

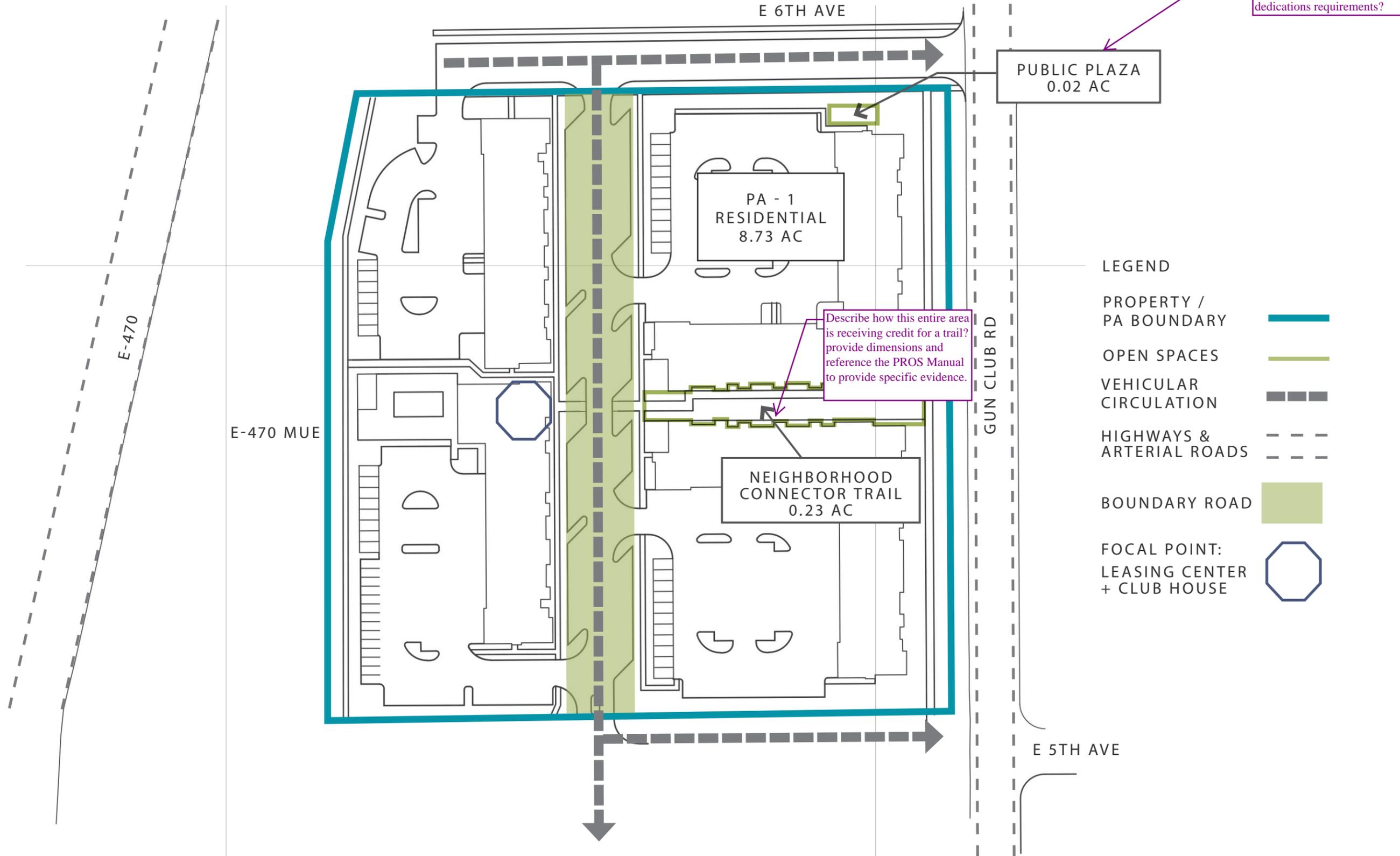
LONA

Land Use Map,  
Matrix, And  
Standard Notes

TAB 8

# LAND USE MAP, MATRIX, AND STANDARD NOTES

FORM D: LAND USE MAP



# LAND USE MAP, MATRIX, AND STANDARD NOTES

## FORM D: LAND USE MATRIX

note that this is also including the public plaza.

This needs to be clarified what is being noted for credit. It is PROS recommendation to separate this out from PA-1 and list under PA-2 for clarity. Also, note the timing for construction, is this being developed at the same time as the residential?

| LAND USE ITEM   | PLANNING AREA MAP NUMBER | MAP AREA CODE | GROSS LAND IN ACRES | LAND USE FORMULA              | MAX. POTENTIAL DENSITY BY CODE | ACTUAL PROPOSED MAXIMUM DENSITY | PHASING, DETAILS, AND COMMENTS   |
|---|--------------------------|---------------|---------------------|-------------------------------|--------------------------------|---------------------------------|--|
| 1. Flood Plain Areas  | n/a                      | N/A           | 0.0                 | n/a                           | N/A                            | N/A                             | N/A  |
| 2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries | PA-1                     | N/A           | 0.0                 | 0.25 AC                       | N/A                            | N/A                             | N/A  |
| 3. Development Areas  | PA-1                     | Residential   | 8.7                 | N/A                           | No limit on density            | 35.7 DU/AC                      | To Be Constructed In A Single Phase  |
| 4. Total Map Acreage (Total figures above)  |                          |               | 8.7                 |                               | N/A                            | N/A                             |  |
| 5. Less 1/2 of Perimeter Streets Not Owned by Applicant   |                          |               | 0                   |                               | N/A                            | N/A                             |  |
| 6. Applicant's Acreage Listed in Application (Line 4 minus line 5)                              |                          |               | 8.7                 |                               | N/A                            | N/A                             |  |
| 7. Total Flood Plain Acreage  |                          |               | 0.0                 |                               | N/A                            | N/A                             |  |
| 8. Total Adjusted Gross FDP Acreage (Line 4 minus Line 7)                                       |                          |               | 8.7                 |                               | N/A                            | N/A                             |  |
| 9. Total MF Planning Areas  |                          |               | 8.7                 |                               | N/A                            | 35.7 DU/AC                      |  |
| 10. Total residential   |                          |               | 8.7                 |                               |                                | 35.7 DU/AC                      |  |
| 11. Total Neighborhood Park Land  |                          |               | 2.41                | 3.0 acres/<br>1,000 residents |                                |                                 | Requirement of 2.41 acres will be met by applicant cash-in-lieu payment                    |
| 12. Total Community Park Land   |                          |               | 0.88                | 1.1 acres/<br>1,000 residents |                                |                                 | Requirement of 0.88 acres will be met by applicant cash-in-lieu payment                    |
| 13. Total Open Space Land   |                          |               | 6.26                | 7.8 acres/<br>1,000 residents |                                |                                 | Requirement of 6.26 acres will be met by 0.25 acres PLD and applicant cash-in-lieu payment |
| 14. Total Park and Open Space Land  |                          |               | 9.55                |                               |                                |                                 |  |

# LAND USE MAP, MATRIX, AND STANDARD NOTES

## STANDARD NOTES

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 Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by the UDO.
3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. 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.
5. 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.
6. 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.
7. 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 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.
8. The Traffic Study, Utility Report, and Preliminary Drainage Report are included in the Site Plan submittal. Master Utility Study, Master Drainage Study and Master Transportation Study are not required, as this is a single parcel, land use, and phase site.
9. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the Aurora UDO apply to this Master Plan. Where the standards outlined in the UDO conflict with standards within this Master Plan, the more restrictive shall apply.
10. 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.
11. 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
12. Whelen Warning System Requirements: The FEMA requirement for outdoor emergency warning system 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 70db and is typically spaced one siren per square mile. In newly annexed/developing areas of the city, sirens should be sited on every 1/2 section of ground (320 acres) or 6000' 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 ensure that coordinated coverage is provided on system wide basis for specific questions, the office of Emergency Management can be reached at 303-739-7636 (Phone), 303-326-8986 (Fax), or AFD\_OEM@AURAGOV.ORG.