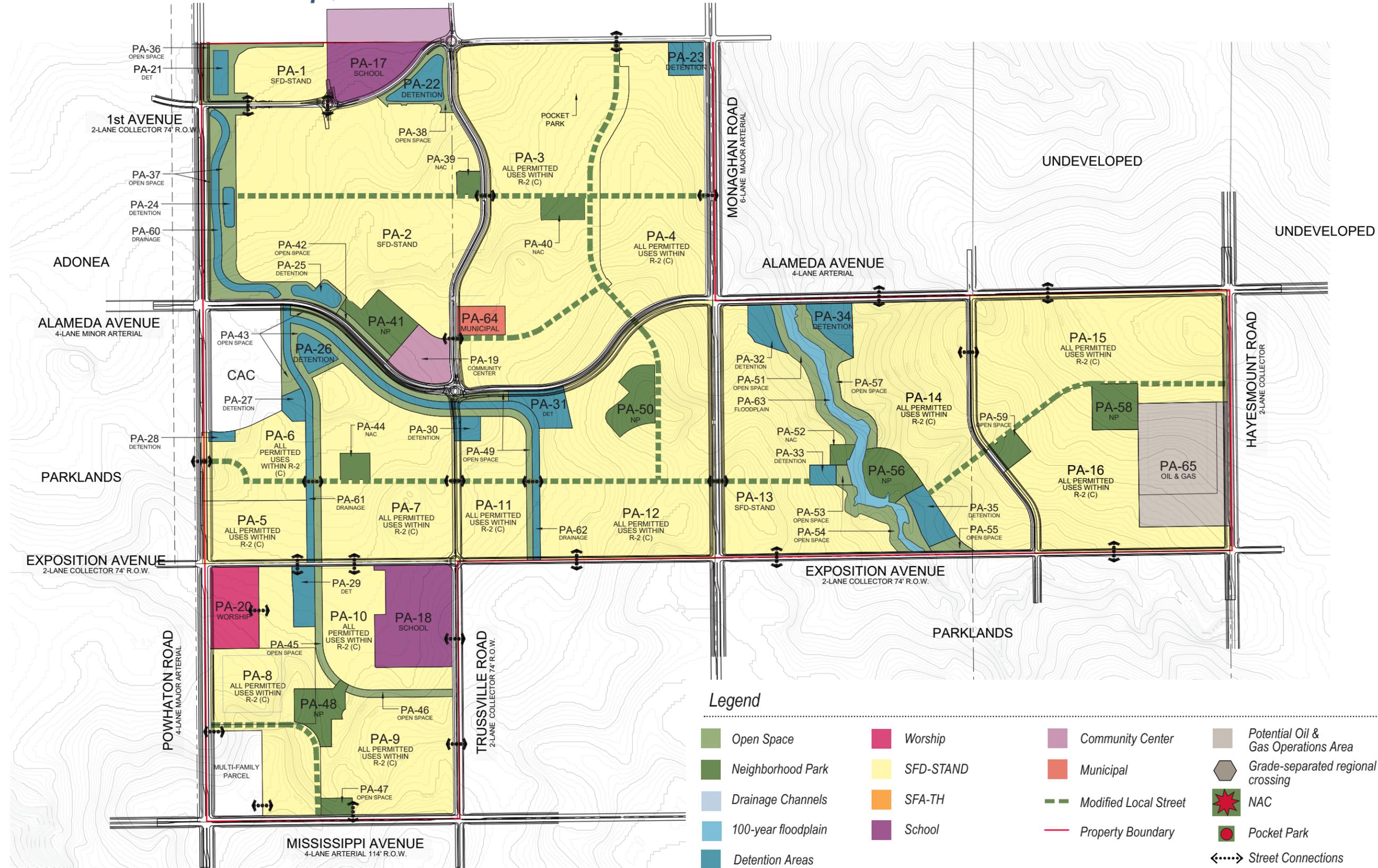


FDP - Land Use Map, Matrix and Standard Notes



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. 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. Provided open space = 71.4 acres
23. Total open space	97.5				

Form J - Parks, Recreation and Open Space

A. Planning Area Designation (Or feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Parks Dept. Credited Acreage	E. Final Ownership and Facility Funding	F. Trigger for Each 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 playground, 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. Planning Area Designation (Or feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Parks Dept. Credited Acreage	E. Final Ownership and Facility Funding	F. Trigger for Each 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 Date: _____ Signature: _____					