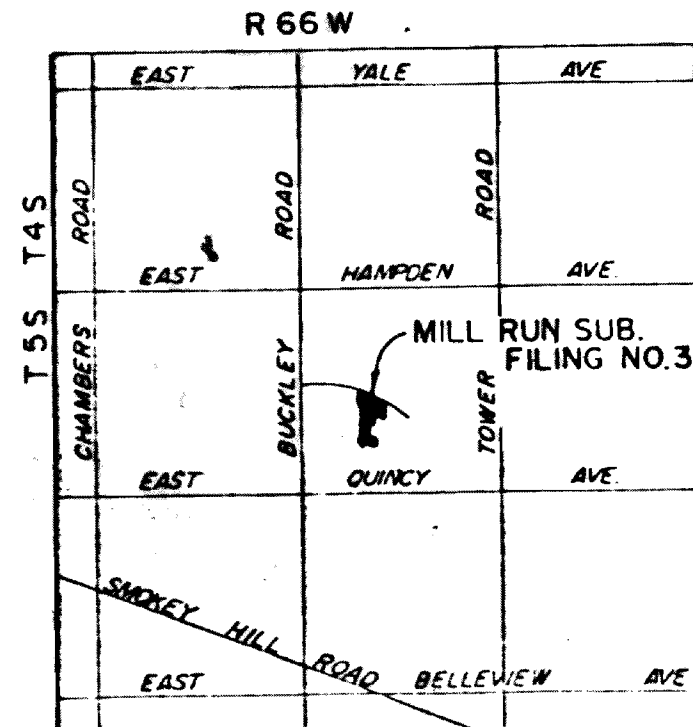


LOCATED IN THE SW 1/4 OF SECTION 4, T.5 S., R.66 W., OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
P.C.Z.D. RESIDENTIAL SITE PLAN

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

<u>SITE DATA</u>	
Total Land Area	10,451 acres
Gross Floor Area	116,820 sq. ft.
Total Building Coverage**	46,130 sq. ft., 1.06 acres
Hard Surface Area (excluding bldg. coverage)	186,982 sq. ft., 4.29 acres
Area Devoted to Landscaping	5.30 acres
Present Zoning Classification	PR/2D
Number of Stories (varies per unit)	1 - 3 max.
Maximum Height of Buildings	31 Feet
Total Parking Spaces Provided	146 spaces
115 Covered	
31 Uncovered	
Total Parking Spaces Required	138 Spaces
25 - 1 Dorm. @ 1.5/unit =	\$7.50
42 - 2 Dorm. @ 2.0 unit =	\$8.40
8 - 3 Dorm. @ 2.0 unit =	\$8.00



CURVE DATA					
NO.	W	H	T	CH	
1	24° 2' 42"	174.0	496.15	25.83	492.46
2	12° 19' 24"	139.0	245.00	12.88	244.53
3	0° 14' 30"	139.0	54.97	7.57	154.79
4	92° 52' 54"	20.00	33.4	2.73	26.49
5	44° 53' 58"	170.00	14.3	1.07	14.8
6	84° 54' 30"	170.00	21.15	1.60	20.47
7	30° 24' 31"	45.00	02.40	0.35	01.87
8	15° 13' 17"	170.00	46.81	34.55	81.26
9	6° 11' 8"	170.00	204.40	15.35	94.68
10	0° 55' 35"	210.02	25.44	10.23	20.63
11	38° 59' 42"	210.00	35.47	7.42	37.30
12	54° 03' 04"	15.00	2.32	1.92	19.49
13	54° 03' 04"	15.00	14.28	1.97	13.68
14	288° 57' 46"	45.00	226.63		
15	44° 51' 27"	560.00	436.44	229.90	492.50
16	44° 51' 52"	450.00	452.05	230.21	450.69
17	44° 51' 22"	800.00	467.64	246.62	453.89
18	6° 15' 44"	255.00	46.00	35.56	44.00
19	6° 15' 44"	255.00	41.25	33.75	20.27
20	42° 37' 31"	45.00	119.0	33.02	25.25
21	64° 57' 10"	255.00	289.27	162.31	273.00
22	0° 12' 00.44"	255.00	5.42	3.74	4.43
23	0° 12' 00.44"	255.00	55.68	40.20	47.55
24	86° 26' 56"	15.00	26.68	4.05	29.33
25	86° 26' 56"	15.00	26.68	4.05	29.33
26	39° 10' 30"	450.00	76.91	38.54	76.83
27	37° 29' 50"	500.00	117.19	59.37	117.51
28	39° 44' 46"	520.00	68.45	44.33	38.35
29	39° 24' 31"	45.00	35.95	6.12	30.34
30	03° 47' 31"	280.00	18.45	9.25	18.45
31	26° 12' 30"	240.00	43.74	21.87	43.74
32	64° 59' 37"	50.00	56.72	31.85	53.64
33	3° 16' 46"	50.00	27.59	14.15	27.24
34	14° 03' 35"	50.00	12.87	6.17	12.84
35	46° 26' 38"	40.00	10.31	5.19	10.31
36	62° 42' 32"	40.00	45.78	24.97	41.63
37	26° 12' 30"	240.00	43.74	21.87	43.74


CONTAINING 10.651 ACRES, MORE OR LESS.

MYLAR WAS NOT

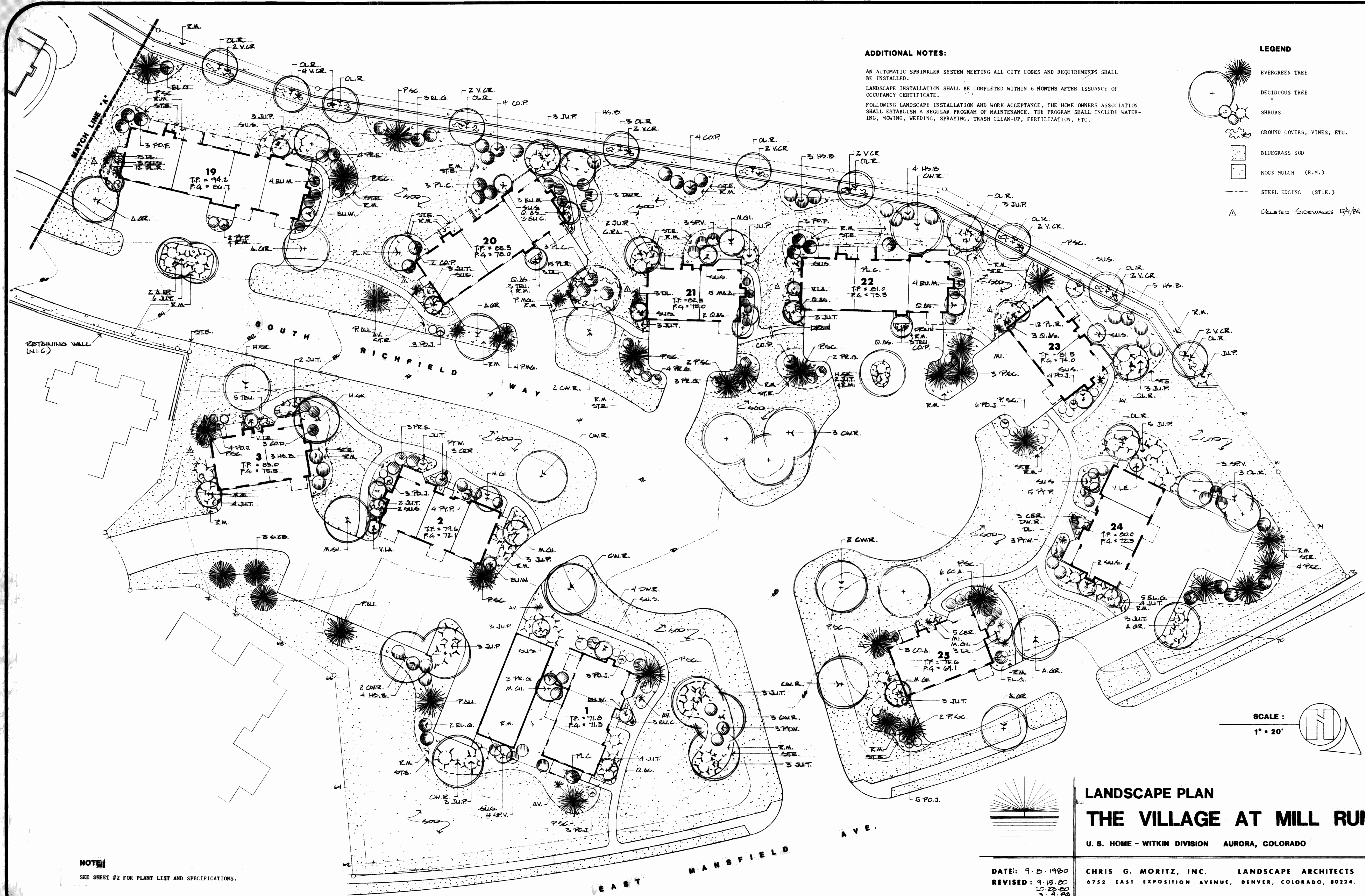
THIS MYLAR WAS NOT SUBMITTED
AT THE TIME THIS PROJECT WAS
APPROVED. USE THIS AS APPROVED PLAN

APPROVED FOR RELEASE

- ▲ STEPS ADDED FOR ACCESS FROM DRIVE TO ENTRANCE
- ▲ WALK MOVED CLOSER TO FIREB. LENGTHENED.
- ▲ BLDG. FLIPPED, WALKED MOVED, WALK ADDED BY ENTRANCE, CARPORT EUM., PROP. LINES MOVED
- ▲ BLDG. FLIPPED, WALK MOVED CLOSER TO CURB PROP. LINES SHIFTED
- ▲ CARPORTS EUM.
- ▲ FIRE LANE RELOCATED
- ▲ BLDG. SHIFTED 20' N.E. PROP. LINES SHIFTED

 **merrick and company**
engineers and architects
p.o. box 22026
10855 east bethany drive • denver, colorado 80222
tel. 303.443-3563 fax 303.443-3563

80-4077-1



ADDITIONAL NOTES:

AN AUTOMATIC SPRINKLER SYSTEM MEETING ALL CITY CODES AND REQUIREMENTS SHALL BE INSTALLED.
LANDSCAPE INSTALLATION SHALL BE COMPLETED WITHIN 6 MONTHS AFTER ISSUANCE OF OCCUPANCY CERTIFICATE.
FOLLOWING LANDSCAPE INSTALLATION AND WORK ACCEPTANCE, THE HOME OWNERS ASSOCIATION SHALL ESTABLISH A REGULAR PROGRAM OF MAINTENANCE. THE PROGRAM SHALL INCLUDE WATERING, MOWING, WEEDING, SPRAYING, TRASH CLEAN-UP, FERTILIZATION, ETC.

LEGEND

- EVERGREEN TREE
- DECIDUOUS TREE
- SHRUBS
- GROUND COVERS, VINES, ETC.
- BLUEGRASS SOD
- ROCK MULCH (R.M.)
- STEEL EDGING (S.T.E.)
- DELETED SIDEWALKS 5/4/84

NOTE:
SEE SHEET #2 FOR PLANT LIST AND SPECIFICATIONS.

SCALE:
1" = 20'

LANDSCAPE PLAN
THE VILLAGE AT MILL RUN

U. S. HOME - WITKIN DIVISION AURORA, COLORADO

DATE: 9-8-1980
REVISED: 9-15-80
10-23-80
3-9-83

CHRIS G. MORITZ, INC. LANDSCAPE ARCHITECTS
6752 EAST EXPOSITION AVENUE, DENVER, COLORADO, 80224.

PROJECT NO. M-8024 SHEET NO. 1 OF 3

THE VILLAGE AT MILL RUN

80-4022-1

SPECIFICATIONS

- OVER ALL AREAS TO BE SODDED WELL DECAYED CATTLE MANURE SHALL BE APPLIED AT THE RATE OF 2 CU. YD. PER 1,000 SQ. FT. THE AREAS SHALL THEN BE TILLED TO A DEPTH OF 6". LEVELED AND RAKED TO A SUITABLE FINISHED GRADE. ALL ROCKS & DEBRIS NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. THE SURFACE SHALL BE SMOOTH & FIRM IMMEDIATELY BEFORE SODDING, LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT.
- SOD SHALL BE A KENTUCKY BLUEGRASS BLEND, FREE FROM WEEDS & OBJECTIONABLE GRASSES. SOD SHALL BE PROTECTED IN TRANSIT AND ON THE SITE FROM DRYING OUT. SURFACE OF SOD SHALL BE 1" BELOW ALL ADJACENT EDGINGS, EXCEPT WHERE DRAINAGE PROBLEMS DICTATE OTHERWISE. IMMEDIATELY UPON INSTALLATION SOD SHALL BE WATERED TO BE WET CLEAR THROUGH TO A DEPTH OF 4". WHEN MOISTURE CONTENT OF SOIL IS PROPER SOD SHALL BE ROLLED. THE CONTRACTOR IS RESPONSIBLE FOR WATERING OF SOD UNTIL ACCEPTANCE OF WORK.
- PLANT MATERIAL QUALITY SHALL COMPLY WITH CURRENT A.A.N. STANDARDS FOR NURSERY STOCK. PLANTS SHALL MEET OR EXCEED SPECIFIED SIZES. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT OF REFUSING TO ACCEPT PLANTS OF INFERIOR SIZE OR QUALITY.
- PLANTING PITS SHALL BE DUG WITH A DIAMETER TWICE THE DIAMETER OF THE BALL OR ROOT SPREAD OF THE PLANT; THEY SHALL BE DUG 1/2 DEEPER THAN THE ROOT SYSTEM OF THE PLANT. PLANTING PITS SHALL BE BACKFILLED WITH A UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% GROUND MOUNTAIN PEAT.
- PLANTS SHALL BE FERTILIZED AT THE TIME OF PLANTING WITH 21 GRAM AGRIFORM SLOW RELEASE FERTILIZER TABLETS 20-10-5 ACCORDING TO THE QUANTITIES LISTED IN THE PLANT LIST. TABLETS SHALL BE PLACED IN THE PLANTING PITS DURING BACKFILLING.
- ALL TREES SHALL BE GUYED SECURELY WITH AT LEAST 2 STEEL FENCE POSTS (6"). STAKES SHALL BE PAINTED BLACK. WIRE LOOPS AT THE TRUNK SHALL BE ENCASED IN 1/2" RUBBER HOSE.
- TRUNKS OF ALL DECIDUOUS TREES (EXCEPT ASPEN & COTTONWOOD), SHALL BE WRAPPED WITH AN APPROVED TREE WRAP SPIRALLY FROM THE GROUND TO THE HEIGHT OF THE SECOND BRANCH. WRAPPING SHALL BE SECURED TO THE TRUNK IN AN ACCEPTABLE MANNER.
- PLANT MATERIAL SHALL BE GUARANTEED 100% AS FOLLOWS; PLANTS INSTALLED PRIOR TO JULY 15 SHALL BE GUARANTEED THROUGH NOVEMBER 15 OF THE SAME YEAR; PLANTS INSTALLED AFTER JULY 15 SHALL BE GUARANTEED THROUGH MAY 15 OF THE FOLLOWING YEAR. REPLACED PLANTS SHALL BE GUARANTEED ACCORDING TO THE SAME FORMULA.
- FOR ROCK MULCH AREAS, PREPARE SUBGRADE CAREFULLY TO PROVIDE ADEQUATE SURFACE DRAINAGE. ROCK MULCH SHALL BE A 3" THICK LAYER OF 3/4"-1 1/2" DIAMETER WASHED RIVER ROCK PLACED OVER A LAYER OF 6 MIL BLACK POLYETHYLENE. ENDS OF POLY SHALL OVERLAP AT LEAST 6", ALSO POLY SHALL BE ELIMINATED FROM AROUND THE BASE OF PLANTS.
- STEEL EDGING SHALL BE 1/8"x6" STEEL STRAP, SHOP PAINTED WITH A COAT OF BLACK OIL BASE PAINT, TO BE INSTALLED VERTICALLY, BOLTED OR WELDED AT JOINTS. THE TOP OF THE EDGING SHALL BE 1" ABOVE SOD GRADE. EDGING SHALL BE NOTCHED FOR DRAINAGE WHERE NECESSARY.

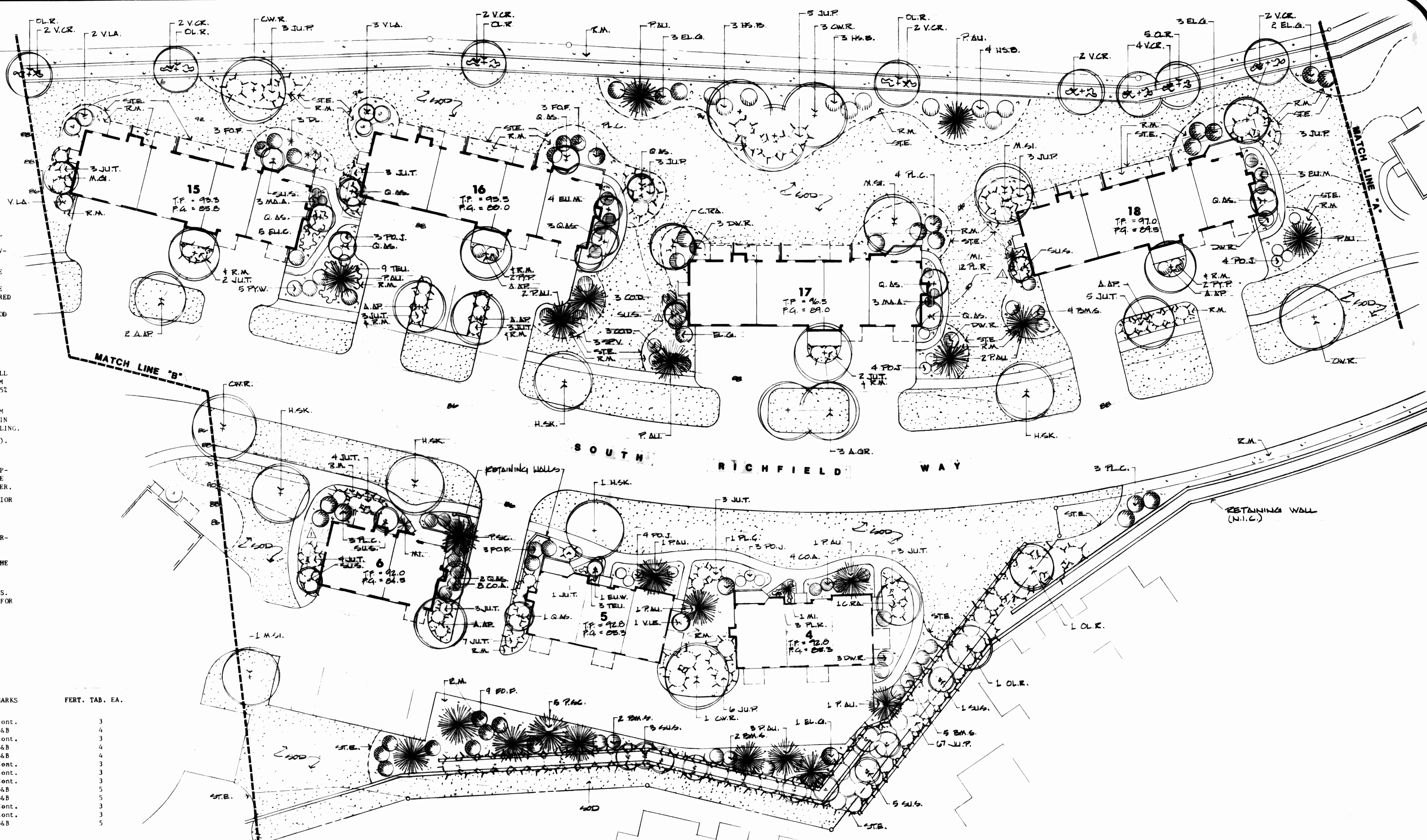
PLANT LIST

KEY	PLANT NAME	SIZE & REMARKS	FERT. TAB. EA.
A.A.P.	AUTUMN PURPLE ASH - FRAXINUS 'AUTUMN PURPLE'	1 1/2" Cal. Cont.	3
A.G.R.	GREEN ASH - FRAX. PENN. LANCEOLATA	2" Cal. B&B	4
C.R.A.	RADIANT CRABAPPLE - MALUS x 'RADIANT'	1 1/2" Cal. Cont.	3
C.W.R.	ROBUSTA COTTONWOOD - POPULUS ROBUSTA	2" Cal. B&B	4
H.S.K.	SKYLINE HONEYLOCUST - GLEDITSIA x 'SKYLINE'	2" Cal. B&B	4
H.S.K.	GINNALS MAPLE - ACER GINNALS	1 1/2" Cal. Cont.	3
H.S.K.	SILVER MAPLE - ACER SACCHARINUM	1 1/2" Cal. Cont.	3
H.S.K.	RUSSIAN OLIVE - ELEAGNUS ANGUSTIFOLIA	1 1/2" Cal. Cont.	3
P.A.U.	AUSTRIAN PINE - PINUS NIGRA	5-6" Ht. B&B	5
P.S.C.	SCOTCH PINE - PINUS SYLVESTRIS	4-5" Ht. B&B	5
P.L.N.	NEWPORT PLUM - PRUNUS BLIREIANA 'NEWPORT'	1 1/2" Cal. Cont.	3
Q.A.S.	QUAKING ASPEN - POPULUS TREMULOIDES	6-7" Ht. Cont.	3
S.C.B.	COLO. BLUE SPRUCE - PICEA PUNGENS GLAUCA	5-6" Ht. B&B	5
SHRUBS:			
B.M.S.	BLUEMIST SPIRAEA - CARYOPTERIS INCANA AZURE	5 Gal.C. 15-18" Ht.	3
C.O.A.	CRANBERRY COTONEASTER - COTON. APICULATA	5 Gal.C. 18-24" Spr.	3
C.O.D.	SPREADING COTONEASTER - COTON. DIVARICATA	5 Gal.C. 18-24" Spr.	3
C.O.P.	PEKING COTONEASTER - COTONEASTER ACUTIFOLIA	5 Gal.C. 30-36" Ht.	3
D.W.R.	REDTWIG DOGWOOD - CORNUS SERICEA	5 Gal.C. 30-36" Ht.	3
E.L.G.	GOLDEN ELDER - SAMBUCUS CANADENSIS AUREA	5 Gal.C. 30-36" Ht.	3
E.U.M.	MANHATTAN EUONYMUS - EUONYMUS KIAUT. 'MAN.'	5 Gal.C. 18-24" Ht.	3
E.U.W.	WINGED EUONYMUS - EUONYMUS ALATA	5 Gal.C. 24-30" Ht.	3
F.O.F.	BEATRIX FARRAND FORSYTHIA - FOR. INTERMEDIA 'B.F.'	5 Gal.C. 30-36" Ht.	3
H.S.B.	BLUELEAF HONEYSUCKLE - LONICERA KOROLKOWI	5 Gal.C. 30-36" Ht.	3
J.U.P.	BLUE PRITZER JUNIPER - JUN. CHIN. PRITZ. 'GLAUCA'	5 Gal.C. 24-30" Spr.	3
J.U.T.	TAMMY JUNIPER - JUN. SABINA TAMARISCIFOLIA	5 Gal.C. 18-24" Spr.	3
M.A.A.	OREGONRAPE - MAHONIA AQUIFOLIUM	5 Gal.C. 15-18" Ht.	3
P.M.G.	MUGHO PINE - PINUS MUGHUS 'MUGO'	5 Gal.C. 18-24" Spr.	3
P.L.C.	PURPLELEAF PLUM - PRUNUS CISTENA	5 Gal.C. 30-36" Ht.	3
P.O.J.	JACKMAN CINQUEFOIL - POTENTILLA FRUT. 'JACK.'	5 Gal.C. 15-18" Ht.	3
P.R.E.	ENGLISH PRIVET - LIGUSTRUM VULGARE	5 Gal.C. 18-24" Ht.	3
P.R.G.	GOLDEN PRIVET - LIGUSTRUM VICARYI	5 Gal.C. 18-24" Ht.	3
P.Y.F.	FIRETHORN - PYRAECANTHA COCCINEA 'PYRAECIFLORA'	5 Gal.C. 18-24" Ht.	3
P.Y.W.	WYATT FIRETHORN - PYRAECANTHA COC. 'WYATTI'	5 Gal.C. 24-30" Ht.	3
S.P.V.	VANHOUTE SPIRAEA - SPIRAEA VANHOUTEI	5 Gal.C. 24-30" Ht.	3
S.U.S.	STAGHORN SUMAC - RHUS TYPHINA	5 Gal.C. 36-48" Ht.	3
V.L.A.	WAYFARINGTREE - VIBURNUM LANTANA	5 Gal.C. 30-36" Ht.	3
V.L.E.	NANNYBERRY - VIBURNUM LENTAGO	5 Gal.C. 30-36" Ht.	3
GROUND COVERS, VINES, PERENNIALS, ETC.:			
AV.	BLUE AVENA GRASS - AVENA SEMPERVIRENS 'GLAUCA'	1 Gal.C.	-
CER.	SNOW IN SUMMER - CERASTIUM TOMENTOSUM 'VOYO'	6" Pot	-
DL.	DAYLILY - HEMEROCALLIS HYBRIDA HYPERION	6" Pot	-
BU.C.	PURPLELEAF WINTERCREEPER - EUONYMUS FORT. 'COL.'	1 Gal.C. Min. 6 Runners	1
HI.	BLUE GRASS - HISCANTHRUS SINENSIS	1 Gal.C.	-
PL.R.	FLEECFLOWER - POLYGONUM REYNOUTRIA	6" Pot	-
TEU.	GAMANDER - TEUCRIUM CHAMAEDRYS	1 Gal.C.	1
V.CR.	VIRGINIA CREEPER - PARTHENOISSUS QUINQUEFOLIA	6" Pot	1

NOTE:

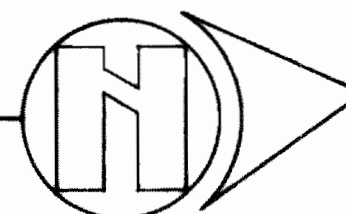
SEE SHEET #1 FOR ADDITIONAL NOTES.

CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO SIGNING OF LANDSCAPE CONTRACT. LOCATIONS OF BUILDINGS, DRIVEWAYS, WALKS, ETC. MAY NOT BE EXACTLY AS SHOWN ON LANDSCAPE PLAN.



SCALE:

1" = 20'



LANDSCAPE PLAN THE VILLAGE AT MILL RUN

U. S. HOME - WITKIN DIVISION AURORA, COLORADO

DATE: 9-8-1980
REVISED: 9-15-80
10-29-80
3-4-82

CHRIS G. MORITZ, INC. LANDSCAPE ARCHITECTS
6752 EAST EXPOSITION AVENUE, DENVER, COLORADO, 80224.

PROJECT NO. M-8024

SHEET NO. 2 OF 3

THE VILLAGE AT MILL RUN 80-4022-1

