



# 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:

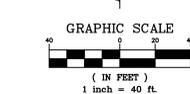
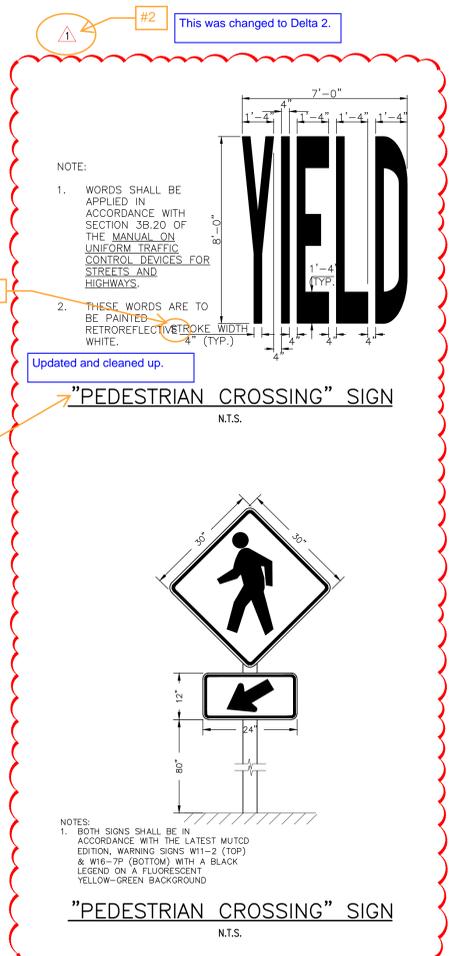
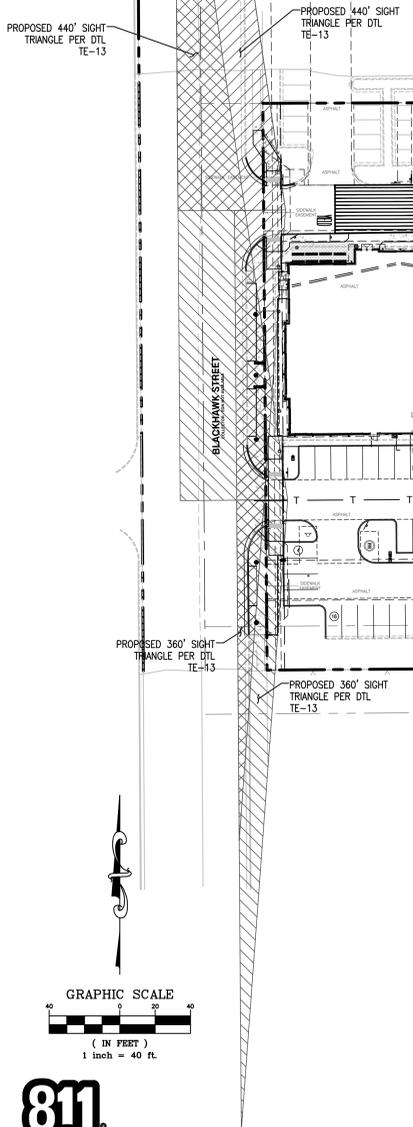
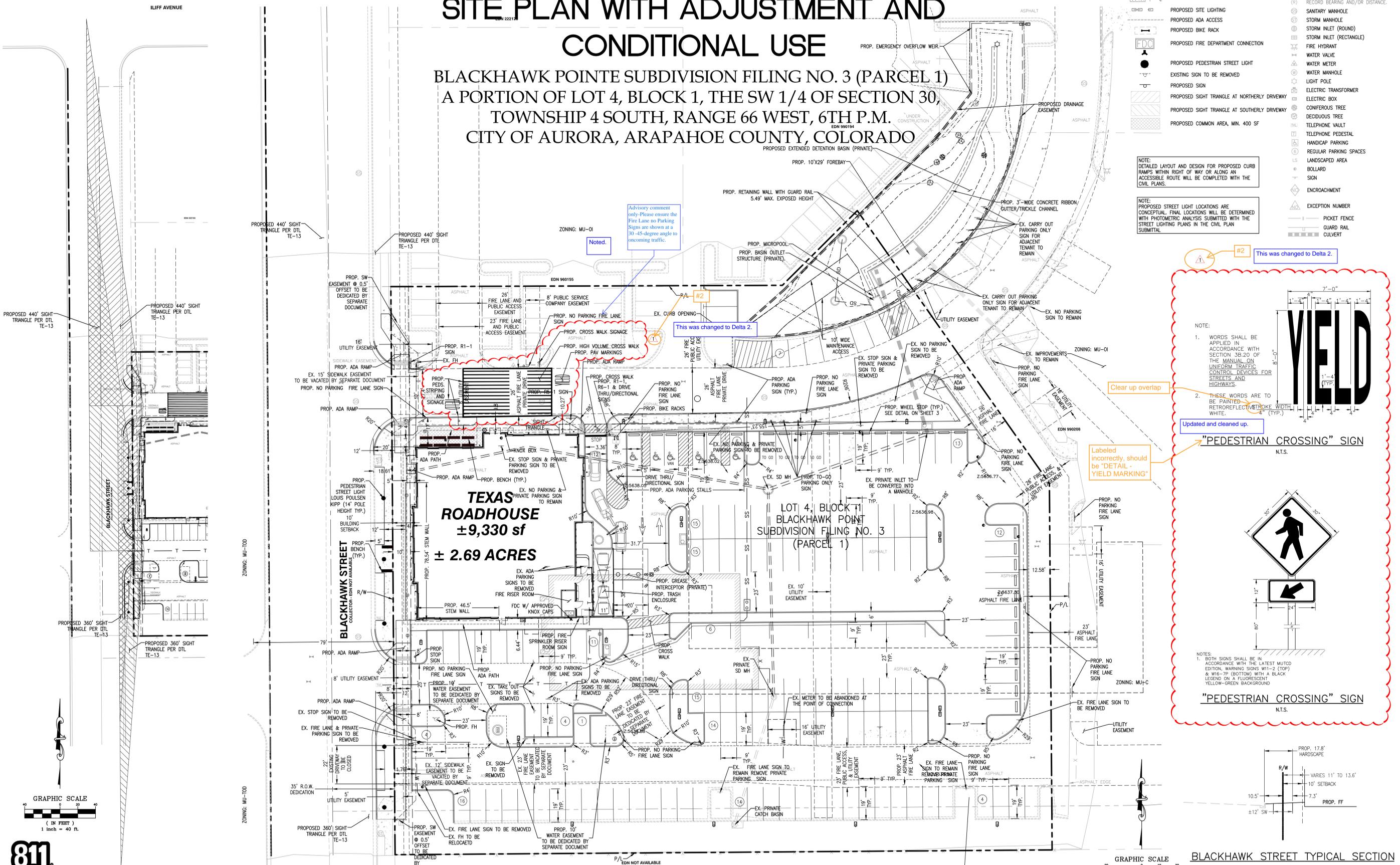
	PROPERTY LINE
	PROPOSED CONCRETE BARRIER CURB
	PROPOSED SANITARY SEWER GREASE INTERCEPTOR
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER METER AND BACKFLOW ASSEMBLY
	PROPOSED SITE LIGHTING
	PROPOSED ADA ACCESS
	PROPOSED BIKE RACK
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED PEDESTRIAN STREET LIGHT
	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:

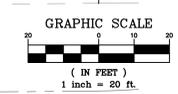
	SITE BENCHMARK
	FOUND MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	STREET ADDRESS
	CALCULATED BEARING AND/OR DISTANCE
	MEASURED BEARING AND/OR DISTANCE
	RECORD BEARING AND/OR DISTANCE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET (ROUND)
	STORM INLET (RECTANGLE)
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	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 RAMP 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.



SIGHT TRIANGLE DETAIL



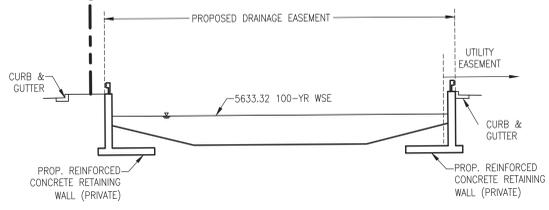
BLACKHAWK STREET TYPICAL SECTION

# BLACKHAWK POINTE TEXAS ROADHOUSE SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE

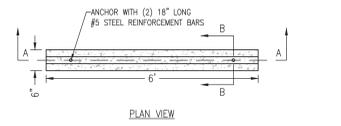
BLACKHAWK POINTE SUBDIVISION FILING NO. 3 (PARCEL 1)  
A PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION 30,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.  
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

- PROPOSED LEGEND:**
- PROPERTY LINE
  - PROPOSED CONCRETE BARRIER CURB
  - PROPOSED 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

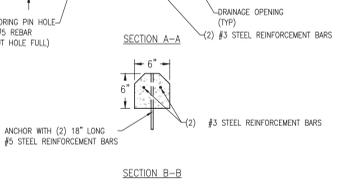
- EXISTING LEGEND:**
- SITE BENCHMARK
  - FOUND MONUMENT (AS NOTED)
  - SET MONUMENT (AS NOTED)
  - STREET ADDRESS
  - CALCULATED BEARING AND/OR DISTANCE
  - MEASURED BEARING AND/OR DISTANCE
  - RECORD BEARING AND/OR DISTANCE
  - SANITARY MANHOLE
  - STORM INLET (ROUND)
  - STORM INLET (RECTANGLE)
  - 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)
  - CULVERT
  - SANITARY LINE (UNDERGROUND)
  - GAS LINE (UNDERGROUND)
  - TELEPHONE LINE (UNDERGROUND)
  - FINISHED FLOOR ELEVATION



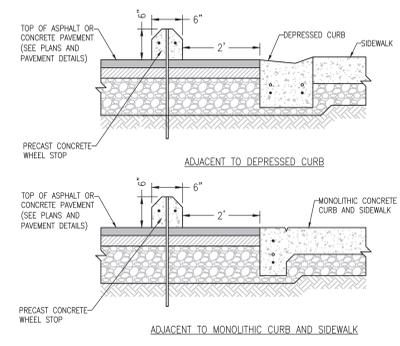
**SECTION A-A (PRIVATE)**  
NTS



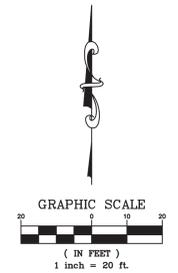
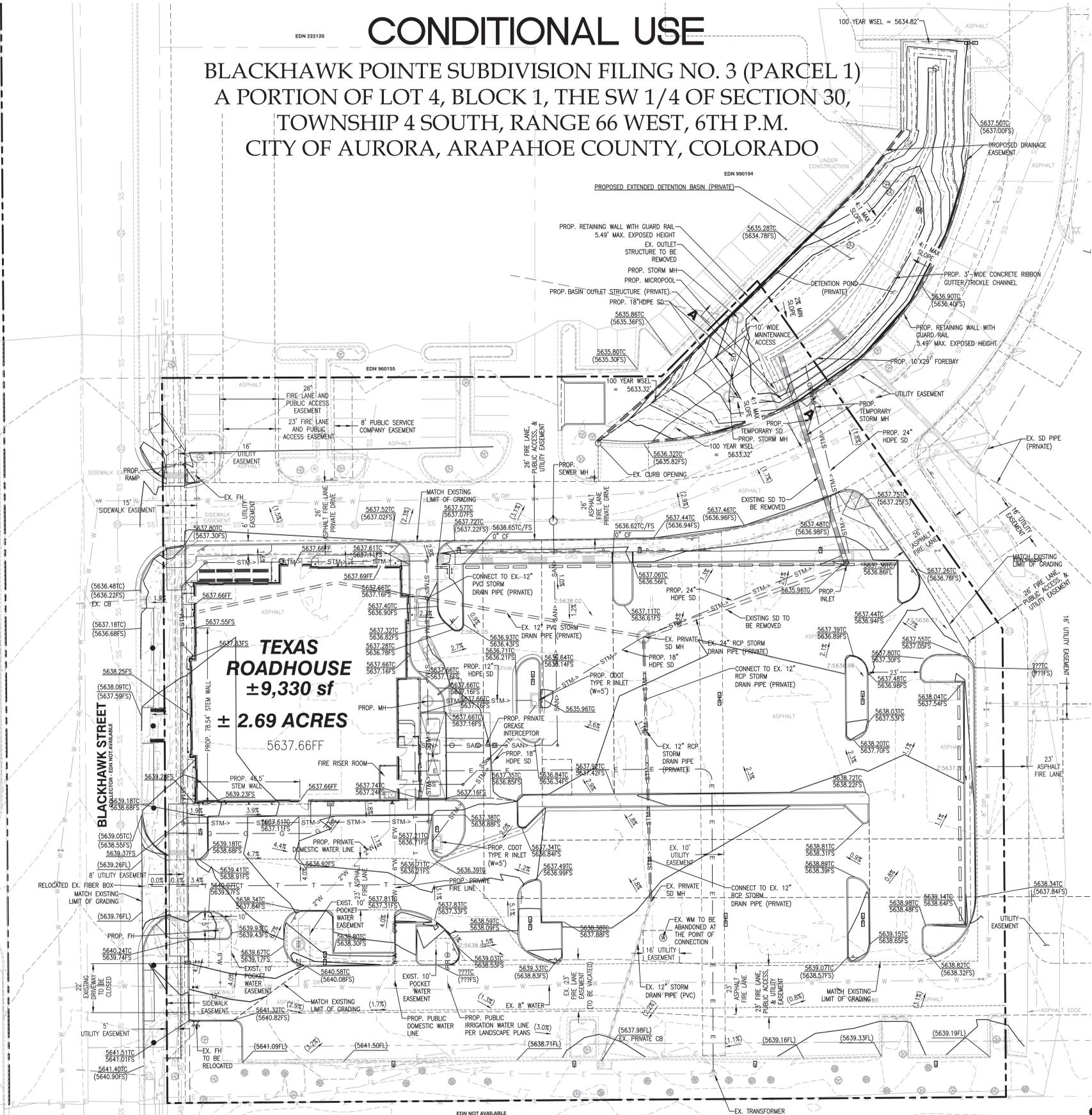
PLAN VIEW



SECTION A-A  
SECTION B-B



**CONCRETE WHEEL STOP DETAIL**  
NOT TO SCALE



ALL ON-SITE STORM PIPES SHOWN ARE PRIVATELY MAINTAINED



LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
DETECTION 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

SIDE	LENGTH (LF)	TREES	SHRUBS
WEST SIDE (106')	106	3 TREES, 30 SHRUBS	3 TREES, 26 SHRUBS
SOUTH SIDE (97')	97	2 TREES, 30 SHRUBS	2 TREES, 35 SHRUBS
NORTH SIDE (97')	97	2 TREES, 20 SHRUBS	21 SHRUBS

**WATER USE PERCENTAGES**

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT
<b>TREES</b>							
	AF	11	ACER RUBRUM 'FRANKSRED' TM	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

Updated  
 ensure the plant schedule is updated

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
<b>SHRUBS</b>						
	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	
<b>ORNAMENTAL GRASSES</b>						
	PVS	74	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL	
	PAH	113	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
	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.	4.7 % OF NET
LANDSCAPE AREA: **	15,985 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.

**811** Know what's below. Call before you dig.

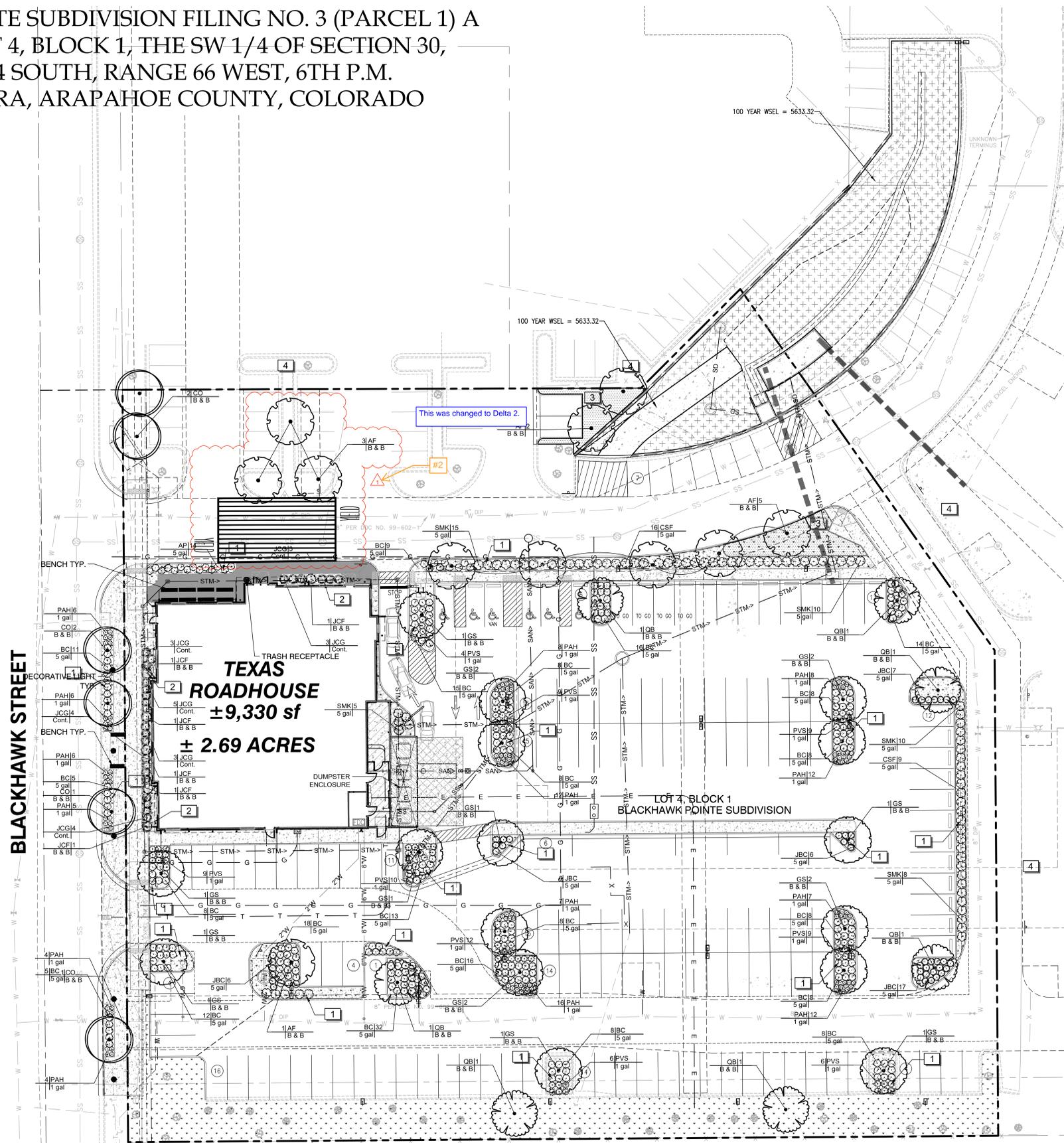
**LANDSCAPE PLAN**

0 20 40 60 feet  
 SCALE: 1" = 20'

**NORTH**

# BLACKHAWK POINTE TEXAS ROADHOUSE SITE PLAN

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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 SPECIFIC 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 POINTE TEXAS ROADHOUSE SITE PLAN

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## 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	5"	60%	3"
28	JUNIPER	4"	60%	2"
29	HAWTHORN	5"	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	6.6,7"	60%	10"
81	HONEY LOCUST	15"	30%	4"
82	COTTONWOOD	16.16.9"	65%	25"
83	HONEY LOCUST	8.4,5"	60%	0"
84	HONEY LOCUST	5.4"	60%	0"
85	HONEY LOCUST	8.5"	5"	5"
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"

All revision notations should be renumbered to #2

This was changed to Delta 2.

### 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.
- LIMB 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
755.5 (252" MITIGATED)	N / A	7.5" REPLACED / \$45,424.50

This was changed to Delta 2.

This chart was added.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES
80	Honeylocust	19	\$223.07	4
81	Honeylocust	15	\$279.51	2
82	Cottonwood	87	\$5,338.70	14
Total			\$5,841.27	19

Tree #80, #81, #82 look like they have been identified as to be removed. Please clarify on tree mitigation sheet.

Indicate whether mitigation will be achieved by planting back on site or payment into the community tree fund.

Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

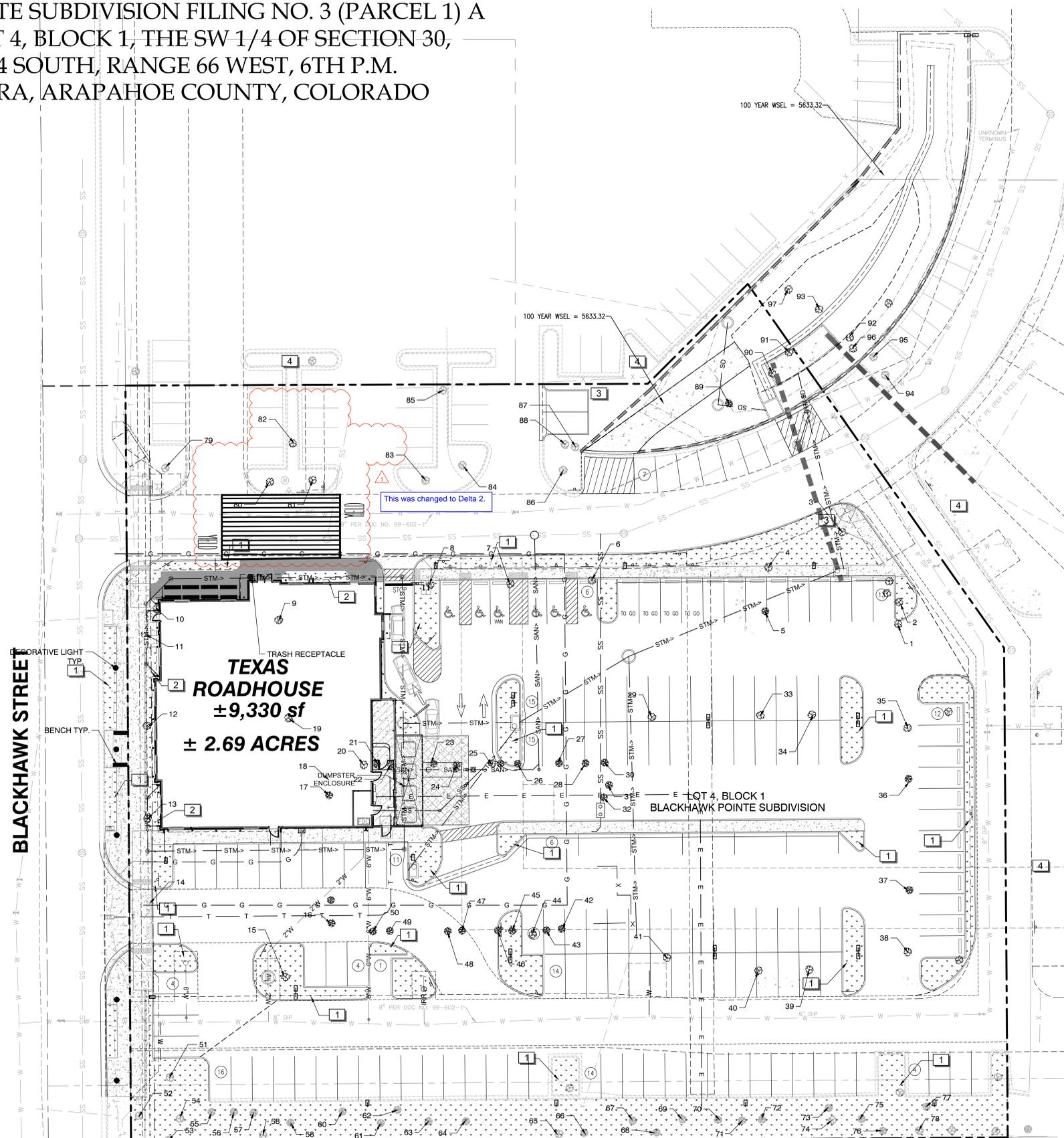
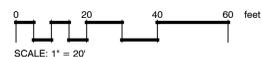
Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://www.aurora.gov/crms/one.aspx?pageid=16394080>

Please show a tree mitigation chart provided by forestry above. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

This was changed to Delta 2.

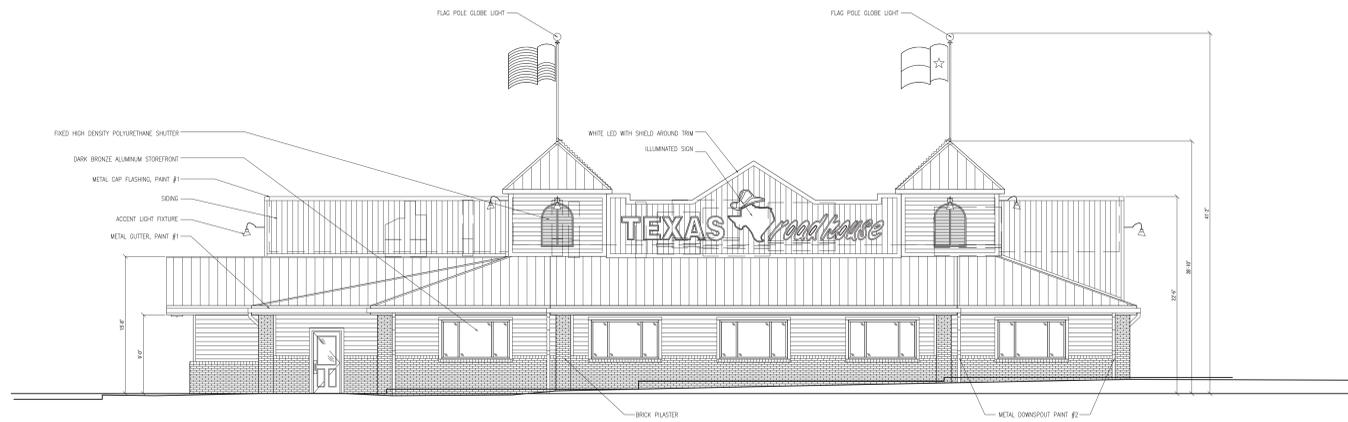


## TREE MITIGATION PLAN

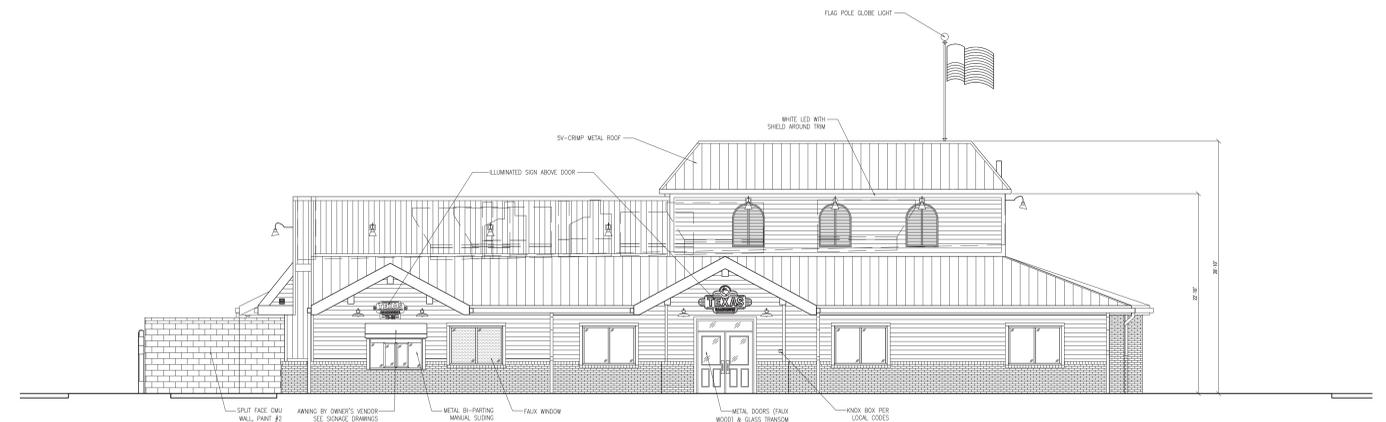


# BLACKHAWK POINTE TEXAS ROADHOUSE SITE PLAN

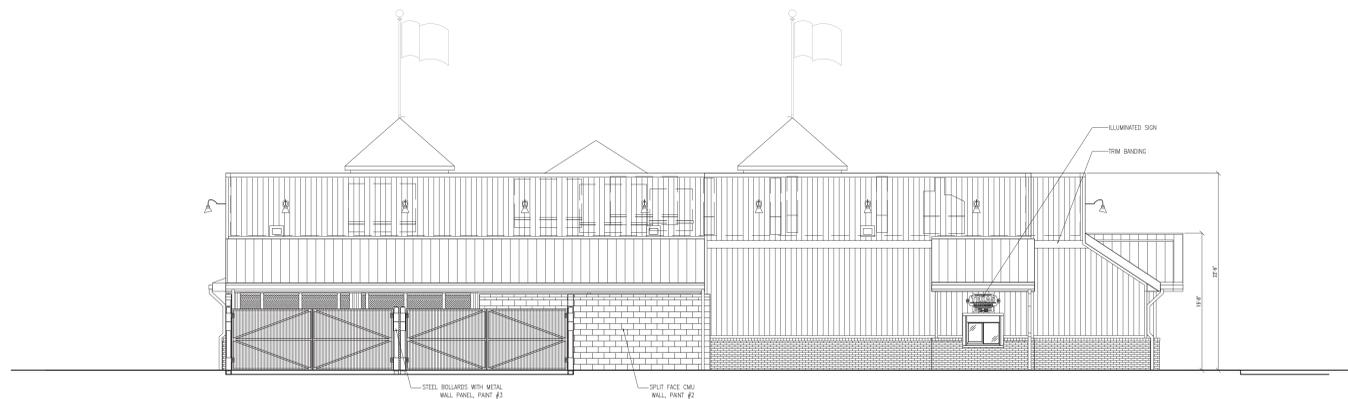
BLACKHAWK POINTE SUBDIVISION FILING NO. 3 (PARCEL 1)  
A PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION 30,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.  
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO



**FRONT ELEVATION (WEST)**



**LEFT ELEVATION (NORTH)**



**REAR ELEVATION (EAST)**



**RIGHT ELEVATION (SOUTH)**

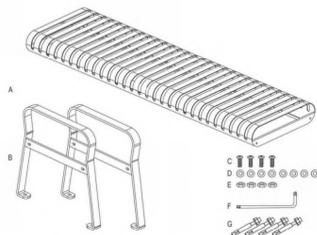
Provide address:  
(a) Definition. As used in this section, the term "approved numbers" shall mean Arabic numerals, of uniform height, made of some durable material which are sharply contrasted to the color of the material on which they are placed and are of a size capable of being distinctly readable 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)



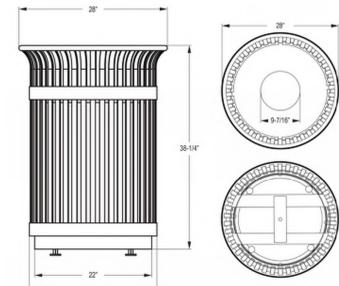
Know what's below.  
Call before you dig.

Model No. 398-9108 Assembly Instructions

Executive Series Flare Top Trash Receptacle with Flat Lid  
Powder-Coated Black



- BEFORE ASSEMBLY, PLEASE MAKE SURE ALL COMPONENTS ARE INCLUDED
- A (1) SEAT ASSEMBLY
  - B (2) UNIVERSAL END FRAMES
  - C (4) STAINLESS STEEL TORX BOLTS
  - D (8) STAINLESS STEEL WASHERS
  - E (4) STAINLESS STEEL NUTS
  - F (1) SECURITY TORX WRENCH
  - G (4) EXPAND ANCHOR BOLTS
- OPTIONAL CENTER ARM ASSEMBLY
- H (1) CENTER ARM
  - I (2) CENTER ARM BACKPLATES
  - J (4) STAINLESS STEEL HEX BOLTS
  - K (4) STAINLESS STEEL WASHERS
  - L (1) SECURITY TORX WRENCH
  - M (1) HEX WRENCH
- NOT USED

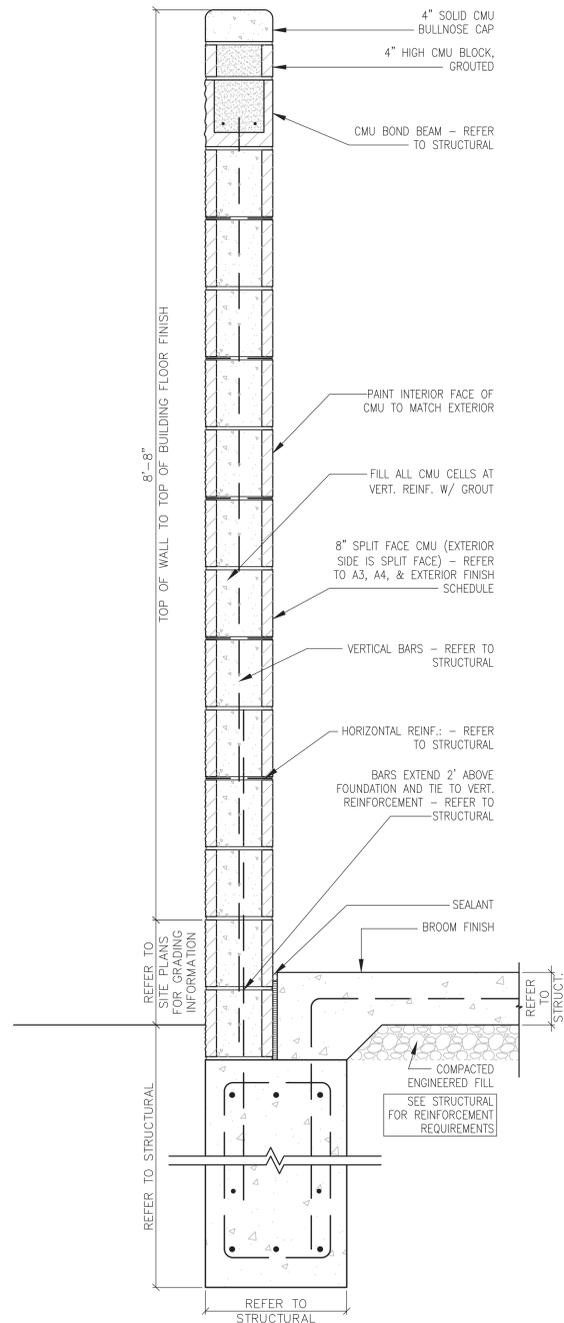


**SITE FURNISHINGS**

NOT TO SCALE

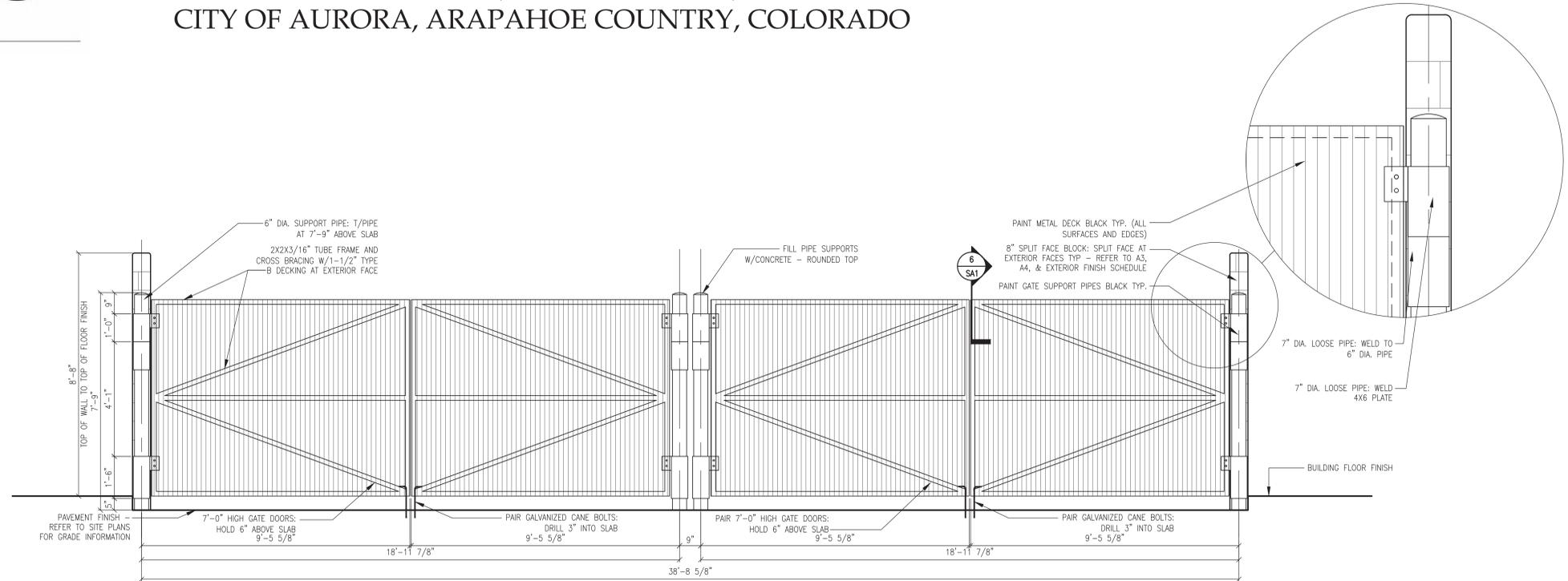
# BLACKHAWK POINTE TEXAS ROADHOUSE SITE PLAN

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



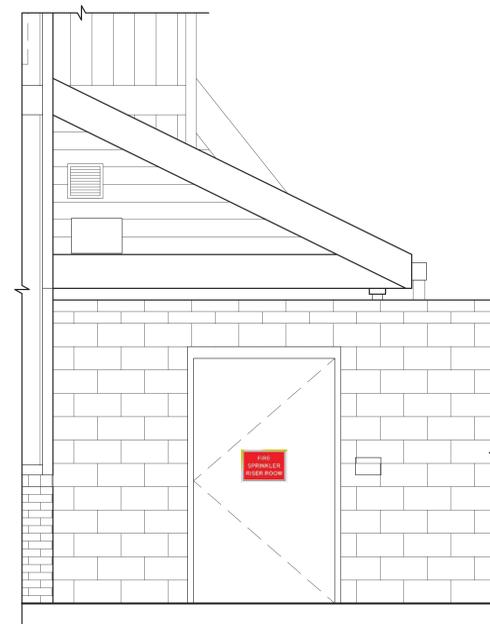
**SECTION AT DUMPSTER ENCLOSURE SCREEN WALL**

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



**ELEVATION AT DUMPSTER ENCLOSURE**

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



**ELEVATION AT DUMPSTER ENCLOSURE**

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

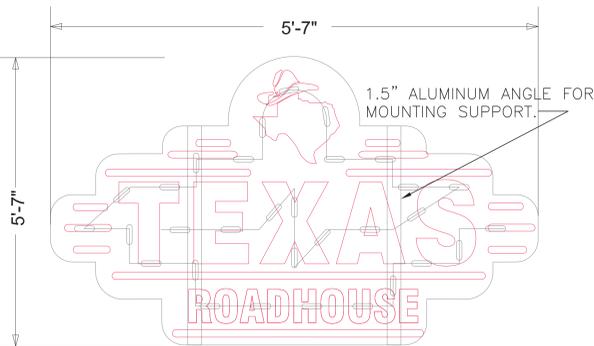
**SHEET 7 SITE PLAN DETAILS**

20200123.0

REVISED 10/13/2022



Know what's below.  
Call before you dig.



# BLACKHAWK POINTE TEXAS ROADHOUSE SITE PLAN

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

### SIGNAGE AREA

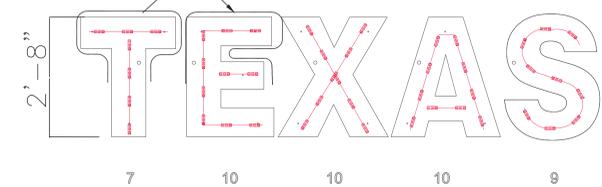
SIGN A1:	69.3 sq. ft.
SIGN A2:	34 sq. ft.
SIGN C:	18.1 sq. ft.
SIGN D:	7.98 sq. ft.
SIGN E:	7.98 sq. ft.
SIGN F:	3 sq. ft.
SIGN G:	3 sq. ft.
SIGN H:	3 sq. ft.
TOTAL:	146.36 sq. ft.



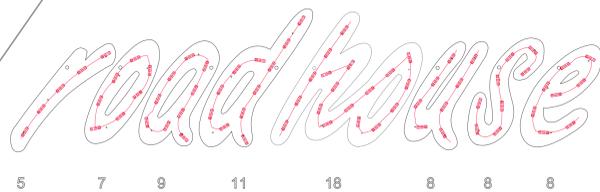
1 SIGN TYPE "C" (3'-3"x5'-7") NTS

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.

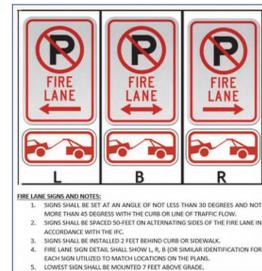
SEAL AROUND SIDES AND TOPS OF LETTERS AND LOGO TO AT LEAST EVEN WITH ELECTRICAL PENETRATIONS. SIGN MANUFACTURER TO PROVIDE CAULK. ("T" & "E" TYPICAL.)



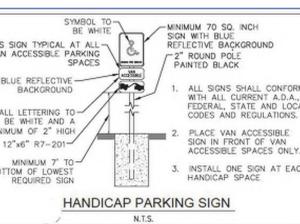
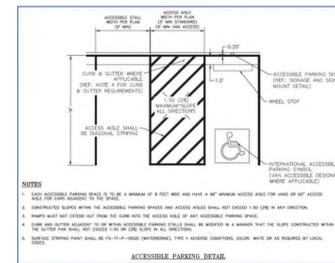
SIGN TYPE A1



12" X 18"  
FIRE DEPARTMENT CONNECTION (FDC) SIGN



FIRE LANE SIGN DETAILS

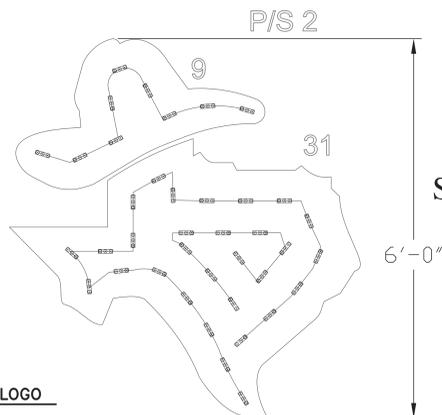


HANDICAP PARKING SIGN

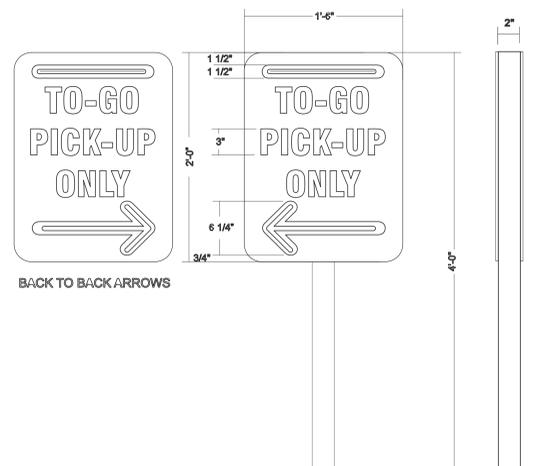


FIRE SPRINKLER RISE ROOM SIGN

**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



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

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

SPECIFICATIONS:

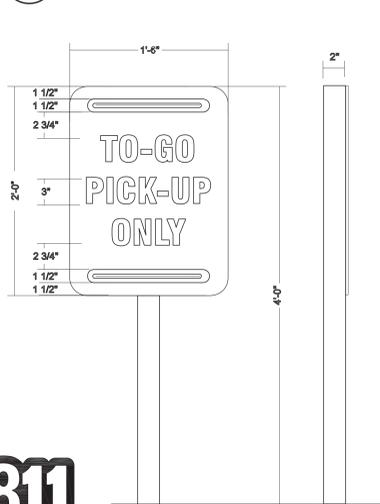
TENANT PANELS: 18"x24" FLAT ALUMINUM BLANKS PAINTED BLACK W/ SATIN FINISH AND FIRST SURFACE WHITE VINYL COPY.

STRIPES and ARROWS: 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

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



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

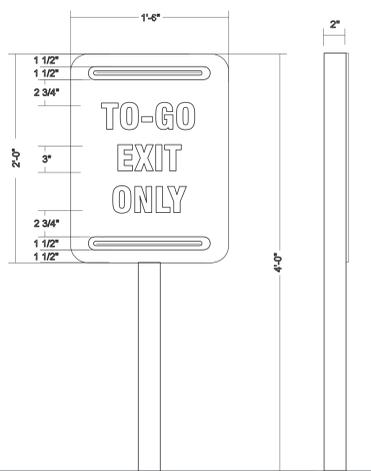
SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED S/F DIRECTIONAL

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

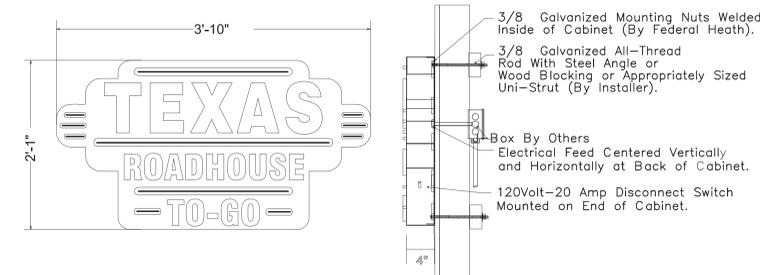
SPECIFICATIONS:

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.

5 NON-ILLUM. D/F DIRECTIONAL SIGN--TYPE "G" (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



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

ALL JUNCTION BOXES, PRIMARY WIRING AND FINAL CONNECTION BY GENERAL CONTRATOR'S ELECTRICIAN.



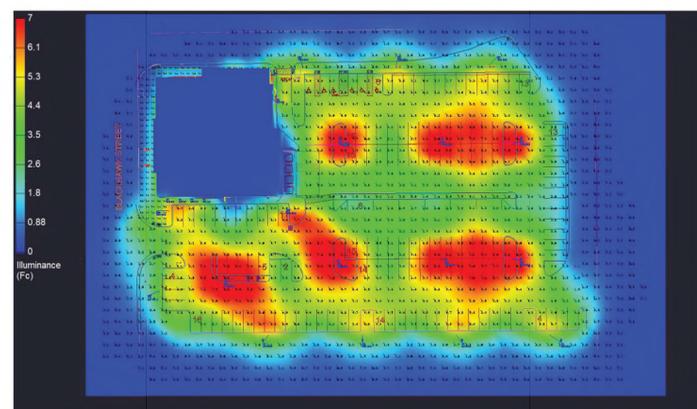
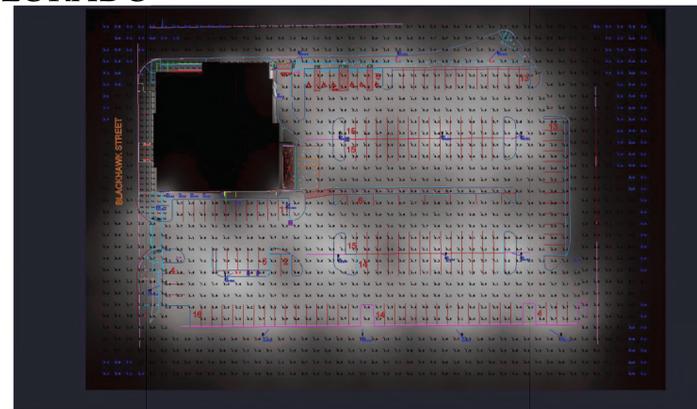
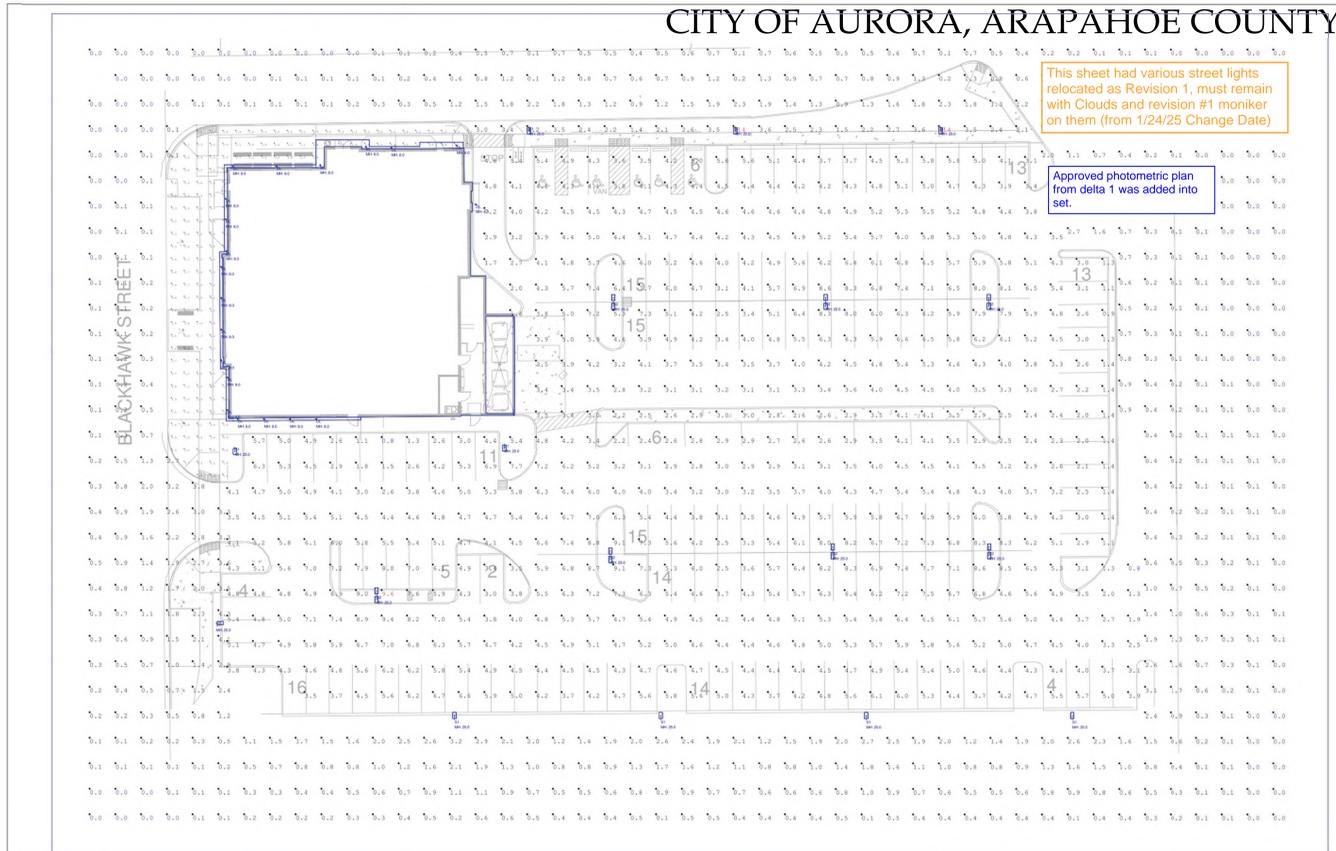
NO.	DATE	BY	REVISIONS

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 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



include amendment 1 lighting sheet, this will be located in your review letter

### SUMMARY TABLES

Luminaire Schedule							
Symbol	[MANUFAC]	Qty	Label	LLF	Description	Arr. Watts	Arr. Lum. Lumens
⊕	ESL Vision.	20	DL	0.900	HM02-PR7-12W120-4CCT	12	1000
⊖	ATLAS LIGHTING PRODUCTS	10	S1	0.900	SLPM18LFT4K	115	17605
⊕ ⊖	ATLAS LIGHTING PRODUCTS	7	S2	0.900	SLPM18LFT4K	230	35210

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
NW BUILDING PERIMETER	Illuminance	Fc	2.22	8.7	0.1	22.20	87.00	
PARKING LOT	Illuminance	Fc	4.74	9.6	0.8	5.93	12.00	
SITE PERIMETER	Illuminance	Fc	0.73	4.4	0.0	N.A.	N.A.	

### PARAMETERS

Fixture/Pole Height 25' >>> 0.13 Surface Reflectance >>> Calcs on 10' Centers @ Grade

### 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

Date:10/6/2022

Drawn By: B.C.

Revision #: 2