

OWNER

IN WITNESS THEREOF,  
TAYLOR MORRISON OF COLORADO INC.,  
A COLORADO CORPORATION  
BY:   
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 7 Oct 2022 <sup>LM</sup> BY The Director  
~~President~~ OF TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION  
WITNESS MY HAND AND OFFICIAL SEAL  
  
LISA WISE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204003945  
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

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

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
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8	PHASING PLAN - PHASE 2-3
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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
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32	L0.00 - COVER
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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
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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
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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 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.

CITY OF AURORA APPROVALS

CITY ATTORNEY: DATE: 11/9/22  
PLANNING DIRECTOR: DATE: 11/10/22  
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 \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

AMENDMENTS

1

Amendment 01 - Shelter change, detail 2/L4.03.

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.

2

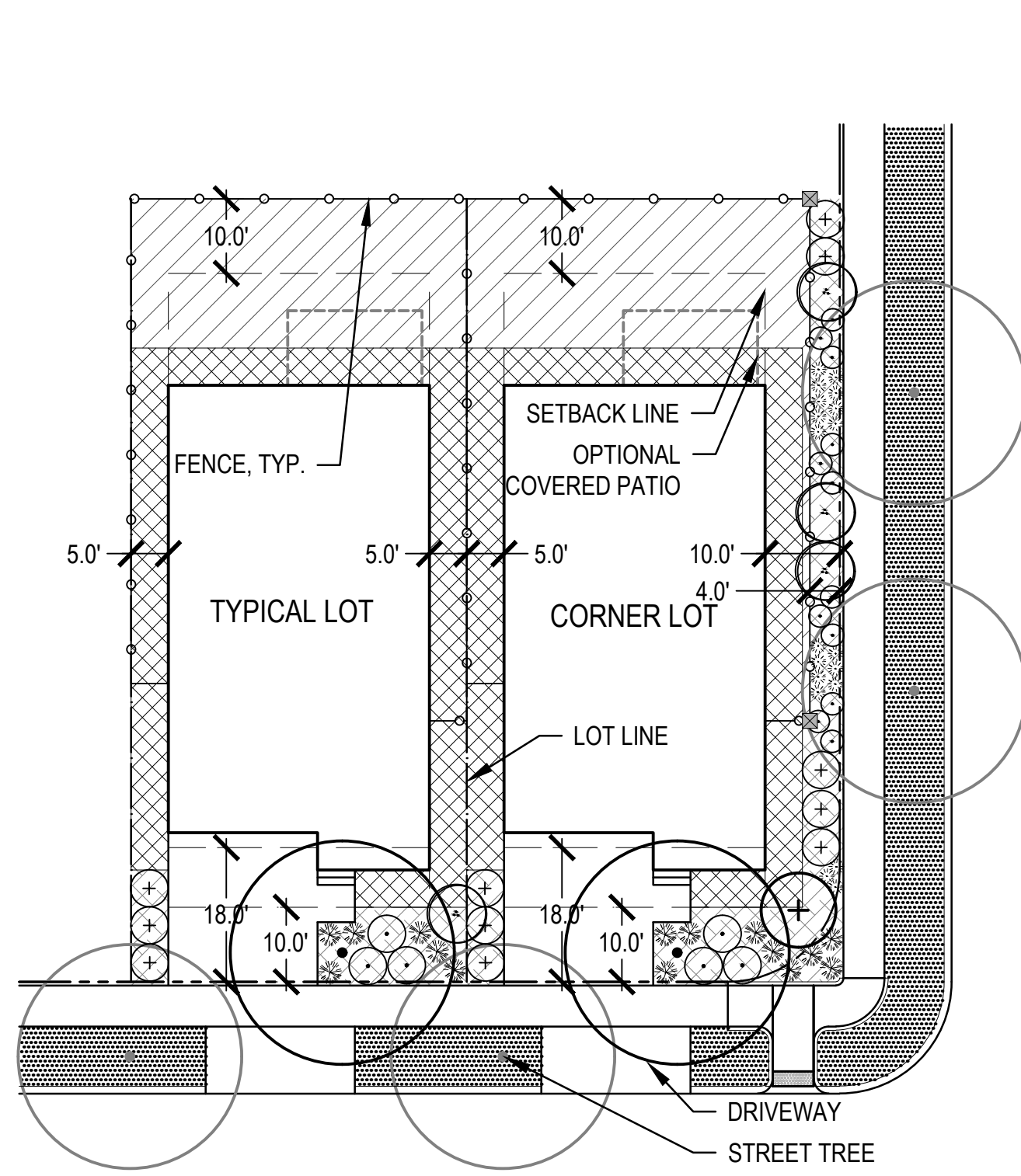
PROJECT CONTACT LIST

OWNER  
TAYLOR MORRISON OF COLORADO  
1101 BARNACK STREET  
DENVER, CO 80204  
CONTACT: MATTHEW VALENTE  
(303) 481-5598  
CIVIL ENGINEER  
ENERTIA CONSULTING GROUP, LLC  
1529 MARKET STREET, SUITE 200  
DENVER, CO 80202  
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LANDSCAPE ARCHITECT  
NORRIS DESIGN  
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TAYLOR MORRISON OF COLORADO  
400 INVERNESS PKWY SUITE 350,  
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(303) 481-5598

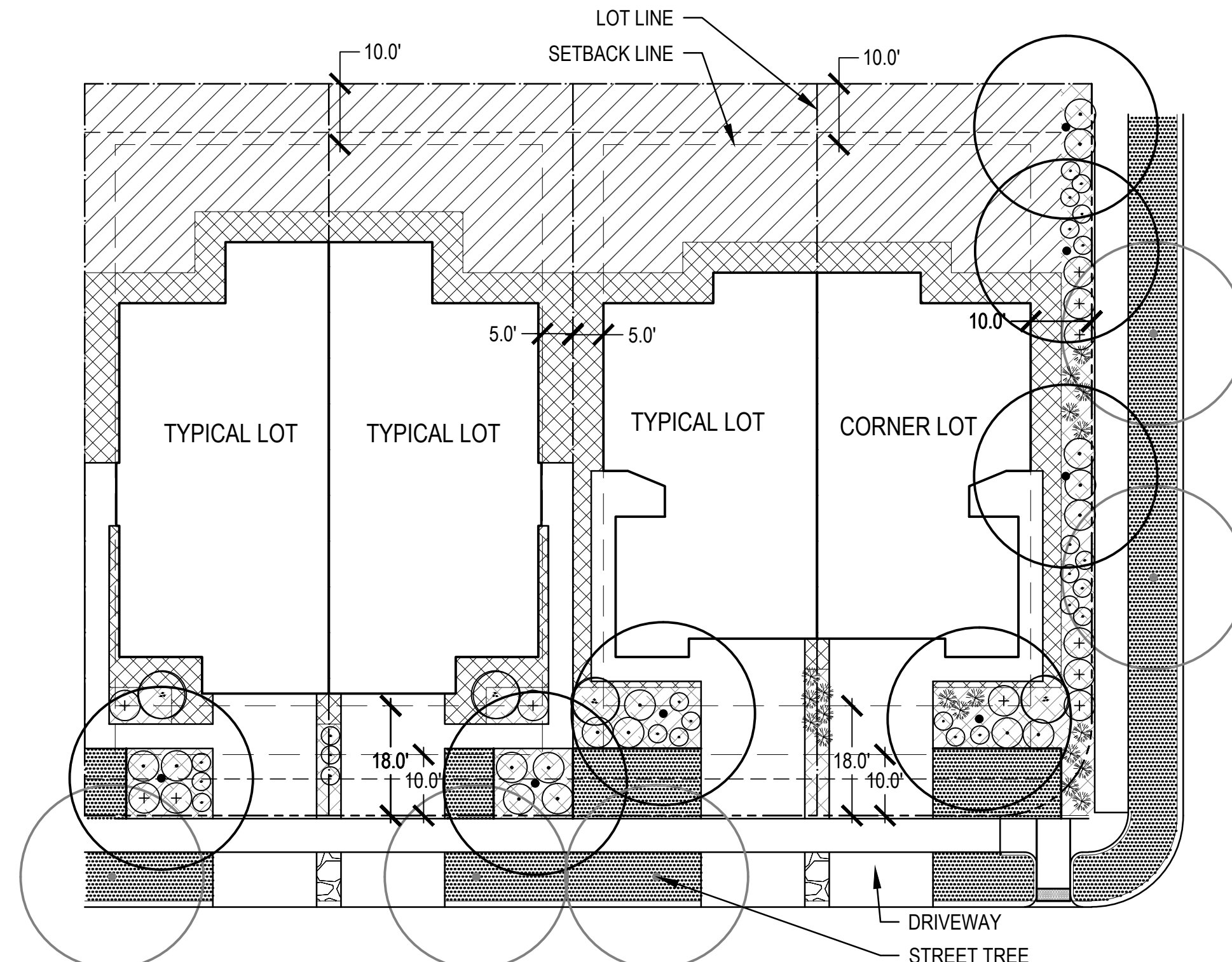
THE AURORA HIGHLANDS SITE PLAN 15  
TITLE: COVER  
DATE: SEPTEMBER 14, 2022  
  
1515 MARKET STREET DENVER,  
COLORADO 80202  
SHEET: 1 OF 57

F:\DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ENERTIA CONSULTING GROUP AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENERTIA CONSULTING GROUP

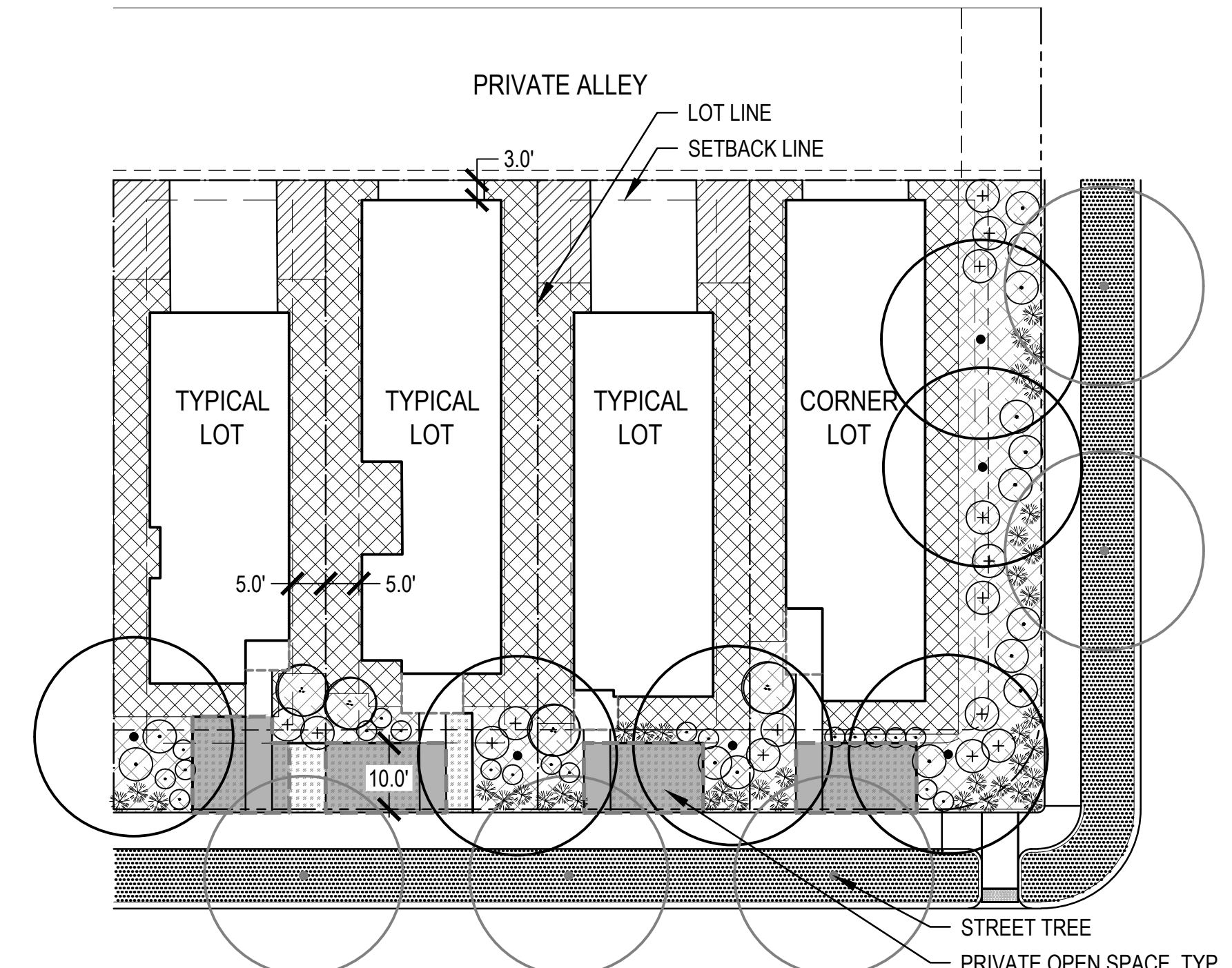




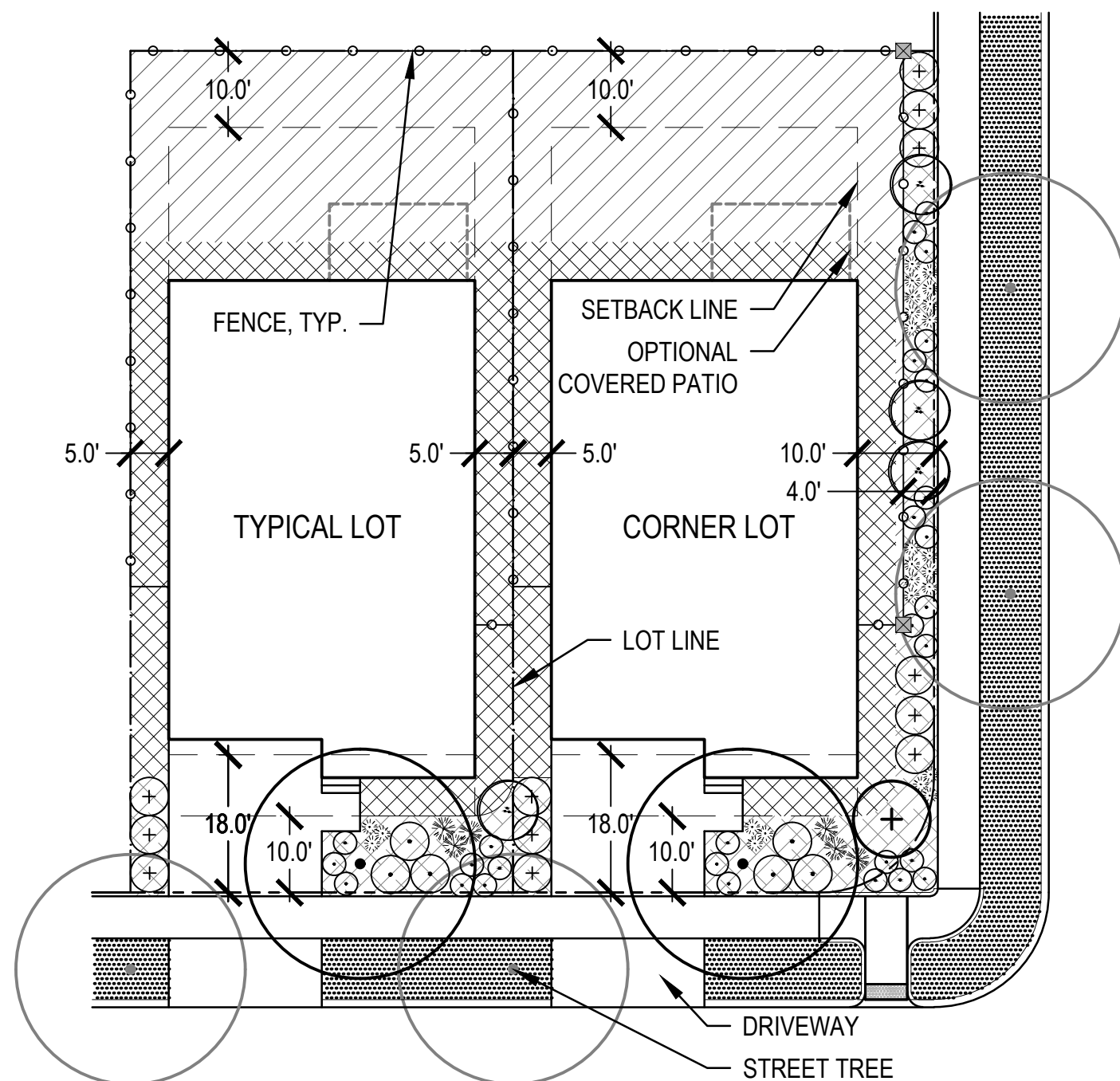
SINGLE FAMILY LOT TYPICAL  
(SMALL LOT)



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:

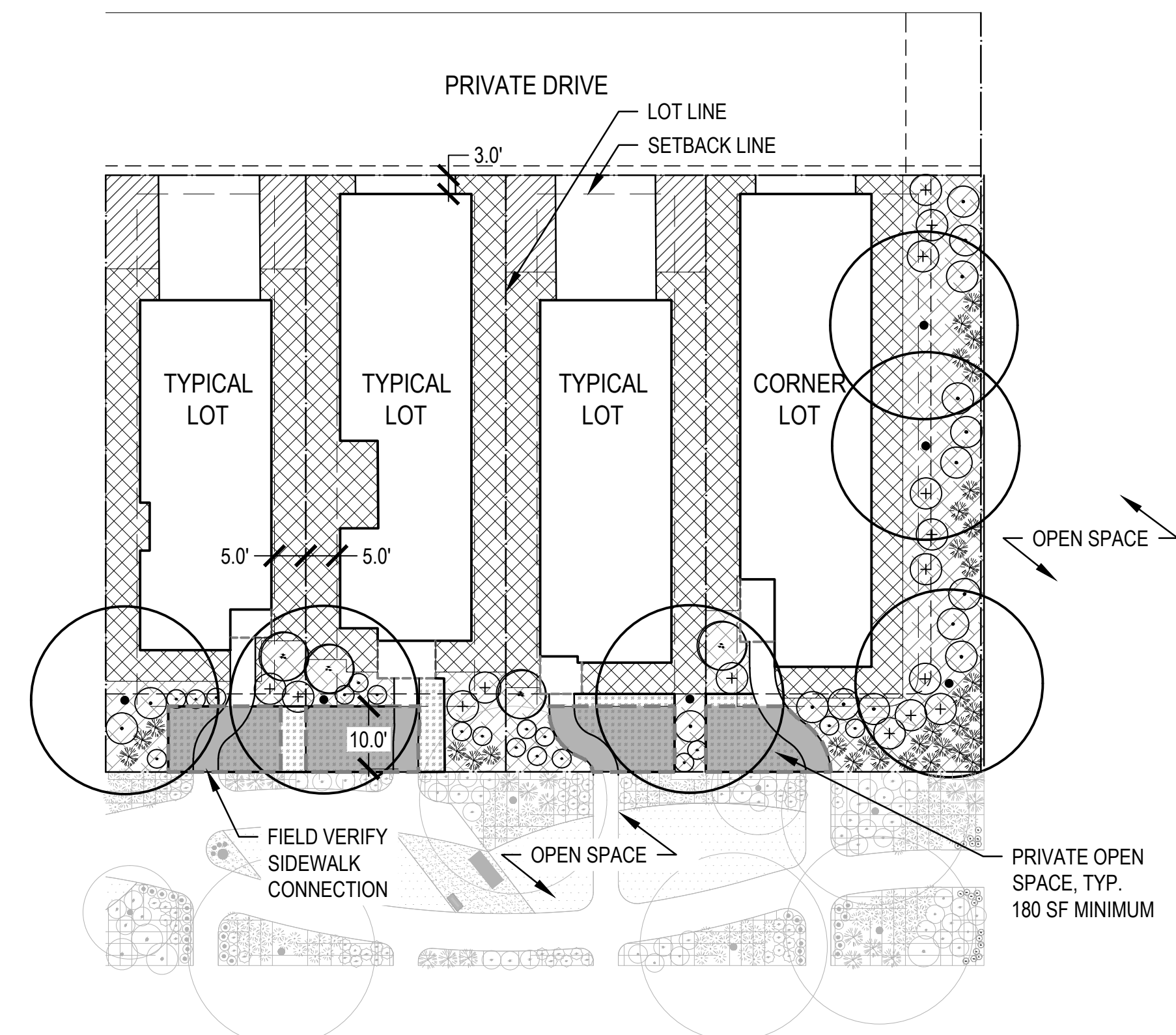
11. ALL SMALL LOTS (<50') INCLUDING DUPLEX AND ALLEY LOADED LOTS TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS, AND MAXIMUM 50% TURF.
12. ALL STANDARD LOTS (50'+) TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS, AND MAXIMUM 40% 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:

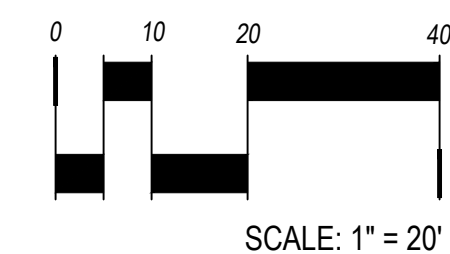
14. INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
15. EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL BE LANDSCAPED WITH TURF, AND SHRUBS AND TREES AT THE RATE OF ONE TREE AND 10 SHRUBS PER 40 LINEAR FEET 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

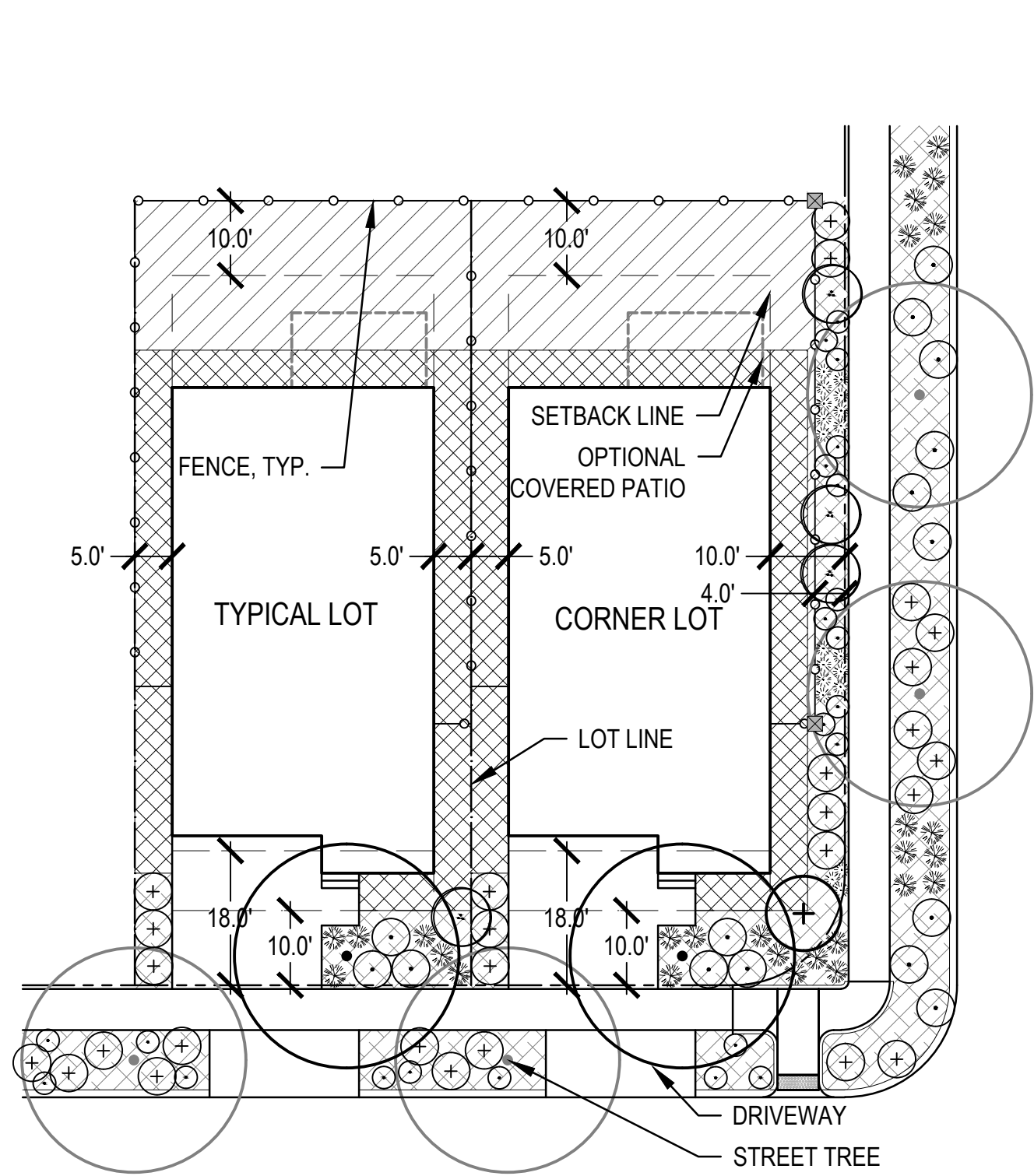
DATE: MAY 9, 2024

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

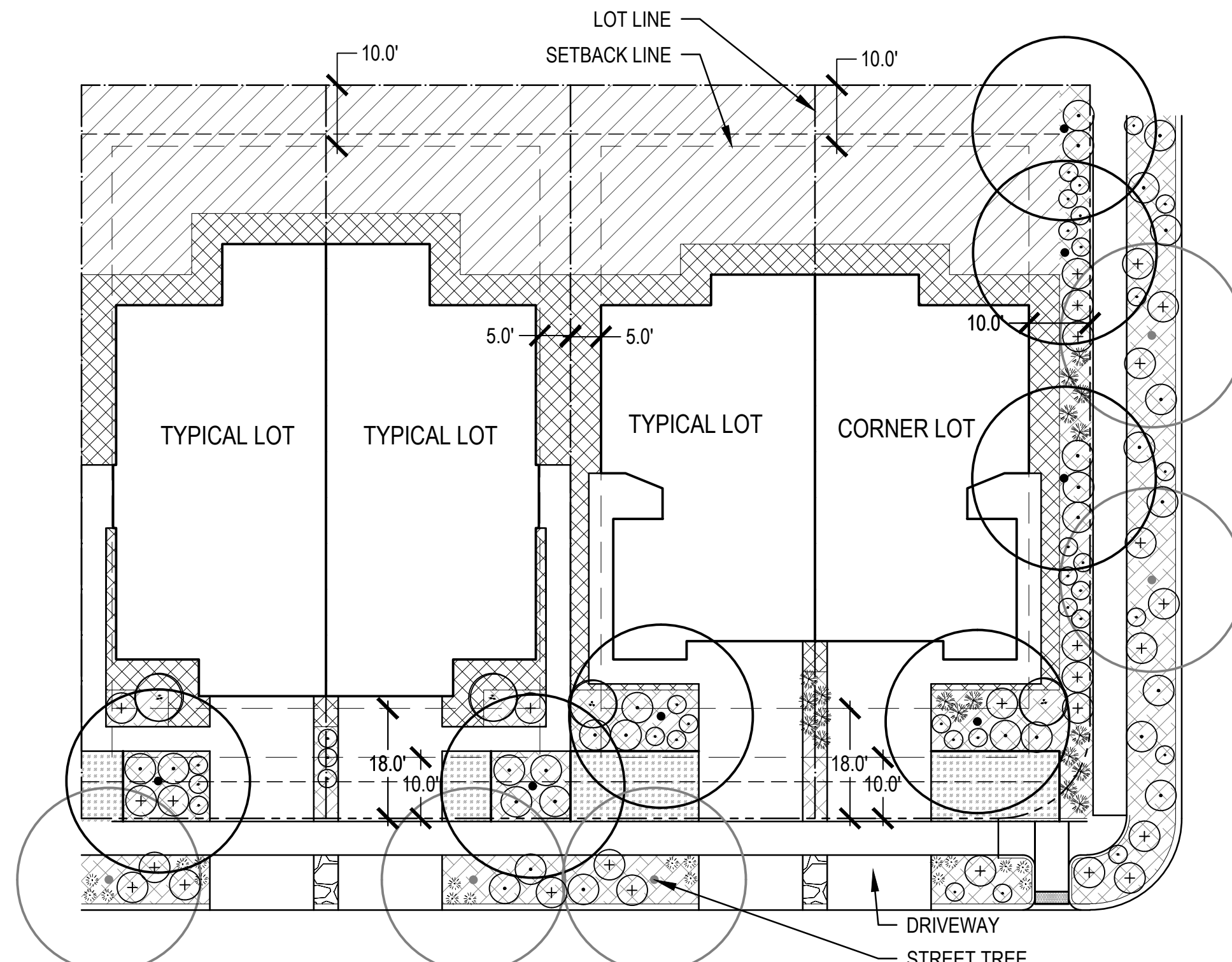


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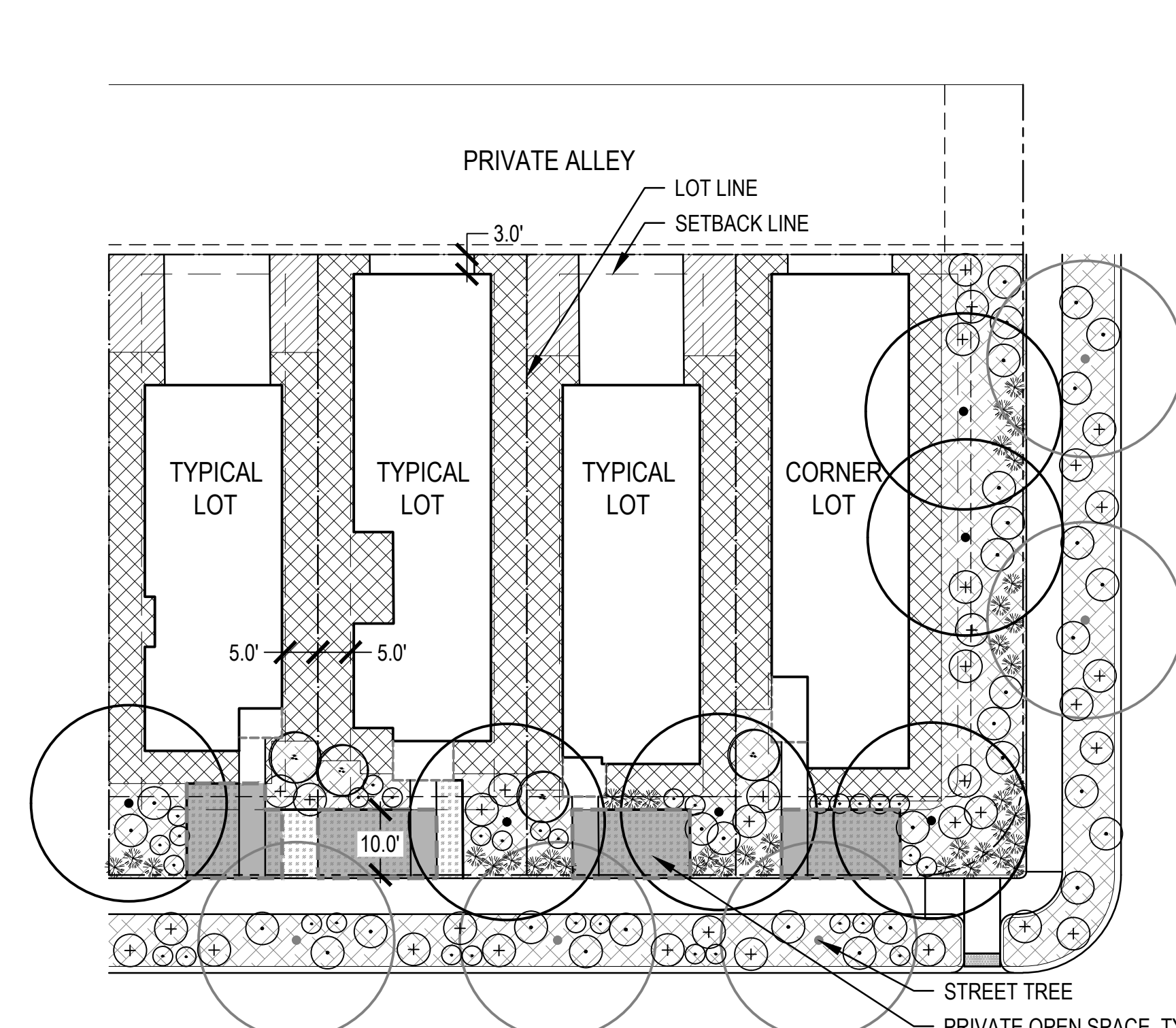




SINGLE FAMILY LOT TYPICAL (XERIC CURBSIDE LANDSCAPE)  
(SMALL LOT)



DUPLEX LOT TYPICAL (XERIC CURBSIDE LANDSCAPE)

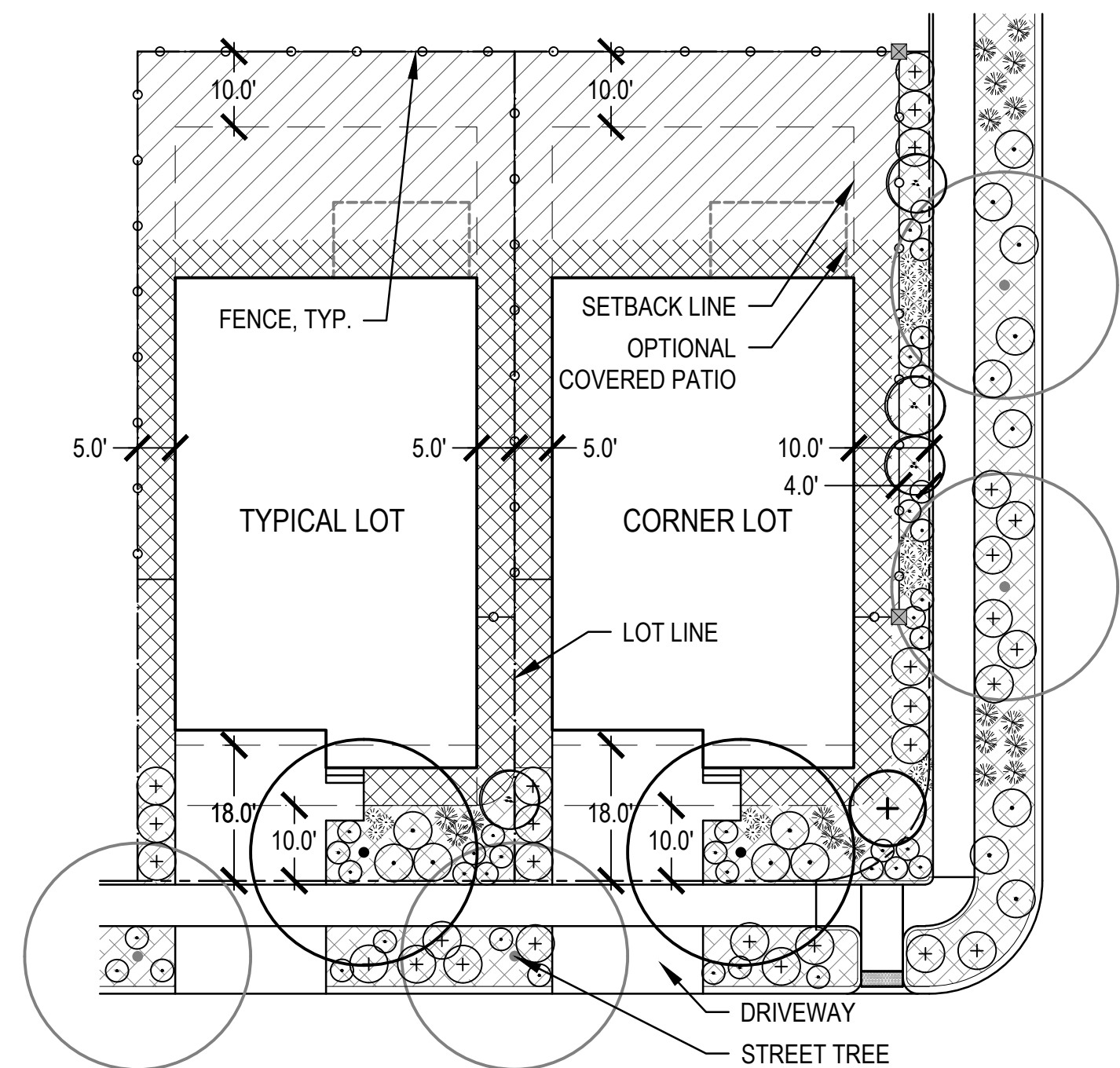


DETACHED (REAR LOAD) SINGLE FAMILY LOT TYPICAL - STREET FRONTAGE  
(XERIC CURBSIDE LANDSCAPE)

**LEGEND**

—○— FENCE, BY 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
▨ PLANTING BED	
▨ COBBLE	
▨ TURF, ARTIFICIAL TURF, OR ROCK MULCH (1-1/2" OR LESS)	

0 10 20 40  
SCALE: 1" = 20'



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

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

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  13. ALL LARGE LOTS (60'+) TO HAVE A MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (26) SHRUBS, AND MAXIMUM 40% TURF.
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  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.
- XERIC CURBSIDE LANDSCAPE (AURORA UDO - 146-4.7.5.C):**
16. ONE TREE PER 40 LINEAR FEET OF STREET FRONTAGE.
  17. 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.
  18. 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

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Planning | Landscape Architecture | Branding



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P 303.892.1166  
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