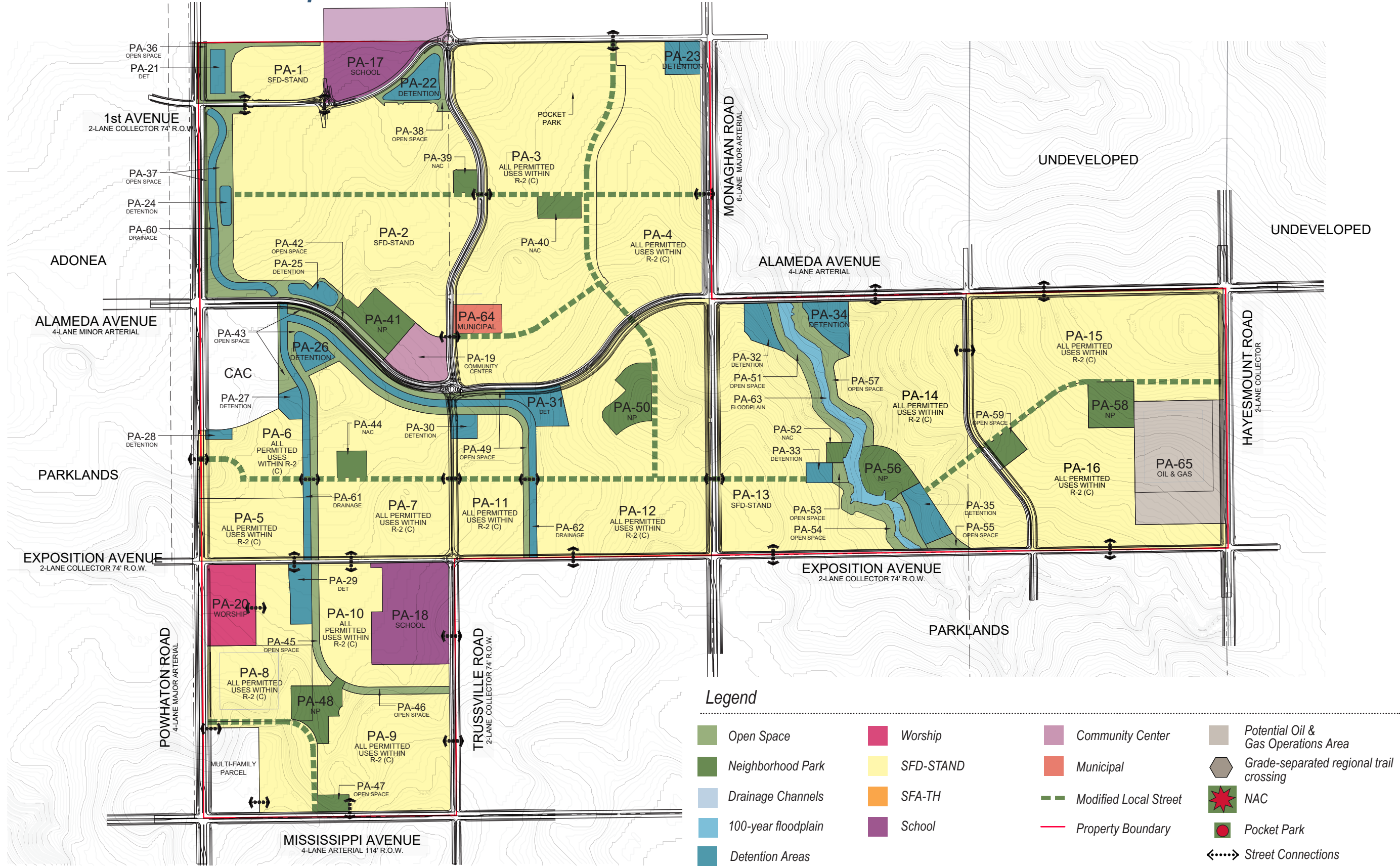


# FDP - Land Use Map, Matrix and Standard Notes



Note: The grade-separated regional trail crossing at 1st & Monaghan will be cost shared with three adjacent property owners.

FDP - Form D Land Use Map Matrix

| LAND USE ITEM   | PLANNING AREA MAP NUMBER | MAP AREA CODE | GROSS LAND AREA IN ACRES | PERCENTAGE OF TOTAL LAND AREA | LAND USE FORMULA                        | MAXIMUM POTENTIAL DENSITY BY CODE | PROPOSED DENSITY | PROPOSED UNITS | PHASING DETAILS AND COMMENTS   |
|---|--------------------------|---------------|--------------------------|-------------------------------|---|-----------------------------------|------------------|----------------|--|
| 1. Flood Plain Areas, Detention Areas & Wetland Areas   | PA-63                    | FLOODPL       | 10.6                     | 1.0%                          | 100 year floodplain                     | N/A                               | N/A              | N/A            |  |
|   | PA-21                    | DET           | 1.5                      | 0.1%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-22                    | DET           | 3.6                      | 0.3%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-23                    | DET           | 3.7                      | 0.3%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-24                    | DET           | 1.0                      | 0.1%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-25                    | DET           | 1.7                      | 0.2%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-26                    | DET           | 2.2                      | 0.2%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-27                    | DET           | 1.5                      | 0.1%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-28                    | DET           | 0.6                      | 0.1%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-29                    | DET           | 3.1                      | 0.3%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-30                    | DET           | 1.6                      | 0.1%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-31                    | DET           | 4.0                      | 0.4%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-32                    | DET           | 3.1                      | 0.3%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-33                    | DET           | 1.3                      | 0.1%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-34                    | DET           | 4.5                      | 0.4%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-35                    | DET           | 3.6                      | 0.3%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-60                    | DRAINAGE      | 4.7                      | 0.4%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-61                    | DRAINAGE      | 7.9                      | 0.7%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
|   | PA-62                    | DRAINAGE      | 4.1                      | 0.4%                          | N/A                                     | N/A                               | N/A              | N/A            |  |
| 2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries | PA-41                    | NBHD PARKS    | 5.7                      | 0.5%                          | 3 acres per 1,000 resident population   | N/A                               | N/A              | N/A            |  |
|   | PA-48                    | NBHD PARKS    | 5.1                      | 0.5%                          | 3 acres per 1,000 resident population   | N/A                               | N/A              | N/A            |  |
|   | PA-50                    | NBHD PARKS    | 5.0                      | 0.5%                          | 3 acres per 1,000 resident population   | N/A                               | N/A              | N/A            |  |
|   | PA-56                    | NBHD PARKS    | 5.3                      | 0.5%                          | 3 acres per 1,000 resident population   | N/A                               | N/A              | N/A            |  |
|   | PA-58                    | NBHD PARKS    | 5.0                      | 0.5%                          | 3 acres per 1,000 resident population   | N/A                               | N/A              | N/A            |  |
|   | PA-36                    | OPEN SPACE    | 4.9                      | 0.5%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-37                    | OPEN SPACE    | 16.8                     | 1.6%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-38                    | OPEN SPACE    | 2.6                      | 0.2%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-42                    | OPEN SPACE    | 2.2                      | 0.2%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-43                    | OPEN SPACE    | 13.5                     | 1.3%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-45                    | OPEN SPACE    | 1.6                      | 0.1%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-46                    | OPEN SPACE    | 1.3                      | 0.1%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-49                    | OPEN SPACE    | 4.9                      | 0.5%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-51                    | OPEN SPACE    | 3.1                      | 0.3%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-53                    | OPEN SPACE    | 0.6                      | 0.1%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-54                    | OPEN SPACE    | 2.2                      | 0.2%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-55                    | OPEN SPACE    | 2.5                      | 0.2%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-57                    | OPEN SPACE    | 5.3                      | 0.5%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |
|   | PA-19                    | NAC           | 7.4                      | 0.7%                          | N/A                                     | N/A                               | N/A              | N/A            | Community Center area. Included as a NAC, but acreage not counted toward open space total. |
|   | PA-39                    | NAC           | 1.3                      | 0.1%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |  |



FDP - Form D Land Use Map Matrix

| LAND USE ITEM  | PLANNING AREA MAP NUMBER | MAP AREA CODE                     | GROSS LAND AREA IN ACRES | PERCENTAGE OF TOTAL LAND AREA | LAND USE FORMULA                        | MAXIMUM POTENTIAL DENSITY BY CODE | PROPOSED DENSITY | PROPOSED UNITS | PHASING DETAILS AND COMMENTS  |
|--|--------------------------|-----------------------------------|--------------------------|-------------------------------|---|-----------------------------------|------------------|----------------|---|
|  | PA-40                    | NAC                               | 2.3                      | 0.2%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            | Included as a NAC, but acreage not counted toward open space total. |
|  | PA-44                    | NAC                               | 1.9                      | 0.2%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |   |
|  | PA-47                    | OPEN SPACE                        | 1.2                      | 0.1%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |   |
|  | PA-52                    | NAC                               | 1.0                      | 0.1%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |   |
|  | PA-59                    | NAC                               | 2.2                      | 0.2%                          | 7.8 acres per 1,000 resident population | N/A                               | N/A              | N/A            |   |
|  | PA-17                    | SCHOOL                            | 10.0                     | 0.9%                          | Based upon Aurora PS calculations       | N/A                               | N/A              | N/A            | This school site would be shared with property to the north.        |
|  | PA-18                    | SCHOOL                            | 18.1                     | 1.7%                          | Based upon Aurora PS calculations       | N/A                               | N/A              | N/A            |   |
|  | PA-20                    | WORSHIP                           | 11.4                     | 1.1%                          | N/A                                     | N/A                               | N/A              | N/A            |   |
|  | PA-64                    | MUNICIPAL                         | 2.8                      | 0.3%                          | N/A                                     | N/A                               | N/A              | N/A            | Anticipated Fire Station Location.                                  |
|  | PA-65                    | IND-Oil/Gas                       | 19.8                     | 1.8%                          | N/A                                     | N/A                               | N/A              | N/A            |   |
|  |                          |                                   |                          |                               |   |                                   |                  |                |   |
|  |                          |                                   |                          |                               |   |                                   |                  |                |   |
| 3. Development Areas - Subzone: Northeast Plains District - Medium | PA-1                     | SFD-STAND                         | 12.6                     | 1.2%                          | 8.0 DU / AC                             | 101 DU                            | 3.3 DU / AC      | 41 DU          |   |
|  | PA-2                     | SFD-STAND                         | 107.8                    | 10.1%                         | 8.0 DU / AC                             | 862 DU                            | 4.2 DU / AC      | 448 DU         |   |
|  | PA-3                     | All permitted uses within R-2 (C) | 115.2                    | 10.8                          | 8.0 DU / AC                             | 922 DU                            | 4.4 DU / AC      | 511 DU         |   |
|  | PA-5                     | All permitted uses within R-2 (C) | 15.5                     | 1.4%                          | 8.0 DU / AC                             | 124 DU                            | 4.1 DU / AC      | 63 DU          |   |
|  | PA-7                     | All permitted uses within R-2 (C) | 51.5                     | 4.8%                          | 8.0 DU / AC                             | 412 DU                            | 3.7 DU / AC      | 193 DU         |   |
|  | PA-8                     | All permitted uses within R-2 (C) | 42.0                     | 3.9%                          | 8.0 DU / AC                             | 336 DU                            | 3.9 DU / AC      | 162 DU         |   |
|  | PA-9                     | All permitted uses within R-2 (C) | 37.0                     | 3.5%                          | 8.0 DU / AC                             | 296 DU                            | 4.5 DU / AC      | 165 DU         |   |
|  | PA-10                    | All permitted uses within R-2 (C) | 22.6                     | 2.1%                          | 8.0 DU / AC                             | 181 DU                            | 2.4 DU / AC      | 54 DU          |   |
|  | PA-11                    | All permitted uses within R-2 (C) | 23.1                     | 2.2%                          | 8.0 DU / AC                             | 185 DU                            | 3.5 DU / AC      | 81 DU          |   |
|  | PA-12                    | All permitted uses within R-2 (C) | 83.4                     | 7.8%                          | 8.0 DU / AC                             | 667 DU                            | 3.2 DU / AC      | 269 DU         |   |
|  | PA-13                    | SFD-STAND                         | 64.5                     | 6.0%                          | 8.0 DU / AC                             | 516 DU                            | 3.2 DU / AC      | 206 DU         |   |
|  | PA-14                    | All permitted uses within R-2 (C) | 64.6                     | 6.0%                          | 8.0 DU / AC                             | 517 DU                            | 2.6 DU / AC      | 171 DU         |   |
|  | PA-15                    | All permitted uses within R-2 (C) | 72.6                     | 6.8%                          | 8.0 DU / AC                             | 581 DU                            | 3.6 DU / AC      | 261 DU         |   |
|  | PA-4                     | All permitted uses within R-2 (C) | 62.0                     | 5.8%                          | 8.0 DU / AC                             | 496 DU                            | 4.0 DU / AC      | 247 DU         |   |
|  | PA-6                     | All permitted uses within R-2 (C) | 18.4                     | 1.7%                          | 8.0 DU / AC                             | 147 DU                            | 2.9 DU / AC      | 54 DU          |   |
|  | PA-16                    | All permitted uses within R-2 (C) | 47.0                     | 4.4%                          | 8.0 DU / AC                             | 517 DU                            | 8.4 DU / AC      | 232 DU         |   |
|  |                          |                                   |                          |                               |   |                                   |                  |                |   |
| 4. Total Map Acreage (Total Figures Above)                         |                          |                                   | 1071.1                   |                               |   |                                   |                  |                |   |
| 5. Less 1/2 of Perimeter Streets Not Owned by Applicant            |                          |                                   | 37.5                     |                               |   |                                   |                  |                |   |
| 6. Applicant's Acreage Listed in Application (Line 4 minus Line 5) |                          |                                   | 1033.6                   |                               |   |                                   |                  |                |   |
| 7. Total Flood Plain Acreage                                       |                          |                                   | 10.6                     |                               |   |                                   |                  |                |   |
| 8. Total Adjusted Gross FDP Acreage (Line 4 minus Line 7)          |                          |                                   | 1060.5                   |                               |   |                                   |                  |                |   |

# FDP - Form D Land Use Map Matrix

| A. LAND USE ITEM  | D. GROSS LAND USE AREA IN ACRES | E. LAND USE FORMULA                                   | F. MAXIMUM POTENTIAL DENSITY BY CODE | G. ACTUAL PROPOSED UNITS | H. PHASING DETAILS AND COMMENTS  |
|---|---------------------------------|---|--------------------------------------|--------------------------|--|
|   |                                 |   |                                      |                          |  |
| 9. Total SFD & SFA planning areas   | 839.8                           | 2.65 persons per unit                                 | 8.0 DU / AC                          | 3,104                    | Estimated 8,226 residents (Column E X Column G)                                  |
| 10. Total MF planning areas   | 0                               | N/A   | 12.0 DU / AC                         | 0                        | N/A  |
| 11. Total Assisted Living planning areas  | 0                               | N/A   | 30.0 DU / AC                         | 0                        | N/A  |
| 12. Total Residential   | 839.8                           |   |                                      | 3,104                    | Estimated 8,226 Residents  |
| 13. Check for average residential density in each subzone   | 1060.5                          | 5 DU per acre X line 8                                | 5,303                                | 3,104                    | Total number of proposed dwelling units is within allowable FDP maximum          |
| 14. Check for maximum allowable number of multifamily units in each subzone   |                                 | Line 13 E X 24%                                       | 1,273                                | 0                        | Total number of proposed multi-family units is within allowable FDP maximum      |
| 15. Total retail planning areas   | N/A                             |   |                                      |                          |  |
| 16. Total office planning areas   | N/A                             |   |                                      |                          |  |
| 17. Total industrial planning areas   | N/A                             |   |                                      |                          |  |
| 18. Total mixed commercial areas  | N/A                             |   |                                      |                          |  |
| 19. Total commercial  | N/A                             |   |                                      |                          |  |
| 20. Total neighborhood parks  | Proposed = 26.1                 | 3.0 acres / 1,000 residents                           |                                      |                          | Required Neighborhood Dedication = 24.7 acres.<br>Proposed = 26.1 acres          |
| 21. Total community parks   | 0.0                             | 1.1 acres / 1,000 residents                           |                                      |                          | Requirement of 9.0 acres will be met by a cash-in-lieu payment                   |
| 22. Total other open space including trail corridors, greenbelts, special recreational sites (exclusive of flood plain) | Proposed = 71.4                 | Metro District Standard = 7.8 acres / 1,000 residents |                                      |                          | Required Open Space Dedication = 64.2 acres.<br>Provided open space = 71.4 acres |
| 23. Total open space  | 97.5                            |   |                                      |                          |  |

# Form J - Parks, Recreation and Open Space

| A.<br>Planning Area Designation<br>(Or feature in an area) | B.<br>Description and Inventory of Facilities   | C.<br>Total<br>Acreage | D.<br>Parks Dept.<br>Credited<br>Acreage | E.<br>Final Ownership<br>and Facility<br>Funding | F.<br>Trigger for Each<br>Phase   |
|--|---|------------------------|--|--|---|
| PA-19  | Community Center. Private Community Center & Tennis, Pools, Trails and Seating areas.   | 7.4                    | 0.0                                      | HOA/District                                     | Construction to begin upon issuance of 1,000th building permit in the Harmony community.                                    |
| PA-41  | Neighborhood Park. Playing field, age-separated playgorund, dog park area, picnic shelters and facilities (including outdoor grills).   | 5.7                    | 5.7                                      | HOA/District                                     | Infrastructure Area 1. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 1. |
| PA-48  | Neighborhood Park. Playing field, age -separated playground, picnic shelters, and facilities (including outdoor grills), public art, and connections to nearby drainage channel and trails.         | 5.1                    | 5.1                                      | HOA/District                                     | Infrastructure Area 4. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 4. |
| PA-50  | Neighborhood Park. Playing field, age-separated playground, picnic shelters and facilities (including outdoor grills), connections to nearby trails.  | 5.0                    | 5.0                                      | HOA/District                                     | Infrastructure Area 6. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 6. |
| PA-56  | Neighborhood Park. Playing field, age-separated playground, picnic shelters and facilities (including outdoor grills), connections to First Creek open space and natural areas and trail corridors. | 5.3                    | 5.3                                      | HOA/District                                     | Infrastructure Area 8. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 8. |
| PA-58  | Neighborhood Park. Playing field, age-separated playground, picnic shelters and facilities (including outdoor grills), connections via neat street to First Creek.                                  | 5.0                    | 5.0                                      | HOA/District                                     | Infrastructure Area 8. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 8. |
| PA-59  | NAC. Small playground facility and second community pool facility.  | 2.2                    | 2.2                                      | HOA/District                                     | Infrastructure Area 8. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 8. |
| PA-36  | Open Space. Community trail corridor with seating areas and interpretive signage.   | 4.9                    | 4.9                                      | HOA/District                                     | Infrastructure Area 1. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 1. |
| PA-37  | Open Space. Community trail corridor with seating areas and interpretive signage.   | 16.8                   | 16.8                                     | HOA/District                                     | Infrastructure Area 1. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 1. |
| PA-38  | Open Space and buffer. Community trail corridor with seating areas and interpretive signage.  | 2.6                    | 2.6                                      | HOA/District                                     | Infrastructure Area 1. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 1. |
| PA-42  | Open Space and buffer.  | 2.2                    | 2.2                                      | HOA/District                                     | Infrastructure Area 1. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 1. |
| PA-43  | Open Space. Community trail corridor along drainage ways, with seating areas and interpretive signage.  | 13.5                   | 13.5                                     | HOA/District                                     | Infrastructure Area 3. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 3. |
| PA-45  | Open Space. Community trail corridor with seating areas and interpretive signage.   | 1.6                    | 1.6                                      | HOA/District                                     | Infrastructure Area 4. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 4. |
| PA-46  | Open Space. Community trail corridor with seating areas and interpretive signage.   | 1.3                    | 1.3                                      | HOA/District                                     | Infrastructure Area 4. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 4. |
| PA-49  | Open Space. Community trail corridor along drainage ways, with seating areas and interpretive signage.  | 4.9                    | 4.9                                      | HOA/District                                     | Infrastructure Area 3. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 3. |
| PA-51  | Open Space. Community trail corridor along First Creek, with connections to nearby neighborhoods.   | 3.1                    | 3.1                                      | HOA/District                                     | Infrastructure Area 7. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 7. |
| PA-53  | Open Space. Community trail corridor along First Creek, with connections to nearby neighborhoods.   | 0.6                    | 0.6                                      | HOA/District                                     | Infrastructure Area 7. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 7. |

Form J - Parks, Recreation and Open Space Matrix

| A.<br>Planning Area Designation<br>(Or feature in an area)                   | B.<br>Description and Inventory of Facilities  | C.<br>Total<br>Acreage | D.<br>Parks Dept.<br>Credited<br>Acreage | E.<br>Final Ownership<br>and Facility<br>Funding | F.<br>Trigger for Each<br>Phase   |
|--|--|------------------------|--|--|---|
|  |  |                        |  |  |   |
| PA-54  | Open Space. Community trail corridor along First Creek, with connections to nearby neighborhoods | 2.2                    | 2.2                                      | HOA/District                                     | Infrastructure Area 7. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 8. |
| PA-55  | Open Space. Community trail corridor along First Creek, with connections to nearby neighborhoods | 2.5                    | 2.5                                      | HOA/District                                     | Infrastructure Area 8. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 8. |
| PA-47  | Open Space. Playground area and passive open turf lawn.  | 1.2                    | 1.2                                      | HOA/District                                     | Infrastructure Area 4. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 8. |
| PA-57  | Open Space. Community trail corridor with connections to nearby neighborhoods.                   | 5.3                    | 5.3                                      | HOA/District                                     | Infrastructure Area 8. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 8. |
| PA-39  | NAC. Playground area and community garden.   | 1.3                    | 1.3                                      | HOA/District                                     | Infrastructure Area 1. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 1. |
| PA-40  | NAC. Playground area and community garden.   | 2.3                    | 2.3                                      | HOA/District                                     | Infrastructure Area 2. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 2. |
| PA-44  | NAC. Playground area and public art garden.  | 1.9                    | 1.9                                      | HOA/District                                     | Infrastructure Area 3. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 3. |
| PA-52  | NAC. Playground area and neighborhood dog park.  | 1.0                    | 1.0                                      | HOA/District                                     | Infrastructure Area 7. Construction to begin upon issuance of 50% of residential building permits in Infrastructure Area 7. |
| TOTALS   |  | 104.9                  | 97.5                                     |  |   |
| Director of Parks, Recreation and Open Space<br>Date: _____ Signature: _____ |  |                        |  |  |   |