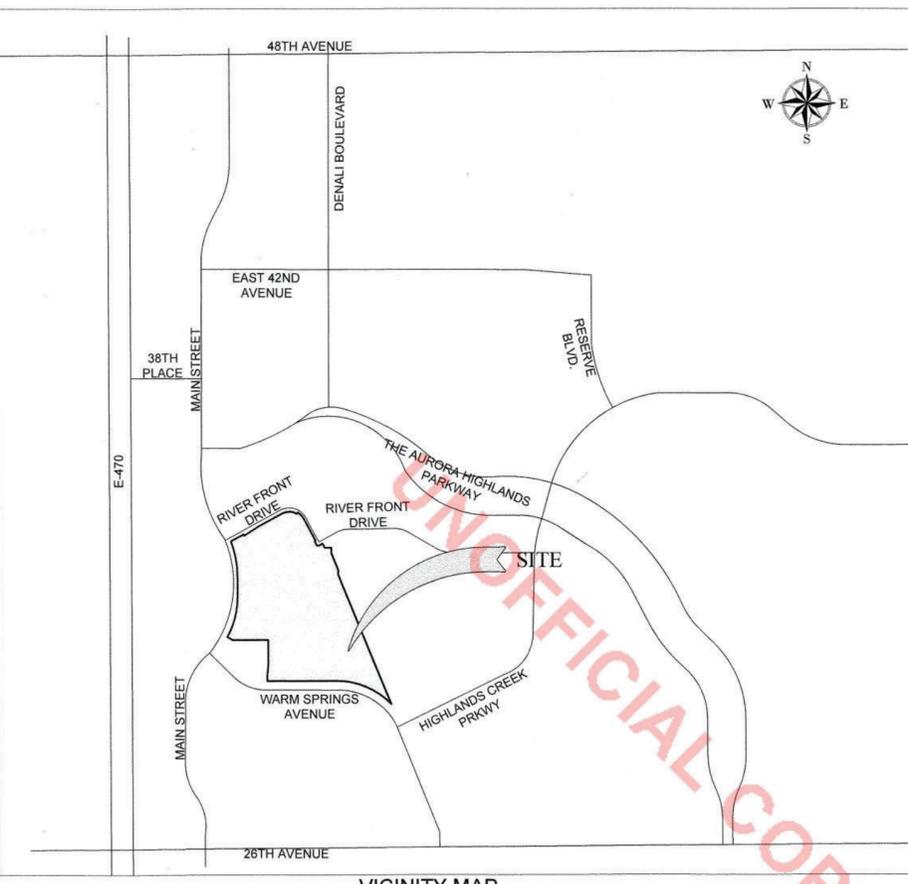


OWNER
 IN WITNESS WHEREOF,
 TAYLOR MORRISON OF COLORADO INC.,
 A COLORADO CORPORATION
 BY: *[Signature]*
 NAME: Matthew Valente
 ITS: Director Forward Planning & Entitlements
 HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 28 DAY OF Oct AD. 2022
 STATE OF: Colorado
 COUNTY OF: Douglas
 ACKNOWLEDGES BEFORE ME ON 28th of Oct 2022 LW
 BY The Director
 WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
 LISA WISE
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 202204003945
 MY COMMISSION EXPIRES JANUARY 28, 2024
 MY COMMISSION EXPIRES: 1/29/2024
 NOTARY BUSINESS ADDRESS: 400 Inverness Parkway S. 350
Englewood CO 80112

THE AURORA HIGHLANDS
SITE PLAN NO. 15

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



VICINITY MAP
 SCALE 1" = 1000'

LAND AREA WITHIN PROPERTY LINES	73.51 AC
NUMBER OF SF DETACHED	295
TWO FAMILY DWELLING	122
NUMBER OF BUILDINGS PROPOSED (NON-SPRINKLERED)	417
NUMBER OF STORIES	2 MAX
MAXIMUM PERMITTED BUILDING HEIGHT	38 FT
CONSTRUCTION TYPE	V-B
IBC OCCUPANCY CLASSIFICATION	R-3
OPEN SPACE	7.46 AC
LANDSCAPE AREA	2.05 AC
ZONING CLASSIFICATION	R-2
LOT AREA	43.14 AC
TRACT AREA	12.70 AC
PUBLIC ROW AREA	17.67 AC

SITE BENCHMARK
 CITY OF AURORA BENCHMARK 356639NE033 BEING A 3" DIAM. BRASS CAP (COA BM, 19-0208, 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 19-0208.
 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 * 1.002542620) - 1000000.00
 PROJECT EASTING = (STATE PLANE EASTING * 1.002542620) - 3000000.00

FOR BURIED UTILITY INFORMATION
THREE (3) BUSINESS DAYS
BEFORE YOU DIG
CALL 811
 (OR 1-800-922-1987)
 UTILITY NOTIFICATION
 CENTER OF COLORADO (UNCC)
 WWW.UNCC.ORG

WITH THE FOLLOWING:
 COUNTY: ADAMS
 CITY/TOWNSHIP: AURORA-TOWNSHIP 3 SOUTH
 SEC & 1/4 SEC. NO.: SOUTHEAST QUADRANT SEC 30

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	COVER
2	LEGAL & TYPICAL LOT DETAILS I
3	LEGAL & TYPICAL LOT DETAILS II
4	ROADWAY SECTIONS
5	LOT TRACKING TABLE
6	OWNERSHIP AND MAINTENANCE MAP
7	PHASING PLAN - PHASE 1
8	PHASING PLAN - PHASE 2-3
9	PHASING PLAN - PHASE 3
10	SITE PLAN
11	SITE PLAN
12	SITE PLAN
13	SITE PLAN
14	SITE PLAN
15	SITE PLAN
16	SITE PLAN
17	SITE PLAN
18	UTILITY PLAN
19	UTILITY PLAN
20	UTILITY PLAN
21	UTILITY PLAN
22	UTILITY PLAN
23	UTILITY PLAN
24	UTILITY PLAN
25	GRADING PLAN
26	GRADING PLAN
27	GRADING PLAN
28	GRADING PLAN
29	GRADING PLAN
30	GRADING PLAN
31	GRADING PLAN
32	L0.00 - COVER
33	L1.00 - LANDSCAPE NOTES
34A	L1.01A - LANDSCAPE LOT TYPICALS
34B	L1.01B - LANDSCAPE LOT TYPICALS
35	L2.00 - LANDSCAPE PLAN
36	L2.01 - LANDSCAPE PLAN
37	L2.02 - LANDSCAPE PLAN
38	L2.03 - LANDSCAPE PLAN
39	L2.04 - LANDSCAPE PLAN
40	L2.05 - LANDSCAPE PLAN
41	L2.06 - LANDSCAPE PLAN
42	L2.07 - LANDSCAPE PLAN
43	L2.08 - LANDSCAPE PLAN
44	L2.09 - LANDSCAPE PLAN
45	L2.10 - LANDSCAPE PLAN
46	L2.11 - LANDSCAPE PLAN
47	L2.12 - LANDSCAPE PLAN
48	L2.13 - LANDSCAPE ENLARGEMENT
49	L2.14 - LANDSCAPE ENLARGEMENT
50	L3.00 - HYDROZONE MAP
51	L3.01 - MASTER FENCING & TRAIL PLAN
52	L3.02 - TREE MITIGATION
53	L4.00 - LANDSCAPE DETAILS
54	L4.01 - LANDSCAPE DETAILS
55	L4.02 - LANDSCAPE DETAILS
56	L4.03 - LANDSCAPE DETAILS
57	L4.04 - LANDSCAPE DETAILS

PROJECT CONTACT LIST

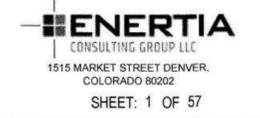
OWNER
 TAYLOR MORRISON OF COLORADO
 400 INVERNESS PKWY SUITE 350,
 ENGLEWOOD, CO 80112
 CONTACT: MATTHEW VALENTE
 (303) 481-5598

LANDSCAPE ARCHITECT
 NORRIS DESIGN
 1101 BRAINOCK STREET
 DENVER, CO 80204
 CONTACT: SEAN MALONE
 (303) 892-1166

CIVIL ENGINEER
 ENERTIA CONSULTING GROUP, LLC
 1529 MARKET STREET, SUITE 200
 DENVER, CO 80202
 CONTACT: CLIFF NETUSCHIL, PE
 (703) 525-7768

PROJECT APPLICANT
 TAYLOR MORRISON OF COLORADO
 400 INVERNESS PKWY SUITE 350,
 ENGLEWOOD, CO 80112
 CONTACT: MATTHEW VALENTE
 (303) 481-5598

THE AURORA HIGHLANDS SITE PLAN 15
 TITLE: COVER
 DATE: SEPTEMBER 14, 2022



OWNERS SIGNATURES
 THE AURORA HIGHLANDS SITE PLAN #15
 LEGAL DESCRIPTION: SEE SHEET 2
 THIS PRELIMINARY PLAT AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFOR, 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.

CITY OF AURORA APPROVALS

CITY ATTORNEY: *[Signature]* DATE: 11/0/22

PLANNING DIRECTOR: *[Signature]* DATE: 11/0/22

PLANNING AND ZONING COMMISSION: N/A DATE: N/A
 (CHAIRPERSON)

CITY COUNCIL: N/A DATE: N/A
 (MAYOR)

ATTEST: N/A DATE: N/A
 (CITY CLERK)

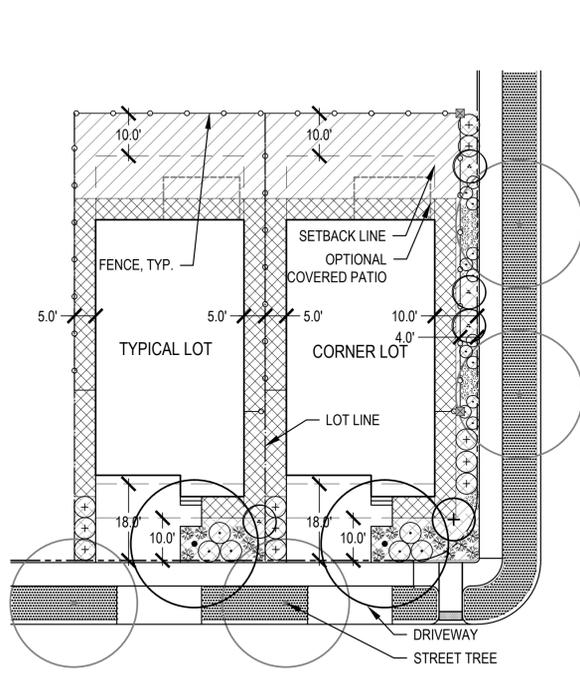
DATABASE APPROVAL DATE: _____

CLERK AND RECORDER'S CERTIFICATE

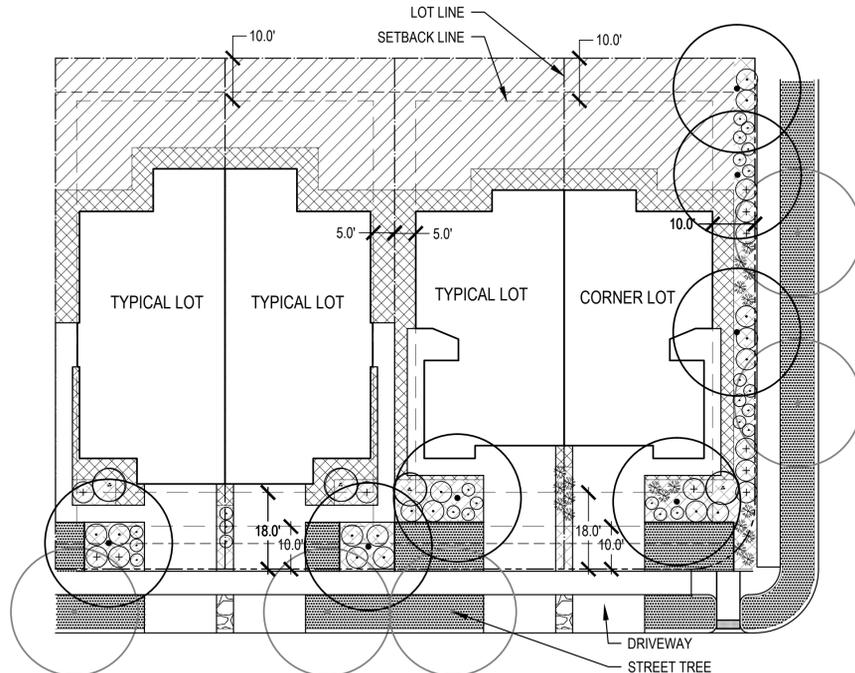
ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER
 OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____
 20 ____ AD AT _____ O'CLOCK ____ M.
 COUNTY CLERK AND RECORDER _____ DEPUTY _____
 ATTEST _____ DATE _____

AMENDMENTS

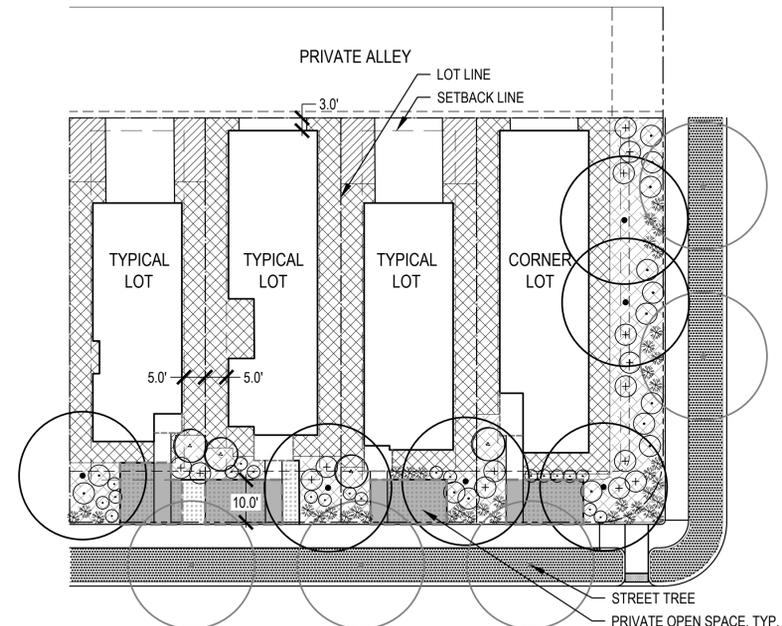
- 1 Amendment 01 - Shelter change, detail 2/L4.03.
- 2 ADDITIONAL LOT TYPICAL SHEET ADDED TO SHEET SET TO ALLOW FOR AND DESCRIBE THE REQUIREMENTS OF THE XERIC LANDSCAPE LOT TYPICAL AND CURBSIDE LANDSCAPE. A KEY MAP WAS ADDED TO THE ADDITIONAL SHEET AND THE FORMER SHEET 34 THAT OUTLINED THE LOTS WHERE A XERIC LOT TYPICAL AND CURBSIDE LANDSCAPE WOULD OCCUR.



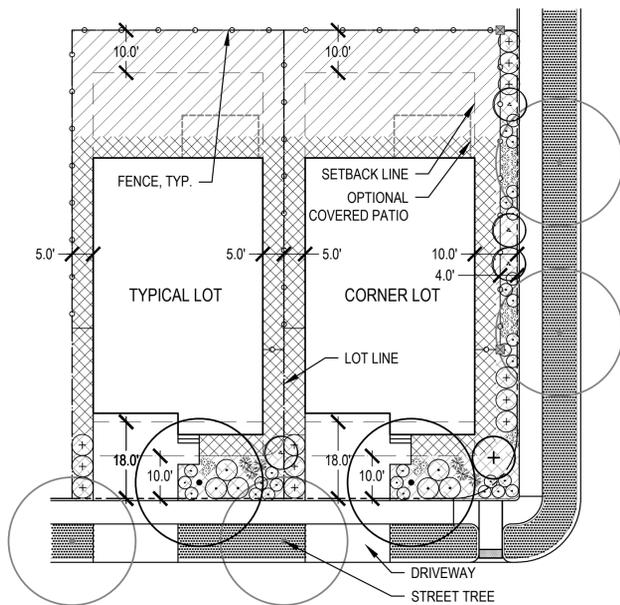
SINGLE FAMILY LOT TYPICAL (SMALL LOT)



DUPLEX LOT TYPICAL



DETACHED (REAR LOAD) SINGLE FAMILY LOT TYPICAL - STREET FRONTAGE



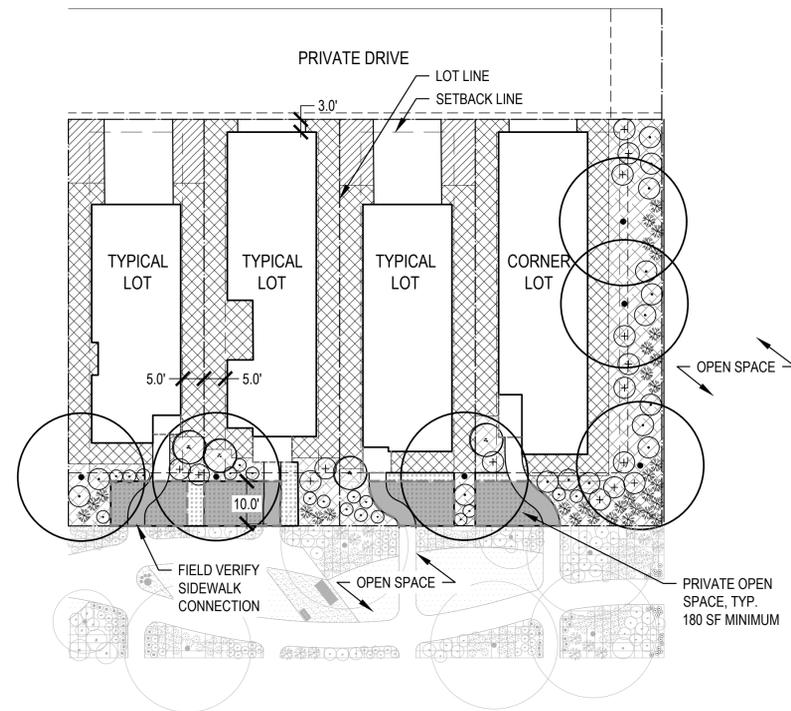
SINGLE FAMILY LOT TYPICAL (STANDARD LOT)

NOTES - SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED DUPLEX LOT TYPICAL

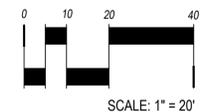
- GENERAL:
1. LOT TYPICAL DESIGNS SHOWN ARE EXAMPLES ONLY. INDIVIDUAL LANDSCAPE DESIGNS ARE HIGHLY ENCOURAGED. MIXTURES OF TURF AND PLANT MATERIAL CAN VARY. REFER TO INDIVIDUAL LOT TYPICALS AND THESE NOTES FOR SPECIFIC REQUIREMENTS.
 2. REFER TO FDP APPENDIX (TAB 14) FOR RESIDENTIAL LOT LANDSCAPE STANDARDS AS THEY RELATE TO LOT SIZE.
 3. 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.
 4. ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #1 CONTAINERS.
 5. ORNAMENTAL GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) #1 CONTAINER GRASSES PER (1) #5 CONTAINER SHRUB.
 6. RE: FDP FOR ALLOWED FENCE TYPES AND SETBACK.
 7. 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.
 8. USE OF DROUGHT TOLERANT PLANT AND XERIC DESIGN PRINCIPALS ARE ENCOURAGED. ALL REQUIRED PLANT MATERIAL SHALL FALL UNDER THE USDA ZONE 4 OR LOWER CATEGORIES.
 9. 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.
 10. 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.
- FRONT YARD LANDSCAPING:
11. ALL SMALL LOTS (<50') INCLUDING DUPLEX AND ALLEY LOADED LOTS TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS, AND MAXIMUM 50% TURF.
 12. ALL STANDARD LOTS (50'+) TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS, AND MAXIMUM 40% TURF.
 13. ALL LARGE LOTS (60'+) TO HAVE A MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (26) SHRUBS, AND MAXIMUM 40% TURF.
- SIDE YARD LANDSCAPING:
14. INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
 15. EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL BE LANDSCAPED WITH TURF, AND SHRUBS AND TREES AT THE RATE OF ONE TREE AND 10 SHRUBS PER 40 LINEAR FEET OF SIDE YARD.

LEGEND

	FENCE BY HOMEOWNER		EVERGREEN TREE
	RIGHT-OF-WAY		ORNAMENTAL TREE
	LOT LINE		DECIDUOUS SHRUBS
	PRIVATE OPEN SPACE (180 SF MINIMUM)		EVERGREEN SHRUBS
	BACKYARD LANDSCAPE BY HOMEOWNER		ORNAMENTAL GRASSES
	NO IRRIGATION ZONE (ROCK MULCH)		DECIDUOUS CANOPY TREE
	TURF GRASS		
	PLANTING BED		
	COBBLE		
	TURF, ARTIFICIAL TURF, OR ROCK MULCH (1-1/2" OR LESS)		



DETACHED (REAR LOAD) SINGLE FAMILY LOT TYPICAL - OPEN SPACE FRONTAGE



THE AURORA HIGHLANDS FILING SITE PLAN NO. 15

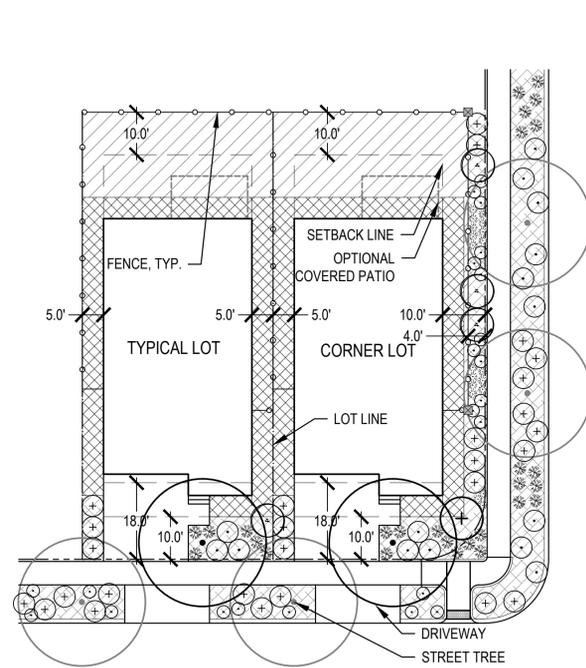
TITLE: LANDSCAPE LOT TYPICALS

DATE: MAY 9, 2024

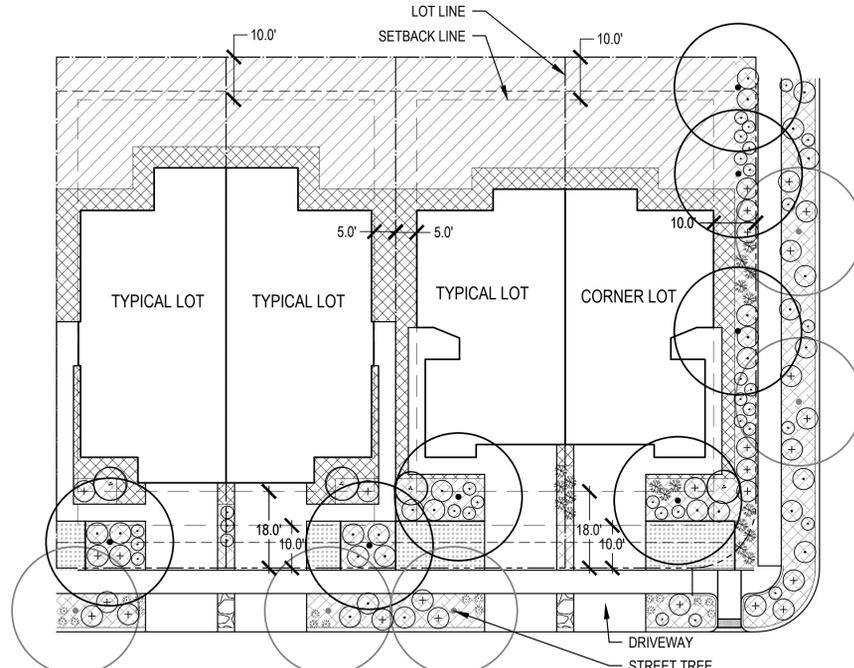
NORRIS DESIGN
Planning | Landscape Architecture | Branding



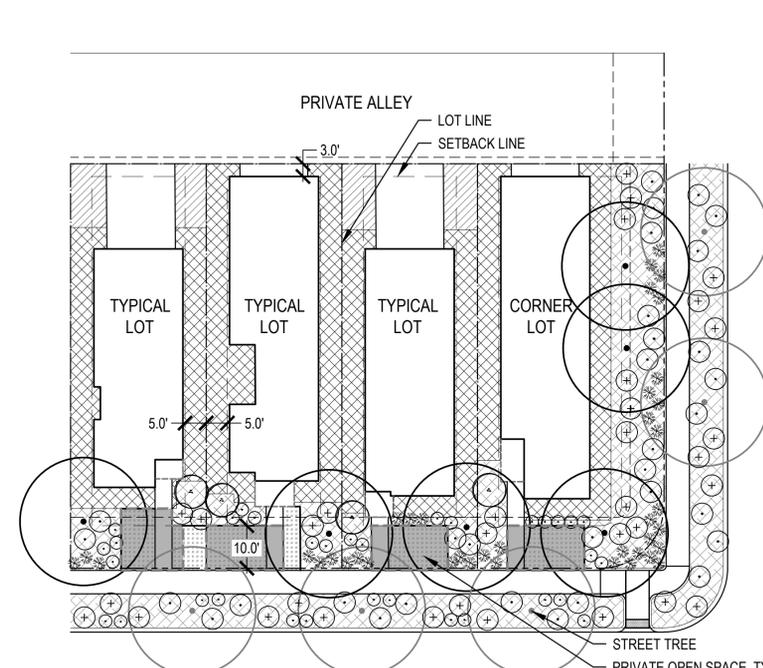
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com



SINGLE FAMILY LOT TYPICAL (XERIC CURBSIDE LANDSCAPE) (SMALL LOT)



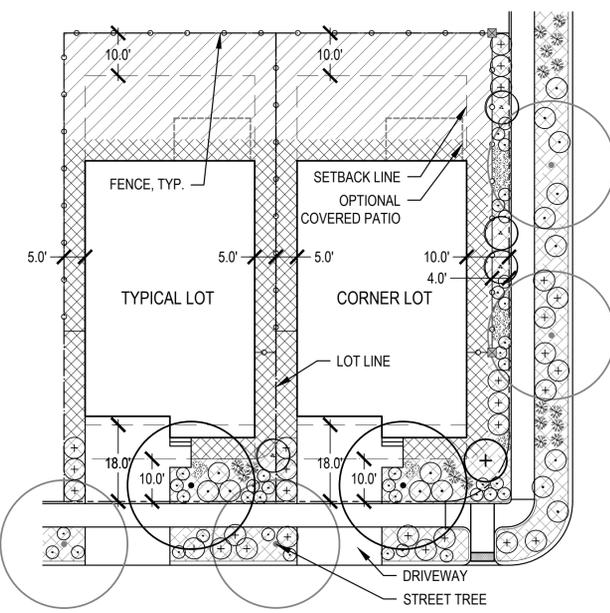
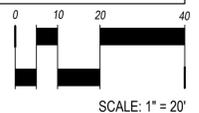
DUPLEX LOT TYPICAL (XERIC CURBSIDE LANDSCAPE)



DETACHED (REAR LOAD) SINGLE FAMILY LOT TYPICAL - STREET FRONTAGE (XERIC CURBSIDE LANDSCAPE)

LEGEND

- FENCE, BY HOMEBUILDER
- RIGHT-OF-WAY
- LOT LINE
- ▨ PRIVATE OPEN SPACE (180 SF MINIMUM)
- ▩ BACKYARD LANDSCAPE, BY HOMEOWNER
- ▧ NO IRRIGATION ZONE (ROCK MULCH)
- ▦ PLANTING BED
- ▤ COBBLE
- ▣ TURF, ARTIFICIAL TURF, OR ROCK MULCH (1-1/2" OR LESS)
- ⊕ EVERGREEN TREE
- ⊙ ORNAMENTAL TREE
- ⊙ DECIDUOUS SHRUBS
- ⊕ EVERGREEN SHRUBS
- ⊙ ORNAMENTAL SHRUBS
- ⊙ ORNAMENTAL GRASSES
- ⊙ DECIDUOUS CANOPY TREE



SINGLE FAMILY LOT TYPICAL (XERIC CURBSIDE LANDSCAPE) (STANDARD LOT)

- NOTES - SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED DUPLEX LOT TYPICAL**
- GENERAL:**
- LOT TYPICAL DESIGNS SHOWN ARE EXAMPLES ONLY. INDIVIDUAL LANDSCAPE DESIGNS ARE HIGHLY ENCOURAGED. MIXTURES OF TURF AND 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.
 - ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #1 CONTAINERS.
 - ORNAMENTAL GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) #1 CONTAINER GRASSES PER (1) #5 CONTAINER SHRUB.
 - RE: FDP FOR ALLOWED FENCE TYPES AND SETBACK.
 - 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.
 - USE OF DROUGHT TOLERANT PLANT AND XERIC DESIGN PRINCIPALS ARE ENCOURAGED. ALL REQUIRED PLANT MATERIAL SHALL FALL UNDER THE USDA ZONE 4 OR LOWER CATEGORIES.
 - 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.
- FRONT YARD LANDSCAPING:**
- ALL SMALL LOTS (<50') INCLUDING DUPLEX AND ALLEY LOADED LOTS TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS, AND MAXIMUM 50% TURF.
 - ALL STANDARD LOTS (50' +) TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS, AND MAXIMUM 40% TURF.
 - ALL LARGE LOTS (60'+) TO HAVE A MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (26) SHRUBS, AND MAXIMUM 40% TURF.
- SIDE YARD LANDSCAPING:**
- INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
 - EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL BE LANDSCAPED WITH TURF, AND SHRUBS AND TREES AT THE RATE OF ONE TREE AND 10 SHRUBS PER 40 LINEAR FEET OF SIDE YARD.
- XERIC CURBSIDE LANDSCAPE (AURORA UDO - 146-4.7.5.C):**
- ONE TREE PER 40 LINEAR FEET OF STREET FRONTAGE.
 - 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.

KEY MAP



N.T.S.

THE AURORA HIGHLANDS FILING
 SITE PLAN NO. 15
 TITLE: LANDSCAPE LOT TYPICALS
 (XERIC CURBSIDE LANDSCAPE)
 DATE: MAY 9, 2024



1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166
 www.norris-design.com