



February 21, 2023

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 technical 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. Please note that the rounded motor court typical was not included in the 7' rear adjustment request that was approved by the Planning Commission (purple lots below are included in the adjustment). The rounded motor court lots off 59th (highlighted in yellow) will be required to meet the 10' rear building setback until the midpoint on the curve. Please revise the lot detail as redlined in the final mylar set. If you anticipate this being an issue, please contact me so we can decide the best path forward.

RESPONSE: Revised setback lines per separate coordination with reviewer. The rear setback line will continue parallel to the rear lot line until its intersection with the side setback line, which is offset 7' from the curve.

1B. See clean-up redlines to the fencing plan. Finalize the master plan amendment to get the fencing typicals and fence locations approved.

RESPONSE: Acknowledged. Redlines revised, and fencing typicals have been updated to match master plan amendment.

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)

3A. Review is incomplete. Comments forthcoming at a later date (if applicable).

RESPONSE: Acknowledged. No comments provided at later date.

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

4A. Please see the red line comments on the plat and site plan.

RESPONSE: Acknowledged

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4B. The plat may be submitted for the recording process after Note #13 is deleted.

RESPONSE: Completed. For information, this note was originally added to satisfy an outside reviewer comment on the Filing 7 construction documents; we will defer to City staff and communicate this direction in our comment responses included with the next CDs submittal.

4C. Send in the updated Certificate of Taxes Due for the platted area. The Site Plan needs some corrections, and the easement releases need to be started.

RESPONSE: Tax certificate included with this submittal. The swale easements shown to be vacated have not been dedicated, and since the last submittal have been determined to be unnecessary, so they have been removed.

4D. There are some drainage areas that are listed to be dedicated by separate documents and they are encroaching into the platted area in two spots. These portions can be dedicated by the plat.

RESPONSE: The portion of the Pond 816 drainage easement located on Filing 7 area is now dedicated on the filing 7 plat. The drainage easement from 57th Avenue has been split as requested.

4E. Continue to submit the easement documents to releaseeasements@auroragov.org and dedicationproperty@auroragov.org to start these processes.

RESPONSE: Acknowledged.

4F. 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 retaining walls do not encroach into the Pond 816 drainage easement.

4G. Please see the red line comments on the plat and site plan.

RESPONSE: Completed. See additional responses to plat and site plan comments provided with this submittal.

Sincerely,
Brent Martin
Managing Partner
Landscape Architect

PAINTED PRAIRIE PHASE FIVE

SITE PLAN WITH ADJUSTMENTS

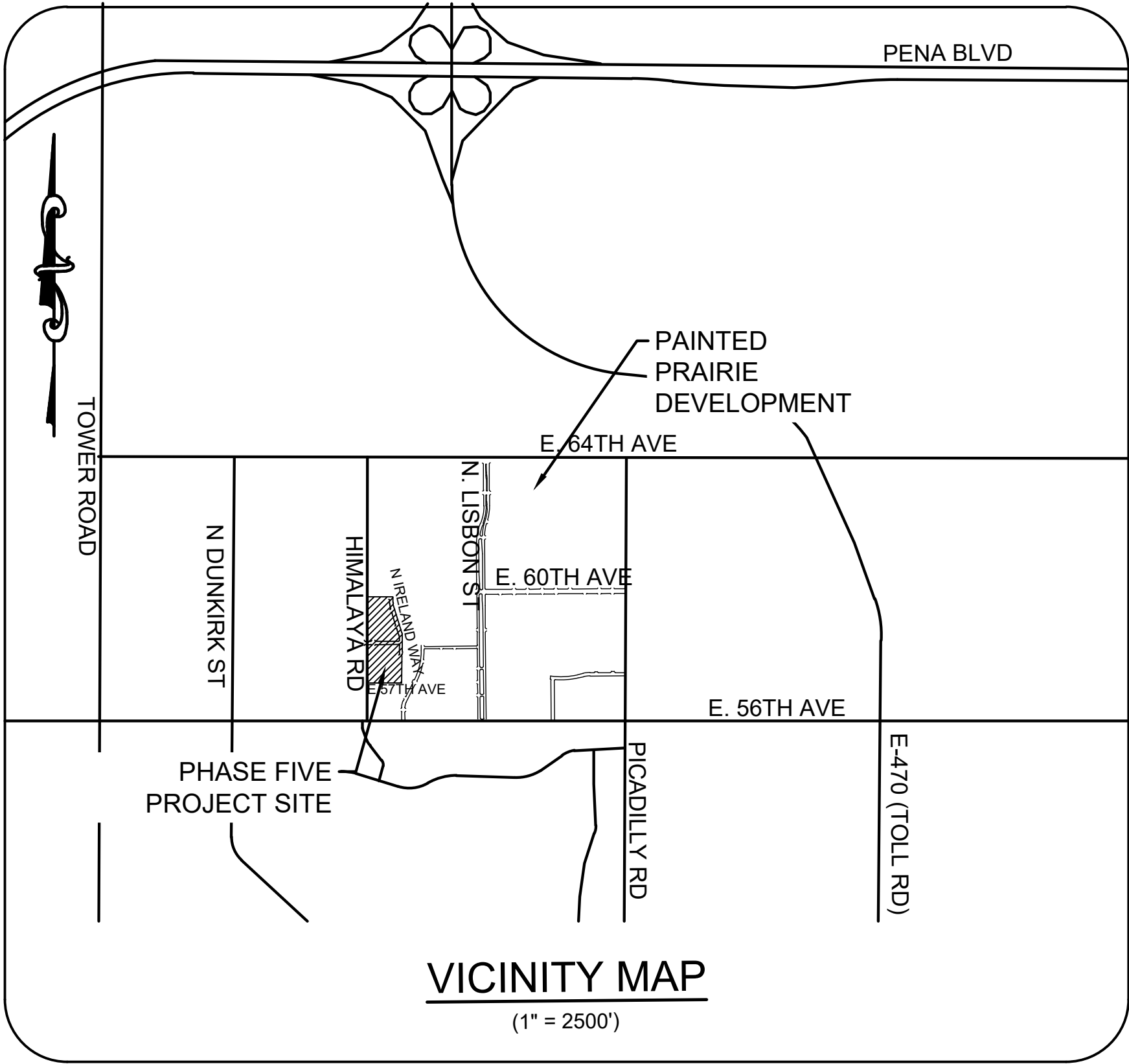
A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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DATA TABLE	
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	ACCESSIBILITY COLORADO TITLE 9 (2003 COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5, STANDARDS FOR ACCESSIBLE HOUSING - C.R.S 9-5-101 TO 9-5-106): REQUIRED: 186-199 UNITS = 84 POINTS PROVIDED: 84 TYPE B VISITABLE UNITS X 1 POINT/UNIT = 84 POINTS



ADJUSTMENTS:

ARTICLE 146-4, DEVELOPMENT STANDARDS
Section 146-4.6.5(C) Parking Design and Locations
Painted Prairie seeks an adjustment from "garage doors as percentage of front façades" where the ratio exceeds 47% for 45ft x 105ft single family front-loaded lots.

ARTICLE 146-4, DEVELOPMENT STANDARDS
Section 146-4.2.3 (C) Green Court Dwellings
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.

ARTICLE 146-4, DEVELOPMENT STANDARDS
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.

ARTICLE 146-4, DEVELOPMENT STANDARDS
Section 146-4.2.3 (E) Motor Court Dwellings
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.

OWNER'S SIGNATURES

Painted Prairie Phase 5 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, _____ has caused these presents to be executed this _____ day of _____ AD. _____.

By: _____ Corporate Seal
(Principals or Owners)

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 Seal
(Notary Public)

Notary Business Address: _____
My commission expires _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

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

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

AMENDMENTS:

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

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

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

LandDesign.
1360 WALNUT STREET, SUITE 102
BOULDER CO, 80302
720.274.0814
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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:

SHEET TITLE

COVER SHEET

SHEET NUMBER

01

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 HAVE THE RIGHT OF FIRST REFUSAL TO PURCHASE ANY REAL ESTATE WITH ACCESSIBLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, FURTHER AGREE TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST AID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. THE SCREENING SHALL BE AT LEAST 20 FEET ABOVE 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 CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. 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: WF 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 NECESSARY TO ACHIEVE EXTERIOR NOISE REDUCTION, TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 DBA UNDER WORSE-CASE NOISE 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 METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERIT FOR THE METERS AND A PERMIT 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 FINALLY 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 THE BACKGROUND.
23. PAINTED PRAIRIE OWNERS, LLC, 5750 DCT 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 58TH AVE & HIMALAYA RD. IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE OBTAINED, 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 IDENTIFIED ABOVE 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 IDENTIFIED IN THE TRAFFIC SIGNALIZATION STUDY. THE CITY OF AURORA 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 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/SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED AT THE END OF FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIUM ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
2. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS THIS SITE.
3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO THE SITE AND 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
5. DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2015 IFC D107.1) THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D107.2)

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.

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BOULDER CO, 80302
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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\CAD\ENGINEERING\SET\PRELIMINARY\PLAT\LOT TYPE KEY PLAN.DWG, C/FELLOWS, 12/19/2022 9:00 AM



LOT STANDARDS TABLE

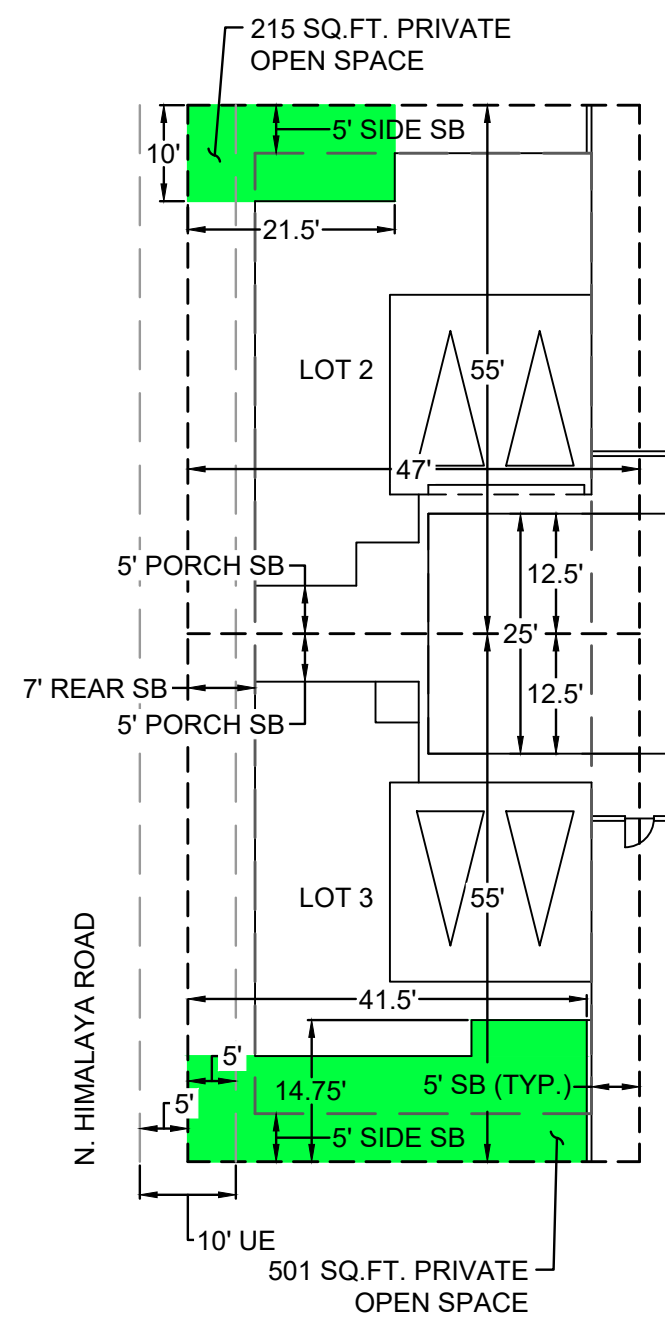
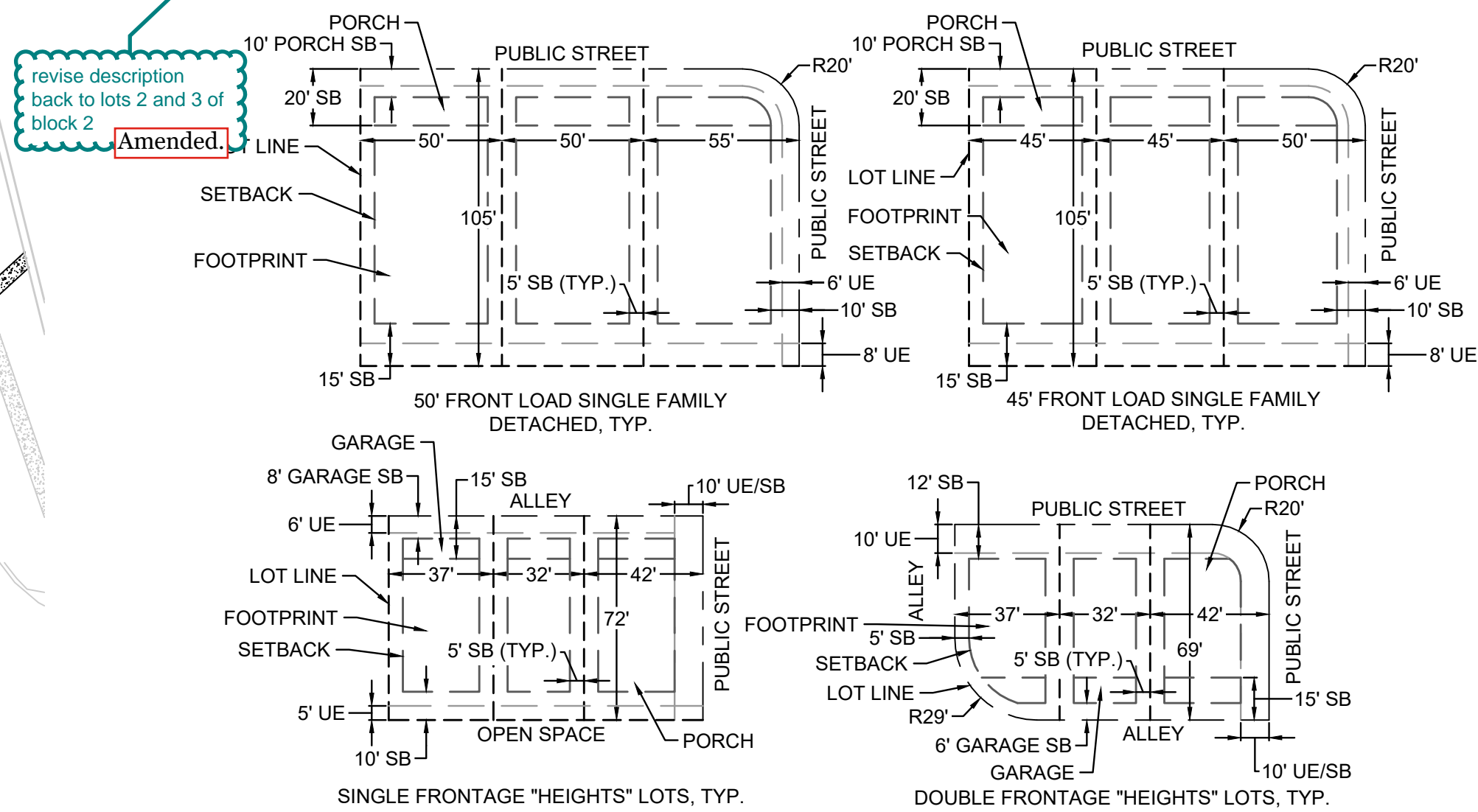
UNIT TYPE	LOT TYPE	LOT SIZE	NO. OF LOTS	MIN. STREET FRONTAGE	MIN. PORCH SETBACK	MIN. PORCH SETBACK FROM INTERNAL LOT LINE	MIN. BLDG. FRONT SETBACK FROM PUBLIC STREET	MIN. BLDG. FRONT SETBACK FROM GREEN COURT OR OPEN SPACE	MIN. GARAGE SETBACK	MIN. INTERIOR SIDE SETBACK (DWELLING)	MIN. INTERIOR SIDE SETBACK (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"		10'-0"		6'-0"				N/A			
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:

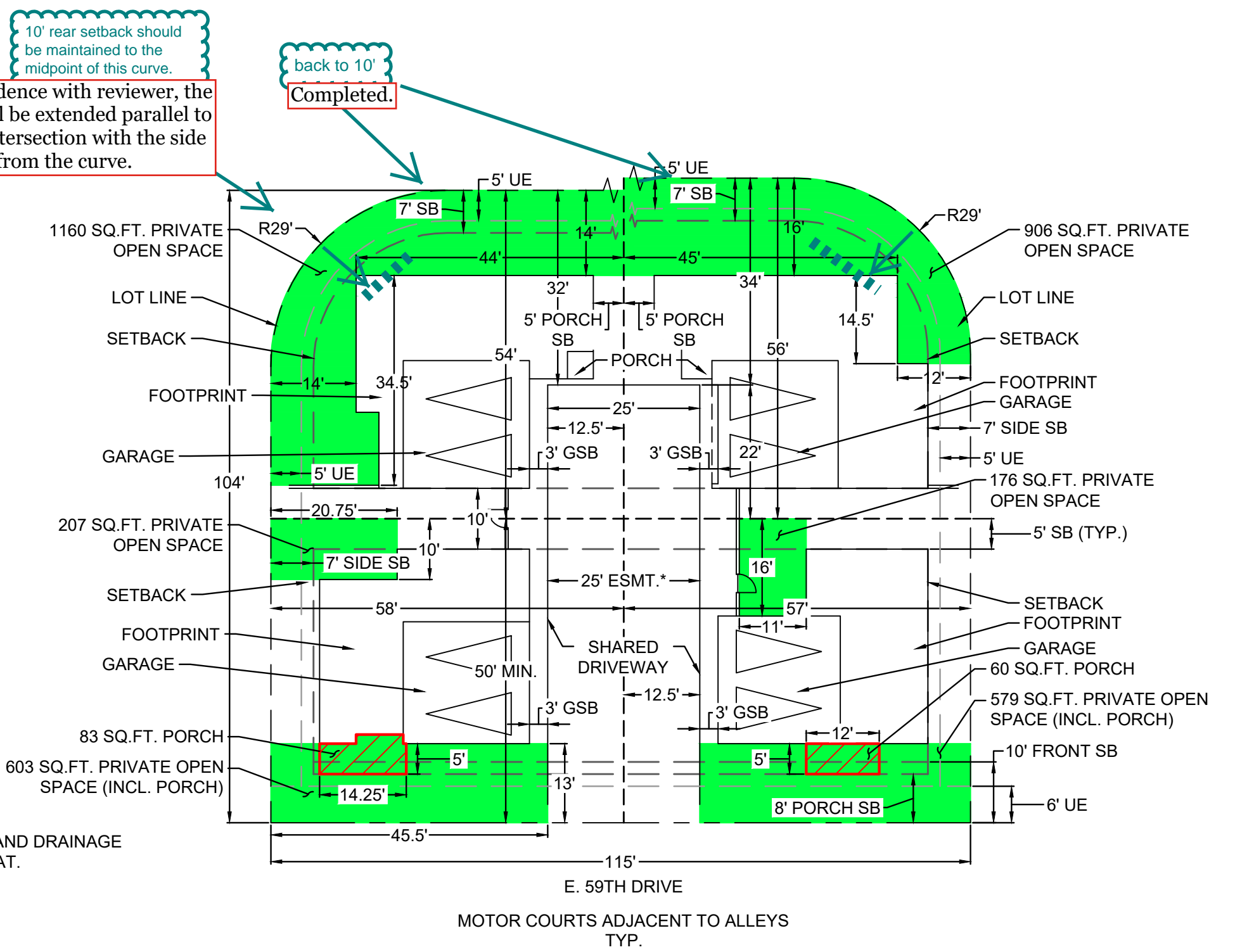
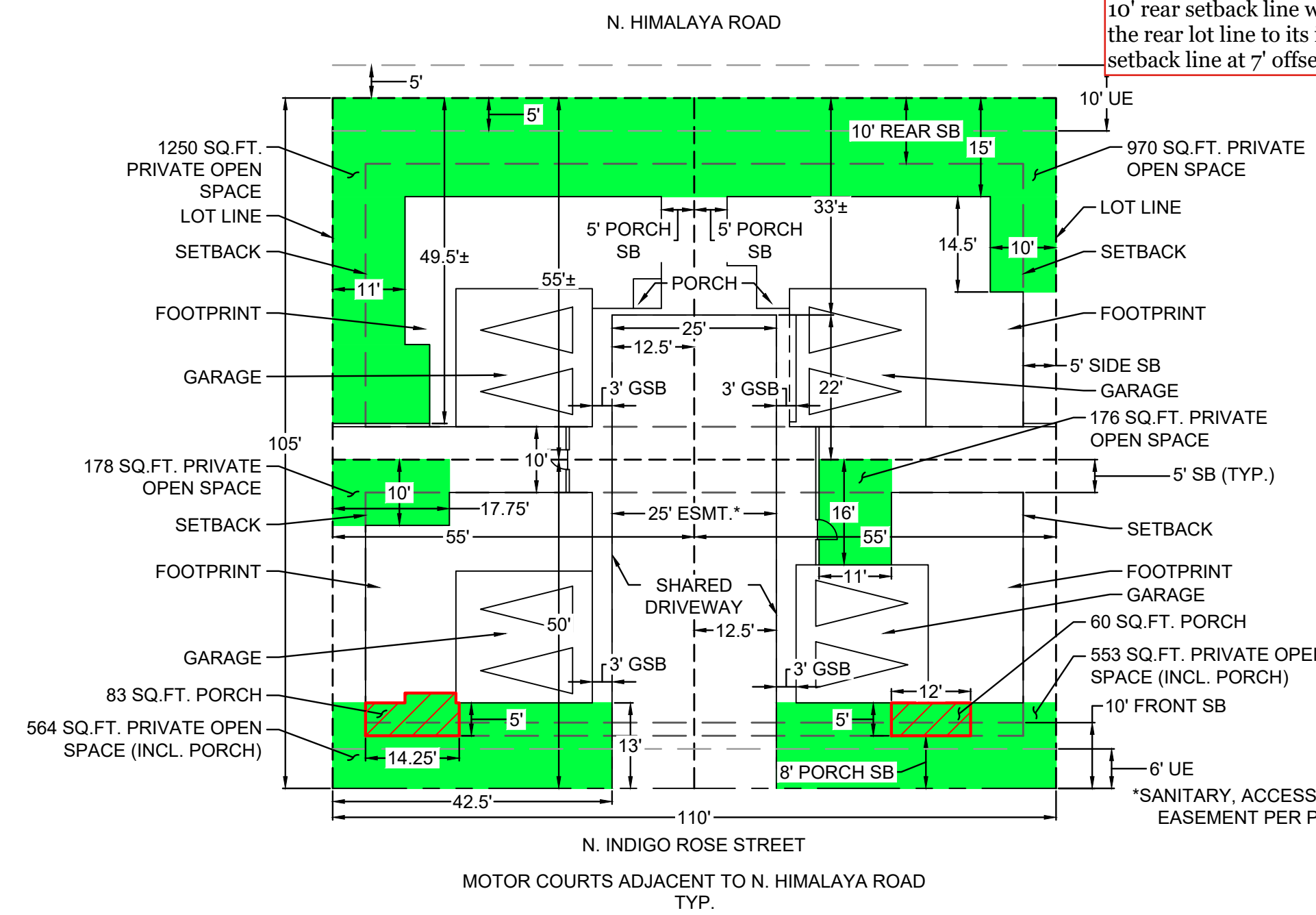
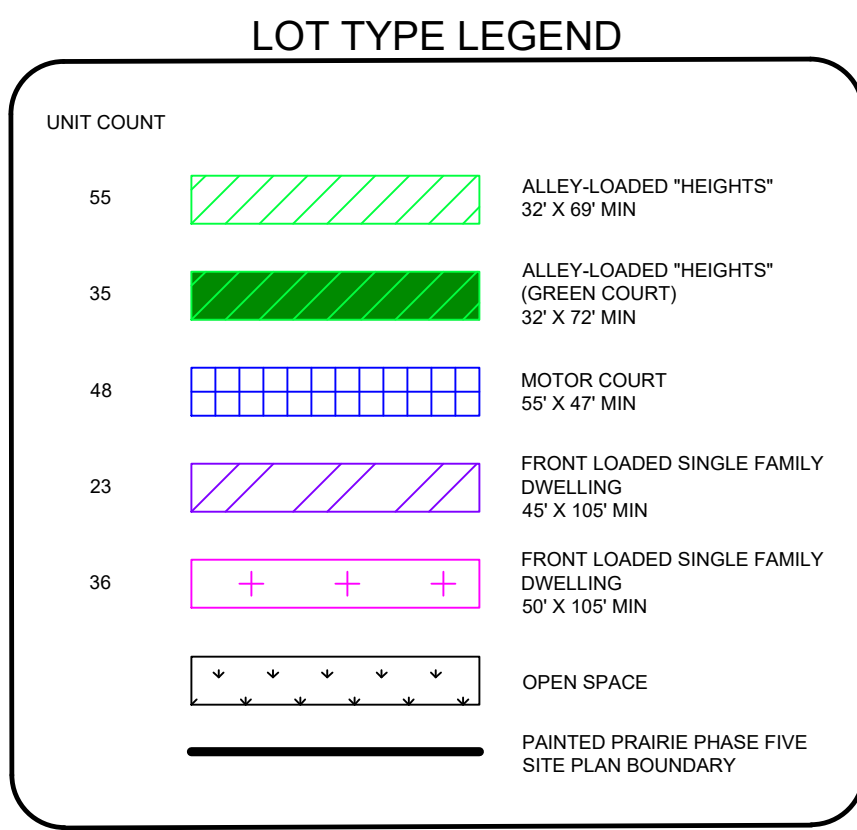
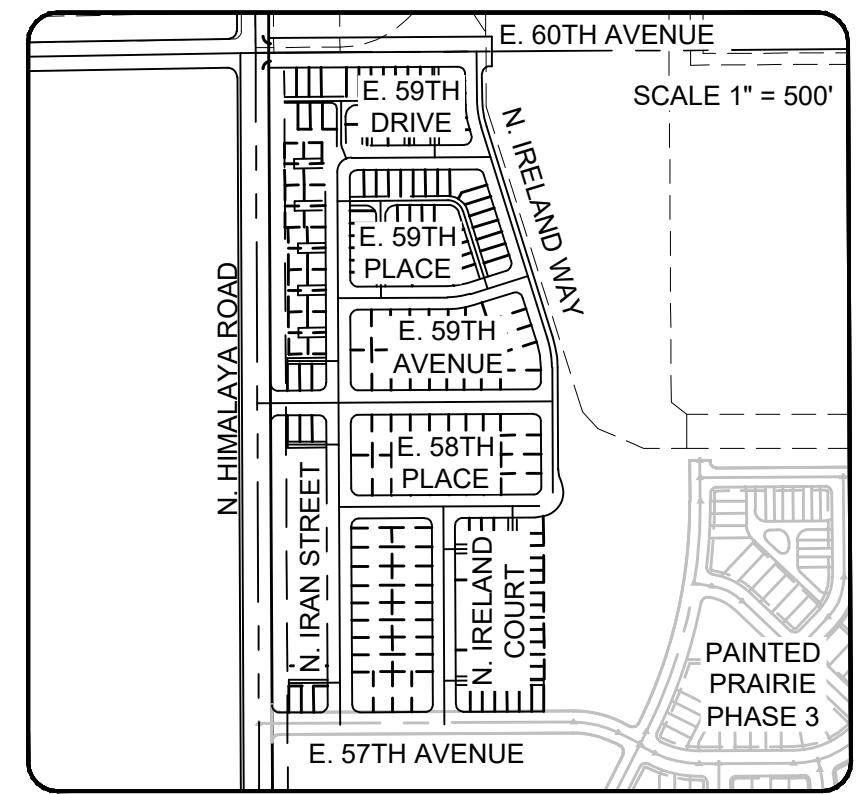
- 3' MINIMUM GARAGE SETBACK IS ONLY APPLICABLE FOR LOTS WITHOUT A REAR UTILITY EASEMENT. FOR LOTS WITH REAR UTILITY EASEMENT, SETBACK MUST BE 2' BEYOND EASEMENT.
- EGRESS WINDOW WELLS CAN ENCROACH INTO THE SIDE YARD SETBACK.
- EGRESS WINDOW WELLS MUST BE LOCATED ON THE INTERIOR SIDE YARD OF CORNER LOTS.
- AN ADJUSTMENT FOR BLOCK 2, LOTS 2 AND 3 AS WELL AS BLOCK 1, LOTS 17, 18, 21, AND 22 HAS BEEN REQUESTED TO REDUCE THE REAR YARD SETBACK TO 7'; SEE ADJUSTMENT REQUEST DETAIL BELOW RIGHT.

MASONRY TABLE

LOTS	ACCESS TYPE	HOUSING TYPE	# OF UNITS	NET FACADE MASONRY	MASONRY (WEIGHTED)	AVERAGE NET FACADE MASONRY
197	STREET-ACCESSED	SINGLE-FAMILY DETACHED	59	15%	44.9	15%
	ALLEY-ACCESSED	SINGLE-FAMILY DETACHED	55	15%	41.9	
	MOTOR COURT ACCESSED	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	



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



3

DATE: 12/19/2022

CHECKED BY:

DRAWN BY:

SCALE: 100'

FILE NO:

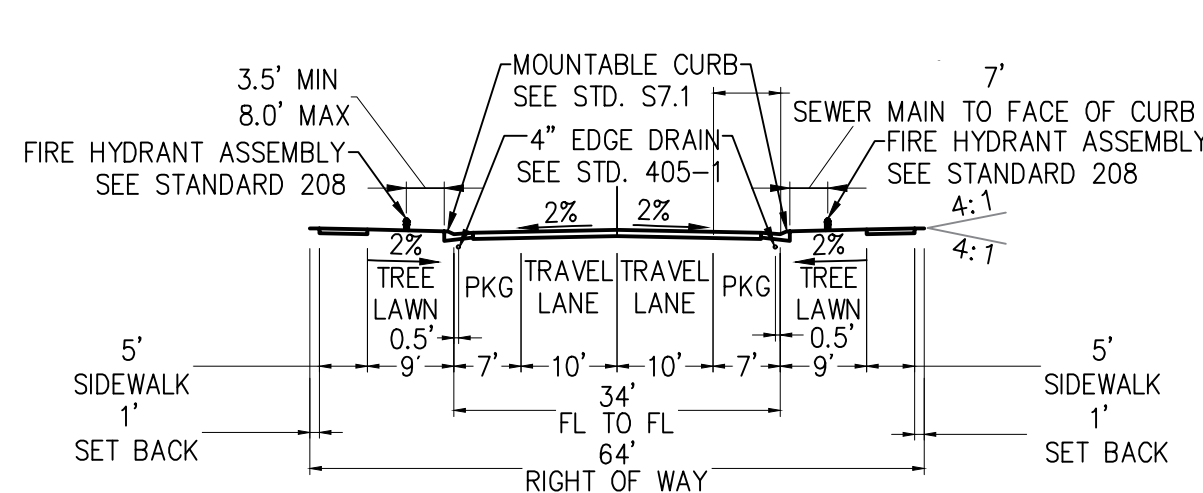
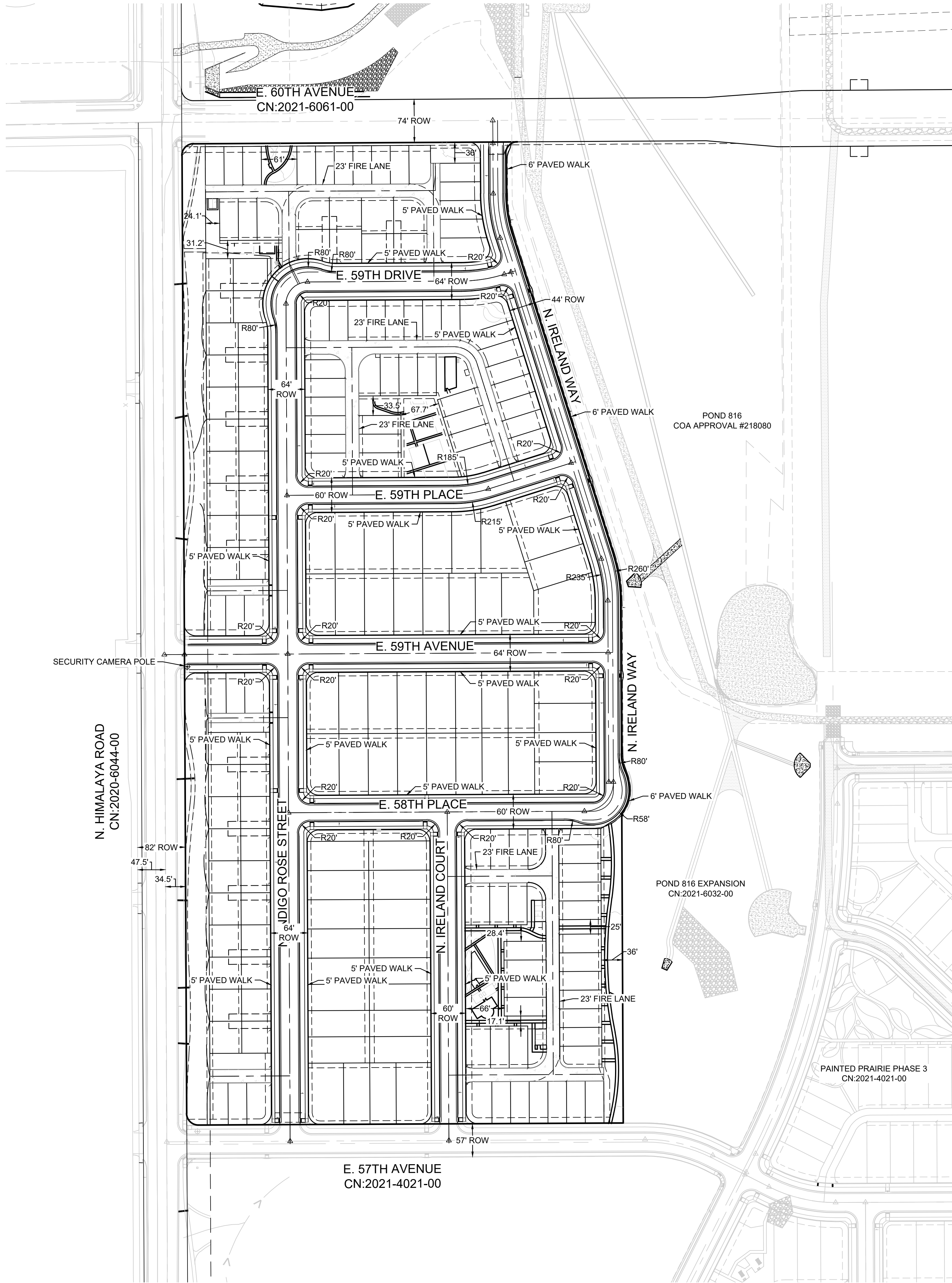
PAINTED PRAIRIE PHASE 5 LOT TYPE KEY PLAN

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

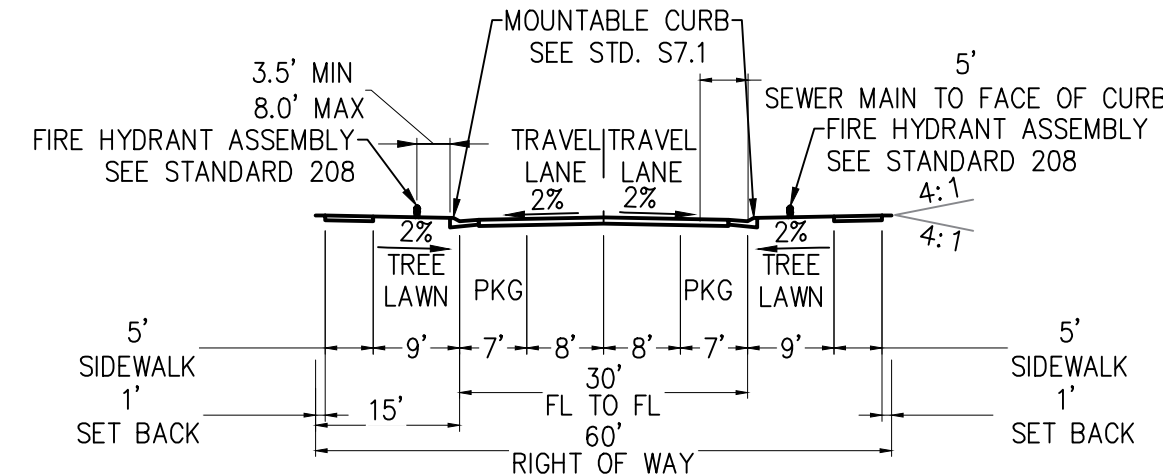
Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

No. Revisions Date Appr. Date

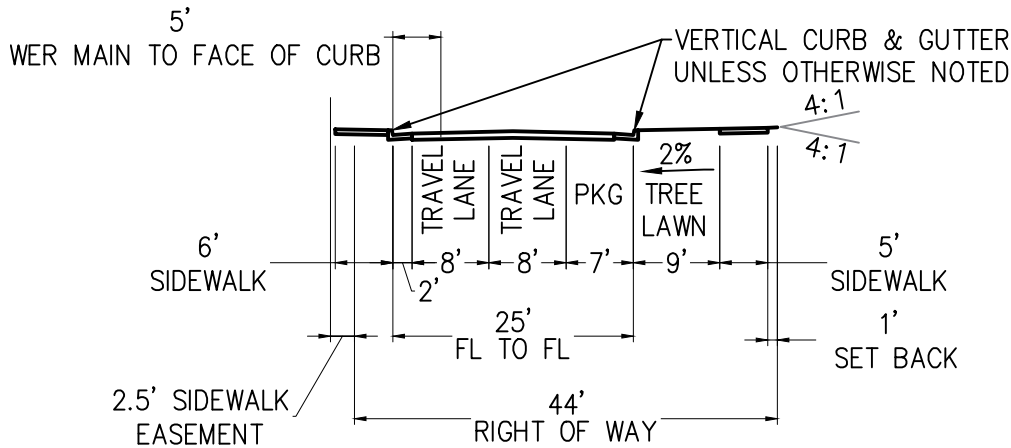
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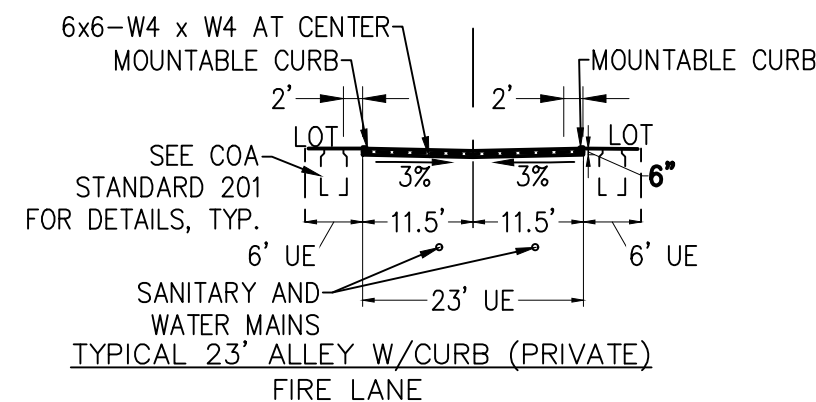
3A-TYPICAL NEIGHBORHOOD STREET-LOCAL TYPE 1
E. 59TH AVENUE, E. 59TH DRIVE, N. IRLAND STREET
SCALE: 1" = 20'



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



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

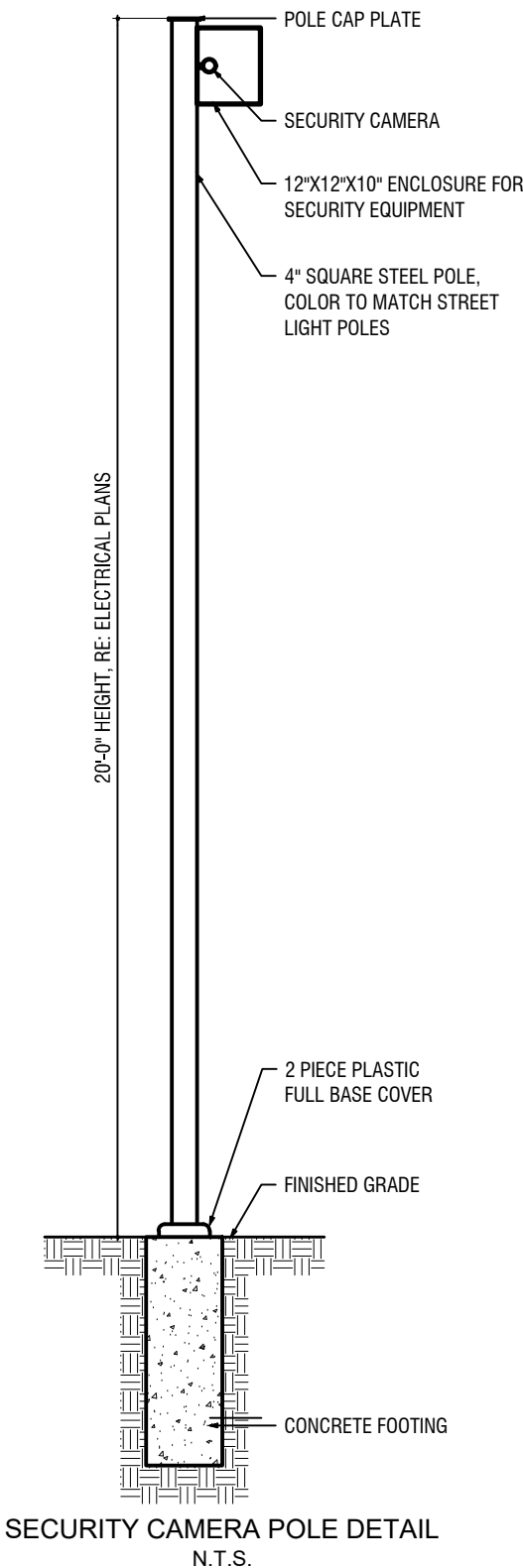


NOTES:
1. SEE COA S19 FOR CONCRETE PAVEMENT JOINT DETAILS.
2. ALL REINFORCEMENT STEEL SHALL BE IN SHEETS. LAP ALL JOINTS A MIN. OF 6".
3. UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATION AND DEPTH.

SECTION E-E



SCALE: 1" = 100'

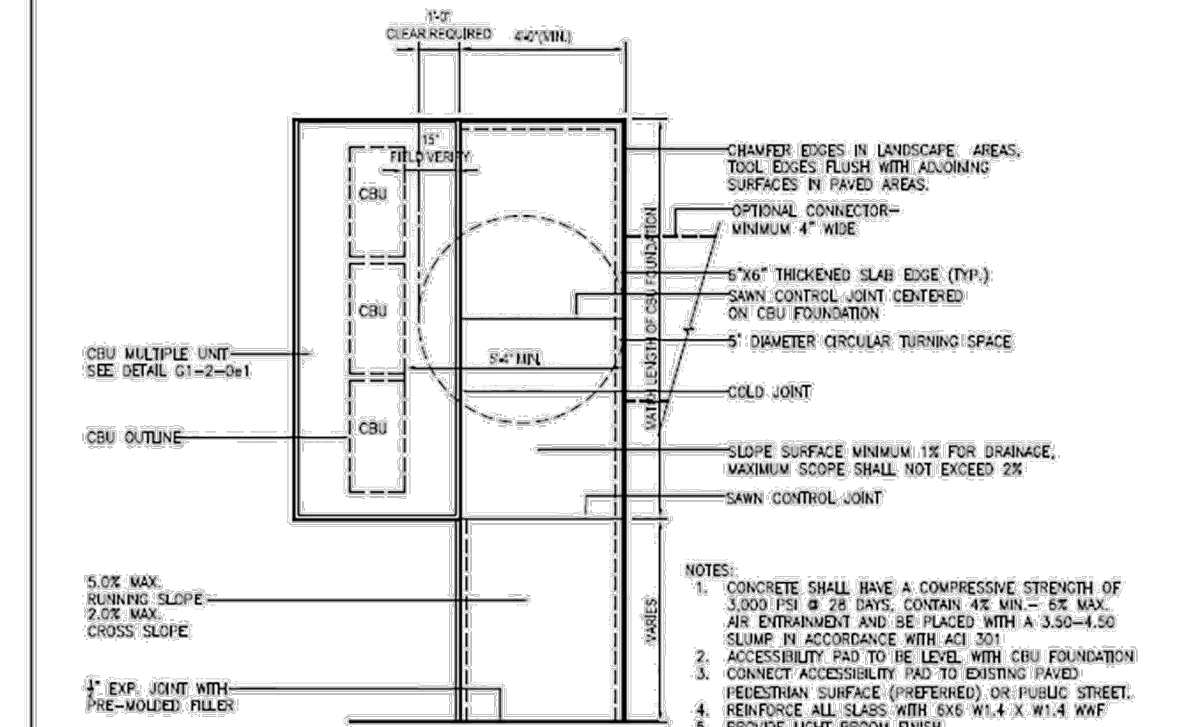


Cluster Box Unit Access Maneuvering Space - Multiple Unit

NOTES TO A/E:

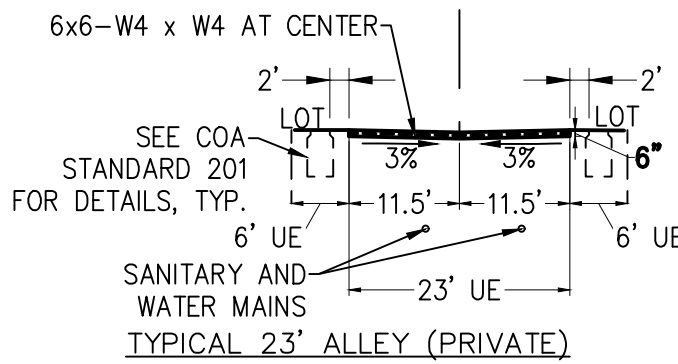
- IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

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



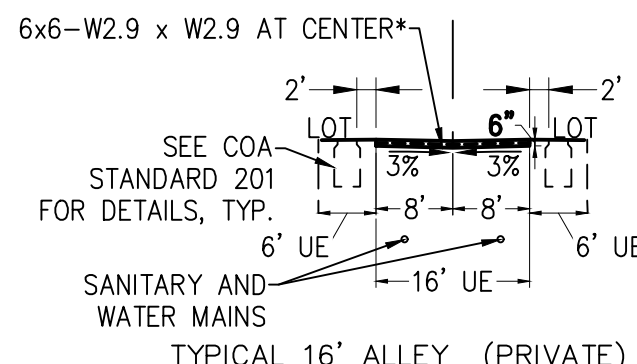
Paved Pedestrian Surface (if available) or Public Street

CLUSTER BOX UNIT (CBU) ACCESS MANEUVERING SPACE - MULTIPLE UNIT
G1-2-0 e3
1/4"=1'-0"



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



NOTES:
1. * POLYPROPYLENE FIBERMESH 1-1/2 LBS. PER CU. YD. - 3" 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.

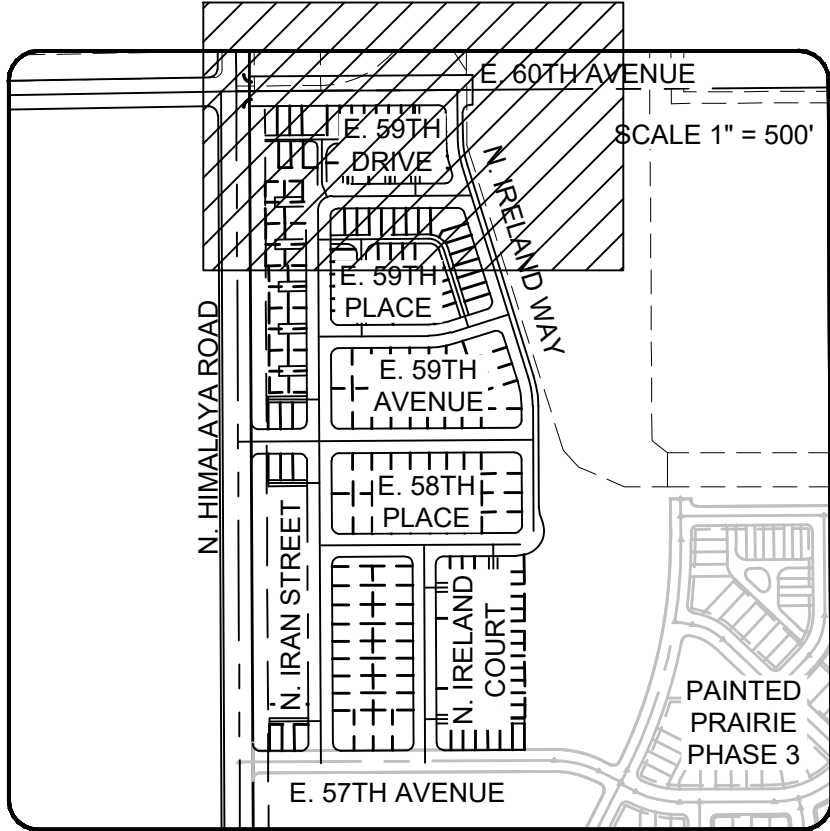
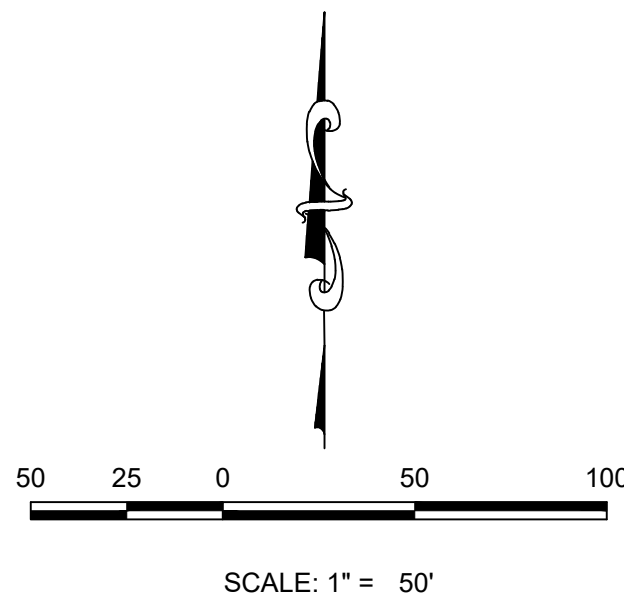
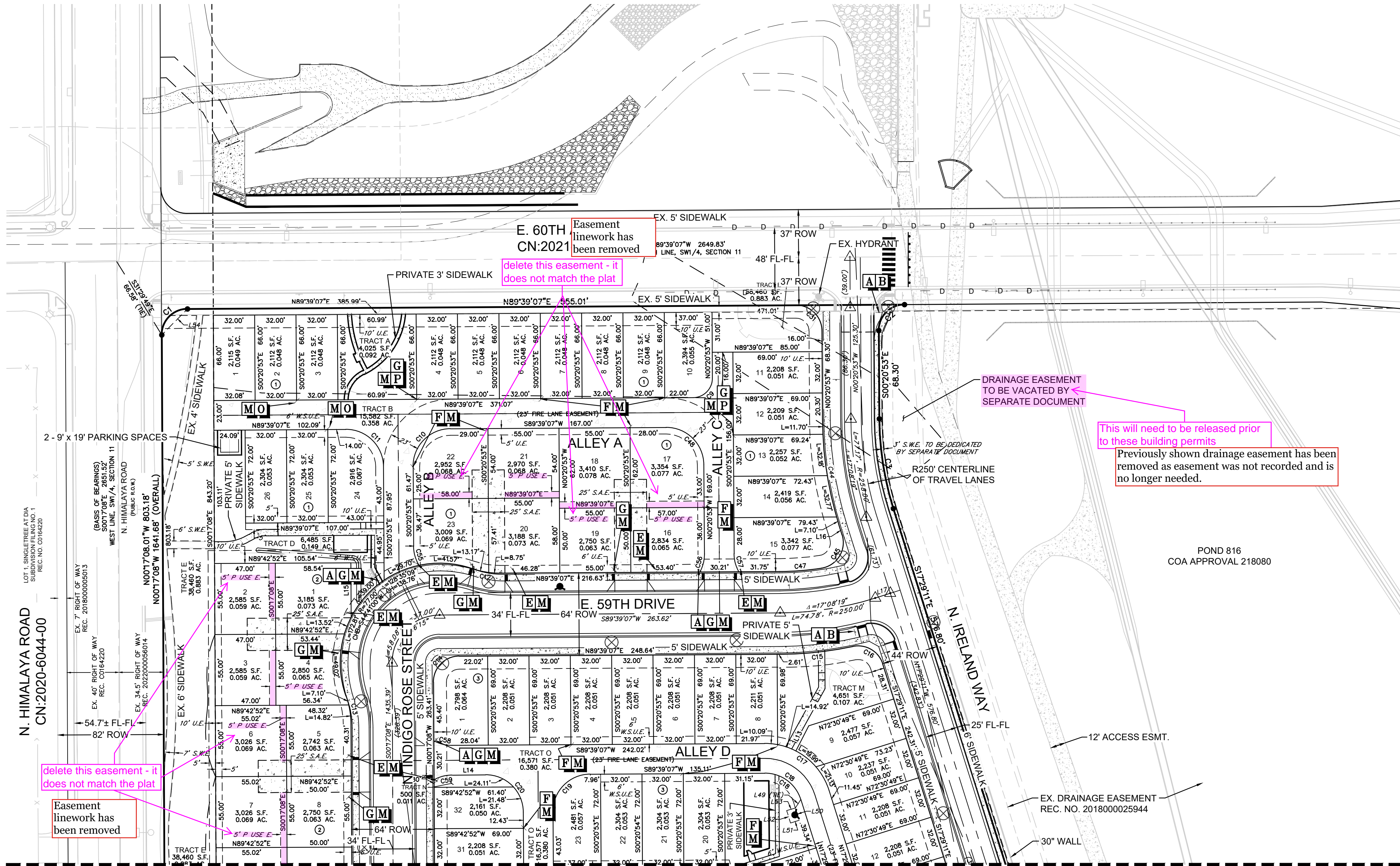
SECTION B-B

NOTE: THE ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE PUBLIC IMPROVEMENT PLAN.

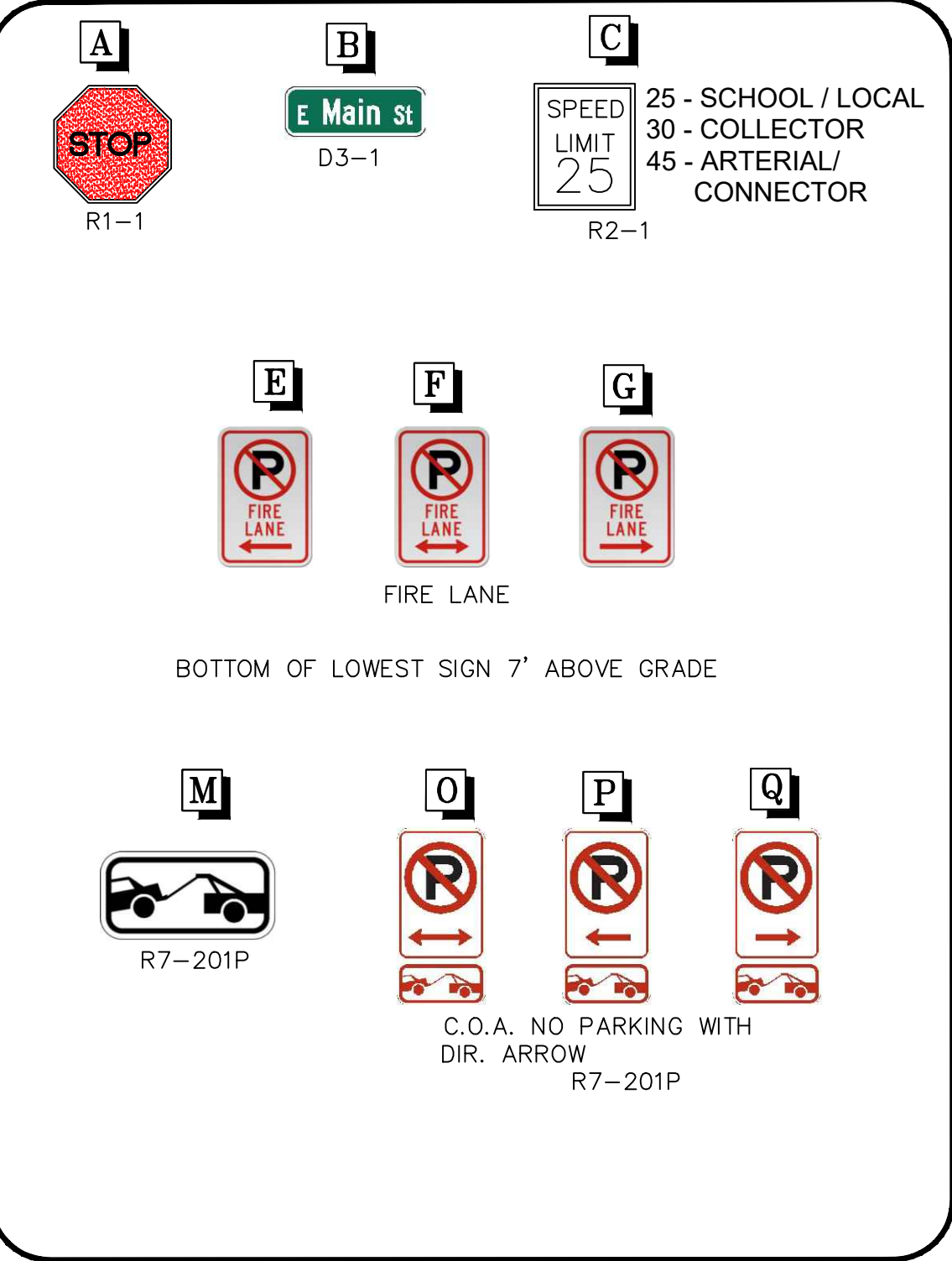
SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	PAINTED PRAIRIE PHASE 5 OVERALL SITE PLAN	PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 TEL: (303) 795-9900	Revisions	No.	Date	Init.	Appr.	Date
4	DAT	ACR	12/19/2022									

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

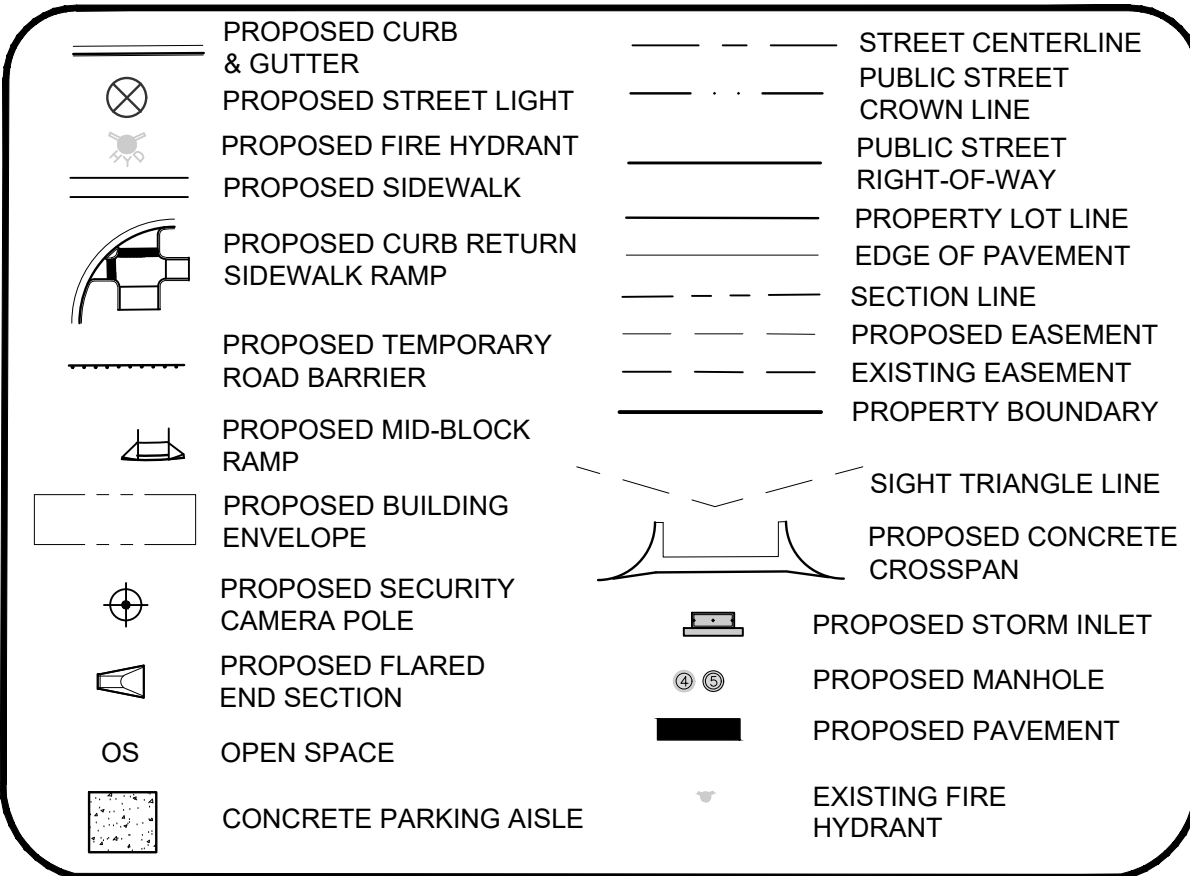
N:\PROJECTS\PAINTED PRAIRIE\PHASE 5\PRELIMINARY\PLAT\AREA SITE PLAN.DWG. RMBALS, 12/19/2022 5:12 AM



- 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.
 - PRIVATE USE EASEMENTS (P USE E.) WILL BE DEDICATED USING SEPARATE DOCUMENTS.



LEGEND



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

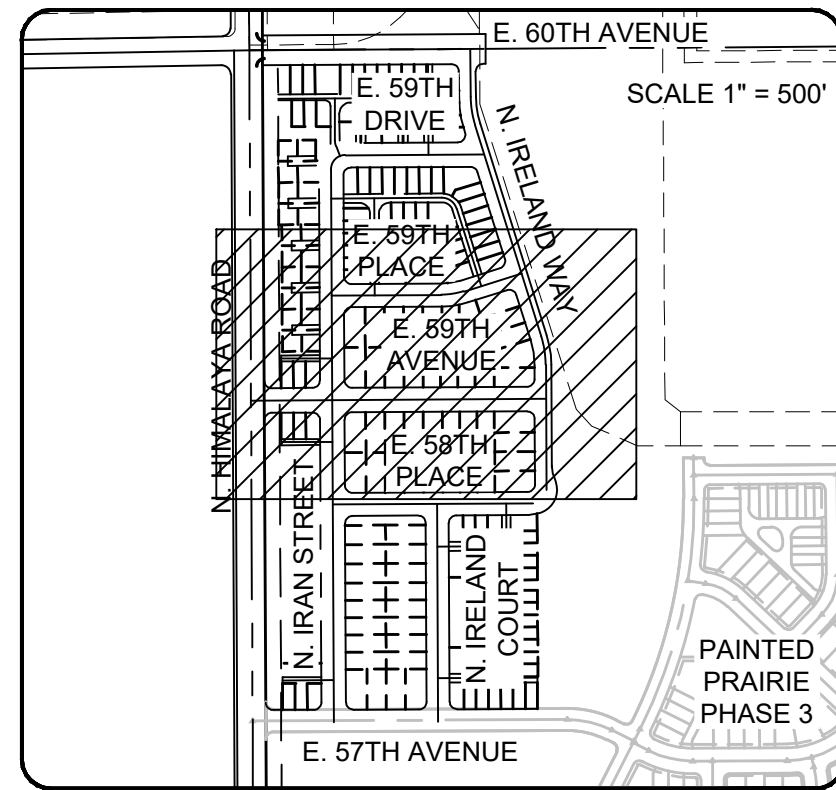
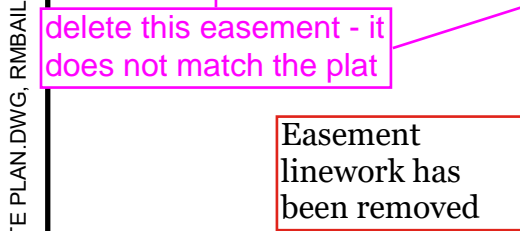
PAINTED PRAIRIE OWNER, LLC
C/O CHRIS FELLOWS
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
TEL: (303) 795-9900

PAINTED PRAIRIE
PHASE 5
AREA SITE PLAN

SCALE: SWH
DRAWN BY: SWH
CHECKED BY: ACR
DATE: 12/19/2022
FILE NO:

SHEET NUMBER
5

No.	Revisions	Date	Init.	Appr.	Date



- A**
STOP
R1-1

B
E Main St
D3-1

C
SPEED
LIMIT
25
R2-1

E
FIRE LANE
R7-201P

F
FIRE LANE
R7-201P

G
FIRE LANE
R7-201P

M
R7-201P


O
R7-201P

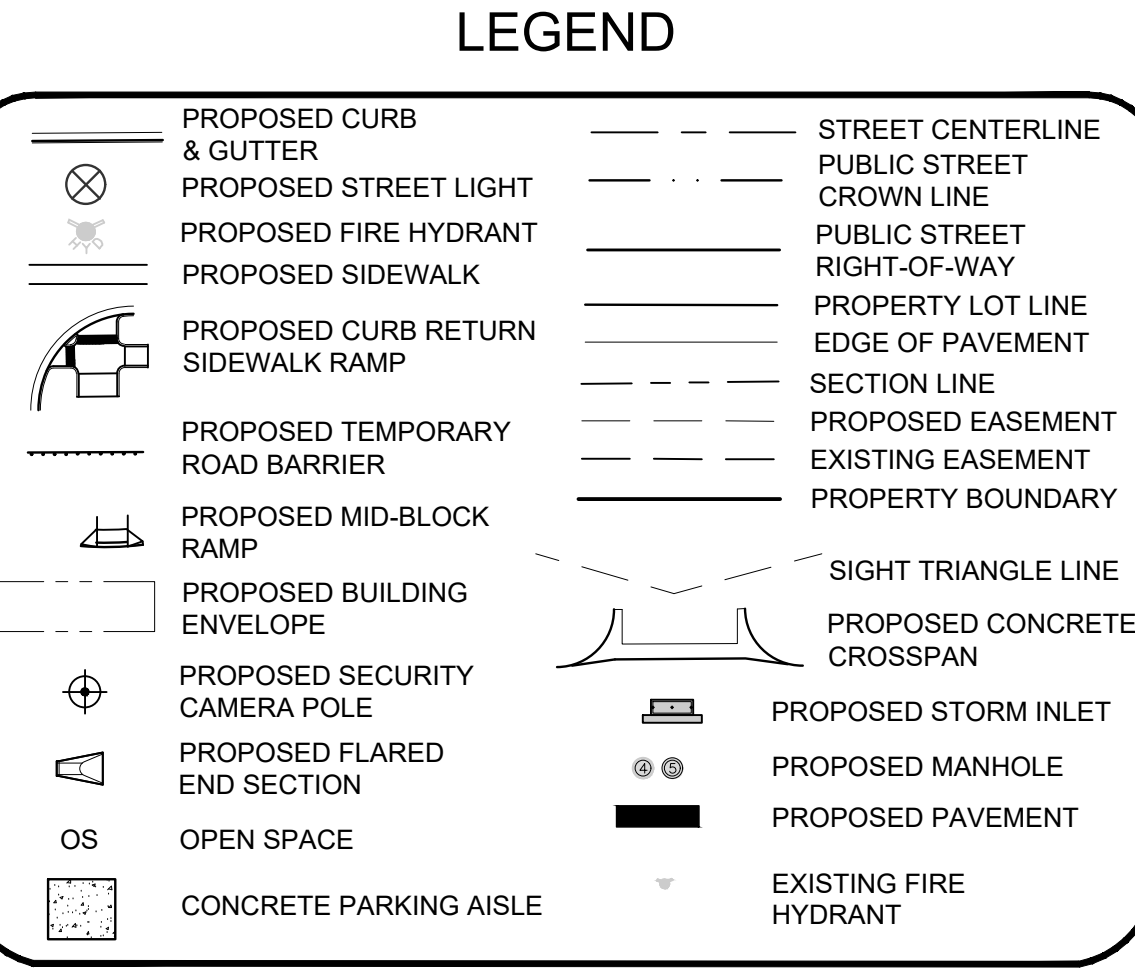
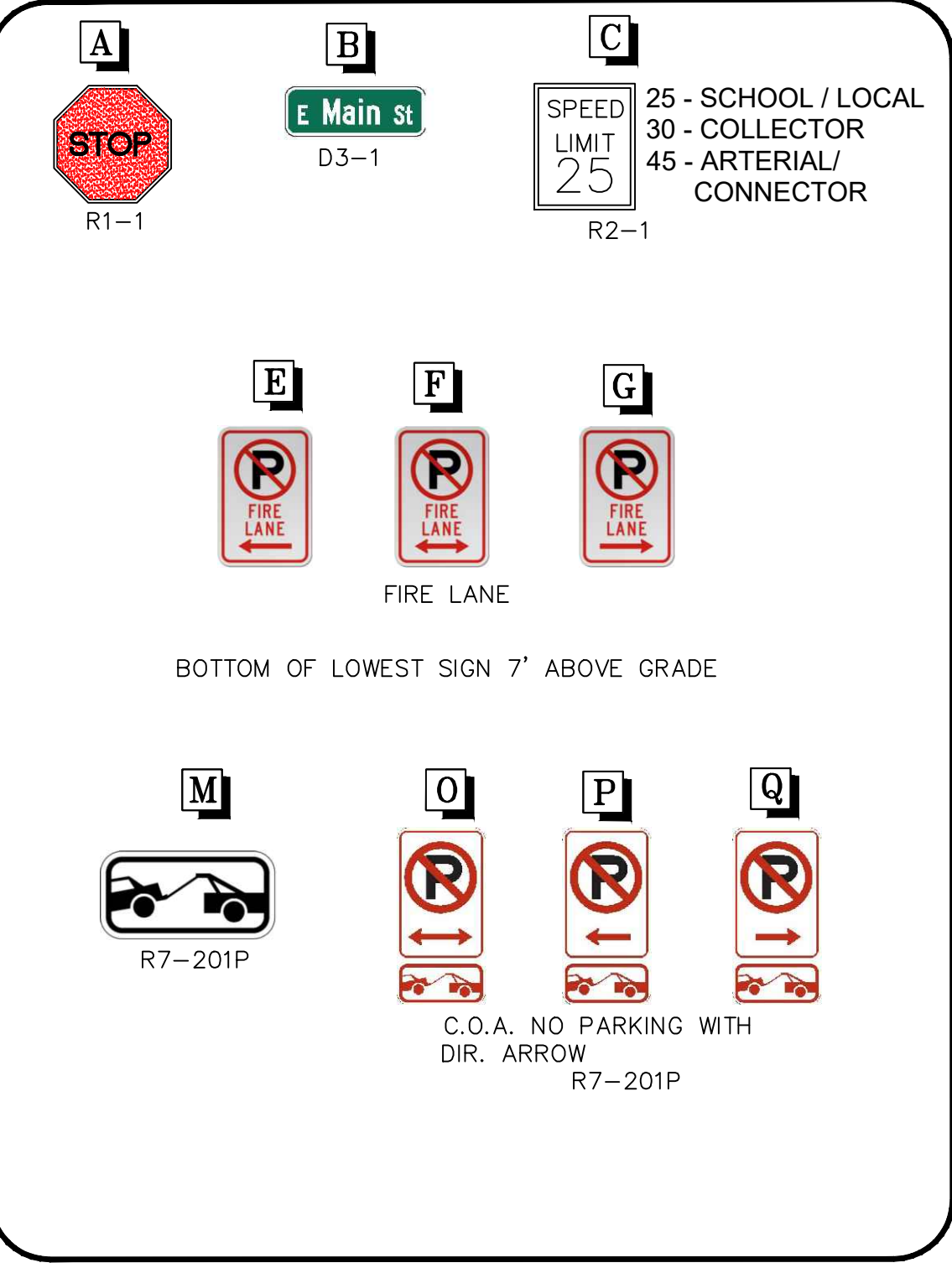
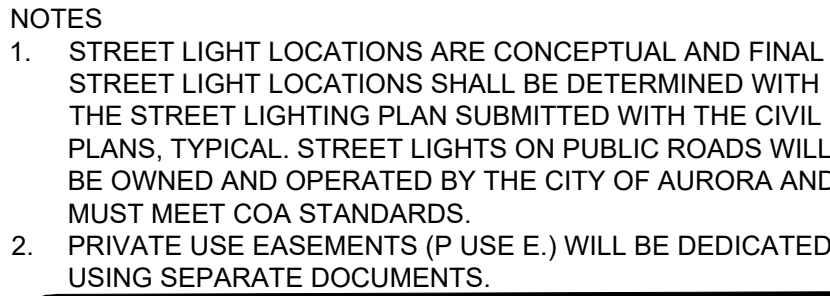
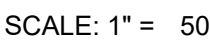
P
R7-201P

Q
R7-201P

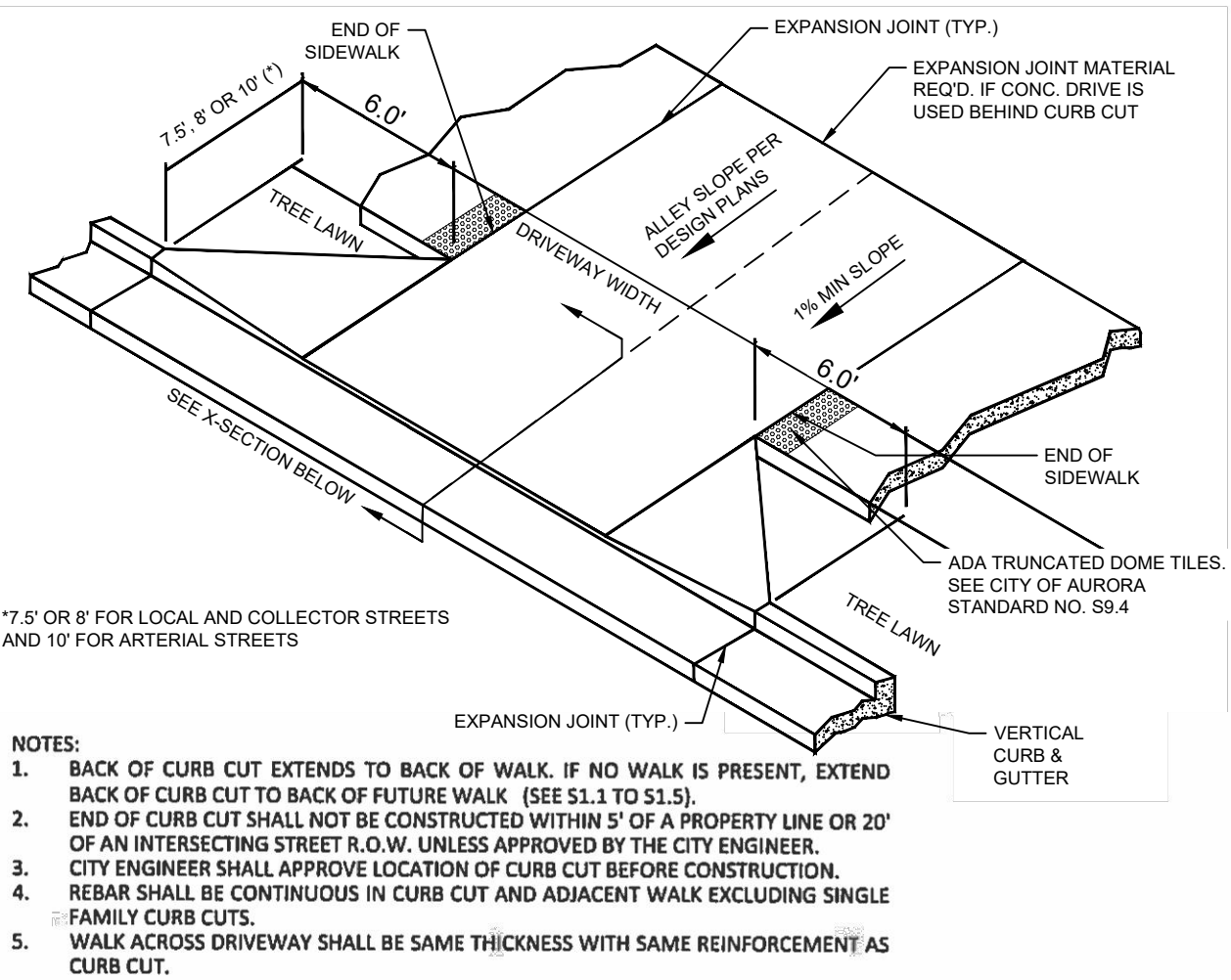
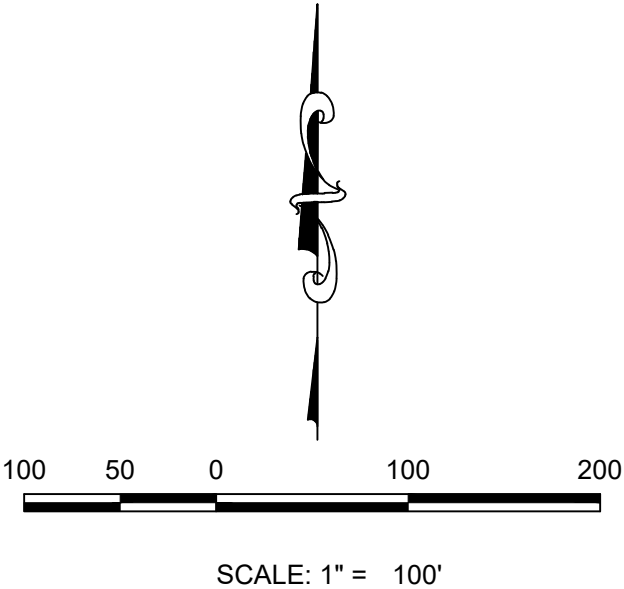
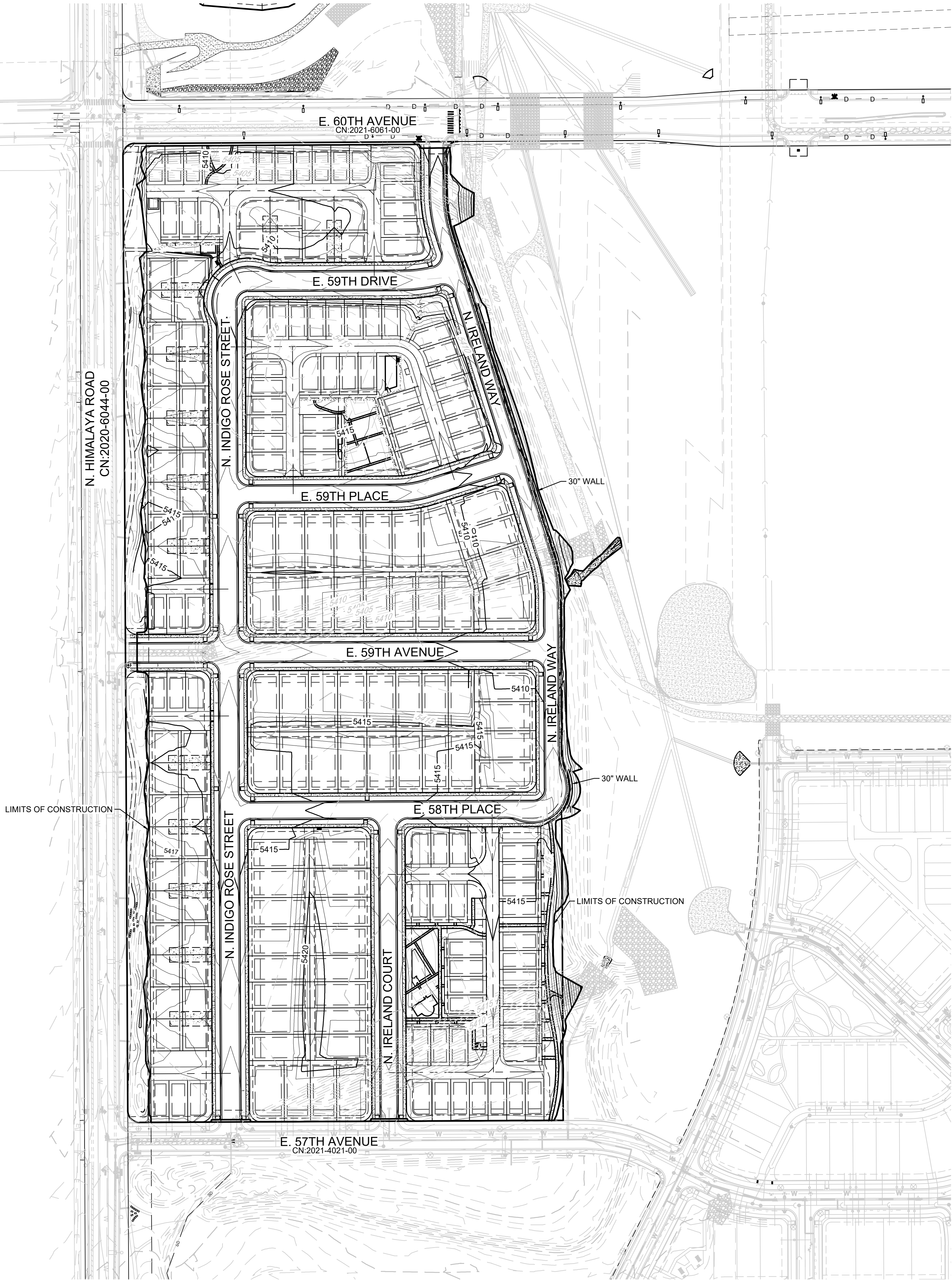
C.O.A. NO PARKING WITH
DIR. ARROW
R7-201P

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

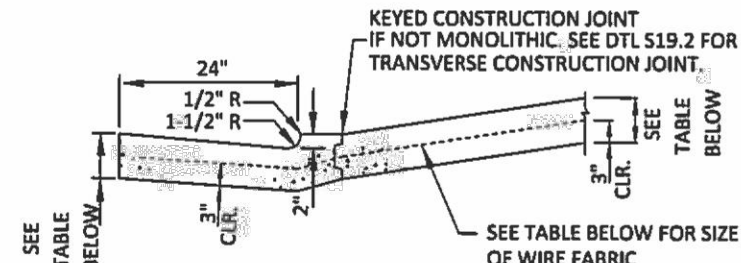
SHEET NUMBER	DRAWN BY:		SCALE:	PAINTED PRAIRIE PHASE 5 AREA SITE PLAN	PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 TEL: (303) 795-9900	 Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	No. Revisions	Date	Init.	Appr.	Date
	CHECKED BY:		FILE NO:								
	DATE:										
	12/19/2022										



N:\PROJECTS\PAINTED PRAIRIE\PHASE 5\VIC\ENGINEERING\SHSHEET SETS\PRELIMINARY\PLATOVERALL\GRADING\PLANDWG_R\MBALLS_12/19/2022 9:22 AM



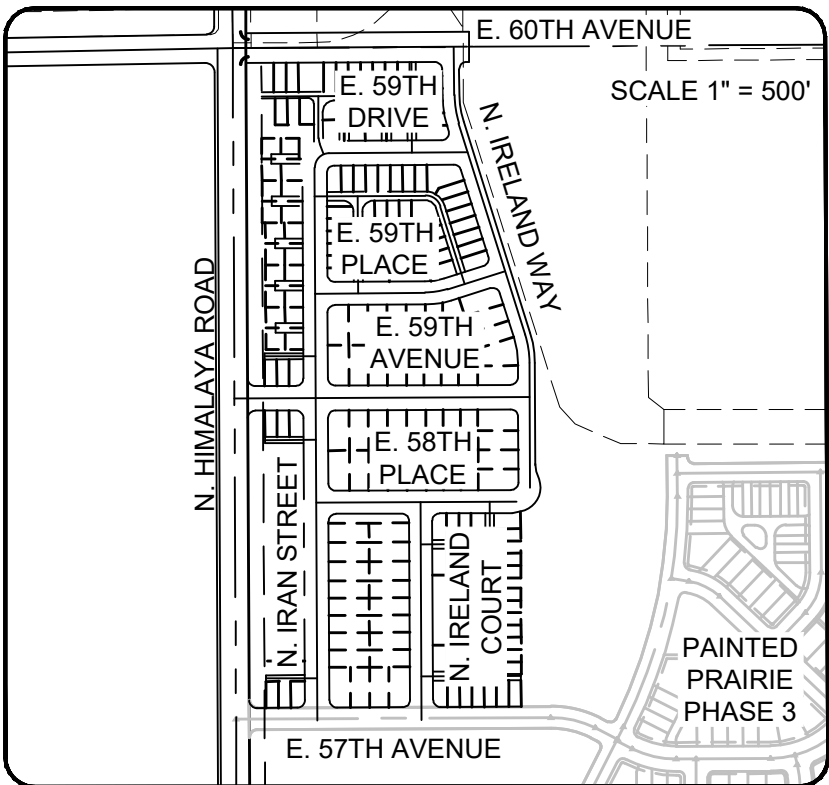
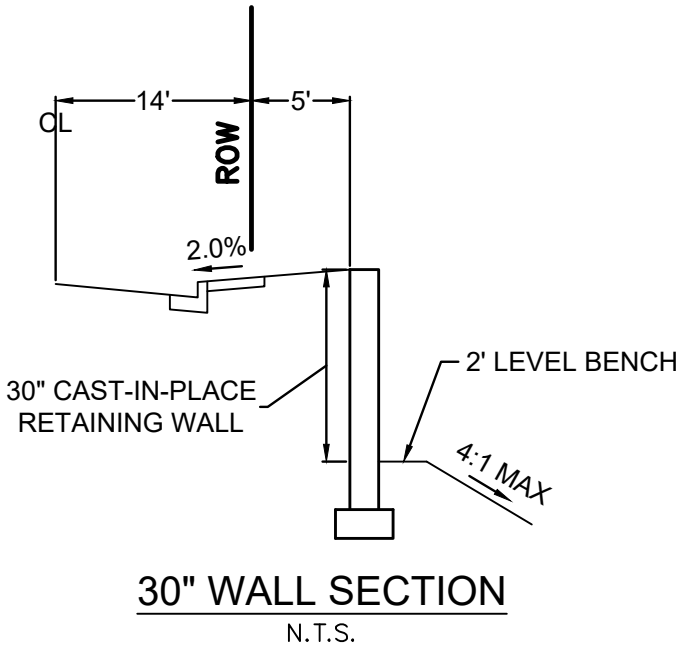
- NOTES:
1. BACK OF CURB CUT EXTENDS TO BACK OF WALK. IF NO WALK IS PRESENT, EXTEND BACK OF CURB CUT TO BACK OF FUTURE WALK. (SEE S1.1 TO S1.5).
 2. END OF CURB CUT SHALL NOT BE CONSTRUCTED WITHIN 5' OF A PROPERTY LINE OR 20' OF AN INTERSECTING STREET R.O.W. UNLESS APPROVED BY THE CITY ENGINEER.
 3. 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.

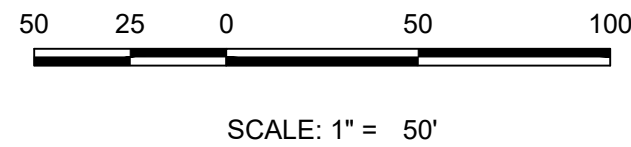
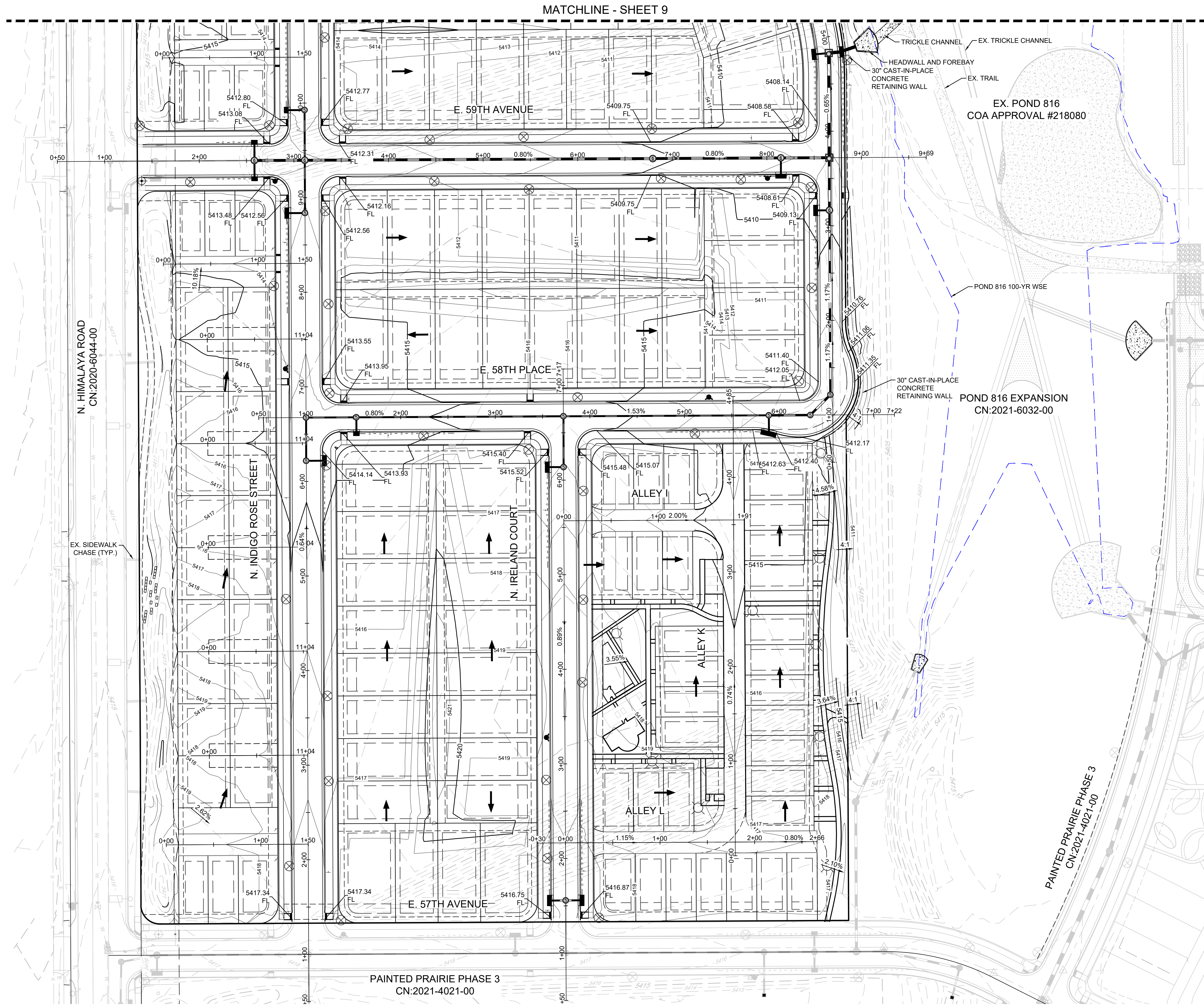


LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

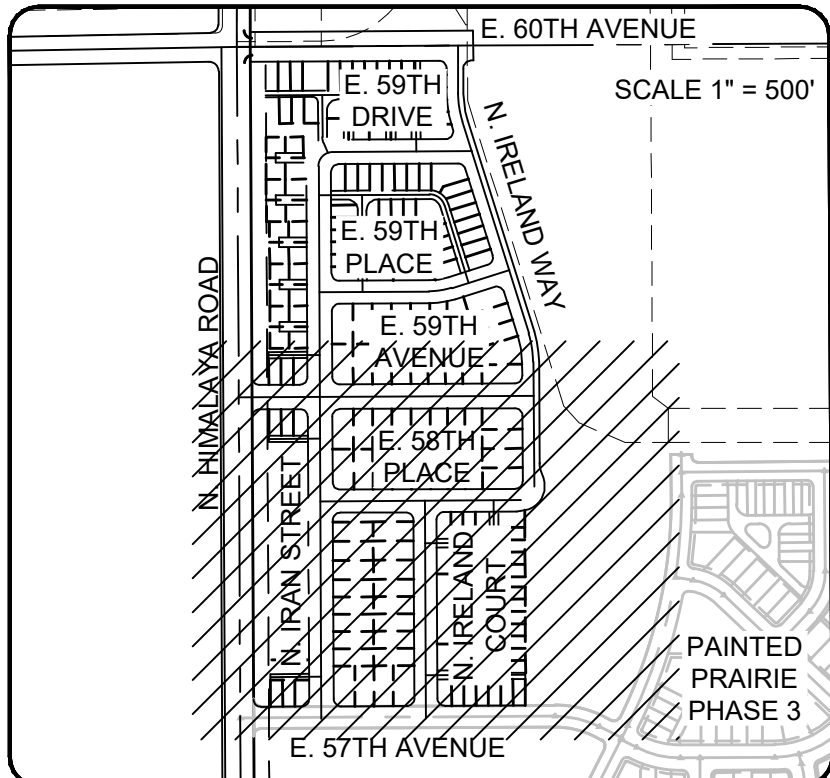
- NOTES
1. ALL LOTS ARE GRADED AS TYPE A OR B LOTS.
 2. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE PROPOSED CHANNEL AND PONDS. THESE WILL BE MAINTAINED BY THE METRO DISTRICT.
 3. ALL ALLEY LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 3.0% MINIMUM AND 10.0% MAXIMUM.
 4. FRONT LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 2.0% MINIMUM AND 10.0% MAXIMUM.

SHEET NUMBER	DRAWN BY: DAT	CHECKED BY: ACR	DATE: 12/19/2022	SCALE: 1" = 500'	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.	No.	Revisions	Date	Init.	Appr.	Date

N:\PROJECTS\PAINTED PRAIRIE\PHASE 3\VIACAD\ENGINEERING\SHSHEET SETS\PRELIMINARY\PLAT AREA GRADING PLAN.DWG, CLEFELLOWS, 12/19/2022 3:30 AM



SCALE: 1" = 50'



SCALE 1" = 500'

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

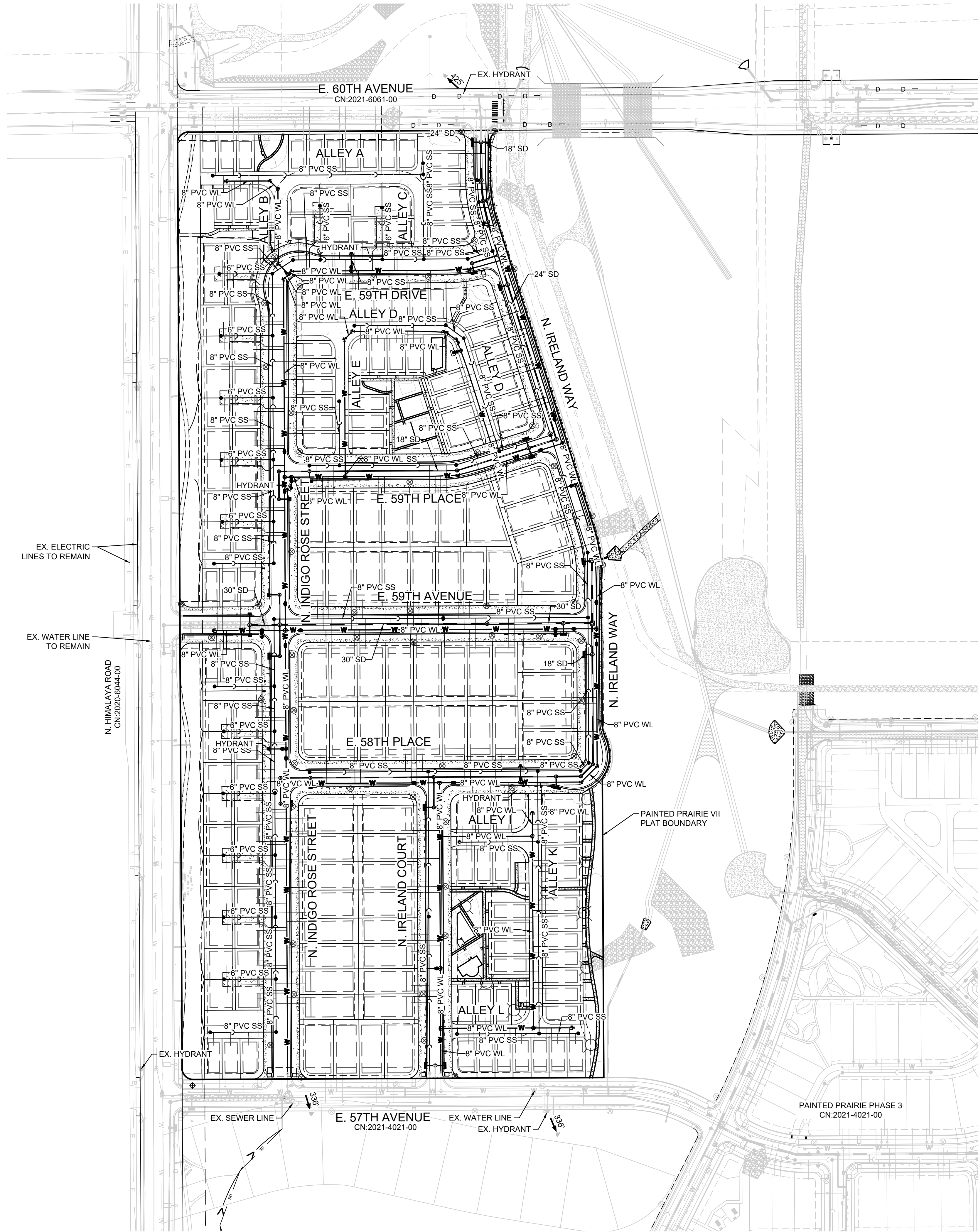
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 - FRONT LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 2.0% MINIMUM AND 10.0% MAXIMUM.

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	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	Revisions	No.	Date	Init.	Appr.	Date
10	SWH	ACR	12/19/2022									

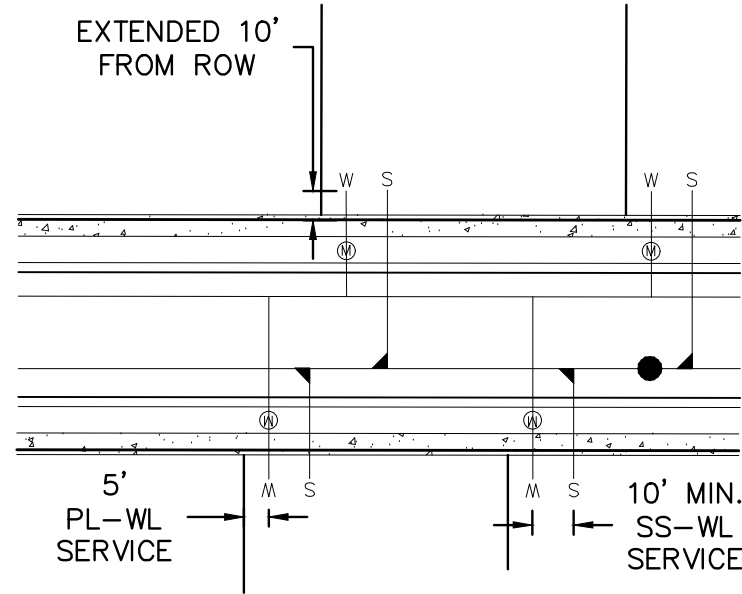
Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
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Westwood.com
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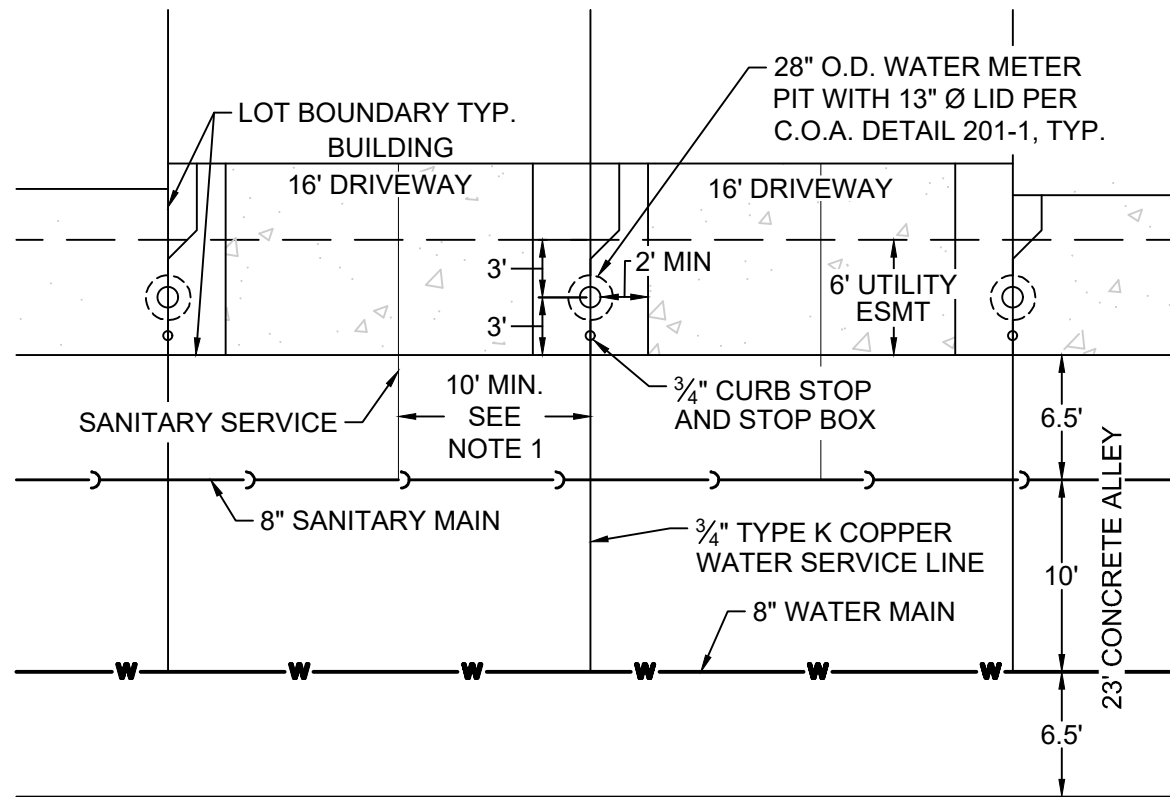
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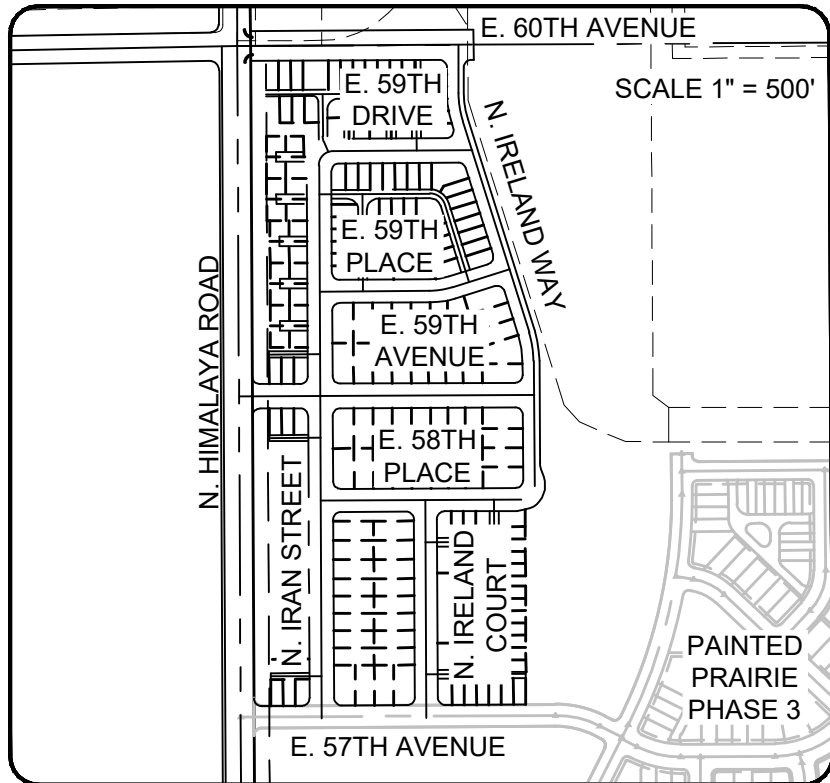
TYPICAL SERVICE LAYOUT NTS



NOTES
1. SEPARATION IS LESS THAN 10' IN SOME LOCATIONS. TYPICAL 10' MINIMUM SEPARATION IS PROVIDED WHEREVER POSSIBLE.



TOWNHOME WATER SERVICE DETAIL
NOT TO SCALE



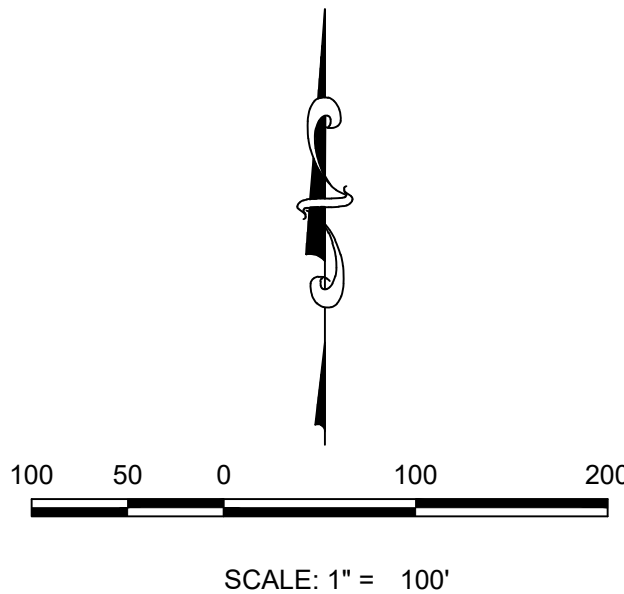
UTILITY LEGEND

— 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
— D —	PROPOSED UNDER DRAIN	⊞	PROPOSED STORM DRAIN WITH MANHOLE
⊗	PROPOSED WATER METER	⊞	PROPOSED AREA INLET
— IRR —	PROPOSED IRRIGATION	⊞	PROPOSED GATE VALVE
— D —	PROPOSED UNDER DRAIN	⊞	AIR RELEASE VALVE
— E —	EASEMENT LINE	⊞	PROPOSED STREET LIGHT
— S —	PROPOSED SWALE	⊞	RANGEPOINT
—	SIDEWALK CHASE		

ABBREVIATIONS

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

- 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.



Westwood

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

Westwoodps.com
Westwood Professional Services, Inc.

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
OVERALL UTILITY PLAN

SCALE:
DRAWN BY: SWH
CHECKED BY: ACR
DATE: 12/19/2022

FILE NO:
11

SHEET NUMBER

11

No.

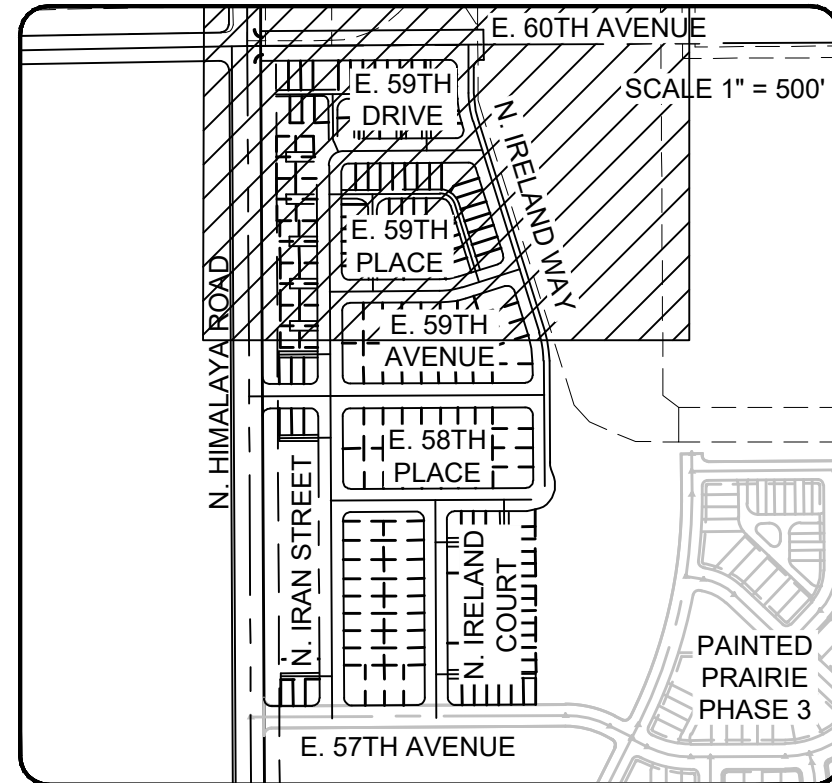
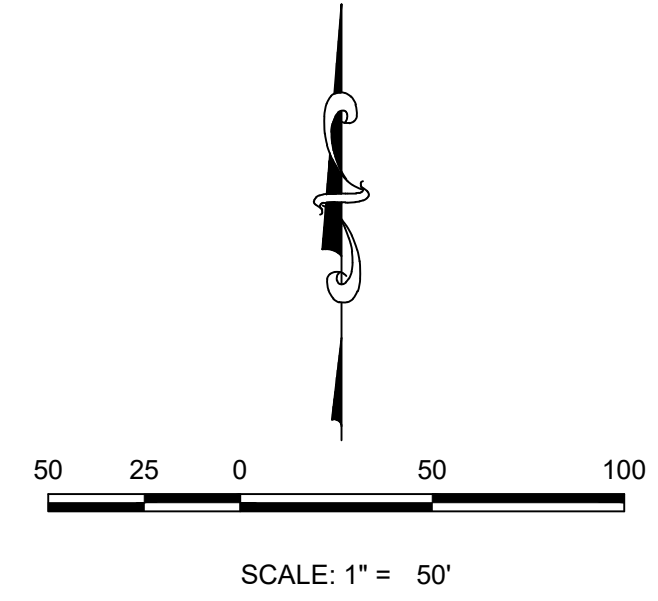
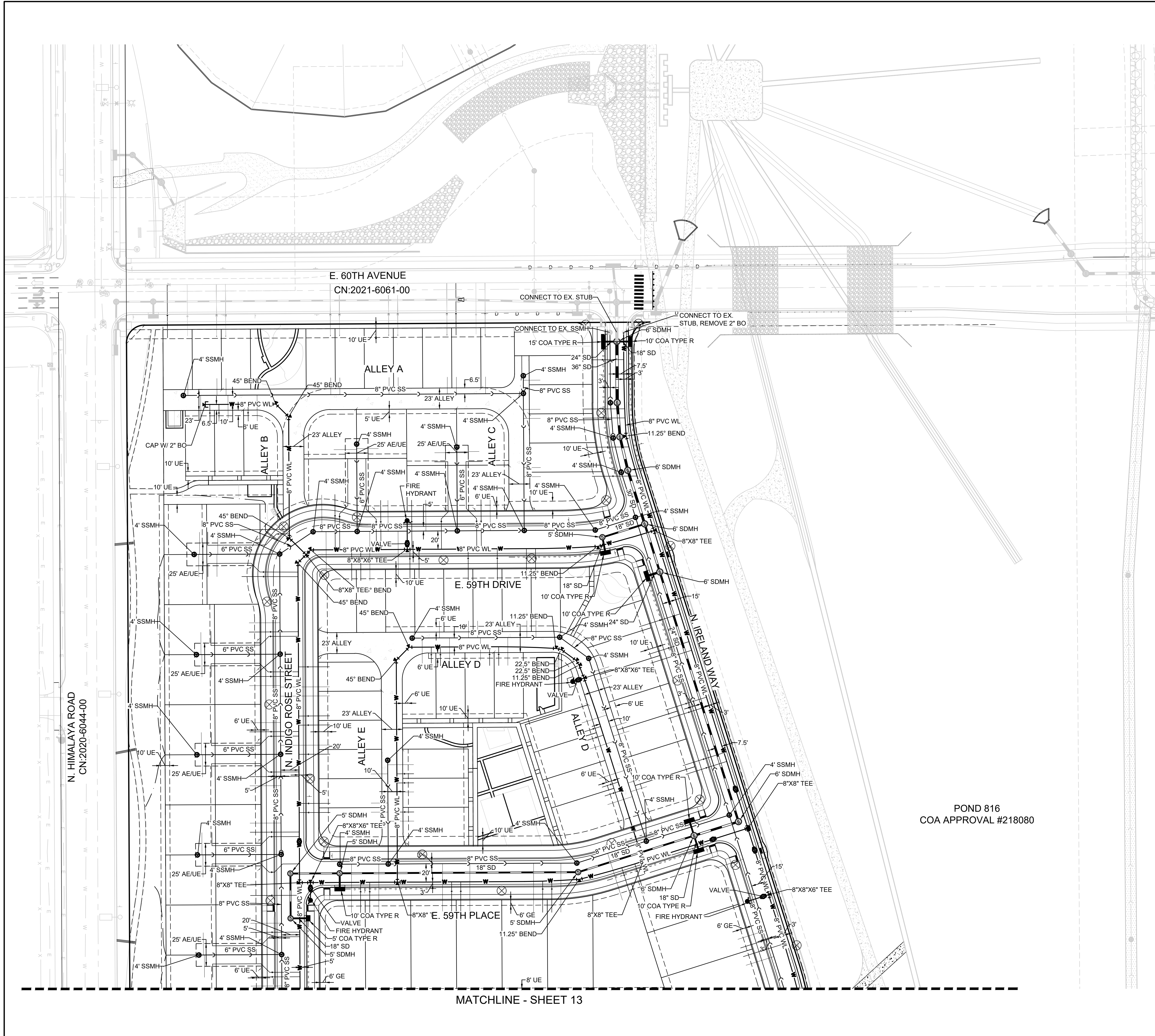
Date

Init.

Appr.

Date

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UTILITY LEGEND

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— S —	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED	⬢	PROPOSED CAP W/ BLOW OFF
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— P —	PROPERTY LINE	⬢	PROPOSED STORM INLET
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- - -	PROPOSED UNDER DRAIN	⬢	AIR RELEASE VALVE
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LF	LINEAR FEET	UE	UTILITY EASEMENT
ME	MATCH EXISTING	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE		

POND 816
COA APPROVAL #218080

MATCHLINE - SHEET 13

Westwood

Westwoodps.com
Westwood Professional Services, Inc.

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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:
DRAWN BY: SWH
CHECKED BY: ACR
DATE: 12/19/2022

FILE NO:
SHEET NUMBER
12

No.

Date

Init.

Appr.

Date

MATCHLINE - SHEET 12

E. 59TH AVENUE

E. 58TH PLACE

N. INDIGO ROSE STREET

N. IRELAND COURT

N. IRELAND WAY

E. 57TH AVENUE

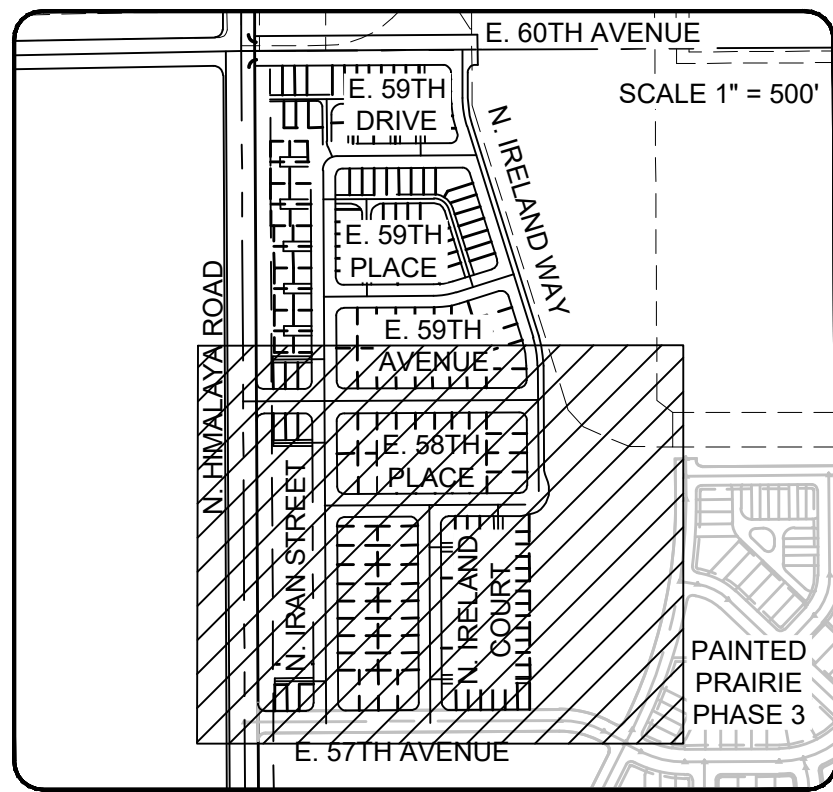
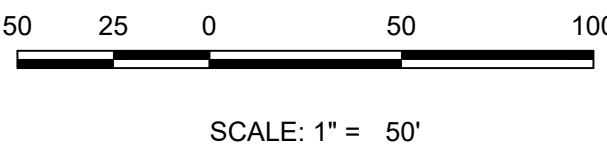
PAINTED PRAIRIE PHASE 3

CN:2021-4021-00

POND 816
COA APPROVAL #218080

POND 816 EXPANSION
CN:2021-6032-00

PAINTED PRAIRIE PHASE 3
CN:2021-4021-00



UTILITY LEGEND

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PAINTED PRAIRIE
PHASE 5
AREA UTILITY PLAN

DRAWN BY: SWH
CHECKED BY: ACR
DATE: 12/19/2022

SHEET NUMBER
13

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"=100'
0 50' 100' 200'

FENCING PLAN

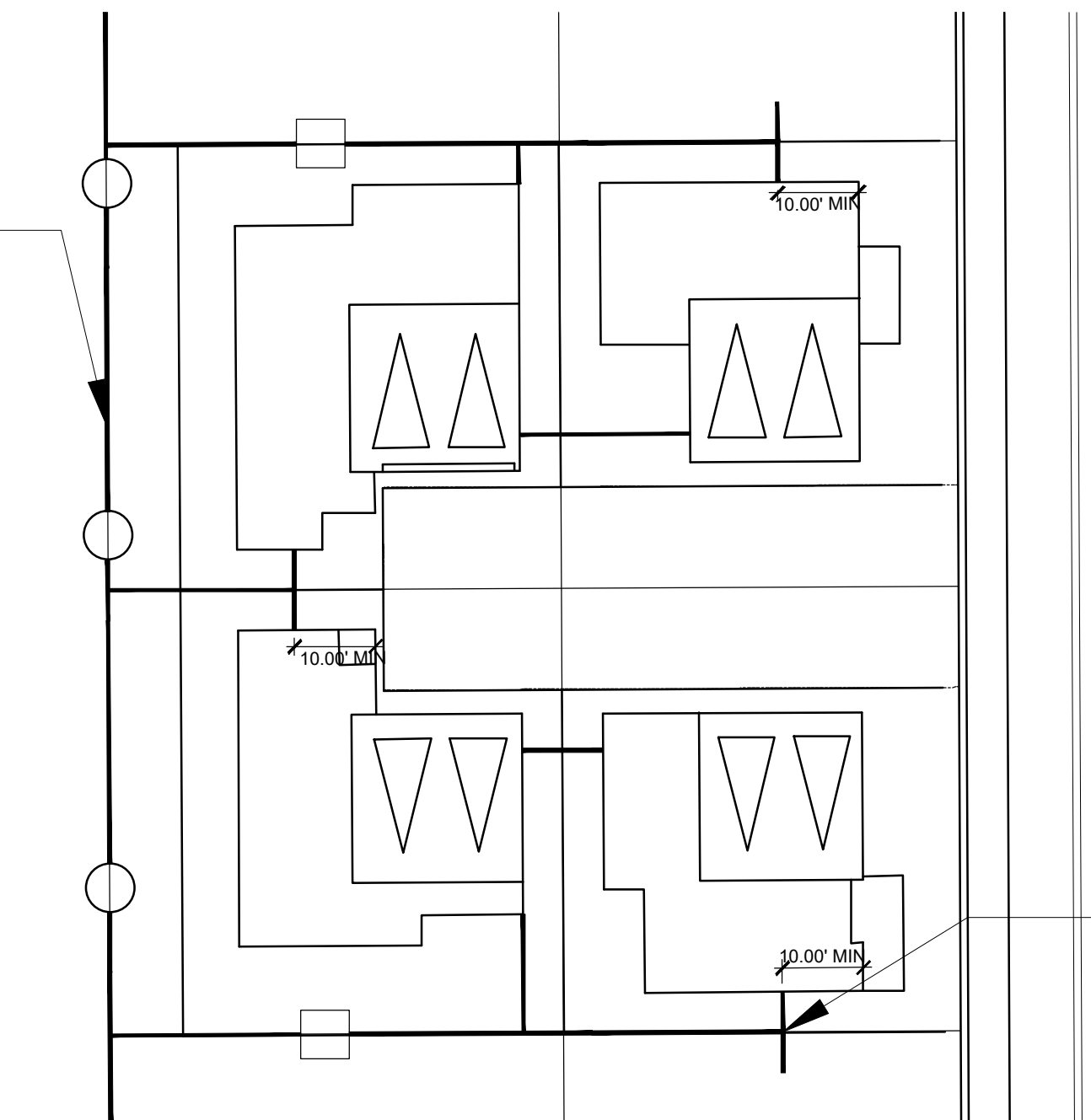
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LEGEND

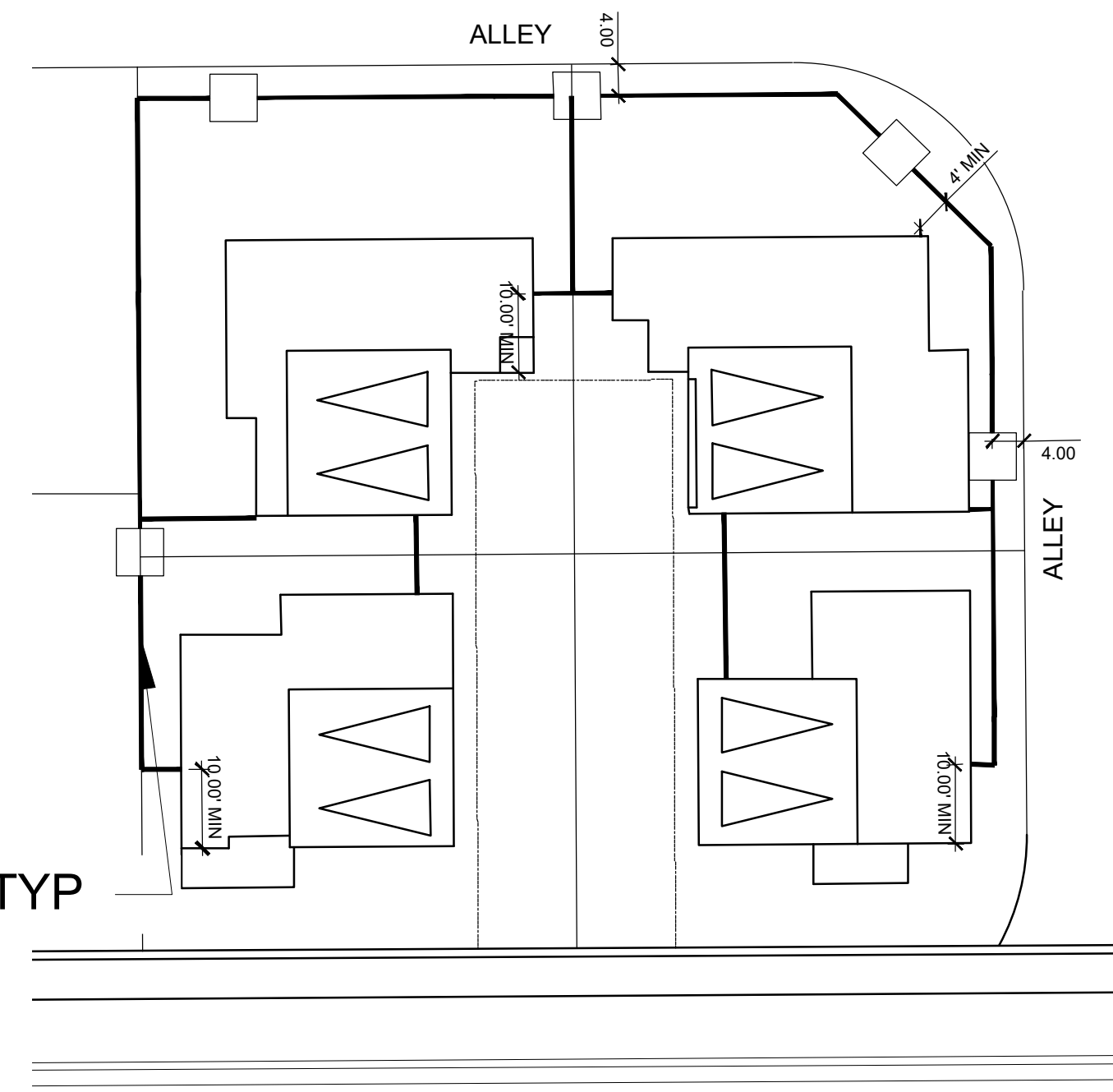
- 4' DEMARCATION FENCE
- 5' PRIVACY FENCE
- 3' FRONT YARD FENCE (OPTIONAL)
- LIMIT OF WORK
- ROW

Line typology is very difficult to read. Please
clean up for final set.
Finalize master plan amendment to get these
fencing typicals and fence locations approved.

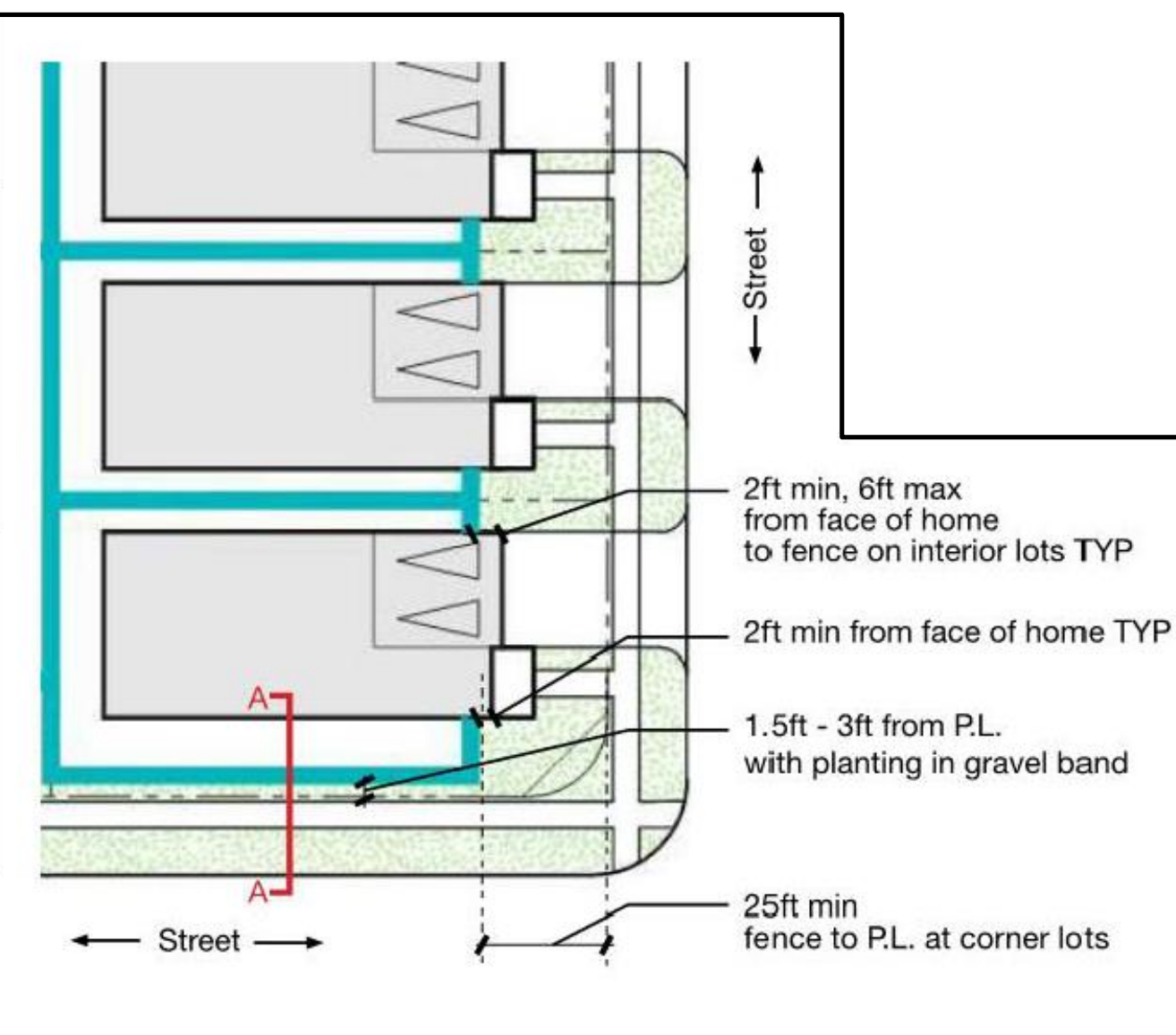
REVISED



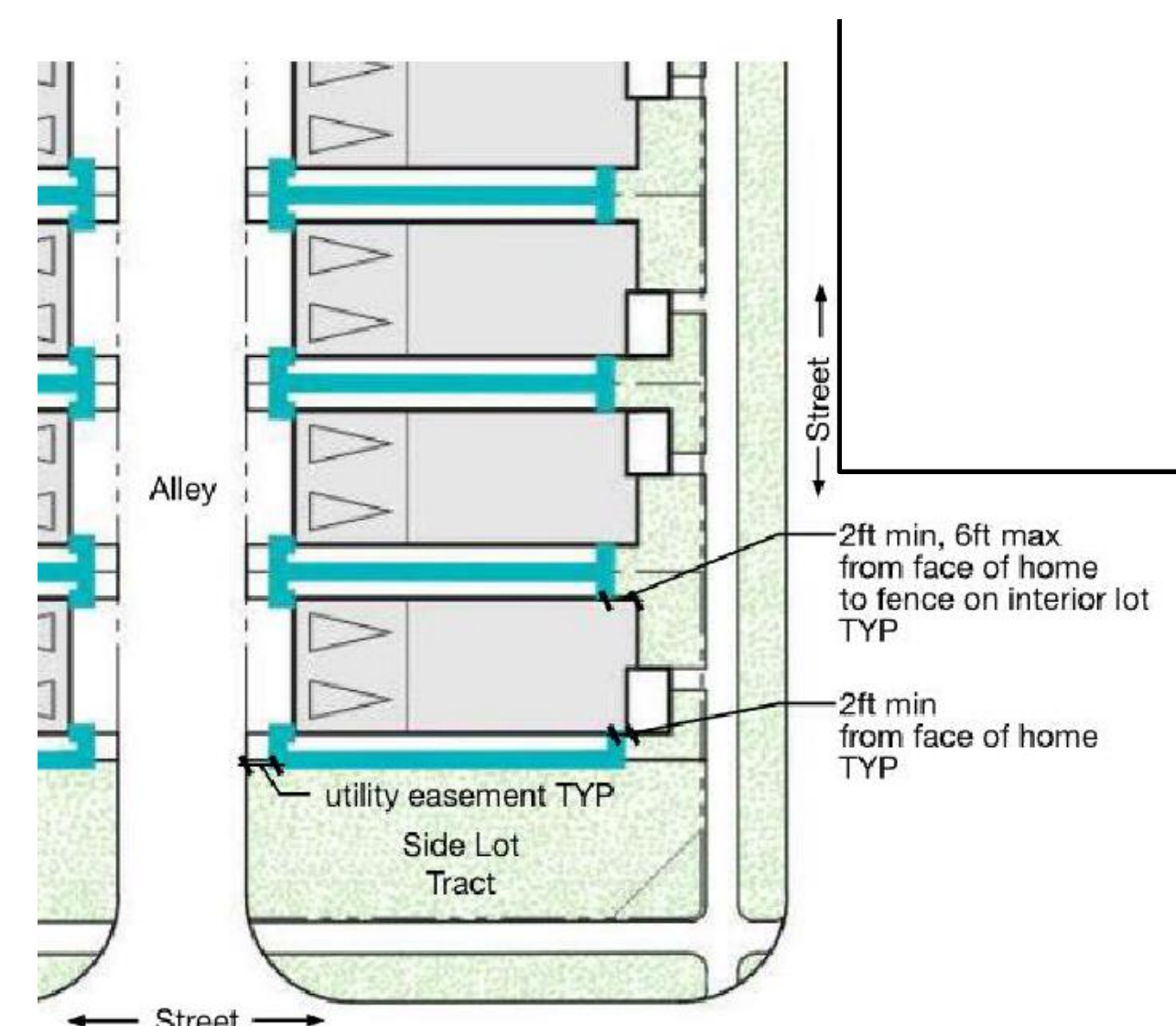
2 DIAGRAM - TYPICAL MOTOR COURT FENCING PLAN
SCALE: N.T.S



3 DIAGRAM - ALLEY MOTOR COURT FENCING PLAN
SCALE: N.T.S

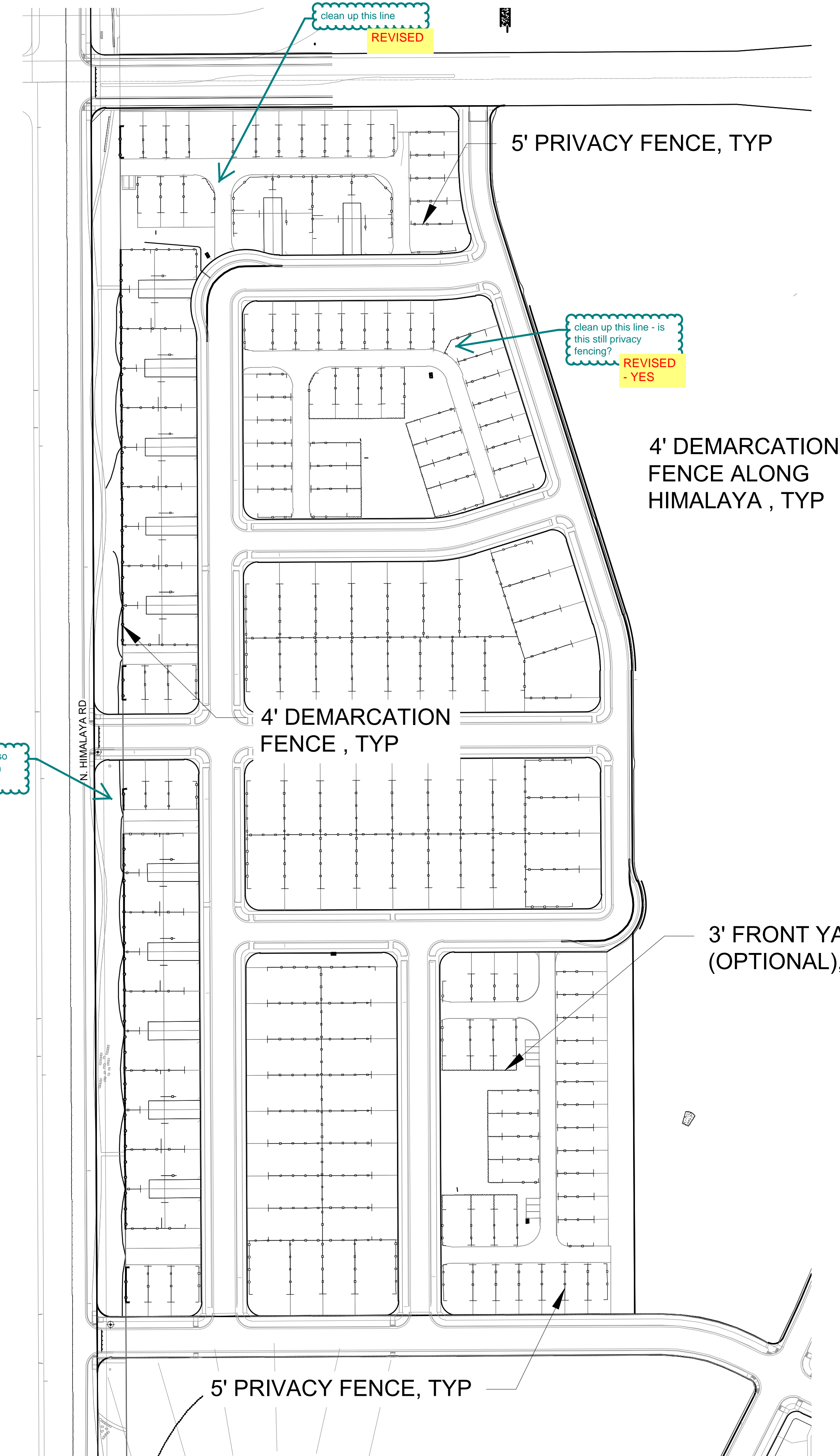


4 DIAGRAM - TYPICAL CORNER LOT FENCING PLAN
SCALE: N.T.S

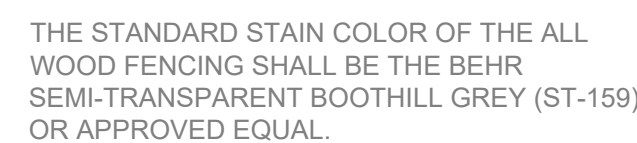


ALLEY LOADED CORNER LOT

FRONT LOADED CORNER LOT



1 FENCING PLAN
SCALE: 1" = 100' - 0"



NOTES FOR ALL WOOD FENCES

- 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 TYPE SPACE POSTS EQUALLY SPACED ALONG STRAIGHT SEGMENTS.
 2. UNLESS OTHERWISE NOTED, ALL CEDAR SHALL BE WESTERN RED CEDAR GRADE A AND BIRCH CLEAR.
 3. STAIN WITH BEHR SEMI-TRANSPARENT STAIN, BOOT HILL GREY #ST-159.
 4. CONFIRM FOOTING REQUIREMENTS WITH STRUCTURAL ENGINEER.
 5. LUMBER SIZING 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 WOOD WHERE IN CONTACT WITH SOIL.
 8. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED.

NOTE:
PROVIDE SHOP DRAWINGS TO OWNER FOR APPROVAL

**NOT FOR
CONSTRUCTION**

PAINTED PRAIRIE PHASE 5 SITE PLAN WITH ADJUSTMENTS

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN


[illegible]

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

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

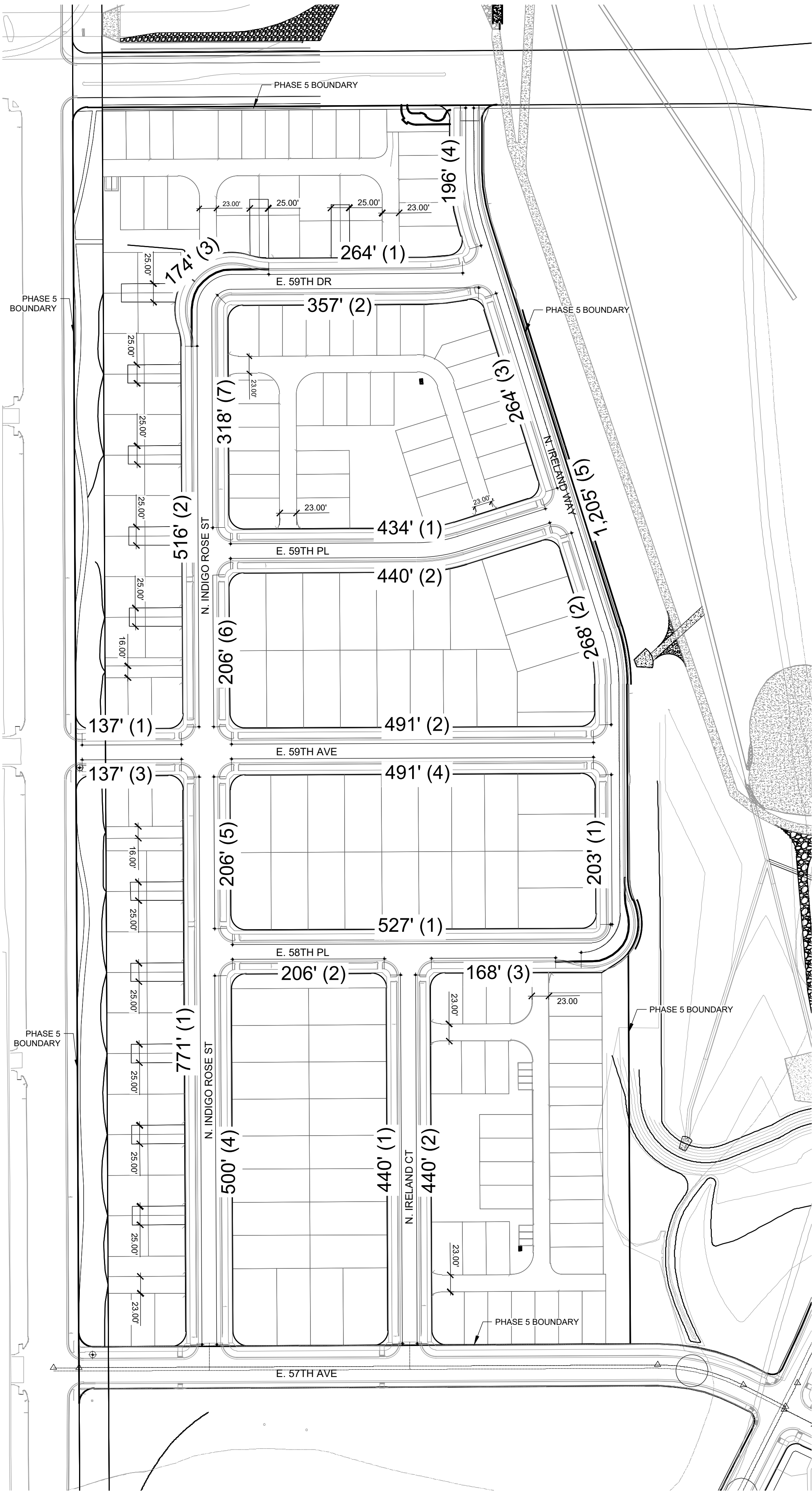


0 50' 100' 200'

SHEET TITLE

FENCING DETAILS

SHEET NUMBER



1 **STREETSCAPE AND ROW PLAN**

SCALE: 1" = 100' - 0"

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

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



SHEET TITLE

STREETSCAPE AND ROW

SHEET NUMBER



NOTES:

1. 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.
2. BUILDER SHALL PROVIDE SUPPLEMENTAL DOCUMENTATION TO THE CITY OF AURORA AS REQUIRED.
3. TREE EQUIVALENTS CALCULATED AT RATE OF (1) 2.0" CAL TREE PER 10 SHRUBS.
4. OWNER RESERVES THE RIGHT TO ADD ADDITIONAL PLANT MATERIAL. SELECTING FROM WITHIN THE CITY OF AURORA LANDSCAPE REFERENCE MANUAL PLANT LIST AND APPROVED PLANT SPECIES PER PAINTED PRAIRIE LANDSCAPE STANDARDS.
5. DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE PLANT SPECIES WITH SIMILAR GROWTH HABITS AND WATER REGIMES DUE TO LACK OF NURSERY AVAILABILITY, VOLATILE INDUSTRY PRICING OR SIMILAR, AFTER CONSULTING WITH THE CITY LANDSCAPE ARCHITECT.

SEAN

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


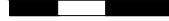
LANDDESIGN PROJ.# 3520015

DESIGNED BY
DRAWN BY:
CHECKED BY:

SCALE

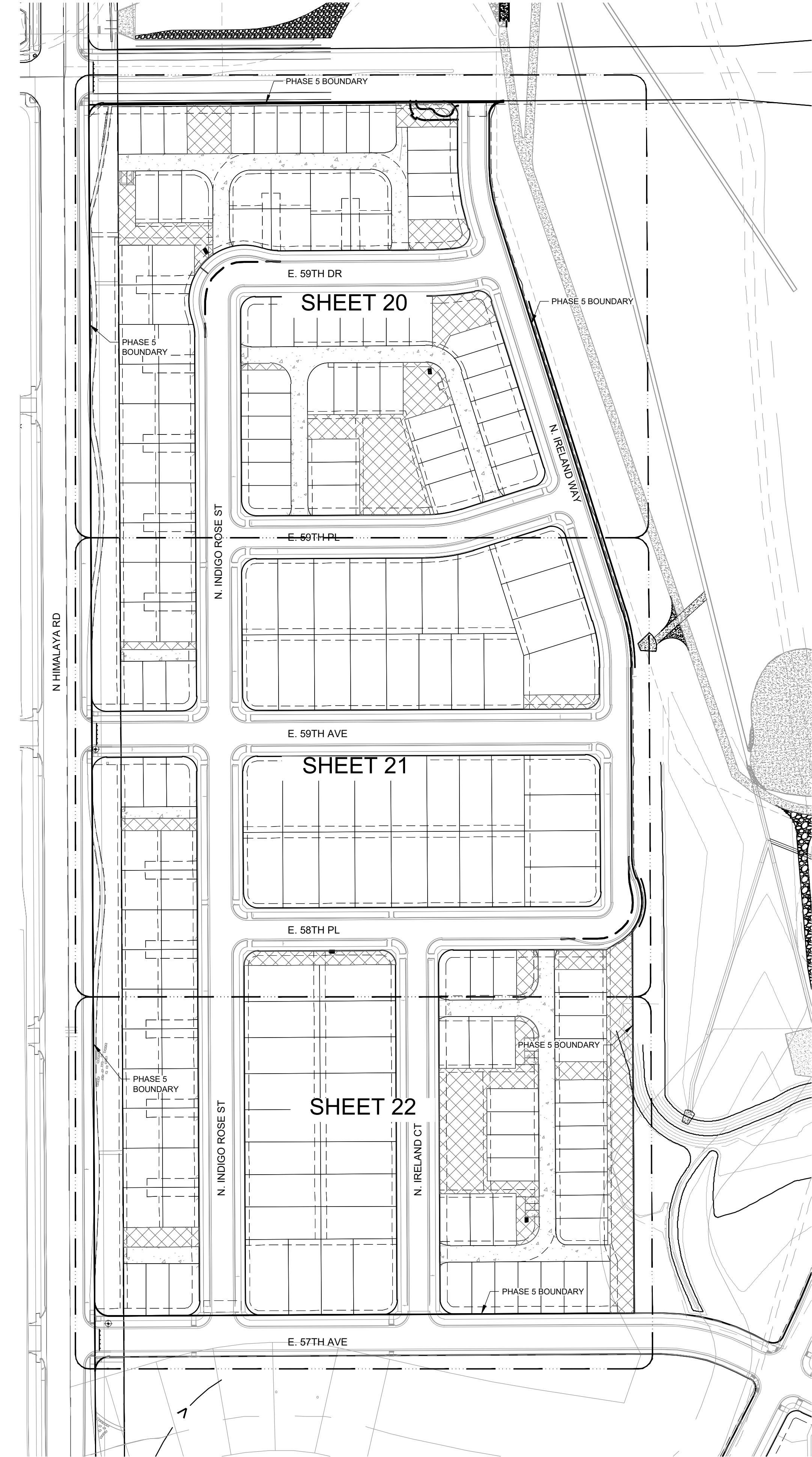
NORTH

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



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

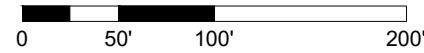
NO.	DESCRIPTION	DATE

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CHECKED BY:

SCALE

NORTH

VERT: N/A
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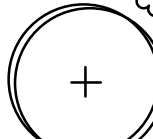







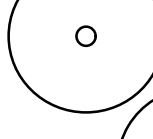
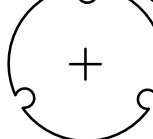
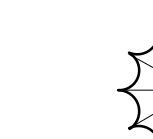






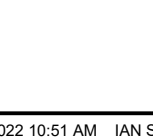
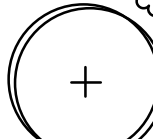
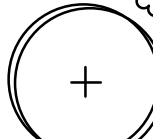







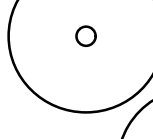
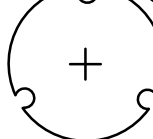



SHEET TITLE

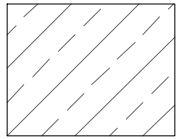
OVERALL LANDSCAPE PLAN

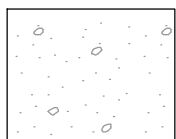

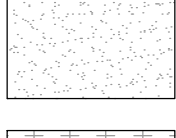

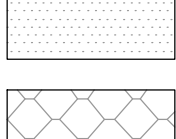

SHEET NUMBER

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
	SEED MIX AREA
	CRUSHER FINES
	DOG RELIEF PEA GRAVEL

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

KEY MAP

SCALE

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:















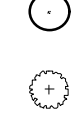


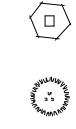










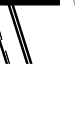


SCALE
VERT: N/A
HORZ: 1"=30'
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LANDSCAPE PLAN

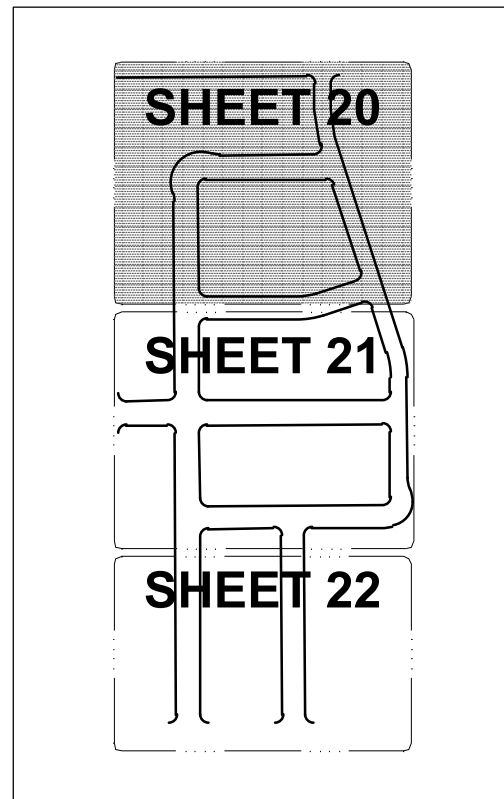
SHEET NUMBER

20

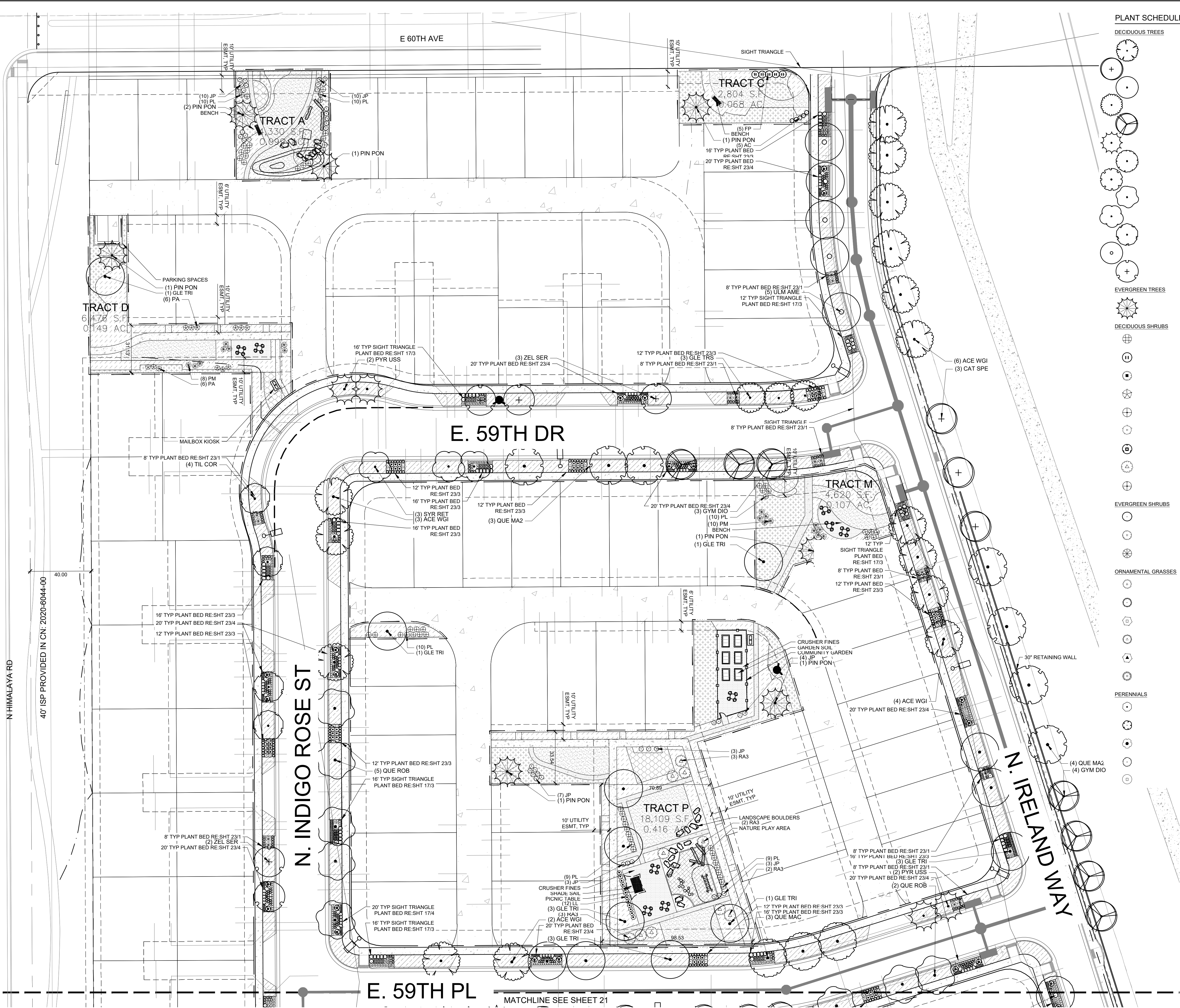
PLANT SCHEDULE SHEET 20

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



KEY MAP
N.T.S.



1 PLANTING PLAN
SCALE: 1" = 30' - 0"

PAINTED PRAIRIE PHASE 5 SITE PLAN WITH ADJUSTMENTS

PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

INDEX DESIGN PROJ.# 3520015

REVISION / ISSUANCE


[illegible]

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

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



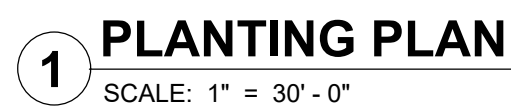
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SHEET TITLE

LANDSCAPE PLAN

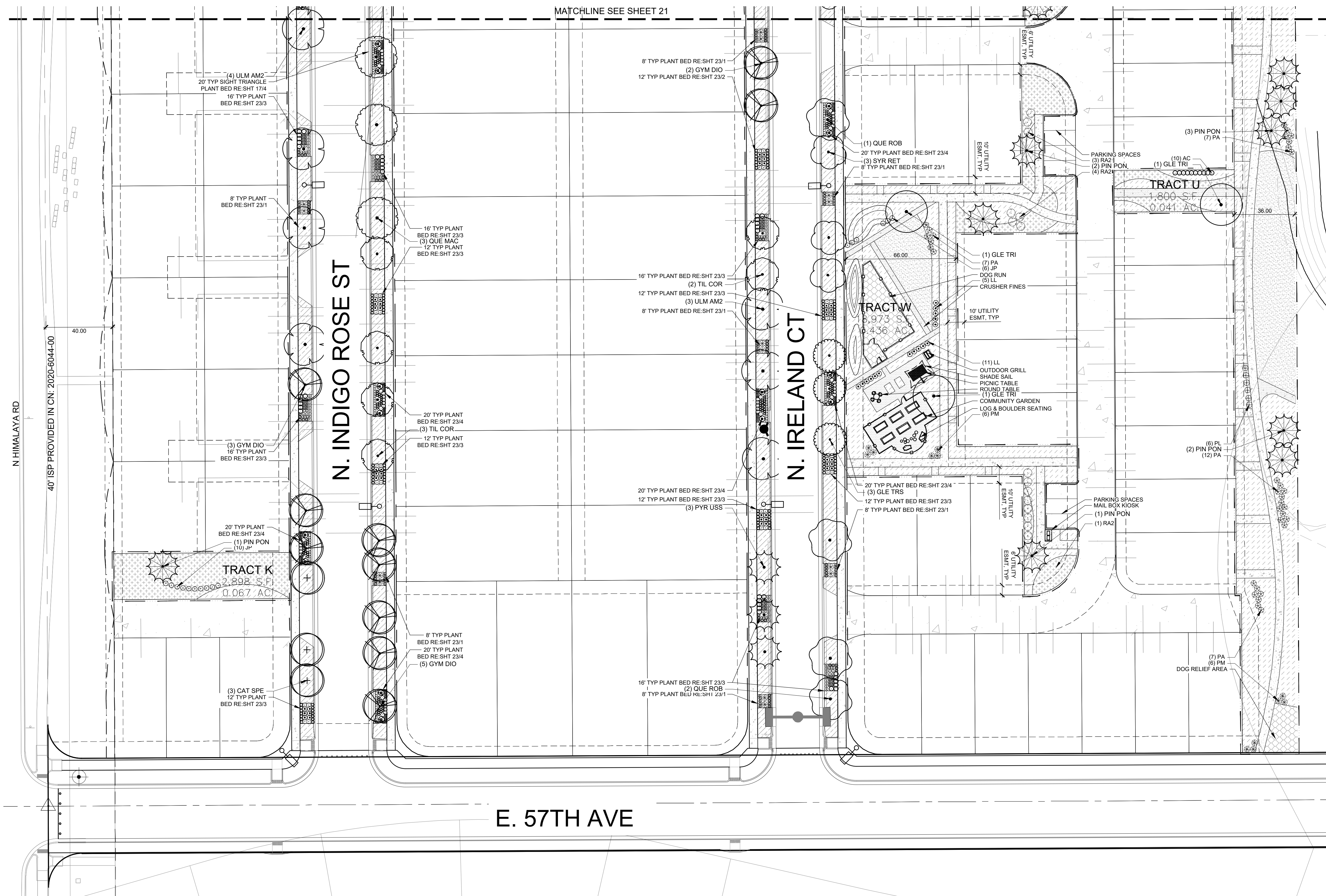
SHEET NUMBER

21



12/21/2022 10:52 AM IAN SWALLING P:\BCO\ 2020\3520015\CAD\DOCUMENTATION\ENTITLEMENTS\IP7 PRELIMINARY PLAT\XX - LANDSCAPE PLAN.DWG

ORIGINAL SHEET SIZE: 24" X 36"



KEY MAP

SEAL

NOT FOR
CONSTRUCTIONPAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTSPAINTED 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

Diagram illustrating the plan view of a 12' wide sidewalk cross-section, showing various layers and materials:

- CURB**
- CRUSHED ROCK MULCH**
- (5) PH2**
- (2) PM**
- HYBRID DROUGHT TOLERANT BLUEGRASS MIX**
- ORGANIC MULCH**
- (5) SM**
- CONCRETE SIDEWALK**
- R.O.W. TYP**

Dimensions and offsets are indicated:

- 8.50 TYP.** (Total width of the sidewalk area)
- 0.75** (Offset from curb to the start of the organic mulch layer)
- 5.00 TYP.** (Width of the concrete sidewalk section)

The diagram illustrates a cross-section of a permeable pavement system. At the top is a horizontal line labeled "CURB". Below the curb is a layer of "HYBRID DROUGHT TOLERANT BLUEGRASS MIX" (18) SH (2) PF). This layer is shown as a grid of circular grass patches, each containing a small black square representing a plant. Below the grass layer is a layer of "ORGANIC MULCH". Below the mulch is a layer of "CONCRETE SIDEWALK" (6) LL (2) PF). This layer is shown as a grid of rectangular concrete slabs, each containing a small black square representing a joint. At the bottom is a horizontal line labeled "R.O.W. TYP".

Diagram illustrating a street cross-section with various plantings and materials. The diagram is divided into several sections by a cloud-like boundary.

- Top Section:**
 - CURB
 - CRUSHED ROCK MULCH
- Left Section:**
 - CONCRETE SIDEWALK
- Center Section:**
 - (8) CF
 - (6) AC
 - STREET TREE (MAY NOT ALWAYS OCCUR, BUT PERMITTED)
- Right Section:**
 - (8) MR
 - (5) RF
 - HYBRID DROUGHT TOLERANT BLUEGRASS MIX
 - ORGANIC MULCH (5) PH2
 - R.O.W. TYP

Diagram illustrating the components and materials for a street tree installation, showing a plan view of a tree pit and surrounding areas.

Key components and materials labeled:

- CURB
- CRUSHED ROCK MULCH
- (14) AF
- (15) BB
- HYBRID DROUGHT TOLERANT BLUEGRASS MIX
- ORGANIC MULCH
- (1) PB
- (14) PX
- (1) PB
- (14) PX
- (7) NW
- STREET TREE (MAY NOT ALWAYS OCCUR, BUT PERMITTED)
- R.O.W. TYP

Diagram illustrating a plan view of a 4' wide x 12' long permeable paver installation detail. The diagram shows a cross-section of the installation, including the curb, crushed rock mulch, organic mulch, and the concrete sidewalk. The paver installation is shown with a grid of pavers, each containing a central circular hole. The pavers are labeled with their dimensions and material type: (20) PB2 12" MAX HT, (3) JP 12" MAX HT, and (3) NB2 18" MAX HT. The pavers are surrounded by organic mulch, which is in turn surrounded by crushed rock mulch. The entire installation is bordered by a curb on the right side. The concrete sidewalk is shown below the paver installation. The diagram also includes a label for the 'R.O.W. TYP' (Right of Way Typical) and a label for the 'HYBRID DROUGHT TOLERANT BLUEGRASS MIX'.

Labels and dimensions shown in the diagram:

- HYBRID DROUGHT TOLERANT BLUEGRASS MIX
- CURB
- CRUSHED ROCK MULCH
- (20) PB2 12" MAX HT
- (3) JP 12" MAX HT
- (3) NB2 18" MAX HT
- ORGANIC MULCH
- CONCRETE SIDEWALK
- R.O.W. TYP

Diagram illustrating a street tree planting layout with various plant types and mulch details:

- CURB
- CRUSHED ROCK MULCH
- (34) PB2 12" MAX HT
- (6) AH2 18" MAX HT
- HYBRID DROUGHT TOLERANT BLUEGRASS MIX
- ORGANIC MULCH
- (3) AF 15" MAX HT
- (8) PX 12" MAX HT
- (8) LA 20" MAX HT
- (8) AC 20" MAX HT
- STREET TREE (MAY NOT ALWAYS OCCUR, BUT PERMITTED)
- CONCRETE SIDEWALK
- R.O.W. TYP

23

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"=30'

SHEET TITLE

TYPICAL CURBSIDE
PLANTING

SHEET NUMBER

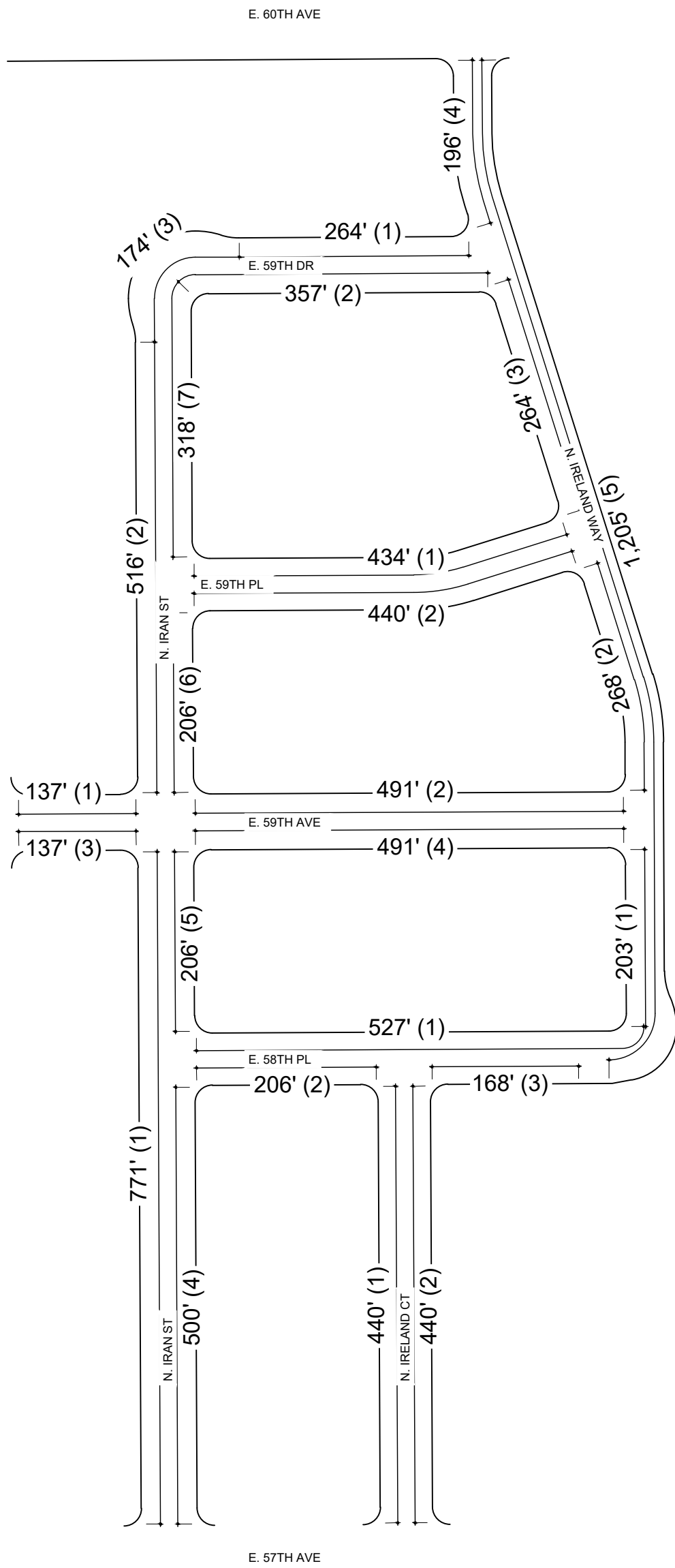
CURBSIDE LANDSCAPE TABLE															
					PERENNIALS PROVIDED			GRASSES PROVIDED			ADDITIONAL PERENNIALS				
CURBSIDE DESCRIPTION <i>(1 Shrub/40 SF of Tree Lawn)</i>	TOTAL AREA (SF)	SHRUBS REQ'D	SHRUBS PROVIDED		QTY	SHRUB EQUIVALENT		QTY		TOTAL PROVIDED (SHRUBS + PERENNIALS/3 + GRASSES)		QTY	SHRUB 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%)

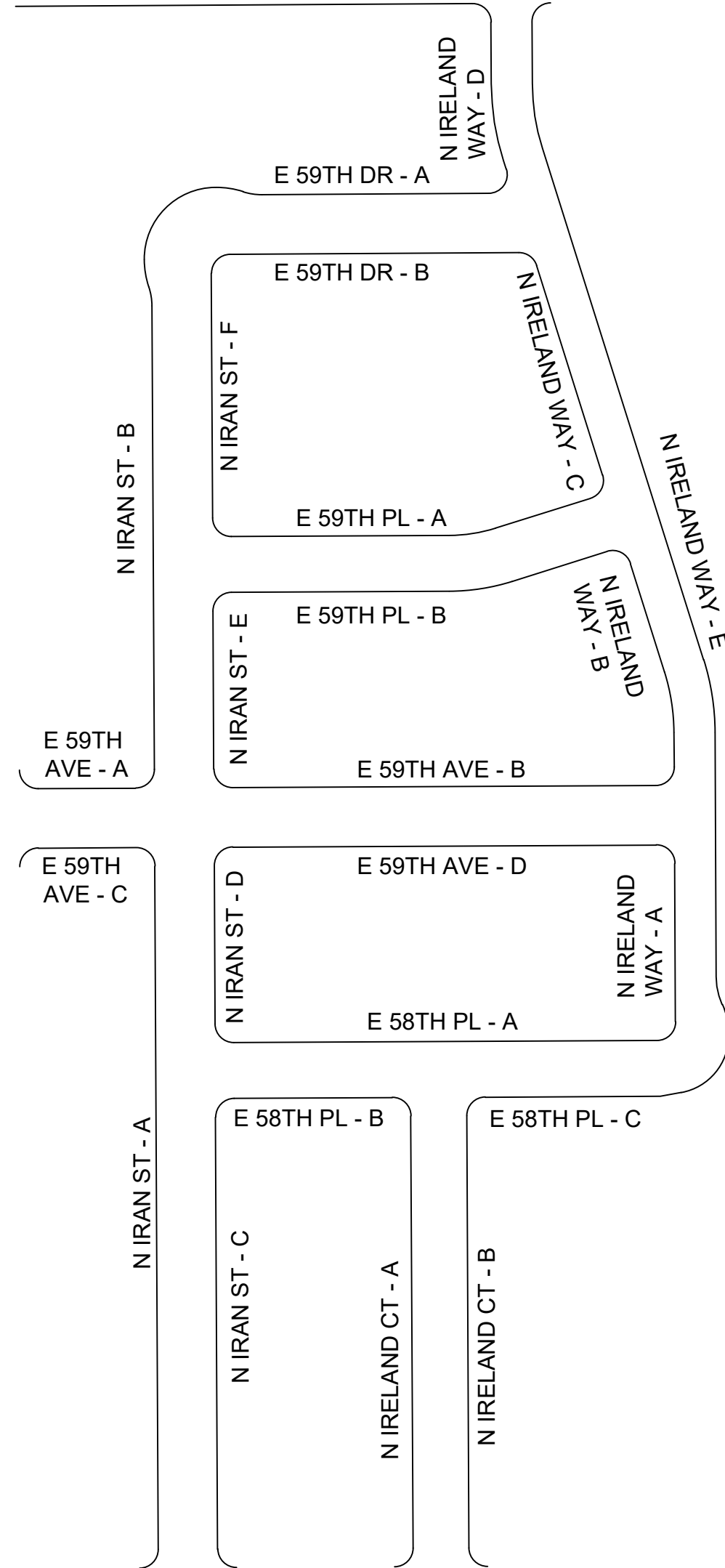
STANDARD RIGHT OF WAY					
STREET NAME	TOTAL LENGTH (ft)	DEDUCTIONS* (ft)	FINAL LENGTH (ft)	TREES REQ'D (1/40')	TREES PROVIDED
N IRAN ST (1)	771	166	605	16	16
N IRAN ST (2)	516	116	400	10	10
N IRAN ST (3)	174	73	101	3	3
N IRAN ST (4)	500		500	13	13
N IRAN ST (5)	206		206	6	6
N IRAN ST (6)	206		206	6	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



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

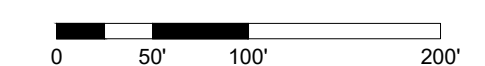
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

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



SHEET TITLE

RESIDENTIAL LOT TYPE
LANDSCAPE PLAN

SHEET NUMBER

RESIDENTIAL LOT TYPE LEGEND

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 400 SF FOR ALL LOTS 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 400 SF FOR ALL LOTS 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 400 SF FOR ALL LOTS 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 400 SF FOR ALL LOTS 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 400 SF FOR ALL LOTS 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 400 SF FOR ALL LOTS 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.
 - MINIMUM 400 SF FOR ALL LOTS CAN BE ACHIEVED
 - XERIC FRONT YARD REBATE MAY QUALIFY IF REQUIREMENTS IN TABLE 4.7.3 ARE MET.

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. 3 SHRUBS OF ONE SPECIES, AND 6 PERENNIALS OR ORNAMENTALS.
 - 2 NATURAL BOULDERS EQUAL TO OR GREATER THAN 2' X 2' X 2'

OTHER LAND USES

- J** PUBLIC OPEN SPACE/TRACT SPACE

1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 100' - 0"

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:

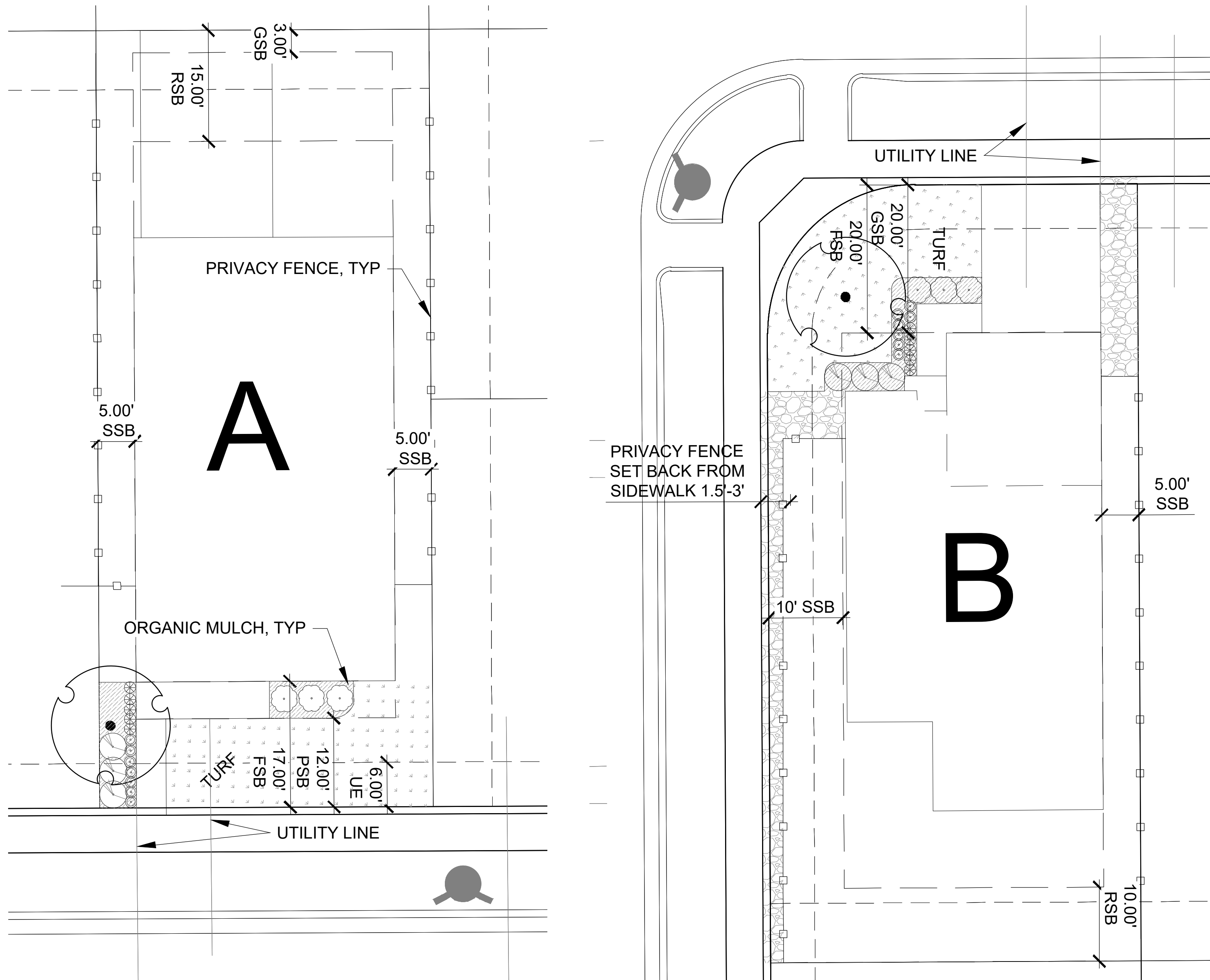
SCALE

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

SHEET TITLE

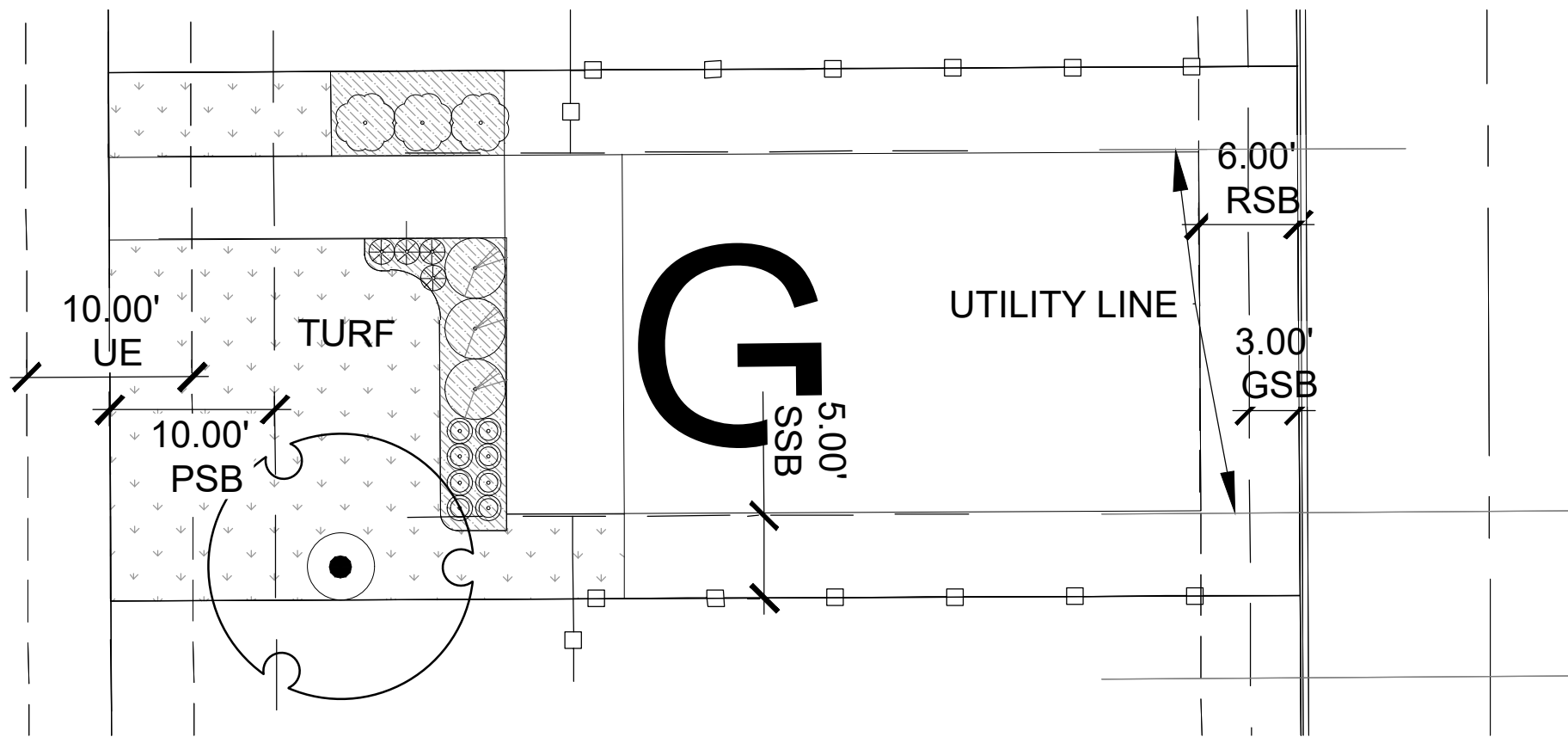
RESIDENTIAL LOT TYPE
LANDSCAPE PLAN

SHEET NUMBER



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

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

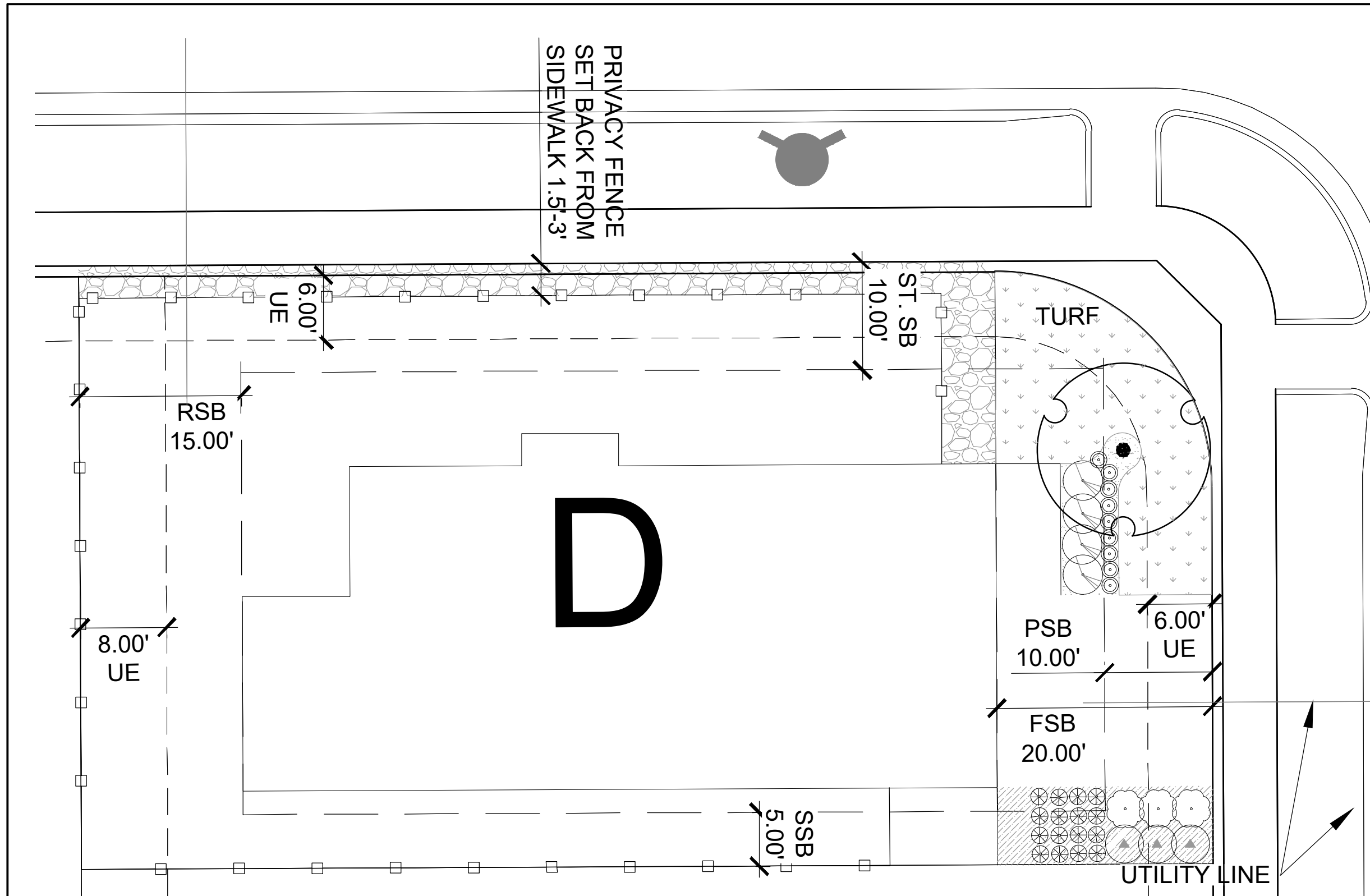


4 SINGLE FAMILY G LOT LANDSCAPE, TYP.
SCALE: 1" = 10' - 0"

- 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
- PRIVACY FENCE

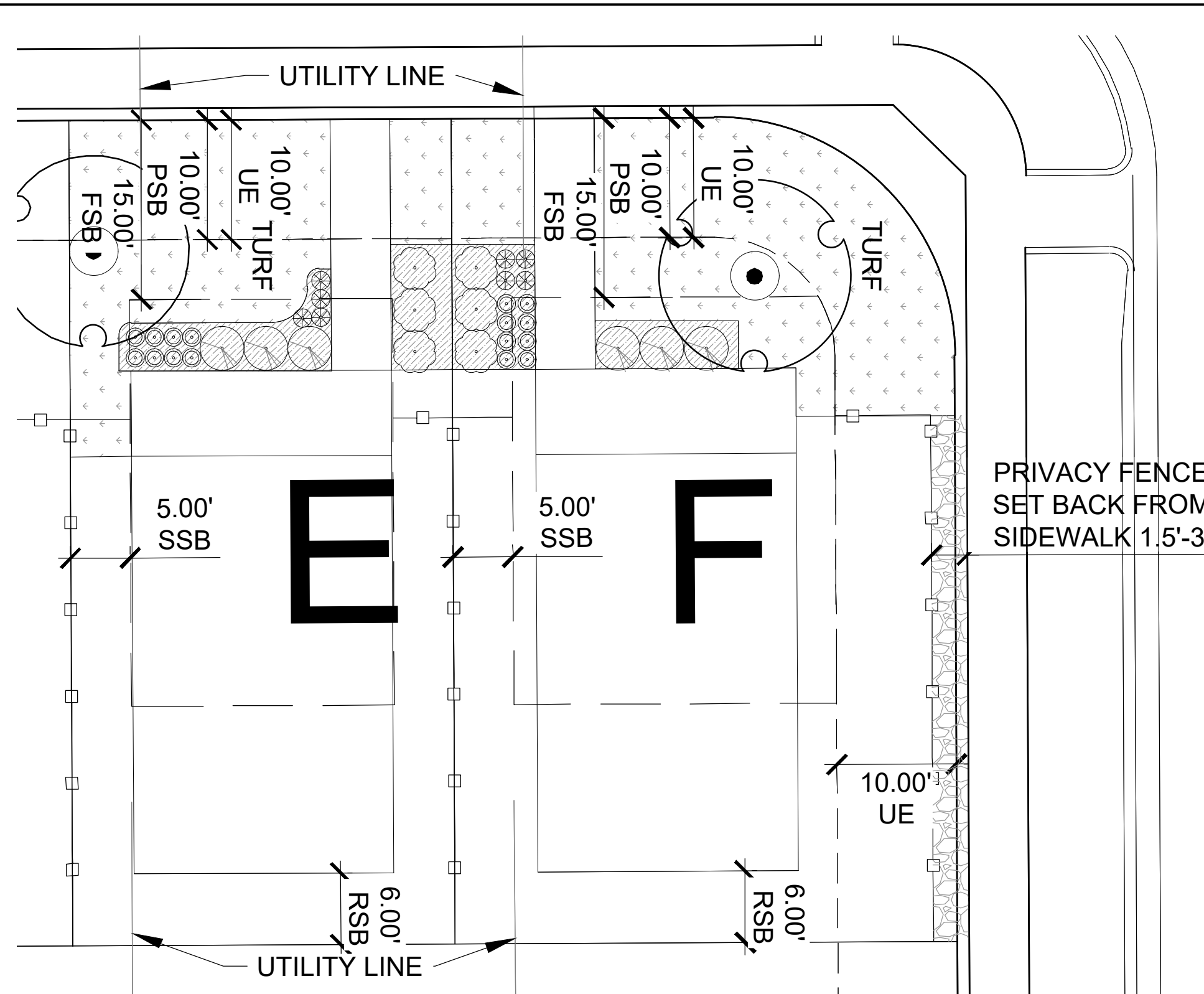
5 PLANT AND MATERIALS LEGEND

- 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



1 SINGLE FAMILY D LOT LANDSCAPE, TYP.

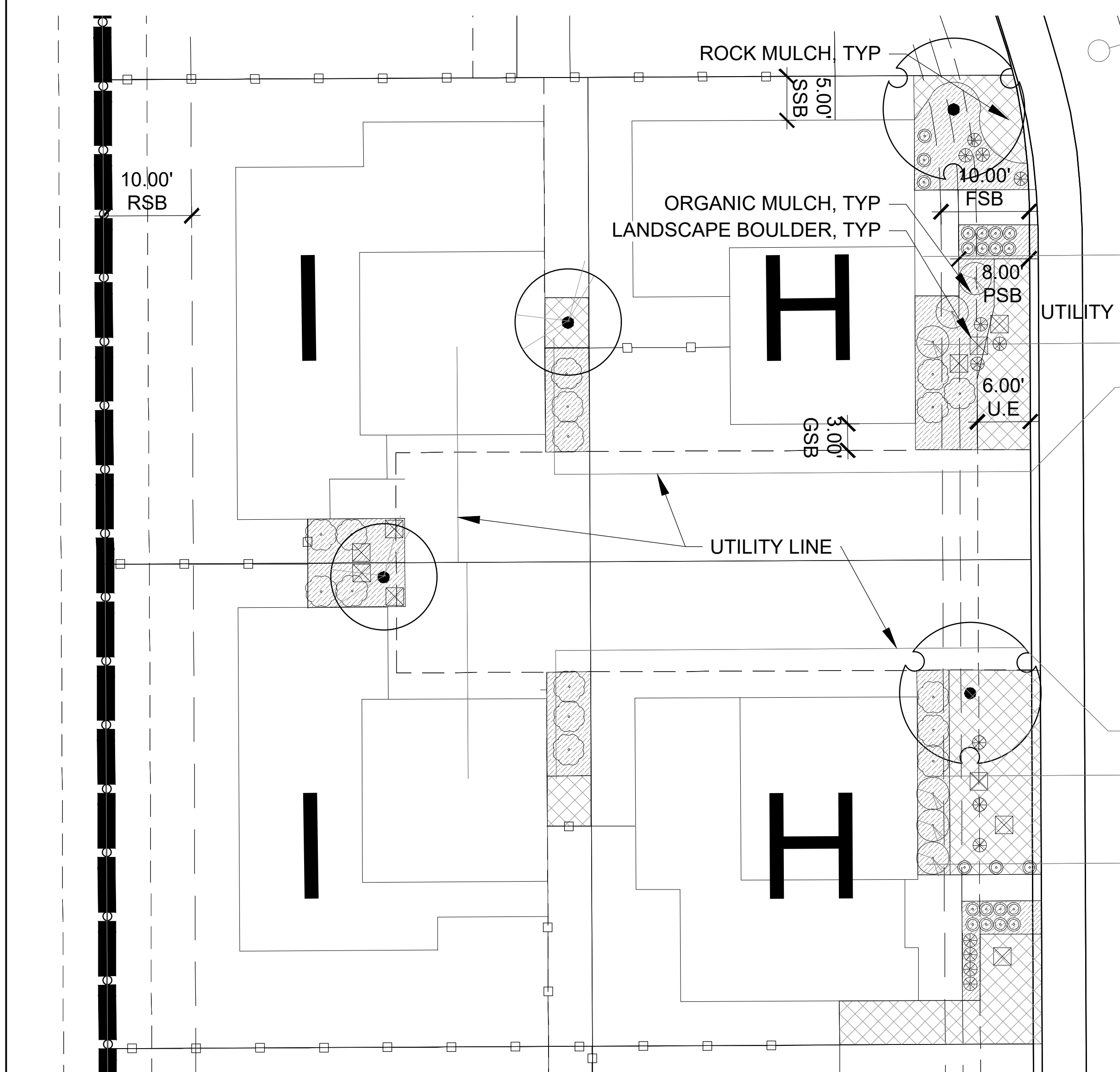
SCALE: 1" = 10' - 0"



2 SINGLE FAMILY E & F LOT LANDSCAPE, TYP.

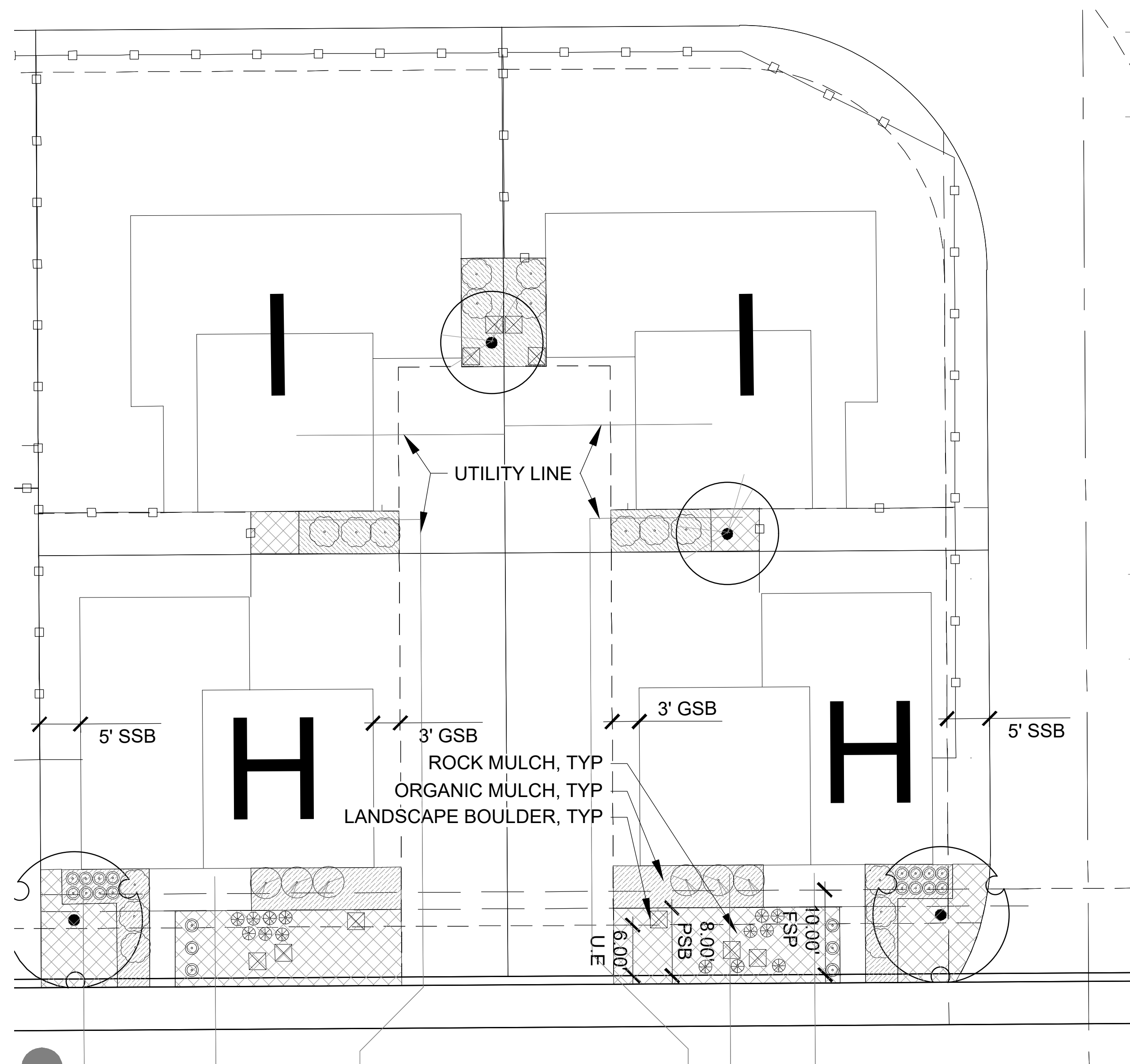
SCALE: 1" = 10' - 0"

- 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
- 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
PRIVACY FENCE
DEMARCATION FENCE
NOTE: REFER TO SHEET 25 FOR REQUIRED PLANTING PER LOT TYPE, AND SHEET 28 FOR TREE AND PLANT LIST
- 5 PLANT AND MATERIALS LEGEND



3 MOTOR COURT LOT LANDSCAPE, TYP.

SCALE: 1" = 10' - 0"



4 MOTOR COURT LOT LANDSCAPE, TYP.

SCALE: 1" = 10' - 0"

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"=100'
0 50' 100' 200'

SHEET TITLE
RESIDENTIAL LOT TYPE
LANDSCAPE PLAN

SHEET NUMBER

OVERALL RESIDENTIAL FRONT AND SIDE YARD LANDSCAPE PLANT LIST

DECIDUOUS TREES (SHADE TREE (ST) AT 2" CALIPER, ORNAMENTAL TREE (OT) AT 2" CALIPER OR 6-8' AT INSTALL IF CLUMB/MULTI-STEMMED)		
ST	<i>Acer x freemanii</i> <i>Autumn Blaze</i>	Autumn Blaze Maple
ST	<i>Gleditsia triacanthos inermis</i> <i>'Shademaster'</i>	Shademaster Honeylocust
ST	<i>Quercus alba</i>	White Oak
ST	<i>Quercus macrocarpa</i>	Bur Oak
ST	<i>Quercus x macdaniellii</i> <i>'Clemons PP11431' (Q. robur x macrocarpa)</i>	Heritage Oak
ST	<i>Quercus robur</i> <i>'Fastigiata'</i>	Columnar English Oak
ST	<i>Quercus muehlenbergii</i>	Chinquapin Oak
ST	<i>Quercus robur</i>	English Oak
ST	<i>Tilia cordata</i> <i>'Greenspire'</i>	Greenspire Linden
ST	<i>Ulmus americana</i> <i>'New Harmony'</i>	New Harmony Elm
ST	<i>Ulmus americana</i> <i>'Valley Forge'</i>	Valley Forge Elm
ST	<i>Ulmus parvifolia</i>	Lacebark Elm
ST	<i>Zelkova serrata</i> <i>'Village Green'</i>	Village Green Zelkova
OT	<i>Amelanchier</i> spp.	Serviceberry
OT	<i>Crataegus</i> spp.	Flowering Hawthorn
OT	<i>Malus</i> <i>'Cardinal'</i>	Cardinal Crabapple
OT	<i>Malus</i> <i>'Spring Snow'</i>	Spring Snow Crabapple
OT	<i>Pyrus calleryana</i> <i>Chanticleer</i>	Chanticleer Pear
OT	<i>Pyrus ussuriensis</i> <i>Prairie Gem</i>	Prairie Gem Pear
OT	<i>Aesculus hippocastanum</i>	Horsechestnut
ST	<i>Celtis occidentalis</i>	Western Hackberry
ST	<i>Catalpa speciosa</i>	Western Catalpa
ST	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
OT	<i>Alnus Incana</i>	Thinleaf Alder
OT	<i>Amelanchier canadensis</i>	Serviceberry
OT	<i>Acer tataricum</i> <i>'GarAnn'</i>	Hot Wings Tatarian maple
OT	<i>Betula occidentalis</i>	Red birch
OT	<i>Malus</i> x <i>floribunda</i>	Japanese Crabapple
EVERGREEN TREES (ALL EVERGREEN TREES AT 6' TALL)		
	<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		
OT	<i>Amelanchier</i> x <i>grandiflora</i> <i>'Autumn Brilliance'</i>	Serviceberry Autumn Brilliance
OT	<i>Quercus</i> <i>'Crimson Spire'</i>	Oak Crimson Spire
OT	<i>Malus</i> x <i>'RED JEWEL'</i>	Red Jewel Crabapple
OT	<i>Malus</i> <i>'Royal Raindrops'</i>	Royal Raindrops Crabapple
OT	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn

DECIDUOUS SHRUBS (ALL SHRUBS FIVE-GALLON CONTAINER)		
	<i>Arctostaphylos coloradoensis</i>	Panchito Manzanita
	<i>Artemisia cana</i>	Silver Sagebrush
	<i>Buddleia davidii</i> <i>nanhoensis</i> <i>'Petite Plum'</i>	Compact Purple Butterfly Bush
	<i>Caryopteris</i> x <i>clandonensis</i>	'Blue Mist' Blue Mist Spirea
	<i>Cercarpus ledifolius</i>	Curl Leaf Mountain Mahogany
	<i>Chamaebatiaria millefolium</i>	Fernbush
	<i>Chrysothamnus</i> spp.	Rabbitbrush
	<i>Cotoneaster apiculatus</i>	Cranberry Contoneaster
	<i>Cotoneaster lucidus</i>	Peking Cotoneaster
	<i>Fallugia paradoxa</i>	Apache Plume
	<i>Hesperaloe parviflora</i>	Red Yucca
	<i>Juniperus horizontalis</i>	Carpet Juniper
	<i>Lonicera tatarica</i>	Tartarian Honeysuckle
	<i>Perovskia artiplicifolia</i>	Russian Sage
	<i>Physocarpus opulifolius</i>	Ninebark
	<i>Potentilla fruticosa</i>	'Goldfinger' Goldfinger Potentilla
	<i>Prunus virginiana melanocarpa</i>	Native Chokecherry
	<i>Rhus aromatica</i> <i>'Gro-low'</i>	Gro-low Sumac
	<i>Rhus trilobata</i>	Three Leaf Sumac
	<i>Rhus typhina</i> <i>'Laciniata'</i>	Cutleaf Staghorn Sumac
	<i>Rosa</i> <i>'Golden Wings'</i>	Yellow Shrub Rose
	<i>Rose</i> Meidland	Meidland Rose
	<i>Spiraea japonica</i> <i>'Magic Carpet'</i>	Magic Carpet Spiraea
	<i>Syringa meyeri</i> <i>'Palibin'</i>	Dwarf Korean Lilac
	<i>Syringa patula</i> <i>'Miss Kim'</i>	Miss Kim Lilac
	<i>Syringa vulgaris</i> <i>'Albert Holden'</i>	Albert Holden Lilac
	<i>Viburnum lantana</i>	Wayfaring Tree
	<i>Viburnum rhytidophylloides</i> <i>'Alleghany'</i>	Alleghany Viburnum
	<i>Yucca baccata</i> / <i>filamentosa</i>	Yucca
	<i>Prunus besseyi</i> P011S	Pawnee Buttes Sand Cherry
	<i>Cornus sericea</i> <i>'Isanti'</i>	Isanti Dogwood
	<i>Cornus stolonifera</i> <i>'Farrow'</i>	Arctic Fire Dogwood
	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry
	<i>Aronia melanocarpa</i>	Black Chokeberry
	<i>Aronia arbutifolia</i>	Red chokeberry
	<i>Berberis</i> spp	Barberry
	<i>Cytisus scoparius</i>	Scotch Broom
	<i>Cistus</i> spp	Rockrose
	<i>Euonymus alatus</i>	Burning bush
	<i>Euonymus fortunei</i> <i>'Coloratus'</i>	Purple Wintercreeper <i>'Coloratus'</i>
	<i>Hesperaloe parviflora</i> <i>'Yellow'</i>	Yellow Yucca
	<i>Philadelphus coronarius</i>	Mock Orange

EVERGREEN SHRUBS (ALL SHRUBS FIVE-GALLON CONTAINER)		
	<i>Juniperus communis</i> <i>'Alpine Carpet'</i>	Alpine Carpet Juniper
	<i>Juniperus horizontalis</i>	Carpet Juniper
	<i>Juniperus sabina</i> <i>'Calgary Carpet'</i>	Calgary Carpet Juniper
	<i>Juniperus sabina</i> <i>'Monna'</i>	Monna Juniper
	<i>Juniperus scopulorum</i> <i>'Monber'</i>	Ice Blue Juniper
	<i>Mahonia aquafolium</i> <i>'Compacta'</i>	Compact Oregon Grapeholly
	<i>Pinus mugo</i> <i>'White Bud'</i>	White Bud Mugo Pine
	<i>Pinus mugo</i> <i>'Slowmound'</i>	Slowmound Mugo Pine

PERENNIALS (ALL PERENNIALS ONE-GALLON CONTAINER)		
	<i>Achillea tomentosa</i> <i>'Maynards Gold'</i>	Woolly Yarrow
	<i>Agastache</i> <i>'Coronado Red'</i>	Coronado Red Hyssop
	<i>Anacyclus depressus</i>	Mt. Atlas Daisy
	<i>Antennaria parvifolia</i> <i>'McClintock'</i>	Dwart Pussytoes
	<i>Anthemis tinctoria</i> <i>'E C Buxton'</i>	Yellow Chamomile
	<i>Aurinia saxatilis</i> <i>'Gold Ball'</i>	Basket of Gold
	<i>Berlandiera lyrata</i>	Chocolate Flower
	<i>Centranthus ruber</i>	Jupiter's Beard
	<i>Coreopsis verticillata</i> <i>'Moonbeam'</i>	Moonbeam Coreopsis
	<i>Cytisus</i> x <i>'Lena'</i>	Lena Broom
	<i>Echinacea purpurea</i>	Purple Cone Flower
	<i>Echinacea</i> x <i>hybrida</i> <i>'Sombrero Adobe Orange'</i>	E. x hybrida <i>'Sombrero Adobe Orar</i>
	<i>Echinacea</i> x <i>hybrida</i> <i>'Sombrero Salsa Red'</i>	Hybrid Cone Flower
	<i>Gaura lindheimerei</i>	Whirling Butterflies
	<i>Helenium autumnale</i>	Sneezeweed/Helen's Flower
	<i>Helianthemum nummularium</i> <i>'Henfield Brilliant'</i>	Rock Rose
	<i>Knautia macedonica</i>	Red Pincushion
	<i>Kniphofia uvaria</i>	Red Hot Poker
	<i>Lavandula</i> spp.	Cold Hardy Lavenders
	<i>Leucanthemum x superbum</i>	Shasta Daisy
	<i>Liatris punctata</i>	Native Gayfeather
	<i>Monarda</i> <i>'Cambridge Scarlet'</i>	Bee Balm
	<i>Mondard fistulosa menthaefolia</i>	Native Lavender Bee Balm
	<i>Nepeta</i> x <i>faassenii</i>	Catmint
	<i>Oenothera</i> spp.	Evening Primrose
	<i>Papaver</i> spp.	Poppies
	<i>Penstemon barbatus</i>	Scarlet Penstemon
	<i>Penstemon pinifolius</i> <i>'Luminous'</i>	Pineleaf Penstemon
	<i>Penstemon strictus</i>	Rocky Mountain Penstemon
	<i>Perovskia atriplicifolia</i>	Russian Sage
	<i>Ratibida columnifera</i> <i>'Red'</i>	Prairie Coneflower
	<i>Rudbeckia fulgida</i> <i>'Goldsturm'</i>	Black Eyed Susan
	<i>Salvia sylvestris</i> x <i>'Mainacht'</i>	Salvia, May Night
	<i>Sedum spectabile</i> <i>'Autumn Joy'</i>	Autumn Joy Sedum
	<i>Solidago</i> <i>'Fireworks'</i>	Fireworks Goldenrod
	<i>Thymus praecox pseudolanuginosus</i>	Thyme, Wooly
	<i>Veronica</i> spp.	Veronica
	<i>Waldsteinia ternata</i>	Barren Strawberry

ORNAMENTAL GRASSES (ALL ORNAMENTAL GRASSES ONE-GALLON CONTAINER)		
	<i>Andropogon gerardii</i>	Big Bluestem
	<i>Bouteloua curtipendula</i>	Sideoats Gramma
	<i>Bouteloua gracilis</i> <i>'Blonde Ambition'</i>	Blonde Ambition Blue Gramma Gra
	<i>Buchloe dactyloides</i>	Buffalo Grass
	<i>Calamagrostis acutiflora</i> <i>'Karl Foerster'</i>	Karl Foerster Feather Reed Grass
	<i>Festuca</i> <i>'Elijah Blue'</i>	Blue Fescue <i>'Elijah Blue'</i>
	<i>Festuca arundinacea</i> Tall Fescue	Tall Fescue
	<i>Festuca ovina glauca</i> Blue Fescue	Blue Fescue
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass
	<i>Miscanthus sinensis</i> <i>'Gracillimus'</i>	Maiden Grass
	<i>Miscanthus sinensis</i> <i>'Purpurescens'</i>	Purple Maiden Grass
	<i>Oryzopsis hymenoides</i>	Indian Ricegrass
	<i>Panicum virgatum</i>	Switch Grass
	<i>Pascopyrum smithii</i>	Western Wheatgrass
	<i>Pennisetum alopecuroides</i> <i>'HamelN'</i>	Hardy Fountain Grass
	<i>Schizachyrium scoparium</i>	Little Bluestem
	<i>Spartina pectinata</i>	Prairie Cordgrass
	<i>Sporobolus heterolepis</i>	Prairie Dropseed
	<i>Stipa</i> (<i>Nasella</i>) <i>tenuissima</i>	Mexican Feather Grass
	<i>Pennisetum alopecuroides</i>	Fountain Grass
	<i>Muhlenbergia reverchonii</i>	Undaunted Red Ruby Muhly Grass

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PAINTED PRAIRIE
PHASE 5
SITE PLAN WITH
ADJUSTMENTS

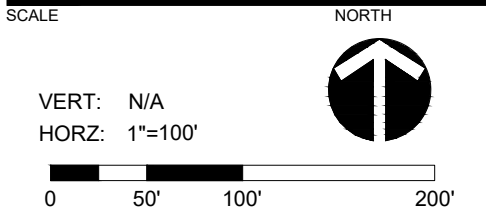
PAINTED PRAIRE OWNERS, LLC
AURORA, CO
SITE PLAN

LANDDESIGN PROJ.# 3520015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:



SHEET TITLE

RESIDENTIAL LOT TYPE
LANDSCAPE SCHEDULE

SHEET NUMBER



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



2 WASTE RECEPTACLE, TYP.
N.T.S



3 OUTDOOR GRILL, TYP.
N.T.S



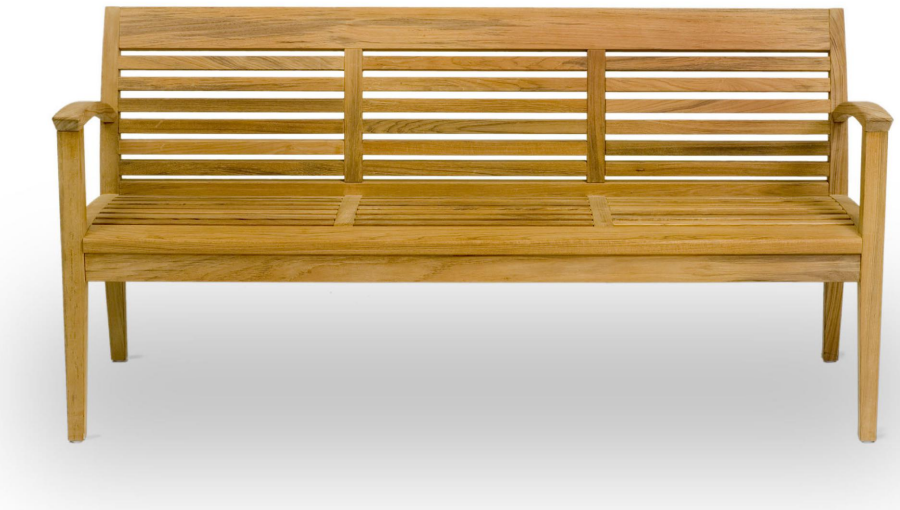
4 MAIL BOX KIOSK, TYP.
N.T.S



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

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:

SHEET TITLE

SITE FURNISHING

SHEET NUMBER



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;

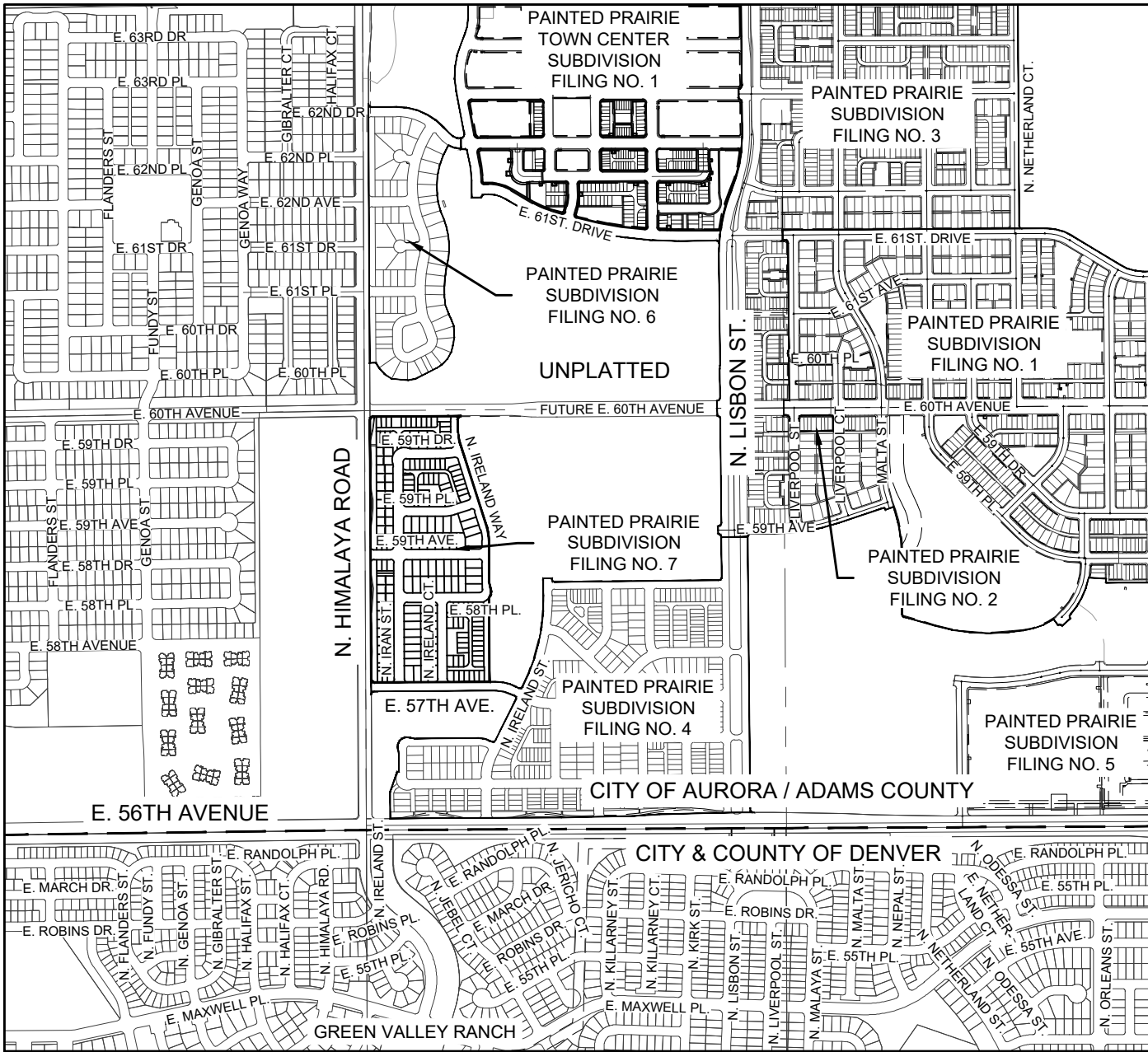
THENCE SOUTH 89°42'52" WEST, A DISTANCE OF 728.02 FEET TO A POINT OF CURVATURE;

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 DESCRIBED 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. INDIGO ROSE 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. F70739583-1.2 HAVING AN EFFECTIVE DATE OF DECEMBER 9, 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.
- THE MAINTENANCE FOR SHARED DRIVEWAYS LOCATED OVER SANITARY, DRAINAGE, AND ACCESS EASEMENTS SHALL BE THE RESPONSIBILITY OF THE 4 LOT OWNERS SHARING THE DRIVEWAY OR THE HOA.

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.

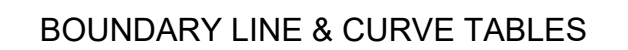
WILLIAM F. HESSELBACH, JR., PLS NO. 25369
FOR AND ON BEHALF OF WESTWOOD

ENGINEER/SURVEYOR

Westwood

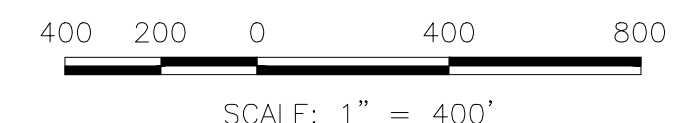
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A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 9



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'



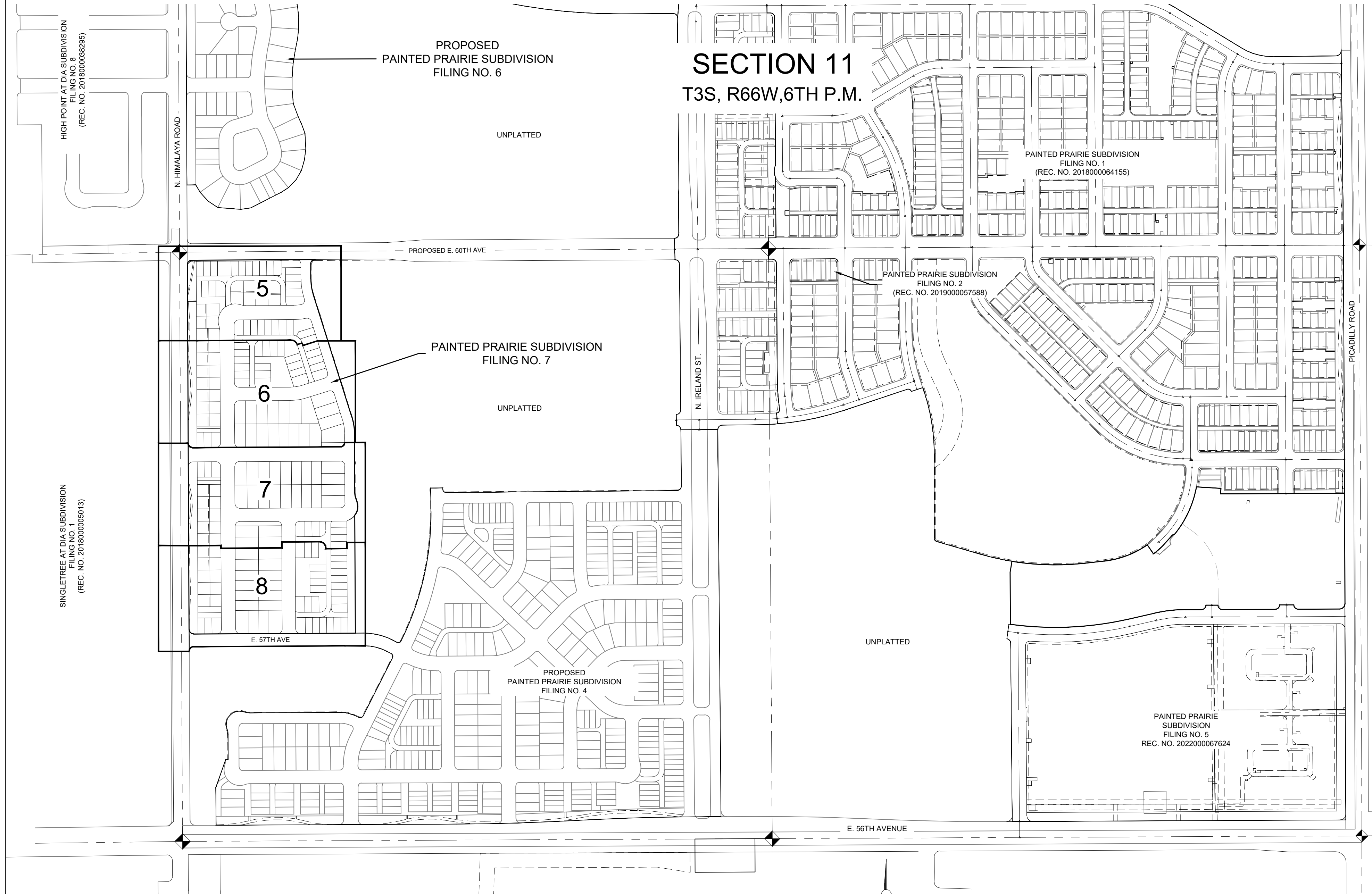
ENGINEER/SURVEYOR

Westwood

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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'



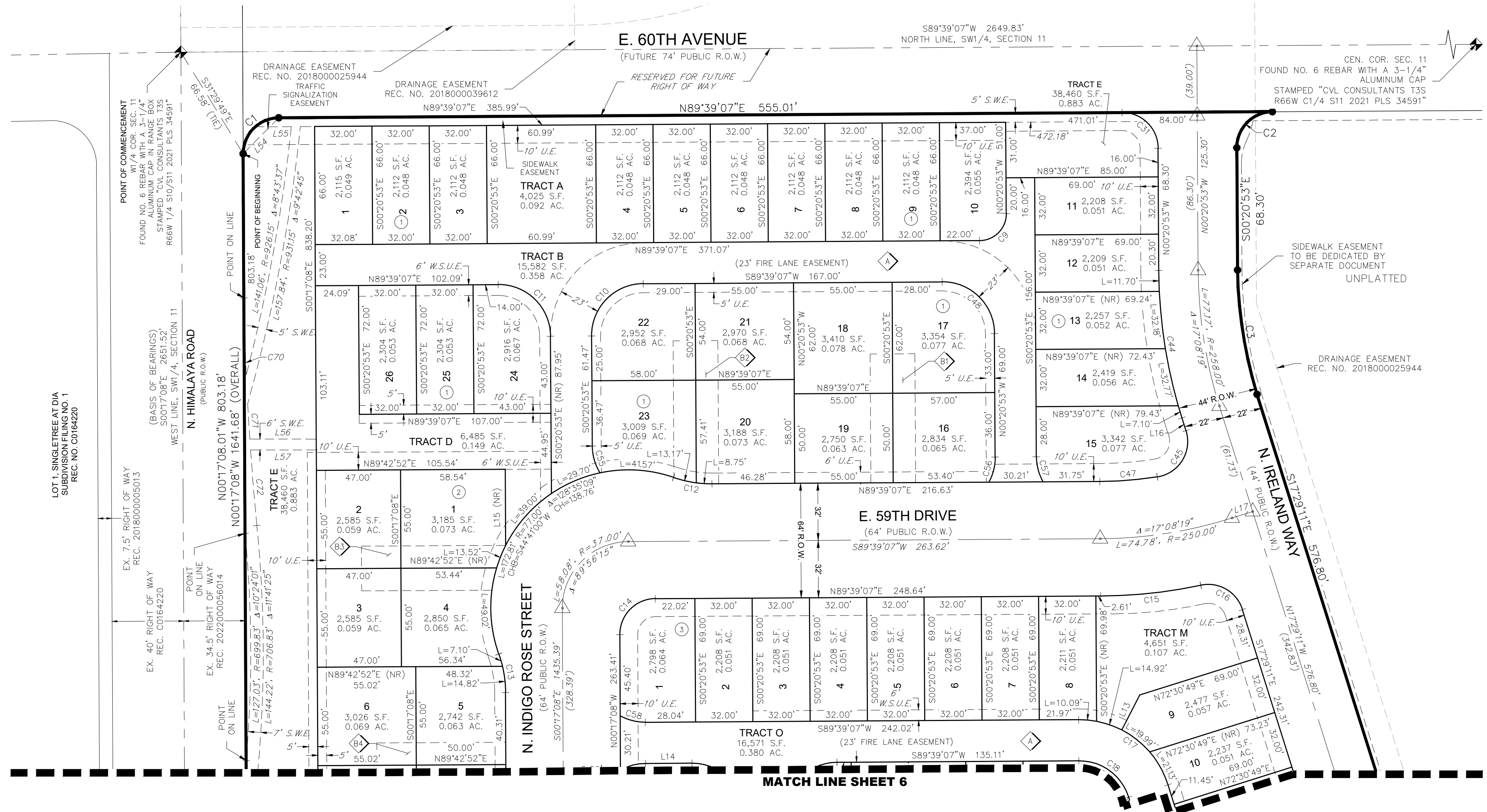
ENGINEER/SURVEYOR

Westwood

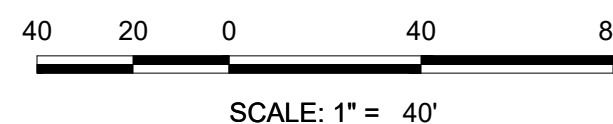
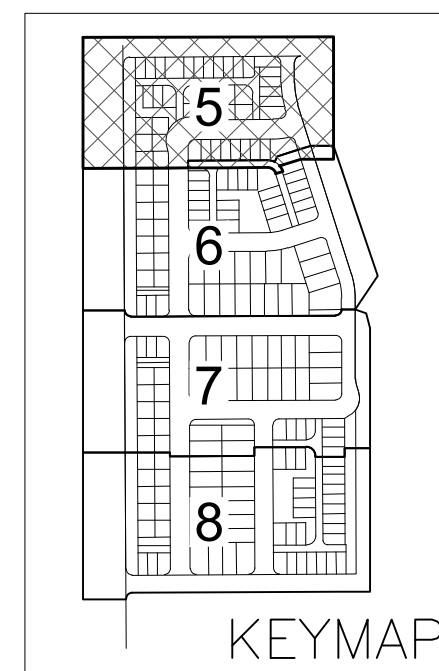
10333 E. Dry Creek Rd., Suite 240
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PAINTED PRAIRIE SUBDIVISION FILING NO. 7

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 5 OF 9



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.		
	BLOCK NUMBER		
	WATER, SANITARY AND ACCESS EASEMENT		
	SANITARY, ACCESS, AND DRAINAGE EASEMENT (SEE SHEET 9)		
R.O.W.	RIGHT-OF-WAY	U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT	D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT	EX.	EXISTING
S.W.E.	SIDEWALK EASEMENT	(NR)	NON-RADIAL
W.S.U.E. WATER & SANITARY UTILITY EASEMENT			
(X.XX) R.O.W. CENTERLINE SEGMENT DISTANCE BETWEEN MONUMENTS			



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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



MATCH LINE SHEET 7

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
⬢	WATER, SANITARY AND ACCESS EASEMENT
⬢#	SANITARY, ACCESS, AND DRAINAGE 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
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
(NR)	NON-RADIAL

40 20 0 40 80

SCALE: 1" = 40'

KEYMAP

ENGINEER/SURVEYOR

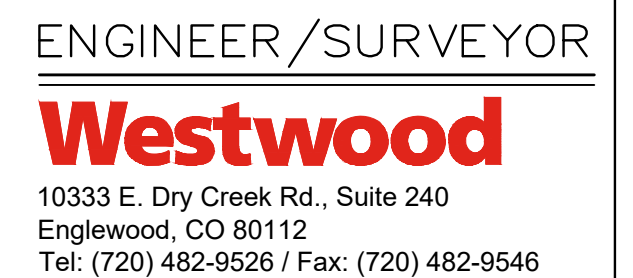
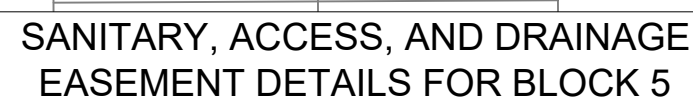
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 9



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L68	N89°42'52"E	50.00'
L69	N89°42'52"E	22.00'
L70	N00°17'08"W	12.50'
L71	N00°17'08"W	12.50'
L72	S89°42'52"W	22.00'
L73	S89°42'52"W	50.00'

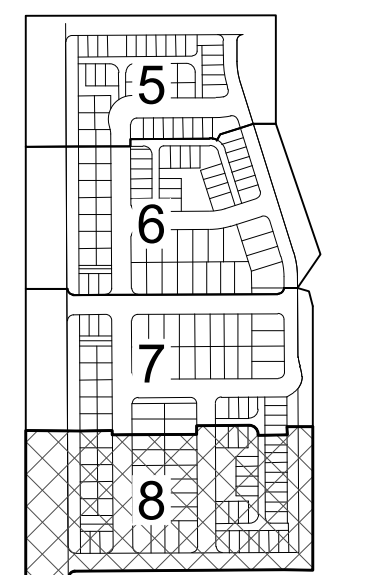


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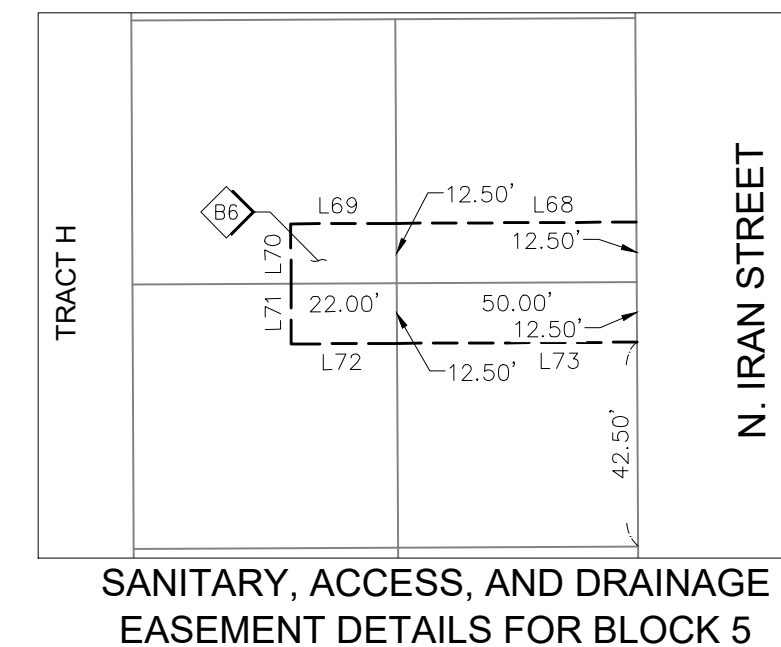
A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 9



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.		
	BLOCK NUMBER		
	WATER, SANITARY AND ACCESS EASEMENT		
	SANITARY, ACCESS, AND DRAINAGE EASEMENT (SEE SHEET 9)		
	R.O.W.	RIGHT-OF-WAY	UTILITY EASEMENT
	G.E.	GAS EASEMENT	D.E.
	A.E.	ACCESS EASEMENT	EX.
	S.W.E.	SIDEWALK EASEMENT	(NR)
	W.S.U.E.	WATER & SANITARY UTILITY EASEMENT	
	(X.XX)	R.O.W. CENTERLINE SEGMENT DISTANCE BETWEEN MONUMENTS	



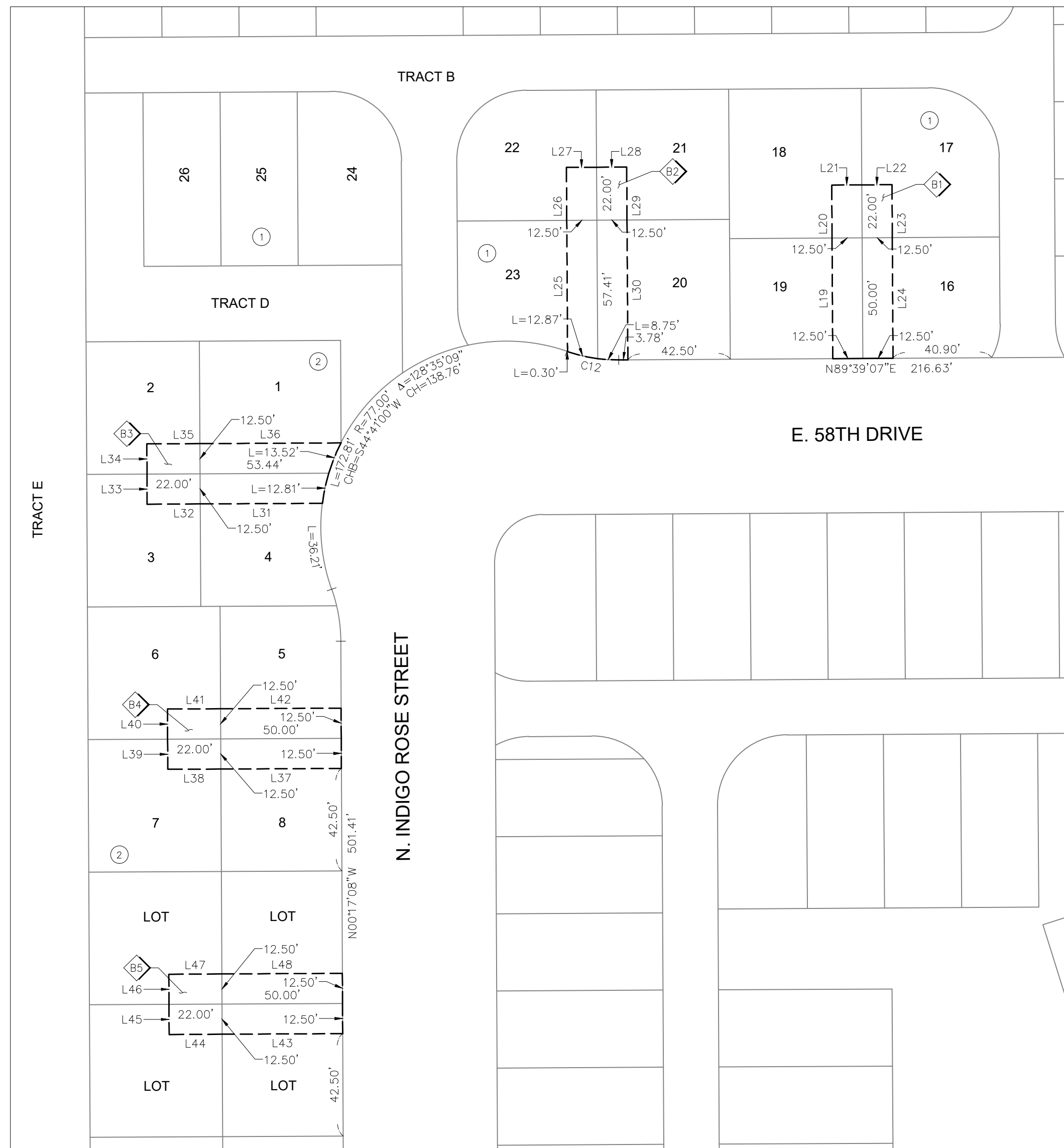
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L68	N89°42'52"E	50.00'
L69	N89°42'52"E	22.00'
L70	N00°17'08"W	12.50'
L71	N00°17'08"W	12.50'
L72	S89°42'52"W	22.00'
L73	S89°42'52"W	50.00'



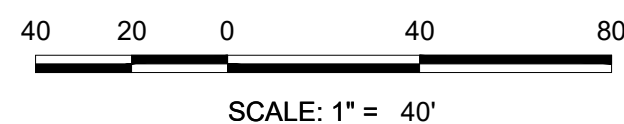
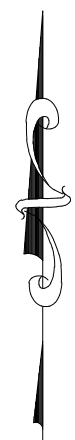
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PAINTED PRAIRIE SUBDIVISION FILING NO. 7

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 DRAINAGE EASEMENT DETAILS FOR BLOCKS 1 & 2



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 (NR)	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	22.00'
L39	N00°17'08"W	12.50'
L40	N00°17'08"W	12.50'
L41	N89°42'52"E	22.00'
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	22.00'
L45	N00°17'08"W	12.50'
L46	N00°17'08"W	12.50'
L47	N89°42'52"E	22.00'
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'

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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: 10/10/2022 SHEET 9 OF 9