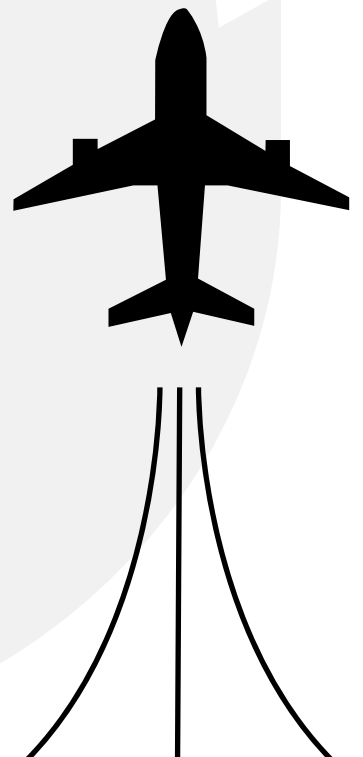


LAND USE & STANDARD NOTES

TAB NO.8



LAND USE MAP - MATRICES - STANDARD NOTES

The attached Land Use Map delineate the following items:

- Existing and proposed limited access highways, arterial, and collector roadways
- Planning areas and proposed use
- 10-acre grid (for context)
- Proposed detention ponds
- Open space intended for PROS fulfillment
- Easements
- Oil and gas operations areas (existing and proposed)
- Access points into the development
- ALC boundary

In addition to the standard Form D required with traditional Master Plan applications, the Aerotropolis Logistics Center (ALC) Applicant proposes a Master Plan Land Use Tracking Chart. This chart will ensure all land dedications required by the City are met throughout the course of the development's approval process. The tracking chart will accompany all subsequent Site Plan applications submitted under this Master Plan.

The City Standard Master Plan Notes have been attached. The below changes have been made to more accurately reflect the ALC project.

- Removal of note 5 — not applicable.
- The addition of note 16
- The addition of note 17

STANDARD NOTES

1. Traffic Signal Costs. Owner [ARTA] and/or developers or Metropolitan District are responsible for 100 percent of signal costs for interior intersections as defined by the Master Traffic Impact Analysis and Public Improvement Plan. 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. Not Applicable.
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.
10. Landscape Standards. Unless otherwise noted herein in a waiver, the landscape standards outlined in UDO Section 146-4.7 will 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. Master Plan Waivers. No waivers are requested at this time.
13. Design Standards. A 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.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with Median Standards as outlined in the PROS Dedication & Development Criteria Manual.
15. At the time of Master Plan, the identification of land dedication amounts and locations for Whelen siren systems will be determined based on the requirements in place at the time of First Site Plan submittal.
16. Whelen Warning System Requirements: The FEMA requirement for Outdoor Emergency Warning System 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 and 70DB 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 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 (email) AFD_OEM@AURORAGOV.ORG.
17. Cross access easements and agreements shall be negotiated at the time of Site Plan.

EXHIBIT 8.1: FORM D

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 DU/acre)	G. Actual Proposed Maximum Density (In DUs or SF)	H. Phasing, Details and Comments (Includes phase number or triggering event)
				Refer to Column A, Development Area Notes		Refer to Column A, Development Area Notes	Refer to Column A, Development Area Notes
1. Flood Plain Areas	N/A	Floodway/ Floodplain AE/ Floodplain A	0.0				N/A

2. Required Land Dedication Areas for Fire Stations, Police Stations, and Libraries	N/A	Whelen Warning System	0.0	Emergency Alert System (2 locations proposed; generally located within PA-6 & PA-19)	N/A	N/A	10'x10' pad site/each
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3. Development Area:							
	PA-1	Utility Easement / Corridor	7.3	Utility Easement / Corridor	N/A	N/A	Encumbered by utility corridor, not eligible for dedication
	PA-2	Mixed Comm / Industrial	20.6	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-3	Mixed Comm / Industrial	56.2	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-4	Mixed Comm / Industrial	35.9	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-5	Mixed Comm / Industrial	65.1	Commercial / Industrial / Mixed Use	N/A	N/A	Contains Oil and Gas Pad A
	PA-6	Mixed Comm / Industrial	53.8	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-7	Mixed Comm / Industrial	76.1	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-8	OS-D	3.4	Open Space (PROS Dedicated)	N/A	N/A	
	PA-9	Mixed Comm / Industrial	80.4	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-10	Mixed Comm / Industrial	49.6	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-11	Mixed Comm / Industrial	49.8	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-12	Mixed Comm / Industrial	61.0	Commercial / Industrial / Mixed Use	N/A	N/A	Contains Oil and Gas Pad B
	PA-13	Mixed Comm / Industrial	53.0	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-14	OS-D	7.2	Open Space (PROS Dedicated)	N/A	N/A	
	PA-15	Mixed Comm / Industrial	52.8	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-16	Utility Easement / Corridor	14.1	Utility Easement / Corridor	N/A	N/A	Encumbered by utility corridor, not eligible for dedication
	PA-17	Mixed Comm / Industrial	108.2	Commercial / Industrial / Mixed Use	N/A	N/A	Contains Oil and Gas Pad C
	PA-18	Utility Easement / Corridor	22.3	Utility Easement / Corridor	N/A	N/A	Encumbered by utility corridor, not eligible for dedication
	PA-19	Mixed Comm / Industrial	61.4	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-20	Mixed Comm / Industrial	15.1	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-21	Utility Easement / Corridor	11.4	Utility Easement / Corridor	N/A	N/A	Encumbered by utility corridor, not eligible for dedication
	PA-22	Mixed Comm / Industrial	50.2	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-23	Mixed Comm / Industrial	44.1	Commercial / Industrial / Mixed Use	N/A	N/A	
	PA-24	Mixed Comm / Industrial	89.4	Commercial / Industrial / Mixed Use	N/A	N/A	Contains Oil and Gas Pad D
	PA-25	Mixed Comm / Industrial	59.1	Commercial / Industrial / Mixed Use	N/A	N/A	
	ROW	Internal Collector ROW (by Applicant)	23.7	Right of Way - Collector	N/A	N/A	
	ROW	Internal Collector ROW (by ARTA)	29.8	Right of Way - Collector	N/A	N/A	
4. Total Map Acreage (Total figures above)			1201.0				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant		Perimeter Arterial ROW	45.4	Perimeter Arterial ROW	N/A	N/A	
6. Applicant's Acreage Listed in Application (Line 4 minus line 5)			1,155.6				
7. Total Flood Plain Acreage			0.0				
8. Total Adjusted Gross MP Acreage (Line 6 minus line 7)			1,155.6				

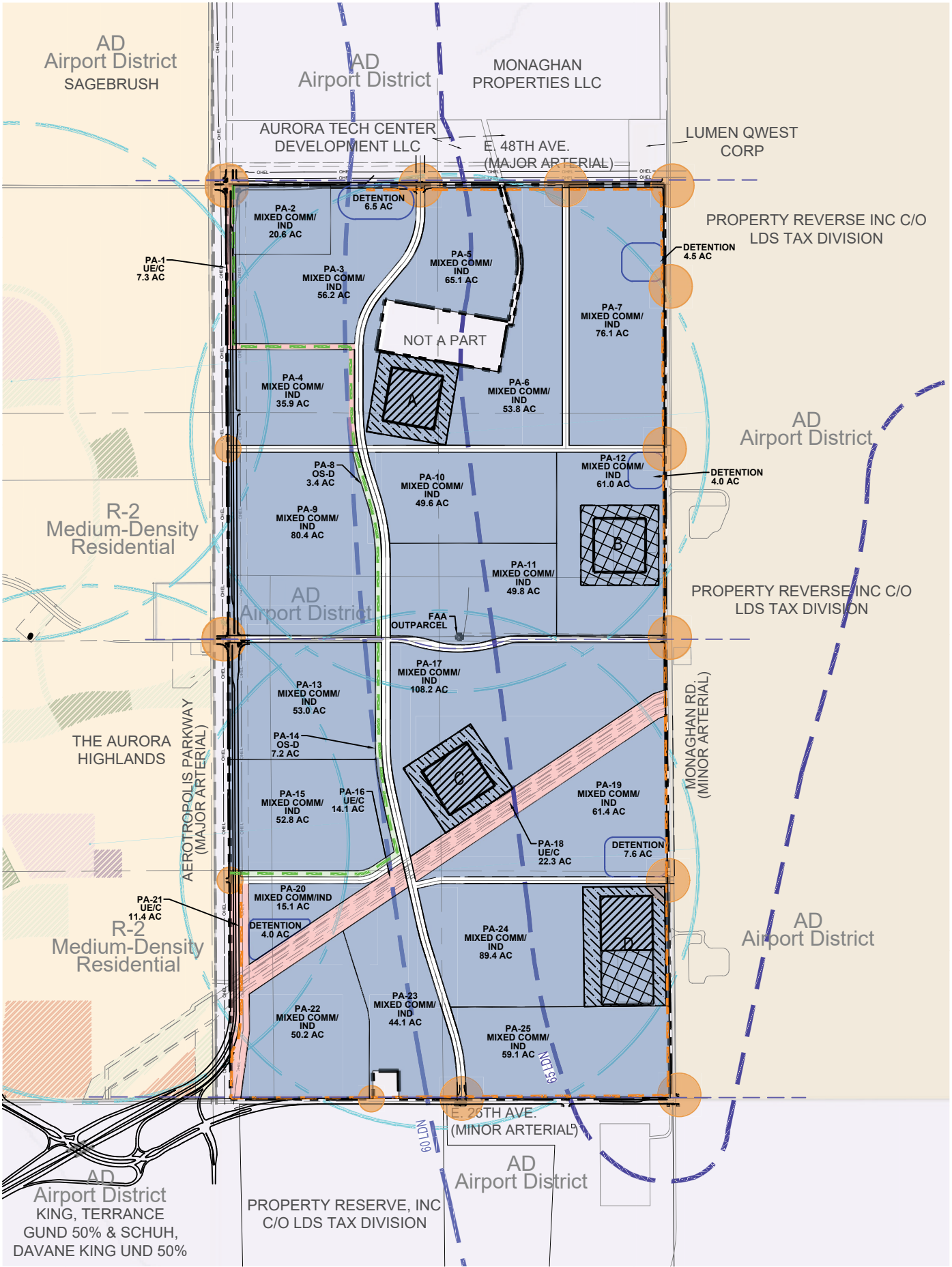
A. Land Use Item	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code	G. Actual Proposed Maximum Density	H. Phasing, Details and Comments
9. Total SFD Planning Areas	0.0	N/A	N/A	N/A	
10. Total SFA Planning Areas	0.0	N/A	N/A	N/A	
11. Total MF Planning Areas	0.0	N/A	N/A	N/A	
12. Total Residential	0.0	N/A	N/A	N/A	
13. Check for average residential density in subzone	N/A	N/A	N/A	N/A	
14. Small Lot Total	N/A	N/A	N/A	N/A	
15. Check for maximum allowable number of multifamily units	N/A	N/A	N/A	N/A	
16. Total retail planning areas	N/A	N/A	N/A	N/A	
17. Total office planning areas	N/A	N/A	N/A	N/A	
18. Total industrial planning areas	N/A	N/A	N/A	N/A	
19. Total mixed commercial/industrial planning areas	1,081.8	Commercial / Industrial / Mixed Use	N/A	N/A	
20. Total Commercial	N/A	N/A	N/A	N/A	
21. Total Neighborhood Park Land	0.0	3.0 acres/1000 residents	N/A	N/A	
22. Total Community Park Land	0.0	1. acres/1000 residents	N/A	N/A	
23. Total Open Space Land	10.6	2% of total acreage (1,201.7 ac)	N/A	N/A	Required Land Dedication = 24.0 ac Provided Land Dedication = 10.6 ac (Refer to Form J)
24. Total Park and Open Space Land	10.6				

Notes:

1. Phasing to be completed per Tab 13: Public Improvement Plan.

2. Open space deficit of 13.4 acres to be provided within individual planning areas as an amenity and supportive use to the primary industrial/commercial use. Acreage, location, and design to be determined with future Site Plan applications. All open space dedication to be confirmed by the PROS department and tracked, consecutively by Site Plan application.

EXHIBIT 8.2: LAND USE MAP



LEGEND

- PROPERTY BOUNDARY
- PROPOSED ARTERIAL & COLLECTOR ROAD
- POWERLINES
- WHELEN SIREN SERVICE RADIUS
- EASEMENT
- COMMERCIAL/INDUSTRIAL/ MIXED USE
- OPEN SPACE
- UTILITY/EASEMENT CORRIDOR
- REGIONAL TRAIL 70' WIDE CORRIDOR
- 8' ROW SIDEWALK BY OTHERS
- POTENTIAL ACCESS
- EXISTING OIL & GAS SITE ON SUBJECT PROPERTY
- PROPOSED OIL & GAS SITE ON SUBJECT PROPERTY
- EXISTING OIL/GAS SITE ON ADJACENT PROPERTY
- 60 LDN NOISE CONTOUR
- 65 LDN NOISE CONTOUR
- DRAINAGE PONDS
- PLANNING AREAS