

Legal Description:

A part of the East 1/2 of Section 30, T. 4 S., R. 65 W., of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado, and being more particularly described as follows:

Commencing at the Northeast corner of said Section 30;
Thence S 89°36'40" W, along the North line of the Northeast ¼ of said Section 30, a distance of 210.01 feet to a point on the Westerly line of Public Service Company right of way;
Thence S 00°02'44" W, along said right of way, a distance of 30.00 feet to the POINT OF BEGINNING said point being on the Southerly right of way line of East Jewell Avenue;

Thence the following twenty (20) courses:

1. S 00°02'44" W, along said Public Service Company right of way, a distance of 2620.23 feet;
2. S 00°00'51" W, continuing along said right of way, a distance of 2438.53 feet to a point on the Northerly line of said Public Service Company right of way;
3. S 89°42'44" W, along said Northerly line, a distance of 1102.77 feet;
4. N 00°00'40" W, a distance of 1146.18 feet to a point of non-tangent curve;
5. along said curve to the left the center of which bears S 09°42'47" W, having a radius of 955.00 feet a central angle of 09°43'27" an arc distance of 162.08 feet to a point of tangent;
6. S 89°59'20" W, along said tangent, a distance of 223.69 feet;
7. N 00°00'40" W, a distance of 275.19 feet to a point of curve;
8. along said curve to the right having a radius of 745.00 feet a central angle of 22°00'00" an arc distance of 286.06 feet to a point of tangent;
9. N 21°59'20" E, along said tangent, a distance of 211.06 feet to a point of curve;
10. along said curve to the left having a radius of 745.00 feet a central angle of 69°52'55" an arc distance of 908.65 feet to a point of tangent;
11. N 47°53'35" W, along said tangent, a distance of 347.74 feet to a point of curve;
12. along said curve to the right having a radius of 743.16 feet a central angle of 93°30'00" an arc distance of 1212.75 feet to a point of tangent;
13. N 45°36'25" E, along said tangent, a distance of 200.00 feet to a point of curve;
14. along said curve to the left having a radius of 745.00 feet a central angle of 46°00'00" an arc distance of 598.12 feet to a point of tangent;
15. N 00°23'35" W, along said tangent, a distance of 319.99 feet to a point on the Southerly right of way line of said East Jewell Avenue;
16. N 89°36'40" E, a distance of 357.94 feet to a point on the boundary of a Tract of land described in Book 1896 at Page 92 of the Arapahoe County Clerk and Recorders records;
17. S 00°00'00" E, along said boundary, a distance of 300.00 feet to the Southwest corner of said Tract of land;
18. N 89°36'38" E, along said boundary, a distance of 330.00 feet to the Southeast corner of said Tract of land;
19. N 00°00'00" W, along said boundary, a distance of 300.00 feet to a point on the Southerly right of way line of said East Jewell Avenue;
20. N 89°36'40" E, along said right of way line, a distance of 775.94 feet to the POINT OF BEGINNING;

Containing 171.60 acres, more or less.

Signature Block:

Murphy Creek East

Framework Development Plan (Official Project Name)

Legal Description: (See Above)

This Framework Development Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants, their successors and assigns. The plan shall restrict and limit all development within the E-470 Zone District to all conditions and limitations set forth herein.

In witness thereof Harvest Investors, LLC has caused
(Corp. Company or Individual)

these presents to be executed this 25 day of March A.D. 2002.
By: Harvest Investors, LLC

Notarial:

State of Colorado)ss

County of Denver)

The foregoing instrument was acknowledged before me this 25 day of March A.D. 2002 by:
Harvest Investors, LLC

Witness my hand and official seal

Carla Smart
(Notary Public)

My Commission Expires 7/6/2003 Notary/Busn. address:

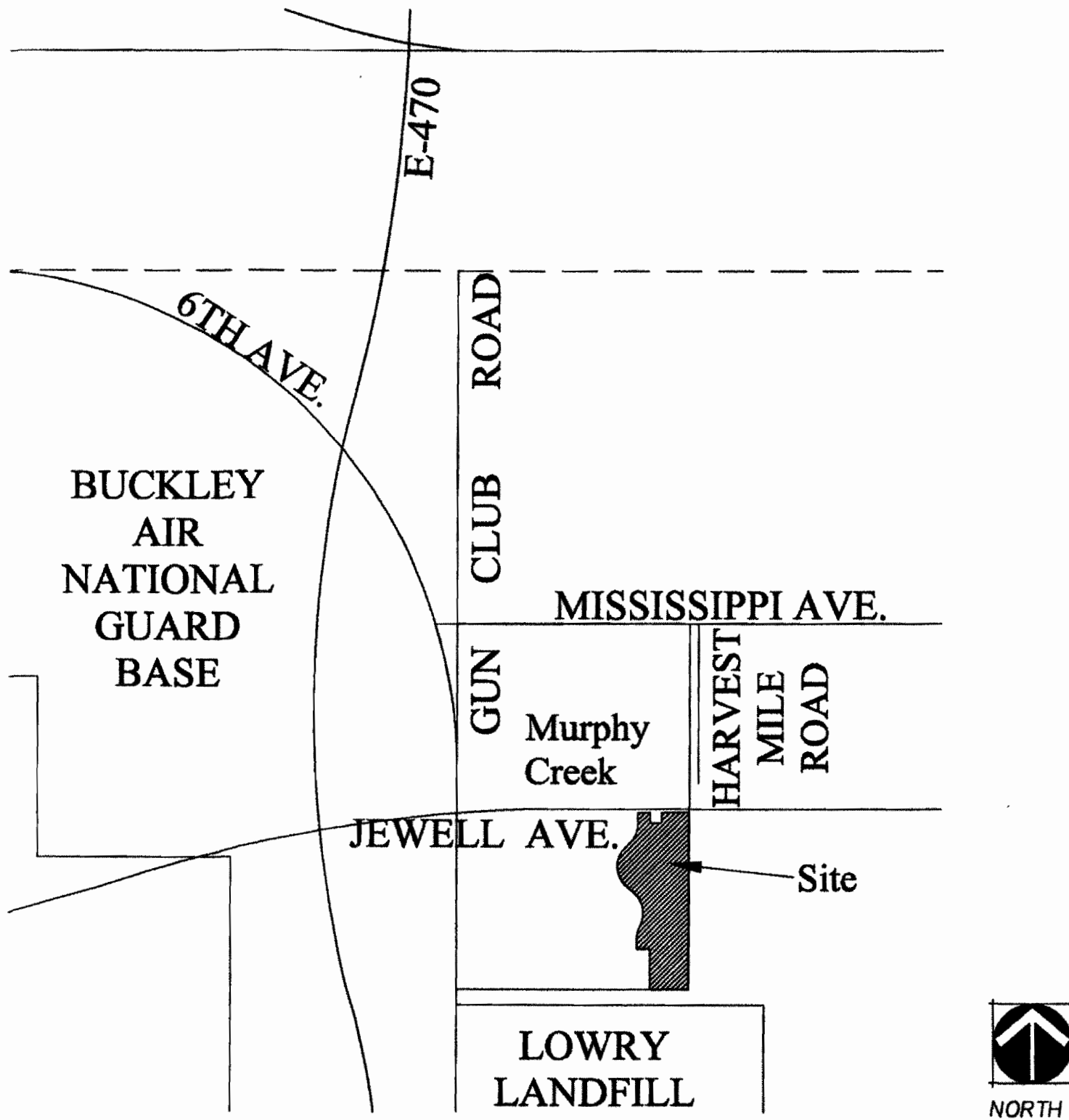
CITY OF AURORA APPROVALS:

City Attorney: Paula M. Balkas Date: 4/2/02
Planning Director: Paula M. Balkas Date: 4-8-02

RECORDERS CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado
at _____ o'clock _____ M, This _____ Day of _____ A.D., _____.
Clerk and Recorder: _____ Deputy: _____

Vicinity Map - 1" = 4,000'



Murphy Creek East

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In witness thereof Yale/MC, LLC has caused

(Corp. Company or Individual)

these presents to be executed this 25 day of March A.D. 2002.
By: Yale/MC, LLC

Notarial:

State of Colorado)ss

County of Denver)

The foregoing instrument was acknowledged before me this 25 day of March A.D. 2002 by:
Yale/MC, LLC

Witness my hand and official seal

Carla Smart
(Notary Public)

My Commission Expires 7/6/2003 Notary/Busn. address:

Murphy Creek East

Framework Development Plan (Official Project Name)

Legal Description: (See Above)

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In witness thereof Murphy Creek Development, Inc. has caused

(Corp. Company or Individual)

these presents to be executed this 25 day of March A.D. 2002.
By: Murphy Creek Development, Inc. Corporate Seal

Notarial:

State of Colorado)ss

County of Denver)

The foregoing instrument was acknowledged before me this 25 day of March A.D. 2002 by:
Murphy Creek Development, Inc.

Witness my hand and official seal

Carla Smart
(Notary Public)

My Commission Expires 7/6/2003 Notary/Busn. address:

Notes

1. The developer has the right to build at a lower density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses and a finding of compatibility is determined at the time of Contextual Site Plan (CSP) review, provided the developer meets the requirements of that particular map area and the intent statements of this FDP. This reduction shall be considered a minor change, enabling the developer to gain approval of the site without amending the FDP.

2. All roadway and trail systems are conceptually located to provide access to the site and its environs. All efforts will be made to provide smooth flowing roads and trails that respond to future parcel and off-site demands. Final alignments, access and design will be determined at the time of CSP review. At time of CSP for each map area, the developer shall address access for said area. Roadways and trails within the development shall conform to roadway and trail design standards established for Murphy Creek East within the CSP.

3. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any conflicts in the FDP with the Master Drainage Plan concerning, but not limited to size, location and regional detention ponds and/or drainageway locations, cross sections and widths, the Master Drainage Basin Plan, as approved by the City, shall govern. Drainage ponds, drop structures and other facilities are subject to CSP review.

4. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.

5. Site specific grading and drainage, including areas where road grades exceed six percent (6%), transition areas between lots and lots backing onto open space, will be reviewed, in detail, at the time of CSP and/or Subdivision Plat to insure conformance with City standards.

6. There will be at least two points of public access to Murphy Creek East during construction and before the first certificate of occupancy is issued for any land use.

7. The developer has submitted transportation and utility phasing plans to the City of Aurora for the entirety of Murphy Creek prior to this FDP submittal.

8. Public improvements phasing will be in accordance with the Murphy Creek Development Agreement, Exhibit E, and any amendments thereto.

9. The developer shall provide two points of emergency access and a looped water supply to each phase of the development as approved by the Life Safety Representative for the Aurora Fire Department. Emergency connections shall be provided by the developer to insure swift and safe access throughout the development, as determined by the Life Safety Representative for the Aurora Fire Department. The developer shall provide emergency crossings that meet all City Standards.

10. For Mineral Rights and Water Rights See attached Title Commitment

11. The eastern and southern portion of the site is bordered by a major transmission tower line for PSCO within a 210' right-of-way.

12. The owner/developer shall be responsible for traffic signal costs at all future signal locations abutting this development. Future signal locations and cost sharing will be determined and noted on the CSP.

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Sheet 3: Site Analysis		
Sheet 4: Slope Analysis		
Sheet 5: Neighborhood Definition & Transportation Elements Map		
Sheet 6: Parks, Open Space & Trails Map		
Sheet 7: FDP Land Use Map		
Sheet 8: Public Improvements Phasing Plan		

NUMBER	DATE	DESCRIPTION
1	11/20/2019	PUBLIC IMPROVEMENT PLAN HAS BEEN REVISED.
2	02/07/2020	PUBLIC IMPROVEMENT PLAN HAS BEEN REVISED.
3	03/05/2020	PUBLIC IMPROVEMENT PLAN HAS BEEN REVISED.
4	11/30/2020	PUBLIC IMPROVEMENT PLAN HAS BEEN REVISED.



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Landscape Architecture

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Murphy Creek East
Framework Development Plan

Developer:
Harvest Investors, LLC
Yale/MC, LLC
4582 S. Ulster Pkwy.
Suite 902
Denver, CO 80237
(303) 770-0200

Land Planner:
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21759 Cabini Blvd.
Golden, CO 80401
(303) 526-9126

Engineer:
Costin Engineering
6801 S. Emporia St.
Suite 205
Englewood, CO 80112
(303) 790-4969

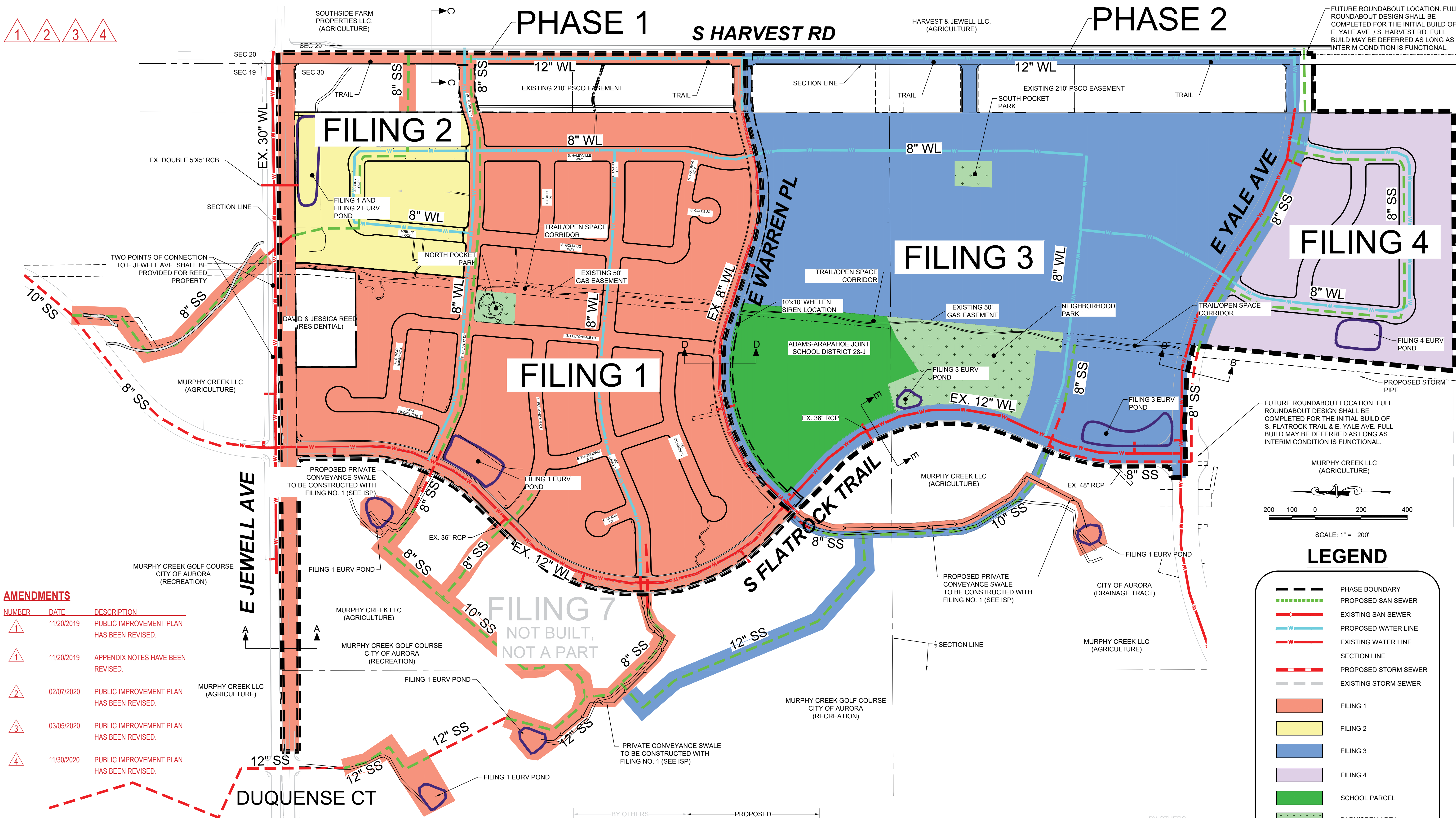
Engineer:
Peak Civil Consultants
2525 16th Street
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Denver, CO 80211
(720) 855-3859

Issue Date
4/16/01

Revision Date
7/16/01
8/20/01

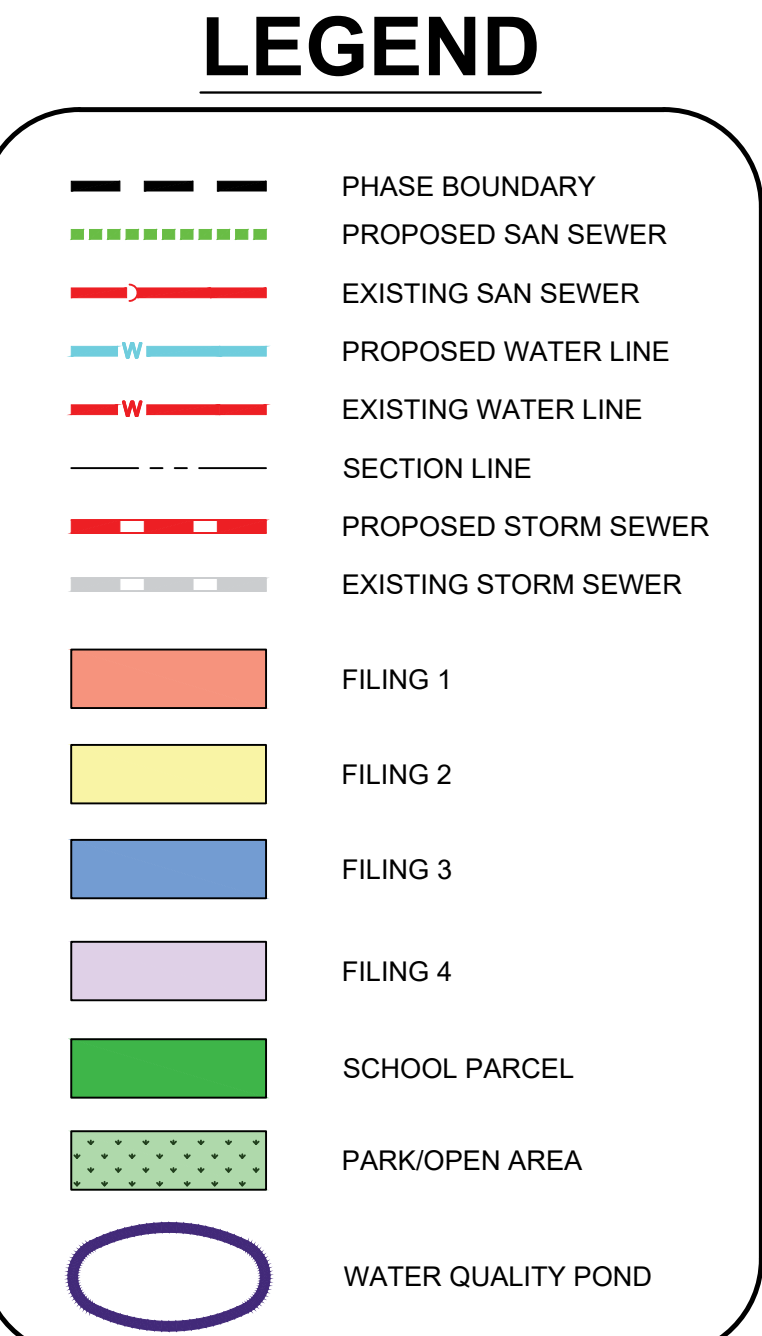
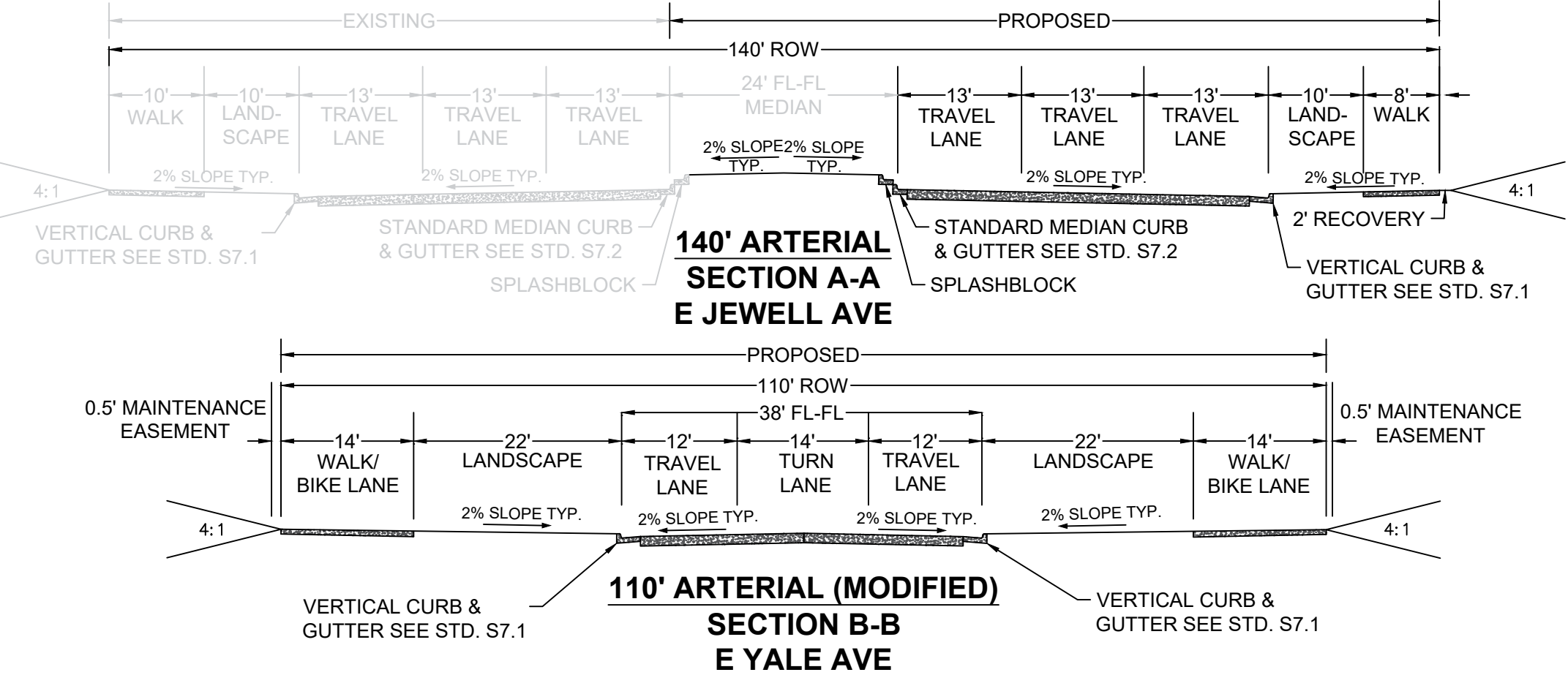
Sheet Title
Cover Sheet

Sheet Number
1 of 8



AMENDMENTS

NUMBER	DATE	DESCRIPTION
1	11/20/2019	PUBLIC IMPROVEMENT PLAN HAS BEEN REVISED.
1	11/20/2019	APPENDIX NOTES HAVE BEEN REVISED.
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NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY AND WILL BE FINALIZED IN FUTURE CSP AND CONSTRUCTION DRAWING SUBMITTALS.
2. UTILITY AND POND SIZES/LOCATIONS ARE PRELIMINARY AND APPROXIMATE AS SHOWN. THESE WILL BE FINALIZED IN FUTURE CSP AND CONSTRUCTION DRAWING SUBMITTALS.
3. 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 CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.

NORRIS DUL

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Murphy Creek East
Framework Development Plan

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Suite 210
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Issue Date
8/20/01

Revision Date

Sheet Title
Public Improvem Phasing I

Sheet Number
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TABLE 2
Submission Checklist for Framework Development Plan E-470 Corridor
Zoning District

The checklist is designed to assist designers and staff and is not required to be submitted with the application. The following items shall be submitted with any Framework Development Plan (FDP) application.

I. Context Map

Information Provided	Check
Appropriate map size	X
Appropriate scale	X
Appropriate font	X
Boundary of property included in FDP	X
Surrounding existing or planned land uses, zoning, streets, parks and open space within 1/2 mile of the FDP boundary including all streets included on plans approved by the City of Aurora & streets included in the adopted comprehensive or other adopted plans	X
The location & boundary of each E-470 Zoning District Sub Area	X
North Arrow	X
Graphic & numeric scale	X

II. Site Analysis Map

A. Background Information

Information provided	Check
Appropriate map size	X
Appropriate scale	X
Appropriate font	X
North Arrow	X
Graphic & numeric scale	X
Legend describing the meaning of all symbols used	X
Property owner name, address, & phone number	X
Name, firm name, address and phone number for person preparing the document	X
Name and phone number for contact person	X
Land uses & structures adjacent to the FDP boundaries. Including those that are existing & those that are shown on plans approved by the City	X
Parks & open space adjacent to the FDP boundaries. Include those that are existing & those that are shown on plans approved by the City	X
All streets adjacent to the FDP boundaries. Include those that are existing & those that are shown on plans approved by the City	X
The location & boundary of each E-470 Zoning District Sub Area	X
Any existing uses on the site. Specify the type of use including whether the use is owner or renter occupied	X
Mineral rights	X
Water rights	X
Existing utilities including overhead power lines & easements	X

B. Physical Features:

According to the E-470 Design Standards, development shall be organized & designed to protect, appropriately use or enhance the physical features described in the site analysis. This shall be accomplished by including such features in common landscaped areas or dedicated open space, by allowing construction in these areas sensitive to the protection of these features, or by mitigated impacts. If possible, these features shall be connected or integrated with similar features on adjacent lands.

Grading in relation to major ridgelines & swales shall be carried out in a manner that maintains their approximate topographic form. Significant reconstruction of major or prominent topographic features shall be avoided to the maximum extent feasible.

Describe the location & characteristics of each of the following features contained within the FDP boundaries. Each such physical feature shall be appropriately labeled for easy reference in the narrative or in further discussions.

Information provided

Check	None
Historic or archeological sites that have been recognized by the City Council as significant	X
Riparian wildlife habitat, as identified by the Division of Wildlife	X
Natural or geologic hazard area or soil conditions, such as unstable or potentially unstable slopes, faulting, landslides, rockfalls, or expansive soils	X
Topographic contours at two-foot intervals	X
Slope analysis, on a separate map (slopes 1-4%, 5-8%, 9-12% and 12+%)	X
100 year floodplains	X
Designation of major ridgelines & swales	X
Existing vegetation, including stands of Black Forest	X
Airport overlay districts	X

Significant views of the front range or designated open space as viewed from the E-470 Tollway, designated open space, or arterial & collector streets

III. Site Analysis Narrative

According to the E-470 Design Standards, development shall be organized & designed to protect, appropriately use or enhance the physical features described in the site analysis. This shall be accomplished by including such features in common landscaped areas or dedicated open space, by allowing construction in these areas sensitive to the protection of these features, or by mitigated impacts. If possible, these features shall be connected or integrated with similar features on adjacent lands.

Grading in relation to major ridgelines & swales shall be carried out in a manner that maintains their approximate topographic form. Significant reconstruction of major or prominent topographic features shall be avoided to the maximum extent feasible.

Site analysis shall be provided which describes the following for each physical feature described on the site analysis map.

Information provided

Check	None
The extent to which the feature is included in common or dedicated open space	X
The extent to which construction of lands uses & roads will occur in or adjacent to these features.	X
The manner in which these features will be protected or used as amenities when construction or grading.	X
The manner in which the impacts of construction or grading will be mitigated	X

IV. Framework Development Plan Map

A. Background Information

Information provided	Check
Appropriate map size	X
Appropriate scale	X
Appropriate font	X
Appropriate standard notes	X
North Arrow	X
Graphic & numeric scale	X
Legend describing the meaning of all symbols used	X
Property owner name, address, & phone number	X
Name, firm name, address & phone number for person preparing the document	X
Name & phone number for contact person	X
Legal description of the boundary of the property included in the FDP	X
The location & boundary of each E-470 Zoning District Sub Area	X
Date the plan was prepared & any revision dates	X
FDP Signature Block in format provided by Planning Department	X

B. Neighborhood Definition

Information provided	Design Standard	Neighborhoods
The location, boundaries & area of each neighborhood. Each neighborhood shall be labeled with a number for reference.	X	X
Neighborhood boundaries with a description of each portion of the neighborhood boundary.	X	X
The location of primary entryways to each neighborhood	X	X

C. Transportation Network

The number of small lots (single family detached lot under 6,000 square feet) in each neighborhood.	X	Small lots shall conform to City Code	X	Small lots shall conform to City Code
A table describing the size of each neighborhood and the number of small lots single family lots in each.	X		X	See FDP Neighborhood Definition & Circulation Plan, for a table describing the size of the neighborhood.

Information provided

Check	Design Standard	Check
The location of all existing & proposed arterial & collector streets	X	X
The location of planned bicycle or pedestrian trails	X	X

D. Land Use

1. Area & Average Density

Information provided	Check	Design Standard	Check
Total area of the FDP	X	X	X
Total area of Floodplain in the FDP.	X	X	X
Total number of dwellings proposed in the FDP	X	X	X
Calculated average residential density defined as number of dwellings divided by total non-floodplain area.	X	X	X
Percent of LAND within 1/2 mile of E-470 ROW used for residential uses	X	X	X

2. Use Areas

Use area designation

Information provided

Check	Design Standard	Check	A	B	C	D	E	F	G
The area of each use area less any floodplain within that area.	X	X	128.1	23.7	15.3	13.0	8.0	5.0	21.5
Designated use areas with differing proposed uses in each area. Each use area should be provided with a letter label	X	X	SFD & Private Open Space	MF & Private Open Space	School & Dedicated Recreational Space	MF & SFD			
The maximum residential density for all residential use areas shall be shown on the FDP map.	X	X	8.0	15.0	15.0	N/A	N/A	N/A	N/A
A table describing the area of each use area minus floodplain area, land use categories, the number of residences by type in each use area, & the maximum residential densities allowed in each use area. Also describe the number of single family small lots (under 6,000 square feet) & the percentage of all single family detached lots that are small lots	X	X	See FDP Land Use Map						

3. Multi-Family Residential Uses

Information provided	Design Standard	Check	Medium Density Sub-area
Number of multi-family residential uses in each subarea zoning district.	X	X	2 MF Use Areas 269 MF Units Allowed
The total number of residential uses in each subarea zoning district	X	X	MF & SFD 1,224 Units Allowed with a maximum of 897.
The percentage of all residential uses that are multi-family in each subarea zoning district	X	X	Of the 6 different land uses proposed (A, B, C, D, E, F), 3 are residential (A, B, C). Of the three residential land uses, 2 are multi-family (B, C). 67% Of the allowed units, a maximum of 30% can be multi-family units.
In residential zoning districts, the distance between each multi-family use area & the nearest Neighborhood Activity Center.	X	X	NAC to Map Area B = 800' NAC to Map Area C = 1,300'
In residential zoning districts, the distance between each multi-family use area & the nearest Neighborhood Activity Center.	X	X	There is no CAC.

between each multi-family use area & the nearest Community Activity Center.

Information provided

Check	Design Standard	Check	NAC 1
The location, extent, & size of each neighborhood activity center. If there is more than one NAC, each should be labeled with number.	X	X	Please refer to the FDP Land Use Plan for the location, extent, and size of the NAC.
A table describing the uses proposed in each NAC	X	X	Please refer to the FDP Land Use Plan for the uses proposed within the NAC.
If the FDP is within 1,320 feet of the E-470 ROW, the distance between the neighborhood center & the E-470 ROW	X	X	N/A
The distance between each Neighborhood Activity Center & the nearest other Neighborhood Activity Center.	X	X	N/A
The distance between each Neighborhood Activity Center & the nearest other Community Activity Center.	X	X	N/A
Distance of NAC frontage on each street	X	X	Frontage along street is approx. 1,500 feet because the nac is both a park and a school.

5. Community Activity Center (CAC's)

The Community Activity Center section has been deleted because there are no CAC's on site.

6. Regional Activity Centers

The Regional Activity Center Section has been deleted because there are no RAC's on site.

7. Public & Private Lands

Information provided

Check	Design Standard	Check
Location & description of all public land dedications	X	X
Information provided	Check	Check
Location & description of all neighborhood park	X	X
Floodplains & floodplains crossing	X	X

8. Proposed FDP Waivers

The Waiver Section has been deleted because there are no waivers proposed.

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(Attachment 1)
E-470 Framework Development Plan
LAND USE MATRIX
12/13/99

Each application for a Framework Development Plan must include this matrix, correctly and completely filled out. The matrix must appear both in 8 1/2" x 11" format as on the Framework Development Plan drawing.

Land Use Area Shown on FDP Map	Land Use Category	Land Use Area	If Residential: Maximum Number of Dwelling Units Per Area	If Neighborhood Activity Center: Maximum Number of Gross Building Square Feet Per Area	E-470 Sub-Area Zone
Map Area A	Single Family Detached, Standard	126.2	631	N/A	Medium Density Residential
Map Area B	Multi Family Medium Buildings	22.9	269 Total	N/A	Medium Density Residential
Map Area C	Multi Family Medium Buildings	15.3		N/A	Medium Density Residential
Map Area D	Neighborhood Activity Center	15.0	N/A	0	Medium Density Residential
Map Area E	Public Use, School, elementary	10.0	N/A	N/A	Medium Density Residential
Map Area F	Dedicated Recreational Space, Neighborhood Park	5.0	N/A	0	Medium Density Residential
Map Area G	Open Space	17.2	N/A	N/A	Medium Density Residential