

# BEACON POINT

## FRAMEWORK DEVELOPMENT PLAN

### LAND USE MAP

#### LEGEND:

- Neighborhood Boundary
- Residential Land Use
- Proposed Roads
- Neighborhood Activity Center (NAC)
- Open Space Corridor
- Neighborhood Park
- 20' Landscape Buffer
- Drainage
- Ridgeline

\* NAC 1 has a proposed encroachment into the 500' Buffer from the Regional Trail of 2.5 acres. The remaining 2.5 acres has been included in the Subtotal for Neighborhood 1

\* Beacon Point is zoned for 372.8 acres of reservoir density, which allows a maximum 1118 units - but only 900 total units are proposed.

\* Per the City of Aurora Subdivision Ordinance, Beacon Point is allowed the following maximum of small lots:  
10%(90 units) @ 3700 - 4700 sf  
15% (135 units) @ 4700 - 5700 sf  
TOTAL: 25%(225 units) total small lots < 5700 sf

\* Per the E-470 Design Guidelines, Beacon Point is allowed a maximum of 20%(223 units) multi-family homes

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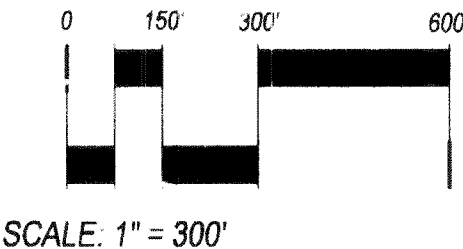
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