PROSPER

PRELIMINARY DEVELOPMENT PLAN

PARCELS OF LAND SITUATED IN SECTIONS 5, 6, 7 & 18, T.4S., R.64W.,
AND SECTIONS 1, 2, 11, 12, 13, 14 & 24, T.4S., R.65W., OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 13 OF 42

NOTES:

1. THE PLANNING AREA SUMMARY OUTLINES THE MAXIMUM DENSITY THAT CAN BE CONSTRUCTED WITHIN EACH PLANNING AREA, AS STATED IN SECTION 1.8 OF THIS PDP. DENSITY TRANSFERS ARE PERMITTED.

2. A DENSITY TRANSFER TRACKING CHART SHALL BE PROVIDED WITH EACH FINAL DEVELOPMENT PLAN.

3. MIXED USE 1 - PLANNING AREAS REQUIRE AT LEAST 50% OF ITS AREA TO BE USED FOR NON-RESIDENTIAL USES.

4. MIXED USE 2 - PLANNING AREAS REQUIRES AT LEAST 25% OF ITS AREA TO BE USED FOR NON-RESIDENTIAL USES.

5. SCHOOLS AND PARK LOCATIONS ARE PRELIMINARY AND WILL BE FINALIZED WITH EACH FINAL DEVELOPMENT PLAN.

6. DENSITY THAT IS PERMITTED IN A PLANNING AREA WHERE A RESERVOIR IS CONSTRUCTED SHALL APPLY TO THE NET DEVELOPABLE AREA.

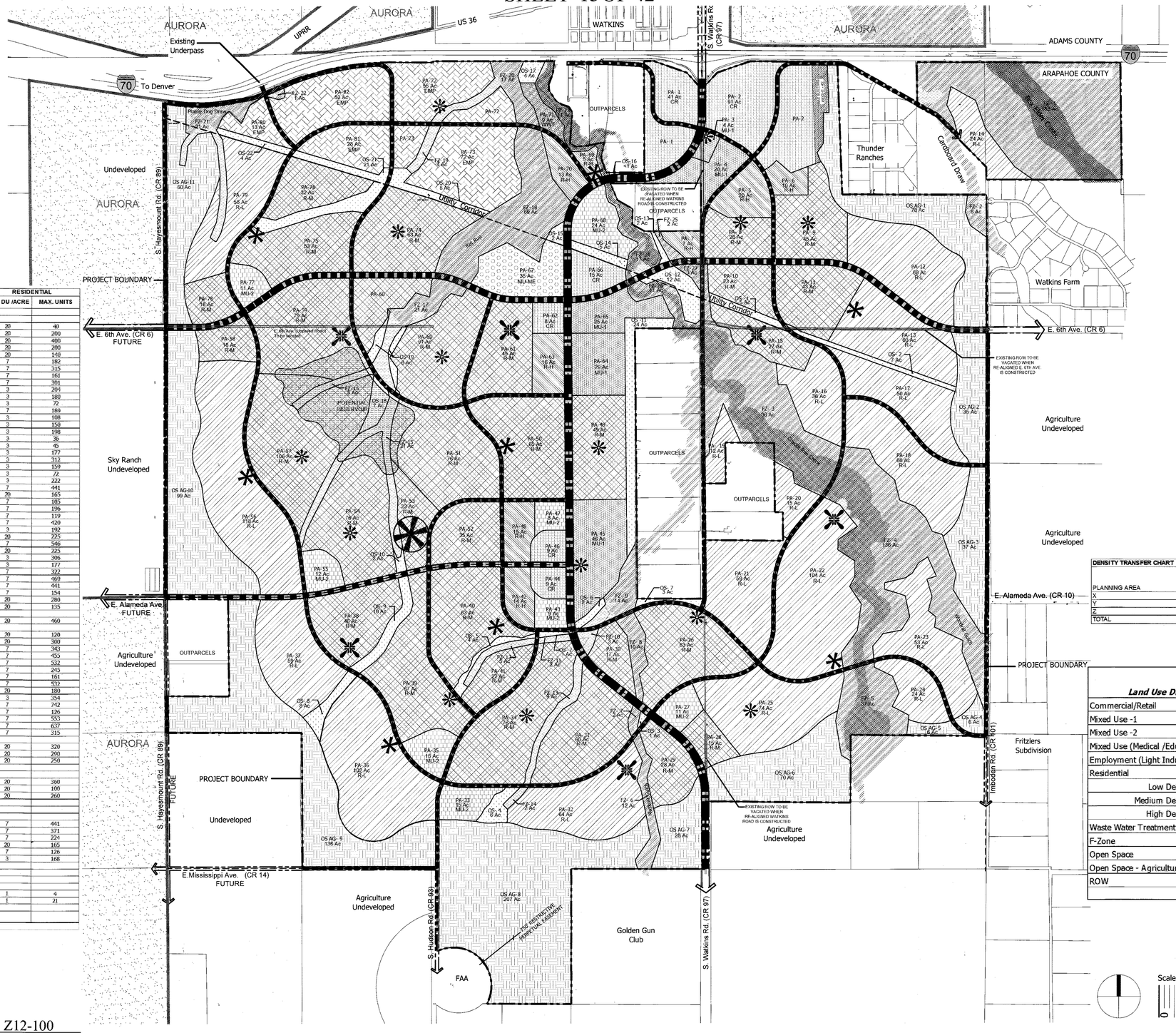
7. THE FINAL LOCATION OF DETENTION AND WATER QUALITY PONDS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN / FINAL PLAT. FOR PRELIMINARY LOCATIONS REFER TO THE PROSPER PHASE I DRAINAGE REPORT.

8. F-ZONE AREAS CAN COUNT TOWARDS OPEN SPACE.

PLANNING AREA SUMMARY

PLANNING AREA	LAND USE	APPROX. ACRES	COMMERCIAL MAX. FAR	COMMERCIAL MAX. SQ.FT.	RESIDENTIAL MAX. DU /ACRE	RESIDENTIAL MAX. UNITS
PA-1	Commercial Retail	41	0.9	1,697,364		
PA-2	Commercial Retail	91	0.9	3,587,564		
PA-3	Mixed Use -1	4	0.7	121,968	20	40
PA-4	Mixed Use -1	20	0.7	609,840	20	200
PA-5	High Density Residential	20			20	400
PA-6	High Density Residential	10			20	200
PA-7	High Density Residential	7			20	140
PA-8	Medium Density Residential	26			7	182
PA-9	Medium Density Residential	45			7	315
PA-10	Medium Density Residential	23			7	161
PA-11	Medium Density Residential	43			7	301
PA-12	Low Density Residential	68			3	204
PA-13	Low Density Residential	60			3	180
PA-14	Low Density Residential	24			3	72
PA-15	Medium Density Residential	27			7	189
PA-16	Low Density Residential	36			3	108
PA-17	Low Density Residential	50			3	150
PA-18	Low Density Residential	66			3	198
PA-19	Low Density Residential	12			3	36
PA-20	Low Density Residential	15			3	45
PA-21	Low Density Residential	59			3	177
PA-22	Low Density Residential	104			3	312
PA-23	Low Density Residential	53			3	159
PA-24	Low Density Residential	24			3	72
PA-25	Low Density Residential	74			3	222
PA-26	Medium Density Residential	63			7	441
PA-27	Mixed Use -2	11	0.7	335,412	20	165
PA-28	Medium Density Residential	15			7	105
PA-29	Medium Density Residential	28			7	196
PA-30	Medium Density Residential	17			7	119
PA-31	Medium Density Residential	60			7	420
PA-32	Low Density Residential	64			3	192
PA-33	Mixed Use -2	15	0.7	457,380	20	225
PA-34	Medium Density Residential	78			7	546
PA-35	Mixed Use - 2	15	0.7	457,380	20	225
PA-36	Low Density Residential	102			3	306
PA-37	Low Density Residential	59			3	177
PA-38	Medium Density Residential	46			7	322
PA-39	Medium Density Residential	67			7	469
PA-40	Medium Density Residential	63			7	441
PA-41	Medium Density Residential	22			7	154
PA-42	High Density Residential	14			20	280
PA-43	Mixed Use -2	9	0.7	274,428	20	135
PA-44	Commercial Retail	9	0.9	352,836		
PA-45	Mixed Use -1	46	0.7	1,402,632	20	460
PA-46	Commercial Retail	9	0.9	352,836		
PA-47	Mixed Use -2	8	0.7	243,936	20	120
PA-48	High Density Residential	15			20	300
PA-49	Medium Density Residential	49			7	343
PA-50	Medium Density Residential	65			7	455
PA-51	Medium Density Residential	76			7	532
PA-52	Medium Density Residential	35			7	245
PA-53	Medium Density Residential	23			7	161
PA-54	Medium Density Residential	76			7	532
PA-55	Mixed Use -2	12	0.7	365,904	20	180
PA-56	Low Density Residential	118			3	354
PA-57	Medium Density Residential	100			7	700
PA-58	Medium Density Residential	18			7	126
PA-59	Medium Density Residential	79			7	553
PA-60	Medium Density Residential	91			7	637
PA-61	Medium Density Residential	45			7	315
PA-62	Commercial Retail	8	0.9	313,632		
PA-63	High Density Residential	16			20	320
PA-64	Mixed Use -1	29	0.7	884,268	20	290
PA-65	Mixed Use -1	25	0.7	762,300	20	250
PA-66	Commercial Retail	15	0.9	588,060		
PA-67	Mixed Use Medical/Educational	35	0.7	1,067,220		
PA-68	Mixed Use -2	24	0.7	731,808	20	360
PA-69	High Density Residential	5			20	100
PA-70	High Density Residential	13			20	260
PA-71	Waste Water Treatment	9	0.5	196,020		
PA-72	Employment	55	0.8	1,916,640		
PA-73	Employment	72	0.8	2,509,056		
PA-74	Medium Density Residential	63			7	441
PA-75	Medium Density Residential	53			7	371
PA-76	Medium Density Residential	32			7	224
PA-77	Mixed Use-2	11	0.7	335,412	20	165
PA-78	Medium Density Residential	18			7	126
PA-79	Low Density Residential	56			3	168
PA-80	Employment	13	0.8	453,024		
PA-81	Employment	28	0.8	975,744		
PA-82	Employment	53	0.8	1,846,944		
	F-Zone (FZ-1 - FZ-27)	695				
	Open Space (OS-1 - OS-22)	144	0.25	250,000	1	4
	Open Space - Agricultural (OSAG-1 - OSAG-11)	762*	0.25	700,000	1	21
	Right-of-Way	266				
Total		***5,130***				

* 80% of Open Space - Agricultural must remain as open area.



LEGEND

RIGHTS-OF-WAY

- Major Arterial
- Minor Arterial
- Boulevard
- Connector Road

SCHOOLS & PARKS

- School / Park
- Community Park
- Neighborhood Park
- Pocket Park

WATERWAYS

- FEMA 100 Year Floodplain
- FEMA Floodway
- Potential Reservoir

Land Use Districts	
Abbr.	**Land Use**
CR	Commercial/Retail
MU-1	Mixed Use Commercial
MU-2	Mixed Use Residential
MU-ME	Mixed Use (Medical / Educational Campus)
EMP	Employment (Light Industrial/Flex/Office)
	Residential
R-L	Low Density Residential
R-M	Medium Density Residential
R-H	High Density Residential
WWT	Waste Water Treatment
FZ	F-Zone (Floodplain)
OS	Open Space
OS-AG	Open Space - Agricultural

DENSITY TRANSFER CHART	APPROVED DENSITY PRIOR TO TRANSFER		APPROVED DENSITY AFTER TRANSFER	
PLANNING AREA	ACRES	RESIDENTIAL UNITS	DENSITY TRANSFER	RESIDENTIAL UNITS
X				
Y				
Z				
TOTAL				

Land Use Districts	*Acres*	*% of Total*	*Maximum Building Square Feet*	*Maximum DU's*
Commercial/Retail	173	3.4%	2,000,000	
Mixed Use -1	124	2.4%	1,500,000	400
Mixed Use -2	105	2.0%	500,000	900
Mixed Use (Medical /Educational)	35	0.7%	500,000	
Employment (Light Industrial/Flex/Office)	221	4.3%	3,500,000	
Residential				
Low Density Residential	1,044	20.4%		1,500
Medium Density Residential	1,452	28.3%		5,100
High Density Residential	100	1.9%		1,100
Waste Water Treatment Plant	9	0.2%		
F-Zone	695	13.5%		
Open Space	144	2.8%		
Open Space - Agricultural	762	14.9%		
ROW	266	5.2%		
Total	***5,130***	***100.0%***	***8,000,000***	***9,000***

LAND USE PLAN

Scale: 1"=1000'

Date: NOVEMBER 10, 2015

Revision Date:

Scale in Feet: 0 500 1000

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CASE NO. Z12-100