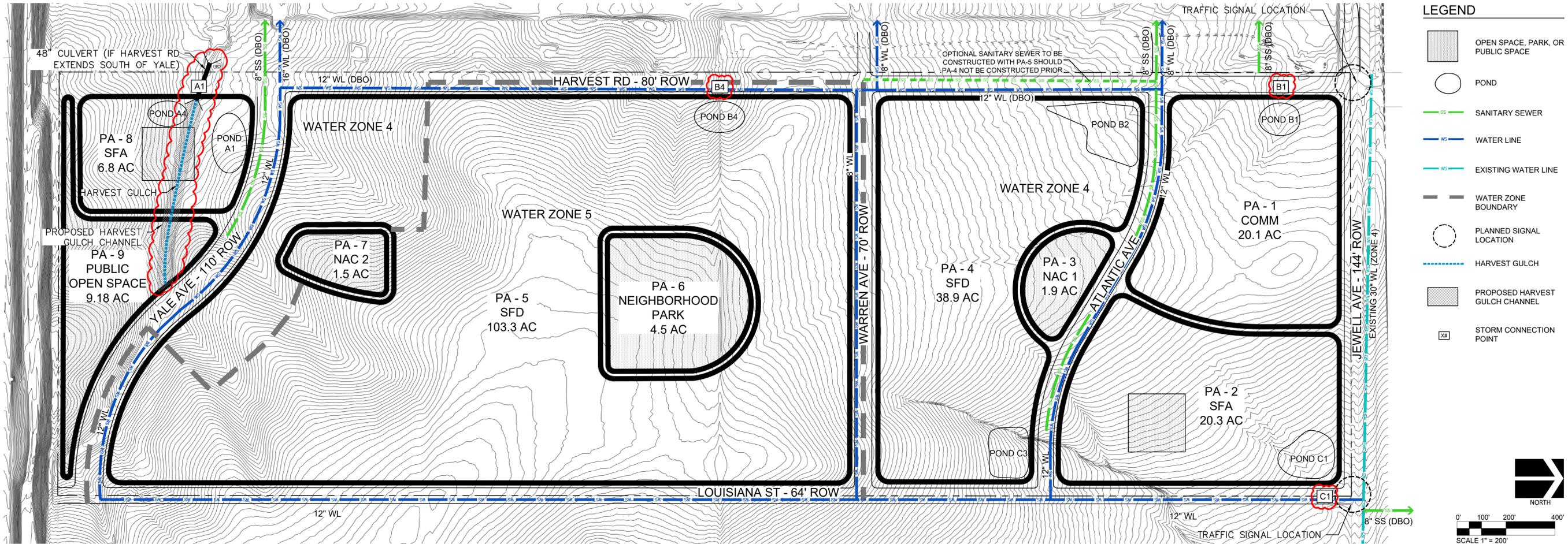


# Villages at Murphy Creek: Framework Development Plan

## PUBLIC IMPROVEMENT PLAN

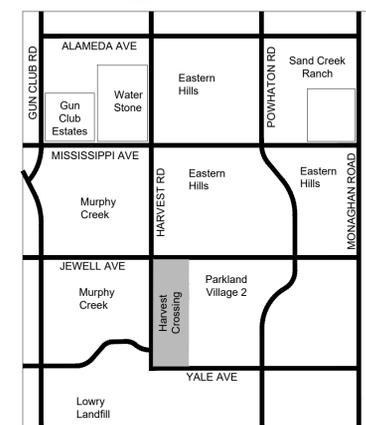


### NOTES

- REFER TO THE MASTER DRAINAGE REPORT FOR STORM SEWER INFORMATION.
- PROPOSED UTILITY LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT FINAL PLATTING.
- UTILITY INFRASTRUCTURE FOR THIS SITE ASSUMES APPROPRIATE UTILITY CONNECTIONS FOR THE MURPHY CREEK AND EASTERN HILLS PROJECTS ARE CONSTRUCTED PRIOR TO DEVELOPMENT OF THIS SITE. IF THESE CONNECTIONS ARE NOT COMPLETE, DEVELOPER OF THIS SITE WILL NEED TO CONSTRUCT THESE IMPROVEMENTS (OR CITY OF AURORA APPROVED TEMPORARY CONNECTIONS) PRIOR TO DEVELOPMENT. PLANNING AREAS MAY BE DEVELOPED IN ANY ORDER IF APPROPRIATE OUT OF PHASE SERVICES INSTALLED AT THE TIME OF, OR PRIOR TO, DEVELOPMENT. CITY OF AURORA REQUIRES LOOPING OF WATERLINES FOR ALL PLANNING AREAS. ADDITIONAL AND/OR TEMPORARY WATERLINE LOOPING MAY BE REQUIRED BASED UPON PLANNING AREA BEING DEVELOPED AND EXISTING INFRASTRUCTURE.
- IF DEVELOPMENT OF THIS SITE OCCURS PRIOR TO THE MURPHY CREEK AND EASTERN HILLS PROJECTS PROVIDING PAVED ROAD ACCESS TO THIS SITE, THE VILLAGES AT MURPHY CREEK DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT TWO DISTINCT PAVED ACCESSES TO THE SITE. CITY OF AURORA REQUIRES TWO DISTINCT PAVED ACCESSES TO ANY DEVELOPMENT PARCEL. DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SAID ACCESSES FOR EACH SPECIFIC PLANNING AREA IF ADJOINING INFRASTRUCTURE IS NOT IN PLACE. FINAL ACCESS LOCATIONS FOR EACH PLANNING AREA TO BE DETERMINED AT FINAL PLATTING.
- THE TRIGGERS FOR CONSTRUCTION OF PARKS AND OPEN SPACE MAY BE ADJUSTED DURING SUBSEQUENT PUBLIC IMPROVEMENT PLAN (PIP) SUBMITTALS. PARKS SHOWN ON THIS PLAN WILL BE DEDICATED AND/OR CONSTRUCTED WITHIN THE PLANNING AREA IN WHICH THEY ARE SHOWN AS NOTED BELOW IN THE PLANNING AREA NARRATIVE.
- LOCAL ROADS AND LOTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND FOR INFORMATION ONLY. IT IS UNDERSTOOD THAT APPROVAL OF THIS PLAN BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE LOCAL ROADWAY SYSTEM.
- ALL PUBLIC IMPROVEMENTS SHOWN WITHIN A PLANNING AREA MUST BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY WITHIN EACH PLANNING AREA.
- ADDITIONAL OFF-SITE IMPROVEMENTS MAY BE REQUIRED BASED ON TRAFFIC, LIFE SAFETY, OR DRAINAGE REQUIREMENTS.
- CHANNEL IMPROVEMENTS SHALL BE PER MILE HIGH FLOOD DISTRICT AND CITY OF AURORA STANDARDS.

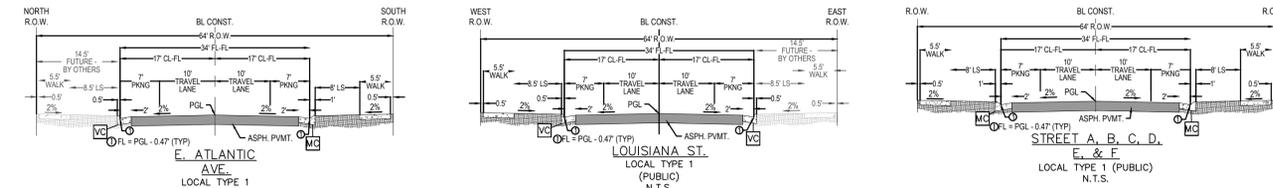
### VICINITY MAP

Scale: 1" = 4,000'

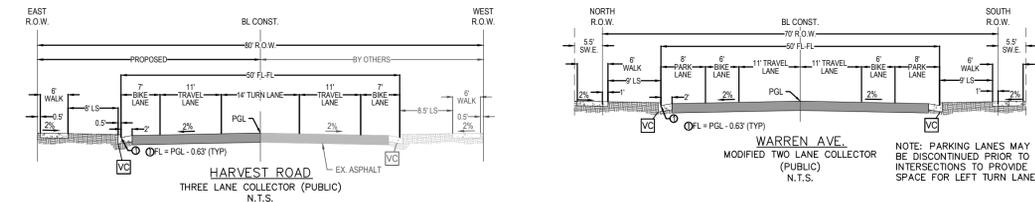


### STREET CROSS SECTIONS

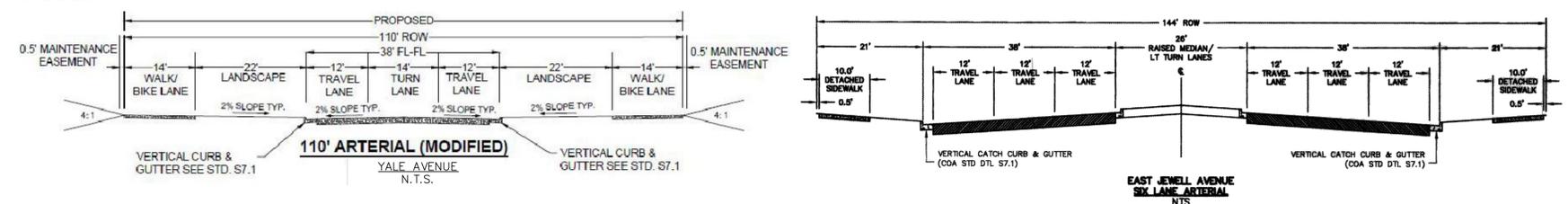
#### LOCALS:



#### COLLECTORS:



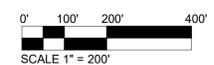
#### ARTERIALS:



**2** UPDATED TO INCORPORATE CHANNEL IMPROVEMENTS TO HARVEST GULCH, REALLOCATE THE NEIGHBORHOOD PARK OWNERSHIP, AND EXPAND UPON THE PUBLIC IMPROVEMENT PLAN NARRATIVE STORM DRAINAGE REQUIREMENTS BY PLANNING AREA.

### LEGEND

- OPEN SPACE, PARK, OR PUBLIC SPACE
- POND
- SANITARY SEWER
- WATER LINE
- EXISTING WATER LINE
- WATER ZONE BOUNDARY
- PLANNED SIGNAL LOCATION
- HARVEST GULCH
- PROPOSED HARVEST GULCH CHANNEL
- STORM CONNECTION POINT



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FRAMEWORK DEVELOPMENT PLAN  
**VILLAGES AT MURPHY CREEK**  
AURORA, COLORADO

ISSUE RECORD	DATE	DESCRIPTION
SUBMITTAL # 1	06/01/2022	
SUBMITTAL # 2	08/10/2022	

PROJECT INFORMATION	DATE	BY
PROJECT #:	2021-40	AH
DRAWN BY:		PW
CHECKED BY:		

PUBLIC IMPROVEMENT PLAN

FDP.06

# Villages at Murphy Creek: Framework Development Plan

## PUBLIC IMPROVEMENT PLAN

### PUBLIC IMPROVEMENTS BY PLANNING AREA

THE ROADWAY, SANITARY SEWER, WATER, AND STORM SEWER ALIGNMENTS ARE PRELIMINARY AND SHALL BE FINALIZED IN FUTURE PRELIMINARY/FINAL PLAT AND CONSTRUCTION DRAWING SUBMITTALS. ALL UTILITY AND ROAD DESIGN WILL FOLLOW THE CITY OF AURORA STANDARDS (AT THE TIME OF DEVELOPMENT) AND WILL BE SUBJECT TO REVIEW AND COMMENT AT THE TIME OF FUTURE PLAT SUBMITTALS. ADDITIONAL GEOMETRIC IMPROVEMENTS MAY BE REQUIRED TO MEET THE CITY'S LOS CRITERIA IN ACCORDANCE WITH FUTURE DETAILED TRAFFIC IMPACT STUDIES. EACH FILING WILL HAVE A MINIMUM OF TWO POINTS OF ACCESS TO PROVIDE FOR LIFE SAFETY REQUIREMENTS. THE PUBLIC IMPROVEMENT PLAN EXHIBIT ON SHEET 6 OF THE VILLAGES AT MURPHY CREEK FDP DEPICTS THE OVERALL PROJECT BY PLANNING AREA.

#### PA-1: COMMERCIAL (20.1 AC)

- GENERAL:** PA-1 IS APPROXIMATELY 20.1 ACRES AND IS DESIGNATED FOR COMMERCIAL LAND USE. PROPOSED MAJOR ROADWAYS, OVERALL DRAINAGE PATTERNS, POND(S), AND MAJOR UTILITIES ARE SHOWN ON THE PUBLIC IMPROVEMENT PLAN. THE INFRASTRUCTURE NECESSARY FOR THE COMPLETION OF THIS PA-1 INCLUDES THE FOLLOWING:
- ROADWAY SYSTEM:** THE EAST HALF OF HARVEST ROAD (2-LANE MINIMUM) FROM ATLANTIC AVENUE TO JEWELL AVENUE, THE NORTH HALF OF ATLANTIC AVENUE (2-LANE) ADJACENT TO PA-1, AND THE SOUTH HALF OF JEWELL AVENUE ADJACENT TO PA-1 WILL BE CONSTRUCTED IF NOT OTHERWISE CONSTRUCTED WITH MURPHY CREEK EAST OR OTHER PLANNING AREAS.
- WATER DISTRIBUTION SYSTEM:** LOOPING WILL BE REQUIRED WITHIN PA-1 AS REQUIRED FOR SERVICING THE PLANNING AREA.
- SANITARY SEWER SYSTEM:** SANITARY SEWER FROM THIS PLANNING AREA WILL CONNECT TO THE HARVEST ROAD SANITARY MAIN THAT WILL BE CONSTRUCTED WITH MURPHY CREEK EAST.
- STORM DRAINAGE SYSTEM:** DETENTION/WQ POND B1 WILL ALSO BE INCLUDED IN THIS PLANNING AREA. POND B1 OUTFALLS TO DESIGN POINT B1 AND CONNECTS TO THE HARVEST ROAD STORM SEWER THAT WILL BE CONSTRUCTED WITH MURPHY CREEK EAST.

#### PA-2: SINGLE FAMILY ATTACHED (20.3 AC)

- GENERAL:** PA-2 IS APPROXIMATELY 20.3 ACRES AND IS DESIGNATED FOR SINGLE-FAMILY ATTACHED (SFA) RESIDENTIAL HOUSING. PROPOSED MAJOR ROADWAYS, OVERALL DRAINAGE PATTERNS, POND(S), AND MAJOR UTILITIES ARE SHOWN ON THE PUBLIC IMPROVEMENT PLAN. THE INFRASTRUCTURE NECESSARY FOR THE COMPLETION OF THIS PLANNING AREA 2 INCLUDES THE FOLLOWING:
- ROADWAY SYSTEM:** THE WEST HALF OF LOUISIANA STREET (2-LANE MINIMUM) FROM ATLANTIC DRIVE TO JEWELL AVENUE, THE NORTH HALF OF ATLANTIC AVENUE (2-LANE) ADJACENT TO PA-2, AND THE SOUTH HALF OF JEWELL AVENUE ADJACENT TO PA-2 WILL BE CONSTRUCTED IN WITH THIS PLANNING AREA IF NOT OTHERWISE CONSTRUCTED WITH OTHER PLANNING AREAS.
- WATER DISTRIBUTION SYSTEM:** LOOPING WILL BE REQUIRED WITHIN PA-2 AS REQUIRED FOR SERVICING THE PLANNING AREA.
- SANITARY SEWER SYSTEM:** SANITARY SEWER SYSTEM WILL BE DESIGNED TO CONNECT TO FUTURE SENAC CREEK SANITARY INTERCEPTOR (DESIGN BY OTHERS). OFFSITE SANITARY EXTENSION FROM NORTHEAST CORNER OF PA-2 TO SENAC CREEK INTERCEPTOR MAY BE REQUIRED WITH THIS PLANNING AREA IF NOT OTHERWISE CONSTRUCTED WITH OTHER DEVELOPMENTS.
- STORM DRAINAGE SYSTEM:** DETENTION/WQ POND C1 WILL ALSO BE INCLUDED IN THIS PLANNING AREA. POND C1 OUTFALLS TO DESIGN POINT C1 AND CONNECTS TO THE JEWELL AVENUE ROADSIDE DRAINAGE SWALE.
- PARKS AND OPEN SPACE:** A +/-1.2-ACRE POCKET PARK TO BE DESIGNED AND INSTALLED WITH DEVELOPMENT OF PLANNING AREA 2. THIS PARK WILL BE OWNED AND MAINTAINED BY THE HOA/METRO DISTRICT.

#### PA-3: NAC 1 (1.9 AC)

- GENERAL:** PA-3 IS COMPRISED OF A 1.9-ACRE NEIGHBORHOOD ACTIVITY CENTER (NAC) TO SERVE PA-4 AND THE SURROUNDING RESIDENTIAL COMMUNITY. THE NAC SHALL BE CONSTRUCTED CONCURRENTLY WITH PA-4.
- PARKS AND OPEN SPACE:** THE 1.9-ACRE NAC SHALL, AT MINIMUM, CONSIST OF A PUBLIC GATHERING AREA, OPEN PLAY FIELD, AND PICNIC SHELTER. THE PA-3 NAC IS TO BE OWNED AND MAINTAINED BY THE HOA/METRO DISTRICT.

#### PA-4: SFD (38.9 AC)

- GENERAL:** PA-4 IS APPROXIMATELY 38.9 ACRES AND IS DESIGNATED FOR SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL HOUSING. PROPOSED MAJOR ROADWAYS, OVERALL DRAINAGE PATTERNS, POND(S), AND MAJOR UTILITIES ARE SHOWN ON THE PUBLIC IMPROVEMENT PLAN. THE INFRASTRUCTURE NECESSARY FOR THE COMPLETION OF THIS PA-4 INCLUDES THE FOLLOWING:
- ROADWAY SYSTEM:** THE EAST HALF OF HARVEST ROAD (2-LANE) BETWEEN WARREN AVENUE AND JEWELL AVENUE, SOUTH HALF OF ATLANTIC AVENUE (2-LANE) ADJACENT TO PA'S-3 AND 4, THE NORTH HALF OF WARREN AVENUE (2-LANE) ADJACENT TO PA-4, AND THE WEST HALF OF LOUISIANA STREET (2-LANE) FROM ATLANTIC AVENUE TO WARREN AVENUE WILL BE CONSTRUCTED WITH THIS PLANNING AREA IF NOT OTHERWISE CONSTRUCTED WITH OTHER PLANNING AREAS.
- WATER DISTRIBUTION SYSTEM:** A WATERLINE LOOP WILL BE CREATED BY CONSTRUCTING WATERLINES IN ATLANTIC DRIVE AND WARREN AVENUE AND CONNECTED BY A WATERLINE IN LOUISIANA STREET. THIS LOOP WILL BE CONNECTED TO EXISTING LINES FROM MURPHY CREEK AT ATLANTIC AVENUE AND IN HARVEST ROAD/WARREN AVENUE.
- SANITARY SEWER SYSTEM:** THE SANITARY SEWER IN ATLANTIC AVENUE TO HARVEST ROAD WILL BE INCLUDED WITH THIS PLANNING AREA.
- STORM DRAINAGE SYSTEM:** DETENTION/WQ PONDS B2 & C3 WILL ALSO BE INCLUDED IN THIS PLANNING AREA. ALL STORM SEWER DRAINING TO AND FROM THESE PONDS WILL BE BUILT WITH THIS PHASE UNLESS OTHERWISE CONSTRUCTED WITH OTHER PLANNING AREAS. POND B4 OUTFALLS TO DESIGN POINT B1 AND CONNECTS TO THE HARVEST ROAD STORM SEWER THAT WILL BE CONSTRUCTED WITH MURPHY CREEK EAST. POND C3 OUTFALLS TO DESIGN POINT C1 AND CONNECTS TO THE JEWELL AVENUE ROADSIDE DRAINAGE SWALE.
- PARKS AND OPEN SPACE:** PARKS AND OPEN SPACE REQUIREMENTS SHALL BE MET WITH THE INSTALLATION OF THE NEIGHBORHOOD ACTIVITY CENTER (NAC) IN PLANNING AREA 3.

#### PA-5: SFD (103.3 AC)

- GENERAL:** PA-5 IS APPROXIMATELY 103.3 ACRES AND IS DESIGNATED FOR SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL HOUSING. PROPOSED MAJOR ROADWAYS, OVERALL DRAINAGE PATTERNS, POND(S), AND MAJOR UTILITIES ARE SHOWN ON THE PUBLIC IMPROVEMENT PLAN (PIP). THE INFRASTRUCTURE NECESSARY FOR THE COMPLETION OF THIS PA-4 INCLUDES THE FOLLOWING:
- ROADWAY SYSTEM:** THE EAST HALF (2-LANE) OF HARVEST ROAD (2-LANE) FROM WARREN AVENUE TO YALE AVENUE, THE WEST HALF (2-LANE) OF LOUISIANA STREET (2-LANE) FROM WARREN AVENUE TO YALE AVENUE, THE SOUTH HALF OF WARREN AVENUE (2-LANE), AND YALE AVENUE (FULL WIDTH) ADJACENT TO PA-8 AND PA-9 WILL BE CONSTRUCTED IN WITH THIS PLANNING AREA. IF NECESSARY TO PROVIDE TWO POINTS OF ACCESS, THE EAST HALF OF HARVEST ROAD (2-LANE) AND THE WEST HALF OF LOUISIANA STREET (2-LANE) WILL BE CONSTRUCTED NORTH FROM PA-5 TO JEWELL AVENUE
- WATER DISTRIBUTION SYSTEM:** A 12" WATERLINE SHALL BE EXTENDED WITHIN YALE AVENUE FROM MURPHY CREEK EAST AND 12" WATERLINE PLANNED WITHIN HARVEST ROAD EAST TO LOUISIANA STREET. THIS PLANNING AREA WILL ALSO REQUIRE A 12" WATERLINE IN LOUISIANA STREET BETWEEN YALE AVENUE AND WARREN AVENUE, AS WELL AS AN 8" WATERLINE IN WARREN AVENUE. OFFSIDE WATERLINE EXTENSION OF ZONE 5 SERVICE FROM THE EAST WILL ALSO BE REQUIRED WITH THIS PLANNING AREA IF NOT OTHERWISE CONSTRUCTED WITH OTHER DEVELOPMENTS.
- SANITARY SEWER SYSTEM:** THE SANITARY OUTFALL LOCATED IN YALE AVENUE WILL BE INCLUDED IN THIS PLANNING AREA.
- STORM DRAINAGE SYSTEM:** DETENTION/WQ PONDS A1 & B4 WILL ALSO BE INCLUDED IN THIS PLANNING AREA. ALL STORM SEWER DRAINING TO AND FROM THESE PONDS WILL BE BUILT WITH THIS PHASE UNLESS OTHERWISE CONSTRUCTED WITH MURPHY CREEK EAST OR OTHER PLANNING AREAS. POND A1 OUTFALLS TO DESIGN POINT A1 AND OUTFALLS WEST TO EXISTING HARVEST GULCH DRAINAGEWAY. PROPOSED DRAINAGEWAY IMPROVEMENTS TO HARVEST GULCH ARE REQUIRED THROUGH PA-8 AND PA-9.
- PARKS AND OPEN SPACE:** PARKS AND OPEN SPACE REQUIREMENTS SHALL BE MET WITH THE INSTALLATION OF THE NEIGHBORHOOD ACTIVITY CENTER (NAC) IN PA-7, CONCURRENT WITH THE DEVELOPMENT OF PA-5.

#### PA-6: NEIGHBORHOOD PARK (6.08 AC)

- GENERAL:** PA-6 IS COMPRISED OF A NEIGHBORHOOD PARK, WHICH WILL SERVE THE SINGLE-FAMILY DEVELOPMENT WITHIN PA-5. THE NEIGHBORHOOD PARK WILL BE CONSTRUCTED CONCURRENTLY WITH PA-5.
- PARKS AND OPEN SPACE:** THE +/-6-ACRE NEIGHBORHOOD PARK SHALL, AT MINIMUM, CONSIST OF A PUBLIC GATHERING AREA, OPEN PLAY FIELD, AND PICNIC SHELTER, AND IS TO BE OWNED AND MAINTAINED BY THE CITY OF AURORA.

#### PA-7: NAC 2 (1.5 AC)

- GENERAL:** PA-7 IS COMPRISED OF A 1.5-ACRE NEIGHBORHOOD ACTIVITY CENTER (NAC) TO SERVE PA-5 AND THE SURROUNDING RESIDENTIAL COMMUNITY. THE NAC SHALL BE CONSTRUCTED CONCURRENTLY WITH PA-5.
- PARKS AND OPEN SPACE:** THE 1.5-ACRE NAC SHALL INCLUDE, AT MINIMUM, A PUBLIC GATHERING AREA, OPEN PLAY FIELD, AND PICNIC SHELTER, AND IS TO BE OWNED AND MAINTAINED BY THE HOA/METRO DISTRICT.

#### PA-8: SFA (6.8 AC)

- GENERAL:** PA-8 IS APPROXIMATELY 6.8 ACRES AND IS DESIGNATED FOR SINGLE-FAMILY ATTACHED (SFA) RESIDENTIAL HOUSING. PROPOSED MAJOR ROADWAYS, OVERALL DRAINAGE PATTERNS, POND(S), AND MAJOR UTILITIES ARE SHOWN ON THE PUBLIC IMPROVEMENT PLAN (PIP). THE INFRASTRUCTURE NECESSARY FOR THE COMPLETION OF THIS PA-8 INCLUDES THE FOLLOWING:
- WATER DISTRIBUTION SYSTEM:** AN INTERNAL 8" WATERLINE LOOP WILL BE CONSTRUCTED TO SERVE PA-8. THIS WATERLINE LOOP WILL CONNECT TO THE YALE AVENUE 12" WATERLINE WHICH WILL BE EXTENDED FROM MURPHY CREEK EAST UNLESS OTHERWISE CONSTRUCTED WITH OTHER PLANNING AREAS.
- SANITARY SEWER SYSTEM:** THE SANITARY SEWER OUTFALL FOR PA-8 WITHIN YALE AVENUE WILL BE CONSTRUCTED UNLESS OTHERWISE CONSTRUCTED WITH OTHER PLANNING AREAS.
- STORM DRAINAGE SYSTEM:** DETENTION/WQ POND A4 WILL ALSO BE INCLUDED IN THIS PLANNING AREA. HARVEST GULCH DRAINAGEWAY IS PUBLIC THROUGH PA-8. POND A4 OUTFALLS TO DESIGN POINT A1 AND OUTFALLS WEST TO EXISTING HARVEST GULCH DRAINAGEWAY. PROPOSED DRAINAGEWAY IMPROVEMENTS TO HARVEST GULCH ARE REQUIRED THROUGH PA-8 AND PA-9.
- PARKS AND OPEN SPACE:** A MINIMUM 1.85-ACRE POCKET PARK SHALL BE INSTALLED WITH PA-8, TO BE OWNED AND MAINTAINED BY THE HOA/METRO DISTRICT.

#### PA 9: PUBLIC OPEN SPACE (9.18 AC)

- GENERAL:** PA-9 IS APPROXIMATELY 9.1 ACRES AND IS DESIGNATED FOR PUBLIC OPEN SPACE.
- STORM DRAINAGE SYSTEM:** HARVEST GULCH DRAINAGEWAY IS PUBLIC THROUGH PA-9. PROPOSED DRAINAGEWAY IMPROVEMENTS TO HARVEST GULCH ARE REQUIRED THROUGH PA-8 AND PA-9.
- PARKS AND OPEN SPACE:** THE PARK AND OPEN SPACE ADJACENT TO PA-8 SHALL CONTAIN A REGIONAL TRAIL AND COMMUNITY CONNECTOR, TO BE CONSTRUCTED AND MAINTAINED BY THE CITY OF AURORA.

### NOTES

- PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE. THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT WIDE WITH A STANDARD TURNING RADIUS OF 29 FT INSIDE AND 52 FT OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 -INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT OF ALL EXTERIOR PORTIONS OF AL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
- DEVELOPMENTS OF ONE- OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ON-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D107.2)
- DEVELOPMENTS OF MULTI-FAMILY DWELLING WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 100 SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. THY APPROVED ROADS MUST MEET THE 2015 IFC APPENDIX D 'REMOTENESS' REQUIREMENT.



UPDATED TO INCORPORATE CHANNEL IMPROVEMENTS TO HARVEST GULCH, REALLOCATE THE NEIGHBORHOOD PARK OWNERSHIP, AND EXPAND UPON THE PUBLIC IMPROVEMENT PLAN NARRATIVE STORM DRAINAGE REQUIREMENTS BY PLANNING AREA.



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FRAMEWORK DEVELOPMENT PLAN  
VILLAGES AT MURPHY CREEK  
AURORA, COLORADO

ISSUE RECORD	
SUBMITTAL # 1	06/08/2022
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PROJECT INFORMATION	
PROJECT #:	2021-40
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CHECKED BY:	PW

PUBLIC IMPROVEMENT PLAN

FDP.07