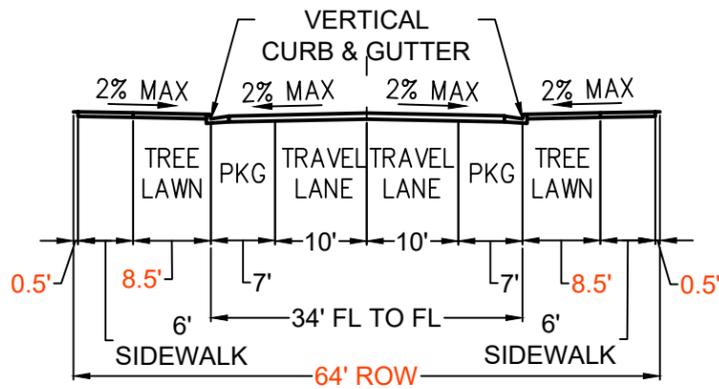
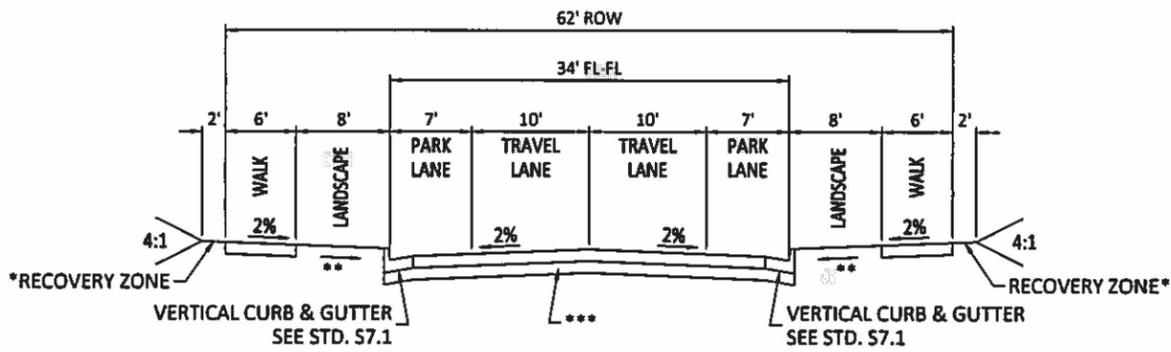


PAINTED PRAIRIE PROPOSED SECTION



E. 62ND AVENUE N. JEBEL STREET, N.
KILLARNEY STREET, N. KIRK STREET, AND
N. JERICO WAY
SOUTH OF E 62ND DRIVE
SCALE: 1" = 20'

CITY OF AURORA STANDARD SECTION



NEIGHBORHOOD - 2 LANES

*MAY BE REDUCED OR ELIMINATED WHERE PRIVATE IMPROVEMENTS ENCROACH WITHIN THIS ZONE. BUILDING FOUNDATIONS SHALL NOT EXTEND INTO PUBLIC RIGHT-OF-WAY.

**GENERALLY, THE LANDSCAPED TREE LAWN SHALL HAVE A TRANSVERSE SLOPE OF 2%. HOWEVER, ON A CASE BY CASE BASIS THIS TRANSVERSE SLOPE MAY BE INCREASED TO A MAXIMUM OF 4:1 WITH PRIOR APPROVAL FROM THE CITY ENGINEER.

*** COMPOSITE PAVEMENT SECTION. EXTEND BASE COURSE TO BOTTOM BACK OF CURB. TRENCH DRAIN MAY BE REQUIRED TO DRAIN BASE COURSE, DEPENDING ON GEOTECHNICAL FINDINGS.

NOTE:
25' CLEAR MINIMUM PAVED SURFACE SHALL BE PROVIDED EVERY 150' OF ROAD LENGTH FOR EMERGENCY VEHICLE SETUP, SEE STD. S23.1

City of Aurora, Colorado	URBAN CENTER & TOD TRANSITION ZONE ROADWAY CLASSIFICATIONS AND TYPICAL CROSS SECTIONS	S1.9
<i>Kevin Wegner</i> CITY ENGINEER	10/11/2016 DATE	

RESIDENTIAL ZONE STREET SECTION

NOTES:

1. FLOW LINE TO FLOW LINE WIDTHS ARE IDENTICAL.
2. FIRE TRUCK ACCESS IS PROVIDED PER COA STANDARD.
3. 62ND AVE PROVIDES A WIDER LANDSCAPE AREA BY 0.5' ON EACH SIDE, PREVIOUSLY DISCUSSED WITH CITY OF AURORA.
4. 62ND AVE PROVIDES A 0.5' RECOVERY ZONE ON EACH SIDE WITHIN THE ROW SIMILAR TO A LOCAL TYPE 1 STREET (S1.1).
5. 61ST DRIVE MATCHES APPROVED PAINTED PRAIRIE MASTER PLAN STREET SECTION.

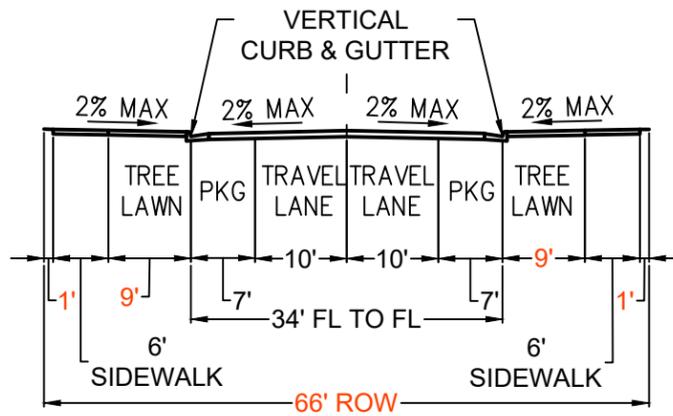
01/27/2021

EXHIBIT 1 - 64' ROW - RESIDENTIAL STREET SECTION
PAINTED PRAIRIE TOWN CENTER



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.evline.net
westwoodps.com

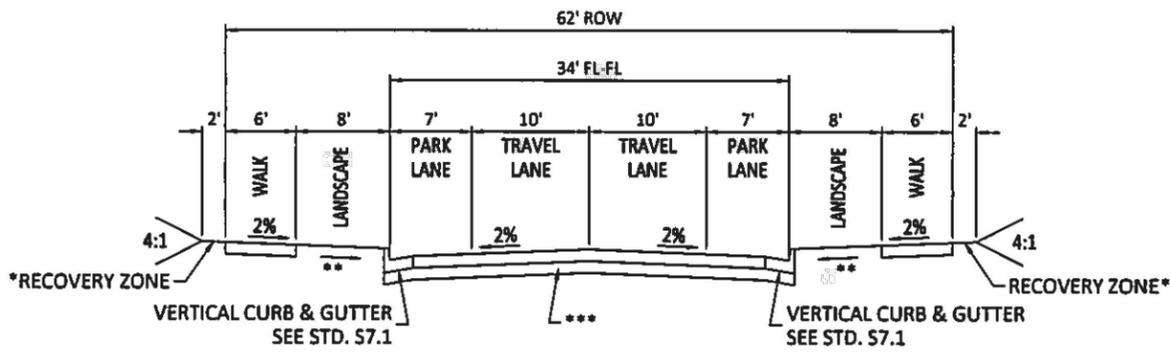
PAINTED PRAIRIE PROPOSED SECTION



E. 61ST DRIVE
SCALE: 1" = 20'

*PER PP MASTER PLAN, SEE NOTE 2

CITY OF AURORA STANDARD SECTION



NEIGHBORHOOD - 2 LANES

*MAY BE REDUCED OR ELIMINATED WHERE PRIVATE IMPROVEMENTS ENCROACH WITHIN THIS ZONE. BUILDING FOUNDATIONS SHALL NOT EXTEND INTO PUBLIC RIGHT-OF-WAY.

**GENERALLY, THE LANDSCAPED TREE LAWN SHALL HAVE A TRANSVERSE SLOPE OF 2%. HOWEVER, ON A CASE BY CASE BASIS THIS TRANSVERSE SLOPE MAY BE INCREASED TO A MAXIMUM OF 4:1 WITH PRIOR APPROVAL FROM THE CITY ENGINEER.

*** COMPOSITE PAVEMENT SECTION. EXTEND BASE COURSE TO BOTTOM BACK OF CURB. TRENCH DRAIN MAY BE REQUIRED TO DRAIN BASE COURSE, DEPENDING ON GEOTECHNICAL FINDINGS.

NOTE:
25' CLEAR MINIMUM PAVED SURFACE SHALL BE PROVIDED EVERY 150' OF ROAD LENGTH FOR EMERGENCY VEHICLE SETUP, SEE STD. S23.1

City of Aurora, Colorado	URBAN CENTER & TOD TRANSITION ZONE ROADWAY CLASSIFICATIONS AND TYPICAL CROSS SECTIONS	S1.9
 CITY ENGINEER	10/11/2016 DATE	

RESIDENTIAL ZONE STREET SECTION

NOTES:

1. FLOW LINE TO FLOW LINE WIDTHS ARE IDENTICAL.
2. FIRE TRUCK ACCESS IS PROVIDED PER COA STANDARD.
3. 61ST DRIVE MATCHES APPROVED PAINTED PRAIRIE MASTER PLAN STREET SECTION.

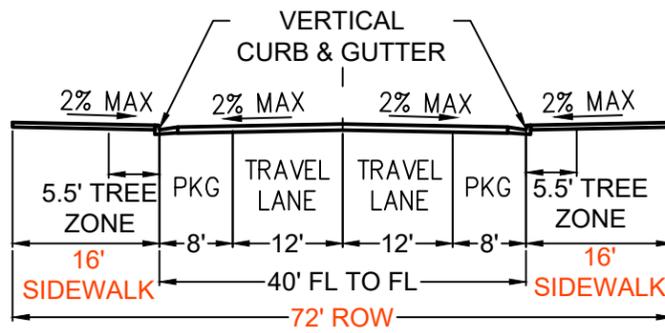
01/27/2021

EXHIBIT 2 - 64' ROW - EAST 61ST DRIVE
PAINTED PRAIRIE TOWN CENTER



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.evline.net
westwoodps.com

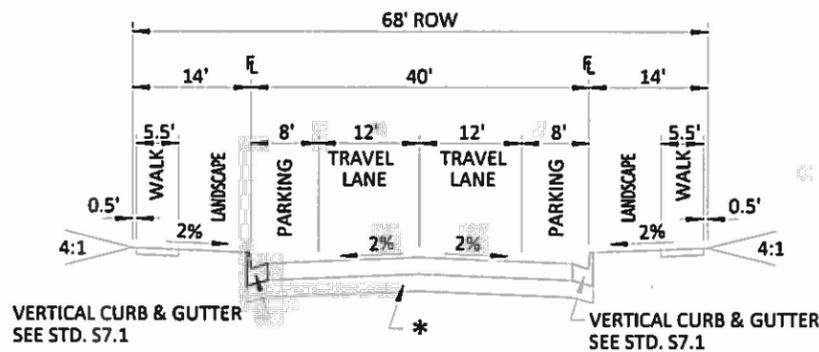
PAINTED PRAIRIE PROPOSED SECTION



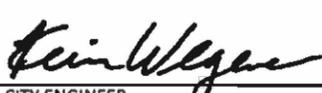
E. 62ND DRIVE, E. 63RD DRIVE, & N. KIRK STREET

SCALE: 1" = 20'

CITY OF AURORA STANDARD SECTION



LOCAL TYPE 3

City of Aurora, Colorado	LOCAL ROADWAY CLASSIFICATIONS AND TYPICAL CROSS SECTIONS	S1.2
 CITY ENGINEER	11/01/2016 DATE	

COMMERCIAL ZONE STREET SECTION

NOTES:

1. FLOW LINE TO FLOW LINE WIDTHS ARE IDENTICAL.
2. FIRE TRUCK ACCESS IS PROVIDED PER COA STANDARD.
3. THE TOWN CENTER SECTION PROVIDES A 16FT WIDE SIDEWALK WITH TREE GRATES, SIMILAR TO MAIN STREET PARALLEL PARKING S1.12. THIS IS PER DISCUSSION WITH SARAH WILE AND KELLY BISH.

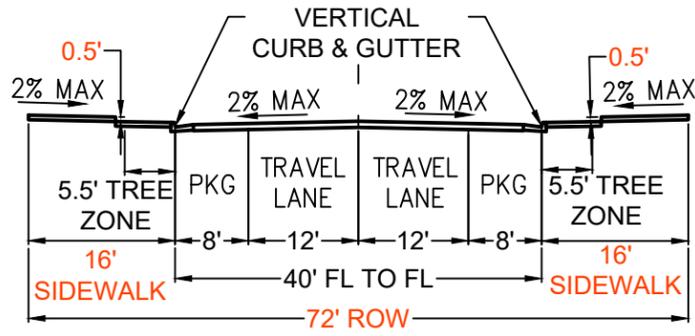
01/27/2021

EXHIBIT 3 - 72' ROW - URBAN STREET SECTION
PAINTED PRAIRIE TOWN CENTER



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.cvlinc.net
westwoodps.com

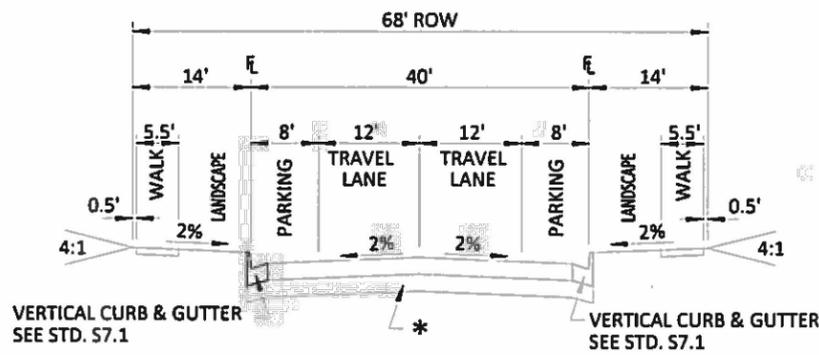
PAINTED PRAIRIE PROPOSED SECTION



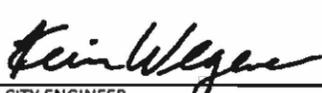
E. 63RD AVENUE

SCALE: 1" = 20'

CITY OF AURORA STANDARD SECTION



LOCAL TYPE 3

City of Aurora, Colorado	LOCAL ROADWAY CLASSIFICATIONS AND TYPICAL CROSS SECTIONS	S1.2
 CITY ENGINEER	11/01/2016 DATE	

COMMERCIAL ZONE STREET SECTION

NOTES:

1. FLOW LINE TO FLOW LINE WIDTHS ARE IDENTICAL.
2. FIRE TRUCK ACCESS IS PROVIDED PER COA STANDARD.
3. THE TOWN CENTER SECTION PROVIDES A 16FT WIDE SIDEWALK WITH TREE GRATES, SIMILAR TO MAIN STREET PARALLEL PARKING S1.12. THIS IS PER DISCUSSION WITH SARAH WILE AND KELLY BISH.
4. 63RD AVENUE IS AN EMERGENCY OVERFLOW ROUTE FOR PHASE 2 AND PROVIDES AN ADDITIONAL 6 INCHES OF VERTICAL CLEARANCE BETWEEN THE SIDEWALK AND TREE GRATE AREA, IN ORDER TO ACCOMMODATE EMERGENCY OVERFLOW STORMWATER.

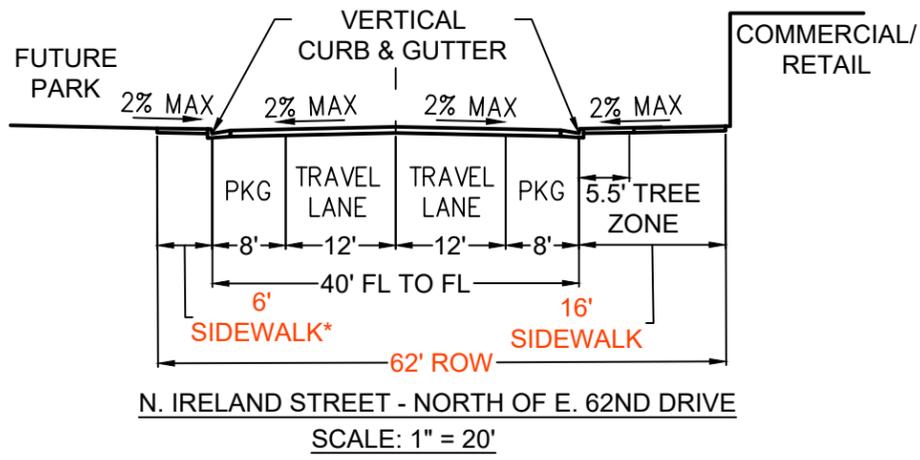
01/27/2021

EXHIBIT 4 - 72' ROW - EAST 63RD AVENUE
PAINTED PRAIRIE TOWN CENTER



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.evline.net
westwoodps.com

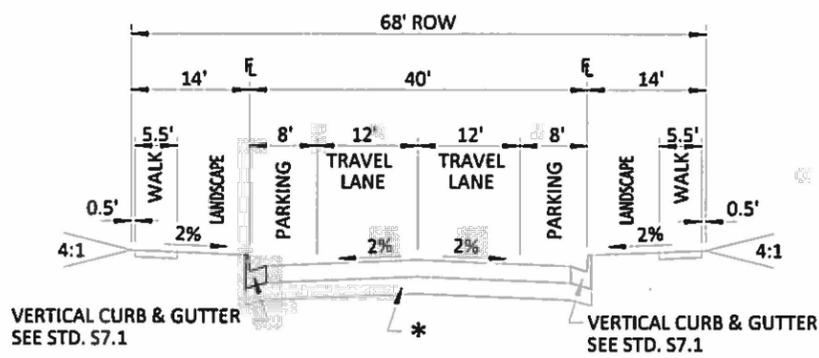
PAINTED PRAIRIE PROPOSED SECTION



COMMERCIAL STREET SECTION

*PER PP MASTER PLAN, SEE NOTE 2

CITY OF AURORA STANDARD SECTION



LOCAL TYPE 3

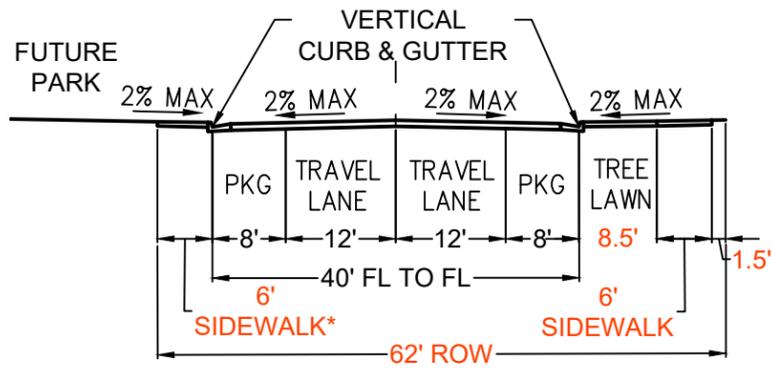
City of Aurora, Colorado	LOCAL ROADWAY CLASSIFICATIONS AND TYPICAL CROSS SECTIONS	S1.2
 CITY ENGINEER	11/01/2016 DATE	

NOTES:

1. FLOW LINE TO FLOW LINE WIDTHS ARE IDENTICAL.
2. FIRE TRUCK ACCESS IS PROVIDED PER COA STANDARD.
3. ON THE WEST, IRELAND STREET PROVIDES ATTACHED SIDEWALK TO MATCH PAINTED PRAIRIE MASTER PLAN STREET SECTION ADJACENT TO OPEN SPACE.
4. ON THE EAST, IRELAND STREET PROVIDES A 16FT WIDE SIDEWALK WITH TREE GRATES, SIMILAR TO MAIN STREET PARALLEL PARKING S1.12. THIS IS PER DISCUSSION WITH SARAH WILE AND KELLY BISH.

01/27/2021

PAINTED PRAIRIE PROPOSED SECTION



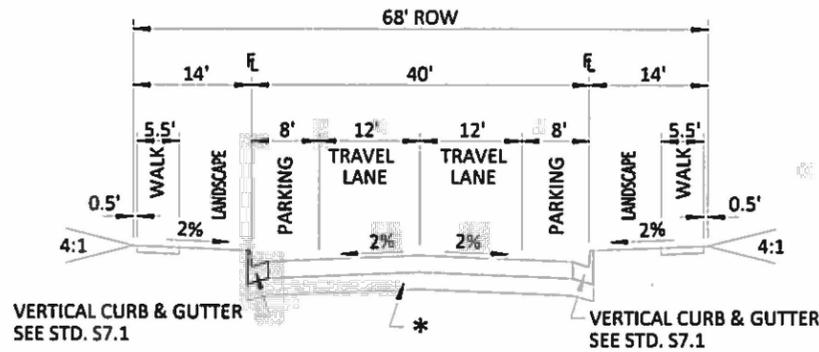
N. IRELAND STREET - SOUTH OF E. 62ND DRIVE

SCALE: 1" = 20'

RESIDENTIAL STREET SECTION

*PER PP MASTER PLAN, SEE NOTE 2

CITY OF AURORA STANDARD SECTION



LOCAL TYPE 3

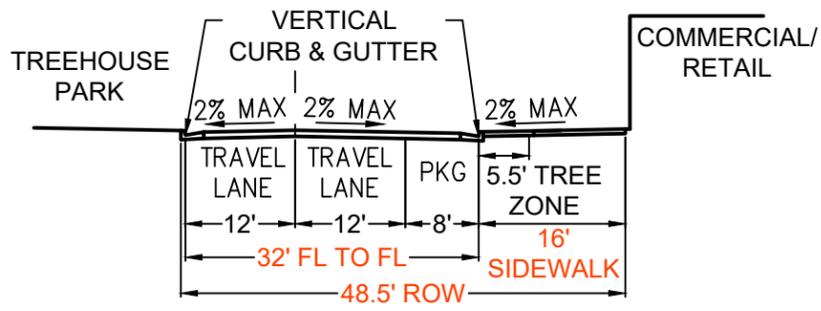
City of Aurora, Colorado	LOCAL ROADWAY CLASSIFICATIONS AND TYPICAL CROSS SECTIONS	S1.2
 CITY ENGINEER	11/01/2016 DATE	

NOTES:

1. FLOW LINE TO FLOW LINE WIDTHS ARE IDENTICAL.
2. FIRE TRUCK ACCESS IS PROVIDED PER COA STANDARD.
3. ON THE WEST, IRELAND STREET PROVIDES ATTACHED SIDEWALK TO MATCH PAINTED PRAIRIE MASTER PLAN STREET SECTION ADJACENT TO OPEN SPACE.
4. ON THE EAST, IRELAND STREET PROVIDES A 6' SIDEWALK WITH 8.5' TREE LAWN.

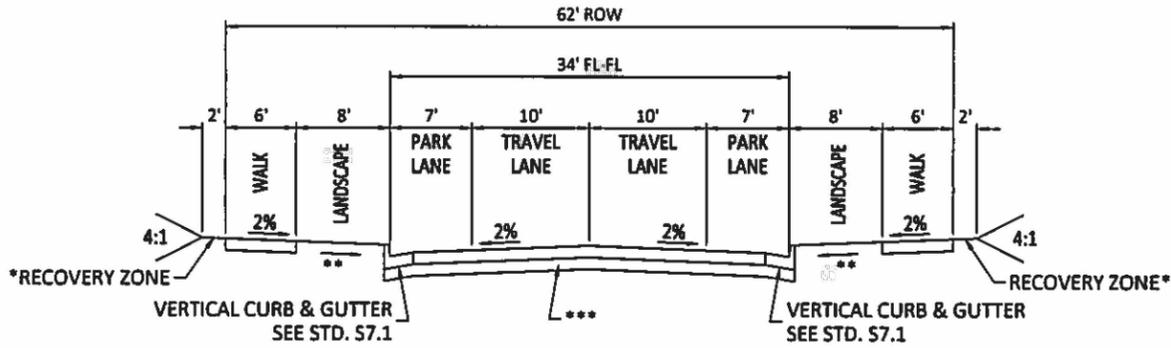
01/27/2021

PAINTED PRAIRIE PROPOSED SECTION



N. JEBEL STREET AND N. KILLARNEY STREET
 ADJACENT TO THE PARK BETWEEN 63RD DRIVE
 AND 62ND DRIVE
 SCALE: 1" = 20'

CITY OF AURORA STANDARD SECTION



NEIGHBORHOOD - 2 LANES

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NOTE:
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City of Aurora, Colorado	URBAN CENTER & TOD TRANSITION ZONE ROADWAY CLASSIFICATIONS AND TYPICAL CROSS SECTIONS	S1.9
 CITY ENGINEER	10/11/2016 DATE	

ADJACENT TO TREEHOUSE PARK

NOTES:

1. FLOW LINE TO FLOW LINE WIDTHS ARE VERY SIMILAR. BECAUSE PARKING IS NOT PROVIDED ADJACENT TO THE PARK, THE FL-FL IS 32FT. HOWEVER, THE PROPOSED PAINTED PRAIRIE SECTION HAS WIDER TRAVEL LANES AND A WIDER PARKING LANE THAN THE COA NEIGHBORHOOD SECTION SHOWN.
3. THE TOWN CENTER SECTION PROVIDES A 16FT WIDE SIDEWALK WITH TREE GRATES, SIMILAR TO MAIN STREET PARALLEL PARKING S1.12. THIS IS PER DISCUSSION WITH SARAH WILE AND KELLY BISH.

01/27/2021