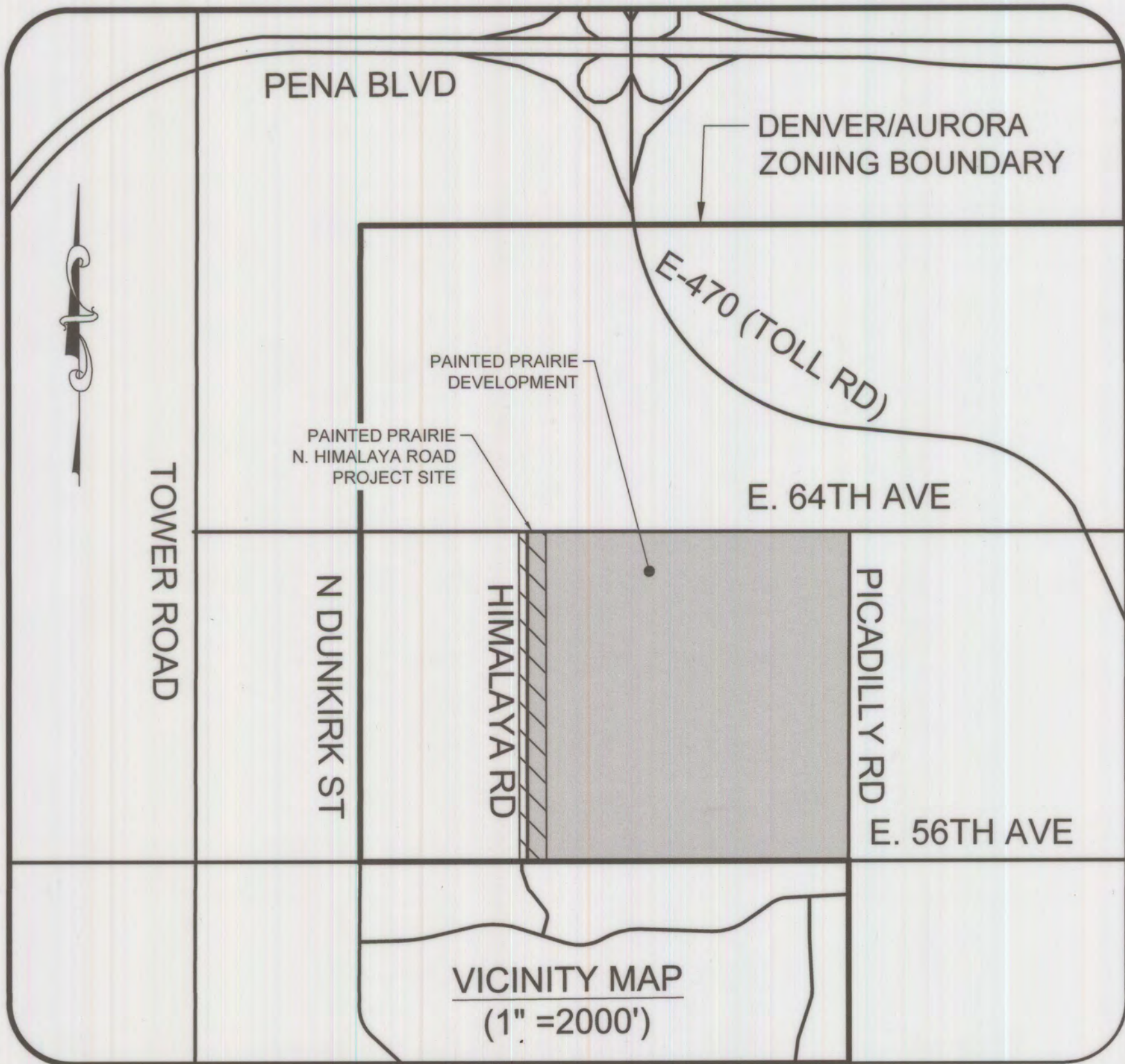


# N. HIMALAYA ROAD IMPROVEMENTS

## E. 56TH AVENUE TO E. 64TH AVENUE - INFRASTRUCTURE SITE PLAN

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



### LEGAL DESCRIPTION:

1. A PORTION OF THE WEST HALF OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	HIMALAYA EASEMENT EXHIBIT
3	HIMALAYA ROAD PLAN VIEW
4	HIMALAYA ROAD PLAN VIEW
5	HIMALAYA ROAD PLAN VIEW
6	HIMALAYA ROAD STORM SEWER
7	LANDSCAPE LEGENDS AND CHARTS
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
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11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE DETAILS
14	LANDSCAPE DETAILS

SITE PLAN DATA BLOCK		
OVERALL ISP DISTURBANCE AREA	499,209.59 ±	11.46 AC
PROPOSED SIDEWALK AREA	37,484.18 ±	0.86 AC
PROPOSED ASPHALT AREA	101,015.25 ±	2.32 AC
PROPOSED HARD SURFACE AREA	138,499.43 ±	3.18 AC
PROPOSED LANDSCAPE AREA	40,169.04 ±	0.92 AC
PRESENT ZONING CLASSIFICATION		MEDIUM-DENSITY RESIDENTIAL DISTRICT R-2

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE PAINTED PRAIRIE FDP AND THE CITY OF AURORA SIGN CODE.
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBLE REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2008. 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).
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 AND 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, 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.
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. 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 UNOBTSTRUCTED 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.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
10. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
11. 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.
12. ALL STREET TRAFFIC SIGNS PROVIDED BY THE N. HIMALAYA ROAD INFRASTRUCTURE PLAN SHALL BE FURNISHED AND INSTALLED PER MUTCD STANDARDS.

13. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
14. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
15. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO: GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
16. TRAFFIC SIGNAL ESCROW WILL APPLY TO ADJACENT VERTICAL DEVELOPMENT AS IDENTIFIED IN THE MASTER TRAFFIC IMPACT STUDY AND AS IDENTIFIED IN THE TRAFFIC SIGNAL ESCROW ORDINANCE.
17. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. 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.
19. 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 PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER(S) AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

### OWNER'S SIGNATURES

N. HIMALAYA ROAD

IMPROVEMENTS

INFRASTRUCTURE SITE PLAN

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, Chris Fellows has caused these presents to be executed this 26th day of January AD, 2022.

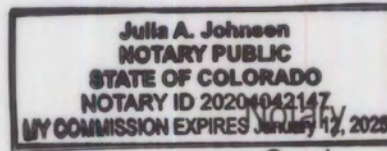
By: Chris Fellows, President Corporate Seal  
(Principals or Owners)

State of Colorado )ss

County of Arapahoe )

The foregoing instrument was acknowledged before me this 26th day of January AD, 2022 by Chris Fellows, President (Principals or Owners)

Witness my hand and official seal  
Julia A. Johnson  
(Notary Public)



Notary Business Address:  
5600 Greenwood Plaza Blvd.  
Ste. 220 Greenwood Village,  
CO 80111

My commission expires 1/12/25

### CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 2/1/22

Planning Director: [Signature] Date: 2/1/2022

Planning Commission: N/A Date: N/A  
(Chairperson)

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

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

### AMENDMENTS

- △ AMENDMENT #1: MINOR AMENDMENT TO ADD SIGNATURE FENCING AND REVISE LANDSCAPING ALONG HIMALAYA ROAD. APPROVED 2/21/2023.
- △ PLANTINGS REDUCED AND SHIFTED. PLANT QUANTITIES STILL MEET OR EXCEED COA REQUIRED MINIMUMS.

**APPLICANT:**  
PAINTED PRAIRIE OWNER, LLC  
5600 GREENWOOD PLAZA VILLAGE,  
STE 220  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 795-9900  
CONTACT: CHRIS FELLOWS

**PLANNER/  
LANDSCAPE  
ARCHITECT:**  
CIVITAS  
1200 BANNOCK ST  
DENVER, CO 80204  
TEL: (303) 571-0053  
CONTACT: MARK NAYLOR

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



## PLANTING SCHEDULE









## TREES

	Key	Scientific Name	Common Name	Size	Spacing	Water Use	Qty
	AMA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" CAL	AS SHOWN	XX	28
	HAK	<i>Celtis occidentalis</i>	Northern Hackberry	2.5" CAL	AS SHOWN	XX	20
	HOL	<i>Gleditsia triacanthos f. inermis</i>	Thornless Honey Locust	2.5" CAL	AS SHOWN	X	13
	KCT	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	2.5" CAL	AS SHOWN	XX	46
	PNH	<i>Pinus heldreichii</i>	Bosnian Pine	6 FT HT	AS SHOWN	XXX	52
	PNN	<i>Pinus nigra</i>	Austrian Pine	6-8 FT HT	AS SHOWN	XX	19
	PON	<i>Pinus ponderosa</i>	Ponderosa Pines	6 FT HT	AS SHOWN	XX	41
	PNS	<i>Pinus sylvestris</i>	Scotch Pine	8-10 FT HT	AS SHOWN	XX	28


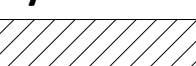

## SHRUBS

Symbol	Key	Scientific Name	Common Name	Size	Spacing	Water Use	Qty
	CSE	<i>Cornus sericea</i>	Red Twig Dogwood	5 GAL	AS SHOWN	XX	8
	HSC	<i>Pinus sylvestris</i> 'Hillside Creeper'	Hillside Creeper Pine	#3	AS SHOWN	X	91
	PBE	<i>Prunus besseyi</i>	Western Sandcherry	#5	AS SHOWN	X	25
	PCG	<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha	5 GAL	AS SHOWN	X	300
	PIS	<i>Pinus sylvestris</i>	Creeping Scotch Pine 'Hillside Creeper'	5 GAL	AS SHOWN	X	20
	PRU	<i>Prunus pumila</i> var. <i>besseyi</i> 'P011S' PAWNEE BUTTES	Pawnee Buttes Western Sandcherry	#5	AS SHOWN	X	29
	QGM	<i>Quercus gambelii</i>	Gambel Oak	#15	AS SHOWN	X	10
	RHA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac (Rhus)	#5	AS SHOWN	X	544
	RMC	<i>Rosa Meidiland Coral</i>	Coral Rose Meidiland Rose	#5	AS SHOWN	XX	512
	SIA	<i>Spiraea japonica</i> 'Walburna'	Magic Carpet Spirea	#5	AS SHOWN	XX	1131

## PERENNIALS AND ORNAMENTAL GRASSES

Symbol	Key	Scientific Name	Common Name	Size	Spacing	Water Use	Qty
	BOG	<i>Bouteloua gracilis</i> 'Bonde Ambition'	Blonde Ambition Blue Grama	#1	20" OC	X	13
	ALH	<i>Allium</i> 'Purple Sensation'	Purple Sensation Allium	#1	10" OC	XX	278
	ECS	<i>Rudbeckia hirta</i>	Black Eyed Susan	#1	18" OC	X	130
	PEB	<i>Echinacea</i> 'Sombbrero Salsa Red'	Purple Echinacea	#1	18" OC	XX	130
	LIA	<i>Liatriis punctata</i>	Dotted Blazing Star	#1	12" OC	X	139
	SAL	<i>Salvia x sylvestris</i> 'May Night'	May Night Salvia	#1	12" OC	X	104
	SBH	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1	18" OC	X	122
	STI	<i>Stipa (Nasella) tenuissima</i>	Mexican Feather Grass	#1	18" OC	X	104

**MIXES (SEEDED + PLANTED, AS NOTED)**

Symbol	Key	TYPE	MIX	NOTES:
	NATIVE SEED MIX A	Warm Season Native Grass Seed Mix	<i>Bouteloua gracilis/Bouteloua dactyloides</i>	Install seed per specifications at rate per supplier
	NATIVE SEED MIX B	Cool Season Native Grass Seed Mix	<i>Koeleria macrantha/Oryzopsis hymenoides/Elymus trachycaulus/Elymus lanceolatus/Pascopyrum smithii/Stipa comata/Stipa viridula/Trifolium incarnatum/Pentstemon eatonii/Cosmos sulphureus</i>	20 lbs PLS/Acre; 1/4 of mix for each type, 1/4" depth seeding
	NATIVE SEED MIX C	Warm season	<i>Bouteloua gracilis</i>	

### STREET FRONTAGE CALCULATIONS (REFER TO STREET FRONTAGE AREA DIAGRAM FOR LOCATIONS)

AREA	LENGTH	NOTES	STREET TREES REQUIRED 1/40 LF	TREES PROVIDED (CURBSIDE LANDSCAPE AREA)	OPEN SPACE TREES REQUIRED 1/40 LF	TREES PROVIDED (OPEN SPACE LANDSCAPE)	OPEN SPACE SHRUBS REQUIRED (10/40 LF)	OPEN SPACE SHRUBS PROVIDED	CURBSIDE SPACE SHRUBS REQUIRED ***	CURBSIDE SPACE SHRUBS PROVIDED**
1 - (64th Avenue to E. 62nd Drive)	620'	1 per 40 LF	16	13*	16	17	150	154	149	251
2 - (E. 62nd Drive to E. 62nd Ave)	495'	1 per 40 LF	12	12	12	17	120	229	32	83
3 - (E. 62nd Ave to E. 61st Pl)	494'	1 per 40 LF	12	13	12	16	120	176	35	112
4 - (E. 61st Pl to 60th Ave)	653'	1 per 40 LF	16	15	16	21	160	177	69	213
5 - (60th Ave to 59th Ave)	817'	1 per 40 LF	20	22	20	24	200	326	57	190
6 - (59th Ave to 58th Ave)	760'	1 per 40 LF	19	19	19	21	190	290	114	115
7 - (58th Ave to 56th St)	765'	1 per 40 LF	19	17*	19	20	190	187	86	167

## NOTES

1. THERE ARE NO TREE MITIGATION REQUIREMENTS AS THERE ARE NO EXISTING TREES ON SITE.
2. TREE EQUIVALENCES CALCULATED AT RATE OF (1) 2.5" CAL TREE PER 12 SHRUBS, OR 36 PERENNIALS/GRASSES.
3. DEVELOPER RESERVES THE RIGHT TO DOWNSIZE OR DELETE TREES SHOWN ABOVE THE MINIMUM COA REQUIREMENTS DUE TO NURSERY AVAILABILITY, PRICING VOLATILITY, ETC. MINIMUM PLANT REQUIREMENTS SHALL CONFORM TO COA STANDARDS.
4. \*\*DUE TO UTILITIES, LIGHTS, SIGNAGE NEEDED FOR THIS BLOCK, AND THE REQUIRED SPACING BETWEEN TREES AND UTILITIES, WHAT'S SHOWN IS THE MAXIMUM NUMBER OF TREES THAT WILL FIT, WHICH DO NOT MEET THE TREE REQUIREMENTS.
5. \*\*CURBSIDE AREAS WHERE THE TREE LAWN IS 10FT OR LESS WILL HAVE SHRUBS, WHICH IS WHAT THE QUANTITY IS BASED OFF OF.

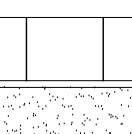


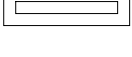

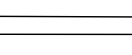
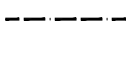






GENERAL NOTES:

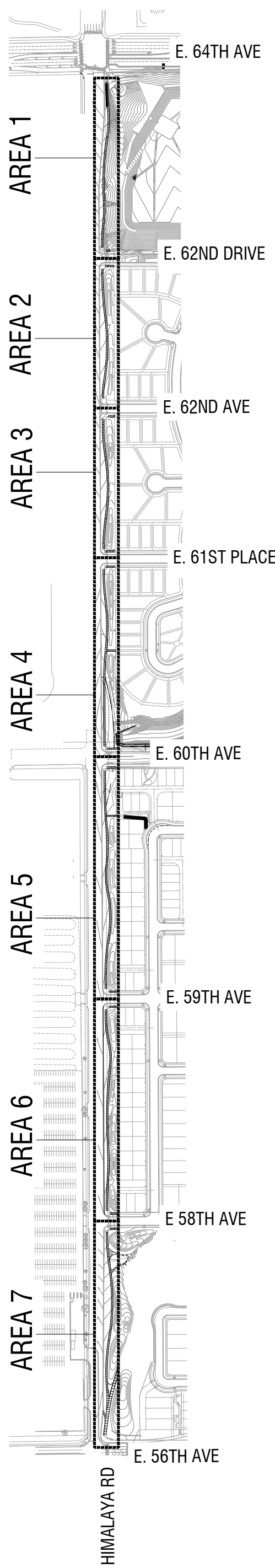
2. FINAL TREE LOCATIONS TO BE FIELD LOCATED BASED ON ACTUAL BUILT UTILITY, ROAD AND ALLEY/DRIVEWAY ALIGNMENTS. ALL TREES SHALL BE A MINIMUM OF 5' FROM UTILITY LINES AND 5' FROM DRIVEWAY.
3. FINAL LIGHTING LOCATIONS PENDING. STREET LIGHTING WILL BE PROVIDED ON SITE, PENDING FINAL DESIGN AND LAYOUT.
4. STREETS AND PUBLIC ACCESS FIRE LANES SHALL BE ASPHALT WITH CONCRETE CURB AND GUTTER.
5. FOR ALL GRADING AND WALK LAYOUT INFORMATION REFER TO CIVIL DRAWINGS.
6. ALL WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. 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. LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF THE HIMALAYA ROAD IMPROVEMENTS.
9. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
10. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
11. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
12. 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 REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
13. SEED MIXES: SEED SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE UNLESS OTHERWISE NOTED.
14. UNLESS OTHERWISE NOTED, PLANTING BEDS SHALL BE MULCHED WITH SHREDDED RED CEDAR MULCH, NATURAL COLOR TO A DEPTH OF 3". WEED CONTROL FABRIC IS REQUIRED IN ALL SHRUB BEDS.
15. A SOILS ANALYSIS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY, FOR ALL AREAS TO BE LANDSCAPED PRIOR TO CONSTRUCTION. THE SOILS ANALYSIS WILL BE USED TO JUSTIFY FINAL SEEDING RATE, QUANTITY OF COMPOST, NEED FOR IRRIGATION, AND RECOMMENDED AMOUNT OF WATER TO BE APPLIED TO SEEDING AREA. THE SEED MIXTURE, IRRIGATION SYSTEM AND COMPOST RATES SHOWN ON PLANS MAY BE MODIFIED TO OPTIMIZE THE PERFORMANCE AND EXPEDITE THE RESTORATION OF THESE AREAS.
16. ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA IN THE UNIFIED DEVELOPMENT ORDINANCE.
17. ALL PROPOSED PLANTINGS MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
18. ANY PROPOSED PLANTS IN THE SIGHT TRIANGLE MUST COMPLY WITH CITY REQUIRED VERTICAL REQUIREMENTS AND COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 24" IN HEIGHT. VISIBILITY MUST REMAIN 75% OPEN FOR THE VERTICAL AREA FROM 2 TO 3 FEET AS IDENTIFIED IN THE COA ROADWAY DESIGN & SPECIFICATIONS MANUAL. ANY TREE LOCATED WITHIN A SIGHT TRIANGLE MUST BE PRUNED TO PROVIDE NO OBSTRUCTION BELOW 7 FT IN ACCORDANCE WITH THE SIGHT TRIANGLE DETAIL IN COA ROADWAY DESIGN MANUAL.
19. DEVELOPERS RESERVES THE RIGHT TO ADD AMENITIES AND FEATURES, ANY SUCH CHANGES WILL BE DOCUMENTED IN MINOR ADMINISTRATIVE UPDATE.
20. FIELD VERIFY THAT ALL TREES ARE 5 FEET CLEAR FROM UTILITIES PRIOR TO INSTALLATION.
21. LANDSCAPE PLANS HEREIN SHOW PROPOSED IMPROVEMENTS ON PRIVATE STREET WITHIN PRAIRIE HIMALAYA ROAD STREETScape PLANNING AREA ONLY. ALL PLANTING TO BE PROVIDED IN SUBSEQUENT SUBMITTALS BY LOT DEVELOPER. FOR ANY ADDITIONAL LAYOUT, GRADING AND UTILITY INFORMATION BEYOND THIS LIMIT OF WORK, REFER TO CIVIL DRAWINGS.

NOTE: PLANT QUANTITIES REDUCED BUT MEET OR EXCEED CITY OF AURORA MINIMUM PLANT COUNTS.

## STREET FRONTAGE AREAS

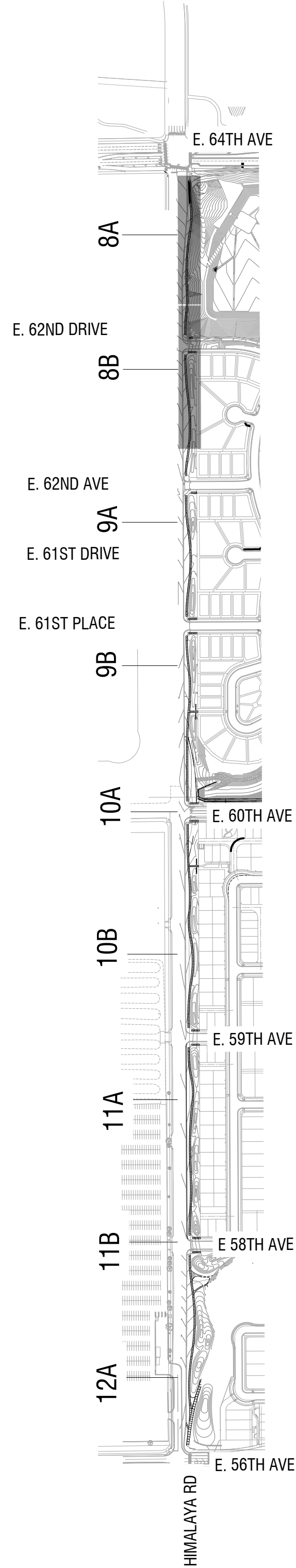
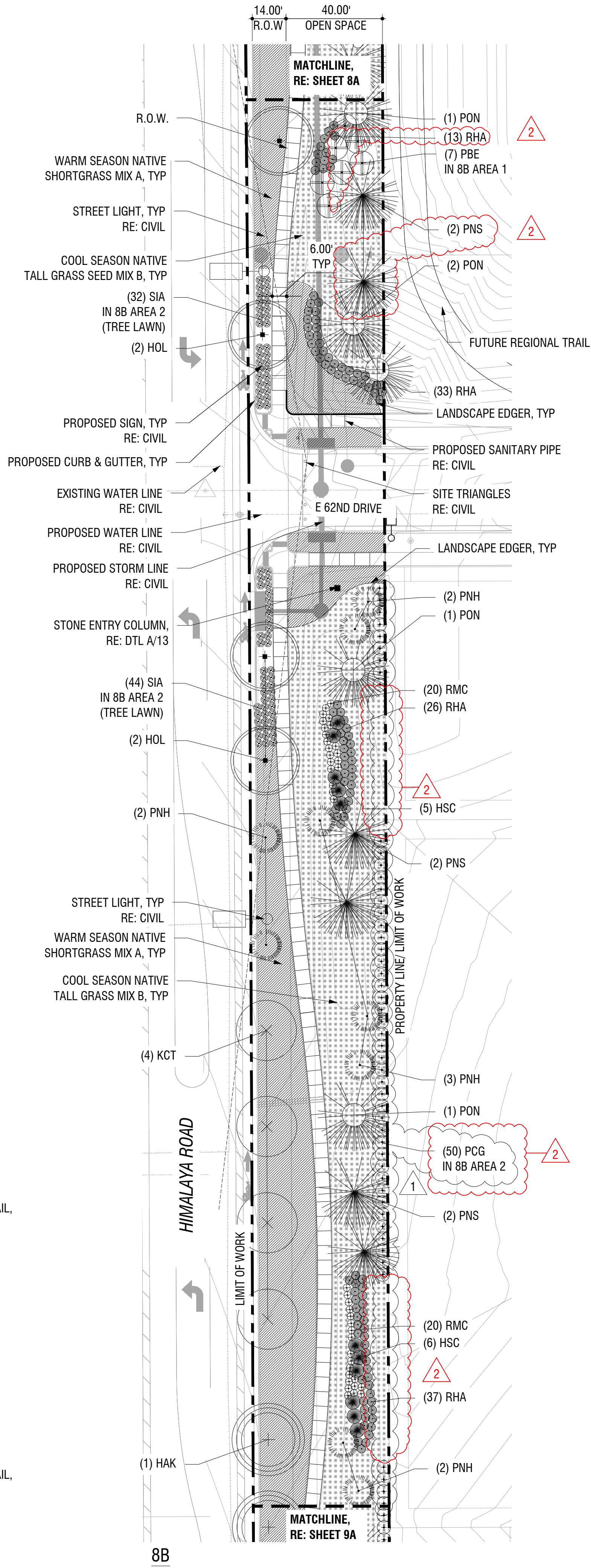
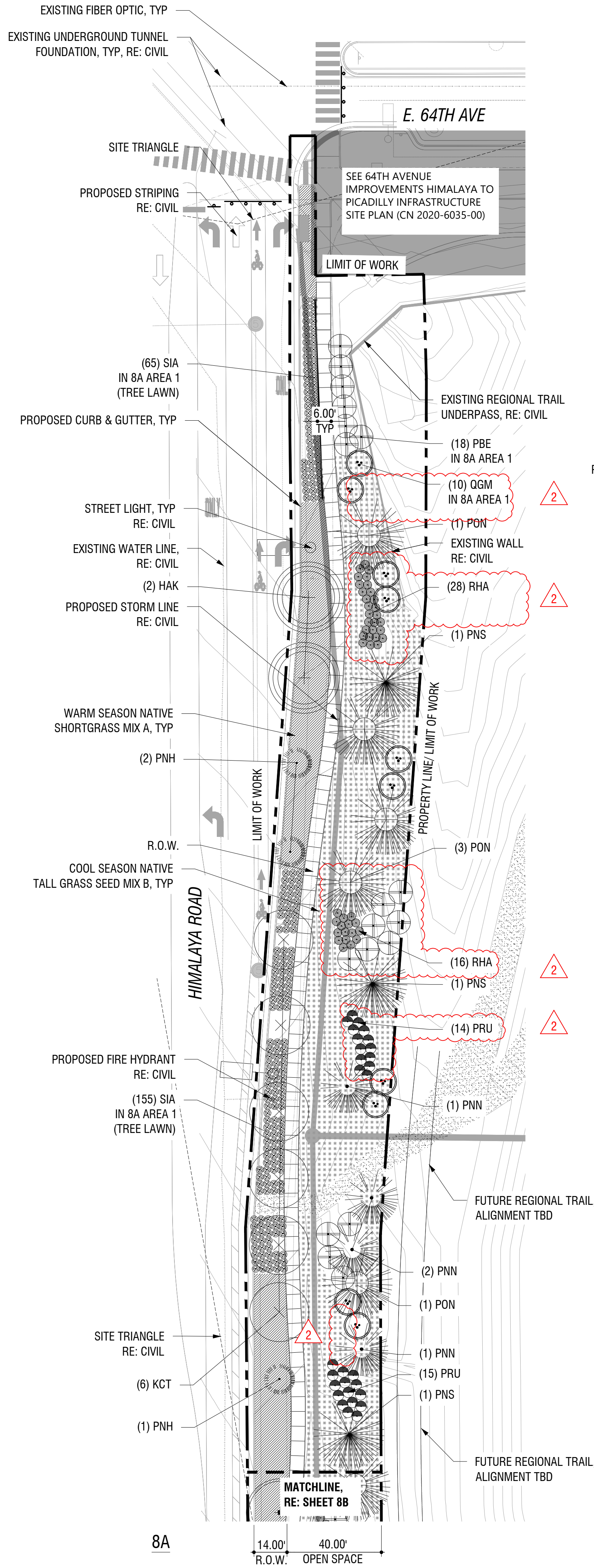
## LEGEND

	5" BROOM FINISH CONCRETE PAVING W/ FIBER MESH
	CRUSHER FINES PATH
	STONE ENTRY COLUMN
	HORIZONTAL ENTRY SIGN
	STONE ENTRY WALL/SEATING
	CONCRETE WALL
	METAL EDGER
	LIMIT OF WORK
	ROW
	LOT LINE
	MATCHLINE
	EDGE DRAIN
	STREET LIGHT

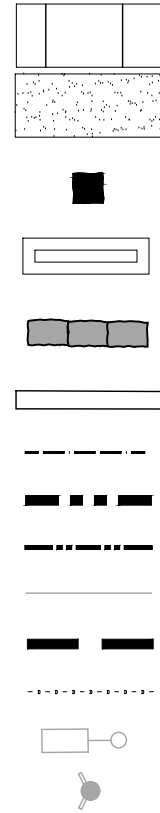


7	SHEET NUMBER	DRAWN BY:	SCALE:	PAINTED PRAIRIE		PAINTED PRAIRIE OWNER, LLC		CIVITAS	1200 Bonwood, St. Denver, CO 80204 Tel. 303 371.0053 Fax 303 425 0438		△	UPDATED TABLE TO ADD NEW PLANTS	12/9/22	NF		
		CHECKED BY:	AS SHOWN	HIMALAYA ROAD IMPROVEMENTS		C/O CHRIS FELLOWS			△	PLANTING REVISION.	9/18/24	YY				
				56TH AVENUE TO 64TH AVENUE		5600 GREENWOOD PLAZA BLVD, SUITE 220 GREENWOOD VILLAGE, CO 80111 Tel: (303) 795-9900										
		DATE:	2-20-0005.2	INFRASTRUCTURE SITE PLAN												
		DECEMBER 2021									No.	Revisions	Date	Init.	Appr.	





#### LEGEND



- 5" BROOM FINISH CONCRETE PAVING W/ FIBER MESH
- CRUSHER FINES PATH
- STONE ENTRY COLUMN
- HORIZONTAL ENTRY SIGN
- STONE ENTRY WALL/SEATING
- CONCRETE WALL
- METAL EDGER
- LIMIT OF WORK
- ROW
- LOT LINE
- MATCHLINE
- EDGE DRAIN
- STREET LIGHT
- FIRE HYDRANT

#### LANDSCAPE PLAN NOTES:

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- FINAL TREE LOCATIONS TO BE FIELD LOCATED BASED ON ACTUAL BUILT UTILITY, ROAD AND ALLEY/DRIVEWAY ALIGNMENTS. ALL TREES SHALL BE A MINIMUM OF 10' FROM UTILITY LINES AND 5' FROM DRIVEWAY.
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#### PLANTING SCHEDULE

##### TREES

	Key	Scientific Name	Common Name
	AMA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry
	HAK	<i>Celtis occidentalis</i>	Northern Hackberry
	HOL	<i>Gleditsia triacanthos f. inermis</i>	Thornless Honey Locust
	KCT	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
	PNH	<i>Pinus heldreichii</i>	Bosnian Pine
	PNN	<i>Pinus nigra</i>	Austrian Pine
	PON	<i>Pinus ponderosa</i>	Ponderosa Pines
	PNS	<i>Pinus sylvestris</i>	Scotch Pine

##### SHRUBS

Symbol	Key	Scientific Name	Common Name
	CSE	<i>Cornus sericea</i>	Red Twig Dogwood
	HSC	<i>Pinus sylvestris</i> 'Hillside Creeper'	Hillside Creeper Pine
	PBE	<i>Prunus besseyi</i>	Western Sandcherry
	PCG	<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha
	PIS	<i>Pinus sylvestris</i>	Creeping Scotch Pine 'Hillside Creeper'
	PRU	<i>Prunus pumila</i> var. <i>besseyi</i> 'P011S' PAWNEE BUTTES	Pawnee Buttes Western Sandcherry
	QGM	<i>Quercus gambelii</i>	Gambel Oak
	RHA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac (Rhus)
	RMC	<i>Rosa Meidiland Coral</i>	Coral Rose Meidiland Rose
	SIA	<i>Spiraea japonica</i> 'Walburna'	Magic Carpet Spirea

##### PERENNIALS AND ORNAMENTAL GRASSES

Symbol	Key	Scientific Name	Common Name
	BOG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama
	ALH	<i>Allium</i> 'Purple Sensation'	Purple Sensation Allium
	ECS	<i>Rudbeckia hirta</i>	Black Eyed Susan
	PEB	<i>Echinacea</i> 'Sombbrero Salsa Red'	Purple Echinacea
	LIA	<i>Liatris punctata</i>	Dotted Blazing Star
	SAL	<i>Salvia x sylvestris</i> 'May Night'	May Night Salvia
	SBH	<i>Sporobolus heterolepis</i>	Prairie Dropseed
	STI	<i>Stipa (Nasella) tenuissima</i>	Mexican Feather Grass

Symbol	Key	TYPE	MIX
	NATIVE SEED MIX A	Warm Season Native Grass Seed Mix	<i>Bouteloua gracilis</i> / <i>Bouteloua dactyloides</i>
	NATIVE SEED MIX B	Cool Season Native Grass Seed Mix	<i>Koeleria macrantha</i> / <i>Oryzopsis hymenoides</i> / <i>Elymus trachycaulus</i> / <i>Elymus lanceolatus</i> / <i>Pascopyrum smithii</i> / <i>Stipa comata</i> / <i>Stipa viridula</i> / <i>Trifolium incarnatum</i> / <i>Penstemon eatonii</i> / <i>Cosmos sulphureus</i>

PLANTING ADDED  
9/18/24  
PLANTING REVISION

12/2/22  
NF  
Date  
Appr.

No.

Revisions

1200 Bannock St.  
Denver, CO 80204  
Tel. 303.571.0053  
Fax 303.425.0438

CIVITAS

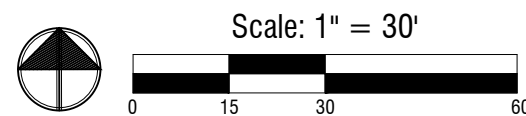
PAINTED PRAIRIE OWNER, LLC  
C/O CHRIS FELLOWS  
5600 GREENWOOD PLAZA BLVD, SUITE 220  
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PAINTED PRAIRIE  
HIMALAYA ROAD IMPROVEMENTS  
56TH AVENUE TO 64TH AVENUE  
INFRASTRUCTURE SITE PLAN

SCALE: 1:30  
AS SHOWN  
NF, RN  
CHECKED BY:  
NF, MN  
DATE:  
DECEMBER 2021

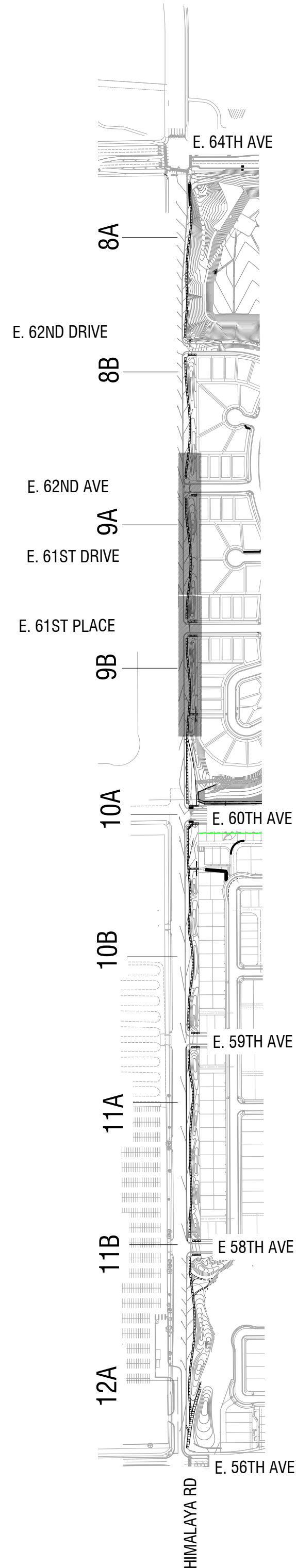
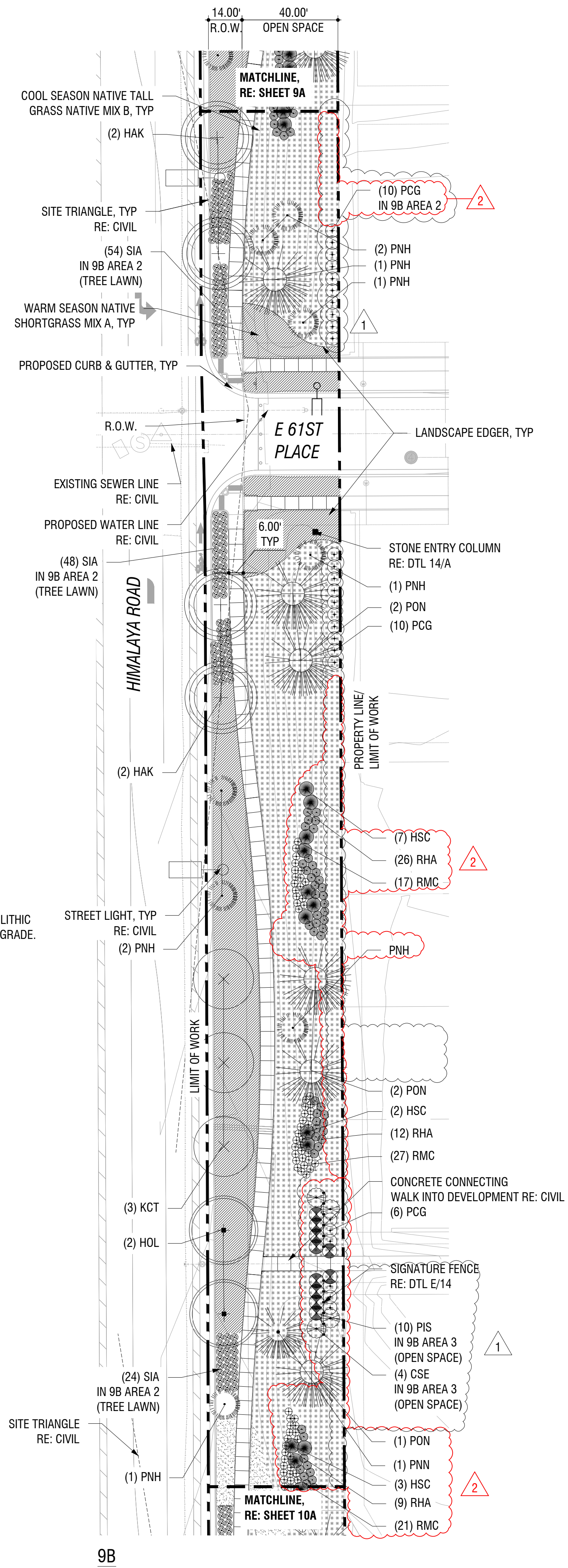
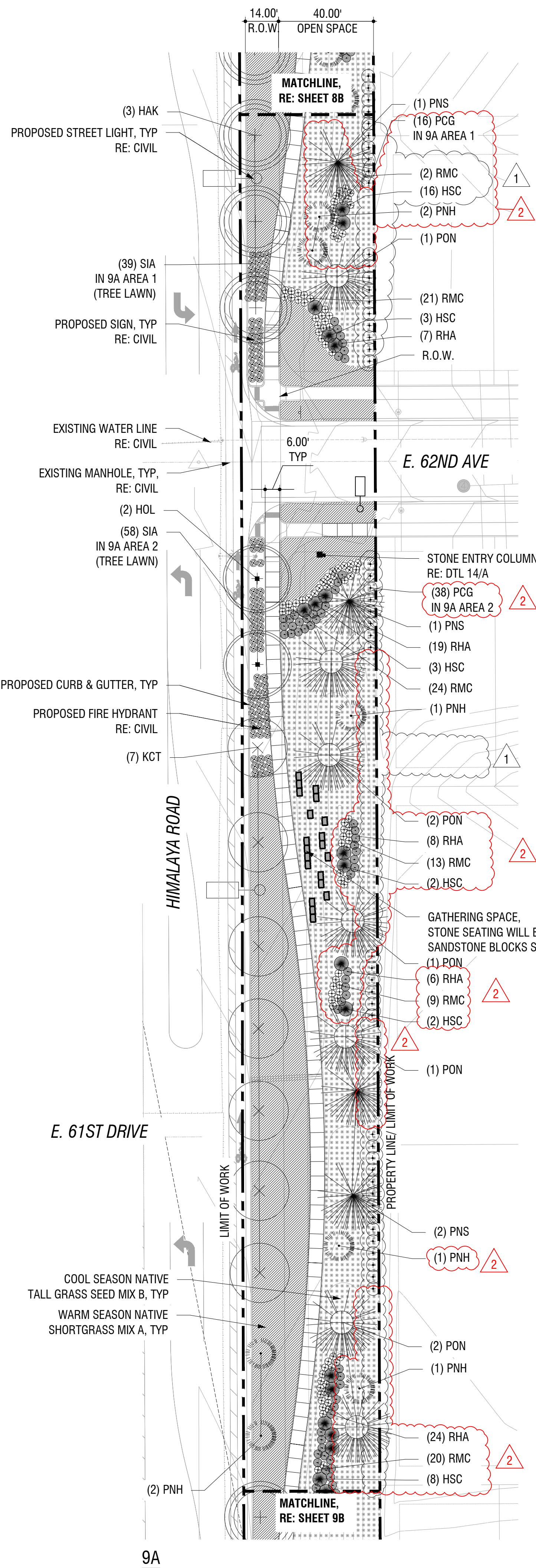
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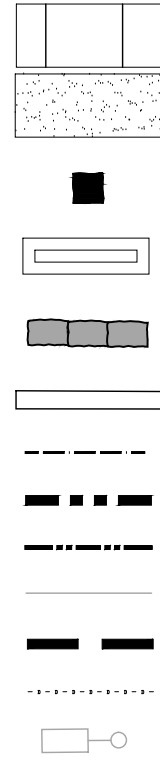


NOT FOR CONSTRUCTION





## LEGEND



- 5" BROOM FINISH CONCRETE PAVING W/ FIBER MESH
- CRUSHER FINES PATH
- STONE ENTRY COLUMN
- HORIZONTAL ENTRY SIGN
- STONE ENTRY WALL/SEATING
- CONCRETE WALL
- METAL EDGER
- LIMIT OF WORK
- ROW
- LOT LINE
- MATCHLINE
- EDGE DRAIN
- STREET LIGHT

## LANDSCAPE PLAN NOTES:

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## PLANTING SCHEDULE

TREES			
Symbol	Key	Scientific Name	Common Name
	AMA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry
	HAK	<i>Celtis occidentalis</i>	Northern Hackberry
	HOL	<i>Gleditsia triacanthos f. inermis</i>	Thornless Honey Locust
	KCT	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
	PNH	<i>Pinus heldreichii</i>	Bosnian Pine
	PNN	<i>Pinus nigra</i>	Austrian Pine
	PON	<i>Pinus ponderosa</i>	Ponderosa Pines
	PNS	<i>Pinus sylvestris</i>	Scotch Pine

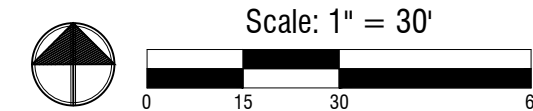
## SHRUBS

Symbol	Key	Scientific Name	Common Name
	CSE	<i>Cornus sericea</i>	Red Twig Dogwood
	HSC	<i>Pinus sylvestris</i> 'Hillside Creeper'	Hillside Creeper Pine
	PBE	<i>Prunus besseyi</i>	Western Sandcherry
	PCG	<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha
	PIS	<i>Pinus sylvestris</i>	Creeping Scotch Pine 'Hillside Creeper'
	PRU	<i>Prunus pumila var. besseyi</i> 'P011S' PAWNEE BUTTES	Pawnee Buttes Western Sandcherry
	QGM	<i>Quercus gambelii</i>	Gambel Oak
	RHA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac (Rhus)
	RMC	<i>Rosa Meidiland Coral</i>	Coral Rose Meidiland Rose
	SIA	<i>Spiraea japonica</i> 'Walbura'	Magic Carpet Spirea

## PERENNIALS AND ORNAMENTAL GRASSES

Symbol	Key	Scientific Name	Common Name
	BOG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama
	ALH	<i>Allium</i> 'Purple Sensation'	Purple Sensation Allium
	ECS	<i>Rudbeckia hirta</i>	Black Eyed Susan
	PEB	<i>Echinacea</i> 'Sombbrero Salsa Red'	Purple Echinacea
	LIA	<i>Liatris punctata</i>	Dotted Blazing Star
	SAL	<i>Salvia x sylvestris</i> 'May Night'	May Night Salvia
	SBH	<i>Sporobolus heterolepis</i>	Prairie Dropseed
	STI	<i>Stipa (Nasella) tenuissima</i>	Mexican Feather Grass

Symbol	Key	TYPE	MIX
	NATIVE SEED MIX A	Warm Season Native Grass Seed Mix	<i>Bouteloua gracilis</i> / <i>Bouteloua dactyloides</i>
	NATIVE SEED MIX B	Cool Season Native Grass Seed Mix	<i>Koeleria macrantha</i> / <i>Oryzopsis hymenoides</i> / <i>Elymus trachycaulus</i> / <i>Elymus lanceolatus</i> / <i>Pascopyrum smithii</i> / <i>Stipa comata</i> / <i>Stipa viridula</i> / <i>Trifolium incarnatum</i> / <i>Penstemon eatonii</i> / <i>Cosmos sulphureus</i>



NOT FOR CONSTRUCTION

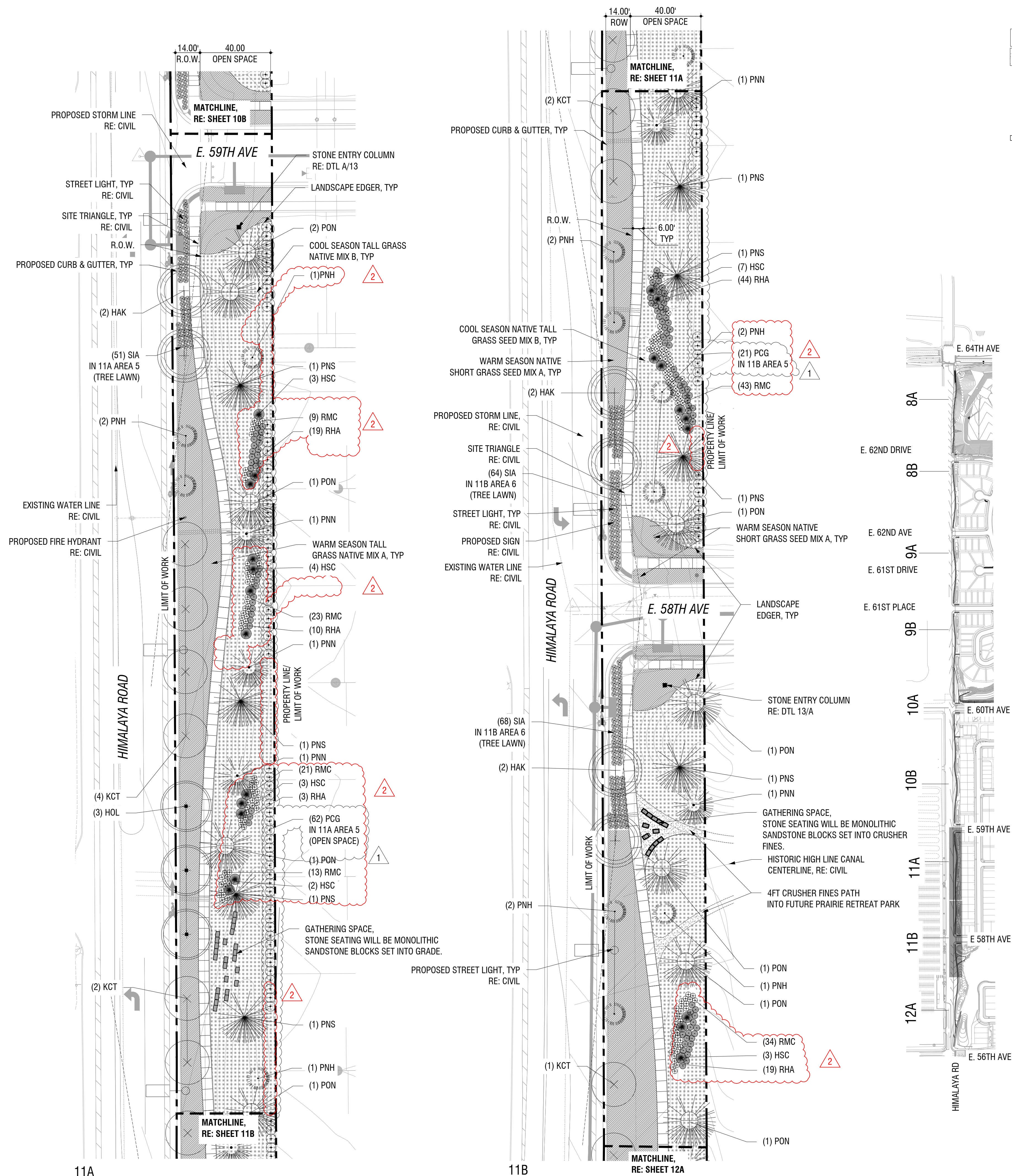




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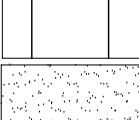


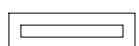









<b>Symbol</b>	<b>Key</b>	<b>TYPE</b>	<b>MIX</b>
\ / \ / \ / \ / \\ // \\ //	NATIVE SEED MIX A	Warm Season Native Grass Seed Mix	<i>Bouteloua gracilis/Bouteloua dactyloides</i>
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## LEGEND

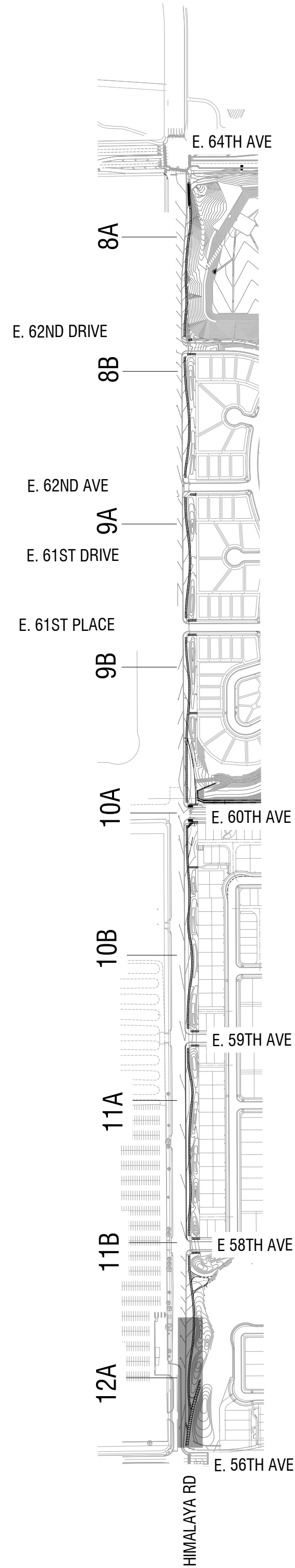
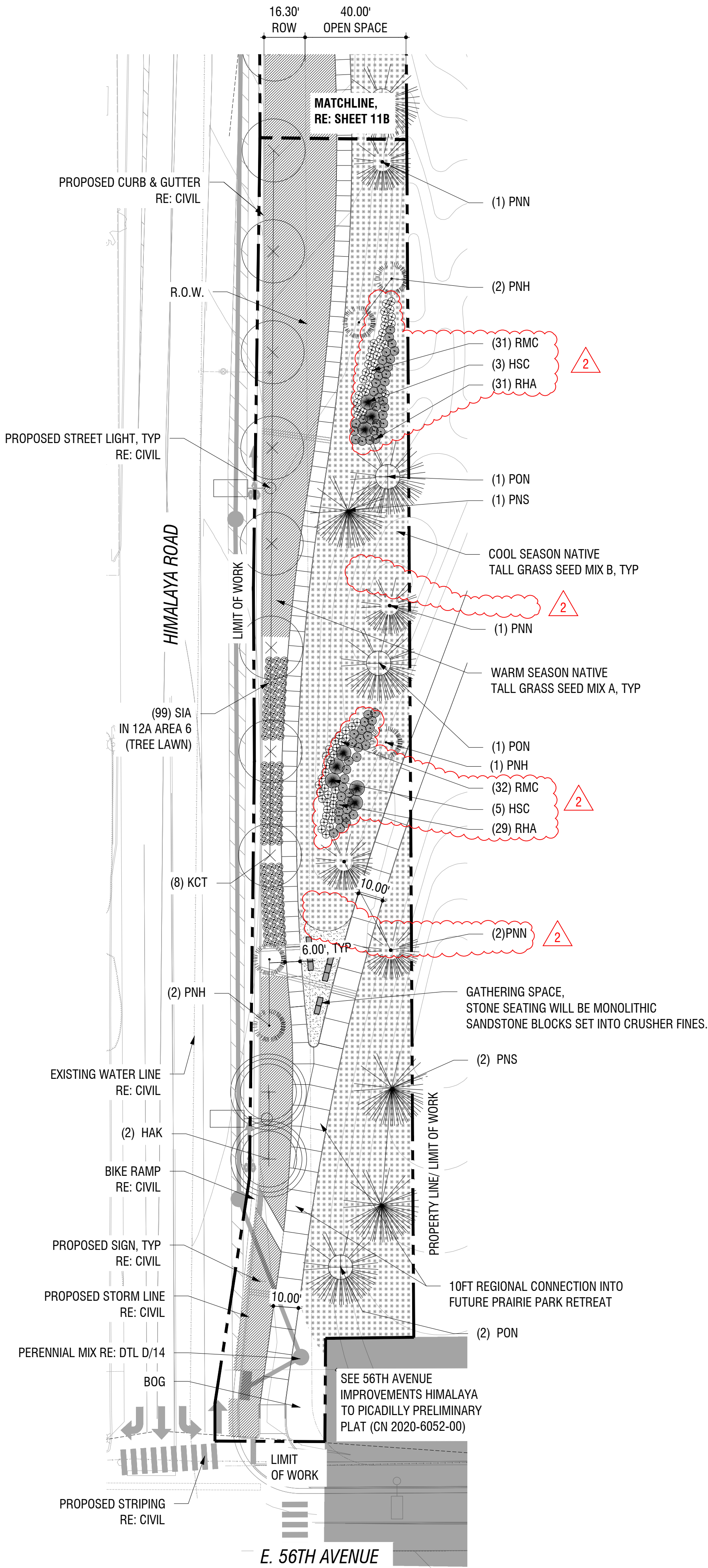
- |   |   |
|---|---|
|  | 5" BROOM FINISH CONCRETE PAVING W/ FIBER MESH |
|  | CRUSHER FINES PATH                            |
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|  | CONCRETE WALL                                 |
|  | METAL EDGER                                   |
|  | LIMIT OF WORK                                 |
|  | ROW   |
|  | LOT LINE                                      |
|  | MATCHLINE                                     |
|  | EDGE DRAIN                                    |
|  | STREET LIGHT                                  |

## LANDSCAPE PLAN NOTES:

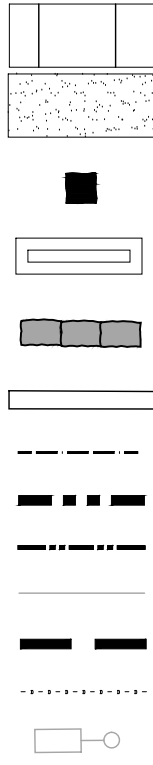
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	HOL	<i>Gleditsia triacanthos f. inermis</i>	Thornless Honey Locust						
	KCT	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree						
	PNH	<i>Pinus heldreichii</i>	Bosnian Pine						
	PNN	<i>Pinus nigra</i>	Austrian Pine						
	PON	<i>Pinus ponderosa</i>	Ponderosa Pines						
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SHRUBS									
	Symbol	Key	Scientific Name	Common Name					
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	PCG		<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha					
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DRAWN BY: NF, RN				SCALE: 1:30		AS SHOWN		FILE NO: 2-20-0005.2	
CHECKED BY: NF, RN				DATE: DECEMBER 2021					
SHEET NUMBER				11					
NOT FOR CONSTRUCTION									





#### LEGEND



5" BROOM FINISH CONCRETE PAVING W/ FIBER MESH

CRUSHER FINES PATH

STONE ENTRY COLUMN

HORIZONTAL ENTRY SIGN

STONE ENTRY WALL/SEATING

CONCRETE WALL

METAL EDGER

LIMIT OF WORK

ROW

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	PBE	<i>Prunus besseyi</i>	Western Sandcherry
	PCG	<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha
	PIS	<i>Pinus sylvestris</i>	Creeping Scotch Pine 'Hillside Creeper'
	PRU	<i>Prunus pumila</i> var. <i>besseyi</i> 'P011S' PAWNEE BUTTES	Pawnee Buttes Western Sandcherry
	QGM	<i>Quercus gambelii</i>	Gambel Oak
	RHA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac (Rhus)
	RMC	<i>Rosa Meidiland Coral</i>	Coral Rose Meidiland Rose
	SIA	<i>Spiraea japonica</i> 'Walbura'	Magic Carpet Spirea

PERENNIALS AND ORNAMENTAL GRASSES			
Symbol	Key	Scientific Name	Common Name
	BOG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama
	ALH	<i>Allium</i> 'Purple Sensation'	Purple Sensation Allium
	ECS	<i>Rudbeckia hirta</i>	Black Eyed Susan
	PEB	<i>Echinacea</i> 'Sombbrero Salsa Red'	Purple Echinacea
	LIA	<i>Liatris punctata</i>	Dotted Blazing Star
	SAL	<i>Salvia x sylvestris</i> 'May Night'	May Night Salvia
	SBH	<i>Sporobolus heterolepis</i>	Prairie Dropseed
	STI	<i>Stipa</i> (Nasella) <i>tenuissima</i>	Mexican Feather Grass

Symbol	Key	TYPE	MIX
	NATIVE SEED MIX A	Warm Season Native Grass Seed Mix	<i>Bouteloua gracilis</i> / <i>Bouteloua dactyloides</i>
	NATIVE SEED MIX B	Cool Season Native Grass Seed Mix	<i>Koeleria macrantha</i> / <i>Oryzopsis hymenoides</i> / <i>Elymus trachycaulus</i> / <i>Elymus lanceolatus</i> / <i>Pascopyrum smithii</i> / <i>Stipa comata</i> / <i>Stipa viridula</i> / <i>Trifolium incarnatum</i> / <i>Penstemon eatonii</i> / <i>Cosmos sulphureus</i>

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CIVITAS

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PAINTED PRAIRIE  
HIMALAYA ROAD IMPROVEMENTS  
56TH AVENUE TO 64TH AVENUE  
INFRASTRUCTURE SITE PLAN

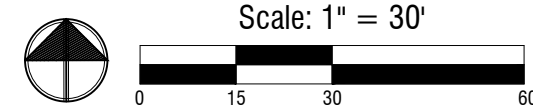
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Revisions  
No.  
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Appr.  
Date



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