

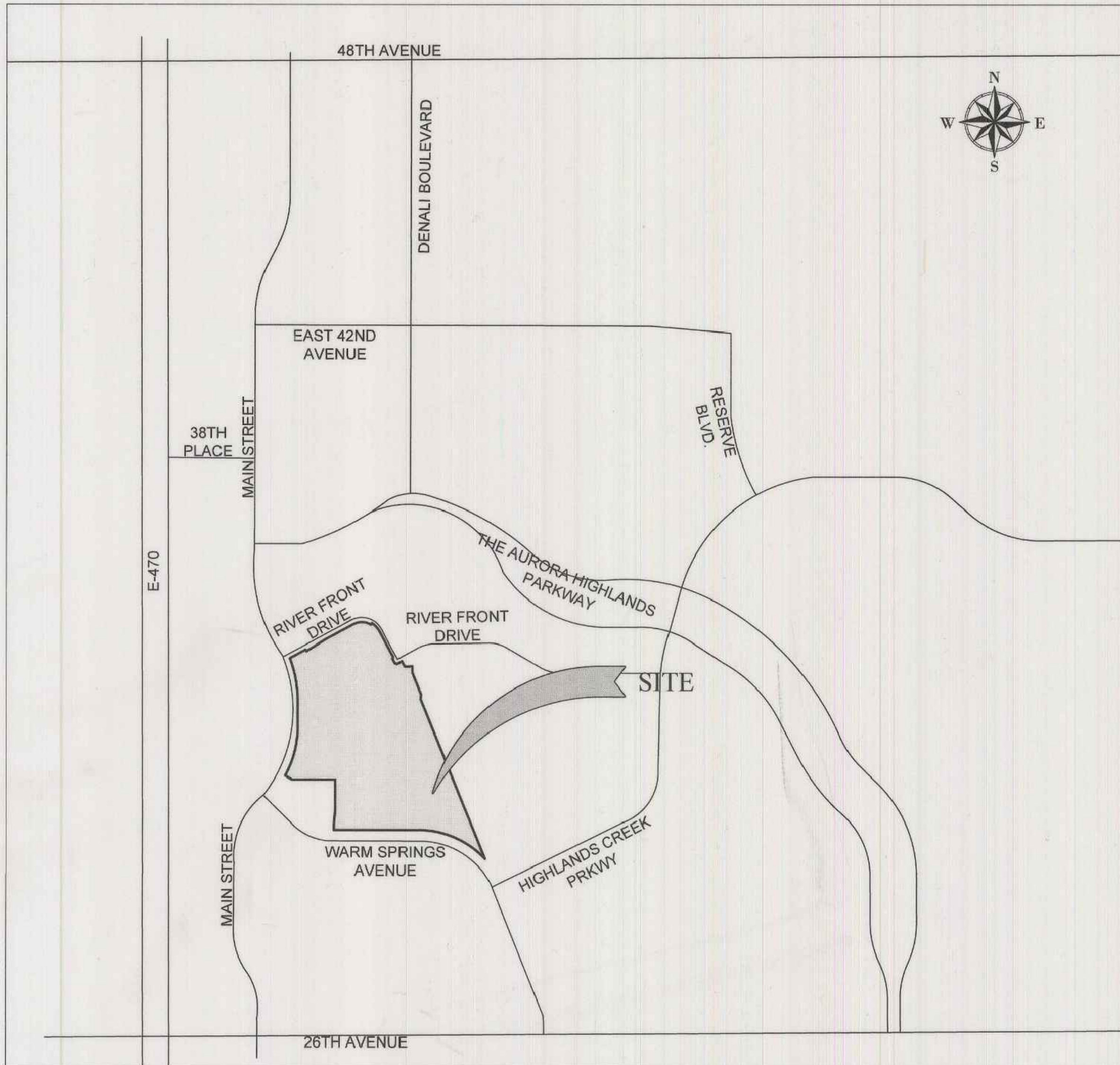
OWNER

IN WITNESS WHEREOF,
TAYLOR MORRISON OF COLORADO INC.,
A COLORADO CORPORATION
BY: [Signature]
BY: [Signature]
NAME: Matthew Valente
IT'S: Director Forward Planning & Entitlements
HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 28th DAY OF October AD 2022
STATE OF: Colorado
COUNTY OF: Douglas
ACKNOWLEDGES BEFORE ME ON 28th day of October 2022 BY the Director
PRESIDENT OF TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)
MY COMMISSION EXPIRES: 1/28/2024
NOTARY BUSINESS ADDRESS: 400 Inverness Parkway S. #50
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 85 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 | 285 |
| 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 356636NE033 BEING A 3" DIAM. BRASS CAP (COA BM, 19-0208, E-080A)
ATOP THE S. WALL @ THE S.E. COR. OF THE E. 28TH 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 NON-XERIC LANDSCAPE OPTION |
| 34B | L1.01B - LANDSCAPE LOT TYPICALS XERIC LANDSCAPE OPTION |
| 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

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

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 [Signature] DATE 11/10/22
PLANNING DIRECTOR [Signature] 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 Mylar change to revise shelters, Detail 2
Sheet L4.03 February 27, 2023

2 ADDITIONAL LOT TYPICAL SHEET ADDED TO SHEET SET TO
ALLOW FOR AND DESCRIBE THE REQUIREMENTS OF A XERIC
LOT TYPICAL AND CURBSIDE LANDSCAPE OPTION FOR EACH
LOT TYPE. A KEY MAP WAS ADDED TO THE ADDITIONAL SHEET
TO OUTLINE THE AREAS WHERE A XERIC CURBSIDE
LANDSCAPE WOULD OCCUR.

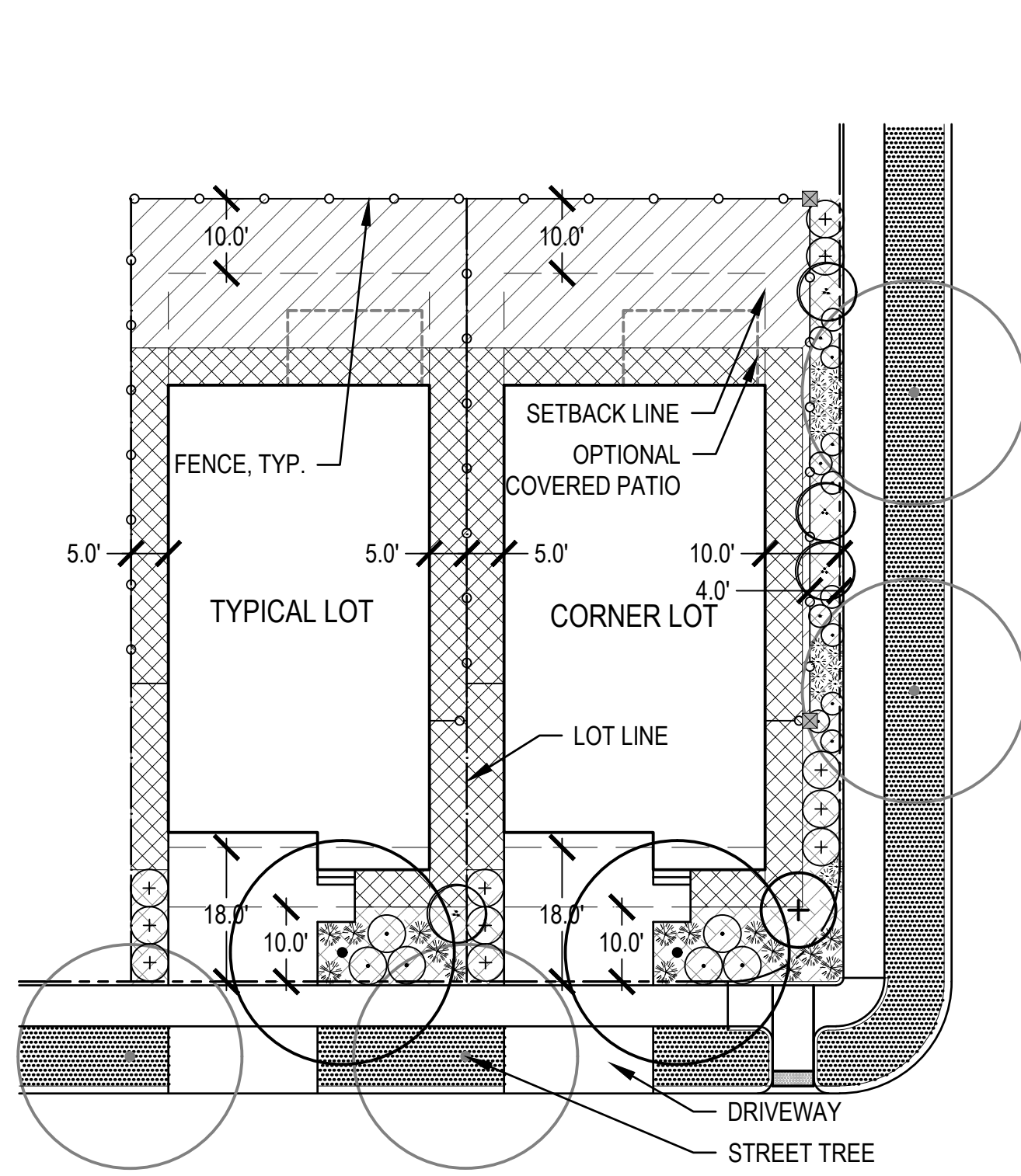
THE AURORA HIGHLANDS SITE PLAN 15
TITLE: COVER

DATE: SEPTEMBER 14, 2022

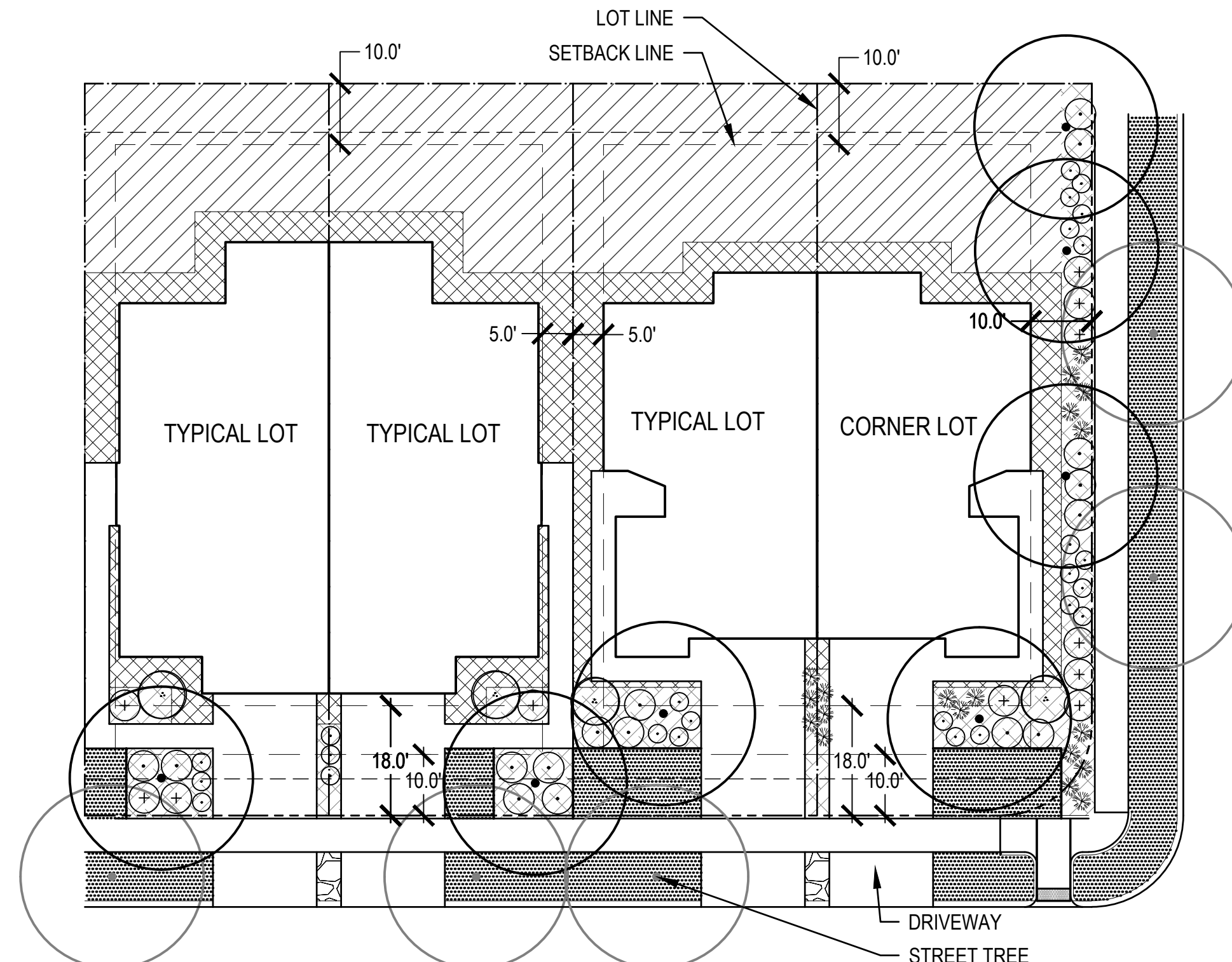


1515 MARKET STREET DENVER,
COLORADO 80202

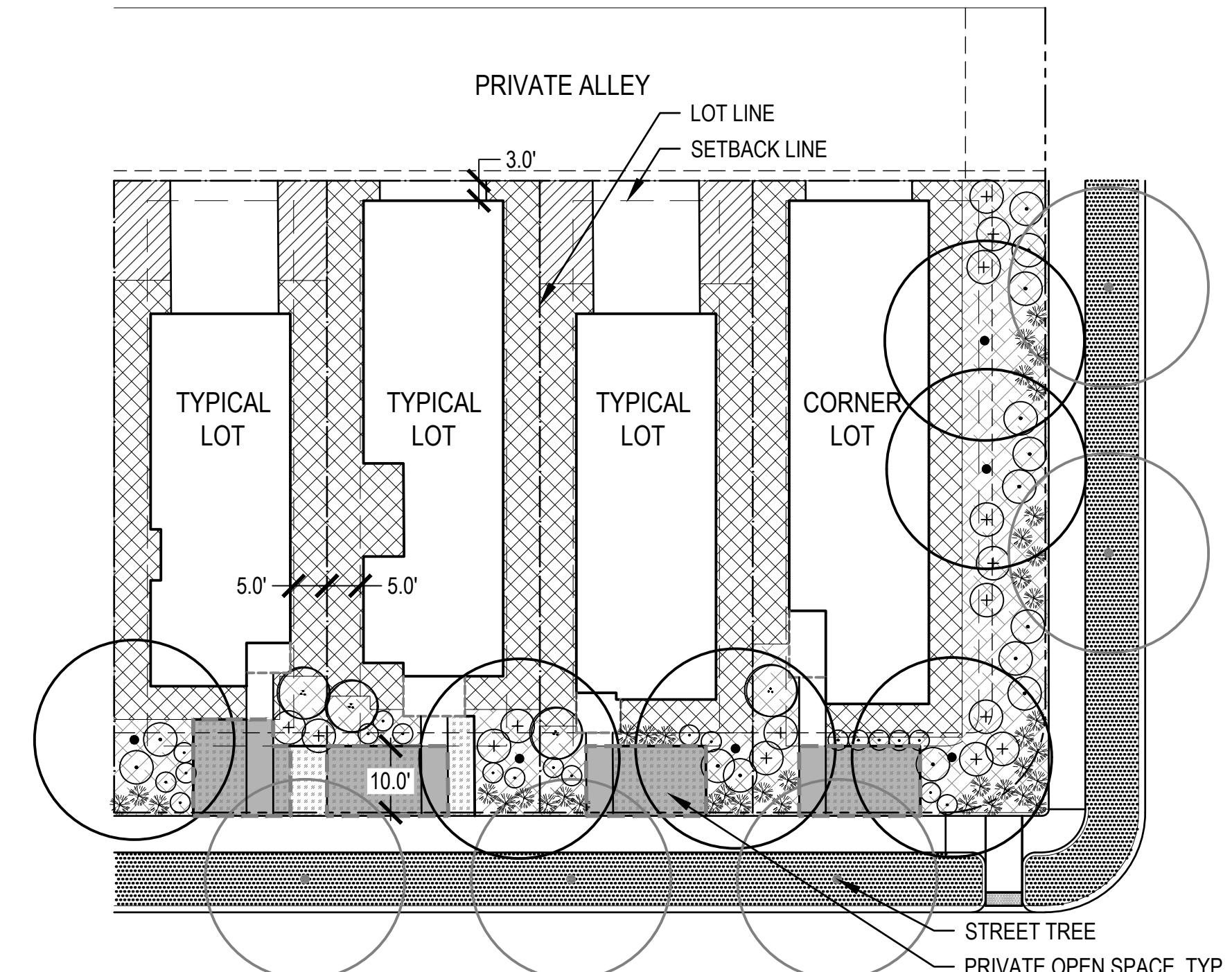
SHEET: 1 OF 57



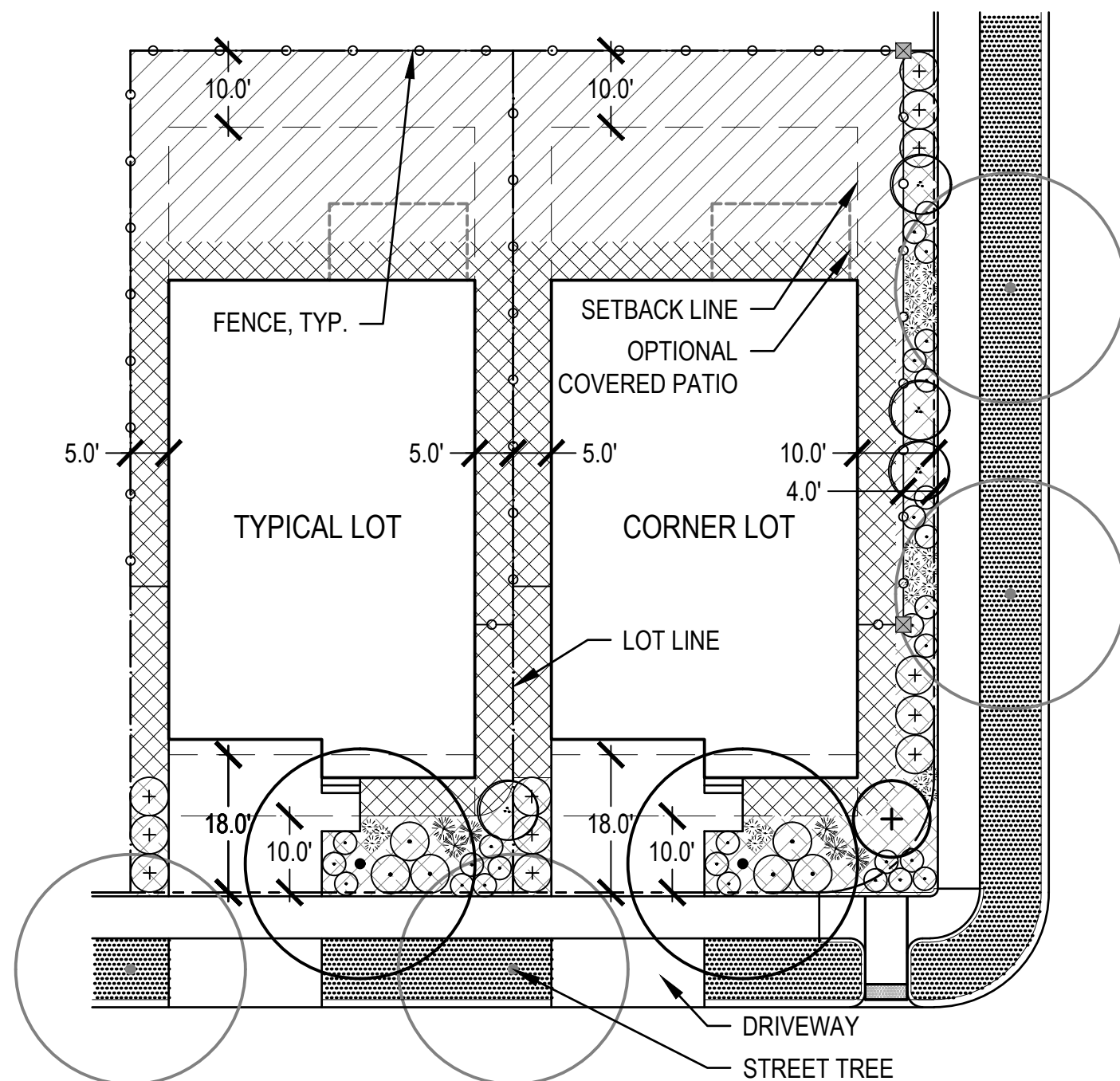
SINGLE FAMILY LOT TYPICAL
(SMALL LOT)



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:

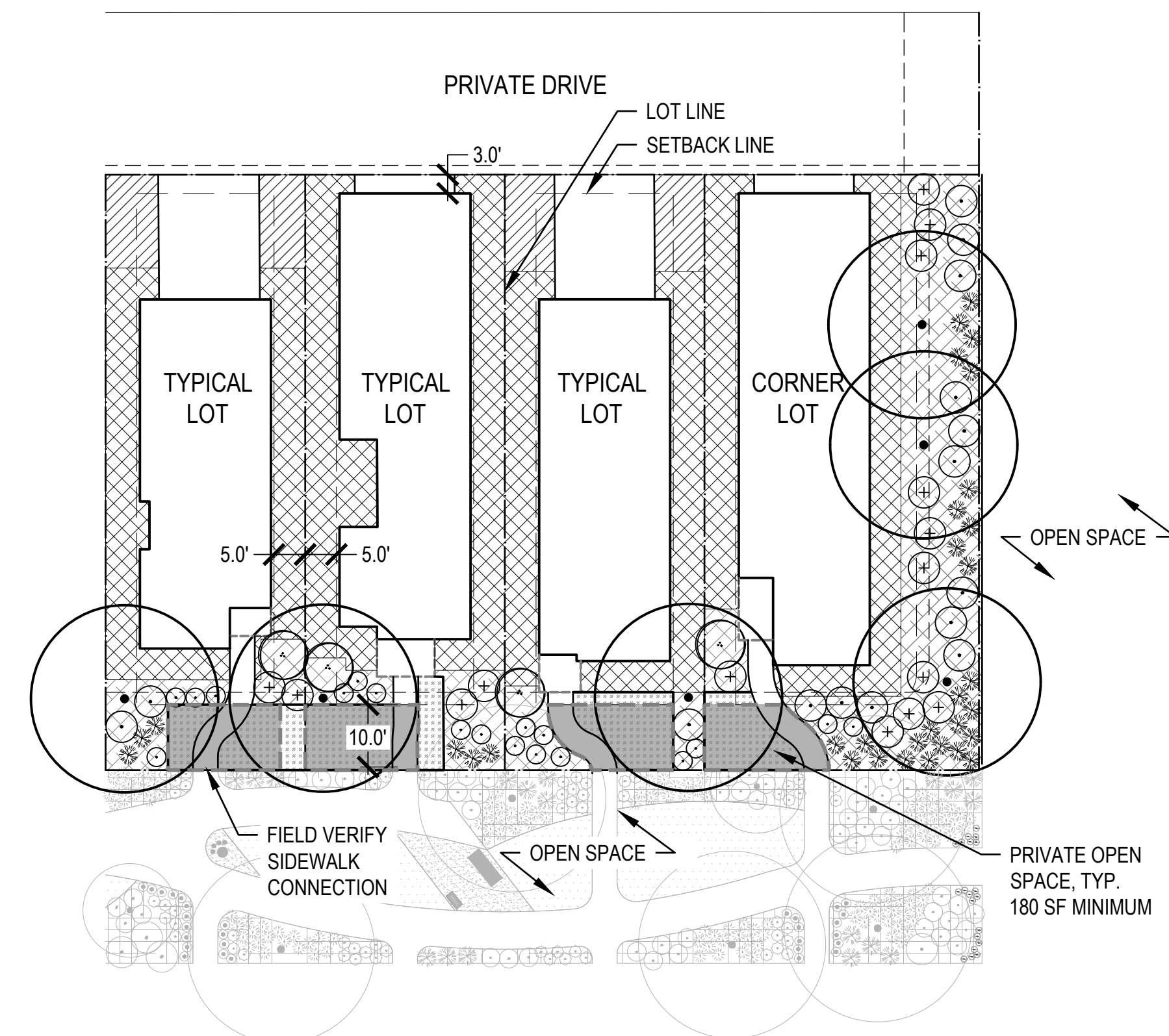
11. ALL SMALL LOTS (<50') INCLUDING DUPLEX AND ALLEY LOADED LOTS TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS, AND MAXIMUM 50% TURF.
12. ALL STANDARD LOTS (50'+) TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS, AND MAXIMUM 40%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

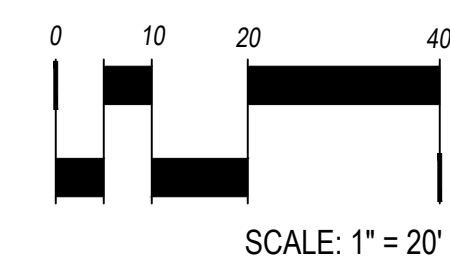
14. INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
15. EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL BE LANDSCAPED WITH TURF, AND SHRUBS AND TREES AT THE RATE OF ONE TREE AND 10 SHRUBS PER 40 LINEAR FEET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

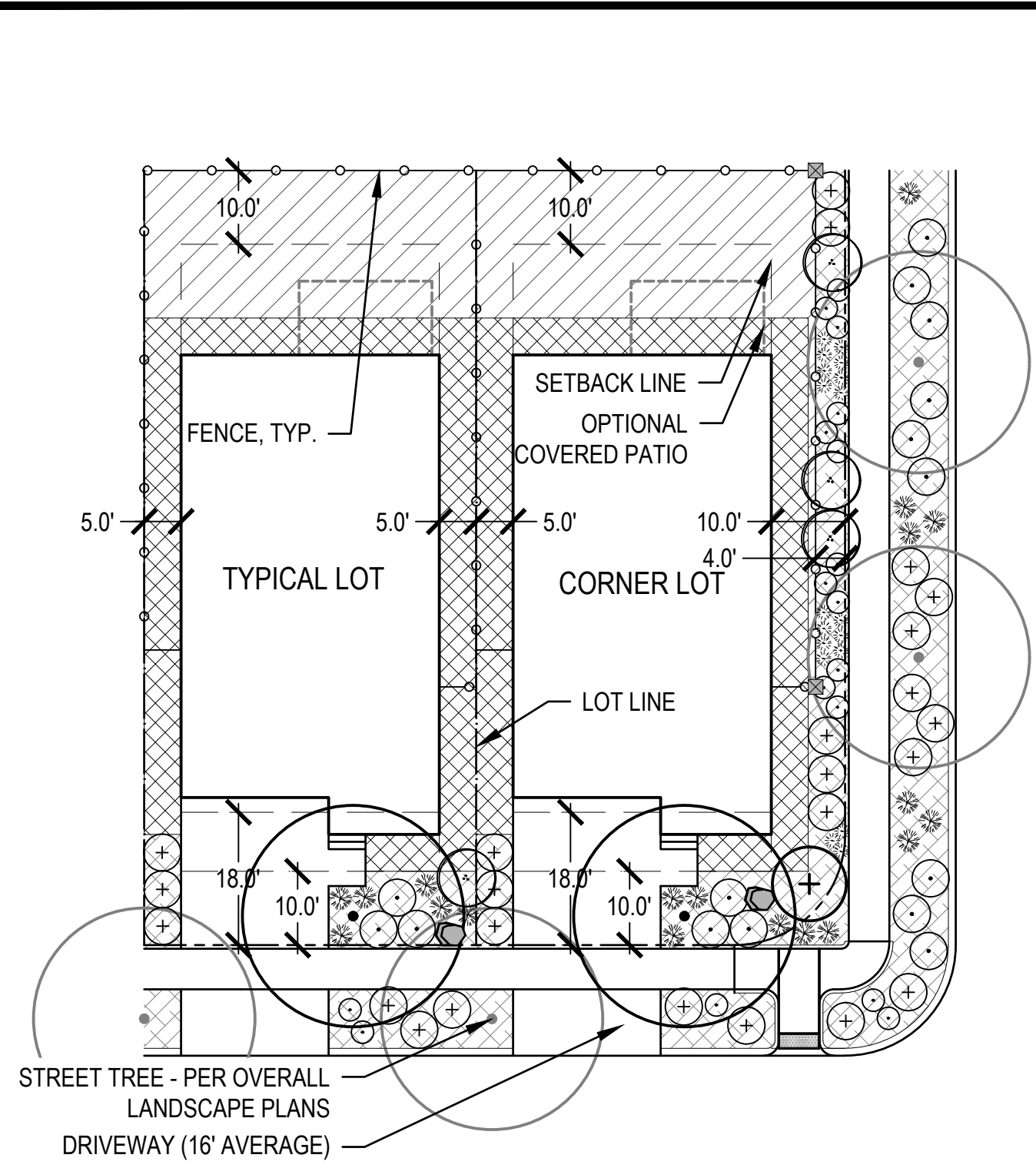


THE AURORA HIGHLANDS FILING
SITE PLAN NO. 15
TITLE: LANDSCAPE LOT TYPICALS
NON-XERIC LANDSCAPE OPTION
DATE: MAY 9, 2024

NORRIS DESIGN
Planning | Landscape Architecture | Branding

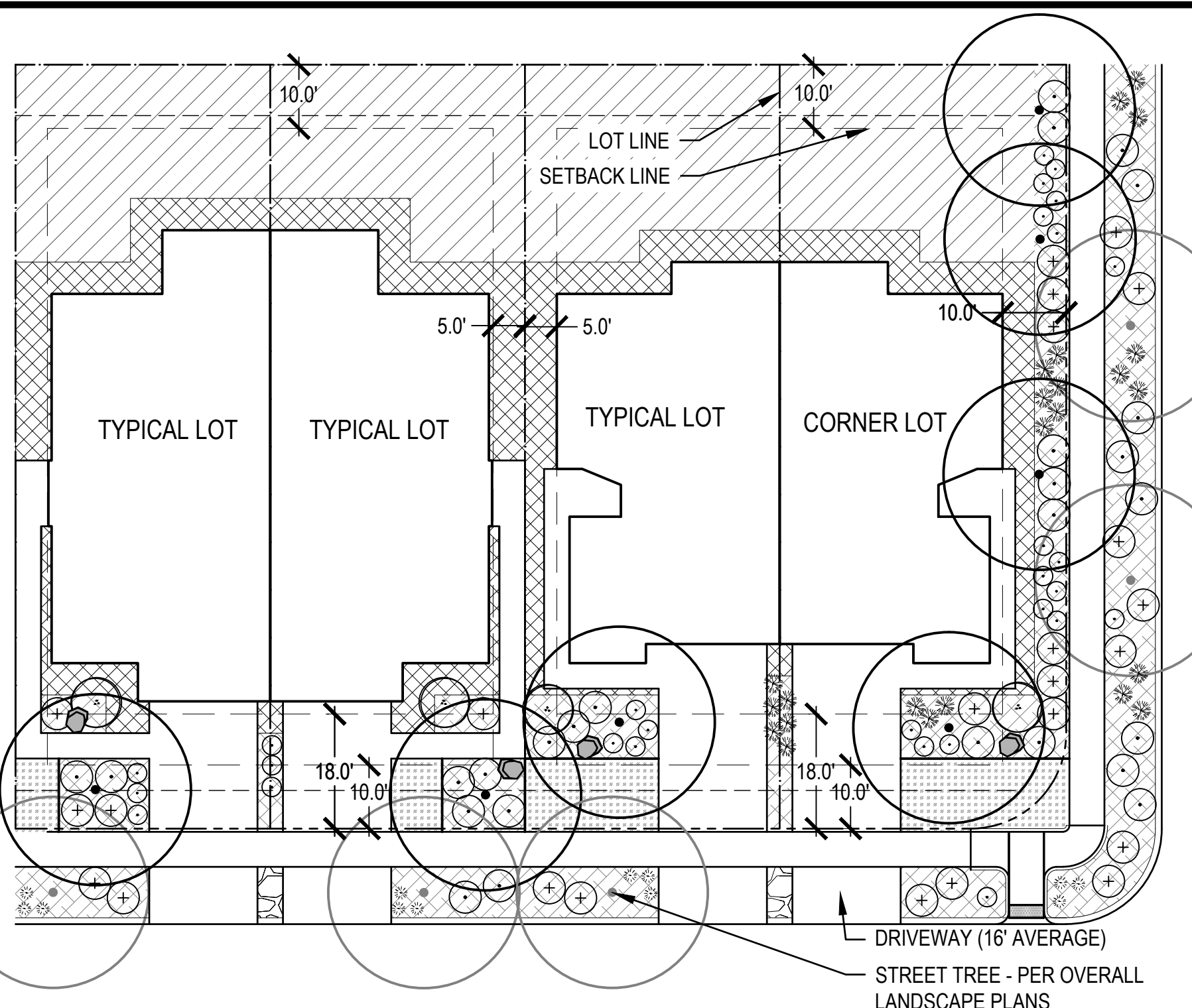


1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com



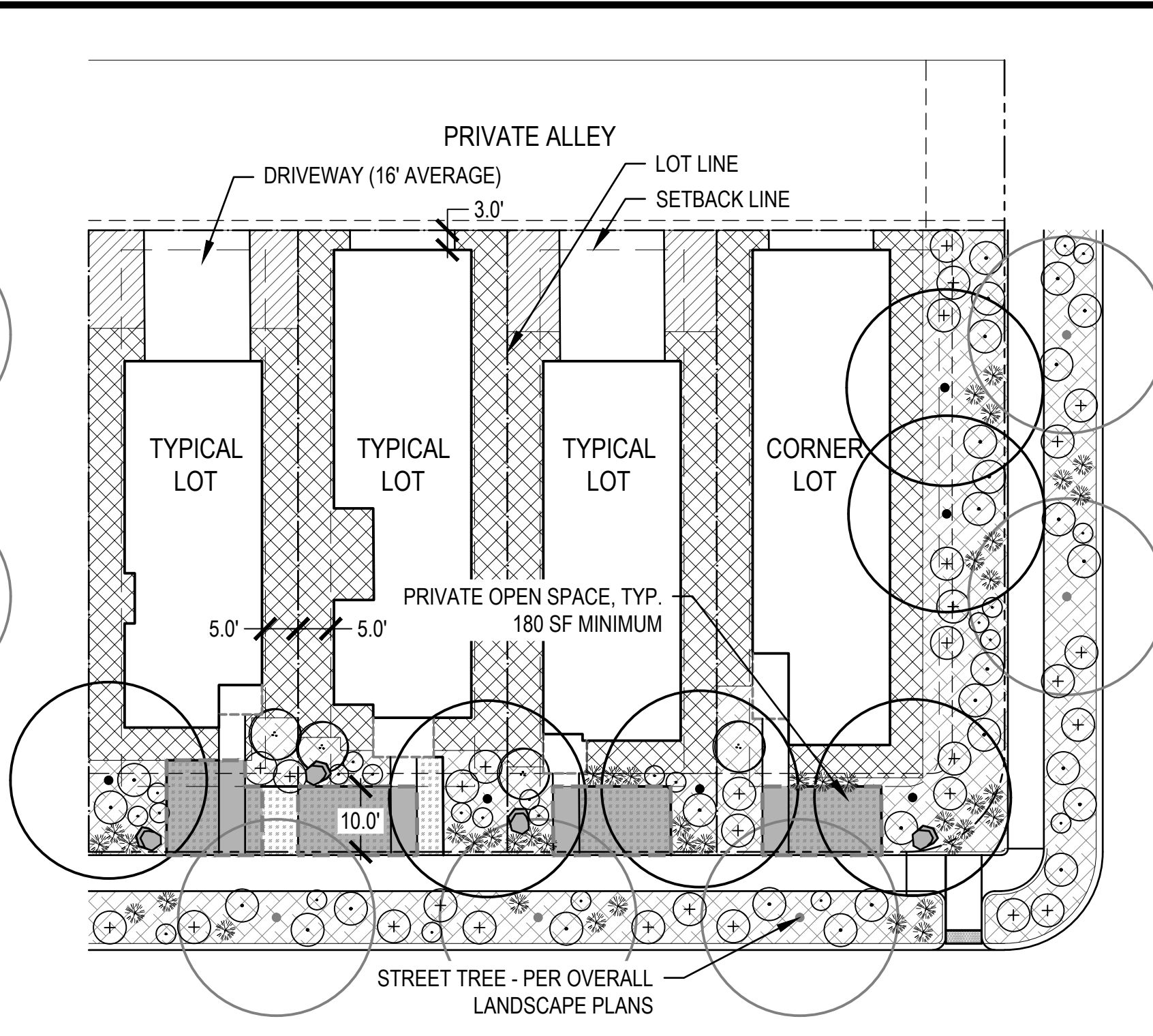
SINGLE FAMILY LOT TYPICAL (SMALL LOT)

| SINGLE FAMILY SMALL 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 | 8 |
| FRONT CURBSIDE SHRUBS (CORNER LOT) | #5 CONT | 8 |
| FRONT CURBSIDE SHRUBS (TYPICAL LOT) | #5 CONT | 5 |
| 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 | | |



DUPLEX LOT TYPICAL

| DUPLEX 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 | 8 |
| FRONT CURBSIDE SHRUBS (CORNER LOT) | #5 CONT | 8 |
| FRONT CURBSIDE SHRUBS (TYPICAL LOT) | #5 CONT | 5 |
| 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 | 25 |
| SIDE CURBSIDE SHRUBS | #5 CONT | 24 |
| EACH LOT SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES | | |



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

| DETACHED (REAR LOAD) SINGLE FAMILY LOT (<50') - STREET FRONTAGE | | |
|--|---------------------------|-----|
| 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 | 8 |
| FRONT CURBSIDE SHRUBS (CORNER LOT) | #5 CONT | 11 |
| FRONT CURBSIDE SHRUBS (TYPICAL LOT) | #5 CONT | 7 |
| 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 | 19 |
| EACH LOT SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES | | |

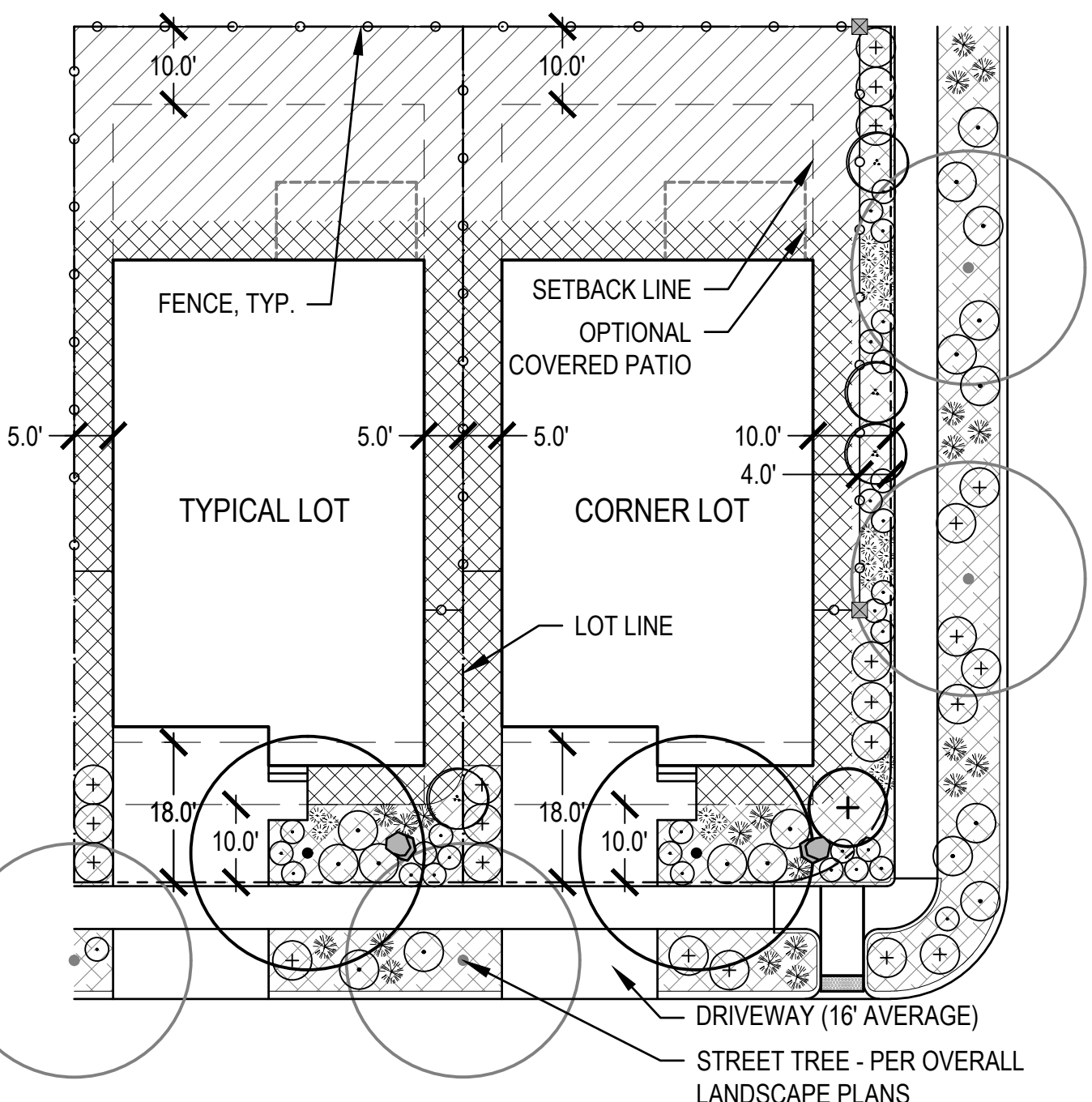
LEGEND

- 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
- ARTIFICIAL TURF, OR ROCK MULCH (1-1/2" OR LESS)
- BOULDER
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- DECIDUOUS CANOPY TREE

KEY MAP



N.T.S.

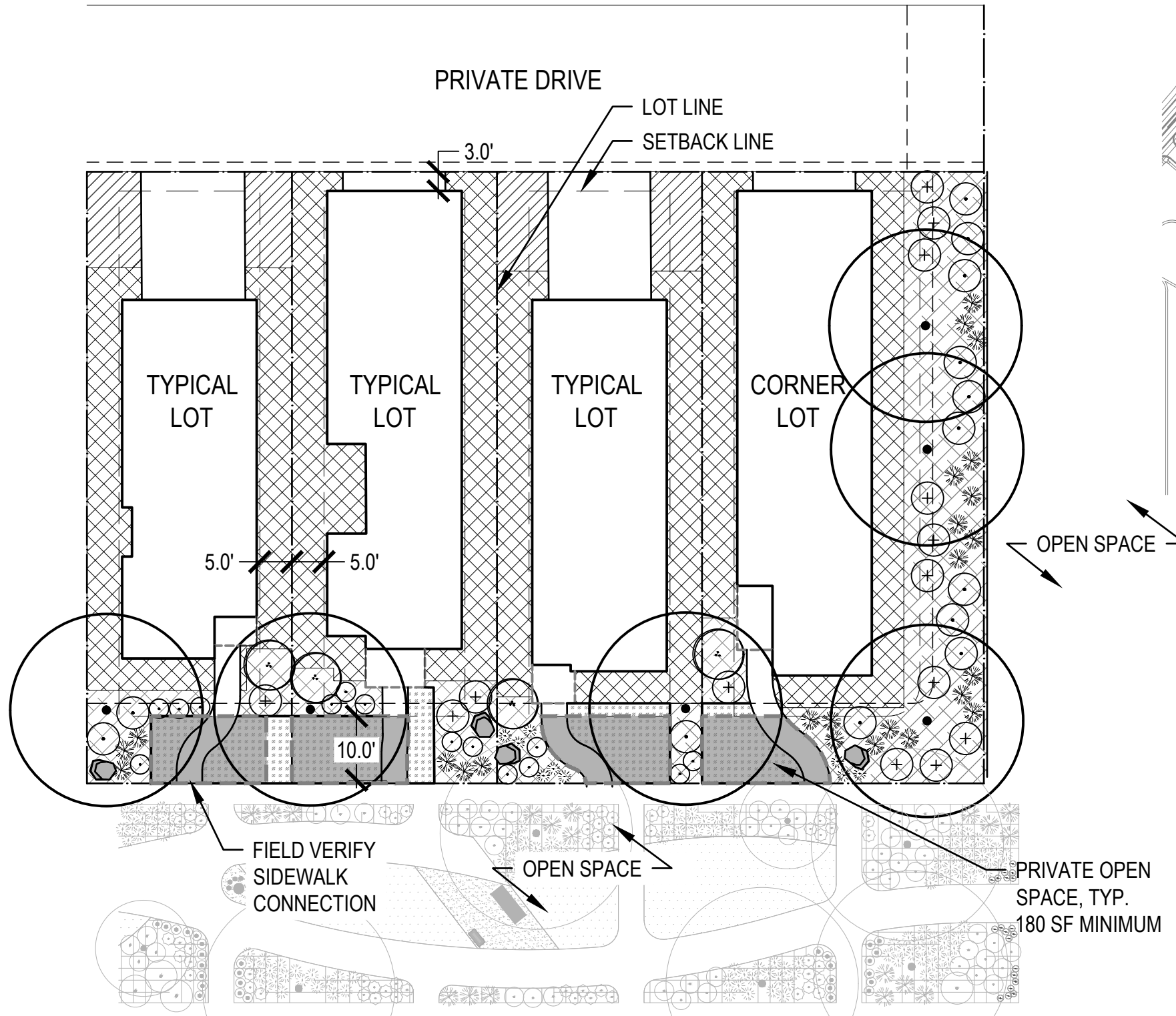


SINGLE FAMILY LOT TYPICAL (STANDARD LOT)

| SINGLE FAMILY 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 | | |

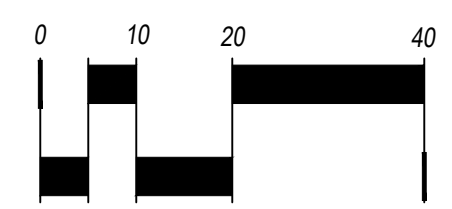
NOTES

- 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 146.4.2.3.1. REFER TO THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS MANUAL FOR SIGHT DISTANCE TRIANGLE DESIGN PARAMETERS.



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

| DETACHED (REAR LOAD) SINGLE FAMILY LOT (<50') - OPEN SPACE FRONTAGE | | |
|--|---------------------------|-----|
| 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 | 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 | 2 |
| SIDE YARD SHRUBS | #5 CONT | 20 |
| EACH LOT SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES | | |



SCALE: 1" = 20'



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



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