used as accents throughout the screen planting to accentuate the horizontal lines of a typical shrub bed.If berms are not feasible, a dense planting of evergreen and deciduous trees and shrubs should provide equivalent screening. Parking lot screening should be integrated into adjacent buffers and street frontages. All spacing listed below are minimum allowable:
 - Shrub species - 3 feet on center.
 - Evergreen trees - Locate in odd numbered groups with spacing between individual trees not to exceed 15 feet on centers.

- 4.1.6 Building Landscaping - Buildings shall be landscaped according to the following standards:
- Foundation landscaping is required when buildings are visible

4.0 LANDSCAPE

4.1 Overall Landscape Standards

- 4.1.1 Tree Preservation - When designing a site, desirable existing trees, 4" caliper or greater, shall be preserved, relocated, or mitigated according to policy. To begin the process, prepare a tree survey of all existing trees measuring 4" caliper or greater that will be impacted by development. In some cases, existing trees may be shown on the Site Plan in lieu of a tree survey.

Staff will inspect the impacted trees and prepare a tree preservation report. Each tree will be evaluated and recommendations will be made for preservation, relocation, and mitigation.

To complete the process a mitigation table will be prepared and added to the landscape plan. The table shall include the following in caliper inches:

- Existing
- Excluded
- Removed
- Relocated or Remaining
- New
- Total

The City of Aurora Black Forest Tree Preservation Ordinance No. 98-88 will apply.

- 4.1.2 Wetland Requirements - The City of Aurora upholds requirements to mitigate existing Wetlands as they pertain to the Clean Water Act and the associated Army Corps of Engineers' 404 permitting process.

Wetlands are defined as areas having 1) hydric soils (in the area or close by if area has been under agriculture), 2) associated water-adapted hydrophytic plant materials, and 3) natural surface inundation of water for fifteen (15) consecutive days of the growing season or soils naturally saturated to the surface for twenty-one (21) consecutive days of the growing season, (all three must be present to meet the definition).

Existing Wetlands should be sustainable without the introduction of manually directed water, and are ideally created as a result of a high water table or flowing streams. Wetlands cannot be irrigated by manual or automatic means. The re-direction of a site's water to detention/retention areas in amount sufficient to maintain obligate plant species is allowable. Specification of required plant materials is covered in the 404 permit guidelines and are included with attached plant lists.

- from public streets, view corridors, public open space, or residential neighborhoods. Five percent of the total landscaped area of a site shall be designated as building landscaping.
- Foundation landscaping must be installed in plant beds, raised planters, or in plant vaults covered by tree grates.
 - Plant beds must be a minimum of 8' wide; planters a minimum of 4' wide; and tree grates a minimum of 4' x 4'.
 - All foundation landscaping must be watered by an automatic irrigation system.
 - These plant groups are recommended for foundation landscaping. See the plant list for recommended species.
 - A variety of deciduous flowering and evergreen shrubs with vertical and horizontal growth habits.
 - Ground covers.
 - Annuals, and perennial flowering species.
 - Multi-stemmed and single trunk ornament trees large shrub species.

- 4.1.7 Plant Material Requirements - Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowering species, turf grasses, mulches, and automatic irrigation. Landscape materials may also be used to define space, and create visual interest. A plant list of recommended plant material may be found in the Appendix.

Select a variety of plant species including deciduous and evergreen trees, and deciduous and evergreen shrubs should be chosen for seasonal interest.

All plant material shall be installed in the following minimum sizes:

- Shade trees - 2½" caliper
- Ornamental trees - 2" caliper
- Evergreen trees - 6' height minimum
- All shrubs - 5 gallon container
- Ground cover, annuals, and perennials - no restrictions

The following sizes shall be provided by non-residential projects along those property lines adjacent to residential uses, and by family detached residential uses.

- Large deciduous trees - 3" caliper
- Ornamental deciduous trees - 2½" caliper
- Evergreen trees - 8 to 10' height minimum
- Shrubs - same as above
- Ground cover/perennial - same as above

Thorny plant material shall not be located adjacent to public walks. Clear space above public walks shall be eight feet (8') or greater.

Wetlands shall be designed and maintained to present an aesthetically pleasing appearance. A maximum of fifty (50) percent of a site's landscaping may be committed to Wetlands.

4.1.3 Landscape Buffers

- General Information - The perimeter of all sites should be buffered with landscaped areas. Minimum buffer widths shall be measured inward from a site's property line; not from the edge of a sidewalk or curb.
 - For commercial and multi-family uses, minimum buffer widths and incentive features may be found in Table 1 in the Appendix.
 - Landscape buffers pertaining to residential uses may be found in Table 2 in the Appendix.
 - A summary of landscape buffer widths may be found in Table 2 in the Appendix.
- Buffer Requirements - A description of Murphy Creek view corridors, buffer widths and incentive features may be found in Table 3.

Drainage ways should be incorporated visually into the development by using a landscape buffer, open fence styles and sensitive Site Plan design; they shall not be treated as the back doors of developments. See Table 3 in the Appendix for buffering and landscaping requirements.

- 4.1.4 View Corridors - View corridors in Murphy Creek are East Jewell Avenue, Gun Club Road, Yale Avenue, Mississippi Avenue, Harvest Mile Road and Murphy Creek Natural open space park systems. Since Commercial and Multi-family developments adjacent to these corridors are highly visible, a strong emphasis shall be placed on sensitive landscape treatments which will afford pleasant visual experiences from these corridors. See Table 3 in the Appendix for buffer widths, incentive features and buffer landscaping requirements for Commercial and Multi-family areas.

- Standard buffer strip landscape features at East Jewell Avenue, Gun Club Road, Yale Avenue, Mississippi Avenue, Harvest Mile Road and Murphy Creek natural open space parks.
 - Standard buffer width for Commercial and Multi-family areas shall be 25' minimum measured from the property line. See Table 3 in the Appendix.
 - Plant a total number of trees and shrubs equal to one tree and 10 shrubs per 30 lineal feet of frontage. Trees shall consist of large deciduous shade tree species and large evergreen tree species. Number of evergreen trees must equal 50% of the total number of trees. Shrubs may consist of tall deciduous species and evergreen species planted a

- 4.1.8 Plant List - A plant list of recommended plant materials may be found in the Appendix. Refer to Section 4.1.7 for minimum plant sizes.

- 4.1.9 Turf Regulations - In order to maintain green lawns during possible periods of water shortage, City Ordinance 80-47, [Sections 39-79 through 39-81] prohibits the open space in non-residential sites from having more than fifteen (15) percent of the site in Kentucky bluegrass. Residential areas cannot exceed fifty (50) percent of the landscaped area in Kentucky bluegrass. [The ordinance also requires the amendment of all turf area soils with a minimum of three (3) cubic yards per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters (excluding that from Colorado origin), or aged/treated manure's. Topsoil is not considered an acceptable organic matter.]

Turf areas will be separated from planting beds wherever possible and irrigated as a high water-use zone according to Section 4.1.10, below. No turf shall be planted in parking islands, or in strips less than twelve (12) feet in width. Plantings of turf shall similarly be discouraged in areas around hydrants, tree trunks or above ground valves or utilities. Large areas of turf where no activity or pedestrian circulation occurs are discouraged. In place of these areas, mulched plantings are recommended to maintain a green and water efficient landscape. Where additional turf areas are desired, alternate turf species that tolerate circulation, extended drought, and/or provide for reduced maintenance requirements have been provided on the list.

- 4.1.10 Irrigation - Automatic irrigation is required for all developments.

Developments with large areas of restorative grasses shall provide irrigation for a minimum of three (3) years. However, permanent irrigation shall be provided for trees and shrubs within these areas.

The contractor shall achieve coverage of native grass greater than 75% of seeded areas with no bare spots greater than two (2) square feet. The establishment period shall be through the fall of second growing season. The owner shall reseed all areas not meeting the criteria for coverage at the end of the establishment period. In addition, the owner shall reseed any areas not showing significant signs of establishment at the end of each growing season as directed by the City.

If the development has common landscaped areas -- areas designated as tracts -- you must include area calculations for each specific area depending on water usage. To assess irrigation tap fees the Utility Department has divided landscape tracts into water conserving landscaped areas (non-turf), and non-water conserving landscaped areas (turf), and non-irrigated areas (pavement, etc.). A table summarizing these areas

- minimum of 5' o.c. Shrubs should be massed and planted between tree groups.
- Like tree species may be grouped with spacing not less than 25' o.c. for deciduous species and 15' o.c. for evergreen tree species. Maximum distance between groups may not exceed 45' o.c.
 - Planting a single row the trees the full length of the buffer will be discouraged.
 - Incentive Landscape Features for Commercial and Multi-family development areas adjacent to view corridors next to East Jewell Avenue, Gun Club Road, Yale Avenue, Mississippi Avenue, Harvest Mile Road and Murphy Creek natural open space parks minimum buffer widths and incentive features are provided in Table 3 in the Appendix.
 - Berms - Where landscape berms are provided, their slopes shall not exceed a ratio of one foot of rise for every three feet of run.
 - Decorative Fences - Incentive decorative fences 6 feet to 8 feet, constructed of wood and masonry, brick, or stone columns spaced 200 feet on centers or at any change in direction. Acceptable wood construction to consist of board and batten, top and bottom rails, rail caps, and exposed wooden columns. If fence is constructed of PVC, then masonry columns need only be located at starting and ending fence locations.
 - Masonry Walls - Incentive masonry walls 6 feet to 8 feet height, faced with integrally colored decorative masonry block, stucco, or brick to match or blend with the materials used on other site buildings.
 - Upgraded Minimum Plant Sizes - Incentive size upgrades shall consist of the following minimum sizes (Table 1, Row 4):
 - Shade trees at 3½" caliper; (b) Ornamental trees at 2½" caliper; and (c) Evergreen trees at 10 foot height.

- 4.1.5 Parking Lot Landscaping and Screening - Provide the following parking lot landscaping:
- Landscaping
 - Multi-family - Provide one landscaped island for each ten on-site parking spaces provided. The number of contiguous parking spaces shall not exceed ten spaces in any row. Each single row island shall be a minimum of 171 (9' X 19') square feet and each double row island shall be a minimum of 342 (9' X 38') square feet. All islands shall be protected by concrete curbs, and consist of one shade or ornamental tree, sodded berms (if wider than 12 feet), or under story shrubs. Plant shrubs to provide 100% coverage for each island.

shall be provided on the landscape plan and will be utilized for assessing fees. Call the utility department to request a copy of the new ordinance Sec. 39-68 and Sec. 39-83 or for additional information.

Foundation landscaping in areas of expansive soils may be exempt from normal irrigation requirements upon submittal of a soils report.

- 4.1.11 Non-Living Materials - No greater than fifty (50%) percent of the required open space shall be covered with rock or other approved non-living materials. In addition, a minimum of fifty (50%) percent of the surface of these areas is required to be covered by living plant materials. Ground cover, perennials, shrubs, and evergreen trees shall be utilized for this calculation. At maturity, seventy-five (75%) percent of the required open space shall be covered by living plant material.

- 4.1.12 Service Areas and Trash Enclosures - Must be screened from surrounding properties. Buffer widths and landscaping requirements shall comply with criteria found in Table 1 of the Appendix.

- 4.1.13 Drive-Thru Windows - Shall be screened from adjacent properties as specified in Table 1 in the Appendix.

- 4.1.14 Fences and Fence Canyons - Fences are subject to requirements established by City Code, Section 146-1931, Fences along Arterials, Collectors, and Continuous Local Type 1 Streets. All single-family buffers are subject to this ordinance.

- 4.1.15 Detention, Retention, and Water Quality Ponds - Detention, retention, and water quality ponds shall be integrated physically, functionally, and aesthetically, into the total landscape design. Generally, vegetated slopes shall not exceed 3:1 and all pond turf areas shall be properly drained. Standing water, except in vegetated wetland areas, is discouraged other than in recirculating water features. Water quality enhancement areas within the bottom of the pond shall be planned with vegetation that is consistent with the presence of saturated soils, such as cattails or other appropriate vegetation.

Any mowed slope that is within the public right of way or proposed as part of a publicly maintained facility shall be no steeper than 4:1.

Pond grading should be designed to accommodate access for maintenance. Rockscaped or rip-rap slopes except when necessary for erosion control are discouraged.

Pond depth should generally be limited to not more than six (6) feet. When it has been determined by Planning that the aesthetics of a pond is important, retaining wall height shall be limited to 30 inches. Walls over 30 inches shall be terraced. The distance between terraced retaining walls

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Refer to the Appendix at the end of this document for graphics

MURPHY CREEK - Development Standards

6.2 Fencing Graphics

Refer to the Appendix at the end of this document for graphics.

7.0 RETAINING WALLS

7.1 Retaining Walls Standards Matrix

Category	Murphy Creek	Murphy Creek - Traditional Neighborhood Design (T.N.D.)	Murphy Creek - Mixed Use/Office	Murphy Creek - Commercial/Office	Murphy Creek - P.D. Commercial
Retaining Walls	Retaining walls will be a maximum of 30 inches. Where more grade-uptake is required, it will be constructed of several walls of a maximum height of 30 inches. Each wall may be separated by a horizontal distance of no less than 3-feet. All terraces between walls will be landscaped.				
Walls for Commonly Owned Tracts	Where retaining walls are required or accent walls are desired, they will be constructed of materials consistent with the signage. No wood retaining walls will be allowed in commonly owned tracts. Wall surfaces will be articulated using columns or breaks at a 30-foot minimum. Walls will be installed by the developer.	Walls must be constructed with materials that are complimentary to the style of adjacent buildings, incorporating the same finishes and colors.			
Walls for Privately Owned Tracts	Where retaining walls are required or accent walls are desired, landscape timbers, as a minimum treatment, is an acceptable material. Wall surfaces will be articulated using breaks at a 30-foot minimum. Walls will be installed by the owner and/or builder.				

7.2 Retaining Wall Graphics

Refer to the Appendix at the end of this document for graphics.

8.0 SITE FURNISHINGS

8.1 Site Furnishings Standards Matrix

Category	Murphy Creek	Murphy Creek - Traditional Neighborhood Design (T.N.D.)	Murphy Creek - Mixed Use/Office	Murphy Creek - Commercial/Office	Murphy Creek - P.D. Commercial
Lighting for Entry Features	Lighting located at entries will be recessed up-lighting or decorative accent lighting which will cast a soft, indirect light on the signage.				
Street Lights	Street lights may be placed at major intersections and key locations and will be installed by the developer. Fixtures will be specified at time of Site Plan.				
Benches, Trash Receptacles, Bicycle Racks, Drinking Fountains, Bollards, etc.	These elements are appropriate in areas where heavy pedestrian traffic is anticipated. Site furnishings will be made of high quality materials and will complement the materials used throughout the community. Details will be provided at time of specific Site Plans.				
Mailboxes	All mailboxes will meet USPS standards. Refer to the Appendix for additional information.				

Notes:

- All site furnishing detail shall be provided at time of site plan as applicable.

8.2 Site Furnishings Graphics

Refer to the Appendix at the end of this document for graphics.

9.0 CIRCULATION SYSTEM DEVELOPMENT STANDARDS

9.1 Vehicular

- 9.1.1 Objective - The circulation and road patterns of the development are planned to provide good access, privacy and safety for the neighborhoods. E-470 will be located approximately 1/2 mile west of the site. Collector roads proximate to E-470 will serve office, commercial and multi-family uses in this area. A proposed grade separated interchange of E-470 with East Jewell Avenue to the west will provide convenient access to the property. East Jewell Avenue (140' R.O.W.), Gun Club Road (140' R.O.W.), Yale Avenue (110' R.O.W.), Mississippi Avenue (110' R.O.W.) and Harvest Mile Road (110' R.O.W.) will provide arterial access to this site. Service and retail centers will be located exclusively within the influence areas of these roads and therefore through traffic will not need to penetrate the circulation system within individual 'island' neighborhoods. The system will be safe for residents and the working and traveling public while remaining responsive to environmental concerns and emergency traffic needs.

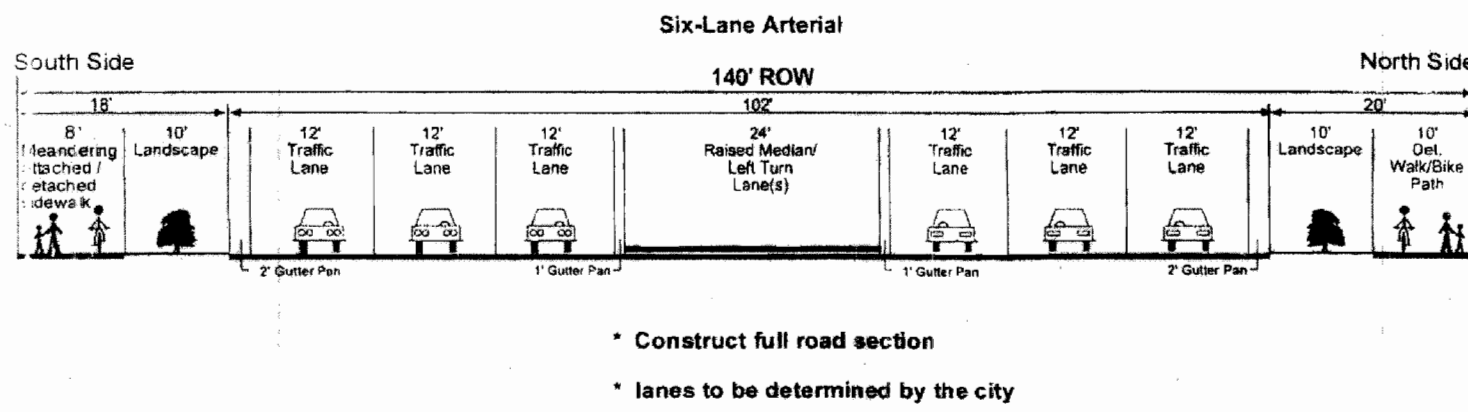
The internal road system for Murphy Creek is based on a hierarchy of street types. Public streets will be designed to provide access from adjacent arterial streets to individual residential villages or 'islands' surrounded by the golf course. SFD homes, duplexes, townhomes, multi-family residential and commercial tracts may be served internally by public streets or by private drives and courts.

- 9.1.2 Street Cross-Sections and Classification System - The street cross-section and classification system at Murphy Creek is a combination of old standards, new standards, and a hybrid of the new standards. The collector and arterial streets shall follow the street standards as approved on the GDP and as detailed below with the exception of Old Tom Morris Road/East Louisiana Avenue which is detailed in the Appendix, Item 11. The local streets north of East Jewell Avenue which have been designed as of the approval of these standards will be constructed as a hybrid of the new street standards. The hybrid will consist of the following changes:
- The pavement width of the streets will be per the new City standards
 - A four (4) foot detached walk will replace the standard requiring a five (5) foot detached walk
 - A six (6) foot tree lawn will replace the standard requiring an eight (8) foot tree lawn.

The following cross-sections are included to depict the hybrid streets:

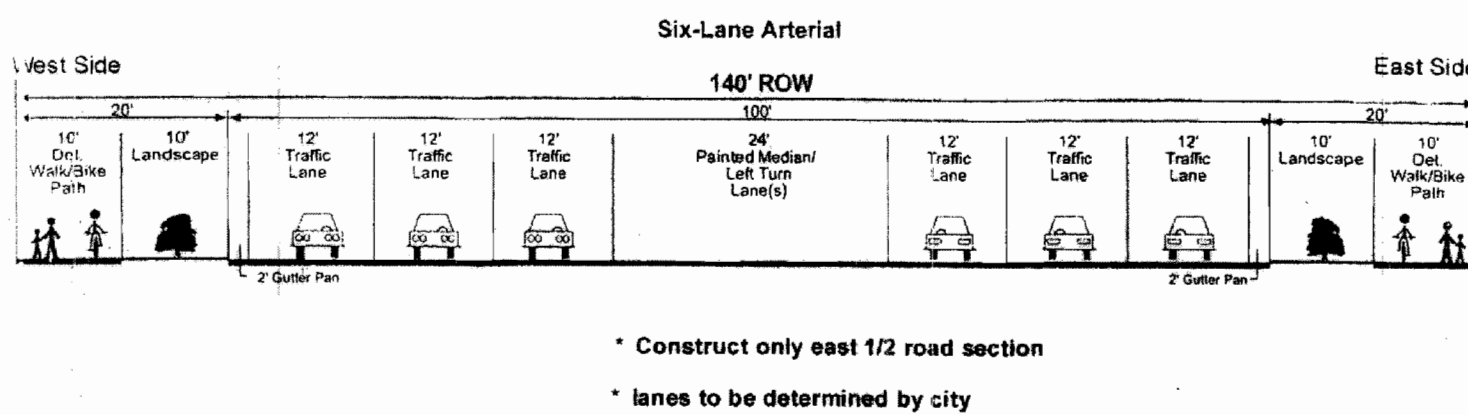
- Arterial Street Sections

- East Jewell Avenue (140' R.O.W.)



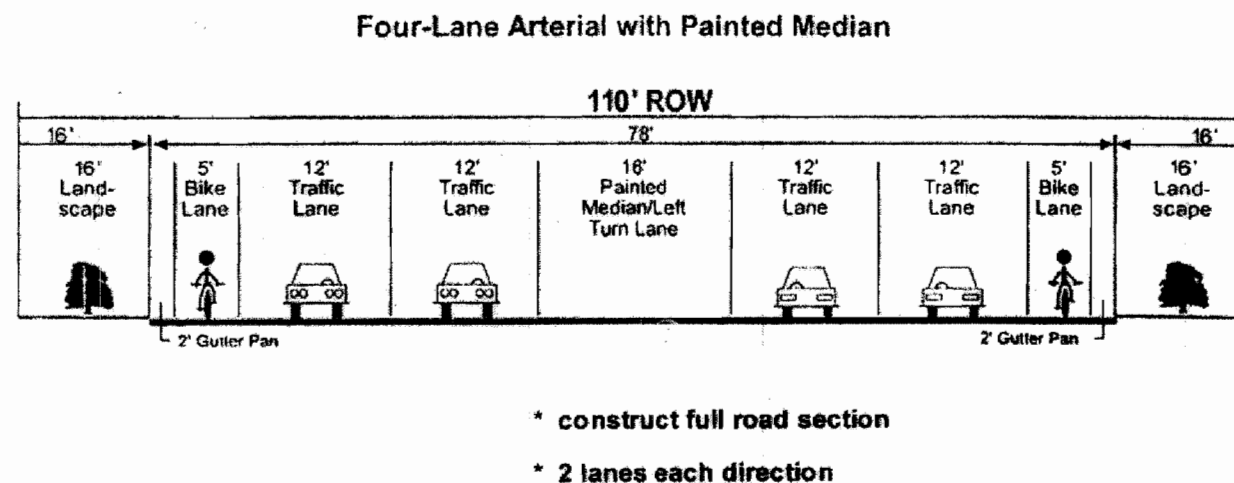
JEWELL AVENUE

- Gun Club Road (140' R.O.W.)



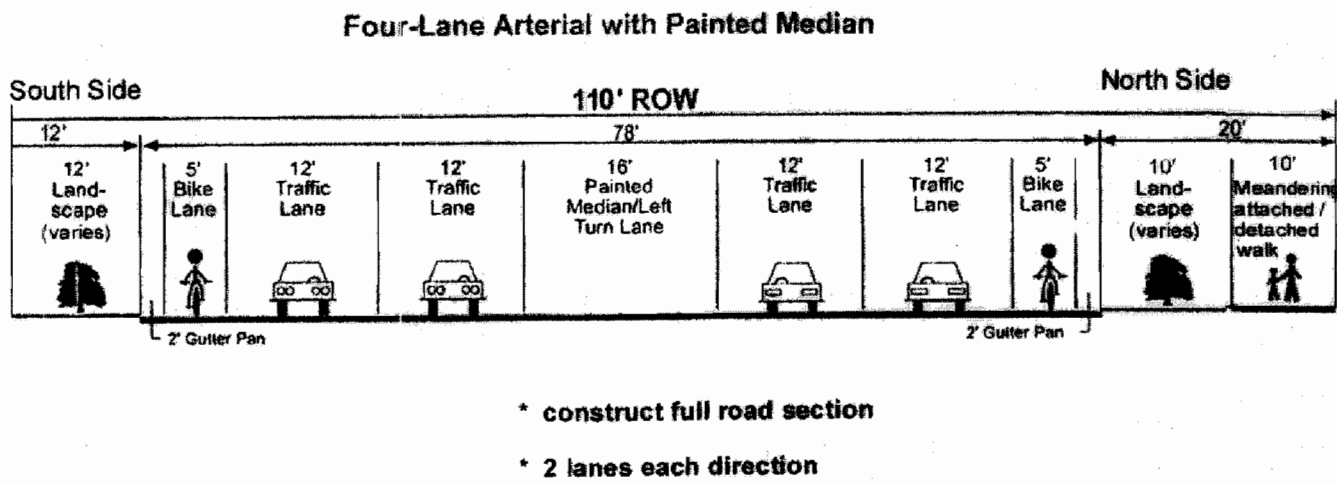
GUN CLUB ROAD

- Gun Club Road - Connector (110' R.O.W.)



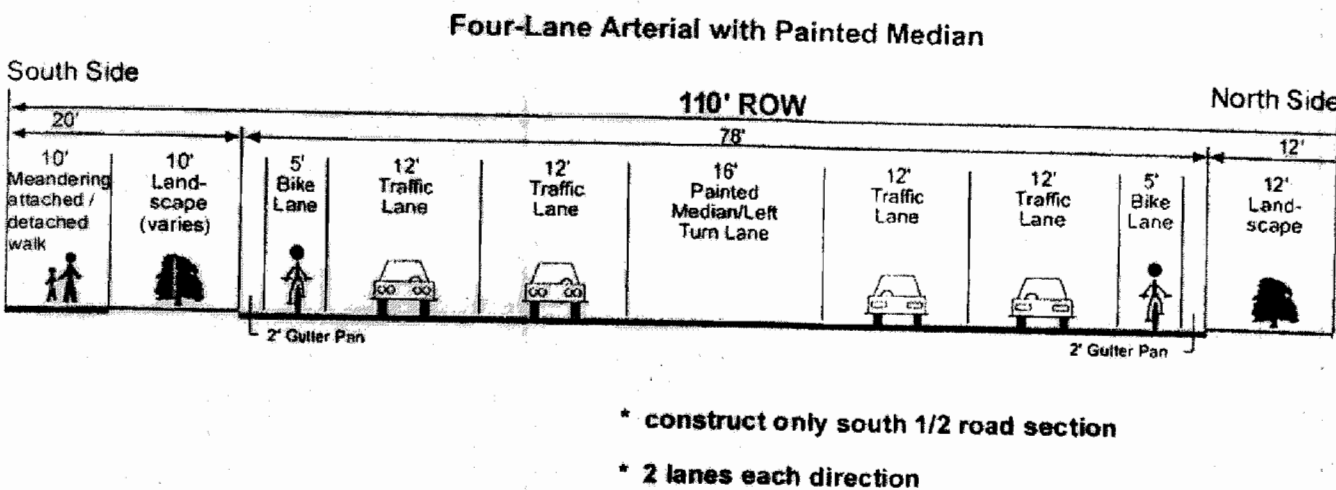
GUN CLUB ROAD - CONNECTOR

- Yale Avenue (110' R.O.W.)



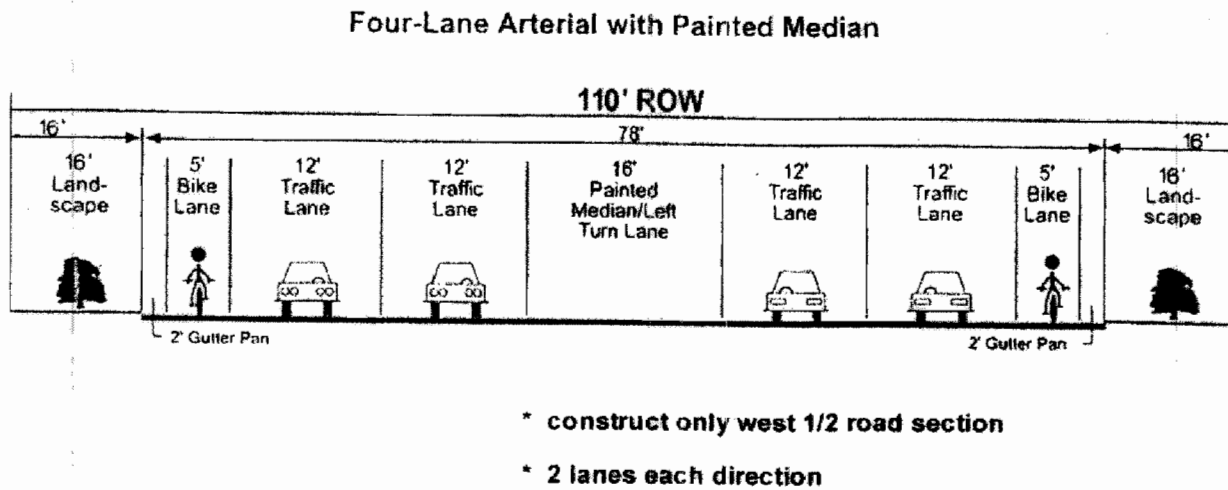
YALE AVENUE

- Mississippi Avenue (110' R.O.W.)



MISSISSIPPI AVENUE

- Harvest Mile Road (110' R.O.W.)



HARVEST MILE ROAD

MURPHY CREEK - Development Standards

MURPHY CREEK AURORA, COLORADO Development Standards

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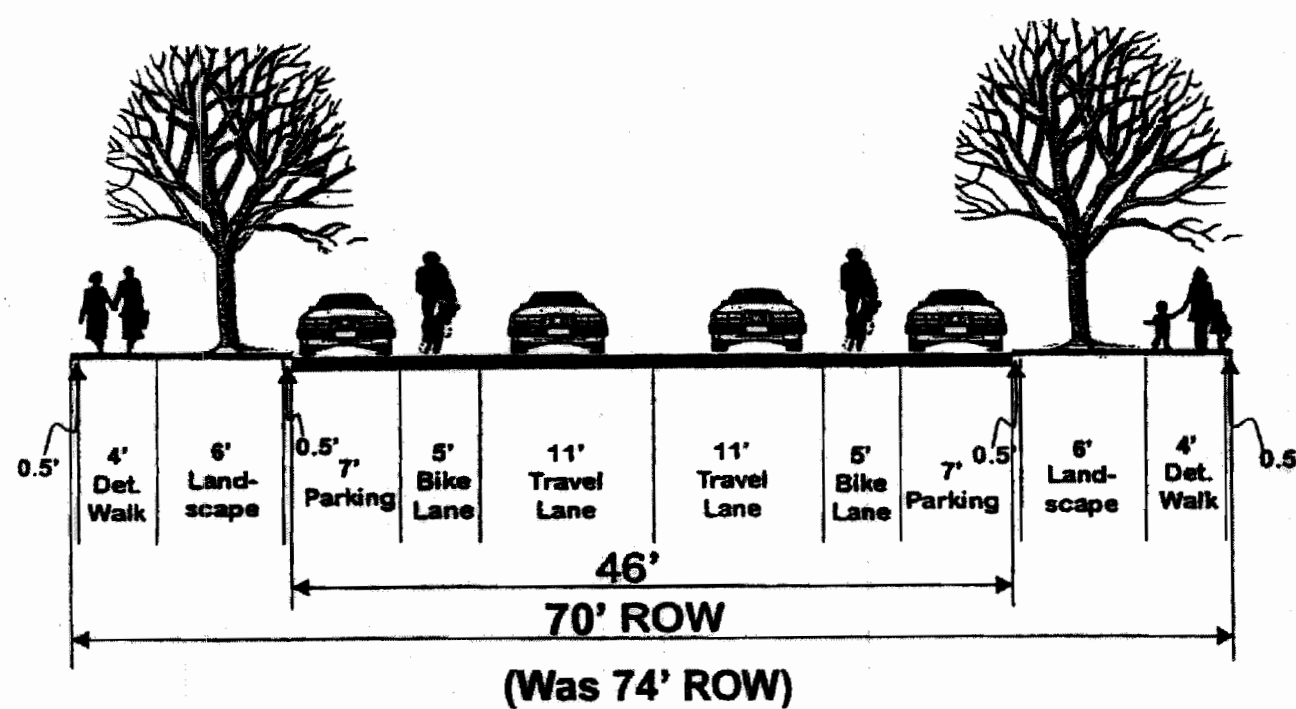
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The following cross-sections are included to depict the hybrid streets:
a. Major Collectors - (Refer to Appendix - Item 11, Page XI for cross section of Old Tom Morris Road)

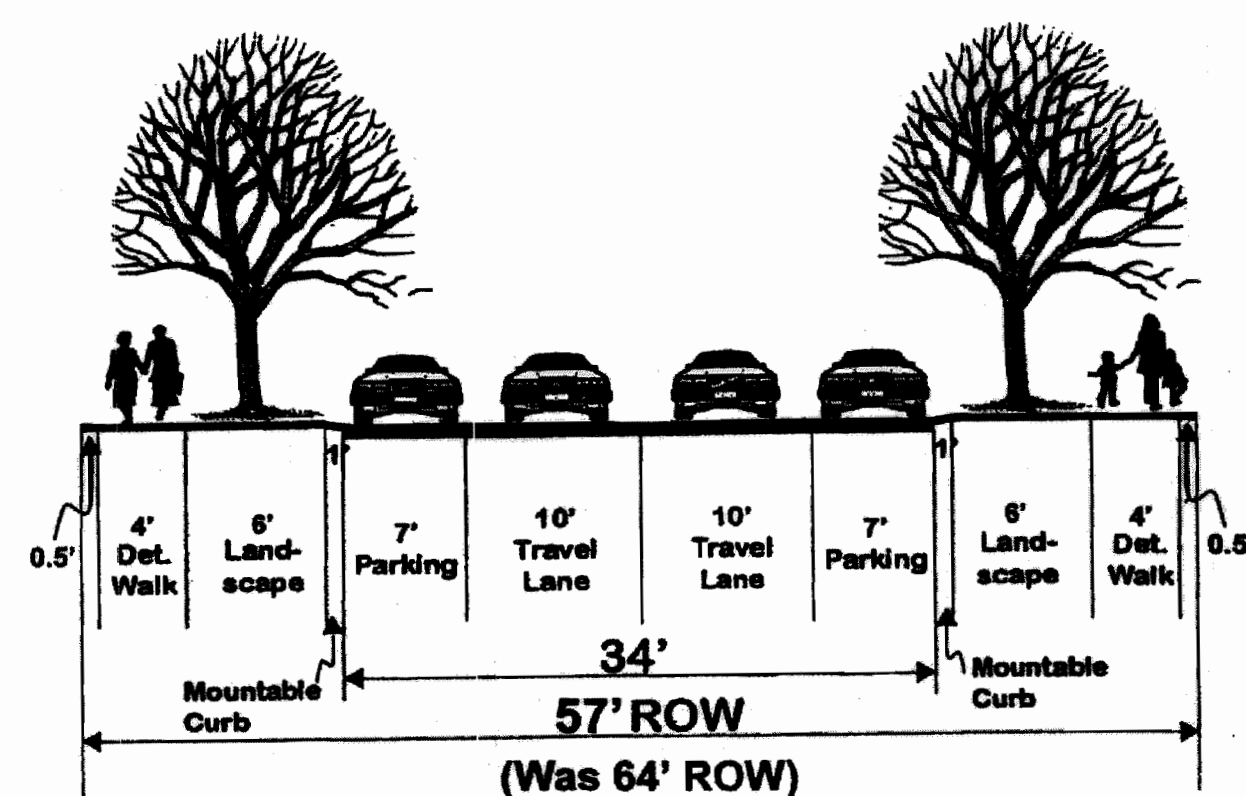


Major Collectors: Any street that connects at both ends with an arterial. Single family detached units do not front the street. Generally located midway between parallel arterials.

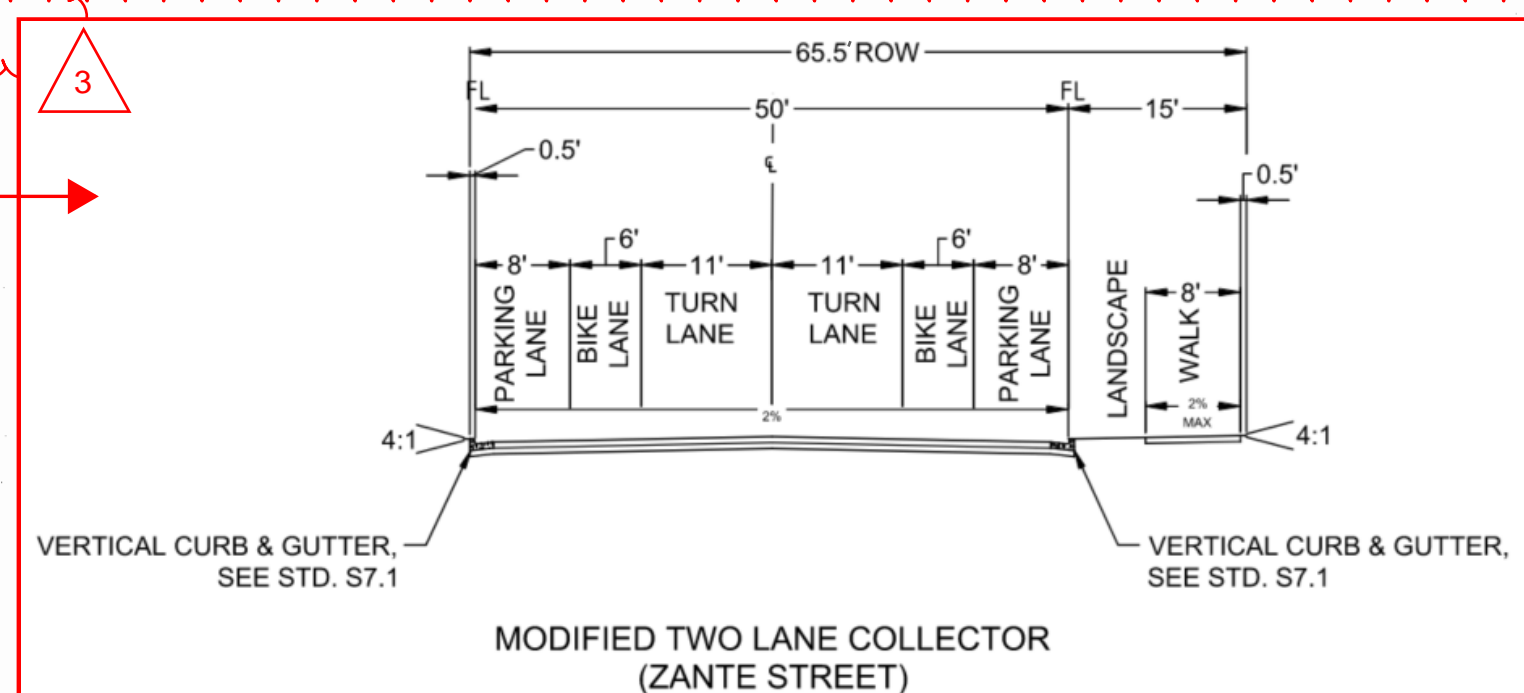
Note: Curb & gutter is standard 6" vertical with 2 foot gutter.

FOR THIS AMENDMENT, ZANTE WILL HAVE A MODIFIED AURORA STANDARD SECTION

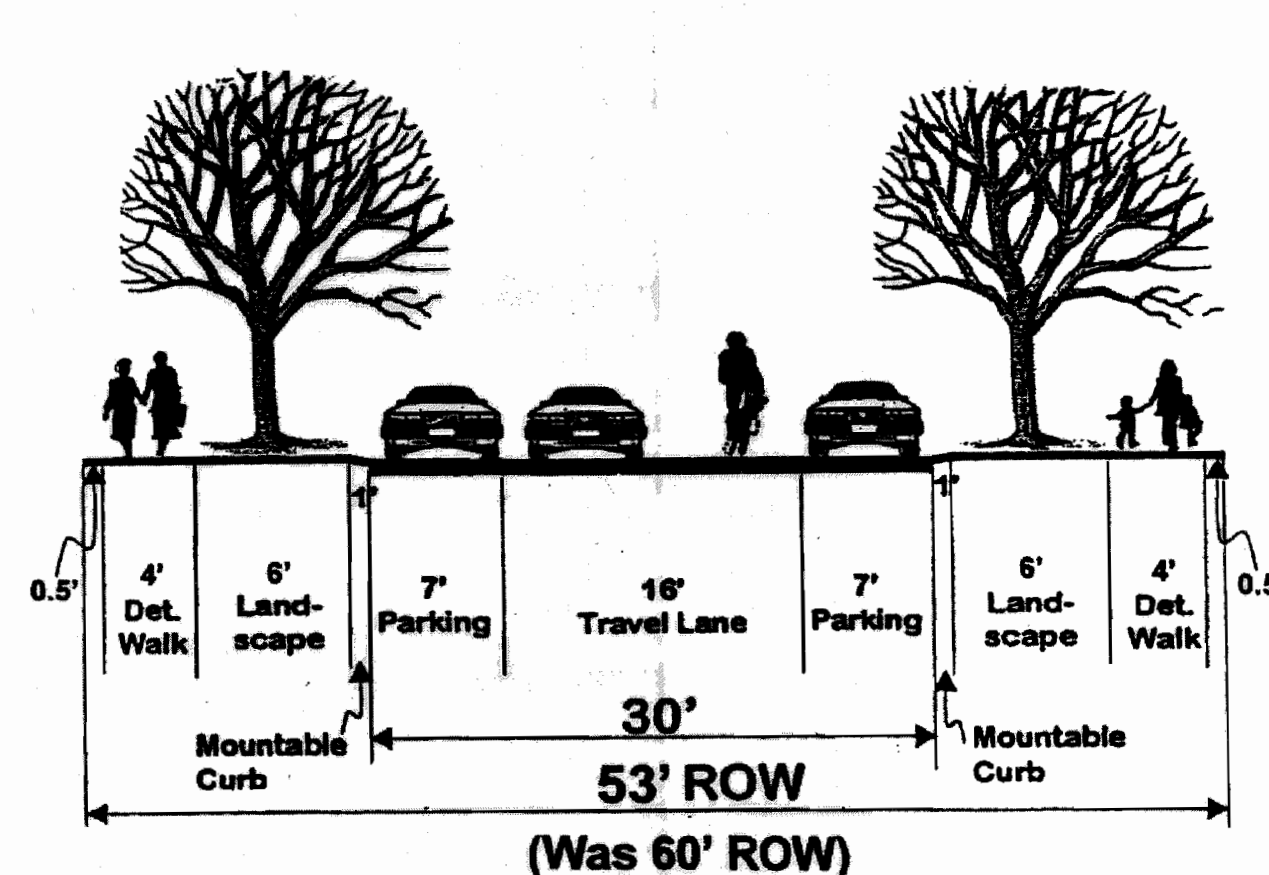
b. Local Street - Type 1 -



Local Street Type 1: Neighborhood streets connecting with major collectors or arterials



c. Local Street - Type 2 -



Local Street Type 2: Destination streets that do not connect with major collectors or arterials. A maximum of 40 dwelling units are permitted to front the streets. For cul-de-sacs less than 250', the sidewalk may be attached and the right of way reduces to 44 feet.

high caliber design including sidewalks and bike paths. It will be a detached meandering trail and include minimum irrigation, varied berming and high caliber landscaping. Detailed landscape plans will be provided at time of Site Plan. Where trails are adjacent to major arterials and collector streets, the required sidewalks on the corresponding side of the street will be eliminated. Refer to the Appendix, Item 11 for an example of this situation.

b. Linear Park/Trail - A linear park/trail will be provided within the Public Service Company's right-of-way east of the property. These trails will afford a future connection to the E-470 regional trail and connect to proposed trails east and north of the property.

9.3 Parking

- 9.3.1 Off-street Parking - Single-family residential off-street parking will be provided by means of garages (minimum two cars) and driveways (minimum two cars) per dwelling unit. All off street parking will comply with the City of Aurora Standards.
- 9.3.2 On-street Parking - On-street parking will be provided along the standard streets.
- 9.3.3 Recreational Vehicle (R.V.) Parking and Storage - R.V.'s will be restricted by the CCR's. No group storage of R.V.'s will be provided within residential areas at Murphy Creek.

10.0 AMENITIES AND OPEN SPACE DEVELOPMENT STANDARDS

10.1 Open Space Areas

The property is characterized by gently rolling high plains environment. The site is named for Murphy Creek, which flows through the property from north to south. Minor tributary drainage cross the site feeding into Murphy Creek, supporting some cottonwood filled riparian areas. All this is set adjacent to and below a generally open and unchanging high plains environment.

The open space system ties Murphy Creek into a cohesive "green" community. Trails throughout most of the open space complements the natural open space system by connecting the community together. All open space tracts will be owned and maintained by the homeowner's association (HOA) and/or special district. This open space will include, but not necessarily be limited to:

- a. combination park and school site with an active recreation area, designed primarily as soccer fields
- b. a 3 acre swim club including bath facilities with cabana, outdoor Olympic size pool, children's wading pool, tennis courts, basketball courts, picnic areas, and playground area including playground equipment
- c. perimeter landscape buffers, berms, parkways including arterial and collector street right-of-way landscaping
- d. internal pedestrian and bicycle paths
- e. pocket parks
- f. entrance walls and focal points
- g. cul-de-sac parks and parking areas.

10.2 Public 18-Hole Golf Course

Along portions of Murphy Creek, the eighteen hole golf course has been carefully planned to compliment the natural drainage and flood plain areas. The intent of land planning and siting of the golf course and residential parcels within the influence of both drainage is to maximize the scenic value offered by them and minimize grading and disturbance impacts. Access will be designed to allow pedestrian circulation while minimizing vehicular crossings. Residential units are planned to take full advantage of the excellent views and the effect of generous open space associated with their neighborhoods.

Planned as a unified residential development and golf course, this area will be a combination of manicured and natural open spaces. The golf course has been designed to prevent, as much as possible, conflicts with adjacent dwellings, pedestrian and roadway crossings. The golf course has been designed to weave through the site, with homes located on both sides. Therefore, homeowners will be advised that by building or owning a dwelling along said golf course, they are at risk from errant golf balls. Liability waivers will be a part of the closing documents for the sale of each home adjacent to the golf course.

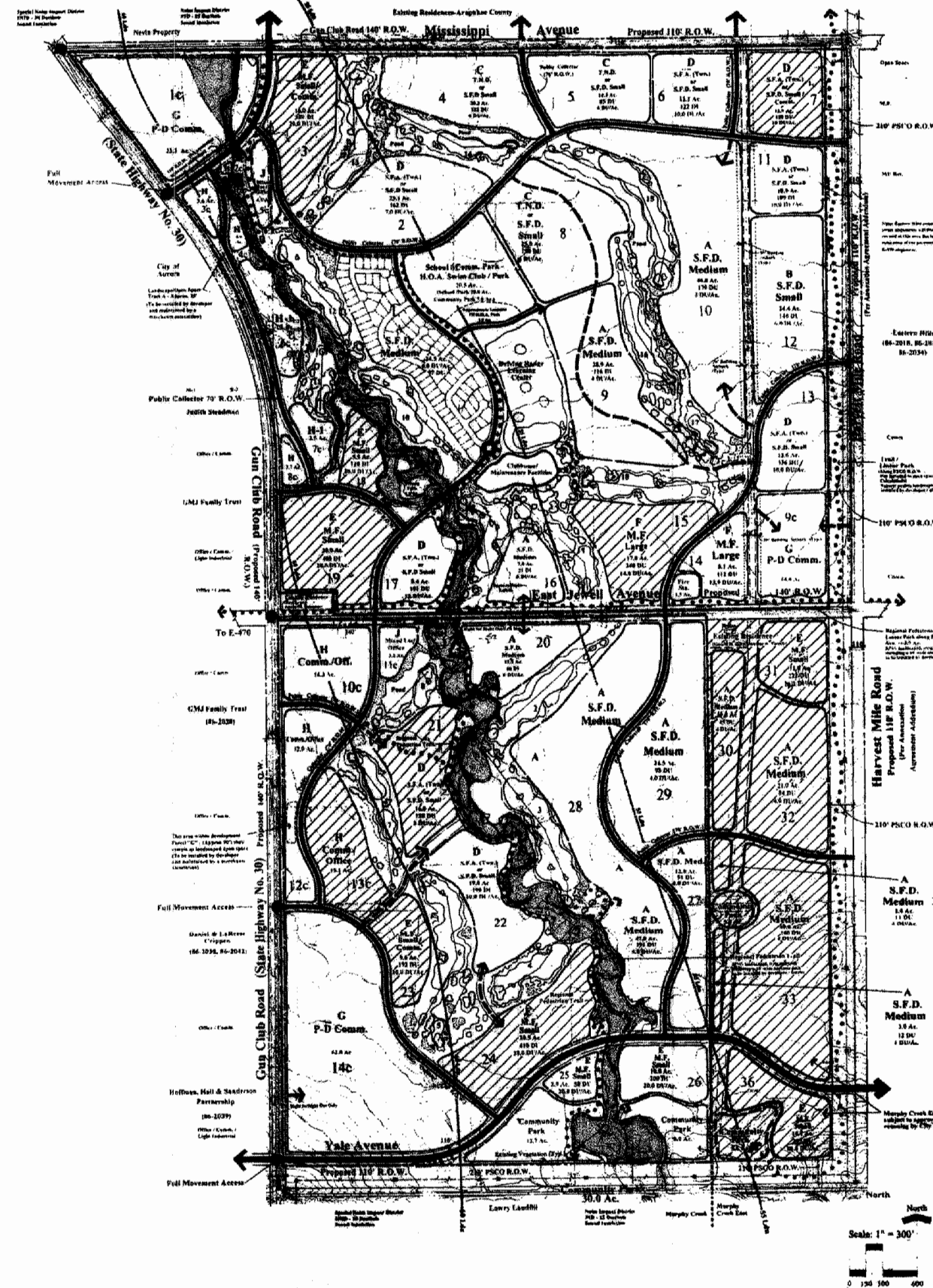
11.0 GENERAL NOTES

1. The developer has the right to build at a lower density in any planning area provided the City has determined that the use is permitted and compatible with surrounding land uses and a finding of compatibility is determined at the time of Site Plan review; provided the developer meets the requirements of that particular zone district and the intent statements of these Development Standards. This reduction shall be considered a minor change, enabling the developer to gain approval of the site without amending the Development Standards. There will be no transfer of development rights between the land use parcels once these Standards have been adopted.
2. Residential Development Standards shall apply to the use described, regardless of the zone district in which they are found, (ie., if a single-family detached use is developed, than the standards from that district shall apply).
2. Maximum intensity of use may be attained only after site plans have satisfied all other zoning requirements such as open space, parking, setbacks, building height and minimum lot size specifications.
3. All roadway systems are conceptually located to provide access to the site and its environs. All efforts will be made to provide smooth flowing roads that respond to future parcel and off-site demands. Final alignments, access and design will be determined at the time of site plan review, and shall be in substantial accordance with the Development Standards to the extent that is reasonable and possible. At the time of site plan for each land use parcel, the developer shall address and/or show adequate temporary emergency access for said land use parcel.
4. The owner/developer of any property within the area subject to these development standards has the right to continue existing agricultural uses until the time of site plan or subdivision plat approval.
5. For the purposes of City review and approval of site plans and subdivisions, permitted intensity of development shall be controlled by Floor Area Ratio (F.A.R.) and gross dwelling units per acre (DU/AC) figures, as specified within these Development Standards. The gross densities shall not exceed the allowable DU/AC in each district even if the lots are the minimum size permitted.
6. The development standards contained herein shall govern the development of the property, and, except as expressly provided herein, the City's site planning procedures, City Code, Charter and ordinances or regulations shall apply to the development of this project.
7. At the time of Site Plan, the developer shall be obligated to address referral comments received from the appropriate Federal, State or local agencies.
8. Nothing herein shall constitute or be interpreted as a waiver of the City's legislative or governmental authority to enact regulations under its police power.
9. The Master Drainage Plan proposed on behalf of the owner shall first be reviewed and approved by the City prior to approval of any subdivision. In the event of any conflicts concerning, but not limited to size, location and regional detention ponds and/or drainage-way locations, cross sections and widths, the Master Drainage Basin Plan shall govern. To the extent that revisions to the golf course and development boundaries become necessary due to the findings of the Master Drainage Plan, the Development Standards shall be amended pursuant to City code at the time of Site Plan.
10. Development with Murphy Creek will comply with the Master Water and Sanitary Sewer Plan on file with the City of Aurora Utility Department for the property.
11. The developer at the City's option, may be required to provide additional traffic analysis for each site prior to or concurrent with the approval of a Site Plan, to ensure that necessary infrastructure and secondary access is in place to accommodate the proposed development.
12. Setbacks listed herein may be increased by the City if, at the time of Site Plan review, the City determines that the setbacks do not satisfy the minimum building, fire or safety standards.
13. Except as otherwise noted within these Development Standards, all City of Aurora Ordinances, regulations and rules uniformly applicable and in effect at the time of Site Plan and/or Subdivision Plat approval shall be applicable to the development of this property.
14. It is the intent of the developer to provide a variety of active recreational opportunities, which may include playgrounds, swimming pools and tennis courts, within these recreational areas for residents of Murphy Creek.
15. All building heights described shall not exceed Federal Aviation Administration Part 77. Land uses and development plans shall be subject to referrals from the FAA at the time of development.
16. In such event that changes occur in flight patterns, noise contours, Accident Potential Zones (APZ's) or cetera for Buckley A.N.G., or Denver International Airport (D.I.A.) so as to materially affect the land uses and development statement contained herein, the City and the owner/developer of the affected land agree to amend the General Development Plan in response to the changes in airport operations. The Noise Impact District (N.I.D.) boundaries as shown on the approved G.D.P. are preliminary only. Final N.I.D. delineation shall be determined by actual study at time of Site Plan.

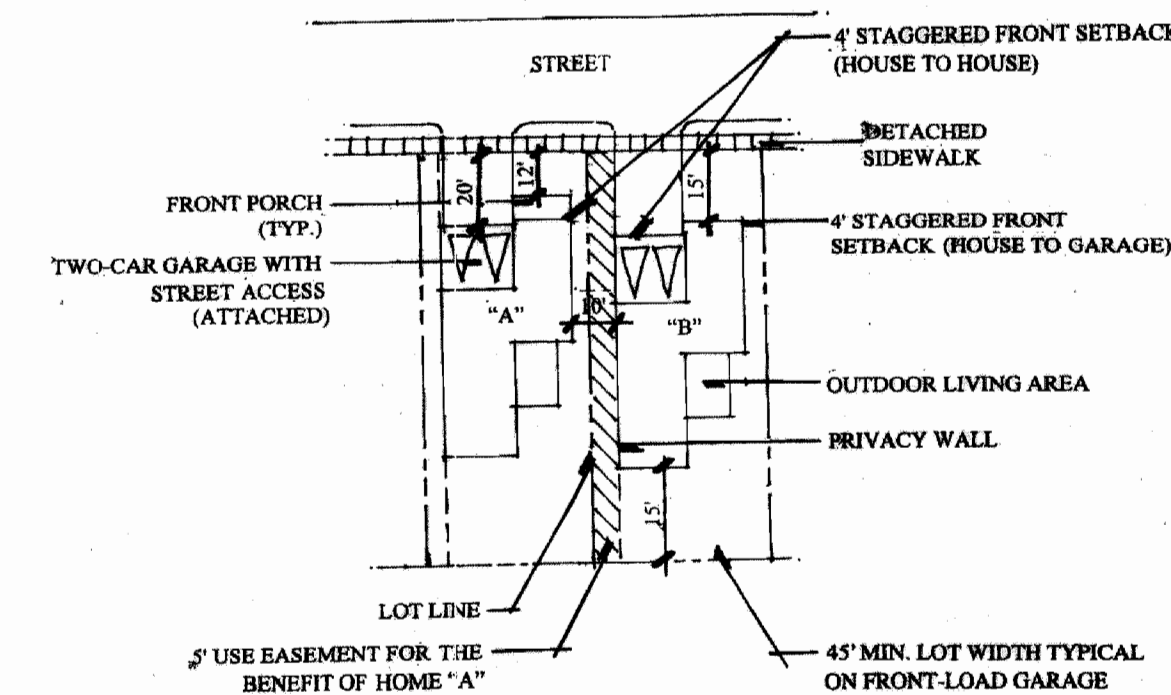
MURPHY CREEK - Development Standards

APPENDIX

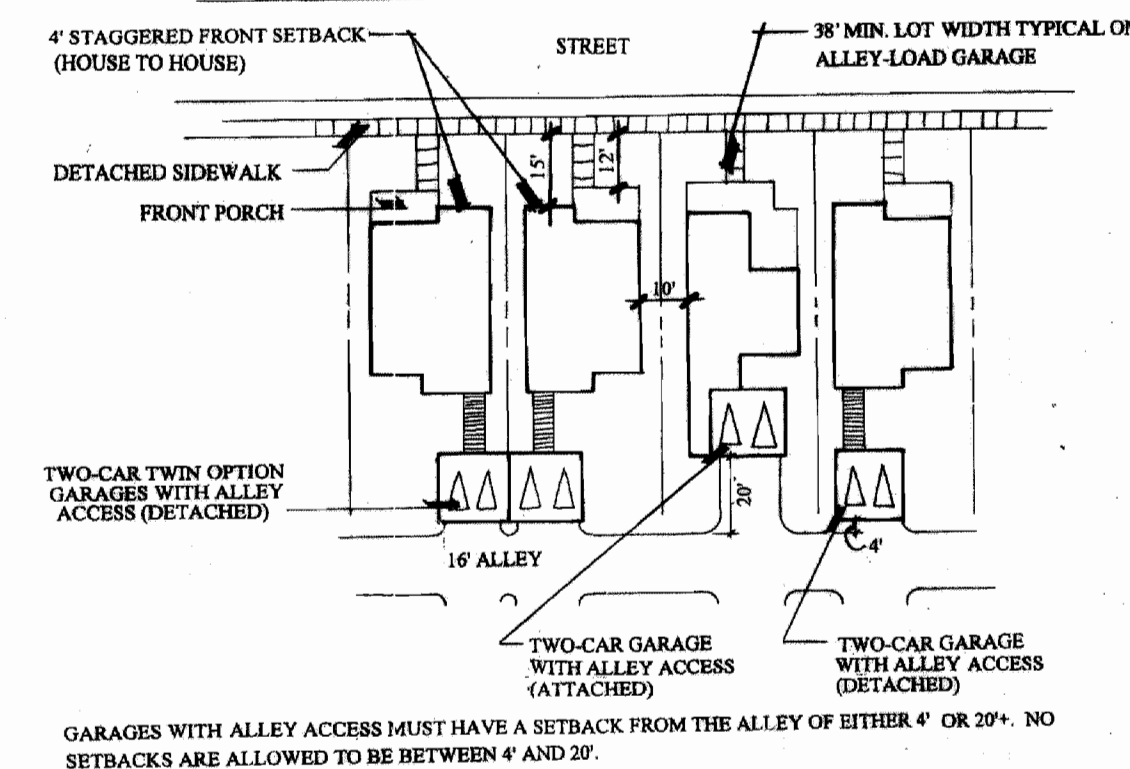
1. KEY MAP WITH PARCEL IDENTIFICATION



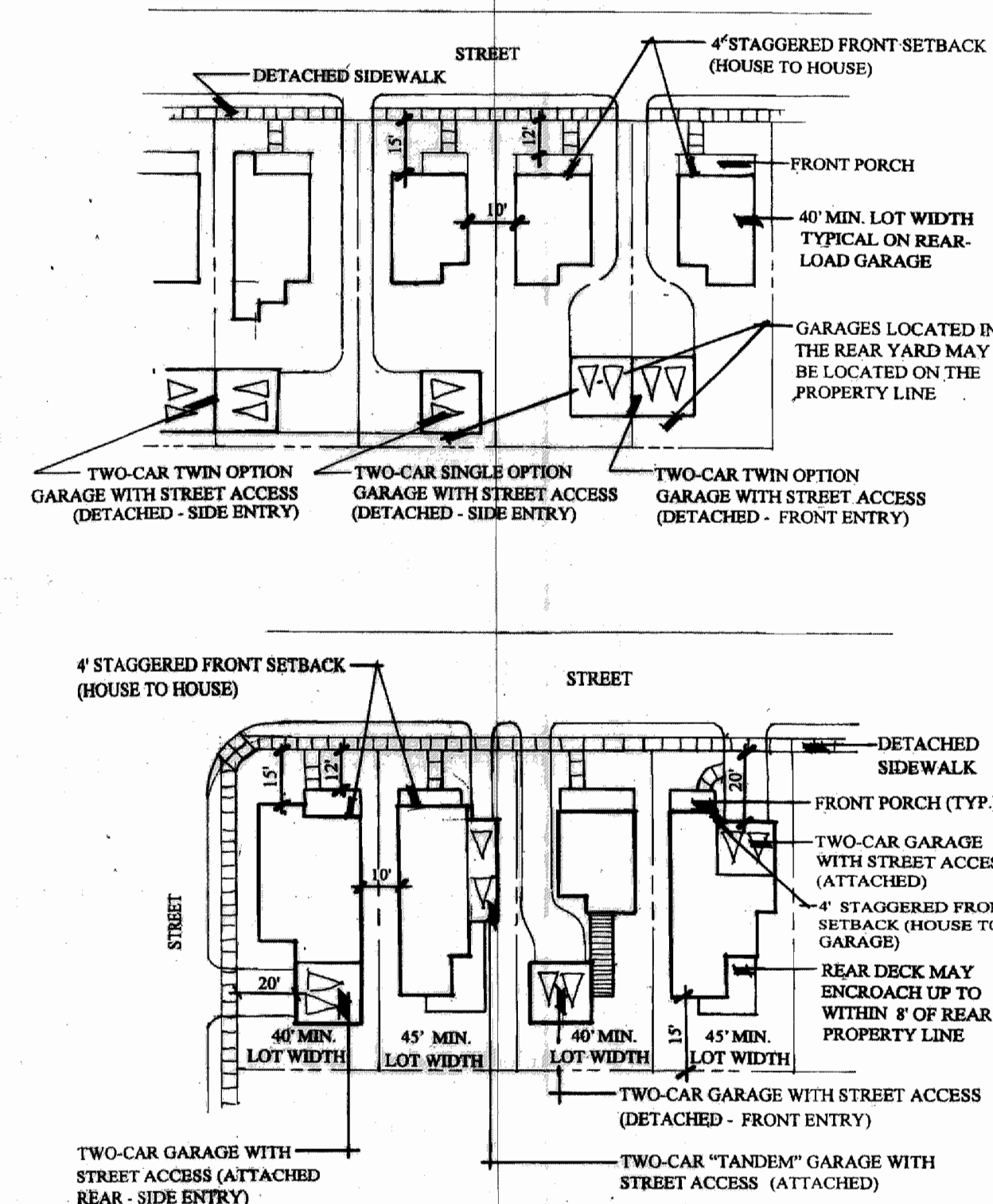
2. TYPICAL HOME WITH "USE-EASEMENT"



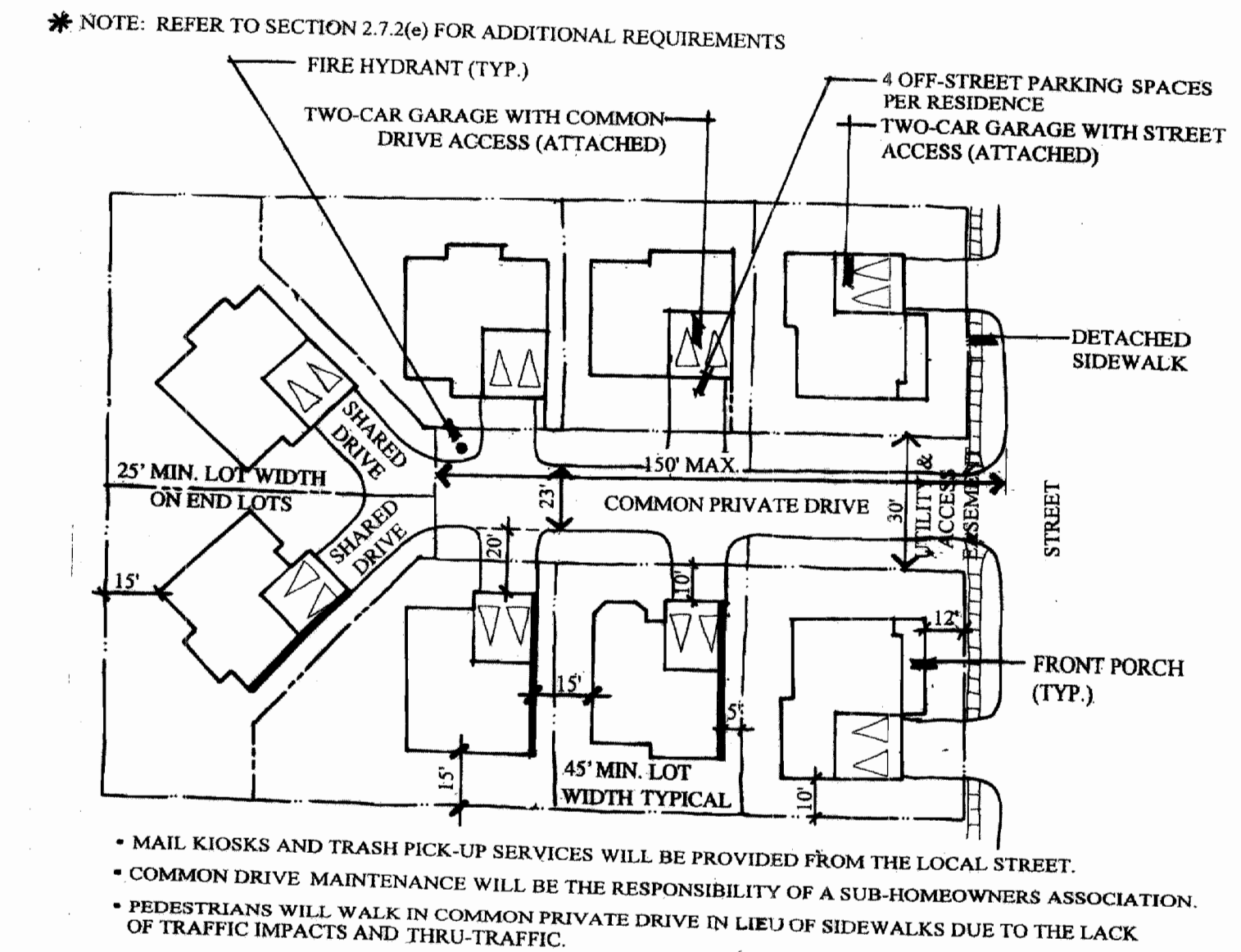
3. TYPICAL HOME WITH ALLEY ACCESS



4. TYPICAL HOME WITH STREET ACCESS



5. TYPICAL HOME LOCATED ON LIVING LANE (COMMON PRIVATE DRIVES)



6. TRADITIONAL NEIGHBORHOOD DESIGN FEATURES

GENERAL DESIGN FEATURES TO BE INCORPORATED INTO TRADITIONAL NEIGHBORHOOD HOUSES

July 30, 1999

USE OF "TRADITIONAL" HOUSE STYLES

Murphy Creek's Traditional Neighborhood House Design Criteria is developing a format in which the contemporary home built with today's construction technology and materials can produce the quality, image and charm of many older neighborhoods. These neighborhoods were generally built by a series of builders, each one expressing elements from traditional, recognized architectural styles.

The richness of the majority of these neighborhoods results from the contrast and unique flavors of individual styles combining in one neighborhood. The styles of traditional American homes are virtually unlimited. They include Colonial, Greek Revival, Victorian, Bungalow, Craftsman, Arts and Crafts, Tudor, Gothic, Spanish Revival, American Foursquare, Prairie Style and many others. By serious attention to scale, proportion, detail, color application and reduction of the garage element at the street elevation, the opportunity to create a new timeless style neighborhood presents itself at Murphy Creek.

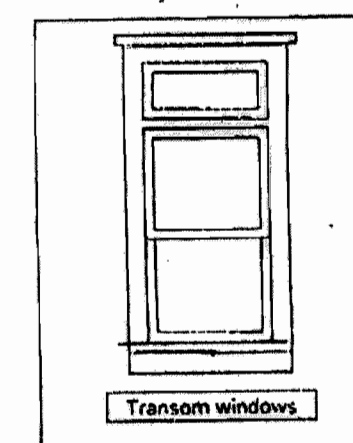
USE OF TRADITIONAL ARCHITECTURAL DESIGN FEATURES

The design of every home shall incorporate at least six of the following architectural features.

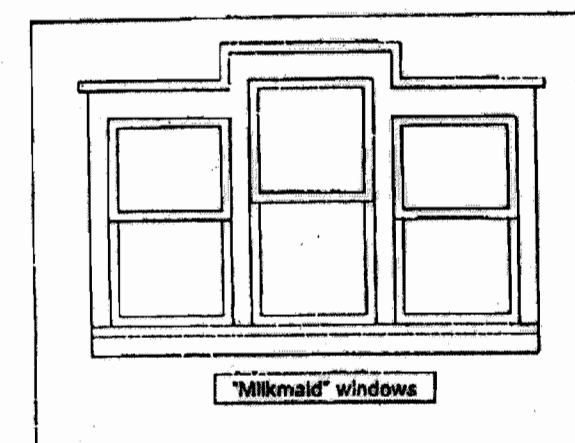
1. Bay window - Two on any elevation
2. Roof dormer - Two or a major dormer
3. Fireplace chimney with detailed termination cap. Chimney clad with masonry or stucco. Maybe approximately 2' x 3' roof mounted.
4. Attached or detached garage to the rear of main house.
5. Primary roof slope of 7/12 or greater or appropriate slope for the architectural style.
6. Primary roof material in concrete tile, clay tile, simulated slate, or standing

seam metal.

7. 200 square feet of brick, cultured stone or stucco detailed as an integrated horizontal masonry base or a masonry mass element in character with the architectural style.
8. Second story porch of at least 25 square feet or balcony with decorative rail.
9. Two windows with transoms on the front or rear elevation.



10. "Milk-maid" window patterns.



11. Low decorative picket fence in front yard (vinyl or similar no maintenance material).
12. Special patterned paving material or pigmented concrete with scored pattern on walks or driveway open to public view (at least 100 square feet).
13. Special millwork detail or similar detailed decorative elements on gable ends, porch frieze or millwork brackets at porch columns.

14. Custom detailed garage doors with windows and applied wood trim pattern.
15. Overhangs detailed other than standard 12" boxed soffit.
16. Front elevation fenestration detailing consistent on all four elevations, includes fascia, soffit, frieze, window trim, horizontal banding etc.
17. Finishing exposed concrete foundations with stucco or masonry paint.
18. Side elevation mounted trellis work for future planting.
19. Minimum 3-1/2" corner trim and horizontal trim bands at floor plate lines, changes in siding textures and colors.
20. A three color paint scheme featuring rich, historically documented colors, with all trim painted in one or more contrasting colors with the front entry door in a gloss accent, and roofing color selected to compliment the paint colors chosen.
21. Front elevation that features a 1-1/2 story design (see drawing).

GARAGE ORIENTATION

1. Parcel 4 is identified to develop with a combination of the following garage orientations:
 - a. Street access with detached/attached garage in rear.
 - b. Front loaded recessed garage
2. Parcel 5 is identified to develop with 100% recessed garages.
3. Parcel 8 is identified to develop with garages accessed from a rear alley with the exception of the golf course lots which will consist of 30% recessed garages.

PORCH DESIGN

1. No more than 6 risers from entry walk to finished floor of residence.
2. All risers must be solid - no open treads. The sides of stairs with more than three risers shall be enclosed with lattice screen.
3. Porches more than two feet above adjacent grade must be skirted with lattice screen, masonry, or siding.
4. Porches must feature detailed columns with a minimum dimension or diameter of at least 5-1/2" or double columns may be 3-1/2". (All columns shall feature capitals, and bases (plinth) details in accordance with the general house style.)
5. Porches with gable ends facing the street shall have a roof pitch equal to or greater than that of the main house. Porches with shed style roofs may have pitches less than that of the main house.
6. Where the building code requires a porch railing, the porches shall have baluster railing and cap in a design appropriate to the house style.

WINDOW AND DOOR DESIGN

1. All windows shall be fixed glass, casement, double-hung or single-hung
2. All windows and doors shall be trimmed at the head, jamb and sills with a minimum trim width of 3-1/2" at sides and bottom and 4-1/2" at top.

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MURPHY CREEK
AURORA, COLORADO
Development Standards

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Sheet Title

Development Standards

Sheet Number

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MURPHY CREEK - Development Standards

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3. All main entry doors shall include either sidelites, a transom lite, lites in door or double door configuration.

GABLE END DETAILING

- 1. All street-facing gable ends on one story homes shall have decorative window treatments and/or decorative vents in the attic area. On two story homes with street-facing gable ends at least one gable shall have a decorative window or vent treatment in the attic area.
- 2. All street-facing gable ends shall be trimmed with frieze boards, rake boards, and fascia boards proportioned to the size of the gable.

SOFFIT DETAILING

All roofs shall overhang adjacent wall by a minimum of 12" not including gutters or special detailing compatible with the historical style image of the house.

EXTERIOR WALL CLADDING

Siding pattern may be rough or smooth: drop siding with approximately 4" exposure, 8" lap siding, or shingle, with 2x4 or 2x6 at corners. Lap siding not to exceed 7" exposure. Lattice Skirting: Strips shall have spacing no larger than 2" or masonry base. Masonry is not required.

ROOFING

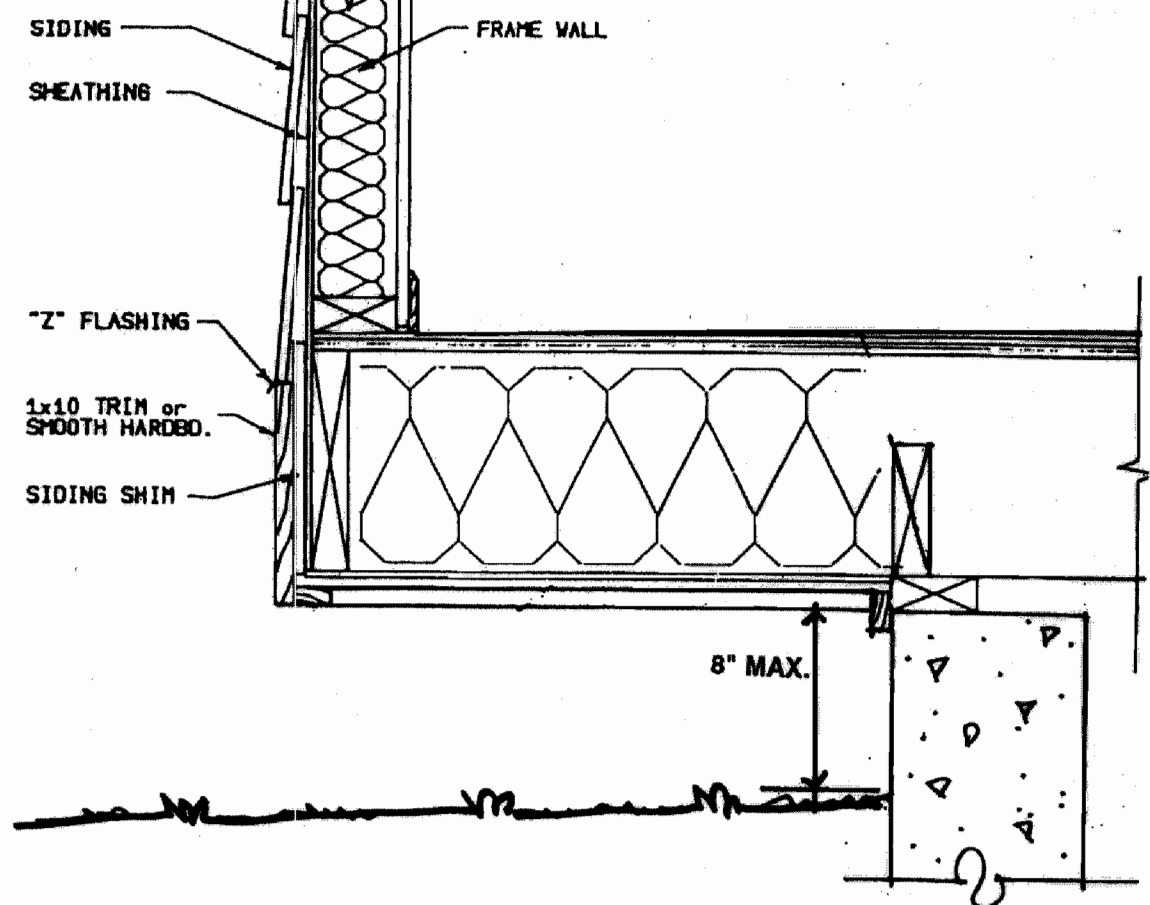
Roof materials shall consist of composition dimensional shingles in three different roof colors in a neighborhood, or other materials such as concrete or clay tiles or standing seam roof.

FENCING

All fencing fronting local and collector streets shall be of vinyl or a similar maintenance-free material designed to simulate a decorative painted wood fence.

CHIMNEYS

Fireplace chimneys both exterior wall and roof top locations shall be faced with compatible house siding and may be cantilevered with a minimum 1x10 trim band at the bottom.



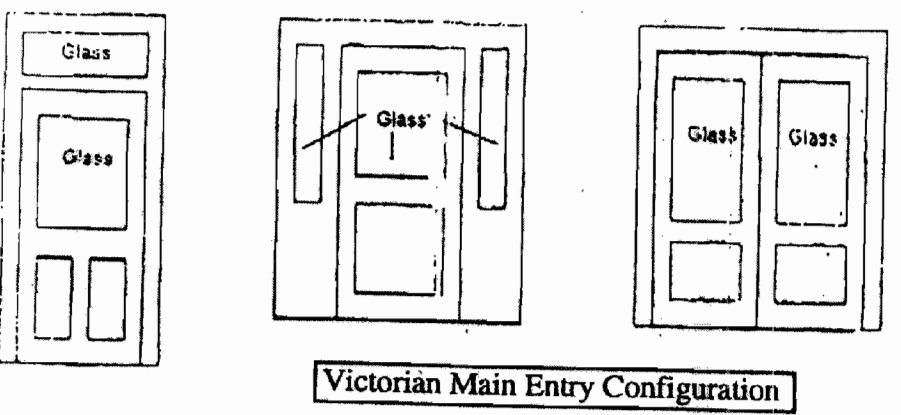
THE ARCHITECTURAL IMAGE OF THE HOUSES AT MURPHY CREEK

The overall image of the traditional neighborhood houses at Murphy Creek should follow the recognizable styles of America's neighborhoods. These include Colonial, Colonial Revival, Greek Revival, Victorian, Bungalow, Craftsman, Tudor Revival, Gothic, Spanish Revival, American Foursquare, Prairie Style, Farmhouse, Federal, Georgian, Italianate, Queen Anne, Dutch Colonial, Cottage Style, Shingle Style, Cape Cod, Shaker, Carpenter's Gothic and Mission Style. Home builders developing at Murphy Creek should develop the image and style of their neighborhoods around these established styles. Their project designs should incorporate the basic features of these styles using contemporary materials and construction technology.

EXAMPLES OF TRADITIONAL STYLE ELEMENTS

Victorian

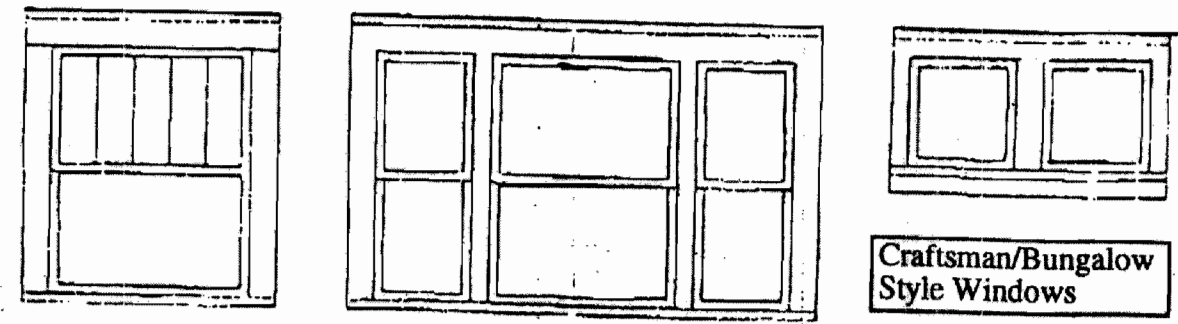
- Proportions and massing. Building massing is complex and vertical proportions are emphasized. Box and bay windows are featured along with corner turrets. At least three of the four major house elevations shall contain gable ends.
- Siding materials. Lap siding, real or simulated decorative siding, shingles, brick. Mixture of siding patterns appear on all elevations. Horizontal and vertical trim boards are used to divide up the facade, and to mark story heights and create banding.
- Window and door styles. Front doors shall be designed in one of the Victorian configurations shown below. Windows facing streets shall be trimmed and designed in one of the configurations shown below. Windows are vertical in proportion with at least 1/4 of all windows joined together as double or triple windows. Window sash glass shall be divided 1 over 1, 2 over 2, or decorative transom over fixed glass with real or simulated mullions. Only fixed glass, double hung or casement windows may be used. (See illustration below). Sliding doors may be used on side and rear elevations.
- Roof pitches and materials. Primary roof pitches shall be a minimum of 6/12. Porch and shed attached shapes can be covered with shallower pitches. Roof structure are complex and shall contain a mixture of hip and gable roof designs.
- Porches and other special features. All front elevations shall contain a porch with detailed balustrades and bracketed porch columns, although not all porches must be full width. Porch column spacing shall not exceed 10 feet.



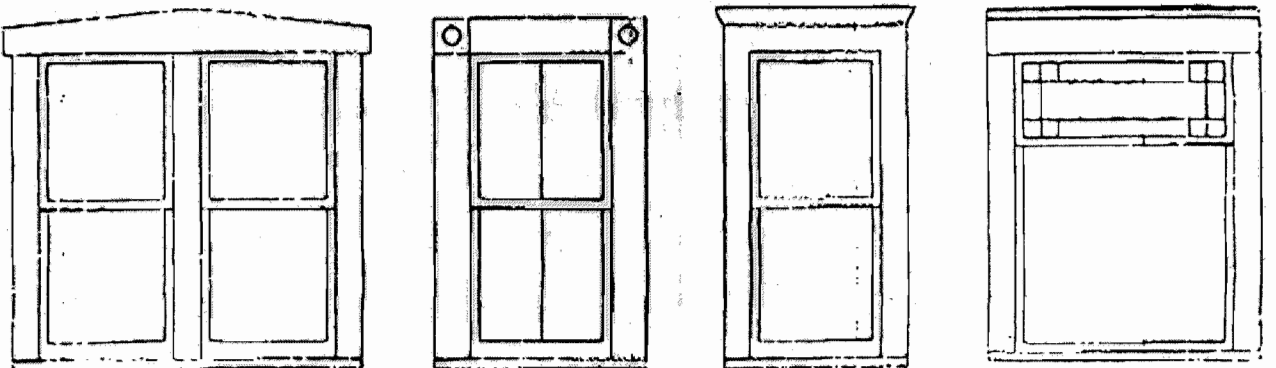
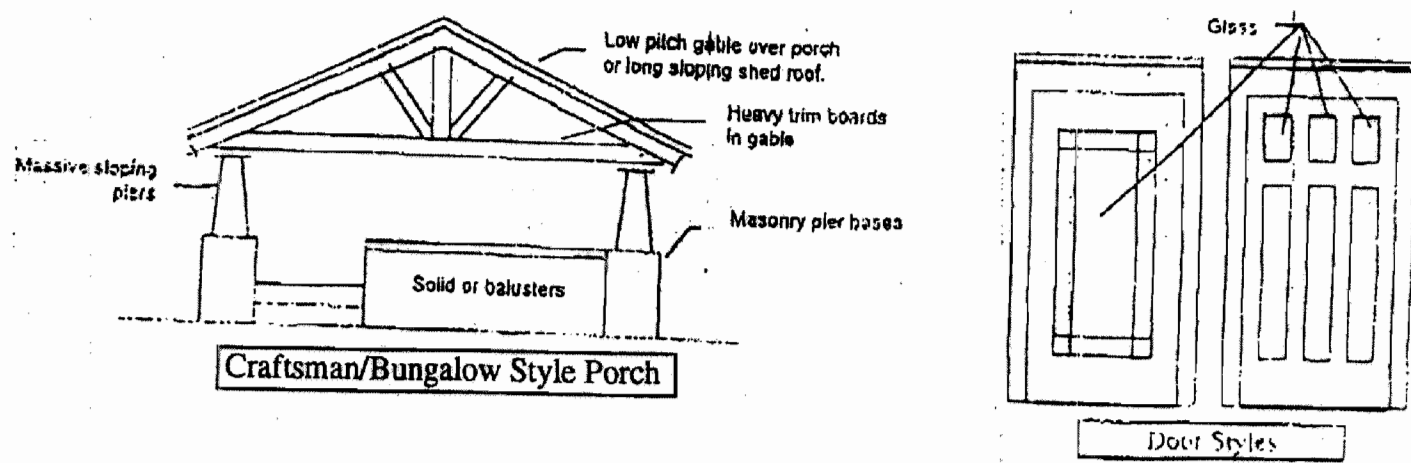
Victorian Main Entry Configuration

Craftsman

- Proportions and massing. Proportions are square or horizontal. Primary house shape may be simple, but front elevation roof area has at least one large, horizontally proportioned dormer. Two story homes are designed to appear to be one story, through the use of long, sloping roof lines.
- Siding materials. Narrow or wide profile lap siding, stucco, brick, simulated or real shingles. Wide trim boards are used to separate building materials and textures. All elevations shall have at least two different materials or textures, and the front elevation shall have at least three.
- Window and door styles. Proportions are square or horizontal, with at least 1/4 of the windows joined together. Window sash glass shall be divided either 1 over 1, or with vertical mullions in the top sash. Only double hung, casement, or fixed glass windows may be used.
- Roof pitches and materials. Main roof pitches are at least 5/12.
- Porches and other special features. All home fronts shall feature porches with massive, widely spaced columns (See drawing below)



Craftsman/Bungalow Style Windows



Victorian Style Windows

GLOSSARY

ROOF FORMS

Front-Gabled	Steep Pitch	Gothic Revival, Stick, Queen Anne, Tudor
	Moderate Pitch	Shingle, Neo-Classical
	Low Pitch	Greek Revival, Italianate, Craftsman
Side-Gabled	Steep Pitch	Tudor, Gothic Revival, Stick, Queen Anne, French Colonial
	Moderate Pitch	Colonial Revival, Georgian, Adam, Classical Revival, Neoclassical, Shingle
	Low Pitch	Italianate, Craftsman, Greek Revival, Dutch Colonial, Spanish Colonial
Mansard		Second Empire, Beaux Arts, Richardsonian, Romanesque

ROOF FORMS

Cross-Gabled	Steep Pitch	Tudor, Gothic Revival, Stick, Queen Anne
	Moderate Pitch	Shingle, Early Classical Revival
	Low Pitch	Craftsman, Spanish Eclectic, Greek Revival, Monterey
Centered Gable	Steep Pitch	Gothic Revival
	Moderate Pitch	Colonial Revival, Adam, Georgian
	Low Pitch	Italianate, Italian Renaissance, Beaux Arts
Gambrel		Dutch Colonial, Shingle, Colonial Revival, Georgian

ROOF FORMS

Hipped (with ridge)	Steep Pitch	French Eclectic, Chateausque, French Colonial
	Moderate Pitch	Colonial Revival, Georgian, Adam, Early Classical Revival, Mission, Neoclassical
	Low Pitch	Italianate, Adam, Greek Revival, Prairie, Italian Renaissance
Hipped (pyramidal)	Steep Pitch	Chateausque, French Eclectic
	Moderate Pitch	Colonial Revival, Neoclassical, Mission
	Low Pitch	Prairie, Italianate
Hipped with cross gables		Queen Anne, Richardsonian Romanesque, Shingle

WALLS

Rough-faced stone	Richardsonian, Romanesque, Shingle (first story only)
Smooth stone	Beaux Arts, Chateausque, Italian Renaissance
Stucco	Tudor, Mission, Prairie, Modernistic, International, Italian Renaissance, French Colonial, most other styles
Patterned shingles	Queen Anne, Shingle, Folk Victorian
Plain shingles	Shingle, Craftsman, Colonial Revival

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MURPHY CREEK - Development Standards

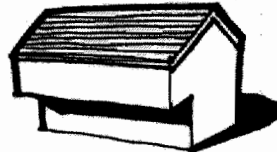
WALLS

Wall surface material extends up into gable without break



Tudor, Gothic Revival,

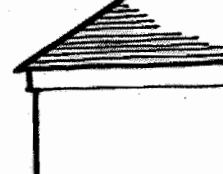
Second story overhang



Colonial Revival, Tudor

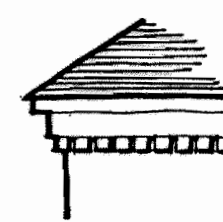
ROOF WALL JUNCTION

No eaves (little or no overhang)



International, Modernistic, Spanish Eclectic

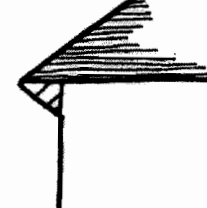
Slight eave overhang, boxed with modillions, dentils, or other classical moldings



colonial revival, Neoclassical, Beaux Arts, Adam, Georgian, French Eclectic, Classical Chateausque, Italian Renaissance

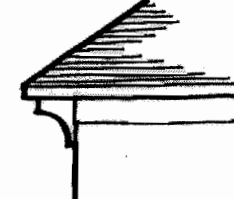
ROOF WALL JUNCTION

Slight eave overhang, open, not boxed



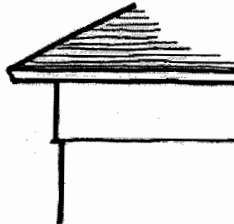
Stick, Gothic Revival

Slight eave overhang, with bracket



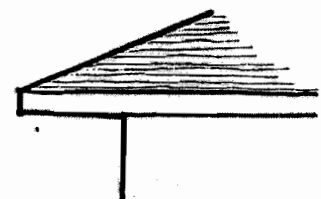
Second Empire, Folk Victorian, Italianate

Slight eave overhang with wide band of trim below



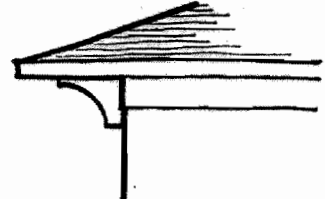
Greek Revival

Wide eave overhang, open, not boxed



Craftsman, Mission

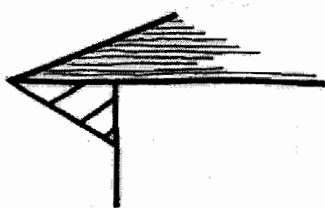
Wide eave overhang, boxed with brackets



Italianate, Italian Renaissance, Prairie, Mission

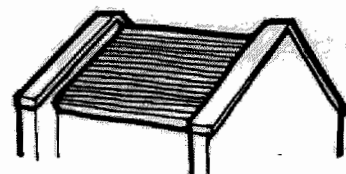
ROOF WALL JUNCTION

Wide eave overhang open, not boxed



Craftsman, Mission

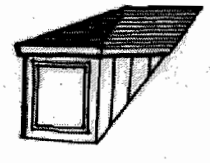
Parapet on gabled roof



Tudor, Queen Anne, Richardsonian, Romanesque, Mission, French Colonial


DORMERS

Hipped



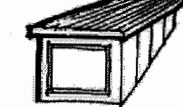
Prairie, French Eclectic Shingle

Gabled



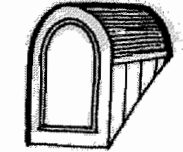
Craftsman, Colonial Revival, Adam, Georgian, Shingle, Queen Anne, Stick, Gothic Revival, Tudor, Chateausque, French Eclectic

Shed



Dutch Colonial, Craftsman, Colonial Revival

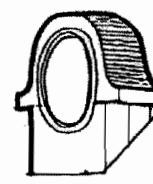
Arched top



French Eclectic, Second Empire, Beaux Arts


DORMERS

Round or oval



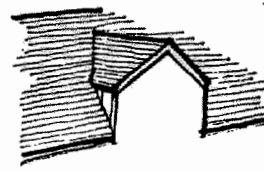
French Eclectic, Beaux Arts

Pedimented




Colonial Revival, Adam, Georgian

Wall dormers




Gothic Revival, Chateausque, Richardsonian, Mission, Romanesque

Eyebrow



Shingle, Romanesque, Richardsonian

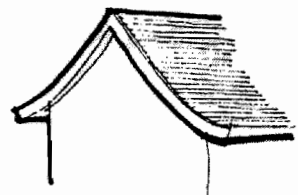
Shaped



Mission, Queen Anne, Tudor

OTHER ROOF ELABORATIONS

Flared eaves



French Eclectic, French Colonial, Prairie, Stick, Dutch Colonial, Craftsman

OTHER ROOF ELABORATIONS


Multi-level eaves



Tudor, Shingle, French Eclectic

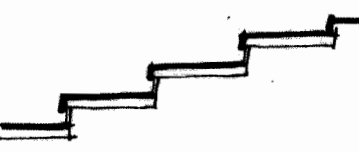
Tile roof

Rounded tiles, usually red




Spanish Eclectic, Mission, Italian Renaissance, Prairie

Flat pantiles




Tudor, Italian Renaissance, Colonial Revival, Neoclassical

Exposed rafters




Craftsman, Stick, Mission, Prairie, Gothic Revival

Towers, square



Italianate, Stick, Second Empire, Queen Anne


Towers, round



Queen Anne, Richardsonian, Romanesque, Chateausque, Shingle, French Eclectic


OTHER ROOF ELABORATIONS

Roof-top cupolas




Italianate, Second Empire, Octagon, Greek Revival

Decorated verge boards



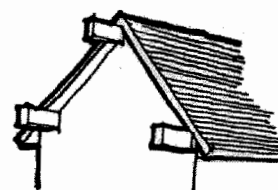
Tudor, Gothic Revival, Queen Anne

Trusses in gables



Craftsman, Stick, Tudor, Gothic Revival, Queen Anne

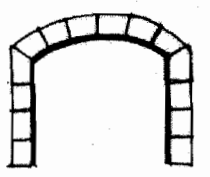
False beams at gable end



Craftsman, Prairie

ARCHED DOORS, WINDOWS, PORCHES

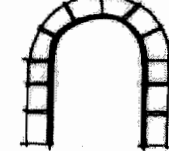
Segmented



Georgian, Colonial Revival, Adam, Italianate

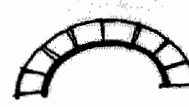
ARCHED DOORS, WINDOWS, PORCHES

Round




Italian Renaissance, Italianate, Richardsonian, Romanesque, Spanish Eclectic

Syrian



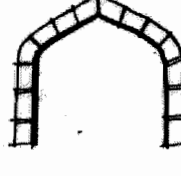
Richardsonian, Shingle, Romanesque

Pointed (Gothic)



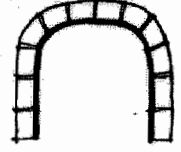
Gothic Revival

Tudor (flattened Gothic)



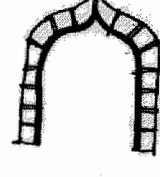
Tudor, Gothic Revival

Baskethandle (elliptical)



Chateausque, Beaux Arts, Italianate

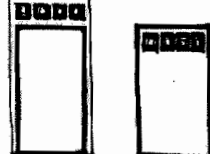
Ogee



Exotic Revivals, Chateausque

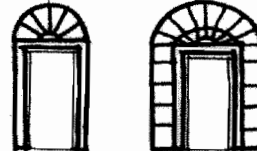
DOORS

Transom Lights



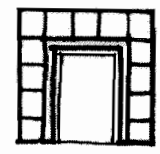
Georgian, Colonial Revival

Round, fanlight or elliptical fanlight with sidelights




Adam, Colonial Revival, Classical Revival, Neoclassical

Rectangular transom and side lights




Greek Revival, Neoclassical

Six to eight panel door



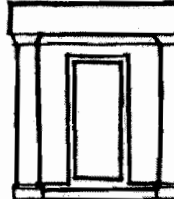
Adam, Georgian, Colonial Revival, Early Classical Revival

Board and batten door



Postmedieval English, Spanish Colonial, Tudor Spanish Eclectic, Pueblo

Pilasters to sides of door (may have pediment)



Georgian, Adam, Greek Revival, Italianate Second Empire, Colonial Revival, Neoclassic, Beaux Arts

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MURPHY CREEK
AURORA, COLORADO
Development Standards

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Development Standards

Sheet Number

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MURPHY CREEK - Development Standards

DOORS

Pediment		Colonial Revival, Georgian, Neoclassical, Italian Renaissance, Beaux Arts, Italianate, Greek Revival
Broken Pediment		

WINDOWS

Casement		Prairie, Tudor, Spanish Eclectic, Postmedieval English, Dutch Colonial, Modernistic, International (metal only)
Palladian		Adam, Queen Anne, Shingle Colonial Revival, Neoclassical
Pediment	Unbroken Broken 	Colonial Revival, Georgian, Adam, Neoclassical, Italian Renaissance, Beaux Arts Colonial Revival, Neoclassical, Georgian, Queen Anne
Oriel		Gothic Revival, Tudor, Chateausque
Label mold		Gothic Revival, Chateausque Tudor, French Eclectic

WINDOWS

Ribbon (three or more contiguous windows)		Prairie, Craftsman, Modernistic, International Post 1900 Eclectic Styles
Large pane surrounded by smaller panes		Shingle, Richardsonian, Romanesque
Blank lower pane with patterned pane above		Queen Anne
Paired window		Italianate or later style
Hood mold		Italianate

CHIMNEYS

Dominant decorated chimneys		Tudor, Queen Anne, Postmedieval English, French Eclectic
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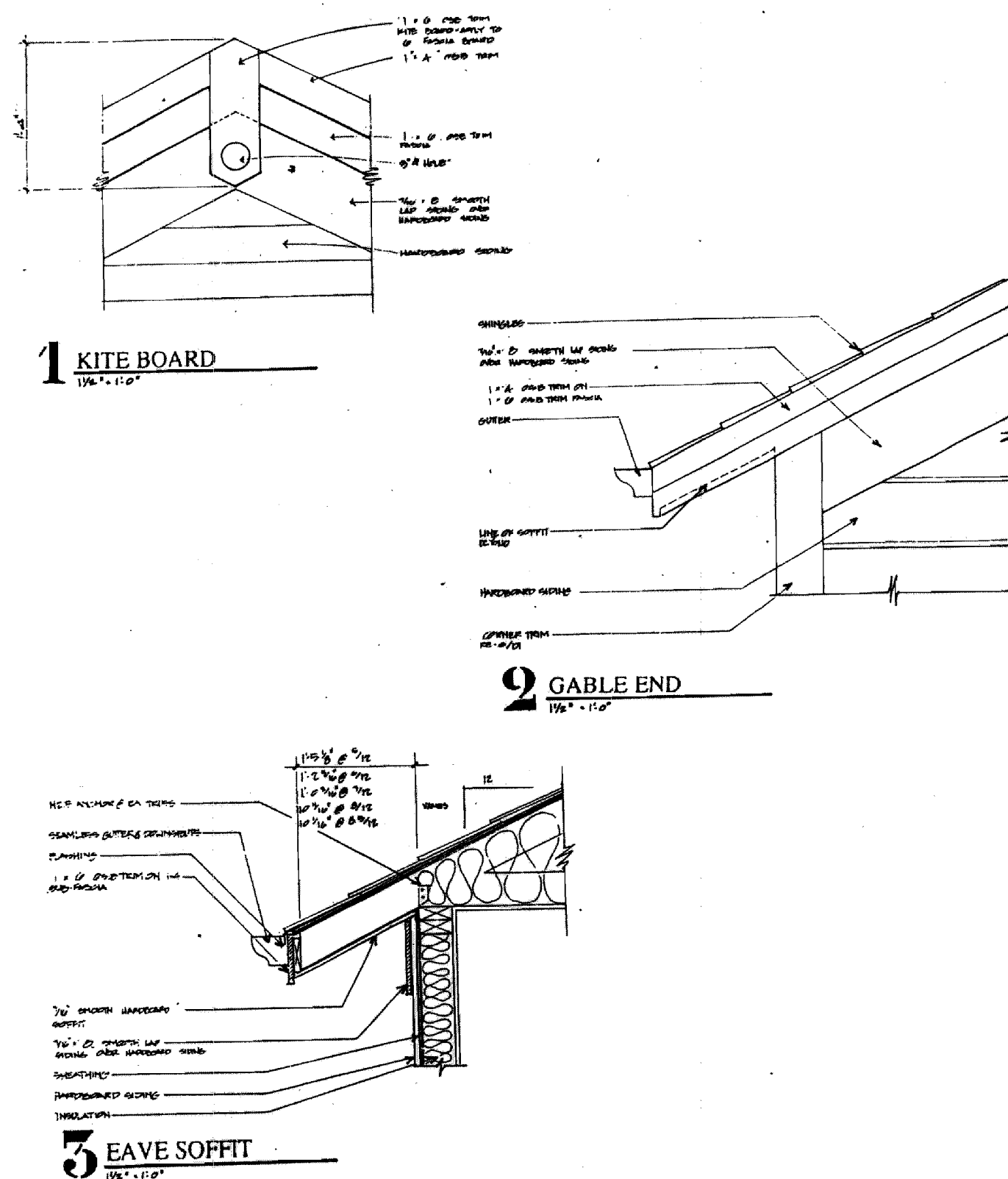
PORCH SUPPORTS

Classical columns two story (colossal)		Neoclassical, Greek Revival, Beaux Arts, Early Classical Revival
Classical columns one story		Italianate, Greek Revival Neoclassical, Beaux Arts, Adam, Colonial Revival, Queen Anne, Italian Renaissance
Columns with cushion capital		Richardsonian, Romanesque
Chamfered		Italianate, Gothic Revival Second Empire, Stick
Turned spindles		Queen Anne, Folk Victorian

PORCH SUPPORTS

Heavy squared piers		Prairie, Mission, Craftsman Mission
Piers with slanted sides		Prairie, Mission, Craftsman Mission
Rough hewn		Pueblo
Entry		Can occur on most styles
Full height entry (usually with pediment)		Early Classical Revival, Greek Revival, Neoclassical, Folk Victorian
Full facade		Greek Revival, Neoclassical, Folk Victorian

EXAMPLE OF OVERHANGS OTHER THAN STANDARD 12" BOXED SOFFITS



PORCHES

Full width one story		Can occur on most styles
Partial (often inset in "L")		Gothic Revival, Italianate, Second Empire, Stick, Queen Anne, Richardsonian, Romanesque, Folk Victorian, Monterey
Wrap		Queen Anne

OTHER DECORATIVE DETAILS

Quoins		Georgian, Adam, Italianate, Colonial Revival, French Eclectic, Beaux Arts, Italian Renaissance, Second Empire
Belt course		Georgian, Adam, Italianate, Colonial Revival, French Eclectic, Beaux Arts, Italian Renaissance, Second Empire
Pilasters		Georgian, Adam, Italianate, Colonial Revival, French Eclectic, Beaux Arts, Italian Renaissance, Greek Revival, Neoclassical

EXAMPLES OF OVERHANGS OTHER THAN STANDARD 12" BOXED SOFFITS

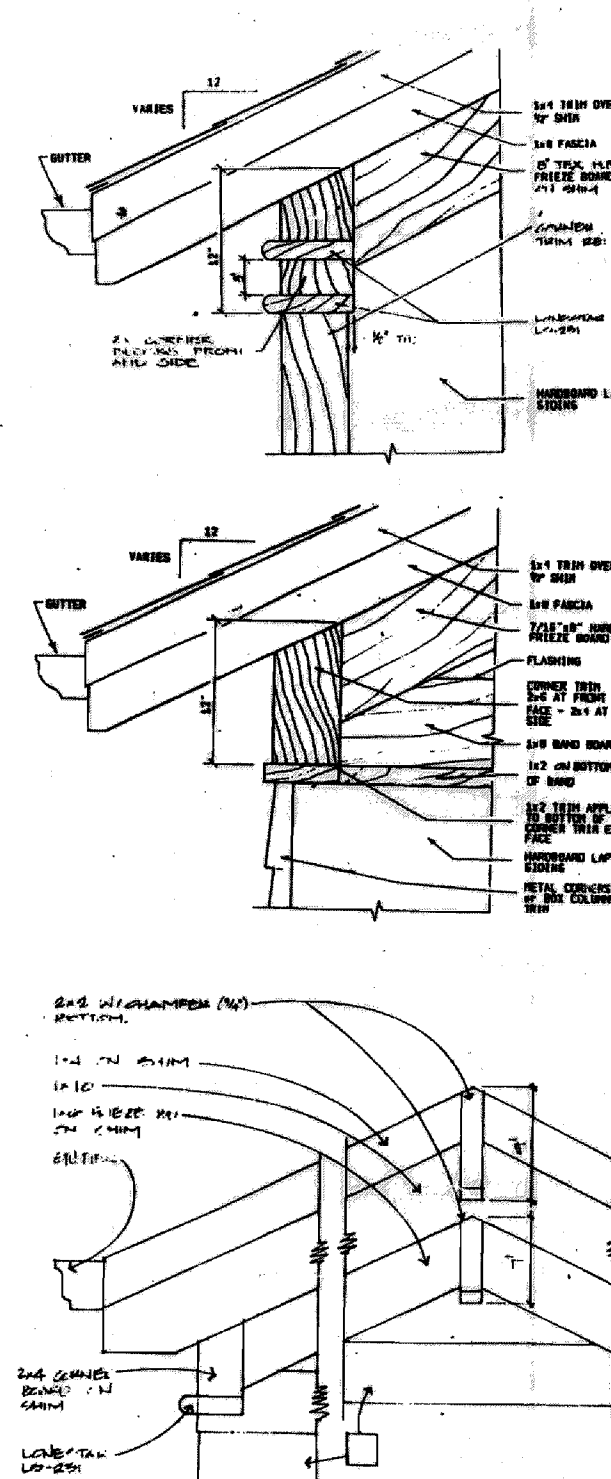


TABLE 1: MINIMUM LANDSCAPE BUFFER WIDTHS FOR COMMERCIAL AND MULTI-FAMILY AREAS

For buffer landscaping requirements see Section 4.0.

Proposed Landuse	Buffer Treatment (See Note 1)	A At Public Right-of-Way Lines	B At Private Right-of-Way Lines	C At Adjacent Non-Residential Lines and Residential Lines except all SFD	D At Adjacent Residential Property Lines (SFD)
1 Mixed Use Office PD Comm	Standard Design - Site perimeters buffered with standard landscape strips with no incentive features	20 feet	12 feet	10 feet	25 feet
2 Comm/ Office MF-L	Bermed - Standard design plus a berm or grade change. (Slope no steeper than 1 foot rise to 3 feet run).	18 feet	10 feet	8 feet	20 feet
3 MF-S	Low Hedge - Standard design plus a low hedge, 2 to 3 feet high.	15 feet	6 feet	6 feet	20 feet
4	Upgraded plant material - Standard design with all plant materials installed in upgraded minimum sizes.	15 feet	6 feet	6 feet	20 feet
5	Hedge on berm - Standard tree placement plus a low, 2 to 3 foot high hedge.	10 feet	N/A	N/A	18 feet
6	Low Wall - Standard design plus a 2.5 to 3.0 foot high stucco or decorative masonry wall. Provide landscaping on the exterior side of wall.	10 feet	6 feet	N/A	N/A
7	Tall Landscape Screen - Standard design includes a tall landscape screen as defined in these guidelines.	N/A	6 feet	5 feet	15 feet
8	High Masonry Wall - Standard design plus a 6 foot high stucco or decorative masonry wall. Provide landscaping on the exterior side of the wall.	N/A	N/A	5 feet	10 feet (Wall provided in place of the required wooden fence)

NOTES:

- Where a required setback from a property line is less than the minimum required buffer width, such building may intrude into the minimum required buffer.
- Standard design refers to standard buffer strip landscape features at non-street frontages found in Section 4.0.

MURPHY CREEK - Development Standards

8. TABLE 2: SUMMARY OF LANDSCAPE BUFFER WIDTHS

Proposed Use	Required buffer width when adjacent to: Note 3															Public ROW
	SFD Large	SFD Medium	SFD Small	SFA Duplex	SFA Townhome	MF Large	MF Small	TND SFD Homes	TND SFA Homes	Mixed-Use Office	Comm/Office	P.D. Comm	Elem School	Golf Course	Parks	
SFD Large	-	-	-	-	-	n/a	n/a	-	-	n/a	n/a	-	-	-	-	Note 4
SFD Medium	-	-	-	-	-	-	-	-	-	n/a	n/a	-	-	-	-	Note 4
SFD Small	-	-	-	-	-	n/a	-	-	-	n/a	n/a	-	-	-	-	Note 4
SFA Duplex	10 ft	10 ft	10 ft	10 ft	10 ft	n/a	n/a	10 ft	10 ft	n/a	n/a	10 ft	10 ft	10 ft	10 ft	Note 4
SFA Townhome	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	n/a	n/a	10 ft	10 ft	10 ft	10 ft	Note 4
MF Large	n/a	25 ft	n/a	n/a	10 ft	10 ft	n/a	n/a	n/a	n/a	n/a	n/a	n/a	25 ft	25 ft	20 ft Note 5
MF Small	n/a	25 ft	n/a	n/a	10 ft	10 ft	n/a	10 ft	n/a	n/a	n/a	n/a	n/a	25 ft	25 ft	20 ft Note 5
TND SFD Homes	-	-	-	-	-	n/a	n/a	-	-	n/a	n/a	n/a	-	-	-	Note 4
TND SFA Homes	10 ft	10 ft	10 ft	10 ft	10 ft	n/a	n/a	10 ft	10 ft	n/a	n/a	n/a	10 ft	10 ft	10 ft	Note 4
Mixed-Use Office	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10 ft	n/a	n/a	n/a	25 ft	25 ft	20 ft Note 5
Comm/Office	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10 ft	n/a	n/a	25 ft	25 ft	20 ft Note 5
P.D. Comm	25 ft	25 ft	25 ft	10 ft	10 ft	n/a	n/a	n/a	n/a	n/a	n/a	10 ft	n/a	n/a	n/a	20 ft Note 5
Elem School	-	-	-	-	-	n/a	n/a	-	-	n/a	n/a	n/a	n/a	-	-	20 ft
Golf Course	-	-	-	-	-	-	-	-	-	-	-	n/a	n/a	-	-	20 ft
Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20 ft
Public ROW	Note 4	Note 4	Note 4	Note 4	Note 4	20 ft Note 5	20 ft Note 5	Note 4	Note 4	20 ft Note 5	20 ft Note 5	20 ft Note 5	20 ft Note 5	20 ft	20 ft	-

NOTES:

- When abutting private and public open space, avoid fence canyons. Selecting open fence styles, such as split rail, two and three rail, and cross-buck fences.
- Buffer widths are measured at right angles from the property line to the nearest hard pavement surface. Parking may not encroach into landscape buffers for Commercial and Multi-family uses only.
- For buffer landscape requirements refer to the buffer section or Land Use section in these standards.
- Refer to City Code, Section 146-1931 Fences along Arterials, Collectors, and Continuous Local Type I Streets.
- Except where adjacent to a view corridor. Refer to Table 3 for additional information.

9. TABLE 3: MINIMUM LANDSCAPE BUFFER WIDTHS AND INCENTIVE FEATURES AT VIEW CORRIDORS

Type of Landuse	Buffer Treatment	A At East Jewell Avenue, Gun Club Road, Yale Avenue, Mississippi Avenue, and Harvest Mile Road	B At Murphy Creek	C At Natural Open Space Park
1 Mixed Use Office	Standard Design - Site perimeters buffered with standard landscape strips with no incentive features. (Notes 1-3)	25 feet	25 feet	25 feet
2 PD Comm/Office	Landscape Berms (Note 4)	20 feet	20 feet	20 feet
3 MF-L MF-S	Decorative Fence - Standard plus a 6 foot high decorative fence. Provide landscaping on exterior side of the fence. Masonry columns are required every 200 feet on center or at changes in direction. (Note 4, 5 & 6)	15 feet	N/A	N/A
4	Masonry Walls - Standard design plus a 6 foot high stucco, or decorative masonry wall. Provide landscaping on the exterior side of the wall. (Note 4)	10 feet	N/A	N/A
5	Upgraded plant material - Standard design with all plant materials installed in upgraded minimum sizes.	20 feet	20 feet	20 feet

NOTES:

- Where a required setback from a property line is less than the minimum required buffer width, such building may intrude into the minimum required buffer.
- Standard Design** refers to standard streetscape landscape features when adjacent to public and private right-of-way, and to standard buffer strip landscape features per Section 4.1.4 View Corridors when abutting non-street frontages.
- Incentive Landscape Features** - Incentive landscape features are in addition to the standard landscape required of all developments.
- When applicable, landscaping should be installed on the outside of the fence or wall. Where landscape berms are provided, landscaping shall be integrated to create a natural character to the buffer.
- Fences are subject to requirements established by City Code, Section 146-1931, Fences along Arterials, Collectors, and Continuous Local Type I Streets.
- If decorative fence is decorative PVC, then no brick columns shall be required.

10. PLANT LIST

The developer, builder, or home owner is highly encouraged to select plant materials from the following approved plant lists (Refer to Section 4.1.7 for minimum plant sizes required):

Deciduous Trees

Autumn Blaze Maple*
Autumn Purple Ash*
Burr Oak*
Canada Red Cherry
Downy Hawthorn
European Mountain Ash
Ginnala Maple
Lanceleaf Cottonwood
Linden, American or Littleleaf*
Marshall's Seedless Ash*
Narrowleaf Cottonwood
Patmore Ash*
Red Oak*
Rocky Mountain Maple
Shadeblow Serviceberry
Shademaster Honeylocust*
Shubert Chokecherry
Spring Snow Crabapple
Summit Ash*
Washington Hawthorn
Western Catalpa
Western Hackberry*

* Trees acceptable to plant in 6' tree lawns

Evergreen Trees

Austrian Pine
Bristlecone Pine
Colorado Spruce
Ponderosa Pine
Piñon Pine
Scotch Pine

Deciduous Shrubs

Alpine Currant
American Plum
Black Chokeberry
Blue Mist Spirea
Blue Stem Willow
Burkwood Viburnum
Colorado Dogwood
Common Purple Lilac
Common White Lilac
Compact American Cranberry
Creeping Mahonia
Curl-Leaf Mtn. Mahogany
Cutleaf Smooth Sumac
Dwarf Burning Bush
Isanti Dogwood
Kelsey's Dogwood
Little Princess Spirea
Manhattan Euonymous
Miss Kim Dwarf Lilac
Native Potentilla
Peking Cotoneaster
Purple Canadian Lilac
Redleaf Barberry
Red-Twig Dogwood
Snowball Viburnum
Saskatoon Serviceberry
Threeleaf Sumac
Twinberry Honeysuckle
Wayfaring Tree
Western Sand Cherry
White Canadian Lilac
Wild Rose

Evergreen Shrubs

Blue Chip Juniper
Bar Harbor Juniper
Broadmoor Juniper

Buffalo Juniper
Hughes Juniper
Holbert Juniper
Tam Juniper

Perennials

Aster
Basket-of-Gold
Black-Eyed Susan
Blanket Flower
Candytuft
Clematis
Columbine
Coneflower
Coral Bells
Coreopsis
Daisy
Daylily
Delphinium
Dianthus
English Ivy
Gayfeather
Hollyhock
Honeysuckle
Iris
Lavender
Lupine
Penstemon

Periwinkle
Peony
Phlox
Poppy
Snow-in-Summer
Speedwell
Thyme
Yarrow

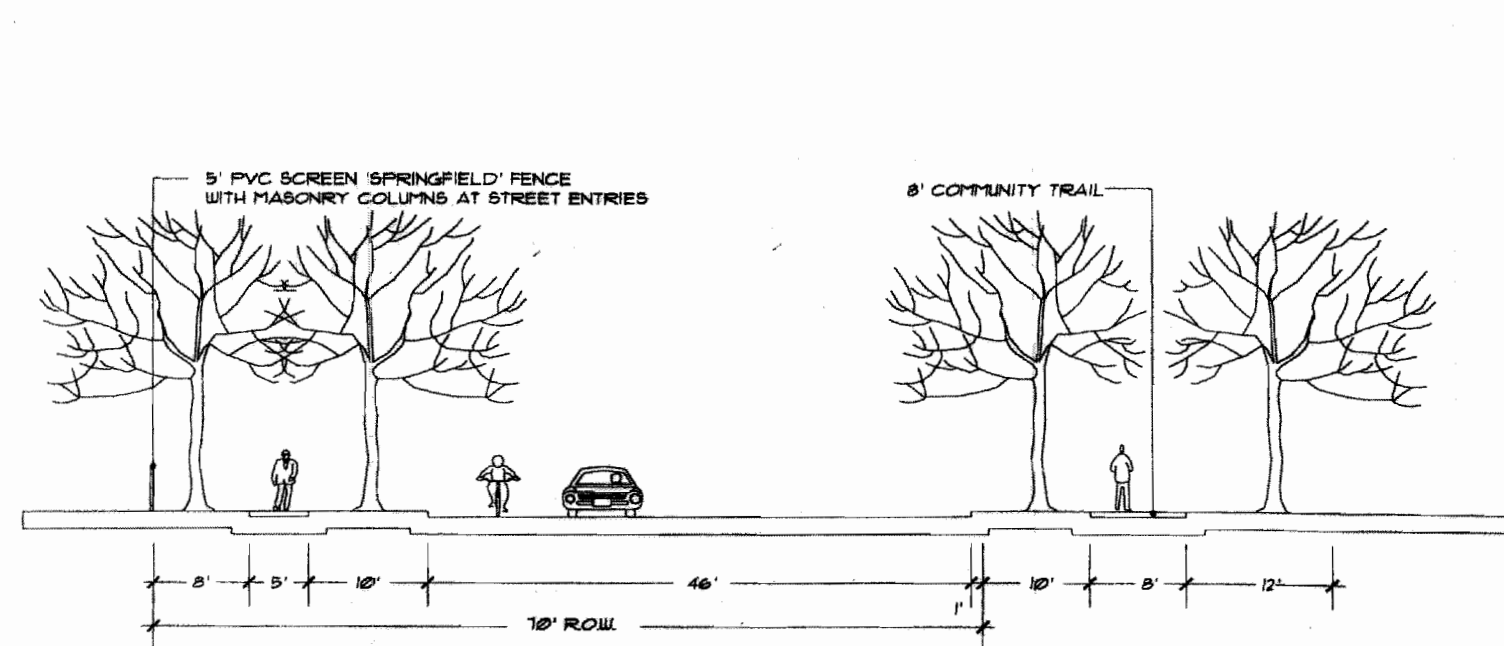
Annuals

Impatiens
Marigold
Pansy
Petunia
Salvia

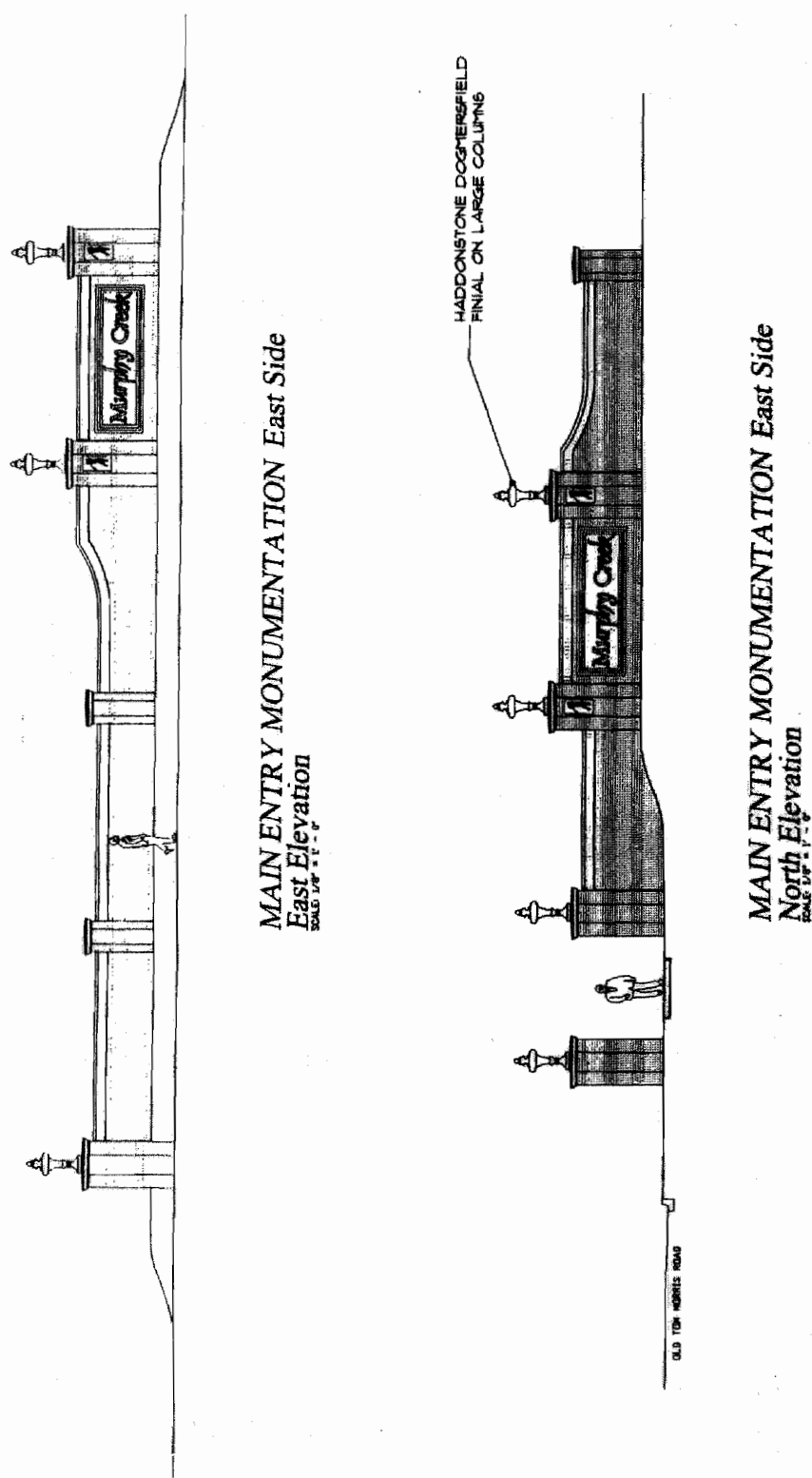
Grasses

Big Bluestem
Blue Grama Grass
Buffalo Grass
Feather Reed Grass
Fountain Grass
Indian Grass
Little Bluestem
Maiden Grass
Prairie Cord Grass

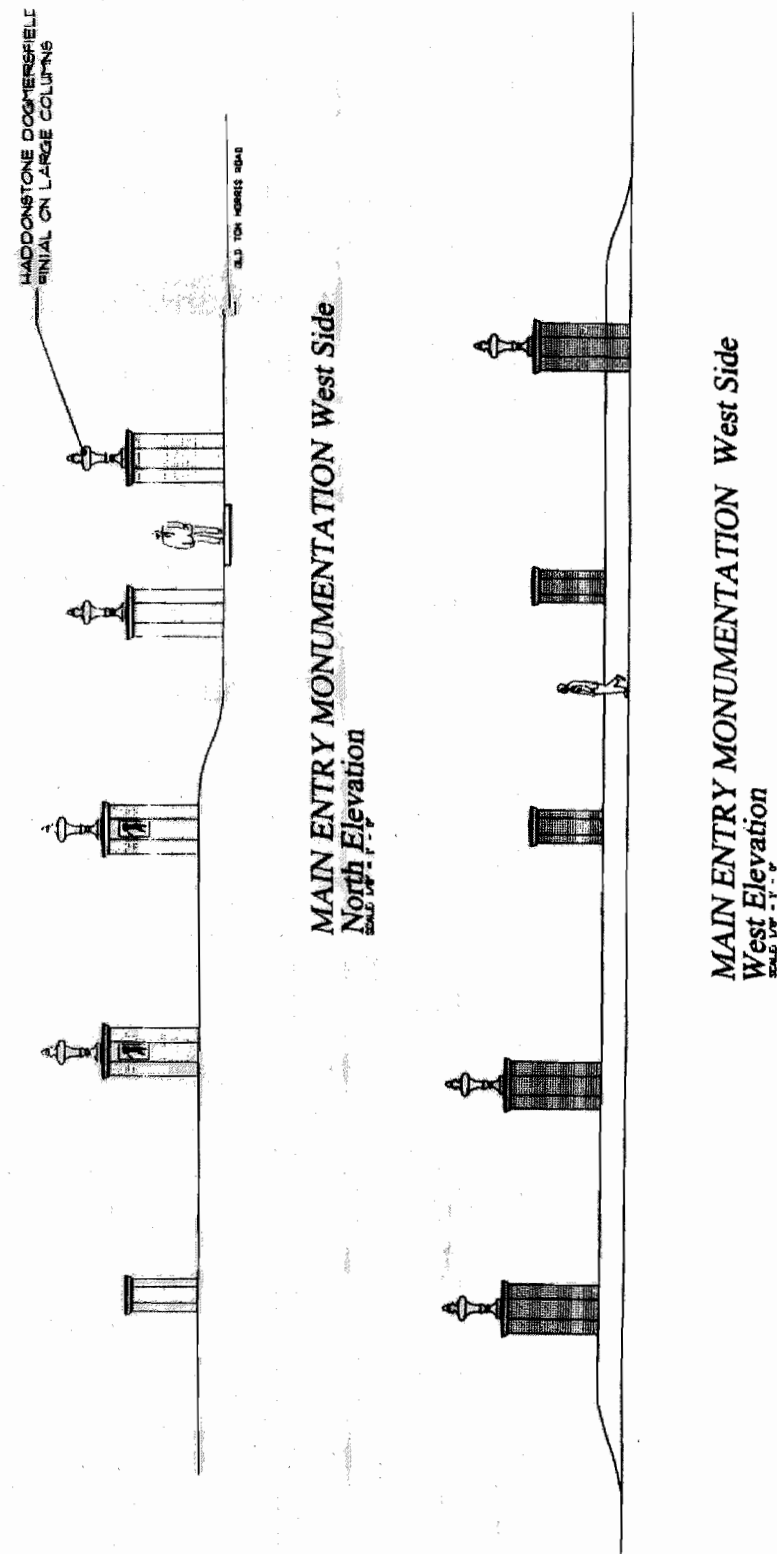
11. REGIONAL/COMMUNITY TRAIL ADJACENT TO OLD TOM MORRIS ROAD



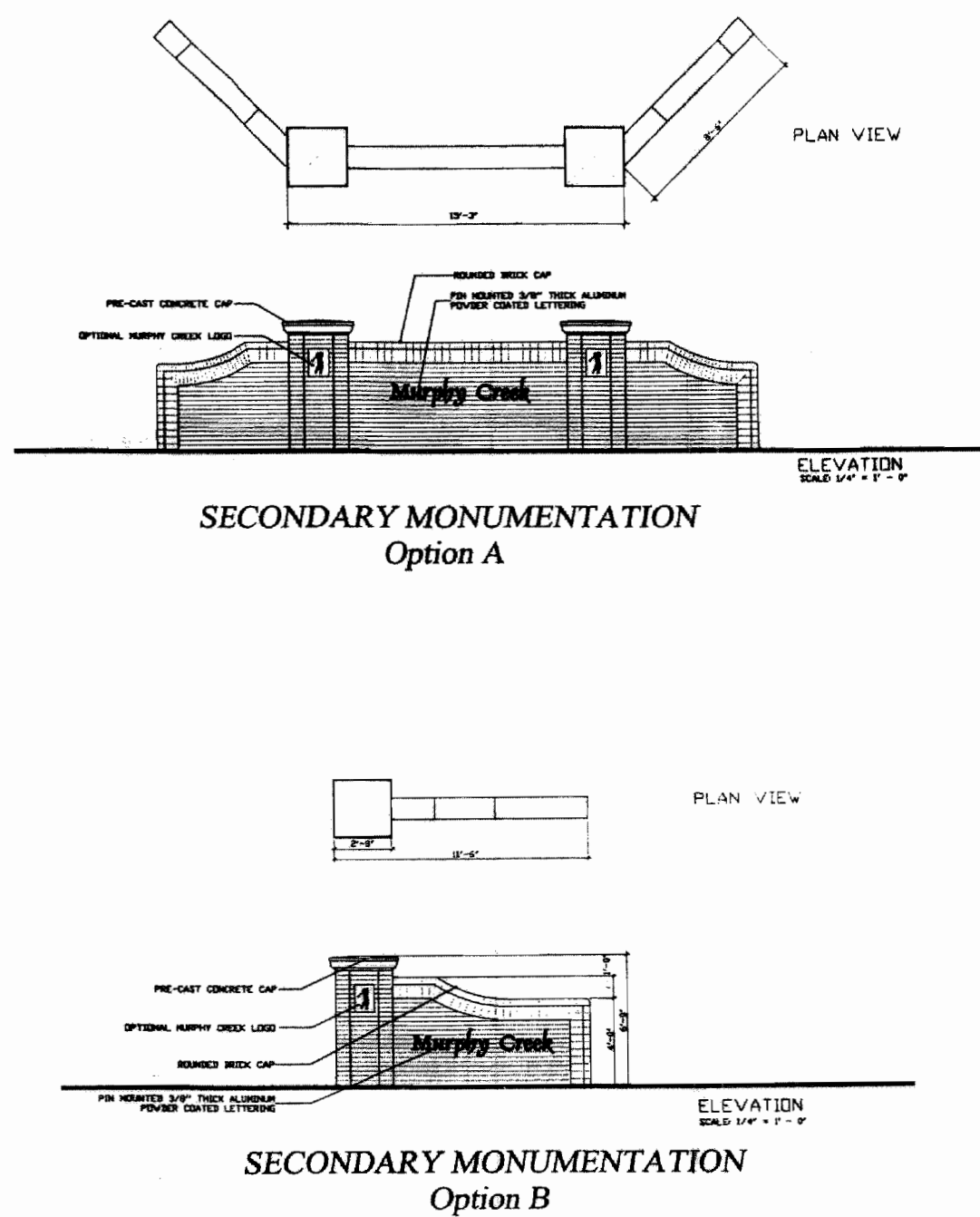
12. PROJECT SIGNAGE - MAIN ENTRY MONUMENTATION (EAST SIDE)



13. PROJECT SIGNAGE - MAIN ENTRY MONUMENTATION (WEST SIDE)



14. PROJECT SIGNAGE - SECONDARY MONUMENTATION



Owner:

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Landscape Architect:

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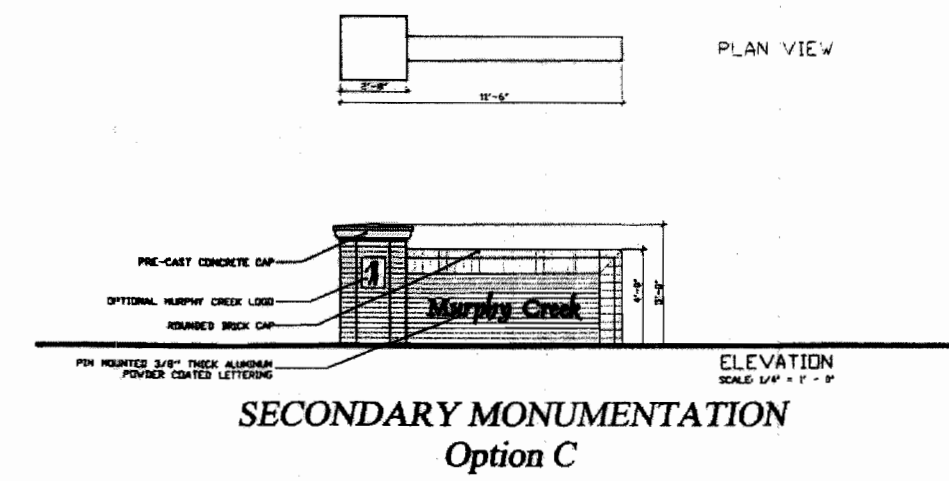
12 of 13

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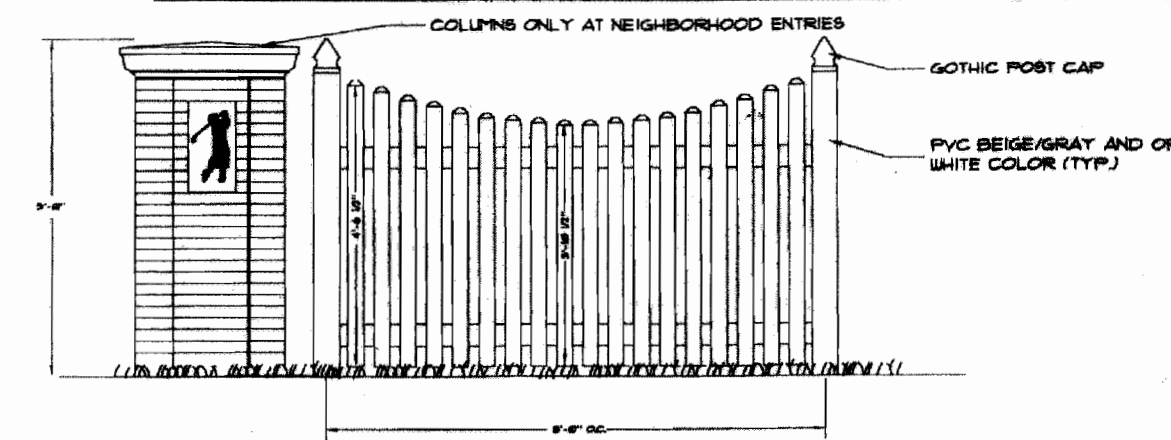
MURPHY CREEK - Development Standards

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15. FENCING GRAPHICS



PVC SCREEN 'SPRINGFIELD' FENCE



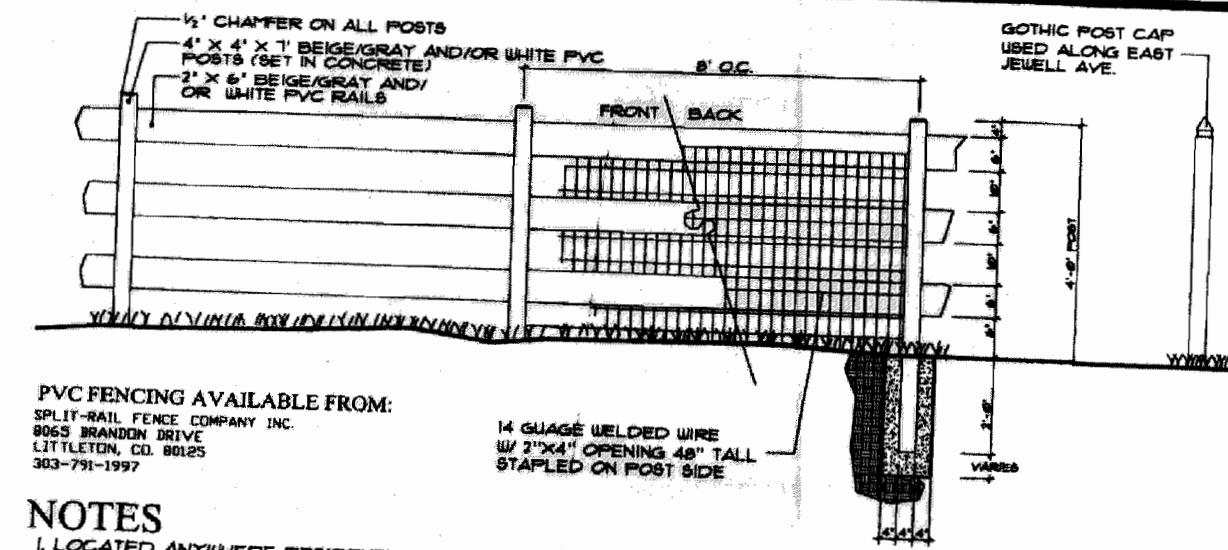
PVC FENCING AVAILABLE FROM:
SPLIT-RAIL FENCE COMPANY INC.
6862 BRANSON DRIVE
LITTLETON, CO 80125
303-751-1997

NOTES

1. LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS EXCEPT WHERE INDICATED.
2. PVC FENCE MAY BE BEIGE, GRAY AND/OR WHITE. THE COLOR SELECTION SHALL BE COORDINATED WITH AND AGREED TO BY THE DEVELOPER, BUILDER AND GOLF COURSE DIRECTOR.

16. RETAINING WALL GRAPHICS

PVC OPEN STYLE/GOLF COURSE/INTERIOR LOT LINE FENCE

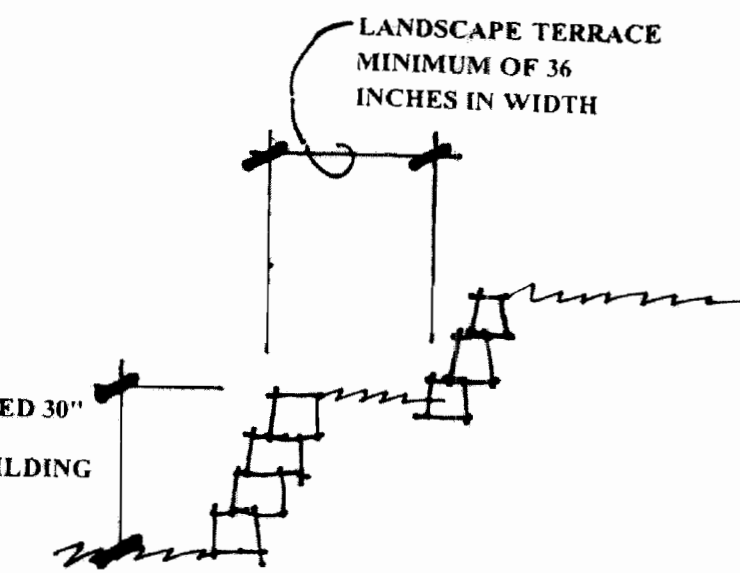


PVC FENCING AVAILABLE FROM:
SPLIT-RAIL FENCE COMPANY INC.
6862 BRANSON DRIVE
LITTLETON, CO 80125
303-751-1997

NOTES

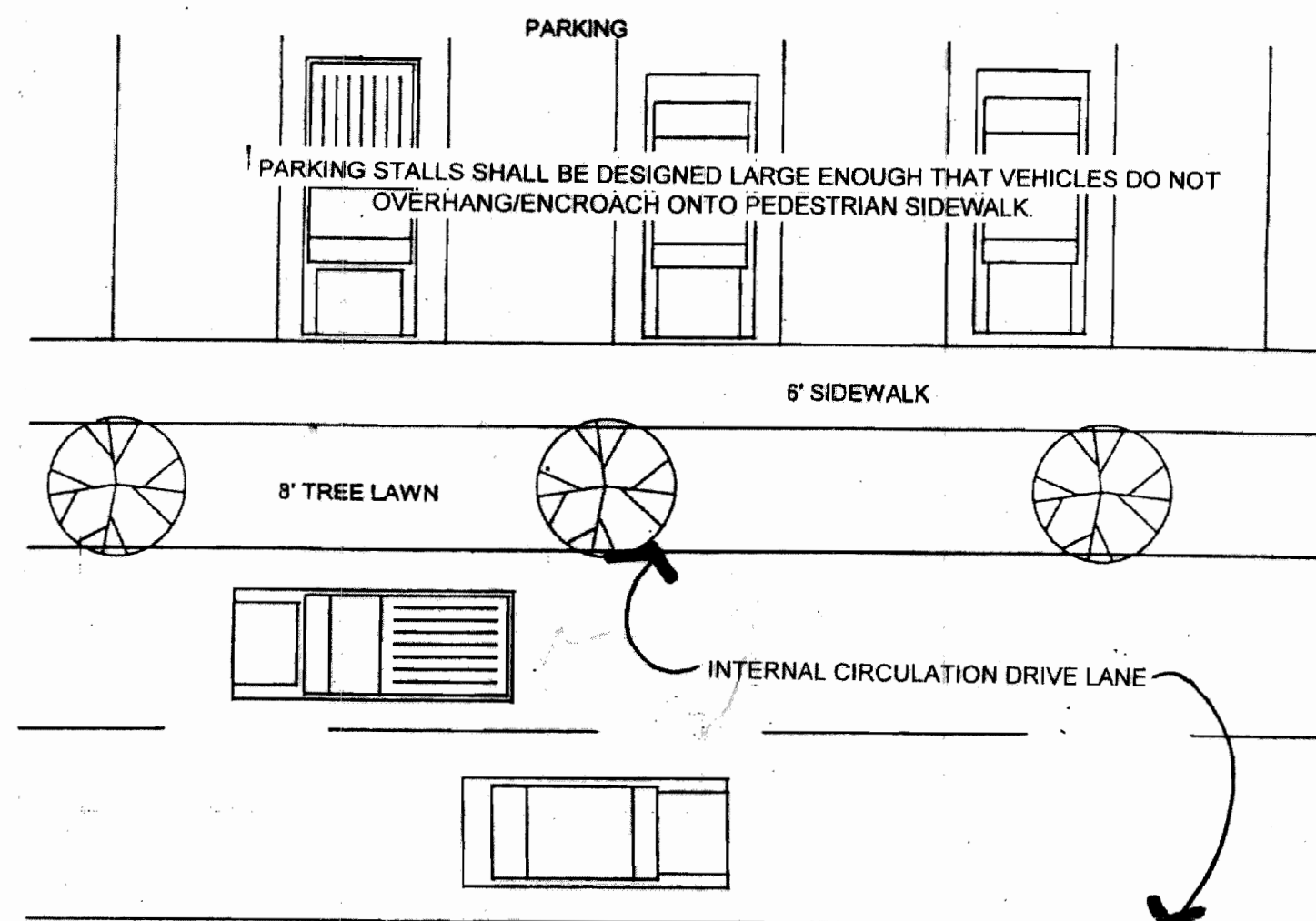
1. LOCATED ANYWHERE RESIDENTIAL LOTS BACK TO OPEN SPACE, GOLF COURSE, OR DIRECTLY ADJOINING OTHER RESIDENTIAL LOTS.
2. PVC FENCE MAY BE BEIGE, GRAY AND/OR WHITE. THE COLOR SELECTION SHALL BE COORDINATED WITH AND AGREED TO BY THE DEVELOPER, BUILDER AND GOLF COURSE DIRECTOR.

HEIGHT NOT TO EXCEED 30"
UNLESS OTHERWISE
APPROVED BY THE BUILDING
AND PUBLIC WORKS
DEPARTMENTS



MATERIAL TO COMPLEMENT THE STYLE OF THE
ADJACENT BUILDINGS, INCORPORATING THE
SAME FINISHES AND COLORS.

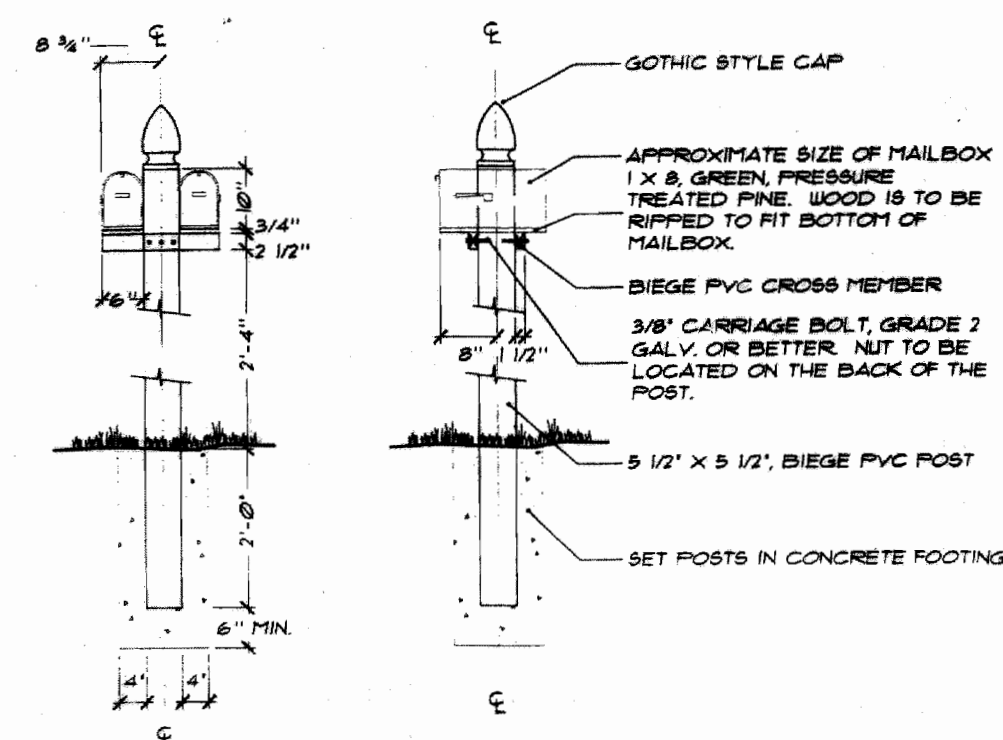
18. PROTOTYPICAL COMMERCIAL AREA LANDSCAPE STRIP



17. SITE FURNISHINGS GRAPHICS

PVC MAIL BOX DETAIL

N.T.S.



Owner:
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303.790.4969

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Development Standards

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