

**STANDARD MASTER PLAN NOTES:**

1. TRAFFIC SIGNAL COSTS: OWNERS AND/OR DEVELOPERS ARE RESPONSIBLE FOR 100 PERCENT OF SIGNAL COSTS FOR INTERIOR INTERSECTIONS. PER THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE THE COST OF SIGNALS AT PERIMETER INTERSECTIONS WILL BE PRORATED. SIGNAL LOCATIONS AND COST SHARING WILL BE DETERMINED AT SITE PLAN.
2. STREET LIGHTS: STREET LIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS. STREET LIGHTS ON PUBLIC ROADWAYS WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA AND MUST MEET COA STANDARDS.
3. ARCHEOLOGICAL FINDS: THE OWNER, DEVELOPER AND/OR CONTRACTORS WILL NOTIFY THE CITY IF ARCHEOLOGICAL ARTIFACTS ARE UNCOVERED DURING CONSTRUCTION.
4. PARKS: NEIGHBORHOOD PARK SITES SHALL NOT EXCEED 3% MAXIMUM FINISHED GRADES.
5. RESIDENTIAL DENSITY REDUCTIONS: THE DEVELOPER HAS THE RIGHT TO BUILD AT A LOWER RESIDENTIAL DENSITY IN ANY MAP AREA PROVIDE 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 AND ADMINISTRATIVE MASTER PLAN AMENDMENT.
6. MASTER DRAINAGE PLAN: NO SUBDIVISION WILL 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 SECTION AND WIDTHS, THE MASTER DRAINAGE PLAN, AS APPROVED BY THE CITY, SHALL GOVERN. DRAINAGE PONDS, DROP STRUCTURES AND OTHER FACILITIES ARE SUBJECT TO 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 PORTION OF THE DEVELOPMENT AS APPROVED BY THE CITY. THE DEVELOPER SHALL PROVIDE EMERGENCY CROSSINGS THAT MEET ALL CITY STANDARDS. THE DEVELOPER/APPLICANT IS REQUIRED TO PROVIDE OFFSITE ROADWAYS NECESSARY TO PROVIDE THE TWO POINTS OF ACCESS TO THE PORTION OF THE DEVELOPMENT AS APPROVED BY THE CITY.
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 APPROVAL OF AN APPLICATION FOR THE FIRST SITE PLAN WITHIN THE PROJECT.
10. LANDSCAPING STANDARDS. UNLESS OTHERWISE NOTED HEREIN IN A WAIVER. THE LANDSCAPING STANDARDS OUTLINED IN ARTICLE 146-4 OF THE UNIFIED DEVELOPMENT ORDINANCE APPLY TO THIS MASTER PLAN. WHERE THE STANDARDS OUTLINED IN ARTICLE 146-4 CONFLICT WITH THE STANDARDS IN THIS 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 THE 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 AMENDMENT AS PER THE REQUIREMENTS OF SECTIONS 3.9, 3.12, 3.13, AND 3.14 OF THE FDP 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.
14. MAJOR ARTERIAL MEDIANS TO BE PUBLICLY MAINTAINED SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PROS PUBLIC MEDIAN STANDARDS (THESE POLICIES ARE PENDING COMPLETION).
15. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING 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.
16. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

# AURORA ONE

## A PORTION OF THE NORTH HALF QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**LEGAL DESCRIPTION:**

(PER TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT. NO. 100-N0022345-020-LM1, EFFECTIVE DATE JUNE 20, 2019)

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12;  
 THENCE S 00°31'13" E ALONG THE WESTERLY LINE OF SAID SECTION 12, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVENUE;  
 THENCE N 89°17'33" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICCADILLY ROAD, SAID POINT BEING THE POINT OF BEGINNING;  
 THENCE N 89°17'33" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVENUE, A DISTANCE OF 2622.79 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12;  
 THENCE N 89°16'37" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1327.04 FEET;  
 THENCE S 00°22'21" E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 352.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 AS RECORDED AT RECEPTION NO. A8173498;  
 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES:  
 190.50 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 549.41 FEET, A CENTRAL ANGLE OF 19°51'58" AND A CHORD WHICH BEARS S 24°01'29" W, A DISTANCE OF 189.55 FEET  
 THENCE S 33°57'28" W, A DISTANCE OF 1604.46 FEET;  
 THENCE 321.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 689.41 FEET, A CENTRAL ANGLE OF 26°40'50" AND A CHORD WHICH BEARS S 20°37'03" W, A DISTANCE OF 318.14 FEET;  
 THENCE S 89°42'12" W, A DISTANCE OF 227.87 FEET;  
 THENCE S 00°25'36" E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 60.00 FEET;  
 THENCE S 89°42'12" W, A DISTANCE OF 20.00 FEET;  
 THENCE S 00°25'36" E, A DISTANCE OF 100.00 FEET;  
 THENCE N 89°42'12" E, A DISTANCE OF 20.00 FEET;  
 THENCE S 00°25'36" E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 315.83 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12;  
 THENCE S 89°21'51" W ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1050.00 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED IN BOOK 2909 AT PAGE 576;  
 THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL RECORDED IN BOOK 2909 AT PAGE 576 THE FOLLOWING TWO (2) COURSES: N 23°08'19" W, A DISTANCE OF 1209.75 FEET;  
 THENCE N 79°34'36" W, A DISTANCE OF 1123.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PICCADILLY ROAD;  
 THENCE N 00°31'13" W ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 200.00 FEET;  
 THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF A PARCEL OF LAND RECORDED IN BOOK 4230 AT PAGE 187 THE FOLLOWING THREE (3) COURSES: N 89°17'33" E, A DISTANCE OF 1019.11 FEET;  
 THENCE N 00°31'13" W, A DISTANCE OF 210.29 FEET;  
 THENCE S 89°17'33" W, A DISTANCE OF 1019.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PICCADILLY ROAD;  
 THENCE N 00°31'13" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 868.00 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

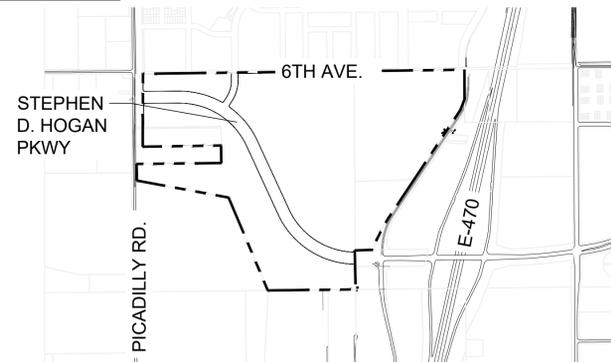
EXCEPT ANY PORTION CONVEYED IN RULE AND ORDER RECORDED MARCH 26, 2019 AT RECEPTION NO. D9025659, ARAPAHOE COUNTY RECORDS.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING N 89°17'33" E, BEING MONUMENTED BY A FOUND 3 ¼ INCH ALUMINUM CAP IN RANGE BOX LS#28257 AT THE NORTHWEST CORNER OF SECTION 12, AND A FOUND 3 ¼ INCH ALUMINUM CAP 3 INCHES BELOW THE SURFACE LS#28257 AT THE NORTH QUARTER CORNER OF SECTION 12

**SHEET INDEX:**

- SHEET 1: COVER SHEET
- SHEET 2: MASTER PLAN LAND USE MAP  
LAND USE MATRIX
- SHEET 3: MASTER PLAN MU-R COMPLIANCE MAP
- SHEET 4: OPEN SPACE AND CIRCULATION MAP  
NEIGHBORHOOD CHARACTER MATRIX
- SHEET 5: COMMUNITY WAYFINDING MAP
- SHEET 6: MASTER PLAN LANDSCAPE AND  
ARCHITECTURAL DESIGN STANDARDS  
FORM J - PARKS AND OPEN SPACE  
LAND DEDICATION
- SHEET 7: ROADWAY SECTIONS

**VICINITY MAP:**



**SIGNATURE BLOCK:**

THIS MASTER PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE

(CORPORATION, COMPANY OR INDIVIDUAL)  
 PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD., \_\_\_\_\_.

BY: \_\_\_\_\_  
 (PRINCIPALS OR OWNERS)  
 CORPORATE SEAL

STATE OF COLORADO )SS

COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD., \_\_\_\_\_.

BY: \_\_\_\_\_  
 (NOTARY PUBLIC)  
 NOTARY SEAL

MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY BUSINESS ADDRESS \_\_\_\_\_

**CITY OF AURORA APPROVALS:**

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 (CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
 (MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
 (CITY CLERK)

DATABASE APPROVAL DATE: \_\_\_\_\_

**RECORDER'S CERTIFICATE:**

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF \_\_\_\_\_, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_

THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD., \_\_\_\_\_.

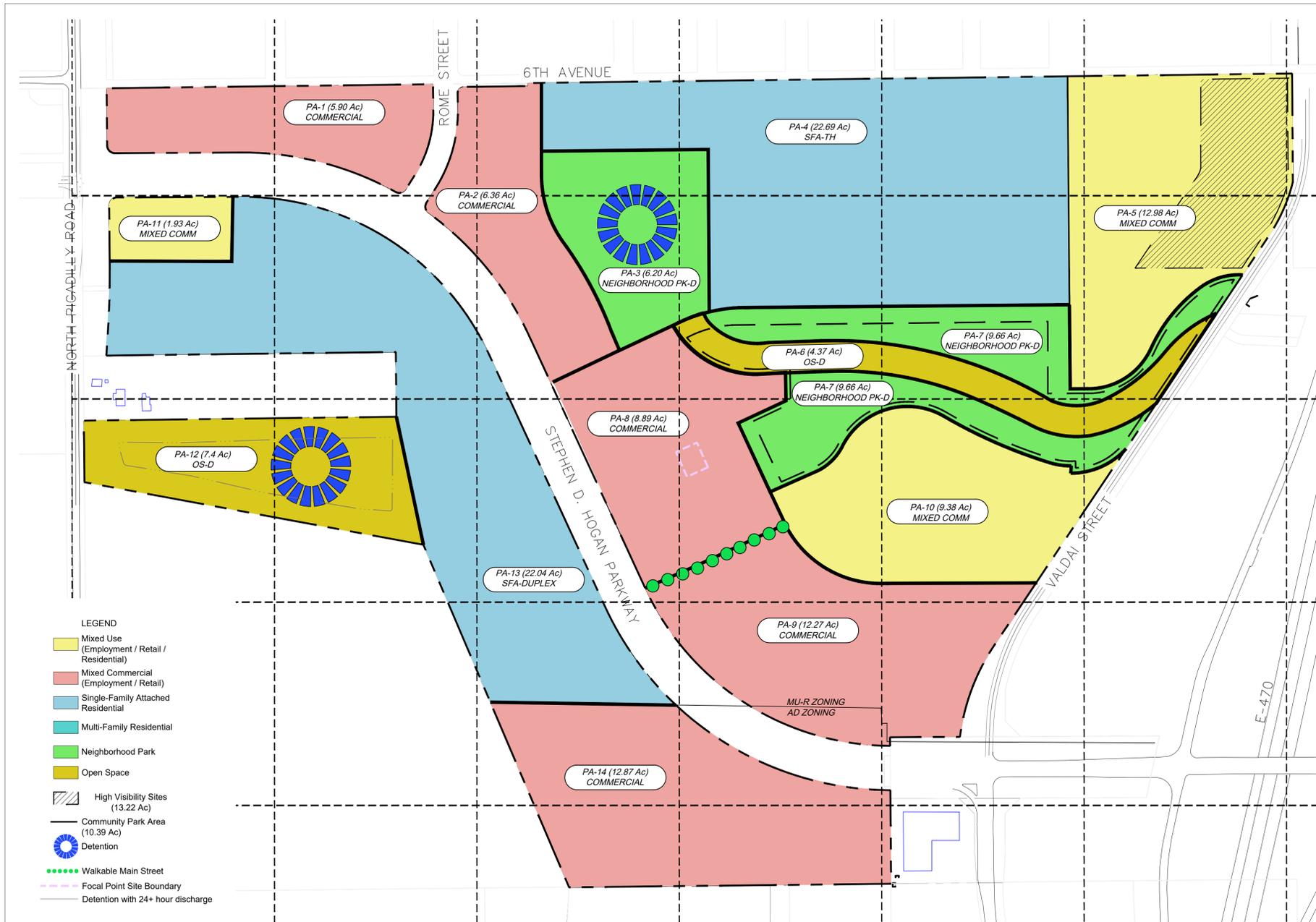
CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

**WARE MALCOMB**

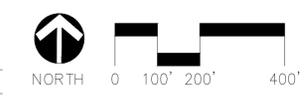
**associates inc.**  
 2953 South Peoria Street, Ste 101  
 Aurora, Colorado 80014  
 303-770-7201 FAX 770-7132

**AURORA ONE  
 MASTER PLAN  
 Sheet 1 OF 6**



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						
DEDICATED LAND							
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Libraries	PA-3	NEIGHBORHOOD PK-D	6.2	3.0 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
	PA-6	OS-D	4.37	7.8 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
	PA-7	NEIGHBORHOOD PK-D	9.66	3.0 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
	PA-12	OS-D	7.4	7.8 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
MIXED COMMERCIAL							
3. Development Areas	PA-1	COMMERCIAL	5.9	N/A	N/A	20,898	
	PA-2	COMMERCIAL	6.36	N/A	N/A	22,527	
	PA-8	COMMERCIAL	8.89	N/A	N/A	31,488	
	PA-9	COMMERCIAL	12.27	N/A	N/A	43,460	
MIXED USE							
	PA-5	MIXED COMM	12.98	N/A	N/A	45,975	Mixed Comm may also contain mixed-use/high density residential
	PA-10	MIXED COMM	9.38	N/A	N/A	33,224	Mixed Comm may also contain mixed-use/high density residential
	PA-11	MIXED COMM	1.93	N/A	N/A	6,836	Mixed Comm may also contain mixed-use/high density residential
	PA-14	MIXED COMM	12.87	N/A	N/A	45,586	Mixed Comm may also contain mixed-use/high density residential
SINGLE FAMILY ATTACHED RESIDENTIAL							
	PA-4	SFA-TH	22.69	N/A	N/A	341 Units	No residential density stated in UDO Table 4.2-3
	PA-13	SFA-DUPEX	22.04	N/A	N/A	401 Units	No residential density stated in UDO Table 4.2-3
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				

A. Land Use Item	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code	G. Actual Proposed Maximum Density	H. Phasing, Details and Comments (include phase number or triggering event)
9. Total SFD planning areas	NA	2.65 persons per unit	NA	0	Estimated 0 residents
10. Total SFA planning areas	49.43	2.65 persons per unit	NA	15 DU/ac 742 Units	Estimated 1,967 residents PA-4 AND PA-13
11. Total MF planning areas	22.626	2.5 persons per unit	NA	15 DU/ac 340 Units	Estimated 850 residents PA-5 (50%), PA-10 and PA-11 (60%)
12. Total residential	72.056	2.65 persons per unit	NA		2,865 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	50.794	NA	NA		Includes PA-5 (50%) PA-11 (40%)
17. Total Office Mixed Use	NA	NA	NA		
18. Total Industrial	NA	NA	NA		
19. Total Commercial Mixed Use	51.04		250,000		
*commercial mixed use may include office and retail uses					
20. Total Neighborhood Park Land	15.76	3.0 acres/1000 residents			Required Land Dedication = 8.45 Ac.
21. Total Community Park Land	0	1.1 acres/1000 residents			Required Land Dedication = 3.10Ac. Community Park must be paid via cash-in-lieu as the minimum requirement is 40 acres.
22. Total Open Space Land	8.32	7.8 acres/100 residents			Required Land Dedication = 21.97 Ac. Provided Land Dedication = 24.08 Ac. Excludes 3.25 acres that do not meet 24 hour drain time.
23. Total Park and Open Space Land	24.08				



**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 HORIZON 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 SIRENS ARE PLACED 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

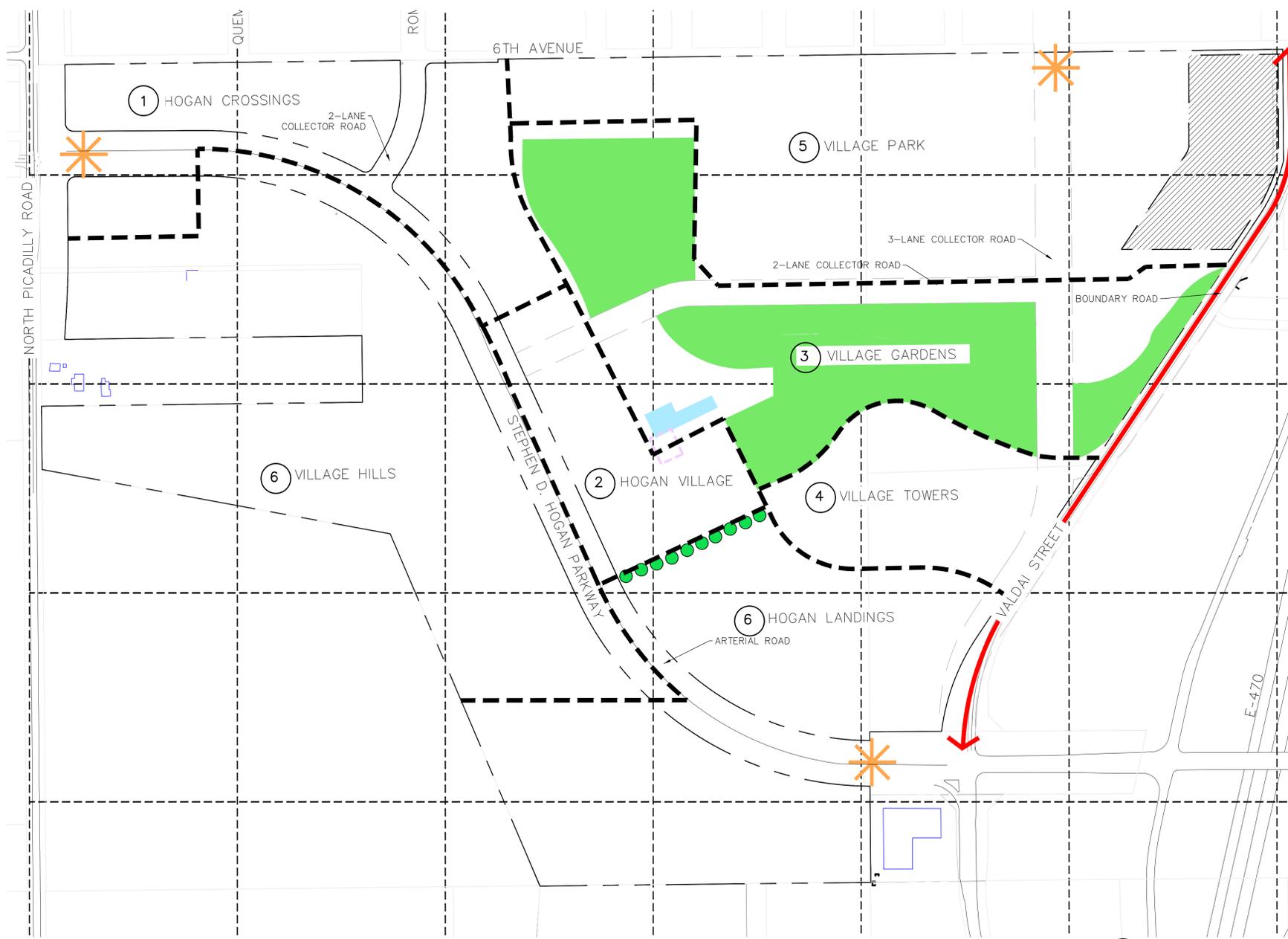
OVERLAP, OR AT LEAST EDGE TO EDGE COVERAGE, IS DESIRABLE, RESULTING IN NEW SIRENS BEING PLACED 6000 FEET OR APPROXIMATELY 1.14 MILES APART ON FLAT GROUND.

- 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 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.
- 10'X10' LAND DEDICATION FOR WHELAN WARNING SYSTEM WILL BE REQUIRED AT TIME OF PLATING.

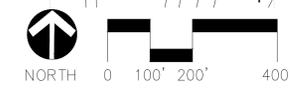
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2953 South Peoria Street, Ste 101  
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**AURORA ONE  
MASTER PLAN  
LAND USE PLAN  
TAB #8  
Sheet 2 Of 6**



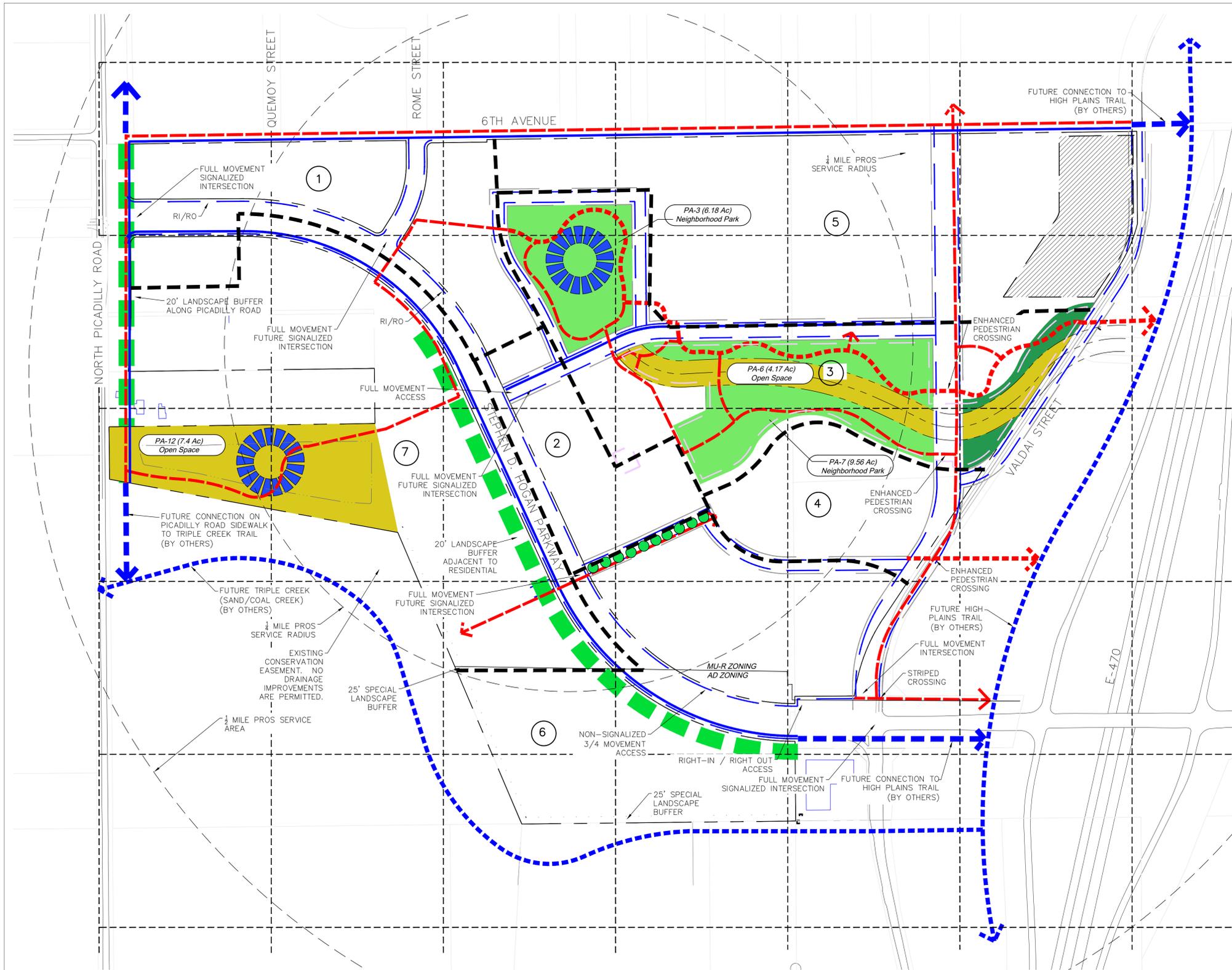
- LEGEND**
- Property Line
  - High Visibility Sites
  - Boundary Road
  - Walkable Main Street
  - Primary Project Entrance
  - Plaza Space
  - Park
  - Focal Point
  - Neighborhoods



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
2. Retaining Walls	Walls abutting public ROW 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 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, asony walls with brick or stone or steel/iron.	See Aurora One Design Standards and Guidelines 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 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 for Detailed information.
6. Street Furniture Standards	Street furniture shall contain a minimum of 10% recycled content. It is preferred wood used in street furniture shall be Forest Stewardship Council (FSC) certified.	See Aurora One Design Standards and Guidelines 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 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
9. Special Facilities and Structures	The Master Plan does not include any special facilities or structures.	
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 standard. 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 higher 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.



FORM J: PARKS AND OPEN SPACE LAND DEDICATION

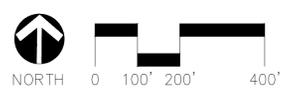
A. Planning Area Designation (or feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Parks Dept. Credited Acreage	E. Final Ownership and Facility Funding	F. Trigger to Each Phase
PA-3	Neighborhood Park: Play equipment (2-5 or 5-12), trash receptacles, lighting, benches, landscaping, dog waste station, trails and connectivity	6.2 (drains in less than 24 hours)		City of Aurora PROS ownership	Constructed as infrastructure in the first phase
PA-6	Open Space: Benches, trails and connectivity, dog waste stations, landscaping, lighting at key locations	4.37		Private	Completion prior to 50% CO of adjacent Planning Area. Park and trail amenities to be constructed with drainage facilities
PA-7	Neighborhood Park: Play equipment (2-5 or 5-12), trash receptacles, lighting, benches, landscaping, trails and connectivity, dog waste stations, picnic shelters and tables, open turf area	9.66		City of Aurora PROS ownership	Constructed as infrastructure in the first phase
PA-12	Open Space: Benches, trails and connectivity, dog waste stations, landscaping, lighting at key locations	7.8 (3.25 acres do not drain in less than 24 hours)		City of Aurora PROS ownership	Constructed as infrastructure in the first phase
Stephen D. Hogan Pkwy Median	Lighting, landscaping, Xeric, PROS Standard	3,800 LF	N/A	City of Aurora ownership	Constructed as infrastructure in the first phase

**LEGEND**

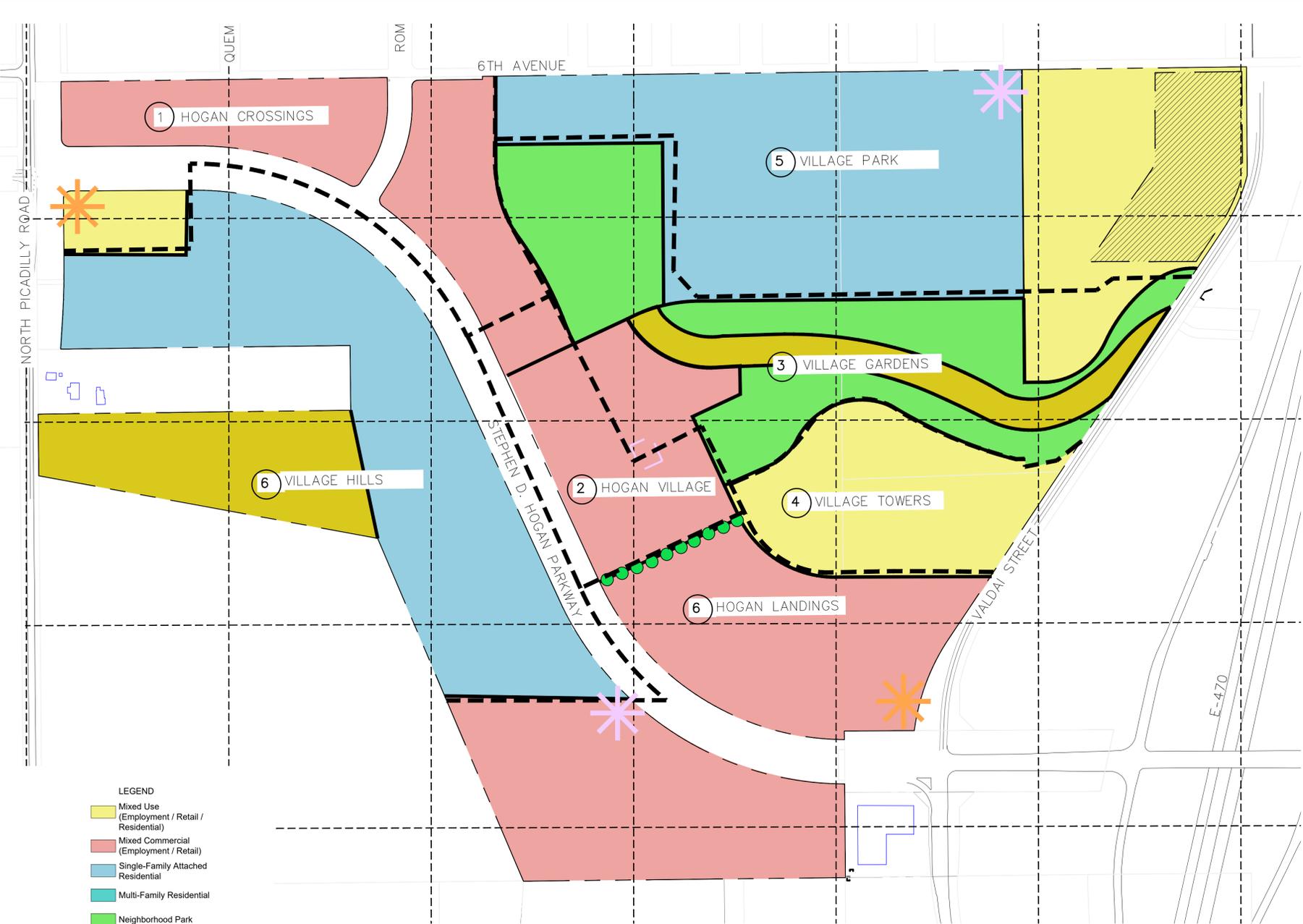
- On Street Bike Lane
- On Street Pedestrian Connection
- Local Connection
- Planned Connection to Multi-Use Trail (by others)
- Regional Multi-Use Trail
- Regional Multi-Use Trail (by others)
- Walkable Main Street
- High Visibility Sites
- Neighborhood Boundary
- Service Radius
- 20' landscape buffer
- 25' PROS special landscape buffer
- Neighborhood Park- Public
- Community Park - Public
- Open Space - Public
- Community Park Area (10.39 Acres)
- Detention
- Contours - Major
- Contours - Minor
- Focal Point Site Boundary

Picadilly Road and 38th Avenue will have transit stops in future in coordination with RTD.

- NEIGHBORHOODS**
- 1 Hogan Crossings
  - 2 Hogan Village
  - 3 Village Gardens
  - 4 Village Towers
  - 5 Village Park
  - 6 Hogan Landings
  - 7 Village Hills



**AURORA ONE MASTER PLAN**  
**OPEN SPACE AND CIRCULATION MAP**  
**TAB #9**



Neighborhood	FORM F-2: NEIGHBORHOOD CHARACTER MATRIX	
	Urban Design	Distinguishing Characteristics
Hogan Crossings	Hogan Crossings is located on the north-west corner of the site and is closely related to the major intersection of Picadilly Road and Stephen D. Hogan Parkway. As a part of the commercial district, it contains several opportunities for retailers of all shapes and goods. Drive-thru, short term parking and carry-out designations are encouraged.	<p><b>Landscape</b></p> <p>The frontages along Picadilly Road, 6th Avenue and Stephen D. Hogan Parkway and buffer to Horizon Uptown create opportunity to develop a consistent, high quality streetscape and landscape setting.</p> <p>Adjacency to Hogan Village, Village Gardens and easy access to Parks and Open Spaces promote outdoor activities.</p>
	Hogan Crossings is a first-class, regional, convenience oriented hub serving local regional users who are accessing the development from Picadilly Road. This vehicular oriented area will provide options for daily needs such as carry-out restaurants, grocery stores, markets, pharmacy, small shops, dry cleaners, liquor stores, coffee shops, etc. Services accommodate users from within a 5 mile radius.	
Hogan Landings	Hogan Landings is located on the south-east corner of the site and is closely related to the major interchange of Stephen D. Hogan Parkway and E-470.	<p><b>Landscape</b></p> <p>The frontages along the boundary Road, E-470, Crossroads Blvd and Stephen D. Hogan Parkway create opportunity to develop a consistent, high quality streetscape and landscape setting.</p> <p>Special landscape buffering along E-470 that promotes visual interest without blocking views to signage will create a high-quality landscape edge.</p> <p>Adjacency to Hogan Village, Village Gardens and easy access to Parks and Open Spaces promote walkable community, outdoor activities and social gathering.</p>
	Hogan Landings is a super-regional/regional destination hub. This vehicular oriented area focuses on convenience with destination retail and restaurant options. Hogan Landings may include uses such as gas stations, regional retail, full service restaurants, entertainment, recreation, medical/urgent care, banks, etc. Due to its proximity to E-470, Hogan Landings is intended to have a concentration of drive-thru restaurants. Hogan Landings may also serve some light industrial use in the AD zoned area. Services accommodate travelers and users from within a 5-10 mile radius.	
Hogan Village	Hogan Village is planned to maximize density and vibrancy by encouraging multiple uses. Urban plazas, gathering spaces, patios and walkable mainstreets promote an urban center alive with pedestrians and vehicular-friendly commerce. This will be the commercial and neighborhood core and provide residents and visitors opportunities to enjoy community gatherings, special events, dining, entertainment, people watching and shopping in a public, urban setting. Hogan Village will emphasize the pedestrian street scale, building presence including patios and seating along the sidewalk, engaging storefronts and blending of the public and private space within the streetscape. Uses may include restaurant, boutique and specialty stores. Services accommodate both destination users and users within a 2 mile radius.	<p><b>Landscape</b></p> <p>Hogan Village is planned to maximize density and vibrancy by encouraging multiple uses. Landscape buffers are used sparingly as urban plazas, gathering spaces, patios and walkable streets to promote an urban center alive with pedestrians and commerce.</p> <p>Hogan Village streetscapes will utilize paving patterns and colors to link the area. Trees in tree grates and water conscious plant material will add color and texture to the urban fabric.</p> <p>Within the community, Hogan Village will incorporate street furniture including chairs, benches, planters and other items to enhance the livable space and promote Hogan Village as a gathering areas.</p>
	Village Gardens is located in the heart of the community and is characterized by its identity as the central green space and use of community gathering features. Village Gardens shall incorporate plaza opportunities that overlook and interact with the green space. Trails shall provide community circulation.	
Village Hills	Overlooking Triple Creek, Village Hills enjoys long range views to the west and south west. As a high density attached residential neighborhood, Village Hills promotes a balance between an urban lifestyle and an outdoor recreational passion.	<p><b>Landscape</b></p> <p>Village Hills looks to Triple Creek and provides connection to Village Gardens and other areas of the site through pedestrian connections along designated green spaces.</p>
Village Park	Village Park is located on the north boundary of the site. With cross connection to Horizon Uptown and direct access to major roadways, Village Park will contain high-density townhouses. Tree lined streets and strong pedestrian connections promote a sense of urban fabric. Proximity to community and neighborhood parks and Village Center encourage urban living.	<p><b>Landscape</b></p> <p>The frontages along E-470, Crossroads Blvd and buffer to Horizon Uptown create an opportunity to develop a consistent, high quality streetscape and landscape setting.</p> <p>Adjacency to Village Gardens and easy access to Parks and Open Spaces promote outdoor activities.</p>
Village Towers	Village Towers is intended to be a high density, multi-family area with multiple story residential towers. Village Towers will enjoy a blurred boundary between the living spaces and Village Garden. Village Towers serves as a terminus to the walkable mainstreet element. Village Towers will be able to capitalize on both the recreational amenities and urban amenities that Aurora One has to offer. Additionally, Village Towers will provide long range views to the west and south.	<p><b>Landscape</b></p> <p>The adjacency to Village Gardens creates an opportunity to blend the boundary between high-density urban living and park spaces.</p> <p>Being located at the terminus of the walkable mainstreet of Hogan Village, Village Towers promotes the live, work and play concept.</p>

FORM G: LANDSCAPE STANDARDS MATRIX		
Landscape Item	Brief Description of the Feature	Locations of the Standards in the Application Package
1. Overall landscape concept and palette of plant materials used to carry it out.	The landscaping at Aurora One will demonstrate a commitment to water conservation and use of native and adapted plant materials. Plant materials will be selected to utilize year around color and texture to provide visual interest to the development.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
2. Landscape design at entry monumentation and key entry points.	The landscaping at entry monuments and key entry points. Landscape palettes at entry points will be similar to create cohesion in the development.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
3. Landscape standards along E-470 or I-70 (if applicable).	The landscaping along E-470 will utilize drought tolerant native shortgrass prairie grass to blend the development edge with the adjacent native prairie. Landscape shall account for views to and from the E-470 corridor and high visibility sites along the eastern perimeter.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
4. Landscape standards along arterial and collector roads.	No less than 75% of all plant materials utilized in local roadways shall be xeric as listed in the City of Aurora Plant List, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
5. Landscape standards along local roadways.	No less than 60% of all plant materials utilized in local roadways shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references.  Curbside landscape options shall be prioritized over tree lawn.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
6. Landscape standards in commercial and public gathering areas. (Tree grates and protectors, planters, flower beds, screening at parking lots, etc.)	No less than 60% of all plant materials utilized in local roadways shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references.  Tree grates, pots and raised planters are encouraged to promote walkability.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
7. Landscape standards at detention / retention ponds and water features.	No less than 75% of all plant species utilized in landscape buffers at detention/retention ponds shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
8. Landscape buffers at parks, open space and drainages.	No less than 75% of all plant species utilized in landscape buffers at detention/retention ponds shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references.  Consideration shall be taken to preserve long range views and to screen service features (i.e., loading docks, trash facilities, etc.).	Detailed standards are included in the Aurora One Design Standards and Guidelines.
9. Special Standards at residential lots (if residential backyards border open space or parks, indicate special standards).	Not applicable	Detailed standards are included in the Aurora One Design Standards and Guidelines.
10. Landscape integration at retaining walls.	Landscape shall be utilized to blur the ends of all retaining walls.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
11. Landscape standards at special facilities.	No less than 75% of all plant materials utilized in local roadways shall be xeric as listed in the City of Aurora Plant list, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping or other approved water wise resources or xeriscape plant material references.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
12. Buffer and setback exemptions for traditional street frontages.	Private outdoor spaces are permitted and encouraged in front yard setback areas in all single family attached and multi-family lot types.	Detailed standards are included in the Aurora One Design Standards and Guidelines.

- Notes:
- The Design Standards listed in this matrix implement the design themes of the FDP and are intended to complement and exceed ordinance standards. Unless an adjustment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the higher standards shall govern.
  - All the photos and illustrations in the Design Standards and Guidelines are illustrative of the level of design quality required by this FDP. Final designs to be submitted at the Preliminary Plat level will not necessarily duplicate the illustrations, but will contain the same themes as shown, and will be at the same or higher level of design quality, extent and detail.

FORM H: ARCHITECTURAL DESIGN STANDARDS MATRIX		
Architectural Design Standard	Brief Description of the Feature	Locations of the Standards in the Application Package
<b>Residential Design</b>		
Residential Materials Palette	Stone, brick, stucco, painted or stained wood siding, non-textured hardboard or cement-based sidings, stained cedar shingles, architectural precast concrete, cast stone, split face concrete block, brick panels, architectural metals.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
Residential Color Palette	Significant variation in the ranges of colors on a block face is required. The same color scheme shall not be used more than three times on a block. Preference shall be given to cool colors for the body / majority of any color scheme.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
Residential Architectural Styles	Architecture in neighborhoods will be eclectic.	Detailed standards are included in the Aurora One Design Standards and Guidelines. Architectural styles shall be utilized as described in Form F-2: Neighborhood Character Matrix.
Residential Architectural Features	All residences shall have a primary entrance that includes a porch or covered entry that is visible from the street, green court, open space or other public way.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
<b>Commercial Design</b>		
Retail Materials Palette	At least 60% of the total building façade, not including windows and doors, shall be surfaced by one or more of the following: Integrally colored decorative concrete, masonry units, brick, decorative tile, stone, cementitious panels, hardboard or cement-based sidings, precast concrete panels with architectural feature (designed form liner, exposed aggregate, etc.) or architectural metals.  The remaining facade area may use stucco, integrally colored decorative concrete or integrally colored, split-face concrete block, cement board or siding in addition to all the materials listed above.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
Retail Color Palette	Bright and intense color shall be permitted for no more than 10% of the total elevation of any façade facing the street.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
Retail Architectural Styles	Architectural style shall be timeless with no particular style intended to create a theme.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
Retail Architectural Features	The retail buildings will create urban character and differentiate one street from the next. Architectural scaling elements such as banding, belt courses, sills, lintels, mullions and changes in materials, textures, module and patterns can be used to establish the identity of each street.  Punctuate special locations and provide human-scale details.  Prevent large areas of undifferentiated or blank building facades and ensure diversity of appearance. Glazing on rears of buildings may be kept to a minimum.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
<b>Mixed Use Design</b>		
Mixed Use Materials Palette	At least 60% of the total building façade, not including windows and doors, shall be surfaced by one or more of the following: Integrally colored decorative concrete, masonry units, brick, decorative tile, stone, hardboard or cement-based sidings, precast concrete panels with architectural feature (designed form liner, exposed aggregate, etc.) or architectural metals.  The remaining facade area may use stucco, integrally colored decorative concrete or integrally colored, split-face concrete block, in addition to all the materials listed above.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
Mixed Use Color Palette	Bright and intense color shall be permitted for no more than 10% of the total elevation of any façade facing the street.  Preference shall be given to cool colors for the body / majority of any color scheme.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
Mixed Use Architectural Styles	Architectural style shall be timeless with no particular style intended to create a theme.	Detailed standards are included in the Aurora One Design Standards and Guidelines.
Mixed Use Architectural Features	Mixed use features shall conform to retail or residential feature requirements as listed above.	Detailed standards are included in the Aurora One Design Standards and Guidelines.

- Notes:
- 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 adjustment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the higher standards shall govern.
  - All the photos and illustrations in the Design Standards and Guidelines are illustrative 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 illustrations, but will contain the same themes as shown and will be at the same or higher level of design quality, extent and detail.