

Villages at Murphy Creek :: Framework Development Plan

Aurora, Colorado

Design Standards

FDP Standard Notes

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Contextual Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of CSP review. This reduction shall be considered an administrative FDP amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the FDP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to CSP review.
7. 404 Permit. 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.
8. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the FDP. Final approval of these documents is required before acceptance of an application for the first CSP within the project.
10. Landscaping Standards. Unless otherwise noted herein in a waiver, the landscaping standards outlined in Article 14 of the Zoning Code apply to this FDP. Where the standards outlined in Article 14 conflict with standards within this FDP, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved FDP standards.
12. FDP Waivers. Except for the waivers listed below, this FDP will be interpreted to mean that all standards contained in the FDP will meet or exceed all city code requirements.
13. Design Standards. An FDP amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the FDP Manual will be required to be submitted either with the application for the FDP or as an amendment to the FDP to be submitted with the application for the first CSP in the development.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards.
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Private Median Standards.

Legal Description

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 00°02'44" WEST, AS RECITED IN THAT CERTAIN DEED RECORDED UNDER RECEPTION NO. B1014742 (EXHIBIT B);

THENCE SOUTH 00°02'44" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°50'17" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1722.18 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. B2130702 (EXHIBIT A, SECTION M);

THENCE SOUTH 00°01'47" WEST, A DISTANCE OF 5280.40 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. B2130702;

THENCE NORTH 89°47'56" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1722.18 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29;

THENCE NORTH 00°00'51" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2648.81 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 29;

THENCE NORTH 00°02'44" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2620.69 FEET TO THE POINT OF BEGINNING,

CONTAINING 9,086,266 SQUARE FEET, OR 208.5920 ACRES, MORE OR LESS.

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Vicinity Map



FDP Waiver

Parks and Open Space Department Standard
Neighborhood Parks should not be fully surrounded by local roads.

Waiver Request: GRANTED:
We are asking for a waiver that will allow us to front our neighborhood park with local streets in lieu of homes backing to the park.

Waiver Justification:

In continuing the "village" theme at the Villages at Murphy Creek, we are creating a community where all public amenities are truly public and for everyone to use. By surrounding the neighborhood park with streets, the City can create central gathering areas that ensure healthy surveillance (from the homes fronting them across the street). We feel strongly that this will promote public safety as we will not be creating odd shaped areas, narrow or unobservable areas and there will not be areas that require the fences that typically are necessary if there were houses backing on them.

Public safety is always a priority for our developments. While this park location promotes the concept that is Villages at Murphy Creek, it also promotes safety better than having only three sides adjacent to streets. When lots back on parks, many times irregular shapes and unobservable spaces are created. Placing park amenities in these spaces far from streets does decrease the chance of conflict with traffic, but it does so at the expense of park surveillance. Local streets ensure street lights around the entire perimeter of the park, as well as increased pedestrian activity, vehicular activity and many neighbors fronting on the park to watch over the site from all angles. Additionally, these streets allow immediate access to all areas of the site. Not only is vehicular access increased, but pedestrian intersection crossings connect to each corner of the park and provide a safe access into the park.

The size and shape of the neighborhood park also promotes the safety of the park users. First, this neighborhood park at 6.05 acres is 1.05 acres larger than the City's 5-acre minimum required for City maintenance, as stated in the parks and Open Space Department Dedication and Development Criteria. This excess acreage will provide sufficient room for the City to provide playgrounds, open grass play areas and a picnic pavilion with appropriate buffers between the uses and enhanced buffers between the uses and the streets. Secondly, the shape of the park allows the playground, open grass areas and picnic pavilion to be centrally located, allowing the outside edges to be used for a trail system and aforementioned enhanced buffers. The City should insist that the central grass play area and playgrounds will be a minimum of 50' from local streets. If designed correctly, the shape of the park easily allows even greater separation distances. In addition, these setbacks should utilize rolling berms to enhance views into and out of the park while limiting conflicts with the street for young park users. By carefully and strategically designing these berms to fit into this specific neighborhood park, the City will ensure that surveillance will not be compromised.

We believe that this park can be a large community amenity and a very peaceful place for a variety of people, activities, and life. It is the heart of the community.

Owner's Certificate

This Framework Development 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, Harvey B. Alpert has caused these presents to be executed this 18th day of January AD, 2007.
By: Harvey B. Alpert
Harvey B. Alpert
Corporate Seal

State of Colorado } ss
County of Denver
The foregoing instrument was acknowledged before me this 18th day of January AD, 2007 by Harvey B. Alpert.
Witness my hand and seal
Colleen J. Stoddard
Notary Public
My Commission expires 10-4-07
Notary Business Address: 3515 S. Tanager Dr #300
Denver, CO 80237
Notary Seal
My Commission Expires 10-4-07

In witness thereof, Richard A. Frank has caused these presents to be executed this 2 day of January AD, 2007.
By: Richard A. Frank
Richard A. Frank
Corporate Seal

State of Colorado } ss
County of Denver
The foregoing instrument was acknowledged before me this 2nd day of January AD, 2007 by Richard A. Frank.
Witness my hand and seal
Connie K. Satermo
Notary Public
My Commission expires 8/19/07
Notary Business Address: 1320 17th St.
Denver, CO 80202
Notary Seal
CONNIE K. SATERMO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 8-19-07

In witness thereof, Marc Cooper has caused these presents to be executed this 3 day of January AD, 2007.
By: Marc Cooper
Marc L. Cooper
Corporate Seal

State of Colorado } ss
County of Denver
The foregoing instrument was acknowledged before me this 3rd day of January AD, 2007 by Marc Cooper.
Witness my hand and seal
Colleen J. Stoddard
Notary Public
My Commission expires 10-4-07
Notary Business Address: 3515 S. Tanager Dr #300
Denver, CO 80237
Notary Seal
My Commission Expires 10-4-07

City of Aurora Approvals

City Attorney: Ed Ryan Date: 2-1-07
Planning Director: Ally White Date: 2/1/2007
Planning Commission: AF (Chairperson) Date: 3/22/06
City Council: Edward Davis (Mayor) Date: 2/3/07
Attest: Debra Jensen (City Clerk) Date: 2/23/07

Recorders 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: _____