BEACON POINT

FRAMEWORK DEVELOPMENT PLAN

NEIGHBORHOOD DEFINITION ELEMENTS MAP

TOTAL REQUIRED OPEN SPACE

LEGEND:

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 | SP | A C E C R | EDIT: | | | | |
|-----------------------------|------------|-------------|-----------------|-----------------|------------------|-------------|--|
| Land Use | Units | People/Unit | Pop. | *Comm. Parks | *Neigh. Parks | *Metro | |
| S.F. M.F. Rd. O.S. | 730 170 | 2.65 2.2 | 1934.5 374.0 | 2.1 0.4 | 5.8 1.1 | 15.1 2.9 | |
| TOTAL | 900 | | 2308.5 | 2.5 | 6.9 | 18.0 | |

*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 | X 10.2 |
| 20 ' Landscape Buffer | Private | 6.2 | |
| NACI | Private | 4.9 | X 2.4 (2.5 in Buffer) |
| NAC II | Private | 2.9 | X2.9 |
| NAC III | Private | 2.1 | X 2.1 |
| 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 | Powhaton Road/ Open Space | Trail Buffer | Property Boundary |
| 2 | 156.3 Ac | Powhaton Road | Property Boundary | Powhaton Road | Property Boundary |
| 3 | 98.7 Ac | Trail Buffer | Property Boundary/ Powhaton Road | Property Boundary/ Trail Buffer | Open Space/ Powhaton Road |

Prepared By:

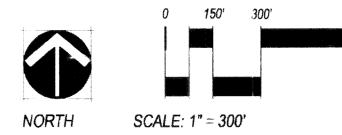


Planning Landscape Architecture

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