

CONTEXT MAP

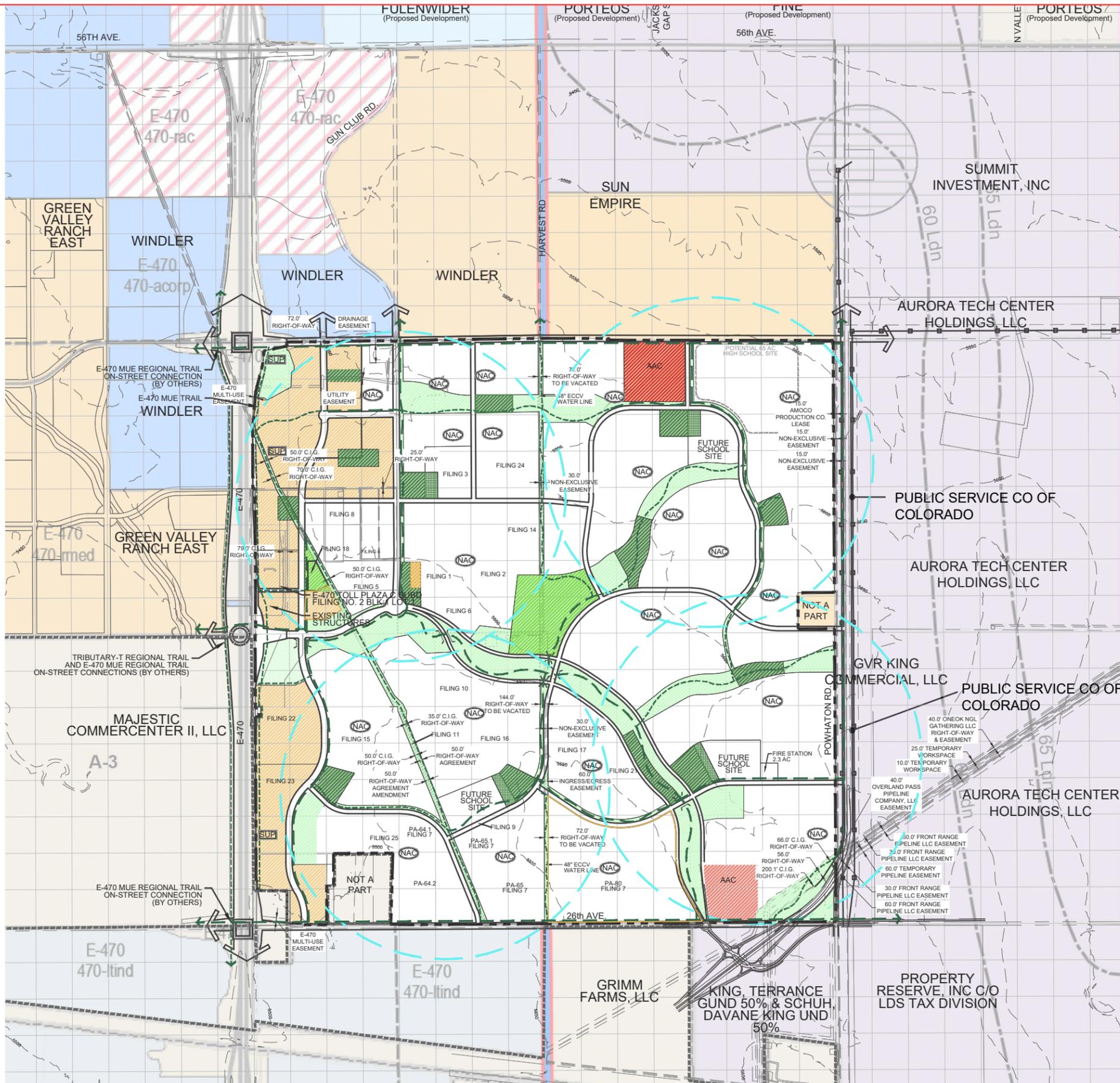
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**TAB 3**

## Context Map

The attached context map, which has been overlaid on the City of Aurora, Colorado 2016 Zoning Map, illustrates:

- The names of existing and proposed developments surrounding the site
- Existing zoning of the site and surrounding areas
- Planned and existing streets
- Open space, parks, overhead power lines, and drainage ways
- Schools
- Existing platted lots
- The boundaries of the E-470 Corridor and the Northeast Plains Zone District Sub Area
- Proposed Neighborhood Activity Centers
- Proposed Community Activity Centers
- Proposed Mixed Use Centers
- The Aurora Highlands site boundary



- PROPERTY BOUNDARY
- POWERLINES
- EXISTING / PROPOSED ROAD
- PROPOSED COLLECTOR ROAD
- PROPOSED PARCEL BOUNDARY
- 10' REGIONAL TRAIL
- 14' REGIONAL TRAIL
- EXISTING OVERPASS
- FUTURE OVERPASS
- WHELEN SIREN SERVICE RADIUS
- MIXED USE
- COMMERCIAL
- 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 .05 - 3 ACRES) AND LOCATION SHALL BE REFLECTED IN FUTURE CSP SUBMITTALS AND SHALL NOT TRIGGER A FDP AMENDMENT IF NAC LOCATIONS CHANGE. THE DISTRICT SHALL OWN AND MAINTAIN ALL NACS.  
 3.) ZONING BOUNDARIES ARE REFLECTED IN TAB 14 PROPOSED ZONING PLAN  
 4.) 10' and 14' REGIONAL TRAILS ARE SHOWN. ADDITIONAL WIDTHS SHALL BE IDENTIFIED WITH INDIVIDUAL ISPCSPs.

**HIGHLANDS**  
 AURORA, COLORADO

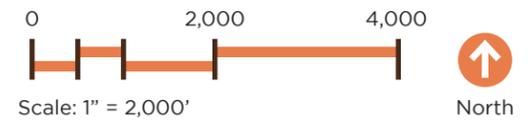
**THE AURORA**  
 MASTER FRAMEWORK DEVELOPMENT PLAN

**NOT FOR CONSTRUCTION**

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 MAY 3, 2019

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 Sheet Title

Sheet Number