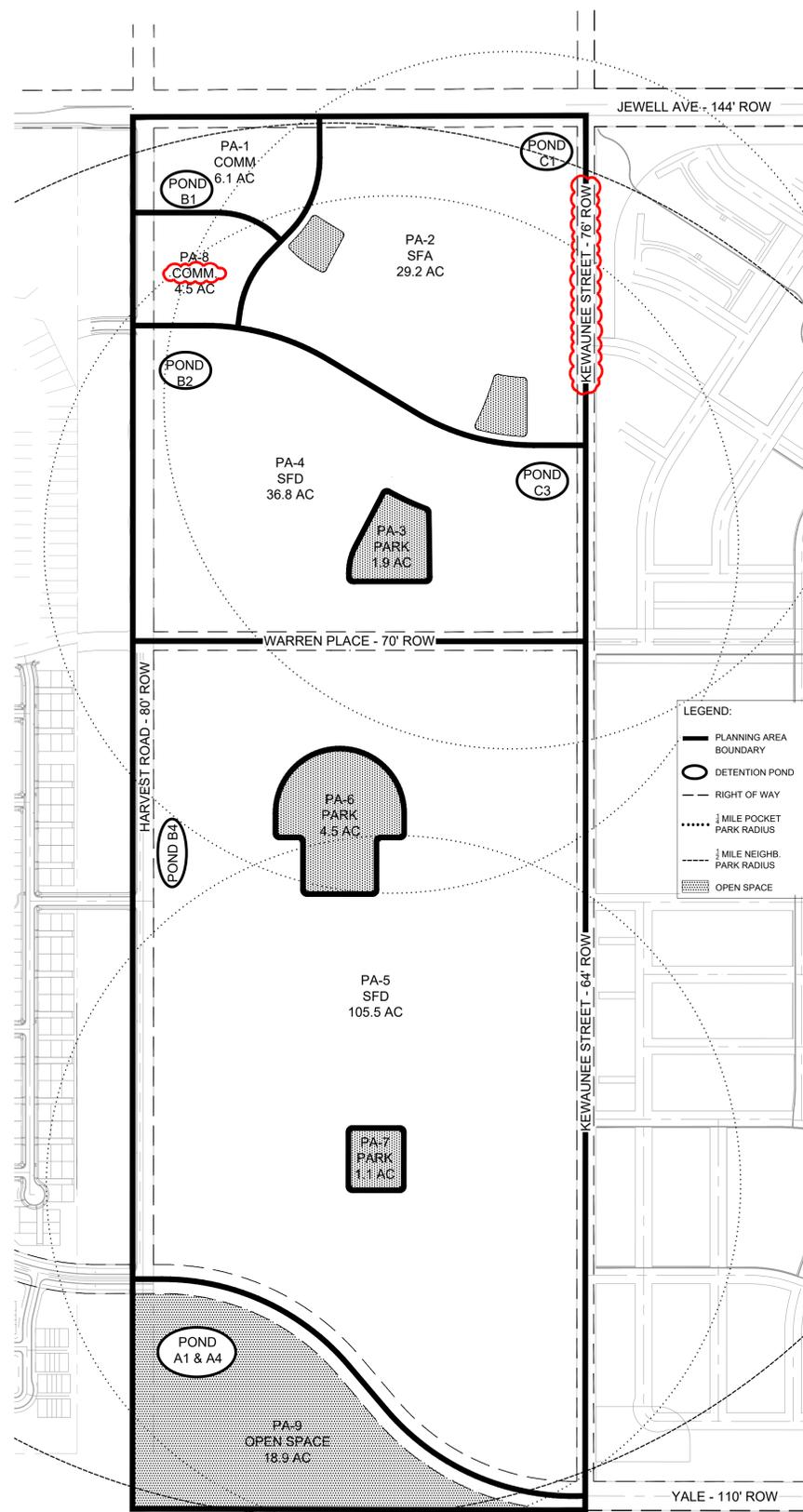


LAND USE MAP



**LEGEND:**

- PLANNING AREA BOUNDARY
- DETECTION POND
- RIGHT OF WAY
- MILE POCKET PARK RADIUS
- MILE NEIGHB. PARK RADIUS
- OPEN SPACE

**NOTES:**

- THE SITE FOR THE WHELEN WARNING SYSTEM WILL BE LOCATED IN PLANNING AREA 1 OR PLANNING AREA 6.
- WHELEN WARNING SYSTEM REQUIREMENTS: THE FEMA REQUIREMENT FOR OUTDOOR EMERGENCY WARNING SYSTEMS IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY OF AURORA USES THE WHELEN SIREN SYSTEM. THE LAND REQUIREMENT FOR THE TOWER IS A 10' X 10' EASEMENT. EACH SIREN COVERS APPROXIMATELY 3,000 RADIAL FEET AT 70 DB AND IS TYPICALLY SPACED ONE SIREN PER SQUARE MILE. IN NEWLY ANNEXED/DEVELOPING AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY 1/2 SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIRENS WILL BE DETERMINED BY THE CITY OF AURORA'S OFFICE OF EMERGENCY MANAGEMENT TO ENSURE THAT COORDINATED COVERAGE IS PROVIDED ON A SYSTEM-WIDE BASIS. FOR SPECIFIC QUESTIONS, THE OFFICE OF EMERGENCY MANAGEMENT CAN BE REACHED AT 303-739-7636 (PHONE), 303-326-8986 (FAX), OR (EMAIL) AFD\_OEM@AURORA.GOV.ORG.



FORM D: LAND USE MAP MATRIX

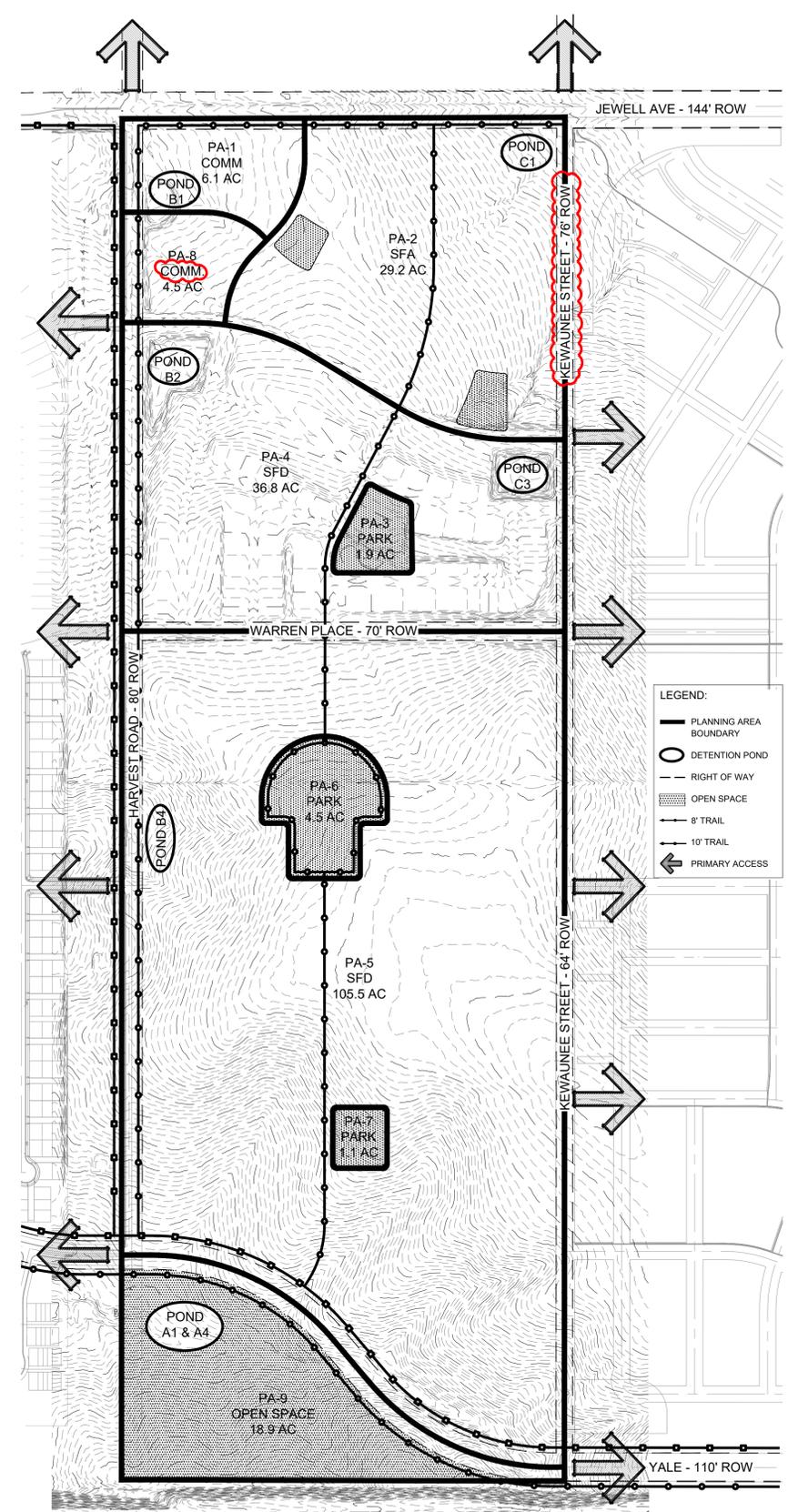
A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code (in DUs or SF)	G. Actual Proposed Maximum Density (in DUs or SF)	H. Details and Comments (Include phase number or triggering event)
1. Flood Plain Areas							
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	PA-3	POCKET PARK 1	1.9	See Table Below	NA	NA	POCKET PARK 1 - PUBLIC GATHERINGS AREA AND OPEN PLAY FIELD PHASE 1/2, PRIOR TO 75TH C.O.
	PA-6	PARK	4.5	See Table Below	NA	NA	METRO DISTRICT WILL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE
	PA-7	POCKET PARK 2	1.1	See Table Below	NA	NA	POCKET PARK 2 - PUBLIC GATHERINGS AREA AND OPEN PLAY FIELD PHASE 2/3, PRIOR TO 400TH C.O.
	PA-9	OPEN SPACE	18.9	See Table Below	NA	NA	PHASE 3/4, PRIOR TO 500TH C.O.
3. Development Areas Subzone NE-REM	PA-1	COMMERCIAL	6.1	NA	NA	NA	FUTURE
	PA-2	SFA	29.2	12 DU/AC	350 DUs	260 DUs	PHASE 2/3
	PA-4	SFD	36.8	8 DU/AC	294 DUs	140 DUs	VILLAGES AT MURPHY CREEK WILL BE PERMITTED TO HAVE 199 SMALL LOTS. THIS NUMBER IS BASED OFF OF 35% OF THE TOTAL SFD LOTS. NO MORE THAN 100 SMALL LOTS MAY BE LOCATED IN ONE AREA. PHASE 1/2
	PA-5	SFD	105.5	8 DU/AC	844 DUs	446 DUs	VILLAGES AT MURPHY CREEK WILL BE PERMITTED TO HAVE 199 SMALL LOTS. THIS NUMBER IS BASED OFF OF 35% OF THE TOTAL SFD LOTS. NO MORE THAN 100 SMALL LOTS MAY BE LOCATED IN ONE AREA. PHASE 2/3
	PA-8	COMMERCIAL	4.5	NA	NA	NA	PHASE 3/4
4. Total Map Acreage (total figures above)			208.5				
5. Less 1/2 of Perimeter Streets Not Owned By Applicant			0.0				
6. Applicant's Acreage Listed in Application (Line 4 minus line 5)			208.5				
7. Total Flood Plain Acreage			0.0				
8. Total Adjusted Gross FDP Acreage (Line 4 minus line 7)			208.5				

A. Land Use Item	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code	G. Actual Proposed Maximum Density	H. Details and Comments (Include phase number or triggering event)
9. Total SFD planning areas (PA-4 & PA-5)	142.3	2.65 persons per unit	1,138 DUs	586 DUs	ESTIMATED 1,553 RESIDENTS
10. Total SFA planning areas (PA-2)	29.2	2.2 persons per unit	350 DUs	260 DUs	ESTIMATED 572 RESIDENTS
12. Total residential	171.5		1,488 DUs	846 DUs	ESTIMATED 2,125 RESIDENTS
13. Check for average residential density in each subzone		5 DUs per acre x Line 6	1042 DUs	846 DUs	TOTAL NUMBER OF PROPOSED DWELLING UNITS IS WITHIN THE ALLOWABLE FDP MAXIMUM. NO MULTIFAMILY UNITS ARE PROPOSED
14. Check for maximum allowable number of multifamily units in each subzone		Line 13E x 30%	294 DUs	NA	
15. Total retail planning areas	NA				
16. Total office planning areas	NA				
17. Total industrial planning areas	NA				
18. Total mixed commercial areas	NA				
19. Total commercial	10.6				
20. Total neighborhood parks	4.5	3.0 acres/1000 residents			4.5 AC OF NEIGHBORHOOD PARK LAND WILL BE DEDICATED WITH SITE PLAN. FINAL ACREAGE WILL BE BASED ON ACTUAL LOTS PLATTED, WHICH COULD BE FEWER THAN THAT APPROVED WITH THE FOP.
21. Total community parks	0.0	1.1 acres/1000 residents			THE CITY REQUIREMENT IS 2.6 AC. COMMUNITY PARK LAND DEDICATION WILL BE MET VIA CASH-IN-LIEU AT TIME OF FIRST SUBDIVISION PLATTING. FINAL ACREAGE WILL BE BASED ON ACTUAL LOTS PLATTED, WHICH COULD BE FEWER THAN THAT APPROVED WITH THE FOP.
22. Total other open space including trail corridors, loop parks, greenbelts, and special recreational sites (exclusive of flood plain)	18.9	7.8 acres/1000 residents			THE CITY REQUIREMENT IS 18.9 AC.
23. Total parks & open space	23.4				THE CITY REQUIREMENT IS 23.4 AC, INCLUDING 4.5 AC OF NEIGHBORHOOD PARK SATISFIED WITH LAND DEDICATION. COMMUNITY PARK REQUIREMENTS WILL BE MET VIA CASH-IN-LIEU BASED ON THE FINAL NUMBER OF PLATTED LOTS. THE TOTAL PARK AND OPEN SPACE LAND DEDICATION IS 23.4 AC.

FORM J: PARKS & OPEN SPACE INVENTORY AND PHASING APPROVAL

A. Planning Area Designation (or feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Parks Dept. Credited Acreage	E. Final Ownership and Facility Funding	F. Phasing Plan and Trigger for Each Phase
POCKET PARK 1 (PA-3)	Outdoor public gathering / picnic shelter and open play field (Please refer to the Design Standards for the required elements of this design).	1.9	1.9	HOA/Metro District	To be built prior to 75th C.O. of Planning Area 4
POCKET PARK 2 (PA-7)	Outdoor public gathering / picnic shelter and open play field (Please refer to the Design Standards for the required elements of this design).	1.1	1.1	HOA/Metro District	To be built prior to 100% C.O. of Planning Area 5
Park (PA-6)	Outdoor public gathering area, open play field, playground and picnic shelters (Please refer to the Design Standards for the required elements of this design).	4.5	4.5	HOA/Metro District	To be built prior to 50% C.O. of Planning Area 5
O.S. (PA-9)	Park and Open Space south of Yale Ave. with regional trail and community connector regional trail and community connector.	18.9 (4.5 ac average to accommodate detention areas)	14.4	COA will be responsible for construction and maintenance	To be built prior to 75% C.O. of Planning Area 5
O.S. (PA-2)	Pocket park located within SFA parcel	1.5	1.5	HOA/Metro District	To be built prior to full build-out of SFA parcel
Community Park	Cash-in-lieu of dedication	0.0	0.0	COA	Cash-in-lieu
<b>Total</b>		<b>27.9</b>	<b>23.4</b>		

OPEN SPACE / CIRCULATION AND NEIGHBORHOOD MAP



**LEGEND:**

- PLANNING AREA BOUNDARY
- DETECTION POND
- RIGHT OF WAY
- OPEN SPACE
- 8' TRAIL
- 10' TRAIL
- PRIMARY ACCESS

**NOTES:**

- HARVEST CROSSING METRO DISTRICTS 1-4 SHALL BE RESPONSIBLE FOR THE FUNDING OF:
  - 25% OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTION OF HARVEST AND JEWELL AVE
  - 100% OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTION OF THE COMMERCIAL ACCESS 600' EAST OF HARVEST RD/JEWELL AVE INTERSECTION
  - 50% OF THE ROUNDABOUT INSTALLATION COSTS AT THE INTERSECTION OF HARVEST RD AND YALE AVE
  - 25% OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTION OF KEWAUNEE ST AND JEWELL AVE



IF AND WHEN SIGNAL WARRANTS ARE SATISFIED, TRAFFIC SIGNAL WARRANTS AS DESCRIBED IN THE 2003 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR WARRANT PURPOSES, MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THE THRU AND LEFT-TURN LANE MOVEMENTS AND 50% OF THE RIGHT TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY THE CITY) SHALL BE SIGNED BY THE OWNER DEVELOPER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. IF IN THE FUTURE THE INTERSECTION AT THE COMMERCIAL ACCESS BECOMES FOUR LEGGED BEFORE THE SIGNAL IS OPERATIONAL, TRAFFIC SIGNAL COSTS WILL BE REDUCED BY 50% AT THIS LOCATION. THIS NOTE SUPERSEDES THE COST-SHARING NOTE IN THE TRAFFIC IMPACT STUDY.

**PLANWEST**

767 Santa Fe Drive  
Denver, CO 80204  
303-741-1411  
planwest.com

**OWNER / CLIENT**  
HARVEST & JEWELL, LLC  
1400 HARVEST AVE SITE #225  
DENVER, CO 80111  
303-520-3085

**ENGINEER**  
KIMBLE-HORN  
1000 HARVEST STREET SITE #1500  
DENVER, CO 80227  
303-226-2300

FRAMEWORK DEVELOPMENT PLAN - AMD. 3  
VILLAGES AT MURPHY CREEK  
AURORA, COLORADO

**ISSUE RECORD**

SUBMITTAL #.1	12/06/2023
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**PROJECT INFORMATION**

PROJECT #:	2021-50
DRAWN BY:	AH
CHECKED BY:	PW