

OPEN SPACE, CIRCULATION AND
NEIGHBORHOOD VILLAGE PLAN

TAB 9

INTRODUCTION

An Open Space and Circulation Map has been provided under Tab 9.

Villages within The Aurora Highlands community are largely based around parks and open spaces. These parks range from 1-10+ acres in size and facilitate a variety of amenities for residents from active to passive. Many parks are located in conjunction with local schools to campuses. Open spaces and trail corridors tie these park locations together throughout the community, allowing easy pedestrian access for residents and a continuous circulation route for cyclists, joggers, and strollers.

Detention areas are also located within open space and park areas; creating an interconnected system of open spaces that serve multiple purposes.

Pedestrian circulation throughout the community will be provided by detached sidewalks, in accordance with the street standard ordinance (Chapter 126-1 and 126-36) or the City code where applicable. Trails throughout the open space corridors will offer pedestrian travel routes away from roadways. Trails will also extend outside open space areas to connect pedestrians with other major points of interest throughout the site such as NACs, parks, schools, civic campus, the commercial areas, and others.

An enhanced arterial roadway network has been designed to connect Powhatan to the former Gun Club Road alignment. It is located along major drainage through the site, intending to allow for natural storm drainage and runoff system while opening up a significant pedestrian corridor. Designed as a community spine, it connects entries from the southeast to the central entryways, open spaces and amenities. The collector roadway system is generally designed as loops to help reinforce village definitions. Collectors within this MP are dashed in for conceptual locations and connectivity. Ultimate locations are subject to change with future SPs.

The transportation network enforces the highland prairie theme of the community, and creates an amenity out of the transportation network. This allows for large divided medians, winding parkways, constantly changing views, and larger pedestrian corridors.

Open space and park dedication acreages are based off of the current city standards:

- 3 acres per 1,000 residents for neighborhood parks
- 1.1 acres per 1,000 residents for community parks
- 7.8 acres per 1,000 residents for open space, other park uses, and trails

Residential density shall be calculated for all land use areas based on a gross 5 dwelling unit per acre factor. Park, open space, and school dedications shall be calculated from these population assumptions.

Neighborhood park and Neighborhood Activity Centers represented in this tab show general location and size. Shifting of these amenities shall be considered a minor change. The amended location and size will still continue to meet the service radius requirements. Neighborhood Parks, Neighborhood Activity Centers (NACs), open space, and trail corridors will be designed in conjunction with triggers identified in Form J. Amenity to be further defined at time of SP. The Community Park shall be developed when 50% of platted lots have received certificate of occupancy.

In addition to Form J, The Aurora Highlands Applicant is proposing an Master Open Space Tracking Chart. This chart will provide the City with park and open space dedication information required by City code. The chart shall be submitted with all subsequent SP applications in order to ensure that these requirements are continued as the community is built out over time.

Dedicated Requirements		
Based on 12,487 Units (32,292 Population)		
	Required Acres	Dedicated Acres
Neighborhood Park (3 AC/1,000 Persons)	96.88	96.88
Community Park (1.1 AC/1,000 Persons)	35.52	35.52
Open Space (7.8 AC/1,000 Persons)	251.88	469.2
	384.28	601.7

3

PA-60	Neighborhood Park	5.59	5.59	Metro District	Metro District	The neighborhood park shall be developed when 50% of platted lots for PA-55 or PA-65 has received certificate of occupancy.	Refer to Note 6 for Park/School Shared Use. Refer to note 7 for Park Amenities.
PA-60a	Shared Use Park	2.50	2.50	Metro District	Metro District	The neighborhood park shall be developed when 50% of platted lots for PA-55 or PA-65 has received certificate of occupancy.	Refer to Note 6 for Park/School Shared Use. Refer to note 7 for Park Amenities.
PA-68	Neighborhood Park	6.21	6.21	Metro District	Metro District	The neighborhood park shall be developed when 50% of platted lots for PA-46, PA-48 or PA-71 has received certificate of occupancy.	Refer to note 7 for Park Amenities.
PA-72	Neighborhood Park	7.83	7.83	Metro District	Metro District	The neighborhood park shall be developed when 50% of platted lots for PA-70 has received certificate of occupancy.	Open space land dedication acreage will be provided with each CSP and will exclude 100 year floodplain. Refer to note 7 for park amenities. The floodplain will be owned by the City for UDFCD maintenance eligibility.
PA-73	Neighborhood Park	5.08	5.08	Metro District	Metro District	The neighborhood park shall be developed when 50% of platted lots for PA-71 or PA-78 has received certificate of occupancy.	Refer to Note 6 for Park/School Shared Use. Refer to note 7 for Park Amenities.
PA-73a	Shared Use Park	1.87	1.87	Metro District	Metro District	The neighborhood park shall be developed when 50% of platted lots for PA-71 or PA-78 has received certificate of occupancy.	Refer to Note 6 for Park/School Shared Use. Refer to note 7 for Park Amenities.
PA-74	School	16.76	0.00	Metro District	Metro District	Shared use active area of school will be constructed with the neighborhood park in PA-73.	Refer to Note 6 for Park/School Shared Use
						Required at 5 DU Per Acre	Provided
Total Neighborhood Park Acreage		160.59	96.88	Neighborhood Parks (3.0 acres/1,000 persons)		96.88	96.88
				32,292 / 1000 x 3.0 = 96.88 Acres (3.0 AC/1000 Pop.)			
				96.88 Acres of Neighborhood Park are required (32,292 Pop./ 1000 Pop. X 3.0 AC = 96.88 Acres) based on zone density. All CSP's will include "The Aurora Highlands Parks Tracking Sheet" to ensure that each village provides the minimum required park acreage to serve the population. The size of Neighborhood Parks will be increased/decreased to conform to acreage requirements based on populations within each 1/2 mile service area. These increases/decreases of acreage will be accounted for using the tracking sheet to prove compliance and will not require an FDP amendment. Neighborhood parks are subject to change per the tracking sheet if meeting the population requirements, without triggering an FDP amendment. See note 1.			
PA-43	Community Park	35.52	35.52	Metro District	City of Aurora	The Community Park shall be developed when 50% of platted lots have received certificate of occupancy.	The 40 acre community park area includes 35.52 acres of dedicated community park area and 4.48 dedicated acres of open space. 35.52 acres are required by population for the Community Park. The additional 4.48 acres will be credited towards the overall open space requirements. Refer to Note 10 for Park Amenities.
Total Community Park Acreage		35.52	35.52	Community Park (1.1 acres/1,000 persons)		Required at 5 DU Per Acre	Provided
						35.52	35.52
						32,292 / 1000 x 1.0 = 35.52 Acres (1.1 AC/1000 Pop.)	
Parks Subtotal		196.11	132.40				
Open Space							
A.	B.	C.	D.	E.	F.	G.	H.
Planning Area Designation (or feature in an area)	Description and Inventory of Facilities	Total Acreage	Parks Dept. Credited Acreage	Facility Funding and Construction Responsibilities	Final Ownership and Maintenance Responsibilities	Trigger for Each Phase	Comments
PA-1	Open Space/ Detention	10.00	2.89	Metro District	Metro District		Detention ponds located within designated open spaces will be granted open space land dedication credit for detention that drains within a 24 hour time period. 5.0 Acres of detention pond has been removed from the credited open space, which may not meet the 24-hour drain period requirement. This will be finalized with preliminary drainage reports at time of SP. 2.11 acres of the remaining 5 acres is designated to be a Small Urban Plaza and therefore qualifies as a Neighborhood Park. Regional trail will be an average 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size.
PA-7	Open Space/ Detention/ Regional Trail Corridor	11.84	9.58	Metro District	Metro District	A conceptual landscape / amenity plan, including preliminary grading shall be submitted within the Site Plan for the first adjacent planning area that requires functional use of the open space for either trail access or drainage.	Detention ponds located within designated open spaces will be granted open space land dedication credit for detention that drains within a 24 hour time period. 2.26 Acres of detention pond has been removed from the credited open space, which may not meet the 24-hour drain period requirement. This will be finalized with preliminary drainage reports at time of SP. Regional trail will be an average 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size.
PA-9	Open Space/ CIG Easement	2.25	2.25	Metro District	Metro District	Open space shall be developed when 50% of the platted lots in the adjacent planning areas receive Certificate of Occupancy.	A regional trail shall be constructed and granted open space land dedicated credit in an average 70' wide corridor within the existing CIG easement. Activity Nodes that are 0.3 Acre in size will be placed approximately every 660' linear feet within the average 70' wide corridor within the existing CIG easement.
PA-20	Open Space/ Regional Trail Corridor	2.37	2.37	Metro District	Metro District		Regional trail will be an average 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size.
PA-23	Open Space/ CIG Easement	6.61	6.61	Metro District	Metro District		A regional trail shall be constructed and granted open space land dedicated credit in an average 70' wide corridor within the existing CIG easement. Activity Nodes that are 0.3 Acre in size will be placed approximately every 660' linear feet within the average 70' wide corridor within the existing CIG easement.
PA-26.2	Open Space/ CIG Easement	2.67	2.67	Metro District	Metro District		A regional trail shall be constructed and granted open space land dedicated credit in an average 70' wide corridor within the existing CIG easement. Activity Nodes that are 0.3 Acre in size will be placed approximately every 660' linear feet within the average 70' wide corridor within the existing CIG easement.
PA-27	Highland Creek Open Space/ Detention/ CIG Easement	43.89	21.95	Metro District	Metro District		Open space land dedication acreage will be provided with each SP. Open space within the 100-year floodplain shall be credited 100% of the Planning Area, up to 50% of the total credited open space of the Master Plan. Refer to Notes 7 and 8. Detention Ponds located within designated open spaces will be granted open space land dedication credit for detention credit for detention that drains within a 24 hour period. A regional trail shall be constructed and granted open space land dedication credit in an average 70' wide corridor within the existing CIG easement. Activity Nodes that are 0.3 acre in size will be placed approximately every 660 linear feet within the average 70' wide corridor with a trail. Refer to TAB 11 pg. 14 for trail size. The floodplain will be owned by the city for UDFCD maintenance eligibility.
PA-28	Open Space/ Detention	6.32	3.16	Metro District	Metro District		Detention ponds located within designated open spaces will be granted open space land dedication credit for detention that drains within a 24 hour time period. 3.16 Acres of detention pond has been removed from the credited open space, which may not meet the 24 hour drain period requirement. This will be finalized with preliminary drainage reports at time of SP. The floodplain will be owned by the City for UDFCD maintenance eligibility.
PA-31	Open Space/ Regional Trail Corridor	9.03	9.03	Metro District	Metro District		Regional trail will be an average 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size.

OPEN SPACE, CIRCULATION AND NEIGHBORHOOD PLAN

PA-32	Open Space/ Detention/ Regional Trail Corridor	20.27	7.16	Metro District	Metro District	Detention ponds located within designated open spaces will be granted open space land dedication credit for detention that drains within a 24 hour time period. 13.11 Acres of detention pond has been removed from the credited open space, which may not meet the 24-hour drain period requirement. This will be finalized with preliminary drainage reports at time of SP. Harvest Mile Right-of-Way to be vacated and an average 70' Regional Trail Corridor will be incorporated and granted open space land dedication credit, including the 30' water line easement. Activity Nodes that are 0.3 Acres in size will be placed approximately every 660' linear feet within the average 70' wide corridor within the Harvest Way ROW. Regional trail will be an average 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size.
PA-39	Open Space with Regional Trail Corridor	15.12	7.56	Metro District	Metro District	Regional trail will be an average 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size.
PA-42	Open Space/ Harvest Regional Trail Corridor	1.93	1.93	Metro District	Metro District	Harvest Mile Right-of-Way to be vacated and an average 70' Regional Trail Corridor will be incorporated and granted open space land dedication credit, including the 30' water line easement. Activity Nodes that are 0.3 Acres in size will be placed approximately every 660' linear feet within the average 70' wide corridor within the Harvest ROW. Regional trail will be an average of 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size.
PA-44	Open Space/ Detention	7.84	3.92	Metro District	Metro District	Detention ponds located within designated open spaces will be granted open space land dedication credit for detention that drains within a 24 hour time period. 3.92 Acres of detention pond has been removed from the credited open space, which may not meet the 24-hour drain period requirement. This will be finalized with preliminary drainage reports at time of CSP.
PA-47	Open Space/ Regional Trail Corridor	1.76	1.76	Metro District	Metro District	Regional trail will be an average 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size.
PA-51	Open Space/ Detention	11.29	5.65	Metro District	Metro District	Open space land dedication acreage will be provided with each SP. Open space within the 100-year floodplain shall be credited 100% of the Planning Area, up to 50% of the total credited open space of the Master Plan. Detention ponds located within designated open spaces will be granted open space land dedication credit for detention that drains within a 24 hour time period. 14.07 Acres of detention pond has been removed from the credited open space, which may not meet the 24-hour drain period requirement. This will be finalized with preliminary drainage reports at time of SP.
PA-53	Open Space/Highlands Creek	17.04	17.04	Metro District	Metro District	Open space land dedication acreage will be provided with each SP. Open space within the 100-year floodplain shall be credited 100% of the Planning Area, up to 50% of the total credited open space of the Master Plan. Refer to Notes 7 and 8. Detention Ponds located within designated open spaces will be granted open space land dedication credit for detention credit for detention that drains within a 24 hour period.
PA-56	Open Space/ Harvest Regional Trail Corridor	3.02	3.02	Metro District	Metro District	Harvest Mile Right-of-Way to be vacated and an average 70' Regional Trail Corridor will be incorporated and granted open space land dedication credit, including the 30' water line easement. Activity Nodes that are 0.3 Acres in size will be placed approximately every 660' linear feet within the average 70' wide corridor within the Harvest ROW. Regional trail will be an average 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size. The floodplain will be owned by the City for UDFCD maintenance eligibility.
PA-61.1	Open Space/ Detention	28.14	14.07	Metro District	Metro District	A conceptual landscape / amenity plan, including preliminary grading shall be submitted within the Site Plan for the first adjacent planning area that requires functional use of the open space for either trail access or drainage. Detention ponds located within designated open spaces will be granted open space land dedication credit for detention that drains within a 24 hour time period. 14.07 Acres of detention pond has been removed from the credited open space, which may not meet the 24-hour drain period requirement. This will be finalized with preliminary drainage reports at time of SP.
PA-61.2	Open Space/ Detention	10.45	4.54	Metro District	Metro District	Open space shall be developed when 50% of the platted lots in the adjacent planning areas receive Certificate of Occupancy. Detention ponds located within designated open spaces will be granted open space land dedication credit for detention that drains within a 24 hour time period. 6.5 Acres of detention pond has been removed from the credited open space, which may not meet the 24-hour drain period requirement. This will be finalized with preliminary drainage reports at time of SP.
PA-62	Open Space/ CIG Easement	3.44	3.44	Metro District	Metro District	A regional trail shall be constructed and granted open space land dedication credit in an average 70' wide corridor within the existing CIG easement. Nodes that are 0.3 Acres in size will be placed approximately every 660' linear feet within the average 70' wide corridor within the existing CIG easement. Regional trail will be an average 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size.
PA-66	Open Space/ Highlands Creek	21.78	21.78	Metro District	Metro District	Open space land dedication acreage will be provided with each SP. Open space within the 100-year floodplain shall be credited 100% of the Planning Area, up to 50% of the total credited open space of the Master Plan. Refer to Notes 7 and 8. Detention Ponds located within designated open spaces will be granted open space land dedication credit for detention credit for detention that drains within a 24 hour period.
PA-67	Open Space/ Detention with Regional Trail	15.21	7.61	Metro District	Metro District	Detention ponds located within designated open spaces will be granted open space land dedication credit for detention that drains within a 24 hour time period. 7.6 Acres of detention pond has been removed from the credited open space, which may not meet the 24-hour drain period requirement. This will be finalized with preliminary drainage reports at time of CSP. Regional trail will be an average of 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size.
PA-69	Open Space with Regional Trail Corridor	7.12	7.12	Metro District	Metro District	Regional trail will be an average 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size.
PA-76	Open Space/ Regional Trail Corridor	4.30	4.30	Metro District	Metro District	Regional trail will be an average 70' wide corridor with a trail. Refer to TAB 11 Pg. 14 for trail size. The floodplain will be owned by the City for UDFCD maintenance eligibility.
PA-77	Open Space/ Detention	12.13	5.80	Metro District	Metro District	Detention ponds located within designated open spaces will be granted open space land dedication credit for detention that drains within a 24 hour time period. 6.33 Acres of detention pond has been removed from the credited open space, which may not meet the 24-hour drain period requirement. This will be finalized with preliminary drainage reports at time of SP.
PA-79	Open Space/ Harvest Regional Trail Corridor	3.82	3.82	Metro District	Metro District	Harvest Mile Right-of-Way to be vacated and an average 70' Regional Trail Corridor will be incorporated and granted open space land dedication credit, including the 30' water line easement. Activity Nodes that are 0.3 Acre in size will be placed approximately every 660' linear feet within the average 70' wide corridor within the Harvest ROW alignment.
PA-81	Open Space/ Highlands Creek	14.24	14.24	Metro District	Metro District	Open space land dedication acreage will be provided with each SP. Open space within the 100-year floodplain shall be credited 100% of the Planning Area, up to 50% of the total credited open space of the Master Plan. Refer to Notes 7 and 8. Detention Ponds located within designated open spaces will be granted open space land dedication credit for detention credit for detention that drains within a 24 hour period.
PA-83	Open Space/ CIG Easement	15.51	15.51	Metro District	Metro District	A regional trail shall be constructed and granted open space land dedication credit in an average 70' wide corridor within the existing CIG easement. Activity Nodes that are 0.3 Acre in size will be placed approximately every 660' linear feet within the average 70' wide corridor within the existing CIG easement.
PA-86	Open Space/ CIG Easement	2.03	2.03	Metro District	Metro District	A regional trail shall be constructed and granted open space land dedication credit in an average 70' wide corridor within the existing CIG easement. Activity Nodes that are 0.3 Acre in size will be placed approximately every 660' linear feet within the average 70' wide corridor within the existing CIG easement.
Total Open Space Acreage		311.4	212.8			
NAC or Pocket Park						
A.	B.	C.	D.	E.	F.	G.
						H.

OPEN SPACE, CIRCULATION AND NEIGHBORHOOD PLAN

Planning Area Designation (or feature in an area)	Description and Inventory of Facilities	Total Acreage	Parks Dept. Credited Acreage	Facility Funding and Construction Responsibilities	Final Ownership and Maintenance Responsibilities	Trigger for Each Phase	Comments
PA-4	NAC or Pocket Park	0.66	0.66	Metro District	Metro District	NAC is concurrent with designated planning area	Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-5	NAC or Pocket Park	0.30	0.30	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-6	NAC or Pocket Park	0.33	0.33	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-9	NAC or Pocket Park	1.68	1.68	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-11	NAC or Pocket Park	0.50	0.50	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-12	NAC or Pocket Park	0.93	0.93	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-13	NAC or Pocket Park	0.71	0.71	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-19	NAC or Pocket Park	0.37	0.37	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-21	NAC or Pocket Park	2.11	2.11	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-29	NAC or Pocket Park	0.60	0.60	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-35	NAC or Pocket Park	0.82	0.82	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-37	NAC or Pocket Park	0.36	0.36	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-37	NAC or Pocket Park	0.35	0.35	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-40	NAC or Pocket Park	1.45	1.45	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-40	NAC or Pocket Park	0.50	0.50	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-46	NAC or Pocket Park	1.00	1.00	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-52	NAC or Pocket Park	1.29	1.29	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-55	NAC or Pocket Park	1.38	1.38	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-65	NAC or Pocket Park	1.29	1.29	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-70	NAC or Pocket Park	1.68	1.68	Metro District	Metro District		Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.
PA-71	NAC or Pocket Park	1.14	1.14	Metro District	Metro District	Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.	
PA-78	NAC or Pocket Park	0.34	0.34	Metro District	Metro District	Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.	
PA-80	NAC or Pocket Park	0.60	0.60	Metro District	Metro District	Minimum size of NAC/Pocket Parks is 0.3 acres. Final size and location will be finalized at time of SP.	
ghborhood Activity Center Acreage or Pocket Park (included in Open Space quantities)		20.39	20.39	Neighborhood Activity Centers or Pocket Parks will be incorporated into Residential Planning Areas to serve 1/4 mile radius walkability. They are subject to change in size and location at time of SPs without triggering an amendment to theMaster Plan. Neighborhood Activity Center and Pocket Parks are to be owned and maintained by the Metro District.			
Total Easement Nodes (included in Open Space quantities)				Activity Nodes that are 0.3 Acres in size will be placed approximately every 660' linear feet within the average 70' wide corridor within the existing CIG easement or Harvest Way ROW. Refer to Composite Land Use Map Exhibit. Activity nodes will have at a minimum three (3) shade trees and one (1) bench on a concrete or crusher fines pad. One (1) Litter receptacle and one (1) pet pick up station will be located at nodes adjacent to where the trail crosses roadways. CIG Easement: 16,936 Total LF/ 660 LF X 0.3 AC =7.7 AC. Harvest Mile ROW: 14,372 LF/ 660 LF X 0.3 AC = 6.5 AC.			
Community Parks Overlay (PA-43)			4.48	The additional 4.48 acres will be credited towards the overall open space requirements. Refer to note 9 for park amenities.			
Dedicated and Planned Open Space within Residential Planning Areas not accounted for above			231.68	Includes Open Space within Residential Planning Areas that is not accounted for in the above Open Space and Neighborhood Activity Centers.			
Open Space Subtotal		331.81	469.36	32,292 pop./ 1000 pop. X 7.8 AC = 251.88Acres (7.8 Ac/1000 Persons)			
				Open space will be adjusted to conform to acreage requirements based on the population in a village by village basis. Open Space is subject to change per the tracking sheet if meeting the population requirements, without triggering an FOP amendment. See note 2. If additional open space is required based on final unit count and population, it shall be provided at Site Development Plan.			
Grand Total		527.92	601.76	Totals Include: Neighborhood Parks, Shared Use Sites, Community Park, Open Spaces, NACs, and Easement Nodes (Excludes Schools)			
Director of Parks, Recreation and Open Space							
Date: _____ Signature: _____							

Regional Trail Corridor

Planning Area	Tract	Acreage
6	Portion of Tract B	0.35
6	Tract H	1.11
13	Tract F	0.42
13	Tract J	0.10
29	Tract A	1.71
29	Tract C	0.61
32	Tract B	0.62
34	Tract A	1.64
34	Portion of Tract D	0.77
38	Portion of Tract N	1.85
43	Community Park	
56	(all of PA-56)	3.1
65.3	Tract D	0.13
65.3	Tract E	0.75
65.3	Tract F	0.34
80.2	Tract A	2.00
80.2	Portion of Tract R	2.17
Total Regional Trail		17.67

FORM J NOTES

1. Due to proposed density transfer, the actual park and open space dedication acreage requirement will fluctuate. Therefore, Neighborhood Park Locations are to be shown to meet the 1/2 mile radius service area requirement. At the time of each SP submittal, there will be an evaluation of the Parks and Open Space dedication required for that Village. The actual size of the parks and open spaces will be adjusted to meet current dedication requirements such that there is not an actual deficit within any village.
2. The Aurora Highlands shall provide land dedication for Neighborhood Park, Community Park, and Open Space as required by city code and the Parks and Open Space Dedication and Development Criteria Manual. This includes dedication of open space property outside of the 100-year floodplain. Detention Pond granted credit towards open space requirements will conform to the City of Aurora's Parks and Open Space Requirements by providing a recreational, conservation, or educational value. Educational value, per PROS's recommendations, will consist of, but not be limited to "signs, displays, etc. dealing with topics that range from studies of plants and animals, historical site cultural interpretation, scenic vista interpretation, natural area interpretation and the study of natural processes, teaching about the relationships between different elements of the environment and between people and the environment, and teaching a conservation ethic and stewardship."
3. The design, installation and maintenance of the medians of major arterial streets shall adhere to City policies in effect at the time of submittal of subsequent SPs. SP documentation shall clearly define responsibilities for funding, timing of construction, and perpetual maintenance accordingly.
4. Neighborhood Activity Centers and Pocket Parks will be incorporated into Residential Planning Areas to serve 1/4 mile radius walkability. They are subject to change in size and location at time of SPs without triggering an amendment to the MP. Neighborhood Activity Centers and Pocket Parks are to be owned and maintained by the Metro District.
5. Harvest Mile Right-of-Way to be vacated and a minimum 70' Regional Trail Corridor will be incorporated and granted open space land dedication credit, including the 30' water line easement. Activity nodes that are 0.3 acres in size will be placed approximately every 660 linear feet outside of the minimum 70' wide corridor and outside the existing CIG easement and Harvest Mile ROW.
6. PROS is committed to allowing Aurora Public School ("APS") primary use of the park land adjacent to public schools for outdoor recreation during school hours and school activities. APS will not have to construct on-site drainage structures on any dedicated school sites, as all drainage structures will be addressed off-site by the Developer. APS shall have no responsibility for maintenance of the park land available for use by APS. The final size and configuration of the school sites on this MP are illustrative only and, with each SP including or adjacent to a school site, the Developer will confirm with APS that the characteristics and layout of approximately 16 acre size of the school site, combined with the configuration of the park land area meets the needs of APS. If drainage facilities are constructed on park sites or park shared use sites, all will adhere to PROS standards with the entire drainage facility having a maximum recovery time of 24 hours following a storm event.
7. All Neighborhood Parks (except Highlands Creek Neighborhood Park)
Minimum programing will include 2 playgrounds (2 - 5 age group & 5 - 12 age group), an open grassed play area (min 225' x 300'), a picnic pavilion, picnic tables, benches, security lighting, trash receptacles, pet pick-up stations, bike racks, walks, trail connections, landscaping and irrigation. Deviations from these minimum programming requirements will necessitate approval from the Aurora P.R.O.S. and will not require an MP amendment.
8. Highlands Creek Neighborhood Park
A linear park that consist of a group of connected or disconnected uses accessible from a common 14' trail that meets the general intent of a traditional Neighborhood Park. Minimum programing will consist of a series of smaller alternative play areas with zip-line, climbing wall, balance beam, nature play, and embankment slide. These playground areas will accommodate separate age groups (minimum 2 areas, 1 for 2-5 age group and 1 for 5-12 age group). Linear challenge course (obstacle course), overlooks,

OPEN SPACE, CIRCULATION AND NEIGHBORHOOD PLAN

event lawn, turf lawn, multi-use lawn, performance plazas, pollinator garden with informational signage, entry signage, riparian experience with wetlands boardwalk with interpretive signage, stepping stones, naturalized/stylized drainage drop structures, and pedestrian stream crossings, public art walk installations, kinetic sculpture garden, sculptural landforms, picnic rest area (5), shaded seating areas, naturalized/stylized drop structures, security lighting, paths with 14' wide concrete regional trail, 5' wide crusher fines explorer trail, and grade separated pedestrian access, site furnishings with benches approximately every 1/8th mile, picnic tables, bike racks, park signage, pet stations, and trash receptacles. Other uses identified in the Highlands Creek Park Open Space may overlap into the Highlands Creek Neighborhood Park. Deviations from these minimum programming requirements will necessitate approval from the Aurora P.R.O.S. and will be coordinated at time of SP.

9. Highlands Creek Open Space

The Highlands Creek Park Open Space will parallel the Aurora Highlands Parkway and will consist of the following amenities – A 14' concrete trail, 5' soft surface Jogging/strolling trails, benches approximately every 1/8th mile, shaded seating areas, small shelters, trash receptacles, pet pick-up stations, bike racks, grade separated connection to the community park. Specialty amenities will include access to stream side locations, educational areas with botanical and riparian interpretive signage, pollinator garden with information signage, public art walk installations, small turf areas, small single use play areas (i.e. swings, slides, simple play structures), challenge course (balance, climb, upper body challenges, running, and crawling obstacles), naturalized landscaping and irrigation. These uses may overlap into the Highlands Creek Neighborhood Park. Deviations from these minimum programming requirements will necessitate approval from the Aurora P.R.O.S. and will be coordinated at time of SP.

10. Community Park

Minimum programing will include large playgrounds for separate age groups (2 – 5 age group & 5 – 12 age group), picnic pavilions, programable sport fields that may focus on a single or many uses (i.e.. baseball, softball, soccer, lacrosse, football), tennis courts, basketball courts, picnic tables, benches, trash receptacles, pet pick-up stations, walks, trail connections, formal and naturalized landscaping and irrigation. Support facilities such as restroom facilities, parking lots, security lighting, and dumpster facilities. The Community Park will be connected to the Highlands Creek Park open space with a grade separated pedestrian way crossing Aurora Highlands Parkway. Deviations from these minimum programming requirements will necessitate approval from the Aurora P.R.O.S. and will be coordinated at time of SP.

11. MP Amendment Causes:

- a. Neighborhood Parks that are placed outside of the 1/2 mile radius at the time of SP
- b. Open Space regional trails that are removed at the time of SP
- c. The removal of activity nodes at the time of SP
- d. Community Park reduced less than 40 acres at time of SP
- e. Aurora Highlands Parkway reduced by more than 300 ft in width between ROW at time of SP

Open Space Tracking Chart

Parks, Recreation, and Open Space Tracking Chart												
				Neighborhood Park			Community Park			Open Space		
ISP No.	CSP No.	Filing No.	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
1			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
2			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
3			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
	1	1	263	0.79	0.00	0.79	0.29	0.00	0.29	2.05	1.73	0.32
	2	2	1293	3.88	0.00	3.88	1.42	0.00	1.42	10.09	16.00	-5.91
	3	3	872	2.62	0.00	2.62	0.96	0.00	0.96	6.80	10.40	-3.60
...		0.00		0.00	0.00		0.00	0.00		0.00
Totals			2428	7.29	0.00	7.29	2.67	0.00	2.67	18.94	28.13	-9.19

- Note:
- 1. All unit counts and dedication requirements are based on 5.0 dwelling units per acre (du/ac) with this MP. This will be updated at time of SP and Plat with final unit counts and required dedication requirements.
 - 2. Neighborhood Parks, Neighborhood Activity Centers (NACs), open space, and trail corridors will be designed in conjunction with the first Contextual Site Plan (SP) filed adjacent to said amenity. Amenity to be further defined at time of SP.
 - 3. Notes regarding triggers for specific development shall be included with each filing/SP (ex. Neighborhood Park PA-12 shall be constructed at the time 50% of Filing 3 building permits are issued).

- Note:
- Neighborhood Activity Centers and Neighborhood Park sizes are subject to change based on ultimate density proposed at time of SP.
 - Open space size and location may shift without necessitating a MP amendment (major or minor).
 - This chart shall be submitted at the time of Site Plan.
 - Neighborhood Parks, Neighborhood Activity Centers (NACs), open space, and trail corridors will be designed in conjunction with the first Contextual Site Plan (SP) filed adjacent to said amenity. Amenity to be further defined at time of SP.
 - Development of the Community Park shall be triggered when 50% of the platted lots of The Aurora Highlands have received certificate of occupancy.
 - Existing drainage corridors will be highlighted throughout the community as design features. These areas will be improved to accommodate pedestrian corridors and natural open spaces.

Requirements for Fire, Emergency, and Early Warning Services to New Developments
Criteria for Temporary Fire Stations:

In the event that a permanent fire station is not operational, the Aurora Fire Department may require that a temporary fire station be provided by the Developer and/or Annexing Party.

Criteria for Establishing Permanent Fire Station Locations in Proposed Developments:
The City of Aurora requires that a permanent station be platted at the time of development approval. The property dedicated to the City should be no less than 2.25 acres with the location and dimensions such that optimal emergency response times can be achieved. Shared use sites (police, fire, etc.) must be at least 8 acres in size and situated such that optimal emergency response times can be achieved. These sites shall be contiguous to collector streets.
For Further Information:
Permanent or Temporary Fire Stations: The exact placement of permanent or temporary fire stations will

be determined and approved by the City of Aurora's Fire Marshal to insure that coordinated coverage is provided within the city. For specific questions, the Fire Marshal can be reached through the fire department main switchboard, 303-326-8999, or 303-326-8986 (fax).

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'x10' 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.

Sirens:
The exact placement of sirens will be determined by the City of Aurora's Office of Emergency Management to insure 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), or AFD_OEM@AURORAGOV.ORG.

Parks, Recreation, and Open Space Tracking Chart:
The PROS Tracking Chart shall be included with all subsequent SP applications, in combination with the following charts to aid in tracking of dedication requirements as the community develops.

NOT FOR CONSTRUCTION

Owner:
Carlo Ferreira
The Aurora Highlands, LLC
6550 S Pecos Rd., Suite 124
Las Vegas, NV 11711
(720) 436-1572
carlo@theaurorahighlands.com

Issue Date
JUNE 9, 2017
APRIL 13, 2018
JULY 13, 2018
AUGUST 22, 2018
DECEMBER 21, 2018
FEBRUARY 15, 2019
MAY 3, 2019

MP Amendment 3
Revision Date

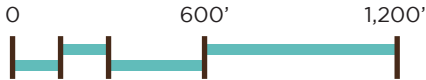
August 12, 2024

Sheet Title
OVERALL OPEN SPACE,
CIRCULATION & VILLAGE
MAP

LEGEND

- PROPERTY BOUNDARY
- EXISTING/PROPOSED ARTERIAL & COLLECTOR ROAD
- POWERLINES
- VILLAGE BOUNDARY
- VILLAGE NUMBER
- 10' REGIONAL TRAIL
- 14' REGIONAL TRAIL
- TRAIL EASEMENT NODES
- PEDESTRIAN UNDERPASS
- EXISTING OVERPASS
- FUTURE OVERPASS
- DETENTION POND
- OPEN SPACE/DETENTION
- COMMUNITY PARK
- NEIGHBORHOOD PARK
- SCHOOL / PARK SHARED USE
- NAC 1/4 MILE SERVICE RADIUS
- NEIGHBORHOOD PARK 1/2 MILE SERVICE RADIUS
- SMALL URBAN PLAZA 1/4 MILE SERVICE RADIUS
- WHELEN SIREN SERVICE RADIUS

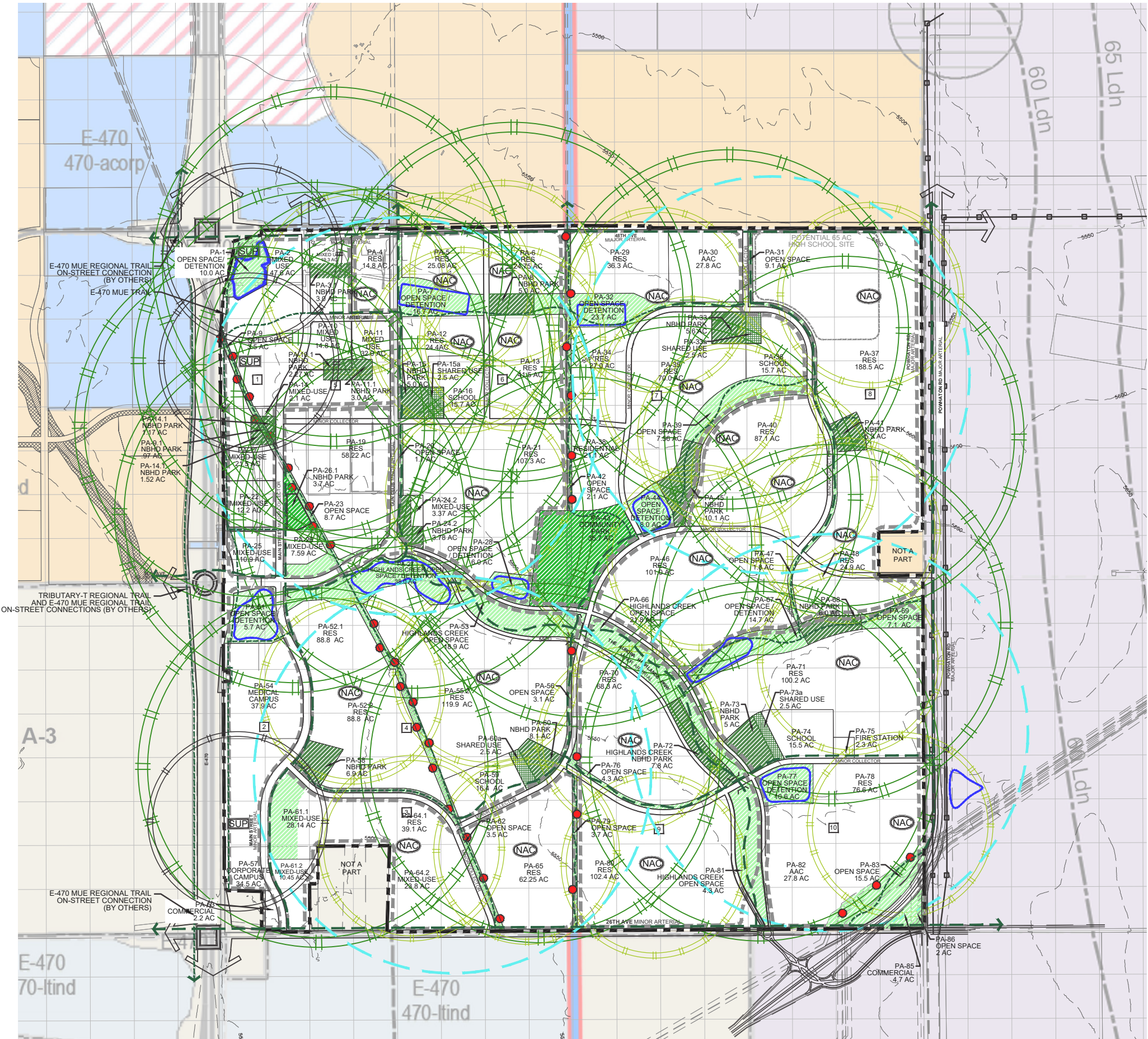
NOTES:
1) CONTOURS SHOWN REPRESENT 50' INTERVAL SPACING.
2) APPROXIMATELY 26 ACRES OF NAC WILL BE LOCATED WITHIN THE AURORA HIGHLANDS PROPERTY BOUNDARY TO SERVE A 1/4 MILE WALKABLE SERVICE RADIUS. LOCATIONS SHOWN IN THIS FDP ARE CONCEPTUAL. FINAL SIZE (GENERALLY 0.5 - 3 ACRES) AND LOCATION WILL BE REFLECTED IN FUTURE CSP SUBMITTALS AND SHALL NOT TRIGGER A FDP AMENDMENT IF NAC LOCATIONS CHANGE. DISTRICT SHALL OWN AND MAINTAIN ALL NACS.
3) NEIGHBORHOOD PARKS, NEIGHBORHOOD ACTIVITY CENTERS (NACS), OPEN SPACE, AND TRAIL CORRIDORS WILL BE DESIGNED IN CONJUNCTION WITH THE FIRST CONTEXTUAL SITE PLAN (CSP) FILED ADJACENT TO SAID AMENITY. AMENITY TO BE FURTHER DEFINED AT TIME OF CSP.

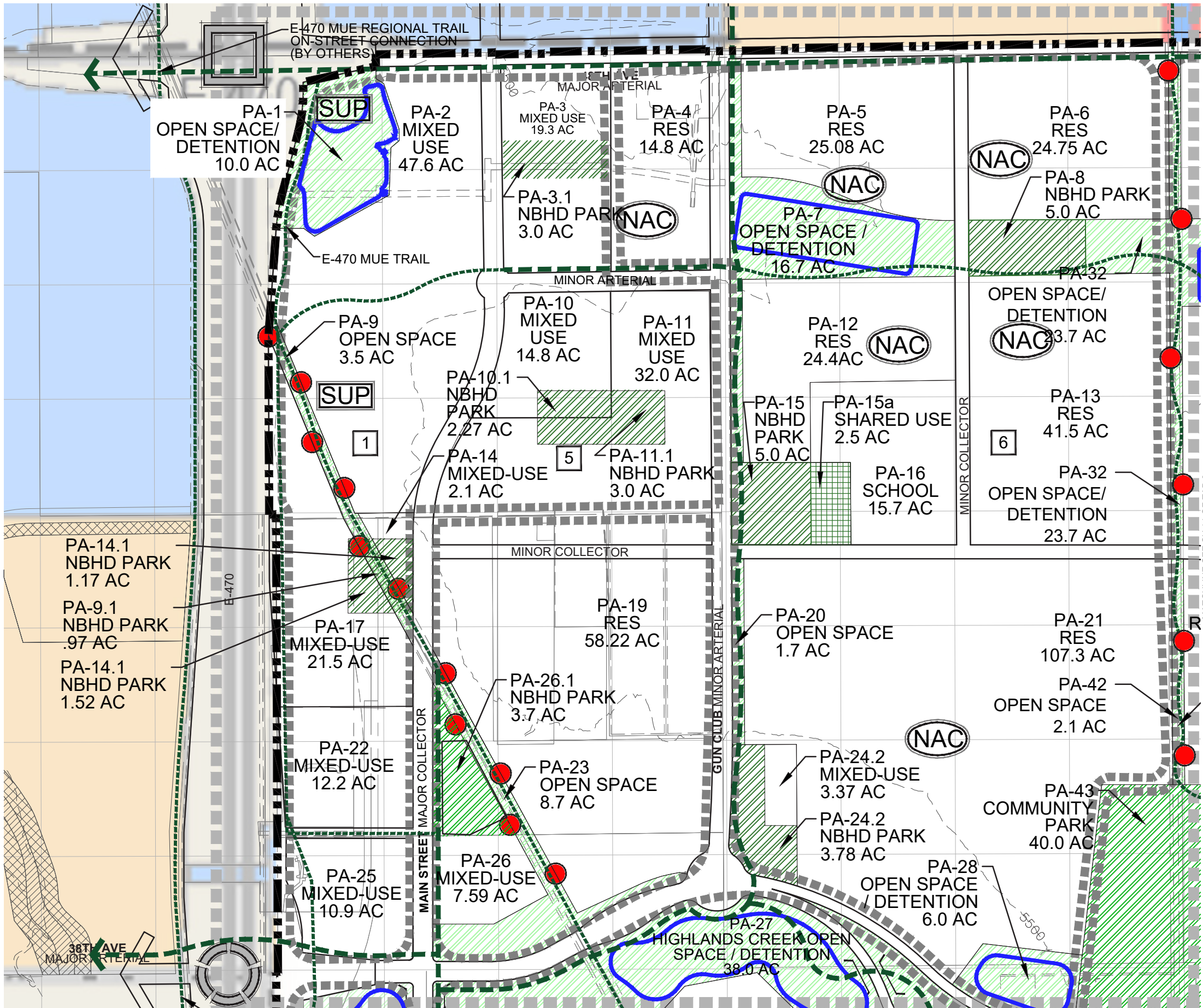


Scale: 1" = 600'



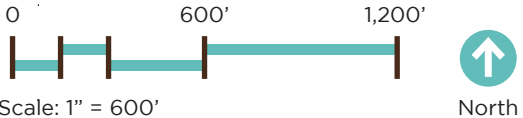
North





- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING/PROPOSED ARTERIAL & COLLECTOR ROAD
 - POWERLINES
 - VILLAGE BOUNDARY
 - VILLAGE NUMBER
 - 10' REGIONAL TRAIL
 - 14' REGIONAL TRAIL
 - TRAIL EASEMENT NODES
 - PEDESTRIAN UNDERPASS
 - EXISTING OVERPASS
 - FUTURE OVERPASS
 - DETENTION POND
 - OPEN SPACE/DETENTION
 - COMMUNITY PARK
 - NEIGHBORHOOD PARK
 - SCHOOL / PARK SHARED USE
 - NAC 1/4 MILE SERVICE RADIUS
 - NEIGHBORHOOD PARK 1/2 MILE SERVICE RADIUS
 - SMALL URBAN PLAZA 1/4 MILE SERVICE RADIUS
 - WHELEN SIREN SERVICE RADIUS

NOTES:
1.) CONTOURS SHOWN REPRESENT 50' INTERVAL SPACING.
2.) APPROXIMATELY 26 ACRES OF NAC WILL BE LOCATED WITHIN THE AURORA HIGHLANDS PROPERTY BOUNDARY TO SERVE A 1/4 MILE WALKABLE SERVICE RADIUS. LOCATIONS SHOWN IN THIS FDP ARE CONCEPTUAL. FINAL SIZE (GENERALLY 0.5 - 3 ACRES) AND LOCATION WILL BE REFLECTED IN FUTURE CSP SUBMITTALS AND SHALL NOT TRIGGER A FDP AMENDMENT IF NAC LOCATIONS CHANGE. DISTRICT SHALL OWN AND MAINTAIN ALL NACS.
3.) NEIGHBORHOOD PARKS, NEIGHBORHOOD ACTIVITY CENTERS (NACS), OPEN SPACE, AND TRAIL CORRIDORS WILL BE DESIGNED IN CONJUNCTION WITH THE FIRST CONTEXTUAL SITE PLAN (CSP) FILED ADJACENT TO SAID AMENITY. AMENITY TO BE FURTHER DEFINED AT TIME OF CSP.
4.) 10' AND 14' REGIONAL TRAILS ARE SHOWN. ADDITIONAL WIDTHS SHALL BE



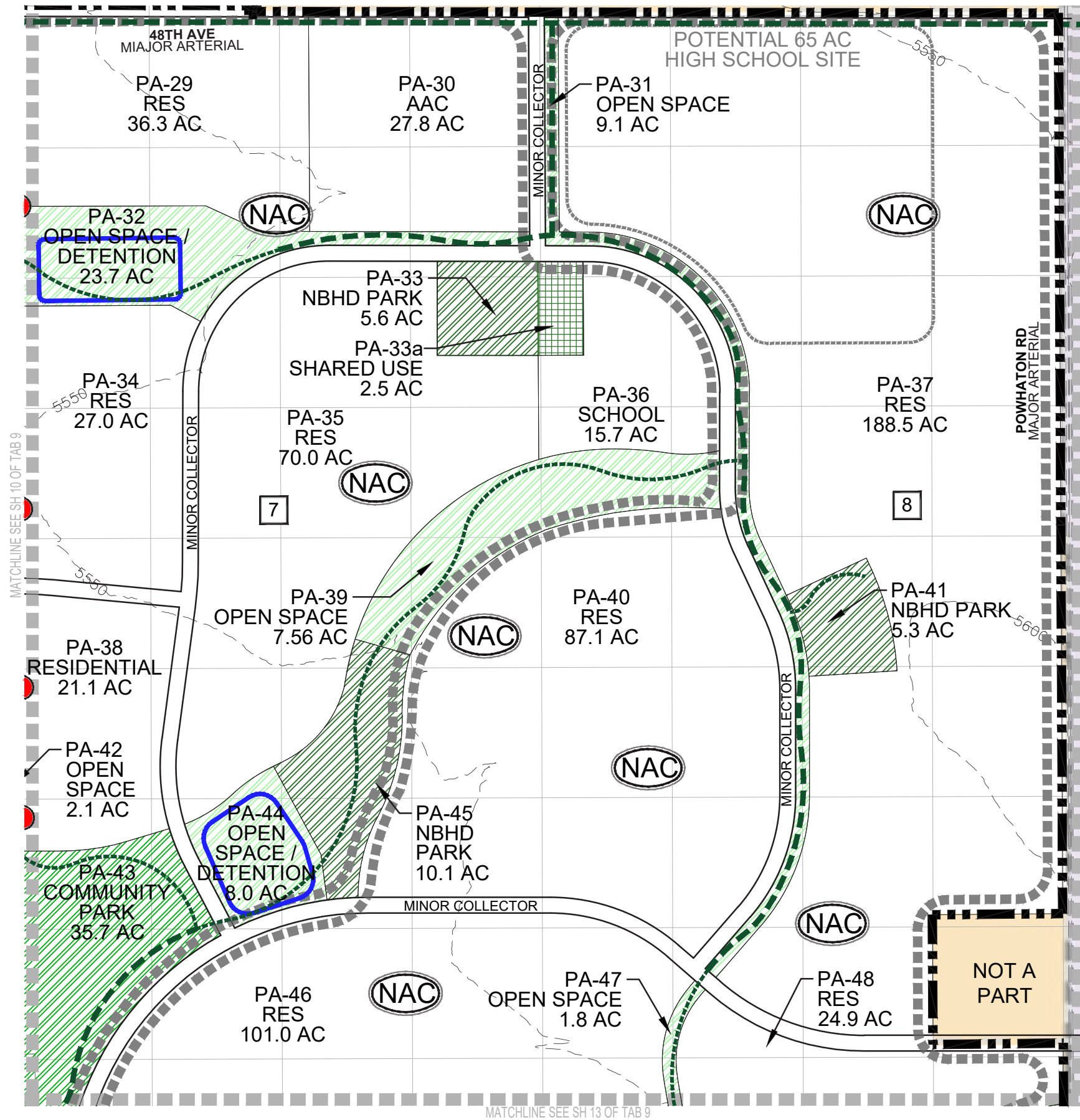
HIGHLANDS
THE AURORA
MASTER FRAMEWORK DEVELOPMENT PLAN
AURORA, COLORADO

NOT FOR CONSTRUCTION

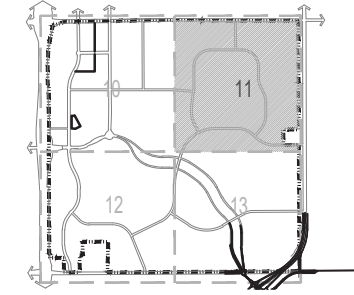
Owner:	Carlo Ferreira
	The Aurora Highlands, LLC
	6550 S Pecos Rd., Suite 124
	Las Vegas, NV 89111
	(720) 436-1572
	carlo@theaurorahighlands.com
Issue Date	JUNE 9, 2017
	APRIL 13, 2018
	JULY 13, 2018
	AUGUST 22, 2018
	DECEMBER 21, 2018
	FEBRUARY 15, 2019
	MAY 3, 2019

MP Amendment 3
Revision Date
August 12, 2024

OPEN SPACE, CIRCULATION AND NEIGHBORHOOD PLAN



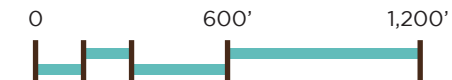
KEY MAP



LEGEND

- PROPERTY BOUNDARY
- EXISTING/PROPOSED ARTERIAL & COLLECTOR ROAD
- POWERLINES
- VILLAGE BOUNDARY
- VILLAGE NUMBER
- 10' REGIONAL TRAIL
- 14' REGIONAL TRAIL
- TRAIL EASEMENT NODES
- PEDESTRIAN UNDERPASS
- EXISTING OVERPASS
- FUTURE OVERPASS
- DETENTION POND
- OPEN SPACE/DETENTION
- COMMUNITY PARK
- NEIGHBORHOOD PARK
- SCHOOL / PARK SHARED USE

NOTES:
1.) CONTOURS SHOWN REPRESENT 50' INTERVAL SPACING.
2.) APPROXIMATELY 26 ACRES OF NAC WILL BE LOCATED WITHIN THE AURORA HIGHLANDS PROPERTY BOUNDARY TO SERVE A 1/4 MILE WALKABLE SERVICE RADIUS. LOCATIONS SHOWN IN THIS FDP ARE CONCEPTUAL. FINAL SIZE (GENERALLY 0.5 - 3 ACRES) AND LOCATION WILL BE REFLECTED IN FUTURE CSP SUBMITTALS AND SHALL NOT TRIGGER A FDP AMENDMENT IF NAC LOCATIONS CHANGE. DISTRICT SHALL OWN AND MAINTAIN ALL NACS.
3.) NEIGHBORHOOD PARKS, NEIGHBORHOOD ACTIVITY CENTERS (NACS), OPEN SPACE, AND TRAIL CORRIDORS WILL BE DESIGNED IN CONJUNCTION WITH THE FIRST CONTEXTUAL SITE PLAN (CSP) FILED ADJACENT TO SAID AMENITY. AMENITY TO BE FURTHER DEFINED AT TIME OF CSP.
4.) 10' and 14' REGIONAL TRAILS ARE SHOWN. ADDITIONAL WIDTHS SHALL BE IDENTIFIED WITH INDIVIDUAL ISPCSPs.
5.) PA-49, PA-50, AND PA-54 ARE NOT USED.



Scale: 1" = 600'



NOT FOR CONSTRUCTION

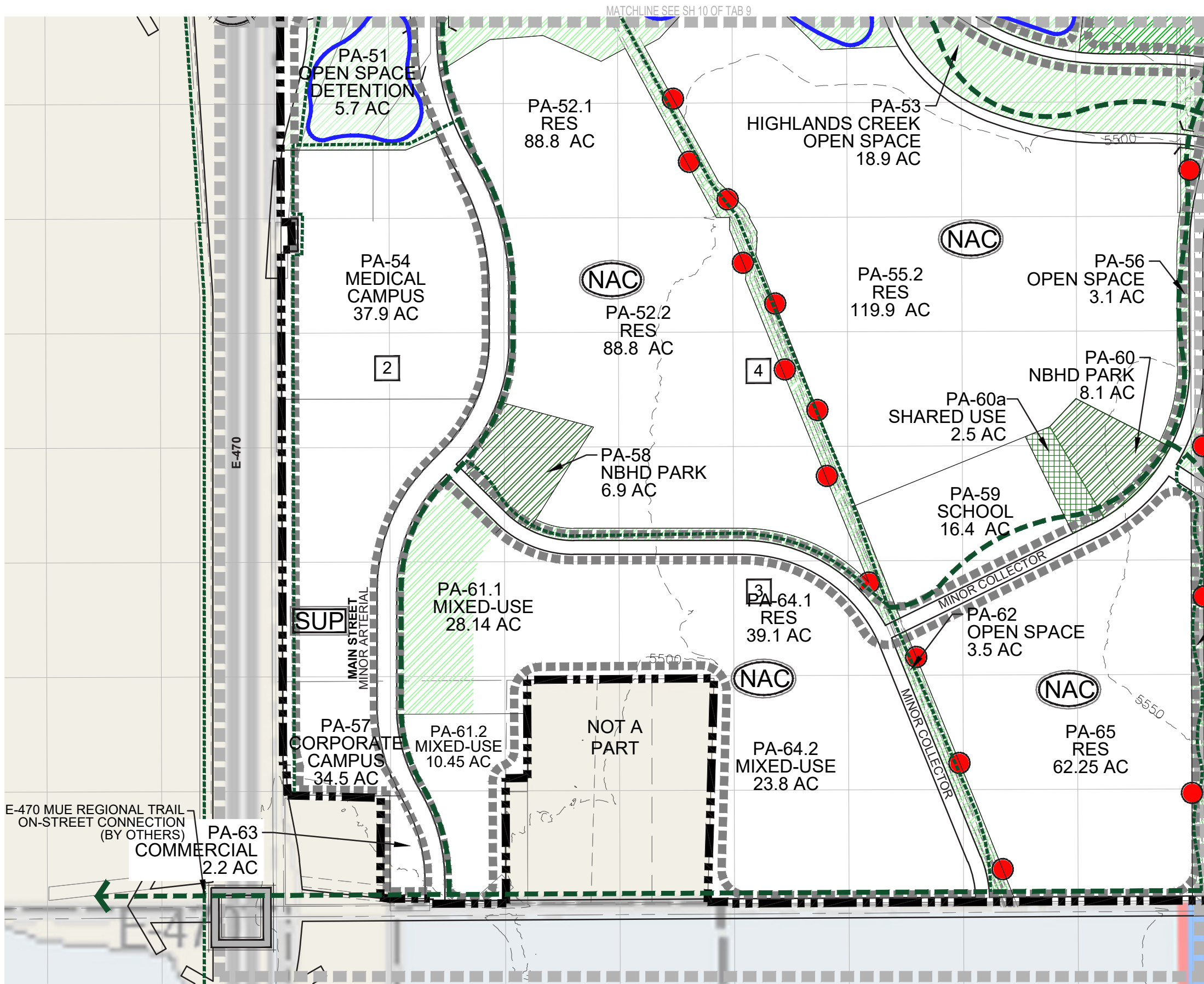
Owner:
Carlo Ferreira
The Aurora Highlands, LLC
6550 S Pecos Rd., Suite 124
Las Vegas, NV 89111
(720) 436-1572
carlo@theaurorahighlands.com

Issue Date
JUNE 9, 2017
APRIL 13, 2018
JULY 13, 2018
AUGUST 22, 2018
DECEMBER 21, 2018
FEBRUARY 15, 2019
MAY 3, 2019

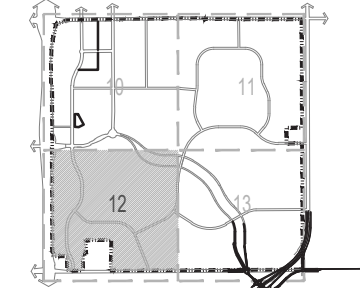
MP Amendment 3
Revision Date
August 12, 2024

Sheet Title
OPEN SPACE, CIRCULATION & VILLAGE MAP

Sheet Number



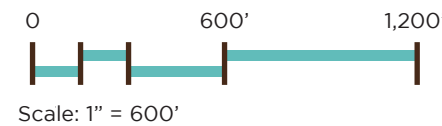
KEY MAP



LEGEND

- PROPERTY BOUNDARY
- EXISTING/PROPOSED ARTERIAL & COLLECTOR ROAD
- POWERLINES
- VILLAGE BOUNDARY
- VILLAGE NUMBER
- 10' REGIONAL TRAIL
- 14' REGIONAL TRAIL
- TRAIL EASEMENT NODES
- PEDESTRIAN UNDERPASS
- EXISTING OVERPASS
- FUTURE OVERPASS
- DETENTION POND
- OPEN SPACE/DETENTION
- COMMUNITY PARK
- NEIGHBORHOOD PARK
- SCHOOL / PARK SHARED USE

NOTES:
1.) CONTOURS SHOWN REPRESENT 50' INTERVAL SPACING.
2.) APPROXIMATELY 26 ACRES OF NAC WILL BE LOCATED WITHIN THE AURORA HIGHLANDS PROPERTY BOUNDARY TO SERVE A 1/4 MILE WALKABLE SERVICE RADIUS. LOCATIONS SHOWN IN THIS FDP ARE CONCEPTUAL. FINAL SIZE (GENERALLY 0.5 - 3 ACRES) AND LOCATION WILL BE REFLECTED IN FUTURE CSP SUBMITTALS AND SHALL NOT TRIGGER A FDP AMENDMENT IF NAC LOCATIONS CHANGE. DISTRICT SHALL OWN AND MAINTAIN ALL NACS.
3.) NEIGHBORHOOD PARKS, NEIGHBORHOOD ACTIVITY CENTERS (NACS), OPEN SPACE, AND TRAIL CORRIDORS WILL BE DESIGNED IN CONJUNCTION WITH THE FIRST CONTEXTUAL SITE PLAN (CSP) FILED ADJACENT TO SAID AMENITY. AMENITY TO BE FURTHER DEFINED AT TIME OF CSP.
4.) 10' and 14' REGIONAL TRAILS ARE SHOWN. ADDITIONAL WIDTHS SHALL BE IDENTIFIED WITH INDIVIDUAL ISPCSPs.
5.) PA-49, PA-50, AND PA-84 ARE NOT USED.



Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

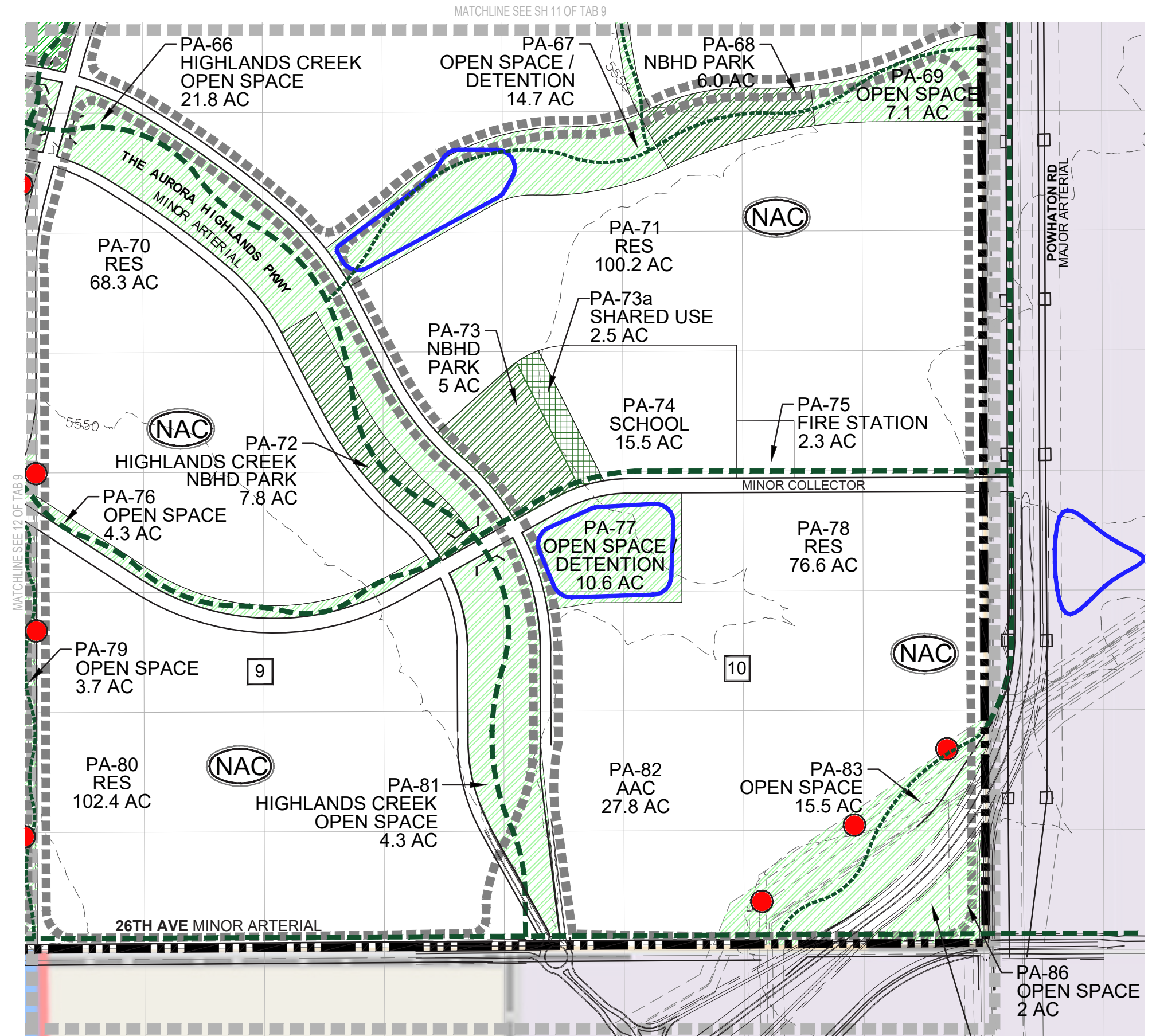
HIGHLANDS
THE AURORA
MASTER FRAMEWORK DEVELOPMENT PLAN
AURORA, COLORADO

Owner:
Carlo Ferreira
The Aurora Highlands, LLC
6550 S Pecos Rd., Suite 124
Las Vegas, NV 11711
(720) 436-1572
carlo@theaurorahighlands.com

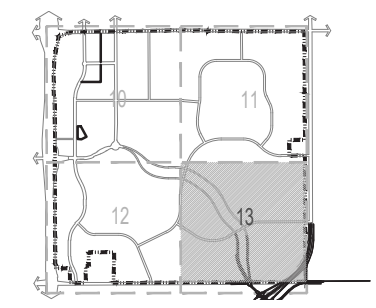
Issue Date
JUNE 9, 2017
APRIL 13, 2018
JULY 13, 2018
AUGUST 22, 2018
DECEMBER 21, 2018
FEBRUARY 15, 2019
MAY 3, 2019

MP Amendment 3
Revision Date
August 12, 2024

Sheet Title
OPEN SPACE,
CIRCULATION & VILLAGE
MAP
Sheet Number



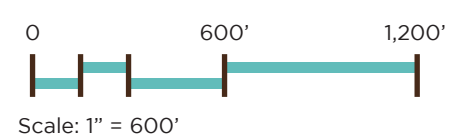
KEY MAP



LEGEND

- PROPERTY BOUNDARY
- EXISTING/PROPOSED ARTERIAL & COLLECTOR ROAD
- POWERLINES
- VILLAGE BOUNDARY
- VILLAGE NUMBER 6
- 10' REGIONAL TRAIL
- 14' REGIONAL TRAIL
- TRAIL EASEMENT NODES
- PEDESTRIAN UNDERPASS
- EXISTING OVERPASS
- FUTURE OVERPASS
- DETENTION POND
- OPEN SPACE/DETENTION
- COMMUNITY PARK
- NEIGHBORHOOD PARK
- SCHOOL / PARK SHARED USE

NOTES:
1.) CONTOURS SHOWN REPRESENT 50' INTERVAL SPACING.
2.) APPROXIMATELY 26 ACRES OF NAC WILL BE LOCATED WITHIN THE AURORA HIGHLANDS PROPERTY BOUNDARY TO SERVE A 1/4 MILE WALKABLE SERVICE RADIUS. LOCATIONS SHOWN IN THIS FDP ARE CONCEPTUAL. FINAL SIZE (GENERALLY 0.5 - 3 ACRES) AND LOCATION WILL BE REFLECTED IN FUTURE CSP SUBMITTALS AND SHALL NOT TRIGGER A FDP AMENDMENT IF NAC LOCATIONS CHANGE. DISTRICT SHALL OWN AND MAINTAIN ALL NACS.
3.) NEIGHBORHOOD PARKS, NEIGHBORHOOD ACTIVITY CENTERS (NACS), OPEN SPACE, AND TRAIL CORRIDORS WILL BE DESIGNED IN CONJUNCTION WITH THE FIRST CONTEXTUAL SITE PLAN (CSP) FILED ADJACENT TO SAID AMENITY. AMENITY TO BE FURTHER DEFINED AT TIME OF CSP.
4.) 10' AND 14' REGIONAL TRAILS ARE SHOWN. ADDITIONAL WIDTHS SHALL BE IDENTIFIED WITH INDIVIDUAL ISPCSPs.
5.) PA-49, PA-50, AND PA-84 ARE NOT USED.



Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

HIGHLANDS
THE AURORA
MASTER FRAMEWORK DEVELOPMENT PLAN
AURORA, COLORADO

Owner:
Carlo Ferreira
The Aurora Highlands, LLC
6550 S Pecos Rd., Suite 124
Las Vegas, NV 89111
(720) 436-1572
carlo@theaurorahighlands.com

Issue Date	JUNE 9, 2017
APRIL 13, 2018	
JULY 13, 2018	
AUGUST 22, 2018	
DECEMBER 21, 2018	
FEBRUARY 15, 2019	
MAY 3, 2019	

MP Amendment 3
Revision Date
August 12, 2024

Sheet Title
OPEN SPACE,
CIRCULATION & VILLAGE
MAP
Sheet Number