



December 21, 2022

Ms. Aja Tibbs
Senior Planner
City of Aurora
15151 East Alameda Parkway, 2nd Floor
Aurora, CO 80012

Dear Aja,

Thank you for the letter regarding the third submittal of Painted Prairie Phase Five – Site Plan and Subdivision Plat, and the comments provided by Development Review Team. We have reviewed and responded below to each of the comments.

1. Planning (Aja Tibbs / 303-739-7227 / atibbs@auroragov.org / Comments in teal)

1A. Thank you for the additional information regarding the private open space for the motor court lot typical diagrams. Please see the remaining minor redlines. We are looking for clarification on why more useable spaces are not included (such as the rear 10' setback for the back lots). Information provided about a shared-use easement is useful for staff. Please keep a note addressing this plan even when removing/revising it per Real Property's request.

RESPONSE: The motor court lot details have been revised to show all allowed area as private open space. Note that the reduced rear setback requested for Block 2, lots 2 and 3 causes the rear yards to be too narrow to count as private open space. Use easements will continue to be shown on these details to make the intent clear.

1B Please continue working with staff to address the issue of privacy fencing adjacent to parks and open space tracts. Revisions to this site plan are not necessary at this time.

RESPONSE: Acknowledged – thank you.

2. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

2A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. Include parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found here.

RESPONSE: Acknowledged

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 25

3A. Change to 400sf for all the lots that can achieve 400sf of sod.

RESPONSE: Revised

3B. For the green court lots, the determination needs to occur now if a minimum of 400sf of sod can be met. This can-not be left up to the inspectors.

LANDDESIGN.COM

1360 WALNUT STREET • SUITE 102 • BOULDER, CO 80302 • 720.274.0814

CHARLOTTE • WASHINGTON D.C. • DALLAS • ORLANDO • SAN FRANCISCO • BOULDER

RESPONSE: Revised – lots can meet 400sf minimum.

3C. For the Motor Court homes designated as H, the quantities of shrubs are not being provided on the actual lot typical.

RESPONSE: Revised – added additional grasses to meet count.

Sheet 26

3D. Add the fence symbology to the legend.

RESPONSE: Revised

Sheet 27

3E. Identify what the squares are that are showing up on the landscape lot typical.

RESPONSE: Revised. Adjusted symbol, and it is called out.

3F. The three boulders per H and I lots are not being provided in the lot typical.

RESPONSE: Revised – language on sheet 26 revised to include 2 boulders for 'I' lots

3G. The H lots are deficient in plant quantities in accordance with the lot description on Sheet 25.

RESPONSE: Revised – plants have been added to typical.

Sheet 28

3H. Provide plant sizes for the plants being listed. It can be listed at the top of each plant category rather than by each individual plant species.

RESPONSE: Revised

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

4A. Include the public streetlight pole height and fixture type in the site details. They should meet city draft standards. If the lights are going to be owned and maintained by the City, they should meet the draft standards.

RESPONSE: The draft standards are not adopted at this time, so we will not be providing streetlight details as part of the CSP process. Full streetlight plans details will be included with the construction document submittal.

4B. A couple of slopes are not labeled. Please check redlined locations.

RESPONSE: Completed

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

5A. Please see the red line comments on the plat and site plan.

RESPONSE: Acknowledged

5B. There were some private easements added to the plat, however, these private easements cannot be

LANDDESIGN.COM

1360 WALNUT STREET • SUITE 102 • BOULDER, CO 80302 • 720.274.0814

CHARLOTTE • WASHINGTON D.C. • DALLAS • ORLANDO • SAN FRANCISCO • BOULDER

dedicated by the plat. So, they will need to be removed from the plat and stated on the site plan: "private (xxxx) easement to be dedicated by separate document."

RESPONSE: Per separate correspondence with City staff, these use easements have been removed.

5C. There were some Lot lines on the curve of the R.O.W. that should have added (NR) for the non-radial line for the Lot lines. On the site plan, the same easements need to notate that they are private and need to be dedicated by separate document.

RESPONSE: Added (NR) to labels as requested.

5D. The existing Drainage easement needs to be vacated prior to any building permits in these areas. I indicated that the 30" retaining wall on the east side of Ireland Way needed to be added to the License Agreement for the encroachment into the Drainage easement. If it is not in the Drainage easement, then ignore this comment.

RESPONSE: The 30" retaining walls do not encroach into the Pond 816 drainage easement. The drainage easements noted for vacation near 60th Ave. and 57th Ave. will be vacated with the 60th acknowledged. Vacation documents will be submitted prior to pulling building permits for the homes.

Sincerely,
Brent Martin
Managing Partner
Landscape Architect

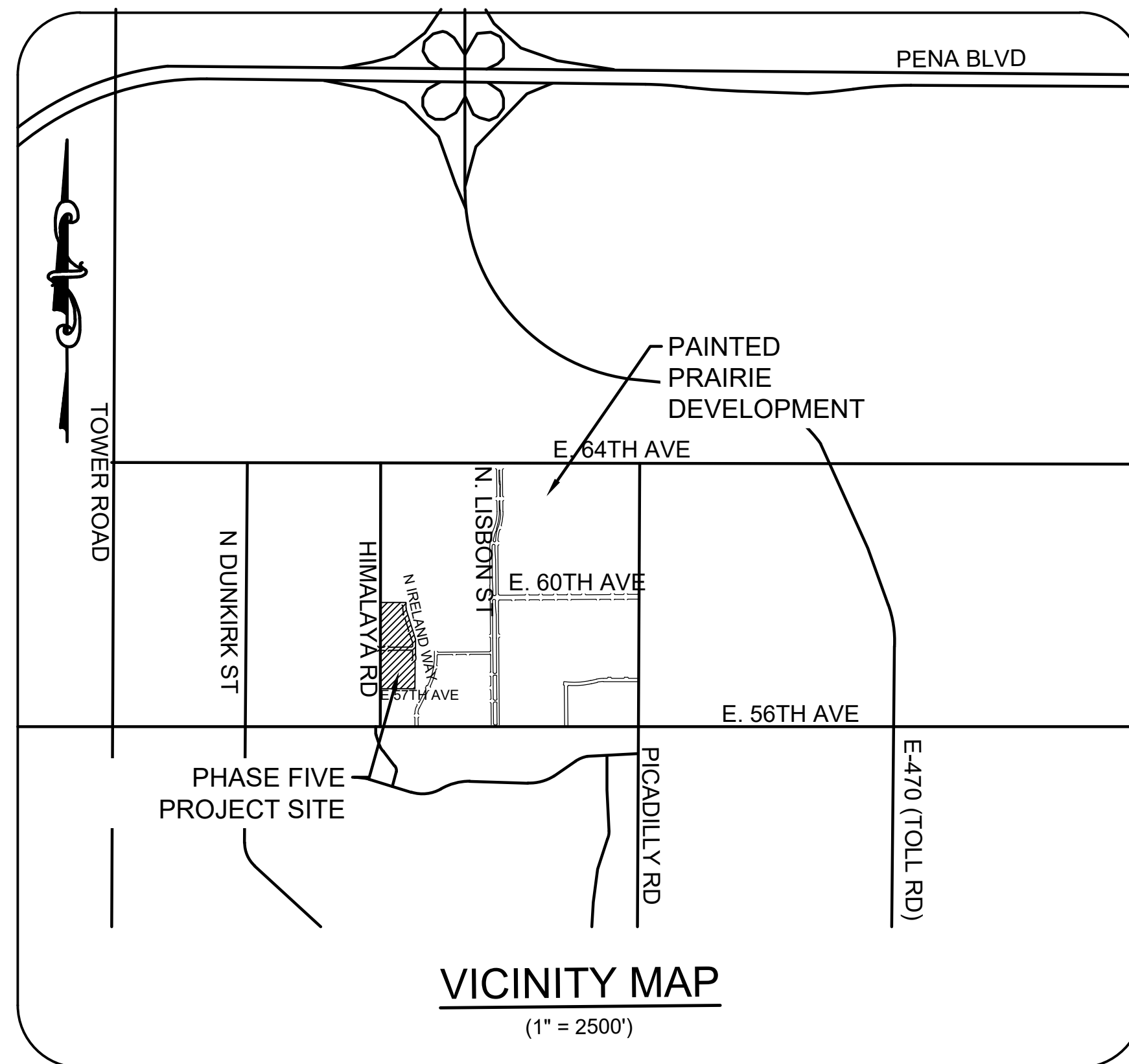
A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6th
P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET LIST TABLE	
Sheet Number	Sheet Title
1	COVER SHEET
2	NOTES
3	LOT TYPE KEY PLAN
4	OVERALL SITE PLAN
5	AREA SITE PLAN
6	AREA SITE PLAN
7	AREA SITE PLAN
8	OVERALL GRADING PLAN
9	AREA GRADING PLAN
10	AREA GRADING PLAN
11	OVERALL UTILITY PLAN
12	AREA UTILITY PLAN
13	AREA UTILITY PLAN
14	FENCING PLAN
15	FENCING DETAILS
16	STREETSCAPE AND ROW
17	OVERALL OPEN SPACE/TRACT SPACE
18	OVERALL LANDSCAPE PLAN
19	MASTER SCHEDULE
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE PLAN
23	TYPICAL CURBSIDE PLANTING
24	TYPICAL CURBSIDE PLANTING
25	RESIDENTIAL LOT TYPE LANDSCAPE PLAN
26	RESIDENTIAL LOT TYPE LANDSCAPE PLAN
27	RESIDENTIAL LOT TYPE LANDSCAPE PLAN
28	RESIDENTIAL LOT TYPE LANDSCAPE SCHEDULE
29	SITE FURNISHING
30	SITE FURNISHING

DATA TABLE	
MASTER PLAN PLANNING AREA	PA-13
AVERAGE RESIDENTIAL DENSITY	7.31 DU/AC
LAND AREA WITHIN PROPERTY LIMITS	26.95 AC
NUMBER OF UNITS PROPOSED	197
NUMBER OF BUILDINGS	197
MAXIMUM HEIGHT OF BUILDINGS	38'-0"
PRESENT ZONING CLASSIFICATION	R-2 WITH FLEXIBLE RESIDENTIAL LOT DESIGNATION
LANDSCAPE AREA	1.05 AC (3.9%)
LOT AREA	15.22 AC (56.5%)
TRACT AREA/OPEN SPACE	2.51 AC (9.3%)
ROAD R.O.W. AREA	6.86 AC (25.5%)
ALLEY AREA	1.31 AC (4.9%)

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

IMPLEMENTATION PLAN	
2015 - IBC	COLORADO STATE HOUSE BILL
THE 2015 IBC R3 ACCESSIBLE DWELLING UNITS HAS BEEN MET BY PROVIDING 84 TYPE B UNITS	<p>ACCESSIBILITY COLORADO TITLE 9 (2003 COLORADO STATE HOUSE BILL 103-1221, ARTICLE 5, STANDARDS FOR ACCESSIBLE HOUSING - C.R.S 9-5-101 TO 9-5-106):</p> <p>REQUIRED: 186-199 UNITS = 84 POINTS</p> <p>PROVIDED: 84 TYPE B VISITABLE UNITS X 1 POINT/UNIT = 84 POINTS</p>



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 45ft x 105ft single family front-loaded lots.

Painted Prairie seeks an adjustment from City of Aurora's maximum green court length of 360' to 504' for the green court fronting Prairie Retreat Park.

Section 146-4.2.3 (C) Green Court Dwellings
Painted Prairie seeks an adjustment from City of Aurora's requirement for green courts to have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks for both sides. The one green court in the north west corner does not provide direct access.

Painted Prairie seeks an adjustment from City of Aurora's requirement for motor court lots abutting the rear property line where the minimum setback from the rear property line is 10 feet and is asking for two lots to have a 7' rear setback.

Painted Prairie Phase 5 Site Plan

In witness thereof, _____ has caused these presents to be executed this _____ day of _____ AD. _____

By: _____ Corporate
(Principals or Owners) Seal

State of Colorado)ss

County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ AD, _____ by _____
(Principals or Owners)

Witness my hand and official seal

(Notary Public)

Notary
Seal

Notary Business Address:

My commission expires _____

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning & Zoning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

AMENDMENTS:

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

**SURVEYOR/
ENGINEER:
WESTWOOD
PROFESSIONAL
SERVICES**
10333 E. DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
FAX: (720) 482-9546
CONTACT: SARAH KOLZ

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PAINTED PRAIRIE PHASE 5 SITE PLAN WITH ADJUSTMENTS

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDDESIGN PROJ.# 3520015

REVISION / ISSUANCE

[illegible]

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

COVER SHEET

SHEET NUMBER

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 MP 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 CITY OF AURORA SHALL BE RESPONSIBLE FOR THE ISSUANCE 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 SAID 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 ADDEMENTS MUST COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS.
9. AID ROOF TOP 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. SCREENING 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 PLAN 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 APPLICANT'S 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 ENCRACH INTO ANY EASEMENT OR FIRE LANE.
16. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 ICC, 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).
17. 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: WP PRAIRIE, LLC.
18. 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 THAT MAY BE RESPONSIBLE FOR EXCESSIVE NOISE LEVELS AND PROVIDE RECOMMENDED NOISE MITIGATION CONDITIONS.
19. 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, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE 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.
20. 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.
21. 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 POTOMETRICS 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 AND ADDRESS FOR THE METERS(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERIT FOR THE METERS(S) AND A PULL BOX INSPECTION 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.
22. ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER. APPROVED NUMBERS SHALL MEAN ARABIC NUMERALS OF UNIFORM HEIGHT, MADE OF SOME DURABLE MATERIAL WHICH ARE SHARPLY CONTRASTED TO THE COLOR OF THE MATERIAL ON WHICH THEY ARE PLACED AND ARE OF A SIZE CAPABLE OF BEING DISTINCTLY READABLE FROM THE STREET, BUT IN NO CASE LESS THAN FOUR INCHES IN HEIGHT. BUILDING NUMBERS SHALL ALSO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND DISTINCTLY READABLE FROM A FIRE LANE AT THE REAR OF THE BUILDING OR STRUCTURE WHEN, FOR EMERGENCY PURPOSES, ACCESS THERETO IS ALSO FROM A FIRE LANE. EACH TENANT SPACE WILL PROVIDE TENANT IDENTIFICATION BY BUSINESS NAME AND/OR ADDRESS ON THE REAR EXTERIOR DOOR, BE PLAINLY LEGIBLE AND SHALL CONTRAST WITH THEIR BACKGROUND.
23. PAINTED PRAIRIE OWNERS, LLC, 5750 DTC PARKWAY #210 GREENWOOD VILLAGE, CO 80111, TEL: (303) 771-4004 SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 56TH AVE AND LISBON ST AND 56TH AVE & HIMALAYA RD. 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 OR DATES 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 OF THE TRAFFIC SIGNALIZATION COSTS THAT SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COSTS AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
24. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
25. APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES AT MAX 750' SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.

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 OWNER/KS SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 GALLONS OF WATER. THE SITE ACCESS SHALL NOT BE LESS THAN 23 FT. WIDE WITH A STANDARD TURNING RADIUS OF 20 FT. INSIDE AND 30 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD END ACCESS ROADWAYS. ROADS IN EXCESS OF 18 FT. WIDE THAT WILL BE USED TO CONSTRUCT THE ROADWAYS MAY BE OF ANY COMB. OR COMBINATION OF SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIUM ROAD BASE MATERIAL, 1 1/2-INCH RIVER CRUSH, 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 VEHICLES ACCESS TO 150' OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICULAR 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)

1. ALL REQUIRED ROW DEDICATION PER THE APPROVED STREET CROSS-SECTIONS SHALL BE DEDICATED WITH THE PLAT DOCUMENT.

1. ALL ROADWAY AND UTILITY INFRASTRUCTURE SHALL BE IN PLACE TO FACILITATE PAINTED PRAIRIE PHASE 5.
2. ALL ROADWAYS INTERNAL TO THE PHASE 5 BOUNDARY SHALL BE CONSTRUCTED TO FULL WIDTH IN THREE PHASES.
3. INTERNAL LOCAL STREETS WILL BE CONSTRUCTED WITHIN THE FILING BOUNDARY.
4. 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.

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

PAINTED PRAIRIE PHASE 5 SITE PLAN WITH ADJUSTMENTS

PAINTED PRAIRE OWNERS, LLC

AURORA, CC

SITE PLAN

[illegible]

DESIGNED BY

DRAWN BY:

CHECKED BY:

SCALE NORTH

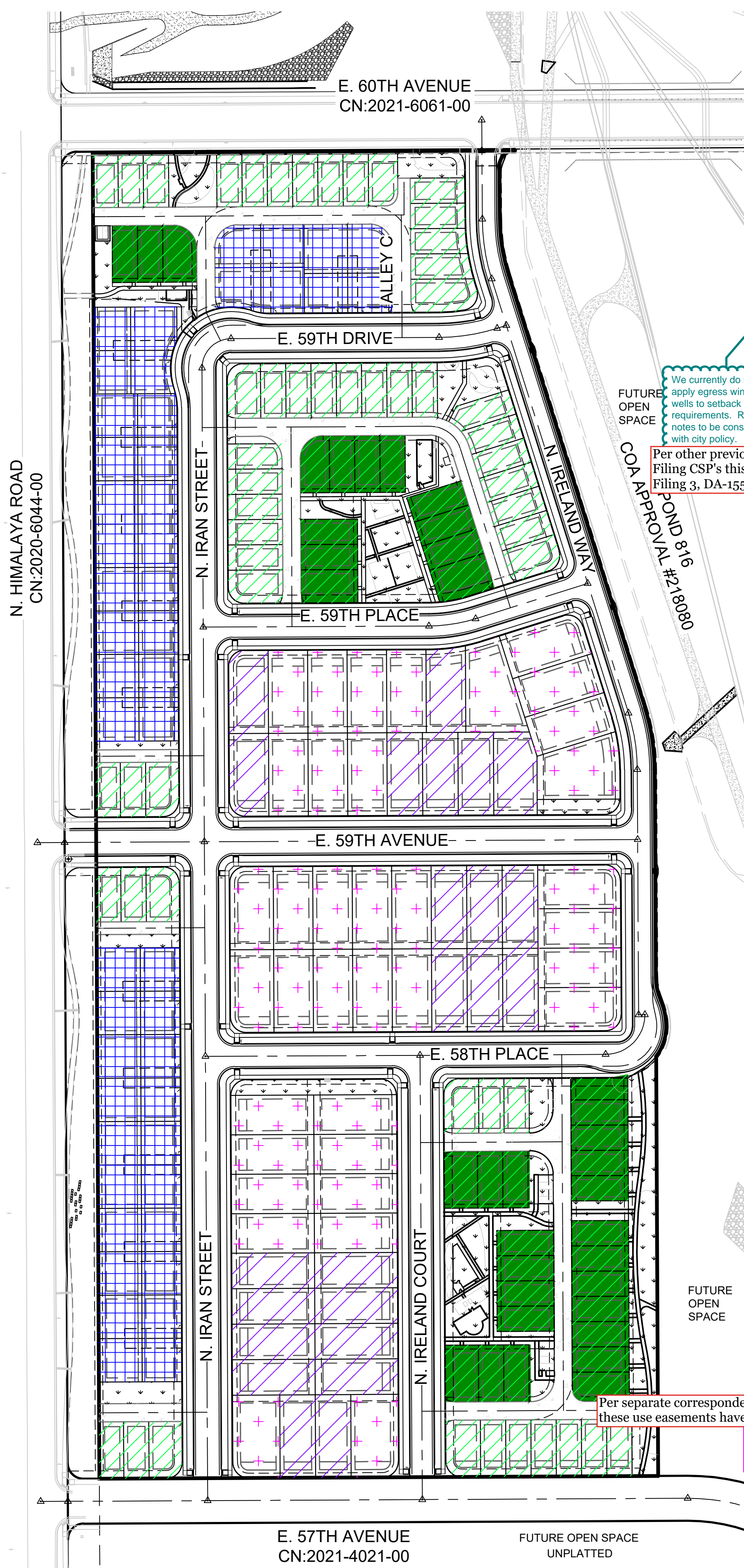
VERT: N/A
HORZ:

SHEET TITLE

NOTES

SHEET NUMBER

N:\PROJECTS\PAINTED PRAIRIE PHASE V\ENGINEERING\SET\PRELIMINARY\PLAT\LOT TYPE KEY PLAN.DWG, C:\FELLOWS, 8/8/2022, 10:30 AM



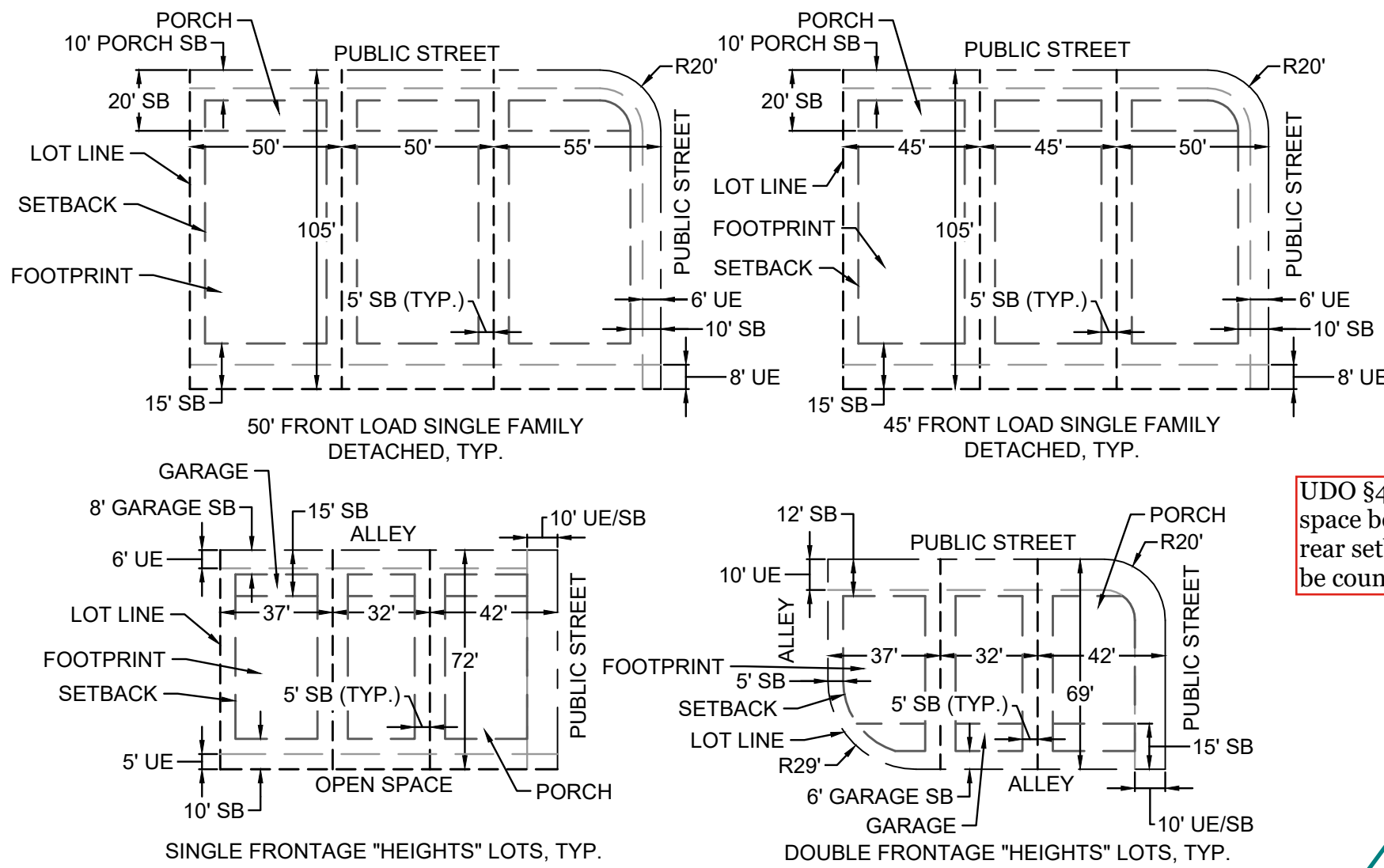
LOT STANDARDS TABLE

UNIT TYPE	LOT TYPE	LOT SIZE	NO. OF LOTS	MIN. STREET FRONTAGE	MIN. PORCH SETBACK	MIN. PORCH SETBACK FROM INTERNAL LOT LINE	MIN. BLDG. FRONT SETBACK FROM PUBLIC STREET	MIN. BLDG. FRONT SETBACK FROM GREEN COURT OR OPEN SPACE	MIN. GARAGE SETBACK	MIN. INTERIOR SIDE SETBACK (DWELLING)	MIN. INTERIOR SIDE SETBACK (GARAGE)	MIN. CORNER SIDE SETBACK FROM PUBLIC STREET	MIN. REAR YARD SETBACK FROM BLDG.	MIN. SIDE SETBACK FROM ALLEY	MAX. HEIGHT
SINGLE FAMILY DETACHED	FRONT LOAD	4725-5629 S.F.	23	45'-0"	10'-0"	N/A	20'-0"	N/A	20'-0"	5'-0"	5'-0"	10'-0"	10'-0"	5'-0"	38'-0"
SINGLE FAMILY DETACHED	FRONT LOAD	5164-7366 S.F.	36	50'-0"			20'-0"		20'-0"				10'-0"		
HEIGHTS	ALLEY LOAD	2140-3342 S.F.	55	32'-0"	10'-0"	N/A	10'-0"	N/A	6'-0"	5'-0"	5'-0"	10'-0"	N/A	5'-0"	38'-0"
HEIGHTS (GREEN COURT)	ALLEY LOAD	2303-3253 S.F.	35	32'-0"			10'-0"		6'-0"				N/A		
MOTOR COURTS	MOTOR COURT	2585-3410 S.F.	48	55'-0"	8'-0"	5'-0"	10'-0"	N/A	3'-0"				10'-0" (4)		

- NOTES:
- 3' MINIMUM GARAGE SETBACK IS ONLY APPLICABLE FOR LOTS WITHOUT A REAR UTILITY EASEMENT. FOR LOTS WITH REAR UTILITY EASEMENT, SETBACK MUST BE 2' BEYOND EASEMENT.
 - EGRESS WINDOW WELLS CAN ENCROACH INTO THE SIDE YARD SETBACK.
 - EGRESS WINDOW WELLS MUST BE LOCATED ON THE INTERIOR SIDE YARD OF CORNER LOTS.
 - AN ADJUSTMENT FOR BLOCK 2, LOTS 2 AND 3 HAS BEEN REQUESTED TO REDUCE THE REAR YARD SETBACK TO 7'.

MASONRY TABLE

LOTS	ACCESS TYPE	HOUSING TYPE	# OF UNITS	NET FACADE MASONRY	MASONRY (WEIGHTED)	AVERAGE NET FACADE MASONRY
	STREET-ACCESSED	SINGLE-FAMILY DETACHED	59	15%	44.9	15%
	ALLEY-ACCESSED	SINGLE-FAMILY DETACHED	55	15%	41.9	
	MOTOR COURT	SINGLE-FAMILY DETACHED (MOTOR COURT)	48	15%	36.5	
	GREEN COURT	SINGLE-FAMILY DETACHED (STREET)	4	15%	3.0	
		SINGLE-FAMILY DETACHED (GREEN COURT)	31	15%	23.6	



UDO §4.2.3.A.5.a requires private open space be at least 10' long and wide. As the rear setback is only 7', the rear yard cannot be counted toward private open space.

Dimension open spaces (as with the other lot typical) Completed.

ADJUSTMENT REQUEST FOR BLOCK 2, LOTS 2 & 3 MOTOR COURTS ADJACENT TO N. HIMALAYA ROAD TYP.

UDO §4.2.3.A.5.a only requires that private open spaces have a minimum length and width of 10'. Revised details to include setback areas in private open space.

Confirm that setback area can be counted within the private open space area - why do we count side setbacks but not rear setbacks?

This space has been added to the private open space calculation.

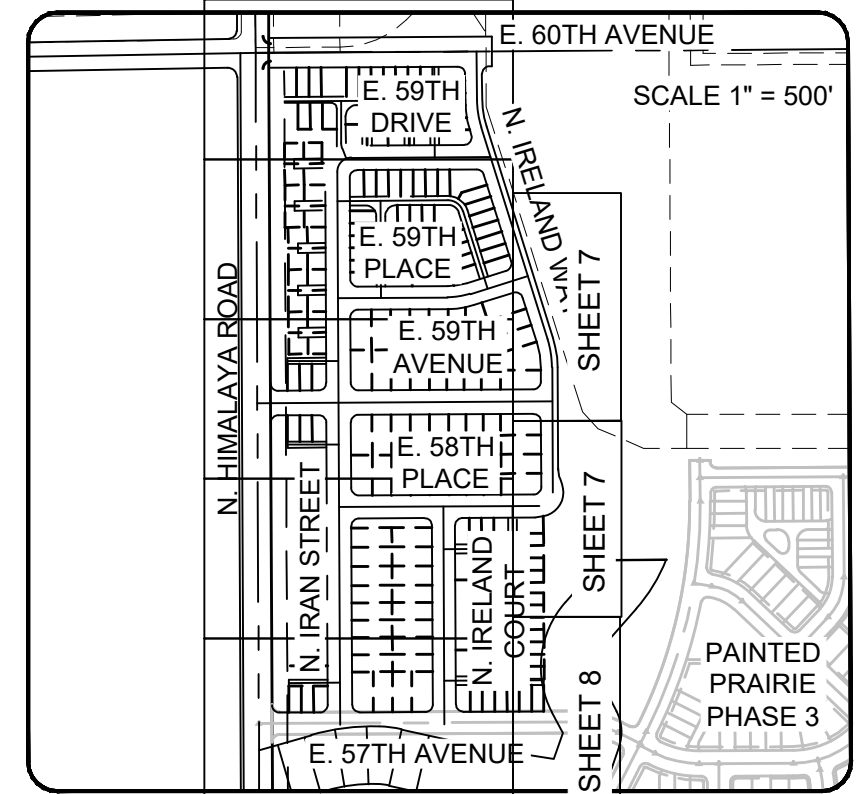
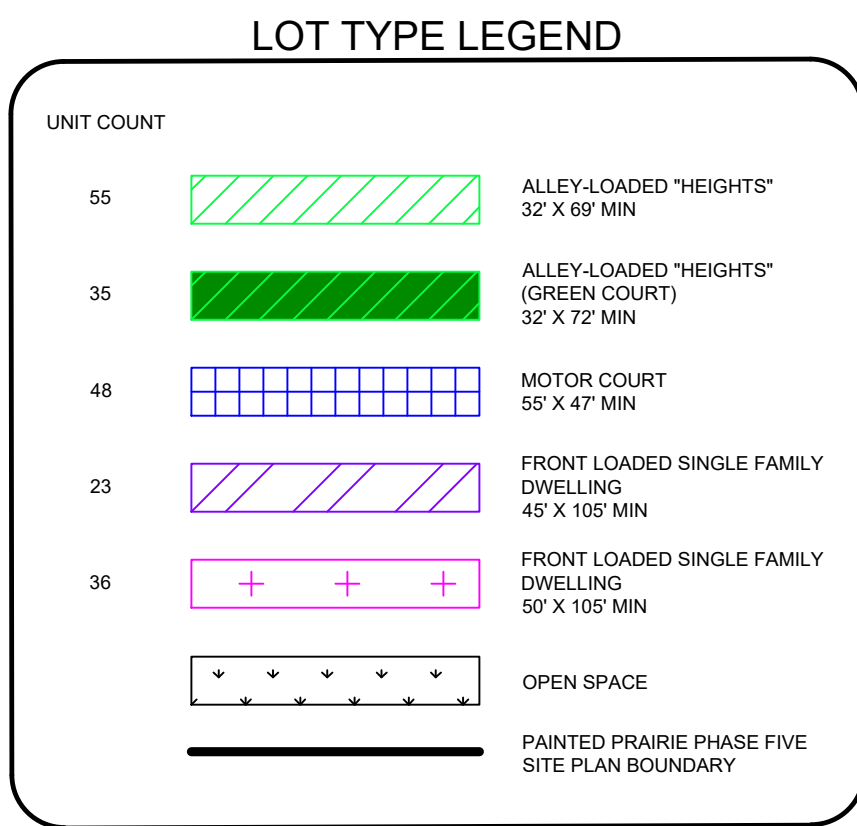
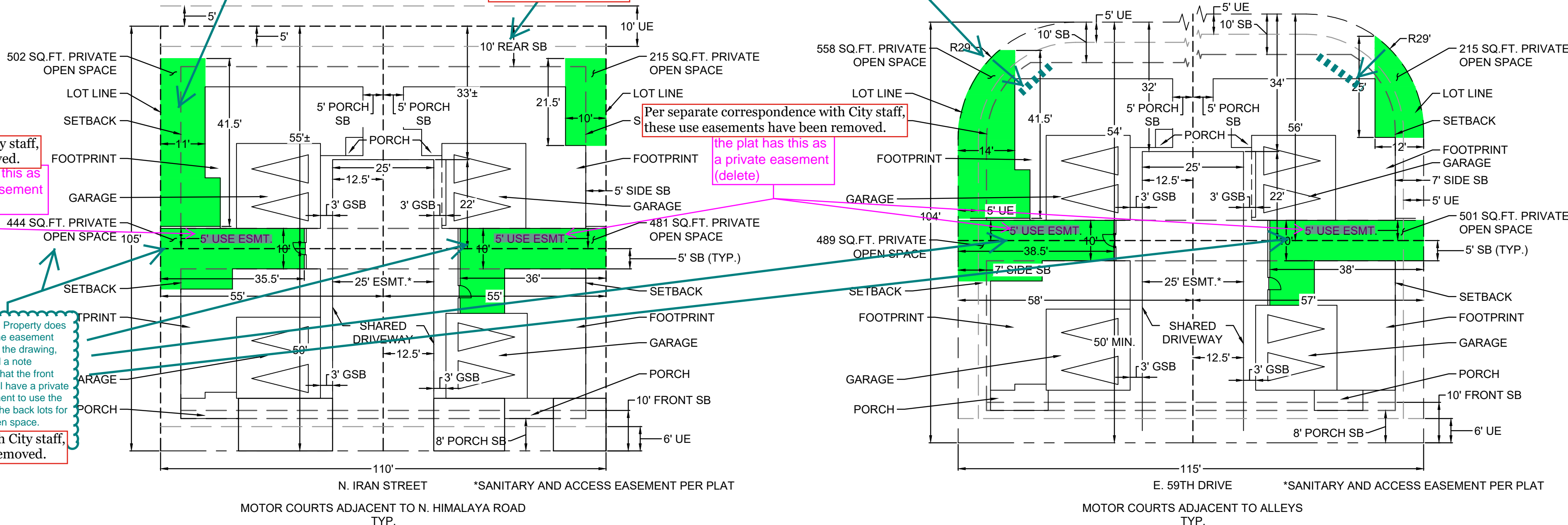
10' rear setback should be maintained to the midpoint of this curve. Added adjustment request to reduce the rear setback for these lots to 7'.

Per separate correspondence with City staff, these use easements have been removed.

the plat has this as a private easement (delete)

Since Real Property does not want the easement marked on the drawing, please add a note indicating that the front two lots will have a private use easement to use the front 5' of the back lots for private open space.

Per separate correspondence with City staff, these use easements have been removed.



3

8/8/2022

CHECKED BY:

DATE:

DRAWN BY:

SCALE: 100'

FILE NO:

PAINTED PRAIRIE PHASE 5 LOT TYPE KEY PLAN

PAINTED PRAIRIE OWNER, LLC
C/O CHRIS FELLOWS
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
TEL: (303) 795-9900

Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

No.

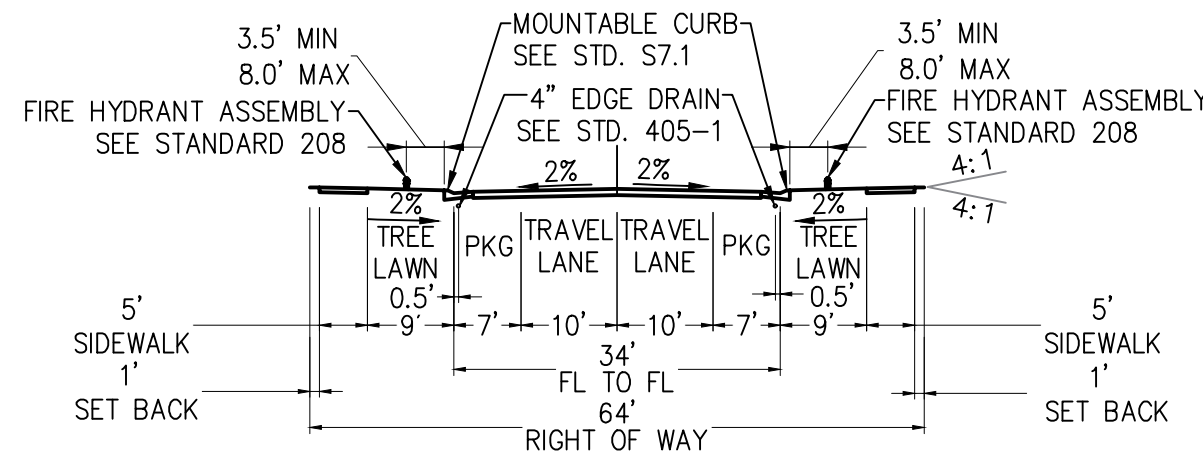
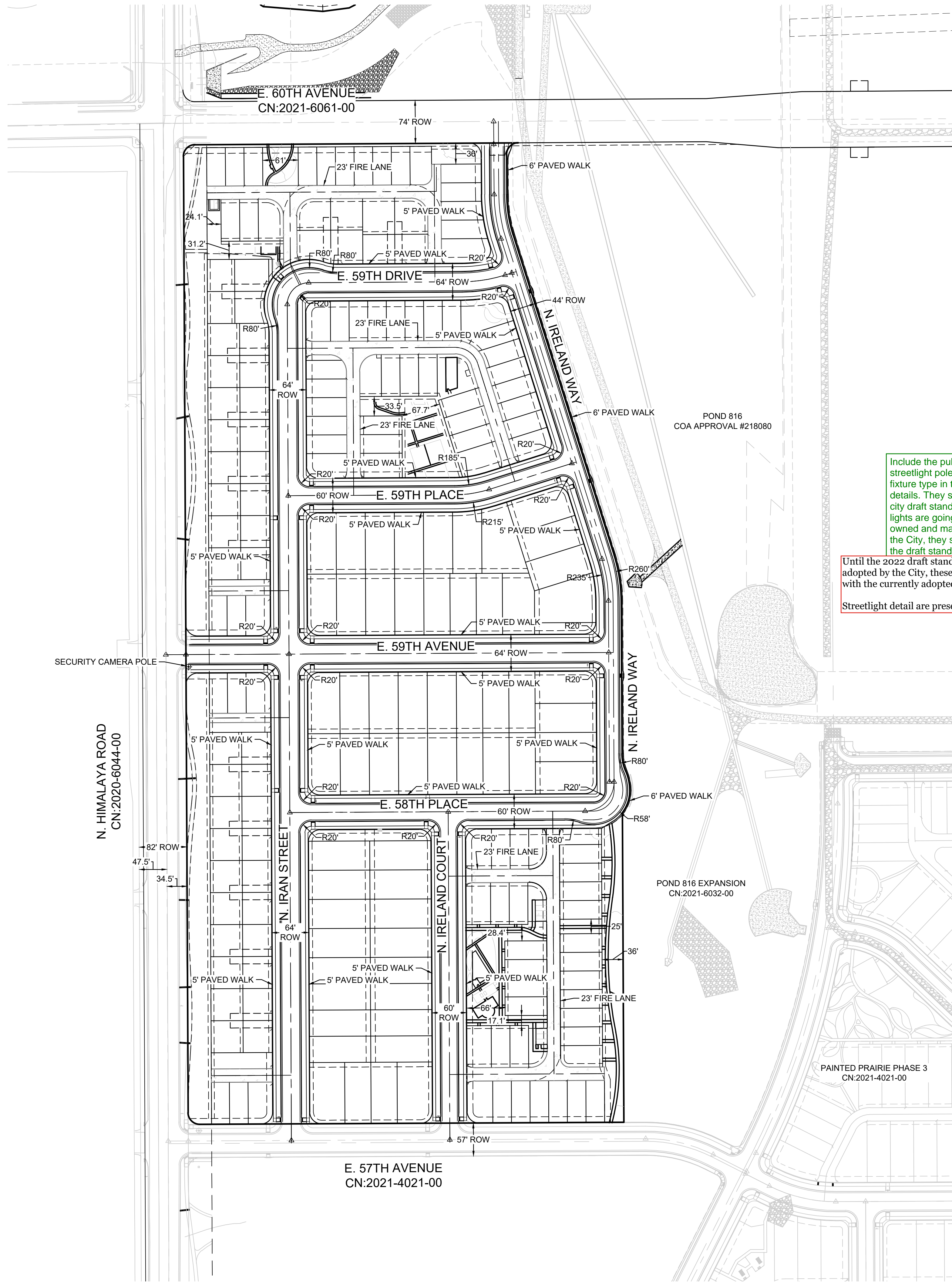
Revisions

Date

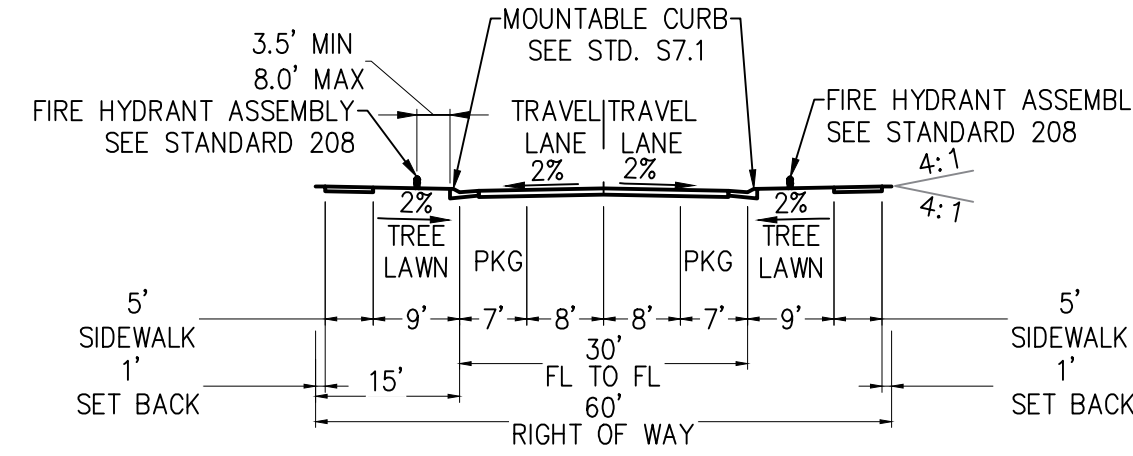
Appr.

Date

N:\PROJECTS\PAINTED PRAIRIE PHASE 3\CD\ENGINEERING\DRG\SET\PRELIMINARY\PLATOVERALL SITE PLAN.DWG, 8/8/2022 10:10 AM



3A-TYPICAL NEIGHBORHOOD STREET-LOCAL TYPE 1
E. 59TH AVENUE, E. 59TH DRIVE, N. IRLAND STREET
SCALE: 1" = 20'

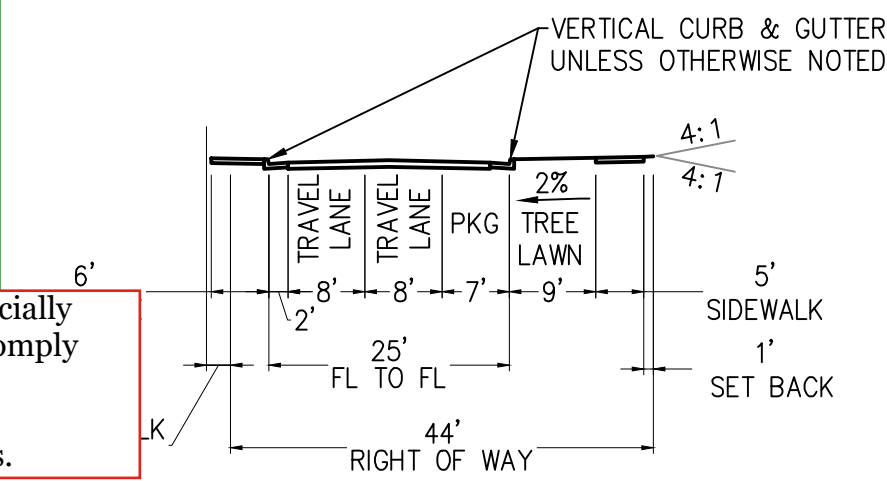


3B-TYPICAL NEIGHBORHOOD STREET TYPE B-LOCAL TYPE 2
E. 58TH PLACE, E. 59TH PLACE, N. IRLAND COURT
SCALE: 1" = 20'

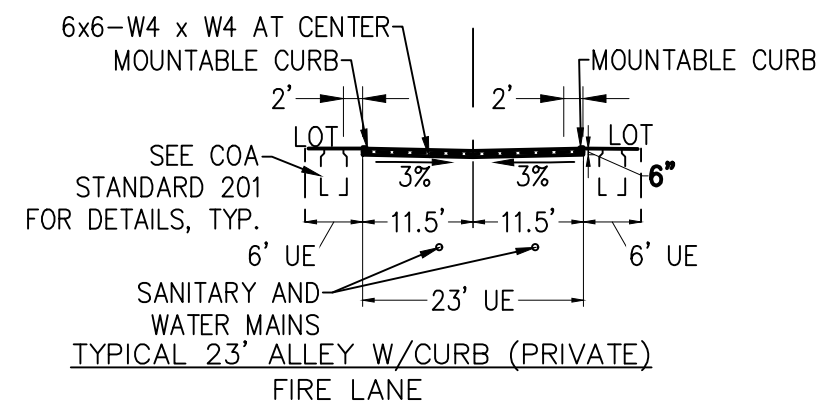
Include the public streetlight pole height and fixture type in the site details. They should meet city draft standards. If the lights are going to be owned and maintained by the City, they should meet the draft standards.

Until the 2022 draft standards are officially adopted by the City, these plans will comply with the currently adopted standards.

Streetlight detail are presented in CD's.



3C-TYPICAL NEIGHBORHOOD STREET-LOCAL TYPE 1
N. IRLAND WAY
SCALE: 1" = 20'



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.

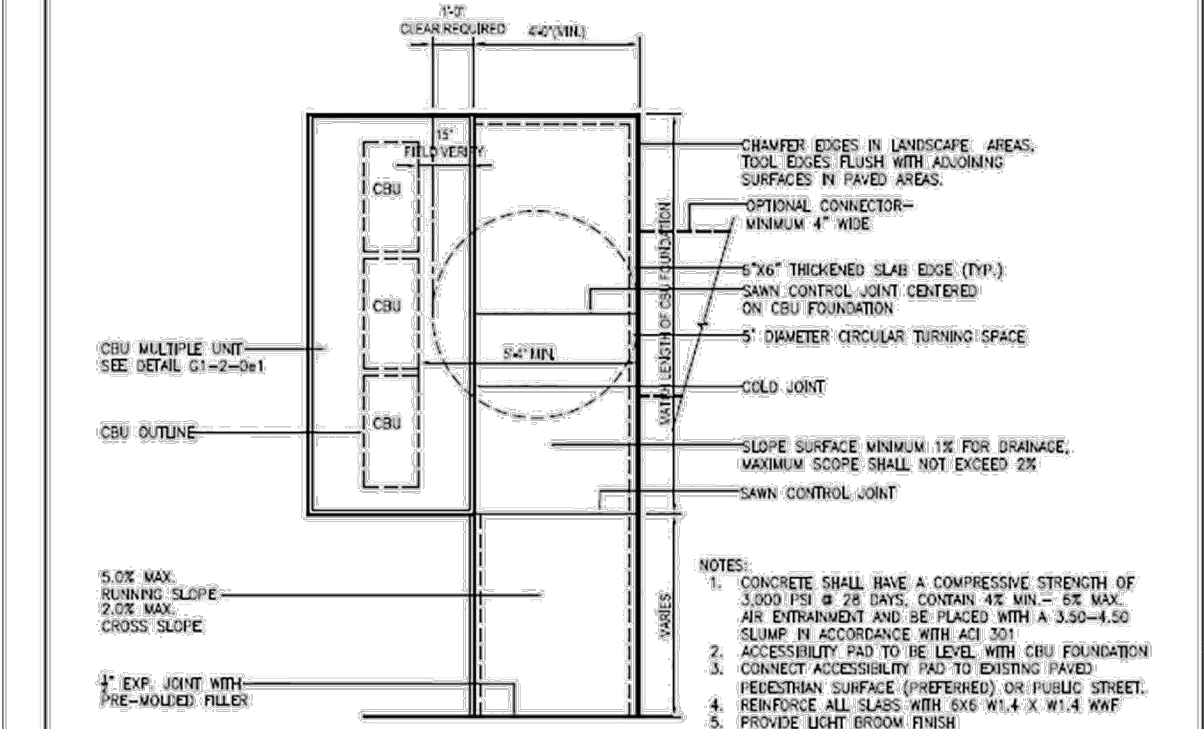
SECTION E-E

Cluster Box Unit Access Maneuvering Space - Multiple Unit

NOTES TO A/E:

- IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

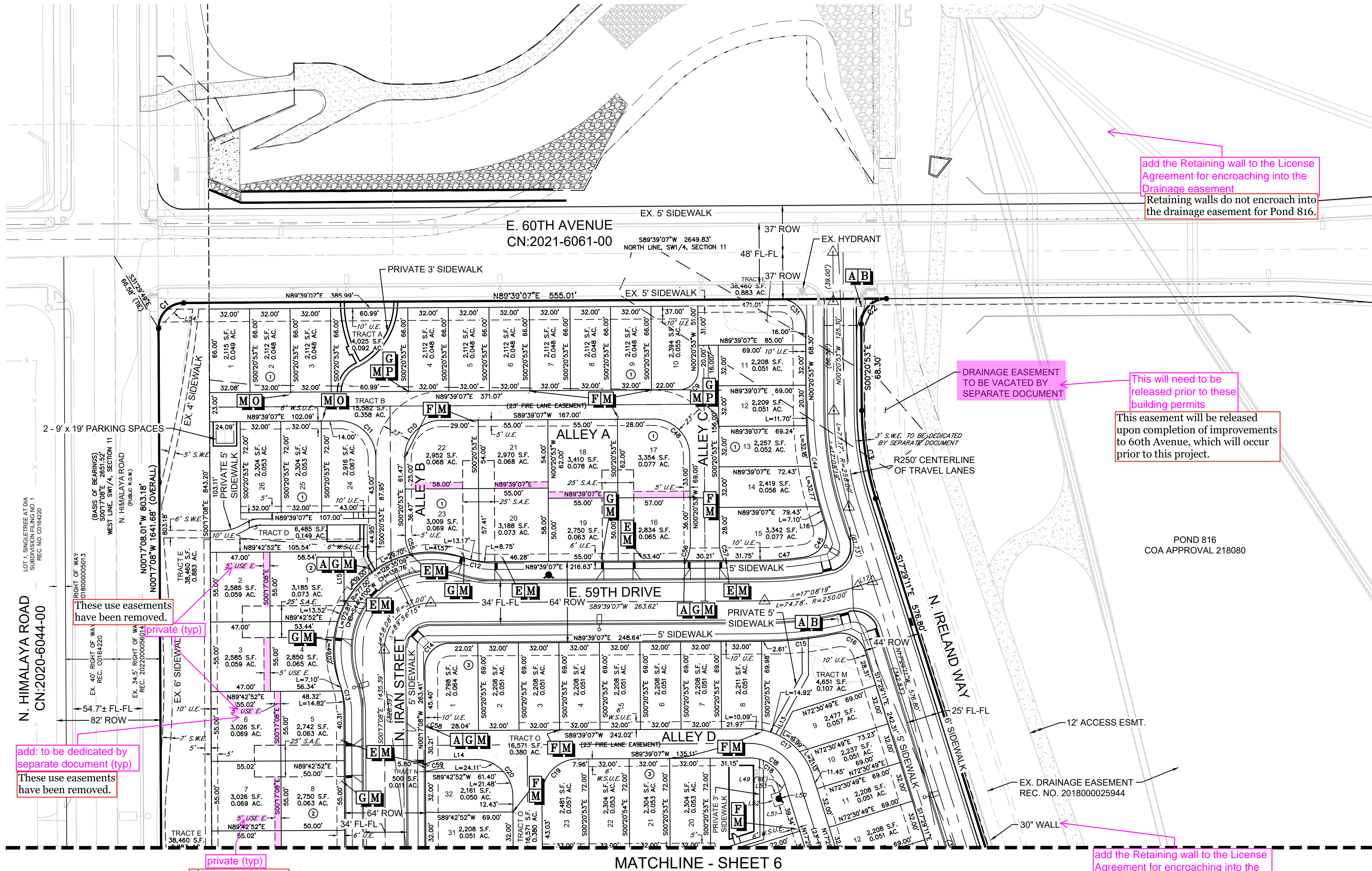
NOTE: TURNING SPACE MAY BE ON PUBLIC WALKWAY IF THE WALKWAY CONFORMS TO THE SLOPE REQUIREMENTS (MINIMUM 2% SLOPE).



Paved Pedestrian Surface (if available) or Public Street

CLUSTER BOX UNIT (CBU) ACCESS MANEUVERING SPACE - MULTIPLE UNIT
G1-2-0 e3
1/4"=1'-0" 1/2"=1'-0" 3/4"=1'-0" 1"=1'-0" 1 1/4"=1'-0" 1 1/2"=1'-0" 1 3/4"=1'-0" 2"=1'-0" 2 1/4"=1'-0" 2 1/2"=1'-0" 2 3/4"=1'-0" 3"=1'-0" 3 1/4"=1'-0" 3 1/2"=1'-0" 3 3/4"=1'-0" 4"=1'-0" 4 1/4"=1'-0" 4 1/2"=1'-0" 4 3/4"=1'-0" 5"=1'-0" 5 1/4"=1'-0" 5 1/2"=1'-0" 5 3/4"=1'-0" 6"=1'-0" 6 1/4"=1'-0" 6 1/2"=1'-0" 6 3/4"=1'-0" 7"=1'-0" 7 1/4"=1'-0" 7 1/2"=1'-0" 7 3/4"=1'-0" 8"=1'-0" 8 1/4"=1'-0" 8 1/2"=1'-0" 8 3/4"=1'-0" 9"=1'-0" 9 1/4"=1'-0" 9 1/2"=1'-0" 9 3/4"=1'-0" 10"=1'-0" 10 1/4"=1'-0" 10 1/2"=1'-0" 10 3/4"=1'-0" 11"=1'-0" 11 1/4"=1'-0" 11 1/2"=1'-0" 11 3/4"=1'-0" 12"=1'-0" 12 1/4"=1'-0" 12 1/2"=1'-0" 12 3/4"=1'-0" 13"=1'-0" 13 1/4"=1'-0" 13 1/2"=1'-0" 13 3/4"=1'-0" 14"=1'-0" 14 1/4"=1'-0" 14 1/2"=1'-0" 14 3/4"=1'-0" 15"=1'-0" 15 1/4"=1'-0" 15 1/2"=1'-0" 15 3/4"=1'-0" 16"=1'-0" 16 1/4"=1'-0" 16 1/2"=1'-0" 16 3/4"=1'-0" 17"=1'-0" 17 1/4"=1'-0" 17 1/2"=1'-0" 17 3/4"=1'-0" 18"=1'-0" 18 1/4"=1'-0" 18 1/2"=1'-0" 18 3/4"=1'-0" 19"=1'-0" 19 1/4"=1'-0" 19 1/2"=1'-0" 19 3/4"=1'-0" 20"=1'-0" 20 1/4"=1'-0" 20 1/2"=1'-0" 20 3/4"=1'-0" 21"=1'-0" 21 1/4"=1'-0" 21 1/2"=1'-0" 21 3/4"=1'-0" 22"=1'-0" 22 1/4"=1'-0" 22 1/2"=1'-0" 22 3/4"=1'-0" 23"=1'-0" 23 1/4"=1'-0" 23 1/2"=1'-0" 23 3/4"=1'-0" 24"=1'-0" 24 1/4"=1'-0" 24 1/2"=1'-0" 24 3/4"=1'-0" 25"=1'-0" 25 1/4"=1'-0" 25 1/2"=1'-0" 25 3/4"=1'-0" 26"=1'-0" 26 1/4"=1'-0" 26 1/2"=1'-0" 26 3/4"=1'-0" 27"=1'-0" 27 1/4"=1'-0" 27 1/2"=1'-0" 27 3/4"=1'-0" 28"=1'-0" 28 1/4"=1'-0" 28 1/2"=1'-0" 28 3/4"=1'-0" 29"=1'-0" 29 1/4"=1'-0" 29 1/2"=1'-0" 29 3/4"=1'-0" 30"=1'-0" 30 1/4"=1'-0" 30 1/2"=1'-0" 30 3/4"=1'-0" 31"=1'-0" 31 1/4"=1'-0" 31 1/2"=1'-0" 31 3/4"=1'-0" 32"=1'-0" 32 1/4"=1'-0" 32 1/2"=1'-0" 32 3/4"=1'-0" 33"=1'-0" 33 1/4"=1'-0" 33 1/2"=1'-0" 33 3/4"=1'-0" 34"=1'-0" 34 1/4"=1'-0" 34 1/2"=1'-0" 34 3/4"=1'-0" 35"=1'-0" 35 1/4"=1'-0" 35 1/2"=1'-0" 35 3/4"=1'-0" 36"=1'-0" 36 1/4"=1'-0" 36 1/2"=1'-0" 36 3/4"=1'-0" 37"=1'-0" 37 1/4"=1'-0" 37 1/2"=1'-0" 37 3/4"=1'-0" 38"=1'-0" 38 1/4"=1'-0" 38 1/2"=1'-0" 38 3/4"=1'-0" 39"=1'-0" 39 1/4"=1'-0" 39 1/2"=1'-0" 39 3/4"=1'-0" 40"=1'-0" 40 1/4"=1'-0" 40 1/2"=1'-0" 40 3/4"=1'-0" 41"=1'-0" 41 1/4"=1'-0" 41 1/2"=1'-0" 41 3/4"=1'-0" 42"=1'-0" 42 1/4"=1'-0" 42 1/2"=1'-0" 42 3/4"=1'-0" 43"=1'-0" 43 1/4"=1'-0" 43 1/2"=1'-0" 43 3/4"=1'-0" 44"=1'-0" 44 1/4"=1'-0" 44 1/2"=1'-0" 44 3/4"=1'-0" 45"=1'-0" 45 1/4"=1'-0" 45 1/2"=1'-0" 45 3/4"=1'-0" 46"=1'-0" 46 1/4"=1'-0" 46 1/2"=1'-0" 46 3/4"=1'-0" 47"=1'-0" 47 1/4"=1'-0" 47 1/2"=1'-0" 47 3/4"=1'-0" 48"=1'-0" 48 1/4"=1'-0" 48 1/2"=1'-0" 48 3/4"=1'-0" 49"=1'-0" 49 1/4"=1'-0" 49 1/2"=1'-0" 49 3/4"=1'-0" 50"=1'-0" 50 1/4"=1'-0" 50 1/2"=1'-0" 50 3/4"=1'-0" 51"=1'-0" 51 1/4"=1'-0" 51 1/2"=1'-0" 51 3/4"=1'-0" 52"=1'-0" 52 1/4"=1'-0" 52 1/2"=1'-0" 52 3/4"=1'-0" 53"=1'-0" 53 1/4"=1'-0" 53 1/2"=1'-0" 53 3/4"=1'-0" 54"=1'-0" 54 1/4"=1'-0" 54 1/2"=1'-0" 54 3/4"=1'-0" 55"=1'-0" 55 1/4"=1'-0" 55 1/2"=1'-0" 55 3/4"=1'-0" 56"=1'-0" 56 1/4"=1'-0" 56 1/2"=1'-0" 56 3/4"=1'-0" 57"=1'-0" 57 1/4"=1'-0" 57 1/2"=1'-0" 57 3/4"=1'-0" 58"=1'-0" 58 1/4"=1'-0" 58 1/2"=1'-0" 58 3/4"=1'-0" 59"=1'-0" 59 1/4"=1'-0" 59 1/2"=1'-0" 59 3/4"=1'-0" 60"=1'-0" 60 1/4"=1'-0" 60 1/2"=1'-0" 60 3/4"=1'-0" 61"=1'-0" 61 1/4"=1'-0" 61 1/2"=1'-0" 61 3/4"=1'-0" 62"=1'-0" 62 1/4"=1'-0" 62 1/2"=1'-0" 62 3/4"=1'-0" 63"=1'-0" 63 1/4"=1'-0" 63 1/2"=1'-0" 63 3/4"=1'-0" 64"=1'-0" 64 1/4"=1'-0" 64 1/2"=1'-0" 64 3/4"=1'-0" 65"=1'-0" 65 1/4"=1'-0" 65 1/2"=1'-0" 65 3/4"=1'-0" 66"=1'-0" 66 1/4"=1'-0" 66 1/2"=1'-0" 66 3/4"=1'-0" 67"=1'-0" 67 1/4"=1'-0" 67 1/2"=1'-0" 67 3/4"=1'-0" 68"=1'-0" 68 1/4"=1'-0" 68 1/2"=1'-0" 68 3/4"=1'-0" 69"=1'-0" 69 1/4"=1'-0" 69 1/2"=1'-0" 69 3/4"=1'-0" 70"=1'-0" 70 1/4"=1'-0" 70 1/2"=1'-0" 70 3/4"=1'-0" 71"=1'-0" 71 1/4"=1'-0" 71 1/2"=1'-0" 71 3/4"=1'-0" 72"=1'-0" 72 1/4"=1'-0" 72 1/2"=1'-0" 72 3/4"=1'-0" 73"=1'-0" 73 1/4"=1'-0" 73 1/2"=1'-0" 73 3/4"=1'-0" 74"=1'-0" 74 1/4"=1'-0" 74 1/2"=1'-0" 74 3/4"=1'-0" 75"=1'-0" 75 1/4"=1'-0" 75 1/2"=1'-0" 75 3/4"=1'-0" 76"=1'-0" 76 1/4"=1'-0" 76 1/2"=1'-0" 76 3/4"=1'-0" 77"=1'-0" 77 1/4"=1'-0" 77 1/2"=1'-0" 77 3/4"=1'-0" 78"=1'-0" 78 1/4"=1'-0" 78 1/2"=1'-0" 78 3/4"=1'-0" 79"=1'-0" 79 1/4"=1'-0" 79 1/2"=1'-0" 79 3/4"=1'-0" 80"=1'-0" 80 1/4"=1'-0" 80 1/2"=1'-0" 80 3/4"=1'-0" 81"=1'-0" 81 1/4"=1'-0" 81 1/2"=1'-0" 81 3/4"=1'-0" 82"=1'-0" 82 1/4"=1'-0" 82 1/2"=1'-0" 82 3/4"=1'-0" 83"=1'-0" 83 1/4"=1'-0" 83 1/2"=1'-0" 83 3/4"=1'-0" 84"=1'-0" 84 1/4"=1'-0" 84 1/2"=1'-0" 84 3/4"=1'-0" 85"=1'-0" 85 1/4"=1'-0" 85 1/2"=1'-0" 85 3/4"=1'-0" 86"=1'-0" 86 1/4"=1'-0" 86 1/2"=1'-0" 86 3/4"=1'-0" 87"=1'-0" 87 1/4"=1'-0" 87 1/2"=1'-0" 87 3/4"=1'-0" 88"=1'-0" 88 1/4"=1'-0" 88 1/2"=1'-0" 88 3/4"=1'-0" 89"=1'-0" 89 1/4"=1'-0" 89 1/2"=1'-0" 89 3/4"=1'-0" 90"=1'-0" 90 1/4"=1'-0" 90 1/2"=1'-0" 90 3/4"=1'-0" 91"=1'-0" 91 1/4"=1'-0" 91 1/2"=1'-0" 91 3/4"=1'-0" 92"=1'-0" 92 1/4"=1'-0" 92 1/2"=1'-0" 92 3/4"=1'-0" 93"=1'-0" 93 1/4"=1'-0" 93 1/2"=1'-0" 93 3/4"=1'-0" 94"=1'-0" 94 1/4"=1'-0" 94 1/2"=1'-0" 94 3/4"=1'-0" 95"=1'-0" 95 1/4"=1'-0" 95 1/2"=1'-0" 95 3/4"=1'-0" 96"=1'-0" 96 1/4"=1'-0" 96 1/2"=1'-0" 96 3/4"=1'-0" 97"=1'-0" 97 1/4"=1'-0" 97 1/2"=1'-0" 97 3/4"=1'-0" 98"=1'-0" 98 1/4"=1'-0" 98 1/2"=1'-0" 98 3/4"=1'-0" 99"=1'-0" 99 1/4"=1'-0" 99 1/2"=1'-0" 99 3/4"=1'-0" 100"=1'-0" 100 1/4"=1'-0" 100 1/2"=1'-0" 100 3/4"=1'-0" 101"=1'-0" 101 1/4"=1'-0" 101 1/2"=1'-0" 101 3/4"=1'-0" 102"=1'-0" 102 1/4"=1'-0" 102 1/2"=1'-0" 102 3/4"=1'-0" 103"=1'-0" 103 1/4"=1'-0" 103 1/2"=1'-0" 103 3/4"=1'-0" 104"=1'-0" 104 1/4"=1'-0" 104 1/2"=1'-0" 104 3/4"=1'-0" 105"=1'-0" 105 1/4"=1'-0" 105 1/2"=1'-0" 105 3/4"=1'-0" 106"=1'-0" 106 1/4"=1'-0" 106 1/2"=1'-0" 106 3/4"=1'-0" 107"=1'-0" 107 1/4"=1'-0" 107 1/2"=1'-0" 107 3/4"=1'-0" 108"=1'-0" 108 1/4"=1'-0" 108 1/2"=1'-0" 108 3/4"=1'-0" 109"=1'-0" 109 1/4"=1'-0" 109 1/2"=1'-0" 109 3/4"=1'-0" 110"=1'-0" 110 1/4"=1'-0" 110 1/2"=1'-0" 110 3/4"=1'-0" 111"=1'-0" 111 1/4"=1'-0" 111 1/2"=1'-0" 111 3/4"=1'-0" 112"=1'-0" 112 1/4"=1'-0" 112 1/2"=1'-0" 112 3/4"=1'-0" 113"=1'-0" 113 1/4"=1'-0" 113 1/2"=1'-0" 113 3/4"=1'-0" 114"=1'-0" 114 1/4"=1'-0" 114 1/2"=1'-0" 114 3/4"=1'-0" 115"=1'-0" 115 1/4"=1'-0" 115 1/2"=1'-0" 115 3/4"=1'-0" 116"=1'-0" 116 1/4"=1'-0" 116 1/2"=1'-0" 116 3/4"=1'-0" 117"=1'-0" 117 1/4"=1'-0" 117 1/2"=1'-0" 117 3/4"=1'-0" 118"=1'-0" 118 1/4"=1'-0" 118 1/2"=1'-0" 118 3/4"=1'-0" 119"=1'-0" 119 1/4"=1'-0" 119 1/2"=1'-0" 119 3/4"=1'-0" 120"=1'-0" 120 1/4"=1'-0" 120 1/2"=1'-0" 120 3/4"=1'-0" 121"=1'-0" 121 1/4"=1'-0" 121 1/2"=1'-0" 121 3/4"=1'-0" 122"=1'-0" 122 1/4"=1'-0" 122 1/2"=1'-0" 122 3/4"=1'-0" 123"=1'-0" 123 1/4"=1'-0" 123 1/2"=1'-0" 123 3/4"=1'-0" 124"=1'-0" 124 1/4"=1'-0" 124 1/2"=1'-0" 124 3/4"=1'-0" 125"=1'-0" 125 1/4"=1'-0" 125 1/2"=1'-0" 125 3/4"=1'-0" 126"=1'-0" 126 1/4"=1'-0" 126 1/2"=1'-0" 126 3/4"=1'-0" 127"=1'-0" 127 1/4"=1'-0" 127 1/2"=1'-0" 127 3/4"=1'-0" 128"=1'-0" 128 1/4"=1'-0" 128 1/2"=1'-0" 128 3/4"=1'-0" 129"=1'-0" 129 1/4"=1'-0" 129 1/2"=1'-0" 129 3/4"=1'-0" 130"=1'-0" 130 1/4"=1'-0" 130 1/2"=1'-0" 130 3/4"=1'-0" 131"=1'-0" 131 1/4"=1'-0" 131 1/2"=1'-0" 131 3/4"=1'-0" 132"=1'-0" 132 1/4"=1'-0" 132 1/2"=1'-0" 132 3/4"=1'-0" 133"=1'-0" 133 1/4"=1'-0" 133 1/2"=1'-0" 133 3/4"=1'-0" 134"=1'-0" 134 1/4"=1'-0" 134 1/2"=1'-0" 134 3/4"=1'-0" 135"=1'-0" 135 1/4"=1'-0" 135 1/2"=1'-0" 135 3/4"=1'-0" 136"=1'-0" 136 1/4"=1'-0" 136 1/2"=1'-0" 136 3/4"=1'-0" 137"=1'-0" 137 1/4"=1'-0" 137 1/2"=1'-0" 137 3/4"=1'-0" 138"=1'-0" 138 1/4"=1'-0" 138 1/2"=1'-0" 138 3/4"=1'-0" 139"=1'-0" 139 1/4"=1'-0" 139 1/2"=1'-0" 139 3/4"=1'-0" 140"=1'-0" 140 1/4"=1'-0" 140 1/2"=1'-0" 140 3/4"=1'-0" 141"=1'-0" 141 1/4"=1'-0" 141 1/2"=1'-0" 141 3/4"=1'-0" 142"=1'-0" 142 1/4"=1'-0" 142 1/2"=1'-0" 142 3/4"=1'-0" 143"=1'-0" 143 1/4"=1'-0" 143 1/2"=1'-0" 143 3/4"=1'-0" 144"=1'-0" 144 1/4"=1'-0" 144 1/2"=1'-0" 144 3/4"=1'-0" 145"=1'-0" 145 1/4"=1'-0" 145 1/2"=1'-0" 145 3/4"=1'-0" 146"=1'-0" 146 1/4"=1'-0" 146 1/2"=1'-0" 146 3/4"=1'-0" 147"=1'-0" 147 1/4"=1'-0" 147 1/2"=1'-0" 147 3/4"=1'-0" 148"=1'-0" 148 1/4"=1'-0" 148 1/2"=1'-0" 148 3/4"=1'-0" 149"=1'-0" 149 1/4"=1'-0" 149 1/2"=1'-0" 149 3/4"=1'-0" 150"=1'-0" 150 1/4"=1'-0" 150 1/2"=1'-0" 150 3/4"=1'-0" 151"=1'-0" 151 1/4"=1'-0" 151 1/2"=1'-0" 151 3/4"=1'-0" 152"=1'-0" 152 1/4"=1'-0" 152 1/2"=1'-0" 152 3/4"=1'-0" 153"=1'-0" 153 1/4"=1'-0" 153 1/2"=1'-0" 153 3/4"=1'-0" 154"=1'-0" 154 1/4"=1'-0" 154 1/2"=1'-0" 154 3/4"=1'-0" 155"=1'-0" 155 1/4"=1'-0" 155 1/2"=1'-0" 155 3/4"=1'-0" 156"=1'-0" 156 1/4"=1'-0" 156 1/2"=1'-0" 156 3/4"=1'-0" 157"=1'-0" 157 1/4"=1'-0" 157 1/2"=1'-0" 157 3/4"=1'-0" 158"=1'-0" 158 1/4"=1'-0" 158 1/2"=1'-0" 158 3/4"=1'-0" 159"=1'-0" 159 1/4"=1'-0" 159 1/2"=1'-0" 159 3/4"=1'-0" 160"=1'-0" 160 1/4"=1'-0" 160 1/2"=1'-0" 160 3/4"=1'-0" 161"=1'-0" 161 1/4"=1'-0" 161 1/2"=1'-0" 161 3/4"=1'-0" 162"=1'-0" 162 1/4"=1'-0" 162 1/2"=1'-0" 162 3/4"=1'-0" 163"=1'-0" 163 1/4"=1'-0" 163 1/2"=1'-0" 163 3/4"=1'-0" 164"=1'-0" 164 1/4"=1'-0" 164 1/2"=1'-0" 164 3/4"=1'-0" 165"=1'-0" 165 1/4"=1'-0" 165 1/2"=1'-0" 165 3/4"=1'-0" 166"=1'-0" 166 1/4"=1'-0" 166 1/2"=1'-0" 166 3/4"=1'-0" 167"=1'-0" 167 1/4"=1'-0" 167 1/2"=1'-0" 167 3/4"=1'-0" 168"=1'-0" 168 1/4"=1'-0" 168 1/2"=1'-0" 168 3/4"=1'-0" 169"=1'-0" 169 1/4"=1'-0" 169 1/2"=1'-0" 169 3/4"=1'-0" 170"=1'-0" 170 1/4"=1'-0" 170 1/2"=1'-0" 170 3/4"=1'-0" 171"=1'-0" 171 1/4"=1'-0" 171 1/2"=1'-0" 171 3/4"=1'-0" 172"=1'-0" 172 1/4"=1'-0" 172 1/2"=1'-0" 172 3/4"=1'-0" 173"=1'-0" 173 1/4"=1'-0" 173 1/2"=1'-0" 173 3/4"=1'-0" 174"=1'-0" 174 1/4"=1'-0" 174 1/2"=1'-0" 174 3/4"=1'-0" 175"=1'-0" 175 1/4"=1'-0" 175 1/2"=1'-0" 175 3/4"=1'-0" 176"=1'-0" 176 1/4"=1'-0" 176 1/2"=1'-0" 176 3/4"=1'-0" 177"=1'-0" 177 1/4"=1'-0" 177 1/2"=1'-0" 177 3/4"=1'-0" 178"=1'-0" 178 1/4"=1'-0" 178 1/2"=1'-0" 178 3/4"=1'-0" 179"=1'-0" 179 1/4"=1'-0" 179 1/2"=1'-0" 179 3/4"=1'-0" 180"=1'-0" 180 1/4"=1'-0" 180 1/2"=1'-0" 180 3/4"=1'-0" 181"=1'-0" 181 1/4"=1'-0" 181 1/2"=1'-0" 181 3/4"=1'-0" 182"=1'-0" 182 1/4"=1'-0" 182 1/2"=1'-0" 182 3/4"=1'-0" 183"=1'-0" 183 1/4"=1'-0" 183 1/2"=1'-0" 183 3/4"=1'-0" 184"=1'-0" 184 1/4"=1'-0" 184 1/2"=1'-0" 184 3/4"=1'-0" 185"=1'-0" 185 1/4"=1'-0" 185 1/2"=1'-0" 185 3/4"=1'-0" 186"=1'-0" 186 1/4"=1'-0" 186 1/2"=1'-0" 186 3/4"=1'-0" 187"=1'-0" 187 1/4"=1'-0" 187 1/2"=1'-0" 187 3/4"=1'-0" 188"=1'-0" 188 1/4"=1'-0" 188 1/2"=1'-0" 188 3/4"=1'-0" 189"=1'-0" 189 1/4"=1'-0" 189 1/2"=1'-0" 189 3/4"=1'-0" 190"=1'-0" 190 1/4"=1'-0" 190 1/2"=1'-0" 190 3/4"=1'-0" 191"=1'-0" 191 1/4"=1'-0" 191 1/2"=1'-0" 191 3/4"=1'-0" 192"=1'-0" 192 1/4"=1'-0" 192 1/2"=1'-0" 192 3/4"=1'-0" 193"=1'-0" 193 1/4"=1'-0" 193 1/2"=1'-0" 193 3/4"=1'-0" 194"=1'-0" 194 1/4"=1'-0" 194 1/2"=1'-0" 194 3/4"=1'-0" 195"=1'-0" 195 1/4"=1'-0" 195 1/2"=1'-0" 195 3/4"=1'-0" 196"=1'-0" 196 1/4"=1'-0" 196 1/2"=1'-0" 196 3/4"=1'-0" 197"=1'-0" 197 1/4"=1'-0" 197 1/2"=1'-0" 197 3/4"=1'-0" 198"=1'-0" 198 1/4"=1'-0" 198 1/2"=1'-0" 198 3/4"=1'-0" 199"=1'-0" 199 1/4"=1'-0" 199 1/2"=1'-0" 199 3/4"=1'-0" 200"=1'-0" 200 1/4"=1'-0" 200 1/2"=1'-0" 200 3/4"=1'-0" 201"=1'-0" 201 1/4"=1'-0" 201 1/2"=1'-0" 201 3/4"=1'-0" 202"=1'-0" 202 1/4"=1'-0" 202 1/2"=1'-0" 202 3/4"=1'-0" 203"=1'-0" 203 1/4"=1'-0" 203 1/2"=1'-0" 203 3/4"=1'-0" 204"=1'-0" 204 1/4"=1'-0" 204 1/2"=1'-0" 204 3/4"=1'-0" 205"=1'-0" 205 1/4"=1'-0" 205 1/2"=1'-0" 205 3/4"=1'-0" 206"=1'-0" 206 1/4"=1'-0" 206 1/2"=1'-0" 206 3/4"=1'-0" 207"=1'-0" 207 1/4"=1'-0" 207 1/2"=1'-0" 207 3/4"=1'-0" 208"=1'-0" 208 1/4"=1'-0" 208 1/2"=1'-0" 208 3/4"=1'-0" 209"=1'-0" 209 1/4"=1'-0" 209 1/2"=1'-0" 209 3/4"=1'-0" 210"=1'-0" 210 1/4"=1'-0" 210 1/2"=1'-0" 210 3/4"=1'-0" 211"=1'-0" 211 1/4"=1'-0" 211 1/2"=1'-0" 211 3/4"=1'-0" 212"=1'-0" 212 1/4"=1'-0" 212 1/2"=1'-0" 212 3/4"=1'-0" 213"=1'-0" 213 1/4"=1'-0" 213 1/2"=1'-0" 213 3/4"=1'-0" 214"=1'-0" 214 1/4"=1'-0" 214 1/2"=1'-0" 214 3/4"=1'-0" 215"=1

N:\PROJECTS\PAINTED PRAIRIE\PHASE 5\PRELIMINARY\PLAT AREA SITE PLAN.DWG, CLFELLOWS, 8/8/2022, 10:12 AM



These use easements have been removed.

private (typ)

add: to be dedicated by separate document (typ)

These use easements have been removed.

private (typ)

These use easements have been removed.

add the Retaining wall to the License Agreement for encroaching into the Drainage easement

Retaining walls do not encroach into the drainage easement for Pond 816.

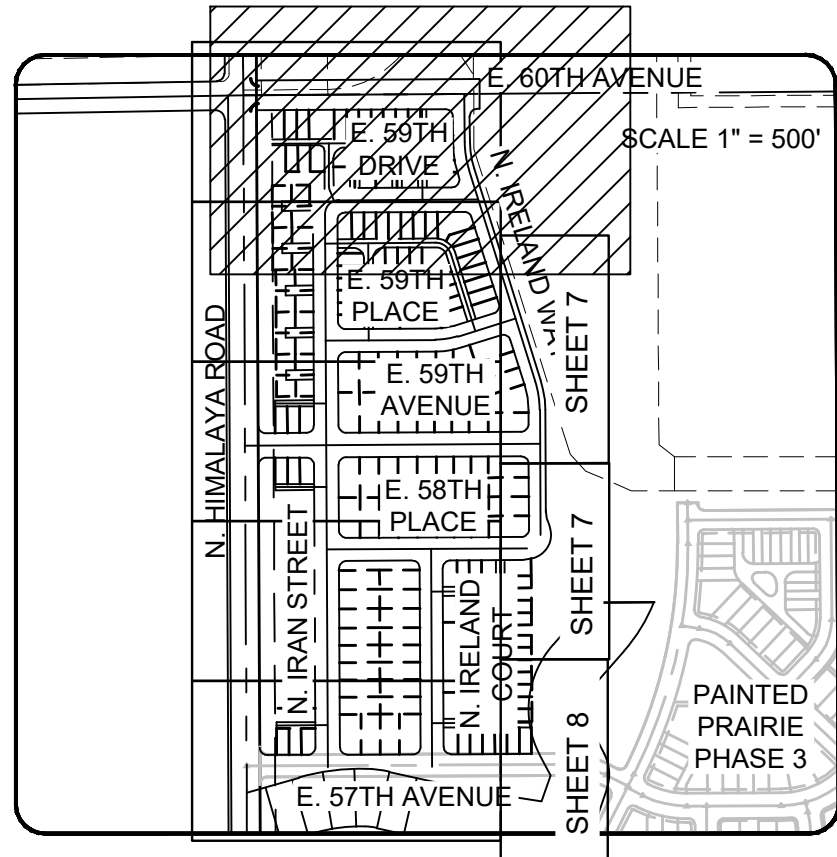
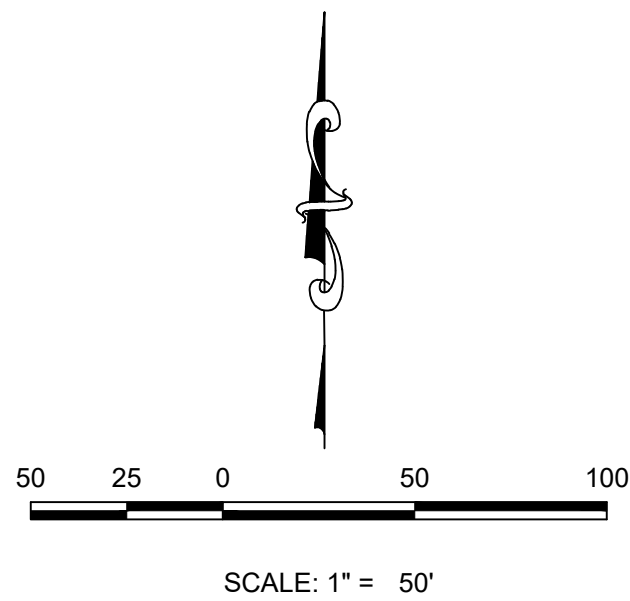
DRAINAGE EASEMENT TO BE VACATED BY SEPARATE DOCUMENT

This will need to be released prior to these building permits

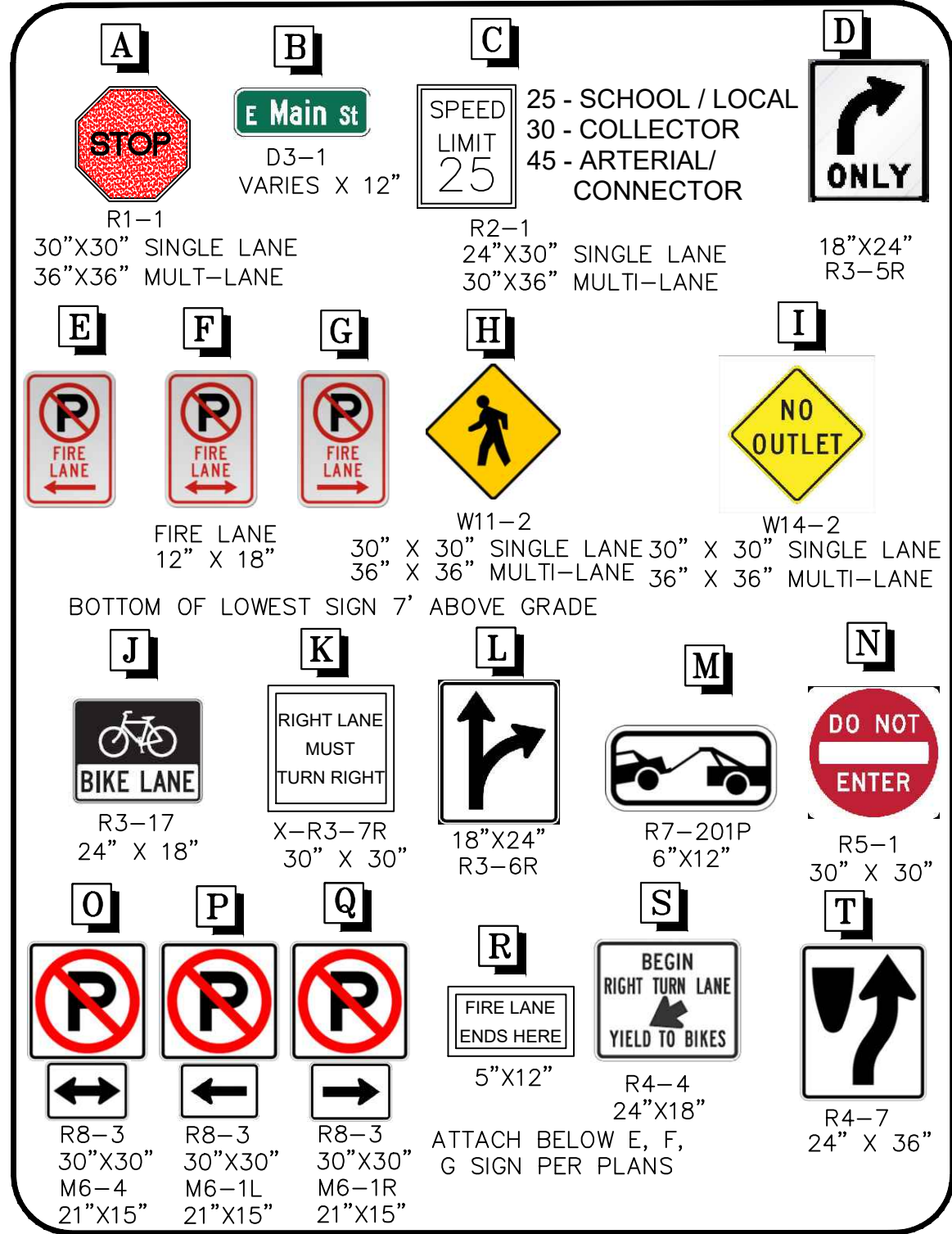
This easement will be released upon completion of improvements to 60th Avenue, which will occur prior to this project.

add the Retaining wall to the License Agreement for encroaching into the Drainage easement

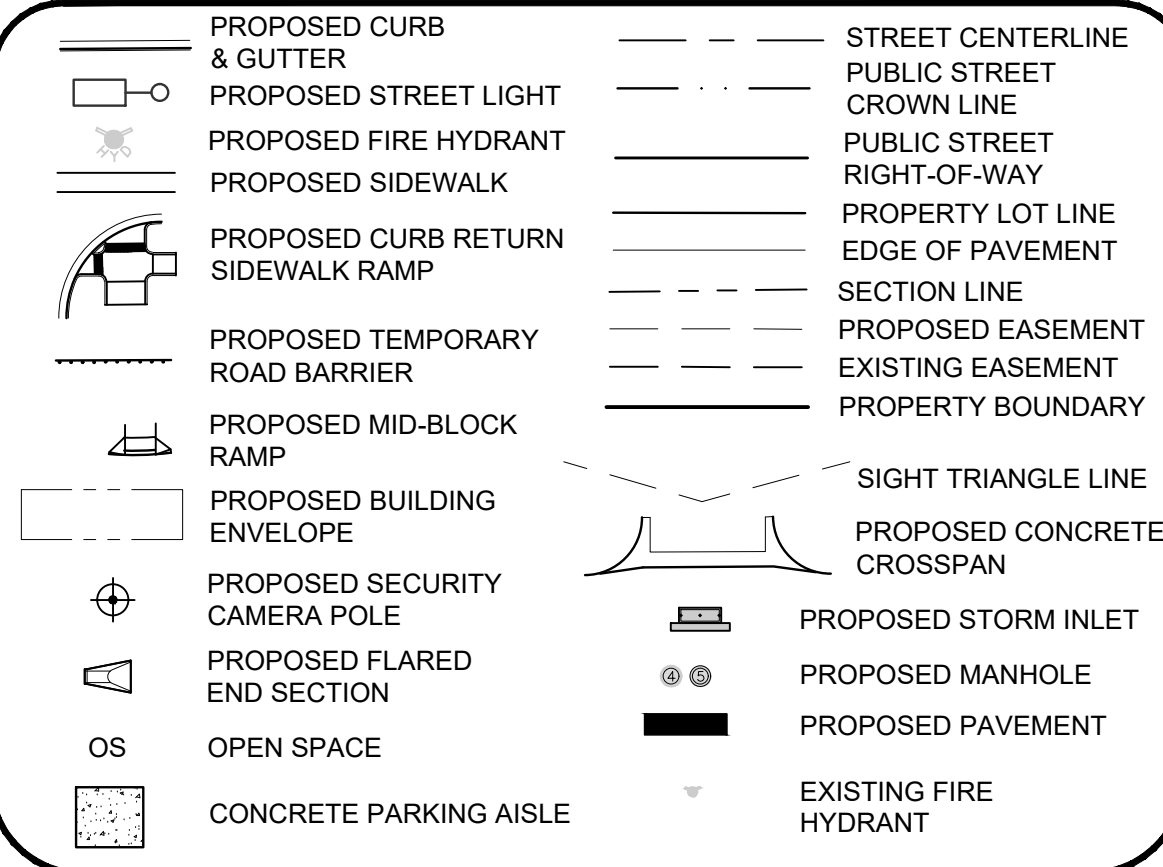
This retaining wall does not encroach into the drainage easement for Pond 816.



- NOTES
- STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL 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.

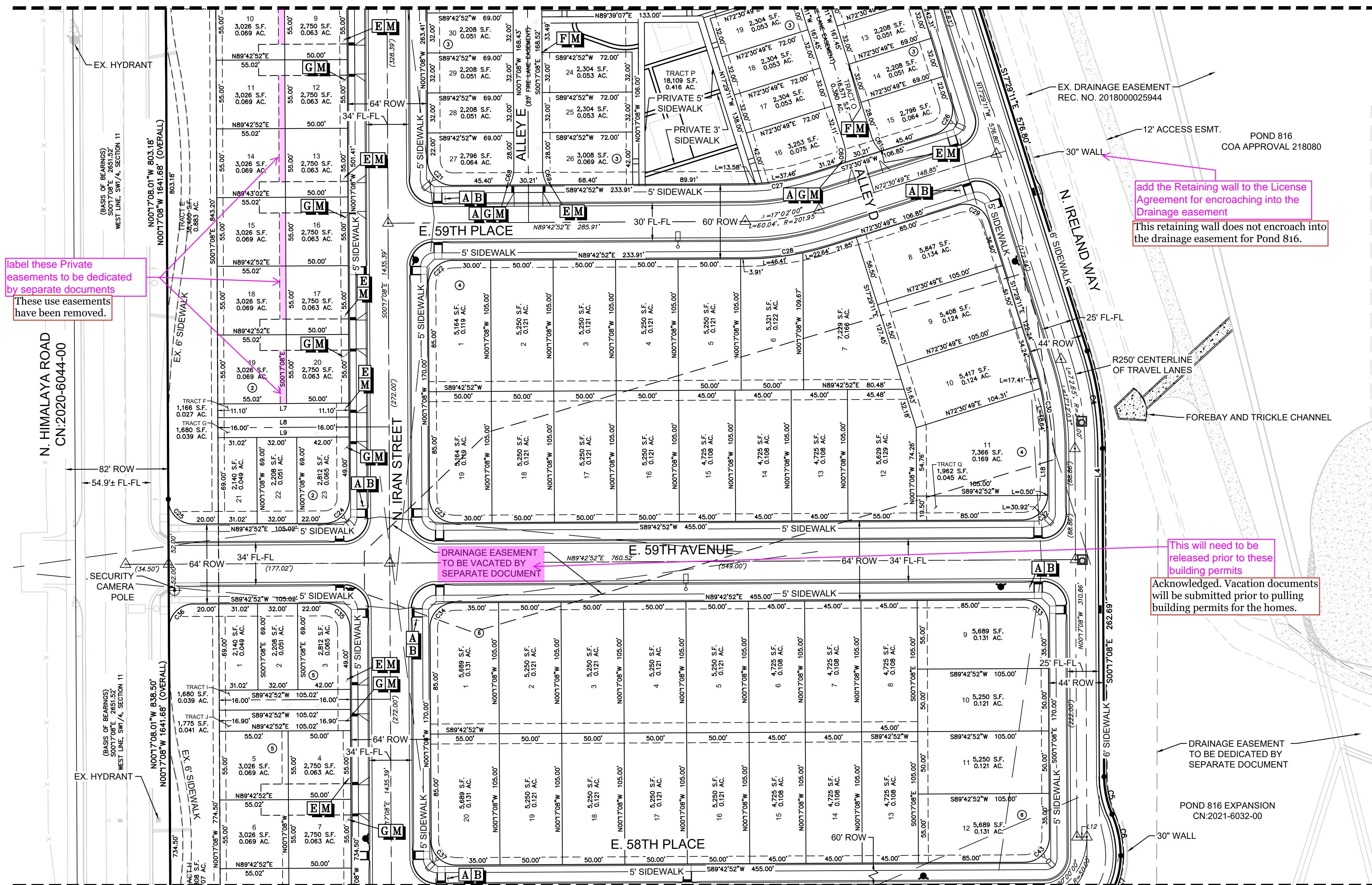


LEGEND

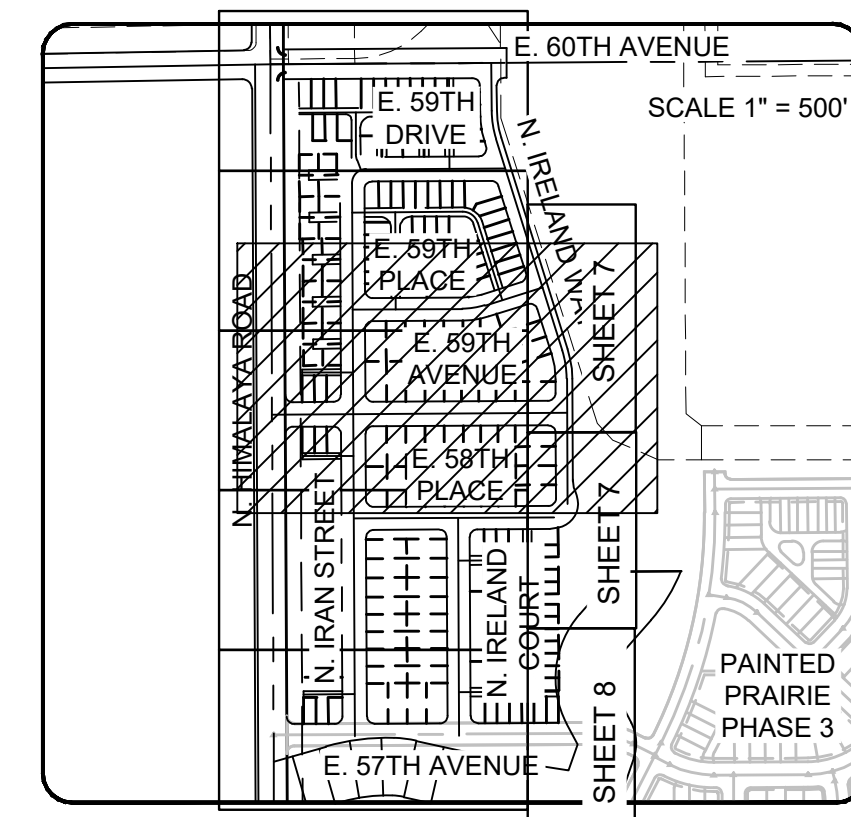
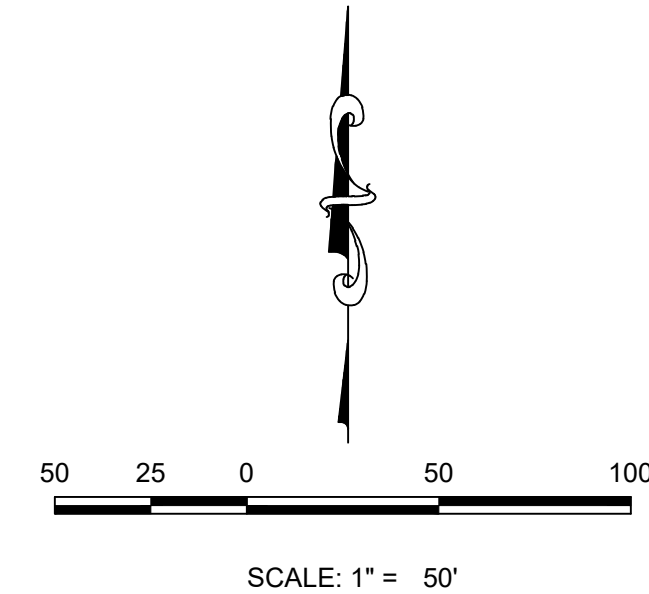


SHEET NUMBER	DRAWN BY: SWH	CHECKED BY: ACR	DATE: 8/8/2022	SCALE: 1" = 50'	PAINTED PRAIRIE PHASE 5 AREA SITE PLAN	PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 TEL: (303) 795-9900	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions			Date
								No.	Init.	Appr.	

MATCHLINE - SHEET 5

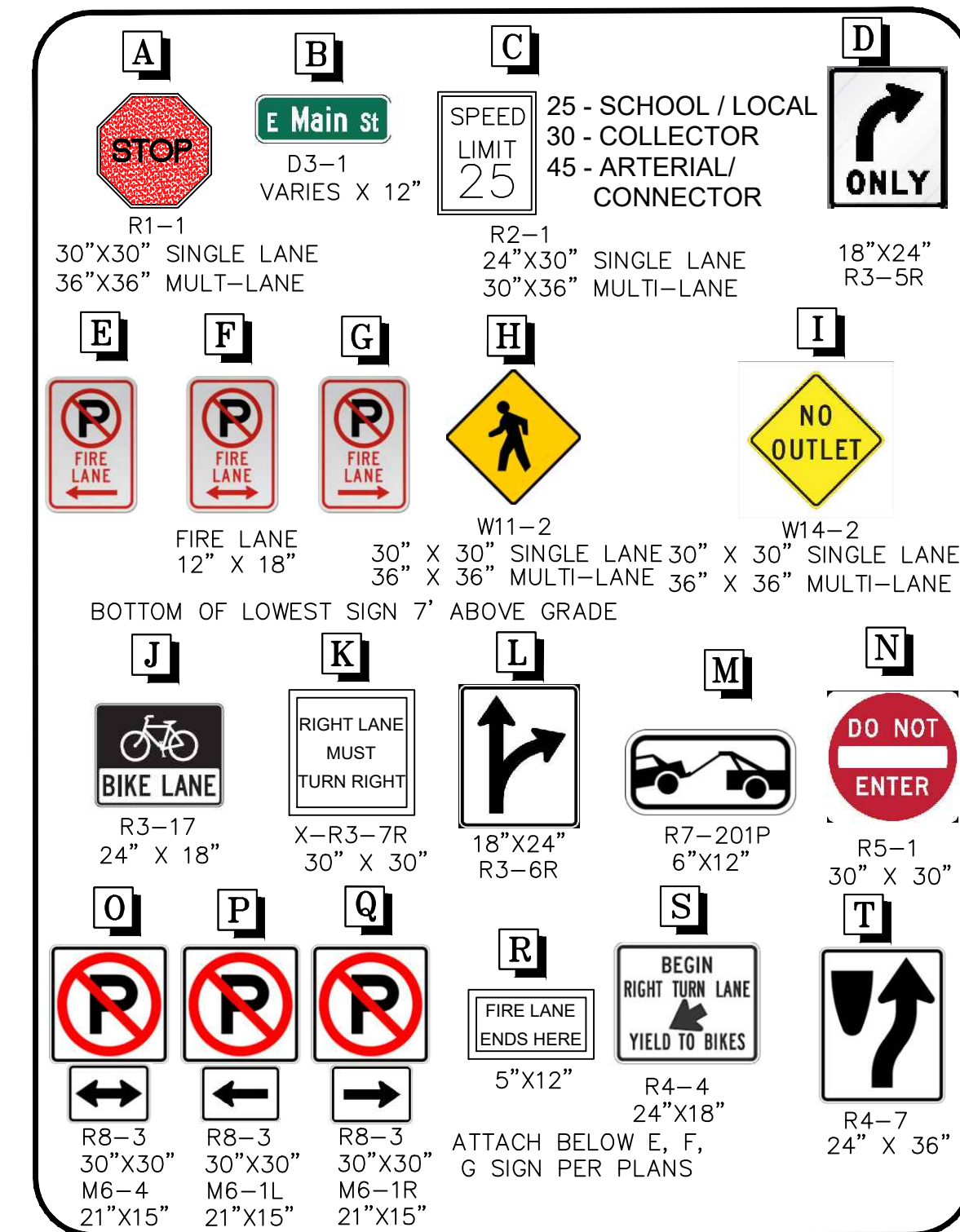


MATCHLINE - SHEET 7

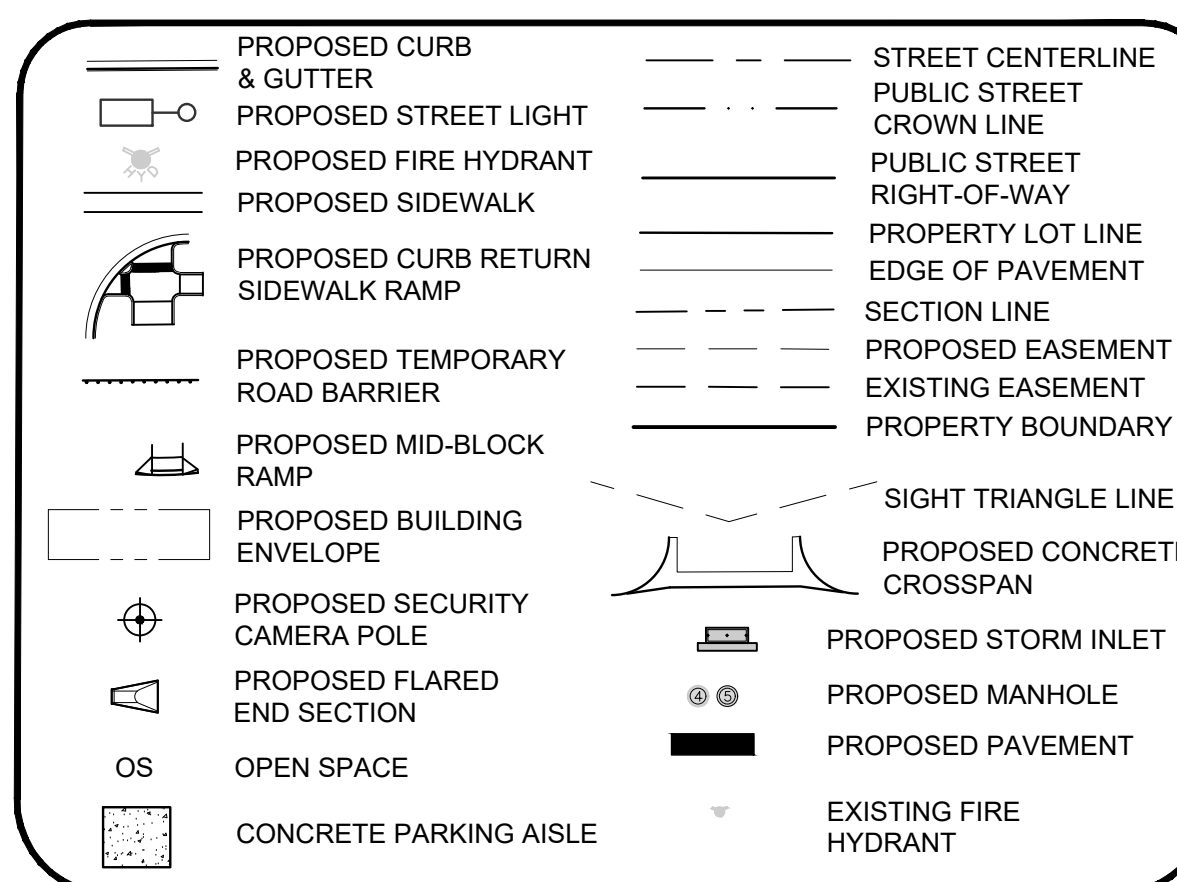


NOTES

- 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.



LEGEND

**Westwood**

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

PAINTED PRAIRIE OWNER, LLC
C/O CHRIS FELLOWS
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
TEL: (303) 795-9900

PAINTED PRAIRIE
PHASE 5
AREA SITE PLAN

SCALE:

DRAWN BY:

SWH

CHECKED BY:

ACR

DATE:

8/8/2022

SHEET NUMBER

6

Revisions

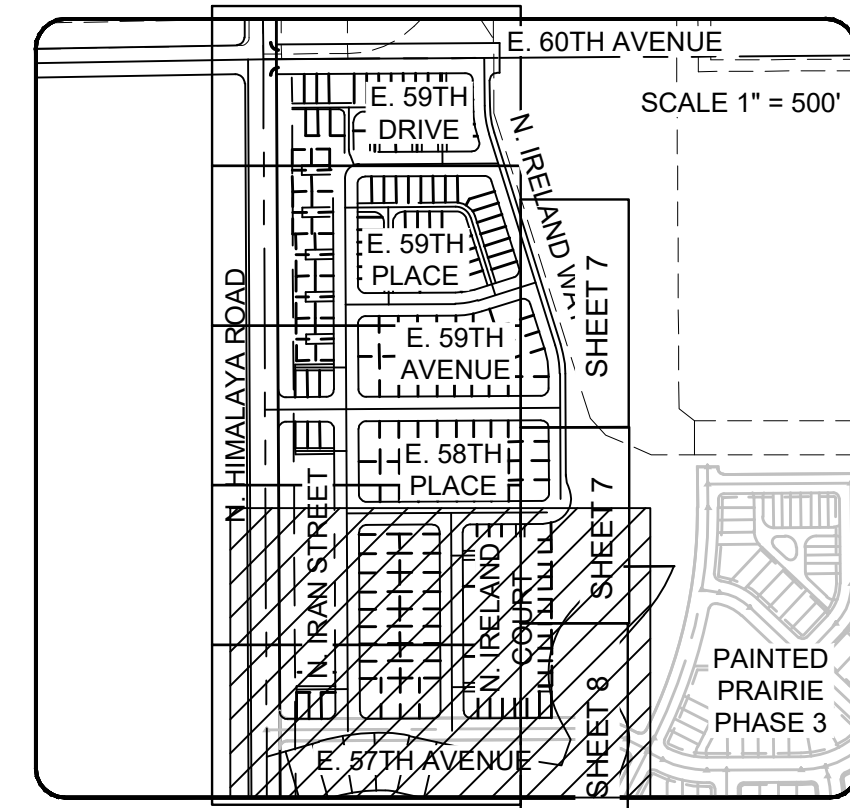
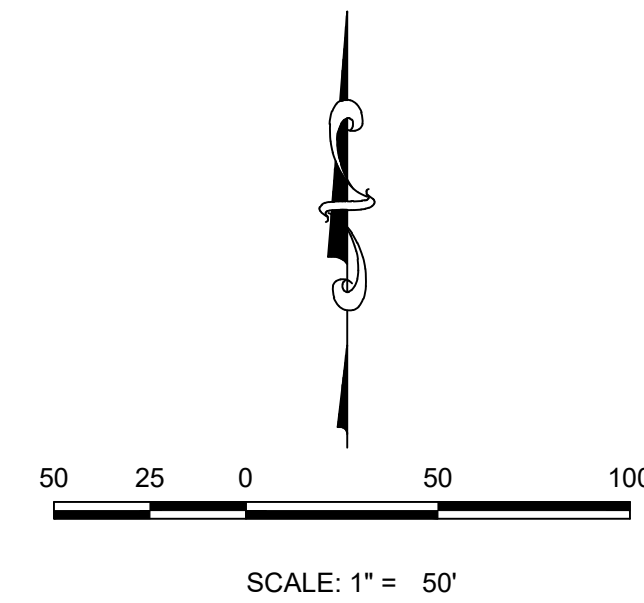
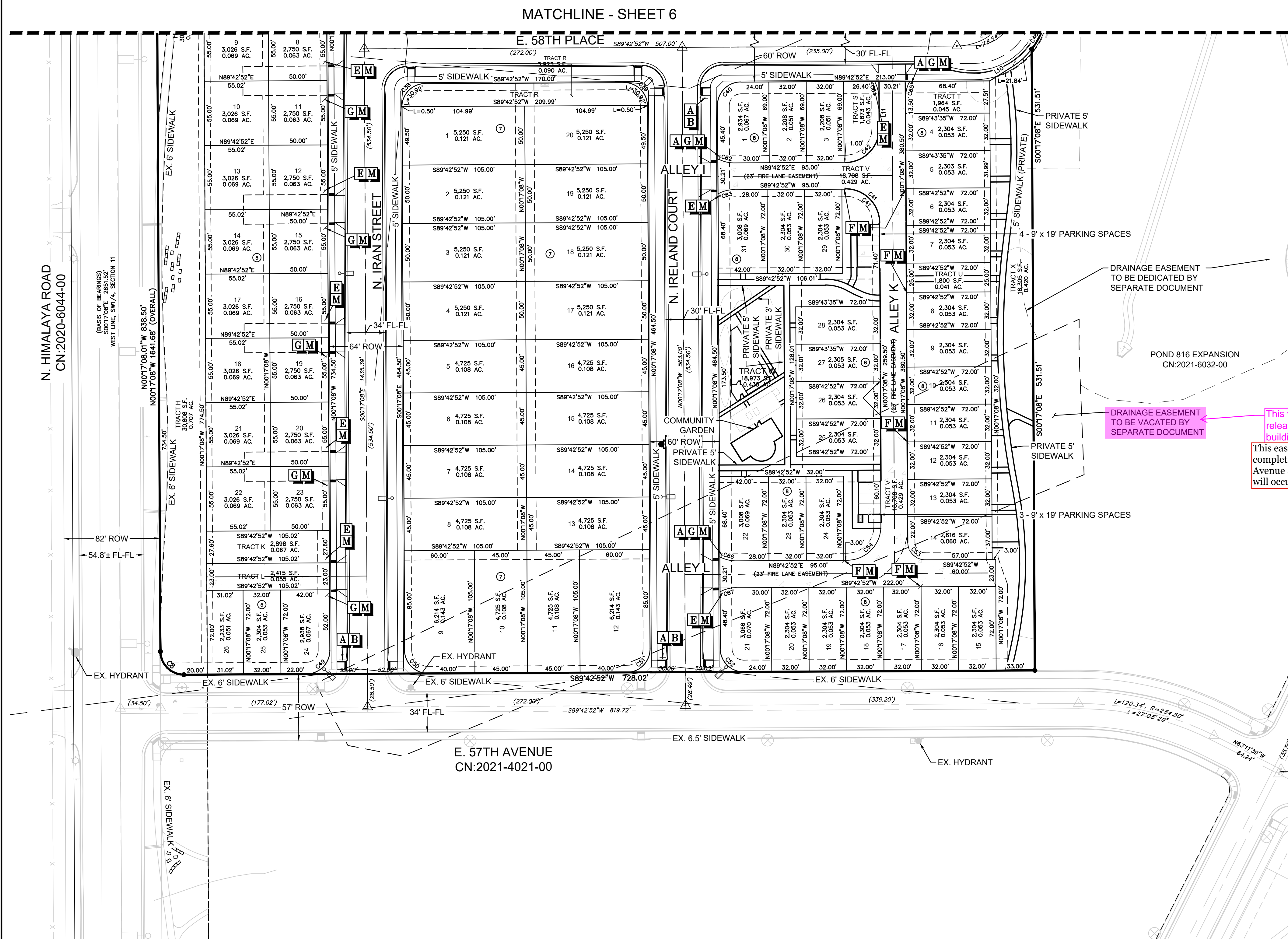
No.

Date

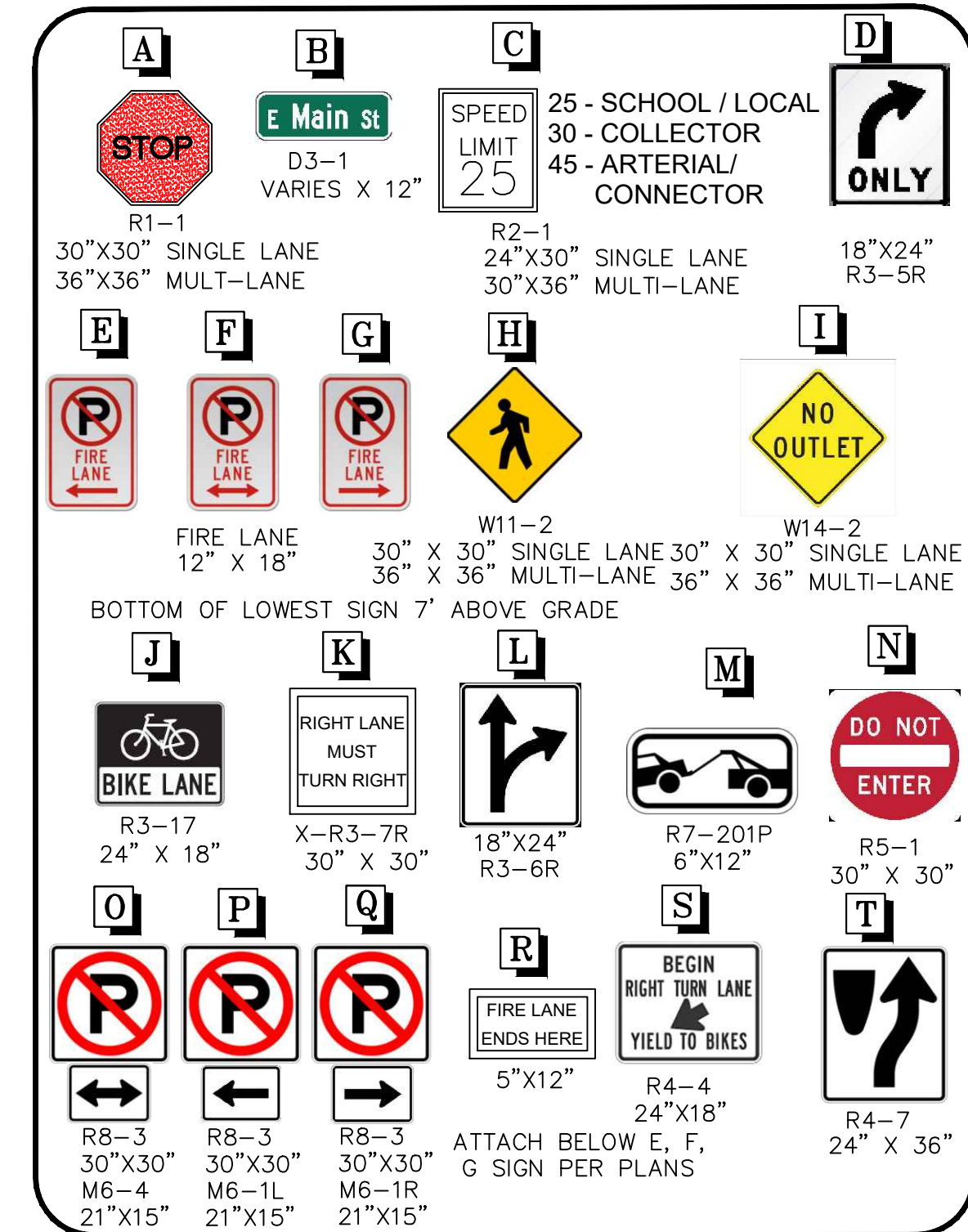
Init.

Appr.

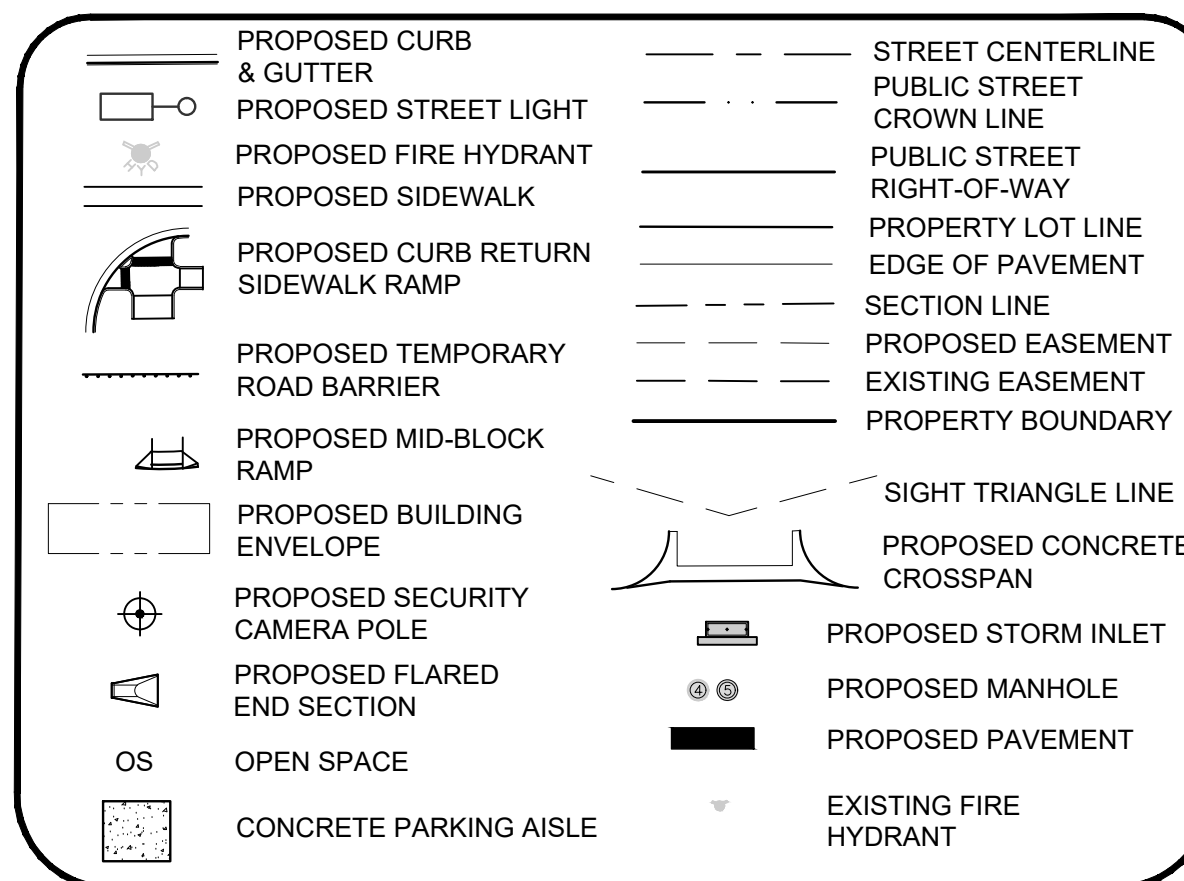
Date



- NOTES
1. 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.

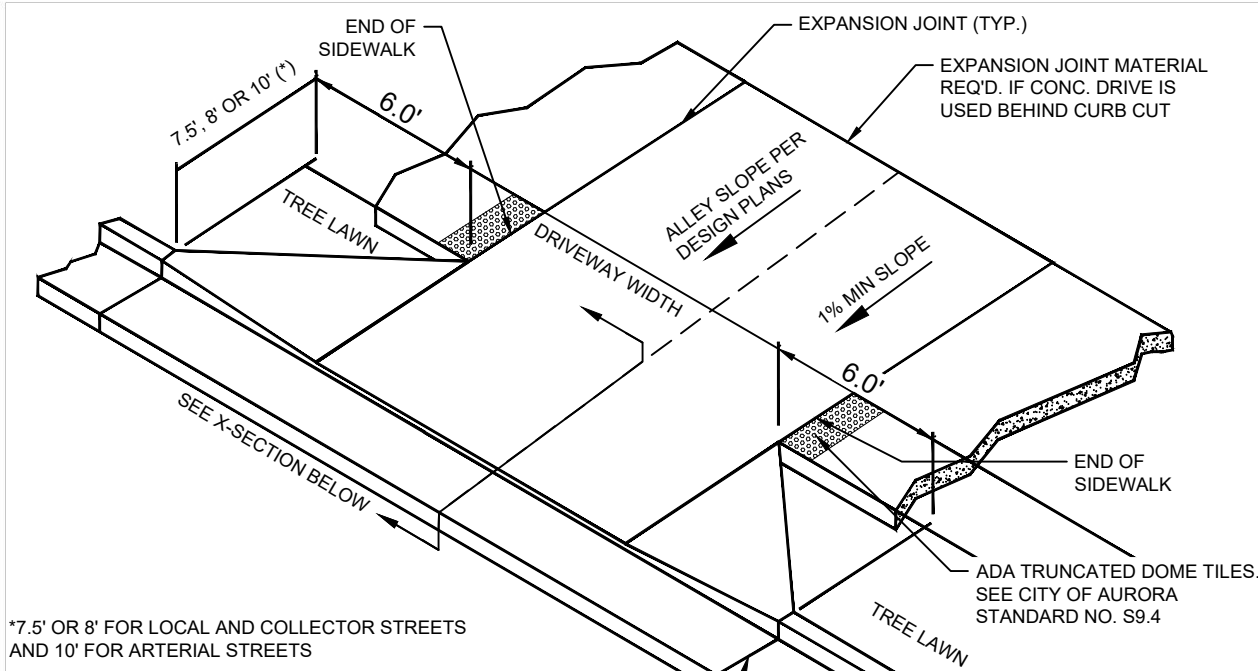
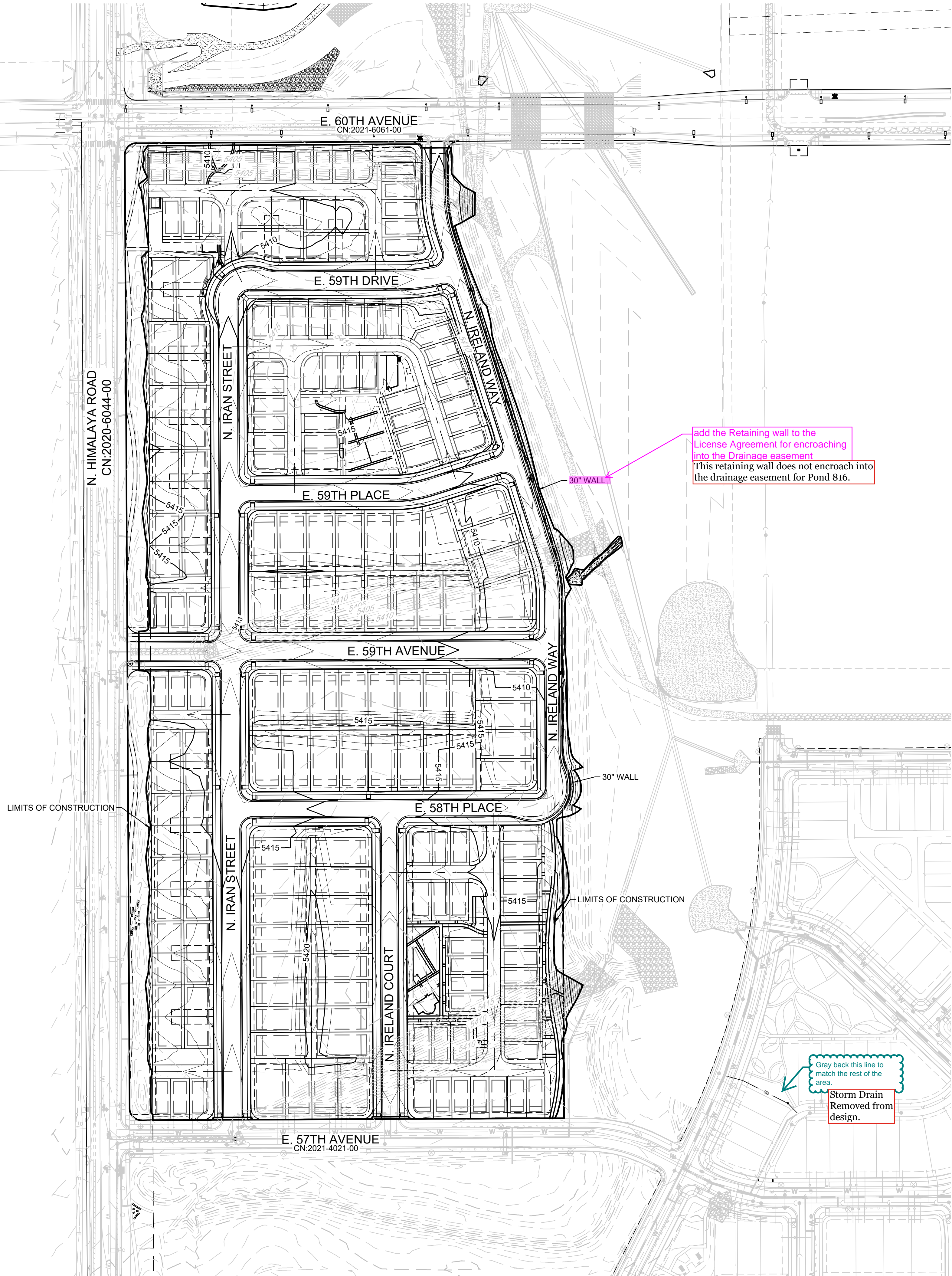


LEGEND

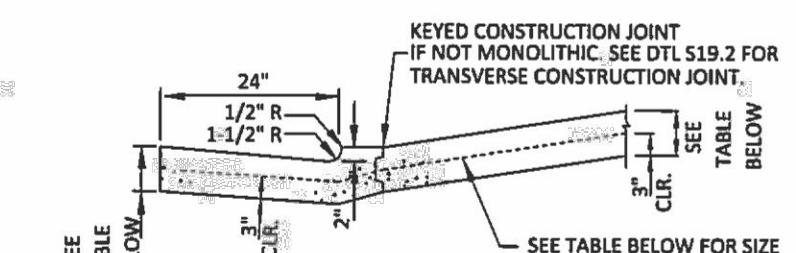


SHEET NUMBER <div>7</div>	DRAWN BY: SWH		SCALE:	PAINTED PRAIRIE PHASE 5 AREA SITE PLAN/AREA SITE PLAN	PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 TEL: (303) 795-9900	<div><div>Westwood</div><div>10333 E DRY CREEK RD, SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div><div>Westwoodps.com Westwood Professional Services, Inc.</div></div>					
	CHECKED BY: ACR		FILE NO:								
	DATE: 8/8/2022										
							No.	Revisions	Date	Init.	Appr.

N:\PROJECTS\PAINTED PRAIRIE PHASE 5\VICAD\ENGINEERING\SHSHEET\SETS\PRELIMINARY\PLATOVERALL\GRADING\PLANDWG.CL.FELLOWS.8/8/2022 10:14 AM



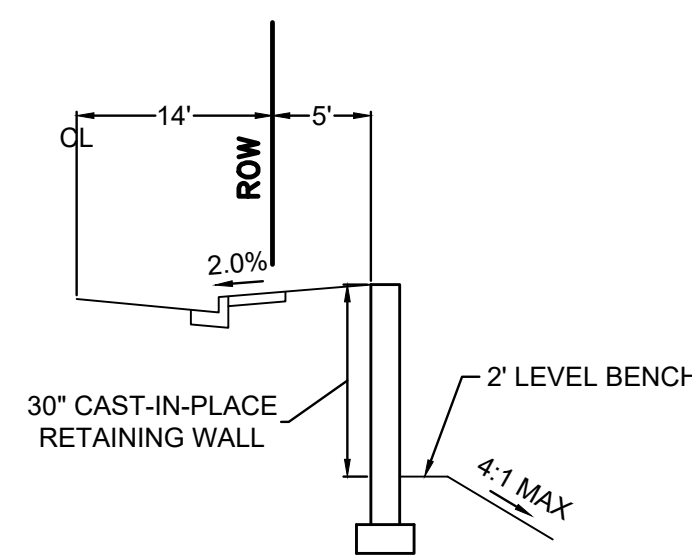
- NOTES:
1. BACK OF CURB CUT EXTENDS TO BACK OF WALK. IF NO WALK IS PRESENT, EXTEND BACK OF CURB CUT TO BACK OF FUTURE WALK. (SEE S1.1 TO S1.5).
 2. END OF CURB CUT SHALL NOT BE CONSTRUCTED WITHIN 5' OF A PROPERTY LINE OR 20' OF AN INTERSECTING STREET R.O.W. UNLESS APPROVED BY THE CITY ENGINEER.
 3. CITY ENGINEER SHALL APPROVE LOCATION OF CURB CUT BEFORE CONSTRUCTION.
 4. REBAR SHALL BE CONTINUOUS IN CURB CUT AND ADJACENT WALK EXCLUDING SINGLE FAMILY CURB CUTS.
 5. WALK ACROSS DRIVEWAY SHALL BE SAME THICKNESS WITH SAME REINFORCEMENT AS CURB CUT.



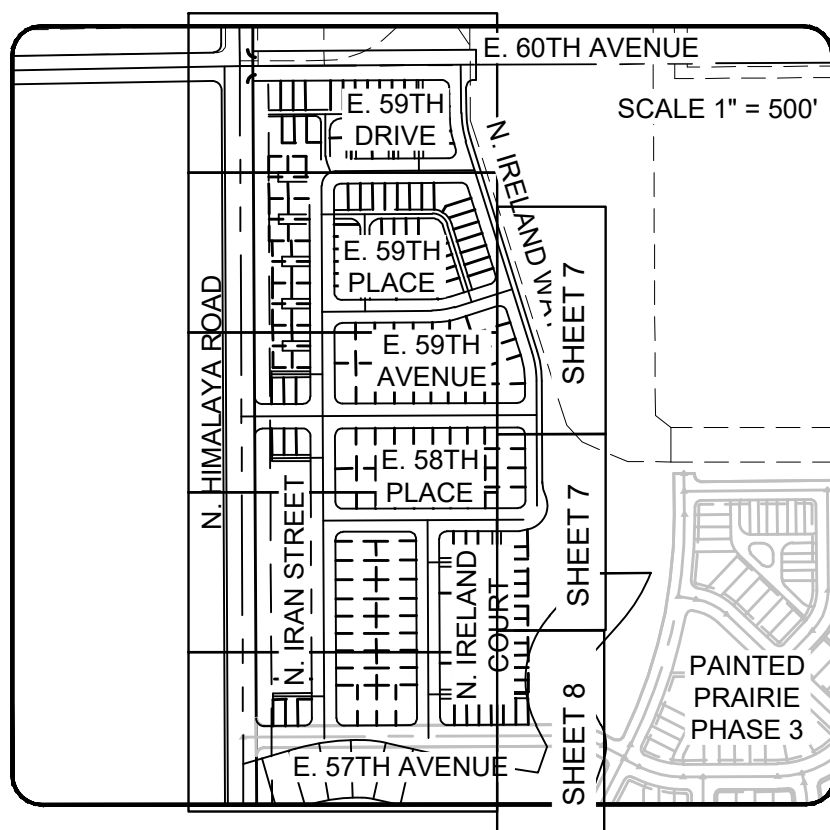
CROSS-SECTION THROUGH CURB CUT

* APT. BLDGS. WITH LESS THAN 5 UNITS MAY USE 6" THICKNESS.

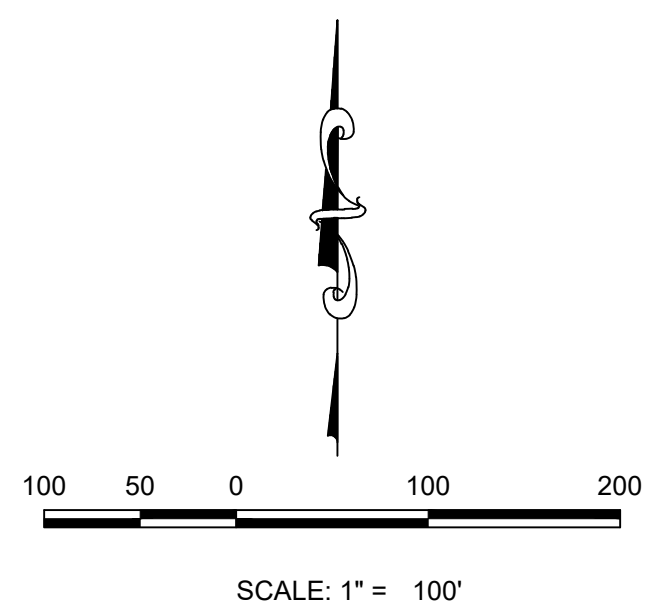
TYPE OF CUT	WIDTH OF DRIVEWAY	TOTAL WIDTH	MINIMUM THICKNESS	GRADE 60 REBAR
SINGLE FAMILY	12'-16'	22'-26'	6"	-----
MULTI FAMILY*	16'-25'	26'-35'	10"	#4 @ 18", E.W.
COMMERCIAL	30'-40'	40'-50'	10"	#4 @ 12", E.W.



30" WALL SECTION
N.T.S.



LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN



SHEET NUMBER

8

DRAWN BY:

DAT

CHECKED BY:

ACR

DATE:

8/8/2022

SCALE:

PAINTED PRAIRIE
PHASE 5
OVERALL GRADING PLAN

PAINTED PRAIRIE OWNER, LLC
C/O CHRIS FELLOWS
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
TEL: (303) 795-9900

Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

Westwoodps.com
Westwood Professional Services, Inc.

Revisions

No.

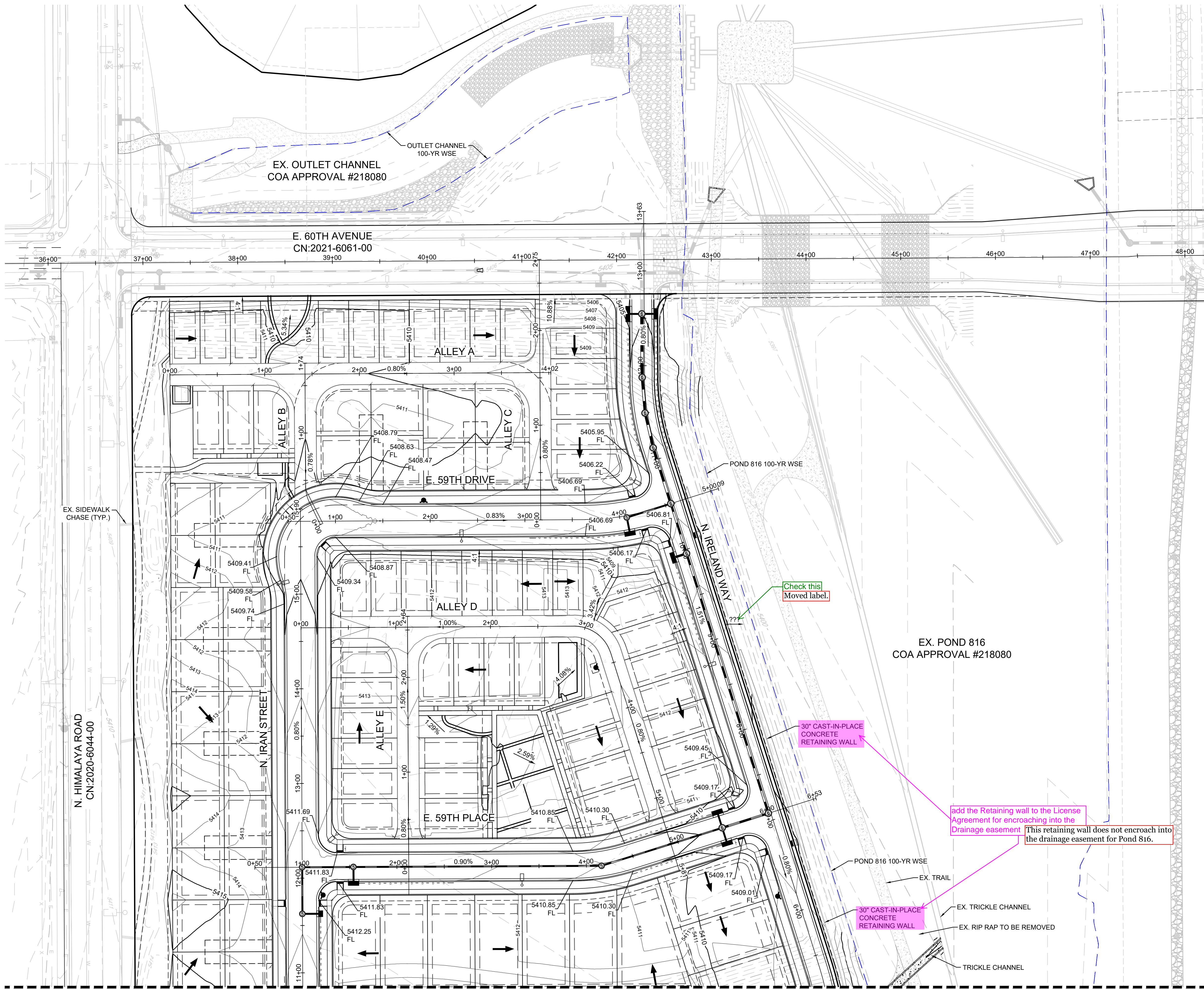
Date

Init.

Appr.

Date

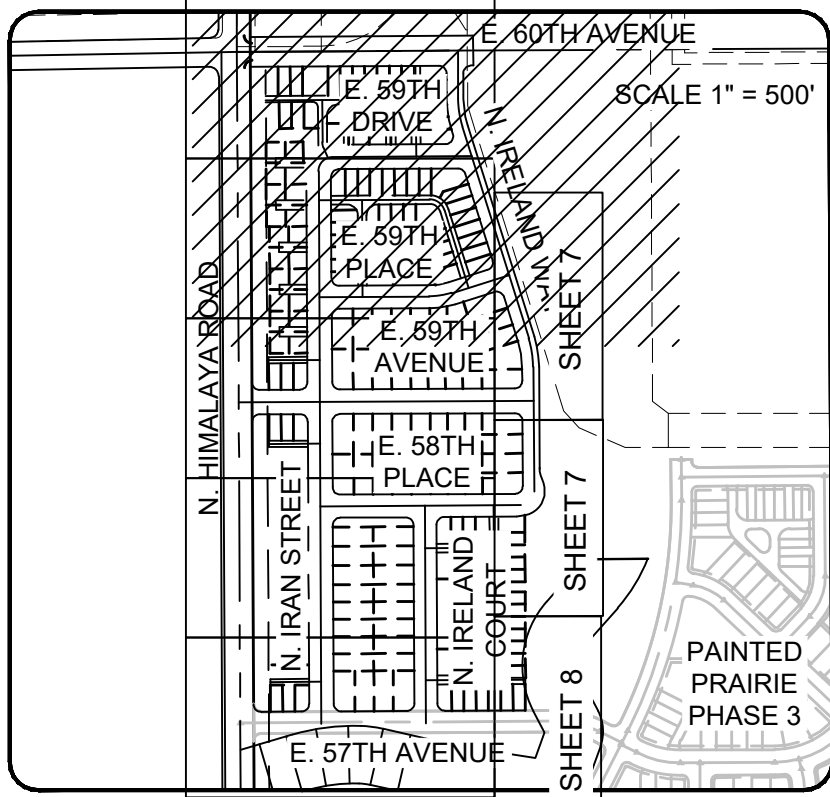
N:\PROJECTS\PAINTED PRAIRIE\PHASE 5\VIACAD\ENGINEERING\SHEET SETS\PRELIMINARY\PLAT AREA\GRADING PLAN.DWG, 8/8/2022 10:17 AM



MATCHLINE - SHEET 10



SCALE: 1" = 50'



LEGEND

5640	EXISTING MAJOR CONTOUR
5640	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5640	PROPOSED MINOR CONTOUR
→	PROPOSED OVERLAND FLOW
---	PROPERTY BOUNDARY
▲	PROPOSED STORM INLET
▬	PROPOSED FLARED END SECTION
▬	PROPOSED STORM DRAIN

NOTES

- ALL LOTS ARE GRADED AS TYPE A OR B LOTS.
- 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.
- ALL ALLEY LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 3.0% MINIMUM AND 10.0% MAXIMUM.
- FRONT LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 2.0% MINIMUM AND 10.0% MAXIMUM.

Check this
Moved label.

EX. POND 816
COA APPROVAL #218080

30" CAST-IN-PLACE
CONCRETE
RETAINING WALL

add the Retaining wall to the License
Agreement for encroaching into the
Drainage easement

This retaining wall does not encroach into
the drainage easement for Pond 816.

POND 816 100-YR WSE

EX. TRAIL

30" CAST-IN-PLACE
CONCRETE
RETAINING WALL

EX. TRICKLE CHANNEL

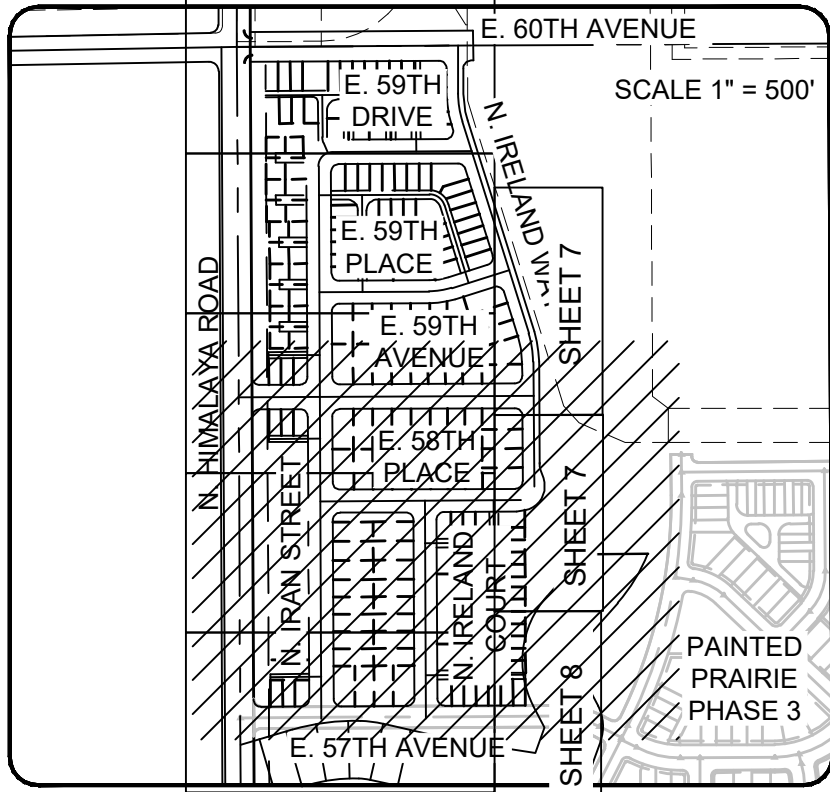
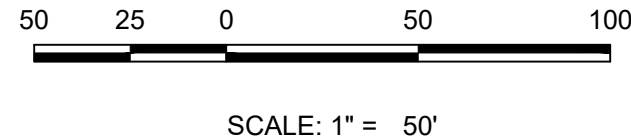
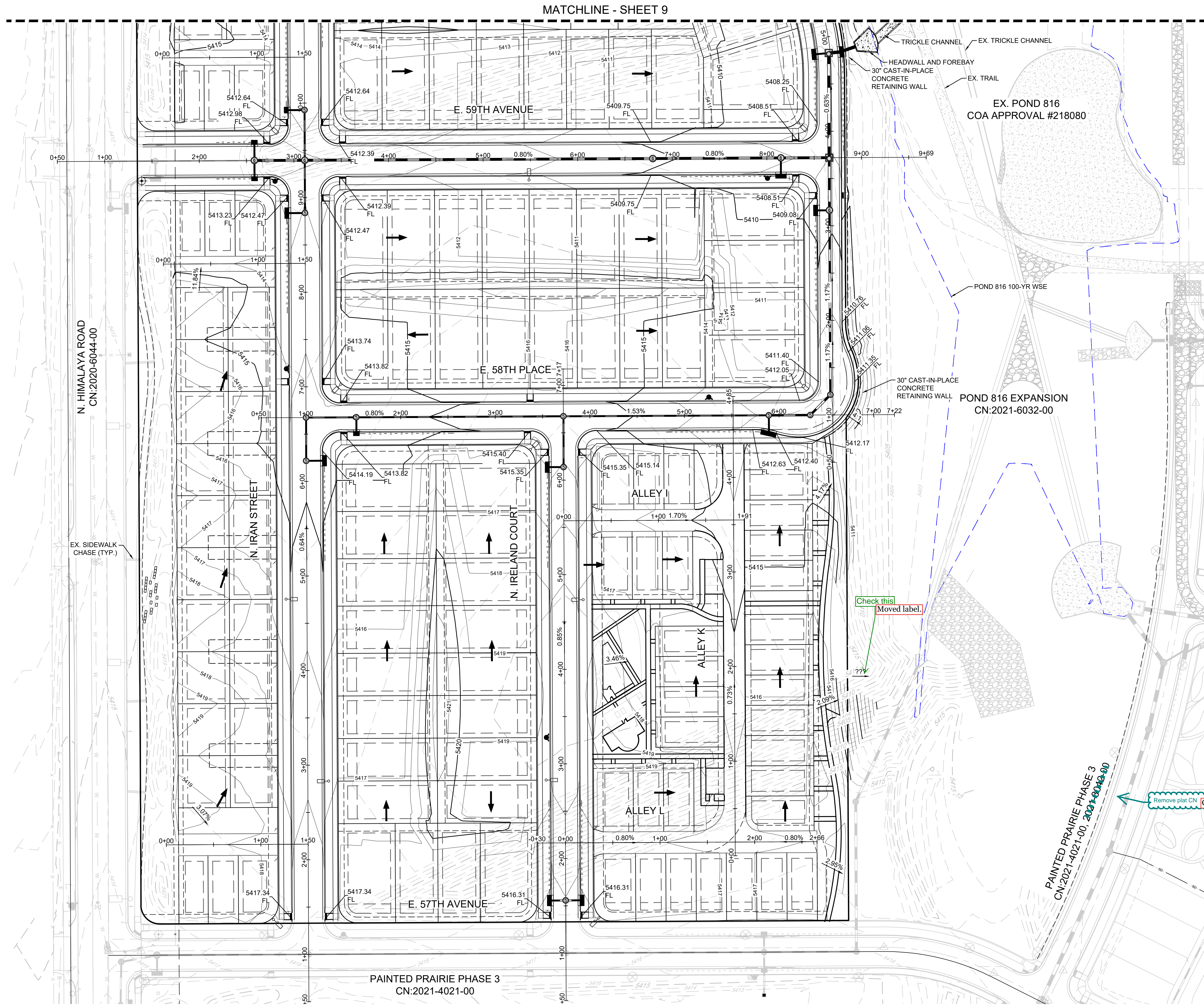
EX. RIP RAP TO BE REMOVED

TRICKLE CHANNEL

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	PAINTED PRAIRIE PHASE 5 AREA GRADING PLAN		PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5750 DTC PARKWAY, SUITE 210 GREENWOOD, CO 80111 TEL: (303) 795-6900		Revisions	No.	Date	Init.	Appr.	Date	
9	SWH	ACR	8/8/2022												

Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwood.com
Westwood Professional Services, Inc.

N:\PROJECTS\PAINTED PRAIRIE PHASE 3\VIACAD\ENGINEERING\SHEET SETS\PRELIMINARY\PLAT AREA GRADING PLAN.DWG, 8/8/2022, 10:17 AM

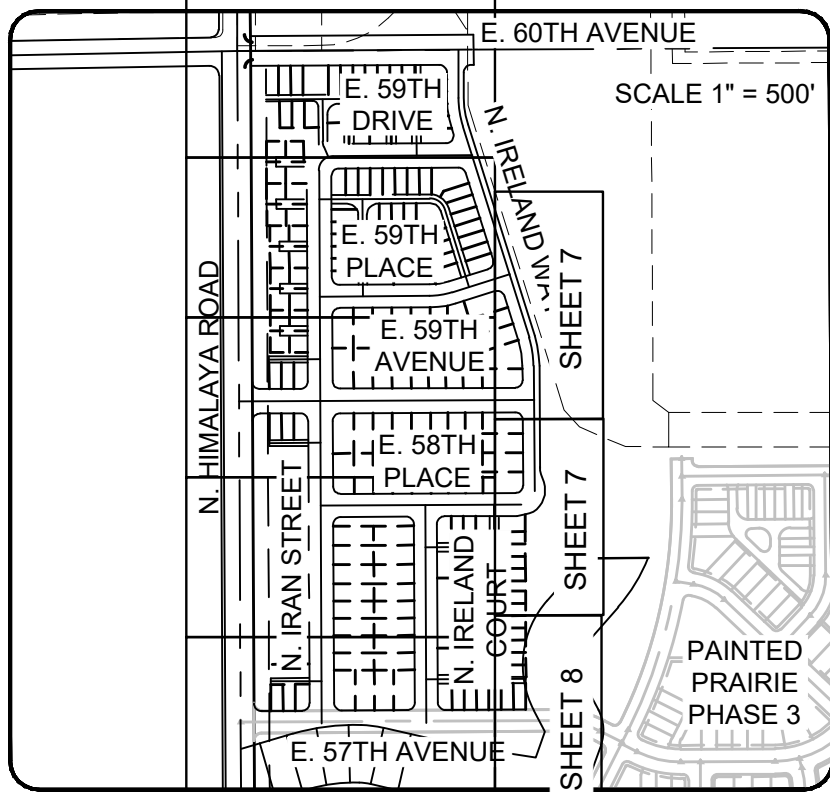
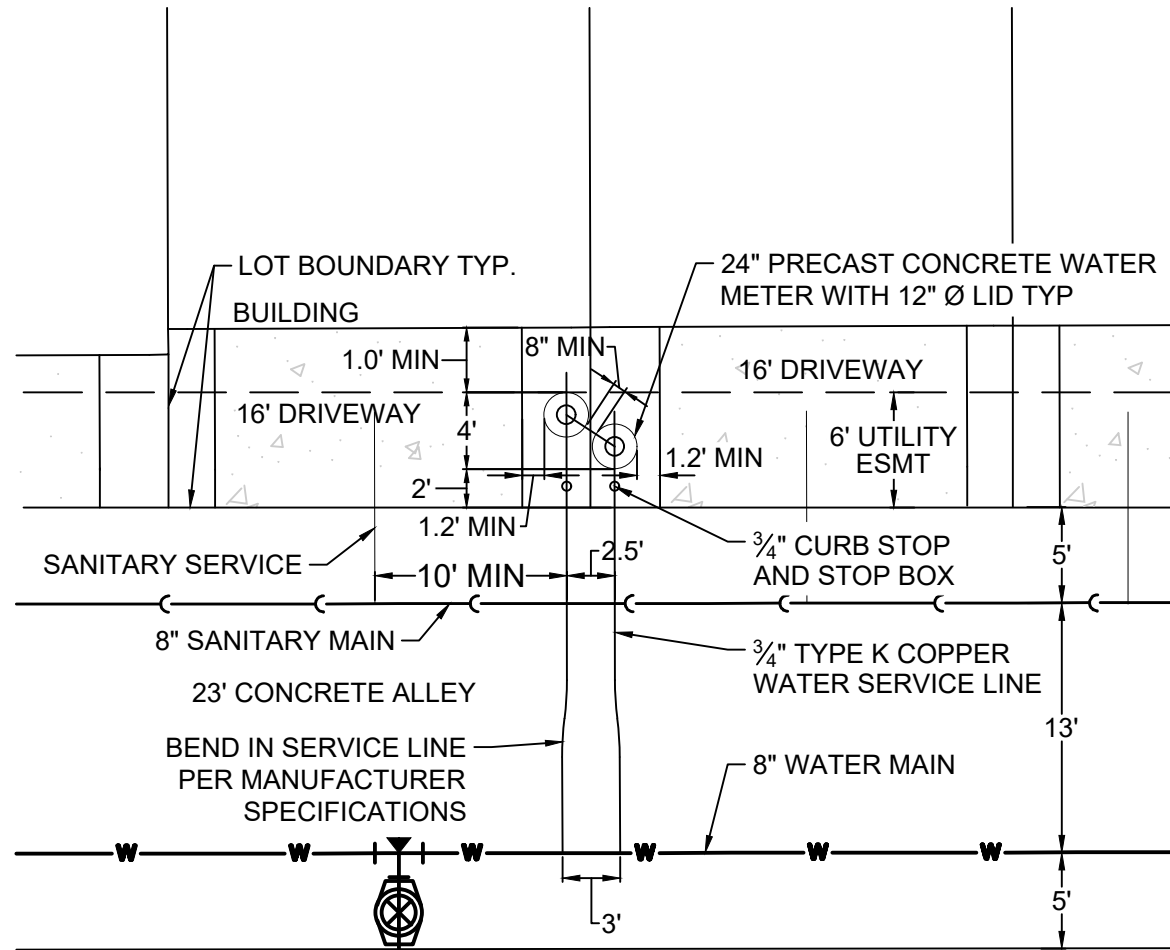
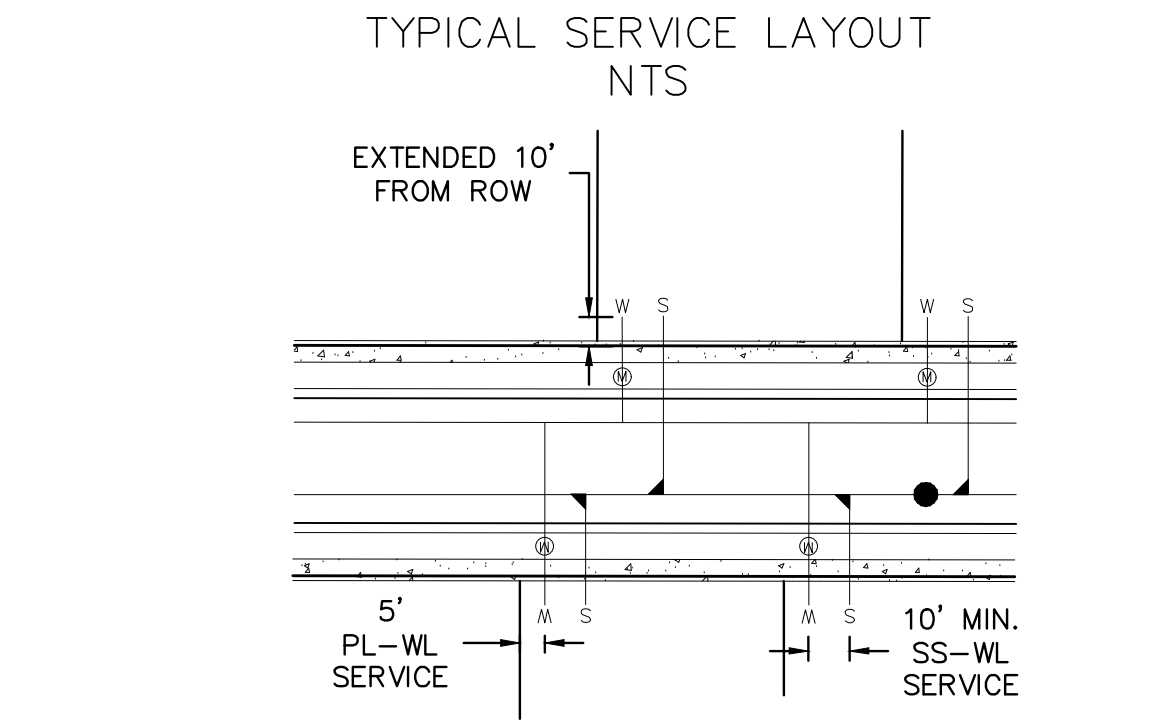


LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

- NOTES
- ALL LOTS ARE GRADED AS TYPE A OR B LOTS.
 - 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.
 - ALL ALLEY LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 3.0% MINIMUM AND 10.0% MAXIMUM.
 - FRONT LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 2.0% MINIMUM AND 10.0% MAXIMUM.

SHEET NUMBER	10	DRAWN BY: SWH	CHECKED BY: ACR	DATE: 8/8/2022	SCALE:	PAINTED PRAIRIE PHASE 3 AREA GRADING PLAN	PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5750 DTC PARKWAY, SUITE 210 GREENWOOD, CO 80111 TEL: (303) 795-6900	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwood.com Westwood Professional Services, Inc.	Revisions	No.	Date	Init.	Appr.	Date

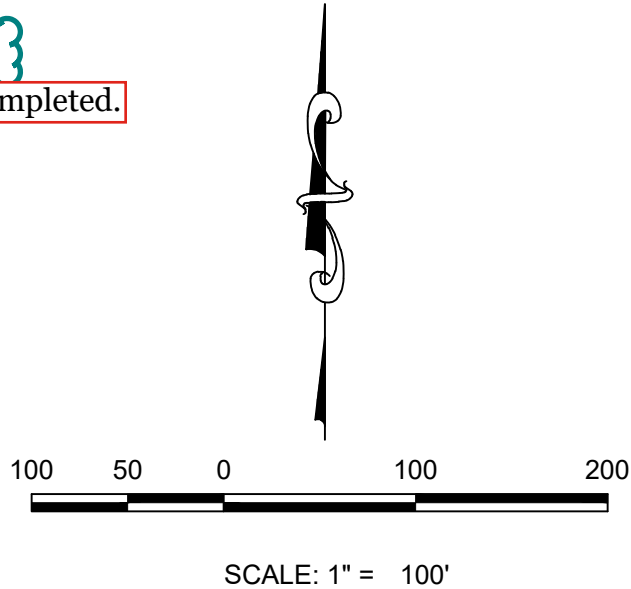
N:\PROJECTS\PAINTED PRAIRIE PHASE V\CAD\ENGINEERING\SHS\SETS\PRELIMINARY PLAT\OVERALL UTILITY PLAN.DWG, C:\FELLOWS, 8/8/2022 10:19 AM



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

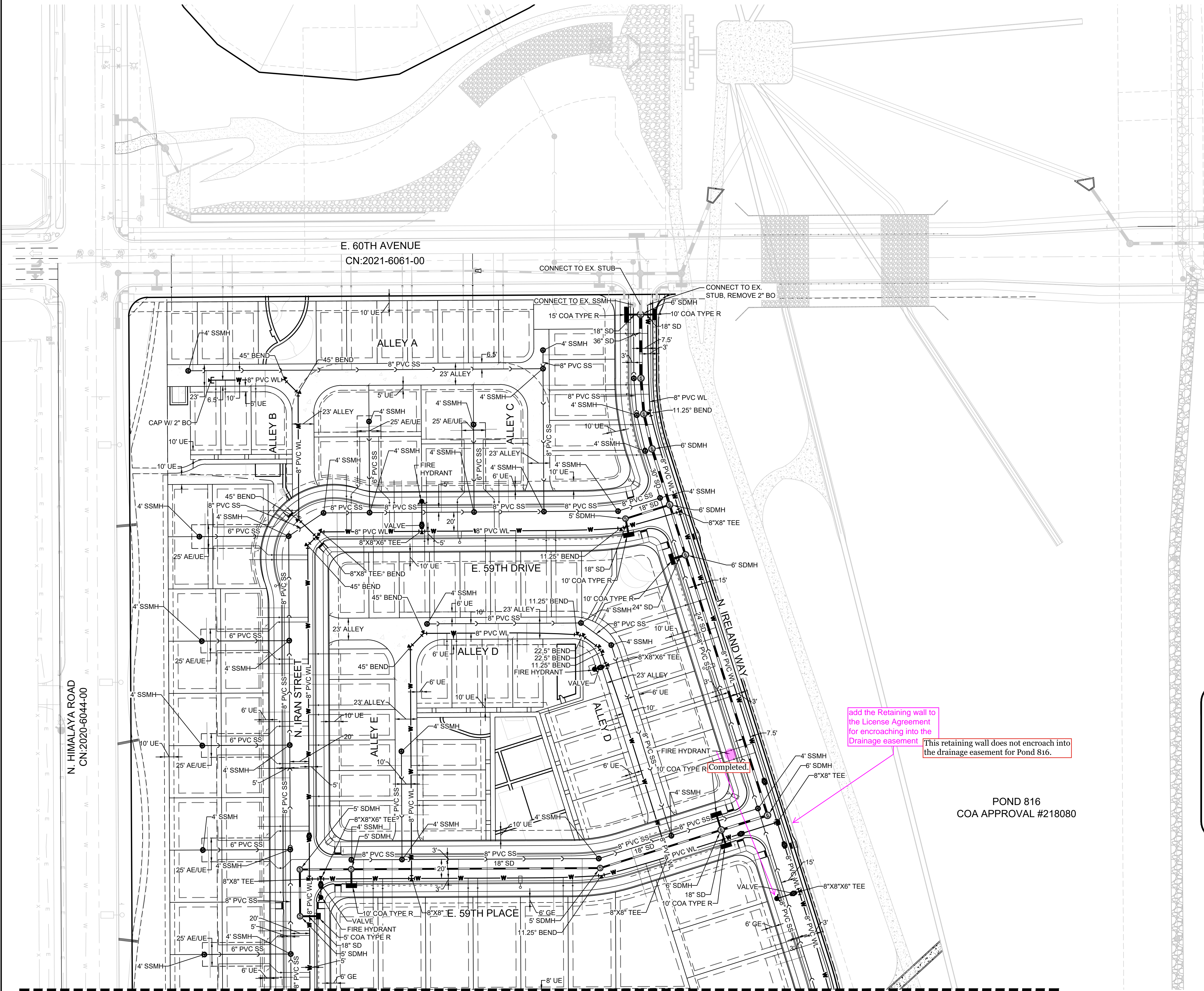
ABBREVIATIONS			
AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL 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:
- FOR ALL MANHOLES LOCATED IN CONCRETE, REFER TO CITY OF AURORA DETAIL S19 FOR BLOCKOUT DETAILS AND INFORMATION.
 - ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE PROPOSED CHANNEL AND POND.
 - STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS SHALL BE DETERMINED WITH THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. STREET LIGHTS ON PUBLIC ROADS WILL BE OWNED AND OPERATED BY THE CITY OF AURORA AND MUST MEET COA STANDARDS.
 - ALL WATER SERVICE LINES DOWNSTREAM OF WATER METERS ARE PRIVATE.
 - WATER METERS SHALL BE LOCATED IN LANDSCAPED AREAS.
 - ALL SANITARY SEWER SERVICE LINES ARE PRIVATE. ALL SANITARY SEWER MAINS WITHIN SHARED DRIVEWAYS FOR MOTOR COURT LOTS ARE PRIVATE.

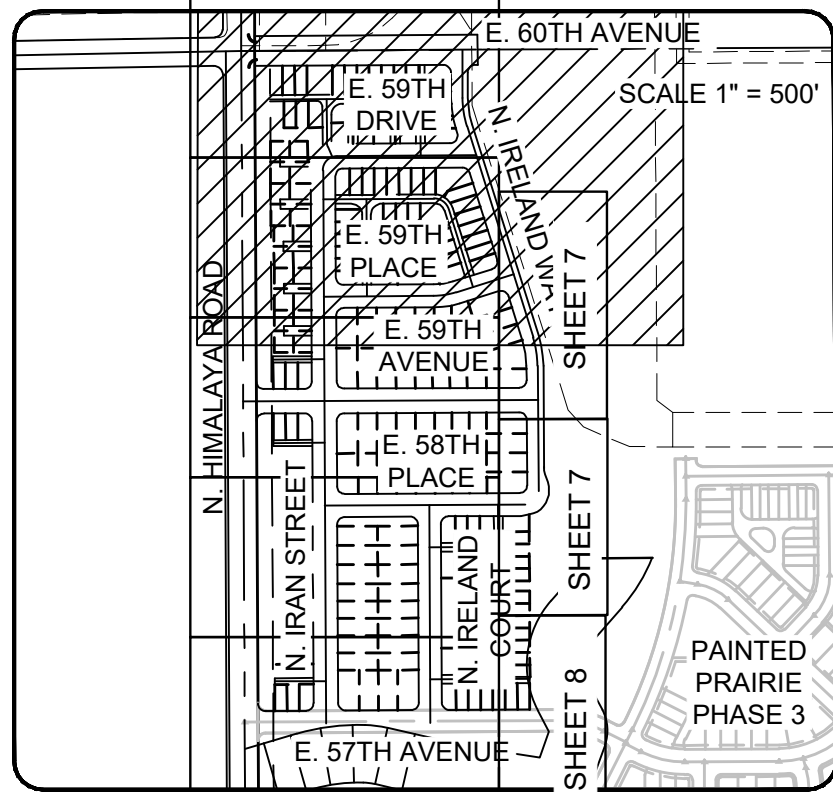
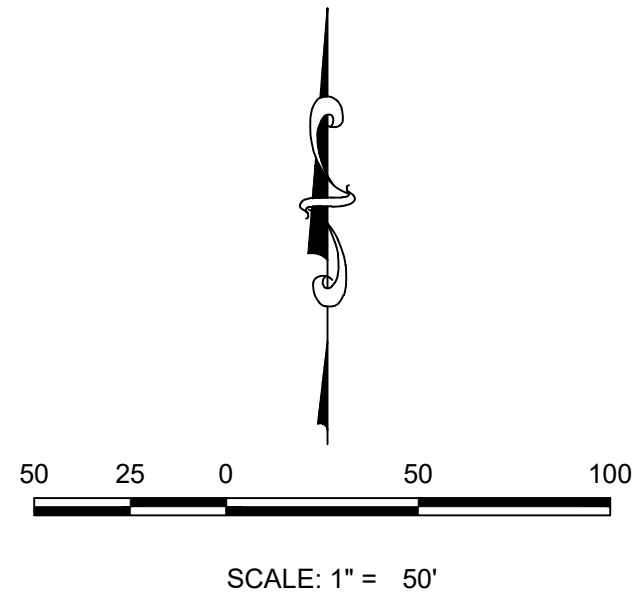


SHEET NUMBER	DRAWN BY: SWH		11				
	CHECKED BY: ACR						
	DATE: 8/8/2022						
	SCALE: 1" = 100'						
PAINTED PRAIRIE PHASE 5 OVERALL UTILITY PLAN							
PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 TEL: (303) 795-9900							
Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.							
Revisions		No.					
Init.	Date	Appr.	Date				

N:\PROJECTS\PAINTED PRAIRIE\PHASE 5\VICAD\ENGINEERING\SET\PRELIMINARY\PLATAREA UTILITY PLAN.DWG, 8/8/2022 10:22 AM



MATCHLINE - SHEET 13



UTILITY LEGEND

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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	ROP	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		

add the Retaining wall to the License Agreement for encroaching into the Drainage easement. This retaining wall does not encroach into the drainage easement for Pond 816.

POND 816
COA APPROVAL #218080

Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

PAINTED PRAIRIE OWNER, LLC
C/O CHRIS FELLOWS
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
TEL: (303) 795-9900

PAINTED PRAIRIE
PHASE 5
AREA UTILITY PLAN

SCALE: SWH
CHECKED BY: ACR
DATE: 8/8/2022

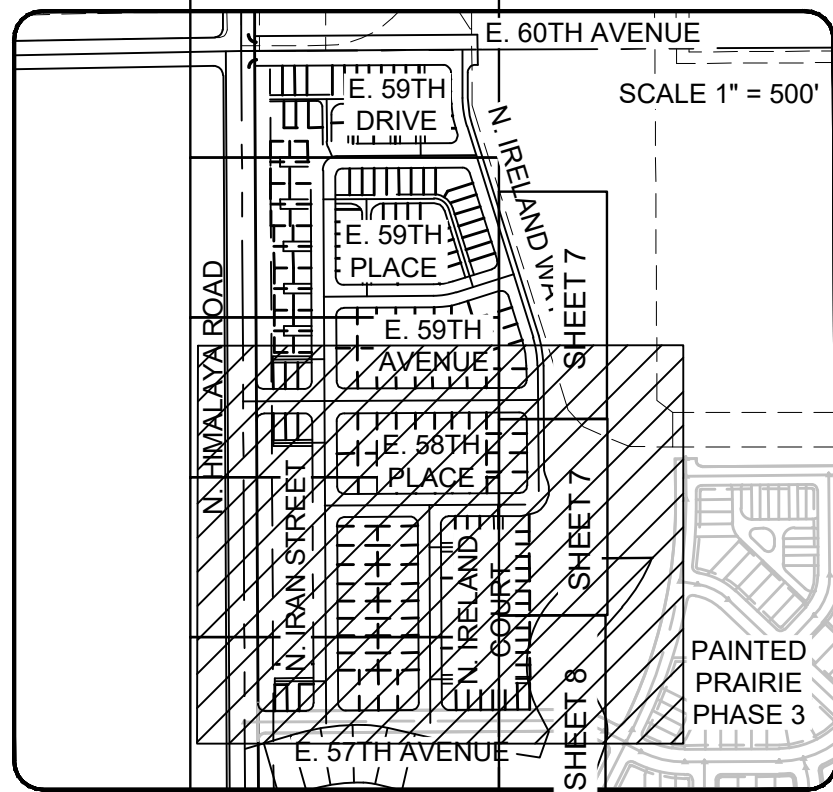
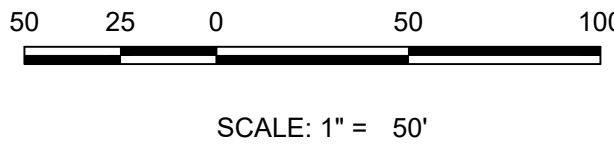
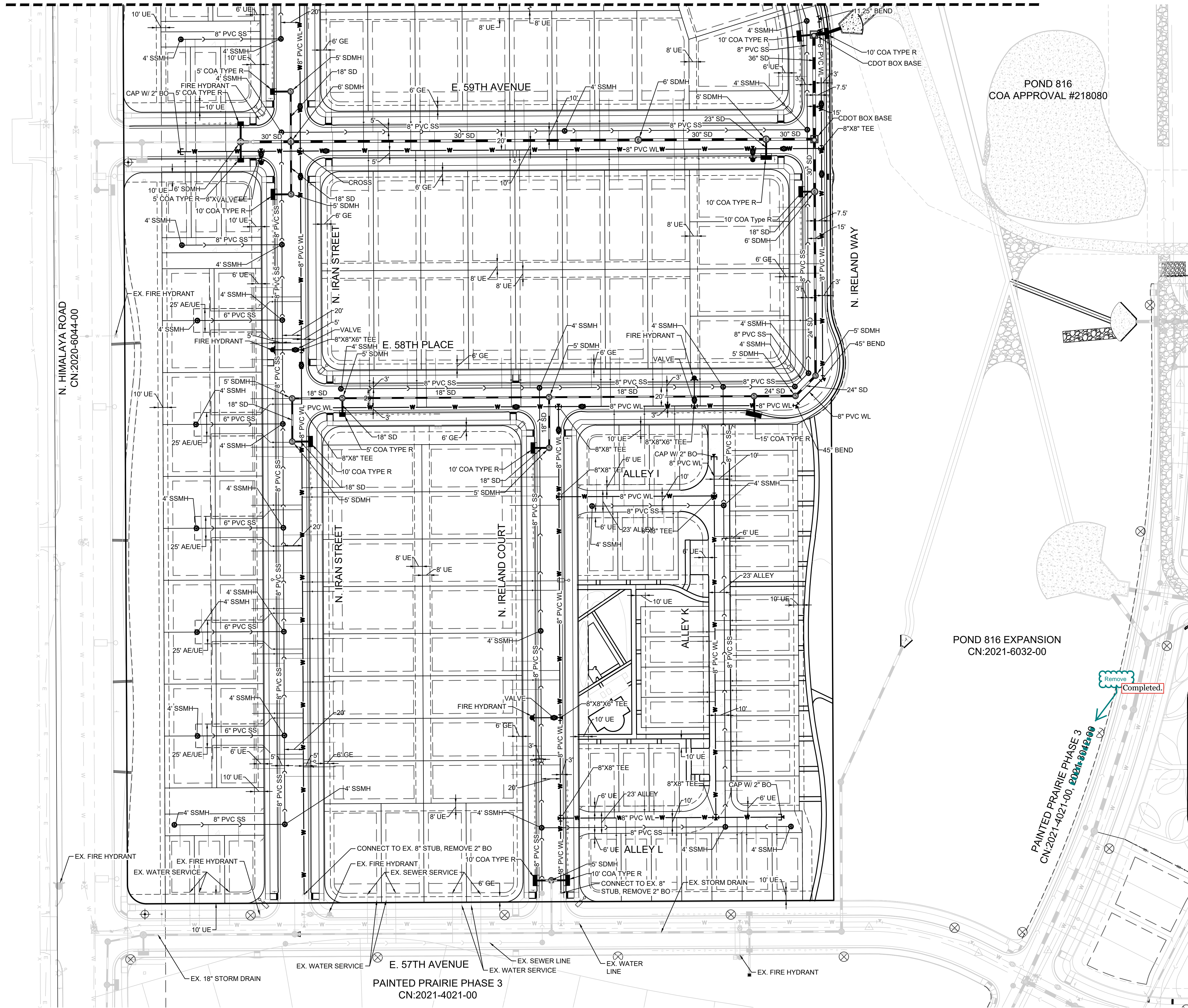
SHEET NUMBER
12

FILE NO:
8/8/2022

No.	Revisions	Date	Init.	Appr.	Date

N:\PROJECTS\PAINTED PRAIRIE PHASE 3\WICAD\ENGINEERING\PHASE 3\PRELIMINARY\PLAT AREA UTILITY PLAN.DWG, 8/8/2022 10:22 AM

MATCHLINE - SHEET 12



UTILITY LEGEND

— W —	PROPOSED WATERLINE	⊗	6" FIRE HYDRANT ASSEMBLY
— S —	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED	⊕	PROPOSED CAP W/ BLOW OFF
— C —	CENTERLINE	⊙	EXISTING TREE
— R —	RIGHT-OF-WAY	△	PROPOSED FLARED END SECTION
— P —	PROPERTY LINE	⊞	PROPOSED STORM INLET
— B —	PROPOSED BOUNDARY SLEEVE	⊞	PROPOSED STORM DRAIN WITH MANHOLE
⊙	PROPOSED WATER METER	⊞	PROPOSED AREA INLET
— IRR —	PROPOSED IRRIGATION	⊞	PROPOSED GATE VALVE
— U —	PROPOSED UNDER DRAIN	⊞	AIR RELEASE VALVE
— E —	EASEMENT LINE	⊞	PROPOSED STREET LIGHT
— S —	PROPOSED SWALE	⊞	RANGEPOINT
—	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		

13

SHEET NUMBER

DRAWN BY: SWH

CHECKED BY: ACR

DATE: 8/8/2022

SCALE:

FILE NO:

PAINTED PRAIRIE PHASE 5 AREA UTILITY PLAN

PAINTED PRAIRIE OWNER, LLC
C/O CHRIS FELLOWS
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
TEL: (303) 795-9900

Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

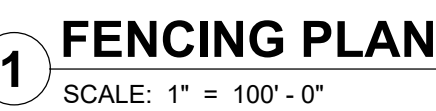
Revisions

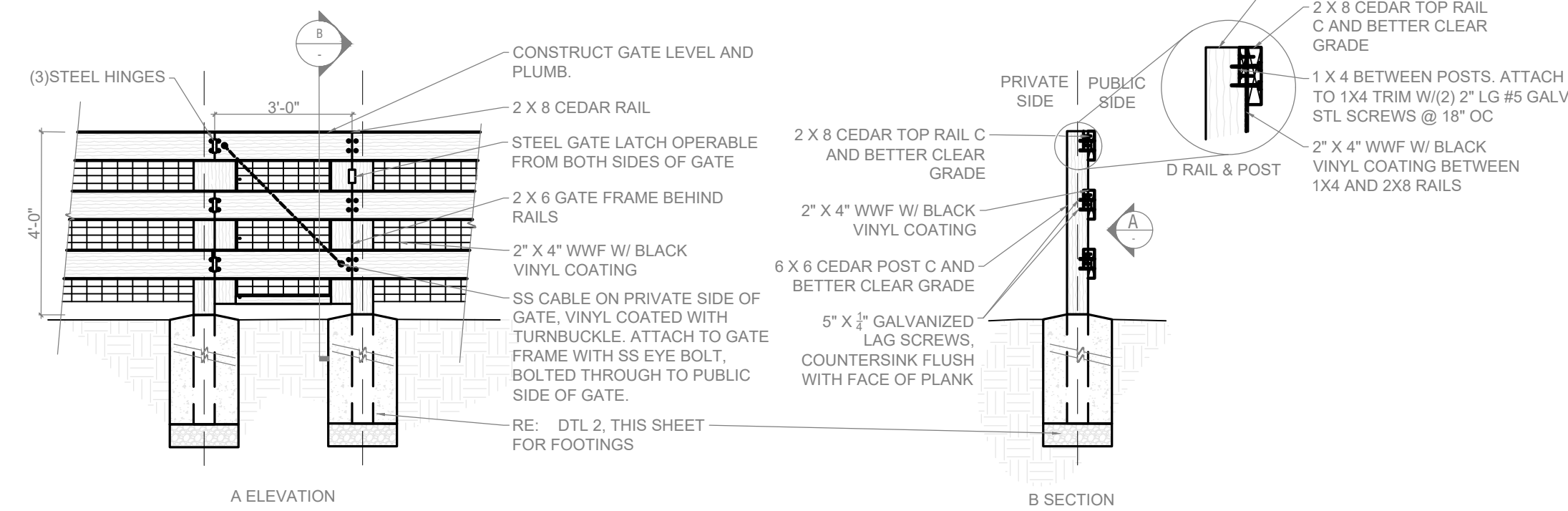
No.

Date

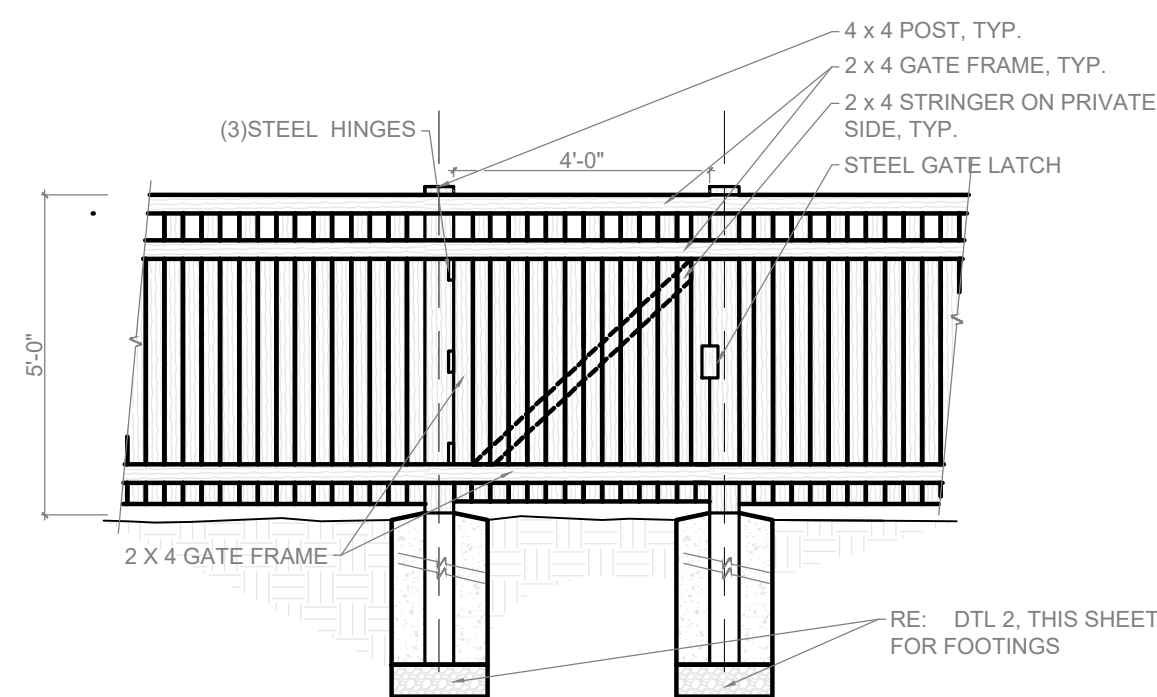
Appr.

Date

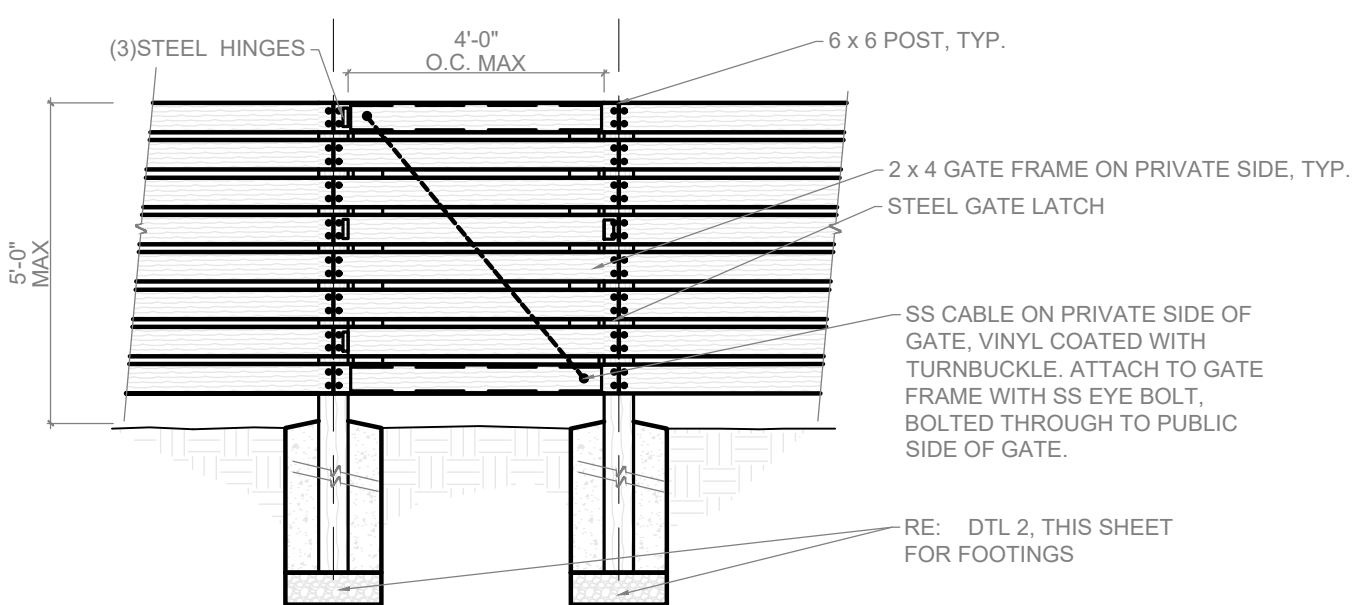
SHEET NUMBER



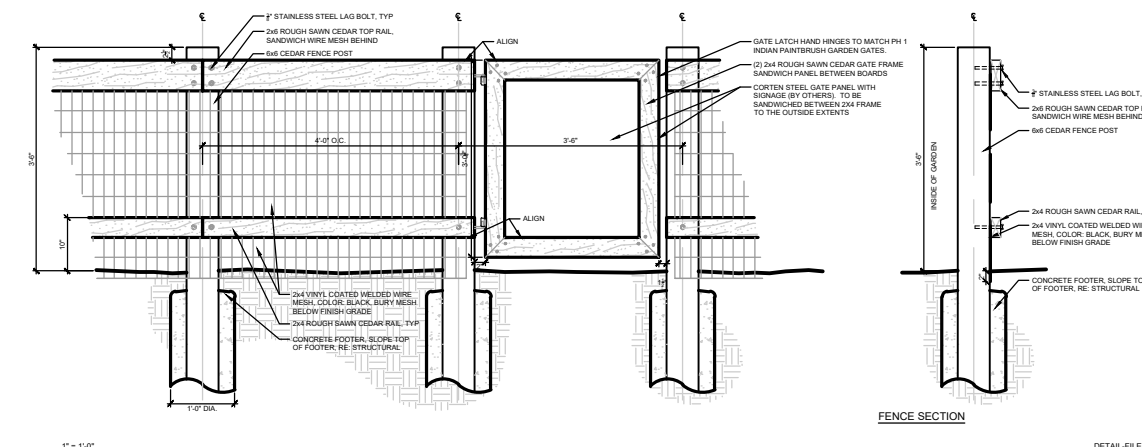
2. 4FT DEMARCATION FENCE GATE



4. PRIVACY FENCE B



6. PRIVACY FENCE B GATE



REVISED
DETAILS

NOTES:

1. PROVIDE POST SPACING AS SHOWN. CONTRACTOR SHALL PROVIDE EQUALLY SIZED END PANELS, MIN. 4 FT POST SPACING. MAX 6'-0" FT POST SPACING TYP. PROVIDE POSTS EQUAL TO OR LONGER THAN STRAIGHT SECTIONS.
2. UNLESS OTHERWISE NOTED, ALL CEDAR SHALL BE WESTERN RED CEDAR GRADE C AND BETTER CLEAR.
3. STAIN WITH BEHR SEMI-TRANSPARENT STAIN, BOOT HILL GREY #57-159.
4. CONFIRM FOOTING REQUIREMENTS WITH STRUCTURAL ENGINEER.
5. NUMBER SIGN SHOWN IN NOMINAL DIMENSIONS UNLESS OTHERWISE NOTED AS "ACTUAL".
6. FOLLOW CITY OF AURORA GUIDELINES FOR FENCE AND WALLS.
7. CONCEAL ALL CONCRETE POST FOOTERS WITH FINISHED GRADE; PROVIDE WATERPROOFING ON EXTERIOR SURFACES.
8. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED.
9. PROVIDE SHOP DRAWINGS TO OWNER FOR APPROVAL.

UPDATE DETAILS

**NOT FOR
CONSTRUCTION**

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDDESIGN PROJ.# 3520015

REVISION / ISSUANCE


[illegible]

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT: N/A
HORZ: 1"=100'



0 50' 100' 200'

SHEET TITLE

FENCING DETAILS

SHEET NUMBER

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDESIGN PROJ.# 3520015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

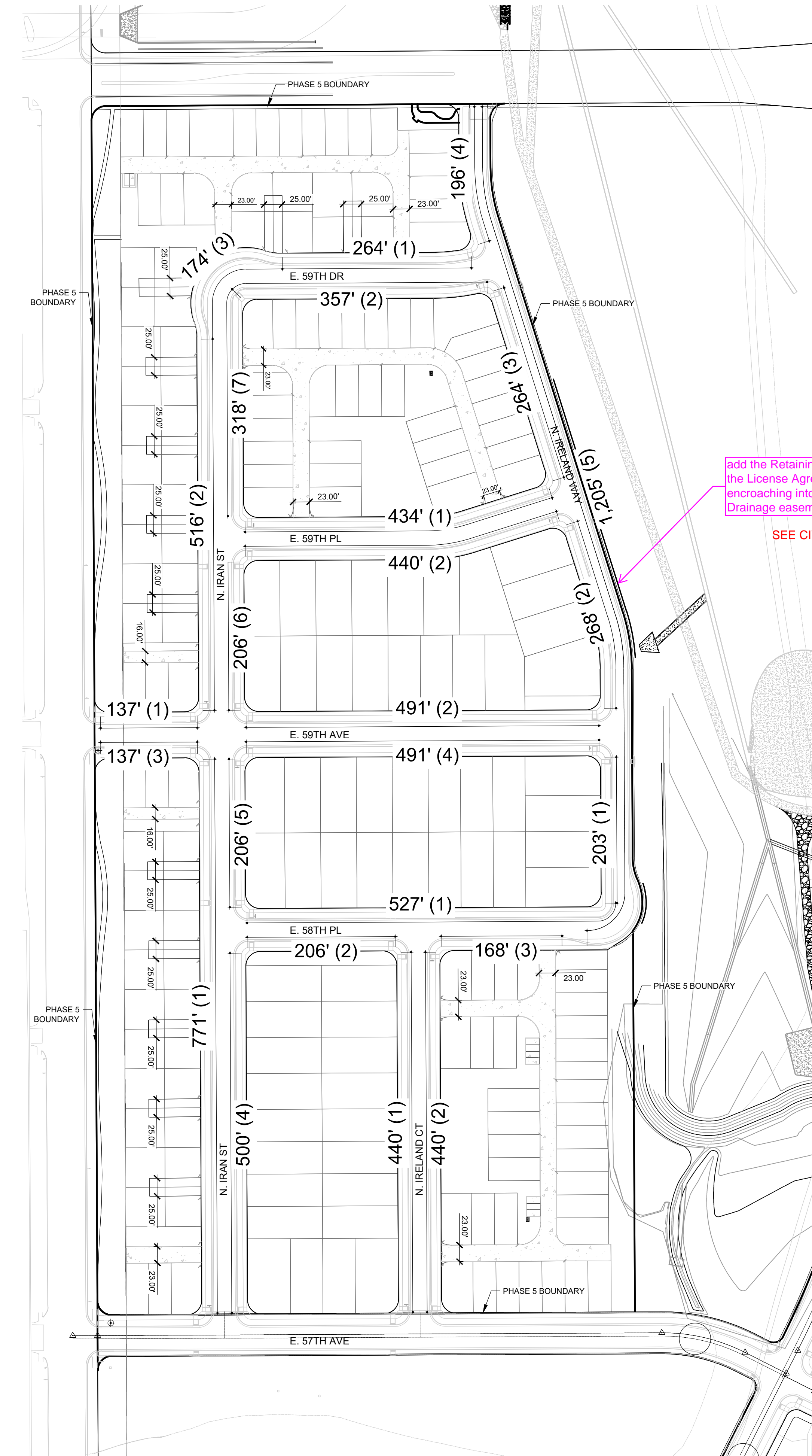
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH
VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

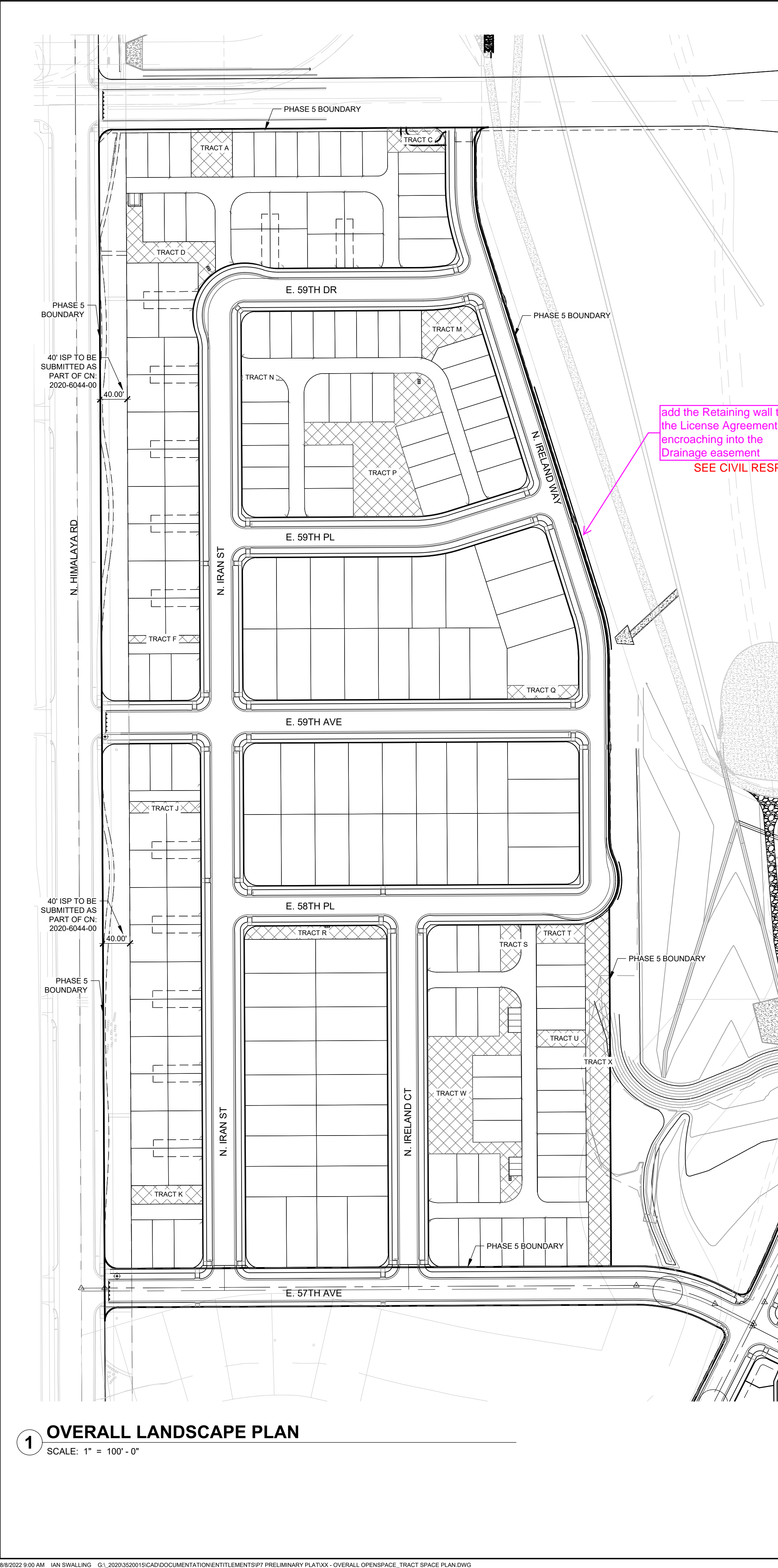
SHEET TITLE

STREETSCAPE AND ROW

SHEET NUMBER



1 STREETSCAPE AND ROW PLAN
SCALE: 1" = 100' - 0"



COMMON OPEN SPACE

TRACT	DESCRIPTION	AREA (SF)	REQUIRED MINIMUMS	TREES REQ'D	TREES PROVIDED	SRUBS REQ'D	SHRUBS PROVIDED	TREE EQUIVALENTS REQ'D	TREE EQUIVALENTS PROVIDED
A	NORTHERN POCKET PARK	4,330	1 TREE + 10 SHRUBS PER 4000 SF	2	2	20	20	4.00	4.00
C	NORTH EAST CORNER PARK	2,974	1 TREE + 10 SHRUBS PER 4000 SF	1	1	10	10	2.00	2.00
D	N IRAN ST & E 59TH ST INTERSECTION	6,485	1 TREE + 10 SHRUBS PER 4000 SF	2	2	20	20	4.00	4.00
M	E 59TH ST & N IRELAND WAY INTERSECTION	4,651	1 TREE + 10 SHRUBS PER 4000 SF	2	2	20	20	4.00	4.00
P	NORTHERN NEIGHBORHOOD PARK	18,109	1 TREE + 10 SHRUBS PER 4000 SF	5	5	50	50	10.00	10.00
N	NORTHERN NEIGHBORHOOD PARK	500	1 TREE + 10 SHRUBS PER 4000 SF	1	1	10	10	2.00	2.00
F	ALLEY NORTH OF E. 59TH AVE ON N. IRAN ST	1,166	1 TREE + 10 SHRUBS PER 4000 SF	1	1	10	10	2.00	2.00
Q	E. 59TH AVE & N IRELAND WAY	1,962	1 TREE + 10 SHRUBS PER 4000 SF	1	1	10	10	2.00	2.00
J	ALLEY SOUTH OF E. 59TH AVE ON N. IRAN ST	1,775	1 TREE + 10 SHRUBS PER 4000 SF	1	1	10	10	2.00	2.00
R	END OF BLOCK ALONG E. 58TH PL	3,923	1 TREE + 10 SHRUBS PER 4000 SF	1	1	10	10	2.00	2.00
S	ALLEY ALONG E. 58TH PL	1,873	1 TREE + 10 SHRUBS PER 4000 SF	1	1	10	10	2.00	2.00
X	GREEN COURT FRONTING PRAIRIE RETREAT	18,305	1 TREE + 10 SHRUBS PER 4000 SF	5	5	50	50	10.00	10.00
U	GREEN ALLEY TO PRAIRIE RETREAT PARK	1,800	1 TREE + 10 SHRUBS PER 4000 SF	1	1	10	10	2.00	2.00
T	EAST ON E. 58TH PL	1,964	1 TREE + 10 SHRUBS PER 4000 SF	1	1	10	10	2.00	2.00
W	SOUTHERN NEIGHBORHOOD PARK	18,973	1 TREE + 10 SHRUBS PER 4000 SF	5	5	50	50	10.00	10.00
K	ALLEY SOUTH ON N. IRAN ST	2,898	1 TREE + 10 SHRUBS PER 4000 SF	1	1	10	10	2.00	2.00
	TOTALS	91,688		31	31	310	310	62.00	62

NOTES:

- PER MASTER 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.
- BUILDER SHALL PROVIDE SUPPLEMENTAL DOCUMENTATION TO THE CITY OF AURORA AS REQUIRED.
- TREE EQUIVALENTS CALCULATED AT RATE OF (1) 2.0" CAL TREE PER 10 SHRUBS.
- 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.
- 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.

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDDESIGN PROJ.# 3520015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

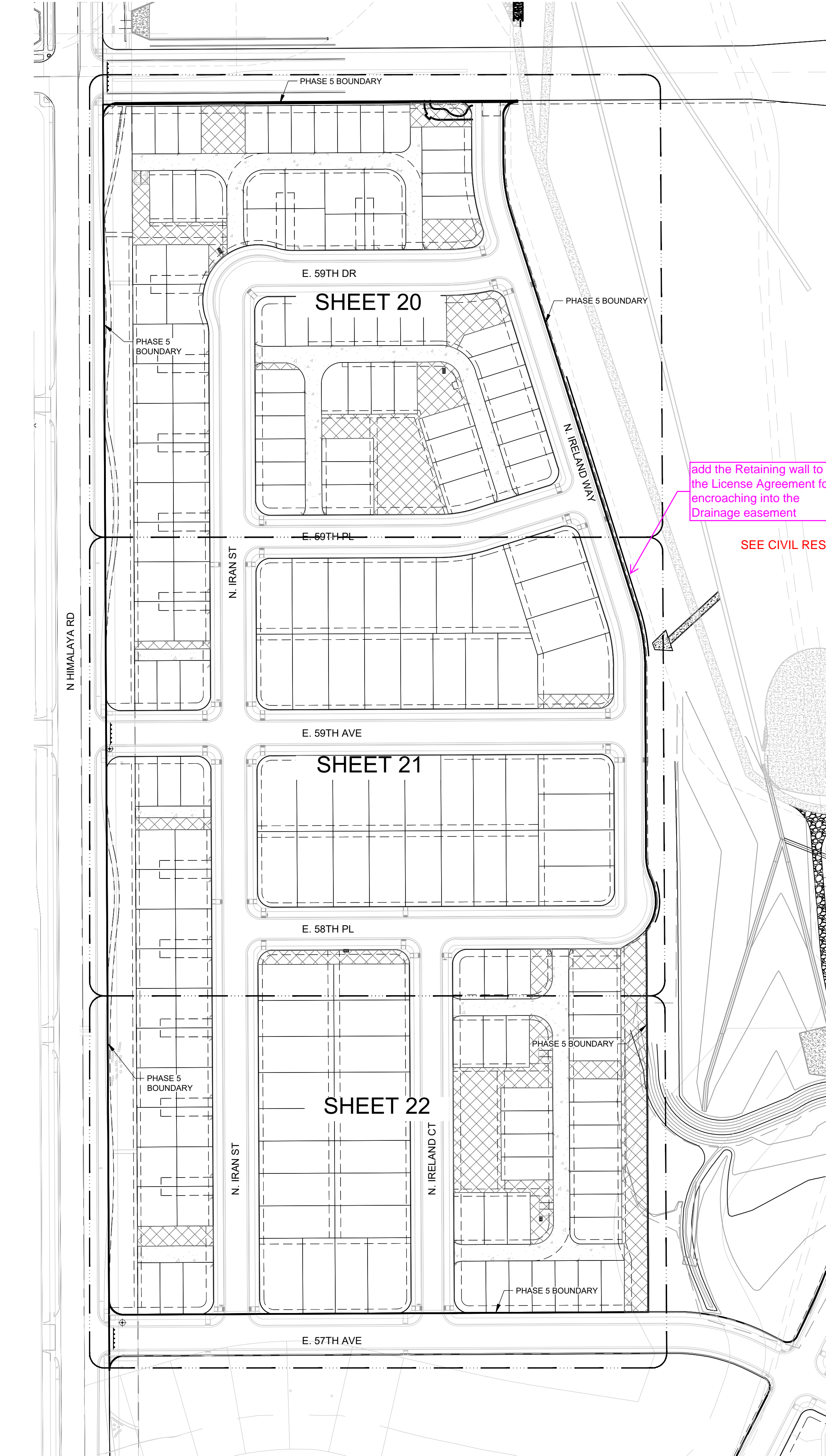
SCALE

VERT: N/A
HORZ: 1"=100'

SHEET TITLE

OVERALL OPEN SPACE &
TRACT SPACE PLAN

SHEET NUMBER



1 OVERALL LANDSCAPE PLAN
SCALE: 1" = 100' - 0"

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 GROUND COVER 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.
7. FOR OVERLOT GRADES AND DRAINAGE, RE: CIVIL.
8. STREET TREES SHOWN FOR REFERENCE. FOR PLANT QUANTITIES FOR STREET TREES, RE: SHEET 19.
9. ALL PROPOSED PLANT MATERIAL SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
10. FENCING AND STRUCTURES SHALL NOT BE ALLOWED WITHIN SITE TRIANGLES.
11. FOR CHANNEL GRADING, RE: CIVIL
12. ALL STREET ROW LAYOUT, MATERIALS AND PLANTING ARE ANNOTATED IN THE LANDSCAPE PLAN, RE: SHTS 20-23.
13. PARK NAMES AS YET UNDETERMINED, PARKS NAMES WILL BE DESIGNATED ONCE THE NAMING PROCESS HAS BEEN FORMALIZED
14. REFER TO URBAN DESIGN GUIDELINES FOR ADDITIONAL INFORMATION FOR STREETS, TREE PLANTINGS SUBMITTED WITH THE CSP PACKAGE.
15. 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.
16. ALL LOCATIONS SHOWN AS ROCK MULCH ON PLANS MAY BE INSTALLED AS ROCK MULCH OR ORGANIC MULCH IN FINAL CONSTRUCTION.

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

**PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS**

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDDESIGN PROJ.# 3520015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

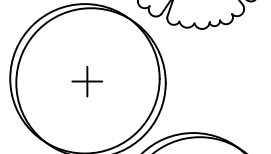

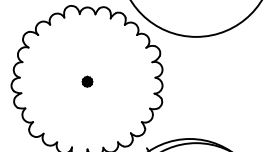




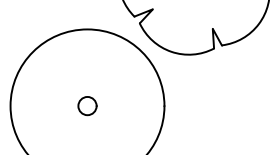
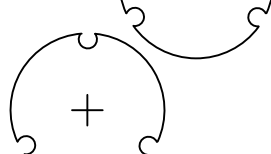
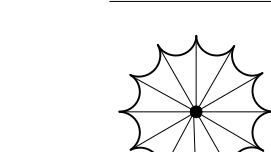
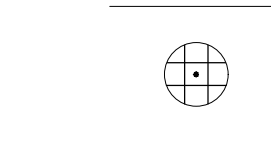
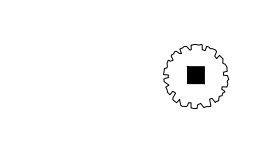
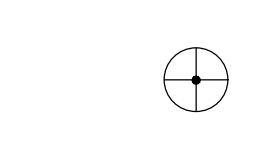
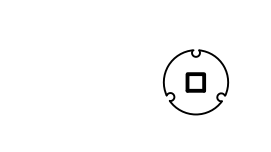
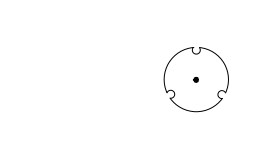


VERT: N/A
HORZ: 1"=100'

SHEET TITLE

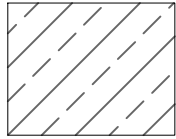
OVERALL LANDSCAPE PLAN

SHEET NUMBER



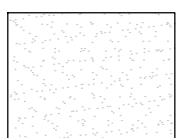


OVERALL MASTER SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
	ACE WGI	28	Acer truncatum x platanoides 'Keithsform' TM	Norwegian Sunset Maple	2.5" CAL.
	CAT SPE	12	Catalpa speciosa	Northern Catalpa	2.5" CAL.
	CEL OCC	11	Celtis occidentalis	Common Hackberry	2.5" CAL.
	COR COL	3	Corylus columna	Turkish Filbert	2.5" CAL.
	GLE TRI	23	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2.5" CAL.
	GLE TRS	6	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	2.5" CAL.
	GYM DIO	35	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5" CAL.
	PYR USS	16	Pyrus ussuriensis 'Prairie Gem' TM	Prairie Gem Pear	2.5" CAL.
	QUE BIC	12	Quercus bicolor	Swamp White Oak	2.5" CAL.
	QUE MAC	7	Quercus macrocarpa	Burr Oak	2.5" CAL.
	QUE MA2	7	Quercus macrocarpa x robur 'Clemons'	Heritage Oak	2.5" CAL.
	QUE ROB	20	Quercus robur	English Oak	2.5" CAL.
	SYR RET	12	Syringa reticulata	Japanese Tree Lilac	2.5" CAL.
	TIL COR	18	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" CAL.
	ULM AM2	10	Ulmus americana 'New Harmony'	New Harmony American Elm	2.5" CAL.
	ULM AME	15	Ulmus americana 'Valley Forge'	American Elm	2.5" CAL.
	ULM CAR	4	Ulmus x 'Frontier'	Frontier Hybrid Elm	2.5" CAL.
	ZEL SER	6	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2.5" CAL.
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
	PIN PON	23	Pinus ponderosa	Ponderosa Pine	6' HT
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	CF	232	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard	5 GAL
	FP	5	Fallugia paradoxa	Apache Plume	5 GAL
	LL	184	Ligustrum vicaryi 'Lodense'	Golden Privet	5 GAL
	PA	45	Perovskia atriplicifolia	Russian Sage	5 GAL
	PL	74	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 GAL
	PF	104	Potentilla fruticosa 'Gold Star'	Gold Star Bush Cinquefoil	5 GAL
	PB	62	Prunus besseyi 'P011S' TM	Pawnee Buttes Sand Cherry	5 GAL
	RA3	25	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 GAL
	RA2	15	Ribes aureum 'Gwen's Buffalo'	Gwen's Buffalo Golden Currant	5 GAL
	SM	165	Spiraea japonica 'Walbuma'	Magic Carpet Japanese Spirea	5 GAL

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	AC	304	Arctostaphylos x coloradoensis Mock Bearberry	Mock Bearberry Manzanita	5 GAL
	JP	96	Juniperus procumbens 'Green Mound'	Green Mound Juniper	5 GAL
	PM	79	Pinus mugo 'White Bud'	White Bud Mugo Pine	5 GAL
ORNAMENTAL GRASSES★	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	AH2	259	Achnatherum hymenoides	Indian Rice Grass	5 GAL
	BB	429	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	5 GAL
	MR	261	Muhlenbergia reverchonii 'Undaunted'	Undaunted Seep Muhly	5 GAL
	PH	249	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	5 GAL
	PB2	304	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	5 GAL
	SH	364	Sporobolus heterolepis	Prairie Dropseed	5 GAL
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	AF	452	Artemisia frigida	Fringed Sage	1 GAL
	LA	48	Lavandula angustifolia 'Munstead'	English Lavender	1 GAL
	NB	65	Nepeta racemosa 'Blue Wonder'	Blue Wonder Catmint	1 GAL
	NW	189	Nepeta x 'Walker's Low'	Walker's Low Catmint	1 GAL
	PX	1,036	Penstemon x mexicali 'P008S' TM	Red Rocks Penstemon	1 GAL
	RF	168	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	1 GAL

SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME
	POA HYB	Poa pratensis Hybrid	Hybrid Drought Tolerant Bluegrass Mix

ADDITIONAL MATERIAL

	CONCRETE
	ORGANIC MULCH
	TURF
	DOG RELIEF PEA GRAVEL
	CRUSHER FINES

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDDESIGN PROJ.# 3520015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH
VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'

SHEET TITLE

MASTER SCHEDULE

SHEET NUMBER

PAINTED PRAIRIE PHASE 5 SITE PLAN WITH ADJUSTMENTS

LANDDESIGN PROJ.# 3520015

REVISION / ISSUANCE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH













VERT: N/A
HORZ: 1"=30'













LANDSCAPE PLAN


SHEET NUMBER

20

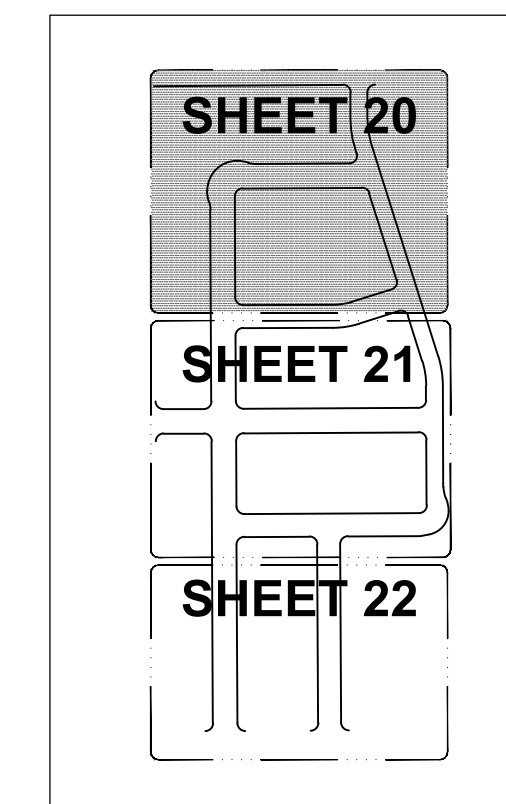


DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	CONT.
	ACE WGI	15	Acer truncatum x platanoides 'Keithsform' TM	2.5" CA
	CAT SPE	3	Catalpa speciosa	2.5" CA
	GLE TRI	13	Gleditsia triacanthos 'Skyline'	2.5" CA
	GLE TRS	3	Gleditsia triacanthos inermis 'Shademaster' TM	2.5" CA
	GYM DIO	7	Gymnocladus dioica 'Espresso'	2.5" CA
	PYR USS	4	Pyrus ussuriensis 'Prairie Gem' TM	2.5" CA
	QUE MAC	3	Quercus macrocarpa	2.5" CA
	QUE MA2	7	Quercus macrocarpa x robur 'Clemons'	2.5" CA
	QUE ROB	7	Quercus robur	2.5" CA
	SYR RET	3	Syringa reticulata	2.5" CA
	TIL COR	4	Tilia cordata 'Greenspire'	2.5" CA
	ULM AME	5	Ulmus americana 'Valley Forge'	2.5" CA
	ZEL SER	5	Zelkova serrata 'Village Green'	2.5" CA

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	CONT
	PIN PON	7	Pinus ponderosa	6' HT
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	CONT
	CF	56	Caryopteris x clandonensis 'First Choice'	5 GAL
	FP	5	Fallugia paradoxa	5 GAL
	LL	56	Ligustrum vicaryi 'Lodense'	5 GAL
	PA	12	Perovskia atriplicifolia	5 GAL
	PL	58	Physocarpus opulifolius 'Donna May' TM	5 GAL
	PF	29	Potentilla fruticosa 'Gold Star'	5 GAL
	PB	21	Prunus besseyi 'P011S' TM	5 GAL
	RA3	10	Rhus trilobata 'Autumn Amber'	5 GAL
	SM	47	Spiraea japonica 'Walburna'	5 GAL
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	CONT
	AC	71	Arctostaphylos x coloradoensis Mock Bearberry	5 GAL
	JP	42	Juniperus procumbens 'Green Mound'	5 GAL
	PM	32	Pinus muco 'White Bud'	5 GAL

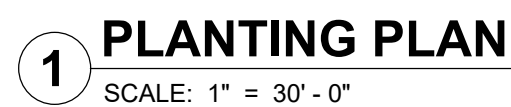
ORNAMENTAL GRASSES		CODE	QTY	BOTANICAL NAME	CONT
		AH2	65	Achnatherum hymenoides	5 GAL
		BB	141	Bouteloua gracilis 'Blonde Ambition'	5 GAL
		MR	63	Muhlenbergia reverchonii 'Undaunted'	5 GAL
		PH	70	Pennisetum alopecuroides 'Hameln'	5 GAL
		PB2	88	Pennisetum alopecuroides 'Little Bunny'	5 GAL
		SH	105	Sporobolus heterolepis	5 GAL
PERENNIALS		CODE	QTY	BOTANICAL NAME	CONT
		AF	152	Artemisia frigida	1 GAL
		LA	16	Lavandula angustifolia 'Munstead'	1 GAL
		NB	18	Nepeta racemosa 'Blue Wonder'	1 GAL
		NW	63	Nepeta x 'Walker's Low'	1 GAL
		PX	334	Penstemon x mexicali 'P008S' TM	1 GAL

**NOTE: FOR FULL LANDSCAPE
SCHEDULE REFER TO SHEET 19**



1 KEY MAP
N.T.S.

1 PLANTING PLAN



2 KEY MAP

SHEET NUMBER

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS

PAINTED PRAIRIE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDDESIGN PROJ.# 3520015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

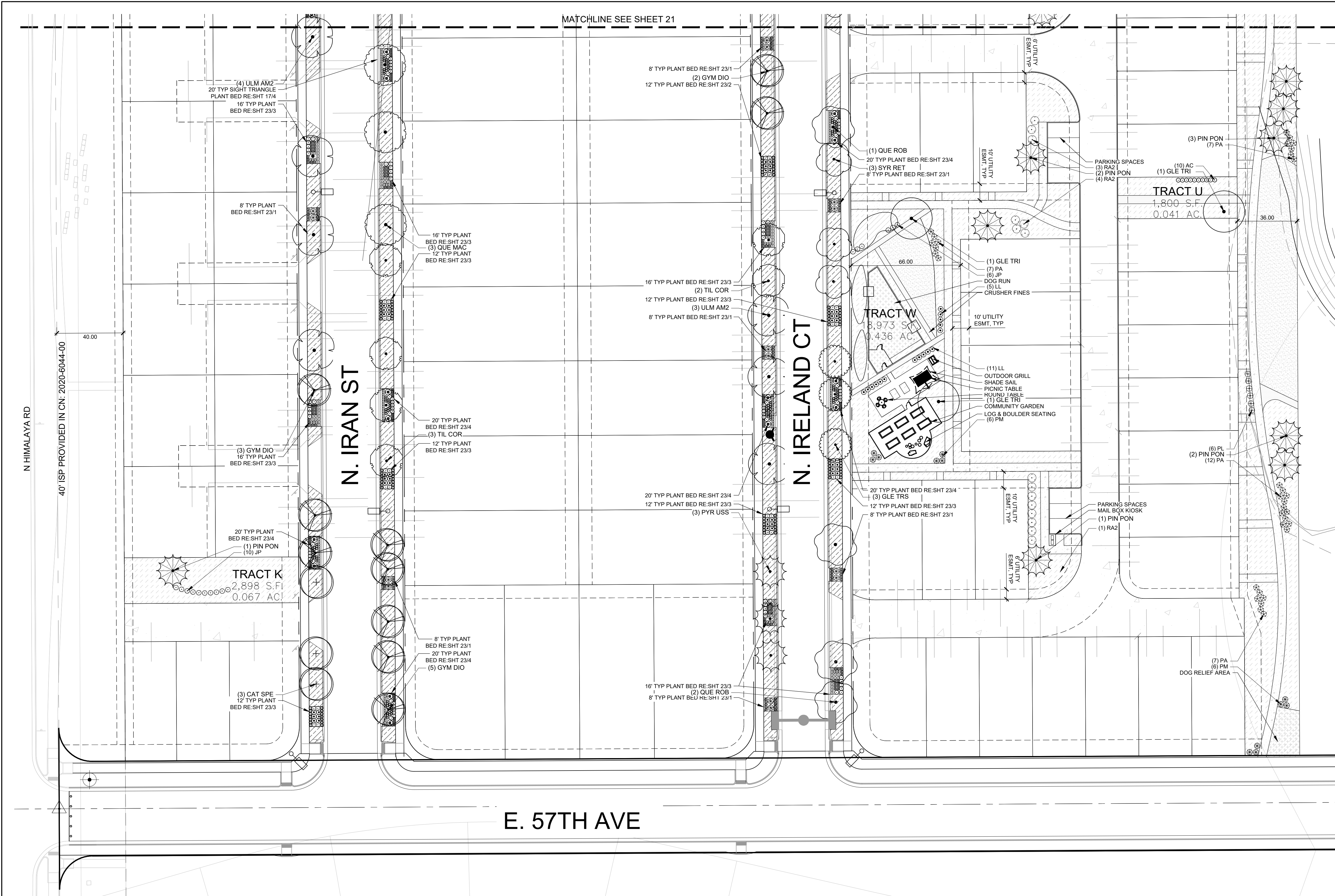
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: 1" = 30' - 0"
VERT: N/A
HORZ: 1"=30'
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

22



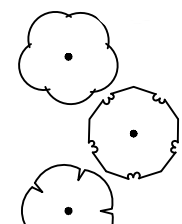
1 PLANTING PLAN

SCALE: 1" = 30' - 0"

NOTE: FOR FULL LANDSCAPE
SCHEDULE REFER TO SHEET 19

PLANT SCHEDULE SHEET 22

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME
	CAT SPE	3	Catalpa speciosa
	GLE TRI	3	Gleditsia triacanthos 'Skyline'
	GLE TRS	3	Gleditsia triacanthos inermis 'Shademaster' TM
	GYM DIO	10	Gymnocladus dioica 'Espresso'
	PYR USS	3	Pyrus ussuriensis 'Prairie Gem' TM
	QUE MAC	3	Quercus macrocarpa
	QUE ROB	4	Quercus robur



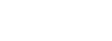
EVERGREEN TREES



DECIDUOUS SHRUBS



SYR RET	3	Syringa reticulata
TIL COR	6	Tilia cordata 'Greenspire'
ULM AM2	7	Ulmus americana 'New Harmony'
PIN PON	9	Pinus ponderosa
CF	48	Caryopteris x clandonensis 'First Choice'
LL	58	Ligustrum vicaryi 'Lodense'
PA	33	Perovskia atriplicifolia
PL	6	Physocarpus opulifolius 'Donna May' TM
PF	28	Potentilla frutcosa 'Gold Star'



PB	14	Prunus besseyi 'P011S' TM
RA2	15	Ribes aureum 'Gwen's Buffalo'
SM	35	Spiraea japonica 'Walburna'
AC	46	Arctostaphylos x coloradoensis Mock Bearberry
JP	16	Juniperus procumbens 'Green Mound'
PM	26	Pinus mugo 'White Bud'
BB	108	Bouteloua gracilis 'Blonde Ambition'
MR	54	Muhlenbergia reverchonii 'Undaunted'
PH	65	Pennisetum alopecuroides 'Hamel'
SH	98	Sporobolus heterolepis



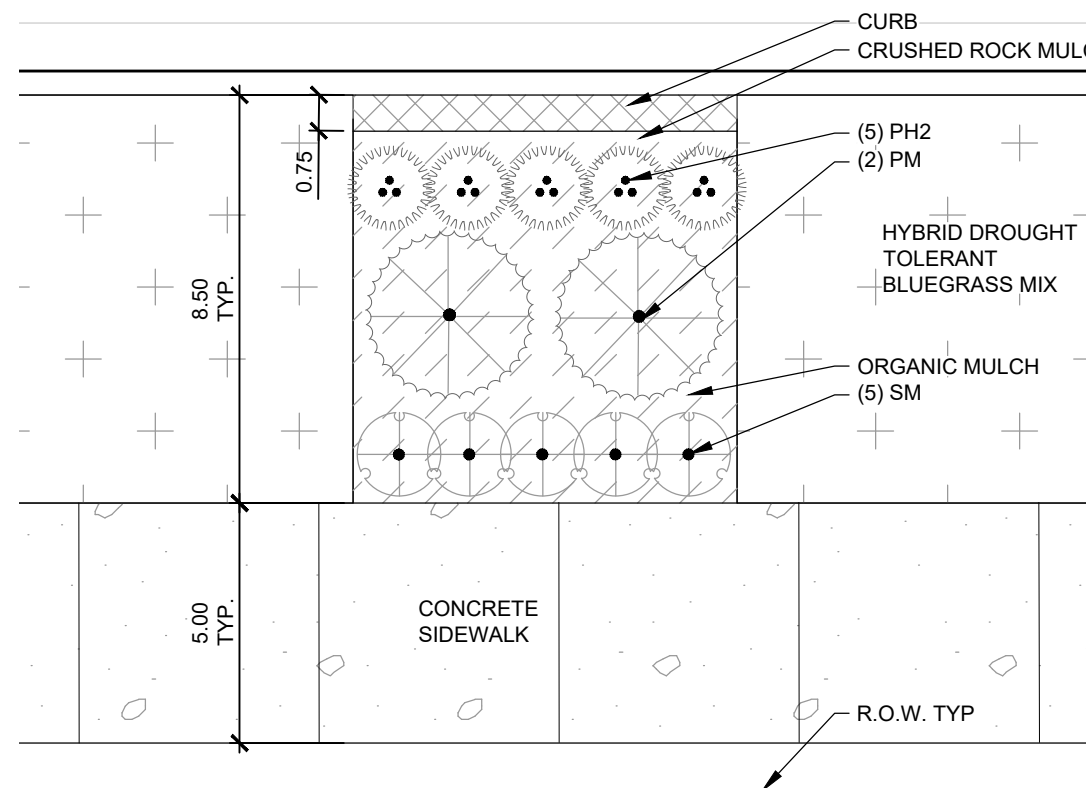
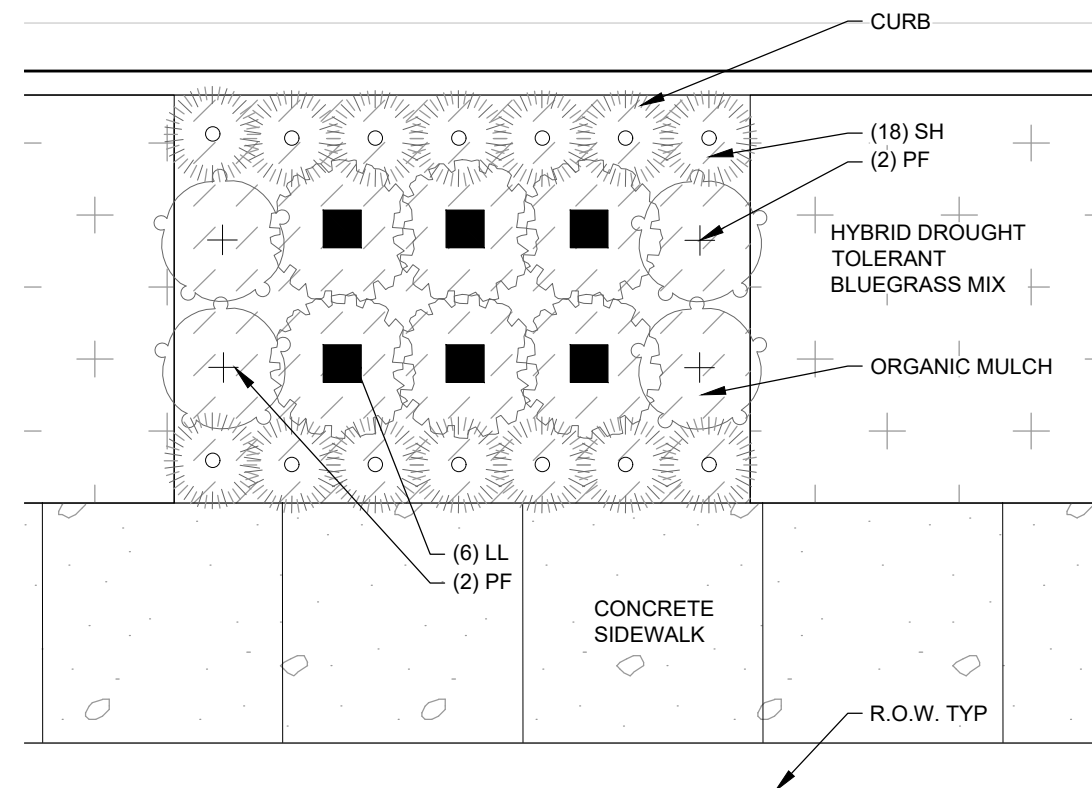
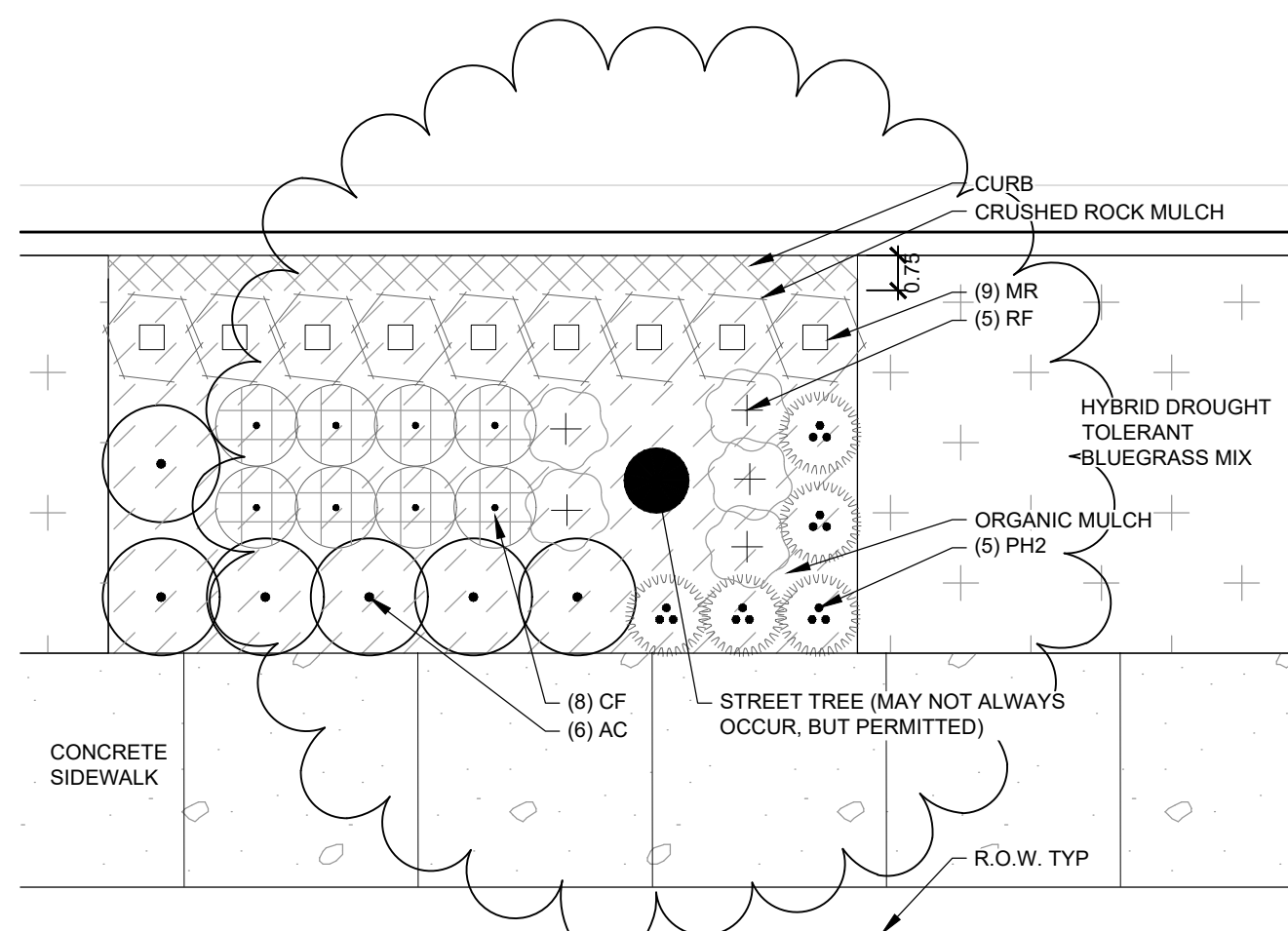
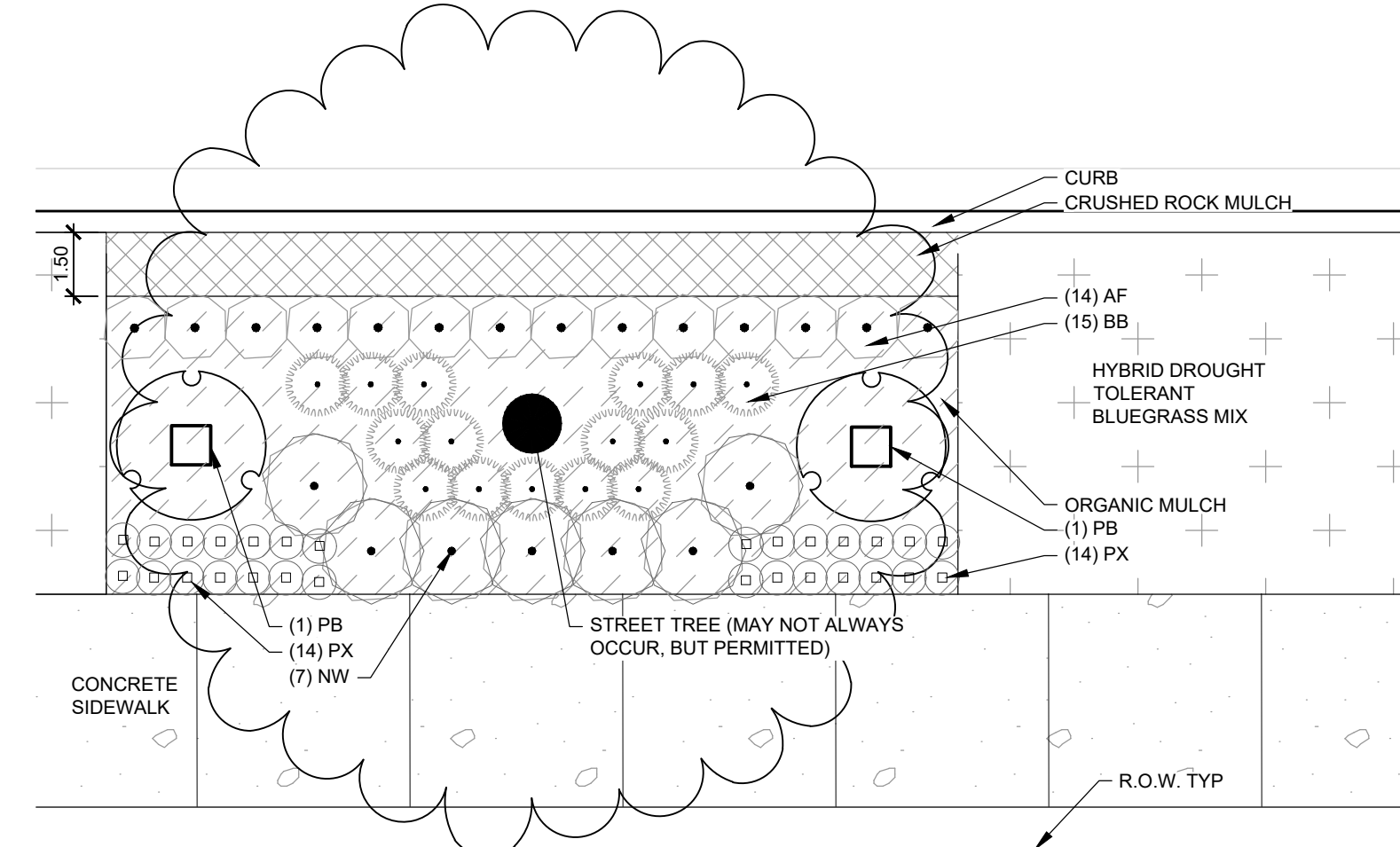
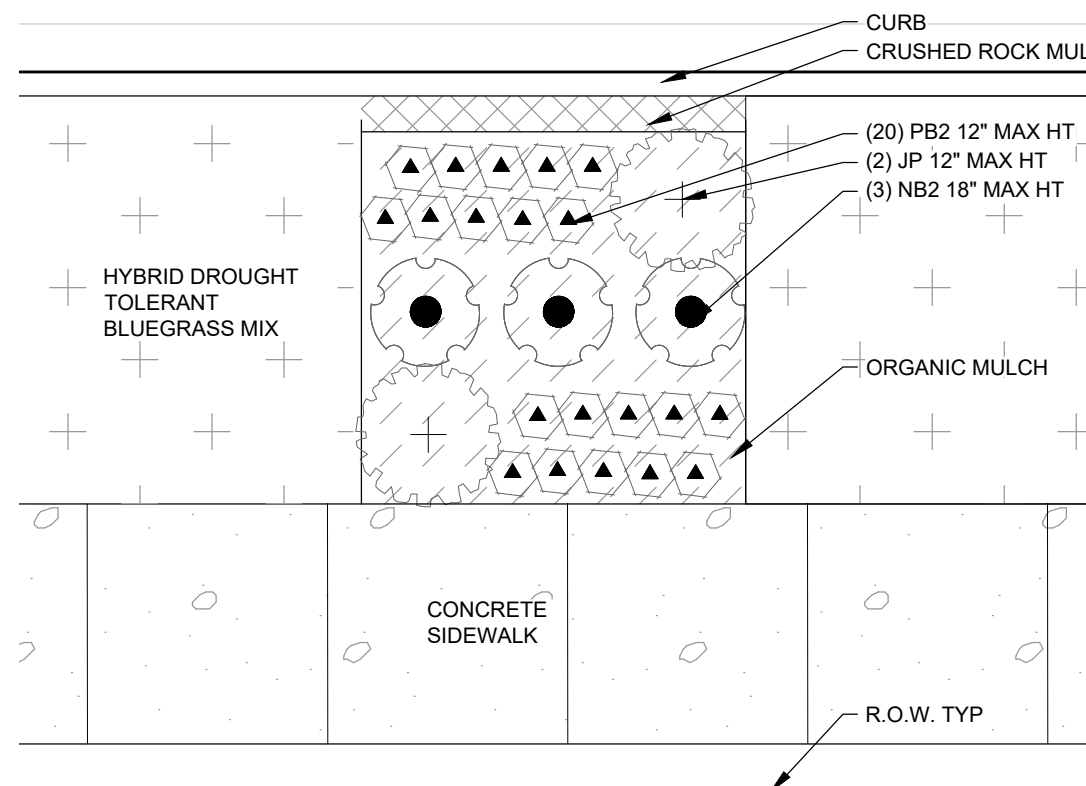
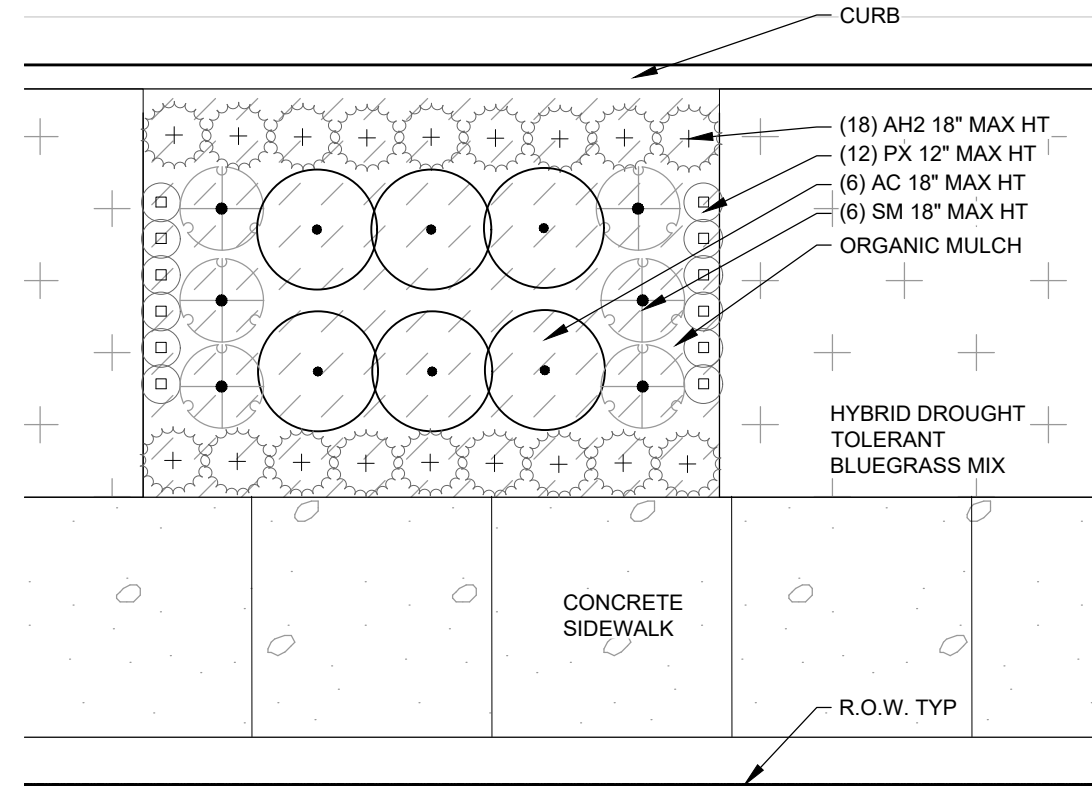
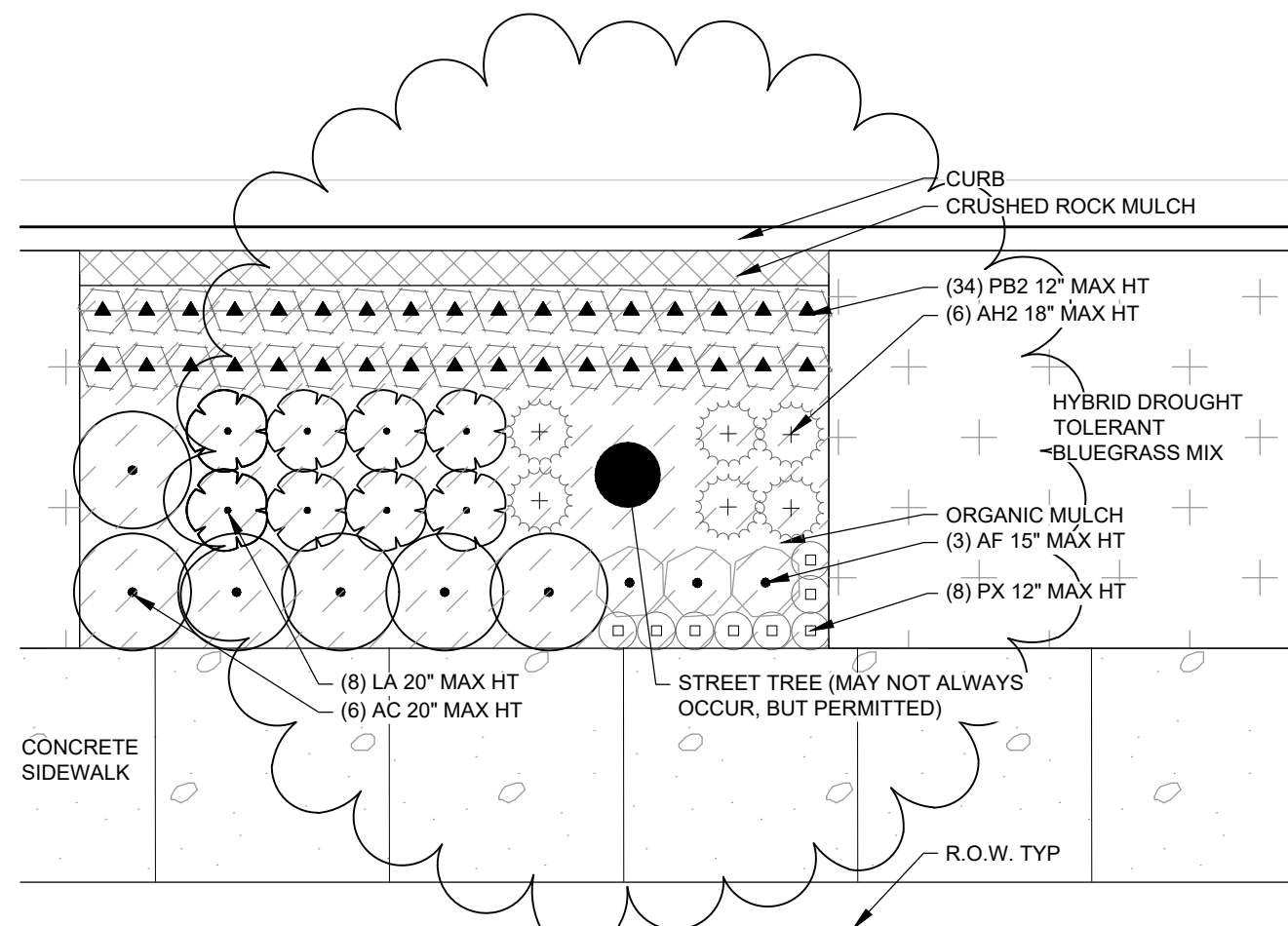
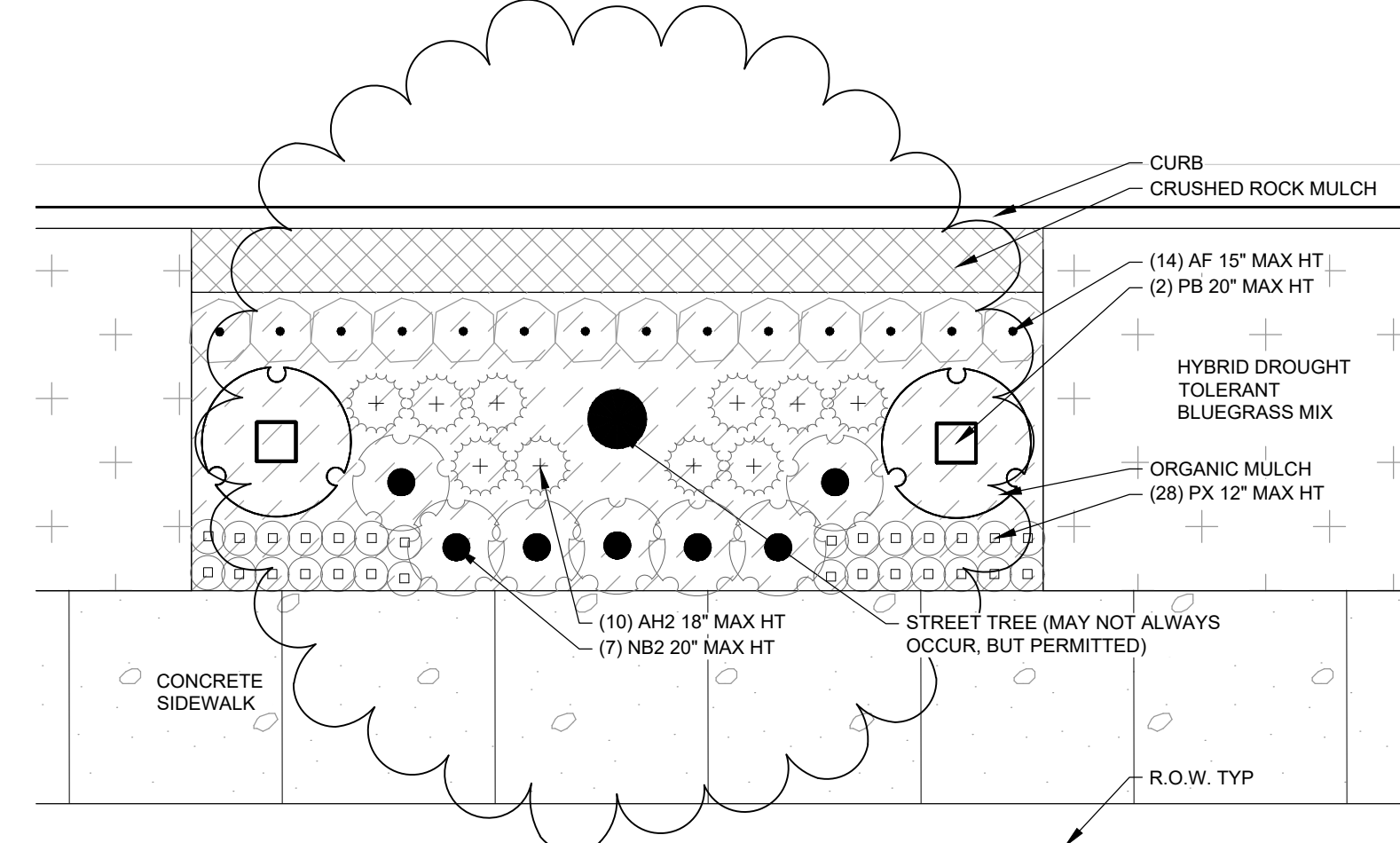
SH	98	Sporobolus heterolepis
CODE	QTY	BOTANICAL NAME
AF	98	Artemisia frigida
NW	49	Nepeta x 'Walker's Low'
PX	196	Penstemon x mexicali 'P008S' TM
RF	36	Rudbeckia fulgida 'Goldsturm'
CODE	BOTANICAL NAME	REMARKS
POA HYB	Poa pratensis Hybrid	

SHEET 20

SHEET 21

SHEET 22

2 KEY MAP
N.T.S

TYPICAL CURB SIDE PLANTING
OUTSIDE OF SIGHT TRIANGLE**1** TYPICAL 8' CURB SIDE PLANTING PLAN
SCALE: 1/4" = 1' - 0"**2** TYPICAL 12' CURB SIDE PLANTING PLAN
SCALE: 1/4" = 1' - 0"**3** TYPICAL 16' CURB SIDE PLANTING PLAN
SCALE: 1/4" = 1' - 0"**4** TYPICAL 20' CURB SIDE PLANTING PLAN
SCALE: 1/4" = 1' - 0"TYPICAL CURB SIDE PLANTING
WITH-IN SIGHT TRIANGLE**5** TYPICAL 8' CURB SIDE PLANTING PLAN
SCALE: 1/4" = 1' - 0"**6** TYPICAL 12' CURB SIDE PLANTING PLAN
SCALE: 1/4" = 1' - 0"**7** TYPICAL 16' CURB SIDE PLANTING PLAN
SCALE: 1/4" = 1' - 0"**8** TYPICAL 20' CURB SIDE PLANTING PLAN
SCALE: 1/4" = 1' - 0"

PLANT SCHEDULE TYPICAL CURBSIDE PLANTING BEDS

DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT
	CF	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard	5 GAL
	LL	Ligustrum vicaryi 'Lodense'	Golden Privet	5 GAL
	PF	Potentilla fruticosa 'Gold Star'	Gold Star Bush Cinquefoil	5 GAL
	PB	Prunus besseyi 'P011S' TM	Pawnee Buttes Sand Cherry	5 GAL
	SM	Spiraea japonica 'Walburna'	Magic Carpet Japanese Spirea	5 GAL
EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT
	AC	Arctostaphylos x coloradoensis 'Mock Bearberry'	Mock Bearberry	5 GAL
	PM	Pinus mugo 'White Bud'	White Bud Mugo Pine	5 GAL
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME	CONT
	BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	5 GAL
	MR	Muhlenbergia reverchonii 'Undaunted'	Undaunted Seep Muhly	5 GAL
	PH	Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	5 GAL
	SH	Sporobolus heterolepis	Prairie Dropseed	5 GAL
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	CONT
	AF	Artemisia frigida	Fringed Sage	1 GAL
	NW	Nepeta x 'Walker's Low'	Walker's Low Catmint	1 GAL
	PX	Penstemon x mexicali 'P008S' TM	Red Rocks Penstemon	1 GAL
	RF	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	1 GAL
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	CONT

PLANT SCHEDULE TYPICAL CURBSIDE PLANTING BEDS WITHIN SIGHT TRIANGLE

DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT
	PB	Prunus besseyi 'P011S' TM	Pawnee Buttes Sand Cherry	5 GAL
	SM	Spiraea japonica 'Walburna'	Magic Carpet Japanese Spirea	5 GAL
EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT
	AC	Arctostaphylos x coloradoensis 'Mock Bearberry'	Mock Bearberry	5 GAL
	JP	Juniperus procumbens 'Green Mound'	Green Mound Juniper	5 GAL
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME	CONT
	AH2	Achnatherum hymenoides	Indian Rice Grass	5 GAL
	PB2	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	5 GAL
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	CONT
	AF	Artemisia frigida	Fringed Sage	1 GAL
	LA	Lavandula angustifolia 'Munstead'	English Lavender	1 GAL
	NB2	Nepeta racemosa 'Blue Wonder'	Blue Wonder Catmint	1 GAL
	PX	Penstemon x mexicali 'P008S' TM	Red Rocks Penstemon	1 GAL

CURBSIDE LANDSCAPE TABLE													
CURBSIDE DESCRIPTION (1 Shrub/40 Sf of Tree Lawn)	TOTAL AREA (SF)	SHRUBS REQ'D	SHRUBS PROVIDED	PERENNIALS PROVIDED		GRASSES PROVIDED		TOTAL PROVIDED (SHRUBS + PERENNIALS/3+ GRASSES)		ADDITIONAL PERENNIALS			
				QTY	SHRUB EQUIVALENT	QTY		QTY		QTY	SHRUB EQUIVALENT	ADDITIONAL GRASSES	TOTAL WITH ADDITIONAL
N IRAN ST - A	4,683	117	75 64%	18	6 5%	36 31%	117	146	49	90	256		
N IRAN ST - B	3,892	97	87 89%	15	5 5%	5 5%	97	102	34	110	241		
N IRAN ST - C	4,258	106	75 70%	18	6 5%	25 24%	106	146	49	101	256		
N IRAN ST - D	1,794	45	30 67%	9	3 5%	12 26%	45	108	36	50	131		
N IRAN ST - E	1,794	45	30 67%	9	3 5%	12 26%	45	108	36	45	126		
N IRAN ST - F	2,402	60	34 57%	12	4 5%	22 37%	60	110	37	76	173		
N IRELAND CT - A	4,259	106	73 69%	18	6 5%	27 26%	106	90	30	77	213		
N IRELAND CT - B	3,784	95	66 70%	15	5 5%	24 25%	95	95	32	72	199		
E 58TH PL - A	4,125	103	57 55%	18	6 5%	40 39%	103	41	14	39	156		
E 58TH PL - B	1,843	46	29 63%	9	3 5%	14 31%	46	3	1	23	70		
E 58TH PL - C	1,424	36	26 73%	6	2 5%	8 21%	36	11	4	24	64		
E 59TH AVE - A	1,328	33	20 60%	6	2 5%	11 34%	33	28	9	67	109		
E 59TH AVE - B	4,217	105	59 56%	18	6 5%	40 38%	105	52	17	55	177		
E 59TH AVE - C	1,328	33	18 54%	6	2 5%	13 40%	33	25	8	45	86		
E 59TH AVE - D	4,217	105	60 57%	18	6 5%	39 37%	105	109	36	87	228		
E 59TH PL - A	3,232	81	47 58%	15	5 5%	29 36%	81	46	15	33	129		
E 59TH PL - B	3,807	95	59 62%	15	5 5%	31 33%	95	93	31	63	189		
E 59TH DR - A	2,101	53	33 63%	9	3 5%	17 31%	53	47	16	34	103		
E 59TH DR - B	2,952	74	43 58%	12	4 5%	27 36%	74	42	14	35	123		
N IRELAND WAY - A	1,845	46	28 61%	9	3 5%	15 33%	46	52	17	43	106		
N IRELAND WAY - B	2,338	58	32 55%	9	3 5%	23 40%	58	80	27	79	164		
N IRELAND WAY - C	2,446	61	39 64%	12	4 5%	18 30%	61	77	26	92	179		
N IRELAND WAY - D	1,648	41	35 85%	9	3 5%	3 8%	41	60	20	49	110		

9 CURBSIDE LANDSCAPE TABLE

NOTE: DUE TO TOTAL SHRUBS PROVIDED ABOVE/OVER SHRUBS REQUIRED PER COA UDO, SOME CURBSIDE LANDSCAPE AREAS PROVIDE GREATER THAN THE REQUIRED MAXIMUM PERCENT OF GRASS PER COA UDO (40%)

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION****PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS**

PAINTED PRAIRIE OWNERS, LLC

AURORA, CO

SITE PLAN

LANDDESIGN PROJ.# 3520015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=30'

SHEET TITLE

TYPICAL CURBSIDE
PLANTING

SHEET NUMBER

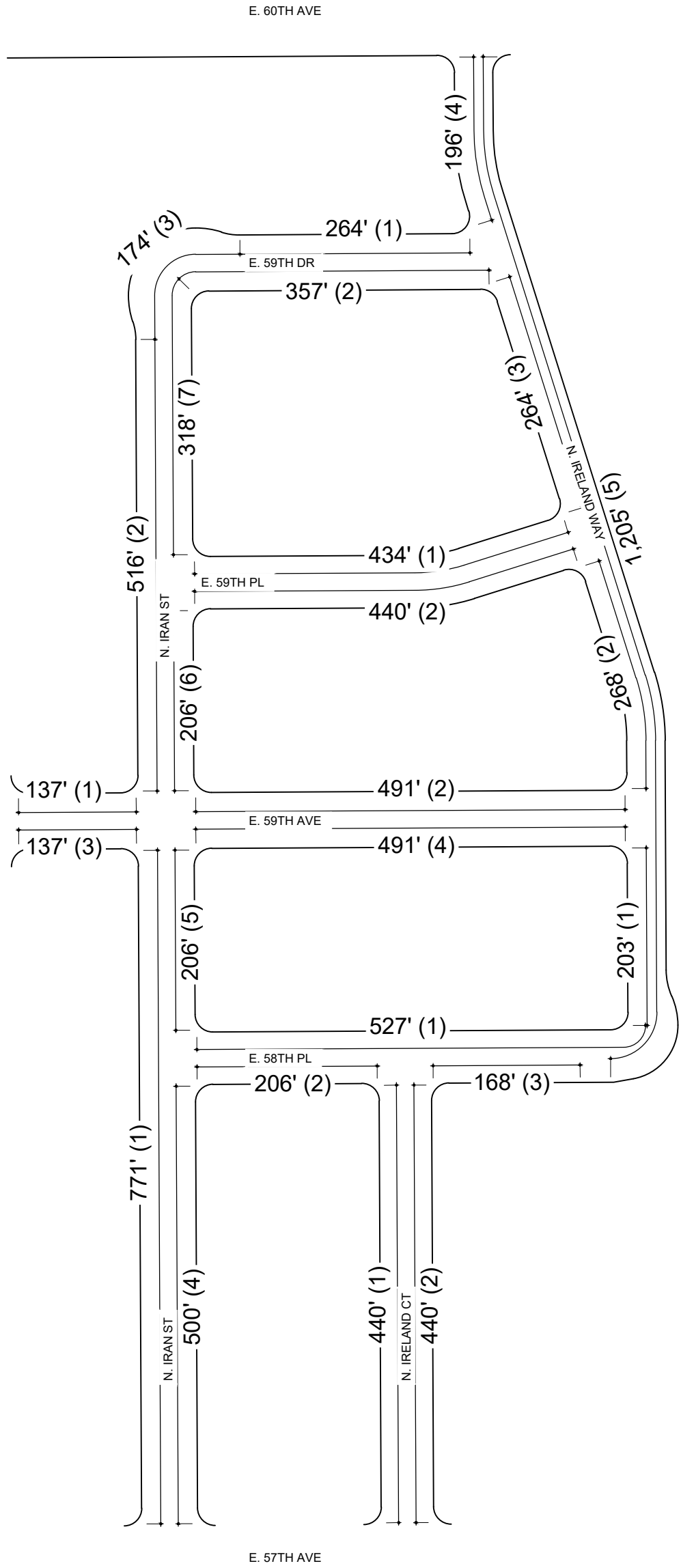
CURBSIDE LANDSCAPE TABLE													
				PERENNIALS PROVIDED			GRASSES PROVIDED			ADDITIONAL PERENNIALS			
CURBSIDE DESCRIPTION <i>(1 Shrub/40 SF of Tree Lawn)</i>	TOTAL AREA (SF)	SHRUBS REQ'D	SHRUBS PROVIDED	QTY	SHRUB EQUIVALENT	QTY	TOTAL PROVIDED (SHURBS + PERENNIALS/3 + GRASSES)			QTY	SHRUB EQUIVALENT	ADDITIONAL GRASSES	TOTAL WITH ADDITIONAL
N IRAN ST - A	4,683	117	75 64%	18	6 5%	36 31%	117			146	49	90	256
N IRAN ST - B	3,892	97	87 89%	15	5 5%	5 5%	97			102	34	110	241
N IRAN ST - C	4,258	106	75 70%	18	6 5%	25 24%	106			146	49	101	256
N IRAN ST - D	1,794	45	30 67%	9	3 5%	12 26%	45			108	36	50	131
N IRAN ST - E	1,794	45	30 67%	9	3 5%	12 26%	45			108	36	45	126
N IRAN ST - F	2,402	60	34 57%	12	4 5%	22 37%	60			110	37	76	173
N IRELAND CT - A	4,259	106	73 69%	18	6 5%	27 26%	106			90	30	77	213
N IRELAND CT - B	3,784	95	66 70%	15	5 5%	24 25%	95			95	32	72	199
E 58TH PL - A	4,125	103	57 55%	18	6 5%	40 39%	103			41	14	39	156
E 58TH PL - B	1,843	46	29 63%	9	3 5%	14 31%	46			3	1	23	70
E 58TH PL - C	1,424	36	26 73%	6	2 5%	8 21%	36			11	4	24	64
E 59TH AVE - A	1,328	33	20 60%	6	2 5%	11 34%	33			28	9	67	109
E 59TH AVE - B	4,217	105	59 56%	18	6 5%	40 38%	105			52	17	55	177
E 59TH AVE - C	1,328	33	18 54%	6	2 5%	13 40%	33			25	8	45	86
E 59TH AVE - D	4,217	105	60 57%	18	6 5%	39 37%	105			109	36	87	228
E 59TH PL - A	3,232	81	47 58%	15	5 5%	29 36%	81			46	15	33	129
E 59TH PL - B	3,807	95	59 62%	15	5 5%	31 33%	95			93	31	63	189
E 59TH DR - A	2,101	53	33 63%	9	3 5%	17 31%	53			47	16	34	103
E 59TH DR - B	2,952	74	43 58%	12	4 5%	27 36%	74			42	14	35	123
N IRELAND WAY - A	1,845	46	28 61%	9	3 5%	15 33%	46			52	17	43	106
N IRELAND WAY - B	2,338	58	32 55%	9	3 5%	23 40%	58			80	27	79	164
N IRELAND WAY - C	2,446	61	39 64%	12	4 5%	18 30%	61			77	26	92	179
N IRELAND WAY - D	1,648	41	35 85%	9	3 5%	3 8%	41			60	20	49	110

1 CURBSIDE LANDSCAPE TABLE

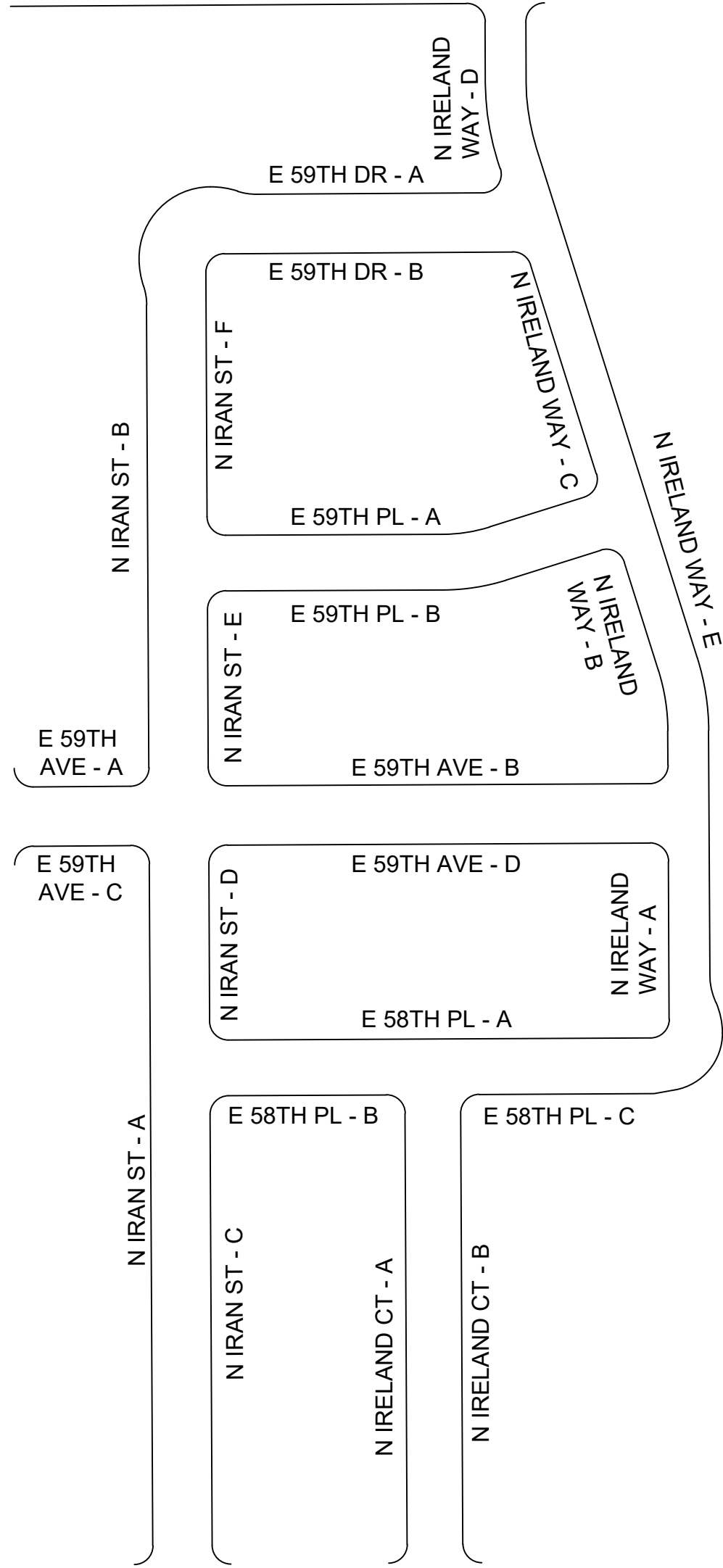
NOTE: DUE TO TOTAL SHRUBS PROVIDED ABOVE/OVER SHRUBS REQUIRED PER COA UDO, SOME CURBSIDE LANDSCAPE AREAS PROVIDE GREATER THAN THE REQUIRED MAXIMUM PERCENT OF GRASS PER COA UDO (40%)

STANDARD RIGHT OF WAY					
STREET NAME	TOTAL LENGTH (ft)	DEDUCTIONS* (ft)	FINAL LENGTH (ft)	TREES REQ'D (1/40')	TREES PROVIDED
N IRAN ST (1)	771	166	605	16	16
N IRAN ST (2)	516	116	400	10	10
N IRAN ST (3)	174	73	101	3	3
N IRAN ST (4)	500		500	13	13
N IRAN ST (5)	206		206	6	6
N IRAN ST (6)	206		206	6	6
N IRAN ST(7)	318	23	295	8	8
E 59TH DR (1)	264	48	216	6	6
E 59TH DR (2)	357		357	9	9
N IRELAND WAY (1)	203		203	6	6
N IRELAND WAY (2)	268		268	7	7
N IRELAND WAY (3)	264		264	7	7
N IRELAND WAY (4)	196		196	5	5
N IRELAND WAY (5)	1205		1205	31	31
N IRELAND CT (1)	440		440	11	11
N IRELAND CT (2)	440	23	417	11	11
E 58TH PL (1)	527		527	14	14
E 58TH PL (2)	206		206	6	6
E 58TH PL (3)	168	23	145	4	4
E 59TH AVE (1)	137		137	4	4
E 59TH AVE (2)	491		491	13	13
E 59TH AVE (3)	137		137	4	4
E 59TH AVE (4)	491		491	13	13
E 59TH PL (1)	434	46	388	10	10
E 59TH PL (2)	440		440	11	11

3 STANDARD RIGHT OF WAY & REQUIRED TREES TABLE



4 STANDARD RIGHT OF WAY & REQUIRED TREES KEY MAP



2 CURBSIDE LANDSCAPE KEY MAP

NOT FOR
CONSTRUCTION

PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH

VERT: N/A
HORZ: 1"=30'

SHEET TITLE

TYPICAL CURBSIDE
PLANTING

SHEET NUMBER



1 OVERALL LANDSCAPE PLAN
SCALE: 1" = 100' - 0"

RESIDENTIAL LOT TYPE LEGEND

REVISED

Change to 400sf for all the lots that can achieve this.

SINGLE FAMILY

A

- 40'-50' x 100'-105' - SINGLE FAMILY INTERIOR LOT LANDSCAPE STANDARDS:
- ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE IN FRONT YARD
 - MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
 - MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
 - MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
 - MINIMUM TURF AREA PER UDO CAN BE ACHIEVED

B

- 34'-50' x 100'-105' - SINGLE FAMILY CORNER LOT LANDSCAPE STANDARDS:
- ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE IN FRONT YARD
 - MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
 - MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
 - MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
 - MINIMUM TURF AREA PER UDO CAN BE ACHIEVED
 - SIDE YARD: ROCK MULCH BETWEEN PRIVACY FENCE AND BACK OF SIDEWALK

C

- 50'-80" x 100'-110' - SINGLE FAMILY INTERIOR LOT LANDSCAPE STANDARDS:
- ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE IN FRONT YARD
 - MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
 - MINIMUM COUNT OF SHRUBS IS TEN (10) WITH A MINIMUM OF THREE (3) TYPES.
 - MINIMUM COUNT OF PERENNIAL/GRASSES IS TWENTY FIVE (25) WITH A MINIMUM OF TWO (2) TYPES.
 - MINIMUM TURF AREA PER UDO CAN BE ACHIEVED

D

- 55'-80' x 100'-105' - SINGLE FAMILY CORNER LOT LANDSCAPE STANDARDS:
- ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE IN FRONT YARD
 - MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
 - MINIMUM COUNT OF SHRUBS IS TEN (10) WITH A MINIMUM OF THREE (3) TYPES.
 - MINIMUM COUNT OF PERENNIAL/GRASSES IS TWENTY FIVE (25) WITH A MINIMUM OF TWO (2) TYPES.
 - MINIMUM TURF AREA PER UDO CAN BE ACHIEVED
 - SIDE YARD: ROCK MULCH BETWEEN PRIVACY FENCE AND BACK OF SIDEWALK

E

- 30'-40' x 72' - SINGLE FAMILY INTERIOR LOT LANDSCAPE STANDARDS:
- ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE IN FRONT YARD
 - MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
 - MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
 - MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
 - MINIMUM TURF AREA PER UDO CAN BE ACHIEVED

F

- 37' x 69' - SINGLE FAMILY CORNER LOT LANDSCAPE STANDARDS:
- ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE IN FRONT YARD
 - MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
 - MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
 - MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
 - MINIMUM TURF AREA PER UDO CAN BE ACHIEVED
 - SIDE YARD: ROCK MULCH BETWEEN PRIVACY FENCE AND BACK OF SIDEWALK

RESIDENTIAL LOT TYPE LEGEND

GREEN COURTS

G

- 30'-40' x 69' - SINGLE FAMILY INTERIOR LOT LANDSCAPE STANDARDS:
- ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT YARD
 - MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
 - MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
 - MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
 - ~~TURF AREA IS LIMITED TO MAX 40% OF FRONT YARD OR MIN OF 400 SF.~~
 - XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.

REVISED

Need to determine now if the minimum 400sf of sod can be met. This can not be left up to the inspectors.

MOTOR COURTS - WATER WISE OPTION

H

- 50' - 58' x 42.5' - SINGLE FAMILY INTERIOR LOT LANDSCAPE STANDARDS:
- ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE IN FRONT YARD
 - MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
 - MINIMUM COUNT OF SHRUBS IS TWELVE (12) WITH A MINIMUM OF THREE (3) TYPES.
 - 30% OF SHRUB COUNT MAY CONSIST OF PERENNIALS OR ORNAMENTAL GRASSES. 6 SHRUBS OF TWO SPECIES, AND 12 PERENNIALS OR ORNAMENTALS.
 - 3 NATURAL BOULDERS EQUAL TO OR GREATER THAN 2' X 2' X 2'

I

- 47' - 55' x 55' - SINGLE FAMILY INTERIOR LOT LANDSCAPE STANDARDS:
- ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE IN FRONT YARD
 - MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL/6' CLUMP ORNAMENTAL OR 8" TALL EVERGREEN
 - MINIMUM COUNT OF SHRUBS IS FIVE (5).
 - 30% OF SHRUB COUNT MAY CONSIST OF PERENNIALS OR ORNAMENTAL GRASSES. 6 SHRUBS OF TWO SPECIES, AND 12 PERENNIALS OR ORNAMENTALS.
 - 3 NATURAL BOULDERS EQUAL TO OR GREATER THAN 2' X 2' X 2'

OTHER LAND USES

J

PUBLIC OPEN SPACE/TRACT SPACE

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS

PAINTED PRAIRIE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDDESIGN PROJ.# 3520015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=100'

SHEET TITLE

RESIDENTIAL LOT TYPE
LANDSCAPE PLAN

SHEET NUMBER

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS

PAINTED PRAIRIE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDDESIGN PROJ.# 3520015

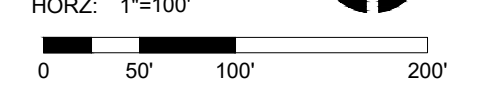
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

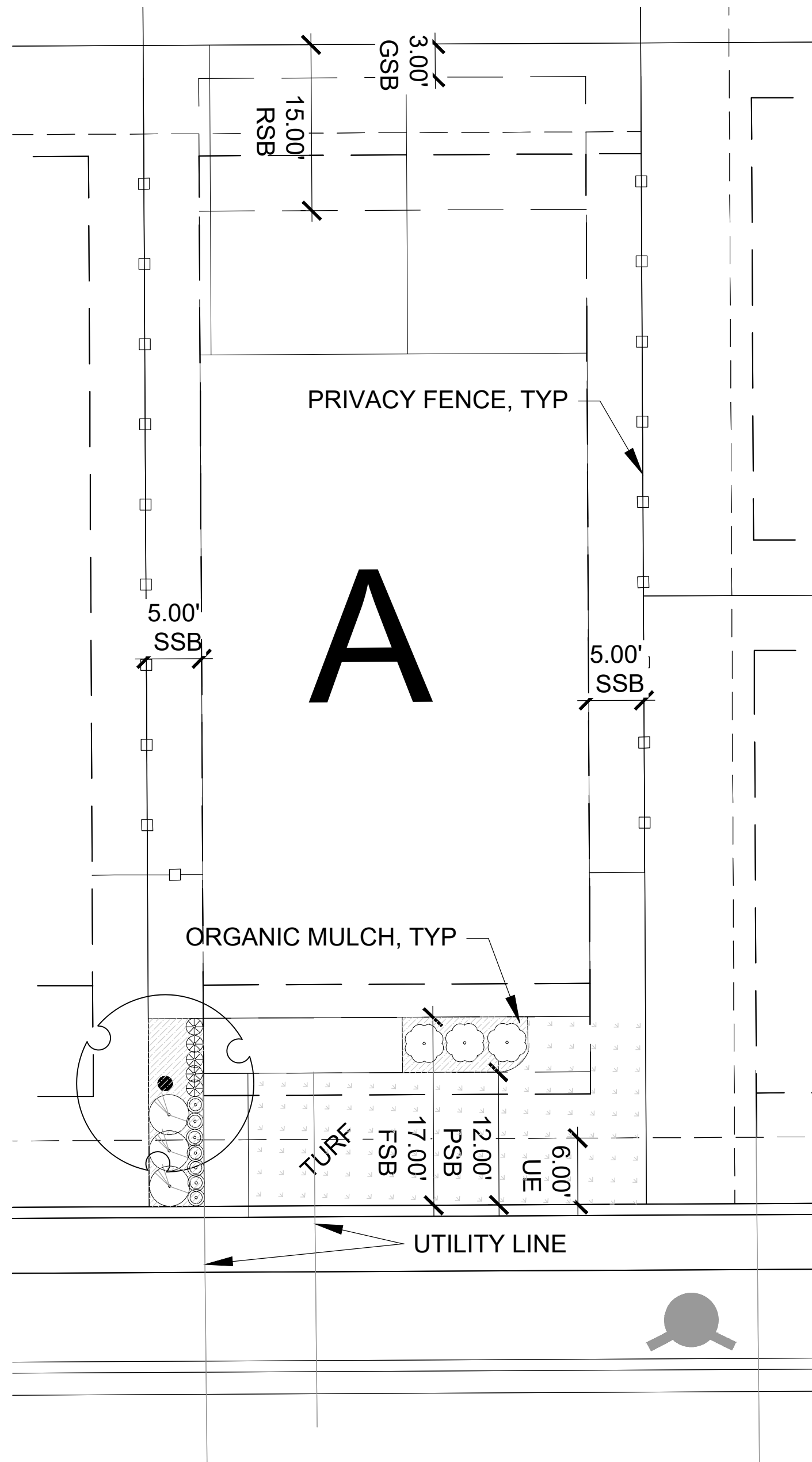
VERT: N/A
HORZ: 1"=100'



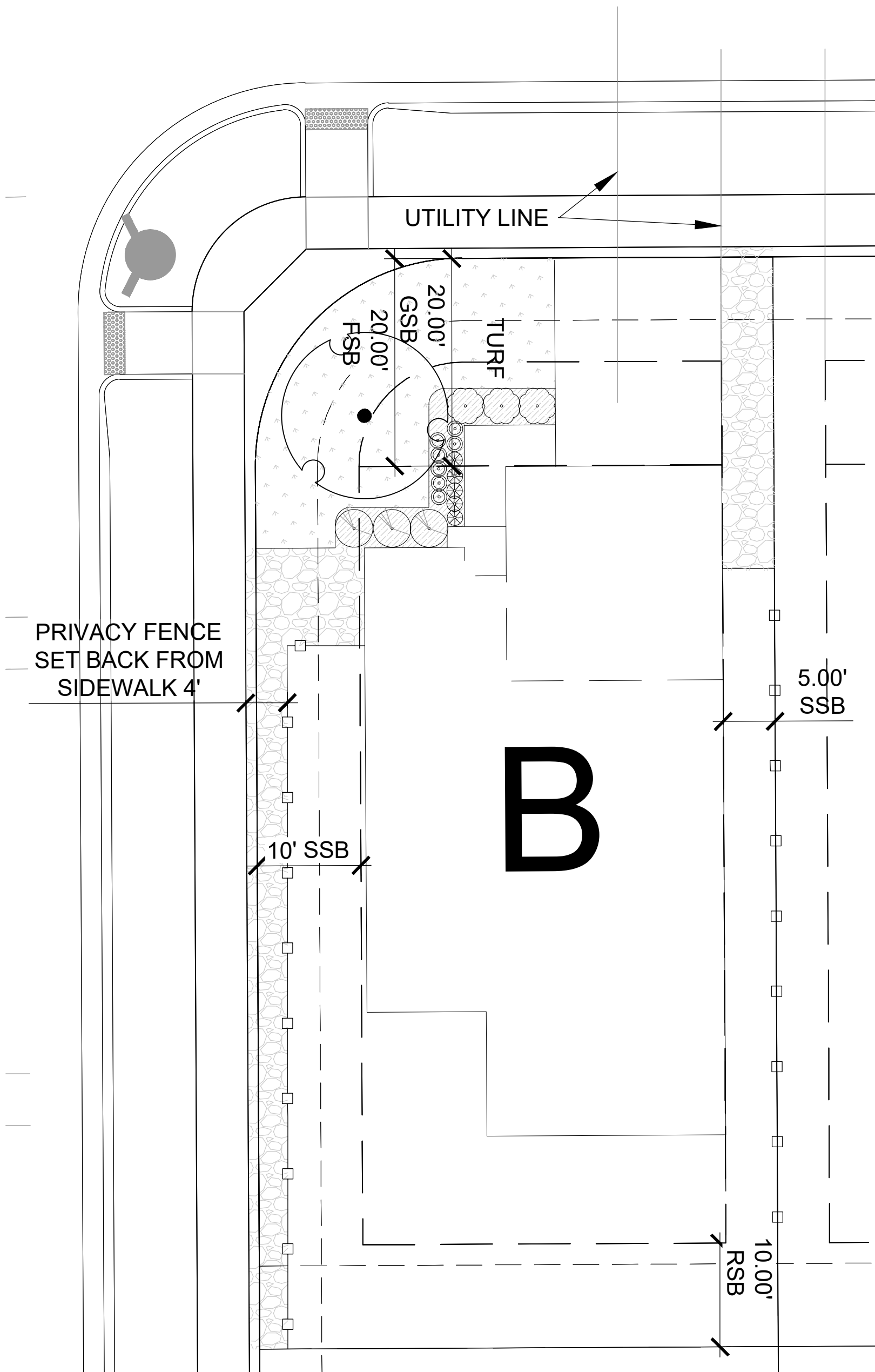
SHEET TITLE

RESIDENTIAL LOT TYPE
LANDSCAPE PLAN

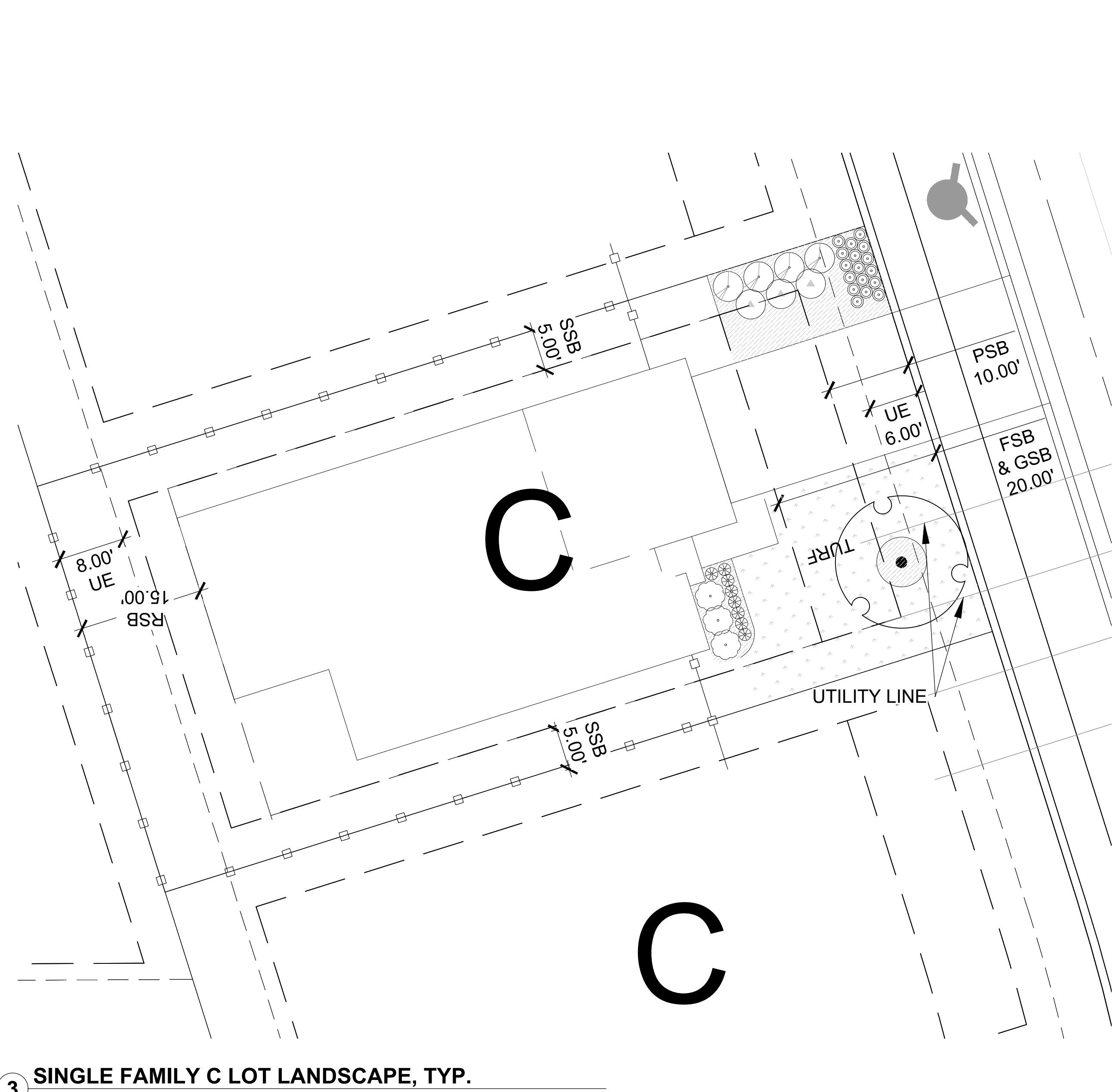
SHEET NUMBER



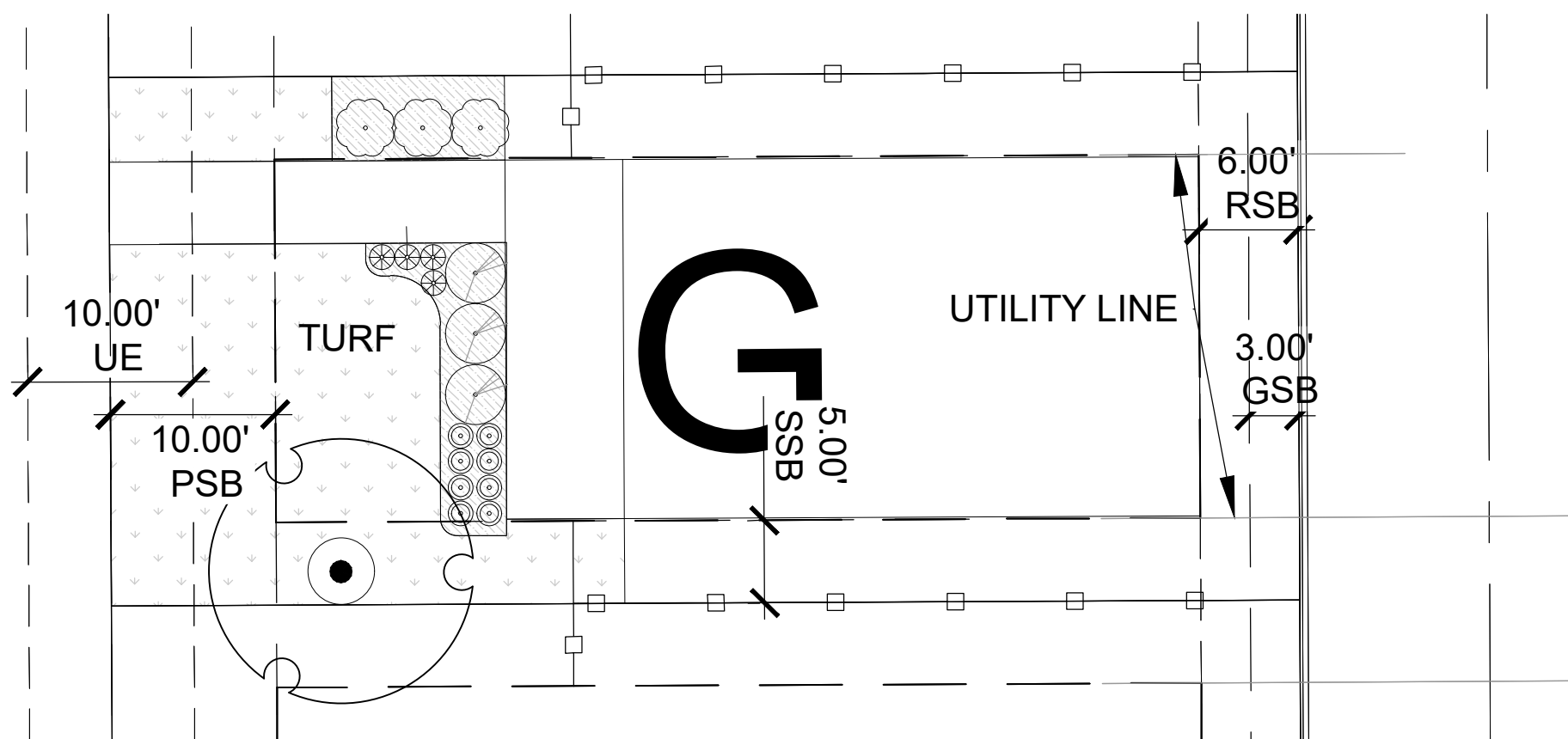
1 SINGLE FAMILY A LOT LANDSCAPE, TYP.
SCALE: 1" = 10' - 0"



2 SINGLE FAMILY B LOT LANDSCAPE, TYP.
SCALE: 1" = 10' - 0"



3 SINGLE FAMILY C LOT LANDSCAPE, TYP.
SCALE: 1" = 10' - 0"



4 SINGLE FAMILY G LOT LANDSCAPE, TYP.
SCALE: 1" = 10' - 0"

- ORNAMENTAL GRASS TYPE 1
- ORNAMENTAL GRASS TYPE 2
- SHRUB TYPE 1
- SHRUB TYPE 2
- SHRUB TYPE 3
- TURF
- NATURAL WOOD MULCH
- SIDE YARD ROCK MULCH
- XERIC ROCK MULCH

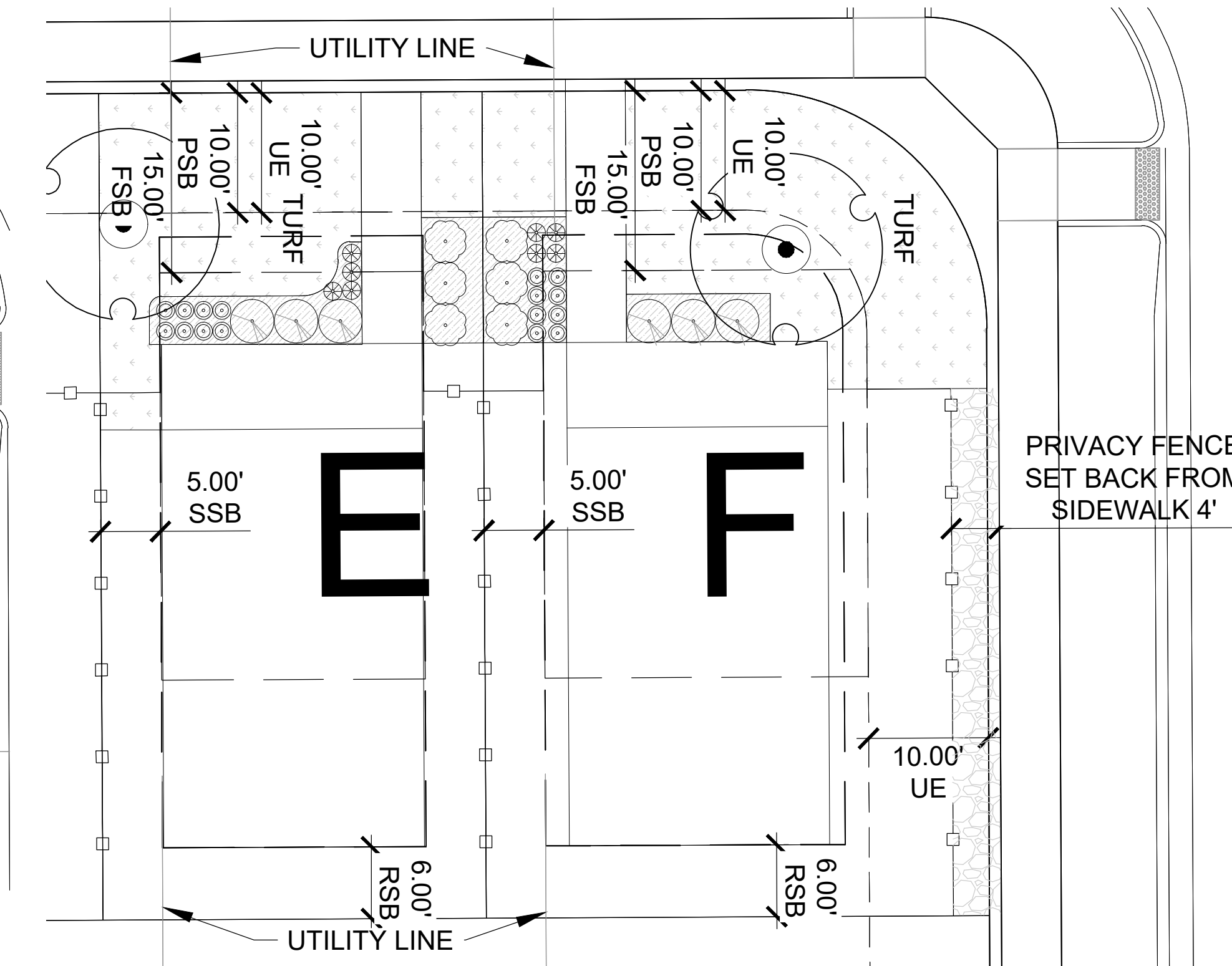
5 PLANT AND MATERIALS LEGEND

Add the fence symbology
to the legend.

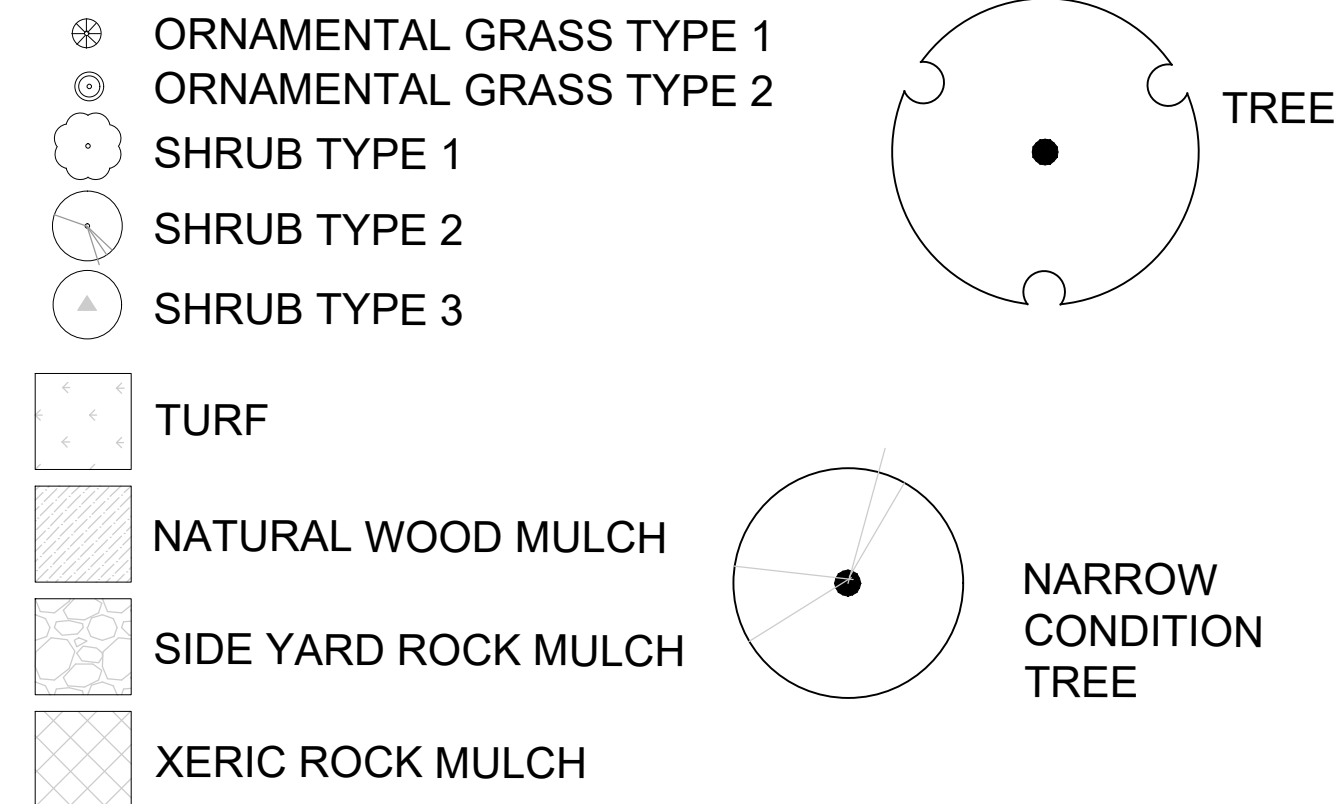
REVISED

NOTES:

- ABOVE TYPICAL LANDSCAPE PLANS HAVE BEEN PROVIDED TO DEMONSTRATE MINIMUM PLANT REQUIREMENTS.
- PLACEMENT OF PLANTS WILL BE UNDER THE DISCRETION OF CONTRACTOR. PLANTS CAN BE ARRANGED AS SEEN APPROPRIATE FOR EACH HOME FOUNDATION PLANTING.
- SHOULD DEVELOPER WISH TO PARTICIPATE IN THE CITY'S XERIC FRONT YARD REBATE, THEN TABLE 4.7-3 WITHIN THE UDO SHALL BE FOLLOWED.
- PLANT SPECIES SHALL BE SELECTED FROM THE PLANT SCHEDULE ON SHEET 28



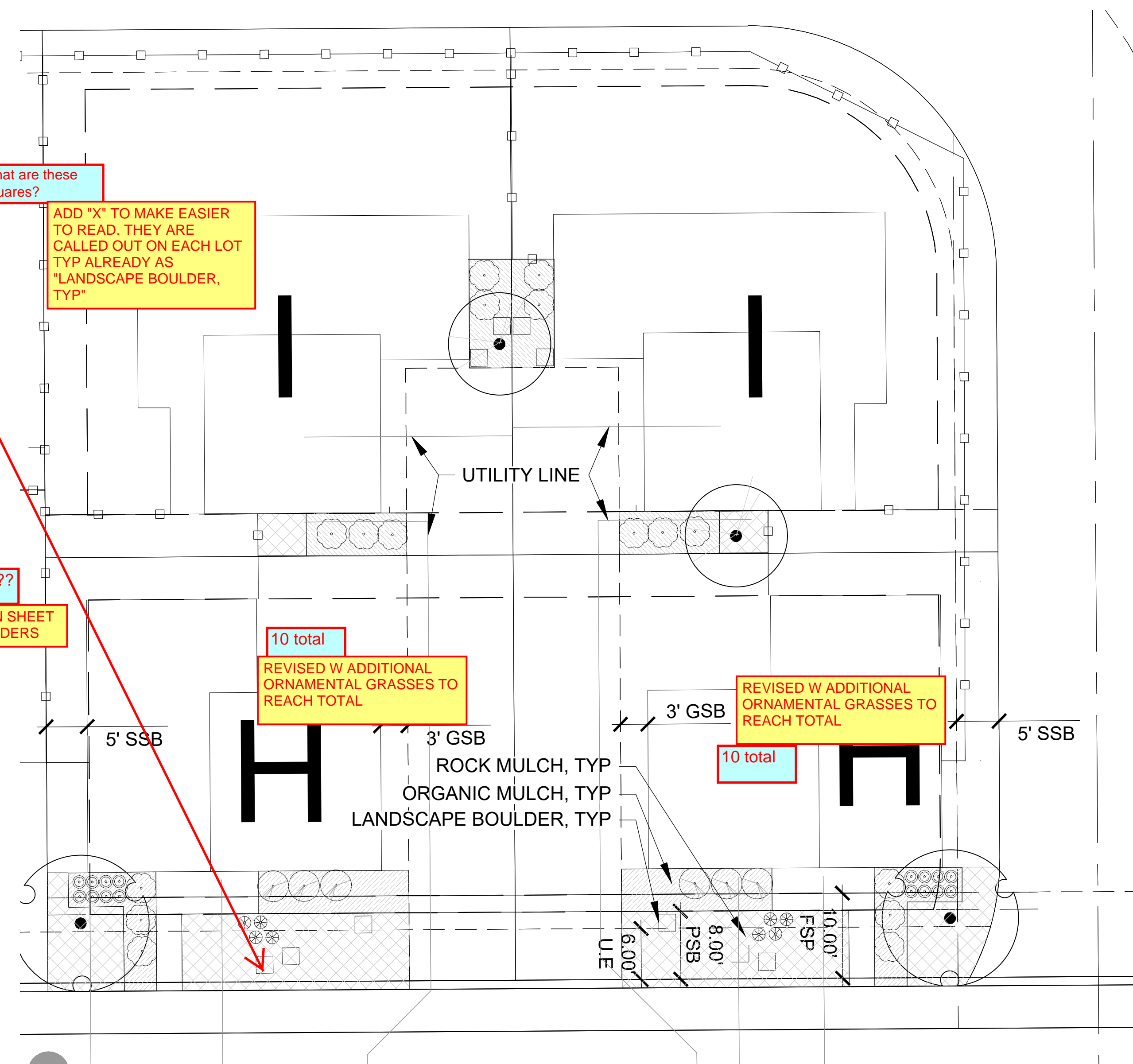
- NOTES:
1. TYPICAL LANDSCAPE PLANS HAVE BEEN PROVIDED TO DEMONSTRATE MINIMUM PLANT REQUIREMENTS.
 2. PLACEMENT OF PLANTS WILL BE UNDER THE DISCRETION OF CONTRACTOR. PLANTS CAN BE ARRANGED AS SEEN APPROPRIATE FOR EACH HOME FOUNDATION PLANTING.
 3. SHOULD DEVELOPER WISH TO PARTICIPATE IN THE CITY'S XERIC FRONT YARD REBATE, THEN TABLE 4.7-3 WITHIN THE UDO SHALL BE FOLLOWED.
 4. PLANT SPECIES SHALL BE SELECTED FROM THE PLANT SCHEDULE ON SHEET 28



NOTE: REFER TO SHEET 25 FOR REQUIRED PLANTING
PER LOT TYPE, AND SHEET 28 FOR TREE AND PLANT LIST

SCALE: 1" = 10' - 0"

SCALE: 1" = 10' - 0"



SCALE: 1" = 10' - 0"

SCALE: 1" = 10' - 0"

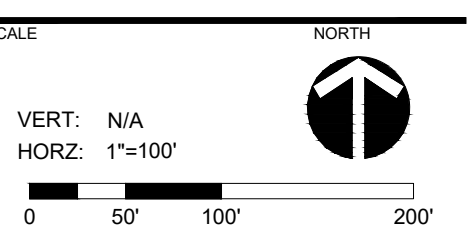
5

PAINTED PRAIRIE PHASE 5 SITE PLAN WITH ADJUSTMENTS

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

[illegible]

DESIGNED BY:
DRAWN BY:
CHECKED BY:

RESIDENTIAL LOT TYPE
LANDSCAPE PLAN

SHEET NUMBER

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDDESIGN PROJ.# 3520015		
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=100'

SHEET TITLE

RESIDENTIAL LOT TYPE
LANDSCAPE SCHEDULE

SHEET NUMBER

DECIDUOUS TREES

Plant sizes for these plants to be used in the front yards??		
ADDED PLANT SIZES PER UDO		
<i>Acer x freemanii</i> Autumn Blaze	Autumn Blaze Maple	
<i>Gleditsia triacanthos inermis</i> ‘Shademaster’	Shademaster Honeylocust	
<i>Quercus alba</i>	White Oak	
<i>Quercus macrocarpa</i>	Bur Oak	
<i>Quercus x macdaniellii</i> ‘Clemons PP11431’ (<i>Q. robur x macrocarpa</i>)	Heritage Oak	
<i>Quercus robur</i> ‘Fastigiata’	Columnar English Oak	
<i>Quercus muehlenbergii</i>	Chinquapin Oak	
<i>Quercus robur</i>	English Oak	
<i>Tilia cordata</i> ‘Greenspire’	Greenspire Linden	
<i>Ulmus americana</i> ‘New Harmony’	New Harmony Elm	
<i>Ulmus americana</i> ‘Valley Forge’	Valley Forge Elm	
<i>Ulmus parvifolia</i>	Lacebark Elm	
<i>Zelkova serrata</i> ‘Village Green’	Village Green Zelkova	
<i>Amelanchier</i> spp.	Serviceberry	
<i>Crataegus</i> spp.	Flowering Hawthorn	
<i>Malus</i> ‘Cardinal’	Cardinal Crabapple	
<i>Malus</i> ‘Spring Snow’	Spring Snow Crabapple	
<i>Pyrus calleryana</i> Chanticleer	Chanticleer Pear	
<i>Pyrus ussuriensis</i> Prairie Gem	Prairie Gem Pear	
<i>Aesculus hippocastanum</i>	Horsechestnut	
<i>Celtis occidentalis</i>	Western Hackberry	
<i>Catalpa speciosa</i>	Western Catalpa	
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	
<i>Populus deltoides</i> ‘Siouxland’	Siouxland Cottonwood	
<i>Amelanchier canadensis</i>	Serviceberry	
<i>Acer tataricum</i> ‘GarAnn’	Hot Wings Tatarian maple	
<i>Betula occidentalis</i>	Red birch	
<i>Malus x floribunda</i>	Japanese Crabapple	

EVERGREEN TREES

<i>Juniperus monosperma</i>	One Seed Juniper
<i>Pinus edulis</i>	Pinon Pine
<i>Pinus heldreichii</i>	Bosnian Pine
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Pinus sylvestris</i>	Scotch Pine

NARROW CONDITION TREES

<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Serviceberry Autumn Brilliance
<i>Quercus</i> 'Crimson Spire'	Oak Crimson Spire
<i>Malus</i> x 'RED JEWEL'	Red Jewel Crabapple
<i>Malus</i> 'Royal Raindrops'	Royal Raindrops Crabapple
<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn

DECIDUOUS SHRUBS

<i>Arctostaphylos coloradoensis</i>	
<i>Artemisia cana</i>	
<i>Buddleia davidii</i> nanhoensis ‘Petite Plum’	
<i>Caryopteris</i> x <i>clandonensis</i>	
<i>Cercarpus ledifolius</i>	
<i>Chamaebatiaria millefolium</i>	
<i>Chrysothamnus</i> spp.	
<i>Cotoneaster Apiculatus</i>	
<i>Cotoneaster lucidus</i>	
<i>Fallugia paradoxa</i>	
<i>Hesperaloe parviflora</i>	
<i>Juniperus horizontalis</i>	
<i>Lonicera tatarica</i>	
<i>Perovskia artiplicifolia</i>	
<i>Physocarpus opulifolius</i>	
<i>Potentilla fruticosa</i>	
<i>Prunus virginiana melanocarpa</i>	
<i>Rhus aromatica</i> ‘Gro-low’	
<i>Rhus trilobata</i>	
<i>Rhus typhina</i> ‘Laciniata’	
<i>Rosa</i> ‘Golden Wings’	
<i>Rose</i> Meidland	
<i>Spiraea japonica</i> ‘Magic Carpet’	
<i>Syringa meyeri</i> ‘Palibin’	
<i>Syringa patula</i> ‘Miss Kim’	
<i>Syringa vulgaris</i> ‘Albert Holden’	
<i>Viburnum lantana</i>	
<i>Viburnum rhytidophylloides</i> ‘Alleghany’	
<i>Yucca baccata</i> /filamentosa	
<i>Prunus besseyi</i> P011S	
<i>Cornus sericea</i> 'Isanti'	
<i>Cornus stolonifera</i> 'Farrow'	
<i>Amelanchier alnifolia</i>	
<i>Aronia melanocarpa</i>	
<i>Aronia arbutifolia</i>	
<i>Berberis</i> spp	
<i>Cytisus scoparius</i>	
<i>Cistus</i> spp	
<i>Euonymus alatus</i>	
<i>Euonymus fortunei</i> 'Coloratus'	
<i>Hesperaloe parviflora</i> 'Yellow'	
<i>Philadelphus coronarius</i>	

EVERGREEN SHRUBS

<i>Juniperus communis</i> ‘Alpine Carpet’
<i>Juniperus horizontalis</i>
<i>Juniperus sabina</i> ‘Calgary Carpet’
<i>Juniperus sabina</i> ‘Monna’
<i>Juniperus scopulorum</i> ‘Monber’
<i>Mahonia aquafolium</i> ‘Compacta’
<i>Pinus mugo</i> ‘White Bud’
<i>Pinus mugo</i> ‘Slowmound’

<i>Panchito Manzanita</i>
<i>Silver Sagebrush</i>
<i>Compact Purple Butterfly Bush</i>
‘Blue Mist’ Blue Mist Spirea
<i>Curl Leaf Mountain Mahogany</i>
<i>Fernbush</i>
<i>Rabbitbrush</i>
<i>Cranberry Contoneaster</i>
<i>Peking Cotoneaster</i>
<i>Apache Plume</i>
<i>Red Yucca</i>
<i>Carpet Juniper</i>
<i>Tartarian Honeysuckle</i>
<i>Russian Sage</i>
<i>Ninebark</i>
‘Goldfinger’ Goldfinger <i>Potentilla</i>
<i>Native Chokecherry</i>
<i>Gro-low Sumac</i>
<i>Three Leaf Sumac</i>
<i>Cutleaf Staghorn Sumac</i>
<i>Yellow Shrub Rose</i>
<i>Meidland Rose</i>
<i>Magic Carpet Spiraea</i>
<i>Dwarf Korean Lilac</i>
<i>Miss Kim Lilac</i>
<i>Albert Holden Lilac</i>
<i>Wayfaring Tree</i>
<i>Alleghany Viburnum</i>
<i>Yucca</i>
<i>Pawnee Buttes Sand Cherry</i>
<i>Isanti Dogwood</i>
<i>Arctic Fire Dogwood</i>
<i>Saskatoon Serviceberry</i>
<i>Black Chokeberry</i>
<i>Red chokeberry</i>
<i>Barberry</i>
<i>Scotch Broom</i>
<i>Rockrose</i>
<i>Burning bush</i>
<i>Purple Wintercreeper</i> 'Coloratus'
<i>Yellow Yucca</i>
<i>Mock Orange</i>

<i>Alpine Carpet Juniper</i>
<i>Carpet Juniper</i>
<i>Calgary Carpet Juniper</i>
<i>Monna Juniper</i>
<i>Ice Blue Juniper</i>
<i>Compact Oregon Grapeholly</i>
<i>White Bud Mugo Pine</i>
<i>Slowmound Mugo Pine</i>

PERENNIALS

<i>Achillea tomentosa</i> ‘Maynards Gold’
<i>Agastache</i> ‘Coronado Red’
<i>Anacyclus depressus</i>
<i>Antennaria parvifolia</i> ‘McClintock’
<i>Anthemis tinctoria</i> ‘E C Buxton’
<i>Aurinia saxatilis</i> ‘Gold Ball’
<i>Berlandiera lyrata</i>
<i>Centranthus ruber</i>
<i>Coreopsis verticillata</i> ‘Moonbeam’
<i>Cytisus</i> x ‘Lena’
<i>Echinacea purpurea</i>
<i>Echinacea</i> x <i>hybrida</i> ‘Sombbrero Adobe Orange’
<i>Echinacea</i> x <i>hybrida</i> ‘Sombbrero Salsa Red’
<i>Gaura lindheimerei</i>
<i>Helenium autumnale</i>
<i>Helianthemum nummularium</i> ‘Henfield Brilliant’
<i>Knautia macedonica</i>
<i>Kniphofia uvaria</i>
<i>Lavandula</i> spp.
<i>Leucanthemum</i> x <i>superbum</i>
<i>Liatris punctata</i>
<i>Monarda</i> ‘Cambridge Scarlet’
<i>Mondard fistulosa menthaefolia</i>
<i>Nepeta</i> x <i>faassenii</i>
<i>Oenothera</i> spp.
<i>Papaver</i> spp.
<i>Penstemon barbatus</i>
<i>Penstemon pinifolius</i> ‘Luminous’
<i>Penstemon strictus</i>
<i>Perovskia atriplicifolia</i>
<i>Ratibida columnifera</i> ‘Red’
<i>Rudbeckia fulgida</i> ‘Goldsturm’
<i>Salvia sylvestris</i> x ‘Mainacht’
<i>Sedum spectabile</i> ‘Autumn Joy’
<i>Solidago</i> ‘Fireworks’
<i>Thymus praecox pseudolanuginosus</i>
<i>Veronica</i> spp.
<i>Waldsteinia ternata</i>

ORNAMENTAL GRASSES

<i>Andropogon gerardii</i>
<i>Bouteloua curtipendula</i>
<i>Bouteloua gracilis</i> ‘Blonde Ambition’
<i>Buchloe dactyloides</i>
<i>Calamagrostis acutiflora</i> ‘Karl Foerster’
<i>Festuca</i> ‘Elijah Blue’
<i>Festuca arundinacea</i> Tall Fescue
<i>Festuca ovina glauca</i> Blue Fescue
<i>Helictotrichon sempervirens</i>
<i>Miscanthus sinensis</i> ‘Gracillimus’
<i>Miscanthus sinensis</i> ‘Purpurescens’
<i>Oryzopsis hymenoides</i>
<i>Panicum virgatum</i>
<i>Pascopyrum smithii</i>
<i>Pennisetum alopecuroides</i> ‘HamelIn’
<i>Schizachyrium scoparium</i>
<i>Spartina pectinata</i>
<i>Sporobolus heterolepis</i>
<i>Stipa</i> (<i>Nasella</i>) <i>tenuissima</i>
<i>Pennisetum alopecuroides</i>
<i>Muhlenbergia reverchonii</i>

<i>Woolly Yarrow</i>
<i>Coronado Red Hyssop</i>
<i>Mt. Atlas Daisy</i>
<i>Dwart Pussytoes</i>
<i>Yellow Chamomile</i>
<i>Basket of Gold</i>
<i>Chocolate Flower</i>
<i>Jupiter’s Beard</i>
<i>Moonbeam Coreopsis</i>
<i>Lena Broom</i>
<i>Purple Cone Flower</i>
<i>E. x hybrida</i> ‘Sombbrero Adobe Orar
<i>Hybrid Cone Flower</i>
<i>Whirling Butterflies</i>
<i>Sneezeweed/Helen’s Flower</i>
<i>Rock Rose</i>
<i>Red Pincushion</i>
<i>Red Hot Poker</i>
<i>Cold Hardy Lavenders</i>
<i>Shasta Daisy</i>
<i>Native Gayfeather</i>
<i>Bee Balm</i>
<i>Native Lavender Bee Balm</i>
<i>Catmint</i>
<i>Evening Primrose</i>
<i>Poppies</i>
<i>Scarlet Penstemon</i>
<i>Pineleaf Penstemon</i>
<i>Rocky Mountain Penstemon</i>
<i>Russian Sage</i>
<i>Prairie Coneflower</i>
<i>Black Eyed Susan</i>
<i>Salvia, May Night</i>
<i>Autumn Joy Sedum</i>
<i>Fireworks Goldenrod</i>
<i>Thyme, Wooly</i>
<i>Veronica</i>
<i>Barren Strawberry</i>

<i>Big Bluestem</i>
<i>Sideoats Gramma</i>
<i>Blonde Ambition Blue Gramma Gra</i>
<i>Buffalo Grass</i>
<i>Karl Foerster Feather Reed Grass</i>
<i>Blue Fescue</i> ‘Elijah Blue’
<i>Tall Fescue</i>
<i>Blue Fescue</i>
<i>Blue Oat Grass</i>
<i>Maiden Grass</i>
<i>Purple Maiden Grass</i>
<i>Indian Ricegrass</i>
<i>Switch Grass</i>
<i>Western Wheatgrass</i>
<i>Hardy Fountain Grass</i>
<i>Little Bluestem</i>
<i>Prairie Cordgrass</i>
<i>Prairie Dropseed</i>
<i>Mexican Feather Grass</i>
<i>Fountain Grass</i>
<i>Undaunted Red Ruby Muhly Grass</i>



1 PET WASTE STATION, TYP.
N.T.S



2 WASTE RECEPTACLE, TYP.
N.T.S



3 OUTDOOR GRILL, TYP.
N.T.S



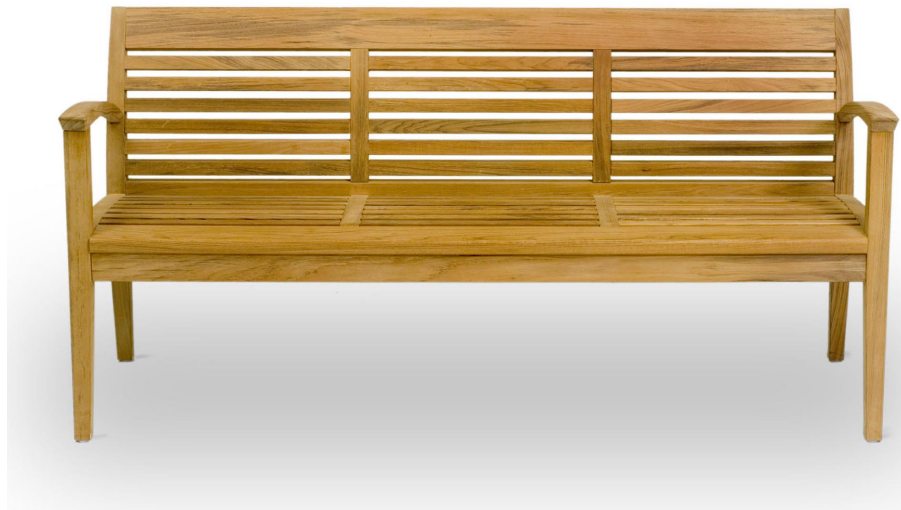
4 MAIL BOX KIOSK, TYP.
N.T.S



5 BACKLESS BENCH, TYP.
N.T.S



6 PARK BENCH, TYP.
N.T.S



7 GARDEN BENCH, TYP.
N.T.S



8 TABLE AND CHAIRS, TYP.
N.T.S



9 NATURAL LOG PLAY BENCH, TYP.
N.T.S



10 NATURAL PLAY STEPPERS, TYP.
N.T.S



11 NATURAL PLAY LOGS, TYP.
N.T.S



12 CONCRETE SLIDE, TYP.
N.T.S

NO.	DESCRIPTION	DATE



1

SHADE SAIL, TYP

N.T.S



2

PICNIC TABLE, TYP.

N.T.S

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDESIGN PROJ.# 3520015

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

SITE FURNISHING

SHEET NUMBER

PAINTED PRAIRIE SUBDIVISION FILING NO. 7

A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 9

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 11, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP IN A RANGE BOX SET BY PLS 34591 AND STAMPED "CVL CONSULTANTS T3S R66W 1/4 S10/S11 2021 PLS 34591", WHENCE THE SOUTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP IN A RANGE BOX SET BY PLS 33204 AND STAMPED "AZTEC CONSULTANTS T3S R66W S10/S11/S15/S14 2021 PLS 33204", BEARS SOUTH 00°17'08" EAST, A DISTANCE OF 2651.52 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 31°29'49"EAST, A DISTANCE OF 66.58 FEET TO A POINT BEING 34.50 FEET, BY PERPENDICULAR MEASUREMENT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING A POINT OF NON TANGENT CURVATURE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°56'15", AN ARC LENGTH OF 31.39 FEET, THE CHORD OF WHICH BEARS NORTH 44°41'00" EAST, 28.27 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°39'07" EAST, A DISTANCE OF 555.01 FEET TO A POINT OF CUSP;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 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 44°39'07" WEST, 28.28 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°20'53" EAST, A DISTANCE OF 68.30 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 236.00 FEET, A CENTRAL ANGLE OF 17°08'19", AN ARC LENGTH OF 70.59 FEET, THE CHORD OF WHICH BEARS SOUTH 08°55'02" EAST, 70.33 FEET;

THENCE SOUTH 17°29'11" EAST, A DISTANCE OF 576.80 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 264.00 FEET, A CENTRAL ANGLE OF 17°12'03", AN ARC LENGTH OF 79.26 FEET, THE CHORD OF WHICH BEARS SOUTH 08°53'10" EAST, 78.96 FEET;

THENCE SOUTH 00°17'08" EAST, A DISTANCE OF 262.69 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 23°15'22", AN ARC LENGTH OF 30.85 FEET, THE CHORD OF WHICH BEARS SOUTH 11°54'49" EAST, 30.64 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 23°15'22", AN ARC LENGTH OF 34.10 FEET, THE CHORD OF WHICH BEARS SOUTH 11°54'49" EAST, 33.86 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 37°47'04", AN ARC LENGTH OF 40.89 FEET, THE CHORD OF WHICH BEARS SOUTH 18°36'24" WEST, 40.15 FEET TO A POINT OF NON TANGENCY;

THENCE SOUTH 00°17'08" EAST, A DISTANCE OF 531.51 FEET;

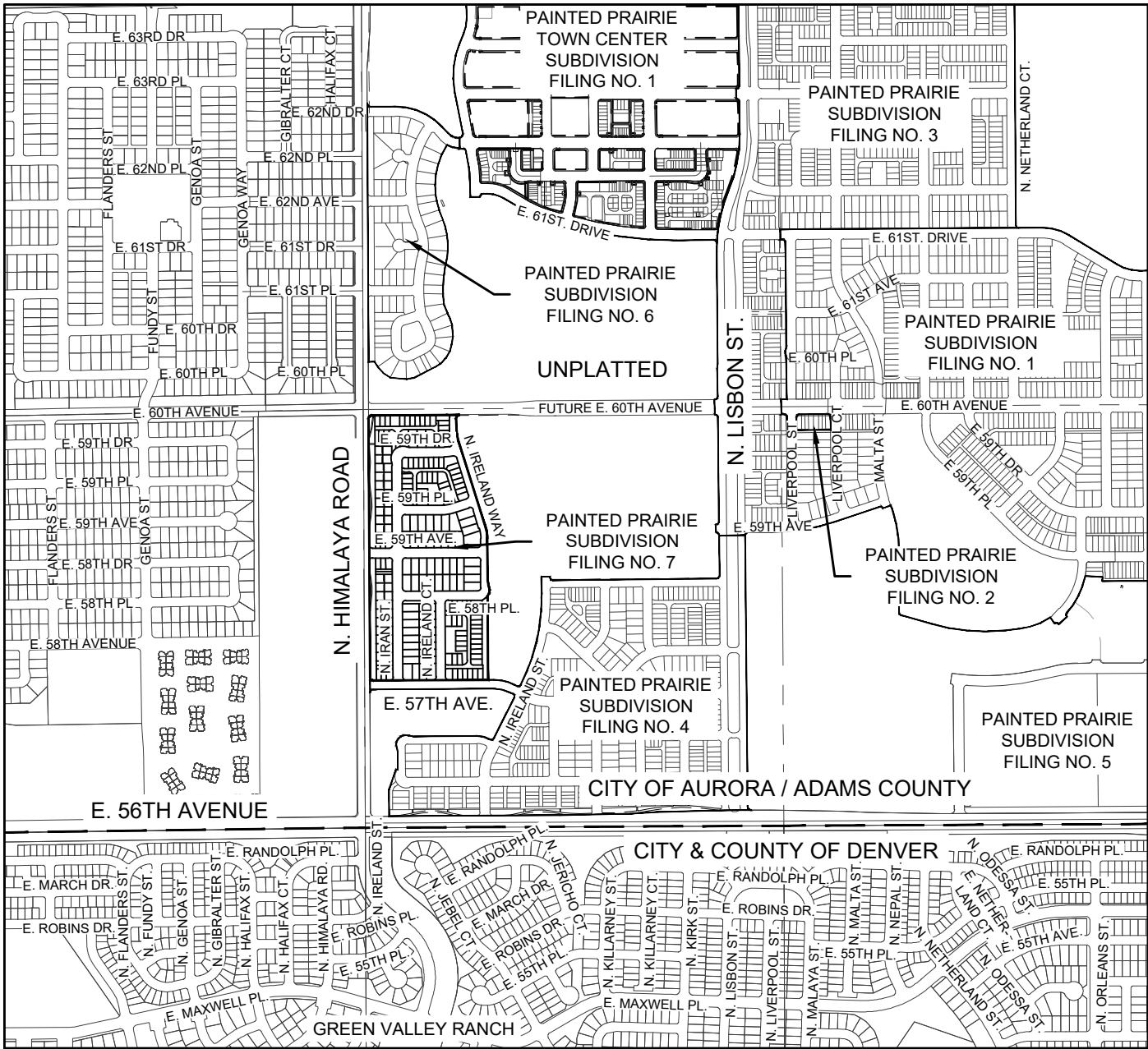
THENCE SOUTH 89°42'52" WEST, A DISTANCE OF 728.02 FEET TO A POINT OF CURVATURE;

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 NORTH 45°17'08" WEST, 28.28 FEET TO A POINT BEING 34.50 FEET, BY PERPENDICULAR MEASUREMENT EASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°17'08" WEST PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1641.68 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,174,853 SQUARE FEET OR 26.971 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PAINTED PRAIRIE SUBDIVISION FILING NO. 7, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



VICINITY MAP

SCALE: 1" = 1000'

COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY, THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY, THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS: BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP IN A RANGE BOX SET BY PLS 34591 AND STAMPED "CVL CONSULTANTS T3S R66W 1/4 S10/S11 2021 PLS 34591", WHENCE THE SOUTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP IN A RANGE BOX SET BY PLS 33204 AND STAMPED "AZTEC CONSULTANTS T3S R66W S10/S11/S15/S14 2021 PLS 33204", BEARS SOUTH 00°17'08" EAST, A DISTANCE OF 2651.52 FEET.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, AND X ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO E. 60TH AVENUE, N. HIMALAYA ROAD, N. IRELAND WAY, E. 59TH DRIVE, N. IRAN STREET, E. 59TH PLACE, E. 58TH PLACE, N. IRELAND COURT, AND E. 57TH AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. F70739583-13 HAVING AN EFFECTIVE DATE OF AUGUST 2, 2022 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT (6' G.E.) ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

ENGINEER/SURVEYOR

Westwood

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

PAINTED PRAIRIE SUBDIVISION FILING NO. 7

A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 9

OWNER: _____

PAINTED PRAIRIE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARIAL: _____

STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D.

BY _____ AS _____ OF PAINTED PRAIRIE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY OF AURORA APPROVALS: _____

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR’S CERTIFICATE: _____

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON DECEMBER 1, 2021.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

WILLIAM F. HESSELBACH, JR., PLS NO. 25369
FOR AND ON BEHALF OF WESTWOOD

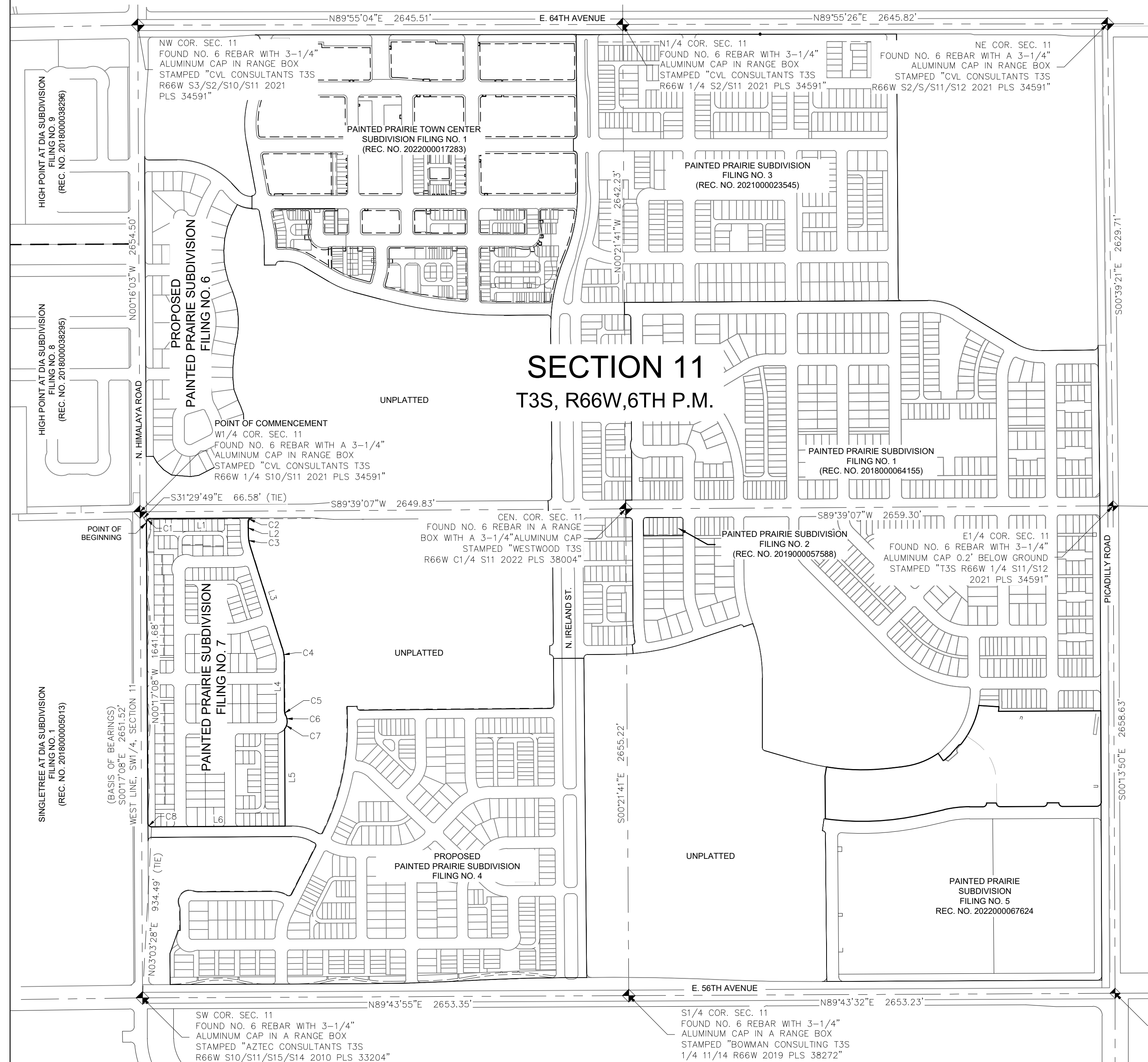
ENGINEER/SURVEYOR

Westwood

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

PAINTED PRAIRIE SUBDIVISION FILING NO. 7

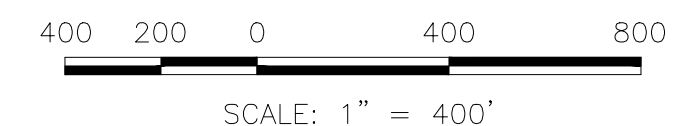
A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 9



BOUNDARY LINE & CURVE TABLES

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	89°56'15"	31.39'	N44°41'00"E	28.27'
C2	20.00'	90°00'00"	31.42'	S44°39'07"W	28.28'
C3	236.00'	17°08'19"	70.59'	S08°55'02"E	70.33'
C4	264.00'	17°12'03"	79.26'	S08°53'10"E	78.96'
C5	76.00'	23°15'22"	30.85'	S11°54'49"E	30.64'
C6	84.00'	23°15'22"	34.10'	S11°54'49"E	33.86'
C7	62.00'	37°47'04"	40.89'	S18°36'24"W	40.15'
C8	20.00'	90°00'00"	31.42'	N45°17'08"W	28.28'

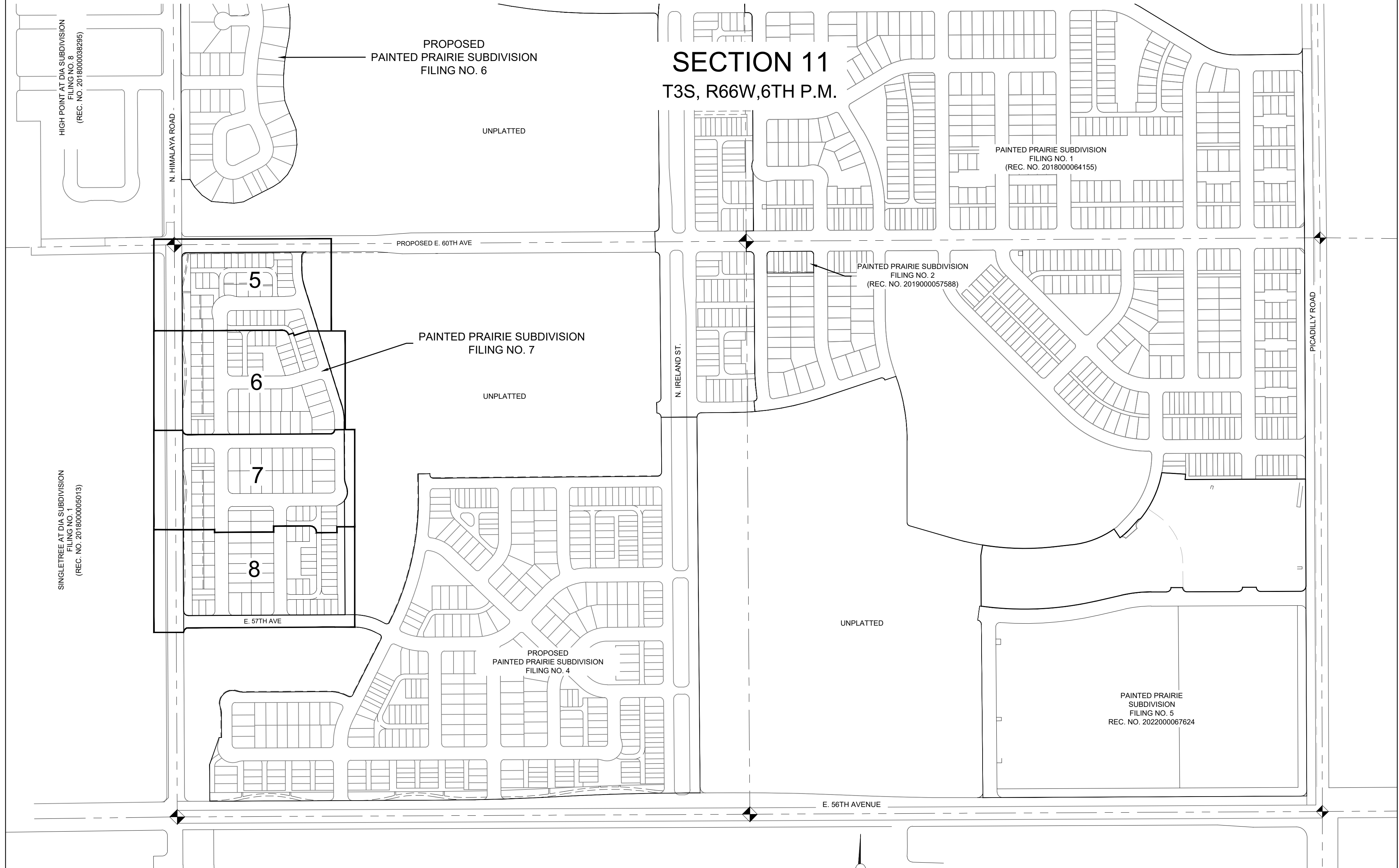
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°39'07"E	555.01'
L2	S00°20'53"E	68.30'
L3	S17°29'11"E	576.80'
L4	S00°17'08"E	262.69'
L5	S00°17'08"E	531.51'
L6	S89°42'52"W	728.02'



ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

PAINTED PRAIRIE SUBDIVISION FILING NO. 7

A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 9



300 150 0 300 600
SCALE: 1" = 300'

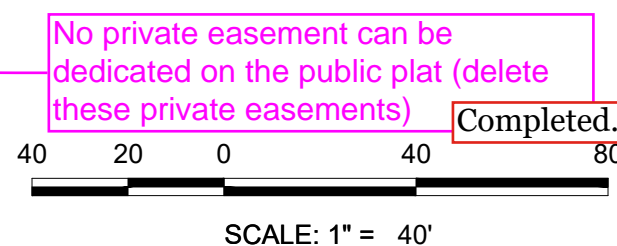
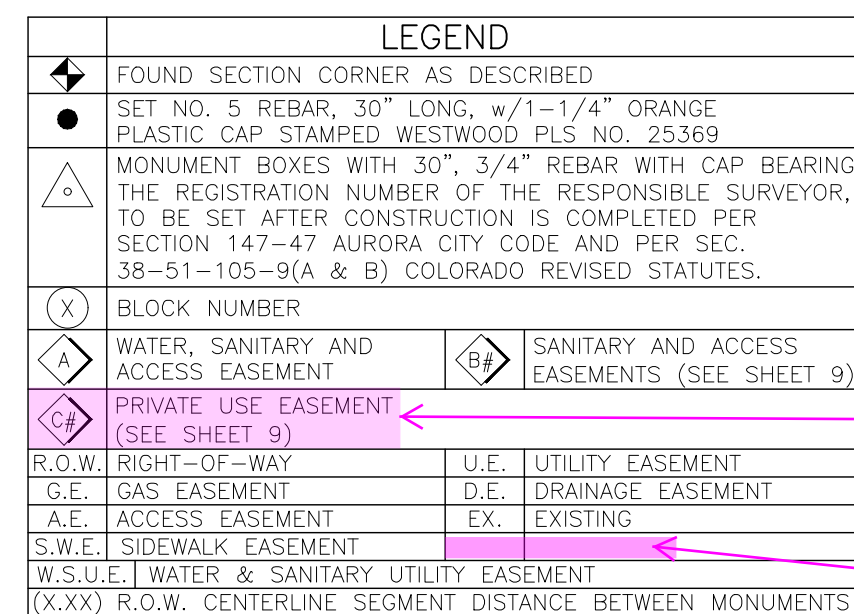


ENGINEER/SURVEYOR

Westwood

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

A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 9

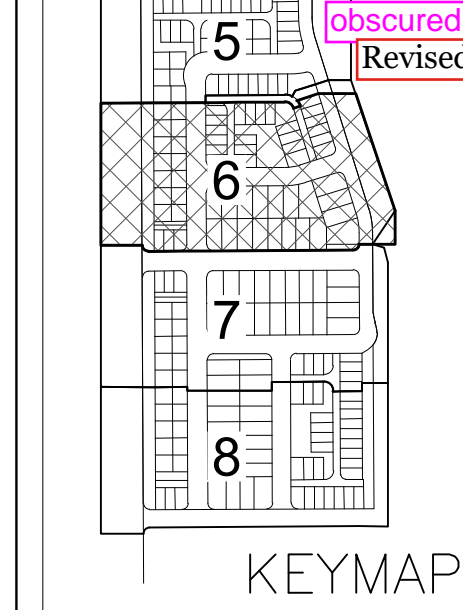
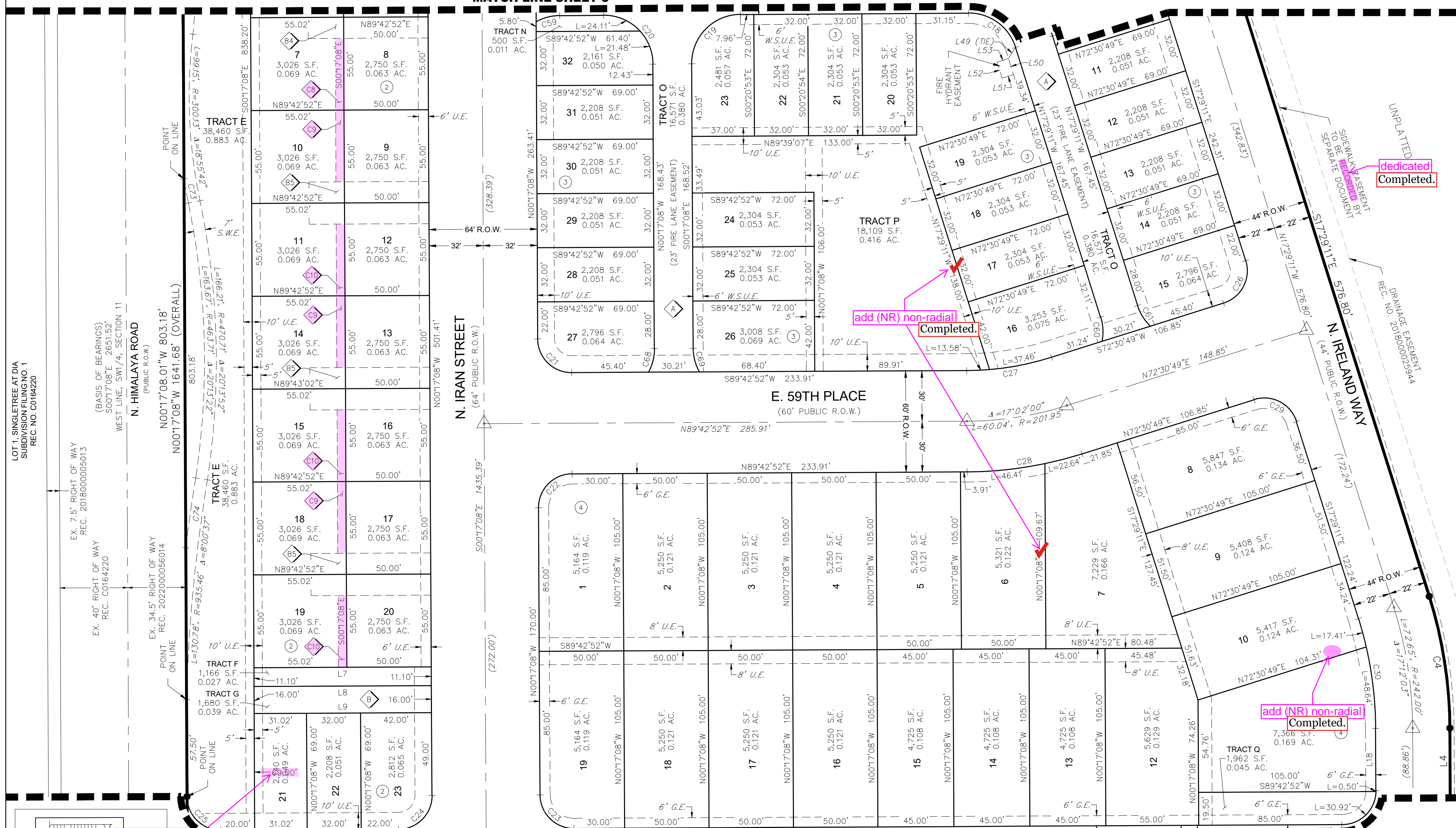


10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

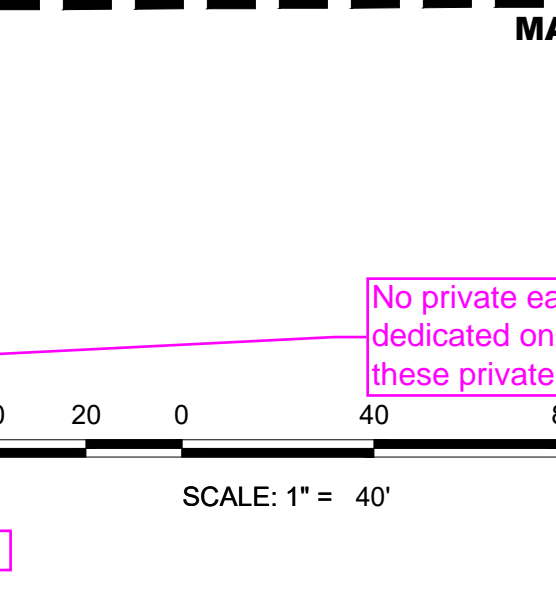
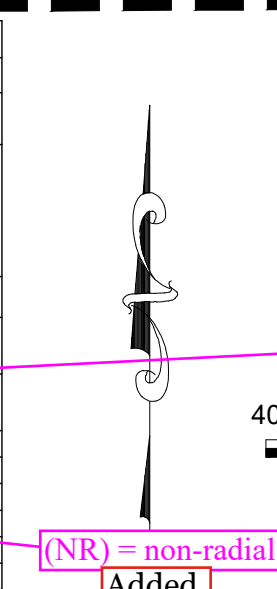
PAINTED PRAIRIE SUBDIVISION FILING NO. 7

A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 9

MATCH LINE SHEET 5



LEGEND	
●	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS NO. 25369
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
(X)	BLOCK NUMBER
A	WATER, SANITARY AND ACCESS EASEMENT
G#	PRIVATE USE EASEMENT (SEE SHEET 9)
R.O.W.	RIGHT-OF-WAY
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.S.U.E.	WATER & SANITARY UTILITY EASEMENT
(X.XX)	R.O.W. CENTERLINE SEGMENT DISTANCE BETWEEN MONUMENTS
B#	SANITARY AND ACCESS EASEMENTS (SEE SHEET 9)
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
EX.	EXISTING



MATCH LINE SHEET 7

No private easement can be dedicated on the public plat (delete these private easements) Completed.

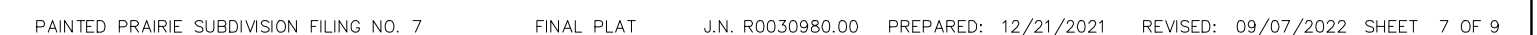
(NR) = non-radial Added.

ENGINEER/SURVEYOR

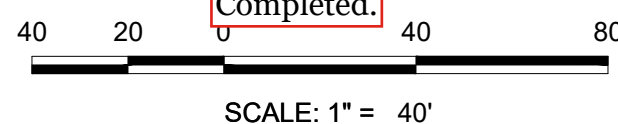
Westwood

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

A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 9



A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 9

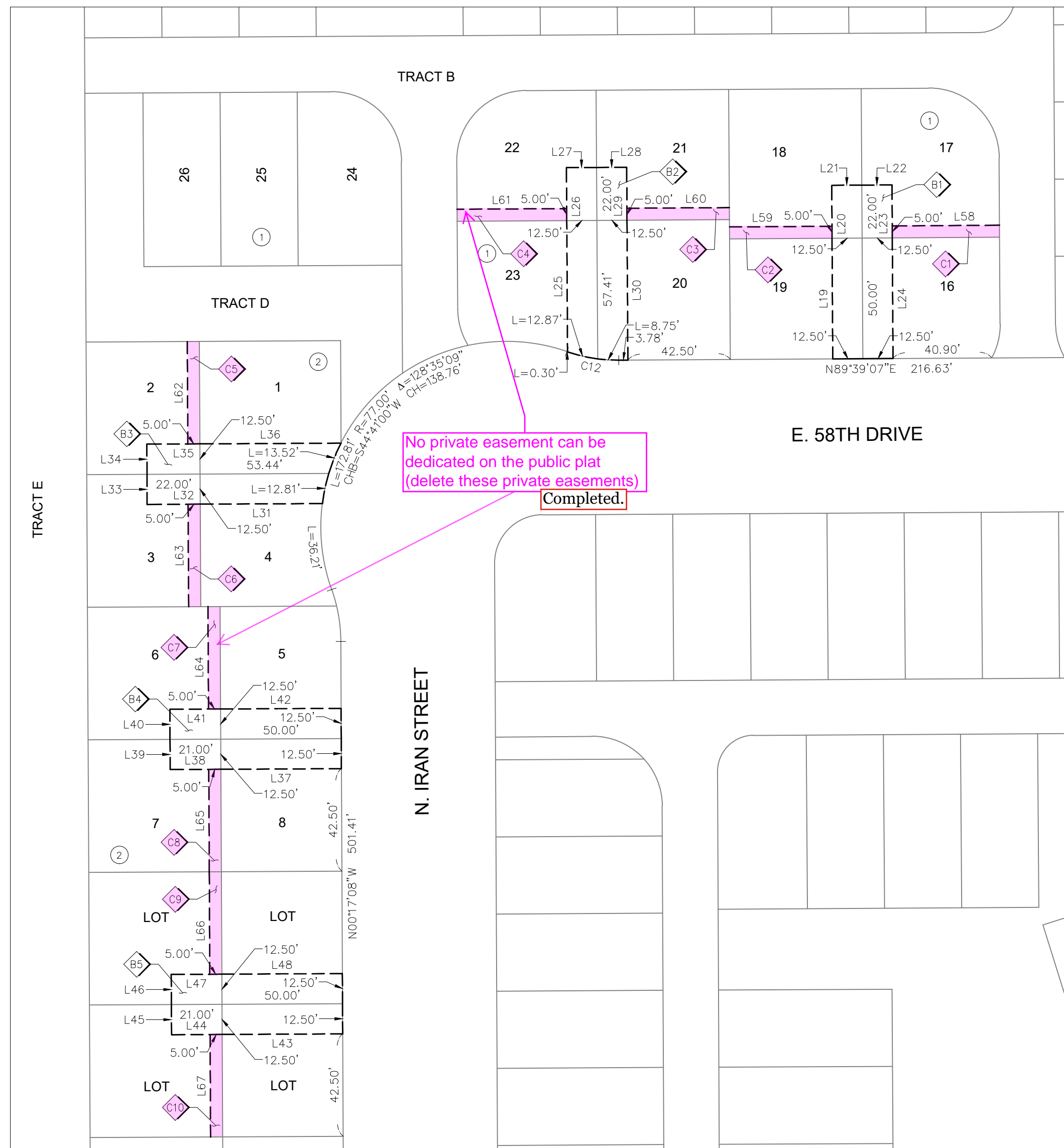


(NR) = non-radial
Added.

[illegible]

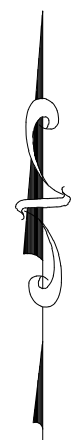
PAINTED PRAIRIE SUBDIVISION FILING NO. 7

A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 9



SANITARY, ACCESS, AND PRIVATE USE EASEMENT DETAILS FOR BLOCKS 1 & 2

No private easement can be
dedicated on the public plat
(delete these private easements)
Completed.



40 20 0 40 80
SCALE: 1" = 40'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C9	15.00'	90°00'00"	23.56'	N44°39'07"E	21.21'
C10	29.00'	90°00'00"	45.55'	S44°39'07"W	41.01'
C11	29.00'	90°00'00"	45.55'	N45°20'53"W	41.01'
C12	65.00'	19°19'27"	21.92'	S80°41'10"E	21.82'
C13	65.00'	19°19'27"	21.92'	N09°56'51"W	21.82'
C14	20.00'	89°56'15"	31.39'	S44°41'00"W	28.27'
C15	282.00'	11°28'07"	56.45'	N83°55'03"E	56.35'
C16	20.00'	84°19'49"	29.44'	N59°39'06"W	26.85'
C17	52.00'	72°51'41"	66.13'	N53°55'02"W	61.76'
C18	29.00'	72°51'41"	36.88'	N53°55'02"W	34.44'
C19	29.00'	89°56'15"	45.52'	S44°41'00"W	40.99'
C21	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C22	20.00'	90°00'00"	31.42'	S44°42'52"W	28.28'
C23	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C24	20.00'	90°00'00"	31.42'	N44°42'52"E	28.28'
C25	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C26	20.00'	90°00'00"	31.42'	N27°30'49"E	28.28'
C28	230.00'	17°12'03"	69.05'	N81°06'50"E	68.79'
C29	20.00'	90°00'00"	31.42'	N62°29'11"W	28.28'
C31	20.00'	90°00'00"	31.42'	N45°20'53"W	28.28'
C33	20.00'	90°00'00"	31.42'	N45°17'08"W	28.28'
C34	20.00'	90°00'00"	31.42'	S44°42'52"W	28.28'
C35	20.00'	90°00'00"	31.42'	N45°17'08"W	28.28'
C36	20.00'	90°00'00"	31.42'	S44°42'52"W	28.28'
C37	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C40	20.00'	90°00'00"	31.42'	S44°42'52"W	28.28'
C41	29.00'	90°00'00"	45.55'	N45°17'08"W	41.01'
C42	29.00'	90°00'00"	45.55'	N44°42'52"E	41.01'
C43	20.00'	90°00'00"	31.42'	N44°42'52"E	28.28'
C44	280.00'	17°08'19"	83.75'	S08°55'02"E	83.44'
C45	20.00'	98°40'00"	34.44'	N31°50'49"E	30.34'
C47	218.00'	8°28'18"	32.23'	N85°24'58"E	32.20'
C48	29.00'	90°00'00"	45.55'	N45°20'53"W	41.01'
C49	20.00'	90°00'00"	31.42'	N44°42'52"E	28.28'
C50	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C51	20.00'	90°00'00"	31.42'	N44°42'52"E	28.28'
C52	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C53	15.00'	90°00'00"	23.56'	S45°17'08"E	21.21'
C54	29.00'	90°00'00"	45.55'	N44°42'52"E	41.01'
C55	29.00'	31°22'51"	15.88'	S16°02'18"E	15.69'
C56	29.00'	28°51'57"	14.61'	N14°05'05"E	14.46'
C57	29.00'	28°51'57"	14.61'	S14°46'51"E	14.46'
C58	29.00'	28°55'41"	14.64'	S75°53'02"E	14.49'
C59	29.00'	28°48'12"	14.58'	S75°15'01"W	14.43'
C60	29.00'	28°51'57"	14.61'	N03°03'13"W	14.46'
C61	29.00'	28°51'57"	14.61'	S31°55'10"E	14.46'
C62	29.00'	28°51'57"	14.61'	S75°51'10"E	14.46'
C63	29.00'	28°51'57"	14.61'	S75°16'54"W	14.46'
C64	29.00'	28°51'57"	14.61'	N14°43'06"W	14.46'
C65	29.00'	28°51'57"	14.61'	S14°08'50"W	14.46'
C66	29.00'	28°51'57"	14.61'	S75°51'10"E	14.46'
C67	29.00'	28°51'57"	14.61'	S75°16'54"W	14.46'
C68	29.00'	28°51'57"	14.61'	N14°08'50"E	14.46'
C69	29.00'	28°51'57"	14.61'	S14°43'06"E	14.46'
C70	1619.23'	1°31'14"	42.97'	S01°46'11"E	42.97'
C71	1619.23'	0°41'50"	19.70'	N03°27'09"W	19.70'
C72	1619.23'	1°29'58"	42.38'	S04°46'03"E	42.38'
C73	307.13'	2°43'39"	14.62'	S10°31'28"E	14.62'
C74	942.46'	2°32'06"	41.70'	S08°10'41"W	41.70'
C75	439.58'	2°38'05"	20.21'	S12°01'07"E	20.21'
C76	432.58'	11°08'04"	84.07'	S07°46'32"E	83.93'
C79	64.50'	33°24'42"	37.61'	N56°59'00"E	37.08'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L7	N89°42'52"E	105.02'
L8	S89°42'52"W	105.02'
L9	N89°42'52"E	105.02'
L10	S57°41'06"W	23.45'
L11	N00°17'08"W	26.00'
L12	S89°42'52"W	8.00'
L13	S27°12'46"W	21.93'
L14	S89°39'07"W	26.00'
L15	S00°17'08"E	42.50'
L16	N17°29'11"W	7.47'
L17	N72°30'49"E	12.16'
L18	S00°17'08"E	36.86'
L19	N00°20'53"W	50.00'
L20	N00°20'53"W	22.00'
L21	N89°39'07"E	12.50'
L22	N89°39'07"E	12.50'
L23	S00°20'53"E	22.00'
L24	S00°20'53"E	50.00'
L25	N00°20'53"W	54.44'
L26	N00°20'53"W	22.00'
L27	N89°39'07"E	12.50'
L28	N89°39'07"E	12.50'
L29	S00°20'53"E	22.00'
L30	S00°20'53"E	58.00'
L31	S89°42'52"W	50.70'
L32	S89°42'52"W	22.00'
L33	N00°17'08"W	12.50'
L34	N00°17'08"W	12.50'
L35	N89°42'52"E	22.00'
L36	N89°42'52"E	58.54'
L37	S89°42'52"W	50.00'
L38	S89°42'52"W	21.00'
L39	N00°17'08"W	12.50'
L40	N00°17'08"W	12.50'
L41	N89°42'52"E	21.00'
L42	N89°42'52"E	50.00'
L42	N89°42'52"E	50.00'
L43	S89°42'52"W	50.00'
L44	S89°42'52"W	21.00'
L45	N00°17'08"W	12.50'
L46	N00°17'08"W	12.50'
L47	N89°42'52"E	21.00'
L48	N89°42'52"E	50.00'
L49	S32°42'28"W	7.81'
L50	S17°29'11"E	10.00'
L51	S72°30'49"W	7.00'
L52	N17°29'11"W	10.00'
L53	N72°30'49"E	7.00'
L54	N44°41'00"E	28.27'
L55	S89°39'07"W	20.25'
L56	N89°49'56"W	37.10'
L57	N90°00'00"W	37.40'
L58	N89°39'07"E	44.50'
L59	S89°39'07"W	42.50'
L60	N89°39'07"E	42.50'
L61	S89°39'07"W	45.50'
L62	N00°17'08"W	42.50'
L63	S00°17'08"E	42.50'
L64	N00°17'08"W	42.50'
L65	S00°17'08"E	42.50'
L66	N00°17'08"W	42.50'
L67	S00°17'08"E	42.50'

ENGINEER/SURVEYOR

Westwood

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

SEE SHEET 3 OF 9
FOR CURVE TAGS C1-C8
PAINTED PRAIRIE SUBDIVISION FILING NO. 7

SEE SHEET 3 OF 9
FOR LINE TAGS L1-L6
FINAL PLAT J.N. R0030980.00 PREPARED: 12/21/2021 REVISED: 09/07/2022 SHEET 9 OF 9