# MURPHY CREEK EAST 3

## SITE PLAN

LOCATED IN THE EAST HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## PROJECT TEAM


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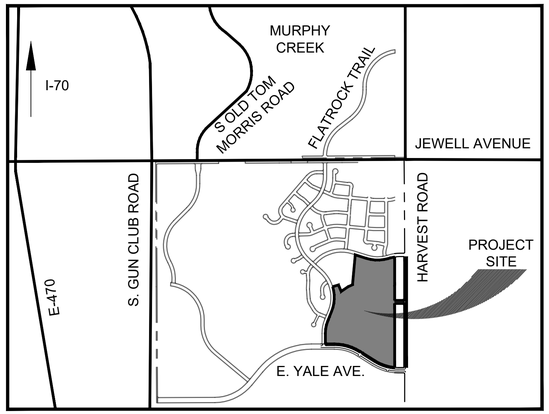


*VICINITY MAP*

0 750' 1500' 3000'

SCALE: 1" = 1500'

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| SITE PLAN NO. 3 FDP COMPLIANCE CHART | | | | | | | |
|---|---|---|---|---|---|---|---|
| FILING | LARGE LOTS | STANDARD LOTS | FRONT LOADED SMALL LOTS (<50') | MOTOR COURT SMALL LOTS | TOWNHOMES | SMALL LOT/GREEN COURT | OVERALL |
| 1 | 133 | | 48 | 89 | 0 | | 270 |
| 2 | | | | | 115 | | 115 |
| 3 | 37 | 90 | 18 | 108 | 0 | | 253 |
| 4 | | | | | | | |
| TOTAL UNITS APPROVED | 170 | | 66 | 197 | 115 | | 638 |
| MAXIMUM PERMITTED UNITS (PER FDP AND CODE) | 625 | | | | 269 | | 894 |

| MCE NO. 3 CSP LOT SUMMARY | |
|---|---|
| LARGE, ESTATE LOTS | 37 |
| STANDARD LOTS | 90 |
| SMALL LOTS | 18 |
| MOTOR COURT SMALL LOTS | 108 |
| OVERALL TOTAL | 253 |

| FILING 3 DATA TABLE | | | |
|---|---|---|---|
| | SF | AC | % |
| LAND AREA WITHIN PROPERTY LINES | 2,427,848 | 55.736 | 100% |
| BUILDING COVERAGE | 772,672 | 17.738 | 32% |
| HARD SURFACE AREA | 556,593 | 12.778 | 23% |
| LANDSCAPE AREA | 1,098,583 | 25.220 | 45% |
| NUMBER OF UNITS PROPOSED | 253 | | |
| NUMBER OF BUILDINGS PROPOSED | 253 | | |
| NUMBER OF STORIES | 1-3 | | |
| MAXIMUM HEIGHT OF BUILDINGS | 38' | | |
| STRUCTURE SPRINKLERED | NO | | |
| PHASED NATIVE GRASS (IF APPLICABLE) | N/A | | |
| PRESENT ZONING CLASSIFICATION | R-2 SUBAREA C. RESIDENTIAL, MEDIUM-DENSITY DISTRICT | | |
| PERMITTED MAXIMUM SIGN AREA | 96 SQ. FT. & 6' MAX HEIGHT, 2 PER ENTERANCE | | |
| PARKING SPACES REQUIRED | 506 | | |
| PARKING SPACES PROVIDED (GARAGE/DRIVE/ON-STREET) | 506 | | |
| HANDICAP SPACES REQUIRED | N/A | | |
| HANDICAP SPACES PROVIDED | N/A | | |
| LOT AREA | 30.026 AC. | | |
| TRACT AREA | 13.478 AC. | | |
| PUBLIC R.O.W. AREA | 14.641 AC. | | |

## SIGNATURE BLOCKS

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.

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____,

COLORADO AT _____O'CLOCK_____M, THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY: _____

IN WITNESS THEREOF, _____HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____DAY OF _____AD. _____.

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF _____)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____AD, _____BY

_____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____ NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS:_____

## AMENDMENTS

| NUMBER | DATE | DESCRIPTION | SHEETS REVISED |
|---|---|---|---|
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Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

| | |
|---|---|
| DRAWN | BRC |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

| NO. | DATE | NOTES |
|---|---|---|
| 1 | 5/17/2022 | 1ST SUBMITTAL FOR REVIEW |
| 2 | 9/20/2022 | 2ND SUBMITTAL FOR REVIEW |
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/27/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

MURPHY CREEK EAST

COVER SHEET

SHEET 1

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## LEGAL DESCRIPTION

MURPHY CREEK EAST FILING 3. A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 21, 2021 AT RECEPTION NO. E1098624, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ARAPAHOE, STATE OF COLORADO, SITUATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING:** AT THE NORTHEAST CORNER OF SAID SECTION 30, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEARS SOUTH 00°02'44" WEST, A DISTANCE OF 2650.72 FEET;

THENCE ALONG SAID EAST LINE SOUTH 00°02'44" WEST, A DISTANCE OF 2057.62 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°57'16" WEST, A DISTANCE OF 210.00 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED, RECORDED JANUARY 5, 1961 IN BOOK 1234, PAGE 263 AND THE SOUTHERLY RIGHT-OF-WAY OF EAST WARREN PLACE AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 1, 2001 AT RECEPTION NO. B1014742, BOTH IN SAID OFFICIAL RECORDS, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°02'44" WEST, A DISTANCE OF 594.48 FEET;

2. SOUTH 00°00'51" WEST, A DISTANCE OF 1,720.37 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST YALE AVENUE, AS DESCRIBED IN SAID WARRANTY DEED RECORDED AT RECEPTION NO. B1014742, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 895.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 04°27'10" EAST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°48'34", AN ARC LENGTH OF 434.40 FEET;

2. NORTH 57°44'17" WEST, A DISTANCE OF 374.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,010.00 FEET;

3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°16'23", AN ARC LENGTH OF 568.90 FEET;

4. SOUTH 89°59'20" WEST, A DISTANCE OF 163.69 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH FLATROCK TRAIL, AS DESCRIBED IN SAID LAST DESCRIBED WARRANTY DEED AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

2. NORTH 00°00'40" WEST, A DISTANCE OF 195.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 710.00 FEET;

3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°00'00", AN ARC LENGTH OF 272.62 FEET;

4. NORTH 21°59'20" EAST, A DISTANCE OF 211.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 780.00 FEET;

5. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°50'43", AN ARC LENGTH OF 528.82 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 10, 2003 AT RECEPTION NO. B3007505, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED THE FOLLOWING FIVE (5) COURSES:

1. NORTH 73°05'16" EAST, A DISTANCE OF 128.36 FEET;

2. SOUTH 22°01'14" EAST, A DISTANCE OF 146.50 FEET;

3. NORTH 56°04'45" EAST, A DISTANCE OF 173.65 FEET;

4. NORTH 65°05'05" EAST, A DISTANCE OF 102.81 FEET;

5. NORTH 05°17'02" EAST, A DISTANCE OF 629.03 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF EAST WARREN PLACE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 72°29'31" EAST, A DISTANCE OF 244.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 785.00 FEET;

2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°53'49", AN ARC LENGTH OF 464.42 FEET;

3. NORTH 73°36'40" EAST, A DISTANCE OF 44.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 715.00 FEET;

4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°43'19", AN ARC LENGTH OF 96.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 55.736 ACRES, (2,427,848 SQUARE FEET), MORE OR LESS.

## GENERAL NOTES

1. SITE BENCHMARK:
   BENCHMARK: CITY OF AURORA BENCHMARK KNOWN AS 4S6530SW00, BEING A CHISELED SQUARE ON THE WEST CONCRETE BASE OF A 4-LEGGED PSCO TOWER AT THE NE CORNER OF THE INTERSECTION OF S. GUN CLUB ROAD AND YALE LANE LINE. ELEVATION IS 5700.12' (NAVD88 DATUM).
2. ALL STREETS ARE PUBLIC LOCAL TYPE 1 UNLESS OTHERWISE NOTED.
3. PER CITY OF AURORA FIRE DEPARTMENT, NO TEMPORARY OR PERMANENT FIRE STATIONS ARE REQUIRED FOR THE MURPHY CREEK EAST DEVELOPMENT. AURORA FIRE DEPARTMENT MAY BE CONTACTED AT (303)326-8999.
4. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
5. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

## SITE 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, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED FOR EACH PHASE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTIONS 126, ARTICLE VII - NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR SIDING, SUCH AS WOOD OR BRICK, ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. ALL STREET TRAFFIC SIGNS SHALL BE FURNISHED AND INSTALLED PER MUTCD STANDARDS
17. RIGHT-OF-WAY FOR INGRESS AND EGRESS SERVICE AND EMERGENT VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOT 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 HEREON, 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 EASEMENTS 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 EASEMENT TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY SERVICES.
18. ALL RESIDENTIAL MODELS TO BE SUBMITTED FOR THIS FILING IN THE FUTURE MUST ADHERE TO APPLICABLE NORTHEAST PLAINS ZONE DISTRICT STANDARDS, AURORA ZONING CODE, AND THE METRO DISTRICT STANDARDS. AT THE TIME OF SUBMISSION FOR APPROVAL, ALL MODELS MUST SHOW COMPLIANCE WITH THE APPLICABLE STANDARDS. TO FACILITATE THIS REVIEW, ALL MODELS MUST INCLUDE A MATRIX OF STANDARDS FOR EACH OF THE APPLICABLE REGULATIONS.
19. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSING IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUESTED BY THE ADOPTED FIRE CODE AND CITY ORDNANCES.
20. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
21. NEW BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FORM THE FRONT ENTRANCE SIDES FRONTING THE PROPERTIES. NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A MINIMUM STROKE WIDTH OF $\frac{1}{2}$ INCH. (2015 IFC, 505.1)
22. 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.
23. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
24. 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 SIGNINGS AND STRIPING PLAN FOR THE DEVELOPER.

## GRADING NOTES

1. PRELIMINARY AND FINAL GRADES SHALL BE ESTABLISHED BY THE CONTRACTOR. IF EXISTING CONDITIONS DIFFER, PLEASE NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK. CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL AFTER ROUGH GRADES HAVE BEEN ESTABLISHED.
2. THE CONTRACTOR IS TO ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
3. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
4. EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS.
5. CALL UTILITY LOCATORS PRIOR TO START OF ANY REMOVALS OR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR ANY UTILITIES OR EXISTING SITE FEATURES DAMAGED DUE TO CONSTRUCTION ACTIVITIES.
6. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING GRADING AND EXCAVATION FOR THIS PROJECT.

## EXTENSION NOTES

1. ALL OUTSTANDING FEES MUST BE PAID PRIOR TO PLAT APPROVAL
2. FINAL PLAT, CONSTRUCTION DOCUMENTS AND REPORTS OUTLINED MAY BE PROCESSED CONCURRENTLY OR SEPARATELY. NO PLAT SHALL BE APPROVED UNTIL THE FOLLOWING ITEMS ARE ADDRESSED:
   - PRELIMINARY DRAINAGE PLAN AND REPORT
   - TREE MITIGATION CHART EVALUATIONS
   - CLOMR FLOODPLAIN CONFORMANCE LETTER
   - ROADWAY DEDICATION
   - REQUIRED FEES
3. STREET LIGHTS MUST MEET SECTION 2.12 OF THE ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS MANUAL.
4. STOP SIGNS SHALL BE INSTALLED BY THE DEVELOPER/OWNER AT ALL SITE ACCESS POINTS ONTO PUBLIC STREETS. SIGNAGE WILL BE FURNISHED AND INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVISES (MUTCD).
5. TRAFFIC CONTROL SIGNS AND GUIDE SIGNS SHALL BE INSTALLED BY THE DEVELOPER/OWNER FOR ALL PUBLIC STREET AND PRIVATE DRIVES APPROACHING AN INTERSECTION WITH A PUBLIC STREET AS REQUIRED BY THE CITY OF AURORA'S STANDARDS AND SPECIFICATIONS.
6. SIGHT DISTANCE CRITERIA WILL BE PROVIDED WITH CIVIL CONSTRUCTION DOCUMENTS TO ENSURE AASHTO GUIDELINES ARE MET.

## PHASED CONSTRUCTION NOTES

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

1. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD_END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
2. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS THIS SITE.
3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
5. DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS…(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D107.2)

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Littleton, Colorado 80120
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| | |
|---|---|
| DRAWN | WFS |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

NOTES

| DATE | NO. | NOTES |
|---|---|---|
| 5/11/2022 | 1 | 1ST SUBMITTAL FOR REVIEW |
| 9/20/2022 | 2 | 2ND SUBMITTAL FOR REVIEW |
| 2/3/2023 | 3 | 3RD SUBMITTAL FOR REVIEW |
| 4/21/2023 | 4 | 4TH SUBMITTAL FOR REVIEW |
| 7/10/2023 | 5 | TECHNICAL CORRECTIONS |

MURPHY CREEK EAST

NOTES & LEGAL DESCRIPTION

SHEET 2

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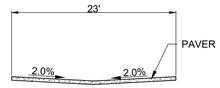
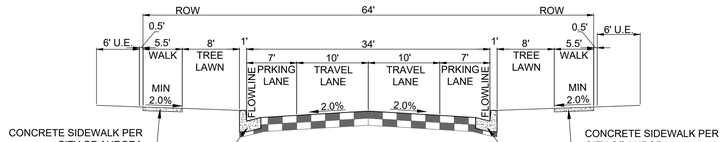
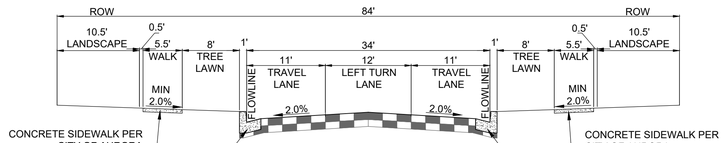


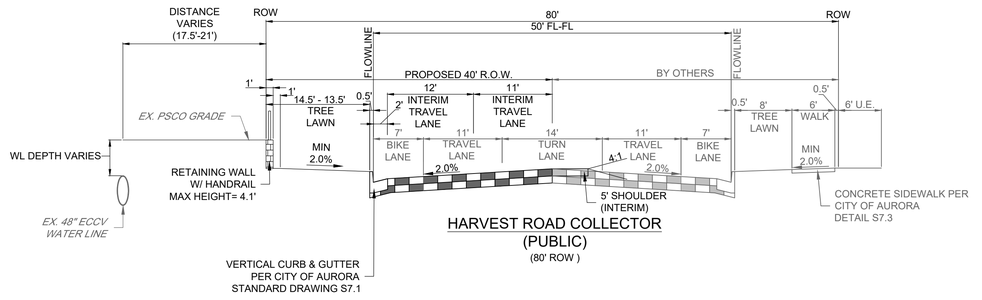

TYPICAL MOTORCOURT ALLEY
(PRIVATE)
(23' ROW )



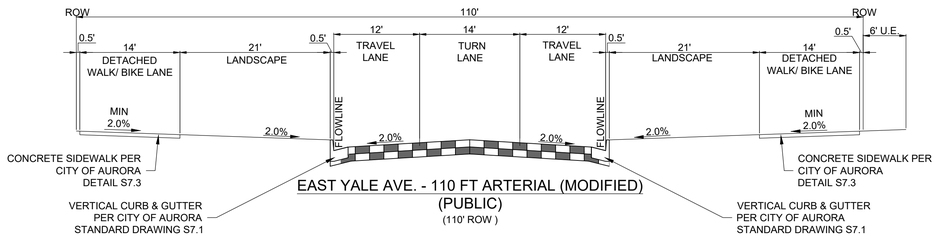

LOCAL TYPE 1 STREET
(PUBLIC)
(E. BALTIC PL., E. CASPIAN AVE., E. DICKENSON PL., E. HARVARD PL., E. ILIFF PL., S. FULTONDALE CT., S. GOLD BUG ST., S. GRAND BAKER ST., S. HALEYVILLE WAY)
( 64' ROW )




LOCAL TYPE 1 STREET
(PUBLIC)
(E. CASPIAN AVE.)
( 84' ROW )




HARVEST ROAD COLLECTOR
(PUBLIC)
(80' ROW )




EAST YALE AVE. - 110 FT ARTERIAL (MODIFIED)
(PUBLIC)
(110' ROW )

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| | |
|---|---|
| DRAWN | WFS |
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| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

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| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

MURPHY CREEK EAST

STREET DETAILS

SHEET
3

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HARVEST ROAD
(TO BE DEDICATED BY
SEPARATE INSTRUMENT)

HARVEST ROAD
(TO BE DEDICATED BY
SEPARATE INSTRUMENT)

PSCO PROPERTY
PARCEL NO. 1977-30-100-039
UNINCORPORATED
ARAPAHOE COUNTY
PROPERTY

EX. 30' WIDE LICENSE AGREEMENT
REC. NO B5121767

EX. 48" ECCV WATERLINE
TO REMAIN

HARVEST ROAD
(TO BE DEDICATED BY
SEPARATE INSTRUMENT)

EX. DIRT TRAIL
SEE MURPHY CREEK EAST
SUBDIVISION FILING NO. 1
CONSTRUCTION PLANS

EX. DIRT TRAIL TO BE
REMOVED AND REPLACED
W/ PROPOSED TRAIL

EX. 20" KINDER MORGAN
GAS LINE TO REMAIN

PSCO PROPERTY
PARCEL NO. 1977-30-100-039
UNINCORPORATED
ARAPAHOE COUNTY
PROPERTY

EX. DIRT TRAIL
TO BE REMOVED
AND REPLACED
W/ PROPOSED TRAIL

EX. 48" ECCV WL
TO REMAIN

EX. 20" KINDER MORGAN
GAS LINE TO REMAIN

EX. DIRT TRAIL
TO BE REMOVED
AND REPLACED
W/ PROPOSED TRAIL

EX. OVERHEAD
ELECTRIC TO REMAIN

E. CASPIAN AVE.

EX. 120' ACCESS ESMT
BK4288, PG 244
REC. NO. 2463829

EX. EASEMENT AND WATER STUB
SEE MURPHY CREEK EAST
SUBDIVISION FILING NO. 1
CONSTRUCTION PLANS

EX. FENCE
TO BE REMOVED

EX. FENCE
TO BE REMOVED

EX. 16" WATERLINE
TO REMAIN

EX. SS MH
TO BE REMOVED
AND REPLACED

EX. WATERLINE STUB
TO BE REMOVED

S. HALEYVILLE WAY

S. HALEYVILLE WAY

S. HALEYVILLE WAY

E. HARVARD PL.

EXISTING MURPHY
CREEK FILING 1

E. BALTIC PL.

E. ILIFF PL.

E. DICKENSON PL.

FUTURE MURPHY
CREEK FILING 4

E. YALE AVENUE

EX. 8" WATERLINE
SEE MURPHY CREEK EAST
SUBDIVISION FILING NO. 1
CONSTRUCTION PLANS

S. GOLD BUG ST.

S. GOLD BUG ST.

EX. 16" WATERLINE
TO REMAIN

EX. 24" STORM SEWER
PIPES AND MHS TO BE
REMOVED AND
REPLACED

EX. 18" STORM SEWER
PIPES AND MHS TO BE
REMOVED AND
REPLACED

EX. WATERLINE STUB
TO BE REMOVED

E. WARREN PLACE

EX. EASEMENT AND WATER STUB
SEE MURPHY CREEK EAST
SUBDIVISION FILING NO. 1
CONSTRUCTION PLANS

S. GRAND BAKER ST.

S. GRAND BAKER ST.

S. GRAND BAKER ST.

E. HARVARD PL.

FUTURE MURPHY
CREEK FILING 4

EX. FIRE HYDRANT
TO REMAIN

EX. 26" KINDER MORGAN
GAS LINE TO REMAIN

EX. 50' GAS ESMT.
REC. NO. B4021676

EX. 24" STORM SEWER
PIPES AND MHS TO BE
REMOVED AND
REPLACED

EX. DIRT TRAIL
TO BE REMOVED AND REPLACED
W/ NEW TRAIL

EX. 20" KINDER MORGAN
GAS LINE TO REMAIN

EX. DIRT TRAIL
TO BE REMOVED
WITHIN PROPOSED
RIGHT OF WAY

EX. 8" WATERLINE
SEE MURPHY CREEK EAST
SUBDIVISION FILING NO. 1
CONSTRUCTION PLANS

E. DICKENSON PL.

EX. EX. 50' GAS ESMT.
REC. NO. B4021676

EX. 16" WATERLINE
TO REMAIN

EX. UNDERGROUND
GAS LINES TO REMAIN

EX. STORM
SEWER PIPES AND
MHS TO BE
REMOVED

EX. 12" WATERLINE
TO REMAIN

EX. 8" SANITARY SEWER
PIPE AND MHS TO REMAIN

EX. DIRT TRAIL
TO BE REMOVED AND REPLACE W. NEW TRAIL

S. FULTONDALE CT.

EX. STORM SEWER PIPES AND
MHS TO BE CAPPED AND PLUGGED

EX. STORM SEWER INLET AND
27.46 LF OF 48" SD
TO BE REMOVED

EX. 24" STORM SEWER PIPES AND MHS
TO BE REMOVED

EX. WATERLINE STUB
SEE MURPHY CREEK EAST
SUBDIVISION FILING NO. 1
CONSTRUCTION PLANS

EX. 12" WATERLINE
TO REMAIN

EX. 18" STORM SEWER
PIPES, MHS AND 24" FES
TO BE REMOVED AND
REPLACED

EX. STORM SEWER PIPES AND
MHS TO REMAIN

EX. 41.4 LF OF 12" WL
TO BE REMOVED

EX. 8" SANITARY SEWER
SEE MURPHY CREEK EAST
SUBDIVISION FILING NO. 1
CONSTRUCTION PLANS

EX. 36" FES TO BE REMOVED
36" RCP TO BE REPLACED

EX. FIRE HYDRANT
TO BE REMOVED
AND REPLACED

S. FLATROCK TRAIL
REC. NO. B1014742

EX. EASEMENT SEE
MURPHY CREEK EAST
SUBDIVISION FILING NO. 1
CONSTRUCTION PLANS

EX. FIRE HYDRANT
SEE MURPHY CREEK FILING
NO.7 CONSTRUCTION PLANS
BY ATWELL

EX. 30" STORM SEWER
PIPE TO REMAIN

EX. 8" SS PIPES
AND MHS TO REMAIN

EX. 24" STORM SEWER
PIPES AND MHS TO BE
REMOVED AND
REPLACED

EXISTING MURPHY
CREEK FILING 7

EX. 10" SS SEE MURPHY
CREEK FILING NO. 7
CONSTRUCTION PLANS
BY ATWELL

EX. 8" SANITARY SEWER
PIPES AND MHS
TO REMAIN

EXISTING MURPHY
CREEK FILING 1

EX. 8" SS
SEE MURPHY CREEK EAST
SUBDIVISION FILING NO. 1
CONSTRUCTION PLANS

EX. SD
SEE MURPHY CREEK EAST
SUBDIVISION FILING NO. 1
CONSTRUCTION PLANS

EX. SD
SEE MURPHY CREEK EAST
SUBDIVISION FILING NO. 1
CONSTRUCTION PLANS

EX. STORM SEWER PIPES AND
MHS TO REMAIN

EX. WATER AND SANITARY SEWER
STUBS TO BE REMOVED

EXISTING MURPHY
CREEK FILING 7

EX. FIRE HYDRANT
TO REMAIN

DEMO PLAN LEGEND:

- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- xx xxxx xxxx xx EXISTING - TO BE REMOVED

N

0 50 100 200

SCALE: 1" = 100'


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| | |
|---|---|
| DRAWN | WFS |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

| NO. | DATE | NOTES |
|---|---|---|
| 1 | 5/11/2022 | 1ST SUBMITTAL FOR REVIEW |
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| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/1/2023 | TECHNICAL CORRECTIONS |

# MURPHY CREEK EAST

# DEMO PLAN

SHEET

4

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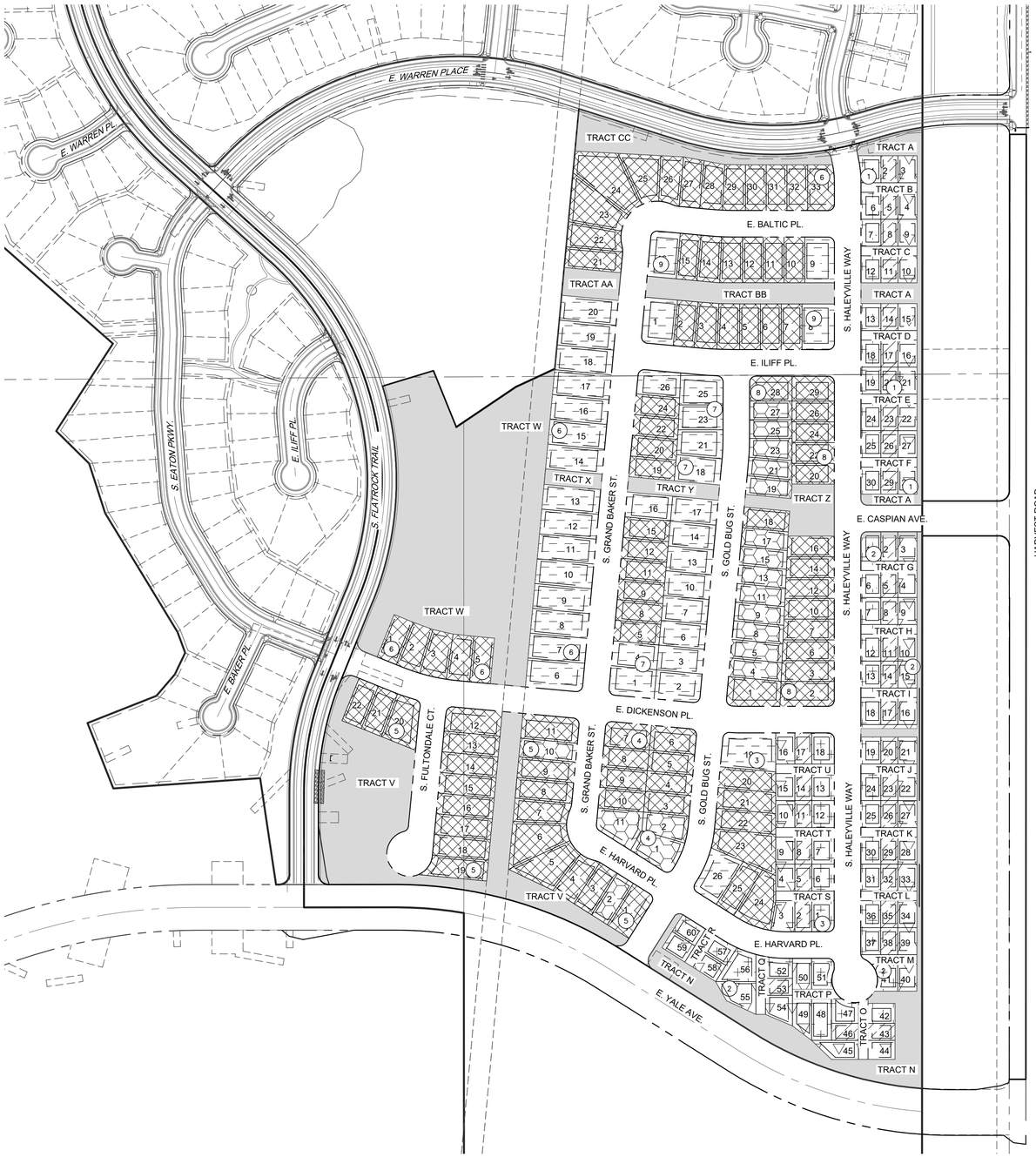
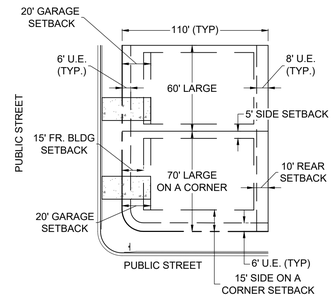


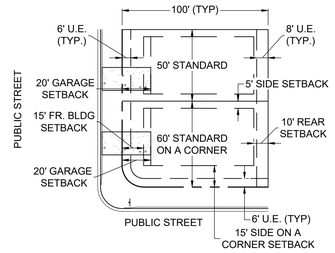

| LOT DATA | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| UNIT TYPE | LOT TYPE | MINIMUM LOT SIZE | NUMBER OF LOTS | MINIMUM STREET FRONTAGE | MINIMUM PORCH SETBACK | MINIMUM BUILDING SETBACK FROM PUBLIC STREET | MINIMUM GARAGE SETBACK | MINIMUM INTERIOR SIDE SETBACK | MINIMUM REAR YARD SETBACK FROM BUILDING | MINIMUM CORNER YARD SETBACK FROM BUILDING | MAXIMUM HEIGHT | LOT TYPE HATCH |
| SINGLE FAMILY DETACHED, LARGE | FRONT LOAD | 4500 S.F. | 37 | 60'-0" | 5'-0"** | 15'-0" | 20'-0" | 5'-0" | 10'-0" | 10'-0" | 38' | LARGE |
| SINGLE FAMILY DETACHED, STANDARD | FRONT LOAD | 4500 S.F. | 90 | 50'-0" | 5'-0"** | 15'-0" | 20'-0" | 5'-0" | 10'-0" | 10'-0" | 38' | STANDARD |
| SINGLE FAMILY DETACHED, SMALL | FRONT LOAD | 1250 S.F. (MAX4500S.F.) | 18 | 45'-0" | 5'-0"** | 10'-0" | 18'-0" | 5'-0" | 10'-0" | 10'-0" | 38' | SMALL |
| MOTORCOURT SMALL LOTS | MOTORCOURT | 2500 S.F. | 108 | 50'-0" | 5'-0"** | 10'-0" | 18'-0" (59'-0"*) | 5'-0"** | 10'-0" | 10'-0" | 38' | 41'X60' 46'X60' 48' X60' |

* = DISTANCE FROM GARAGE FACE TO GARAGE FACE

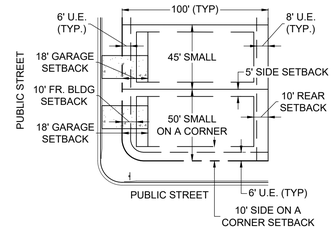
** = PORCHES AND STOOPS WITH A FRONT SETBACK OF LESS THAN 10 FT MAY NOT HAVE A ROOF ELEMENT OR ASSOCIATED STRUCTURE TALLER THAN A SINGLE STORY.



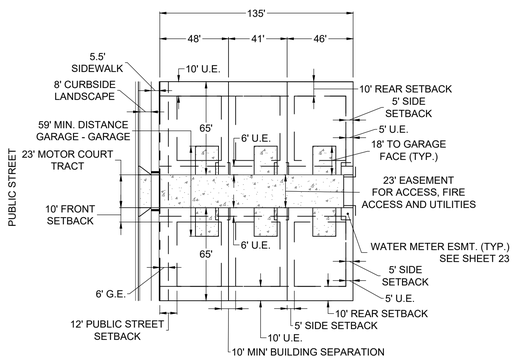

"LARGE" LOT TYPICAL



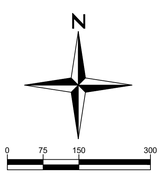

"STANDARD" LOT TYPICAL



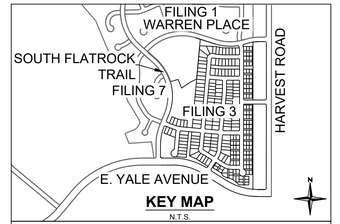

"SMALL" LOT TYPICAL




MOTOR COURT LOT TYPICAL




SCALE: 1" = 150'




KEY MAP

N.T.S.

BENCHMARK: CITY OF AURORA BENCHMARK KNOW AS 4S6530SW00, BEING A CHISELED SQUARE ON THE WEST CONCRETE BASE OF A 4-LEGGED PSCO TOWER AT THE NE CORNER OF THE INTERSECTION OF S. GUN CLUB ROAD AND YALE LAND LINE. ELEVATION IS 5700.12' (NAVD88 DATUM)

BASIS OF BEARING: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASE UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST, SIXTH PRINCIPLE MERIDIAN, TAKEN TO BEAR SOUTH 00°02'44" WEST, A DISTANCE OF 2,650.72 FT, MONUMENTED ON THE NORTH BY A 2-1/2" ALUM. CAP STAMPING ILLEGIBLE 0.8'+/- BELOW SURFACE IN A MONUMENT BOX, AND ON THE SOUTH BY A 1-1/2" SMOOTH BRASS CAP STAMPING ILLEGIBLE, MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

LOT TYPE LEGEND

| UNIT COUNT | |
|---|---|
| 37 | SINGLE FAMILY DWELLING 60' X 110' (LARGE) |
| 90 | SINGLE FAMILY DWELLING 50' X 100' (STANDARD) |
| 18 | SINGLE FAMILY DWELLING 45' X 100' (SMALL) |
| 38 | MOTOR COURT 48' X 60' MIN. |
| 38 | MOTOR COURT 46' X 60' MIN. |
| 32 | MOTOR COURT 41' X 60' MIN. |
| | OPEN SPACE |

NOTE:

1. 50' REQUIRED SETBACK FROM ANY BUILDING TO EXISTING GAS LINES.

2. ALL MOTORCOURTS ARE 23 FT WIDE AND SHALL BE DEDICATED AS FIRE LANE & ACCESS EASEMENTS IN THEIR ENTIRETY. PLEASE SEE SUBDIVISION PLAT.

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
5550 West Cooper Court
Littleton, Colorado 80120
REDLAND.COM

| | |
|---|---|
| DRAWN | WFS |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

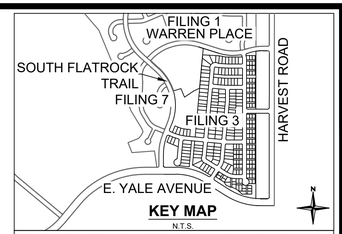
| NO. | DATE | NOTES |
|---|---|---|
| 1 | 5/11/2022 | 1ST SUBMITTAL FOR REVIEW |
| 2 | 9/20/2022 | 2ND SUBMITTAL FOR REVIEW |
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

MURPHY CREEK EAST

LOT TYPE KEY PLAN

SHEET 5

I:\2021\21030 - Murphy Creek\CADD\Sheet Sets\CSP\21030_LOT TYPE KEY PLAN.dwg tab: C3.0 LOT TYPE KEY PLAN Jul 06, 2023 - 2:05pm wschultze

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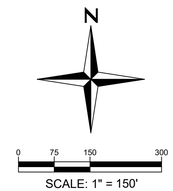
## PHASING PLAN NARRATIVE:

**PHASE ONE** WILL INCLUDE TWO POINTS OF ACCESS TO THE SITE. ONE OFF OF E. WARREN PL AND THE OTHER OFF OF S. FLATROCK TRAIL. THE WATER SYSTEM ON PHASE ONE WILL LOOP INTERNALLY THROUGH E. DICKENSON PL. TO S. HALEYVILLE WAY. THE PROPOSED WATER SYSTEM CONNECTS TO EXISTING AT E. WARREN PL., S. FLATROCK TRAIL AND THROUGH THE END OF S FULTONDALE CT. TO THE EXISTING WATER SYSTEM ON E. YALE AVE.

**PHASE TWO** WILL HAVE FOUR POINTS OF ACCESS. THREE ARE LOCATED OFF OF E. DICKENSON PL AND THE FORTH IS LOCATED ON E. YALE AVE. THE WATER SYSTEM ON PHASE TWO WILL LOOP INTERNALLY THROUGH E. HARVARD DR. AND S. HALEYVILLE WAY. THE PROPOSED WATER SYSTEM FOR PHASE 2 TIES INTO THE PROPOSED WATER SYSTEM FOR PHASE ONE ON E. DICKENSON PL AND TIES INTO THE EXISTING WATER SYSTEM AT THE END OF TRACT G AND AT THE END OF S. GOLD BUG WAY.




SCALE: 1" = 150'

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
5550 West Cooper Avenue, #C
Littleton, Colorado 80120
REDLAND.COM

| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

| DATE | NO. | NOTES |
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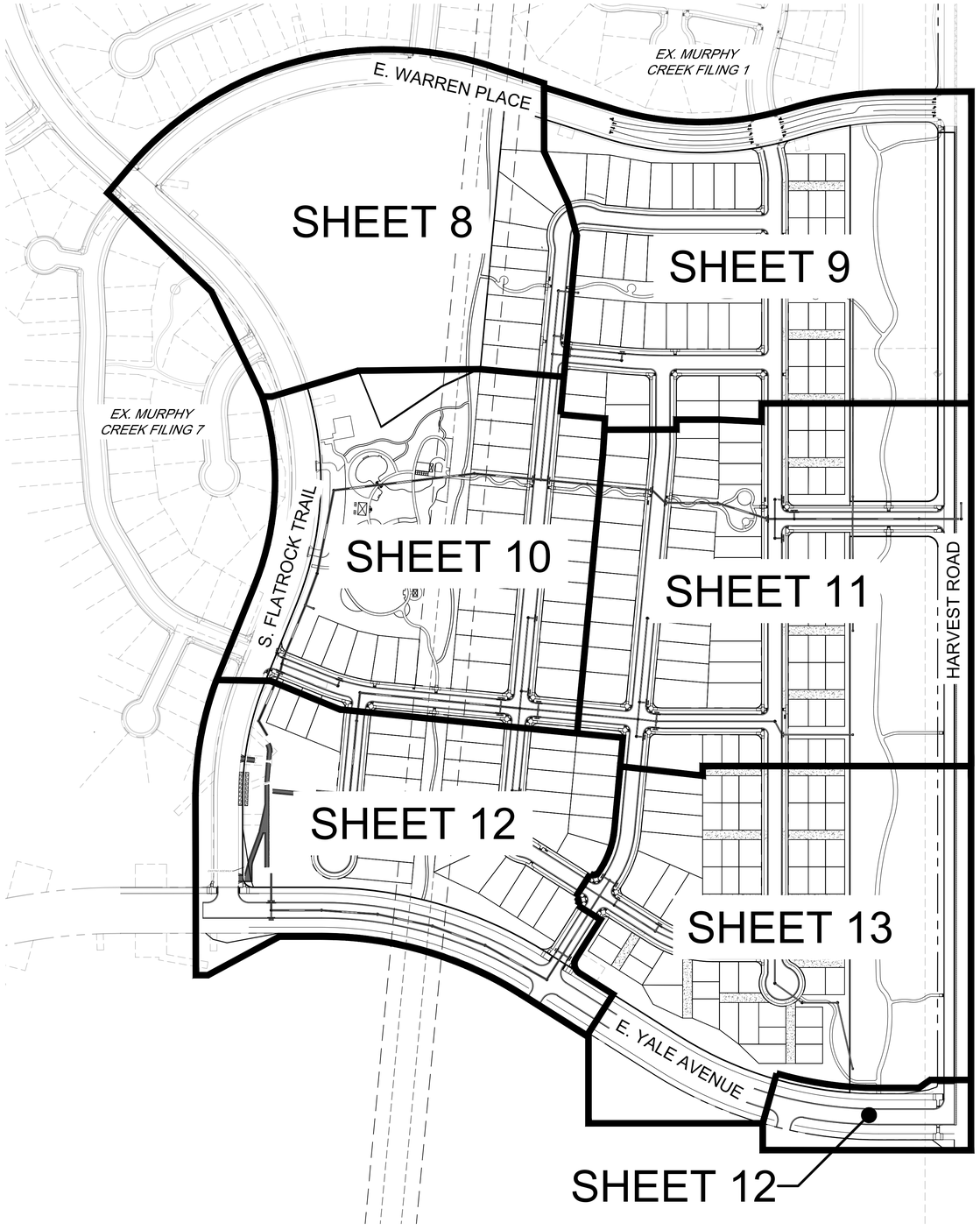
| 4/21/2023 | 4 | 4TH SUBMITTAL FOR REVIEW |
| 7/10/2023 | 5 | TECHNICAL CORRECTIONS |

# MURPHY CREEK EAST

# PHASING PLAN

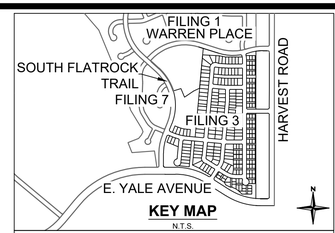
SHEET 6

I:\2021\21030 - Murphy Creek\CADD\Sheet Sets\CSP\21030_PHASING PLAN.dwg, tab: C3.1 PHASING PLAN, Jul 06, 2023 - 2:06pm, wschultze




UNPLATTED HARVEST & JEWELL LLC. PARCEL #1977-00-0-00-515

FUTURE HARVEST ROAD CROSSING BY OTHERS

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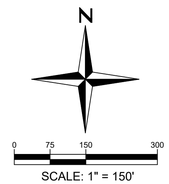


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Littleton, Colorado 80120
REDLAND.COM

| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

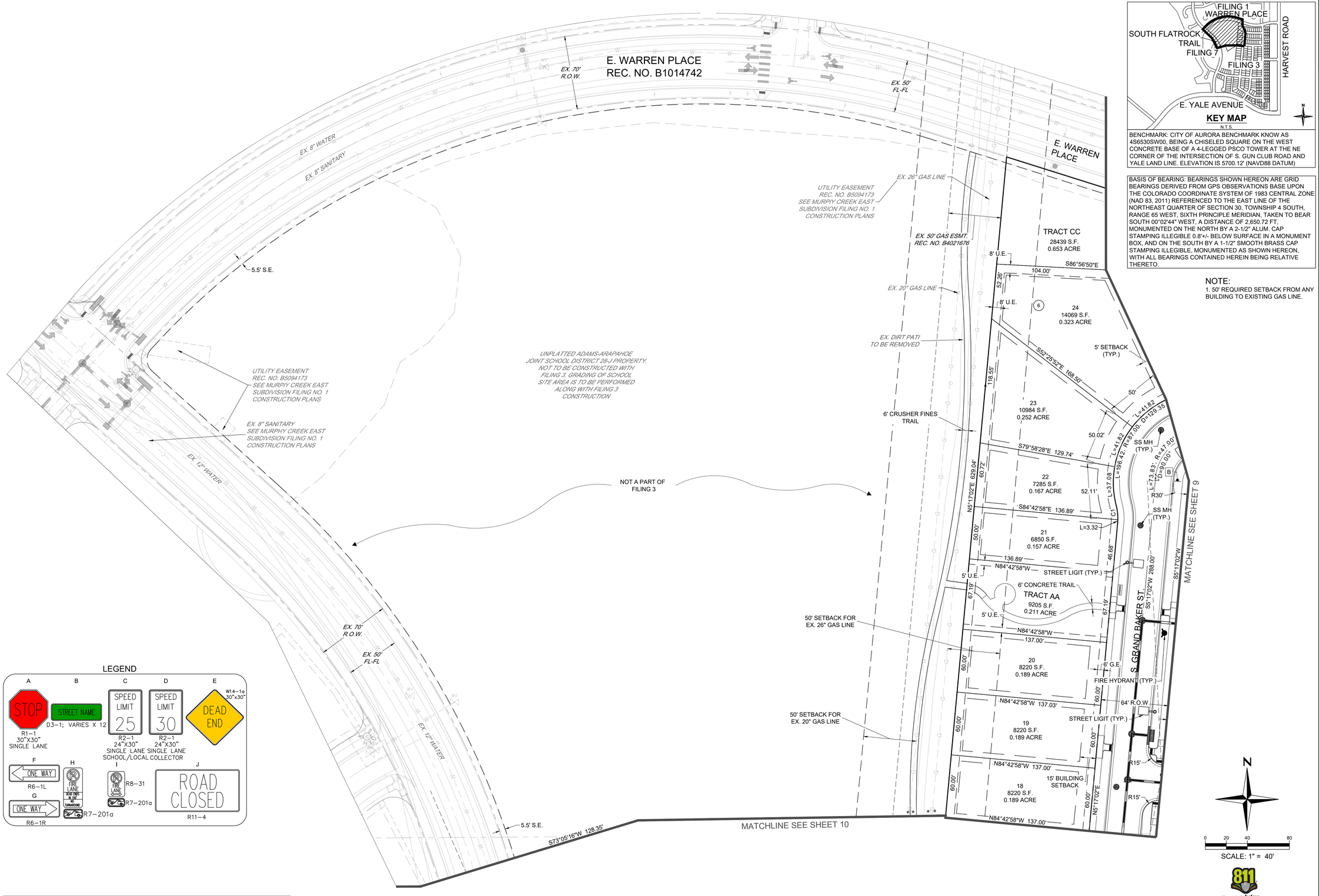
| NO | DATE | NOTES |
|---|---|---|
| 1 | 5/17/2022 | 1ST SUBMITTAL FOR REVIEW |
| 2 | 8/20/2022 | 2ND SUBMITTAL FOR REVIEW |
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/27/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

**MURPHY CREEK EAST**

# SITE PLAN INDEX

SHEET 7

I:\2021\21030 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL SITE PLAN.dwg tab: C4.0 SITE PLAN INDEX Jul 06, 2023 - 2:07pm wschultze

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NOTE:
1. 50' REQUIRED SETBACK FROM ANY BUILDING TO EXISTING GAS LINE.

LEGEND




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 17.17' | 50.00' | 19°40'37" | N4°33'17"W | 17.09' |

Know what's below. Call before you dig.

You MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING. This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation, or fence post installation. Digging without calling can disrupt service to the surrounding neighborhoods. It may harm you and those around you, and potentially result in fines and repair costs.

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
5530 West Eden Court
Littleton, Colorado 80120
REDLAND.COM

| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

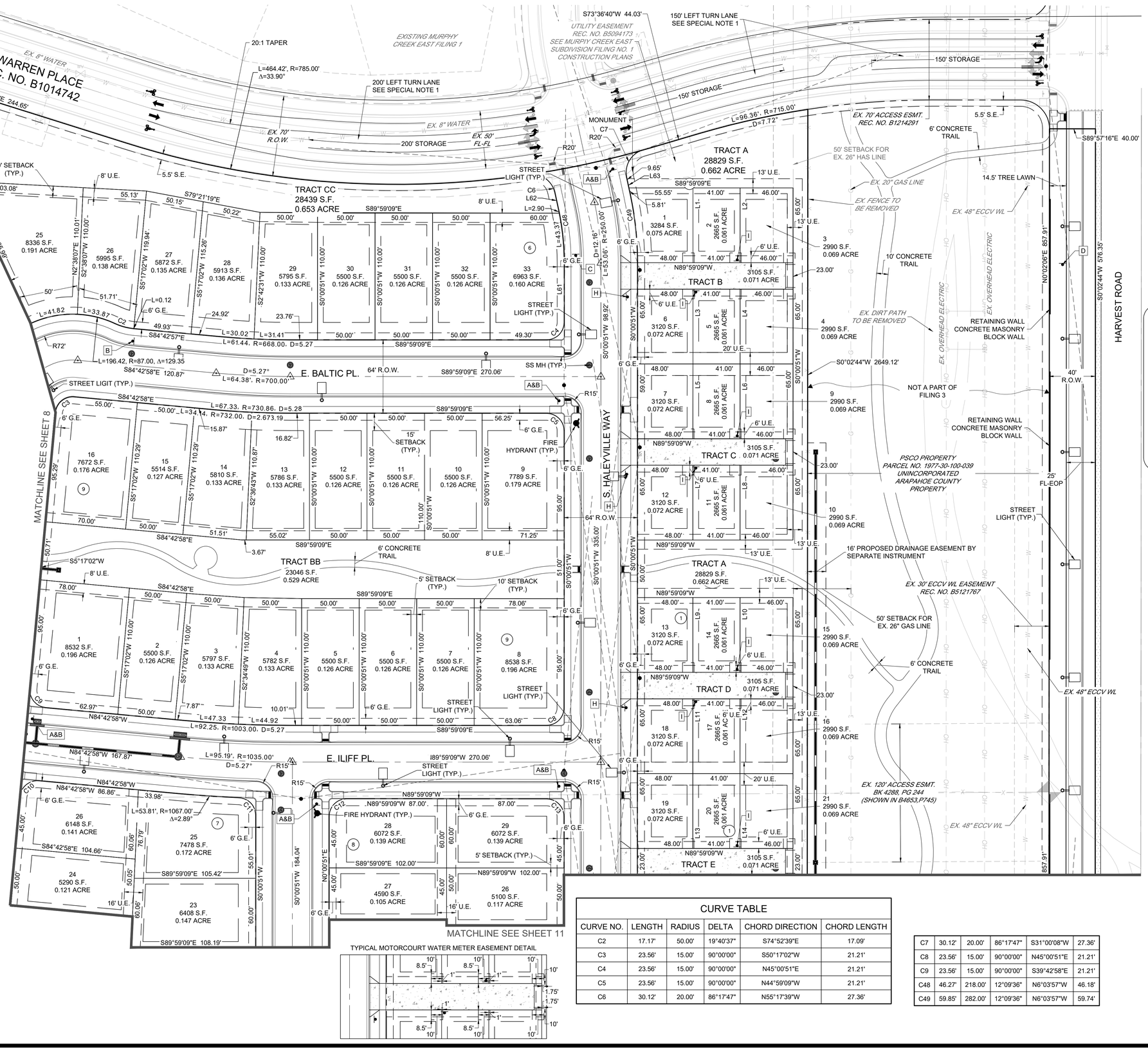
| NO. | DATE | NOTES |
|---|---|---|
| 1 | 5/11/2022 | 1ST SUBMITTAL FOR REVIEW |
| 2 | 9/20/2022 | 2ND SUBMITTAL FOR REVIEW |
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

# MURPHY CREEK EAST

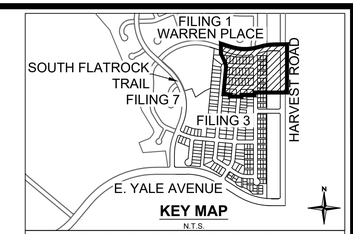
# SITE PLAN

SHEET 8

I:\2021\21030 - Murphy Creek\CADD\Sheet Sets\CSP\21030_OVERALL SITE PLAN.dwg tab: C4.1 SITE PLAN Jul 06, 2023 - 2:07pm wschultze




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C2 | 17.17' | 50.00' | 19°40'37" | S74°52'39"E | 17.09' |
| C3 | 23.56' | 15.00' | 90°00'00" | S50°17'02"W | 21.21' |
| C4 | 23.56' | 15.00' | 90°00'00" | N45°00'51"E | 21.21' |
| C5 | 23.56' | 15.00' | 90°00'00" | N44°59'09"W | 21.21' |
| C6 | 30.12' | 20.00' | 86°17'47" | N55°17'39"W | 27.36' |
| C7 | 30.12' | 20.00' | 86°17'47" | S31°00'08"W | 27.36' |
| C8 | 23.56' | 15.00' | 90°00'00" | N45°00'51"E | 21.21' |
| C9 | 23.56' | 15.00' | 90°00'00" | S39°42'58"E | 21.21' |
| C48 | 46.27' | 218.00' | 12°09'36" | N6°03'57"W | 46.18' |
| C49 | 59.85' | 282.00' | 12°09'36" | N6°03'57"W | 59.74' |

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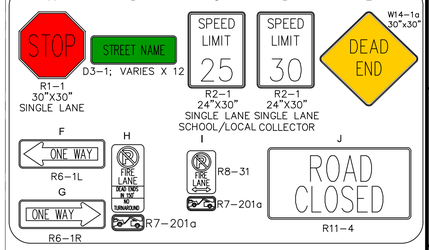
## LEGEND



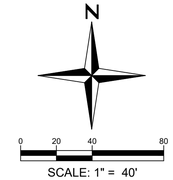

## NOTE:

1. 50' REQUIRED SETBACK FROM ANY BUILDING TO EXISTING GAS LINE.

## SPECIAL NOTE:

1. PROPOSED LEFT TURN LANES. MURPHY CREEK EAST FILING 1 CONSTRUCTION DOCUMENTS FOR EAST WARREN PLACE TO BE AMENDED TO PROVIDE UPDATED STRIPING AS SHOWN APPROXIMATELY ON THIS SITE PLAN.

| LINE TABLE | | |
|---|---|---|
| LINE NO. | LENGTH | DIRECTION |
| L1 | 65.00' | S0°00'51"W |
| L2 | 65.00' | S0°00'51"W |
| L3 | 65.00' | S0°00'51"W |
| L4 | 65.00' | S0°00'51"W |
| L5 | 65.00' | S0°00'51"W |
| L6 | 65.00' | S0°00'51"W |
| L7 | 65.00' | S0°00'51"W |
| L8 | 65.00' | S0°00'51"W |
| L9 | 65.00' | S0°00'51"W |
| L10 | 65.00' | S0°00'51"W |
| L11 | 65.00' | S0°00'51"W |
| L12 | 65.00' | S0°00'51"W |
| L61 | 51.92' | N0°00'51"E |
| L62 | 15.46' | N12°08'45"W |
| L63 | 15.46' | S12°08'45"E |

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Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
5594 W. Gunnison Circle
Littleton, Colorado 80120
REDLAND.COM


| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

| NO. | DATE | NOTES |
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| 1 | 5/11/2022 | 1ST SUBMITTAL FOR REVIEW |
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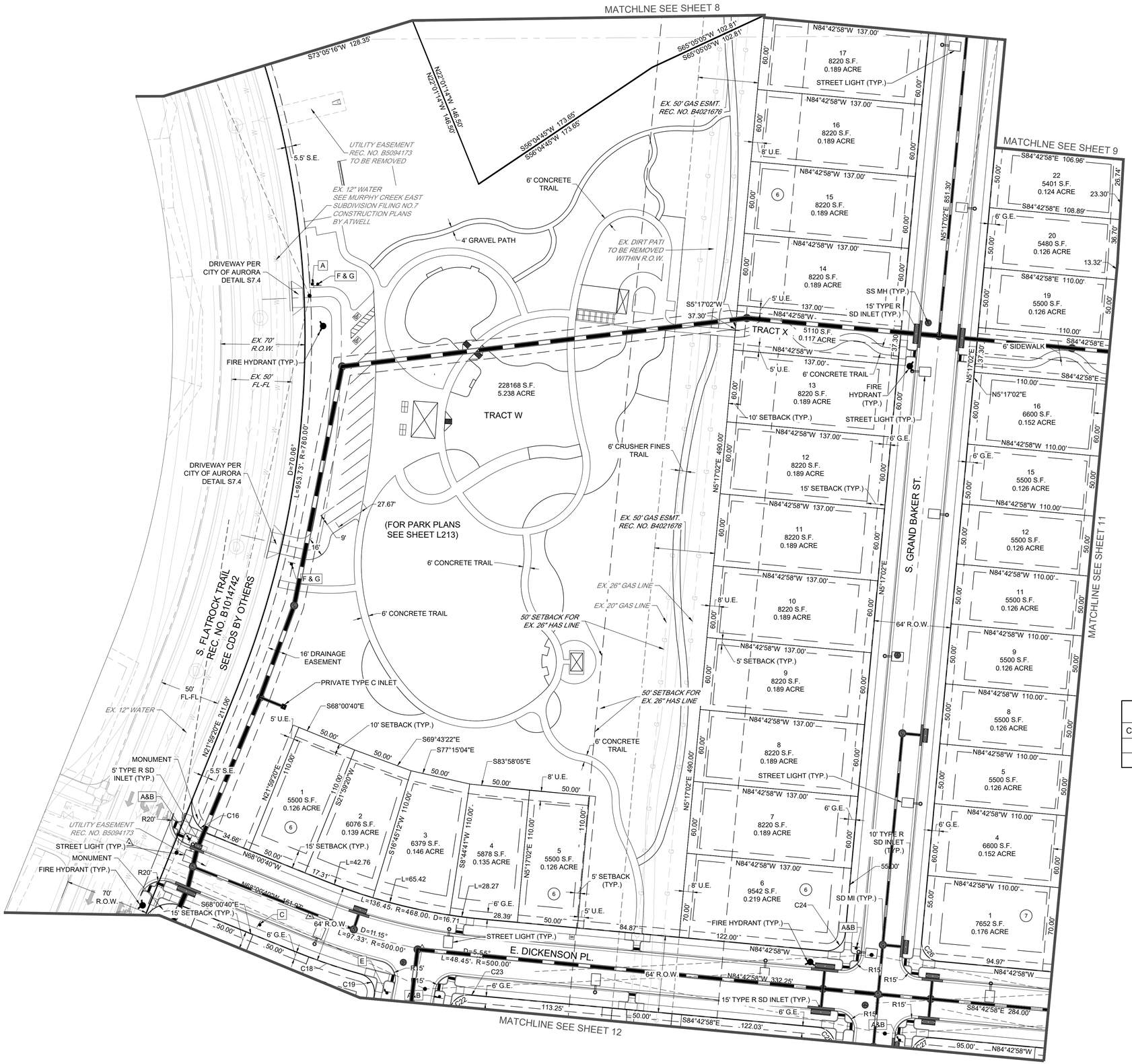
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

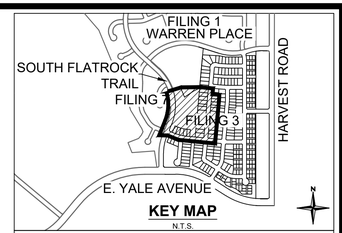
# MURPHY CREEK EAST

# SITE PLAN

SHEET 9

I:\2021\21030 - Murphy Creek\CADD\Sheet Sets\CSP\21030_OVERALL SITE PLAN.dwg tab: C4.2 SITE PLAN Jul 06, 2023 - 2:08pm wschultze

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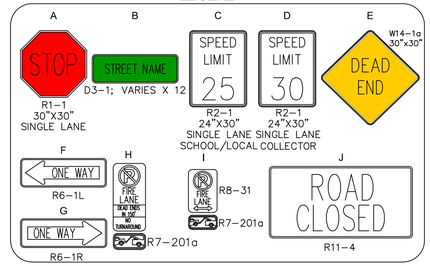
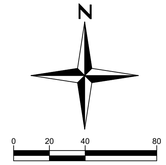



| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C16 | 39.27' | 25.00' | 90°00'00" | S23°00'40"E | 35.36' |
| C24 | 23.56' | 15.00' | 90°00'00" | N50°17'02"E | 21.21' |

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Littleton, Colorado 80120
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| | |
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| DRAWN | JJD |
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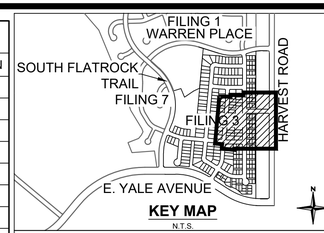
# MURPHY CREEK EAST

# SITE PLAN INDEX

SHEET 10

I:\2021\21030 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL SITE PLAN.dwg tab: C4.3 SITE PLAN Jul 06, 2023 - 2:08pm wschulze

| LINE TABLE | | |
|---|---|---|
| LINE NO. | LENGTH | DIRECTION |
| L13 | 65.00' | S0°00'51"W |
| L14 | 65.00' | S0°00'51"W |
| L15 | 65.00' | S0°00'51"W |
| L16 | 65.00' | S0°00'51"W |
| L17 | 65.00' | S0°00'51"W |
| L18 | 65.00' | S0°00'51"W |
| L19 | 65.00' | S0°00'51"W |
| L20 | 65.00' | S0°00'51"W |
| L21 | 70.58' | S0°00'51"W |
| L22 | 70.58' | S0°00'51"W |
| L23 | 65.00' | S0°00'51"W |
| L24 | 65.00' | S0°00'51"W |
| L25 | 65.00' | S0°00'51"W |
| L26 | 65.00' | S0°00'51"W |
| L27 | 65.00' | S0°00'51"W |
| L28 | 65.00' | S0°00'51"W |
| L29 | 65.00' | S0°00'51"W |
| L30 | 65.00' | S0°00'51"W |
| L31 | 65.00' | S0°00'51"W |
| L32 | 65.00' | S0°00'51"W |




BENCHMARK: CITY OF AURORA BENCHMARK KNOW AS 4S6530SW00, BEING A CHISELED SQUARE ON THE WEST CONCRETE BASE OF A 4-LEGGED PSCO TOWER AT THE NE CORNER OF THE INTERSECTION OF S. GUN CLUB ROAD AND YALE LAND LINE. ELEVATION IS 5700.12' (NAVD88 DATUM)

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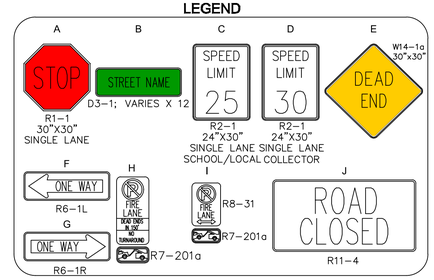
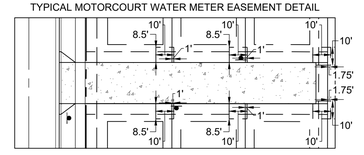
## LEGEND




NOTE:
1. 50' REQUIRED SETBACK FROM ANY BUILDING TO EXISTING GAS LINE.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C10 | 23.56' | 15.00' | 90°00'00" | S50°17'02"W | 21.21' |
| C11 | 22.94' | 15.00' | 87°37'11" | N43°47'45"W | 20.77' |
| C12 | 23.56' | 15.00' | 90°00'00" | S45°00'51"W | 21.21' |
| C13 | 23.56' | 15.00' | 90°00'00" | N44°59'09"W | 21.21' |
| C14 | 23.56' | 15.00' | 90°00'00" | S44°59'09"E | 21.21' |
| C15 | 23.56' | 15.00' | 90°00'00" | S45°00'51"W | 21.21' |
| C26 | 23.56' | 15.00' | 90°00'00" | S39°42'58"E | 21.21' |
| C28 | 23.56' | 15.00' | 90°00'00" | N50°17'02"E | 21.21' |
| C30 | 23.80' | 15.00' | 90°54'57" | S40°10'27"E | 21.38' |
| C33 | 23.56' | 15.00' | 90°00'00" | N44°59'09"W | 21.21' |

TYPICAL MOTORCOURT WATER METER EASEMENT DETAIL




SCALE: 1" = 40'

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Redland
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720.283.6783 Office
5594 S. Jamaica Court
Littleton, Colorado 80120
REDLAND.COM

| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

| NO. | DATE | NOTES |
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| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

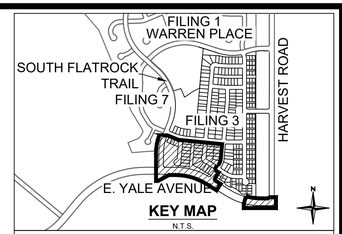
# MURPHY CREEK EAST

# SITE PLAN

SHEET 11

I:\2021\21030 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL SITE PLAN.dwg tab: C4.4 SITE PLAN Jul 06, 2023 - 2:08pm wschulze

NOTE:
1. 50' REQUIRED SETBACK FROM ANY BUILDING TO EXISTING GAS LINE.




KEY MAP
N.T.S.

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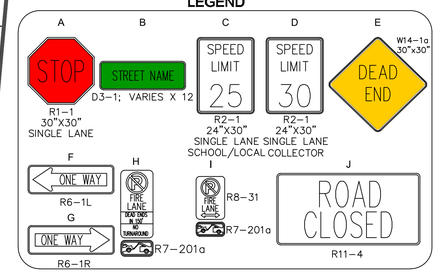
## LEGEND




## CURVE TABLE

| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
|---|---|---|---|---|---|
| C18 | 57.79' | 532.00' | 6°13'27" | S71°07'24"E | 57.76' |
| C19 | 22.26' | 15.00' | 85°01'17" | N31°43'29"W | 20.27' |
| C20 | 26.70' | 282.00' | 5°25'27" | S8°04'26"W | 26.69' |
| C21 | 20.55' | 218.00' | 5°24'04" | S8°03'45"W | 20.54' |
| C22 | 22.29' | 15.00' | 85°08'36" | S53°20'05"W | 20.30' |
| C23 | 5.78' | 532.00' | 0°37'21" | S84°24'17"E | 5.78' |
| C25 | 23.56' | 15.00' | 90°00'00" | N39°42'58"W | 21.21' |
| C35 | 17.17' | 50.00' | 19°40'37" | N15°07'21"E | 17.09' |

SCALE: 1" = 40'

Know what's below. Call before you dig.

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Redland
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5593 West Crocker Court
Littleton, Colorado 80120
REDLAND.COM


DRAWN JJD
CHECKED MJW
APPROVED BCH
PROJECT NO. 21030
HORZ. SCALE N/A
VERT. SCALE N/A

| NO. | DATE | NOTES |
|---|---|---|
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| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

# MURPHY CREEK EAST

# SITE PLAN

SHEET 12

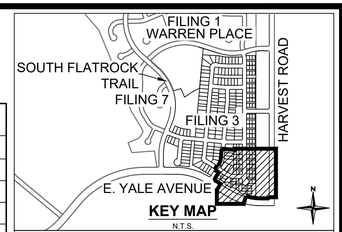
I:\2021\21030 - Murphy Creek\CADD\Sheet Sets\CSP\21030_OVERALL SITE PLAN.dwg tab: C4.5 SITE PLAN Jul 06, 2023 - 2:09pm wschultze

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 12

NOTE:
1. 50' REQUIRED SETBACK FROM ANY BUILDING TO EXISTING GAS LINE.

| LINE TABLE | | |
|---|---|---|
| LINE NO. | LENGTH | DIRECTION |
| L33 | 65.00' | S0°00'51"W |
| L34 | 65.00' | S0°00'51"W |
| L35 | 65.00' | S0°00'51"W |
| L36 | 65.00' | S0°00'51"W |
| L37 | 65.00' | S0°00'51"W |
| L38 | 65.00' | S0°00'51"W |
| L39 | 65.00' | S0°00'51"W |
| L40 | 65.00' | S0°00'51"W |
| L41 | 65.00' | S0°00'51"W |
| L42 | 65.00' | S0°00'51"W |
| L43 | 65.00' | S0°00'51"W |
| L44 | 65.00' | S0°00'51"W |
| L45 | 65.00' | S0°00'51"W |
| L46 | 65.00' | S0°00'51"W |
| L47 | 65.00' | S0°00'51"W |
| L48 | 74.81' | N0°00'51"E |
| L49 | 75.00' | S0°00'51"W |
| L50 | 75.00' | S0°00'51"W |
| L51 | 65.00' | S0°00'51"W |
| L52 | 65.00' | S0°00'51"W |
| L53 | 65.00' | S0°00'51"W |
| L54 | 65.00' | S0°00'51"W |
| L55 | 65.00' | S0°00'51"W |
| L56 | 65.00' | S0°00'51"W |
| L57 | 65.00' | S0°00'51"W |
| L58 | 65.00' | S0°00'51"W |
| L59 | 75.00' | S0°00'51"W |
| L60 | 75.00' | S0°00'51"W |

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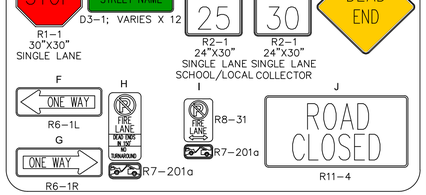
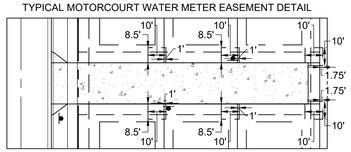
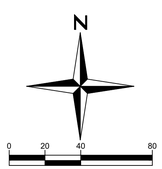
LEGEND




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C27 | 23.56' | 15.00' | 90°00'00" | S50°17'02"W | 21.21' |
| C29 | 23.56' | 15.00' | 90°00'00" | N39°42'58"W | 21.21' |
| C31 | 23.40' | 15.00' | 89°22'26" | S49°58'15"W | 21.10' |
| C37 | 16.50' | 15.00' | 63°01'19" | S26°13'37"E | 15.68' |
| C38 | 23.56' | 15.00' | 90°00'00" | N77°15'43"E | 21.21' |
| C39 | 23.56' | 15.00' | 90°00'00" | N12°44'17"W | 21.21' |
| C40 | 23.56' | 15.00' | 90°00'00" | S12°44'17"E | 21.21' |
| C41 | 23.56' | 15.00' | 90°00'00" | S77°15'43"W | 21.21' |
| C42 | 38.73' | 25.00' | 88°45'32" | N76°38'29"E | 34.97' |
| C43 | 39.27' | 25.00' | 90°00'00" | S12°44'17"E | 35.36' |
| C44 | 158.72' | 282.00' | 32°14'52" | S73°51'43"E | 156.63' |
| C45 | 23.56' | 15.00' | 90°00'00" | N45°00'51"E | 21.21' |
| C46 | 23.56' | 15.00' | 90°00'00" | N44°59'09"W | 21.21' |
| C47 | 17.00' | 15.00' | 64°55'55" | S32°27'07"E | 16.10' |

TYPICAL MOTORCOURT WATER METER EASEMENT DETAIL





SCALE: 1" = 40'

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Littleton, Colorado 80120
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DRAWN JJD
CHECKED MJW
APPROVED BCH
PROJECT NO. 21030
HORZ. SCALE N/A
VERT. SCALE N/A

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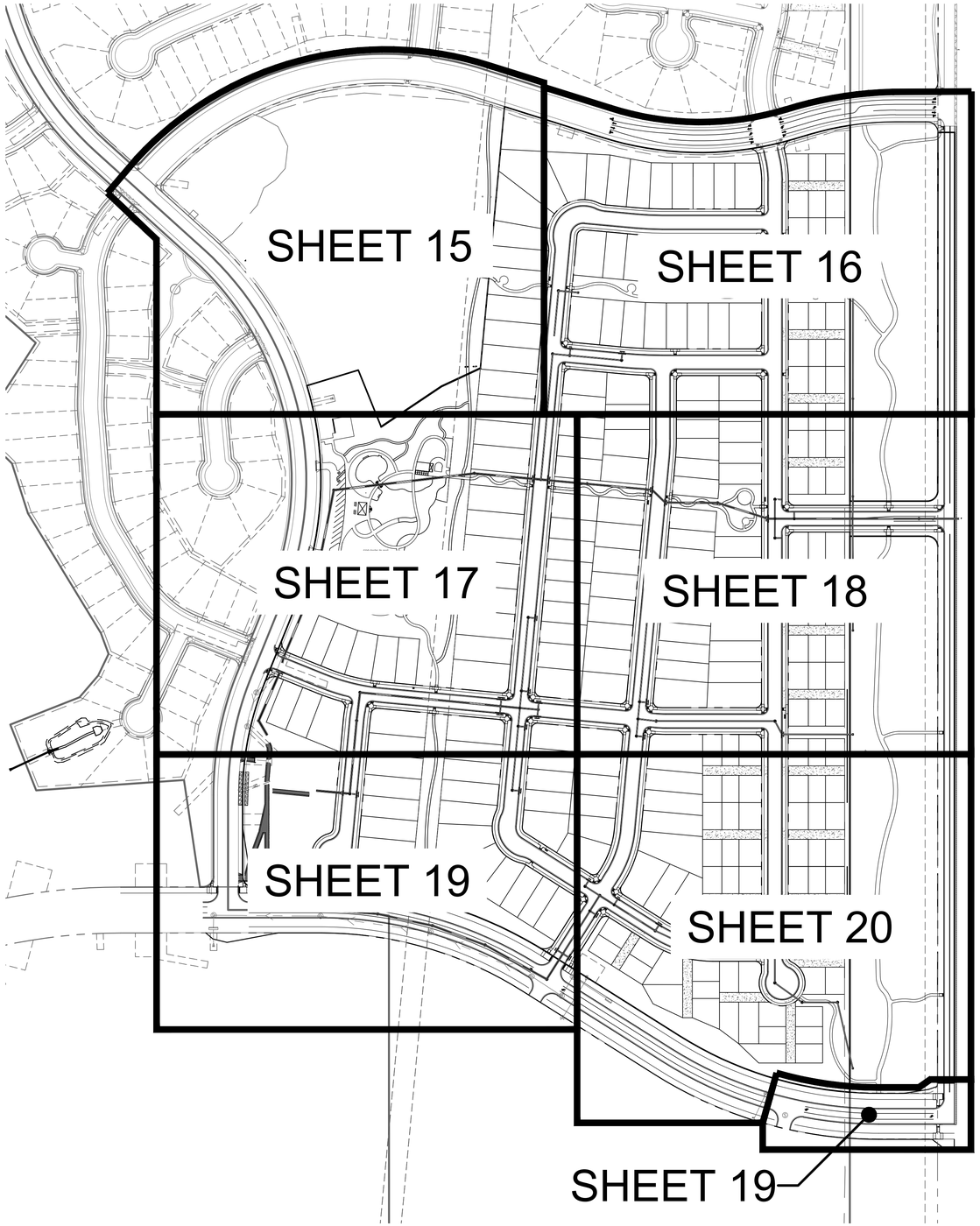
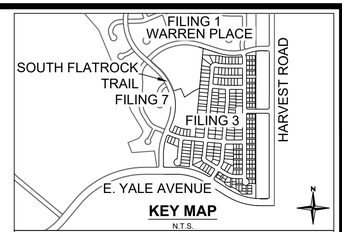
MURPHY CREEK EAST

SITE PLAN

SHEET 13

I:\2021\21030 - Murphy Creek\CAD\Sheet Set\CSP\21030_OVERALL SITE PLAN.dwg tab: C4.6 SITE PLAN Jul 06, 2023 - 2:09pm wschultze




**KEY MAP**

N.T.S.

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N

0 75 150 300

SCALE: 1" = 150'

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| DRAWN | JJD |
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# MURPHY CREEK EAST

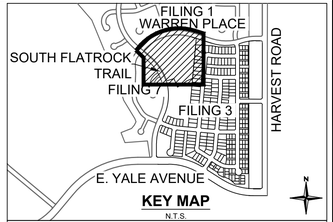
# GRADING PLAN INDEX

SHEET

14

I:\2021\21030 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL GRADING PLAN.dwg tab: C5.0 GRADING PLAN INDEX jul 06, 2023 - 2:10pm wredtuttze

NOTE:
1. 50' REQUIRED SETBACK FROM ANY BUILDING TO EXISTING GAS LINE.

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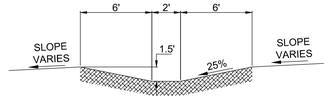
LEGEND

- BLOCK NUMBER OF MURPHY CREEK EAST CSP PHASE 1
- LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED FLARED END SECTION
- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PHASE BOUNDARY
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE

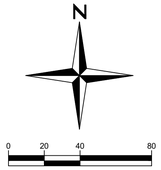
## GRADING PLAN NOTES

** = INDIVIDUAL LOT RETAINING WALLS MAY BE REQUIRED.

1. CONTOURS FOR E. WARREN PLACE AND S. FLATROCK TRAIL ARE SHOWN FOR APPROXIMATE REFERENCE ONLY. SEE FILING 1 AND FILING 7 PLANS BY OTHERS.
2. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS.
3. MAX 4' TALL HEIGHT RETAINING WALL FOR RESIDENTIAL DEVELOPMENT.
4. RAILING IS REQUIRED FOR RETAINING WALLS GREATER THAN 30" IN HEIGHT.




SWALE SECTION A
N.T.S.




SCALE: 1" = 40'

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NOT A PART OF FILING 3

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 17

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
5800 Ward Road, Suite 210
Littleton, Colorado 80120
REDLAND.COM

| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

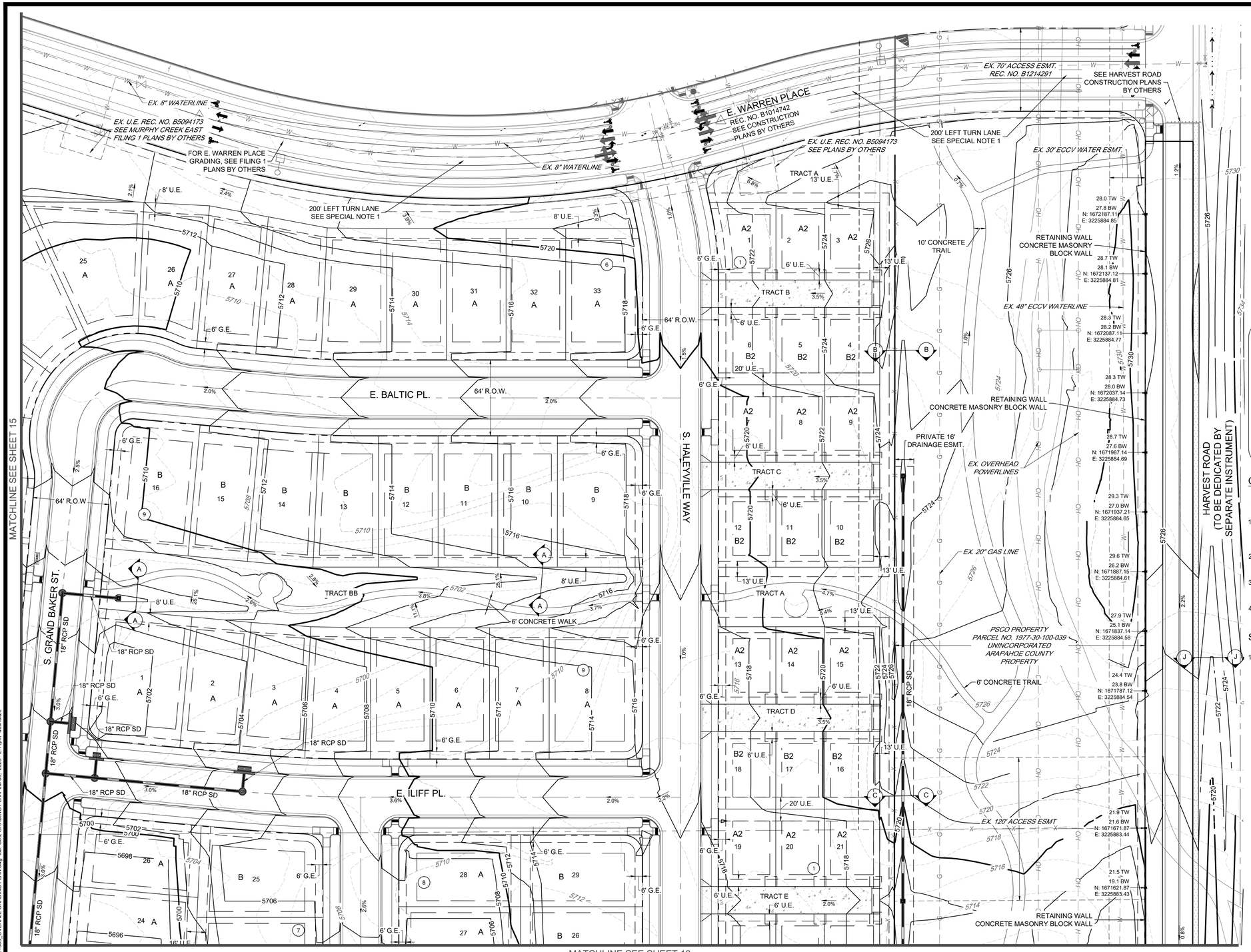
| NO. | DATE | NOTES |
|---|---|---|
| 1 | 5/11/2022 | 1ST SUBMITTAL FOR REVIEW |
| 2 | 9/20/2022 | 2ND SUBMITTAL FOR REVIEW |
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

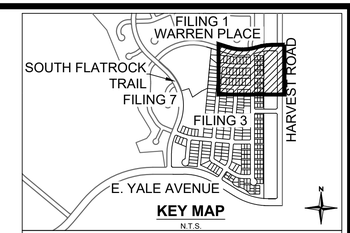
MURPHY CREEK EAST

GRADING PLAN

SHEET 15

I:\2021\21030 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL GRADING PLAN.dwg tab: CS 1 GRADING PLAN Jul 06, 2023 - 2:11pm wschulze




BENCHMARK: CITY OF AURORA BENCHMARK KNOW AS 4S6530SW00, BEING A CHISELED SQUARE ON THE WEST CONCRETE BASE OF A 4-LEGGED PSCO TOWER AT THE NE CORNER OF THE INTERSECTION OF S. GUN CLUB ROAD AND YALE LAND LINE. ELEVATION IS 5700.12' (NAVD88 DATUM)

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## LEGEND

- BLOCK NUMBER OF MURPHY CREEK EAST CSP PHASE 1
- LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED FLARED END SECTION
- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PHASE BOUNDARY
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE

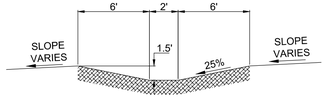
## GRADING PLAN NOTES

** = INDIVIDUAL LOT RETAINING WALLS MAY BE REQUIRED.

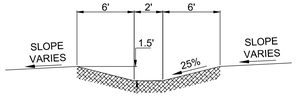
1. CONTOURS FOR E. WARREN PLACE AND S. FLATROCK TRAIL ARE SHOWN FOR APPROXIMATE REFERENCE ONLY. SEE FILING 1 AND FILING 7 PLANS BY OTHERS.
2. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS.
3. MAX 4' TALL HEIGHT RETAINING WALL FOR RESIDENTIAL DEVELOPMENT.
4. RAILING IS REQUIRED FOR RETAINING WALLS GREATER THAN 30" IN HEIGHT.

## SPECIAL NOTE:

1. PROPOSED LEFT TURN LANES. MURPHY CREEK EAST FILING 1 CONSTRUCTION DOCUMENTS FOR EAST WARREN PLACE TO BE AMENDED TO PROVIDE UPDATED STRIPING AS SHOWN APPROXIMATELY ON THIS SITE PLAN.




SWALE SECTION A
N.T.S.




SWALE SECTION B
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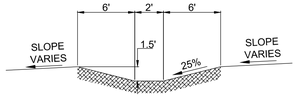
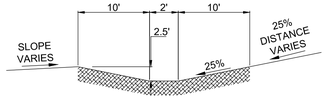



SWALE SECTION C
N.T.S.




SWALE SECTION J
N.T.S.

SCALE: 1" = 40'

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5800 Ward Road, Suite 210
Littleton, Colorado 80120
REDLAND.COM


| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

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| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

# MURPHY CREEK EAST

# GRADING PLAN

SHEET 16

I:\2021\21030 - Murphy Creek\CADD\Sheet Sets\CSP\21030_OVERALL GRADING PLAN.dwg, tab: CS-2 GRADING PLAN, Jul 06, 2023 - 2:17pm, wschultze

MATCHLNE SEE SHEET 15

MATCHLNE SEE SHEET 16

MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 19

E. ILIFF PL.

E. BAKER PL.

E. DICKENSON PL.

S. GRAND BAKER ST.

S. FULTONDALE CT.

S. FLATROCK TRAIL
REC. NO. B1014742

TRACT W

TRACT X

EXISTING MURPHY
CREEK FILING 7

FOR PARK PLANS,
SEE SHEET L213

FOR S. FLATROCK TRAIL
GRADING, SEE FILING 7
PLANS BY ATWELL

EX. 36" RCP STORM
TO BE REMOVED

EX. 12" WATERLINE

EX. 36" RCP STORM
TO BE CAPPED AND PLUGGED

EX. 8" SANITARY SEWER

EX. 18" RCP STORM
TO BE REMOVED

EX. 50' GAS ESMT.
REC. NO. B4021676

EX. 26" GAS LINE

EX. 20" GAS LINE

EX. 8" SANITARY SEWER

6' CONCRETE TRAIL

5' DIRT TRAIL

6' CONCRETE WALK

36" RCP SD

30" RCP SD

24" RCP SD

18" RCP SD

42" RCP SD

5' U.E.

6' G.E.

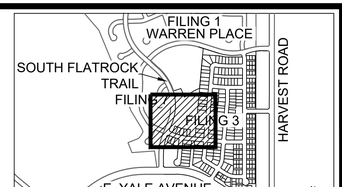
8' U.E.

64' R.O.W.

5.5' S.E.

100 YR WSEL

PROP. FOREBAY




KEY MAP

N.T.S.

BENCHMARK: CITY OF AURORA BENCHMARK KNOW AS 4S6530SW00, BEING A CHISELED SQUARE ON THE WEST CONCRETE BASE OF A 4-LEGGED PSCO TOWER AT THE NE CORNER OF THE INTERSECTION OF S. GUN CLUB ROAD AND YALE LAND LINE. ELEVATION IS 5700.12' (NAVD88 DATUM)

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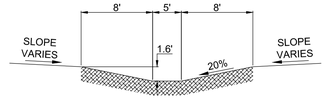


SWALE SECTION I

N.T.S.

N

0 20 40 80

SCALE: 1" = 40'

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5530 West Eisenhower Circle
Littleton, Colorado 80120
REDLAND.COM


| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

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# MURPHY CREEK EAST

# GRADING PLAN

SHEET

17

I:\2021\21030 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL GRADING PLAN.dwg tab: C6.3 GRADING PLAN Jul 06, 2023 - 2:12pm wschultze

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 27

S. GOLD BUG ST.

S. HALEYVILLE WAY

E. CASPIAN AVE.

E. DICKENSON PL.

HARVEST ROAD
(TO BE DEDICATED BY SEPARATE INSTRUMENT)

TRACT A

TRACT F

TRACT G

TRACT H

TRACT I

TRACT Y

TRACT Z

RETAINING WALL
CONCRETE MASONRY BLOCK WALL

10' CONCRETE TRAIL

6' CONCRETE TRAIL

6' CONCRETE WALK

EX. 48" ECCV WATERLINE

EX. 30" ECCV WATER ESMT.

EX. 20" GAS LINE

EX. OVERHEAD POWERLINES

PSCO PROPERTY
PARCEL NO. 1977-30-100-039
UNINCORPORATED
ARAPAHOE COUNTY
PROPERTY

## GRADING PLAN NOTES

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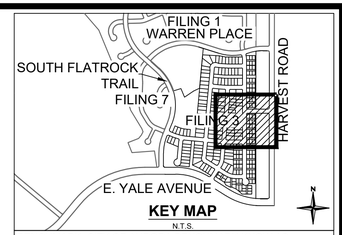


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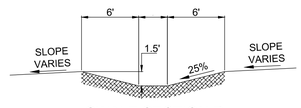
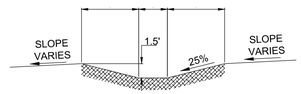



SWALE SECTION D
N.T.S.




SWALE SECTION E
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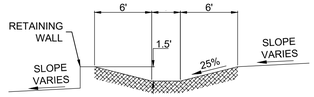


SWALE SECTION F
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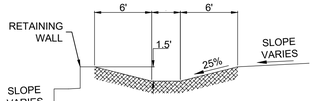
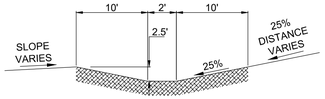



SWALE SECTION G
N.T.S.




SWALE SECTION J
N.T.S.

SCALE: 1" = 40'

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5334 South Prince Street
Littleton, Colorado 80120
REDLAND.COM


| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

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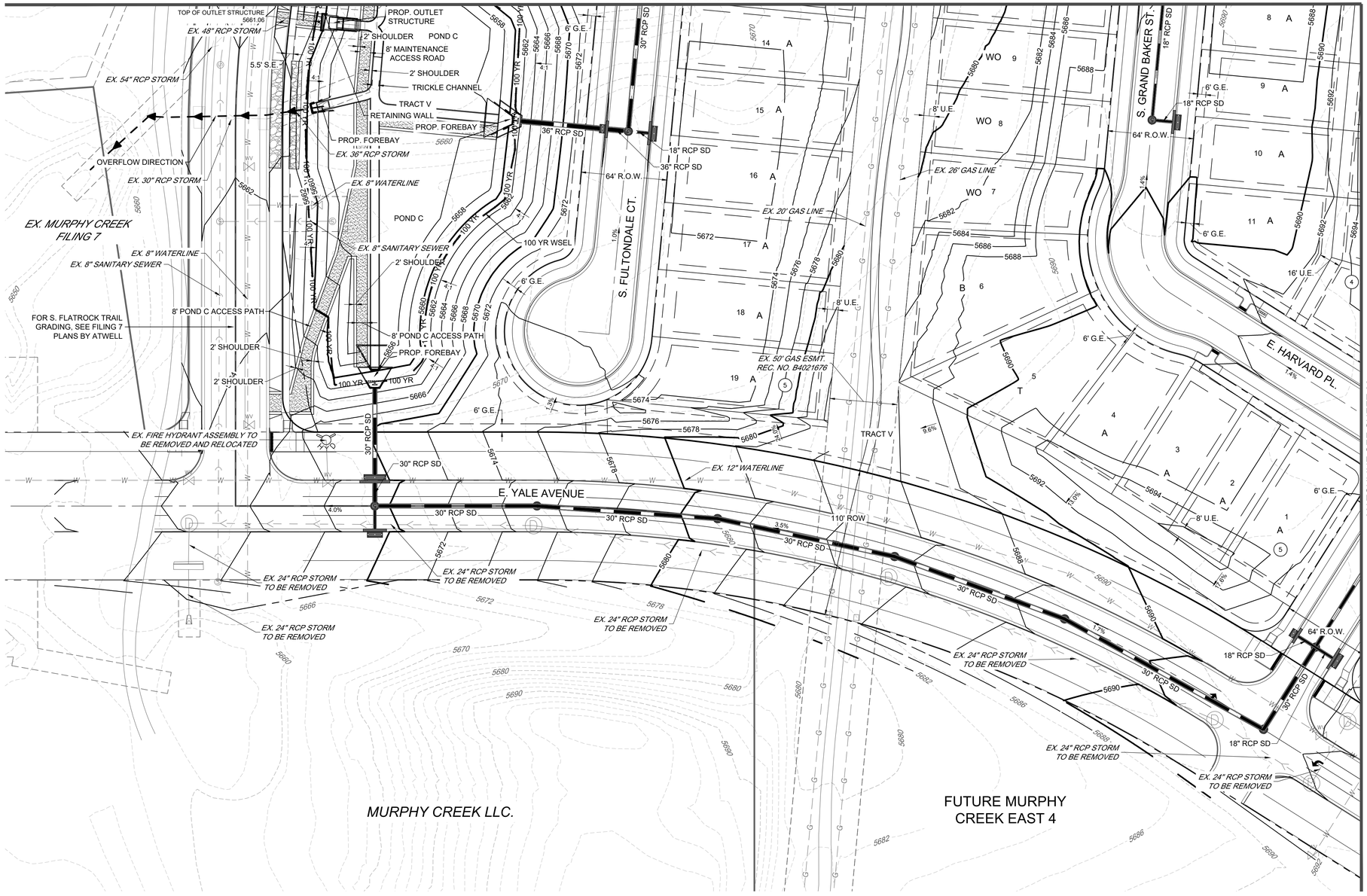
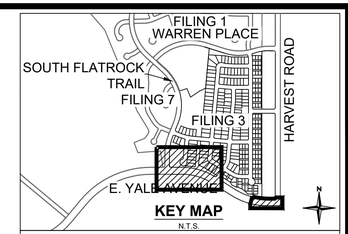
# MURPHY CREEK EAST

# GRADING PLAN

SHEET 18

I:\2021\21030 - Murphy Creek\CAD\Sheet Set\CSP\21030_OVERALL GRADING PLAN.dwg tab: CS.4 GRADING PLAN Jul 06, 2023 - 2:12pm wschultze

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N

0 20 40 80

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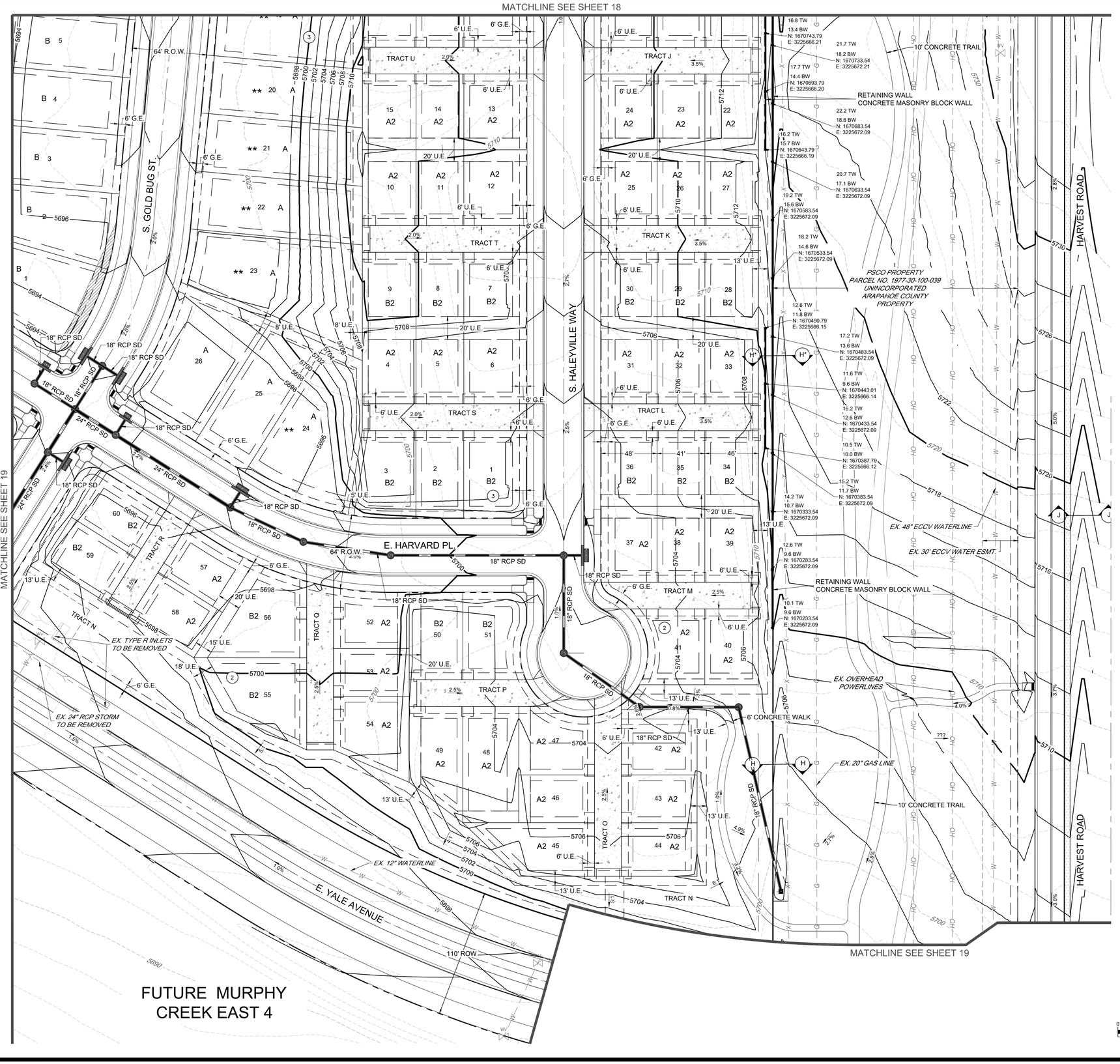
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

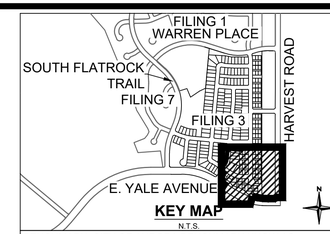
# MURPHY CREEK EAST

# GRADING PLAN

SHEET 19

I:\2021\21030 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL GRADING PLAN.dwg tab: C5.5 GRADING PLAN Jul 06, 2023 - 2:12pm wschultze




BENCHMARK: CITY OF AURORA BENCHMARK KNOW AS 4S6530SW00, BEING A CHISELED SQUARE ON THE WEST CONCRETE BASE OF A 4-LEGGED PSCO TOWER AT THE NE CORNER OF THE INTERSECTION OF S. GUN CLUB ROAD AND YALE LAND LINE. ELEVATION IS 5700.12' (NAVD88 DATUM)

BASIS OF BEARING: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASE UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST, SIXTH PRINCIPLE MERIDIAN, TAKEN TO BEAR SOUTH 00°02'44" WEST, A DISTANCE OF 2,650.72 FT, MONUMENTED ON THE NORTH BY A 2-1/2" ALUM. CAP STAMPING ILLEGIBLE 0.8'+/- BELOW SURFACE IN A MONUMENT BOX, AND ON THE SOUTH BY A 1-1/2" SMOOTH BRASS CAP STAMPING ILLEGIBLE, MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

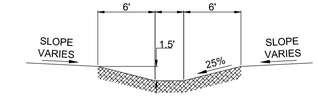
## LEGEND

- BLOCK NUMBER OF MURPHY CREEK EAST CSP PHASE 1
- LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED FLARED END SECTION
- PROPERTY LINE
- R.O.W. LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PHASE BOUNDARY
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE

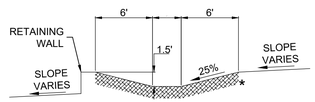
## GRADING PLAN NOTES

** = INDIVIDUAL LOT RETAINING WALLS MAY BE REQUIRED.

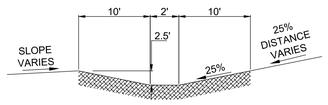
1. CONTOURS FOR E. WARREN PLACE AND S. FLATROCK TRAIL ARE SHOWN FOR APPROXIMATE REFERENCE ONLY. SEE FILING 1 AND FILING 7 PLANS BY OTHERS.
2. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS.
3. MAX 4' TALL HEIGHT RETAINING WALL FOR RESIDENTIAL DEVELOPMENT.
4. RAILING IS REQUIRED FOR RETAINING WALLS GREATER THAN 30" IN HEIGHT.



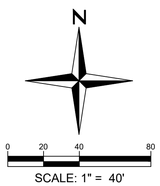

SWALE SECTION H
N.T.S.




SWALE SECTION H
N.T.S.




SWALE SECTION J
N.T.S.




SCALE: 1" = 40'

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

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Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
5150 West Plaza Drive, Suite 100
Littleton, Colorado 80120
REDLAND.COM


| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

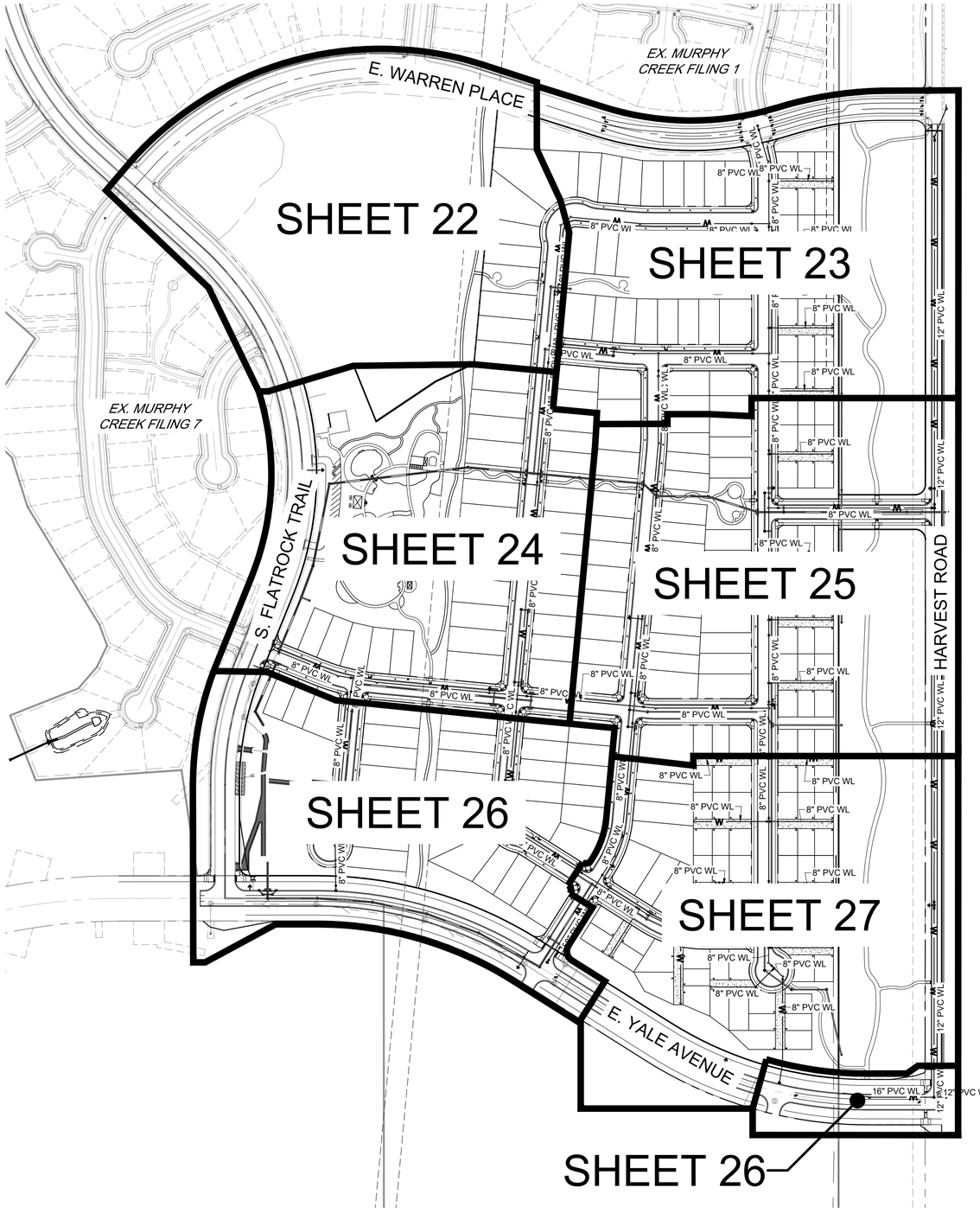
| NO | DATE | NOTES |
|---|---|---|
| 1 | 5/11/2022 | 1ST SUBMITTAL FOR REVIEW |
| 2 | 8/22/2022 | 2ND SUBMITTAL FOR REVIEW |
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

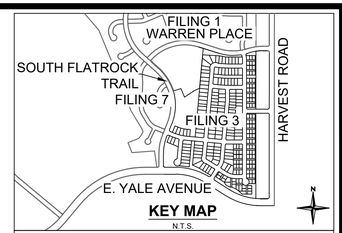
# MURPHY CREEK EAST

# GRADING PLAN

SHEET 20

I:\2021\21030 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL GRADING PLAN.dwg tab: C5.6 GRADING PLAN Jul 06, 2023 - 2:13pm wschutze




**KEY MAP**
N.T.S.

BENCHMARK: CITY OF AURORA BENCHMARK KNOW AS 4S6530SW00, BEING A CHISELED SQUARE ON THE WEST CONCRETE BASE OF A 4-LEGGED PSCO TOWER AT THE NE CORNER OF THE INTERSECTION OF S. GUN CLUB ROAD AND YALE LAND LINE. ELEVATION IS 5700.12' (NAVD88 DATUM)

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N

0 75 150 300

SCALE: 1" = 150'

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5155 West Rio Grande Court
Littleton, Colorado 80120
REDLAND.COM


| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

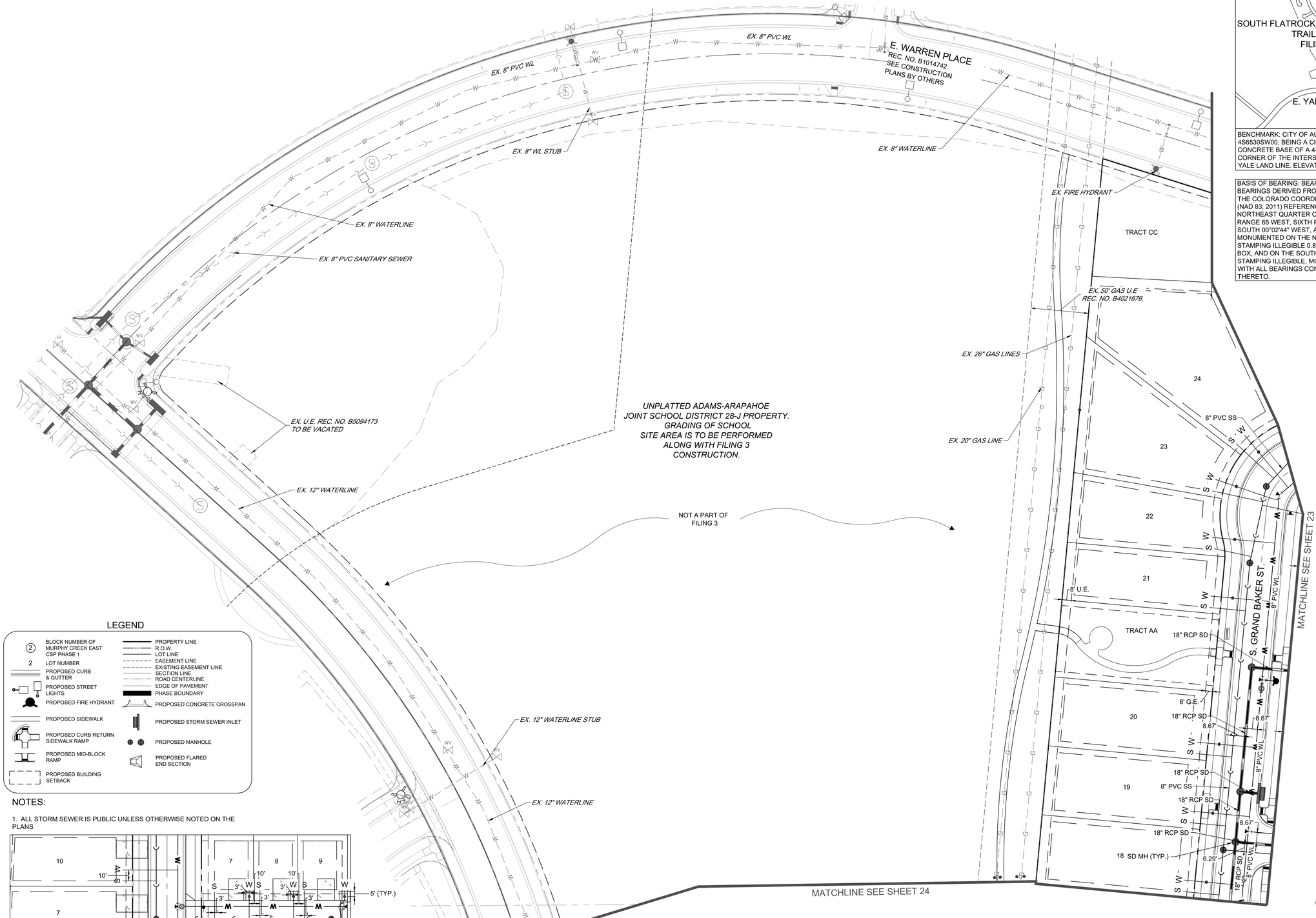
| DATE | NO | NOTES |
|---|---|---|
| 5/17/2022 | 1 | 1ST SUBMITTAL FOR REVIEW |
| 8/20/2022 | 2 | 2ND SUBMITTAL FOR REVIEW |
| 2/3/2023 | 3 | 3RD SUBMITTAL FOR REVIEW |
| 4/27/2023 | 4 | 4TH SUBMITTAL FOR REVIEW |
| 7/10/2023 | 5 | TECHNICAL CORRECTIONS |

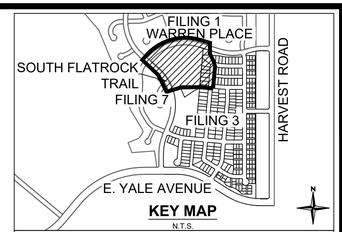
**MURPHY CREEK EAST**

# UTILITY PLAN INDEX

SHEET 21

I:\2021\21030 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL UTILITY PLAN.dwg, tab: OS.0 UTILITY PLAN INDEX, jul 06, 2023 - 2:14pm, wschultze

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## LEGEND

- BLOCK NUMBER OF MURPHY CREEK EAST CSP PHASE 1
- LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHTS
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED BUILDING SETBACK
- PROPERTY LINE
- R.O.W. LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
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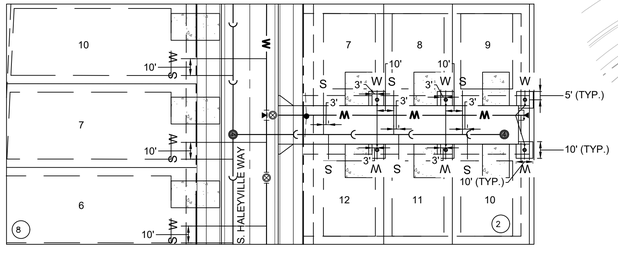
- EDGE OF PAVEMENT
- PHASE BOUNDARY
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION

## NOTES:

1. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS




TYPICAL UTILITY SERVICE LAYOUT
N.T.S.

SCALE: 1" = 40'

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720.283.6783 Office
5550 West Cherry Street
Littleton, Colorado 80120
REDLAND.COM

| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

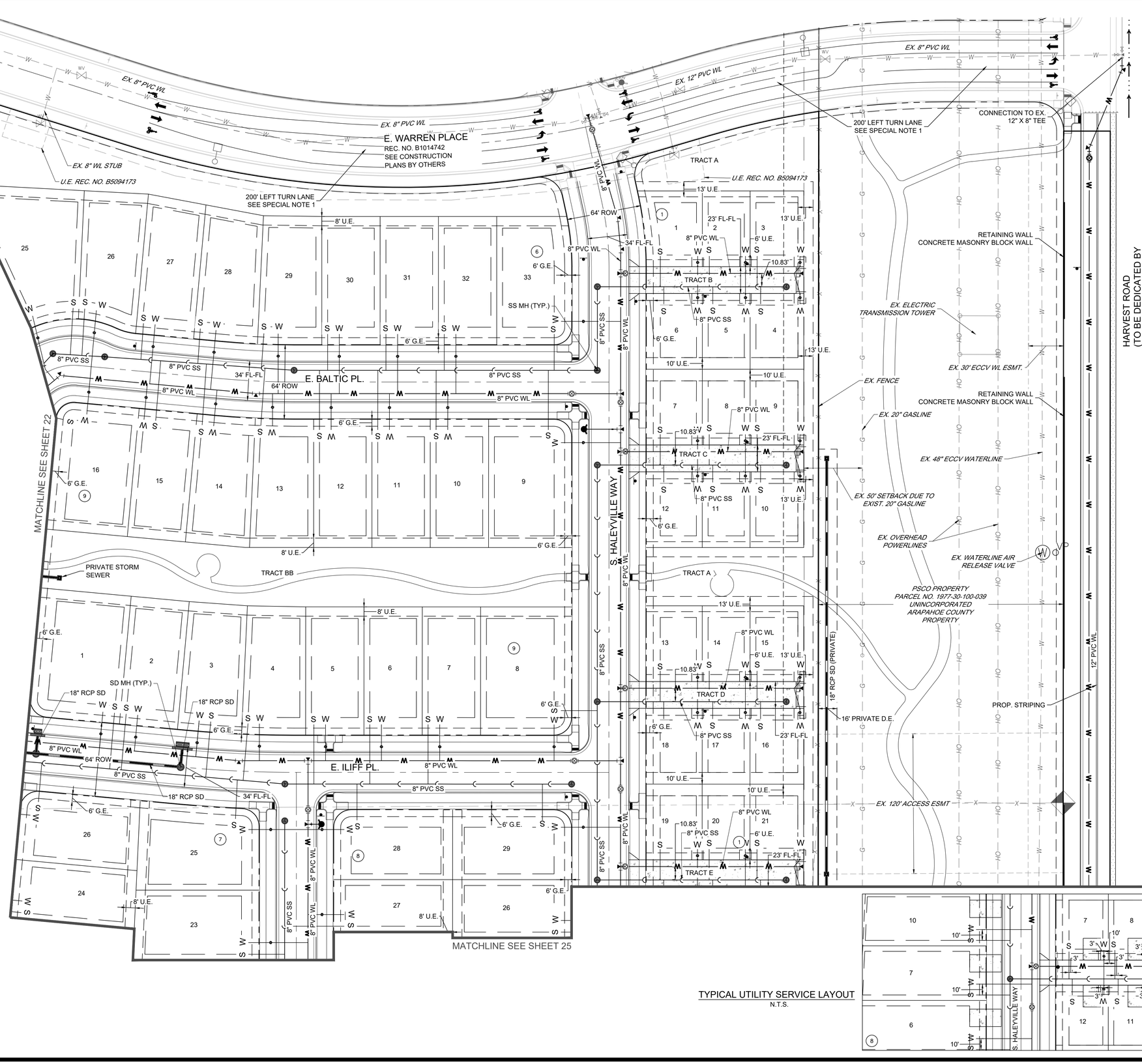
| NO | DATE | NOTES |
|---|---|---|
| 1 | 5/11/2022 | 1ST SUBMITTAL FOR REVIEW |
| 2 | 9/20/2022 | 2ND SUBMITTAL FOR REVIEW |
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

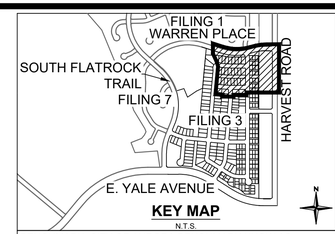
# MURPHY CREEK EAST

# UTILITY PLAN

SHEET
22

I:\2021\21030 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL UTILITY PLAN.dwg tab: C5.1 UTILITY PLAN Jul 05, 2023 - 2:14pm wsshutze

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## LEGEND

- BLOCK NUMBER OF MURPHY CREEK EAST CSP PHASE 1
- LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHTS
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED BUILDING SETBACK
- PROPERTY LINE
- R.O.W./ LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
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- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PHASE BOUNDARY
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION

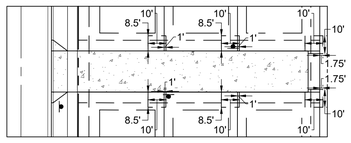
## NOTES:

1. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS

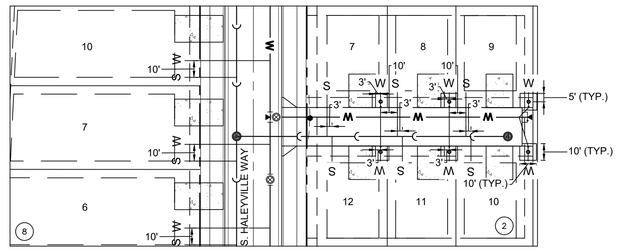
## SPECIAL NOTE:

1. PROPOSED LEFT TURN LANES. MURPHY CREEK EAST FILING 1 CONSTRUCTION DOCUMENTS FOR EAST WARREN PLACE TO BE AMENDED TO PROVIDE UPDATED STRIPING AS SHOWN APPROXIMATELY ON THIS SITE PLAN.

TYPICAL MOTORCOURT WATER METER EASEMENT DETAIL




TYPICAL UTILITY SERVICE LAYOUT
N.T.S.




SCALE: 1" = 40'

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Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
5593 Arapahoe Road, Ste 100
Littleton, Colorado 80120
REDLAND.COM

DRAWN JJD
CHECKED MJW
APPROVED BCH
PROJECT NO. 21030
HORZ. SCALE N/A
VERT. SCALE N/A

| NO. | DATE | NOTES |
|---|---|---|
| 1 | 5/17/2022 | 1ST SUBMITTAL FOR REVIEW |
| 2 | 9/20/2022 | 2ND SUBMITTAL FOR REVIEW |
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

# MURPHY CREEK EAST

# UTILITY PLAN

SHEET 23

I:\2021210\03 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL UTILITY PLAN.dwg tab: C6.2 UTILITY PLAN Jul 06, 2023 - 2:14pm wsshutze

MATCHLNE SEE SHEET 22

MATCHLNE SEE SHEET 23

MATCHLINE SEE SHEET 25

MATCHLINE SEE SHEET 26

EX. 36" RCP SD TO BE REMOVED

EX. 36" RCP SD TO BE REMOVED

EX. U.E. REC. NO. B5094173

EX. 12" WATERLINE

UNPLATTED MURPHY CREEK LLC.

TRACT W

FIRE HYDRANT ASSEMBLY

EX. 36" RCP SD TO BE REMOVED

36" RCP SD

UNPLATTED HARVEST INVESTORS LLC.

EX. 12" WATERLINE

EX. 20" GAS LINE

EX. 26" GAS LINES

EX. DIRT TRAIL

FOR PARK PLANS, SEE SHEET L213

S. FLATROCK TRAIL REC. NO. B1014742

36" RCP SD

18" RCP SD

EX. 36" RCP SD TO BE REMOVED

EX. 12" WATERLINE

TRACT W

EX. TYPE R INLET TO BE REMOVED AND REPLACED

EX. 18" RCP SD TO BE REMOVED AND REPLACED

CONNECT TO EXISTING 8" PVL WL

EX. TYPE R INLET TO BE REMOVED AND REPLACED

42" RCP SD

36" RCP SD

U.E. REC. NO. B5094173

6' G.E.

8" PVC SS

12.97'

8" PVC WL

30" RCP SD

E. DICKENSON PL.

7.16'

8" PVC WL

9.29'

8" PVC SS

18" RCP SD

30" RCP SD

8" PVC WL

18" RCP SD

24" RCP SD

34' FL-FL

24" RCP SD

18" RCP SD

6' G.E.

5' U.E.

8' U.E.

36" RCP SD

18" RCP SD

EX. 8" PVC SS

CONNECT TO EXISTING 4' DIA SS MH SEE COA 205189

18" RCP SD

6' G.E.

15.73'

8" PVC WL

64' ROW

34' FL-FL

8" PVC SS

8" PVC WL

18" RCP SD

24" RCP SD

8' U.E.

6' G.E.

8.38'

6' G.E.

8.38'

36" RCP SD

36" RCP SD

36" RCP SD

30" RCP SD

TRACT X

TRACT Y

8' U.E.

6' G.E.

8" PVC SS

18" RCP SD

8' U.E.

6' G.E.

8.67'

18" RCP SD

FIRE HYDRANT ASSEMBLY

6' G.E.

8.67'

18" RCP SD

18" RCP SD

8" PVC WL

8" PVC WL

SD MH (TYP.)

18" RCP SD

8' U.E.

6' G.E.

8" PVC SS

18" RCP SD

8' U.E.

64' ROW

34' FL-FL

6' G.E.

18" RCP SD

18" RCP SD

8" PVC WL

24" RCP SD

34' FL-FL

24" RCP SD

18" RCP SD

6' G.E.

S. GRAND BAKER ST.

EX. 50' GAS ESMT. REC. NO. B4021676

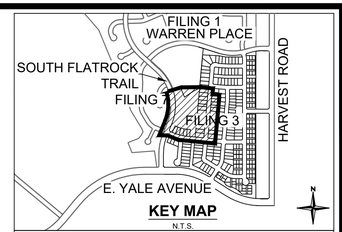
S. HALEYVILLE WAY

5' (TYP.)

10' (TYP.)

10' (TYP.)

10' (TYP.)




BENCHMARK: CITY OF AURORA BENCHMARK KNOW AS 4S6530SW00, BEING A CHISELED SQUARE ON THE WEST CONCRETE BASE OF A 4-LEGGED PSCO TOWER AT THE NE CORNER OF THE INTERSECTION OF S. GUN CLUB ROAD AND YALE LAND LINE. ELEVATION IS 5700.12' (NAVD88 DATUM)

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## LEGEND

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- PROPOSED MID-BLOCK RAMP
- PROPOSED BUILDING SETBACK
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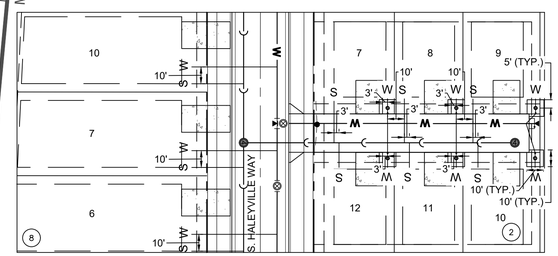
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PHASE BOUNDARY
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION

NOTES:

1. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS




TYPICAL UTILITY SERVICE LAYOUT
N.T.S.

N

0 20 40 80

SCALE: 1" = 40'

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

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Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
7250 West Progress Circle, Suite 210
Littleton, Colorado 80120
REDLAND.COM


| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

| NO | DATE | NOTES |
|---|---|---|
| 1 | 5/17/2022 | 1ST SUBMITTAL FOR REVIEW |
| 2 | 9/20/2022 | 2ND SUBMITTAL FOR REVIEW |
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

# MURPHY CREEK EAST

# UTILITY PLAN

SHEET 24

I:\2021\21030 - Murphy Creek\CAD\Sheet Sets\CSP\21030_OVERALL UTILITY PLAN.dwg tab: C6.3 UTILITY PLAN Jul 06, 2023 - 2:14pm wschulze

MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 24

MATCHLINE SEE SHEET 27

E. CASPIAN AVE.

E. DICKENSON PL.

S. GOLD BUG ST.

S. HALEYVILLE WAY

TRACT A

TRACT F

TRACT G

TRACT H

TRACT I

TRACT Z

PRIVATE 16' D.E.

13.29' PRIVATE D.E.

16' PRIVATE D.E.

18" RCP SD (PRIVATE)

18" RCP SD

30" RCP SD

24" RCP SD

8" PVC SS

8" PVC WL

12" PVC WL

SS MH (TYP.)

64' ROW

34' FL-FL

23' FL-FL

RETAINING WALL
CONCRETE MASONRY BLOCK WALL

EX. WATERLINE
BLOWOFF VALVE

EX. 30' ECCV WL ESMT.

EX. 48" ECCV WATERLINE

PSCO PROPERTY
PARCEL NO. 1977-30-100-039
UNINCORPORATED
ARAPAHOE COUNTY
PROPERTY

EX. ELECTRIC
TRANSMISSION TOWER

EX. FENCE

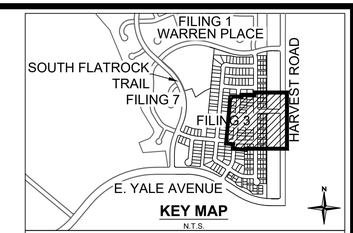
EX. 20" GASLINE

EX. 50' SETBACK DUE TO
EXIST. 20" GASLINE

EX. OVERHEAD
POWERLINES

PROP. STRIPING

HARVEST ROAD
(TO BE DEDICATED BY
SEPARATE INSTRUMENT)




KEY MAP
N.T.S.

BENCHMARK: CITY OF AURORA BENCHMARK KNOW AS 4S6530SW00, BEING A CHISELED SQUARE ON THE WEST CONCRETE BASE OF A 4-LEGGED PSCO TOWER AT THE NE CORNER OF THE INTERSECTION OF S. GUN CLUB ROAD AND YALE LAND LINE. ELEVATION IS 5700.12' (NAVD88 DATUM)

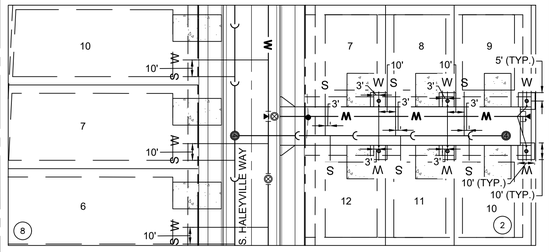
BASIS OF BEARING: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASE UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST, SIXTH PRINCIPLE MERIDIAN, TAKEN TO BEAR SOUTH 00°02'44" WEST, A DISTANCE OF 2,650.72 FT, MONUMENTED ON THE NORTH BY A 2-1/2" ALUM. CAP STAMPING ILLEGIBLE 0.8'+/- BELOW SURFACE IN A MONUMENT BOX, AND ON THE SOUTH BY A 1-1/2" SMOOTH BRASS CAP STAMPING ILLEGIBLE, MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

## LEGEND

- BLOCK NUMBER OF MURPHY CREEK EAST CSP PHASE 1
- LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHTS
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED MID-BLOCK RAMP
- PROPOSED BUILDING SETBACK
- PROPERTY LINE
- R.O.W. LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- PHASE BOUNDARY
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION

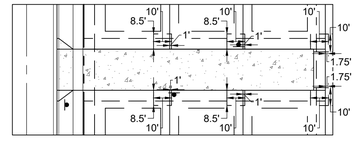
## NOTES:

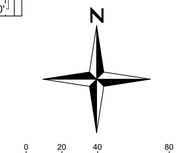
1. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS




TYPICAL UTILITY SERVICE LAYOUT
N.T.S.

TYPICAL MOTORCOURT WATER METER EASEMENT DETAIL






SCALE: 1" = 40'

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Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
5125 Olde Wadsworth Court
Littleton, Colorado 80120
REDLAND.COM


| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

NOTES

| DATE | NO. | |
|---|---|---|
| 5/11/2022 | 1 | 1ST SUBMITTAL FOR REVIEW |
| 9/20/2022 | 2 | 2ND SUBMITTAL FOR REVIEW |
| 2/3/2023 | 3 | 3RD SUBMITTAL FOR REVIEW |
| 4/21/2023 | 4 | 4TH SUBMITTAL FOR REVIEW |
| 7/10/2023 | 5 | TECHNICAL CORRECTIONS |

# MURPHY CREEK EAST

# UTILITY PLAN

SHEET 25

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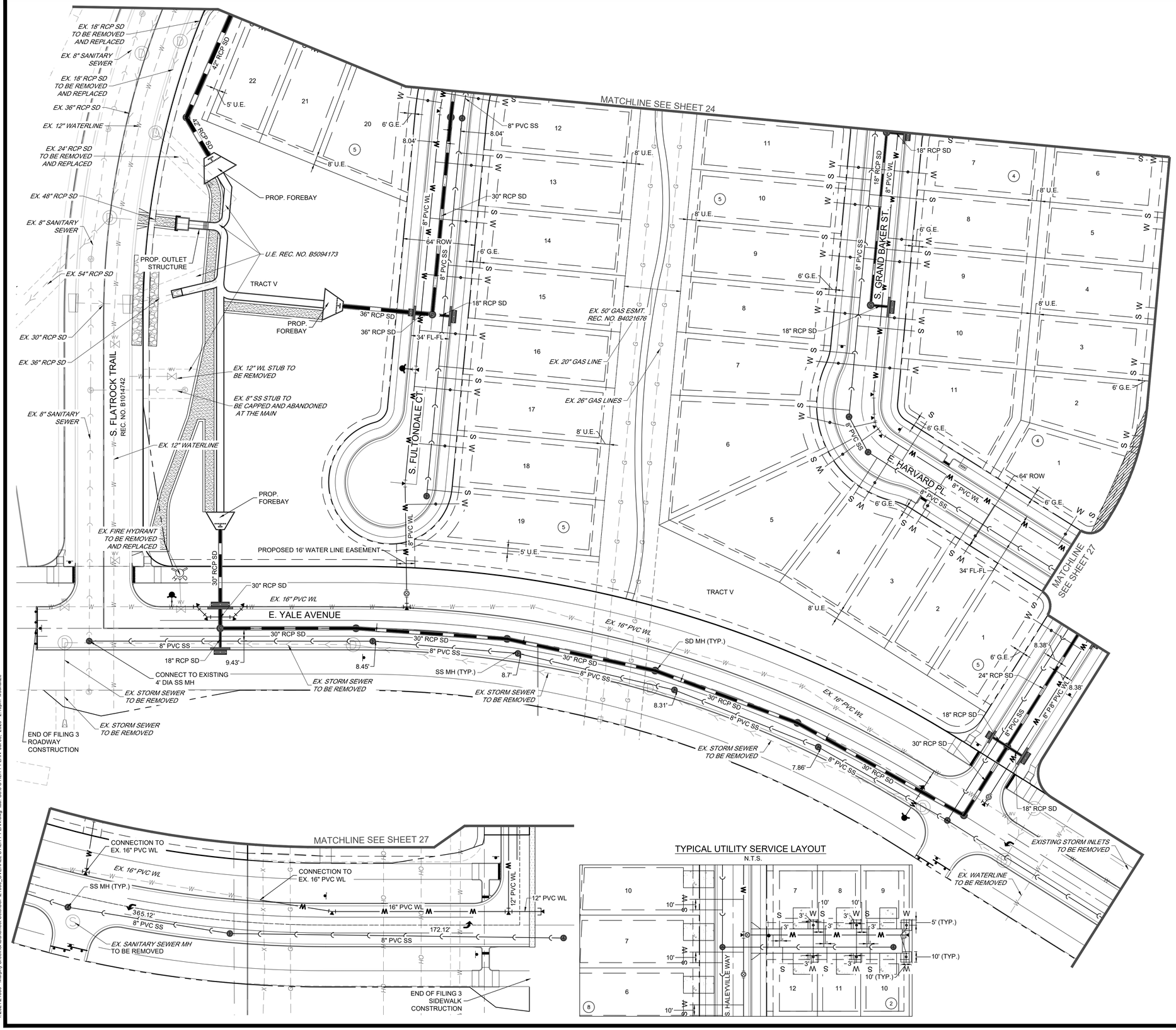


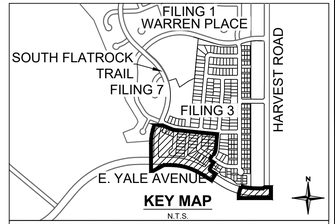




## TYPICAL UTILITY SERVICE LAYOUT

N.T.S.




**KEY MAP**
N.T.S.

BENCHMARK: CITY OF AURORA BENCHMARK KNOW AS 4S6530SW00, BEING A CHISELED SQUARE ON THE WEST CONCRETE BASE OF A 4-LEGGED PSCO TOWER AT THE NE CORNER OF THE INTERSECTION OF S. GUN CLUB ROAD AND YALE LAND LINE. ELEVATION IS 5700.12' (NAVD88 DATUM)

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## LEGEND

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- LOT NUMBER
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- PROPOSED STREET LIGHTS
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- PROPOSED SIDEWALK
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- PROPOSED STORM SEWER INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION

## NOTES:

1. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED ON THE PLANS

N

0 20 40 80

SCALE: 1" = 40'

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WHERE GREAT PLACES BEGIN
720.283.6783 Office
5155 Kipling Street, Suite 232
Littleton, Colorado 80123
REDLAND.COM


| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

| NO. | DATE | NOTES |
|---|---|---|
| 1 | 5/11/2022 | 1ST SUBMITTAL FOR REVIEW |
| 2 | 9/20/2022 | 2ND SUBMITTAL FOR REVIEW |
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/11/2023 | TECHNICAL CORRECTIONS |

# MURPHY CREEK EAST

# UTILITY PLAN

SHEET 26

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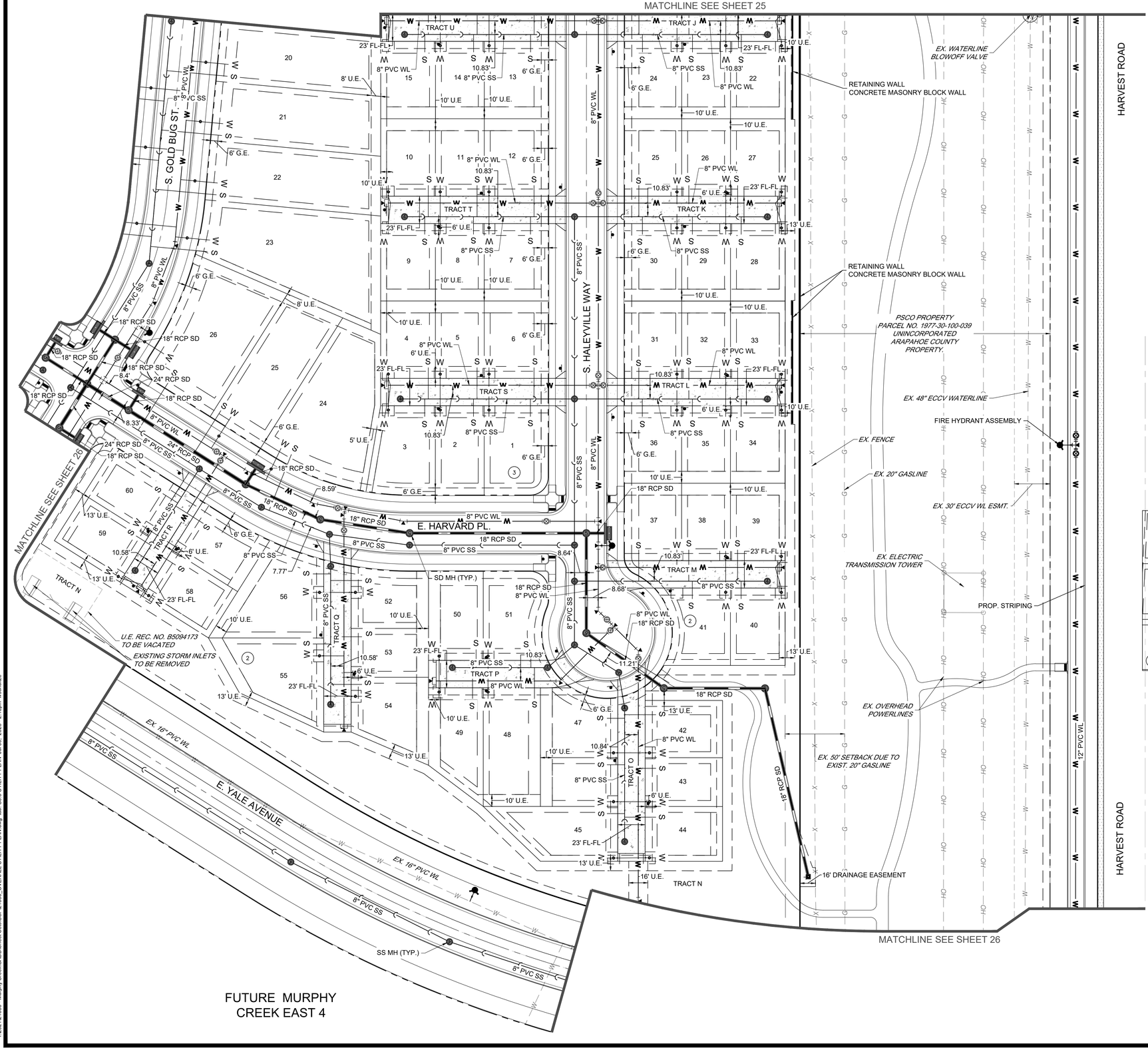


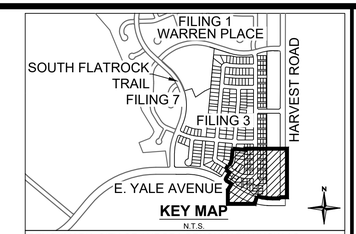


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## LEGEND

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- LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHTS
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
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## NOTES:

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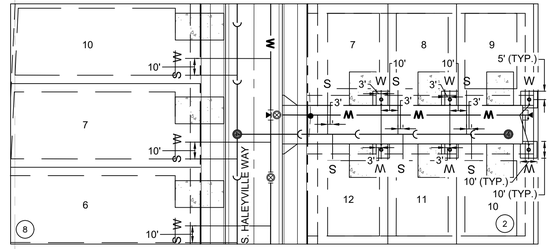
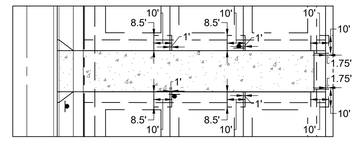
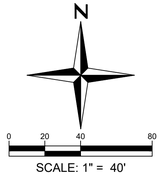



TYPICAL UTILITY SERVICE LAYOUT
N.T.S.

TYPICAL MOTORCOURT WATER METER EASEMENT DETAIL






SCALE: 1" = 40'

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Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
2350 West Perimeter Court
Littleton, Colorado 80120
REDLAND.COM

| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

| NO | DATE | NOTES |
|---|---|---|
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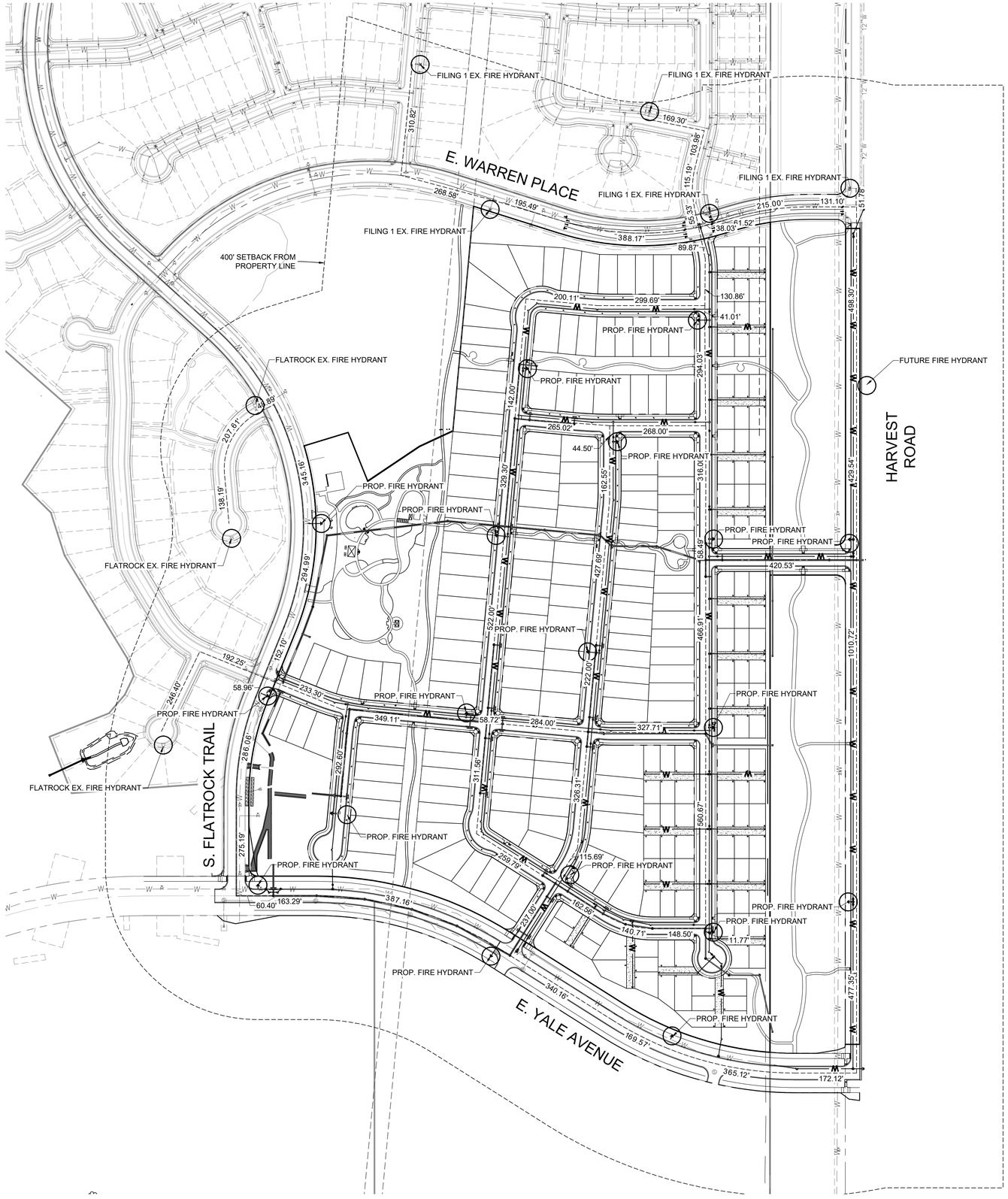
| 3 | 2/3/2023 | 3RD SUBMITTAL FOR REVIEW |
| 4 | 4/21/2023 | 4TH SUBMITTAL FOR REVIEW |
| 5 | 7/10/2023 | TECHNICAL CORRECTIONS |

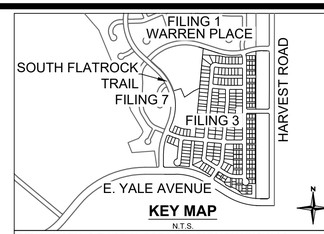
# MURPHY CREEK EAST

# UTILITY PLAN

SHEET 27

I:\2021\21030 - Murphy Creek\CADD\Sheet Sets\CSP\21030_OVERALL UTILITY PLAN.dwg tab: C6.6 UTILITY PLAN Jul 06, 2023 - 2:16pm wsshultze

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NOTES:

1. FIRE HYDRANT SPACING BASED ON AURORA WATER STANDARDS AND SPECIFICATION SECTION 16.06 AND 2021 IFC SECTION C102.

SCALE: 1" = 150'

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Redland
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720.283.6783 Office
5594 West Cross Circle Court
Littleton, Colorado 80120
REDLAND.COM


| | |
|---|---|
| DRAWN | JJD |
| CHECKED | MJW |
| APPROVED | BCH |
| PROJECT NO. | 21030 |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

| DATE | NO. | NOTES |
|---|---|---|
| 5/11/2022 | 1 | 1ST SUBMITTAL FOR REVIEW |
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| 2/3/2023 | 3 | 3RD SUBMITTAL FOR REVIEW |
| 4/21/2023 | 4 | 4TH SUBMITTAL FOR REVIEW |
| 7/10/2023 | 5 | TECHNICAL CORRECTIONS |

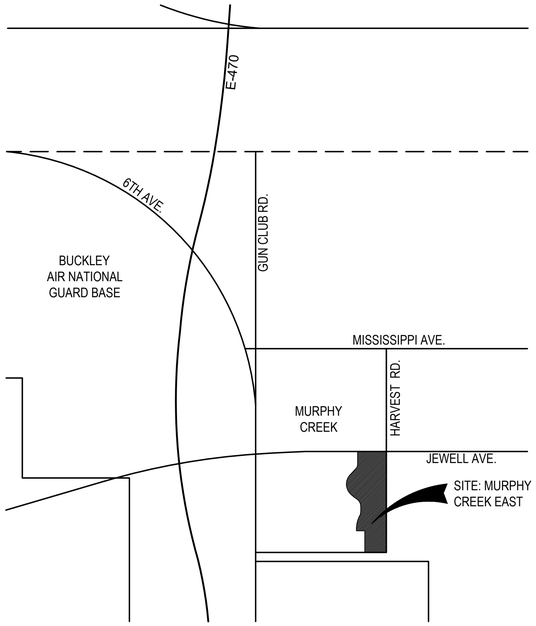
# MURPHY CREEK EAST

# FIRE HYDRANT LOCATIONS

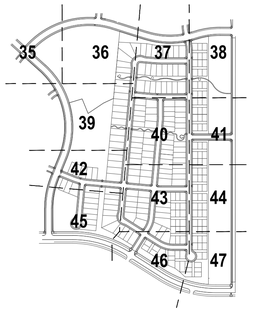
SHEET 28

I:\2021\21030 - Murphy Creek\CADD\Sheet Sets\CSP\21030_OVERALL UTILITY PLAN.dwg tab: C6.7 FIRE HYDRANT LOCATIONS Jul 06, 2023 - 2:16pm washultze

## VICINITY MAP




## KEY MAP




## SHEET INDEX:


29- LANDSCAPE NOTES
30-LANDSCAPE SCHEDULES
31-LANDSCAPE EXHIBIT
32-LOT TYPICALS KEY PLAN
33-LOT TYPICALS
34-LOT TYPICALS
35-LANDSCAPE PLAN
36-LANDSCAPE PLAN
37-LANDSCAPE PLAN
38-LANDSCAPE PLAN
39-LANDSCAPE PLAN
40-LANDSCAPE PLAN
41-LANDSCAPE PLAN
42-LANDSCAPE PLAN
43-LANDSCAPE PLAN
44-LANDSCAPE PLAN
45-LANDSCAPE PLAN
46-LANDSCAPE PLAN
47-LANDSCAPE PLAN
48-LANDSCAPE ENLARGEMENT
49-LANDSCAPE ENLARGEMENT
50-LANDSCAPE DETAILS
51-LANDSCAPE DETAILS
52- LANDSCAPE DETAILS
53- LANDSCAPE DETAILS
54-LANDSCAPE DETAILS


**PROS Tracking Chart**

| c | B. | C. | D. | E. | F. | G. | H. | I. | J. | K. |
|---|---|---|---|---|---|---|---|---|---|---|
| **Description and Inventory of Facilities** | **Corresponding Tract** | **Total Acreage** | **Parks Dept. Credited Acreage** | **Final Ownership and Facility Funding** | **Trigger for Each Phase** | **Filing 1 (Acreage)** | **Filing 2 (Acreage)** | **Filing 3 (Acreage)** | **Filing 4 (Acreage)** | **Total (Acreage)** |
| Filing 1 - Pocket Park<br>- Playground Structure<br>- Playground Swing<br>- Picnic Table<br>- Benches<br>- Pet Waste Station<br>- Trash Receptacle<br>- Turf Area | Filing 1-<br>Portions of Tract E | 0.53 | 0.53 | HOA | Construction to be complete with 50% of COs in Phase 1 (Filing 1). | 0.53 | - | - | - | **0.53** |
| Filing 2 - Pocket Park | | 0.40 | 0.40 | HOA | Construction to be complete with 50% of COs in Phase 1 (Filing 2). | - | 0.40 | - | - | **0.40** |
| Filing 3 - Neighborhood Park<br>- Playground Structures<br>- Overlook area with Shade structures<br>- Overhead Structure with Picnic Tables<br>- Benches<br>- Restroom<br>- Splash Pad<br>- Turf Area | Filing 3- Tract W & X | 5.27 | 5.27 | HOA | Construction to be complete with 50% of COs in Phase 2 (Filing 3 & Filing 4) or at the start of construction of the school, whichever occurs first. | - | - | 5.27 | - | **5.27** |
| Filing 3 - Pocket Park | Filing 3- Tract Z | 0.38 | 0.38 | HOA | Construction to be complete with 50% of COs in Phase 2 (Filing 3). | - | - | 0.38 | - | **0.38** |
| Filing 4 - Pocket Park | | 0.40 | 0.40 | HOA | Construction to be complete with 50% of COs in Phase 2 (Filing 4). | - | - | - | - | **0.00** |
| Filings 1-4 - Private Open Space | Filing 1-Portions of Tracts, A,B,C,D,E,F,G<br>Filing 2-Portions of Tracts, A,B,F,H,J,N,O,Q,S<br>Filing 3-Portions of Tracts, A,N,V,Y,Z,AA,BB,CC | 15.94 | 15.94 | HOA | Construction to be complete with 50% of COs in associated filing. | 7.08 | 2.84 | 6.02 | - | **15.94** |

NOTES:
1.) Community Park requirement to be satisfied by cash-in-lieu

## 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. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
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.
6. THE BUILDER IS RESPONSIBLE FOR ALL FRONT YARD 'ON LOT' LANDSCAPING FOR EACH PARCEL. THE LLC IS NOT RESPONSIBLE FOR ANY FRONT YARD 'ON LOT' LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.
7. 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.

## CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREET LIGHTS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE LIGHT BROOMED FINISHED, STANDARD CONCRETE.
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 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 1-1/2" LOCAL RIVER ROCK MULCH. FOR AREAS SPECIFIED AS COBBLE, USE 6"-12" LOCAL RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
12. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE 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. ALL LANDSCAPING WILL BE IN CONFORMANCE TO THE CITY'S WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE STANDARD AND SPECIFICATIONS REGARDING ALLOWANCE AND PLACEMENT NEAR UTILITIES AND WITHIN UTILITY AND DRAINAGE EASEMENTS.

| **Water Use Table** | | | | | |
|---|---|---|---|---|---|
| *Area (Tract)* | *Water Conserving Irrigation (Non-Sod)* | *Non-Water Conserving Irrigation (Sod)* | *Z-Zone Area* | *Non-Irrigated Area* | *Total Area (SF)* |
| **A** | 19,451 SF | 2,369 SF | 5,491 SF | 0 SF | 27,311 SF |
| **N** | 24,954 SF | 8,652 SF | 35,265 SF | 1,013 SF | 69,884 SF |
| **V** | 60,929 SF | 0 SF | 31,013 SF | 19,994 SF | 111,936 SF |
| **W** | 109,198 SF | 25,650 SF | 0 SF | 32,005 SF | 166,853 SF |
| **X** | 3,761 SF | 471 SF | 0 SF | 0 SF | 4,232 SF |
| **Y** | 5,889 SF | 910 SF | 0 SF | 0 SF | 6,799 SF |
| **Z** | 10,549 SF | 1,945 SF | 0 SF | 0 SF | 12,494 SF |
| **AA** | 6,460 SF | 919 SF | 0 SF | 618 SF | 7,997 SF |
| **BB** | 15,786 SF | 0 SF | 0 SF | 0 SF | 15,786 SF |
| **CC** | 7,018 SF | 4,846 SF | 13,264 SF | 0 SF | 25,128 SF |
| **ROW** | 10,205 SF | 40,700 SF | 0 SF | 12,769 SF | 63,674 SF |
| **PSCO Easement** | 0 SF | 0 SF | 0 SF | 257,020 SF | 257,020 SF |
| **School Site** | 0 SF | 0 SF | 0 SF | 413,394 SF | 413,394 SF |
| **Totals:** | 274,200 SF | 86,462 SF | 85,033 SF | 736,813 SF | 1,182,508 SF |
| **% Of Overall LS Area** | 23.19% | 7.31% | 7.19% | 62.31% | |

| **Street Frontage Buffer** | | | | | |
|---|---|---|---|---|---|
| *Street Frontage Description* | *Length* | *Trees Required* | *Trees Provided* | *Shrubs Required* | *Shrubs Provided* |
| Street Perimeter Buffer: E. WARREN PLACE (1 Tree and 10 Shrubs per 40 LF) | 787 LF | 20 | 14 | 197 | 264 |
| Street Perimeter Buffer: E. YALE AVENUE (1 Tree and 10 Shrubs per 40 LF) | 1,482 LF | 37 | 17 | 371 | 596 |
| **Totals:** | | 57 | 31 | 567 | 860 |

**NOTES:**
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
2.) Warren Place - 6 trees replaced with 60 shrubs due to the PSCO easement conflicts.
3.) Yale Avenue - 20 trees were substituted with 200 shrubs due to a storm pipe, water line, and PSCO easement conflicts.

| **Standard Rights-of-Way Street Tree Table** | | | | | |
|---|---|---|---|---|---|
| *Street Tree Description* | *Length* | *Trees Required* | *Trees Provided* | *Shrubs Required (1 per 40sq ft)* | *Shrubs Provided* |
| (SOUTH SIDE) E. WARREN PLACE (1 Trees / 40 LF) (2)* | 992 LF | 25 | 19 | 228 | 228 |
| (EAST SIDE) S. FLATROCK TRAIL (1 Trees / 40 LF)* | 1,128 LF | 28 | 28 | 238 | 238 |
| (NORTH SIDE) E. YALE AVENUE (1 Trees / 40 LF) (3)* | 1,709 LF | 43 | 32 | 897 | 897 |
| (WEST SIDE) HARVEST ROAD (1 Tree / 40 LF) (4) | 2,230 LF | 56 | 53 | | |
| (NORTH SIDE) E. BALTIC PLACE (1 Tree / 40 LF) (18) | 297 LF | 8 | 8 | | |
| (SOUTH SIDE) E. BALTIC PLACE (1 Tree / 40 LF) (18) | 307 LF | 8 | 8 | | |
| (WEST SIDE) S. GRAND BAKER STREET (1 Tree/ 40 LF) (18)(5) | 1,084 LF | 28 | 26 | | |
| (EAST SIDE) S. GRAND BAKER STREET (1 Tree / 40 LF) (18)(6) | 1,046 LF | 27 | 25 | | |
| (NORTH SIDE) E. ILIFF PLACE (1 Tree / 40 LF) (18)(7) | 326 LF | 9 | 8 | | |
| (SOUTH SIDE) E. ILIFF PLACE (1 Tree / 40 LF)(8) | 418 LF | 11 | 10 | | |
| (EAST SIDE) S. GOLDBUG WAY (1 Tree / 40 LF) (18)(9) | 1013 LF | 26 | 17 | | |
| (WEST SIDE) S. GOLDBUG WAY (1 Tree / 40 LF) (18) | 989 LF | 25 | 26 | | |
| (NORTH SIDE) E. DICKENSON PLACE (1 Tree / 40 LF) (18) (11) | 951 LF | 24 | 20 | | |
| (SOUTH SIDE) E. DICKENSON PLACE (1 Tree / 40 LF) (18)(10) | 953 LF | 24 | 18 | | |
| (NORTH SIDE) E. HARVARD PLACE (1 Tree / 40 LF) (18)(12) | 477 LF | 12 | 11 | | |
| (SOUTH SIDE) E. HARVARD PLACE (1 Tree / 40 LF) (18) | 505 LF | 13 | 13 | | |
| (EAST SIDE) S. HALEYVILLE WAY (1 Tree / 40 LF) (13) | 1614 LF | 41 | 40 | | |
| (WEST SIDE) S. HALEYVILLE WAY (1 Tree / 40 LF) (14) | 1,521 LF | 38 | 37 | | |
| (NORTH SIDE) E. CASPIAN STREET (1 Tree / 40 LF) (15)* | 350 LF | 9 | 4 | 70 | 70 |
| (SOUTH SIDE) E. CASPIAN STREET (1 Tree / 40 LF) (16)* | 350 LF | 9 | 4 | 70 | 70 |
| (EAST SIDE) S. FULTONDALE COURT (1 Tree / 40 LF) (17)(18) | 329 LF | 9 | 8 | | |
| (WEST SIDE) S. FULTONDALE COURT (1 Tree / 40 LF) (18) | 434 LF | 11 | 11 | | |
| **Totals:** | 11,184 | 483 | 426 | 1503 | 1503 |

**NOTES:**
1.) Distances measured between tangent points, intersecting drives are excluded.
2.) 6 trees were excluded from East Warren Place due to light pole conflict and the PSCO easement.
3.) 6 Trees were excluded from East Yale Avenue due to a 50' CIG Easement and water utility conflicts.
4.) 3 trees were excluded from Harvest Ridge Road due to 2 fire hydrant conflicts and light pole conflicts.
5.) 2 trees was excluded from the west side of S. Grand Baker Street due to light pole and utility conflicts.
6.) 2 trees were exlcuded from the east side of S. Grand Baker Street due to utility conflicts.
7.) 1 tree was excluded from the north side of E. Iliff Place due to light pole conflicts.
8.) 1 tree was excluded from the south side of E. Iliff Place due to light pole conflicts.
9.) 9 trees were excluded from the east side of S. Goldbug Way due to light pole and utility conflicts.
10.) 6 trees were excluded from the south side of E.Dickenson Place due to light pole and utility conflicts.
11.) 4 trees were excluded from the north side of E. Dickenson Place due to utility conflicts.
12.) 1 tree was excluded from the north side of E. Harvard Place due to light pole conflicts.
13.) 1 tree was excluded from the east side of S. Haleyville Way due to light pole conflicts.
14.) 1 tree was excluded from the west side of S. Haleyville Way due to utility conflicts.
15.) 4 trees were excluded from the northwest side of East Caspian Street due to stop sign, water utility conflicts, and the PSCO easement.
16.) 4 trees were excluded from the southeast side of East Caspian Street due to fire hydrants, stop sign, utility conflicts, and the PSCO easement.
17.) 1 tree was excluded from the east side of South Fultondale Court due to utility conflicts
18.) Street quantitites for local street are estimated landscape area excluding driveways
*Required Shrubs for Curbside Landscaping

| **Open Space Tract Landscape Table** | | | | | | |
|---|---|---|---|---|---|---|
| *Area (Tract)* | *Description* | *Area* | *Trees Required* | *Trees Provided* | *Shrubs Required* | *Shrubs Provided* |
| **A** | Open Space (1 Tree and 10 Shrubs per 4,000 SF) | 28,778 SF | 7 | 41 | 72 | 225 |
| **N** | Open Space (1 Tree and 10 Shrubs per 4,000 SF) | 68,699 SF | 17 | 44 | 172 | 378 |
| **V*** | Open Space and Detention Pond (1 Tree and 10 Shrubs per 4,000 SF) | 72,544 SF | 18 | 41 | 181 | 181 |
| **W** | Open Space (1 Tree and 10 Shrubs per 4,000 SF) | 228,184 SF | 57 | 66 | 570 | 582 |
| **X** | Open Space (1 Tree and 10 Shrubs per 4,000 SF) | 5,110 SF | 1 | 0 | 13 | 33 |
| **Y** | Open Space (1 Tree and 10 Shrubs per 4,000 SF) | 8,205 SF | 2 | 1 | 21 | 63 |
| **Z** | Open Space (1 Tree and 10 Shrubs per 4,000 SF) | 16,726 SF | 4 | 6 | 42 | 67 |
| **AA** | Open Space (1 Tree and 10 Shrubs per 4,000 SF) | 9,205 SF | 2 | 10 | 23 | 26 |
| **BB** | Open Space (1 Tree and 10 Shrubs per 4,000 SF) | 23,046 SF | 6 | 16 | 58 | 234 |
| **CC** | Open Space (1 Tree and 10 Shrubs per 4,000 SF) | 28,503 SF | 7 | 15 | 71 | 99 |
| | **Totals:** | | 122 | 240 | 1223 | 1888 |

**NOTES:**
1.) * Within Detention Ponds, planting requirements have been excluded below the 100 year WSE due to drainage restnctions.
2.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
3.) Tract X - 1 tree substituted with 10 shrubs.
4.) Tract Y - 1 tree substituted with 10 shrubs.


NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
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CONTEXTUAL SITE PLAN FOR MURPHY CREEK EAST FILING 3
CITY OF AURORA
STATE OF COLORADO

OWNER:
LENNAR COLORADO LLC.
9193 S. JAMAICA STREET
4TH FLOOR
ENGLEWOOD, CO 80112
720.369.3835

NOT FOR CONSTRUCTION

811

DATE:
05/11/22 CSP-01
09/20/22 CSP-02
02/03/23 CSP-03
04/21/23 CSP-04
07/10/23 CSP-05

SHEET TITLE:
LANDSCAPE NOTES



CHECKED BY: SW & RN
DRAWN BY: KR & SL

## PLANT SCHEDULE OVERALL SITE

| DECIDUOUS TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|---|
| | AC HI | 52 | ACER GRANDIDENTATUM X SACCHARUM `HIPZAM` | HIGHLAND PARK MAPLE | B & B | 2.5" CAL. |
| | CE CH | 56 | CELTIS OCCIDENTALIS `CHICAGOLAND` | CHICAGOLAND HACKBERRY | B & B | 2.5" CAL. |
| | GI AG | 36 | GINKGO BILOBA `AUTUMN GOLD` | AUTUMN GOLD GINKGO | B & B | 2.5" CAL. |
| | GL HA | 44 | GLEDITSIA TRIACANTHOS INERMIS `HARVE` | NORTHERN ACCLAIM THORNLESS HONEY LOCUST | B & B | 2.5" CAL. |
| | GY IH | 65 | GYMNOCLADUS DIOICA `MCKBRANCHED` | DECAF KENTUCKY COFFEETREE | B & B | 2.5" CAL. |
| | KO PA | 2 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | B & B | 2.5" CAL. |
| | MA HR | 21 | MAACKIA AMURENSIS `JFS-SCHIECTELL` | MAACNIFICENT MAACKIA | B & B | 2.5" CAL. |
| | PO AC | 4 | POPULUS X ACUMINATA | LANCELEAF POPLAR | B & B | 2.5" CAL. |
| | QU BI | 54 | QUERCUS BICOLOR | SWAMP WHITE OAK | B & B | 2.5" CAL. |
| | QU MA | 7 | QUERCUS MACROCARPA | BURR OAK | B & B | 2.5" CAL. |
| | QU MU | 48 | QUERCUS MUEHLENBERGII | CHINKAPIN OAK | B & B | 2.5" CAL. |
| | QU RU | 2 | QUERCUS RUBRA | RED OAK | B & B | 2.5" CAL. |
| | ST HA | 55 | STYPHNOLOBIUM JAPONICUM 'HALKA' | MILLSTONE JAPANESE PAGODATREE | B & B | 2.5" CAL. |
| | TI RE | 60 | TILIA AMERICANA `REDMOND` | REDMOND AMERICAN LINDEN | B & B | 2.5" CAL. |
| | TI ST | 1 | TILIA TOMENTOSA `STERLING` | STERLING SILVER LINDEN | B & B | 2.5" CAL. |
| | UL MO | 7 | ULMUS JAPONICA X WILSONIANA `MORTON` | ACCOLADE ELM | B & B | 2.5" CAL. |

| EVERGREEN TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|---|
| | JU SC | 9 | JUNIPERUS SCOPULORUM | ROCKY MOUNTAIN JUNIPER | B & B | 6` HEIGHT |
| | PI BB | 11 | PICEA PUNGENS 'BABY BLUE' | BABY BLUE COLORADO SPRUCE | B & B | 6` HEIGHT |
| | PI AR | 2 | PINUS ARISTATA | BRISTLECONE PINE | B & B | 6` HEIGHT |
| | PI ED | 65 | PINUS EDULIS | PINON PINE | B & B | 6` HEIGHT |
| | PI FL | 17 | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S PYRAMID LIMBER PINE | B & B | 6` HEIGHT |
| | PI PO | 27 | PINUS PONDEROSA | PONDEROSA PINE | B & B | 6` HEIGHT |
| | PI SY | 4 | PINUS SYLVESTRIS | SCOTCH PINE | B & B | 6` HEIGHT |

| ORNAMENTAL TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|---|
| | AC HW | 18 | ACER TATARICUM `HOT WINGS` | HOT WINGS TATARIAN MAPLE | B & B | 2"CAL |
| | CR RI | 7 | CRATAEGUS DOUGLASII | DOUGLAS HAWTHORN | B & B | 2"CAL |
| | MA CC | 13 | MALUS X `CORALCOLE` | CORALBURST CRABAPPLE | B & B | 2"CAL |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|---|
| A | AM RG | 15 | AMELANCHIER ALNIFOLIA `REGENT` | REGENT SERVICEBERRY | CONT. | #5 |
| | AM LE | 65 | AMORPHA CANESCENS | LEADPLANT | CONT. | #5 |
| | AR LS | 273 | ARONIA MELANOCARPA `UCONNAM165` | LOW SCAPE MOUND BLACK CHOKEBERRY | CONT. | #5 |
| | CA SI | 23 | CARAGANA ARBORESCENS | SIBERIAN PEASHRUB | CONT. | #5 |
| | CE LE | 5 | CERCOCARPUS LEDIFOLIUS | CURL-LEAF MOUNTAIN MAHOGANY | CONT. | #5 |
| | CH MI | 71 | CHAMAEBATIARIA MILLEFOLIUM | FERNBUSH | CONT. | #5 |
| | CO BA | 71 | CORNUS ALBA `BAILHALO` TM | IVORY HALO DOGWOOD | CONT. | #5 |
| | CO BU | 30 | CORNUS ALBA `BUD`S YELLOW` | BUD`S YELLOW DOGWOOD | CONT. | #5 |
| | CO KE | 295 | CORNUS SERICEA `KELSEYI` | KELSEYI DOGWOOD | CONT. | #5 |
| | CY SP | 13 | CYTISUS PURGANS `SPANISH GOLD` | SPANISH GOLD BROOM | CONT. | #5 |
| | EP EQ | 89 | EPHEDRA EQUISETINA | BLUESTEM JOINT FIR | CONT. | #5 |
| | ER TB | 114 | ERICAMERIA NAUSEOSA NAUSEOSA | TALL BLUE RABBITBRUSH | CONT. | #5 |
| | ER DB | 275 | ERICAMERIA NAUSEOSUS SSP. NAUSEOSUS V. NAUSEOSUS | DWARF BLUE RABBITBRUSH | CONT. | #5 |
| | FO PU | 3 | FORESTIERA PUBESCENS PUBESCENS | DESERT OLIVE | CONT. | #5 |
| | FO MN | 61 | FORSYTHIA X INTERMEDIA `MINDOR` | SHOW OFF FORSYTHIA | CONT. | #5 |
| | LI LO | 18 | LIGUSTRUM VULGARE `LODENSE` | LODENSE PRIVET | CONT. | #5 |
| | PR PB | 444 | PRUNUS BESSEYI PAWNEE BUTTES | CREEPING WESTERN SAND CHERRY | CONT. | #5 |
| | RH TR | 15 | RHUS TRILOBATA | SKUNKBUSH SUMAC | CONT. | #5 |
| | RH AU | 416 | RHUS TRILOBATA `AUTUMN AMBER` | AUTUMN AMBER SUMAC | CONT. | #5 |
| | RH TY | 80 | RHUS TYPHINA | STAGHORN SUMAC | CONT. | #5 |
| | RO NE | 1 | ROBINIA NEOMEXICANA | NEW MEXICO LOCUST | CONT. | #5 |
| | RO WO | 25 | ROSA WOODSII | MOUNTAIN ROSE | CONT. | #5 |
| | SH AR | 8 | SHEPHERDIA ARGENTEA | SILVER BUFFALOBERRY | CONT. | #5 |
| | VI DO | 9 | VIBURNUM PLICATUM TOMENTOSUM `MARIESII` | MARIE DOUBLEFILE VIBURNUM | CONT. | #5 |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|---|
| | AR PA | 38 | ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO` | PANCHITO MANZANITA | CONT. | #5 |
| | JU MO | 16 | JUNIPERUS SCOPULORUM `MOONGLOW` | MOONGLOW JUNIPER | CONT. | #5 |
| | JU OW | 173 | JUNIPERUS VIRGINIANA `GREY OWL` | GREY OWL EASTERN REDCEDAR | CONT. | #5 |
| | JU SE | 247 | JUNIPERUS X MEDIA `SEA GREEN` | SEA GREEN JUNIPER | CONT. | #5 |
| | NO MI | 28 | NOLINA MICROCARPA | BEAR GRASS | CONT. | #5 |
| | PI SL | 29 | PINUS MUGO `SLOWMOUND` | SLOWMOUND MUGO PINE | CONT. | #5 |
| | YU FI | 27 | YUCCA FILAMENTOSA | ADAM`S NEEDLE | CONT. | #5 |
| | YU IV | 9 | YUCCA FLACCIDA `IVORY TOWER` | IVORY TOWER YUCCA | CONT. | #5 |

| ORNAMENTAL GRASSES | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|---|
| | AC HY | 277 | ACHNATHERUM HYMENOIDES | INDIAN RICE GRASS | CONT. | #1 |
| | BO GR | 439 | BOUTELOUA GRACILIS | BLUE GRAMA GRASS | CONT. | #1 |
| | BO BA | 105 | BOUTELOUA GRACILIS `BLONDE AMBITION` | BLOND AMBITION BLUE GRAMA GRASS | CONT. | #1 |
| | ER TR | 43 | ERAGROSTIS TRICHODES | SAND LOVEGRASS | CONT. | #1 |
| | KO MA | 3 | KOELERIA MACRANTHA | PRAIRIE JUNEGRASS | CONT. | #1 |
| | MI PU | 128 | MISCANTHUS SINENSIS `PURPURESCENS` | PURPLE EULALIA GRASS | CONT. | #1 |
| | MI ZE | 5 | MISCANTHUS SINENSIS 'ZEBRINUS' | ZEBRA EULALIA GRASS | CONT. | #1 |
| | PA SH | 1 | PANICUM VIRGATUM `SHENANDOAH` | SWITCH GRASS | CONT. | #1 |
| | PE HA | 48 | PENNISETUM ALOPECUROIDES `HAMELN` | HAMELN FOUNTAIN GRASS | CONT. | #1 |
| | SA RA | 3 | SACCHARUM RAVENNAE | RAVENNA GRASS | CONT. | #1 |
| | SC BL | 5 | SCHIZACHYRIUM SCOPARIUM `MINNBLUEA` | BLUE HEAVEN LITTLE BLUESTEM | CONT. | #1 |
| | SO NU | 45 | SORGHASTRUM NUTANS `THIN MAN` | THIN MAN INDIAN GRASS | CONT. | #1 |
| | SP HE | 322 | SPOROBOLUS HETEROLEPIS | PRAIRIE DROPSEED | CONT. | #1 |

| PERENNIALS | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|---|
| | AM HU | 12 | AMSONIA HUBRICHTII | ARKANSAS BLUESTAR | CONT. | #1 |
| | AN DS | 6 | ANACYCLUS PYRETHRUM V. DEPRESSUS | MOUNT ATLAS DAISY | CONT. | #1 |
| | AR FI | 2 | ARTEMISIA LUDOVICIANA `VALERIE FINNIS` | VALERIE FINNIS SAGEBRUSH | CONT. | #1 |
| | BE LY | 9 | BERLANDIERA LYRATA | CHOCOLATE DAISY | CONT. | #1 |
| | CO ST | 22 | COREOPSIS LANCEOLATA `STERNTALER` | STERNTALER LANCELEAF TICKSEED | CONT. | #1 |
| | GA AR | 6 | GAILLARDIA ARISTATA | NATIVE BLANKET FLOWER | CONT. | #1 |
| | HE HR | 4 | HEMEROCALLIS X `HAPPY RETURNS` | HAPPY RETURNS DAYLILY | CONT. | #1 |
| | NE BL | 24 | NEPETA RACEMOSA 'BLUE WONDER' | BLUE WONDER CATMINT | CONT. | #1 |
| | OE RO | 5 | OENOTHERA SPECIOSA 'ROSEA' | MEXICAN EVENING PRIMROSE | CONT. | #1 |
| | OR LA | 12 | ORIGANUM LAEVIGATUM `HERRENHAUSEN` | HERRENHAUSEN OREGANO | CONT. | #1 |
| | PE PS | 1 | PENSTEMON PSEUDOSPECTABILIS | DESERT BEARDTONGUE | CONT. | #1 |
| | RA CO | 16 | RATIBIDA COLUMNIFERA | YELLOW PRAIRIE CONEFLOWER | CONT. | #1 |
| | SE AJ | 15 | SEDUM X `AUTUMN JOY` | AUTUMN JOY SEDUM | CONT. | #1 |
| | ST BY | 9 | STACHYS BYZANTINA 'SILVER CARPET' | SILVER CARPET LAMB'S EARS | CONT. | #1 |

### IRRIGATED SOD

TEXAS BLUE HYBRID MIX.
CONTRACTOR SHALL SUBMIT CUT SHEETS FOR APPROVAL.

### DRYLAND SEED

| COMMON NAME | BOTANICAL NAME | | |
|---|---|---|---|
| BLUE GRAMA | BOUTELOUA GRACILIC | 19% | 6.5 LBS. |
| CAMPER LITTLE BLUESTEM | SCHIZACHYRIUM SCOPARIUM | 9% | 3.0 LBS. |
| PRAIRIE SANDREED | CALAMOVILFA LONGIFOLIA | 9% | 3.0 LBS. |
| SAND DROPSEED | SPOROBOLUS CRYPTANDRUS | 5% | 2.0 LBS. |
| VAUGHN SIDEOATS GRAMMA | BOUTELOUA CURTIPENDULA | 9% | 3.0 LBS. |
| ARRIBA WESTERN WHEATGRASS | AGROPYRON SMITHII 'ARRIBA' | 16% | 5.5 LBS. |
| SAND BLUESTEM | ANDROPOGON HALLII 'GARDEN' | 10% | 3.5 LBS. |
| BUFFALOGRASS | BUCHLOE DACTYLOIDES "SHARPS IMPROVED" | 23% | 8.0 LBS. |
| | | 100% | 34.5 LBS. / PLS PER ACRE |

### NATIVE SEED

| COMMON NAME | BOTANICAL NAME | | |
|---|---|---|---|
| SIDE OATS GRAMA | BOUTELOUA CURTIPENDULA | 5% | 0.57 LBS |
| BLUE GRAMA | BOUTELOUA GRACILIS | 10% | 0.26 LBS |
| BUFFALOGRASS | BOUTELOUA DACTYLOIDES | 10% | 3.89 LBS |
| CANADA WILDRYE | ELYMUS CANADENSIS | 10% | 1.89 LBS |
| THICKSPIKE WHEATGRASS | ELYMUS LANCEOLATUS | 10% | 1.41 LBS |
| SLENDER WHEATGRASS | ELYMUS TRACHYCAULUS | 10% | 1.37 LBS |
| SWITCHGRASS | PANICUM VIRGATUM 'TRAILBLAZER' | 3% | 0.17 LBS |
| WESTERN WHEATGRASS | PASCOPYRUM SMITHII | 5% | 0.99 LBS |
| LITTLE BLUESTEM | SCHIZACHYRIUM SCOPARIUM | 5% | 0.42 LBS |
| ALKALI SACATON | PUCCINELLIA | 2% | 0.02 LBS |
| SAND DROPSEED | SPOROBOLUS CRYPTANDRUS | 5% | 0.02 LBS |
| ROCKY MOUNTAIN BEE | CLEOME SERRULATA | 5% | 1.65 LBS |
| PLANT PLAINS COREOPSIS | COREOPSIS TINCTORIA | 5% | 0.02 LBS |
| PURPLE PRAIRE CLOVER | DALEA PURPUREA | 5% | 0.36 LBS |
| BLANKET FLOWER | GAILLARDIA ARISTATA | 5% | 0.83 LBS |
| YELLOW CONEFLOWER | RATIBIDA COLUMNIFERA | 5% | 0.09 LBS |
| | | 100% | 13.97 LBS. DRILLED |

### WETLAND SEED

| COMMON NAME | BOTANICAL NAME | | |
|---|---|---|---|
| WESTERN WHEATGRASS | PASCOPYRUM SMITHII VAR ARRIBA | 29% | 14.5 LBS. |
| WOOLY SEDGE | CAREX LANUGINOSA | 1% | 0.5 LBS. |
| BLUE GRAMA | BOUTELOUA GRACILIS VAR LOVINGTON | 5% | 2.5 LBS. |
| NEBRASKA SEDGE | CAREX NEBRASKENSIS | 1% | 0.5 LBS. |
| SWITCHGRASS | PANICUM VIRGATUM VAR BLACKWELL | 26% | 13 LBS. |
| INLAND SALTGRASS | DISTICLIS STRICTA | 5% | 2.5 LBS. |
| CREEPING SPIKERUSH | ELEOCHARIS PALUSTRIS | 1% | 0.5 LBS. |
| BALTIC RUSH | JUNCUS BALTICUS | 4% | 2 LBS. |
| HARDSTEM BULRUSH | SCIRPUS ACUTUS | 4% | 2 LBS. |
| PRAIRIE CORDGRASS | SPARTINA PECTINATA | 20% | 10 LBS. |
| SAND DROPSEED | SPOROBOLUS CRYPTANDRUS | 4% | 2 LBS. |
| | | 100% | 50 LBS. / PLS PER ACRE |

## MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

| ITEM | DESCRIPTION | PROVIDER | SIZE / DIMENSIONS | PRODUCT NAME | COLOR / FINISH | NOTES | QUANTITY |
|---|---|---|---|---|---|---|---|
| A | CONCRETE FLATWORK | N/A | N/A | N/A | STANDARD GRAY, BROOM FINISH | INSTALL PER MANUFACTURER'S SPECIFICATIONS | N/A; SEE CIVIL |
| B | ENHANCED PAVING | DAVIS COLOR OR APPROVED EQUAL | N/A | | TBD | INSTALL PER MANUFACTURER'S SPECIFICATIONS | |
| C | COBBLE MULCH | PIONEER OR APPROVED EQUAL | 6-12" ROCK, MIN. 4" DEPTH. | N/A | RIVER ROCK BLEND | INSTALL PER MANUFACTURER'S SPECIFICATIONS | |
| D | ROCK MULCH | PIONEER OR APPROVED EQUAL | MIX OF 30% 1-2" ROCK, 30% 4-6" ROCK, AND 40% 6-12" ROCK; MIN. 4" DEPTH | N/A | RIVER ROCK BLEND | INSTALL PER MANUFACTURER'S SPECIFICATIONS | |
| E | WOOD MULCH | PIONEER OR APPROVED EQUAL | CUSTOM | N/A | GORILLA HAIR SHREDDED CEDAR MULCH | INSTALL PER MANUFACTURER'S SPECIFICATIONS | |
| F | CRUSHER FINES | PIONEER OR APPROVED EQUAL | N/A | N/A | DOLOMITE TAN COLOR | INSTALL PER MANUFACTURER'S SPECIFICATIONS | |
| G | IRRIGATED TURF- SOD | N/A | N/A | TEXAS HYBRID BLUEGRASS BLEND | N/A | INSTALL PER MANUFACTURER'S SPECIFICATIONS | |
| H | PLAYGROUND SURFACING | FIBAR OR APPROVED EQUAL | N/A | ENGINEERED WOOD FIBAR OR APPROVED EQUAL | N/A | INSTALL PER MANUFACTURER'S SPECIFICATIONS | |
| I | STEEL EDGER | RYERSON OR APPROVED EQUAL | 6" X 14 GAUGE | N/A | INTERLOCKING, ROLLED TOP EDGER OR APPROVED EQUAL, COLOR- BLACK | INSTALL PER MANUFACTURER'S SPECIFICATIONS | |

CHECKED BY: SW & RN
DRAWN BY: KR & SL


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CONTEXTUAL SITE PLAN FOR MURPHY CREEK EAST FILING 3
CITY OF AURORA
STATE OF COLORADO

OWNER:
LENNAR COLORADO LLC.

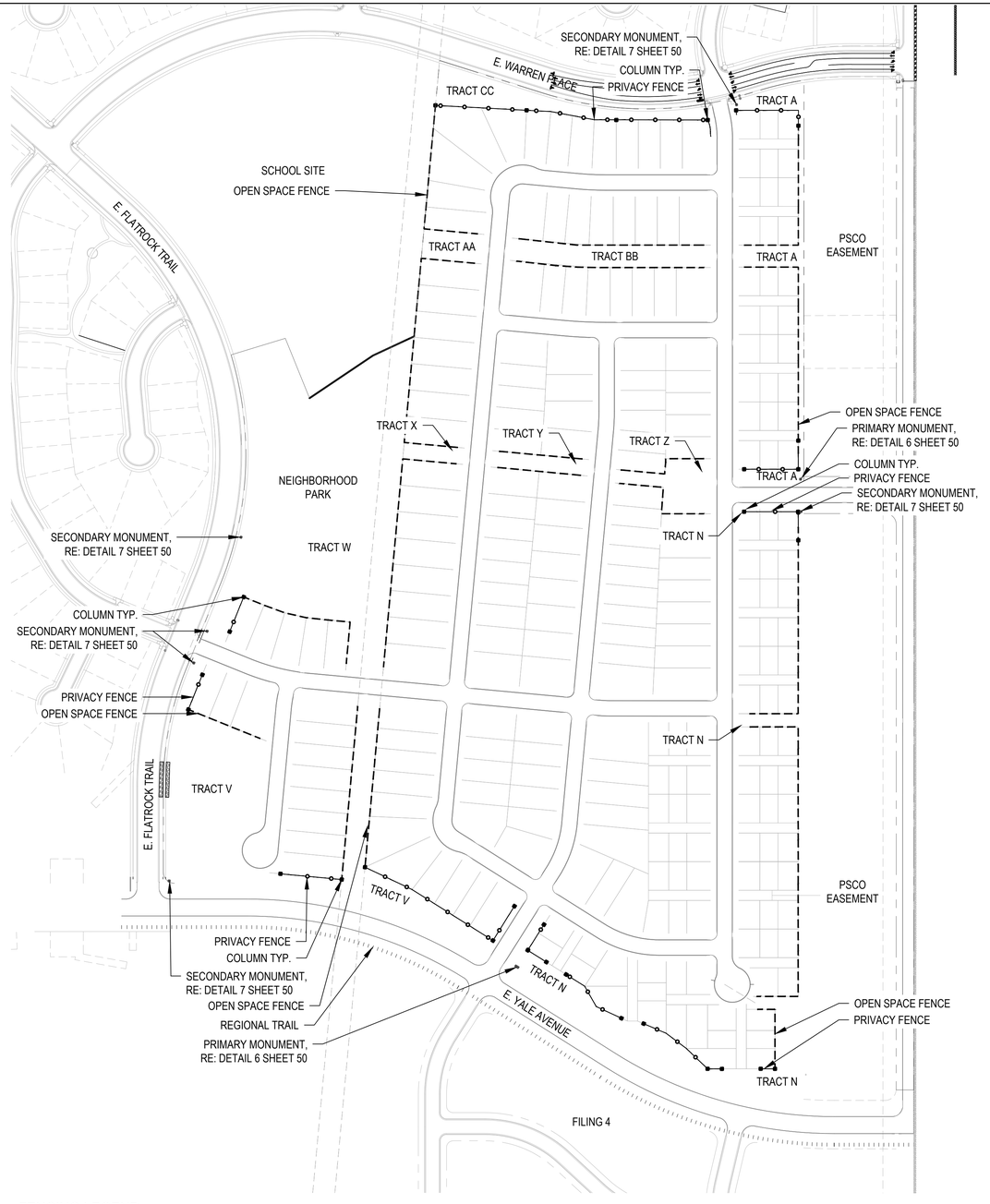
9193 S. JAMAICA STREET
4TH FLOOR
ENGLEWOOD, CO 80112
720.369.3835

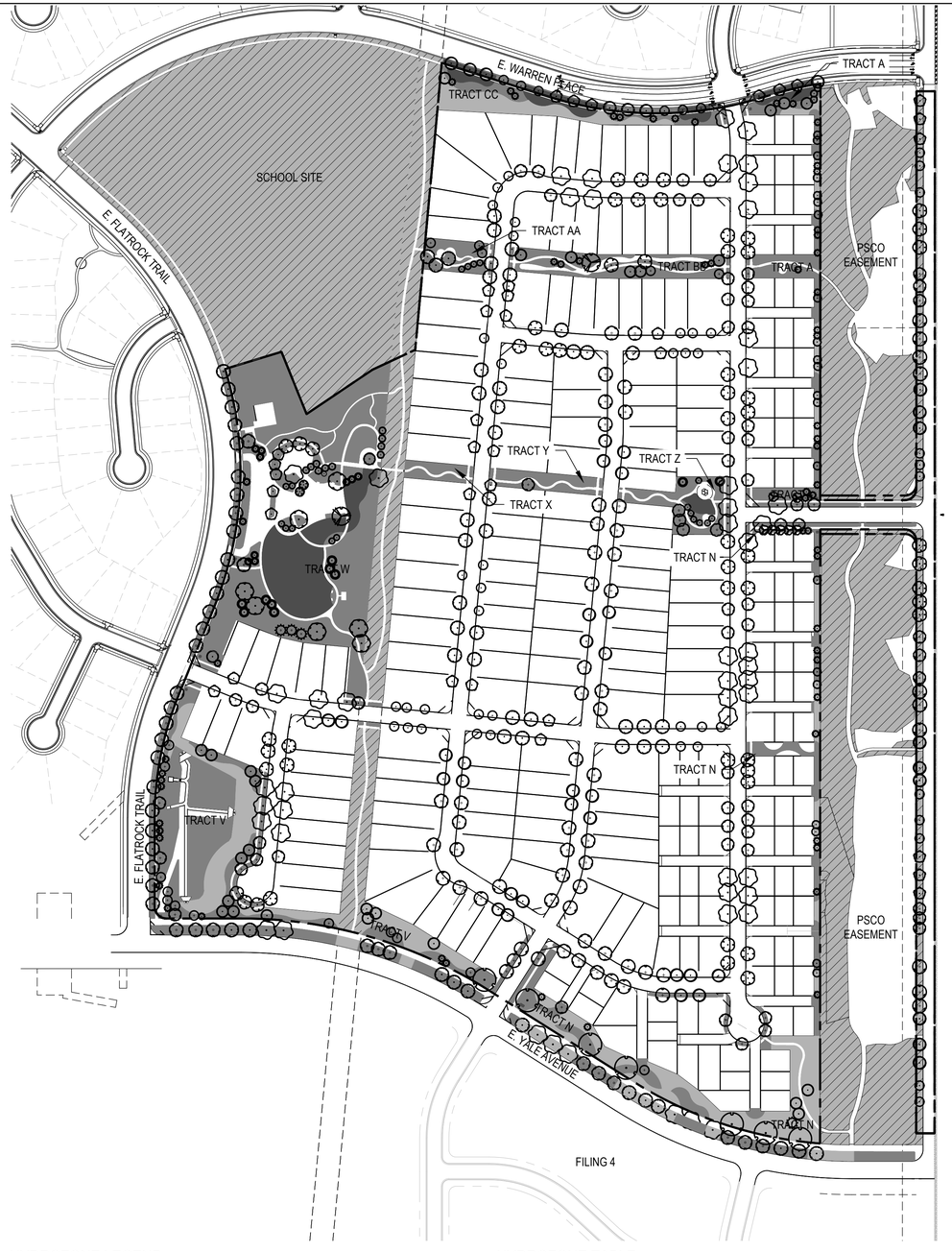
NOT FOR CONSTRUCTION

811

DATE:
05/11/22 CSP-01
09/20/22 CSP-02
02/03/23 CSP-03
04/21/23 CSP-04
07/10/23 CSP-05

SHEET TITLE:
LANDSCAPE SCHEDULE




## FENCING LEGEND

- PROPERTY BOUNDARY
- COLUMN
- PRIVACY FENCE, RE: DETAIL 1 SHEET 50
- OPEN SPACE FENCE, RE: DETAIL 2 SHEET 50
- REGIONAL TRAIL

NORTH

## HYDROZONE LEGEND

- HIGH WATER USE: SOD
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
- Z-ZONE NATIVE SEED
- NON-IRRIGATED NATIVE SEED (IRRIGATION NOT ALLOWED WITHIN EASEMENTS, FUTURE SCHOOL SITE)
- PROPERTY BOUNDARY

DECIDUOUS CANOPY TREE:
75 TREES IN NON IRRIGATED AREAS AND/OR Z-ZONE AREAS
ORNAMENTAL TREES:
0 TREES IN NON IRRIGATED AREAS AND /OR Z-ZONE AREAS
EVERGREEN TREES:
23 TREES IN NON IRRIGATED AREAS AND /OR Z-ZONE AREAS

## HYDROZONE TABLE

TAP: TBD

| WATER USE TYPE | AREA (SF) | PERCENT (%) | |
|---|---|---|---|
| HIGH WATER USE | 43,127 SF | 9.10% | |
| LOW WATER USE | 327,762 SF | 69.18% | |
| Z-ZONE* | 102,900 SF | 21.72% | |
| TOTAL: | 473,789 SF | 100.00% | |
| | QUANTITY | AREA VALUE (SF) | TOTAL AREA |
| CANOPY TREES | 75 | 3000 | 225,000 SF |
| EVERGREEN/ORNAMENTAL TREES | 23 | 115 | 2,645 SF |
| TOTAL: | | | 227,645 SF |
| **TOTAL IRRIGATED AREA TAP (TBD)** | **701,434 SF** | | |

NORTH

CHECKED BY: SW & RN
DRAWN BY: KR & SL

1 FENCING LEGEND

NOTES:
1. PERIMETER FENCING (PRIVACY FENCE AND OPEN SPACE FENCE) INSTALLED BY HOMEBUILDER.
2. INTERIOR LOT FENCING INSTALLED BY HOMEBUILDER OR HOMEBUYER IF DESIRED.

2 HYDROZONE MAP

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CONTEXTUAL SITE PLAN FOR MURPHY CREEK EAST FILING 3
CITY OF AURORA
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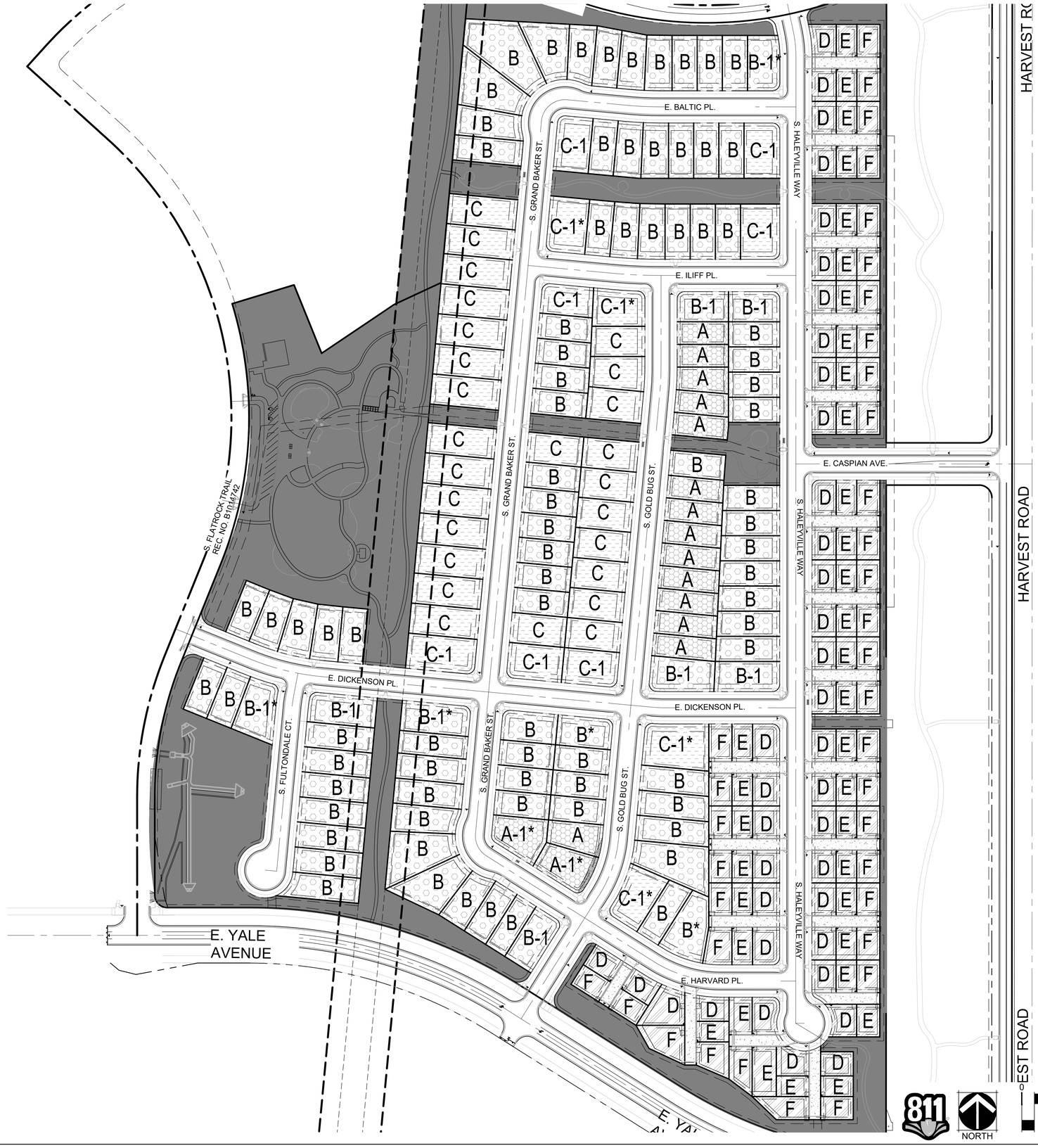
SHEET TITLE:
LANDSCAPE EXHIBIT




## LEGEND

**A** — SINGLE FAMILY DWELLING INTERIOR - 45' X 100' (4,500 SQ. FT.)
FRONT YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.)
2. ONE (1) ORNAMENTAL TREE (2" CAL. MIN) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN.)
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES (5-GAL. MIN.)
4. MINIMUM COUNT OF PERENNIAL GRASSES IS TWELVE (12) (1-GAL. MIN.)
5. TURF IS NOT PERMITTED IN FRONT LANDSCAPE AREAS.
6. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A FEATURE
7. FRONT YARD CURBSIDE LANDSCAPE: 6 SHRUBS MINIMUM

SIDE YARD
1. WITH NO PUBLIC VIEW; NO PLANT MATERIAL REQUIRED, MULCH REQUIRED

REAR YARD
1. WITH NO PUBLIC VIEW; NO STANDARDS, CANNOT EXCEED 45% TURF

**B** — SINGLE FAMILY DWELLING INTERIOR - 50' X 100' (5,000 SQ. FT.)
FRONT YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.)
2. ONE (1) ORNAMENTAL TREE (2" CAL. MIN) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN.)
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES (5-GAL. MIN.)
4. MINIMUM COUNT OF PERENNIAL GRASSES IS TWELVE (12) (1-GAL. MIN.)
5. TURF IS NOT PERMITTED IN FRONT LANDSCAPE AREAS.
6. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A FEATURE
7. FRONT YARD CURBSIDE LANDSCAPE: 7 SHRUBS MINIMUM

SIDE YARD
1. WITH NO PUBLIC VIEW; NO PLANT MATERIAL REQUIRED, MULCH REQUIRED

REAR YARD
1. WITH NO PUBLIC VIEW; NO STANDARDS, CANNOT EXCEED 45% TURF

**B - 1** — SINGLE FAMILY DWELLING CORNER - 50' X 100' (5,000 SQ. FT.)
FRONT YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.)
2. ONE (1) ORNAMENTAL TREE (2" CAL. MIN) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN.)
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES (5-GAL. MIN.)
4. MINIMUM COUNT OF PERENNIAL GRASSES IS TWELVE (12) (1-GAL. MIN)
5. TURF IS NOT PERMITTED IN FRONT LANDSCAPE AREAS.
6. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A FEATURE.
7. CURBSIDE LANDSCAPE: 9 SHRUBS MINIMUM

SIDE YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.), OR ONE (1) ORNAMENTAL TREE (2" CAL. MIN) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN.)
2. MINIMUM COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES (5-GAL. MIN.)
3. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A FEATURE
4. CURBSIDE LANDSCAPING: 25 SHRUBS MINIMUM

REAR YARD
1. WITH NO PUBLIC VIEW; NO STANDARDS, CANNOT EXCEED 45% TURF

**C** — SINGLE FAMILY DWELLING INTERIOR - 60' X 100' (6,000 SQ. FT.)
FRONT YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.)
2. ONE (1) ORNAMENTAL TREE (2" CAL. MIN) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN.)
3. MINIMUM COUNT OF SHRUBS IS TEN (10) WITH A MINIMUM OF THREE (3) TYPES (5-GAL. MIN.)
4. MINIMUM COUNT OF PERENNIAL GRASSES IS SIX (6) (1-GAL. MIN)
5. TURF IS NOT PERMITTED IN FRONT LANDSCAPE AREAS.
6. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A FEATURE.
7. FRONT YARD CURBSIDE LANDSCAPE: 9 SHRUBS MINIMUM.

SIDE YARD
1. WITH NO PUBLIC VIEW; NO PLANT MATERIAL REQUIRED, MULCH REQUIRED

REAR YARD
1. WITH NO PUBLIC VIEW; NO STANDARDS, CANNOT EXCEED 45% TURF

**C - 1** — SINGLE FAMILY DWELLING CORNER - 60' X 100' (6,000 SQ. FT.)
FRONT YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.)
2. ONE (1) ORNAMENTAL TREE (2" CAL. MIN) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN.)
3. MINIMUM COUNT OF SHRUBS IS ELEVEN (11) WITH A MINIMUM OF TWO (3) TYPES. (5-GAL. MIN.)
4. MINIMUM COUNT OF PERENNIAL GRASSES IS NINE (9) ) (1-GAL. MIN.)
5. TURF IS NOT PERMITTED IN FRONT LANDSCAPE AREAS.
6. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A FEATURE.
7. CURBSIDE LANDSCAPE: 11 SHRUBS MINIMUM

SIDE YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.), OR ONE (1) ORNAMENTAL TREE (2" CAL. MIN) OR ONE (1_ EVERGREEN TREE (6-8' HT. MIN.)
2. MINIMUM COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES (5-GAL. MIN.)
3. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A FEATURE.
4. CURBSIDE LANDSCAPING: 23 SHRUBS MINIMUM

REAR YARD
1. WITH NO PUBLIC VIEW; NO STANDARDS, CANNOT EXCEED 45% TURF

**D,E,F** — MOTOR-COURT- 41/46/48" X 65' (2,665 - 3,120 SQ. FT.)
FRONT YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.)
2. ONE (1) ORNAMENTAL TREE (2" CAL. MIN) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN.)
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES (5-GAL. MIN.)
4. TURF IS NOT PERMITTED IN FRONT LANDSCAPE AREAS.
5. MINIMUM OF THREE (3) NATURAL BOULDER PROVIDED AS A FEATURE.
6. CURBSIDE LANDSCAPE: ONE SHRUB PER 40 SQ. FT. SEE SHEET 33

SIDE YARD (D AND F CORNER LOTS)
1. MINIMUM COUNT OF SHRUBS IS ONE (1) (5-GAL. MIN.)
2. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A FEATURE
3. CURBSIDE LANDSCAPING: ONE SHRUB PER 40 SQ. FT. SEE SHEET 33

REAR YARD
1. WITH NO PUBLIC VIEW; NO STANDARDS, CANNOT EXCEED 45% TURF

BUFFER/ OPEN SPACE
*REFER TO SHEETS 33 & 34 FOR LANDSCAPE LOT TYPICALS AND A PLANT SCHEDULE.

**A-1*,B*, B-1*,C-1*** — ALTERNATIVE SINGLE FAMILY LOTS
* REFER TO SHEET 34 FOR LOT TYPICALS AND LANDSCAPE STANDARDS FOR ALTERNATIVE LOTS. ALTERNATIVE LOTS TYPICALS ARE SHOWN FOR THE LOTS WITH THE LARGEST SQUARE FOOTAGE

811 NORTH 0 50 100 200 SCALE 1" = 100'

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# CONTEXTUAL SITE PLAN FOR MURPHY CREEK EAST FILING 3
CITY OF AURORA
STATE OF COLORADO

OWNER:
LENNAR COLORADO LLC.
9193 S. JAMAICA STREET
4TH FLOOR
ENGLEWOOD, CO 80112
720.369.3835

NOT FOR CONSTRUCTION

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DATE:
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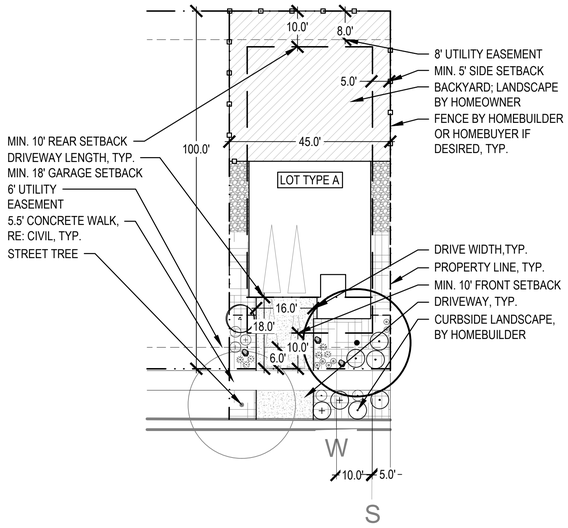
04/21/23 CSP-04
07/10/23 CSP-05

SHEET TITLE:
LOT TYPICAL QUANTITIES




## 1 SINGLE FAMILY SMALL LOT TYPICAL A

SCALE: 1" = 20'

CURBSIDE LANDSCAPING AREA: 239 SF
SHRUBS REQUIRED: 6
SHRUBS PROVIDED: 6

## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | NO IRRIGATION ZONE |
| | FENCE |
| | EDGER LINE |
| | BACKYARD LANDSCAPE, BY HOMEOWNER |
| | COBBLE |
| | PLANTING BED |

DECIDUOUS TREE

| | |
|---|---|
| ELM | ACCOLADE ELM |
| GLL | GLENLEVEN LINDEN |
| SHA | SHADEMASTER LOCUST |

ORNAMENTAL TREE

| | |
|---|---|
| ABS | AUTUMN BRILLIANCE SERVICEBERRY |
| CHP | CHANTICLEER PEAR |
| HWM | HOT WINGS MAPLE |
| JLT | JAPANESE LILAC TREE |
| SPR | SPRING SNOW CRABAPPLE |

EVERGREEN TREE

| | |
|---|---|
| SBB | BABY BLUE EYES SPRUCE |
| PBF | BOSNIAN PINE |
| VWP | VANDERWOLF'S PYRAMID PINE |

DECIDUOUS SHRUB

| | |
|---|---|
| SAA | AUTUMN AMBER SUMAC |
| BDW | DWARF BUTTERFLY BUSH |
| BMS | BLUE MIST SPIREA |
| DKS | DARKKNIGHT SPIREA |
| CPB | CRIMSON PIGMY BARBERRY |
| CPL | COMMON PURPLE LILAC |
| MKL | MISS KIM LILAC |
| RSA | RUSSIAN SAGE |
| RTD | RED TWIG DOGWOOD |
| PBS | SAND CHERRY PAWNEE BUTTES |

EVERGREEN SHRUB

| | |
|---|---|
| BCH | BLUE CHIP JUNIPER |
| BUF | BUFFALO JUNIPER |
| GSP | GLOBE SPRUCE |
| MMO | MOPS MUGO PINE |

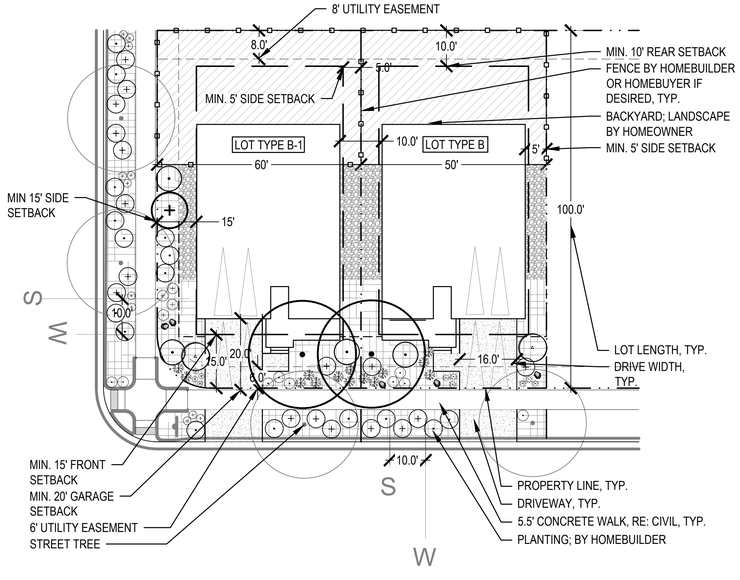
ORNAMENTAL GRASS/ PERENNIAL

| | |
|---|---|
| DDY | STELLA D'ORO DAYLILY |
| DIP | ICE PLANT |
| FRG | FEATHER REED GRASS |
| HFB | LITTLE BUNNY FOUNTAIN GRASS |
| PMG | PURPLE MAIDEN GRASS |

2'-3' LANDSCAPE BOULDER

NOTES:

1. LOT TYPICAL DESIGNS SHOWN ARE EXAMPLES ONLY. INDIVIDUAL LANDSCAPE DESIGNS ARE HIGHLY ENCOURAGED. PLANT MATERIAL CAN VARY. REFER TO INDIVIDUAL LOT TYPICAL LAYOUTS AND THESE NOTES FOR SPECIFIC REQUIREMENTS. TYPICAL LOT LAYOUTS MAY VARY BASED ON HOME TYPE AND ORIENTATION.
2. REFER TO CITY OF AURORA UDO SECTION 4.7.5.P AND THE CITY OF AURORA LANDSCAPE MANUAL FOR RESIDENTIAL LOT LANDSCAPE STANDARDS AS THEY RELATE TO LOT SIZE.
3. CURBSIDE LANDSCAPE: (1) ONE DECIDUOUS TREE (2.5" CAL. MIN.) PER 40 LF AND (1) ONE SHRUB (5 GAL.) PER 40 SF.
4. STREET TREES ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ADDITIONAL LANDSCAPE PLAN SHEETS WITHIN THIS PLAN SET FOR THE STREET TREE QUANTITIES AND SPECIES.
5. REFER TO PLANT LIST ON SHEET 33 AND SHEET 34 FOR LOT TYPICAL PLANT SPECIES.
6. VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARD OF THE COMMUNITY LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL AND MULCH TYPES SHALL VARY, NO TWO DIRECTLY ADJACENT OR LOTS DIRECTLY ACROSS THE STREET MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
7. FENCING OR SCREEN WALLS ADJACENT TO PARKS, OPEN SPACE, AND LANDSCAPE TRACTS BY DEVELOPER/BUILDER. OPTIONAL FENCING ADJACENT TO ADJOINING LOTS BY BUILDER OR HOMEOWNER.
8. PLANTING DESIGN FOR EXAMPLE ONLY, HOUSING PRODUCTS ARE NOT YET AVAILABLE AND ARE SUBJECT TO CHANGE.

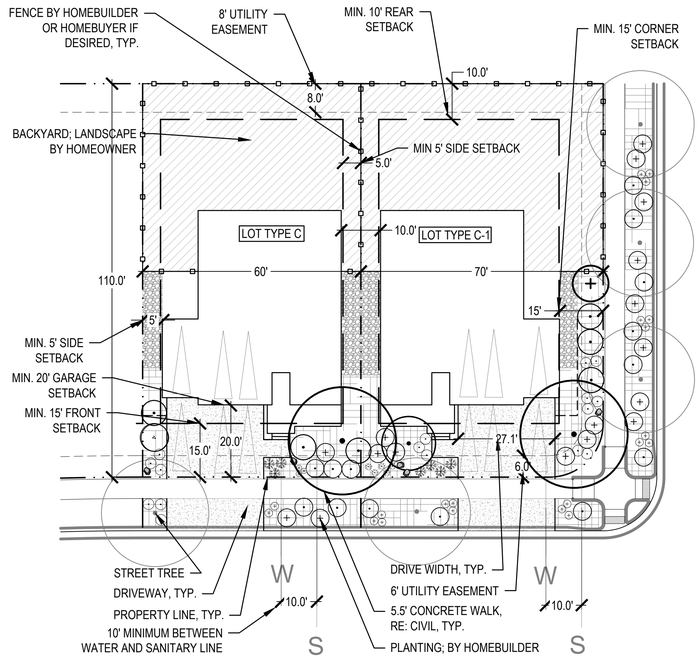



## 2 SINGLE FAMILY STANDARD LOT TYPICAL B AND B-1

SCALE: 1" = 20'

B-1 CURBSIDE LANDSCAPING AREA:
FRONT YARD: 329 SF SIDE YARD: 100 SF
SHRUBS REQUIRED: 9 SHRUBS REQUIRED: 25
SHRUBS PROVIDED: 9 SHRUBS PROVIDED: 25

B CURBSIDE LANDSCAPING AREA:
FRONT YARD: 280 SF
SHRUBS REQUIRED: 7
SHRUBS PROVIDED: 7

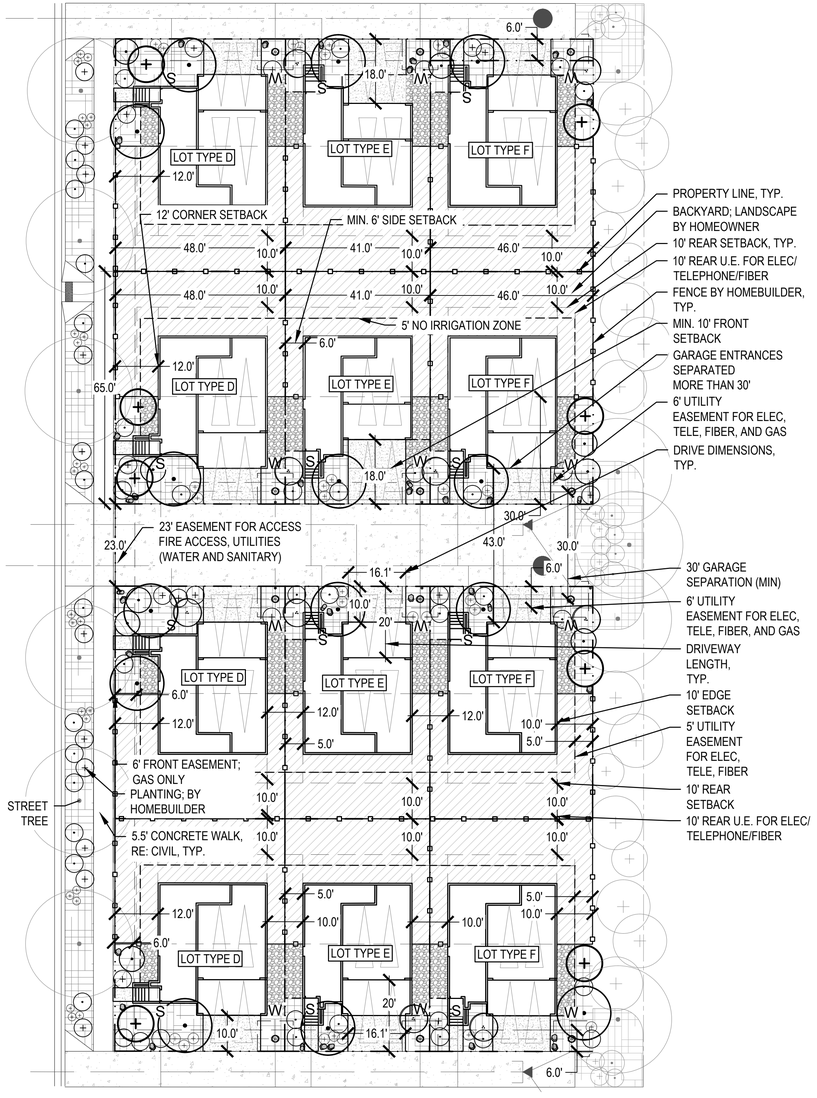



## 3 SINGLE FAMILY LARGE LOT TYPICAL C AND C-1

SCALE: 1" = 20'

C CURBSIDE LANDSCAPING AREA:
FRONT YARD: 366 SF
SHRUBS REQUIRED: 9
SHRUBS PROVIDED: 9

C-1 CURBSIDE LANDSCAPING AREA:
FRONT YARD: 445 SF SIDE YARD: 920 SF
SHRUBS REQUIRED: 11 SHRUBS REQUIRED: 23
SHRUBS PROVIDED: 11 SHRUBS PROVIDED: 23




## 1 MOTOR COURT LOTS D,E,F TYPICAL

SCALE: 1" = 20'

OPTION 1 AND 2
CURBSIDE LANDSCAPING AREA: 900 SF
SHRUBS REQUIRED: 23
SHRUBS PROVIDED: 23

OPTION 3 AND 4
CURBSIDE LANDSCAPING AREA: 992 SF
SHRUBS REQUIRED: 25
SHRUBS PROVIDED: 25

CHECKED BY: SW & RN
DRAWN BY: KR & SL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CONTEXTUAL SITE PLAN FOR MURPHY CREEK EAST FILING 3
CITY OF AURORA
STATE OF COLORADO

OWNER:
LENNAR COLORADO LLC.
9193 S. JAMAICA STREET
4TH FLOOR
ENGLEWOOD, CO 80112
720.369.3835

NOT FOR CONSTRUCTION

811

DATE:
05/11/22 CSP-01
09/20/22 CSP-02
02/03/23 CSP-03
04/21/23 CSP-04
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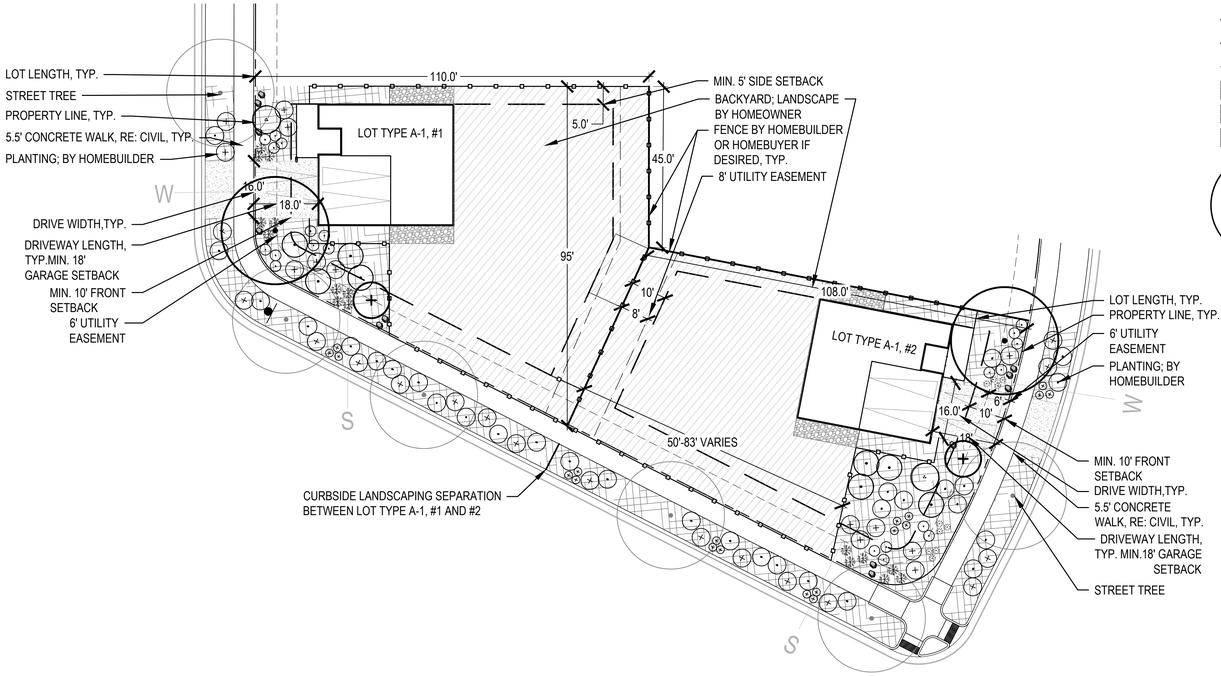
SHEET TITLE:
LOT TYPICALS
DESIGN INTENT




## 1 SINGLE FAMILY TYPICAL ALTERNATIVE LOT A-1, A-1 #2

SCALE: 1" = 20'

LOT A-1 #1 CURBSIDE LANDSCAPING AREA:
FRONT YARD: 168 SF SIDE YARD: 786 SF
SHRUBS REQUIRED: 5 SHRUBS REQUIRED: 20
SHRUBS PROVIDED: 5 SHRUBS PROVIDED: 20

LOT A-1 #2 CURBSIDE LANDSCAPING AREA:
FRONT YARD: 402 SF SIDE YARD: 874 SF
SHRUBS REQUIRED: 11 SHRUBS REQUIRED: 22
SHRUBS PROVIDED: 11 SHRUBS PROVIDED: 22

## LEGEND

- PROPERTY LINE
- NO IRRIGATION ZONE
- FENCE
- EDGER LINE
- BACKYARD LANDSCAPE, BY HOMEOWNER
- COBBLE
- PLANTING BED

DECIDUOUS TREE
- ELM ACCOLADE ELM
- GLL GLENLEVEN LINDEN
- SHA SHADEMASTER LOCUST

ORNAMENTAL TREE
- ABS AUTUMN BRILLIANCE SERVICEBERRY
- CHP CHANTICLEER PEAR
- HWM HOT WINGS MAPLE
- JLT JAPANESE LILAC TREE
- SPR SPRING SNOW CRABAPPLE

EVERGREEN TREE
- SBB BABY BLUE EYES SPRUCE
- PBF BOSNIAN PINE
- VWP VANDERWOLF'S PYRAMID PINE

DECIDUOUS SHRUB
- SAA AUTUMN AMBER SUMAC
- BDW DWARF BUTTERFLY BUSH
- BMS BLUE MIST SPIREA
- DKS DARKKNIGHT SPIREA
- CPB CRIMSON PIGMY BARBERRY
- CPL COMMON PURPLE LILAC
- MKL MISS KIM LILAC
- RSA RUSSIAN SAGE
- RTD RED TWIG DOGWOOD
- PBS SAND CHERRY PAWNEE BUTTES

EVERGREEN SHRUB
- BCH BLUE CHIP JUNIPER
- BUF BUFFALO JUNIPER
- GSP GLOBE SPRUCE
- MMO MOPS MUGO PINE

ORNAMENTAL GRASS/ PERENNIAL
- DDY STELLA D'ORO DAYLILY
- DIP ICE PLANT
- FRG FEATHER REED GRASS
- HFB LITTLE BUNNY FOUNTAIN GRASS
- PMG PURPLE MAIDEN GRASS

2'-3' LANDSCAPE BOULDER

NOTES:
1. LOT TYPICAL DESIGNS SHOWN ARE EXAMPLES ONLY. INDIVIDUAL LANDSCAPE DESIGNS ARE HIGHLY ENCOURAGED. PLANT MATERIAL CAN VARY. REFER TO INDIVIDUAL LOT TYPICAL LAYOUTS AND THESE NOTES FOR SPECIFIC REQUIREMENTS. TYPICAL LOT LAYOUTS MAY VARY BASED ON HOME TYPE AND ORIENTATION.
2. REFER TO CITY OF AURORA UDO SECTION 4.7.5.P AND THE CITY OF AURORA LANDSCAPE MANUAL FOR RESIDENTIAL LOT LANDSCAPE STANDARDS AS THEY RELATE TO LOT SIZE.
3. CURBSIDE LANDSCAPE: (1) ONE DECIDUOUS TREE (2.5" CAL. MIN.) PER 40 LF AND (1) ONE SHRUB (5 GAL.) PER 40 SF.
4. STREET TREES ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ADDITIONAL LANDSCAPE PLAN SHEETS WITHIN THIS PLAN SET FOR THE STREET TREE QUANTITIES AND SPECIES.
5. REFER TO PLANT LIST ON SHEET 33 AND SHEET 34 FOR LOT TYPICAL PLANT SPECIES.
6. VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARD OF THE COMMUNITY LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL AND MULCH TYPES SHALL VARY, NO TWO DIRECTLY ADJACENT OR LOTS DIRECTLY ACROSS THE STREET MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
7. FENCING OR SCREEN WALLS ADJACENT TO PARKS, OPEN SPACE, AND LANDSCAPE TRACTS BY DEVELOPER/BUILDER. OPTIONAL FENCING ADJACENT TO ADJOINING LOTS BY BUILDER OR HOMEOWNER.
8. PLANTING DESIGN FOR EXAMPLE ONLY, HOUSING PRODUCTS ARE NOT YET AVAILABLE AND ARE SUBJECT TO CHANGE.

## LANDSCAPE STANDARDS LEGEND

ALTERNATIVE LOT A-1 #1:
FRONT YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.)
2. ONE (1) ORNAMENTAL (2" CAL. MIN.) OR EVERGREEN TREE IN FRONT (6-8' HT. IN.)
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES (5-GAL.MIN.)
4. MINIMUM COUNT OF GRASSES IS THREE (3) (1-GAL. MIN)
5. TURF IS NOT PERMITTED IN FRONT LANDSCAPE AREAS
6. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A SITE-FEATURE.
7. FRONT YARD CURBSIDE LANDSCAPING REQUIREMENT: 5 SHRUBS

SIDE YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL.) OR ONE (1) ORNAMENTAL (2" CAL. MIN.) OR ONE (1) EVERGREEN TREE ON SIDE (6-8' HT. MIN.)
2. MINIMUM COUNT OF SHRUBS IS FOURTEEN (14) WITH A MINIMUM OF THREE (3) TYPES (5-GAL. MIN.)
3. MINIMUM COUNT OF GRASSES IS SEVEN (7) (1-GAL. MIN.)
4. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A SITE-FEATURE.
5. SIDE YARD CURBSIDE LANDSCAPING REQUIREMENT: 20 SHRUBS

REAR YARD
1. WITH NO PUBLIC; NO STANDARDS, CANNOT EXCEED 45% TURF

ALTERNATIVE LOT A-1 #2:
FRONT YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.)
2. ONE (1) ORNAMENTAL (2" CAL. MIN.) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN.)
3. MINIMUM COUNT OF SHRUBS IS SEVEN (7) WITH A MINIMUM OF TWO (2) TYPES (5-GAL. MIN.)
4. MINIMUM COUNT OF GRASSES IS FOUR (4) (1-GAL. MIN.)
5. TURF IS NOT PERMITTED IN FRONT LANDSCAPE AREAS.
6. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A SITE-FEATURE.
7. FRONT YARD CURBSIDE LANDSCAPING: 11 SHRUBS

SIDE YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.) OR ONE (1) ORNAMENTAL (2" CAL MIN.) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN)
2. MINIMUM COUNT OF SHRUBS IS TWENTY FOUR (24) WITH A MINIMUM OF THREE (3) TYPES (5-GAL. MIN.)
3. MINIMUM COUNT OF SIDE YARD GRASSES IS ELEVEN (11) (1-GAL. MIN.)
4. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A SITE-FEATURE
5. SIDE YARD CURBSIDE LANDSCAPING: 22 SHRUBS

REAR YARD
1. WITH NO PUBLIC VIEW; NO STANDARDS, CANNOT EXCEED 45% TURF

ALTERNATIVE LOT B:
FRONT YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.)
2. ONE (1) ORNAMENTAL TREE (2" CAL. MIN) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN.)
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES (5-GAL. MIN.)
4. MINIMUM COUNT OF PERENNIAL GRASSES IS TWELVE (12) (1-GAL. MIN.)
5. TURF IS NOT PERMITTED IN FRONT LANDSCAPE AREAS.
6. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A FEATURE
7. FRONT YARD CURBSIDE LANDSCAPE: 7 SHRUBS MINIMUM

SIDE YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.) OR ONE (1) ORNAMENTAL (2" CAL MIN.) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN)
2. MINIMUM COUNT OF SHRUBS IS TEN (10) WITH A MINIMUM OF THREE (3) TYPES (5-GAL. MIN.)
3. MINIMUM COUNT OF SIDE YARD GRASSES IS EIGHTEEN (18) (1-GAL. MIN.)
4. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A SITE-FEATURE
5. SIDE YARD CURBSIDE LANDSCAPING: 22 SHRUBS

REAR YARD
1. WITH NO PUBLIC VIEW; NO STANDARDS, CANNOT EXCEED 45% TURF

ALTERNATIVE LOT B-1:
FRONT YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.)
2. ONE (1) ORNAMENTAL TREE (2" CAL. MIN) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN.)
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES (5-GAL. MIN.)
4. MINIMUM COUNT OF PERENNIAL GRASSES IS TWELVE (12) (1-GAL. MIN)
5. TURF IS NOT PERMITTED IN FRONT LANDSCAPE AREAS.
6. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A FEATURE.
7. CURBSIDE LANDSCAPE: 9 SHRUBS MINIMUM

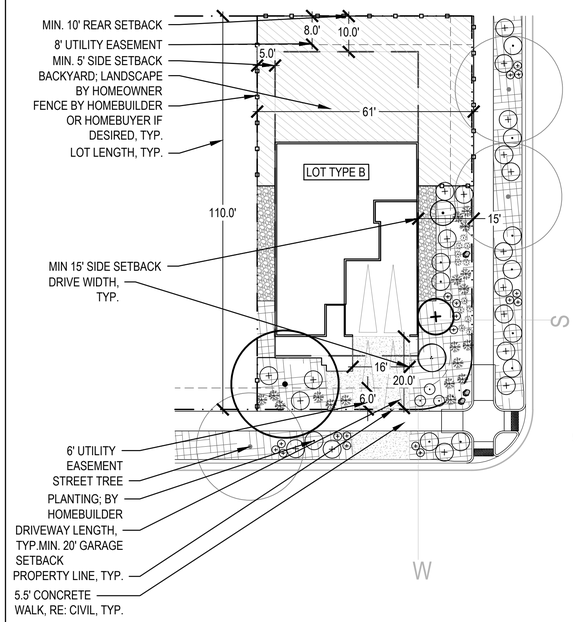
SIDE YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.) OR ONE (1) ORNAMENTAL (2" CAL MIN.) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN)
2. MINIMUM COUNT OF SHRUBS IS TEN (10) WITH A MINIMUM OF THREE (3) TYPES (5-GAL. MIN.)
3. MINIMUM COUNT OF SIDE YARD GRASSES IS EIGHTEEN (18) (1-GAL. MIN.)
4. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A SITE-FEATURE
5. SIDE YARD CURBSIDE LANDSCAPING: 28 SHRUBS

REAR YARD
1. WITH NO PUBLIC VIEW; NO STANDARDS, CANNOT EXCEED 45% TURF

ALTERNATIVE LOT C-1:
FRONT YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.)
2. ONE (1) ORNAMENTAL TREE (2" CAL. MIN) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN.)
3. MINIMUM COUNT OF SHRUBS IS ELEVEN (11) WITH A MINIMUM OF TWO (3) TYPES. (5-GAL. MIN.)
4. MINIMUM COUNT OF PERENNIAL GRASSES IS NINE (9) ) (1-GAL. MIN.)
5. TURF IS NOT PERMITTED IN FRONT LANDSCAPE AREAS.
6. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A FEATURE.
7. CURBSIDE LANDSCAPE: 11 SHRUBS MINIMUM

SIDE YARD
1. ONE (1) DECIDUOUS TREE (2.5" CAL. MIN.) OR ONE (1) ORNAMENTAL (2" CAL MIN.) OR ONE (1) EVERGREEN TREE (6-8' HT. MIN)
2. MINIMUM COUNT OF SHRUBS IS TWENTY THREE (23) WITH A MINIMUM OF THREE (3) TYPES (5-GAL. MIN.)
3. MINIMUM COUNT OF SIDE YARD GRASSES IS TWENTY ONE (21) (1-GAL. MIN.)
4. MINIMUM OF ONE (1) NATURAL BOULDER PROVIDED AS A SITE-FEATURE
5. SIDE YARD CURBSIDE LANDSCAPING: 25 SHRUBS

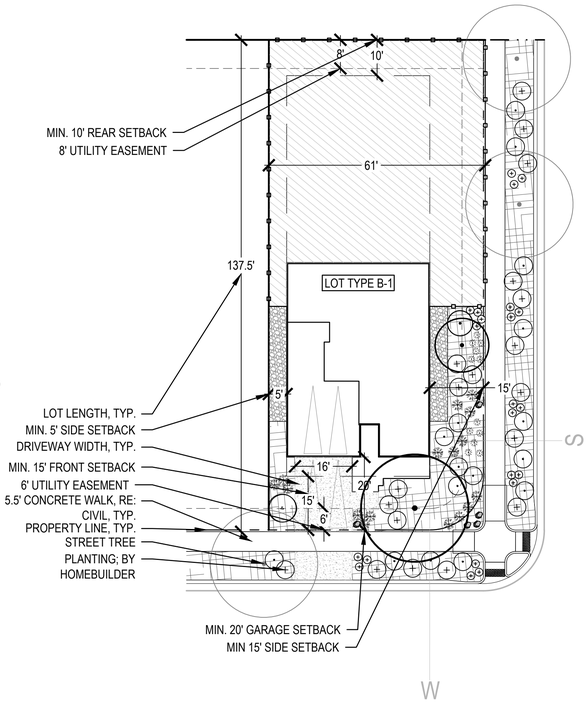
REAR YARD
1. WITH NO PUBLIC VIEW; NO STANDARDS, CANNOT EXCEED 45% TURF




## 2 SINGLE FAMILY TYPICAL ALTERNATIVE LOT B

SCALE: 1" = 20'

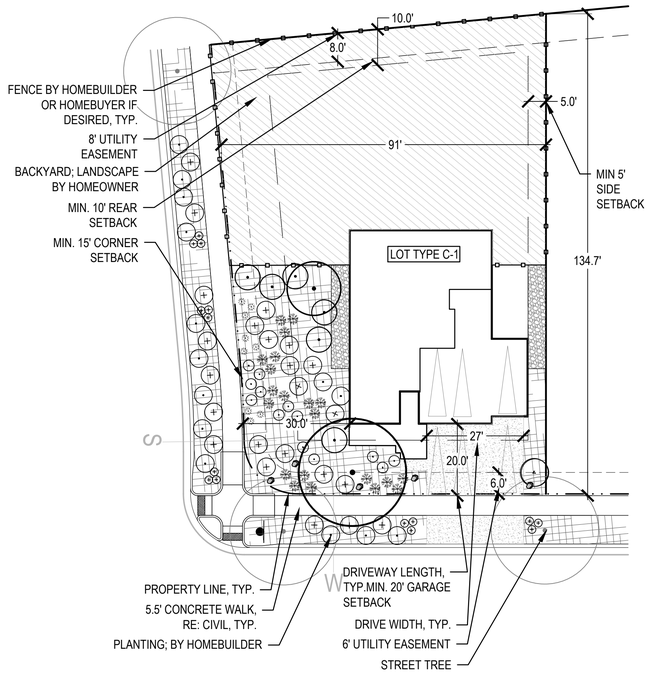
LOT B CURBSIDE LANDSCAPING AREA:
FRONT YARD: 534 SF SIDE YARD: 876 SF
SHRUBS REQUIRED: 14 SHRUBS REQUIRED: 22
SHRUBS PROVIDED: 14 SHRUBS PROVIDED: 22




## 3 SINGLE FAMILY TYPICAL ALTERNATIVE LOT B-1

SCALE: 1" = 20'

LOT B CURBSIDE LANDSCAPING AREA:
FRONT YARD: 533 SF SIDE YARD: 1092 SF
SHRUBS REQUIRED: 14 SHRUBS REQUIRED: 28
SHRUBS PROVIDED: 14 SHRUBS PROVIDED: 28




## 4 SINGLE FAMILY LARGE TYPICAL ALTERNATIVE LOT TYPICAL C-1

SCALE: 1" = 20'

LOT B CURBSIDE LANDSCAPING AREA:
FRONT YARD: 456 SF SIDE YARD: 995 SF
SHRUBS REQUIRED: 12 SHRUBS REQUIRED: 25
SHRUBS PROVIDED: 12 SHRUBS PROVIDED: 25

CHECKED BY: SW & RN
DRAWN BY: KR & SL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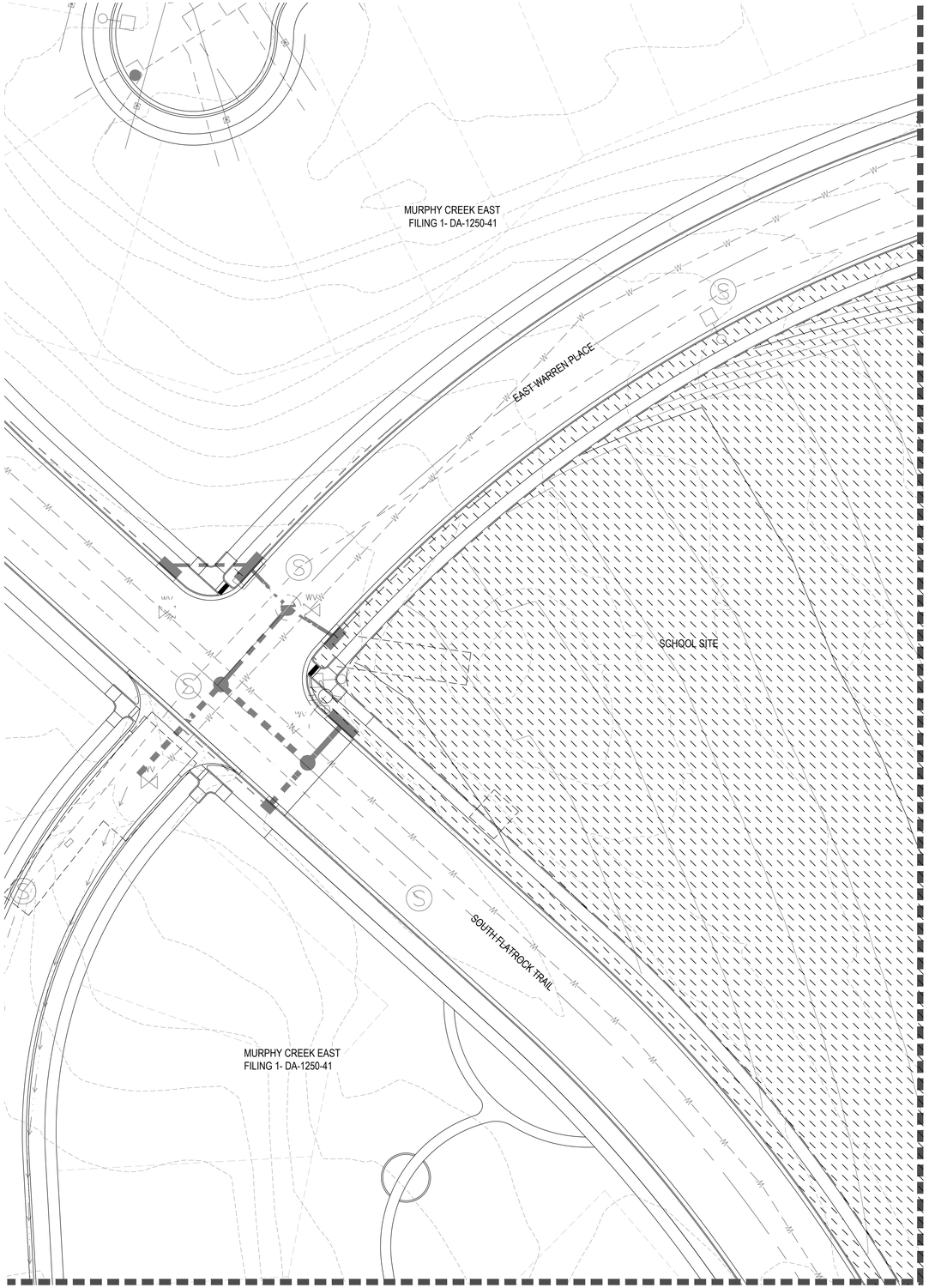
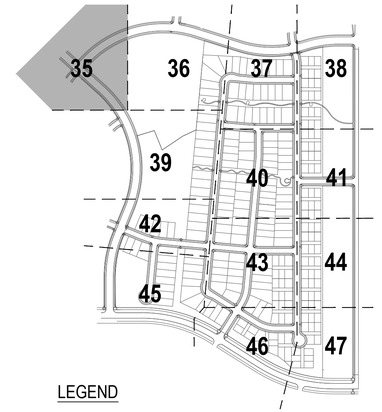
SHEET TITLE:
LOT TYPICALS




KEY MAP




LEGEND

- IRRIGATED SOD
- NATIVE SEED
- WETLAND SEED
- DRYLAND SEED
- LANDSCAPE BED
- CRUSHER FINES
- CURBSIDE LANDSCAPING BY HOMEBUILDER, RE: SHEET 33
- PLAYGROUND SURFACING
- 2-4" COBBLE
- PROPERTY LINE
- SPADE EDGER
- PRIVACY FENCE
- OPEN SPACE FENCE
- RETAINING WALL, RE:CIVIL
- FENCE COLUMN
- BENCH
- LITTER RECEPTACLE
- BIKE RACK
- PET STATION
- TABLE
- STREET SIGN

NOTES:

1. ALL TREES WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED TO 8' MIN. BRANCH HEIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY: SW & RN
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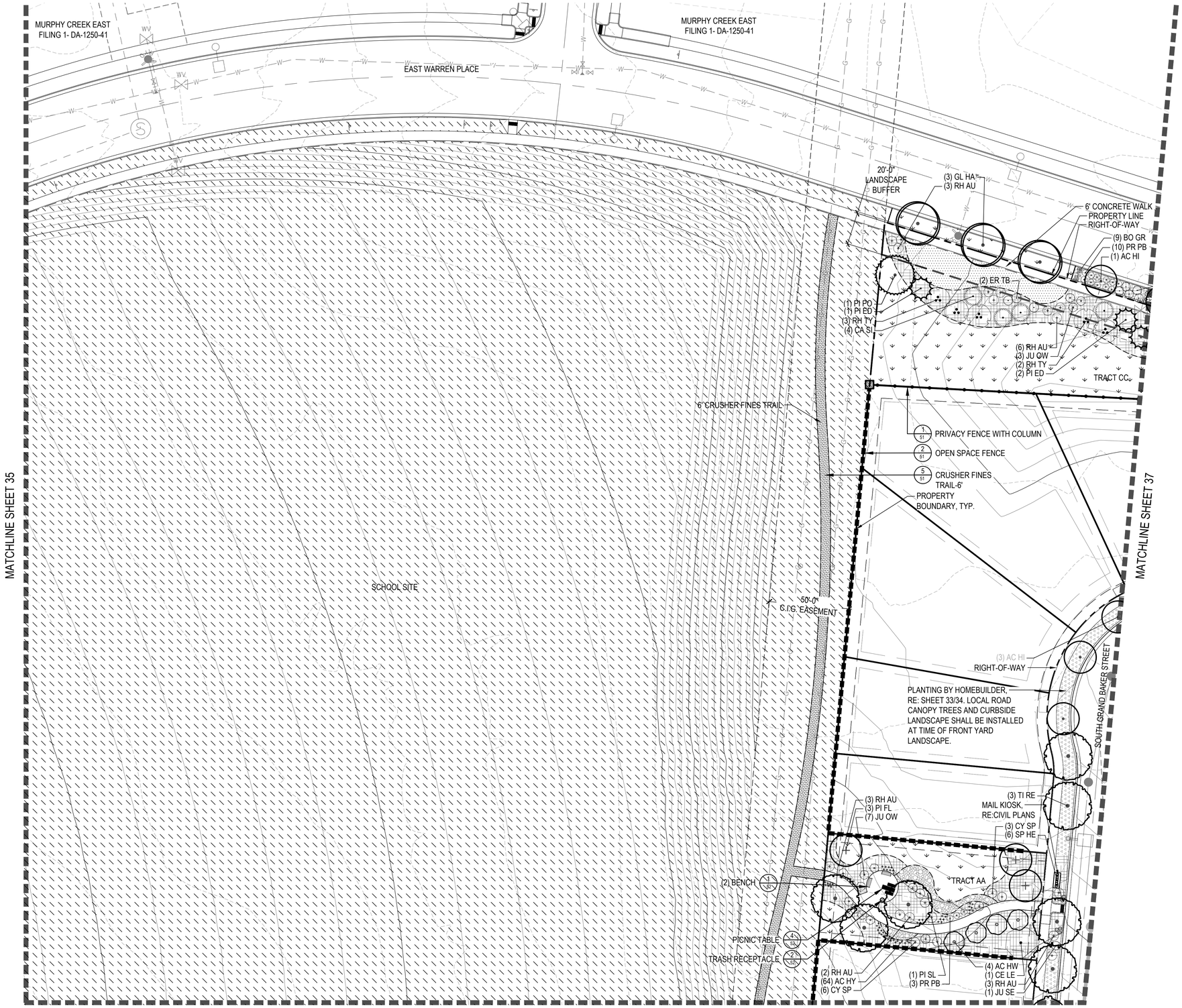
SHEET TITLE:
LANDSCAPE PLAN

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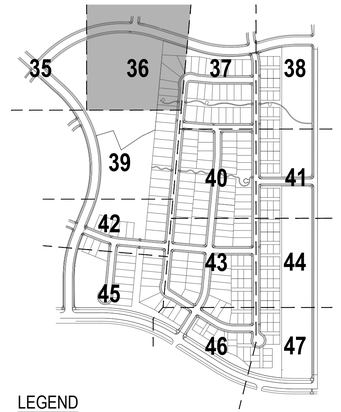
KEY MAP

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NOTES:

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NORTH

0 15 30 60

SCALE 1" = 30'

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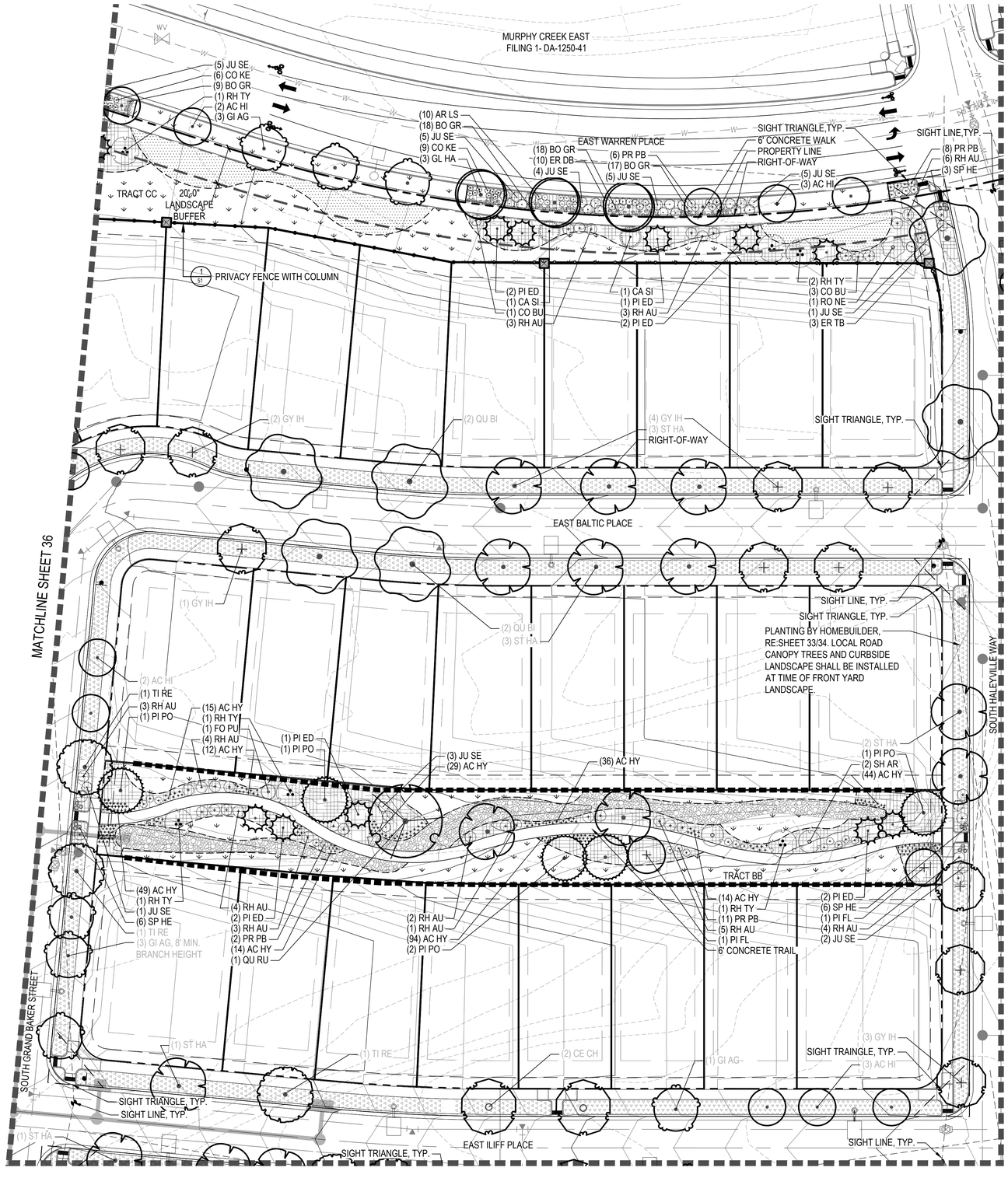


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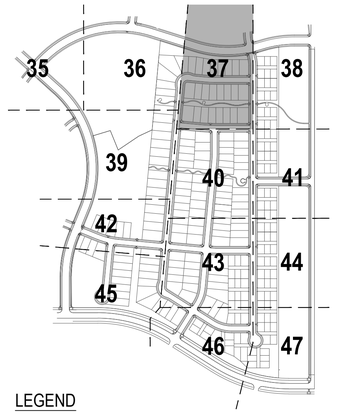


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NOTES:

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NORTH

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SCALE 1" = 30'

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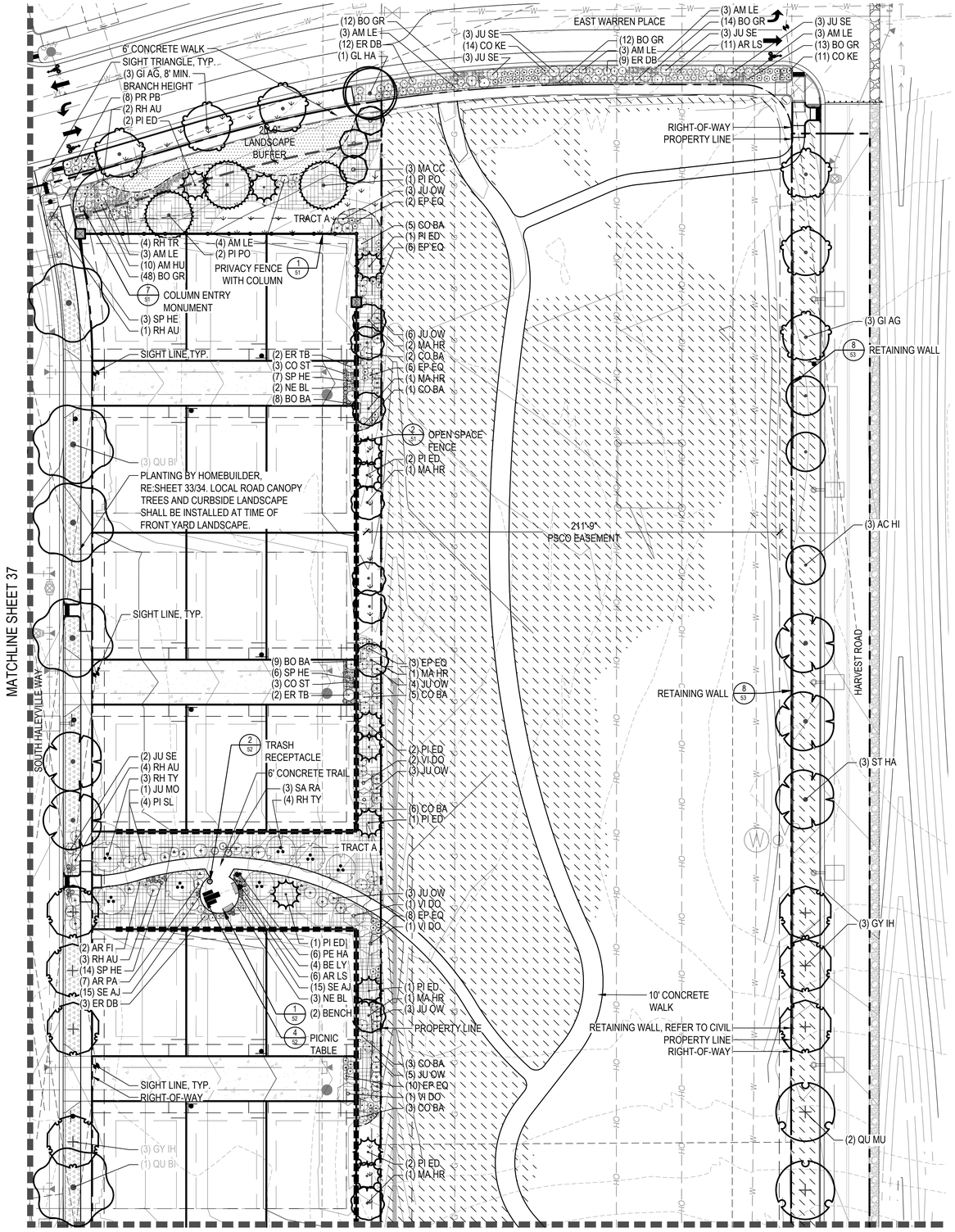


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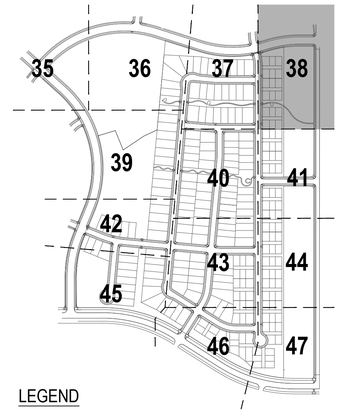


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SHEET TITLE:
LANDSCAPE PLAN

MATCHLINE SHEET 35

MATCHLINE SHEET 36

SCHOOL SITE

1 / 39&49 NEIGHBORHOOD PARK ENLARGEMENT

TRACT W

SOUTH FLATROCK TRAIL

(2) GI AG
RIGHT-OF-WAY

2 / 51 OPEN SPACE FENCE

5 / 51 CRUSHER FINES TRAIL-6'

SOUTH GRAND BAKER STREET

(1) AC HI

PROPERTY BOUNDARY, TYP.

PLANTING BY HOMEBUILDER, RE:SHEET 33/34. LOCAL ROAD CANOPY TREES AND CURBSIDE LANDSCAPE SHALL BE INSTALLED AT TIME OF FRONT YARD LANDSCAPE.

(2) TI RE

(1) GI AG

MATCHLINE SHEET 40

(8) FO MN
(6) JU MO
(23) MI PU
(2) RH AU
TRACT X
(3) PR PB
(6) RH TY

(1) RH AU
(3) SP HE

37'-4" PSCO EASEMENT

6' CONCRETE TRAIL
6' CRUSHER FINES TRAIL

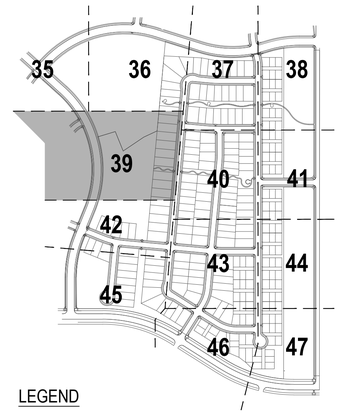
(1) GI AG
(2) TI RE

50'-0" C.I.G. EASEMENT

7 / 51 COLUMN ENTRY MONUMENT

MATCHLINE SHEET 42

KEY MAP




LEGEND

- IRRIGATED SOD
- NATIVE SEED
- WETLAND SEED
- DRYLAND SEED
- LANDSCAPE BED
- CRUSHER FINES
- CURBSIDE LANDSCAPING BY HOMEBUILDER, RE: SHEET 33
- PLAYGROUND SURFACING
- 2-4" COBBLE
- PROPERTY LINE
- SPADE EDGER
- PRIVACY FENCE
- OPEN SPACE FENCE
- RETAINING WALL, RE:CIVIL
- FENCE COLUMN
- BENCH
- LITTER RECEPTACLE
- BIKE RACK
- PET STATION
- TABLE
- STREET SIGN

NOTES:

1. ALL TREES WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED TO 8' MIN. BRANCH HEIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY: SW & RN
DRAWN BY: KR & SL


NORRIS DESIGN
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P 303.892.1166
www.norris-design.com


# CONTEXTUAL SITE PLAN FOR MURPHY CREEK EAST FILING 3
CITY OF AURORA
STATE OF COLORADO

OWNER:
LENNAR COLORADO LLC.

9193 S. JAMAICA STREET
4TH FLOOR
ENGLEWOOD, CO 80112
720.369.3835

NOT FOR CONSTRUCTION

811

DATE:
05/11/22 CSP-01
09/20/22 CSP-02
02/03/23 CSP-03
04/21/23 CSP-04
07/10/23 CSP-05

SHEET TITLE:
LANDSCAPE PLAN

MATCHLINE SHEET 37

EAST ILIFF PLACE

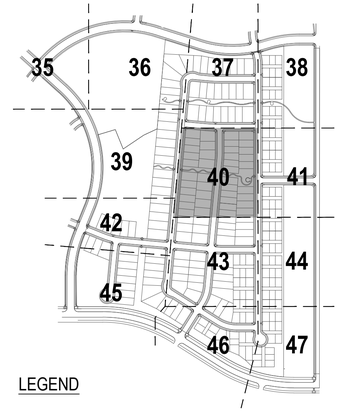
SIGHT LINE, TYP.
SIGHT TRIANGLE, TYP.
(1) AC HI, 8' MIN. BRANCH HEIGHT
(2) ST HA
(2) TI RE
(5) QU MU
(3) TI RE
(1) GI AG
(1) RH AU
(3) SP HE
(16) FO MN
(9) CH MI
(8) RH TY
(4) RH AU
(2) RH AU
(6) CH MI
(9) PR PB
(8) SP HE
(3) RH AU
TRACT Y
(9) PR PB
(1) GY IH
(1) GI AG
PET WASTE STATION 5/52
MAIL KIOSK, RE:CIVIL PLANS
(5) CE CH
RIGHT-OF-WAY
(2) TI RE
(3) AC HI
(1) TI RE
SOUTH GRAND BAKER STREET
37'-4" PSCO EASEMENT
SOUTH GOLD BUG WAY
(3) AC HI
(1) GI AG
SIGHT TRIANGLE, TYP.
SIGHT LINE, TYP.
(3) ST HA
(4) GL HA
PLAY EQUIP 13 4/55
(2) PI BB
(3) RH TY
(3) FO MN
(6) AR PA
(1) RH TY
(3) PR PB
PET WASTE STATION 5/52
(4) CH MI
(3) RH TY
(4) RH AU
(3) PR PB
(1) RH TY
6' CONCRETE TRAIL
(3) LI LO
(3) PR PB
(3) RH AU
(6) FO MN
(3) PO AC
(6) AC HW
PICNIC TABLE 1/54
(3) SH AR
(3) JU SE
(1) PI SL
(3) FO MN
(3) AR PA
(1) AC HW
(3) RH AU
(9) SP HE
MAIL KIOSK, RE:CIVIL PLANS
TRACT Z
16'-0" UTILITY EASEMENT
TRASH RECEPTACLE 2/53
BENCH 1/52
(3) FO MN
(4) RH TY
(1) PO AC
PLANTING BY HOMEBUILDER, RE:SHEET 33/34. LOCAL ROAD CANOPY TREES AND CURBSIDE LANDSCAPE SHALL BE INSTALLED AT TIME OF FRONT YARD LANDSCAPE.
RIGHT-OF-WAY
(3) QU MU
(1) GL HA
PLANTING BY HOMEBUILDER, RE:SHEET 33/34. LOCAL ROAD CANOPY TREES AND CURBSIDE LANDSCAPE SHALL BE INSTALLED AT TIME OF FRONT YARD LANDSCAPE.
(3) QU BI
(3) ST HA
(2) GY IH
SOUTH HALEYVILLE WAY

MATCHLINE SHEET 39

MATCHLINE SHEET 41

MATCHLINE SHEET 43

## KEY MAP




## LEGEND

- IRRIGATED SOD
- NATIVE SEED
- WETLAND SEED
- DRYLAND SEED
- LANDSCAPE BED
- CRUSHER FINES
- CURBSIDE LANDSCAPING BY HOMEBUILDER, RE: SHEET 33
- PLAYGROUND SURFACING
- 2-4" COBBLE
- PROPERTY LINE
- SPADE EDGER
- PRIVACY FENCE
- OPEN SPACE FENCE
- RETAINING WALL, RE:CIVIL
- FENCE COLUMN
- BENCH
- LITTER RECEPTACLE
- BIKE RACK
- PET STATION
- TABLE
- STREET SIGN

## NOTES:

1. ALL TREES WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED TO 8' MIN. BRANCH HEIGHT

NORTH

0 15 30 60
SCALE 1" = 30'

CHECKED BY: SW & RN
DRAWN BY: KR & SL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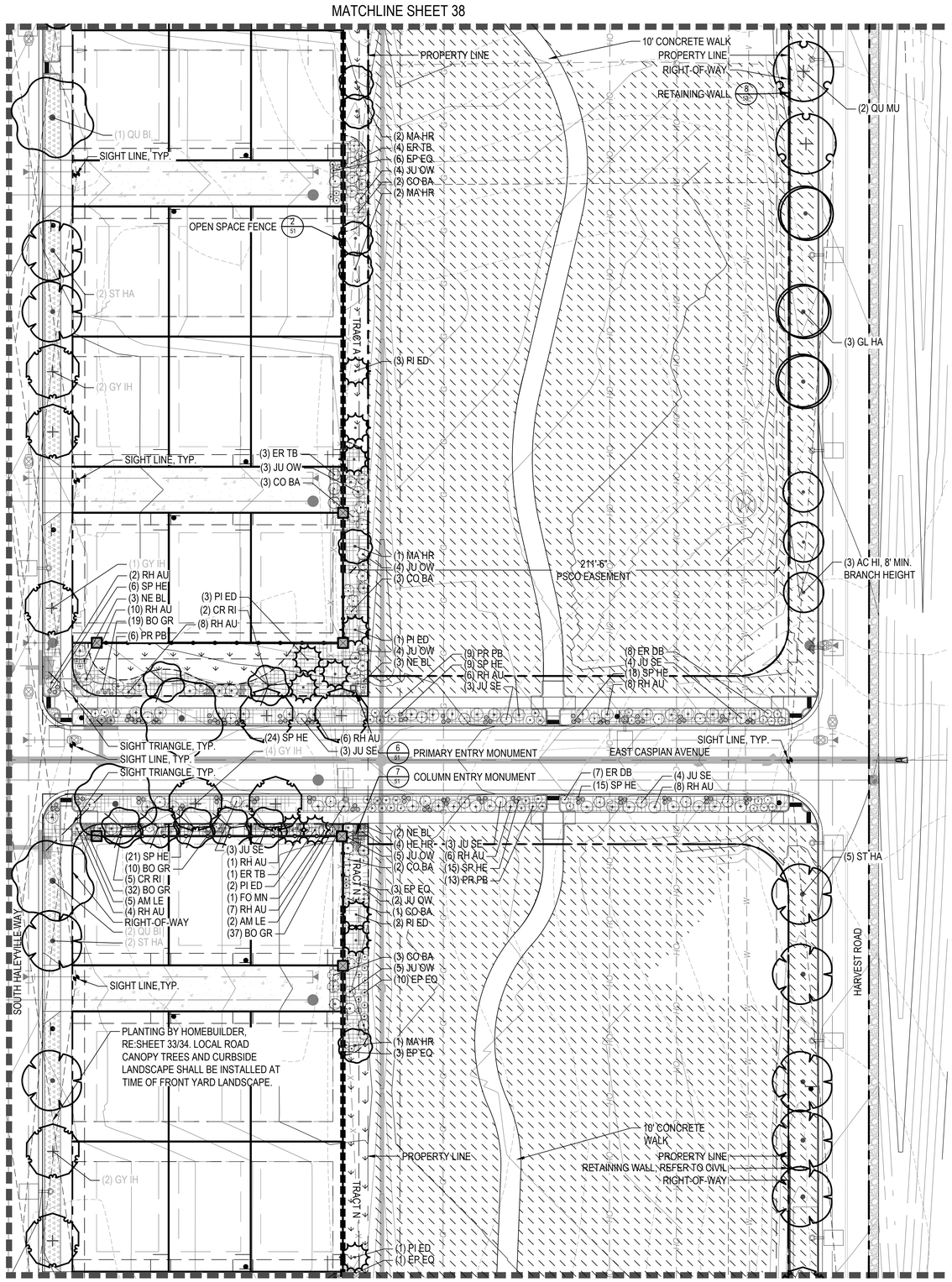
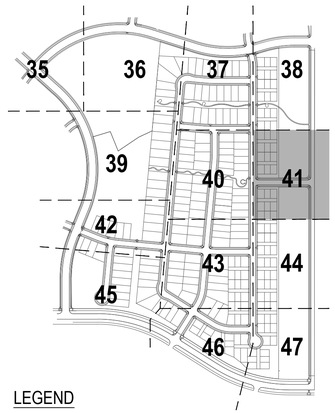
07/10/23 CSP-05

SHEET TITLE:
LANDSCAPE PLAN




KEY MAP




LEGEND

- IRRIGATED SOD
- NATIVE SEED
- WETLAND SEED
- DRYLAND SEED
- LANDSCAPE BED
- CRUSHER FINES
- CURBSIDE LANDSCAPING BY HOMEBUILDER, RE: SHEET 33
- PLAYGROUND SURFACING
- 2-4" COBBLE
- PROPERTY LINE
- SPADE EDGER
- PRIVACY FENCE
- OPEN SPACE FENCE
- RETAINING WALL, RE:CIVIL
- FENCE COLUMN
- BENCH
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- TABLE
- STREET SIGN

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NORTH

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SCALE 1" = 30'

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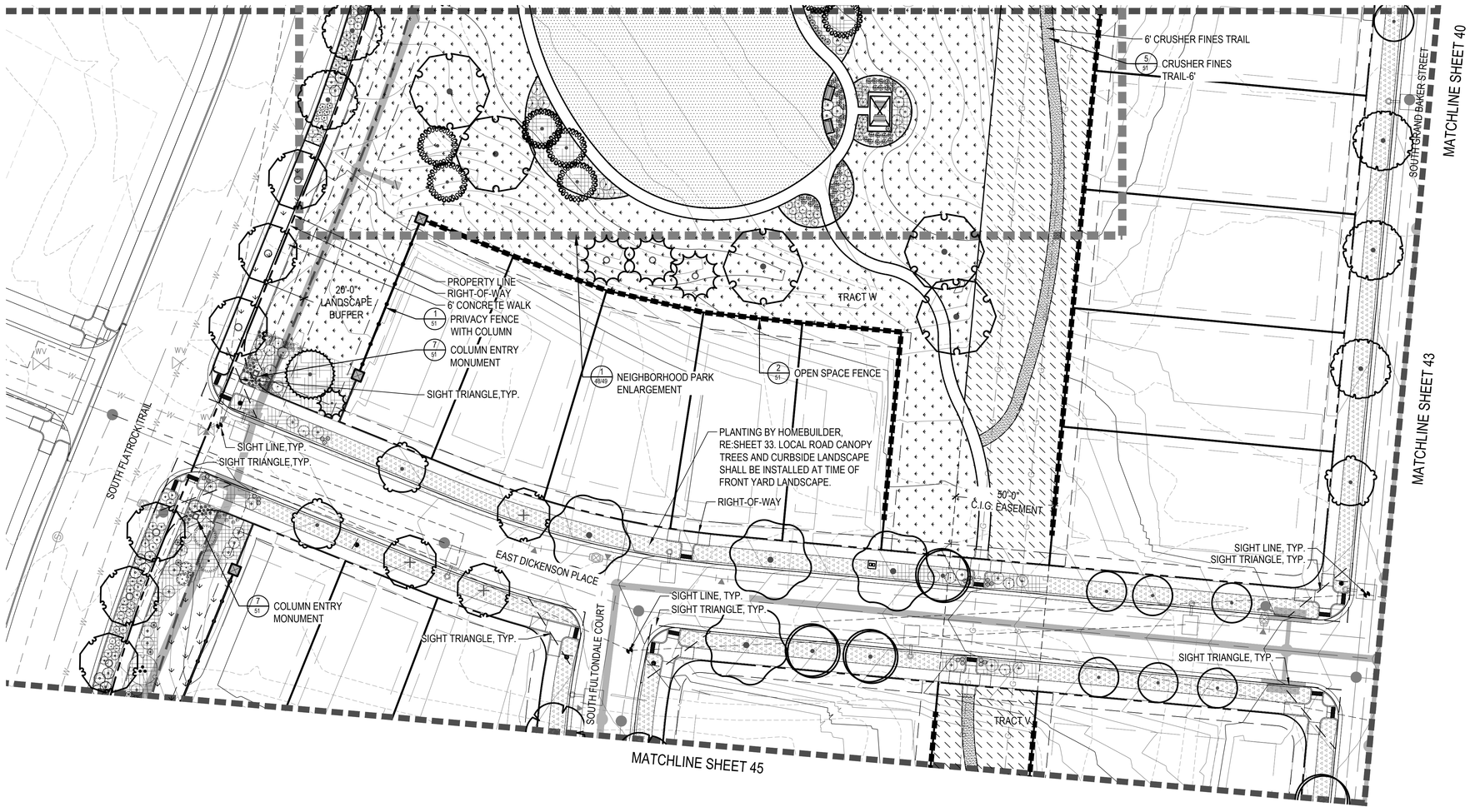
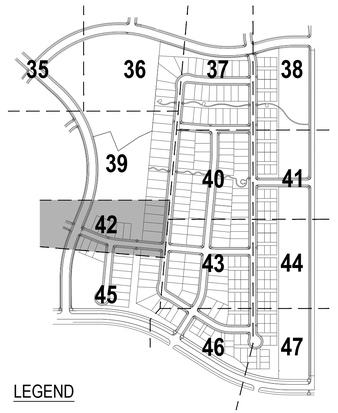
SHEET TITLE:
LANDSCAPE PLAN




KEY MAP




LEGEND

- IRRIGATED SOD
- NATIVE SEED
- WETLAND SEED
- DRYLAND SEED
- LANDSCAPE BED
- CRUSHER FINES
- CURBSIDE LANDSCAPING BY HOMEBUILDER, RE: SHEET 33
- PLAYGROUND SURFACING
- 2-4" COBBLE
- PROPERTY LINE
- SPADE EDGER
- PRIVACY FENCE
- OPEN SPACE FENCE
- RETAINING WALL, RE:CIVIL
- FENCE COLUMN
- BENCH
- LITTER RECEPTACLE
- BIKE RACK
- PET STATION
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NOTES:

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NORTH

0 15 30 60

SCALE 1" = 30'

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SHEET TITLE:
LANDSCAPE PLAN

MATCHLINE SHEET 40

MATCHLINE SHEET 42

MATCHLINE SHEET 44

MATCHLINE SHEET 45

MATCHLINE SHEET 46

(2) GL HA

(1) TI RE

(1) GI AG

(4) CE CH

(2) AC HI, 8' MIN. BRANCH HEIGHT

(4) TI RE

SIGHT LINE, TYP.

SIGHT TRIANGLE, TYP.

(4) QU BI

SIGHT TRIANGLE, TYP.

SIGHT LINE, TYP.

(2) GI AG, 8' MIN. BRANCH HEIGHT

SIGHT TRIANGLE, TYP.

SIGHT LINE, TYP.

SIGHT TRIANGLE, TYP.

EAST DICKENSON PLACE

(6) TI RE, 8' MIN. BRANCH HEIGHT

(2) AC HI, 8' MIN. BRANCH HEIGHT

SIGHT TRIANGLE, TYP.

(5) AC HI

SIGHT LINE, TYP.

SIGHT TRIANGLE, TYP.

(1) ST HA, 8' MIN. BRANCH HEIGHT

(1) GY IH

(2) QU MU

(2) GL HA

SOUTH GRANT BAKER STREET

(4) GL HA

SOUTH GOLD BUG WAY

(3) GY IH

SOUTH HALEYVILLE WAY

(2) CE CH

(1) QU MU

PLANTING BY HOMEBUILDER, RE:SHEET 33/34. LOCAL ROAD CANOPY TREES AND CURBSIDE LANDSCAPE SHALL BE INSTALLED AT TIME OF FRONT YARD LANDSCAPE.

RIGHT-OF-WAY

(4) CE CH

MAIL KIOSK, RE:CIVIL PLANS

(1) QU MU

(2) GL HA

SIGHT TRIANGLE, TYP.

EAST HARVARD PLACE

SIGHT LINE, TYP.

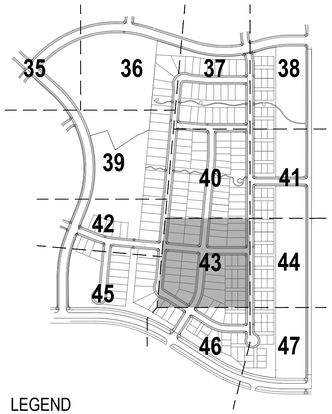
(3) QU BI

(3) QU MU

(1) GL HA

(4) QU MU

KEY MAP




LEGEND

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- WETLAND SEED
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NOTES:

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NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY: SW & RN
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SHEET TITLE:
LANDSCAPE PLAN

MATCHLINE SHEET 41

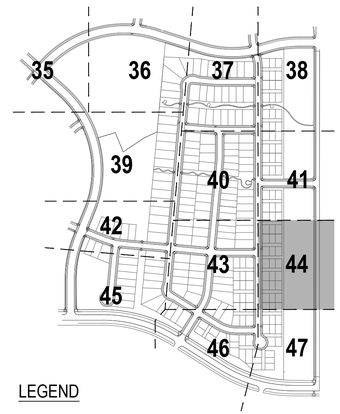
SIGHT LINE, TYP.
(13) BO BA
(2) ER TB
(11) SP HE
(1) NE BL
(2) EP EQ
(3) JU OW
(4) EP EQ
(2) PI ED
OPEN SPACE FENCE 2/51
(2) MA HR
PLANTING BY HOMEBUILDER, RE:SHEET 33/34. LOCAL ROAD CANOPY TREES AND CURBSIDE LANDSCAPE SHALL BE INSTALLED AT TIME OF FRONT YARD LANDSCAPE.
RIGHT-OF-WAY
(4) QU BI
PROPERTY LINE, RETAINING WALL, REFER TO CIVIL
(3) GY IH
(3) QU MU
RETAINING WALL 8/53
PROPERTY LINE
RIGHT-OF-WAY
10' CONCRETE WALK
(2) ER TB
(10) BO BA
(2) NE BL
(3) CO ST
(6) SP HE
(1) JU OW
(2) CO BA
(3) EP EQ
SIGHT LINE
(2) CO BA
(3) EP EQ
(1) JU OW
MAIL KIOSK, RE:CIVIL PLANS
RETAINING WALL 8/53
(3) SP HE
(1) RH AU
(3) RH TY
(2) RH TR
(3) CH MI
TRACT N
(1) PI ED
(3) CO BA
(5) EP EQ
(3) RH TY
(3) PR PB
(3) ST HA
(2) RH TY
(3) JU OW
(2) CO BA
(2) JU OW
(3) CO BA
(2) ER TB
(7) BO BA
(2) CO ST
(1) NE BL
(8) SP HE
(2) CO BA
SIGHT LINE, TYP.
RETAINING WALL 8/53
(4) GY IH
(3) EP EQ
(3) JU OW
(2) MA HR
SOUTH HALEYVILLE WAY
HARVEST ROAD
(3) AC HI
(3) GL HA
(3) GI AG
(2) ER TB
(1) NE BL
(9) SP HE
(3) CO ST
(5) BO BA
(2) PI ED
(3) CO BA
(3) JU OW
(5) CO BA
(3) EP EQ
(1) PI ED
SIGHT LINE, TYP.
(3) QU BI
211'-6" PSCO EASEMENT
(3) JU OW
(2) GY IH

MATCHLINE SHEET 43

MATCHLINE SHEET 47

CHECKED BY: SW & RN
DRAWN BY: KR & SL

## KEY MAP




## LEGEND

- IRRIGATED SOD
- NATIVE SEED
- WETLAND SEED
- DRYLAND SEED
- LANDSCAPE BED
- CRUSHER FINES
- CURBSIDE LANDSCAPING BY HOMEBUILDER, RE: SHEET 33
- PLAYGROUND SURFACING
- 2-4" COBBLE
- PROPERTY LINE
- SPADE EDGER
- PRIVACY FENCE
- OPEN SPACE FENCE
- RETAINING WALL, RE:CIVIL
- FENCE COLUMN
- BENCH
- LITTER RECEPTACLE
- BIKE RACK
- PET STATION
- TABLE
- STREET SIGN

NOTES:

1. ALL TREES WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED TO 8' MIN. BRANCH HEIGHT

NORTH

0 15 30 60
SCALE 1" = 30'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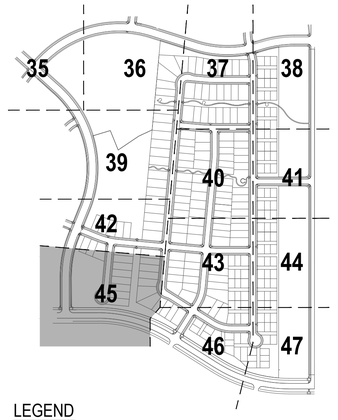
SHEET TITLE:
LANDSCAPE PLAN

KEY MAP




LEGEND

- IRRIGATED SOD
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SHEET TITLE:
LANDSCAPE PLAN

MATCHLINE SHEET 43

MATCHLINE SHEET 45

MATCHLINE SHEET 47

SOUTH GOLD BUG WAY

SOUTH HALEYVILLE WAY

EAST HARVARD PLACE

EAST YALE AVENUE

TRACT V

TRACT N

MURPHY CREEK EAST FILING 4

MURPHY CREEK EAST FILING 4

REGIONAL TRAIL

PROPERTY LINE
RIGHT-OF-WAY

PLANTING BY HOMEBUILDER, RE:SHEET 33/34. LOCAL ROAD CANOPY TREES AND CURBSIDE LANDSCAPE SHALL BE INSTALLED AT TIME OF FRONT YARD LANDSCAPE.

CURBSIDE LANDSCAPING FOR ALTERNATE LOT CONFIGURATIONS PLANTED AT A RATE OF 1 SHRUB PER 40 SF

PRIMARY ENTRY MONUMENT

20'-0" LANDSCAPE BUFFER

PRIVACY FENCE WITH COLUMN

14' CONCRETE WALK

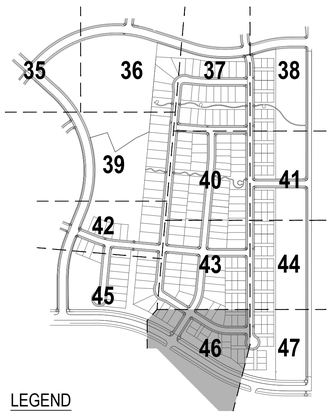
SIGHT TRIANGLE, TYP.

SIGHT LINE, TYP.

SIGHT LINE

(1) GL HA
(1) PI PO
(4) RH TY
(1) PI ED
(1) PI ED
(3) ER TB
(2) CA SI
(1) PI FL
(6) ER TB
(4) RH AU
(2) JU SE
(6) SP HE
(3) QU MU
(4) RH AU
(2) JU SE
(1) QU MA
(2) JU OW
(4) RH AU
(6) SP HE
(13) RH AU
(6) JU SE
(11) PR PB
(13) PR PB
(8) RH AU
(12) PR PB
(20) CO KE
(8) JU SE
(18) AR LS
(2) JU OW
(2) ER TB
(1) RH AU
(3) PR PB
(6) AN DS
(8) PR PB
(4) RH AU
(6) JU SE
(17) BO GR
(1) TI RE
(3) QU BI
(2) JU OW
(8) BO GR
(17) RH AU
(28) PR PB
(3) CE CH
(10) JU SE
(6) CO BU
(1) CA SI
(2) JU OW
(1) RH TY
(17) BO GR
(3) RH AU
(2) PR PB
(1) QU MU
(4) CA SI
(12) MI PU
(4) JU OW
(7) BO GR
(6) RH AU
(2) JU SE
(9) SP HE
(2) RH AU
(5) BO GR
(2) RH TR
(1) QU MA
(7) ER TB
(1) PI ED
(4) CE CH
(6) QU MU
(3) RH AU
(11) BO GR
(1) RH TY
(1) GY IH
(2) CH MI
(3) ER TB
(3) RH AU
(1) RH TY
(17) BO GR
(4) CA SI
(1) PI ED
(2) RH TY
(3) RH AU
(2) JU OW
(6) ER TB
(3) RH TR
(5) RH AU
(1) PI FL
(2) RH TY
(2) JU OW
(3) TI RE
(2) RH TY
(19) BO GR
(3) ER TB
(2) CA SI
(2) RH AU
(3) JU OW
(9) JU SE
(19) AR LS
(2) ER TB
(9) PR PB
(2) RH TY
(10) RH AU
(4) ER DB
(3) PI SL
(4) ER DB
(4) RH AU
(3) RH AU
(4) ER DB
(3) PI SL
(4) ER DB
(1) PI SL
(3) RH AU
(4) ER DB
(1) PI SL
(2) GY IH
(3) RH AU
(6) PR PB
(1) GL HA
(4) CE CH
(3) RH AU
(2) PR PB
(1) QU MU
(4) CA SI
(12) MI PU
(4) JU OW
(7) BO GR
(6) RH AU
(2) JU SE
(9) SP HE
(2) RH AU
(5) BO GR
(2) RH TR
(1) QU MA
(7) ER TB
(1) PI ED
(6) QU MU
(3) RH AU
(11) BO GR
(1) RH TY
(1) GY IH
(2) CH MI
(3) ER TB
(3) RH AU
(1) RH TY
(17) BO GR
(4) CA SI
(1) PI ED
(2) RH TY
(3) RH AU
(2) JU OW
(6) ER TB
(3) RH TR
(5) RH AU
(1) PI FL
(2) RH TY
(2) JU OW
(3) TI RE
(2) RH TY
(19) BO GR
(3) ER TB
(2) CA SI
(2) RH AU
(3) JU OW
(9) JU SE
(19) AR LS
(2) ER TB
(9) PR PB
(2) RH TY
(10) RH AU
(4) ER DB
(3) PI SL
(4) ER DB
(4) RH AU
(3) RH AU
(4) ER DB
(3) PI SL
(4) ER DB
(1) PI SL
(3) RH AU
(4) ER DB
(1) PI SL
(2) GY IH
(3) RH AU
(6) PR PB

## KEY MAP




## LEGEND

- IRRIGATED SOD
- NATIVE SEED
- WETLAND SEED
- DRYLAND SEED
- LANDSCAPE BED
- CRUSHER FINES
- CURBSIDE LANDSCAPING BY HOMEBUILDER, RE: SHEET 33
- PLAYGROUND SURFACING
- 2-4" COBBLE
- PROPERTY LINE
- SPADE EDGER
- PRIVACY FENCE
- OPEN SPACE FENCE
- RETAINING WALL, RE:CIVIL
- FENCE COLUMN
- BENCH
- LITTER RECEPTACLE
- BIKE RACK
- PET STATION
- TABLE
- STREET SIGN

NOTES:

1. ALL TREES WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED TO 8' MIN. BRANCH HEIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY: SW & RN
DRAWN BY: KR & SL


NORRIS DESIGN
Planning | Landscape Architecture | Branding

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P 303.892.1166
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# CONTEXTUAL SITE PLAN FOR MURPHY CREEK EAST FILING 3
CITY OF AURORA
STATE OF COLORADO

OWNER:
LENNAR COLORADO LLC.

9193 S. JAMAICA STREET
4TH FLOOR
ENGLEWOOD, CO 80112
720.369.3835

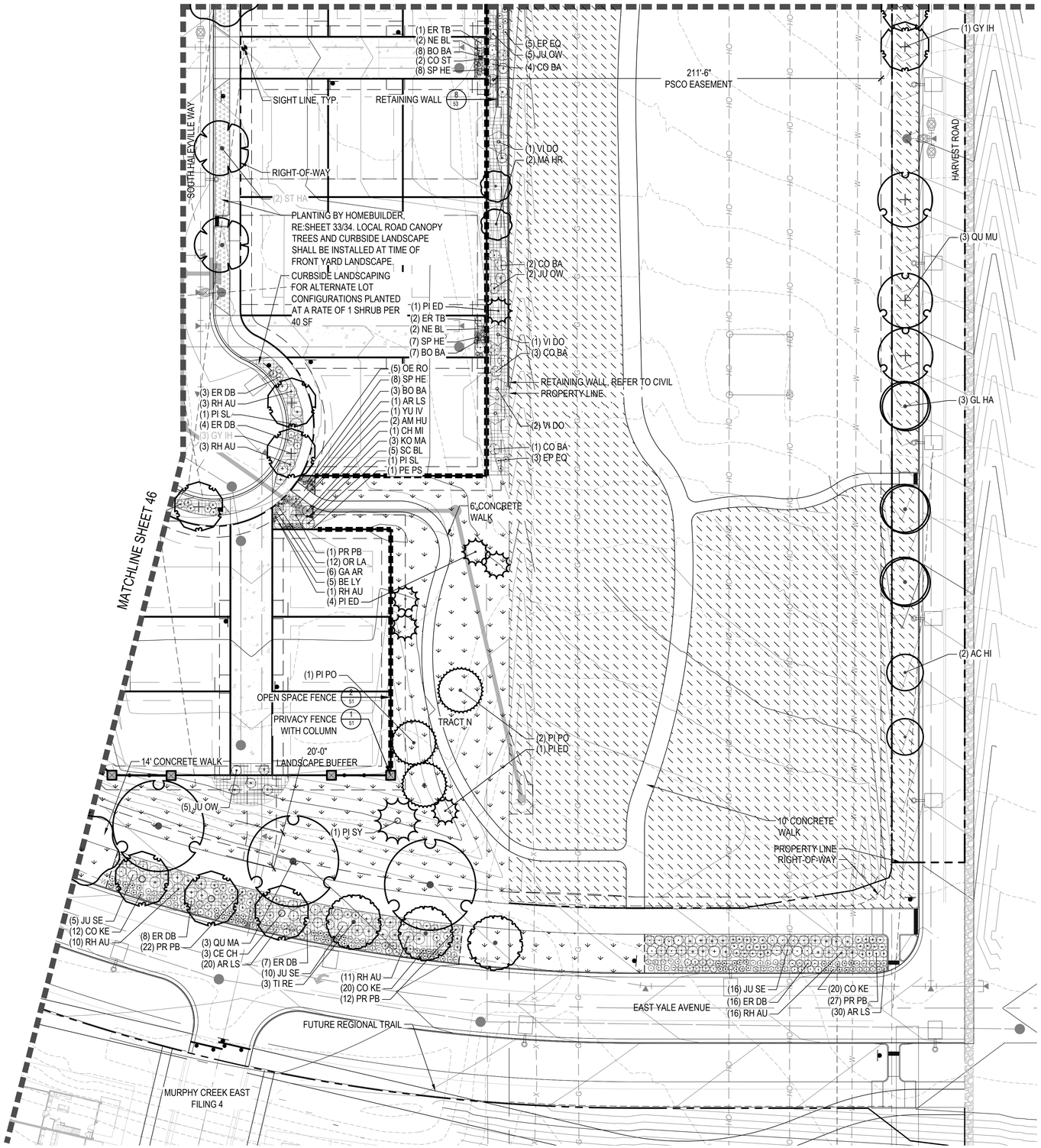
NOT FOR CONSTRUCTION

811

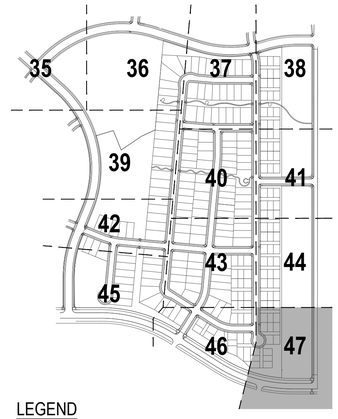
DATE:
05/11/22 CSP-01
09/20/22 CSP-02
02/03/23 CSP-03
04/21/23 CSP-04
07/10/23 CSP-05

SHEET TITLE:
LANDSCAPE PLAN

MATCHLINE SHEET 44




KEY MAP

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NOTES:

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NORTH

0 15 30 60

SCALE 1" = 30'


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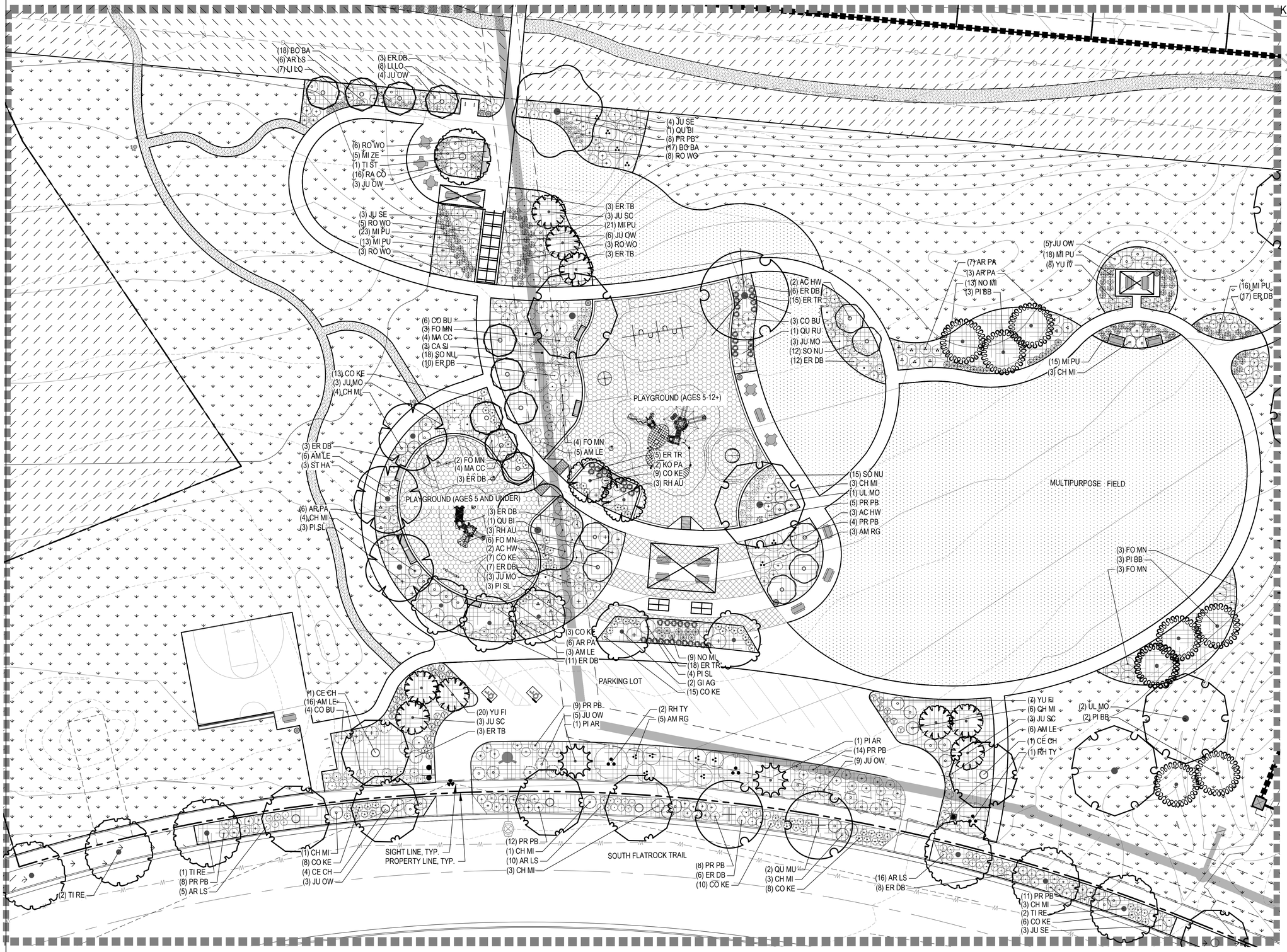
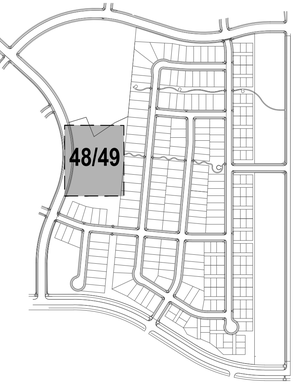
SHEET TITLE:
LANDSCAPE PLAN



CHECKED BY: SW & RN
DRAWN BY: KR & SL




KEY MAP




LEGEND

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

48

SW & RN
KR & SL

CHECKED BY:
DRAWN BY:

1 NEIGHBORHOOD PARK LANDSCAPE ENLARGEMENT

1"-20'-0"

NORTH

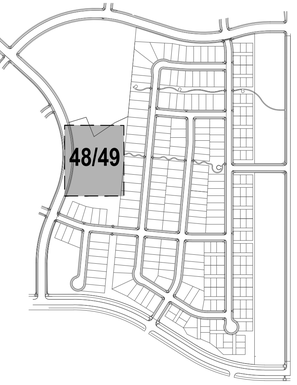
0 10 20 40

SCALE 1" = 20'

1 NEIGHBORHOOD PARK HARDSCAPE ENLARGEMENT

1"=20'-0"

KEY MAP




LEGEND

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- NATIVE SEED
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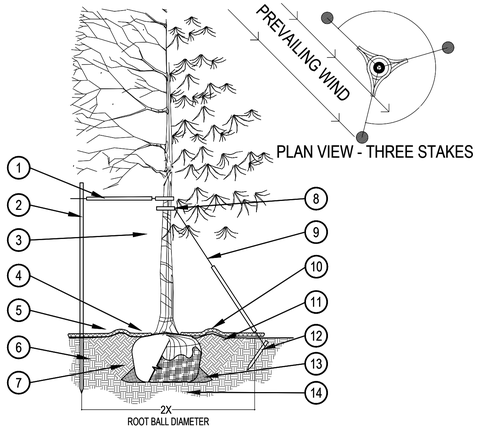
SHEET TITLE:
HARDSCAPE ENLARGEMENT

49

NORTH

0 10 20 40
SCALE 1" = 20'

CHECKED BY: SW & RN
DRAWN BY: KR & SL




PLAN VIEW - THREE STAKES

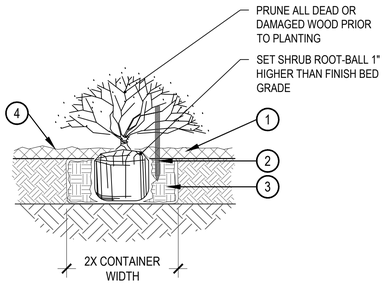
PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND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

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   - 1.1 1-½" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   - 1.2 1-½" - 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)
   - 1.3 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 1-½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. 3/4" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 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)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. 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. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 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 FT. 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.

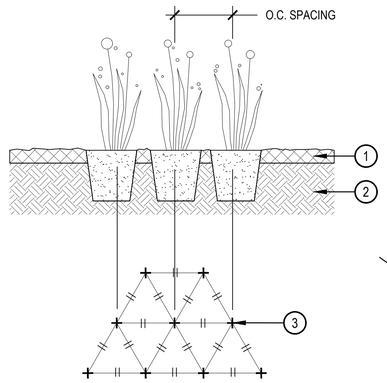
## 1 TREE PLANTING DETAIL

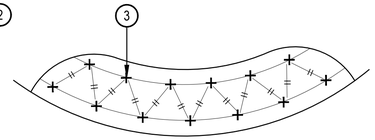
SCALE: 3/16" = 1'-0"




1. SPECIFIED MULCH
2. 2'-6" WOODEN STAKE DRIVEN INTO GROUND NEXT TO ROOTBALL. 18" OF THE STAKE MUST BE VISIBLE
3. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
4. FINISH GRADE

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. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL
5. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



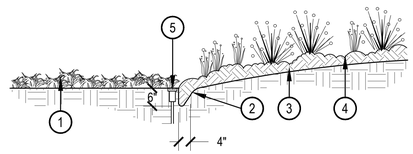




WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

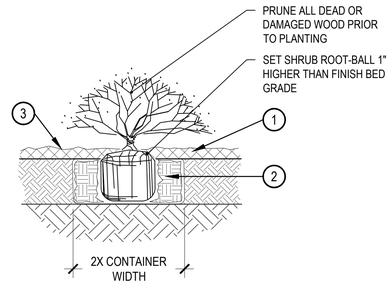
## 2 SHRUB PLANTING

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




NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

1. TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
2. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
3. SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3"-4" DEEP)
4. PLANTING BED
5. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

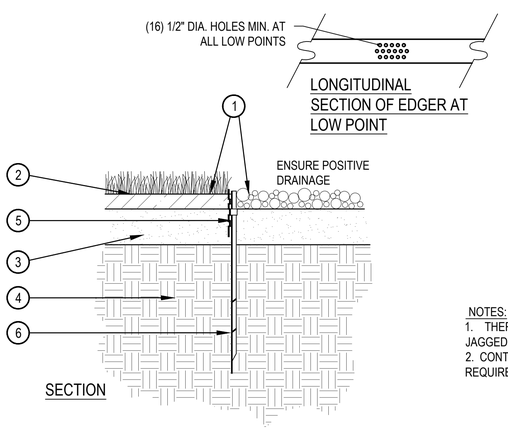



1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)

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 HIGH AS THE CONTAINER

## 3 SHRUB PLANTING IN NATIVE AREAS

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

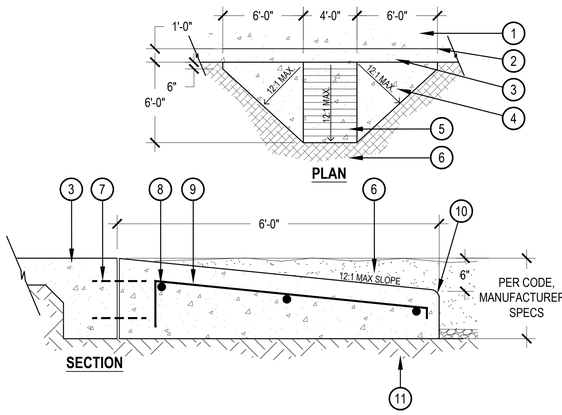



1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. ROLLED TOP STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE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

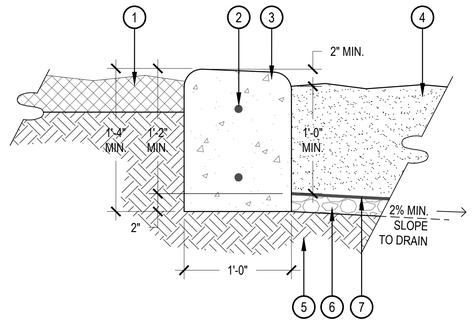
SCALE: 1" = 1'-0"




1. CONCRETE WALK
2. SCORE JOINT
3. MONOLITHIC CONCRETE CURB
4. CONCRETE RAMP
5. TOOLED SCORE JOINTS - 6" APART
6. ENGINEERED WOOD FIBER SAFETY SURFACE
7. (2) #4 DOWELS 18" O.C.
8. (3) #4 REBAR
9. #4 REBAR 18" O.C.
10. 2" RADIUS ON ALL EXPOSED EDGES
11. COMPACTED SUBGRADE

## 5 SPADE CUT EDGE

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




1. SHRUB BED OR SOD, RE: PLAN
2. (2) #4 REBAR 24" O.C.
3. CONCRETE CURB 4,000 PSI @ 28 DAYS - 2" RADIUS ON ALL EXPOSED EDGES - SLOPE TOP ¼" PER FOOT TOWARD PLAYGROUND
4. ENGINEERED WOOD FIBER SAFETY SURFACE
5. COMPACTED SUBGRADE PER GEOTENCHNICAL REPORT
6. 3/4" WASHED GRAVEL
7. GEOTEXTILE FILTER/DRAINAGE MAT

NOTE:
SCORE JOINTS SHALL BE SPACED 5' O.C. AND RUN THROUGH TOP AND SIDES OF CURB

## 6 STEEL EDGER DETAIL

SCALE: 1" = 1'-0"

## 7 PLAYGROUND RAMP

N.T.S.

## 8 FREE STANDING CONCRETE PLAYGROUND CURB

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

CHECKED BY: SW & RN
DRAWN BY: KR & SL

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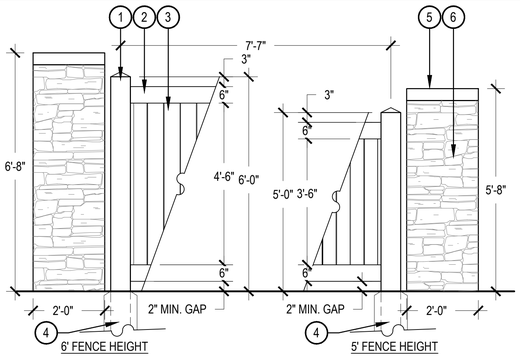
SHEET TITLE:
LANDSCAPE DETAILS




1. 5"X5" POST WITH EXTERNAL PYRAMID POST CAP
2. 6" x 1/12" SLOTTED RAILS (TOP AND BOTTOM)
3. 6" x 7/8" TOUNGE AND GROVE PICKET
4. FOOTING PER MANUFACTURES RECOMMENDATION
5. 4" BUFF SANDSTONE CAP- FLUSH MOUNT
6. BUFF LEDGESTONE VENEER

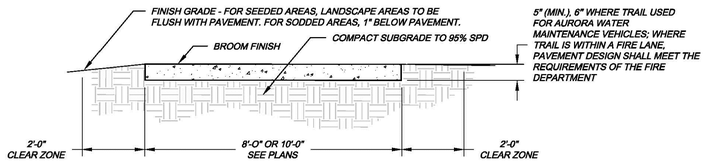
BUFFTECH VINYL FENCING, PRIVACY FENCE, COLOR: WHITE OR APPROVED EQUAL

REFER TO FENCING PLAN ON SHEET 31 FOR FENCING LOCATIONS

NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL POSTS TO BE INSTALLED VERTICALLY PLUMB, AND DEVIATION WILL RESULT IN REJECTION
3. THIS DETAIL IS MEANT TO REPRESENT OVERALL DIMENSIONS, MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW MANUFACTURE RECOMMENDATIONS AND PROVIDE ENGINEERED DRAWING WHEN NEEDED.

## 1 COLUMN WITH PRIVACY FENCE

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

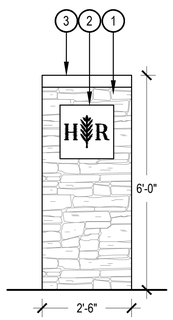



***NOTES:***

1. *CONCRETE MIX TO BE 4000lb MIX WITH FIBERMESH REINFORCING. SEE SPECIFICATION FOR ADDITIONAL INFORMATION.*
2. *TRANSVERSE JOINTS TO BE SAWCUT (1/8" WIDE x 1-1/4" DEEP). SPACING TO MATCH WIDTH OF TRAIL OR AS DIRECTED.*
3. *EXPANSION JOINTS, WITH FILLER AND SEALANT, TO BE PLACED EVERY 100', WHERE PAVEMENT ABUTS EXISTING PAVEMENTS OR STRUCTURES, OR AS DIRECTED.*
4. *PROVIDE ADDITIONAL ROAD BASE AS NEEDED FOR CONSTRUCTION OR COMPACTION OF TRAIL*
5. *COMPACT SUBGRADE UNDER AND 1' BEYOND EACH SIDE OF TRAIL, PRIOR TO PLACING FORMS.*
6. *BACKFILL EDGES OF TRAIL WITH ON-SITE MATERIAL, PREPARE LANDSCAPE AREA PER SPECIFICATIONS, AND SEED OR SOD PER PLANS.*
7. *CROSS SLOPE ON TRAIL SHALL BE THE MINIMUM SLOPE NECESSARY TO PROVIDE POSITIVE DRAINAGE OFF OF THE TRAIL. MAXIMUM CROSS SLOPE SHALL BE 2%. LONGITUDINAL SLOPE SHALL BE LESS THAN 5%.*
8. *2' WIDE CLEAR ZONE ON EACH SIDE OF TRAIL SHALL BE FREE OF OBSTRUCTIONS. SLOPE SHALL BE A MAXIMUM OF 2%.*

## 4 CITY OF AURORA PROS MULTI-USE TRAIL (DETAIL T-1.0)

SCALE: N.T.S.



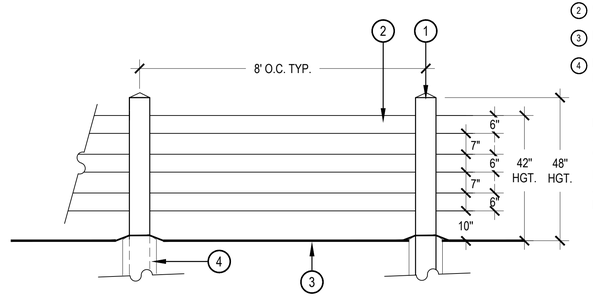

1. BUFF LEDGESTONE VENEER
2. 18" X 18" CREAM IMPERIAL STONE INSET; SANDBLASTED LETTERS; FINISH BLACK
3. 4" BUFF SANDSTONE CAP, FLUSH MOUNT

REFER TO FENCING PLAN ON SHEET 31 FOR MONUMENT LOCATIONS

NOTES:
1. THIS DETAIL IS MEANT TO REPRESENT OVERALL DIMENSIONS, MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW MANUFACTURE RECOMMENDATIONS AND PROVIDE ENGINEERED DRAWING WHEN NEEDED.

## 7 COLUMN ENTRY MONUMENT

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




1. 5"x5" POST AND EXTERNAL PYRAMID POST CAP
2. 6"x11/2" SLOTTED RAIL
3. FINISHED GRADE
4. FOOTING PER MANUFACTURES RECOMMENDATION

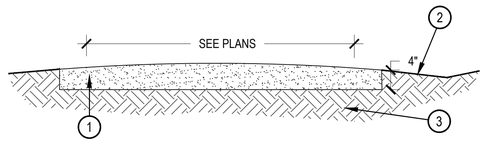
BUFFTECH VINYL FENCING, 3-RAIL FENCE COLOR: WHITE OR APPROVED EQUAL.

REFER TO FENCING PLAN ON SHEET 31 FOR FENCING LOCATIONS

NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL POSTS TO BE INSTALLED VERTICALLY PLUMB, AND DEVIATION WILL RESULT IN REJECTION
3. THIS DETAIL IS MEANT TO REPRESENT OVERALL DIMENSIONS, MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW MANUFACTURE RECOMMENDATIONS AND PROVIDE ENGINEERED DRAWING WHEN NEEDED.

## 2 OPEN SPACE FENCE

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




1. COMPACTED CRUSHER FINES - DARK GRAY, 3/8" MINUS. CONTRACTOR SHALL SUBMIT SAMPLE FOR APPROVAL.
2. SLOPE ADJACENT GRADE AWAY FROM TRAIL, SWALE IF NECESSARY
3. COMPACTED SUBGRADE

COMPACTION NOTES:

1. COMPACT WET FOR BEST RESULTS.
2. USE A SMALL (4') RIDING ROLLER TO COMPACT TRAIL.
3. CROWN TRAIL AT 2% IN FLAT AREAS (AS SHOWN).
4. CROSS-SLOPE TRAIL AT 2% WHERE TOPOGRAPHY DICTATES.

REVEGETAION NOTES:

1. RE-SEED DISTURBED EDGES OF TRAIL UPON COMPLETION OF TRAIL CONSTRUCTION.
2. FOLLOW SEEDING SPECIFICATIONS AS PROVIDED BY LANDSCAPE ARCHITECT.

## 5 CRUSHER FINES TRAIL-6'

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

DUMOR (OR APPROVED EQUAL)

PRODUCT: BENCH 144

MATERIALS: POWDER COATED STEEL

COLOR: BLACK

SURFACE MOUNT

http://dumor.com/products/benches/bench-144

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 8 BACKLESS BENCH

N.T.S.

JOOLA (OR APPROVED OTHER)

CITY

COLOR: TBD

FINISH: TBD

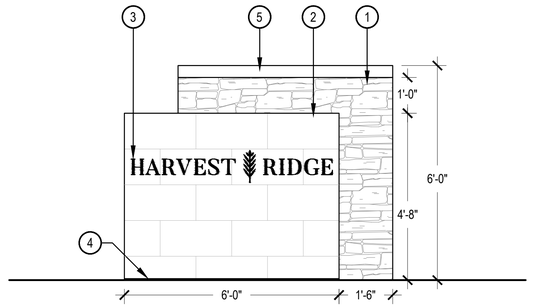
SURFACE MOUNT

https://joolausa.com/city-table-tennis-table/

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 3 PING PONG TABLE

SCALE: N.T.S.




1. BUFF LEDGESTONE VENEER
2. 12" X 24" CREAM IMPERIAL STONE VENEER (GROUT COLOR TO MATCH STONE COLOR)
3. STEEL PIN MOUNT LETTERS; BLACK POWDER COAT; FONT TBD.
4. LED LIGHT STRIP
5. 4" BUFF SANDSTONE CAP, FLUSH MOUNTED

REFER TO FENCING PLAN ON SHEET 31 FOR MONUMENT LOCATIONS

NOTES:
1. THIS DETAIL IS MEANT TO REPRESENT OVERALL DIMENSIONS, MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW MANUFACTURE RECOMMENDATIONS AND PROVIDE ENGINEERED DRAWING WHEN NEEDED.

## 6 PRIMARY ENTRY MONUMENT

SCALE: 1/2" = 1'-0"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CONTEXTUAL SITE PLAN FOR MURPHY CREEK EAST FILING 3
CITY OF AURORA
STATE OF COLORADO

OWNER:
LENNAR COLORADO LLC.

9193 S. JAMAICA STREET
4TH FLOOR
ENGLEWOOD, CO 80112
720.369.3835

NOT FOR CONSTRUCTION

811

DATE:
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02/03/23 CSP-03
04/21/23 CSP-04
07/10/23 CSP-05

SHEET TITLE:
LANDSCAPE DETAILS



CHECKED BY: SW & RN
DRAWN BY: KR & SL

DUMOR (OR APPROVED EQUAL)

PRODUCT: BENCH 160

MATERIALS: POWDER COATED STEEL

COLOR: BLACK

SURFACE MOUNT

http://dumor.com/products/benches/bench-160

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 1 BENCH

N.T.S.

DUMOR (OR APPROVED EQUAL)

PRODUCT: RECEPTACLE 157

MATERIALS: POWDER COATED STEEL

COLOR: BLACK

SURFACE MOUNT

https://dumor.com/products/receptacles/receptacle-157

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 2 TRASH RECEPTACLE

N.T.S.

DUMOR (OR APPROVED EQUAL)

PRODUCT: BIKE RACK 290

MATERIALS: POWDER COATED STEEL

COLOR: BLACK

SURFACE MOUNT

http://dumor.com/products/bike-racks/bike-rack-290

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 3 BIKE RACK

N.T.S.

DUMOR (OR APPROVED EQUAL)

PRODUCT: TABLE 443

MATERIALS: POWDER COATED STEEL

COLOR: BLACK

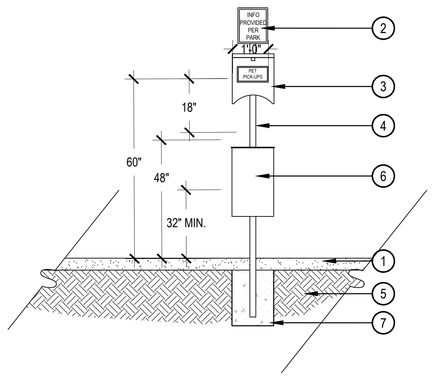
SURFACE MOUNT

http://dumor.com

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

## 4 PICNIC TABLE

N.T.S.




1. TURF OR PLANTING BED REF: PLANS
2. REFLECTIVE ALUMINUM SIGN
3. TRASH BAG DISPENSER
4. SQUARE TUBING
5. COMPACTED SUBGRADE
6. PET WASTE RECEPTACLE
7. SECURE POST IN FOOTING PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER: LIVIN THE DOG LIFE
MODEL: ALUMINUM PET STATION - DL-1003-L-DP - OR APPROVED EQUAL
COLOR TO MATCH FEDERAL GREEN (RAL 6012)

## 5 PET WASTE STATION

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

PLAYWORLD (OR APPROVED OTHER)

COOPER'S CORNER

COLOR: TBD

FINISH: TBD

SURFACE MOUNT

https://playworld.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 6 PLAYGROUND EQUIPMENT 1

SCALE: N.T.S.

PLAYWORLD (OR APPROVED OTHER)

CHALLENGERS INET-2005

COLOR: TBD

FINISH: TBD

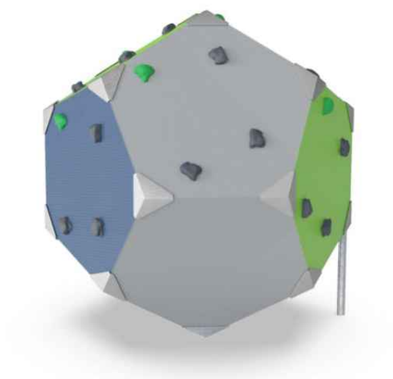
SURFACE MOUNT

https://playworld.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 7 PLAYGROUND EQUIPMENT 2

SCALE: N.T.S.



KOMPAN (OR APPROVED OTHER)

BLOQX 1

COLOR: TBD

FINISH: TBD

SURFACE MOUNT

https://www.kompan.com/play/play-systems/bloqx/bloqx-1

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 8 PLAYGROUND EQUIPMENT 3

SCALE: N.T.S.

PLAYWORLD (OR APPROVED OTHER)

SPIN CUP

COLOR: TBD

FINISH: TBD

SURFACE MOUNT

https://playworld.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 9 PLAYGROUND EQUIPMENT 4

SCALE: N.T.S.

CHECKED BY: SW & RN
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SHEET TITLE:
LANDSCAPE DETAILS

## 1 PLAYGROUND EQUIPMENT 5

SCALE: N.T.S.

PLAYWORLD (OR APPROVED OTHER)

OVERDRIVE MOTION PLAY

COLOR: TBD

FINISH: TBD

SURFACE MOUNT

https://playworld.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 2 PLAYGROUND EQUIPMENT 6

SCALE: N.T.S.

PLAYWORLD (OR APPROVED OTHER)

HEAVY DUTY SWINGS 4-SEAT

COLOR: TBD

FINISH: TBD

SURFACE MOUNT

https://playworld.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 3 PLAYGROUND EQUIPMENT 7

SCALE: N.T.S.

PLAYWORLD (OR APPROVED OTHER)

ACESSIBLE WHIRL

COLOR: TBD

FINISH: TBD

SURFACE MOUNT

https://playworld.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 4 PLAYGROUND EQUIPMENT 8

SCALE: N.T.S.

PLAYWORLD (OR APPROVED OTHER)

EARLY CHILDHOOD T-SWING

COLOR: TBD

FINISH: TBD

SURFACE MOUNT

https://playworld.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 5 PLAYGROUND EQUIPMENT 9

SCALE: N.T.S.

PLAYWORLD (OR APPROVED OTHER)

WAVE RIDER SEESAW

COLOR: TBD

FINISH: TBD

SURFACE MOUNT

https://playworld.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 6 ADA ACCESSIBLE PICNIC TABLE

N.T.S.

DUMOR (OR APPROVED EQUAL)

PRODUCT: ACCESSIBLE TABLE 443

MATERIALS: POWDER COATED STEEL

COLOR: BLACK

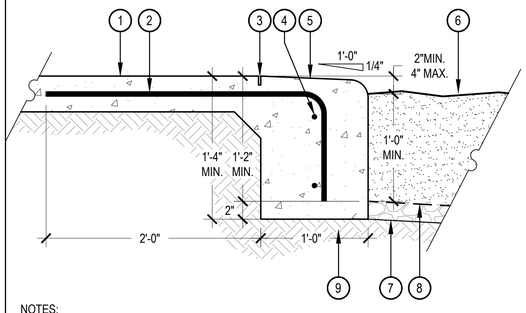
SURFACE MOUNT

http://dumor.com

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

## 7 MONOLITHIC CONCRETE PLAYGROUND CURB

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



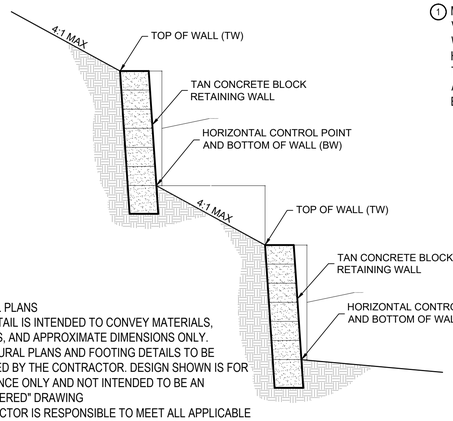

1. CONCRETE WALK
2. #4 REBAR 24" ON CENTER
3. 1" DEEP CONTROL JOINT
4. (2) #4 REBAR 24" ON CENTER
5. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
6. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE
7. 3/4" WASHED GRAVEL
8. GEOTEXTILE FILTER / DRAINAGE MAT
9. COMPACTED SUBGRADE TO 95% STANDARD PROXY DENSITY

NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 / 4,000 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

## 8 RETAINING WALL DETAIL (FOR DESIGN INTENT ONLY)

SCALE: 1" = 1'-0"




1. MANF: KEYSTONE, PRODUCT: VICTORIAN ASHLAR 4" HT. X 18" WD. CAP BLOCK; COLOR: TAN. HEAVILY ADHERE CAP UNIT TO TOP BLOCK W/ CONCRETE ADHESIVE (OR APPROVED EQUAL).

NOTES:

1. RE: CIVIL PLANS
2. THIS DETAIL IS INTENDED TO CONVEY MATERIALS, FINISHES, AND APPROXIMATE DIMENSIONS ONLY. STRUCTURAL PLANS AND FOOTING DETAILS TO BE PROVIDED BY THE CONTRACTOR. DESIGN SHOWN IS FOR REFERENCE ONLY AND NOT INTENDED TO BE AN "ENGINEERED" DRAWING
3. CONTRACTOR IS RESPONSIBLE TO MEET ALL APPLICABLE CODES RELATED TO THE CONSTRUCTION OF THE WALL

CHECKED BY: SW & RN
DRAWN BY: KR & SL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CITY OF AURORA
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OWNER:
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SHEET TITLE:
LANDSCAPE DETAILS

DUMOR (OR APPROVED EQUAL)

PRODUCT: TABLE 448

MATERIALS: POWDER COATED STEEL

COLOR: BLACK

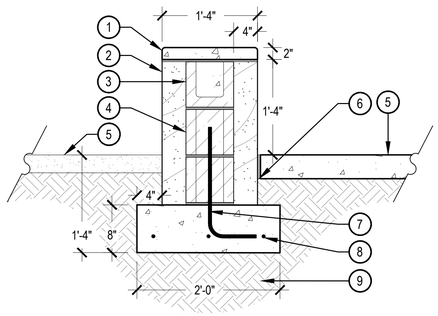
SURFACE MOUNT

http://dumor.com

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

## 1 PICNIC TABLE 2

N.T.S.




1. PRECAST CONCRETE CAP, 1" RADIUS ON ALL EXPOSED EDGES, SEE MATERIAL SCHEDULE, SHEET L-XXX
2. 4" STONE VENEER, SEE MATERIAL SCHEDULE, SHEET L-XXX
3. FULLY GROUTED CMU BOND BEAM BLOCK FOR THE TOP COURSE
4. 8"X8"X16" CMU BLOCK
5. ADJACENT SURFACE, SEE PLANS AND MATERIAL SCHEDULE FOR TYPE
6. EXPANSION JOINT AT CONCRETE
7. #4 REBAR, 16" ON CENTER FOR LENGTH OF WALL, FULLY GROUT CELLS WITH REBAR
8. (3) #4 REBAR, SPACED EQUALLY FOR LENGTH OF THE FOOTING, OVERLAP SPACES BY 12"
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
2. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
3. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
4. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".

## 4 CMU BLOCK SEATWALL

SCALE: 1" = 1'-0"

POLIGON (OR APPROVED EQUAL)

PRODUCT: ARCH SHELTER

MATERIALS: POWDER COATED STEEL

COLOR: TBD

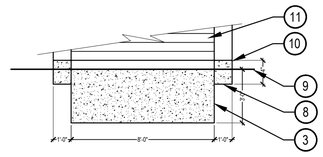
SIZE: 20'X30'

https://poligon.com/products/arch-shelter/

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 2 SHADE STRUCTURE

N.T.S.



POLIGON (OR APPROVED EQUAL)

PRODUCT: CANTILEVERED WALKWAY

MATERIALS: POWDER COATED STEEL

COLOR: TBD

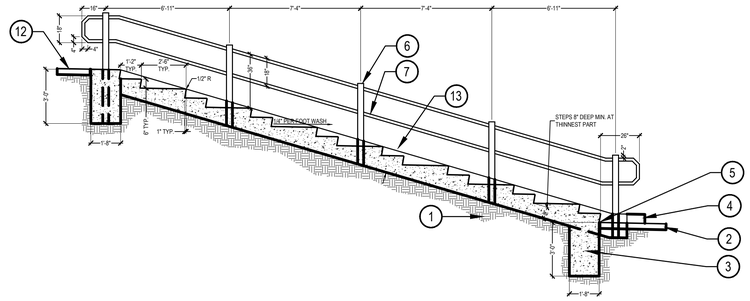
SURFACE MOUNT

https://poligon.com/products/cantilevered-walkway/?1663098055871

NOTE: MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

## 3 CANTILEVERED SHADE STRUCTURE

N.T.S.




1. COMPACTED SUBGRADE
2. 4" THICK CONCRETE SIDEWALK
3. CONCRETE FOOTER-POUR MONOLITHICALLY WITH STEPS
4. CONCRETE CURB
5. ½" EXPANSION JONT
6. 4" SQUARE GALVANIZED STEEL POST WITH CLOSED TOP-CENTER ON STEP-EMBED IN CHEEK WALL
7. 2" SQUARE GALVANIZED STEEL RAILING
8. CHEEK WALL
9. FINISH GRADE AT BOTTOM OF LAS STEP
10. 1/2" R TYP. AT ALL EXPOSED EDGES
11. STEPS
12. 4" THICK CONCRETE FLATWORK
13. 16" DEEP CHEEK WALL

## 5 STAIRS

N.T.S.

CHECKED BY: SW & RN
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SHEET TITLE:
LANDSCAPE DETAILS

# MOTOR COURT ELEVATIONS

MOTORCOURT PRODUCT TYPE 1360 - CRAFTSMAN
FRONT ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 2651 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -461 SQ. FT. |
| NET WALL AREA | 2190 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 343 SQ. FT. |
| % OF MASONRY | 15.7 % |

MOTORCOURT PRODUCT TYPE 1360 - CRAFTSMAN
SIDE ELEVATION

MOTORCOURT ENHANCED PRODUCT TYPE 1360 - CRAFTSMAN
SIDESTREET ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 2651 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -461 SQ. FT. |
| NET WALL AREA | 2190 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 375 SQ. FT. |
| % OF MASONRY | 17.1 % |

MOTORCOURT PRODUCT TYPE 1360 - FARMHOUSE
FRONT ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 2654 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -473 SQ. FT. |
| NET WALL AREA | 2181 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 342 SQ. FT. |
| % OF MASONRY | 15.7 % |

MOTORCOURT PRODUCT TYPE 1360 - FARMHOUSE
SIDE ELEVATION

MOTORCOURT ENHANCED PRODUCT TYPE 1360 - FARMHOUSE
SIDESTREET ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 2654 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -473 SQ. FT. |
| NET WALL AREA | 2181 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 374 SQ. FT. |
| % OF MASONRY | 17.1 % |

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SHEET TITLE:
ARCHITECTURAL ELEVATIONS

# MOTOR COURT ELEVATIONS

MOTORCOURT PRODUCT TYPE 1360 - HIGH COUNTRY
FRONT ELEVATION

| MASONRY AREA CALCULATION - HC | |
|---|---|
| GROSS ALL ELEVATIONS | 2442 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -452 SQ. FT. |
| NET WALL AREA | 2040 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 367 SQ. FT. |
| % OF MASONRY | 18.0 % |

MOTORCOURT PRODUCT TYPE 1360 - HIGH COUNTRY
SIDE ELEVATION

MOTORCOURT ENHANCED PRODUCT TYPE 1360 - HIGH COUNTRY
SIDESTREET ELEVATION

| MASONRY AREA CALCULATION - HC | |
|---|---|
| GROSS ALL ELEVATIONS | 2442 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -452 SQ. FT. |
| NET WALL AREA | 2040 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 399 SQ. FT. |
| % OF MASONRY | 19.5 % |

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SHEET TITLE:
ARCHITECTURAL ELEVATIONS

# MOTOR COURT ELEVATIONS

MOTORCOURT PRODUCT TYPE 1868 - CRAFTSMAN
FRONT ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 3820 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -524 SQ. FT. |
| NET WALL AREA | 3296 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 499 SQ. FT. |
| % OF MASONRY | 15.1 % |

MOTORCOURT PRODUCT TYPE 1868 - CRAFTSMAN
SIDE ELEVATION

MOTORCOURT ENCHANCED PRODUCT TYPE 1868 - CRAFTSMAN
SIDESTREET ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 3820 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -524 SQ. FT. |
| NET WALL AREA | 3296 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 569 SQ. FT. |
| % OF MASONRY | 17.2 % |

MOTORCOURT PRODUCT TYPE 1868 - FARMHOUSE
FRONT ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 3808 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -521 SQ. FT. |
| NET WALL AREA | 3287 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 507 SQ. FT. |
| % OF MASONRY | 15.4 % |

MOTORCOURT PRODUCT TYPE 1868 - FARMHOUSE
SIDE ELEVATION

MOTORCOURT ENHANCED PRODUCT TYPE 1868 - FARMHOUSE
SIDESTREET ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 3808 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -521 SQ. FT. |
| NET WALL AREA | 3287 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 571 SQ. FT. |
| % OF MASONRY | 17.5 % |

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CONTEXTUAL SITE PLAN FOR MURPHY CREEK EAST FILING 3
CITY OF AURORA
STATE OF COLORADO

OWNER:
LENNAR COLORADO LLC.

9193 S. JAMAICA STREET
4TH FLOOR
ENGLEWOOD, CO 80112
720.369.3835

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09/20/22 CSP-02
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06/28/23 CSP-04
07/10/23 CSP-05

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

# MOTOR COURT ELEVATIONS

MOTORCOURT PRODUCT TYPE 1868 - HIGH COUNTRY
FRONT ELEVATION

| MASONRY AREA CALCULATION - HC | |
|---|---|
| GROSS ALL ELEVATIONS | 3804 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -507 SQ. FT. |
| NET WALL AREA | 3297 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 536 SQ. FT. |
| % OF MASONRY | 16.3 % |

MOTORCOURT PRODUCT TYPE 1868 - HIGH COUNTRY
SIDE ELEVATION

MOTORCOURT ENHANCED PRODUCT TYPE 1868 - HIGH COUNTRY
SIDESTREET ELEVATION

| MASONRY AREA CALCULATION - HC | |
|---|---|
| GROSS ALL ELEVATIONS | 3804 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -507 SQ. FT. |
| NET WALL AREA | 3297 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 751 SQ. FT. |
| % OF MASONRY | 22.7 % |

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SHEET TITLE:
ARCHITECTURAL ELEVATIONS

# MOTOR COURT ELEVATIONS

MOTORCOURT PRODUCT TYPE 2209 - CRAFTSMAN
FRONT ELEVATION

MOTORCOURT PRODUCT TYPE 2209 - CRAFTSMAN
SIDE ELEVATION

MOTORCOURT PRODUCT TYPE 2209 - CRAFTSMAN
SIDE ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 3830 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -595 SQ. FT. |
| NET WALL AREA | 3235 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 509 SQ. FT. |
| % OF MASONRY | 15.2 % |

MOTORCOURT PRODUCT TYPE 2209 - FARMHOUSE
FRONT ELEVATION

MOTORCOURT PRODUCT TYPE 2209 - FARMHOUSE
SIDE ELEVATION

MOTORCOURT PRODUCT TYPE 2209 - FARMHOUSE
SIDE ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 3837 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -595 SQ. FT. |
| NET WALL AREA | 3242 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 496 SQ. FT. |
| % OF MASONRY | 15.3 % |

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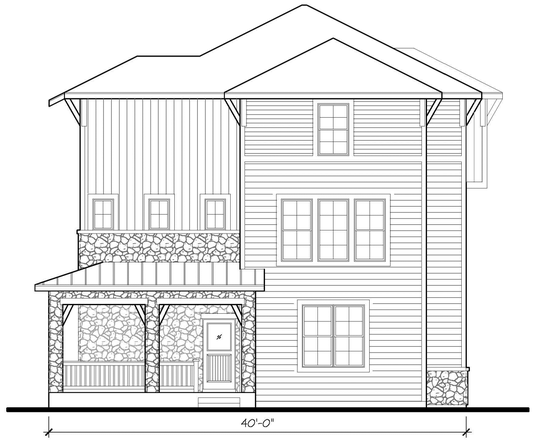
SHEET TITLE:
ARCHITECTURAL ELEVATIONS

# MOTOR COURT ELEVATIONS

MOTORCOURT PRODUCT TYPE 2209 - HIGH COUNTRY
FRONT ELEVATION

MOTORCOURT PRODUCT TYPE 2209 - HIGH COUNTRY
SIDE ELEVATION




MOTORCOURT PRODUCT TYPE 2209 - HIGH COUNTRY
SIDE ELEVATION

| MASONRY AREA CALCULATION - HC | |
|---|---|
| GROSS ALL ELEVATIONS | 3823 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -595 SQ. FT. |
| NET WALL AREA | 3228 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 521 SQ. FT. |
| % OF MASONRY | 16.1 % |

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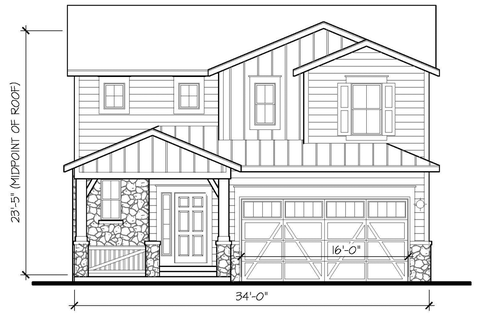
SHEET TITLE:
ARCHITECTURAL ELEVATIONS

# SFD 35 ELEVATIONS

SFD 35 PRODUCT TYPE 1814 - CRAFTSMAN
FRONT ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 2591 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -401 SQ. FT. |
| NET WALL AREA | 2190 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 349 SQ. FT. |
| % OF MASONRY | 15.9 % |

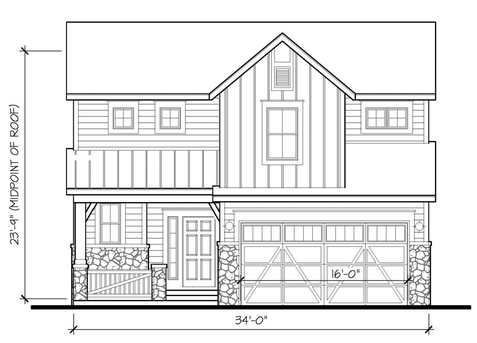



SFD 35 PRODUCT TYPE 1814 - FARMHOUSE
FRONT ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 2589 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -403 SQ. FT. |
| NET WALL AREA | 2186 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 331 SQ. FT. |
| % OF MASONRY | 15.4 % |

SFD 35 PRODUCT TYPE 2140 - CRAFTSMAN
FRONT ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 3021 SQ. FT. |
| OPENINGS (GLAZING/DOORS) | -424 SQ. FT. |
| NET WALL AREA | 2597 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 425 SQ. FT. |
| % OF MASONRY | 16.4 % |

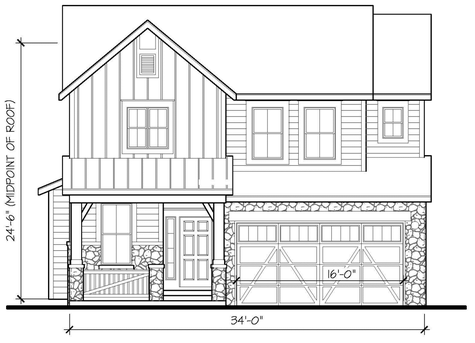



SFD 35 PRODUCT TYPE 2140 - FARMHOUSE
FRONT ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 3020 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -413 SQ. FT. |
| NET WALL AREA | 2607 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 396 SQ. FT. |
| % OF MASONRY | 15.2 % |

SFD 35 PRODUCT TYPE 2379 - CRAFTSMAN
FRONT ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 2974 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -519 SQ. FT. |
| NET WALL AREA | 2455 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 374 SQ. FT. |
| % OF MASONRY | 15.2 % |




SFD 35 PRODUCT TYPE 2379 - FARMHOUSE
FRONT ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 2961 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -513 SQ. FT. |
| NET WALL AREA | 2448 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 368 SQ. FT. |
| % OF MASONRY | 15.0 % |

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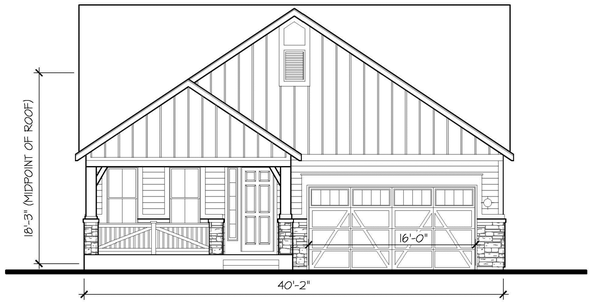
SHEET TITLE:
ARCHITECTURAL ELEVATIONS

# SFD 40 ELEVATIONS

SFD 40 PRODUCT TYPE 1974 - CRAFTSMAN
FRONT ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 2225 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -480 SQ. FT. |
| NET WALL AREA | 1745 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 709 SQ. FT. |
| % OF MASONRY | 40.1 % |




SFD 40 PRODUCT TYPE 1974 - FARMHOUSE
FRONT ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 2224 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -480 SQ. FT. |
| NET WALL AREA | 1744 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 307 SQ. FT. |
| % OF MASONRY | 17.6 % |

SFD 40 PRODUCT TYPE 2578 - CRAFTSMAN
FRONT ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 3186 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -526 SQ. FT. |
| NET WALL AREA | 2660 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 510 SQ. FT. |
| % OF MASONRY | 19.2 % |

SFD 40 PRODUCT TYPE 2578 - FARMHOUSE
FRONT ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 3172 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -519 SQ. FT. |
| NET WALL AREA | 2653 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 423 SQ. FT. |
| % OF MASONRY | 15.9 % |

SFD 40 PRODUCT TYPE 2612 - CRAFTSMAN
FRONT ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 3272 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -488 SQ. FT. |
| NET WALL AREA | 2784 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 429 SQ. FT. |
| % OF MASONRY | 15.4 % |

SFD 40 PRODUCT TYPE 2612 - FARMHOUSE
FRONT ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 3272 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -497 SQ. FT. |
| NET WALL AREA | 2739 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 425 SQ. FT. |
| % OF MASONRY | 15.5 % |

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SHEET TITLE:
ARCHITECTURAL ELEVATIONS

# SFD 40 ELEVATIONS

SFD 40 PRODUCT TYPE 2763 - CRAFTSMAN
FRONT ELEVATION

| MASONRY AREA CALCULATION - CR | |
|---|---|
| GROSS ALL ELEVATIONS | 3396 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -545 SQ. FT. |
| NET WALL AREA | 2851 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 433 SQ. FT. |
| % OF MASONRY | 15.2 % |

SFD 40 PRODUCT TYPE 2763 - FARMHOUSE
FRONT ELEVATION

| MASONRY AREA CALCULATION - FH | |
|---|---|
| GROSS ALL ELEVATIONS | 3392 SQ. FT. |
| OPENINGS (GLAZING/ DOORS) | -551 SQ. FT. |
| NET WALL AREA | 2841 SQ. FT. |
| MASONRY (BRICK, STONE OR STUCCO) | 430 SQ. FT. |
| % OF MASONRY | 15.1 % |

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SHEET TITLE:
ARCHITECTURAL ELEVATIONS

# ARCHITECTURAL COLOR AND MATERIAL PALETTES

**SCHEME 1** (S)
**ROOF**
GAF
WEATHERED WOOD

**BODY 1**
SHERWIN WILLIAMS
SW 9165: GOSSAMER VEIL

**TRIM**
SHERWIN WILLIAMS
SW 7045: INTELLECTUAL GRAY

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 7046: ANONYMOUS

**ACCENT**
SHERWIN WILLIAMS
SW 7623: CASCADES

**STONE**
ENVIRONMENTAL STONE
TUDOR
MOUNTAIN LEDGE

**BRICK**
GENERAL SHALE
OLD CHICAGO

**SCHEME 2**
**ROOF**
GAF
WEATHERED WOOD

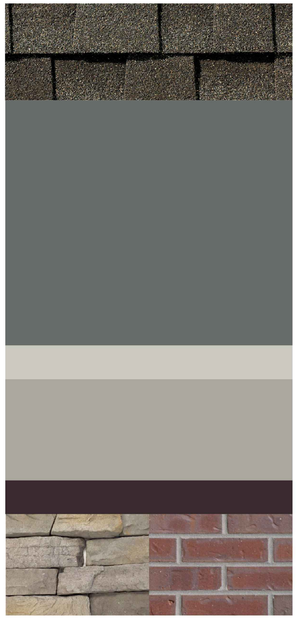
**BODY 1**
SHERWIN WILLIAMS
SW 7622: HOMBURG GRAY

**TRIM**
SHERWIN WILLIAMS
SW 7015: REPOSE GRAY

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 7017: DORIAN GRAY

**ACCENT**
SHERWIN WILLIAMS
SW 7630: RAISIN

**STONE**
ENVIRONMENTAL STONE
TUNDRA
MOUNTAIN LEDGE



**BRICK**
GENERAL SHALE
WATER LODGE

**SCHEME 3**
**ROOF**
GAF
BARKWOOD

**BODY 1**
SHERWIN WILLIAMS
SW 7525: TREE BRANCH

**TRIM**
SHERWIN WILLIAMS
SW 6072: VERSATILE GRAY

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 6068: BREWTY BROWN

**ACCENT**
SHERWIN WILLIAMS
SW 7069: IRON ORE

**STONE**
ENVIRONMENTAL STONE
TUDOR
MOUNTAIN LEDGE

**BRICK**
GENERAL SHALE
COFFEEBEAN

**SCHEME 4**
**ROOF**
GAF
WEATHERED WOOD

**BODY 1**
SHERWIN WILLIAMS
SW 7018: DOVETAIL

**TRIM**
SHERWIN WILLIAMS
SW 7024: FUNCTIONAL GRAY

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 6005: FOLKSTONE

**ACCENT**
SHERWIN WILLIAMS
SW 7029: BLACK FOX

**STONE**
ENVIRONMENTAL STONE
TUNDRA
MOUNTAIN LEDGE

**BRICK**
GENERAL SHALE
COFFEEBEAN

**SCHEME 5**
**ROOF**
GAF
WEATHERED WOOD

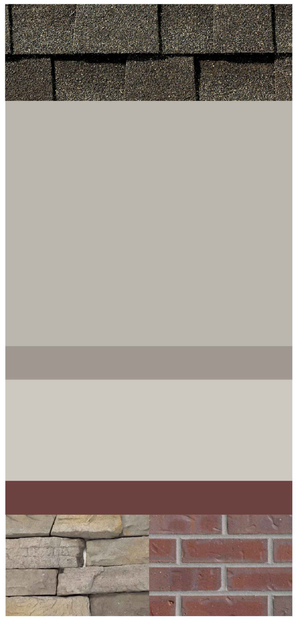
**BODY 1**
SHERWIN WILLIAMS
SW 7016: MINDFUL GRAY

**TRIM**
SHERWIN WILLIAMS
SW 7642: PAVESTONE

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 7015: REPOSE GRAY

**ACCENT**
SHERWIN WILLIAMS
SW 7594: CARRIAGE DOOR

**STONE**
ENVIRONMENTAL STONE
TUNDRA
MOUNTAIN LEDGE



**BRICK**
GENERAL SHALE
WATER LODGE

**SCHEME 6** (S)
**ROOF**
GAF
BARKWOOD

**BODY 1**
SHERWIN WILLIAMS
SW 9117: URBAN JUNGLE

**TRIM**
SHERWIN WILLIAMS
SW 9173: SHIITAKE

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 7053: ADAPTIVE SHADE

**ACCENT**
SHERWIN WILLIAMS
SW 7062: ROCK BOTTOM

**STONE**
ENVIRONMENTAL STONE
SP SHASTA
MOUNTAIN LEDGE

**BRICK**
GENERAL SHALE
COFFEEBEAN

**SCHEME 7**
**ROOF**
GAF
BARKWOOD

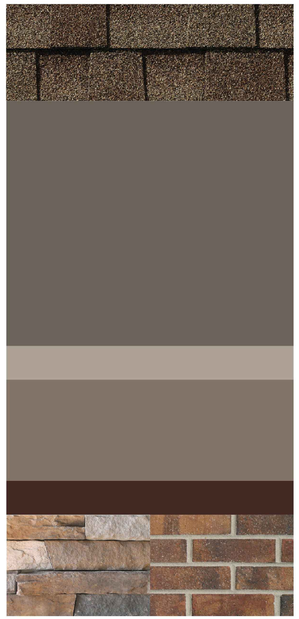
**BODY 1**
SHERWIN WILLIAMS
SW 7047: PORPOISE

**TRIM**
SHERWIN WILLIAMS
SW 7031: MEGA GREIGE

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 7514: FOOTHILLS

**ACCENT**
SHERWIN WILLIAMS
SW 2838: POLISHED MAHOGANY

**STONE**
ENVIRONMENTAL STONE
SP SHASTA
MOUNTAIN LEDGE



**BRICK**
GENERAL SHALE
OLD CHICAGO

**SCHEME 8**
**ROOF**
GAF
BARKWOOD

**BODY 1**
SHERWIN WILLIAMS
SW 7053: ADAPTIVE SHADE

**TRIM**
SHERWIN WILLIAMS
SW 7015: REPOSE GRAY

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 7045: INTELLECTUAL GRAY

**ACCENT**
SHERWIN WILLIAMS
SW 6006: BLACK BEAN

**STONE**
ENVIRONMENTAL STONE
TUDOR
MOUNTAIN LEDGE

**BRICK**
GENERAL SHALE
WATERLODGE

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DRAWN BY: RN


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SHEET TITLE:
ARCHITECTURAL PALETTES

# ARCHITECTURAL COLOR AND MATERIAL PALETTES

**SCHEME 9**
**ROOF**
GAF
WEATHERED WOOD

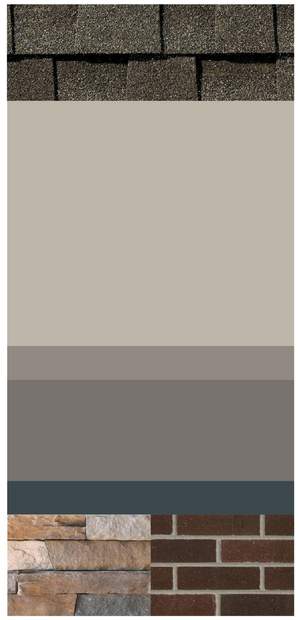
**BODY 1**
SHERWIN WILLIAMS
SW 7030: ANEW GRAY

**TRIM**
SHERWIN WILLIAMS
SW 7018: DOVETAIL

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 7019: GAUNTLET GRAY

**ACCENT**
SHERWIN WILLIAMS
SW 7025: MOUNT ETNA

**STONE**
ENVIRONMENTAL STONE
SP SHASTA
MOUNTAIN LEDGE



**BRICK**
GENERAL SHALE
COFFEEBEAN

**SCHEME 10**
**ROOF**
GAF
BARKWOOD

**BODY 1**
SHERWIN WILLIAMS
SW 2836: QUARTERSAWN OAK

**TRIM**
SHERWIN WILLIAMS
SW 7030: ANEW GRAY

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 7025: BACKDROP

**ACCENT**
SHERWIN WILLIAMS
SW 6258: TRICORN BLACK

**STONE**
ENVIRONMENTAL STONE
SP SHASTA
MOUNTAIN LEDGE

**BRICK**
GENERAL SHALE
OLD CHICAGO

**SCHEME 11**
**ROOF**
GAF
WEATHERED WOOD

**BODY 1**
SHERWIN WILLIAMS
SW 7550: RESORT TAN

**TRIM**
SHERWIN WILLIAMS
SW 7036: ACCESSIBLE BEIGE

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 9126: HONED SOAPSTONE

**ACCENT**
SHERWIN WILLIAMS
SW 7630: RAISIN

**STONE**
ENVIRONMENTAL STONE
TUDOR
MOUNTAIN LEDGE

**BRICK**
GENERAL SHALE
OLD CHICAGO

**SCHEME 12** (S)
**ROOF**
GAF
WEATHERED WOOD

**BODY 1**
SHERWIN WILLIAMS
SW 7045: INTELLECTUAL GRAY

**TRIM**
SHERWIN WILLIAMS
SW 7015: REPOSE GRAY

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 7019: GAUNTLET GRAY

**ACCENT**
SHERWIN WILLIAMS
SW 7580: CARNELIAN

**STONE**
ENVIRONMENTAL STONE
SP SHASTA
MOUNTAIN LEDGE

**BRICK**
GENERAL SHALE
WATERLODGE

**SCHEME 13**
**ROOF**
GAF
BARKWOOD

**BODY 1**
SHERWIN WILLIAMS
SW 6075: GARRET GRAY

**TRIM**
SHERWIN WILLIAMS
SW 7015: REPOSE GRAY

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 7017: DORIAN GRAY

**ACCENT**
SHERWIN WILLIAMS
SW 6258: TRICORN BLACK

**STONE**
ENVIRONMENTAL STONE
TUNDRA
MOUNTAIN LEDGE

**BRICK**
GENERAL SHALE
WATERLODGE

**SCHEME 14**
**ROOF**
GAF
WEATHERED WOOD

**BODY 1**
SHERWIN WILLIAMS
SW 9164: ILLUSIVE GREEN

**TRIM**
SHERWIN WILLIAMS
SW 7015: REPOSE GRAY

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 7060: ATTITUDE GRAY

**ACCENT**
SHERWIN WILLIAMS
SW 7675: SEALSKIN

**STONE**
ENVIRONMENTAL STONE
TUNDRA
MOUNTAIN LEDGE

**BRICK**
GENERAL SHALE
COFFEEBEAN

**SCHEME 15**
**ROOF**
GAF
BARKWOOD

**BODY 1**
SHERWIN WILLIAMS
SW 7039: VIRTUAL TAUPE

**TRIM**
SHERWIN WILLIAMS
SW 7051: ANALYTICAL GRAY

**BODY 2 + GARAGE**
SHERWIN WILLIAMS
SW 6089: GROUNDED

**ACCENT**
SHERWIN WILLIAMS
SW 6006: BLACK BEAN

**STONE**
ENVIRONMENTAL STONE
TUDOR
MOUNTAIN LEDGE

**BRICK**
GENERAL SHALE
OLD CHICAGO

CHECKED BY: WBW
DRAWN BY: RN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CONTEXTUAL SITE PLAN FOR MURPHY CREEK EAST FILING 3
CITY OF AURORA
STATE OF COLORADO

OWNER:
LENNAR COLORADO LLC.

9193 S. JAMAICA STREET
4TH FLOOR
ENGLEWOOD, CO 80112
720.369.3835

NOT FOR CONSTRUCTION

DATE:
05/11/22 CSP-01
09/20/22 CSP-02
02/03/23 CSP-03
04/21/23 CSP-04
07/10/23 CSP-05

SHEET TITLE:
ARCHITECTURAL PALETTES