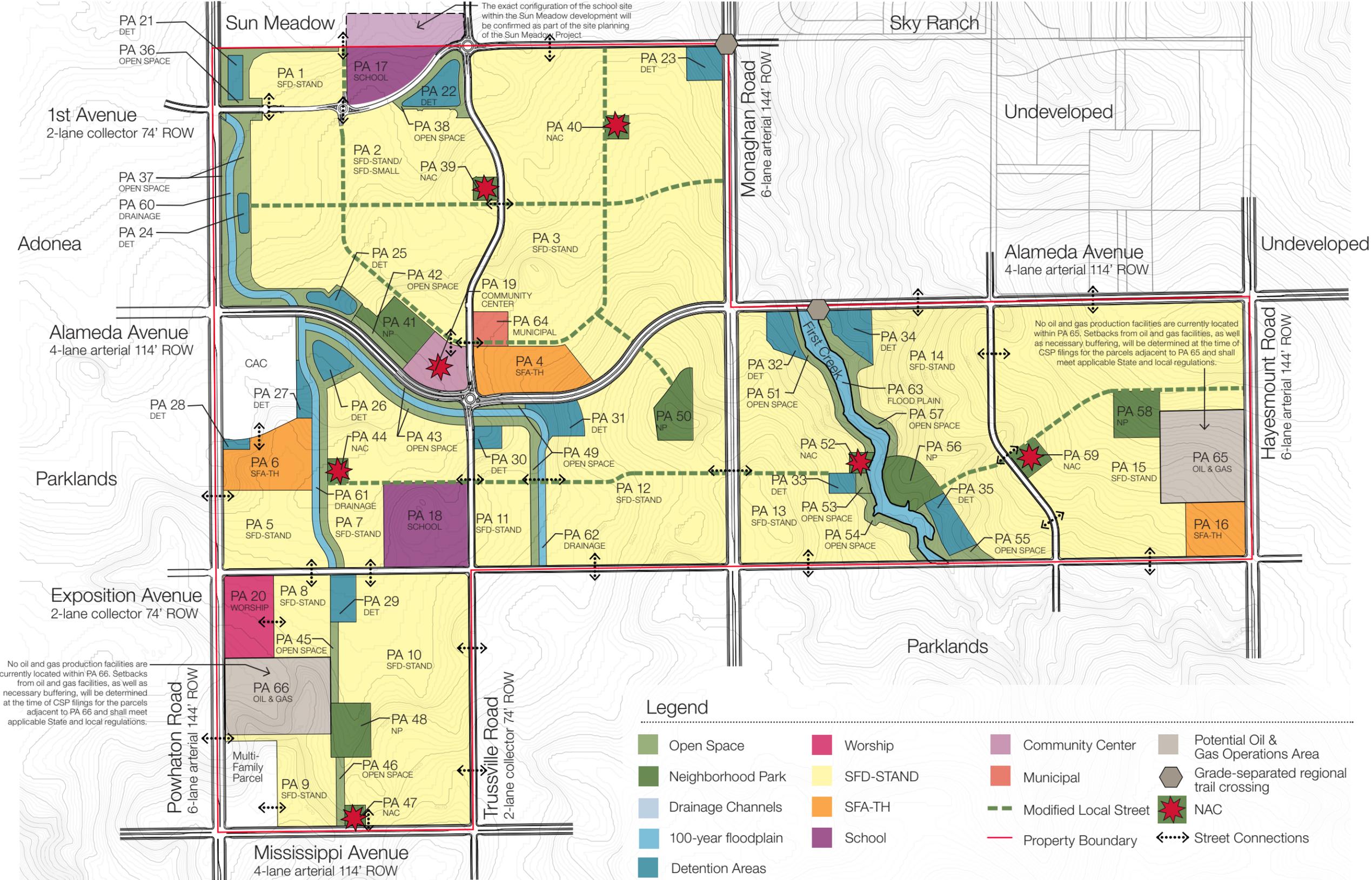


# FDP - Land Use Map, Matrix and Standard Notes



The exact configuration of the school site within the Sun Meadow development will be confirmed as part of the site planning of the Sun Meadow Project.

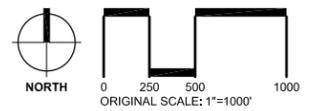
No oil and gas production facilities are currently located within PA 65. Setbacks from oil and gas facilities, as well as necessary buffering, will be determined at the time of CSP filings for the parcels adjacent to PA 65 and shall meet applicable State and local regulations.

No oil and gas production facilities are currently located within PA 66. Setbacks from oil and gas facilities, as well as necessary buffering, will be determined at the time of CSP filings for the parcels adjacent to PA 66 and shall meet applicable State and local regulations.

**Legend**

Open Space	Worship	Community Center	Potential Oil & Gas Operations Area
Neighborhood Park	SFD-STAND	Municipal	Grade-separated regional trail crossing
Drainage Channels	SFA-TH	Modified Local Street	NAC
100-year floodplain	School	Property Boundary	Street Connections
Detention Areas			

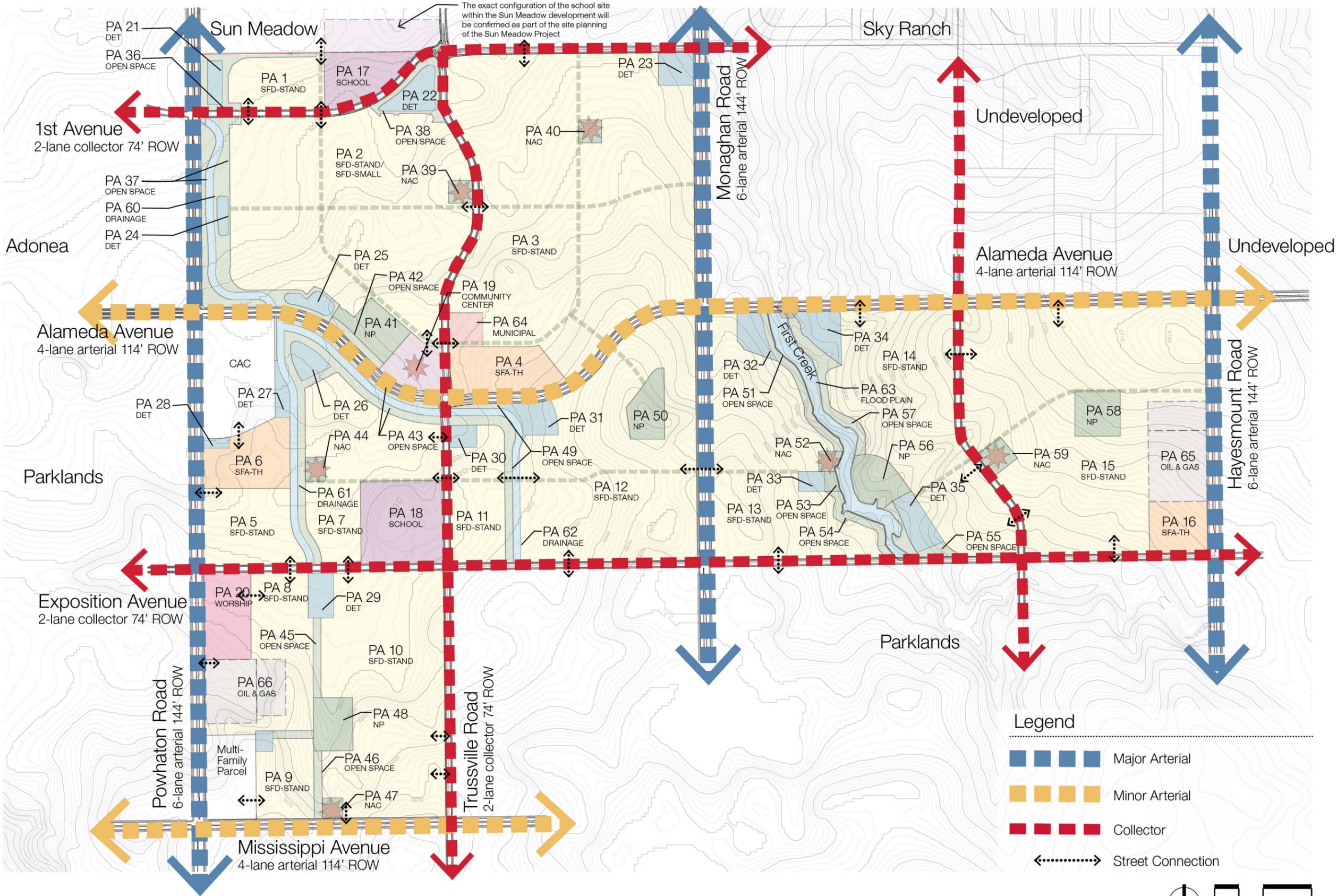
Note: The grade-separated regional trail crossing at 1st & Monaghan will be cost shared with three adjacent property owners.



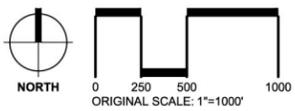
# FDP - Form D Land Use Map Matrix

LAND USE ITEM	PLANNING AREA MAP NUMBER	MAP AREA CODE	GROSSLAND 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	1.3	0.1%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-44	NAC	1.2	0.1%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-47	NAC	1.2	0.1%	N/A	N/A	N/A	N/A	Includes small retail facility and therefore this acreage is not counted toward open space requirements.
	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	19.7	1.8%	N/A	N/A	N/A	N/A	
	PA-66	IND-Oil/Gas	20.3	1.9%	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/ SFD-SMALL	107.8	10.1%	8.0 DU / AC	863 DU	4.2 DU / AC	449 DU	
	PA-3	SFD-STAND	164.5	15.4%	8.0 DU / AC	1,342 DU	3.6 DU / AC	595 DU	
	PA-5	SFD-STAND	19.3	1.8%	8.0 DU / AC	154 DU	3.6 DU / AC	70 DU	
	PA-7	SFD-STAND	36.1	3.4%	8.0 DU / AC	434 DU	3.6 DU / AC	130 DU	
	PA-8	SFD-STAND	11.7	1.1%	8.0 DU / AC	210 DU	3.6 DU / AC	42 DU	
	PA-9	SFD-STAND	14.2	1.3%	8.0 DU / AC	107 DU	3.5 DU / AC	50 DU	
	PA-10	SFD-STAND	73.5	6.9%	8.0 DU / AC	530 DU	3.5 DU / AC	260 DU	
	PA-11	SFD-STAND	18.3	1.7%	8.0 DU / AC	146 DU	3.4 DU / AC	62 DU	
	PA-12	SFD-STAND	87.6	8.2%	8.0 DU / AC	698 DU	3.0 DU / AC	266 DU	
	PA-13	SFD-STAND	64.5	6.0%	8.0 DU / AC	498 DU	3.0 DU / AC	195 DU	
	PA-14	SFD-STAND	64.0	6.0%	8.0 DU / AC	359 DU	3.0 DU / AC	195 DU	
	PA-15	SFD-STAND	111.3	10.4%	8.0 DU / AC	997 DU	3.1 DU / AC	345 DU	
	PA-4	SFA-TH	13.7	1.3%	11.0 DU / AC	151 DU	8.8 DU / AC	120 DU	
	PA-6	SFA-TH	12.5	1.2%	11.0 DU / AC	138 DU	9.2 DU / AC	115 DU	
	PA-16	SFA-TH	8.9	0.8%	11.0 DU / AC	114 DU	8.4 DU / AC	75 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						

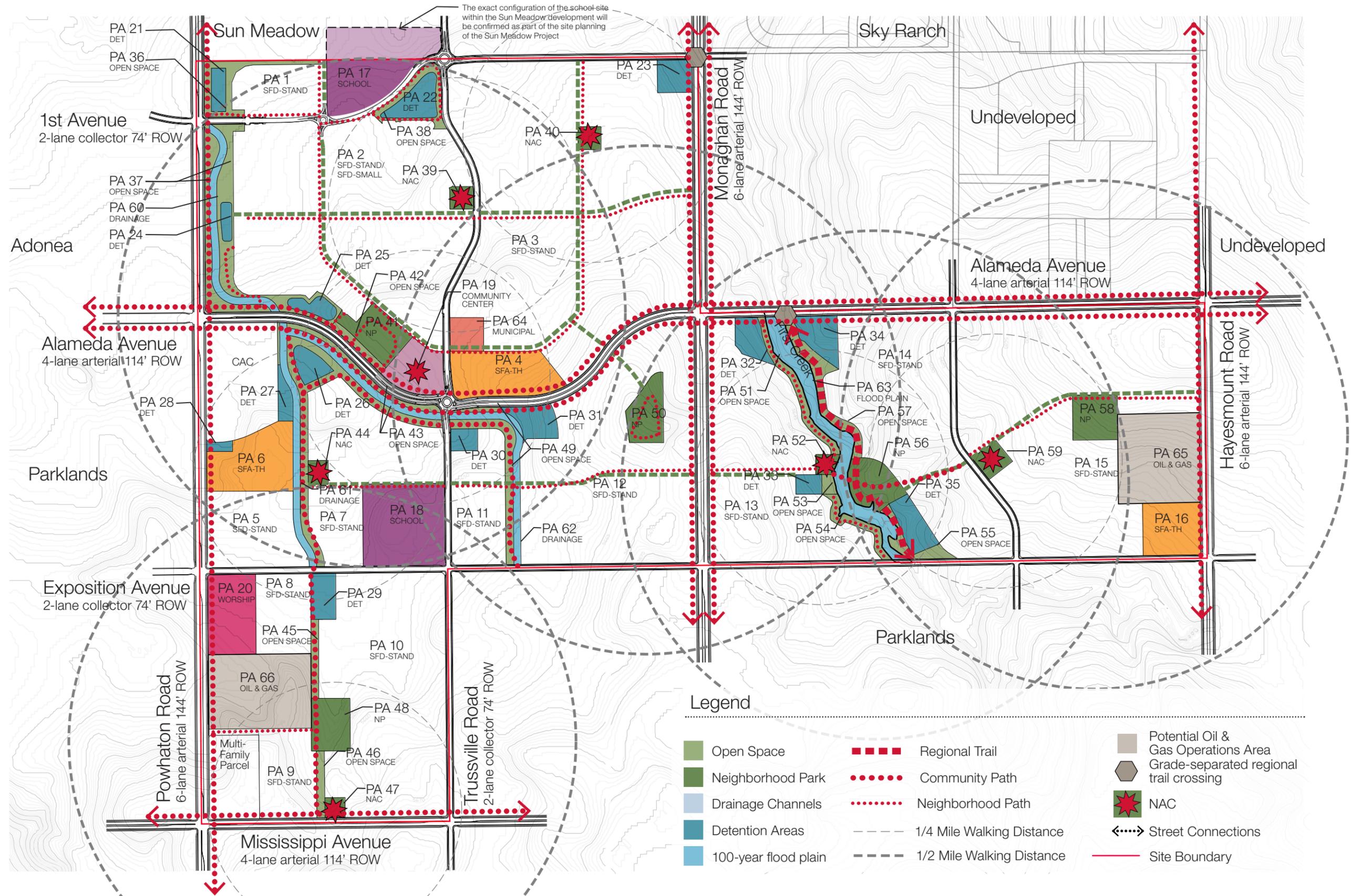
# FDP - Road Hierarchy



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



# FDP - Open Space, Parks, and Circulation



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

# 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, 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.	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.	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.	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.	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.	1.5	1.5	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.	1.4	1.4	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.	5.6	5.6	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.

# Urban Design Standards - Entry Monumentation

## CONCEPTUAL ENTRYWAY

The main entrance into Harmony will be landscaped with vegetation that will invite people into the development. Signage and monumentation will create identity for the community and neighborhoods within Harmony. An enhanced landscape area will differentiate the entryway from other planted zones within the site.

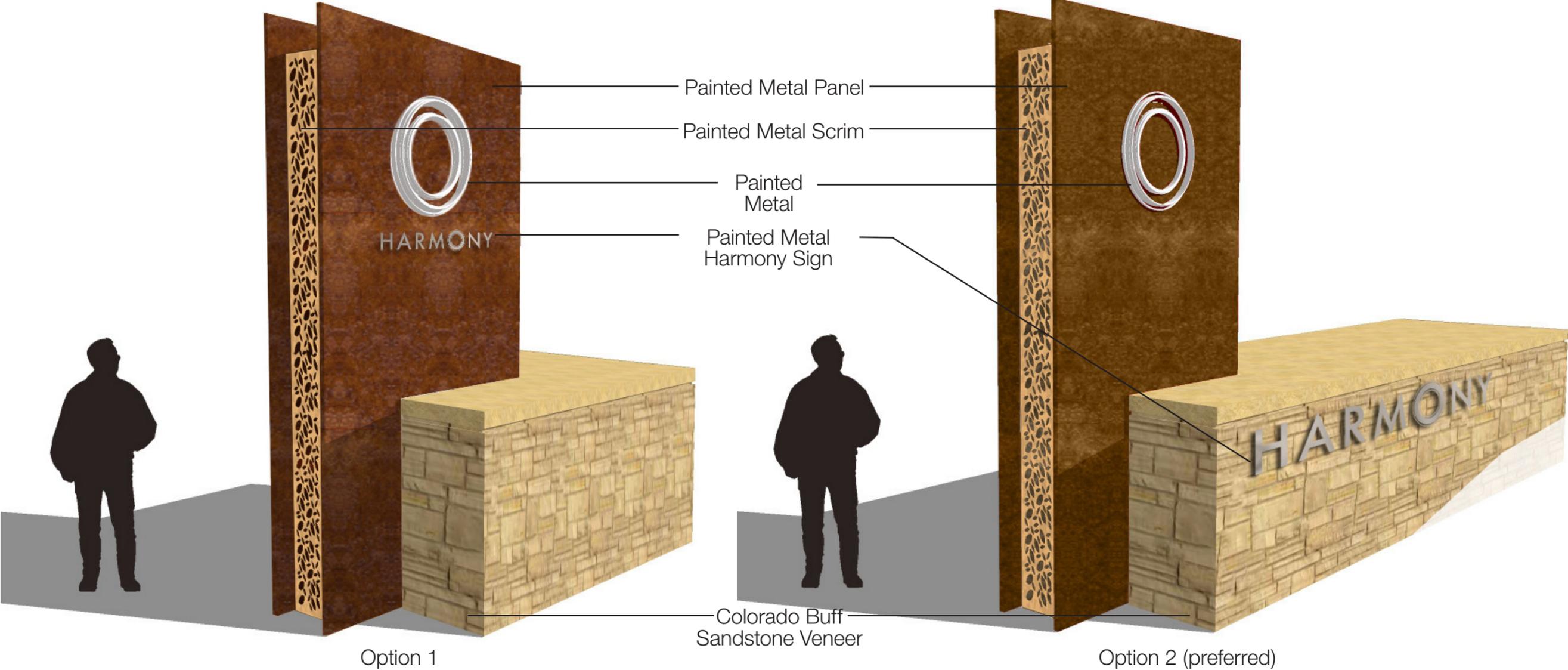


\*Illustrative conceptual site plan is conceptual in nature and subject to change.

# Urban Design Standards - Entry Monumentation

## CONCEPTUAL MONUMENTATION

Harmony will feature a series of vertical monumentation pieces in order to announce entries into the community as well as neighborhood gateways. The vertical orientation of the monumentation should help the community stand out as one passes by the area. The monumentation pieces also use sandstone materials in order to draw from the natural features and materials of the Front Range.



\*Illustrative images are conceptual in nature and subject to change.

# Urban Design Standards - Parks and Open Space

## COMMUNITY CENTER CONCEPT PLAN

The Community Center for Harmony will become the most significant 'public' community building for the residents. Special care has been taken to locate the Community Center near a relatively high point on the property to highlight this important civic location. The site plan has been organized so that the Community Building takes advantage of its adjacency to a neighborhood park and major open space/drainage/trail corridor and westerly views that will remain relatively unobstructed as the community develops. The building will be built to offer a variety of activities and be adaptable to a range of uses.

The following represents a list of potential amenities that may be included in the community center area, following more detailed design. At least one of these amenities needs to be provided with the community center.

- Outdoor pool
- Hot tub/spa
- Children's splash pad
- Tennis court(s)
- Turf grass for lawn games/sports
- Outdoor fire pits
- Concrete trails
- Picnic pavilion
- Soft-surface trails
- Basketball court(s)



\*Illustrative vignette is conceptual in nature and subject to change.

# Urban Design Standards - Parks and Open Space

## NEIGHBORHOOD PARK DESIGN CONCEPTS

Neighborhood Parks within the Harmony community will include a variety of active and passive uses. Each neighborhood park will include a play field for various activities, as well as shade structures, a shelter, and playground equipment (age-separated).

The graphic to the right outlines an example of how a neighborhood park could be created in one part of Harmony. This design is conceptual in nature and the detailed design would vary from one neighborhood park to another. The various neighborhood parks could include a mixture of various amenities from the list below:

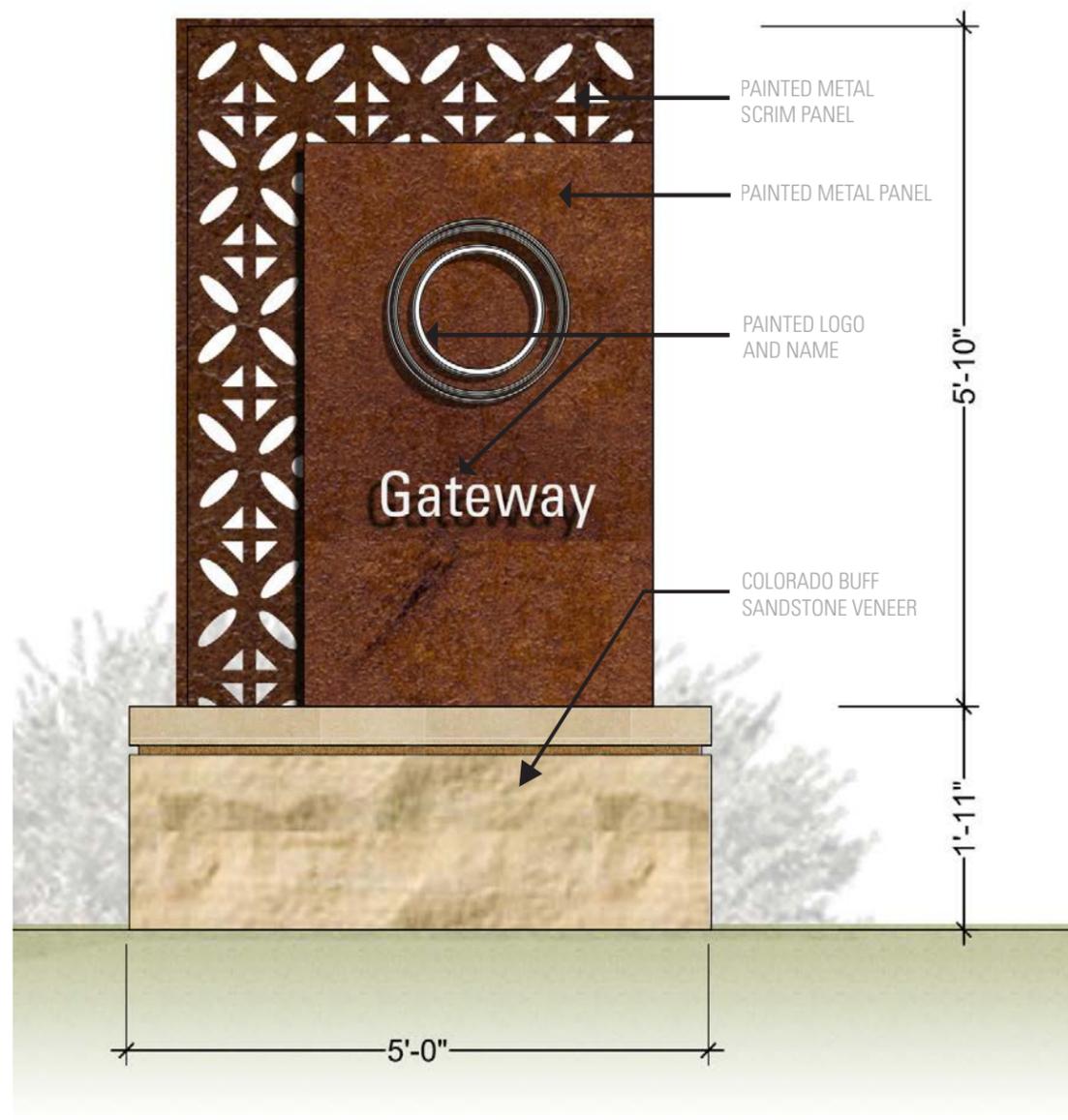
- Turf lawn for games/sports
- Sand volleyball court
- Tennis court
- Age-separated children's playground
- Basketball courts
- Concrete paths/trails
- Soft-surface trails
- Community garden
- Learning garden
- Art garden
- Picnic pavilion
- Picnic table
- Barbecue
- Shade structure
- Restrooms



\*Illustrative vignette is conceptual in nature and subject to change.

# Urban Design Standards - Neighborhood Character

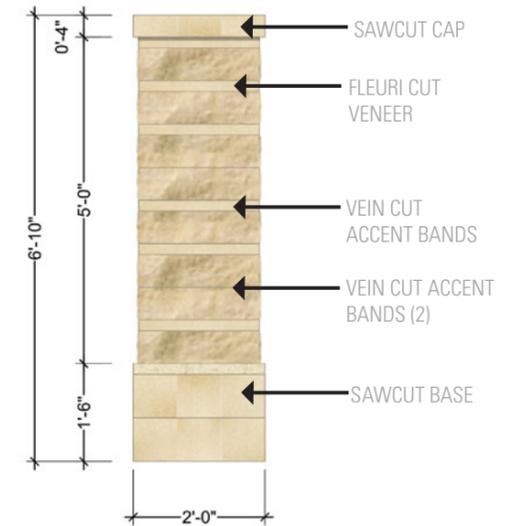
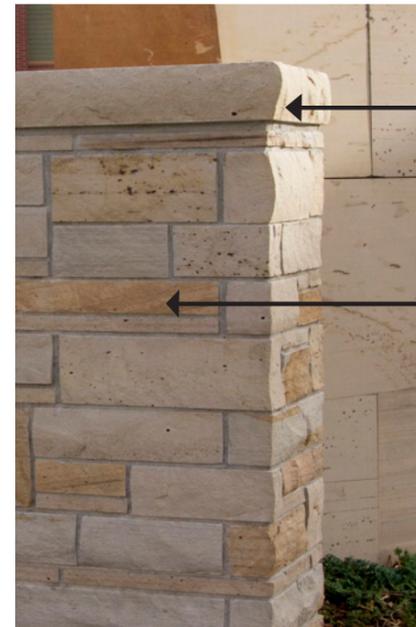
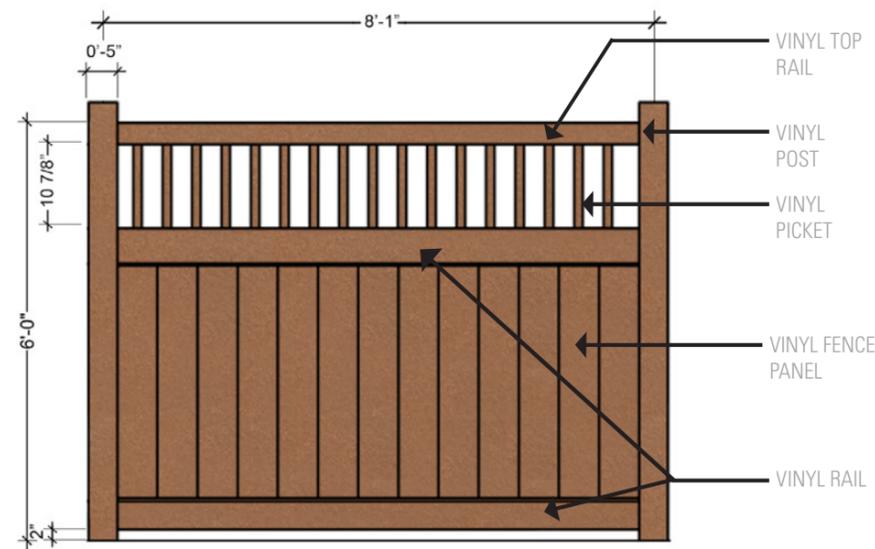
## THE GATEWAY



\*Imagery is conceptual in nature to depict the general character and quality of development proposed and is subject to change.

# Urban Design Standards - Neighborhood Character

## THE GATEWAY

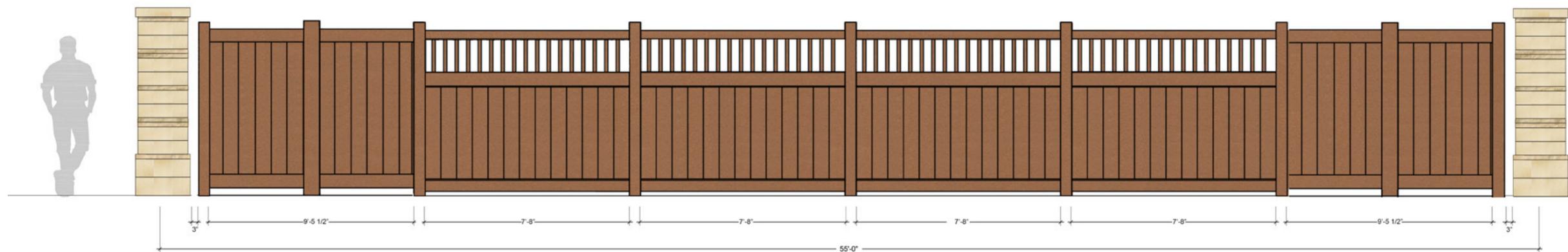


TYPICAL FENCE COLORS

ACCENT FENCE PANEL (VINYL OR RECYCLED POLYETHYLENE)

TYPICAL PILASTER MATERIAL/COLOR/FINISH

TYPICAL PILASTER (COLORADO BUFF SANDSTONE VENEER)

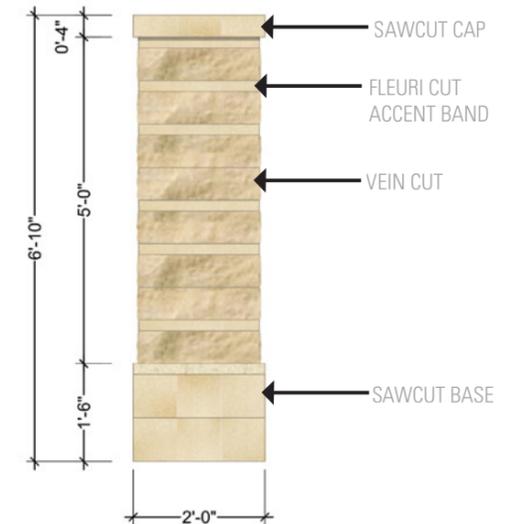
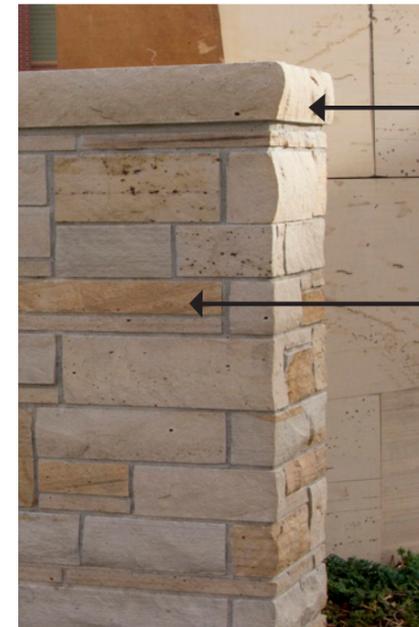
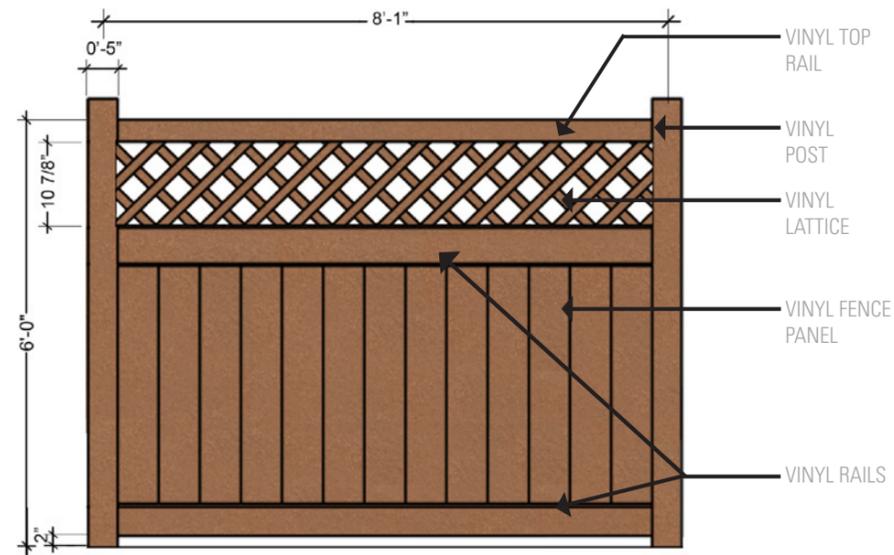
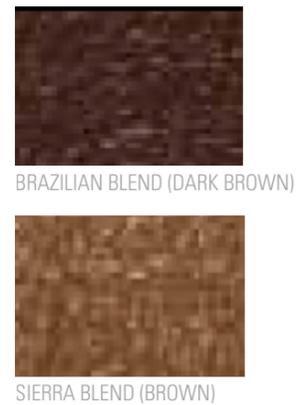


REAR LOT FENCING ELEVATION ALONG COLLECTOR ROAD

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# Urban Design Standards - Neighborhood Character

## THE GARDENS

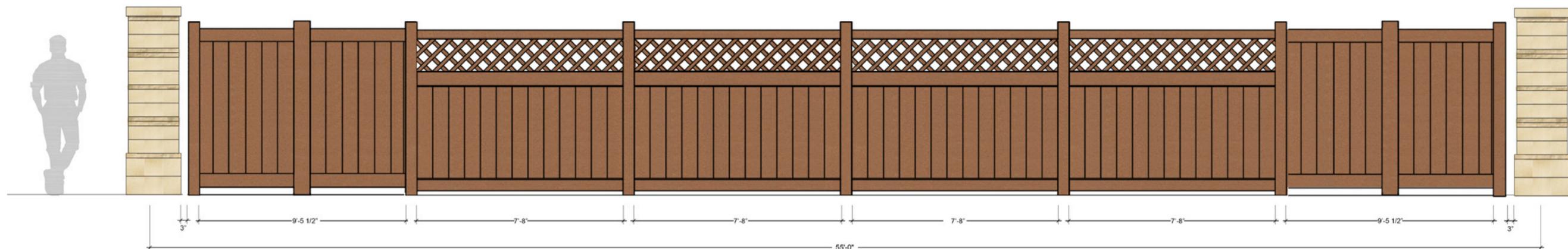


TYPICAL FENCE COLORS

ACCENT FENCE PANEL (VINYL OR RECYCLED POLYETHYLENE)

TYPICAL PILASTER MATERIAL/COLOR/FINISH

TYPICAL PILASTER (COLORADO BUFF SANDSTONE VENEER)



REAR LOT FENCING ELEVATION ALONG COLLECTOR ROAD

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