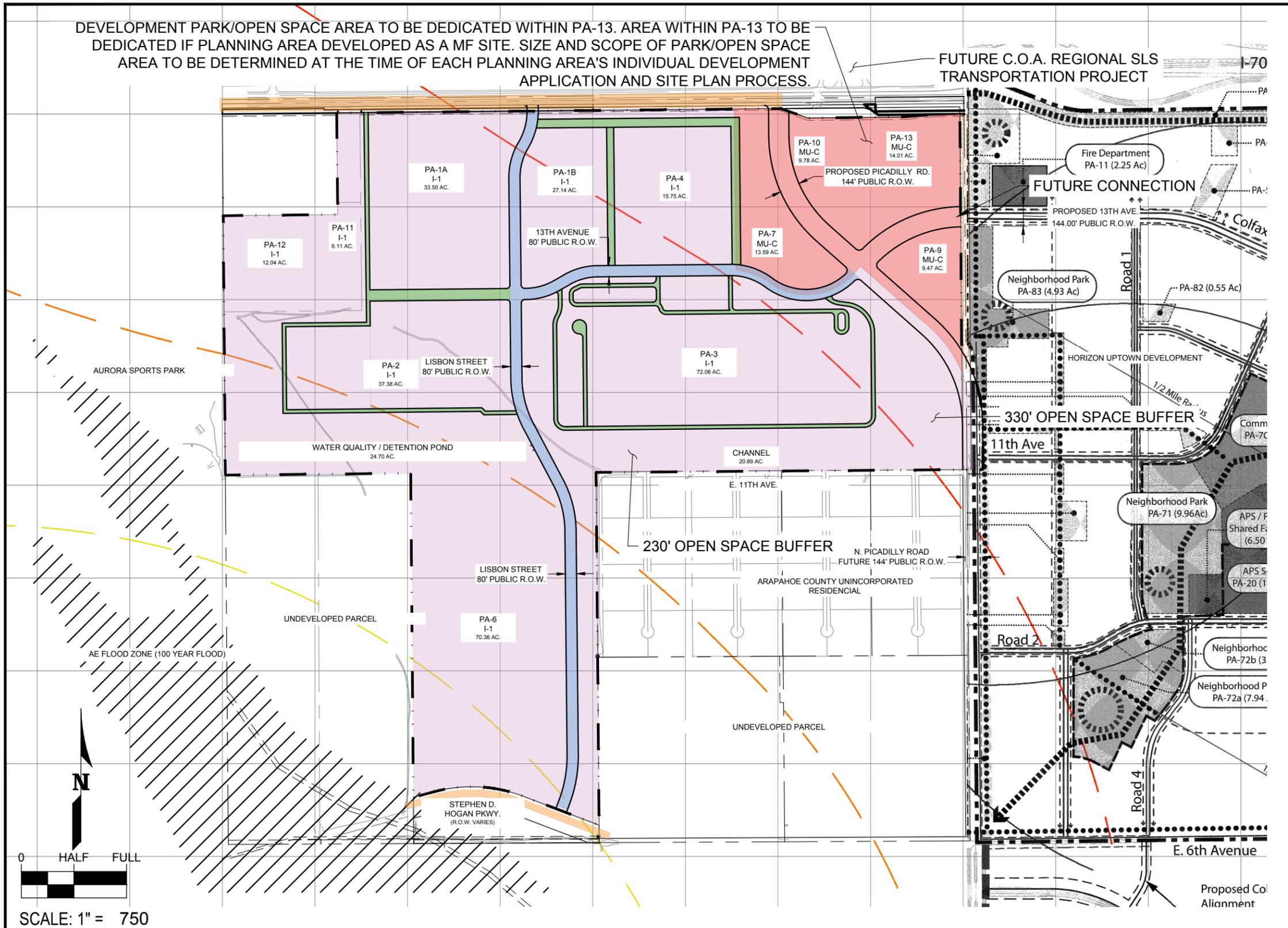


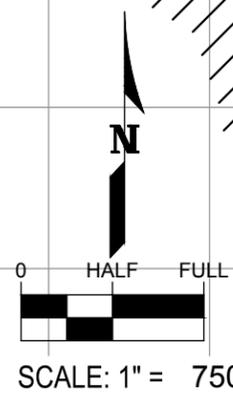
DEVELOPMENT PARK/OPEN SPACE AREA TO BE DEDICATED WITHIN PA-13. AREA WITHIN PA-13 TO BE DEDICATED IF PLANNING AREA DEVELOPED AS A MF SITE. SIZE AND SCOPE OF PARK/OPEN SPACE AREA TO BE DETERMINED AT THE TIME OF EACH PLANNING AREA'S INDIVIDUAL DEVELOPMENT APPLICATION AND SITE PLAN PROCESS.

FUTURE C.O.A. REGIONAL SLS TRANSPORTATION PROJECT



LEGEND

- OVERALL SITE BOUNDARY
- MU-C
- I-1
- EXISTING EASEMENTS
- AIRCRAFT NOISE EXPOSURE BUCKLEY AIRFORCE BASE
- 40' PRIVATE ROADWAY WITH ADA ACCESS



WARE MALCOMB

LAND USE, MATRIX, & STANDARD NOTES #3

| NO. | DATE | REMARKS |
|-----|------------|-------------|
| 1 | 02.27.2024 | AMENDMENT 2 |
| 2 | 06.22.2023 | AMENDMENT 1 |

| | |
|-----------|------------|
| JOB NO.: | DCS23-4056 |
| PA / PM: | S. LESSARD |
| DRAWN BY: | J. CARANO |
| DATE: | 12.08.2023 |

SHEET
TAB 8
Sheet 1 of 1

Stafford Logistics Center FDP (#1263713)

TAB #8: FDP Land Use Map Matrix (FORM D) Page 1 of 2

Submitted: December 17, 2018

2nd Submittal: March 4, 2019

3rd Submittal: April 22, 2019

4th Submittal: July 3, 2019

Amendment 1: May 5th, 2023

Amendment 2: Dec 8, 2023

ZONE: FDP I-1 & MU-C

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS

BRANDING | CIVIL ENGINEERING

| A. | B. | C. | D. | E. | F. | G. | H. |
|---|--------------------------|---------------|--------------------------|---|---|---|--|
| Land Use Item | Planning Area Map Number | Map Area Code | Gross Land Area in Acres | Land Use Formula | Maximum Potential Density by Code (in DU's) | Actual Proposed Maximum Density (in DU's) | Phasing, Details and Comments (Include phase number or triggering event) |
| 1. Flood Plain Areas | NA | NA | NA | NA | NA | NA | NA |
| 2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries | PA-13 | MU-C | TBD | TBD | DENSITY WILL BE LIMITED TO THE ABILITY OF THE PLANNING AREA TO MEET PROS PARKLAND DEDICATION AND OPEN SPACE REQUIREMENTS ON-SITE. | | CONSTRUCTION OF PARKLAND AND OPEN SPACE ASSETS TO BE COMPLETED BY THE TIME CERTIFICATE OF OCCUPANCY IS ISSUED FOR MULTI-FAMILY COMPONENT. |
| 3. Development Areas | PA-1A | I-1 | 33.50 | No limit on density | NA | NA | CROSSING OF THE DRAINAGE CHANNEL. THE SANITARY SEWER AND PUBLIC IMPROVEMENTS: 5,500 LF OF THE PUBLIC NORTH - SOUTH PUBLIC ROAD, INCLUDING AWATERMAIN WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PLANNING AREA 1. THE REGIONAL STORMWATER DETENTION BASIN WILL ALSO BE INSTALLED WITH THE PUBLIC IMPROVEMENTS TO SERVICE THIS PLANNING AREA. |
| | PA-1B | I-1 | 27.14 | No limit on density | NA | NA | CROSSING OF THE DRAINAGE CHANNEL. THE SANITARY SEWER AND PUBLIC IMPROVEMENTS: 5,500 LF OF THE PUBLIC NORTH - SOUTH PUBLIC ROAD, INCLUDING AWATERMAIN WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PLANNING AREA 1. THE REGIONAL STORMWATER DETENTION BASIN WILL ALSO BE INSTALLED WITH THE PUBLIC IMPROVEMENTS TO SERVICE THIS PLANNING AREA. |
| | PA-2 | I-1 | 37.38 | No limit on density | NA | NA | IT IS ASSUMED THAT ONCE PA-2 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE. |
| | PA-3 | I-1 | 72.06 | No limit on density | NA | NA | PUBLIC IMPROVEMENTS: 1000 LF OF THE EAST-WEST PUBLIC ROAD AND SANITARY SEWER / WATERMAIN WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PA-3. |
| | PA-4 | I-1 | 15.75 | No limit on density | NA | NA | PUBLIC IMPROVEMENTS: 1,400 LF OF THE EAST-WEST PUBLIC ROAD AND SANITARY SEWER / WATERMAIN WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PA-4 / 5. THE WATERMAIN WILL BE CONNECTED TO THE WATERMAIN ALONG THE EASTERN PROPERTY LINE. |
| | PA-5 | I-1 | 15.33 | No limit on density | NA | NA | IT IS ASSUMED THAT ONCE PA-5 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE. |
| | PA-6 | I-1 | 70.36 | No limit on density | NA | NA | IT IS ASSUMED THAT ONCE PA-6 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE. |
| | PA-7 | MU-C | 13.59 | No limit on density | NA | NA | IT IS ASSUMED THAT ONCE PA-7 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE. THE INSTALLATION OF PICADILLY ROAD (PA-11) BY THE CITY OF AURORA WILL OCCUR PRIOR TO THE DEVELOPMENT OF PA-7. |
| | PA-8 | I-1 | 30.03 | No limit on density | NA | NA | IT IS ASSUMED THAT ONCE PA-8 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE. THE INSTALLATION OF PICADILLY ROAD (PA-11) BY THE CITY OF AURORA WILL OCCUR PRIOR TO THE DEVELOPMENT OF PA-8. |
| | PA-9 | MU-C | 9.47 | No limit on density | NA | NA | IT IS ASSUMED THAT ONCE PA-9 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE. |
| | PA-10 | MU-C | 9.78 | No limit on density | NA | NA | IT IS ASSUMED THAT ONCE PA-10 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE. |
| | PA-11 | I-1 | 6.11 | No limit on density | NA | NA | PUBLIC IMPROVEMENTS: 800 LF OF THE EAST-WEST PUBLIC ROAD AND SANITARY SEWER WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PA-11/12. |
| | PA-12 | I-1 | 12.04 | No limit on density | NA | NA | PUBLIC IMPROVEMENTS: 800 LF OF THE EAST-WEST PUBLIC ROAD AND SANITARY SEWER WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PA-11/12. |
| | PA-13 | MU-C | 14.01 | DENSITY WILL BE LIMITED TO THE ABILITY OF THE PLANNING AREA TO MEET PROS PARKLAND DEDICATION AND OPEN SPACE REQUIREMENTS ON-SITE. | | | IT IS ASSUMED THAT ONCE PA-13 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE. |
| 4. Total Map Acreage (total figures above) | | | 366.55 | | | | |
| 5. Less 1/2 of Perimeter Streets Not Owned by Applicant | | | NA | | | | |
| 6. Applicant's Acreage Listed in Application | | | 366.55 | | | | |
| 7. Total Flood Plan Acreage | | | NA | | | | |
| 8. Total Adjusted Gross FDP Acreage (Line 4 minus line 7) | | | 366.55 | | | | |