

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 1/4 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 [Signature] MANAGER has caused these presents to be executed this 25 day of March A.D. 2002. By: Harvest Investors, LLC

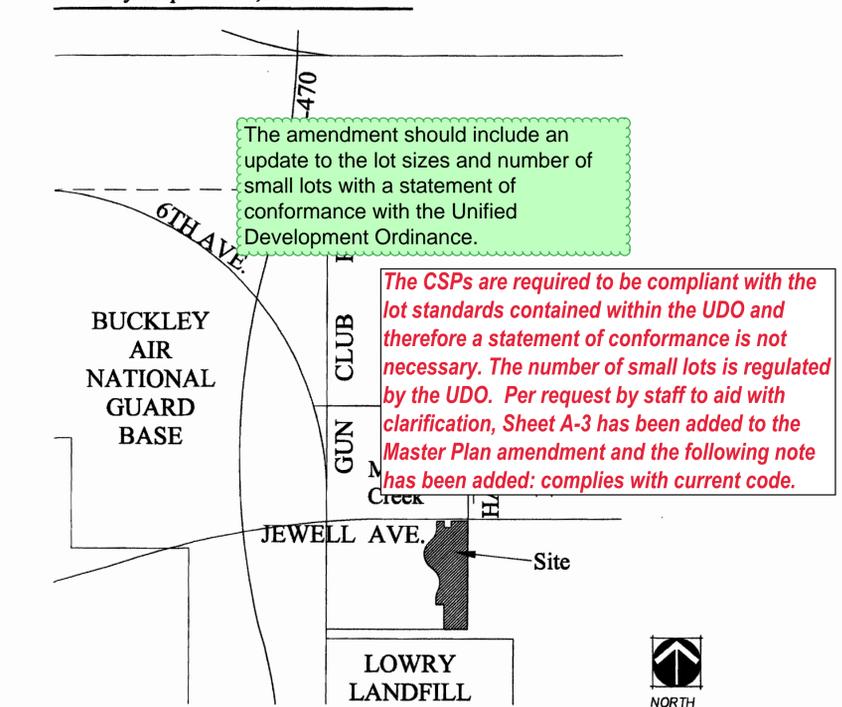
Notarial: State of Colorado )ss County of Denver ) The foregoing instrument was acknowledged before me this 25 day of March A.D. 2002 by: Harvest Investors, LLC

Witness my hand and official seal [Signature] (Notary Public) My Commission Expires 7/6/2003 Notary/Busn. address:

CITY OF AURORA APPROVALS: City Attorney: [Signature] Date: 4/2/02 Planning Director: [Signature] Date: 4-8-02

RECORDERS CERTIFICATE: Accepted for filing in the office of the Clerk and Recorder of [County] County, Colorado at [Time] o'clock M, This [Day] Day of [Month] A.D., [Year]. Clerk and Recorder: [Signature] Deputy: [Signature]

Vicinity Map - 1" = 4,000'



The amendment should include an update to the lot sizes and number of small lots with a statement of conformance with the Unified Development Ordinance.

The CSPs are required to be compliant with the lot standards contained within the UDO and therefore a statement of conformance is not necessary. The number of small lots is regulated by the UDO. Per request by staff to aid with clarification, Sheet A-3 has been added to the Master Plan amendment and the following note has been added: complies with current code.

Murphy Creek East

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In witness thereof [Signature] MANAGER has caused these presents to be executed this 25 day of March A.D. 2002. By: Harvest Investors, LLC

Doesn't the legal description need to be updated? As well as the other associated tables in the Master Plan that account for the change in property area?

A change in the legal description within the FDP is not being requested by the Applicant. The FDP applies to all of the property in the CSP applications. Per staff recommendation, a mylar change may be warranted at a later date.

In witness thereof [Signature] MANAGER has caused these presents to be executed this 25 day of March A.D. 2002. By: Harvest Investors, LLC

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 [Signature] PRES. has caused 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 [Signature] (Notary Public) My Commission Expires 7/6/2003 Notary/Busn. address:

The FDP amendment will not be approved by public works until the master drainage update is approved.

Comment noted, thank you.

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.

Sheet Index

- Sheet 1: Cover Sheet
Sheet 2: Context Map
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

Table with columns: NUMBER, DATE, DESCRIPTION. Includes entry for AMENDMENTS 10/01/2019 PUBLIC IMPROVEMENT PLAN HAS BEEN REVISED.



Planning Landscape Architecture
710 West Colfax
Denver, Colorado 80200
Fax: 303 882 1166
Phone: 303 882 1166

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: David Clinger & Assoc.
21759 Cabrini Blvd.
Golden, CO 80401
(303) 526-9126

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

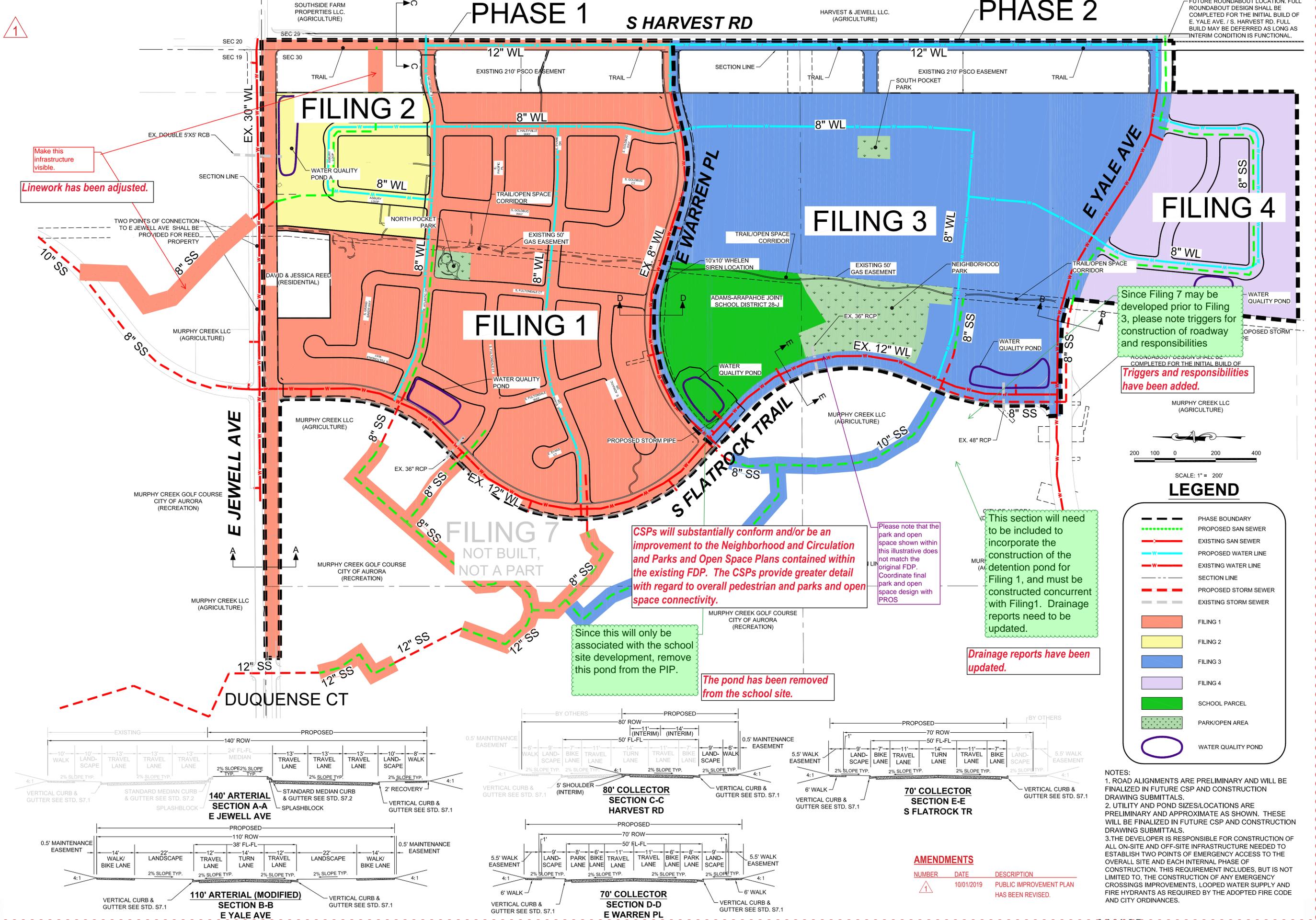
Engineer: Peak Civil Consultants
2525 16th Street
Suite 210
Denver, CO 80211
(720) 855-3859

Issue Date: 4/16/01

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

Sheet Title: Cover Sheet

Sheet Number: 1 of 8



Make this infrastructure visible.  
 Linework has been adjusted.

Since Filing 7 may be developed prior to Filing 3, please note triggers for construction of roadway and responsibilities  
 Triggers and responsibilities have been added.

CSPs will substantially conform and/or be an improvement to the Neighborhood and Circulation and Parks and Open Space Plans contained within the existing FDP. The CSPs provide greater detail with regard to overall pedestrian and parks and open space connectivity.

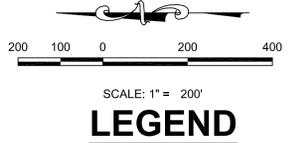
Since this will only be associated with the school site development, remove this pond from the PIP.

The pond has been removed from the school site.

This section will need to be included to incorporate the construction of the detention pond for Filing 1, and must be constructed concurrent with Filing 1. Drainage reports need to be updated.

Drainage reports have been updated.

Please note that the park and open space shown within this illustrative does not match the original FDP. Coordinate final park and open space design with PROS



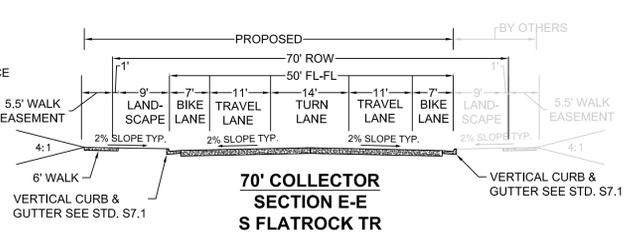
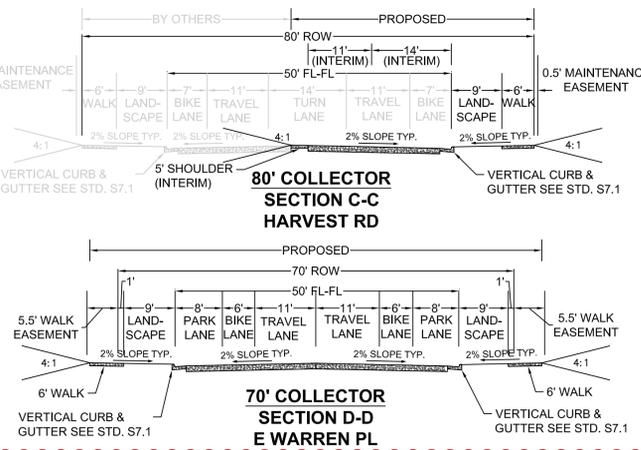
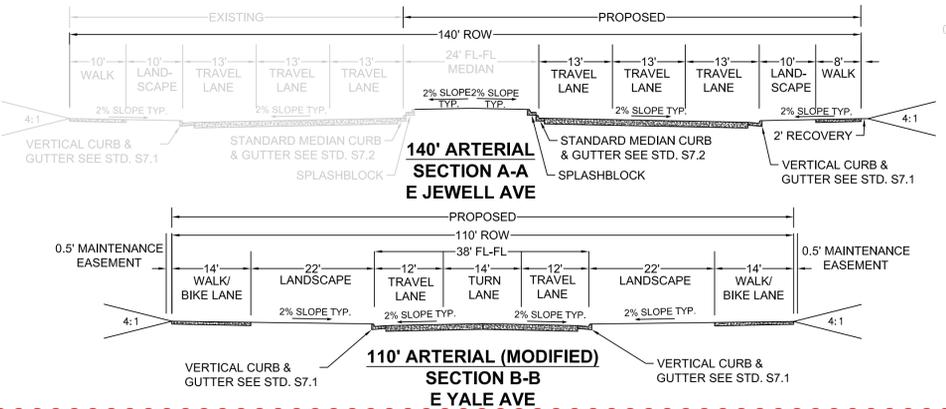
**LEGEND**

- PHASE BOUNDARY
- PROPOSED SAN SEWER
- EXISTING SAN SEWER
- PROPOSED WATER LINE
- EXISTING WATER LINE
- SECTION LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- FILING 1
- FILING 2
- FILING 3
- FILING 4
- SCHOOL PARCEL
- PARK/OPEN AREA
- WATER QUALITY POND

- NOTES:
- ROAD ALIGNMENTS ARE PRELIMINARY AND WILL BE FINALIZED IN FUTURE CSP AND CONSTRUCTION DRAWING SUBMITTALS.
  - UTILITY AND POND SIZES/LOCATIONS ARE PRELIMINARY AND APPROXIMATE AS SHOWN. THESE WILL BE FINALIZED IN FUTURE CSP AND CONSTRUCTION DRAWING SUBMITTALS.
  - 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.

**AMENDMENTS**

NUMBER	DATE	DESCRIPTION
1	10/01/2019	PUBLIC IMPROVEMENT PLAN HAS BEEN REVISED.



**NORRIS DUL**  
 Planning Landscape Architect  
 710 West Colfax  
 Denver, Colorado 80202  
 Fax: 303 892 1186  
 Phone: 303 892 1166

**Murphy Creek East**  
 Framework Development Plan

**Developer**  
 Harvest Investors, LLC  
 Yale/MC, LLC  
 4582 S. Ulster Pkwy.  
 Suite 902  
 Denver, CO 80237

**Land Planner**  
 David Clinger & Assoc.  
 21759 Cabrini Blvd.  
 Golden, CO 80401

**Engineer**  
 Costin Engineering  
 6801 S. Emporia St.  
 Suite 205  
 Englewood, CO 80112

**Engineer**  
 Peak Civil Consultants  
 2525 16th Street  
 Suite 210  
 Denver, CO 80211

Issue Date: 8/20/01  
 Revision Date:  
 Sheet Title: Public Improvem Phasing I  
 Sheet Number: 8 of 8