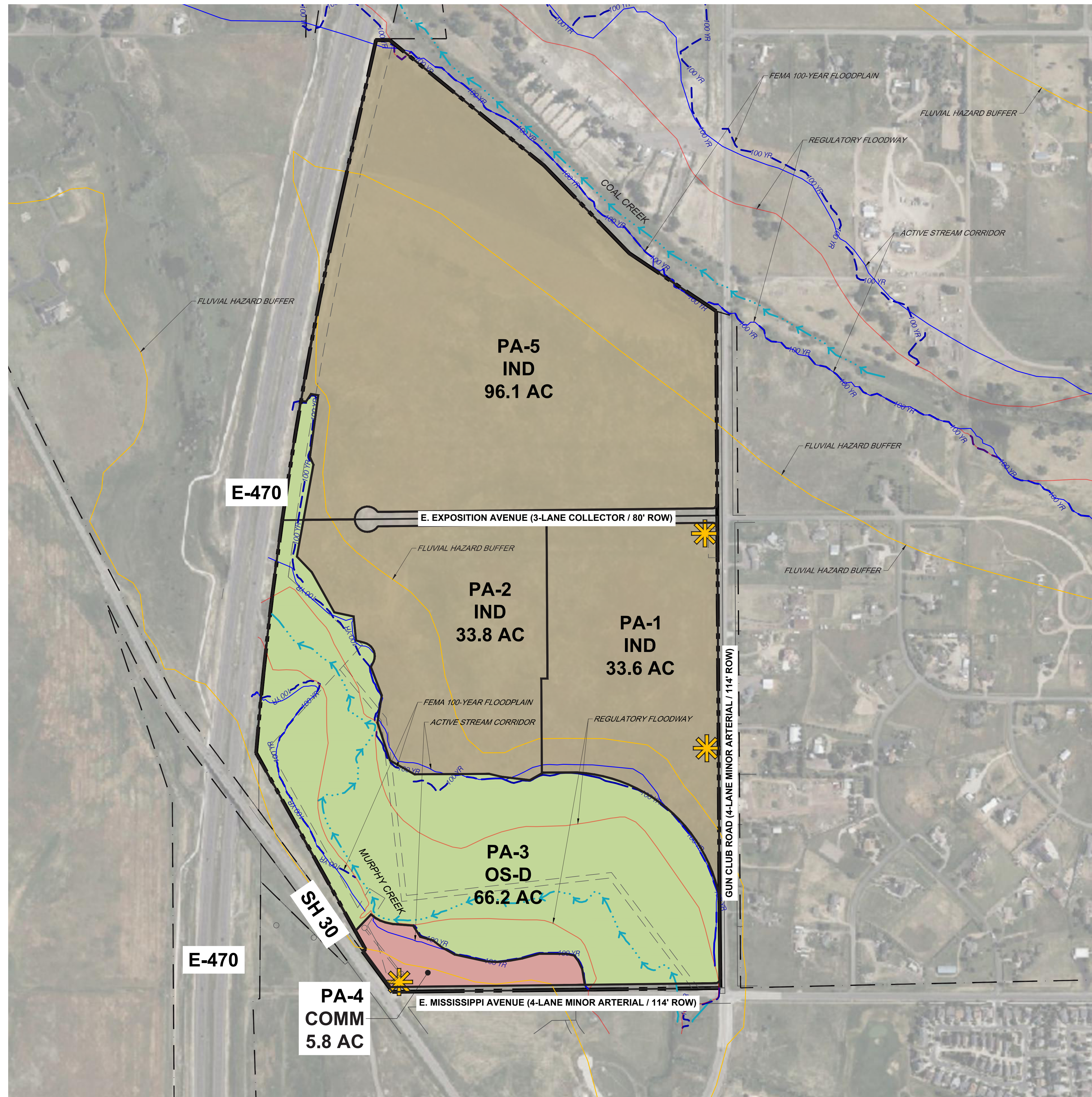


TAB 8

LAND USE MAP, MATRIX & NOTES



SITE LEGEND

- CITY OF AURORA LIMITS
- MASTER PLAN BOUNDARY
- PLANNING AREA BOUNDARY
- EXISTING EASEMENT
- 100-YR FLOODPLAIN LIMITS
- 100-YR FLOODWAY EXTENTS
- EXISTING MURPHY CREEK
- EXISTING FLOOD FRINGE
- PROPOSED MONUMENTATION

A. LAND USE ITEM		B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE	G. ACTUAL PROPOSED MAX DENSITY	H. PHASING, DETAILS, AND COMMENTS
1.	Murphy Creek Corridor	PA-3	OS-D	66.2	100-year FP	N/A	N/A	
2.	Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	–	–	–	–	–	–	–
3.	Development Areas Subzone: Airport District	PA-1	IND	33.6	N/A	N/A	N/A	Phase 1
		PA-2	IND	33.8	N/A	N/A	N/A	Phase 2
		PA-4	COMM	5.8	N/A	N/A	N/A	Phase 4
		PA-5	IND	96.1	N/A	N/A	N/A	Phase 3
4.	Total Map Acreage			235.5				
5.	Right-of-Way to be Dedicated			4.9				
6.	Applicant's Acreage Listed in Application			230.6				
7.	Total Floodplain Acreage			68.0				
8.	Total Adjusted Gross MP Acreage			167.5				
9.	Total SFD planning areas			0				
10.	Total SFA planning areas			0				
11.	Total MF planning areas			0				
12.	Total Residential			0				
13.	Check for average residential density in each subzone			N/A				
14.	Small Lot Total for Sub Area c (if utilized)			0				
15.	Check for maximum allowable number of multifamily units in each subzone			N/A				
16.	Total retail planning areas			0				
17.	Total office planning areas			0				
18.	Total industrial planning areas			165.5				
19.	Total mixed commercial areas			0				
20.	Total commercial			5.8				
21.	Total neighborhood parkland			0				
22.	Total community park land			0				
23.	Total open space land			66.2				
24.	Total park and open space land			66.2				

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 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 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 conflict 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. A 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.)