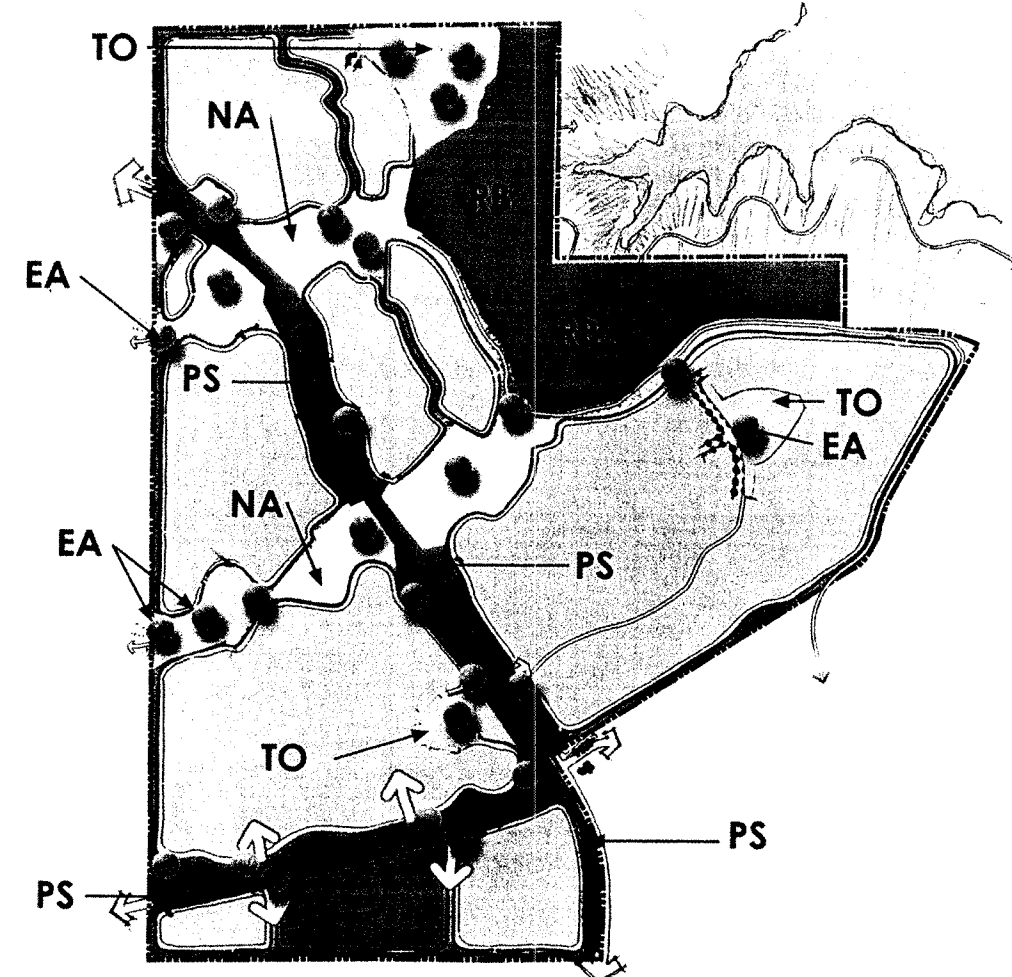


3.5 Landscape Key

Landscape areas in Beacon Point can **generally** be divided into 5 types: Primary Streetscape (Powhatan, Caley), Typical Openspace, Enhanced Openspace, Naturalized Areas, and Reservoir Buffer. The graphic below helps define the general landscape treatment plan for the community.



- (PS) Primary Streetscape (Powhatan Road, Caley Ave.): (dark green)**
Landscape areas include medians, ROW, and outside ROW to fence line.
- (TO) Typical Open Space: (light green)**
Landscape areas include NAC's, neighborhood parks, and landscape buffers.
- (EA) Enhanced Areas: (green circles)**
Landscape areas include community, neighborhood, and park entrances, surrounding monumentation, focal points along trails, open space focal points, and pedestrian gathering areas (i.e. shade pavilions, around benches, picnic etc.)
- (NA) Naturalized Open Space: (yellow)**
Landscape areas include native/undisturbed openspaces and drainage corridors.
- (RB) Reservoir Buffer Open Space: (red)**
US Home dedicated land to the City of Aurora. Owned and operated 500' buffer from Aurora Reservoir Trail.

Landscape Key

beacon point

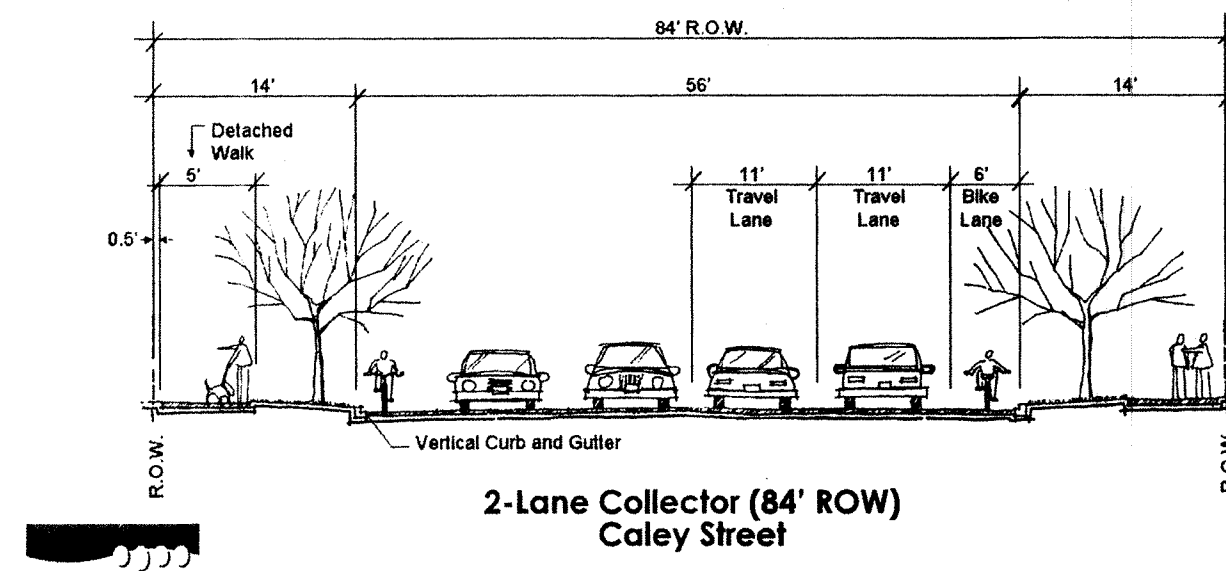
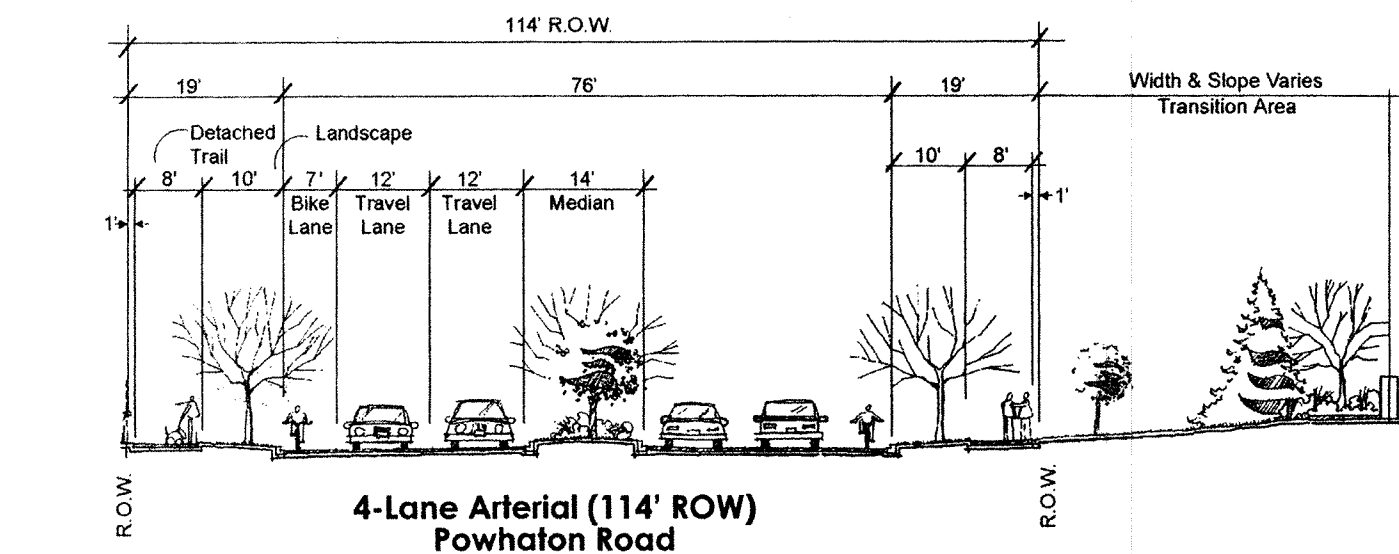
community design standards

3.6 Primary Streetscape Standards (please refer to "Landscape Key" for Primary Streetscape locations)

Beacon Point is bisected by two major roadways. Powhatan Road, (114' ROW) as a minor arterial dividing the site from the Northwest to Southeast, while Caley (84' ROW, 4-lane Collector) runs East to West. While supporting the overall design theme, Beacon Point wishes to buffer the traffic along these roads from the neighboring home sites. Because the homes will have an open metal fence along property lines, vegetation is provided along the fence line for screening and transitional purposes. With the assistance of the homeowner, in time, there will be a continuous vegetative buffer between the public and private spaces.

Deciduous street trees **massed informally at a ratio** of 35' on center will form the overhead canopy while informal evergreen massings will be planted along the perimeter of the streetscape for variation of the linear corridor.

Arterial and Collector Street Requirements:



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Right-of-Way Requirement (Median):

Currently there are no City Landscape Standards for medians within a public street. However, a standard that resembles the City Standard for outside the ROW shall be applied in Beacon Points medians. By providing 1 tree and 10 shrubs (**massed informally**) per 35 linear feet, with a maximum span of 200 feet containing no trees or shrubs. In addition the following minimum size requirements will be required:

Type	Beacon Point Minimum	Aurora City Code, Article 14
Shade Trees	2 1/2" caliper	2 1/2" caliper
Ornamental Trees	2" caliper	2" caliper
Evergreen Trees	N/A	N/A

Right-of-Way Requirement (Tree Lawn):

The Aurora City Code, Article 14 Landscaping require residential developments plant 1 tree per 40 linear feet of tree lawn. Beacon Point will exceed this standard by providing canopy trees **massed informally at a ratio** 1 tree per 35 linear feet. In addition the following minimum size requirements will be required:

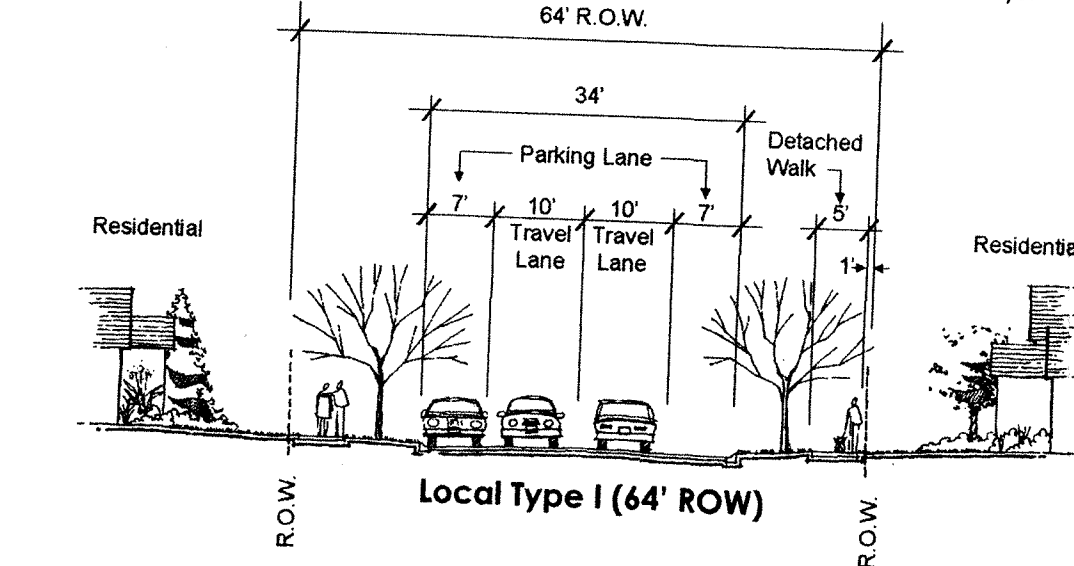
Type	Beacon Point Minimum	Aurora City Code, Article 14
Shade Trees	2 1/2" caliper	2 1/2" caliper
Ornamental Trees	2" caliper	2" caliper
Evergreen Trees	N/A	N/A

Local Roads (Tree Lawn):

The Builder shall be responsible for landscaping the tree lawn. The following minimum standards will apply:

Type	Beacon Point Minimum
1 Street Tree / Lot*	2 1/2" caliper
Turf	Fescue blend, drought resistant
Automatic Irrigation	turf grass.

*Every lot will receive at least one street tree where their driveways front and the recommended City Standard of 1 tree every 40 feet shall apply as an overall average and on corner lots without driveways.



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Landscape Standards streetscape

beacon point

community design standards

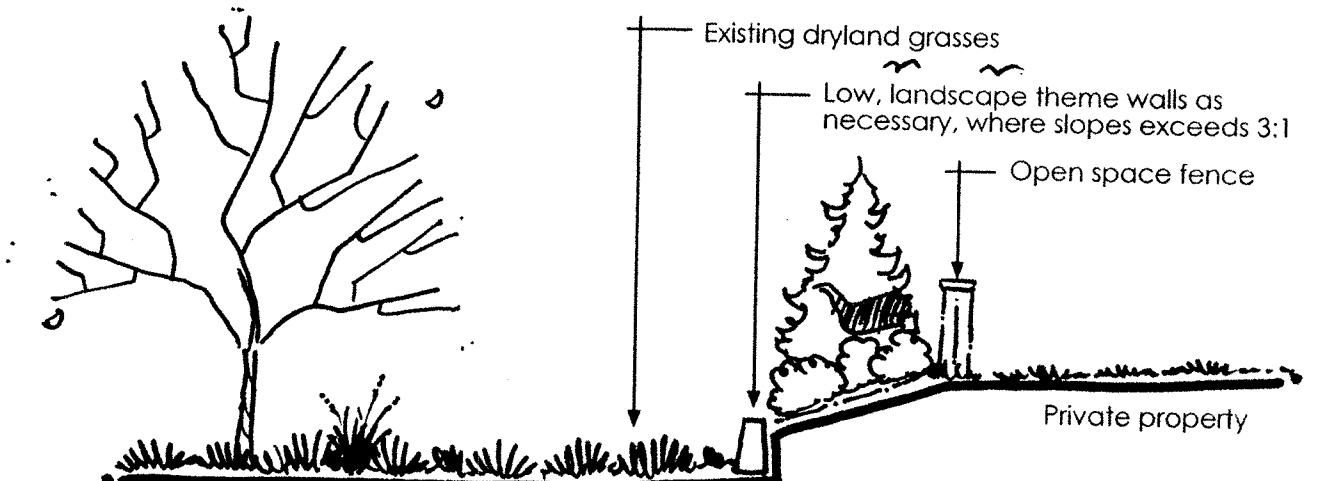
3.7 Open Space Standards (please refer to "Landscape Key" for various Open Space locations)

Open Space Requirement (Outside ROW):

Open space provides recreational uses as well as providing a very functional purpose at Beacon Point. Evergreen and deciduous trees and shrubs will be planted within buffers to enhance the experience for trail users and assist in creating a visual buffer for the adjacent neighborhoods. Where possible, open space shall be preserved to retain slope stabilization and dryland grasses. If landscape is disturbed, it shall be restored with the dryland seed mix as specified herein.

Outside the right-of-way (area between walk and fence/back of lot), Beacon Point shall require 1 tree (deciduous, evergreen and/or ornamental trees) and 10 shrubs per 30 lineal feet of frontage. It is recommended, however, that smaller varieties of trees and shrubs be utilized in these areas.

Type	Beacon Point Minimum	Aurora City Code, Article 14
Shade Trees	2 1/2" caliper	2 1/2" caliper
Ornamental Trees	2" caliper	2" caliper
Evergreen Trees	6' height	6' height
Shrubs	5 gallon container	5 gallon container

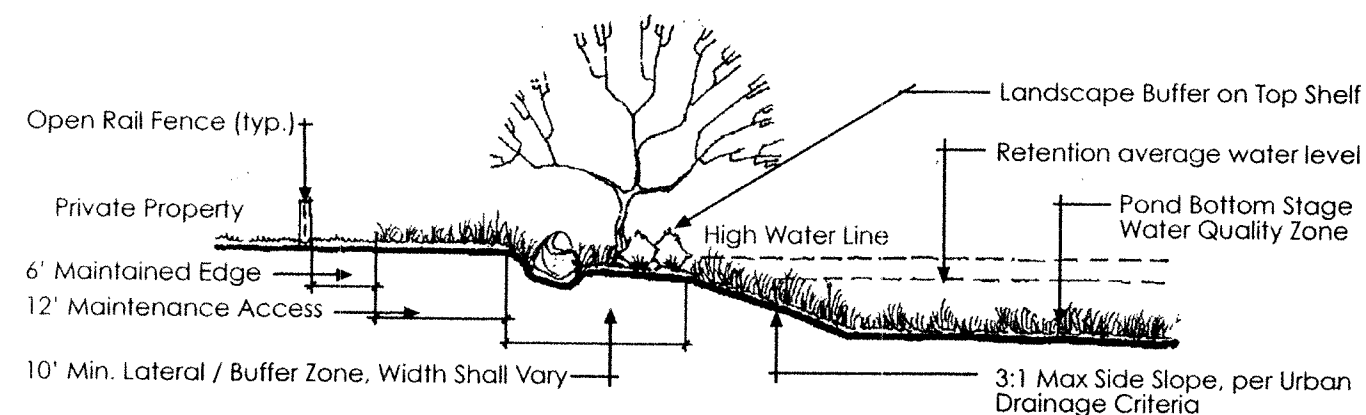


Open Space / Transition Area Detention / Water Quality Pond Areas:

- 1 tree and 10 shrubs per 4,000 square feet (above the 10 year flood surface area, based on 2 1/2" caliper trees)
- The ponds, which serve to slow surface water, shall be cleanly defined with boulders, forming a soft separation of practical vs. functional. Integrated into the open space, these ponds are intended to be a visually appealing feature. We would like to prevent weed filled ponds as much as possible that do not provide substantial benefit to the aesthetics of the community.
- Different levels (terraces) or multiple basins provide a way to control detention while being more aesthetic.

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- Trees and shrubs shall not be planted in the bottoms of drainage channels where they can impede flow and decrease channel capacity or suffer due to moist conditions.
- Meandering edges are much more aesthetic, especially when planted and the edges are accentuated.
- If the pond is to also accommodate storm water and become retention/detention, make sure the detention water drains out in 48 hours so the pond is back to its normal capacity and depths.
- Wetland plants should be planted in 'zones' based on water depth



Note: When designed as detention pond, it shall fully drain within 48 hours to assist in pollutant settling(per City of Aurora recommendations)

3.8 Enhanced Landscape Standards (please refer to "Landscape Key" for Enhanced Landscape locations)

There are numerous locations within Beacon Point that enhanced standards are necessary to present a quality themed community within the City of Aurora. The landscape at arterial intersections, surrounding project monuments, and focal points, will be improved upon to exceed city requirements of 1 tree and 10 shrubs per 4,000 square feet; to 1 tree and 10 shrubs per 3,500 square feet. In addition, those designated areas will meet the following size requirements.

Type	Beacon Point Minimum	Aurora City Code, Article 14
Shade Trees	3" caliper	2 1/2" caliper
Ornamental Trees	2 1/2" caliper	2" caliper
Evergreen Trees	8' height	6' height
Shrubs	5 gallon container	5 gallon container

Lake Buffer:

This land will be deeded to the City of Aurora and will remain unimproved by US Home.

Revised 08/21/19 THK Associates, Inc.
Julie Gamec, PLA
2953 S. Peoria Street, Suite 101 - Aurora, CO 80014
303-770-7201 - jgamec@thkassoc.com

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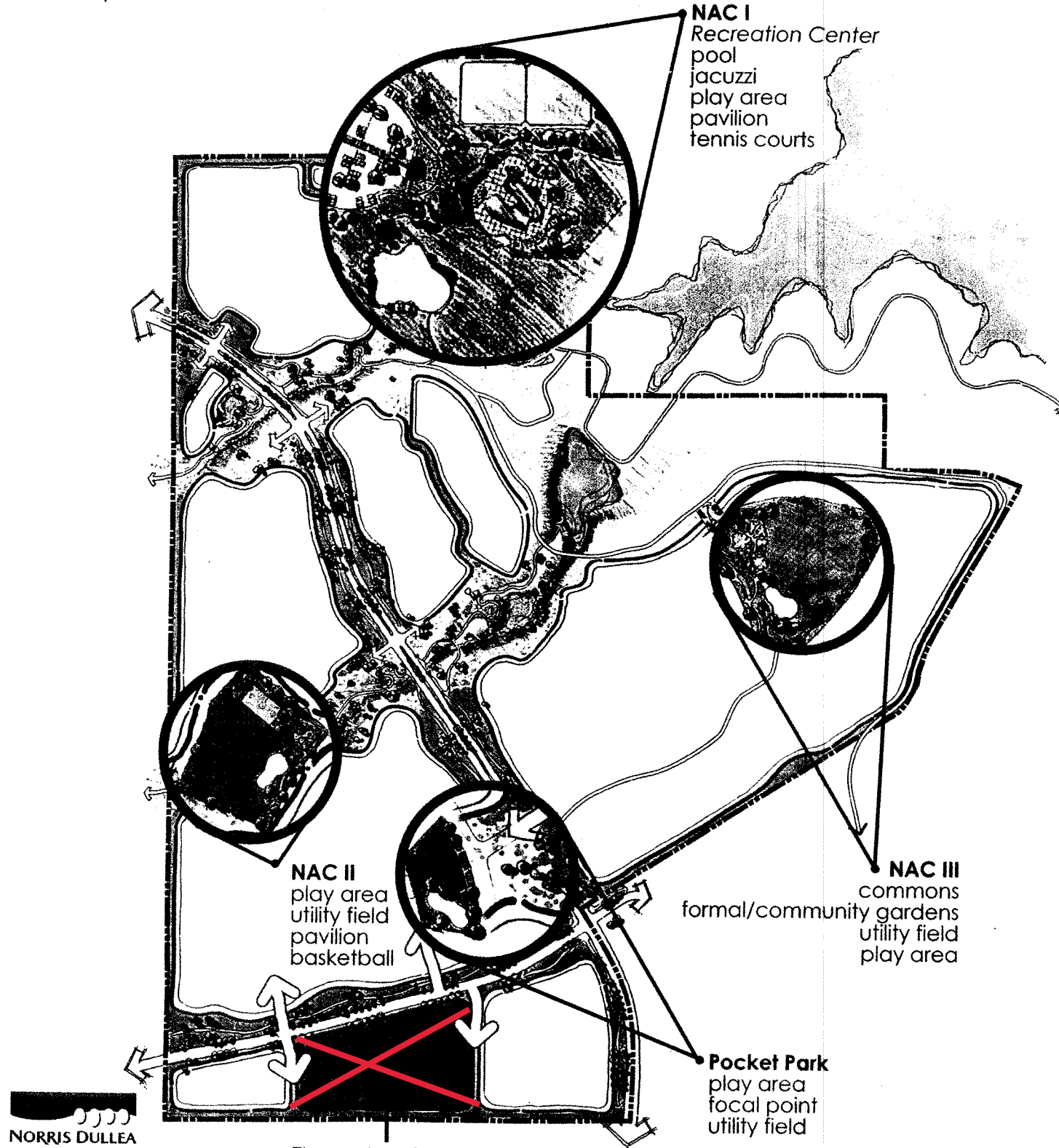
Landscape Standards open space

beacon point

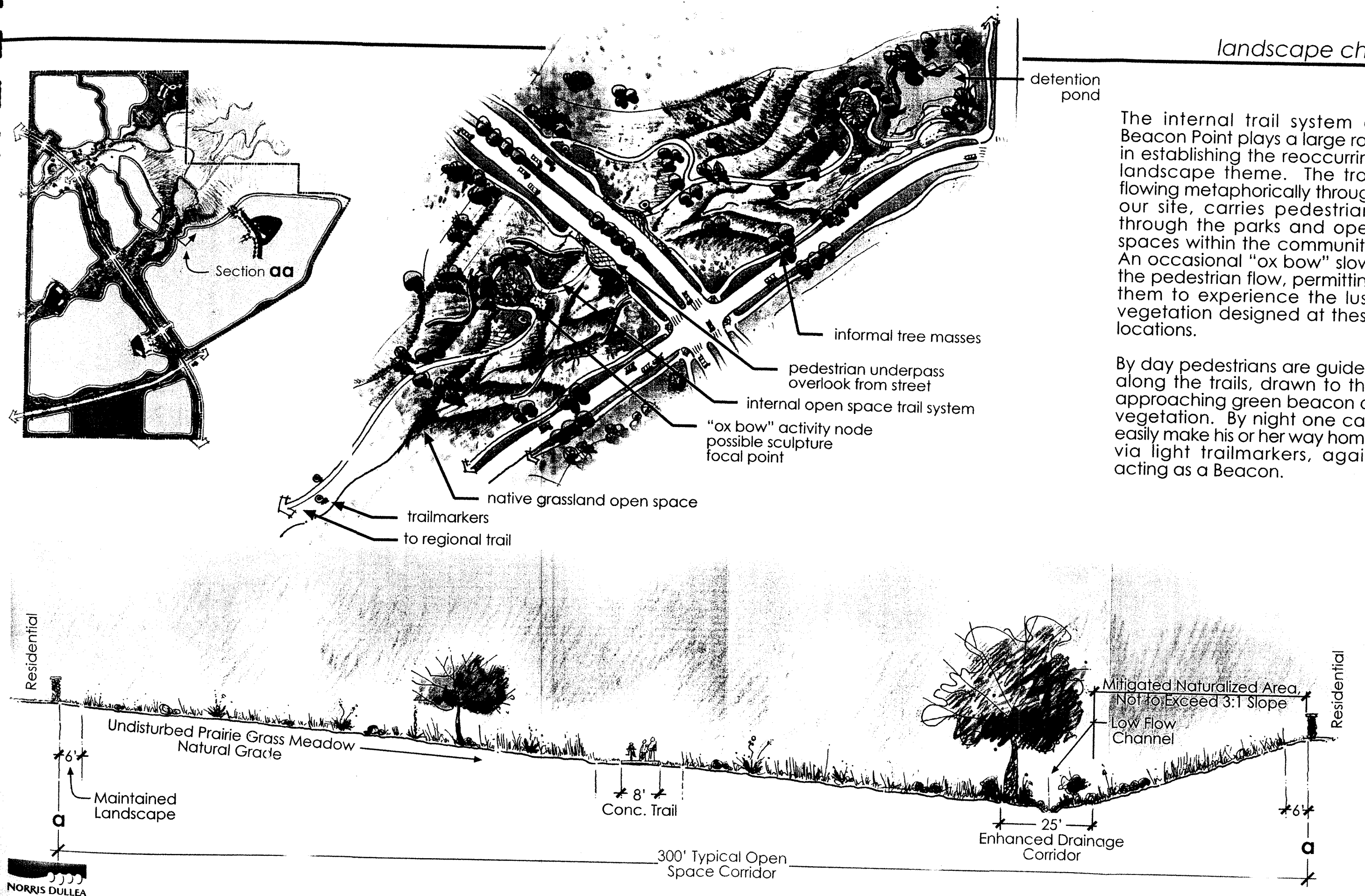
community design standards

3.9 Neighborhood Activity Centers

Beacon Point has planned for three Neighborhood Activity Centers (NAC), one pocket park, and an elementary school within the community. Each activity center was strategically located to maximize pedestrian use by providing easy walkable access, and connections to surrounding developments.



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The internal trail system at Beacon Point plays a large role in establishing the reoccurring landscape theme. The trail, flowing metaphorically through our site, carries pedestrians through the parks and open spaces within the community. An occasional "ox bow" slows the pedestrian flow, permitting them to experience the lush vegetation designed at these locations.

By day pedestrians are guided along the trails, drawn to the approaching green beacon of vegetation. By night one can easily make his or her way home via light trailmarkers, again acting as a Beacon.

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Community Amenities NAC's & Trails