NOTES:
1. The planning area summary outlines the maximum density that can be constructed within each planning area. As stated in Section 1.2.8 of the 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 25% of its area to be used for non-residential uses.
4. Mixed-use 2 - planning areas require at least 50% of its area to be used for non-residential uses.
5. Schools and parks locations are preliminary and will be finalized with each final development plan.
6. Density that is permitted in a planning area where a residence 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.
8. Final plat for preliminary locations refer to the Prosper Plan document.
9. F-ZONE areas can count towards open space.

PROSPER
PRELIMINARY DEVELOPMENT PLAN
PARCELS OF LAND LOCATED IN SECTIONS 5, 6, 7, 8, 15, 16, 17, 18, 19, T. 45, R. 64N, OF THE 8TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 13OF 42

PLANNING AREA SUMMARY

LEGEND

RENTS-OF-WAY

Major Arterial
Minor Arterial
Boulevard
Connector Road

SCHOOLS & PARKS

School / Park
Community Park
Neighborhood Park
Pocket Park

WATERWAYS

PMSA 100 Year Floodplain
PMSA Floodway
Potential Reservoir

LAND USE ELEMENTS

Land Use

Agriculture
Commercial
Medical
Mixed Use Commercial
Mixed Use Residential
Mixed Use Medical (Medical Campus)
Low Density Residential
Medium Density Residential
High Density Residential
Residential: Open Space
Open Space

SPORTS

Baseball Field
Basketball Court
Frisbee Golf

DENITY TRANSFER CHART

MAXIMUM Armor: 9,000,000

LAND USE PLAN

CASE NO. Z12-100

VOGEL & ASSOCIATES

5000 E. 38th Ave., Suite 300
Denver, Co. 80216
303-898-6400

SCALE 1"=100'0"

DATE: NOVEMBER 16, 2015

REVISION DATE: