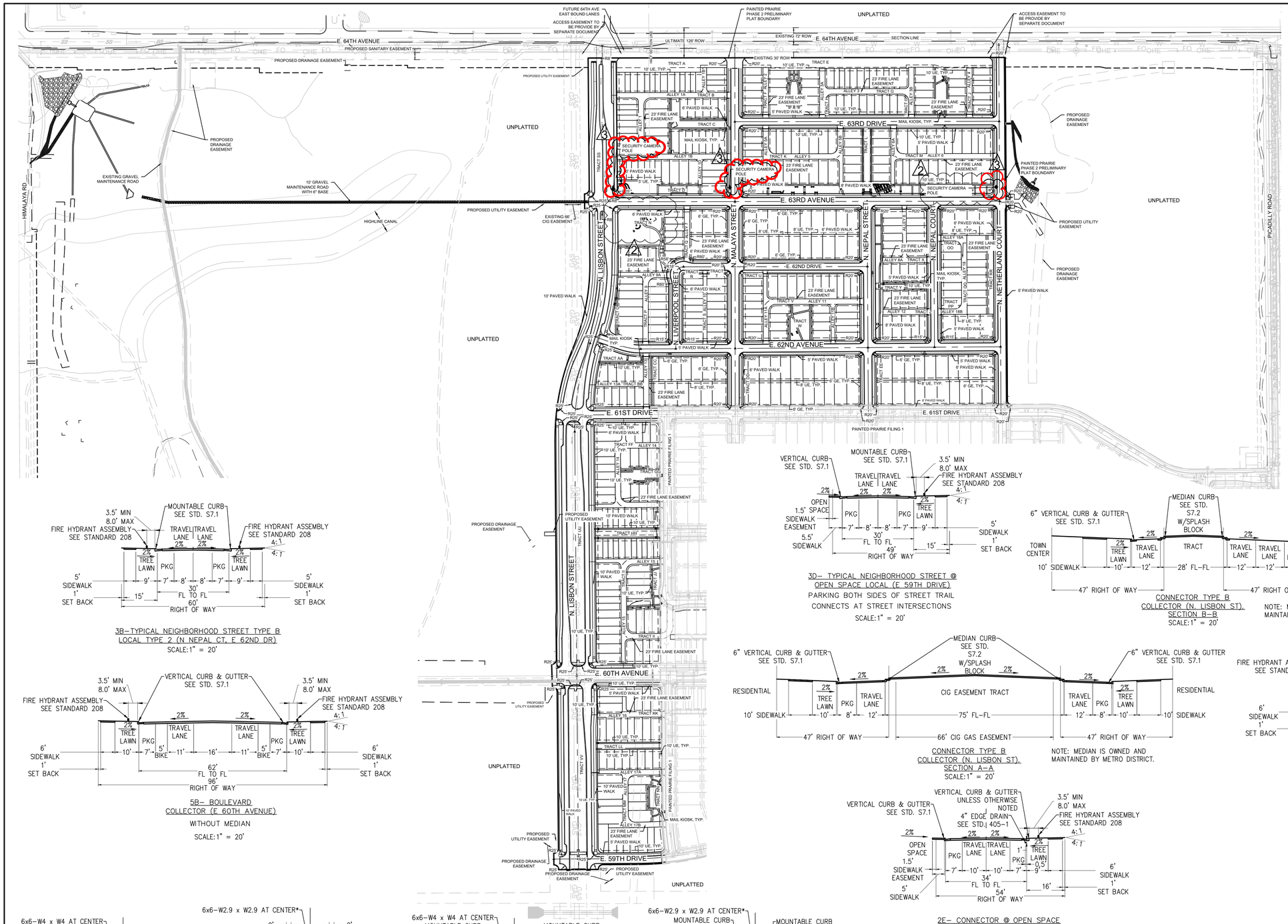
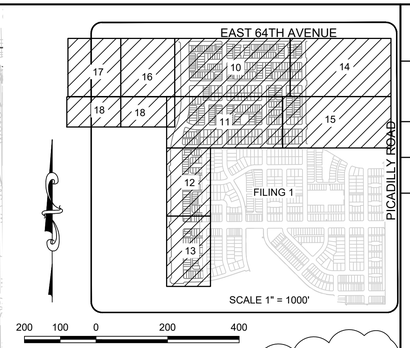
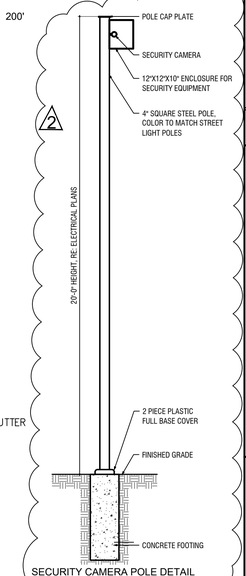




SCALE: 1" = 200'

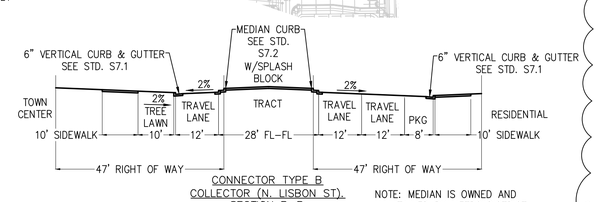


SECURITY CAMERA POLE DETAIL
N.T.S.

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

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

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

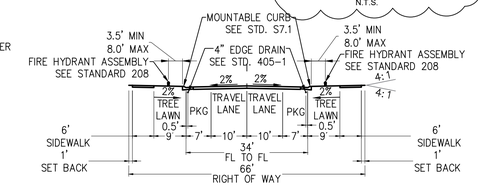


CONNECTOR TYPE B
COLLECTOR (N. LISBON ST).
SECTION B–B
SCALE:1" = 20'

NOTE: MEDIAN IS OWNED AND MAINTAINED BY METRO DISTRICT.

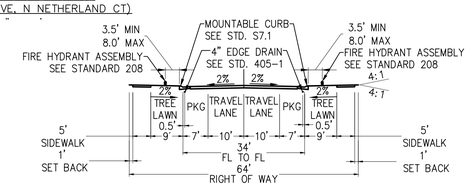
CONNECTOR TYPE B
COLLECTOR (N. LISBON ST).
SECTION A–A
SCALE:1" = 20'

NOTE: MEDIAN IS OWNED AND MAINTAINED BY METRO DISTRICT.

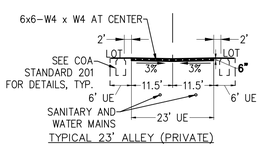


2– CONNECTOR @ RESIDENTIAL
COLLECTOR (E 61ST DRIVE, N MALAYA ST)
SCALE:1" = 20'

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



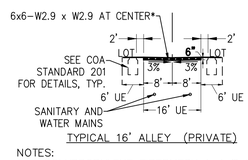
3A– TYPICAL NEIGHBORHOOD STREET
LOCAL TYPE 1 (N NEPAL ST, E 62ND DR
SCALE:1" = 20'



TYPICAL 23' ALLEY (PRIVATE)
FIRE LANE

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

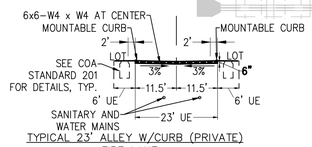
SECTION A–A



TYPICAL 16' ALLEY (PRIVATE)

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

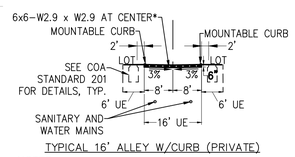
SECTION B–B



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

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

SECTION E–E



TYPICAL 16' ALLEY W/CURB (PRIVATE)

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

SECTION D–D

LEGEND

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

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

No.	Revisions	Date	Init.	Appr.	Date
3	ADJUSTED SECURITY CAMERA POLE LOCATIONS	7/7/22	ACR		
2	ADDED SECURITY CAMERA POLE LOCATIONS	1/13/22	DJO		
1	SIDEWALK AND LOT UPDATES	4/07/21	ACR		

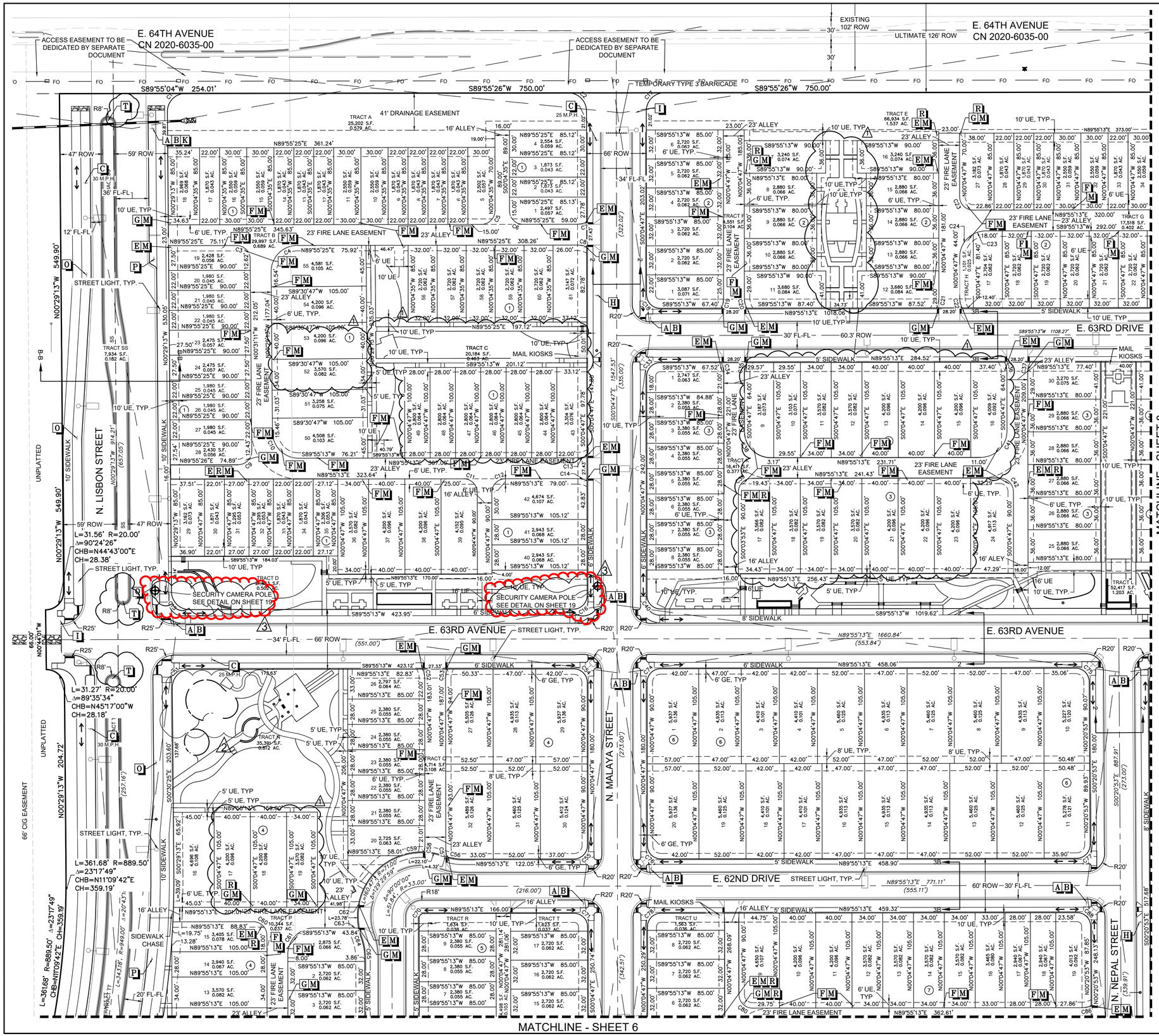
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

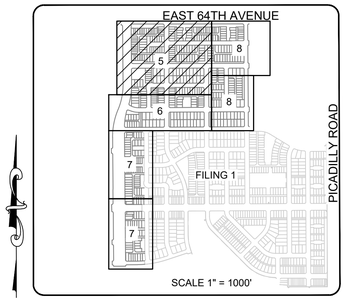
PAINTED PRAIRIE OWNER, LLC
C/O CHRIS FELLOWS
5600 GREENWOOD PLAZA BLVD, SUITE 220
GREENWOOD VILLAGE, CO 80111
Tel: (303) 795-9900

PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
OVERALL SITE PLAN

SCALE: AS SHOWN
FILE NO: 8130155402
DRAWN BY: NJ
CHECKED BY: SJK
DATE: APRIL 2021
SHEET NUMBER 4

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP OVERALL SITE PLAN-F2.DWG, ACRANDALL, 7/7/22



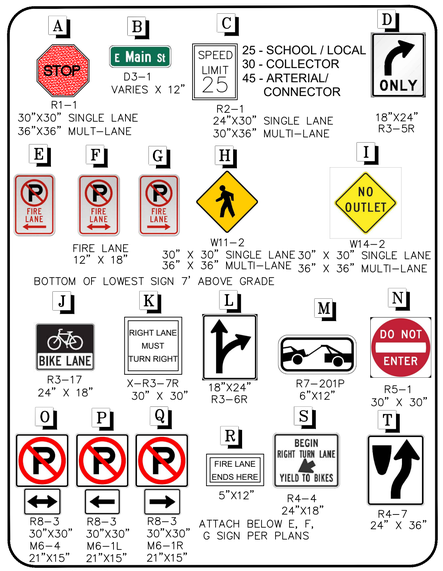


50 25 0 50 100

SCALE: 1" = 50'

LEGEND

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



AMENDMENTS

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

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

No.	Revisions	Date	Init.	Appr.	Date
3	ADJUSTED SECURITY CAMERA POLE LOCATIONS	7/7/22	ACR		
2	ADDED SECURITY CAMERA POLE LOCATIONS	1/13/22	DJO		
1	SIDEWALK AND LOT UPDATES	4/09/21	ACR		

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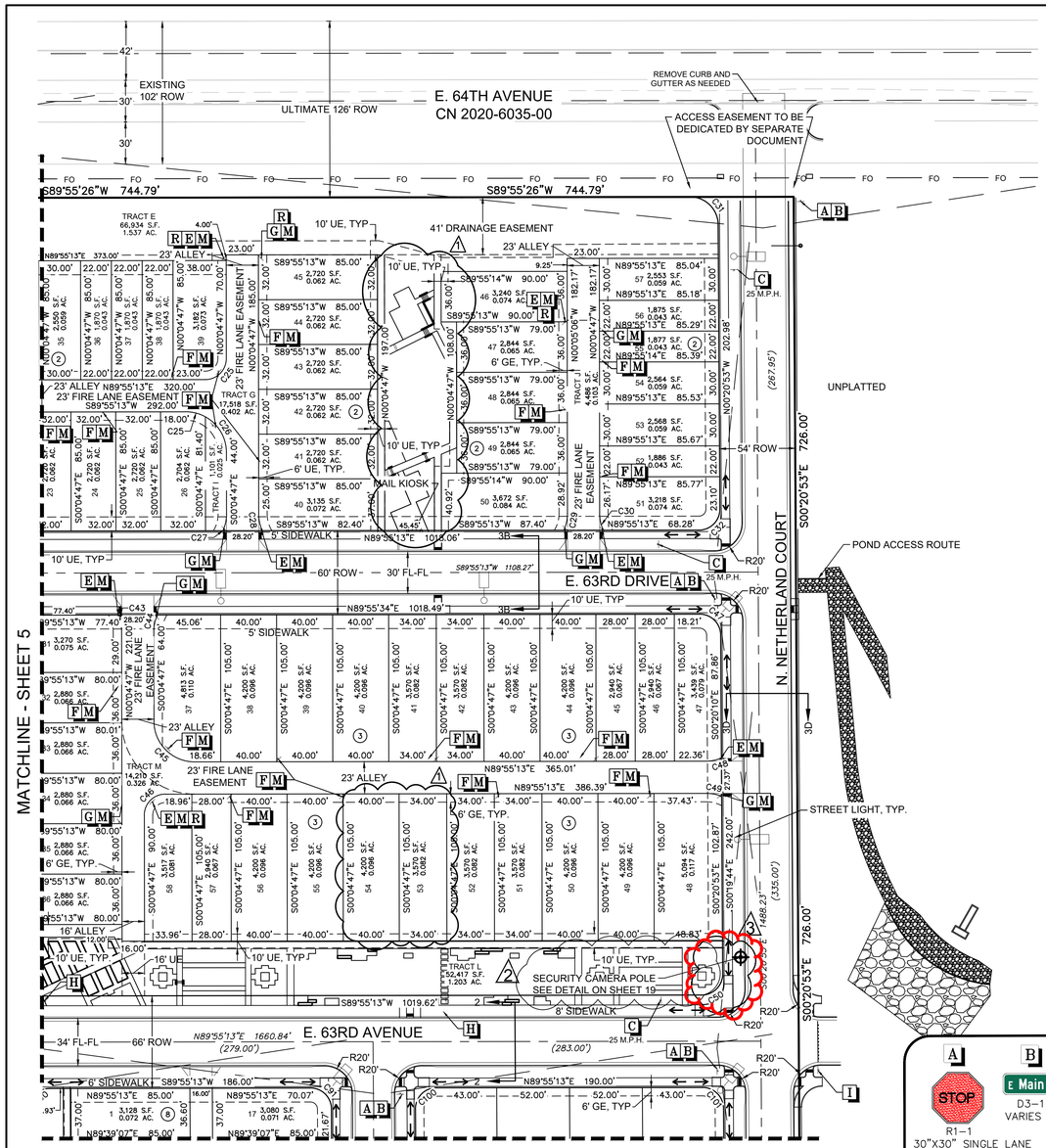
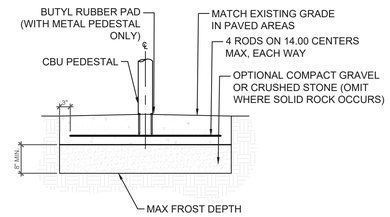
PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA SITE PLAN

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

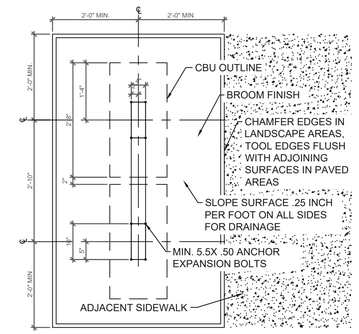
N:\PROJECTS\PAINTED PRAIRIE\FILING NO 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP AREA SITE PLAN-F2.DWG, ACRANDALL, 7/7/22



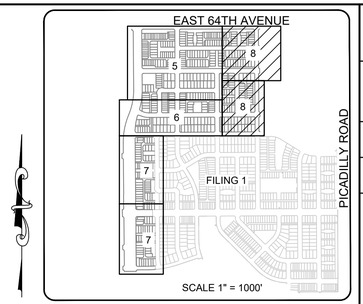


MAIL KIOSK DETAIL
SCALE: N.T.S.

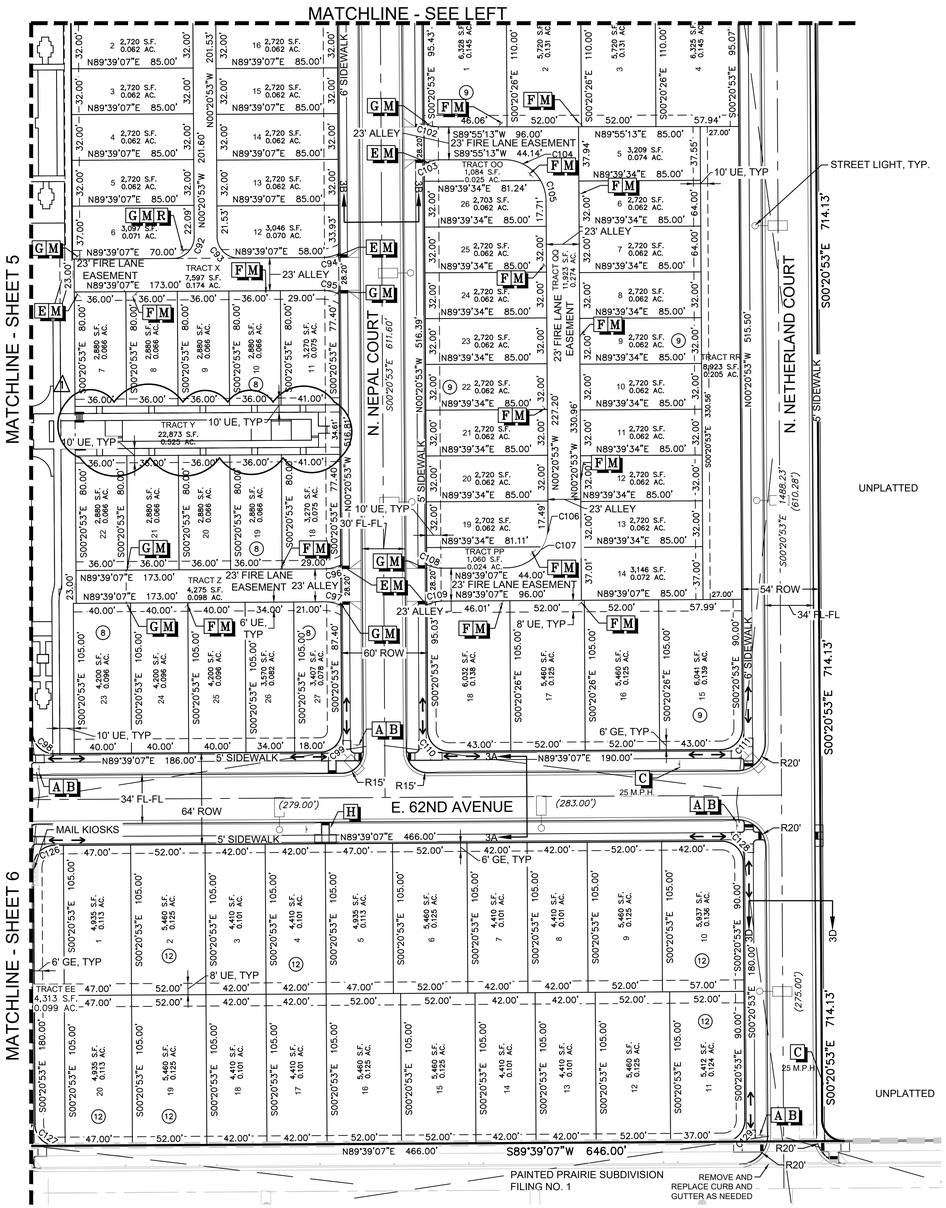
NOTE:
MAIL KIOSK DETAIL SHOWN FOR REFERENCE ONLY. COORDINATE WITH MANUFACTURER PRIOR TO CONSTRUCTION.



MAIL KIOSK DETAIL
SCALE: N.T.S.



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



AMENDMENTS

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

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MID-BLOCK RAMP
- PROPOSED BUILDING ENVELOPE
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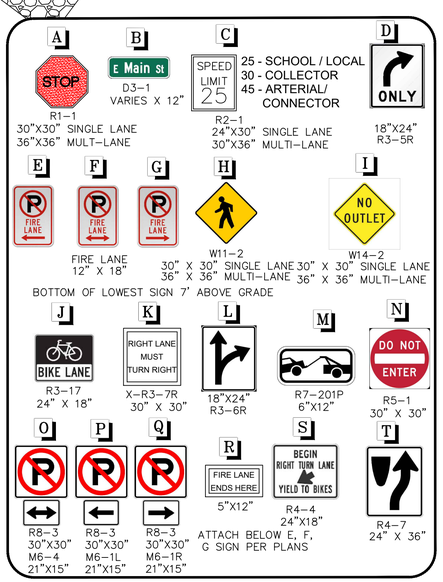
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- EXISTING FIRE HYDRANT



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

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PAINTED PRAIRIE
PRELIMINARY PLAT FILING NO. 3
AREA SITE PLAN

SCALE: AS SHOWN
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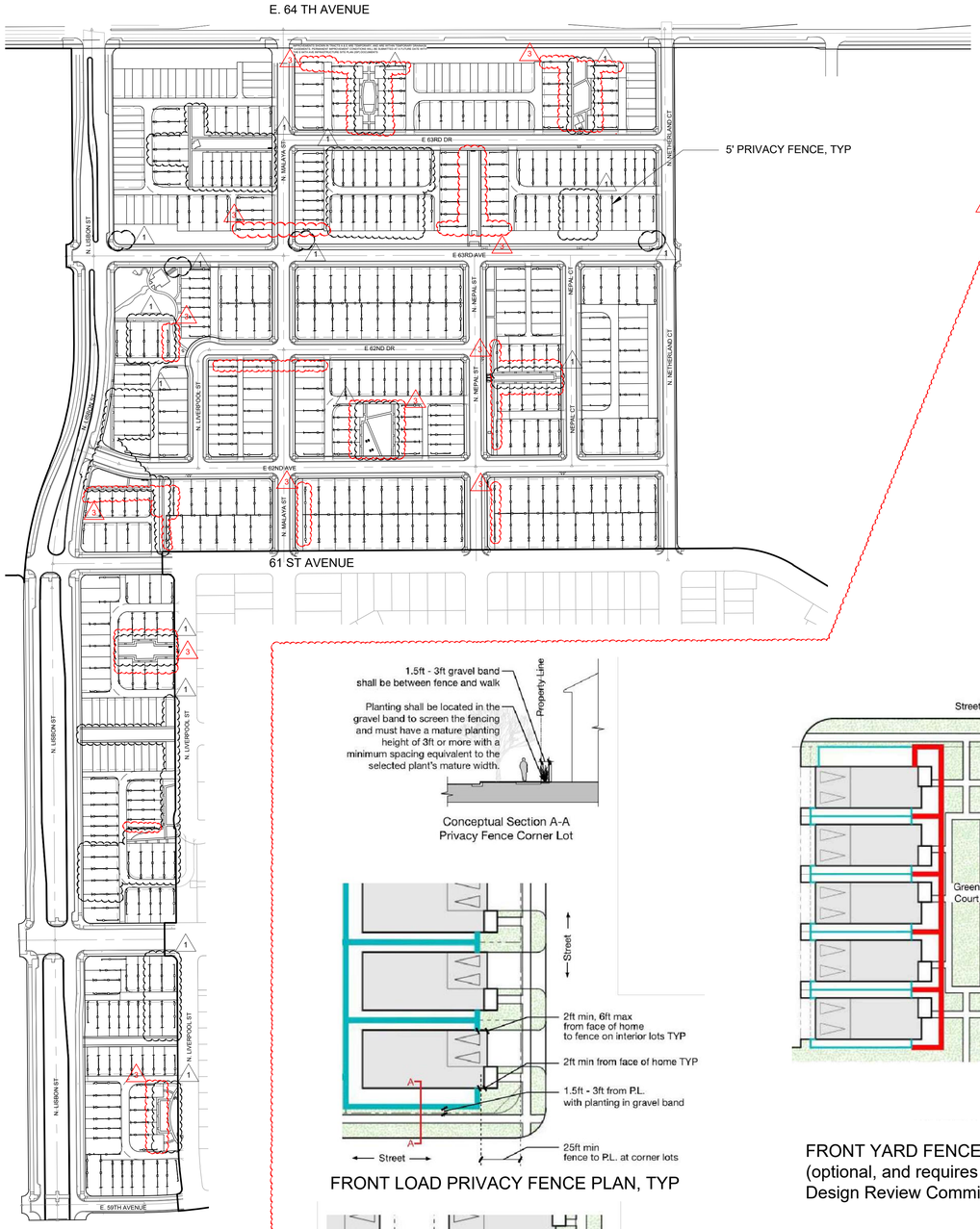
DRAWN BY: SSB
CHECKED BY: SJK
DATE: APRIL 2021
SHEET NUMBER 8

N:\PROJECTS\PAINTED PRAIRIE\FILING NO. 2\CAD\ENGINEERING\SHEET SETS\CSP\CSP AREA SITE PLAN-F2.DWG, ACRANDALL, 7/7/22

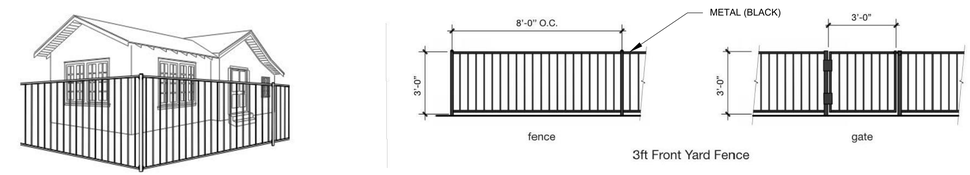


LEGEND

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

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

3 PRIVACY FENCE DETAIL HAS BEEN REVISED. 3FT FRONT YARD FENCE DETAIL IS INCLUDED. DEMARCATION FENCE HAS BEEN REMOVED, WHICH WAS PREVIOUSLY USED AT SOME GREEN COURTS AS A FRONT YARD FENCE, AND AT SOME SIDE YARD CONDITIONS. PRIVACY FENCE IS NOW BEING REQUESTED AT SIDE YARDS, INCLUDING LOCATIONS ADJACENT TO DEDICATED OPEN SPACE.



3ft Front Yard Fence

3FT FRONT YARD FENCE (Optional, to be installed by homeowner as desired, and requires Painted Prairie Design Review approval)

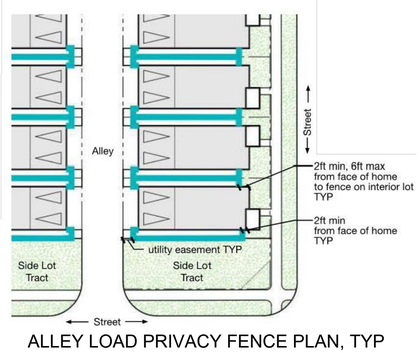
The 3ft front yard fencing shall be located on lots intentionally designed with the front yard as the primary outdoor space, including the following, other similar lot types may be considered by the Painted Prairie Design Review Committee:

- single family detached green court lots
- single family detached alley-accessed lots, less than 34ft in width
- single family attached row-homes (townhomes)

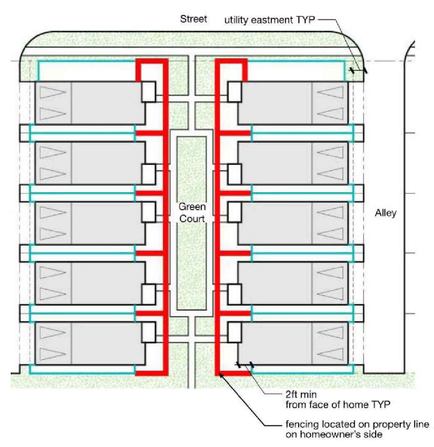
The 3ft front yard fence may occur adjacent to dedicated open space

Conceptual Section A-A
Privacy Fence Corner Lot

FRONT LOAD PRIVACY FENCE PLAN, TYP

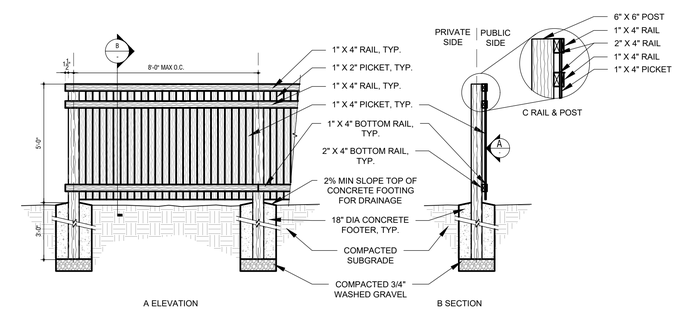


ALLEY LOAD PRIVACY FENCE PLAN, TYP

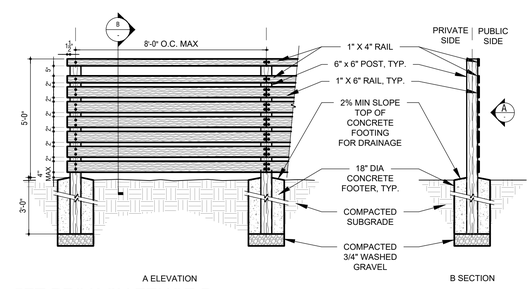


FRONT YARD FENCE PLAN, TYP
(optional, and requires approval by Painted Prairie Design Review Committee)

KEY 3ft Front Yard Fence 5ft Privacy Fence



5FT PRIVACY FENCE A



5FT PRIVACY FENCE B

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

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

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

PAINTED PRAIRIE - PHASE 2

PAINTED PRAIRIE OWNERS, LLC

AURORA, CO

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021
2	SETBACK REVISED & LOT TREES TO TRACT & SECURITY CAMERA POLES ADDED	01.14.2022
3	FENCING PLAN & DETAIL REVISIONS	08.09.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY: BM

SCALE

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

0 100' 200' 400'

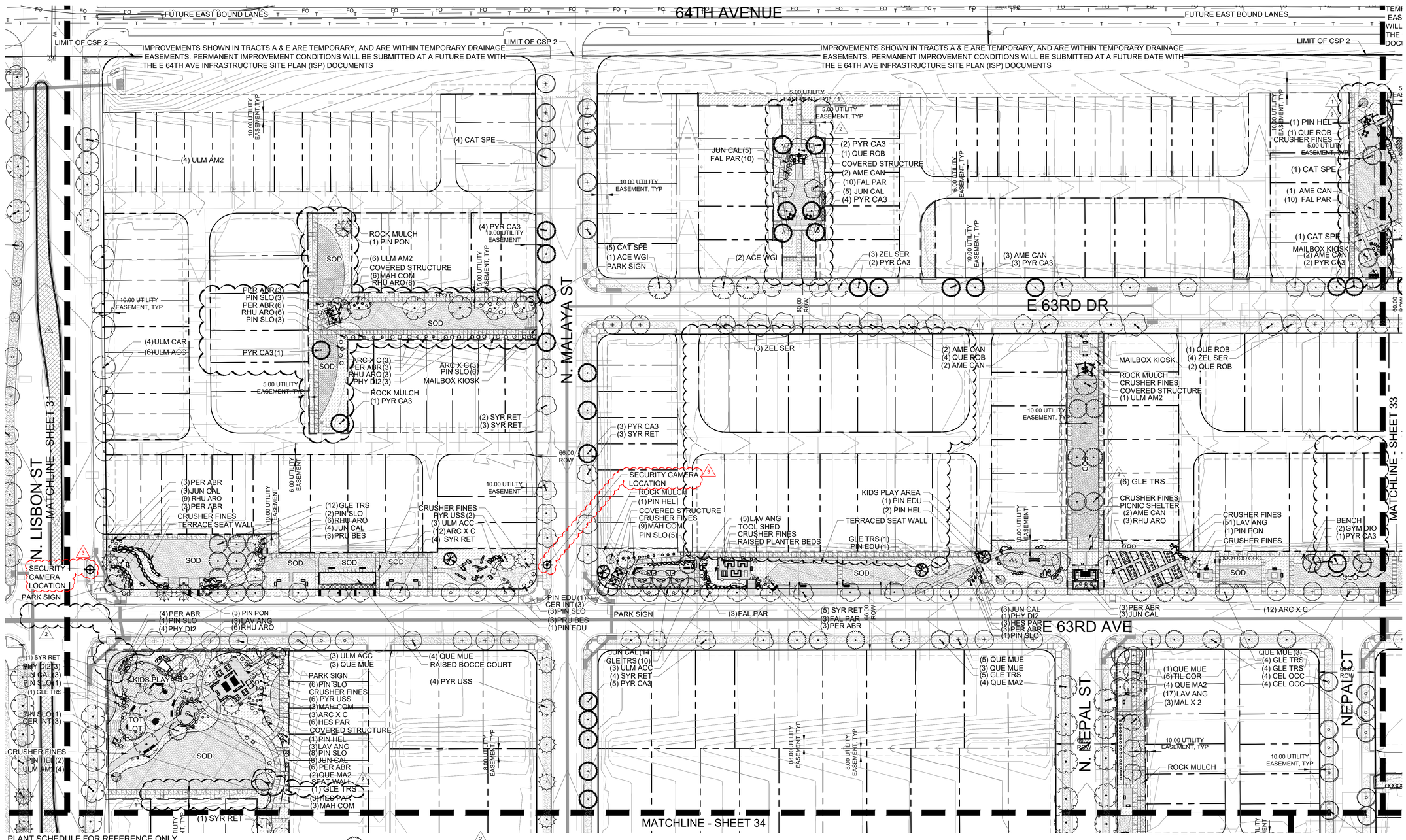
NORTH

SHEET TITLE

FENCING PLAN

SHEET NUMBER

26



PLANT SCHEDULE FOR REFERENCE ONLY.

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PIN EDU	4	Pinus edulis / Pinon Pine
	PIN HEL	7	Pinus heldreichii / Bosnian Pine
	PIN PON	5	Pinus ponderosa / Ponderosa Pine

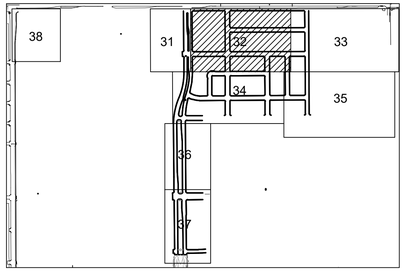
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AME CAN	14	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry
	MAL X 2	3	Malus x `Spring Snow` / Spring Snow Crab Apple
	PYR CAL	28	Pyrus calleryana `Chanticleer` / Chanticleer Pear

STREET TREES	CODE	QTY	BOTANICAL / COMMON NAME
	ACE WGI	3	Acer truncatum x platanoides `Keithsform` TM / Norwegian Sunset Maple
	CAT SPE	11	Catalpa speciosa / Northern Catalpa
	CEL OCC	8	Celtis occidentalis / Common Hackberry
	GLE TRS	45	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust
	GYM DIO	2	Gymnocladus dioica `Espresso` / Kentucky Coffeetree
	PYR USS	12	Pyrus ussuriensis `Prairie Gem` TM / Prairie Gem Pear
	QUE MA2	10	Quercus macropcarpa x robur `Clemons` / Heritage Oak
	QUE MUE	20	Quercus muehlenbergii / Chinkapin Oak
	QUE ROB	9	Quercus robur / English Oak
	SYR RET	22	Syringa reticulata / Japanese Tree Lilac
	TIL COR	6	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden
	ULM AM2	15	Ulmus americana `New Harmony` / New Harmony American Elm
	ULM CAR	4	Ulmus x `Frontier` / Frontier Hybrid Elm
	ULM ACC	15	Ulmus x `Morton` / Accolade
	ZEL SER	10	Zelkova serrata `Village Green` / Sawleaf Zelkova

NOTE: SEE SHEET 30 FOR PLANT SCHEDULE

1. UPDATED LOT LINES; UPDATED SIDEWALKS; UPDATED GENERAL LANDSCAPING, INCLUDING ADDITIONAL AMENITIES SUCH AS SHADE STRUCTURES, TABLES AND CHAIRS, PARK SIGNS AND BBQ GRILLS. SEE INDIVIDUAL CLOUDED AREAS.
2. ADDED TREES FROM LOTS WITH REVISED SET BACKS TO ADJACENT TRACT SPACE, AND ADDED SECURITY CAMERA POLE LOCATIONS
3. ADJUSTED LOCATION OF PREVIOUS TWO SECURITY CAMERA POLES, AND ADDED ONE SECURITY POLE AT NORTH WEST INTERSECTION OF N MALAYA ST AND E 63RD AVE.

KEY MAP



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

KEY MAP

SEAL

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PROJECT

PAINTED PRAIRIE - PHASE TWO

PAINTED PRAIRIE OWNERS, LLC

AURORA, CO

LANDDESIGN PROJ.# 3518019

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SIDEWALK AND LOT UPDATES	04.09.2021
2	SETBACK REVISED & LOT TREES TO TRACT & SECURITY CAMERA POLES ADDED	01.14.2022
3	SECURITY POLE LOCATIONS REVISED & ADDED POLE	08.09.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

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

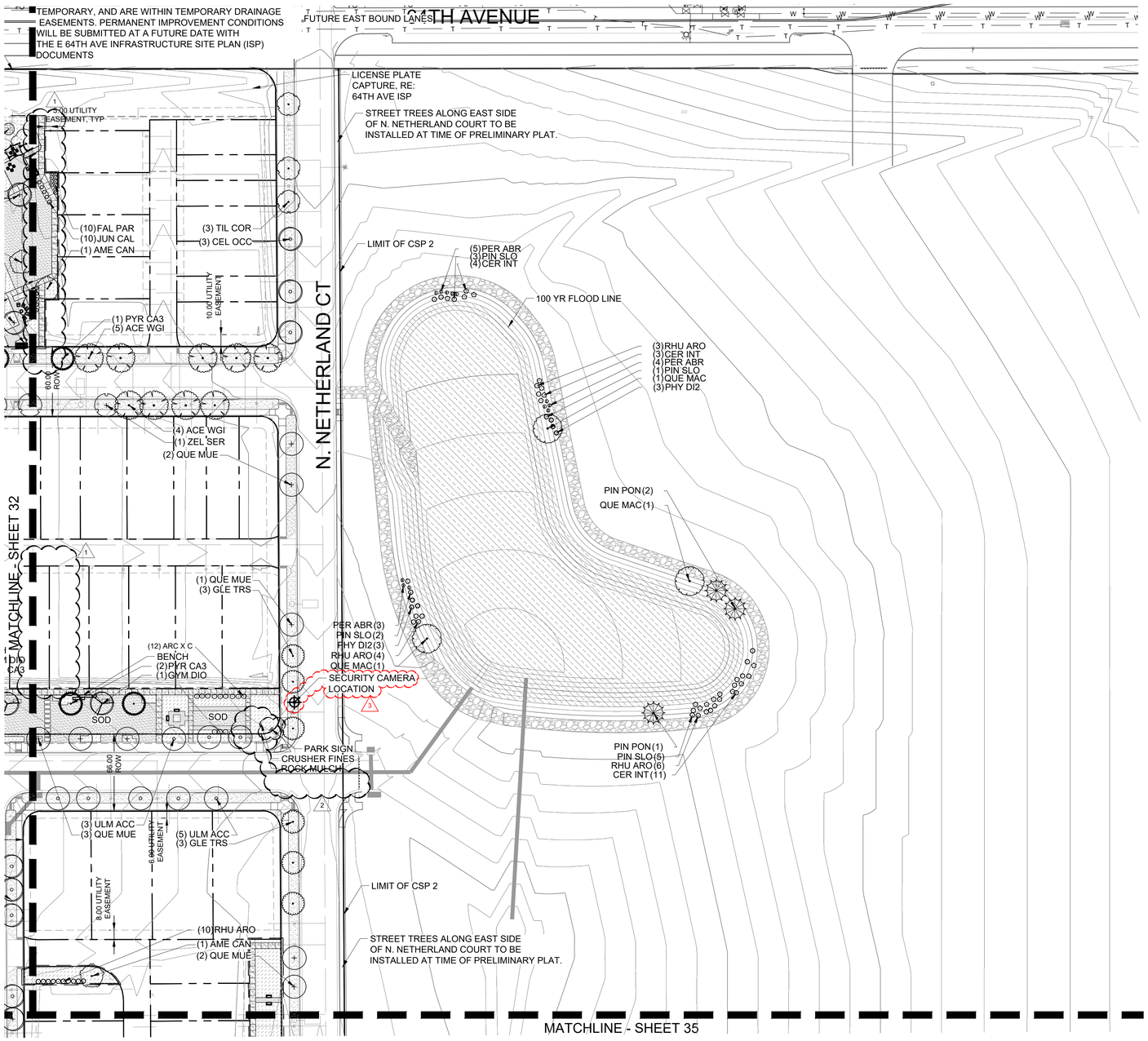
NORTH

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

32



PLANT SCHEDULE FOR REFERENCE ONLY.

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

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

NOTE: SEE SHEET 30 FOR FULL PLANT SCHEDULE

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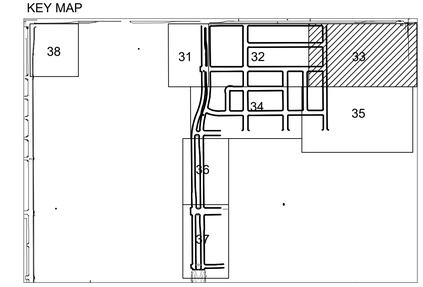

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