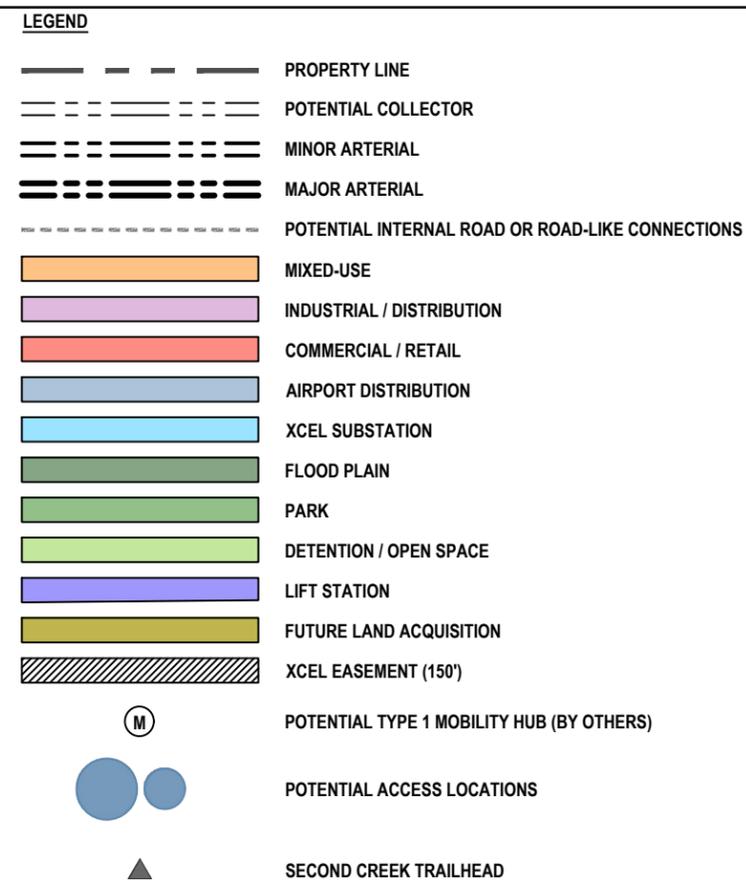
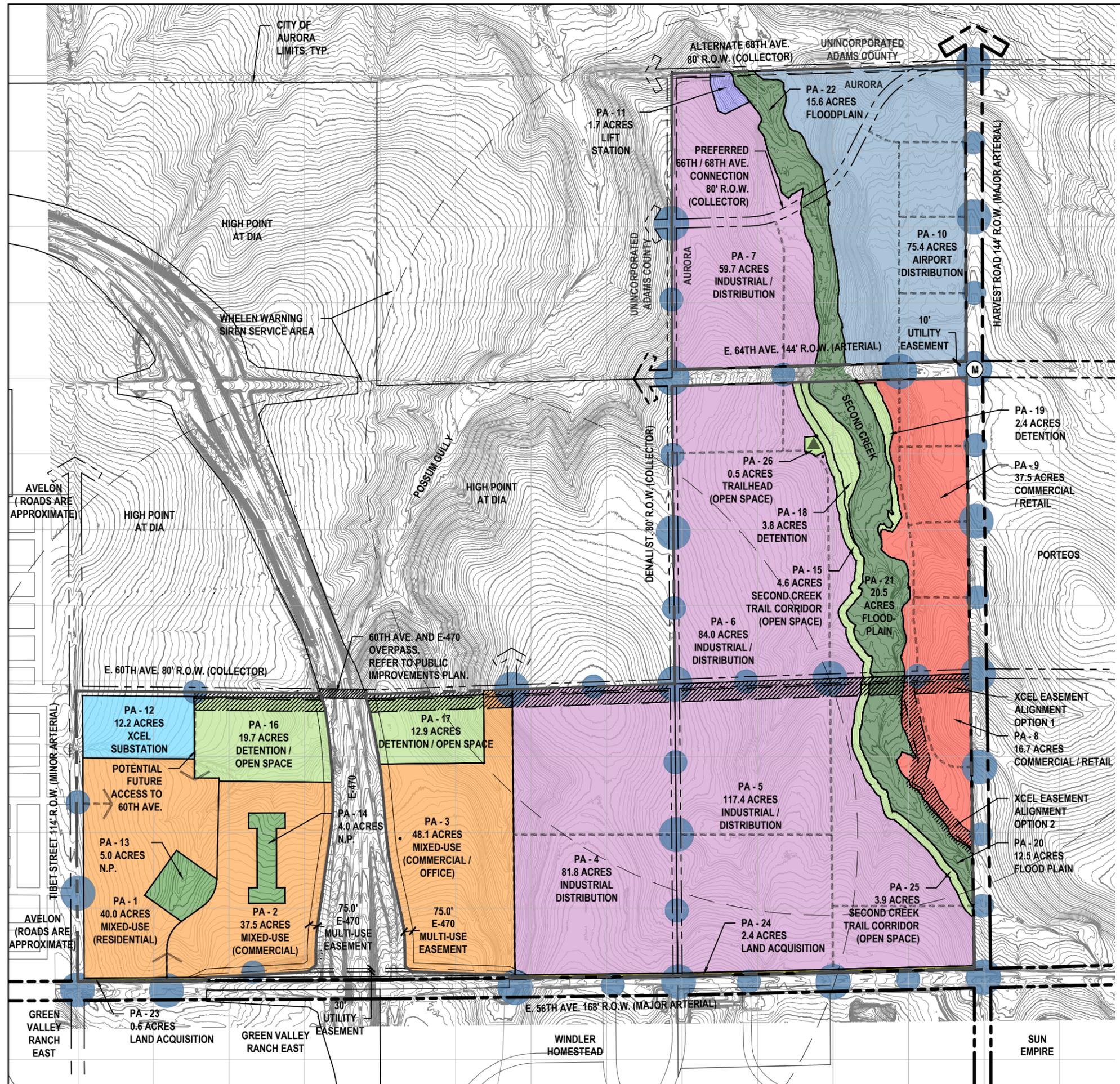


TAB 8

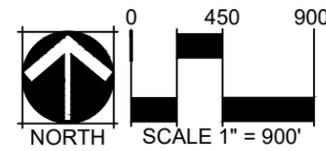
FULENWIDER

Land Use Map and Matrix

JUNE 2020



- NOTES:**
1. TOPOGRAPHY SHOWN AS 1' CONTOURS.
 2. POTENTIAL INTERNAL ROAD OR ROAD-LIKE CONNECTIONS ARE SUBJECT TO CHANGE WITHOUT NECESSITATING MASTER PLAN AMENDMENTS. ADDITIONAL INTERNAL ROADS OR ROAD-LIKE CONNECTIONS MAY BE PERMITTED AT TIME OF SITE PLAN.
 3. PROPERTY IS LOCATED IN ADAMS COUNTY.
 4. PA-15, PA-25, & PA-26: THESE PLANNING AREAS ARE TO INCLUDE A REGIONAL TRAIL, MILE HIGH FLOOD DISTRICT ACCESS PATH TO SECOND CREEK, AND UTILITY ACCESS PATH FOR CITY'S UTILITIES.
 5. REFER TO THE PUBLIC IMPROVEMENTS PLAN FOR DETAIL ON DEVELOPER COMMITMENTS RELATED TO STREET CONFIGURATIONS, WIDTHS, OVERPASSES, ETC..
 6. THE CITY OWNS THE 110-FOOT NORTH OF THE SECTION LINE WHICH IS THE CENTER LINE OF 56TH AVENUE. AFTER DEDICATING THE FIRST 84-FOOT FOR THE NORTH HALF OF FUTURE E 56TH AVENUE, THERE REMAINS A 26-FOOT STRIP OF LAND BETWEEN THE NORTH EDGE OF FUTURE E 56TH AVENUE AND THE EDGE OF CITY OWNERSHIP. THIS AREA IS PA-23 AND PA-24 IN THE FULENWIDER MP. BY SEPARATE ORDINANCE PRIOR TO MP RECORDATION, THE CITY WILL VACATE TO THE APPLICANT PA-23 AND PA-24.



CHECKED BY:
 DRAWN BY:
 FILENAME:

Form D: Land Use Matrix

A.	B.	C.	D.	E.	F.	G.	H.
Land Use Item	Planning Area Map Number	Map Area Code	Gross Land Area in Acres	Land Use Formula	Maximum Potential Density by Code	Actual Proposed Maximum Density	Details and Comments
1. Flood Plain Areas	PA-20	FLOODPL	12.5	100 year flood plain	N/A	N/A	Conveyed to COA
	PA-21	FLOODPL	20.5	100 year flood plain	N/A	N/A	
	PA-22	FLOODPL	15.6	100 year flood plain	N/A	N/A	
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	PA-13	NEIGHBRHD PK-D	5.0	N/A	N/A	N/A	
	PA-14	NEIGHBRHD PK-D	4.0	N/A	N/A	N/A	
3. Development Areas	PA-1	MF-LARGE	40.0	30 DU's per acre	1,200 DUs	N/A	
	PA-2	COMMERCIAL	37.5	N/A	N/A	N/A	
	PA-3	OFFICE	48.1	N/A	N/A	N/A	One Whelen Warning System is located in this PA
	PA-4	IND	81.8	N/A	N/A	N/A	
	PA-5	IND	117.4	N/A	N/A	N/A	
	PA-6	IND	84.0	N/A	N/A	N/A	One Whelen Warning System is located in this PA
	PA-7	IND	59.7	N/A	N/A	N/A	
	PA-8	COMMERCIAL	16.7	N/A	N/A	N/A	
	PA-9	COMMERCIAL	37.5	N/A	N/A	N/A	
	PA-10	COMMERCIAL	75.4	N/A	N/A	N/A	
	PA-11	LIFT STATION	1.7	N/A	N/A	N/A	
	PA-12	UTIL-MAJOR	12.2	N/A	N/A	N/A	Conditional Use may be required at time of Site Plan
	PA-15	OS-D	4.6	N/A	N/A	N/A	PA-15 contains a portion of the Second Creek Trail corridor for a stabilized and all-weathered 12' multi-access path, which will have a maximum cross slope of 2% and longitudinal slope of 5% and be outside of the 10-year floodplain. The Developer will be responsible to install this path which will be dedicated to the City as a non-exclusive easement where the City will be responsible to maintain this path. The trigger for construction of this path shall be with either the associated utility or drainage improvements adjacent to this area.
	PA-16	OS-D	19.7	N/A	N/A	N/A	
	PA-17	OS-D	12.9	N/A	N/A	N/A	
	PA-18	OS-D	3.8	N/A	N/A	N/A	
	PA-19	OS-D	2.4	N/A	N/A	N/A	
	PA-23	LAND ACQUISITION	0.6	N/A	N/A	N/A	The City owns the 110-foot north of the section line which is the center line of 56th Avenue. After dedicating the first 84-feet for the north half of future E 56th Avenue, there remains a 26-foot strip of land between the north edge of future E 56th Avenue and the edge of City ownership. This area is PA-23 and PA-24 in the Fulewider MP. By separate ordinance prior to MP recordation, the City will vacate to the applicant PA-23 and PA-24.
	PA-24	LAND ACQUISITION	2.4	N/A	N/A	N/A	
	PA-25	OS-D	3.9	N/A	N/A	N/A	PA-25 contains a portion of the Second Creek Trail corridor for a stabilized and all-weathered 12' multi-access path, which will have a maximum cross slope of 2% and longitudinal slope of 5% and be outside of the 10-year floodplain. The Developer will be responsible to install this path which will be dedicated to the City as a non-exclusive easement where the City will be responsible to maintain this path. The trigger for construction of this path shall be with either the associated utility or drainage improvements adjacent to this area.
PA-26	OS-D	0.5	N/A	N/A	N/A	PA-26 contains a trailhead and open space area to provide access to the Second Creek Trail corridor. The Developer will overlot grade the site and will dedicate this Planning Area to the City. Construction and maintenance cost to this area will be the obligation of the City.	
ROW	ROW	6.5	N/A	N/A	N/A	Tibet Street ROW dedication will consist of approximately 2.6 acres by PA-1 and 0.8 acre by PA-12. 60th Avenue ROW dedication will consist of approximately 1.0 acre by PA-12, 1.1 acre by PA-16, and 1.0 acre by PA-17. All acreages are approximate.	
4. Total Map Acreage (total figures above)			726.9				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			0				
6. Applicant's Acreage Listed Applications (line 4 minus line 5)			726.9				
7. Total Flood Plain Acreage			48.6				
8. Total Adjusted Gross FDP Acreage (line 4 minus line 7)			678.3				
A.			D.	E.	F.	G.	H.
Land Use Item			Gross Land Area in Acres	Land Use Formula	Maximum Potential	Actual Proposed Maximum	(Include phase number, triggering event, or Planning Area)
9. Total SFD planning areas (Standard)			--	2.65 persons per unit	--	--	--
10. Total SFA planning areas			--	2.65 persons per unit	--	--	--
11. Total MF planning areas			40.0	2.5 persons per unit	1,200 DUs	--	Estimated Residents 3000
12. Total residential			40		0	0	Total Estimated Residents 3000
13. Check for average residential density in each subzone			--	--	--	--	--
14. Small Lot Total			--	--	--	--	--
15. Check for maximum allowable number of multifamily units in each subzone			40	Max. 100% of all Units	0	0	
16. Total retail planning areas			--				--
17. Total office planning areas			--				--
18. Total industrial planning areas			344.6				PA-4, 5, 6, 7
19. Total mixed commercial areas			215.2				PA-2, 3, 8, 9, 10, 11
20. Total commercial			559.8				
21. Total neighborhood park land			9.0	3.0 acres / 1000 residents	-	-	Required Land Dedication = 9.00
							Provided Land Dedication = * 9.00
							Required Land Dedication = 3.30
22. Total community park land			0.0	1.1 acres / 1000 residents			Land dedication shall be satisfied by previous and future cash-in-lieu payments
23. Total open space land			47.8	7.8 acres per 1,000 resident population	-	-	Required Land Dedication = 23.4
							Provided Land Dedication = * 34.0 credit, see Form J
							Required Land Dedication = 35.7
24. Total park and open space land			56.8				Provided Land Dedication = * 43.0 credit, see Form J

TAB 8

Standard Master Plan Notes

1. On-Site and Off-Site Infrastructure Requirements for General Development and Master Plans: The Developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.
2. Whelen Warning System Requirements: The FEMA requirement for outdoor emergency warning systems is a 60-70 foot monopole tower using an alert siren. The City of Aurora uses the whelen siren system. The land requirement for the tower is a 10' x 10' easement. Each siren covers approximately 3,000 radial feet at 70 db and is typically spaced one siren per square mile. In newly annexed/developing areas of the city, sirens should be sited on every ½ section of ground (320 acres) or 6000 feet apart to provide edge to edge coverage. The exact placement of sirens will be determined by the City of Aurora's Office of Emergency Management to insure that coordinated coverage is provided on a system-wide basis. For specific questions, the Office of Emergency Management can be reached at 303-739-7636 (phone), 303-326-8986 (fax), or (email) afd_oem@auroragov.org.
3. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Site Plan.
4. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
5. Archaeological finds. The owner, developer and/or contractors will notify the City if archaeological artifacts are uncovered during construction.
6. Parks. Neighborhood park play areas should not exceed 3 percent maximum finished grades.
7. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of Site Plan review. This reduction shall be considered an administrative Master Plan amendment.
8. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the Master Plan, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to Site Plan review.
9. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
10. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as required by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
11. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the Master Plan. Final approval of these documents is required before acceptance of an application for the first Site Plan within the project.
12. Landscaping Standards. Unless otherwise noted herein in a waiver, the landscaping standards outlined in UDO Section 4.7 of the Zoning Code or equal in the UDO apply to this Master Plan. Where the standards outlined in UDO Section 4.7 conflict with standards within this Master Plan, the more restrictive shall apply.
13. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved Master Plan standards.
14. Master Plan Waivers. This Master Plan will be interpreted to mean that all standards contained in the Master Plan will meet or exceed all city code requirements.
15. Design Standards. A Master Plan amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the FDP Manual (or Master Plan Manual) will be required to be submitted either with the application for the Master Plan or as an amendment to the Master Plan to be submitted with the application for the first Site Plan in the development.
16. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion)