

DEVELOPMENT TEAM

OWNER:
CENTURY LAND HOLDINGS, LLC
A COLORADO LIMITED LIABILITY COMPANY
BRIAN MULQUEEN, VICE PRESIDENT
8390 E. CRESCENT PARKWAY, SUITE 650
GREENWOOD VILLAGE, CO 80111
303-770-8300
BRIAN.MULQUEEN@CENTURYCOMMUNITIES.COM

TRAFFIC ENGINEERS:
LSC TRANSPORTATION CONSULTANTS, INC.
CHRISTOPHER S. MCGRANAHAN, P.E., PTOE
1889 YORK STREET
DENVER, CO 80206
303.333.1105
CSMCGRANAHAN@LSCTRANS.COM

CIVIL ENGINEER/SURVEYOR:
WARE MALCOMB
TOM JANSEN, PE
990 S. BROADWAY, SUITE 230
DENVER, CO 80209
303.561.3333
TJANSEN@WAREMALCOMB.COM

OWNERS REPRESENTATIVE:
INTEGRITY LAND VENTURES LLC
JERRY B. RICHMOND III
7200 S. ALTON WAY
CENTENNIAL, CO 80112
303.267.6255
JERRY@INTEGRITYLANDVENTURES.COM

PLANNER AND LANDSCAPE ARCHITECT:
NORRIS DESIGN
SAMANTHA POLLMILLER
1101 BANNOCK STREET,
DENVER, CO 80204
303.892.1166

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 29 BEARS NORTH 89°36'04" EAST A DISTANCE OF 2670.68 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION:

THENCE NORTH 89°36'04" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 1721.80 FEET;
THENCE SOUTH 00°23'58" EAST A DISTANCE OF 30.00 TO THE POINT OF BEGINNING;

THENCE NORTH 89°36'04" EAST ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 29 A DISTANCE OF 919.41 FEET;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY LINES OF A PARCEL OF LAND DESCRIBED IN BOOK 419, PAGE 1881 OF THE ARAPAHOE COUNTY RECORDS THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°13'09" EAST A DISTANCE OF 1090.09 FEET;
 2. THENCE NORTH 89°36'21" EAST A DISTANCE OF 799.12 FEET;
 3. THENCE NORTH 00°13'09" WEST A DISTANCE OF 1000.13 FEET;
- THENCE NORTH 89°36'12" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST JEWELL AVENUE AS DESCRIBED IN BOOK 1142, PAGE 317 A DISTANCE OF 967.38 FEET;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY LINES OF A PARCEL OF LAND DESCRIBED IN BOOK 223, PAGE 9755 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°08'36" WEST A DISTANCE OF 903.40 FEET;
 2. THENCE NORTH 89°36'21" EAST A DISTANCE OF 903.39 FEET;
- THENCE SOUTH 00°08'36" WEST A DISTANCE OF 1733.49 FEET;

THENCE NORTH 89°46'54" EAST A DISTANCE OF 30.00 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 29;

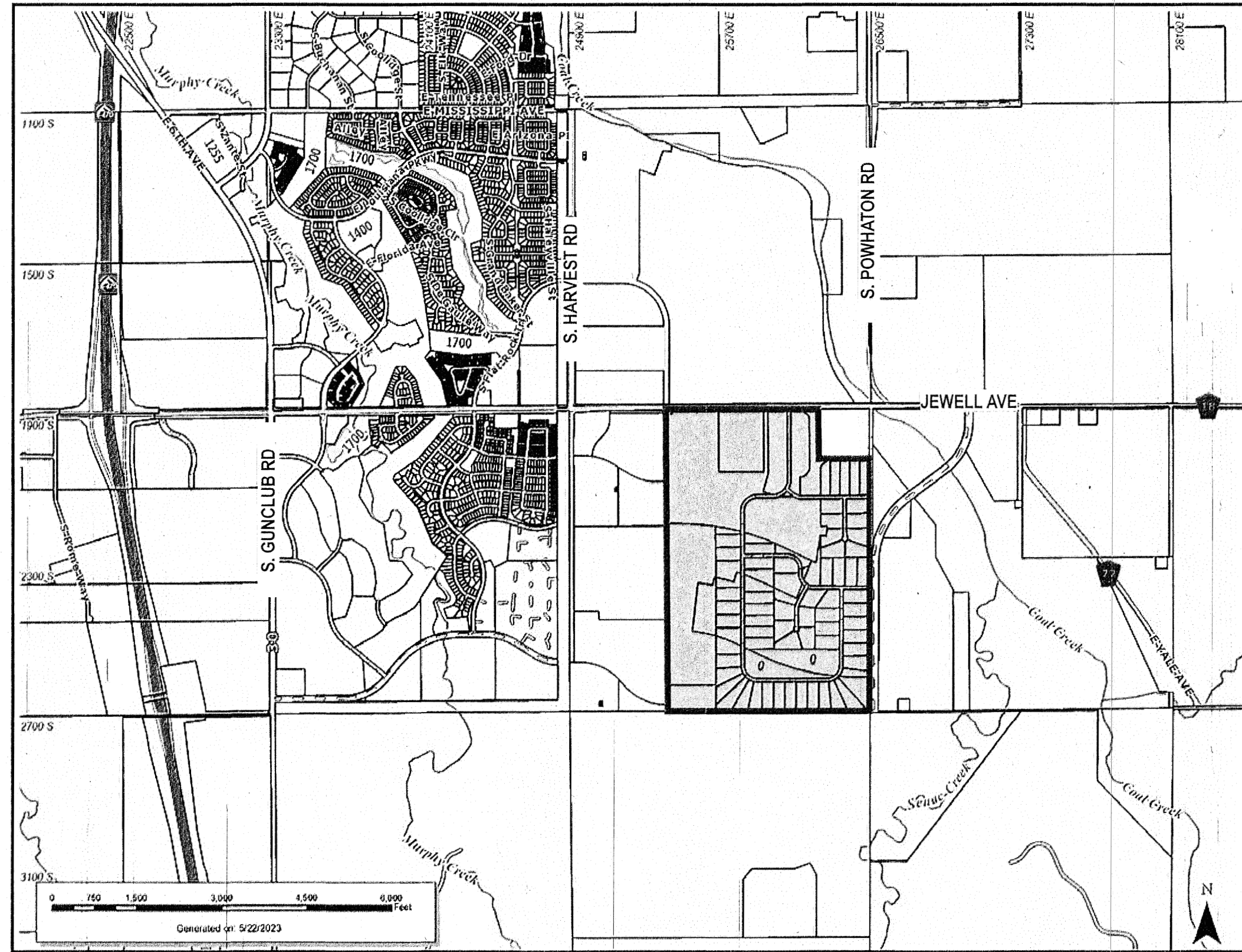
THENCE SOUTH 00°08'39" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE 2666.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE SOUTH 89°58'01" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 2654.50 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29;
THENCE SOUTH 89°57'58" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 A DISTANCE 931.75 FEET;
THENCE NORTH 00°12'48" WEST ALONG THE EASTERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 507, PAGES 7648 A DISTANCE OF 5280.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 397.133 ACRES OR 17,299,094 SQUARE FEET.

FOUNDRY MASTER PLAN AURORA, CO

VICINITY MAP:



SHEET INDEX

- | | |
|-------|---|
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| 4-5 | TAB 4 - SITE ANALYSIS & EXISTING CONDITIONS |
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| 16-19 | TAB 12 - ARCHITECTURAL STANDARDS |
| 20-27 | TAB 13 - PUBLIC IMPROVEMENT PLAN |

REQUIRED SITE PLAN NOTES:

REFERENCE TAB 8 FOR STANDARD FDP NOTES.
PLEASE CONTACT THE CITY OF AURORA PLANNING DEPARTMENT FOR REPORTS AND OTHER ASSOCIATED DOCUMENTS NOT INCLUDED IN THIS MASTER PLAN MYLAR SET.

AMENDMENTS

- AMENDMENT 1: REMOVAL OF 94-FOOT ROW SECTION FROM PIP WITH THE AREAS IDENTIFIED AS BEING THE 94-FOOT ROW SECTION WITHIN THE MASTER PLAN AND PIP NOW UTILIZING THE 80-FOOT ROW SECTION INCLUDED IN THE PIP. AREAS OF MULTIPLE PLANNING AREAS HAVE BEEN AMENDED TO REFLECT THE CHANGE IN ROW WIDTH.

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: 10/24/23
PLANNING DIRECTOR: _____ DATE: 10/26/23
PLANNING COMMISSION: _____ DATE: 10/27/23
(CHAIRPERSON)
ATTEST: N/A DATE: N/A
(CITY CLERK)
DATABASE APPROVAL DATE: 3/8/23

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE CLERK AND RECORDER OF _____, COLORADO AT _____ O'CLOCK, _____ M,
THIS _____ DAY OF _____ AD. 20____
CLERK AND RECORDER: _____
DEPUTY: _____

OWNER'S CERTIFICATE:

THIS SITE 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 WHEREOF, CENTURY LAND HOLDINGS, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD.

CENTURY LAND HOLDINGS, LLC.
A COLORADO LIMITED LIABILITY COMPANY
8390 E. CRESCENT PARKWAY, SUITE 650
GREENWOOD VILLAGE, CO 80111

BY: _____
(OWNERS SIGNATURE)

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 12th DAY OF October AD. 2023

BY: _____
BRIAN MULQUEEN, VICE PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

AMY L. WARD
Notary Public
State of Colorado
Notary ID # 20084015808
My Commission Expires 05-02-2024

MY COMMISSION EXPIRES: 5-2-2024 NOTARY BUSINESS ADDRESS:

8390 E. Crescent Pkwy, Ste. 650, Greenwood Village, CO 80111

FOUNDRY
MASTER PLAN
AURORA, COLORADO

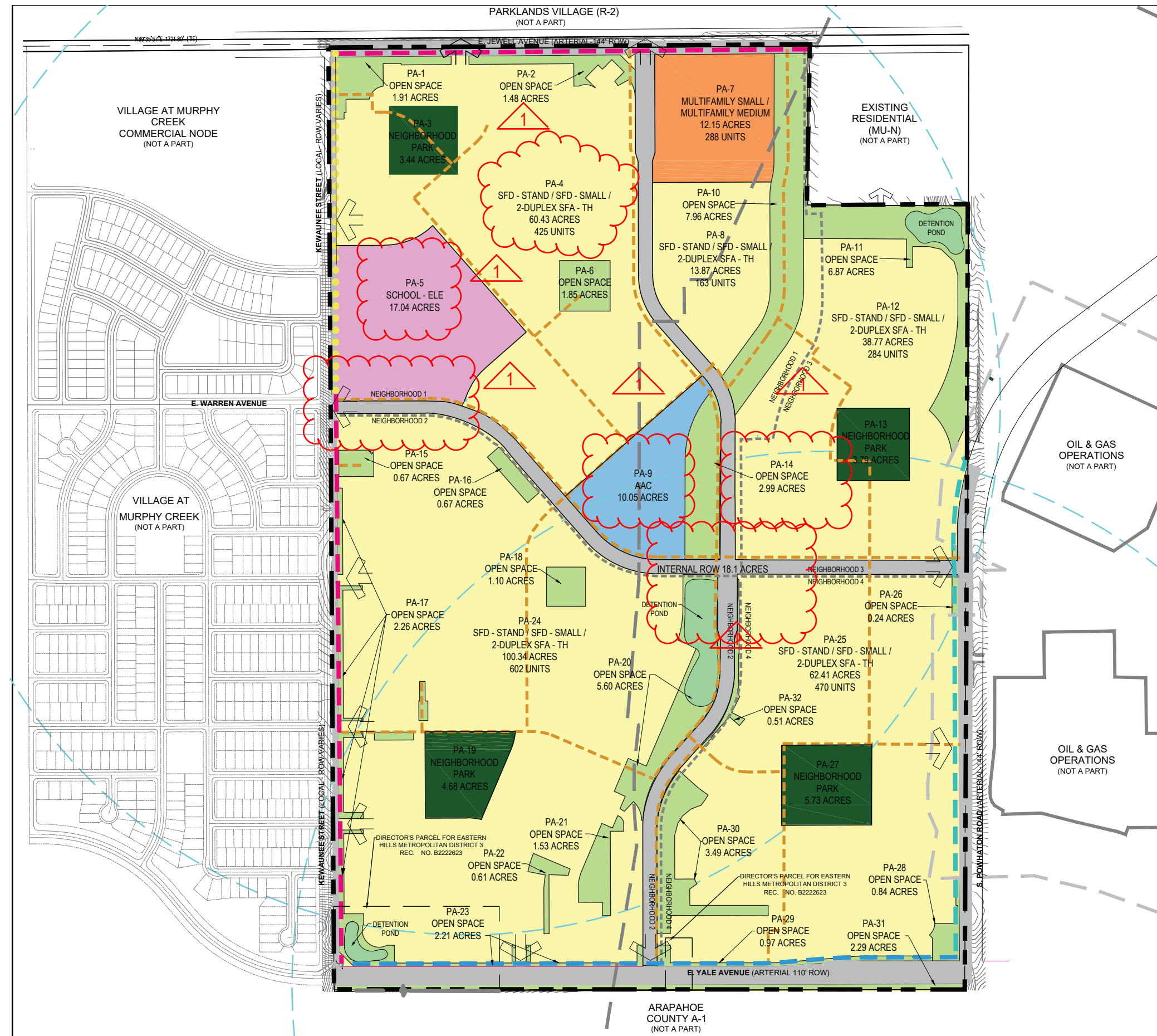
OWNER:
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY
SUITE 650
GREENWOOD VILLAGE, CO 80111

NOT FOR
CONSTRUCTION

DATE:
04/13/23 - 01
03/14/2024

















SHEET TITLE:
COVER PAGE





Overall Land Use Map

LEGEND

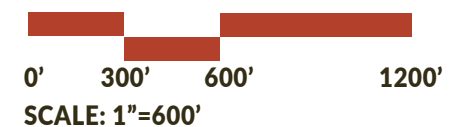
- | | |
|---|--|
|  | PROPERTY BOUNDARY |
|  | EXISTING/PROPOSED
RIGHT OF WAY |
|  | WHELEN SIREN SERVICE RADIUS |
|  | NEIGHBORHOOD BOUNDARY |
|  | PLANNING AREA BOUNDARY |
|  | SINGLE FAMILY |
|  | MULTIFAMILY |
|  | OPEN SPACE/DETENTION |
|  | NEIGHBORHOOD PARK |
|  | RECREATION CENTER |
|  | SCHOOL |
|  | KEWAUNEE STREET/
E. JEWELL AVENUE TRAIL
CORRIDOR (MIN. 10' WIDTH) |
|  | KEWAUNEE STREET SIDEWALK
(MIN. 5.5' WIDTH) |
|  | YALE AVENUE TRAIL
(MIN. 14' WIDTH) |
|  | POWHATON ROAD TRAIL
(MIN. 14' WIDTH) |
|  | INTERNAL PEDESTRIAN
CORRIDOR WITH 8'
CONCRETE TRAIL
(ENHANCED STREET SECTION
WHERE ADJACENT TO STREET,
MINIMUM 30' WIDE LANDSCAPED
CORRIDOR OTHERWISE) |

NOTES:

1) PLANNING AREAS NOTED AS RESIDENTIAL MAY INCLUDE THE FOLLOWING TYPES OF HOUSING: SINGLE-FAMILY DETACHED STANDARD (SFD-STAND), SINGLE-FAMILY DETACHED SMALL (SFD-SMALL), TWO-FAMILY (2-FAMILY), SINGLE-FAMILY ATTACHED TOWNHOMES (SF-TH) OR MULTI-FAMILY (MF-SMALL/MF-MED)



NORTH



Land Use & Standard Notes

LAND USE ITEM	PLANNING AREA MAP NUMBER	NEIGHBORHOOD	MAP AREA CODE	GROSS LAND AREA IN ACRES	LANDUSE FORMULA	MAXIMUM POTENTIAL DENSITY BY CODE	ACTUAL PROPOSED MAXIMUM DENSITY (DU/AC)	PHASING, DETAILS AND COMMENTS
1. Flood plain areas*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2. Required land dedication areas for fire stations, police stations, and libraries								
	PA-5 (Portion of)	NB #1	WHELEN SIREN SYSTEM	0.002	10'X10'	N/A	N/A	To be completed with surrounding planning area
	PA-31 (Portion of)	NB #4	WHELEN SIREN SYSTEM	0.002	10'X10'	N/A	N/A	To be completed with surrounding planning area
3. Development areas:						Units / Acre	Units / Acre	
	PA-1	NB #1	OPEN SPACE	1.9	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-2	NB #1	OPEN SPACE	1.5	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-3	NB #1	NEIGHBORHOOD PARK	3.4	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-4	NB #1	SFD-STAND/SFD-SMALL/2 DUPLEX/SFA-TH	60.4	5 DU's per acre gross MP area	5 DU's per acre, Gross	425	Reference PIP
	PA-5	NB #1	SCHOOL - ELE	17.0	3 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-6	NB #1	OPEN SPACE	9	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-7	NB #1	MULTIFAMILY SMALL/MEDIUM	12.2	5 DU's per acre gross MP area	Max per code	288	Reference PIP
	PA-8	NB #1	SFD-STAND/SFD-SMALL/2 DUPLEX/SFA-TH	16.9	5 DU's per acre gross MP area	5 DU's per acre gross MP area	163	Reference PIP
	PA-9	NB #1	AREA ACTIVITY CENTER (AAC)	10.1	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-10	NB #1	OPEN SPACE	8.3	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-11	NB #3	OPEN SPACE	5.4	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-12	NB #3	SFD-STAND/SFD-SMALL/2 DUPLEX/SFA-TH	40.2	5 DU's per acre gross MP area	5 DU's per acre, Gross	283	Reference PIP
	PA-13	NB #3	NEIGHBORHOOD PARK	3.8	3 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-14	NB #3	OPEN SPACE	2.9	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-15	NB #2	OPEN SPACE	0.1	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-16	NB #2	OPEN SPACE	0.7	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-17	NB #2	OPEN SPACE	1.5	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-18	NB #2	OPEN SPACE	1.1	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-19	NB #2	NEIGHBORHOOD PARK	4.7	3 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-20	NB #2	OPEN SPACE	5.5	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-20A	NB #2	OPEN SPACE	1.5	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-21	NB #2	OPEN SPACE	0.6	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-22	NB #2	OPEN SPACE	1.3	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-23	NB #2	OPEN SPACE	0.8	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-24	NB #2	SFD-STAND/SFD-SMALL/2 DUPLEX/SFA-TH	100.3	5 DU's per acre gross MP area	5 DU's per acre gross MP area	601	Reference PIP
	PA-25	NB #4	SFD-STAND/SFD-SMALL/2 DUPLEX/SFA-TH	62.9	5 DU's per acre gross MP area	5 DU's per acre gross MP area	470	Reference PIP
	PA-26	NB #4	OPEN SPACE	1.2	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-27	NB #4	NEIGHBORHOOD PARK	5.2	3 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-28	NB #4	OPEN SPACE	1.2	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-29	NB #4	OPEN SPACE	1.0	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-30	NB #4	OPEN SPACE	3.5	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	PA-31	NB #4	OPEN SPACE	2.8	7.8 acres per 1,000 resident population	N/A	N/A	Reference PIP
	ROW	N/A	ROW	38.2	Internal & Perimeter Collector and Arterial Roads	N/A	N/A	Reference PIP
4. Total Map Acreage (Total Figures Above)				417.1				
5. Less Dedicated ROW internal and adjacent to property				37.8				
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)				379.3				
7. Total Flood Plain Acreage*				0				
8. Total Adjusted Gross MP Acreage (Line 4 minus Line 7)				379.3				
9. Total SFD Planning Areas				334.9				Assumed 80.3% of Gross MP Area
10. Total SFA Planning Areas				70				Assumed 16.8% of Gross MP Area
11. Total MF Planning Areas				12.2				Assumed 2.9% of Gross MP Area
12. Total Residential				417.1				
13. Check for Average Residential Density in each Subzone					5 DU's per acre gross MP area	2,086	2,230	5.3 Du/AC over Gross MP Area
		Neighborhood 1		146.7	5 DU's per acre gross MP area		425.0	2.9 Du/AC
		Neighborhood 2		127.3	5 DU's per acre gross MP area		601.0	4.7 Du/AC
		Neighborhood 3		54.3	5 DU's per acre gross MP area		734.0	13.5 Du/AC
		Neighborhood 4		79.3	5 DU's per acre gross MP area		470.0	5.9 Du/AC
14. Small Lot Total for Sub Area C (if utilized)				N/A	max. 50% of community	1043	1115	
15. Check for Maximum Allowable number of Multifamily units in each Subzone				N/A	N/A	N/A	N/A	
16. Total Retail Planning Areas				N/A				
17. Total Office Planning Areas				N/A				
18. Total Industrial Planning Areas				N/A				
19. Total Mixed Commercial Planning Areas				N/A				
20. Total Commercial				N/A				
21. Total Neighborhood Park Land				N/A	3.0 acres per 1,000 resident population	16.6	17.1	Reference Form J
22. Total Community Park Land				N/A	1.1 acres per 1,000 resident population	6.0	0.0	To be provided through cash-in-lieu of land dedication
23. Total Open Space Land				N/A	7.8 acres per 1,000 resident population	43.1	52.1	Reference Form J
24. Total Park and Open Space Land						65.7	69.2	

* No known floodplains exist on site at this time. This chart will be updated at the time of drainage study completion.
 ** Villages may grow in small lots +/- 20%, but at no time will the whole community exceed 50% in small lots.

Open Space, Circulation, & Neighborhoods Map

LEGEND

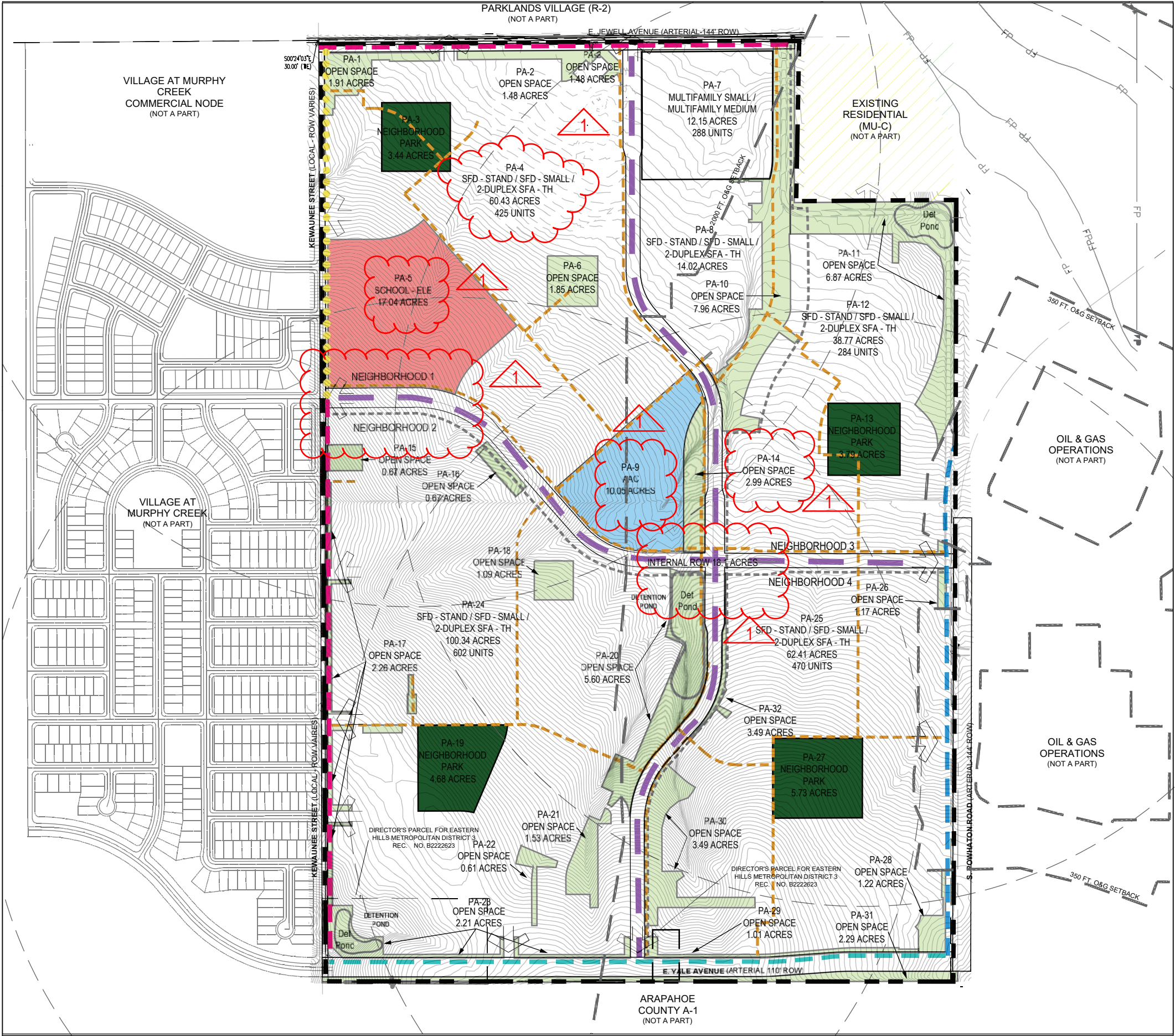
- PROPERTY BOUNDARY
- EXISTING/PROPOSED RIGHT OF WAY
- COLLECTOR - 110' ROW MAX.
- ACCESS POINT
- NEIGHBORHOOD BOUNDARY
- PARK SERVICE AREA
- NEIGHBORHOOD PARK
- OPEN SPACE
- AAC
- ELEMENTARY SCHOOL
- KEWAUNEE STREET/ E. JEWELL AVENUE TRAIL CORRIDOR (MIN. 10' WIDTH)
- KEWAUNEE STREET SIDEWALK (MIN. 5.5' WIDTH)
- YALE AVENUE CONCRETE TRAIL (MIN. 14' WIDTH MEANDERING WITHIN A 40' WIDE LANDSCAPE CORRIDOR)
- POWHATON ROAD CONCRETE TRAIL (MIN. 14' WIDTH)
- INTERNAL PEDESTRIAN CORRIDOR WITH 8' CONCRETE TRAIL (ENHANCED STREET SECTION WHERE ADJACENT TO STREET, MINIMUM 30' WIDE LANDSCAPED CORRIDOR OTHERWISE)

NOTES:
1.) CONTOURS SHOWN REPRESENT 10' INTERVAL SPACING.
2.) NO 100 YEAR FLOOD PLAN AREAS ARE INDICATED ON THE CURRENT ALTA. MAPS WILL BE UPDATED UPON COMPLETION OF THE DRAINAGE STUDY.
3.) NO LAKES, PONDS, WETLANDS, RIPARIAN AREAS, OR WILDLIFE HABITAT EXIST WITHIN THE PROPERTY.
4.) NO SIGNIFICANT VEGETATION EXISTS ON SITE, INCLUDING: BLACK FOREST, GAMBREL OAK, OR COTTON WOODS.
5.) NO SIGNIFICANT VIEWS TO THE FRONT RANGE OR DESIGNATED OPEN SPACES EXIST FROM DEDICATED PUBLIC PARKS AND OPEN SPACE OR EXISTING LIMITED ACCESS HIGHWAYS, ARTERIALS, OR COLLECTORS.
6.) NO EXISTING GEOLOGICAL HAZARD AREAS OR SOIL CONDITIONS CURRENTLY EXIST ON THE PROPERTY.

NORTH

0' 300' 600' 1200'

SCALE: 1"=600'



Open Space, Circulation & Neighborhoods

Date: 10/12/2022

POPULATION CALCULATIONS & DEDICATION REQUIREMENTS							
Based on 2,230 Units (5,866 Population)							
	Units	People/Unit	Population	Community Parks Dedication	Neighborhood Parks Dedication	Open Space/Other Parks and Trails	
				1.1 Acres/1,000 pop.	3.0 Acres/1,000 pop.	7.8 Acres/1,000 Acres	
Single Family Detached (SFD)	1,607	2.65	4,259	4.7	12.8	33.2	
Single Family Attached (SFA)	335	2.65	888	1.0	2.7	6.9	
Multi-Family (non TOD)	288	2.5	720	0.8	2.2	5.6	
Transit	--	--	--	--	--	--	
TOTAL	2,230		5,866	6.5	17.6	45.8	

A. PLANNING AREA DESIGNATION (OR FEATURE IN AN AREA/0)	B. DESCRIPTION AND INVENTORY OF FACILITIES	C. TOTAL ACREAGE	D. PARKS DEPT. CREDITED ACREAGE	E. FINAL OWNERSHIP AND FACILITY FUNDING	F. TRIGGER FOR EACH SITE	G. COMMENTS
NEIGHBORHOOD PARKS						
PA-3	Neighborhood Park	3.4	3.4	HOA or Metro District	Park to be constructed and available for public use prior to occupancy of 50% of the residences that fall within Neighborhood 1	Specific programming to be determined with future Site Plan application, per PROS criteria
PA-13	Neighborhood Park	3.8	3.8	HOA or Metro District	Park to be constructed and available for public use prior to occupancy of 50% of the residences that fall within Neighborhood 3	Specific programming to be determined with future Site Plan application, per PROS criteria
PA-19	Neighborhood Park	4.7	4.7	HOA or Metro District	Park to be constructed and available for public use prior to occupancy of 50% of the residences that fall within Neighborhood 2	Specific programming to be determined with future Site Plan application, per PROS criteria
PA-27	Neighborhood Park	5.2	5.2	HOA or Metro District	Park to be constructed and available for public use prior to occupancy of 50% of the residences that fall within Neighborhood 4	Specific programming to be determined with future Site Plan application, per PROS criteria
N/A	Community Park	0	0.0	N/A	N/A	Dedication to be satisfied with cash-in-lieu payment prior to recording of first residential plat
TOTAL		17.1	17.1			

Note:

1. Neighborhood Park requirements are calculated with the following formula: 3.0 acres per 1,000 persons
2. Community Park requirements are calculated with the following formula: 1.1 acres per 1,000 persons

A. PLANNING AREA DESIGNATION (OR FEATURE IN AN AREA/0)	B. DESCRIPTION AND INVENTORY OF FACILITIES	C. TOTAL ACREAGE	D. PARKS DEPT. CREDITED ACREAGE	E. FINAL OWNERSHIP AND FACILITY FUNDING	F. TRIGGER FOR EACH SITE	G. COMMENTS
OPEN SPACE						
PA-1	Open Space	1.9	1.9	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-2	Open Space	1.5	1.5	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-6	Open Space	1.9	1.9	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-9	AAC	10.1	10.1	HOA or Metro District	Park to be constructed and available for public use prior to occupancy of 50% of the residences that fall within Neighborhood 1	Specific programming to be determined with future Site Plan
PA-10	Open Space/Drainage	8.3	8.3	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-11	Open Space + Detention	5.4	5.4	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	This area potentially contains stormwater detention. This chart will be updated upon completion of the drainage study.
PA-14	Open Space/Drainage	2.9	2.9	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-15	Open Space	0.7	0.7	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-16	Open Space/Drainage	0.7	0.7	HOA or Metro District	Reference PIP	Specific programming to be determined with future Site Plan
PA-17	Open Space	1.5	1.5	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-18	Open Space	1.1	1.1	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-20	Open Space/Drainage + Detention	5.5	5.5	HOA or Metro District	Reference PIP	This area potentially contains stormwater detention. This chart will be updated upon completion of the drainage study.
PA-20a	Open Space	1.5	1.5	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-21	Open Space	0.6	0.6	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-22	Open Space/Detention	1.3	1.3	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	This area potentially contains stormwater detention. This chart will be updated upon completion of the drainage study.
PA-23	Open Space	0.8	0.8	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-26	Open Space	1.2	1.2	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-28	Open Space	1.2	1.2	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-29	Open Space	1.0	1.0	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-30	Open Space/Drainage	3.5	3.5	HOA or Metro District	Reference PIP	Specific programming to be determined with future Site Plan
PA-31	Open Space	2.3	2.3	HOA or Metro District	Construction to occur with development of the adjacent Planning Area	n/a
OPEN SPACE TOTAL		54.4	52.6			
GRAND TOTAL		71.5	69.7			

Note:

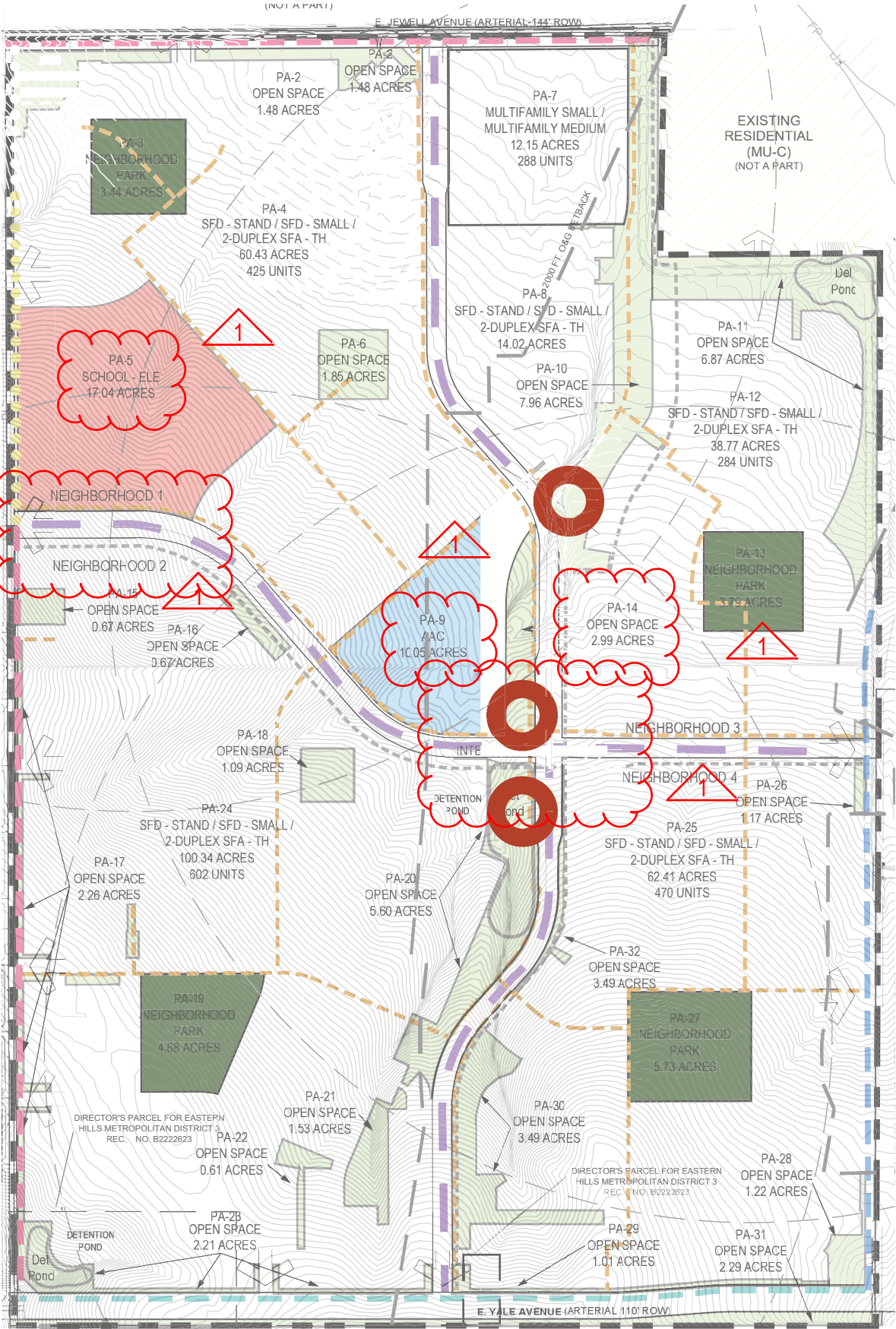
1. Open Space requirements are calculated with the following formula: 7.8 acres per 1,000 persons

Director of Parks, Recreation & Open Space

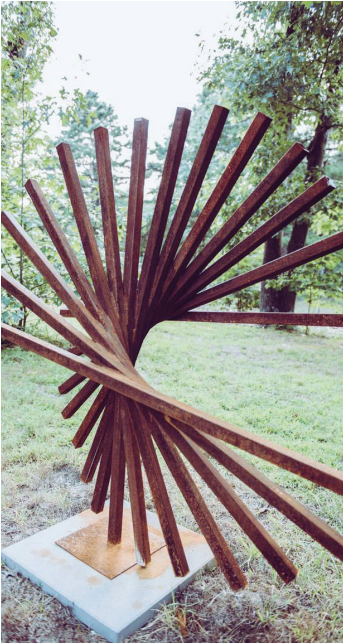
signature: _____ date: _____

Note: All parks and open spaces shall be developed per the requirements of the PROS Dedication and Development Criteria Manual.

Public Art Plan



Images are representative of intended character and purely conceptual in nature.



NORTH
N.T.S.



Potential Public
Art Site

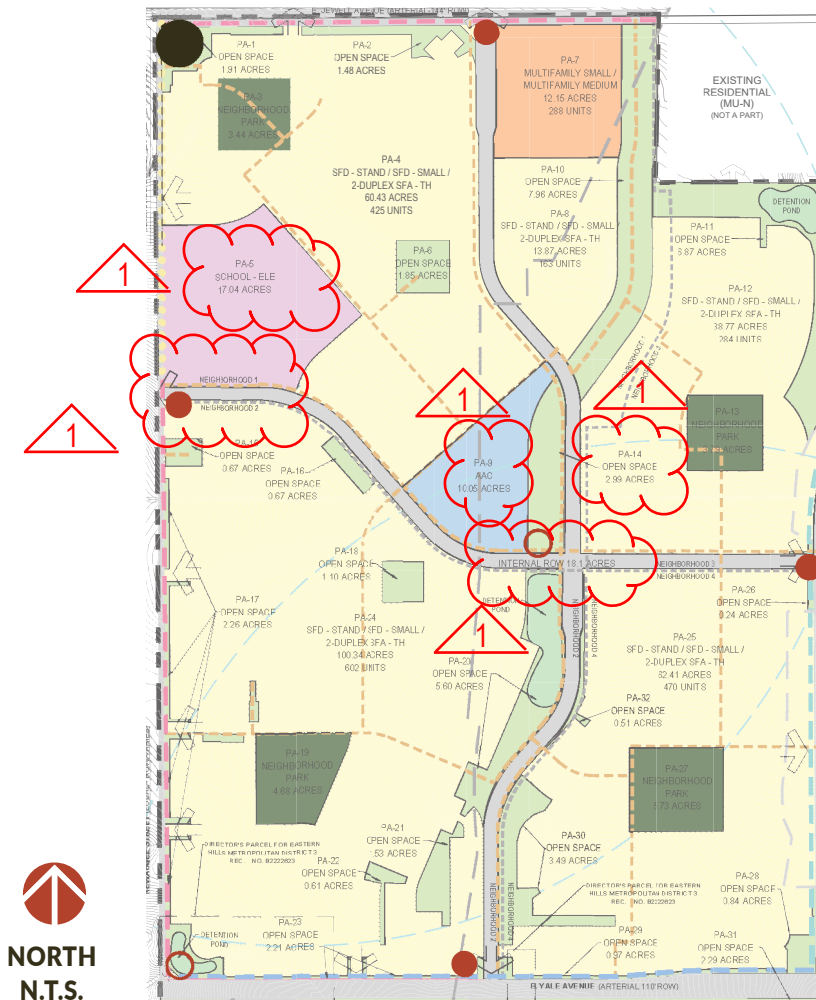
Locations shown are conceptual.
Art may not be located in all
locations shown.

PRIMARY MONUMENT

Primary monuments shall be located at the main entrance(s) of the community. These should be large in scale and be incorporated into a larger landscaping event. Lettering should be a minimum of 5-9 inches and contrast with the background material. The general scale should be between 7 feet in height and 26 feet in length. A mix of natural and industrial materials shall be used with the overall form being modern so as to juxtapose the native landscaping surrounding it. In addition, the logo shall be featured as part of the signage.

SECONDARY MONUMENT

Secondary monumentation should serve as way-finding for points of interest within the community, such as parks and amenities. The scale of these monuments may vary depending on the significance of the site (i.e. a neighborhood park monument may be larger or more detailed than a pocket park monument). Size of the monument may range between 6 feet in height and 3 feet in width and may consist of a simple or multi-component form.



MONUMENT LOCATIONS

LEGEND

- Primary
- Secondary
- Tertiary

Note: Monument locations are conceptual and show general locations, however the exact siting will be determined at time of Site Plan.