

BEACON POINT

FRAMEWORK DEVELOPMENT PLAN

NEIGHBORHOOD DEFINITION ELEMENTS MAP

LEGEND :

Neighborhood Boundary

Residential Land Use

Proposed Roads

Community Access

Neighborhood Access

NAC Radius (1320')

NAC

Open Space Corridor

Neighborhood Park

Neighborhood Park Radius (2640')

Park Credit

• • • 5' and 8' Sidewalk

• • • 10' Sidewalk and Regional Trail

• • • 10' Reservoir Trail

NOTES :

1. Beacon Point meets and exceeds the minimum required open space per the FDP, annexation agreement, and metro district. At this time, the roads, the elementary school, and the land within the 500' Buffer are the only intended dedications to the City of Aurora. All other open space will be privately owned and maintained by the HOA or the Metro District. Please refer to the Open Space Credit and Distribution charts below.
2. All proposed arterial and collector streets will be in accordance with City of Aurora Street Standards.
3. Please refer to the Metro District Design Guidelines for the intended uses in the NACs and Neighborhood Parks.

OPEN SPACE CREDIT:						
Land Use	Units	People/Unit	Pop.	*Comm. Parks	*Neigh. Parks	*Metro
S.F.	730	2.65	1934.5	2.1	5.8	15.1
M.F.	170	2.2	374.0	0.4	1.1	2.9
Rd.						
O.S.						
TOTAL	900		2308.5	2.5	6.9	18.0

TOTAL REQUIRED OPEN SPACE24.9

*US Home will dedicate cash-in-lieu for Community Parks

*Neighborhood Parks are based on 3.0 Acres/1000 population

*Metro District open space is based on 7.8 Acres/1000 population

All parks will be owned and maintained by the Metro District and/or Homeowners Association

OPEN SPACE DISTRIBUTION:			
LAND USE	CLASSIFICATION	OS ACRES	PARKS CREDIT
500' Buffer Area	City of Aurora	50.5	X10.2
20' Landscape Buffer	Private	6.2	
NAC I	Private	4.9	X2.4 (2.5 in Buffer)
NAC II	Private	2.9	X2.9
NAC III	Private	2.1	X2.1
Elementary School	Cherry Creek S.D.	10.0	
NP 1	Private	4.0	X4.0
NP 2	Private	3.3	X3.3
Open Space	Private	28.7	
TOTAL		112.6	24.9

Neighborhood	Size	North	South	East	West
1	79.3 Ac	Property Boundary	Powhatan Road/ Open Space	Trail Buffer	Property Boundary
2	156.3 Ac	Powhatan Road	Property Boundary	Powhatan Road	Property Boundary
3	98.7 Ac	Trail Buffer	Property Boundary/ Powhatan Road	Property Boundary/ Trail Buffer	Open Space/ Powhatan Road

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NORTH

SCALE: 1" = 300'

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