

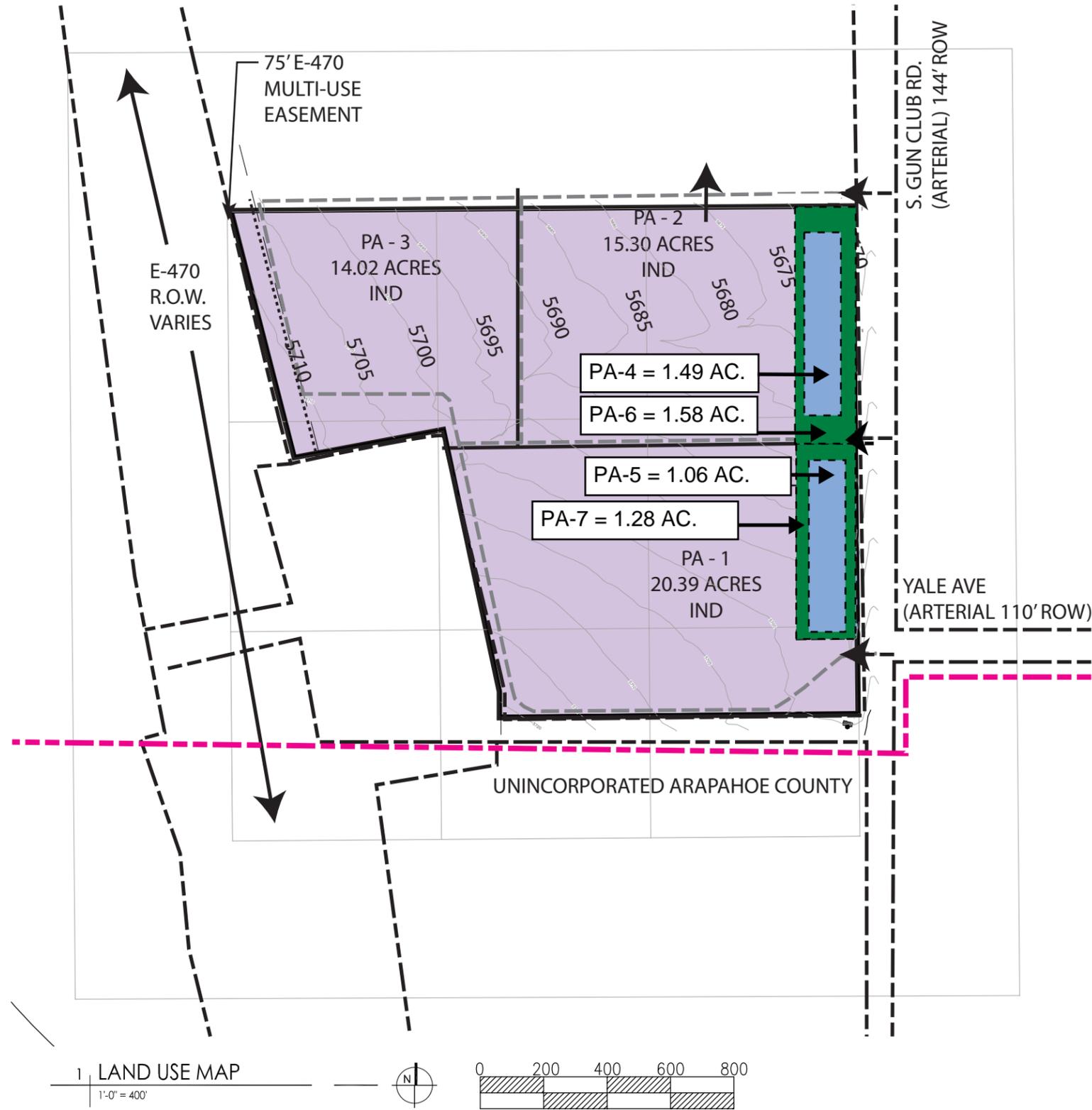


## Aspen Business Park

TAB #8  
MP Land Use Map

# MASTER PLAN ASPEN BUSINESS PARK

SE QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



**KEY:**

- OPEN SPACE
- INDUSTRIAL
- DETENTION
- ACCESS DRIVE
- INTERNAL ROAD
- EASEMENT
- R.O.W.
- UNINCORPORATED COUNTY LINE

**GREY WOLF ARCHITECTURE**  
ARCHITECTURE PLANNING INTERIOR DESIGN

1070 W. COLORED AVENUE, SUITE 400  
AURORA, COLORADO 80014  
303.292.2107 | www.greylwolf.com  
mail: info@greylwolf.com

SUBMITTAL NO.:	DATE:
1ST SUBMITTAL	01.12.2022
2ND SUBMITTAL	03.08.2022
3RD SUBMITTAL	05.04.2022

**ASPEN BUSINESS PARK**  
**YALE AVE & S GUN CLUB RD.**  
**AURORA**

JOB NO.:	20-610
DRAWN BY:	CW
CHECKED BY:	KWH

SHEET NO. & NAME:  
**1**  
1 OF 1

SHEET NAME:  
**LAND USE MAP**

DWG File Path: G:\1810 Aspen Business Park\_Coherent\_surreal\_planning\_siting\010 MP Issue site plan.dwg  
Plot Date/Time: 07/03/22 02:13pm

**Form D: MP Land Use Map Matrix ZONE:**

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	None						
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	PA-4	N/A	1.49	2% of total min	N/A	N/A	Detention
	PA-5	N/A	1.06	2% of total min	N/A	N/A	Detention
	Whelen siren system	N/A	10' x 10'	N/A	N/A	N/A	Located by Aurora's office of Emergency Management.
	PA-6	N/A	1.58		N/A	N/A	seating, trail, tables, etc.
	PA-7	N/A	1.28		N/A	N/A	seating, trail, tables, etc.
3. Development Areas  Subzone:	PA-1	IND	20.39	N/A	N/A	N/A	N/A
	PA-2	IND	15.30	N/A	N/A	N/A	N/A
	PA-3	IND	14.02	N/A	N/A	N/A	N/A
(If there is a second subzone, create row 3b. here and list the uses in this subzone.)							
4. Total Map Acreage (Total figures above)	55.12 ac.						
5. Less 1/2 of Perimeter Streets Not Owned by Applicant	0 acres						
6. Applicant's Acreage Listed in Application (Line 4 minus line 5)	55.12 ac.						
7. Total Flood Plain Acreage	0 acres						
8. Total Adjusted Gross MP Acreage (Line 4 minus line 7)	55.12 ac.						

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	0 acres	2.65 persons per unit			
10. Total SFA planning areas	0 acres	2.2 persons per unit			
11. Total MF planning areas	0 acres	2.2 persons per unit			
12. Total residential	0 acres				
13. Check for average residential density in each subzone	N/A	__ DUs per acre x Line 8			
14. Small Lot Total for Sub Area C (if utilized)	N/A	See UDO Section 146-4.2.3.A			
15. Check for maximum allowable number of multifamily units in each subzone	N/A	Line 13E x __%			
16. Total retail planning areas	0 acres				
17. Total office planning areas	0 acres				
18. Total industrial planning areas	49.71 acres	N/A			
19. Total mixed commercial areas	0 acres				
20. Total commercial	0 acres				
21. Total neighborhood park land	0 acres <sub>1</sub>				
22. Total community park land	0 acres <sub>1</sub>				
23. Total open space land	2.86 acres <sub>2</sub>				
24. Total park and open space land	2.86 acres <sub>2</sub>				

1. No park land dedication is required because this project contains no residential land uses

2. Annexation agreement requires an open space land dedication of a minimum 2% of the total project area. (55.12 acres) 2% = 1.10 ac

## Standard MP 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 Contextual Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
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 compatible with surrounding land uses. A finding of compatibility will be determined at the time of preliminary plat or site plan review. This reduction shall be considered an administrative MP 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 MP, 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 preliminary plat or site plan 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 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.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the MP. Final approval of these documents is required before acceptance of an application for the first within the project.
10. Landscaping Standards. Unless otherwise noted herein in a adjustment, the landscaping standards outlined in the UDO apply to this MP. Where the standards outlined in the UDO with standards within this MP, 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 MP standards.
12. MP Adjustments. Except for any adjustments listed below, this MP will be interpreted to mean that all standards contained in the MP will meet or exceed all city code requirements.
13. Design Standards. An MP amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the MP Manual will be required to be submitted either with the application for the MP or as an amendment to the MP to be submitted with the application for the first Preliminary Plat or Site Plan 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. 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 ensure 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](mailto:afd_oem@auroragov.org).