

SITE PLAN W/ ADJUSTMENTS MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 19, BEARS SOUTH 89°36'21" WEST, A DISTANCE OF 2640.73 FEET, \>1TH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, NORTH 89°36'34" EAST, A DISTANCE OF 59.29 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°23'26" EAST, A DISTANCE OF 70.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF EAST JEWELL AVENUE AS RECORDED AT RECEPTION NO. B1014742 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°36'34" EAST, A DISTANCE OF 190.87 FEET TO THE BOUNDARY OF HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. A9080446, IN SAID RECORDS; THENCE ALONG THE BOUNDARY OF SAID MURPHY CREEK SUBDIVISION FILING NO. 1 THE FOLLOWING TIE (10) COURSES:

1. SOUTH 04°28'22" EAST, A DISTANCE OF 61.79 FEET;
2. SOUTH 46°56'27" WEST, A DISTANCE OF 427.09 FEET;
3. SOUTH 54°26'29" WEST, A DISTANCE OF 226.03 FEET;
4. SOUTH 56°02'47" WEST, A DISTANCE OF 324.93 FEET;
5. NORTH 43°08'38" WEST, A DISTANCE OF 252.91 FEET;
6. SOUTH 33°27'56" WEST, A DISTANCE OF 121.02 FEET;
7. NORTH 65°02'58" WEST, A DISTANCE OF 115.38 FEET;
8. NORTH 06°50'55" WEST, A DISTANCE OF 449.15 FEET;
9. NORTH 89°36'21" EAST, A DISTANCE OF 197.00 FEET;
10. NORTH 00°23'39" WEST, A DISTANCE OF 79.97 FEET TO SAID SOUTHERLY RIGHT-OF-WAY;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, NORTH 00°02'05" EAST, A DISTANCE OF 140.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID EAST JEWELL AVENUE AS RECORDED AT RECEPTION NO. B0072747 SAID RECORDS AND TO THE BOUNDARY OF SAID HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1;

THENCE ALONG THE BOUNDARY OF SAID MURPHY CREEK SUBDIVISION FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 22°03'54" EAST, A DISTANCE OF 765.13 FEET;
2. NORTH 89°36'21" EAST, A DISTANCE OF 170.00 FEET;
3. SOUTH 38°04'29" EAST, A DISTANCE OF 306.39 FEET;
4. SOUTH 14°56'35" EAST, A DISTANCE OF 480.01 FEET TO SAID NORTHERLY RIGHT-OF-WAY;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°23'26" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN GROSS AREA OF 21.931 ACRES, (955,326 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM ANY PRESCRIPTIVE RIGHT-OF-WAY FOR EAST JEWELL AVENUE, AND ANY PORTION OF THE DEDICATED RIGHT-OF-WAY FOR SAID EAST JEWELL AVENUE, AS RECORDED AT BOOK 741 AT PAGE 311, RECEPTION NO. B0072747 AND RECEPTION NO. B1014742, ALL IN SAID RECORDS, CONTAINING AN AREA OF 2.477 ACRES, (107,895 SQUARE FEET), MORE OR LESS.

DEVELOPMENT STANDARDS

MIN. LOT SIZE	5,600 SF
MIN. LOT WIDTH AT STREET	50 FEET
MIN. LOT WIDTH AT CUL-DE-SACS	25 FEET
MAX. BUILDING HEIGHT	35 FEET SLOPE UNDER 8% 45 FEET SLOPE EXCEEDS 8%
MIN. SIDE YARD SETBACK	5 FEET
MIN. CORNER LOT AT STREET SETBACK	10 FEET
SETBACK FROM ARTERIALS	25 FEET
MIN. REAR YARD SETBACK	15 FEET, DECKS MAY ENCR OACH WITHIN 8' OF REAR PROPERTY LINE
MIN. FRONT HOUSE SETBACK FROM BACK OF WALK	12 FEET FROM DETACHED WALK 20 FEET FROM ATTACHED WALK
MIN. GARAGE & ANCILLARY BLDG. SETBACK FROM BACK OF WALK	20 FEET

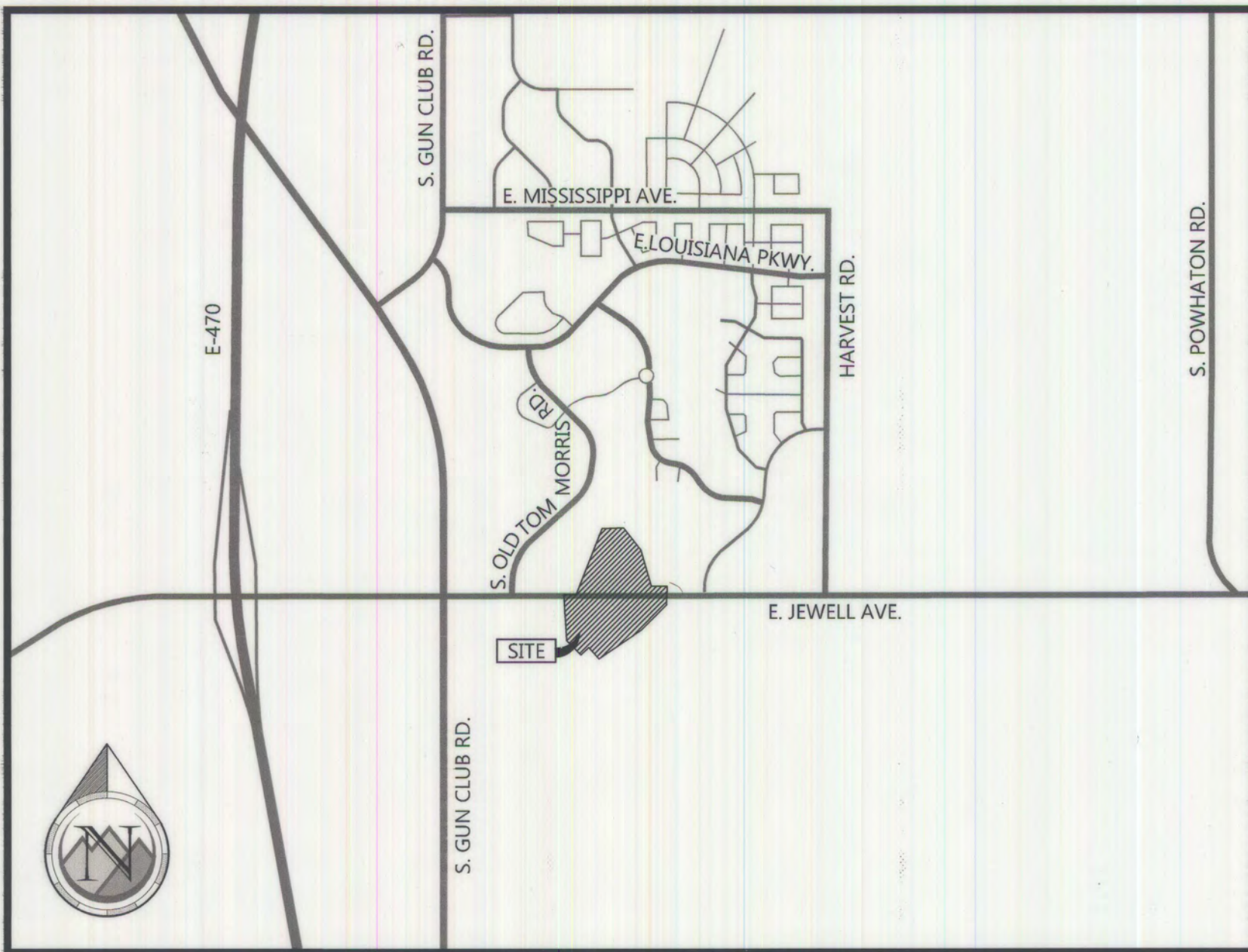
SITE DATA

OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B

PA16:
NUMBER OF LOTS=33
NUMBER OF TRACTS=2
TOTAL AREA=8.29 AC
GROSS DENSITY= 3.98 DU/AC

PA 20:
NUMBER OF LOTS=40
NUMBER OF TRACTS=5
TOTAL AREA=11.16 AC
GROSS DENSITY= 3.58 DU/AC

TOTAL:
NUMBER OF LOTS= 73
NUMBER OF TRACTS=7
TOTAL AREA=19.45 AC
GROSS DENSITY= 3.75 DU/AC



VICINITY MAP

SCALE: 1" = 2000'

ADJUSTMENTSTO THE MURPHY CREEK GENERAL DEVELOPENT PLAN (GDP)		
MURPHY CREEK GENERAL DEVELOPMENT PLAN Standard	PROPOSED ALTERNATE STANDARD	JUSTIFICATION
Sec. 2.1 Chart Minimum Site Planning Standards Matrix	Single-Family Detached Medium	Overall, the odd shape of the parcels has restricted design options due to need for loop streets, access, and setbacks for Murphy Creek 100-year floodplain
Single-Family Detached Medium		In general, the lot sizes meet the intent of the GDP and the architecture will further ensure a quality home in compliance with the Murphy Creek GDP
Minimum Lot Size	<ul style="list-style-type: none">• 6,000 SF• (Includes 300 SF when adjacent to an 8-foot wide tree lawn)	<ul style="list-style-type: none">• 5,600 SF• (includes 300 SF when adjacent to an 8-foot wide tree lawn).
Minimum Lot Width Front Loading Garages	<ul style="list-style-type: none">• 55-feet at Street• 50-feet at Front• 25-feet at cul-de-sac or similarly curved frontage at Street	<ul style="list-style-type: none">• 50-feet at Street• 50-feet at Front Setback on a straight Frontage• 40-feet at Front Setback on a cul-de-sac or similarly curved frontage• 25-feet at Front setback for Lot 4, Block 5 (Flag Lot)• 35-feet at Front setback for Lot 12, Block 4 (cul-de-sac Lot)
		<ul style="list-style-type: none">• 20 Lots of the 73 total lots have the reduced lot size.• The smallest lot is 5,603 SF (where adjacent to the setback for Murphy Creek Floodplain); Largest lot is 15,389 and the average lot size is 7,131 SF. (The above square footages include the 300 SF allowance for the 8-foot wide tree lawn)• A reduced minimum lot width at the street is being requested due to the need for odd shaped lots based on site constraints• Minimum lot width at the front setback are being met or exceeded except for the two lots identified. The 50-feet at front is being met internal to the lot where the building will be placed.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°36'21" WEST, A DISTANCE OF 2,640.73 FEET.

BENCHMARK

CITY OF AURORA BENCHMARK #456518SW001 (AZTEC#407), RECOVERED A 3" BRASS CAP STAMPED 'M-095' LOCATED ON THE NORTH SIDE OF EAST MISSISSIPPI AVE 300' MORE OR LESS EAST OF S COOLIDGE ST.

ELEVATION = 5603.65 (NAVD 88)

SHEET INDEX

1	COVER SHEET
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please include a delta 1 on each sheet that is being revised

delta has been added to each sheet being revised in the sheet index

LEGAL DESCRIPTION: MURPHY CREEK SUBDIVISION FILING NO. 17 LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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

IN WITNESS THEREOF, Meritage Homes HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 14 DAY OF January, AD. 2022.

BY: Lisa A. Albers
Vice President
TITLE:

STATE OF COLORADO Arapahoe) SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF January, AD. 2022 BY

Lisa A. Albers

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES July 31, 2023 NOTARY BUSINESS ADDRESS

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS ____ DAY OF ____, 2021 AD AT ____ O-CLOCK __M

COUNTY CLERK AND RECORDER DEPUTY

FILE: _____

PAGE NO: _____

RECEPTION NO: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____	DATE: <u>2/1/22</u>
PLANNING DIRECTOR: _____	DATE: <u>1/31/2022</u>
PLANNING & ZONING COMMISSION: _____	DATE: <u>1/31/2022</u>
CITY COUNCIL: <u>N/A</u>	DATE: <u>N/A</u>
ATTEST: <u>N/A</u>	DATE: <u>N/A</u>
DATABASE APPROVAL: <u>1/13/21</u>	DATE: <u>1/13/21</u>

AMENDMENT BLOCK

Amendment No. 1 (10/11/2023) - Revise Fire Gate Detail, Relocated light poles, and Relocated Mailbox Kiosks

CONTACTS

OWNER/DEVELOPER
MERITAGE HOMES
8400 E. CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO 80111
PH: 303.406.4323
LISA ALBERS

LANDSCAPE ARCHITECT
HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1-C
DENVER, COLORADO 80202
PH: 303.446.2368
KAREN Z HENRY

CIVIL ENGINEER

PROOF CIVIL
800 W. 8TH AVE, #104
DENVER, CO 80204
PH: 303.325.5709
TODD LYON, PE

TRANSPORTATION ENGINEER

MIKE ROCHA
SM ROCHA, LLC
8703 YATES DR #210
WESTMINSTER, CO 80031
PH: 303.458.9798
MIKE ROCHA

PROOF CIVIL
consulting engineers
800 W. 8th Ave | Ste 104 | Denver, CO | 80204

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
1	12/04/2020	RESPONSE TO COMMENTS
2	07/01/2021	1ST TECH REVIEW SUBMITTAL
3	09/22/2021	2ND TECH REVIEW SUBMITTAL
4	11/2/2021	3RD TECH REVIEW SUBMITTAL
5	11/24/2021	4TH TECHNICAL REVIEW
6	10/11/2023	FIRE GATE REVISION

PROJ. NO.: 19003

DATE: 09/21/2020

DRAWN BY: ANM

CHECKED BY: TAL

COVER SHEET

DRAWING NO.

1

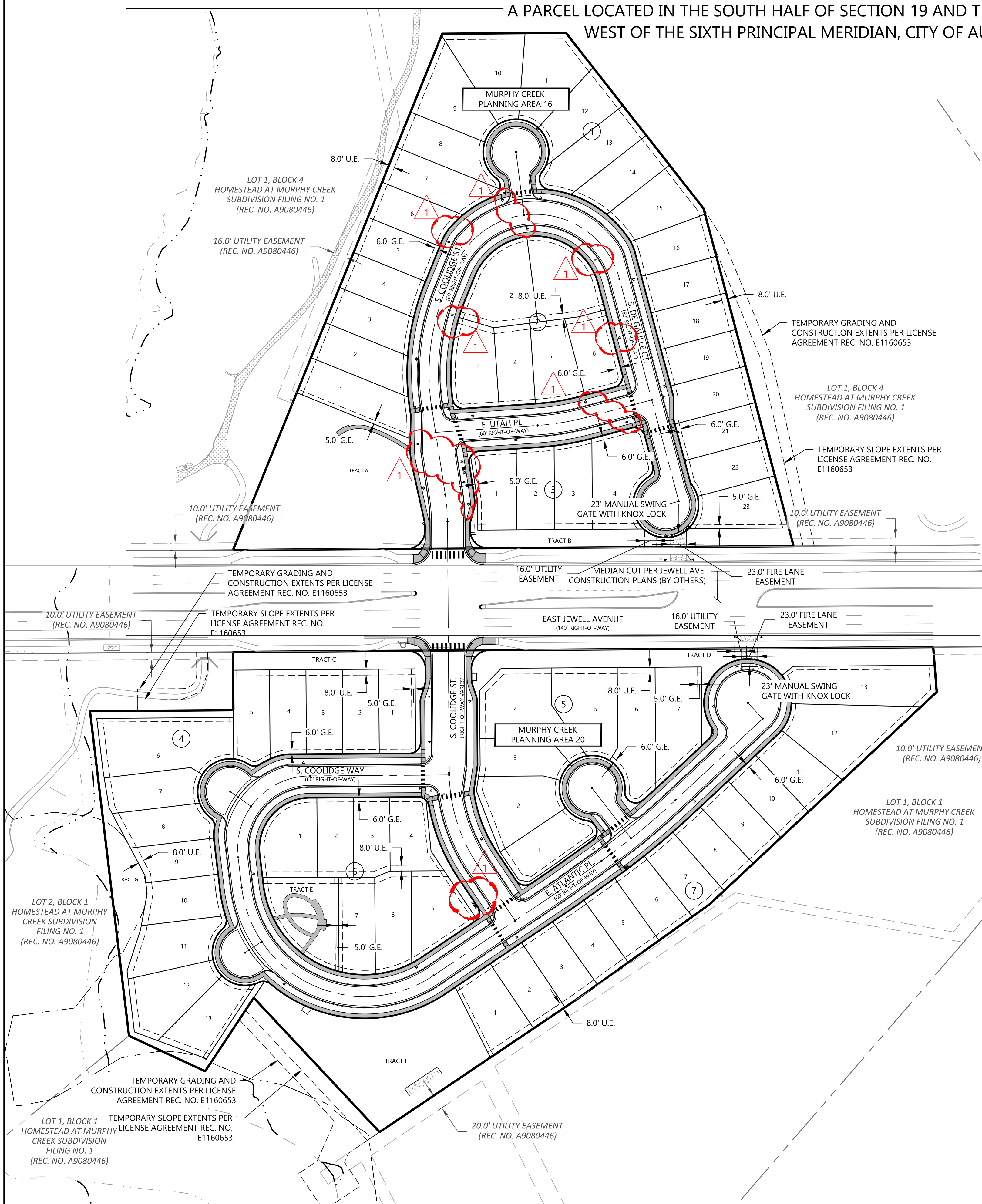
1 OF 44

MURPHY CREEK PLANNING AREAS 16 & 20
SITE PLAN W/ ADJUSTMENTS
COLORADO
AURORA

SITE PLAN W/ ADJUSTMENTS
MURPHY CREEK PLANNING AREAS 16 & 20

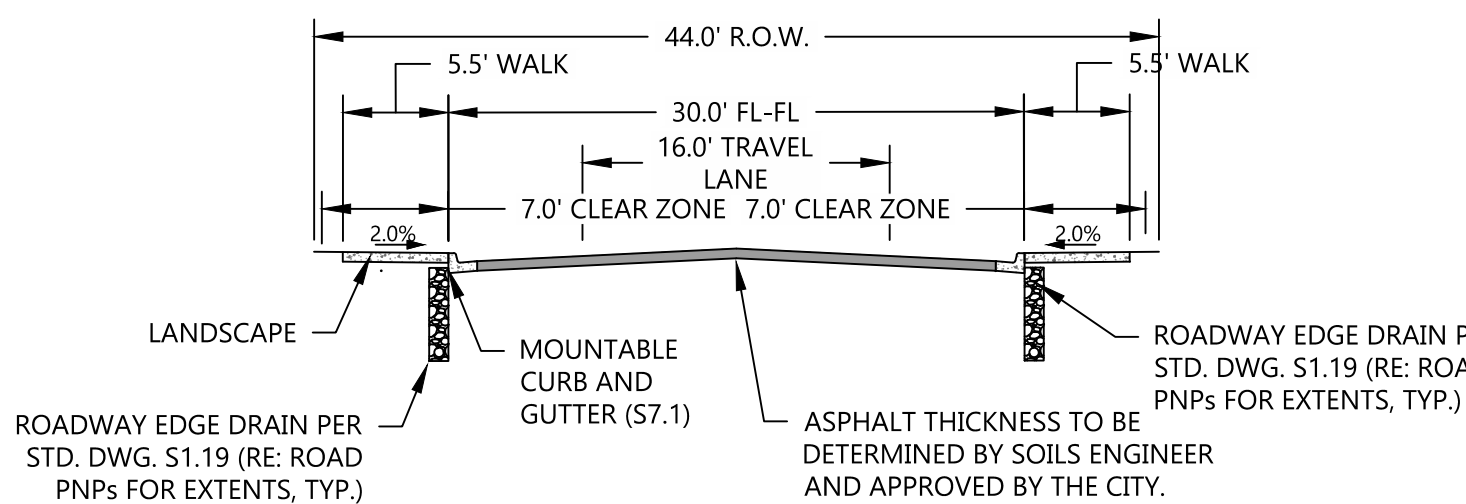
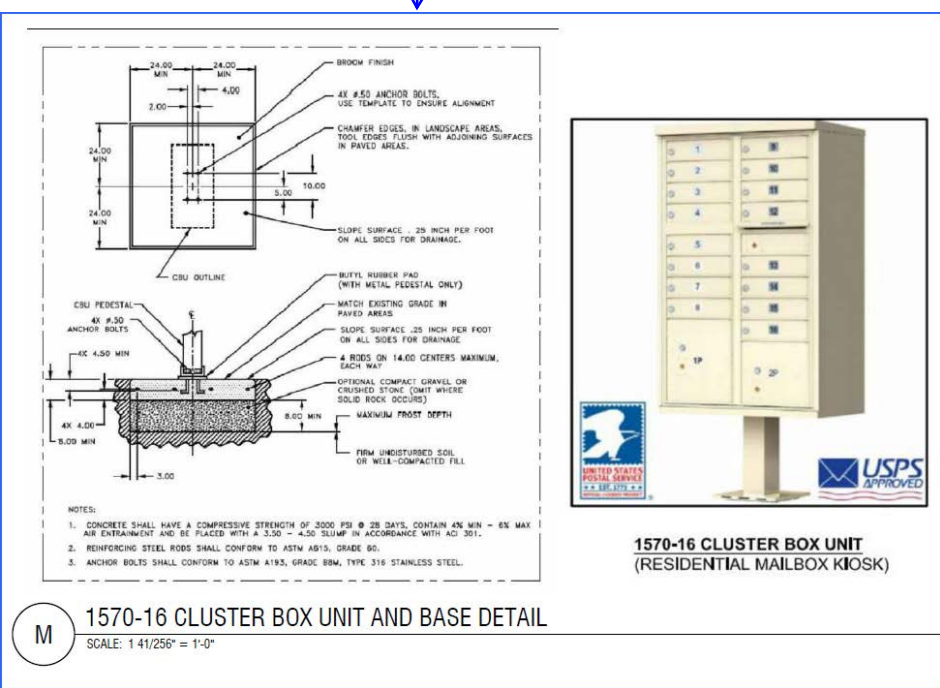
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEETS: 3,4,7 & 9



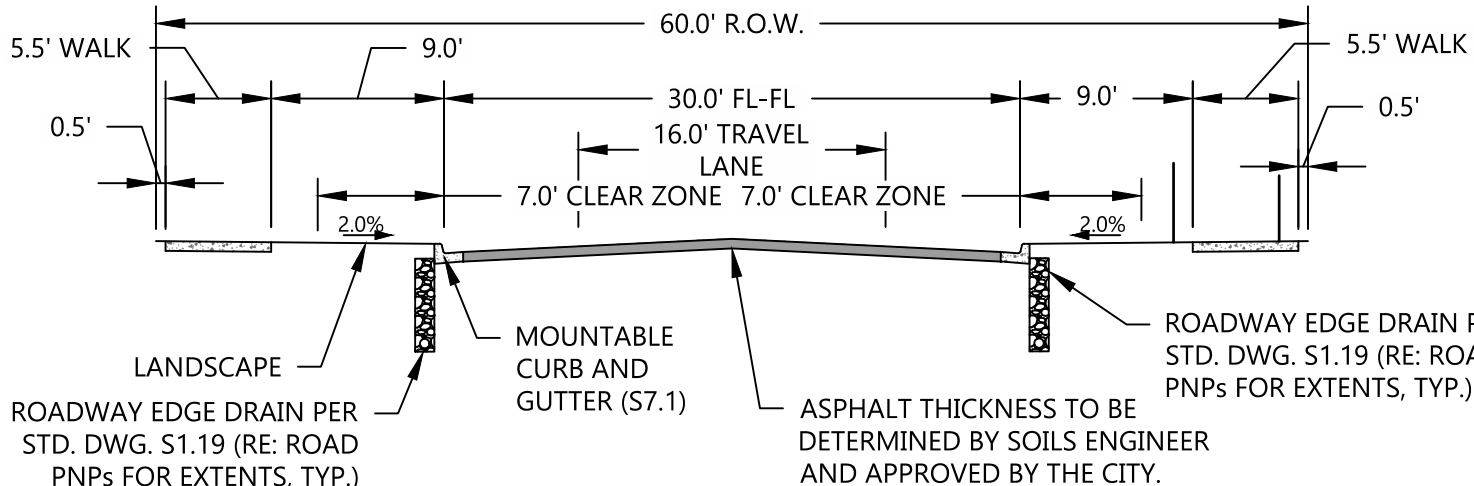
Second request to
show detail of mailbox
kiosks.

see sheet 14



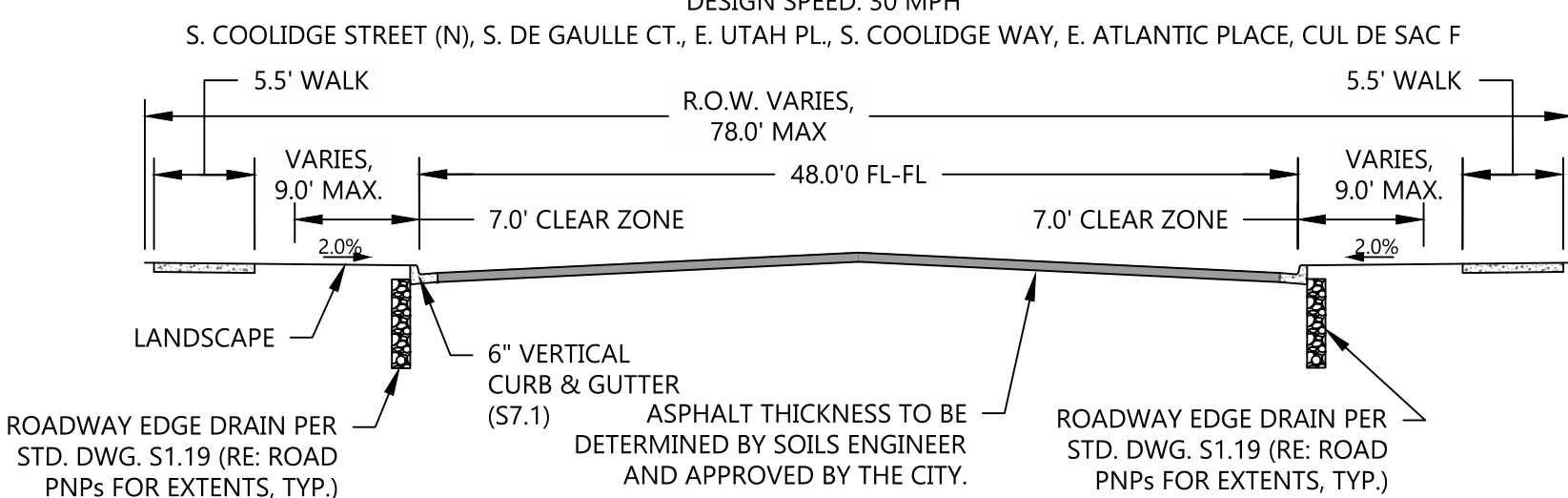
TYPICAL TYPE 2 ALTERNATE LOCAL CROSS SECTION - 48' RIGHT-OF-WAY

SCALE: NTS
DESIGN SPEED: 30 MPH
CUL DE SAC A, B, C, D, AND E



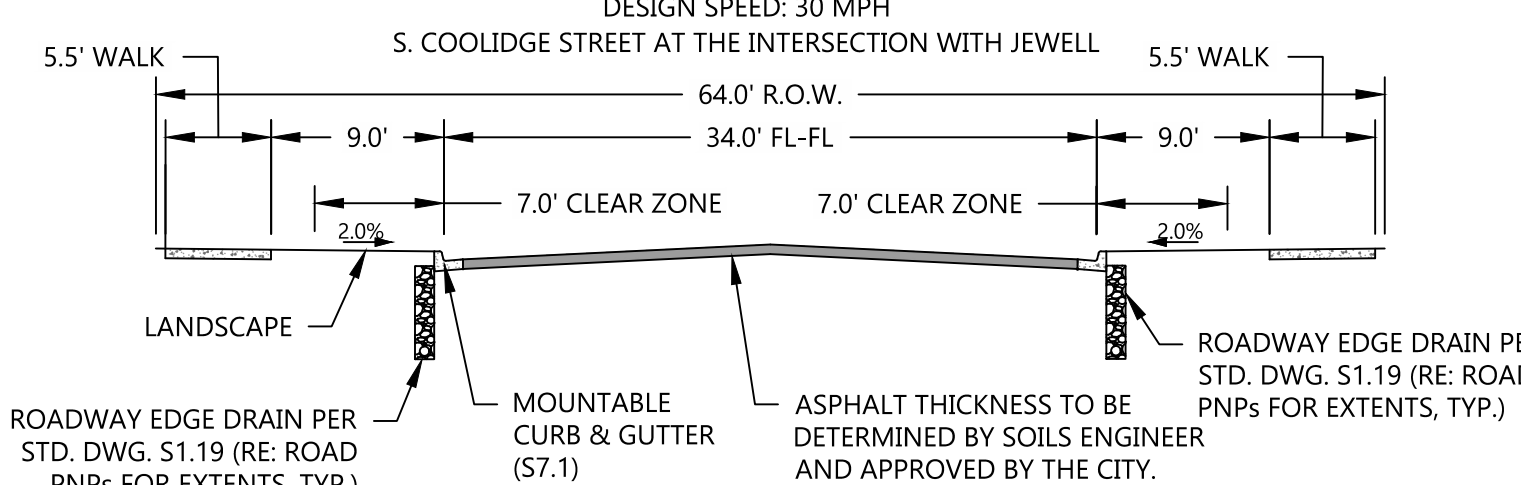
TYPICAL TYPE 2 LOCAL CROSS SECTION - 60' RIGHT-OF-WAY

SCALE: NTS
DESIGN SPEED: 30 MPH
S. COOLIDGE STREET (N), S. DE GAULLE CT., E. UTAH PL., S. COOLIDGE WAY, E. ATLANTIC PLACE, CUL DE SAC F



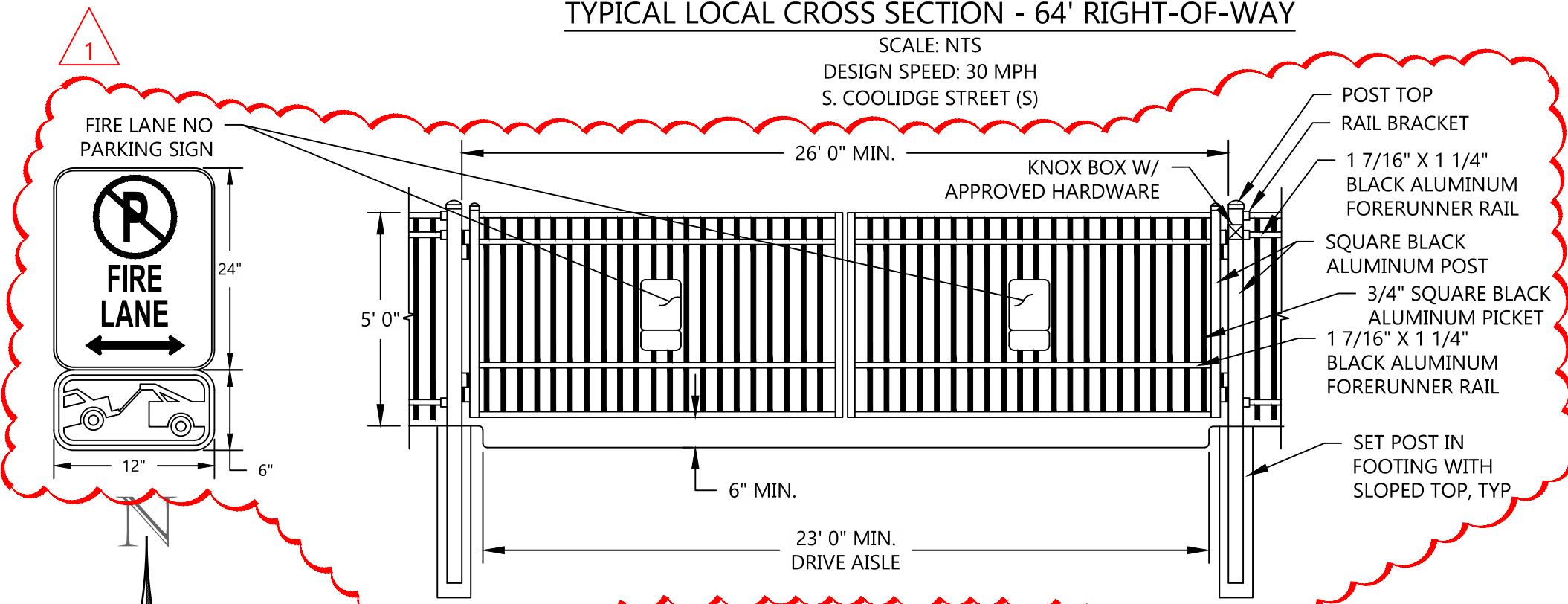
TYPICAL TYPE 2 LOCAL CROSS SECTION AT INTERSECTION WITH JEWELL - 78' RIGHT-OF-WAY

SCALE: NTS
DESIGN SPEED: 30 MPH
S. COOLIDGE STREET AT THE INTERSECTION WITH JEWELL



TYPICAL LOCAL CROSS SECTION - 64' RIGHT-OF-WAY

SCALE: NTS
DESIGN SPEED: 30 MPH
S. COOLIDGE STREET (S)



23' MANUAL SWINGING GATE WITH
APPROVED KNOX HARDWARE

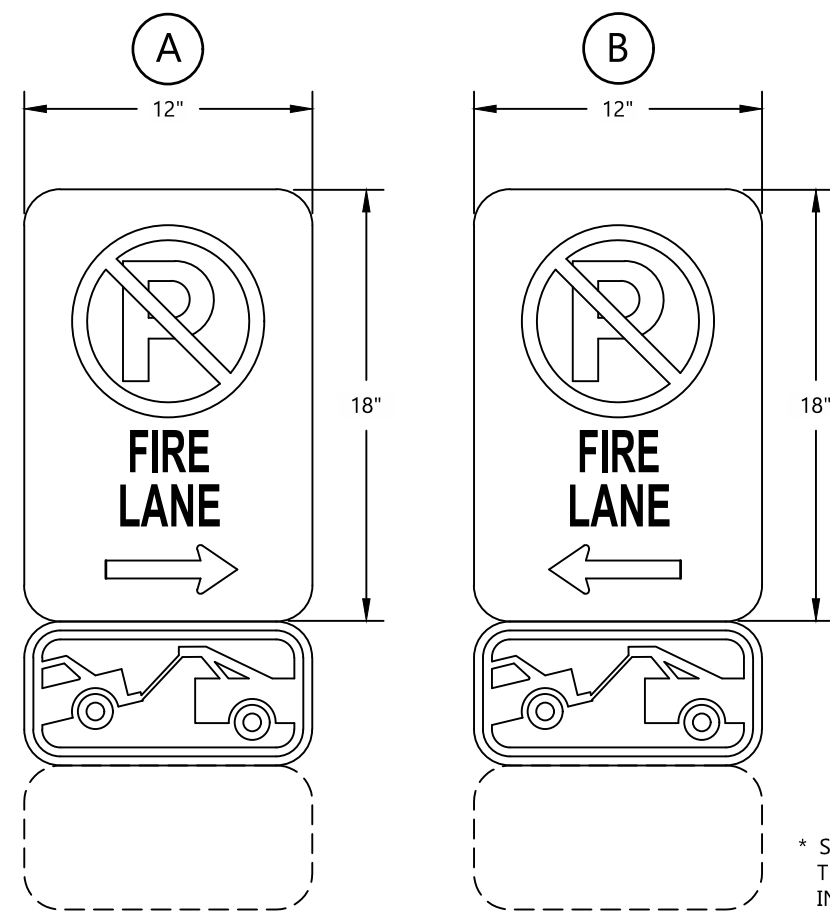
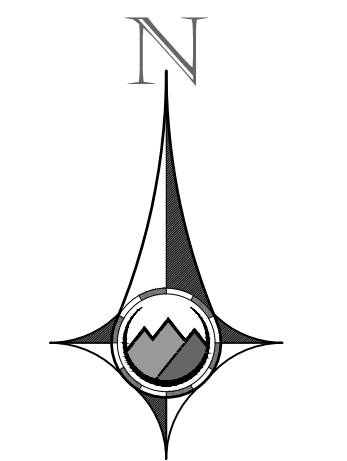
SCALE: N.T.S.

NOTES:
1. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.
2. AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300.

NO.	DATE	DESCRIPTION
1	12/04/2020	RESPONSE TO COMMENTS
2	07/01/2021	1ST TECH REVIEW SUBMITTAL
3	09/22/2021	2ND TECH REVIEW SUBMITTAL
4	11/22/2021	3RD TECH REVIEW SUBMITTAL
5	11/24/2021	4TH TECHNICAL REVIEW
6	10/17/2023	FIRE GATE AND MAILBOX REVISION

SITE PLAN W/ ADJUSTMENTS MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



FIRE LANE SIGN DETAIL
SCALE: N.T.S.

* SEE COA ROADWAY DETAIL
TE-11.0 FOR SIGN POST
INSTALLATION SPECIFICATIONS.



LOT 1, BLOCK 4
HOMESTEAD AT MURPHY CREEK
SUBDIVISION FILING NO. 1
(REC. NO. A9080446)
ZONING: POS

EXISTING PEDESTRIAN
TRAIL (TO REMAIN)

16.0' UTILITY EASEMENT
(REC. NO. A9080446)

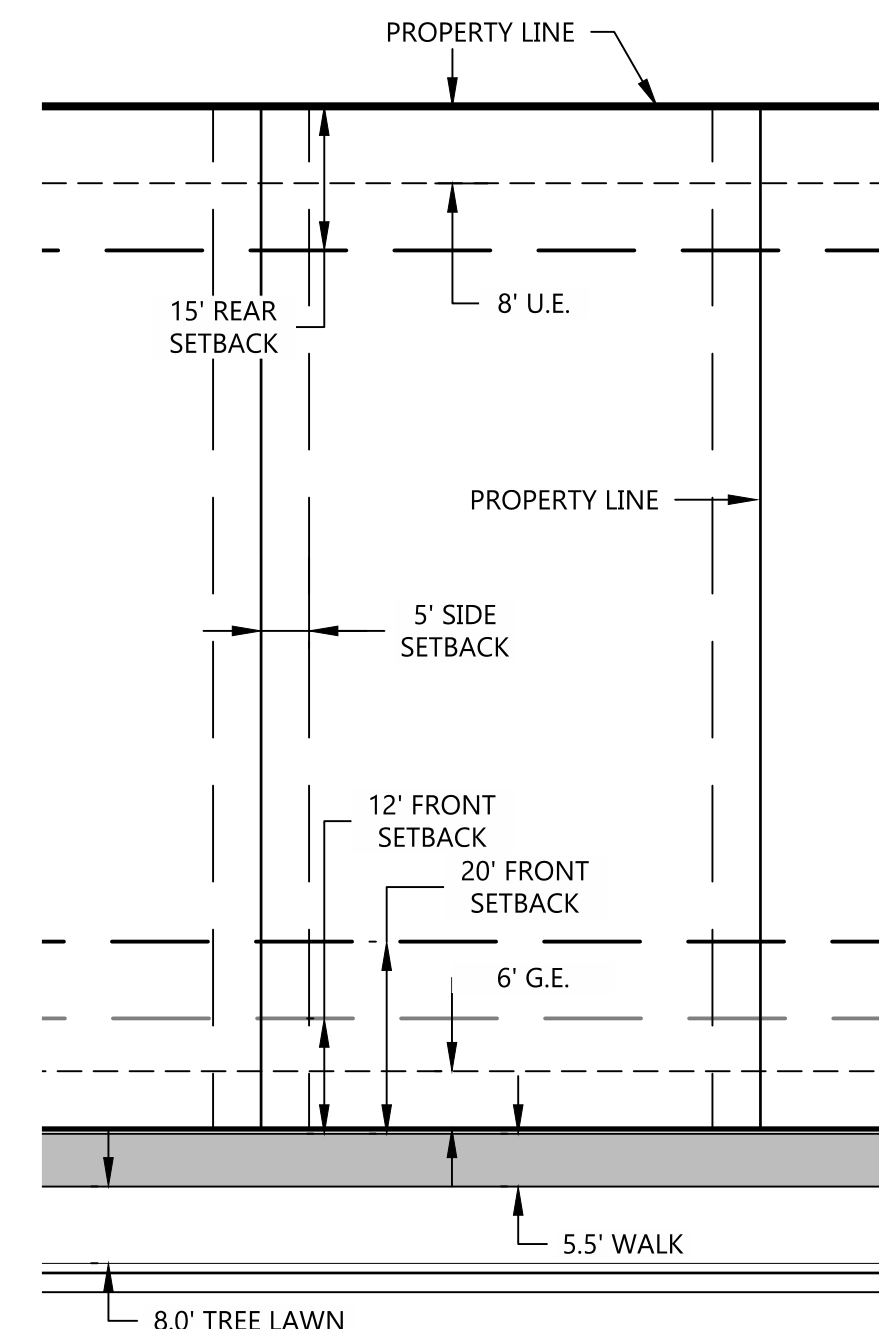
TRACT A
39,496 SF

TRACT B
10,891 SF

EAST JEWELL AVENUE
(140' RIGHT-OF-WAY)

THIS LOCATION WILL NOT MEET TRAFFIC SIGNALIZATION
WARRANTS AND WILL BE CONVERTED TO A 3/4 IN THE
FUTURE. NO NORTH/SOUTH CROSSWALKS WILL BE ALLOWED.

MATCHLINE (SEE SHEET 5)



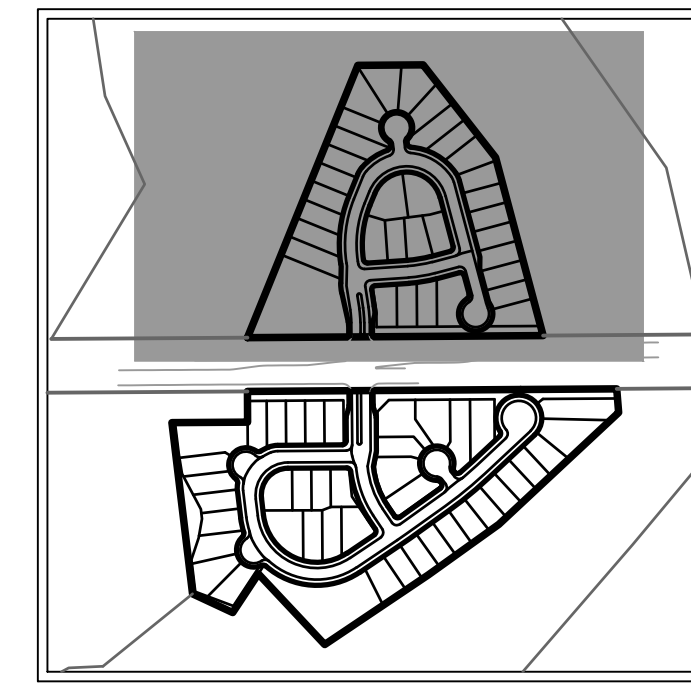
TYPICAL LOT
N.T.S.

TEMPORARY GRADING AND
CONSTRUCTION EXTENTS PER LICENSE
AGREEMENT REC. NO. E1160653

PEDESTRIAN CROSSING
SIGN

TEMPORARY SLOPE EXTENTS PER
LICENSE AGREEMENT REC. NO.
E1160653

10.0' UTILITY EASEMENT
(REC. NO. A9080446)



LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED WALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN
- BLOCK NUMBER

NOTES:

- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
- SEE SHEET 4 FOR TYPICAL LOT AND STREET DETAILS.
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL STREETS WITHIN THE DEVELOPMENT APPROACHING INTERSECTIONS WITH EXISTING PUBLIC STREETS. PROPOSED STREET LIGHTS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- OWNER SHALL MODIFY THE PROPOSED FULL MOVEMENT ACCESS AT EAST JEWELL AVE. TO A 3/4 MOVEMENT ACCESS, AT THEIR COST, SHOULD A CRASH PATTERN DEVELOP, AS IDENTIFIED BY THE CITY, THAT WOULD WARRANT A CHANGE IN INTERSECTION CONTROL.

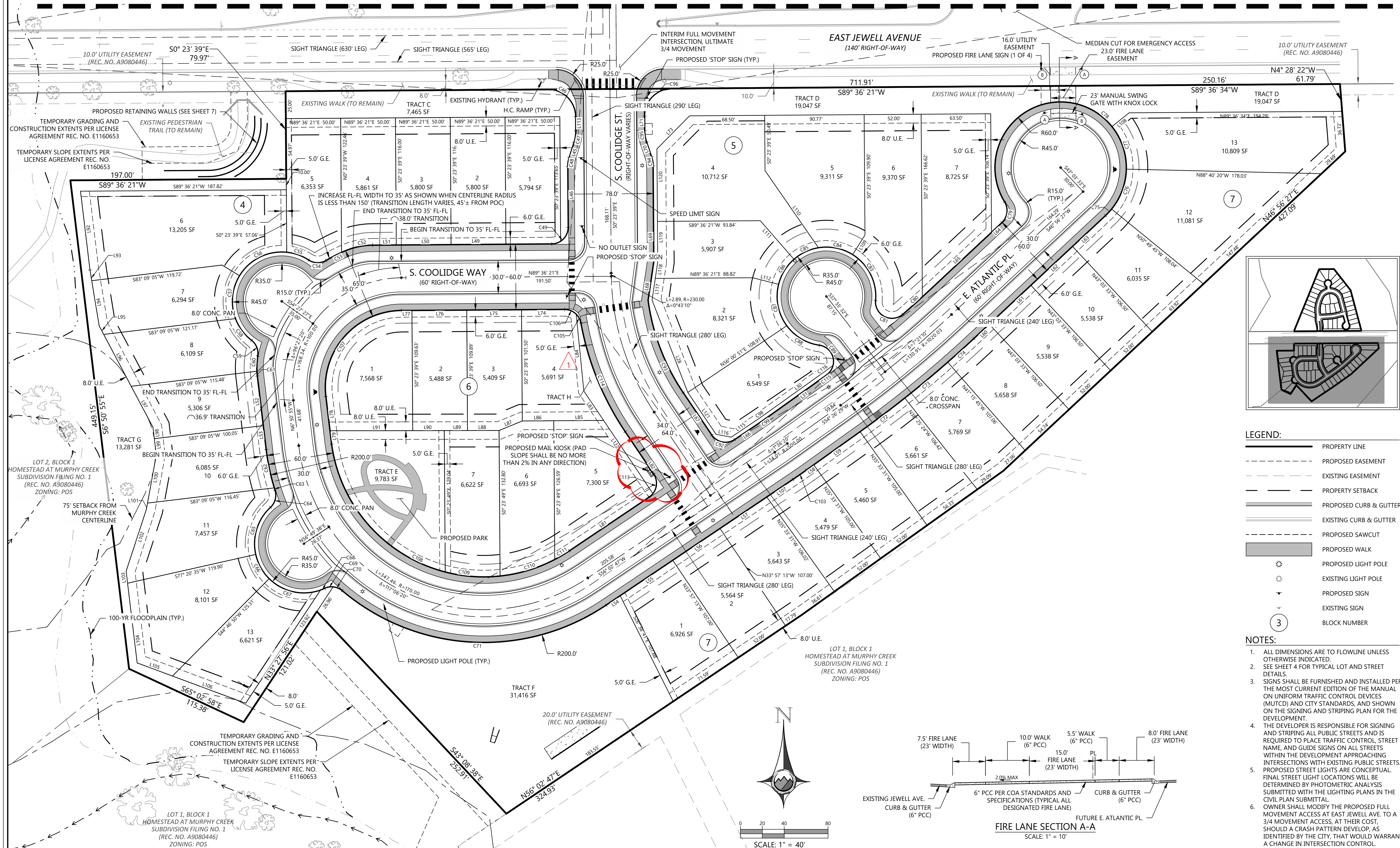
REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/04/2020	RESPONSE TO COMMENTS		
2	07/01/2021	1ST TECH REVIEW SUBMITTAL		
3	09/22/2021	2ND TECH REVIEW SUBMITTAL		
4	11/22/2021	3RD TECH REVIEW SUBMITTAL		
5	11/24/2021	4TH TECHNICAL REVIEW		
6	10/17/2023	FIRE GATE AND MAILBOX REVISION		

SITE PLAN		MURPHY CREEK PLANNING AREAS 16 & 20	
DRAWING NO.		SITE PLAN W/ ADJUSTMENTS	
4		AURORA	

SITE PLAN W/ ADJUSTMENTS MURPHY CREEK PLANNING AREAS 16 & 20

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WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

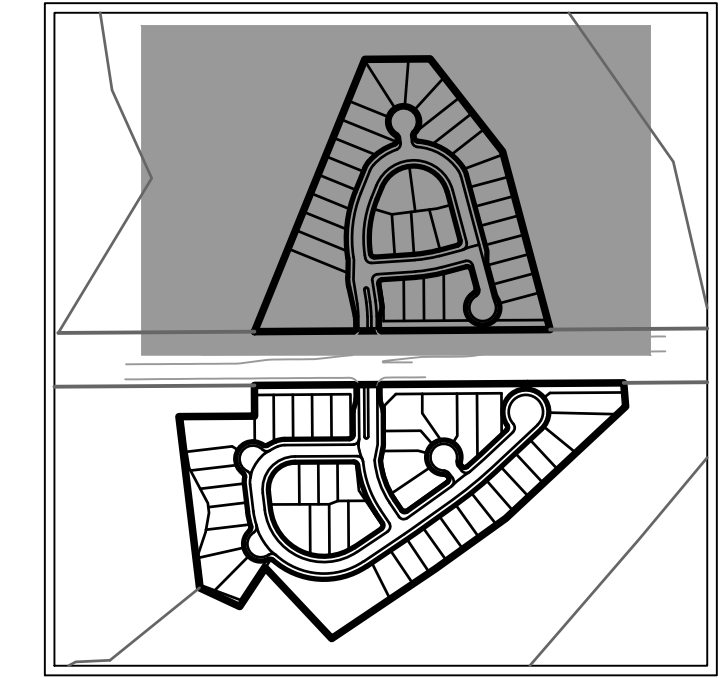
MATCHLINE (SEE SHEET 4)



REVISIONS		
NO.	DATE	DESCRIPTION
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4	11/22/2021	3RD TECH REVIEW SUBMITTAL
5	11/24/2021	4TH TECHNICAL REVIEW
6	10/17/2023	FIRE LANE AND MAILBOX REVISION

SITE PLAN W/ ADJUSTMENTS MURPHY CREEK PLANNING AREAS 16 & 20

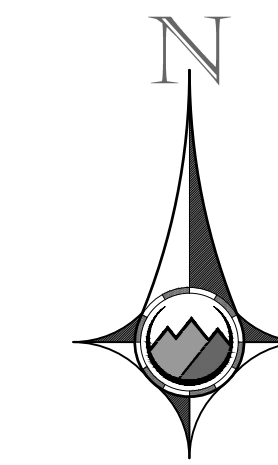
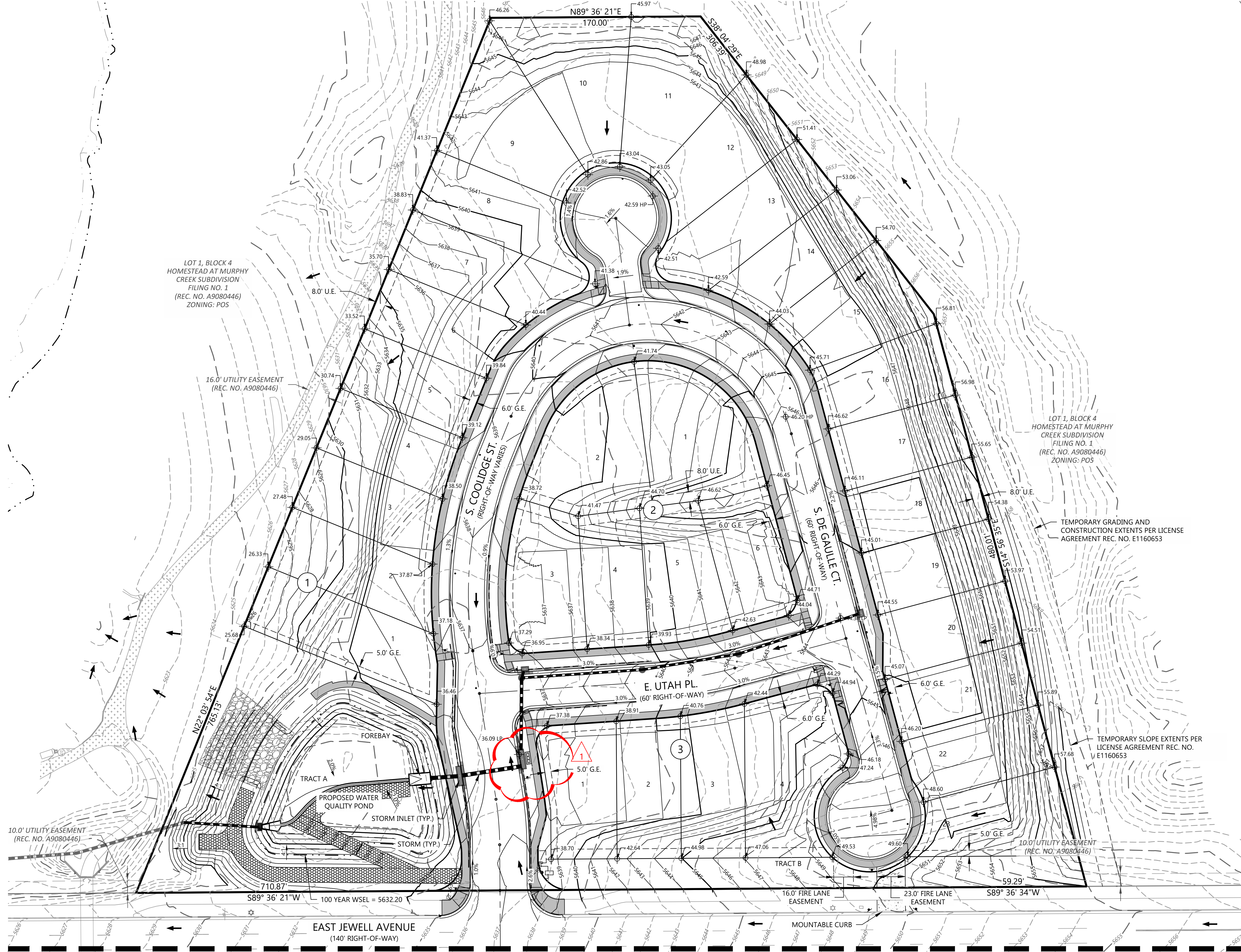
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND:

—	PROPERTY LINE
- - - - -	PROPOSED EASEMENT
- - - - -	EXISTING EASEMENT
— 5400 —	PROPOSED 5' CONTOUR
— 5401 —	PROPOSED 1' CONTOUR
- - 5400 - -	EXISTING 5' CONTOUR
- - 5401 - -	EXISTING 1' CONTOUR
SD>	PROPOSED STORM LINE
XSD>	EXISTING STORM LINE
[Symbol]	PROPOSED STORM INLET
[Symbol]	EXISTING STORM INLET
[Symbol]	FLOW DIRECTION
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK

- NOTES:
- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
 - PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
 - ALL STORM SHALL BE PUBLIC AND MAINTAINED BY THE CITY OF AURORA.
 - THE POND IS PRIVATE AND WILL BE PRIVATELY MAINTAINED.



SCALE: 1" = 40'

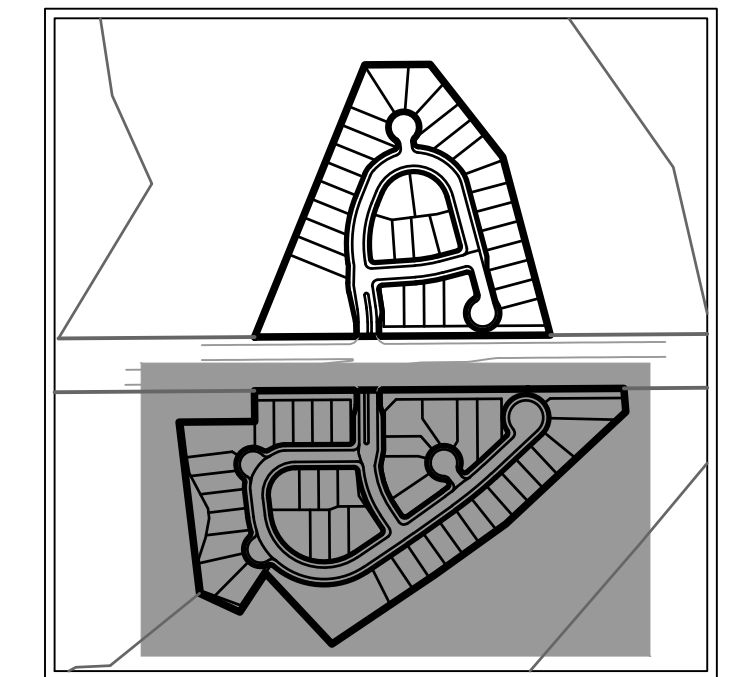
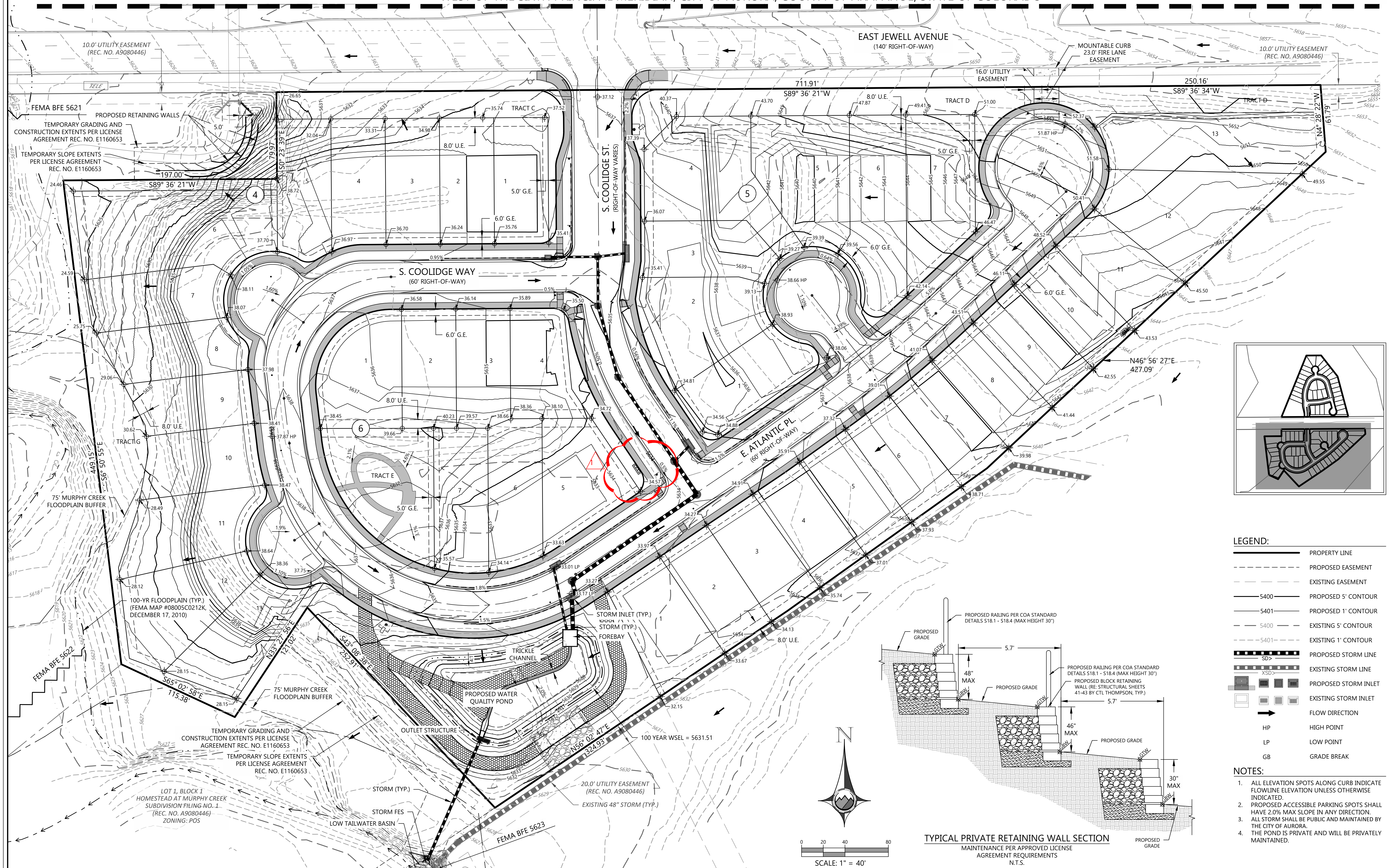
MATCHLINE (SEE SHEET 7)

REVISIONS		PROJ. NO.: 19003	
NO.	DATE	DESCRIPTION	DATE
1	12/04/2020	RESPONSE TO COMMENTS	09/21/2020
2	07/01/2021	1ST TECH REVIEW SUBMITTAL	
3	09/22/2021	2ND TECH REVIEW SUBMITTAL	
4	11/22/2021	3RD TECH REVIEW SUBMITTAL	
5	11/24/2021	4TH TECHNICAL REVIEW	
		10/17/2023	FREE GATE AND MAILBOX REVISION
FOR AND ON BEHALF OF PROOF CIVIL CO.		TAL	
GRADING PLAN		MURPHY CREEK PLANNING AREAS 16 & 20	
		SITE PLAN W/ ADJUSTMENTS	
		AURORA	
		COLORADO	
		DRAWING NO. 7	
		7 OF 44	

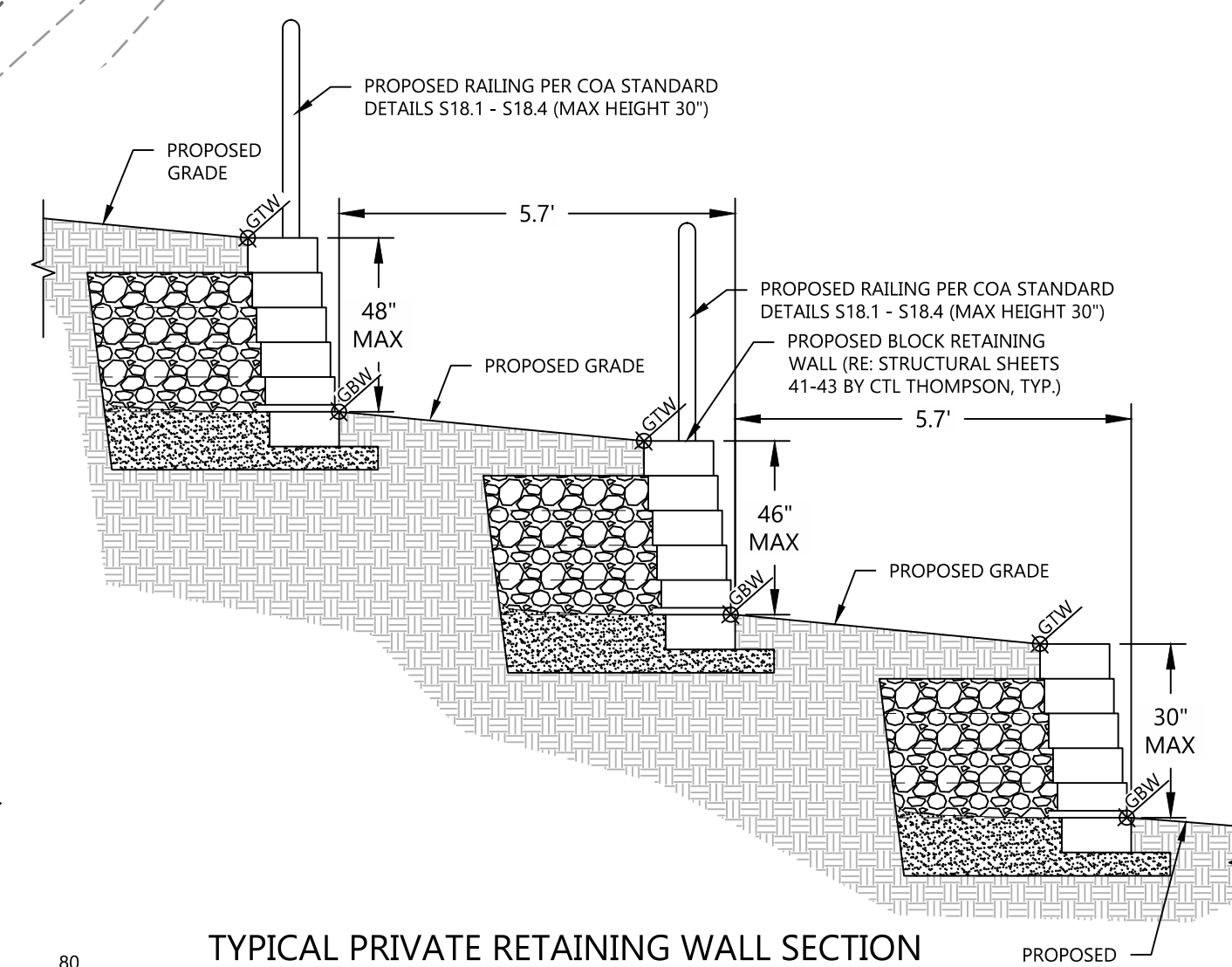
SITE PLAN W/ ADJUSTMENTS MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MATCHLINE (SEE SHEET 6)


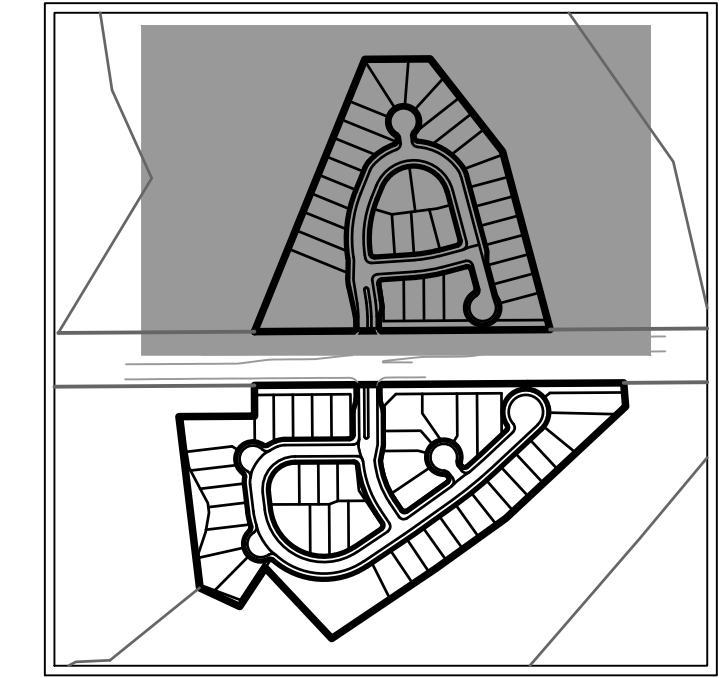


- LEGEND:**
- PROPERTY LINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
 - PROPOSED STORM LINE
 - EXISTING STORM LINE
 - PROPOSED STORM INLET
 - EXISTING STORM INLET
 - FLOW DIRECTION
 - HP HIGH POINT
 - LP LOW POINT
 - GB GRADE BREAK
- NOTES:**
- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
 - PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
 - ALL STORM SHALL BE PUBLIC AND MAINTAINED BY THE CITY OF AURORA.
 - THE POND IS PRIVATE AND WILL BE PRIVATELY MAINTAINED.




REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHKD
1	12/04/2020	RESPONSE TO COMMENTS		
2	07/01/2021	1ST TECH REVIEW SUBMITTAL		
3	09/22/2021	2ND TECH REVIEW SUBMITTAL		
4	11/22/2021	3RD TECH REVIEW SUBMITTAL		
5	11/24/2021	4TH TECHNICAL REVIEW		
6	10/17/2023	FIRE GATE AND MAILBOX REVISION		

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PROOF CIVIL
consulting engineers
800 W. 8th Ave | Ste 104 | Denver, CO | 80202

ON BEHALF OF PROOF CIVIL CO.

DATE	NO.	DATE	DESCRIPTION
09/21/2020	1	12/04/2020	RESPONSE TO COMMENTS
	2	07/01/2021	1ST TECH REVIEW SUBMITTAL
	3	09/22/2021	2ND TECH REVIEW SUBMITTAL
ANM	4	11/2/2021	3RD TECH REVIEW SUBMITTAL
	5	11/24/2021	4TH TECHNICAL REVIEW
TAL	 10/11/2023 FIRE RATE AND MAILBOX REVISION		






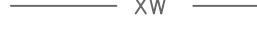












MURPHY CREEK PLANNING AREAS 16 & 20

WING NO.	
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9

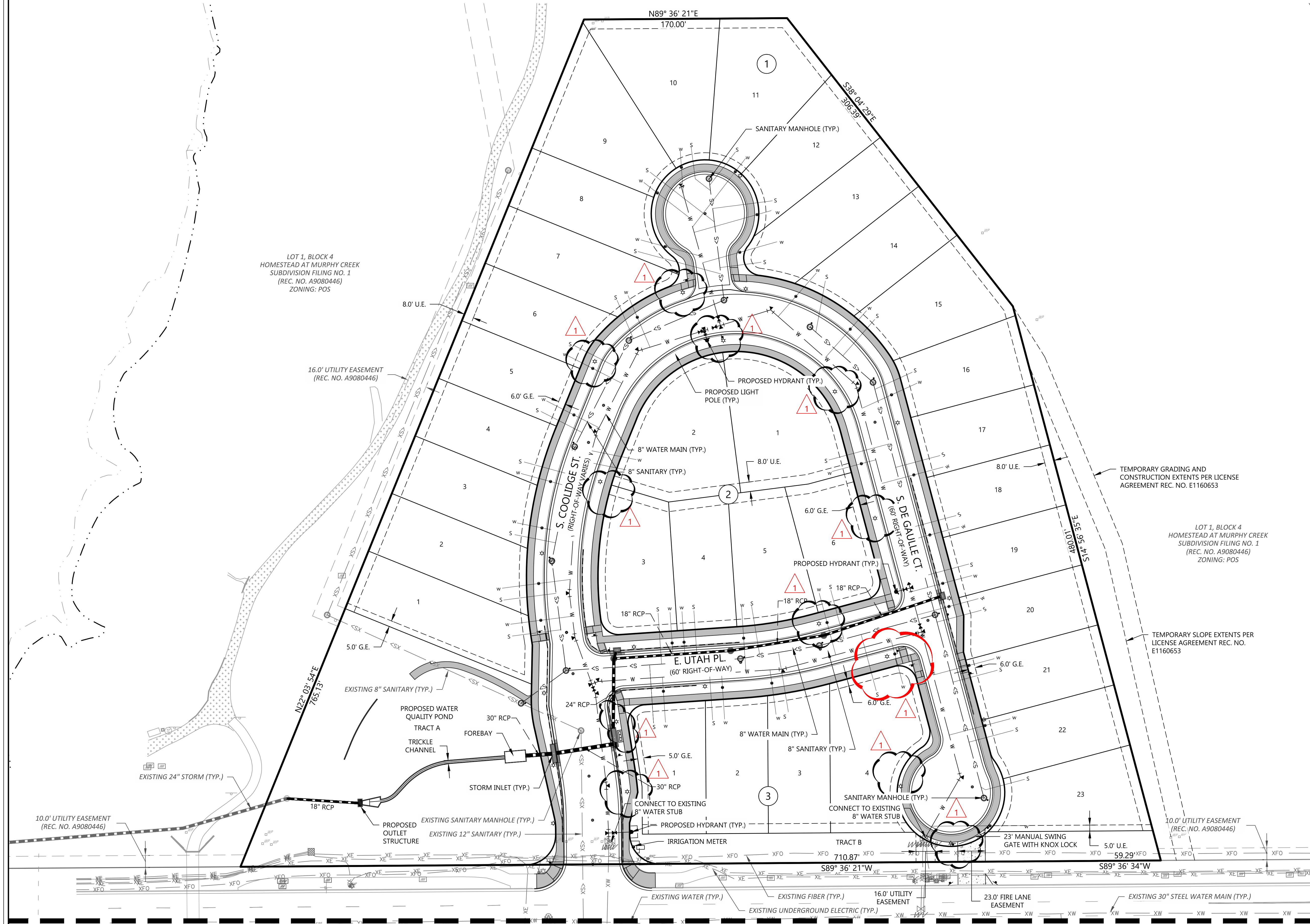
OF 44

LEGEND:

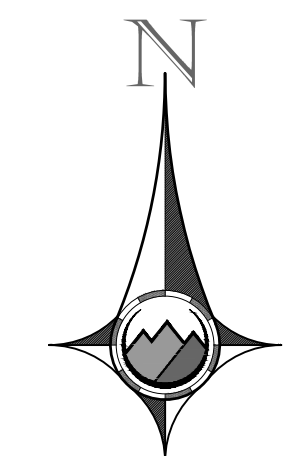
- | SEAL: | |
|---|----------------------------|
| ----- | PROPOSED EASEMENT |
| ----- | EXISTING EASEMENT |
|  SD> | PROPOSED STORM LINE |
|  XSD> | EXISTING STORM LINE |
|  | PROPOSED INLET |
|  | EXISTING INLET |
|  W | PROPOSED WATER LINE |
|  XW | EXISTING WATER LINE |
|  | PROPOSED HYDRANT & VALVE |
|  X | EXISTING HYDRANT & VALVE |
|  S> | PROPOSED SAN SEWER LINE |
|  XS> | EXISTING SAN SEWER LINE |
|  XE | EXISTING ELECTRICAL LINE |
|  XOH | EXIST. OVERHEAD ELEC. LINE |
|  XPHON | EXISTING TELECOMM LINE |
|  XGAS | EXISTING GAS LINE |
|  XIRR | EXISTING IRRIGATION LINE |
|  XFO | EXISTING FIBER OPTIC LINE |
|  | PROPOSED LIGHT POLE |
|  | EXISTING LIGHT POLE |

NOTES:

1. ALL STORM SHALL BE PUBLIC AND MAINTAINED BY THE CITY OF AURORA.
2. THE POND IS PRIVATE AND WILL BE PRIVATELY MAINTAINED.



MATCHLINE (SEE SHEET 9)



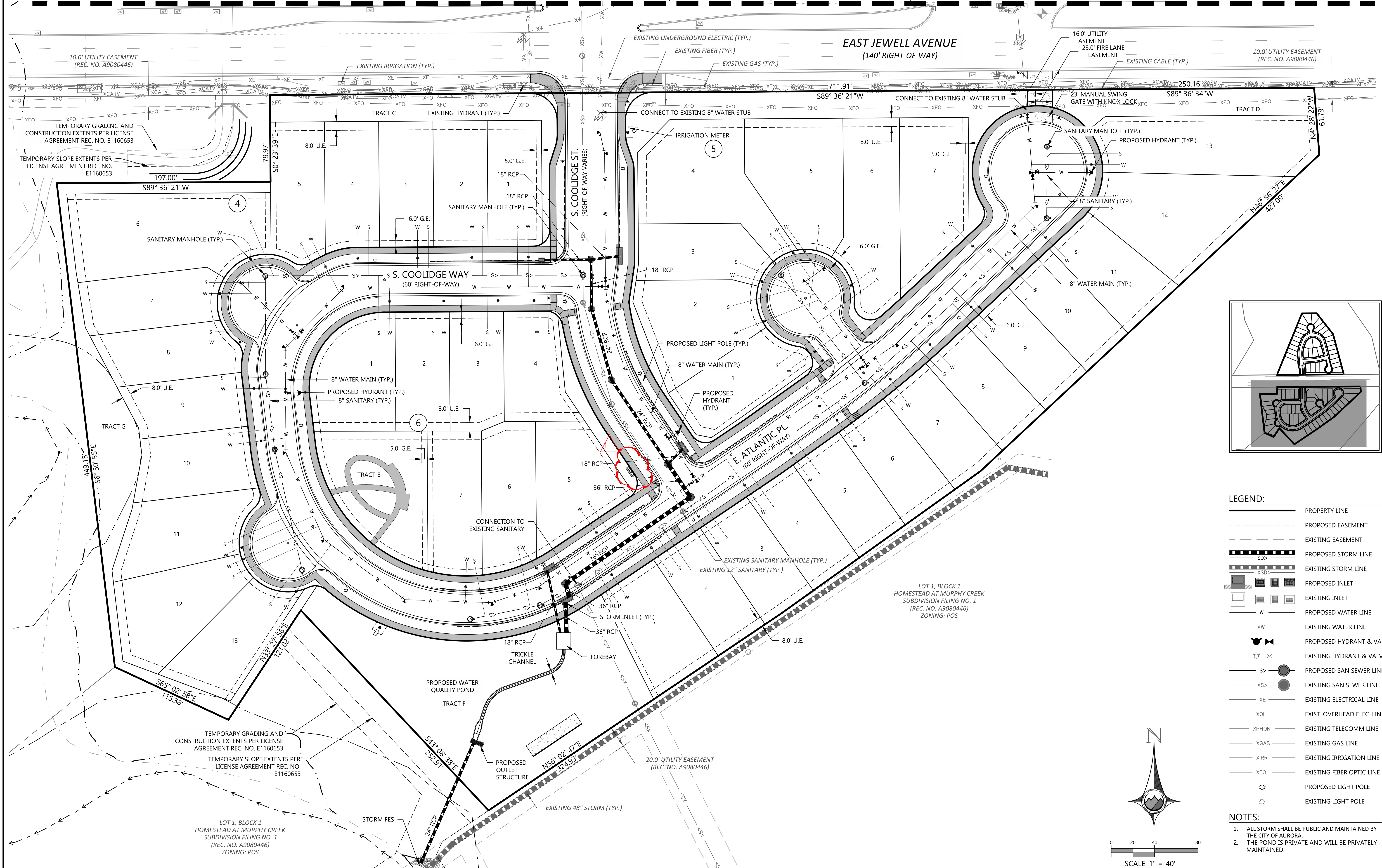
0 20 40 80

SCALE: 1" = 40'

SITE PLAN W/ ADJUSTMENTS MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MATCHLINE (SEE SHEET 8)



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/04/2020	RESPONSE TO COMMENTS
2	07/01/2021	1ST TECH REVIEW SUBMITTAL
3	09/22/2021	2ND TECH REVIEW SUBMITTAL
4	11/22/2021	3RD TECH REVIEW SUBMITTAL
5	11/24/2021	4TH TECHNICAL REVIEW
6	10/17/2023	FIRE GATE AND MAILBOX REVISION

PROJ. NO.: 19003
DATE: 09/21/2020
DRAWN BY: ANM
CHECKED BY: TAL

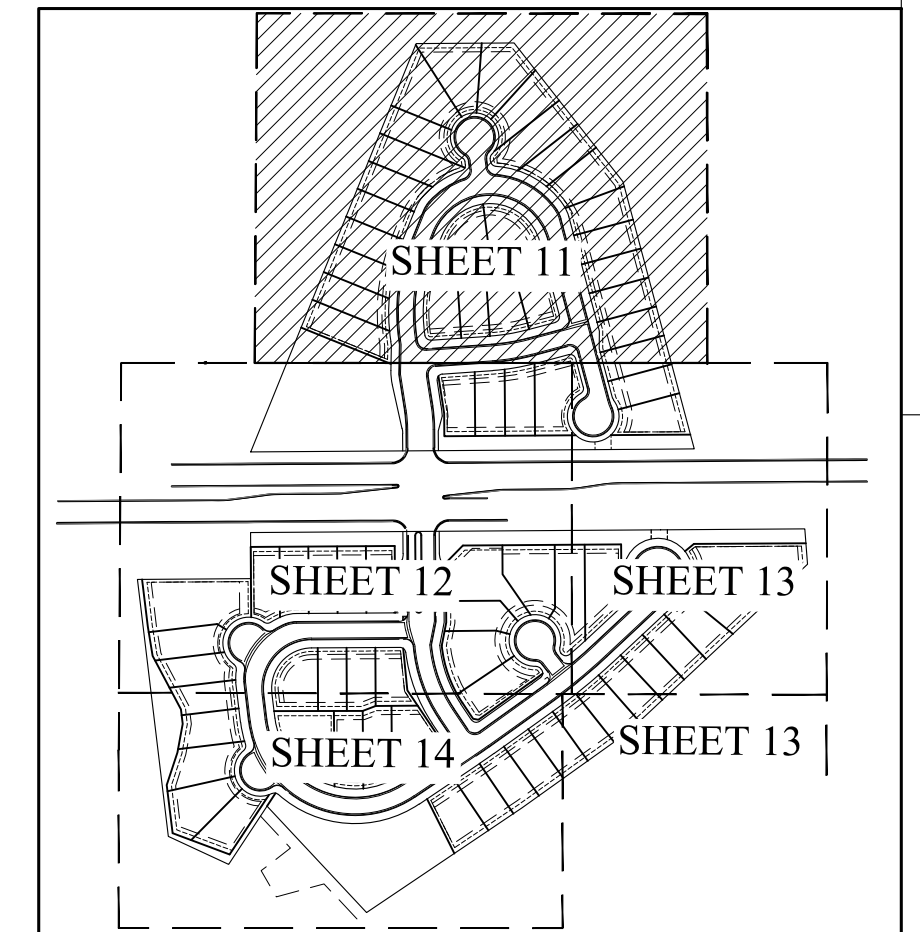
UTILITY PLAN

MURPHY CREEK PLANNING AREAS 16 & 20 SITE PLAN W/ ADJUSTMENTS

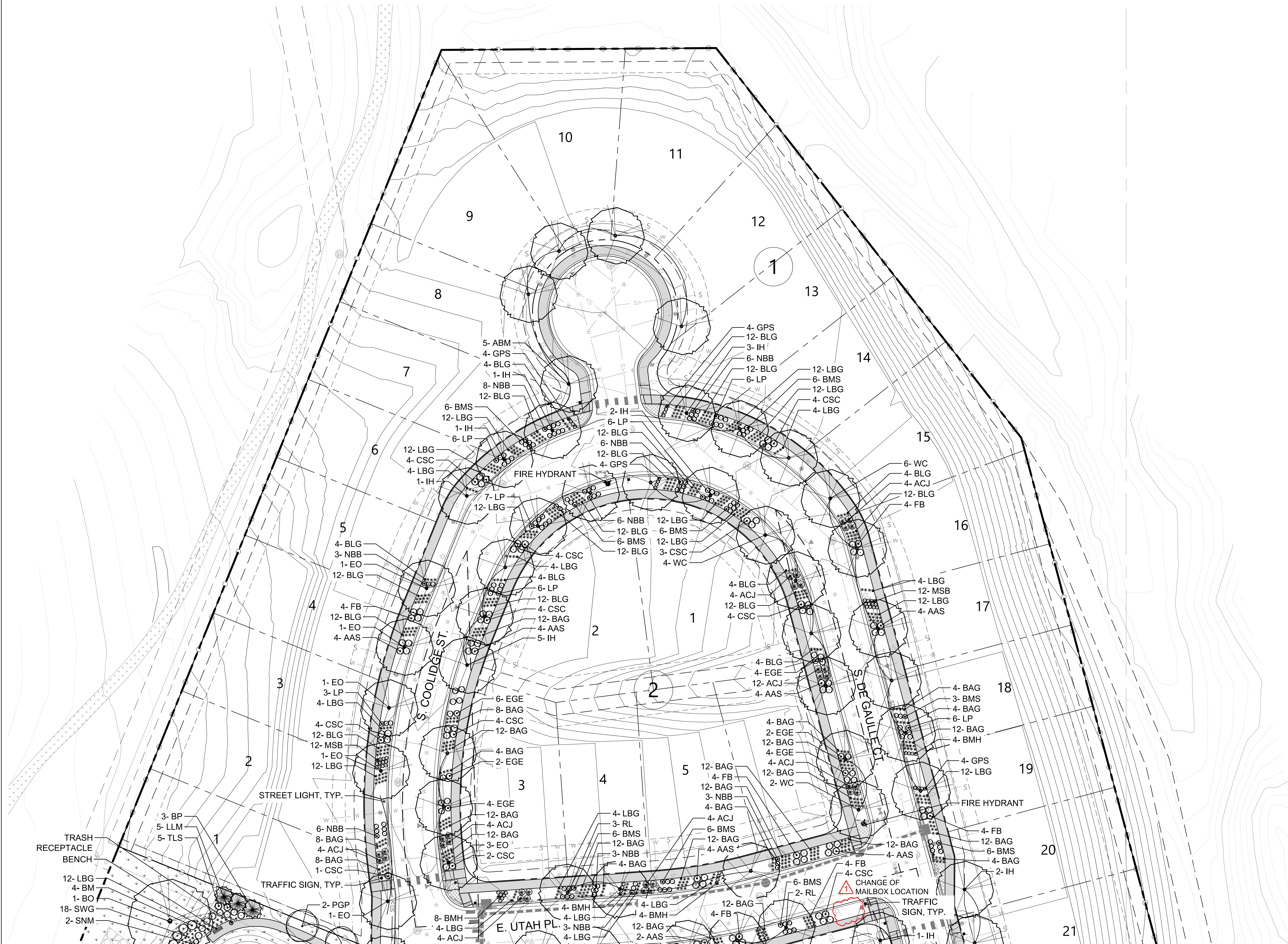
AURORA
DRAWING NO.

SITE PLAN w/ ADJUSTMENTS
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



MURPHY CREEK KEY MAP



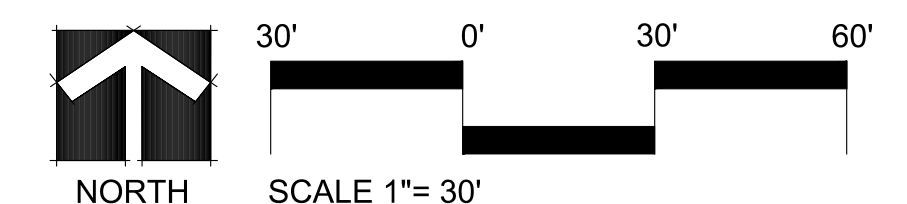
MATCHLINE SHEET 12

MATCHLINE SHEET 13

LEGEND

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

NOT FOR CONSTRUCTION



REVISIONS

NO.	DATE	DESCRIPTION
1	12-04-2020	CITY COMMENTS
2	07-01-2021	1ST TECH REVIEW SUBMITTAL
3	09-22-2021	2ND TECH REVIEW SUBMITTAL
4	11-02-2021	3RD TECH REVIEW SUBMITTAL
5	11-24-2021	4TH TECH REVIEW SUBMITTAL
6	10-11-2023	FIRE GATE AND MAILBOX REVISION

PROJ. NO.:

DATE:

DRAWN BY:

CHECKED BY:

LANDSCAPE PLAN
NOT FOR CONSTRUCTION

MURPHY CREEK PLANNING AREAS 16 & 20
SITE PLAN w/ ADJUSTMENTS

DRAWING NO.

11

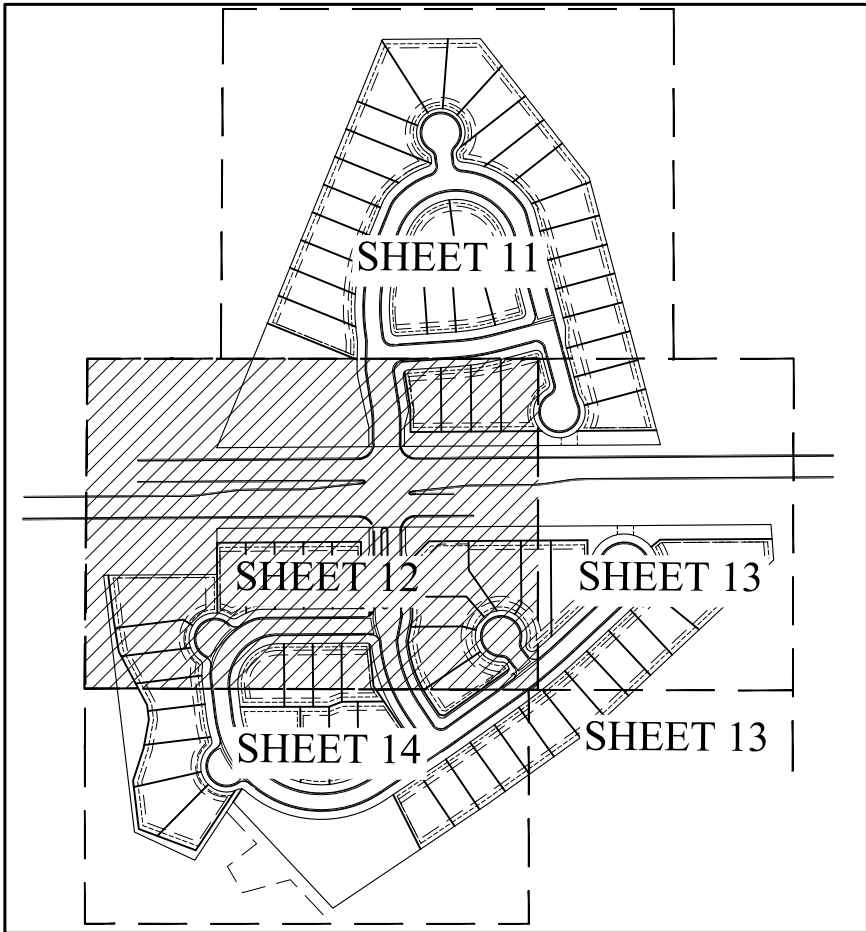
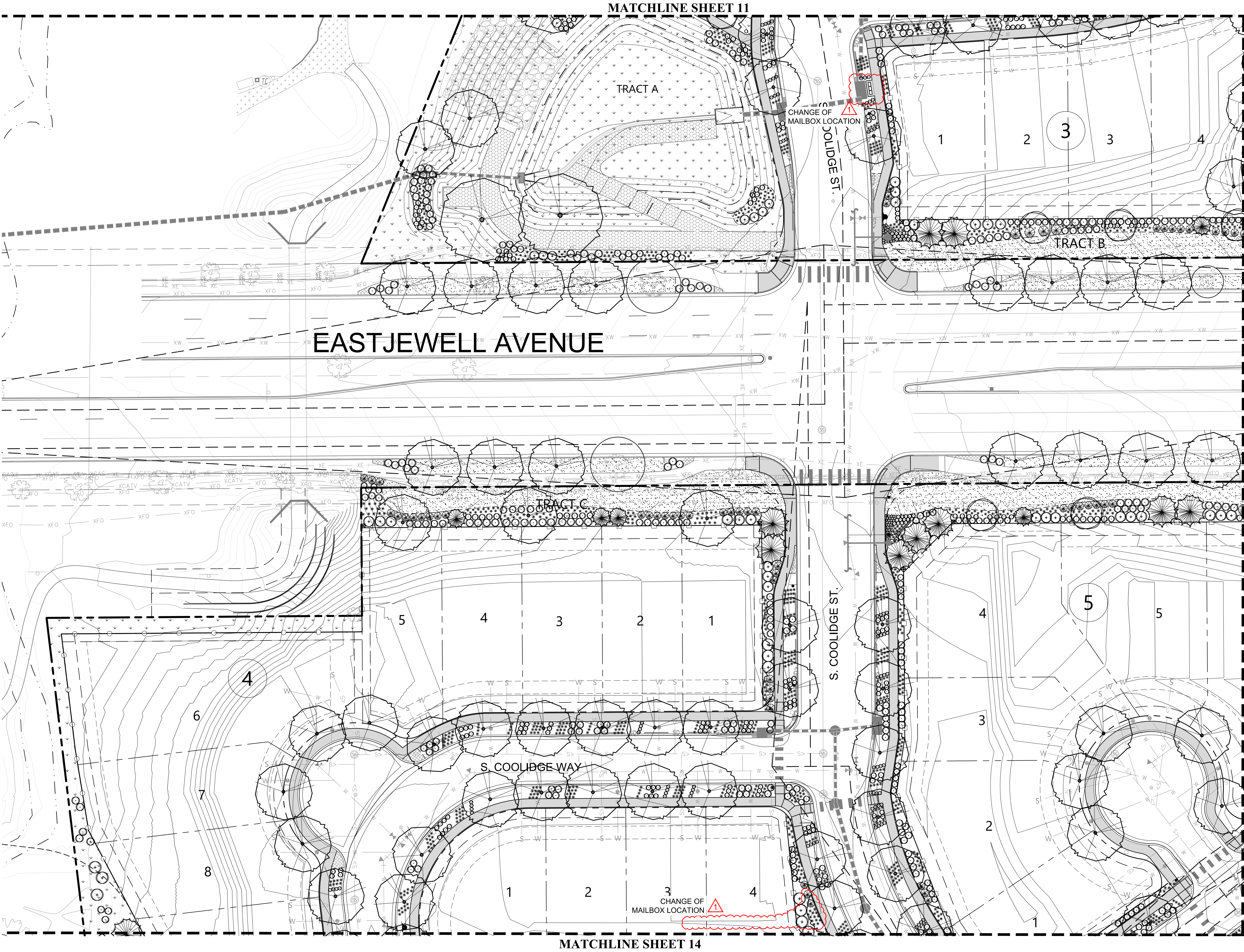
11 OF 44

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consulting engineers
800 W. 8th Ave | Ste 104 | Denver, CO 80204

henry design group
Landscape Architecture • Planning • Engineering
1901 W. 8th Ave, Suite 104, Denver, Colorado 80202
303.444.2348 • hdesigngroup.com

SITE PLAN w/ ADJUSTMENTS
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

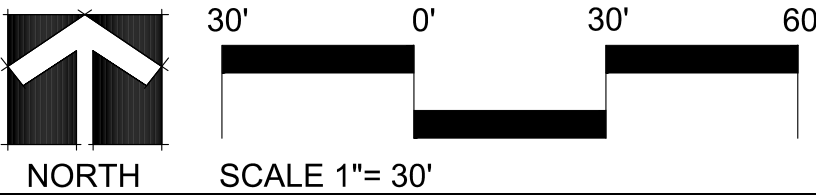


MURPHY CREEK KEY MAP

LEGEND

- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
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- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE

NOT FOR CONSTRUCTION



REVISIONS		DESCRIPTION
NO.	DATE	CITY COMMENTS
1	12-04-2020	1ST TECH REVIEW SUBMITTAL
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4	11-02-2021	4TH TECH REVIEW SUBMITTAL
5	11-24-2021	5TH TECH REVIEW SUBMITTAL
6	10-11-2023	FIRE GATE AND MAILBOX REVISION

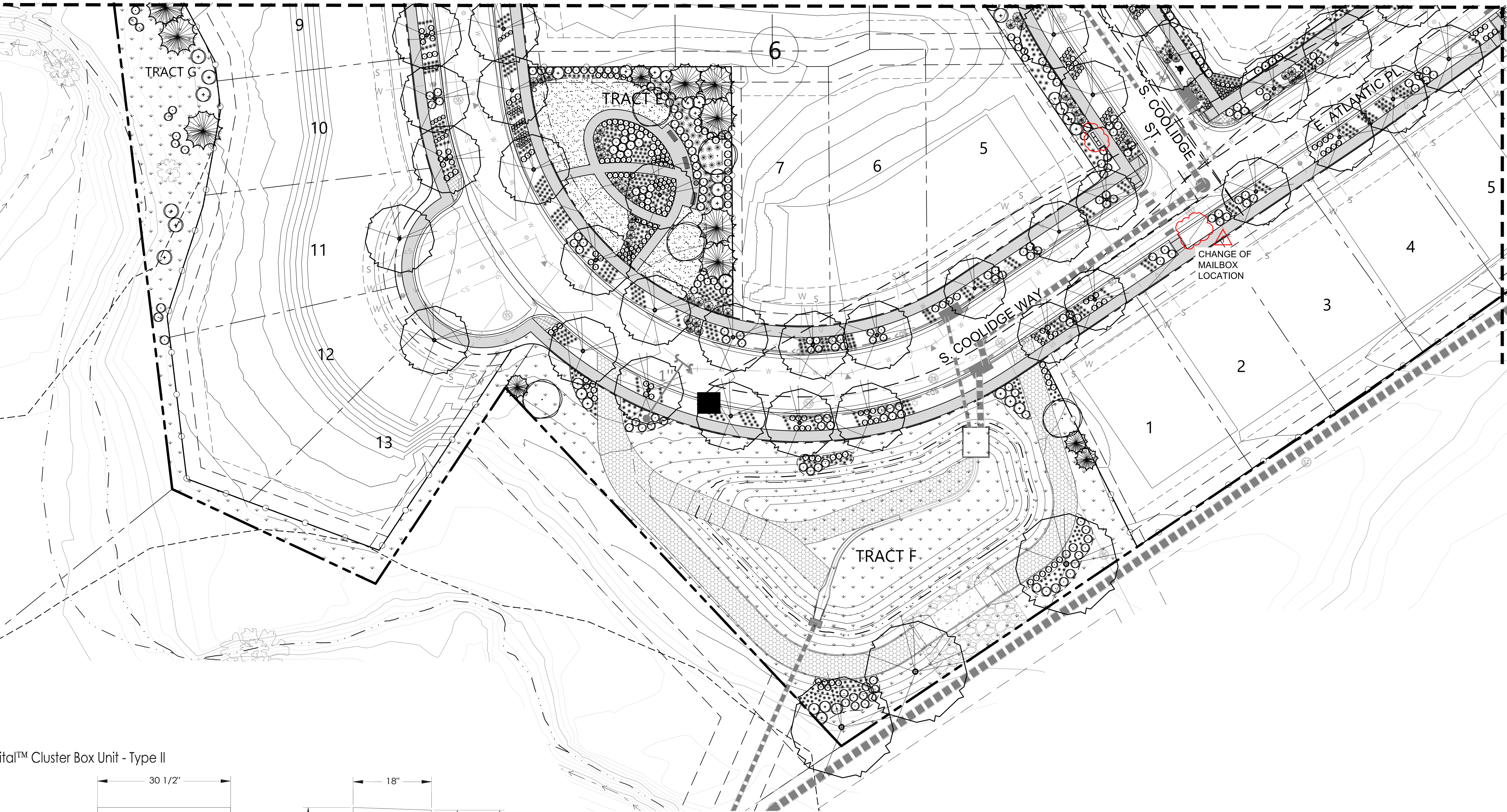
LANDSCAPE PLAN
NOT FOR CONSTRUCTION

MURPHY CREEK PLANNING AREAS 16 & 20
SITE PLAN w/ ADJUSTMENTS

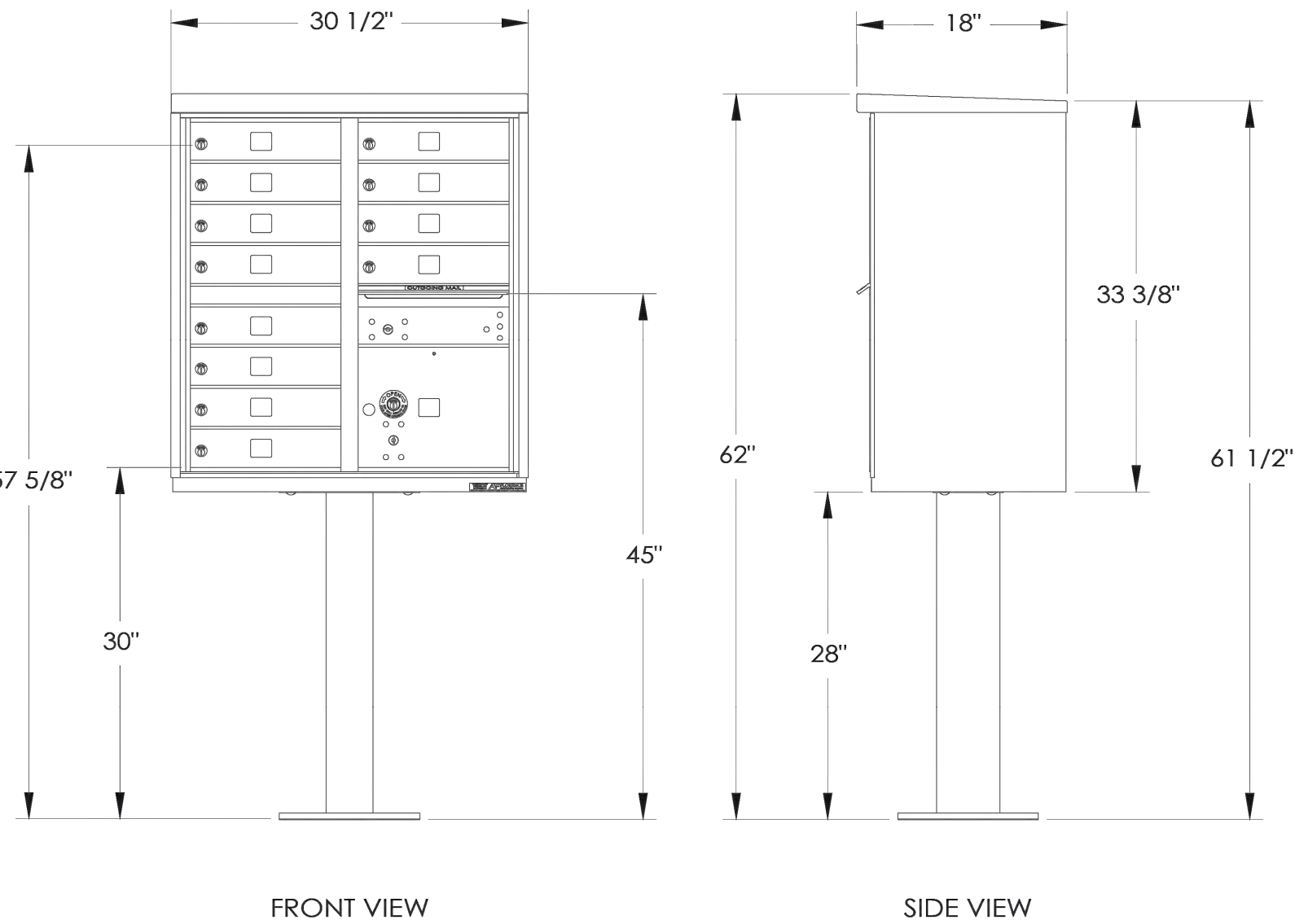
SITE PLAN w/ ADJUSTMENTS
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MATCHLINE SHEET 12

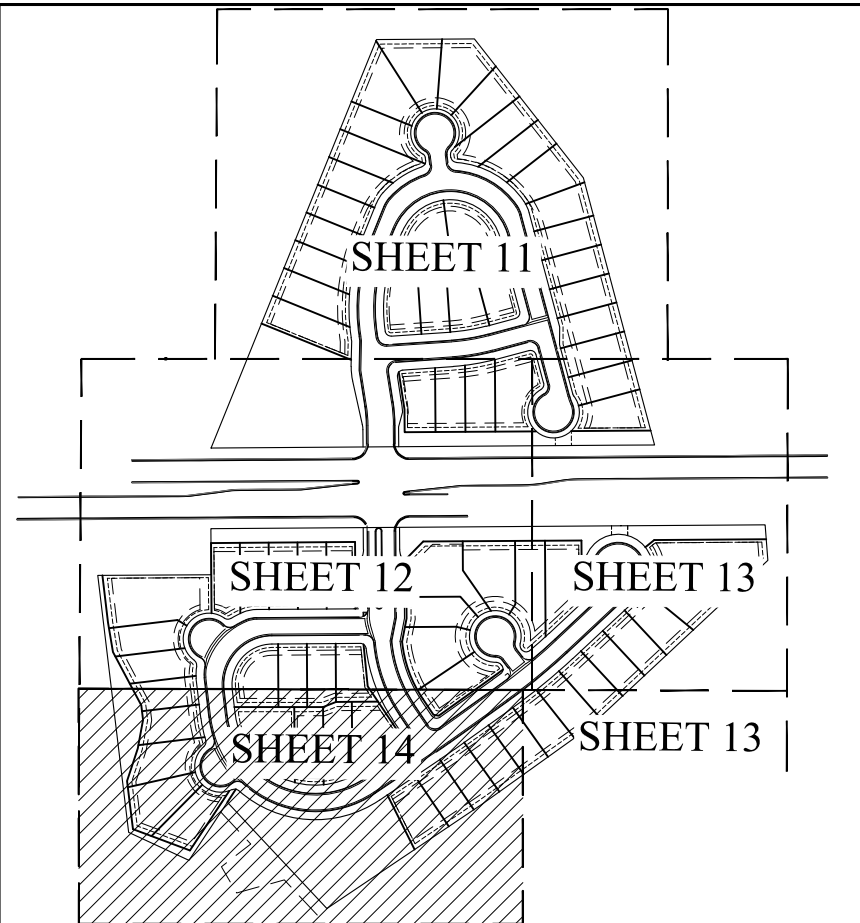


vital™ Cluster Box Unit - Type II



MAILBOX CLUSTER UNIT DETAIL

NOTES:
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
4. Florence "F" series CBU is Officially Licensed by USPS: License #CDSEQ-08-B-0012.



MURPHY CREEK KEY MAP

LEGEND

- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
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henry
design
group

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303.444.2368 • hdesigngroup.com

REVISIONS		DESCRIPTION	
NO.	DATE	NO.	DATE
1	12-04-2020	1	12-04-2020
2	07-01-2021	2	07-01-2021
3	09-22-2021	3	09-22-2021
4	11-02-2021	4	11-02-2021
5	11-24-2021	5	11-24-2021
6	10-11-2023	6	10-11-2023

LANDSCAPE PLAN
NOT FOR CONSTRUCTION

MURPHY CREEK PLANNING AREAS 16 & 20
SITE PLAN w/ ADJUSTMENTS