PAINTED PRAIRIE PHASE TWO

PRELIMINARY PLAT WITH ADJUSTMENTS

A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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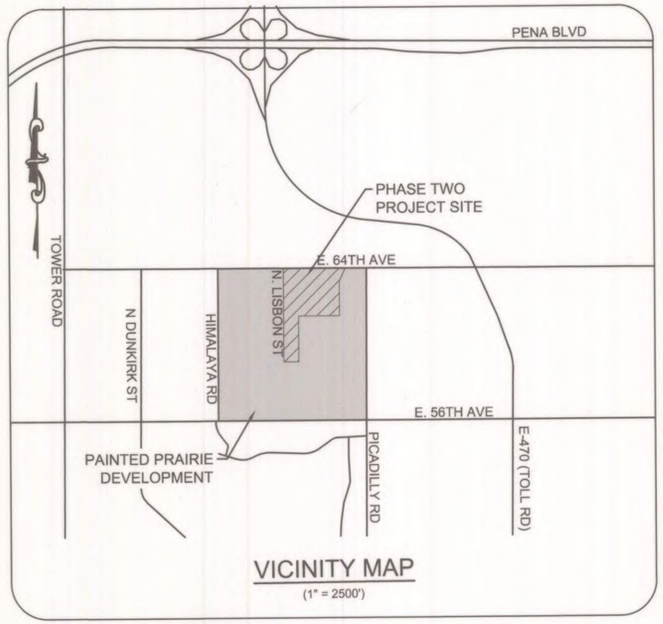
DATA TABLE	
AVERAGE RESIDENTIAL DENSITY	6.34 DU/AC
LAND AREA WITHIN PROPERTY LIMITS	79.22 AC
NUMBER OF UNITS PROPOSED	502
NUMBER OF BUILDINGS	439
MAXIMUM HEIGHT OF BUILDINGS	38'-0"
PRESENT ZONING CLASSIFICATION	R-2 WITH FLEXIBLE RESIDENTIAL LOT DESIGNATION
LANDSCAPE AREA	1.39 AC
LOT AREA	38.39 AC
TRACT AREA/OPEN SPACE	9.57 AC
ROAD R.O.W. AREA	24.58 AC
ALLEY AREA	5.29 AC

BUILDING DATA	
OCCUPANCY DESIGNATION	2015 IRC R3: SINGLE-FAMILY DETACHED & SINGLE-FAMILY ATTACHED 2015 IRC R2: TOWNHOUSES
TYPE OF CONSTRUCTION	ALL UNITS TYPE VB
SPRINKLER STATUS	NON-SPRINKLERED



VICINITY MAP
(1" = 2500')

ADJUSTMENTS:

ARTICLE 146-4, DEVELOPMENT STANDARDS
Section 146-4.6.5(C) Parking Design and Locations
Painted Prairie seeks an adjustment from "garage doors as percentage of front façades" where the ratio exceeds 47% for 47ft x 105ft single family front-loaded lots.

ARTICLE 146-4, DEVELOPMENT STANDARDS
Section 146-4.8.3 (D) Distribution of Masonry and Architectural Features
Painted Prairie seeks an adjustment from City of Aurora's 15% average net façade masonry requirement and requests 12% average net façade masonry.

ARTICLE 146-4, DEVELOPMENT STANDARDS
Section 146-4.2.3 (C) Green Court Dwellings
Painted Prairie seeks an adjustment from green court standards to increase the maximum number of dwelling units facing the same green court with one end having frontage on a public street from 14 dwelling units to 19 dwelling units.

OWNER'S SIGNATURES
Painted Prairie
Preliminary Plat

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.

In witness thereof, Donald Provost has caused these presents to be executed this 15 day of January AD. 2021.

By: _____ Corporate Seal
(Principals or Owners)

State of Colorado)ss

County of Arapahoe)

The foregoing instrument was acknowledged before me this 15 day of January AD, 2021 by Donald Provost
(Principals or Owners)

MICHELLE SANCHEZ
Notary Public - State of Colorado
Notary ID 20176024139
My Commission Expires June 7, 2021

Witness my hand and official seal
Michelle Sanchez Notary Seal
(Notary Public)

My commission expires June 7, 2021

Notary Business Address:
5150 DTC Parkway Suite 40
Greenwood Village, CO 80150

CITY OF AURORA APPROVALS

City Attorney: _____ Date: 2/3/21

Planning Director: _____ Date: 2/1/2021

Planning & Zoming Commission: _____ Date: 1/29/2021
(Chairperson)

City Council: N/A Date: N/A
(Mayor)

Attest: N/A Date: N/A
(City Clerk)

AMENDMENTS

AMENDMENT #1 - SHIFTED THE LOT LINES FOR 62 LOTS AND MODIFIED THE DESIGN OF SEVERAL OPEN SPACE TRACTS AND LANDSCAPE AREAS. APPROVED 9/1/2021

AMENDMENT #2 - REVISED FRONT AND SIDE SETBACK REQUIREMENTS FOR SOME LOTS, ADDED SECURITY CAMERAS, AND REVISED FRONT YARD LANDSCAPING AND GREEN COURT LANDSCAPING. APPROVED 3/31/2022

APPLICANT:
PAINTED PRAIRIE OWNERS, LLC
5750 DTC PARKWAY #210
GREENWOOD VILLAGE, CO 80111
TEL: (303) 771-4004
CONTACT: CHRIS FELLOWS

PLANNER/ LANDSCAPE ARCHITECT:
LandDesign Inc
1360 WALNUT ST.
BOULDER, CO 80302
TEL: (720) 274-0814
CONTACT: BRENT MARTIN

SURVEYOR/ ENGINEER:
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
FAX: (720) 482-9546
CONTACT: SARAH KOLZ

LandDesign.
1360 WALNUT STREET, SUITE 102
BOULDER CO, 80302
720.274.0814
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT
PAINTED PRAIRIE - PHASE 2

PAINTED PRAIRIE OWNERS, LLC
AURORA, CO

LANDDESIGN PROJ.#
3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: ###
DRAWN BY: ###
CHECKED BY: ###

SCALE NORTH
VERT:
HORZ:

SHEET TITLE
COVER SHEET

SHEET NUMBER
1

7/9/2020 3:22 PM IAN SWALLING G:_2018\3518019\CAD\CONSTRUCTION DOCUMENTS\CSP - FILING 2\8019_L100 COVER SHEET.DWG
ORIGINAL SHEET SIZE: 24" X 36"

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 11 BY A FOUND 3 INCH DIAMETER STEEL PIPE WITH A 3-1/4 INCH BRASS CAP SET BY PLS 16398 IN A RANGE BOX AND AT THE EAST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP SET BY PLS 38003 IN A RANGE BOX, TO BEAR SOUTH 00°39'21" EAST, A DISTANCE OF 2629.71 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°55'26" WEST A DISTANCE OF 1151.02, ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER;

THENCE SOUTH 00°04'34" EAST A DISTANCE OF 55.00 FEET TO A POINT 55.00 SOUTH OF THE NORTH LINE OF THE SAID NORTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°20'53" EAST, A DISTANCE OF 725.00 FEET;

THENCE SOUTH 00°20'53" EAST, A DISTANCE OF 714.13 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS SOUTH 45°20'53" EAST, A DISTANCE OF 21.21 FEET, TO A POINT OF NON-TANGENCY ON THE NORTHERLY LINE OF PAINTED PRAIRIE SUBDIVISION FILING NO. 1 AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 2018000064155;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PAINTED PRAIRIE SUBDIVISION FILING NO.1 THE FOLLOWING SEVENTEEN (17) COURSES:

1. THENCE SOUTH 89°39'07" WEST, A DISTANCE OF 646.00 FEET;
2. THENCE SOUTH 89°39'07" WEST, A DISTANCE OF 863.17 FEET;
3. THENCE SOUTH 00°21'41" EAST, A DISTANCE OF 66.00 FEET;
4. THENCE NORTH 89°39'07" EAST, A DISTANCE OF 14.15 FEET, TO A POINT OF CURVATURE;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 45°20'53" EAST, A DISTANCE OF 28.28 FEET, TO A POINT OF TANGENCY;
6. THENCE SOUTH 00°20'53" EAST, A DISTANCE OF 664.43 FEET, TO A POINT OF CURVATURE;
7. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 47°26'54", AN ARC LENGTH OF 58.80 FEET, THE CHORD OF WHICH BEARS SOUTH 00°20'53" EAST, A DISTANCE OF 57.13 FEET, TO A POINT OF NON-TANGENCY;
8. THENCE SOUTH 00°20'53" EAST, A DISTANCE OF 270.43 FEET;
9. THENCE SOUTH 89°39'07" WEST, A DISTANCE OF 33.92 FEET;
10. THENCE SOUTH 00°21'41" EAST, A DISTANCE OF 96.00 FEET;
11. THENCE NORTH 89°39'07" EAST, A DISTANCE OF 15.90 FEET, TO A POINT OF CURVATURE;
12. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 45°20'53" EAST, A DISTANCE OF 28.28 FEET, TO A POINT OF TANGENCY;
13. THENCE SOUTH 00°20'53" EAST, A DISTANCE OF 540.59 FEET, TO A POINT OF CURVATURE;
14. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 06°24'28", AN ARC LENGTH OF 59.27 FEET, THE CHORD OF WHICH BEARS SOUTH 03°33'07" EAST, A DISTANCE OF 59.24 FEET, TO A POINT OF TANGENCY;
15. THENCE SOUTH 06°45'21" EAST, A DISTANCE OF 56.50 FEET, TO A POINT OF CURVATURE;
16. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 92°01'45", AN ARC LENGTH OF 24.09 FEET, THE CHORD OF WHICH BEARS SOUTH 39°15'32" WEST, A DISTANCE OF 21.59 FEET, TO A POINT OF NON-TANGENCY;
17. THENCE SOUTH 04°43'36" EAST, A DISTANCE OF 49.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1299.00 FEET, A CENTRAL ANGLE OF 04°22'35", AN ARC LENGTH OF 99.22 FEET, THE CHORD OF WHICH BEARS SOUTH 87°27'42" WEST, A DISTANCE OF 99.20 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 89°38'59" WEST, A DISTANCE OF 149.48 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°08'12", AN ARC LENGTH OF 31.46 FEET, THE CHORD OF WHICH BEARS SOUTH 44°34'53" WEST, A DISTANCE OF 28.32 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89°40'58" WEST, A DISTANCE OF 166.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°51'48", AN ARC LENGTH OF 31.37 FEET, THE CHORD OF WHICH BEARS NORTH 45°25'07" WEST, A DISTANCE OF 28.25 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 00°35'54" WEST, A DISTANCE OF 49.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°08'12", AN ARC LENGTH OF 31.46 FEET, THE CHORD OF WHICH BEARS NORTH 44°34'53" EAST, A DISTANCE OF 28.32 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 00°29'13" WEST, A DISTANCE OF 656.18 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°51'40", AN ARC LENGTH OF 31.37 FEET, THE CHORD OF WHICH BEARS NORTH 45°25'03" WEST, A DISTANCE OF 28.25 FEET, TO A POINT OF NON-TANGENCY;

LEGAL DESCRIPTION: (CONTINUED)

THENCE NORTH 01°44'17" WEST, A DISTANCE OF 96.03 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°08'20", AN ARC LENGTH OF 31.46 FEET, THE CHORD OF WHICH BEARS NORTH 44°34'57" EAST, A DISTANCE OF 28.32 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 00°29'13" WEST, A DISTANCE OF 180.31 FEET;

THENCE NORTH 04°16'37" EAST, A DISTANCE OF 24.08 FEET;

THENCE NORTH 00°29'13" WEST, A DISTANCE OF 716.47 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 980.50 FEET, A CENTRAL ANGLE OF 23°17'49", AN ARC LENGTH OF 398.68 FEET, THE CHORD OF WHICH BEARS NORTH 11°09'42" EAST, A DISTANCE OF 395.94 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 889.50 FEET, A CENTRAL ANGLE OF 23°17'49", AN ARC LENGTH OF 361.68 FEET, THE CHORD OF WHICH BEARS NORTH 11°09'42" EAST, A DISTANCE OF 359.19 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 00°29'13" WEST, A DISTANCE OF 204.72 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°35'34", AN ARC LENGTH OF 31.27 FEET, THE CHORD OF WHICH BEARS NORTH 45°17'00" WEST, A DISTANCE OF 28.18 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 00°44'01" WEST, A DISTANCE OF 66.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°24'26", AN ARC LENGTH OF 31.56 FEET, THE CHORD OF WHICH BEARS NORTH 44°43'00" EAST, A DISTANCE OF 28.38 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 00°29'13" WEST, A DISTANCE OF 548.90 FEET, TO A POINT 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE NORTH 89°55'04" EAST, A DISTANCE OF 254.00 FEET, PARALLEL WITH AND 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE NORTH 89°55'26" EAST, A DISTANCE OF 750.00 FEET, PARALLEL WITH AND 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, TO THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 89°55'26" EAST, A DISTANCE OF 744.80 FEET, PARALLEL WITH AND 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 3,424,236 SQUARE FEET OR 78.610 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THESE DESCRIPTIONS IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE PAINTED PRAIRIE FDP AND THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY, THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, FURTHER AGREE TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST AID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AT NO EXPENSE TO THE CITY, THE CITY RESERVES THE RIGHT TO FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT, ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. ALL STREET TRAFFIC SIGNS PROVIDED BY THE PAINTED PRAIRIE CSP1 SHALL BE FURNISHED AND INSTALLED PER MUTCD STANDARDS.
17. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
18. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106.
19. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC A117.1-2009, OWNER OF PROPERTY FOR THE ABOVE PERMIT: WF PRAIRIE, LLC.
20. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 LDN UNDER WORSE-CASE NOISE CONDITIONS.
21. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK (EXCEPTION: TO AN ACCESSIBLE GARAGE). AN ACCESSIBLE ROUTE CAN ONLY BE WITHIN A DRIVE AISLE WHEN IT IS BEING EXTENDED TO AN ACCESSIBLE PARKING GARAGE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON STATE HOUSE BILL 03-1221 AS ADOPTED ON 29 MAY 03. THE STATE STATUTE IS NOT INTENDED TO SUPPLEMENT OTHER LAWS ALREADY IN PLACE.
22. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
23. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
24. PAINTED PRAIRIE OWNERS, LLC SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COST FOR THE INTERSECTION OF 64TH AVE AND LISBON STREET, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
25. IMPROVEMENTS RELATED TO AND REFERENCE BY ADAMS COUNTY DEED RESTRICTION NO 2019000056401 WILL BE CONSTRUCTED IN ACCORDANCE WITH THAT DOCUMENT.

RESIDENTIAL DEVELOPMENT NOTES:

1. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (2015 IFC, 505.1)

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

1. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNERKSHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT, INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD_END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
2. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS THIS SITE.
3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
5. DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS…(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D107.2)

ROW AND EASEMENT DEDICATION

1. ALL REQUIRED ROW DEDICATION PER THE APPROVED STREET CROSS-SECTIONS (COA# 2006-7003-03) SHALL BE DEDICATED WITH THE PLAT DOCUMENT.
2. A "FIRE LANE EASEMENT" SHALL BE DEDICATED OVER ALL ALLEYS THAT ARE 23-FEET IN WIDTH.
3. ACCESS AND UTILITY EASEMENTS SHALL BE DEDICATED OVER ALL ALLEYS DEPICTED WITHIN THIS PHASE.

STREETS:

1. ALL ROADWAY AND UTILITY INFRASTRUCTURE SHALL BE IN PLACE TO FACILITATE FILING NO. 3
2. ALL ROADWAYS INTERNAL TO THE FILING NO. 3 (ALSO KNOWN AS PARCEL E) BOUNDARY SHALL BE CONSTRUCTED TO FULL WIDTH.
3. THE ROAD SECTION LOCATED ON THE EAST SIDE AND SOUTH SIDE OF THE NEIGHBORHOOD PARK SHALL BE CONSTRUCTED WITH A FUTURE PARCEL.
4. 60TH AVENUE WILL BE CONSTRUCTED FROM LIVERPOOL STREET TO LISBON STREET.
5. 61ST DRIVE WILL BE CONSTRUCTED FROM FROM LIVERPOOL STREET TO LISBON STREET..
6. INTERNAL LOCAL STREETS WILL BE CONSTRUCTED WITHIN THE FILING BOUNDARY.
7. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING INTERSECTIONS WITH A PUBLIC STREET.

WATER:

1. INTERIOR 12" AND 8" WATERLINES WILL BE CONSTRUCTED THROUGH THE LOCAL STREETS AND ALLEYS. THESE WATER MAINS WILL BE LOOPED INTERNALLY WITHIN THE FILING BOUNDARY.
2. TWO CONNECTIONS SHALL BE MADE TO THE EXISTING 24" WATERLINE IN PICADILLY ROAD.
3. THE PAINTED PRAIRIE SUBDIVISION IS LOCATED WITHIN ZONE 3 AND ZONE 3C OF THE CITY OF AURORA WATER NETWORK AND WILL OPERATE PER THE MASTER UTILITY REPORT.
4. WATER MAIN STUBS HAVE BEEN PROVIDED TO FUTURE PARCELS FOR REFERENCE PURPOSES. THESE ARE SUBJECT TO CHANGE PER FUTURE PRELIMINARY PLAT SUBMITTALS.

SANITARY SEWER:

1. INTERIOR 12" AND 8" SANITARY SEWER MAINS WILL BE CONSTRUCTED THROUGH THE LOCAL STREETS AND ALLEYS WITHIN THE FILING BOUNDARY.
2. ONSITE FILING NO. 3 SANITARY SEWER WILL END AT AN EXISTING MANHOLE IN 60TH AVENUE AND AN EXISTING MANHOLE STRUCTURE WITHIN THE 64TH STREET ROW.

STORM DRAIN:

1. A TEMPORARY DRAINAGE SWALE WILL BE CONSTRUCTED EAST OF THE FILING NO. 3 SITE IN THE OPEN SPACE. THIS WILL BE REMOVED WITH FUTURE PRELIMINARY PLAT SUBMITTALS.
2. ALL AREA WITHIN FILING NO. 3 BETWEEN 64TH AVENUE AND 61ST DRIVE WILL DRAIN TO A PERMANENT WATER QUALITY POND THAT WILL BE CONSTRUCTED NEAR THE INTERSECTION OF HIMALAYA AND 64TH AVENUE. SEE THE AMENDED MASTER DRAINAGE REPORT FOR ADDITIONAL INFORMATION. THE AREA TO THE SOUTH OF 61ST DRIVE WILL DRAIN SOUTH TO THE EXISTING CHANNEL AND ULTIMATELY TO THE EXISTING REGIONAL POND 816 CONSTRUCTED WITH PAINTED PRAIRIE FILING N0. 1 COA #218075.
3. THE DRAINAGE CHANNEL IMPROVEMENTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
4. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSIVE CHARACTERISTICS WITHIN THE CHANNEL CONVEYANCE.
5. STORM SEWERS AND INLETS SHALL INSTALLED WITHIN THE LOCAL STREETS AND ALLEYS PER THIS PRELIMINARY PLAT.

LANDSCAPE:

1. LANDSCAPE SHALL BE PROVIDED FOR STREETS, OPEN SPACE AND PARKS LOCATED WITHIN THE FILING NO. 3 BOUNDARY, PER THIS PRELIMINARY PLAT.

LandDesign.
1360 WALNUT STREET, SUITE 102
BOULDER CO, 80302
720.274.0814
WWW.LANDDESIGN.COM

KEY MAP

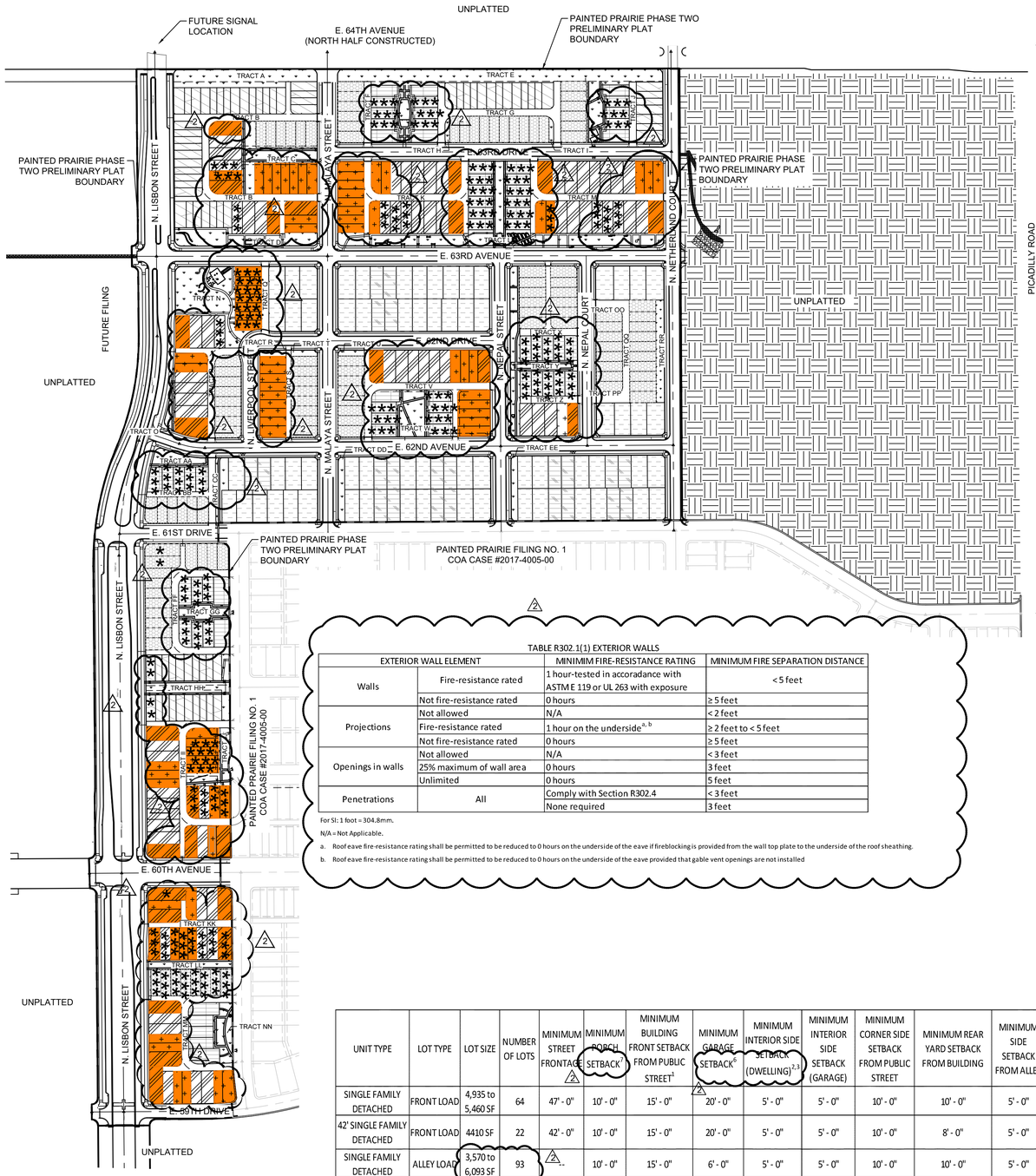
SEAL

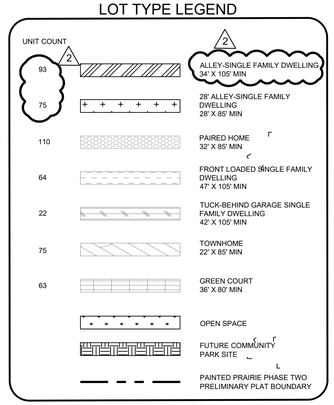
NOT FOR CONSTRUCTION

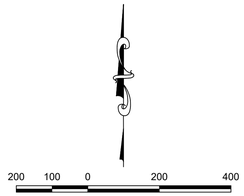
PROJECT

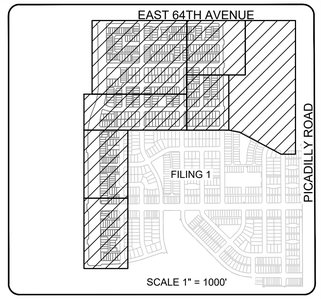
PAINTED PRAIRIE - PHASE 2

PAINTED PRAIRIE OWNERS









MASONRY TABLE							
LOTS	ACCESS TYPE		HOUSING TYPE	# OF UNITS	NET FAÇADE MASONRY	MASONRY (WEIGHTED)	AVERAGE NET FAÇADE MASONRY
502	STREET-ACCESSED	86	SINGLE-FAMILY DETACHED (INCLUDES TUCK-BEHIND GARAGE UNITS)	86	15%	12.9	12
	ALLEY-ACCESSED	416	SINGLE-FAMILY DETACHED	168	15%	25.2	
			GREEN COURT (STREET)	13	15%	2	
			GREEN COURT (COURTYARD)	50	5%	2.5	
			PAIRED HOMES	110	15%	16.5	
			TOWHNOMES	75	15%	11.3	

TABLE R302.1(1) EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour-tested in accoradance with ASTM E 119 or UL 263 with exposure	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside[a, b]	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8mm.

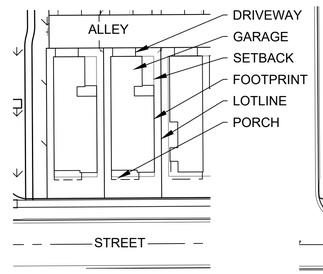
N/A = Not Applicable.

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

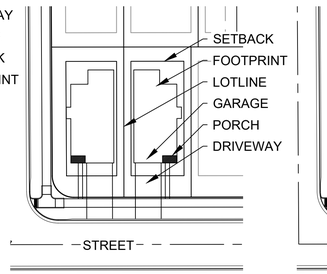
b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed

UNIT TYPE	LOT TYPE	LOT SIZE	NUMBER OF LOTS	MINIMUM STREET FRONTAGE	MINIMUM PORCH SETBACK[7]	MINIMUM BUILDING FRONT SETBACK FROM PUBLIC STREET[1]	MINIMUM GARAGE SETBACK[6]	MINIMUM INTERIOR SIDE SETBACK (DWELLING)[2,3]	MINIMUM INTERIOR SIDE SETBACK (GARAGE)	MINIMUM CORNER SIDE SETBACK FROM PUBLIC STREET	MINIMUM REAR YARD SETBACK FROM BUILDING	MINIMUM SIDE SETBACK FROM ALLEY	MAXIMUM HEIGHT
SINGLE FAMILY DETACHED	FRONT LOAD	4,935 to 5,460 SF	64	47' - 0"	10' - 0"	15' - 0"	20' - 0"	5' - 0"	5' - 0"	10' - 0"	10' - 0"	5' - 0"	38' - 0"
42' SINGLE FAMILY DETACHED	FRONT LOAD	4410 SF	22	42' - 0"	10' - 0"	15' - 0"	20' - 0"	5' - 0"	5' - 0"	10' - 0"	8' - 0"	5' - 0"	38' - 0"
SINGLE FAMILY DETACHED	ALLEY LOAD	3,570 to 6,093 SF	93	--	10' - 0"	15' - 0"	6' - 0"	5' - 0"	5' - 0"	10' - 0"	10' - 0"	5' - 0"	38' - 0"
28' SINGLE FAMILY DETACHED	ALLEY LOAD	2,380 to 5,086 SF	75	--	10' - 0"	15' - 0"	6' - 0"	5' - 0"	0' - 0"	10' - 0"	10' - 0"	5' - 0"	38' - 0"
GREEN COURTS	ALLEY LOAD	< 4,500 SF	63	--	10' - 0"	15' - 0"	6' - 0"	5' - 0"	5' - 0"	10' - 0"	10' - 0"	5' - 0"	38' - 0"
PAIRED UNITS	ALLEY LOAD	2,720 to 3,266 SF	110	--	10' - 0"	15' - 0"	6' - 0"	5' - 0"	5' - 0"	10' - 0"	10' - 0"	5' - 0"	38' - 0"
TOWN HOMES	ALLEY LOAD	1,870 to 3,217 SF	75	--	10' - 0"	15' - 0"	6' - 0"	5' - 0"	5' - 0"	10' - 0"	10' - 0"	5' - 0"	38' - 0"

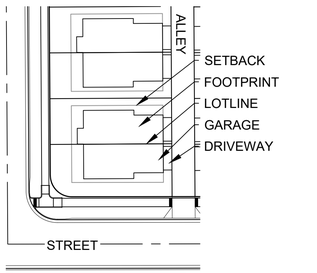
LOT LAYOUTS, TYP



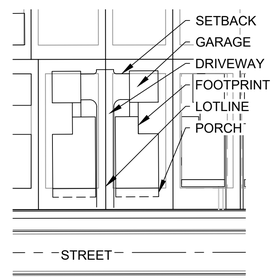
ALLEY LOAD LOT, TYP



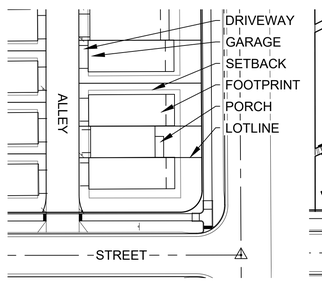
FRONT LOAD LOT, TYP



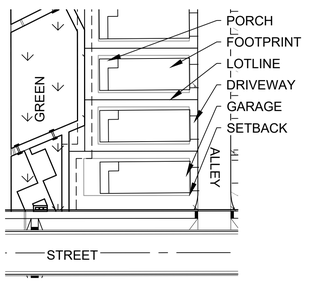
PAIRED HOME LOT, TYP



TUCK-BEHIND GARAGE



TOWNHOME LOT, TYP



GREEN COURT LOT, TYP

NOTES

1. **LOTS DESIGNATED WITH (*) HAVE A 30FT FRONT SETBACK.**
2. **IF 3' INTERIOR SIDE SETBACK IS USED WALL ALONG PROPERTY LINE MUST BE FIRE RATED. LOTS WITH ORANGE BACKGROUND MAY USE 3' INTERIOR SIDE SETBACK.**
3. **IF 3' INTERIOR SIDE SETBACK IS USED BUILDER MUST COORDINATE WITH ADJACENT LOT BUILDER TO ENSURE FIRE RATING REQUIREMENTS ARE MET. SEE TABLE R302.1(1) ABOVE.**
4. **IF REQUIRED, WATER METER RELOCATION IS THE RESPONSIBILITY OF BUILDER IF USING A 3' SIDE YARD.**
5. **LOTS DESIGNATED WITH (**) HAVE A 8' SIDE SETBACK FROM A PUBLIC STREET**
6. **THE MINIMUM GARAGE SETBACK FROM AN ALLEY CAN BE REDUCED TO 4 FT IF THERE IS NOT AN ADDITIONAL 6' UE AND WATERMETERS ADJACENT OR PARALLEL TO THE ALLEY.**
7. **THE MINIMUM FRONT PORCH SETBACK FOR ALLEY LOADED PRODUCT FRONTING AN OPEN SPACE TRACT WITH A 5' UE (OR LESS) CAN BE REDUCED TO 8 FT, LOTS ARE DESIGNATED WITH (***)**

NOTES:

1. TYPICAL CURB RETURN RADII PER TABLE 4.94.5.03 OF THE ROADWAY MANUAL. SEE SITE PLANS FOR ADDITIONAL INFORMATION
2. NO PORTION OF ANY STRUCTURE, INCLUDING BAY WINDOWS, CANTILEVER WALLS, GUTTERS, EAVES, ROOF OVERHANGS, FOOTERS, FOUNDATIONS, ETC. MAY ENCROACH INTO ANY EASEMENT OR FIRE LANE.
3. EGRESS WINDOW WELLS CAN ENCROACH 3 FT INTO THE SIDE YARD SETBACK AND SHALL NOT ENCROACH INTO ADJACENT LOT LINES.
4. EGRESS WINDOW WELLS MUST BE LOCATED ON THE INTERIOR SIDE YARD OF CORNER LOTS

No.	Revisions	Date	Init.	Appr.
2	REVISED SETBACK TABLE, NOTES, AND REVISED LOT TYPES	1/13/22	DJO	

CVL CONSULTANTS
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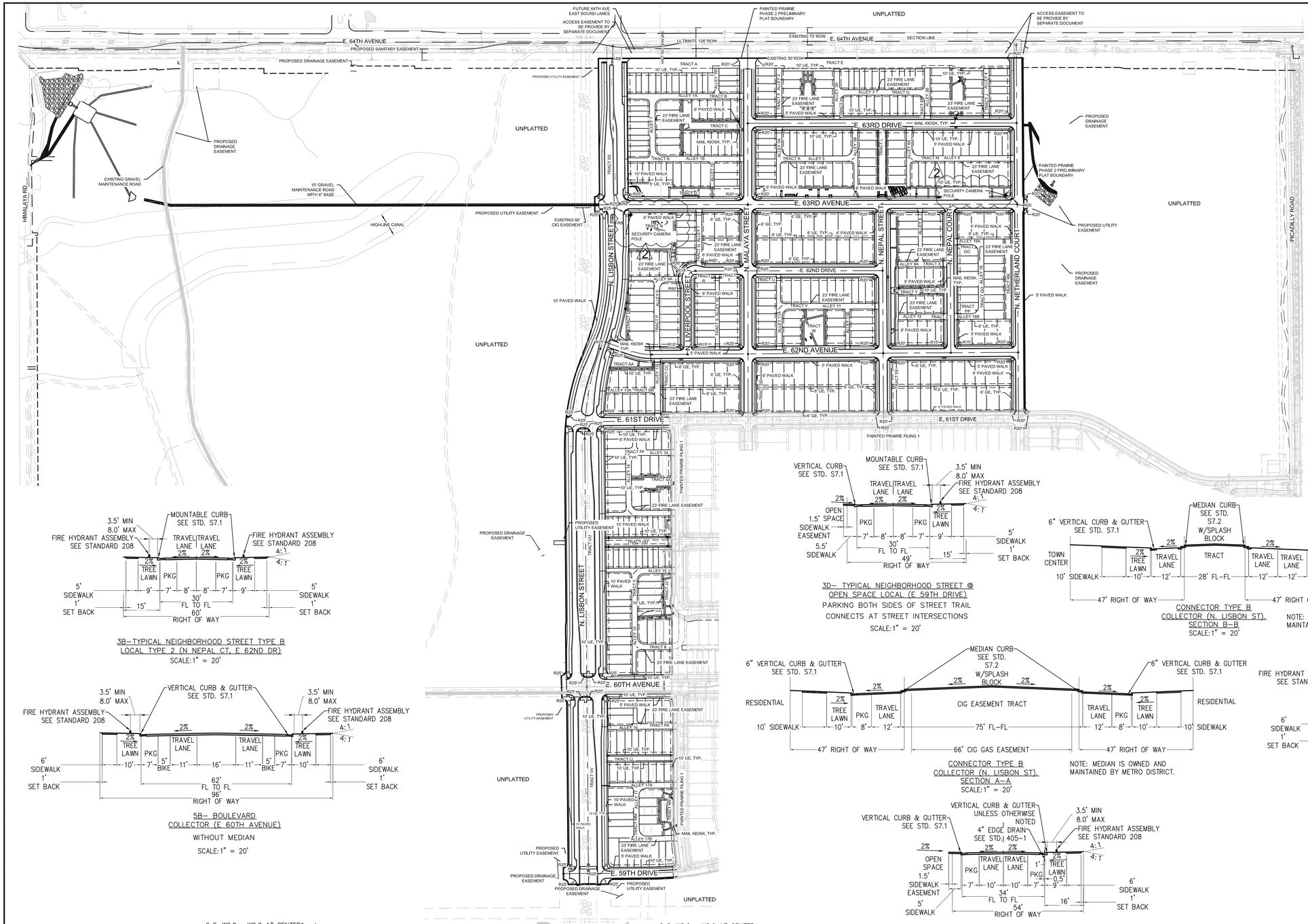
PAINTED PRAIRIE OWNER, LLC
C/O CHRIS FELLOWS
5600 GREENWOOD PLAZA BLVD, SUITE 220
GREENWOOD VILLAGE, CO 80111
Tel: (303) 795-3900

PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
LOT TYPE KEY PLAN

SCALE:	AS SHOWN
FILE NO:	8130155402
DRAWN BY:	DJO
CHECKED BY:	SJK
DATE:	APRIL 2021
SHEET NUMBER	3

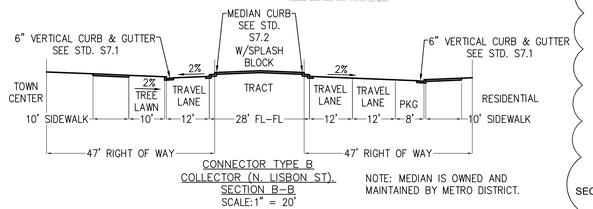
N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP COVER SHEET-F2.DWG, ACRANDALL, 3/29/22



3B–TYPICAL NEIGHBORHOOD STREET TYPE B
LOCAL TYPE 2 (N NEPAL CT, E 62ND DR)
SCALE:1" = 20'

5B– BOULEVARD
COLLECTOR (E 60TH AVENUE)
WITHOUT MEDIAN
SCALE:1" = 20'

3D– TYPICAL NEIGHBORHOOD STREET @
OPEN SPACE LOCAL (E 59TH DRIVE)
PARKING BOTH SIDES OF STREET TRAIL
CONNECTS AT STREET INTERSECTIONS
SCALE:1" = 20'

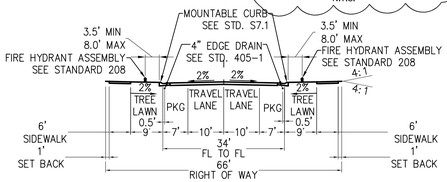


CONNECTOR TYPE B
COLLECTOR (N. LISBON ST).
SECTION B–B
SCALE:1" = 20'

NOTE: MEDIAN IS OWNED AND MAINTAINED BY METRO DISTRICT.

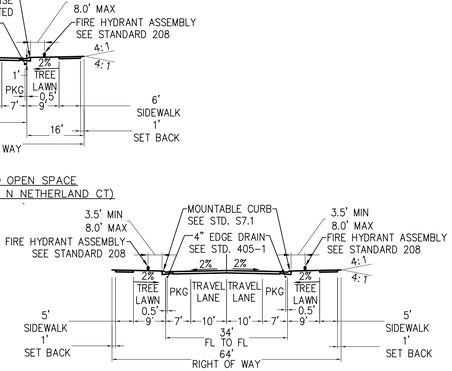
CONNECTOR TYPE B
COLLECTOR (N. LISBON ST).
SECTION A–A
SCALE:1" = 20'

NOTE: MEDIAN IS OWNED AND MAINTAINED BY METRO DISTRICT.

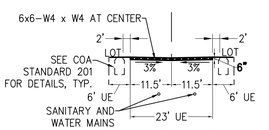


2– CONNECTOR @ RESIDENTIAL
COLLECTOR (E 61ST DRIVE, N MALAYA ST)
SCALE:1" = 20'

2E– CONNECTOR @ OPEN SPACE
COLLECTOR (E 63RD AVE, N NETHERLAND CT)



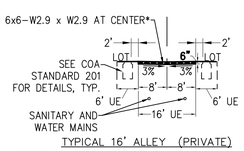
3A–TYPICAL NEIGHBORHOOD STREET
LOCAL TYPE 1 (N NEPAL ST, E 62ND DR
SCALE:1" = 20'



TYPICAL 23' ALLEY (PRIVATE)
FIRE LANE

NOTES:
1. SEE COA S19 FOR CONCRETE PAVEMENT JOINT DETAILS.
2. ALL REINFORCEMENT STEEL SHALL BE IN SHEETS. LAP ALL JOINTS A MIN. OF 6".
3. UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATION AND DEPTH.

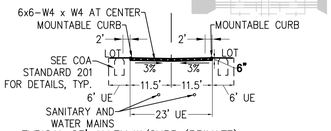
SECTION A–A



TYPICAL 16' ALLEY (PRIVATE)

NOTES:
1. * POLYPROPYLENE FIBERMESH 1–1/2 LBS. PER CU. YD. – ¾" LONG FIBERS IN PLACE OF WIRE MESH ON RESIDENTIAL ALLEYS ONLY.
2. SEE COA S19 FOR CONCRETE PAVEMENT JOINT DETAILS.
3. UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATION AND DEPTH.

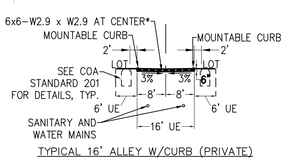
SECTION B–B



TYPICAL 23' ALLEY W/CURB (PRIVATE)
FIRE LANE

NOTES:
1. SEE COA S19 FOR CONCRETE PAVEMENT JOINT DETAILS.
2. ALL REINFORCEMENT STEEL SHALL BE IN SHEETS. LAP ALL JOINTS A MIN. OF 6".
3. UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATION AND DEPTH.

SECTION E–E



TYPICAL 16' ALLEY W/CURB (PRIVATE)

NOTES:
1. * POLYPROPYLENE FIBERMESH 1–1/2 LBS. PER CU. YD. – ¾" LONG FIBERS IN PLACE OF WIRE MESH ON RESIDENTIAL ALLEYS ONLY.
2. SEE COA S19 FOR CONCRETE PAVEMENT JOINT DETAILS.
3. UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATION AND DEPTH.

SECTION D–D

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	BUILDING ENVELOPE
***	LOT MAY REQUIRE RETAINING WALL
	PROPOSED FIRE HYDRANT

NOTES:
1. ALL LOTS ARE GRADED AS TYPE A OR B LOTS
2. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE PROPOSED CHANNEL AND PONDS. THESE WILL BE MAINTAINED BY THE METRO DISTRICT.
3. THE FOLLOWING ALLEYS REQUIRE A 2" CURB AND WILL FOLLOW SECTION C AND D: ALLEY 1B, 5, 5A, 11A, 14, 15, AND 17A.

No.	Revisions	Date	Init.	Appr.
	ADDED SECURITY CAMERA POLE LOCATIONS	1/13/22	DJO	
	SIDEWALK AND LOT UPDATES	4/07/21	ACR	

Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
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Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

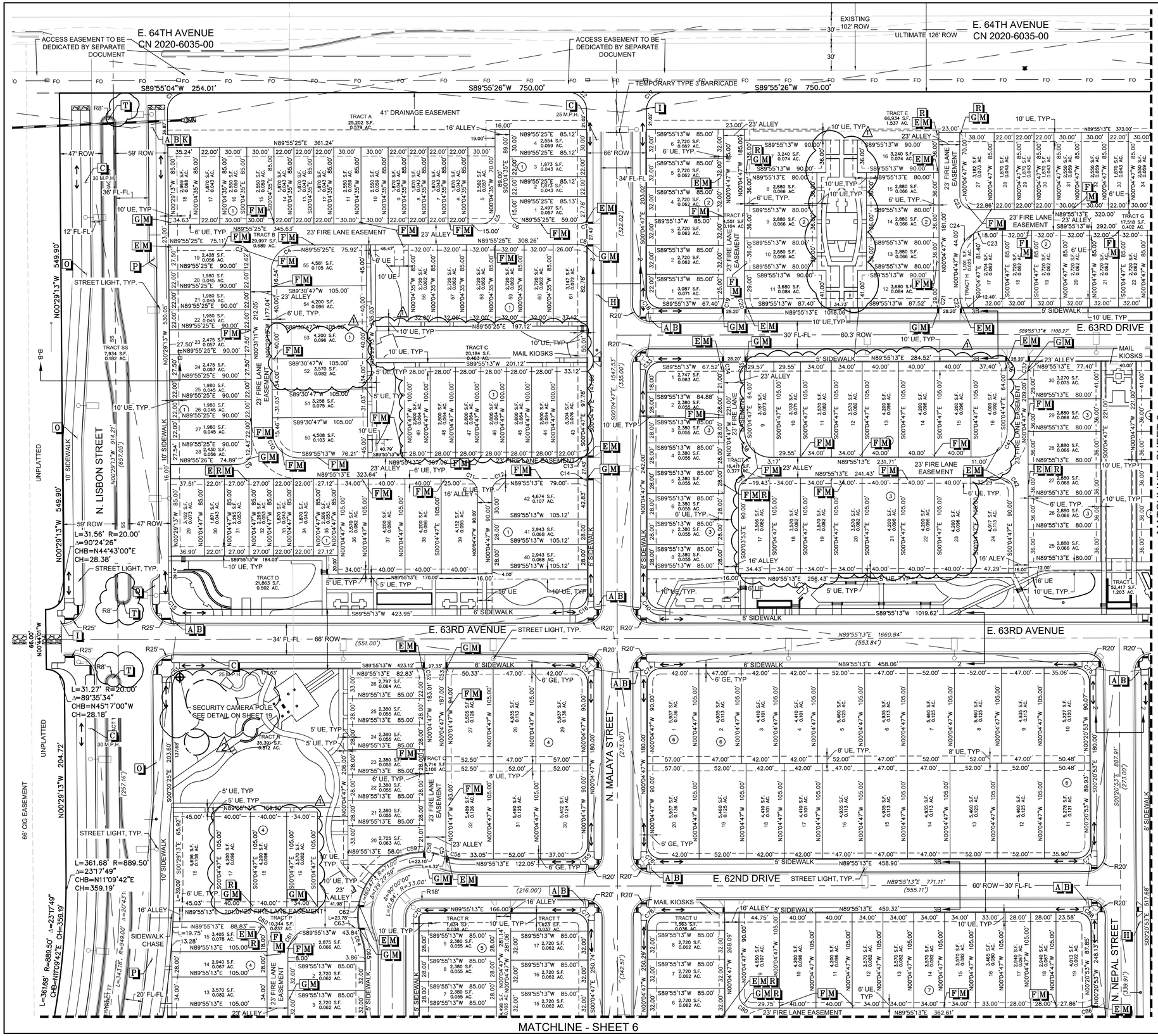
PAINTED PRAIRIE OWNER, LLC
C/O CHRIS FELLOWS
5600 GREENWOOD PLAZA BLVD, SUITE 220
GREENWOOD VILLAGE, CO 80111
Tel: (303) 793-8900

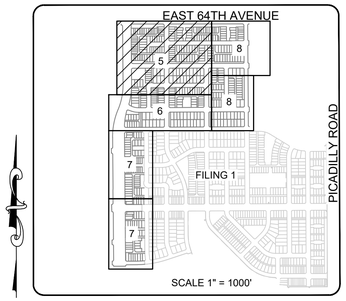
PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
OVERALL SITE PLAN

SCALE:	AS SHOWN	FILE NO:	8130155402
DRAWN BY:	NJ		
CHECKED BY:	SJK		
DATE:	APRIL 2021		

SHEET NUMBER 4

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP OVERALL SITE PLAN-F2.DWG, DJOSMULSKI, 2/9/22





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MID-BLOCK RAMP
- PROPOSED BUILDING ENVELOPE
- PROPOSED FLARED END SECTION
- OS OPEN SPACE
- CONCRETE PARKING ISLE
- STREET CENTERLINE
- PUBLIC STREET CROWN LINE
- PUBLIC STREET RIGHT-OF-WAY
- PROPERTY LOT LINE
- EDGE OF PAVEMENT
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY BOUNDARY
- SIGHT TRIANGLE LINE
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- EXISTING FIRE HYDRANT

A STOP R1-1 30"X30" SINGLE LANE 36"X36" MULT-LANE

B E Main St D3-1 VARIES X 12"

C SPEED LIMIT 25 R2-1 24"X30" SINGLE LANE 30"X36" MULTI-LANE
25 - SCHOOL / LOCAL
30 - COLLECTOR
45 - ARTERIAL/ CONNECTOR

D ONLY 18"X24" R3-5R

E, F, G FIRE LANE 12" X 18"

H W11-2 30" X 30" SINGLE LANE 36" X 36" MULTI-LANE

I NO OUTLET W14-2 30" X 36" SINGLE LANE 36" X 36" MULTI-LANE

BOTTOM OF LOWEST SIGN 7' ABOVE GRADE

J BIKE LANE R3-17 24" X 18"

K RIGHT LANE MUST TURN RIGHT X-R3-7R 30" X 30"

L 18"X24" R3-6R

M R7-201P 6"X12"

N DO NOT ENTER R5-1 30" X 30"

O, P, Q R8-3 30"X30" M6-4 21"X15" / R8-3 30"X30" M6-1L 21"X15" / R8-3 30"X30" M6-1R 21"X15"

R FIRE LANE ENDS HERE 5"X12"

S BEGIN RIGHT TURN LANE YIELD TO BIKES R4-4 24"X18"

T R4-7 24" X 36"

ATTACH BELOW E, F, G SIGN PER PLANS

AMENDMENTS

1 4/9/2021 FIRST AMENDMENT
5 - TRACT C LOTS EXTENDED AND GREEN COURT SIDEWALK UPDATED, BLOCK 3 AND 4 LOTS UPDATED
6 - TRACT B LOTS AND GREEN COURT SIDEWALK UPDATED, ALLEY 11B SHIFTED
7 - TRACT D LOTS AND GREEN COURT SIDEWALK UPDATED
8 - TRACT E SIDEWALKS AND GREEN COURT UPDATED, BLOCK 3 LOTS UPDATED
10 - TRACT C GREEN COURT AND LOT GRADING UPDATED
11 - TRACT B GREEN COURT, LOT, AND ALLEY 11B GRADING UPDATED
12 - TRACT D LOT AND GREEN COURT GRADING UPDATED
21 - UTILITIES WITHIN ALLEY 11B SHIFTED
26-29, 32-37, 40-45: UPDATED LOT LINES, UPDATED SIDEWALKS, UPDATED GENERAL LANDSCAPING INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

2 1/13/2022 SECOND AMENDMENT
ADDED SECURITY CAMERA POLE LOCATIONS

No.	Revisions	Date	Init.	Appr.	Date
2	ADDED SECURITY CAMERA POLE LOCATIONS	1/13/22	DJO		
1	SIDEWALK AND LOT UPDATES	4/09/21	ACR		

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GREENWOOD VILLAGE, CO 80111
Tel: (303) 795-9900

PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA SITE PLAN

SCALE: AS SHOWN
FILE NO: 8130155402
DRAWN BY: SSB
CHECKED BY: SJK
DATE: APRIL 2021
SHEET NUMBER 5

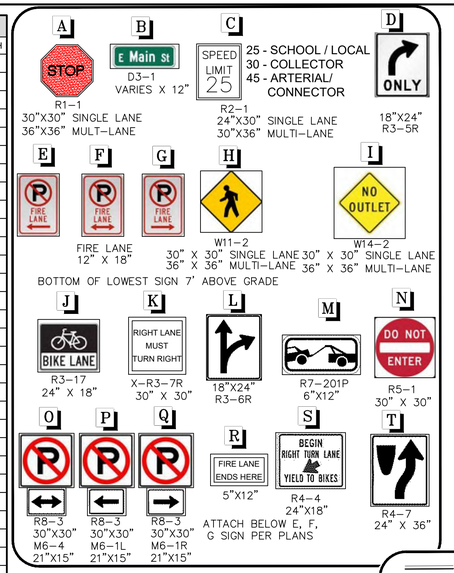
N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP AREA SITE PLAN-F2.DWG, DJOSMULSKI, 2/9/22

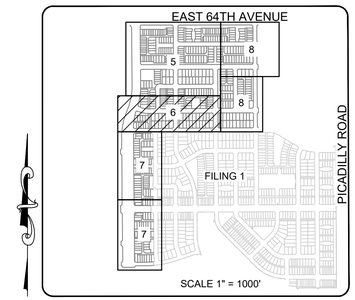
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C???	12.30'	29.00'	24°18'16"	N77° 21' 39"E	12.21
C1	31.56'	20.00'	90°24'17"	S44° 42' 56"W	28.38
C2	31.41'	20.00'	89°59'48"	N45° 04' 41"W	28.28
C3	23.33'	15.00'	89°07'09"	S45° 02' 52"E	21.05
C4	45.76'	29.00'	90°24'38"	N44° 43' 06"E	41.16
C5	23.60'	15.21'	88°52'53"	N45° 09' 19"E	21.30
C6	23.56'	15.00'	90°00'00"	S45° 04' 35"E	21.21
C7	11.42'	29.00'	22°33'10"	S78° 38' 51"W	11.34
C8	11.41'	29.00'	22°32'45"	S78° 48' 12"E	11.34
C9	23.67'	15.00'	90°24'39"	N44° 43' 07"E	21.29
C10	45.47'	28.99'	89°51'21"	N45° 24' 12"W	40.95
C11	23.25'	15.00'	88°48'44"	S45° 40' 25"E	20.99
C12	23.68'	15.00'	90°27'40"	N45° 09' 08"E	21.30
C13	11.41'	29.00'	22°32'57"	N78° 38' 45"E	11.34
C14	11.28'	29.00'	22°17'27"	N78° 56' 03"W	11.21
C15	31.27'	20.00'	89°35'34"	S45° 17' 00"E	28.18
C16	23.54'	15.00'	89°54'49"	N44° 52' 38"E	21.20
C17	31.43'	20.00'	90°02'14"	S44° 56' 20"W	28.29
C18	23.56'	15.00'	90°00'00"	N45° 04' 47"W	21.21
C19	12.37'	29.00'	24°26'36"	S12° 08' 31"W	12.28
C20	12.37'	29.00'	24°26'36"	S12° 18' 05"E	12.28
C21	12.37'	29.00'	24°26'36"	N12° 08' 31"E	12.28
C22	12.34'	29.00'	24°22'59"	N12° 19' 53"W	12.25
C23	23.71'	15.00'	90°32'43"	S45° 21' 15"E	21.32
C24	30.94'	29.00'	61°08'06"	N30° 29' 18"E	29.50
C25	23.56'	15.00'	90°00'00"	N44° 55' 13"E	21.21
C26	30.94'	29.00'	61°08'07"	S30° 38' 51"E	29.50
C27	12.37'	29.00'	24°26'36"	S12° 08' 31"W	12.28
C28	12.37'	29.00'	24°26'37"	S12° 18' 04"E	12.28
C29	12.37'	29.00'	24°26'36"	N12° 08' 31"E	12.28
C30	12.37'	29.00'	24°26'36"	S12° 18' 05"E	12.28
C31	31.32'	20.00'	89°43'41"	N45° 12' 43"W	28.22
C32	23.53'	15.00'	89°52'15"	N44° 35' 18"E	21.19
C33	23.44'	15.00'	89°32'02"	S44° 41' 19"W	21.13
C34	12.37'	29.00'	24°26'36"	S12° 18' 05"E	12.28
C35	12.37'	28.90'	24°31'31"	N12° 08' 31"E	12.28
C36	12.37'	29.00'	24°26'36"	S12° 18' 05"E	12.28
C37	12.37'	29.00'	24°26'36"	N12° 08' 31"E	12.28
C38	45.52'	28.79'	90°34'39"	S44° 57' 36"E	40.93
C39	23.54'	15.00'	89°52'41"	N44° 52' 31"E	21.20
C40	23.44'	15.00'	89°32'02"	S44° 50' 53"E	21.13
C41	45.66'	28.76'	90°58'36"	N44° 55' 13"E	41.01
C42	23.58'	14.97'	90°15'35"	S45° 04' 47"E	21.21
C43	12.37'	29.00'	24°26'36"	S12° 18' 05"E	12.28
C44	12.37'	29.00'	24°26'36"	N12° 08' 31"E	12.28

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C45	45.55'	29.00'	89°59'55"	S45° 04' 42"E	41.01
C46	23.46'	15.25'	88°08'01"	N44° 55' 13"E	21.21
C47	23.49'	14.96'	89°56'24"	S45° 10' 15"E	21.15
C48	11.46'	29.00'	22°38'50"	N78° 35' 48"E	11.39
C49	11.19'	29.00'	22°06'38"	S79° 01' 28"E	11.12
C50	23.63'	15.00'	90°16'06"	N44° 47' 10"E	21.26
C51	31.56'	20.00'	90°24'26"	S44° 43' 00"W	28.38
C52	11.28'	29.00'	22°17'27"	N11° 13' 31"W	11.21
C53	11.28'	29.00'	22°17'27"	N11° 03' 57"E	11.21
C54	23.56'	15.00'	90°00'00"	S45° 04' 47"E	21.21
C55	23.56'	15.00'	90°00'00"	N44° 55' 13"E	21.21
C56	18.09'	65.00'	15°56'32"	S82° 06' 31"E	18.03
C57	9.68'	29.00'	19°07'21"	S09° 38' 27"E	9.63
C58	8.13'	29.00'	16°03'57"	N07° 57' 12"E	8.11
C59	26.31'	71.00'	21°14'01"	N81° 12' 54"E	26.16
C60	23.56'	15.00'	90°00'00"	N45° 04' 47"W	21.21
C61	45.55'	29.00'	90°00'00"	S44° 55' 13"W	41.01
C62	2.93'	29.00'	5°47'15"	N87° 01' 36"E	2.93
C63	5.46'	29.00'	10°46'44"	S84° 41' 25"E	5.45
C64	22.41'	65.00'	19°45'03"	S09° 57' 18"E	22.30
C65	22.41'	65.00'	19°45'03"	S09° 57' 18"E	22.30
C66	25.16'	20.00'	72°05'32"	S20° 32' 29"E	23.54
C67	13.29'	28.99'	26°16'08"	N13° 03' 01"E	13.18
C68	12.51'	29.00'	24°42'42"	S12° 26' 08"E	12.41
C69	23.49'	15.00'	89°43'54"	S44° 47' 10"W	21.16
C70	7.85'	5.00'	90°00'00"	S44° 55' 13"W	7.07
C71	23.56'	15.00'	90°00'00"	N45° 04' 47"W	21.21
C72	23.63'	15.00'	90°16'06"	S45° 12' 50"E	21.26
C73	23.49'	15.00'	89°43'54"	N44° 47' 10"E	21.16
C74	23.56'	15.00'	90°00'00"	N44° 55' 13"E	21.21
C75	23.49'	15.00'	89°43'54"	S45° 12' 50"E	21.16
C76	23.56'	15.00'	90°00'00"	S45° 04' 47"E	21.21
C77	23.63'	15.00'	90°16'06"	N44° 47' 10"E	21.26
C78	23.56'	15.00'	90°00'00"	S44° 55' 13"W	21.21
C79	23.63'	15.00'	90°16'06"	S45° 12' 50"E	21.26
C80	23.56'	15.00'	90°00'00"	S45° 04' 47"E	21.21
C81	45.55'	29.00'	90°00'00"	N44° 55' 13"E	41.01
C82	12.24'	29.00'	24°10'30"	N12° 00' 28"E	12.15
C83	12.51'	29.00'	24°42'42"	N12° 26' 08"W	12.41
C84	23.50'	14.97'	89°56'22"	N45° 12' 50"W	21.16
C85	23.63'	15.00'	90°16'06"	S44° 47' 10"W	21.26
C86	11.42'	29.00'	22°33'34"	N78° 38' 26"E	11.34
C87	11.15'	29.00'	22°01'21"	N79° 04' 06"W	11.08
C88	23.49'	15.00'	89°43'54"	S45° 12' 50"E	21.16
C89	23.56'	15.00'	90°00'00"	N44° 39' 07"E	21.21

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C90	23.63'	15.00'	90°16'06"	S44° 47' 10"W	21.26
C91	23.49'	15.00'	89°43'54"	N45° 12' 50"W	21.16
C92	23.47'	15.00'	89°39'07"	N44° 49' 34"E	21.15
C93	23.56'	15.00'	90°00'00"	S45° 20' 53"E	21.21
C94	12.37'	29.00'	24°26'36"	N77° 25' 49"E	12.28
C95	12.37'	29.00'	24°26'36"	S78° 07' 35"E	12.28
C96	12.37'	29.00'	24°26'36"	N77° 25' 49"E	12.28
C97	12.37'	29.00'	24°26'36"	S78° 07' 35"E	12.28
C98	23.56'	15.00'	90°00'00"	S45° 20' 53"E	21.21
C99	23.56'	15.00'	90°00'00"	N44° 39' 07"E	21.21
C100	23.63'	15.00'	90°16'06"	N44° 47' 10"E	21.26
C101	23.49'	15.00'	89°43'54"	S45° 12' 50"E	21.16
C102	12.37'	29.00'	24°26'36"	N78° 07' 35"W	12.28
C103	12.37'	29.00'	24°26'36"	S77° 25' 49"W	12.28
C104	30.48'	29.00'	60°12'39"	N59° 58' 28"W	29.09
C105	14.94'	29.00'	29°31'15"	N15° 06' 31"W	14.78
C106	15.20'	29.00'	30°01'38"	N14° 39' 56"E	15.02
C107	30.35'	29.00'	59°58'22"	N59° 39' 56"E	28.99
C108	12.37'	29.00'	24°26'34"	S78° 07' 36"E	12.28
C109	12.37'	29.00'	24°26'36"	N77° 25' 49"E	12.28
C110	23.56'	15.00'	90°00'00"	S45° 20' 53"E	21.21
C111	23.56'	15.00'	90°00'00"	N44° 39' 07"E	21.21
C112	32.62'	20.00'	93°26'57"	S62° 08' 35"W	29.12
C113	11.75'	29.00'	23°12'52"	N11° 57' 19"W	11.67
C114	12.37'	29.00'	24°26'36"	N11° 52' 25"E	12.28
C115	23.63'	15.00'	90°16'06"	S45° 12' 50"E	21.26
C116	23.56'	15.00'	90°00'00"	N44° 39' 07"E	21.21
C117	23.56'	15.00'	90°00'00"	S45° 20' 53"E	21.21
C118	32.20'	20.00'	92°15'04"	S44° 13' 21"E	28.83
C119	11.28'	29.00'	22°17'27"	N10° 47' 51"E	11.21
C120	11.28'	29.00'	22°17'27"	S11° 29' 37"E	11.21
C121	23.49'	15.00'	89°43'54"	N44° 47' 10"E	21.16
C122	23.49'	15.00'	89°43'54"	S44° 47' 10"W	21.16
C123	23.56'	15.00'	90°00'00"	S45° 20' 53"E	21.21
C124	23.63'	15.00'	90°16'06"	S45° 12' 50"E	21.26
C125	23.56'	15.00'	90°00'00"	N44° 39' 07"E	21.21
C126	23.56'	15.00'	90°00'00"	S44° 39' 07"W	21.21
C127	23.56'	15.00'	90°00'00"	S45° 20' 53"E	21.21
C128	23.56'	15.00'	90°00'00"	N45° 20' 53"W	21.21
C129	23.56'	15.00'	90°00'00"	N44° 39' 07"E	21.21
C130	31.46'	20.00'	90°08'20"	N44° 34' 57"E	28.32
C131	23.53'	15.00'	89°51'40"	S44° 34' 57"W	21.19
C132	23.56'	15.00'	90°00'00"	S45° 20' 53"E	21.21
C133	31.42'	20.00'	90°00'00"	S45° 20' 53"E	28.28
C134	12.37'	29.00'	24°26'36"	N77° 25' 49"E	12.28

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C135	12.37'	29.00'	24°26'36"	N78° 07' 35"W	12.28
C136	45.62'	29.00'	90°08'20"	S44° 34' 57"W	41.06
C137	23.56'	15.00'	90°00'00"	S44° 30' 47"W	21.21
C138	45.55'	29.00'	90°00'00"	N45° 29' 13"W	41.01
C140	13.55'	29.00'	26°46'20"	S77° 06' 03"E	13.43
C141	23.56'	15.00'	90°00'01"	N45° 29' 13"W	21.21
C142	45.55'	29.00'	90°00'27"	S44° 30' 47"W	41.01
C143	12.30'	29.00'	24°18'16"	N77° 21' 39"E	12.21
C144	12.44'	29.00'	24°34'56"	N78° 11' 45"W	12.35
C145	45.48'	29.01'	89°50'31"	S45° 24' 48"E	40.97
C146	23.60'	15.00'	90°08'20"	S44° 34' 57"W	21.24
C147	45.55'	29.00'	90°00'00"	N44° 39' 07"E	41.01
C148	81.64'	52.00'	89°57'12"	N44° 40' 31"E	73.51
C149	31.37'	20.00'	89°51'40"	N45° 25' 03"W	28.25
C150	31.46'	20.00'	90°08'20"	S44° 34' 57"W	28.32
C151	31.42'	20.00'	90°00'00"	N45° 20' 53"W	28.28
C152	23.53'	15.00'	89°53'09"	N44° 35' 41"E	21.19
C153	23.56'	15.00'	90°00'00"	S45° 20' 53"E	21.21
C154	12.37'	29.00'	24°26'36"	N77° 25' 49"E	12.28
C155	12.37'	29.00'	24°26'36"	N78° 07' 35"W	12.28
C156	23.53'	15.00'	89°51'40"	N45° 25' 03"W	21.19
C157	45.62'	29.00'	90°08'20"	S44° 34' 57"W	41.06
C158	12.37'	29.00'	24°26'36"	N77° 25' 49"E	12.28
C159	12.37'	29.00'	24°26'36"	N78° 07' 35"W	12.28
C160	23.60'	15.00'	90°08'20"	N44° 34' 57"E	21.24
C161	45.48'	29.00'	89°51'40"	N45° 25' 03"W	40.96
C163	10.91'	29.00'	21°33'41"	N81° 21' 11"W	10.85
C164	31.37'	20.00'	89°51'48"	S45° 25' 07"E	28.25
C165	24.09'	15.00'	92°01'45"	N39° 15' 32"E	21.59
C170	58.80'	71.00'	47°26'54"	N00° 20' 53"W	57.13





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MID-BLOCK RAMP
- PROPOSED BUILDING ENVELOPE
- PROPOSED FLARED END SECTION
- OS OPEN SPACE
- CONCRETE PARKING ISLE
- STREET CENTERLINE
- PUBLIC STREET CROWN LINE
- PUBLIC STREET RIGHT-OF-WAY
- PROPERTY LOT LINE
- EDGE OF PAVEMENT
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY BOUNDARY
- SIGHT TRIANGLE LINE
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- EXISTING FIRE HYDRANT

AMENDMENTS

1 4/9/2021 FIRST AMENDMENT
5 - TRACT C LOTS EXTENDED AND GREEN COURT SIDEWALK UPDATED, BLOCK 3 AND 4 LOTS UPDATED
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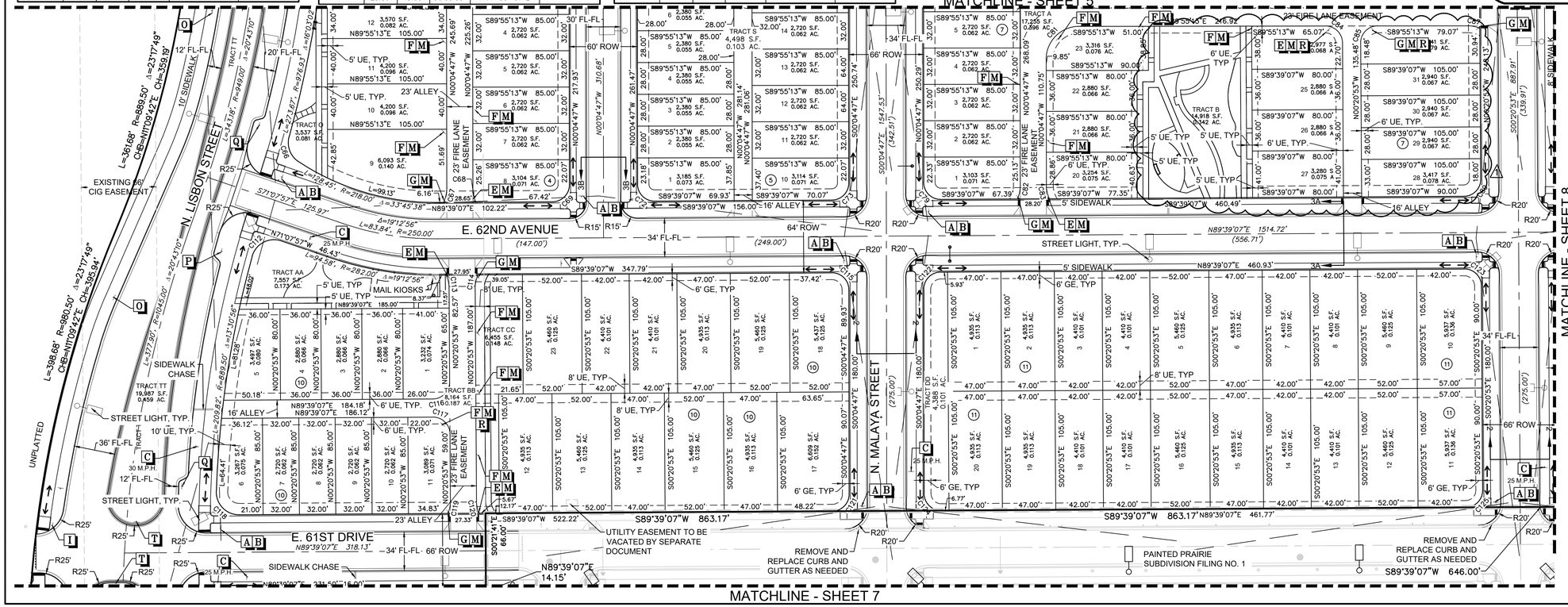

SHEET NUMBER	6
DRAWN BY:	SSB
CHECKED BY:	SJK
DATE:	APRIL 2021
SCALE:	AS SHOWN
FILE NO:	8130155402

No.	Revisions	Date	Init.	Appr.	Date
1	SIDEWALK AND LOT UPDATES	4/09/21	ACR		

CVL CONSULTANTS
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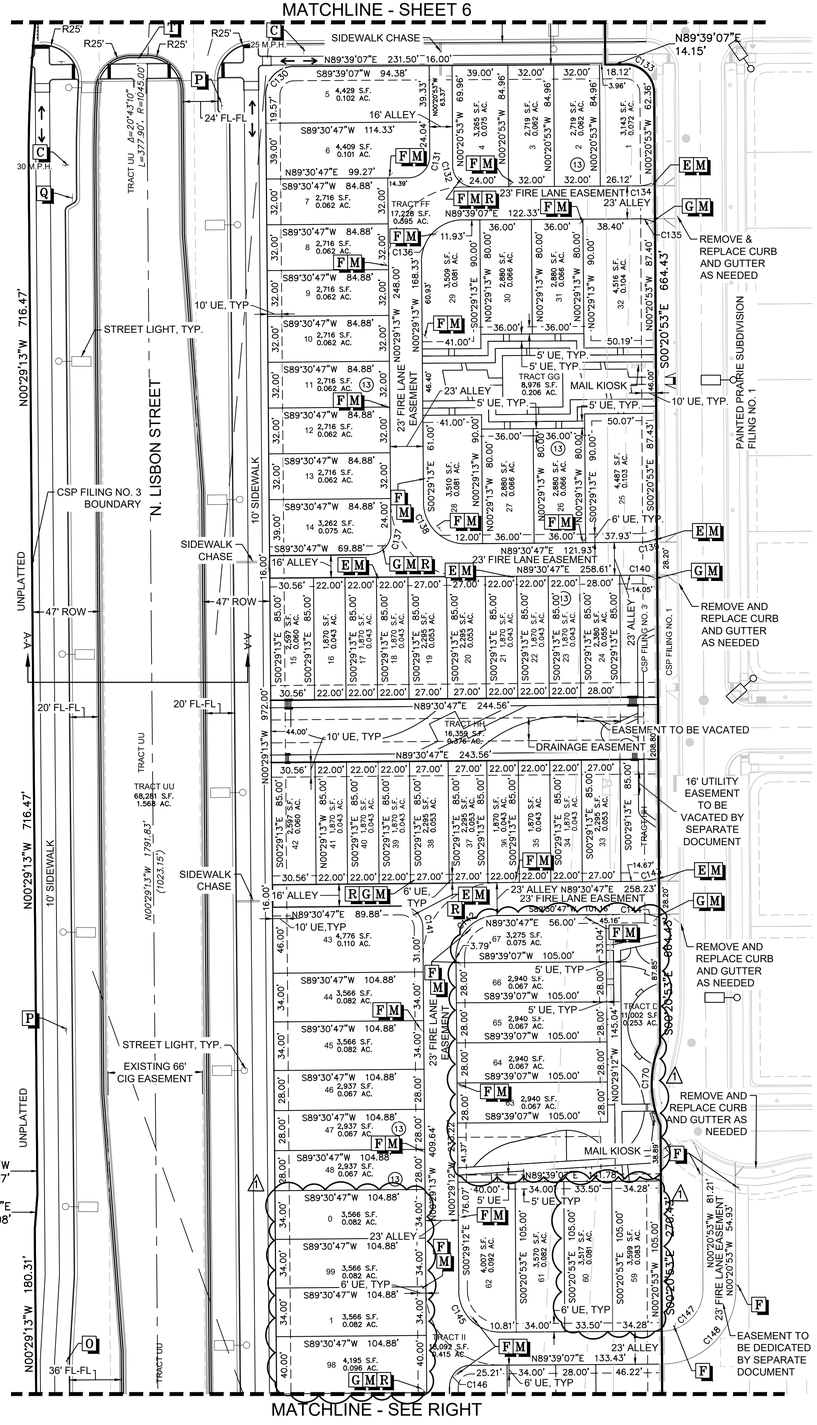
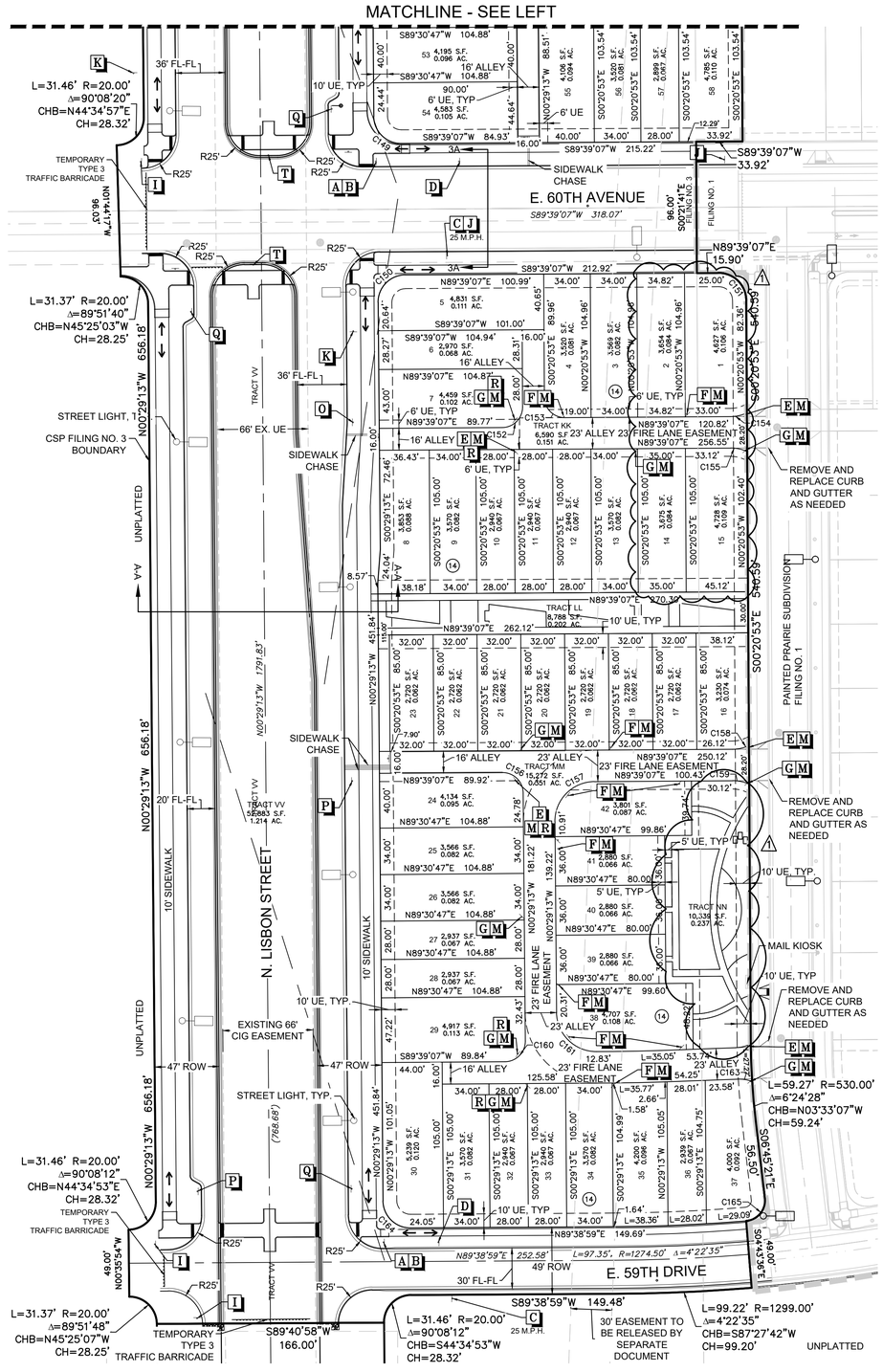
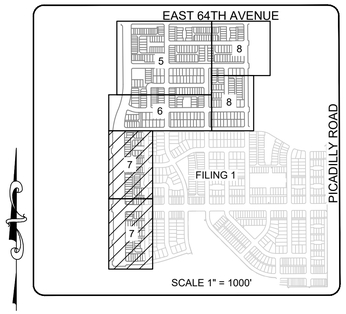
C/O CHRIS FELLOWS
5600 GREENWOOD PLAZA BLVD, SUITE 220
GREENWOOD VILLAGE, CO 80111
Tel: (303) 795-9900

PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA SITE PLAN

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP AREA SITE PLAN-P2.DWG, ACRANDALL 8/9/21







50 25 0 50 100

SCALE: 1" = 50'

LEGEND

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- PROPOSED SIDEWALK
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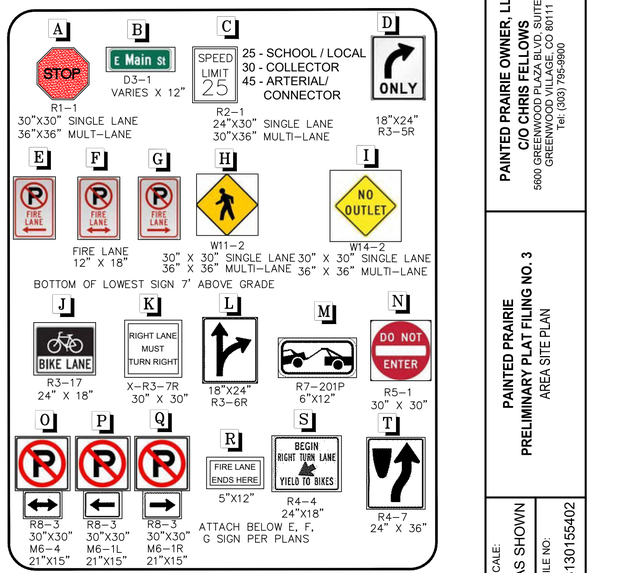

AMENDMENTS

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No.	Revisions	Date	Init.	Appr.	Date
1	SIDEWALK AND LOT UPDATES	4/09/21	ACR		

CIVIL CONSULTANTS
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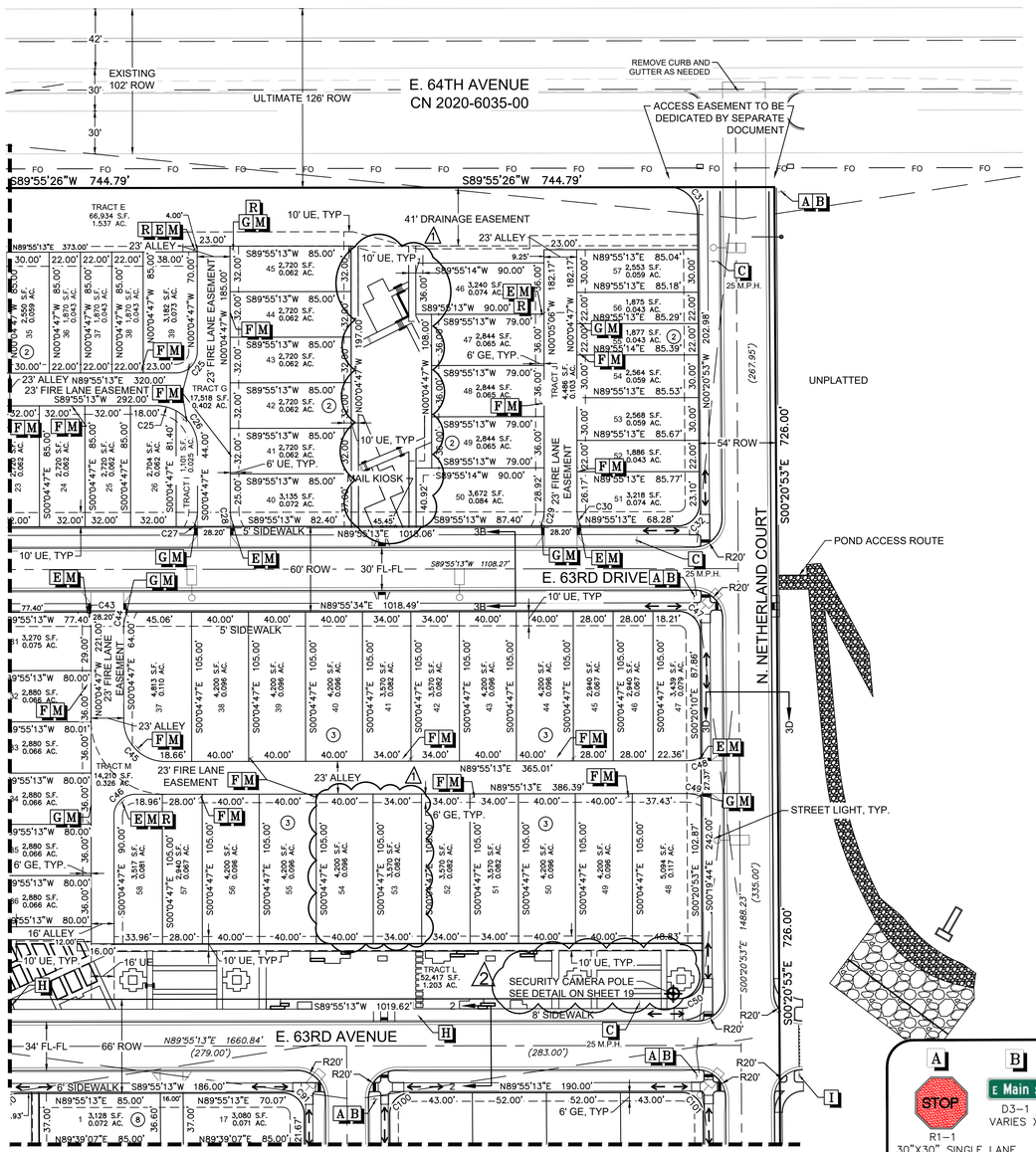
PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA SITE PLAN

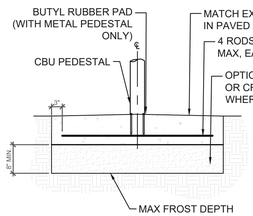
SCALE:	FILE NO:
AS SHOWN	8130155402

DRAWN BY:	CHECKED BY:	DATE:
SSB	SJK	APRIL 2021

SHEET NUMBER 7

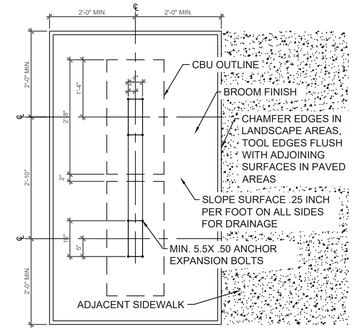
N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP AREA SITE PLAN-P2.DWG, ACRANDALL 8/2/21



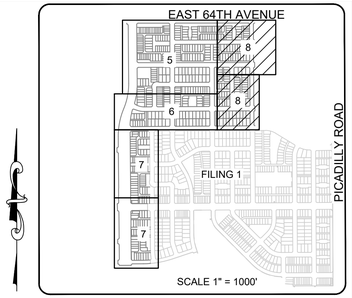


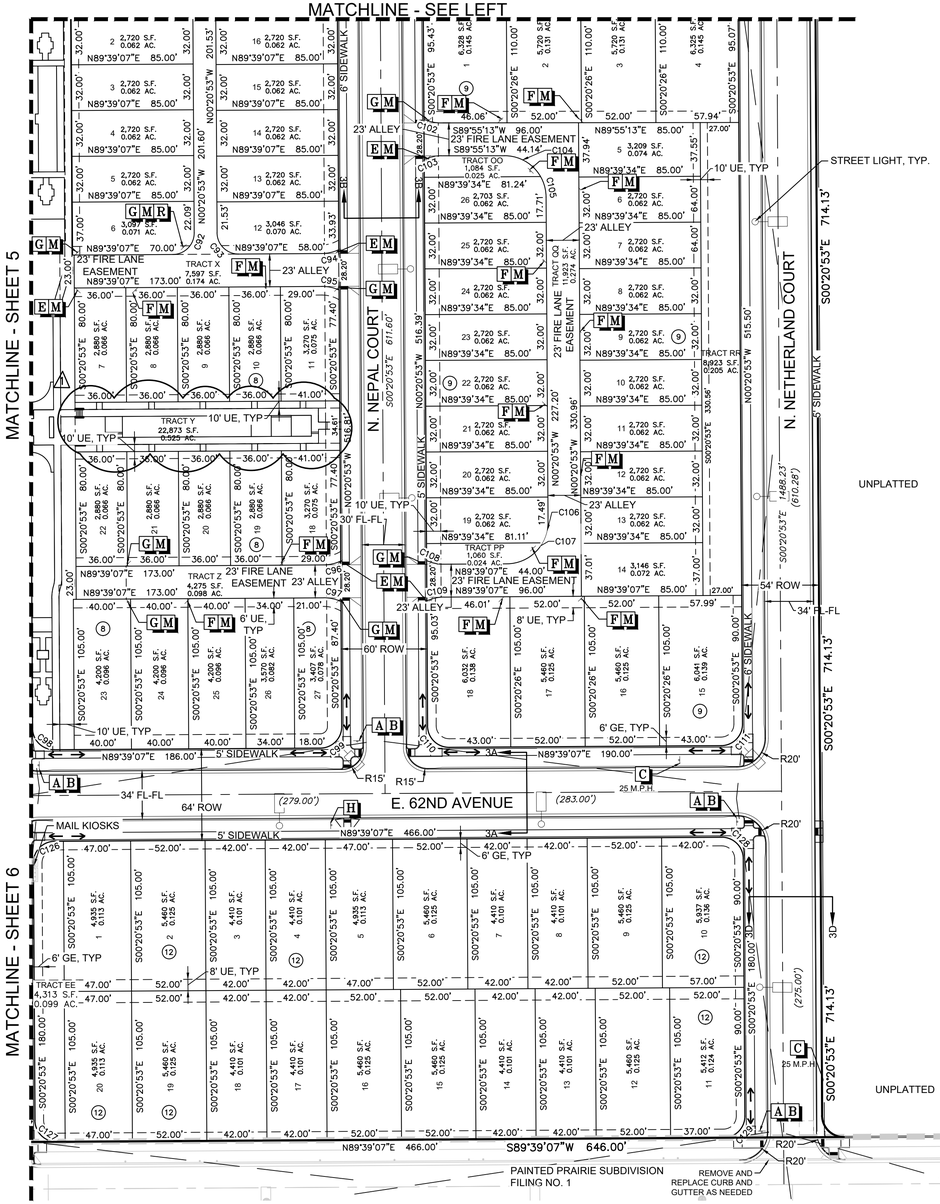
MAIL KIOSK DETAIL
SCALE: N.T.S.

NOTE:
MAIL KIOSK DETAIL SHOWN FOR REFERENCE ONLY. COORDINATE WITH MANUFACTURER PRIOR TO CONSTRUCTION.



MAIL KIOSK DETAIL
SCALE: N.T.S.





AMENDMENTS

4/9/2021 FIRST AMENDMENT
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1/13/2022 SECOND AMENDMENT
ADDED SECURITY CAMERA POLE LOCATIONS

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MID-BLOCK RAMP
- PROPOSED BUILDING ENVELOPE
- PROPOSED FLARED END SECTION
- OS OPEN SPACE
- CONCRETE PARKING ISLE
- STREET CENTERLINE
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- PROPOSED MANHOLE
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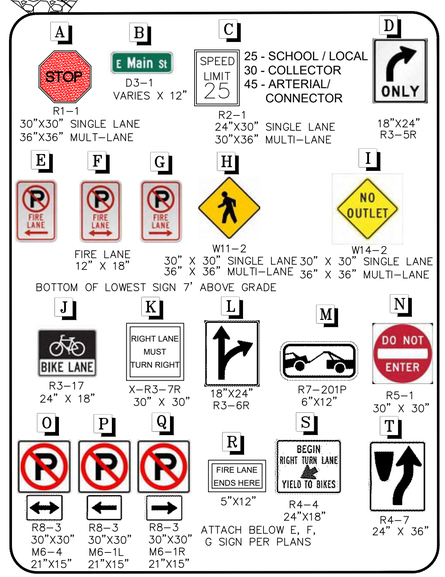
- EXISTING FIRE HYDRANT



No.	Revisions	Date	Init.	Appr.	Date
1	ADDED SECURITY CAMERA POLE LOCATIONS	1/13/22	DJO		
2	SIDEWALK AND LOT UPDATES	4/09/21	ACR		

CVL CONSULTANTS
10333 E. Dry Creek Rd.
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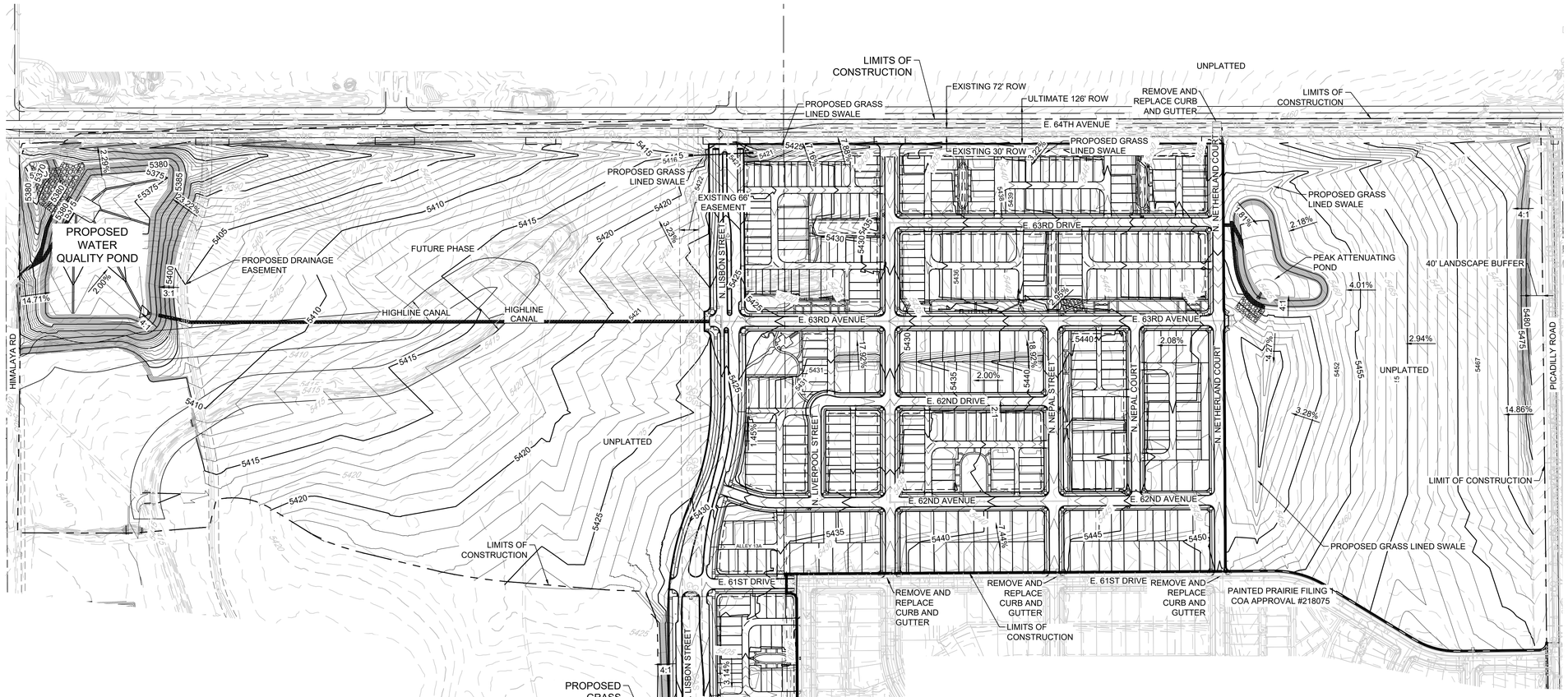
C/O CHRIS FELLOWS
5600 GREENWOOD PLAZA BLVD, SUITE 220
GREENWOOD VILLAGE, CO 80111
Tel: (303) 795-9900

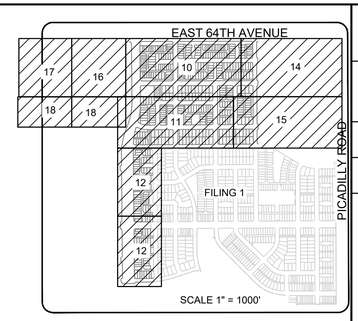
PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA SITE PLAN

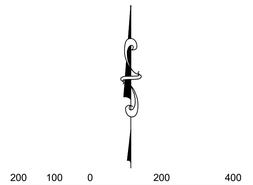
SCALE:	AS SHOWN	FILE NO:	8130155402
DRAWN BY:	SSB		
CHECKED BY:	SJK		
DATE:	APRIL 2021		

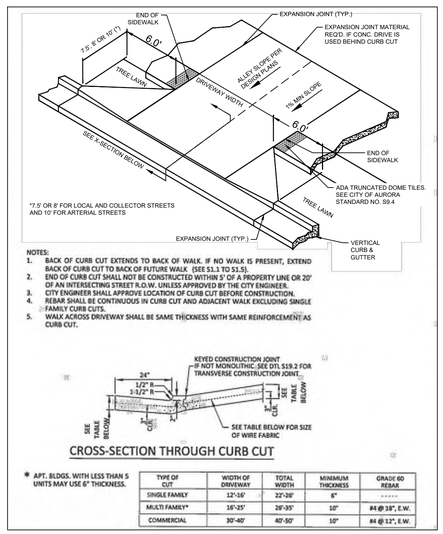
SHEET NUMBER 8

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CS\PCSP AREA SITE PLAN-F2.DWG, DJOSMULSKI, 3/9/22









CURB CUT AT ALLEY

NOTES:
1. ALL LOTS ARE GRADED AS TYPE A OR B LOTS
2. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE PROPOSED CHANNEL AND PONDS. THESE WILL BE MAINTAINED BY THE METRO DISTRICT.

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	BUILDING ENVELOPE
***	LOT MAY REQUIRE RETAINING WALL
	PROPOSED FIRE HYDRANT

No.	Revisions	Date	Init.	Appr.	Date

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Tel: (303) 795-9900

PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
OVERALL GRADING PLAN

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	FILE NO:
9	NJ	SJK	DEC 2020	AS SHOWN	8130155402

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\GSP\CSP OVERALL GRADING PLAN F2.DWG, ALINAR, 12/7/20

AMENDMENTS

1 4/9/2021 FIRST AMENDMENT
5 - TRACT C LOTS EXTENDED AND GREEN COURT SIDEWALK UPDATED, BLOCK 3 AND 4 LOTS UPDATED
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LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	BUILDING ENVELOPE
***	LOT MAY REQUIRE RETAINING WALL
	PROPOSED FIRE HYDRANT

NOTES:
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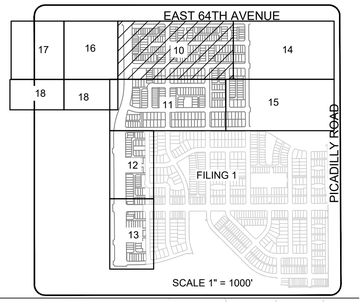
3. ALL ALLEY LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 3.0% MINIMUM AND 10.0% MAXIMUM.
4. FRONT LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 2.0% MINIMUM AND 10.0% MAXIMUM.

50 25 0 50 100

SCALE: 1" = 50'



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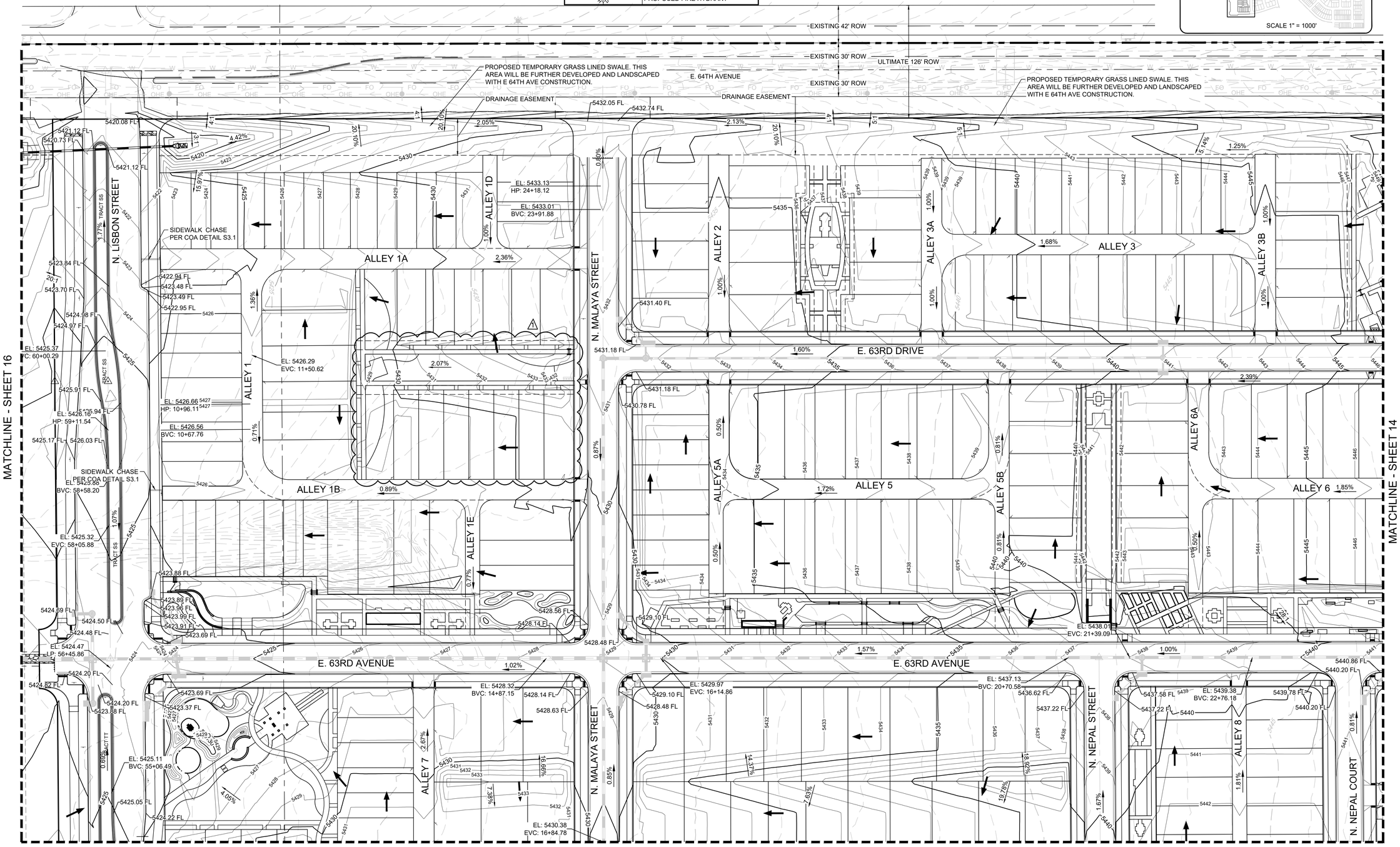

No.	Revisions	Date	Init.	Appr.	Date
1	SIDEWALK AND LOT UPDATES	4/09/21	ACR		

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PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA GRADING PLAN

SCALE:	AS SHOWN	FILE NO:	8130155402
DRAWN BY:	NJ		
CHECKED BY:	SJK		
DATE:	APRIL 2021		

SHEET NUMBER 10

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP AREA GRADING PLAN-F2.DWG, ACRANDALL, 8/2/21

AMENDMENTS

1 4/9/2021 FIRST AMENDMENT
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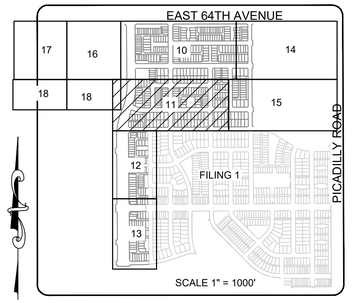
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	BUILDING ENVELOPE
***	LOT MAY REQUIRE RETAINING WALL
	PROPOSED FIRE HYDRANT



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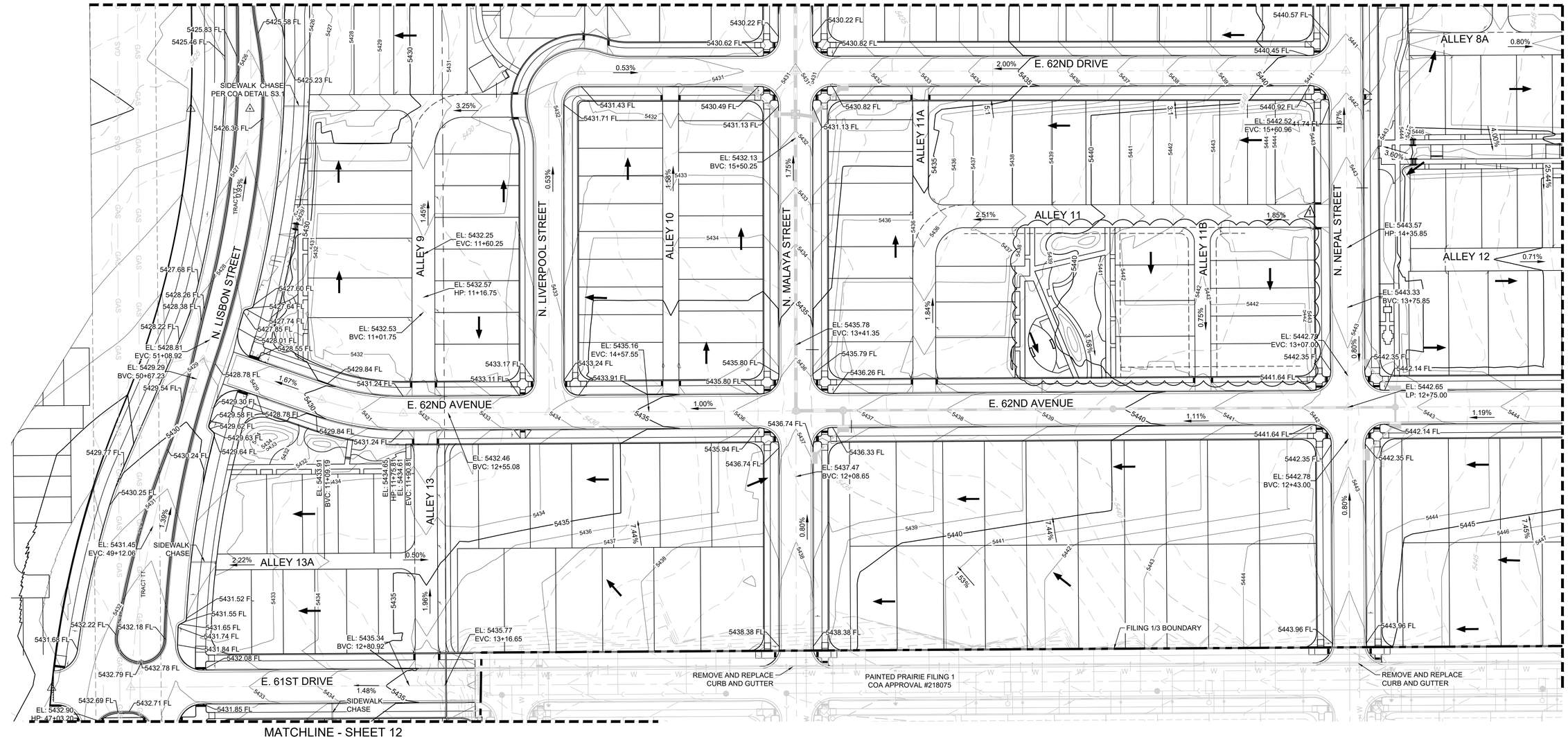
SCALE: 1" = 50'

MATCHLINE - SHEET 10



MATCHLINE - SHEET 12

MATCHLINE - SHEET 15

No.	Revisions	Date	Init.	Appr.	Date
1	SIDEWALK AND LOT UPDATES	4/09/21	ACR		

CVL CONSULTANTS
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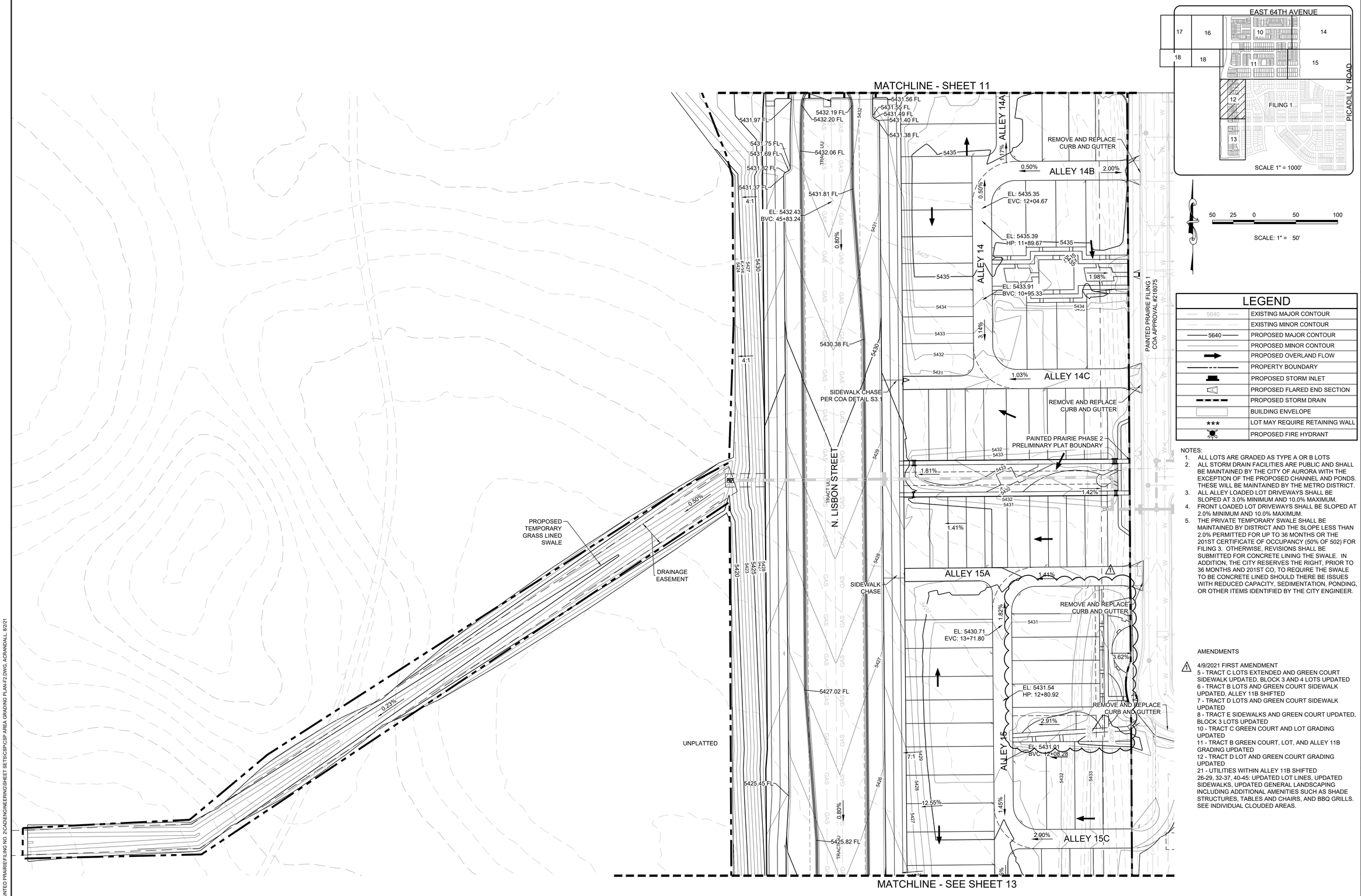
PAINTED PRAIRIE OWNER, LLC
C/O CHRIS FELLOWS
5600 GREENWOOD PLAZA BLVD, SUITE 220
GREENWOOD VILLAGE, CO 80111
Tel: (303) 795-9900

PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA GRADING PLAN

SCALE: AS SHOWN
FILE NO: 8130155402
DRAWN BY: NJ
CHECKED BY: SJK
DATE: APRIL 2021
SHEET NUMBER 11

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP AREA GRADING PLAN-F2 DWG, ACRANDALL, 8/2/21



LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	BUILDING ENVELOPE
***	LOT MAY REQUIRE RETAINING WALL
	PROPOSED FIRE HYDRANT

NOTES:

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AMENDMENTS

⚠1 4/9/2021 FIRST AMENDMENT
5 - TRACT C LOTS EXTENDED AND GREEN COURT SIDEWALK UPDATED, BLOCK 3 AND 4 LOTS UPDATED
6 - TRACT B LOTS AND GREEN COURT SIDEWALK UPDATED, ALLEY 11B SHIFTED
7 - TRACT D LOTS AND GREEN COURT SIDEWALK UPDATED
8 - TRACT E SIDEWALKS AND GREEN COURT UPDATED, BLOCK 3 LOTS UPDATED
10 - TRACT C GREEN COURT AND LOT GRADING UPDATED
11 - TRACT B GREEN COURT, LOT, AND ALLEY 11B GRADING UPDATED
12 - TRACT D LOT AND GREEN COURT GRADING UPDATED
21 - UTILITIES WITHIN ALLEY 11B SHIFTED
26-29, 32-37, 40-45: UPDATED LOT LINES, UPDATED SIDEWALKS, UPDATED GENERAL LANDSCAPING INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

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⚠1	SIDEWALK AND LOT UPDATES	4/09/21	ACR		

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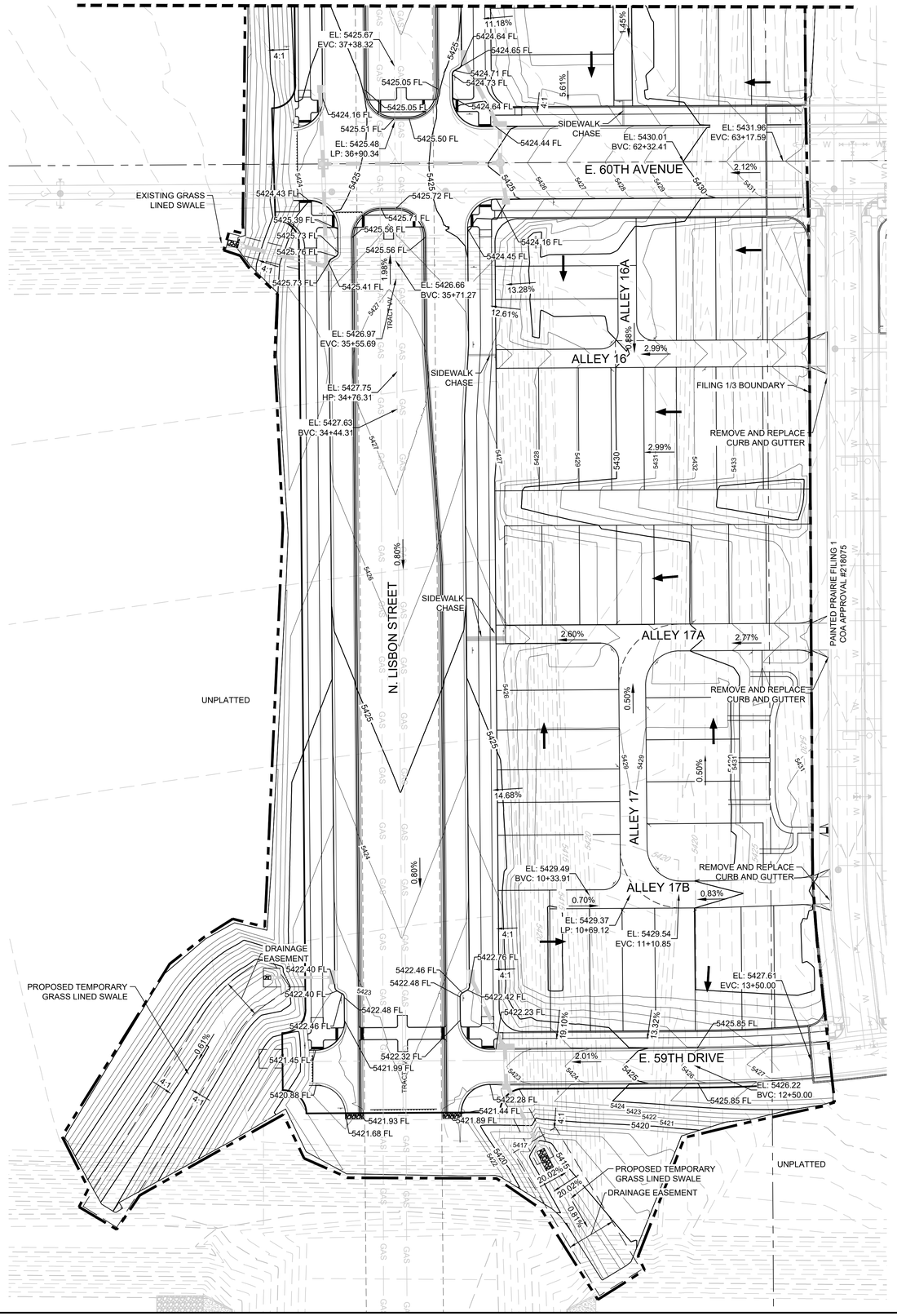

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AREA GRADING PLAN

SHEET NUMBER	DRAWN BY: NJ	SCALE: AS SHOWN	
13	CHECKED BY: SJK	FILE NO:	8130155402
	DATE: DEC 2020		

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\GSP\CSP AREA GRADING PLAN-F2.DWG, ACMANDALL, 12/7/20

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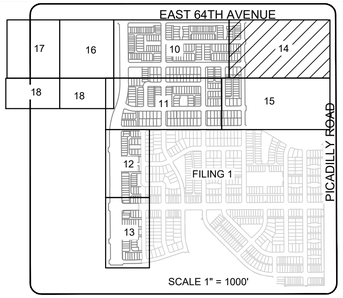
***	LOT MAY REQUIRE RETAINING WALL
	PROPOSED FIRE HYDRANT

50 25 0 50 100

SCALE: 1" = 50'



SCALE 1" = 1000'

REMOVE CURB AND GUTTER AS NEEDED
EXISTING 42' ROW
EXISTING 30' ROW
ULTIMATE 126' ROW
EXISTING 30' ROW
E. 64TH AVENUE
DRAINAGE EASEMENT
PROPOSED TEMPORARY GRASS LINED SWALE. THIS AREA WILL BE DEVELOPED AND LANDSCAPED WITH E 64TH AVE
5454.95 FL
5454.96 FL
20.10%
2.07%
2.06%
EL: 5455.63
EVC: 24+58.79
EL: 5455.73
HP: 24+34.79
PROPOSED GRASS LINED SWALE
5455
10.09%
5460
2.00%
4.44%
EL: 5455.14
BVC: 23+75.21
ALLEY 4
1.53%
1.99%
N. NETHERLAND COURT
10.20%
2.25%
DRAINAGE EASEMENT
5452.29 FL
5451.33 FL
E. 63RD DRIVE
2.39%
ACCESS EASEMENT
5.66%
1.78%
2.86%
5450.55 FL
5450.96 FL
4:1
23:1
ALLEY 6
1.85%
8.83%
UNPLATTED
PROPOSED DETENTION POND
100 YR HWL = 5448'
EL: 5447.20
EVC: 19+55.31
5446.22 FL
EL: 5442.70
EVC: 24+91.50
2.30%
5445.66 FL
5446.39 FL
4.01%
DRAINAGE EASEMENT
5445.86 FL
5445.26 FL
2.08%
E. 63RD AVENUE
5445.73 FL
4.82%
EL: 5446.19
LP: 18+45.25
5445.73 FL
EL: 5446.27
BVC: 18+15.25
DRAINAGE EASEMENT
2.96%
PICADILLY ROAD
2.94%
ALLEY 18A
2.00%
0.81%
0.50%
3.82%
4.01%
4.01%
4:1
5475
5480

MATCHLINE - SHEET 10

MATCHLINE - SHEET 15

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 3\CAD\ENGINEERING\SHEET SETS\CSP\CSP AREA GRADING PLAN-F3.DWG, ACRANDALL, 12/7/20

No.	Revisions	Date	Init.	Appr.	Date

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PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA GRADING PLAN

SCALE: AS SHOWN
FILE NO: 8130155402
DRAWN BY: NJ
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DATE: DEC 2020
SHEET NUMBER 14

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LEGEND

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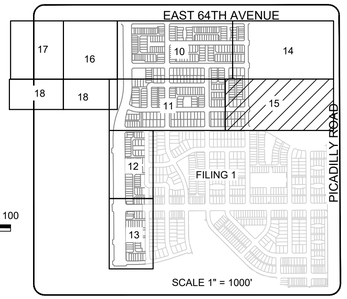
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	BUILDING ENVELOPE
***	LOT MAY REQUIRE RETAINING WALL
	PROPOSED FIRE HYDRANT

50 25 0 50 100

SCALE: 1" = 50'



SCALE 1" = 1000'

MATCHLINE - SHEET 14

MATCHLINE - SHEET 11

N. NEPAL COURT
ALLEY 18
ALLEY 18B
N. NETHERLAND COURT
E. 62ND AVENUE
PICADILLY ROAD
DRAINAGE EASEMENT
UNPLATTED
PROPOSED GRASS LINED SWALE
CSP FILING 1/3 BOUNDARY
REMOVE AND REPLACE CURB AND GUTTER
PAINTED PRAIRIE FILING 1 COA APPROVAL #218075

5444.62 FL
5444.62 FL
5445.37 FL
5448.32 FL
5447.94 FL
5444.66 FL
5447.94 FL
5448.69 FL
5449.69 FL
5449.84 FL

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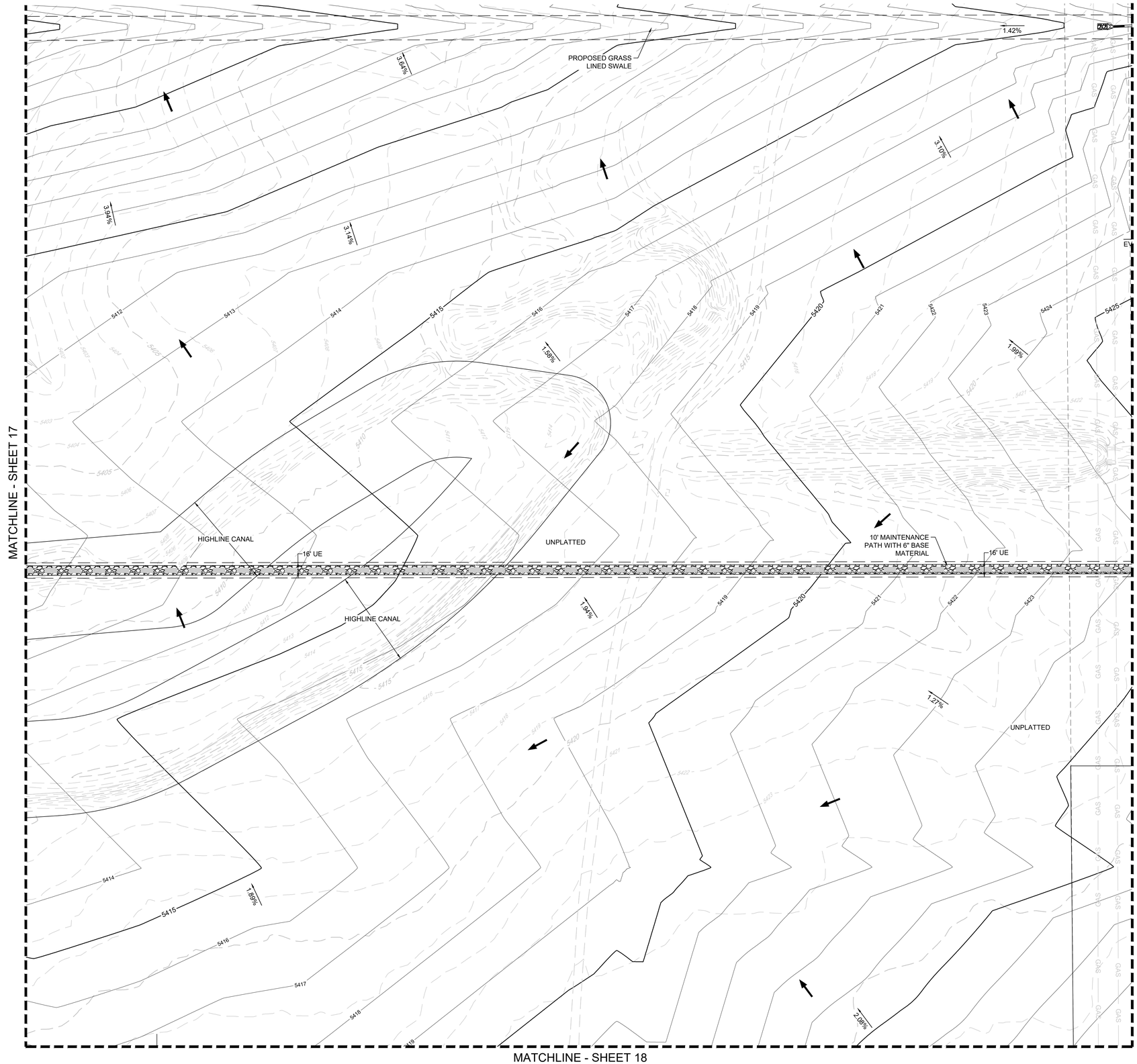
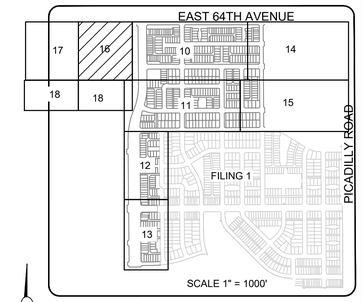
DRAWN BY:	NJ	SCALE:	AS SHOWN
CHECKED BY:	SJK	FILE NO:	8130155402
DATE:	DEC 2020		

SHEET NUMBER 15

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\GSP\CSP AREA GRADING PLAN-F2.DWG, ACMANDALL, 12/7/20





50 25 0 50 100

SCALE: 1" = 50'

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	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
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***	LOT MAY REQUIRE RETAINING WALL
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SHEET NUMBER 16

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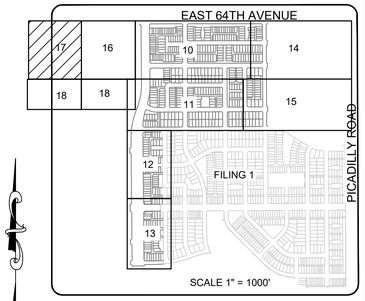

50 25 0 50 100

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LEGEND

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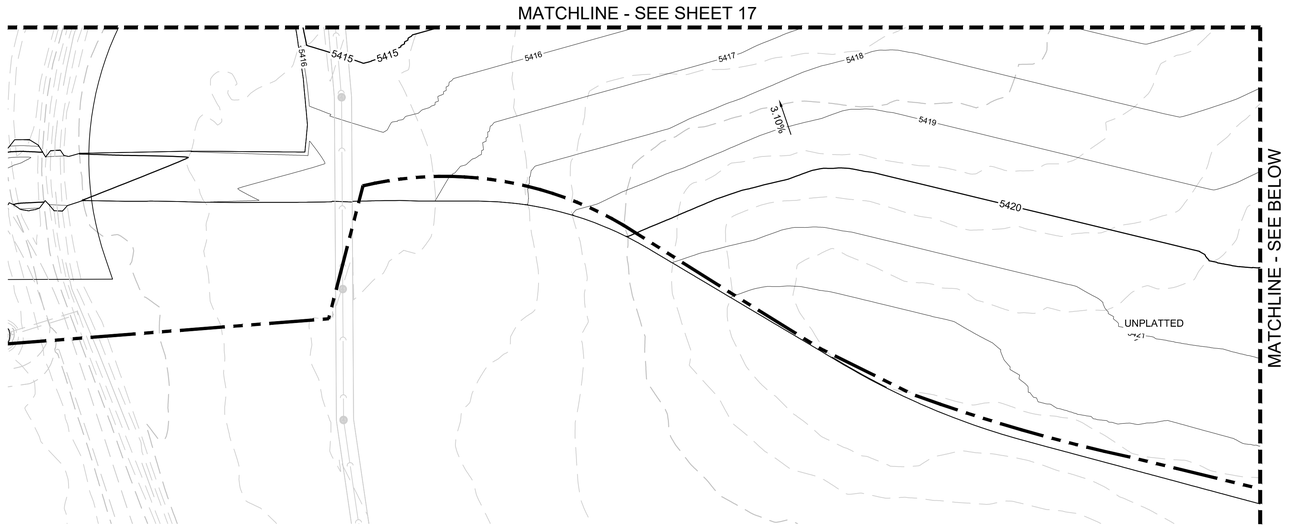

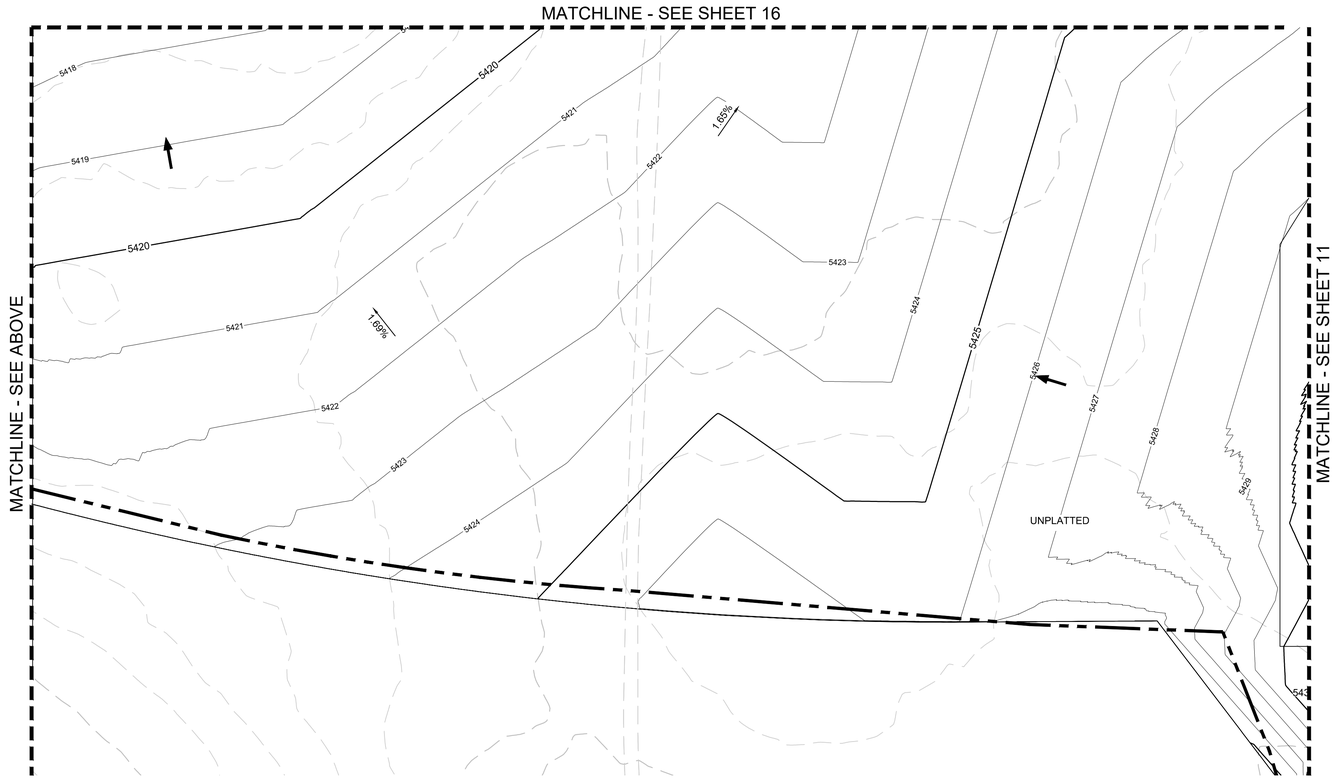

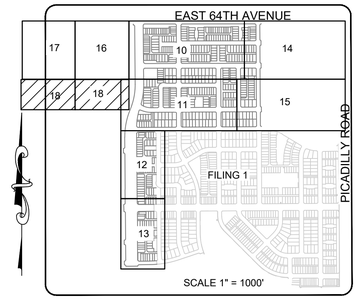

50 25 0 50 100

SCALE: 1" = 50'

UTILITY LEGEND

W PROPOSED WATERLINE	6" FIRE HYDRANT ASSEMBLY
PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED	PROPOSED CAP W/ BLOW OFF
CENTERLINE	EXISTING TREE
RIGHT-OF-WAY	PROPOSED FLARED END SECTION
PROPERTY LINE	PROPOSED STORM INLET
PROPERTY BOUNDARY	PROPOSED STORM DRAIN WITH MANHOLE
PROPOSED IRRIGATION SLEEVE	PROPOSED AREA INLET
W PROPOSED WATER METER	PROPOSED GATE VALVE
IRR PROPOSED IRRIGATION	AIR RELEASE VALVE
U U PROPOSED UNDER DRAIN	PROPOSED STREET LIGHT
EASEMENT LINE	RANGEPOINT
PROPOSED SWALE	
SIDEWALK CHASE	

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE		
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	RW	RAW WATER LINE
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
HP	HIGH POINT	SW	SIDEWALK
INV	INVERT	STA	STATION
K	CURVATURE COEFFICIENT	TBC	TOP BACK OF CURB
LF	LINEAR FEET	TC	TOP OF CURB
MH	MANHOLE	T.O.P.	TOP OF PIPE
N.T.S.	NOT TO SCALE	UE	UTILITY EASEMENT
PL	PROPERTY LINE	VC	VERTICAL CURVE
PVC	POLYVINYL CHLORIDE	WL	WATER LINE
PVI	POINT OF VERTICAL INTERSECTION	WSE	WATER SURFACE ELEVATION

BASIS OF BEARINGS
BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR SOUTH 00°13'50" EAST

BENCH MARK
A CITY OF AURORA BENCHMARK KNOWN AS 3S6610SE002 BEING A 3" DIAMETER BRASS CAP STAMPED "COA BM 3S6610SE002, 2007" ON A 30" LONG STEEL PIPE IN CONCRETE, APROXIMATELY 2-FEET SOUTHEAST OF A WHITE THREE RAIL FENCE FOR THE PARKING SPOT AIRPORT PARKING AT THE NORTHWEST CORNER OF EAST 56TH AVENUE AND IRELAND STREET, HAVING A PUBLISHED ELEVATION OF 5422.456, NAVD 1988 DATUM

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534—6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PREPARED UNDER THE SUPERVISION OF

ALINA C. RANDALL
COLORADO P.E. 55701

No.	Revisions	Date	Init.	Appr.	Date

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C/O CHRISTOPHER FELLOWS
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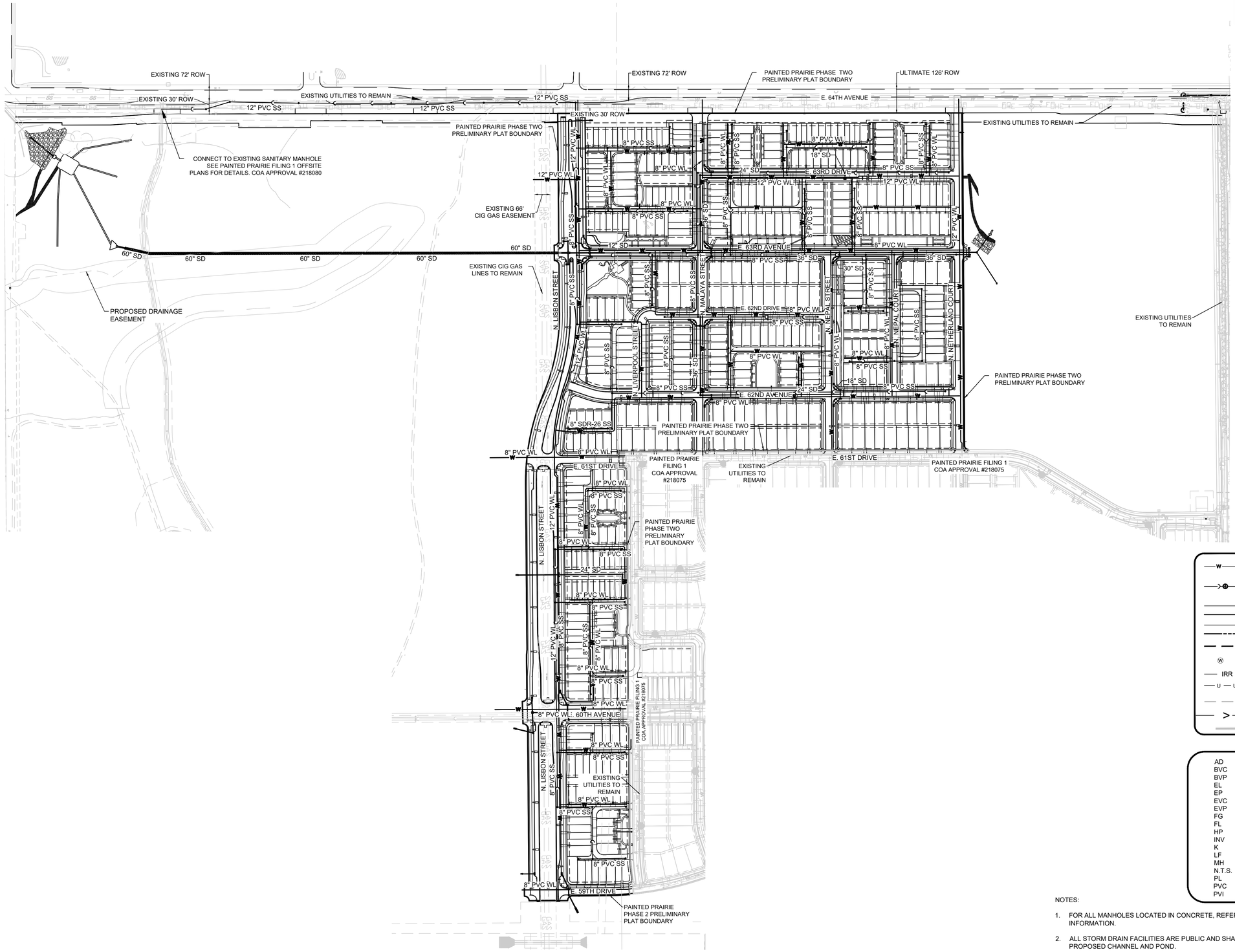
GREENWOOD VILLAGE, CO 80111
Tel: (303) 795-9900

PAINTED PRAIRIE
SUBDIVISION FILING NO. 3
AREA GRADING PLAN

SCALE:	AS SHOWN	FILE NO:	8130155413
DRAWN BY:	NJ	CHECKED BY:	SKOLZ
DATE:	NOVEMBER 2020		
SHEET NUMBER	18		

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP AREA GRADING PLAN-F2.DWG, ACRANDALL, 12/7/20



UTILITY LEGEND

- PROPOSED WATERLINE
- PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED IRRIGATION SLEEVE
- PROPOSED WATER METER
- PROPOSED IRRIGATION
- PROPOSED UNDER DRAIN
- EASEMENT LINE
- PROPOSED SWALE
- SIDEWALK CHASE
- 6" FIRE HYDRANT ASSEMBLY
- PROPOSED CAP W/ BLOW OFF
- EXISTING TREE
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN WITH MANHOLE
- PROPOSED AREA INLET
- PROPOSED GATE VALVE
- AIR RELEASE VALVE
- PROPOSED STREET LIGHT
- RANGEPOINT

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE		
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	RW	RAW WATER LINE
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
HP	HIGH POINT	SW	SIDEWALK
INV	INVERT	STA	STATION
K	CURVATURE COEFFICIENT	TBC	TOP BACK OF CURB
LF	LINEAR FEET	TC	TOP OF CURB
MH	MANHOLE	T.O.P.	TOP OF PIPE
N.T.S.	NOT TO SCALE	UE	UTILITY EASEMENT
PL	PROPERTY LINE	VC	VERTICAL CURVE
PVC	POLYVINYL CHLORIDE	WL	WATER LINE
PVI	POINT OF VERTICAL INTERSECTION	WSE	WATER SURFACE ELEVATION

NOTES:

1. FOR ALL MANHOLES LOCATED IN CONCRETE, REFER TO CITY OF AURORA DETAIL S19 FOR BLOCKOUT DETAILS AND INFORMATION.
2. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE PROPOSED CHANNEL AND POND.
3. THE PROPOSED POND ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE PAINTED PRAIRIE METROPOLITAN DISTRICT; AN EASEMENT OVERLAYING THE PROPOSED POND SHALL BE GRANTED TO THE CITY OF AURORA.
4. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS SHALL BE DETERMINED WITH THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS, TYPICAL. STREET LIGHTS ON PUBLIC ROADS WILL BE OWNED AND OPERATED BY THE CITY OF AURORA AND MUST MEET COA STANDARDS.

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PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
OVERALL UTILITY PLAN

SCALE:	AS SHOWN	FILE NO:	8130155402
DRAWN BY:	SSB	CHECKED BY:	SJK
DATE:	DEC 2020	SHEET NUMBER	19

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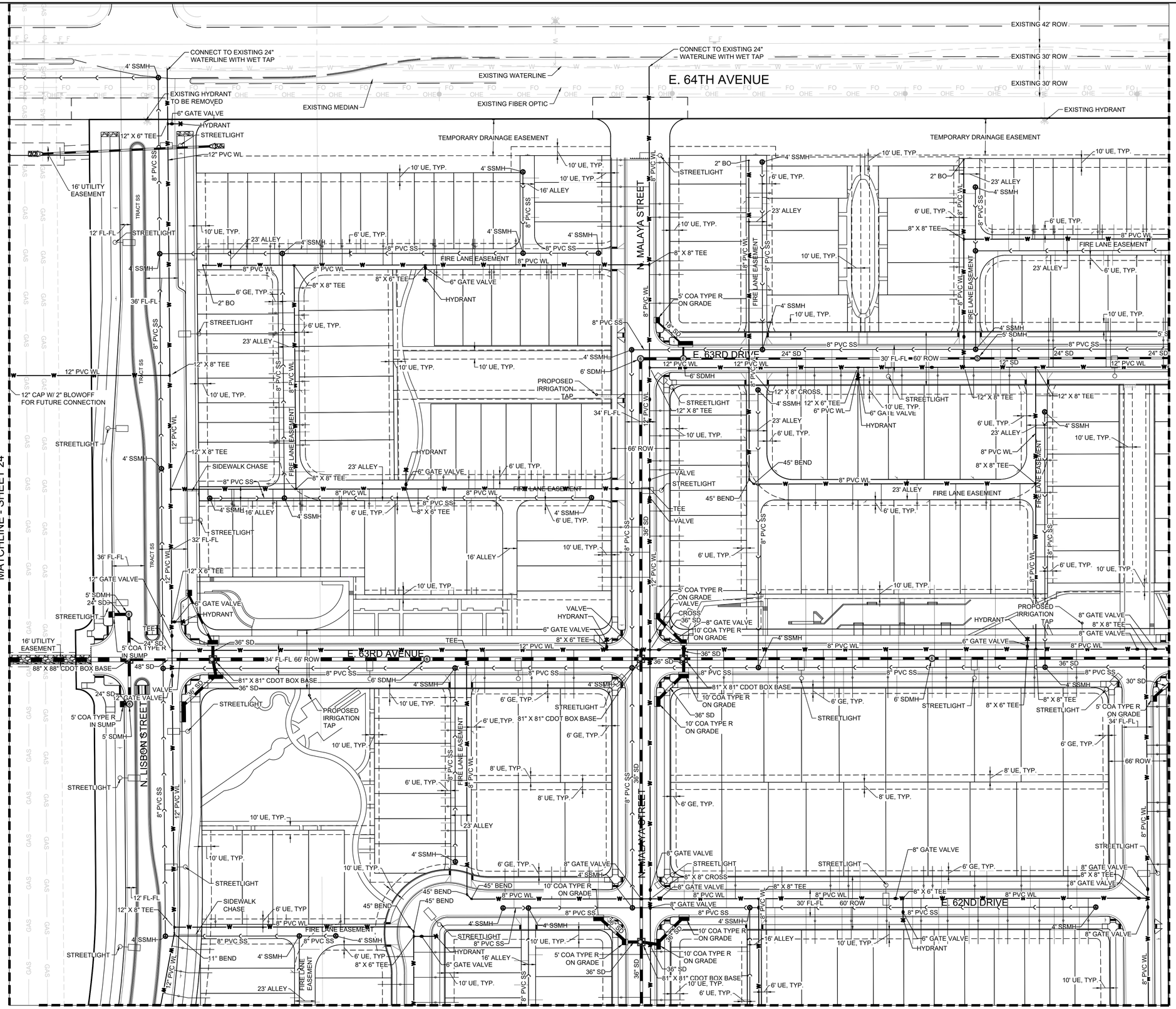

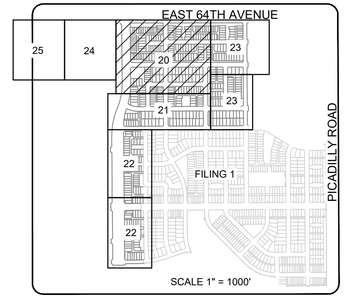

50 25 0 50 100

SCALE: 1" = 50'

UTILITY LEGEND

- PROPOSED WATERLINE
- PROPOSED LIMIT OF CONSTRUCTION
- PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED
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- RIGHT-OF-WAY
- PROPERTY LINE
- PROPERTY BOUNDARY
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- PROPOSED IRRIGATION
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- AIR RELEASE VALVE
- LIGHTPOLE

ABBREVIATIONS

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BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
K	CURVATURE COEFFICIENT
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SD	STORM DRAIN
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T.O.S.	TOP OF PIPE
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NOTES:
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		Init.
		Appr.
		Date

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PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA UTILITY PLAN

SCALE:	AS SHOWN	FILE NO:	8130155402
DRAWN BY:	NJ		
CHECKED BY:	SJK		
DATE:	DEC 2020		
SHEET NUMBER	20		

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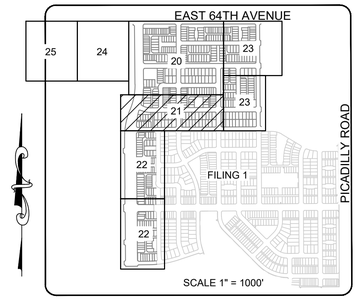
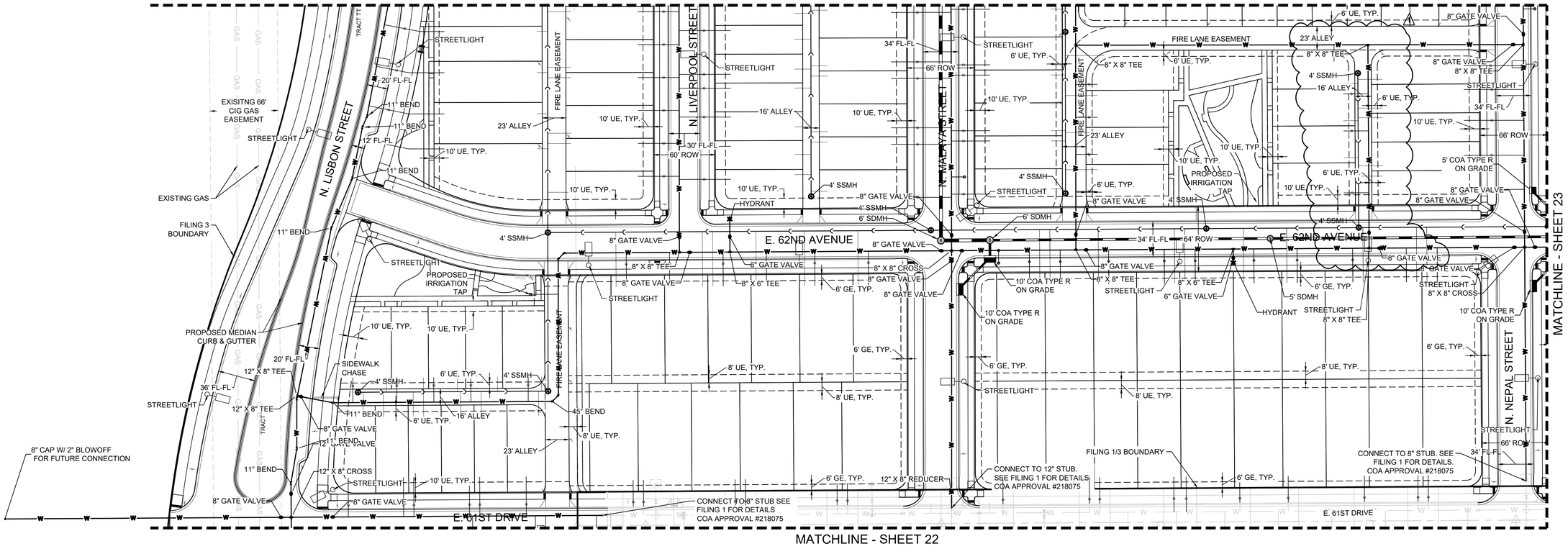


50 25 0 50 100

SCALE: 1" = 50'

MATCHLINE - SHEET 20



MATCHLINE - SHEET 22

UTILITY LEGEND

PROPOSED WATERLINE	6" FIRE HYDRANT ASSEMBLY
PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED	PROPOSED CAP W/ BLOW OFF
CENTERLINE	EXISTING TREE
RIGHT-OF-WAY	PROPOSED FLARED END SECTION
PROPERTY LINE	
PROPERTY BOUNDARY	
PROPOSED IRRIGATION SLEEVE	PROPOSED STORM INLET
PROPOSED WATER METER	PROPOSED STORM DRAIN WITH MANHOLE
PROPOSED IRRIGATION	PROPOSED AREA INLET
PROPOSED UNDER DRAIN	PROPOSED GATE VALVE
EASEMENT LINE	AIR RELEASE VALVE
PROPOSED SWALE	PROPOSED STREET LIGHT
SIDEWALK CHASE	RANGEPOINT

ABBREVIATIONS

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AMENDMENTS

⚠1 4/9/2021 FIRST AMENDMENT
5 - TRACT C LOTS EXTENDED AND GREEN COURT SIDEWALK UPDATED, BLOCK 3 AND 4 LOTS UPDATED
6 - TRACT B LOTS AND GREEN COURT SIDEWALK UPDATED, ALLEY 11B SHIFTED
7 - TRACT D LOTS AND GREEN COURT SIDEWALK UPDATED
8 - TRACT E SIDEWALKS AND GREEN COURT UPDATED, BLOCK 3 LOTS UPDATED
10 - TRACT C GREEN COURT AND LOT GRADING UPDATED
11 - TRACT B GREEN COURT, LOT, AND ALLEY 11B GRADING UPDATED
12 - TRACT D LOT AND GREEN COURT GRADING UPDATED
21 - UTILITIES WITHIN ALLEY 11B SHIFTED
26-29, 32-37, 40-45: UPDATED LOT LINES, UPDATED SIDEWALKS, UPDATED GENERAL LANDSCAPING INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

NOTES:
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⚠1 3. PIPING DOWNSTREAM OF CONNECTION POINT OF SANITARY SERVICE IS PRIVATE.
4. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.

No.	Revisions	Date	Init.	Appr.	Date
⚠1	SIDEWALK AND LOT UPDATES	4/09/21	ACR		

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PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA UTILITY PLAN

SCALE: AS SHOWN
FILE NO: 8130155402
DRAWN BY: NJ
CHECKED BY: SJK
DATE: APRIL 2021
SHEET NUMBER 21

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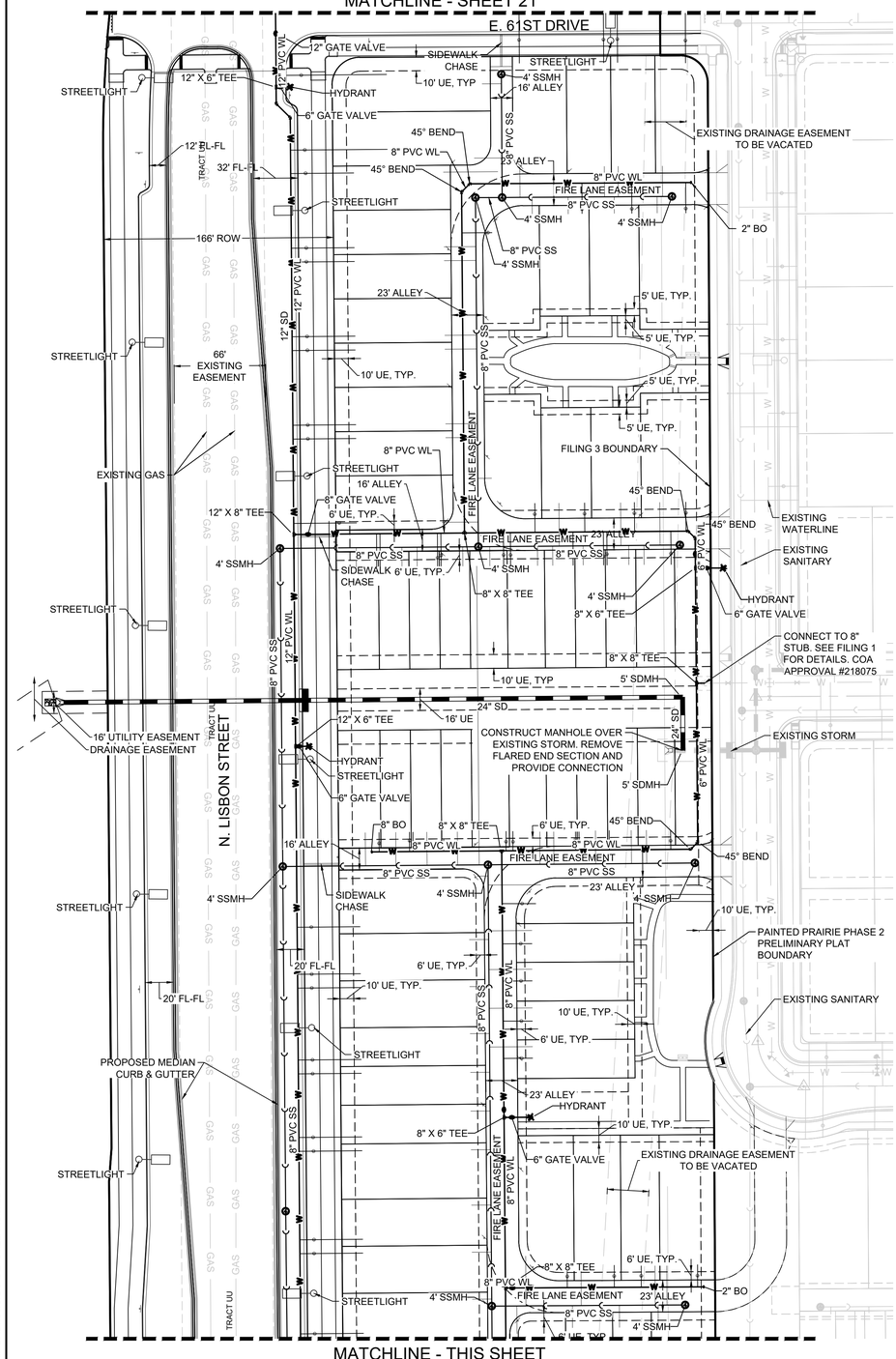

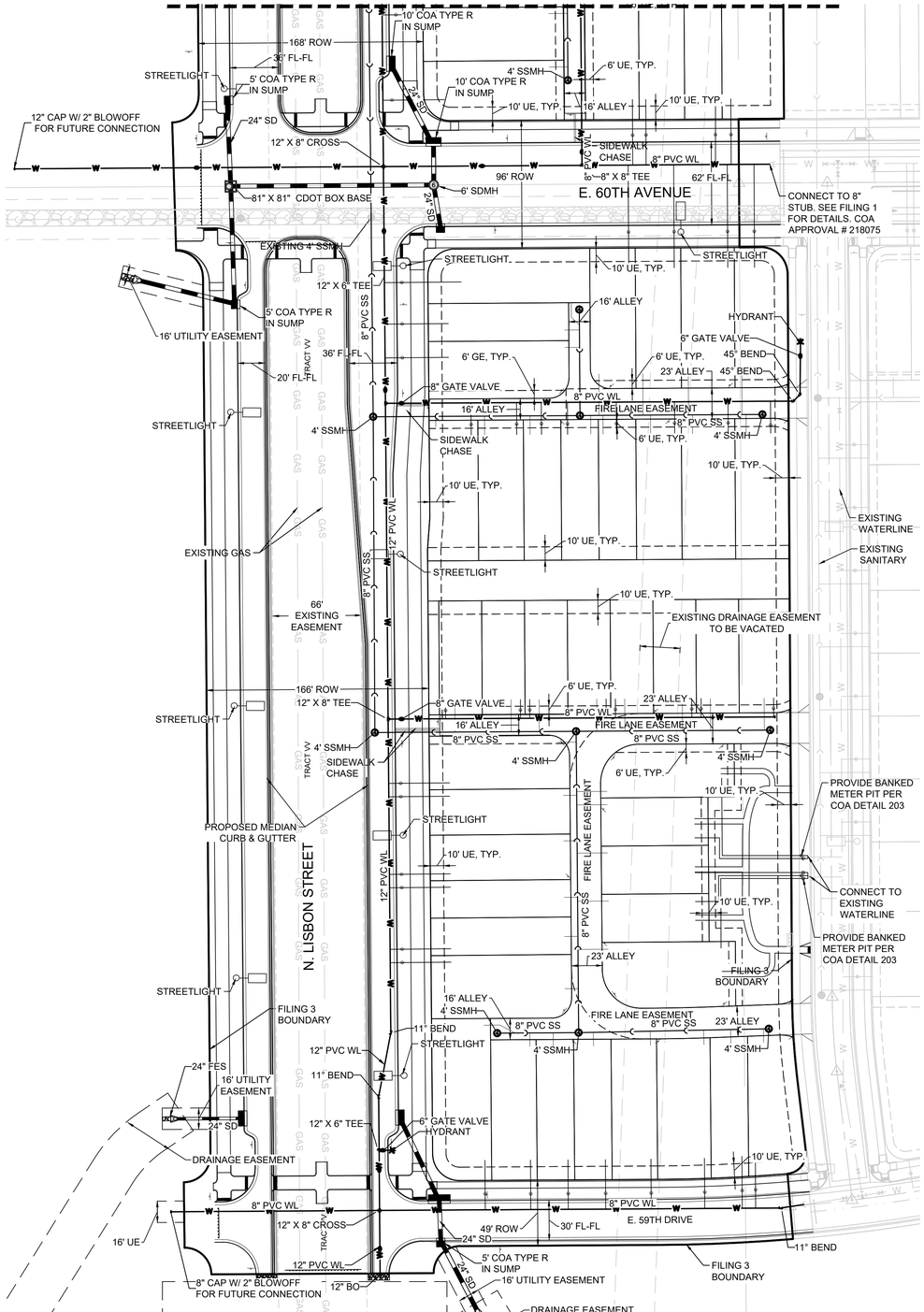

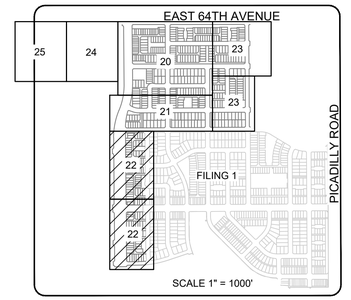

50 25 0 50 100

SCALE: 1" = 50'

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- IRR — PROPOSED IRRIGATION
- U — U — PROPOSED UNDER DRAIN
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ABBREVIATIONS

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No.	Revisions	Date	Init.	Appr.	Date

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PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA UTILITY PLAN

SCALE:	AS SHOWN	FILE NO:	8130155402
DRAWN BY:	NJ		
CHECKED BY:	SJK		
DATE:	DEC 2020		
SHEET NUMBER	22		

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ABBREVIATIONS

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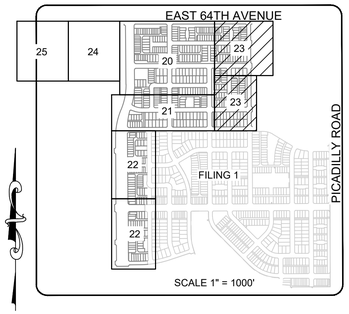

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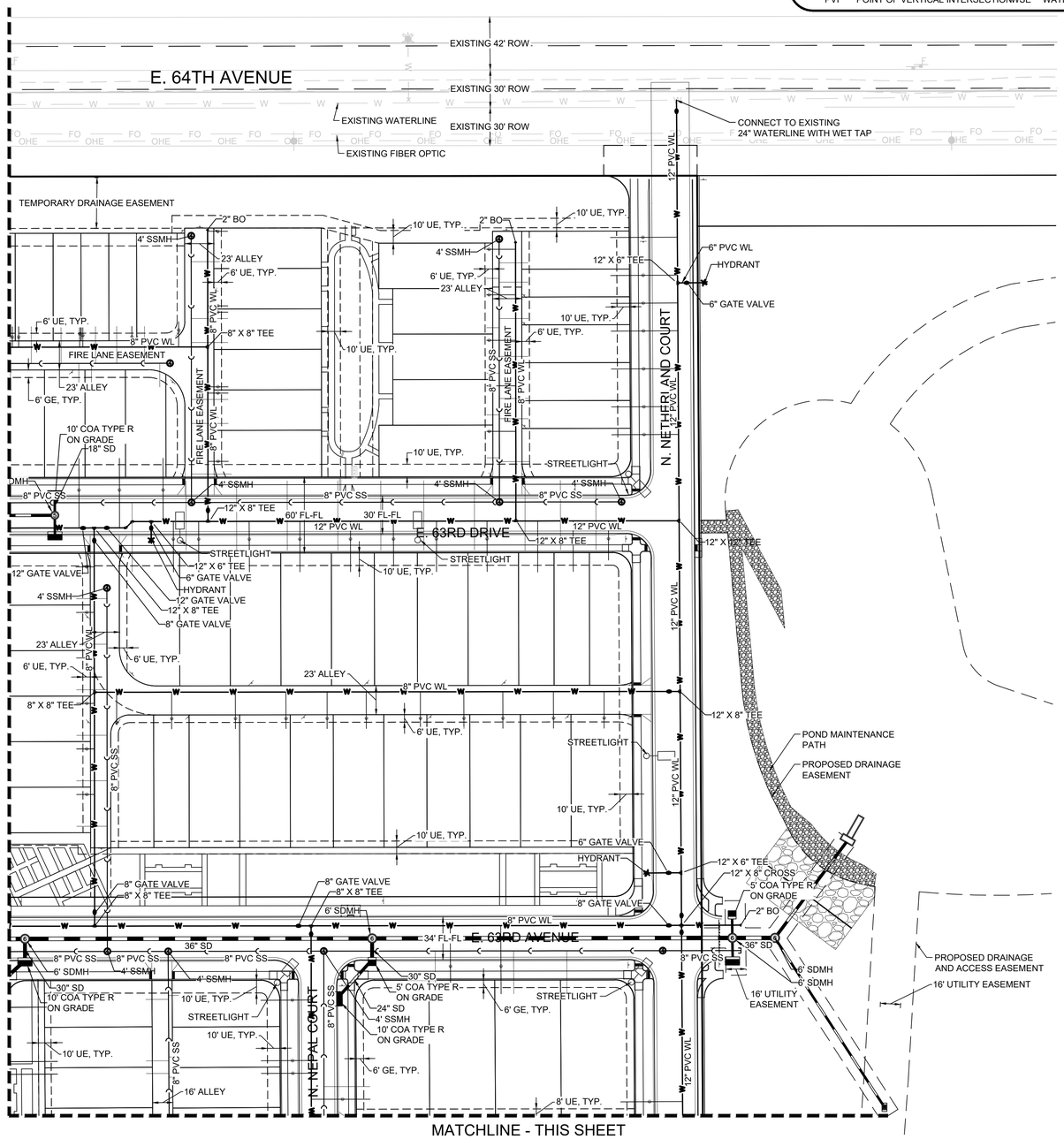
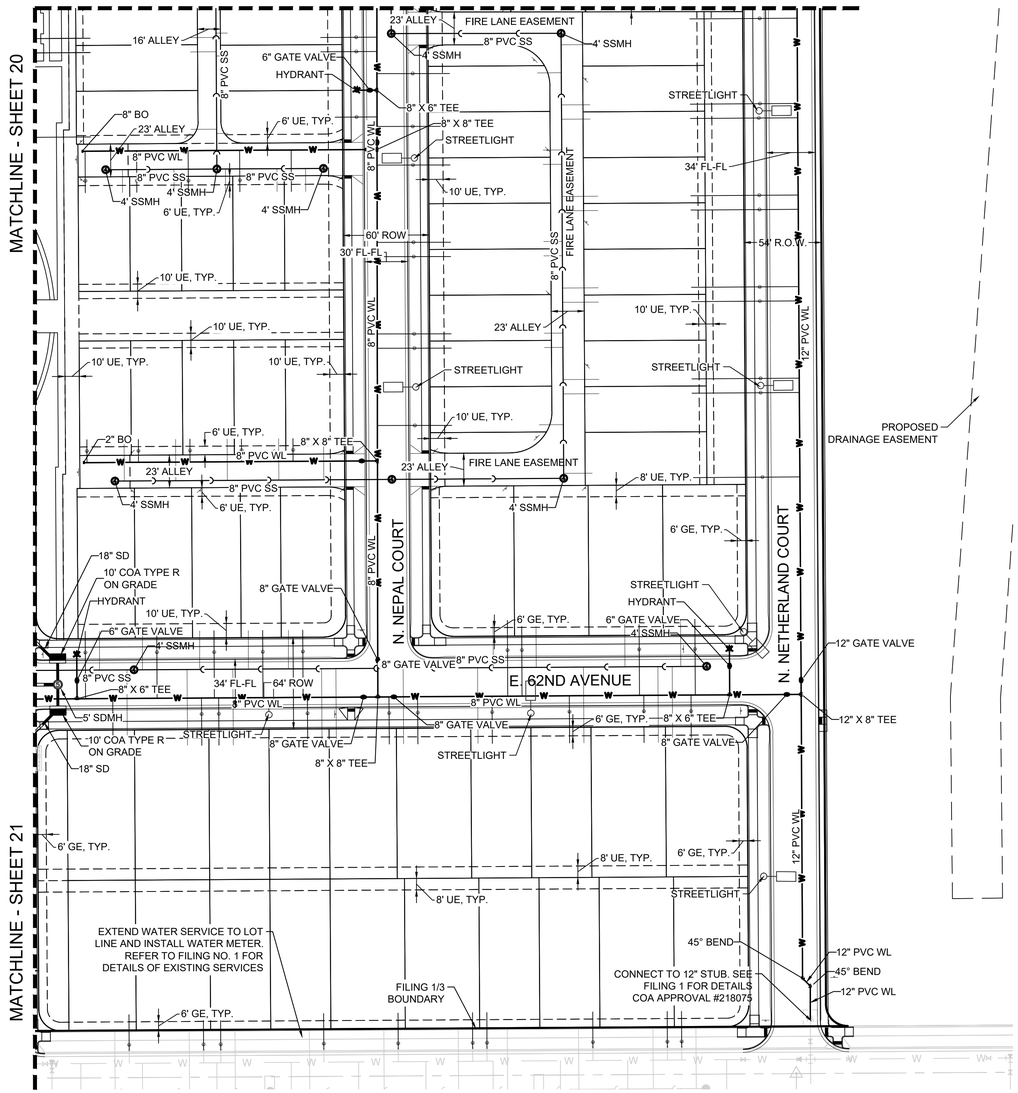
50 25 0 50 100

SCALE: 1" = 50'





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PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA UTILITY PLAN

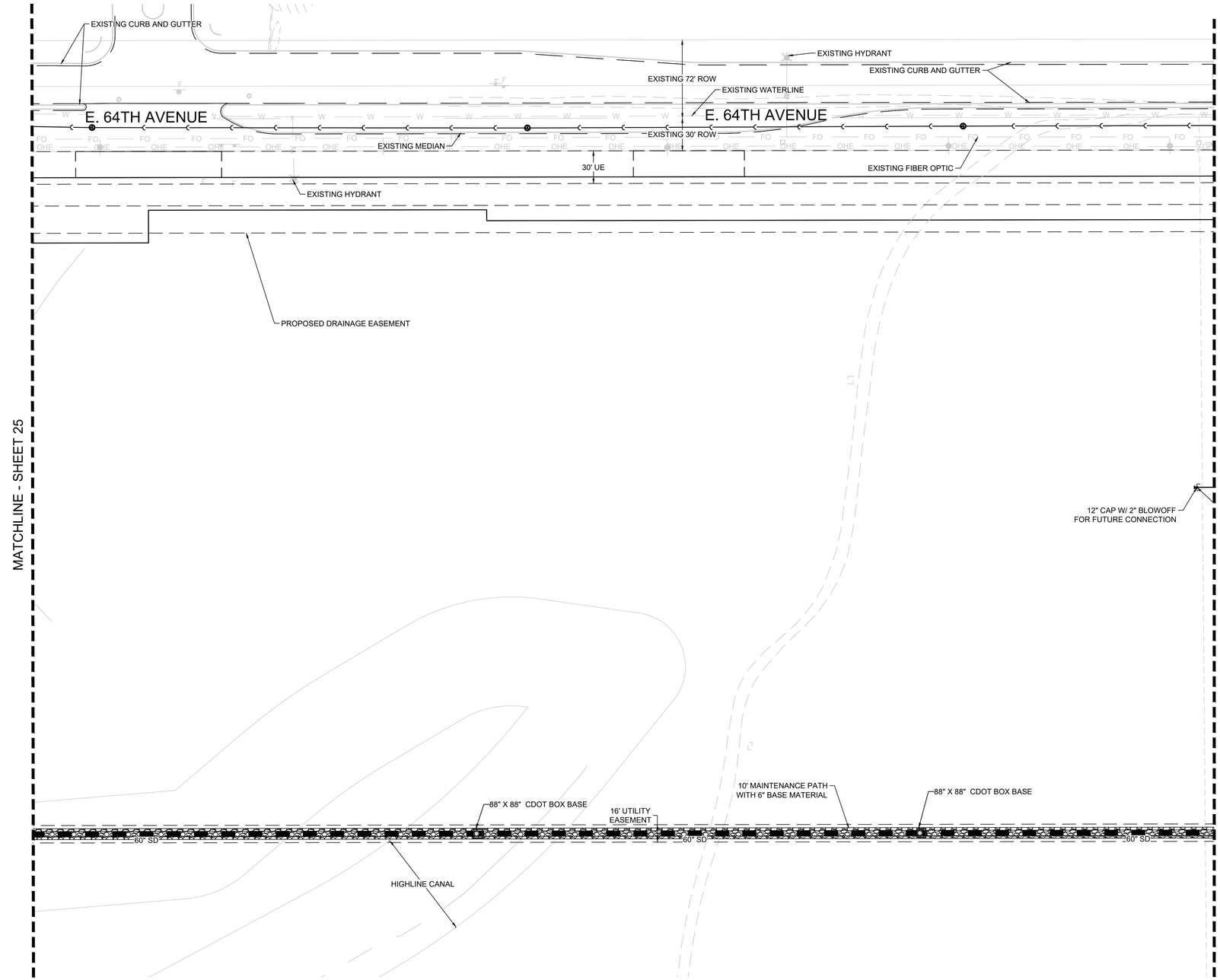
SCALE:	FILE NO:
AS SHOWN	8130155402

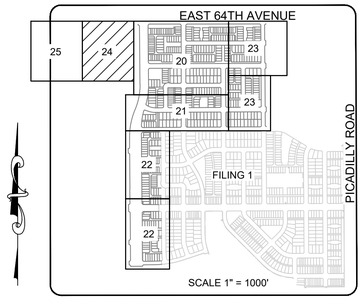
DRAWN BY:	CHECKED BY:	DATE:
NJ	SJK	DEC 2020

SHEET NUMBER 23

No.	Revisions	Date	Init.	Appr.	Date

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP AREA UTILITY PLAN-F2.DWG, ACRANDALL, 12/8/20





50 25 0 50 100

SCALE: 1" = 50'

UTILITY LEGEND

PROPOSED WATERLINE	6" FIRE HYDRANT ASSEMBLY
PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED	PROPOSED CAP W/ BLOW OFF
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SIDEWALK CHASE	

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	SW	SIDEWALK
HP	HIGH POINT	STA	STATION
INV	INVERT	TBC	TOP BACK OF CURB
K	CURVATURE COEFFICIENT	TC	TOP OF CURB
LF	LINEAR FEET	T.O.P.	TOP OF PIPE
MH	MANHOLE	UE	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	VC	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION
PVI	POINT OF VERTICAL INTERSECTION		

NOTES:
1. FOR ALL MANHOLES LOCATED IN CONCRETE, REFER TO CITY OF AURORA DETAIL S19 FOR BLOCKOUT DETAILS AND INFORMATION
2. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE PROPOSED CHANNEL AND PONDS. THESE WILL BE MAINTAINED BY THE METRO DISTRICT.

No.	Revisions	Date	Init.	Appr.	Date

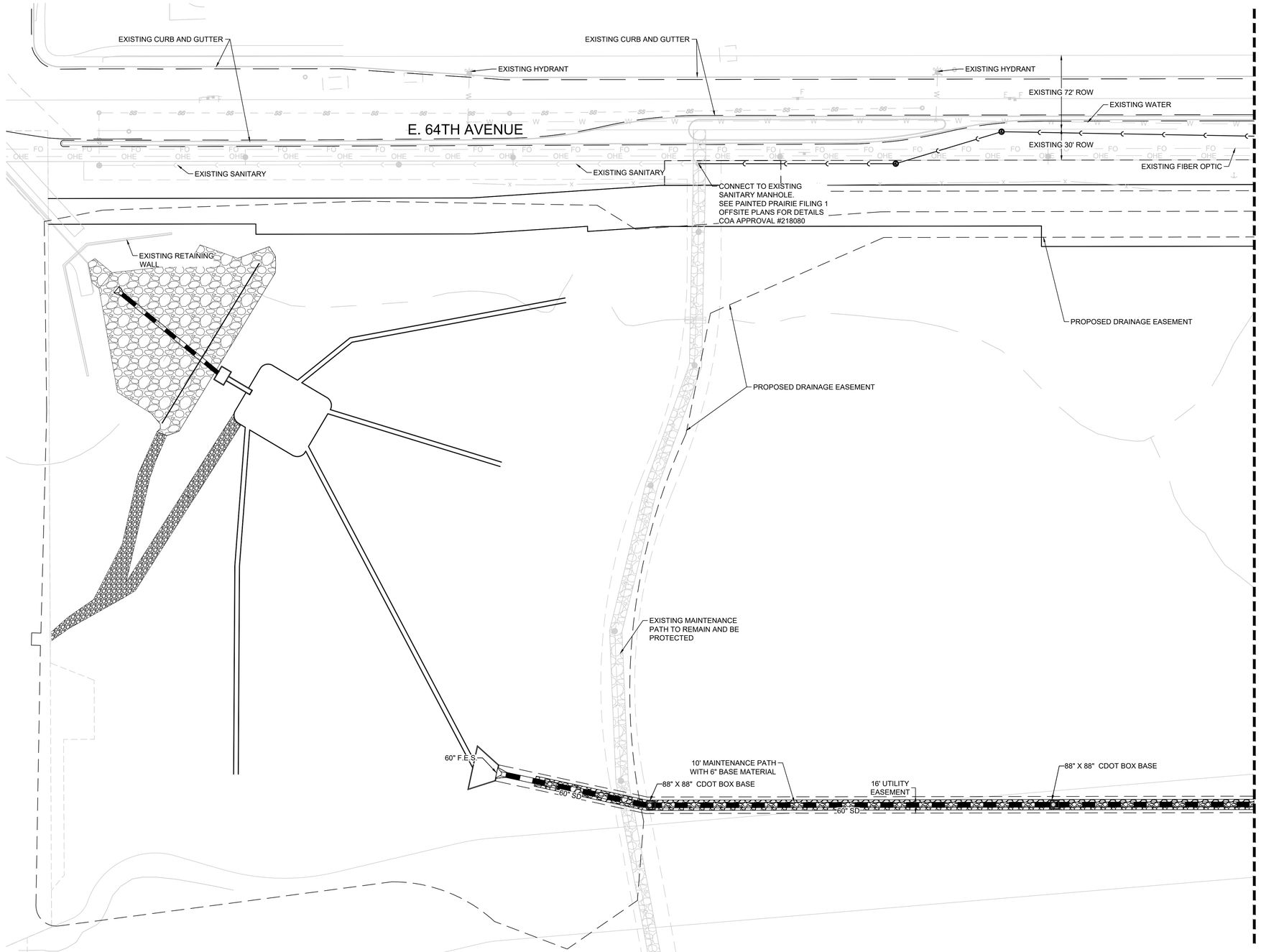
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

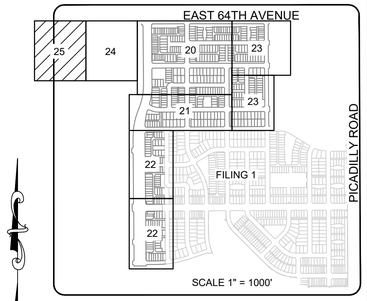
PAINTED PRAIRIE OWNER, LLC
C/O CHRIS FELLOWS
5600 GREENWOOD PLAZA BLVD, SUITE 220
GREENWOOD VILLAGE, CO 80111
Tel: (303) 795-9900

PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA UTILITY PLAN

SCALE:	AS SHOWN	FILE NO:	8130155402
DRAWN BY:	NJ	CHECKED BY:	SJK
DATE:	DEC 2020		
SHEET NUMBER	24		

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP AREA UTILITY PLAN-F2.DWG, ADRANDALL, 12/8/20





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	BUILDING ENVELOPE
***	LOT MAY REQUIRE RETAINING WALL
	PROPOSED FIRE HYDRANT

NOTES:
1. ALL LOTS ARE GRADED AS TYPE A OR B LOTS
2. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE PROPOSED CHANNEL AND PONDS. THESE WILL BE MAINTAINED BY THE METRO DISTRICT.

No.	Revisions	Date	Init.	Appr.	Date

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5600 GREENWOOD PLAZA BLVD, SUITE 220
GREENWOOD VILLAGE, CO 80111
Tel: (303) 795-8900

PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA UTILITY PLAN

SCALE:	AS SHOWN	FILE NO:	8130155402
DRAWN BY:	NJ		
CHECKED BY:	SJK		
DATE:	DEC 2020		
SHEET NUMBER	25		

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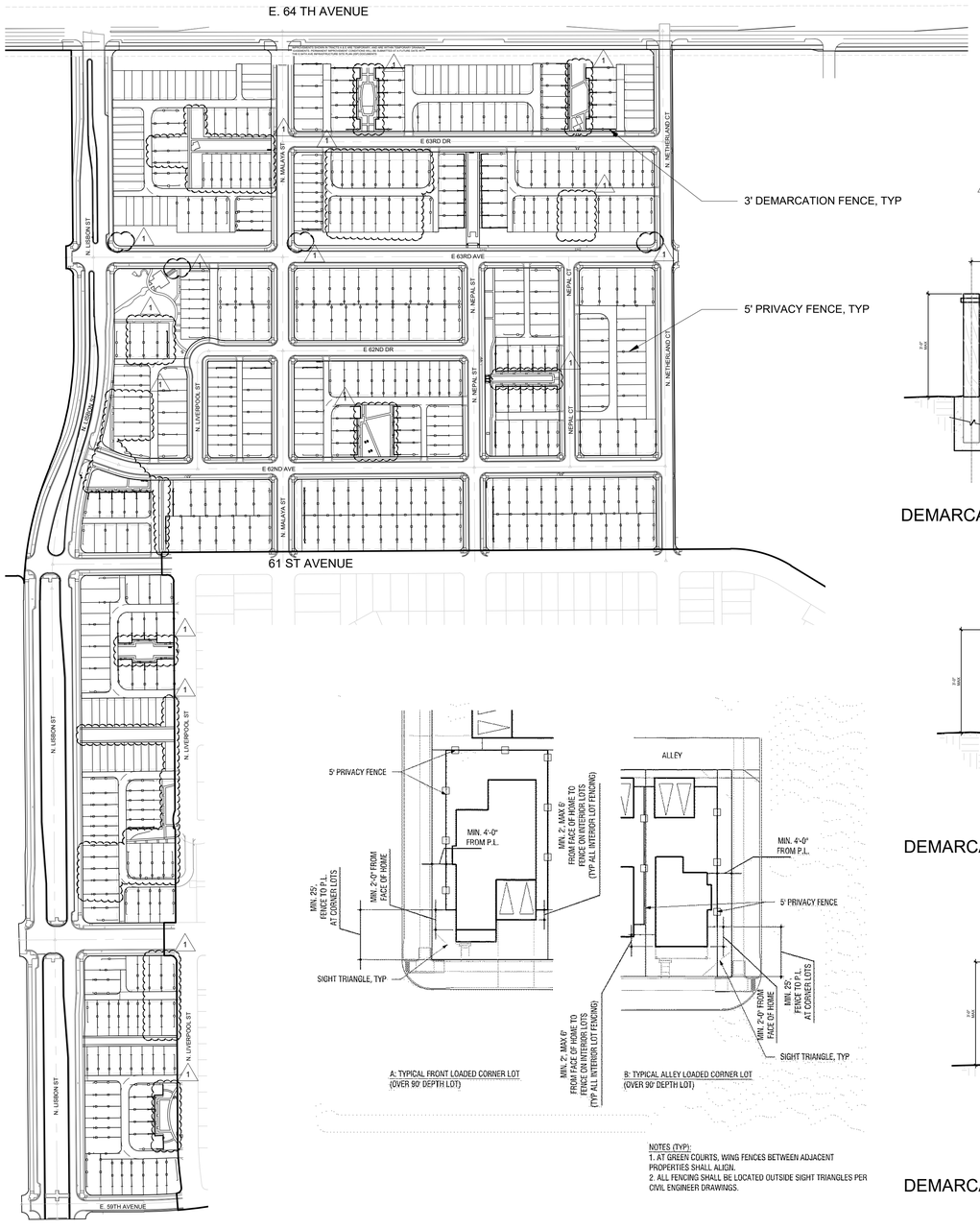
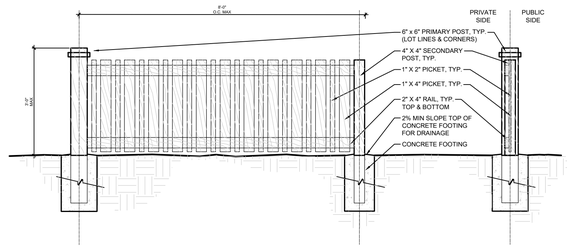


LEGEND

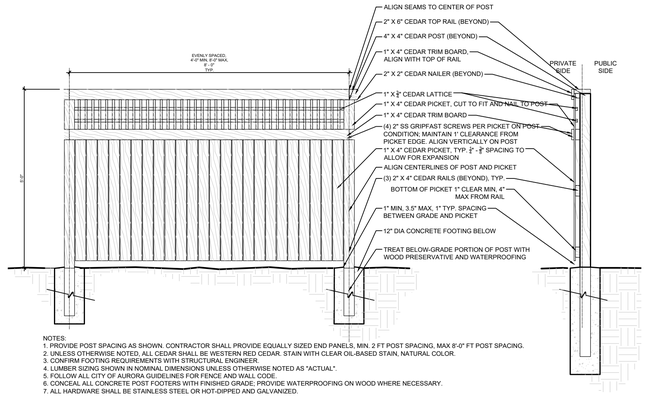
- 3' DEMARCATION FENCE
- 5' PRIVACY FENCE
- LIMIT OF WORK
- ROW
- LOT LINE

1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.



DEMARCATION FENCE A

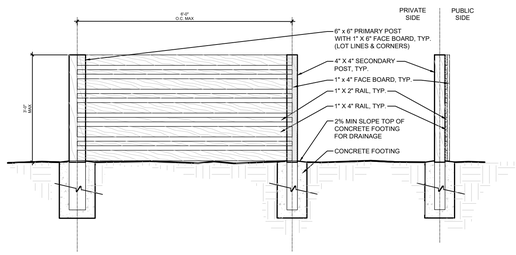
SCALE: 1" = 2'



NOTES:
1. PROVIDE POST SPACING AS SHOWN. CONTRACTOR SHALL PROVIDE EQUALLY SIZED END PANELS, MIN. 2 FT POST SPACING, MAX 8'-0" FT POST SPACING.
2. UNLESS OTHERWISE NOTED, ALL CEDAR SHALL BE WESTERN RED CEDAR. STAIN WITH CLEAR OIL-BASED STAIN, NATURAL COLOR.
3. CONFIRM FOOTING REQUIREMENTS WITH STRUCTURAL ENGINEER.
4. LUMBER SIZING SHOWN IN NOMINAL DIMENSIONS UNLESS OTHERWISE NOTED AS "ACTUAL".
5. FOLLOW ALL CITY OF AURORA GUIDELINES FOR FENCE AND WALL CODE.
6. CONCEAL ALL CONCRETE POST FOOTERS WITH FINISHED GRADE; PROVIDE WATERPROOFING ON WOOD WHERE NECESSARY.
7. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT-DIPPED AND GALVANIZED.

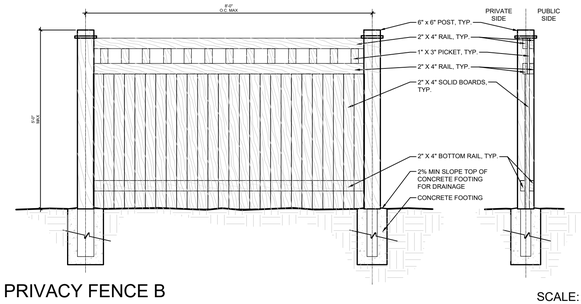
PRIVACY FENCE A

SCALE: 1" = 2'



DEMARCATION FENCE B

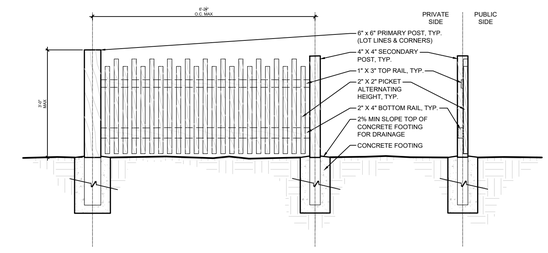
SCALE: 1" = 2'



PRIVACY FENCE B

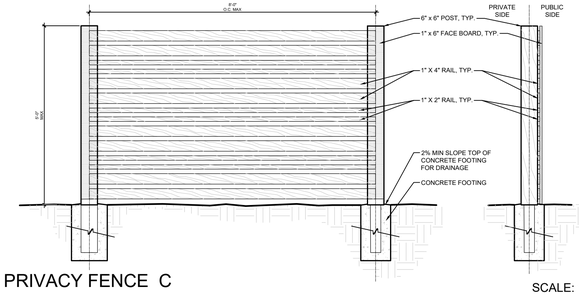
SCALE: 1" = 2'

NOTES (TYP):
1. AT GREEN COURTS, WING FENCES BETWEEN ADJACENT PROPERTIES SHALL ALIGN.
2. ALL FENCING SHALL BE LOCATED OUTSIDE SIGHT TRIANGLES PER CIVIL ENGINEER DRAWINGS.



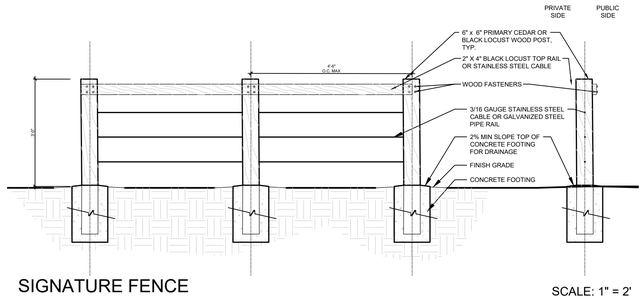
DEMARCATION FENCE C

SCALE: 1" = 2'



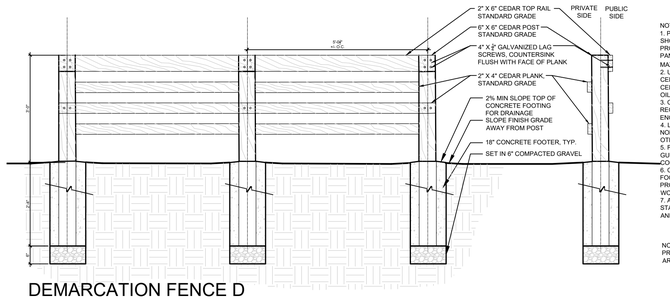
PRIVACY FENCE C

SCALE: 1" = 2'



SIGNATURE FENCE

SCALE: 1" = 2'

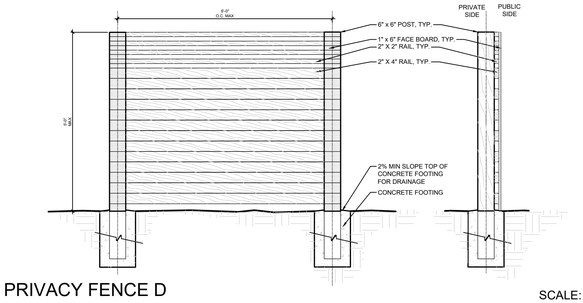


NOTES:
1. PROVIDE POST SPACING AS SHOWN. CONTRACTOR SHALL PROVIDE EQUALLY SIZED END PANELS, MIN. 2 FT POST SPACING, MAX 5-0 F FT POST SPACING.
2. UNLESS OTHERWISE NOTED, ALL CEDAR SHALL BE WESTERN RED CEDAR. STAIN WITH CLEAR OIL-BASED STAIN, NATURAL COLOR.
3. CONFIRM FOOTING REQUIREMENTS WITH STRUCTURAL ENGINEER.
4. LUMBER SIZING SHOWN IN NOMINAL DIMENSIONS UNLESS OTHERWISE NOTED AS "ACTUAL".
5. FOLLOW ALL CITY OF AURORA GUIDELINES FOR FENCE AND WALL CODE.
6. CONCEAL ALL CONCRETE POST FOOTERS WITH FINISHED GRADE; PROVIDE WATERPROOFING ON WOOD WHERE NECESSARY.
7. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT-DIPPED AND GALVANIZED.

NOTE:
PROVIDE ALL HARDWARE FOR ARCHITECT APPROVAL

DEMARCATION FENCE D

SCALE: 1" = 2'



PRIVACY FENCE D

SCALE: 1" = 2'

NOTE: FENCING DETAILS ARE FOR REFERENCE ONLY. SEE TAB 10 IN MASTER PLAN FOR ADDITIONAL INFORMATION

LandDesign.
1360 WALNUT STREET, SUITE 102
BOULDER CO. 80302
720.274.0814
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

PAINTED PRAIRIE - PHASE 2

PAINTED PRAIRIE OWNERS, LLC

AURORA, CO

LANDDESIGN PROJ.# ----

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021

DESIGNED BY:
DRAWN BY:
CHECKED BY: BM

SCALE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

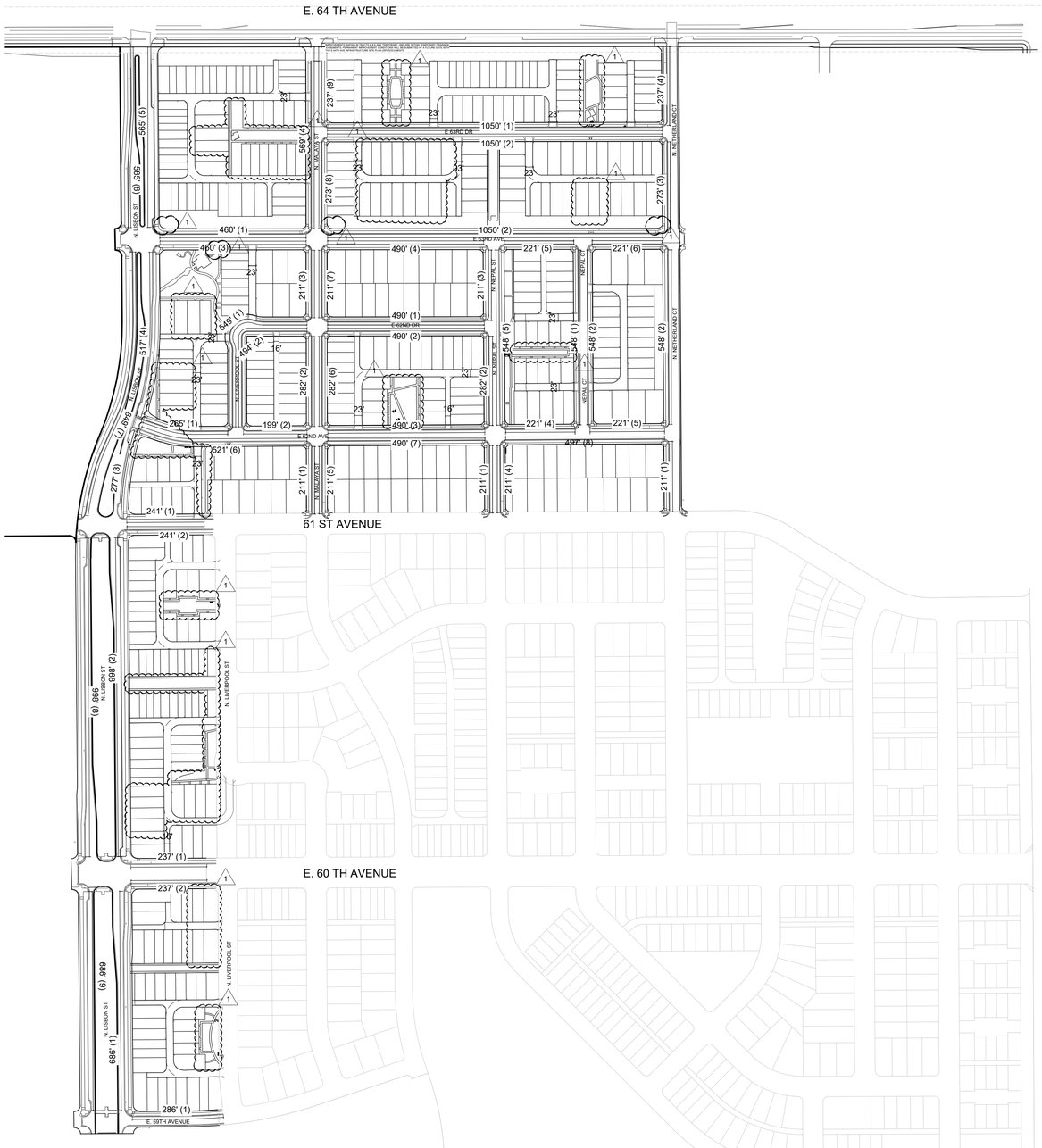
NORTH

SHEET TITLE

FENCING PLAN

SHEET NUMBER

26



STANDARD RIGHT OF WAY					
STREET NAME	TOTAL LENGTH	DEDUCTIONS*	FINAL LENGTH	TREES REQ'D (1/40)	TREES PROVIDED
N MALAYA ST (1)	211		221	5	**5**
N MALAYA ST (2)	282		282	7	**7**
N MALAYA ST (3)	211		211	5	**5**
N MALAYA ST (4)	569	MINUS 23, 23	523	13	**13**
N MALAYA ST (5)	211	MINUS 23	188	4	**4**
N MALAYA ST (6)	282		282	7	**7**
N MALAYA ST (7)	211		211	5	**5**
N MALAYA ST (8)	273		273	6	**6**
N MALAYA ST (9)	237		237	5	**5**
N LISBON ST (1)	686		686	17	**17**
N LISBON ST (2)	988		988	24	**24**
N LISBON ST (3)	277		277	6	**6**
N LISBON ST (4)	517		517	12	**12**
N LISBON ST (5)	565		565	14	14
N LISBON ST (6)	565		565	14	**14**
N LISBON ST (7)	849		849	21	**21**
N LISBON ST (8)	988		988	24	**24**
N LISBON ST (9)	686		686	17	**17**
E 63RD AVE (1)	460		460	12	**12**
E 63RD AVE (2)	1050		1050	26	**26**
E 63RD AVE (3)	460	MINUS 23	437	11	**11**
E 63RD AVE (4)	490		490	12	**12**
E 63RD AVE (5)	221	MINUS 16	205	5	**5**
E 63RD AVE (6)	221		221	5	**5**
E 63RD DR (1)	1050	MINUS 23, 23, 23, 23	958	23	**24**
E 63RD DR (2)	1050	MINUS 23, 23, 23	981	24	**24**
N NEPAL ST (1)	211		211	5	**5**
N NEPAL ST (2)	282	MINUS 23	259	6	**6**
N NEPAL ST (3)	211		211	5	**5**
N NEPAL ST (4)	211		211	5	**5**
N NEPAL ST (5)	548		548	13	**13**
NEPAL CT (1)	548	MINUS 23, 23	502	12	**12**
NEPAL CT (2)	548		548	13	**13**
N NETHERLAND CT (1)	211		221	5	**5**
N NETHERLAND CT (2)	548		548	13	**13**
N NETHERLAND CT (3)	273	MINUS 23	250	6	**6**
N NETHERLAND CT (4)	237		237	6	**6**
E 59TH AVE (1)	286		286	7	**7**
E 60TH AVE (1)	237		237	5	**5**
E 60TH AVE (2)	237		237	5	**5**
E 61ST DR (1)	241	MINUS 23	218	5	**5**
E 61T DR (2)	241		241	6	**6**
E 62ND AVE (1)	265	MINUS 23	242	6	**6**
E 62ND AVE (2)	199	MINUS 16	183	4	**4**
E 62ND AVE (3)	490	MINUS 23, 16	451	11	**11**
E 62ND AVE (4)	221		221	5	**5**
E 62ND AVE (5)	221		221	5	**6**
E 62ND AVE (6)	521	MINUS 23	498	13	**13**
E 62ND AVE (7)	490		490	12	**12**
E 62ND AVE (8)	497		497	12	**12**
N LIVERPOOL ST (1)	549	MINUS 23, 23	503	23	**24**
N LIVERPOOLS ST (2)	494	MINUS 16	478	12	**12**
E 62ND DR (1)	490		490	12	**12**
E 62ND DR (2)	490	MINUS 16	474	11	**12**

*DEDUCTIONS ARE SHOWN FOR WIDTH OF ALLEYS, TYP.

1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

PAINTED PRAIRIE - PHASE 2

PAINTED PRAIRIE OWNERS, LLC
AURORA, CO

LANDDESIGN PROJ.#
3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021

DESIGNED BY: ###
DRAWN BY: ###
CHECKED BY: BM###

SCALE

VERT: NA
HORZ: 1"=200'

0 100' 200' 400'

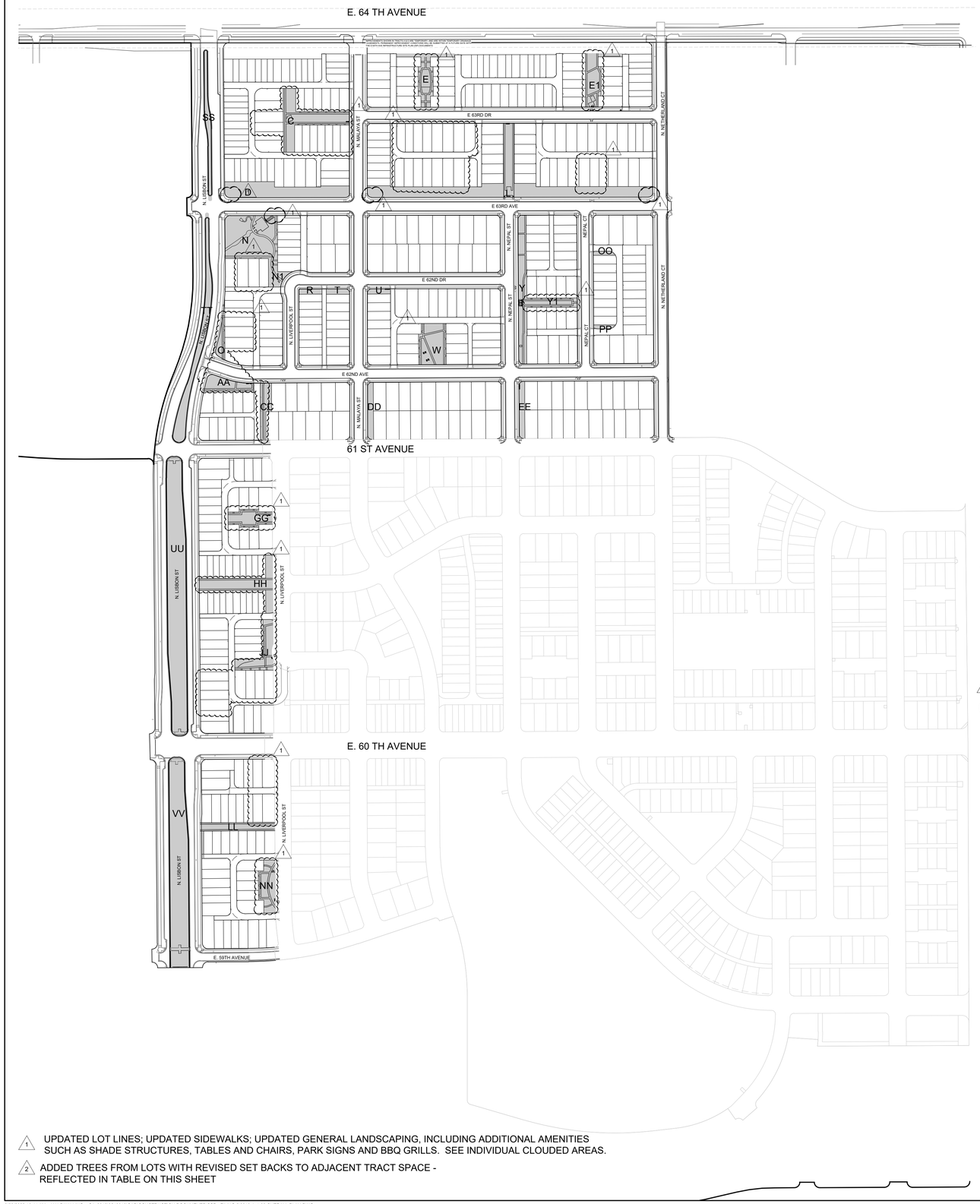
NORTH

SHEET TITLE

STREETSCAPE AND ROW CHART

SHEET NUMBER

27

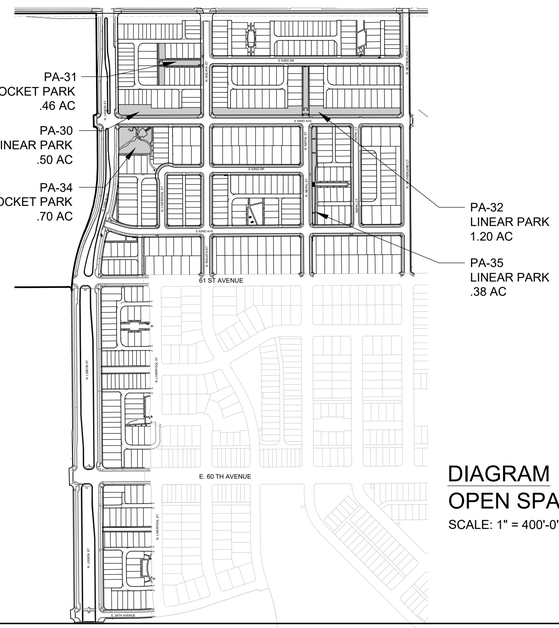


COMMON OPEN SPACE

	TRACT	DESCRIPTION	AREA (sf)	REQUIRED MINIMUMS	OPEN SPACE TREES REQ'D	**OPEN SPACE TREES PROVIDED**	TRESS FROM LOT TO OPEN SPACE REQ'D	**TREES FROM LOT TO OPEN SPACE PROVIDED**	SHRUBS REQ'D	**SHRUBS PROVIDED** (10 SHRUBS = 1 TREE EQ)	TREE EQUIVALENTS REQ'D	**TREE EQUIVALENTS PROVIDED**
	D	63RD LINEAR PARK EAST	21,933	1 TREE + 10 SHRUBS PER 4000 SF	6	12	1	1	60	60	13.00	19
2	E1	GREEN COURT (NORTH EAST)	10,943	1 TREE + 10 SHRUBS PER 4000 SF	3	3	3	3	30	30	9.00	9
	L	63RD LINEAR PARK EAST	52,480	1 TREE + 10 SHRUBS PER 4000 SF	14	14	19	19	140	140	47.00	47
	N	NEIGH. PARK	30,412	1 TREE + 10 SHRUBS PER 4000 SF	8	8	6	6	80	80	22.00	22
	Y	GREEN CONNECTION	16,469	1 TREE + 10 SHRUBS PER 4000 SF	5	17	0	2	50	50	10.00	24
	E	GREEN COURT (north)	11,183	1 TREE + 10 SHRUBS PER 4000 SF	3	3	6	6	30	30	12.00	12
	C	POCKET PARK (west)	20,178	1 TREE + 10 SHRUBS PER 4000 SF	5	7	2	2	50	50	12.00	14
	N1	SOUTH OF NEIGH. PARK	4990	1 TREE + 10 SHRUBS PER 4000 SF	2	2	2	2	20	20	6.00	6
	O	NORTH 62ND	3554	1 TREE + 10 SHRUBS PER 4000 SF	1	1			10	10	2.00	2
2	W	GREEN COURT (central)	14,913	1 TREE + 10 SHRUBS PER 4000 SF	4	4	7	7	40	40	15.00	15
	Y1	GREEN COURT (east)	6,404	1 TREE + 10 SHRUBS PER 4000 SF	2	2	10	8	20	20	14.00	12
	OO	PAIRED HOMES (north)	1,084	1 TREE + 10 SHRUBS PER 4000 SF	1	1			10	10	2.00	2
	R	N. LIVERPOOL (west)	1,634	1 TREE + 10 SHRUBS PER 4000 SF	1	1			10	10	2.00	2
	T	N. LIVERPOOL (central)	1,623	1 TREE + 10 SHRUBS PER 4000 SF	1	1			10	10	2.00	2
	U	N. LIVERPOOL (east)	1,563	1 TREE + 10 SHRUBS PER 4000 SF	1	1			10	10	2.00	2
	PP	PAIRED HOMES (south)	1,060	1 TREE + 10 SHRUBS PER 4000 SF	1	1			10	10	2.00	2
2	AA	SOUTH 62ND	7,608	1 TREE + 10 SHRUBS PER 4000 SF	2	2	5	3	20	20	9.00	7
	CC	ALLEY (west)	6,481	1 TREE + 10 SHRUBS PER 4000 SF	2	2	0	2	20	20	4.00	6
	DD	ALLEY (central)	4,389	1 TREE + 10 SHRUBS PER 4000 SF	2	2			20	20	4.00	4
	EE	ALLEY (east)	4,313	1 TREE + 10 SHRUBS PER 4000 SF	2	2			20	20	4.00	4
2	GG	61ST GREEN COURT	8,974	1 TREE + 10 SHRUBS PER 4000 SF	2	2	6	6	20	20	10.00	10
	HH	TOWNHOME (south)	16,367	1 TREE + 10 SHRUBS PER 4000 SF	5	5			50	50	10.00	10
2	JJ	POCKET PARK (south)	11,013	1 TREE + 10 SHRUBS PER 4000 SF	3	3	8	8	30	30	14.00	14
	LL	CORRIDOR (south)	8,913	1 TREE + 10 SHRUBS PER 4000 SF	2	2	16	16	20	20	20.00	20
	NN	GREEN COURT (south)	10,560	1 TREE + 10 SHRUBS PER 4000 SF	2	2			20	20	4.00	4
	QQ	LISBON ST MEDIAN (north)	7,934	N/A	N/A (SEE NOTE 6)	N/A			N/A (SEE NOTE 6)	N/A	N/A (SEE NOTE 6)	N/A
	UU	LISBON ST MEDIAN (mid north)	19,987	N/A	N/A (SEE NOTE 6)	N/A			N/A (SEE NOTE 6)	N/A	N/A (SEE NOTE 6)	N/A
	TT	LISBON ST MEDIAN (mid south)	68,281	N/A	N/A (SEE NOTE 6)	N/A			N/A (SEE NOTE 6)	N/A	N/A (SEE NOTE 6)	N/A
	SS	LISBON ST MEDIAN (south)	52,883	N/A	N/A (SEE NOTE 6)	N/A			N/A (SEE NOTE 6)	N/A	N/A (SEE NOTE 6)	N/A
2		TOTALS	423,306		80	100	91	89	800	800	251	271

NOTES:

1. PER FRAMEWORK DEVELOPMENT PLAN, THE ABOVE LIST HAS BEEN PROVIDED TO DEMONSTRATE MINIMUM PLANT REQUIREMENTS FOR EACH OPEN SPACE TRACT FOR GREEN COURT DESIGN GUIDELINES, REFER TO PAINTED PRAIRIE URBAN DESIGN GUIDELINES. ALL COMMON OPEN SPACES SHALL CONFORM TO PAINTED PRAIRIE LANDSCAPE STANDARDS & APPLICABLE COA REQUIREMENTS.
2. BUILDER SHALL PROVIDE SUPPLEMENTAL DOCUMENTATION TO THE CITY OF AURORA AS REQUIRED.
3. TREE EQUIVALENTS CALCULATED AT RATE OF (1) 2.0" CAL TREE PER 10 SHRUBS.
4. OWNER RESERVES THE RIGHT TO ADD ADDITIONAL PLANT MATERIAL, SELECTING FROM WITHIN THE CITY OF AURORA LANDSCAPE REFERENCE MANUAL PLANT LIST AND APPROVED PLANT SPECIES PER PAINTED PRAIRIE LANDSCAPE STANDARDS.
5. DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE PLANT SPECIES WITH SIMILAR GROWTH HABITS AND WATER REGIMES DUE TO LACK OF NURSERY AVAILABILITY, VOLATILE INDUSTRY PRICING OR SIMILAR, AFTER CONSULTING WITH THE CITY LANDSCAPE ARCHITECT.
6. TRACTS QQ, RR, SS AND TT ARE CONSTRAINED BY AN EXISTING GAS LINE EASEMENT WITH RESTRICTIONS ON PLANTING OF TREES AND SHRUBS WITHIN THE EASEMENT. WITH THOSE RESTRICTIONS NO TREES OR SHRUBS ARE ABLE OR APPLICABLE TO BE PLANTED.
7. TWO TREES FROM THE TOTAL TREE REQUIREMENTS OF TRACT AA AND TRACT Y1 HAVE BEEN SHIFTED TO ADJACENT TRACTS; CC AND Y, RESPECTIVELY. TRACT CC AND Y INCLUDES THESE TWO TREES, IN ADDITION TO ITS OWN TREES AS REQUIRED PER ITS SQUARE FOOT TOTALS.



OPEN SPACE CREDIT	
AREA	TOTAL AC
PA-30 LINEAR PARK	0.50
PA-31 POCKET PARK	0.46
PA-32 LINEAR PARK	1.20
PA-39 POCKET PARK	0.70
PA-35 LINEAR PARK	0.38
TOTAL AC =	3.24

DIAGRAM
OPEN SPACE/PARK CREDIT

SCALE: 1" = 400'-0"

1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

2 ADDED TREES FROM LOTS WITH REVISED SET BACKS TO ADJACENT TRACT SPACE - REFLECTED IN TABLE ON THIS SHEET

LandDesign.
1360 WALNUT STREET, SUITE 102
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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

PAINTED PRAIRIE - PHASE 2

PAINTED PRAIRIE OWNERS, LLC
AURORA, CO

LANDDESIGN PROJ.#
3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021
2	SETBACK REVISED & LOT TREES TO TRACT & SECURITY CAMERA POLES ADDED	01.14.2022

DESIGNED BY: ###
DRAWN BY: ###
CHECKED BY: BM###

SCALE

NORTH

VERT: NA
HORZ: 1"=200'

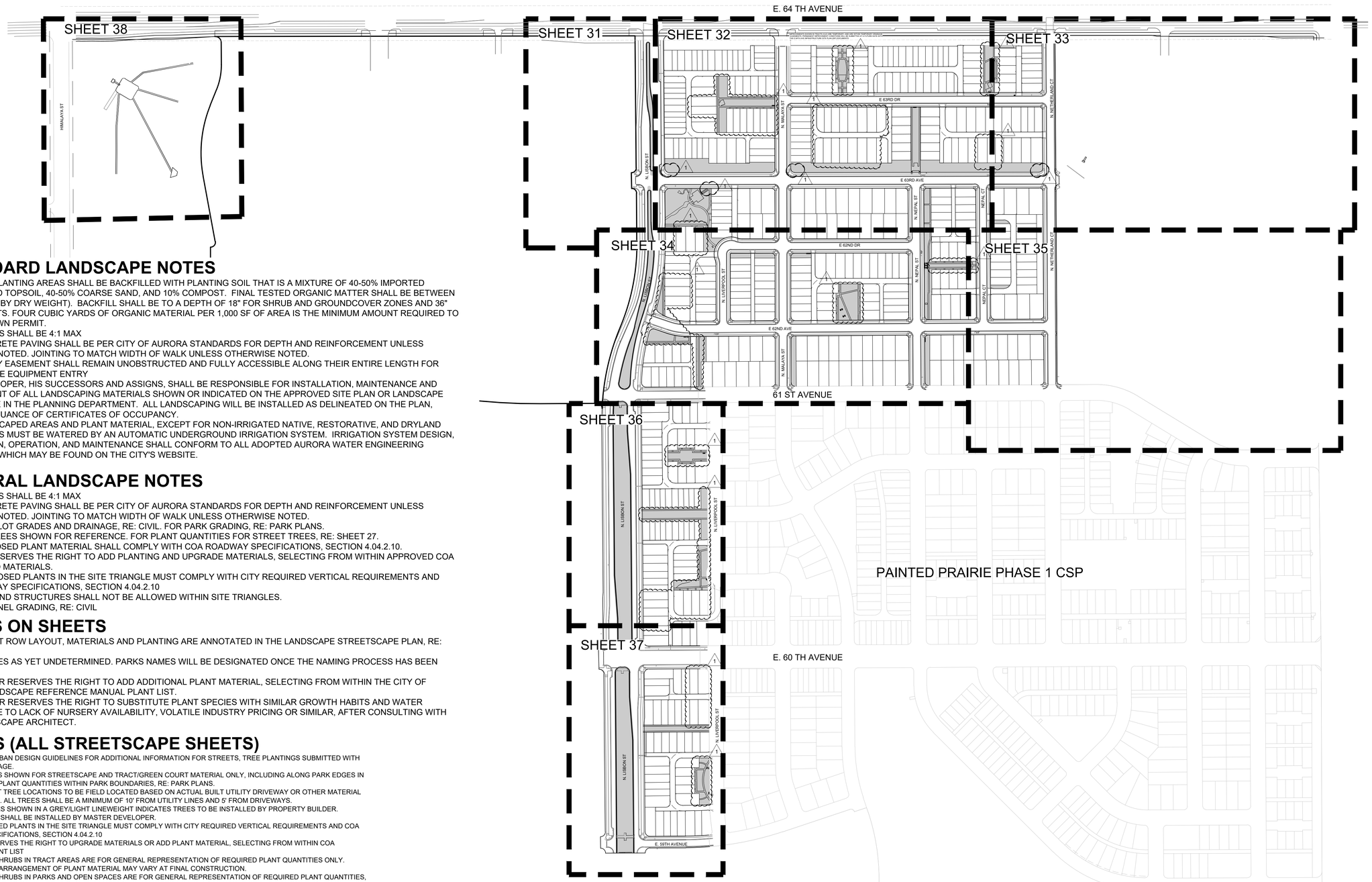
0 100' 200' 400'

SHEET TITLE

OVERALL OPEN SPACE/TRACT SPACE PLAN

SHEET NUMBER

28



STANDARD LANDSCAPE NOTES

1. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-50% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT REQUIRED TO OBTAIN A LAWN PERMIT.
2. ALL SLOPES SHALL BE 4:1 MAX
3. ALL CONCRETE PAVING SHALL BE PER CITY OF AURORA STANDARDS FOR DEPTH AND REINFORCEMENT UNLESS OTHERWISE NOTED. JOINTING TO MATCH WIDTH OF WALK UNLESS OTHERWISE NOTED.
4. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY
5. THE 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 CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO ALL ADOPTED AURORA WATER ENGINEERING STANDARDS WHICH MAY BE FOUND ON THE CITY'S WEBSITE.

GENERAL LANDSCAPE NOTES

1. ALL SLOPES SHALL BE 4:1 MAX
2. ALL CONCRETE PAVING SHALL BE PER CITY OF AURORA STANDARDS FOR DEPTH AND REINFORCEMENT UNLESS OTHERWISE NOTED. JOINTING TO MATCH WIDTH OF WALK UNLESS OTHERWISE NOTED.
3. FOR OVERLOT GRADES AND DRAINAGE, RE: CIVIL. FOR PARK GRADING, RE: PARK PLANS.
4. STREET TREES SHOWN FOR REFERENCE. FOR PLANT QUANTITIES FOR STREET TREES, RE: SHEET 27.
5. ALL PROPOSED PLANT MATERIAL SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
6. OWNER RESERVES THE RIGHT TO ADD PLANTING AND UPGRADE MATERIALS, SELECTING FROM WITHIN APPROVED COA SPECIES AND MATERIALS.
7. ANY PROPOSED PLANTS IN THE SITE TRIANGLE MUST COMPLY WITH CITY REQUIRED VERTICAL REQUIREMENTS AND COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
8. FENCING AND STRUCTURES SHALL NOT BE ALLOWED WITHIN SITE TRIANGLES.
9. FOR CHANNEL GRADING, RE: CIVIL

NOTES ON SHEETS

1. ALL STREET ROW LAYOUT, MATERIALS AND PLANTING ARE ANNOTATED IN THE LANDSCAPE STREETSCAPE PLAN, RE: SHTS 30 - 38.
2. PARK NAMES AS YET UNDETERMINED. PARKS NAMES WILL BE DESIGNATED ONCE THE NAMING PROCESS HAS BEEN FORMALIZED.
3. DEVELOPER RESERVES THE RIGHT TO ADD ADDITIONAL PLANT MATERIAL, SELECTING FROM WITHIN THE CITY OF AURORA LANDSCAPE REFERENCE MANUAL PLANT LIST.
4. DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE PLANT SPECIES WITH SIMILAR GROWTH HABITS AND WATER REGIMES DUE TO LACK OF NURSERY AVAILABILITY, VOLATILE INDUSTRY PRICING OR SIMILAR, AFTER CONSULTING WITH CITY'S LANDSCAPE ARCHITECT.

NOTES (ALL STREETSCAPE SHEETS)

1. REFER TO URBAN DESIGN GUIDELINES FOR ADDITIONAL INFORMATION FOR STREETS, TREE PLANTINGS SUBMITTED WITH THIS CSP PACKAGE.
2. TREE COUNTS SHOWN FOR STREETSCAPE AND TRACT/GREEN COURT MATERIAL ONLY, INCLUDING ALONG PARK EDGES IN THE ROW. FOR PLANT QUANTITIES WITHIN PARK BOUNDARIES, RE: PARK PLANS.
3. FINAL STREET TREE LOCATIONS TO BE FIELD LOCATED BASED ON ACTUAL BUILT UTILITY DRIVEWAY OR OTHER MATERIAL OBSTRUCTIONS. ALL TREES SHALL BE A MINIMUM OF 10' FROM UTILITY LINES AND 5' FROM DRIVEWAYS.
4. STREET TREES SHOWN IN A GREY/LIGHT LINEWEIGHT INDICATES TREES TO BE INSTALLED BY PROPERTY BUILDER. DARKER TREES SHALL BE INSTALLED BY MASTER DEVELOPER.
5. ANY PROPOSED PLANTS IN THE SITE TRIANGLE MUST COMPLY WITH CITY REQUIRED VERTICAL REQUIREMENTS AND COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
6. OWNER RESERVES THE RIGHT TO UPGRADE MATERIALS OR ADD PLANT MATERIAL, SELECTING FROM WITHIN COA APPROVED PLANT LIST
7. TREES AND SHRUBS IN TRACT AREAS ARE FOR GENERAL REPRESENTATION OF REQUIRED PLANT QUANTITIES ONLY. LOCATION AND ARRANGEMENT OF PLANT MATERIAL MAY VARY AT FINAL CONSTRUCTION.
8. TREES AND SHRUBS IN PARKS AND OPEN SPACES ARE FOR GENERAL REPRESENTATION OF REQUIRED PLANT QUANTITIES, TYPES, AND SPECIES ONLY. LOCATIONS AND ARRANGEMENT OF PLANT MATERIAL MAY VARY AT FINAL CONSTRUCTION.
9. ALL LOCATIONS SHOWN AS ROCK MULCH ON PLANS MAY BE INSTALLED AS ROCK MULCH OR ORGANIC MULCH IN FINAL CONSTRUCTION.
10. ALL EVERGREEN TREES PLANTED WITHIN CURBSIDE LANDSCAPE AREAS WILL BE PRUNED TO MAINTAIN A CLEAR ZONE OF 9' TALL, AS MEASURED FROM GRADE, AND 8' IN DIAMETER FROM THE TRUNK TO PREVENT INTERFERENCE WITH SIDEWALKS, TRAILS AND STREETS. PAINTED PRAIRIE HOA/DISTRICT/AUTHORITY WILL CONDUCT ALL MAINTENANCE AND PRUNING.

1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

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KEY MAP

SEAL

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PROJECT

PAINTED PRAIRIE - PHASE 2

PAINTED PRAIRIE OWNERS, LLC
AURORA, CO

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021

DESIGNED BY:
DRAWN BY:
CHECKED BY: BM

SCALE

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

NORTH

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

29

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
	PIN EDU	8	Pinus edulis / Pinon Pine	12` HT	
	PIN HEL	30	Pinus heldreichii / Bosnian Pine	6` HT	
	PIN PON	38	Pinus ponderosa / Ponderosa Pine	6` HT	

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
	AME CAN	51	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	2.5" CAL.	
	MAL X C	1	Malus x `Cardinal` / Cardinal Crab Apple	2.5" CAL.	AS SHOWN
	MAL X 2	3	Malus x `Spring Snow` / Spring Snow Crab Apple	2.5" CAL.	AS SHOWN
	PYR CA3	39	Pyrus calleryana `Chanticleer` / Chanticleer Pear	2.5" CAL.	AS SHOWN

STREET TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
	ACE WGI	48	Acer truncatum x platanoides `Keithsform` TM / Norwegian Sunset Maple	2.5" CAL.	
	CAT SPE	33	Catalpa speciosa / Northern Catalpa	2.5" CAL.	
	CEL OCC	25	Celtis occidentalis / Common Hackberry	2.5" CAL.	
	GLE TRI	2	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	2.5" CAL.	AS SHOWN
	GLE TRS	70	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	2.5" CAL.	AS SHOWN
	GYM DIO	3	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	2.5" CAL.	AS SHOWN
	PYR USS	21	Pyrus ussuriensis `Prairie Gem` TM / Prairie Gem Pear	2.5" CAL.	AS SHOWN
	QUE MAC	6	Quercus macrocarpa / Burr Oak	2.5" CAL.	AS SHOWN
	QUE MA2	27	Quercus macropcarpa x robur `Clemons` / Heritage Oak	2.5" CAL.	AS SHOWN
	QUE MUE	30	Quercus muehlenbergii / Chinkapin Oak	2.5" CAL.	AS SHOWN
	QUE ROB	49	Quercus robur / English Oak	2.5" CAL.	AS SHOWN
	QUE ROR	6	Quercus robur `Fastigiata` / Pyramidal English Oak	2.5" CAL.	
	SYR RET	45	Syringa reticulata / Japanese Tree Lilac	2.5" CAL.	AS SHOWN
	TIL COR	14	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	2.5" CAL.	AS SHOWN
	ULM AM2	47	Ulmus americana `New Harmony` / New Harmony American Elm	2.5" CAL.	AS SHOWN
	ULM CAR	44	Ulmus x `Frontier` / Frontier Hybrid Elm	2.5" CAL.	AS SHOWN
	ULM ACC	74	Ulmus x `Morton` / Accolade	2.5" CAL.	AS SHOWN
	ZEL SER	58	Zelkova serrata `Village Green` / Sawleaf Zelkova	2.5" CAL.	AS SHOWN

NOTE

1. Evergreen trees within the curbside landscape along Arterial, Collector, and Connector streets shall be limited to no more than 30%.

2 ADDED TREES FROM LOTS WITH REVISED SET BACKS TO ADJACENT TRACT SPACE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	ARC X C	77	Arctostaphylos x coloradoensis `Panchito` / Panchito Manzanita	5 gal
	CER INT	67	Cercocarpus intricatus / Little Leaf Mountain Mahogony	5 GAL
	CER LED	12	Cercocarpus ledifolius / Curl-Leaf Mountain Mahogany	1 GAL
	FAL PAR	105	Fallugia paradoxa / Apache Plume	5 GAL
	HES PAR	26	Hesperaloe parviflora / Red Yucca	5 GAL
	JUN CAL	64	Juniperus sabina `Calgary Carpet` TM / Calgary Carpet Juniper	5 GAL
	MAH COM	49	Mahonia aquifolium `Compacta` / Compact Oregon Grape	5 GAL
	PER ABR	110	Perovskia abrotanoides / Russian Sage	5 GAL
	PHY DI2	57	Physocarpus opulifolius `Diabolo` / Diablo Ninebark	5 GAL
	PIN SLO	112	Pinus mugo `Slowmound` / Mugo Pine	5 GAL
	PRU BES	19	Prunus besseyi `P011S` TM / Pawnee Buttes Sand Cherry	5 GAL
	RHU ARO	136	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal

ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	LAV ANG	137	Lavandula angustifolia / English Lavender	5 GAL

SOD/SEED	CODE	BOTANICAL / COMMON NAME
	(MI A2)	(Mix A2) Native Short Grass Mix
	NTM	Native Turf Mix / Native Turf Mix
	TUR SOD	Turf Sod Bluegrass / Kentucky Bluegrass

SOD

ROCK MULCH 2-4"
(GREY ROSE COBBLE STONE)

CRUSHER FINES (TAN/SAND)

ORGANIC MULCH

STANDARD GREY CONCRETE

RIP RAP

STREET LIGHT

LANDSCAPE BERM

LANDSCAPE ROCK

LOT LINE

MATCHLINE

NOTES (ALL STREETSCAPE SHEETS)

1. COLOR AND SIZE OF ROCK MULCH AND COLOR OF CRUSHER FINES SUBJECT TO CHANGE AT CONSTRUCTION DOCUMENTS.

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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

PAINTED PRAIRIE - PHASE TWO

PAINTED PRAIRIE OWNERS, LLC

AURORA, CO

LANDDESIGN PROJ.#
3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021
2	SETBACK REVISED & LOT TREES TO TRACT & SECURITY CAMERA POLES ADDED	01.14.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ:

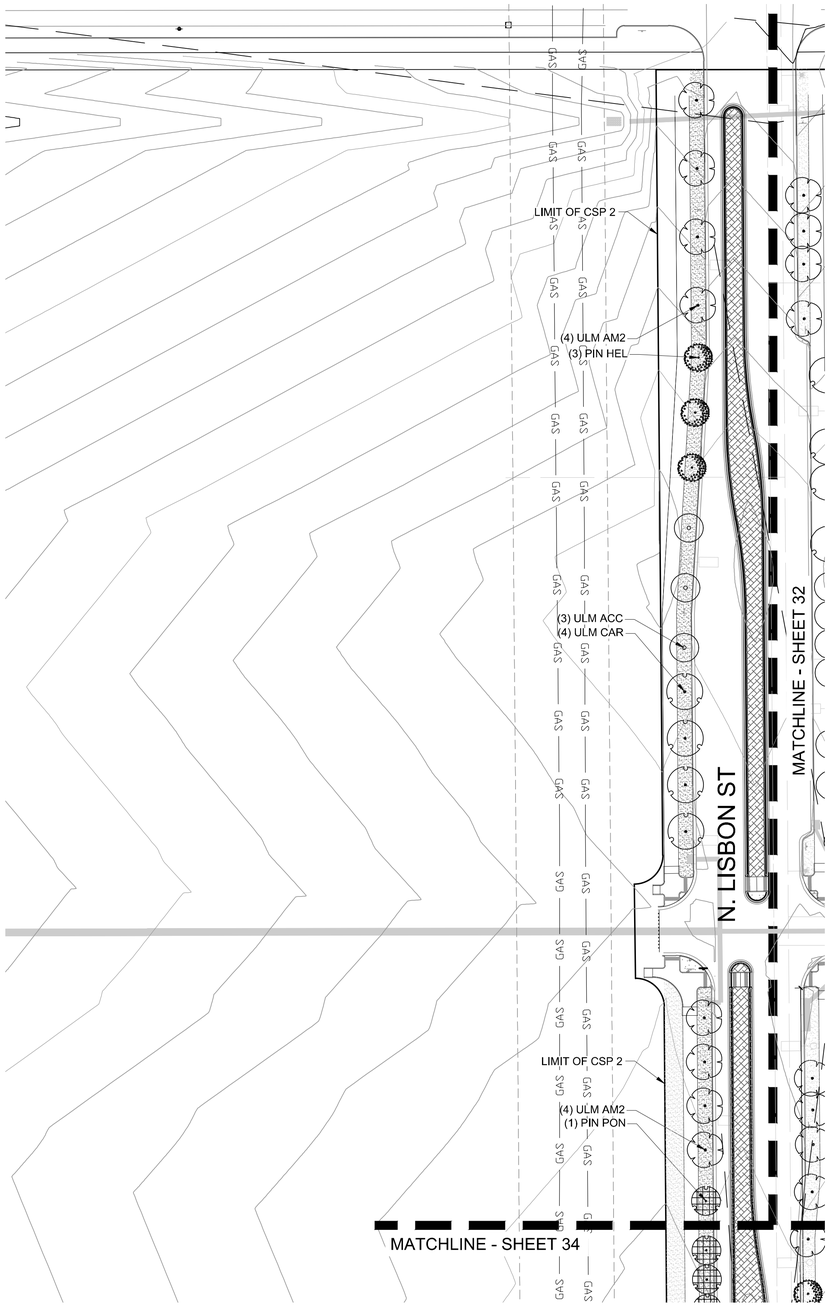
NORTH

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

30

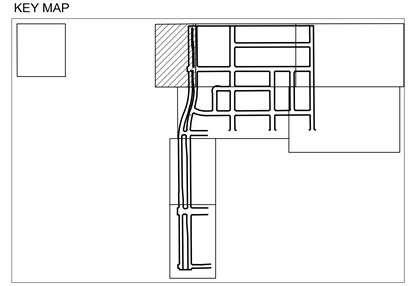


NOTE: SEE SHEET 30 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE FOR REFERENCE ONLY.

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
	PIN PON	4	Pinus ponderosa / Ponderosa Pine	6` HT	AS SHOWN
STREET TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT.**	**SIZE**
	ULM AM2	8	Ulmus americana `New Harmony` / New Harmony American Elm	2.5" CAL.	AS SHOWN
	ULM CAR	4	Ulmus x `Frontier` / Frontier Hybrid Elm	2.5" CAL.	AS SHOWN
	ULM ACC	3	Ulmus x `Morton` / Accolade	2.5" CAL.	AS SHOWN
SOD/SEED	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**MIN HT**
	LSM LAN	Native Turf Mix / Native Turf Mix	flat		

KEY MAP



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AURORA, CO

LANDDESIGN PROJ.#

3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION DOCUMENTS	09.25.20

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT: N/A
HORZ: 1"=50'

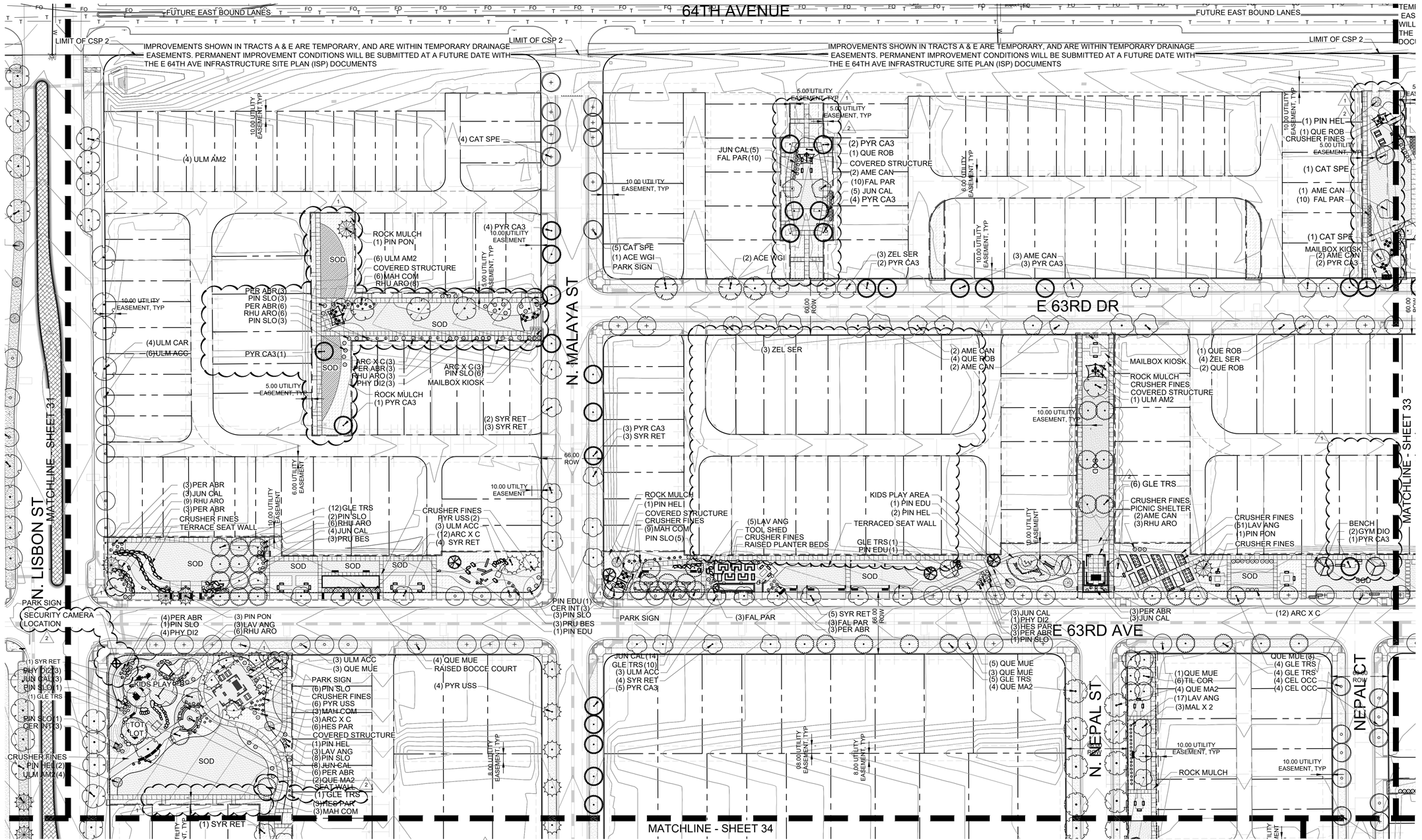
0 25' 50' 100'

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

31



PLANT SCHEDULE FOR REFERENCE ONLY.

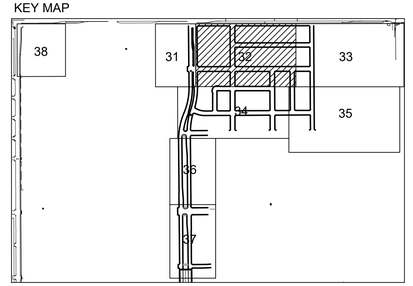
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PIN EDU	4	Pinus edulis / Pinon Pine
	PIN HEL	7	Pinus heldreichii / Bosnian Pine
	PIN PON	5	Pinus ponderosa / Ponderosa Pine
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	AME CAN	14	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry
	MAL X 2	3	Malus x `Spring Snow` / Spring Snow Crab Apple
	PYR CAL	28	Pyrus calleryana `Chanticleer` / Chanticleer Pear
STREET TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ACE WOL	3	Acer truncatum x platanoides `Keithsform` TM / Norwegian Sunset Maple
	CAT SPE	11	Catalpa speciosa / Northern Catalpa
	CEL OCC	8	Celtis occidentalis / Common Hackberry
	GLE TRS	43	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust
	GYM DIO	2	Gymnocladus dioica `Espresso` / Kentucky Coffeetree
	PYR USS	12	Pyrus ussuriensis `Prairie Gem` TM / Prairie Gem Pear
	QUE MAC	10	Quercus macropcarpa x robur `Clemons` / Heritage Oak
	QUE MUE	20	Quercus muehlenbergii / Chinkapin Oak
	QUE ROB	9	Quercus robur / English Oak
	SYR RET	22	Syringa reticulata / Japanese Tree Lilac
	TIL COR	6	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden
	ULM AME	15	Ulmus americana `New Harmony` / New Harmony American Elm
	ULM CAR	4	Ulmus x `Frontier` / Frontier Hybrid Elm
	ULM ACC	15	Ulmus x `Morton` / Accolade
	ZEL SER	10	Zelkova serrata `Village Green` / Sawleaf Zelkova

NOTE: SEE SHEET 30 FOR PLANT SCHEDULE

1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

2 ADDED TREES FROM LOTS WITH REVISED SET BACKS TO ADJACENT TRACT SPACE, AND ADDED SECURITY CAMERA POLE LOCATIONS

KEY MAP



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PAINTED PRAIRIE - PHASE TWO

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AURORA, CO

LANDDESIGN PROJ.#
3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021
2	SETBACK REVISED & LOT TREES TO TRACT & SECURITY CAMERA POLES ADDED	01.14.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

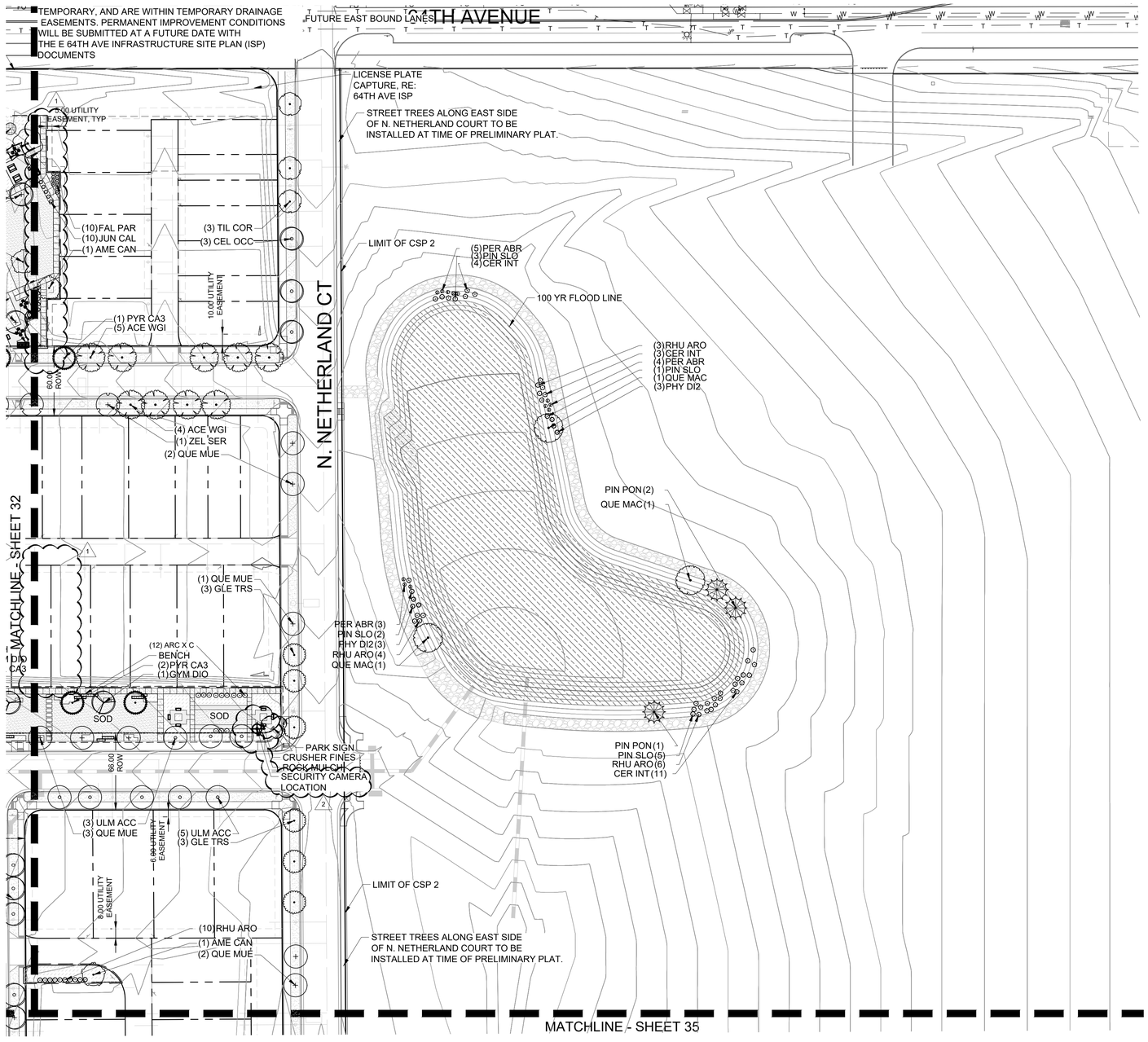
SCALE
NORTH
VERT: N/A
HORZ: 1"=50'
0 25' 50' 100'

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

32



PLANT SCHEDULE FOR REFERENCE ONLY.

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
	PIN PON	3	Pinus ponderosa / Ponderosa Pine	6' HT	
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT.**	**SIZE**
	AME CAN	2	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	2.5" CAL.	
	PYR CA3	3	Pyrus calleryana `Chanticleer` / Chanticleer Pear	2.5" CAL.	AS SHOWN
STREET TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT.**	**SIZE**
	ACE WGI	9	Acer truncatum x platanoides `Keithsform` TM / Norwegian Sunset Maple	2" CAL.	
	CEL OCC	3	Celtis occidentalis / Common Hackberry	2.5" CAL.	
	GLE TRS	6	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	2.5" CAL.	AS SHOWN
	GYM DIO	1	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	2.5" CAL.	AS SHOWN
	QUE MAC	3	Quercus macrocarpa / Burr Oak	2.5" CAL.	AS SHOWN
	QUE MUE	8	Quercus muehlenbergii / Chinkapin Oak	2.5" CAL.	AS SHOWN
	TIL COR	3	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	2.5" CAL.	AS SHOWN
	ULM ACC	8	Ulmus x `Morton` / Accolade	2.5" CAL.	AS SHOWN
	ZEL SER	1	Zelkova serrata `Village Green` / Sawleaf Zelkova	2.5" CAL.	AS SHOWN
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**
	ARC X C	12	Arctostaphylos x coloradoensis `Panchito` / Panchito Manzanita	5 gal	AS SHOWN
	CER INT	18	Cercocarpus intricatus / Little Leaf Mountain Mahogony	5 GAL	AS SHOWN
	FAL PAR	10	Fallugia paradoxa / Apache Plume	5 GAL	AS SHOWN
	JUN CAL	10	Juniperus sabina `Calgary Carpet` TM / Calgary Carpet Juniper	5 GAL	AS SHOWN
	PER ABR	12	Perovskia abrotanoides / Russian Sage	5 GAL	AS SHOWN
	PHY DI2	6	Physocarpus opulifolius `Diabolo` / Diablo Ninebark	5 GAL	AS SHOWN
	PIN SLO	11	Pinus mugo `Slowmound` / Mugo Pine	5 GAL	AS SHOWN
	RHU ARO	23	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	AS SHOWN
SOD/SEED	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**MIN HT**
	(MI A2)	(Mix A2) Native Short Grass Mix	flat		
	TUR SOD	Turf Sod Bluegrass / Kentucky Bluegrass	SOD		
	RIP RAP				

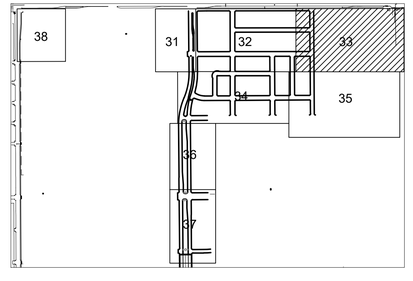
DESCRIPTION	AREA (sf)	REQUIRED MINIMUMS	TREES REQ'D	TREES PROVIDED	SHRUBS REQ'D	SHRUBS PROVIDED	Perennials Provided	TREE EQUIVALENTS REQ'D	TREE EQUIVALENTS PROVIDED
						(10 SHRUBS = 1 TREE EQ)	(30 PERENNIALS = 1 TREE EQ)		
POND A	24,640	1 TREE + 10 SHRUBS PER 4000 SF	6	6	60	60		12.00	12.00
POND B	49,154	1 TREE + 10 SHRUBS PER 4000 SF	12	12	120	120		24.00	24.00

NOTE: SEE SHEET 30 FOR FULL PLANT SCHEDULE

1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

2 ADDED TREES FROM LOTS WITH REVISED SET BACKS TO ADJACENT TRACT SPACE, AND ADDED SECURITY CAMERA POLE LOCATIONS

KEY MAP



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KEY MAP

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PROJECT

PAINTED PRAIRIE - PHASE TWO

PAINTED PRAIRIE OWNERS, LLC

AURORA, CO

LANDDESIGN PROJ.#

3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021
2	SETBACK REVISED & LOT TREES TO TRACT & SECURITY CAMERA POLES ADDED	01.14.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

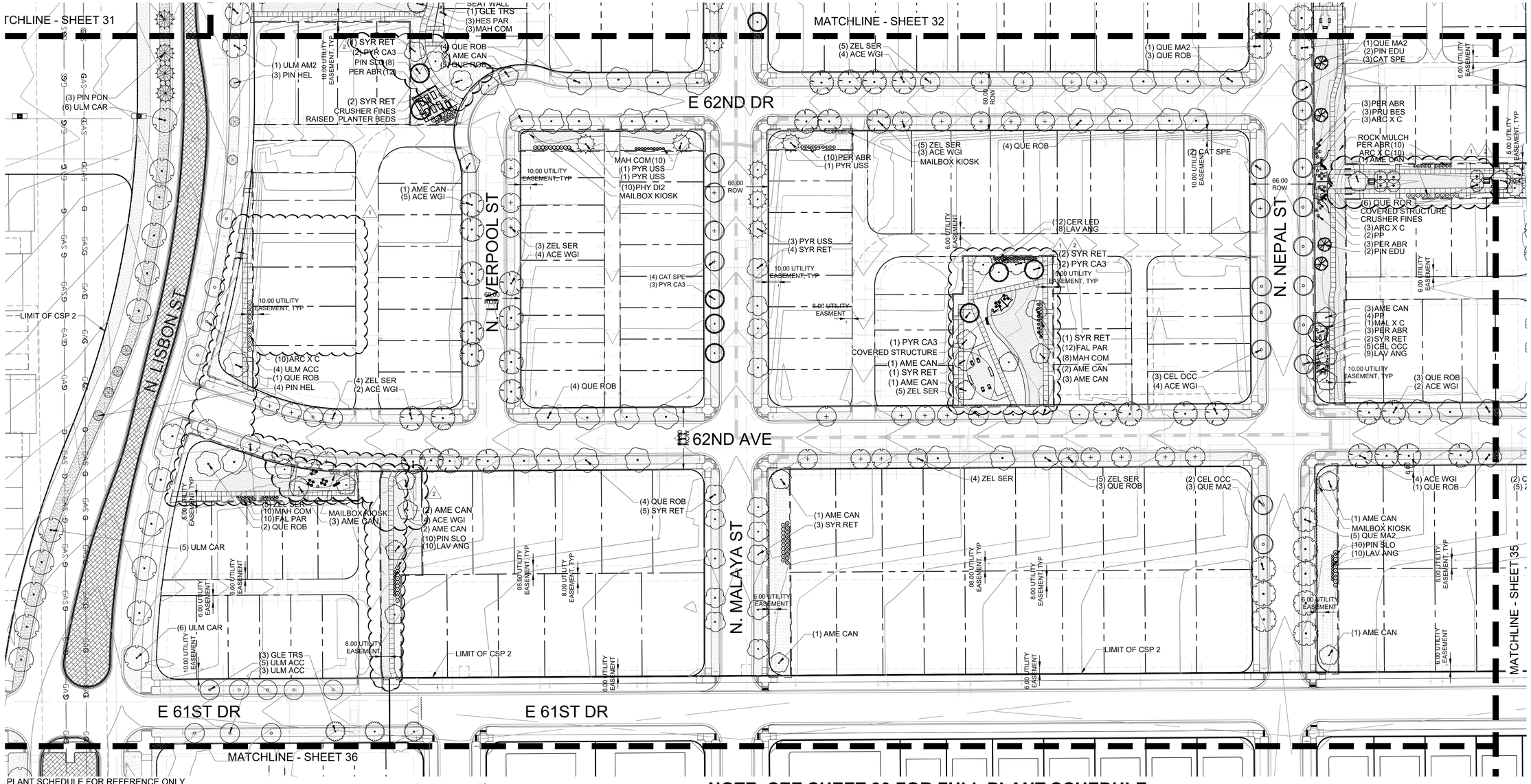
VERT: N/A
HORZ:

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

33



PLANT SCHEDULE FOR REFERENCE ONLY.

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PIN EDU	4	Pinus edulis / Pinon Pine
	PIN HEL	7	Pinus heldreichii / Bosnian Pine
	PIN PON	3	Pinus ponderosa / Ponderosa Pine
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	AME CAN	25	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry
	MAL X C	1	Malus x `Cardinal` / Cardinal Crab Apple
	PYR CA3	8	Pyrus calleryana `Chanticleer` / Chanticleer Pear
STREET TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ACE WGI	32	Acer truncatum x platanoides `Keithsform` TM / Norwegian Sunset Maple
	CAT SPE	9	Catalpa speciosa / Northern Catalpa
	CEL OCC	10	Celtis occidentalis / Common Hackberry
	GLE TRS	3	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust
	PYR USS	7	Pyrus ussuriensis `Prairie Gem` TM / Prairie Gem Pear
	QUE MA2	10	Quercus macropcarpa x robur `Clemons` / Heritage Oak
	QUE ROB	34	Quercus robur / English Oak
	QUE ROR	6	Quercus robur `Fastigiata` / Pyramidal English Oak

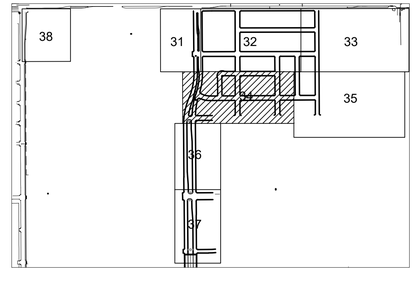
	CODE	QTY	BOTANICAL / COMMON NAME
2	SYR RET	23	Syringa reticulata / Japanese Tree Lilac
	ULM AM2	1	Ulmus americana `New Harmony` / New Harmony American Elm
	ULM CAR	17	Ulmus x `Frontier` / Frontier Hybrid Elm
	ULM ACC	12	Ulmus x `Morton` / Accolade
	ZEL SER	36	Zelkova serrata `Village Green` / Sawleaf Zelkova
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ARC X C	26	Arctostaphylos x coloradoensis `Panchito` / Panchito Manzanita
	CER LED	12	Cercocarpus ledifolius / Curl-Leaf Mountain Mahogany
	FAL PAR	22	Fallugia paradoxa / Apache Plume
	MAH COM	28	Mahonia aquifolium `Compacta` / Compact Oregon Grape
	PER ABR	41	Perovskia abrotanoides / Russian Sage
	PHY DI2	20	Physocarpus opulifolius `Diabolo` / Diablo Ninebark
	PIN SLO	28	Pinus mugo `Slowmound` / Mugo Pine
	PRU BES	9	Prunus besseyi `P011S` TM / Pawnee Buttes Sand Cherry
	RHU ARO	10	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac
ANNUALS/PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	LAV ANG	37	Lavandula angustifolia / English Lavender

NOTE: SEE SHEET 30 FOR FULL PLANT SCHEDULE

1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

2 ADDED TREES FROM LOTS WITH REVISED SET BACKS TO ADJACENT TRACT SPACE

KEY MAP



LandDesign.
1360 WALNUT STREET, SUITE 102
BOULDER CO, VA 80302
720.274.0814
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

PAINTED PRAIRIE - PHASE TWO

PAINTED PRAIRIE OWNERS, LLC

AURORA, CO

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021
2	SETBACK REVISED & LOT TREES TO TRACT & SECURITY CAMERA POLES ADDED	01.14.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=50'

NORTH

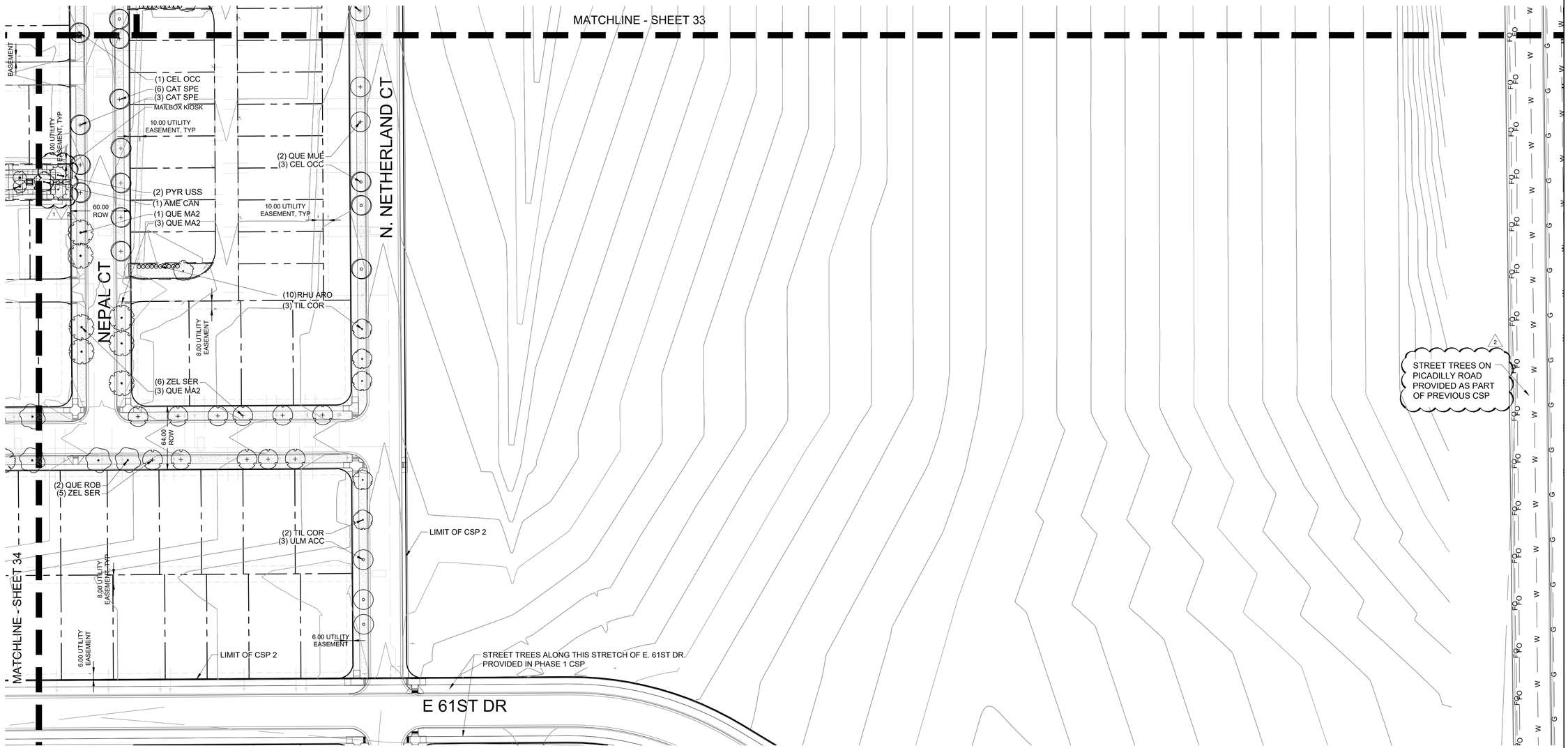
0 25' 50' 100'

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

34



PLANT SCHEDULE FOR REFERENCE ONLY.

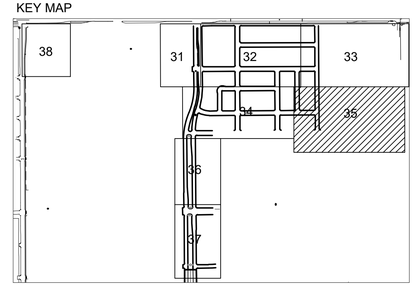
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
	AME CAN	2	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	2.5" CAL.	
STREET TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT.**	**SIZE**
	CAT SPE	9	Catalpa speciosa / Northern Catalpa	2.5" CAL.	
	CEL OCC	4	Celtis occidentalis / Common Hackberry	2.5" CAL.	
	PYR USS	2	Pyrus ussuriensis `Prairie Gem` TM / Prairie Gem Pear	2.5" CAL.	AS SHOWN
	QUE MA2	7	Quercus macropcarpa x robur `Clemons` / Heritage Oak	2.5" CAL.	AS SHOWN
	QUE MUE	2	Quercus muehlenbergii / Chinkapin Oak	2.5" CAL.	AS SHOWN
	QUE ROB	2	Quercus robur / English Oak	2.5" CAL.	AS SHOWN
	TIL COR	5	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	2.5" CAL.	AS SHOWN
	ULM ACC	3	Ulmus x `Morton` / Accolade	2.5" CAL.	AS SHOWN
	ZEL SER	11 △2	Zelkova serrata `Village Green` / Sawleaf Zelkova	2.5" CAL.	AS SHOWN
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**
	RHU ARO	10	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	AS SHOWN
SOD/SEED	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**MIN HT**
	TUR SOD	Turf Sod Bluegrass / Kentucky Bluegrass	SOD		

NOTE: SEE SHEET 30 FOR FULL PLANT SCHEDULE

△1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

△2 ADDED TREES FROM LOTS WITH REVISED SET BACKS TO ADJACENT TRACT SPACE (REVISED STREET NAME FROM LIVERPOOL TO PICADILLY)

KEY MAP



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CHECKED BY:

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VERT: N/A
HORZ: 1"=50'

NORTH

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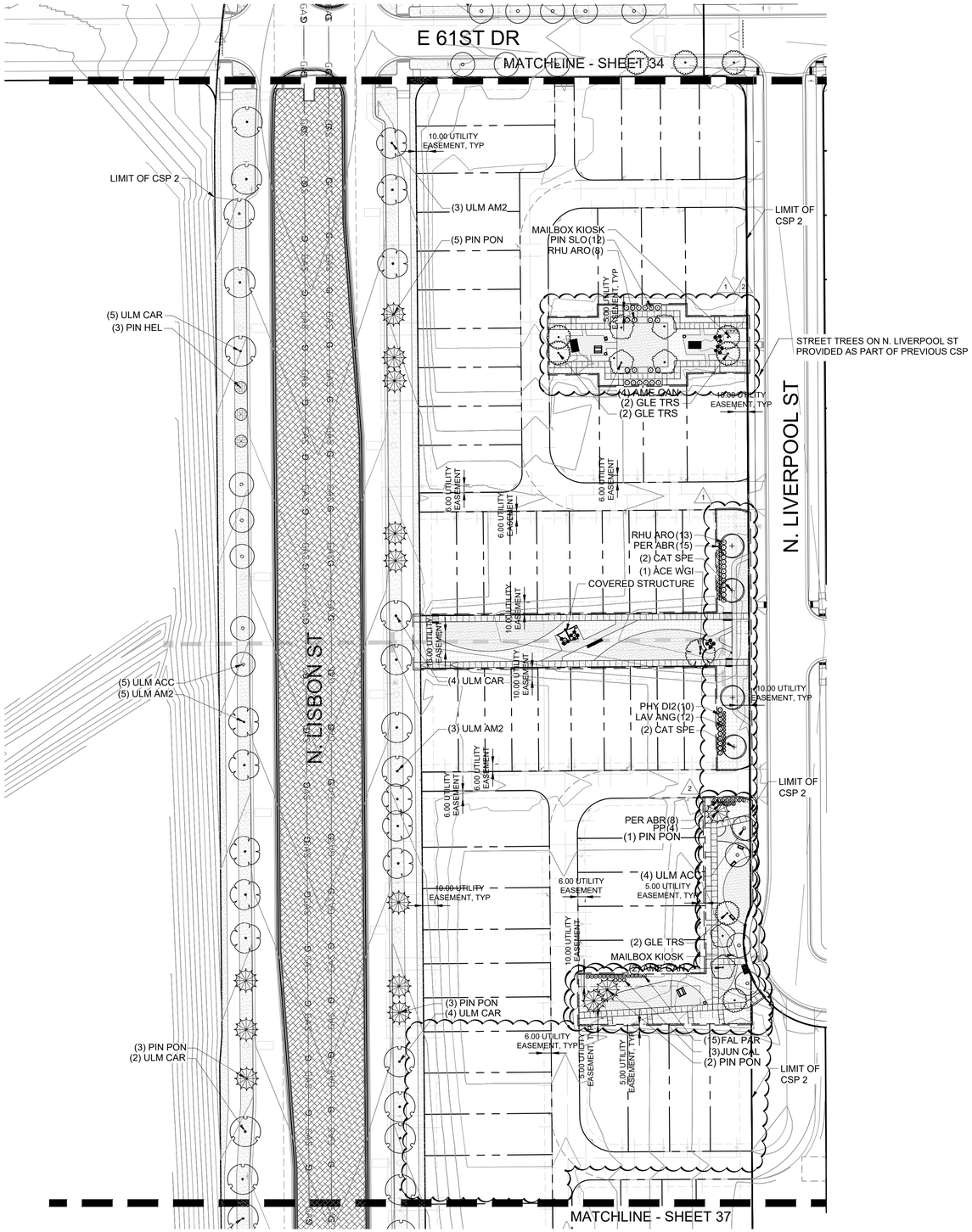
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

35



NOTE: SEE SHEET 30 FOR FULL PLANT SCHEDULE

1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

2 ADDED TREES FROM LOTS WITH REVISED SET BACKS TO ADJACENT TRACT SPACE

PLANT SCHEDULE FOR REFERENCE ONLY.

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
	PIN HEL	3	Pinus heldreichii / Bosnian Pine	6` HT	
	PIN PON	14	Pinus ponderosa / Ponderosa Pine	6` HT	

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
	AME CAN	6	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	2.5" CAL.	

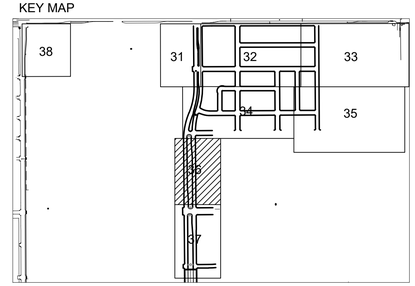
STREET TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
	ACE WGI	1	Acer truncatum x platanoides `Keithsform` TM / Norwegian Sunset Maple	2.5" CAL.	
	CAT SPE	4	Catalpa speciosa / Northern Catalpa	2.5" CAL.	
	GLE TRS	6	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	2.5" CAL.	AS SHOWN
	ULM AMZ	11	Ulmus americana `New Harmony` / New Harmony American Elm	2.5" CAL.	AS SHOWN
	ULM CAR	15	Ulmus x `Frontier` / Frontier Hybrid Elm	2.5" CAL.	AS SHOWN
	ULM ACC	9	Ulmus x `Morton` / Accolade	2.5" CAL.	AS SHOWN

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	FAL PAR	15	Fallugia paradoxa / Apache Plume	5 GAL	AS SHOWN
	JUN CAL	3	Juniperus sabina `Calgary Carpet` TM / Calgary Carpet Juniper	5 GAL	AS SHOWN
	PER ABR	23	Perovskia abrotanoides / Russian Sage	5 GAL	AS SHOWN
	PHY DI2	10	Physocarpus opulifolius `Diabolo` / Diablo Ninebark	5 GAL	AS SHOWN
	PIN SLO	12	Pinus mugo `Slowmound` / Mugo Pine	5 GAL	AS SHOWN
	PRU BES	4	Prunus besseyi `P011S` TM / Pawnee Buttes Sand Cherry	5 GAL	AS SHOWN
	RHU ARO	21	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	AS SHOWN

ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	LAV ANG	12	Lavandula angustifolia / English Lavender	5 GAL	AS SHOWN

SOD/SEED	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	MIN HT
	NTM	Native Turf Mix / Native Turf Mix	flat		
	TUR SOD	Turf Sod Bluegrass / Kentucky Bluegrass	SOD		

KEY MAP



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KEY MAP

SEAL

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PROJECT

PAINTED PRAIRIE - PHASE TWO

PAINTED PRAIRIES OWNERS, LLC

AURORA, CO

LANDDESIGN PROJ.#
3518019

REVISION / ISSUANCE

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2	SETBACK REVISED & LOT TREES TO TRACT & SECURITY CAMERA POLES ADDED	01.14.2022

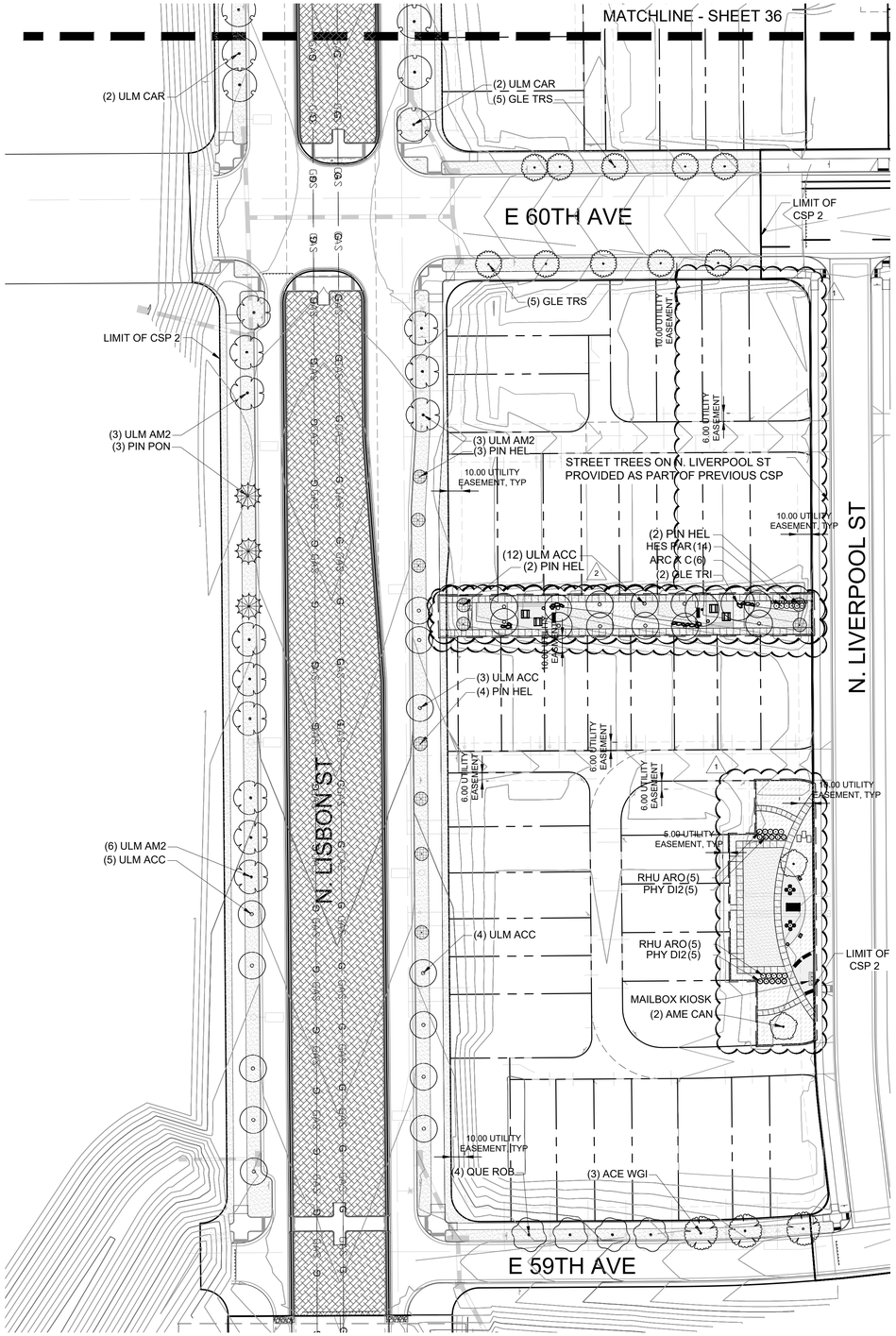
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: 1"=50'
0 25' 50' 100'

NORTH

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
36



NOTE: SEE SHEET 30 FOR FULL PLANT SCHEDULE

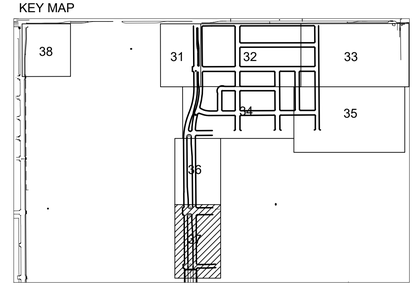
1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

2 ADDED TREES FROM LOTS WITH REVISED SET BACKS TO ADJACENT TRACT SPACE

PLANT SCHEDULE FOR REFERENCE ONLY.

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
	PIN HEL	11	Pinus heldreichii / Bosnian Pine	6` HT	
	PIN PON	3	Pinus ponderosa / Ponderosa Pine	6` HT	
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT.**	**SIZE**
	AME CAN	2	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	2.5" CAL.	
STREET TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT.**	**SIZE**
	ACE WGI	3	Acer truncatum x platanoides `Keithsform` TM / Norwegian Sunset Maple	2" CAL.	
	GLE TRI	2	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	2.5" CAL.	AS SHOWN
	GLE TRS	10	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	2.5" CAL.	AS SHOWN
	QUE ROB	4	Quercus robur / English Oak	2.5" CAL.	AS SHOWN
	ULM AM2	12	Ulmus americana `New Harmony` / New Harmony American Elm	2.5" CAL.	AS SHOWN
	ULM CAR	4	Ulmus x `Frontier` / Frontier Hybrid Elm	2.5" CAL.	AS SHOWN
	ULM ACC	24	Ulmus x `Morton` / Accolade	2.5" CAL.	AS SHOWN
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**
	ARC X C	6	Arctostaphylos x coloradoensis `Panchito` / Panchito Manzanita	5 gal	AS SHOWN
	HES PAR	14	Hesperaloe parviflora / Red Yucca	5 GAL	AS SHOWN
	PHY DI2	10	Physocarpus opulifolius `Diabolo` / Diablo Ninebark	5 GAL	AS SHOWN
	RHU ARO	10	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	AS SHOWN
SOD/SEED	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**MIN HT**
	NTM	Native Turf Mix / Native Turf Mix	flat		

KEY MAP



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KEY MAP

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PROJECT

PAINTED PRAIRIE - PHASE TWO

PAINTED PRAIRIE OWNERS, LLC

AURORA, CO

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2	SETBACK REVISED & LOT TREES TO TRACT & SECURITY CAMERA POLES ADDED	01.14.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT: N/A
HORZ: 1"=50'

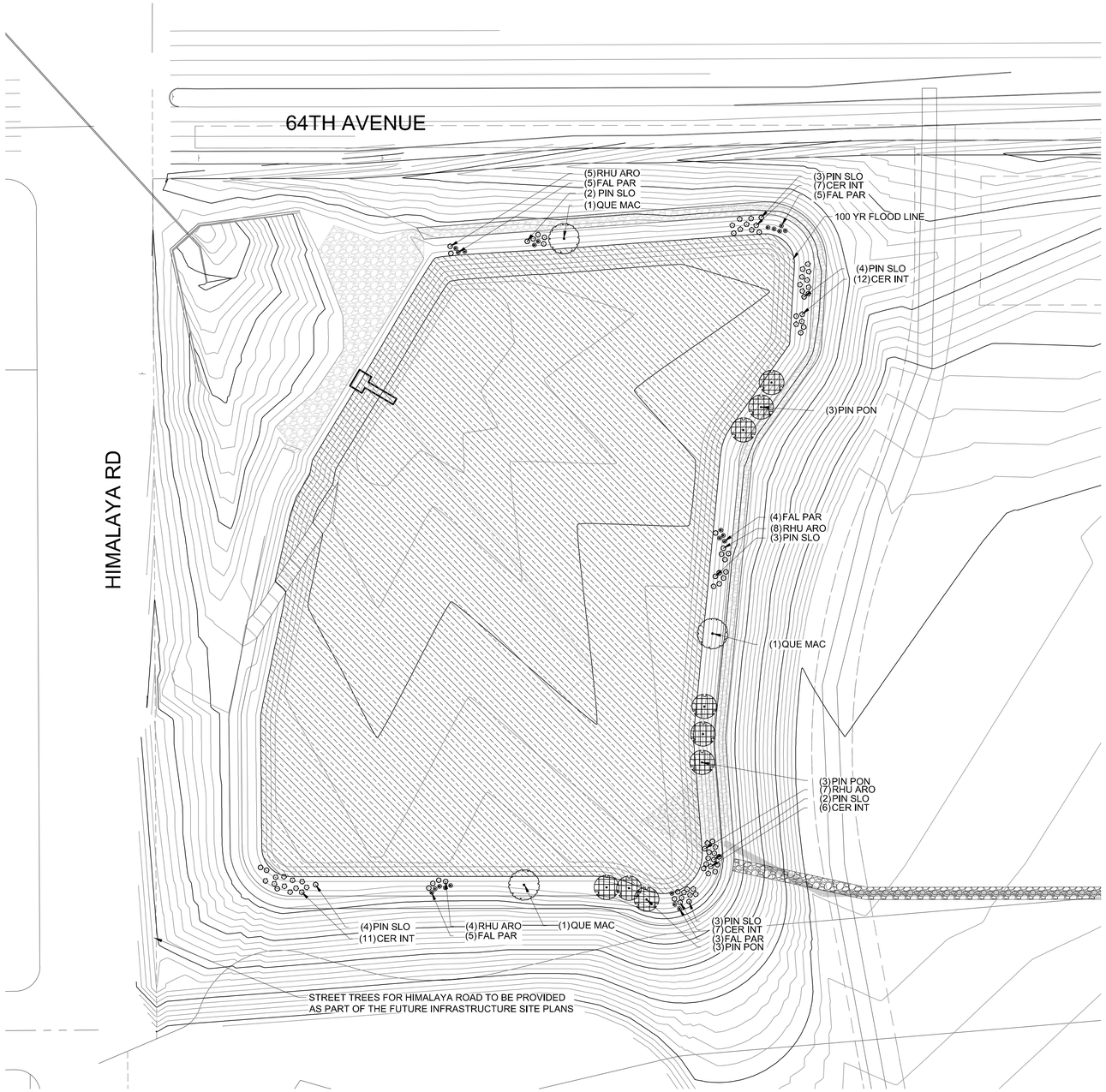
0 25' 50' 100'

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

37



NOTE: SEE SHEET 30 FOR FULL PLANT SCHEDULE

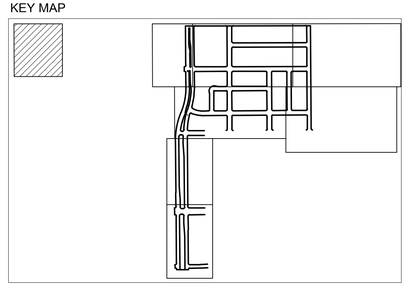
PLANT SCHEDULE FOR REFERENCE ONLY.

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PIN PON	9	Pinus ponderosa / Ponderosa Pine
STREET TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	QUE MAC	3	Quercus macrocarpa / Burr Oak
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	CER INT	43	Cercocarpus intricatus / Little Leaf Mountain Mahogony
	FAL PAR	22	Fallugia paradoxa / Apache Plume
	PIN SLO	21	Pinus mugo `Slowmound` / Mugo Pine
	RHU ARO	24	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac
SOD/SEED	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**
	(MI A2)	(Mix A2) Native Short Grass Mix	flat
	RIP RAP		

DETENTION POND LANDSCAPE REQUIREMENTS

DESCRIPTION	AREA (sf)	REQUIRED MINIMUMS	TREES REQ'D	**TREES PROVIDED**	SHRUBS REQ'D	**SHRUBS PROVIDED** (10 SHRUBS = 1 TREE EQ)	**Perennials Provided** (30 PERENNIALS = 1 TREE EQ)	TREE EQUIVALENTS REQ'D	**TREE EQUIVALENTS PROVIDED**
POND A	24,640	1 TREE + 10 SHRUBS PER 4000 SF	6	6	60	60		12.00	12.00
POND B	49,154	1 TREE + 10 SHRUBS PER 4000 SF	12	12	120	120		24.00	24.00

KEY MAP



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REVISION / ISSUANCE

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1	CONSTRUCTION DOCUMENTS	09.25.20

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=50'

0 25' 50' 100'

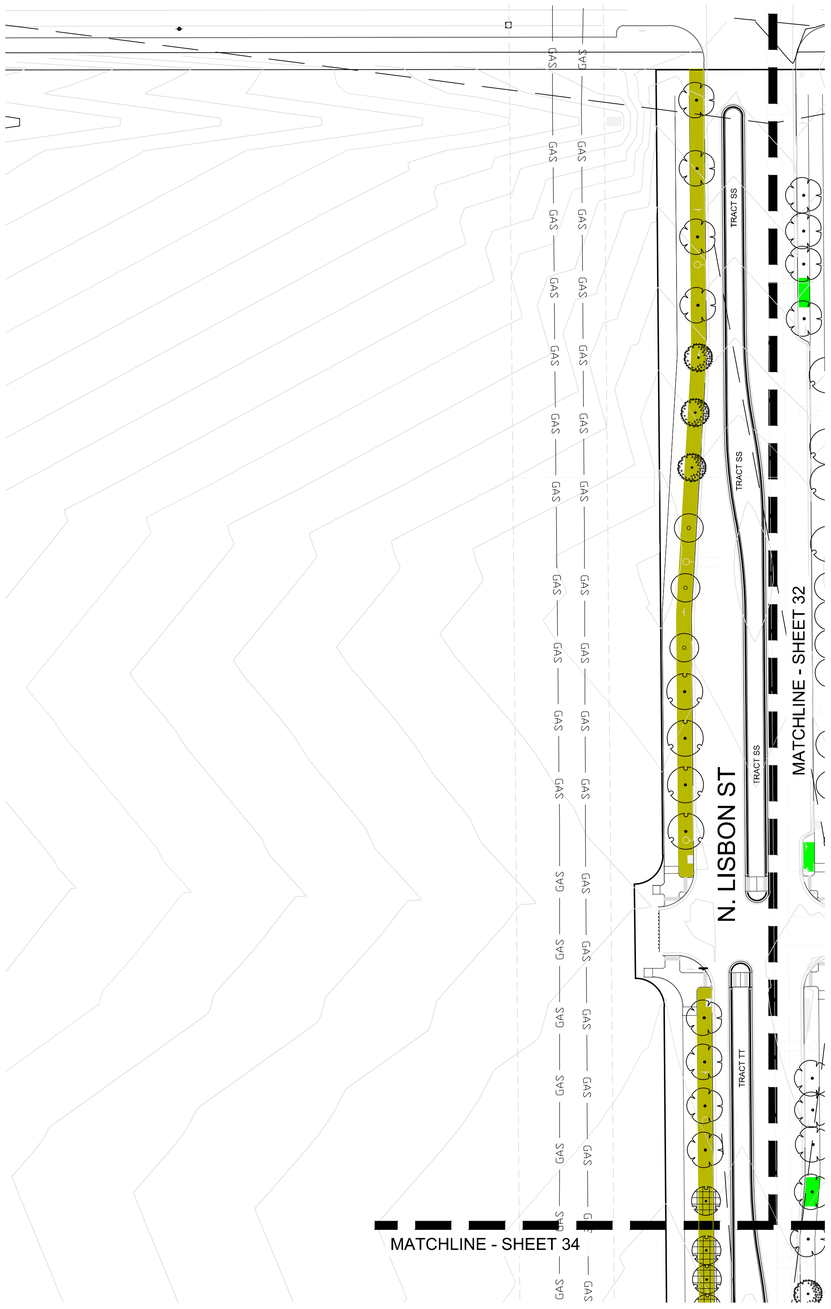
NORTH

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

38



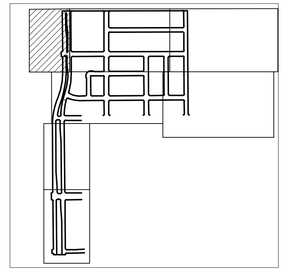
LEGEND

- CURBSIDE BED TYPICAL A 8' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL B 12' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL C 16' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL D 20' LONG X 8'-10' WIDE
- CONTINUOUS X 8'-10' WIDE

NOTES:

1. PLANT BED LOCATIONS AND SIZES SHOWN ARE ILLUSTRATIVE AND MAY BE ADJUSTED IN THE FIELD TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITIES, STREET LIGHTS, STREET TREES, HYDRANTS, AND OTHER STREETSCAPE CONDITIONS.
2. CONTINUOUS PLANT BED TO BE PLANTED WITH NATIVE GRASSES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, AND/OR GROUND COVERS.

KEY MAP



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SCALE

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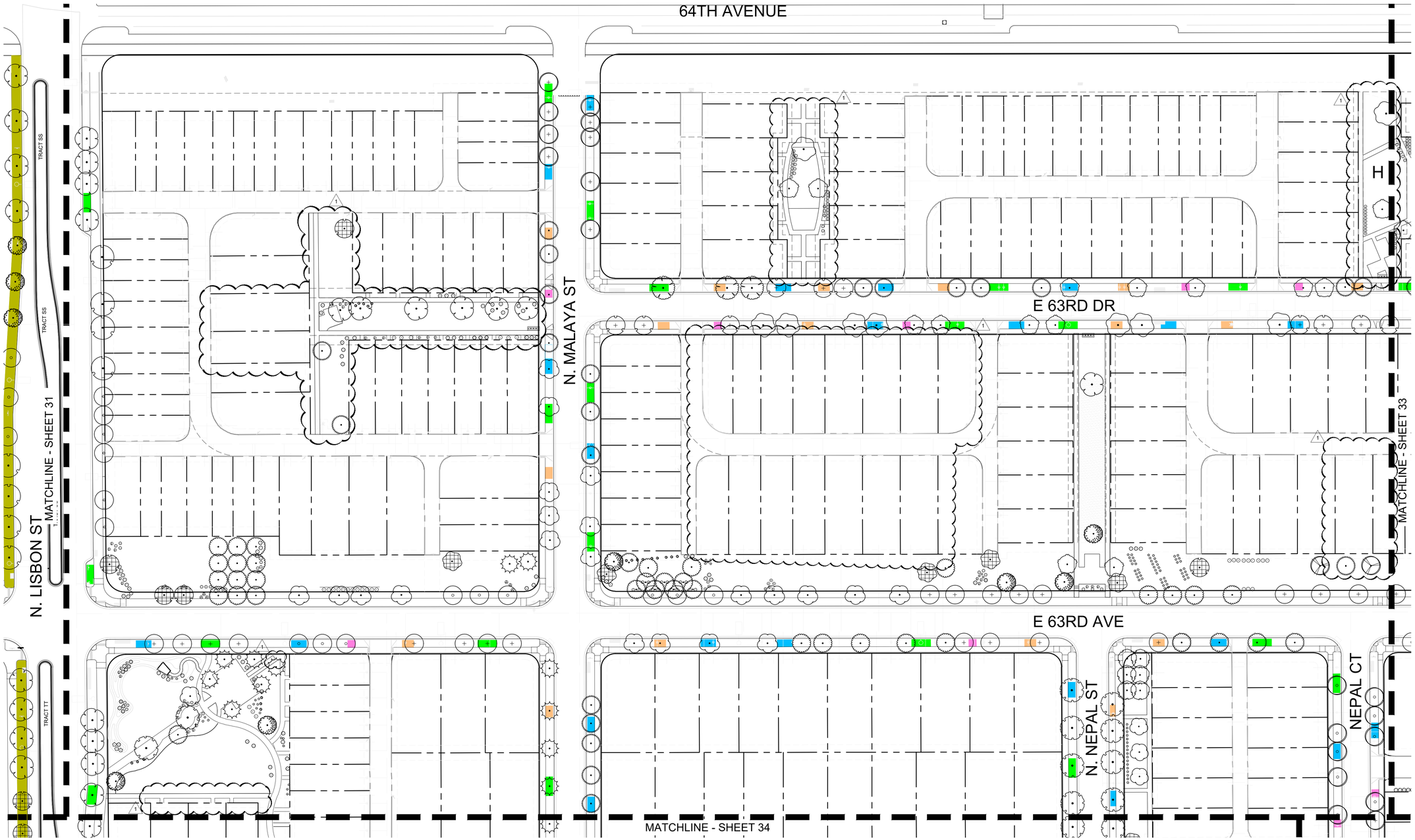
NORTH

SHEET TITLE

CURBSIDE LANDSCAPE PLAN

SHEET NUMBER

39



LEGEND

- CURBSIDE BED TYPICAL A — 8' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL B — 12' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL C — 16' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL D — 20' LONG X 8'-10' WIDE
- CONTINUOUS X 8'-10' WIDE

NOTE: PLANT BED LOCATIONS AND SIZES SHOWN ARE ILLUSTRATIVE AND MAY BE ADJUSTED IN THE FIELD TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITIES, STREET LIGHTS, STREET TREES, HYDRANTS, AND OTHER STREETSCAPE CONDITIONS

1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

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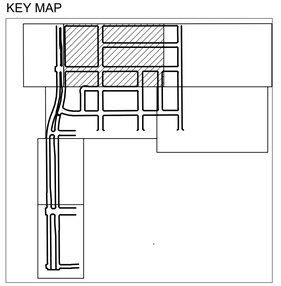

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HORZ: 1"=50'
0 25' 50' 100'

NORTH

SHEET TITLE
CURBSIDE LANDSCAPE PLAN

SHEET NUMBER
40

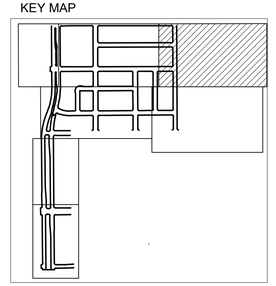
LEGEND

- CURBSIDE BED TYPICAL A — 8' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL B — 12' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL C — 16' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL D — 20' LONG X 8'-10' WIDE
- CONTINUOUS X 8'-10' WIDE

NOTE: PLANT BED LOCATIONS AND SIZES SHOWN ARE ILLUSTRATIVE AND MAY BE ADJUSTED IN THE FIELD TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITIES, STREET LIGHTS, STREET TREES, HYDRANTS, AND OTHER STREETSCAPE CONDITIONS

1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

KEY MAP



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720.274.0814
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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

PAINTED PRAIRIE - PHASE TWO

PAINTED PRAIRIE OWNERS, LLC

AURORA, CO

LANDDESIGN PROJ.#

3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

CURBSIDE LANDSCAPE PLAN

SHEET NUMBER

41

MATCHLINE - SHEET 31

MATCHLINE - SHEET 32

N. LISBON ST

TRACT TT

E 62ND DR

N. LIVERPOOL ST

N. NEPAL ST

E 62ND AVE

N. MALAYA ST

MATCHLINE - SHEET 35

E 61ST DR

CURBSIDE PLANTING AREA ON E. 61ST DR
PROVIDED AS PART OF PREVIOUS CSP

E 61ST DR

MATCHLINE - SHEET 36

LEGEND

- CURBSIDE BED TYPICAL A 8' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL B 12' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL C 16' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL D 20' LONG X 8'-10' WIDE
- CONTINUOUS X 8'-10' WIDE

NOTE: PLANT BED LOCATIONS AND SIZES SHOWN ARE ILLUSTRATIVE AND MAY BE ADJUSTED IN THE FIELD TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITIES, STREET LIGHTS, STREET TREES, HYDRANTS, AND OTHER STREETSCAPE CONDITIONS

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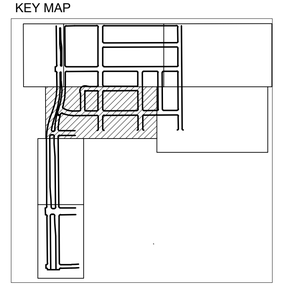
KEY MAP



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AURORA, CO

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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=50'

0 25' 50' 100'

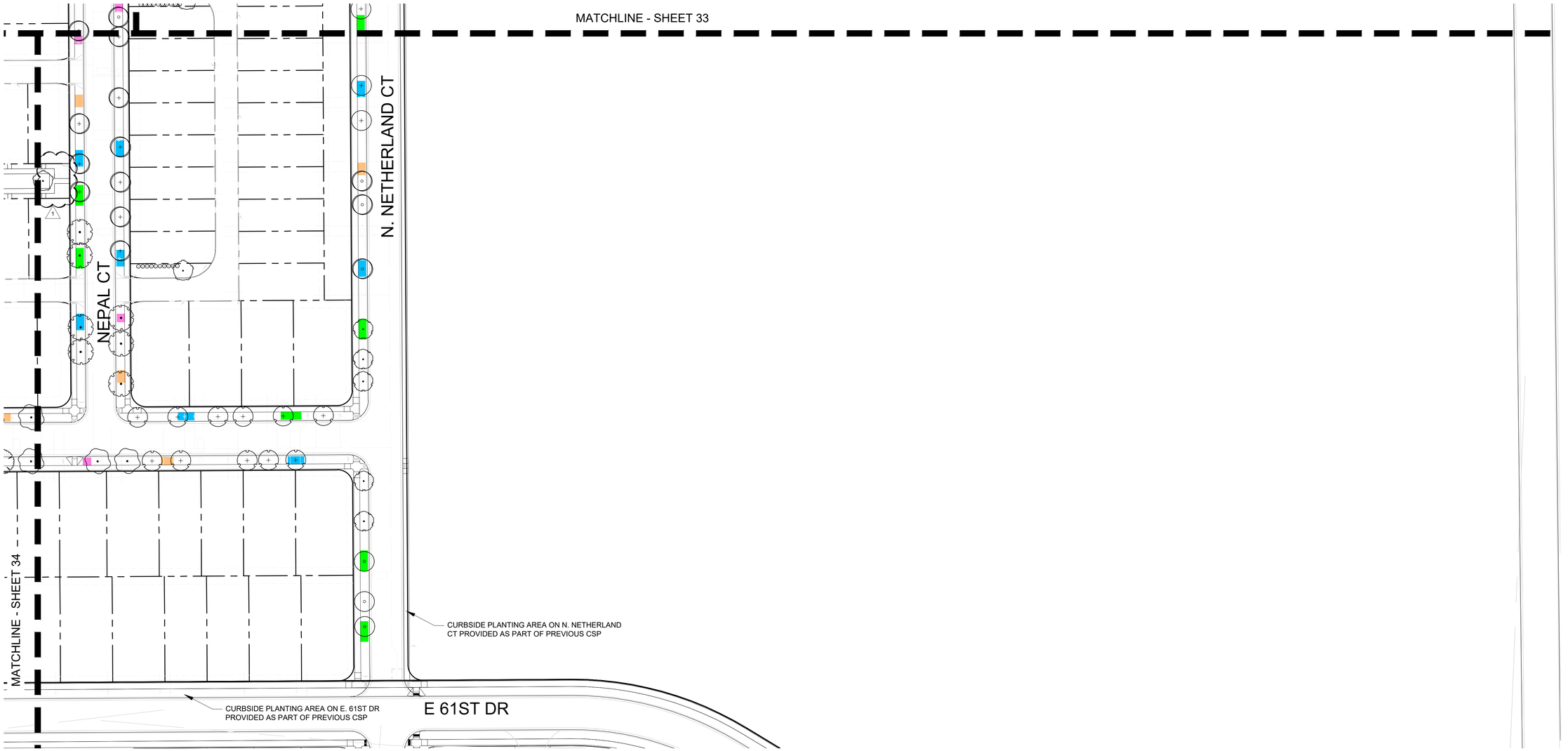
NORTH

SHEET TITLE

CURBSIDE LANDSCAPE PLAN

SHEET NUMBER

42



LEGEND

- CURBSIDE BED TYPICAL A 8' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL B 12' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL C 16' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL D 20' LONG X 8'-10' WIDE
- CONTINUOUS X 8'-10' WIDE

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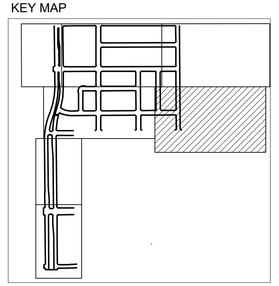
KEY MAP



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KEY MAP

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PAINTED PRAIRIE OWNERS, LLC

AURORA, CO

LANDDESIGN PROJ.#

3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=50'

0 25' 50' 100'

NORTH

SHEET TITLE

CURBSIDE LANDSCAPE PLAN

SHEET NUMBER

43

LEGEND

- CURBSIDE BED TYPICAL A 8' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL B 12' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL C 16' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL D 20' LONG X 8'-10' WIDE
- CONTINUOUS X 8'-10' WIDE

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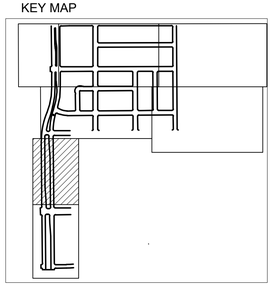
KEY MAP



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KEY MAP

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PROJECT

PAINTED PRAIRIE - PHASE TWO

PAINTED PRAIRIES OWNERS, LLC

AURORA, CO

LANDDESIGN PROJ.#
3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=50'

0 25' 50' 100'

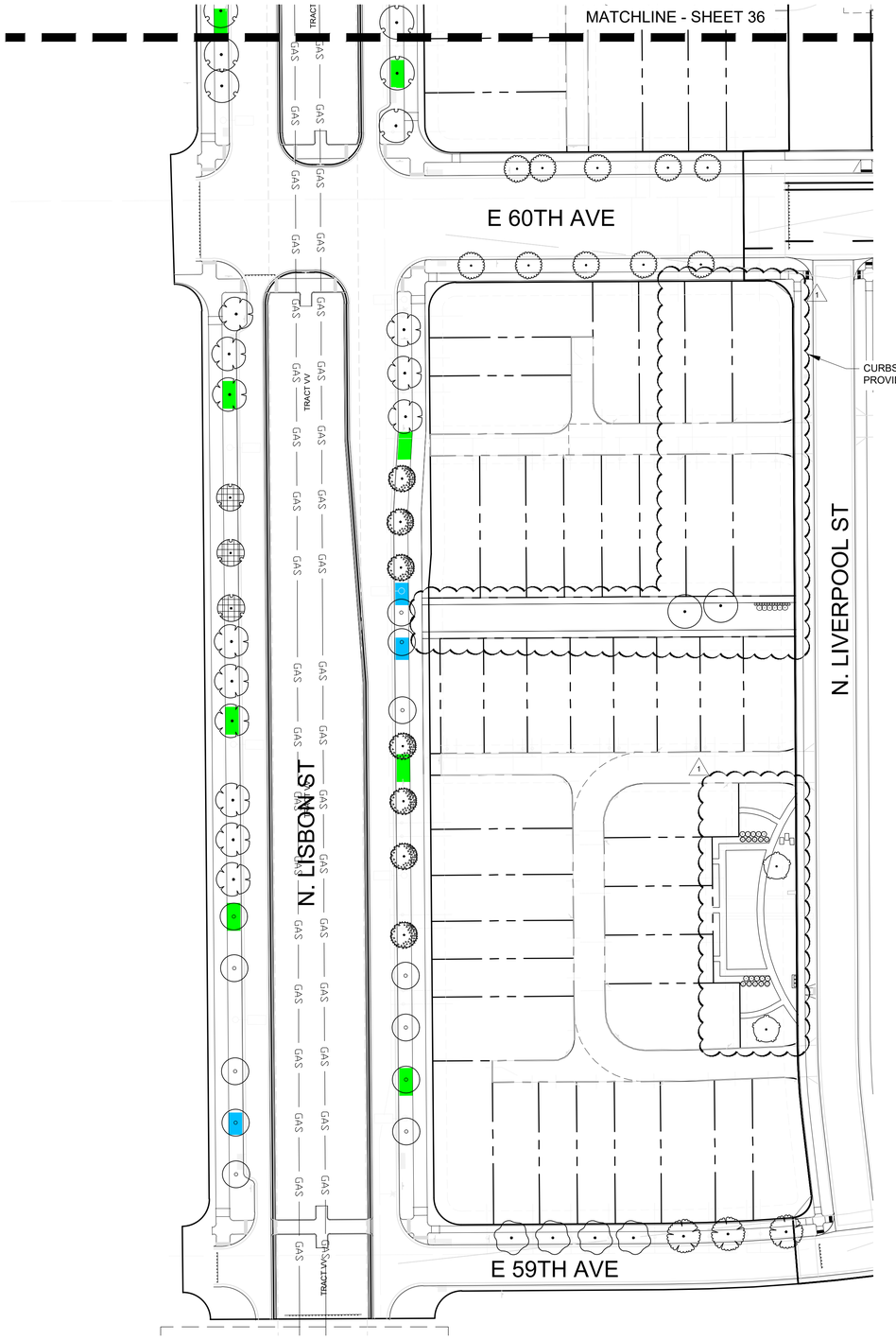
NORTH

SHEET TITLE

CURBSIDE LANDSCAPE PLAN

SHEET NUMBER

44



CURBSIDE PLANTING AREA ON N. LIVERPOOL ST PROVIDED AS PART OF PREVIOUS CSP

LEGEND

- CURBSIDE BED TYPICAL A 8' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL B 12' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL C 16' LONG X 8'-10' WIDE
- CURBSIDE BED TYPICAL D 20' LONG X 8'-10' WIDE
- CONTINUOUS X 8'-10' WIDE

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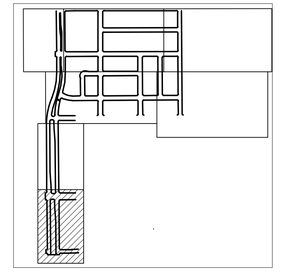
KEY MAP



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AURORA, CO

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3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021

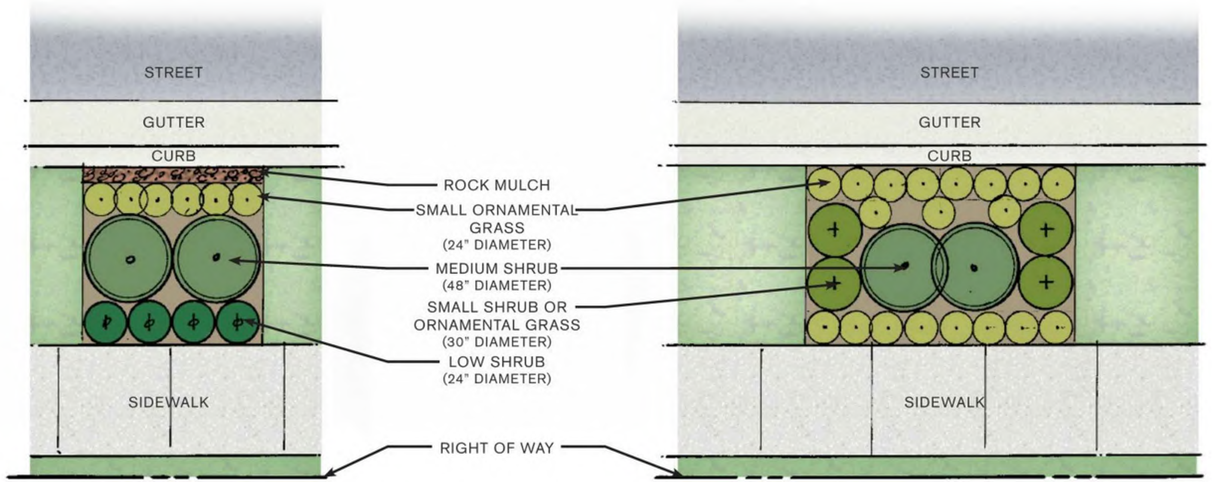
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: 1"=50'
0 25' 50' 100'

NORTH

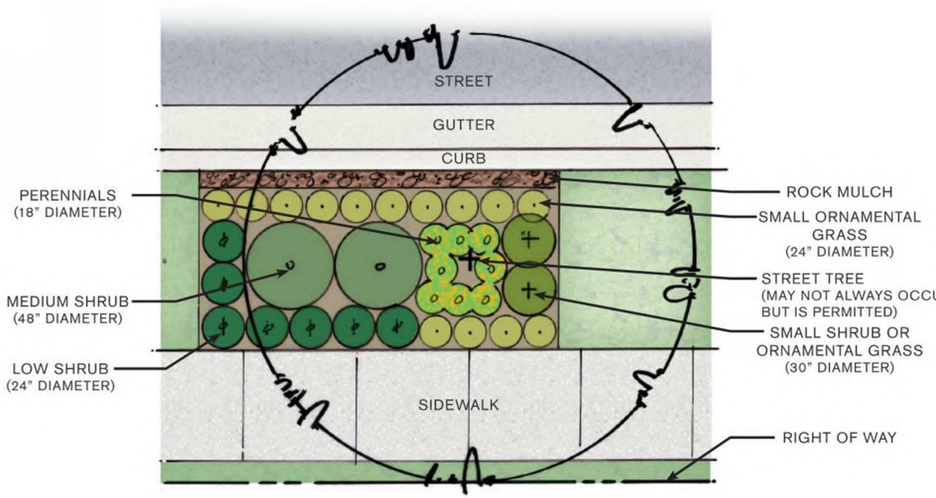
SHEET TITLE
CURBSIDE LANDSCAPE PLAN

SHEET NUMBER
45

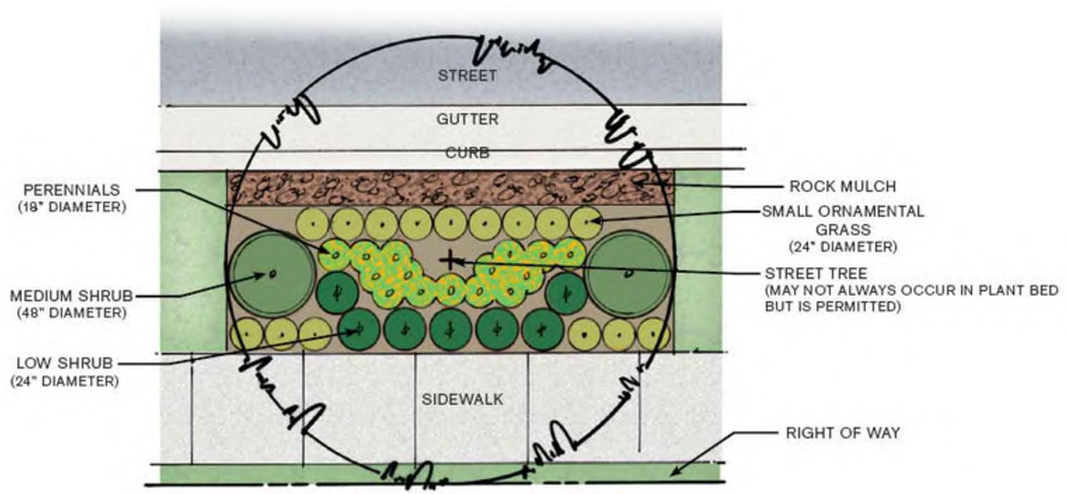


CURBSIDE BED TYPICAL A
(8' LONG X 8'-10' WIDE)

CURBSIDE BED TYPICAL B
(12' LONG X 8'-10' WIDE)



CURBSIDE BED TYPICAL C
(16' LONG X 8'-10' WIDE)



CURBSIDE BED TYPICAL D
(20' LONG X 8'-10' WIDE)

PLANT EQUIVALENTS:
2 LARGE SHRUBS = 1 TREE
2 SMALL SHRUBS = 1 LARGE SHRUB
1 LARGE ORNAMENTAL GRASSES = 1 SMALL SHRUB
2 SMALL ORNAMENTAL GRASSES = 1 SMALL SHRUB OR 1 LARGE ORNAMENTAL GRASS

NOTES:
- PLANT BEDS WILL NOT INCLUDE TURF OR SOD
- ALL PLANT BEDS WILL BE IRRIGATED
- ALL NON-PLANTED AREAS WILL BE MULCHED WITH ROCK MULCH OR ORGANIC MULCH
- CONIFEROUS TREES IN CURBSIDE LANDSCAPE AREAS ONLY ALLOWED ON CONNECTORS, COLLECTOR, AND ARTERIAL STREETS, NOT ON NEIGHBORHOOD STREETS
- ALL PLANT BEDS TO BE PLANTED USING PLANTS WITHIN THE OVERALL LANDSCAPE PALLETE OF THE APPROVED DESIGN STANDARDS & GUIDELINES

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AURORA, CO

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3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION DOCUMENTS	09.25.20

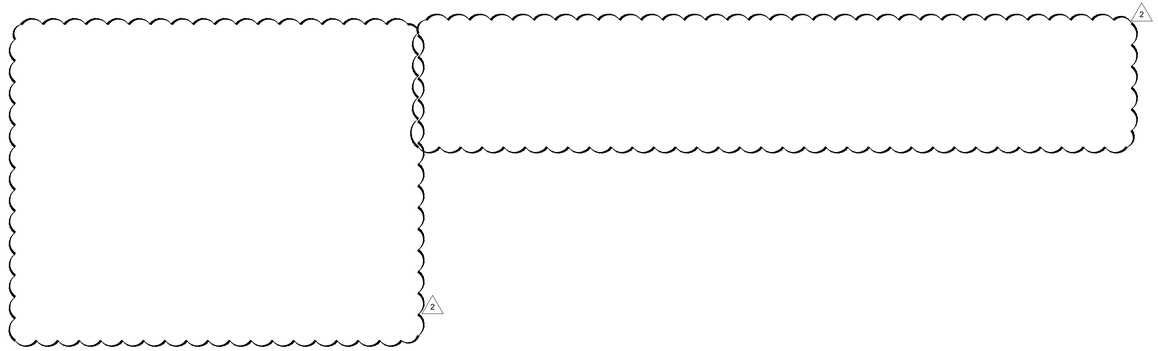
DESIGNED BY:
DRAWN BY:
CHECKED BY:

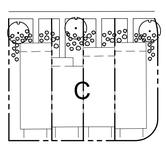
SCALE
VERT: N/A
HORZ: 1"=50'
0 25' 50' 100'

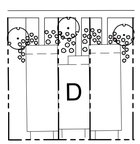
NORTH

SHEET TITLE
CURBSIDE LANDSCAPE BED TYPICALS

SHEET NUMBER
46







1 UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.

2 LOTS WITH THREE ASTERISKS (***) WILL HAVE LOT TREE MOVED TO ADJACENT TRACT/OPEN SPACE, AS WELL AS ADDITIONAL PLANTING REQUIREMENTS OUTLINED IN RESIDENTIAL LOT TYPE LEGEND ON THIS SHEET. REMOVED GREEN COURT PLAN AND TABLE.

TREES

TREE

SHRUBS

OTHER SHRUB

TALL SHRUB

TOWNHOME PERIMETER LANDSCAPE TABLE

BUILDING	BUILDING PERIMETER LANDSCAPE DESCRIPTION	LENGTH	TREES REQ'D	TREES PROVIDED	TALL SHRUBS REQ'D	TALL SHRUBS PROVIDED	REGULAR SHRUBS REQ'D	REGULAR SHRUBS PROVIDED
A	Building A Elevation	252 LF						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				11	11		
	80% Other Shrubs						61	61
B	Building B Elevation	230 LF						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				10	10		
	80% Other Shrubs						56	56
C	Building C Elevation	208 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				9	9		
	80% Other Shrubs						50	50
D	Building D Elevation	186 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				8	8		
	80% Other Shrubs						45	45

NOTES:

1. ABOVE GREEN COURT & TOWNHOME LANDSCAPE PLAN (TYP) HAS BEEN PROVIDED TO DEMONSTRATE MINIMUM PLANT REQUIREMENTS.
2. PLACEMENT OF PLANTS WILL BE UNDER THE DISCRETION OF CONTRACTOR. PLANTS CAN BE ARRANGED AS SEEN APPROPRIATE FOR EACH GREEN COURT OPEN SPACE TRACT AND TOWN HOME FOUNDATION PLANTING.
3. SHOULD DEVELOPER WISH TO PARTICIPATE IN THE CITY'S XERIC FRONT YARD REBATE, THEN TABLE 4.7-3 WITHIN THE UDO SHALL BE FOLLOWED.
4. PLANT SPECIES SHALL BE SELECTED FROM THE PAINTED PRAIRIE MASTER PLAN LIST INCLUDED IN THE LANDSCAPE STANDARDS WITHIN THE APPROVED MASTER PLAN.

RESIDENTIAL LOT TYPE LEGEND

SINGLE FAMILY

A

28'-34' x 100'-105' - SINGLE FAMILY INTERIOR LOT LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT YARD
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
6. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.
7. FOR LOTS DESIGNATED WITH THREE ASTERISKS (***) ON THE PLAN, THE FOLLOWING STANDARDS APPLY: 2
   - 7.1. REQUIRED FRONT YARD TREE WILL BE PLACED IN ADJACENT TRACT/OPEN SPACE.
   - 7.2. MINIMUM COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
   - 7.3. MINIMUM COUNT OF PERENNIAL/GRASSES IS SIXTEEN (16) WITH A MINIMUM OF TWO(2) TYPES
   - 7.4. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
   - 7.5. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.

B

40'-50' x 100'-105' - SINGLE FAMILY INTERIOR LOT LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT YARD
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
6. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.
7. FOR LOTS DESIGNATED WITH THREE ASTERISKS (***) ON THE PLAN, THE FOLLOWING STANDARDS APPLY: 2
   - 7.1. REQUIRED FRONT YARD TREE WILL BE PLACED IN ADJACENT TRACT/OPEN SPACE.
   - 7.2. MINIMUM COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
   - 7.3. MINIMUM COUNT OF PERENNIAL/GRASSES IS SIXTEEN (16) WITH A MINIMUM OF TWO(2) TYPES
   - 7.4. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
   - 7.5. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.

C

34'-50' x 100'-105' - SINGLE FAMILY CORNER LOT LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT YARD
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
6. SIDE YARD: NO SIDE YARD LANDSCAPE REQUIRED IF 5' PRIVACY FENCE IS PROVIDED WITHIN SIDE YARD. IF NO FENCE IS PROVIDED, SIDE YARD LANDSCAPING TO BE PROVIDED PER TABLE 4.7.3 WITHIN THE UDO.
7. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.

D

50'-80' x 100'-110' - SINGLE FAMILY INTERIOR LOT LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT YARD
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
3. MINIMUM COUNT OF SHRUBS IS TEN (10) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWENTY FIVE (25) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
6. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.

E

55'-80' x 100'-105' - SINGLE FAMILY CORNER LOT LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT YARD (TOTAL 3)
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
3. MINIMUM COUNT OF SHRUBS IS TEN (10) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWENTY FIVE (25) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
6. SIDE YARD: NO SIDE YARD LANDSCAPE REQUIRED IF 5' PRIVACY FENCE IS PROVIDED WITHIN SIDE YARD. IF NO FENCE IS PROVIDED, SIDE YARD LANDSCAPING TO BE PROVIDED PER TABLE 4.7.3 WITHIN THE UDO.
7. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.

GREEN COURTS

F

35'-40' x 75'-85' - SINGLE FAMILY INTERIOR GREEN COURT LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE IN FRONT YARD
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
6. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.
7. FOR LOTS DESIGNATED WITH THREE ASTERISKS (***) ON THE PLAN, THE FOLLOWING STANDARDS APPLY: 2
   - 7.1. REQUIRED FRONT YARD TREE WILL BE PLACED IN ADJACENT TRACT/OPEN SPACE.
   - 7.2. MINIMUM COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
   - 7.3. MINIMUM COUNT OF PERENNIAL/GRASSES IS SIXTEEN (16) WITH A MINIMUM OF TWO(2) TYPES
   - 7.4. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
   - 7.5. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.

G

40'-55' x 75'-95' - SINGLE FAMILY ON STREET GREEN COURT LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT YARD
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
6. SIDE YARD: NO SIDE YARD LANDSCAPE REQUIRED IF 5' PRIVACY FENCE IS PROVIDED WITHIN SIDE YARD. IF NO FENCE IS PROVIDED, SIDE YARD LANDSCAPING TO BE PROVIDED PER TABLE 4.7.3 WITHIN THE UDO.
7. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.
8. FOR LOTS DESIGNATED WITH THREE ASTERISKS (***) ON THE PLAN, THE FOLLOWING STANDARDS APPLY: 2
   - 8.1. REQUIRED FRONT YARD TREE WILL BE PLACED IN ADJACENT TRACT/OPEN SPACE.
   - 8.2. MINIMUM COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
   - 8.3. MINIMUM COUNT OF PERENNIAL/GRASSES IS SIXTEEN (16) WITH A MINIMUM OF TWO(2) TYPES
   - 8.4. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
   - 8.5. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.

PAIRED HOMES

H

32'-40' x 85'-105' - SINGLE FAMILY PAIRED HOME INTERIOR LOT LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT YARD
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF. (400 SF MAY BE COMBINED WITH ADJACENT LOT).
6. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.
7. FOR LOTS DESIGNATED WITH THREE ASTERISKS (***) ON THE PLAN, THE FOLLOWING STANDARDS APPLY: 2
   - 7.1. REQUIRED FRONT YARD TREE WILL BE PLACED IN ADJACENT TRACT/OPEN SPACE.
   - 7.2. MINIMUM COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
   - 7.3. MINIMUM COUNT OF PERENNIAL/GRASSES IS SIXTEEN (16) WITH A MINIMUM OF TWO(2) TYPES
   - 7.4. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.
   - 7.5. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.

I

37'-55' x 85'-105' - SINGLE FAMILY PAIRED HOME CORNER LOT LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT YARD
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF. (400 SF MAY BE COMBINED WITH ADJACENT LOT).
6. SIDE YARD: NO SIDE YARD LANDSCAPE REQUIRED IF 5' PRIVACY FENCE IS PROVIDED WITHIN SIDE YARD. IF NO FENCE IS PROVIDED, SIDE YARD LANDSCAPING TO BE PROVIDED PER TABLE 4.7.3 WITHIN THE UDO.
7. XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.

TOWN HOMES

J

FOR TOWNHOME LANDSCAPE REQUIREMENTS, REFERENCE THE ADJACENT "TOWNHOME PERIMETER LANDSCAPE TABLE, AND THE RESIDENTIAL LOT TYPE PLAN.

K

OTHER LAND USES

LandDesign.
1360 WALNUT STREET, SUITE 102
BOULDER CO, 80302
720.274.0814
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

PAINTED PRAIRIE - PHASE 2

PAINTED PRAIRIE OWNERS, LLC
AURORA, CO

LANDDESIGN PROJ.#
3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021
2	SETBACK REVISED & LOT TREES TO TRACT & SECURITY CAMERA POLES ADDED	01.14.2022

DESIGNED BY: ###
DRAWN BY: ###
CHECKED BY: BM###

SCALE

NORTH

VERT: N/A
HORZ: 1"=200'

0 100' 200' 400'

SHEET TITLE

RESIDENTIAL LOT TYPE LANDSCAPE

SHEET NUMBER

47