

Introduction - Vision

A FAMILY ORIENTED COMMUNITY THAT SUPPORTS ACTIVITY AND A SENSE OF BELONGING

As families are considering places to live, now more than ever they are seeking out communities that instill a sense of place and belonging. They are choosing to live in communities that harken back to the qualities of small town America, where neighbors interact, families play together, and a greater sense of connectedness creates a distinct identity. Families are also seeking out communities that allow them to more easily remain active, connected, and engaged with others. The vision for Harmony to is to truly create this sense of place for families seeking a quality new community in eastern Aurora.

- Staying active — walking, biking, and getting moderate regular exercise — helps with both our physical and mental well-being. The way our neighborhoods are designed and built can make carrying out our daily activities an easy task or a chore. At Harmony we envision the design of the streets and destinations located along them will determine how they will be used; make great streets, not just ordinary ones, and people will use them for more than just driving. We envision trail systems with active fitness areas, and of course a state of the art Community Center.

- Staying connected — with friends, family, and community is critical for families and people of all ages to remaining healthy, vital, and active, and is easier if our neighborhood is designed to support interactions. Staying active socially is good for us and good for the community. Connecting with friends and family and sharing our time, wisdom, and experience helps us maintain a sense of purpose, gets us out of the house, and keeps us engaged, focused, and learning. The community plan for Harmony incorporates networks of green spaces, streets and trails into the neighborhoods, allowing multiple types of circulation. It encourages people-to-people

contact through the architecture and urban design, through the creation of the high quality Community Center, houses with porches, parks, streets and sidewalks for all to enjoy. The ownership and design team for Harmony has spent a considerable amount of time studying successful communities and we realize that through the creation of our Community Center we will be creating the social heart of this community.

- Staying engaged — also benefits the community at large. Non-profits, boards, and commissions in the Aurora area would be unable to function without the time and dedication of families and people of all ages. Harmony envisions a community that allows the full range of generations, from children to older adults, to remain engaged in the community through activities. The Community Center at Harmony will contain a variety of organized opportunities for engagement and involvement for people of all walks of life.

- The Community Plan — The Harmony community plan calls for gathering places that are within walking distance, or a short bike ride, of homes. These critical neighborhood ‘meet-ups’ include active areas along the trails, parks, and plazas, a community center with active and passive areas, community gardens, dog parks, and interpretive trail areas. Small neighborhood parks, community gardens, and plazas are great places to sit and read, catch up on e-mail, and talk with friends.

Getting to these meeting places provides some of the physical activity that keeps us healthy. Being there in the company of friends provides the critical social interactions that keep us connected and engaged. Being part of a community also triggers an informal network of folks who might keep an eye out for each other. Neighborhoods with ‘eyes on the street’ (near porches, stoops, windows, and homes) provide for safety and also provide for social support and reduced psychological distress. We

anticipate genuine neighborhoods, not just subdivisions. Genuine neighborhoods contain a mix of uses and housing types, accommodating a wide variety of people and activities. Our neighborhoods will be organized around a series of open space and trail corridors providing active, connected, and engaging areas for our residents. The community plan identifies three locations for potential K-8 school sites, and integrates these school sites with nearby and adjacent park areas, open space corridors, and other community amenities.

The overall plan will allow families and children to more easily access school facilities and provide connectivity from one part of the community to another. The plan also exceeds examples in Aurora and nationally in terms of the access of homes throughout the community to nearby park and open spaces. We have carefully designed the overall plan for Harmony to create a community that is tied together through open space and parks and creates an overall improved sense of identity.

The Community Plan provides for townhome and single family detached housing options, integrated into various neighborhoods. The plan provides for integrating density into the neighborhoods with careful urban design.

This framework development plan supersedes and replaces, in their entirety, the following documents:

- Sand Creek Ranch Framework Development Plan recorded on September 15, 2003 at Reception No. B3204944;
- Trails at First Creek Framework Development Plan recorded June 8, 2004 at Reception No. B4103117;
- Framework Development Plan recorded October 11, 2005 at Reception No. B5152653;
- Sandy Creek Framework Development Plan and Map recorded on December 16, 2013 at Reception No. D3148699;
- Sand Creek Ranch Contextual Site Plan 1 recorded December 1, 2009 at Reception No. B9129804;
- Contextual Site Plan 2 recorded November 23, 2009 at Reception No. B9127352;
- Contextual Site Plan 3 recorded December 1, 2009 at Reception No. B9129809;
- Contextual Site Plan 4 recorded December 1, 2009 at Reception No. B9129810;
- Starfall Contextual Site Plan Filing No. 1 recorded April 21, 2011 at Reception No. D1038071;
- Contextual Site Plan Filing No. 2 recorded April 21, 2011 at Reception No. D1038072;
- Planned Building Group recorded March 31, 1987 at Reception No. 2814107.

Public Art Plan

PUBLIC ART PLAN

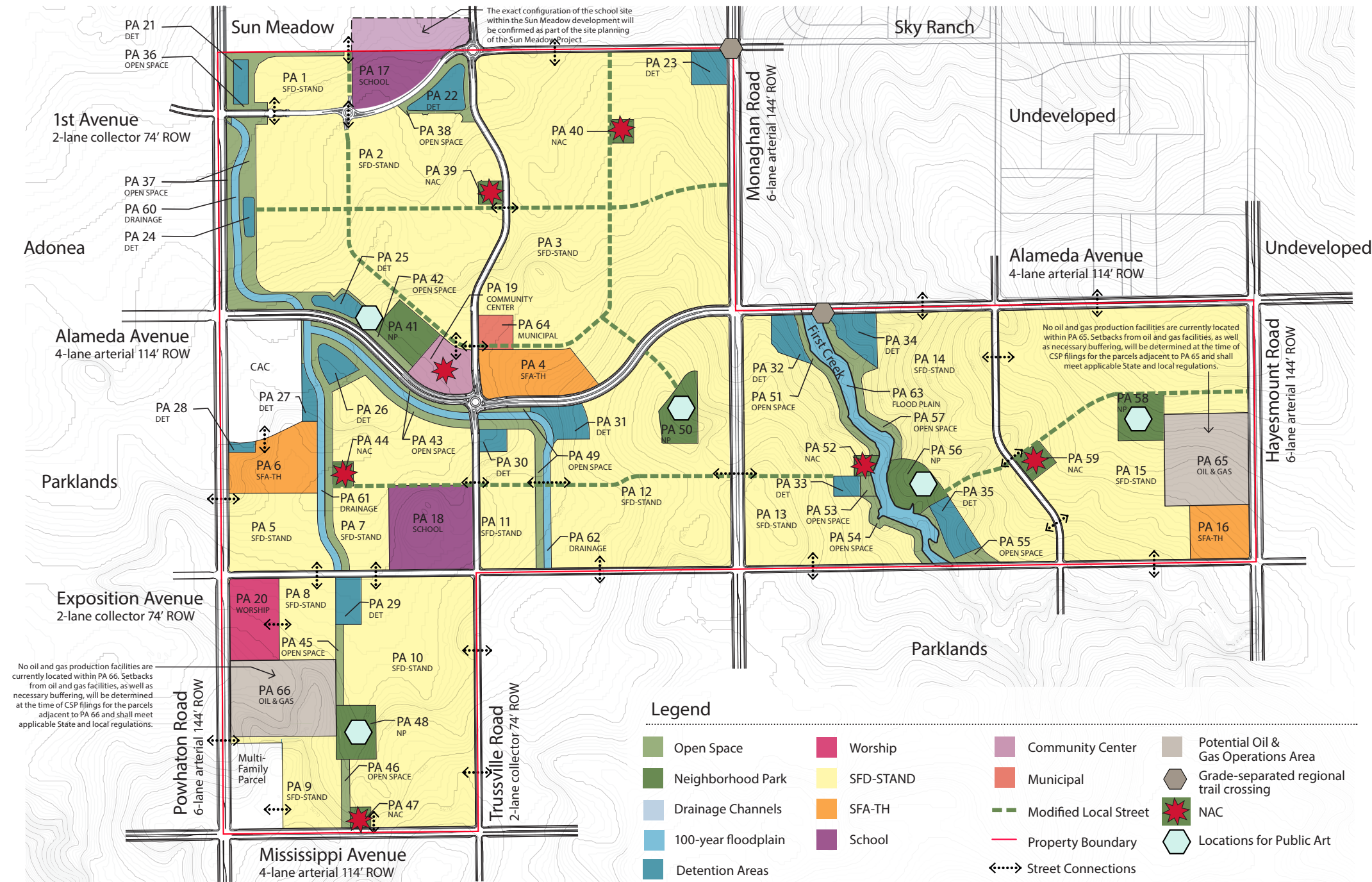
Mission: To increase the value of a development by using public art as a tool to create a unique identity while giving back a cultural amenity to the community.

Vision: Public art enables Aurora to contribute to the civic pride of the community while reinforcing and expanding the City's commitment to improving the aesthetic character of its public places.

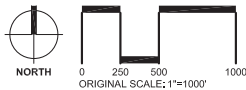
- Harmony Public Art Plan —
- Prior to or concurrent with the first CSP submittal for Harmony, we will submit the formal Public Art Plan. It is our understanding that the entire Harmony area is designated as Medium Density Residential in the Northeast Plains District.



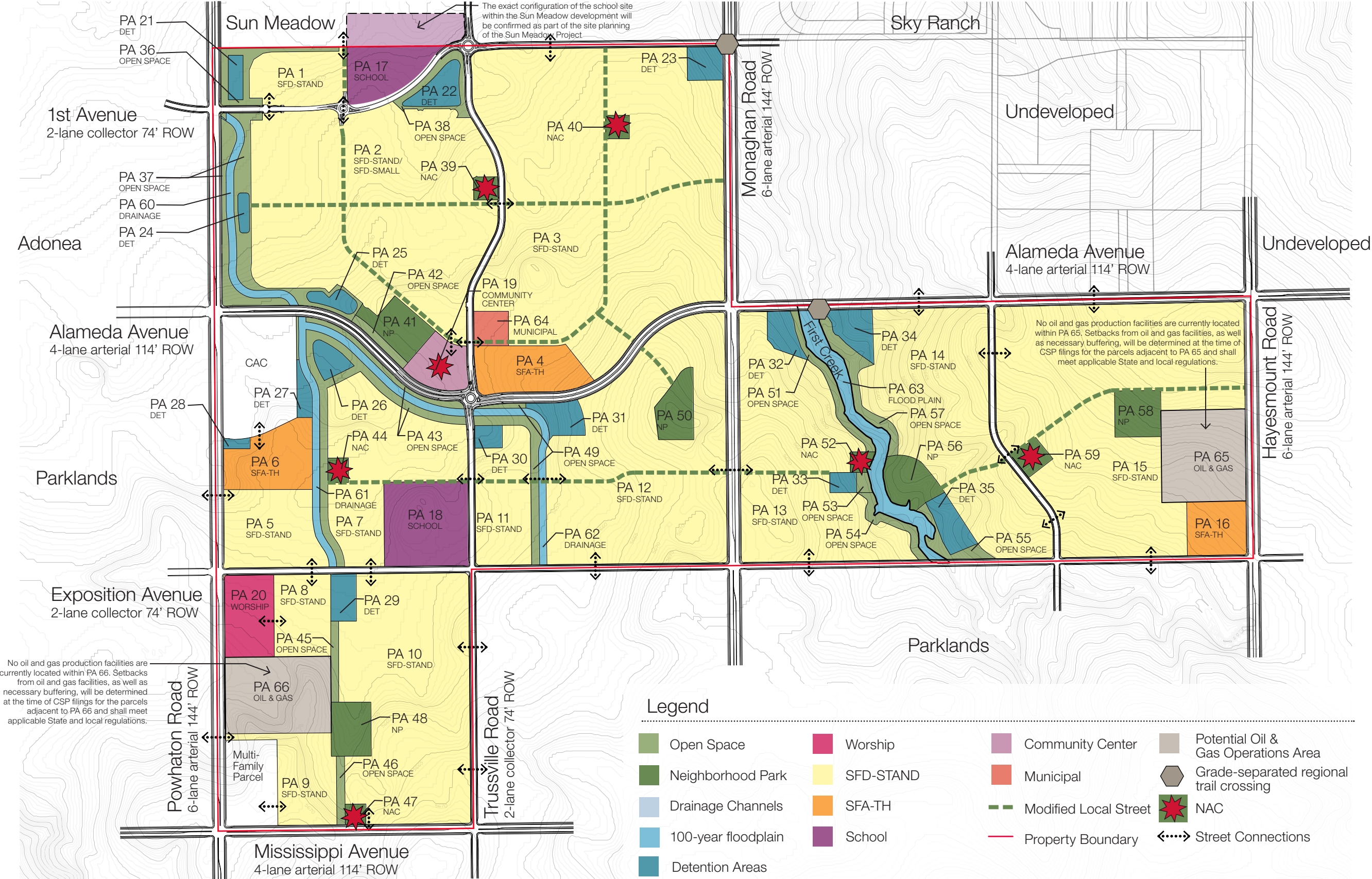
Locations for Public Art



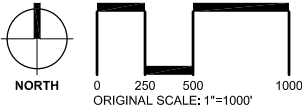
Note: The grade-separated regional trail crossing at 1st & Monaghan will be cost shared with three adjacent property owners.



FDP - Land Use Map, Matrix and Standard Notes



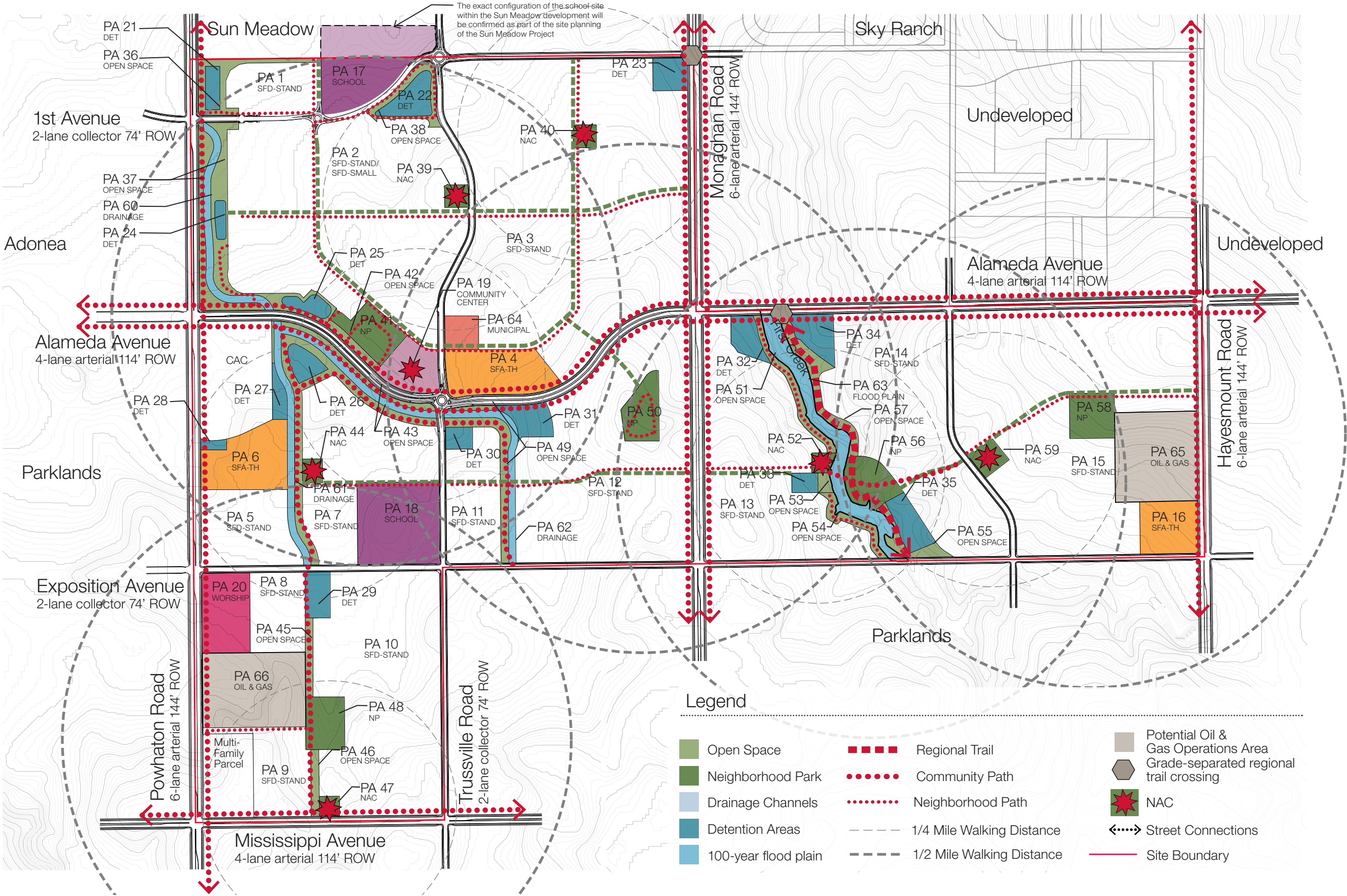
Note: The grade-separated regional trail crossing at 1st & Monaghan will be cost shared with three adjacent property owners.



FDP - Form D Land Use Map Matrix

LAND USE ITEM	PLANNINGAREA 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	Small Lots not to exceed 35% or 157 small lots
	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	
TOTAL								3,010 DU's	
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 - Open Space, Parks, and Circulation



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

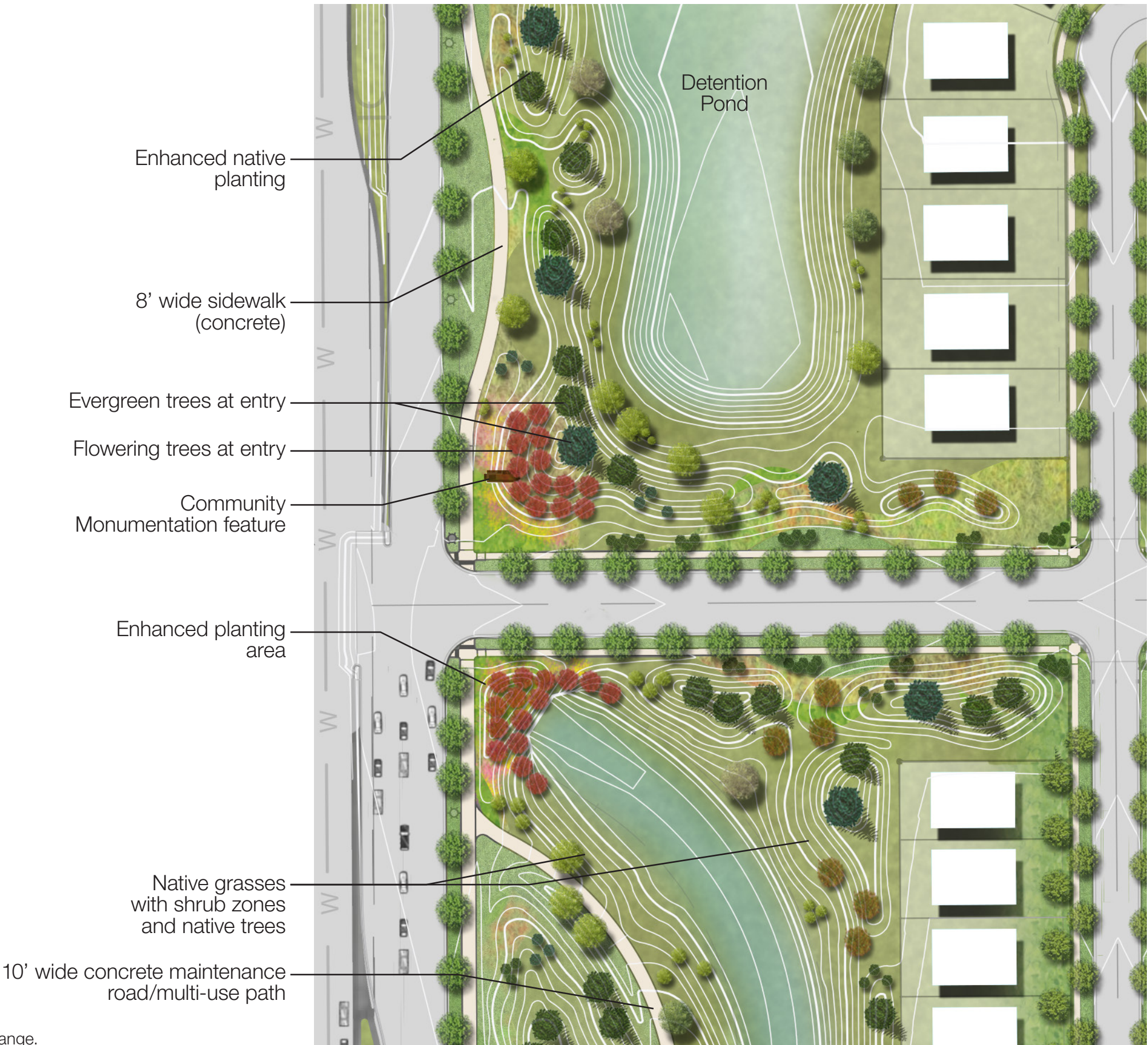
Form J - Parks, Recreation and Open Space

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.

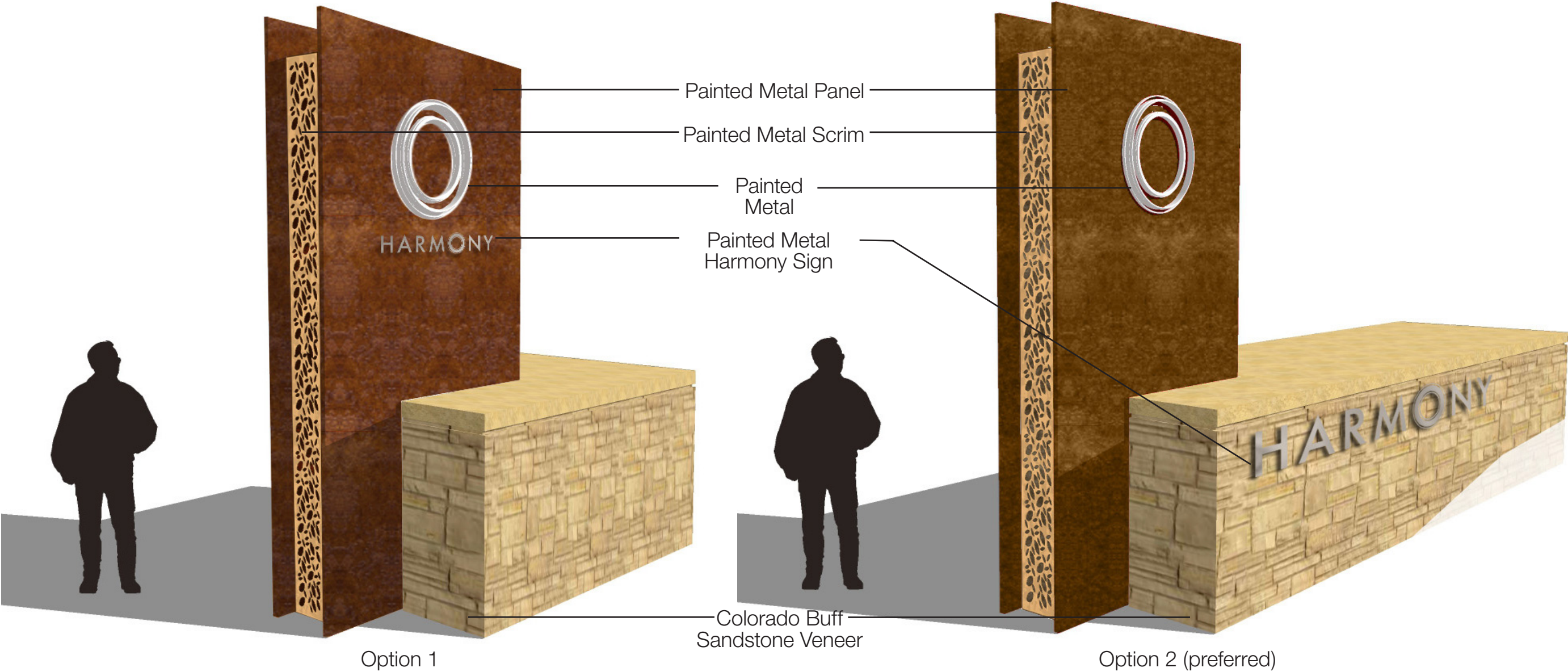


*Illustrative conceptual site plan is conceptual in nature and subject to change.

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.



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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:

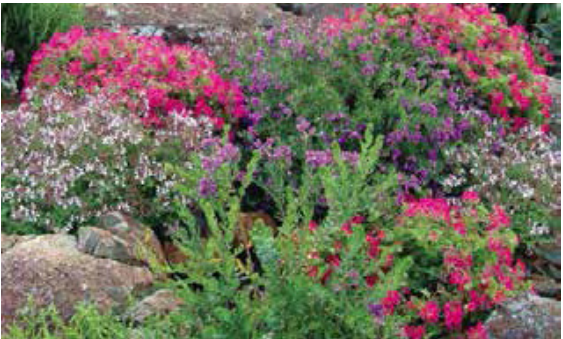
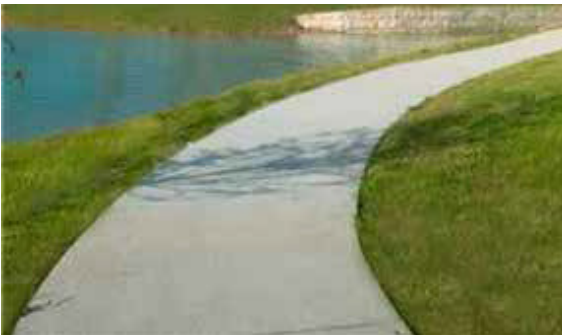
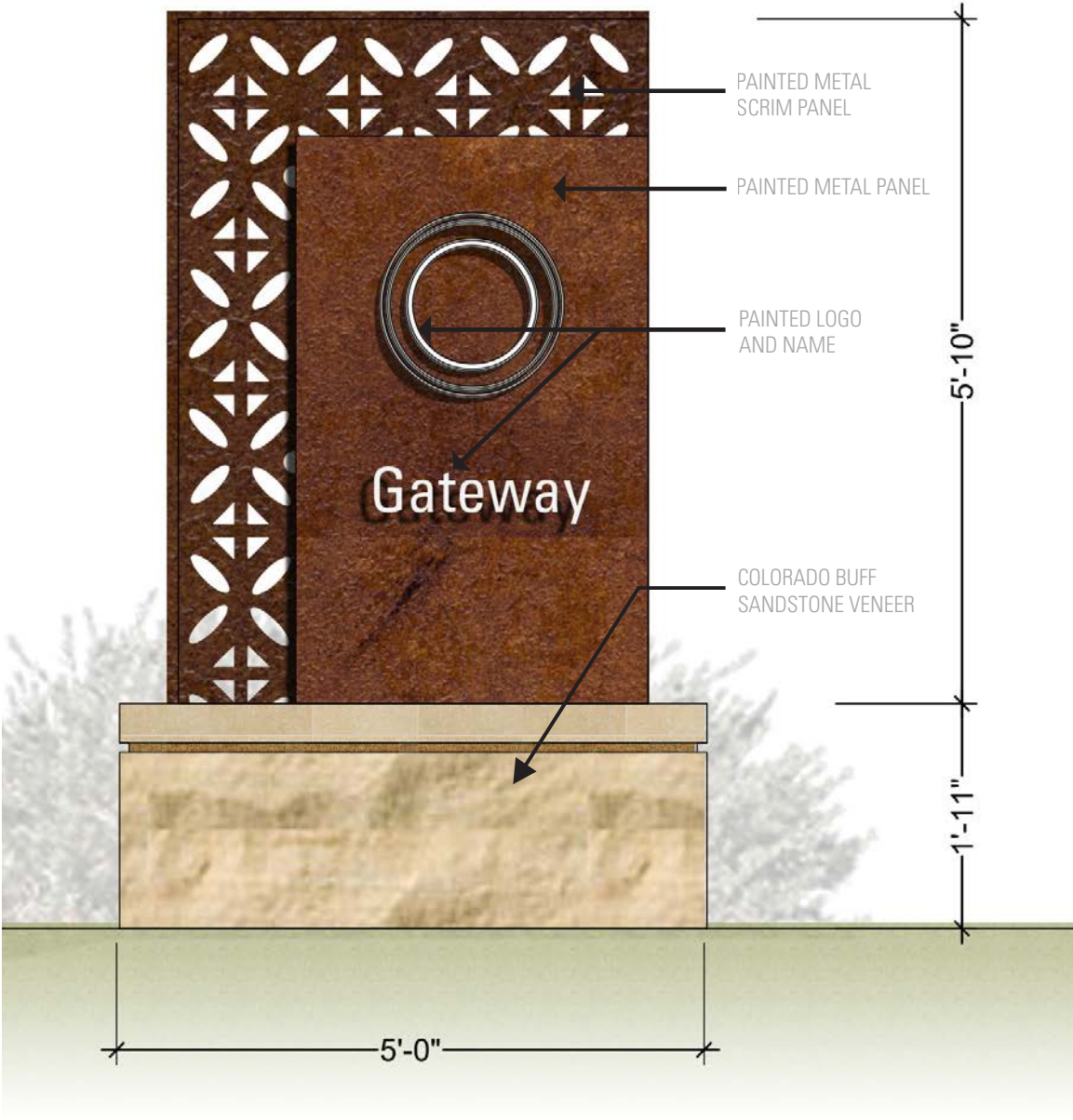
- Turf lawn for games/sports
- Sand volleyball court
- Tennis court
- Age-separated children's playground
- Basketball courts
- Concrete paths/trails
- Soft-surface trails
- Community garden
- Learning garden
- Art garden
- Picnic pavilion
- Picnic table
- Barbecue
- Shade structure
- Restrooms



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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.

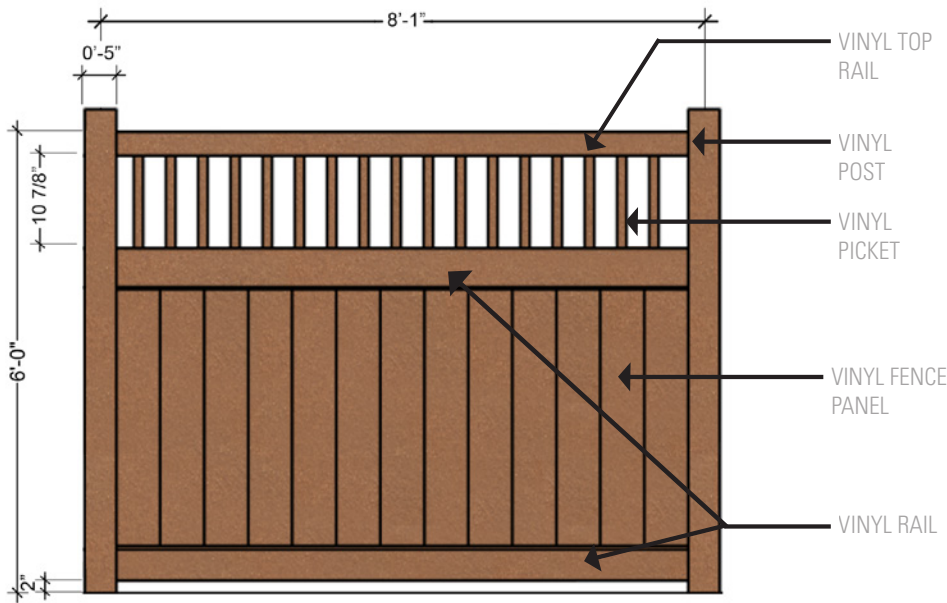
TAB9.25

Urban Design Standards - Neighborhood Character

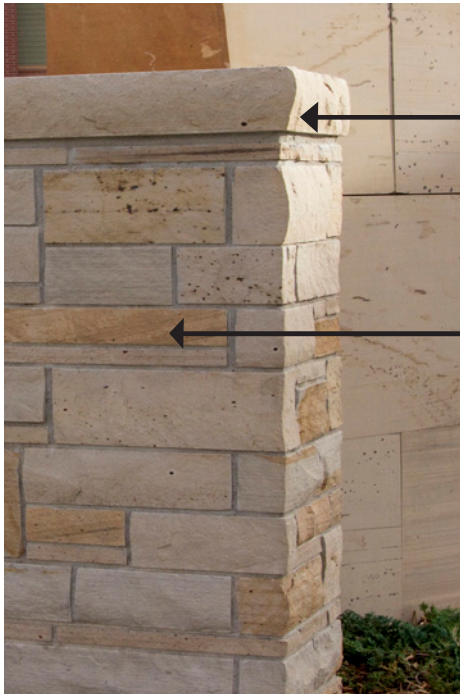
THE GATEWAY



TYPICAL FENCE
COLORS



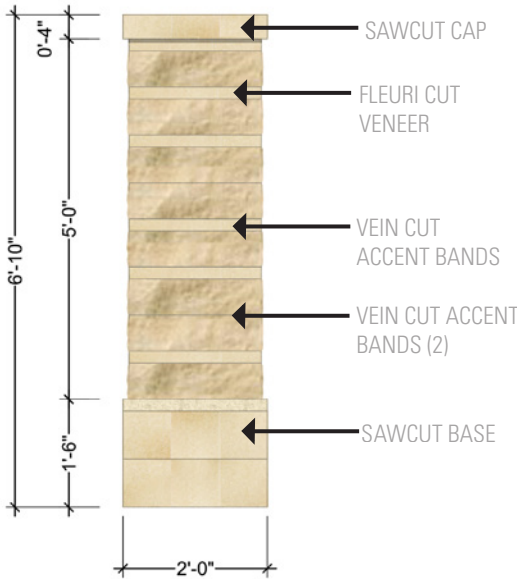
ACCENT FENCE PANEL
(VINYL OR RECYCLED POLYETHYLENE)



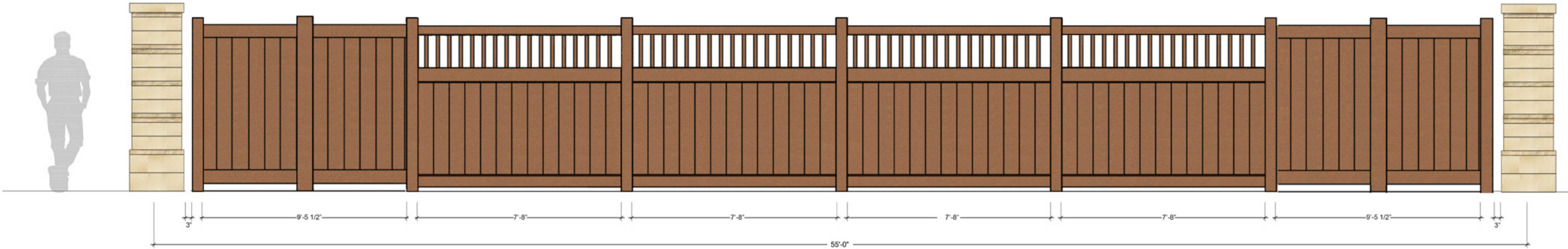
TYPICAL PILASTER
MATERIAL/COLOR/FINISH

SAWCUT
BUFF SANDSTONE

ASHLAR PATTERN
VEIN CUT COLORADO
BUFF SANDSTONE



TYPICAL PILASTER
(COLORADO BUFF
SANDSTONE VENEER)

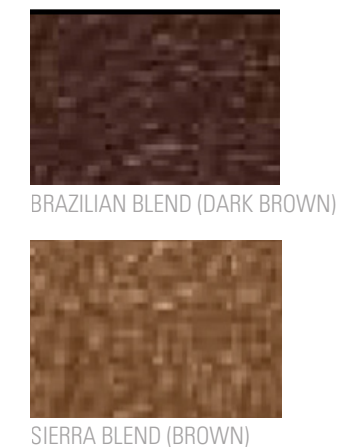
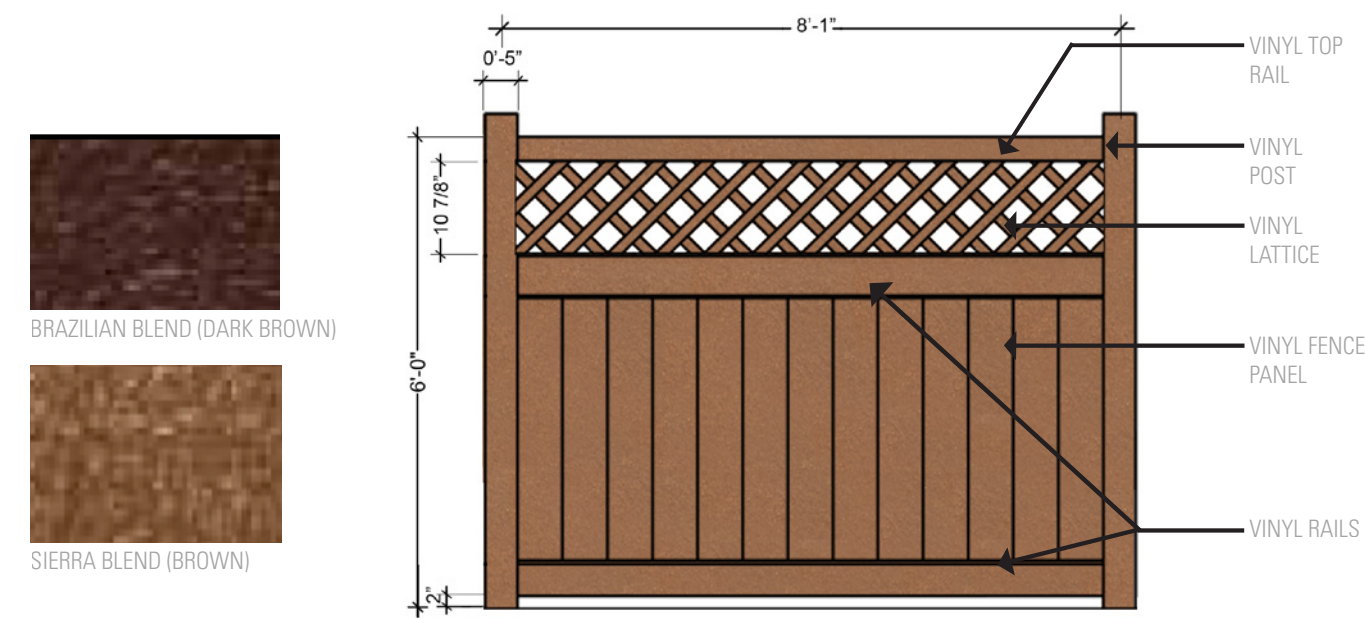


REAR LOT FENCING ELEVATION ALONG COLLECTOR ROAD

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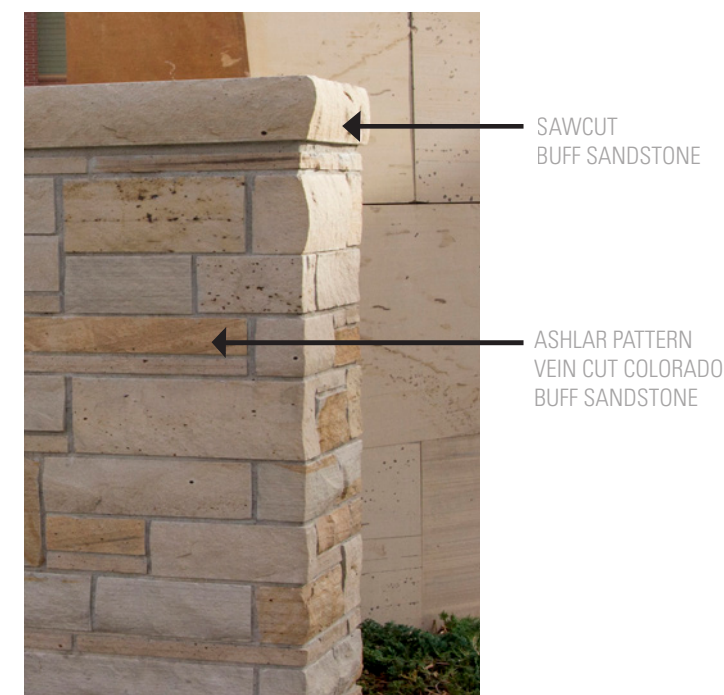
Urban Design Standards - Neighborhood Character

THE GARDENS

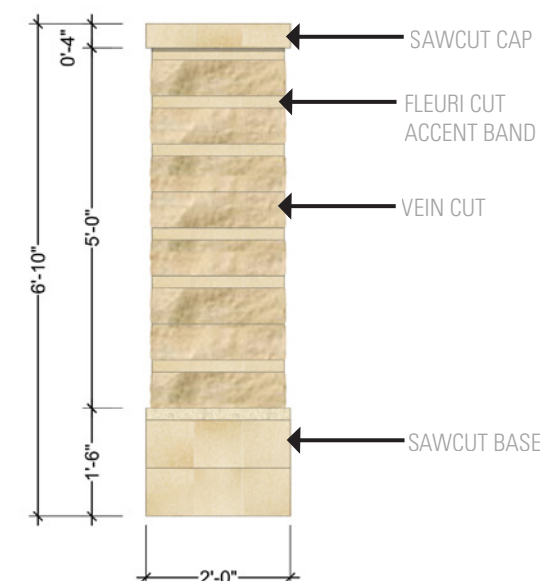


TYPICAL FENCE COLORS

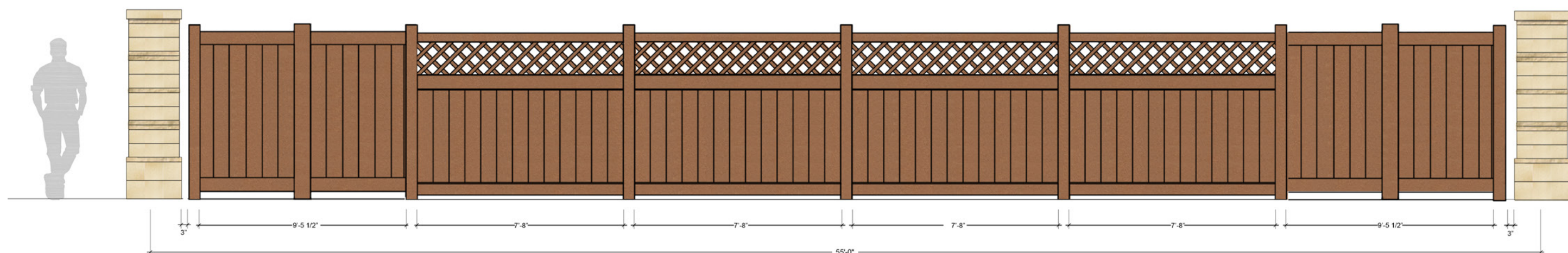
ACCENT FENCE PANEL (VINYL OR RECYCLED POLYETHYLENE)



TYPICAL PILASTER MATERIAL/COLOR/FINISH



TYPICAL PILASTER (COLORADO BUFF SANDSTONE VENEER)



REAR LOT FENCING ELEVATION ALONG COLLECTOR ROAD

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