

LAND USE MAP-MATRICES

TAB 8

Land Use Map - Matrices - Standard Notes

The attached Land Use Maps delineate the following items:

- Location of all existing and proposed access points
- Location of all planning areas
- Ten (10) acre reference grid
- Indications of all proposed detention/retention ponds
- Indications of planning areas that will constitute Neighborhood Activity Centers (NACs)
- Locations of planning areas that indicate all open space and park areas to be counted toward fulfillment of Parks and Open Space Departments park and open space requirements
- Locations of all rail lines and utility easements

In addition to the standard Form D required with traditional MP applications, the Aurora Highlands Applicant proposes a Framework Development Plan Land Use Tracking Chart. This chart will ensure all densities and land dedications required by the City are met throughout the course of the development's approval process. The tracking chart will accompany all subsequent SP applications submitted under this Master Plan.

Residential density shall be calculated for all land use areas (with the exception of industrial areas) based on a gross 5 dwelling unit per acre factor. A maximum of 32% of the Aurora Highlands development area shall be allowed for multi-family development. Park, open space, and school dedications shall be calculated from these population assumptions. Within this MP, however these calculations are subject to change with each SP as the project develops.

The City Standard MP Notes have been attached. The below changes have been made to more accurately reflect The Aurora Highlands project.

- Modification to standard note 8
- Modification to standards note 10
- Modification of standard note 11
- Modification to standard note 12
- Removal of standard note 13
- The addition of note 16
- The addition of note 17
- The addition of note 18
- The addition of note 19
- The addition of note 20
- The addition of note 21

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. Street lights must be constructed along all public streets as required by City Code Section 126-236, or current code.
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 SP 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 SP 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. The 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. These items will be provided at a future date or with future sub-area MPs.
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 SP within the project.
10. Landscape Standards. Unless otherwise noted herein in a waiver, the landscape standards outlined in Appendix 14 do apply to the MP.
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. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with PROS Public Median Standards. (These policies are pending completion.)
13. Major arterial medians to be privately maintained shall be designed and constructed in accordance with PROS Private Median Standards. (These policies are pending completion)
14. Criteria for establishing permanent fire station locations in proposed developments: The City of Aurora requires that a permanent station be platted at the time of development approval. The property dedicated to the city should be no less than 2.25 acres with the location and dimensions such that optimal emergency response times can be achieved. Shared use sites (police, fire, etc) must be at least

optimal emergency response times can be achieved. Shared use sites (police, fire, etc) must be at least 8 acres in size and situated such that optimal emergency response times can be achieved. These sites shall be contiguous to collector streets. Permanent or temporary fire stations: the exact placement of permanent or temporary fire stations will be determined and approved by the city of aurora's fire marshal to insure that coordinated coverage is provided within the city. For specific questions, the fire marshal can be reached through the fire department main switchboard, 303-326-8999, or 303-326-8986 (fax).

15. Criteria for temporary fire stations: In the event that a permanent fire station is not in operation. The Aurora Fire Department may require that a temporary fire station be opened when, as a result of the Department's risk analysis, such temporary station is deemed necessary by one of the following benchmark criteria. Criteria include, but may not be limited to, the following:
 - The number of alarms in the first due area, for the projected fire station, exceeds an annual rate of 100 per year.
 - The total response time of the first due company exceeds 8 minutes, 90% of the time.
 - The number of family dwelling units exceeds 100 certificates of occupancy or the amount of commercial/industrial square footage exceeds 2 million square feet.

If and when a temporary station is deemed necessary after 100 certificates of occupancy have been completed, the developer has agreed to provide a single family lot for the use of a temporary fire station within a residential dwelling unit of The Aurora Highlands development. This site would be separate from the site designated for the permanent station. The temporary fire station will be available for use by the Aurora Fire Department for 10 years, or as otherwise determined by an agreement between the Aurora Fire Department and the Developer(s).

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 section of ground (320 acres) or 6000 feet apart to provide edge to edge coverage.

Sirens: 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. For specific questions, the Office of Emergency Management can be reached at 303-739-7636 (phone), 303-326-8986 (fax), or afd_oem@auroragov.org.

17. Cross access easements and agreements shall be negotiated at the time of SP.
18. Park Dedication: PROS is committed to allowing Aurora Public Schools (APS) Primary use of the park land adjacent to public schools for outdoor recreation during school hours and school activities..
19. School Dedication: Aurora Public Schools (APS) will not have to construct on-site drainage structures on any dedicated school sites, as all drainage structures will be addressed off-site by the Developer. APS shall have no responsibility for maintenance of the park land available for use by APS. The final size and configuration of the school sites on this MP are illustrative only and, with each CSP including or adjacent to a school site, the Developer will confirm with APS that the characteristics and layout of approximately 16 acre size of the school site, combined with the configuration of the park land area meets the needs of APS.

The Aurora Highlands FDP
Form D - Land Use Matrix

8/12/2024

Population Calculation		
Acres	Units	Total Units
Total Units by Acreage at 5 du/ac	2,497.4	12,487
Units	People	
Multi-Fam (2.5 persons/unit) (32% of total)	5,323	13,308
Single Family (2.65 persons/unit) (68% of total)	7,164	18,985
	12,487	32,292

Dedications Requirements		
Based on 12,487 Units (32,292 Population)		
Required Acres	Dedicated Acres	
Neighborhood Park (3 AC/1,000 Persons)	96.88	96.88
Community Park (1.1 AC/1,000 Persons)	35.52	35.52
Open Space (7.8 AC/1,000 Persons)	251.88	469.36
	384.28	601.76

*Refer to Form I for dedication details.

A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land Area in Acres	E. Land Use Formula	F. Anticipated Maximum Net Development Parcel Density <small>(# DU/acre)</small>	G. Actual Proposed Maximum Density <small>(# DU or SF)</small>	H. Phasing, Details and Comments <small>(Exclude phasing number or triggering event)</small>
1. Flood Plain Areas							
	N/A	Floodway/ Floodplain AE/ Floodplain A	0.00	Refer to Column A, Development Area Notes		Refer to Column A, Development Area Notes	Refer to Column A, Development Area Notes
2. Required Land Dedication Areas for Fire Stations, Police Stations, and Libraries							
	PA-75	Fire Station	2.30	Shared use site for municipal facilities	N/A	N/A	Reference Tab 8 - Standard MP Notes for triggers related to Fire Stations
3. Development Areas:							
Village 1							
Allowed uses for parcels noted as Commercial include all listed uses under Chapter 146-Article 9 of the City of Aurora Zoning Code.							
	PA-1	Open Space/Detention	10.00	Rec & Open Space	N/A	N/A	
	PA-2	Mixed Use	47.60	Mixed Use	53.5	17.5	If residential develops within this PA, it shall be vertically integrated mixed use with structured parking.
	PA-9	Open Space	3.72	Rec & Open Space	N/A	N/A	
	PA-14	Res	2.10	All residential products types are permitted. Product types to be determined with future SPs.	24	22	See Note 3
	PA-17	Mixed Use	21.50	Product types to be determined with future SPs.	72	34.5	Single family detached homes shall not be allowed in PA-17. See Note 3
	PA-22	Mixed Use	12.20	Mixed Use	41	18	
	PA-25	Mixed Use	10.90	Mixed Use	N/A	N/A	
		Village 1 Total	108.02				
Village 2							
	PA-51	Open Space/Detention	11.29	Rec & Open Space	N/A	N/A	
	PA-54	Medical	37.90	Medical	N/A	N/A	
	PA-57	Corporate Campus	34.50	Corporate Campus	20	3	
	PA-63	Commercial	2.20	Commercial	21	12	
		Village 2 Total	85.89				
Village 3							
	PA-61	Open Space/Detention	28.14	Rec & Open Space	N/A	N/A	
	PA-62	Open Space	3.44	Rec & Open Space	N/A	N/A	
	PA-64	Res	62.90	All residential products types are permitted. Product types to be determined with future SPs.	36	23	See Note 3
	PA-65	Res	62.25	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 9.5 and 9.6 in E-470 Zone District Manual	5 DU per Gross AC	
	PA-79	Open Space/Detention	3.32	Rec & Open Space	N/A	N/A	
		Village 3 Total	160.55				
Village 4							
	PA-27	Open Space/Detention/Highlands Creek	43.89	Rec & Open Space	N/A	N/A	
	PA-52	Res	88.80	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 9.5 and 9.6 in E-470 Zone District Manual	5 DU per Gross AC	
	PA-53	Open Space	17.04	Rec & Open Space	N/A	N/A	
	PA-55	Res	119.90	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 9.5 and 9.6 in E-470 Zone District Manual	5 DU per Gross AC	
	PA-56	Open Space	3.02	Rec & Open Space	N/A	N/A	
	PA-58	Neighborhood Park	6.87	Rec & Open Space	N/A	N/A	
	PA-59	School	16.40	School	N/A	N/A	School district to determine phasing
	PA-60	Neighborhood Park	8.09	Rec & Open Space	N/A	N/A	
		Village 4 Total	304.01				
Village 5							
	PA-3	Mixed Use	19.30	Mixed Use	40	26	If residential develops within this PA, it shall be vertically integrated mixed use with structured parking.
	PA-4	Res	14.80	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 9.5 and 9.6 in E-470 Zone District Manual	5 DU per Gross AC	See Note 3
	PA-10	Mixed Use	14.80	Mixed Use	66	30.5	If residential develops within this PA, it shall be vertically integrated mixed use with structured parking.
	PA-11	Mixed Use	32.00	All residential products types are permitted. Product types to be determined with future SPs.	53	27	See Note 3
	PA-19	Res	58.22	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 9.5 and 9.6 in E-470 Zone District Manual	5 DU per Gross AC	
	PA-23	Open Space	6.61	Rec & Open Space	N/A	N/A	
	PA-26	Res	7.59	Rec & Open Space	Refer to Table 9.5 and 9.6 in E-470 Zone District Manual	5 DU per Gross AC	See Note 3
	PA-28.1	Neighborhood Park	4.45	Rec & Open Space	N/A	N/A	
		Village 5 Total	153.32				
Village 6							
	PA-5	Res	25.08	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 9.5 and 9.6 in E-470 Zone District Manual	5 DU per Gross AC	
	PA-6	Res	24.75	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 9.5 and 9.6 in E-470 Zone District Manual	5 DU per Gross AC	
	PA-7	Open Space/Detention	11.84	Rec & Open Space	N/A	N/A	
	PA-8	Neighborhood Park	5.02	Rec & Open Space	N/A	N/A	
	PA-12	Res	24.41	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 9.5 and 9.6 in E-470 Zone District Manual	5 DU per Gross AC	
	PA-13	Res	41.53	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 9.5 and 9.6 in E-470 Zone District Manual	5 DU per Gross AC	
	PA-15	Neighborhood Park	7.50	Rec & Open Space	N/A	N/A	
	PA-16	School	15.70	School	N/A	N/A	School district to determine phasing
	PA-20	Open Space	2.37	Rec & Open Space	N/A	N/A	
	PA-21	Res	107.30	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 9.5 and 9.6 in E-470 Zone District Manual	5 DU per Gross AC	
	PA-24.1	Aquatic Center	3.37	Rec & Open Space	N/A	N/A	
	PA-24.2	Neighborhood Park	3.78	Rec & Open Space	N/A	N/A	
	PA-28	Open Space/Detention	6.00	Rec & Open Space	N/A	N/A	
		Village 6 Total	278.65				
Village 7							
	PA-29	Res	36.28	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	See Note 3
	PA-30	AAC	27.80	AAC	N/A	N/A	
	PA-32	Open Space/Detention	20.27	Rec & Open Space	N/A	N/A	
	PA-33	Neighborhood Park	7.66	Rec & Open Space	N/A	N/A	
	PA-34	Res	27.85	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	
	PA-35	Res	70.08	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	
	PA-36	School	15.70	School	N/A	N/A	School district to determine phasing
	PA-38	Res	21.10	All residential products types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	
	PA-39	Open Space	7.50	Rec & Open Space	N/A	N/A	
	PA-42	Open Space	1.93	Rec & Open Space	N/A	N/A	
	PA-43	Community Park	40.00	Rec & Open Space	N/A	N/A	
	PA-44	Open Space/Detention	7.24	Rec & Open Space	N/A	N/A	
	PA-45	Neighborhood Park	10.09	Rec & Open Space	N/A	N/A	
		Village 7 Total	294.16				

Village 8						
PA-31	Open Space	9.03	Rec & Open Space	N/A	N/A	
PA-37	Res	188.50	All residential product types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	See Note 3
PA-40	Res	87.13	All residential product types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	
PA-41	Neighborhood Park	5.62	Rec & Open Space	N/A	N/A	
PA-46	Res	100.69	All residential product types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	
PA-47	Open Space	1.76	Rec & Open Space	N/A	N/A	
PA-48	Res	24.90	All residential product types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	
Village 8 Total		417.62				
Village 9						
PA-66	Open Space/Highlands Creek	22.50	Rec & Open Space	N/A	N/A	
PA-70	Res	68.30	All residential product types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	
PA-72	Highland Park Neighborhood Park	7.80	Rec & Open Space	N/A	N/A	
PA-76	Open Space	4.30	Rec & Open Space	N/A	4.3	
PA-80	Res	102.40	All residential product types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	See Note 3
PA-81	Open Space/Highlands Creek	14.24	Rec & Open Space	N/A	14.24	
Village 9 Total		219.54				
Village 10						
PA-67	Open Space/Detention	15.21	Rec & Open Space	N/A	N/A	
PA-68	Neighborhood Park	6.20	Rec & Open Space	N/A	N/A	
PA-69	Open Space	7.12	Rec & Open Space	N/A	N/A	
PA-71	Res	100.20	All residential product types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	
PA-73	Neighborhood Park	6.95	Rec & Open Space	N/A	N/A	
PA-74	School	15.50	School	N/A	N/A	School district to determine phasing
PA-77	Open Space/Detention	11.58	Rec & Open Space	N/A	N/A	
PA-78	Res	78.16	All residential product types are permitted. Product types to be determined with future SPs.	Refer to Table 10.6 in NE Plains Zone District Manual	5 DU per Gross AC	See Note 3
PA-82	AAC	21.70	AAC	N/A	N/A	
PA-83	Open Space	15.51	Rec & Open Space	N/A	N/A	
PA-85	Commercial	4.70	Commercial	N/A	N/A	
PA-86	Open Space	2.03	Rec & Open Space	N/A	N/A	
Village 10 Total		284.66				
PA-18	PA-18 is not used		N/A	N/A	N/A	PA-18 is not used
PA-49	PA-49 is not used		N/A	N/A	N/A	PA-49 is not used
PA-50	PA-50 is not used		N/A	N/A	N/A	PA-50 is not used
PA-84	PA-84 is not used		N/A	N/A	N/A	PA-84 is not used
N/A Internal Arterial & Collector ROW		171.60	Internal Arterial & Collector Right-Of-Way	N/A	N/A	
Gross Acreage		2306.62				

4. Total Map Acreage (Total figures above)		2306.62
5. Less 1/2 of Perimeter Streets Not Owned by Applicant		0.00
6. Applicant's Acreage Listed in Application (Line 4 minus line 5)		2306.62
7. Total Flood Plain Acreage (See Note 3)		0.00
8. Total Adjusted Gross MP Acreage (Line 6 minus line 7)		2306.62

A. Land Use Item	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code (in DU/AC or SF)	G. Actual Proposed Maximum Density 7.77 du/ac Avg.	H. Phasing, Details and Comments
9. Total SFD Planning Areas	N/A	All SFD residential product types are permitted	N/A	N/A	22,502 Estimated Residents
10. Total SFA Planning Areas	N/A	All SFD residential product types are permitted	N/A	N/A	
11. Total MP Planning Areas	N/A	All SFD residential product types are permitted	N/A	N/A	9,990 Estimated Residents
12. Total Residential	1,607.00	5 DU per Adjusted Gross AC	12,487	12,487	32,492 Estimated Residents
13. Check for average residential density in subzone	Line 8 = 2,497.4 ac	5 DU's per acre x 2,497.4 = 12,487	12,487	12,487	Total number of proposed dwelling units is within allowable FDP Maximum (see note 4) (12,487 units x .32 = 3,996 units). See note 4.
14. Small Lot Total	12,487 units	50% of Total Units	6,243	6,243	
15. Check for maximum allowable number of multifamily units	12,487 max dwelling units	12,487 x .32 = 3,996	3,996	3,996	
16. Total retain planning areas	6.90	Comm	N/A	N/A	
17. Total office planning areas	72.40	Medical & Corporate Campus	N/A	N/A	
18. Total industrial planning areas	0.00	Industrial, O&G, Energy, Flex	N/A	N/A	
19. Total mixed commercial planning areas	81.70	Mixed Use	N/A	N/A	
20. Total Commercial	78.70		N/A	N/A	
21. Total Neighborhood Park Land	96.88	Includes 9.47 acres of shared use between schools that shall be credited toward Neighborhood Park. (Refer to Form J)	N/A	N/A	Required Land Dedication = 96.88 ac Land Dedication = 96.88 ac Provided
22. Total Community Park Land	35.52	4.48 ac of excess Community Park shall be credited toward Open Space. (Refer to Form J)	N/A	N/A	Required Land Dedication = 35.52 ac Land Dedication = 35.52 ac Provided
23. Total Open Space Land	469.36	Refer to Form J for total adjusted open space dedication provided.	N/A	N/A	Required Land Dedication = 251.88 ac Provided Land Dedication = 469.36 ac
24. Total Park and Open Space Land	601.76	Total Parks & Open Space Credit = 601.76 (Refer to Form J)			

- Notes:
- Phasing to be consistent with the Public Improvement Plans
 - Floodplain area will be removed from open space credit after approval of CLOMR.
 - If multi-family develops within this PA, adjacent to a mixed use or commercial land use, then it may develop at a density of up to 30 du/ac.
 - The Aurora Highlands proposes a maximum of 30 multi-family for the entirety of this community.
 - Due to proposed density transfer, the actual park and open space dedication acreage requirement will fluctuate. Therefore, Neighborhood Park locations are to be shown to meet the 1/2 mile radius service area requirement. At the time of each SP submittal, there will be an evaluation of the Parks and Open Space dedication required for that Village. The actual size of the parks and open spaces will be adjusted to meet current dedication requirements such that there is not an actual deficit within any Village.

Framework Development Plan Land Use Tracking Charts

The following Land Use Tracking Charts are examples of charts to be included in subsequent SP applications for general land use tracking items. Content is shown as an example and does not indicate future development proposals.

Filing/CSP Land Use Tracking Chart				
Filing No.	CSP No.	Village	Acreage	No. Units
1	1	6	26.3	99
2	2	6 & 7	80.8	488
3	3	5	64.2	329
4	4			
5	5			
...	...			
Total			171.3	916

Filing/SP Land Use Tracking Chart:
The Filing/SP Land Use Tracking Chart shall be included with all subsequent SP applications, in combination with the following charts to aid in tracking of general land use items such as Village, Acreage, and Total Units.

Note:

1. Total unit count is based on 5.0 dwelling units per acre.
2. Reference the Village Map for Village boundaries.

Lot Tracking Chart													
		Product Types											
		MF			Small Lots				Standard Lots (>50')				
Filing No.	CSP No.	Traditional	Town Center	% of Total	TH	PH	<50' Frontage		% of Total	50'-59' Frontage	60'+ Frontage	% of Total	Total
							Front-Load	Rear-Load					
1	1	0	0	0.00%	0	0	0	0	0.00%	49	50	100.00%	99
2	2	0	0	0.00%	0	116	0	0	23.77%	193	179	76.23%	488
3	3	0	0	0.00%	0	92	48	0	42.55%	116	73	57.45%	329
4	4												0
5	5												0
...	...												0
Total		0	0	0.00%	0	208	48	0	27.95%	358	302	72.05%	916

Lot Tracking Chart:
The Lot Tracking Chart shall be included with all subsequent SP applications, in conjunction with the following charts to aid in tracking of product types in conjunction with Aurora standards (example: multi-family, small lot, and standard lot).

Maximum Amount of Lots Permitted		12487	
	Min./Max. Permitted	Used to Date	Remaining Available
Multi-Family	Max. 32% of Total Lots	3996	0
Small Lot Total	Max. 50% of Total Lots	6244	256
Small Lot Front-Loaded	Max. 35% of Total Lots	4370	48
Standard Total	Min. 40% of Total Lots	4995	660
Standard 60'+/6,000 sf	Min. 10% of Total Lots	1249	302

Note:

1. Total number of lots shall not exceed 12,487.
2. Percentages of total are subject to the minimum/maximums as written under the MP Urban Design Standards - Lot Standards.
3. If no more than 35% of the total number of lots are small, the increased small lot percentage below does not apply.
 - Up to 50% of the total number of lots may be "small lots".
 - No more than 35% of the total number of lots may be "small lots - front loaded".
 - No more than 60% of the total number of lots may be a "single type" as described in the Product Mix Section of Tab 10 - Urban Design Standards
 - Groupings of "small lots" should be distributed throughout a master plan and site plan.
 - A minimum of 40% of the total number of lots must be standard or larger.
 - If a master plan includes 200 lots or more a maximum of 10% of the total number of lots must have a 60' minimum frontage and 6,000 sf of lot area.

Framework Development Plan Land Use Tracking Charts, Continued

The following Land Use Tracking Charts are examples of charts to be included in subsequent SP applications for general land use tracking items. Content is shown as an example and does not indicate future development proposals.

Population Tracking Chart			
Filing No. 1 / CSP No.1			
Product Type	Lot Totals	People Per Unit	Population
Single-Family	99	2.65	262.35
Multi-Family	0	2.50	0
Transit Station Area	0	2.02	0
Active Adult	0	1.58	0
Total	99		262.35

Population Tracking Chart:
The Population Tracking Chart shall be included with all subsequent SP applications, in combination with the following charts to aid in tracking of population between SP/Filing areas.

Parks, Recreation, and Open Space Tracking Chart												
				Neighborhood Park			Community Park			Open Space		
ISP No.	CSP No.	Filing No.	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
1			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
2			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
3			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
	1	1	263	0.79	0.00	0.79	0.29	0.00	0.29	2.05	1.73	0.32
	2	2	1293	3.88	0.00	3.88	1.42	0.00	1.42	10.09	16.00	-5.91
	3	3	872	2.62	0.00	2.62	0.96	0.00	0.96	6.80	10.40	-3.60
...		0.00		0.00	0.00		0.00	0.00		0.00
Totals			2428	7.29	0.00	7.29	2.67	0.00	2.67	18.94	28.13	-9.19

Parks, Recreation, and Open Space Tracking Chart:
The PROS Tracking Chart shall be included with all subsequent SP applications, in combination with the following charts to aid in tracking of dedication requirements as the community develops.

Note:

1. All unit counts and dedication requirements are based on 5.0 dwelling units per acre (du/ac) with this MP. This will be updated at time of SP and Plat with final unit counts and required dedication requirements.
2. Neighborhood Parks, Neighborhood Activity Centers (NACs), open space, and trail corridors will be designed in conjunction with the first Site Plan (SP) filed adjacent to said amenity. Amenity to be further defined at time of SP.
3. Notes regarding triggers for specific development shall be included with each filing/SP (ex. Neighborhood Park PA-12 shall be constructed at the time 50% of Filing 3 building permits are issued).

Requirements for Fire, Emergency, and Early Warning Services to New Developments
Criteria for Temporary Fire Stations:

In the event that a permanent fire station is not operational, the Aurora Fire Department may require that a temporary fire station be provided by the Developer and/or Annexing Party.

Criteria for Establishing Permanent Fire Station Locations in Proposed Developments:

The City of Aurora requires that a permanent station be platted at the time of development approval. The property dedicated to the City should be no less than 2.25 acres with the location and dimensions such that optimal emergency response times can be achieved. Shared use sites (police, fire, etc.) must be at least 8 acres in size and situated such that optimal emergency response times can be achieved. These sites shall be contiguous to collector streets.

For Further Information:

Permanent or Temporary Fire Stations: The exact placement of permanent or temporary fire stations will

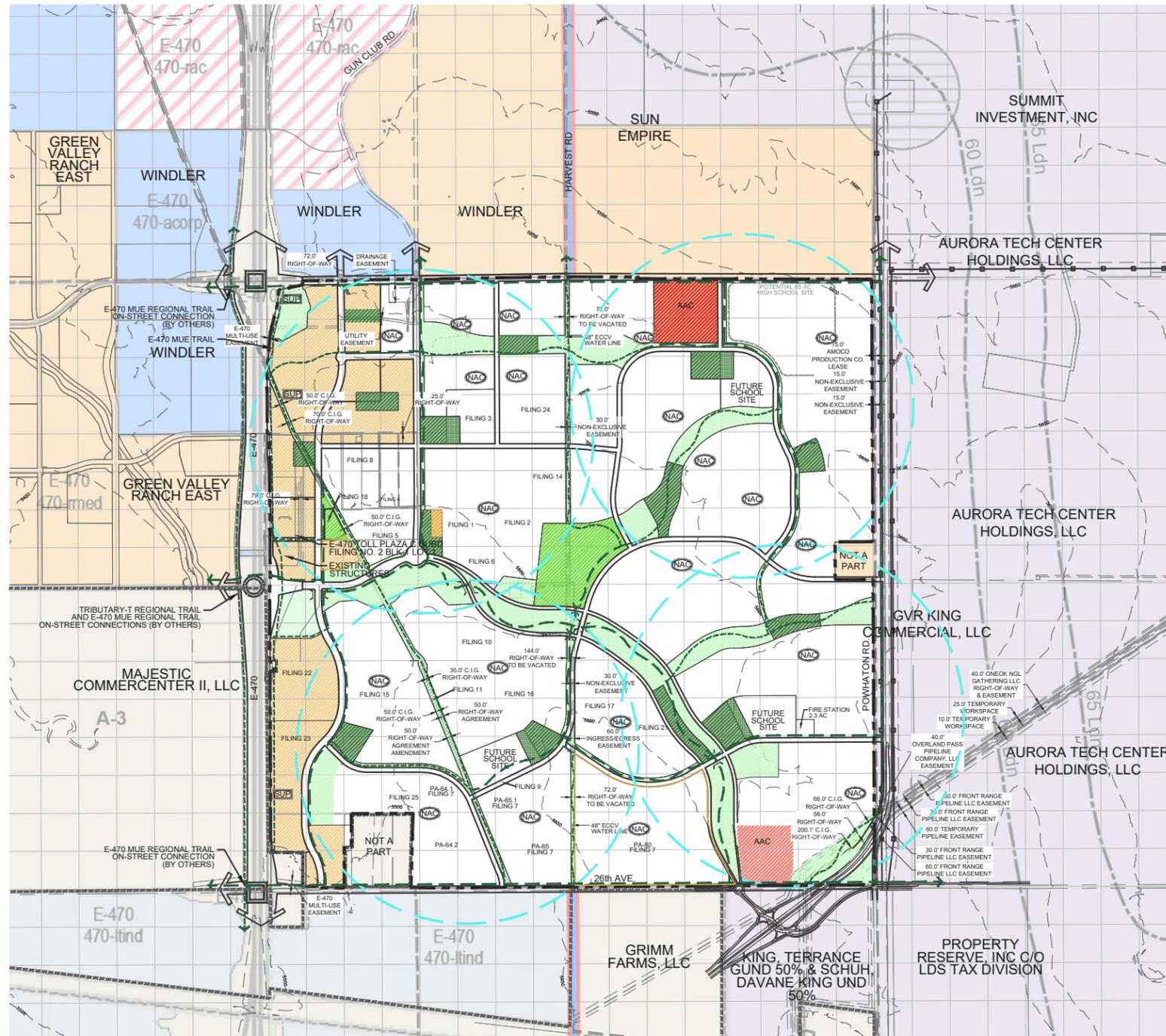
be determined and approved by the City of Aurora's Fire Marshal to insure that coordinated coverage is provided within the city. For specific questions, the Fire Marshal can be reached through the fire department main switchboard, 303-326-8999, or 303-326-8986 (fax).

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'x10' 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 1/2 section of ground (320 acres) or 6000 feet apart to provide edge to edge coverage.

Sirens:

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. For specific questions, the Office of Emergency Management can be reached at 303-739-7636 (phone), or AFD_OEM@AURORAGOV.ORG.



LEGEND

- PROPERTY BOUNDARY
- POWERLINES
- EXISTING / PROPOSED ROAD
- PROPOSED COLLECTOR ROAD
- PROPOSED PARCEL BOUNDARY
- 10' REGIONAL TRAIL
- 14' REGIONAL TRAIL
- EXISTING OVERPASS
- FUTURE OVERPASS
- WHELEN SIREN SERVICE RADIUS
- MIXED USE
- COMMERCIAL
- OPEN SPACE/DETENTION
- COMMUNITY PARK
- NEIGHBORHOOD PARK
- SCHOOL / PARK SHARED USE

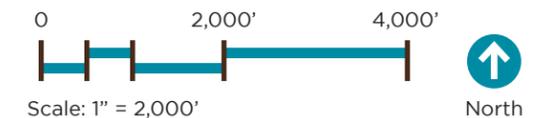
NOTES:
 1.) CONTOURS SHOWN REPRESENT 50' INTERVAL SPACING.
 2.) APPROXIMATELY 26 ACRES OF NAC WILL BE LOCATED WITHIN THE AURORA HIGHLANDS PROPERTY BOUNDARY TO SERVE A 1/4 MILE WALKABLE SERVICE RADIUS. LOCATIONS SHOWN IN THIS FDP ARE CONCEPTUAL. FINAL SIZE (GENERALLY .05 - 3 ACRES) AND LOCATION SHALL BE REFLECTED IN FUTURE CSP SUBMITTALS AND SHALL NOT TRIGGER A FDP AMENDMENT IF NAC LOCATIONS CHANGE. THE DISTRICT SHALL OWN AND MAINTAIN ALL NACS.
 3.) ZONING BOUNDARIES ARE REFLECTED IN TAB 14 PROPOSED ZONING PLAN
 4.) 10' and 14' REGIONAL TRAILS ARE SHOWN. ADDITIONAL WIDTHS SHALL BE IDENTIFIED WITH INDIVIDUAL IS/PCS.

Density Transfer

A total of 12,487 units is derived from an overall density of 5.0 dwelling units per acre over 2,497.4 acres of developable area. The overall total of the entire FDP boundary is not to exceed 12,487 units.

100% of unplatted units may be transferred. Units may be transferred from one village to another village. In an effort to create urbanized zones, pockets of higher density development are encouraged areas surrounding Main Street, in or adjacent to mixed-use areas, or adjacent to arterials, as appropriate. A maximum of 32% of the Aurora Highlands development area shall be allowed for multi-family development. Park, open space, and school dedications shall be calculated from these population assumptions.

Note: Village number is not indicative of phasing.



HIGHLANDS
AURORA, COLORADO

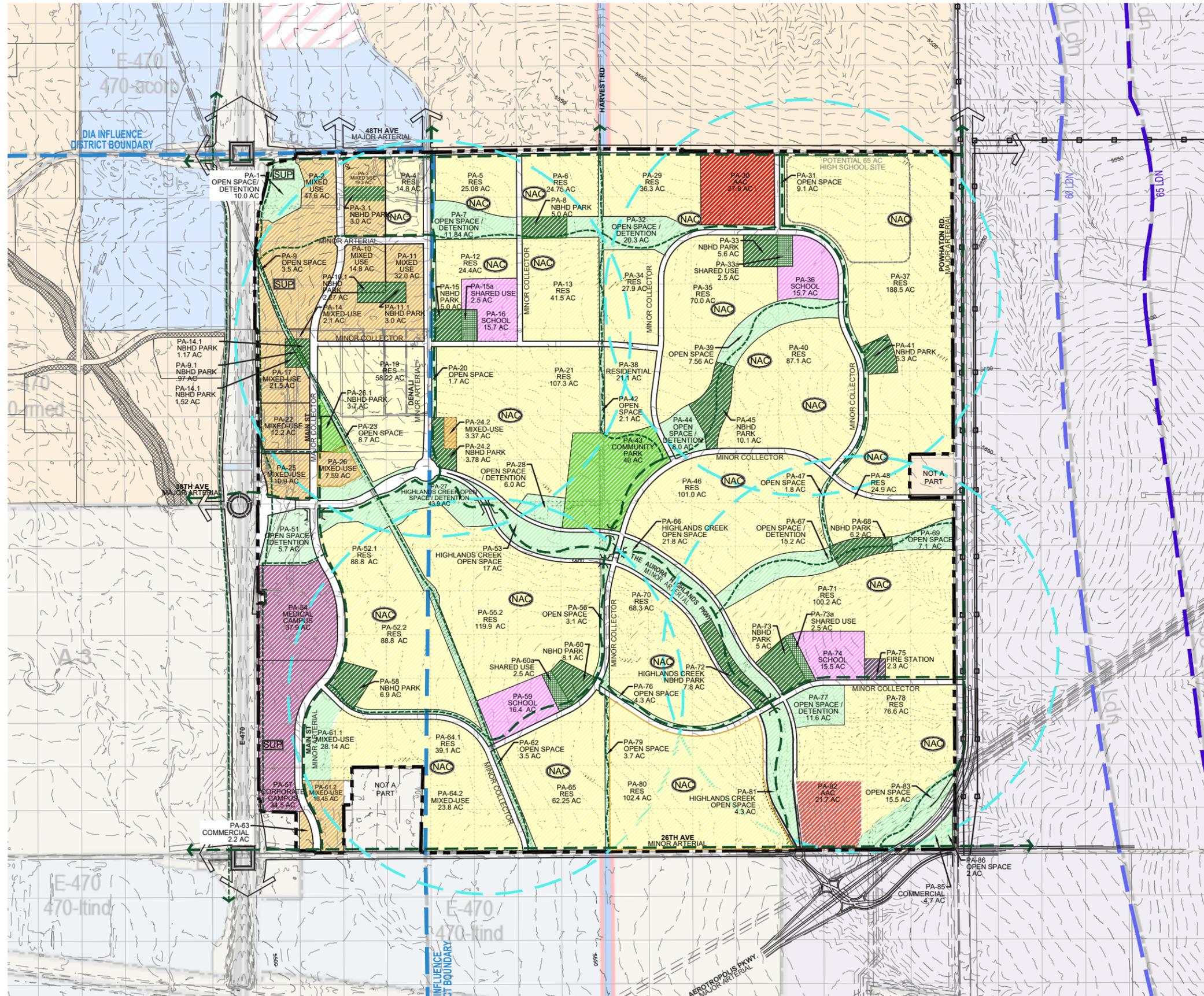
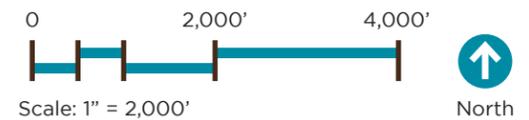
THE AURORA
MASTER FRAMEWORK DEVELOPMENT PLAN

- LEGEND**
- PROPERTY BOUNDARY
 - ⇄ EXISTING/PROPOSED ARTERIAL & COLLECTOR ROAD
 - POWERLINES
 - WHELEN SIREN SERVICE RADIUS
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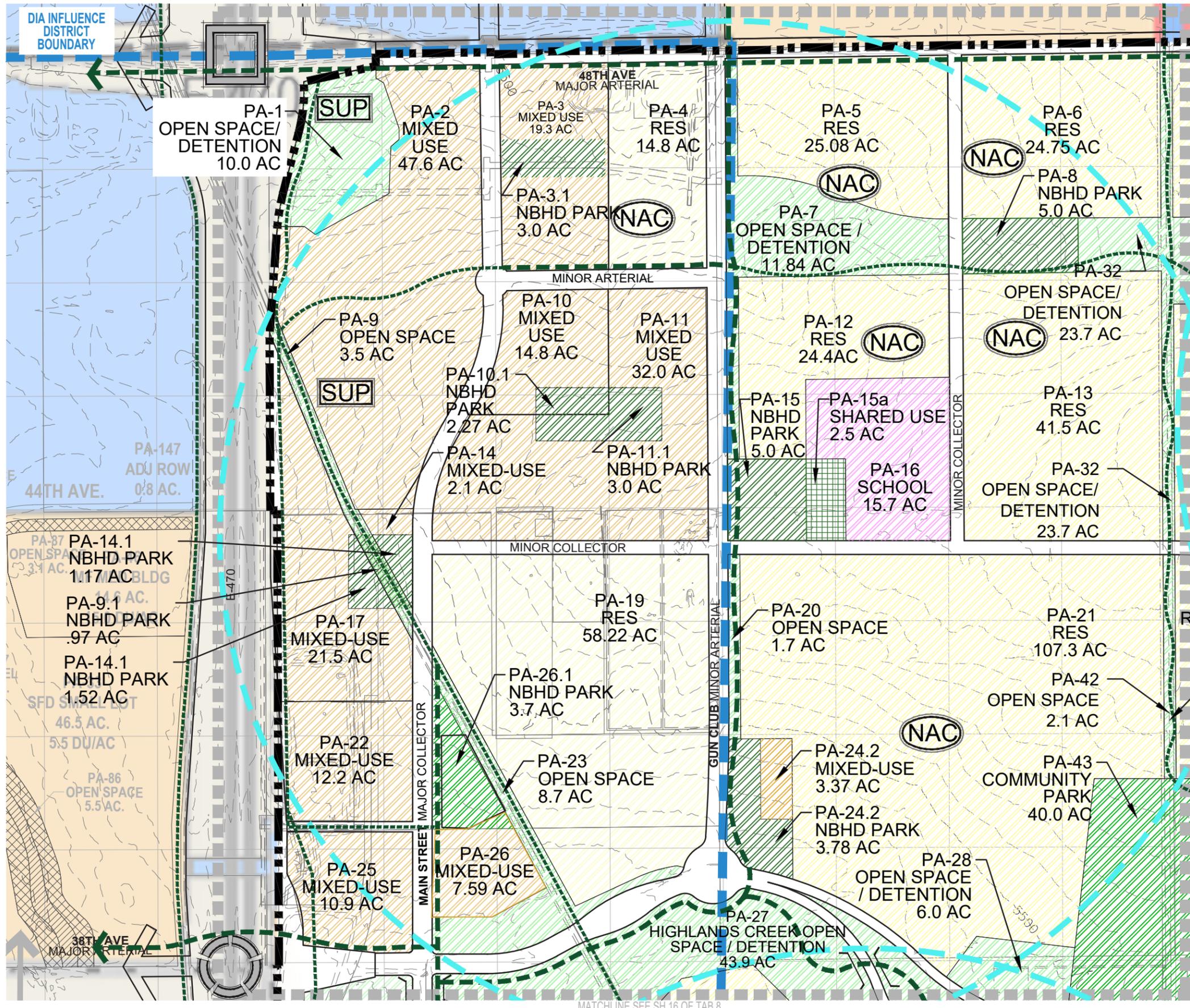
NOT FOR CONSTRUCTION

Owner:	Carlo Ferreira
	The Aurora Highlands, LLC
	6550 S Pecos Rd., Suite 124
	Las Vegas, NV 11711
	(720) 436-1572
	carlo@theaurorahighlands.com
Issue Date	JUNE 9, 2017
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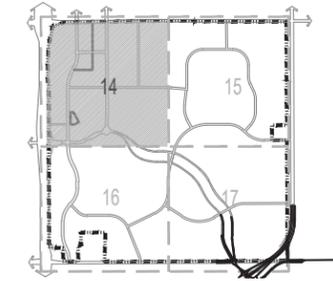


LAND USE MAP - MATRICES

THE AURORA HIGHLANDS



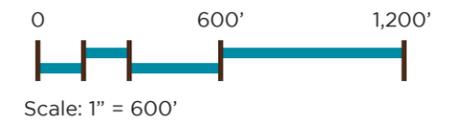
KEY MAP



LEGEND

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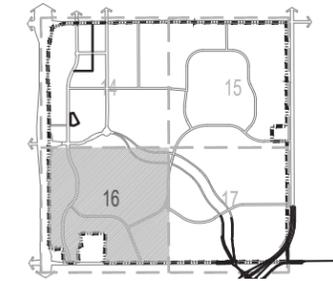
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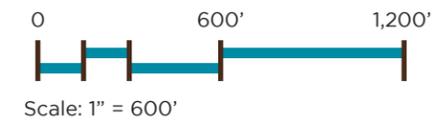
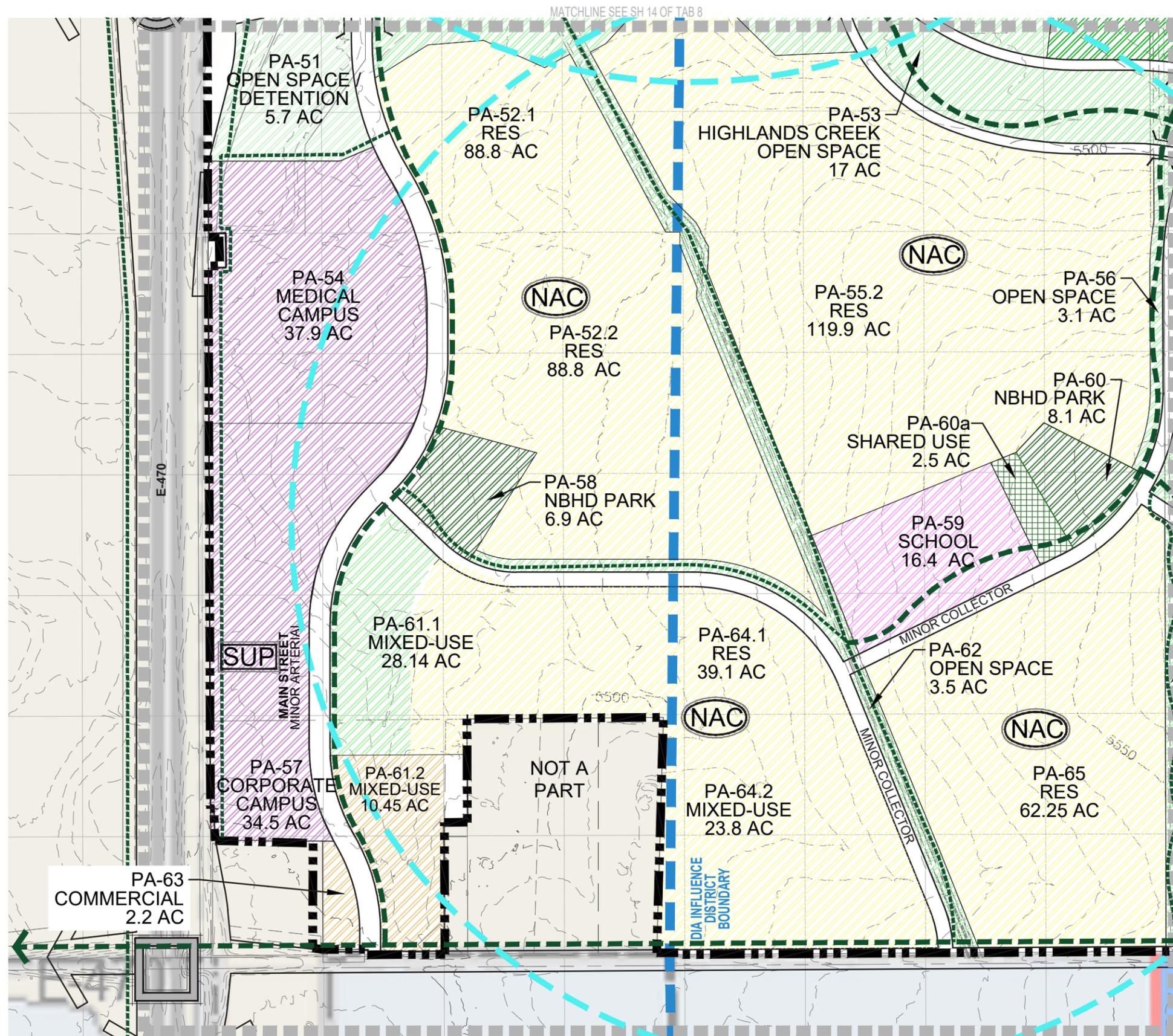
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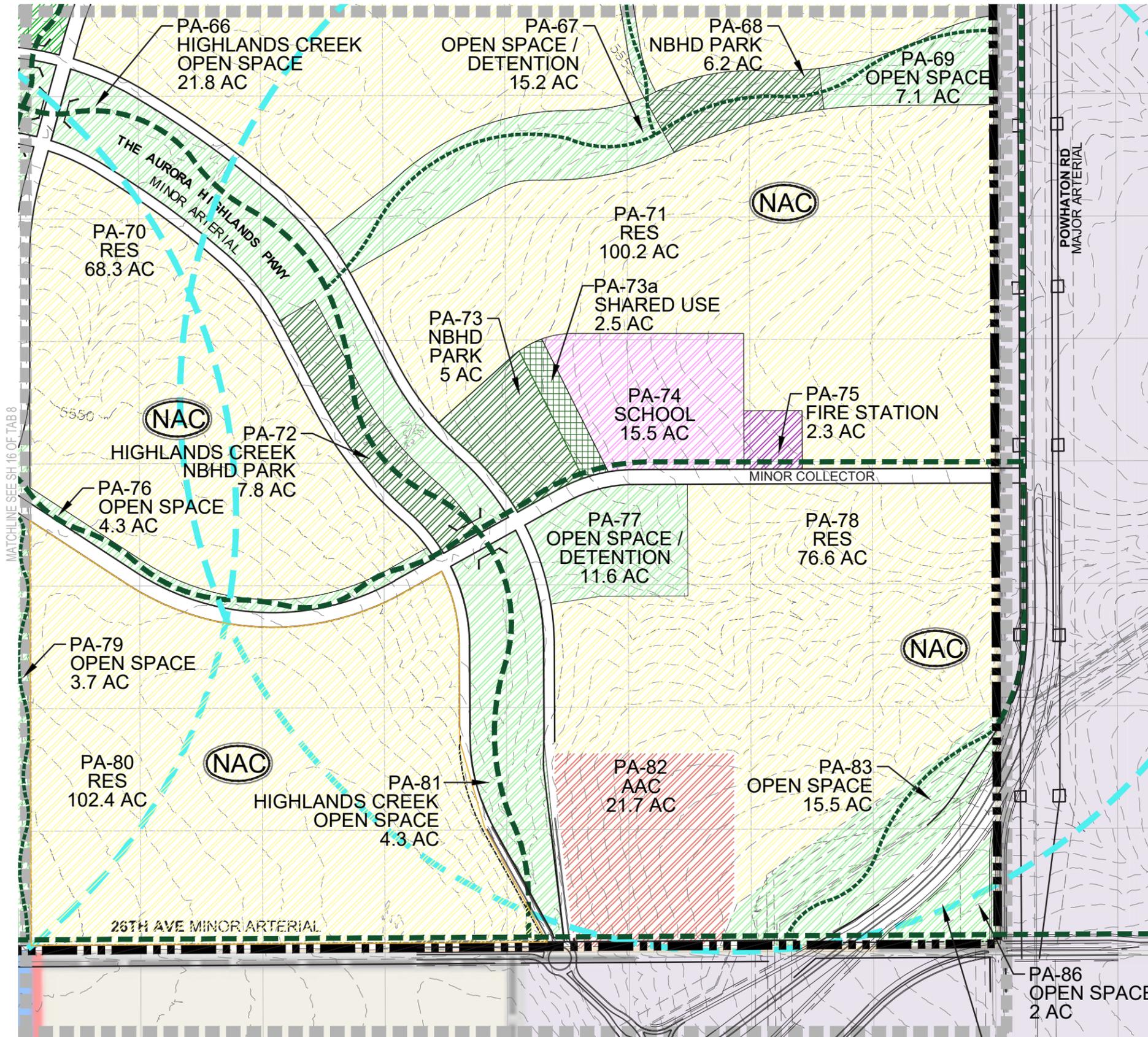
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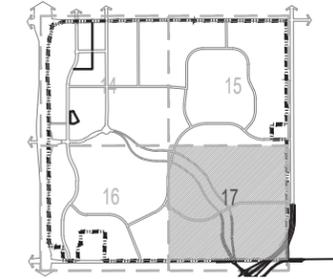
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Sheet Title
 LAND USE MAP





KEY MAP



Matrix
 Excellence by Design
 707 17th Street, Suite 3150
 Denver, Colorado 80202
 P 303.572.0200
 www.matrixdesigngroup.com

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