

SOUTH ROME WAY
68' 0" RIGHT-OF-WAY

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DETENTION POND

E-470
(R.O.W. VARIES)

PA-2
FUTURE OUTDOOR
STORAGE

1. PROPERTY IS ZONED 470 R & D.
2. PROPOSED USES AS SHOWN.
3. NO PROPOSED NEIGHBORHOOD ACTIVITY CENTER.
4. NO PROPOSED PARK CENTER
5. THE ENTIRE AREA SHOWN IS WITHIN THE BUCKLEY AFB ACCIDENT ZONE. THIS AREA IS SUBJECT TO ALL OF THE REQUIREMENTS AND LIMITATIONS AS SPECIFIED IN SECTION 148-807: ACCIDENT POTENTIAL ZONES 1 AND II, BUILDING AND ZONING CODE OF THE CITY OF AURORA, COLORADO, MAY 16 2005, OR LATEST VERSION.

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 ALLONG ALL STREET CORNERS AS REQUIRED BY CITY CODE, SECTION 126.23.3.
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 PERCENT MAXIMUM FINISHED GRADES.
5. 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 THE DEVELOPER'S PROPOSED DENSITY IS COMPATIBLE WITH THE EXISTING DENSITY. COMPATIBILITY WILL BE DETERMINED AT THE TIME OF CSP REVIEW. THIS REDUCTION SHALL BE CONSIDERED AN ADMINISTRATIVE FDP 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 FDP, 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 DRAIN STRUCTURES AND OTHER FACILITIES ARE SUBJECT TO CITY AND WETLANDS PERMITS.
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. 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, PUMP-OUT WATER PUMP-OUT STATIONS AND OTHERS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.
9. THE MASTER UTILITY STUDY, MASTER DRAINAGE STUDY AND MASTER TRANSPORTATION STUDY ARE INCORPORATED AS A PART OF THE FDP. 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 A DEVELOPER, THE LANDSCAPING STANDARDS OUTLINED IN ARTICLE 14 OF THE ZONING CODE APPLY TO THIS FDP. WHERE THE STANDARDS OUTLINED IN ARTICLE 14 CONFLICT WITH STANDARDS WITHIN THIS FDP, 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 FDP STANDARDS.
12. FDP WAIVERS. EXCEPT FOR THE WAIVERS LISTED BELOW, THIS FDP WILL MEET OR EXCEED ALL CITY CODE REQUIREMENTS.
13. DESIGN STANDARDS. AN FDP 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 FDP OR AS AN AMENDMENT TO THE FDP 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.)
16. IN AN EFFORT TO PROVIDE FOR 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 FRAMEWORK DEVELOPMENT PLAN, SUBMITTAL OF A SITE PLAN, WITH A SIGNIFICANT SITE PLAN AMENDMENT OR WITH SITE PLAN AMENDMENTS. 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.
 - i. ONE TEMPORARY FIRE STATION MAY BE REQUIRED.
 - ii. ONE PERMANENT FIRE STATION SITE MAY BE REQUIRED.
 - iii. WILDLAND WARNING SYSTEM SITES.
 - iv. CRITERIA FOR REQUESTING TEMPORARY FIRE STATIONS IN DEVELOPMENT AND/OR ANNEXING AREAS.
 - THE CITY OF AURORA FIRE DEPARTMENT MAY REQUIRE THAT A TEMPORARY FIRE STATION BE PROVIDED BY THE DEVELOPER AND/OR ANNEXING PARTY WHEN THE FOLLOWING CRITERIA ARE MET:
 - a. THE NUMBER OF FAMILY LIVING UNITS EXCEEDS 100 AND/OR THE AMOUNT OF COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE EXCEEDS 2 MILLION SQUARE FEET IN TOTALITY FOR EITHER THE DEVELOPMENT OR

Diagram illustrating a proposed lot layout. The lot is bounded by a 4.0' PROPERTY LINE on the left and a 25' BUFFER on the right. The lot width is 25.0'. A 9-FOOT CEDAR FENCE is shown within the lot. The lot is divided into two sections: an 8:1 BERM on the left and a 5:1 BERM on the right.

[illegible]

Kimley»»Horn

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DESIGNED BY: KBK
DRAWN BY: TJM
CHECKED BY: RJP
DATE: 10/27/2017

**470 STORAGE
AURORA, COLORADO
NEWARK DEVELOPMENT PLAN
LAND USE PLAN**

A	B.	C.	D.	E.	F.	G.	H.
Map 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	Phasing, Details, and Comments (Include phase number or triggering event)
1. Flood Plain Areas					N/A		
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries					N/A		
3. Development Areas:	PA-1.2	PA-1.2	27.31				
	PA-3	PA-3	7.00				
4. Total Map Acreage (Total Figures Above)			34.31				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			0				
6. Applicant's Acreage Listed in Application (Line 4 minus line 5)			34.31				
7. Total Flood Plain Acreage			0				
8. Total Adjusted Gross FDP Acreage (Line 4 minus line 7)			34.31				

PROJECT NO.
096331011

LAND USE

TAB #8