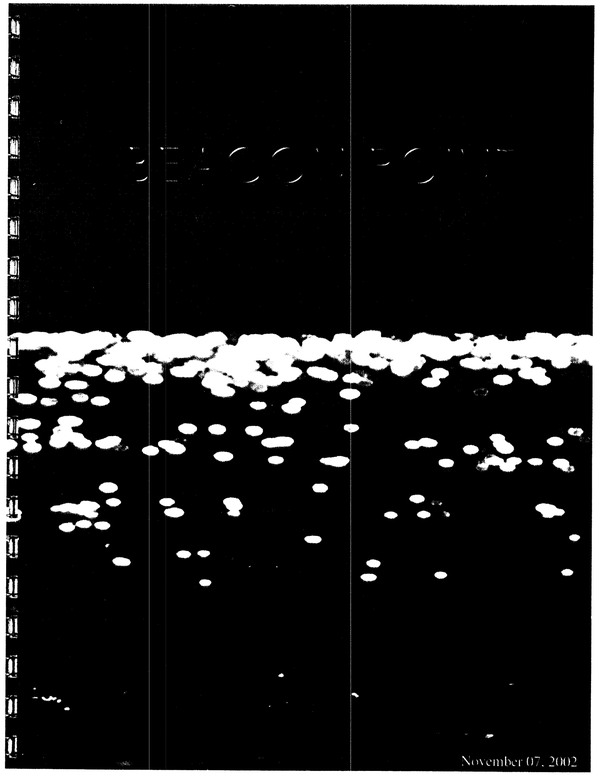


Situated amongst the rolling hills of southeast Aurora, a jewel has been discovered in Beacon Point. This new residential community will occupy premier real estate with water front views of the Aurora Reservoir. A wide assortment of homes and architectural styles will find a place at Beacon Point, inspiring variety and diversity within the community.

This exciting new community is an advance in the residential developments planned along the E-470 Corridor.

Aurora reservoir will become the regional landmark for the community of Beacon Point, while vast openspace and lighted beacon monuments lead the people home from another active day in the Colorado sunshine.

Adjacent to this significant water body, opportunities are bountiful providing distinguished recreational amenities. Abundant in Neighborhood Activity Centers and Parklands, Beacon Point has something for all walks of life. With various spaces for young families to play and for all residents to enjoy the beauty of the Reservoir, the greenways and open spaces all provide active and passive recreation. Broad sweeping trails form the backbone for the open space, uniting the neighborhoods both locally and regionally across Beacon Point, as well as connecting the neighboring communities.

Binding superior homes with unparalleled open spaces opens blissful doors and rousing opportunities to that which is

B E A C O N P O I N T

beacon point
community design standards

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NORRIS DULLEA

Introduction

1.1 Purpose and Compliance:

Development in southeast Aurora is embarking on a new frontier in design and construction. New standards for strategic planning have been created by the City of Aurora and present innovative opportunities for community design. The E-470 Corridor Design Standards and the Title 32 Design Criteria outline patterns for the City that will update the neighborhood image and refresh the Aurora vision. Beacon Point wishes to flourish amidst the thousands of acres planned in the City and to actively direct the ultimate creation of this exciting new project. The following Design Standards are an important step in outlining the open space network, landscape, community entries, and architecture. They provide the groundwork for nearly everything that will eventually become Beacon Point.

These Design Standards are written with the intention to direct builders, architects, designers, and homeowners towards the theme established and desired at Beacon Point. The purpose for creating these standards is to meet the Metro District Design Criteria for Residential Title 32 Districts and to elevate the level of quality at Beacon Point, consequently raising the bar within the City of Aurora.

In addition to meeting the subsequent metro district standards, all building, construction, and design parties are expected to observe the design criteria established by the City of Aurora; including but not limited to, landscape, fence, and brick ordinances, the City Code of the City of Aurora, and the E-470 Corridor Zoning Regulations and Design Standards and Procedures. The Beacon Point Standards may be more restrictive than the existing City of Aurora codes and ordinances, but do not intend to modify or supersede their outline or intent. In the case of a discrepancy and for items not covered, the appropriate jurisdictional regulations and codes shall take precedence and the most restrictive standards shall apply.

1.2 Open Space Compliance:

Sufficient land dedication:

Proposed Land Uses

	Units	People/Unit	Population	*Community Parks	Neighborhood Parks	Metro Dedication	Total Dedication
				11 Acres / 1000 pop.	3.0 Acres / 1000 pop.	7.8 Acres/1000 pop.	
Single Family	687	2.65	1820.6	2.0	5.5	14.2	19.7
Multi Family	213	2.2	468.6	0.5	1.4	3.7	5.1
Total	900		2289.2	2.5	6.9	17.9	24.8

* US Home will dedicate cash-in-lieu for Community Parks
All parks will be owned and maintained by the Metro District and /or HOA

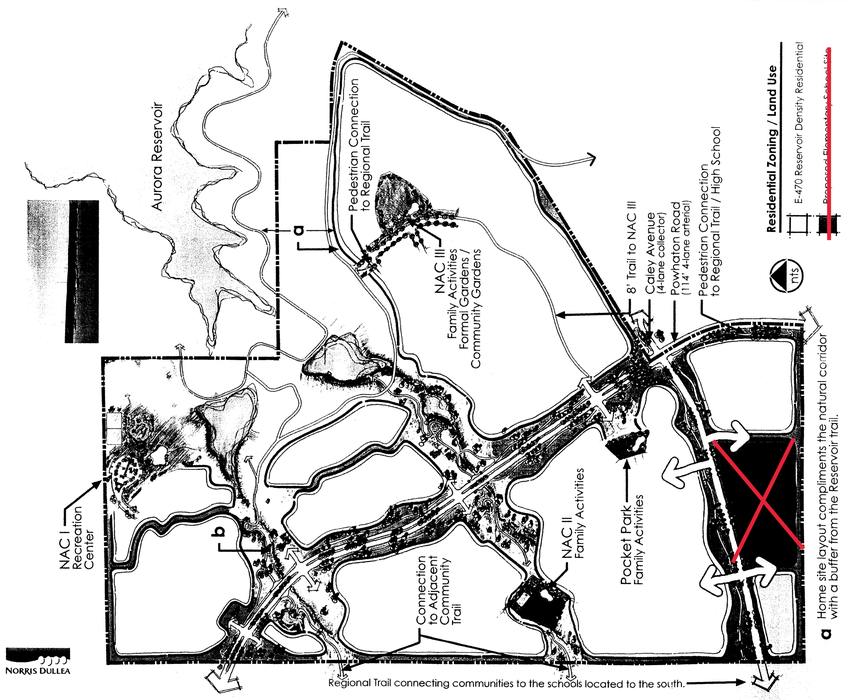
NORRIS DULLEA

Community Vision

Revised 11/12/19
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US·Home

2.1



a Home site layout compliments the natural corridor with a buffer from the Reservoir trail.

b Natural Resources, such as natural riparian drainages, are designed into the community as widened open spaces, inturn providing urban wildlife corridors.

Community at Beacon Point is defined by landscape, architecture, and the people that will reside here. The landscape and architecture are diverse, offering variety for the distinctive people that will occupy Beacon Point.

Community Plan

US·Home