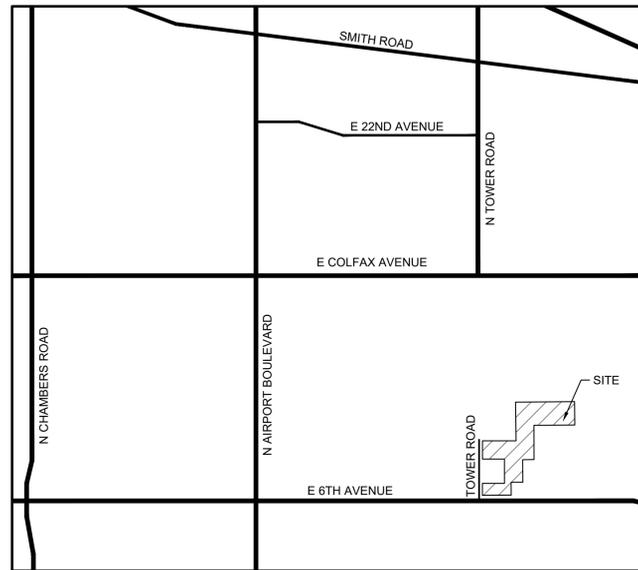


PIVOT ENERGY AURORA COMMUNITY SOLAR GARDEN III

SITE PLAN AMENDMENT AND CONDITIONAL USE PERMIT



VICINITY MAP
SCALE 1" = 2000'



OVERALL SITE AREA
SCALE 1" = 600'

OWNERS SIGNATURES

PIVOT ENERGY SOLAR GARDEN III

LEGAL DESCRIPTION:

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.

CITY OF AURORA APPROVALS

CITY ATTORNEY _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

PLANNING AND ZONING COMMISSION (CHAIRPERSON) _____ DATE _____

CITY COUNCIL (MAYOR) _____ DATE _____

ATTEST (CITY CLERK) _____ DATE _____

DATABASE APPROVAL DATE _____

DATA BLOCK:

DATA: SOLAR GARDEN III TOTALS
LAND AREA WITHIN PROPERTY LINES 45.81 ACRES
GROSS FLOOR AREA 0.00 SQ. FT.
NUMBER OF BUILDINGS 0
MAXIMUM HEIGHT OF BUILDINGS N/A
TOTAL BUILDING COVERAGE 50% AND 997,742 SQ. FT. (SOLAR PANELS, INVERTER & TRANSFORMER PADS)
HARD SURFACE AREA 0% AND 0 SQ. FT.
LANDSCAPE AREA 99% AND 1,295,935 SQ. FT. (LOW-GROWTH NATIVE GRASSES BENEATH & AROUND SOLAR PANELS)
PRESENT ZONING CLASSIFICATION INDUSTRIAL
PERMITTED MAXIMUM SIGN AREA 100 SQ. FT.
PROPOSED TOTAL SIGN AREA 0 SQ. FT.
PROPOSED NUMBER OF SIGNS 0
PARKING SPACES PROVIDED N/A
HANDICAP SPACES REQUIRED N/A
HANDICAP SPACES PROVIDED N/A
LOADING SPACES REQUIRED N/A
LOADING SPACES PROVIDED N/A

FOR BURIED UTILITY INFORMATION

NOTE ADDED:
THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

Will there be a request for a landscaping adjustment? Please list how this plan meets adjustment criteria.

THERE IS NO INTENTION TO REQUEST A LANDSCAPING ADJUSTMENT

Add site address

790 N. TOWER ROAD HAS BEEN ADDED TO THE LABEL

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____

20__ AD AT _____ O'CLOCK _____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

ATTEST _____ DATE _____

INSTRUMENT NO. _____ **NOTE ADDED**

SHEET INDEX:

- SHEET 01 - COVER SHEET
- SHEET 02 - SITE PLAN (1 OF 3)
- SHEET 03 - SITE PLAN (2 OF 3)
- SHEET 04 - SITE PLAN (3 OF 3)
- SHEET 05 - TYPICAL SOLAR GARDEN DETAILS

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.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

NOTE ADDED:
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 HEREON, 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

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, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SPACES TO EACH OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN THE 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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN 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 BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

Several required site plan notes are missing; please see link to required site plan notes within initial review letter.

NOTED:
The site plan will not be approved by public works until the preliminary drainage letter/report is approved

LEGAL DESCRIPTION:
1975-03-3-00-008: Sw 1/4 Sec 3-4-66 Ex W 1350 Ft Of S 1764.25 Ft & Ex N 320 Ft Of W 735 Ft Tog With Por Nw 1/4 Desc As Beg 735 Ft W Of W 1/4 Cor Sd Sec Th N 130 Ft Th E 1674 Ft Th S 130 Ft Th W To Beg Ex Rds & Ex M/R 3-4-66
1975-03-3-00-005: Beg 1360 Ft N Of Sw Cor Of Sec 3-4-66 Th E 1350 Ft Th N 404.25 Ft Th W 1350 Ft Th S 404.25 Ft To Beg Ex W 55 Ft & Ex M/R Sec 3-4-66
1975-03-3-00-007: W 1350 Ft Of S 1360 Ft Of Sw 1/4 Sec 3-4-66 Ex Rds &

GROUNDWATER MONITORING WELLS ARE LOCATED ONSITE. THEY HAVE BEEN LABELLED

Will there be any oil and gas monitoring wells on this site? Please label as needed.

SITE DATA BLOCK INFORMATION HAS BEEN ADDED TO THE BOTTOM LEFT OF THE COVER SHEET

Provide Site Data Block Information:
- 2015 IBC Construction type of each building(s).
- 2015 IBC occupancy type. (Each building)
- Number of building(s).
- Square footage of building(s).
- Gross square footage of building(s).
- Height of building(s).
- Sprinklered or not sprinklered.
- Parking: Standard parking, accessible parking, van accessible parking, garage parking & tandem parking. (Where the value is zero, no identification is needed.)

Highlight the area for the Solar Garden III

THE AREA WITHIN SOLAR GARDEN III IS HATCHED WITH ANS I 31.

REMOVED

2015 IBC

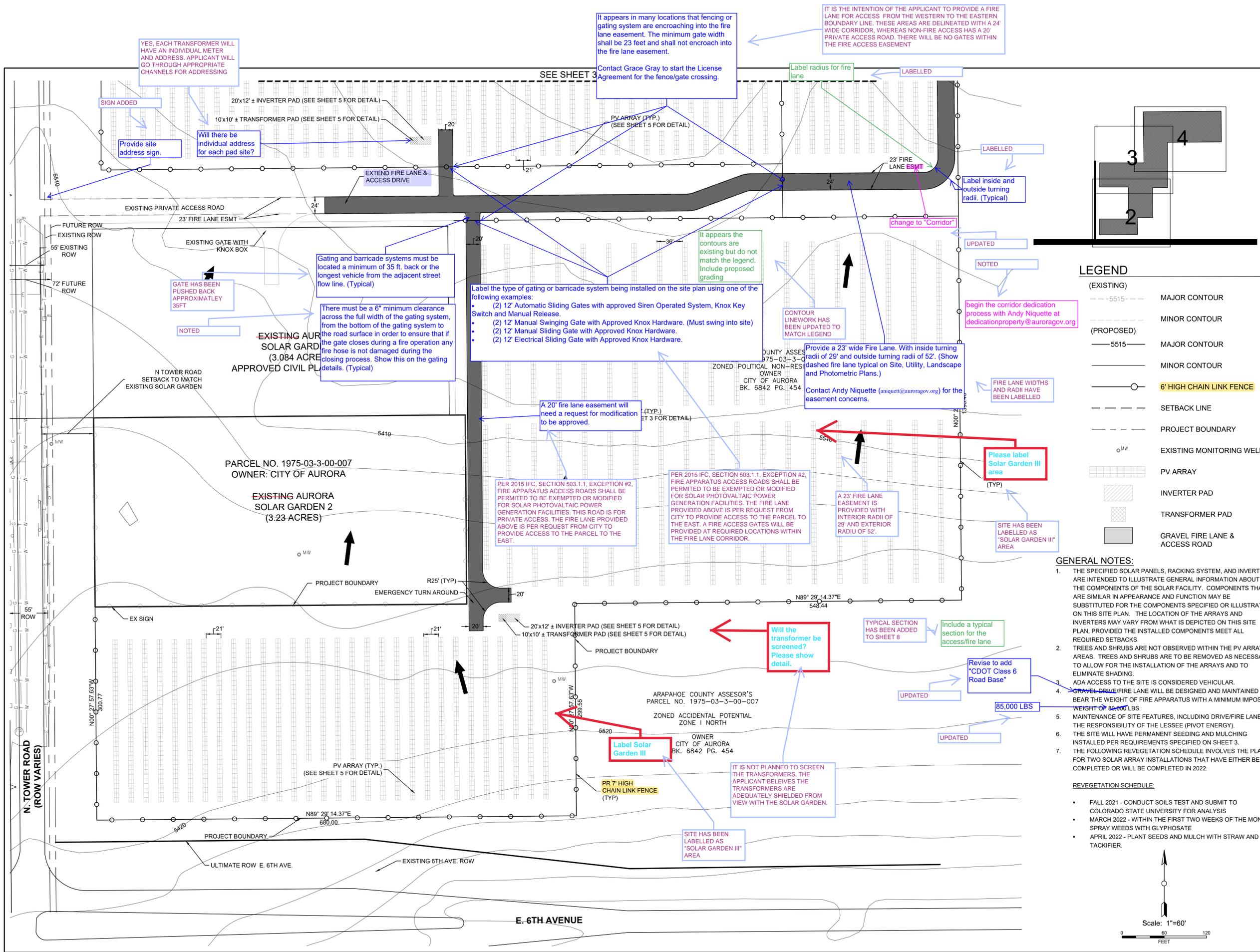
NOTE REVISED

NOTE ADDED

NOTE ADDED

NO.	DATE	DR	BPC	CHK	JSO	APVD	JSO
DSGN	BPC	BPC	BPC	CHK	JSO	APVD	JSO
<p>REVISION</p>							
<p>1437 LARIMER STREET DENVER, COLORADO 80202</p>							
<p>2009 ICC A117.1</p>							
<p>SOLAR ENERGY CONVERSION SYSTEM AURORA COMMUNITY SOLAR GARDEN III 790 N. TOWER ROAD, AURORA, COLORADO</p>							
<p>COVER SHEET</p>							
<p>VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. SCALE</p>							
DATE	September 14, 2021						
FILE	SDP						
DWG	C1.0						
SHEET	1 OF 5						

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YES, EACH TRANSFORMER WILL HAVE AN INDIVIDUAL METER AND ADDRESS. APPLICANT WILL GO THROUGH APPROPRIATE CHANNELS FOR ADDRESSING

It appears in many locations that fencing or gating system are encroaching into the fire lane easement. The minimum gate width shall be 23 feet and shall not encroach into the fire lane easement.

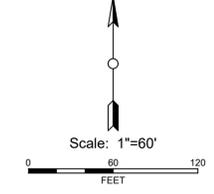
IT IS THE INTENTION OF THE APPLICANT TO PROVIDE A FIRE LANE FOR ACCESS FROM THE WESTERN TO THE EASTERN BOUNDARY LINE. THESE AREAS ARE DELINEATED WITH A 24' WIDE CORRIDOR, WHEREAS NON-FIRE ACCESS HAS A 20' PRIVATE ACCESS ROAD. THERE WILL BE NO GATES WITHIN THE FIRE ACCESS EASEMENT

LEGEND

(EXISTING)	
---5515---	MAJOR CONTOUR
---	MINOR CONTOUR
(PROPOSED)	
—5515—	MAJOR CONTOUR
---	MINOR CONTOUR
—○—	6' HIGH CHAIN LINK FENCE
---	SETBACK LINE
---	PROJECT BOUNDARY
○ MW	EXISTING MONITORING WELL
▨	PV ARRAY
▩	INVERTER PAD
▧	TRANSFORMER PAD
▬	GRAVEL FIRE LANE & ACCESS ROAD

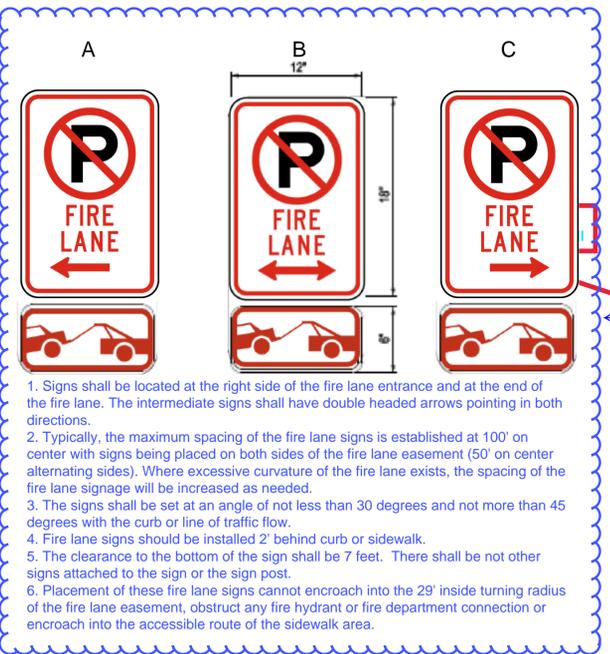
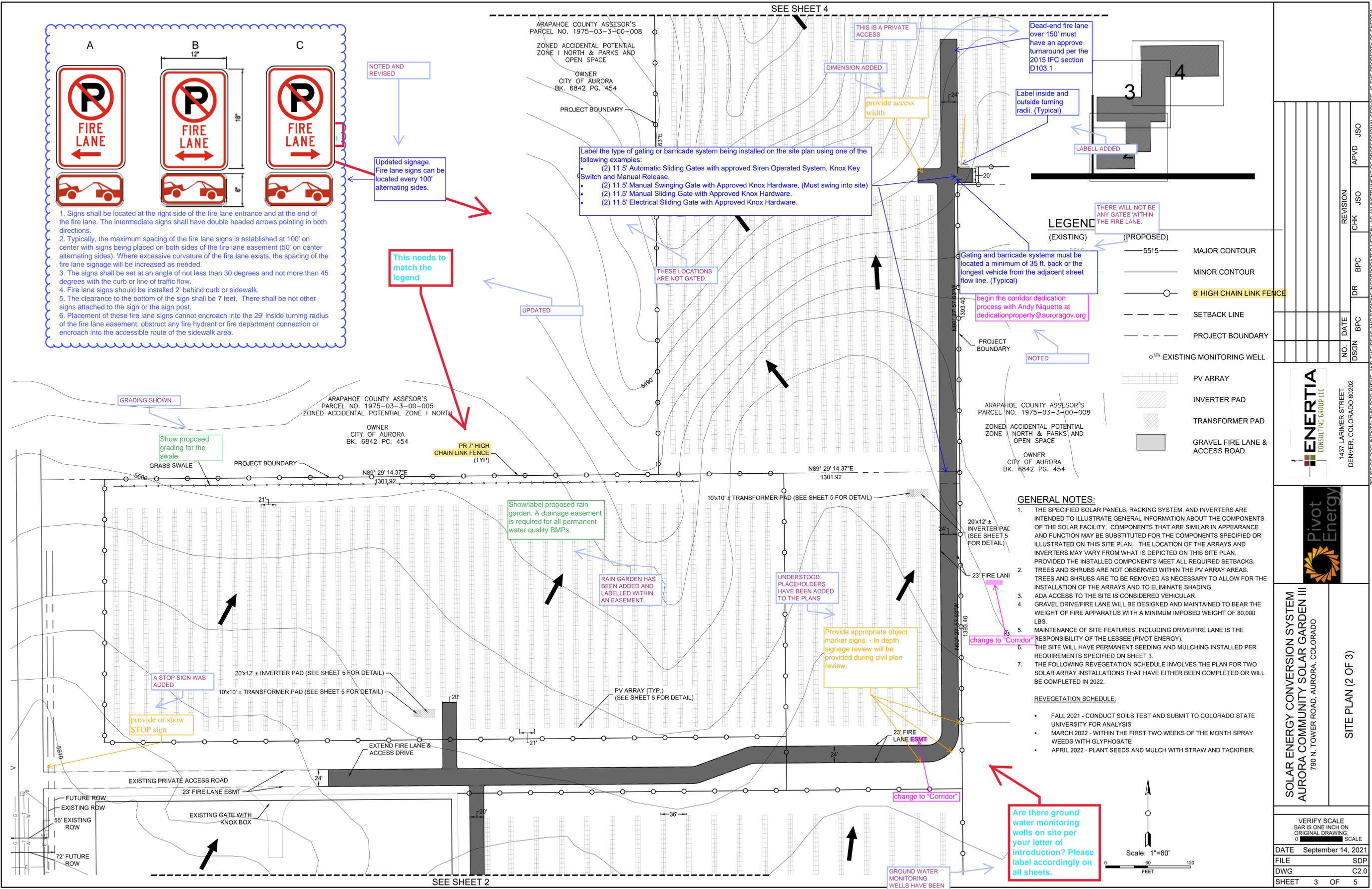
- ### GENERAL NOTES:
- THE SPECIFIED SOLAR PANELS, RACKING SYSTEM, AND INVERTERS ARE INTENDED TO ILLUSTRATE GENERAL INFORMATION ABOUT THE COMPONENTS OF THE SOLAR FACILITY. COMPONENTS THAT ARE SIMILAR IN APPEARANCE AND FUNCTION MAY BE SUBSTITUTED FOR THE COMPONENTS SPECIFIED OR ILLUSTRATED ON THIS SITE PLAN. THE LOCATION OF THE ARRAYS AND INVERTERS MAY VARY FROM WHAT IS DEPICTED ON THIS SITE PLAN, PROVIDED THE INSTALLED COMPONENTS MEET ALL REQUIRED SETBACKS.
 - TREES AND SHRUBS ARE NOT OBSERVED WITHIN THE PV ARRAY AREAS. TREES AND SHRUBS ARE TO BE REMOVED AS NECESSARY TO ALLOW FOR THE INSTALLATION OF THE ARRAYS AND TO ELIMINATE SHADING.
 - ADA ACCESS TO THE SITE IS CONSIDERED VEHICULAR.
 - GRAVEL DRIVE/FIRE LANE WILL BE DESIGNED AND MAINTAINED TO BEAR THE WEIGHT OF FIRE APPARATUS WITH A MINIMUM IMPOSED WEIGHT OF 85,000 LBS.
 - MAINTENANCE OF SITE FEATURES, INCLUDING DRIVE/FIRE LANE IS THE RESPONSIBILITY OF THE LESSEE (PIVOT ENERGY).
 - THE SITE WILL HAVE PERMANENT SEEDING AND MULCHING INSTALLED PER REQUIREMENTS SPECIFIED ON SHEET 3.
 - THE FOLLOWING REVEGETATION SCHEDULE INVOLVES THE PLAN FOR TWO SOLAR ARRAY INSTALLATIONS THAT HAVE EITHER BEEN COMPLETED OR WILL BE COMPLETED IN 2022.

- ### REVEGETATION SCHEDULE:
- FALL 2021 - CONDUCT SOILS TEST AND SUBMIT TO COLORADO STATE UNIVERSITY FOR ANALYSIS
 - MARCH 2022 - WITHIN THE FIRST TWO WEEKS OF THE MONTH SPRAY WEEDS WITH GLYPHOSATE
 - APRIL 2022 - PLANT SEEDS AND MULCH WITH STRAW AND TACKIFIER.



		NO.	DATE	DR	BPC	DR	BPC	APVD	JSO
		DESIGN	DATE						
		SOLAR ENERGY CONVERSION SYSTEM AURORA COMMUNITY SOLAR GARDEN III 790 N. TOWER ROAD, AURORA, COLORADO							
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 60 120 FEET		DATE September 14, 2021 FILE SDP DWG C2.0 SHEET 2 OF 5							

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Label the type of gating or barricade system being installed on the site plan using one of the following examples:

- (2) 11.5' Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release.
- (2) 11.5' Manual Swinging Gate with Approved Knox Hardware. (Must swing into site)
- (2) 11.5' Manual Sliding Gate with Approved Knox Hardware.
- (2) 11.5' Electrical Sliding Gate with Approved Knox Hardware.

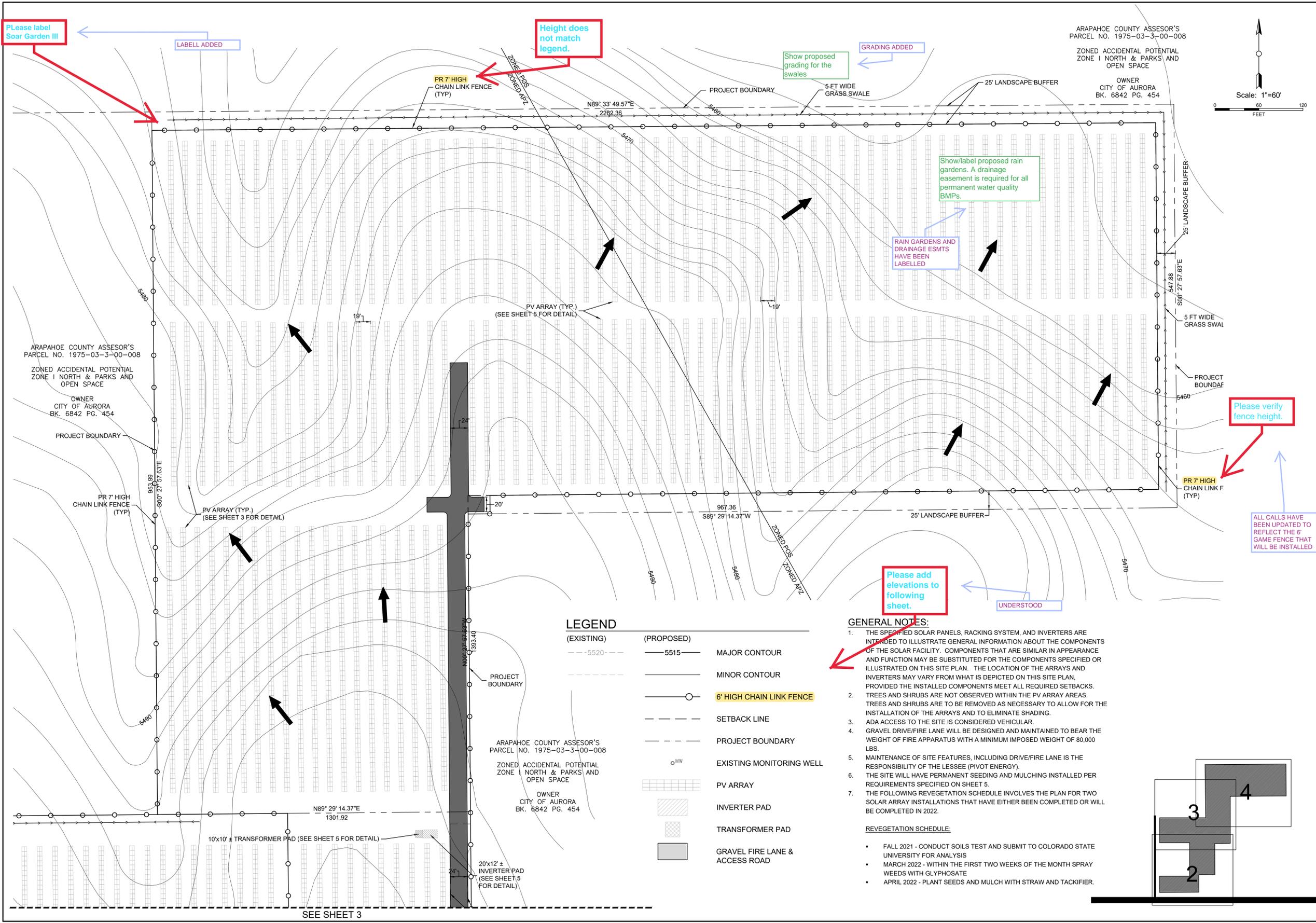
LEGEND

(EXISTING)	(PROPOSED)	
5515	MAJOR CONTOUR	
	MINOR CONTOUR	
	6' HIGH CHAIN LINK FENCE	
	SETBACK LINE	
	PROJECT BOUNDARY	
o ^{mw}	EXISTING MONITORING WELL	
	PV ARRAY	
	INVERTER PAD	
	TRANSFORMER PAD	
	GRAVEL FIRE LANE & ACCESS ROAD	

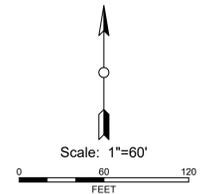
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 - ADA ACCESS TO THE SITE IS CONSIDERED VEHICULAR.
 - GRAVEL DRIVE/FIRE LANE WILL BE DESIGNED AND MAINTAINED TO BEAR THE WEIGHT OF FIRE APPARATUS WITH A MINIMUM IMPOSED WEIGHT OF 80,000 LBS.
 - MAINTENANCE OF SITE FEATURES, INCLUDING DRIVE/FIRE LANE IS THE RESPONSIBILITY OF THE LESSEE (PIVOT ENERGY).
 - THE SITE WILL HAVE PERMANENT SEEDING AND MULCHING INSTALLED PER REQUIREMENTS SPECIFIED ON SHEET 3.
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NO. DATE		REVISION	CHK	JSO	APVD	JSO
DSGN		BPC	BPC	DR	BPC	BPC
1437 LARIMER STREET DENVER, COLORADO 80202		SOLAR ENERGY CONVERSION SYSTEM AURORA COMMUNITY SOLAR GARDEN III 790 N. TOWER ROAD, AURORA, COLORADO				
SHEET 3 OF 5		SITE PLAN (2 OF 3)				
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.						
DATE	September 14, 2021					
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ARAPAHOE COUNTY ASSESSOR'S
PARCEL NO. 1975-03-3-00-008
ZONED ACCIDENTAL POTENTIAL
ZONE I NORTH & PARKS AND
OPEN SPACE
OWNER
CITY OF AURORA
BK. 6842 PG. 454



ARAPAHOE COUNTY ASSESSOR'S
PARCEL NO. 1975-03-3-00-008
ZONED ACCIDENTAL POTENTIAL
ZONE I NORTH & PARKS AND
OPEN SPACE
OWNER
CITY OF AURORA
BK. 6842 PG. 454

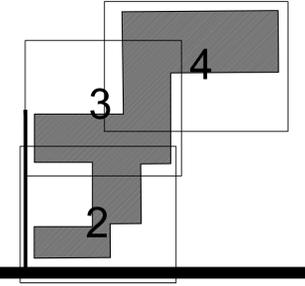
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CITY OF AURORA
BK. 6842 PG. 454

LEGEND

(EXISTING)	(PROPOSED)	
---5520---	—5515—	MAJOR CONTOUR
---	---	MINOR CONTOUR
—○—	—○—	6' HIGH CHAIN LINK FENCE
---	---	SETBACK LINE
---	---	PROJECT BOUNDARY
○ ^{MW}	○ ^{MW}	EXISTING MONITORING WELL
[Grid Pattern]	[Grid Pattern]	PV ARRAY
[Hatched Box]	[Hatched Box]	INVERTER PAD
[Cross-hatched Box]	[Cross-hatched Box]	TRANSFORMER PAD
[Solid Grey Box]	[Solid Grey Box]	GRAVEL FIRE LANE & ACCESS ROAD

- GENERAL NOTES:**
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 6. THE SITE WILL HAVE PERMANENT SEEDING AND MULCHING INSTALLED PER REQUIREMENTS SPECIFIED ON SHEET 5.
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 1437 LARIMER STREET DENVER, COLORADO 80202			
SOLAR ENERGY CONVERSION SYSTEM AURORA COMMUNITY SOLAR GARDEN III 790 N. TOWER ROAD, AURORA, COLORADO		SITE PLAN (3 OF 3)	
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.			
DATE	September 14, 2021	FILE	SDP
DWG	C2.0	SHEET	4 OF 5

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BUFFALO GRASS BLUE GRAMA INDIAN RICEGRASS SHEEP FESCUE



ANNUAL RYE RABBITBRUSH ASPEN DAISY BLUE FLAX



PALE EVENING PRIMROSE FRINGED SAGEBRUSH PRAIRIE ASTER PRAIRIE CONEFLOWER



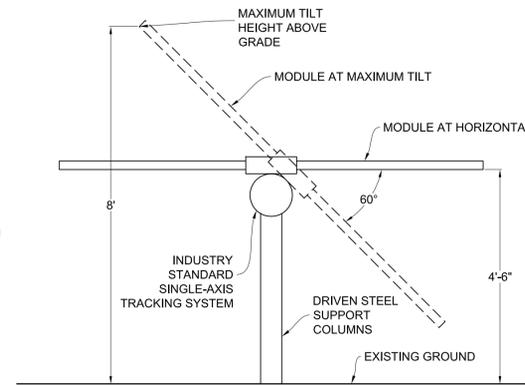
PURPLE VERBENA SCARLET GLOBEMALLOW SOAP WEED WESTERN YARROW

PLANTS FOR REVEGETATION

SEEDING MIX FOR PIVOT SPRING 2022 PER ACRE (TOTAL SEEDING PROJECT = 46.7 ACRES)									
COMMON NAME	LATIN NAME	PLANT TYPE	BLOOM TIME	COLOR	H/S	LBS/ACRE	SEED PER LB	TOTAL SEED	
ASPEN DAISY	ERIGERON SPECIOSUS	FORB	JULY-SEPT	PURPLE/PINK	1-2'1"	0.5	1,600,000	800000	
BLUE FLAX 'MAPLE GROVE'	LINUM LEWISII	FORB	MAY-JUNE	BLUE	5-11'	1.5	293,000	439500	
PALE EVENING PRIMROSE	OENOTHERA PALLIDA	FORB	JULY-SEPT	WHITE	8-20'	0.5	512,000	266000	
FRINGED SAGEBRUSH	ARTEMISIA FRIGIDA	FORB	JUNE-SEPT	GRAY/SILVER	5-1 5/1'	0.25	4,536,000	1134000	
PRAIRIE ASTER	MACHAERANTHERA TANACETIFOLIA	FORB	JULY-SEPT	PURPLE	4-6'11"	0.5	408,000	204000	
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	FORB	JUNE-SEPT	YELLOW	1-2'1"	1	737,000	737000	
PURPLE VERBENA	VERBENA STRICTA	FORB	JULY-SEPT	PURPLE	2-4'	0.5	425,000	212500	
SCARLET GLOBEMALLOW	SPHAERALCEA COCCINEA	FORB	MAY-SEPT	ORANGE	5-11'	0.25	500,000	125000	
WESTERN YARROW	ACHILLEA MILLEFOLIUM VAR. OCCIDENTALIS	FORB	JULY-SEPT	WHITE	5-2'1"	0.75	2,770,000	2077500	
ANNUAL RYEGRASS 'GULF'	LOLIUM PERENNE SPP. MULTIFLORUM	GRAMINOID	APRIL-JUNE	GREEN	1-2'	1	227,000	227000	
BLUE GRAMA 'HACHITA'	BOUTELOUA GRACILIS	GRAMINOID	MAY-SEPT	BLUE/GREEN	5 - 1 5'	2	825,000	1650000	
BUFFALOGRASS 'TEXOKA'	BOUTELOUA DACTYLOIDES	GRAMINOID	MAY-SEPT	GREEN	4-6"	4	56,000	224000	
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	GRAMINOID	MAY-SEPT	GREEN	1-2'	2.25	141,000	317250	
SHEEP FESCUE	FESTUCA OVINA	GRAMINOID	APRIL-JUNE	GREEN	1-3'	0.75	680,000	510000	
DOUGLAS LOW RABBITBRUSH	CHRYSOTHAMNUS VISCIDIFLORUS	SHRUB	JULY-SEPT	YELLOW	1.5/2'	0.5	782,000	391000	
SPANISH BAYONET	YUCCA GLAUCA	SUCCULENT	JUNE-JULY	GREEN	2/2'	0.5	22,680	11340	
TOTAL LBS AND SEED PER ACRE							16.75		
TOTAL SEED PER SQ. FOOT = 214									

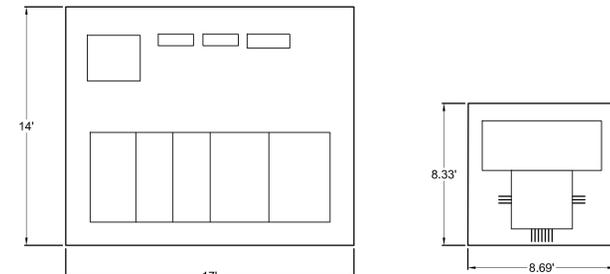
REVEGETATION NOTES:

- THIS REVEGETATION WILL INCORPORATE A MIXTURE OF GRAMINOIDS, FORBS, SHRUBS AND SUCCULENT OVER AN ACTIVE PRAIRIE DOG COLONY. HAY FLECKS WILL BE DISTRIBUTED ON TOP OF BURROWS THAT ARE THE MOST ACTIVE TO DISCOURAGE PRAIRIE DOGS FROM DISTURBING SEEDS AND MULCH.
- SEEDING IS SCHEDULED TO OCCUR AFTER THE SOLAR ARRAY IS BUILT OUT. THE GOAL IS TO HAVE SEED IN THE GROUND ON OR BEFORE JUNE 1 2021.
- SLOPES ON SITE INDICATE LESS THAN A 3% GRADE AND SOILS ARE INDICATIVE OF CLAYEY AND LOAMY TEXTURES. A SOILS TEST IS CURRENTLY IN PROGRESS TO DETERMINE SOILS CHEMISTRY AND SOIL TYPE.
- ALL SEED SHALL BE LABELED IN ACCORDANCE WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH VARIETIES MIXED IN PROPORTION TO THE SEED IDENTIFICATION CHART. SEED LABELS AND/OR TAGS SHALL BE COLLECTED AND DOCUMENTED FOR THE REVEGETATION PROJECT.
- SEED COMMON AND BOTANICAL NAMES, SEED AMOUNT, SEEDS PER SQUARE FOOT AND PLANT CHARACTERISTICS ARE REFERENCED ON THE PLANT IDENTIFICATION CHART.
- SEED APPLICATION RATE INDICATES 214 SEEDS PER SQUARE FOOT OR 9,316,090 SEEDS PER ACRE OR 16.75 LBS OF SEED PER ACRE FOR A TOTAL OF 676.7 LBS FOR 45.81 ACRES OF OPEN GROUND.
- SEEDING METHOD: USING A TRUAX DRILL THAT IS A 5' WIDTH EQUIPPED WITH DRAG CHAINS ON THE BACK. THE DRILLS HAVE A PLANTER HEAD WITH DEPTH BAND CONTROLS TO PLANT SEEDS NO DEEPER THAN .5". DEPENDING ON SOIL COMPACTION, DISKING WILL EITHER REQUIRE A TRADITIONAL AGRICULTURAL DISC OR AN AGRICULTURAL CHISEL RIPPER TO GET INTO THE SOIL. THERE MAY BE SOME HAND RAKING AND SEEDING DEPENDING ON WHAT THE DRILL CAN ACCESS AFTER THE SOLAR ARRAY IS BUILT.
- NO SEEDING SHALL OCCUR WHEN GROUNDS ARE FROZEN OR OTHER ADVERSE WEATHER CONDITIONS SUCH AS HIGH WINDS.
- MULCHING SHALL BE COMPRISED OF THE ADDITION OF 2500 LBS OF CRIMPED STRAW PER ACRE. AFTER MULCH IS IN PLACE, A TACKIFIER WILL BE APPLIED.
- SOIL AMENDMENTS INCLUDES THE USE OF BIOSOL FORTE AT A RATE OF 1200 LBS PER ACRE. HOWEVER, THIS RATE MAY CHANGE BASED UPON THE PENDING SOILS REPORT ANALYSIS.
- ALL SEEDS WILL BE TREATED WITH MYCORRHIZAE AT A RATE OF 20 LBS PER ACRE.
- IRRIGATION WILL LARGELY BE DEPENDENT UPON DRY LAND IRRIGATION; HOWEVER, THE PROJECT IS RESERVING THE POSSIBILITY OF USING A WATER TANK IN THE EVENT OF NEED. WATER TANK WATERING WILL PROVE DIFFICULT AS IT MAY ONLY BE USED ON OUTSIDE PERIPHERY OF THE PROPERTY OR DESIGNATED EMERGENCY ROAD TO AVOID DAMAGING SEED BEDS.
- WEEDS THAT BECOME PROBLEMATIC ON THE SITE WILL BE SPOT SPRAYED WITH GLYPHOSATE.
- STEWARDSHIP SHALL BE COMPRISED OF MONITORING EVERY TWO WEEKS DURING THE GROWING SEASON CHECKING ON THE STATUS OF GERMINATION AND GENERAL SITE CONDITIONS. MANY SEEDS IN THIS MIX MAY NOT GERMINATE WITHIN THE FIRST YEAR OF PLANTING; THEREFORE, SEEDING SUCCESS OR FAILURE SHOULD NOT BE SOLELY EVALUATED IN A ONE YEAR TIME SPAN.



TYPICAL PV ARRAY RACKING SYSTEM

NOT TO SCALE

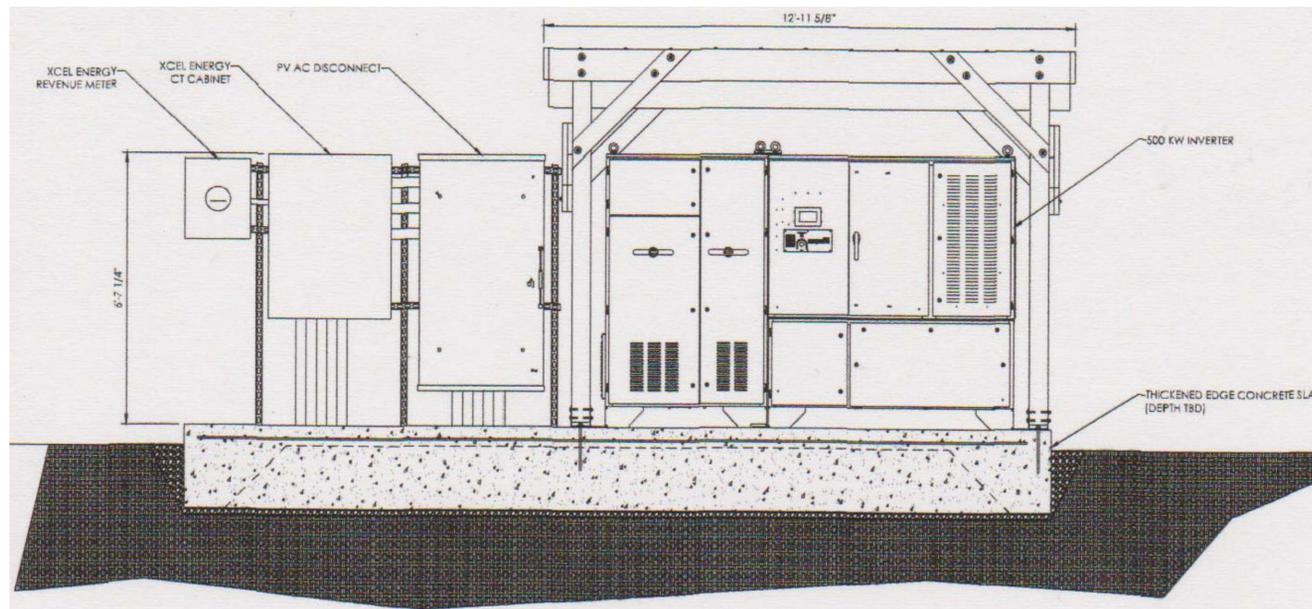


TYPICAL EQUIPMENT PAD LAYOUT

NOT TO SCALE

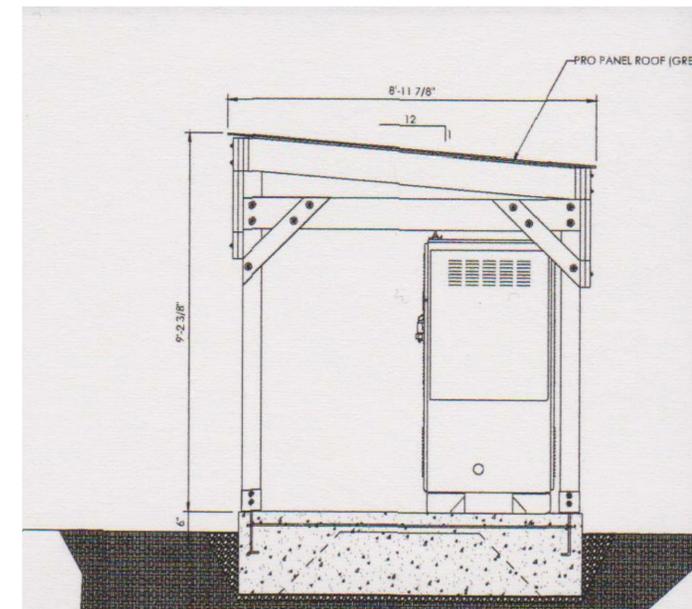
FENCING DETAILS HAVE BEEN INCLUDED.

Please add elevations of any Fencing/gating to be used on this site. Include type and height of fencing that may be visible from the ROW.



INVERTER MOUNTED ON CONCRETE PAD (TYP)

NOT TO SCALE



NOTED AND REVISED

Are these actual demimensions? Configurations? Please delete "Typical"

		1437 LARIMER STREET DENVER, COLORADO 80202	
		SOLAR ENERGY CONVERSION SYSTEM AURORA COMMUNITY SOLAR GARDEN III 790 N. POWER ROAD, AURORA, COLORADO	
TYPICAL SOLAR GARDEN COMPONENT DETAILS		VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 _____ SCALE	
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