

CITY OF AURORA SITE PLAN NOTES:

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 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. "ACCESSIBLE" EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. 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.
7. 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. 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. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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 THE CITY ENGINEER.
18. 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 PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CITY CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AND ADDRESS FOR THE METERS(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER 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.
19. THE 2015/2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDING TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) AT THE TIME THE STRUCTURE IS AT FINAL FRAMED AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE DC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE DC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 446-168(F)(6) SECTION 146-322(D) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	116,973 SF (2.685 AC)
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	28'-10"
TOTAL BUILDING COVERAGE AND GFA	9301 S.F. (8.0 %)
HARD SURFACE AREA	86827 S.F. (73.7 %)
LANDSCAPE AREA	15985 S.F. (13.7 %)
SIDEWALKS	5410 S.F. (4.6 %)
PRESENT ZONING CLASSIFICATION	MU-OI
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	195 SF
PROPOSED TOTAL SIGN AREA	138.38 SF*
PROPOSED NUMBER OF SIGNS	3 BUILDING SIGNS, 332' LED ACCENT LIGHTING
PROPOSED MONUMENT SIGN	N/A
PROPOSED MONUMENT SIGN AREA	N/A
PARKING SPACES REQUIRED	37
PARKING SPACES PROVIDED	183
ACCESSIBLE SPACES REQUIRED (VAN)	6 (1)
ACCESSIBLE SPACES PROVIDED (VAN)	6 (1)
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
TRAFFIC SIGNAGE	5 (2 EXISTING, 3 PROPOSED)
* 166.38 SF INCLUDING LED BORDER	6 (1)
IBC CONSTRUCTION TYPE	VB (W/ SPRINKLER)
IBC OCCUPANCY CLASS	ASSEMBLY GROUP A-2

LEGAL DESCRIPTION:

BLACKHAWK POINTE SUBDIVISION FILING NO. 3
(PARCEL 1)
A PORTION OF THE SW 1/4 OF SECTION 30, TOWNSHIP
4 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

BLACKHAWK POINTE
TEXAS ROADHOUSE
SITE PLAN WITH ADJUSTMENT AND
CONDITIONAL USE

BLACKHAWK POINTE SUBDIVISION FILING NO. 3 (PARCEL 1)
A PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

CONTACTS:

PLANNING:

CITY OF AURORA
PLANNING AND DEVELOPMENT SERVICES
(303)739-7259
ARIANA MUCA, PLANNER 1
AMUCAB@AURORA.GOV

FIRE DEPT:

CITY OF AURORA BUILDING DEPARTMENT
LIFE SAFETY DIVISION

GAS:

XCEL ENERGY
BUILDERS.CALLLINE@XCELENERGY.COM
800-628-2121

ENGINEERING:

CITY OF AURORA

ELECTRIC:

XCEL ENERGY
BUILDERS.CALLLINE@XCELENERGY.COM
800-628-2121

TELEPHONE:

CENTURY LINK
855-263-9576

WATER :

AURORA WATER
WATERENGINEERING@AURORA.GOV
TEL: (303) 739-7370

SEWER:

AURORA WATER
WATERENGINEERING@AURORA.GOV
TEL: (303) 739-7370

§ Signature Block

Blackhawk Pointe Texas Roadhouse Site Plan with Adjustment and Conditional Use

BLACKHAWK POINTE SUBDIVISION FILING NO. 3 A PORTION OF LOT 4, BLOCK 1

1

7 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.

I In witness thereof, MINN REIT, LP has caused these
(Corporation, Company, or Individual)

I presents to be executed this 28th day of October AD. 2024

By: Jonathan A. Adams Corporate
(Principals or Owners)

§ State of Colorado Florida)ss
County of Orange

7 The foregoing instrument was acknowledged before me this 28th day of October AD, 2024 by
Jonathan A. Adams
(Principals or Owners)

Witness my hand and official seal
Blair J. [Signature]
(Notary Public)

My commission expires 3-24-25 Notary Business Address 450 S. Orange Ave.
Suite 900, Orlando, FL 32801

CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 11/3/24

Planning Director: [Signature] Date: 10/30/24

Planning Commission: [Signature] Date: 11/4/24

City Council: N/A Date: N/A

Attest: [Signature] Date: N/A

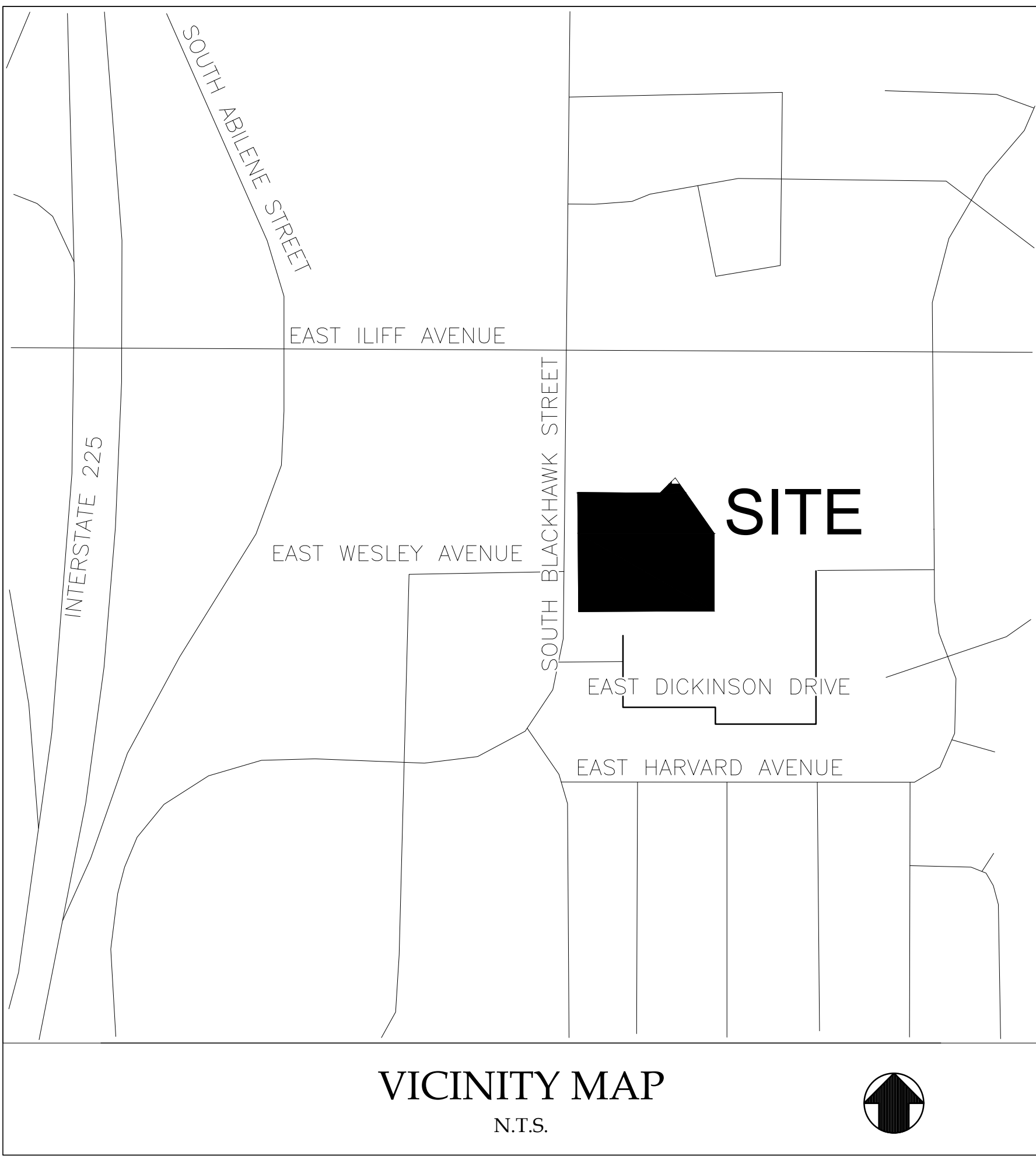
(City Clerk)

Database Approval Date _____

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of
Colorado at _____ o'clock _____ M, this _____ day of _____, AD, _____
Clerk and Recorder: _____ Deputy: _____

ADJUSTMENT & CONDITIONAL USE CHART

Blackhawk Pointe Texas Roadhouse Site Plan & Conditional Use with Adjustments		
Aurora Unified Development Ordinance Section 4.6.7	Proposed Adjustment	Justification
Table 4.6-6 requires restaurants to have 7 stacking spaces of which 4 must be located before ordering station	To reduce the number of stacking spaces for the drive-thru lane to 3 spaces.	There is no ordering station as orders will not be placed at this drive thru. It is a pickup window only for online or call ahead orders. There are 4 designated to-go pick up stalls designated to support the drive-thru operation.
Aurora Unified Development Ordinance Section 3.2	Proposed Accessory Use	
Permitted Use Table 3.2.1 lists drive-up or drive-through facility as a conditional use in the MU-OI zoned properties	The proposed restaurant will include a drive-up window for customers to pick up to-go orders	



VICINITY MAP
N.T.S.



DEVELOPER:

TEXAS ROADHOUSE HOLDINGS, LLC
CONTACT: CATLIN KINCAID
6040 DUTCHMANS LANE, STE 400
LOUISVILLE, KY 40205
TEL: (502) 855-5556

ENGINEER:

GreenbergFarrow

CONTACT: RYAN SCOTT

30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614

EMAIL: RSCOTT@GREENBERGFARROW.COM

LANDSCAPE:

GreenbergFarrow

CONTACT: DENNIS JARRARD

21 SOUTH EVERGREEN AVENUE, SUITE 200
ARLINGTON HEIGHTS, IL 60005

EMAIL: JTING@GREENBERGFARROW.COM

SURVEYOR:

CLARK LAND SURVEYOR, INC.
16543 E. MANNING AVENUE
177 S. TIFFANY DR.
PUEBLO WEST, CO 81007
TEL: (719) 633-8533

GEOTECHNICAL ENGINEER:

TERRACON CONSULTANTS, INC.

CONTACT: SCOTT MYERS, P.E.

10625 WEST I-70 FRONTAGE ROAD NORTH, SUITE 3
WHEAT RIDGE, COLORADO 80033

TEL: (303) 423-3300
PROJECT NO. 25215330

JOB NO. 20200123

SHEET 1 COVER SHEET



Know what's below.
Call before you dig.

BLACKHAWK POINTE TEXAS ROADHOUSE SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE

BLACKHAWK POINTE SUBDIVISION FILING NO. 3 (PARCEL 1)
A PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

PROPOSED LEGEND:

	PROPERTY LINE
	PROPOSED CONCRETE BARRIER CURB
	PROPOSED SANITARY SEWER GREASE INTERCEPTOR
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER METER AND BACKFLOW ASSEMBLY
	PROPOSED SITE LIGHTING
	PROPOSED ADA ACCESS
	PROPOSED BIKE RACK
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED PEDESTRIAN STREET LIGHT
	EXISTING SIGN TO BE REMOVED
	PROPOSED SIGN
	PROPOSED SIGHT TRIANGLE AT NORTHERLY DRIVEWAY
	PROPOSED SIGHT TRIANGLE AT SOUTHERLY DRIVEWAY
	PROPOSED COMMON AREA, MIN. 400 SF

EXISTING LEGEND:

	SITE BENCHMARK
	FOUND MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	STREET ADDRESS
	CALCULATED BEARING AND/OR DISTANCE
	MEASURED BEARING AND/OR DISTANCE
	RECORD BEARING AND/OR DISTANCE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET (ROUND)
	STORM INLET (RECTANGLE)
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WATER MANHOLE
	LIGHT POLE
	ELECTRIC TRANSFORMER
	ELECTRIC BOX
	CONIFEROUS TREE
	DECIDUOUS TREE
	TELEPHONE VAULT
	TELEPHONE PEDestal
	HANDICAP PARKING
	REGULAR PARKING SPACES
	LANDSCAPED AREA
	BOLLARD
	SIGN
	ENCROACHMENT
	EXCEPTION NUMBER
	PICKET FENCE
	GUARD RAIL
	CULVERT

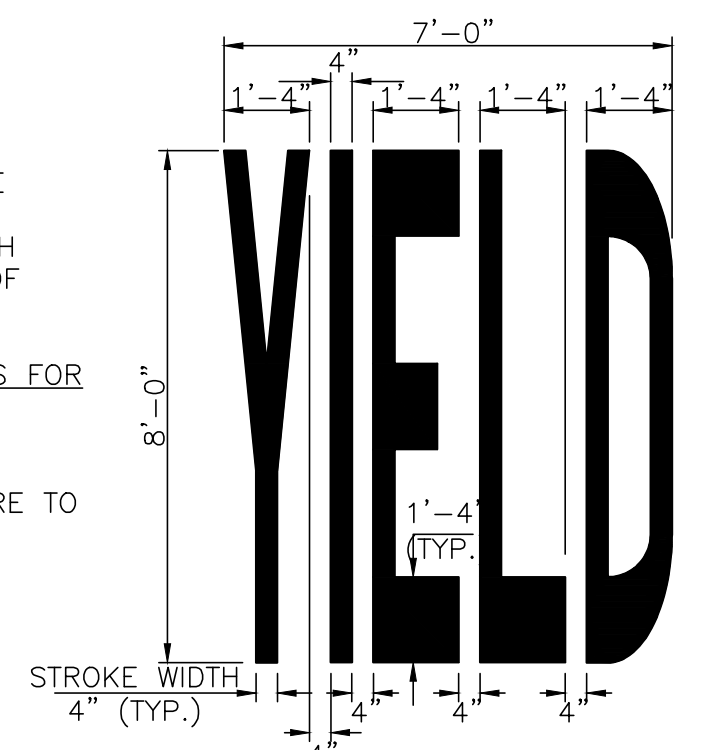
NOTE:
DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB
RAMPS WITHIN RIGHT OF WAY OR ALONG AN
ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE
CIVIL PLANS.

NOTE:
PROPOSED STREET LIGHT LOCATIONS ARE
CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED
WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE
STREET LIGHTING PLANS IN THE CIVIL PLAN
SUBMITTAL.

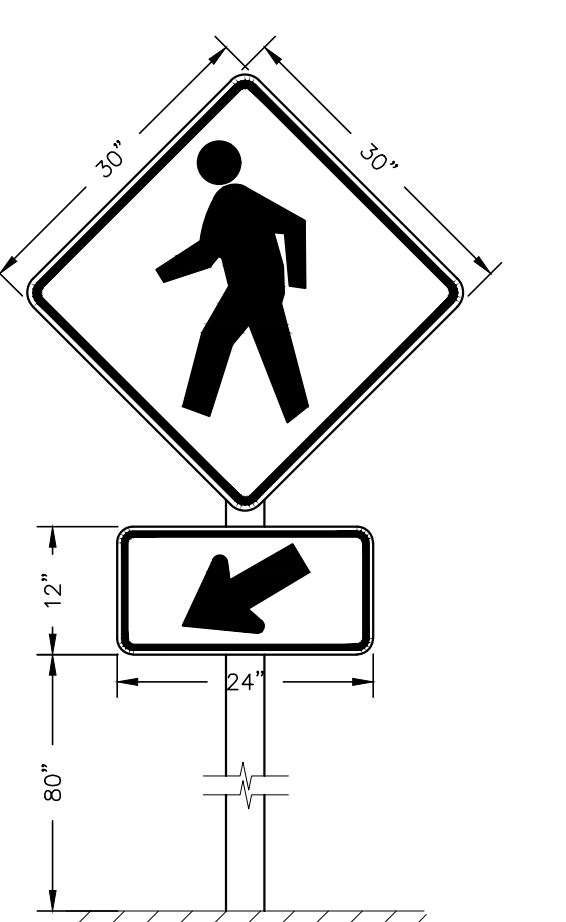
2

NOTE:

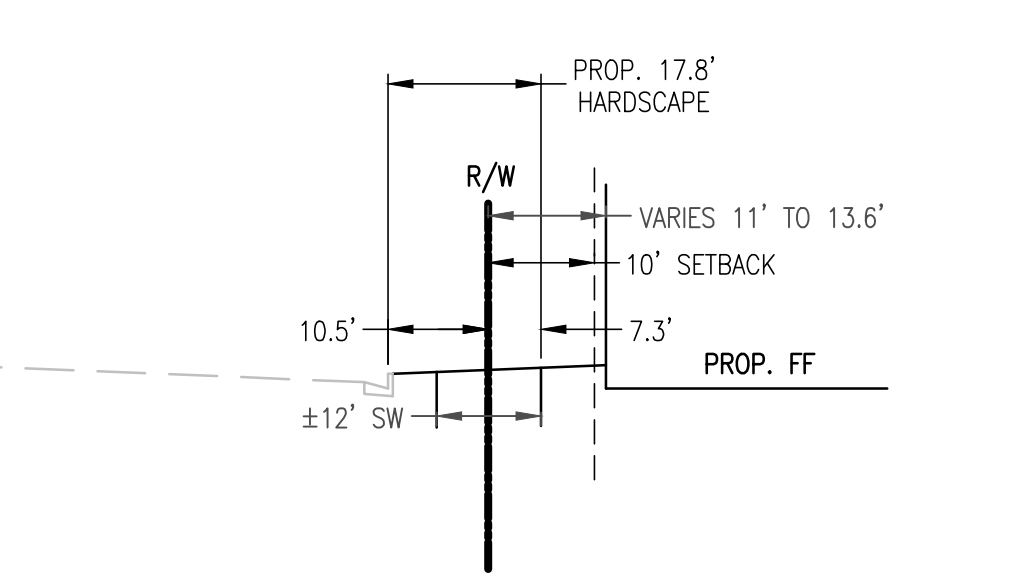
- WORDS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 319.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THESE WORDS ARE TO BE PAINTED RETROREFLECTIVE WHITE.



"YIELD" PAVEMENT MARKING DETAIL
N.T.S.

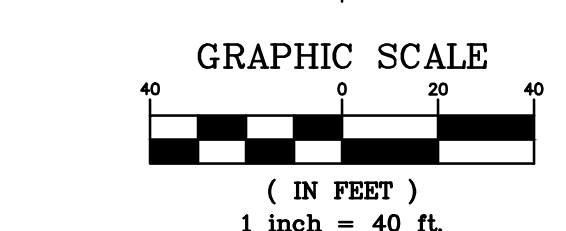
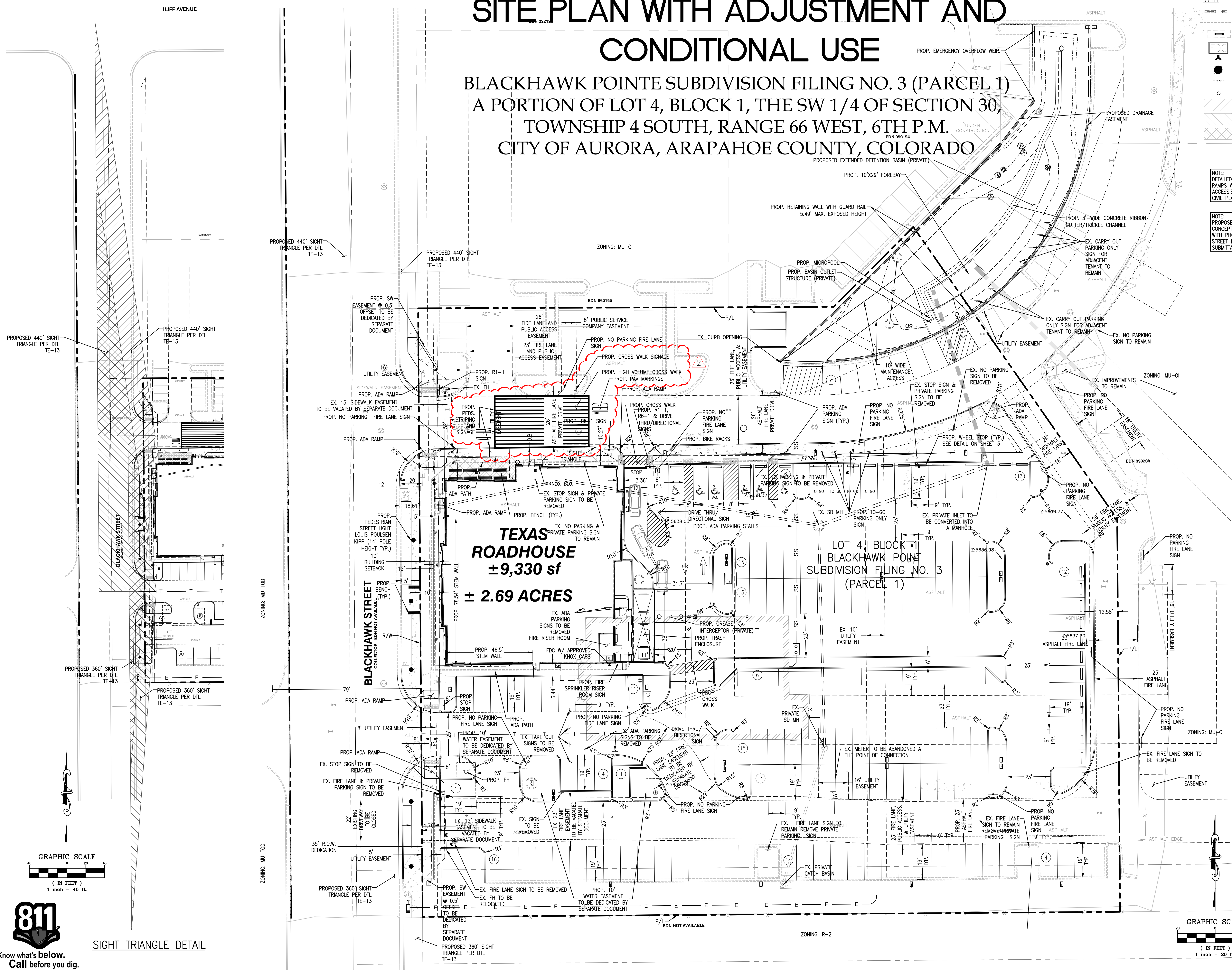


"PEDESTRIAN CROSSING" SIGN DETAIL
N.T.S.

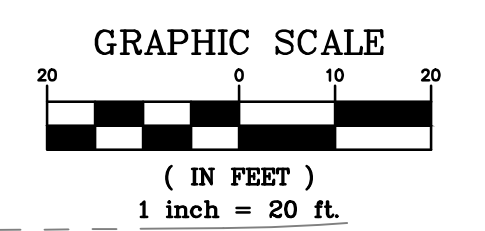


BLACKHAWK STREET TYPICAL SECTION
N.T.S.

SHEET 2 SITE PLAN



SIGHT TRIANGLE DETAIL



BLACKHAWK POINTE TEXAS ROADHOUSE SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE

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TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

EDN 222120

EDN 960155

EDN 990194

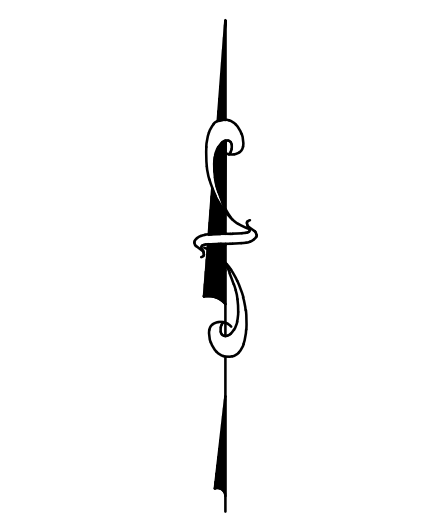
EDN NOT AVAILABLE

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE BARRIER CURB
- PROPOSED CONCRETE CURB AND GUTTER
- GRADE BREAK
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- FFE: FINISHED FLOOR ELEVATION
- TC: TOP OF CURB ELEVATION
- FS: FINISHED SURFACE ELEVATION
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAIN INLET
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED WATER METER IN UNDER GROUND VAULT
- PROPOSED SITE LIGHTING
- PROPOSED ELECTRIC LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED 6" DIP FIRE SERVICE LINE (PRIVATE)
- PROPOSED DOMESTIC WATER LINE
- PROPOSED IRRIGATION WATER LINE
- PROPOSED INLET
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX CAPS
- PROPOSED FIRE HYDRANT

EXISTING LEGEND:

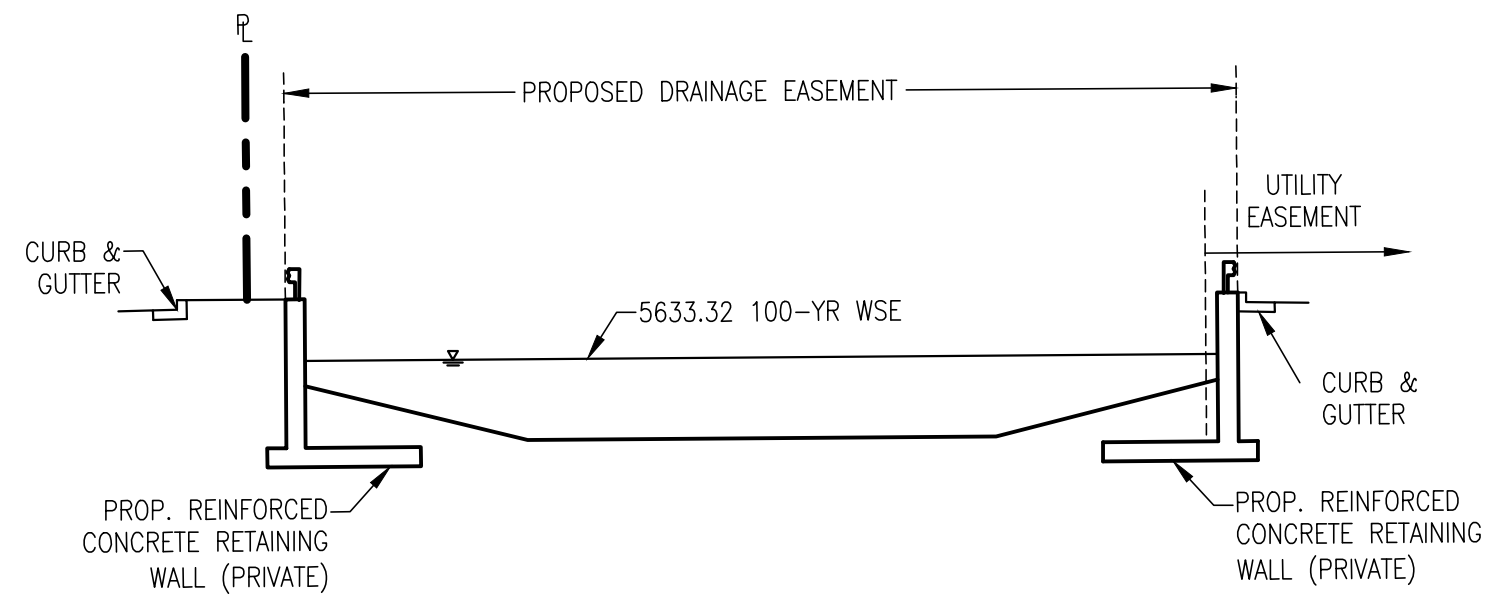
- SITE BENCHMARK
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- STREET ADDRESS
- CALCULATED BEARING AND/OR DISTANCE
- MEASURED BEARING AND/OR DISTANCE
- RECORD BEARING AND/OR DISTANCE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET (ROUND)
- STORM INLET (RECTANGLE)
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- CONIFEROUS TREE
- DECIDUOUS TREE
- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- HANDICAP PARKING
- REGULAR PARKING SPACES
- LANDSCAPED AREA
- BOLLARD
- SIGN
- ENCROACHMENT
- EXCEPTION NUMBER
- STORM LINE (UNDERGROUND)
- PICKET FENCE
- WATER LINE (UNDERGROUND)
- ELECTRIC LINE (UNDERGROUND)
- GUARD RAIL
- CULVERT
- SANITARY LINE (UNDERGROUND)
- GAS LINE (UNDERGROUND)
- TELEPHONE LINE (UNDERGROUND)
- FINISHED FLOOR ELEVATION



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

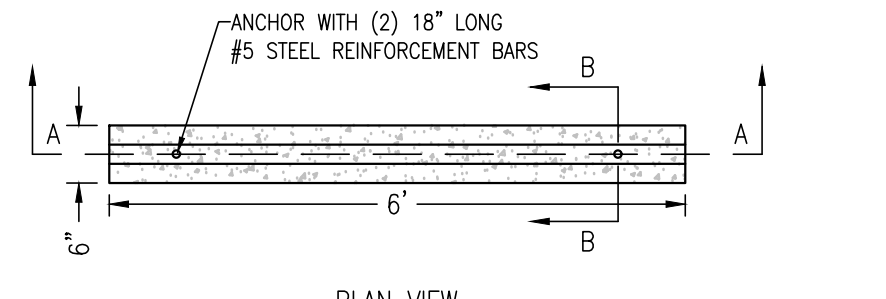
ALL ON-SITE STORM PIPES SHOWN ARE PRIVATELY MAINTAINED

SHEET 3 GRADING AND UTILITY PLAN

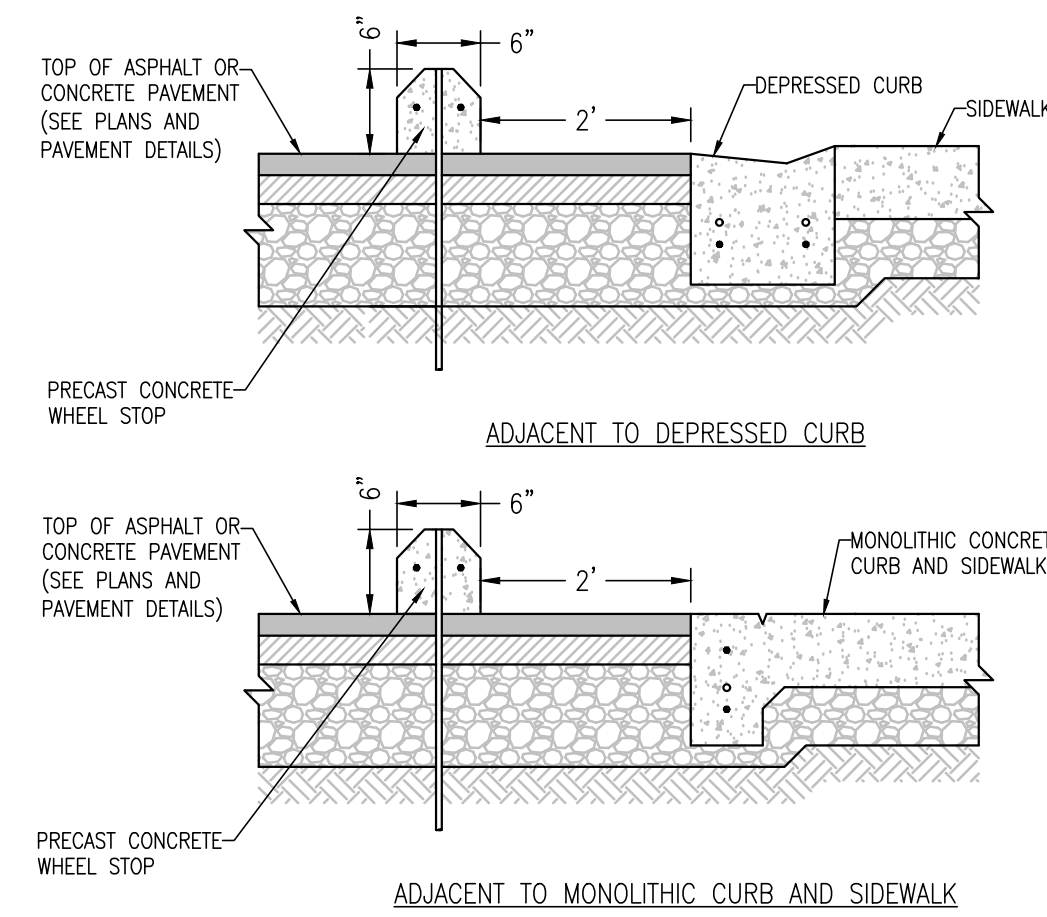


SECTION A-A (PRIVATE)

NTS



SECTION B-B



CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



Know what's below.
Call before you dig.

LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS REQUIRED PROVIDED


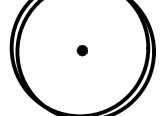



DETENTION POND PLANTING 0 0
-1 TREE AND 10 SHRUBS FOR EVERY 4000 SF
ABOVE THE 100 YEAR WATER SURFACE ELEVATION.
THIS ELEVATION IS 5633.32
- SURFACE AREA ABOVE THIS ELEVATION IS 400 SF.
- THE AREA ABOVE THE 100-YEAR WATER SURFACE ELEVATION
DOES NOT MEET THE MINIMUM LANDSCAPE REQUIREMENTS.

BUILDING PERIMETER
REQUIREMENT: 1 TREE OR TREE EQUIVALENT PER 40 LF OF BUILDING FACE
WEST SIDE (106') 3 TREES, 30 SHRUBS 3 TREES, 26 SHRUBS
SOUTH SIDE (97') 2 TREES, 30 SHRUBS 2 TREES, 35 SHRUBS
NORTH SIDE (97') 2 TREES, 20 SHRUBS 21 SHRUBS

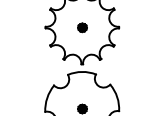
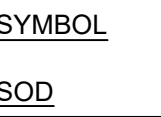
WATER USE PERCENTAGES


HIGH (X) 0%
MEDIUM (XX) 24%
LOW (XXX) 76%

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT
TREES							
	AF	11	ACER RUBRUM 'FRANKSRED' TM 3 TREES COUNT TOWARD TREE MITIGATION	RED SUNSET MAPLE	B & B	2.5" CAL	XX
	CO	6	CELTIS OCCIDENTALIS STRONG CENTRAL LEADER	COMMON HACKBERRY	B & B	2.5" CAL	XX
	GS	16	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' STRONG CENTRAL LEADER	SKYLINE HONEY LOCUST	B & B	2.5" CAL	XXX
	JCF	6	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW JUNIPER	B & B	7' HT.	XX
	QB	7	QUERCUS BICOLOR STRONG CENTRAL LEADER	SWAMP WHITE OAK	B & B	2.5" CAL	XXX

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
SHRUBS						
	AP	14	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	
	BC	246	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL	
	CSF	25	CORNUS SERICEA 'FARROW' TM	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	
	JCG	25	JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST® JUNIPER	CONT.	36" HT. MIN.
	JBC	42	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	
	SMK	53	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	5 GAL	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
ORNAMENTAL GRASSES					
	PVS	74	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL
	PAH	113	PENNISETUM ALOPECUROIDES 'HAMELIN'	HAMELIN FOUNTAIN GRASS	1 GAL

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
SOD					
	FA	1,099 SF	FESTUCA ARUNDINACEA	TALL FESCUE	SOD

NATIVE GRASS SEED MIX			
AGROPYRON CRISTATUM	EPHRAIM CRESTED WHEATGRASS	30%	
FESTUCA OVINA	SHEEP FESCUE	25%	
LOLIUM PERENNE	PERENNIAL RYE	20%	
FESTUCA RUBRA	CHEWINGS FESCUE	15%	
POA COMPRESSA	CANADA BLUEGRASS	10%	

RIVER ROCK MULCH, GREY COLOR, 5"-7" SIZE

SHREDDED BARK MULCH

SITE DATA TABLE:

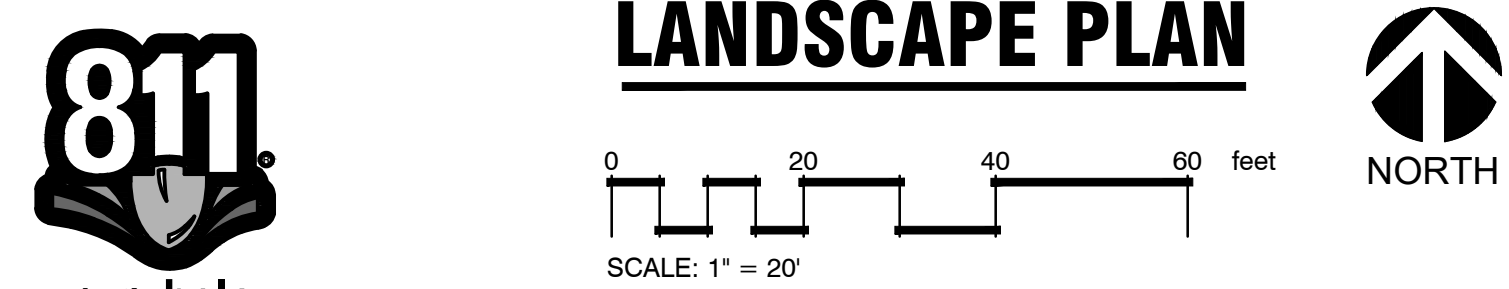
SITE DATA	AREA IN S.F.	PERCENTAGE %
TOTAL SITE AREA: 2.69 ACRES	117,176 S.F.	100 %
BUILDING AREA:	9,301 S.F.	8.0 % OF NET
HARD SURFACE AREA: *	86,827 S.F.	73.7 % OF NET
SIDEWALKS AND PATIO:	4,860 S.F.	4.1 % OF NET
LANDSCAPE AREA: **	15,988 S.F.	13.6 % OF NET
MAXIMUM AREA OF COOL SEASON GRASSES ALLOWED	5,275 S.F.	33 %
PERCENT OF COOL SEASON GRASSES PROVIDED	5,328 S.F.	33 %

*HARDSCAPE SURFACE AREA CALCULATION INCLUDES: DRIVES AND PARKING
**LANDSCAPE SURFACE AREA CALCULATION INCLUDES: IRRIGATED SOD, IRRIGATED NATIVE SEED AND PLANT BEDS.

STREET FRONTAGE LANDSCAPE TABLE:

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. 1 / 35 LF	TREES PROVIDED
A	S. BLACKHAWK DRIVE	275 LF	EXCLUDING ENTRANCE DRIVES	8	6*

*DUE TO THE PRESENCE OF UTILITIES AND CONFIGURATION OF THE SIDEWALK TWO OF THE STREET TREES COULD NOT BE ACCOMMODATED ALONG THE STREET AND HAVE BEEN RELOCATED TO THE SOUTHERN BUFFER.



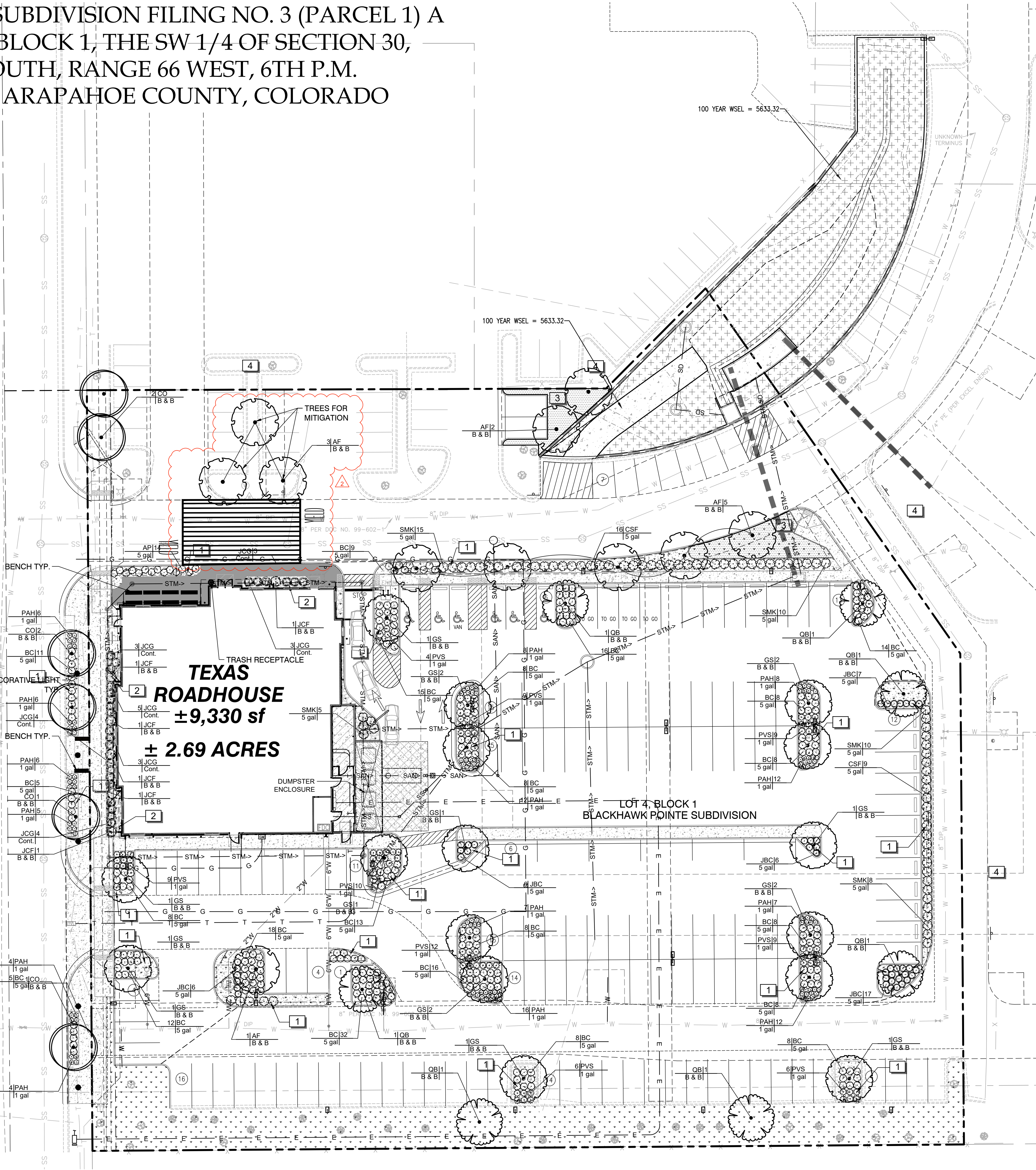
BLACKHAWK POINTE
TEXAS ROADHOUSE
SITE PLAN

BLACKHAWK POINTE SUBDIVISION FILING NO. 3 (PARCEL 1) A
PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

LANDSCAPE NOTES:

- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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.
- 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.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOIL SAMPLES FROM SOIL AND NATIVE OR FILL SOILS AT THE SITE AND SUBMITTING THEM TO AN APPROVED SOIL TESTING LABORATORY, AND OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS AND FERTILIZATION OF SPECIFIED PLANT MATERIAL AT A MINIMUM ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12 LBS. /1000 SF OF 10-10-10 FERTILIZER.
- ALL PLANTING AREAS, SHRUB BEDS AND TREES SHALL BE MULCHED WITH A MINIMUM COMPACTED DEPTH OF THREE (3) INCHES OF MULCH AS SPECIFIED, PRIOR TO MULCHING APPLY A PRE-EMERGENT HERBICIDE (APPROVED BY OWNER) AS RECOMMENDED BY THE MANUFACTURER, TO PREVENT RECURRING WEED AND GRASS GROWTH.
- PLANT BEDS ADJACENT TO TEXAS ROADHOUSE BUILDING ARE TO HAVE 5-7" LENGTH COBBLESTONE INSTALLED ON WEED BARRIER. STONES TO BE HAND PLACED SO AS NOT TO DAMAGE PLANT MATERIAL DURING INSTALLATION.
- ALL DISTURBED AREAS SHALL RECEIVE 4" MINIMUM OF TOPSOIL (COMPACTED) AND GRASSED WITH SOD OR SEED AS INDICATED ON PLAN.
- TOPSOIL, SHALL BE FERTILE, FRIABLE AND REPRESENTATIVE OF LOCAL PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND FREE OF CLAY LUMPS, SUBSOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONES, ROOTS, STICKS AND OTHER EXTRANEOUS MATERIALS; NOT FROZEN OR MUDDY. PH OF TOPSOIL TO RANGE BETWEEN 5.5 AND 7.5.
- SODDED AREAS SHALL BE GRASSED WITH SPECIES PER THE PLANT SCHEDULE. SOD SHALL BE LAID WITH CLOSE, TIGHT FITTING JOINTS, WHICH SHALL BE LAID IN ROWS PARALLEL TO THE CONTOUR LINES. ALL SODDED AREAS SHALL BE ROLLED TO ACHIEVE A SMOOTH, UNIFORM LAWN.
- ALL TREES LOCATED IN GRASSED AREAS SHALL BE PLANTED AS PER DETAIL AND MULCHED WITH AT LEAST FOUR (4) FOOT DIAMETER OF SHREDDED BARK MULCH, TO A MINIMUM 3" DEPTH.
- SHRUB BEDS SHALL BE MOUNDED WITH TOPSOIL A MINIMUM OF 6" ABOVE TOP OF CURB AND SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED BARK MULCH.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR THE 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A FIVE-FOOT (5') CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

BLACKHAWK STREET



BLACKHAWK POINTE
TEXAS ROADHOUSE
SITE PLAN

BLACKHAWK POINTE SUBDIVISION FILING NO. 3 (PARCEL 1) A
PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

INVENTORY OF TREES
at 14150 ILIFF AVENUE

NUMBER	SPECIES	DIAMETER	CONDITION	MITIGATED
1	COTTONWOOD	18"	65%	12"
2	COTTONWOOD	21"	50%	11"
3	LITTLE LEAF LINDEN	5"	65%	3"
4	LITTLE LEAF LINDEN	5"	45%	2"
5	SPRUCE	11"	90%	10"
6	LITTLE LEAF LINDEN	9"	70%	6"
7	LITTLE LEAF LINDEN	7"	50%	4"
8	LITTLE LEAF LINDEN	10"	70%	7"
9	HAWTHORN	5"	70%	4"
10	RUSSIAN OLIVE	21"	60%	13"
11	ASH	10"	35%	4"
12	ASH	10"	20%	2"
13	ASH	12"	60%	7"
14	ASH	10"	10%	1"
15	HAWTHORN	5"	70%	4"
16	JUNIPER	9"	75%	7"
17	JUNIPER	4"	80%	3"
18	JUNIPER	6"	60%	4"
19	HAWTHORN	5"	70%	4"
20	JUNIPER	9"	50%	5"
21	JUNIPER	5"	60%	3"
22	JUNIPER	5"	70%	4"
23	JUNIPER	5"	60%	3"
24	RUSSIAN OLIVE	6"	65%	4"
25	JUNIPER	4"	60%	2"
26	JUNIPER	4"	70%	3"
27	JUNIPER	4"	60%	2"
28	JUNIPER	5"	60%	2"
29	HAWTHORN	4"	50%	3"
30	AUSTRIAN PINE	14"	65%	9"
31	AUSTRIAN PINE	11"	50%	6"
32	AUSTRIAN PINE	9"	20%	2"
33	CRABAPPLE	8"	55%	4"
34	CRABAPPLE	8"	35%	3"
35	ASH	10.5"	35%	4"
36	SPRUCE	7"	0%	0"
37	SPRUCE	8"	80%	6"
38	ASH	12"	20%	2"
39	CRABAPPLE	12"	70%	8"
40	CRABAPPLE	10"	55%	6"
41	ELM	2"	0%	0"
42	JUNIPER	5"	40%	3"
43	JUNIPER	4"	70%	3"
44	COTTONWOOD	2"	40%	1"
45	JUNIPER	4"	60%	2"
46	JUNIPER	4.5"	70%	3"
47	JUNIPER	4"	70%	3"
48	JUNIPER	5"	70%	4"
49	JUNIPER	6"	65%	4"
50	JUNIPER	4"	70%	3"
51	HAWTHORN	4"	60%	0"
52	LITTLE LEAF LINDEN	12"	65%	0"
53	ASH	15"	50%	0"
54	LITTLE LEAF LINDEN	12"	65%	0"
55	SPRUCE	9"	75%	0"
56	SPRUCE	8"	75%	0"
57	SPRUCE	6"	65%	0"
58	NORWAY MAPLE	13"	40%	0"
59	PONDEROSA PINE	24"	80%	0"
60	AUSTRIAN PINE	19"	75%	0"
61	AUSTRIAN PINE	17"	60%	0"
62	AUSTRIAN PINE	21"	75%	0"
63	AUSTRIAN PINE	27"	65%	0"
64	AUSTRIAN PINE	21"	75%	0"
65	LITTLE LEAF LINDEN	13.5"	65%	0"
66	AUSTRIAN PINE	18"	65%	0"
67	AUSTRIAN PINE	19"	75%	0"
68	AUSTRIAN PINE	15"	75%	0"
69	AUSTRIAN PINE	19"	65%	0"
70	PONDEROSA PINE	18"	80%	0"
71	AUSTRIAN PINE	18"	75%	0"
72	AUSTRIAN PINE	18"	75%	0"
73	AUSTRIAN PINE	13"	65%	0"
74	PONDEROSA PINE	17"	75%	0"
75	AUSTRIAN PINE	25"	65%	0"
76	APPLE	8.5"	0%	0"
77	SPRUCE	9"	70%	0"
78	ELM	8"	0%	0"
79	GREEN ASH	12.5"	50%	0"
80	HONEY LOCUST	6.67"	60%	10"
81	HONEY LOCUST	15"	30%	4"
82	COTTONWOOD	16.169"	65%	25"
83	HONEY LOCUST	8.4.5"	60%	0"
84	HONEY LOCUST	5.4"	60%	0"
85	HONEY LOCUST	8.5"	50%	0"
86	HONEY LOCUST	4.4.3"	0%	0"
87	SIBERIAN ELM	4.3"	50%	0"
88	SIBERIAN ELM	3.3"	40%	0"
89	AUSTRIAN PINE	13"	50%	0"
90	SIBERIAN ELM	7"	70%	0"
91	COTTONWOOD	10.6"	70%	0"

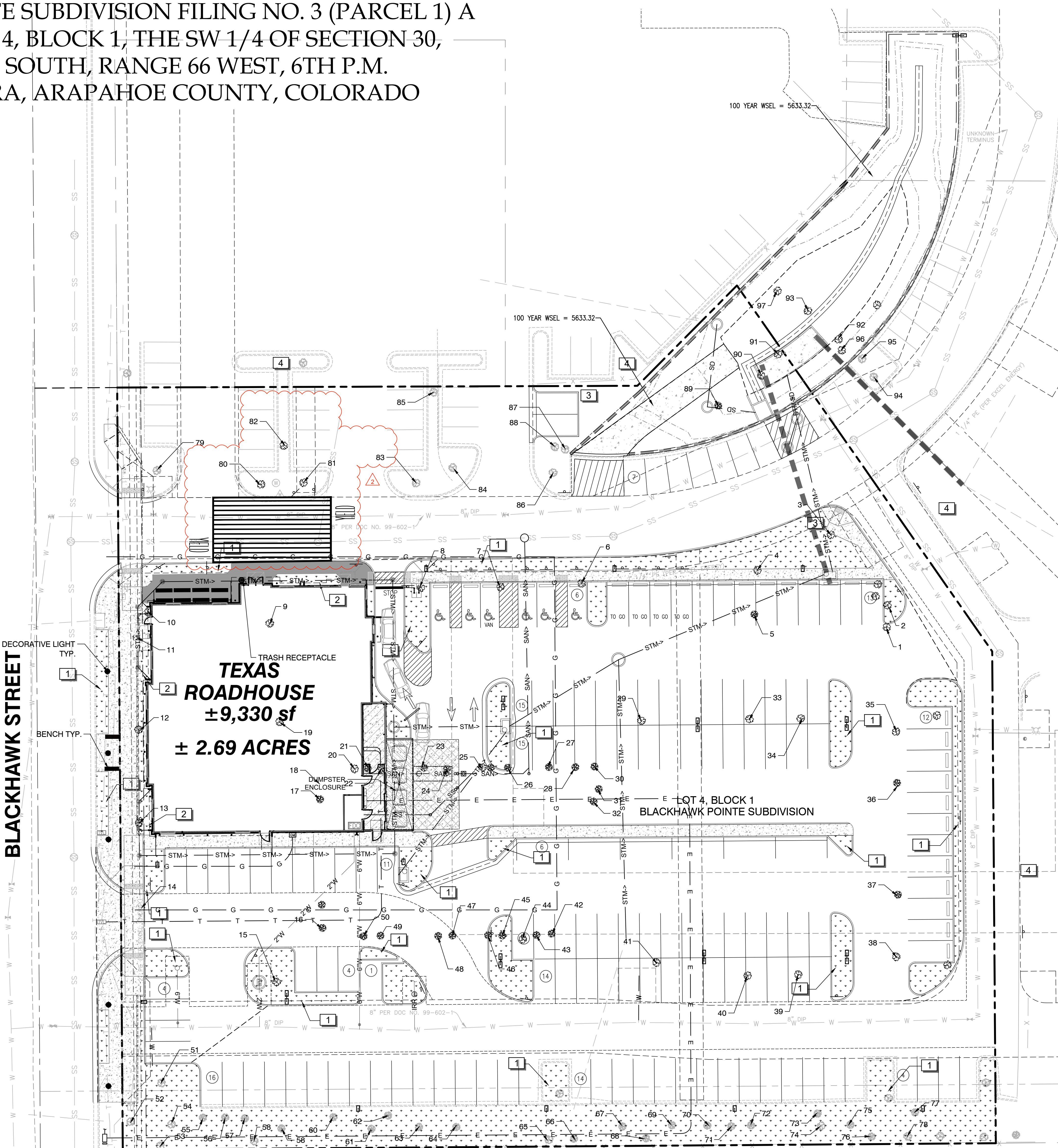
CITY OF AURORA TREE PROTECTION NOTES:

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS.
- FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100.00. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO THE CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO THE AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100.00 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- LMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO THE CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF THE AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100.00 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5' AND NO MATERIAL GREATER THAN 2' IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

TREE MITIGATION TABLE:

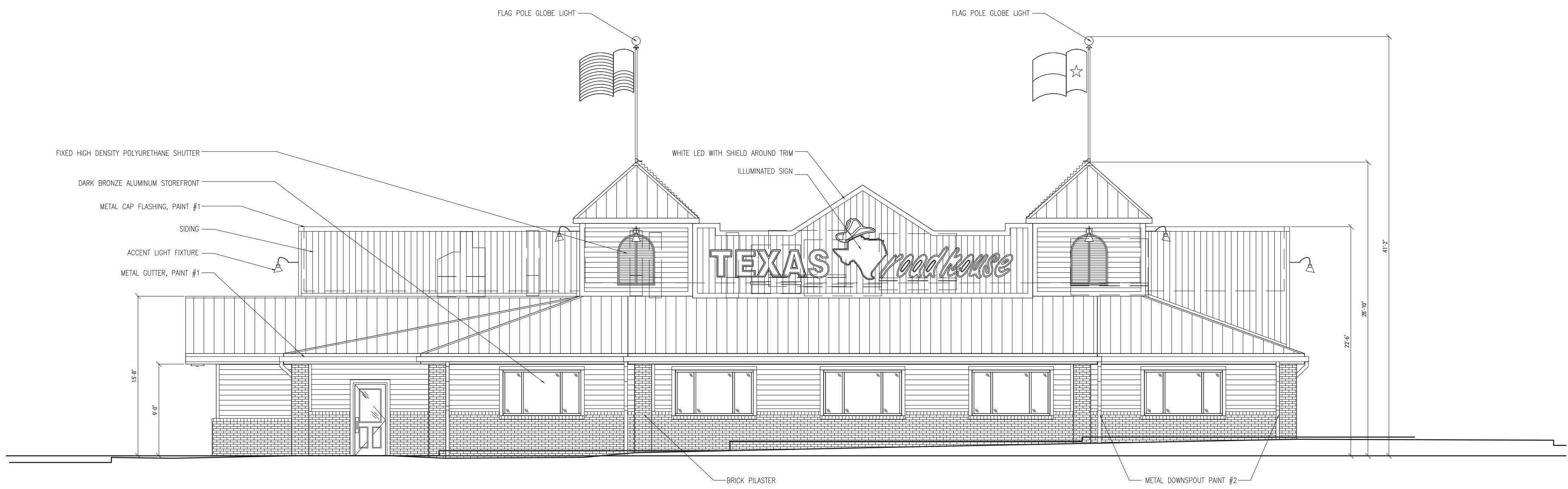
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION AND / OR AMOUNT PAID TO TREE PLANTING FUND
605.5 (213" MITIGATED)	N / A	0" REPLACED / \$36,371.50

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES	MITIGATION INCHES PLANTED ON SITE	MITIGATION INCHES PAID INTO THE COMMUNITY TREE FUND
80	HONEY LOCUST	19"	\$223.07		4"		
81	HONEY LOCUST	15"	\$279.51		2"		
82	COTTONWOOD	47"	\$5,338.70		14"		
TOTAL		81"	\$5,841.27		19"	7.5"	\$3,534.75

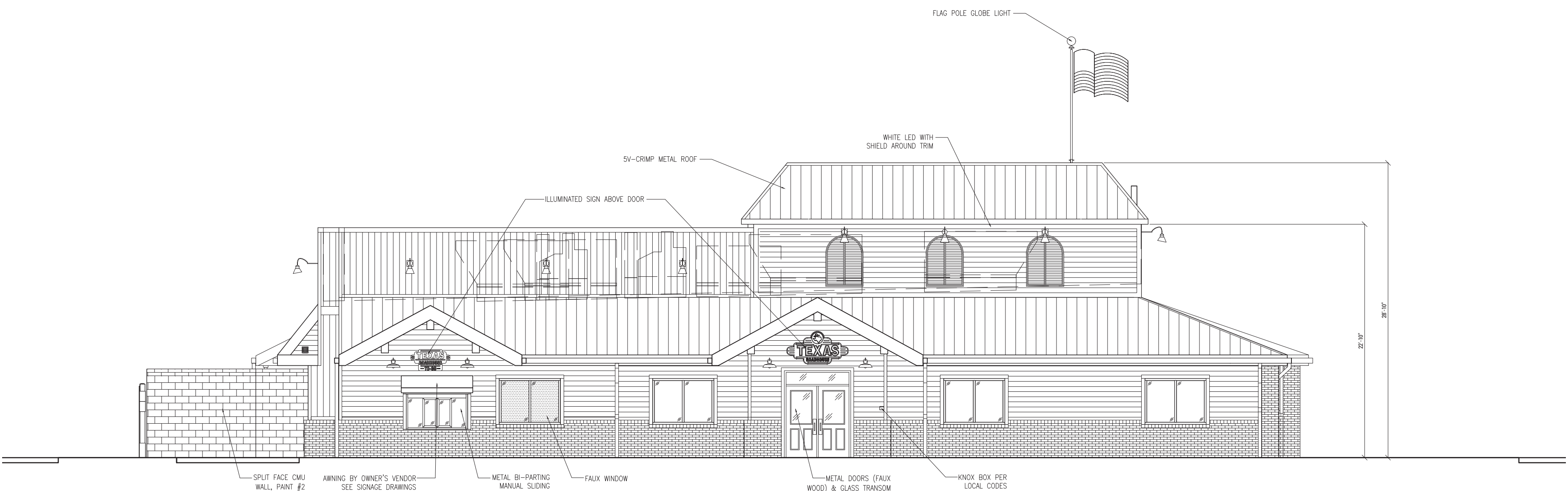


BLACKHAWK POINTE
TEXAS ROADHOUSE
SITE PLAN

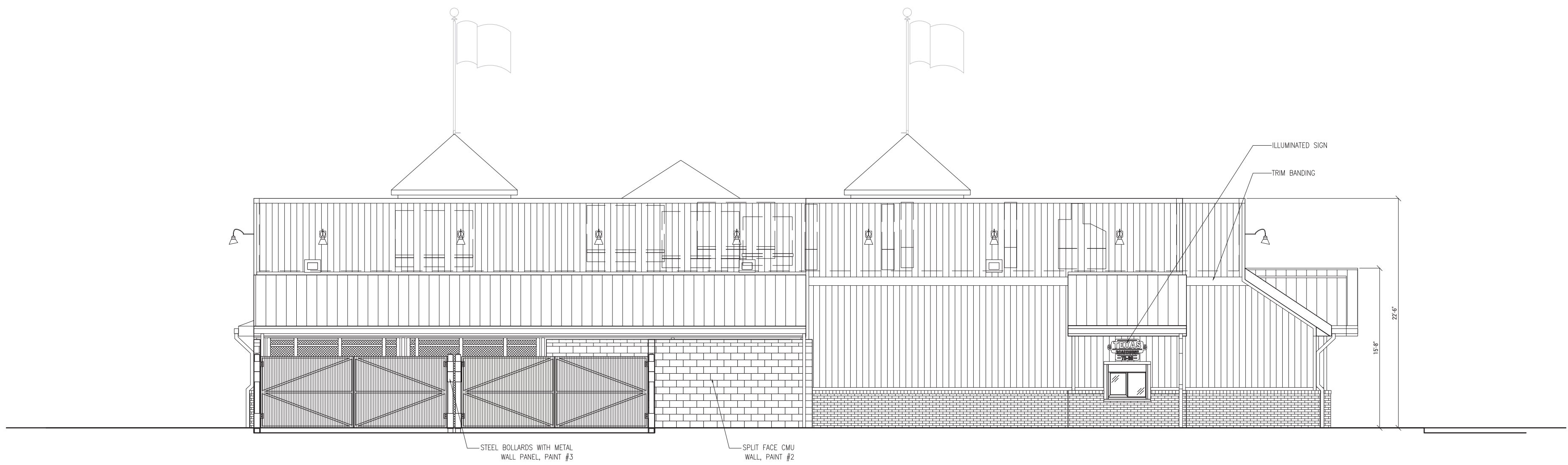
BLACKHAWK POINTE SUBDIVISION FILING NO. 3 (PARCEL 1)
A PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO



FRONT ELEVATION (WEST)



LEFT ELEVATION (NORTH)

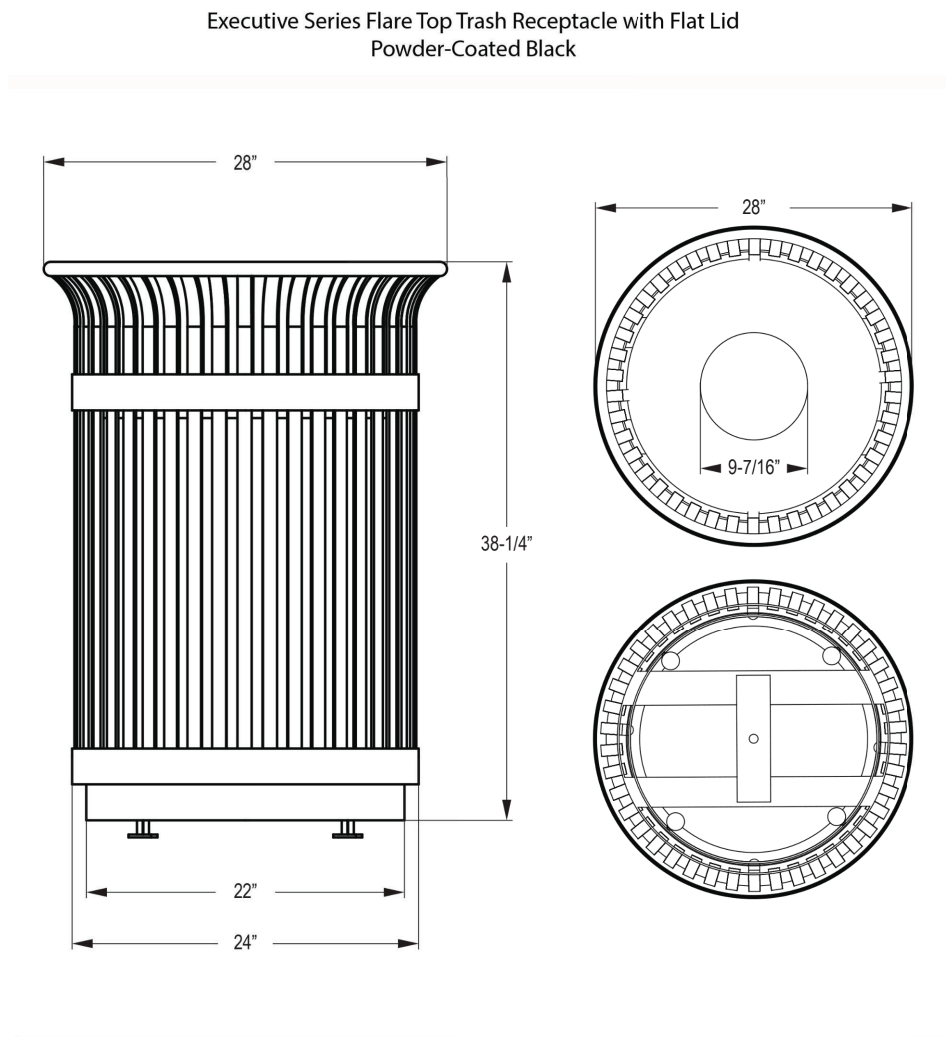
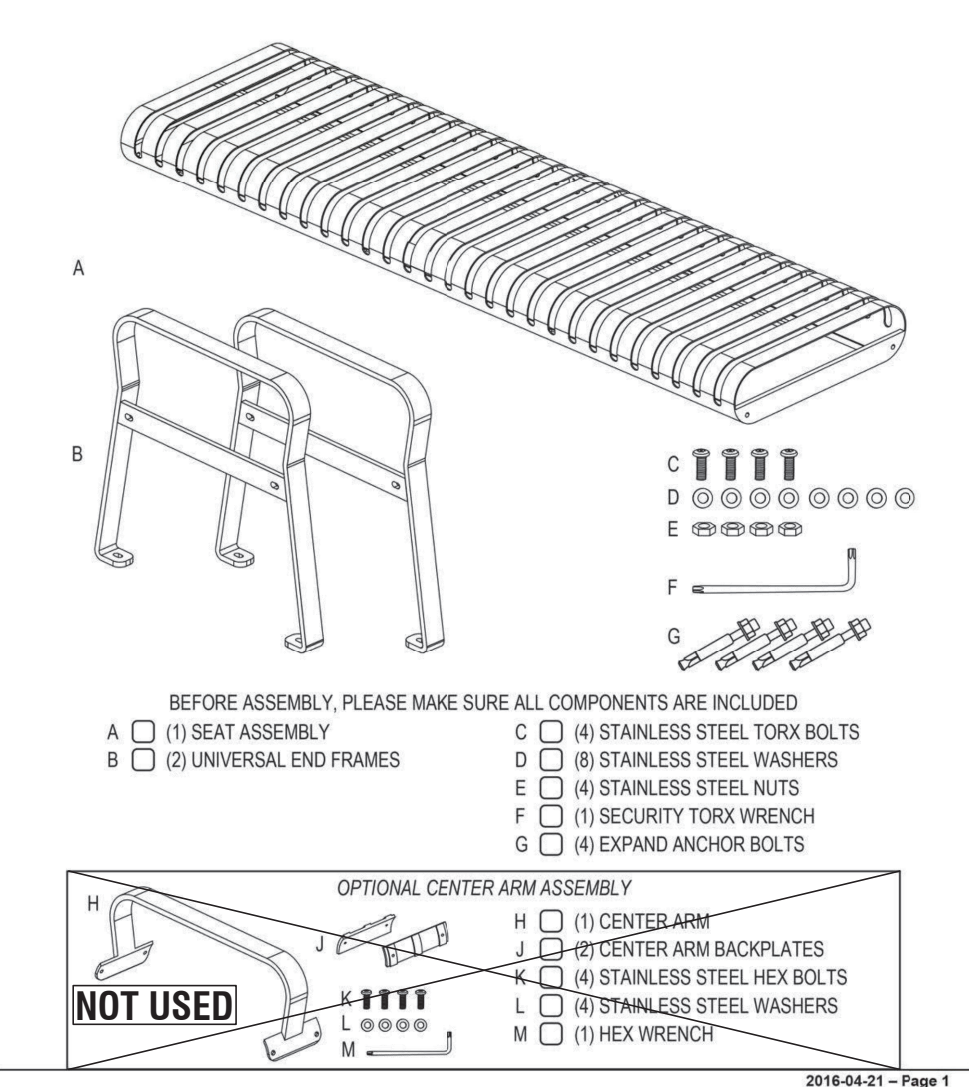


REAR ELEVATION (EAST)



RIGHT ELEVATION (SOUTH)

Provide address:
(a) Definition. As used in this section, the term "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.
(b) Placing. Approved numbers shall be placed on each building or structure at such location thereon which is nearest to the street or road fronting the property, and in such a position as to be plainly visible and distinctly legible from the street or road. Approved 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. To the extent possible, approved numbers shall be located adjacent to light fixtures or other light source. (Code 1979, § 34-129)

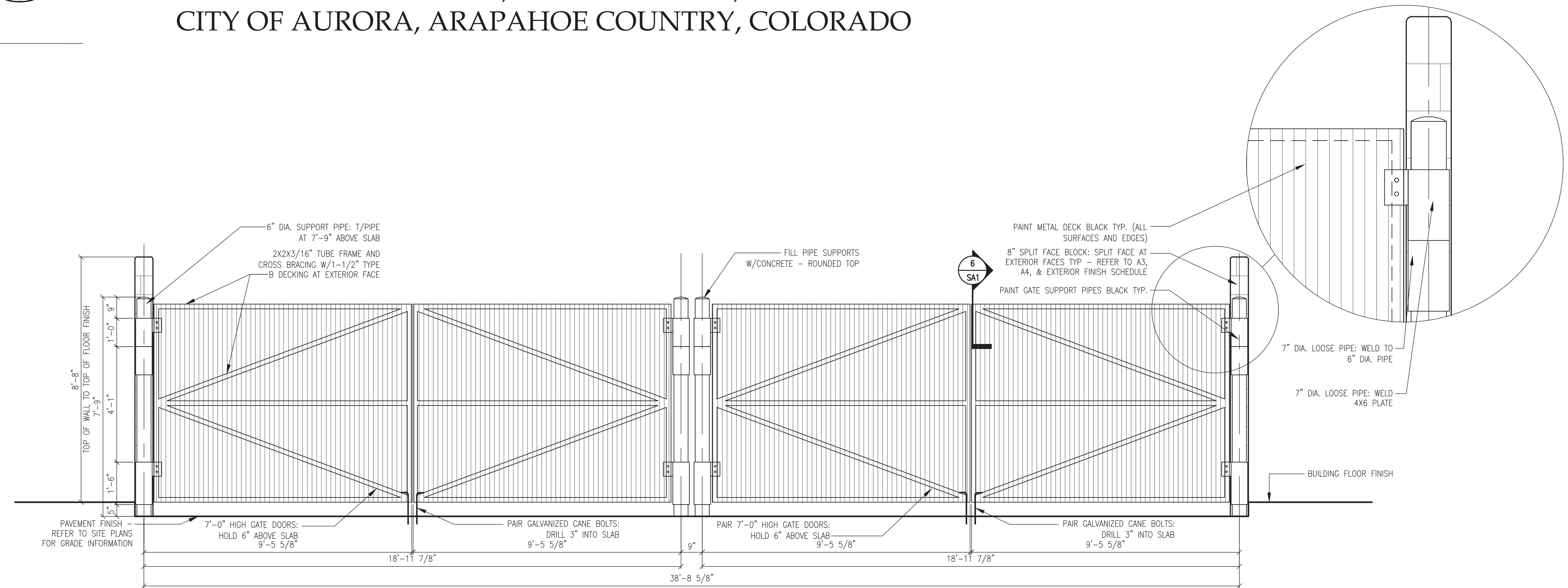
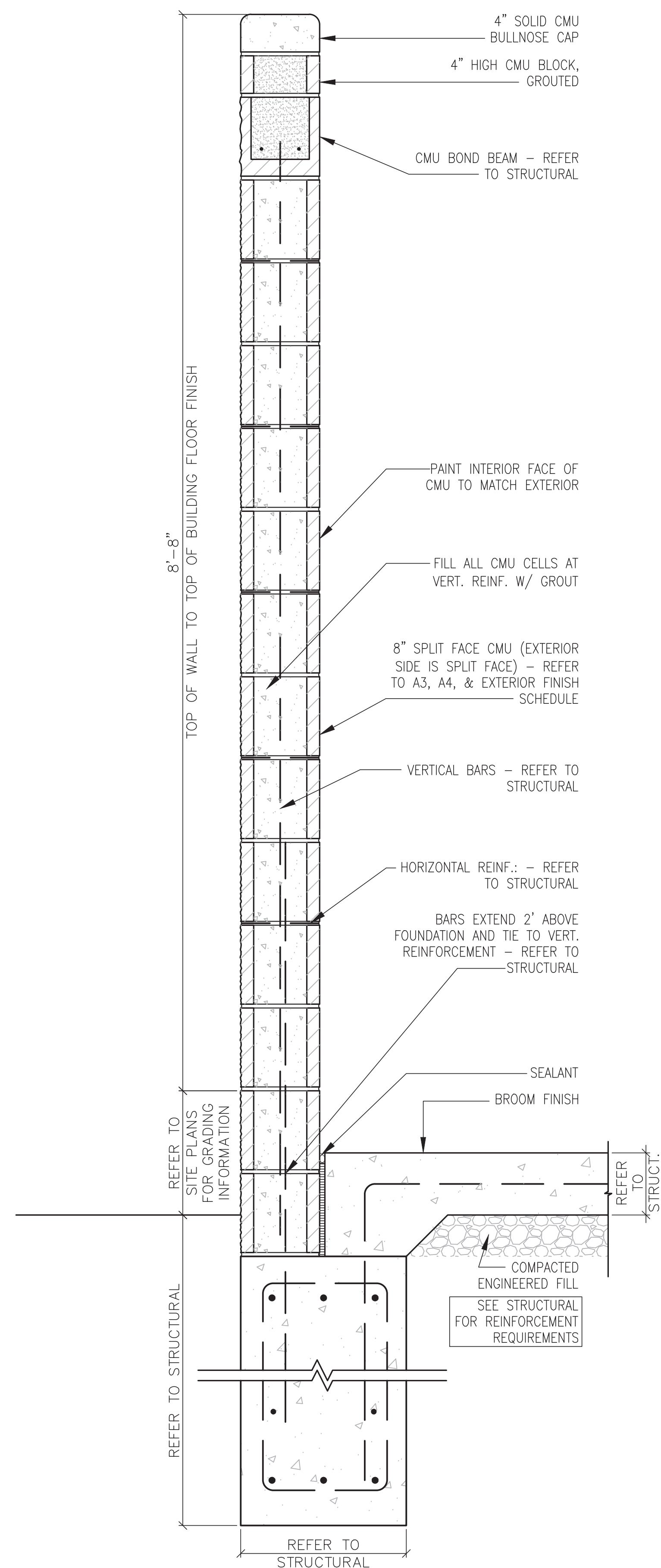


BLACKHAWK POINTE TEXAS ROADHOUSE SITE PLAN

BLACKHAWK POINTE SUBDIVISION FILING NO. 3 (PARCEL 1)
A PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

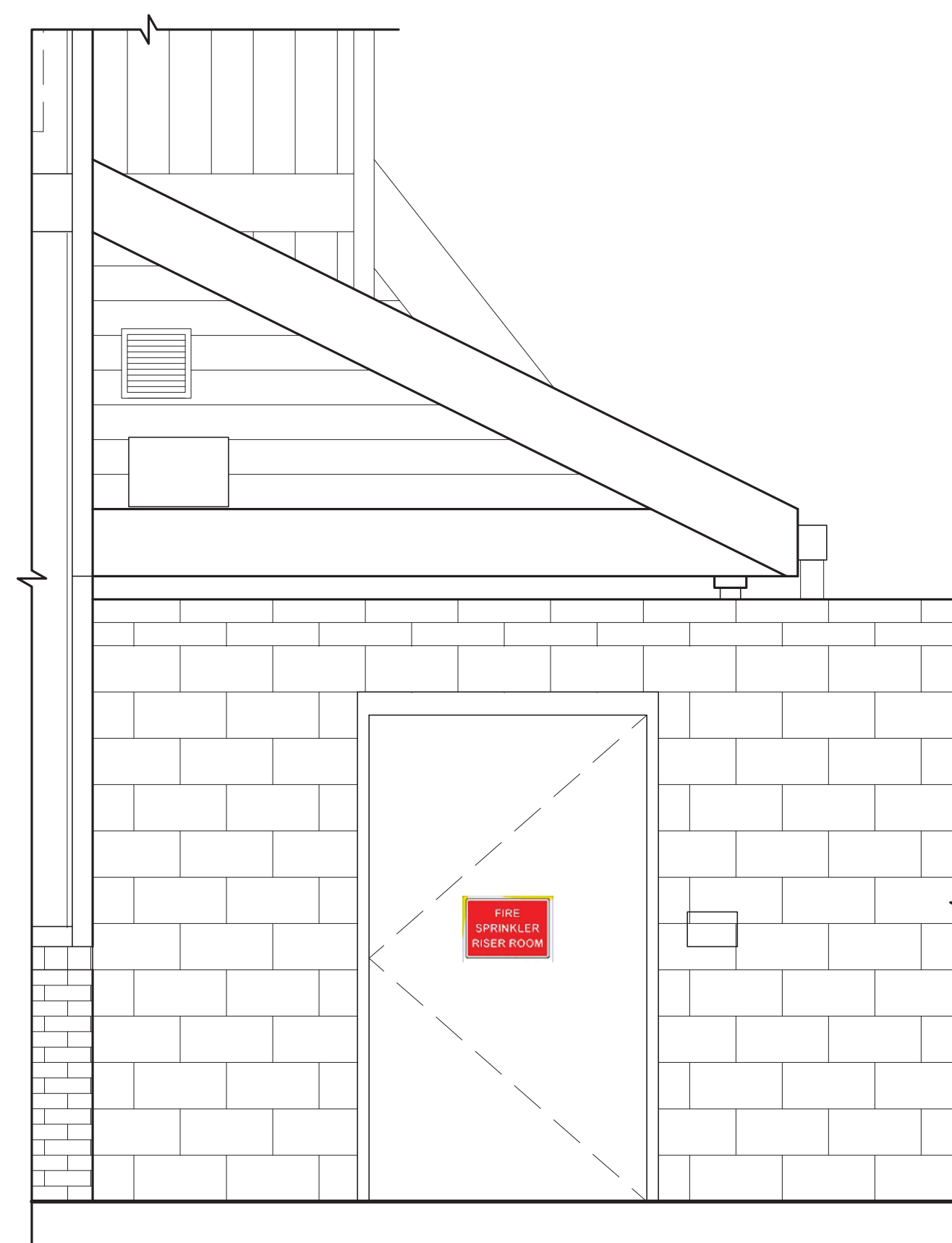
SITE FURNISHINGS

NOT TO SCALE



ELEVATION AT DUMPSTER ENCLOSURE

SCALE:1/2"=1'-0"



ELEVATION AT DUMPSTER ENCLOSURE

SCALE: 1/2" = 1'-0"



Know what's below.
Call before you dig.

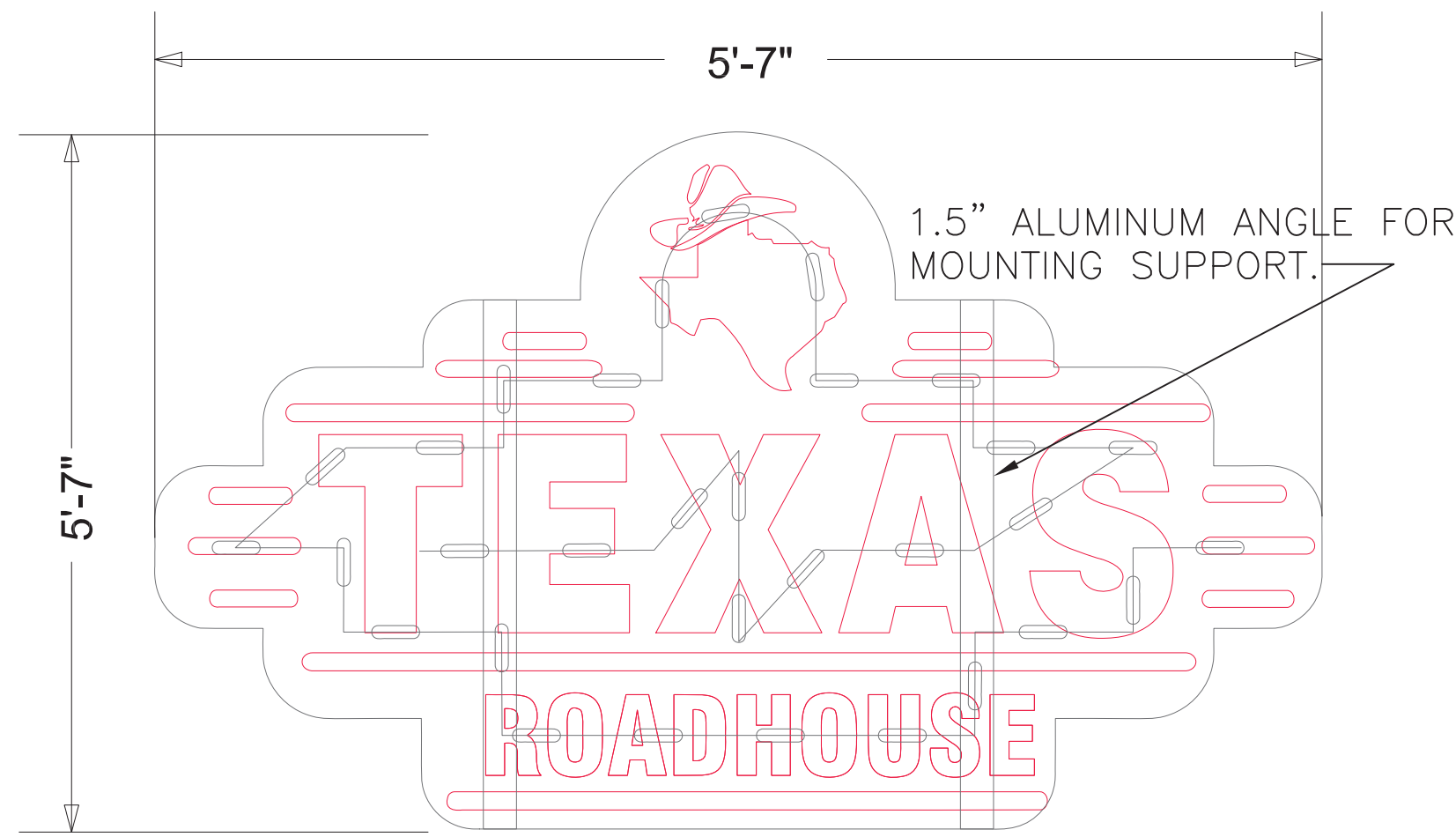
**SECTION AT DUMPSTER
ENCLOSURE SCREEN WALL**

SCALE:1-1/2"=1'-0"

SHEET 7 SITE PLAN DETAILS

20200123.0

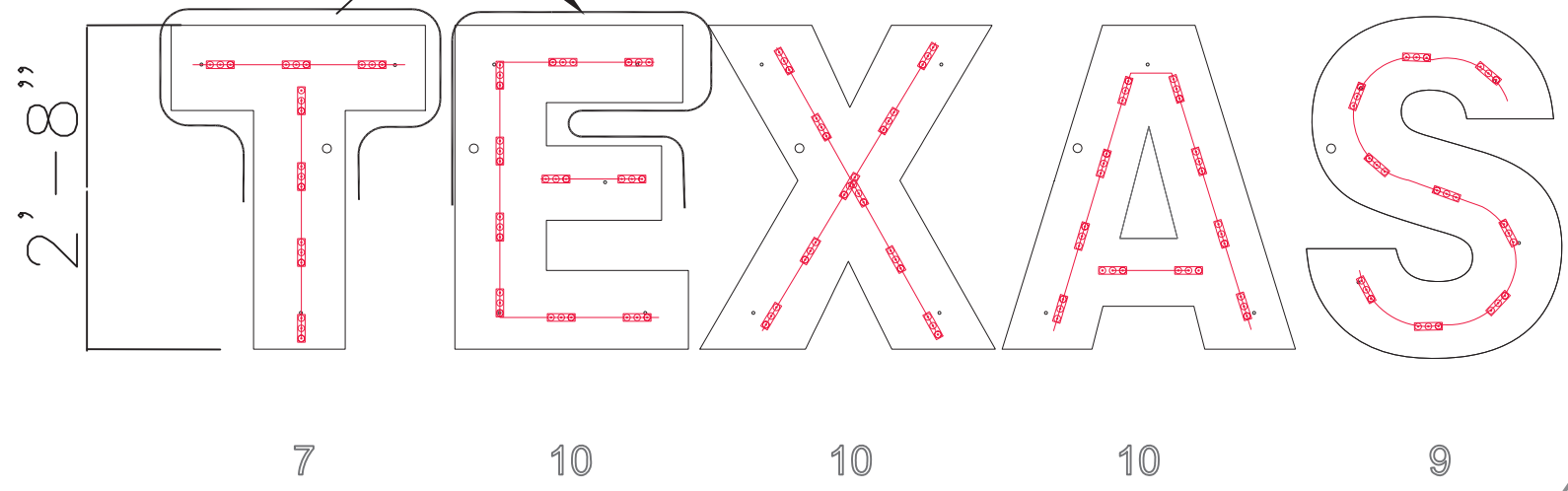
REVISÉD 10/13/2022



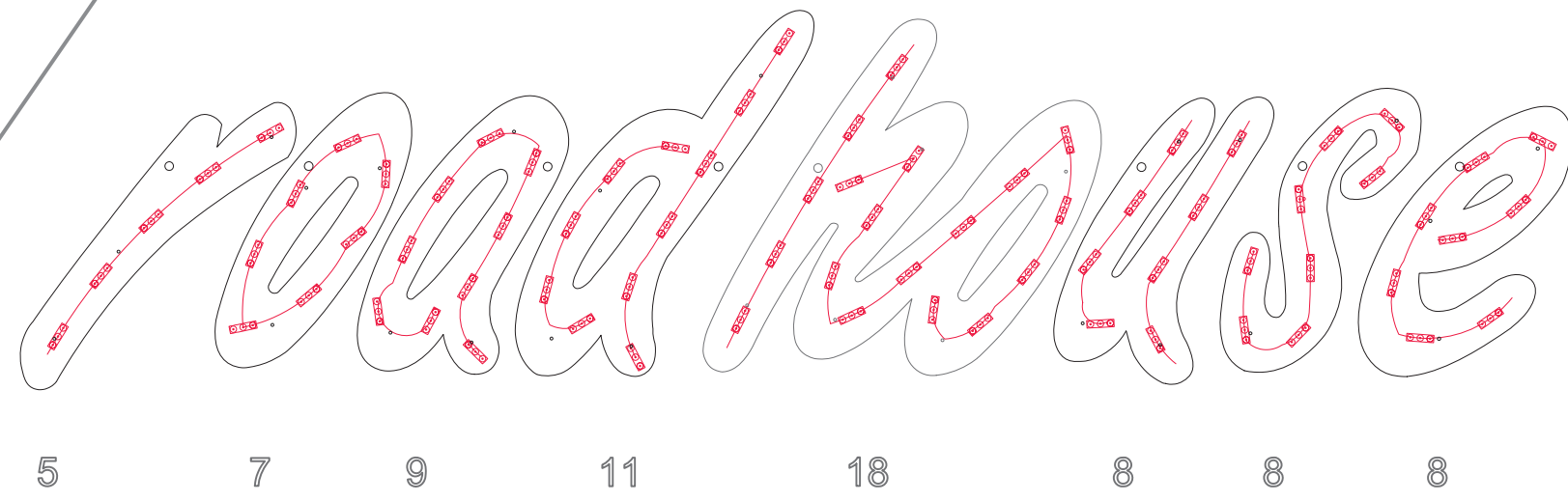
1 SIGN TYPE "C" (3'-3"x5'-7") NTS

ELECTRICAL REQUIREMENTS:
(31) SLOAN PRISM WHITE 65K - 21'
(1) 60W POWER SUPPLY @ 1.0AMP.
TOTAL AMP LOAD = 1.0 AMP.
(1) 120 v / 20 AMP CIRCUIT REQUIRED.

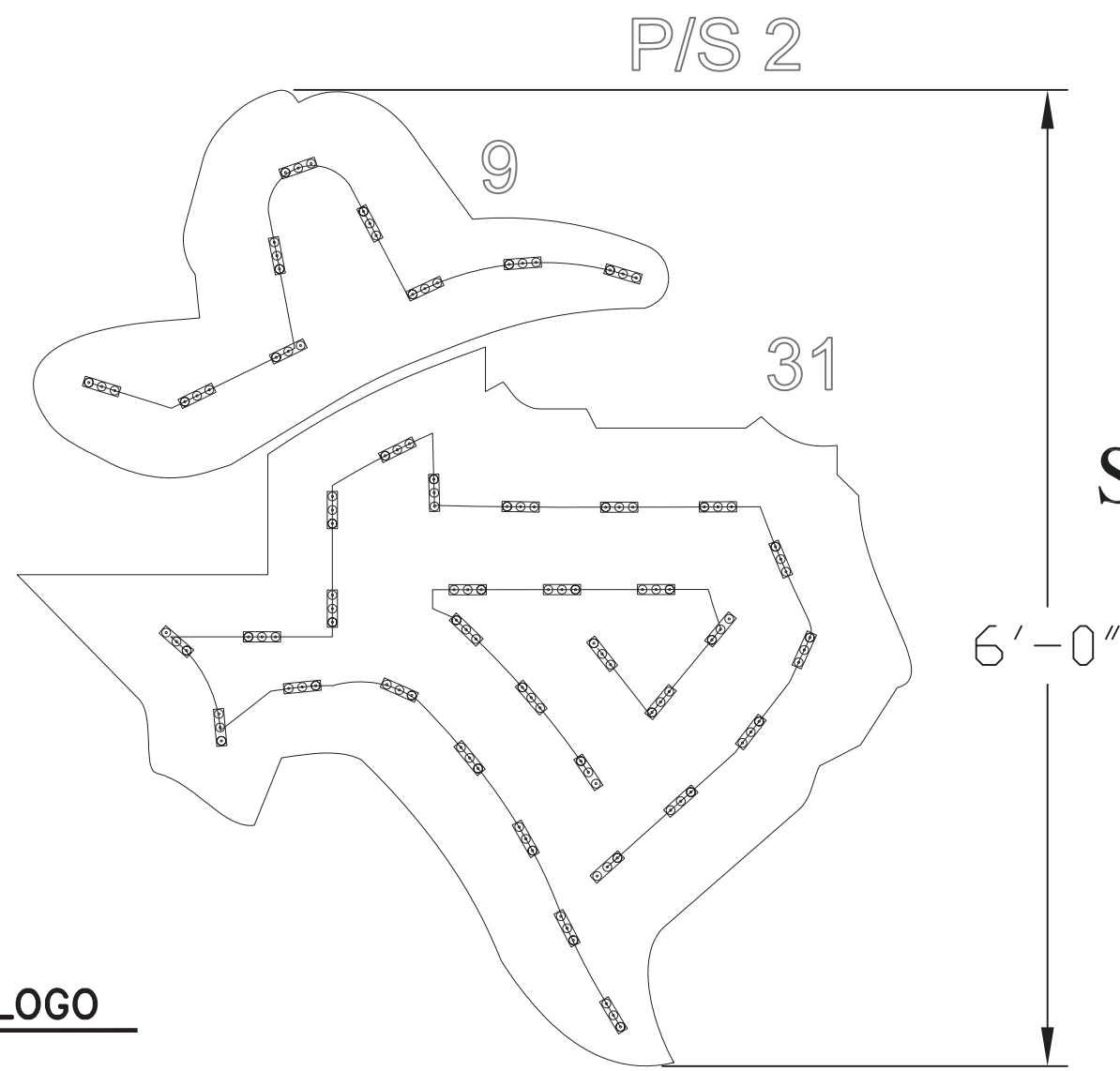
SEAL AROUND SIDES AND TOPS OF LETTERS AND LOGO TO AT LEAST EVEN WITH ELECTRICAL PENETRATIONS. SIGN MANUFACTURER TO PROVIDE CAULK. ("T" & "E" TYPICAL.)



SIGN TYPE A1

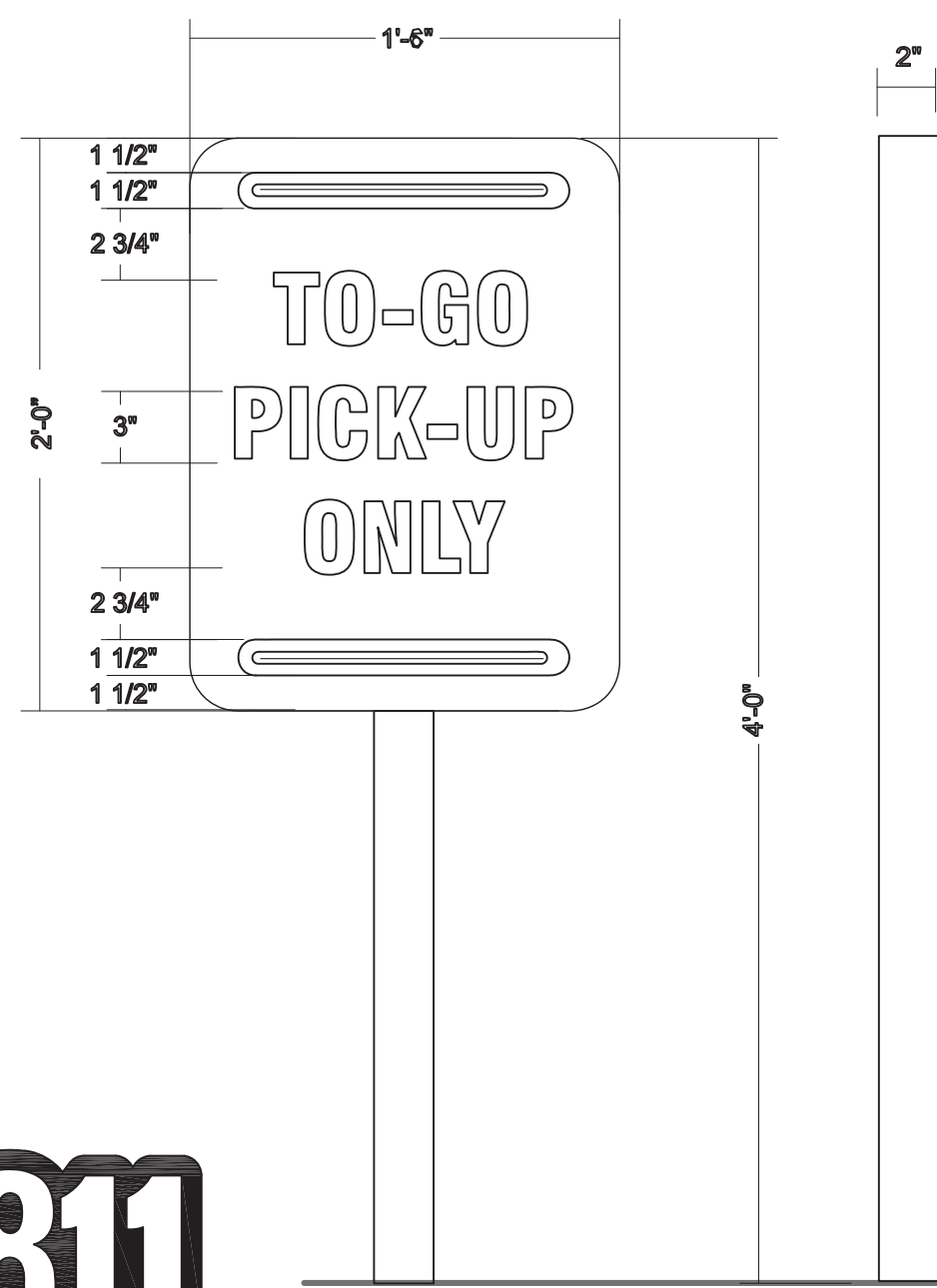


ELECTRICAL INFORMATION:
(40) SLOAN PRISM WHITE LEDS = 30'
(120) UNITS SLOAN RED PRISM LEDS = 92 FT
(3) 60W POWER SUPPLY @ 1.0A EA
TOTAL ELECTRICAL LOAD= 3.0 AMPS
(1) 120V/20A CIRCUIT REQUIRED
48 MODS MAX PER 60W P/S
75 MODS MAX PER 60W P/S



SIGN TYPE A2

2 ELECTRICAL LAYOUT SIGN TYPE "A" CHANNEL LETTERSET AND LOGO NTS



NON-ILLUMINATED S/F DIRECTIONAL ONE (1) REQ'D

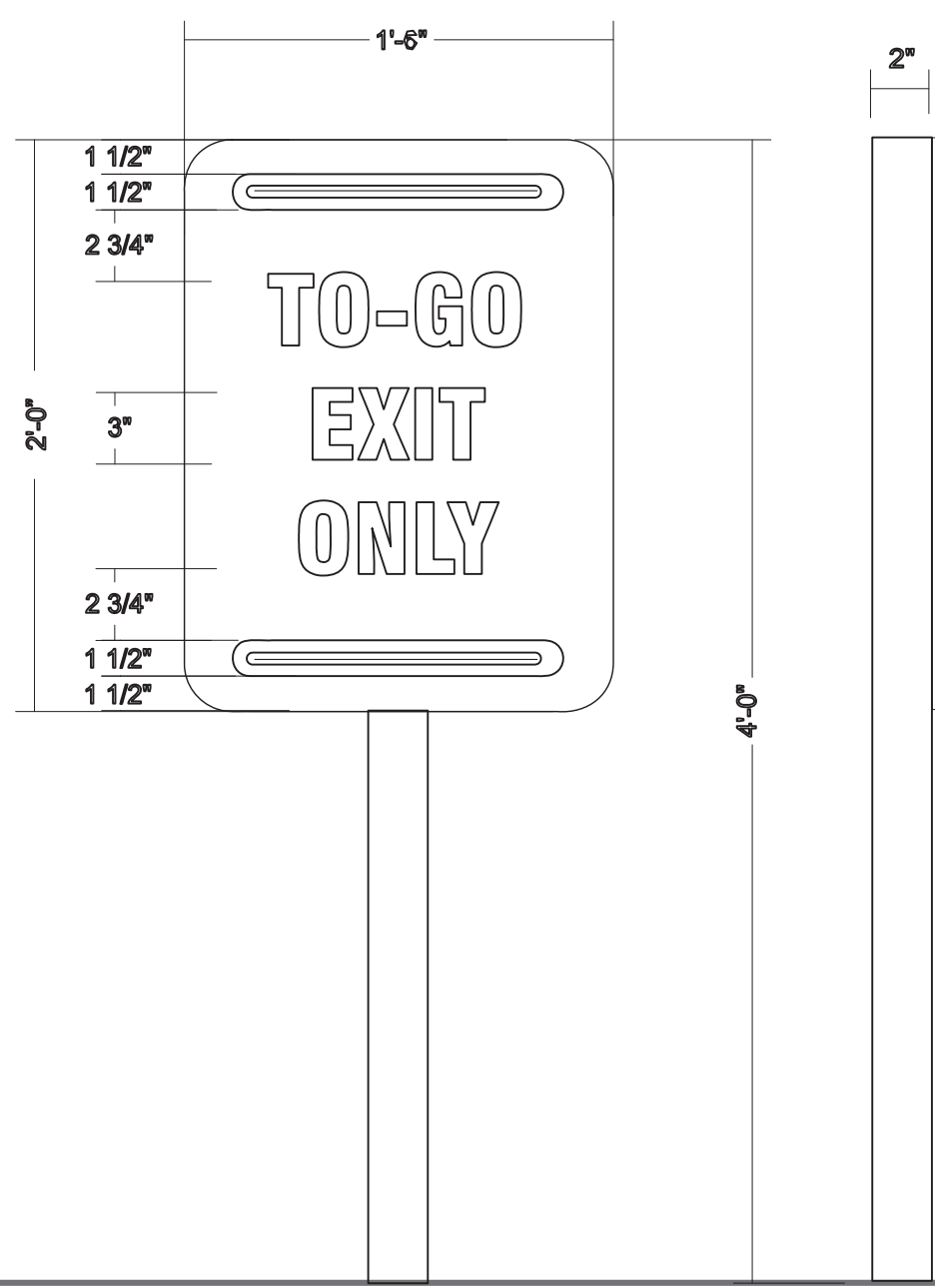
SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED S/F DIRECTIONAL

SPECIFICATIONS:

TENANT PANELS: 18"x24" FLAT ALUMINUM BLANKS PAINTED BLACK W/ SATIN FINISH AND FIRST SURFACE WHITE VINYL COPY.

STRIPES: FIRST SURFACE RED VINYL OVER LAID WITH WHITE VINYL.

MOUNTING SUPPORT: 2"x2"x 3/16" ALUMINUM SQUARE TUBE PAINTED BLACK SATIN FINISH. SQUARE TUBE EXTENDED 24" FOR DIRECT BURIAL.



NON-ILLUMINATED S/F DIRECTIONAL ONE (1) REQ'D

SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED S/F DIRECTIONAL

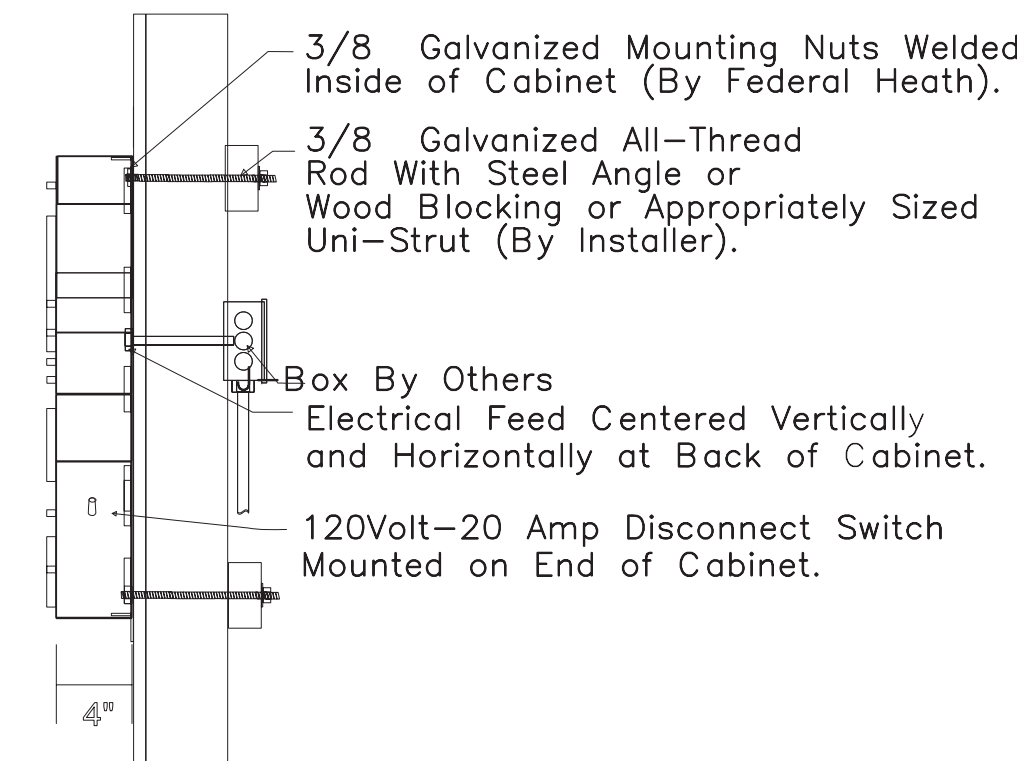
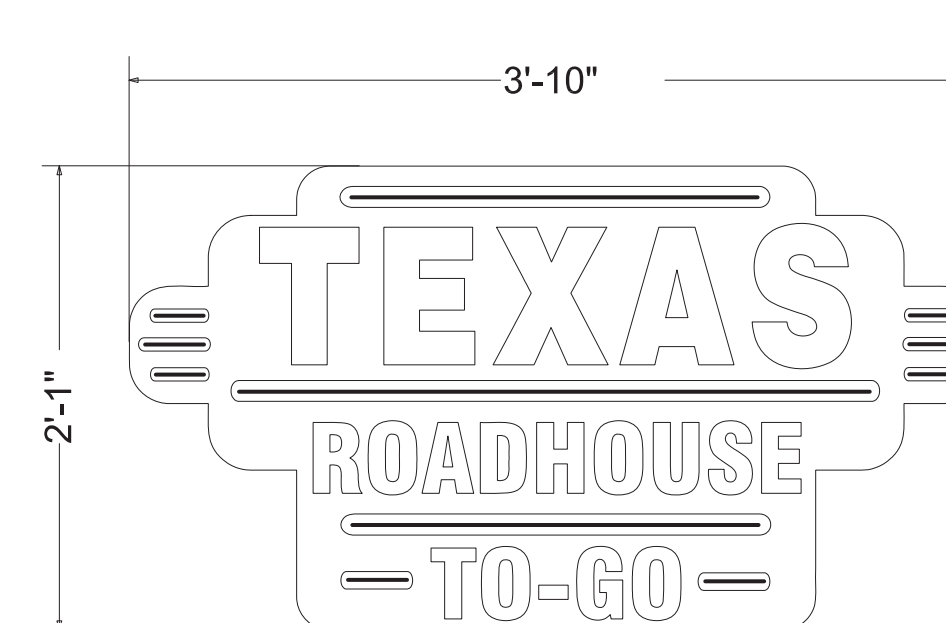
SPECIFICATIONS:

TENANT PANELS: 18"x24" FLAT ALUMINUM BLANKS PAINTED BLACK W/ SATIN FINISH AND FIRST SURFACE WHITE VINYL COPY.

STRIPES: FIRST SURFACE RED VINYL OVER LAID WITH WHITE VINYL.

MOUNTING SUPPORT: 2"x2"x 3/16" ALUMINUM SQUARE TUBE PAINTED BLACK SATIN FINISH. SQUARE TUBE EXTENDED 24" FOR DIRECT BURIAL.

3 NON-ILLUM. D/F DIRECTIONAL SIGN—TYPE "E" (18"x 24" x 4'-0") NTS



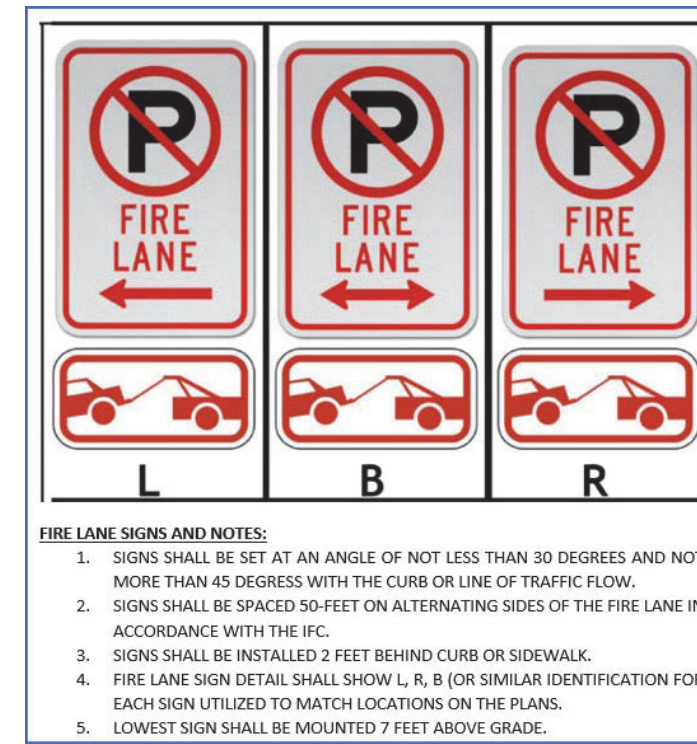
Single Face Illuminated Wall Sign One (1) Req'd | 7.98 SQ.FT.

SCOPE OF WORK: Manufacture and install S/F Internally Illuminated wall sign.

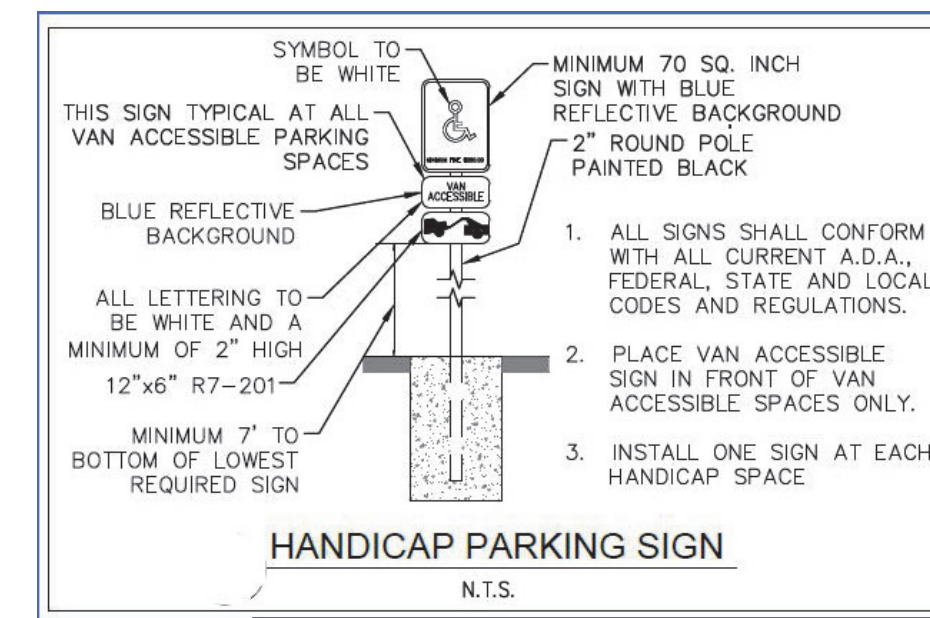
6 ELEVATION SIGN TYPE "D" (2'1" x 3'10") NTS

ELECTRICAL REQUIREMENTS: (1) 20 AMP 120 VOLT CIRCUIT

SIGNAGE AREA	
SIGN A1:	69.3 sq. ft.
SIGN A2:	34 sq. ft.
SIGN C:	18.1 sq. ft.
SIGN D:	7.98 sq. ft.
SIGN E:	7.98 sq. ft.
SIGN F:	3 sq. ft.
SIGN G:	3 sq. ft.
SIGN H:	3 sq. ft.
TOTAL:	146.36 sq. ft.



FIRE LANE SIGN DETAILS



FIRE SPRINKLER RISE ROOM SIGN

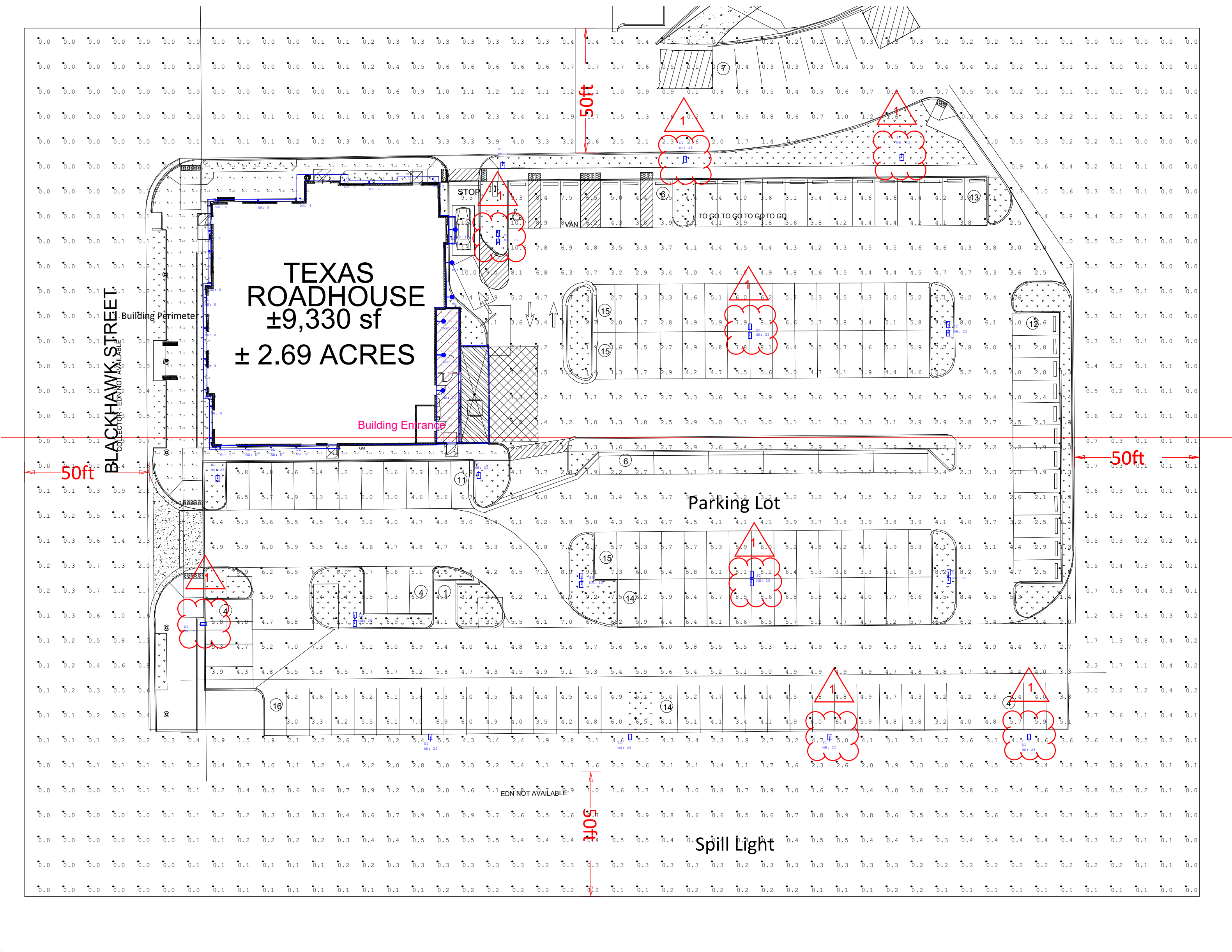
REVISIONS	DATE	BY
NO.		
1		
2		
3		
4		
5		
6		
7		
8		
9		

DESIGN NO: 23-70731-10
PROJECT MGR.: S. MAESER
DRAWN BY: KS
DATE: 9/20/22
APPROVED BY: SM
SCALE: AS NOTED
DESCRIPTION: N-3: SIGN DETAILS

SHEET NO: 8	OF: 9
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BLACKHAWK POINTE
TEXAS ROADHOUSE
SITE PLAN WITH ADJUSTMENT AND
CONDITIONAL USE

BLACKHAWK POINTE SUBDIVISION FILING NO. 3 (PARCEL)
A PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO



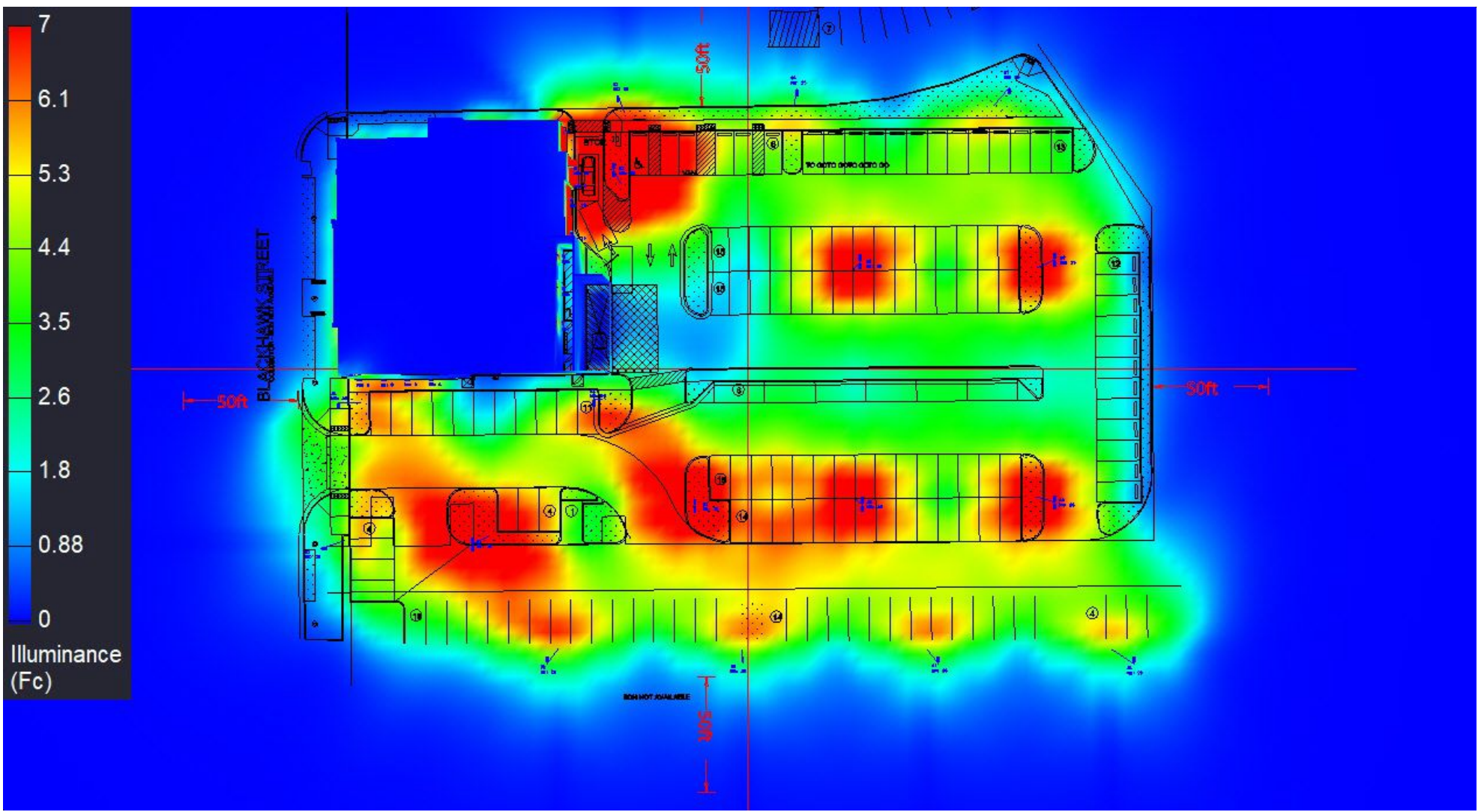
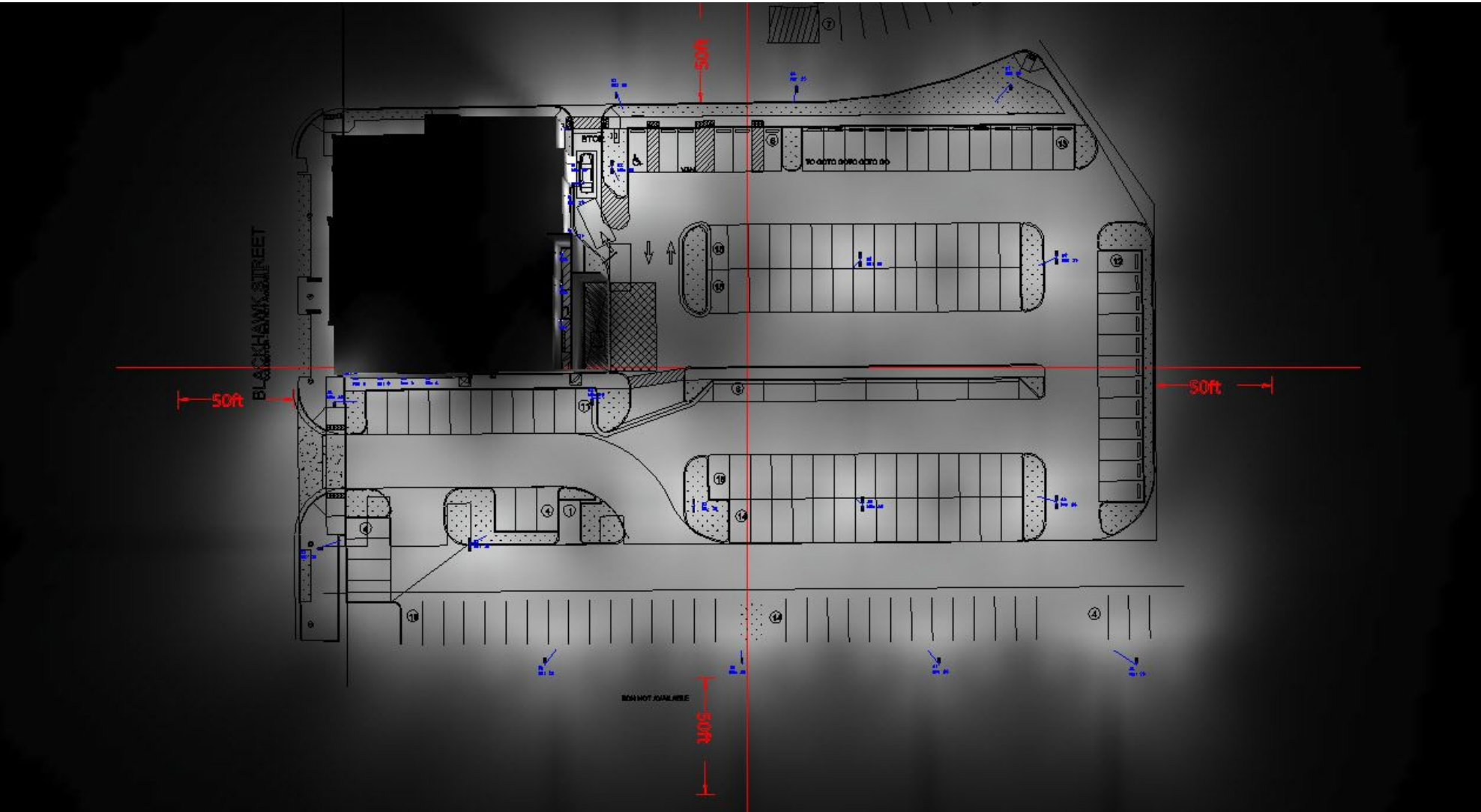
Scale: 1 inch= 30 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule									
Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height	Manufacturer
	DL	20	Single	0.900	HM02-PR7-12W120-4CCT	12	1000	8	ESL Vision.
	G	6	Single	0.900	LED GU24 - 10W - 4000K - 800LM	10	800	19	LED bulb
	S1	10	SINGLE	0.900	SLPM18LFT4K	115	17605	25	ATLAS LIGHTING PRODUCTS
	S2	7	BACK-BACK	0.900	SLPM18LFT4K	230	35210	25	ATLAS LIGHTING PRODUCTS

Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpclr	PtSpctb
Building Entrance	Fc	1.60	2.3	0.3	5.33	7.67	0	3	3
Building Perimeter	Fc	2.75	10.4	0.1	27.50	104.00	0	5	5
Parking Lot	Fc	4.62	13.3	1.0	4.62	13.30	0	10	10
Spill Light	Fc	0.62	5.5	0.0	N.A.	N.A.	0	10	10

RENDER VIEWS:



Design Notes:

Reflectance : Wall - 0.5

Target Requirements:

Parking : 0.2FC MIN & 20:1 MAX/MIN or better - Achieved

DISCLAIMER:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) APPROVED METHODS. ADDITIONALLY, THE PREPARER USED INFORMATION PROVIDED BY THE CUSTOMER. IF/WHEN SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED ASSUMPTIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACCOUNTED FOR IN THIS PHOTOMETRIC ANALYSIS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND RELEVANT LIGHTING QUALITY COMPLIANCE.



Texas Roadhouse - Aurora, CO

Drawn By: B.S.

Date:1/20/2025

Rev: 7B

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