

EAGLE RIDGE

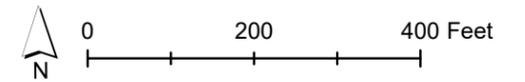
Master Plan Open Space, Circulation,
and Neighborhood Plan

AMENDMENTS:

**△ 5-29-24 -Updated planning
area boundaries.**

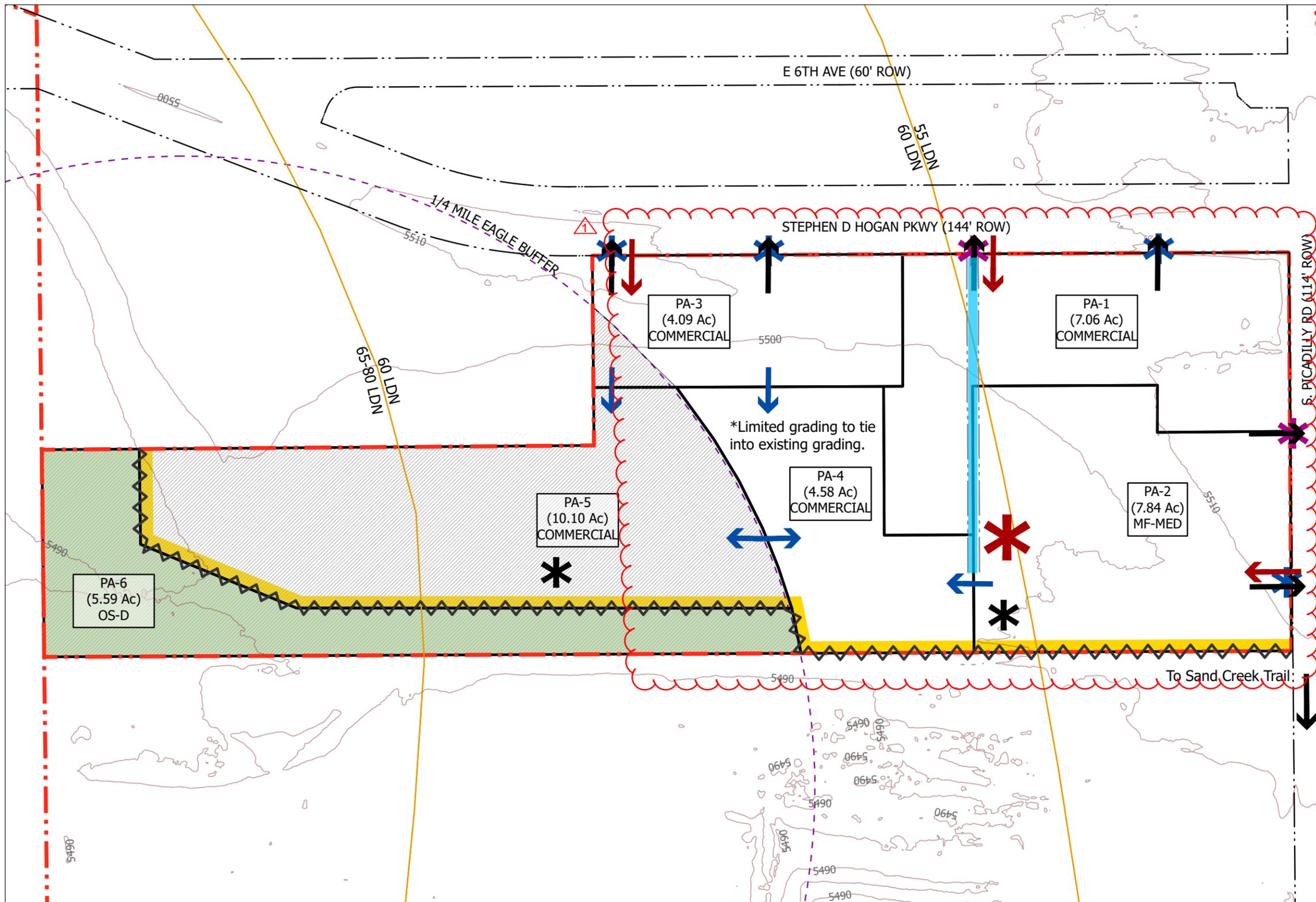
TAB 9

EAGLE RIDGE OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN



Legend

- Project Boundary
- Open Space
- 25' Special Landscape Buffer
- Development Restriction Area
- Planning Area Boundary
- 1/4 Mile Eagle Nest Site Buffer
- Future Proposed Boundary Fence
- Right of Way
- Airport Noise Boundary
- Mainstreet
- * Primary Entryway
- * Secondary Entryway
- ➔ Access to Roadway Network
- ➔ Primary Access
- ➔ Future Internal Connection
- * Detention Pond (100% drains in 24 hours)
- * Proposed Plaza Space



1. No transit stops are anticipated.
2. Active construction will be avoided during the breeding season for bald eagles (December 1 - July 31) within the identified development restriction zone. Laydown and staging areas will also be located outside of the development restriction zone.
3. Each developed PA will have two points of access. Final details will be provided at the time of the site plan.
4. The boundary fence shall be completed along PA-2 and PA-4 prior to the first CO for PA-2. The boundary fence along PA-5 shall be completed prior to the first CO of PA-5.
5. Per CPW letter dated 8/19/22, the detention basin with vegetation can be constructed within the 1/8 mile buffer of the eagle's nest. Once constructed, human activity in this area will be limited.
6. The Bald Eagle Guidelines published by Colorado Parks and Wildlife clearly note that no Surface Occupancy (NSO) may occur within a 1/4 mile radius of active nests. Additionally, no permitted authorized, or human encroachment activities within 1/2 mile radius of active nest sites from December 1 through July 31 (with the recommendation to extend it fledglings are still present in the nest).

A. PLANNING AREA DESIGNATION (OR FEATURE IN AN AREA)	B. DESCRIPTION AND INVENTORY OF FACILITIES	C. TOTAL ACREAGE	D. PARKS DEPT. CREDITED ACREAGE	E. FINAL OWNERSHIP AND FACILITY FUNDING	F. TRIGGER FOR EACH PHASE
PA-6	Open Space	5.59 ac	5.59 ac	City of Aurora	Dedicated to the city with the first plat of Phase 1
Neighborhood Park	Neighborhood Park	1.29 ac	1.29 ac	Requirement of 1.29 ac will be met by cash-in-lieu	Cash-in-lieu is due prior to approval of the first plat for the project
Community Park	Community Park	0.70 ac	0.70 ac	Requirement of 0.70 ac will be met by cash-in-lieu	Cash-in-lieu is due prior to approval of the first plat for the project

Open Space Acreage Required by Projected Population: 4.99 ac

*Other Acreage Required by Residential Acreage: 0.08 ac

*Other Acreage Required by Non-Residential Acreage: 0.52 ac

Acreage Provided: 5.59 ac

**As required by the annexation agreement: 1% of residential acreage and 2% of non-residential acreage*

Director of Parks and Open Space

Date

Library and Recreation Services

Date