PROSE MURPHY CREEK
SITE PLAN

CONTACTS:

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CITY OF AURORA SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
4. THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). SHOW THE ACCESSIBLE ROUTE OF TRAVEL ON THE SITE PLAN WITH A HEAVY DASHED LINE. ACCESSIBLE EXTERIOR ROUTES SHALL INTERCONNECT THE PUBLIC SIDEWALKS OF THE ADJACENT PUBLIC STREET WITH THE ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, AT LEAST 60% OF THE ACCESSIBLE PUBLIC BUILDING ENTRANCES THEY SERVE, TO AT LEAST TWO ACCESSIBLE MEANS OF EGRESS (WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED), AND TO ALL BUILDINGS ON THE SITE. THE SITE PLAN MUST INDICATE ALL ENTRANCES AND REQUIRED EXITS OF THE STRUCTURE. PROVIDE AN ACCESSIBLE RAMP IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VERTICAL CURB AND A CROSS WALK IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VEHICULAR DRIVE LANE. CROSSWALKS (MIN. 36" WIDTH) SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP AND SHALL BE PAINTED WITH WHITE STRIPES AND EXTEND THE ACCESSIBLE ROUTE OF TRAVEL INTO, AND THE LENGTH OF, THE ACCESS AISLES ADJACENT TO THE ACCESSIBLE PARKING STALLS. THE CITY OF AURORA ENFORCES ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
9. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
11. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
12. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT, ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
15. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
16. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA -VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-278. ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER. APPROVED NUMBERS SHALL MEAN ARABIC NUMERALS, OF UNIFORM HEIGHT, MADE OF SOME DURABLE MATERIAL WHICH ARE SHARPLY CONTRASTED TO THE COLOR OF THE MATERIAL ON WHICH THEY ARE PLACED AND ARE OF A SIZE CAPABLE OF BEING DISTINCTLY READABLE FROM THE STREET, BUT IN NO CASE LESS THAN FOUR INCHES IN HEIGHT. BUILDING NUMBERS SHALL ALSO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND DISTINCTLY READABLE FROM A FIRE LANE AT THE REAR OF THE BUILDING OR STRUCTURE WHEN, FOR EMERGENCY PURPOSES, ACCESS THERETO IS ALSO FROM A FIRE LANE. EACH TENANT SPACE WILL PROVIDE TENANT IDENTIFICATION BY BUSINESS NAME AND/OR ADDRESS ON THE REAR EXTERIOR DOOR, BE PLAINLY LEGIBLE AND SHALL CONTRAST WITH THEIR BACKGROUND.
19. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS ON THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
20. THE APPLICANT SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF E JEWELL AVENUE AND OLD TOM MORRIS ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147- 37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
21. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
22. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
23. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55DB (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
24. THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER'S OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
25. APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX 750' SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING PART OF PARCEL 2 DESCRIBED IN GENERAL WARRANTY DEED RECORDED FEBRUARY 5, 1998 AT RECEPTION NO. A8016195 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION AT THE SOUTHWEST CORNER OF SAID SECTION 19 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19 TO BEAR NORTH 00°29'05" WEST, AS MONUMENTED ON THE SOUTH BY 3.25" ALUMINUM CAP STAMPED, "CDOT, PLS 26294, 2003" IN A 05° WEST, AS MONUMENTED ON THE SOUTH BY 3.25" ALUMINUM CAP STAMPED, "CDOT, PLS 26294, 2003" IN A RANGE BOX AND ON THE NORTH BY 3" BRASS CAP STAMPED, "CITY OF AURORA, PLS 16419, 1989" IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°22'15" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 19, A DISTANCE OF 573.55 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED APRIL 1, 2008 AT RECEPTION NO. B8037264 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE NORTH 00°29'05" WEST, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 70.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF E. JEWELL AVENUE AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 2, 2000 AT RECEPTION NO. B0066211 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°29'05" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 168.72 FEET TO THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B8037264;

THENCE SOUTH 89°22'15" WEST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 503.55 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 16, 2000 AT RECEPTION NO. B0072747 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF E. MONTANA PLACE AS DESCRIBED IN SAID WARRANTY DEED RECORDED AT RECEPTION NO. B0072747 FOR THE FOLLOWING SEVEN (7) COURSES:

1) NORTH 00°29'05" WEST, A DISTANCE OF 846.11 FEET TO A POINT OF CURVATURE;
2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°59'50", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 44°30'50" EAST, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY;
3) NORTH 89°30'45" EAST, A DISTANCE OF 113.34 FEET TO A POINT OF CURVATURE;
4) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°53'47", A RADIUS OF 1135.00 FEET, AN ARC LENGTH OF 176.23 FEET, THE CHORD OF WHICH BEARS NORTH 85°03'51" EAST, A DISTANCE OF 176.05 FEET TO A POINT OF TANGENCY;
5) NORTH 80°36'58" EAST, A DISTANCE OF 51.00 FEET TO A POINT OF CURVATURE;
6) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57°45'10", A RADIUS OF 710.00 FEET, AN ARC LENGTH OF 715.66 FEET, THE CHORD OF WHICH BEARS SOUTH 70°30'27" EAST, A DISTANCE OF 685.75 FEET TO A POINT OF TANGENCY;
7) SOUTH 41°37'52" EAST, A DISTANCE OF 117.40 FEET TO A POINT OF CURVATURE AND THE WESTERLY RIGHT-OF-WAY LINE OF S. OLD TOM MORRIS ROAD AS DESCRIBED IN SAID WARRANTY DEED RECORDED AT RECEPTION NO. B0066211;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF S. OLD TOM MORRIS ROAD AND SAID NORTHERLY RIGHT-OF-WAY LINE OF E. JEWELL AVENUE FOR THE FOLLOWING FIVE (5) COURSES:
1) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°21'50", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.54 FEET, THE CHORD OF WHICH BEARS SOUTH 03°33'03" WEST, A DISTANCE OF 28.37 FEET TO A POINT OF REVERSE CURVATURE;
2) ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49°21'42", A RADIUS OF 791.00 FEET, AN ARC LENGTH OF 681.47 FEET, THE CHORD OF WHICH BEARS SOUTH 24°03'08" WEST, A DISTANCE OF 660.59 FEET TO A POINT OF TANGENCY;
3) SOUTH 00°37'45" EAST, A DISTANCE OF 62.42 FEET TO A POINT OF CURVATURE;
4) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 44°22'15" WEST, A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY;
5) SOUTH 89°22'15" WEST, A DISTANCE OF 281.39 FEET TO THE POINT OF BEGINNING.

DATA BLOCK:

TOTAL PARCEL LAND AREA	858,418 SF (19.707 AC)
TOTAL BUILDING COVERAGE (INCLUDING ACCESSORY STRUCTURES & CARPORTS)	173,171SF (20%)
DRIVES	212,461 SF (24.7%)
WALKS, POOL DECK & PLAYGROUND PAVING	87,559 (10.3%)
OPEN SPACE - LANDSCAPE AREA	385,227 SF (45%)
OUTDOOR USABLE SPACE	20% MINIMUM REQUIRED = 171,684 SF TOTAL PROVIDED = 180,011.13 SF (21%)
NUMBER OF BUILDINGS	27 (14 RESIDENTIAL, 1 CLUBHOUSE, 14 DETACHED GARAGE, 1 STORAGE BLDG)
BUILDING HEIGHT	44'-5" (55' MAX.)
# OF DWELLING UNITS	336
BUILDING CONSTRUCTION TYPE	V-B
2015 IBC OCCUPANCIES	R-2, B, A, U
FIRE PROTECTION	RESIDENTIAL BUILDINGS - NFPA 13-R ACCESSORY BUILDINGS & CLUBHOUSE - NOT SPRINKLED
AMENITY SQUARE FOOTAGES	CLUBHOUSE/LEASING = 5,084 SF POOL & POOL DECK = 5,755 SF STORAGE = 2,100 SF
PRESENT ZONING CLASSIFICATION	PD sub-area 'C', MF-SMALL (MURPHY CREEK MASTER PLAN)
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	MULTIFAMILY DWELLINGS CONTAINING MORE THAN 24 UNITS = 96 SF x 4 (1 ALLOWED PER STREET FRONTAGE) =384 SF
PROPOSED TOTAL SIGN AREA	0 SF
PROPOSED NUMBER OF SIGNS	0
PROPOSED MONUMENT SIGNS	2
PROPOSED MONUMENT SIGN AREA	44.34 SF MAX EACH

Parking Required		On-Site Parking Provided	
Type	Spaces Required	Type	Spaces
Residents	336	Residents	436
Guest	68	Guest	68
Total	404		504
Covered	175	Covered	178
Covered & Connected	88	Covered & Connected	88

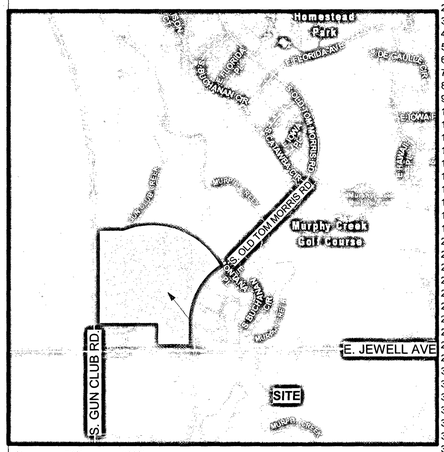
Provided Parking Breakdown	
Type	Spaces
Surface (guests)	68
Surface (Residents)	260
Carport (Attached)	88
Carport (Detached)	24
Garage	64
Bicycle*	56
Total Resident Spaces	436
Total Including Guests	504

Accessible Parking Spaces	
Type	Spaces
Standard Accessible	8
Van Accessible	3
Covered Standard	12
Covered VAN	2
Total Required	11
Total Provided	25

*-Not included in vehicle total

MYLAR CHANGE TO LIGHTING 3/13/24
MYLAR CHANGE TO ELEVATIONS 5/22/24

VICINITY MAP



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SIGNATURE BLOCK:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, PROSE MURPHY CREEK OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY PROSE MURPHY CREEK VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, BY PROSE MURPHY CREEK ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MEMBER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 27th DAY OF January AD, 2023.

BY: _____
ANDREW K. CLAY, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 27th DAY OF January AD, 2023 BY
Prose Murphy Creek Venture, LLC
(PRINCIPALS OR OWNERS)

NOTARY SEAL
LOUELLA L WITT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19994020588
MY COMMISSION EXPIRES JUL 23, 2023

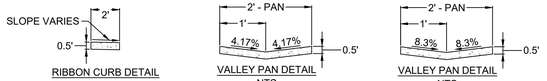
WITNESS MY HAND AND OFFICIAL SEAL
_____
(NOTARY PUBLIC)
MY COMMISSION EXPIRES 7-23-2023
NOTARY BUSINESS ADDRESS: 5050 S. Syracuse St. Denver Co 80237

LENDER:
ZIONS BANCORPORATION, N.A. dba NATIONAL BANK OF ARIZONA
BY: _____
NAME: Eric Damko
TITLE: Senior Vice President

STATE OF _____)SS
COUNTY OF Maricopa)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 25th DAY OF January AD, 2023 BY
Eric Damko
(PRINCIPALS OR OWNERS)

NOTARY SEAL
_____
WITNESS MY HAND AND OFFICIAL SEAL
_____
(NOTARY PUBLIC)
MY COMMISSION EXPIRES 05/02/2023
NOTARY BUSINESS ADDRESS 6001 N. 24th St. Phoenix AZ 85016

CITY OF AURORA APPROVALS
CITY ATTORNEY: _____ DATE: 2/9/23
PLANNING DIRECTOR: _____ DATE: 2/21/23
PLANNING AND ZONING COMMISSION: _____ DATE: 8/20/2022
CITY COUNCIL: _____ DATE: _____
ATTEST: _____ DATE: _____
DATABASE APPROVAL DATE: _____
RECORDERS CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____
COL

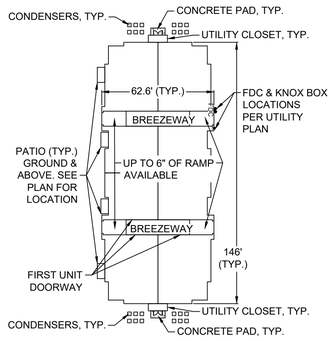


RIBBON CURB DETAIL
NTS

VALLEY PAN DETAIL
NTS

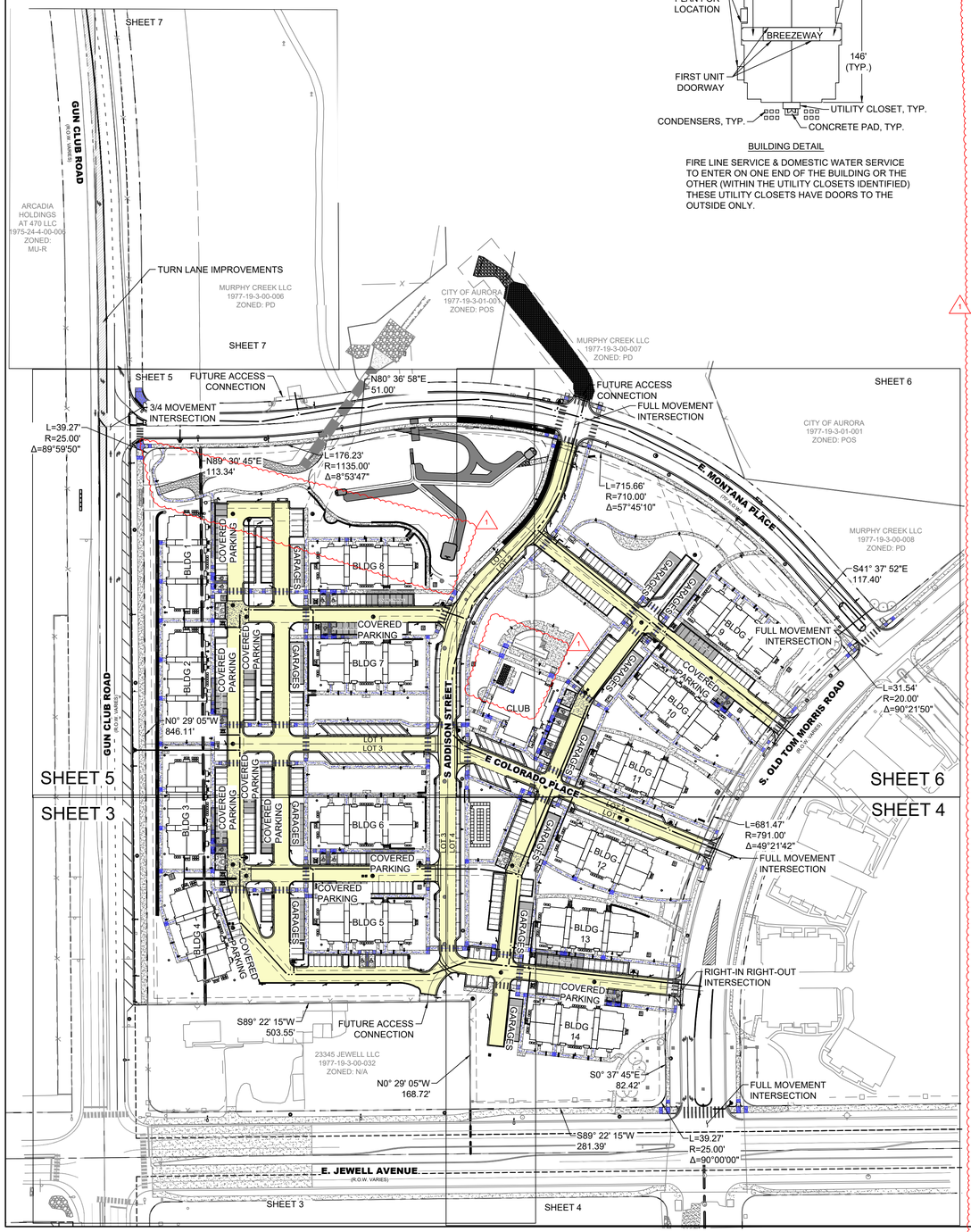
VALLEY PAN DETAIL
NTS

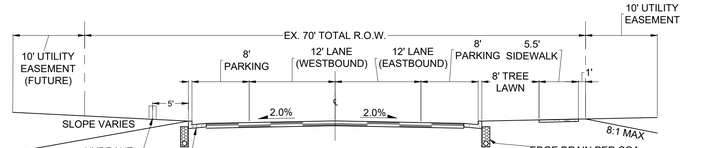
NOTE: THE ABOVE DETAIL SHALL BE USED ADJACENT TO ADA STALLS ONLY.



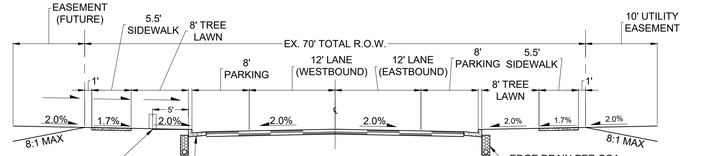
BUILDING DETAIL

FIRE LINE SERVICE & DOMESTIC WATER SERVICE TO ENTER ON ONE END OF THE BUILDING OR THE OTHER (WITHIN THE UTILITY CLOSETS IDENTIFIED) THESE UTILITY CLOSETS HAVE DOORS TO THE OUTSIDE ONLY.

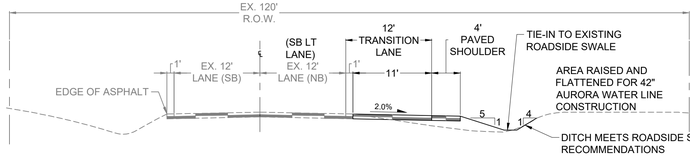




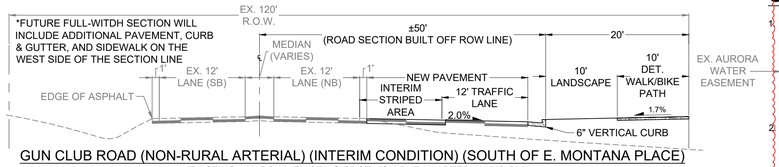
E. MONTANA PLACE (COLLECTOR)(INTERIM)
(EXISTING 70' ROW), 2-LANE MINOR COLLECTOR
ADT = NA, DESIGN SPEED = 35 MPH
CLEAR ZONE REQUIREMENT: 8'



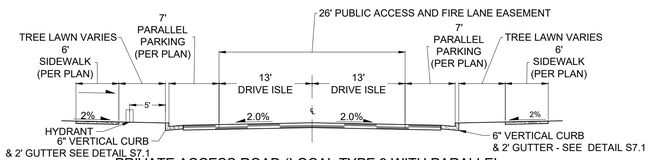
E. MONTANA PLACE (COLLECTOR) (ULTIMATE)
(EXISTING 70' ROW), 2-LANE MINOR COLLECTOR
ADT = NA, DESIGN SPEED = 35 MPH
CLEAR ZONE REQUIREMENT: 8'



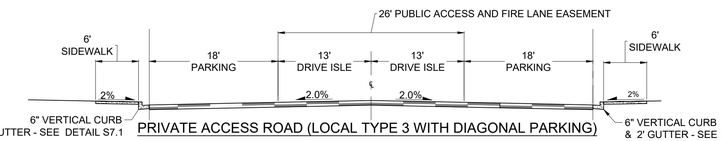
GUN CLUB ROAD (NON-RURAL ARTERIAL) (INTERIM CONDITION) (NORTH OF E. MONTANA PLACE)
(EXISTING 120' ROW), EXISTING CDOT NON-RURAL ARTERIAL (NR-B)
BACKGROUND ADT (2023) = 19,050 & PROPOSED ADT (2023) = 19,370, DESIGN SPEED = 60 MPH
CLEAR ZONE REQUIREMENT MET BY ROADSIDE DITCH GEOMETRY SHOWN
CLEAR ZONE REQUIREMENT: 8'



GUN CLUB ROAD (NON-RURAL ARTERIAL) (INTERIM CONDITION) (SOUTH OF E. MONTANA PLACE)
(EXISTING 120' ROW), EXISTING CDOT NON-RURAL ARTERIAL (NR-B)
BACKGROUND ADT (2023) = 19,050 & PROPOSED ADT (2023) = 19,370, DESIGN SPEED = 60 MPH
CLEAR ZONE REQUIREMENT: 24'

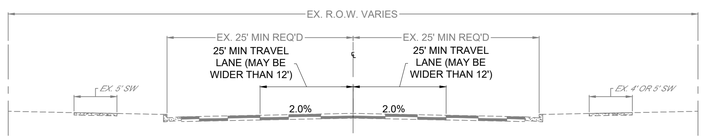


PRIVATE ACCESS ROAD (LOCAL TYPE 3 WITH PARALLEL PARKING)
NOTE: UTILITY EASEMENTS VARY IN WIDTH AND EXTENT THROUGHOUT THE ABOVE REFERENCED SECTION. SEE PLAN VIEW FOR LOCATION DETAILS.

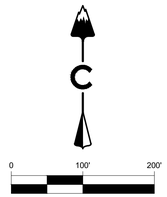


PRIVATE ACCESS ROAD (LOCAL TYPE 3 WITH DIAGONAL PARKING)

NOTE: UTILITY EASEMENTS VARY IN WIDTH AND EXTENT THROUGHOUT THE ABOVE REFERENCED SECTION. SEE PLAN VIEW FOR LOCATION DETAILS.



SOUTH OLD TOM MORRIS ROAD (PUBLIC COLLECTOR)
(BETWEEN E COLORADO PLACE AND E MONTANA PLACE. EXISTING ROW VARIES), EXISTING COLLECTOR STREET
BACKGROUND ADT (2023) = 2,980 & PROPOSED ADT (2023) = 4,925, DESIGN SPEED = 35 MPH
CLEAR ZONE REQUIREMENT: N/A



LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL

EXISTING / PROPOSED

- STREET SIGNS
- RAMPS
- CRUSHER FINES MAINTENANCE ACCESS
- CONCRETE
- PROPOSED FIRE LANE EASEMENT

NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
2. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
3. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
4. ALL NON-HATCHED PAVING IS PROPOSED AS ASPHALT

GENERAL NOTES

1. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
2. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
3. A DETAILED SIGNAGE AND STRIPING PLAN WILL BE REQUIRED TO BE INCLUDED WITH THE CONSTRUCTION DOCUMENTS ASSOCIATED WITH THIS DEVELOPMENT AND SHALL INCLUDE STRIPING, SIGN SYMBOL, LABELS, LEGEND AND DETAILS FOR THE FOLLOWING: FIRE LANE SIGNS, SIRE SPRINKLER RISER ROOM, ACCESSIBLE PARKING, ACCESSIBLE VAN PARKING, ACCESSIBLE PARKING SPACES, STALLS AND RAMPS, CROSS-WALKS, NO PARKING SIGNS, LOADING AREAS, AND OTHER INFRASTRUCTURE RELATED SIGNAGE AND STRIPING ITEMS. IMPLEMENTATION OF THIS SIGNAGE AND STRIPING PLAN SHALL BE A REQUIREMENT OF THIS PROJECT.

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PROSE MURPHY CREEK

NE CORNER OF E JEWELL AVE & S GUN CLUB RD
AURORA, CO 80018

ISSUE	△	DATE
SITE PLAN SUBMITTAL 1		12.03.2021
SITE PLAN SUBMITTAL 2		03.29.2022
SITE PLAN SUBMITTAL 3		05.24.2022
SITE PLAN SUBMITTAL 4		07.08.2022
TECH CORRECTIONS 1		08.29.2022
TECH CORRECTIONS 2		10.07.2022
TECH CORRECTIONS 3		10.31.2022
TECH CORRECTIONS 4		12.09.2022
MINOR AMENDMENT	1	04.26.2024

JOB NUMBER: 21-164

OVERALL SITE PLAN

2

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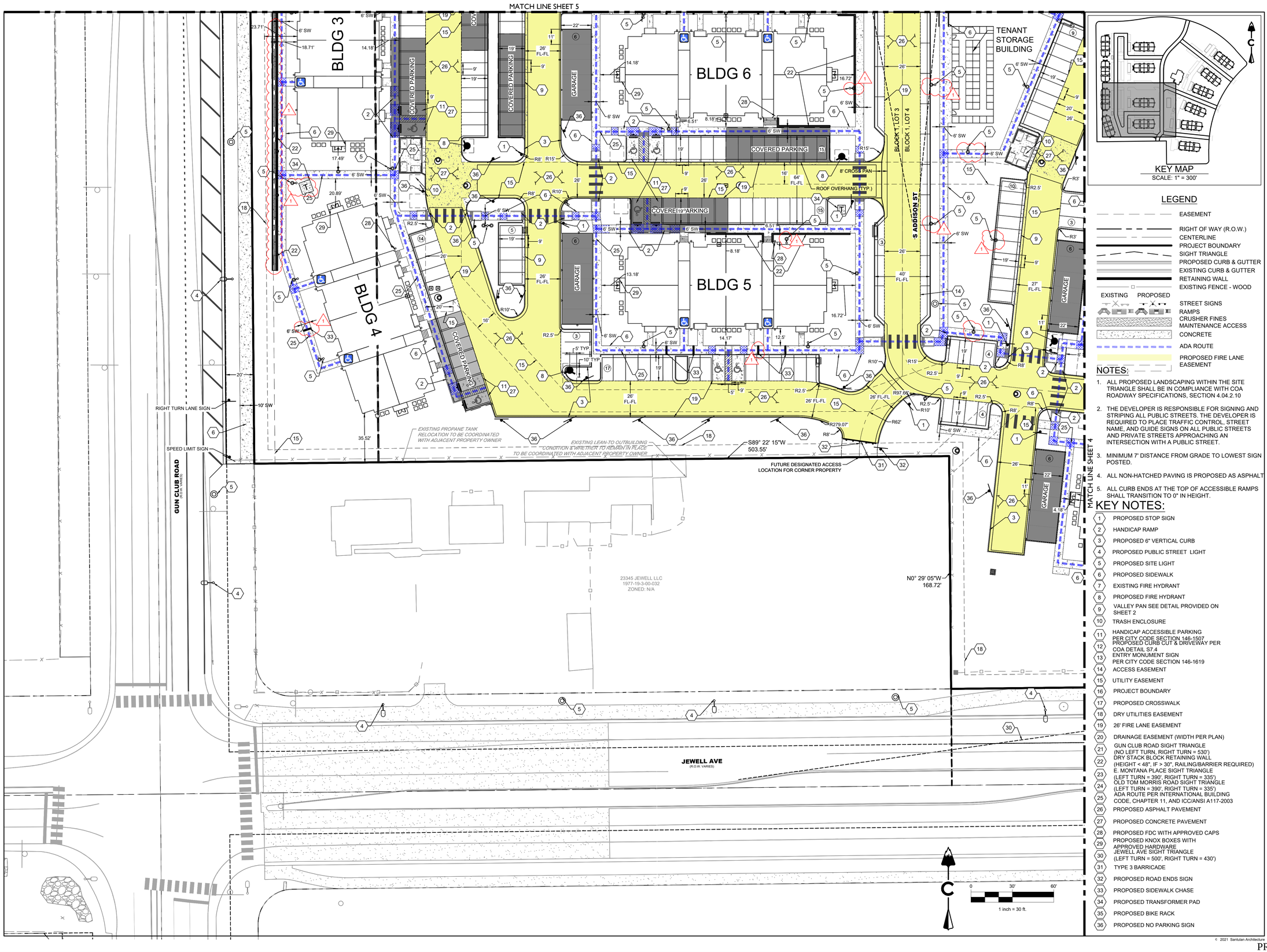

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL
- EXISTING FENCE - WOOD

EXISTING / PROPOSED

- STREET SIGNS
- RAMPS
- CRUSHER FINES MAINTENANCE ACCESS
- CONCRETE
- ADA ROUTE
- PROPOSED FIRE LANE EASEMENT

NOTES:

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3. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
4. ALL NON-HATCHED PAVING IS PROPOSED AS ASPHALT
5. ALL CURB ENDS AT THE TOP OF ACCESSIBLE RAMPS SHALL TRANSITION TO 0" IN HEIGHT.

KEY NOTES:

1. PROPOSED STOP SIGN
2. HANDICAP RAMP
3. PROPOSED 6" VERTICAL CURB
4. PROPOSED PUBLIC STREET LIGHT
5. PROPOSED SITE LIGHT
6. PROPOSED SIDEWALK
7. EXISTING FIRE HYDRANT
8. PROPOSED FIRE HYDRANT
9. VALLEY PAN SEE DETAIL PROVIDED ON SHEET 2
10. TRASH ENCLOSURE
11. HANDICAP ACCESSIBLE PARKING PER CITY CODE SECTION 146-1507
12. PROPOSED CURB CUT & DRIVEWAY PER COA DETAIL ST.4
13. ENTRY MONUMENT SIGN PER CITY CODE SECTION 146-1619
14. ACCESS EASEMENT
15. UTILITY EASEMENT
16. PROJECT BOUNDARY
17. PROPOSED CROSSWALK
18. DRY UTILITIES EASEMENT
19. 26' FIRE LANE EASEMENT
20. DRAINAGE EASEMENT (WIDTH PER PLAN)
21. GUN CLUB ROAD SIGHT TRIANGLE (NO LEFT TURN, RIGHT TURN = 530')
22. DRY STACK BLOCK RETAINING WALL (HEIGHT < 48", IF > 30", RAILING/BARRIER REQUIRED)
23. E. MONTANA PLACE SIGHT TRIANGLE (LEFT TURN = 390', RIGHT TURN = 335')
24. OLD TOM MORRIS ROAD SIGHT TRIANGLE (LEFT TURN = 390', RIGHT TURN = 335')
25. ADA ROUTE PER INTERNATIONAL BUILDING CODE, CHAPTER 11, AND ICC/ANSI A117-2003
26. PROPOSED ASPHALT PAVEMENT
27. PROPOSED CONCRETE PAVEMENT
28. PROPOSED FDC WITH APPROVED CAPS
29. PROPOSED KNOX BOXES WITH APPROVED HARDWARE
30. JEWELL AVE SIGHT TRIANGLE (LEFT TURN = 500', RIGHT TURN = 430')
31. TYPE 3 BARRICADE
32. PROPOSED ROAD ENDS SIGN
33. PROPOSED SIDEWALK CHASE
34. PROPOSED TRANSFORMER PAD
35. PROPOSED BIKE RACK
36. PROPOSED NO PARKING SIGN

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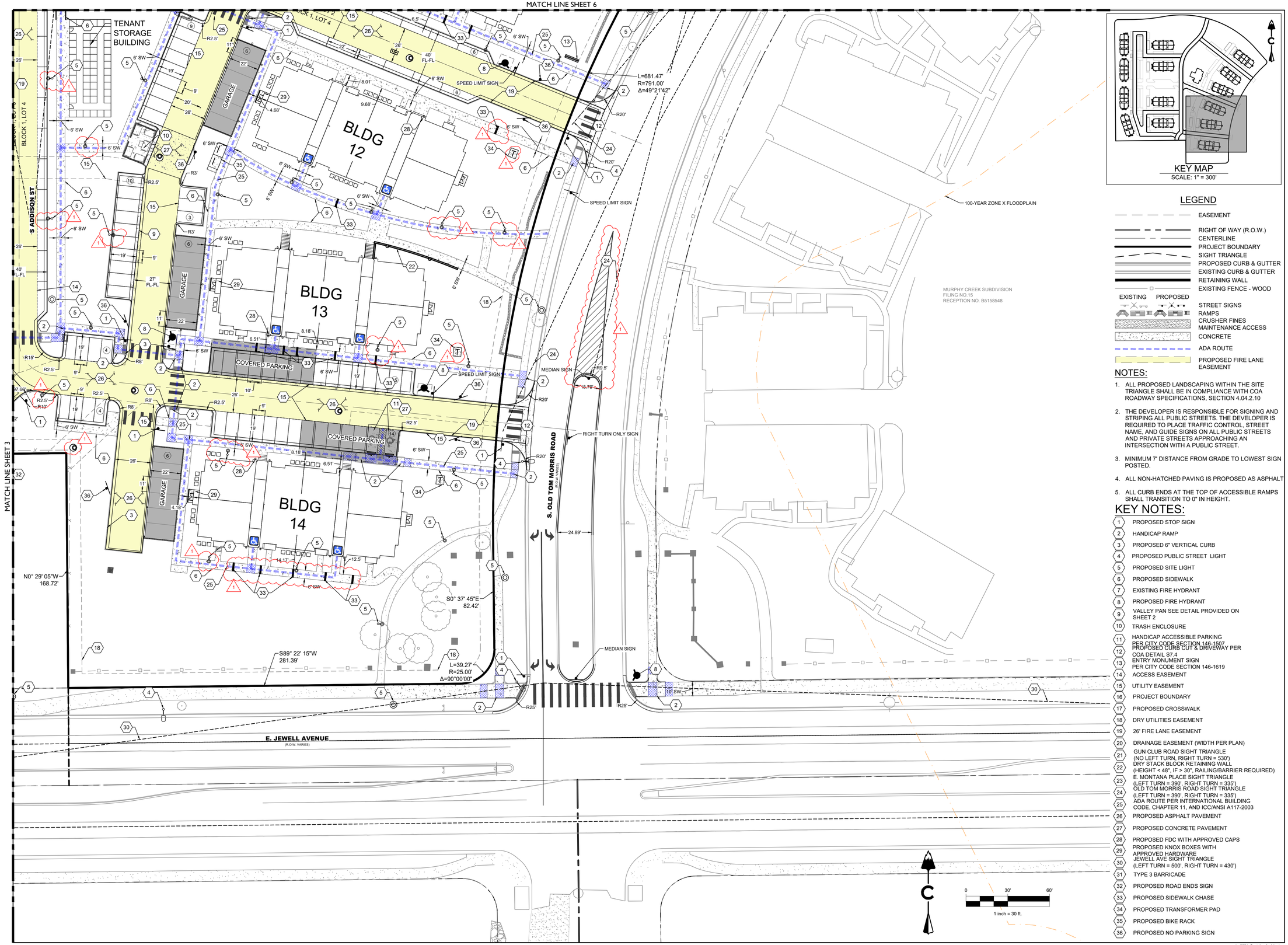
JOB NUMBER: 21-164

SITE PLAN 1

3

MATCH LINE SHEET 6



LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
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8. PROPOSED FIRE HYDRANT
9. VALLEY PAN SEE DETAIL PROVIDED ON SHEET 2
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13. ENTRY MONUMENT SIGN PER CITY CODE SECTION 146-1619
14. ACCESS EASEMENT
15. UTILITY EASEMENT
16. PROJECT BOUNDARY
17. PROPOSED CROSSWALK
18. DRY UTILITIES EASEMENT
19. 26' FIRE LANE EASEMENT
20. DRAINAGE EASEMENT (WIDTH PER PLAN)
21. GUN CLUB ROAD SIGHT TRIANGLE (NO LEFT TURN, RIGHT TURN = 530')
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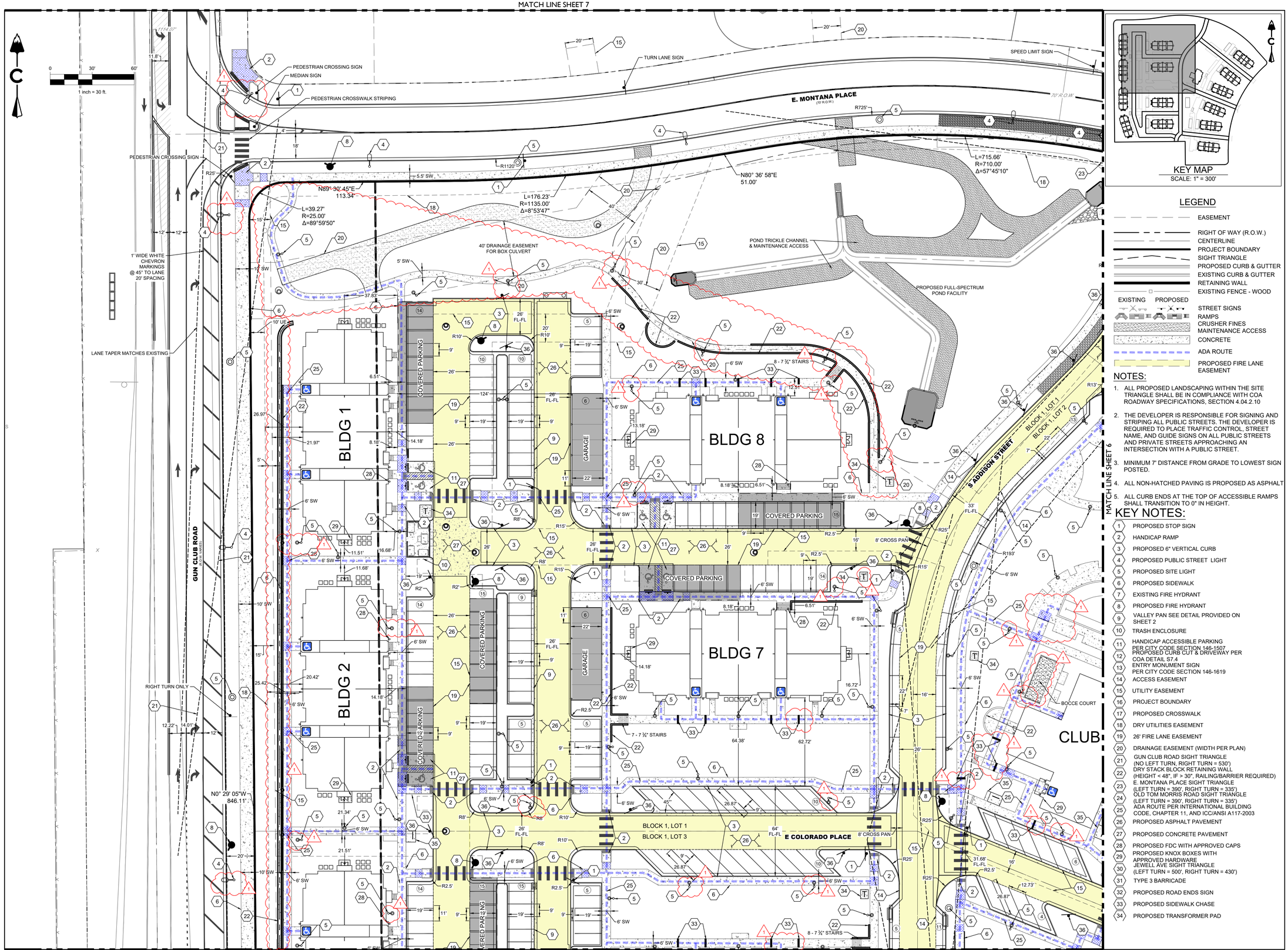
SITE PLAN 2

4

MATCH LINE SHEET 7



LEGEND

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- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
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EXISTING / PROPOSED

- STREET SIGNS
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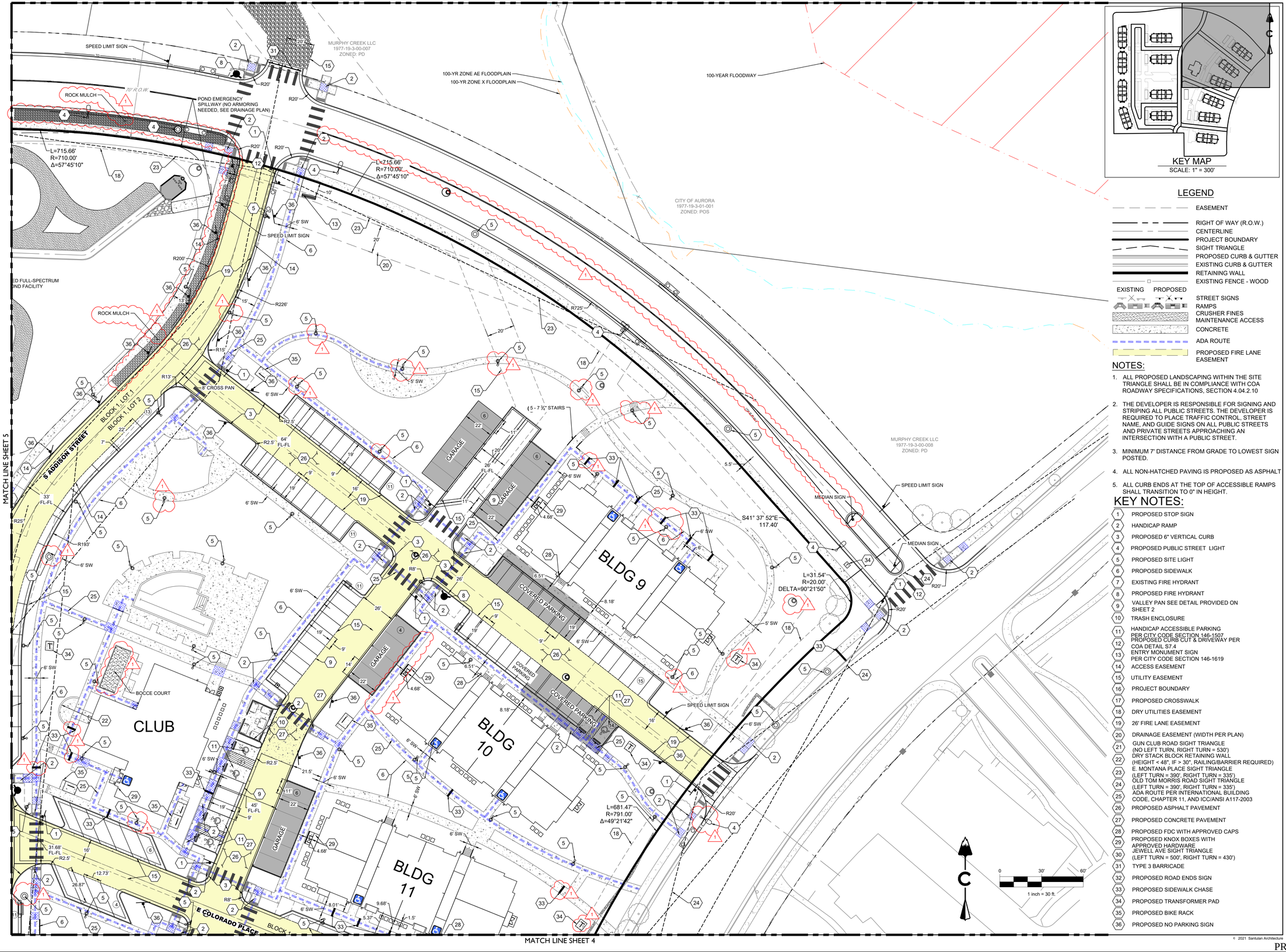
SITE PLAN 3

5

MATCH LINE SHEET 7

MATCH LINE SHEET 5

MATCH LINE SHEET 4



LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL
- EXISTING FENCE - WOOD

EXISTING / PROPOSED

- STREET SIGNS
- RAMPS
- CRUSHER FINES MAINTENANCE ACCESS
- CONCRETE
- ADA ROUTE
- PROPOSED FIRE LANE EASEMENT

NOTES:

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2. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
3. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
4. ALL NON-HATCHED PAVING IS PROPOSED AS ASPHALT
5. ALL CURB ENDS AT THE TOP OF ACCESSIBLE RAMPS SHALL TRANSITION TO 0" IN HEIGHT.

KEY NOTES:

1. PROPOSED STOP SIGN
2. HANDICAP RAMP
3. PROPOSED 6" VERTICAL CURB
4. PROPOSED PUBLIC STREET LIGHT
5. PROPOSED SITE LIGHT
6. PROPOSED SIDEWALK
7. EXISTING FIRE HYDRANT
8. PROPOSED FIRE HYDRANT
9. VALLEY PAN SEE DETAIL PROVIDED ON SHEET 2
10. TRASH ENCLOSURE
11. HANDICAP ACCESSIBLE PARKING PER CITY CODE SECTION 146-1507
12. PROPOSED CURB CUT & DRIVEWAY PER COA DETAIL S7.4
13. ENTRY MONUMENT SIGN PER CITY CODE SECTION 146-1619
14. ACCESS EASEMENT
15. UTILITY EASEMENT
16. PROJECT BOUNDARY
17. PROPOSED CROSSWALK
18. DRY UTILITIES EASEMENT
19. 26' FIRE LANE EASEMENT
20. DRAINAGE EASEMENT (WIDTH PER PLAN)
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22. DRY STACK BLOCK RETAINING WALL (HEIGHT < 48", IF > 30", RAILING/BARRIER REQUIRED)
23. E. MONTANA PLACE SIGHT TRIANGLE (LEFT TURN = 390', RIGHT TURN = 335')
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25. ADA ROUTE PER INTERNATIONAL BUILDING CODE, CHAPTER 11, AND ICC/ANSI A117-2003
26. PROPOSED ASPHALT PAVEMENT
27. PROPOSED CONCRETE PAVEMENT
28. PROPOSED FDC WITH APPROVED CAPS
29. PROPOSED KNOX BOXES WITH APPROVED HARDWARE
30. JEWELL AVE SIGHT TRIANGLE (LEFT TURN = 500', RIGHT TURN = 430')
31. TYPE 3 BARRICADE
32. PROPOSED ROAD ENDS SIGN
33. PROPOSED SIDEWALK CHASE
34. PROPOSED TRANSFORMER PAD
35. PROPOSED BIKE RACK
36. PROPOSED NO PARKING SIGN

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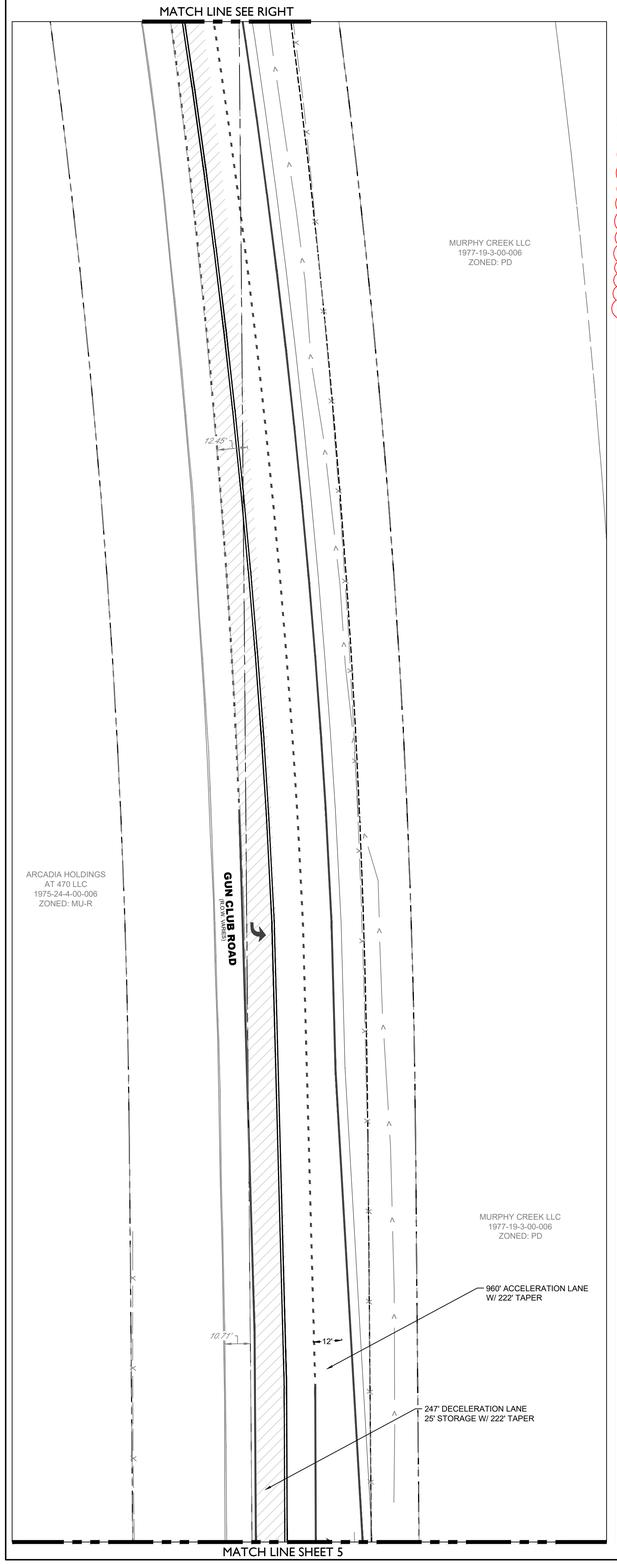
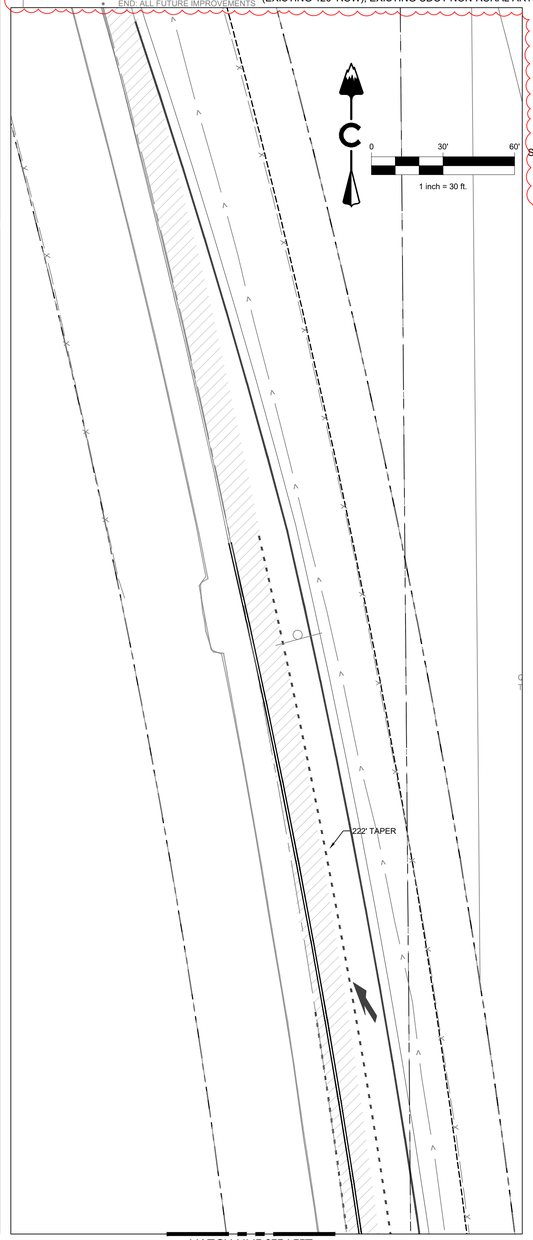
TECH CORRECTIONS 3		10.31.2022
TECH CORRECTIONS 4		12.09.2022
MINOR AMENDMENT	1	04.26.2024

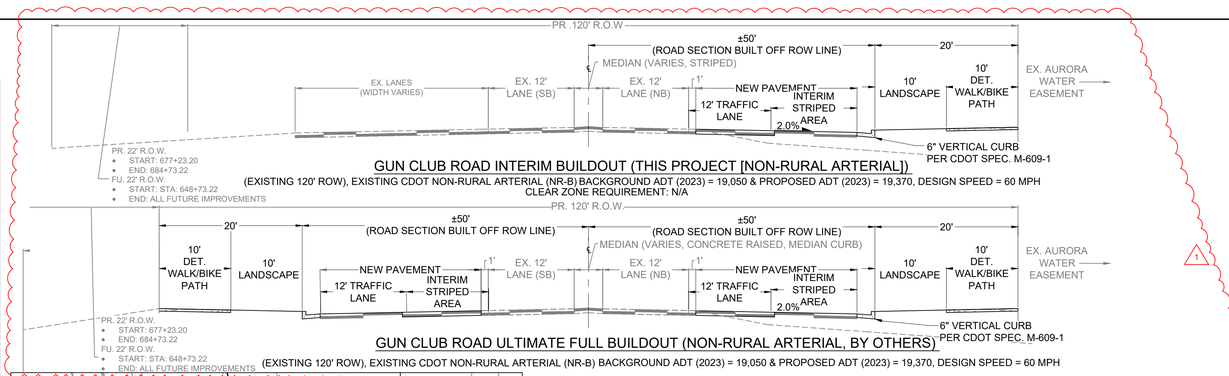
JOB NUMBER: 21-164

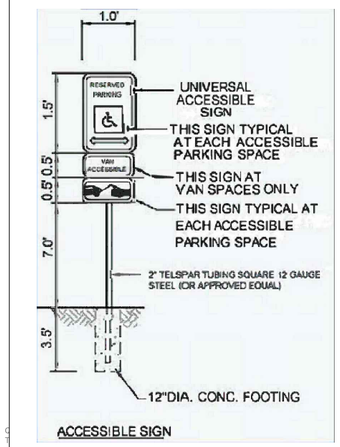
SITE PLAN 4

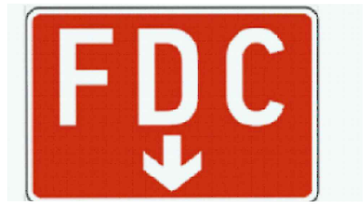
6



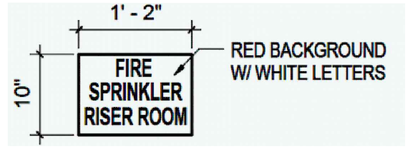




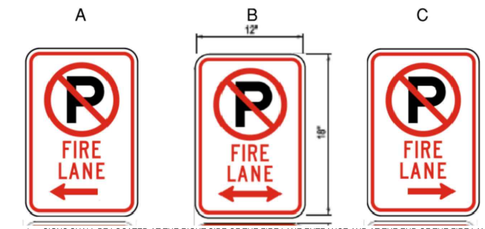




SIGNAGE FOR ABOVE ALL FDC

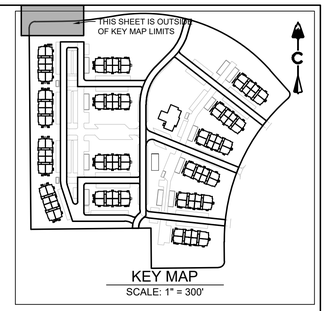


SIGNAGE FOR EXTERIOR RISER ROOM DOORS



1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 26' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

SITE SIGNAGE



KEY MAP
SCALE: 1" = 300'

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL
- EXISTING FENCE - WOOD

EXISTING PROPOSED

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- RAMPS
- CRUSHER FINES MAINTENANCE ACCESS
- CONCRETE
- ADA ROUTE
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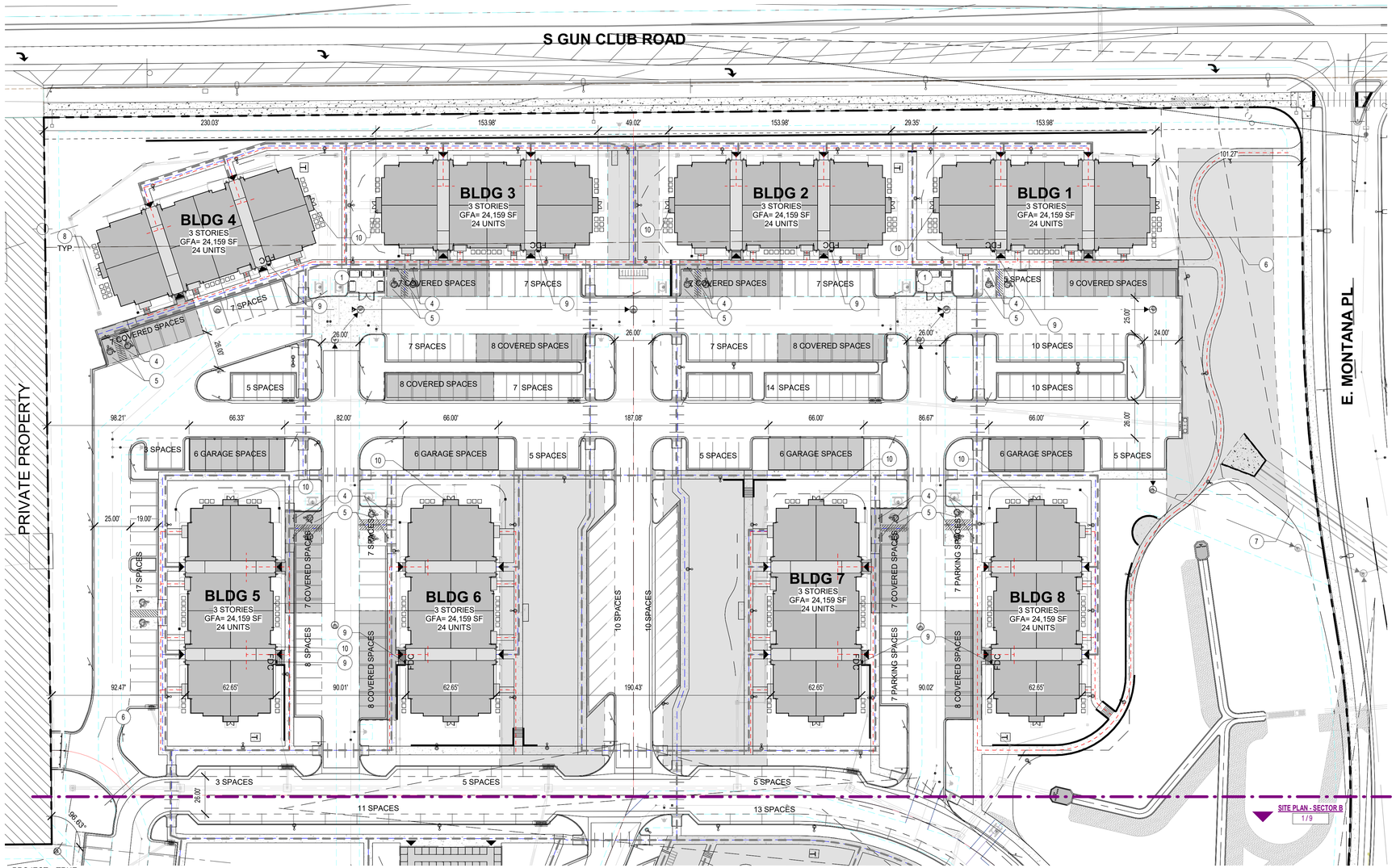
SITE PLAN 5

7



1 SITE PLAN - SECTOR A
SCALE: 1" = 40'-0"

GENERAL NOTES:

1. THE ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TCO/CO PER THE PIP.
2. REFER TO UTILITY/GRADING PLANS FOR ALL INFORMATION RELATED TO SITE ADJACENCIES AND CONTEXT
3. REFER TO LANDSCAPE FOR OUTDOOR SITE DETAILS FOR THE POOL, POOL DECK AREA.
4. REFER TO LANDSCAPE FOR BICYCLE PARKING PROVIDED.

ACCESSIBLE UNITS & IMPLEMENTATION PLAN

TYPE A UNITS REQUIRED = 2% OF 336 = 6.72
TYPE B UNITS REQUIRED = 104 (ALL GROUND FLOOR UNITS ARE REQUIRED TO BE A MINIMUM TYPE 'B' ACCESSIBLE UNIT)

TYPE A UNITS PROVIDED = 8
TYPE B UNITS PROVIDED = 104

COLORADO STATUTES TITLE 9 REQUIRES 143 ACCESSIBILITY POINTS FOR A 336 UNIT PROJECT. BY WAY OF (8) TYPE A UNITS AND (104) TYPE B UNITS, A TOTAL OF (8 x 6) + (104x 4) = 464 POINTS ARE PROVIDED.

ALL (8) TYPE A UNITS ARE CURRENTLY HOUSED IN BUILDING 11. PER SECTION 9-5-105, NO MORE THAN 30% OF UNITS MAY BE CONSTRUCTED AND OCCUPIED WITHOUT A PORTION OF ACCESSIBLE UNITS CONSTRUCTED AND COMPLETED.

THE DEVELOPER/APPLICANT SHALL COMMIT TO CONSTRUCTION AND COMPLETION OF BUILDING 11 NOT AFTER THE CONSTRUCTION OF A MAXIMUM OF 4 OTHER RESIDENTIAL BUILDINGS, AS ALL BUILDINGS CONTAIN 24 UNITS EACH. THEREFORE, 24x9= 96 < 100 MAX ALLOWED.

AT THE EVENT THAT BUILDING 11 IS COMPLETED AND RECEIVES CERTIFICATE OF OCCUPANCY, THE PROJECT WILL HAVE ACHIEVED 100% OF REQUIRED 'TYPE A' ACCESSIBLE UNITS.

PARKING REQUIREMENTS:

- 336 DWELLING UNITS
- 1 PARKING SPACE PER UNIT (336 SPACES)
- 1 PARKING SPACE PER 5 DWELLING UNITS FOR GUESTS (68 SPACES)
- 404 TOTAL PARKING SPACES REQUIRED
- 501 SPACES PROVIDED
- 68 SPACES PROVIDED FOR GUESTS
- 40% COVERED PARKING REQUIREMENT ASSESSED AGAINST NON-GUEST PARKING COUNT = 173 SPACES
- 173 COVERED SPACES REQUIRED
- 176 COVERED SPACES PROVIDED
- 20% COVERED & CONNECTED PARKING REQUIREMENT ASSESSED AGAINST NON-GUEST PARKING COUNT = 336 SPACES
- 87 COVERED & CONNECTED SPACES REQUIRED
- 112 COVERED & CONNECTED SPACES PROVIDED

PARKING STALL STANDARD DIMENSIONS:

SURFACE/STANDARD =	9'-0" x 19'-0"
PARALLEL =	10'-0" x 24'-0"
ACCESSIBLE =	9'-0" x 19'-0" WITH 60" WIDE MIN. ACCESS AISLE
VAN ACCESSIBLE =	11'-0" x 19'-0" WITH 60" WIDE MIN. ACCESS AISLE

SETBACKS TABLE

PROPERTY LINE BEARING	REQUIRED	PROPOSED
NORTH	38.5'	77.43'
EAST	38.5'	58.19'
SOUTH	25'	35'
WEST	25'	30'

LANDSCAPE BUFFERS

PROPERTY LINE BEARING	REQUIRED	PROPOSED
NORTH	18"	18'
EAST	20'	20'
SOUTH	25'	25'
WEST	25'	25'

SITE AREA STATISTICS & OUTDOOR SPACE REQUIREMENTS

- LOT AREA= 19.7066 AC (858,418 SF)
- TOTAL BUILDING COVERAGE (INCL ACCESSORY STRUCTURES) =
- HARD SURFACE AREA (PARKING & DRIVES) =
- PATIOS INCLUDED IN OUTDOOR SPACE CALCULATION = 1949 SF
- LANDSCAPE AREA INCLUDED IN OUTDOOR SPACE CALCULATION = 292,909 SF
  - 20% MINIMUM REQUIRED = 171,684 SF
  - TOTAL PROVIDED = 180,011.13 SF (21%)

DWELLING UNIT PATIO/BALCONY DETAILS

PATIO/BALCONY SQUARE FEET= 35 SF
TOTAL PATIOS/BALCONIES PER BUILDING= 12

TOTAL UNITS WITH BALCONIES = 168
TOTAL AREA ADDED TO OUTDOOR USABLE SPACE = 5,880 SF

IMPLEMENTATION PLAN	
2015 IBC SECTION 1107.6.2.3 & TABLE 1107.6.1.1	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS: 112 TYPE A AND B UNITS REQUIRED: 7 / 104 TYPE A AND B UNITS PROVIDED: 8 / 104	TOTAL ACCESSIBLE DWELLING UNITS: 112 POINTS REQUIRED: 143 POINTS PROVIDED: 464

TOTAL PARKING CALCULATION

PARKING SPACE TYPE	NUMBER
ACCESSIBLE STANDARD	20
ACCESSIBLE VAN	5
BICYCLE	56
GARAGE	64
PARALLEL	49
STANDARD	366
TOTAL SPACES: 560	560

COVERED PARKING COUNTS

TYPE	NUMBER
BICYCLE	56
COVERED	88
COVERED & CONNECTED	88
UNCOVERED	328
TOTAL SPACES: 560	560

REFERENCE NOTES

NO.	NOTE
1	TRASH ENCLOSURE
2	LOCATION OF ANSI TYPE 'A' UNITS
3	POOL AREA
4	HANDICAP PARKING SIGN
5	HANDICAP PARKING STALL
6	EASEMENT
7	EXISTING CONCRETE BOX CULVERT
8	GROUND-MOUNTED CONDENSER UNITS, SCREENED BY LANDSCAPE, RE: LANDSCAPE SHEETS
9	FDC W/ APPROVED KNOX CAPS
10	
11	MAIL ROOM IN CLUBHOUSE
12	LEASING AND CLUBHOUSE
13	EXISTING SIGNAGE
14	EXISTING FENCE
15	EXISTING SIDEWALK

LEGEND

- BUILDING FOOTPRINT
- AREA INCLUDED IN OUTDOOR SPACE CALCULATION
- ACCESSIBLE ROUTE
- PEDESTRIAN STREET ACCESS ROUTE FROM DWELLING UNIT
- LOT LINE
- BUILDING ENTRANCE

SANTULAN ARCHITECTURE

ALLIANCE RESIDENTIAL COMPANY

PROSE MURPHY CREEK CLUBHOUSE

NW CORNER OF OLD TOM MORRIS RD & E JEWELL AVE
AURORA, CO 80018

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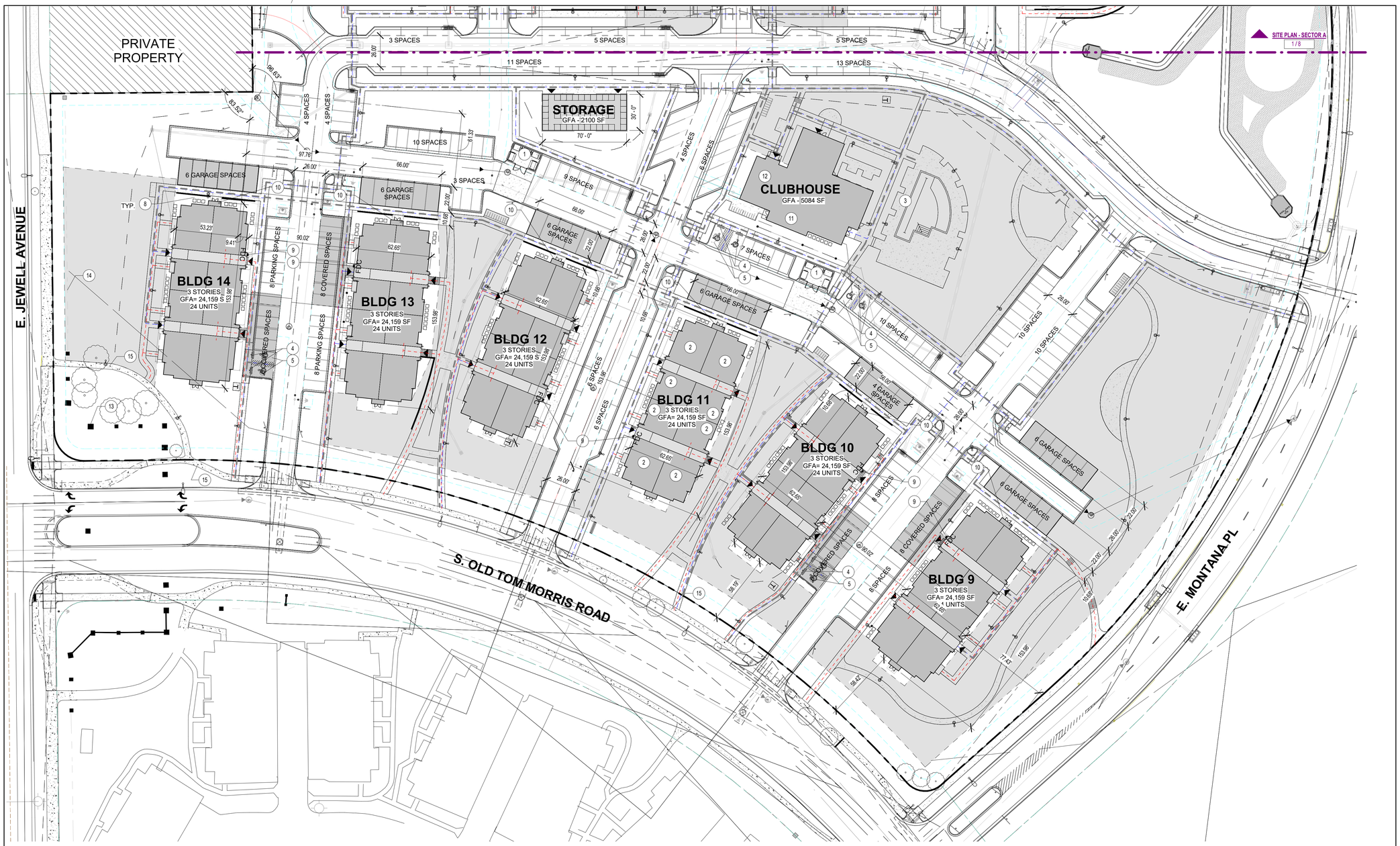
OUTDOOR SPACE CALCULATION - SECTOR A

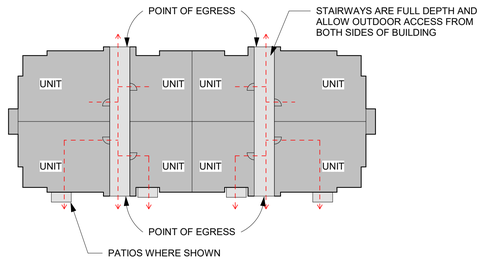
8



PROJECT NORTH / TRUE NORTH

1 SITE PLAN - SECTOR B

SCALE: 1" = 40'-0"



BUILDING EGRESS DIAGRAM

SCALE: 1" = 30'-0"

REFERENCE NOTES

NO.	NOTE
1	TRASH ENCLOSURE
2	LOCATION OF ANSI TYPE 'A' UNITS
3	POOL AREA
4	HANDICAP PARKING SIGN
5	HANDICAP PARKING STALL
6	EASEMENT
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10	
11	MAIL ROOM IN CLUBHOUSE
12	LEASING AND CLUBHOUSE
13	EXISTING SIGNAGE
14	EXISTING FENCE
15	EXISTING SIDEWALK

LEGEND

- BUILDING FOOTPRINT
- AREA INCLUDED IN OUTDOOR SPACE CALCULATION
- ACCESSIBLE ROUTE
- PEDESTRIAN STREET ACCESS ROUTE FROM DWELLING UNIT
- LOT LINE
- BUILDING ENTRANCE

SANTULAN ARCHITECTURE

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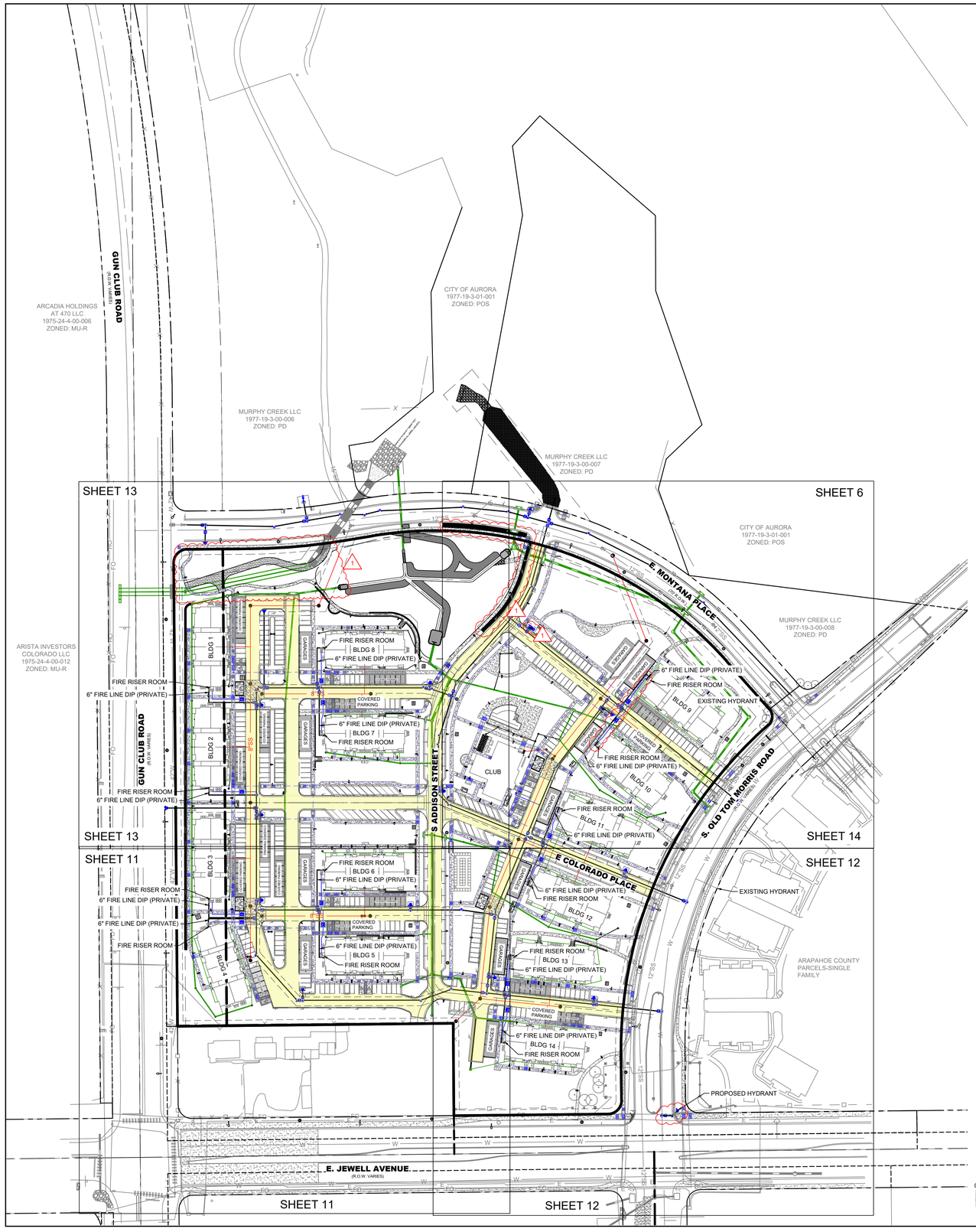
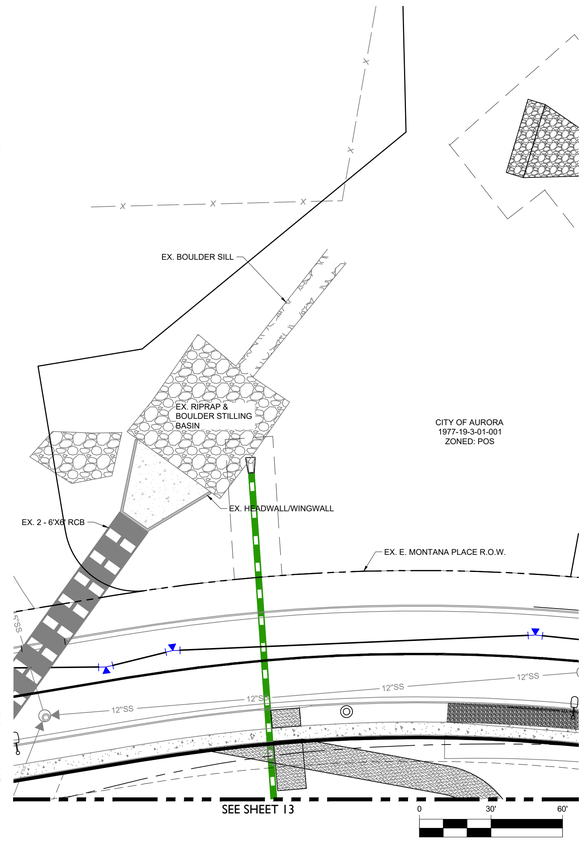
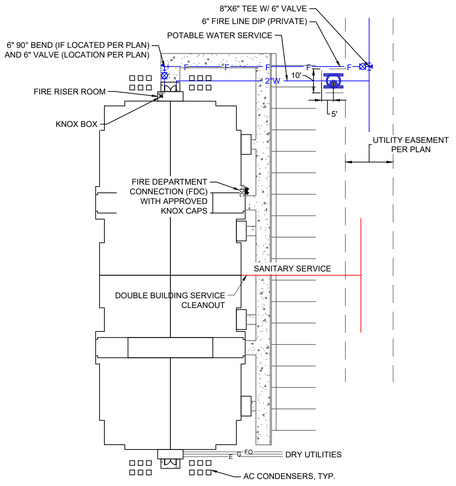
OUTDOOR SPACE CALCULATION - SECTOR B

9







BUILDING SERVICE DETAIL

0 30' 60'

1 inch = 30 ft.

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- EXISTING STORM & STUB
- EXISTING SANITARY & STUB
- EXISTING WATER & STUB
- PROPOSED STORM & STUB
- PROPOSED SANITARY & STUB
- PROPOSED WATER & STUB

EXISTING / PROPOSED

- GUY WIRE
- SANITARY MANHOLES
- SANITARY CLEAN OUT
- WATER VALVES
- BEND AND THRUST BLOCK
- FIRE HYDRANTS
- WATERLINE REDUCER
- WATER STUB WITH BLOW OFF
- STORM MANHOLES
- STORM INLETS
- RIPRAP
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING OH ELECTRIC
- STORM UNDERDRAIN
- PROPOSED FDC WITH APPROVED KNOX CAPS
- PROPOSED KNOX BOXES WITH APPROVED HARDWARE

NOTES:

1. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO STARTING WORK TO LOCATE EXISTING UTILITIES AND SHOULD NOTIFY THE OWNER IF ANY UTILITY APPEARS TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION SHOWN IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY AND THE ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
3. SHOULD FEATURES THAT ARE INDICATED TO REMAIN BE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE DAMAGED FEATURE TO RETURN IT TO EXISTING CONDITION OR BETTER.
4. ALL PROPOSED STORM IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER UNLESS OTHERWISE EXPLICITLY NOTED IN THE PLAN.
5. ALL NYLOPLAST INLETS SHALL UTILIZE DOMED INLET TOPS TO REDUCE CLOGGING AND MAINTENANCE CONCERNS UNLESS OTHERWISE NOTED.

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PROSE MURPHY CREEK

NE CORNER OF E JEWELL AVE & S GUN CLUB RD
AURORA, CO 80018

ISSUE	△	DATE
SITE PLAN SUBMITTAL 1		12.03.2021
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TECH CORRECTIONS 2		10.07.2022
TECH CORRECTIONS 3		10.31.2022
TECH CORRECTIONS 4		12.09.2022
MINOR AMENDMENT	1	04.26.2024

JOB NUMBER: 21-164

OVERALL UTILITY PLAN

10

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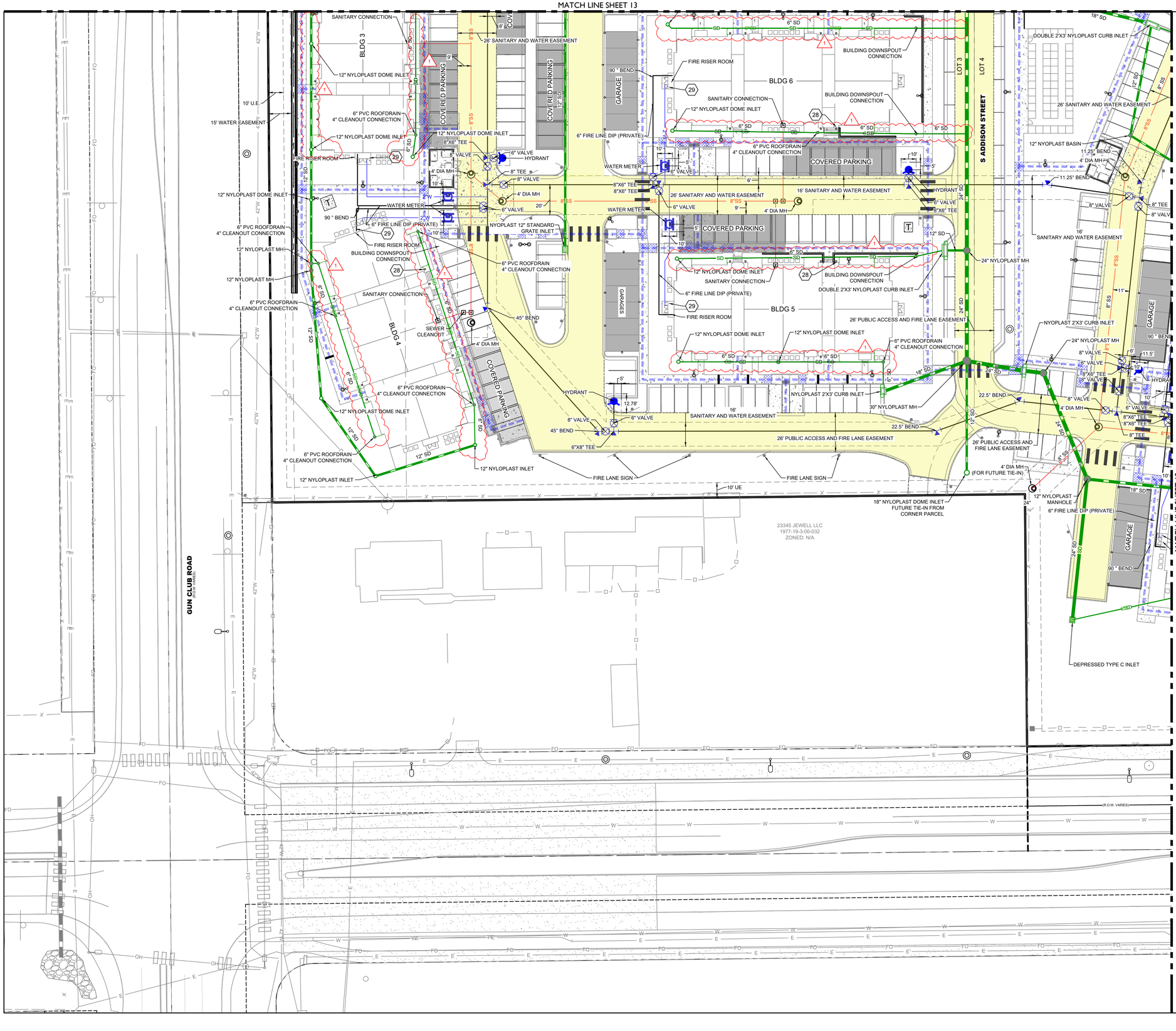

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- EXISTING STORM & STUB
- EXISTING SANITARY & STUB
- EXISTING WATER & STUB
- PROPOSED STORM & STUB
- PROPOSED SANITARY & STUB
- PROPOSED WATER & STUB

EXISTING / PROPOSED

- GUY WIRE
- SANITARY MANHOLES
- SANITARY CLEAN OUT
- WATER VALVES
- BEND AND THRUST BLOCK
- FIRE HYDRANTS
- WATERLINE REDUCER
- WATER STUB WITH BLOW OFF
- STORM MANHOLES
- STORM INLETS
- RIPRAP
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING OH ELECTRIC
- STORM UNDERDRAIN
- PROPOSED FDC WITH APPROVED KNOX CAPS
- PROPOSED KNOX BOXES WITH APPROVED HARDWARE

NOTES:

1. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO STARTING WORK TO LOCATE EXISTING UTILITIES AND SHOULD NOTIFY THE OWNER IF ANY UTILITY APPEARS TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION SHOWN IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY AND THE ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
3. SHOULD FEATURES THAT ARE INDICATED TO REMAIN BE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE DAMAGED FEATURE TO RETURN IT TO EXISTING CONDITION OR BETTER.
4. ALL PROPOSED STORM IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER UNLESS OTHERWISE EXPLICITLY NOTED IN THE PLAN.
5. ALL NYLOPLAST INLETS SHALL UTILIZE DOMED INLET TOPS TO REDUCE CLOGGING AND MAINTENANCE CONCERNS UNLESS OTHERWISE NOTED.

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UTILITY PLAN 1

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MATCH LINE SHEET 14

MATCH LINE SHEET 11

DOUBLE 2'X3' NYLOPLAST CURB INLET
LOT 4
S ADDISON STREET
26' SANITARY AND WATER EASEMENT
12" NYOPLAST BASIN
11.25° BEND
4' DIA MH
11.25° BEND
8" VALVE
8" TEE
8" VALVE
16' SANITARY AND WATER EASEMENT
24" NYLOPLAST MH
NYOPLAST 2'X3' CURB INLET
24" NYLOPLAST MH
8" VALVE
6" VALVE
8"X6" TEE
8" VALVE
22.5° BEND
8" VALVE
4' DIA MH
8"X6" TEE
8"X6" TEE
8" TEE
26' PUBLIC ACCESS AND FIRE LANE EASEMENT
4' DIA MH (FOR FUTURE TIE-IN)
12" NYOPLAST MANHOLE
6" FIRE LINE DIP (PRIVATE)
GARAGE
90 ° BEND
GARAGE
90 ° BEND
GARAGE
90 ° BEND
DEPRESSED TYPE C INLET
6" PVC ROOFDRAIN 4" CLEANOUT CONNECTION
6"SD
6"SS
8"SS
8"SD
BUILDING DOWNSPOUT CONNECTION
12" NYOPLAST BASIN
FIRE RISER ROOM SANITARY CONNECTION
6" FIRE LINE DIP (PRIVATE)
BLDG 12
BLDG 13
BLDG 14
FIRE RISER ROOM
SANITARY CONNECTION
COVERED PARKING
COVERED PARKING
WATER METER
HYDRANT
10.89'
7.65'
7.44'
26' SANITARY AND WATER EASEMENT
4' DIA MH
8"X6" TEE
8" VALVE
8.24'
E COLORADO PLACE
8" VALVE
12X8 TEE
12" NYLOPLAST DOME INLET
8" NYLOPLAST MH
6" PVC ROOFDRAIN 4" CLEANOUT CONNECTION
8" NYLOPLAST MH
SANITARY CONNECTION
HYDRANT
8"X6" TEE
8" VALVE
12" NYLOPLAST MH
6" PVC ROOFDRAIN 4" CLEANOUT CONNECTION
8" VALVE
12X8 TEE
WATERLINE
EX. 12" WATER LINE
ARAPAHOE COUNTY PARCELS-SINGLE FAMILY
S. OLD TOM MORRIS ROAD
(R.O.W. VARIES)
RELOCATE EXISTING HYDRANT
PROPOSED PULL BOX AND ASSOCIATED 3" CONDUIT
(R.O.W. VARIES)

KEY MAP
SCALE: 1" = 300'

0 30' 60'
1 inch = 30 ft.

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- EXISTING STORM & STUB
- EXISTING SANITARY & STUB
- EXISTING WATER & STUB
- PROPOSED STORM & STUB
- PROPOSED SANITARY & STUB
- PROPOSED WATER & STUB

EXISTING PROPOSED

- GUY WIRE
- SANITARY MANHOLES
- SANITARY CLEAN OUT
- WATER VALVES
- BEND AND THRUST BLOCK
- FIRE HYDRANTS
- WATERLINE REDUCER
- WATER STUB WITH BLOW OFF
- STORM MANHOLES
- STORM INLETS
- RIPRAP
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING OH ELECTRIC
- STORM UNDERDRAIN
- PROPOSED FDC WITH APPROVED KNOX CAPS
- PROPOSED KNOX BOXES WITH APPROVED HARDWARE

NOTES:

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2. THE UNDERGROUND UTILITY INFORMATION SHOWN IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY AND THE ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
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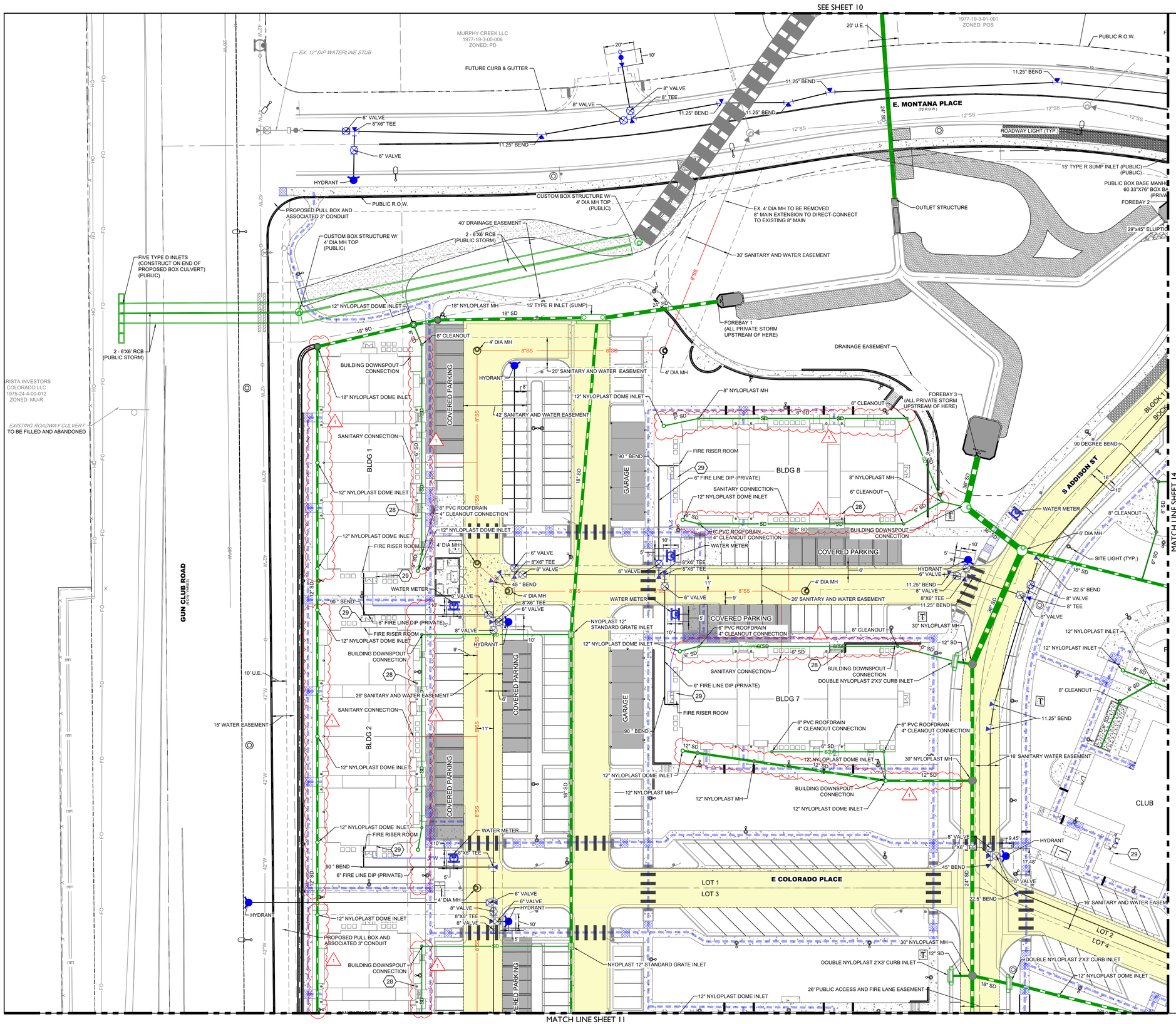
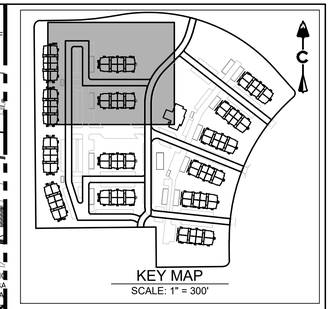
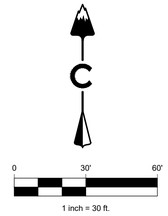
JOB NUMBER: 21-164

UTILITY PLAN 2

12







LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- EXISTING STORM & STUB
- EXISTING SANITARY & STUB
- EXISTING WATER & STUB
- PROPOSED STORM & STUB
- PROPOSED SANITARY & STUB
- PROPOSED WATER & STUB

EXISTING	PROPOSED	
		GUY WIRE
		SANITARY MANHOLES
		SANITARY CLEAN OUT
		WATER VALVES
		BEND AND THRUST BLOCK
		FIRE HYDRANTS
		WATERLINE REDUCER
		WATER STUB WITH BLOW OFF
		STORM MANHOLES
		STORM INLETS
		RIPRAP
E		EXISTING ELECTRIC
T		EXISTING TELEPHONE
FO		EXISTING FIBER OPTIC
G		EXISTING GAS
OH		EXISTING OH ELECTRIC
		STORM UNDERDRAIN
28		PROPOSED FDC WITH APPROVED KNOX CAPS
29		PROPOSED KNOX BOXES WITH APPROVED HARDWARE

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UTILITY PLAN 3

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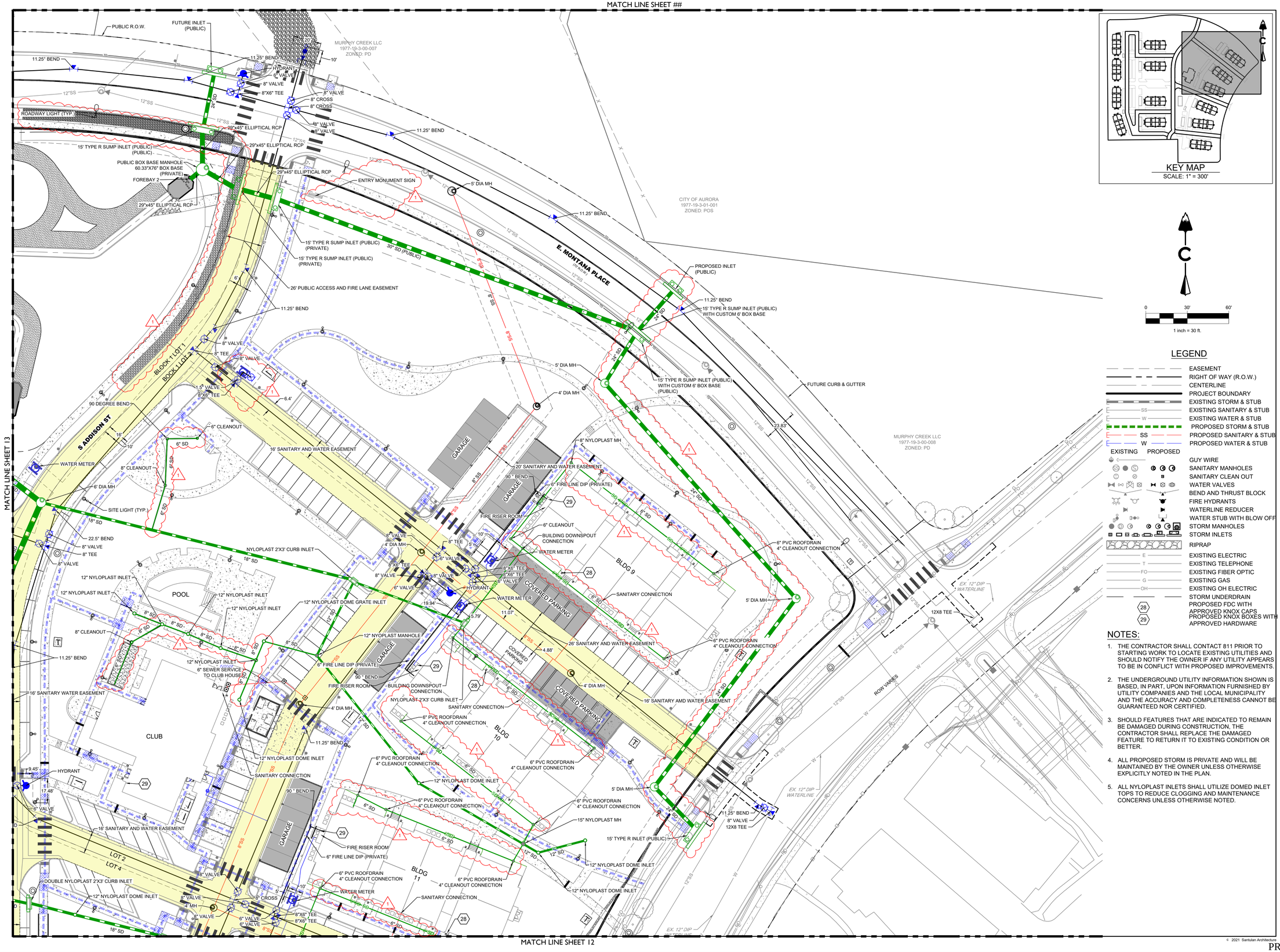
MATCH LINE SHEET ##

MATCH LINE SHEET 13

MATCH LINE SHEET 12



LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- EXISTING STORM & STUB
- EXISTING SANITARY & STUB
- EXISTING WATER & STUB
- PROPOSED STORM & STUB
- PROPOSED SANITARY & STUB
- PROPOSED WATER & STUB

EXISTING	PROPOSED	
		GUY WIRE
		SANITARY MANHOLES
		SANITARY CLEAN OUT
		WATER VALVES
		BEND AND THRUST BLOCK
		FIRE HYDRANTS
		WATERLINE REDUCER
		WATER STUB WITH BLOW OFF
		STORM MANHOLES
		STORM INLETS
		RIPRAP
E		EXISTING ELECTRIC
T		EXISTING TELEPHONE
FO		EXISTING FIBER OPTIC
G		EXISTING GAS
OH		EXISTING OH ELECTRIC
		STORM UNDERDRAIN
	28	PROPOSED FDC WITH APPROVED KNOX CAPS
	29	PROPOSED KNOX BOXES WITH APPROVED HARDWARE

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UTILITY PLAN 4

14

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C

0 100' 200'

1 inch = 100 ft.

LEGEND

- PROPOSED MAJOR CONTOUR (5280)
- PROPOSED MINOR CONTOUR (5279)
- EXISTING MAJOR CONTOUR (5280)
- EXISTING MINOR CONTOUR (5279)
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION (5150)
- TOP OF FOUNDATION ELEVATION (LOT TYPE – (A) TF= 5150.0)
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- WETLAND
- BLOCK NUMBER
- A LOT, B LOT, WALKOUT, TRANSITION
- STORM MANHOLES (EXISTING / PROPOSED)
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- CRUSHER FINES MAINTENANCE ACCESS
- RIPRAP
- PROPOSED FIRE LANE EASEMENT
- PROPOSED ADA ROUTE

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT

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OVERALL GRADING PLAN

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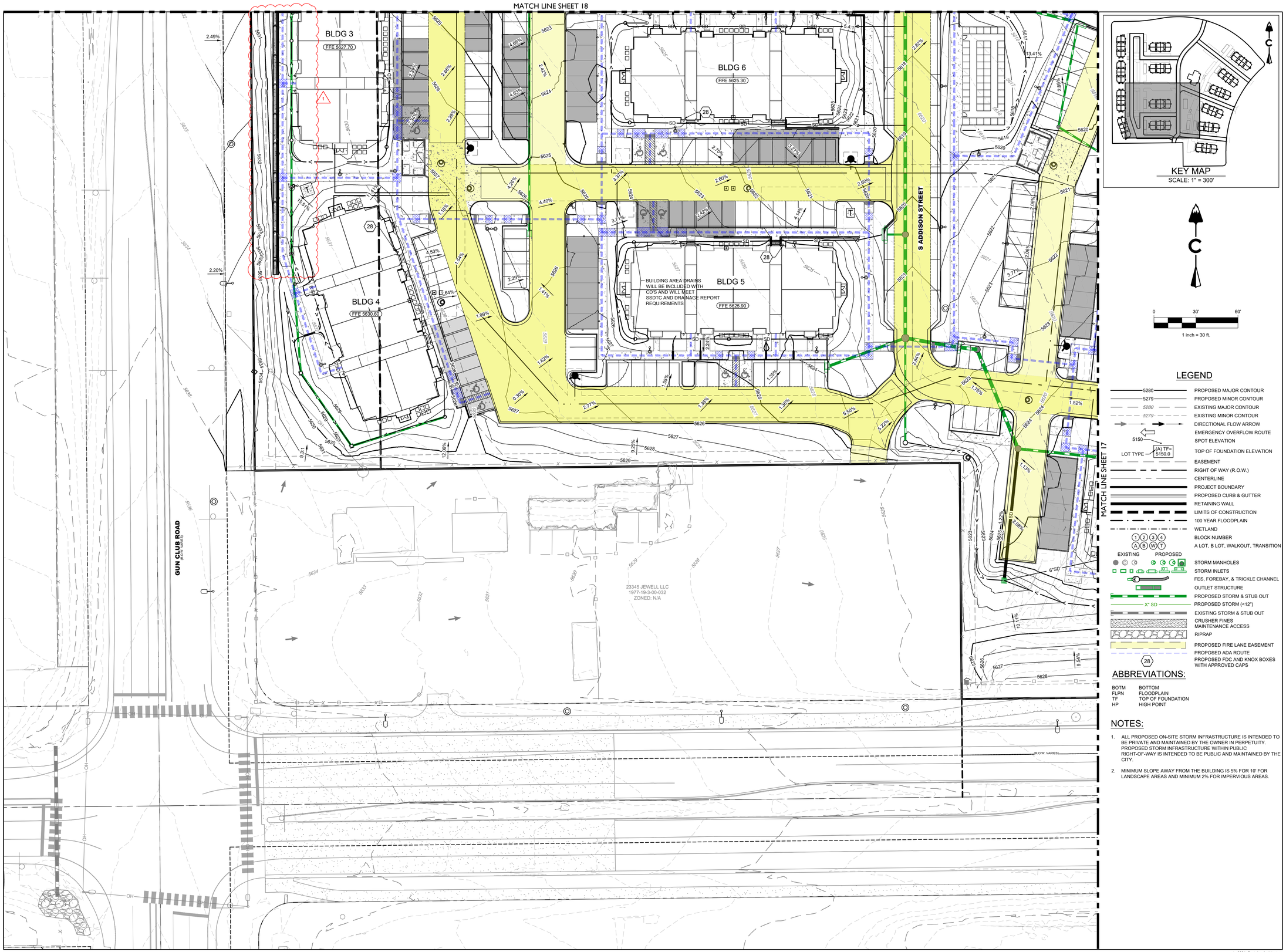

0 30' 60'

1 inch = 30 ft.

LEGEND

- 5280 — PROPOSED MAJOR CONTOUR
- 5279 — PROPOSED MINOR CONTOUR
- 5280 — EXISTING MAJOR CONTOUR
- 5279 — EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- 5150 — SPOT ELEVATION
- LOT TYPE — (A) TF= 5150.0 — TOP OF FOUNDATION ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- WETLAND
- 1 2 3 4 / A B W T — BLOCK NUMBER
- A LOT, B LOT, WALKOUT, TRANSITION
- EXISTING / PROPOSED
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- X" SD — PROPOSED STORM (<12")
- EXISTING STORM & STUB OUT
- CRUSHER FINES MAINTENANCE ACCESS
- RIPRAP
- PROPOSED FIRE LANE EASEMENT
- PROPOSED ADA ROUTE
- 28 — PROPOSED FDC AND KNOX BOXES WITH APPROVED CAPS

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT

NOTES:

1. ALL PROPOSED ON-SITE STORM INFRASTRUCTURE IS INTENDED TO BE PRIVATE AND MAINTAINED BY THE OWNER IN PERPETUITY. PROPOSED STORM INFRASTRUCTURE WITHIN PUBLIC RIGHT-OF-WAY IS INTENDED TO BE PUBLIC AND MAINTAINED BY THE CITY.
2. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS AND MINIMUM 2% FOR IMPERVIOUS AREAS.

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GRADING PLAN 1

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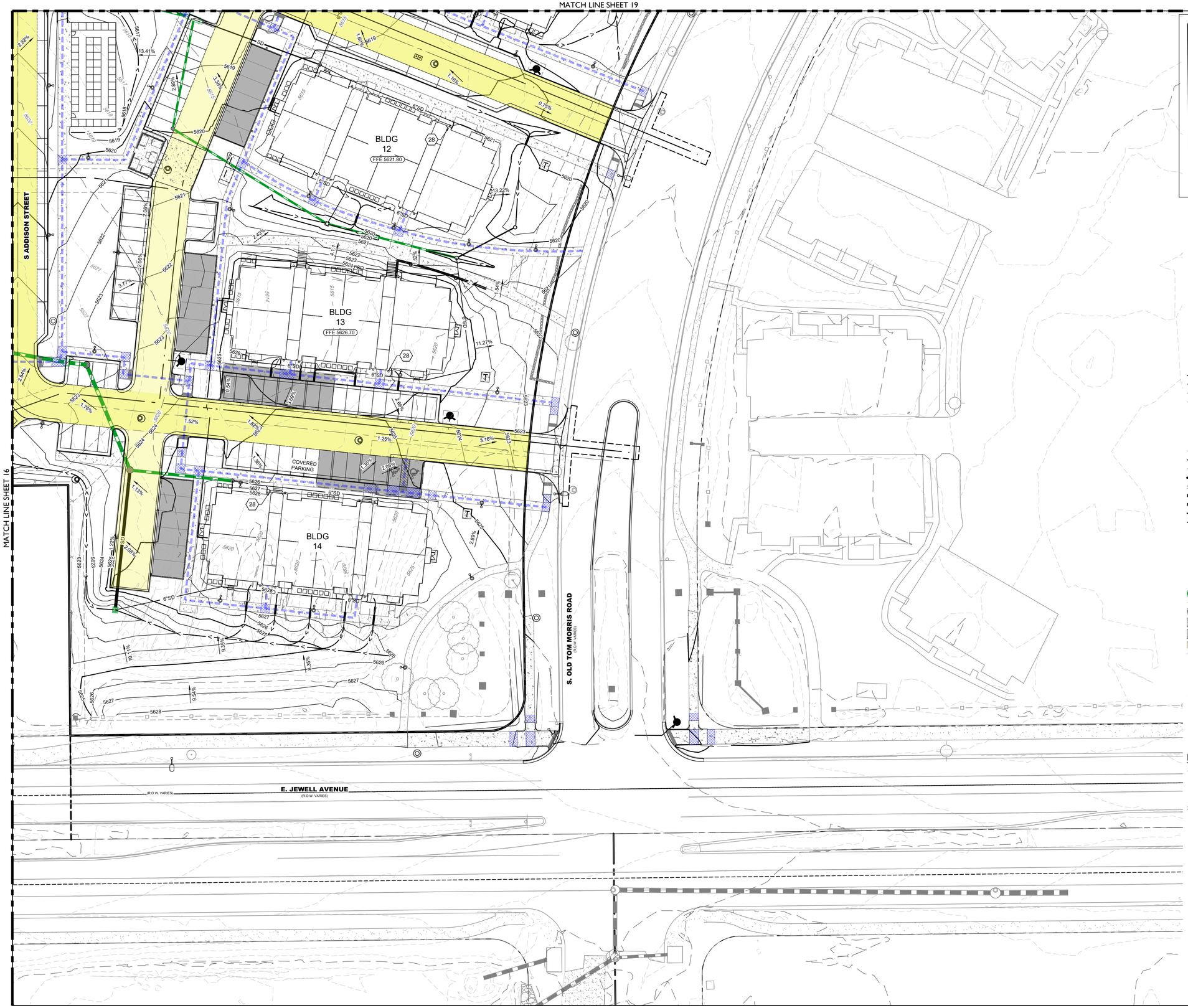
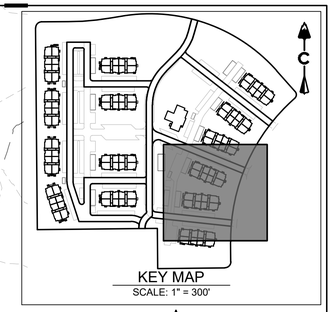
MATCH LINE SHEET 19

MATCH LINE SHEET 16





C

0 30' 60'

1 inch = 30 ft.

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION
- TOP OF FOUNDATION ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
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- RETAINING WALL
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- WETLAND
- BLOCK NUMBER
- A LOT, B LOT, WALKOUT, TRANSITION
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- PROPOSED 8" STORM
- EXISTING STORM & STUB OUT
- CRUSHER FINES MAINTENANCE ACCESS
- RIPRAP
- PROPOSED FIRE LANE EASEMENT
- PROPOSED ADA ROUTE
- PROPOSED FDC AND KNOX BOXES WITH APPROVED CAPS

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT

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GRADING PLAN 2

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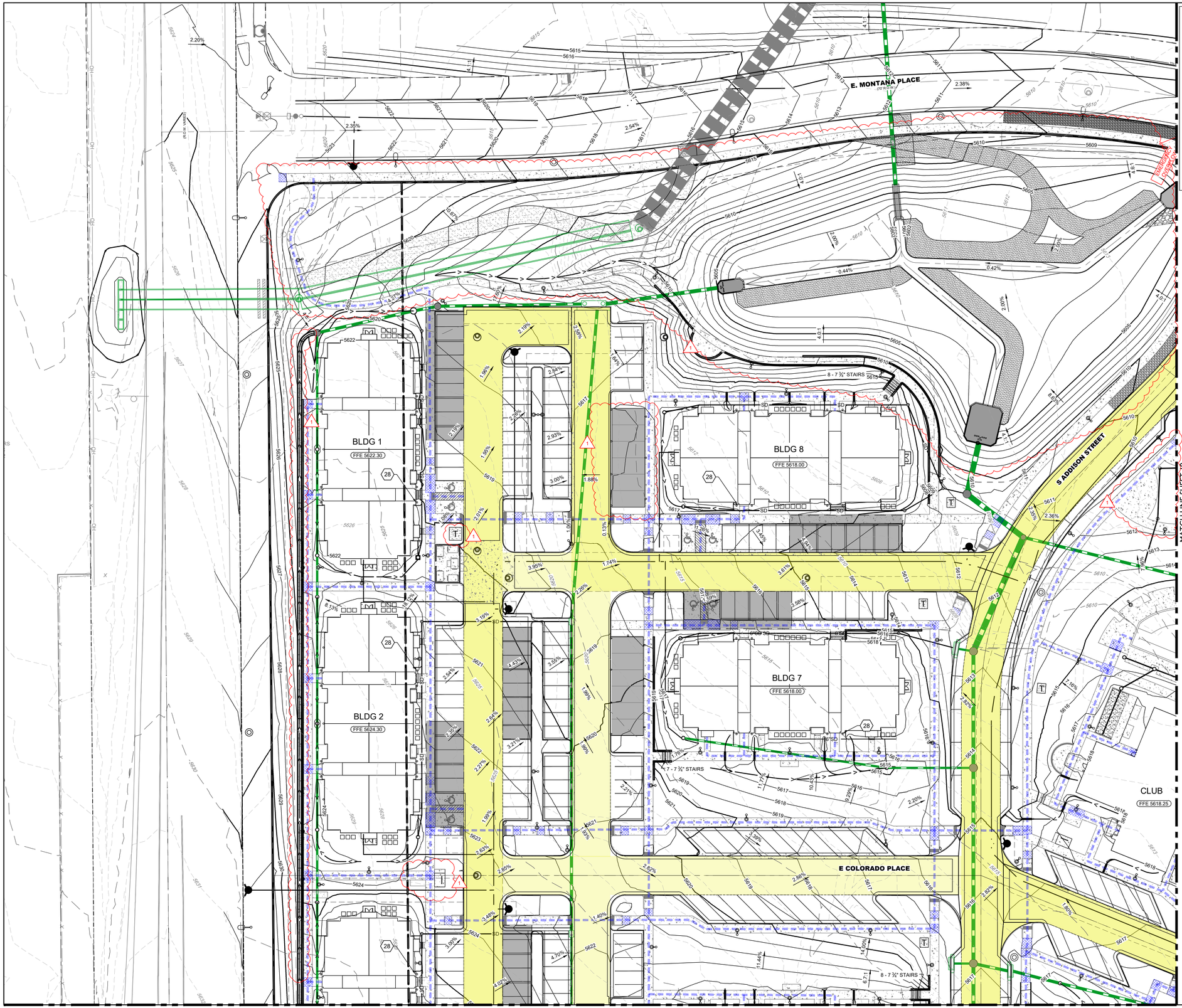

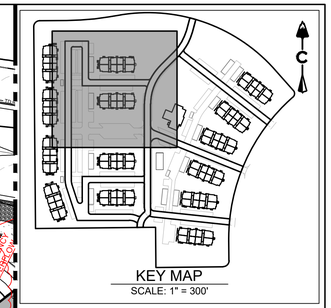

C

0 30' 60'

1 inch = 30 ft.

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION
- TOP OF FOUNDATION ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- WETLAND
- BLOCK NUMBER
- A LOT, B LOT, WALKOUT, TRANSITION
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- PROPOSED 8" STORM
- EXISTING STORM & STUB OUT
- CRUSHER FINES MAINTENANCE ACCESS
- RIPRAP
- PROPOSED FIRE LANE EASEMENT
- PROPOSED ADA ROUTE
- PROPOSED FDC AND KNOX BOXES WITH APPROVED CAPS

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT

NOTES:

1. ALL PROPOSED ON-SITE STORM INFRASTRUCTURE IS INTENDED TO BE PRIVATE AND MAINTAINED BY THE OWNER IN PERPETUITY. PROPOSED STORM INFRASTRUCTURE WITHIN PUBLIC RIGHT-OF-WAY IS INTENDED TO BE PUBLIC AND MAINTAINED BY THE CITY.
2. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS AND MINIMUM 2% FOR IMPERVIOUS AREAS.

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AURORA, CO 80018

ISSUE	△	DATE
SITE PLAN SUBMITTAL 1		12.03.2021
SITE PLAN SUBMITTAL 2		03.29.2022
SITE PLAN SUBMITTAL 3		05.24.2022
SITE PLAN SUBMITTAL 4		07.08.2022
TECH CORRECTIONS 1		08.29.2022
TECH CORRECTIONS 2		10.07.2022
TECH CORRECTIONS 3		10.31.2022
TECH CORRECTIONS 4		12.09.2022
MINOR AMENDMENT	1	04.26.2024

JOB NUMBER: 21-164

GRADING PLAN 3

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MURPHY CREEK LLC
1977-19-3-00-007
ZONED: PD

CITY OF AURORA
1977-19-3-01-001
ZONED: POS

MURPHY CREEK LLC
1977-19-3-00-008
ZONED: PD

ENTRY MONUMENT SIGN

EMERGENCY OVERFLOW

S ADDISON STREET

E COLORADO PLACE

CLUB
FFE 5618.25

BLDG 9
FFE 5619.50

BLDG 10
FFE 5618.20

BLDG 11
FFE 5620.67

(5 - 7 ¾" STAIRS

MATCH LINE SHEET 18

MATCH LINE SHEET 17

KEY MAP
SCALE: 1" = 300'

0 30' 60'
1 inch = 30 ft.

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION
- TOP OF FOUNDATION ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
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- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- PROPOSED 8" STORM
- EXISTING STORM & STUB OUT
- CRUSHER FINES MAINTENANCE ACCESS
- RIPRAP
- PROPOSED FIRE LANE EASEMENT
- PROPOSED ADA ROUTE
- PROPOSED FDC AND KNOX BOXES WITH APPROVED CAPS

ABBREVIATIONS:

BOTM	BOTTOM
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TF	TOP OF FOUNDATION
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NOTES:

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2. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS AND MINIMUM 2% FOR IMPERVIOUS AREAS.

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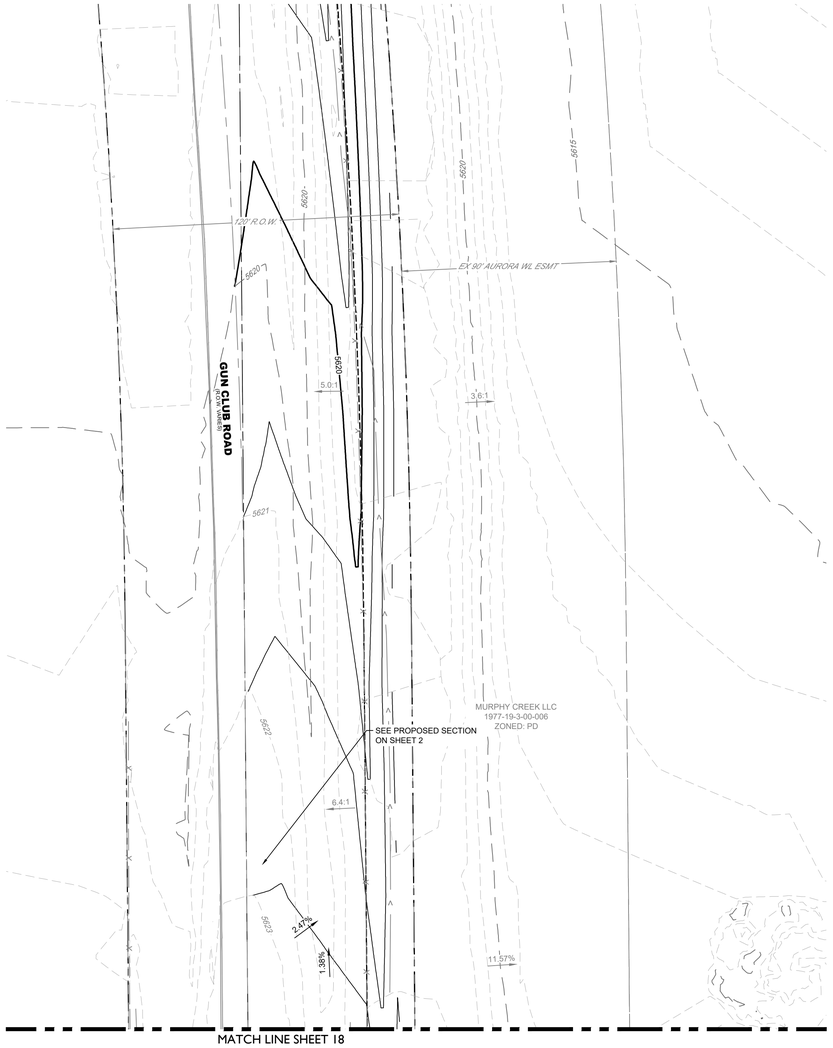
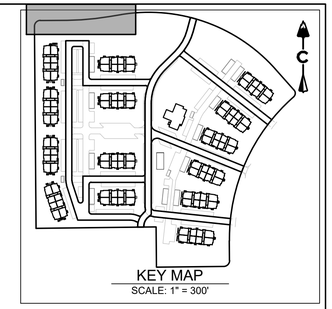
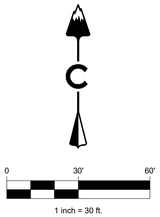
GRADING PLAN 4

19







LEGEND

- 5280 — PROPOSED MAJOR CONTOUR
- 5279 — PROPOSED MINOR CONTOUR
- 5280 — EXISTING MAJOR CONTOUR
- 5279 — EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- 5150 — SPOT ELEVATION
- LOT TYPE — (A) TF= 5150.0 — TOP OF FOUNDATION ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- WETLAND
- 1 2 3 4 — BLOCK NUMBER
- A B W T — A LOT, B LOT, WALKOUT, TRANSITION
- EXISTING / PROPOSED
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- 8"SD — PROPOSED 8" STORM
- EXISTING STORM & STUB OUT
- CRUSHER FINES MAINTENANCE ACCESS
- RIPRAP
- 28 — PROPOSED FDC AND KNOX BOXES WITH APPROVED CAPS

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT

NOTES:

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GRADING PLAN 4

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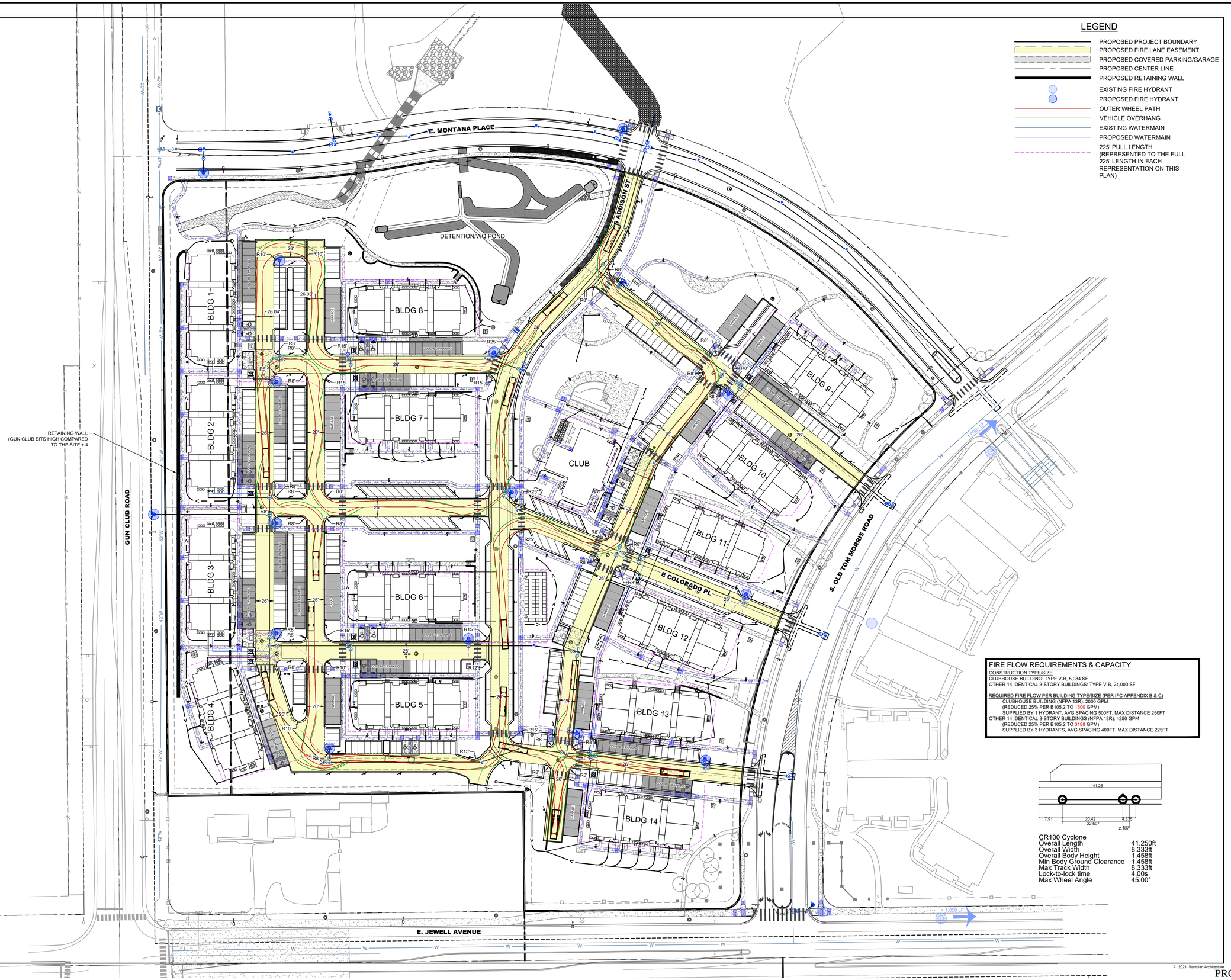

LEGEND

- PROPOSED PROJECT BOUNDARY
- PROPOSED FIRE LANE EASEMENT
- PROPOSED COVERED PARKING/GARAGE
- PROPOSED CENTER LINE
- PROPOSED RETAINING WALL
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- OUTER WHEEL PATH
- VEHICLE OVERHANG
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- 225' PULL LENGTH (REPRESENTED TO THE FULL 225' LENGTH IN EACH REPRESENTATION ON THIS PLAN)

FIRE FLOW REQUIREMENTS & CAPACITY

CONSTRUCTION TYPE/SIZE
CLUBHOUSE BUILDING: TYPE V-B, 5,084 SF
OTHER 14 IDENTICAL 3-STORY BUILDINGS: TYPE V-B, 24,000 SF

REQUIRED FIRE FLOW PER BUILDING TYPE/SIZE (PER IFC APPENDIX B & C)
CLUBHOUSE BUILDING (NFPA 13R): 2000 GPM
(REDUCED 25% PER B105.2 TO 1500 GPM)
SUPPLIED BY 1 HYDRANT, AVG SPACING 500FT, MAX DISTANCE 250FT
OTHER 14 IDENTICAL 3-STORY BUILDINGS (NFPA 13R): 4250 GPM
(REDUCED 25% PER B105.2 TO 3188 GPM)
SUPPLIED BY 3 HYDRANTS, AVG SPACING 400FT, MAX DISTANCE 225FT

CR100 Cyclone

Overall Length	41.250ft
Overall Width	8.333ft
Overall Body Height	1.458ft
Min Body Ground Clearance	1.458ft
Max Track Width	8.333ft
Lock-to-lock time	4.00s
Max Wheel Angle	45.00°

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AUTOTURN EXHIBIT

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BUILDING PERIMETER BUFFER TABLE:

Building	Building Perimeter Landscape Description	Length (LF)	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs	Regular Shrubs Provided
1	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	347						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				13	13		
	80% Other Shrubs						69	82
2	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	292						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				11	14		
	80% Other Shrubs						58	64
3	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	292						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				11	12		
	80% Other Shrubs						58	80
4	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	292						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				11	15		
	80% Other Shrubs						58	79
5	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	347						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				13	22		
	80% Other Shrubs						69	77
6	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	347						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				13	19		
	80% Other Shrubs						69	72
7	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	347						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				13	15		
	80% Other Shrubs						69	90
8	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	347						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				13	14		
	80% Other Shrubs						69	97
9	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	347						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				13	14		
	80% Other Shrubs						69	115
10	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	347						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				13	15		
	80% Other Shrubs						69	98
11	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	347						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				13	15		
	80% Other Shrubs						69	104
12	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	347						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				13	15		
	80% Other Shrubs						69	110
13	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	347						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				13	13		
	80% Other Shrubs						69	107
14	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	347						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				13	13		
	80% Other Shrubs						69	104
CLUBHOUSE	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	368						
	5% Trees (Mix of Evergreen and Deciduous)		5	5				
	15% Tall Shrubs				14	14		
	80% Other Shrubs						74	191
Storage Unit	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	200						
	5% Trees (Mix of Evergreen and		3	3				
	15% Tall Shrubs				8	2		
	80% Other Shrubs						40	53
	Totals:		66	66	197	225	1,052	1,523

1 CHANGES NARRATIVE:

- DECIDIUOUS TREES FROM PREIVOUS SUBMITTALS RESTORED TO NORTH AND EAST OF DETENTION BASIN.
- EVERGREEN SHRUBS ADDED TO SCREEN TRANSFORMERS FROM OLD TOM MORRIS ROAD.

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YARDS/1,000 SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. WHERE AREAS ARE CALLED OUT AS COLORED CONCRETE, THE PAVING IS TO BE DAVIS COLOR LIGHT GRAY 8084 WITH BROOM FINISH.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 2" RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 6-12" RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS, ANNUALS AND TREE OPENINGS WITHIN THE RIGHT OF WAY TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
12. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
13. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
14. LANDSCAPE REQUIREMENTS SHALL COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
3. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT.
4. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
5. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

DETENTION POND TABLE

Area	Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Detention Basin 1 tree and 10 shrubs per 4000 sf	11,550	3	14[1,2]	29	34

NOTES:

[1] (4) of the additional trees provided in the Open Space Table account for tree mitgaion. Reference Tree Mitgation Table on Sheet 34, Tree Mitgation Plan

[2] (10) of the Provided Detention Basin Trees are satisfied by those used to for the E Montana St. Buffer

CURBSIDE LANDSCAPE TABLE

Street Tree Description	Length (LF)	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
E. MONTANA PLACE (1 Tree / 40 LF)	1,191	9,575	30	35	239	280	1
GUN CLUB ROAD (1 Tree / 40 LF)	860	8,739	22	23	218	218	
PRIVATE STREET (1) - NORTH (1 Tree / 40 LF)	531	9,409	13	18	235	215	1
PRIVATE STREET (1) - SOUTH (1 Tree / 40 LF)	412	4,840	10	17	121	121	
PRIVATE STREET (2) - WEST (1 Tree / 40 LF)	235	2,836	6	6	71	71	
PRIVATE STREET (2) - EAST (1 Tree / 40 LF)	384	6,036	10	17	151	151	
E. JEWEL AVE (1 Tree / 40 LF)	325	2,519	8	8	63	63	
OLD TOM MORRIS ROAD (1 Tree / 40 LF)	737	5,734	18	17	0[2]	0	
Totals:	4,675	49,688	117	141	1,099	1119	1

NOTES:

1.) All missing street trees per the Murphy Creek Filing No. 1 approved Plan Set Case Number 1999-4025-1 must be installed as part of this development application.

2.) (143) Required, but Old Tom Morris has existing sod that is to remain. Shrubs were not planted to meet the requirement

NON-STREET FRONTAGE BUFFER

Direction	Site Perimeter Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
South/West	Site Perimeter Buffer (Residential): WIDTH (1 Tree and 5 Shrubs per 25 LF)	672	27	28	134	134
	Totals:		27	28[1]	134	134

NOTES:

[1] (4) of the additional trees provided in the Open Space Table account for tree mitgaion. Reference Tree Mitgation Table on Sheet 34, Tree Mitgation Plan

OPEN SPACE TABLE

Area	Description	Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Overall Site	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	292,905	73	77	732	1128
	Totals:		73	77[1]	732	1128

NOTES:

[1] (4) of the additional trees provided in the Open Space Table account for tree mitgaion. Reference Tree Mitgation Table on Sheet 34, Tree Mitgation Plan

STREET FRONTAGE BUFFER

Street Frontage Description	Length (LF)	Width Required / Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
Street Perimeter Buffer: GUN CLUB ROAD (1 Tree and 10 Shrubs per 30 LF)	872	25' / 25'	29	29	291	291	
Street Perimeter Buffer: E. JEWELL AVE (1 Tree and 10 Shrubs per 30 LF)	222	25' / 25'	7	7	74	74	
Street Perimeter Buffer: E. MONTANA PLACE (1 Tree and 10 Shrubs per 40 LF)	1,191	20' / 20'	30	31	298	74	
Street Perimeter Buffer: S. OLD TOM MORRIS RD (1 Tree and 10 Shrubs per 40 LF)	678	20' / 20'	17	17	170	188	1
Totals:			83	84[1]	832	627	

NOTES:

[1] (4) of the additional trees provided in the Open Space Table account for tree mitgaion. Reference Tree Mitgation Table on Sheet 34, Tree Mitgation Plan

AMENITY SCHEDULE

	CODE	DESCRIPTION	MANUFACTURER	PRODUCT NAME	SIZE / DIMENSIONS	COLOR / FINISH	NOTES
	S-01	BENCH	SITE PIECES	MONOLINE BENCH	72" X 27" X 38.5" H	NAVY	SURFACE MOUNT, REFER TO SHEET L-502, DETAIL 4
	S-02	FIRE PIT	PALOFORM	MISO 48 FIRE PIT	48" D X 16" H	CHAI CONCRETE WITH BLACK PEBBLE GLASS	REFER TO SHEET L-502, DETAIL 10
	S-03	BOCCE COURT	SYNLAWN	SYNPRO BOCCE	PER PLAN	GREEN	INSTALL PER MANUFACTURERS RECCOMENDATIONS
	S-04	DOG WASTE STATION	DOG-ON-IT	COMPLETE DOG WASTE STATION	73" H X 18" W X 10" D	BLACK	IN-GROUND MOUNT, ROLL BAG, REFER TO SHEET L-504, DETAIL 8
	S-05	TRASH RECEPTICLE	LANDSCAPE FORMS	CHASE PARK LITTER - SIDE OPEN	24" X 39" X 36 GAL.	POWDERCOATED METAL - STONE	REFER TO SHEET L-502, DETAIL 2
	S-06	BIKE RACK	VICTOR STANLEY	BRCS-105 BIKE RACK	63 - 3/8" WIDE X 36" HEIGHT	BLACK	REFER TO SHEET L-502, DETAIL 3
	S-07	POOL	BY CONTRACTOR				REFER TO SHEET L-503, DETAIL 1
	S-08	POOL FENCE AND GATE	AMERISTAR OR APPROVED EQUAL	ECHELON	60" HEIGHT MIN.	BLACK	PER LOCAL AND STATE POOL ADA CODE, REFER TO SHEET L-502, DETAIL 1
	S-09	STRING LIGHTS	PRIMUS LIGHTING	DECOSTRING WET LED STRING LIGHT SYSTEM	SEE PLANS FOR LENGTH, BULBS 36" O.C.	BLACK WIRE, PLED-G16.5F-3.5W-27K BULB	INSTALL PER MANUFACTURER'S SPECIFICATIONS, TO BE INSTALLED TO HEIGHT OF BOTTOM BULB IS MIN. 9'-0" ABOVE AMENITY SPACE
	S-10	SHADE STRUCTURE	BY CONTRACTOR	TBD	15' W X 20'L X 9'H	PATRICIAN BRONZE	REFER TO SHEET L-502, DETAIL 7
	S-11	PLAY STRUCTURE	LITTLE TIKES COMMERCIAL	NU-EDGE CONCEPT STURCTURE			
	S-12	TABLE AND CHAIRS	SITE PIECES	MONOLINE CAROUSEL TABLE	77"X77"X29.3"	TBD	SURFACE MOUNT, ONE ADA (3 SEAT) OPTION TO BE LOCATED AT EACH UNIQUE LOCATION. REFER TO LANDSCAPE PLAN FOR LAYOUT.
	S-13	GRILL	AMERICAN OUTDOOR GRILL	T-SERIES 24", 2-BURNER NATURAL GAS GRILL W/ OPTIONAL ACCESSIBLE HANDLE AND KNOB KIT	W 28" X D 26.25" X H 20.07"	STAINLESS STEEL	REFER TO SHEET L-504, DETAIL 7
	S-14	BAR COUNTER	BY CONTRACTOR	VARIES	VARIES, SEE DETAIL	VARIES, SEE DETAIL	REFER TO SHEET L-501, DETAIL 6

MATERIAL SCHEDULE

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NAME	SIZE / DIMENSIONS	COLOR / FINSIH	NOTES
M-01	RIVER ROCK COBBLE	PIONEER SAND AND GRAVEL OR APPROVED EQUAL	ROUNDED RIVER ROCK	2"-4"	GREY ROSE COBBLESTONE	PLACED AT 3" MIN DEPTH OVER A NON WOVEN POLYPROPYLENE WEED BARRIER
M-02	CONCRETE	COLORADO HARDSCAPES OR APPROVED EQUAL	SANDSCAPE	PER PLAN	NATURAL GRAY	
M-03	WOOD MUCLH	PIONEER SAND OR APPROVED EQUAL	SHREDDED CEDAR (GORILLA HAIR)	STANDARD	NATURAL	PLACED AT 3" DEPTH. NO WEED BARRIER IN THESE AREAS.
M-04	CRUSHER FINES	PIONEER SAND AND GRAVEL	WALKWAY/DRIVEWAY GRAVEL	CRUSHER FINES 3/4" MINUS	GRAY BREEZE	REFER TO DETAILS. SHALL BE CLEANED AND FREE OF DEBRIS AND ORGANIC MATTER
M-05	STEEL EDGING	RYERSON OR APPROVED EQUAL		6/14" GAUGE	BLACK	STEEL ROLL TOP WITH ASSOCIATED STAKED SPACED PER SPECIFICATIONS
M-06	CONCRETE SEATWALL	SEE DETAIL	NATURAL GRAY CONCRETE	SEE DETAIL	SMOOTH TROWEL	REFER TO SHEET L-502, DETAIL 8
M-07	GRASSCRETE	GRASS CONCRETE LIMITED	GRASSCRETE	SITE CELLULAR REINFORCED CONCRETE	SITE CELLULAR REINFORCED CONCRETE	SEE COMPANY WEBSITE FOR MORE DETAILS
M-08	GAURDRAIL					REFER TO SHEET L-504, DETAIL 6
M-09	RIVER ROCK MULCH	PIONEER SAND OR APPROVED EQUAL	ROUNDED RIVER ROCK	1-1/2"	GREY ROSE	PLACED AT 3" MIN DEPTH OVER A NON WOVEN POLYPROPYLENE WEED BARRIER

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JOB NUMBER: 2110

TABLES AND NOTES

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PLANT SCHEDULE OVERALL

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
	AC AB	65	ACER X FREEMANII `JEFFERSRED` TM	AUTUMN BLAZE FREEMAN MAPLE	B & B	2.5" CAL.	MOD
	GL SH	65	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B	2.5" CAL.	HIGH
	QU MA	20	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	LOW
	QU RO	72	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.	MOD
	TI GR	70	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL.	MOD
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
	AB CO	20	ABIES CONCOLOR	WHITE FIR	B & B	6` HEIGHT	MOD
	JU SP	6	JUNIPERUS CHINENSIS `SPARTAN`	SPARTAN JUNIPER	B & B	6` HEIGHT	MOD
	PI PU	45	PICEA PUNGENS	COLORADO SPRUCE	CONT.	6` HEIGHT	LOW
	PI HE	3	PINUS HELDREICHII	BOSNIAN PINE	B & B	6` HEIGHT	LOW
	PI SY	20	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6` HEIGHT	LOW
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
	MA SS	12	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	2" CAL.	HIGH
	PY CA	30	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	B & B	2" CAL.	MOD
DECIDUOUS SHRUB - LARGE	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
	AM AL	52	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	5 GAL.	HIGH
	PH DI	30	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABOLO PURPLE NINEBARK	CONT.	5 GAL.	MOD
	SA IR	10	SALIX IRRORATA	DEWYSTEM WILLOW	CONT.	5 GAL.	MOD
	SY MK	51	SYRINGA PATULA `MISS KIM`	MISS KIM LILAC	CONT.	5 GAL.	MOD
	SY VU	12	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	5 GAL.	MOD
	VI CA	107	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	CONT.	5 GAL.	HIGH
DECIDUOUS SHRUB - MEDIUM	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
	BUD EYL	10	BUDDLEJA DAVIDII `TRI COLOR`	THREE IN ONE BUTTERFLY BUSH	CONT.	5 GAL.	MOD
	DA CM	18	DAPHNE X BURKWOODII `CAROL MACKIE`	CAROL MACKIE DAPHNE	CONT.	5 GAL.	HIGH
	PE AT	27	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	5 GAL.	MOD
	PO FR	26	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	5 GAL.	MOD
	RH GR	185	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL.	LOW
	RH TR	75	RHUS TRILOBATA	SKUNKBUSH SUMAC	CONT.	5 GAL.	LOW
	RI AL	17	RIBES ALPINUM	ALPINE CURRANT	CONT.	5 GAL.	MOD
	RI AU	71	RIBES AUREUM	GOLDEN CURRANT	CONT.	5 GAL.	LOW

DECIDUOUS SHRUB - SMALL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
	BE AT	39	BERBERIS THUNBERGII `ATROPURPUREA NANA`	DWARF RED LEAF JAPANESE BARBERRY	CONT.	5 GAL.	HIGH
	CA BM	133	CARYOPTERIS X CLANDONENSIS `BLUE MIST`	BLUE MIST SPIREA	CONT.	5 GAL.	LOW
	PH SN	45	PHILADELPHUS X `SNOWBELLE`	SNOWBELLE MOCK ORANGE	CONT.	5 GAL.	MOD
	PO GF	212	POTENTILLA FRUTICOSA `GOLDFINGER`	GOLDFINGER BUSH CINQUEFOIL	CONT.	5 GAL.	MOD
	PO MC	121	POTENTILLA FRUTICOSA `MCKAY`S WHITE`	MCKAY`S WHITE BUSH CINQUEFOIL	CONT.	5 GAL.	LOW
	PR PB	411	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	5 GAL.	HIGH
	RI GM	185	RIBES ALPINUM `GREEN MOUND`	GREEN MOUND ALPINE CURRANT	CONT.	5 GAL.	MOD
	RO XR	222	ROSA X `RADRAZZ` TM	KNOCK OUT SHRUB ROSE	CONT.	5 GAL.	MOD
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
	AR CH	201	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN`	CHIEFTAIN MANZANITA	CONT.	5 GAL.	VERY LOW
	CO AP	47	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	CONT.	5 GAL.	MOD
	EU EG	24	EUONYMUS FORTUNEI `EMERALD GAIETY` TM	EMERALD GAIETY EUONYMUS	CONT.	5 GAL.	MOD
	JU BR	229	JUNIPERUS SABINA `BROADMOOR`	BROADMOOR JUNIPER	CONT.	5 GAL.	MOD
	JU BU	167	JUNIPERUS SABINA `BUFFALO`	BUFFALO JUNIPER	CONT.	5 GAL.	MOD
	LI LO	115	LIGUSTRUM VULGARE `LODENSE`	LODENSE PRIVET	CONT.	5 GAL.	LOW
	PI SL	91	PINUS MUGO `SLOWMOUND`	SLOWMOUND MUGO PINE	CONT.	5 GAL.	LOW
	PI SL	18	PINUS MUGO `WINTERSONNE`	WINTER SUN MUGO PINE	CONT.	5 GAL.	LOW
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
	BO BA	421	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	LOW
	CA KF	345	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	CONT.	5 GAL.	HIGH
	HE SE	251	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	5 GAL.	HIGH
	MI PU	395	MISCANTHUS SINENSIS `PURPURESCENS`	PURPLE EULALIA GRASS	CONT.	5 GAL.	HIGH
	PA HM	83	PANICUM VIRGATUM `HEAVY METAL`	BLUE SWITCH GRASS	CONT.	5 GAL.	LOW
	PA SH	21	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	CONT.	5 GAL.	LOW
	PE BU	324	PENNISETUM ALOPECUROIDES `LITTLE BUNNY`	LITTLE BUNNY FOUNTAIN GRASS	CONT.	5 GAL.	HIGH
	SC SC	154	SCHIZACHYRIUM SCOPARIUM `BLAZE`	BLAZE LITTLE BLUESTEM	CONT.	5 GAL.	HIGH
	SP HE	519	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	5 GAL.	LOW
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
	AC MO	32	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	CONT.	1 GAL.	MOD
	CO VE	27	COREOPSIS VERTICILLATA `MOONBEAM`	MOONBEAM TICKSEED	CONT.	1 GAL.	LOW
	EC PU	78	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	1 GAL.	HIGH
	GA AR	9	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	1 GAL.	LOW
	GA SB	26	GAURA LINDHEIMERI `SUMMER BREEZE`	SUMMER BREEZE GAURA	CONT.	1 GAL.	LOW
	HE HR	100	HEMEROCALLIS X `HAPPY RETURNS`	HAPPY RETURNS DAYLILY	CONT.	1 GAL.	MOD
	HE SC	12	HEUCHERA X `SOUTHERN COMFORT`	SOUTHERN COMFORT CORAL BELLS	CONT.	1 GAL.	HIGH
	RU FU	51	RUDBECKIA FULGIDA `GOLDSTRUM`	BLACK-EYED SUSAN	CONT.	1 GAL.	MOD
	SE AJ	26	SEDUM X `AUTUMN JOY`	AUTUMN JOY SEDUM	CONT.	1 GAL.	MOD
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	NA SE	74,688 SF	TURF SEED	NATIVE PRAIRE MIX	SEED		
	TURF	44,244 SF	TURF SOD	TEXAS HYBRID SOD	SOD		
	WET	22,161 SF	WETLAND SEED MIX	NATIVE WETLAND MIX	SEED		

1 CHANGES NARRATIVE:

- DECIDIUOUS TREES FROM PREIVOUS SUBMITTALS RESTORED TO NORTH AND EAST OF DETENTION BASIN.
- EVERGREEN SHRUBS ADDED TO SCREEN TRANSFORMERS FROM OLD TOM MORRIS ROAD.

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SCHEDULES

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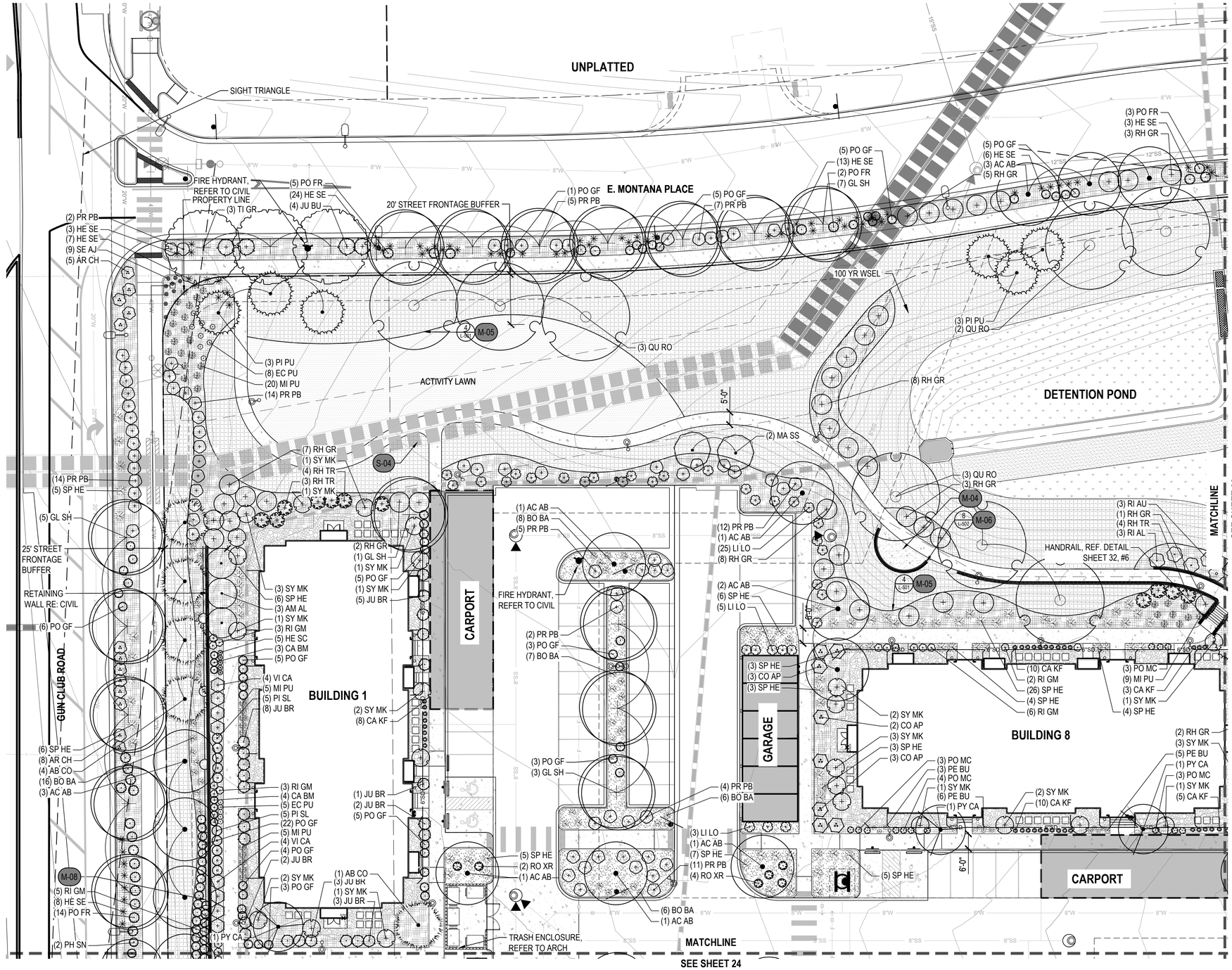

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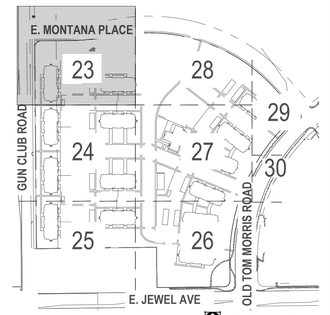

SCALE 1" = 300'

LEGEND

- LIGHT FIXTURES
- FIRE HYDRANT
- HVAC UNITS
- SHREDDED CEDAR WOOD MULCH
- 2-4" ROUNDED RIVER ROCK COBBLE
- 1-1/2" RIVER ROCK MULCH
- NATIVE SEED
- PROPERTY LINE
- EASEMENT LINE
- EDGER
- EXISTING FENCE

AMENITY SCHEDULE

CODE	DESCRIPTION
S-01	BENCH
S-02	FIRE PIT
S-03	BOCCE COURT
S-04	DOG WASTE STATION
S-05	TRASH RECEPTICLE
S-06	BIKE RACK
S-07	POOL
S-08	POOL FENCE AND GATE
S-09	STRING LIGHTS
S-10	SHADE STRUCTURE
S-11	PLAY STRUCTURE
S-12	TABLE AND CHAIRS
S-13	BBQ
S-14	KITCHEN COUNTERTOP

MATERIAL SCHEDULE

CODE	DESCRIPTION
M-01	RIVER ROCK COBBLE
M-02	CONCRETE
M-03	WOOD MUCLH
M-04	CRUSHER FINES
M-05	STEEL EDGING
M-06	CONCRETE SEATWALL
M-07	GRASSCRETE
M-08	GAURDRAIL
M-09	RIVER ROCK MULCH
M-10	PLAYGROUND SURFACING

NORTH

0 10 20 40

SCALE 1" = 20'

NOTE
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3. CHAISE LOUNGE CHAIRS, LOUNGE FURNITURE, AND MISC, SITE FURNITURE IS BY OWNER.

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SEVENTH SUBMITTAL		10.31.2022
EIGTH SUBMITTAL		12.09.2022

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LANDSCAPE PLAN

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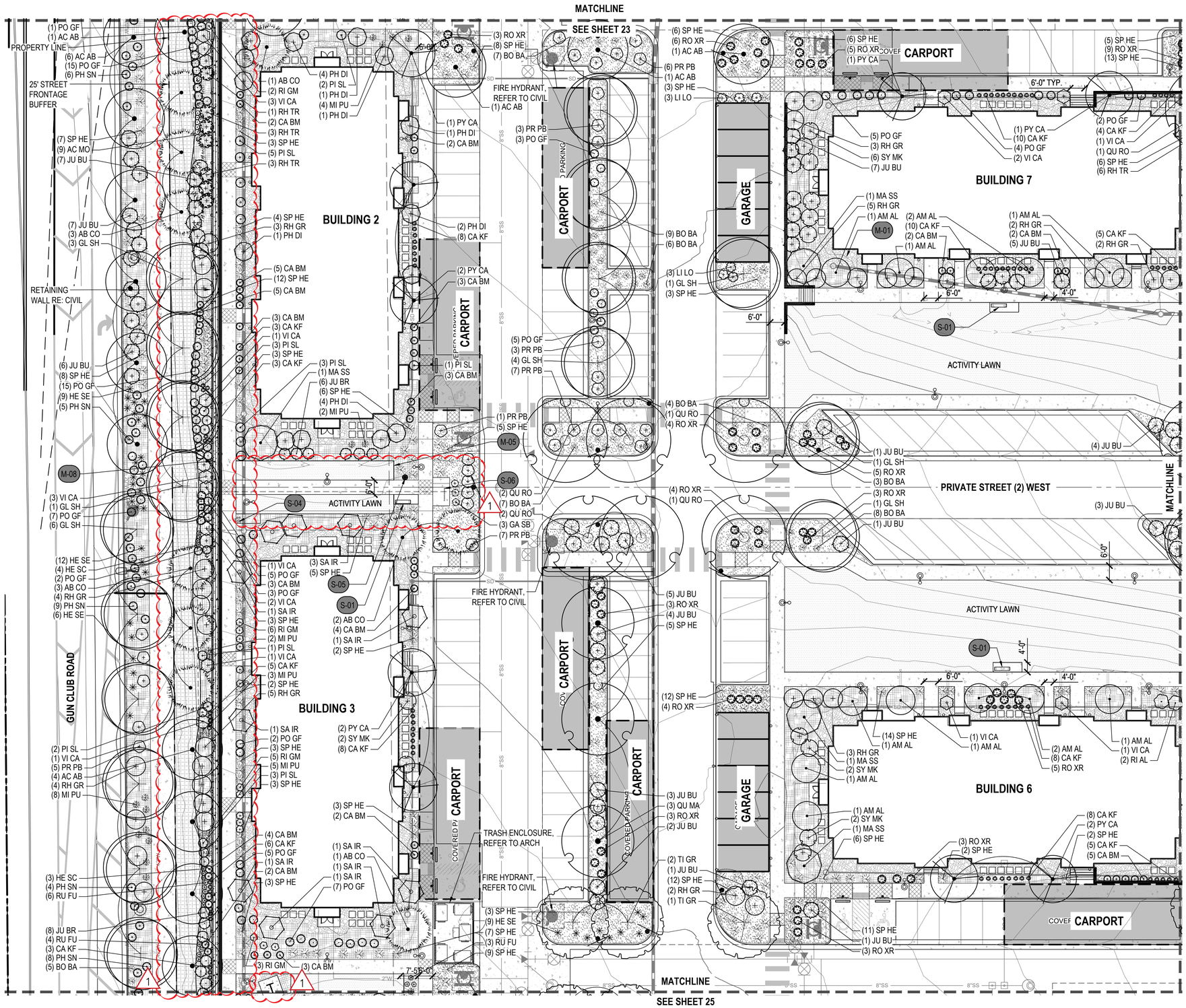

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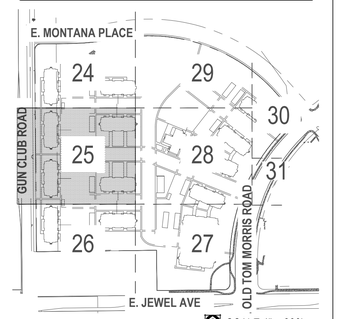

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LANDSCAPE PLAN

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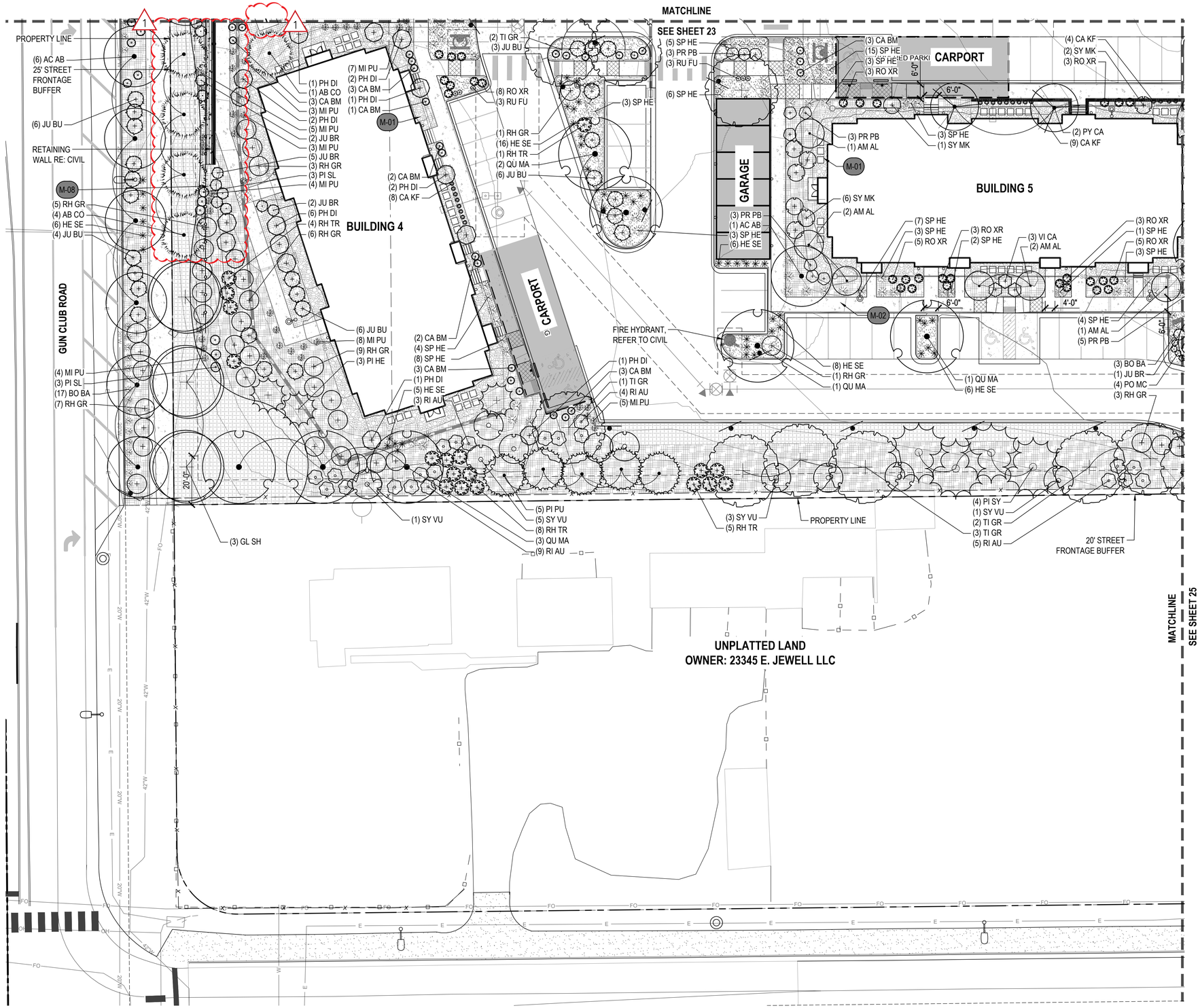

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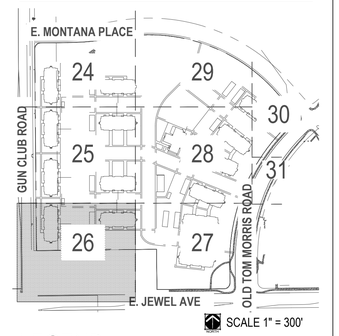

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LANDSCAPE PLAN

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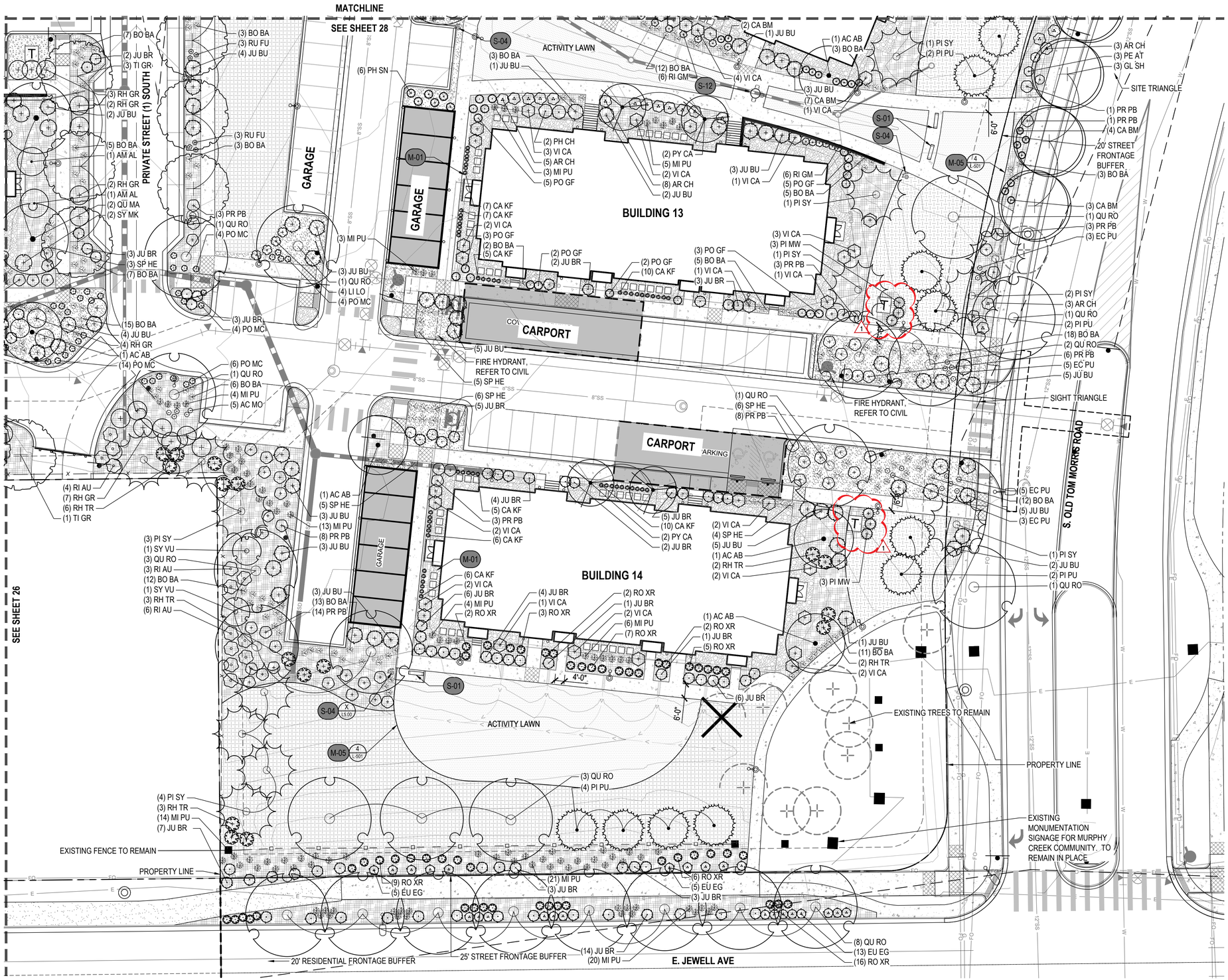
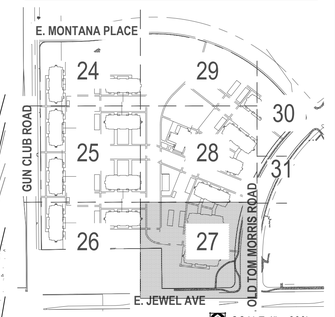


KEY MAP



LEGEND

- LIGHT FIXTURES
- FIRE HYDRANT
- HVAC UNITS
- SHREDDED CEDAR WOOD MULCH
- 2-4" ROUNDED RIVER ROCK COBBLE
- 1-1/2" RIVER ROCK MULCH
- NATIVE SEED
- PROPERTY LINE
- EASEMENT LINE
- EDGER
- EXISTING FENCE

S-01	BENCH
S-02	FIRE PIT
S-03	BOCCE COURT
S-04	DOG WASTE STATION
S-05	TRASH RECEPTICLE
S-06	BIKE RACK
S-07	POOL
S-08	POOL FENCE AND GATE
S-09	STRING LIGHTS
S-10	SHADE STRUCTURE
S-11	PLAY STRUCTURE
S-12	TABLE AND CHAIRS
S-13	GRILL
S-14	BAR COUNTER

MATERIAL SCHEDULE

CODE	DESCRIPTION
M-01	RIVER ROCK COBBLE
M-02	CONCRETE
M-03	WOOD MUCLH
M-04	CRUSHER FINES
M-05	STEEL EDGING
M-06	CONCRETE SEATWALL
M-07	GRASSCRETE
M-08	GAURDRAIL
M-09	RIVER ROCK MULCH
M-10	PLAYGROUND SURFACING

NORTH

SCALE 1" = 20'

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3. CHAISE LOUNGE CHAIRS, LOUNGE FURNITURE, AND MISC, SITE FURNITURE IS BY OWNER.

1 CHANGES NARRATIVE:

- EVERGREEN SHRUBS ADDED TO SCREEN TRANSFORMERS FROM OLD TOM MORRIS ROAD.

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LANDSCAPE PLAN

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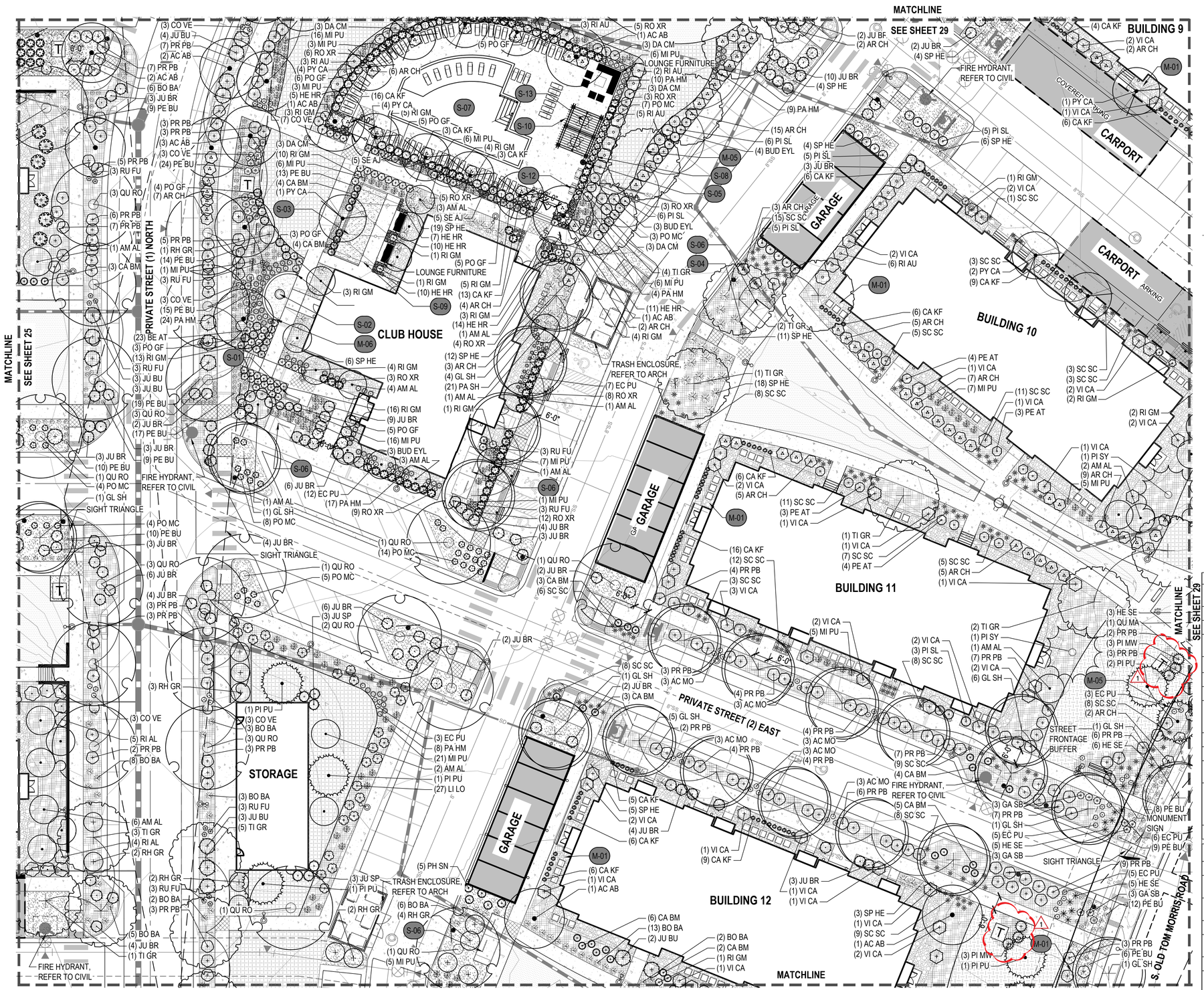

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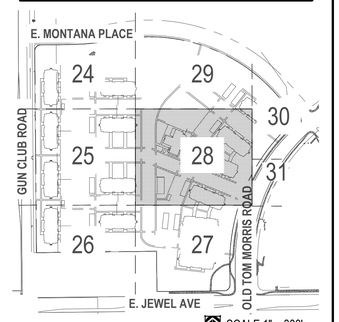

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NORTH

0 10 20 40

SCALE 1" = 20'

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LANDSCAPE PLAN

28

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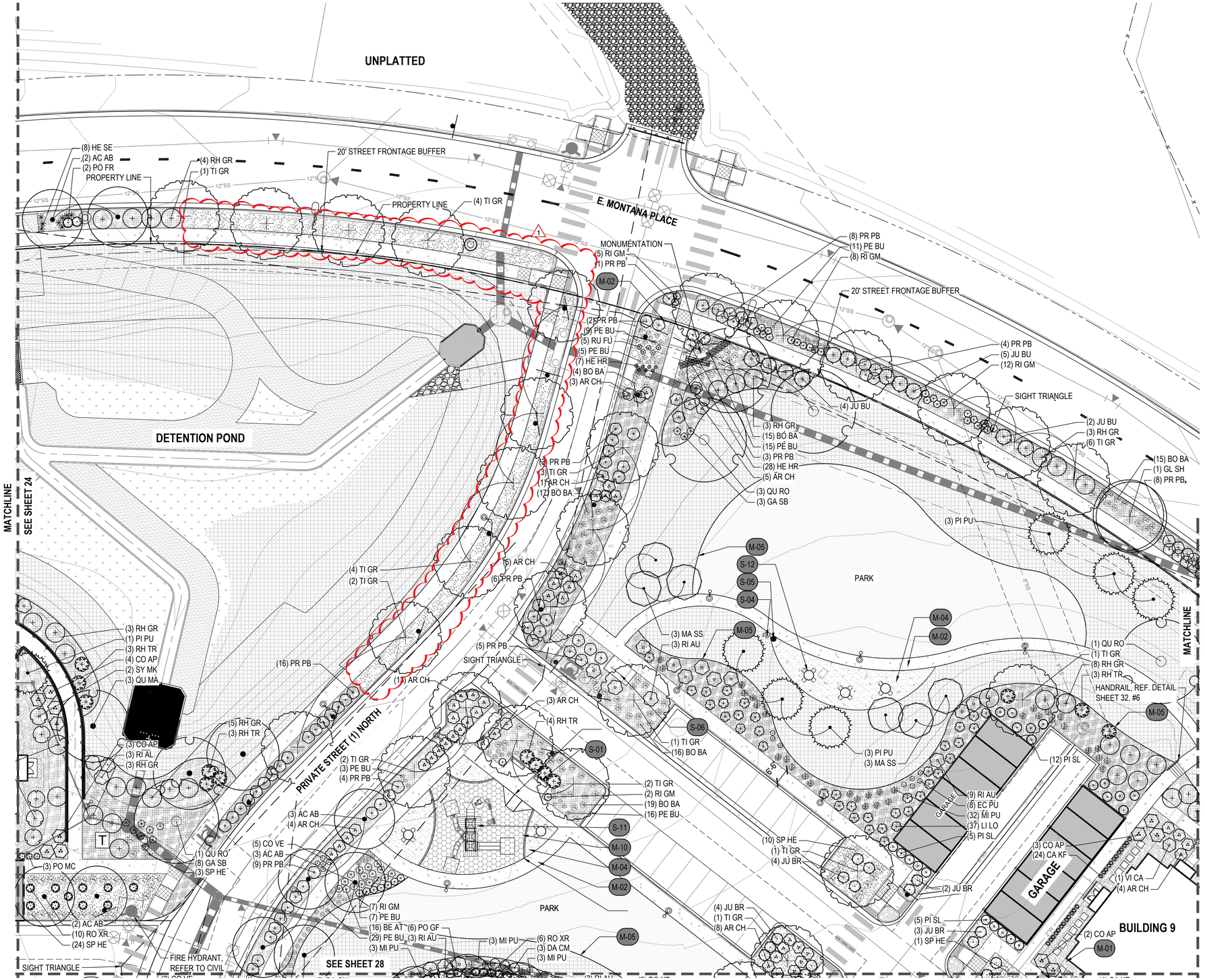

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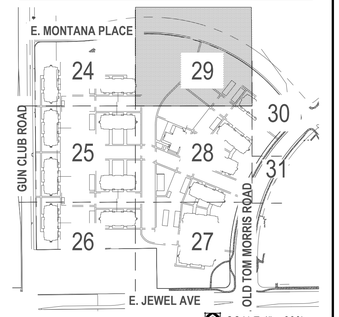

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M-10	PLAYGROUND SURFACING

NORTH
0 10 20 40
SCALE 1" = 20'

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1 CHANGES NARRATIVE:
- TREES ADDED TO TREE LAWNS ON NORTH AND EAST SIDES OF DETENTION BASIN.
- GROUND TREATMENT ON NORTH AND EAST SIDES OF DETENTION BASIN CHANGED TO 1.5" RIVER ROCK MULCH TO MATCH LANDSCAPE

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LANDSCAPE PLAN

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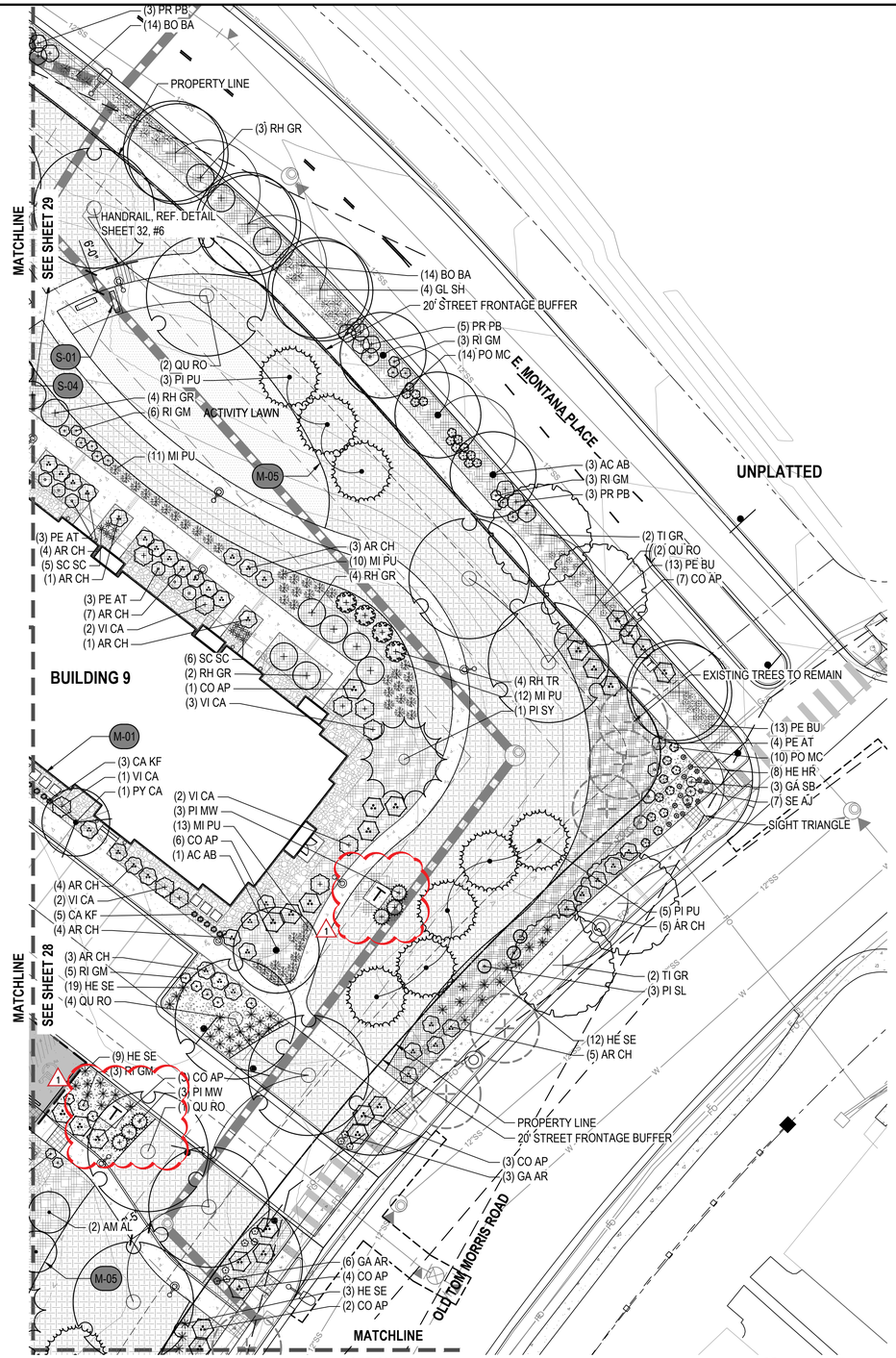

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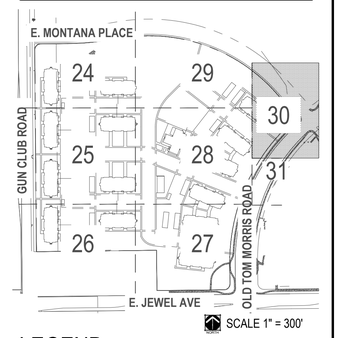

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LANDSCAPE PLAN

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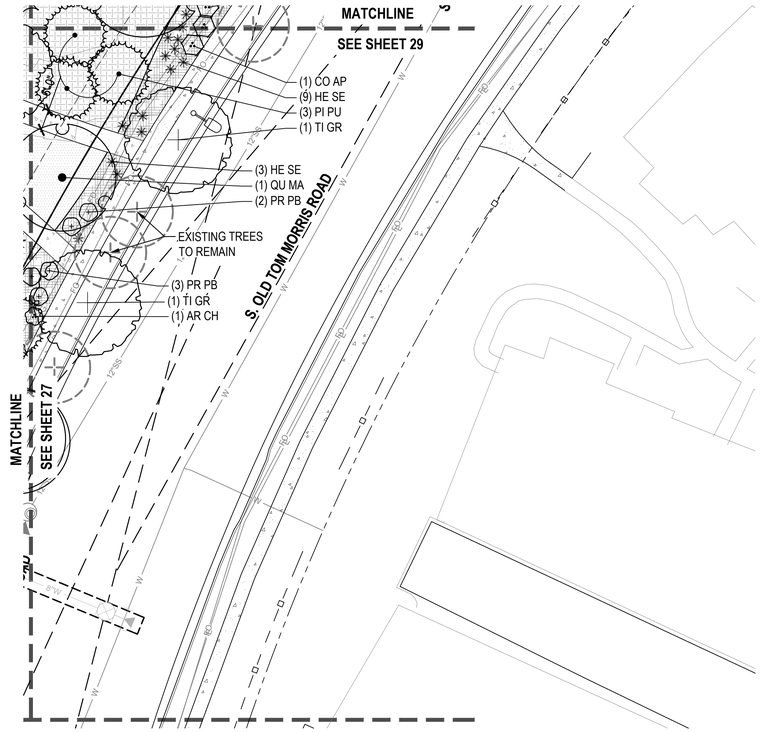

0 10 20 40

NORTH SCALE 1" = 20'

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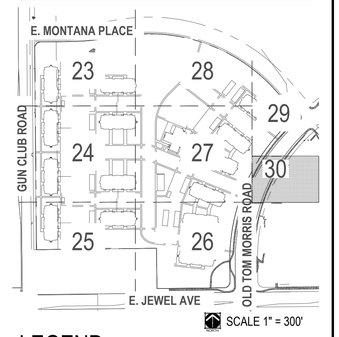

SCALE 1" = 300'

LEGEND

- LIGHT FIXTURES
- FIRE HYDRANT
- HVAC UNITS
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- 1-1/2" RIVER ROCK MULCH
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AMENITY SCHEDULE	
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S-01	BENCH
S-02	FIRE PIT
S-03	BOCCE COURT
S-04	DOG WASTE STATION
S-05	TRASH RECEPTICLE
S-06	BIKE RACK
S-07	POOL
S-08	POOL FENCE AND GATE
S-09	STRING LIGHTS
S-10	SHADE STRUCTURE
S-11	PLAY STRUCTURE
S-12	TABLE AND CHAIRS
S-13	BBQ
S-14	KITCHEN COUNTERTOP

MATERIAL SCHEDULE	
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M-01	RIVER ROCK COBBLE
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M-03	WOOD MUCLH
M-04	CRUSHER FINES
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SEVENTH SUBMITTAL		10.31.2022
EIGTH SUBMITTAL		12.09.2022

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LANDSCAPE PLAN

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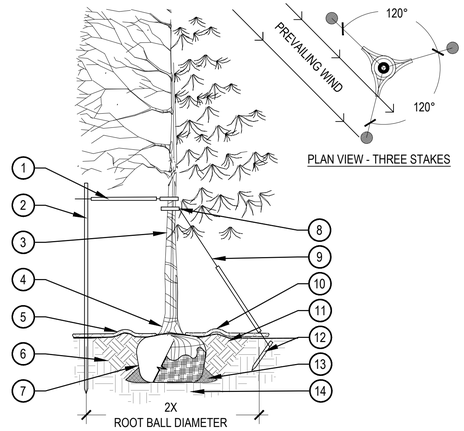
PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

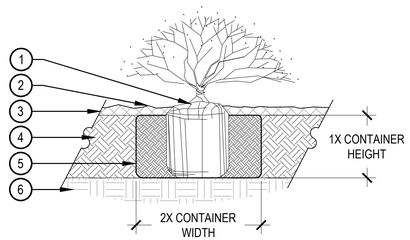


PLAN VIEW - THREE STAKES

1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

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

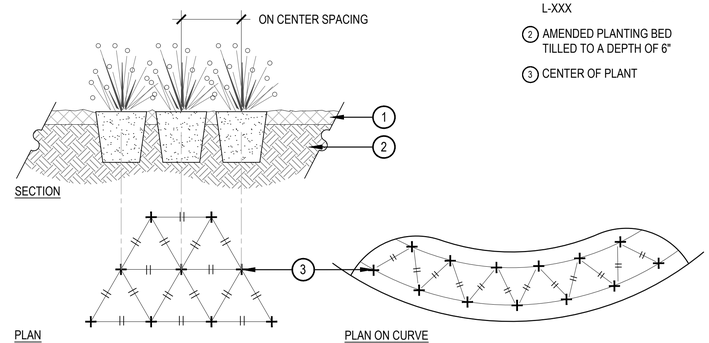


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

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

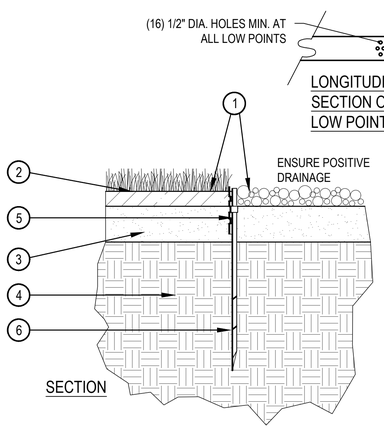


1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

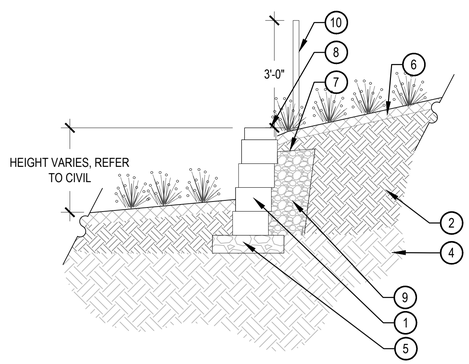


1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 STEEL EDGER

SCALE: 1" = 1'-0"



1. MSE BLOCK WALL. ALLEN BLOCK AB ASHLAR TAN BLEND
2. AMENDED TOPSOIL
3. FINISH GRADE/ADJACENT PAVING, TYP. RE: CIVIL
4. COMPACTED SUBGRADE
5. COMPACTED AGGREGATE
6. MULCH, REFER TO MATERIAL SCHEDULE
7. CLASS C FILTER MATERIAL WITH MIRAFI 140 FILTER FABRIC TO SURROUND FILTER MATERIAL
8. RETAINING WALL CAP
9. DRAINAGE BACKFILL
10. GUARD RAIL, CONTINUOUS ALONG WALL

NOTES:
1. LENGTH AND DIRECTION OF EACH WALL VARIES, REFER TO PLANS
2. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED.

5 RETAINING WALL

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

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PROSE MURPHY CREEK

NE CORNER OF E JEWELL AVE & S GUN CLUB RD
AURORA, CO 80018

NOT FOR CONSTRUCTION

ISSUE	△	DATE
FIRST SUBMITTAL		12.01.2021
SECOND SUBMITTAL		03.29.2022
THIRD SUBMITTAL		05.25.2022
FOURTH SUBMITTAL		07.07.2022
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SIXTH SUBMITTAL		10.07.2022
SEVENTH SUBMITTAL		10.31.2022
EIGTH SUBMITTAL		12.09.2022

JOB NUMBER: 2110

DETAILS

32

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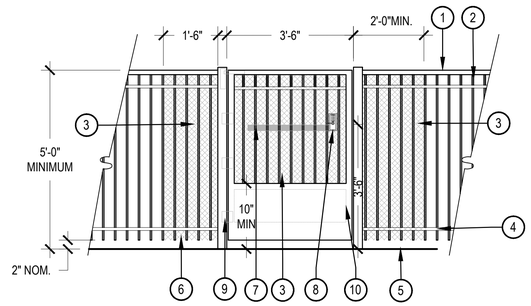


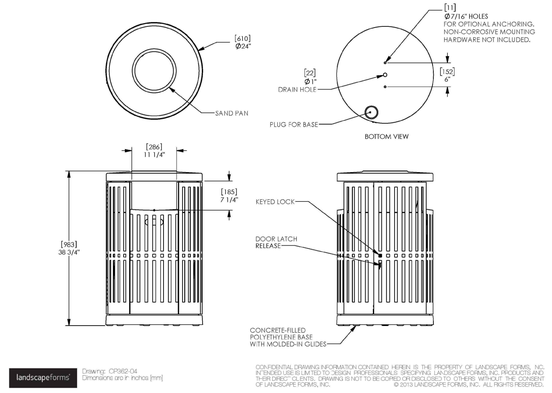
1. TOP RAIL
2. SQ. PICKET
3. NO. 16 EXPANDED METAL 1/2" MAXIMUM OPENING FULLY OVER GATE AND FENCE PANEL FOR FIRST 2 PAST GATE. PAINT TO MATCH GATE AND FENCE
4. BOTTOM RAIL
5. FINISHED GRADE
6. 5' MINIMUM HEIGHT POOL PERIMETER FENCE, REFER TO MATERIAL SCHEDULE, SHEET L-100
7. MARKS 9900 EXIT PANIC BAR EMERGENCY EGRESS PUSH BAR (OR APPROVED EQUAL) LOCATED ON INSIDE OF GATE
8. DIGITAL KEY PAD LOCK ON EXTERIOR SIDE AND PASSAGE LEVER ON OPPOSITE SIDE
9. D AND D TECHNOLOGIES SURE CLOSE SELF CLOSING HINGES (OR APPROVED EQUAL)
10. GATE TO HAVE MINIMUM 10" SMOOTH SURFACE FROM FLOOR, PUSH SIDE; REF. ANSI 2003, 404.2.9

NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. ALL FENCING AROUND POOL AREA SHALL MEET CURRENT STATE, DBCA AND IBC POOL ENCLOSURE CODE REQUIREMENTS, INCLUDING NO OPENINGS LARGER THAN 4" IN WIDTH.
3. ALL MATERIALS FOR FENCING SHALL BE ALUMINUM. REFER TO MATERIAL.
4. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISH GRADE.
5. OWNERSHIP MAY SELECT TALLER POOL FENCE AT TIME OF PERMITTING IF ALLOWED BY MUNICIPALITY.

1 POOL FENCE AND GATE

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

Chase Park® Slide Opening Litter Receptacle, With Sand Pan, With Lock
Product Drawing
www.landscapeforms.com Date: 8/22/2019 Ph: 800.521.2546



landscapeforms Drawing: CP3682-04 Dimensions are in: inches [mm]

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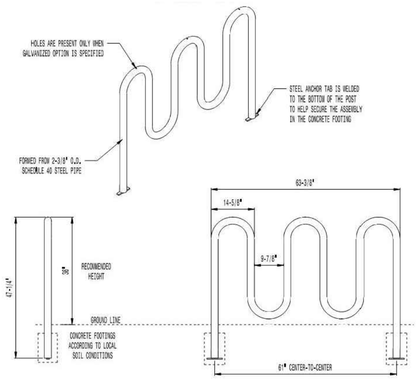
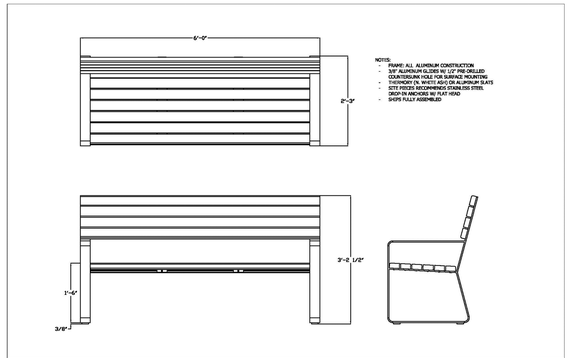
2 TRASH RECEPTACLE

SCALE: NTS



3 BIKE RACK

SCALE: NTS



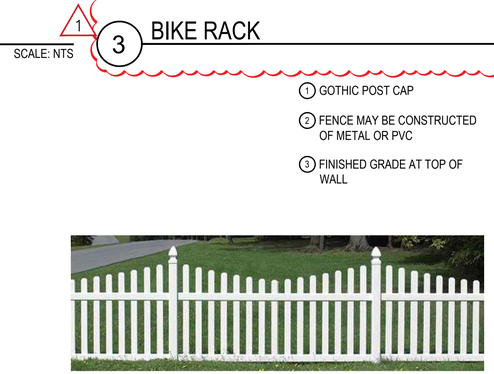
NOTES:
- FRAME: ALL ALUMINUM CONSTRUCTION
- SEAT ALUMINUM SLIDES W/ 1.5" PVC DRILLED COUNTERSUNK HOLE FOR SURFACE MOUNTING THERMORY ON WHITE ASH ON ALUMINUM SLATS
- SCTE PIECES RECOMMENDS STAINLESS STEEL ONCH ON ANCHORS W/ FLAT HEAD
- SHIPS FULLY ASSEMBLED

PRODUCT: ML-BENCH-72 DESCRIPTION: MONOLINE 6' BENCH	site pieces
FINISHES: SEE PRODUCT MATERIAL SHEETS SCALE: NTS	SITE PIECES 3000 LAWRENCE STREET #57 DENVER, CO 80205 800.484.0797 www.sitepieces.com hello@sitepieces.com

ALL DIMENSIONS ARE NOMINAL, ANY AND ALL INFORMATION ON THIS DRAWING IS PROPRIETARY AND BELONGS TO SITE PIECES, LLC. THIS DRAWING MAY NOT BE ALTERED WITHOUT PERMISSION FROM SITE PIECES, LLC. 3000 LAWRENCE ST. #57 DENVER, CO 80205

4 BENCH

SCALE: NTS



1. GOTHIC POST CAP
2. FENCE MAY BE CONSTRUCTED OF METAL OR PVC
3. FINISHED GRADE AT TOP OF WALL

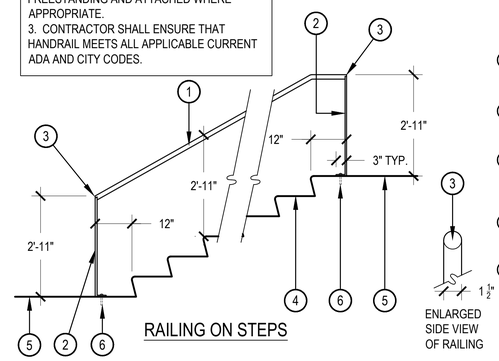
CHARACTER IMAGE

NOTES:
1. DIMENSIONS AND STYLE TO MATCH EXISTING ON SITE VINYL FENCE FROM OF ROTHBERRY CONCAVE BY CERTAINTEED.
2. ALL EXPOSED RAW FENCE MATERIAL SHALL BE PAINTED WITH A COMMERCIAL GRADE EXTERIOR PAINT, COLOR : WHITE.
3. ALL NAILS, FASTENERS, AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
4. DETAIL REPLICATED FROM MURPHY CREEK "PVC SCREEN 'SRINGFIELD' FENCE" FROM THE GENERAL DEVELOPMENT PLAN DEVELOPMENT STANDARDS.

5 GUARDRAIL

SCALE: 3/4" = 1'-0"

NOTES:
1. NUMBER OF STEPS VARIES.
2. HANDRAIL MAY BE A COMBINATION OF FREESTANDING AND ATTACHED WHERE APPROPRIATE.
3. CONTRACTOR SHALL ENSURE THAT HANDRAIL MEETS ALL APPLICABLE CURRENT ADA AND CITY CODES.



1. HANDRAIL - 1-1/2" O.D. BRUSHED STAINLESS STEEL, ARC TO CONFORM TO ADJACENT CURVED WALLS - CONTRACTOR SHALL VERIFY ALL MEASUREMENTS ON THE HANDRAIL FOLLOWING CONSTRUCTION OF STAIRS/RAMP AND PRIOR TO FABRICATION
2. POST - 1/2" THICK x 1-1/2" WIDE FLAT BRUSHED STAINLESS STEEL BAR
3. WELD JOINTS SHALL BE SEAMLESS - BAR SHALL BE FLUSH WITH RAIL, GRIND SMOOTH
4. CONCRETE STAIRS RE: CIVIL PLANS. NOTE: STAIR TREADS AND RISERS WILL VARY WITH EACH STAIRWAY.
5. CONCRETE FLATWORK, RE: GRADING PLANS
6. 1/2" ZINC PLATED EXPANSION BOLT - CONTRACTOR SHALL ENSURE THAT RAILS ARE SECURELY FASTENED

6 FREESTANDING HANDRAIL

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

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PEOPLE + PLACEMAKING

PROSE MURPHY CREEK

NW CORNER OF OLD TOM MORRIS RD & E JEWELL AVE
AURORA, CO 80018

ISSUE	△	DATE
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SITE PLAN SUBMITTAL 3		05.24.2022
SITE PLAN SUBMITTAL 4		07.08.2022
TECH CORRECTIONS 1		08.29.2022
TECH CORRECTIONS 2		10.07.2022
TECH CORRECTIONS 3		10.31.2022
TECH CORRECTIONS 4		12.09.2022
MINOR AMENDMENT	1	04.26.2024

JOB NUMBER: 2110

DETAILS

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Water Use Table					
Area (Tract)	*Water Conserving Irrigation (Shrubs)*	*Water-Conserving (Native Seed)*	*Non-Water Conserving Irrigation (Sod)*	*Z-Zone Area (Mulch)*	*Total Area (SF)*
A	141,299	120,175	37,937	26,654	326,065
ROW	18,500	0	0	2,335	20,835
Totals:	159,799	120,175	37,937	28,989	346,900

LEGEND

NON-WATER CONSERVING (SOD)
- SOD

WATER CONSERVING (NON-SOD)
- NATIVE SEED
- DETENTION BASIN NATIVE SEED
- SHRUB BEDS

NON-WATER (Z) USING
- ROCK MULCH
- CRUSHER FINES
- MULCH

NORTH

0 30 60 120
SCALE 1" = 60'

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HYDROZONE PLAN

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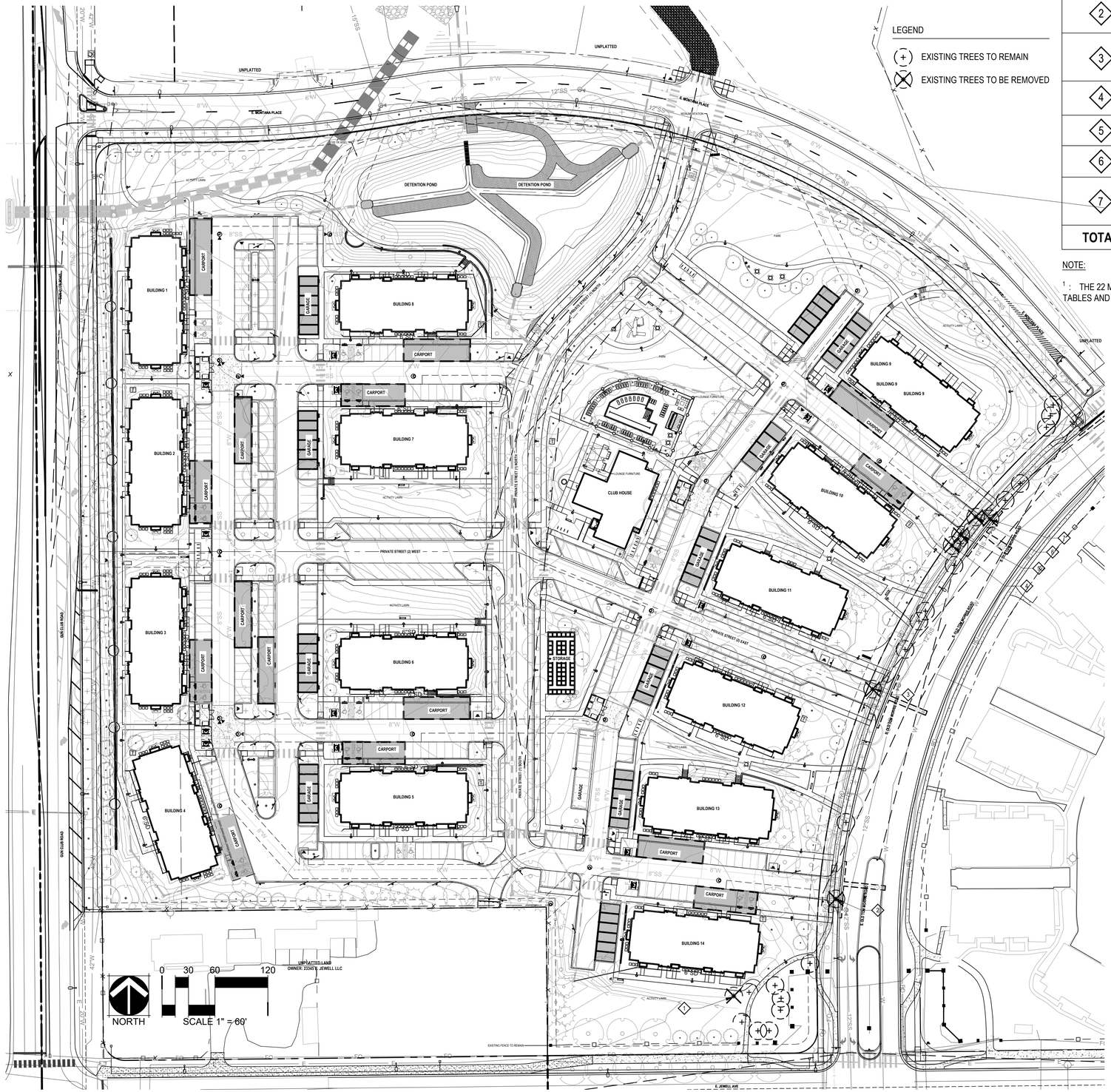
GENERAL NOTES:
IN ACCORDANCE WITH SECTION 4.7.7 OF THE CITY CODE, DEVELOPERS ARE REQUIRED TO COMPLY WITH THE TREE PRESERVATION, RELOCATION AND MITIGATION REQUIREMENTS FOUND IN THE CITY'S ADOPTED "POLICY ON PRESERVATION OF EXISTING TREES." DEPENDING ON THE CIRCUMSTANCES OF A PROPOSED DEVELOPMENT PROJECT, A MONETARY PAYMENT WHICH IS THE APPRAISED VALUE OF AN EXISTING TREE THAT WILL BE REMOVED (IF NOT BEING REPLACED ON-SITE) MAY BE REQUIRED. TREE MITIGATION MONIES ARE COLLECTED PRIOR TO SITE PLAN RECORDATION AND DEPOSITED INTO THE COMMUNITY TREE FUND FOR PURPOSES OF TREE PLANTING AND MAINTENANCE. CONSULT WITH THE CITY FORESTER IN PROS TO LEARN MORE ABOUT THE DETAILS OF THE CITY POLICY, INCLUDING THE GUIDELINES FOR DETERMINING THE VALUE OF LOST TREES, IF YOU ARE CONTEMPLATING TREE REMOVAL WITHOUT ON-SITE REPLACEMENT.



TREE MITIGATION TABLE					
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	RUSSIAN OLIVE	8	$0	NO MITIGATION REQUIRED	0
2	AMUR MAPLE	9	$651.42		3
3	RED MAPLE	2	$0	NO MITIGATION REQUIRED LESS THAN 2"	0
4	COLORADO SPRUCE	16	$1,852.07		6
5	COLORADO SPRUCE	15	$1,627.68		6
6	COLORADO SPRUCE	15	$1,627.68		6
7	BUR OAK	3	$0	NO MITIGATION REQUIRED LESS THAN 2"	1
TOTAL		68	$5,758.85		22[1]

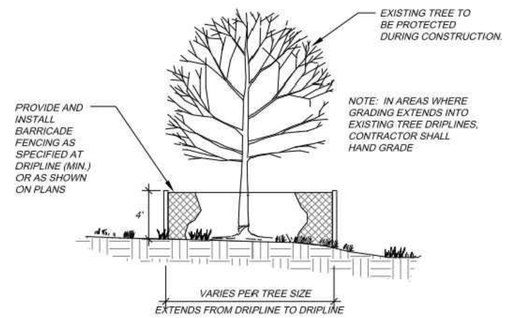
NOTE:

[1] : THE 22 MITIGATION INCHES HAVE BEEN REFLECTED IN 9 OF THE ADDITIONAL TREES PROVIDED IN THE OPEN SPACE TABLE ON SHEET 21, TABLES AND NOTES.

TREE PROTECTION NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
2. TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
   A. EQUIPMENT USE AND STORAGE
   B. MATERIAL DELIVERY OR STORAGE
   C. VEHICLE TRAFFIC, PARKING, USE OR STORAGE
   D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
   E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
   F. FOOT TRAFFIC
   G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
4. VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF $500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
5. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
6. LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF $500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
7. IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
8. EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

City of Aurora Parks, Recreation & Open Space Dept. Date: October 2020	TREE PROTECTION NOTES	PROS TP-1.0



City of Aurora Parks, Recreation & Open Space Dept. Date: October 2020	TREE PROTECTION FENCING	PROS TP-3.0

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TREE MITIGATION PLAN

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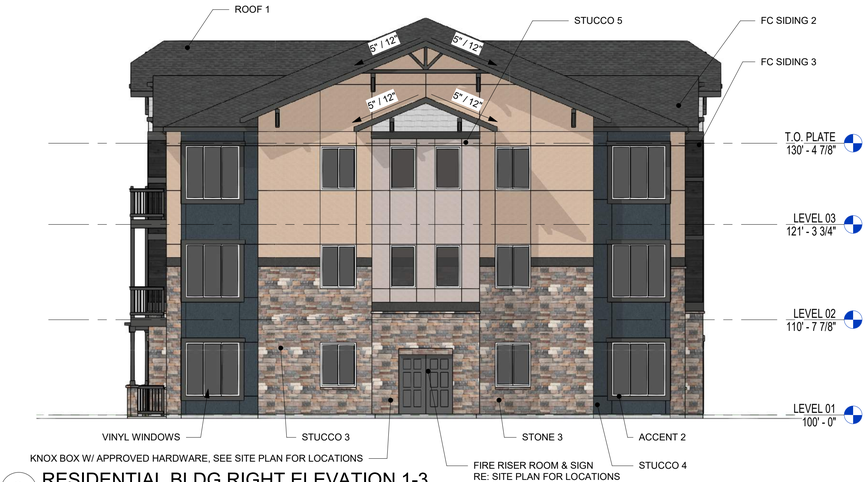
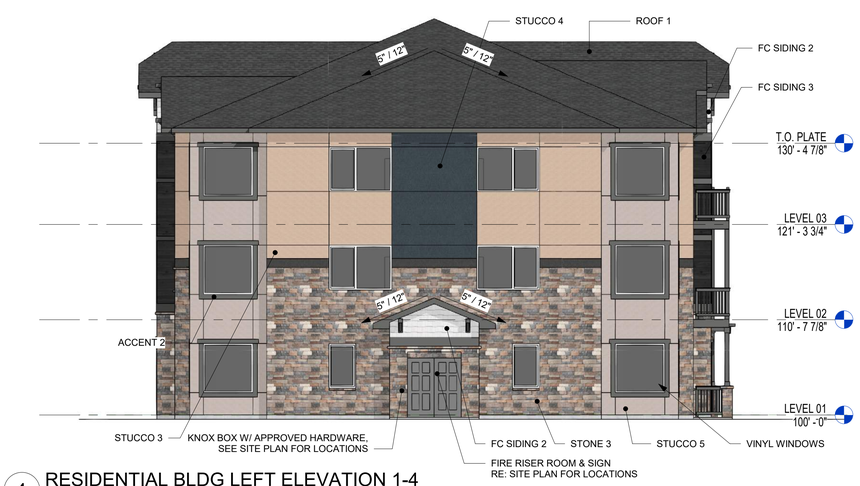


3 RESIDENTIAL BLDG RIGHT ELEVATION 1-3
SCALE: 1/8" = 1'-0"



4 RESIDENTIAL BLDG LEFT ELEVATION 1-4
SCALE: 1/8" = 1'-0"

2 RESIDENTIAL BLDG REAR ELEVATION 1-3
SCALE: 1/8" = 1'-0"

1 RESIDENTIAL BLDG FRONT ELEVATION 1-1
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

IMAGE	DESCRIPTION
	STONE 1 SUNSET STONE - SEQUIA COBBLE
	STONE 2 SUNSET STONE - PINOS CREEK COBBLE/LEDGE BLEND
	STONE 3 SUNSET STONE - BROWN LEDGE
	STONE 4 SUNSET STONE - TELLURIDE COBBLE/LEDGE BLEND
	FC SIDING 1 - SHAKER WOODTONE - SANDCASTLE
	FC SIDING 2 - SHAKER WOODTONE - WHITE RAPIDS
	FC SIDING 3 - LAPPED 7" EXPOSURE WOODTONE - BLACK CANOPY
	FC SIDING 4 - LAPPED 7" EXPOSURE WOODTONE - MOUNTAIN CEDAR
	FC SIDING 5 - LAPPED 7" EXPOSURE WOODTONE - SAND CASTLE
	STUCCO 1 SHERWIN WILLIAMS - SW 7754 "STEAMED MILK" 236-225-209
	STUCCO 2 SHERWIN WILLIAMS - SW 0032 "NEEDLEPOINT NAVY" 84-102-112
	STUCCO 3 SHERWIN WILLIAMS - SW 7713 "TAWNY TAN" 204-178-153
	STUCCO 4 SHERWIN WILLAMS - SW 7605 "GALE FORCE" 53-69-78
	STUCCO 5 SHERWIN WILLIAMS - SW 6037 "TEMPERATE TAUPE" 191-177-170
	STUCCO 6 SHERWIN WILLIAMS - SW 7069 "IRON ORE" 67-67-65
	STUCCO 7 SHERWIN WILLIAMS - SW 2827 "COLONIAL STONE REVIVAL" 167-148-124
	STUCCO 8 SHERWIN WILLIAMS - SW 6119 "ANTIQUE WHITE" 232-220-198
	STUCCO 9 SHERWIN WILLAMS - SW 2846 "ROYCROFT BRONZE GREEN" 87-84-73
	STUCCO 10 SHERWIN WILLIAMS - SW 2735 "ROCKWEED" 68-55-53
	STUCCO 11 SHERWIN WILLIAMS - SW 2842 "ROYCROFT SUEDE" 167-148-115
	STUCCO 12 SHERWIN WILLIAMS - SW 7518 "BEACH HOUSE" 201-178-156
	STUCCO 13 SHERWIN WILLIAMS - SW 7519 "MEXICAN SAND" 175-151-129
	STUCCO 14 SHERWIN WILLIAMS - SW 7525 "TREE BRANCH" 138-115-98
	STUCCO 15 SHERWIN WILLIAMS - SW 9141 "WATERLOO" 83-101-114
	STUCCO 16 SHERWIN WILLIAMS - SW 6385 "DOVER WHITE" 240-234-220
	ACCENT 1 - PAINT SHERWIN WILLIAMS - SW 2735 "ROCKWEED" 68-55-53
	ACCENT 2 - PAINT SHERWIN WILLIAMS - SW 6258 "TRICORN BLACK" 47-47-48
	ACCENT 3 - PAINT SHERWIN WILLIAMS - SW 2842 "ROYCROFT SEUDE" 167-148-115
	ACCENT 4 - PAINT SHERWIN WILLIAMS - SW 6385 "DOVER WHITE" 240-234-220
	ACCENT 5 - PAINT SHERWIN WILLIAMS - SW 9141 "WATERLOO" 83-104-114
	ROOF 1 - DIMENSIONAL COMPOSITE SHINGLE OWEN'S CORNING OAKRIDGE 'ESTATE GRAY' (25 YR WARRANTY MINIMUM)
	ROOF 2 - METAL ROOF (COLOR TO MATCH) SHERWIN WILLIAMS - SW 0006 "TOILE RED" 139 -83-78
	CMU 1 - CONCRETE MASONRY UNITS BASALITE 5640WR - SPLIT FACE
	CMU 2 - CONCRETE MASONRY UNITS BASALITE 5609WR - SMOOTH FACE

MATERIAL PERCENTAGES

MATERIAL	AREA (SF)	PERCENTAGE
3 STORY BUILDINGS		
STUCCO	6,650	49%
FIBER CEMENT SIDING	2,578	19%
CAST STONE	4,311	32%
TOTAL	13,539	100%

MYLAR CHANGE TO MATERIAL AND STAIRCASE 5/14/24

SANTULAN ARCHITECTURE

ALLIANCE RESIDENTIAL COMPANY

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NW CORNER OF OLD TOM MORRIS RD & E JEWELL AVE
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MYLAR CHANGE		05.03.2024

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SCHEME 1 ELEVATIONS

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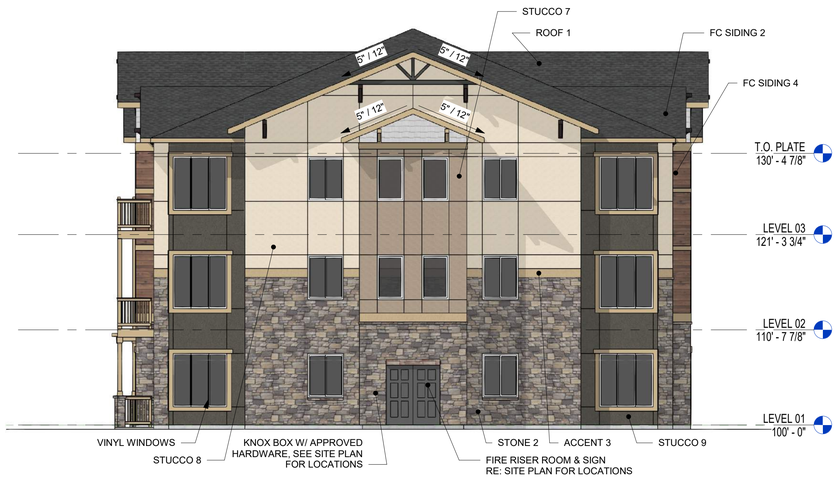
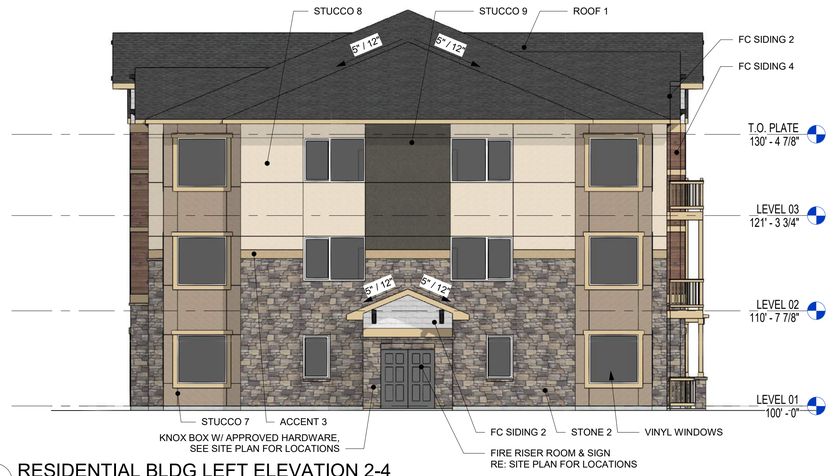
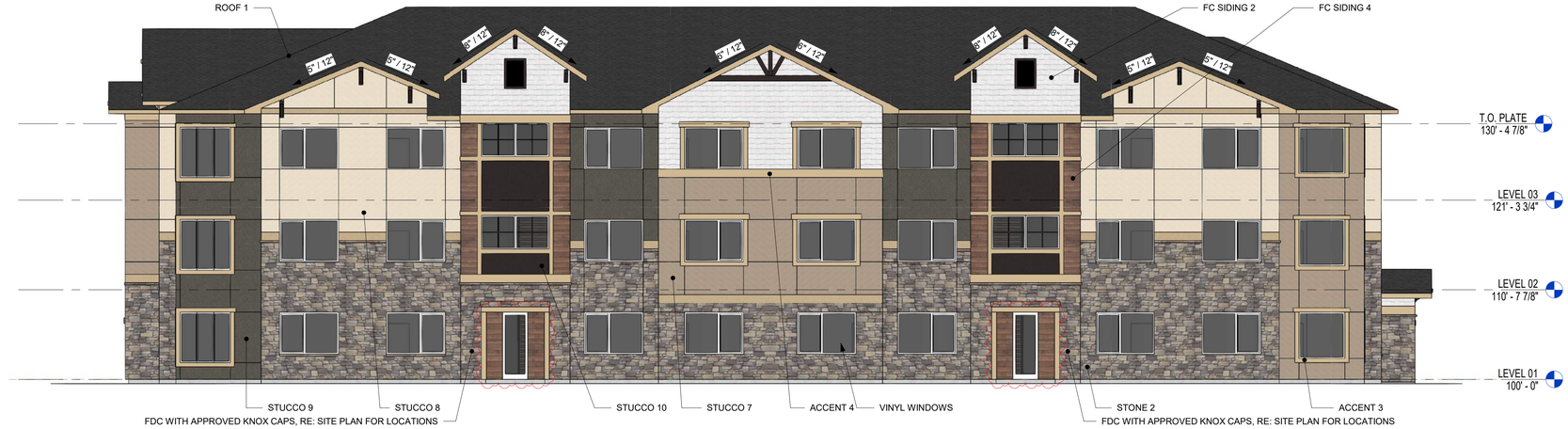


3 RESIDENTIAL BLDG RIGHT ELEVATION 2-2
SCALE: 1/8" = 1'-0"



4 RESIDENTIAL BLDG LEFT ELEVATION 2-4
SCALE: 1/8" = 1'-0"



2 RESIDENTIAL BLDG REAR ELEVATION 2-3
SCALE: 1/8" = 1'-0"

1 RESIDENTIAL BLDG FRONT ELEVATION 2-1
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

IMAGE	DESCRIPTION
	STONE 1 SUNSET STONE - SEQUIA COBBLE
	STONE 2 SUNSET STONE - PINOS CREEK COBBLE/LEDGE BLEND
	STONE 3 SUNSET STONE - BROWN LEDGE
	STONE 4 SUNSET STONE - TELLURIDE COBBLE/LEDGE BLEND
	FC SIDING 1 - SHAKER WOODTONE - SANDCASTLE
	FC SIDING 2 - SHAKER WOODTONE - WHITE RAPIDS
	FC SIDING 3 - LAPPED 7" EXPOSURE WOODTONE - BLACK CANOPY
	FC SIDING 4 - LAPPED 7" EXPOSURE WOODTONE - MOUNTAIN CEDAR
	FC SIDING 5 - LAPPED 7" EXPOSURE WOODTONE - SAND CASTLE
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	ROOF 2 - METAL ROOF (COLOR TO MATCH) SHERWIN WILLIAMS - SW 0006 "TOILE RED" 139 -83-78
	CMU 1 - CONCRETE MASONRY UNITS BASALITE 5640WR - SPLIT FACE
	CMU 2 - CONCRETE MASONRY UNITS BASALITE 5609WR - SMOOTH FACE

MATERIAL PERCENTAGES		
MATERIAL	AREA (SF)	PERCENTAGE
3 STORY BUILDINGS		
STUCCO	6,650	49%
FIBER CEMENT SIDING	2,578	19%
CAST STONE	4,311	32%
TOTAL	13,539	100%

MYLAR CHANGE TO MATERIAL AND STAIRCASE 5/14/24

SANTULAN ARCHITECTURE

ALLIANCE RESIDENTIAL COMPANY

PROSE MURPHY CREEK

NW CORNER OF OLD TOM MORRIS RD & E JEWELL AVE
AURORA, CO 80018

ISSUE	△	DATE
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SITE PLAN SUBMITTAL 4		07.08.2022
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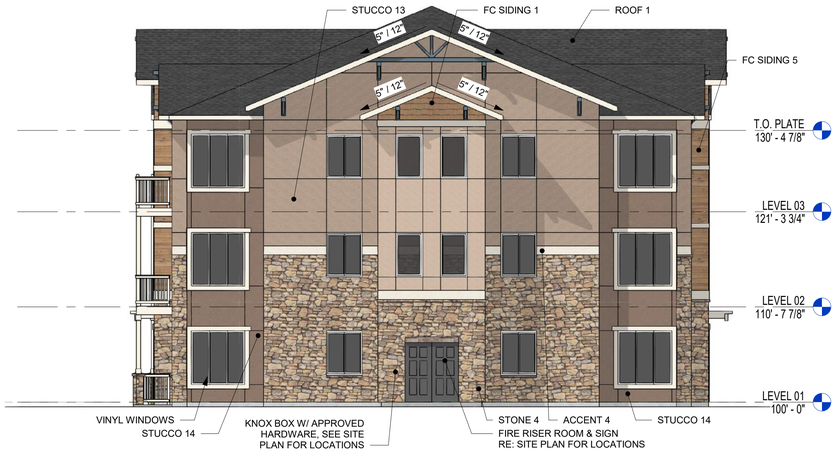
TECH CORRECTIONS 2		10.07.2022
TECH CORRECTIONS 3		10.31.2022
MYLAR CHANGE		05.03.2024

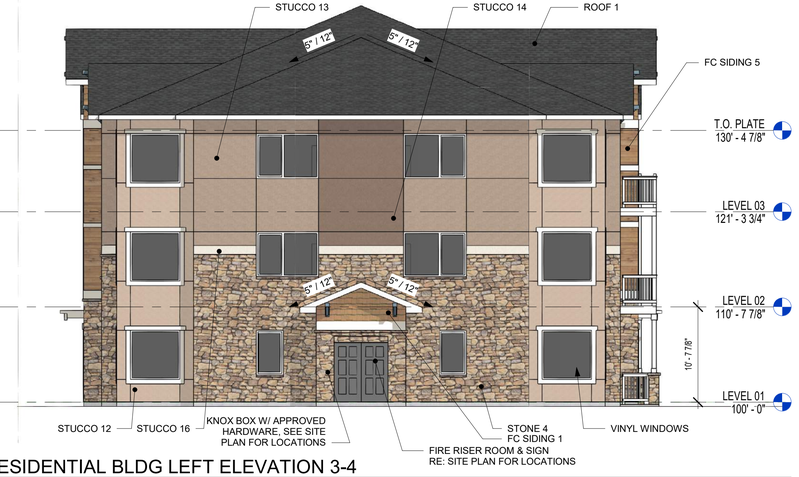
JOB NUMBER: 2110

SCHEME 2 ELEVATIONS

37



3 RESIDENTIAL BLDG RIGHT ELEVATION 3-2
SCALE: 1/8" = 1'-0"



4 RESIDENTIAL BLDG LEFT ELEVATION 3-4
SCALE: 1/8" = 1'-0"

2 RESIDENTIAL BLDG REAR ELEVATION 3-3
SCALE: 1/8" = 1'-0"

1 RESIDENTIAL BLDG FRONT ELEVATION 3-1
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

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MYLAR CHANGE TO MATERIAL AND STAIRCASE 5/14/24

SANTULAN ARCHITECTURE

ALLIANCE RESIDENTIAL COMPANY

PROSE MURPHY CREEK

NW CORNER OF OLD TOM MORRIS RD & E JEWELL AVE
AURORA, CO 80018

ISSUE	△	DATE
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TECH CORRECTIONS 1		08.29.2022
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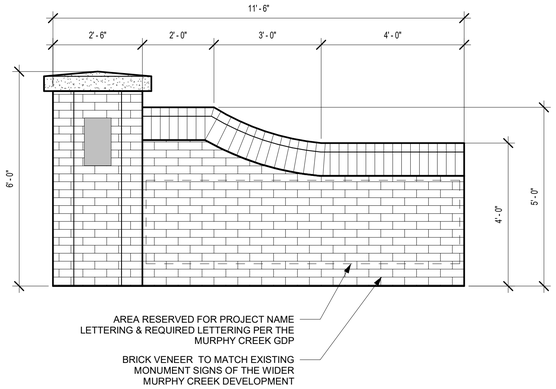
MINOR AMENDMENT		04.26.2024
MYLAR CHANGE		05.03.2024

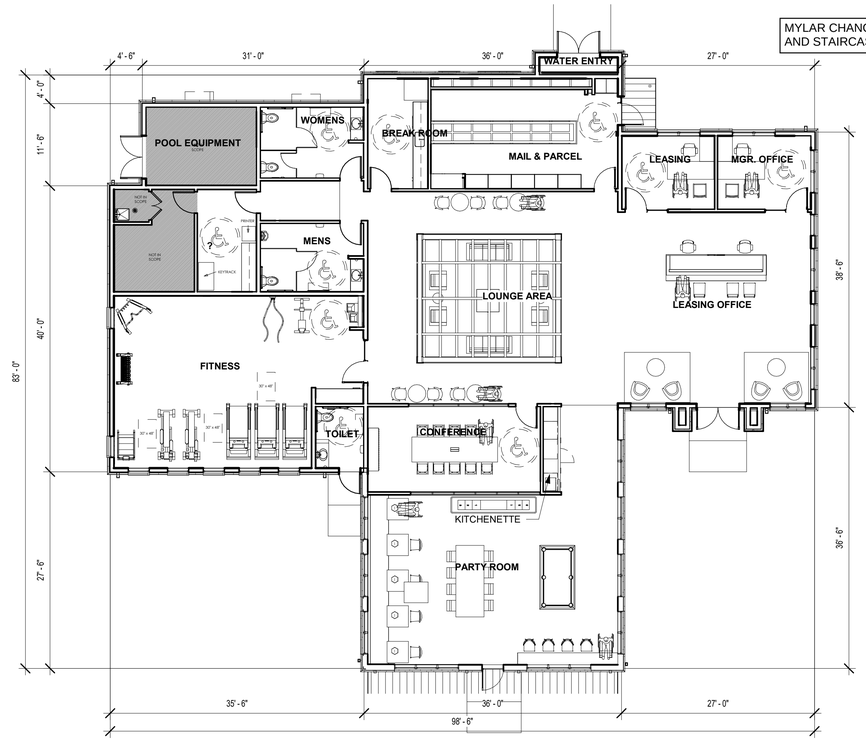
JOB NUMBER: 2110

SCHEME 3 ELEVATIONS

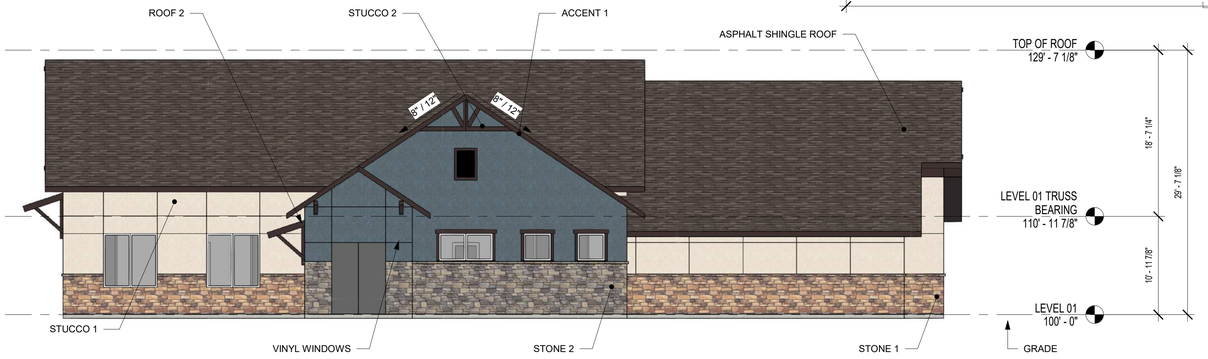


3 MONUMENT SIGN
SCALE: 1/2" = 1'-0"

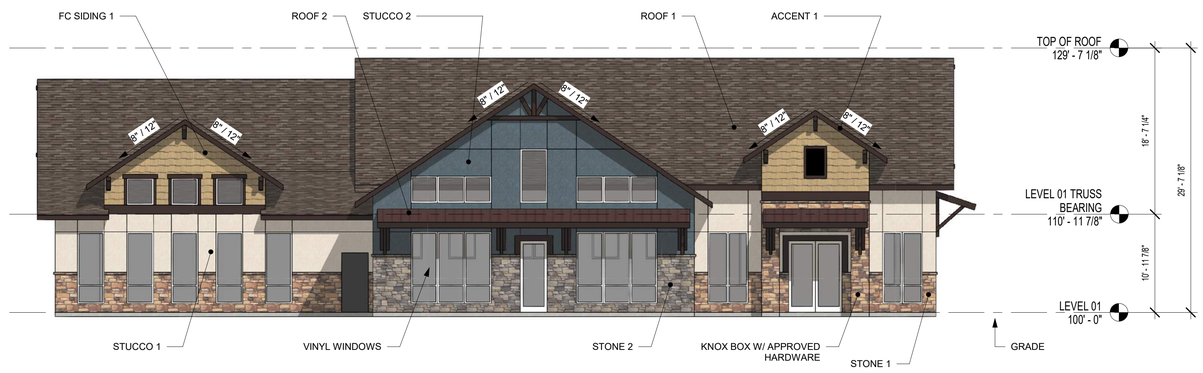
MYLAR CHANGE TO MATERIAL AND STAIRCASE 5/14/24



4 CLUBHOUSE PLAN
SCALE: 1" = 10'-0"



2 CLUBHOUSE BUILDING - REAR ELEVATION
NOT TO SCALE



1 CLUBHOUSE BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES		
MATERIAL	AREA (SF)	PERCENTAGE
3 STORY BUILDINGS		
STUCCO 1	1,382	33%
STUCCO 2	917	22%
FIBER CEMENT SIDING 1	569	13%
CAST STONE	1,359	32%
TOTAL	4,227	100%

MATERIAL LEGEND

IMAGE	DESCRIPTION
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SANTULAN ARCHITECTURE

ALLIANCE RESIDENTIAL COMPANY

PROSE MURPHY CREEK

NW CORNER OF OLD TOM MORRIS RD & E JEWELL AVE
AURORA, CO 80018

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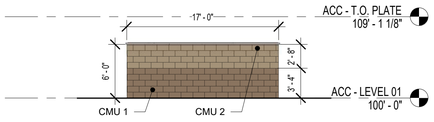
TECH CORRECTIONS 3		10.31.2022
MINOR AMENDMENT		04.26.2024

JOB NUMBER: 2110

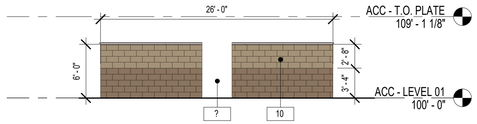
CLUBHOUSE ELEVATIONS

39

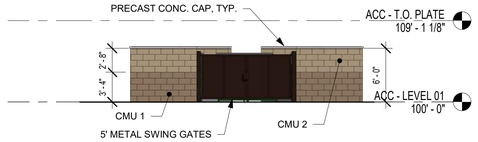
MYLAR CHANGE TO MATERIAL AND STAIRCASE 5/14/24



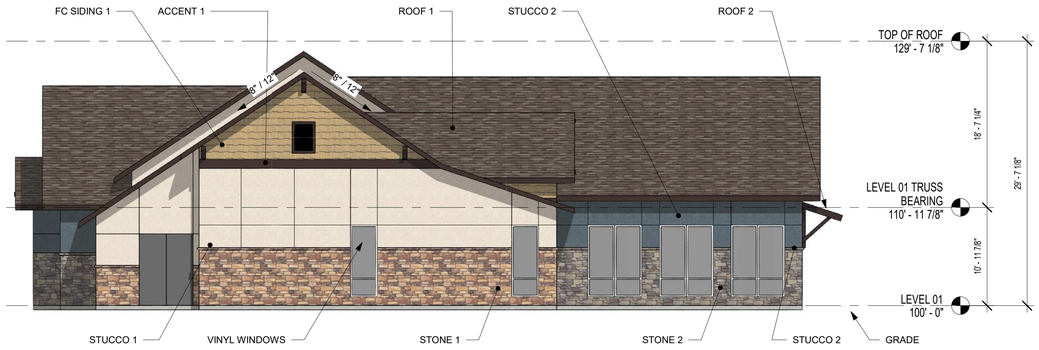
5 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



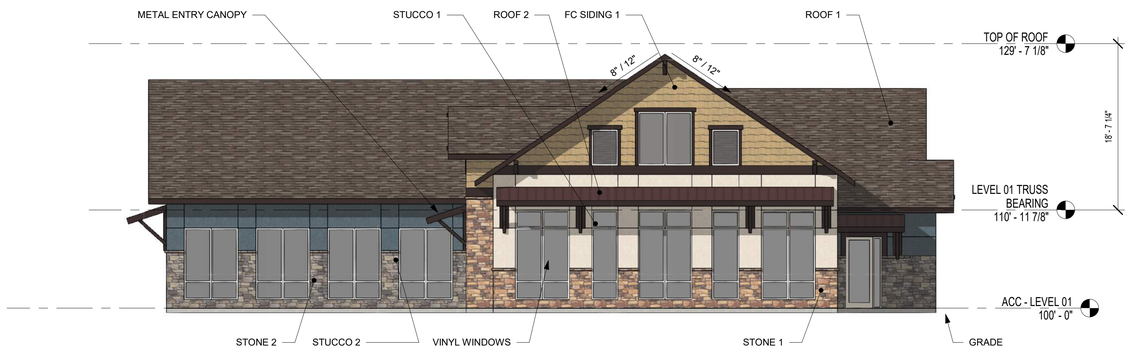
4 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 CLUBHOUSE BUILDING - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



1 CLUBHOUSE BUILDING - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

IMAGE	DESCRIPTION
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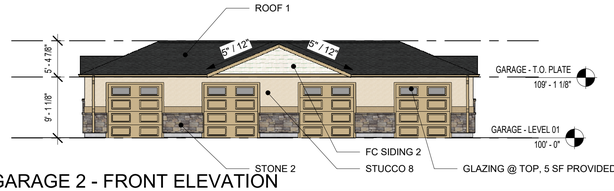
JOB NUMBER: 2110

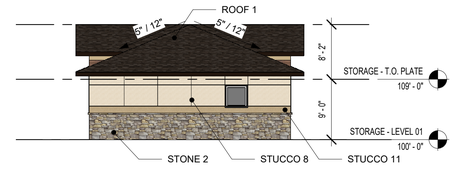
CLUBHOUSE & TRASH ENCLOSURE ELEVATIONS

40

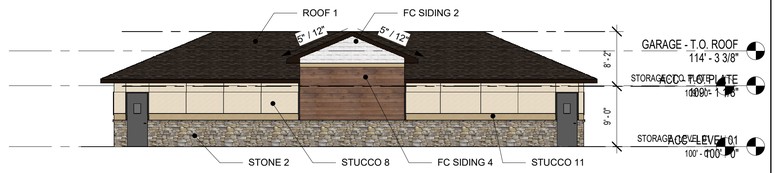


9 GARAGE 2 - FRONT ELEVATION
SCALE: 3/32" = 1'-0"

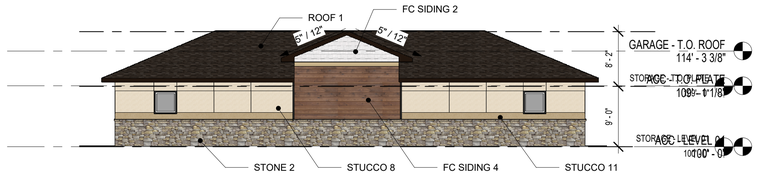
MATERIAL PERCENTAGES		
MATERIAL	AREA (SF)	PERCENTAGE
GARAGE 2		
STUCCO	645	48%
FIBER CEMENT SIDING 2	134	10%
CAST STONE	560	42%
TOTAL	1,339	100%



12 STORAGE - SIDE ELEV
NOT TO SCALE

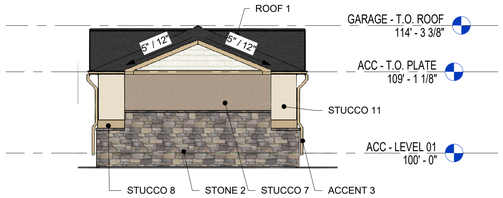


10 STORAGE - FRONT ELEV
SCALE: 3/32" = 1'-0"

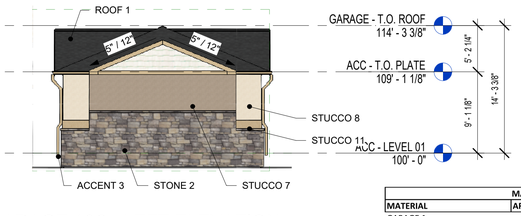


11 STORAGE - REAR ELEV
SCALE: 3/32" = 1'-0"

MATERIAL PERCENTAGES		
MATERIAL	AREA (SF)	PERCENTAGE
STORAGE		
STUCCO 1	868	44%
FIBER CEMENT SIDING 1	340	17%
CAST STONE	776	39%
TOTAL	1,984	100%



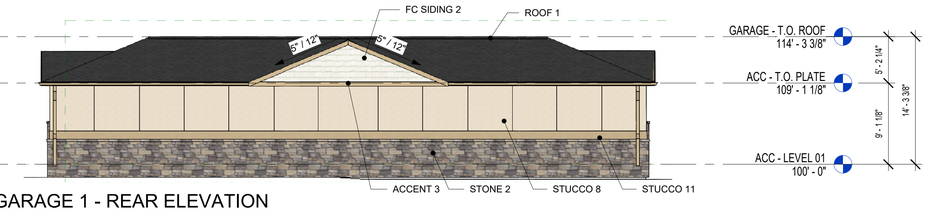
7 GARAGE 1&2 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



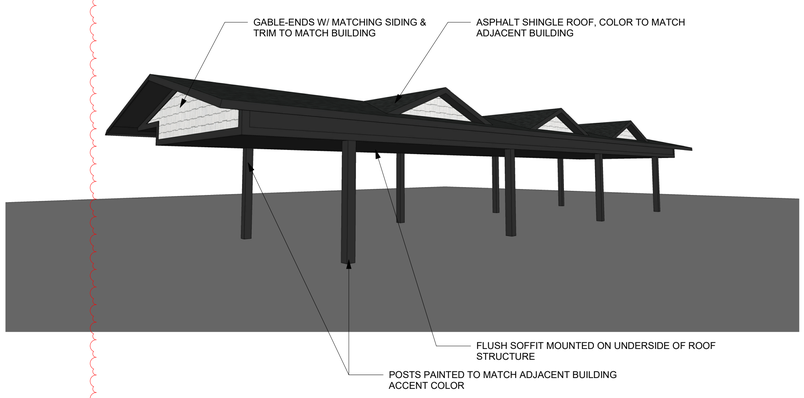
8 GARAGE 1&2 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

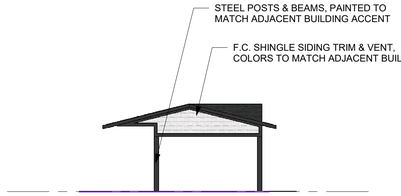
MATERIAL PERCENTAGES		
MATERIAL	AREA (SF)	PERCENTAGE
GARAGE 1		
STUCCO	761	49%
FIBER CEMENT SIDING 2	161	10%
CAST STONE	636	41%
TOTAL	1,558	100%

5 GARAGE 1 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

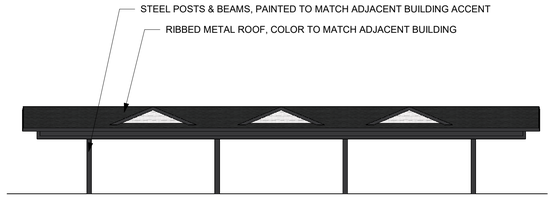


6 GARAGE 1 - REAR ELEVATION
SCALE: 1/8" = 1'-0"

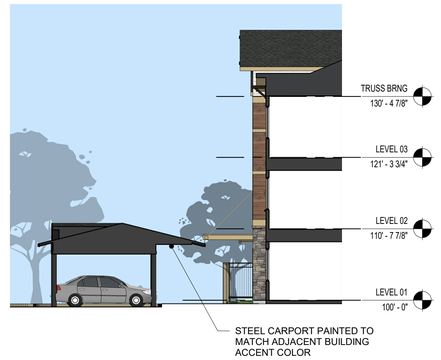




2 CARPORT - SIDE ELEVATION
SCALE: 3/32" = 1'-0"



1 CARPORT - FRONT ELEVATION
SCALE: 3/32" = 1'-0"



13 CARPORT CONNECTION
SCALE: 3/32" = 1'-0"

SANTULAN ARCHITECTURE

ALLIANCE RESIDENTIAL COMPANY

PROSE MURPHY CREEK

NW CORNER OF OLD TOM MORRIS RD & E JEWELL AVE
AURORA, CO 80018

ISSUE	△	DATE
SITE PLAN SUBMITTAL 1		12.03.2021
SITE PLAN SUBMITTAL 2		03.29.2022
SITE PLAN SUBMITTAL 3		05.24.2022
SITE PLAN SUBMITTAL 4		07.08.2022
TECH CORRECTIONS 1		08.29.2022
TECH CORRECTIONS 2		10.07.2022
TECH CORRECTIONS 3		10.31.2022
MINOR AMENDMENT		05.08.2024

JOB NUMBER: 2110

GARAGES, CARPORTS, AND STORAGE ELEVATIONS

41

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

PUBLIC STREET LIGHTING LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS

1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 50'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.

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

MYLAR CHANGE 3/13/24

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

PROSE MURPHY CREEK 2022-4002-00

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ALLIANCE RESIDENTIAL COMPANY

PROSE MURPHY CREEK

NE CORNER OF E JEWELL AVE & S GUN CLUB RD
AURORA, CO 80018

ISSUE	△	DATE
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SEVENTH SUBMITTAL		10.31.2022
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VE SUBMITTAL		02.19.2024

JOB NUMBER: 2110

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JOB NUMBER: 2110

MYLAR CHANGE 3/13/24

SITE LIGHTING PHOTOMETRIC

43

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

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Specification sheet 1/3

Kipp Post

Project name:

Project type:

Notes: PL1

Design

Alfred Hansen

Product description

Low profile conical-shaped luminaire supported by pole teron with three arms in die-cast aluminum for heat transfer optimization from COB. Luminaire is sealed by clear enclosure and features an inner opal diffuser concealing the COB. Luminaire is available in two lumen packages and two wattages. Luminaire has an IP rating of 66 and is suitable for wet locations. Luminaire comes standard with a gasket to ensure a tight seal between the COB by lifting the head. Part of a family. Available in two colors, in high or low intensity, and as Dark Sky friendly (BUG rating Lv2).

Variant options

Color	Light source	Lumen	Voltage frequency	Distribution/Trim	Lighting control
Black	30W LED3000K	3317	120-277VHZ	BUG LE	Dim 0-10v fc
Natural paint aluminum	30W LED4000K	3396		BUG LO	Dim 0-10v li
	40W LED3000K	3916			
	40W LED4000K	3909			
	60W LED3000K	7472			
	60W LED4000K	7684			

Specification notes

a. BUG Lv2 only available with lower Wattage variants.

louis poulsen

© Louis Poulsen 2019

louispoulsen.com

HALO

DESCRIPTION

The Halo Surface Mount LED Downlight (SMD) is a low profile surface mount LED downlight. Luminaire is suitable for wet locations (IP 67) is designed for installation in many 3-1/2" and 4" square, octagon, or round junction boxes. Supply wire adapter with LED quick wiring connector included. The SMD6 may also retrofit in 5" and 6" aperture IC and Non-IC recessed housings.

Catalog #	Type
Project	SD
Comments	Date
Prepared by	

SPECIFICATION FEATURES

HOUSING
- Non-electrically conductive polycarbonate frame.
- High-impact diffuse polystyrene lens provides shielding to the light guide with no pixilation
- Stamped aluminum housing provides heat sinking, achieving L70 at 50,000 hours in IC and non-IC applications

GASKETS
- Closed-cell gasket achieves restrictive airflow and wet location requirements without additional caulking

OPTICS
- Precision acrylic light guide organizes source flux into wide distribution with 1.2 – 1.4 spacing criteria useful for general area illumination

LED
- Mid power LED array provide a uniform source with high efficiency and long life.
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within 3 SDCM provide high consistency and uniformity

DRIVER
SMD 120V
- Integral 120V 50/60Hz constant current driver provides noise free operation.
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers.
- Dimming to 5% is best assured with Lutron Maestro, Diva, and Skylark trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)
- Inline electrical quick connect and E26 adapter (provided) provides easy connections.

SMD6 HV
- Integrated 120-277V 60Hz constant current driver provides noise free operation.
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

MOUNTING/RETENTION
- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings.
- Torsion springs and friction blades included

ELECTRICAL JUNCTION BOX MOUNTING
- The SMD may be used in compatible electrical junction boxes for direct contact with insulation including spray foam insulation.
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.

Note: SMD120-277V UNV is **only** compatible with junction boxes that provide minimum depth of 2-1/8".
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes.

RECESSED HOUSING MOUNTING
- May be installed in IC recessed housings in direct contact with insulation.

Note: Not for use in non-recessed housing in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013.

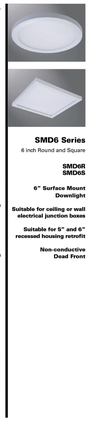
Torsion Spring 5" & 6"
- Precision formed torsion spring bracket kit included
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings

Friction Blade 5" & 6"
- Precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion springs mounting tabs.
- Friction blade design allows the SMD to be installed in any position within the housing aperture (360 degrees)

DESIGNER SKINS (SOLD SEPARATELY)
- SMD skins are accessory rings in both round and square. These skins attach to the SMD for a permanent finish. Refer to the SMD accessories specification sheet for details.
- Matte White (Paintable)
- Satin Nickel
- Tuscan Bronze

WARRANTY
- Five year limited warranty, consult website for details. www.eaton.com/lighting/legal

COMPLIANCE
- cULus Certified for use with Halo housings and for use with other's housings, see instruction sheet for conditions of acceptability.
- Wet and Damp Location listed, airtight per ASTM-E283
- Suitable for use in closets, as defined in NFPA 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(6).
- EMI/RFI emissions per FCC 47CFR Part 15(b)
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Regulations, Section 1605.3(v).
- Can be used for International Energy Conservation Code (IECC) and high efficiency luminaire compliance
- ENERGY STAR® listed, reference database for current listings



SMD6 Series
6 Inch Round and Square

SMD6R
SMD6S

6" Surface Mount Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" and 6" recessed housing retrofit

Non-conductive Dead Front

Refer to ENERGY STAR® Certified Products List.
Refer to DesignLights Consortium® (DLC®) Product Lists.
Certified to California Appliance Efficiency Database under JA8.

Note: For Direct mount product please refer to the SLD6-DM spec sheet.

TD518242EN
September 20, 2019 2:28 PM

186 LINEAR LIGHTING / DECORATIVE LIGHT STRING / FESTOON

CL

TASK LIGHTING | DOWNLIGHTING | FESTOON DECORATIVE LIGHT STRING | ARCHITECTURAL LIGHTING | POWER SUPPLIES

Features

- Custom built to specifications (allow 3-4 weeks lead time for quotes)
- Transparent polycarbonate globes are shatterproof, weatherproof, and resistant to vibrations
- Rubber cable with injection molded nylon sockets supports spans up to 15 feet (use catenary cable for spans greater than 15 feet)
- cULus Listed
- Suitable for wet locations (IP68)

Available Globe Colors

Clear, Blue, Pink, Purple, Red, Yellow

Dimming Options

- Standard dimmers (Xenon only)

Listing / Ratings

cULus Listed

Festoon Light String

Made to your specifications with watertight, shock resistant modules in either 12V DC LED or 24V AC Xenon versions. When ordering, specify lead wire and tail wire lengths; globe color (Clear is standard); and socket type and spacing. For span distances greater than 15 feet, utilize catenary cable (sold separately). For horizontal mount to a wall or for vertical mount to shine upwards from a ledge, use LFS-CABLE-CLIP.

Technical Information

Series	LFS
Input Voltage	12V DC (LED) / 24V AC, 60Hz (Xenon)
CCT	3000K / 2800K
CRI	74+ (LED) / 99+ (Xenon)
Wattage	Per Globe: 1.5W (LED) / 5W, 8.5W, 10W (Xenon)
Lumens	Up to 90Lm per ft (see individual product)
Max Run	300W (LED) / 600W (Xenon)
Cuttable	N/A
IP Rating	IP68
Dimmable	Not dimmable (LED) / Standard dimmers (Xenon)
Rating	cULus Listed for wet locations
Rated Life	80,000 hrs (LED) / 20,000 hrs (Xenon)

AMERICAN LIGHTING

www.AmericanLighting.com

LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Shielding
	CL	CATENARY LIGHTS	SUSPENDED 9'-0" AFG	N/A	AMERICAN LIGHTING LFS-12V-1.5-LED-WW	LED	0.85	1.5 W/FT	N/A. EQUIVALENT OF LESS THAN 100 WATT INCANDESCENT
	SD	DOWNLIGHT ENTRIES & CARPORTS	10'-0" AFG	N/A	HALO SMD6R-6-930-WH	LED	0.85	9.6W	FULL CUT-OFF
	PL1	PEDESTRIAN POLE SIDEWALKS	14'-0" AFG	ALUMINUM	LOUIS POULSEN KIP-PT/82W/LED/3000K/120-277V/NAT PAINT ALU/T-RSA-4.5 IN/DIM 0-10V/5747920655	LED	0.85	82W	N/A
	SL1	PRIVATE STREET LIGHT LOCAL STREETS	20'-0" AFG	BLACK	MCGRAW-EDISON GALN-SA1C-730-U-T3	LED	0.85	57W	FULL CUT-OFF
	SL3	PUBLIC STREET LIGHT COLLECTORS	30'-0" AFG	GREY	STREETWORKS ARCH-M-PA2-100-730-U-T2R-AP-PR7-10K	LED	0.85	101W	FULL CUT-OFF
	SL4	PUBLIC STREET LIGHT ARTERIALS	30'-0" AFG	GREY	STREETWORKS ARCH-L-PA3-190-730-U-T3-AP-PR7-10K	LED	0.85	189W	FULL CUT-OFF
	SP1	SITE POLE DRIVES/PARKING TYPE IV	20'-0" AFG	BRONZE	LUMARK PRV-PA2-B-730-U-T4W-SA-BZ	LED	0.85	151W	FULL CUT-OFF
	SP4	PEDESTRIAN POLE SIDEWALKS TYPE II	12'-0" AFG	BRONZE	LUMARK PRV-PA1-A-730-U-T2U-SA-BZ	LED	0.85	54W	FULL CUT-OFF
	SP5	PEDESTRIAN POLE POOL COURTYARD TYPE IV	12'-0" AFG	BRONZE	LUMARK PRV-PA2-B-730-U-T4W-SA-BZ	LED	0.85	151W	FULL CUT-OFF
	SP6	SITE POLE DRIVES/PARKING TYPE IV DOUBLE HEAD	20'-0" AFG	BRONZE	LUMARK PRV-PA2-B-730-U-T4W-SA-BZ	LED	0.85	(2)151W	FULL CUT-OFF
	WP	WALL PACK WALKWAYS	10'-0" AFG	BRONZE	LUMARK XTOR1A-N	LED	0.85	7W	FULL CUT-OFF
	WP2	WALL PACK WALKWAYS	12'-6" AFG	BRONZE	INVUE ENV-SA1-B-730-U-T2-BZ-HSS-DIM	LED	0.85	25.4W	FULL CUT-OFF
	WS	WALL SCONCE ENTRIES/WALKWAYS	8'-0" AFG	BRONZE	KUZCO AT67006-BK	LED	0.85	8W	FULL CUT-OFF

SANTULAN ARCHITECTURE

ALLIANCE RESIDENTIAL COMPANY

PROSE MURPHY CREEK

NE CORNER OF E JEWELL AVE & S GUN CLUB RD
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EIGHTH SUBMITTAL	10.10.2023
VE SUBMITTAL	02.19.2024

JOB NUMBER: 2110

SITE LIGHTING DETAILS

44

Streetworks

DESCRIPTION

The Archeon™ Large LED roadway luminaire delivers all the performance benefits of the latest Eaton LED platforms and technologies with a modern, yet familiar cobrahead form factor. This discrete LED solution with the patented, high-efficiency AccuLED Optics™ system, provides uniform and energy conscious illumination for municipal streets and roadways. Other standard features include single latch tool-less entry, industry leading surge protection options and superior lumen maintenance and performance, all in an economical design. Available in 20 standard lumen packages per optic.

Catalog #	Type
Project	SL4
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Heavy-duty die-cast aluminum housing and door. Tool-less entry, hinged removable door for easy maintenance. Stainless steel locking bolts, and optional surge module. 3G vibration rated.

Optics
Choice of four patented, high-efficiency AccuLED Optics™ distributions. Type IR, III, IV wide and V square wide the optics are precisely designed to shape the light distribution maximizing efficiency and application spacing. Offered standard in 4000K (+/- 215K) CCT and minimum 70 CRI. Optional 5000K CCT and 80 CRI for ultimate level of light control, an optional house side shield accessory is available and can be field or factory installed. The house side shield is designed to seamlessly integrate with the T2R, T3, and T4W optics. Optics are IP66 enclosure rated.

Electrical
120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard 0-10V dimming and 10kV/10kA common- and differential- mode surge protection available. Thermal management transfers heat away from the LED source for optimal performance, low lumen depreciation maintenance. Ambient operating temperature from -40°C to 40°C, 50°C HA, high ambient, capability available. Standard with three-position turret type compression terminal block. Greater than 90% lumen maintenance expected at 60,000 hours.

Mounting
Four-bolt/two-bracket slipfitter with cast-in pipe stop and 2.3° leveling steps. Fixed-in-place bird guard seals around 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) mounting arms. Optional 15° pole mount arm available with round pole adapter and mounting hardware included.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Eaton for a complete selection of standard colors.

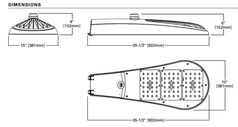
Warranty
Five-year warranty, ten-year warranty optional.

ARCH-L
ARCHEON LARGE

LED

ROADWAY LUMINAIRE

DIMENSIONS



OPTIONAL ARM

CERTIFICATION DATA
DesignLights Consortium® Qualified
cULus Listed
ANSI C136.31 Level 3 Vibration Rated
ISO 9001

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20 Total Harmonic Distortion
-120-277VAC 50/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.88

SHIPPING DATA
Approximate Net Weight:
27 lbs. (12.3 kgs.)

EATON Powering Business Worldwide

TD521024EN
March 26, 2019 2:20 PM

Project	Catalog #	Type SL3
Prepared by	Notes	Date

Streetworks

Archeon Medium

Roadway Luminaire

Product Features

Light Attributes®

Product Certifications

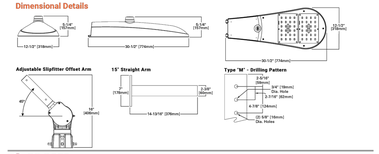
DLC Premium, IP66, 3G VIB, ASA, ISTI

Interactive Menu
- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3

Quick Facts
- Die-cast aluminum construction; Single latch tool-less entry
- Replaces up to 400W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation; IP66 rated

Connected Systems
- WaveLinx
- Enlighted

Dimensional Details



COOPER Lighting Solutions

PS500053EN page 1
April 12, 2021 7:07 PM

Project	Catalog #	Type SL1
Prepared by	Notes	Date

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light Attributes®

Product Certifications

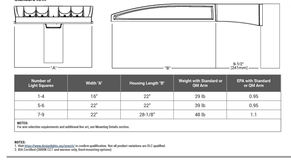
ISTI, DLC Premium, DLC, 3G VIB, IP66, cULus Listed, ASA, BAA, YEA

Interactive Menu
- Ordering Information page 2
- Mounting Details page 7
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems
- WaveLinx Lite
- WaveLinx

Dimensional Details



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES
1. See https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. EM-Certified (3000K CCT and warmer only, field mounting options).

COOPER Lighting Solutions

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July 13, 2022 4:49 PM

Project	Catalog #	Type SP1-6
Prepared by	Notes	Date

Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features

Lumen Cascading, BAA

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

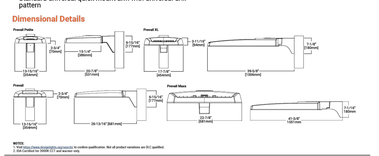
Product Certifications

ISTI, DLC Premium, DLC, cULus Listed, DOE, FC, RoHS, IP66, ASA, BAA, YEA

Quick Facts
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems
- WaveLinx

Dimensional Details



NOTES
1. See https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. EM-Certified (3000K CCT and warmer only).

COOPER Lighting Solutions

PS500053EN page 1
November 29, 2021 1:57 PM

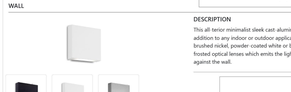
MICA
AT67006

PROJECT WS

WALL

DESCRIPTION

This all-terior minimalist sleek cast aluminum wall sconce is a beautiful addition to any indoor or outdoor application. Finished with a high-end brushed nickel, powder coated white or black cast aluminum. Premium frosted optical lenses which emits the light from the fixture evenly against the wall.



AT67006-BK Black | AT67006-WH White | AT67006-BN Brushed Nickel

SPECIFICATION DETAILS

Fixture Dimensions	W6-1/8" x H5-1/2" x E1-5/8"
Light Source	LED with DC Driver
Wattage	8W
Total Lumens	595lm
Delivered Lumens	BK 403lm; BN 496lm; WH 457lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or ELV Dimmer (Not Included)
Glass Details	Frosted Glass
ADA Compliant	Yes
Location	Wet
Illumination Direction	Downlight
Mounting Style	All Orientation, Wall,
CEC Title 24 JA8	Yes, JA8-2022
Paint Finish	BK02, BN02, WH02;

* For custom options, consult factory for details.
** For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

CANADA: 19056 28TH AVENUE · SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD · LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

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COMMENT

ETL Intertek

Invue

DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Cooper Lighting Solutions' proprietary LED LightSquare technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

Catalog #	Type
Project	WP2
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and maximum heat dissipation. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. FACEPLATE / DOOR: One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount slot screw and is removable by lifting side panel. GASKET: One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Uplight lens is impact-resistant, 5/32" thick tempered frosted glass with a textured finish. Downlight has a beveled silicone gasket. Downlight lens is an LED LightSquare with integral optics sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

Optics
Choice of 9 patented, high efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. CRI and CCT offering includes 2000K, 2700K, 3000K, 3500K, 4000K, 5000K with a minimum 70CRI and minimum 70CRI and 2700K and 3000K with minimum 80CRI all within 5-step MacAdam ellipse.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation from 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% total harmonic distortion. Suitable for operation in -40°C to 40°C ambient environments and optional 50C construction available. All fixtures are shipped standard with 10kV/10kA common - and differential - mode surge protection. Optional 20kV/20kA surge per IP66 enclosure rating and maintain greater than 98% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, WaveLinx™, occupancy sensor, and dimming options available.

Mounting
JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightSquare mounts facing downward. Fixture slides onto mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box for surface conduit and through branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightSquare cover plates are standard white and may be specified to match finish of housing. Consult factory for other colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

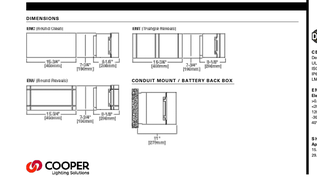
Warranty
Five-year warranty.

ENC/ENT/ENV
ENTRI LED

LightSquare
Solid State LED

ARCHITECTURAL WALL LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
DesignLights Consortium® Qualified*
cULus Listed
ISO 9001
IP66 LightSquare
-30°F / -34°C Compliant

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
-120-277VAC 50/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating (Optional)

SHIPPING DATA
Approximate Net Weight:
-12 lbs. (5.5 kgs.) - Without backbox
-15.1 lbs. (13.2 kgs.) - With backbox

COOPER Lighting Solutions

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Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #	Type
Project	WP
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and housing. Available in two styles incorporate both a small and large design. The small housing is available in 7W and 18W . The large housing is available in the 26W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied 3-wire pigtail connector. Unit includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, and 4-11/16" square junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for cat wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector for high efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaries are thermally optimized with five (5) lumen packages in cool 5000K or neutral 4000K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management transfers heat away from conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C (-40°F to 104°F). 18W and 26W models operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaries maintain greater than 90% of initial light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an optional accessory for wall mount application. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

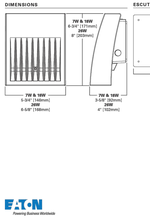
Finish
Luminaire is protected with a Super TGIC carbon bronze powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

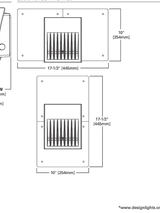
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
cULus, Wet Location Listed
LM79 / LM80 Compliant
IP66 Rated Unit
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
-40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1A/XTOR2A-4-24 = 0.24
XTOR2A-5-40 = 0.40

SHIPPING DATA
Approximate Net Weight:
5.7 – 6.25 lbs. (1.7 – 2.4 kgs.)

*www.designlights.org

EATON Powering Business Worldwide

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MYLAR CHANGE 3/13/24

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
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