VILLAS AT MURPHY CREEK

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

APPLICANT & OWNERS:
TAYLOR MORRISON
6455 S. YOSEMITE ST. STE. 1000
GREENWOOD VILLAGE, CO 80111
(303) 481–5598
CONTACT: MATT VALENTE

SURVEYOR OF RECORD:
ATWELL, LLC
143 UNION BLVD.,
SUITE 700
LAKEWOOD, CO 80228
(303) 462–1100
CONTACT: GARY LEAKE

CIVIL ENGINEER:
ATWELL, LLC
143 UNION BLVD.,
SUITE 700
LAKEWOOD, CO 80228
(303) 462–1100
CONTACT: MICHAEL MCGOLDRICK

AURORA WATER/PUBLIC WORKS
15151 E. ALAMEDA PKWY
AURORA, CO 80012
(303) 739–7000

ELECTRIC PROVIDER:
XCEL ENERGY
22275 E. ALAMEDA PKWY
AURORA, CO 80018

LANDSCAPE ARCHITECT:
PCS GROUP INC.
200 KALAMATH ST.
DENVER, CO 80223
303–531–4905
CONTACT: AL CUNNINGHAM

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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delete plat language

LANGUAGE REMOVED

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT OF HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. A9080446, ARAPAHOE COUNTY RECORDS. SAID NORTH LINE IS SHOWN TO BE MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 19 BY A #5 REBAR AND AT THE SOUTHEAST CORNER OF SAID SECTION 19 BY A 2–3/8" ALUMINUM CAP. SAID SOUTH LINE BEARS NORTH 89°36'38" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19;

THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89°36'38" EAST A DISTANCE OF 1764.89 FEET;

THENCE DEPARTING THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 00°23'22" WEST A DISTANCE OF 1129.27 FEET TO A POINT OF NON–TANGENT CURVE ON THE EASTERLY LINE OF S. FLATROCK TR., AND THE **POINT OF BEGINNING;**

THENCE ALONG THE EASTERLY LINE OF S. FLATROCK TR. THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°27'43", A RADIUS OF 779.96 FEET, AN ARC LENGTH OF 330.00 FEET, A CHORD BEARING OF NORTH 11°44'29" EAST, AND A CHORD LENGTH OF 330.47 FEET;
2. NORTH 00°29'34" WEST A DISTANCE OF 62.33 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 81°46'19", A RADIUS OF 710.00 FEET, AN ARC LENGTH OF 1013.33 FEET, A CHORD BEARING OF NORTH 40°23'55" EAST, AND A CHORD LENGTH OF 929.47 FEET;

THENCE DEPARTING THE EASTERLY LINE OF S. FLATROCK TR. SOUTH 00°06'53" WEST A DISTANCE OF 1092.41 FEET;

THENCE SOUTH 89°53'14" WEST A DISTANCE OF 666.91 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL OF LAND CONTAINS 561,061 SQUARE FEET, OR 12.88 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, A BLOCK, TRACTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MURPHY CREEK SUBDIVISION FILING NO. 17, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

delete plat language

LANGUAGE REMOVED

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

IN WITNESS THEREOF_____HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD._____,

MURPHY CREEK, LLC.

BY: _____

NAME: _____

TITLE: _____

AND

MURPHY CREEK, LLC.

BY: _____

NAME: _____

_____

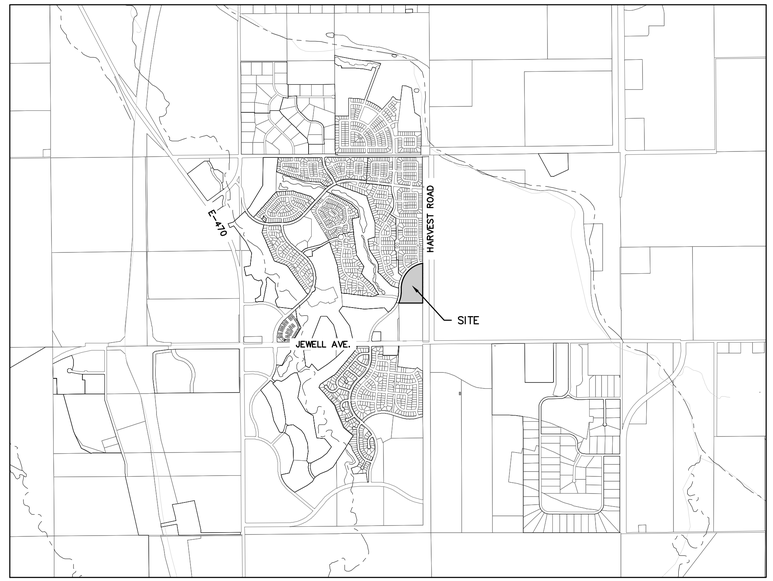
STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ _____ AD, _____ BY

_____

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY
_____ SEAL
(NOTARY PUBLIC)
MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____



VICINITY MAP
SCALE 1" = 2000'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1	COVER
C2	NOTES
C3	OVERALL SITE & PHASING PLAN
C4	OVERALL GRADING PLAN
C5	OVERALL UTILITY PLAN
L1 – L5	LANDSCAPE PLANS
L6	FENCE PLAN
L7	PLANTING SCHEDULE
L8	BUTTERFLY GARDEN
L9	TYPICAL LOT LANDSCAPE
L10	DETAIL CALLOUTS
L11	NOTES CHARTS AND DETAILS
L12	LANDSCAPE DETAILS
A1	PLAN 1 CONCEPT FRON ELEVATIONS
A2	PLAN 2 CONCEPT FRONT ELEVATIONS
A3	PLAN 3 CONCEPT FRONT ELEVATIONS
P1	PHOTOMETRIC LAYOUT
P2	LIGHTING DETAILS

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: _____

Please add an amendment box for noting future changes to the plan.

AN AMENDMENT BOX HAS BEEN ADDED

Advisory note: Benchmark included on civil plans must be COA benchmark

NOTED

BENCHMARK
FOUND 1–1/4" YELLOW PLASTIC CAP, STAMPED "PLD 19003" RANGE POINT IN S. FLATROCK TRAIL, SHOWN HEREON. ELEVATION = 5638.96

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PHILLIP CROSS

CLIENT
TAYLOR MORRISON
VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
COVER

DATE 09/30/2019

A	1st SUBMITTAL COA 09/27/2019 – MM

REVISIONS

DR. NTA CH. MM
P.M. MM
JOB 18003647
SHEET NO. C1 OF 22

CAD FILE: 18003647 – COVER.DWG

Provide a Data block to Indicate if the structures will be fire sprinkled, or non-fire sprinkled, Maximum Height, List the construction type and occupancy type Number of buildings on site.

A DATA BLOCK HAS BEEN ADDED TO THE COVER SHEET

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

NOTE REVISED AS REQUESTED

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, Chapter 126 ARTICLE VII NUMBERING OF BUILDINGS.

NOTE REVISED AS REQUESTED

NOTES RENUMBERED

With the deletion of note 17, which is not applicable, please renumber notes 18-20.

NOTES REMOVED

Delete areas where noted with a red line

Add the following note: 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

NOTE ADDED

I don't believe that any phasing is proposed. If that is correct, please remove phasing notes.

If phasing is proposed, please show intended phase lines on the site plan and civil plans. If no phasing is shown, all public improvements will be required prior to the issuance of the first Certificate of Occupancy

THERE IS NO PHASING PROPOSED FOR THIS PROJECT. THIS NOTE HAS BEEN REMOVED

SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, 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 AMERICANS 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ~~ALL CROSSINGS OR ENCROACH~~MENTS 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 AGREE 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 SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.~~
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, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING 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. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
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, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. ~~(THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE)~~ –

    THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. ~~SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOO~~K.
17. ~~(THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE)~~ –

    ~~STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.~~
18. DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AS SHOWN ON THE SIGNAGE & STRIPING PLAN FOR THE DEVELOPMENT.
19. DEVELOPER REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET
20. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES(MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT

RESIDENTIAL DEVELOPMENT NOTES:

1. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL BE NOT LESS THAN 4" IFC, 505.1)

CONTEXTUAL PHASING NOTES:
1. ALL PHASING SHALL PROVIDE A LOOPED WATER NETWORK AND ~~LIFE SAFETY ACCESS~~.

Revise to add; two points of emergency access.

THERE IS NO PHASING FOR THIS PROJECT

PHASING NOTES – GENERAL
1. REFER TO THE APPROVED PUBLIC IMPROVEMENT PLAN, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS.
2. CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL, LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

ROW AND EASEMENT DEDICATION
1. ALL REQUIRED ROW DEDICATION PER THE APPROVED STREET CROSS-SECTIONS SHALL BE DEDICATED WITH THE PLAT DOCUMENT; COA# XXX.

STREETS:
1. ALL ROADWAY AND UTILITY INFRASTRUCTURE SHALL TIE INTO EXISTING INFASTRUCTURE.
2. ALL ROADWAYS INTERNAL TO THE FILING NO. 13 BOUNDARY SHALL BE CONSTRUCTED TO FULL WIDTH.
3. INTERNAL LOCAL STREETS WILL BE CONSTRUCTED WITHIN THE FILING BOUNDARY.
4. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING INTERSECTIONS WITH A PUBLIC STREET.

WATER:
1. INTERIOR 8" WATERLINES WILL BE CONSTRUCTED THROUGH THE LOCAL STREETS. THESE WATER MAINS WILL BE LOOPED INTO THE FLATROCK TRAILS WATERLINE.
2. THE MURPHY CREEK EAST SUBDIVISION IS LOCATED WITHIN ZONE 4 OF THE CITY OF AURORA WATER NETWORK AND WILL OPERATE PER THE MASTER UTILITY REPORT.

SANITARY SEWER:
1. INTERIOR 8" SANITARY SEWER MAINS WILL BE CONSTRUCTED THROUGH THE LOCAL STREETS WITHIN THE FILING BOUNDARY.
2. ONSITE FILING NO. 13 SANITARY SEWER WILL OUTFALL TO THE EAST OF THE SITE IN FLATROCK TRAILS.

STORM DRAIN:
1. STORM SEWERS AND INLETS SHALL INSTALLED WITHIN THE LOCAL STREETS PER THIS SITE PLAN.

LANDSCAPE:
1. LANDSCAPE SHALL BE PROVIDED FOR STREETS, OPEN SPACE AND PARKS LOCATED WITHIN THE FILING NO. 13 BOUNDARY, PER THIS SITE PLAN.
2. SEE THE MURPHY CREEK SUBDIVISION FILING NO. 13; COA# XXX AND FILING NO. 1 OFFSITE INFRASTRUCTURE SITE PLAN DOCUMENT; COA# XXX FOR LANDSCAPE IMPROVEMENTS WITHIN OFFSITE AREAS.

Reference the COA# for the referenced utility study.

NUMBER ADDED

BENCHMARK
FOUND 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLD 19003" RANGE POINT IN S. FLATROCK TRAIL, SHOWN HEREON. ELEVATION = 5638.96

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

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AURORA, COLORADO
SITE PLAN
NOTES

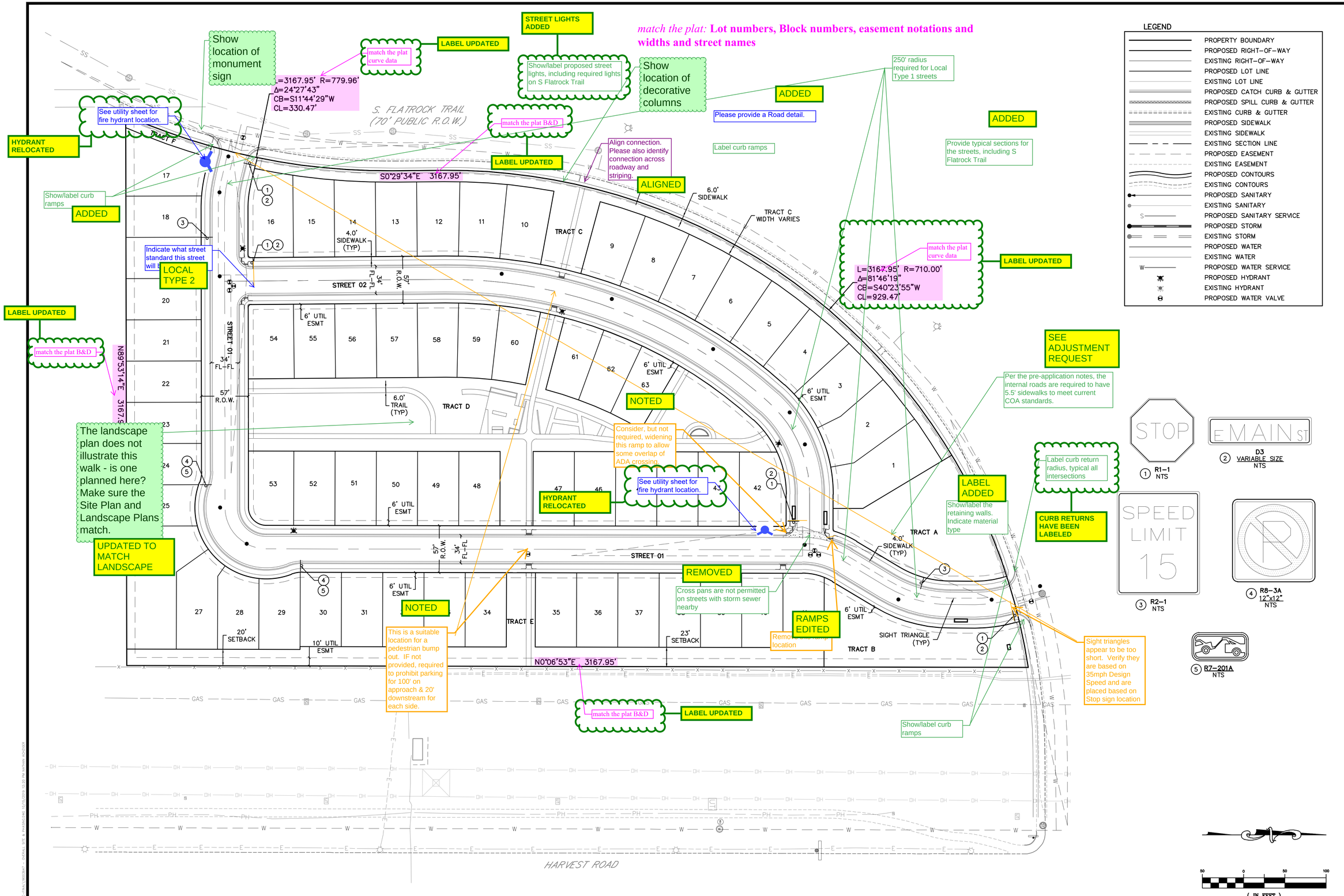
DATE 09/30/2019

A	1st SUBMITTAL COA	09/27/2019 – MM

REVISIONS

DR. NTA CH. MM
P.M. MM
JOB 18003647
SHEET NO. C2OF 22

CAD FILE: 18003647 – COVER.DWG



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE

BENCHMARK
FOUND 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLD 19003" RANGE POINT IN S. FLATROCK TRAIL, SHOWN HEREON. ELEVATION = 5638.96

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SITE PLAN
OVERALL SITE & PHASING PLAN

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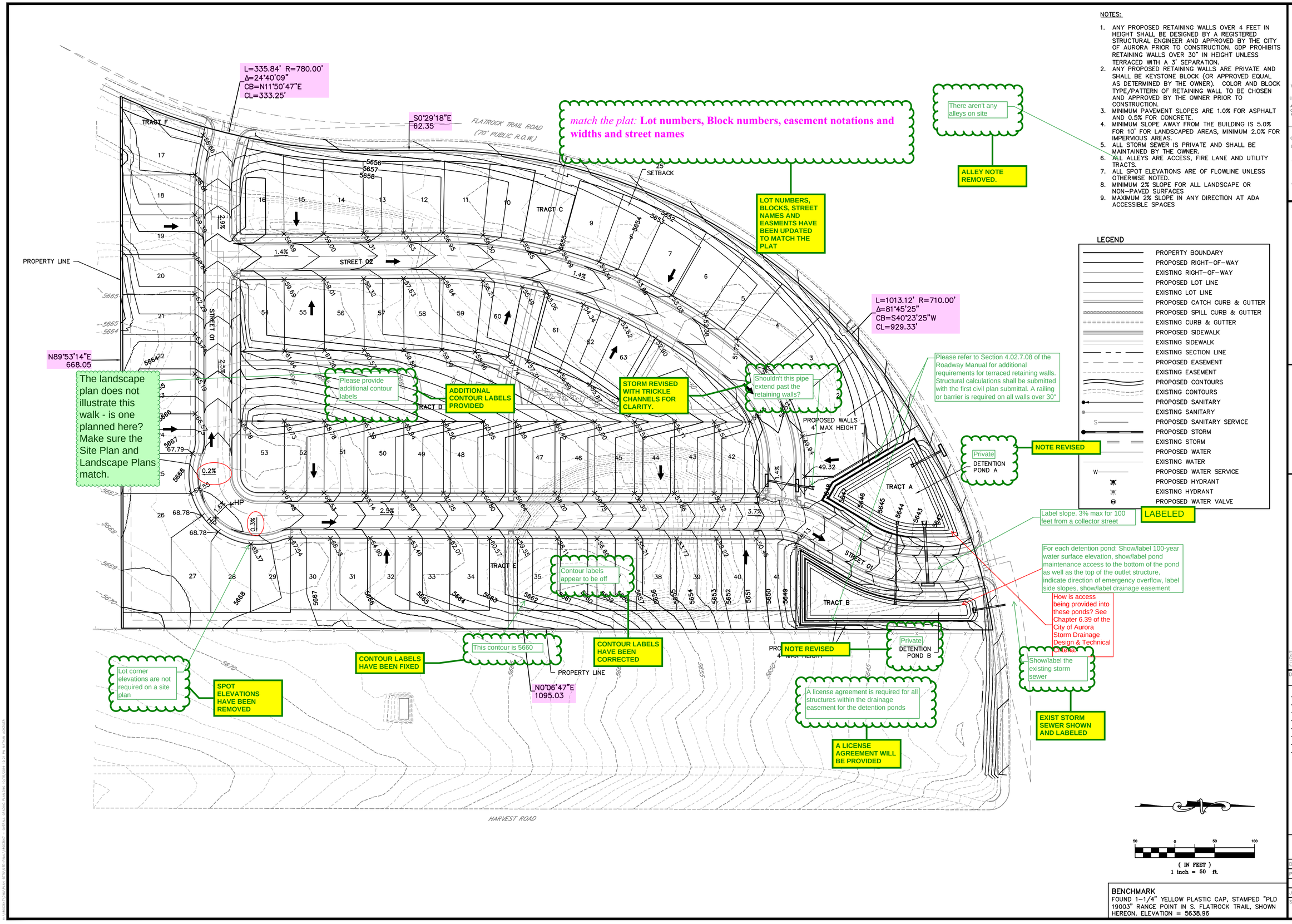
SHEET NO. C3OF 22

CAD FILE: 18003647 – OVERALL SITE & PHASING.DWG



NOTES:

1. ANY PROPOSED RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER AND APPROVED BY THE CITY OF AURORA PRIOR TO CONSTRUCTION. GDP PROHIBITS RETAINING WALLS OVER 30" IN HEIGHT UNLESS TERRACED WITH A 3' SEPARATION.
2. ANY PROPOSED RETAINING WALLS ARE PRIVATE AND SHALL BE KEYSTONE BLOCK (OR APPROVED EQUAL AS DETERMINED BY THE OWNER). COLOR AND BLOCK TYPE/PATTERN OF RETAINING WALL TO BE CHOSEN AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.
3. MINIMUM PAVEMENT SLOPES ARE 1.0% FOR ASPHALT AND 0.5% FOR CONCRETE.
4. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5.0% FOR 10' FOR LANDSCAPED AREAS, MINIMUM 2.0% FOR IMPERVIOUS AREAS.
5. ALL STORM SEWER IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.
6. ALL ALLEYS ARE ACCESS, FIRE LANE AND UTILITY TRACTS.
7. ALL SPOT ELEVATIONS ARE OF FLOWLINE UNLESS OTHERWISE NOTED.
8. MINIMUM 2% SLOPE FOR ALL LANDSCAPE OR NON-PAVED SURFACES
9. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE SPACES

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE

LABELED

BENCHMARK
FOUND 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLD 19003" RANGE POINT IN S. FLATROCK TRAIL, SHOWN HEREON. ELEVATION = 5638.96

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SUITE 1000
GREENWOOD VILLAGE, CO 80111
303.798.3500
PHILLIP CROSS

CLIENT
TAYLOR MORRISON
VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
OVERALL GRADING PLAN

DATE 09/30/2019

A	1st SUBMITTAL COA 09/27/2019 – MM

REVISIONS

DR. NTA | CH. MM
P.M. MM
JOB 18003647
SHEET NO. C4OF 22

CAD FILE: 18003647 – OVERALL GRADING PLAN.DWG

A CONFORMANCE LETTER IS INLCUDED IN SUBMITTAL

A conformance letter is required showing that this plan matches the original utility study for this area.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
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- PROPOSED SIDEWALK
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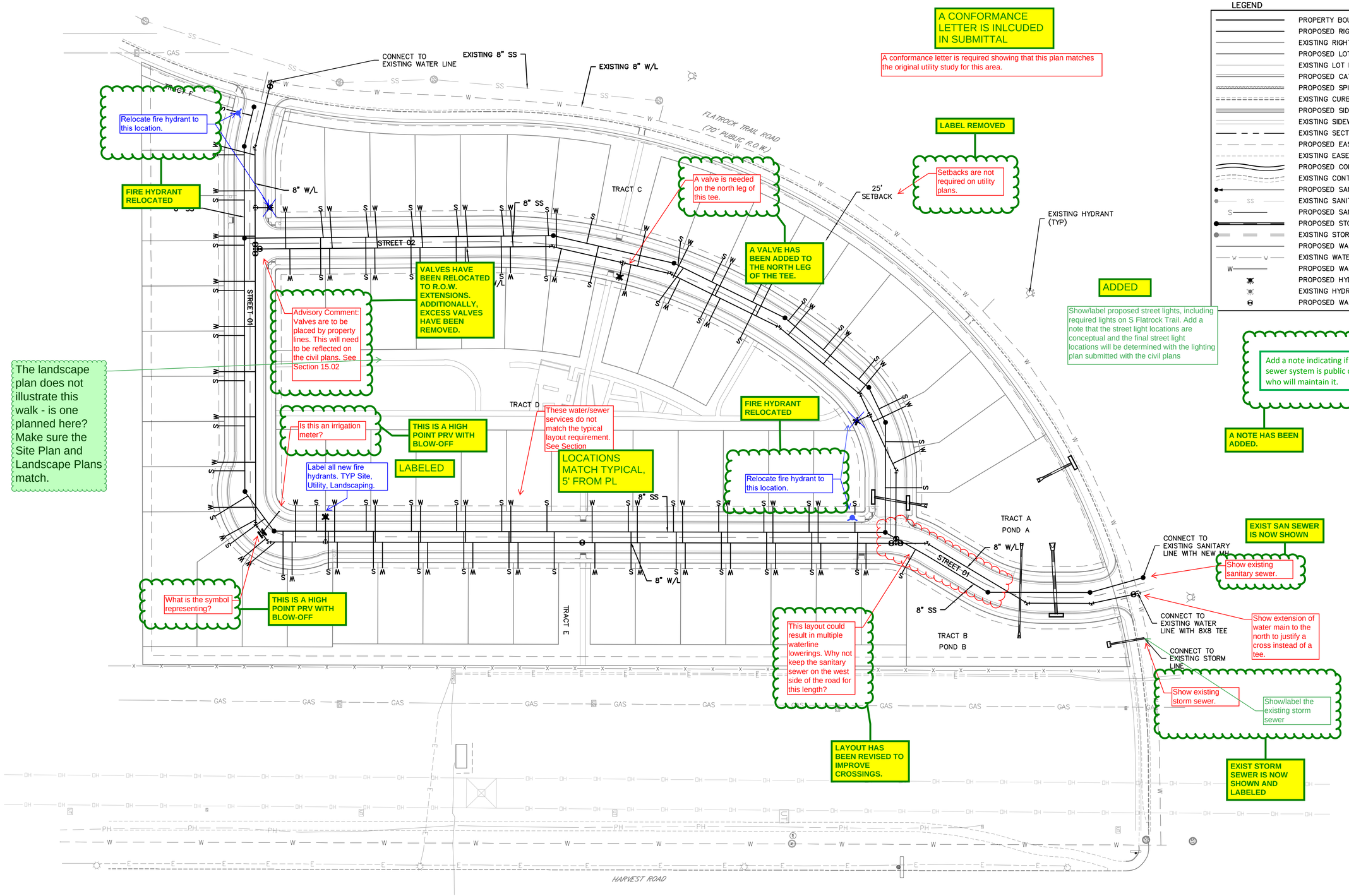
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE



50 0 50 100

(IN FEET)
1 inch = 50 ft.

BENCHMARK
FOUND 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLD 19003" RANGE POINT IN S. FLATROCK TRAIL, SHOWN HEREON. ELEVATION = 5638.96

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VILLAS AT MURPHY CREEK
AURORA, COLORADO

SITE PLAN
OVERALL UTILITY PLAN

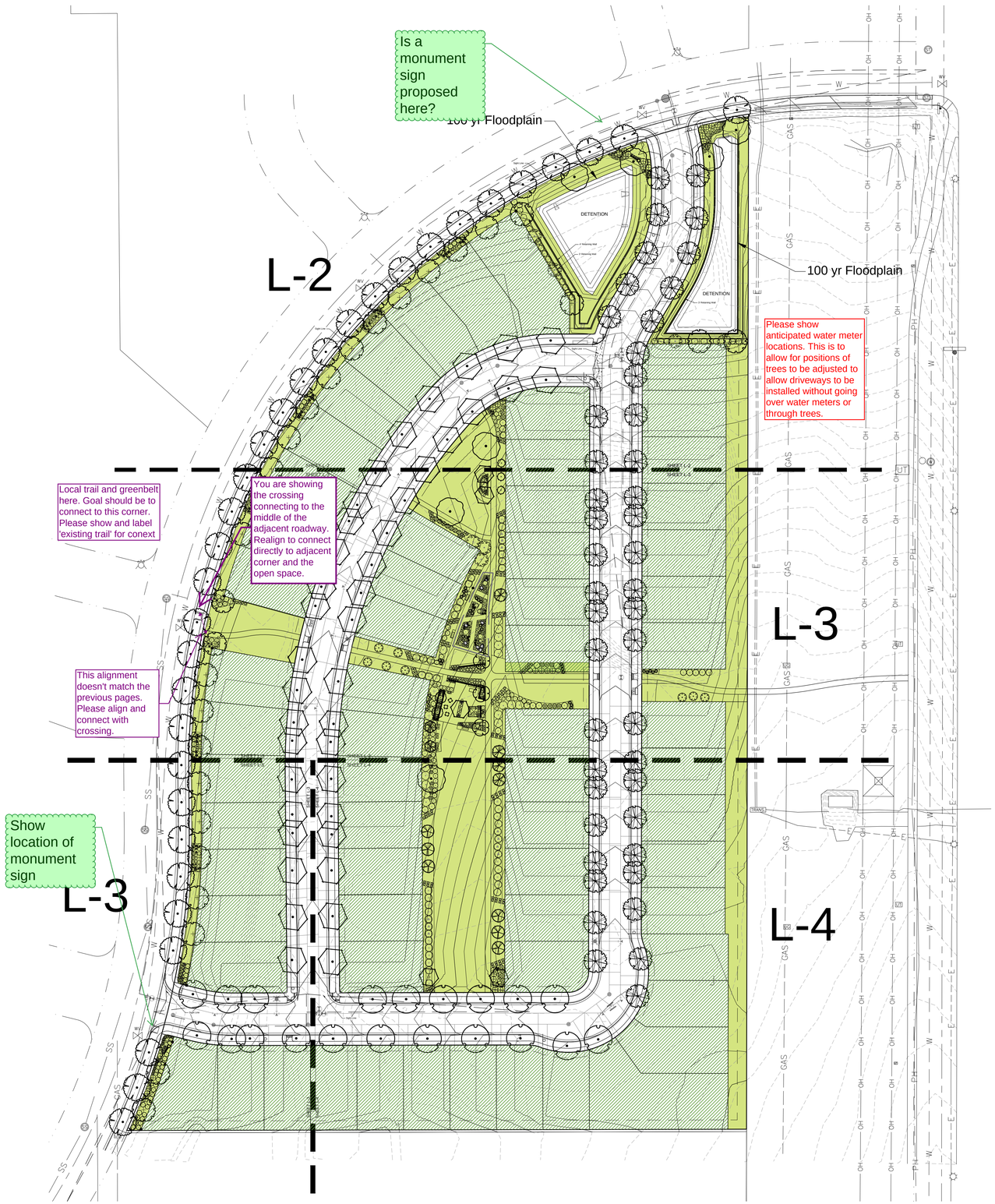
DATE 09/30/2019

A	1st SUBMITTAL COA	09/27/2019 – MM

REVISIONS

DR. NTA CH. MM
P.M. MM
JOB 18003647
SHEET NO. C5OF 22

CAD FILE: 18003647 – OVERALL UTILITY PLAN.DWG



Landscape Area Requirements					
	Requirement	Site Area	Area Required	Area Provided	% provided
Overall Site Landscape*	45%min. of Site	561,060	252,477	253,815	45.2%
Common Space	20%min. of Site	561,060	112,212	114,257	20.4%
	Requirement	CS Area	Area Allowed	Area Provided	% provided
Common Space Turf Area	50% max	114,257	57,129	35,265	30.9%
* Includes interior lot landscape					

Common Space Landscape

Interior Lot Landscape Area (Building footprints and driveways have been subtracted from the interior lot area) See Lot Typical Sheet L-9

Include a water conservation table. The table should list the square footages of the water conserving vs. non-water conserving landscape areas as a percentage of the overall landscaped areas.

LEGEND

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- PROPOSED HYDRANT
- PROPOSED WATER VALVE

LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

GRASSES

PERENNIALS

MULCH

- CRUSHER FINES, GOLD PER GES SPEC.
- ROCK MULCH GRAY, 3/4"-1.5". DIA. COARSE
- ROCK MULCH, 1.5"-3" DIA.
- ROCK MULCH, 3/4"-1.5", DIA.,
- ROCK MULCH, 4"-8", DIA.,
- WOOD MULCH

SEED

- DETENTION NATIVE SEED
- NATIVE SEED-IRRIGATED

SOD

- IRRIGATED TURF, 'REVEILLE'
- TREE LAWN IRRIGATED TURF, 'REVEILLE'

NORTH

0 60 30 120 feet

1" = 60'

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Landscape Plans

DATE 10/16/2019

1	1st SUBMITTAL COA 09/27/2019 – MM
	APPROVED/PERMIT SET 00/00/20XX – JOE
2	DESIGN CHANGE 00/00/20XX – JOE

REVISIONS

L-1

DR. NTA CH. MM
P.M. MM
JOB 18003647
SHEET NO. 6 OF 22

CAD FILE: MURPHY CREEK-SP LA PLANS-1.DWG

N:\TAYLOR MORRISON\MURPHY CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\MURPHY CREEK-SP LA PLANS-1.DWG 10/15/2019 5:05 PM JESUS CASTELLANOS

LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

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- ROCK MULCH, 4"-8", DIA.,
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- NATIVE SEED-IRRIGATED

SOD

- IRRIGATED TURF, `REVEILLE`
- TREE LAWN IRRIGATED TURF, `REVEILLE`

LEGEND

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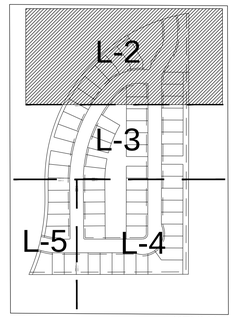

KEYMAP

NORTH

0 20 40 60 feet

1" = 20'

Sight triangles are required to be updated to be based on stop sign location & Design speed (they will get bigger).

Text mask all text on the sheets

Add label for dimension from stop sign face to 1st tree. Per COA STD TE-13.3, shall be at least 50'.

Add street name

Include fencing on this sheet. Three different line types. Add to the legend.

Label the monument sign

Curbside landscape (tree lawn) areas that are 6' or less in width shall be landscaped with shrubs at a minimum. Ornamental grasses are permitted up to 40%. Quantities shall be calculated as 1 shrub per 40 sf.of curbside landscape. The remaining area may be mulch or native seed. Sod is not permitted in curbside landscape areas that are 6' in width or narrower.

Text is too small - All sheets.

Is this edger? Darken it and possible show it as a dashed line so that it stands out. Add to the legend.

What is this linework? A wall? fence?

Minimum of 4 tree species grouped together this street.

Add the street names. If names have not been assigned, then label them as A, B, C etc. They

Text mask

If this curbside landscape (tree lawn) is less than 10' wide, it can not be sod, even xeric. Reveille turf while xeric is over watered because people do not like to see it go dormant (brown) during the height of summer and so it isn't xeric. Sod xeric or not is only permitted in the curbside landscape if it is 10' in width or wider. Unless specified in the FDP as permitted, then the curbside landscape must be a combination of shrubs and native seed. Refer to the new Unified Development Code.

Minimum of 4 tree species for this street. Grouped together.

Minimum of 3-4 tree species this street grouped together.

Label the walks - all sheets

The grading and lot lines read too similar. Darken the lot lines and use the property line type for those. A long dash and two short dashes.

Advisory Comment: This tree may have to be moved to allow a driveway on this lot without it going over the proposed water meter. This was just an example and I encourage the designer to check all lots for water meter and tree locations.

DETENTION

DETENTION

Sight Line

4' Retaining Wall

3' Retaining Wall

3' Retaining Wall

ABM(1)
PAH(3)
RHU(6)
AGI(3)
PBP(6)
PMG(5)
PAH(4)
AGI(3)
(5)PAH
(4)PBP
(3)AGI
(3)RHU
(4)PAH
(5)GLL
RL(2)
RL(2)
(3)RTA
(1)QU
(6)JUA
(6)PL
(5)BGB
(1)QU
(1)QU
(6)HSS
MN(3)
SV(1)
(1)QU
RTA(5)
SV(1)
MN(2)
RTA(3)
QU(1)
(2)GLL
(6)RTA
(2)SV
(6)MN
(2)QU
(1)QU
(7)EU2
(6)SW
(3)CPB
(1)QU
(6)PA2
(1)QU
(5)IH
(1)QU
(6)JUA
(6)PL
(5)BGB
(1)QU
(6)HSS
(1)QU
ABM(14)
(1)QU
(3)RHU
(6)PC2
(3)CXA
(5)SPG
(3)RSA
(3)GPR
(3)PB
(6)PMG
GLL(2)
GLL(4)
(1)RL
(1)BP 6FT
(2)BP 6FT
(3)BB

SHEET L-2
SHEET L-3

SHEET L-2
SHEET L-3

NOT FOR CONSTRUCTION

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303.798.3500
PHILLIP CROSS

CLIENT
TAYLOR MORRISON

VILLAS AT MURPHY CREEK
AURORA, COLORADO

SITE PLAN
Landscape Plans

DATE 10/16/2019

1	1st SUBMITTAL COA 09/27/2019 – MM
2	APPROVED/PERMIT SET 00/00/20XX – JOE
3	DESIGN CHANGE 00/00/20XX – JOE

REVISIONS

L-2

DR. NTA CH. MM
P.M. MM
JOB 18003647
SHEET NO.
7 OF 22

CAD FILE: MURPHY CREEK-SP LA PLANS-1.DWG

N:\TAYLOR MORRISON\MURPHY CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\MURPHY CREEK-SP LA PLANS-1.DWG 10/15/2019 3:05 PM JESUS CASTELLANOS

SHEET L-2
SHEET L-3

ABM(9)
(7)EU2
(6)SW
(3)CPB
(1)QU
(6)PA2
(1)QU
(3)YN
(3)PA2
(2)SNS
(1)QU
(3)BCJ
(5)PMG
IH(6)
(3)BCJ
(1)YN
(4)PMG
(1)QU
(3)PA2
IH(4)
(1)QU
(1)QU
(6)JUA
(4)BGB
(1)QU
(6)HSS
(6)PL

align and make consistent with roadway crossing.

Please label the width here; should be a 6' minimum

(6)PMG
(7)GPR
(1)RL
(6)PMG
PMG(8)
PC(2)
SNU(5)
PC(3)
PMG(8)
(5)IH
WJ-6FT(3)
PMG(6)
CCR(1)
RSA(2)
SNU(3)
PC(6)
PF(5)
PMG(12)
(3)IH
WEI(4)
CKF(11)
SCH(3)
AD3(6)
PMG(5)
SPG(4)
VL(1)
BB(6)
C2(2)
WGB(10)
WJ-6FT(3)
BB(6)
VL(1)
RG(6)
S1(2)
BCJ(3)
SCH(3)
PVC(10)
BCJ(2)
AGI(2)
PB(1)
CCR(5)
AGI(2)
(2)BP 6FT
(3)BB
(2)WEI2
(1)FAD
(2)WEI2
(3)BB
(2)A1
(6)PMG
(2)PC
(3)SSB
(3)SV
(3)PC
(6)PMG
Add a note to see enlargement Sheet L-8.
(1)SP-6FT
(8)PMG
(5)CCR
(3)WEI
(9)CKF
(1)C1
(3)AD3
(5)PBP
(1)BCJ
(6)WEI
(3)WEI
(3)PBP
(4)PMG
(8)CKF
PMG(3)
(1)BCJ
(6)CKF
(4)WGB
PB(1)
(10)PMG
(6)BW
(4)PVC
(2)SPG
C1(1)
BB(7)
(5)SNU
(1)A1
PB(1)
(3)SNU
(3)AD3
(3)CKF
(9)CV
(4)SM
(1)SPG
(7)CKF
(3)AD3
PAH(6)
WGB(4)
PAH(3)
PVC(7)
C1(1)
(1)PB
(8)PMG
(1)SP-6FT
(4)GPR
(3)PB
(6)RSA
(5)CCR
(8)PMG
(4)RHU
(3)GPR
(1)PB
(2)RSA
(4)SNU
(14)GLL
(5)SNU
(5)PB
(3)PF
(15)GLL

SHEET L-3
SHEET L-5

SHEET L-3
SHEET L-4

SHEET L-2
SHEET L-3

LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

GRASSES

PERENNIALS

MULCH

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- NATIVE SEED-IRRIGATED

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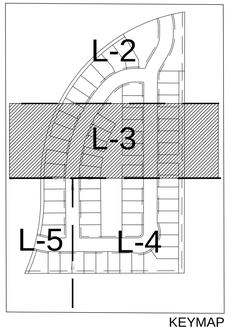

KEYMAP

NORTH

0 20 40 60 feet

1" = 20'

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Landscape Plans

DATE 10/16/2019

1	1st SUBMITTAL COA 09/27/2019 – MM
2	APPROVED/PERMIT SET 00/00/20XX – JOE
3	DESIGN CHANGE 00/00/20XX – JOE

REVISIONS

L-3

DR. NTA CH. MM
P.M. MM
JOB 18003647
SHEET NO. 8 OF 22

CAD FILE: MURPHY CREEK-SP LA PLANS-1.DWG

R:\TAYLOR MORRISON\MURPHY CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\MURPHY CREEK-SP LA PLANS-1.DWG 10/15/2019 3:05 PM JESUS CASTELLANOS

LEGEND

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

GRASSES

PERENNIALS

MULCH

- CRUSHER FINES, GOLD PER GES SPEC.
- ROCK MULCH GRAY, 3/4"-1.5". DIA. COARSE
- ROCK MULCH, 1.5"-3" DIA.
- ROCK MULCH, 3/4"-
- ROCK MULCH, 4"-8"
- WOOD MULCH

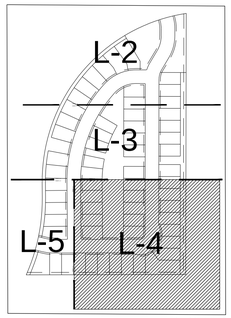
Sight triangles are required to be updated to be based on stop sign location & Design speed (they will get bigger).

SEED

- DETENTION NATIVE SEED
- NATIVE SEED-IRRIGATED

SOD

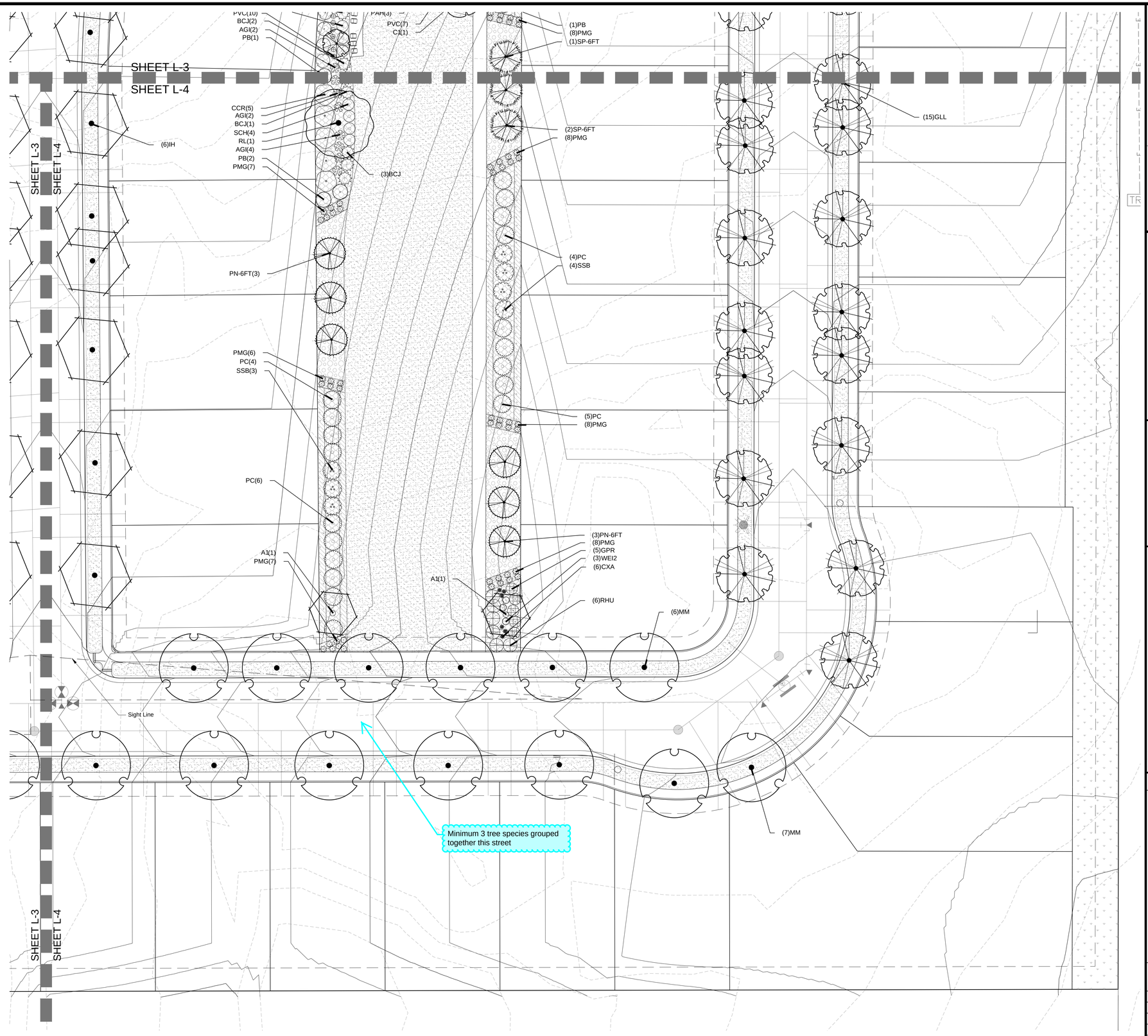
- IRRIGATED TURF, `REVEILLE`
- TREE LAWN IRRIGATED TURF, `REVEILLE`



KEYMAP

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED SANITARY
- PROPOSED SANITARY SERVICE
- PROPOSED STORM
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE



NORTH

0 20 40 60 feet

1" = 20'

NOT FOR CONSTRUCTION

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303.798.3500
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CLIENT
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VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
Landscape Plans

DATE 10/16/2019

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REVISIONS

L-4

DR. NTA CH. MM
P.M. MM
JOB 18003647
SHEET NO. 9 OF 22

CAD FILE: MURPHY CREEK-SP LA PLANS-1.DWG

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LEGEND

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- W — PROPOSED WATER SERVICE
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EVERGREEN TREES

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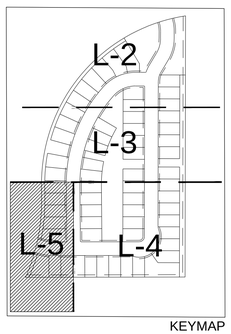

KEYMAP

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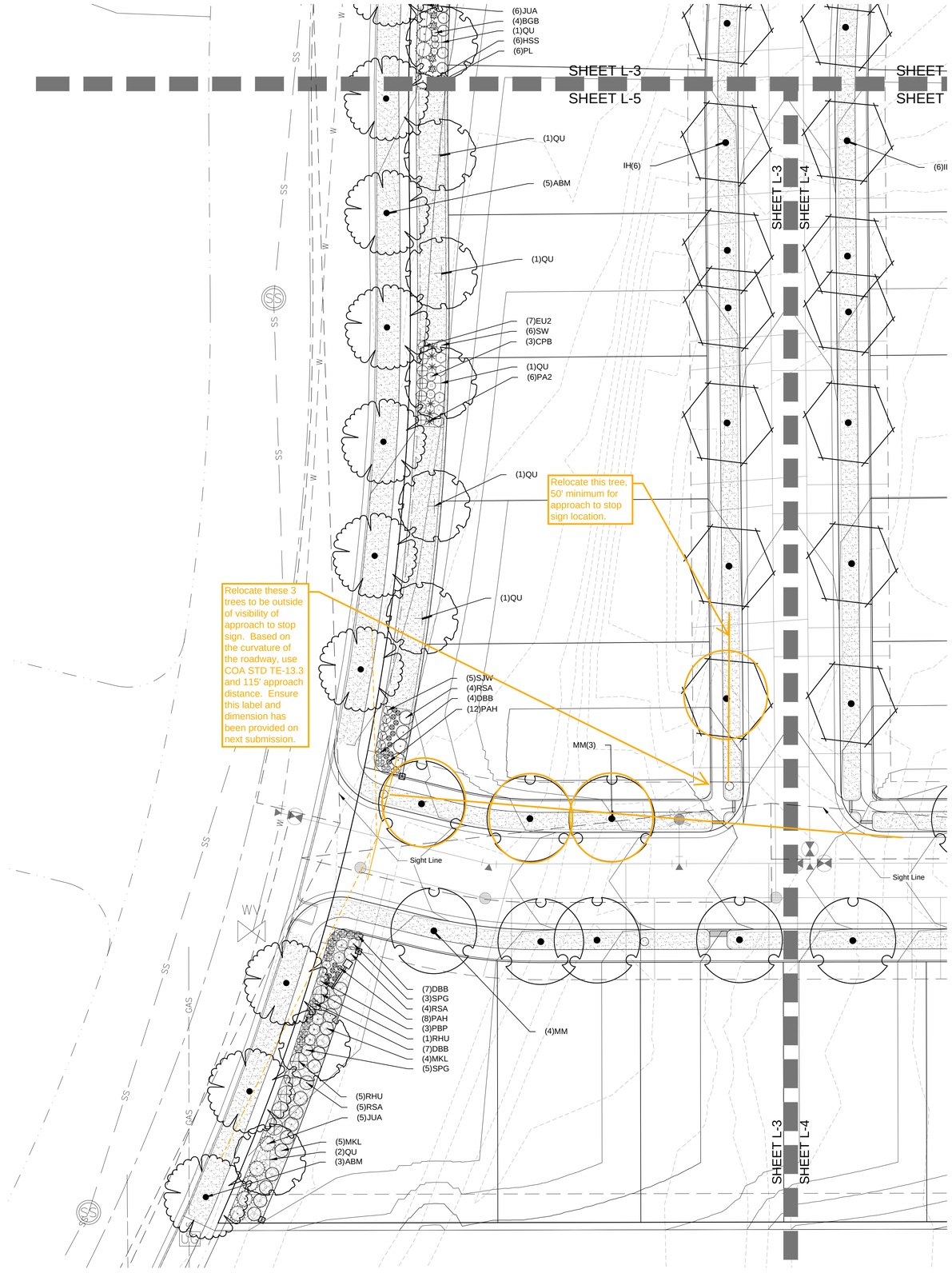
0 20 40 60 feet

1" = 20'



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VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
Landscape Plans

DATE 10/16/2019

1	1st SUBMITTAL COA 09/27/2019 – MM
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REVISIONS

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SHEET NO.
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CAD FILE: MURPHY CREEK-SP LA PLANS-1.DWG

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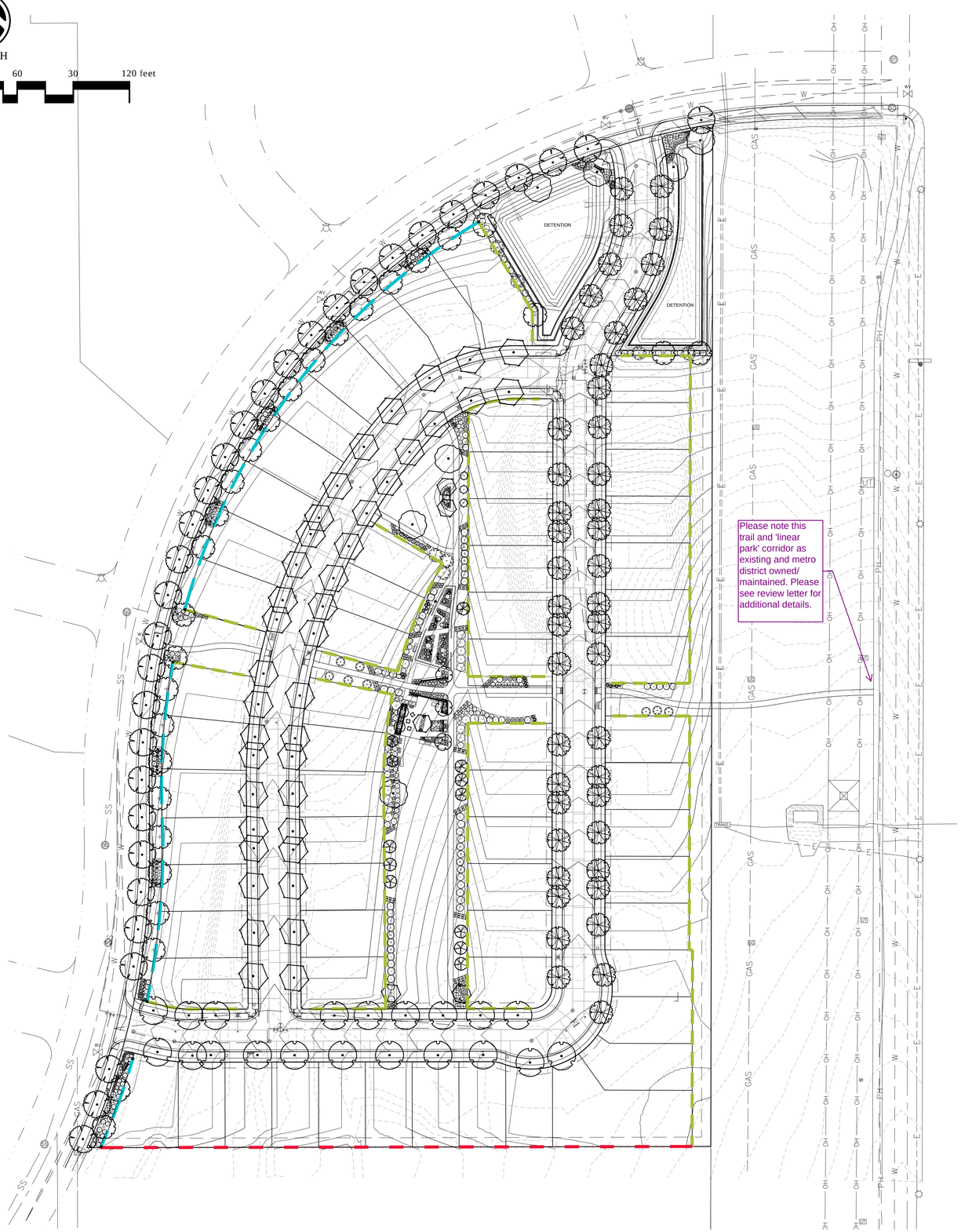
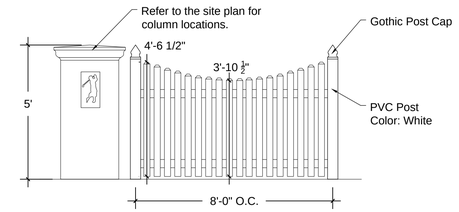
NORTH

0 60 30 120 feet

1" = 60'



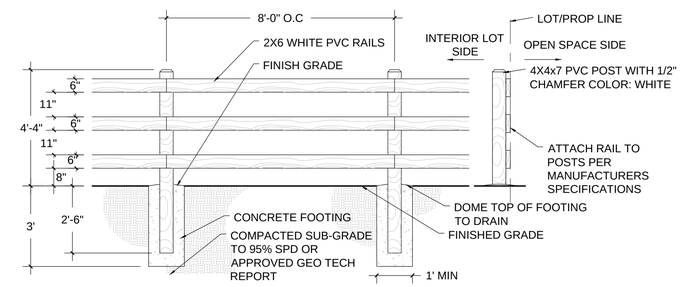


PVC FENCING AVAILABLE FROM
Split-Rail Fence Company, Inc.
8065 Brandon Drive
Littleton,CO 80125
303-791-1997

NOTES:
1. PVC color selection shall be coordinated with and agreed to by the developer, builder and golf course director.

1 PVC SCREEN 'SPRINGFIELD' FENCE-WHITE

NOT TO SCALE



ELEVATION-OPEN SPACE SIDE

PVC FENCING AVAILABLE FROM
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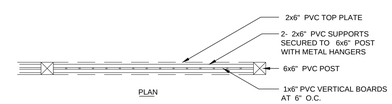
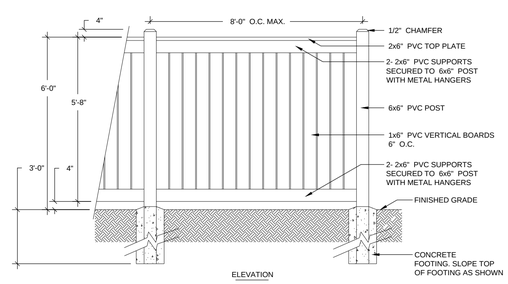
Littleton,CO 80125
303-791-1997

NOTES:
1. Color to be white.
2. PVC color selection shall be coordinated with and agreed to by the developer, builder and golf course director.

2 PVC OPEN STYLE INTERIOR LOT LINE FENCE

NOT TO SCALE





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8065 Brandon Drive
Littleton,CO 80125
303-791-1997

SPECIFICATIONS:
1. Color to be white.
2. Refer to the fence plan on sheet L-6.
3. PVC color selection shall be coordinated with and agreed to by the developer, builder and golf course director.

3 PVC PRIVACY FENCE

NOT TO SCALE

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AURORA, COLORADO

SITE PLAN
Fencing Plan

DATE 10/16/2019

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REVISIONS

L-6

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SHEET NO.
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Font is too small. The font should be at a minimum the same size as the font used for the title "PLANT SCHEDULE OVERALL"

Ornamentals shall be a minimum of 2".

PLANT SCHEDULE OVERALL

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	CALIPER	SIZE	IRR ZONE
	S1	2	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	1.5"CAL	20' X 15'	LOW
	C1	3	PRUNUS VIRGINIANA `CANADA RED`	CANADA RED CHOKECHERRY	B & B	1.5"CAL	25'X20'	LOW
	A1	5	PYRUS CALLERYANA `AUTUMN BLAZE`	AUTUMN BLAZE PEAR	B & B	1.5"CAL	30' X 20'	LOW
	C2	2	PYRUS CALLERYANA `CAPITAL`	CAPITAL CALLERY PEAR	B & B	1.5"CAL	30' X 10'	LOW

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	CALIPER	SIZE	IRR ZONE
	PF	8	PINUS FLEXILIS `VANDERWOLF`S PYRAMID`	VANDERWOLF`S PYRAMID PINE	B & B	6` HT	20' X 10'	LOW
	BP 6FT	3	PINUS HELDREICHII	BOSNIAN PINE	B & B	6` HT	40' X 10'	LOW
	PN-6FT	6	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6` HT	50`X30`	VERY LOW
	SP-6FT	4	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	B & B	6` HT	40' X 20'	LOW

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	CALIPER	SIZE	IRR ZONE
	ABM	32	ACER FREEMANII `AUTUMN BLAZE`	AUTUMN BLAZE MAPLE	B & B	2.5"CAL	50' X 45'	MODERATE
	MM	20	ACER MIYABEI `STATE STREET`	MIYABEI MAPLE	B & B	2.5"CAL	40' X 35'	MODERATE
	IH	40	GLEDITSIA TRIACANTHOS `IMPERIAL`	IMPERIAL HONEYLOCUST	B & B	2.5"CAL	35' X 35'	LOW-MOD-HIGH
	QU	28	QUERCUS MACROCARPA `URBAN PINNACLE`	URBAN PINNACLE OAK	B & B	2.5"CAL	50' X 25'	LOW
	RL	7	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	2.5"CAL	45' X 35'	HIGH
	GLL	45	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5"CAL	50' X 35'	LOW

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	SSB	10	AMELANCHIER ALNIFOLIA `REGENT`	SASKATOON SERVICEBERRY	5 GAL	6` X 6`	LOW
	BGB	14	BERBERIS THUNBERGII `BONANZA GOLD`	BONANZA GOLD BARBERRY	5 GAL	1.5` X 3`	LOW-MOD
	CPB	9	BERBERIS THUNBERGII `CRIMSON PYGMY`	CRIMSON PYGMY BARBERRY	5 GAL	3` X 3`	MODERATE
	BP	1	BUDDLEIA DAVIDII `PINK DELIGHT`	PINK DELIGHT BUTTERFLY BUSH	5 GAL	6` X 4`	MODERATE
	BW	7	BUDDLEIA DAVIDII `WHITE PROFUSION`	BUTTERFLY BUSH	5 GAL	6` X 4`	MODERATE
	DBB	18	BUDDLEJA X `BLUE CHIP`	DWARF BLUE-PURPLE BUTTERFLY BUSH	5 GAL	2.5` X 2-4`	MODERATE
	BSP	2	CARYOPTERIS INCANA	COMMON BLUEBEARD SPIREA	5 GAL	4` X 5`	LOW
	RB	1	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL	5` X 6`	VERY LOW
	CCR	16	COTINUS COGGYGRIA `ROYAL PURPLE`	ROYAL PURPLE SMOKE TREE	10 GAL	9` X 9`	MEDIUM
	FAD	1	FORSYTHIA X INTERMEDIA `ARNOLD`S DWARF`	DWARF FORSYTHIA	5 GAL	3` X 6`	MODERATE
	SJW	5	HYPERICUM PATULUM `HIDCOTE`	ST. JOHN`S WORT	5 GAL	2` X 3`	LOW
	GPR	22	LIGUSTRUM VICARYI	GOLDEN PRIVET	5 GAL	8` X 6`	LOW-MOD
	RSA	26	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5` X 4`	LOW
	PC	35	PHYSOCARPUS OPULIFOLIUS `CENTER GLOW`	CENTER GLOW NINEBARK	5 GAL	8` X 8`	LOW
	YN	4	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`	YELLOW NINEBARK	5 GAL	4` X 5`	LOW
	MN	11	PHYSOCARPUS OPULIFOLIUS `DIABLO`	DIABLO NINEBARK	5 GAL	7` X 7`	LOW
	PL	18	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM	DWARF NINEBARK	5 GAL	3` X 4`	LOW
	PBP	27	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	5 GAL	2` X 3`	VERY LOW
	PB	18	PRUNUS BESSEYI	WESTERN SAND CHERRY	5 GAL	8` X 8`	LOW
	SCH	10	PRUNUS BESSEYI `PAWNEE BUTTES`	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 5`	LOW
	RHU	31	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	5 GAL	2` X 8`	LOW-MOD
	RTA	17	RHUS TYPHINA	STAGHORN SUMAC	5 GAL	10` X 8`	LOW
	RG	6	RIBES AUREUM	GOLDEN CURRANT	5 GAL	4` X 6`	LOW
	SW	18	SPIRAEA JAPONICA `ANTHONY WATERER`	`ANTHONY WATERER` SPIREA	5 GAL	3` X 4`	LOW-MOD
	SNS	2	SPIRAEA NIPPONICA `SNOWMOUND`	SNOWMOUND SPIREA	5 GAL	5` X 6`	MODERATE
	SPG	20	SPIRAEA X BUMALDA `GOLDMOUND`	GOLDMOUND SPIREA	5 GAL	3` X 4`	MODERATE
	MKL	9	SYRINGA PATULA `MISS KIM`	MISS KIM LILAC	5 GAL	4` X 5`	LOW
	SV	7	SYRINGA VULGARIS	COMMON LILAC	5 GAL	15` X 15`	LOW
	VL	2	VIBURNUM LANTANA `MOHICAN`	MOHICAN WAYFARING TREE	5 GAL	10` X 10`	LOW
	WEI2	7	WEIGELA FLORIDA `FINE WINE`	FINE WINE WEIGELA	5 GAL	3` X 3`	MODERATE
	WEI	16	WEIGELA FLORIDA `TANGO`	TANGO WEIGELA	5 GAL	30" X 3`	MODERATE

Boxwood do not perform well here.

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	WGB	18	BUXUS MICROPHYLLA `WINTER GEM`	WINTER GEM BOXWOOD	5 GAL	3` X 3`	MEDIUM
	EU2	25	EUONYMUS FORTUNEI `EMERALD GAIETY` TM	EMERALD GAIETY EUONYMUS	5 GAL	2` X 4`	MODERATE
	BCJ	17	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP JUNIPER	5 GAL	1` X 7`	LOW
	JUA	23	JUNIPERUS SABINA `ARCADIA`	ARCADIA JUNIPER	5 GAL	2` X 6`	LOW
	WJ-6FT	6	JUNIPERUS SCOPULORUM `WICHITA BLUE`	WICHITA BLUE JUNIPER	5 GAL	6` HT	20` X 6`

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	AGI	20	ANDROPOGON GERARDII	BIG BLUE STEM	1 GAL	5` X 3`	LOW
	BB	36	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA	1 GAL	2.5` X 1.5`	
	CXA	9	CALAMAGROSTIS X ACUTIFLORA `AVALANCHE`	FEATHER REED GRASS	1 GAL	3` X 2`	LOW
	CKF	44	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL	3` X 2`	LOW-MOD
	HSS	18	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2.5` X 2`	LOW
	BOG	12	HELICTOTRICHON SEMPERVIRENS `SAPPHIRE`	BLUE OAT GRASS	1 GAL	2` X 2.5`	LOW
	PMG	168	MISCANTHUS SINENSIS `PURPURASCENS`	AUTUMN RED FLAME GRASS	1 GAL	5` X 3`	MODERATE
	PVC	21	PANICUM VIRGATUM `CHEYENNE SKY`	RED SWITCH GRASS	1 GAL	3` X 2`	LOW-MOD
	PA2	24	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	3` X 3`	LOW
	PAH	50	PENNISETUM ALOPECUROIDES `HAMELN`	DWARF FOUNTAIN GRASS	1 GAL	30" X 30"	LOW-MOD-HIGH
	SNU	37	SORGHASTRUM NUTANS	INDIAN GRASS	1 GAL	5` X 4`	LOW

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	AT	11	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	5 GAL	1.5` X 1.5`	MODERATE
	BMW	6	ASCLEPIAS TUBEROSA `GAY BUTTERFLIES`	BUTTERFLY MILKWEED	1 GAL	2` X 2`	LOW
	AD3	24	ASTER NOVI-BELGII `PURPLE DOME`	NEW YORK ASTER	1 GAL	2` X 3`	MODERATE
	CV	24	COREOPSIS VERTICILLATA `MOONBEAM`	THREADLEAF COREOPSIS	1 GAL	1.5` X 1.5`	LOW
	DC	13	DELOSPERMA COOPERI	PURPLE ICE PLANT	1 GAL	1` X 2`	VERY LOW - LOW
	EP	5	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2` X 2`	LOW
	EP2	11	ERYNGIUM PLANUM `BLUE CAP`	FLAT-LEAVED ERYNGIUM	1 GAL	2` X 2`	LOW
	EG	1	EUPATORIUM MACULATUM `GATEWAY`	GATEWAY JOE-PYE WEED	1 GAL	6` X 4`	
	GB	4	GAILLARDIA ARISTATA `BURGUNDY`	BURGUNDY GAILLARDIA	1 GAL	2` X 2`	LOW
	GA3	6	GAILLARDIA X GRANDIFLORA `ARIZONA SUN`	BLANKETFLOWER	1 GAL	10" X 1`	MEDIUM
	GS2	7	GAURA LINDHEIMERI `SUMMER BREEZE`	SUMMER BREEZE WHIRLING BUTTERFLIES	1 GAL	3` X 1.5`	LOW-MOD
	RHP	14	KNIPHOFIA UVARIA `FLAMENCO`	FLAMENCO RED HOT POKER	1 GAL	3` X 2`	LOW
	LP	4	LIATRIS PUNCTATA	DOTTED GAYFEATHER	1 GAL	1.5` X 1`	LOW
	MC	6	MONARDA X `CAMBRIDGE SCARLET`	RED BEE BALM	1 GAL	3` X 2`	MODERATE
	PGR	6	PENSTEMON GRANDIFLORUS	LARGE BEARDTONGUE	1 GAL	3` X 2`	LOW
	PC2	17	PHLOX SUBULATA `CANDY STRIPE`	MOSS CANDY STRIPE	1 GAL	6" X 2`	LOW-MOD
	BES	11	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM`	BLACK-EYED SUSAN	1 GAL	2` X 2`	LOW
	SM	4	SALVIA X SYLVESTRIS `MAY NIGHT`	MAYNIGHT SALVIA	1 GAL	2` X 2`	LOW
	RBT	6	SCROPHULARIA MACRANTHA `RED BIRDS IN A TREE`	RED BIRDS IN A TREE	1 GAL	3` X 2`	LOW

MULCH	QTY	BOTANICAL NAME	COMMON NAME	CONT
	1,622 SF	CRUSHER FINES, GOLD PER GES SPEC.	CRUSHER FINES, GOLD PER GES SPEC.	SURFACE
	2,872 SF	ROCK MULCH GRAY, 3/4"-1.5". DIA. COARSE	ROCK MULCH GRAY, 3/4"-1.5". DIA. COARSE	FLAT
	6,466 SF	ROCK MULCH, 1.5"-3" DIA.	ROCK MULCH, 1.5"-3" DIA.	MULCH
	1,416 SF	ROCK MULCH, 3/4"-1.5", DIA.,	ROCK MULCH, 3/4"-1.5", DIA.,	MULCH
	89 SF	ROCK MULCH, 4"-8", DIA.,	ROCK MULCH, 4"-8", DIA.,	MULCH
	11,431 SF	WOOD MULCH	WOOD MULCH	MULCH

SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT
	20,293 SF	DETENTION NATIVE SEED	DETENTION NATIVE SEED	SURFACE
	32,808 SF	NATIVE SEED-IRRIGATED	NATIVE SEED-IRRIGATED	SEED

SOD	QTY	BOTANICAL NAME	COMMON NAME	CONT
	37,139 SF	IRRIGATED TURF, `REVEILLE`	IRRIGATED TURF, `REVEILLE`	SOD
	35,991 SF	TREE LAWN IRRIGATED TURF, `REVEILLE`	TREE LAWN IRRIGATED TURF, `REVEILLE`	SOD

SEED SCHEDULE

SHORT GRASS PRAIRIE MIX

FOR DRY, UPLAND, SAND LOAM TO CLAY LOAM SOILS, BEST WITH 1-3%+ ORGANIC MATTER. GRASSES ARE SHORT STATURE. SEEDING RATE IS 30 PLS LBS/AC. CROSS DRILL OR BROADCAST SEE AND HARROW, MULCH. FOLLOW SEED SPECIFICATIONS. PLANT HEIGHTS ARE MOSTLY <10 INCHES. WHILE NOT RECOMMENDED, OMITTING WILDFLOWERS, WESTERN WHEAT AND SAND DROPSEED, WILL ASSURE SHORTEST VEGETATION.

RATE	SPECIES	COMMON NAME
12 PLS LBS/AC.	BUCHLOE DACTYLOIDES*	BUFFALO GRASS*
8 PLS LBS/AC.	BOUTELOUA GRACILIS*	BLUE GRAMA*
3 PLS LBS/AC	KOELERIS CRISTATA	JUNE GRASS
6 PLS LBS/AC.	PASCOPYRUM SMITHII	WESTERN WHEATGRASS
1 PLS LBS/AC.	SPOROBOLUS CRYPTANDRUS*	SAND DROPSEED*

*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 30 LBS/ACRE RATE FOR MIX.

Need to specify seed mixes for both conditions.

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CLIENT
TAYLOR MORRISON
VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
Planting Schedule

DATE 10/16/2019

A	1st SUBMITTAL COA 09/27/2019 – MM
B	APPROVED/PERMIT SET 00/00/20XX – JOE
C	
D	
E	
F	
1	DESIGN CHANGE 00/00/20XX – JOE

REVISIONS

L-7

DR. NTA CH. MM
P.M. MM
JOB 18003647
SHEET NO.
12 OF 22

CAD FILE: MURPHY CREEK-SP LA PLANS-1.DWG

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PLANT SCHEDULE BUTTERFLY GARDEN

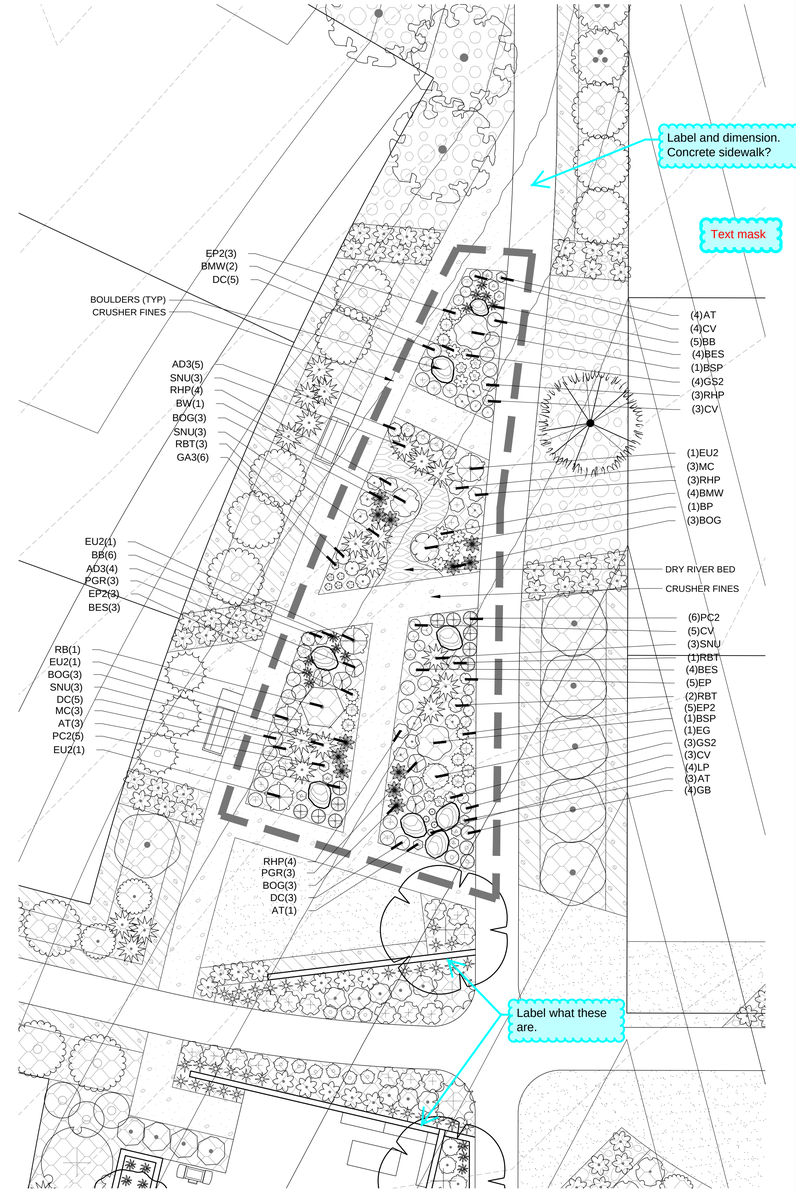
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE	FIELD4
	BP	1	BUDDLEIA DAVIDII `PINK DELIGHT`	PINK DELIGHT BUTTERFLY BUSH	5 GAL	6` X 4`	MODERATE	
	BW	1	BUDDLEIA DAVIDII `WHITE PROFUSION`	BUTTERFLY BUSH	5 GAL	6` X 4`	MODERATE	
	BSP	2	CARYOPTERIS INCANA	COMMON BLUEBEARD SPIREA	5 GAL	4` X 5`	LOW	FULL SUN
	RB	1	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL	5` X 6`	VERY LOW	FULL SUN

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE	FIELD4
	EU2	4	EUONYMUS FORTUNEI `EMERALD GAIETY` TM	EMERALD GAIETY EUONYMUS	5 GAL	2` X 4`	MODERATE	F/P SHADE

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE	FIELD4
	BB	11	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA	1 GAL	2.5` X 1.5`		
	BOG	12	HELICTOTRICHON SEMPERVIRENS `SAPPHIRE`	BLUE OAT GRASS	1 GAL	2` X 2.5`	LOW	FULL SUN
	SNU	12	SORGHASTRUM NUTANS	INDIAN GRASS	1 GAL	5` X 4`	LOW	FULL SUN

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE	FIELD4
	AT	11	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	5 GAL	1.5` X 1.5`	MODERATE	FULL SUN
	BMW	6	ASCLEPIAS TUBEROSA `GAY BUTTERFLIES`	BUTTERFLY MILKWEED	1 GAL	2` X 2`	LOW	
	AD3	9	ASTER NOVI-BELGII `PURPLE DOME`	NEW YORK ASTER	1 GAL	2` X 3`	MODERATE	
	CV	15	COREOPSIS VERTICILLATA `MOONBEAM`	THREADLEAF COREOPSIS	1 GAL	1.5` X 1.5`	LOW	FULL SUN
	DC	13	DELOSPERMA COOPERI	PURPLE ICE PLANT	1 GAL	1` X 2`	VERY LOW - LOW	FULL SUN
	EP	5	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2` X 2`	LOW	FULL SUN
	EP2	11	ERYNGIUM PLANUM `BLUE CAP`	FLAT-LEAVED ERYNGIUM	1 GAL	2` X 2`	LOW	FULL SUN
	EG	1	EUPATORIUM MACULATUM `GATEWAY`	GATEWAY JOE-PYE WEED	1 GAL	6` X 4`		
	GB	4	GAILLARDIA ARISTATA `BURGUNDY`	BURGUNDY GAILLARDIA	1 GAL	2` X 2`	LOW	
	GA3	6	GAILLARDIA X GRANDIFLORA `ARIZONA SUN`	BLANKETFLOWER	1 GAL	10" X 1`	MEDIUM	FULL SUN
	GS2	7	GAURA LINDHEIMERI `SUMMER BREEZE`	SUMMER BREEZE WHIRLING BUTTERFLIES	1 GAL	3` X 1.5`	LOW-MOD	F/P SUN
	RHP	14	KNIPHOFIA UVARIA `FLAMENCO`	FLAMENCO RED HOT POKER	1 GAL	3` X 2`	LOW	
	LP	4	LIATRIS PUNCTATA	DOTTED GAYFEATHER	1 GAL	1.5` X 1`	LOW	
	MC	6	MONARDA X `CAMBRIDGE SCARLET`	RED BEE BALM	1 GAL	3` X 2`	MODERATE	
	PGR	6	PENSTEMON GRANDIFLORUS	LARGE BEARDTONGUE	1 GAL	3` X 2`	LOW	FULL SUN
	PC2	11	PHLOX SUBULATA `CANDY STRIPE`	MOSS CANDY STRIPE	1 GAL	6" X 2`	LOW-MOD	
	BES	11	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM`	BLACK-EYED SUSAN	1 GAL	2` X 2`	LOW	FULL SUN
	RBT	6	SCROPHULARIA MACRANTHA `RED BIRDS IN A TREE`	RED BIRDS IN A TREE	1 GAL	3` X 2`	LOW	

MULCH	QTY	BOTANICAL NAME	COMMON NAME	CONT
	222 SF	CRUSHER FINES, GOLD PER GES SPEC.	CRUSHER FINES, GOLD PER GES SPEC.	SURFACE
	89 SF	ROCK MULCH, 4"-8", DIA., 4"-8" ANGULAR GRANITE, 4" DPTH.	ROCK MULCH, 4"-8", DIA.,	MULCH
	1,182 SF	WOOD MULCH 4" DEPTH, RE: LDSCP NOTES	WOOD MULCH	MULCH



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TAYLOR MORRISON
VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
Butterfly Garden

DATE 10/16/2019

1	1st SUBMITTAL COA 09/27/2019 – MM
0	APPROVED/PERMIT SET 00/00/20XX – JOE
1	DESIGN CHANGE 00/00/20XX – JOE

REVISIONS

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P.M. MM
JOB 18003647
SHEET NO. 13 OF 22

CAD FILE: MURPHY CREEK-SP LA PLANS-1.DWG

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PLANT SCHEDULE CORNER LOT 1

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	CALIPER	SIZE	IRR ZONE
	WKH	1	CRATAEGUS VIRIDIS `WINTER KING`	`WINTER KING` HAWTHORN	B & B	1.5"CAL	30` X 30`	LOW

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	CALIPER	SIZE	IRR ZONE
	SHL-2"	1	GLEDITSIA TRIACANTHOS `SKYLINE`	SKYLINE HONEY LOCUST	B & B	2"CAL	40` X 35`	LOW-MOD

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	SJW	4	HYPERICUM PATULUM `HIDCOTE`	ST. JOHN`S WORT	5 GAL	2` X 3`	LOW
	PL	8	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM	DWARF NINEBARK	5 GAL	3` X 4`	LOW
	AAS	5	RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	5 GAL	1.5` X 6`	LOW
	RG	2	RIBES AUREUM	GOLDEN CURRANT	5 GAL	4` X 6`	LOW
	MKL	4	SYRINGA PATULA `MISS KIM`	MISS KIM LILAC	5 GAL	4` X 5`	LOW

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	BUX	4	BUXUS `GREEN VELVET`	GREEN VELVET BOXWOOD	5 GAL	4` X 4`	MODERATE
	JH	1	JUNIPERUS HORIZONTALIS `HUGHES`	HUGHES JUNIPER	5 GAL	1.5` X 6`	VERY LOW

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	MSZ	11	MISCANTHUS SINENSIS `ZEBRINUS`	ZEBRA GRASS	1 GAL	6` X 4`	LOW-MOD
	PA2	3	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	3` X 3`	LOW

MULCH	QTY	BOTANICAL NAME	COMMON NAME	CONT
	117 SF	ROCK MULCH GRAY, 3/4"-1.5". DIA. COARSE	ROCK MULCH GRAY, 3/4"-1.5". DIA. COARSE	FLAT
	1,007 SF	ROCK MULCH, 3/4"-1.5", DIA., 3/4"-1.5" ANGULAR GRANITE, 4" DPTH.	ROCK MULCH, 3/4"-1.5", DIA.,	MULCH
	163 SF	ROCK MULCH, 3/8"-5/8" PEA GRAVEL	ROCK MULCH, 3/8"-5/8" PEA GRAVEL	MULCH
	1,051 SF	WOOD MULCH 4" DEPTH, RE: LDSCP NOTES	WOOD MULCH	MULCH

SOD	QTY	BOTANICAL NAME	COMMON NAME	CONT
	572 SF	IRRIGATED TURF, `REVEILLE` IRRIGATED TURF,`REVEILLE`	IRRIGATED TURF, `REVEILLE`	SOD

PLANT SCHEDULE LOT 2

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	CALIPER	SIZE	IRR ZONE
	C2	1	PYRUS CALLERYANA `CAPITAL`	CAPITAL CALLERY PEAR	B & B	1.5"CAL	30` X 10`	LOW

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	CALIPER	SIZE	IRR ZONE
	HAC	1	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"CAL	50` X 30`	LOW

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	AP	3	ANDROPOGON SCOPARIUS `PRAIRIE BLUES`	LITTLE BLUE STEM	5 GAL	3.5` X 2`	LOW-MOD

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	FAD	2	FORSYTHIA X INTERMEDIA `ARNOLD`S DWARF`	DWARF FORSYTHIA	5 GAL	3` X 6`	MODERATE
	SCH	3	PRUNUS BESSEYI `PAWNEE BUTTES`	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 5`	LOW
	RHU	2	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	5 GAL	2` X 8`	LOW-MOD
	WEI2	4	WEIGELA FLORIDA `FINE WINE`	FINE WINE WEIGELA	5 GAL	3` X 3`	MODERATE

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	CGE	3	EUONYMUS FORTUNEI `CANADALE GOLD`	CANADALE GOLD EUONYMUS	5 GAL	3` X 4`	MODERATE
	EU2	3	EUONYMUS FORTUNEI `EMERALD GAIETY` TM	EMERALD GAIETY EUONYMUS	5 GAL	2` X 4`	MODERATE
	JH	6	JUNIPERUS HORIZONTALIS `HUGHES`	HUGHES JUNIPER	5 GAL	1.5` X 6`	VERY LOW
	DGS	2	PICEA PUNGENS GLAUCA `GLOBOSA NANA`	DWARF GLOBE BLUE SPRUCE	5 GAL	3` X 5`	MODERATE

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	MSY	3	MISCANTHUS SINENSIS `YAKU JIMA`	DWARF MAIDEN GRASS	1 GAL	3-4` X 3`	MODERATE

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	LA	6	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	3` X 3`	LOW-MOD

MULCH	QTY	BOTANICAL NAME	COMMON NAME	CONT
	1,014 SF	ROCK MULCH, 3/4"-1.5", DIA., 3/4"-1.5" ANGULAR GRANITE, 4" DPTH.	ROCK MULCH, 3/4"-1.5", DIA.,	MULCH
	130 SF	ROCK MULCH, 3/8"-5/8" PEA GRAVEL	ROCK MULCH, 3/8"-5/8" PEA GRAVEL	MULCH
	767 SF	WOOD MULCH 4" DEPTH, RE: LDSCP NOTES	WOOD MULCH	MULCH

SOD	QTY	BOTANICAL NAME	COMMON NAME	CONT
	440 SF	IRRIGATED TURF, `REVEILLE` IRRIGATED TURF,`REVEILLE`	IRRIGATED TURF, `REVEILLE`	SOD

PLANT SCHEDULE LOT 3

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	CALIPER	SIZE	IRR ZONE
	S1	1	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	1.5"CAL	20` X 15`	LOW

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	CALIPER	SIZE	IRR ZONE
	GLL 2"	1	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2"CAL	50` X 35`	LOW

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	FAD	3	FORSYTHIA X INTERMEDIA `ARNOLD`S DWARF`	DWARF FORSYTHIA	5 GAL	3` X 6`	MODERATE
	LL	3	LIGUSTRUM VULGARE `LODENSE`	LODENSE PRIVET	5 GAL	3` X 4`	LOW-MOD
	PBP	3	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	5 GAL	2` X 3`	VERY LOW
	RHU	3	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	5 GAL	2` X 8`	LOW-MOD
	DKR	5	ROSA X `RED DOUBLE KNOCKOUT`	ROSE, RED DOUBLE KNOCKOUT	5 GAL	3` X 4`	LOW

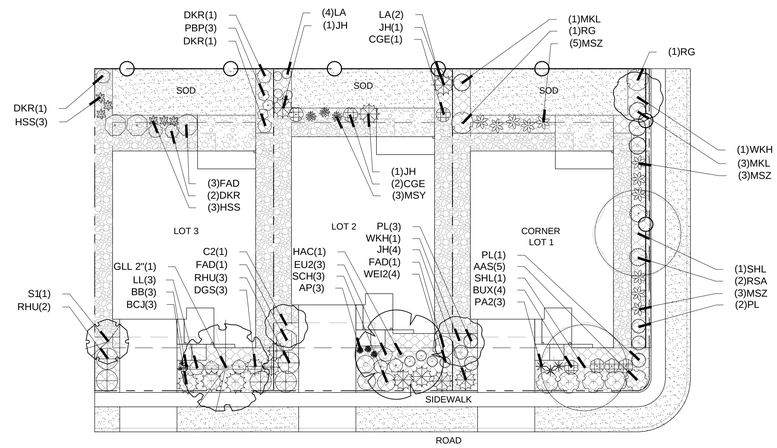
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	BCJ	3	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP JUNIPER	5 GAL	1` X 7`	LOW
	DGS	2	PICEA PUNGENS GLAUCA `GLOBOSA NANA`	DWARF GLOBE BLUE SPRUCE	5 GAL	3` X 5`	MODERATE

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	IRR ZONE
	BB	3	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA	1 GAL	2.5` X 1.5`	
	HSS	6	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2.5` X 2`	LOW

MULCH	QTY	BOTANICAL NAME	COMMON NAME	CONT
	1,066 SF	ROCK MULCH, 3/4"-1.5", DIA., 3/4"-1.5" ANGULAR GRANITE, 4" DPTH.	ROCK MULCH, 3/4"-1.5", DIA.,	MULCH
	162 SF	ROCK MULCH, 3/8"-5/8" PEA GRAVEL	ROCK MULCH, 3/8"-5/8" PEA GRAVEL	MULCH
	646 SF	WOOD MULCH 4" DEPTH, RE: LDSCP NOTES	WOOD MULCH	MULCH

SOD	QTY	BOTANICAL NAME	COMMON NAME	CONT
	520 SF	IRRIGATED TURF, `REVEILLE` IRRIGATED TURF,`REVEILLE`	IRRIGATED TURF, `REVEILLE`	SOD

While it is fine for this graphic, there are more than two interior lots. Create one plant schedule for the interior lots that has multiple tree selections both ornamental and deciduous and shrubs. Otherwise all the interior lots could be identical in the plant installations. Keep the graphics as an example of what could be done.



1 TYPICAL LOT LANDSCAPE

NOT TO SCALE

NOTES

1. PROVIDE 1 SHADE TREE AND EITHER 1 ORNAMENTAL OR EVERGREEN TREE PER LOT
2. PROVIDE .025 SHRUBS PER EVERY SQUARE FOOT OF SHRUB BED.
3. DO NOT PLACE ANY PLANT MATERIAL OR IRRIGATION WITHIN 5' OF THE BUILDING.
4. AREAS WITHIN 5 FT OF THE BUILDING WILL NOT BE COUNTED TOWARDS THE SHRUB BED AREA.
5. FRONT YARD LANDSCAPE REQUIREMENTS WILL BE APPLIED TO SIDE YARDS WITH PUBLIC VIEWS .

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CLIENT:
TAYLOR MORRISON
VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
Typical Lot Landscape

DATE 10/16/2019

REVISIONS	
1	1st SUBMITTAL COA 09/27/2019 – MM
2	APPROVED/PERMIT SET 00/00/20XX – JOE
3	DESIGN CHANGE 00/00/20XX – JOE

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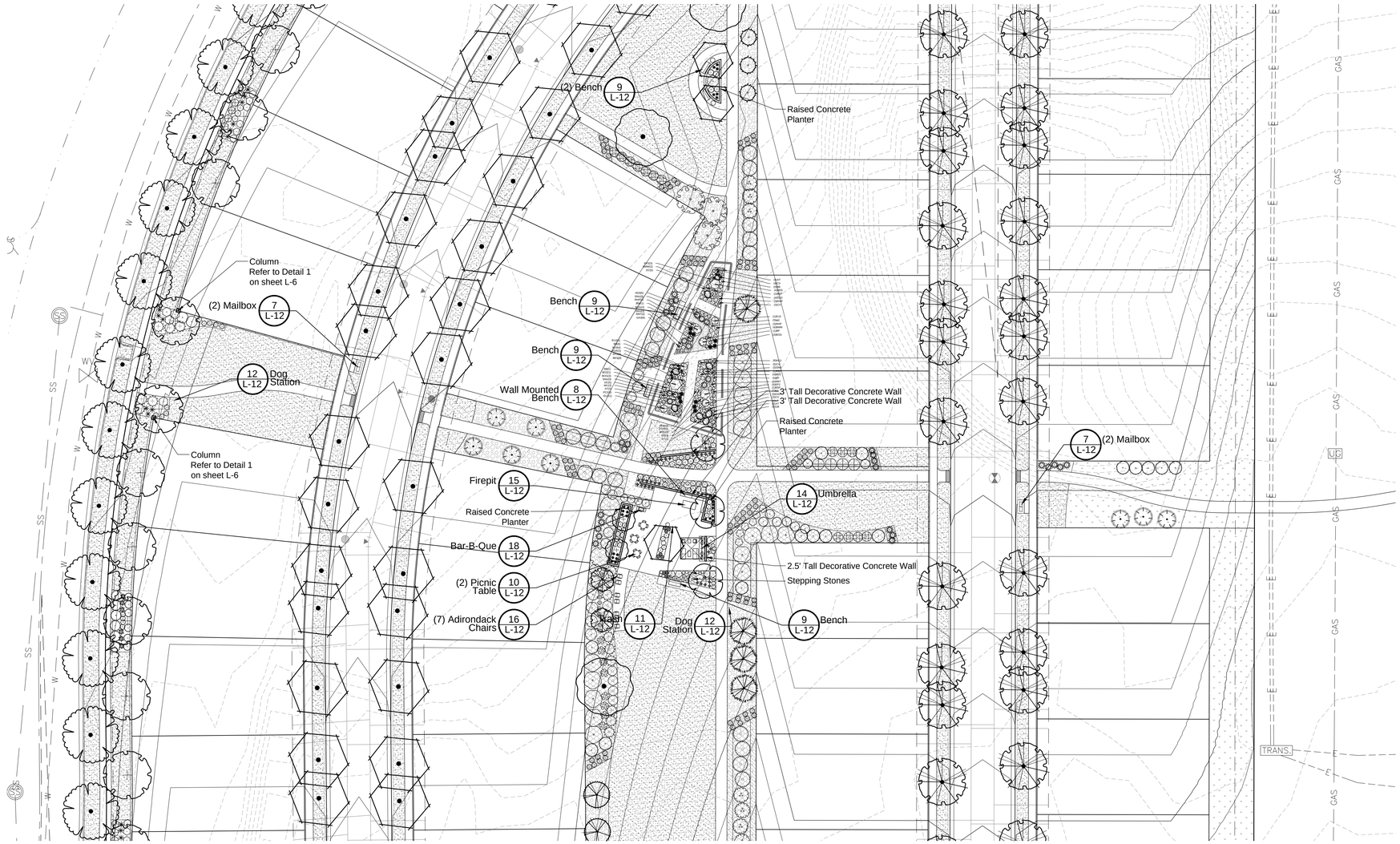
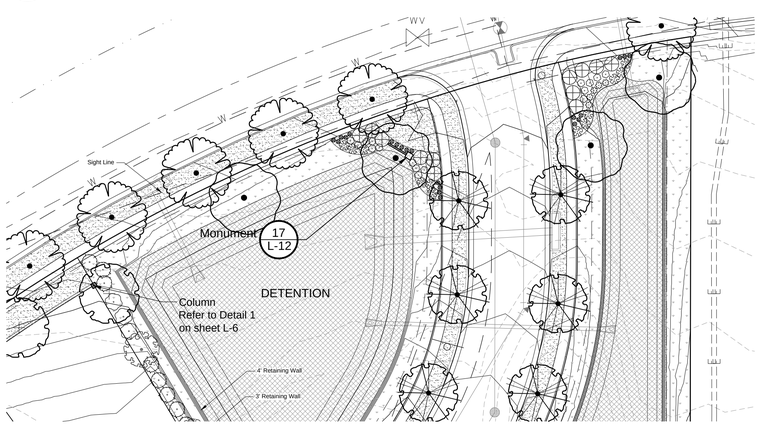


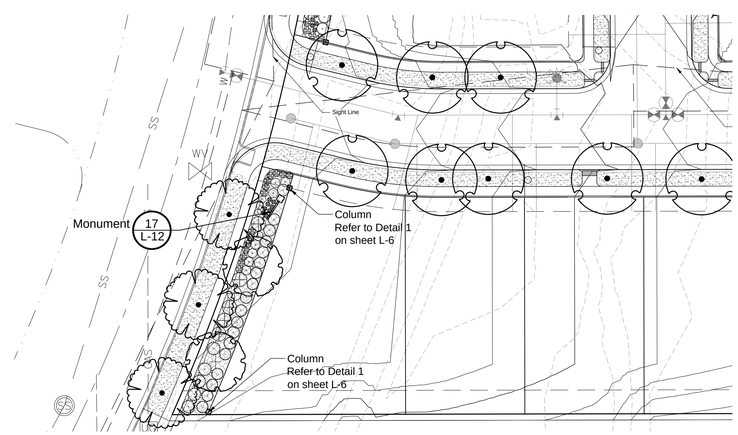
A SECTION A

30 SCALE



B SECTION B

30 SCALE



B SECTION C

30 SCALE

MULCH

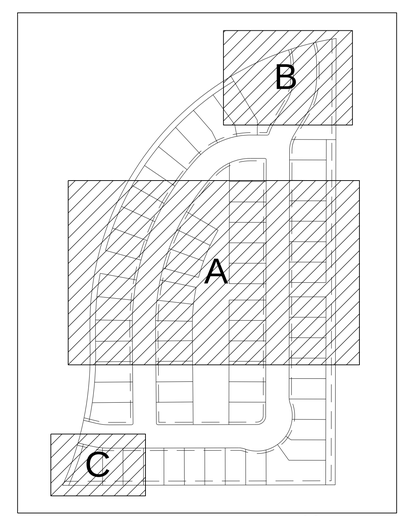
- CRUSHER FINES, GOLD PER GES SPEC.
- ROCK MULCH GRAY, 3/4"-1.5", DIA. COARSE
- ROCK MULCH, 1.5"-3" DIA.
- ROCK MULCH, 3/4"-1.5", DIA.,
- ROCK MULCH, 4"-8", DIA.,
- WOOD MULCH

SEED

- DETENTION NATIVE SEED
- NATIVE SEED-IRRIGATED

SOD

- IRRIGATED TURF, 'REVEILLE'
- TREE LAWN IRRIGATED TURF, 'REVEILLE'



Keymap

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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people creating spaces
pcs group, inc.
1001 16th street, #33-180
Denver, CO 80265
tel (303) 531-4905

DEVELOPER
6455 S. YOSEMITE ST.
SUITE 1000
GREENWOOD VILLAGE, CO 80111
303.798.3500
PHILLIP CROSS

CLIENT
TAYLOR MORRISON

VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
DETAIL CALLOUTS

DATE 10/16/2019

1	1st SUBMITTAL COA 09/27/2019 – MM
2	APPROVED/PERMIT SET 00/00/20XX – JOE
3	DESIGN CHANGE 00/00/20XX – JOE

REVISIONS

L-10

DR. NTA CH. MM
P.M. MM
JOB 18003647
SHEET NO.
15 OF 22

CAD FILE: MURPHY CREEK-SP LA PLANS-1.DWG

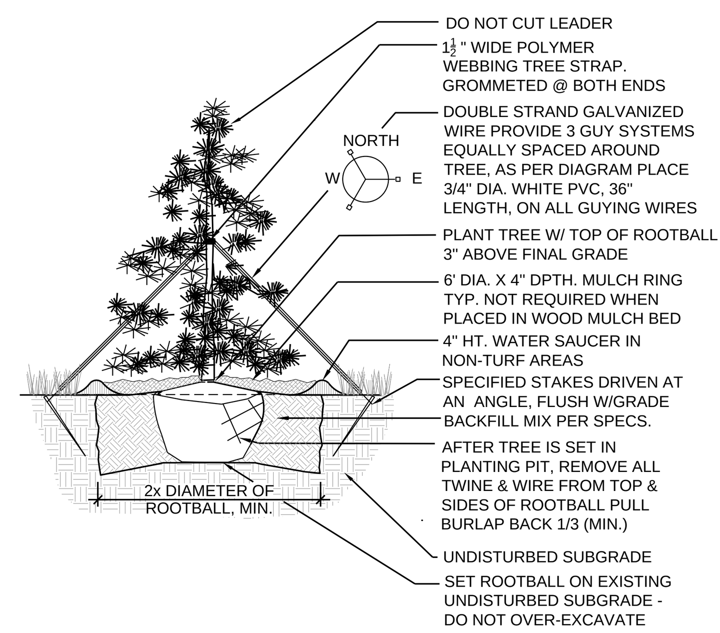
N:\TAYLOR MORRISON\MURPHY CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\MURPHY CREEK-SP LA PLANS-1.DWG 10/15/2019 5:06 PM JESUS CASTELLANOS

GENERAL NOTES

1. ALL WALKWAYS THROUGH THE PROPERTY WILL BE CONCRETE UNLESS OTHERWISE NOTED.
2. LIGHTING WILL CONSIST OF BUILDING MOUNTED LIGHTS TO ILLUMINATE ENTRANCES AND WALKWAYS. STREETS WILL BE ILLUMINATED WITH POLE SEE PHOTOMETRIC PLANS FOR DETAILS.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. LANDSCAPE MATERIAL 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
6. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
7. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
8. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENED.
9. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 146-1429 AND/OR SECTION 146-1435, 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.
10. TURF AREAS SHALL BE A TEXAS BLUEGRASS HYBRID WITH AT LEAST HALF OF THE VARIETIES BEING DROUGHT TOLERANT. ALL PLANTING BEDS SHALL BE MULCHED AS NOTED ON THE PLANS. WEED BARRIER FABRIC UNDERLAYMENT IS REQUIRED.
11. ALL TREES AND SHRUBS LOCATED IN SOD AND NATIVE AREAS SHALL HAVE A 3' DIAMETER SHREDDED BARK MULCH TREE RING.
12. TURF GRASS SHALL BE INSTALLED AT A MINIMUM DISTANCE OF 5' FROM FOUNDATIONS.
13. ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF AREAS BY A ROLLED TOP STEEL EDGER. REFER TO DETAIL #4 METAL EDGER.
14. ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE CHAPTER 146, ~~ARTICLE 14~~.
15. ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA FENCE, WALL, AND AWNING STANDARDS CHAPTER 146, ~~ARTICLE 17~~.
16. ALL FUTURE DEVELOPMENT AREAS IN PHASED DEVELOPMENT PROJECTS THAT HAVE BEEN DISTURBED BY GRADING SHALL MEET THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
17. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.1
18. TREES WITHIN SIGHT TRIANGLES SHALL BE LIMBED UP TO 8 FEET.
19. THE BUILDER IS RESPONSIBLE FOR INSTALLING ALL FRONT YARD LANDSCAPING PRIOR TO AN ISSUANCE OF A CERTIFICATE OF OCCUPANCY

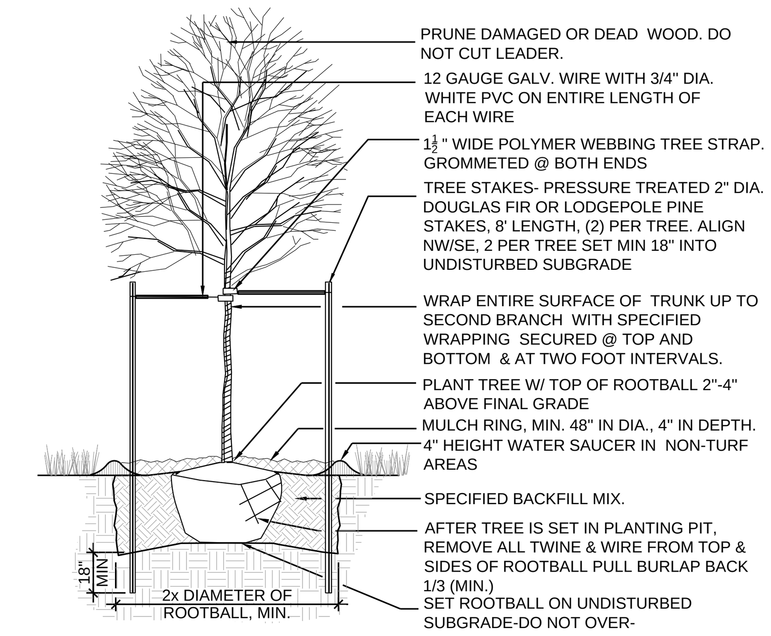
Change to Section 146-4.7.7 Landscape, Water Conservation, Stormwater Management

Change to Section 146-4.7.9 Fence and Wall Regulations



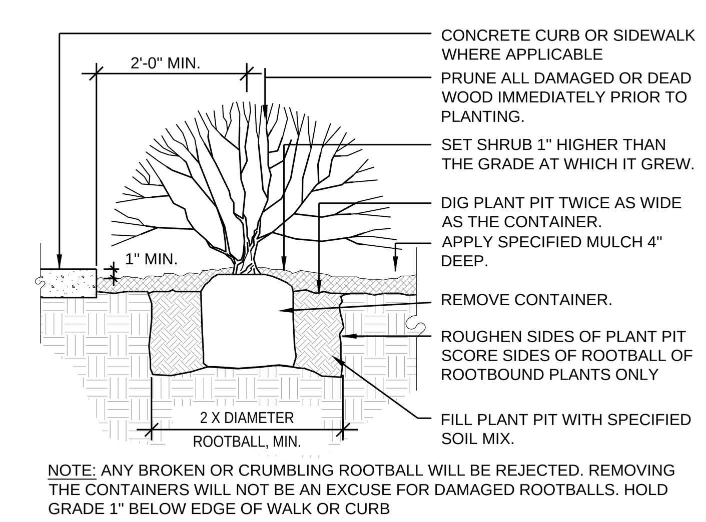
1 EVERGREEN TREE PLANTING

NOT TO SCALE



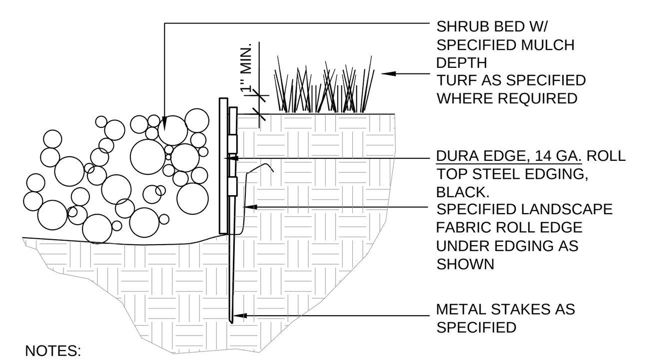
2 DECIDUOUS TREE PLANTING

NOT TO SCALE



3 SHRUB PLANTING

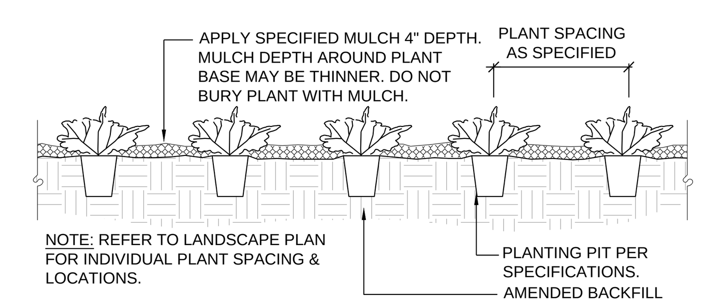
NOT TO SCALE



NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

4 METAL EDGER

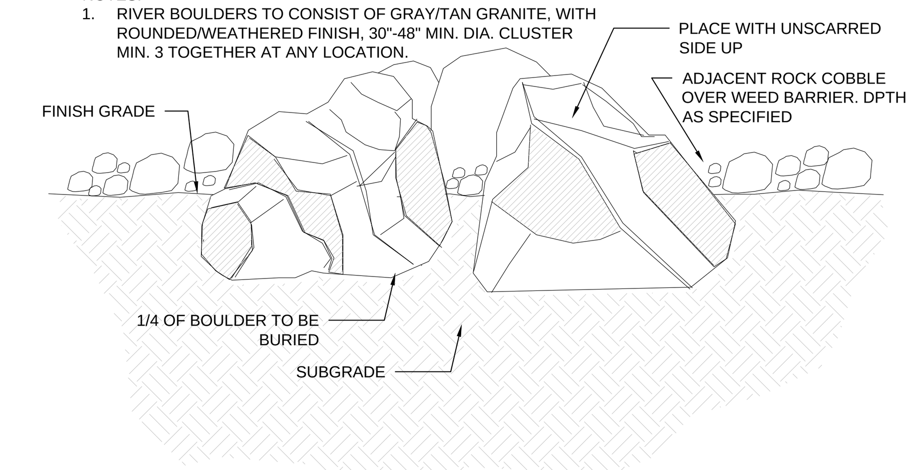
NOT TO SCALE



5 PERENNIAL PLANTING

NOT TO SCALE

NOTES:
1. RIVER BOULDERS TO CONSIST OF GRAY/TAN GRANITE, WITH ROUNDED/WEATHERED FINISH, 30"-48" MIN. DIA. CLUSTER MIN. 3 TOGETHER AT ANY LOCATION.



6 BOULDER PLACEMENT

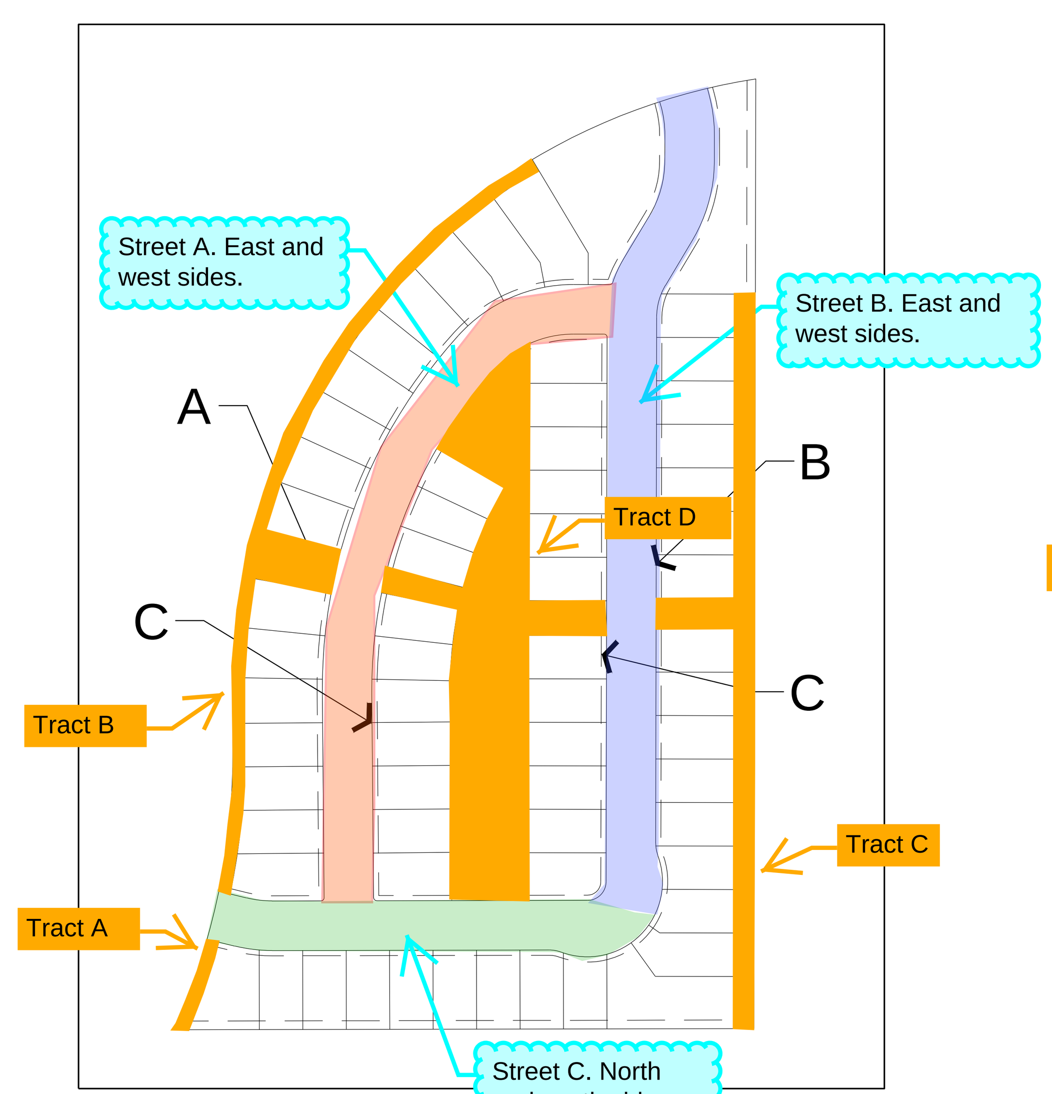
NOT TO SCALE

Provide a table that demonstrates compliance with the curbside landscape requirement for the shrubs. The square footage of the curbside landscape shall be calculated and whatever area is leftover after the shrubs are shown can be planted with native seed and/or mulch. It depends on the width of the curbside landscape area. Native seed is only permitted in areas that are 6' or wider.

See comment on Sheet L-2, but the streets need to be listed separately as A, B, C etc. with the east and west sides listed to accurately account for the street trees.

Landscape Requirements						
	Requirements	Total LF	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Trees A * (Western Tree Lawn)	1 Tree / 40 lf	1,161	29	29	N/A	N/A
Street Trees B * (Eastern Tree Lawn)	1 Tree / 40 lf	1,624	41	41	N/A	N/A
Street Trees C * (Interior Tree Lawn)	1 Tree / 40 lf	1,407	35	35	N/A	N/A
Perimeter Landscape (Flatrock Trail Rd.)	1 Tree-10 Shrubs / 40lf	974	24	24	244	249
Streetscape (Flatrock Trail Rd.)	1 Tree / 40lf	1,271	32	32	N/A	N/A
	Requirements	Total Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Detention Landscape-West**	1 Tree-10 Shrubs/4,000 sf	17,888	4	4	45	54
Detention Landscape-East**	1 Tree-10 Shrubs/4,000 sf	15,101	4	4	38	44
Common Space Landscape***	1 Tree-10 Shrubs/4,000 sf	114,257	29	29	286	576
* Refer to the Street Callout Exhibit.						
**Includes enhanced landscape at the entry, per the code.						
*** Calculations do not include the butterfly garden shrub count.						

The common open space areas/tracts need to be broken out separately and they all need to meet the open space landscape requirement independently of one another. There appear to be four tracts. The additional two tracts are detention ponds and have been accounted for in the table.



Street Callout Exhibit

Tracts

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303.798.3500
PHILLIP CROSS

CLIENT
TAYLOR MORRISON
VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
Landscape Notes, Charts and Details

DATE 10/16/2019

A	1ST SUBMITTAL COA 09/27/2019 – MM
0	APPROVED/PERMIT SET 00/00/20XX – JOE
0	DESIGN CHANGE 00/00/20XX – JOE

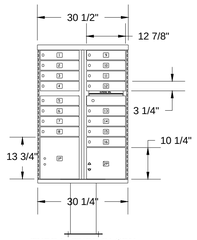
REVISIONS

L-11

DR. NTA CH. MM
P.M. MM
JOB 18003647
SHEET NO.

CAD FILE: MURPHY CREEK–SP LA PLANS–1.DWG

Y:\TAYLOR MORRISON\MURPHY CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\MURPHY CREEK-SP LA PLANS-1.DWG 10/15/2019 5:06 PM JESUS CASTELLANOS



TYPE I - TYPE IV CBU
TYPE III CBU WITH PEDESTAL:
FRONT LOADING (N1027876) - 16 DOORS W/ 2 LOCKERS

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.
2. CONTRACTOR TO VERIFY CONCRETE PAD DIMENSION & CONSTRUCTION SPECIFICATIONS WITH USPS BEFORE CONSTRUCTING
3. CONTRACTOR TO MAKE SUBMITTALS FOR MAILBOX CLUSTER UNITS FOR REVIEW & APPROVAL, WITH PRICING INFO, PRIOR TO ORDERING CLUSTERBOXES.

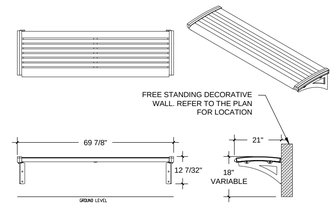
POSTAL PRODUCTS
UNLIMITED, INC.
500 W OKLAHOMA AVE.
MILWAUKEE, WI 53207
TOLL FREE: 1-800-229-4500
PHONE: (414) 290-1500
FAX: (800) 570-0007
www.mailproducts.com

OR APPROVED EQUAL

7 MAILBOX

NOT TO SCALE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.



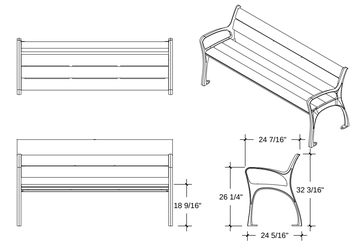
MAGLIN SITE FURNITURE INC.
WWW.MAGLIN.COM
TEL: 800-716-5266
FAX: 877-268-9393

PART NO:
MLBT720BCL-W
BENCH, 720, BACKLESS, CANTILEVER, LEGLESS, IPE WOOD

8 WALL MOUNTED BENCH

NOT TO SCALE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.



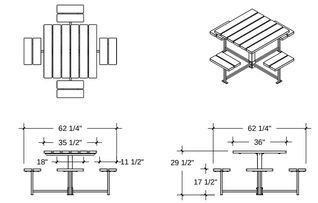
MAGLIN SITE FURNITURE INC.
WWW.MAGLIN.COM
TEL: 800-716-5266
FAX: 877-268-9393

PART NO:
MLB870-W
870, BENCH, IPE WOOD SEAT

9 BENCH

NOT TO SCALE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.

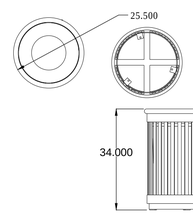


MAGLIN SITE FURNITURE INC.
WWW.MAGLIN.COM
TEL: 800-716-5266
FAX: 877-268-9393

PART NO:
MLPT400-S-W
CLUSTER SEATING, 400, SURFACE MOUNT, IPE WOOD

10 PICNIC TABLE

NOT TO SCALE



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.

MAGLIN SITE FURNITURE INC.
WWW.MAGLIN.COM
TEL: 800-716-5266
FAX: 877-268-9393

PART NO:
MLWR250 WITH LID (TOP LOADED

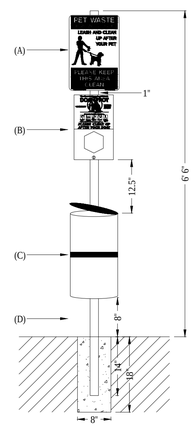
11 TRASH RECEPTACLE

NOT TO SCALE

DOGIPOT
2100 PRINCIPAL ROW, SUITE 405
ORLANDO, FL 32837
TOLL FREE: 1-800-364-7681
PHONE: (407) 888-4627
FAX: (407) 888-8526
www.dogipot.com

INCLUDES:
-ALUMINUM DOGIPOT PET SIGN, WITH MOUNTING HARDWARE
-ALUMINUM DOGIPOT HEADER PAK JUNIOR BAG DISPENSER (ITEM #1002HP-4), WITH MOUNTING HARDWARE
-TWO KEYS FOR DISPENSER LOCKING FRONT ACCESS PANEL
-FOUR HEADER PAKS OF OXO-BIODEGRADABLE DOGIPOT LITTER PICK UP BAGS (ITEM #1402HP) INSTALLED IN DOGIPOT HEADER PAK JUNIOR BAG DISPENSER
-10 GALLON ALUMINUM TRASH RECEPTACLE (ITEM #1206-L) WITH ATTACHED HINGED LID AND TRASH LINER BAG RETAINER BANDS, WITH MOUNTING HARDWARE
-ONE OXO-BIODEGRADABLE DOGIPOT LINER TRASH BAGS (ITEM #1404)
-2" X 2" X 4'-8' GALVANIZED STEEL TELESCOPIC MOUNTING POST, WITH INSTALLATION HARDWARE
(A) DOGIPOT PET SIGN (ITEM #1203):
-H: 18" X W: 11.5"
-14 GAUGE REFLECTIVE ALUMINUM
-WEIGHT: 1.35 LBS
-FOREST GREEN ON WHITE
(B) DOGIPOT HEADER PAK JUNIOR BAG DISPENSER (ITEM #1002HP-4):
-H: 15.5" X W: 9.4" X D: 4.25"
-12 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 7 LBS
-400 BAG CAPACITY
-DIAMOND BAG DISPENSER SLOT
-FRONT LOCKING ACCESS PANEL
-CLEARLY POSTED INSTRUCTIONS
(C) STEEL TRASH RECEPTACLE WITH LID (ITEM #1206-L):
-H: 23" X 11.5" DIAMETER
-16 GAUGE POWDER COATED FOREST GREEN STEEL
-WEIGHT: 14.6 LBS.
-10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG RETAINER BANDS
-ATTACHED STAINLESS STEEL HINGED LID
-ONE BOX 50 COUNT OXO-BIODEGRADABLE DOGIPOT LINER TRASH BAGS (ITEM #1404)
(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P):
-2" X 2" X 8'
-11 GAUGE GALVANIZED STEEL
-WEIGHT: 15 LBS.
HOLE:
-D: 18" X W: 8"
-FILL WITH 40 LBS. "READY TO USE: CEMENT

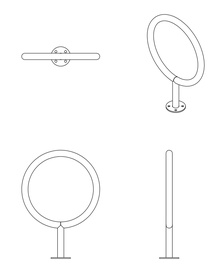
PET STATIONS



ELEVATION

12 DOG STATION

NOT TO SCALE



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.

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TEL: 800-716-5266
FAX: 877-268-9393

PART NO:
MBR150-S

13 BIKE RACK

NOT TO SCALE

UMBRELLA AVAILABLE FROM
Shademaker
13401 Brooks Drive
Baldwin Park, CA 91706
p 626 338 8810
f 626 338 8816
info@shademakerusa.com

14 UMBRELLA

NOT TO SCALE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.

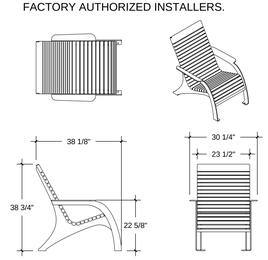
Prism Hardscapes Tavola VI Gas
Fire Table. Color: Pewter
Gas Type: Natural Gas

FIREPIT AVAILABLE FROM
Woodland Direct
844.319.4236
Woodland Direct.com

15 NATURAL GAS FIRE PIT

NOT TO SCALE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.



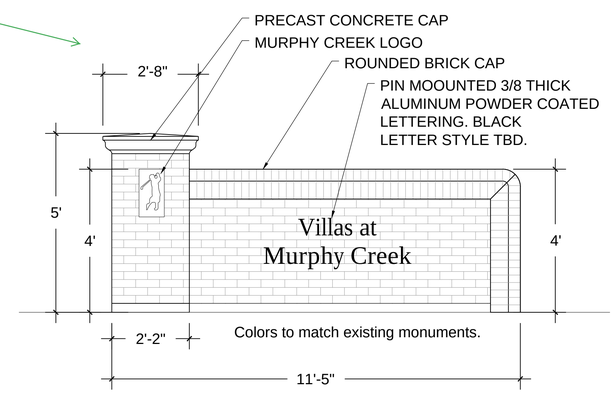
MAGLIN SITE FURNITURE INC.
WWW.MAGLIN.COM
TEL: 800-716-5266
FAX: 877-268-9393

PART NO:
MCCH720-M
720, RECLINING CHAIR, METAL SURFACE MOUNTED

16 ADIRONDACK CHAIRS

NOT TO SCALE

Ensure that the monument sign is clearly reflected on the landscape and site plan.



17 MURPHY CREEK MONUMENT

NOT TO SCALE

BAR-B-QUE AVAILABLE FROM
TBD

18 BAR-B-QUE

NOT TO SCALE

NOT FOR CONSTRUCTION

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303.798.3500
PHILLIP CROSS

CLIENT
TAYLOR MORRISON
VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
Landscape Details

DATE 10/16/2019

1	1ST SUBMITTAL CDA 09/27/2019 – MM
2	APPROVED/PERMIT SET 00/00/20XX – JOE
3	DESIGN CHANGE 00/00/20XX – JOE

REVISIONS

L-12

DR. NTA CH. MM
P.M. MM

JOB 18003647
SHEET NO. 17 OF 22

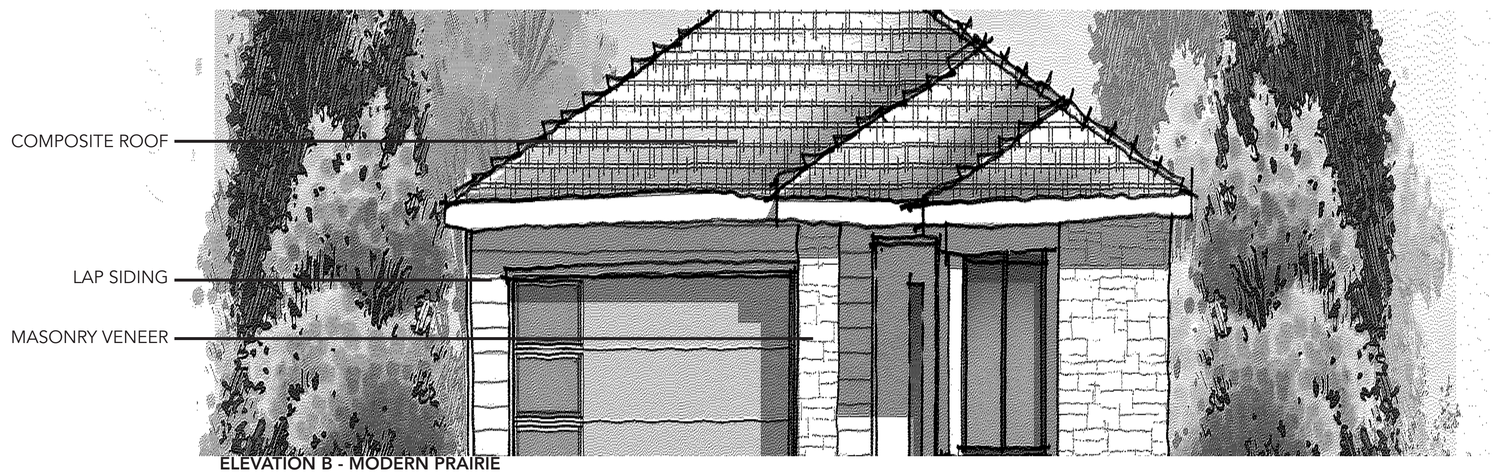
CAD FILE: MURPHY CREEK-SP LA PLANS-1.DWG

Z:\TAYLOR MORRISON\MURPHY CREEK\LANDSCAPE ARCHITECTURE\CURRENT DRAWINGS\MURPHY CREEK-SP LA PLANS-1.DWG 10/16/2019 5:57 PM JESUS CASTELLANOS

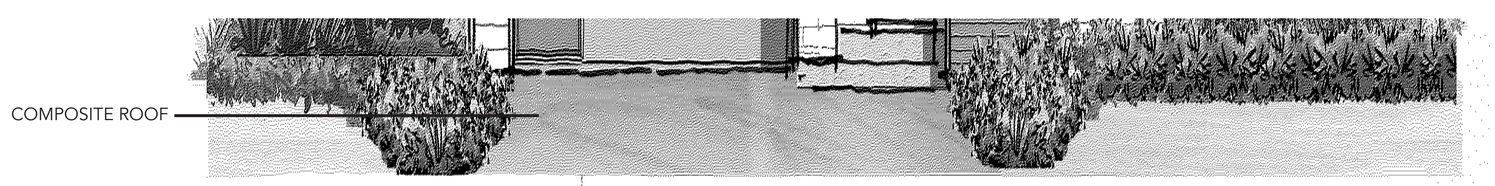
Please update elevations based on changes made with the refinement of the design. Include material/color information for all proposed paint schemes.

Please include flipped plans to illustrate a "distinct" floorplan. Consider adding more colors to assist in architectural variation.

ELEVATION A - MODERN FARMHOUSE



ELEVATION B - MODERN PRAIRIE



elevationB - MODERN PRAIRIE

ELEVATION C - MODERN EUROPEAN

PLAN ONE - CONCEPT FRONT ELEVATIONS

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AURORA, COLORADO
SITE PLAN SET

DATE 10/16/2019

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P.M.
JOB 18003647
SHEET NO. A1

CAD FILE: 18003647 – BDR.DWG

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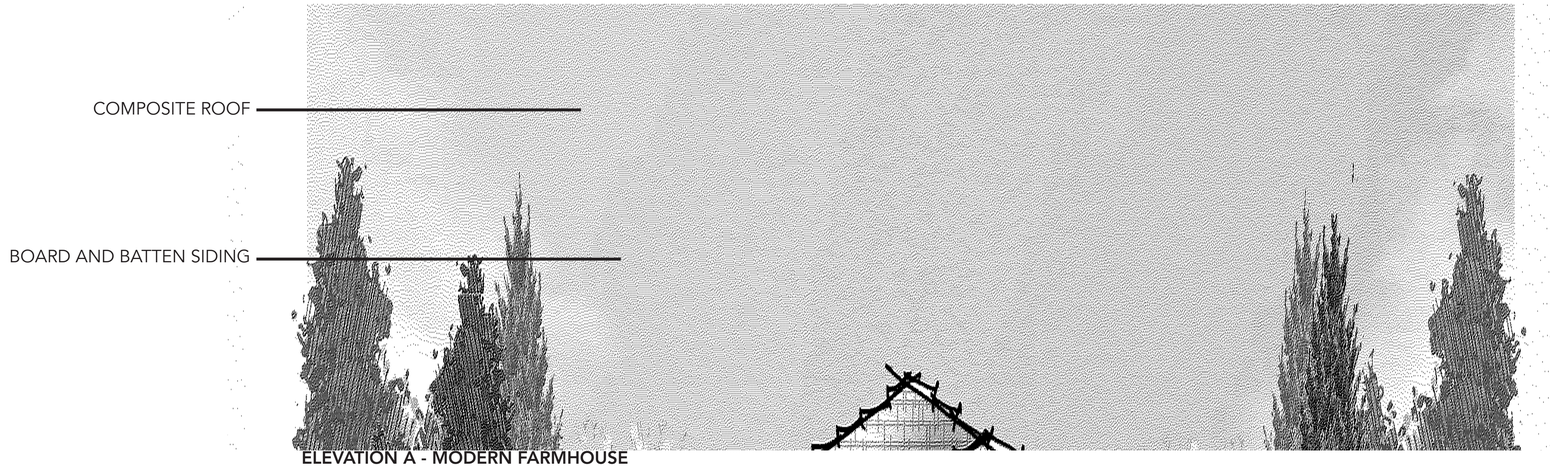
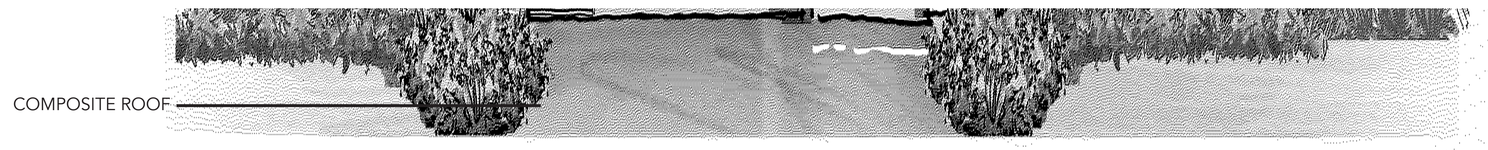
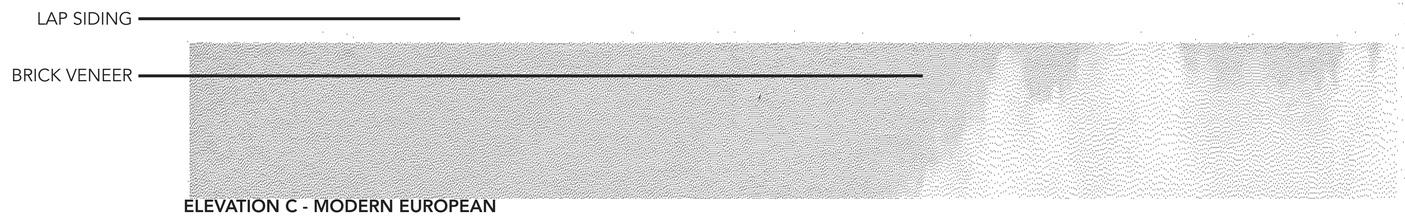


ELEVATION A - MODERN FARMHOUSE

ELEVATION B - MODERN PRAIRIE



elevationB - MODERN PRAIRIE



ELEVATION C - MODERN EUROPEAN

PLAN TWO - CONCEPT FRONT ELEVATIONS

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TAYLOR MORRISON
VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN SET

DATE 10/16/2019

REVISIONS

DR. CH.
P.M.
JOB 18003647
SHEET NO. **A2**

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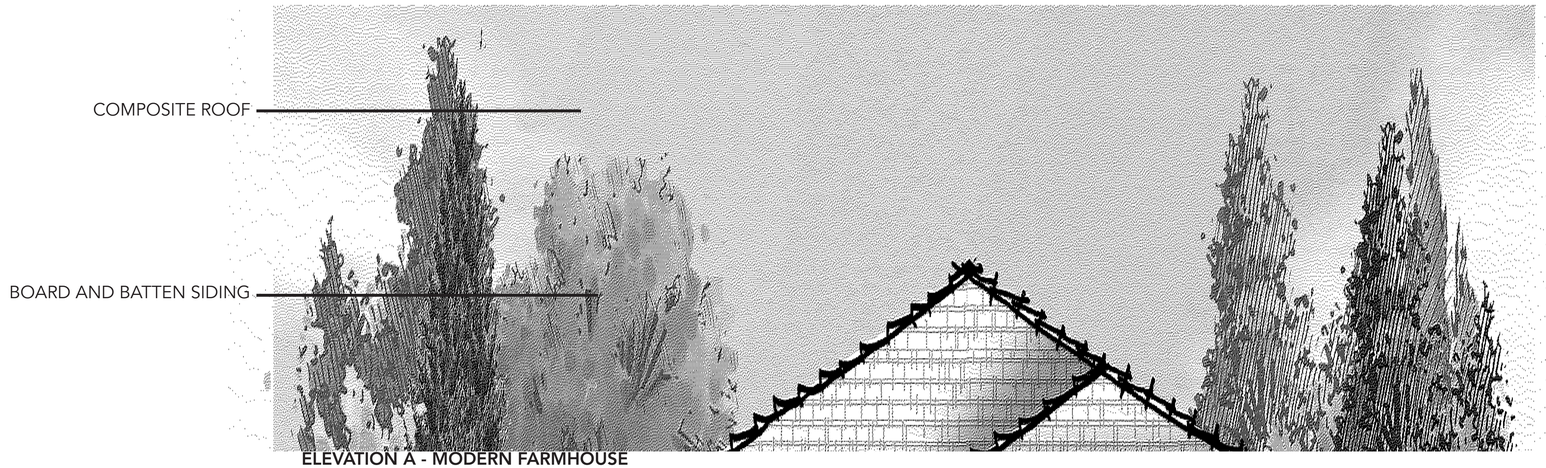

ELEVATION A - MODERN FARMHOUSE

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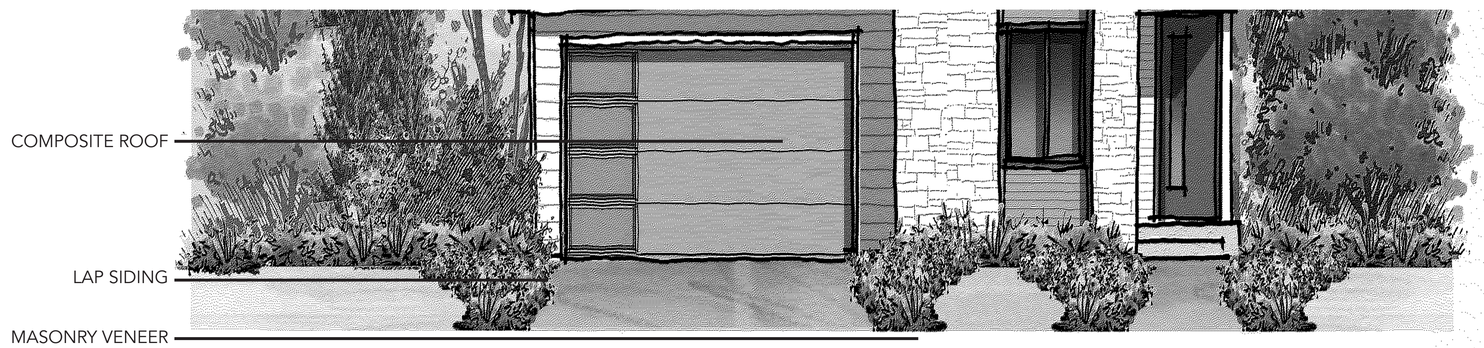

elevationB - MODERN PRAIRIE

ELEVATION B - MODERN PRAIRIE

Please include flipped plans to illustrate a "distinct" floorplan. Consider adding more colors to assist in architectural variation.

ELEVATION C - MODERN EUROPEAN

PLAN THREE - CONCEPT FRONT ELEVATIONS

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303.798.3500
PHILLIP CROSS

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VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN SET

DATE 10/16/2019

REVISIONS

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P.M.
JOB 18003647
SHEET NO. **A3**

CAD FILE: 18003647 – BDR.DWG

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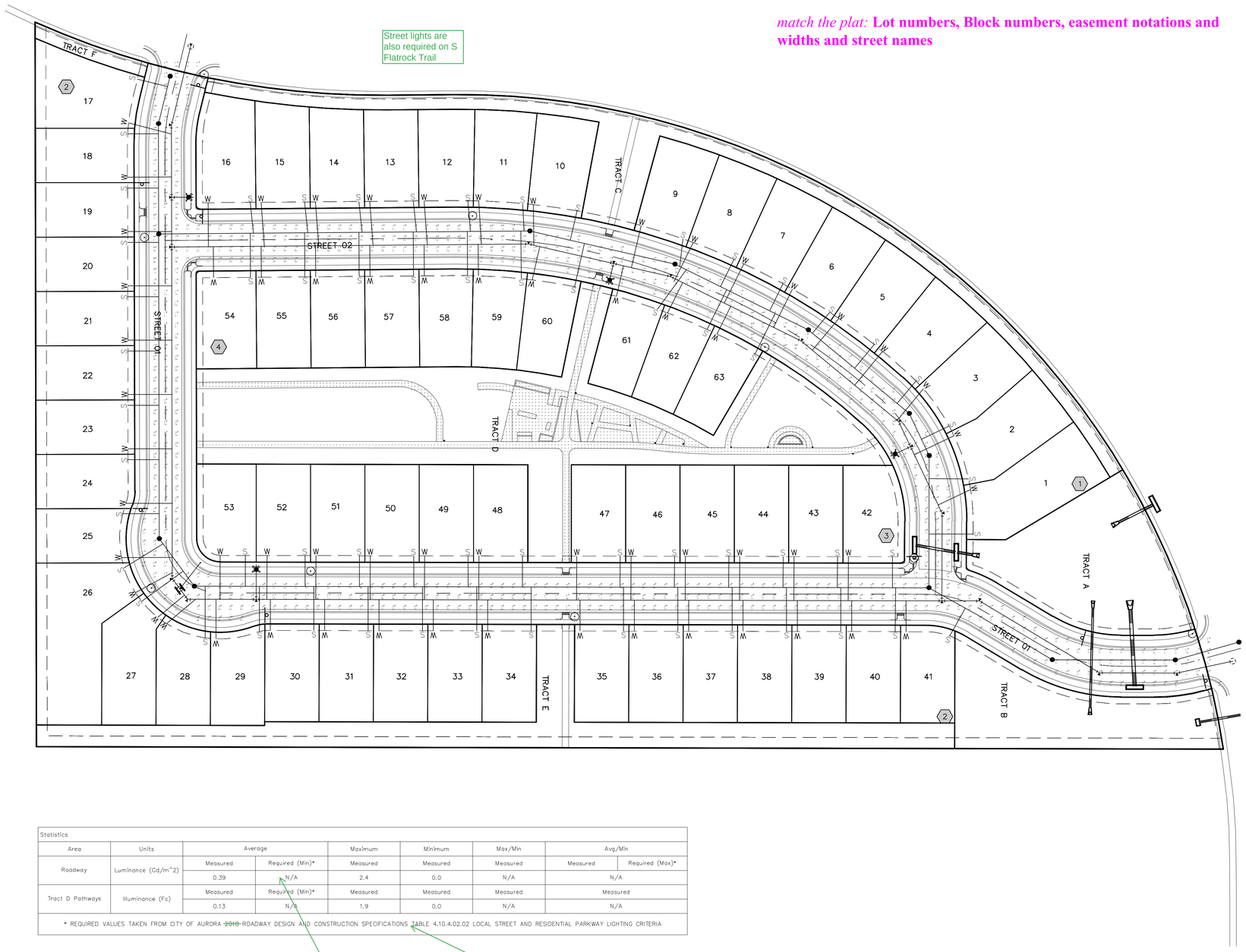
Street lights are also required on S Flatrock Trail

match the plat: **Lot numbers, Block numbers, easement notations and widths and street names**



Statistics								
Area	Units	Average		Maximum	Minimum	Max/Min	Avg/Min	
Roadway	Luminance (Cd/m^2)	Measured	Required (Min)*	Measured	Measured	Measured	Measured	Required (Max)*
		0.39	N/A	2.4	0.0	N/A	N/A	
Tract D Pathways	Illuminance (Fc)	Measured	Required (Min)*	Measured	Measured	Measured	Measured	
		0.13	N/A	1.9	0.0	N/A	N/A	

* REQUIRED VALUES TAKEN FROM CITY OF AURORA ~~2010~~ ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS TABLE 4.10.4.02.02 LOCAL STREET AND RESIDENTIAL PARKWAY LIGHTING CRITERIA

DRAFT

Please refer to the draft lighting standards for street light requirements. The minimum required average luminance for roadways is 0.3, for sidewalks is 0.4

Luminaire Schedule										
Symbol	Quantity	Manufacturer		Description	Lamp	Number of Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
⊕	9	Architectural Area Lighting	PROV-T3-32LED-3K-700	(Streetlight) PROVIDENCE LED DIE-CAST ALUMINUM HOUSING. OPTICAL ARRAY CONSISTING OF LEDS, OPTICS, HEATSINKS AND CARRIER PLATE.	LED (32 219B DIODES. 3000K)	1	3925	1	75.6	+19' AFG
⊡	10	Hadco Lighting	RF6-A-KF-10-W-A	(Sidewalk Bollard)	LED	1	554	1	24.9	+3.1' AFG

50 0 50 100

(IN FEET)
1 inch = 50 ft.

BENCHMARK
FOUND 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLD 19003" RANGE POINT IN S. FLATROCK TRAIL, SHOWN HEREON. ELEVATION = 5638.96

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PHILLIP CROSS

CLIENT
TAYLOR MORRISON
VILLAS AT MURPHY CREEK
AURORA, COLORADO
SITE PLAN
PHOTOMETRIC LAYOUT

DATE 09/30/2019

A	1st SUBMITTAL CDA 09/27/2019 – MM

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P.M. MM
JOB 18003647
SHEET NO.
P1 OF 22

CAD FILE: 18003647 – PHOTOMETRIC PLAN.DWG

PROV

Providence® Medium LED

- MicroCore™ technology
- Canted design provides even illumination with less glare
- Upgrade kits available
- 0-10v dimming ready
- Surge protection included
- Type 2, 3, 4, 5, Left, Right distributions
- IP66 optics
- DLC listed
- Powder coat finish in 14 standard colors with a polymer primer sealer

SITE/AREA

ORDERING INFORMATION

PROV - ____ - ____ - ____ - ____ - ____

MODEL

PROV	Providence medium housing scale

UPGRADE KITS - PROL-LK

Distribution (Class 2, 120 thru 277 volt)

T2, T3, T4, T5, TL, TR	IES Type 2, 3, 4, 5, 45° Left, 45° right distribution

Color Temperature

32LED-3K	Warm White 3000K diodes
32LED-4K	Neutral White 4000K diodes
32LED-5K	Bright White 5000K diodes

Ballast/Driver

700	700 milliamp drive current, 75 watts
450	450 milliamp drive current, 48 watts

Bezel Finish/Color
Bezel available in 13 standard finishes and premium finishes (See Colors section)

COLOR TEMPERATURE

32LED-3K	Warm White, 3000K output
32LED-4K	Neutral White, 4000K output
32LED-5K	Bright White, 5000K output

DRIVER

120 thru 277 volt

700	700mA drive current, 75 watts
450	450mA drive current, 48 watts

DISTRIBUTION

T2	Type 2
T3	Type 3
T4	Type 4
T5	Type 5
TL	45° Left
TR	45° Right

FIXTURE FINISH

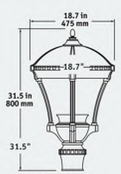
Standard Colors	
WH	Arctic White
BL	Black
BLT	Matte Black
DGN	Dark Green
DB	Dark Bronze
TT	Titanium
WDB	Weathered Bronze
MDB	Metallic Bronze
VBU	Verde Blue
CRT	Corten
MAL	Matte Aluminum
MG	Medium Grey
AGN	Antique Green
LG	Light Grey
Premium Colors	
SHK	Shamrock
SPP	Salt and Pepper
SFM	Seafoam
WCP	Weathered Copper
RAL	Provide a RAL 4 digit color number
CUSTOM COLOR	Please provide color chip for matching

OPTIONS

SPK	Decorative cast aluminum spikes on the top and bottom of the four vertical struts.
PFN	Cast aluminum finial painted a brass color.
BPS	Cast aluminum struts painted a brass color - spikes also painted brass if option SPK chosen
LDL	Lightly diffused lens. Frosted, flat tempered glass lens has a lightly diffused finish to minimize the lamp and reflector brightness
CLR	Clear flat lens
HSS	Type IV house side shield. ***Not compatible with T2, T3, T5, TL or TR***
PCA-T	Rotatable photocell housing-traditional
PCA-C	Rotatable photocell housing-contemporary
SCP	Programmable motion control, factory default is 50%, requires pole

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/ products/sensor control programmable/

DIMENSIONS



WEIGHT: 29 lbs EPA: 0.96

* DesignLights Consortium® Qualified

Please visit www.aal.net for mounting options.

HADCO by signify

Landscape

Bollard

RF6 LED

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering Guide

Example: RF6 A K5 10 W A

Product Code	RF6	LED Bollard	
Finish	A H I	Black Bronze Gray	
Optics	K5 KF	Type V Refractor Bowl Type V Cone	
Wattage	10 12L	25W LED 9.5W LED	*1 *3
CCT	W N	Warm Neutral	
Voltage	A E	120-277 VAC 120V	*2

*1 Only available with cone optics 'KF'.
*2 Only available with 12.5W LED '12L'.
*3 Philips EnduraLED only available in warm CCT.

Specifications

HOUSING:
1100-0 spun aluminum alloy. Head is secured to the bollard tube with a single stainless steel allen head screw for easy removal for relamping. Easy access to lamp. 6" dia. extruded aluminum with a wall thickness of 0.125" . A weatherproof ballast assembly isolates the ballast from water and heat for longer life. All non-ferrous fasteners prevent corrosion and ensure longer life.

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

OPTICAL ASSEMBLY:
Type V Cone Optics. Type V Refractor Bowl. Heat-resistant, low expansion borosilicate glass refractor bowl. Specular aluminum internal cone. 6" diameter, 3/16" thick U.V. stabilized, clear acrylic lens.

LAMPING:
Color Temperature (CCT): 4,000K nominal or 3,000K nominal. Approximately 50,000 hours of operational life (at 25°C ambient temp. and 70% lumen maintenance). >80 CRI. 25W 10 LED Module. 9.5W Philips LED EnduraLED lamp, LED 4Kv medium base porcelain socket A19. 2700K warm white delivers 800 lumens.

ELECTRICAL ASSEMBLY:
Smart Select Electronic Driver 120 to277 VAC input; 50-60Hz; auto-sensing. 4kv rated porcelain medium base. Nickel-plated screw shell with center contact. 25 watts consumed for 10 LED module (total fixture consumption). Operating start temperature -30ºC (-22ºF). Key-slotted Ballast Assembly is mounted to an aluminum plate, which is mounted inside the base. Quick disconnects for easy installation and removal.

INSTALLATION & MOUNTING:
Internal cast aluminum base plate is secured to anchor foundation by three (3) 3/8-16 x 8" galvanized steel bolts and stainless steel nuts in a 3" bolt circle. (Use factory supplied template.). A twist-lock action mates the base plate casting with lower bollard casting, which is welded to the bottom of the bollard extrusion. One set screw is used to secure the bollard to the base plate.

CERTIFICATIONS:
ETL Listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

WARRANTY:
Five-year limited warranty.

BENCHMARK
FOUND 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLD 19003" RANGE POINT IN S. FLATROCK TRAIL, SHOWN HEREON. ELEVATION = 5638.96

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AURORA, COLORADO
SITE PLAN
LIGHTING DETAILS

DATE 09/30/2019

A	1st SUBMITTAL COA 09/27/2019 – MM

REVISIONS

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P.M. MM
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SHEET NO. P2 OF 22

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