

LAND USE	UNITS	ACRES (GR)	DENSITY	PERCENT
SFD Lifestyle/ Cluster	455	101.0 ac.	4.5 du/ac	23 %
SFD Standard (7,500 sq. ft.)	784	192.6 ac.	4.1 du/ac	40 %
SFD Large (9,000 sq. ft.)	300	88.7 ac.	3.4 du/ac	15 %
SFD Large (10,890 sq. ft.)*	282	100.6 ac.	2.8 du/ac	14 %
SFD Large (14,520 sq. ft.)*	156	69.2 ac.	2.3 du/ac	8 %
SUB TOTAL RESIDENTIAL	1977	552.1 ac.	-	100%
Creek Flood plain		22.9 ac.		
Arterial ROW		36.8 ac.		
Open Space/ Parks		64.6 ac.		
SUB TOTAL NONRESIDENTIAL		124.1 ac.		
TOTAL SITE		676.2 ac.		
TOTAL GROSS DENSITY			2.9 du/ac.	

REQUIRED OPEN SPACE / PARKS	ACRES
NEIGHBORHOOD PARK	15.7 ac.
COMMUNITY PARK	5.8 ac.
OPEN SPACE	40.9 ac.
TOTAL*	62.3 ac.

PROVIDED OPEN SPACE / PARKS	ACRES
NEIGHBORHOOD PARK	15.7 ac.
COMMUNITY PARK**	40.0 ac.
OPEN SPACE***	8.9 ac.
TOTAL*	64.6 ac.

* The creek floodplain is not included in the Open Space/ Parks calculations per C.O.A. code.
 ** Community Park requirement is 5.8 ac. per COA.
 *** In addition to the 8.9 ac. of Open Space, the additional 34.2 ac. of Community Park will be credited to the 40.9 ac. Open Space requirement.

- SFD LIFESTYLE/ CLUSTER
- SFD STANDARD (7,500 SQ. FT.)
- SFD LARGE (9,000 SQ. FT.)
- SFD LARGE (10,890 SQ. FT.)*
- SFD LARGE (14,520 SQ. FT.)*



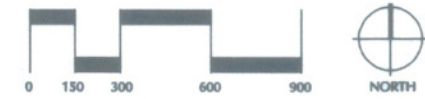
Cottonwood Creek

Concept C

Aurora, Colorado

September 14, 2005

SCALE: 1" = 300'



Prepared for:

COTTONWOOD CREEK INVESTORS, LLC





KEYMAP

LAND USE

- SFD LIFESTYLE/CLUSTER**
 213 DU
 48.0 AC
 4.4 DU/AC
- SFD STANDARD**
 283 DU
 72.7 AC
 3.9 DU/AC
- SFD LARGE**
 170 DU
 58.6 AC
 2.9 DU/AC

Cottonwood Creek

Aurora, Colorado

Concept C Lotting Plan

September 27, 2005

SCALE: 1" = 200'



Prepared for:

COTTONWOOD CREEK INVESTORS, LLC

