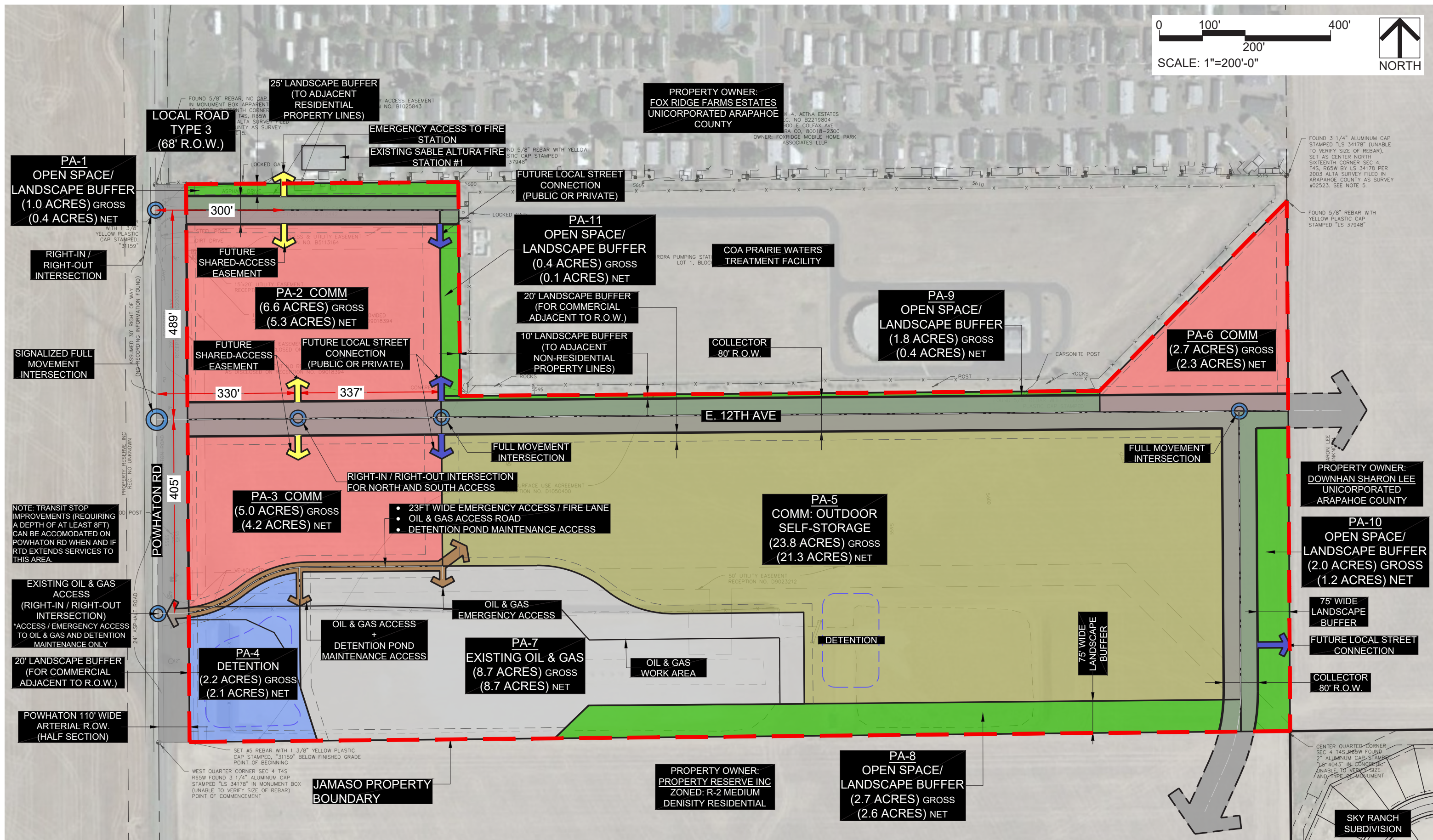


0 100' 200' 400'

SCALE: 1"=200'-0"

 NORTH

**TAB 8.1**

FORM D: LAND USE MATRIX

Land Use Item	Planning Area Map Number	Map Area Code	Gross Land in Acres	Percentage of Total Land Area	Land Use Formula	Maximum Potential Density by Code (in SF)	Actual Proposed Maximum Density (in SF)	Phasing, Details & Comments
1. Detention Areas	PA-4	DETENTION	2.2	4%	N/A	N/A	N/A	
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries (Refer to Line 23)	PA-1	OPEN SPACE / BUFFER (MU-A)	1.0	2%	N/A	N/A	N/A	- To be developed as part of PA-2 Commercial.
	PA-8	OPEN SPACE / BUFFER (MU-A)	2.7	5%	N/A	N/A	N/A	- 75' wide buffer with landscape plantings & berm. - To be developed as part of PA-5.
	PA-9	OPEN SPACE / BUFFER (MU-A)	1.8	3%	N/A	N/A	N/A	- To be developed as part of adjacent E. 12th Ave Improvements.
	PA-10	OPEN SPACE / BUFFER (MU-A)	2.0	4%	N/A	N/A	N/A	- To be developed as part of PA-5 Outdoor Self-Storage.
	PA-11	OPEN SPACE / BUFFER (MU-A)	0.4	1%	N/A	N/A	N/A	- To be developed as part of PA-2 Commercial.
3. Development Areas:	PA-7	EXISTING IND-OIL/GAS (EX. 14.4 ACRES)	8.7	15%	N/A	N/A	N/A	- Existing O&G operations are 14.4ac, final/permanent boundary is approx. 8.7ac
	PA-2	COMM: RETAIL (MU-A)	6.6	12%	N/A	N/A	20,000 SF	
	PA-3	COMM: INDOOR SELF-STORAGE (MU-A)	5.0	9%	N/A	N/A	54,000 SF	
	PA-5	COMM: OUTDOOR SELF-STORAGE (MU-A)	23.8	42%	N/A	N/A	650,000 SF	- PA-5 plans for approx. 0.7 acres of detention
	PA-6	COMM (MU-A)	2.7	5%	N/A	N/A	3,000 SF	
				100%				

4. Total Map Acreage (Total figures above)			56.9
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			0.0
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			56.9
7. Total Flood Plain Acreage			0.0
8. Total Adjusted Gross Master Plan Acreage (Line 4 minus Line 7)			56.9

Land Use Item	Gross Land in Acres	Land Use Formula	Maximum Potential Density by Code (in DU's or SF)	Actual Proposed Maximum Density (in DU's or SF)	Phasing, Details & Comments
9. Total SFD Planning Areas	N/A				
10. Total SFA Planning Areas	N/A				
11. Total MF Planning Areas	N/A				
12. Total Residential	N/A				
13. Check for average residential density in each subzone	N/A				
14. Small Lot Total	N/A				
15. Check for maximum allowable number of multifamily units in each subzone	N/A				
16. Total Retail Planning Areas	N/A				
17. Total Office Planning Areas	N/A				
18. Total Industrial Planning Areas	N/A				
19. Total Mixed Commercial Areas	38.1			727,000 SF	
20. Total Commercial	38.1			727,000 SF	
21. Total Neighborhood Park Land	N/A				
22. Total Community Park Land	N/A				
23. Total Open Space Land	7.9	Public land dedication requirement per annexation agreement - 2% of non-residential use			Land dedication satisfied by the Planning Areas desccribed in Line 2 of this Form D. All open space to be non-city owned and maintained.
24. Total Park & Open Space Land	7.9				

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 the 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 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.
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 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 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.
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 Site Plan within the project.

LAND USE STANDARD NOTES

10. Landscaping Standards. Unless otherwise noted herein in an adjustment the landscaping standards outlined in the current Code apply to this Master Plan. Where the standards outlined in the current code conflict with standards within 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. Design Standards. An Master Plan amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the Master Plan 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.

13. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with PROS Public Median Standards. (These policies are pending completion.)

14. Major arterial medians to be privately maintained shall be designed and constructed in accordance with PROS Private Median Standards.

15. 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 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.

16. 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.