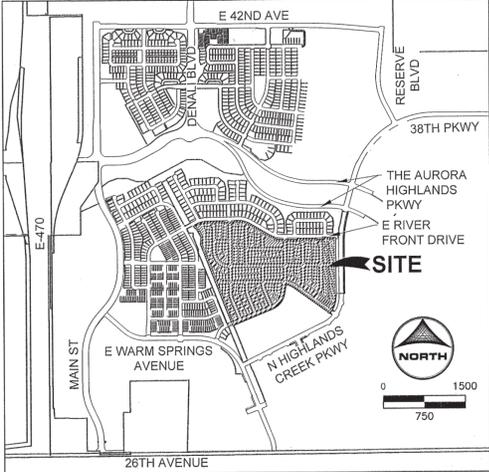


THE AURORA | HIGHLANDS

THE AURORA HIGHLANDS SITE PLAN #16

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
AND A PORTION OF TRACT B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 11,
SITUATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LAND AREA WITHIN PROPERTY LINES	70.46 AC
NUMBER OF UNITS PROPOSED	273
NUMBER OF BUILDINGS PROPOSED (NON-SPRINKLERED)	273
NUMBER OF STORIES	2.00
MAXIMUM HEIGHT OF BUILDINGS	38 FT
CONSTRUCTION TYPE	V-B
IBC OCCUPANCY CLASSIFICATION	R-3
OPEN SPACE	3.27 AC
LANDSCAPE AREA	1.63 AC
ZONING CLASSIFICATION	R-2
LOT AREA	44.61 AC (63.31%)
TRACT AREA	5.73 AC (8.13%)
PUBLIC R.O.W. AREA	20.12 AC (28.56%)

AMENDMENTS

- 1 Mylar change to revise shelters, Detail 4/
Sheet L4.01 February 27, 2023
- 2 Revision to lot typical sheet (sheet 26) to
show requirements for a xeric lot typical and
curbside landscape. A key map was added
to the sheet to outline where the xeric
curbside landscape would occur.

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2-3	GENERAL NOTES & TYPICAL SECTIONS
4	CSP TRACKING CHARTS
5	LOT AREA TABLES
6	CONTEXT MAP
7	OVERALL SITE PLAN
8-14	SITE PLAN
15	OVERALL UTILITY PLAN
16-22	GRADING & UTILITY PLAN
23	MAIL KIOSK ACCESSIBILITY
24	LANDSCAPE COVER SHEET
25	LANDSCAPE PLANTING SCHEDULES
26	XERIC LOT TYPICALS
27-29	LANDSCAPE PLAN
38	LANDSCAPE ENLARGEMENT
39	HYDROZONE MAP
40	MASTER FENCE & TRAIL PLAN
41	TREE MITIGATION PLAN
42-46	LANDSCAPE DETAILS

OWNERS SIGNATURES

THE AURORA HIGHLANDS SITE PLAN #16
LEGAL DESCRIPTION: THE AURORA HIGHLANDS SUBDIVISION FILING NO. 16 (SEE SHEET 2)
THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING,
SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL
LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT
THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN
THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN.
ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF
THE CITY OF AURORA.

IN WITNESS THEREOF, TRI-POINTE HOMES HOLDINGS, INC., A DELAWARE CORPORATION, HAS CAUSED
THESE PRESENTS TO BE EXECUTED THIS 12th DAY OF August AD. 2022

BY: Linda M. Purdy
Linda M. Purdy
Tri-Pointe Homes Holdings, Inc. Division President

STATE OF COLORADO _____)SS

COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF August AD, 2022.

BY LINDA M. PURDY

WITNESS MY HAND AND OFFICIAL SEAL



(NOTARY PUBLIC)

MY COMMISSION EXPIRES 6/1/2025

NOTARY BUSINESS ADDRESS: 5350 South Rollin Street #400
Greenwood Village, Colorado 80111

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: 8/24/22
PLANNING DIRECTOR: _____ DATE: 8/25/22
PLANNING COMMISSION: N/A DATE: N/A
(CHAIRPERSON)
CITY COUNCIL: _____ DATE: N/A
(MAYOR)
ATTEST: _____ DATE: N/A
(CITY CLERK)
DATABASE APPROVAL DATE: 7/21/21

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER
OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____
20__ AD AT _____ O'CLOCK ____ M.
COUNTY CLERK AND RECORDER _____ DEPUTY _____
INSTRUMENT NO.: _____
THE AURORA HIGHLANDS
SITE PLAN #16
TITLE: COVER SHEET
DATE: JUNE 15, 2022

SITE BENCHMARK:
CITY OF AURORA BENCHMARK 3S8638NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A)
ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP
AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.
ELEVATION = 5521.54 (NAVD88)

PROJECT CONTROL STATEMENT:
PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011)
COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING
THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002542620) - 1000000.00'
PROJECT EASTING = (STATE PLANE EASTING * 1.0002542620) - 3000000.00'

Dial 811 or 1-800-892-0123

Know what's below.
Call before you dig.

WITH THE FOLLOWING:
COUNTY ADAMS
CITY-TOWNSHIP AURORA-TOWNSHIP 3 SOUTH
SEC. & 1/4 SEC. NO. # EAST HALF OF SEC 30

Two (2) working days before you dig
(Excluding Sat., Sun. & Holidays)

PROJECT OWNER:
TRI-POINTE HOMES HOLDINGS, INC
A DELAWARE CORPORATION
LINDA PURDY
8055 EAST TUFTS AVENUE, SUITE 675
DENVER, CO 80237

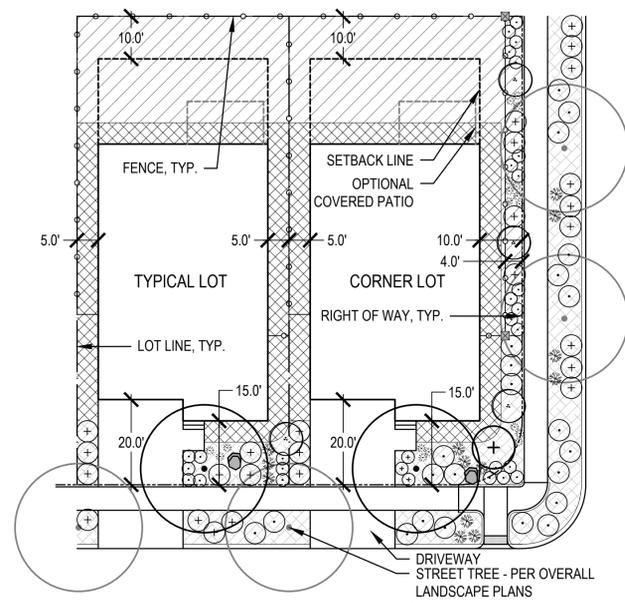
PROJECT APPLICANT:
TRI-POINTE HOMES HOLDINGS, INC
A DELAWARE CORPORATION
LINDA PURDY
8055 EAST TUFTS AVENUE, SUITE 675
DENVER, CO 80237

ENGINEER CONTACT(S):
HR GREEN DEVELOPMENT, LLC
RYAN LITTLETON, P.E.
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
PH: 720-602-4999
rlittleton@hrgreen.com

LANDSCAPE ARCHITECT:
NORRIS DESIGN
SEAN MALONE
1101 BANNOCK STREET
DENVER, CO 80204
PH: 303-892-1166



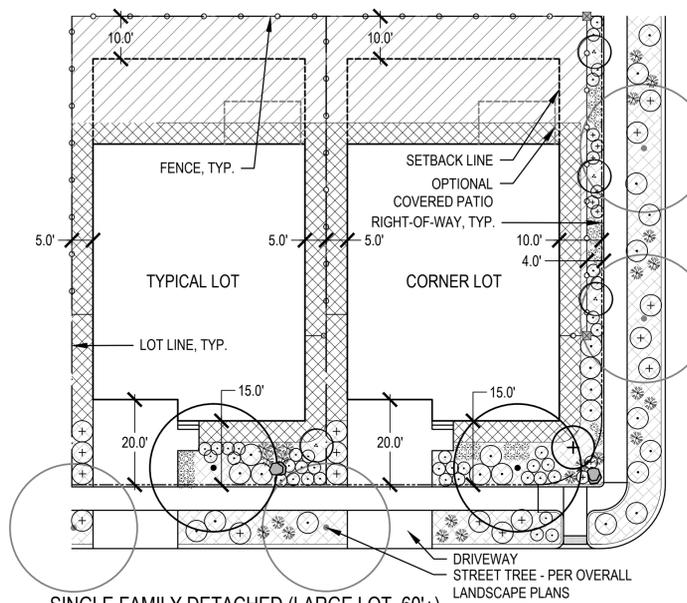
XERIC TYPICAL LOT LANDSCAPE



SINGLE FAMILY DETACHED (STANDARD LOT 50'+)

PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE	2.5' CAL	1
FRONT YARD ORNAMENTAL OR EVERGREEN TREE	2" CAL OR 6' HT	1
FRONT YARD SHRUBS	#5 CONT	16
FRONT CURBSIDE SHRUBS (CORNER LOT) *	#5 CONT	9
FRONT CURBSIDE SHRUBS (TYPICAL LOT) *	#5 CONT	6
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1
SIDE YARD TREE (CANOPY, ORNAMENTAL, OR EVERGREEN)	SEE FRONT YARD TREE SIZES	3
SIDE YARD SHRUBS	#5 CONT	24
SIDE CURBSIDE SHRUBS *	#5 CONT	22

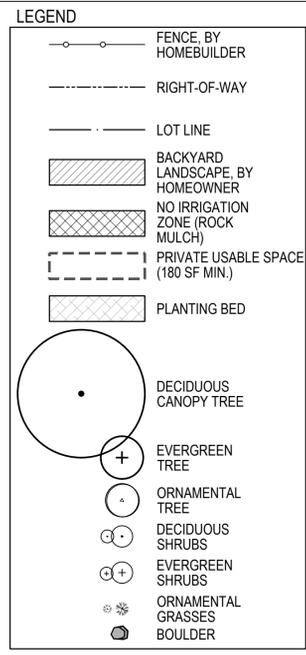
EACH LOT SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES
* CURBSIDE PLANTS SHALL NOT EXCEED MATURE HEIGHT OF 26".



SINGLE FAMILY DETACHED (LARGE LOT 60'+)

PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE	2.5' CAL	1
FRONT YARD ORNAMENTAL OR EVERGREEN TREE	2" CAL OR 6' HT	1
FRONT YARD SHRUBS	#5 CONT	26
FRONT CURBSIDE SHRUBS (CORNER LOT) *	#5 CONT	11
FRONT CURBSIDE SHRUBS (TYPICAL LOT) *	#5 CONT	8
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1
SIDE YARD TREE (CANOPY, ORNAMENTAL, OR EVERGREEN)	SEE FRONT YARD TREE SIZES	3
SIDE YARD SHRUBS	#5 CONT	24
SIDE CURBSIDE SHRUBS *	#5 CONT	22

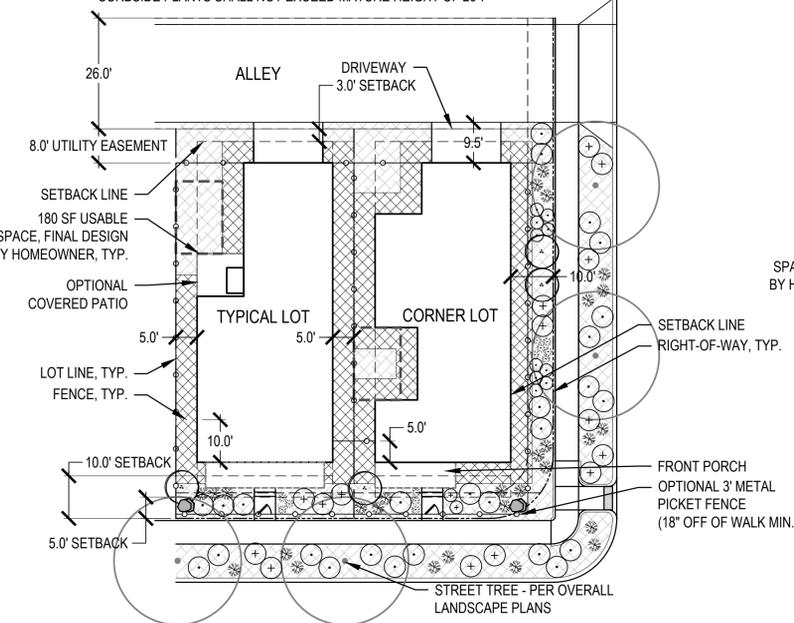
EACH LOT SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES
* CURBSIDE PLANTS SHALL NOT EXCEED MATURE HEIGHT OF 26".



- NOTES**
- REFER TO GEO-TECHNICAL REPORT FOR AREAS OF PROHIBITED IRRIGATION.
 - LOT TYPICAL DESIGNS SHOWN ARE EXAMPLES ONLY. INDIVIDUAL LANDSCAPE DESIGNS ARE HIGHLY ENCOURAGED. PLANT MATERIAL CAN VARY. REFER TO INDIVIDUAL LOT TYPICALS AND THESE NOTES FOR SPECIFIC REQUIREMENTS.
 - REFER TO FDP APPENDIX (TAB 14) FOR RESIDENTIAL LOT LANDSCAPE STANDARDS AS THEY RELATE TO LOT SIZE.
 - ALL CANOPY TREES TO BE 2.5" CALIPER, ALL ORNAMENTAL TREES TO BE 2" CALIPER OR 6' HEIGHT CLUMP, AND ALL EVERGREEN TREES TO BE 6' HEIGHT.
 - WHEN TREES CONFLICT WITH UTILITY EASEMENTS, SHRUBS SHALL BE USED PER CITY OF AURORA TREE EQUIVALENT (10 SHRUBS = 1 TREE).
 - ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #1 CONTAINERS. GRASSES IN THE CURBSIDE LANDSCAPE ARE REQUIRED TO BE #5 CONTAINERS.
 - ORNAMENTAL GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) #1 CONTAINER GRASSES PER (1) #5 CONTAINER SHRUB.
 - MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN SAME LAYOUT WITH 50% OR MORE SAME PLANT MATERIAL.
 - LANDSCAPE DESIGNS SHALL HAVE A DIVERSITY OF PLANT MATERIAL. INSTALLED LANDSCAPE SHALL HAVE NO MORE THAN 1/3 OF THE PLANT MATERIAL OF THE SAME SPECIES OR VARIETY.
 - FENCING OR SCREEN WALLS ADJACENT TO PARKS, OPEN SPACE, AND LANDSCAPE TRACTS BY DEVELOPER / BUILDER. OPTIONAL FENCING ADJACENT TO ADJOINING LOTS BY BUILDER OR HOMEOWNER. RE: FDP FOR ALLOWED FENCE TYPES AND SETBACK.
 - SIDE YARD FENCES ADJACENT TO ROADS SHALL BE SET BACK A MINIMUM OF 4' FROM THE BACK OF WALK.
 - INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
 - STREET TREES PER OVERALL LANDSCAPE PLANS.
 - CURBSIDE LANDSCAPES SHALL PROVIDE NO LESS THAN ONE SHRUB PER 40 SQUARE FEET OF CURBSIDE LANDSCAPE AREA. SHRUB EQUIVALENTS MAY BE INSTALLED BUT MAY NOT ACCOUNT FOR MORE THAN 40 PERCENT OF THE TOTAL SHRUB COUNT PROVIDED AS SHRUB EQUIVALENTS. SHRUBS ARE ASSUMED TO BE AN AVERAGE OF FOUR FEET WIDE AT MATURITY. NO MORE THAN FIVE PERCENT OF PERENNIALS MAY BE PROVIDED AS SHRUB EQUIVALENTS. CALCULATIONS FOR THE PLANT QUANTITIES SHALL BE DONE FIRST. ANY AREA WITHIN THE CURBSIDE PLANTING BED THAT IS REMAINING SHALL BE COMPLETED WITH EITHER WOOD OR ROCK MULCH. PROVIDE A VARIETY OF SHRUB SPECIES THAT DIFFER IN HEIGHT, COLOR AND WIDTH FOR VISUAL INTEREST THROUGHOUT THE SEASONS. SHRUBS AND ORNAMENTAL GRASSES SHALL BE FIVE GALLON SIZE AT TIME OF INSTALLATION AND PERENNIALS SHALL BE PROVIDED AT A RATIO OF THREE ONE-GALLON PERENNIALS TO ONE FIVE-GALLON SHRUB.
 - WHEN LOCATED WITHIN A SIGHT DISTANCE TRIANGLE, PLANT MATERIALS SHALL COMPLY WITH THE PROVISIONS OF SECTION 146-4.2.3.I. REFER TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS MANUAL FOR SIGHT DISTANCE TRIANGLE DESIGN PARAMETERS.

CITY OF AURORA NOTES

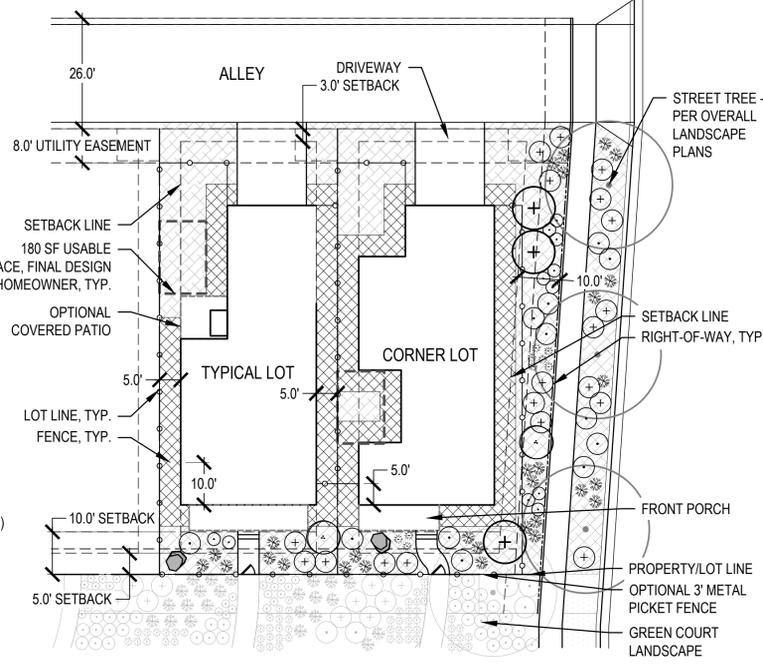
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yds/1,000sf.
- ALL FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" LOCAL RIVER ROCK. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.



SINGLE FAMILY DETACHED - STREET FRONTAGE (SMALL LOT <50')

PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE (OR) FRONT YARD ORNAMENTAL (OR) EVERGREEN TREE	2.5" CAL (OR) 2" CAL (OR) 6' HT	1
FRONT YARD SHRUBS	#5 CONT	8
FRONT CURBSIDE SHRUBS (CORNER LOT) *	#5 CONT	13
FRONT CURBSIDE SHRUBS (TYPICAL LOT) *	#5 CONT	9
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1
SIDE YARD TREE (CANOPY, ORNAMENTAL, OR EVERGREEN)	SEE FRONT YARD TREE SIZES	2
SIDE YARD SHRUBS	#5 CONT	20
SIDE CURBSIDE SHRUBS *	#5 CONT	17

EACH LOT SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES
* CURBSIDE PLANTS SHALL NOT EXCEED MATURE HEIGHT OF 26".

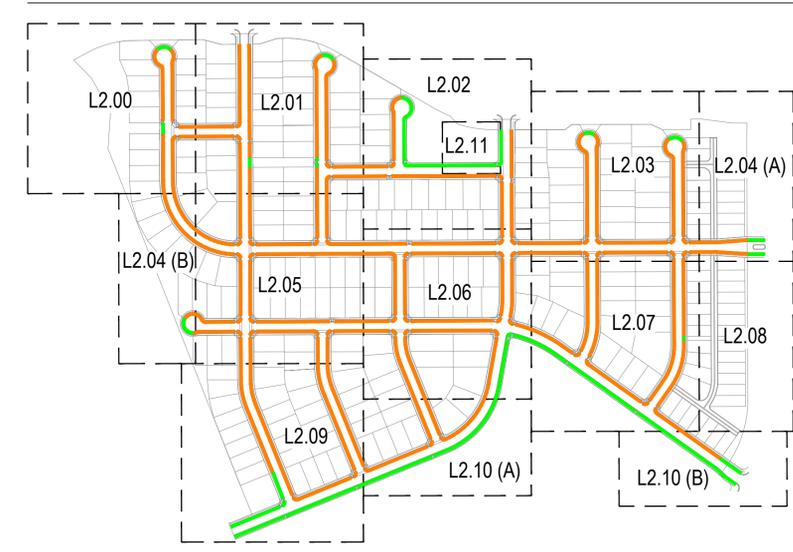


SINGLE FAMILY DETACHED - OPEN SPACE FRONTAGE (SMALL LOT <50')

PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE (OR) FRONT YARD ORNAMENTAL (OR) EVERGREEN TREE	2.5" CAL (OR) 2" CAL (OR) 6' HT	1
FRONT YARD SHRUBS	#5 CONT	8
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1
SIDE YARD TREE (CANOPY, ORNAMENTAL, OR EVERGREEN)	SEE FRONT YARD TREE SIZES	3
SIDE YARD SHRUBS	#5 CONT	23
SIDE CURBSIDE SHRUBS *	#5 CONT	21

EACH LOT SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES
* CURBSIDE PLANTS SHALL NOT EXCEED MATURE HEIGHT OF 26".

KEY MAP



- N.T.S.
- SODDED CURBSIDE LANDSCAPE WHEN ADJACENT TO PARKS AND OPEN SPACE (REFER TO LANDSCAPE PLAN SHEETS)
 - XERIC CURBSIDE LANDSCAPE

THE AURORA HIGHLANDS SITE PLAN #16
TITLE: L1.01 - XERIC LOT TYPICALS
DATE: JULY 24, 2024

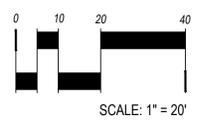


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www.norris-design.com



L1.01

SHEET: 26 OF 46



NOT FOR CONSTRUCTION