

Planning Area Boundary

Property Boundary

Proposed Ped/Bike Circulation

Detention Pond

10 Acre Grid

ROW/Public Access Esmt.

Existing Multi-use Path

10' Proposed Ped Only Regional Trail Connection

Node

5.5'-6' Proposed Ped Only Local Connection

8' Proposed Ped Only Community Connection

4' Proposed Ped Only Soft Surface Trail

14' Maintenance Access

LEGEND

NOTES

- Connectivity plan depicts intended connections only, and is subject to refinement as the land uses develop.
- The west side graphic is an inventory only and represents the approved 2019 FDP. The Pomeroy 1st Amendment applies to the east side only.

The diagram illustrates a network of trails connecting various planning areas (PA 1a through PA 11) across a site. The areas are color-coded: PA 1a (0.8 Ac) and PA 1b (0.3 Ac) are open spaces; PA 2 (16.5 Ac) is MF-MED; PA 3 (1.0 Ac) is FLOODPL; PA 4 (0.8 Ac) is open space; PA 5a (7.1 Ac) and PA 5b (5.6 Ac) are mixed-use commercial; PA 6 (6.0 Ac) is mixed-use; PA 7 (12.5 Ac) is SFA-TH; PA 8 (4.9 Ac) is open space; PA 9 (1.2 Ac) is FLOODPL; and PA 10 (1.0 Ac) is open space. The map shows a 10-acre grid, property boundaries, and various trail types: 5.5'-6' proposed ped only local connections (dotted lines), 8' proposed ped only community connections (diamond patterns), 4' proposed ped only soft surface trails (orange arrows), and 10' proposed ped only regional trail connections (thick dashed lines). Key features include a pedestrian bridge, a detention pond, and connections to existing trails. Major roads shown are S. Aurora Parkway and a 6-lane major arterial. A north arrow and scale bar (0 to 800 feet) are also present.

SOUTH AURORA PROPERTY INVESTORS, LLC.

**EXHIBIT J:
POMEROY 1st AMENDMENT
CONNECTIVITY DIAGRAM**

ISSUE DATE: 12/23/20		PROJECT #: 218108	
DATE	REVISION COMMENTS		
10/08/21	FDP RESUBMITTAL		
11/29/21	FDP RESUBMITTAL		

SHEET NO.

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1 OF 3

Form J: East Side Parks, Recreation, and Open Space Matrix

Planning Area Designation	Description and Inventory of Facilities	Total Acreage	Parks Dept. Credited Acreage	Final Ownership and Facility Funding	Trigger for Each Phase
PA-8 OPEN SPACE	Planning Area 8 serves as the primary amenity for the development as numerous spaces within the planning area have been programmed for a variety of passive and active recreational opportunities. A large gathering area with public art, benches, an open lawn and garden have been provided at the culmination of S. De Gaulle St.	4.9	4.45	All parks and open space within Pomeroy will be owned, constructed, and maintained by a homeowner's association, other management agency or the metropolitan district.	Planning Area 8 encompasses a total of approximately 4.9 acres of open space. Improvements to Planning Area 8 must be completed prior to issuance of certification of occupancy of any development on Planning Area 7. All neighborhood & community park requirements will be handled with cash-in-lieu. A portion of the open space land dedication will be handled with cash-in-lieu.
PA-9 FLOODPL	The Murphy Creek Floodplain will remain unchanged from its current condition.	1.2	0.60	All floodplains within Pomeroy will be owned and constructed by a homeowner's association, other management agency or the metropolitan district. All floodplains within Pomeroy will be maintained by Urban Drainage.	Planning Area 9 encompasses approximately 1.2 acres. The boundary of Planning Area 3 is defined by the Murphy Creek 100-year floodplain as established by FEMA FIRM Panel 08005C0502L (Effective February 17, 2017). Within Planning Area 9 there are existing wetlands which have been delineated on the Public Improvements Plan. Per meetings with Urban Drainage Flood Control District, the floodplain is stable and no improvements will be required.
PA-10 OPEN SPACE	The Planning Area 10 open space will remain unchanged from its current condition.	1.0	1.0	All parks and open space within Pomeroy will be owned, constructed, and maintained by a homeowner's association, other management agency or the metropolitan district.	The Planning Area 10 open space will remain unchanged from its current condition as it has been previously approved.
PA-11 OPEN SPACE	Planning Area 11 has been designed to provide unique recreation and viewing opportunities of the overall community, Murphy Creek, and Aurora open space to the east. Significant grade change occurs in Planning area 11 and provides the perfect setting for a community trail with ample seating options.	1.6	1.6	All parks and open space within Pomeroy will be owned, constructed, and maintained by a homeowner's association, other management agency or the metropolitan district.	Planning Area 11 encompasses a total of approximately 1.6 acres of open space. Improvements to Planning Area 11 must be completed prior to issuance of certification of occupancy of any development on Planning Area 7. All neighborhood & community park requirements will be handled with cash-in-lieu.
Director of Parks Recreation and Open Space					
Date:_____ Signature:					

Notes:

- All neighborhood & community park requirements will be handled with a cash-in-lieu payment to the City of Aurora.
- A portion of the open space land dedication will be handled with a cash-in-lieu payment to the City of Aurora.



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SHEET NO.

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Form J: West Side Parks, Recreation, and Open Space Matrix

Planning Area Designation	Description and Inventory of Facilities	Total Acreage	Parks Dept. Credited Acreage	Final Ownership and Facility Funding	Trigger for Each Phase
PA-1a OPEN SPACE	Planning Area 1a is located at the northwest corner of the site and is a welcoming space into the Pomeroy development. The open space consists of an activity lawn for recreation, a public community garden, and a gathering plaza with shade sails and picnic tables. Trails, sidewalks and a bike rack found within the open space allows users from the adjacent and nearby communities to access the amenity.	0.8	0.8	All parks and open space within Pomeroy will be owned, constructed, and maintained by a homeowner's association, other management agency or the metropolitan district.	Planning Area 1 encompasses a total of approximately 1.1 acres of open space. Improvements to both Planning Areas 1A and 1B must be completed prior to issuance of certification of occupancy of any development on Planning Area 2. All neighborhood & community park requirements will be handled with cash-in-lieu.
PA-1b OPEN SPACE	Planning Area 1b is located in the southwest corner and is designed as a wind sculpture garden consisting of a 6 foot sidewalk with seating nodes for viewing and social interaction. The goal of this open space is to incorporate the public art requirement and create a desirable & useable pocket park.	0.3	0.3	All parks and open space within Pomeroy will be owned, constructed, and maintained by a homeowner's association, other management agency or the metropolitan district.	Planning Area 1 encompasses a total of approximately 1.1 acres of open space. Improvements to both Planning Areas 1A and 1B must be completed prior to issuance of certification of occupancy of any development on Planning Area 2. All neighborhood & community park requirements will be handled with cash-in-lieu.
PA-3 FLOODPL	The Tollgate Creek Floodplain will remain unchanged from its current condition.	1.5	N/A	All floodplains within Pomeroy will be owned and constructed by a homeowner's association, other management agency or the metropolitan district. All floodplains within Pomeroy will be maintained by Urban Drainage.	Planning Area 3 encompasses approximately 1.5 acres. The boundary of Planning Area 3 is defined by the E Tollgate Creek 100-year floodplain as established by FEMA FIRM Panel 08005C0502L (Effective February 17, 2017). Within Planning Area 3 there are existing wetlands which have been delineated on the Public Improvements Plan. Per meetings with Urban Drainage Flood Control District, the floodplain is stable and no improvements will be required. As previously mentioned, a pedestrian bridge is intended to span E Tollgate Creek, connecting Planning Areas 1 and 4. This bridge is intended to completely span Planning Area 3 and will not trigger any improvements within Planning Area 3.
PA-4 OPEN SPACE	Planning Area 4, located to the east of Tollgate Creek, consists of a trail running north and south parallel to Tollgate Creek. Multiple seating nodes accompany the trail, which provide scenic views of the creek and points west. The trail also connects with the pedestrian bridge, creating a connection from the mixed use commercial district to the multi-family district.	0.8	0.8	All parks and open space within Pomeroy will be owned, constructed, and maintained by a homeowner's association, other management agency or the metropolitan district.	Planning Area 4 encompasses approximately 0.8 acres of open space. Improvements to Planning Area 4 must be completed prior to issuance of certification of occupancy of any development on Planning Area 5A. All neighborhood & community park requirements will be handled with cash-in-lieu.
Director of Parks Recreation and Open Space					
Date:_____ Signature:					

- Notes:
- All neighborhood & community park requirements will be handled with a cash-in-lieu payment to the City of Aurora.