



LAND USE MAP
LAND USE MATRIX
STANDARD NOTES

TAB 8

LAND USE MAP, MATRIX AND STANDARD NOTES

The attached Land Use Map delineates the following items:

- Locations of all planning areas, labeled with planning area number and land use code
- Ten acre reference grid
- Indications of all proposed detention/retention ponds
- Locations of planning areas that indicate all open space and park areas to be counted toward fulfillment of Parks and Open Space Department's requirements

The City Standard Master Plan notes are included in this TAB. The following notes have been modified to more accurately reflect the Aurora One project:

- Modification to standard note 1
- Modification to standard note 2
- Modification to standard note 8
- Modification to standard note 10 (UDO code sections)
- Modification to standard note 14
- Deletion of standard note 15
- Addition of note 15
- Addition of note 16

All notes have been updated to use the following terms:

- "FDP" replaced with "Master Plan"
- "CSP" replaced with "Site Plan"
- "Waivers" replaced with "Adjustments"

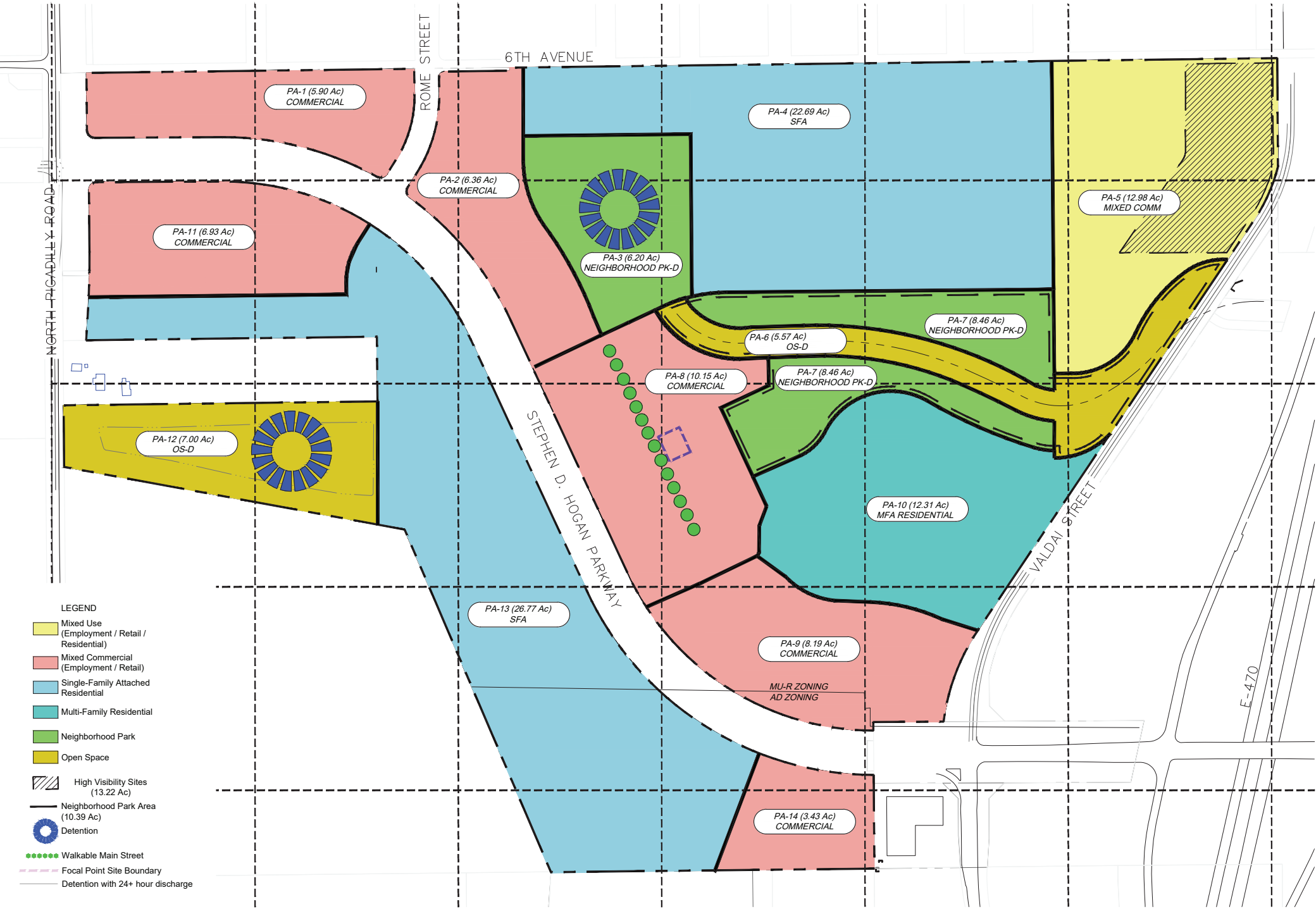
ADJUSTMENTS

At the time this Master Plan was developed, no adjustments were anticipated. However, due to the potential for an extended development timeline, the Applicant reserves the right to request adjustments at the time of Site Plan or Preliminary Plat submittal that do not require additional Master Plan amendments.

FORM D - LAND USE MAP MATRIX

FORM D: LAND USE MAP MATRIX							
A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code (in Dus or SF)	G. Actual Proposed Maximum Density (in Dus or SF)	H. Phasing Details and Comments (include phase number or triggering event)
1. Flood Plain Areas	NA						
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Libraries	DEDICATED LAND						
	PA-3	NEIGHBORHOOD PK-D	6.20	3.0 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
	PA-6	OS-D	5.57	7.8 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
	PA-7	NEIGHBORHOOD PK-D	8.46	3.0 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
	PA-12	OS-D	7.00	7.8 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
3. Development Areas	MIXED COMMERCIAL						
	PA-1	COMMERCIAL	5.90	N/A	N/A	20,898	
	PA-2	COMMERCIAL	6.36	N/A	N/A	22,527	
	PA-8	COMMERCIAL	10.15	N/A	N/A	35,951	
	PA-9	COMMERCIAL	8.19	N/A	N/A	29,009	
	PA-11	COMMERCIAL	6.93	N/A	N/A	24,546	
	PA-14	COMMERCIAL	3.43	N/A	N/A	12,149	
	MIXED-USE						
	PA-5	MIXED COMM	12.98	N/A	N/A	45,975	Mixed Comm may also contain mixed-use/high density residential
	SINGLE FAMILY ATTACHED RESIDENTIAL						
	PA-4	SFA	22.69	N/A	N/A	12 DU/ac. 272 Units	No residential density stated in UDO Table 4.2-3
	PA-13	SFA	26.77	N/A	N/A	12 DU/ac. 322 Units	No residential density stated in UDO Table 4.2-3
	MULTI-FAMILY RESIDENTIAL						
	PA-10	MFA	12.31	N/A	N/A	25 DU/ac. 558 Units	Multi-family residential may also contain commercial
4. Total Map Acreage (total figures above)			142.94				
5. Less 1/2 of perimeter Streets Not owned by applicant			Only 1/2 included				
6. Applicants Acreage Listed in Application (line 4. minus line 5.)			142.94				
7. Total Flood Plain Acreage			0				
8. Total Adjusted Gross FDP Acreage (line 4. minus line 7.)			142.94				

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9. Total SFD planning areas	NA	2.65 persons per unit	NA	0	Estimated 0 residents
10. Total SFA planning areas	49.46	2.65 persons per unit	NA	12 DU/Ac 594 Units	Estimated 1,575 residents PA-4 AND PA-13
11. Total MFA planing areas	22.30	2.5 persons per unit	NA	25 DU/Ac 558 Units	Estimated 1,395 residents PA-5 (77% for 150 units) and PA-10 (for 400 units)
12. Total residential	71.76		NA		2,970 estimated residents
13. Check for average residential density in each subzone		DUs per acre x line 8			
14. Small Lot Total	NA		NA		
15. Check for maximum allowable number of multifamily units in each subzone			NA		
16. Total Retail	40.96	NA	NA		
17. Total Office Mixed Use	NA	NA	NA		
18. Total Industrial	NA	NA	NA		
19. Total Commercial Mixed Use	2.98		250,000		Includes PA-5 (23% for 20,000 SF)
*commercial mixed use may include office and retail uses					
20. Total Neighborhood Park Land	14.66	3.0 acres/1,000 residents			Required Land Dedication = 8.91 Ac.
22. Total Open Space Land	9.32	7.8 acres/1,000 residents			Required Land Dedication = 23.17 Ac. Provided Land Dedication = 23.98 Ac. Excludes 3.25 acres that do not meet 24 hour drain time.
23. Total Park and Open Space Land	23.98				



- NOTES:**
- THIS MASTER PLAN SHALL REPLACE ANY DOCUMENTS, FDP OR GDP THAT PREVIOUSLY EXISTED FOR THIS SITE.
 - IN AN EFFORT TO PROVIDE CITY-WIDE EMERGENCY FIRE AND MEDICAL RESPONSE AS WELL AS EMERGENCY NOTIFICATION WITHIN PROPOSED DEVELOPMENTS; THE FOLLOWING ITEMS MAY BE REQUIRED AT THE SUBMITTAL OF THE MASTER PLAN, SUBMITTAL OF A PRELIMINARY PLAT, WITH A SIGNIFICANT SITE PLAN AMENDMENT OR WITH SITE PLAN RENEWAL. THESE REQUIREMENTS ARE INTENDED TO ALLOW FOR ALL INDIVIDUALS AND BUSINESSES LOCATED WITHIN THE CITY OF AURORA TIMELY EMERGENCY RESPONSE AND EMERGENCY NOTIFICATION IN A MANNER THAT STRIVES TO DISTRIBUTE SERVICES IN A COST EFFECTIVE MANNER EQUALLY THROUGHOUT THE COMMUNITY.
 - ONE TEMPORARY FIRE STATION MAY BE REQUIRED
 - ONE PERMANENT FIRE STATION MAY BE REQUIRED
 - WHELAN WARNING SYSTEM SITES

CRITERIA FOR REQUIRING TEMPORARY FIRE STATIONS IN DEVELOPMENTS AND/OR ANNEXED AREAS

THIS SITE WILL NOT REQUIRE A PERMANENT OR TEMPORARY FIRE STATION REQUIREMENT DUE TO THE HORIZION SITE TO THE NORTH ALREADY COMPENSATING FOR THESE REQUIREMENTS.

WHELAN WARNING SYSTEM REQUIREMENTS

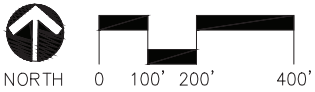
- BESIDES THE OBVIOUS NEED TO PROVIDE EMERGENCY SIREN WARNINGS TO RESIDENTIAL AREAS WITHIN THE CITY, OUTDOOR RECREATION AREAS SUCH AS SPORTS FIELDS AND GOLF COURSES,

ETC. ARE IMPORTANT AREAS TO COVER WITH OUTDOOR WARNING SYSTEMS. MANY OF OUR SIREs ARE PLACE ON SCHOOL GROUNDS BECAUSE OF THEIR LOCATION AND POPULATION. THE NUMBER AND PLACEMENT OF ELEMENTARY SCHOOLS IN NEWLY DEVELOPED AREAS CAN ROUGHLY GAUGE POPULATION DENSITY. IT IS REASONABLE TO ASSUME THAT SOME FUTURE SITE COULD BE ON PUBLIC PROPERTY, SUCH AS FIRE STATIONS, LIBRARIES, GOLF COURSES, COMMUNITY PARK, NEIGHBORHOOD PARK, OPEN SPACE AND OTHER CITY PROPERTY SO LONG AS THE SITE DELIVERS OPTIMUM COVERAGE AND HAS ADEQUATE ACCESS FOR INSTALLATION AND SERVICE.

- SITE SELECTION CAN BE DETERMINED BY SEVERAL DIFFERENT METHODS. IN THE PAS, THE POPULATION DENSITY OF THE CORE OR AURORA DICTATED SITE SELECTION TO INSURE OVERLAPPING OR EDGE TO EDGE COVERAGE. NEW DEVELOPMENTS AND FUTURE ANNEXATIONS INTO THE CITY REQUIRES A DIFFERENT METHOD OF DETERMINING SIREN SITES DUE TO OVERLAPPING COVERAGE, OPENS SPACES BETWEEN DEVELOPING AREAS, RECREATIONAL SITES AND POPULATION DENSITIES.
- THE FEMA REQUIREMENT FOR THE OUTDOOR EMERGENCY WARNING SYSTEM IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY USES THE WHELAN SIREN SYSTEM AND 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. SOUND PROPAGATION FROM THE WPS-2900 SERIES OMNI-DIRECTIONAL SIREN IS 70 DB AT 3000 FEET WITH THE STANDARD 50 FOOT TOWER (THIS HEIGHT IS AN OSHA REQUIREMENT.) THIS DOES NOT TAKE INTO ACCOUNT TOPOGRAPHY OR OBSTRUCTIONS SUCH AS BUILDINGS. SOME

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13. Check for average residential density in each subzone		DUs per acre x line 8			
14. Small Lot Total	NA		NA		
15. Check for maximum allowable number of multifamily units in each subzone			NA		
16. Total Retail	40.96	NA	NA		
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DEVELOPMENT NOTE:

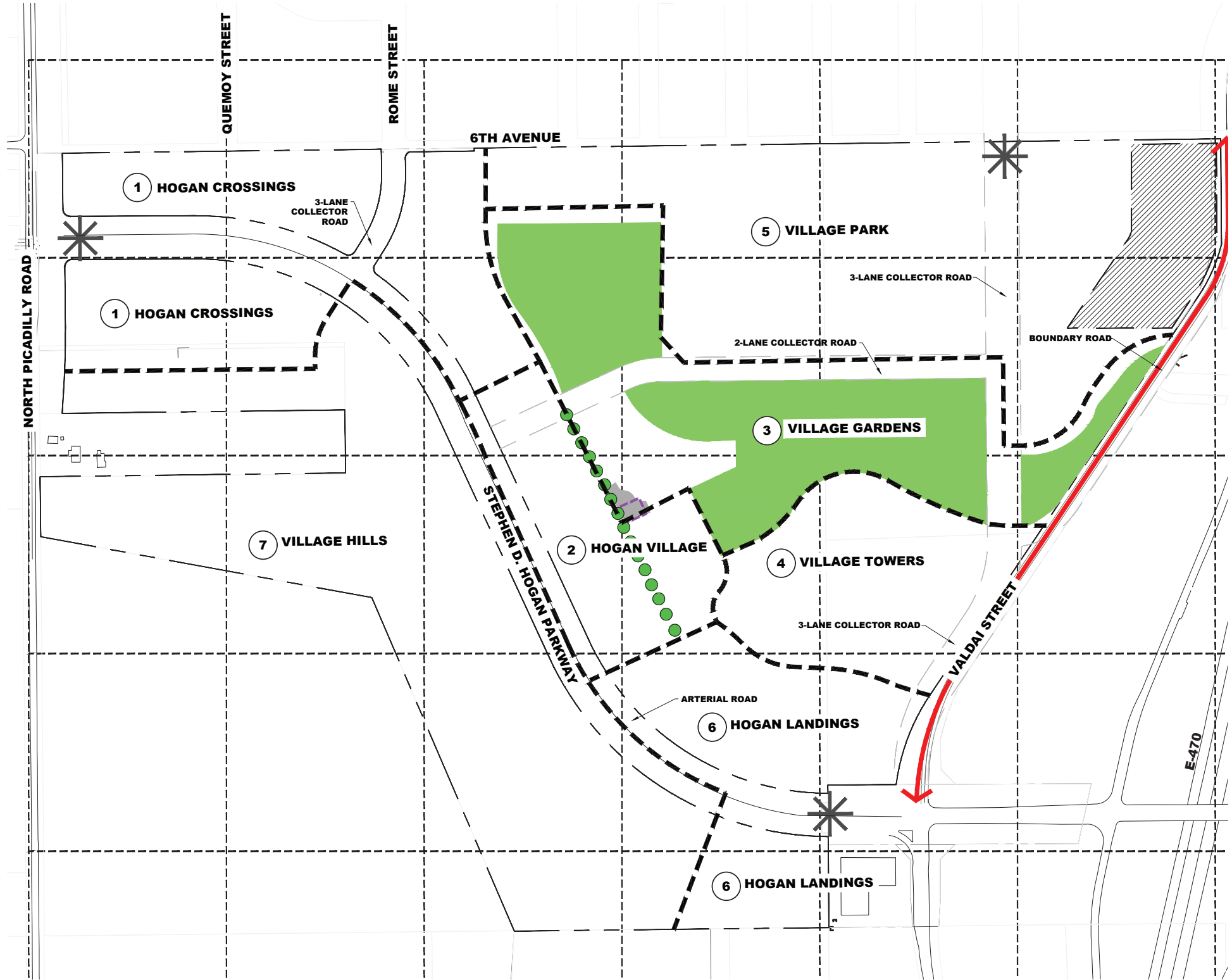
NO RESIDENTIAL DEVELOPMENT WILL BE PERMITTED WITHIN THE AD ZONING AREA OF PLANNING AREA 13 UNTIL A ZONING CHANGE HAS BEEN APPROVED BY THE CITY OF AURORA. CURRENT ZONING LIMITS HAVE BEEN DEPICTED ON THIS PLAN.

- OVERLAP, OR AT LEAST EDGE TO EDGE COVERAGE, IS DESIRABLE, RESULTING IN NEW SIREs BEING PLACED 6000 FEET OR APPROXIMATELY 1.14 MILES APART ON FLAT GROUND.
- IN NEWLY ANNEXED/DEVELOPED AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY 1/2 SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIREs 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.
- 10'X10' LAND DEDICATION FOR WHELAN WARNING SYSTEM WILL BE REQUIRED AT TIME OF PLATING.

WARE MALCOMB

associates inc.
2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

**AURORA ONE
MASTER PLAN
LAND USE PLAN**



- LEGEND
- Property Line
 - High Visibility Sites
 - Boundary Road
 - Walkable Main Street
 - Primary Project Entrance
 - Plaza Space
 - Park
 - Focal Point
 - Neighborhoods



AURORA ONE
MASTER PLAN
MU-R
COMPLIANCE
MAP

WARE MALCOMB

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FORM F-1: URBAN DESIGN STANDARDS MATRIX		
Special Urban Design Feature	Brief Description of the Feature	Locations of the Standards in the Application Package
1. Entry Monumentation	Monumentation to be provided at key entries into Aurora One and to all neighborhoods. Wayfinding identification will be provided throughout the site. Signage to follow Community Entry, Neighborhood Entry and Wayfinding signage standards.	See Community Wayfinding Maps on Sheet 5 and Aurora One Design Standards and Guidelines in Tab 10, page 280.
2. Retaining Walls	Walls abutting public ROW to be shall not exceed 30 inches in height, with cap. All retaining walls shall be natural stone, brick or split-face concrete masonry with cap. Walls shall be buff in color.	See Aurora One Design Standards and Guidelines in Tab 11, page 313 for detailed information.
3. Fence and privacy walls	Fence not to exceed 36" in height in front yards and 6' in rear yards. Privacy fencing may be used on side and rear yards. Fences to be painted or stained wood, masonry walls with brick or stone or steel/iron.	See Aurora One Design Standards and Guidelines in Tab 12, page 335 for detailed information.
4. Lighting Standards	All street and pedestrian lights shall have light-emitting diode (LED) fixtures. All street lights shall meet the City of Aurora lighting standards	See Aurora One Design Standards and Guidelines in Tab 11, page 297 for detailed information.
5. Paving Standards	Special concrete paving areas will occur along the walkable mainstreet element, at the focal point, and at community clubhouse(s).	See Aurora One Design Standards and Guidelines in Tab 11 for detailed information.
6. Street Furniture Standards	Street furniture shall contain a minimum of 20% recycled content. All wood used in street furniture shall be Forest Stewardship Council (FSC) certified	See Aurora One Design Standards and Guidelines in Tab 11, page 297 for detailed information.
7. Signage Standards	A standardized type face, logo and a series of thematic colors and materials will be provided for all signs within Aurora One.	See Aurora One Design Standards and Guidelines in Tab 10, pages 278-285 for detailed information.
8. Special Neighborhood Concepts	Each neighborhood will have public amenities including trail access, park and/or open space to serve the immediate residents within close walking distance.	See Open Space and Circulation Plan on TAB #9 (sheet 4) Aurora One Design Standards and Guidelines in Tab 11, pages 267-273 for detailed information.
9. Special Facilities and Structures	The Master Plan does not include any special facilities or structures.	Not applicable.
10. Other		

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to complement and exceed ordinance standards. Unless an amendment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.

All the photos and illustrations in the Aurora One Design Standards and Guidelines are representative of the level of design quality required by this Master Plan. Final designs to be submitted at the Preliminary Plat level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent and detail.

STANDARD MASTER PLAN NOTES

5.5 Standard Master Plan Notes

Include these standard notes on the cover sheet of your final Master Plan drawing mylars:

1. **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 Contextual Site Plan.
2. **Street Lights.** Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. **Archaeological Finds.** The owner, developer and/or contractors will notify the City if archaeological artifacts are uncovered during construction.
4. **Parks.** Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. **Residential Density Reductions.** The developers have 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 CSP review. The reduction shall be considered an administrative Master Plan amendment.
6. **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 CSP review.
7. **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.
8. **Emergency Access.** The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossing 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.
9. **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 CSP within the project.
10. **Landscaping Standards.** Unless otherwise noted herein in an adjustment, the landscaping standards outline in the Unified Development Code or the code in effect at the time of site plan submittal apply to this Master Plan. Where the standards outlined in the Unified Development Code conflict with standards within the Master Plan, the more restrictive shall apply.
11. **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.
12. **Master Plan Adjustments.** Except for adjustments listed below, this Master Plan will be interpreted to mean that all standards contained in the Master Plan will meet or exceed all city code requirements.
13. **Design Standards.** A Master Plan adjustment as per the requirements of the Unified Development Code will be required to be submitted either with the application or as an adjustment to the Master Plan to be submitted with the application for the first CSP in the development.
14. **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.)
15. **Major arterial medians to be privately maintained** shall be designed and constructed in accordance with P&OSD Private Median Standards. (These policies are pending completion.)