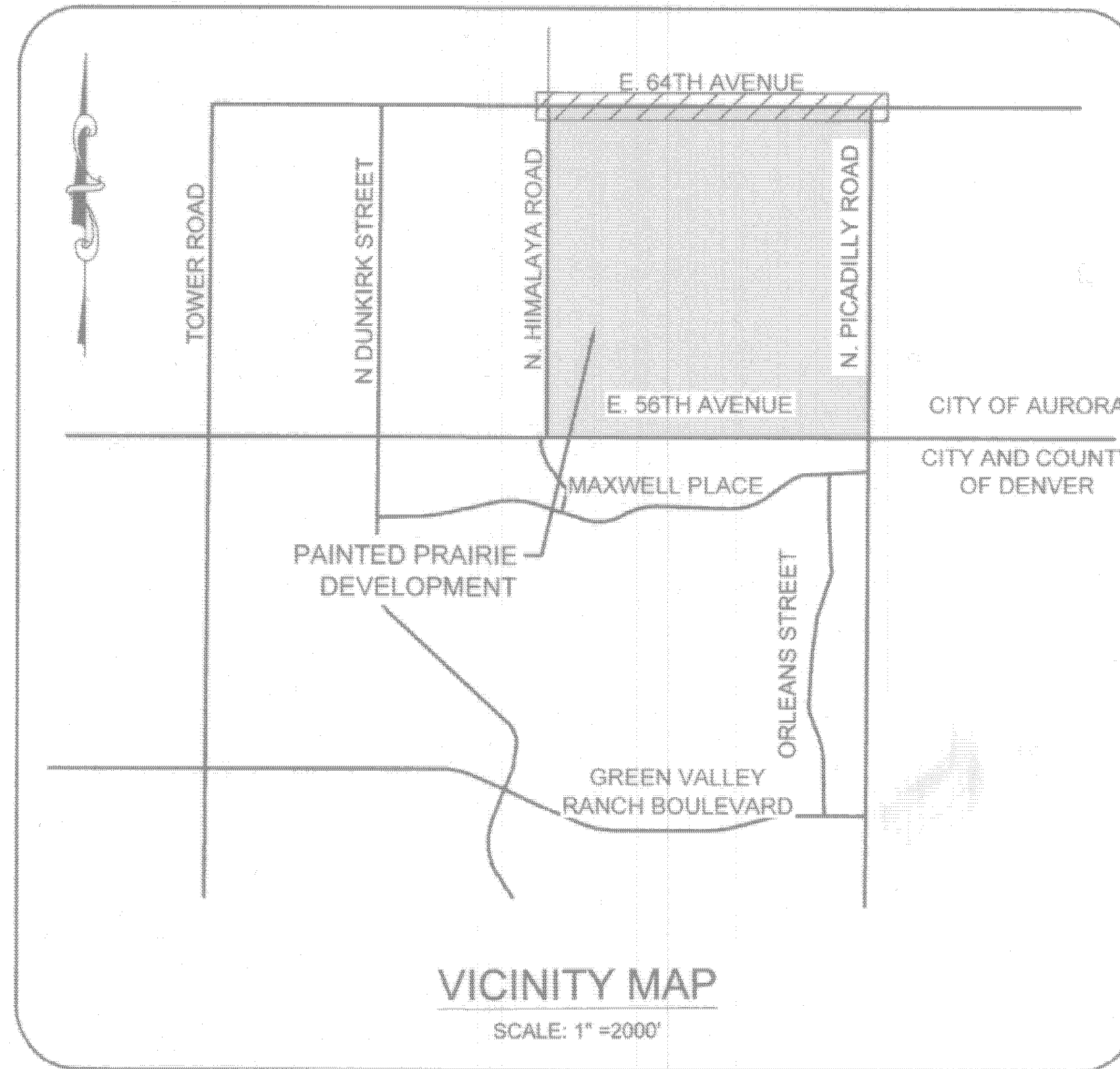


E. 64TH AVENUE IMPROVEMENTS

HIMALAYA TO PICADILLY - PRELIMINARY PLAT

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



VICINITY MAP
SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	64TH AVE EASEMENT EXHIBIT
3	REMOVAL PLAN
4	REMOVAL PLAN
5	PLAN VIEW
6	PLAN VIEW
7	LANDSCAPE LEGENDS AND CHARTS
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE DETAILS
14	LANDSCAPE DETAILS
15	LANDSCAPE DETAILS
16	LANDSCAPE DETAILS

SITE PLAN DATA BLOCK			
OVERALL ISP DISTURBANCE AREA	585,606 ±	10.72 AC	
PROPOSED SIDEWALK AREA	60,077 ±	1.38 AC	
PROPOSED ROADWAY ASPHALT AREA	161,143 ±	3.70 AC	
PROPOSED HARD SURFACE AREA	221,220 ±	5.08 AC	
PROPOSED LANDSCAPE AREA	364,386 ±	5.64 AC	
PRESIDENT ZONING CLASSIFICATION	MIXED USE AIRPORT	MU-A	

- 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.
- ALL SIGNS MUST CONFORM TO THE PAINTED PRAIRIE FDP AND THE CITY OF AURORA SIGN CODE.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBLE REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5-STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).
- 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.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- 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.
- 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.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 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.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ALL STREET TRAFFIC SIGNS PROVIDED BY THE E. 64TH AVENUE INFRASTRUCTURE PLAN SHALL BE FURNISHED AND INSTALLED PER MUTCD STANDARDS.

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

SURVEYOR/
ENGINEER:
CVL CONSULTANTS
OF COLORADO, INC.
10333 E. DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
FAX: (720) 482-9548
CONTACT: SARAH KOLZ



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

- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS. "SIGNAGE AND STRIPING" PACKAGE.
- EMERGENCY INGRESS AND EGRESS - 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."
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO: GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- PAINTED PRAIRIE OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COST FOR THE INTERSECTION OF 64TH AVENUE AND PICADILLY ROAD; 50% FOR INTERSECTION OF 64TH AVENUE AND LISBON STREET; 25% FOR INTERSECTION OF 64TH AVENUE AND GAYLORD STREET; AND 25% FOR INTERSECTION OF 64TH AVENUE AND HIMALAYA ROAD. IF AND WHEN TRAFFIC SIGNAL WARRANT ARE SATISFIED, TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE 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 REQUIRED BY CITY CODE, THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER(S) AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

Remove / flatten all AutoCAD
SHX text from the site plan

Comment Response: SHX elements
have been removed and pdf
flattened.

The clouding of changes from
amendment #2 appears to have
been removed. Clouding should
remain in black for all previous
amendments, not just the deltas.
Refer to the site plan of record
for previous clouding if needed:
<https://coaapps.auroragov.org/publicdocuments/publicrecordsearch.aspx?legrefnum=2020-6035-00>
%

Comment Response: Clouding is
displayed now as requested.

OWNER'S SIGNATURES

Painted Prairie
Preliminary Plat

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, Christopher H. Fellows has caused these presents to be executed this 26th day of July AD 2021

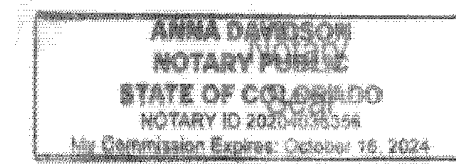
By: C.H. Fellows Corporate Seal
(Principals or Owners)

State of Colorado)ss

County of DENVER)

The foregoing instrument was acknowledged before me this 26th day of July AD, 2021 by Christopher H. Fellows, Authorized Representative (Principals or Owners)

Witness my hand and official seal
(Notary Public)



Notary Business Address:

My commission expires 10/16/2024 5975 Greenwood Pl. Blvd Greenwood Village, CO 80111

CITY OF AURORA APPROVALS

City Attorney: Date: 10/1/21

Planning Director: A. Amund Date: 9-20-21

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

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

Attest: 1/13/21 Date: 1/13/21
(City Clerk)

AMENDMENTS

ADDED SIGNATURE FENCE AND ASSOCIATED PLANTING IN FRONT OF TOWN HOMES AND GREEN COURTS

UPDATED PLANTING SCHEDULE

SIGNATURE FENCE DETAIL ADDED

AMENDMENT #2: ADDED A CIRCLE GARDEN AT THE CORNER OF 64TH AVE AND PICADILLY ROAD AND REDUCED THE PLANT QUANTITIES ALONG 64TH AVE. APPROVED 9/22/2023

REVISIONS TO LIGHTING, HARDSCAPE AND PLANTING WITHIN CURBSIDE LANDSCAPE AREA. UPDATE TO SHEET INDEX.

4/26/24 MN.YY	REVISIONS TO LIGHTING, HARDSCAPE AND PLANTING WITHIN CURBSIDE LANDSCAPE AREA. UPDATE TO SHEET INDEX.	Date	Appr.	
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 www.cvlinc.net www.cvlinc.com	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 www.cvlinc.net www.cvlinc.com	No	Revisions	
CVL a Westwood team	PAINTED PRAIRIE OWNER, LLC C/O CHRISTOPHER FELLOWS 5600 GREENWOOD PLAZA BLVD, SUITE 220 GREENWOOD VILLAGE, CO 80111 Tel: (303) 795-9900	SCALE: AS SHOWN	FILE NO: 81301554009	DATE: APRIL 2021
E. 64TH AVENUE IMPROVEMENTS HIMALAYA TO PICADILLY PRELIMINARY PLAT COVER SHEET		DRAWN BY: SSB	CHECKED BY: APR	
SHEET NUMBER	1			

F:\20202-20-0006 PAINTED PRAIRIE PHASE 2\DESIGN\06 CAD\SHEETS\CITY SUBMITTALS\00 ROADWAY STREETS\0606 64TH AVE - STREETScape LANDSCAPE PLANDWG.YYANG.0/19/24

GENERAL NOTES:

1. LANDSCAPE PLANS HEREIN SHOW PROPOSED IMPROVEMENTS ON PRIVATE STREET WITHIN PAINTED PRAIRIE EAST 64TH AVENUE STREETScape PLANNING AREA ONLY. ALL PLANTING TO BE PROVIDED IN SUBSEQUENT SUBMITTALS BY LOT DEVELOPER. FOR ANY ADDITIONAL LAYOUT, GRADING AND UTILITY INFORMATION BEYOND THIS LIMIT OF WORK, REFER TO CIVIL DRAWINGS.
2. FINAL TREE LOCATIONS TO BE FIELD LOCATED BASED ON ACTUAL BUILT UTILITY, ROAD AND ALLEY/DRIVEWAY ALIGNMENTS. ALL TREES SHALL BE A MINIMUM OF 5' FROM UTILITY LINES AND 5' FROM DRIVEWAY.
3. FINAL LIGHTING LOCATIONS PENDING. STREET LIGHTING WILL BE PROVIDED ON SITE, PENDING FINAL DESIGN AND LAYOUT.
4. ALL WALKS, DRIVEWAYS, STREETS AND PUBLIC ACCESS FIRE LANES SHALL BE ASPHALT WITH CONCRETE CURB AND GUTTER.
5. ALL WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF THE EAST 64TH AVENUE STREET IMPROVEMENTS.
8. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
9. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
10. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
11. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
12. SEED MIXES: SEED SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE UNLESS OTHERWISE NOTED.
13. UNLESS OTHERWISE NOTED, PLANTING BEDS SHALL BE MULCHED WITH SHREDDED RED CEDAR MULCH, NATURAL COLOR TO A DEPTH OF 3". WEED CONTROL FABRIC IS REQUIRED IN ALL SHRUB BEDS.
14. ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF AREAS BY A ROLLED TOP STEEL EDGER.
15. A SOILS ANALYSIS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. FOR ALL AREAS TO BE LANDSCAPED PRIOR TO CONSTRUCTION. THE SOILS ANALYSIS WILL BE USED TO JUSTIFY FINAL SEEDING RATE, QUANTITY OF COMPOST, NEED FOR IRRIGATION, AND RECOMMENDED AMOUNT OF WATER TO BE APPLIED TO SEEDED AREA. THE SEED MIXTURE, IRRIGATION SYSTEM AND COMPOST RATES SHOWN ON PLANS MAY BE MODIFIED TO OPTIMIZE THE PERFORMANCE AND EXPEDITE THE RESTORATION OF THESE AREAS.
16. ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA IN THE UNIFIED DEVELOPMENT ORDINANCE.
17. FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OF BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS.
18. ALL PROPOSED PLANTINGS MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
19. ANY PROPOSED PLANTS IN THE SIGHT TRIANGLE MUST COMPLY WITH CITY REQUIRED VERTICAL REQUIREMENTS AND COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 24" IN HEIGHT. VISIBILITY MUST REMAIN 75% OPEN FOR THE VERTICAL AREA FROM 2 TO 3 FEET AS IDENTIFIED IN THE COA ROADWAY DESIGN & SPECIFICATIONS MANUAL. ANY TREE LOCATED WITHIN A SIGHT TRIANGLE MUST BE PRUNED TO PROVIDE NO OBSTRUCTION BELOW 7 FT IN ACCORDANCE WITH THE SIGHT TRIANGLE DETAIL IN COA ROADWAY DESIGN MANUAL.
20. DEVELOPERS RESERVES THE RIGHT TO ADD AMENITIES AND FEATURES, ANY SUCH CHANGES WILL BE DOCUMENTED IN MINOR ADMINISTRATIVE UPDATE.
21. FIELD VERIFY THAT ALL TREES ARE 5 FEET CLEAR FROM UTILITIES PRIOR TO INSTALLATION.
22. THE PAINTED PRAIRIE METROPOLITAN DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 2-YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUME BY CITY OF AURORA, PARKS, RECREATION & OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
23. REFER TO SEPARATE "EAST 64TH AVENUE LANDSCAPE MEDIANS, BETWEEN HIMALAYA ROAD AND PICADILLY ROAD" DRAWINGS, DATED JUNE 2021 FOR LANDSCAPE AND IRRIGATION WITHIN THE EAST 64TH AVENUE MEDIANS.

STREET FRONTAGE CALCULATIONS								
AREA	LENGTH	NOTES	STREET TREES REQUIRED 1/40 LF	TREES PROVIDED CURBSIDE LANDSCAPE IMPROVEMENT AREA	TREES REQUIRED 1/40 LF	TREES PROVIDED OPEN SPACE LANDSCAPE	OPEN SPACE SHRUBS REQUIRED 10/40 LF	SHRUBS PROVIDED
8A	593'	1 per 40 LF	15	14**	15	16	150	95 + 55 ornamental grass equivalent
9A	530	1 per 40 LF	13	12*	13	16	130	119+11 ornamental grass equivalent
9B	400'	1 per 40 LF	10	9*	10	13	100	60 + 40 ornamental grass equivalent
10A	520'	1 per 40 LF	13	13	13	13	130	93 + 37 ornamental grass equivalent
10B	445'	1 per 40 LF	11	11	11	11	110	110
11A, 11B	1030'	1 per 40 LF	25	25	25	25	250	250
12A	395'	1 per 40 LF	10	10	10	10	100	100
12B	568'	1 per 40 LF	14	14	14	14	140	100 + 40 ornamental grass equivalent

- NOTES:
1. THERE ARE NO TREE MITIGATION REQUIREMENTS AS THERE ARE NO EXISTING TREES ON SITE.
2. TREE EQUIVALENTS CALCULATED AT RATE OF (1) 2.5" CAL TREE PER 12 SHRUBS.
3. DEVELOPER RESERVES THE RIGHT TO DOWNSIZE OR DELETE TREES SHOWN ABOVE THE MINIMUM COA REQUIREMENTS DUE TO NURSERY AVAILABILITY, PRICING VOLATILITY, ETC. MINIMUM PLANT REQUIREMENTS SHALL CONFORM TO COA STANDARDS.
4. *IN ORDER TO MAXIMIZE VIEW AND ENHANCE LANDSCAPE TREATMENT AT TOWN CENTER ENTRY, STREET TREES HAVE BEEN REMOVED FROM THE CURBSIDE LANDSCAPE AREA IMMEDIATELY TO THE NORTH. IN ORDER TO OFFSET THE REDUCED NUMBER OF TREES IN THE CURBSIDE LANDSCAPE AREA, ADDITIONAL TREES ARE BEING PROVIDED IN THE PRIVATE OPEN SPACE BUFFER ZONE EQUAL TO OR IN EXCESS OF THE MINIMUM REQUIREMENTS OF THE STREET TREES ON THESE TWO BLOCKS. ANY PROPOSED REDUCTIONS IN PLANT QUANTITIES WILL REQUIRE A MYLAR CHANGE.
- 5.** TREE REMOVED DUE TO REDUCED AVAILABLE PLANTING AREA PER CITY-DIRECTED CURB ALIGNMENT CHANGE.

PLANTING SCHEDULE							
TREES							
	Key	Scientific Name	Common Name	Size	Spacing	Water Use	Qty
	ACM	<i>Acer miyabei</i> 'Morton'	State Street Maple	2" CAL	AS SHOWN	XX	20
	AJE	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Red Maple	2.5" CAL	AS SHOWN	XX	11
	HAK	<i>Celtis occidentalis</i>	Common Hackberry	2.5" CAL	AS SHOWN	XXX	32
	KCT	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	2.5" CAL	AS SHOWN	XX	43
	PIP	<i>Picea pungens</i> 'Bacheri'	Colorado Blue Spruce	8-10FT HT	AS SHOWN	XX	18
	PNN	<i>Pinus heldreichii</i>	Bonsnian Pine	6FT HT	AS SHOWN	XX	32
	PNS	<i>Pinus sylvestris</i>	Scotch Pine	8-10FT HT	AS SHOWN	XX	35
	PON	<i>Pinus ponderosa</i>	Ponderosa Pines	6FT CAL	AS SHOWN	XX	30
SHRUBS							
Symbol	Key	Scientific Name	Common Name	Size	Spacing	Water Use	Qty
	COR	<i>Cornus sericea</i> 'Isanti'	Isanti Dogwood	5 GAL	AS SHOWN	XX	29
	CSE	<i>Cornus sericea</i>	Red Twig Dogwood	5 GAL	AS SHOWN	XX	36
	PCG	<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha	5 GAL	AS SHOWN	X	166
	PIS	<i>Pinus sylvestris</i>	Creeping Scotch Pine 'Hillside Creeper'	5 GAL	AS SHOWN	X	110
	PRU	<i>Prunus pumila</i> var. <i>besseyi</i> 'P011S' PAWNEE BUTTES	Western Sand Cherry	5 GAL	AS SHOWN	X	100
	RHA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac (Rhus)	5 GAL	AS SHOWN	X	608
	SMC	<i>Spiraea japonica</i> 'Magic Carpet'	Japanese Meadowsweet	5 GAL	AS SHOWN	XX	34
PERENNIALS AND ORNAMENTAL GRASSES							
Symbol	Key	Scientific Name	Common Name	Size	Spacing	Water Use	Qty
	AGA	<i>Agastache</i> 'Ava'	Hummingbird Mint	1 GAL	12" OC	XX	1470
	BOG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue Grama	1 GAL	20" OC	X	3842
	COS	<i>Cortaderia selloana</i>	Pampas Grass	5 GAL	6' OC	X	50
	CER	<i>Centranthus ruber</i>	Red Valerian	1 GAL	18" OC	XX	257
	LTS	<i>Liatris spicata</i> 'Floristan White'	Gayfeather	1 GAL	15" OC	XX	358
	MUR	<i>Muhlenbergia reverchonii</i> 'PUND01S'	Undaunted Ruby Muhly	1 GAL	36" OC	XX	213
	PAV	<i>Panicum virgatum</i> 'Shenandoah'	Switchgrass	1 GAL	18" OC	XXX	479
	PEA	<i>Perovskia atriplicifolia</i> 'Little Spire'	Russian sage	1 GAL	18" OC	X	80
	RAC	<i>Ratibida columnifera</i>	Mexican Hat Plant	1 GAL	18" OC	X	565
	SZA	<i>Schizachyrium scoparium</i>	Little Bluestem	1 GAL	18" OC	XX	706
MIXES (SEEDED + PLANTED, AS NOTED)							
Symbol	Key	TYPE	MIX	NOTES:			
	MIX A	Warm Season Native Grass Mix	<i>Bouteloua gracilis</i> , <i>Bouteloua dactyloides</i>	Install seed per specifications at rate per supplier			
	MIX B	Cool Season Native Grass Mix	<i>Koeleria macrantha</i> , <i>Oryzopsis hymenoides</i> , <i>Elymus trachycaulus</i> , <i>Elymus lanceolatus</i> , <i>Pascopyrum smithii</i> , <i>Stipa comata</i> , <i>Stipa viridula</i> , <i>Trifolium incarnatum</i> , <i>Penstemon eatonii</i> , <i>Cosmos sulphureus</i>	10 lbs PLS/Acre; 1/3 of mix for each type, 1/4" depth seeding			
	SOD	Cool Season Drought Resistant Sod	Kentucky, Texas, and Hybrid				
MATERIALS							
Symbol	Key	TYPE					
	AGGREG ATE MIX	3/4" - 1 1/2" ANGULAR GRAVEL					

LEGEND

-
- 5" BROOM FINISH CONCRETE PAVING W/ FIBER MESH
3/4" - 1-1/4" ANGULAR GRANITE GRAVEL WITH STEEL EDGING (3" DEPTH)
ENHANCED (INTEGRAL COLOR) CONCRETE; BROOM FINISH, SAW CUT JOINT
STONE OR CONCRETE WALL
METAL EDGER
LIMIT OF WORK
ROW
LOT LINE
MATCHLINE
STREET LIGHT
EXISTING/NEW FIRE HYDRANT

DEVELOPMENT BLADE ENTRY SIGN
RE: DTL A/SHEET 14

PICADILLY ROAD

N. NETHERLAND COURT

MALAYA STREET

LISBON STREET

KIRK STREET

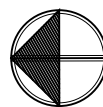
JERICO STREET

IRELAND STREET

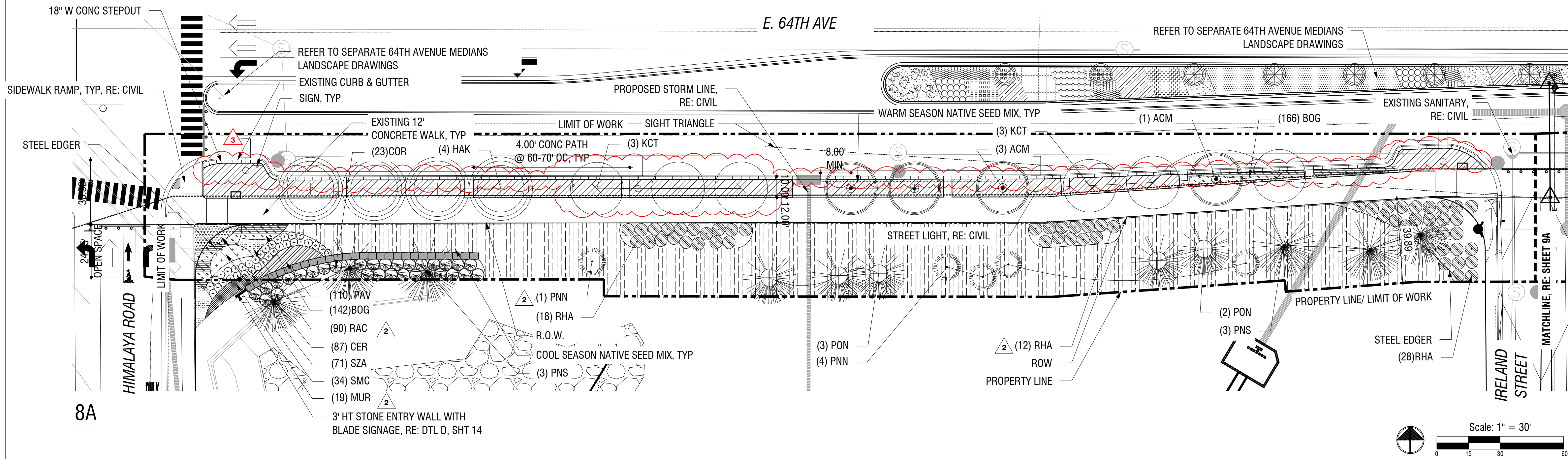
HIMALAYA ROAD

E. 64TH AVE

SIGNAGE LOCATION KEY MAP
NTS

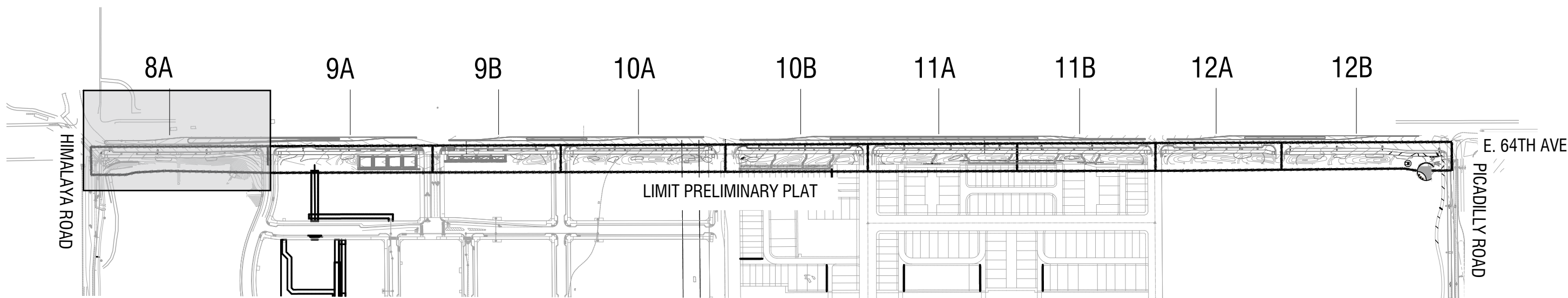


SHEET NUMBER	DRAWN BY: SK, NF, MN	CHECKED BY: MN, CV	DATE: MARCH 2021	PAINTED PRAIRIE E 64TH AVENUE IMPROVEMENTS HIMALAYA TO PICADILLY - PRELIMINARY PLAT LANDSCAPE LEGENDS AND CHARTS										PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5600 GREENWOOD PLAZA BLDG. SUITE 220 GREENWOOD VILLAGE, CO 80111 Tel: (303) 795-9900										CIVITAS 1200 Bannock, St. Denver, CO 80204 Tel. 303 571.0053 Fax 303 425.0438										PLANTING ADDED TO SCHEDULE 12/8/22 NF 7/27/23 LH 4/11/24 YY PAVEMENT, PLANTING, LIGHTING LAYOUT UPDATED										Revisions										Date
				SCALE: AS NOTED										AS SHOWN										FILE NO: 8130155409										No.										Date	Appr.									



LANDSCAPE PLAN NOTES:

- ALL OPEN SPACES SHALL BE DISTRICT- OR HOA-OWNED AND MAINTAINED, PENDING FINAL DESIGNATION BY PAINTED PRAIRIE, LLC.
- FINAL TREE LOCATIONS TO BE FIELD LOCATED BASED ON ACTUAL BUILT UTILITY, ROAD AND ALLEY/DRIVEWAY ALIGNMENTS. ALL TREES SHALL BE A MINIMUM OF 8' FROM UTILITY LINES AND 5' FROM DRIVEWAY.
- FOR TOTAL PLANT QUANTITIES AND LANDSCAPE TABLES, RE: SHEET 7.
- ALL SLOPES SHALL BE 4:1 MAX.
- FINAL LIGHTING LOCATIONS PENDING.
- ANY PROPOSED PLANTS IN THE SIGHT TRIANGLE MUST COMPLY WITH CITY REQUIRED VERTICAL REQUIREMENTS AND COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10: FENCING AND STRUCTURES SHALL NOT BE PERMITTED WITHIN SIGHT TRIANGLES.
- OWNER RESERVES THE RIGHT TO ADD AMENITIES AND FEATURES AS PER REQUEST OF COA.
- ANY SUCH CHANGES WILL BE DOCUMENTED IN MINOR ADMINISTRATIVE UPDATE.
- 4.04.2.10.1.03 TREES MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IF ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 84 INCHES ABOVE THE ROADWAY SURFACE. THE LOCATION OF THE TREES PLANTED, BASED ON THE TREE SPECIES' EXPECTED MATURE HEIGHT AND SIZE, SHALL NOT OBSTRUCT SIGHT VISIBILITY BY MORE THAN 25 PERCENT OF THE SIGHT TRIANGLE AREA.



LEGEND

	5' BROOM FINISH CONCRETE PAVING W/ FIBER MESH
	3/4" - 1-1/4" ANGULAR GRANITE GRAVEL WITH STEEL EDGING
	ENHANCED (INTEGRAL COLOR) CONCRETE; BROOM FINISH,
	SAW CUT JOINT
	STONE OR CONCRETE WALL
	METAL EDGER
	LIMIT OF WORK
	ROW
	LOT LINE
	MATCHLINE
	STREET LIGHT
	EXISTING/NEW FIRE HYDRANT

TREES			
Symbol	Key	Scientific Name	Common Name
	ACM	<i>Acer miyabei</i> 'Morton'	State Street Maple
	AJE	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Red Maple
	HAK	<i>Celtis occidentalis</i>	Common Hackberry
	KCT	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
	PIP	<i>Picea pungens</i> 'Bacheri'	Colorado Blue Spruce
	PNN	<i>Pinus heldreichii</i>	Bonsnian Pine
	PNS	<i>Pinus sylvestris</i>	Scotch Pine
	PON	<i>Pinus ponderosa</i>	Ponderosa Pines

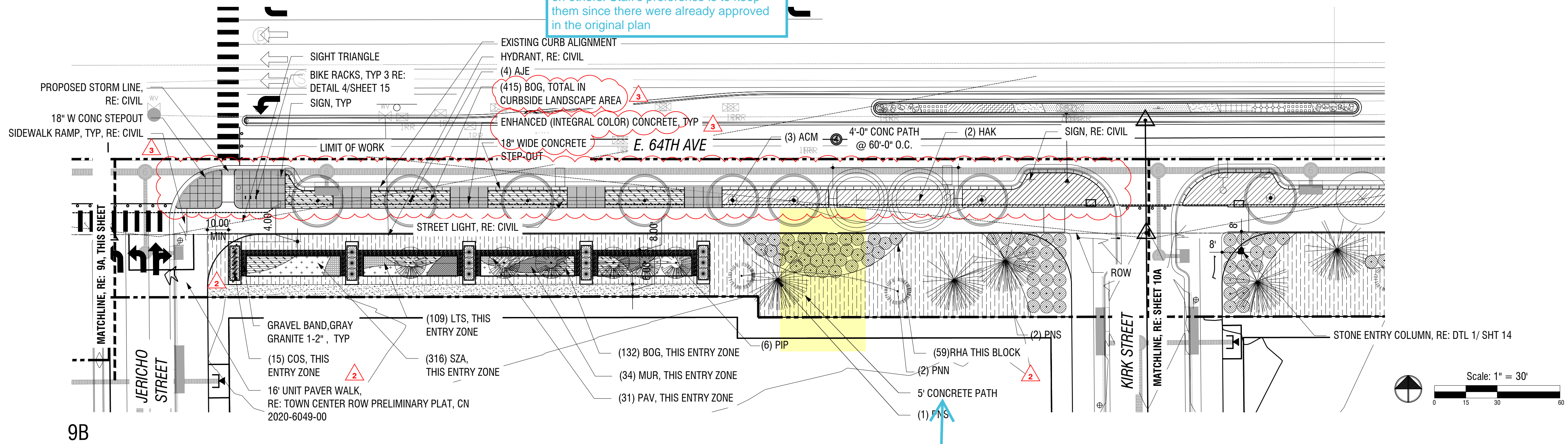
SHRUBS			
Symbol	Key	Scientific Name	Common Name
	COR	<i>Cornus sericea</i> 'Isanti'	Isanti Dogwood
	CSE	<i>Cornus sericea</i>	Red Twig Dogwood
	PCG	<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha
	PIS	<i>Pinus sylvestris</i>	Creeping Scotch Pine 'Hillside Creeper'
	PRU	<i>Prunus pumila</i> var. <i>besseyi</i> 'P011S' PAWNEE BUTTES	Western Sand Cherry
	RHA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac (Rhus)
	SMC	<i>Spiraea japonica</i> 'Magic Carpet'	Japanese Meadowsweet

PERENNIALS AND ORNAMENTAL GRASSES			
Symbol	Key	Scientific Name	Common Name
	AGA	<i>Agastache</i> 'Ava'	Hummingbird Mint
	BOG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue Grama
	COS	<i>Cortaderia selloana</i>	Pampas Grass
	CER	<i>Centranthus ruber</i>	Red Valerian
	LTS	<i>Liatris spicata</i> 'Floristan White'	Gayfeather
	MUR	<i>Muhlenbergia reverchonii</i> 'PUND01S'	Undaunted Ruby Muhly
	PAV	<i>Panicum virgatum</i> 'Shenandoah'	Switchgrass
	PEA	<i>Perovskia atriplicifolia</i> 'Little Spire'	Russian sage
	RAC	<i>Ratibida columnifera</i>	Mexican Hat Plant
	SZA	<i>Schizachyrium scoparium</i>	Little Bluestem

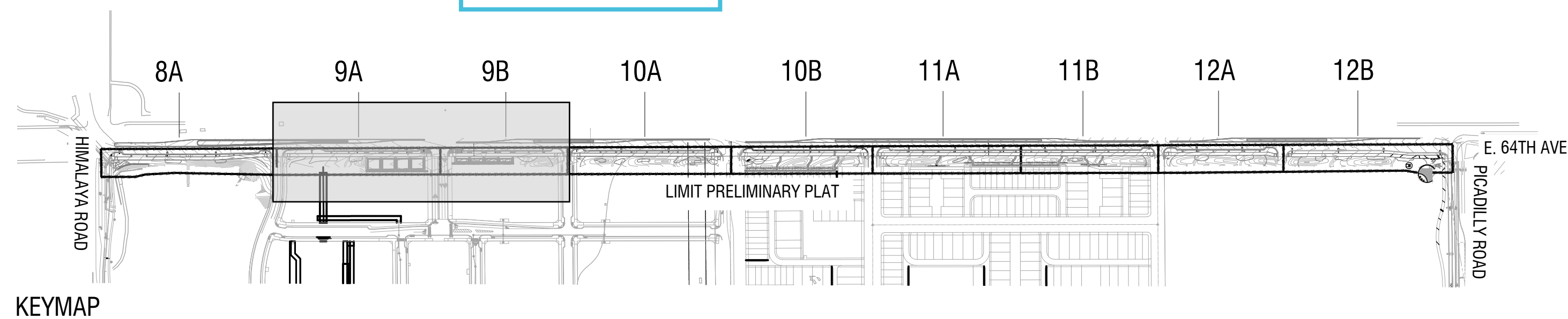
MIXES (SEEDDED + PLANTED, AS NOTED)			
Symbol	Key	TYPE	MIX
	MIX A	Warm Season Native Grass Mix	<i>Bouteloua gracilis</i> , <i>Bouteloua dactyloides</i>
	MIX B	Cool Season Native Grass Mix	<i>Koeleria macrantha</i> , <i>Oryzopsis hymenoides</i> , <i>Elymus trachycaulus</i> , <i>Elymus lanceolatus</i> , <i>Pascopyrum smithii</i> , <i>Stipa comata</i> , <i>Stipa viridula</i> , <i>Trifolium incarnatum</i> , <i>Penstemon eatonii</i> , <i>Cosmos sulphureus</i>
	SOD	Cool Season Drought Resistant Sod	Kentucky, Texas, and Hybrid

SHEET NUMBER	DRAWN BY:	SCALE: 1:30	PAINTED PRAIRIE E 64TH AVENUE IMPROVEMENTS HIMALAYA TO PICADILLY - PRELIMINARY PLAT LANDSCAPE PLAN	PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5600 GREENWOOD PLAZA BLVD, SUITE 220 GREENWOOD VILLAGE, CO 80111 Tel: (303) 795-9900	CIVITAS	1200 Bancroft St. Denver, CO 80204 Tel. 303 571.0053 Fax 303 425.0438	<div>△ PLANTING REDUCED</div> <div>△ PAVEMENT, PLANTING, LIGHTING LAYOUT UPDATED</div>	7/27/23	LH	
	SK, NF, MN	AS SHOWN								
	CHECKED BY:	FILE NO:								
	DATE:	MARCH 2021								
		8130155409								
	</									

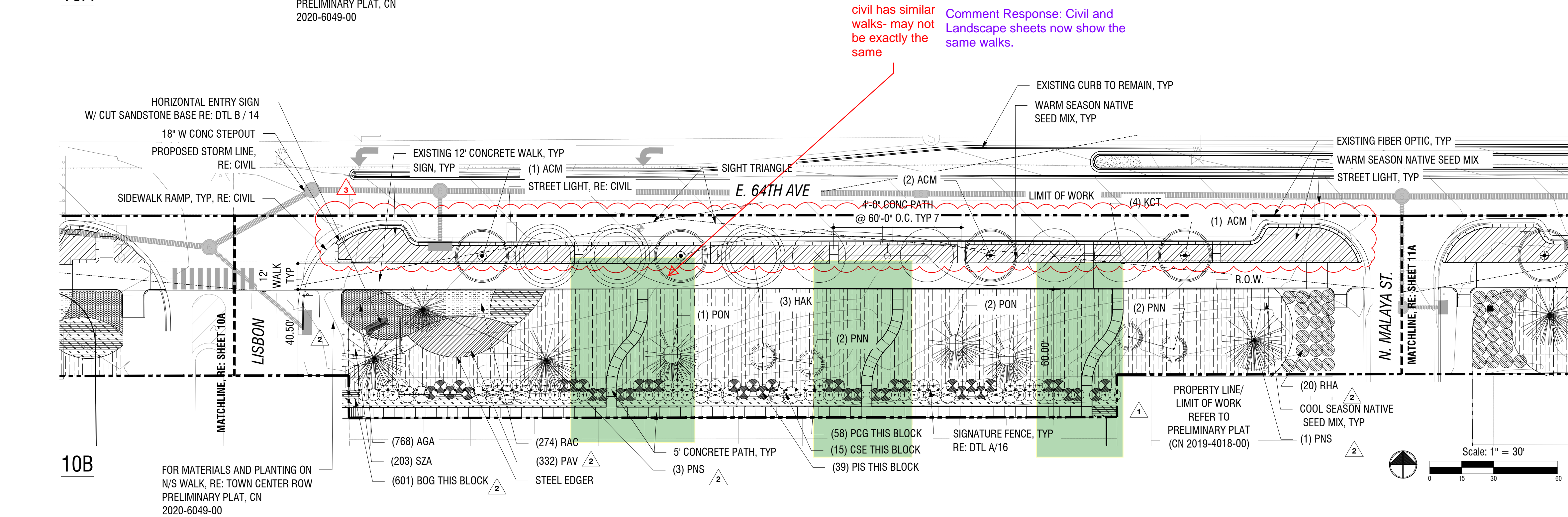
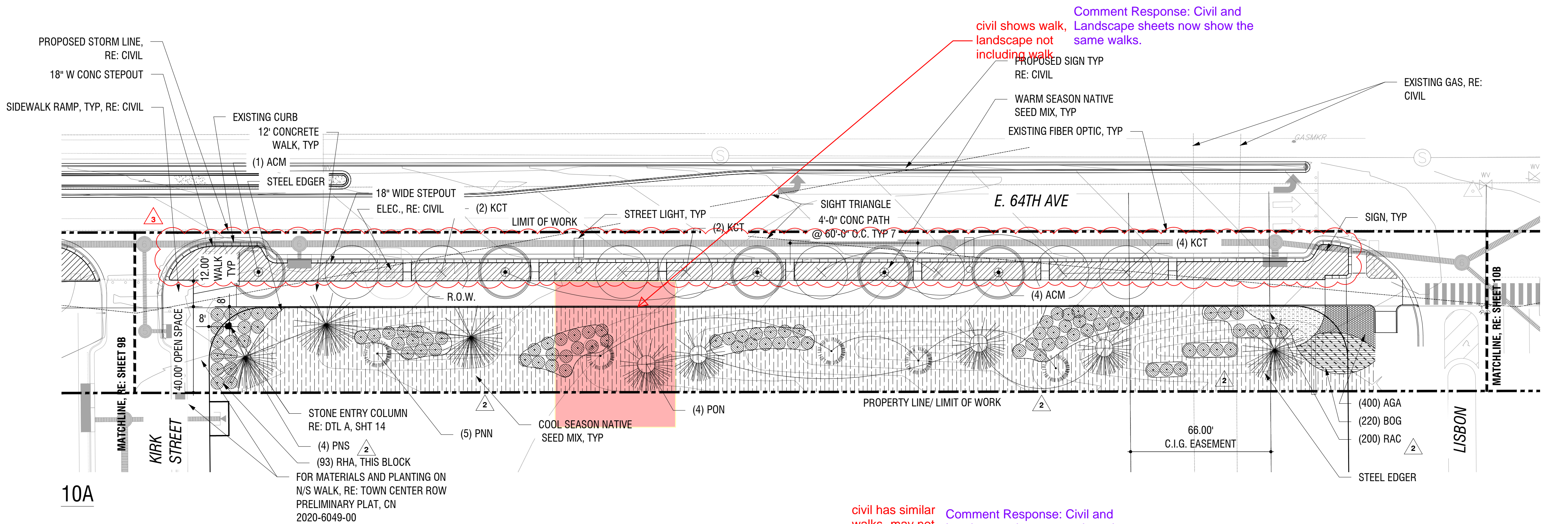
NOT FOR CONSTRUCTION



1. ALL OPEN SPACES SHALL BE DISTRICT- OR HOA-OWNED AND MAINTAINED, PENDING FINAL DESIGNATION BY PAINTED PRAIRIE, LLC.
2. FINAL TREE LOCATIONS TO BE FIELD LOCATED BASED ON ACTUAL BUILT UTILITY, ROAD AND ALLEY/DRIVEWAY ALIGNMENTS. ALL TREES SHALL BE A MINIMUM OF 8' FROM UTILITY LINES AND 5' FROM DRIVEWAY.
3. FOR TOTAL PLANT QUANTITIES AND LANDSCAPE TABLES, RE: SHEET 7.
4. ALL SLOPES SHALL BE 4:1 MAX.
5. FINAL LIGHTING LOCATIONS PENDING.
6. ANY PROPOSED PLANTS IN THE SIGHT TRIANGLE MUST COMPLY WITH CITY REQUIRED VERTICAL REQUIREMENTS AND COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10: FENCING AND STRUCTURES SHALL NOT BE PERMITTED WITHIN SIGHT TRIANGLES.
7. OWNER RESERVES THE RIGHT TO ADD AMENITIES AND FEATURES AS PER REQUEST OF COA. ~~ANY SUCH CHANGES WILL BE DOCUMENTED IN MINOR ADMINISTRATIVE UPDATE.~~
8. 4.04.2.10.1.03 TREES MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IF ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 84 INCHES ABOVE THE ROADWAY SURFACE. THE LOCATION OF THE TREES PLANTED, BASED ON THE TREE SPECIES' EXPECTED MATURE HEIGHT AND SIZE, SHALL NOT OBSTRUCT SIGHT VISIBILITY BY MORE THAN 25 PERCENT OF THE SIGHT TRIANGLE AREA.

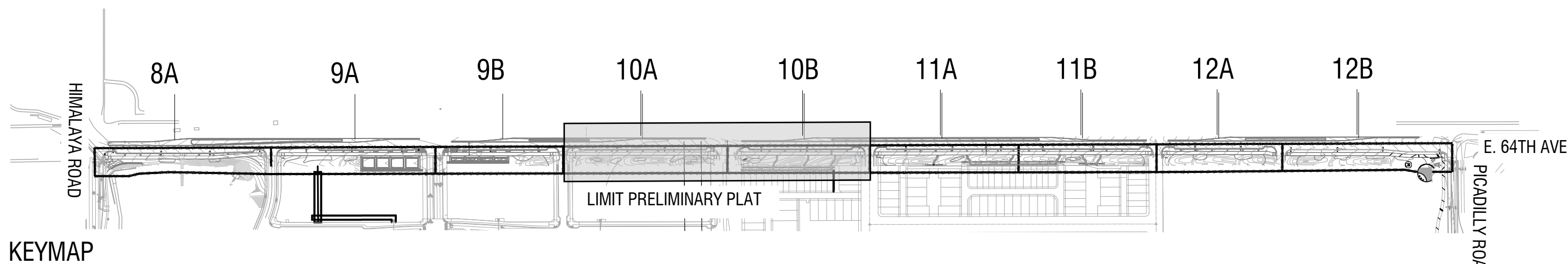


Comment Response: Note has been removed as requested.



LANDSCAPE PLAN NOTES:

- ALL OPEN SPACES SHALL BE DISTRICT- OR HOA-OWNED AND MAINTAINED, PENDING FINAL DESIGNATION BY PAINTED PRAIRIE, LLC.
- FINAL TREE LOCATIONS TO BE FIELD LOCATED BASED ON ACTUAL BUILT UTILITY, ROAD AND ALLEY/DRIVEWAY ALIGNMENTS. ALL TREES SHALL BE A MINIMUM OF 8' FROM UTILITY LINES AND 5' FROM DRIVEWAY.
- FOR TOTAL PLANT QUANTITIES AND LANDSCAPE TABLES, RE: SHEET 7.
- ALL SLOPES SHALL BE 4:1 MAX.
- FINAL LIGHTING LOCATIONS PENDING.
- ANY PROPOSED PLANTS IN THE SIGHT TRIANGLE MUST COMPLY WITH CITY REQUIRED VERTICAL REQUIREMENTS AND COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10: FENCING AND STRUCTURES SHALL NOT BE PERMITTED WITHIN SIGHT TRIANGLES.
- OWNER RESERVES THE RIGHT TO ADD AMENITIES AND FEATURES AS PER REQUEST OF COA.
- ANY SUCH CHANGES WILL BE DOCUMENTED IN MINOR ADMINISTRATIVE UPDATE.
- 4.04.2.10.1.03 TREES MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IF ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 84 INCHES ABOVE THE ROADWAY SURFACE. THE LOCATION OF THE TREES PLANTED, BASED ON THE TREE SPECIES' EXPECTED MATURE HEIGHT AND SIZE, SHALL NOT OBSTRUCT SIGHT VISIBILITY BY MORE THAN 25 PERCENT OF THE SIGHT TRIANGLE AREA.



LEGEND

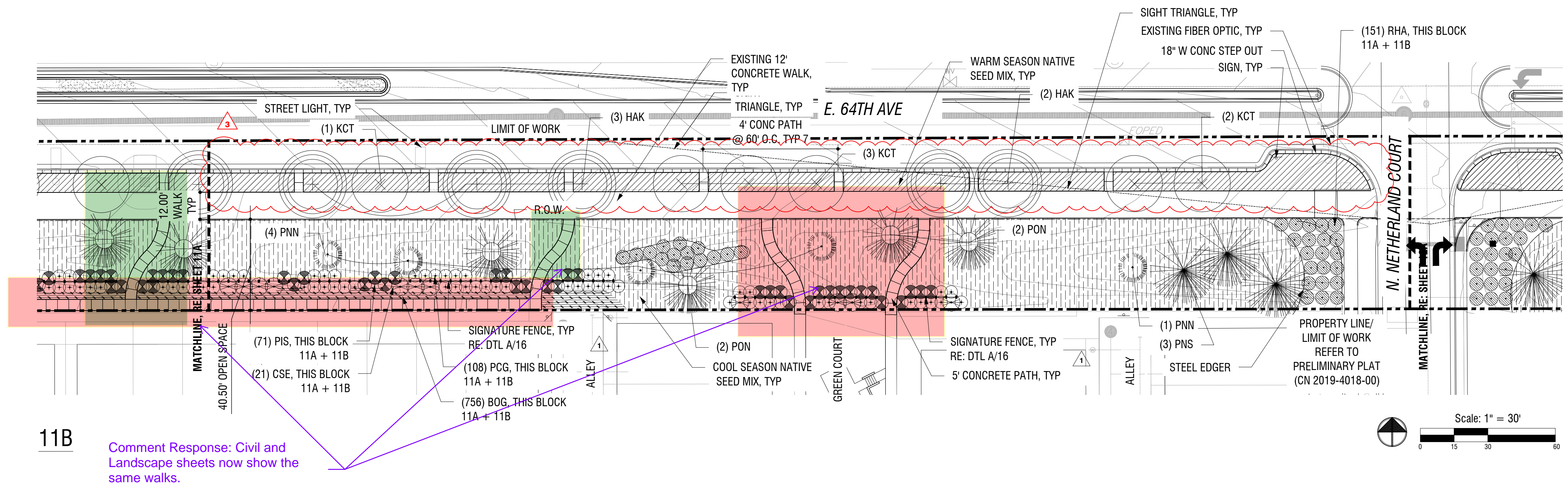
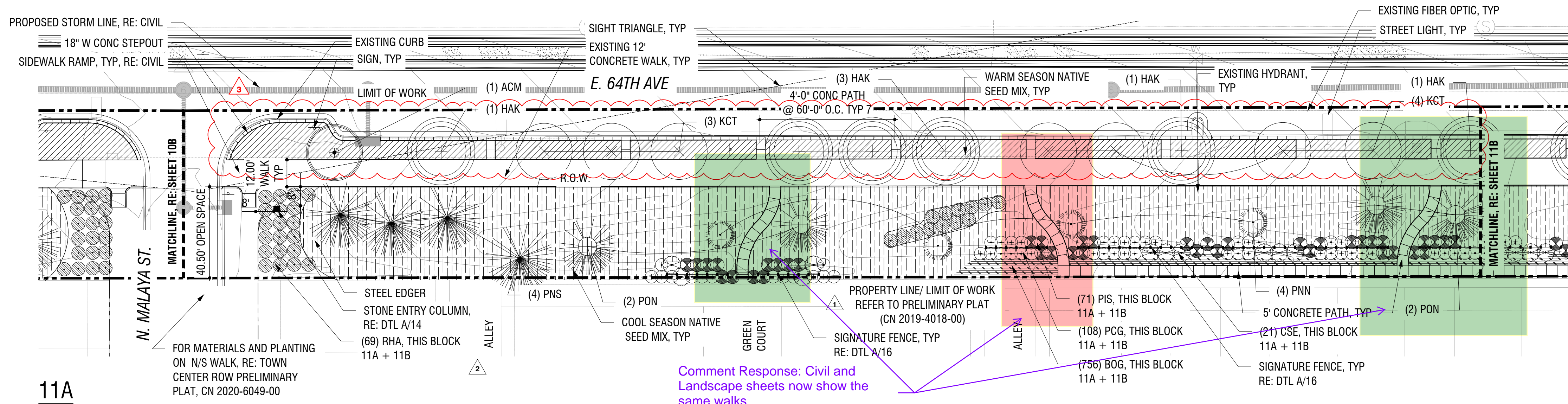
	5" BROOM FINISH CONCRETE PAVING W/ FIBER MESH
	3/4" - 1-1/4" ANGULAR GRANITE GRAVEL WITH STEEL EDGING
	(3" DEPTH)
	ENHANCED (INTEGRAL COLOR) CONCRETE; BROOM FINISH, SAW CUT JOINT
	STONE OR CONCRETE WALL
	METAL EDGER
	LIMIT OF WORK
	ROW
	LOT LINE
	MATCHLINE
	STREET LIGHT
	EXISTING/NEW FIRE HYDRANT

TREES			
Symbol	Key	Scientific Name	Common Name
	ACM	<i>Acer miyabei</i> 'Morton'	State Street Maple
	AJE	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Red Maple
	HAK	<i>Celtis occidentalis</i>	Common Hackberry
	KCT	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
	PIP	<i>Picea pungens</i> 'Bacheri'	Colorado Blue Spruce
	PNN	<i>Pinus heldreichii</i>	Bonsnian Pine
	PNS	<i>Pinus sylvestris</i>	Scotch Pine
	PON	<i>Pinus ponderosa</i>	Ponderosa Pines

SHRUBS			
Symbol	Key	Scientific Name	Common Name
	COR	<i>Cornus sericea</i> 'Isanti'	Isanti Dogwood
	CSE	<i>Cornus sericea</i>	Red Twig Dogwood
	PCG	<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha
	PIS	<i>Pinus sylvestris</i>	Creeping Scotch Pine 'Hillside Creeper'
	PRU	<i>Prunus pumila</i> var. <i>besseyi</i> 'P011S' PAWNEE BUTTES	Western Sand Cherry
	RHA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac (Rhus)
	SMC	<i>Spiraea japonica</i> 'Magic Carpet'	Japanese Meadowsweet

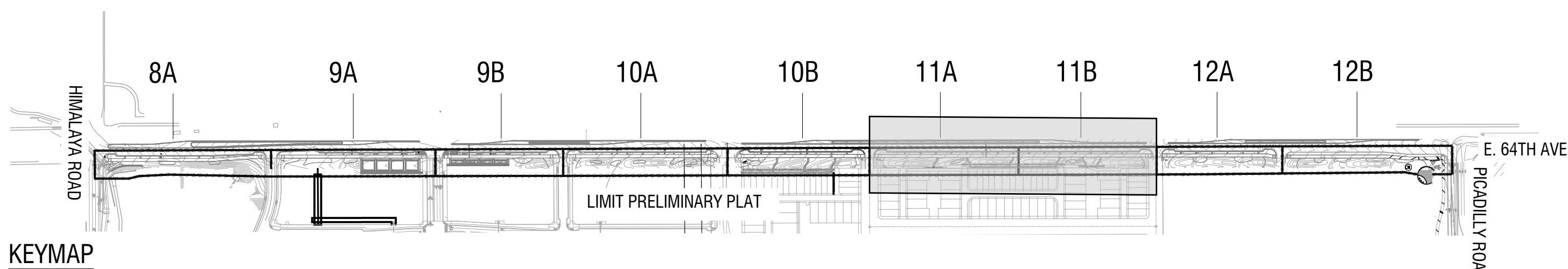
PERENNIALS AND ORNAMENTAL GRASSES			
Symbol	Key	Scientific Name	Common Name
	AGA	<i>Agastache</i> 'Ava'	Hummingbird Mint
	BOG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue Grama
	COS	<i>Cortaderia selloana</i>	Pampas Grass
	CER	<i>Centranthus ruber</i>	Red Valerian
	LTS	<i>Liatris spicata</i> 'Floristan White'	Gayfeather
	MUR	<i>Muhlenbergia reverchonii</i> 'PUNDO1S'	Undaunted Ruby Muhly
	PAV	<i>Panicum virgatum</i> 'Shenandoah'	Switchgrass
	PEA	<i>Perovskia atriplicifolia</i> 'Little Spire'	Russian sage
	RAC	<i>Ratibida columnifera</i>	Mexican Hat Plant
	SZA	<i>Schizachyrium scoparium</i>	Little Bluestem

MIXES (SEEDED + PLANTED, AS NOTED)			
Symbol	Key	TYPE	MIX
	MIX A	Warm Season Native Grass Mix	<i>Bouteloua gracilis</i> , <i>Bouteloua dactyloides</i>
	MIX B	Cool Season Native Grass Mix	<i>Koeleria macrantha</i> , <i>Oryzopsis hymenoides</i> , <i>Elymus trachycaulis</i> , <i>Elymus lanceolatus</i> , <i>Pascopyrum smithii</i> , <i>Stipa comata</i> , <i>Stipa viridula</i> , <i>Trifolium incarnatum</i> , <i>Penstemon eatonii</i> , <i>Cosmos sulphureus</i>
	SOD	Cool Season Drought Resistant Sod	Kentucky, Texas, and Hybrid



LANDSCAPE PLAN NOTES:

- ALL OPEN SPACES SHALL BE DISTRICT- OR HOA-OWNED AND MAINTAINED, PENDING FINAL DESIGNATION BY PAINTED PRAIRIE, LLC.
- FINAL TREE LOCATIONS TO BE FIELD LOCATED BASED ON ACTUAL BUILT UTILITY, ROAD AND ALLEY/DRIVEWAY ALIGNMENTS. ALL TREES SHALL BE A MINIMUM OF 8' FROM UTILITY LINES AND 5' FROM DRIVEWAY.
- FOR TOTAL PLANT QUANTITIES AND LANDSCAPE TABLES, RE: SHEET 7.
- ALL SLOPES SHALL BE 4:1 MAX.
- FINAL LIGHTING LOCATIONS PENDING.
- ANY PROPOSED PLANTS IN THE SIGHT TRIANGLE MUST COMPLY WITH CITY REQUIRED VERTICAL REQUIREMENTS AND COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10: FENCING AND STRUCTURES SHALL NOT BE PERMITTED WITHIN SIGHT TRIANGLES.
- OWNER RESERVES THE RIGHT TO ADD AMENITIES AND FEATURES AS PER REQUEST OF COA.
- ANY SUCH CHANGES WILL BE DOCUMENTED IN MINOR ADMINISTRATIVE UPDATE.
- 4.04.2.10.1.03 TREES MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IF ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 84 INCHES ABOVE THE ROADWAY SURFACE. THE LOCATION OF THE TREES PLANTED, BASED ON THE TREE SPECIES' EXPECTED MATURE HEIGHT AND SIZE, SHALL NOT OBSTRUCT SIGHT VISIBILITY BY MORE THAN 25 PERCENT OF THE SIGHT TRIANGLE AREA.



LEGEND

	5" BROOM FINISH CONCRETE PAVING W/ FIBER MESH
	3/4" - 1-1/4" ANGULAR GRANITE GRAVEL WITH STEEL EDGING (3" DEPTH)
	ENHANCED (INTEGRAL COLOR) CONCRETE; BROOM FINISH, SAW CUT JOINT
	STONE OR CONCRETE WALL
	METAL EDGER
	LIMIT OF WORK
	ROW
	LOT LINE
	MATCHLINE
	STREET LIGHT
	EXISTING/NEW FIRE HYDRANT

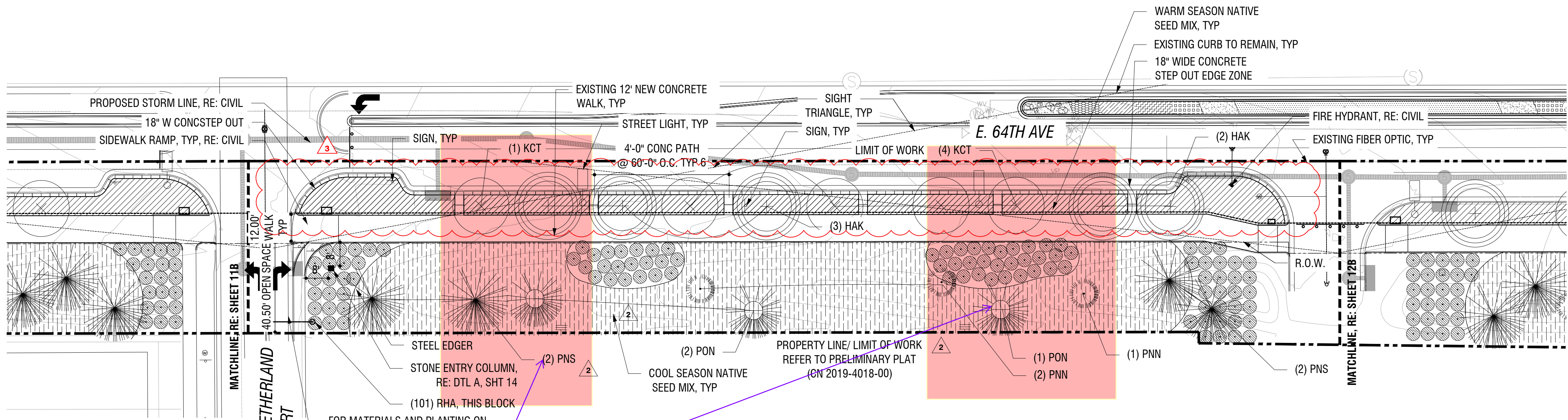
TREES			
Symbol	Key	Scientific Name	Common Name
	ACM	<i>Acer miyabei</i> 'Morton'	State Street Maple
	AJE	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Red Maple
	HAK	<i>Celtis occidentalis</i>	Common Hackberry
	KCT	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
	PIP	<i>Picea pungens</i> 'Bacheri'	Colorado Blue Spruce
	PNN	<i>Pinus heldreichii</i>	Bonsnian Pine
	PNS	<i>Pinus sylvestris</i>	Scotch Pine
	PON	<i>Pinus ponderosa</i>	Ponderosa Pines

SHRUBS			
Symbol	Key	Scientific Name	Common Name
	COR	<i>Cornus sericea</i> 'Isanti'	Isanti Dogwood
	CSE	<i>Cornus sericea</i>	Red Twig Dogwood
	PCG	<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha
	PIS	<i>Pinus sylvestris</i>	Creeping Scotch Pine 'Hillside Creeper'
	PRU	<i>Prunus pumila</i> var. <i>besseyi</i> 'P011S' PAWNEE BUTTES	Western Sand Cherry
	RHA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac (Rhus)
	SMC	<i>Spiraea japonica</i> 'Magic Carpet'	Japanese Meadowsweet

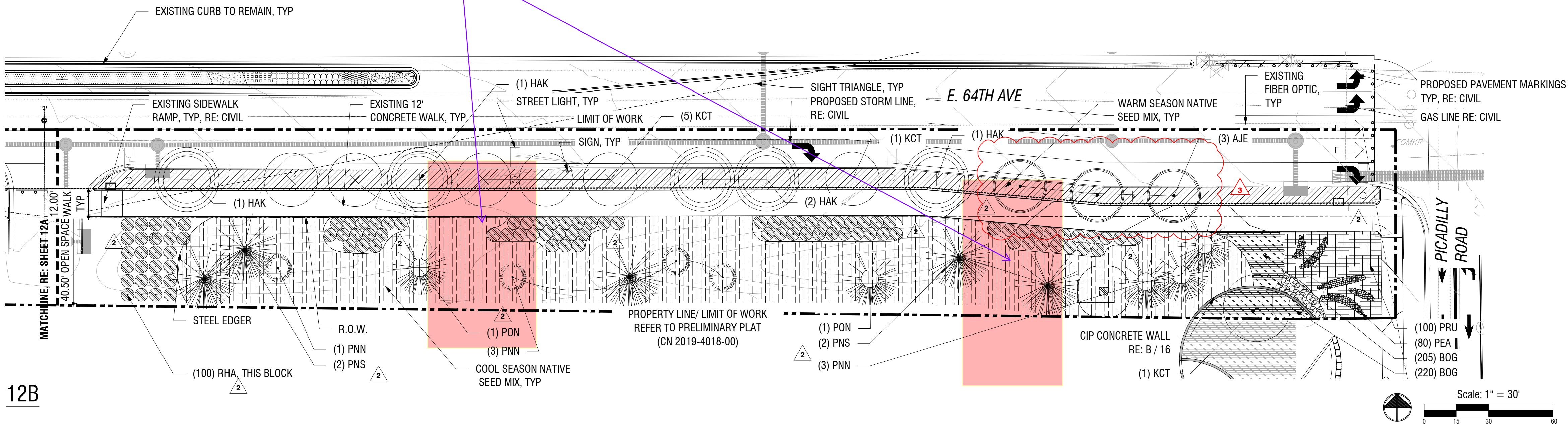
PERENNIALS AND ORNAMENTAL GRASSES			
Symbol	Key	Scientific Name	Common Name
	AGA	<i>Agastache</i> 'Ava'	Hummingbird Mint
	BOG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue Grama
	COS	<i>Cortaderia selloana</i>	Pampas Grass
	CER	<i>Centranthus ruber</i>	Red Valerian
	LTS	<i>Liatris spicata</i> 'Floristan White'	Gayfeather
	MUR	<i>Muhlenbergia reverchonii</i> 'PUNDO1S'	Undaunted Ruby Muhly
	PAV	<i>Panicum virgatum</i> 'Shenandoah'	Switchgrass
	PEA	<i>Perovskia atriplicifolia</i> 'Little Spire'	Russian sage
	RAC	<i>Ratibida columnifera</i>	Mexican Hat Plant
	SZA	<i>Schizachyrium scoparium</i>	Little Bluestem

MIXES (SEEDED + PLANTED, AS NOTED)			
Symbol	Key	TYPE	MIX
	MIX A	Warm Season Native Grass Mix	<i>Bouteloua gracilis</i> , <i>Bouteloua dactyloides</i>
	MIX B	Cool Season Native Grass Mix	<i>Koeleria macrantha</i> , <i>Oryzopsis hymenoides</i> , <i>Elymus trachycaulus</i> , <i>Elymus lanceolatus</i> , <i>Pascopyrum smithii</i> , <i>Stipa comata</i> , <i>Stipa viridula</i> , <i>Trifolium incarnatum</i> , <i>Penstemon eatonii</i> , <i>Cosmos sulphureus</i>
	SOD	Cool Season Drought Resistant Sod	Kentucky, Texas, and Hybrid

SHEET NUMBER	DRAWN BY:	SCALE: 1"=30'	PAINTED PRAIRIE E 64TH AVENUE IMPROVEMENTS HIMALAYA TO PICADILLY - PRELIMINARY PLAT LANDSCAPE PLAN	PAINTED PRAIRIE OWNER, LLC C/O CHRIS FELLOWS 5600 GREENWOOD PLAZA BLVD, SUITE 220 GREENWOOD VILLAGE, CO 80111 Tel: (303) 795-9900		1200 Barnack St. Denver, CO 80204 Tel. 303 571.0053 Fax 303 423.0438	ADDITION OF SIGNATURE FENCE			12/8/22	NF	
	SK, NF, MN	AS SHOWN					PLANTING REDUCED			7/27/23	LH	
	CHECKED BY:	FILE NO:					PAVEMENT, PLANTING, LIGHTING LAYOUT UPDATED			4/11/24	YY	
	MN, CV	8130155409										
	DATE:	MARCH 2021										
11				No.	Revisions	Date	Init.	Appr.	Date			



12A



12B

LANDSCAPE PLAN NOTES:

- ALL OPEN SPACES SHALL BE DISTRICT- OR HOA-OWNED AND MAINTAINED, PENDING FINAL DESIGNATION BY PAINTED PRAIRIE, LLC.
- FINAL TREE LOCATIONS TO BE FIELD LOCATED BASED ON ACTUAL BUILT UTILITY, ROAD AND ALLEY/DRIVEWAY ALIGNMENTS. ALL TREES SHALL BE A MINIMUM OF 8' FROM UTILITY LINES AND 5' FROM DRIVEWAY.
- FOR TOTAL PLANT QUANTITIES AND LANDSCAPE TABLES, RE: SHEET 7.
- ALL SLOPES SHALL BE 4:1 MAX.
- FINAL LIGHTING LOCATIONS PENDING.
- ANY PROPOSED PLANTS IN THE SIGHT TRIANGLE MUST COMPLY WITH CITY REQUIRED VERTICAL REQUIREMENTS AND COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10: FENCING AND STRUCTURES SHALL NOT BE PERMITTED WITHIN SIGHT TRIANGLES.
- OWNER RESERVES THE RIGHT TO ADD AMENITIES AND FEATURES AS PER REQUEST OF COA.
- ANY SUCH CHANGES WILL BE DOCUMENTED IN MINOR ADMINISTRATIVE UPDATE.
- 4.04.2.10.1.03 TREES MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IF ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 84 INCHES ABOVE THE ROADWAY SURFACE. THE LOCATION OF THE TREES PLANTED, BASED ON THE TREE SPECIES' EXPECTED MATURE HEIGHT AND SIZE, SHALL NOT OBSTRUCT SIGHT VISIBILITY BY MORE THAN 25 PERCENT OF THE SIGHT TRIANGLE AREA.

LEGEND

- 5" BROOM FINISH CONCRETE PAVING W/ FIBER MESH
- 3/4" - 1-1/4" ANGULAR GRANITE GRAVEL WITH STEEL EDGING (3" DEPTH)
- ENHANCED (INTEGRAL COLOR) CONCRETE; BROOM FINISH, SAW CUT JOINT
- STONE OR CONCRETE WALL
- METAL EDGER
- LIMIT OF WORK
- ROW
- LOT LINE
- MATCHLINE
- STREET LIGHT
- EXISTING/NEW FIRE HYDRANT

TREES

Symbol	Key	Scientific Name	Common Name
	ACM	<i>Acer miyabei</i> 'Morton'	State Street Maple
	AJE	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Red Maple
	HAK	<i>Celtis occidentalis</i>	Common Hackberry
	KCT	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
	PIP	<i>Picea pungens</i> 'Bacheri'	Colorado Blue Spruce
	PNN	<i>Pinus heldreichii</i>	Bonsnian Pine
	PNS	<i>Pinus sylvestris</i>	Scotch Pine
	PON	<i>Pinus ponderosa</i>	Ponderosa Pines

SHRUBS

Symbol	Key	Scientific Name	Common Name
	COR	<i>Cornus sericea</i> 'Isanti'	Isanti Dogwood
	CSE	<i>Cornus sericea</i>	Red Twig Dogwood
	PCG	<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha
	PIS	<i>Pinus sylvestris</i>	Creeping Scotch Pine 'Hillside Creeper'
	PRU	<i>Prunus pumila</i> var. <i>besseyi</i> 'P011S' PAWNEE BUTTES	Western Sand Cherry
	RHA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac (Rhus)
	SMC	<i>Spiraea japonica</i> 'Magic Carpet'	Japanese Meadowsweet

PERENNIALS AND ORNAMENTAL GRASSES

Symbol	Key	Scientific Name	Common Name
	AGA	<i>Agastache</i> 'Ava'	Hummingbird Mint
	BOG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue Grama
	COS	<i>Cortaderia selloana</i>	Pampas Grass
	CER	<i>Centranthus ruber</i>	Red Valerian
	LTS	<i>Liatris spicata</i> 'Floristan White'	Gayfeather
	MUR	<i>Muhlenbergia reverchonii</i> 'PUND01S'	Undaunted Ruby Muhly
	PAV	<i>Panicum virgatum</i> 'Shenandoah'	Switchgrass
	PEA	<i>Perovskia atriplicifolia</i> 'Little Spire'	Russian sage
	RAC	<i>Ratibida columnifera</i>	Mexican Hat Plant
	SZA	<i>Schizachyrium scoparium</i>	Little Bluestem

MIXES (SEEDED + PLANTED, AS NOTED)

Symbol	Key	TYPE	MIX
	MIX A	Warm Season Native Grass Mix	<i>Bouteloua gracilis</i> , <i>Bouteloua dactyloides</i>
	MIX B	Cool Season Native Grass Mix	<i>Koeleria macrantha</i> , <i>Oryzopsis hymenoides</i> , <i>Elymus trachycaulus</i> , <i>Elymus lanceolatus</i> , <i>Pascopyrum smithii</i> , <i>Stipa comata</i> , <i>Stipa viridula</i> , <i>Trifolium incarnatum</i> , <i>Penstemon eatonii</i> , <i>Cosmos sulphureus</i>
	SOD	Cool Season Drought Resistant Sod	Kentucky, Texas, and Hybrid