

SOLAR DECATHLON BLACKHAWK

SITE PLAN NOTES:

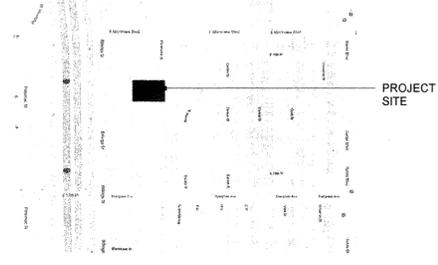
- The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
- All signs must conform to the City of Aurora sign code.
- Right-of-way for ingress 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 easement(s) 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 applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
- 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 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.
- 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.
- All building address numbers shall comply with the Aurora City Code, Chapter 126 - Article VII - Numbering of Buildings.
- 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.
- 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.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- 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.
- Architectural features, such as bay windows, fireplaces, roof overhangs, 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.
- Fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations shall be submitted and approved with the civil plans, "signage and striping" package. This sign package shall include all other signs as required by other city departments.
- 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.

SITE PLAN DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	0.62 AC
2015 IRC - ONE AND TWO - FAMILY DWELLINGS	
NUMBER OF BUILDINGS	4 (SINGLE-FAMILY DWELLINGS)
BUILDING HEIGHT	
HOUSE A (OUR H2HOUSE)	12'-8"
HOUSE B (SILO HOUSE)	16'-8"
HOUSE C (INDIE DWELL)	15'-6"
HOUSE D (THE BEACH HOUSE)	16'-4"
BUILDING SQUARE FOOTAGE	
HOUSE A (OUR H2HOUSE)	1,010 SF
HOUSE B (SILO HOUSE)	1,053 SF
HOUSE C (INDIE DWELL)	960 SF
HOUSE D (THE BEACH HOUSE)	981 SF
TOTAL BUILDING COVERAGE AND GFA	4,055.73 SF (15.0%)
HARD SURFACE AREA	9,049.59 SF (33.5%)
LANDSCAPE AREA	11,154.03 SF (41.2%)
SIDEWALKS AND PATIOS	2,782.58 SF (10.3%)
PRESENT ZONING CLASSIFICATION	R-2
PARKING SPACES REQUIRED (TOTAL)	8
PARKING SPACES PROVIDED (TOTAL)	9
ACCESSIBLE PARKING SPACES REQUIRED	1
ACCESSIBLE PARKING SPACES PROVIDED	1 (Van Accessible)

SITE PLAN

A PORTION OF TOLLGATE VALLEY GARDENS,
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 LOTS 19 & 20 AND ALL VACATED STREET
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
 NOT TO SCALE

SHEET INDEX:

- SHEET 1 COVER SHEET
- SHEET 2 SURVEY
- SHEET 3 SURVEY
- SHEET 4 SITE PLAN
- SHEET 5 GRADING AND UTILITY SCHEMATIC
- SHEET 6 LANDSCAPE PLAN
- SHEET 7 LANDSCAPE DETAILS
- SHEET 8 BUILDING ELEVATIONS
- SHEET 9 BUILDING ELEVATIONS
- SHEET 10 PHOTOMETRIC SITE PLAN
- SHEET 11 EXTERIOR LIGHTING FIXTURE CUT SHEETS
- SHEET 12 SITE SIGNAGE/MAILBOXES

PROJECT TEAM:

- OWNER:**
 ECLT BLACKHAWK COMMONS LLC
 1705 17TH ST STE 200
 DENVER CO 80202
 DAVID OGUNSANYA
 303.454.3764
- GENERAL CONTRACTOR:**
 DOMANI HOMES
 XXX STREET NAME
 DENVER, COLORADO 80XXX
 CHRIS REGIS
 303.994.0257
- ARCHITECT:**
 CHRISTOPHER CARVELL ARCHITECTS, P.C.
 3461 RINGSBY COURT SUITE #310
 DENVER, COLORADO 80216
 CHRISTOPHER CARVELL
 720.689.2333
- SURVEYOR:**
 MARTIN/MARTIN CONSULTING ENGINEERS
 12499 WEST COLFAX AVENUE
 LAKEWOOD, COLORADO 80215
 RICHARD A. NOBBE, PLS #23899
 303.431.6100
- CIVIL ENGINEER:**
 MARTIN/MARTIN CONSULTING ENGINEERS
 12499 WEST COLFAX AVENUE
 LAKEWOOD, COLORADO 80215
 JOE RAUSCH
 303.431.6100
- LANDSCAPE ARCHITECT:**
 LIME GREEN DESIGN, INC.
 900 E. LOUISIANA AVENUE, SUITE 209
 DENVER, COLORADO 80210
 MATHEW EVANS
 303.733.7558
- STRUCTURAL ENGINEER:**
 MARTIN/MARTIN CONSULTING ENGINEERS
 12499 WEST COLFAX AVENUE
 LAKEWOOD, COLORADO 80215
 PAUL DOAK
 303.431.6100

1 02.15.2024

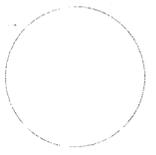
- HOUSE D AND LANDSCAPE AROUND IT TO BE CONSTRUCTED IN FUTURE PHASE, NOT TO BE CONSTRUCTED DURING PHASE 1 WITH BUILDINGS A, B, AND C.
- FACADE MODIFICATIONS TO HOUSE B INCLUDING: REPLACEMENT OF STOREFRONT SYSTEM WITH DOORS, WINDOWS AND STUCCO SYSTEM
 HOUSE B EXTERIOR FINISH: 1,284 SF
 EXISTING WOOD BATTEN SIDING: 900 SF = 70%
 STUCCO SYSTEM: 384 SF = 30%
 - EXISTING: 115 SF
 - PROPOSED: 269 SF (235% INCREASE)
- DECK REDUCTION ON HOUSE A & B
 HOUSE A DECK:
 - EXISTING: 947 SF
 - PROPOSED: 366 SF (61.35% DECREASE)
 HOUSE B DECK:
 - EXISTING: 698 SF
 - PROPOSED: 295 SF (57.75% DECREASE)
- TRELLIS REMOVAL ON HOUSE A.
- SIDEWALK EXPANSION TO DECKS.

OWNER / APPLICANT SIGNATURES:

1955 NORTH BLACKHAWK STREET SITE PLAN
 LEGAL DESCRIPTION: LOT 1, BLOCK 1, SOLAR DECATHLON SUBDIVISION FILING NO. 1,
 ACCORDING TO THE RECORDED PLAT THEREOF, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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, ECLT BLACKHAWK COMMONS LLC HAS CAUSED THESE
 PRESENTS TO BE EXECUTED THIS 20 DAY OF July AD. 2021
 BY: David Ogunanya
 (PRINCIPALS OR OWNERS)

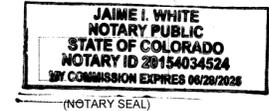


STATE OF COLORADO)SS
 COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July AD. 2021

BY: David Ogunanya
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY: Jaime I. White
 (NOTARY PUBLIC)



MY COMMISSION EXPIRES 06/20/2025
 NOTARY BUSINESS ADDRESS: 1030 W Ellsworth Denver, CO 80231

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: 8/2/21
 PLANNING DIRECTOR: George Adams DATE: 7-29-2021
 PLANNING COMMISSION: _____ DATE: 7/23/21
 (CHAIRPERSON)
 CITY COUNCIL: _____ DATE: N/A
 (MAYOR)
 ATTEST: _____ DATE: N/A
 (CITY CLERK)

DATABASE APPROVAL DATE: 1/8/2020
 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: _____

RECORDERS 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: _____

SOLAR DECATHLON BLACKHAWK

SITE PLAN

A PORTION OF TOLLGATE VALLEY GARDENS,
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 LOTS 19 & 20 AND ALL VACATED STREET
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION SHEET 1 OF 1

(PROVIDED BY FIRST INTEGRITY TITLE COMPANY)
 COMMITMENT FILE NUMBER 105-1900489-S
 (Dated JANUARY 10, 2019)

VACANT LAND BLACKHAWK STREET
 LOT 19, TOLLGATE VALLEY GARDENS ACCORDING TO THE
 RECORDED PLAT THEREOF, CITY OF AURORA, COUNTY OF
 ADAMS, STATE OF COLORADO
 TOGETHER WITH THAT PORTION OF VACATED BLACKHAWK
 STREET ADJACENT AND APPURTENANT AS VACATED UNDER
 ORDINANCE NO. 72-170 RECORDED SEPTEMBER 29, 1972 AT
 RECEPTION NO. 975345 IN BOOK 1821 AT PAGE 228.

NOTES:

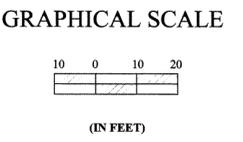
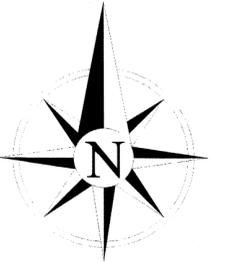
- "NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."
- FIRST INTEGRITY TITLE COMPANY, FILE NUMBER 105-1900489-S, DATED JANUARY 10-11, 2019 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- THIS LAND SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF ECLT BLACKHAWK COMMONS, LLC, AND FIRST INTEGRITY TITLE COMPANY, NAMED IN THE STATEMENT HEREON, SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION PURSUANT TO C.R.S. SEC. 9-1.5-103.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: JANUARY 15-17, 2019.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508.
- ONLY SPECIFIC IMPROVEMENTS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES. THIS IS NOT AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102 (9).
- THIS PLAT OF "TOLLGATE VALLEY GARDENS" WAS RECORDED IN ADAMS COUNTY, COLORADO AT RECEPTION NO. 388428 AT MAP BOOK F9 AT PAGE 113 ON 08-5-1952.
- IN ACCORDANCE WITH C.R.S. 38-51-106 (1) (b) (II), THE CLIENT WISHES THAT ALL EASEMENTS AND RIGHT - OF - WAY'S NOT BE SHOWN.
- BASIS OF BEARING: ASSUMED S89°31'02"E BETWEEN FOUND MONUMENTS LOCATED IN TOLLGATE VALLEY GARDENS AND BLOCK 6, HILLVIEW, AS SHOWN AND DESCRIBED HEREON WITH ALL BEARINGS SHOWN HEREIN RELATIVE THERETO.
- FENCE LINES AS SHOWN AND DESCRIBED HEREON MEASURED TO THE CENTER LINE OF THE FENCE POSTS.
- LOT AREA CALCULATION:
 LOT 19 - 13,523 sq. ft. OR 0.31 acres.

SURVEYOR'S STATEMENT
 I, ROBERT M. HAYDEN, A DULY REGISTERED LAND SURVEYOR,
 LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND
 ON BEHALF OF R.E. PORT & ASSOCIATES, INC., TO ECLT
 BLACKHAWK COMMONS, LLC, AND FIRST INTEGRITY TITLE
 COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES
 WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON
 01/15-17/2019; THAT SAID SURVEY AND THE ATTACHED PRINT
 HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S.
 38-51-106 "LAND SURVEY PLAT"
 ROBERT M. HAYDEN
 P.L.S. #27268
 R.E. PORT & ASSOCIATES, INC.
 JOB NO. 19-11

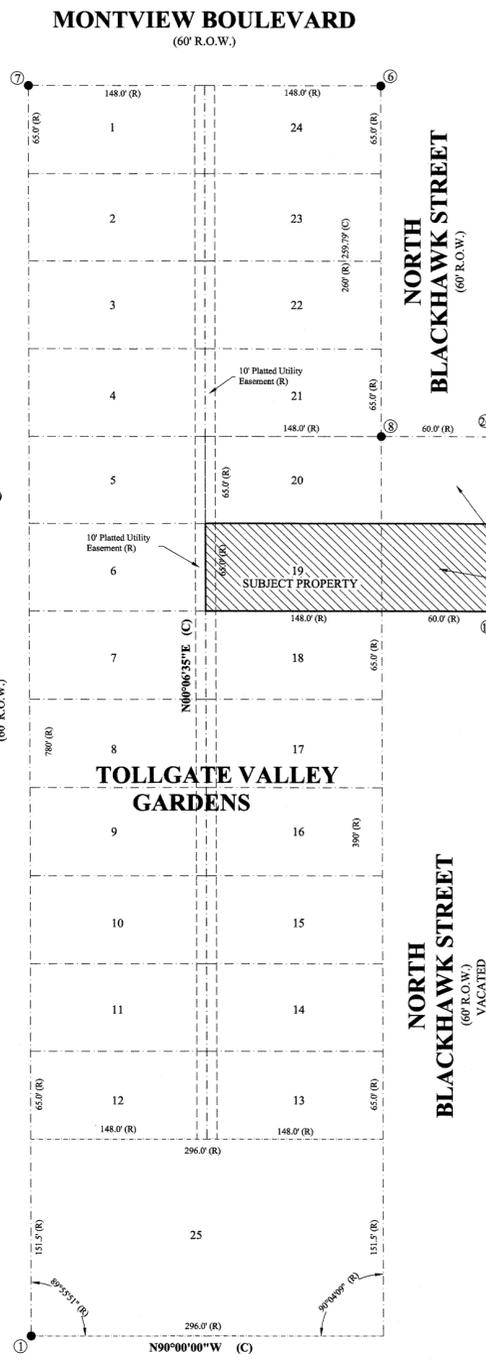


R.E. PORT & ASSOCIATES, INC.
 LAND SURVEYING COMPANY

JOB NO. 19-11	DATE: 01/23/2019
CLIENT: ECLT BLACKHAWK COMMONS, LLC., FIRST INTEGRITY TITLE COMPANY	
PROPERTY ADDRESS: BLACKHAWK STREET, VACANT LOT, AURORA, COLORADO, 80011	
DRAWN BY: RMH	
R.E. PORT & ASSOCIATES, INC. 5460 WARD ROAD #160, ARVADA, CO. 80002 303-420-4788 FAX-303-420-0459 E MAIL INFO@REPORTLANDSURVEY.COM	



CONTROL DIAGRAM
 (NOT TO SCALE)



DESCRIPTION OF CONTROL MONUMENTS
 PURSUANT TO C.R.S. 38-51-106(1)(f)

- ① Found No. 5 Rebar with 1" Plastic Cap, L.S.10717
- ② Found No. 5 Rebar with 1" Plastic Cap Illegible (3.0' Witness Corner South)
- ③ Found 1" Bar
- ④ Found 1" Bar
- ⑤ Found No. 4 Rebar (Bent)
- ⑥ Found No. 5 Rebar with 1" Plastic Cap, L.S.37955 (2.0' Witness Corner West)
- ⑦ Set No. 5 Rebar with 1" Plastic Cap, L.S.27268 (2.0' Witness Corner West)

CONTROL DATA
 PURSUANT TO 38-51-106(1)(c), C.R.S.

- Point # 10 to Point # 2 = S00°06'14"E, 544.41' (M)
- Point # 2 to Point # 1 = N89°31'02"W, 356.01' (M)
- Point # 1 to Point # 7 = N00°01'00"E, 935.95' (M)
- Point # 7 to Point # 6 = S89°11'19"E, 297.48' (M)
- Point # 6 to Point # 8 = S00°03'54"W, 259.79' (M)
- Point # 8 to Point # 20 = S89°26'38"E, 57.83' (C)

- LEGEND**
- FOUND MONUMENT AS SHOWN AND DESCRIBED HEREON
 - SET 5/8" REBAR/1" PLASTIC CAP L.S.27268 (18" REBAR) UNLESS OTHERWISE NOTED.
 - (M) MEASURED DISTANCE OR DIRECTION
 - (L) AS PER LEGAL RECORDS
 - (C) CALCULATED MEASUREMENT OR DIRECTION
 - (R) AS PER RECORD INFORMATION
 - FENCE LINE
 - ▬ ASPHALT
 - - - PLATTED LOT LINE

EVERGREEN AVENUE
 (60' R.O.W.)

NOTE:
 BASIS OF BEARING - S89°31'02"E, 356.01' (M)
 Between Point 1 and Point 2 as shown hereon.
 (See Notes No. 12)

LAND SURVEY PLAT

OF A PORTION OF TOLLGATE VALLEY GARDENS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

INDEXING STATEMENT:
 DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ M,
 IN BOOK _____ OF THE COUNTY SURVEY/
 RIGHT OF WAY SURVEYS AT PAGE(S) _____ RECEPTION
 NUMBER _____

COUNTY SURVEYOR OR DEPUTY COUNTY SURVEYOR

SURVEY
 SHEET 2 of 12

SOLAR DECATHLON BLACKHAWK

SITE PLAN

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LEGAL DESCRIPTION

SHEET 1 OF 1

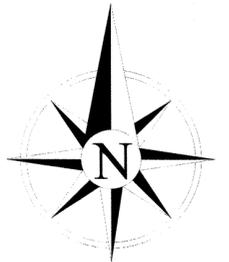
(PROVIDED BY FIRST INTEGRITY TITLE COMPANY)
COMMITMENT FILE NUMBER 105-1900490-S
 (Dated JANUARY 11, 2019)

VACANT LAND BLACKHAWK STREET

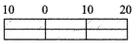
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 ROBERT M. HAYDEN
 P.L.S. #27238
 R.E. PORT & ASSOCIATES, INC.
 JOB NO. 19-11A



GRAPHICAL SCALE



(IN FEET)

CONTROL DIAGRAM

(NOT TO SCALE)

MONTVIEW BOULEVARD
 (60' R.O.W.)

DESCRIPTION OF CONTROL MONUMENTS

PURSUANT TO C.R.S. 38-51-106(1)(f)

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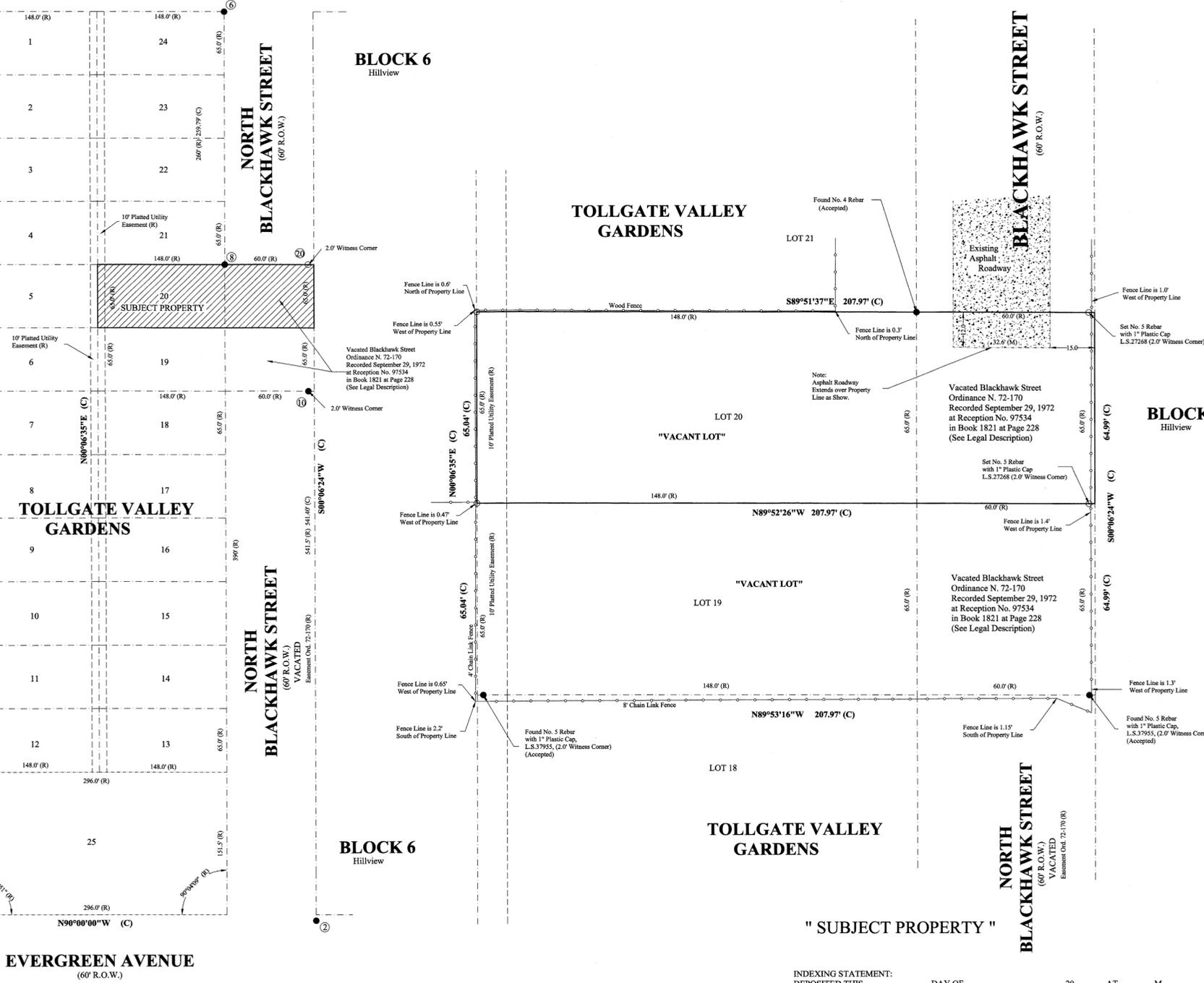
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- Point # 2 to Point # 1 = N89°31'02"W, 356.01' (M)
- Point # 1 to Point # 7 = N00°01'00"E, 935.95' (M)
- Point # 7 to Point # 6 = S89°11'19"E, 297.48' (M)
- Point # 6 to Point # 8 = S00°03'54"W, 259.79' (M)
- Point # 8 to Point # 20 = S89°26'38"E, 57.83' (C)

LEGEND

- FOUND MONUMENT AS SHOWN AND DESCRIBED HEREON
- SET 5/8" REBAR/1" PLASTIC CAP L.S.27268 (18" REBAR) UNLESS OTHERWISE NOTED.
- (M) MEASURED DISTANCE OR DIRECTION
- (A) AS PER LEGAL RECORDS
- (C) CALCULATED MEASUREMENT OR DIRECTION
- (R) AS PER RECORD INFORMATION
- FENCE LINE
- ASPHALT
- PLATTED LOT LINE



NOTE:
 BASIS OF BEARING - S89°31'02"E, 356.01' (M)
 Between Point 1 and Point 2 as shown hereon.
 (See Notes No. 12)

LAND SURVEY PLAT

OF A PORTION OF TOLLGATE VALLEY GARDENS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

INDEXING STATEMENT:
 DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ M.
 IN BOOK _____ OF THE COUNTY SURVEY/
 RIGHT OF WAY SURVEYS AT PAGE(S) _____ RECEPTION
 NUMBER _____

COUNTY SURVEYOR OR DEPUTY COUNTY SURVEYOR

R.E. PORT & ASSOCIATES, INC.

LAND SURVEYING COMPANY

JOB NO. 19-11A	DATE: 01/23/2019
CLIENT: ECLT BLACKHAWK COMMONS, LLC. AND FIRST INTEGRITY TITLE COMPANY	
PROPERTY ADDRESS: BLACKHAWK STREET, VACANT LOT, AURORA, COLORADO, 80011	
DRAWN BY: RMH	
R.E. PORT & ASSOCIATES, INC. 5460 WARD ROAD #160, ARVADA, CO. 80002 303-420-4788 FAX-303-420-0459 E.MAIL: INFO@REPORTLANDSURVEY.COM	

LAND SURVEYING
 SHEET 3 OF 12

SOLAR DECATHLON BLACKHAWK

SITE PLAN

A PORTION OF TOLLGATE VALLEY GARDENS,
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 LOTS 19 & 20 AND ALL VACATED STREET
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXISTING DECKS (SILO HOUSE AND OUR H2OUSE)
 1. EXISTING DECKING MATERIAL FROM THE ORIGINAL DECKS WILL BE RE-INSTALLED ON NEW 2X PRESSURE TREATED LUMBER FRAMING
 2. TRIM AND RAILINGS TO BE CEDAR OR REDWOOD TO REPLICATE THE ORIGINAL DESIGN OF THE TRIM AND RAILINGS

NEW DECKS (THE BEACH HOUSE AND INDIEDWELL HOUSE)
 1. FRAMING WILL BE 2X PRESSURE TREATED LUMBER WITH JOIST @ 16" O.C.
 2. DECK BOARDS WILL BE COMPOSITE MATERIAL SIMILAR TO TREX DECKING, COLOR SIMILAR TO THE EXISTING DECKS
 3. TRIM AND RAILINGS TO BE CEDAR OR REDWOOD, FINAL DESIGN STILL TO BE DETERMINED.

Existing Single Family Dwelling
 1965 N BLACKHAWK STREET
 Zone District R-1

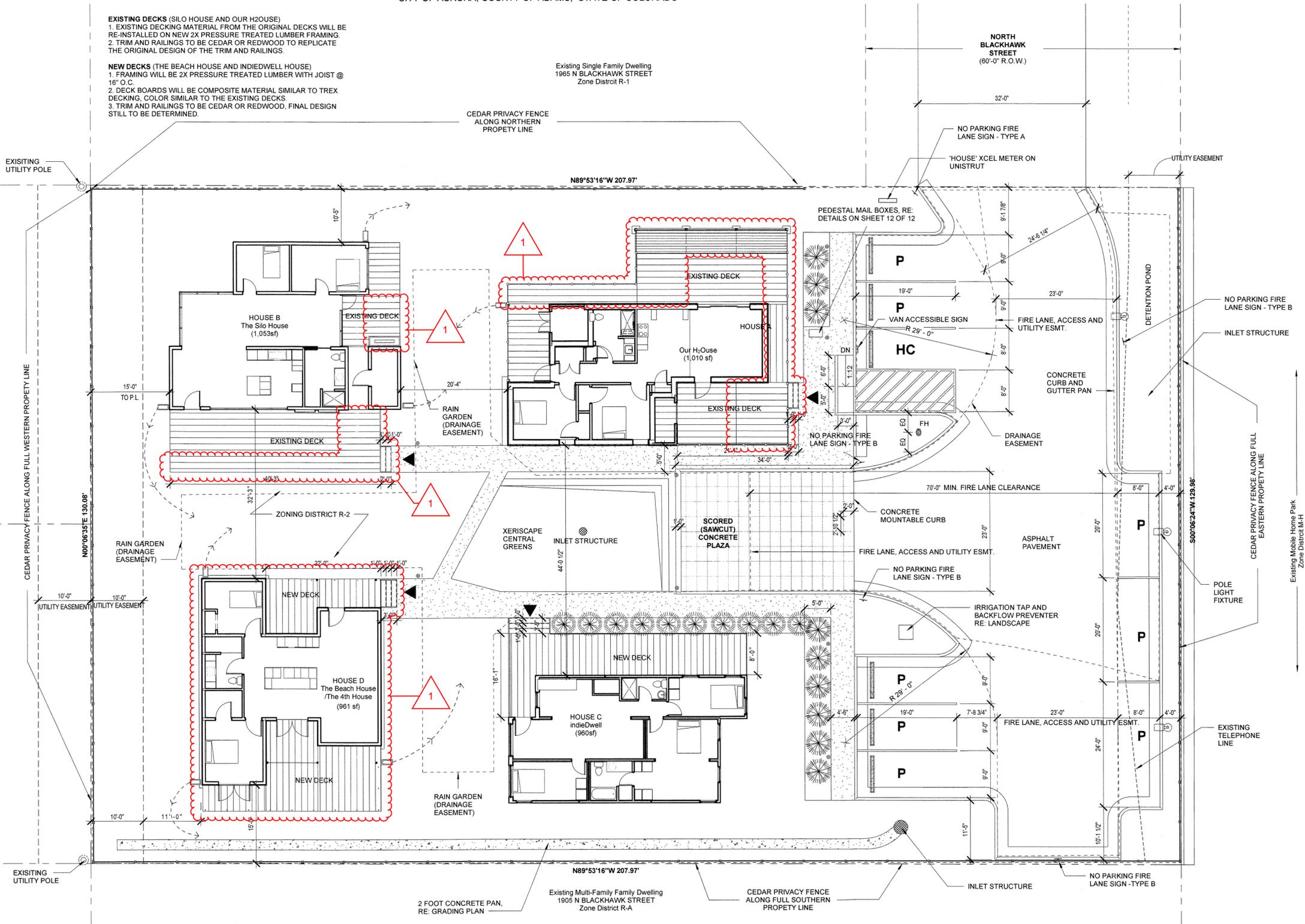
CEDAR PRIVACY FENCE
 ALONG NORTHERN
 PROPERTY LINE

Existing Single Family Dwelling
 1970 N BILLINGS STREET
 Zone District R-R

Existing Single Family Dwelling
 1960 N BILLINGS STREET
 Zone District R-R

Existing Single Family Dwelling
 1956 N BILLINGS STREET
 Zone District R-R

Existing Single Family Dwelling
 1950 N BILLINGS STREET
 Zone District R-R



① LEVEL 1 FLOOR PLAN SDP



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SITE PLAN
SHEET 4 of 12

SOLAR DECATHLON BLACKHAWK

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PLANT LIST

ABBR	QUANT	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AGF	2	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	6'	CLUMP, B+B
AAR	4	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	6'	CLUMP, B+B
CCI	2	CRATAEGUS CRUS-GALLI 'NERMIS'	THORNLESS COCKSPUR HAWTHORN	6'	CLUMP, B+B
GPS	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL.	B+B
GDE	1	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2.5" CAL.	B+B
SHRUBS					
CDK	12	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEMIST SPIREA	5 GAL.	CONT.
CI	11	CERCOPARPUS INTRICATUS	LITTLELEAF MOUNTAIN MAHOGANY	5 GAL.	CONT.
CM	5	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL.	CONT.
CSI	29	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	5 GAL.	CONT.
DCM	12	DAPHNE X BURKWOODI 'CAROL MACKIE'	CAROL MACKIE DAPHNE	5 GAL.	CONT.
FP	10	FALLUGIA PARADOXA	APACHE PLUME	5 GAL.	CONT.
JSA	13	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL.	CONT.
RGL	5	RHUS AROMATICA 'GRO-LOW'	DWARF FRAGRANT SUMAC	5 GAL.	CONT.
RGM	12	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL.	CONT.
RA	15	RIBES AUREUM	GOLDEN CURRANT	5 GAL.	CONT.
SPN	14	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL.	CONT.
SNS	18	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	5 GAL.	CONT.
SA	14	SYMPHORICARPOS ALBUS	WHITE SNOWBERRY	5 GAL.	CONT.
SB	6	SYRINGA X BLOOMERANG	BLOOMERANG REBLOOMING LILAC	5 GAL.	CONT.
GROUNDCOVERS + ORNAMENTAL GRASSES					
EFC	7	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	1 GAL.	CONT.
PAH	24	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	5 GAL.	CONT.

SEED MIX

NATIVE SEED MIX
 DRYLAND GRASS MIX DRILL SEEDED AT A RATE OF 30 POUNDS PURE LIVE SEED (PLS) PER ACRE, OR BROADCAST SEEDED AT 60 POUNDS PURE LIVE SEED (PLS) PER ACRE. RATES BELOW ARE GIVEN FOR DRILLED SEED.

SPECIES	PLS POUNDS PER ACRE
BUFFALOGRASS - BOUTELOUA DACTYLOIDES	6.4
BLUE GRAMA GRASS - BOUTELOUA GRACILIS	6
SIDEOATS GRAMA GRASS - BOUTELOUA CIRTIPEPENDULA	3.6
WESTERN WHEATGRASS - PASCOPYRUM SMITHII	9.6
THICKSPIKE WHEATGRASS - AGROPYRON DASYSTACHYUM	2.2
SLENDER WHEATGRASS - AGROPYRON TRACHYCAULUM	2.2

STANDARD NOTES

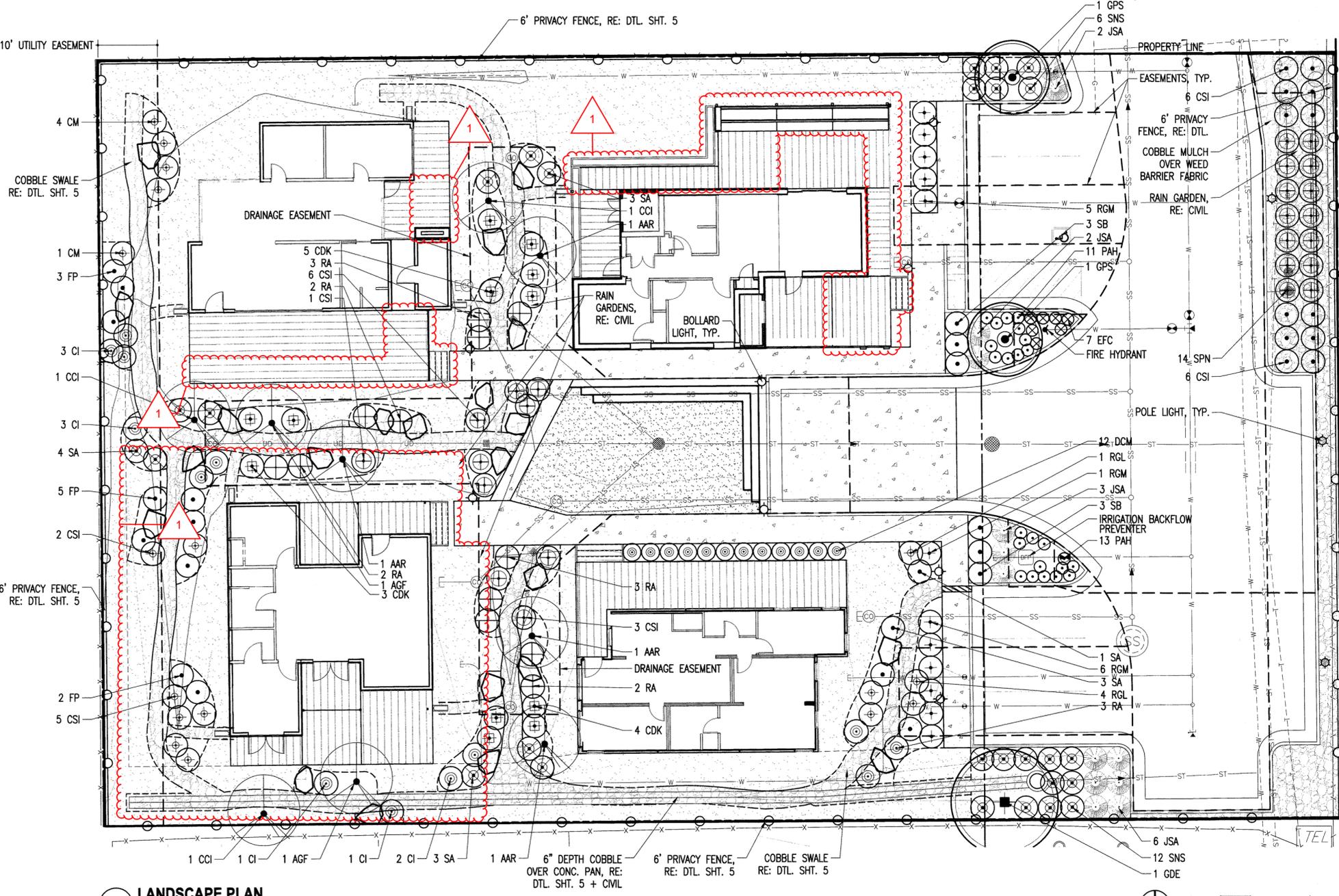
- SOIL FERTILIZER REQUIREMENTS SHALL BE DETERMINED BASED ON SOIL ANALYSIS TO BE DONE BY CONTRACTOR. IN SEED, SOD AND PLANTING AREAS APPLY THE EQUIVALENT OF A MINIMUM OF SIX CUBIC YARDS OF CLASS 1 COMPOST PER 1,000 SF.
- NEW VEHICULAR PAVING SHALL BE ASPHALT, SIDEWALKS SHALL BE CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH THE REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC 146-1435 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.
- MULCH ALL PLANTING BEDS WITH 3" DEPTH WOOD MULCH AROUND SHRUBS, AND 2" DEPTH WOOD MULCH AROUND PERENNIALS/GROUNDCOVERS/ORNAMENTAL GRASSES (NO WEED BARRIER FABRIC), EXCEPT WHERE NOTED. IN AREAS SHOWN TO BE MULCHED WITH COBBLE MULCH, DEPTH OF MULCH TO BE MINIMUM 8", PLACE OVER WEED BARRIER FABRIC. TREES IN LAWN & SEEDING AREAS SHALL BE MULCHED WITH 3" DEPTH OF WOOD MULCH.
- THE LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

IRRIGATION NOTES

- THE FINAL SYSTEM DESIGN SHALL COMPLY WITH ALL CITY OF AURORA'S REGULATIONS AND REQUIREMENTS.
- A RAIN SENSOR SHALL BE INSTALLED AS PART OF THE IRRIGATION SYSTEM, WITH AUTOMATIC SHUT-OFF OF THE SYSTEM DURING PERIODS OF HIGH MOISTURE.
- THE IRRIGATION SYSTEM SHALL INCLUDE AN IRRIGATION CLOCK WHICH ALLOWS PROGRAMMING TO MEET THE DIFFERENTIAL NEEDS OF THE SPECIFIED PLANTING PLAN.
- ALL SHRUB, ORNAMENTAL GRASSES AND GROUNDCOVER AREAS TO BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. IRRIGATED LAWN TO BE IRRIGATED WITH POP-UP SPRAY HEADS.
- SELECT DRIP EMITTER FLOW RATES TO MATCH WATER DEMAND OF EACH PLANT SPECIES.

SYMBOLS LEGEND

- IRRIGATED SOD - MIN. THREE VARIETIES OF DROUGHT TOLERANT KENTUCKY BLUEGRASS
- NATIVE SEED MIX
- COBBLE DRAINAGE SWALE, RE: DETAIL SHEET 5 + COBBLE MULCH
- QUARRIED BOULDERS
- WOOD PRIVACY FENCE, RE: DETAIL
- LANDSCAPE EDGER



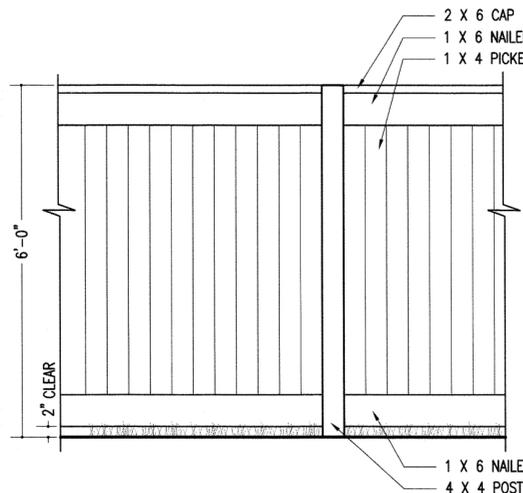
1 LANDSCAPE PLAN

NOT FOR CONSTRUCTION

SOLAR DECATHLON BLACKHAWK

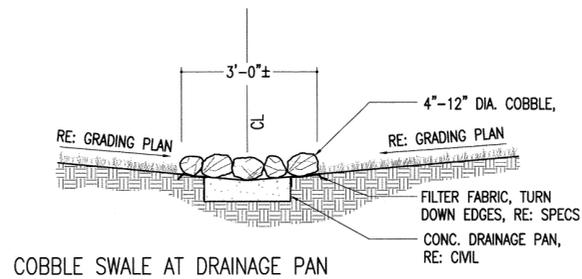
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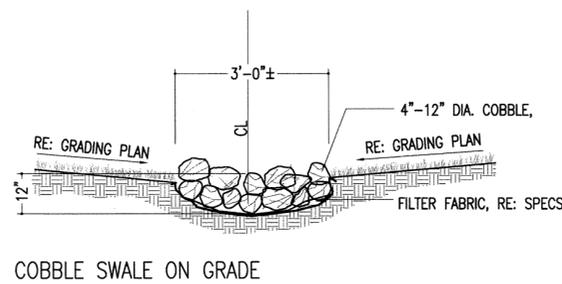


1 WOOD PRIVACY FENCE
 N.T.S.

- NOTES:
1. FENCE TO BE MADE OF #1 REDWOOD OR CEDAR. ALL POSTS TO BE PRESSURE TREATED & SET IN CONCRETE, MIN. 24" DEPTH
 2. MEET ALL CITY STANDARDS FOR FENCE MATERIALS AND INSTALLATION.
 3. LOCATE ALL UTILITIES PRIOR TO INSTALLATION
 4. RE: SPECS FOR ALL OTHER INFORMATION.
 5. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



COBBLE SWALE AT DRAINAGE PAN



COBBLE SWALE ON GRADE

2 COBBLE DRAINAGE SWALE
 N.T.S.

NOT FOR CONSTRUCTION

limegreen
 DESIGN

Landscape
 Details

SHEET:7 of 12

900 E. LOUISIANA AVE., SUITE 289, DENVER, CO 80210
 303.733.7558

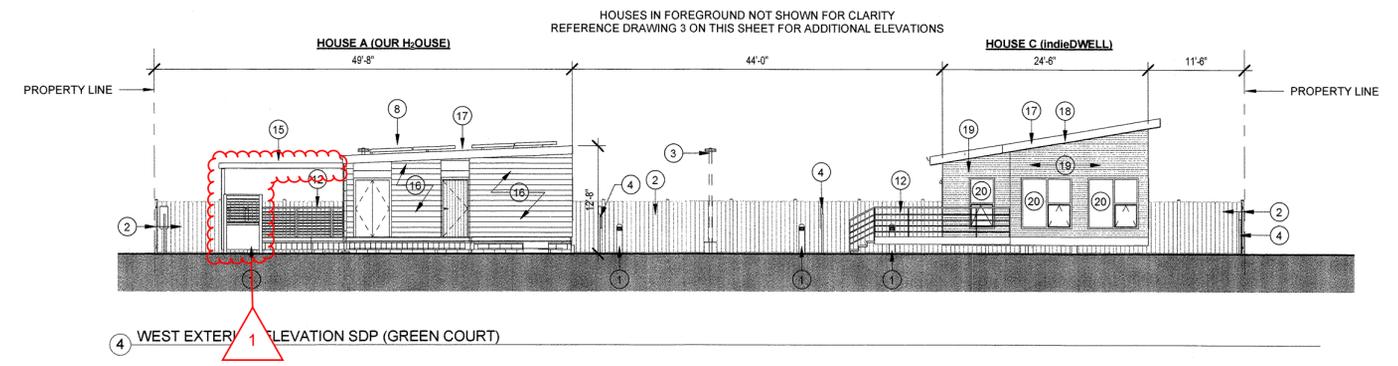
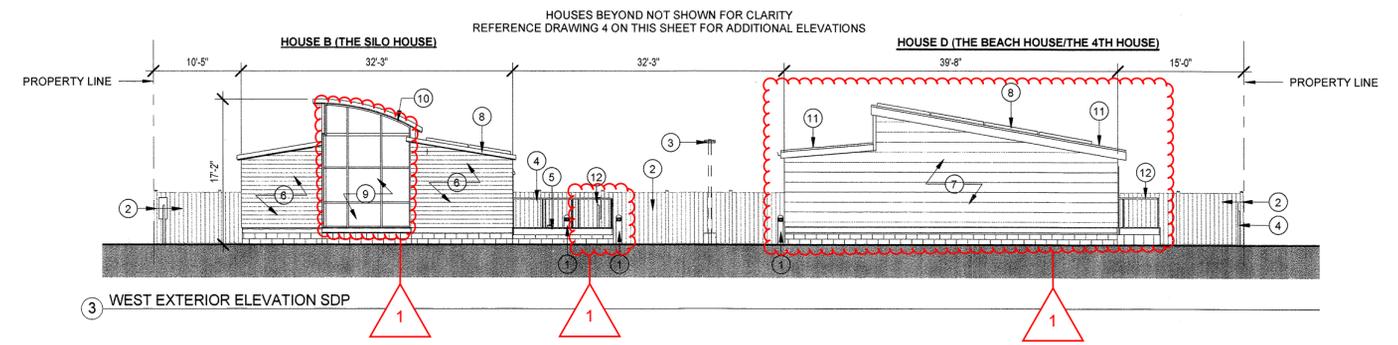
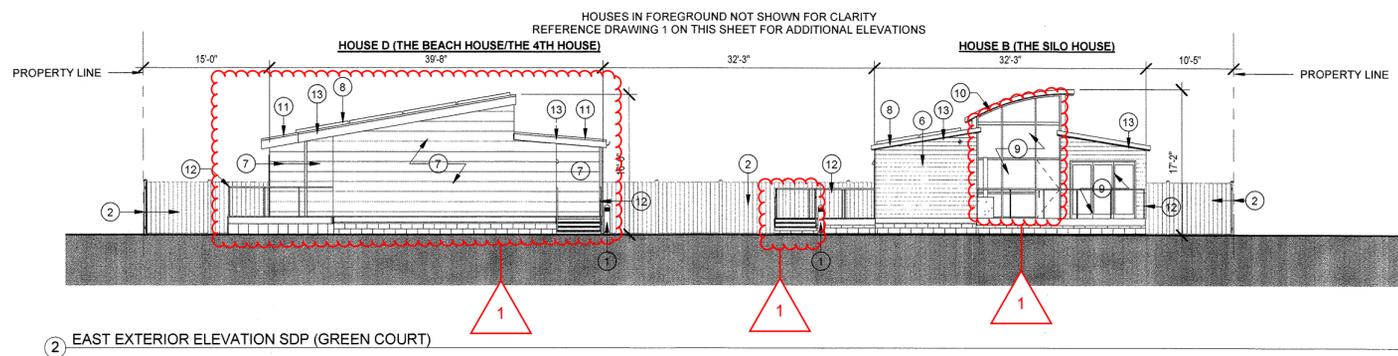
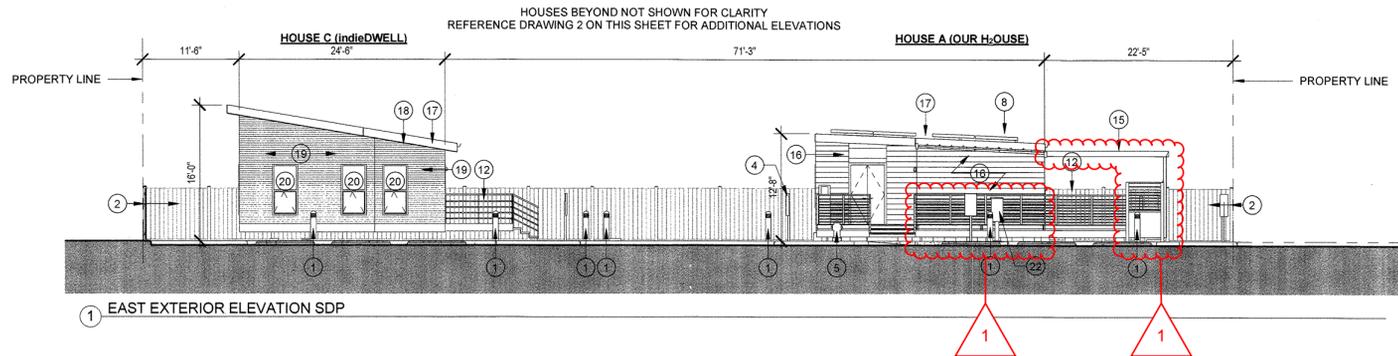
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KEYED NOTES - AURORA SITE PLAN

- 1 BOLLARD SITE LIGHTING
- 2 6'-0" HIGH CEDAR PRIVACY FENCE
- 3 EXTERIOR SITE LIGHTING AT PARKING ON CONCRETE BASE
- 4 NO PARKING FIRE LANE SIGN
- 5 PROPOSED FIRE HYDRANT
- 6 EXTERIOR GRADE PLYWOOD AND WOOD BATTEN SIDING, PAINTED
- 7 HORIZONTAL LAP SIDING, PAINTED
- 8 SOLAR PANELS
- 9 ALUMINUM STOREFRONT GLAZING SYSTEM
- 10 STANDING SEAM METAL ROOF
- 11 ALUMINUM ROOFING SYSTEM
- 12 STEEL RAILING SYSTEM AT DECK
- 13 SHEET METAL FASCIA
- 14 NOT USED
- 15 WOOD TRELLIS SYSTEM
- 16 PREFINISHED METAL 'S' DECK
- 17 TPO ROOF MEMBRANE
- 18 PREFINISHED SHEET METAL FASCIA
- 19 PRE PAINTED FIBER CEMENT SIDING
- 20 VINYL WINDOW SYSTEM
- 21 SLIDING GLASS DOOR SYSTEM
- 22 PEDESTAL MAILBOXES



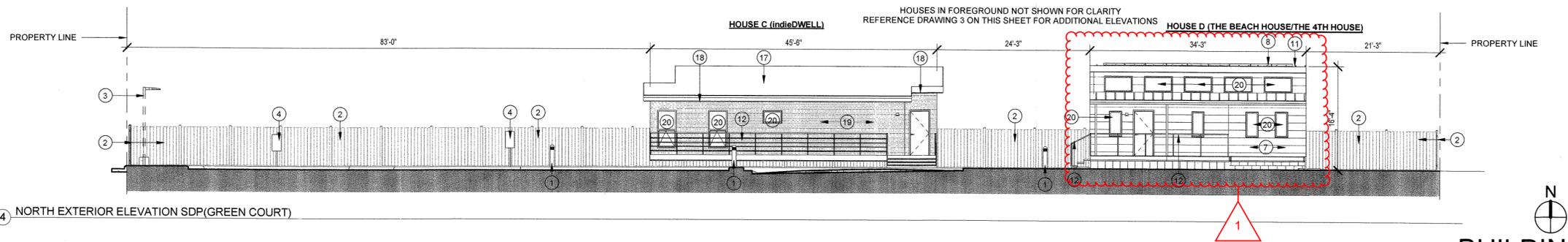
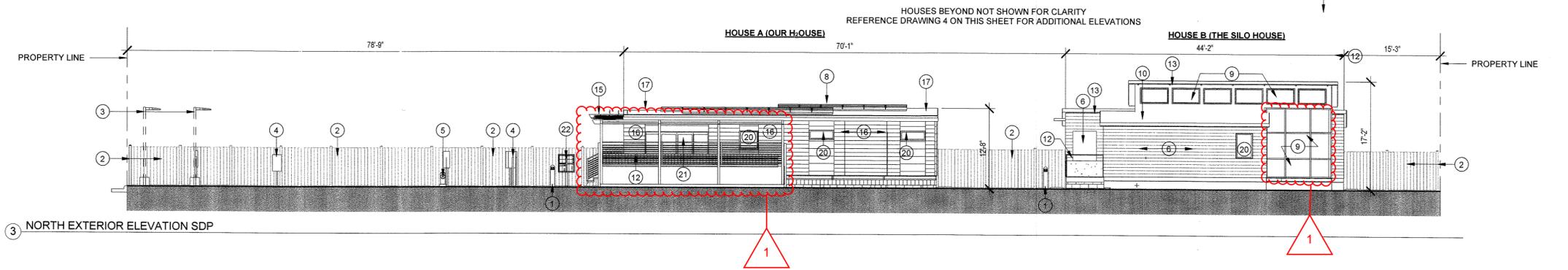
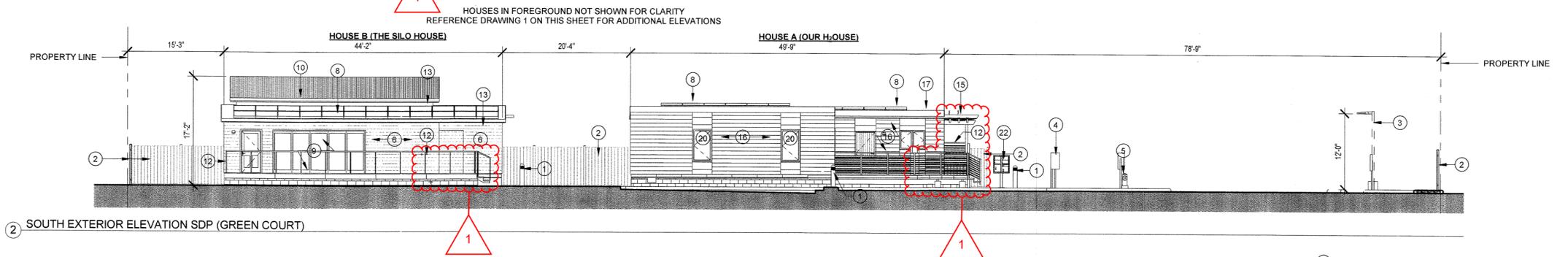
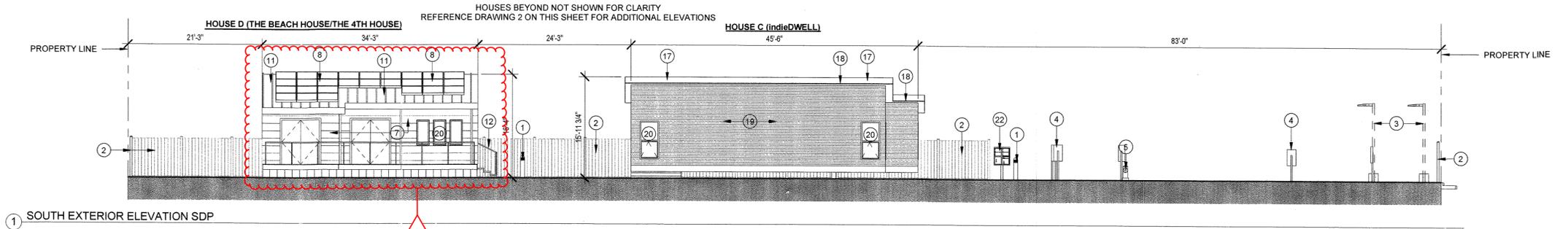
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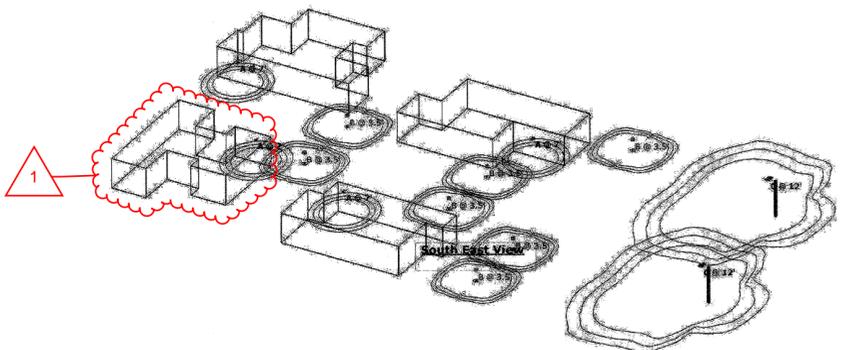
N
**BUILDING
 ELEVATIONS**
 SHEET 9 of 12

SOLAR DECATHLON BLACKHAWK

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Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A	4	WS-W65402-ALZ1715	WALL MOUNTED	EXRE-3051000-B-23	1	840	0.9	47	
	B	7	KBAR-LED-165-320-33K-SYM-RVOUT	KBAR WITH 4 LIGHT BODIES (16 LEPS), 3300MA DRIVER, 3000K COLOR TEMP, AND SYMMETRIC OPTIC	LED	1	1294	0.9	98	
	C	3	DSKD-LED-P3-300TPIE-RVOUT-TR	DSKD LED P3 300 TPIE RVOUT with HOUSING ADJUST	LED	1	812	0.52	21	

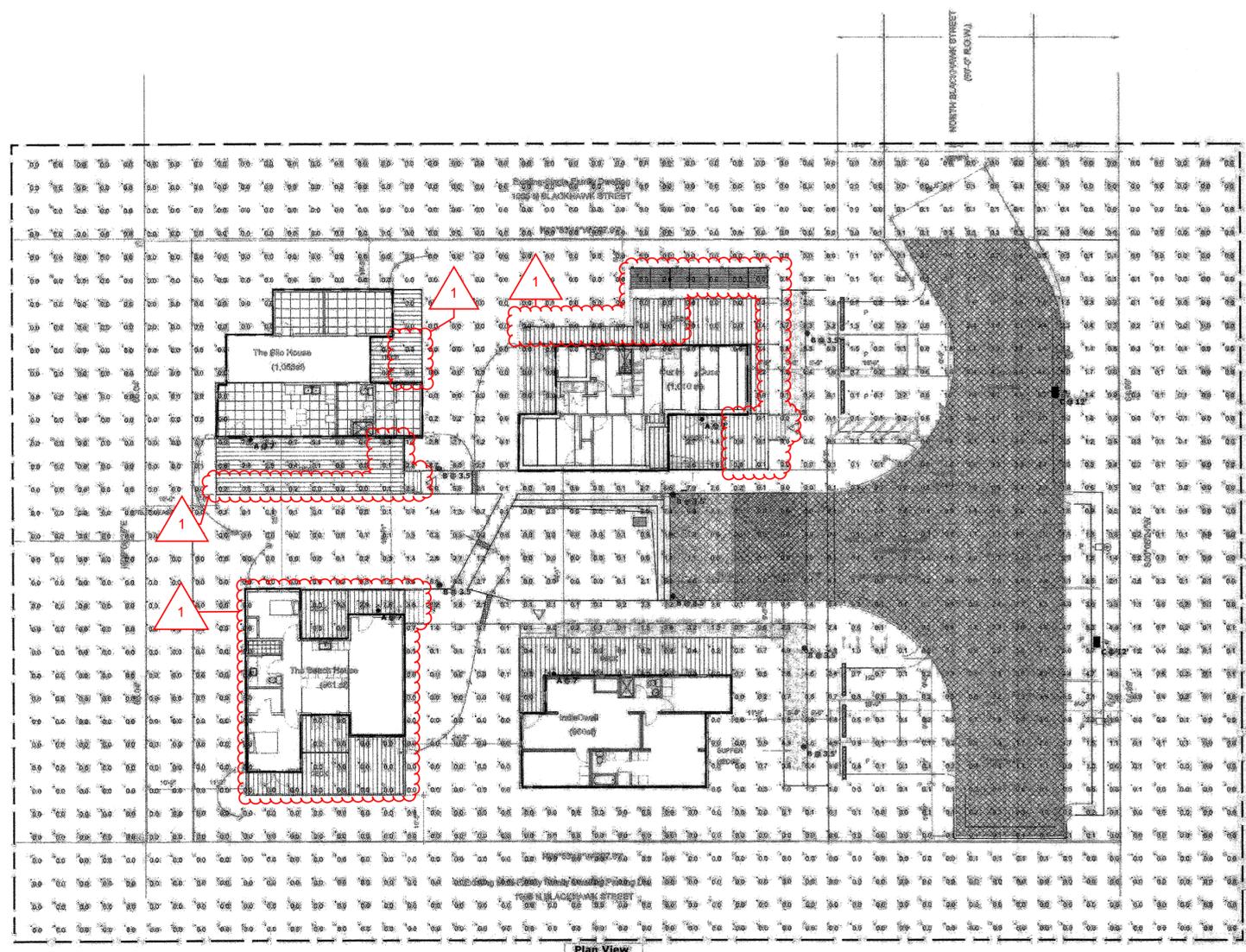


Luminaire Locations										
Location										Alt
No.	Label	X	Y	Z	RM	Orientation	TH	X	Y	Z
1	A	-64.33	-35.22	7.00	7.00	0.00	0.00	-64.33	-35.22	0.00
2	A	-61.38	-11.10	7.00	7.00	380.00	0.00	-61.38	-11.10	0.00
3	A	-27.42	-38.44	7.00	7.00	0.00	0.00	-27.42	-38.44	0.00
4	A	-4.49	-15.22	7.00	7.00	380.00	0.00	-4.49	-15.22	0.00
1	B	-51.39	4.72	3.50	3.50	0.00	0.00	-51.39	4.72	0.00
2	B	-1.30	-22.70	3.50	3.50	0.00	0.00	-1.30	-22.70	0.00
3	B	-12.91	-0.90	3.50	3.50	0.00	0.00	-12.91	-0.90	0.00
4	B	27.06	23.86	3.50	3.50	0.00	0.00	27.06	23.86	0.00
5	B	-25.11	-24.01	3.50	3.50	0.00	0.00	-25.11	-24.01	0.00
6	B	22.00	-15.21	3.50	3.50	0.00	0.00	22.00	-15.21	0.00
7	B	-21.59	-20.22	3.50	3.50	0.00	0.00	-21.59	-20.22	0.00
1	C	85.02	21.12	12.00	12.00	270.00	0.00	85.02	21.12	0.00
2	C	90.73	-32.62	12.00	12.00	270.00	0.00	90.73	-32.62	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc: Zone #1	+	0.5%	0.8 fc	0.0 fc	N/A	N/A

Note
 1: file-view-file-aug2019-decathlonsite.xml

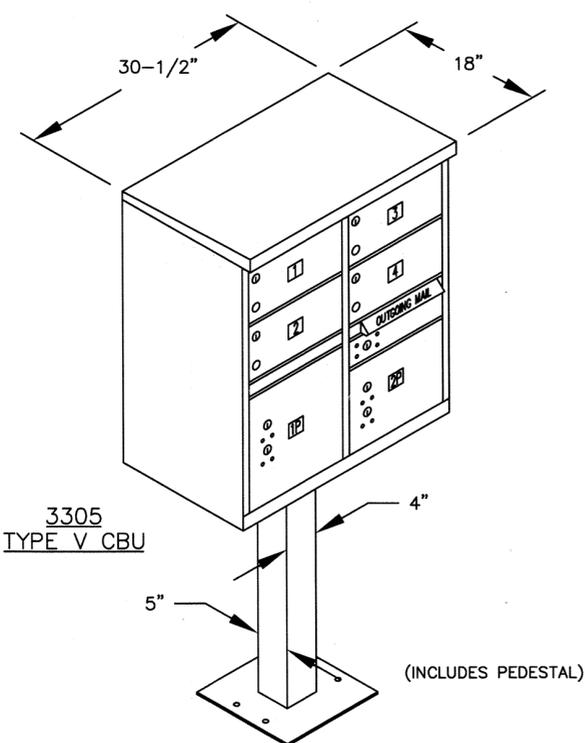
Note
 Lighting calculation software is for estimating purposes only, not generating exact values.
 These calculations are for the use and adoption by our clients and theirs solely at their discretion.
 This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity.
 We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may affect fixture output and model performance. Model is based on standard reflectance values unless otherwise noted.
 Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained.
 Final construction drawings and calculations are the responsibility of a licensed architect or engineer.
 The Lighting Agency provides these calculations as a courtesy for evaluation only.



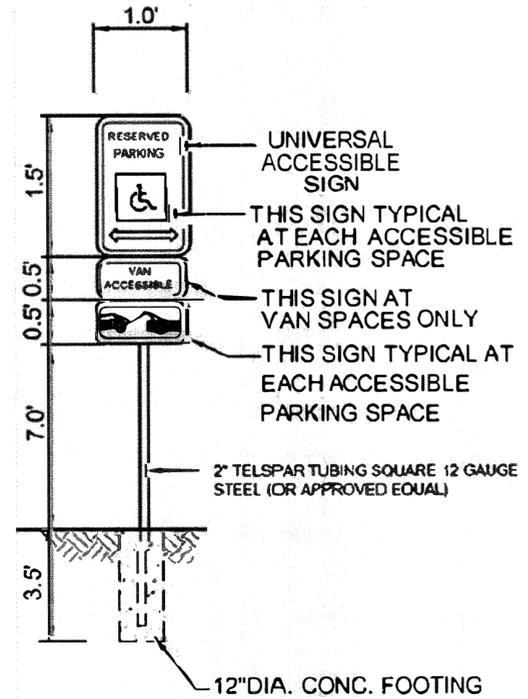
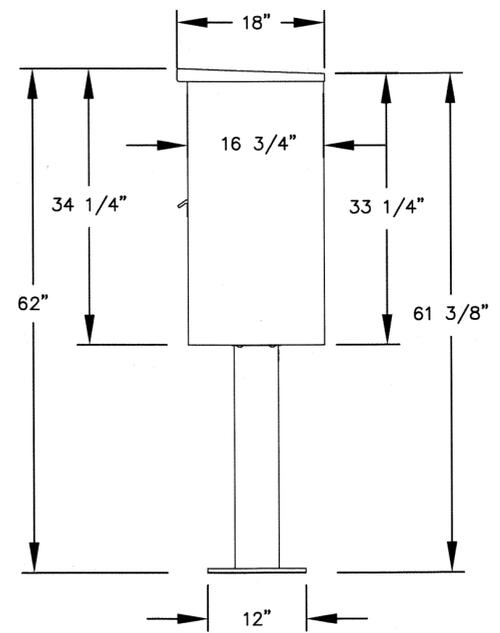
SOLAR DECATHLON BLACKHAWK

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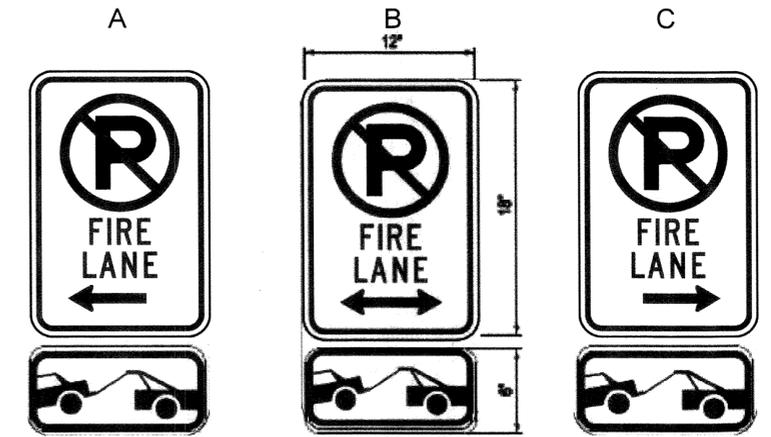


PEDESTAL MAILBOXES (4 C SIZE BOXES WITH 2 PARCEL LOCKERS - USPS ACCESS)



ACCESSIBLE SIGN

SIGN SHALL BE CENTERED ON THE PARKING SPACE



1. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
2. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement (50' on center alternating sides). Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
3. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
4. Fire lane signs should be installed 2' behind curb or sidewalk.
5. The clearance to the bottom of the sign shall be 7 feet. There shall be not other signs attached to the sign or the sign post.
6. Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.