

Sunlight Peak 5 & 6 Community Solar Garden Site Plan

City of Aurora, Colorado

SITE BENCHMARKS:

SET NO. 4 REBAR BY CLARK LAND SURVEYING, INC, FLUSH WITH GRADE. ELEVATION: 5626.72'. ELEVATIONS ARE BASED ON NAVD 88 DATUM.

COA NETWORK BENCHMARKS:

USGS BRASS CAP, MARKED "M-259 1938, U.S. COAST & GEODETIC SURVEY BENCH MARK, ELEV. FEET, ABOVE MEAN SEA LEVEL, \$ 250 FINE OR IMPRISONMENT FOR DISTURBING THIS MARK" IN CONCRETE BASE

USGS BRASS CAP IN CONCRETE BASE MARKED "L-259 1938, U.S. COAST & GEODETIC SURVEY BENCH MARK, ELEV. FEET, ABOVE MEAN SEA LEVEL, \$ 250 FINE OR IMPRISONMENT FOR DISTURBING THIS MARK", 4 POLES EAST OF 621.0 MARK ON N. SIDE UPRR TRACKS, +/- 2.5 MI W. ALONG THE UPRR FROM WATKINS,CO. FOUND 9-11-89 NO CHANGES

REQUIRED 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 EMERGENCY EGRESS - RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, AND 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 THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

5 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.

6 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.

7 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.

8 ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA - VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-282.

9 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.

10 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.

11 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. ENSURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

12 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.

13 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

14 THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE, IF THE PROPERTY OWNER/DEVELOPER FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION

Advisory note: the save file locations are okay for review, but must be removed prior to printing final mylars.

WW: File locations removed from set.

PUBLIC WORKS PRIOR TO THE APPROVAL OF THE AGE REPORT MUST BE READY FOR APPROVAL PRIOR TO RT. THE PRELIMINARY DRAINAGE REPORT, CIVIL PLANS, TO THE ISSUANCE OF ANY BUILDING PERMITS OR THE

AMENDMENTS

VICINITY MAP (FOR REFERENCE - NOT TO SCALE)



SITE ADDRESS

- SLP 5 (Sunlight Peak 5, LLC) : TBD
- SLP 6 (Sunlight Peak 6, LLC) : TBD

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF AURORA, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE EAST 1/2 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 33; THENCE S 00°03'04" W ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 33, A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE SOUTHERLY R.O.W. LINE OF E. 26TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 89°37'25" E, PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 AND ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 45.00 FEET; THENCE S 00°03'04" W, PARALLEL WITH SAID WEST LINE A DISTANCE OF 485.68 FEET; THENCE S 89°37'25" E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 1242.62 FEET; THENCE S 02°53'04" W A DISTANCE OF 2144.37 FEET; THENCE S 00°11'08" W PARALLEL WITH THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 963.03 FEET TO A POINT LYING NON-TANGENT ON A CURVE ON THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N 81°15'09" W A DISTANCE OF 690.61 FEET AND ALONG SAID NORTHERLY R.O.W. LINE; SAID CURVE HAVING A CENTRAL ANGLE OF 03°23'39", A RADIUS OF 11,660.00 FEET, AND ARC LENGTH OF 690.71 TO A POINT OF TANGENT; THENCE N 82°56'58" W ALONG SAID TANGENT AND CONTINUING ALONG SAID NORTHERLY R.O.W. LINE, A DISTANCE OF 500.41 FEET TO A POINT LYING ON SAID WEST LINE; THENCE N 00°03'04" E ALONG SAID WEST LINE A DISTANCE OF 3432.37 FEET TO THE POINT OF BEGINNING, CITY OF AURORA, STATE OF COLORADO.

REQUESTING ADJUSTMENT

NAMASTE SOLAR IS REQUESTING AN ADJUSTMENT FOR OUR SITE PLAN TO WAIVE THE LANDSCAPING REQUIREMENTS OF SECTION 146-4.7. THE JUSTIFICATION IS AS FOLLOWS:

- THERE IS PRESENTLY NO WATER ON SITE, AND IT IS NOT EXPECTED FOR SEVERAL YEARS. A DEFERRAL OF LANDSCAPING WOULD BE SOUGHT, BUT IT WOULD ONLY BE A TEMPORARY SOLUTION.
- THE PRESENCE OF MATURE LANDSCAPING IS FUNDAMENTALLY AT ODDS WITH THE PERFORMANCE OF A SOLAR FACILITY DUE TO THE LIKELY PRESENCE OF SHADE ON THE PANELS.
- THE SITE IS MILES FROM ANY DEVELOPMENT AND THERE ARE EFFECTIVELY NO IMPACTS ON VIEWSHED."

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

Block:

Sunlight Peak 5&6, c/o Sunlight Peak Solar Phase 2, LLC Site Plan *
(Official Project Name)

Legal Description: A PARCEL OF LAND SITUATED IN THE EAST 1/2 OF SECTION 33, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA 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, _____ has caused these
(Corporation, Company, or Individual)

presents to be executed this _____ day of _____ AD.

By: Sunlight Peak Solar Phase 2, LLC Corporate Seal
(Principals or Owners)

State of Colorado _____)ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ AD, _____ by
(Principals or Owners)

Witness my hand and official seal _____ Notary Seal
(Notary Public)

My commission expires _____ Notary Business Address: _____

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	Cover Sheet
2	Overall
3	Site Entrance
4	Site SLP 5
5	Site SLP 5&6
6	Site SLP 6

NOTES: CIVIL ENGINEERING

1. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE, IF THE PROPERTY OWNER/DEVELOPER FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION

NOTES: TRAFFIC

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

DATA BLOCK

	SLP 5	SLP 6	Total	Units
LAND AREA	22.166	27.913	44.532	Acre
NUMBER OF BUILDINGS	0	0	0	Count
BUILDING HEIGHT	N/A	N/A	N/A	Feet
TOTAL BUILDING COVERAGE	0 (0%)	0 (0%)	0 (0%)	Square Feet
HARD SURFACE AREA	62,068 (6.43%)	1,385 (0.1%)	63,453 (6.34%)	Square Feet
UNIMPROVED AREA	896,819 (92.88%)	120,583 (98.82%)	914,972 (91.68%)	Square Feet
LANDSCAPED AREA	0	0	0	Square Feet
PRESENT ZONING CLASSIFICATION	AD, Subarea C	AD, Subarea C	N/A	
MAXIMUM PERMITTED SIGN AREA	Per Code	Per Code	80	Square Feet
MAXIMUM PERMITTED NUMBER OF SIGNS	Per Code	Per Code	5	Count
PROPOSED TOTAL SIGN AREA	0	0	0	Square Feet
PROPOSED NUMBER OF SIGNS	0	0	0	Count
PARKING SPACES REQUIRED	0	0	0	Count
PARKING SPACES PROVIDED	0	0	0	Count
ACCESSIBLE SPACES REQUIRED	0	0	0	Count
ACCESSIBLE SPACES PROVIDED	0	0	0	Count
LOADING SPACES REQUIRED	0	0	0	Count
LOADING SPACES PROVIDED	0	0	0	Count

2nd Request: please ensure that the percentages for SLP 5; SLP 6; and Total each equal 100%. The acreage is not correct either and should match the square-footage.

WW: Updated table values.

Sunlight Peak Solar 5&6

c/o Sunlight Peak Solar Phase 2, LLC
Adams County, Colorado

Cover Sheet

DATE: 12/22/2021

SHEET: 1



PREPARED FOR:



6707 Winchester Cir #700,
Boulder, CO 80301

REVISIONS:

A	06/29/2021	CITY OF AURORA REVIEW
B	09/02/2021	CITY OF AURORA REVIEW
C	11/04/2021	CITY OF AURORA REVIEW
D	12/22/2021	CITY OF AURORA REVIEW



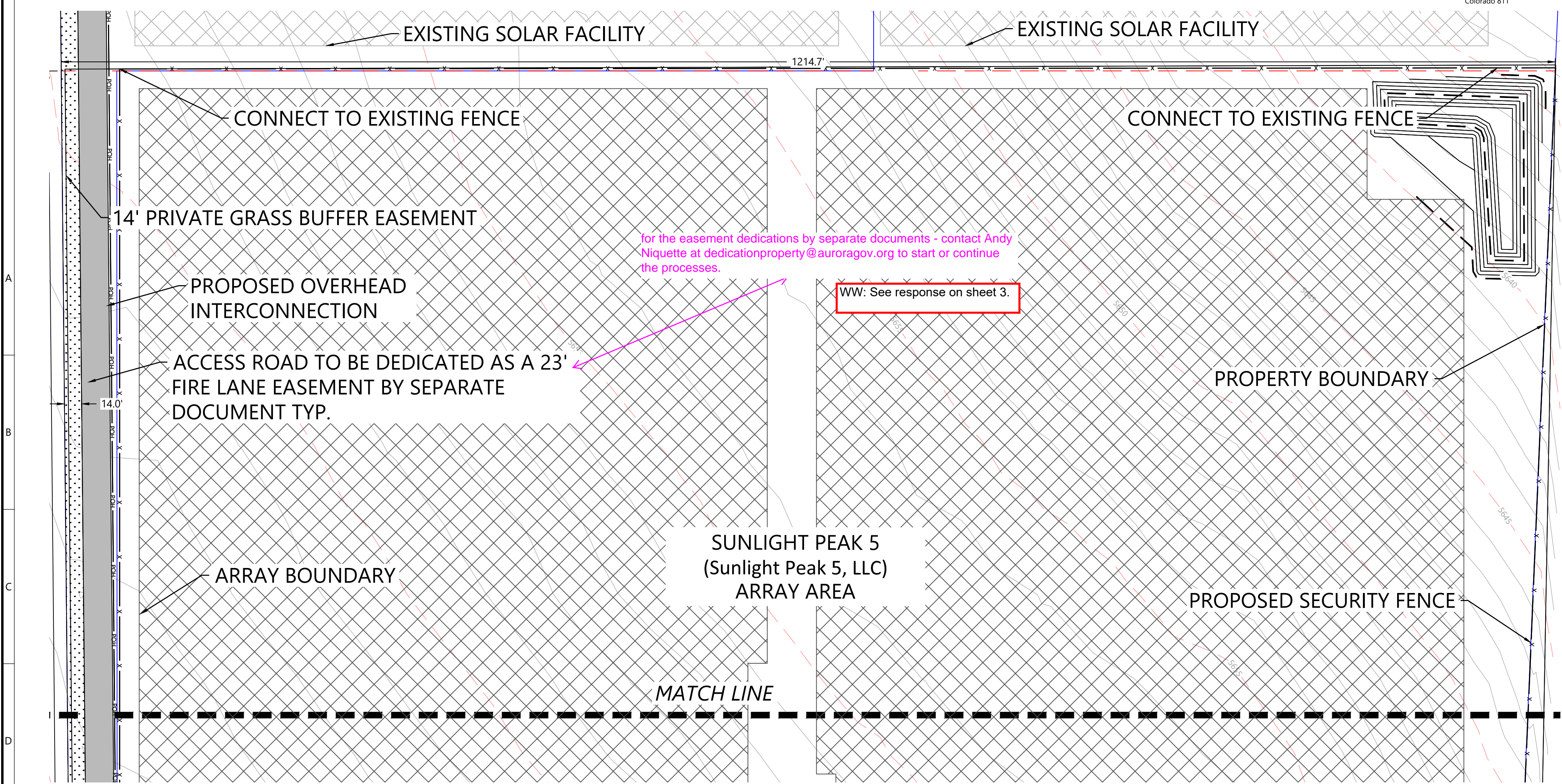
Sunlight Peak Solar 5&6

c/o Sunlight Peak Solar Phase 2, LLC
Adams County, Colorado

Overall

DATE: 12/22/2021

SHEET: 2



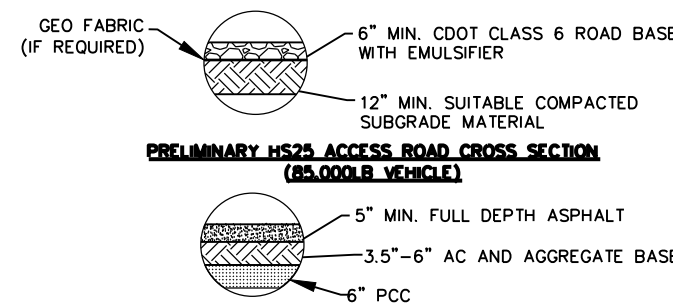
LEGEND

- PROJECT SITE BOUNDARY
- SLP EXISTING AND PROPOSED DIVISION LINE
- PROPOSED SITE FENCE
- PROPOSED SOLAR ARRAY
- PROPOSED GRAVEL SITE ACCESS ROAD/FIRE LANE EASEMENT
- EXISTING ACCESS ROAD
- PROPOSED POWER OVERHEAD
- EXISTING OVERHEAD POWER
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING SOLAR FACILITY
- EXISTING 34' SOUTHERN PROPERTY ACCESS EASEMENT
- PROPOSED ARRAY AREA
- MATCH LINE
- 14' GRASS BUFFER EASEMENT

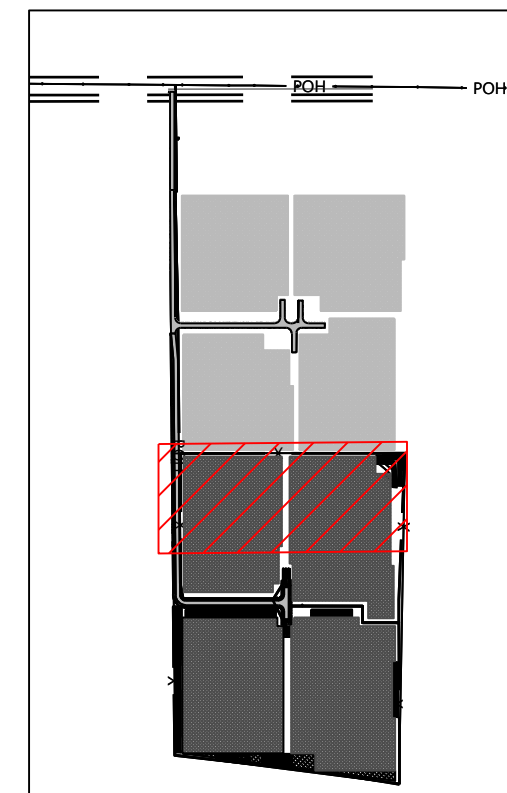
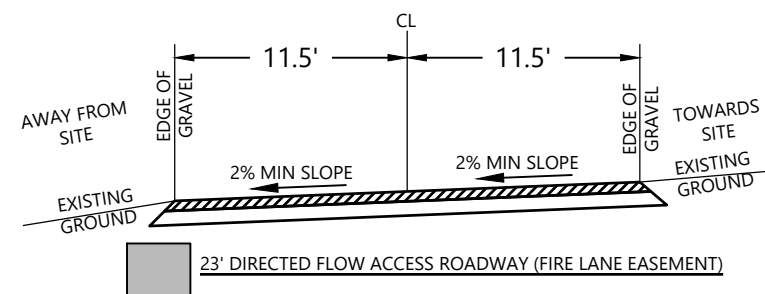
NOTES

- MODULE COUNT AND WATTAGE, EQUIPMENT COUNT AND SIZING, GROUND COVERAGE RATIO AND POWER RATIOS ARE BASED ON DEVELOPER PROVIDED PRELIMINARY LAYOUTS. THESE ARE SUBJECT TO CHANGE AND MAY RESULT IN LAYOUT ADJUSTMENT.
- ALL CURRENTLY KNOWN EASEMENTS HAVE BEEN IDENTIFIED ON THIS PLAN. TITLE DOCUMENTATION AND ALTA SURVEYS MAY DISCOVER ADDITIONAL EASEMENTS WHICH COULD REQUIRE ADJUSTMENTS TO THE LAYOUT.
- GRADING MAY BE REQUIRED FOR ROADS, AROUND EQUIPMENT, AND WITHIN ARRAY AREA TO ACHIEVE REQUIRED DESIGN TOLERANCES.
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- ALL PROPOSED ACCESS ROAD HAS A DEDICATED BY SEPARATE DOCUMENT FIRE LANE EASEMENT

SAMPLE ROAD CROSS SECTION



NOTES:
THE ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS UP TO 85,000 POUNDS.



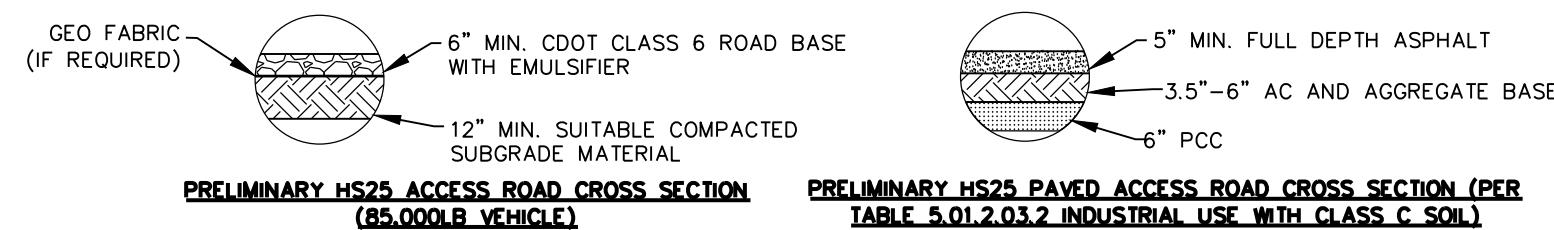
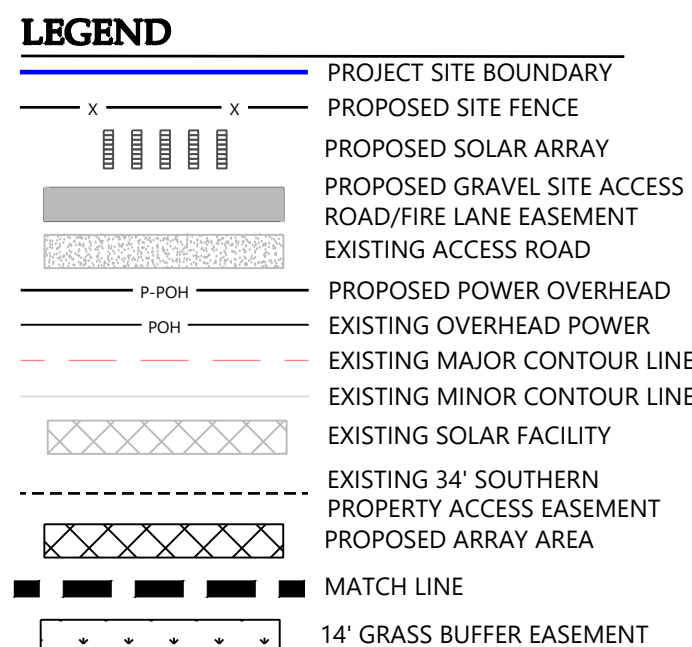
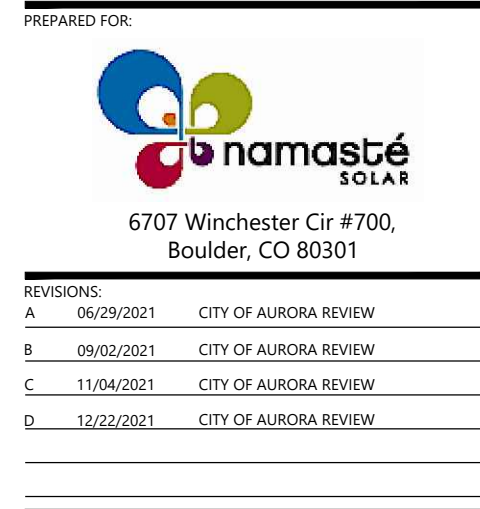
Sunlight Peak Solar 5&6

c/o Sunlight Peak Solar Phase 2, LLC
Adams County, Colorado

Site SLP 5

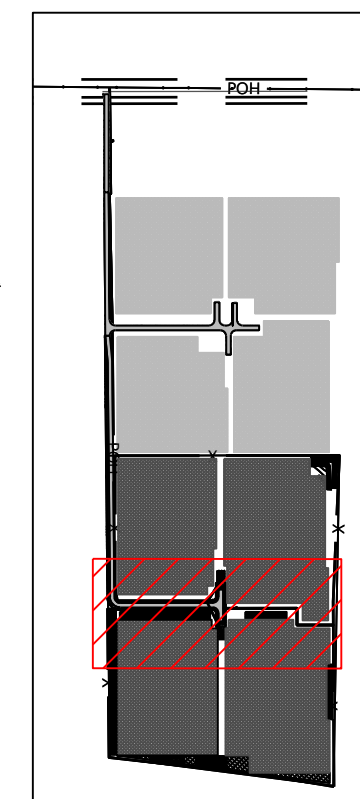
DATE: 12/22/2021

SHEET: 4



1" = 60'

0' 60' 120' 180'



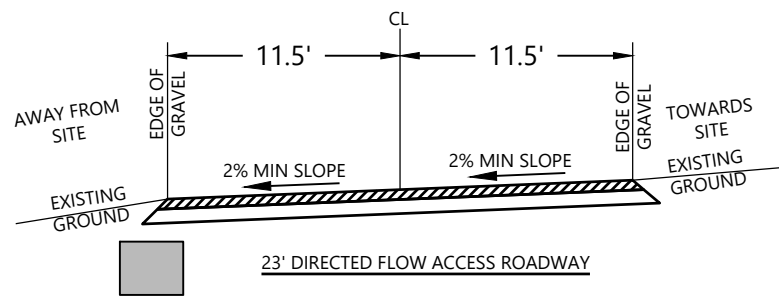
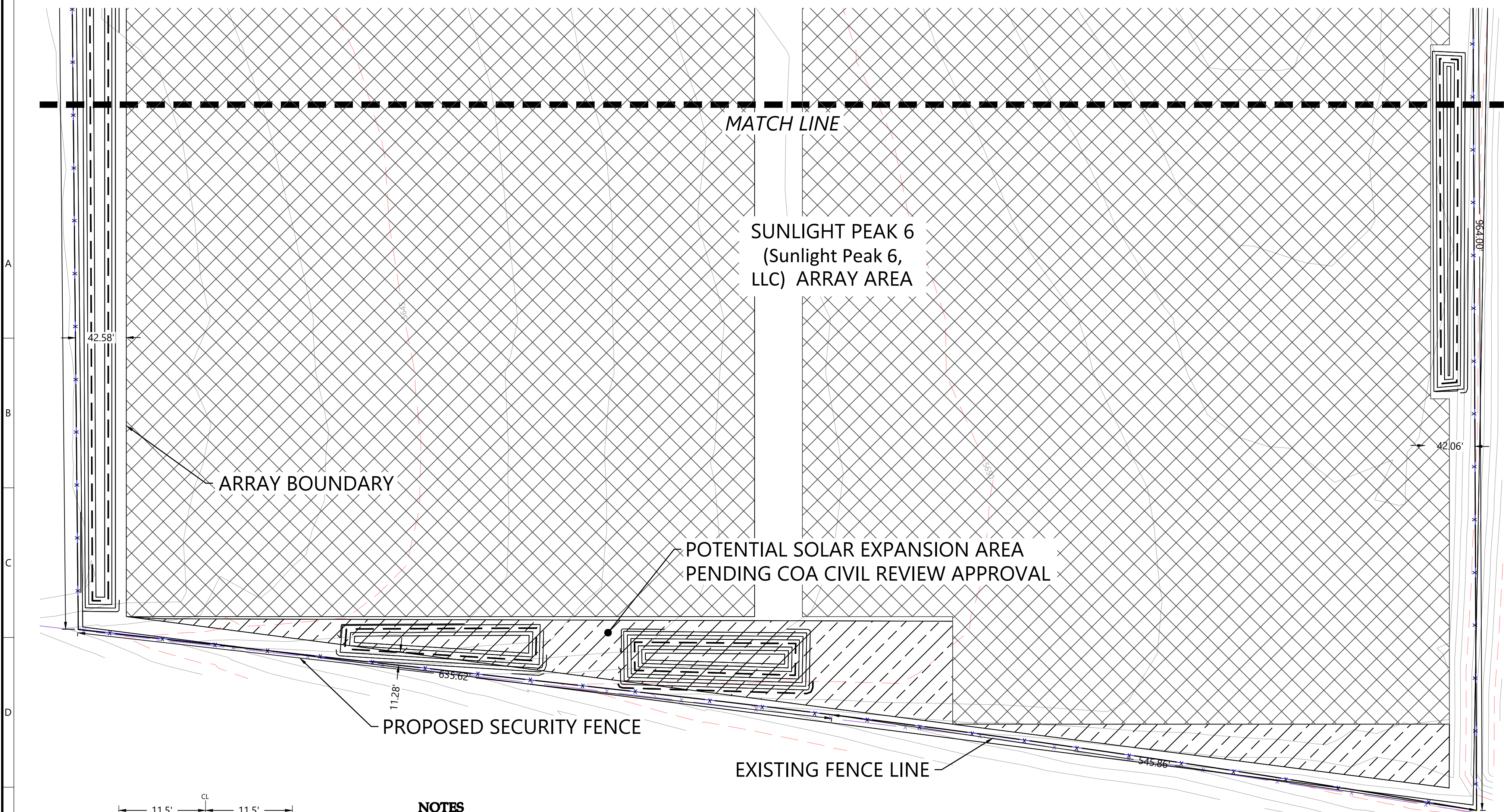
c/o Sunlight Peak Solar Phase 2, LLC
Adams County, Colorado

DATE: 12/22/2021

SHEET

5

- ## NOTES
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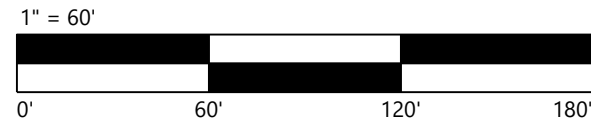
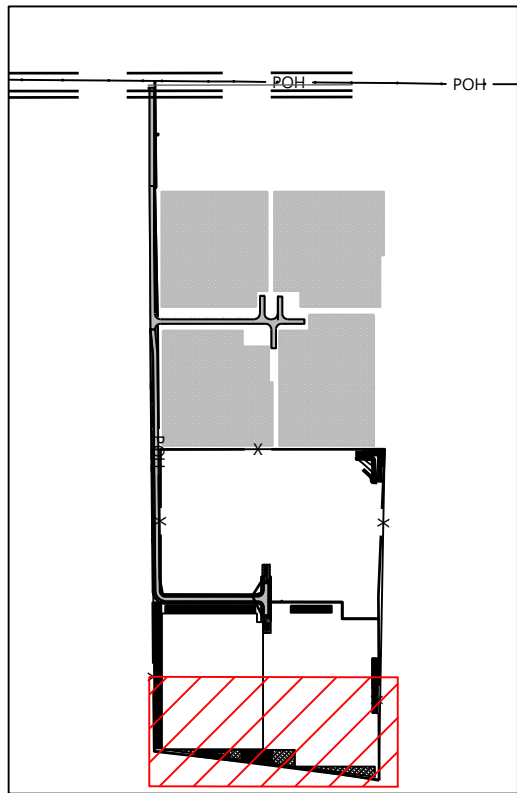


LEGEND

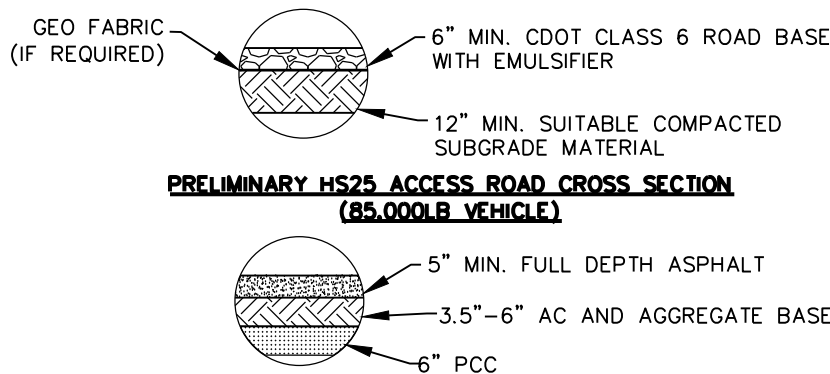
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- PROPOSED SITE FENCE
- PROPOSED SOLAR ARRAY
- PROPOSED GRAVEL SITE ACCESS ROAD/FIRE LANE EASEMENT
- EXISTING ACCESS ROAD
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- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING SOLAR FACILITY
- EXISTING 34' SOUTHERN PROPERTY ACCESS EASEMENT
- PROPOSED ARRAY AREA
- MATCH LINE
- PROPOSED ARRAY EXPANSION AREA DEPENDENT UPON COA CIVIL APPROVAL

NOTES

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SAMPLE ROAD CROSS SECTION



PRELIMINARY HS25 PAVED ACCESS ROAD CROSS SECTION (PER TABLE 5.01.2.03.2 INDUSTRIAL USE WITH CLASS C SOIL)

NOTES:
THE ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS UP TO 85,000 POUNDS.

Sunlight Peak Solar 5&6

c/o Sunlight Peak Solar Phase 2, LLC
Adams County, Colorado

Site SLP 6

DATE: 12/22/2021

SHEET: 6