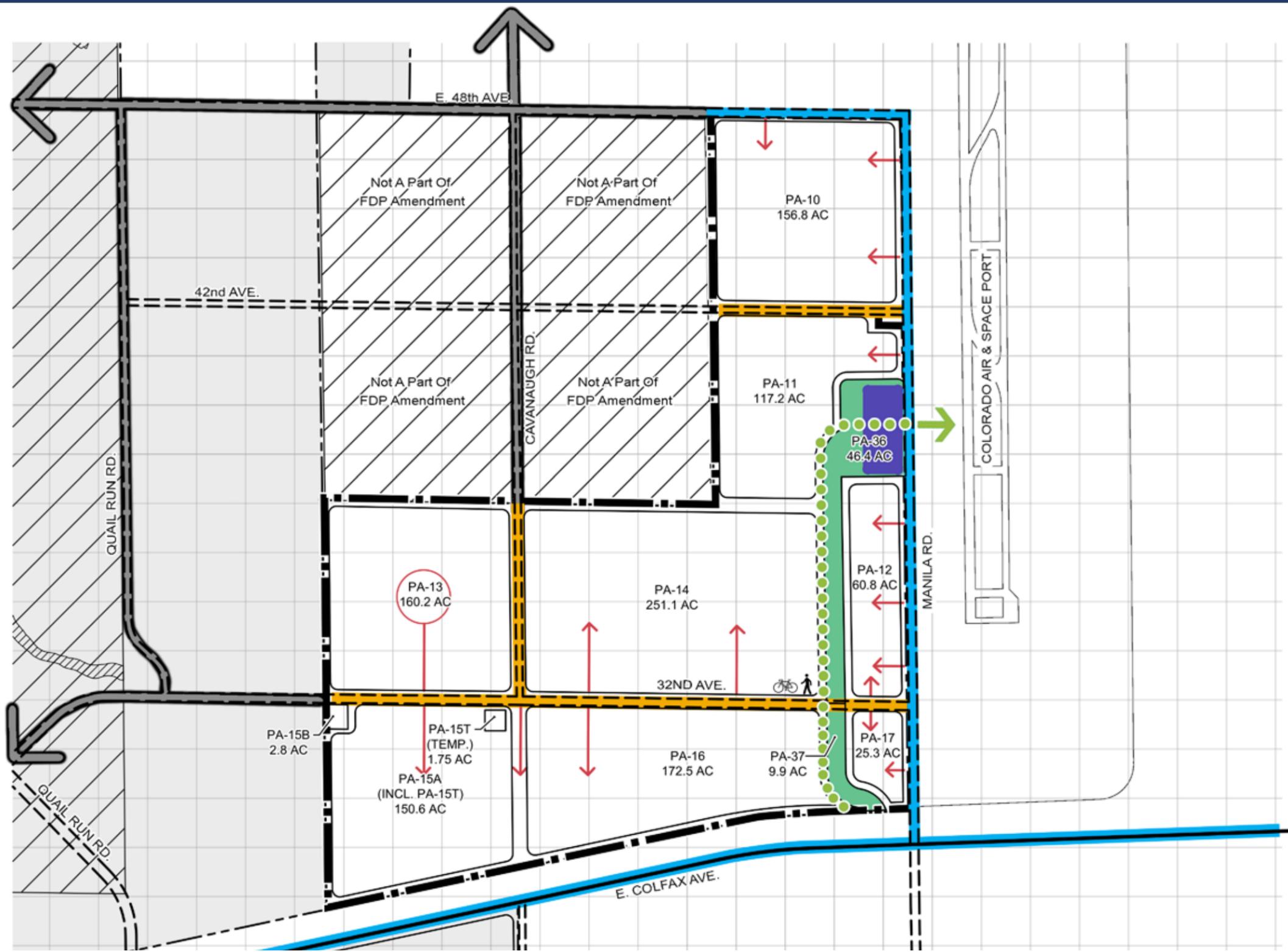


# TransPort Colorado Logistics & Commerce Park Sub-Area 1 Open Space, Circulation & Neighborhood Plan Tab #9



**LEGEND**

- SUB-AREA #1 BOUNDARY
- FDP BOUNDARY
- 10 ACRE REFERENCE GRID
- 114' R.O.W. MINOR ARTERIAL W/ SEPARATED SHARED USE PATH
- 84' ROW COLLECTOR W/ SEPARATED SHARED USE PATH
- PROPOSED TRAIL
- BEAR GULCH FLOODPLAIN
- PLANNING AREA BOUNDARY
- OPEN SPACE (OS-D)
- DETENTION POND
- FUTURE AREAS TO BE ANNEXED
- FUTURE CONNECTIONS
- POTENTIAL CONNECTIONS

NORTH

0' 750' 1500'  
SCALE: 1" = 1500'

Notes: 1. Images and Graphics are solely for reference purposes only.  
2. See Tab 11 for Cross Sections.  
3. All Cross Sections provide designated sidewalks and pedestrian circulation.  
4. See Tab 13 for PIP.



**ISSUE RECORD**  
FDP Sub-Area #1

- 1st Submittal: 4/26/19
- 2nd Submittal: 9/20/19
- 3rd Submittal: 2/14/20
- 4th Submittal: 4/27/20
- 5th Submittal: 7/27/20

**TRANSPORT COLORADO**  
LOGISTICS & COMMERCE PARK

# TransPort Colorado Logistics & Commerce Park Sub-Area 1 Open Space, Circulation & Neighborhood Plan

Tab #9

### Intent/Purpose:

The intent for the Open Space dedication is to provide natural conservation areas that favor the preservation of the natural environment but also function to directly serve the public. If trail development is deemed to be environmentally compatible, infrastructure for the trail and all related improvements should incorporate the current development standards identified in the Aurora Parks and Open Space Criteria Manual.

**Annexation:** (2007 Annexation Agreement Final PDF)

### PUBLIC LAND DEDICATION

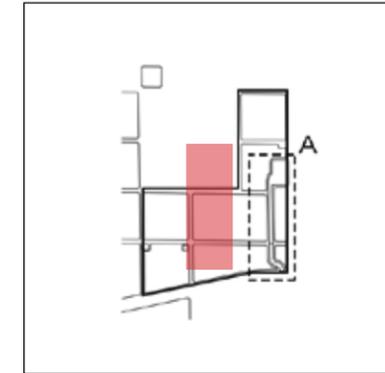
6.1 Annexor agrees to dedicate land to City to be used for public purposes, or pay cash-in-lieu of land if required by City. Land dedicated for public uses other than parks and open space shall equal two percent (2%) of the property zoned nonresidential. Dedication of public land for parks and open space purposes shall occur, by subdivision plat or separate document at the discretion of the City, at time of first adjacent subdivision plat within the Property or in accordance with timing/phasing requirements specified in a planning document for the Property approved by the City.

6.3 In the event City requires cash-in-lieu of land dedication pursuant to Section 6.1, Annexor shall pay money to the City in an amount equal to the fair market value of the land required for parks and open spaces.

### LEGEND:

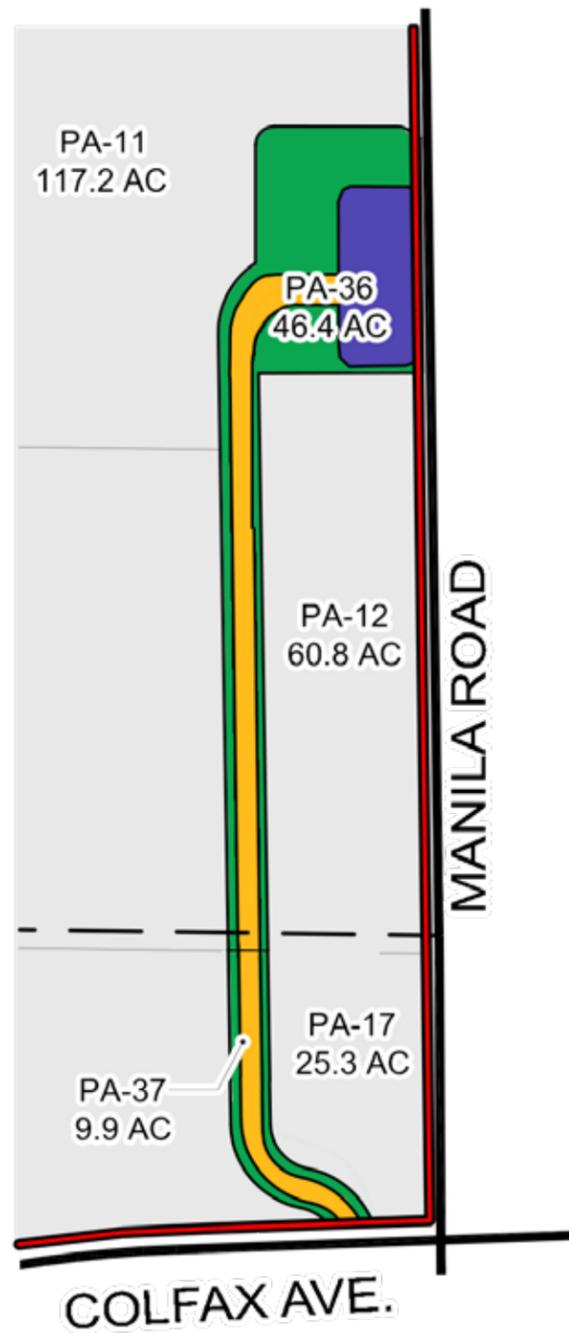
-  FDP BOUNDARY
-  EXISTING ROADS
-  PROPOSED ROADS
-  STORMWATER INFRASTRUCTURE / DETENTION POND: +/- 14.00 ACRES (NOT INCLUDED IN DEDICATION)
-  CHANNEL: 17.90 ACRES (NOT INCLUDED IN DEDICATION)
-  OPEN SPACE DEDICATED 16.11 ACRES
-  PLANNING AREA BOUNDARY

### KEY MAP



Planning Area	Total Acreage	Provided Open Space (Acres)	Floodplain (Acres)	Channel/Detention (Acres) Not included in Open Space
PA-36	46.40	13.41	-	31.90
PA-37	9.90	2.70	-	6.90
<b>Total</b>	<b>56.30</b>	<b>16.11</b>	<b>0.00</b>	<b>38.80</b>

Required Open Space:  
Total Adjusted Gross FDP Acreage: 56.3 x 2% = 1.13 AC Required



Ⓐ EAST SECTION

Note: Images and Graphics are solely for reference purposes only.



### ISSUE RECORD

FDP Sub-Area #1

1st Submittal: 4/26/19

2nd Submittal: 9/20/19

3rd Submittal: 2/14/20

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**TransPort Colorado FDP Sub-Area 1 (#1283749)  
TAB #9: FDP Parks, Recreation, and Open Space Matrix (FORM J)**

Submitted: April 26, 2019                      4<sup>th</sup> Submittal: April 27, 2020  
 2<sup>nd</sup> Submittal: November 22, 2019        5<sup>th</sup> Submittal: July 27, 2020  
 3<sup>rd</sup> Submittal: February 14, 2020        6<sup>th</sup> Submittal: September 2020

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-36	Open Space and Drainage Facilities (Trail & Site Furnishings)	46.40	13.41	Metro District	At Time Of Site Improvements (ISP & CSP)
PA-37	Open Space and Drainage Facilities (Trail & Site Furnishings)	9.90	2.70	Metro District	At Time Of Site Improvements (ISP & CSP)
Landscaped Medians	Medians within Major Arterial Streets (including but not limited to Imboden Road and Quail Run Road)	NA	NA	Owned by the City and Maintained by the Metro District	At completion of curb and gutter around median as per PROS Stds
Total:	Open Space and Drainage Facilities	56.3 AC	16.11 AC	Metro District	At Time Of Site Improvements (ISP & CSP)
<b>Director of Parks, Recreation and Open Space</b>  Date:                      Signature:		Note: Total Adjusted Gross FDP SubArea 1 Acreage: 56.30 x 2.0% = 1.13 AC Required			